



CLARKE PLANNING PTY LTD

List of changes

Description of changes made from the current endorsed 3 storey plans under Permit TPA/40955/A to the plans submitted under the September 2016 Section 72 Amendment application.

Plan	Change	Reason
Basement 2	Store areas at either end of southern wall of basement converted to parking spaces	To ensure there is no parking waiver required for this modified proposal.
	Store area just north of ramp into this level deleted and converted to a parking space.	To ensure there is no parking waiver required for this modified proposal.
	Basement increased along northern end to add 7 more parking spaces by increasing basement size so it is setback 2m of the Highbury Rd boundary.	To ensure there is no parking waiver required for this modified proposal and to allow for more independently accessible spaces. Notwithstanding 4 tandem pairs are endorsed this has been reduced to 2 tandem pairs to allow for more independently accessible spaces.
	Accessible space on western aisle flipped over.	To allow for easier turning movements in and out of this space, notwithstanding its current endorsed status.
	General re-allocation of the car-spaces	To ensure full compliance with Clause 52.06 rates and place visitor parking spaces in locations most proximate to the lift.
Basement 1	Store areas at either end of southern wall of basement converted to parking spaces	To ensure there is no parking waiver required for this modified proposal.
	Store area just north of ramp into this level deleted and converted to parking space.	To ensure there is no parking waiver required for this modified proposal.
	Waste holding area deleted with 4 car spaces inserted into this space.	Re-located to ground level to allow for more parking in the basement and quicker waste collection which is also separate of the parking area and also to ensure there is no parking waiver required for this modified proposal.
	Increased basement envelope along the northern side so it is setback 2m from the Highbury Rd boundary to allow for adequate store area.	To ensure sufficient storage space is still provided. This enlarged area is provided with a 2.2m internal height so it is sunk 1.1m below NGL so as to ensure there are still sufficient soil volumes to achieve the same landscaping as per the endorsed landscape plan. Refer Section drawings 3 and 7.
	Accessible space on western aisle flipped over.	To allow for easier turning movements in and out of this space, notwithstanding its current endorsed status.
	General re-allocation of the car-spaces.	To ensure full compliance with Clause 52.06 rates and place visitor parking spaces in locations most proximate to the lift.
Basement (overall)	Increase in parking supply from 102 spaces to 118 spaces	To ensure there is no parking waiver required for this modified proposal.
Ground	Front setback from Highbury Rd reduced from 7m to 4m for a length of 14m.	To facilitate more internal floor space in a manner which does not unreasonably compromise character, amenity or landscaping considerations.
	Occasional child care use deleted with small annexure to primary child care use at first floor inserted in lieu with necessary outdoor play area.	Occasional child care use not deemed viable by owner whilst still having a desire to provide some child care facilities at ground floor level.

	Waste holding area for all uses shifted to ground floor with a 'drive-thru' collection point provided from the rear lane.	To remove the need for waste vehicles to enter the basement, to remove the need for the loading bay area, to remove the need for the new crossover to Huntingdale Rd and to consolidate such logistical aspects of the proposal into the one location.
	Internal reconfiguration of tenancies floor layouts without increasing the number of seats for the café or overall number of medical practitioners.	To better utilise the internal floor plate.
First	Child care play area north balustrade setback from Highbury Rd increased from 7m to 7.6m	To provide more architectural fenestration to this façade.
	Minor changes to the child care internal floor plate configuration but with no change to the external envelope or number of children. The floor area figure is increased based on a recalculation even though the envelope is the same as currently endorsed.	To ensure the plans are up to date and accurate and reflect precisely what is sought to be constructed.
Second	Increase in number of units from 9 to 10 achieved by way of setbacks from south boundary reduced by around 1m, setbacks from east boundary reduced by around 2m-4m (pending whether this is to balconies or walls) and partial reduced setback of around 1m to the north for walls, around 3m for balconies. Setbacks from west side essentially unchanged.	To capitalise on the interfaces of the site which are not sensitive in terms of public realm exposure or direct amenity impacts.
	Internal reconfiguration of all units.	To improve the internal amenity to a higher level than that currently endorsed and in a manner consistent with expert urban design advice.
Third	New level containing 10 dwellings identical to the residential level below except for some balcony positions around where light access is provided to bedrooms.	To increase the supply of residential use on the land in a manner that does not unreasonably compromise character or amenity policy considerations.
Elevations	Updated to reflect the changes made to the architectural floor plans described above.	To ensure consistency across the documentation with the same architectural expression of the building as currently endorsed generally retained.
Landscaping	Updated to reflect changes made to architectural plans described above noting the changes do not impact on the quantity of trees or their mature heights within the Highbury Rd front setback from that depicted on the current endorsed landscape plan.	To ensure consistency across the documentation.