

Enquiries to: Michael Dowel
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2 May 2024

Ratio Consultants
9 Clifton Street
RICHMOND VIC 3121

Dear Applicant,

Planning Permit # GE/DP-33820/2020/A
Enquiry # GE/SECCON-1686/2023
Property: 99 Brewer Road Bentleigh

We are happy with the amended plans you submitted and have endorsed the plans. This letter details what we have considered and approved.

The following amendments have been approved:

- Gas meter cupboard deleted
- Water meter and fire booster cupboards switched places in the Bendigo Avenue site frontage
- Blockwork wall substituted for mesh screen to the west of the bike parking area abutting the vehicle ramp
- Western boundary fencing increased in height from 1.8m to 2.4m
- Alterations to café pedestrian entry along eastern ground-floor facade
- Northern boundary wall changed from double face brickwork wall to acoustically treated timber fence
- North, west, east and south walls changed from terracotta cladding to face brickwork walls.
- North facade wall changed from horizontal stria cladding to rendered blockwork with horizontal groove pattern.
- West facade steel hoods and window sizes rationalised. Rendered spandrel panels with horizontal and vertical grooves introduced.
- Blockwork planters removed to eastern elevation of external terrace, replaced with large pot plants.

GLEN EIRA CITY COUNCIL
CORNER GLEN EIRA AND HAWTHORN ROADS, CAULFIELD, VIC
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- Western and southern balustrade at third floor increased in height to 2.1 metres above FFL.
- Size of external terrace reduced from 486.83sqm to 435sqm. Consequentially, the northern setback to No. 45 Bendigo Avenue has been increased from 7 metres to 11 metres
- Amend the construction management plan to reflect a new developer's contact information, contractor's details and amended plans.

Any other changes included on the plans and not detailed in this letter do not form part of this approval.

From now on, the endorsed plans attached form part of the endorsed plans referred to in Conditions 1, 3, 10 and 16. Remember, these changes have not affected the timeframes on your permit.

We appreciate your time and involvement with the planning process. If you have any questions our team can assist you on 9524 3333.

Kind regards



Michael Dowel
PRINCIPAL URBAN PLANNER