

STATEMENT OF CHANGES

VCAT REFERENCE NO. P1138/2023

4, 10, 16, 22 AND 24 CYPRESS LANE, CYPRESS LANE ROAD RESERVE AND PART OF 3A BLACKWATTLE MEWS, TORQUAY VIC 3228

This statement of changes sets out the proposed changes between plans previously considered by Surf Coast Shire Council (prepared by GKA architect, TP00-TP46, Revision E1) (**Decision Plans**) in Permit Planning Application No. 21/0333 and the amended plans (prepared by GKA architect, TP00-TP48, Revision K dated 5 March 2024) (**Amended Plans**).

The Amended Plans seek to respond to the concerns raised by Council and third parties and has the benefit of input from independent consultants and results in an improved planning outcome.

In summary the changes can be summarised as follows:

Previous number of apartments	76	Revised number of retirement apartments	74
Previous number of townhouses	120	Revised number of villas	117
Previous number of residential cars	311	Revised number of residential cars	285
Previous number of visitor cars	38	Revised number of visitor cars	43
Previous number of staff cars	6	Revised number of staff cars	6
Previous total number of cars	355	Revised total number of cars	334

The below sets out in detail the respective changes contained within the Amended Plans on a plan by plan basis:

TP01 Location plan

- Revised site layout, public road reserve removed from site extent

TP02 Site Analysis

- Revised surround building outlines

TP03 Design Response

- Revised site layout, public road reserve removed from site extent
- New zoning context plan

TP04 Design Response Diagrams

- Revised site layout, public road reserve removed from site extent
- New Figure Ground Context Diagrams

TP05 Site Plan

- Revised site layout, public road reserve removed from site extent
- Revised layout for Lot A apartment building, east wing offset from west wing to create north and south facing courtyards

SURF COAST SHIRE COUNCIL
Planning Department

6/03/2024

21/0333 / D24/42584

- Location of Lot A apartment building altered. West setback reduced from 49.5m to 35.3m. North setback reduced from 157.2m to 138.4m. South setback reduced from 124.4m to 122.2m. East setback increased from 60.7m to 71.8m
- New access roads changed to predominately run east-west. New Villa orientation. Reduction in villas lots from 120 to 117 villas lots

TP07 Basement Floor Site Layout

- New drawing

TP08 to TP11 site layout plans

- Revised site layout, public road reserve removed from site extent. Proposed crossovers and on street parking in road reserve
- Lot A apartment building reduced from 44 retirement apartments to 42 retirement apartments
- Location of Lot A apartment building altered. West setback reduced from 49.5m to 35.3m. North setback reduced from 157.2m to 138.4m. South setback reduced from 124.4m to 122.2m. East setback increased from 60.7m to 71.8m
- New access roads changed to predominately run east-west. New Villa orientation. Reduction in villas lots from 120 to 117 villas lots
- New garden spaces to the north, south and west of Lot A apartment building
- Deletion of access road along south boundary

TP12 to TP14 site sections

- Public road reserve removed from site extent. Road reserve location added to site sections
- Existing surrounding vegetation shown in site sections
- Revised building levels

TP15 to TP21 Lot A apartment building

- Revised basement and building layout. Revised layout for Lot A apartment building, east wing offset from west wing to create north and south facing courtyards
- Lot A apartment building reduced from 44 retirement apartments to 42 retirement apartments
- Lot A apartment building increase in RL height from 56.4m to 56.9m
- Elevation and sections revised to reflect changes in building layout
- New section JJ through car access ramp

TP22 to TP24 Lot D2 apartment building

- Graphics of plans altered to show split level plans relative to ground level interface as required in NOD
- New section nn through car access ramp
- New car access road to Lot D2

TP25 to TP31 shadow diagrams

- Diagrams revised to reflect building layout changes

TP 36 to TP42 Villa Type details

- Revised layouts and new villa designs

TP43 to TP46 Pavilion, fence and road profile details

- Revised pavilion, gate and road profile details

TP48 Survey

- New drawing

Please contact us if you require any additional information.

Yours sincerely

GKA architects Pty Ltd