

VCAT Proceeding P917/2021 - 409 Clayton Road, Clayton

Statement of Changes – from the plans substituted in the VCAT Hearing, being Revision D, dated 15 October 2021 to the plans proposed to be substituted in the VCAT hearing, being Revision E & Revision F, dated May 2022

Overall changes

The Revision E and F set of plans have been prepared in response to Order 2 of the Tribunal's Order of 18 March 2022, taking up the opportunity to prepare amended plans to demonstrate how the building can be modified to achieve the solar access sought by the Clayton Activity Centre Precinct Plan (January 2020).

At the eighth floor, apartment 09 and 10 have been removed and a communal outdoor terrace and communal kitchen and dining area have been provided. Accordingly, apartment 09 and 10 have been removed from floors 09 to 13 above this space, avoiding overshadowing on the eastern and western sides of Clayton Road (to within 4.0 metres of the property boundary) during the equinox between 10.00 am and 2.00 pm.

The Revision E and F set of plans also incorporate changes to the canopy, providing continuous rain and wind protection and increased vertical division to the podium façade and articulation, that were previously provided to the Tribunal on 6 December 2021, in response to the Tribunal's Order of 2 December 2021, and referred to at [42] of the Tribunal's Order dated 18 March 2022.

These changes are clouded on the Revision E & F set of plans.

TP-100F Ground Floor Plan

Canopy above shown as dashed line

TP-101F First Floor Plan

Canopy shown as continues line

TP-102E Proposed 1A Mezzanine Floor

No change applies

TP-103E Proposed Second Floor

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- 1 Reduced north-east corner setbacks to align with the floor above (minimum 4910mm provided).
- 2 Relocated the apartment 09 to the north-east corner and redesigned to a three-bedroom apartment
- 3 Reduced communal area (112m²) and communal terrace (67m²) on this level (there has been no reduction in the quantum of communal area provided, with the remainder relocated to Level 8)
- 4 Redesign the apartment 10 to a three-bedroom apartment.

TP-104E – TP-108E

No change applies

TP-109E Eighth Floor

- 1 Increased north- east setback to 17815mm from Clayton Rd and 18685mm to 407 Clayton Rd.
- 2 Removal of apartment 09 and 10
- 3 Added communal terrace (154m²) and communal kitchen and dining (37m²)
- 4 Increased Apartment 08 setback from 7910mm to 9105mm and redesigned internal layout.

TP-110E – TP114E

- 1 Increased north- east setback to 17815mm from Clayton Rd and 18685mm to 407 Clayton Rd.
- 2 Removal of apartment 09
- 3 Removed part of apartment 10 and consolidated the remaining part to apartment 11 to a two-bedroom apartment plus study.
- 4 Increased Apartment 08 setback from 7910mm to 9105mm and redesigned internal layout.

TP-119E and TP-150E

No change applies

TP-500E and TP-501E

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- 1 Revised planter detail on the second floor
- 2 Shown the additional north-east setbacks from Level 8 and above
- 3 Canopy shown at street level

TP-022E, TP-023E, TP-024E, TP-029E, TP-030E, TP-400F, TP-401F, TP-402F, TP-403F, TP-900E, TP-901E, TP-902E, TP-903E

The above listed changes are reflected in the above drawings

TP-904.E

New sheet showing the shadow impact on the eastern side of Clayton Road at 2pm.

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