

17 February 2025

**APPLICATION TO AMEND PLANNING PERMIT GE/DP-35804/2022  
SECTION 87A OF THE *PLANNING & ENVIRONMENT ACT 1987*  
12 SERVICE ROAD, CAULFIELD NORTH**

Statement of Changes between the endorsed plans prepared by Roke Design Studio (TP-11C: 02102023) and the amended plans prepared by Roke Design Studio (TP-11G: 18022025).

## SUMMARY OF PRINCIPAL CHANGES

- Removal of the A/C condenser proximate to the pedestrian gate to the side of garage of Dwelling 1.
- Provision of A/C condenser unit located to the east side of the Garage of Dwelling 1.
- Provision of A/C condenser unit to the east facing wall of the Office (store) of Dwelling 1.
- Provision of an acoustic wall (no greater than 2.3m in height ) inside the south boundary fence for a length of 7.2m. This is shown on both the ground floor plan and south elevation.

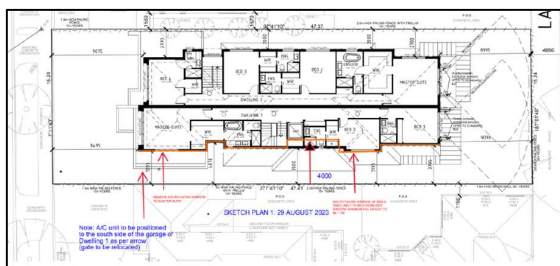
Note: The proposed amendments do not alter the preamble to the Permit or any conditions contained within.

## PLANNING SUMMARY

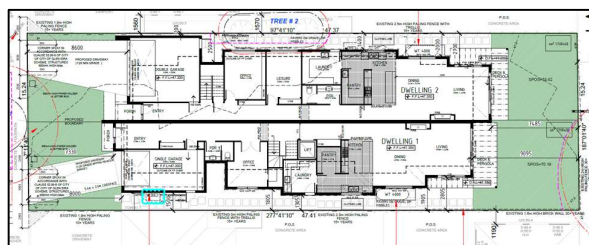
Planning Application no. GE/DP-35804/2022 was brought before the Tribunal by J Rudnianski pursuant to Section 82(1) of the *Planning & Environment Act 1987*.

This matter was settled at a Compulsory Conference on 29 August 2023. The agreement is contained at Appendix A of this application.

Inter alia, it was agreed at the Compulsory Conference to locate the A/C condenser unit for Dwelling 1 in the location shown below (Plan A: excerpt from agreement). The endorsed plans associated with Planning Permit GE/DP/35804/2022 show the A/C condenser unit to the side south side of the garage of Dwelling 1 (Plan B).



Plan A



Plan B

During the documentation and construction stage of the project, it was determined that the A/C condenser unit could not be sited in the location as shown, and multiple units required to service the dwelling. These have been positioned to the rear (east) of the garage (Actron Air Condenser Unit) and the south side of the Office Store (Actron Air Multihead Condenser Unit).

The inconsistency between the "as-built" conditions and the endorsed plans was brought to the attention of the City of Glen Eira. The application pursuant to Section 87a of the *Planning & Environment Act 1987* therefore seeks to amend the plans to maintain the location of the A/C units, along with the introduction of a noise attenuation structure that will sit within the southern fence line.