

ELENBERG FRASER

LEVEL 3, 160 QUEEN STREET MELBOURNE VICTORIA 3000
AUSTRALIA

TEL +61 3 9600 2260 FAX +61 3 9600 2266
MAIL@E-F.COM.AU WWW.E-F.COM.AU
ABN 97 556 188 726

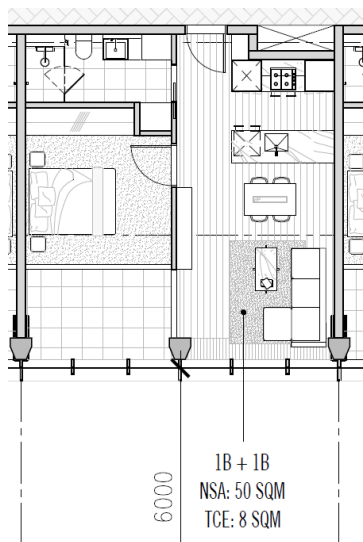
MEMO – REMOVAL OF WINTERGARDENS

RE:	PAGES	DATE
17155_300 City Rd, Southbank VIC	2	29/11/23
<i>TP Endorsement</i>		
FROM	TEL	EMAIL
Elenberg Fraser - Daniel Hazmy	(03) 9600 2260	d.hazmy@fraserandpartners.com.au
TO CC		
Ratio - William Bromhead		williamb@ratio.com.au
Ratio - Angela Mok		angela.mok@ratio.com.au

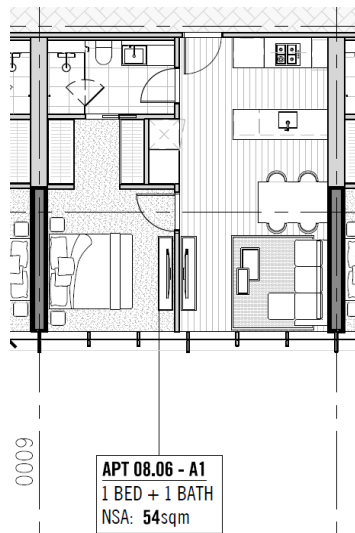
Dear William,

The development site is in Southbank where it is exposed to an environment of high level of traffic noise and wind that discourages the use of terraces or wintergardens in this area. The proposal to remove the wintergardens from apartments below 40m for the development will not only aim to mitigate the noise and wind issues but also improves the amenity and layout of the apartments.

The following comparison on the relevant 1 and 2 bed apartment types illustrates the improvements to the internal layout between the permitted scheme and proposed scheme.



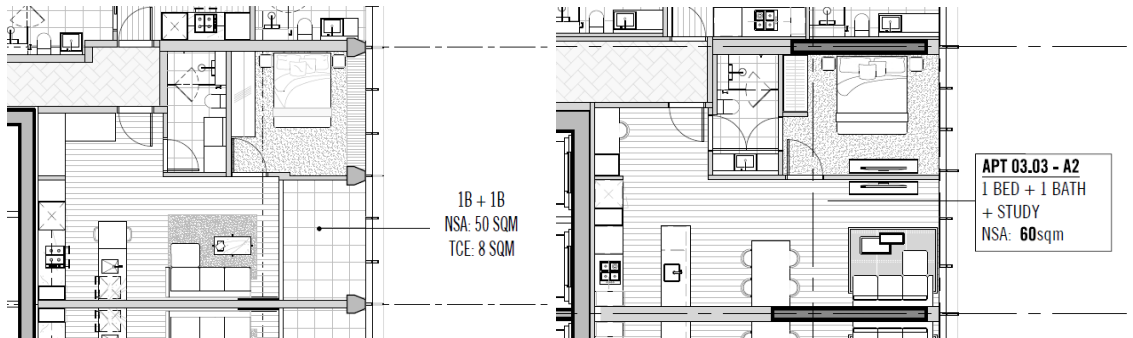
Typical 1 bed (Permitted)



Typical 1 bed (Proposed)

Improved internal layout with walk in robes with secondary entry to the bathroom accessed from the bedroom.
Additional storage cupboard provided adjacent to the laundry.

ELENBERG FRASER



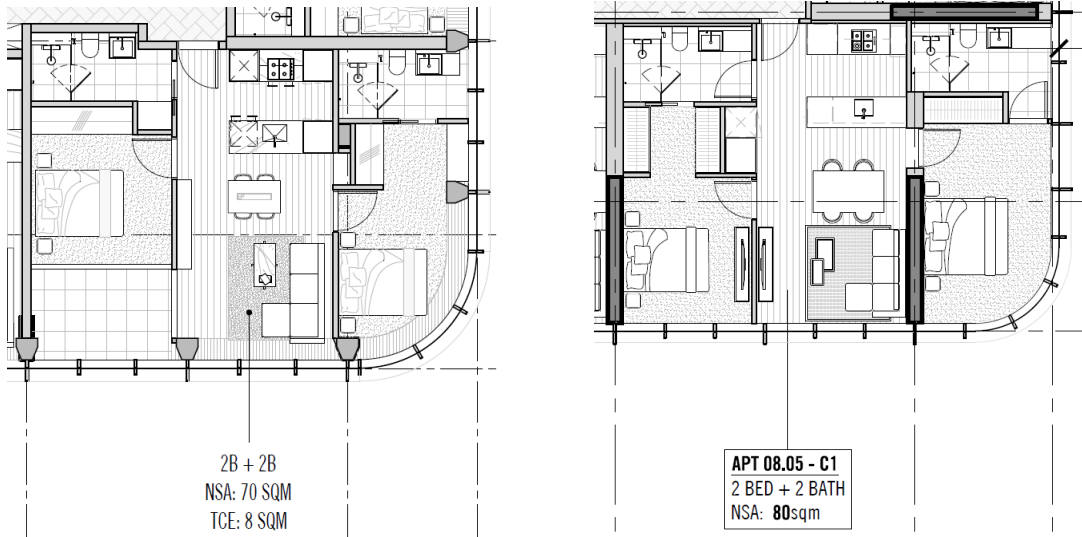
Typical 1 bed (Permitted)

Typical 1 bed (Proposed)

Improved internal layout with secondary entry to the bathroom accessed from the bedroom.

Additional area for dining now provided.

Study nook area now provided.



Typical 2 bed (Permitted)

Typical 2 bed (Proposed)

Improved internal layout with walk in robes with secondary entry to the bathroom accessed from inside the second bedroom.

Additional storage cupboard provided adjacent to the laundry.

Furthermore, the provision of 798m² of external communal terrace in addition to the 1074m² of internal communal area (total of 1,872m²) provides adequate private open space for the reasonable recreation and service needs of residents in the proposed scheme.

In summary, the proposal to remove the wintergardens to apartments below 40m, in our opinion is a better outcome for the residents because it gives the area that will be rarely used due to noise and wind back into the apartments and there is more than adequate internal and external communal area provided in the building.