



17 June 2019

## 554-556 High Street Road, Mt Waverley

### VCAT Reference P297/2019

#### STATEMENT OF CHANGES

Details of changes to proposed retirement village development are identified below:

#### Project Summary

- Previously 64 two-bedroom apartments were proposed, now 61
- Previously 19 one-bedroom apartments were proposed, now 18
- The total number of apartments has been reduced from 73 to 69.
- Previously Basement Coverage was 95% of site area, now 91%
- Apartment 001, 103 and 214 and 608 have been removed
- Previously 94 carparks, now 89 (including at least one carpark for each apartment)

#### A-TP.103 – Basement 02 Plan

- Basement has been set back 2 metres from the western boundary to provide an overland flow path
- 2 carparks removed
- Added storage cage in south western corner
- Rearranged storage cages adjacent to western fire stair
- Added storage cage north of eastern fire stair
- VCAT Alternative plans Rev C dated 08.09.2017 outline added
- RFI Plans Rev A dated 12.12.2018 outline added
- Previously 63 carparks on this level, now 61

#### A - TP.104 – Basement 01 Plan

- Basement has been set back 2 metres from the western boundary to provide an overland flow path
- Corrected number of storage cages in south western corner of basement
- 2 carparks removed
- 3 Added storage cages north of eastern fire stair
- Updated apartment 007 to align with new western setback to basement
- Revised layouts to apartments 002, 003, 004, 005, 006 & 007
- Apartment 001 omitted
- Removal of light well to apartment 001
- Added puncture to apartment 002 on eastern boundary wall.
- Added wide planter to terraces along southern boundary
- Increased setback to southern boundary. Was 4500mm, now 5850mm.
- There were four 1B-1B and three 2B-2B apartments, now there is two 1B-1B and four 2B-1B apartments.
- VCAT Alternative plans Rev C dated 08.09.2017 outline added
- RFI Plans Rev A dated 12.12.2018 outline added
- Previously 31 carparks on this level, now 28

## A - TP.105 – Ground Floor Plan

- Rearranged Gym, pool, yoga and emergency exit area
- Added skylight over pool
- Aligned western wall of apartment 109 with new western setback to basement
- Revised layouts to apartments 101, 102, 104, 105, 106, 107, 108 & 109
- Increased setback to southern boundary. Was 4200mm to glazing, now 5850mm to glazing
- Increased setback to eastern boundary in void. Was 4960mm to glazing, now 5620mm to glazing
- Removal of light well to apartment 103
- Apartment 103 omitted
- Width of planter at eastern edge of void on eastern boundary increased to 1500mm
- There were four 1Bed-1Bath and five 2Bed-2Bath apartments, now there are four 1Bed-1Bath and four 2Bed-1Bath apartments.
- Added windows between residential lobby and vehicle ramp
- Added puncture to apartment 104 on eastern boundary wall
- Entrance to Food and Drink Premises is now from High street road rather than through entry lobby
- Floor level of Food and Drink premise raised from AHD 103.30 to 130.54
- VCAT Alternative plans Rev C dated 08.09.2017 outline added
- RFI Plans Rev A dated 12.12.2018 outline added

## A - TP.106 – Level 01 Plan

- Added planter boxes to the terraces of apartments 202, 203, 204, 208
- Added skylight above pool
- Apartment 214 omitted
- Added puncture to apartments 211 and 214 on eastern boundary wall
- Revised layouts to apartments 201, 204, 205, 212, 213, 215, 216, 217
- There were two 1Bed-1Bath and sixteen 2Bed-2Bath apartments, now there are two 1Bed-1Bath, eleven 2Bed-2Bath and four 2Bed-1Bath apartments
- Increased setback to southern boundary. Was 4500mm to glazing, now 5850mm to glazing
- Increased setback to eastern boundary in void. Was 4960mm to glazing, now 5620mm to glazing
- VCAT Alternative plans Rev C dated 08.09.2017 outline added
- RFI Plans Rev A dated 12.12.2018 outline added

## A - TP.107 – Level 02 Plan

- Added planter boxes to the terrace of apartment 308
- Added puncture to apartments 311 on eastern boundary wall
- Added operable window in the shared corridor north of apartment 316
- Revised layouts to apartments 301, 304, 305, 312, 313 & 314
- There were one 1Bed-1Bed and fifteen 2Bed-2Bed apartments, now there are one 1Bed-1Bath, twelve 2Bed-2Bath and three 2Bed-1Bath apartments.
- Increased terrace setback to southern boundary. Was 4200mm to glazing, now 5400mm to glazing
- Increased setback to eastern boundary in void. Was 4960mm to glazing, now 5620mm to glazing
- VCAT Alternative plans Rev C dated 08.09.2017 outline added
- RFI Plans Rev A dated 12.12.2018 outline added



#### A - TP.108 – Level 03 Plan

- Added planter boxes to the terraces of apartments 404, 405, 406, 407, 408, 409
- Revised layouts to apartments 401, 409, 410, 411 & 412
- There were three 1Bed-1Bath, six 2Bed-2Bath, and five 2Bed-1Bath apartments, now there are four 1Bed-1Bath, four 2Bed-2Bath and six 2Bed-1Bath apartments
- Added operable windows in the shared corridor north of apartment 414 and at the end of the corridor
- Increased setback to eastern boundary. Was 4680mm to glazing, now 5570mm to glazing
- VCAT Alternative plans Rev C dated 08.09.2017 outline added
- RFI Plans Rev A dated 12.12.2018 outline added

#### A - TP.109 – Level 04 Plan

- Added planter boxes to the terraces of apartments 502, 503, 504, 505
- Added operable window in the shared corridor north of apartment 510
- Revised layouts to apartments 501, 503, 504, 505, 506, 507, 508, 509.
- There were three 1Bed-1Bath, six 2Bed-2Bath, and one 2Bed-1Bath apartments, now there is three 1Bed-1Bath, four 2Bed-2Bath and three 2Bed-1Bath apartments.
- Increased setback to eastern boundary. Was 4680mm to glazing, now 5570mm to glazing
- VCAT Alternative plans Rev C dated 08.09.2017 outline added
- RFI Plans Rev A dated 12.12.2018 outline added
- Added terrace cut out to 503 & 504 to allow the snorkel windows on the level below to be open to sky.

#### A - TP.110 – Level 05 Plan

- Added operable window in the shared corridor north of apartment 609
- Apartment 608 removed and the area made into terraces for apartments 607 & 609.
- Added operable window at the end of the southern corridor.
- Increased southern setback. Was 9.3m and it is now 14.26m
- Revised layouts to apartments 601, 603, 604, 605, 606.
- There were two 1Bed-1Bath, five 2Bed-2Bath, and two 2Bed-1Bath apartments, now there is two 1Bed-1Bath, two 2Bed-2Bath and four 2Bed-1Bath apartments.
- Increased setback to eastern boundary for apartments 605 & 606. Was 4720mm to glazing, now 5560mm to glazing
- VCAT Alternative plans Rev C dated 08.09.2017 outline added
- RFI Plans Rev A dated 12.12.2018 outline added

#### A - TP.111 –Roof Plan

- Added note to canopy
- Roof cut outs to allow the snorkel windows on the levels below to be open to sky.

#### A -TP.200 – Typology Plans – One Bedroom

#### A -TP.201 – Typology Plans – One Bedroom

#### A -TP.202 – Typology Plans – Two Bedroom

#### A -TP.203 – Typology Plans – Two Bedroom

#### A -TP.204 – Typology Plans – Two Bedroom

#### A -TP.205 – Typology Plans – Two Bedroom

- All Typology Plans updated to reflect changes to the floor plans
- Table of compliances added for BADS assessment

## A-TP.300 – Proposed Elevation - 01

- Canopy heights updated to be no more than 3.6m above street level
- Western side of the north elevation has been amended to accommodate the overland flow. New permeable fences to Melbourne water's standards.
- Added highlight windows to northern elevation above the canopy
- Updated annotation lines to both elevations. RFI Plans Rev A dated 12.12.2018 (Green) and Previous VCAT plans Rev C dated 06.09.2017 (Blue)
- Added punctures in the eastern boundary wall
- Increased southern setback to B01, Ground, Level 01 & level 05
- Updated materiality to southern portion of Level 03, 04 and 05
- Updated window layout based on new apartment layout
- Updated ground floor on Northern elevation to show revised emergency exit

## A-TP.301 – Proposed Elevation - 02

- Added windows to south elevation to reflect plan changes to apartments 005 & 107
- Updated materiality to southern portion of Level 03, 04 and 05 on both south and west elevations
- West elevation updated to show Basement setback and overland flow area
- Updated window layout based on new apartment layout
- Updated annotation lines to both elevations. RFI Plans Rev A dated 12.12.2018 (Green) and Previous VCAT plans Rev C dated 06.09.2017 (Blue)

## A-TP.302 – Proposed Elevations - 03

- Added windows to south-west elevation to reflect plan changes to apartments 005 & 107
- Updated materiality to southern portion of Level 03, 04 and 05 on south-west elevation
- South-west elevation updated to show basement 01 western setback to allow for overland flow
- Punctures in apartments 001,103, 214 shown on south-west elevation.

## A-TP.304 – Proposed Elevations - 04

- South Internal elevation updated to show both basements western setback to allow for overland flow
- Reflects new pool location

## A-TP.400 – Proposed Sections

- Punctures in apartments 001,103, 214 shown on Section A
- Increased southern setback to B01, Ground, Level 01 and Level 05 shown on Section B
- Planters to Terraces shown in Section B

## A-TP.401 – Proposed Sections

- Planters to Terraces shown in both Section C and Section D
- Punctures between the Vehicle ramp and residential lobby shown on Section C
- Updated materiality to southern portion of Level 03, 04 and 05 on both Section C and D
- New Gym/Pool layout on Ground floor reflected on Section D
- Lowered Canopies shown on Section D
- Increased southern setback to B01, Ground, Level 01 and Level 05 shown on Section B



A-TP.402 – Proposed Sections

- Added corridor ventilation window to Level 05 shown on Section E
- Section E revised to show new Gym layout
- Section E revised to show both Basements increased western setback.
- Section F revised to show the removal of apartment 608 to level 05.
- Section E and F revised to show eastern setback

TP.500 – Shadow Analysis

- Revised to match built form changes

Yours faithfully,

**CERA STRIBLEY PTY LTD**

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