

VCAT - Application for Review P2111/2019
Planning Permit Application TPA/50168
73 – 75 Kingsway, Glen Waverley

STATEMENT OF CHANGES TO PLANS AND APPLICATION

The planning application plans for the above-mentioned project have been modified in response to matters raised by parties to the proceeding. The amended plans result in an improved planning outcome.

The change to the application is that if a permit is to be granted, it would allow for the 'development and use of a six (6) storey building (plus basement) comprising restaurants, food and drink premises and offices; and a reduction in the car parking requirements'. The amended plans propose to replace the 'place of assembly' use with a 'food and drink premises' use.

The changes to the plans are as follows:

Cover – Drawing Number 02.1-G

- Updated to reflect the changes to the plans and elevations below, including the development schedule which summaries the proposed use of each level and the floor areas in square metres.

Site Plan – Drawing Number 02.2-A

- No changes.

Photos – Drawing Number 02.3-A

- No changes.

Basement – Drawing Number 02.4-G

- Storage areas defined.
- 14 bike racks shown.
- Bathrooms and end of trip facilities shown.
- Waste storage room shown.

Ground – Drawing Number 02.5-G

- Indicative restaurant layouts have been provided and the floor area calculations updated.
- Reduction to the front setback of both restaurants so the glass façade now adjoins the front boundary. They were previously setback 600 millimetres.
- Adjustments to the rear of the building including the removal of the waste rooms, reduction to the size of the gas and hydrant cabinets, the provision of a ramp and the provision of 2 bike hoops.
- The area of the ground floor restaurants has reduced from 137m² to 125m².

Level 1 – Drawing Number 02.6-G

- Indicative restaurant layouts have been provided and the floor area calculations updated.
- Adjustments to the shape of the services areas at the rear of the building (including the design of the accessible bathroom and the services duct).
- Services duct now shown at the rear of the building.
- The restaurant areas have reduced from 143m² to 140m².

Level 2 – Drawing Number 02.7-G

- Change of use for each tenancy from ‘Entertainment’ to ‘Office’ and the floor area calculations updated.
- Two office spaces are proposed. Each office will have an area of 138m².
- Adjustments to the shape of the services areas at the rear of the building (including the design of the accessible bathroom and the services duct).
- Services duct now shown at the rear of the building.

Level 3 – Drawing Number 02.8-G

- Change of use for each tenancy from ‘Entertainment’ to ‘Food and Drink Premises’ and the floor area calculations updated.
- Two food and drink premises are proposed. Each food and drink premises will have an area of 109m².
- Reduced front setbacks to the food and drink premises. The setbacks were 7.2 metres and they are now 5.7 metres.
- Reduced rear setback from 1 metre to 0 metres, including adjustments to the shape of the services areas at the rear of the building.
- Services duct now shown at the rear of the building.

Level 4 – Drawing Number 02.9-G

- The floor area calculations updated.
- Two office spaces are proposed. Each office will have an area of 100m². This has increased from 95m².
- Services duct now shown at the rear of the building.
- Reduced rear setback from 1 metre to 0 metres, including adjustments to the shape of the services areas at the rear of the building.

Level 5 – Drawing Number 02.10-G

- The floor area calculations updated.
- Two office spaces are proposed. Each office will have an area of 100m². This has increased from 95m².
- Services duct now shown at the rear of the building.
- Reduced rear setback from 1 metre to 0 metres, including adjustments to the shape of the services areas at the rear of the building.

Roof – Drawing Number 02.11-G

- Updated to reflect the changes made to the floor plans (described above) and elevations (described below).

Elevations – Drawing Numbers 02.12-G and 02.13-G

- Updated to reflect the changes made to the floor plans (described above).
- Adjustments to the floor to ceiling heights at Levels 1 – 5 to reduce the building height by 1.4 metres.
- Updates to the materials and finishes, including the provision of a laser cut decorative panels located centrally on the rear (western elevation).

Section – Drawing Number 02.14-G

- Updated to reflect the changes made to the floor plans and elevations (described above).

Sun Studies - Drawing Number 02.15-G

- Updated to reflect the changes made to the floor plans and elevations (described above) and to include shadow studies for 1pm and 2pm.