

409 Clayton Road, Clayton

VCAT ref: P917/2021

Statement of Changes

VCAT Circulation

15.10.2021

Revision D

In accordance with VCAT Practice Note PNPE9, the following is a summary of changes that have been made to the drawings listed below, prepared by Ewert Leaf Architects. The changes outlined are differences between the previously advertised drawings submitted to City of Monash, Revision A plans dated 16.11.2020.

TP010 – Existing Conditions
TP011 – Existing Condition Photos
TP012 – Demolition Plan
TP020 – Design Response – Neighbourhood Context
TP021 – Design Response – Key Views

- No amendments

TP022 – Design Response – Future Development
- Proposed development updated to reflect revised proposal

TP023 – Design Response – Building Form
- Diagrams updated to reflect revised proposal

TP024 – Design Response – Building Use
- Diagrams updated to reflect revised proposal

TP025 – Design Response – Render
TP026 – Design Response – Render
TP027 – Design Response – Render
TP028 – Design Response – Render

- Render to be prepared by others

TP029 – Design Response – Site Plan
- Updated to reflect revised proposal

TP030 – Design Response – Landscape Concept
- Landscape Plan to be prepared by others

TP100 – Proposed Ground Floor
- Core location shifted, consequential shift of vehicle ramps.
- Pedestrian entry from Centre Road widened.
- Bike stores, end of trip amenities relocated to be closer to entry, parking layout adjusted accordingly.
- Bike numbers reduced to 35.

- 4 E-Bike storage added.
- 1 car space deleted.
- Retail 1 increased in size by 37m². Retail 2 reduced in size by 82m². Overall decrease in retail area by 45m².
- Setback to Clayton Rd reduced to 3m to align with building line to the north.
- Proposed public realm landscape deleted from Architectural Plans – Refer to plans prepared by Landscape Architect

TP119 – Proposed Upper Ground Mezzanine Floor

- New drawing.
- Additional 24 car spaces.

TP101 – Proposed First Floor

- Core location shifted, consequential shift of vehicle ramps and parking layouts. All parking fully sleeved by commercial space.
- Retail amended to commercial (Parking provision also updated accordingly).
- Commercial area increased by 174m² to wrap frontage of Centre Road and Clayton Road.
- Break in form introduced above pedestrian entry from Centre Road.

TP102 – Proposed 1A Mezzanine Floor

- Core location shifted, consequential shift of vehicle ramps and parking layouts. All parking fully sleeved by double height commercial space on level 1.
- Carparking numbers reduced to 31 (decrease by 7).

TP103 – Proposed Second Floor

- Two levels removed from Podium, second floor commercial area deleted.
- Increase to 10 apartments (previously 466m² of commercial space).
- Deletion of 40 car spaces.
- Core location shifted.
- Size and location of Communal Space revised, 148 m² of indoor communal space, 221 m² of external communal space. Communal space was previously located on level 4.

TP104 – Proposed Third Floor

- Two levels removed from Podium, third floor commercial area deleted.
- Increase to 12 apartments (previously 731m² of commercial space).
- Deletion of 31 car spaces.
- Core location shifted.

TP105 – Proposed Fourth Floor

- Core location shifted, consequential shift of apartments as required.
- Setbacks to north and west boundary increased to be minimum 4.5m to the edge of balcony.
- Increase to 12 apartments (previously 5 apartments and communal space).

TP106 – Proposed Fifth Floor

- Core location shifted, consequential shift of apartments as required.
- Setbacks to north and west boundary increased to be minimum 4.5m to the edge of balcony.
- Decrease to 12 apartments (previously 13).

TP107 – Proposed Sixth Floor

- Core location shifted, consequential shift of apartments as required.
- Setbacks to north and west boundary increased to be minimum 4.5m to the edge of balcony.
- Decrease to 12 apartments (previously 13).

TP108 – Proposed Seventh Floor

- Core location shifted, consequential shift of apartments as required.
- Setbacks to north and west boundary increased to be minimum 4.5m to the edge of balcony.
- Decrease to 12 apartments (previously 13).

TP109 – Proposed Eighth Floor

- Core location shifted, consequential shift of apartments as required.
- Setbacks to north and west boundary increased to be minimum 4.5m to the edge of balcony.
- Decrease to 12 apartments (previously 13).

TP110 – Proposed Ninth Floor

- Core location shifted, consequential shift of apartments as required.
- Setbacks to north and west boundary increased to be minimum 4.5m to the edge of balcony.
- Decrease to 12 apartments (previously 13).

TP111 – Proposed Tenth Floor

- Core location shifted, consequential shift of apartments as required.
- Setbacks to north and west boundary increased to be minimum 4.5m to the edge of balcony.
- Decrease to 12 apartments (previously 13).

TP112 – Proposed Eleventh Floor

- Core location shifted, consequential shift of apartments as required.
- Setbacks to north and west boundary increased to be minimum 4.5m to the edge of balcony.
- Decrease to 12 apartments (previously 13).
- Apartment mix changed to include 7 x 1 bed, 4 x 2 bed, 1 x 3 bed.

TP113 – Proposed Twelfth Floor

- Core location shifted, consequential shift of apartments as required.
- Setbacks to north and west boundary increased to be minimum 4.5m to the edge of balcony.
- Decrease to 12 apartments (previously 13).
- Apartment mix changed to include 7 x 1 bed, 4 x 2 bed, 1 x 3 bed.

TP114 – Proposed Thirteenth Floor

- Core location shifted, consequential shift of apartments as required.
- Setbacks to north and west boundary increased to be minimum 4.5m to the edge of balcony.
- Decrease to 12 apartments (previously 13).
- Apartment mix changed to include 7 x 1 bed, 4 x 2 bed, 1 x 3 bed.

TP115 – Proposed Fourteenth Floor

TP116 – Proposed Fifteenth Floor

TP117 – Proposed Sixteenth Floor

- These levels have been deleted.

TP118 – Proposed Roof Plan

- Updated accordingly with changes to floor plates below.

TP150 – Proposed Basement Plan

- Core location shifted, consequential shift of vehicle ramps and parking layouts.
- Replacement of 12 car spaces with 3 independent stacker systems accommodating 33 cars.
- Increase in parking numbers to 68 (from 44).
- 6 Bike parks added.

TP400 – Proposed South Elevation

TP401 – Proposed East Elevation

TP402 – Proposed North Elevation

TP400 – Proposed West Elevation

- Amended in line with plan changes.

TP500 – Section A-A

TP501 – Section B-B

- Amended in line with plan changes.

TP900 – Comparison Shadow Diagram 9am and 10am

TP901 – Comparison Shadow Diagram 11am and 12pm

TP902 – Comparison Shadow Diagram 1pm and 2pm

TP903 – Comparison Shadow Diagram 3pm

- Amended in line with plan changes.