

Reference No. 1 – Reasons for the s 87A application

1. Planning Permit No. GE/DP-33027/2019 (“Permit”) was issued by Glen Eira City Council (“Council”) on 18 September 2020 to the land at 380 Hawthorn Road, Caulfield South (“subject site”) under the direction of the Tribunal after a successful Compulsory Conference.
2. The Permit allows for ‘*construction of a multi-storey mixed use building (with 2 basement levels), comprising apartments and shops, use of the land for apartments (frontage greater than 2m), reduction of the car parking requirement for the shop use and alteration of access to a road in a Road Zone, Category 1*’. Plans and various reports were endorsed by Council on 19 January 2021 to form part of the Permit.
3. The approved development is 5 storeys in height with a roof top terrace. The street wall to Hawthorn Road is at 41.8m AHD, the roof has a height of 48.7m AHD and the lift overrun is at 53m AHD.
4. After a further review of the approved development, the permit holder seeks to make this section 87A application for the following key changes:
 - a) Modifications to the layout of the ground floor shops, reconfiguration of the substation, service areas and amenities, and provision of one 3-bedroom apartment at the south-western corner of the ground floor;
 - b) Introduction of one additional floor that includes 9 apartments (3 x 3-bdroom and 6 x 2-bedroom) within the current approved podium envelope. This is achieved through the reduction in the floor to floor height of the ground floor from 6.5m to 3.4m; and
 - c) Modifications to the layout of the basement levels, including an increase in the car parking and bicycle parking provision from 78 to 81, and from 31 to 34, respectively.
5. Reference No. 3 – Statement of changes details the proposed changes on each plan.
6. Notably, there will be no external change to the approved building envelope, the street wall height or the maximum building height, although there will be changes to the external openings and an increase in the height of the screens to the service area by 200mm from 53m AHD to 53.2m AHD.
7. This section 87A application is accompanied by the following documents:
 - Architectural drawings (TP02 - TP03, TP101 – TP112, TP201 - TP206 and TP301 – TP304, Rev E, all dated 1 March 2021) prepared by Armsby Architects;
 - 3D renders (including comparison with the approved development);
 - Statement of changes; and
 - A traffic and parking assessment report prepared by Traffix Group (to be provided).