

**Statement of Changes**

**18113\_139-149 Boundary Road, North Melbourne**

Prepared by CHT Architects Pty Ltd

14<sup>th</sup> September 2023

The following are changes that have been made to the drawings listed below, prepared by CHT Architects. Summary of previous changes are shown in regular type, where changes made as a response to the RFI dated 07/07/23 are shown in bold type.

<b>DRAWING NUMBER</b>	<b>SUMMARY OF CHANGES</b>
<b>TP0.01 – Rev H and J DEVELOPMENT SUMMARY 01</b>	<ul style="list-style-type: none"> <li>H – adjustments to GFA areas representing adjustment across design, notably the change to basement configuration and layout contributing to an overall increase in GFA across the project.</li> <li><b>J – Minor adjustment of balcony area on upper ground floor impacting apartment and balcony area totals.</b></li> <li><b>J – Communal landscape areas updated.</b></li> <li><b>J – Communal GFA listed on previous issue removed, as this represented external area, not GFA.</b></li> </ul>
<b>TP0.02 – Rev H DEVELOPMENT SUMMARY 02</b>	<ul style="list-style-type: none"> <li>H – adjustments to apartment areas representing adjustment across design.</li> </ul>
<b>TP1.01 – Rev H SITE PLAN</b>	<ul style="list-style-type: none"> <li>H – Site plan adjusted to reflect overall adjustments to design.</li> </ul>
<b>TP2.00 – Rev F BASEMENT 02 / PREVIOUS BASEMENT 03</b>	<ul style="list-style-type: none"> <li>F – Levels and carpark extent adjusted to accommodate revised design.</li> <li>F – Noted inclusion of electrical vehicle charging stations</li> </ul>
<b>TP2.01 – Rev F BASEMENT 01</b>	<ul style="list-style-type: none"> <li>F – Levels adjusted to accommodate the revised layout.</li> <li>F – convex mirror provided for visibility.</li> <li>F – Ramp slopes and extents adjusted to accommodate the revised layout.</li> <li>F – Noted inclusion of electrical vehicle charging stations</li> <li>F – Update to bike and storage cage schedule.</li> </ul>
<b>TP2.03 – Rev F and H LOWER GROUND FLOOR PLAN</b>	<ul style="list-style-type: none"> <li>F – Levels adjusted to accommodate the revised layout.</li> <li>F – convex mirror provided for visibility.</li> <li>F – Ramp slopes and extents adjusted to accommodate the revised layout.</li> </ul>



	<ul style="list-style-type: none"> <li>• F – Noted inclusion of electrical vehicle charging stations</li> <li>• F – Update to parking, bike and storage cage schedule.</li> <li>• F – adjustments to townhouse balconies – stairs removed.</li> <li>• F – Adjustments to ground floor interface, levels and entry configuration.</li> <li>• <b>H – Bike parking relocated to within site boundary</b></li> <li>• <b>H – notes to clarify extent of works to boundary road added</b></li> <li>• <b>H – added detail to site crossover to support traffic management plan</b></li> </ul>
<p><b>TP2.04 – Revisions F and G and H</b> <b>UPPER GROUND FLOOR PLAN</b></p>	<ul style="list-style-type: none"> <li>• F -Removal of ramp and rationalisation of floor level to entry lobby.</li> <li>• F – Adjustment of substations internal area</li> <li>• F – RL’s and layout of eastern boundary public interface area adjusted to allow for more visitor bike parking, and to rationalise with site levels.</li> <li>• F - Adjustment to bike schedule to capture the additional 5 visitor bike parks now provided on site.</li> <li>• F - Fire pump room and tenancies RLs adjusted to accommodate new levels to public interface.</li> <li>• F - Redesign and refinement of internal co-working spaces, integrating sports bar, games room and gold simulator.</li> <li>• F - Pedestrian pathways from site boundaries to central garden zone adjusted to meet new site levels.</li> <li>• F - TH05 upper level balcony removed.</li> <li>• F - Yoga class and gym RL’s adjusted to accommodate new public areas RL’s.</li> <li>• F - Western lobby entry stair redesigned and adjusted.</li> <li>• F - Landscaping planting area RLs adjusted to rationalise landscape design.</li> <li>• <b>G – Minor changes to the wall on boundary and setback dimensions to the south boundary, due to adjustments in design development.</b></li> <li>• <b>G – Existing street trees to be retained reinstated in the drawing for clarity.</b></li> <li>• <b>H – Bike parking relocated to within site boundary</b></li> <li>• <b>H – notes to clarify extent of works to boundary road added</b></li> </ul>



	<ul style="list-style-type: none"> <li>• <b>H – added detail to site crossover to support traffic management plan</b></li> <li>• <b>H – Area calculation consolidated for clarity of use.</b></li> </ul>
<b>TP2.205 – Rev F LEVEL 01</b>	<ul style="list-style-type: none"> <li>• F – Adjustments to wall construction to lift core.</li> <li>• F – Various adjustments to internal apartment layouts to meet BADS compliance and increase amenity.</li> <li>• F – Minor adjustments to balcony glazing locations to apartment 107 due to changes in structural design.</li> </ul>
<b>TP2.06 – Rev F and G LEVEL 02</b>	<ul style="list-style-type: none"> <li>• F - Various adjustments to internal apartment layouts to meet BADS compliance and increase amenity.</li> <li>• F – Minor adjustments to balcony glazing locations to apartment 207 due to changes in structural design.</li> <li>• <b>G - Distance between apartments 213 and 214 have increased due to the refinement of structural design.</b></li> <li>• <b>G - Notation added to clarify compliance for overlooking between apartments 213 and 214.</b></li> </ul>
<b>TP2.07 – Rev F and G LEVEL 03</b>	<ul style="list-style-type: none"> <li>• F - Various adjustments to internal apartment layouts to meet BADS compliance and increase amenity.</li> <li>• F – Minor adjustments to balcony glazing locations to apartment 307 due to changes in structural design.</li> <li>• <b>G - Distance between apartments 313 and 314 have increased due to the refinement of structural design.</b></li> <li>• <b>G - Notation added to clarify compliance for overlooking between apartments 313 and 314.</b></li> </ul>
<b>TP2.08 – Rev F and G LEVEL 04</b>	<ul style="list-style-type: none"> <li>• F - Various adjustments to internal apartment layouts to meet BADS compliance and increase amenity.</li> <li>• F – Minor adjustments to balcony glazing locations to apartment 407 due to changes in structural design.</li> <li>• <b>G - Distance between apartments 413 and 414 have increased due to the refinement of structural design.</b></li> <li>• <b>G - Notation added to clarify compliance for overlooking between apartments 413 and 414.</b></li> </ul>
<b>TP2.09 – Rev F and G LEVEL 05</b>	<ul style="list-style-type: none"> <li>• F - Various adjustments to internal apartment layouts to meet BADS compliance and increase amenity.</li> <li>• F – Minor adjustments to balcony glazing locations to apartment 507 due to changes in structural design.</li> <li>• <b>G - Distance between apartments 513 and 514 have increased due to the refinement of structural design.</b></li> <li>• <b>G - Notation added to clarify compliance for overlooking between apartments 513 and 514.</b></li> </ul>



<p><b>TP2.10 – Rev F and G LEVEL 06</b></p>	<ul style="list-style-type: none"> <li>• F - Various adjustments to internal apartment layouts to meet BADS compliance and increase amenity.</li> <li>• F – Minor adjustments to balcony glazing locations to apartment 606 due to changes in structural design.</li> <li>• <b>G – Minor adjustments to setbacks as noted due to refinement of balcony construction.</b></li> <li>• <b>G - Distance between apartments 611 and 612 have increased due to the refinement of structural design.</b></li> <li>• <b>G - Notation added to clarify compliance for overlooking between apartments 611 and 612.</b></li> </ul>
<p><b>TP2.11 – Rev F and G LEVEL 07</b></p>	<ul style="list-style-type: none"> <li>• F - Various adjustments to internal apartment layouts to meet BADS compliance and increase amenity.</li> <li>• F – Minor adjustments to balcony glazing locations to apartment 706 due to changes in structural design.</li> <li>• <b>G - Distance between apartments 711 and 712 have increased due to the refinement of structural design.</b></li> <li>• <b>G - Notation added to clarify compliance for overlooking between apartments 711 and 712.</b></li> </ul>
<p><b>TP2.12 – Rev F and G LEVEL 08</b></p>	<ul style="list-style-type: none"> <li>• F - Various adjustments to internal apartment layouts to meet BADS compliance and increase amenity.</li> <li>• F – Minor adjustments to balcony glazing locations to apartment 806 due to changes in structural design.</li> <li>• <b>G - Distance between apartments 811 and 812 have increased due to the refinement of structural design.</b></li> <li>• <b>G - Notation added to clarify compliance for overlooking between apartments 811 and 812.</b></li> </ul>
<p><b>TP2.13 – Rev F and G LEVEL 09</b></p>	<ul style="list-style-type: none"> <li>• F - Various adjustments to internal apartment layouts to meet BADS compliance and increase amenity.</li> <li>• F – Minor adjustments to balcony glazing locations to apartment 906 due to changes in structural design.</li> <li>• <b>G - Distance between apartments 911 and 912 have increased due to the refinement of structural design.</b></li> <li>• <b>G - Notation added to clarify compliance for overlooking between apartments 911 and 912.</b></li> </ul>
<p><b>TP2.14 – Rev F and G LEVEL 10</b></p>	<ul style="list-style-type: none"> <li>• F - Various adjustments to internal apartment layouts to meet BADS compliance and increase amenity.</li> <li>• F – Minor adjustments to balcony glazing locations to apartment 1006 due to changes in structural design.</li> <li>• <b>G - Distance between apartments 1011 and 1012 have increased due to the refinement of structural design.</b></li> <li>• <b>G - Notation added to clarify compliance for overlooking between apartments 1011 and 1012.</b></li> </ul>



<b>TP2.15 – Rev F LEVEL 11</b>	<ul style="list-style-type: none"> <li>• <b>F - Various adjustments to internal apartment layouts to meet BADS compliance and increase amenity.</b></li> </ul>
<b>TP2.16 – Rev F ROOF</b>	<ul style="list-style-type: none"> <li>• F – Addition of pergola to roof terrace.</li> <li>• F – Adjustment of lift core lid extent.</li> </ul>
<b>TP2.17A – Rev F and H BOUNDARY ROAD FACADE - DETAIL PLAN - A</b>	<ul style="list-style-type: none"> <li>• F – Entry stair and wheelchair lift added for accessibility.</li> <li>• F - Substation wall adjusted due to refinement in design.</li> <li>• F - Pedestrian pathway redesigned to accommodate more visitor bike parks.</li> <li>• <b>H – Bike parks relocated to within site boundaries.</b></li> </ul>
<b>TP2.17B – Rev F and H BOUNDARY ROAD FACADE - DETAIL PLAN - B</b>	<ul style="list-style-type: none"> <li>• F – Fire hydrant and sprinkler booster doors adjusted location.</li> <li>• F – Hydraulics riser added accessible from corridor.</li> <li>• F - Pedestrian pathway redesigned to accommodate more visitor bike parks.</li> <li>• <b>H – Bike parks relocated to within site boundaries.</b></li> </ul>
<b>TP2.18A – Rev E and G and H BOUNDARY ROAD FACADE - DETAIL ELEVATION - A</b>	<ul style="list-style-type: none"> <li>• E – minor adjustments to floor levels.</li> <li>• <b>G – Substation doors now noted as MT01 finish – metal door and frame in soft grey powdercoat finish to match concrete.</b></li> <li>• <b>G - Material tag for wall adjacent to substations doors updated.</b></li> <li>• <b>G – Blockwork wall material updated as BL01 – masonry blockwork with Dulux ClearConcrete render finish.</b></li> <li>• <b>G – Material schedule updated to included new materials described above.</b></li> <li>• <b>H – Bike parks relocated to within site boundaries.</b></li> </ul>
<b>TP2.18B – Rev E and G and H BOUNDARY ROAD FACADE - DETAIL ELEVATION - B</b>	<ul style="list-style-type: none"> <li>• E – minor adjustments to floor levels.</li> <li>• <b>G – Substation doors now noted as MT01 finish – metal door and frame in soft grey powdercoat finish to match concrete.</b></li> <li>• <b>G - Material tag for wall adjacent to substations doors updated.</b></li> <li>• <b>G – Blockwork wall material updated as BL01 – masonry blockwork with Dulux ClearConcrete render finish.</b></li> <li>• <b>G – Material schedule updated to included new materials described above.</b></li> <li>• <b>H – Bike parks relocated to within site boundaries.</b></li> </ul>
<b>TP2.20 – Rev F APARTMENT DESIGN GUIDELINES 01 - TOWNHOUSES</b>	<ul style="list-style-type: none"> <li>• F – Lower balcony stairs removed.</li> <li>• F – Townhouse type 3 stair reworks to refine clearances.</li> </ul>



<p><b>TP2.21 – Rev F and G APARTMENT DESIGN GUIDELINES 02 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – Bathroom layouts have been reconfigured.</li> <li>• <b>G – additional dimensions added and adjustments made to ensure BADS bathroom compliance where required.</b></li> </ul>
<p><b>TP2.22 – Rev F and G APARTMENT DESIGN GUIDELINES 03 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – apartment type 5 bathroom and study reconfigured.</li> <li>• F - apartment type 5 storage schedule updated as a result of the internal reconfiguration.</li> <li>• <b>G – additional dimensions added and adjustments made to ensure BADS bathroom compliance where required.</b></li> </ul>
<p><b>TP2.23 – Rev F and G APARTMENT DESIGN GUIDELINES 04 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – Minor adjustments to balcony glazing locations to apartment type 09 due to changes in structural design.</li> <li>• F – Apartment bathroom layouts have been reconfigured.</li> <li>• <b>G – additional dimensions added and adjustments made to ensure BADS bathroom compliance where required.</b></li> </ul>
<p><b>TP2.24 – Rev F APARTMENT DESIGN GUIDELINES 05 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – Apartment bathroom layouts have been reconfigured.</li> </ul>
<p><b>TP2.25 – Rev F and G APARTMENT DESIGN GUIDELINES 06 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – Apartment type 13A bathroom layout adjusted.</li> <li>• F - Apartment type 14 study and bathroom configuration adjusted.</li> <li>• <b>G – additional dimensions added and adjustments made to ensure BADS bathroom compliance where required.</b></li> </ul>
<p><b>TP2.26 – Rev F and G APARTMENT DESIGN GUIDELINES 07 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – Apartment type 14A bathroom adjusted.</li> <li>• F – Apartment type 16 Bathroom, kitchen and adjusted.</li> <li>• F – Apartment storage schedules updated to reflect the above adjustments.</li> <li>• <b>G – additional dimensions added and adjustments made to ensure BADS bathroom compliance where required.</b></li> </ul>
<p><b>TP2.27 – Rev F and G APARTMENT DESIGN GUIDELINES 08 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – Apartment type 17 bathroom and study layout adjusted.</li> <li>• F – Apartment type 17A bathroom and study layout adjusted.</li> <li>• F – Apartment type 18 bathroom layout adjustment.</li> <li>• F – Apartment storage schedules updated to reflect the above adjustments.</li> <li>• <b>G – additional dimensions added and adjustments made to ensure BADS bathroom compliance where required.</b></li> </ul>



<p><b>TP2.28 – Rev F APARTMENT DESIGN GUIDELINES 09 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – Apartment type 20 Bed 1 robe location adjusted.</li> <li>• F – Apartment type 20 storage schedule adjusted to accommodate the above adjustments.</li> <li>• F – Apartment type 21 overall layout adjusted to accommodate new entry location.</li> </ul>
<p><b>TP2.29 – Rev F and G APARTMENT DESIGN GUIDELINES 10 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F - Apartment type 22 bathroom layout adjusted.</li> <li>• F – Apartment type 23 bathroom and study layout adjusted to ensure BADS accessibility compliance.</li> <li>• F – Apartment storage schedules updated to reflect the above adjustments.</li> <li>• <b>G – additional dimensions added and adjustments made to ensure BADS bathroom compliance where required.</b></li> </ul>
<p><b>TP2.30 – Rev F and G APARTMENT DESIGN GUIDELINES 11 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – Apartment type 25 layout redesigned; internal storage schedule updated.</li> <li>• F – Apartment type 26 ensuite adjusted.</li> <li>• <b>G – additional dimensions added and adjustments made to ensure BADS bathroom compliance where required.</b></li> </ul>
<p><b>TP2.31 – Rev F and G APARTMENT DESIGN GUIDELINES 12 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – Apartment type 28 redesigned, and storage schedule updated.</li> <li>• <b>G – additional dimensions added and adjustments made to ensure BADS bathroom compliance where required.</b></li> </ul>
<p><b>TP2.32 – Rev F and G APARTMENT DESIGN GUIDELINES 13 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – Internal layouts adjusted.</li> <li>• F - Storage schedule adjusted to align with new layouts.</li> <li>• <b>G – Apartment type 32 D17 compliance revised to be non-compliant.</b></li> <li>• <b>G – additional dimensions added and adjustments made to ensure BADS bathroom compliance where required.</b></li> </ul>
<p><b>TP2.33 – Rev F and G APARTMENT DESIGN GUIDELINES 14 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – Apartment type 33 ensuite layout adjusted.</li> <li>• F – Apartment type 34 layout adjusted; storage schedule updated.</li> <li>• F – Apartment type 35 layout adjusted; storage schedule updated.</li> <li>• <b>G – Apartment type 34 D17 compliance revised to be non-compliant.</b></li> <li>• <b>G – additional dimensions added and adjustments made to ensure BADS bathroom compliance where required.</b></li> </ul>
<p><b>TP2.34 – Rev F and G APARTMENT DESIGN GUIDELINES 15 - APARTMENTS</b></p>	<ul style="list-style-type: none"> <li>• F – Apartment type 36 layout adjusted.</li> <li>• F – Apartment type 37 layout adjusted; storage schedule updated.</li> </ul>



	<ul style="list-style-type: none"> <li>F – Apartment type 38 layout adjusted; storage schedule updated.</li> <li><b>G – additional dimensions added and adjustments made to ensure BADS bathroom compliance where required.</b></li> </ul>
<b>TP2.35 – Rev F and G APARTMENT DESIGN GUIDELINES ASSESSMENT</b>	<ul style="list-style-type: none"> <li>F – Apartment types refined and detailed in schedules.</li> <li>F – Updated D17 compliance for apartment types as highlighted.</li> <li><b>G – Adjusted compliance figures for D17 compliance reflecting changes to apartment types.</b></li> </ul>
<b>TP2.36 – Rev F APARTMENT DESIGN GUIDELINES ASSESSMENT</b>	<ul style="list-style-type: none"> <li>F – Apartment types refined and detailed in schedules.</li> </ul>
<b>TP3.00 – Rev F and G ELEVATIONS</b>	<ul style="list-style-type: none"> <li>F – minor adjustments to floor levels.</li> <li><b>G – Material schedule updated with new material specifications.</b></li> </ul>
<b>TP3.01 – Rev F and G ELEVATIONS</b>	<ul style="list-style-type: none"> <li>F – minor adjustments to floor levels.</li> <li><b>G – Material schedule updated with new material specifications.</b></li> </ul>
<b>TP3.02 – Rev F and G ELEVATIONS</b>	<ul style="list-style-type: none"> <li>F – minor adjustments to floor levels.</li> <li>F – Adjustments to lower ground floor public interface.</li> <li><b>G – Material schedule updated with new material specifications.</b></li> </ul>
<b>TP3.03 – Rev F and G ELEVATIONS</b>	<ul style="list-style-type: none"> <li>F – minor adjustments to floor levels.</li> <li><b>G – Material schedule updated with new material specifications.</b></li> </ul>
<b>TP3.05 – Rev F and G ELEVATIONS</b>	<ul style="list-style-type: none"> <li>F – minor adjustments to floor levels.</li> <li><b>G – Material schedule updated with new material specifications.</b></li> </ul>
<b>TP3.06 – Rev F and G ELEVATIONS</b>	<ul style="list-style-type: none"> <li>F – minor adjustments to floor levels.</li> <li><b>G – Material schedule updated with new material specifications.</b></li> </ul>
<b>TP4.01 – Rev F SECTION A-A</b>	<ul style="list-style-type: none"> <li>F – minor adjustments to floor levels.</li> </ul>
<b>TP4.02 – Rev F SECTION B-B</b>	<ul style="list-style-type: none"> <li>F – minor adjustments to floor levels.</li> </ul>
<b>TP4.03 – Rev F SECTION C-C</b>	<ul style="list-style-type: none"> <li>F – minor adjustments to floor levels.</li> </ul>





<b>TP4.04 – Rev F SECTION D-D</b>	<ul style="list-style-type: none"><li>• F – minor adjustments to floor levels.</li></ul>
<b>TP4.05 – Rev F SECTION E-E</b>	<ul style="list-style-type: none"><li>• F – minor adjustments to floor levels.</li></ul>
<b>TP4.06 – Rev F SECTION F-F</b>	<ul style="list-style-type: none"><li>• F – minor adjustments to floor levels.</li></ul>
<b>TP5.01 – Rev D EQUITABLE DEVELOPMENT RIGHTS</b>	<ul style="list-style-type: none"><li>• No alterations.</li></ul>
<b>TP6.00 – Rev D SHADOW DIAGRAMS</b>	<ul style="list-style-type: none"><li>• No alterations.</li></ul>
<b>TP6.01 – Rev D SHADOW DIAGRAMS</b>	<ul style="list-style-type: none"><li>• No alterations.</li></ul>
<b>TP7.00 – Rev F POWERLINE SAG &amp; SWAY</b>	<ul style="list-style-type: none"><li>• F - Adjustment of floor levels.</li></ul>
<b>TP8.00 – Rev H BOUNDARY ROAD FOOTPATH</b>	<ul style="list-style-type: none"><li>• <b>H – Bike parks relocated to within site boundaries.</b></li></ul>