



VCAT Reference No. 363/2021

Statement of Changes

501-515 Police Road, Mulgrave 3170

This statement of changes sets out the differences between the decision plans and the amended plans now circulated in this proceeding.

The amended plans are informed by the feedback of independent consultants and represent an overall improved design planning outcome for the site.

The key changes include:

1. Reduction in scale from 41 to 33 townhouses which has allowed for appropriate spacing between dwellings, introduction of larger garden and landscaping areas and retention of existing trees;
2. Introduction of minimum 5m setback from the rear (north) boundary, except for Unit 4's garage;
3. Change in dwelling mix (i.e. seven single storey dwellings now amended to double storey dwellings);
4. Retention of a number of trees (including trees 68,80,137,138,145,150,175,187,188);
5. Internal townhouse row of mostly terrace style layout from the previous proposal has been redesigned with less intensity.

DRAWING NUMBER	SUMMARY OF CHANGES
TP1 SITE & GROUND FLOOR PLAN	<ol style="list-style-type: none">1. North single storey dwellings amended to double storey dwellings2. Minimum 5m setback proposed from the rear (North) boundary, except adjacent to Unit 4's garage3. Reduction of units on the east Boundary with only one townhouse (unit 7) which has a minimum 3m setback from the east boundary.

	<ol style="list-style-type: none"> 4. Widened the garden buffer to minimum 2m on the east boundary for planting 5. Introduction of minimum 2m setback from the south boundary, except unit 21 facing Police road with 7.6m Setback. 6. Introduction of pedestrian walkway throughout the site connecting two entry/exist onto Police Road, and one onto Katoomba Drive.
TP2 SITE & FIRST FLOOR PLAN	<ol style="list-style-type: none"> 1. Updated according to Ground Floor Plan 2. Development summary updated
TP3 ELEVATION - 1	<ol style="list-style-type: none"> 1. Updated to consistent with the Site Plan
TP4 ELEVATION - 2	<ol style="list-style-type: none"> 1. Updated to consistent with the Site Plan
TP5 ELEVATION - 3	<ol style="list-style-type: none"> 1. Updated to consistent with the Site Plan
TP6 ELEVATION - 4	<ol style="list-style-type: none"> 1. Updated to consistent with the Site Plan
TP7,8,9 SHADOW DIAGRAM	<ol style="list-style-type: none"> 1. Amend to show east boundary fence shadow
TP10 GARDEN AREA	<ol style="list-style-type: none"> 1. Updated to reflect floor plan changes

List of amended drawings

SHEET NO.	TITLE	REVISION	DATE
TP1	SITE & GROUND FLOOR PLAN	VCAT ISSUE 1	05/07/2021
TP2	SITE & FIRST FLOOR PLAN	VCAT ISSUE 1	05/07/2021
TP3,4,5,6	ELEVATIONS	VCAT ISSUE 1	05/07/2021
TP7,8,9	SHADOW DIAGRAM	VCAT ISSUE 1	05/07/2021
TP10	GARDEN AREA	VCAT ISSUE 1	05/07/2021