

Mr Rocky Camera
Co-ordinator Strategic Planning
Glen Eira City Council
PO Box 42
CAULFIELD VIC 3162

15 January 2015

**Request for minor amendments to approved Development Plan 16060/2013
Caulfield Village - Station Street, Caulfield East**

Dear Rocky

We continue to act on behalf of BPG Caulfield Village Pty Ltd, the developer of the Caulfield Village site.

We write to request further amendments to Development Plan 16060/2013 issued by Council on 27 May 2014, with approved plans subsequently endorsed on 13 November 2014. The requested changes, as recently presented to you, relate primarily to Stages 3 of the Residential Precinct (Building 3A as shown on the endorsed drawings). These include **minor variations to the approved building envelopes** including an increase at third and fourth floor levels of Building 3A (within the preferred parameters outlined in the Incorporated Plan), internal reconfiguration of parts of Buildings 2A and 3A **to increase the number of apartments**, design amendments at basement level to accommodate increased car parking and storage requirements and enhancements to areas of private open space and the external appearance of the development.

Since the Development Plan was granted the approved design has been further developed in preparation for obtaining necessary construction approvals. In addition, the marketing phase of the project has progressed and the development is well subscribed. The amendments sought under this cover are a combination of necessary design refinements informed by these processes, as well as realising an opportunity to optimise the efficiencies of the development within the general parameters of the approved Development Plan and prescriptive guidelines of the Incorporated Plan.

This request is accompanied by the following material:

- A cheque for \$1,307 being the requisite fee payable
- A copy of the land titles
- Updated architectural drawings prepared by SJB Architects (3 x A0 and 3 x A3 copies)
- A schedule describing the proposed changes to the endorsed plans and cross-referenced with numbers to the updated architectural drawings prepared by SJB Architects (3 x A3 copies)
- Balcony Analysis Table prepared by SJB Architects demonstrating compliance with the requirements of Condition 1(b) (3 copies)
- Privacy screening details comprising summary table, diagrams of screening types and screening sections prepared by SJB Architects (1 x track change version and 3 x clean A3 copies)

- Updated landscape material prepared by Tract Consultants
 - Landscape Concept Plan (3 x A0 and 3 x A3 copies)
 - Precinct 1 Planting Plan (3 x A0 copy and 3 x A3 copies)
 - Planting Depths Plan (3 x A0 copies and 3 x A3 copies)
 - Open Space Plan (3 x A3 copies)
 - Furniture & Lighting Strategy (3 x A3 copies)
 - Fencing Plan (3 x A3 copies)
- Updated Environmental Management Plan prepared by Ark Resources (2 copies)
- Updated Waste and Recycling Management Plan prepared by Wastech (2 copies)
- Letter prepared by GTA Consultants dated 14 January 2015 assessing the proposed amendments from a traffic engineering perspective, including attached swept path analysis (2 copies)
- A CD containing an electronic copy of the above material

Ability to Amend and Approved Development Plan

Part 6.0 of Schedule 2 to the Priority Development Zone (PDZ2) allows for a development plan to be amended to the satisfaction of the responsible authority.

Scope of Proposed Amendments

Each of the proposed design amendments are described in detail in the Change Schedule prepared by SJB Architects. The majority of changes described in the Schedule are very minor cosmetic changes that will have no impact on neighbouring properties. Indeed many of the changes will be imperceptible. Such changes include:

- Adjustments to the basement layout, including reconfiguration of waste rooms and other building services and increase in storage facilities and car and bicycle spaces;
- Tweaks to the internal configuration of apartments;
- Minor adjustments to the areas of some balconies;
- Amendments to fenestration and materials and finishes on some building elevations; and
- Related changes to the landscape design.

It is considered that the changes described above are so minor in nature as to be de minimis and entirely consistent with the approved development as endorsed.

The remaining changes which are sought under this submission are described as follows:

- Increase to the building envelope in the north west corner of Building 3A at third and fourth floor levels. The building envelope remains compliant with the preferred heights and setbacks prescribed in the Incorporated Plan;
- Other minor amendments to the envelope and design of Building 3A, primarily along the north and east (Bond Street) interfaces (remains compliant with the Incorporated Plan);
- Increase in the GFA of Building 3A of 346sqm;
- Internal alterations at first, second, third and fourth floor levels of Building 2A to convert 4 x 2 bed apartments into 8 x 1 bed apartments (increase in total dwellings in Building 2A from 61 to 65 within the endorsed building envelope);
- Overall increase of 21 dwellings across the approved development (442 to 463);

- Overall change to the dwelling mix across the approved development as follows:
 - 1 bed apartments increased by 32, from 250 to 282
 - 2 bed apartments increased by 1, from 154 to 155
 - 3 bed apartments reduced by 12, from 38 to 26
- Minor increase in the building envelope on the fifth floor of Building 1B (remains compliant with the Incorporated Plan);
- Increase to the balcony and living area of Apartment 412 in Building 1B;
- Increase to the balcony of Apartment 422 on the north elevation of Building 3A at fourth floor level;
- Balconies of apartments on the third and fourth floor levels of Building 3A fronting Bond Street increased in size and provided with shrouds to provide enhanced amenity;
- Reconfigured entry lobby to Building 3A, including the relocation of visitor bicycle space from Mews Lane to the Bond Street building entry;
- Amendments to and deletion of privacy screens on the west and north elevations of Building 3A on account of increased setbacks proposed to shared property boundaries to provide enhanced amenity; and
- Deletion of the kerb outstand on the western side of Bond St immediately south of the southern basement access. This amendment is made to satisfy the drainage requirements of Condition 23 on the Development Plan.

Assessment of Proposed Changes

The proposed changes are considered to be minor in nature and, importantly, remain within the preferred height and setback parameters expressed in the Incorporated Plan. As such, the proposed built form outcomes are entirely consistent with the established vision for the Residential Precinct of Caulfield Village.

De minimis changes

In relation to those changes identified above as being de minimis in nature, we offer the following assessment:

- The basement layout continues to satisfy Conditions 1 (d), (e), (f), (h), (i), and (j) of the approved Development Plan. A swept path analysis has been undertaken in relation to the proposed reduction in the width of the blind aisle (reduced by 80mm) at the northern end of the basement and concludes that the aisle allowance remains appropriate. The clearance height of two additional car spaces under the southern access ramp has also been assessed as appropriate. Refer to the accompanying letter prepared by GTA Consultants.
- The proposed increase in car and bicycle parking complies with Planning Scheme requirements and is not expected to have any additional traffic impact, as explained in the GTA letter.
- The location of additional residential storage cages is appropriate and ensures that each of the proposed new dwellings is provided with independent storage external to the dwelling itself.

- Changes to waste room layouts have been assessed by the applicant's waste engineer as being appropriate, as explained in the accompanying Waste and Recycling Management Plan prepared by Wastech.
- Changes to the internal configuration of apartments are limited to minor adjustments rather than significant changes to room locations and result in improved amenity outcomes.
- Changes to balcony sizes generally seek to improve the usability and amenity of private open spaces. Compliance with the prescriptive requirements of Condition 1(b) continues to be achieved.
- Changes to materials and finishes are proposed to improve the continuity of the design and appearance of buildings across the Residential Precinct.
- Changes to the landscape design are mostly consequential to the architectural design changes. Design changes to the communal open area associated with Building 3A seek to enhance the sense of transition from the laneway environment (Mews Lane), to the communal courtyard space which will function more like a less formal pedestrian entry to the building. There is no net reduction in the number of trees proposed.

In relation to the other changes proposed, we offer the following assessment:

Building envelope amendments - Building 3A

The proposed increase in floor area in the north west corner of Building 3A at third and fourth floor levels seeks to optimise part of the preferred building envelope described in the Incorporated Plan not previously utilised in the design endorsed under Development Plan approval 16060/2013.

This element of the proposed design amendments is considered to be acceptable for the following reasons:

- The building envelope remains compliant with the *Residential Precinct – Preferred Maximum Height and Setback Diagram* in the Incorporated Plan, and as such remains consistent with the built form outcomes anticipated for the Residential Precinct.
- The additions are minor in the context of the five storey building for which approval has already been granted.
- The additions are immediately south of the neighbouring property at 3 Bond Street, and as such do not result in any overshadowing of that property.
- The additions are set back behind the second floor roof line such that the visibility from the rear yard of 3 Bond Street is effectively reduced. It is submitted that any additional visual impact on that property is minor and in no way unreasonable having regard to the applicable planning framework.

Other envelope adjustments along the north and east facades of Building 3A are minor and will have no appreciable impact on the streetscape or adjoining residential properties.

Changes to dwelling numbers and mix

The proposed increase in apartment numbers and changes to the dwelling mix are considered to be acceptable for the following reasons:

- The overall increase in dwellings by 21 is minor in the context of an approval for 442 dwellings, representing a 4.7% increase.

- Dwellings are an as-of-right use within the Residential Precinct and as such, the applicable planning controls do not seek to limit the number of dwellings that can be provided.
- The additional car and bicycle parking requirements resulting from the increase in dwellings are provided for in the amended basement design and street level allocation for visitor bicycle spaces.
- Additional residential storage cages are provided to ensure that each dwelling has access to a dedicated external storage facility.
- GTA Consultants has assessed the additional traffic movements likely to be generated by the increase in dwellings and concluded that the impact on the surrounding road network will be negligible (refer to the accompanying GTA letter).
- The overall change to dwelling mix, which involves an increase in one and two bed apartments and a reduction in three bedroom apartments, is very minor in the context of an approval for 400+ dwellings.
- Whilst it is acknowledged that most dwellings comprise one or two bedrooms, within each of the approved buildings there is a broad range of dwelling layouts, types and sizes provided ensuring that the development makes a meaningful contribution to dwelling diversity. To this end it is noted that the development comprises townhouse accommodation along with apartments comprising one, two and three bedrooms of varying sizes. Some apartments have one bathroom, some have two. Some have access to ground floor courtyards and study nooks and others don't. The diversity of housing types proposed is probably best demonstrated in the accompanying development schedule, which provides the area of each individual dwelling.

Other design changes to Building 3A

Other proposed design changes to Building 3A are the increased north-facing balcony to apartment 422, an increase in balcony sizes for third and fourth floor apartments facing Bond Street, balcony 'shrouds' to those same apartments and reconfiguration of the ground floor entry lobby. These changes are minor and acceptable for the following reasons:

- The proposed increase to the balcony of Apartment 422 is a permissible projection into the preferred building setbacks prescribed in the Incorporated Plan, will have very limited visibility from either the public realm or adjoining residential property and will have no detrimental impacts on the streetscape or neighbouring land.
- The proposed increase to north facing balconies and associated shrouds represent permissible projections into the preferred building setbacks prescribed in the Incorporated Plan. The shrouds will enhance the presentation of the building to Bond Street by introducing vertical articulation which will contribute to a more domestic presentation and scale.
- The increased balcony sizes will enhance the usability and amenity of private open space for future residents of the development.
- The reconfigured lobby space will improve the sense of address and arrival experience for Building 3B. The layout changes represent design refinements to improve the quality of the architectural design.

Building envelope amendments – Building 1B

- The increases to the building envelope at fifth floor level are very minor and will serve to enhance the functionality of the apartment without compromising the usability of the balcony areas. The increases are so minor as to be negligible when viewed from Bond Street.
- The increase in apartment and balcony area for Apartment 412 will significantly enhance the quality and functionality of the dwelling without compromising the amenity of adjoining land. The changes will not be readily visible from the adjoining property at 2-4 Station Street, and the privacy of that land will not be unreasonably affected (refer to Screening Section 1 – Dwg SD-0-701 Rev4).
- Each of the above amendments is compliant with the preferred setbacks expressed in the Incorporated Plan.

Amendments to privacy screening

The setback of the west facing balconies at first and second floor levels of Building 3A are proposed to be slightly increased. Likewise, the setback of balconies and bedroom windows to apartments 133, 134, 235, 236 and 323 on the north side of the building are proposed to be slightly increased. As a result, the approved screening treatments to affected balconies and windows are proposed to be either deleted or amended on account of their increased separation to habitable windows of adjacent dwellings.

On the northern side of the building, the increased setback results in a separation of greater than 9m between the balconies and bedroom windows within the development and the habitable windows on the south façade of the adjacent dwelling at 3 Bond Street. The screens previously specified for these apartments have been deleted on the basis that the accepted minimum separation distance where screening is not warranted has been achieved through the proposed amendments. The deletion of the screens will enhance the internal amenity of the affected apartments without unreasonably undermining the privacy of the neighbouring dwelling.

On the western side of the building, the increased setback of the balcony edge has likewise meant that the separation between the balconies of Apartments 123, 124 and 125 and the first floor windows on the neighbouring apartment building are greater than 9m. As a result, the 1700mm screens previously specific for these balconies are proposed to be reduced to 1450mm high with a projecting horizontal shelf. This will ensure that the amenity afforded to these apartments is enhanced without unreasonably undermining the privacy of the neighbouring dwellings.

Amended screening details are described on Screening Sections 5 and 8 (Dwgs SD-0-705 Rev4 and SD-0-708 Rev5).

Bond Street kerb realignment

A realignment of the Bond Street kerb (as currently endorsed) has been deleted due to concerns from Council's engineering department of the realignment's potential impact on overland flow in Bond St. The amended design will ensure that the drainage arrangements along Bond Street are to Council's satisfaction and the change does not have any meaningful impact on the function or appearance of Bond Street.

The other modifications proposed by this amendment application otherwise have no consequential impact on the Drainage Management Plan submitted as part of the original Development Plan Application, which remains current, and no update to that document is required.

Conclusion

Based on recent discussions and correspondence, we trust that the enclosed material enables you to consider the proposed amendments to the approved Development Plan. If you require anything further from us to assist your consideration of the enclosed, please do not hesitate to contact us.

Yours sincerely



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