

PLANNING SENSE

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11th December 2023

Our Ref: 13/2023

Patrick Sutton

Whitehorse City Council

Locked Bag 2

NUNAWADING DELIVERY CENTRE 313

Dear Patrick

**RE: VCAT APPLICATION FOR REVIEW P786/2023
13 GLADYS STREET, NUNAWADING
TWO (2) DOUBLE STOREY DWELLINGS INCLUDING BUILDINGS & WORKS WITHIN
4m OF PROTECTED VEGETATION
CIRCULATION OF AMENDED PLANS IN ACCORDANCE WITH PNPE9**

I refer to the above Application for Review listed for Hearing by VCAT on 2nd February 2024.

In accordance with VCAT Practice Note PNPE 9, the Applicant for Review proposes to seek the substitution of amended **Development Plans & Elevations identified as GS13/2022, Sheets 1/14 – 14/14, 30.11.2023 – PNPE9 Amended Plans for VCAT Review**, as the Application Plans to be considered by the Tribunal in this Review Hearing.

The Applicant for Review still proposes to construct two (2) double storey dwellings on the land, however dwelling design and development layout modifications are now proposed as outlined in the attached **List of Changes**.

The primary planning and design benefits of the PNPE9 amended Application Plans are:

- *Greater recession of Dwellings 1 & 2 ground floor built form along Brae Grove by increasing side street setbacks and enhancing landscaping opportunities;*
- *Reduction of first floor built form of Dwellings 1 & 2 to create increased setbacks and greater recession from both Gladys Street and Brae Grove;*
- *Modified/simplified contemporary architectural styling to reduce the height of front façade elements and make the overall built form more recessive when viewed from the public realm and abutting properties;*
- *Enhanced separation and transition of Dwelling 2 from the secluded private open space of dwellings to the south and east by increasing setbacks and reducing built form.*
- *Increased landscape planting opportunities along the southern and eastern boundaries of the Dwelling 2 to provide enhanced screening/softening of the layout;*
- *Use of a neutral color scheme to allow the development to blend/harmonise with the lighter tones of existing weatherboard dwellings in this neighbourhood.*

A soft copy (PDF) set of the PNPE9 amended Application Plans modified in accordance with the List of Changes are enclosed with this correspondence.

If you have any queries regarding these PNPE9 amended Plans, please contact my Office.

Yours faithfully



Simon Skinner
Planning Consultant