

**LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

20 June 2023

Gavin Crawford
Principal Planning Officer
Yarra Ranges Council

Via Online Portal

Dear Gavin,

SECTION 50A APPLICATION - YR-2021/984 193 VICTORIA ROAD, COLDSTREAM

ADVERTISED

1. INTRODUCTION

Urbis continues to act on behalf of APH holdings in relation to planning application YR-2021/984, seeking planning permission for use and building works associated with a proposed dwelling at 193 Victoria Road, Coldstream.

We confirm that we are seeking to amend the application plans via Section 50 of the *Planning and Environment Act 1987*, substituting the previously submitted residential scheme. As such, the applicant still seeks planning approval for use and development of a single dwelling on a lot.

To support this application, we include the following documentation

- Amended plans prepared by DKO, dated 19 June 2023

1.1. APPLICATION HISTORY

Documentation forming planning application YR-2021/984 was first submitted on the 3rd of December 2021. The original planning application sought permission for the use and development of the land for a golf course, licensed function centre and restaurant, group accommodation and an ancillary indoor recreation centre, dwelling and residential building.

Since the first submission, there have been multiple amendments sought to reduce the scope of the proposal. Most recently, the application scope was reduced to consist of a residential dwelling only. Council's latest further information request dated 21st March 2023 sought further details pertaining to the dwelling only, citing the below key points as concerns:

- *The prominence of the built form, in response to the landscape and planning policy which seeks to maintain viewlines.*
- *The setbacks to the property boundaries.*

- *The proposal appears to be an intensive overdevelopment of the land having regard to its size and the planning policy framework.*

The lapse date listed on the formal RFI was the 20th of May 2023. This was later extended at the request of the applicant until the 20th of June 2023.

We now seek to submit a revised plan package via Section 50 of the *Planning and Environment Act 1987*.

2. PROPOSAL

We confirm that we are seeking to amend the application via Section 50 of the *Planning and Environment Act 1987*.

The plans that we seek to formally submit under Section 50 of the Act are an attempt by the architect to respond to Council's general concerns with previous iterations of the dwelling layout. Specifically, the below changes to the building design are proposed.

- The basement level has been lowered 4 metres, with the finished floor level reduced from 77.85 to 73.85 RL.
- The finished surface level of the ground floor has been lowered from 82.5 to 80.5, resulting in reduction of 2 metres.
- Corresponding reduction in finished floor levels at first floor level by 2 metres, resulting in a reduction in overall building height by 2 metres across the entire development. Specifically, the first floor has been lowered from RL89.85 / 88.35 to RL87.85 / 86.35 (and 83.9 at the garden entry point).

We further note that the application only seeks to include revisions to architectural design. Should Council support the proposed design, a revised landscape plan and Visual Impact Assessment can be considered for preparation if requested.

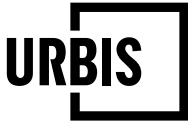
3. ASSESSMENT OF CHANGES

It is understood that Council holds concerns with how the proposed dwelling will be sited within the broader landscape and how the proposed scheme responds to key planning policy. The above listed changes seek to reduce the perceived visual bulk of the built form through the use of revised building heights, reducing the visible scale of the development.

It is acknowledged that the most contentious elements of the proposal relate to the scale of development. Primarily, the scale of development is contributed to by the extent of each elevation, with the north and south being the most critical. This is due to high visibility of the site and exposed built form to neighbouring public roads and key viewpoints.

The revisions proposed to the dwelling achieve a lower scale building, to an extent that perception of its height, bulk and scale has been reduced significantly. Specifically, the design tactics achieve the following:

- The scale of the built form has been reduced through significant height reductions, lowering the presentation of the building in the landscape.
- Reduced finished floor levels toward the western side of the development, sinking the built form into the hill on which the dwelling is situated. The proposed built form doesn't project above the



contours of the site, rather it appears to naturally mould into the landscape. This ensures that the siting and design of the building complements the landscape setting and reinforces the open rural landscape character of the area.

- The prominence of the built form on the hilltop in the landscape has been greatly reduced, through the tactics listed above. This ensures that the proposal is consistent with the GWZ4 and SLO2.

4. CONCLUSION

The above changes have been made to ensure that the concerns raised by Council are mitigated through built form. In doing so, we seek a formal amendment to the submitted plans via Section 50 of the *Planning and Environment Act 1987*.

We anticipate that the submission will be considered satisfactory from a built form perspective, however should you have any questions or concerns, please contact me on the undersigned.

Kind regards,

A handwritten signature in black ink, appearing to read "Richard Main".

ADVERTISED

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