

14 October 2021

Department of Environment, Land, Water & Planning
 Attn: [REDACTED]
 Senior Planner
 Level 8, 8 Nicholson Street
EAST MELBOURNE VIC 3002

By Email: [REDACTED]

Dear Sir/Madam,

**PLANNING PERMIT PA1900753
 SECTION 72 AMENDMENT APPLICATION
 139-149 BOUNDARY ROAD, NORTH MELBOURNE**

Planning & Property Partners Pty Ltd continues to act for *BEG Development Pty Ltd*, the Planning Permit holder in relation to the above property.

We write in respect to Planning Permit MV/266/2015 ('Planning Permit') which relates to the land at 139-149 Boundary Road, North Melbourne ('the Site') and allows:

In accordance with the endorsed plans:

- *To construct two or more dwellings on a lot.*
- *To use the land for Retail and Food and drink premises*
- *To construct a building and construct or carry out works.*
- *To alter access to a road in a Road Zone Category 1*

The Planning Permit allows for the development of the Site for a 12 storey, mixed-use building over 3.5 levels of basement car parking which is accessible from the Site's southern frontage to Alfred Street.

The approved development is designed in a 'U' shape building, arranged around a central north-facing communal open space area bordered by communal, resident amenities. Commercial uses and the principal residential entrance and address to Boundary Road with apartments/townhouses located to the rear and at levels above. North-south and east-west pedestrian connections are provided across the Site in responding to nearby development approvals and in considering the broader master-planning of this section of the 'Macaulay Urban Renewal Precinct'.

Architectural plans and necessary consultant reports are yet to be endorsed under the Planning Permit.

It is the intent of this application to amend the development approved through the Planning Permit, as outlined in the following documentation which is provided in support of the amended proposal:

- Updated Architectural Plans prepared by *CHT Architects Pty Ltd* (Dated 22 September 2021);
- Updated Transport Impact Assessment prepared by *One Mile Grid Pty Ltd* (Dated 7 October 2021);
- Updated Waste Management Plan prepared by *One Mile Grid Pty Ltd* (Dated 7 October 2021);
- Updated Landscape Plan prepared by *Tract* (Dated 21 September 2021);

- Updated Sustainability Management Plan prepared by *Ark Resources* (Dated 11 October 2021);
- Updated Acoustic Report prepared by *Acoustic Logic* (Dated 10 June 2021); and
- Updated Wind Impact Assessment prepared by *Vipac Engineers & Scientists* (Dated 28 June 2021).

INTRODUCTION

As outlined in our pre-application meeting dated 6 July 2021, the amendments proposed by the application are the result of further detailed site and engineering investigations that have occurred as part of the detailed design phase of the project. These investigations have identified Site constraints related to the groundwater, drainage and environmental requirements and which are sought to be resolved through the amended design response proposal.

A detailed statement of changes prepared by *CHT Architects* are provided at **Appendix A** to this letter. This statement identifies that the amendments proposed by the application relate primarily to the approved building's lower levels, in particular the substructure which has been redesigned to accommodate groundwater levels. This has required the removal of one (1) basement level together with a raising and redesign of the remaining basement levels and associated reduction in the number of on-site car parking spaces. The level changes have also resulted in an internal rearrangement of the centralised open space area and bordering resident communal facilities, which has resulted in an overall improved amenity, functionality and useability of these spaces and the public pedestrian links provided.

Further changes are proposed to the materiality of the building and apartment floorplans. The overall building height remains the same to the building's roof (47.54RL north, 44.44RL south) along with the general profile and setbacks of the building retained generally in accordance with the existing approval. Across the development, the number of dwellings has decreased from 281 to 276.

As part of this application, amendments to the Planning Permit preamble and conditions are proposed as well as some other minor corrections to existing erroneous conditions. A tracked-changes version of the Planning Permit reflecting the requested amendments/corrections is provided at **Appendix C**.

SUBJECT SITE AND SITE CONTEXT

The Site is located on the west side of Boundary Road, approximately 24 metres north of the intersection with Alfred Street and 65 metres south of its intersection with Racecourse Road, North Melbourne.

The Site is generally rectangular in shape aside from a dog-leg at its southwest corner that links through to Alfred Street. The Site maintains a principal frontage to Boundary Road for approximately 49.53 metres; a depth of approximately 67.89 metres; and a secondary frontage to Alfred Street for approximately 11 metres.

The overall site area is approximately 4,529 square metres.



Figure 1 - Subject Site

Source: www.nearmap.com

The Site is formally identified as Land in Plan of Consolidation 155107 and is not encumbered by any restrictive covenants or easements. It rises by approximately 4 metres from its western boundary towards the Boundary Road frontage and is now currently vacant following recent demolition of former industrial buildings in preparation for the commencement of works allowed by the Planning Permit.

The Site forms part of the 'Arden-Macaulay Major Urban Renewal Precinct' which is historically low rise industrial area that has been identified for transformation to a high density, mixed use precinct within the well serviced area of inner-Melbourne. Recent planning approvals within the area provide for development ranging between 9-16 storeys, and which is reflective of the Design and Development Overlay – Schedule 63 (DDO63) applying to the Site and immediate area for a preferred maximum building height of nine (9) storeys and a mandatory maximum building height of 12 storeys as reflected in the Planning Permit.

The Site has excellent, walkable access to multiple existing public transport options including, but not limited to:

- Flemington Bridge Railway Station approximately 250 metres to the north
- Macauley Railway Station approximately 850 to the southwest;
- Tram Routes 57, 58 and 59 which operate along Racecourse Road approximately 120 metres to the north.

Additional public transport options are to occur as part of the overall renewal of the 'Arden-Macaulay Urban Renewal Precinct', including a new bus route along the Site's Boundary Road frontage and the Arden Railway Station. currently under construction.

PROPOSED AMENDMENTS

Development Plans

A detailed list of changes made to plans is provided within the statement of changes prepared by *CHT Architects* and as provided **Appendix A** to this letter. In summary however, the primary changes are:

- Revised basement design to raise the building's substructure above the groundwater level. This includes the finished floor level of the building's lowest basement level being raised from RL - 4.82 to RL1.19;
- Deletion of the lowest level of basement car parking (previously Basement 03) and redesign of remaining basement levels, including their respective RL's;
- Rearrangement of resident communal facilities (co-working space, gymnasium, games arcade, cinema) at Lower Ground and Upper Ground Levels, including a levelling and increase in the size of the central open space area;
- Reduction in the number of car parking spaces from 326 to 235;
- Reduction in the number of bicycle parking spaces from 424 to 274;
- Reduction in the number of townhouses at Lower Ground Floor Level from 8 to 5;
- Revised apartment floorplans with a reduction in the total number from 273 to 271; and
- Changes in the materiality of the building.

The above changes to car parking and apartment/townhouse numbers results in the amended proposal seeking a reduction in car parking requirements pursuant to Clause 52.06 (Car Parking) of the Melbourne Planning Scheme ('Melbourne Planning Scheme').

Planning Permit Conditions and Preamble

An amended Planning Permit preamble is proposed which references the reduction in car parking, forming part of the amended proposal. The amended preamble should be read as follows:

In accordance with the endorsed plans:

- *To construct two or more dwellings on a lot.*
- *To use the land for Retail and Food and drink premises.*
- *To construct a building and construct or carry out works.*
- **To reduce the required car parking provisions.**
- *To alter access to a road in a Road Zone Category 1*

The following changes to Condition 1 of the Planning Permit are also proposed to formalise the latest plans prepared by *CHT Architects Pty Ltd* (dated 22 September 2021) which form part of the amended proposals:

1. *Prior to the commencement of the development, excluding bulk excavation, site preparation, soil removal, site remediation and retention works, an electronic set of plans drawn to scale, must be submitted to and approved by the Responsible Authority, in consultation with Melbourne City Council, generally in accordance with the plans by CHT Architects Pty Ltd dated **22 September 2021**, but amended to show:*

A tracked-changes version of the Planning Permit reflecting the requested amendments/corrections is provided at **Appendix C**.

KEY CONSIDERATIONS

The amended proposal retains the approved building height ranging from a maximum RL of 44.40-46.54 at the building's south and north respectively while also retaining the general approved 'U-shape'

building envelope and setbacks to the site’s boundaries and from the podium provided to Boundary Road. Excellent on-site amenity for residents continue to be provided, and even enhanced, with the provision of additional communal facilities bordering the central communal open space area. The mixed-use nature of the approval and its highly resolved architectural form is retained in the proposed amendment.

The extent of changes proposed by the amendment application are substantially confined to addressing engineering requirements via changes to the substructure, car parking and lower ground level layouts. Layout changes to the floorplans for some apartments are also proposed however, they will continue to provide appropriate levels of internal amenity.

As a result of the changes proposed by the application, it is considered that critical planning considerations for this proposal are confined to car parking provisions/layouts, waste management, built form presentation and off-site amenity and on-site amenity as addressed below:

Car and Bicycle Parking Provision and Layout

The Planning Permit currently provides for 326 onsite car parking spaces against a statutory requirement for 310 spaces pursuant to Clause 52.06 of the Planning Scheme. The surplus car parking within the existing approval was anticipated to be sold according to market demands.

As detailed above, and in the statement of changes at **Appendix A**, the amended proposal removes a level of basement car parking due to engineering constraints, resulting in a:

- Reduction in the number of onsite car parking spaces from 326 to 234;
- Reduction in the total number of dwellings (townhouses/apartments) from 281 to 276.

The resulting car parking requirements from Clause 52.06 of the Planning Scheme are considered below:

Land Use	Applied Rate	Parking Measure	Required Parking	Provided Parking
Dwelling	<i>1 space to each one or two bedroom dwelling</i>	1xbed: 102 dwellings	102 spaces	230 spaces
		2xbed: 169 dwellings	169 spaces	
	<i>1 space to each three or more bedroom dwelling</i>	5 dwellings	10 spaces	
Shop	<i>3.5 space to each 100m² of leasable floor area</i>	140 square metres	8 spaces	5 spaces
Building Manager				1 space
Total			289 spaces	236 spaces

The above table demonstrates that the amended proposal now seeks a reduction of 53 car parking spaces pursuant to Clause 52.06 of the Planning Scheme.

This reduction is considered within the accompanying ‘Transport Impact Assessment’ prepared by *One Mile Grid Pty Ltd* which notes:

- The Site is well serviced by public transport and services, including:
 - Public transport in the form of train, tram and bus routes located within walking distance; and
 - Formalised on-road and informal bicycle routes running in close proximity of the subject site;

- Empirical data identifies that there is a strong demand for 1 and 2 bedroom apartments with reduced car parking in North Melbourne;
- Parking associated with the commercial uses is anticipated to relate only to staff demands which will be accommodated onsite;
- On-street parking in the vicinity of the Site is restricted to short-term parking. Accordingly, there are no opportunities for residents or visitor to occupy these spaces for extended periods; and
- The onsite bicycle parking spaces exceeds the statutory requirements at Clause 52.34 (Bicycle Parking) of the Planning Scheme.

As a result of this Site context and associated transport considerations, the parking reduction sought by the application is consistent with policies, including those at Clause 52.06 of the Planning Scheme, that encourage sustainable transport practices. Opportunities for the proposed development to contribute to this goal results from its access to existing and planned services, public transport and the absence of unrestricted on-street parking available in close proximity.

In relation to bicycle parking provisions, the accompanying 'Transport Impact Assessment' identifies that the amended proposal attracts a statutory requirement for 83 bicycle spaces pursuant to Clause 52.34 (Bicycle Facilities). The amended proposal provides for 267 bicycle parking spaces comprising 76 visitor spaces and 191 resident spaces within the basement and lower ground levels which significantly exceeds these statutory requirements.

Waste Management

The revised substructure and layout of lower levels necessitated a reconsideration of waste management arrangements as reflected in the updated 'Waste Management Plan' prepared by *One Mile Grid Pty Ltd* which forms part of the application. This 'Waste Management Plan' identifies that waste storage areas of an appropriate size will be retained alongside the stair cores that are serviced by bin chutes from levels above.

Waste collection will occur via the repositioned loading area at the western end of Basement 02 (Drawing No. TP2.00) with the building manager responsible for the transfer of bins from each of the bin rooms to the temporary storage location adjacent the loading area and returning them to the bin room immediately after collection.

Waste will be collected by a private contractor for both retail tenancies and by Council for residential uses, reflective of the approved arrangement.

Apartment Floorplans

Amendments proposed by the application include minor changes to floorplans with an associated improvement in the layout and internal amenity of apartments. The amended layouts continue to respond appropriately to requirements of Clause 58 (Apartment Developments) of the Planning Scheme as detailed on the submitted plans and further considered below:

- Generously proportioned communal open space areas continue to be provided at ground floor level and on the building's roof for the benefit of residents in accordance with Standard D7 (Communal Open Space). These areas will receive excellent solar access and the ground floor is complemented additional resident, communal facilities;
- 175 of the 276 apartments (63 percent) within the development satisfy the accessibility requirements of Standard D17 (Accessibility);
- Pedestrian and vehicle accessways are easily identifiable from the public realm and a generous proportioned residential lobby allows views to services from the public realm;

- The 1 & 2 bedroom apartments are provided with balconies that have minimum areas of 9.2 (Apartment Type 06) square metres, with the three-bedroom townhouses afforded with ground floor courtyards and upper level terraces;
- All dwellings are provided with appropriate internal storage with additional areas available at basement levels, satisfying Standard D20 (Storage) requirements across the development.
- All bedrooms and living areas (separate to dining and kitchen facilities) have dimensions and overall areas in accordance with Standard D24 (Functional Layout);
- Dwellings within the development have floor to ceiling heights of 2.7 metres allowing for maximum room depths of 6.75 metres pursuant to Standard D25 (Room Depth). This is not exceeded with exception of common areas where kitchens are located furthest from external windows. The overall depth of these rooms does not exceed 9.0 metres, satisfying Standard D25 requirements.
- All habitable rooms have a window in an external wall of the building. Only 'Apartment Type 18' is reliant upon a smaller, secondary area for daylight access and this space has a minimum width of 1.2 metres and an approximate length of 1.5 metres, satisfying Standard D26 requirements; and
- 123 of the 276 apartments (44 percent) within the development satisfy the cross ventilation requirements of Standard D27 (Natural Ventilation).

Drawing Nos. TP2.20 – TP2.34 of the architectural package contains detailed plan layouts of each of the dwellings and their response to Clause 58 requirements, which is all summarised in the tables provided at Drawing No. TP2.35 and TP2.36 demonstrating compliance with Clause 58 requirements.

On-site Amenity

The amended proposal enhances the provision and useability of communal facilities within the development that are provided for the benefit of residents. This includes the communal open space area of 812 square metres which will be consolidated at Upper Floor Level, replacing the previous split-level area of 695.5 square metres the forms part of the existing approval.

The revised layout will enhance the useability of this space through the increased area, regularised shape, positioning on a single level and enhanced connectivity to internal areas of the building. This will be complemented by a wider offering of communal facilities that are also consolidated at Upper Floor Level of the building and which include:

- Private dining and lounge area;
- Arcade and games area;
- Gymnasium (with yoga studio);
- Co-working space;
- Cinema; and
- Sports nutrition bar.

Built Form Presentation

The amended proposal results in limited changes to the approved building envelope, retaining a six (6) storey street wall, upper level street setbacks that are in accordance with the existing approval. The architectural language and overall form of the building are also maintained, ensuring that the development continues to respond appropriately to the applicable planning controls, in particular DDO63.

Modest changes to the materiality of the building are proposed which includes replacement of the ground level brickwork with aluminium cladding and changes to the tone and texture of the precast concrete finishes. Refinements to the layout of the ground level commercial tenancies addressing Boundary Road are also proposed which have been prepared in consultation with the services engineer.

These amendments will maintain a high quality pallet of materials and continuity across the development. An 'activated' frontage is also retained to Boundary Road with a well defined entrance to the residential component of the development.

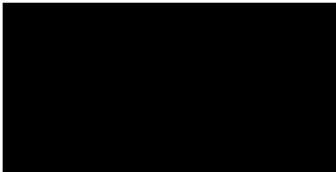
CONCLUSION

The revised design response generally reflects the approved building envelope as approved by the Planning Permit and continues to satisfy necessary conditions. The amended proposal provides a significant improvement to the existing approval in terms of its architecture and urban design response to the northern laneway where enhancements to the central, north-facing resident open space provides an overall improved amenity.

The amended development continues to provide a high quality, mixed-use development within the defined 'Arden-Macaulay Urban Renewal Precinct' with a highly desirable internal amenity for residents who are able to take advantage of nearby services and infrastructure aligned with the MAC with a variety of apartments.

We provide this response, supporting material and comments to assist in the Minister's consideration of the amended proposal. Should you have any queries in relation to this matter to be directed to the undersigned on (03) 8626 9090.

Yours faithfully,



Planning & Property Partners Pty Ltd

Attachment A
Statement of Changes

Statement of Changes

18113_139-149 Boundary Road, North Melbourne

Prepared by CHT Architects Pty Ltd

22 September 2021

The following are changes that have been made to the drawings listed below, prepared by CHT Architects.

DRAWING NUMBER	SUMMARY OF CHANGES
TP0.01 – Rev F DEVELOPMENT SUMMARY 01	<ul style="list-style-type: none"> • Total No. of Townhouses reduced from 8 to 5 • Total No. of Apartments reduced from 273 to 271 • Total NSA increased from 17964m² to 18378m² • Total GFA reduced from 35013m² to 31784 m² • Total Parking reduced from 326 to 234 • Total Bike parking reduced from 424 to 265 • Storage cages reduced from 300 to 237 • Site Permeability at 358.3 m² • Floor Area Ratio increased from 5.19 to 5.32 • Site coverage increased from 55.5% to 56.5%
TP0.02 – Rev F DEVELOPMENT SUMMARY 02	<ul style="list-style-type: none"> • Total Townhouses reduced from 8 to 5 • Total Apartment units reduced from 273 to 271
TP1.01 – Rev E SITE PLAN	<ul style="list-style-type: none"> • Update to bearings to match proposed title boundary pursuant to a Boundary Plan Submission • Landscaping updated in central courtyard, along south boundary and roof terrace • Setbacks updated to a revised basement design to bring the substructure out of groundwater level
TP2.00 – Level Deleted BASEMENT 03	<ul style="list-style-type: none"> • Basement level 03 removed
TP2.00 – Rev D BASEMENT 02 / PREVIOUS BASEMENT 03	<ul style="list-style-type: none"> • Substructure redesigned above Ground water level; RL @ lowest point raised from -4.82 (Top of previous B03 slab) to 1.19 (Top of proposed Carpark B02 East slab) • Setbacks updated to a revised basement design originating from the raised substructure • Basement carpark access ramp relocated from previous B01 to proposed Carpark B02 West • Overall structural update • Subsequent changes to overall layout • Loading zone/ Waste rooms/ Car-Dog wash relocated from previous B01 to proposed B02 • Carparking area increased from 3131m² to 3364.5m²



<p>TP2.01 – Rev D BASEMENT 01 / PREVIOUS BASEMENT 02</p>	<ul style="list-style-type: none"> • RL raised from -2.02 (Top of previous B01 slab) to 3.99 (Top of proposed Carpark B01 slab) • Setbacks updated to a revised basement design originating from the raised substructure • Overall structural update • Subsequent changes to overall layout • Carparking area decreased from 3131 m² to 1527 m²
<p>TP2.02 – Sheet Deleted BASEMENT 01</p>	<ul style="list-style-type: none"> • Sheet TP2.02 deleted
<p>TP2.03 – Rev D LOWER GROUND FLOOR PLAN</p>	<ul style="list-style-type: none"> • RL @ lowest point raised from 3.98 (Top of previous Lower Ground floor carpark slab) to 5.39 (Proposed top of Carpark LG West slab) • Setbacks updated to a revised basement design originating from the raised substructure • Overall structural update • Subsequent changes to overall layout • Private dining & Lounge, Arcade games and Lower Communal Garden deleted • Japanese Garden deleted • Townhouses TH06, TH07 and TH08 deleted • Carparking area increased from 1356.5 m² to 2,792 m² • Services relocated • Deep root planting area reduced
<p>TP2.04 – Rev D UPPER GROUND FLOOR PLAN</p>	<ul style="list-style-type: none"> • Setbacks updated to engage updated capping beam perimeter • Overall structural update • Communal Garden area increased from 334.5 m² to 812 m² • Townhouses TH06, TH07 and TH08 deleted • Apartment G.04 added, total No. of apartments increased from 3 to 4 • Gas meter room, Fire pump room and electrical switch room relocated to upper ground floor level • Gym, co-working space, cinema and arcade games room locations reconfigured • Communal Yoga, cinema, sports bar and outdoor areas introduced • Tenancy Nos. reduced from 3 to 2 • Café and Substation reconfigured and relocated



TP2.205 – Rev E LEVEL 01	<ul style="list-style-type: none"> • Setbacks and structural columns updated to engage transfer slab at L01 • Subsequent general update to overall apartment layouts
TP2.06 – Rev E LEVEL 02	<ul style="list-style-type: none"> • General update to overall apartment layouts
TP2.07 – Rev E LEVEL 03	<ul style="list-style-type: none"> • General update to overall apartment layouts
TP2.08 – Rev E LEVEL 04	<ul style="list-style-type: none"> • General update to overall apartment layouts
TP2.09 – Rev E LEVEL 05	<ul style="list-style-type: none"> • General update to overall apartment layouts
TP2.10 – Rev E LEVEL 06	<ul style="list-style-type: none"> • General update to overall apartment layouts
TP2.11 – Rev E LEVEL 07	<ul style="list-style-type: none"> • General update to overall apartment layouts
TP2.12 – Rev E LEVEL 08	<ul style="list-style-type: none"> • General update to overall apartment layouts
TP2.13 – Rev E LEVEL 09	<ul style="list-style-type: none"> • General update to overall apartment layouts
TP2.14 – Rev E LEVEL 10	<ul style="list-style-type: none"> • General update to overall apartment layouts
TP2.15 – Rev E LEVEL 11	<ul style="list-style-type: none"> • General update to overall apartment layouts • Roof Garden area reduced from 236.5 m² to 203.5 m² • Roof plant screen extended to capture services risers
TP2.16 – Rev E ROOF	<ul style="list-style-type: none"> • Roof plant screen extended to capture services risers and fire tank
TP2.17A – Rev D BOUNDARY ROAD FACADE - DETAIL PLAN - A	<ul style="list-style-type: none"> • Updated to revised general layout
TP2.17B – Rev D BOUNDARY ROAD FACADE - DETAIL PLAN - B	<ul style="list-style-type: none"> • Updated to revised general layout



<p>TP2.18A – Rev D BOUNDARY ROAD FACADE - DETAIL ELEVATION - A</p>	<ul style="list-style-type: none"> • Updated to revised general layout • Material tags updated • Materials Schedule updated <ul style="list-style-type: none"> ○ BR01 and PC04 deleted ○ PC01 description changed from natural concrete tone, smooth finish to white tinted concrete, smooth finish ○ PC02 description changed from Red tinted concrete tone to Dark grey concrete tone, smooth finish ○ BAL01 added ○ PC07 Natural Concrete, Reckli finish added
<p>TP2.18B – Rev D BOUNDARY ROAD FACADE - DETAIL ELEVATION - B</p>	<ul style="list-style-type: none"> • Updated to revised general layout • Material tags updated • Materials Schedule updated <ul style="list-style-type: none"> ○ BR01 and PC04 deleted ○ PC01 description changed from natural concrete tone, smooth finish to white tinted concrete, smooth finish ○ PC02 description changed from Red tinted concrete tone to Dark grey concrete tone, smooth finish ○ BAL01 added ○ PC07 Natural Concrete, Reckli finish added
<p>TP2.20 – Rev D APARTMENT DESIGN GUIDELINES 01 - TOWNHOUSES</p>	<ul style="list-style-type: none"> • General update to Townhouse layouts and BADS assessment
<p>TP2.21 – Rev D APARTMENT DESIGN GUIDELINES 02 - APARTMENTS</p>	<ul style="list-style-type: none"> • General update to Apartment layouts and BADS assessment
<p>TP2.22 – Rev D APARTMENT DESIGN GUIDELINES 03 - APARTMENTS</p>	<ul style="list-style-type: none"> • General update to Apartment layouts and BADS assessment
<p>TP2.23 – Rev D APARTMENT DESIGN GUIDELINES 04 - APARTMENTS</p>	<ul style="list-style-type: none"> • General update to Apartment layouts and BADS assessment



TP2.24 – Rev D APARTMENT DESIGN GUIDELINES 05 - APARTMENTS	<ul style="list-style-type: none"> • General update to Apartment layouts and BADS assessment
TP2.25 – Rev D APARTMENT DESIGN GUIDELINES 06 - APARTMENTS	<ul style="list-style-type: none"> • General update to Apartment layouts and BADS assessment
TP2.26 – Rev D APARTMENT DESIGN GUIDELINES 07 - APARTMENTS	<ul style="list-style-type: none"> • General update to Apartment layouts and BADS assessment
TP2.27 – Rev D APARTMENT DESIGN GUIDELINES 08 - APARTMENTS	<ul style="list-style-type: none"> • General update to Apartment layouts and BADS assessment
TP2.28 – Rev D APARTMENT DESIGN GUIDELINES 09 - APARTMENTS	<ul style="list-style-type: none"> • General update to Apartment layouts and BADS assessment
TP2.29 – Rev D APARTMENT DESIGN GUIDELINES 10 - APARTMENTS	<ul style="list-style-type: none"> • General update to Apartment layouts and BADS assessment
TP2.30 – Rev D APARTMENT DESIGN GUIDELINES 11 - APARTMENTS	<ul style="list-style-type: none"> • General update to Apartment layouts and BADS assessment
TP2.31 – Rev D APARTMENT DESIGN GUIDELINES 12 - APARTMENTS	<ul style="list-style-type: none"> • General update to Apartment layouts and BADS assessment
TP2.32 – Rev D APARTMENT DESIGN GUIDELINES 13 - APARTMENTS	<ul style="list-style-type: none"> • General update to Apartment layouts and BADS assessment
TP2.33 – Rev D APARTMENT DESIGN GUIDELINES 14 - APARTMENTS	<ul style="list-style-type: none"> • Sheet added for new Apartment types



TP2.34 – Rev D APARTMENT DESIGN GUIDELINES 15 - APARTMENTS	<ul style="list-style-type: none"> • Sheet added for new Apartments types
TP2.35 – Rev D APARTMENT DESIGN GUIDELINES ASSESSMENT	<ul style="list-style-type: none"> • Sheet added for new Apartments types
TP2.36 – Rev D APARTMENT DESIGN GUIDELINES ASSESSMENT	<ul style="list-style-type: none"> • Sheet added for new Apartments types
TP3.00 – Rev F ELEVATIONS	<ul style="list-style-type: none"> • General changes to façade to suit changes to overall internal arrangement • Materials Schedule updated <ul style="list-style-type: none"> ○ BR01 and PC04 deleted ○ PC01 description changed from natural concrete tone, smooth finish to white tinted concrete, smooth finish ○ PC02 description changed from Red tinted concrete tone to Dark grey concrete tone, smooth finish ○ BAL01 added ○ PC07 Natural Concrete, Reckli finish added
TP3.01 – Rev F ELEVATIONS	<ul style="list-style-type: none"> • General changes to façade to suit changes to overall internal arrangement • Materials Schedule updated <ul style="list-style-type: none"> ○ BR01 and PC04 deleted ○ PC01 description changed from natural concrete tone, smooth finish to white tinted concrete, smooth finish ○ PC02 description changed from Red tinted concrete tone to Dark grey concrete tone, smooth finish ○ BAL01 added ○ PC07 Natural Concrete, Reckli finish added
TP3.02 – Rev F ELEVATIONS	<ul style="list-style-type: none"> • General changes to façade to suit changes to overall internal arrangement • Materials Schedule updated <ul style="list-style-type: none"> ○ BR01 and PC04 deleted ○ PC01 description changed from natural concrete tone, smooth finish to white tinted concrete, smooth finish



	<ul style="list-style-type: none"> ○ PC02 description changed from Red tinted concrete tone to Dark grey concrete tone, smooth finish ○ BAL01 added ○ PC07 Natural Concrete, Reckli finish added
<p>TP3.03 – Rev F ELEVATIONS</p>	<ul style="list-style-type: none"> ● General changes to façade to suit changes to overall internal arrangement ● Materials Schedule updated <ul style="list-style-type: none"> ○ BR01 and PC04 deleted ○ PC01 description changed from natural concrete tone, smooth finish to white tinted concrete, smooth finish ○ PC02 description changed from Red tinted concrete tone to Dark grey concrete tone, smooth finish ○ BAL01 added ○ PC07 Natural Concrete, Reckli finish added
<p>TP3.04 – Rev F ELEVATIONS</p>	<ul style="list-style-type: none"> ● General changes to façade to suit changes to overall internal arrangement ● Materials Schedule updated <ul style="list-style-type: none"> ○ BR01 and PC04 deleted ○ PC01 description changed from natural concrete tone, smooth finish to white tinted concrete, smooth finish ○ PC02 description changed from Red tinted concrete tone to Dark grey concrete tone, smooth finish ○ BAL01 added ○ PC07 Natural Concrete, Reckli finish added
<p>TP3.05 – Rev F ELEVATIONS</p>	<ul style="list-style-type: none"> ● General changes to façade to suit changes to overall internal arrangement ● Materials Schedule updated <ul style="list-style-type: none"> ○ BR01 and PC04 deleted ○ PC01 description changed from natural concrete tone, smooth finish to white tinted concrete, smooth finish ○ PC02 description changed from Red tinted concrete tone to Dark grey concrete tone, smooth finish ○ BAL01 added ○ PC07 Natural Concrete, Reckli finish added



TP3.06 – Rev F ELEVATIONS	<ul style="list-style-type: none"> • General changes to façade to suit changes to overall internal arrangement • Materials Schedule updated <ul style="list-style-type: none"> ○ BR01 and PC04 deleted ○ PC01 description changed from natural concrete tone, smooth finish to white tinted concrete, smooth finish ○ PC02 description changed from Red tinted concrete tone to Dark grey concrete tone, smooth finish ○ BAL01 added ○ PC07 Natural Concrete, Reckli finish added
TP4.01 – Rev F SECTION A-A	<ul style="list-style-type: none"> • Ground water level shown • General update
TP4.02 – Rev F SECTION B-B	<ul style="list-style-type: none"> • Ground water level shown • General update
TP4.03 – Rev F SECTION C-C	<ul style="list-style-type: none"> • Ground water level shown • General update
TP4.04 – Rev F SECTION D-D	<ul style="list-style-type: none"> • Ground water level shown • General update
TP4.05 – Rev F SECTION E-E	<ul style="list-style-type: none"> • Ground water level shown • General update
TP4.06 – Rev F SECTION F-F	<ul style="list-style-type: none"> • Ground water level shown • General update
TP5.01 – Rev D EQUITABLE DEVELOPMENT RIGHTS	<ul style="list-style-type: none"> • Updated to proposed building envelope
TP6.00 – Rev D SHADOW DIAGRAMS	<ul style="list-style-type: none"> • Updated to proposed building envelope
TP6.01 – Rev D SHADOW DIAGRAMS	<ul style="list-style-type: none"> • Updated to proposed building envelope
TP7.00 – Rev D POWERLINE SAG & SWAY	<ul style="list-style-type: none"> • Updated to proposed building envelope