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Michael Hancock
Manager Development and Design
City of Vincent
244 Vincent Street
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Dear Michael

DAP/24/02755 – DAP FORM 2 - 177 (LOT 2) SCARBOROUGH BEACH ROAD, MOUNT HAWTHORN

We are pleased to enclose this DAP Form 2 under Clause 17(1)(c) of the *Planning and Development (Development Assessment Panels) Regulations 2011* to amend the design.

In accordance with the requirements please find enclosed:

- An executed DAP Form 2.
- An executed City of Vincent Application Form.
- Amended plans, section and elevations.
- Amended Waste Management Plan.

BACKGROUND

The Metro Inner DAP at its meeting held on 18 February 2025 approved the construction of a mixed-use development on the site.

The City of Vincent on 9 July 2025 approved amendments to the approved plans.

PROPOSED AMENDED APPLICATION

This application seeks to retain the same number of dwellings, however, proposes the following amendments to the amended plans approved by the City of Vincent on 9 July 2025.

- Ground level
 - Shop tenancy decreased from 34m² to 25m² and relocation of the UAT and tanks. The tank will be under the fire pump room.
 - Provision of a resident's lounge accessed from Scarborough Beach Road. This includes an additional door to the street.
 - Provision of a separate stair from the car park level to the residential lobby level.
 - Minor changes to floor levels – lobby 32.38 to 32.43 and car park level from 31.83 to 31.60.
 - Relocation of bin store from inside the car park to a bin store at the back of the building.
 - The relocation of the bin store enables a 1 metre side setback to the west (City's car park) and the provision of deep soil planting along the boundary of 16m². Therefore, an increase to the original deep soil area from 12m² to 16m².

- Level 1 and 2
 - Minor internal changes to the locations of the storerooms within the dwellings.
 - Western side void reduced from 3 x 2.35 metres to 2.850 x 1 metre.
 - Additional planting to the front balcony.
- Level 3
 - Minor internal changes to the locations of the storerooms within the dwellings.
 - Western side void changed from 3 x 2.35 metres (7.05m²) to 2.850 x 2.625 metres (7.48m²).
 - Minor reduction to planting to the front balcony.
- Level 4
 - Minor internal changes within the dwelling.
 - Minor setback change to the master bedroom and ensuite.
- Level 5
 - Minor internal changes within the dwelling, including provision of a small courtyard in the middle of the dwelling.
 - Minor setback change to the master bedroom and ensuite to the front.
 - Alteration to the shape of the front balcony, including additional landscaping.
- Roof
 - Further resolution of services and PV panels.
 - Level 5 storeroom.
 - Alteration to the balcony roof to reflect design change and inclusion of voids.
 - Minor increase in the width of rear awning of 0.7 metres.

The front elevation retains the original intent with the changes to the ground level reflected in the elevations. The rear elevation remains the same with the change to the bin store reflected on the elevation. The west elevation remains the same with the east elevation incorporating changes to reflect the internal floor changes.

The height changes from 52.33 metres AHD to 52.68 metres AHD and a lift overrun and storeroom is included on the plans to access the roof.

PLANNING ASSESSMENT

The following assessment relates to the amendments:

Built Form

The built form is generally as approved, however, we note the setback change at ground level to the west and south to provide the bin store to the rear and a 1 metre wide deep soil area. The western light well has been amended to reduce the size at the first two residential levels and an increase in area at Level 3. It is noted that the first three levels can have a nil setback and therefore the changes meet the policy provision.

At the upper level, the overall height has increased from 52.33 metres AHD to 52.68 metres AHD. This is considered a minor change which reflects the detailed design of the building. The minor change in height will not impact the amenity to the adjoining properties or the locality.

At the roof level, the proposed amendments include mechanical plant and the storeroom. The mechanical plant (which will be screened) is a function of the detailed design and service provision for the building. The mechanical plant is generally located centrally on the roof and therefore will not have a significant impact to the surrounding properties or locality.

The storeroom on the roof is minor given the area of the storeroom compared to the size of the roof and the location centrally on the roof. However, we note that the storeroom in theory constitutes an additional storey.

While the additional storey exceeds both the approved height and the height provisions of the Policy, the storeroom is only 5m² in area, located centrally on the roof and setback from the front, side and rear of the building. The storeroom does not impact the visual appearance of the building from the public domain, has minimal building bulk impact and has no additional shadow impact.

Plot Ratio

The plot ratio marginally reduces from 1223m² (2.65:1) to 1214m² (2.63:1).

Car Parking

The car parking numbers and allocation does not change.

Bicycle Parking

The amended plans provide the same bicycle outcome as per the amended approval in that 1 long stay bay is provided at ground level for the commercial tenancy and 10 wall mounted bike bays in the residential storerooms.

It is still proposed to include the visitor bays as per Condition 5.5.2.

Tree Canopy and Deep Soil Areas

The landscape remains generally as approved at the upper levels (noting some minor decreases and minor increases which balance out), however, as a result of the amendments there is more deep soil planting as a result of the western ground level setback.

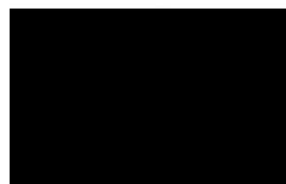
CONCLUSION

The proposed amendments are based on the ongoing detailed design of the building, the market advice in terms of the size of dwellings and the location of the bin store. The amendments retain the external appearance of the building.

The proposed amendments are appropriate for approval, and we look forward to your favourable consideration of this DAP Form 2 application.

Should you have any questions or require any additional information, please do not hesitate to contact the undersigned on [REDACTED]

Yours sincerely
PTS Town Planning Pty Ltd



Peter Simpson
Director