

LIST OF PNPE9 AMENDED APPLICATION PLAN CHANGES

APPLICATION FOR REVIEW – P786/2023 13 GLADYS STREET, NUNAWADING

NO AMENDMENTS: Sheet 2 (Existing Conditions) – 30.11.2023

AMENDED PLANS: Sheet 1 (Cover Page) – 30.11.2023;
Sheet 3 (Ground Floor Plan) – 30.11.2023;
Sheet 4 (First Floor Plan) – 30.11.2023;
Sheet 5 (Roof Plan) – 30.11.2023;
Sheet 6 (Elevations 1 of 3) – 30.11.2023;
Sheet 7 (Elevations 2 of 3) – 30.11.2023;
Sheet 8 (Elevations 3 of 3) – 30.11.2023;
Sheet 9 (Perspectives 1 of 2) – 30.11.2023;
Sheet 10 (Perspectives 2 of 2) – 30.11.2023
Sheet 11 (Shadow Diagrams 1 of 2) – 30.11.2023
Sheet 12 (Shadow Diagrams 2 of 2) – 30.11.2023
Sheet 13 (Internal Elevations) – 30.11.2023
Sheet 14 (Garden Area Plan) – 30.11.2023

Sheet 1 – Cover Page

- Amended Brae Grove streetscape elevation shown;

Sheet 3 – Ground Floor Plan

Dwelling 1

- Projecting ensuite of Guest Bedroom relocated from the northern facade to an internal position replacing the former powder room;
- Guest bedroom street setback from Brae Grove increased from 3000mm to 4000mm;

Dwelling 2

- Double garage street setback from Brae Grove increased from 5000mm to 5500mm;
- Guest bedroom street setback from Brae Grove increased from 3000mm to 3500mm;
- Re-configuration of the ground floor layout to relocate the al fresco deck from a central internal position to the southeast corner of the dwelling;
- Relocated al fresco deck modified from 4000mm east/west width to 3000mm east/west width;
- Kitchen relocated into a new section of floor layout with 4000mm setback from the eastern boundary;
- Former Living Room and Dining Room area swapped to create a new Living Room/Dining Room configuration and the **eastern boundary** setback of the new Living Room increased from 3000mm to 6000mm;
- Increased amount and width of secluded private open space provided along the eastern boundary adjacent to 2 Brae Grove to provide enhanced landscape screening.
- The southern boundary setback of the new Living Room/Dining Room increased from 1000mm to 2100mm.

General Site Layout

- Building site coverage reduced from 54.49% down to 49.38%;
- Hard surface coverage reduced from 59.57% down to 55.81%;
- Site permeability increased from 40.43% up to 44.19%;
- Minimum garden area increased from 40.43% up to 43.81%;
- Driveway gradient of both Dwelling 1 (1:15) and driveway gradient of Dwelling 2 (1:8.3) designed to achieve compliance with Australian Standards (minimum of 1:8 or maximum 12.5% grade).

Sheet 4 – First Floor Plan

Dwelling 1

- Main bedroom ensuite and robe setback from Brae Grove increased from 3790mm to 4790mm;
- Main bedroom setback from Brae Grove increased from 5060mm to 5560mm;
- Bedroom 3 setback from Gladys Street increased from 7205mm to 8205mm;
- Void space and stairwell (western façade) setback from Gladys Street increased from 8060mm to 9260mm;
- Bedroom 4 setback from Gladys Street increased from 8060mm to 8560mm;
- Former Bedroom 4 and WC re-configured to Bedroom 4 & a bathroom and the setback from the southern boundary (adjacent to the carport/garage of 15 Gladys Street) increased from 2060mm to 2155mm;
- Newly re-configured linen cupboard setback from the southern boundary increased from 3500mm to 5120mm;
- Deletion of the projecting “feature frame walls” enclosing the balcony of the Main bedroom and Bedroom 4/void space and replacement with a skillion roof and open side walls to lower the building height and minimise built form encroachment towards Gladys Street and Brae Grove.

Dwelling 2

- Main bedroom setback from Brae Grove increased from 4560mm to 5560mm;
- Bedroom 3 setback from Brae Grove increased from 3500mm to 4500mm;
- Bedroom 5 setback from the eastern boundary increased from 5000mm to 6150mm;
- Deletion of the central “eastern façade recess” and reconfiguration of Bedroom 3 & Bedroom 5 and bathroom/WC to achieve two (2) eastern boundary setbacks ranging from 5000mm – 6150mm;
- Deletion of the projecting “feature frame walls” enclosing the balcony of the Main bedroom and replacement with a skillion roof and open side walls to lower the building height and minimise built form encroachment towards Brae Grove.

Sheet 5 – Roof Plan

- Consequential modifications to the roof plan to reflect the ground and first floor layout amendments to Dwellings 1 & 2 (as described above);
- Color Schedule modified to reflect the more neutral palette of lighter shades/colors.

Sheet 6 – Elevations 1 of 3

- Consequential modifications to the elevations to reflect the ground and first floor layout and built form articulation amendments to Dwellings 1 & 2 (as described above).
- Color Schedule modified to reflect the more neutral palette of lighter shades/colors.

Sheet 7 – Elevations 2 of 3

- Consequential modifications to the elevations to reflect the ground and first floor layout and built form articulation amendments to Dwellings 1 & 2 (as described above);
- Solid 1500mm high rendered wall enclosing the north facing secluded private open space of Dwelling 1 (Brae Grove sideage) replaced with a 1500mm high vertical timber slat fence (same location);
- 1500mm high vertical timber slat fence added to the Northern Elevation of Dwelling 1 (fence previously not shown).
- Color Schedule modified to reflect the more neutral palette of lighter shades/colors.

Sheet 8 – Elevations 3 of 3

- Consequential modifications to the elevations to reflect the ground and first floor layout and built form articulation amendments to Dwellings 1 & 2 (as described above);
- Replacement of first floor rendered wall surface on the southern facade of Dwelling 1 with vertical timber cladding;
- Color Schedule modified to reflect the more neutral palette of lighter shades/colors.

Sheet 9 – Perspectives 1 of 2

- *Consequential modifications to the perspectives to reflect the ground and first floor layout and built form articulation amendments to Dwellings 1 & 2 (as described above).*

Sheet 10 – Perspectives 2 of 2

- *Consequential modifications to the perspectives to reflect the ground and first floor layout and built form articulation amendments to Dwellings 1 & 2 (as described above).*

Sheet 11 - Shadow Diagrams 1 of 2

- *Consequential modifications to the 9am - shadow perspectives to reflect the ground and first floor layout and built form articulation amendments to Dwellings 1 & 2 (as described above).*

Sheet 12 - Shadow Diagrams 2 of 2

- *Consequential modifications to the 9am - shadow perspectives to reflect the ground and first floor layout and built form articulation amendments to Dwellings 1 & 2 (as described above).*

Sheet 13 - Internal Elevations

- *Consequential modifications to the elevations to reflect the ground and first floor layout and built form articulation amendments to Dwellings 1 & 2 (as described above);*
- *Replacement of first floor rendered wall surfaces on the internal eastern elevation of Dwelling 1 and internal western elevation of Dwelling 2 with vertical timber cladding;*

Sheet 14 - Garden Area Plan

- *Consequential modifications to the Minimum Garden Area plan to reflect the ground floor amendments to Dwellings 1 & 2 (as described above);*
- *Confirmation and demonstration that the minimum garden area of the amended development layout has been increased from 40.43% up to 43.81% (minimum 35% garden area required).*