

24 August 2026

To whom it may concern,

PLANNING PERMIT PA2503786 712-716 HIGH STREET THORNBURY VIC 3071- Amendment to Endorsed Drawings

This document provides a written description of the architectural changes to the endorsed plan documents signed by the Minister for Planning on 30 March 2026. This document is to be read in conjunction with the drawing set and the relevant consultant's documents. Where appropriate, the below drawing changes are highlighted with a **RED** colored cloud.

The amendment primarily includes changes to the building for an additional level inserted at level 6. The previous top residential level is then moved to level 7. Explanation of these elements has been included in the revised Urban Context Report.

Please note, new software has been used to redraw the project, hence the visual change in documentation.

Development Summary and Schedule Updates

- **Gross Floor Area (GFA):** Total GFA increased from 8269.8m² to 8869.2m².
- **Apartment Yield:** Total dwelling count increased from 44 to 47 due to the addition of apartments 601, 602, 603. Apartments previously located on Level 6 have been moved to the proposed Level 7.
- No additional car parks have been proposed. Reallocation of bays has instead taken place.

Building Envelope & Facade Changes

- The western portion of level 5 has been copied up to form a new level 6. Apartments 501,502,504,505 have been copied up to form 3 new apartments being 601,602 and 603. The external façade has been replicated from the below levels.
- Apartment 601 has a new terrace (previously 701 terrace).
- Apartment 701 has a new balcony.
- New effective building height of 23.3m
- Roof level adjusted to 85.20 AHD (previously 82.00 AHD)

Ground Floor & Public Realm

- An additional bike parking space for residential visitors has been added.

Landscaping and Basement Adjustments

- Apartment 702 has had the small roof garden removed and replaced with pavers. (previously 602)

Technical and Compliance Adjustments

- Updated calculations to the outdoor communal space are shown on A106.
- No changes to open space or permeability.
- Updated apartment types and BADS compliance table;
- Apartment Type 1A (formerly type 1)

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- Apartment Type 1B (formerly type 1)
- Apartment Type 1C (formerly type 1)
- Apartment Type 1D (new type)
- Apartment Type 6A (formerly type 6)
- Apartment Type 6B (new type)
- Apartment Type 7A (formerly type 7)
- Apartment Type 7B (formerly type 9)
- POS terrace to Apartment Type 12
- Roof garden replaced with paving to Apartment Type 14
- Updated shadow diagrams illustrate new extent of shadows on A502 at 3 and 4pm.