

1-7 WATERFRONT PLACE, PORT MELBOURNE – STATEMENT OF CHANGES

This Statement of Changes details the amendments to the proposed development made in comparison to the Approved Plans prepared by Elenberg Fraser date stamped as being received by Council on 8 April 2021 [identified as A0003 (Rev: D), A0098 (Rev: D), A0099 (Rev: D), A0100 (Rev: D), A0101 (Rev: D), A0102 (Rev: C), A0103 (Rev: C), A0104 (Rev: C), A0105 (Rev: C), A0106 (Rev: C), A0107 (Rev: D), A0108 (Rev: D), A0109 (Rev: D), A0110 (Rev: D), A0900 (Rev: D), A0901 (Rev: D), A0902 (Rev: D), A0903 (Rev: D), A0904 (Rev: B), A0905 (Rev: B), A0950 (Rev: D), A0951 (Rev: D), A0952 (Rev: D), A0960 (Rev: D), A0961 (Rev: D), A0963 (Rev: B), A1100 (Rev: B), A1101 (Rev: B), A1600 (Rev: B), A1601 (Rev: B) and Schedule 002 – External Materials and Finishes (Rev: B) in Planning Permit 490/2020/A dated 3 August 2021].



| Approved Drawing | Approved Drawing Name | Proposed Drawing | Proposed Drawing Name | Description of changes |
|------------------|---|-------------------|-----------------------------|--|
| A0003 (Rev: D) | Site Information Demolition Plan | TP-11000 (Rev: A) | Existing Site Plan & Survey | <ul style="list-style-type: none"> Existing site conditions have been updated. Previous structure and associated services have been demolished prior to lodgement of proposed application. No demolition work is proposed in application. |
| A0098 (Rev: D) | General Arrangement Basement 2 Floor Plan | TP-22098 (Rev: A) | Basement 02 | <ul style="list-style-type: none"> Extent of basement changed Location of ramp and ramp gradients changed Core locations changed Carpark and motorcycle park layout changed Structure and services layout changed Residential storage area location and layout changed |
| A0099 (Rev: D) | General Arrangement Basement 1 Floor Plan | TP-22099 (Rev: A) | Basement 01 | <ul style="list-style-type: none"> Extent of basement changed Location of ramp and ramp gradients changed Core locations changed Carpark and motorcycle park layout changed. Provision for accessible parking space not required - refer to proposed Transport Impact Assessment by Ratio. Structure and services layout changed Residential storage area location and layout changed Loading dock position changed Secure bike store moved to basement 01 from ground floor |

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| A0100 (Rev: D) | General Arrangement Level 00 Ground Floor Plan | TP-22100 (Rev: A) | Ground Plan | <ul style="list-style-type: none"> • Resident arrival from Beach Street has changed. Introduction of Porte-cochere with additional vehicular crossover, resident entry ramp, and landscape planter design updated. <ul style="list-style-type: none"> ○ Approved plans show retail in this area which has been removed. • Substation facing North-South laneway introduced with associated services room. <ul style="list-style-type: none"> ○ Approved plans show retail in this area which has been removed. • Approved plans show loading, waste services area which are relocated to basement 01 in proposed plans. • North-South laneway directly connected to Waterfront Place from Beach Street. Building separation introduced to ground and podium design. • East-West pedestrian laneway extent reduced. Central Courtyard introduced. • Commercial/Office space introduced. <ul style="list-style-type: none"> ○ Approved plans show retail and extended lobby area. • Goods Lift location has been changed. • Separate retail building to the South-West corner of site. Extent of food production garden changed. • Extent of retail area updated in lieu of Providore on approved plans. Entry location into retail changed. • Extent of main lobby position centrally along a North-South Axis has changed. Resident arrival design from Waterfront Place changed. |

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| | | | | <ul style="list-style-type: none"> • Residential apartments introduced to South-East of site. Associated private open spaces and perimeter landscape and residential street entrances has been provided. <ul style="list-style-type: none"> ○ Approved plans show a gym with associated change rooms and lift which has been removed. • Bike store facility from approved plans relocated to basement 01. • Location of external bike parking positions changed • Location of street furniture changed • Eastern Public Space/Eastern Parklet design changed. Entry from Eastern Parklet into secondary lobby introduced. Landscape design changed – refer to landscape design drawings and report. • Wellness area, 25m lap pool, and support facilities introduced. Private pool garden to Beach Street, elevated above the street level. • Number of residences facing beach street changed. Type and apartment layout changed. • Mail room introduced. • Core locations changed. |
| A0101 (Rev: D) | General Arrangement Level 01 Floor Plan | TP-22101 (Rev: A) | Level 01 Plan (Podium) | <ul style="list-style-type: none"> • Apartment types, numbers, layout and extent of private open spaces changed. • Core locations changed. • Central landscape and external courtyard zone introduced. <ul style="list-style-type: none"> ○ Approved plans show a through link roof in this area. Not accessible. |

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| | | | | <ul style="list-style-type: none"> Entertainment and resident amenity zone introduced. Residential storage area and a void through to the wellness space on ground floor introduced. <ul style="list-style-type: none"> Approved plans show a Health & Wellness space which has been removed. Western separated retail building with a terrace and balcony planters introduced. <ul style="list-style-type: none"> Approved plans show a resident's pool connected to the main building. Canopy above North-South laneway removed. |
| A0102 (Rev: C) | General Arrangement Level 02 Floor Plan | TP-22102 (Rev: A) | Level 02 Plan (Podium) | <ul style="list-style-type: none"> Apartment types, numbers, layout and extent of private open spaces changed. Core locations changed. Western separated retail building room and lift overrun. <ul style="list-style-type: none"> Approved plans show a Resident's Lounge connected to the main building. Residential storage area within Eastern podium building. <ul style="list-style-type: none"> Approved plans show a void in this area. |
| A0103 (Rev: C) | General Arrangement Level 03 Floor Plan | TP-22103 (Rev: A) | Level 03 Plan (Tower) | <ul style="list-style-type: none"> Apartment types, numbers, layout and extent of private open spaces changed. Core locations changed. Facade design changed. Fins introduced to façades facing central laneway. |

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| A0104 (Rev: C) | General Arrangement Level 04 Floor Plan | TP-22104 (Rev: A) | Level 04 Plan (Tower) | <ul style="list-style-type: none"> • Apartment types, numbers, layout and extent of private open spaces changed. • Core locations changed. • Facade design changed. Fins introduced to façades facing central laneway. • Setback from Southern boundary changed. Setback takes into consideration the slab edge design and has been position outside of the setback zone. <ul style="list-style-type: none"> ◦ Approved plans show the slab edge design within the setback zone. |
| A0105 (Rev: C) | General Arrangement Level 05 Floor Plan | TP-22105 (Rev: A) | Level 05 Plan (Tower) | <ul style="list-style-type: none"> • Apartment types, numbers, layout and extent of private open spaces changed. • Core locations changed. • Facade design changed. Fins introduced to façades facing central laneway. |
| A0106 (Rev: C) | General Arrangement Level 06 Floor Plan | TP-22106 (Rev: A) | Level 06 Plan (Tower) | <ul style="list-style-type: none"> • Apartment types, numbers, layout and extent of private open spaces changed. • Core locations changed. • Facade design changed. Fins introduced to façades facing central laneway. |
| A0107 (Rev: D) | General Arrangement Level 07 Floor Plan | TP-22107 (Rev: A) | Level 07 Plan (Tower) | <ul style="list-style-type: none"> • Apartment types, numbers, layout and extent of private open spaces changed. • Core locations changed. |

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| | | | | <ul style="list-style-type: none"> • Facade design changed. Fins introduced to façades facing central laneway. |
| A0108 (Rev: D) | General Arrangement Level 08 Floor Plan | TP-22108 (Rev: A) | Level 08 Plan (Tower) | <ul style="list-style-type: none"> • Apartment types, numbers, layout and extent of private open spaces changed. • Core locations changed. • Facade design changed. Fins introduced to façades facing central laneway. |
| A0109 (Rev: D) | General Arrangement Level 09 Floor Plan | TP-22109 (Rev: A) | Level 09 Plan (Tower) | <ul style="list-style-type: none"> • Apartment types, numbers, layout and extent of private open spaces changed. • Core locations changed. • Facade design changed. Fins introduced to façades facing central laneway. |
| A0110 (Rev: D) | General Arrangement Level 10 Floor Plan | TP-22110 (Rev: A) | Level 10 Roof Plan | <ul style="list-style-type: none"> • Core locations changed. Lift overrun and positions changed. Services riser locations changed. • Conceptual services layout on roof provided. |
| A0900 (Rev: D) | Elevations North Elevation | TP-32001 (Rev: A) | North Elevation | <ul style="list-style-type: none"> • Façade, and slab edge design to podium and tower changed. Operability of façade panels and location of doors and/or windows changed to suit the updated internal layout. • Materiality to façade changed – material legend provided on proposed elevation drawings. • Porte-cochere crossovers located. |

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| A0901 (Rev: D) | Elevations East Elevation | TP-32002 (Rev: A) | East Elevation | <ul style="list-style-type: none"> • Façade, and slab edge design to podium and tower changed. Operability of façade panels and location of doors and/or windows changed to suit the updated internal layout. • Materiality to façade changed – material legend provided on proposed elevation drawings. |
| A0902 (Rev: D) | Elevations South Elevation | TP-32003 (Rev: A) | South Elevation | <ul style="list-style-type: none"> • Façade, and slab edge design to podium and tower changed. Operability of façade panels and location of doors and/or windows changed to suit the updated internal layout. • Materiality to façade changed – material legend provided on proposed elevation drawings. • North-South Laneway link shown. Western separated retail building shown. |
| A0903 (Rev: D) | Elevations West Elevation | TP-32004 (Rev: A) | West Elevation | <ul style="list-style-type: none"> • Façade, and slab edge design to podium and tower changed. Operability of façade panels and location of doors and/or windows changed to suit the updated internal layout. • Materiality to façade changed – material legend provided on proposed elevation drawings. |
| A0904 (Rev: B) | Elevations East Central Elevation | TP-32005 (Rev: A) | East Central Elevation | <ul style="list-style-type: none"> • Façade, and slab edge design to podium and tower changed. Operability of façade panels and location of doors and/or windows changed to suit the updated internal layout. • Materiality to façade changed – material legend provided on proposed elevation drawings. • Basement extents changed. • Ground floor lobby extents changed. |

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| | | | | <ul style="list-style-type: none"> Entertainment zone on Level 01 introduced. Level 01 landscaped courtyard introduced. Lift core overruns shown. |
| A0905 (Rev: B) | Elevations West Central Elevation | TP-32006 (Rev: A) | West Central Elevation | <ul style="list-style-type: none"> Façade, and slab edge design to podium and tower changed. Operability of façade panels and location of doors and/or windows changed to suit the updated internal layout. Materiality to façade changed – material legend provided on proposed elevation drawings. Basement extents changed. Ground floor lobby extents changed. Entertainment zone on Level 01 introduced. Level 01 landscaped courtyard introduced. Lift core overruns shown. |
| A0950 (Rev: D) | Section Building Section A-A | TP-32101 (Rev: A) | Building Section AA | <ul style="list-style-type: none"> Extent of Basement changed. Ground floor uses changed. Commercial offices introduced. Level 01 landscaped courtyard introduced. Residential apartment sizes changed. Lift core overruns shown. Slab edge and façade design changed. Section drawing at different position along the North-South axis. |

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| A0951 (Rev: D) | Section Building Section B-B | TP-32102 (Rev: A) | Building Section BB | <ul style="list-style-type: none"> • Extent of Basement changed. • Ground floor uses changed. Commercial offices introduced. Extent of retail/civic changed. • Porte-cochere introduced. • Level 01 landscaped courtyard introduced. • Residential apartment sizes changed. • Slab edge and façade design changed. • Section drawing at different position along the East-West axis. |
| A0952 (Rev: D) | Section Building Section C-C | TP-32103 (Rev: A) | Building Section CC | <ul style="list-style-type: none"> • Extent of Basement changed. • Ground floor uses changed. Commercial offices introduced. Extent of retail/civic changed. • Porte-cochere introduced. • Level 01 landscaped courtyard introduced. • Residential apartment sizes changed. • Slab edge and façade design changed. • Lift core overrun shown. • Section drawing at different position along the East-West axis. |