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**CERA
STRIBLEY**

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DATE 27/04/2026
SUBJECT **Statement of Changes – DTP Response**
103–117 Boundary Road & 59–101 Alfred Street, North Melbourne VIC 3051

Schedule of Changes

DEVELOPMENT SUMMARY

- Minor adjustments to areas as highlighted

GROUND FLOOR

- Precinct 1 (P1) landscape improvement – additional seating & benches to stair. Inclusion of seating area to north opposite heritage building.
- Precinct 3 (P3) winter gardens & acoustic treatment added to West facing apartments.
- Precinct 2 (P2) high level operable window added to duplex apartment adjacent to arcade for additional cross ventilation.
- P1, P2 & P3 Jellyfish filter locations added.

LEVEL 01-04 (PODIUM)

- P1 studios & 1 bedrooms apartments to west of tower amended for BADS compliance, previous balconies were Juliet balconies.
- P1 S-E corner of podium cut out for increased light and ventilation to public walkway. 2 bedroom apartment converted into 1 bedroom apartment.
- P2 studio apartment layout amendments for BADS compliance.
- P1 & P2 additional storage cages in carpark.
- P2 & P3 carpark screening updated to reflect proposed architectural intent.
- P3 winter gardens & acoustic treatment added to West facing apartments. Relocated condenser units noted within carpark.

LEVEL 04 (TOP OF PODIUM)

- P1 new windows to landscape garden on east of building for additional cross ventilation to apartments
- P2 operable window added to studio apartment adjacent to lift core for additional cross ventilation.
- P3 winter gardens & acoustic treatment added to West facing apartments.

LEVEL 05-14 (TOWER)

- P1 additional window included in bedroom on southern face of tower for additional cross ventilation
- P2 additional high level operable window added to L05 NW 1 bedroom apartment for additional cross ventilation.
- P3 winter gardens & acoustic treatment added to West facing apartments.
- P2 North 3 bedroom apartment layout amendments for BADS compliance.

**ADVERTISED
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LEVEL 14 (TOWER)

- P1 skylights shown to some apartments for increase to cross ventilation.

ROOF

- P1 skylights shown to roof.

APARTMENT BADS DRAWINGS

- Minor updates to bring bedroom & living room sizes into compliance.
- Compliance table and size update.
- P1 balconies shown to some apartments which were missing.
- P3 winter gardens added to West facing apartments.

SHADOW STUDIES

- 1:300 shadow study diagrams added.

HERITAGE (FARRELL'S STABLES)

- Material codes added to proposed elevations.

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