



## **STATEMENT OF CHANGES (VCAT P11033/2021)**

Date: 22/10/21      Project: 554-558 High Street Road, Mt Waverley

### Amended Plans:

A-TP-103F – Basement 2 Plan  
A-TP-104F – Basement 1 Plan  
A-TP-105F – Ground Floor Plan  
A-TP-106F – Level 1 Plan  
A-TP-107E – Level 2 Plan  
A-TP-108E – Level 3 Plan  
A-TP-109E – Level 4 Plan  
A-TP-110E – Roof Plan  
A-TP-300E – North and East Elevations  
A-TP-301E – South and West Elevations  
A-TP-401F – Sections

### Summary of Changes

Planning Permit TPA/49751 allows for the construction of a three to seven storey building to be used as a retirement village with a food and drink premises (café) at ground level and two levels of basement car parking.

The proposal currently before VCAT is an application to amend the permit. As originally proposed, the application sought modifications to the layout of the approved building and an increase in the number of apartments from 79 to 88.

Leave will be sought at the commencement of the VCAT hearing to substitute amended plans. This statement describes the amendments as compared to the plans that were submitted to Council in December 2020.

The changes have been made in response to concerns raised in the application process and to respond to requirements under the Homes Victoria Rapid Round Grants request for proposal (under the Big Housing Build). The purchase of the entire development by the affordable housing provider *National Affordable Housing Consortium*, with funding by Homes Victoria and the Department of Treasury, has now been approved subject to finalisation/execution of a funding deed.



### *Built Form*

The built form has been amended in the following key ways:

- The apartment mix and sizes have been modified to respond to the specific affordable housing requirements of Homes Victoria's Big Housing Build Program.
- One storey is removed and the apartments at level 5 have been replaced with a communal outdoor rooftop area.
- The addition of 4 apartments (008-011) on the eastern side of basement 1.
- The addition of 3 apartments (115-117) in lieu of the food and drink premises at ground floor.
- The addition of landscaping along the ground floor frontage to High Street Road.
- The addition of 1 apartment (111) in lieu of the yoga/ meditation room at ground floor.
- The substitution of bike and resident storage spaces in lieu of the gym at ground floor.
- The addition of an open air courtyard cut down into the central communal area at ground floor.
- The addition of two apartments (121 and 122) in lieu of communal open space at level 1.

### *Apartments*

Previous – 88 (33x 1 bed, 10x 2 bed, 1 bath, 45x 2 bed 2 bath)

Amended – 97 (56x 1 bed, 40x 2 bed, 1 bath, 1x 3 bed)

### *Food and Drink Premises*

Previous: 181 sqm

Amended: 0 sqm

### *Car Spaces*

Previous: 91 (statutory shortfall of 2 spaces)

Amended: 75 (statutory shortfall of 23 spaces)

### *Bicycles spaces*

Previous: 36

Amended: 46

### *Stores*

Previous: 88

Amended: 98



## **Drawing Amendments**

### *A-TP-103F*

#### Basement 2 Plan

- Reduction of car parking spaces from 62 to 55 (with 7 spaces to now be oversized for improved accessibility).
- Removal of the workshop.
- Removal of 8 bike spaces.
- Replacement of 5 x 10,000ltr water tanks by 2 x 25,000ltr tanks.
- Adjustment to the location of storage areas, services, car spaces, core and columns.

### *A-TP-104F*

#### Basement 1 Plan

- Reduction of car parking spaces from 29 to 20 (with 6 spaces to now be oversized for improved accessibility).
- The addition of 4 x 1 bedroom apartments (008-011) at the eastern side of the site.
- Adjustment to Apartment layout comprising:
  - Apartments 001-007, to have internal and size adjustments, and:
  - Apartments 001-003 to have their terraces to be reduced in size.
  - Apartment 004 to have a bathroom removed and the terrace reduced in size.
  - Apartment 005 to have a bedroom added.
  - Apartment 007 to have the balcony and a bedroom swapped.
- Adjustment to the location of storage areas, services, car spaces, core and columns.

### *A-TP-105F*

#### Ground Floor Plan

- Replacement of Apartments 101 and 102 by 3 1 bedroom apartments (101-103), and terraces replaced by balconies.
- Renaming of Apartments 103-109 to 104-110, with internal and size adjustments and:
  - The addition of a bedroom to 108.
  - The removal of a bedroom from 110.
- Addition of Apartment 111 along the western boundary.
- Renaming of Apartments 110-111 to 112-113 to have internal and size adjustments, the living room façade line pushed back and a landscaping strip put along the street frontage.



- Renaming of Apartment 112 to 114, to have the façade line of the bedroom brought forward and a landscaping strip put along the street frontage.
- Relocation of the fire booster in front of the lobby entry.
- Removal of the food and drink premises removed, replaced by Apartments 115-117. Apartments 115 and 116 front High Street Road, with a landscape strip added, while Apartment 117 faces south into the light court.
- Replacement of communal gym/yoga/ meditation spaces replaced by 111, bike and resident storage.
- Alteration of the central communal library and lounge altered to include an open courtyard, lounge, activity room and meeting room.
- Adjustments to the core, lobby, mail room and building managers office.

#### *A-TP-106F*

##### Level 1 Plan

- Adjustment of internal layout and size of Apartments 200-205 comprising:
  - Apartment 200 flipped so the living room is located to the north and bedrooms are to the south.
  - Apartment 202 with a bedroom added.
  - Apartment 203 redesigned around a new fire stair.
  - Apartment 204 with a bedroom deleted.
  - Apartment 205 redesigned with a bedroom accessing a light from a rear lightcourt.
- Adjustment of internal layout and size of Apartments 206-210 including the living room façade pushed back from the street.
- Adjustment of internal layout of Apartments 211 and 212 so that the bedroom projects rather than the living room and size and internal adjustments.
- Adjustment of size and internal layout of Apartment 213.
- Replacement of Apartments 214-215 with 3 x 1 bedroom apartments (214-216).
- Renaming of Apartments 216-218 to 217-219 and adjustments of size and internal layout.
- Renaming of Apartment 219 to Apartment 220 and redesigned to fully face south.
- Addition of apartments 221 and 222 in lieu of outdoor communal space.
- Redesign of the central outdoor communal space in response to the apartment changes identified above. 210sqm of communal space will be maintained.
- Adjustments to cores and corridors.



### *A-TP-107E*

#### Level 2 Plan

- Adjustment of internal layout and size of Apartments 301-305 comprising:
  - Apartment 302 with an additional bedroom.
  - Apartment 303 redesigned around a new fire stair.
  - Apartment 304 with the living room and bedrooms flipped.
  - Apartment 305 redesigned with a bedroom accessing light from a rear light court.
- Adjustment of internal layout and size of Apartments 306-310 including the living room façade pushed back from the street
- Adjustment of internal layout of Apartment 311 and 312 so that the bedroom projects rather than the living room and internal adjustments.
- Adjustment of internal layout and size of Apartment 313.
- Replacement of Apartments 314-315 by 3 x 1 bedroom apartments (Apartments 314-316).
- Renaming of Apartment 316 to Apartment 317 and with a bedroom removed, balcony brought back within the built form envelop and size and internal adjustment.
- Renaming of Apartment 317 to Apartment 318 with size and internal adjustments and the balcony brought back within the built form envelop.
- Renaming of Apartment 318 to Apartment 319 with the living room and bedrooms flipped and size and internal adjustments.
- Adjustments to cores and corridors.

### *A-TP-108E*

#### Level 3 Plan

- Adjustment of internal layout of Apartment 401-404 comprising:
  - Apartment 402 with an additional bedroom.
  - Apartment 403 redesigned around a new fire stair.
  - Apartment 404 with the living room and bedrooms flipped.
- Alteration of Apartments 405-410 from 6 apartments (4 x 2 bed and 2 x 1 bed) to 7 apartments (7 x 1 bed), named Apartments 405-411, with changes to size, layout and balconies as a result.
- Replacement of Apartments 411-412 with 3 x 1 bedroom apartments (Apartments 412-414).
- Adjustment of size and internal layout of Apartment 415 to remove a bedroom and move the balcony back within the built form envelope.
- Adjustment of size and internal layout of Apartment 416 and the balcony brought back within the built form envelope.



- Adjustment of size and internal layout of Apartment 417 to flip the living room and bedrooms.
- Adjustments to cores and corridors.

#### *A-TP-109E*

##### Level 4 Plan

- Reduction of the western setback from 25.5 metres to 24.5 metres (to be 5 metres greater than the setback considered in the previous VCAT hearing, compared to 6 metres in the plans submitted to Council).
- Alteration of Apartments 501-503 to 4 apartments (4 x 2 bedrooms and 1 x 1 bedroom), being Apartments 501-504, with balconies reduced in size.
- Renaming of Apartment 504 to Apartment 505 and adjustment in size to suit the point above, internal adjustments and reduction in balcony size.
- Replacement of Apartments 505-506 by 3 x 1 bedroom apartments (Apartments 506-508).
- Replacement of Apartments 507 and 508 by a two bedrooms apartment (Apartment 509).
- Renaming of Apartment 509 to Apartment 510, redesigned and increased setback from western boundary (increased by 3.8 – 5.3 metres).
- Adjustments to cores and corridors.

#### *A-TP-110E*

##### Roof Plan

- Deletion of all apartments, replaced with a communal roof terrace of 270 square metres.
- Addition of solar panels shown on the roof to the south.

#### *A-TP-111*

Plan removed (as a result of the deletion of one level).

#### *A-TP-300E*

##### North Elevation

- Increase in ground floor level from 103.3AHD to 104.46AHD, decrease of floor to ceiling level at ground floor, and adjustments to the levels of upper storeys, resulting in an increase in the western boundary wall height by 700mm.
- Landscaping added along the ground level frontage.
- Deletion of 1 level of apartments and their replacement with a communal roof terrace.
- Increased services screening height.



- Adjustments to the façade, including opening locations, windows and balconies, to reflect the amended floor plans.
- Altered materials and finishes including balustrades, facades and the addition of metal framing elements, including:
  - Brick veneer replaced with textured cladding.
  - Adjustments to the location of the concrete finish, metal cladding, aluminium frame and render finish.
  - The addition of glass balustrades.

#### East Elevation

- Increase of ground floor level from 103.3AHD to 104.46AHD, decrease of floor to ceiling level at ground floor, and adjustment to the levels of upper storeys.
- Deletion of 1 level of apartments and their replacement with a communal roof terrace.
- Reduction in the height of the eastern boundary wall to the light court.
- Adjustments to the façade, including opening locations, windows and balconies, to reflect the amended floor plans.
- Altered materials and finishes including balustrades, facades and the addition of metal framing elements, including:
  - Brick veneer replaced with textured cladding.
  - Adjustments to the location of the concrete finish, metal cladding, aluminium frame and render finish.
  - The addition of glass balustrades.

#### *A-TP-301E*

##### South Elevation

- Increase of ground floor level from 103.3AHD to 104.46AHD, decrease of floor to ceiling level at ground floor, and adjustment to the levels of upper storeys, including an increase in the western boundary wall height by 700mm.
- Deletion of 1 level of apartments and their replacement with a communal roof terrace.
- Adjustments to the façade, including opening locations, windows and balconies, to reflect the amended floor plans.
- Altered materials and finishes including balustrades, facades and the addition of metal framing elements, including:
  - Brick veneer replaced with textured cladding.
  - Adjustments to the location of the concrete finish, metal cladding, aluminium frame and render finish.
  - The addition of glass balustrades.



### West Elevation

- Increase in ground floor level from 103.3AHD to 104.46AHD, decrease of floor to ceiling level at ground floor, and adjustment to the levels of upper storeys.
- Deletion of 1 level of apartments and their replacement with a communal roof terrace.
- Adjustments to the façade, including opening locations, windows and balconies, to reflect the amended floor plans.
- Altered materials and finishes including balustrades, facades and the addition of metal framing elements, including:
  - Brick veneer replaced with textured cladding.
  - Adjustments to the location of the concrete finish, metal cladding, aluminium frame and render finish.
  - The addition of glass balustrades.

### *A-TP-401F*

#### Sections

- Provision of Sections 1, 2 and 3 in lieu of the south-west elevation, internal north elevation, south internal elevation and Sections A-F.
  - Section 1 replicates the former Section C and shows all changes outlined through the floor plans and elevations above.
  - Section 2 replicates the south internal elevation and shows all changes outlined through the floor plans and elevations above.
  - Section 3 is a new section to show the interface between apartments 115-116 and the footpath.