



City of GLEN EIRA
PO Box 42
Caulfield
Victoria, 3162

22.12.2020

ATTENTION:
Glen Eira Planning Department

SUMMARY OF CHANGES

MIXED USE DEVELOPMENT
7 – 15 HORNE STREET, ELSTERNWICK

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1. SCHEDULE OF AMENDMENTS

REVISION	E	F
• Development Type	Mixed Use	Mixed Use
• Date Issued	23.03.2020	09.12.2020
• Description	Amendments following council RFI's	Voluntary Amendments

PARKING		
• Resident cars	24	55
• Residential SDA	N/A	4
• Residential visitors	0	0
• Commercial cars	37	0
• Retail	3	3
• Retail / Visitor Accessible	1	1
• Bikes	64	53

APARTMENT / ROOM TYPES		
• SDA Apartments	0	10
• 1 Bed	0	2
• 2 bed	18	26
• 3 bed	3	5
TOTAL	21	43

NUMBER OF STOREYS ABOVE GROUND	8	9 (within council approved envelope)
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2. SUMMARY OF AMENDMENTS

1. Addition of total one (1) additional levels within existing council approved heights and setbacks.
2. Replacement of commercial space to podium level 1 and level 2 with residential apartments
3. Reconfiguration of ground floor layout and street interface to accommodate removal of commercial entry lobby and commercial lift / stair core.
4. Reconfigured façade treatment to reflect plan changes, using existing council approved design language response.
5. Updated 'Design Response' Sheets to reflect amended architectural design.

3. DETAILED LIST OF PROPOSED AMENDMENTS

SHEET	SHEET TITLE / DESCRIPTION
DR00	DESIGN RESPONSE - COVER PAGE
	i) No Change
DR02	ARCHITECTURAL PHILOSOPHY
	i) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE. a. Amended massing language diagrams b. Amended architectural blurb
DR03	URBAN CONTEXT AND RESPONSE
	i) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE. a. Amended response points
DR04	MASSING AND RYTHEM
	i) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE. a. Amended massing block massing diagrams to show podium and tower mass relationships
DR05	DISTANT VIEWS OF MASSING
	i) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE. a. Amended perspective to reflect design change b. Illustration of approved building height and setbacks.
DR06	STREETSCAPES
	i) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE. a. Amended streetscape to show amended design along the Horne street elevation.

DR07	FINISHES
	i) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE. a. Updated finishes to reflect amended design, but to remain consistent with previously approved materiality language.

DR08	STREET ACTIVATION - COMMERCIAL
	i) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE. a. Updated diagram to reflect design change, and removal of office levels from podium.

DR09	STREET ACTIVATION - PERSPECTIVE
	i) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE. a. Amended perspective to reflect design change

DR10	COMMERCIAL ACTIVATION - PERSPECTIVE
	i) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE. a. Amended perspective to reflect design change

TP000	TOWN PLANNING - COVER PAGE
	ii) No Change

TP010	SCHEDULES & GENERAL NOTES
	ii) REVISED SCHEDULES FOLLOWING CHANGE IN BUILDING USE. a. Schedule 'Apartment Summary' amended to include additional apartments b. Amended Schedule 'Bike Parking'. c. Amended Schedule 'Car Parking'. d. Amended Schedule 'Car Allocation'.
	iii) REVISED NOTES FOLLOWING CHANGE IN BUILDING USE a. Notes 'Rainwater collection' updated to reflect building layout change.

TP098	BASEMENT 2 PLAN
	<ul style="list-style-type: none"> i) REVISED BASEMENT LAYOUT FOLLOWING CHANGE IN BUILDING USE <ul style="list-style-type: none"> a. Relocation of water tank from basement 1 to under basement 2 slab b. Reconfiguration of residential storage provisions c. Reconfiguration of car parking layout d. Reconfiguration of lift / stair lobby e. Deletion of caretaker facilities

TP099	BASEMENT 1 PLAN
	<ul style="list-style-type: none"> i) REVISED BASEMENT LAYOUT FOLLOWING CHANGE IN BUILDING USE <ul style="list-style-type: none"> a. Deletion of bikes (17. No Spaces), relocated to Ground level b. Relocation of water tank from basement 1 to under basement 2 slab c. Reconfiguration of residential storage provisions d. Reconfiguration of car parking layout e. Reconfiguration of lift / stair lobby

TP100	GROUND FLOOR PLAN
	<ul style="list-style-type: none"> i) REVISED GROUND FLOOR LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE <ul style="list-style-type: none"> a. Deletion of 'Food and Drink' & 'Retail 3' & Retail 4' & 'Office 1' to create 'Retail 1' & 'Retail 2' b. Reconfiguration of lift / stair lobby c. Reconfiguration of bike room d. Relocation of substation to western corner of site e. Widening of basement ramp entry to provide provision for intercom ii) AMENDED SCHEDULE FOLLOWING CHANGE TO GROUND FLOOR LAYOUT <ul style="list-style-type: none"> a. Amended schedule 'Commercial Areas'

TP101	LEVEL 1 PLAN
	i) REVISED LEVEL 1 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE <ul style="list-style-type: none"> a. Removal of office area to make way for 'Residential Apartments' b. Reconfiguration of lift / stair lobby c. Deletion of void to northern corner to make way for residential apartments
	ii) AMENDED NOTES FOLLOWING CHANGE TO BUILDING USE <ul style="list-style-type: none"> a. Amended note 'Apartment Design Guideline Notes'
	iii) DELETION OF SCHEDULE 'COMMERCIAL AREAS'

TP102	LEVEL 2 PLAN
	i) REVISED LEVEL 2 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE <ul style="list-style-type: none"> a. Removal of office area to make way for 'Residential Apartments' b. Reconfiguration of lift / stair lobby
	ii) AMENDED NOTES FOLLOWING CHANGE TO BUILDING USE <ul style="list-style-type: none"> a. Amended of note 'Apartment Design Guideline Notes' b. Amended note 'Commercial Areas'
	iii) DELETION OF SCHEDULE 'COMMERCIAL AREAS'

TP103	LEVEL 3 PLAN
	i) REVISED LEVEL 3 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE <ul style="list-style-type: none"> a. Level 3 reconfigured to sit within existing council approved podium setbacks & height. b. Relocation of residents lounge & apartments & services c. Reconfiguration of lift / stair lobby
	ii) AMENDED NOTES FOLLOWING CHANGE TO BUILDING USE <ul style="list-style-type: none"> a. Amended note 'Apartment Design Guideline Notes' b. Added note 'Water Collection Note'

TP104	LEVEL 4 PLAN
	i) REVISED LEVEL 4 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE <ul style="list-style-type: none"> a. Reconfiguration of apartment layouts within existing approved upper level setbacks b. Reconfiguration of lift / stair lobby c. Deletion of 'Typical Winter Garden Section'
	ii) AMENDED NOTES FOLLOWING CHANGE TO BUILDING USE <ul style="list-style-type: none"> a. Amended note 'Apartment Design Guideline Notes'

TP105	LEVEL 5 PLAN
	i) REVISED LEVEL 5 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE <ul style="list-style-type: none"> a. Reconfiguration of apartment layouts within existing approved upper level setbacks b. Reconfiguration of lift / stair lobby
	ii) AMENDED NOTES FOLLOWING CHANGE TO BUILDING USE <ul style="list-style-type: none"> a. Amended note 'Apartment Design Guideline Notes'

TP106	LEVEL 6 PLAN
	i) REVISED LEVEL 6 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE <ul style="list-style-type: none"> a. Reconfiguration of apartment layouts within existing approved upper level setbacks b. Reconfiguration of lift / stair lobby
	ii) AMENDED NOTES FOLLOWING CHANGE TO BUILDING USE <ul style="list-style-type: none"> a. Amended note 'Apartment Design Guideline Notes'

TP107	LEVEL 7 PLAN
	i) REVISED LEVEL 7 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE <ul style="list-style-type: none"> a. Reconfiguration of apartment layouts within existing approved upper level setbacks b. Reconfiguration of lift / stair lobby
	ii) AMENDED NOTES FOLLOWING CHANGE TO BUILDING USE <ul style="list-style-type: none"> a. Amended note 'Apartment Design Guideline Notes'

TP108	LEVEL 8 PLAN
	i) REVISED LEVEL 8 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE <ul style="list-style-type: none"> a. Reconfiguration of apartment layouts within existing approved upper level setbacks b. Reconfiguration of lift / stair lobby
	ii) AMENDED NOTES FOLLOWING CHANGE TO BUILDING USE <ul style="list-style-type: none"> a. Amended note 'Apartment Design Guideline Notes'

TP109	ROOF PLAN
	i) REVISED SHEET NUMBER FROM TP114 to TP09
	ii) REVISED ROOF PLAN PROFILE WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE <ul style="list-style-type: none"> a. Reconfiguration of parapet profile to reflect external design change b. Reconfiguration of lift / stair lobby & roof service area

TP200	ELEVATIONS – NORTH EAST & NORTH WEST
	i) AMENDED ELEVATIONS WITHIN APPROVED BUILDING HEIGHT AND SETBACKS <ul style="list-style-type: none"> a. Amended elevation following change in building use, and addition of one (1) level within the approved / endorsed maximum building height and setbacks b. Amended profile of architectural feature within council approved heights
	ii) AMENDED FINISHES FOLLOWING REVISED ELEVATIONS

TP201	ELEVATIONS – SOUTH WEST & SOUTH EAST
	ii) AMENDED ELEVATIONS WITHIN APPROVED BUILDING HEIGHT AND SETBACKS <ul style="list-style-type: none"> a. Amended elevation following change in building use, and addition of one (1) level within the approved / endorsed maximum building height and setbacks b. Amended profile of architectural feature within council approved heights
	iii) AMENDED FINISHES FOLLOWING REVISED ELEVATIONS

TP210	SECTIONS – SECTION A & SECTION B
	i) AMENDED SECTIONS WITHIN APPROVED BUILDING HEIGHT AND SETBACKS <ul style="list-style-type: none"> a. Amended sections following change in building use, and addition of one (1) level within council approved building heights & setbacks b. Amended profile of architectural feature within council approved heights

TP211	SECTIONS – SECTION C
	i) AMENDED SECTION WITHIN APPROVED BUILDING HEIGHT AND SETBACKS <ul style="list-style-type: none"> c. Amended section following change in building use, and addition of one (1) level within council approved building heights & setbacks d. Amended profile of architectural feature within council approved heights

TP220	PART SECTIONS – PART SECTION 1
	i) AMENDED PART SECTION WITHIN APPROVED BUILDING HEIGHT AND SETBACKS <ul style="list-style-type: none"> a. Amended part section following change in building use, and addition of one (1) additional levels within council approved building heights & setbacks b. Amended ramp grades from laneway to basement 1.

TP221	PART SECTIONS – PART SECTION 2 & PART SECTION 3 & TYPICAL PODIUM SCREENING DETAIL
	i) AMENDED PART SECTION WITHIN APPROVED BUILDING HEIGHT AND SETBACKS <ul style="list-style-type: none"> a. Amended part section following change in building use, and addition of one (1) additional levels within the approved / endorsed maximum building height and setbacks b. Amended podium screening and overlooking diagrams

TP600	APARTMENT TYPE – 1A, 1B, 2A
	i) AMENDED TYPE CONFIGURATIONS FOLLOWING REVISED FLOOR PLAN LAYOUTS <ul style="list-style-type: none"> a. Amended analysis of compliance with 'Standard D17' (Accessibility) b. Amended analysis of compliance with 'Standard D20' (Storage)

TP601	APARTMENT TYPE – 2B, 2C, 2D
	i) AMENDED TYPE CONFIGURATIONS FOLLOWING REVISED FLOOR PLAN LAYOUTS <ul style="list-style-type: none"> a. Amended analysis of compliance with 'Standard D17' (Accessibility) b. Amended analysis of compliance with 'Standard D20' (Storage)

TP602	APARTMENT TYPE – 2E, 2F, 2G
	i) AMENDED TYPE CONFIGURATIONS FOLLOWING REVISED FLOOR PLAN LAYOUTS <ul style="list-style-type: none"> a. Amended analysis of compliance with 'Standard D17' (Accessibility) b. Amended analysis of compliance with 'Standard D20' (Storage)

TP603	APARTMENT TYPE – 2H
	i) AMENDED TYPE CONFIGURATIONS FOLLOWING REVISED FLOOR PLAN LAYOUTS <ul style="list-style-type: none"> a. Amended analysis of compliance with 'Standard D17' (Accessibility) b. Amended analysis of compliance with 'Standard D20' (Storage)

TP604	APARTMENT TYPE – 2i, 2J, 2K
	i) AMENDED TYPE CONFIGURATIONS FOLLOWING REVISED FLOOR PLAN LAYOUTS <ul style="list-style-type: none"> a. Amended analysis of compliance with 'Standard D17' (Accessibility) b. Amended analysis of compliance with 'Standard D20' (Storage)

TP605	APARTMENT TYPE – 2L, 2M
	i) AMENDED TYPE CONFIGURATIONS FOLLOWING REVISED FLOOR PLAN LAYOUTS <ul style="list-style-type: none"> a. Amended analysis of compliance with 'Standard D17' (Accessibility) b. Amended analysis of compliance with 'Standard D20' (Storage)

TP606	APARTMENT TYPE – 2N, 2O
	i) AMENDED TYPE CONFIGURATIONS FOLLOWING REVISED FLOOR PLAN LAYOUTS <ul style="list-style-type: none"> a. Amended analysis of compliance with 'Standard D17' (Accessibility) b. Amended analysis of compliance with 'Standard D20' (Storage)

TP607	APARTMENT TYPE – 3A, 3B
	i) AMENDED TYPE CONFIGURATIONS FOLLOWING REVISED FLOOR PLAN LAYOUTS <ul style="list-style-type: none"> a. Amended analysis of compliance with 'Standard D17' (Accessibility) b. Amended analysis of compliance with 'Standard D20' (Storage)

TP608	APARTMENT TYPE – 3C
	i) AMENDED TYPE CONFIGURATIONS FOLLOWING REVISED FLOOR PLAN LAYOUTS <ul style="list-style-type: none"> a. Amended analysis of compliance with 'Standard D17' (Accessibility) b. Amended analysis of compliance with 'Standard D20' (Storage)

TP950	SHADOW ANALYSIS – 9AM
	i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS <ul style="list-style-type: none"> c. Amended shadows to show proposed building mass shadows in comparison to approved building mass shadows

TP951	SHADOW ANALYSIS – 10AM
	i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS d. Amended shadows to show proposed building mass shadows in comparison to approved building mass shadows

TP952	SHADOW ANALYSIS – 11AM
	i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS e. Amended shadows to show proposed building mass shadows in comparison to approved building mass shadows

TP953	SHADOW ANALYSIS – 12 NOON
	i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS f. Amended shadows to show proposed building mass shadows in comparison to approved building mass shadows

TP954	SHADOW ANALYSIS – 1PM
	i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS g. Amended shadows to show proposed building mass shadows in comparison to approved building mass shadows

TP955	SHADOW ANALYSIS – 2PM
	i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS h. Amended shadows to show proposed building mass shadows in comparison to approved building mass shadows

TP956	SHADOW ANALYSIS – 3PM
	i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS i. Amended shadows to show proposed building mass shadows in comparison to approved building mass shadows