

VCAT Reference P1537/2022

M12568 50 Queens Road, Melbourne

Schedule of Drawing Changes

25.06.2024

List of changes from the previous TP Architectural set “VCAT Condition 1 Final Updates” Issue dated 25.03.2024

Overview Summary of Changes

The changes have been made to alter the apartment mix to better reflect the requirements of the build-to-rent apartment residents. This has resulted in a re-planning of floor plates to provide more smaller configuration (1 Bedroom) apartments and less larger apartments (2 and 3 Bedroom).

This has resulted an increase in the overall number of apartments to 434, but a decrease in total bedrooms.

The previous endorsed drawings were in response to the Condition 1 requirements of the VCAT decision to grant a permit (date of order 04.07.2023). These new drawings conform to these conditions also.

Changes made as a consequence of altering the apartment mix

- A. Updates to all floor layouts with new apartment types.
- B. Elevation configuration changes due to revised apartment mix (i.e. some locations of balconies, sliding doors, operable windows and cladding areas have changed with new Living Room/Bedroom locations). All façade systems, expression, and material selections generally remain the same as previously submitted. Resultant minor changes in the overall building envelope (slightly reduced):
 - i. North/South elevations (balcony projections removed L1-L8) side-by-side/adjoining balconies now in this location
 - ii. Internal Courtyard elevations (balcony projections increased L1-L8) adjoining balconies now in this location
 - iii. East/Queens Lane elevation at high level (architectural form reduced and simplified L12-L13)
 - iv. East/Queens Lane elevation – adjoining balconies centrally located within each of the three architectural volumes
 - v. Adjustments to locations and distribution of vertical façade fins
- C. Minor alterations to Ground Floor landscape and bike parking to accommodate additional visitor bike parking on Queens Lane footpath.
- D. Façade refinements following detail design development process and incorporating fabrication constraints. Includes adjustment to curved balcony radii, spandrel glazing to outside of L13 terrace planters and clarification of Materials Legend descriptions for GT-02 and BAL-02 codes.
- E. Minor alterations to rooftop layout to accurately represent the PV solar array required by the SMP and coordination with other rooftop constraints
- F. Minor internal modifications to some retained apartment types, and corridor smoke door and internal core adjustments. Minor adjustments to areas of retained apartment types.

Changes made to Basement levels /car parking

- G. Additional car parking spaces predominantly on B3 where a reduction of Services/Plant Area has become possible during design development. A small number of additional carparking spaces also added to B2 and B1 (mostly tandem spaces adjacent to the North core)
- H. Minor alterations to basement bike parking and storage cages configuration to accommodate additional numbers required by uplift in number of apartments.
- I. Minor structural coordination updates to basement column locations and basement mezzanine/core

- J. Additional EV car spaces nominated on B1
- K. SW tank reconfiguration – tank previously indicated in-ground below B3 moved up on to level B3 to facilitate safe maintenance access; additional in-ground SW tanks required within deep soil zone near Queens Road
- L. Carpark exhaust louvre within landscaping reduced in size and setback from Queens Road boundary increased following detail design of mechanical exhaust system
- M. Updates to Bin Room /Waste areas to align with updates to WMP due to increased number/remix of apartment types

Register of Changes By Drawing

Drawing No	Rev	Drawing Title	Design Changes
TP-00.00	H	Drawing Schedule	<ul style="list-style-type: none"> - Updated to reflect current drawing revision(s) - TP13 Apartment BADs analysis drawings added to drawing schedule
TP-01.00	F	Location & Site Plan	<ul style="list-style-type: none"> - Site Plan updated due to minor revisions to building envelope and rooftop PV
TP-01.02	F	Demolition Plan	<ul style="list-style-type: none"> - No changes
TP-03.00	G	Ground Floor Plan	<ul style="list-style-type: none"> - Apartment layouts adjusted – new apartment types. - Updated apartment counts - Vertical façade fins location and distribution changes - Minor changes to landscape and bike parking - Minor internal layout modifications and apartment and balcony area adjustments - Carpark exhaust louvre within landscape reduced in size and setback from Queens Road increased
TP-03.01	F	Level 01 Floor Plan	<ul style="list-style-type: none"> - Apartment layouts adjusted – new apartment types. - Outwards facing balcony projections deleted - Courtyard facing balcony projections extended - Screens added between adjoining balconies as required - Vertical façade fins location and distribution changes - Façade refinement of curved balcony radii - Minor internal layout modifications and apartment and balcony area adjustments
TP-03.02	F	Level 02 Floor Plan	<ul style="list-style-type: none"> - Apartment layouts adjusted – new apartment types. - Outwards facing balcony projections deleted - Courtyard facing balcony projections extended - Screens added between adjoining balconies as required - Vertical façade fins location and distribution changes - Façade refinement of curved balcony radii - Minor internal layout modifications
TP-03.03	F	Level 03 Floor Plan	<ul style="list-style-type: none"> - Apartment layouts adjusted – new apartment types. - Outwards facing balcony projections deleted - Courtyard facing balcony projections extended - Screens added between adjoining balconies as required - Vertical façade fins location and distribution changes - Façade refinement of curved balcony radii - Minor internal layout modifications and apartment and balcony area adjustments
TP-03.04	F	Level 04-08 Floor Plan	<ul style="list-style-type: none"> - Apartment layouts adjusted – new apartment types. - Outwards facing balcony projections deleted - Courtyard facing balcony projections extended - Screens added between adjoining balconies as required - Vertical façade fins location and distribution changes - Façade refinement of curved balcony radii - Minor internal layout modifications and apartment and balcony area adjustments

TP-03.09	F	Level 09-11 Floor Plan	<ul style="list-style-type: none"> - Apartment layouts adjusted – new apartment types. - Screens added between adjoining balconies as required - Vertical façade fins location and distribution changes - Façade refinement of curved balcony radii - Minor internal layout modifications and apartment and balcony area adjustments
TP-03.12	F	Level 12 Floor Plan	<ul style="list-style-type: none"> - Apartment layouts adjusted – new apartment types. - Screens added between adjoining balconies as required - Architectural form reduced and simplified to Queens Lane/East - Façade refinement of curved balcony radii - Minor internal layout modifications and apartment and balcony area adjustments
TP-03.13	E	Level 13 Floor Plan	<ul style="list-style-type: none"> - Apartment layouts adjusted – new apartment types. - Screens added between adjoining balconies as required - Architectural form reduced and simplified to Queens Lane/East - Façade refinement of curved balcony radii - Minor internal layout modifications and apartment and balcony area adjustments
TP-03.14	G	Roof Plant Plan	<ul style="list-style-type: none"> - Minor alterations to rooftop PV shown - Minor internal layout modification - airlock added to top of access/egress stair
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TP-03.B1	G	Level B1 Floor Plan	<ul style="list-style-type: none"> - Additional car spaces (tandem spaces) - Additional EV parking allocated - Storage cage and bike parking reconfiguration to accommodate additional numbers required by uplift in number of apartments - Further coordination of car spaces and structural columns - Bicycle parking tally updated - Bin room updates to align with WMP - SW tanks indicated within deep soil planting zone
TP-03.B1M	E	Level B1 Mezzanine Floor Plan	<ul style="list-style-type: none"> - Structural coordination updates - SW tanks indicated within deep soil planting zone
TP-03.B2	F	Level B2 Floor Plan	<ul style="list-style-type: none"> - Additional car spaces (tandem spaces) - Storage cage reconfiguration to accommodate additional numbers required by uplift in number of apartments - Further coordination of car spaces and structural columns
TP-03.B3	F	Level B3 Floor Plan	<ul style="list-style-type: none"> - Additional car spaces where previously allocated for Services/Plant Area (and elsewhere) - Storage cage reconfiguration to accommodate additional numbers required by uplift in number of apartments - RW tank moved from in-ground on to B3 - Further coordination of car spaces and structural columns
TP-09.00	F	North Elevation	<ul style="list-style-type: none"> - Balcony projection removed (L1-L8) and replaced with side-by-side balconies with dividing wall (also to GF) - Spandrel glass walls added within balconies to NE corner apartments and to L13 communal terrace - Façade refinement of curved balcony radii and louvre to Elec switchroom above door - Materials legend clarification
TP-09.01	F	East Elevation	<ul style="list-style-type: none"> - Architectural form reduced and simplified to Queens Lane/East central area - Side-by-side balconies with dividing walls introduced where studio apartments added to apartment mix - Façade refinement of curved balcony radii - Materials legend clarification
TP-09.02	F	South Elevation	<ul style="list-style-type: none"> - Balcony projection removed (L1-L8) and replaced with side-by-side balconies with dividing wall (also to GF) - Spandrel glass walls added within balconies to NE corner apartments - Façade refinement of curved balcony radii - Materials legend clarification
TP-09.03	F	West Elevation	<ul style="list-style-type: none"> - Additional spandrel glass to central bedrooms L1-L8 adjacent central projection - Vertical façade fins location and distribution changes - Façade refinement of curved balcony radii, spandrel glass added to L13 communal terrace planter and at apartment/balcony junctions as required - Materials legend clarification

TP-09.04	F	Courtyard Elevations	<ul style="list-style-type: none"> - Projecting balconies extended (L1-L8) to be side-by-side balconies with dividing wall - Vertical façade fins location and distribution changes - Façade refinement of curved balcony radii, spandrel glass added to L13 communal terrace planter and L12 apartment spandrel panelised - Materials legend clarification
TP-10.00	F	East West Section 01	<ul style="list-style-type: none"> - L12 balcony to Queens Lane with balustrade and screen between balconies behind sightline from Queens Lane - Internal apartment labels updated to match new plan layouts and apartment mix - Courtyard elevation updates in background as per TP-09.04 - Additional car parking where previously allocated for Building Services/Back of House
TP-10.01	F	East West Section 02	<ul style="list-style-type: none"> - Internal apartment labels updated to match new plan layouts and apartment mix - Additional car parking where previously allocated for Building Services/Back of House - Carpark exhaust louvre within landscape reduced in size and setback from Queens Road increased
TP-10.02	F	North South Section 01	<ul style="list-style-type: none"> - Internal apartment labels updated to match new plan layouts and apartment mix - Additional car parking where previously allocated for Building Services/Back of House
TP-10.03	G	North South Section 02	<ul style="list-style-type: none"> - Internal apartment labels updated to match new plan layouts and apartment mix
TP-11.01	C	Façade Detail Queens Lane Balcony Privacy Screen	<ul style="list-style-type: none"> - Vertical façade fins location and distribution changes - Materials legend clarification