



1 Brighton Road, St Kilda

Job No. 40020

Drawing Changes for Town Planning Endorsement

06-Aug-2025

Generally:

- TWO ADDITIONAL APARTMENT LEVELS ADDED (NEW LEVELS 7 & 8)
- SECOND LIFT ADDED:
 - LIFT 1 - BASEMENT 2 TO LEVEL 2, WITH OVERRUN AT LEVEL 3
 - LIFT 2 - BASEMENT 2 TO LEVEL 8, WITH OVERRUN ON PLANT LEVEL
- MEZZANINE LEVEL DELETED
- SERVICES RISER RELOCATED
- FEATURE PRECAST AND STRUCTURAL COLUMNS ON PLANT LEVEL DELETED
- CAR STACKER MODEL AND ITS EXTENT HAVE CHANGED. REDUCED TO 11 CAR SPACES. NO CAR STACKER PIT
- OTHER INTERNAL RELOCATIONS INCLUDE STORAGES, A/C CONDENSERS, PLANT ACCESS, AND RETAIL AREA REDUCED
- LEVEL 1 & 2 - APARTMENTS ARE REDESIGNED TO COMPLY WITH NDIS REQUIREMENTS

TP203 –PROPOSED BASEMENT 02

- STRUCTURAL INTEGRATION & CHANGES
- NEW DIMENSIONS, ELEVATIONS, AND TEXT NOTES ADDED
- RAMP DESIGN MODIFIED
- REVISED CAR PARKING LAYOUT & NUMBERING
- CAR STACKER MODEL AND ITS EXTENT HAVE CHANGED. ENTRY FROM BASEMENT 2. NUMBER OF CAR SPACES IN CAR STACKER REDUCED TO 11. NO CAR STACKER PIT
- STORAGE LOCATION CHANGED / RE-NUMBERED
- RAIN WATER TANK, SEWER PUMP STATION & DETENTION TANK RELOCATED
- STAIRS NEXT TO THE LIFT DELETED
- SECOND LIFT ADDED
- CONVEX MIRRORS HAVE BEEN RELOCATED

TP204 –PROPOSED BASEMENT 01 (PREVIOUSLY MEZZANINE)

- STRUCTURAL INTEGRATION & CHANGES
- NEW DIMENSIONS, ELEVATIONS, AND TEXT NOTES ADDED
- RAMP DESIGN MODIFIED
- REVISED CAR PARKING LAYOUT & NUMBERING
- CAR STACKER MODEL AND ITS EXTENT HAVE CHANGED. ENTRY FROM BASEMENT 2. NUMBER OF CAR SPACES IN CAR STACKER REDUCED TO 11. NO CAR STACKER PIT
- RETAIL CARPARKS 6 & 5 (RELOCATED FROM CARSTACKER)
- CAR ELECTRICAL CHARGING UNIT – PARKING SPOT 7
- STAIRS NEXT TO THE LIFT DELETED
- SECOND LIFT ADDED
- SERVICES RISER RELOCATED
- STORAGE LOCATION CHANGED / RE-NUMBERED
- BIKE STORES ARE RELOCATED
- ACCESSIBLE CIRCULATION SHOWN IN THE STORAGE AREAS
- IMPACT FROM THE SUBSTATION ABOVE (REDUCING CEILING HEIGHT IN THE STORE AREA – SHOWN RED DASHED)
- A/C CONDENSERS ARE RELOCATED / RENUMBERED
- ONE DOOR / ACCESS TO THE MAIN STAIRS

TP205 – PROPOSED GROUND FLOOR

- STRUCTURAL INTEGRATION & CHANGES
- RETAIL 2 AREA REDUCED BY 21.7 SQUARE METERS
- SERVICES ROOM SUBSTATION LOCATED NORTH WEST – NEXT TO RETAIL ROOM
- WASTE ROOM AND AMENITIES WERE SWAPPED IN LOCATION
- SECOND LIFT ADDED
- SERVICES RISER RELOCATED

MELBOURNE
LONDON
HANOI

162 TOORAK ROAD
SOUTH YARRA VICTORIA
AUSTRALIA 3141

T: +61 3 9860 4000
E: info@bh-architects.com
www.bh-architects.com
ABN: 86 411 417 873

BRUCE HENDERSON
GRAHAM MORRISON
NICK MAKRIS
JOHN SCARAMUZZINO
DANIEL FASCIANI



- CLEANERS ROOM RELOCATED FURTHER SOUTH IN THE CORRIDOR
- STAIR ACCESS AND LOBBY RECONFIGURED
- SERVICES / RUBBISH CHUTE ROOM DELETED
- DOOR RELOCATION IN LOBBY AREA
- A STAIR ADDED IN A LOBBY AREA NEXT TO THE RAMP
- SERVICES CUPBOARD / PILLAR DELETED
- CANOPY EXTENSION REDUCED - ON NORTH & EAST FACADE

TP206 – PROPOSED LEVEL 01 PLAN

- STRUCTURAL INTEGRATION & CHANGES
- APARTMENTS ARE REDESIGNED TO COMPLY WITH NDIS REQUIREMENTS, INCLUDING 2 OOA UNITS
- SECOND LIFT ADDED
- SERVICES RISER RELOCATED
- SERVICES / RUBBISH CHUTE ROOM DELETED
- PLANTER BOX DELETED ON THE SOUTH
- NEW DIMENSIONS ADDED
- CANOPY EXTENSION REDUCED - ON NORTH & EAST
- APARTMENTS RENUMBERED WITH AREAS RE-CALCULATED
- APARTMENT 1.01 REDUCED SETBACK TO WEST

TP207 – PROPOSED LEVEL 02 PLAN

- STRUCTURAL INTEGRATION & CHANGES
- APARTMENTS ARE REDESIGNED TO COMPLY WITH NDIS REQUIREMENTS
- BALCONY EXTENT ON THE WEST REDUCED
- SECOND LIFT ADDED
- SERVICES RISER RELOCATED
- SERVICES / RUBBISH CHUTE ROOM DELETED
- NEW DIMENSIONS ADDED
- APARTMENTS RENUMBERED WITH AREAS RE-CALCULATED

TP208 – PROPOSED LEVEL 03 PLAN

- STRUCTURAL INTEGRATION & CHANGES
- ALL ORIGINAL APARTMENTS REDESIGNED, RESULTING IN 5 x 2B2B & 1 x 3B2B APARTMENTS
- SECOND LIFT ADDED
- LIFT 1 (LEFT SIDE) OVERRUN AND SERVICES TRANSFER OVER
- SERVICES / RUBBISH CHUTE ROOM DELETED
- PLANTER BOXES ON BALCONIES ARE REDUCED IN LENGTH
- NEW DIMENSIONS ADDED
- APARTMENTS RENUMBERED WITH AREAS RE-CALCULATED

TP209 – PROPOSED LEVEL 04 PLAN

- STRUCTURAL INTEGRATION & CHANGES
- ALL ORIGINAL APARTMENTS REDESIGNED, RESULTING IN 5 x 2B2B & 1 x 3B2B APARTMENTS
- SERVICES / RUBBISH CHUTE ROOM DELETED
- SERVICES CUPBOARD IN CORRIDOR RELOCATED
- NEW DIMENSIONS ADDED
- APARTMENTS RENUMBERED WITH AREAS RE-CALCULATED

TP210 – PROPOSED LEVEL 05 PLAN

- STRUCTURAL INTEGRATION & CHANGES
- ALL ORIGINAL APARTMENTS REDESIGNED, RESULTING IN 4 x 2B2B & 1 x 3B2B APARTMENTS
- SERVICES / RUBBISH CHUTE ROOM DELETED
- SERVICES CUPBOARD IN CORRIDOR RELOCATED
- NEW DIMENSIONS ADDED
- APARTMENTS RENUMBERED WITH AREAS RE-CALCULATED



TP211– PROPOSED LEVEL 06 PLAN

- STRUCTURAL INTEGRATION & CHANGES
- NEW DIMENSIONS ADDED.
- 6.01 APARTMENT REDESIGNED – MASTER ENSUITE AND MASTER WALK-IN ROBE ARE EXTENDED. UPDATES APPLY TO BEDROOM 2 AND ADJOINING BALCONY
- SOUTH BALCONY AND PLANTER BOX DELETED
- WEST BALCONY AND PLANTER BOX REDUCED IN SIZE
- SERVICES / RUBBISH CHUTE ROOM DELETED
- SERVICES CUPBOARD IN CORRIDOR IS UPDATED
- APARTMENT AREAS RE-CALCULATED

TP212– PROPOSED LEVEL 07 PLAN

- PROPOSED NEW LEVEL WITH 2 x 3B2B APARTMENTS

TP213– PROPOSED LEVEL 08 PLAN

- PROPOSED NEW LEVEL WITH 2 x 3B2B APARTMENTS
- ROOF ACCESS HATCH WITH LADDER IN CEILING OF LOBBY AREA

TP214 – PROPOSED ROOF PLAN

- NEW DIMENSIONS ADDED
- NO STAIRS ON ROOF LEVEL
- LIFT OVERRUN RELOCATED
- HOT WATER UNIT RELOCATED
- A/C CONDENSERS INCREASED IN NUMBER & RENUMBERED
- FEATURE PRECAST TO THE NORTH AND EAST FAÇADE AND STRUCTURE COLUMNS ON THE ROOF LEVEL DELETED

TP301 – NORTH & SOUTH ELEVATIONS

- STRUCTURAL INTEGRATION & CHANGES - PROPOSED 2 ADDITIONAL LEVELS
- FEATURE PRECAST TO THE NORTH FAÇADE AND STRUCTURE COLUMNS ON THE ROOF LEVEL DELETED
- OPENINGS TO THE FAÇADE AND WINDOWS DESIGN CHANGED & RECONFIGURED TO SUIT APARTMENT REDESIGN
- FEATURE BLADES DELETED
- CHANGES TO THE BALUSTRADE
- CHANGES TO THE FINISHES ON THE FAÇADE
- POWDERCOATED ALUMINIUM SHROUDS TO THE WINDOWS ON SOUTH FACADE DELETED
- OBSCURE GLASS BALUSTRADE REPLACED WITH VERTICAL FOLDED PERFORATED METAL SCREENING
- CANOPY ON NORTH FACADE EXTENSION REDUCED

TP302 – EAST & WEST ELEVATIONS

- STRUCTURAL INTEGRATION & CHANGES - PROPOSED 2 ADDITIONAL LEVELS
- FEATURE PRECAST TO THE EAST FAÇADE AND STRUCTURE COLUMNS ON THE ROOF LEVEL DELETED
- OPENINGS TO THE FAÇADE AND WINDOWS DESIGN CHANGED & RECONFIGURED TO SUIT APARTMENT REDESIGN
- CHANGES TO THE SERVICES CUBOARD / PILLAR DELETED
- FEATURE BLADES DELETED
- CHANGES TO THE BALUSTRADE
- CHANGES TO THE FINISHES ON THE FAÇADE
- OBSCURE GLASS BALUSTRADE REPLACED WITH VERTICAL FOLDED PERFORATED METAL SCREENING
- CANOPY ON EAST FACADE EXTENSION REDUCED
- BALCONIES AND PLANTER BOXES REDUCED IN LENGTH ON LEVEL 6 (WEST ELEVATION)

TP401– PROPOSED SECTION 1

- STRUCTURAL INTEGRATION & CHANGES - PROPOSED 2 ADDITIONAL LEVELS
- CHANGES TO LOCATIONS OF WINDOWS, WALLS, AND DOORS DUE TO APARTMENT REDESIGN
- CAR STACKER MODEL AND ITS EXTENT CHANGED. NO CAR STACKER PIT
- THE RAMP MODIFIED



TP402– PROPOSED SECTION 2

- STRUCTURAL INTEGRATION & CHANGES - PROPOSED 2 ADDITIONAL LEVELS
- FEATURE PRECAST TO THE FAÇADE AND STRUCTURE COLUMNS ON THE ROOF LEVEL DELETED
- CHANGES TO LOCATIONS OF WINDOWS, WALLS, AND DOORS DUE TO APARTMENT REDESIGN
- CAR STACKER MODEL AND ITS EXTENT CHANGED. NO CAR STACKER PIT
- THE RAMP DESIGN MODIFIED

TP403– PROPOSED SECTION 3

- STRUCTURAL INTEGRATION & CHANGES - PROPOSED 2 ADDITIONAL LEVELS
- FEATURE PRECAST TO THE FAÇADE AND STRUCTURE COLUMNS ON THE ROOF LEVEL DELETED
- CHANGES TO LOCATIONS OF WINDOWS, WALLS, AND DOORS DUE TO APARTMENT REDESIGN
- CAR STACKER MODEL AND ITS EXTENT CHANGED. NO CAR STACKER PIT
- THE RAMP DESIGN HAS BEEN MODIFIED

TP404– PROPOSED SECTION 4

- STRUCTURAL INTEGRATION & CHANGES - PROPOSED 2 ADDITIONAL LEVELS
- FEATURE PRECAST TO THE FAÇADE AND STRUCTURE COLUMNS ON THE ROOF LEVEL DELETED
- CHANGES TO LOCATIONS OF WINDOWS, WALLS, AND DOORS DUE TO APARTMENT REDESIGN.
- STAIRS ARE NOT GOING TO THE ROOF LEVEL
- CAR STACKER MODEL AND ITS EXTENT CHANGED. NO CAR STACKER PIT

TP405– OVERLOOKING MITIGATION STRATEGY

- STRUCTURAL INTEGRATION & CHANGES
- CHANGES TO LOCATIONS OF WINDOWS, WALLS, BALCONIES, AND DOORS DUE TO APARTMENT REDESIGN
- FEATURE BLADES DELETED

TP501– FINISHES SCHEDULE

- ALS – POWDERCOATED ALUMINIUM SHROUD COLOUR CHANGES
- FF1 – FEATURE FRAME IN GLASS REINFORCES CONCRETE (GRC) DELETED
- GL3 – GLASS COLOUR CHANGES
- GL4 - GLASS COLOUR CHANGES
- SC01 – CHANGES TO THE PRIVACY SCREEN / BALUSTRADE
- MA01 – CHANGES TO THE COLOUR
- MA02 - CHANGES TO THE COLOUR
- MA03 - CHANGES TO THE COLOUR
- MA04 – NEW MATERIAL
- W01 - CHANGES TO THE COLOUR
- W02 & W03 - NEW MATERIALS
- ME01 - CHANGES TO THE FINISH
- LD01 - CHANGES TO THE COLOUR
- SS01 – DELETED
- CB01 – DELETED
- BA01 – CHANGES TO THE MATERIAL
- BA02 - CHANGES TO THE MATERIAL
- BA03 – CHANGES TO THE MATERIAL
- BA04 - CHANGES TO THE MATERIAL
- BA05 - NEW MATERIAL
- BA06 - NEW MATERIAL
- BA07 - NEW MATERIAL

TP502– AREA SCHEDULE

- SCHEDULES REVISED AS PER DESIGN CHANGES