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DFP Stage 2 - Statement of Changes

Project	Dorcas St, South Melbourne	Project no.	M12805
		Date	12/09/24

Summary of Principle Changes:

- Amendments to apartment mix. Number of apartments increased from 224 to 243
- Balcony locations modified.
- Amendments to façade design to coordinate with reflectivity requirements and further Design Development. Façade notches removed and tower footprint simplified. Twin tower façade concept maintained. Coloured metal aluminium profile modified and rationalised. Lighter coloured façade projections added to twin façade.
- Amendments to Basement to reduce depth of excavation. Number of carparks reduced from 258 to 223
- RLs to podium carpark levels updated to coordinate with required car lift overrun
- RL to top of podium increased to RL19.130 (prev. RL19.030) to allow for compliant balustrade

Rev.	Drawing No.	Description of Changes
2	TP01.001 - Existing Site Plan	No change
2	TP01.010 - Proposed Site Plan	Façade notches removed. Tower footprint simplified. Updates to façade projections in line with amended façade design. Penthouse terrace stair added. Increased area of landscaping proposed to Level 3 terraces. Roof height adjusted to coordinate with proposed parapet detail.
2	TP01.020 - Site Demolition Plan	No change
2	TP03.0B1 - Basement 1 Plan	Basement slab and ramping simplified to reduce overall depth of basement excavation. Number of carparks reduced from 55 to 35. Main switchroom relocated Storage areas relocated
2	TP03.0B2 - Basement 2 Plan	Basement slab and ramping simplified to reduce overall depth of basement excavation. Number of carparks reduced from 71 to 65. Storage areas relocated
2	TP03.0B3 - Basement 3 Plan	Basement slab and ramping simplified to reduce overall depth of basement excavation. Number of carparks reduced from 73 to 67. Storage areas relocated Inground 30kL Rainwater tank shown
2	TP03.0LG - Lower Ground Plan	Modifications to main entrance off Dorcas St to coordinate with existing footpath levels Retail RLs to Wells St updated to coordinate with survey levels Modifications to Retail Bin Room and DDA WC location Revisions to Residential bin room to coordinate with revised apartment numbers and core layout Bicycle Lift Lobby added off Middleton Lane South Graphic update to indicate void above basement carpark below

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		2x bicycle hoops relocated to Dorcas St to allow for clear access to Fire Booster.
2	TP03.0UG – Upper Ground Plan	Revisions to apartment mix. Number of apartments increased from 4 to 5 apartments Revisions to Pool / Spa / Gym / Wellness area Modifications to bicycle and storage area. No change to number of bicycle racks. Details of types added. Plant room added above ramp
2	TP03.001 – Level 1 Plan	Revisions to apartment mix. Number of apartments increased from 10 to 11 apartments. Curved glazing to green bridge link removed Proposed canopy shown Revised entry to Residential amenities Footprint to Middleton Lane updated to coordinate with elevations
2	TP03.002 – Level 2 Plan	Revisions to apartment mix. Number of apartments increased from 10 to 11 apartments. Curved glazing to green bridge link removed Increased area of storage Stairs and ramp added to mediate level change between carpark and apartments due to carlift overrun Footprint to Middleton Lane updated to coordinate with elevations
2	TP03.003 – Level 3 Plan	Revisions to apartment mix and introduction of Communal area with outdoor terrace. Number of apartments reduced from 9 to 8 apartments. Updated balcony locations. Façade notches removed. Curved glazing to green bridge link removed Increased area of landscaping proposed to Level 3 terraces. Stairs and ramp added to mediate level change between carpark and apartments due to carlift overrun
2	TP03.004 – Levels 4-10 Plan	Revisions to apartment mix. No change to number of apartments. Updated balcony locations. Façade notches removed. Tower footprint simplified. Updates to façade projections in line with amended façade design. Curved glazing to green bridge link removed
2	TP03.011 – Levels 11-14 Plan	Revisions to apartment mix. No change to number of apartments. Updated balcony locations. Façade notches removed. Tower footprint simplified. Updates to façade projections in line with amended façade design. Curved glazing to green bridge link removed

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2	TP03.015 – Levels 15-16 Plan Previously Level 15-17 Plan	Revisions to apartment mix. Number of apartments increased from 6 to 12 apartments. Updated balcony locations. Façade notches removed. Tower footprint simplified. Updates to façade projections in line with amended façade design. Curved glazing to green bridge link removed
1	TP03.017 – Level 17 Plan	Revisions to apartment mix. Number of apartments increased from 6 to 9 apartments. Updated balcony locations. Façade notches removed. Tower footprint simplified. Updates to façade projections in line with amended façade design. Curved glazing to green bridge link removed
2	TP03.018 – Level 18 Plan	Revisions to apartment mix. Number of apartments increased from 6 to 7 apartments. Updated balcony locations. Façade notches removed. Tower footprint simplified. Updates to façade projections in line with amended façade design. Curved glazing to green bridge link removed
2	TP03.019 – Level 19 Roof	Façade notches removed. Tower footprint simplified. Updates to façade projections in line with amended façade design. Roof height adjusted to coordinate with proposed parapet detail. No change to maximum height Water feature removed from Penthouse Terrace
2	TP09.001 – North West Elevation	No change to maximum height. Balcony locations updated to coordinate with revised apartment mix Vertical elements introduced to mitigate reflectivity issues. Amendments to façade design to coordinate with reflectivity requirements and further Design Development. Façade notches removed. Tower footprint simplified. Twin tower façade concept maintained. Coloured metal aluminium profile modified and rationalised. Lighter coloured façade projections added to twin façade. Awning windows added
2	TP09.002 – South East Elevation	No change to maximum height. Balcony locations updated to coordinate with revised apartment mix Vertical elements introduced Amendments to façade design to coordinate with reflectivity requirements and further Design Development. Façade notches removed. Tower footprint simplified.

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		<p>Twin tower façade concept maintained. Coloured metal aluminium profile modified and rationalised. Lighter coloured façade projections added to twin façade.</p> <p>Awning windows added</p>
2	TP09.003 – North East Elevation	<p>No change to maximum height.</p> <p>Balcony locations updated to coordinate with revised apartment mix</p> <p>Amendments to façade design to coordinate with reflectivity requirements and further Design Development. Façade notches removed. Tower footprint simplified.</p> <p>Twin tower façade concept maintained. Coloured metal aluminium profile modified and rationalised. Lighter coloured façade projections added to twin façade.</p> <p>Awning windows added</p>
2	TP09.004 – South West Elevation	<p>No change to maximum height.</p> <p>Balcony locations updated to coordinate with revised apartment mix</p> <p>Vertical elements introduced</p> <p>Amendments to façade design to coordinate with reflectivity requirements (as per comment above) and further Design Development. Façade notches removed. Tower footprint simplified.</p> <p>Twin tower façade concept maintained. Coloured metal aluminium profile modified and rationalised. Lighter coloured façade projections added to twin façade.</p> <p>Awning windows added</p>
1	TP10.001 – Section A & B	<p>Depth of basement excavation reduced</p> <p>RLs to podium levels added. Height of podium amended to allow for compliant balustrade (no foot hold),</p> <p>Façade details added</p> <p>Proposed canopy shown</p> <p>Updates to roof level RLs. No change to maximum height.</p>
2	TP10.002 – Section C	<p>Modifications to basement levels</p> <p>RLs to podium levels added. Height of podium amended to allow for compliant balustrade (no foot hold),</p> <p>Change of apartment type at L1 from 2 Bed to 3 Bed.</p> <p>Change of apartment types at L11-16</p> <p>Façade details added</p> <p>Updates to roof level RLs. No change to maximum height.</p>
2	TP10.003 – Section D	<p>Depth of basement excavation reduced</p> <p>RLs to podium levels added. Height of podium amended to allow for compliant balustrade (no foot hold),</p> <p>Changes to apartment types on all levels</p> <p>Façade details added</p> <p>Updates to roof level RLs. No change to maximum height.</p>

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		Modifications to Pool / Spa / Wellness area.
2	TP10.004 – Section E	<p>Depth of basement excavation reduced</p> <p>RLs to podium levels added. Height of podium amended to allow for compliant balustrade (no foot hold),</p> <p>Changes to apartment types on all levels</p> <p>Façade details added</p> <p>Updates to roof level RLs. No change to maximum height.</p> <p>Addition of plant room at UGF above ramp</p>

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