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BALDASSO CORTESE
INCORPORATING DOIG ARCHITECTURE

12th November 2021

21905 / D01

Planning | Department of Environment, Land, Water and Planning

Level 8, 8 Nicholson Street,
East Melbourne,
Victoria 3002

For the Attention of: Development Approvals and Design – Cameron J Pearce

Dear Cameron,

**RE: PDA12/0007
69-71 McCrae Street, Dandenong**

I am writing to you to request a section 72 amendment for the above project. Our client purchased the site in 2019. When the client bought the site in 2019, he was assured that it was shovel ready by the previous owner, works had started on site with the site cleared and the basement excavated, and piling done.

In fact, it was far from that; the building permit had been forged and presented to our client as authentic, valid, and current. This meant that a lot of time and money was spent redoing things that our client thought have been done i.e., waste report, landscaping plans for planning sign off as well as redoing the whole building permit.

Due to the unforeseen circumstances mentioned above and the current COVID situation it has been hard to make the project stack up if it was left just apartments. The introduction of the NDIS apartments has meant that the project works financially and brings much need NDIS apartments to the area.

Therefore, I am writing to kindly ask if it possible to seek the following changes for this project.

1. Combine 2 apartments on Level 1 and 2 to become two person NDIS units. These are apartments.
Level 1 – Apartments 16 and 17 have been combined to form 1 two person NDIS unit, Named Apartment 16, the remainder of the space has been given to adjacent apartment 18.
Level 2 – Apartments 25 and 26 have been combined to form 1 two person NDIS unit, Named Apartment 25, the remainder of the space has been given to adjacent apartment 27.
See plans for details - **21905_TP-TP-A1-202_FIRST FLOOR - GA PLAN_[A]** and **21905_TP-TP-A1-203_SECOND FLOOR - GA PLAN_[A]**
2. Change four 2-bedroom units to single person NDIS units, intertenancy walls to adjacent apartment moved slightly to accommodate this change. These are apartments.
Ground – Apartment 5. (Wall to terrace space has been flipped to give a better apartment layout and window deleted). See plans for detail - **21905_TP-TP-A1-201_GROUND FLOOR - GA PLAN_[A]**
Level 1 - Apartment 14. See plans for detail - **21905_TP-TP-A1-202_FIRST FLOOR - GA PLAN_[A]**
Level 2 - Apartment 23. See plans for detail - **21905_TP-TP-A1-203_SECOND FLOOR - GA PLAN_[A]**
Level 3 - Apartment 30. See plans for detail - **21905_TP-TP-A1-204_THIRD FLOOR - GA PLAN_[A]**
3. Overhead canopy to the main entrance, this is for NDIS compliance. See elevation for details - **21905_TP-TP-A4-101_ELEVATIONS - SOUTH & WEST_[A]**
4. Windows NDIS unit increased in height for NDIS compliance (Sill height need to be max 1000mm for NDIS.). See elevations for details - **21905_TP-TP-A4-100_ELEVATIONS - NORTH & EAST_[A]** and **21905_TP-TP-A4-101_ELEVATIONS - SOUTH & WEST_[A]**

5. Add 1 window to the redesign apartment 27 adjacent to the NDIS apartment. See elevation for details - **21905_TP-TP-A4-101_ELEVATIONS - SOUTH & WEST_[A]**
6. The parapet height to be increased 200mm. Original TP drawings were inaccurate and made no allowance for roof structure or allowance for a parapet to stop water flowing from the roof. See elevations for details - **21905_TP-TP-A4-100_ELEVATIONS - NORTH & EAST_[A]** and **21905_TP-TP-A4-101_ELEVATIONS - SOUTH & WEST_[A]**
7. Remove the 4 roof pop ups, to reduce the need to access the roof for maintenance and cleaning of these items. In the previous design the apartments where stacking on top of each other are all similar in design and had adequate lighting. See elevations for details **21905_TP-TP-A4-100_ELEVATIONS - NORTH & EAST_[A]** and **21905_TP-TP-A4-101_ELEVATIONS - SOUTH & WEST - T_[A]** and plan **21905_TP-TP-A1-205_ROOF LEVEL - GA PLAN_[A]**
8. Since apartments 5, 14, 16, 23, 25 and 30 are NDIS apartments. Depending on the NDIS user, car parking is not normally required for all apartments, typically one car park per two apartments is provided. A 600mm width storage cupboard is provided within apartments as per the NDIS specialist disability accommodation design standard. (17.1). Therefore, propose that the number of car parking spaces for NDIS be reduced to 50% and external storage for the 6 NDIS apartments removed from the basement.

1 car park spaces and storage spaces have been removed from apartments 17 and 26 as they have been deleted.

1 car park spaces have been added for the 3-bedroom apartments, apartments 18 and 27.

See plan for details **21905_TP-TP-A1-200_BASEMENT FLOOR – GA PLAN_[A]**

Please feel free to contact me to discuss further if required.



Yours sincerely
Baldasso Cortese Pty Ltd

Jan Liu
Senior Project Architect

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