

25/07/2023

77-83 Sutton St, North Melbourne VIC 3051

PA2000891.

### Statement of Changes

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The below statement of changes sets out the differences between the Discussion plans dated 01/07/2021\_Revision P3 previously lodged to DTP and the RFI Response dated 25/07/2023\_Revision P5

#### Condition 1 items:

- (a) Basement wall setback from the Southern boundary 4020mm (minimum) to the inside face of retaining wall. Refer TP 100 – PROPOSED BASEMENT LEVEL 2  
TP 101 – PROPOSED BASEMENT LEVEL 1
- (b) 5 x Dual car charging points noted Refer 101 – PROPOSED BASEMENT LEVEL 1
- (c) Notation added to all plans and elevations stating 'Average 6.5 star NatHERS rated' Refer drawings TP100-TP114, TP200-TP201
- (d) Level 11 floor plan and Eastern elevation updated to reflect all recommendations in the approved SMP
- (e) Notation added 'Water tank to be connected to toilets and irrigation' Refer 100 – PROPOSED BASEMENT LEVEL 2
- (f) Provision of a dedicated Loading zone on ground floor Refer TP102 - PROPOSED GROUND FLOOR PLAN
- (g) Drawings updated to reflect the Façade strategy
- (h) Drawings updated to reflect amended Sustainability Management Plan
- (i) Drawings updated to reflect amended Landscape Plan
- (j) Drawings updated to reflect amended Acoustic report.
- (k) Drawings updated to reflect amended Wind Impact report
- (l) Drawings updated to reflect amended Waste Management report
- (m) Drawings updated to reflect amended Traffic impact Assessment
- (n) Drawings updated to reflect Road Safety Audit
- (o) Drawings updated to reflect Flood mitigation conditions
- (p) Drawings updated as a result of Transport conditions
- (q) Drawings updated as a result of Department of Health & Human Services

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Further to the conditions, below is a list of other key changes from the discussion plans dated 01/07/2021:

- Increased setback of basement wall from the Western Boundary.
- Increased setback of basement wall from the Southern Boundary.
- Basement and Ground levels R.Ls changed to remove basement out of the water table resulting in the Ground floor being lifted from R.L 6.10 to R.L 6.80. levels 1 and above have been raised by 300mm.
- Replaced storage and bike parks in eastern corner of basement 1 with carparking.
- Revised storage cage numbers, 215 in Basement 2 and 156 cages in basement 1
- Car parking spaces revised from 220 spaces to 195 spaces.
- Bicycle parking revised from 222 to 198.
- Relocation of lift core centrally in the building, apartment layouts changed accordingly to suit.
- Apartment numbers revised as noted in the below table.

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	Discussion Plans (01/07/2021)	Condition 1 Plans (26/04/2022)
Townhouses	4	5
1 bedroom apartments	82	78
2 bedroom apartments	102	127
3 bedroom apartments	15	4
<b>Overall</b>	<b>203</b>	<b>214</b>

- General changes to apartments layouts and typologies throughout building.
- Increased area for the Food and Drinks premise to Sutton St from 110m<sup>2</sup> to 130m<sup>2</sup>
- Revised services to Sutton St.
- Addition of 1 Townhouse on ground floor facing Southern Laneway.
- Reconfigured communal amenities along Western laneway.
- Reconfigured apartment entry lobby with the addition of an airlock, click & collect and Managers office.

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- Reduced setback in Laneway to Western boundary from 6.5m to 6.35m.
- Increased setback at ground level and podium above from 4.5m to 5m for the Southern Laneway.
- Increased setback from the Eastern boundary from 9.4m to 9.9m for level 1 and above.
- Increased setback from Sutton St to the upper tower from 9.0m to 9.3m.
- Increased length of wall on boundary to the Eastern boundary.
- Redesigned apartments to the Southern end of property from L6-L11 to accommodate revised stair core.
- Waste chute and services relocated centrally in the building.
- The Lift Over-run has been revised from R.L 45.70 to R.L 46.10.
- Plant screening at roof level raised from 1.8m to 2.5m to sufficiently screen services.
- Elevations revised to suit reconfigured floor plans.
- Revised materiality to tower with removal of Vertical textured concrete, natural finish (TC2) and replaced with glazing.
- Introduction of black Metal balustrading to level 1 throughout building.
- Removal of textured concrete (TC1) to boundary wall and replaced with scribe joints to replicate grid form of podium.
- Removal of Brickwork to Level 1 on Eastern Façade and continuation of design intent from above down to floor level of Level 1.
- Vehicle entry door to carpark on Ground floor moved to be 500mm from boundary
- Canopy redesigned to be continuous along Sutton St with one break centrally at the feature tree.
- Updated canopy detail\_TP200\_Proposed Elevation Sheet 1
- Façade strategy Material schedule updated to specify a brick tile product.
- Material schedule (TP800 Material schedule) updated to specify a brick tile product.

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Any queries please call

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