

**Proposed amendments under s87a of June 2019 to Permit TPA/40955**

Proposed amendments to the plans (as per the 27.05.19 plans):

PLAN	CHANGE	REASON <small>(TO THE EXTENT A REASON PER SE IS NECESSARY AS OPPOSED TO JUST AN ORTHODOX ASSESSMENT OF ITS PLANNING MERITS)</small>
Basement	Western lift and stair positions flipped	To place the lift in a more central position in the site so it is ultimately less visible from the public realm from the roof deck area now proposed.
	2 nd stair exit provided to eastern side of basement. This requires the removal of 1 parking space at each basement level.	For emergency evacuation.
	2 new parking spaces added at basement level 2 to northern end achieved via a reduction in the 'store room to be retained by the owner' area.	To compensate for the 2 spaces removed for extra stairwell as above.
	1 new parking space added to basement level 1 achieved via a reduction in the 'store area to be retained by the owner' area.	To cater for the extra demand from the now proposed 11 th dwelling, and ensure the parking allocation numbers remain the same as currently endorsed (except that the residential allocation increases by 1).
Ground	Changes to lift and stair positions as outlined above flowing from basement.	For emergency evacuation.
First	New downwards leading exit stair from eastern side of child care outdoor area.	For emergency evacuation.
Second	Modification of floor plate where Units 3 and 4 are located and then add another additional unit being Unit 11 which is a 1 bedroom unit. No change to layout or position of any other units on this level. Area of expansion to facilitate this identified by red line on the plan (this red line is to the balcony line as currently approved). Changes made in a way that continues to achieve full spatial compliance with the Apartment Code provisions.	To increase the supply of housing on the land by 1 x 1 bedroom unit on basis the extra floor space required to facilitate this is not only minor in quantum but does not lead to any character or amenity impacts.



Roof	Addition of a roof deck area associated with child care centre. Lift and stair access provided. 2 x shade sails installed. Balustrade screen element around current roof area increased from 78.10 to 78.90 around area habitable by children. Balustrade retained to 78.10 in other locations where plant is located.	To provide for a better amenity and higher quality child care service for customers.
Elevations and Sections	Updated to reflect above changes. Various sightlines added in relation to roof deck elements. Stair riser to access roof deck to include raked profile.	To ensure consistency across the documentation and to visually depict the siting and profile of the roof deck from public realm vantage points.

The proposal necessitates 2 changes to the text of the permit as follows:

Condition	Change
1	The plans referred in the second paragraph should be amended to refer to those submitted with this Section 87a application being those dated 27.05.19. Condition 1c should be deleted as it is an instruction requiring change to a set of plans from 2017. Conditions 1a and 1b should be deleted as they too are an instruction requiring change to a set of plans from 2017 which is carried forward, or incorporated into, and thus complied with, in these 27.05.19 plans.
28	The document endorsed under this condition would require updating to reflect that the total number of parking spaces increases for 108 to 109 and the number of residential spaces would increase from 10 to 11. The text within Condition 28 should be amended from '... endorsed prior to the 2017 amendment of the permit' to '...endorsed on 20 March 2018'.