

## STATEMENT OF CHANGES TO ARCHITECTURAL PLANS

### VCAT PROCEEDING P1683/2020 PLANNING PERMIT APPLICATION MPS/2020/260 145 GLENLYON ROAD & 6 PITT STREET, BRUNSWICK

The following is a list of changes between the plans considered by Moreland City Council in planning permit application MPS/2020/260, prepared by Stokes Architects and dated 20 July 2020, and the amended drawings prepared by Stokes Architects dated 4 March 2021 and marked 'Revision N'.

#### Why the changes are sought

The changes are pursued in order to bring about a superior streetscape and urban design outcome through improved materiality and integration into the immediate streetscape and neighbourhood character.

Reductions in built form extent, walls on boundary and increasing the depth and width of the lightwell to the east provide improved amenity outcomes for residential developments interfacing with the subject land.

The revised basement layout and vehicle access arrangements will further enhance pedestrian, cyclist and motorist safety and ensure the efficient circulation of vehicles attending the subject land. The introduction of additional bicycle parking further encourages mode-shift and the use of sustainable transport options.

#### List of Amended Plans

SHEET NUMBER	SHEET NAME	REVISION	REVISION DATE
R00	Cover Page	N	4 March 2021
TP01	Site Plan	N	4 March 2021
TP02	Basements Plan	N	4 March 2021
TP03	Ground Floor Plan	N	4 March 2021
TP04	Level 1 Plan	N	4 March 2021
TP05	Roof Plan	N	4 March 2021
TP10	South Elevation	N	4 March 2021
TP11	West Elevation	N	4 March 2021
TP12	North Elevation	N	4 March 2021
TP13	East Elevation	N	4 March 2021
TP15	Sections	N	4 March 2021
TP16	Sections	N	4 March 2021
TP17	Sections	N	4 March 2021
TP18	Sections	N	4 March 2021
TP19	Neighbour Sections	N	4 March 2021
TP20	9am Shadows	N	4 March 2021
TP21	10am Shadows	N	4 March 2021
TP22	11am Shadows	N	4 March 2021
TP23	12pm Shadows	N	4 March 2021
TP24	1pm Shadows	N	4 March 2021

TP25	2pm Shadows	N	4 March 2021
TP26	3pm Shadows	N	4 March 2021

### Statement of Changes

PLAN REFERENCE	AMENDMENT
R00	3D image updated to reflect amended plans, and changes to schedule detail.
R01	No change.
R02	No change.
TP00	No change.
TP01	No change.
TP02	Revised car parking layout to maximise functionality, including amending the aisles to 6800mm and addition of twenty-eight bicycle parking spaces. Minor reduction in car parking provision.
TP03	<p>Addition of further 10 bicycle parks &amp; relocation of bike-store to south-eastern corner.</p> <p>Relocation of fire stair and services cupboard to south-eastern corner for improved streetscape presentation.</p> <p>Relocation of café to south-west corner adjacent to vehicle entry south-eastern corner for improved streetscape presentation.</p> <p>Carpark Entry/Exit width amended to 10880mm for improved functionality.</p> <p>Loading egress width amended to 6500mm for improved functionality.</p> <p>Goods lift relocated 1.8m south as a consequence of amended carpark layout.</p> <p>Timber trade exit door relocated south and widened by 1 metre for improved functionality.</p> <p>Introduction of support columns along western boundary.</p>
TP04	<p>Relocation of fire stair to south-eastern corner and mezzanine layout amended to reflect same.</p> <p>Relocation of bathroom five metres west.</p> <p>Goods lift relocated 1.8m south as a consequence of amended carpark layout.</p> <p>Lightwell to 191 Lygon Street extended 1m in length and 1.5m in width for improved residential amenity.</p> <p>Northern nursery and bagged goods wall set back 750mm off northern boundary to reduce visual bulk.</p>
TP05	Lightwell to 191 Lygon Street extended as indicated.

	Northern nursery and bagged goods wall set back as indicated.
TP10	<p>Reduction in extent of branding and signage size.</p> <p>Introduction of metal cladding and face brick to façade treatment to reduce visual bulk.</p> <p>Improved articulation including amendments to glazing extent to enhance streetscape presentation.</p> <p>Reduction in street wall height to 14000mm to reduce visual bulk.</p> <p>Reduction of wall at western boundary to 5000mm for improved amenity to western neighbours.</p> <p>Introduction of raking roof at western interface to conform with Design and Development Overlay 19 discretionary setback profile.</p>
TP11	<p>Reduction in extent of branding and signage.</p> <p>Reduction of wall at western boundary to 5000mm for improved amenity to western neighbours.</p> <p>Northern nursery and bagged goods wall set back 750mm off northern boundary as indicated.</p> <p>Introduction of metal cladding materiality as indicated.</p>
TP12	<p>Reduction in extent of branding and signage.</p> <p>Reduction in boundary wall height to 6300mm.</p> <p>Reduction of wall on western boundary to 5000mm.</p> <p>Introduction of metal cladding materiality at Level 1 to reduce visual bulk and provide a recessive interface treatment.</p>
TP13	Amendments consistent with changes to north and south elevations.
TP15	<p>Ramp grade amended to 1:8.</p> <p>Consequent amendments reflecting the above changes.</p>
TP16	Consequent amendments reflecting the above changes.
TP17	Consequent amendments reflecting the above changes.
TP18	Consequent amendments reflecting the above changes.
TP19	Amendments to Neighbour Sections 1 and 4 to reflect amended lightwell extent.
TP20	Amendments to extent of shadow reflecting the above changes.
TP21	Amendments to extent of shadow reflecting the above changes.

TP22	Amendments to extent of shadow reflecting the above changes.
TP23	Amendments to extent of shadow reflecting the above changes.
TP24	Amendments to extent of shadow reflecting the above changes.
TP25	Amendments to extent of shadow reflecting the above changes.
TP26	Amendments to extent of shadow reflecting the above changes.