

ELENBERG FRASER

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SCHEDULE OF CHANGES

RE:	PAGES	DATE
21035_313-317 Kings Way, South Melbourne	6	21/07/22
VCAT		

Please note the following drawings have been revised and given new revision with amended naming convention.

Summary of Key Changes:

- Building envelope amended in response to Council feedback.
- 1m Kings Way footpath extension into the site to allow 1.5m wide street tree planting area along kerb and 2m wide footpath.
- 2m setback to Kings Way from ground to Level 11. Additional 5m setback to Kings Way from Level 12 (AHD 42.58) to roof.
- Indent levels with champagne glazing introduced to Level 5 and Level 12 to break down tower form.
- Vertical fins incorporated to façade perimeter to provide solidity in podium.
- Digital screen removed.
- Facade design at building top angled as a feature screen.

Key Data Comparison:

	Submitted scheme	Proposed Scheme
Car Spaces	28	23
Bike Spaces	25	32
Gross Building Area	5858	4960
Typical Floor GBA	326	300

Drawing / Rev.	Drawing Title	Description of Revision
A0000 / Rev C	Location Plan & Drawing List	<ul style="list-style-type: none">▪ Building envelope updated to show amended form into corners of site.▪ Drawing list updated to include eccentric floor plans.
A0001 / Rev C	Site Plan	<ul style="list-style-type: none">▪ Building envelope updated to show amended form into corners of site.
A0002 / Rev C	Title Plan	<ul style="list-style-type: none">▪ Remain unchanged with new revision.
A0003 / Rev C	Site Survey Plan	<ul style="list-style-type: none">▪ Remain unchanged with new revision.
A0004 / Rev C	Existing Context Plan	<ul style="list-style-type: none">▪ Remain unchanged with new revision.
A0005 / Rev C	Proposed Context Plan	<ul style="list-style-type: none">▪ Building envelope updated to show amended form into corners of site.
A0096 / Rev C	Basement 4	<ul style="list-style-type: none">▪ Core reconfigured to allow further services.▪ Grid adjusted to suit revised structures.▪ Services and car stacker layout updated to show 23 car pallets.

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		<ul style="list-style-type: none"> Southern retention wall setback 1m from boundary.
A0097 / Rev C	Basement 3	<ul style="list-style-type: none"> Core reconfigured to allow further services. Grid adjusted to suit revised structures. Services and car stacker layout updated to show 23 car pallets. Southern retention wall setback 1m from boundary.
A0098 / Rev C	Basement 2	<ul style="list-style-type: none"> Core reconfigured to allow further services. Grid adjusted to suit revised structures. End of trip facilities, services and car stacker layout updated to show 23 car pallets. Southern retention wall setback 1m from boundary.
A0099 / Rev C	Basement 1	<ul style="list-style-type: none"> Core reconfigured to allow further services. Grid adjusted to suit revised structures. Services and car stacker layout updated to show 23 car pallets. Southern retention wall setback 1m from boundary.
A0100 / Rev C	Ground Floor	<ul style="list-style-type: none"> Core reconfigured to remove B.O.H. lift and car entry clash. Grid adjusted to suit revised structures. Building envelope updated to show amended form into corners of site. Planter along southern façade reduced to 1m wide. 1m Kings Way footpath extension into the site to allow for street tree planting along kerb and 2m wide footpath. Columns and interior layout amended to accommodate revised form.
A0100M / Rev C	Level 00 Mezzanine	<ul style="list-style-type: none"> Core reconfigured to suit revised lifts and services locations. Grid adjusted to suit revised structures. Building envelope updated to show amended form into corners of site. Columns and interior layout amended to accommodate revised form.
A0101 / Rev C	Level 01- Level 04	<ul style="list-style-type: none"> Core reconfigured to suit revised lifts, services and amenities locations. Grid adjusted to suit revised structures. Building envelope updated to show amended form into corners of site. 2m setback introduced to Kings Way. Columns and interior layout amended to accommodate revised form. 300mm deep vertical fins introduced to façade perimeter.
A0105 / Rev A	Level 05	<ul style="list-style-type: none"> Core reconfigured to suit revised lifts, services and amenities locations. Grid adjusted to suit revised structures. Building envelope updated to show amended form into corners of site. 2m setback introduced to Kings Way. Additional 300mm setback along Kings Place and Kings Way on Level 5. (AHD 20.82) Columns and interior layout amended to accommodate revised form.

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A0106 / Rev A	Level 06 – Level 10	<ul style="list-style-type: none">▪ Core reconfigured to suit revised lifts, services and amenities locations.▪ Grid adjusted to suit revised structures.▪ Building envelope updated to show amended form into corners of site.▪ 2m setback introduced to Kings Way.▪ Columns and interior layout amended to accommodate revised form.▪ 150mm deep vertical fins introduced to façade perimeter.
A0111 / Rev A	Level 11	<ul style="list-style-type: none">▪ Core reconfigured to suit revised lifts, services and amenities locations.▪ Grid adjusted to suit revised structures.▪ Building envelope updated to show amended form into corners of site.▪ 2m setback introduced to Kings Way.▪ Columns and interior layout amended to accommodate revised form.▪ 150mm deep vertical fins introduced to façade perimeter.
A0112 / Rev A	Level 12	<ul style="list-style-type: none">▪ Core reconfigured to suit revised lifts, services and amenities locations.▪ Grid adjusted to suit revised structures.▪ Building envelope updated to show amended form into corners of site.▪ 7m setback introduced to Kings Way. Additional 300mm setback along Kings Place and Kings Way on Level 12. (AHD 42.38)▪ Columns and interior layout amended to accommodate revised form.▪ Perimeter planter introduced to terrace area.
A0113 / Rev A	Level 13 – Level 17	<ul style="list-style-type: none">▪ Core reconfigured to suit revised lifts, services and amenities locations.▪ Grid adjusted to suit revised structures.▪ Building envelope updated to show amended form into corners of site.▪ 7m setback introduced to Kings Way.▪ Columns and interior layout amended to accommodate revised form.
A0118 / Rev C	Rooftop	<ul style="list-style-type: none">▪ Core reconfigured to suit revised lifts, services and amenities locations.▪ Grid adjusted to suit revised structures.▪ Building envelope updated to show amended form into corners of site.▪ 7m setback introduced to Kings Way.▪ Landscape layout amended to accommodate revised form.▪ Digital screen removed.
A0119 / Rev C	Core Lid	<ul style="list-style-type: none">▪ Revised services area to account for 13sqm architectural feature screen to give total of 50sqm.▪ Grid adjusted to suit revised structures.▪ Building envelope updated to show amended form into corners of site.▪ 7m setback introduced to Kings Way.▪ Solar panel roof structure adjusted to accommodate revised form.

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A0900 / Rev D	North Elevation	<ul style="list-style-type: none">▪ Grid adjusted to show communal screen and services screen height.▪ Building envelope updated to show amended form into corners of site. 2m setback introduced to Kings Way from ground to Level 11. Additional 5m setback along Kings Way from Level 12. (AHD 42.38) to roof.▪ Vertical fins introduced to façade perimeter.▪ Digital screen removed. Angled communal screen introduced.▪ Champagne glazing with 300mm indent introduced to Level 5 (AHD 20.82) and Level 12 (AHD 42.38) to provide podium language and break down tower form. LED strip lights provided at top and bottom surrounds.▪ Perimeter planter introduced to Level 12 terrace area.▪ Cobden Street and Kings Place corner entry expressed with metal band.▪ Columns and perimeter planter adjusted to accommodate revised form.▪ Material legend amended.
A0901 / Rev D	South Elevation	<ul style="list-style-type: none">▪ Grid adjusted to show communal screen and services screen height.▪ Building envelope updated to show amended form into corners of site. 2m setback introduced to Kings Way from ground to Level 11. Additional 5m setback along Kings Way from Level 12. (AHD 42.38) to roof.▪ Vertical fins introduced to façade perimeter.▪ Digital screen removed. Angled communal screen introduced.▪ Champagne glazing with 300mm indent introduced to Level 5 (AHD 20.82) and Level 12 (AHD 42.38) to provide podium language and break down tower form. LED strip lights provided at top and bottom surrounds.▪ Perimeter planter introduced to Level 12 terrace area.▪ Columns and perimeter planter adjusted to accommodate revised form.▪ Material legend amended.
A0902 / Rev D	East Elevation	<ul style="list-style-type: none">▪ Grid adjusted to show communal screen and services screen height.▪ Building envelope updated to show amended form into corners of site. 2m setback introduced to Kings Way from ground to Level 11. Additional 5m setback along Kings Way from Level 12. (AHD 42.38) to roof.▪ Vertical fins introduced to façade perimeter.▪ Spandrel glazing to Level 1 – Level 18 core wall in place of concrete. Horizontal louvres adjusted as per revised core layout.▪ Digital screen removed. Angled communal screen introduced.▪ Champagne glazing with 300mm indent introduced to Level 5 (AHD 20.82) and Level 12 (AHD 42.38) to provide podium language and break down tower form. LED strip lights provided at top and bottom surrounds.▪ Perimeter planter introduced to Level 12 terrace area.▪ Cobden Street and Kings Place corner entry expressed with metal band.▪ Columns and perimeter planter adjusted to accommodate

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		<ul style="list-style-type: none"> revised form. Material legend amended.
A0910 / Rev B	North Streetscape Elevation	<ul style="list-style-type: none"> Champagne glazing with 300mm indent introduced to Level 5 (AHD 20.82) to provide podium language and break down tower form. LED strip lights provided at top and bottom surrounds. Building envelope updated to show amended form into corners of site. 2m setback introduced to Kings Way from ground to Level 11. Additional 5m setback along Kings Way from Level 12. (AHD 42.38) to roof. Vertical fins introduced to façade perimeter. Cobden Street and Kings Place corner entry expressed with metal band. Columns and perimeter planter adjusted to accommodate revised form. Material legend amended.
A0911 / Rev B	South Streetscape Elevation	<ul style="list-style-type: none"> Champagne glazing with 300mm indent introduced to Level 5 (AHD 20.82) to provide podium language and break down tower form. LED strip lights provided at top and bottom surrounds. Building envelope updated to show amended form into corners of site. 2m setback introduced to Kings Way from ground to Level 11. Additional 5m setback along Kings Way from Level 12. (AHD 42.38) to roof. Vertical fins introduced to façade perimeter. Cobden Street and Kings Place corner entry expressed with metal band. Columns and perimeter planter adjusted to accommodate revised form. Material legend amended.
A0912 / Rev B	East Streetscape Elevation	<ul style="list-style-type: none"> Champagne glazing with 300mm indent introduced to Level 5 (AHD 20.82) to provide podium language and break down tower form. LED strip lights provided at top and bottom surrounds. Building envelope updated to show amended form into corners of site. 2m setback introduced to Kings Way from ground to Level 11. Additional 5m setback along Kings Way from Level 12. (AHD 42.38) to roof. Vertical fins introduced to façade perimeter. Spandrel glazing to Level 1 – Level 18 core wall in place of concrete. Horizontal louvres adjusted as per revised core layout. Cobden Street and Kings Place corner entry expressed with metal band. Columns and perimeter planter adjusted to accommodate revised form. Material legend amended.
A0950 / Rev C	Section A-A	<ul style="list-style-type: none"> Grid adjusted to show communal screen and services screen height. Building envelope updated to show amended form into corners of site. 2m setback introduced to Kings Way from ground to Level 11. Additional 5m setback along Kings Way from Level 12. (AHD 42.38) to roof. Vertical fins introduced to façade perimeter.

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		<ul style="list-style-type: none"> ▪ Digital screen removed. Angled communal screen introduced. ▪ Champagne glazing with 300mm indent introduced to Level 5 (AHD 20.82) and Level e12 (AHD 42.38) to provide podium language and break down tower form. ▪ Perimeter planter introduced to Level 12 terrace area. ▪ Sectional layout adjusted to accommodate revised form.
A0951 / Rev C	Section B-B	<ul style="list-style-type: none"> ▪ Grid adjusted to show communal screen and services screen height. ▪ Building envelope updated to show amended form into corners of site. 2m setback introduced to Kings Way from ground to Level 11. Additional 5m setback along Kings Way from Level 12. (AHD 42.38) to roof. ▪ Vertical fins introduced to façade perimeter. ▪ Digital screen removed. Angled communal screen introduced. ▪ Champagne glazing with 300mm indent introduced to Level 5 (AHD 20.82) and Level 12 (AHD 42.38) to provide podium language and break down tower form. ▪ Sectional layout adjusted to accommodate revised form.
A0952 / Rev C	Section C-C	<ul style="list-style-type: none"> ▪ Grid adjusted to show communal screen and services screen height. ▪ Building envelope updated to show amended form into corners of site. 2m setback introduced to Kings Way from ground to Level 11. Additional 5m setback along Kings Way from Level 12. (AHD 42.38) to roof. ▪ Vertical fins introduced to façade perimeter. ▪ Digital screen removed. Angled communal screen introduced. ▪ Champagne glazing with 300mm indent introduced to Level 5 (AHD 20.82) and Level 12 (AHD 42.38) to provide podium language and break down tower form. ▪ Perimeter planter introduced to Level 12 terrace area. ▪ Sectional layout adjusted to accommodate revised form. ▪ Southern retention wall setback 1m from boundary.
A0960 / Rev B	Streetscape Section A-A	<ul style="list-style-type: none"> ▪ Champagne glazing with 300mm indent introduced to Level 5 (AHD 20.82) to provide podium language and break down tower form. ▪ Building envelope updated to show amended form into corners of site. ▪ Vertical fins introduced to façade perimeter. ▪ Sectional layout adjusted to accommodate revised form.
A0961 / Rev B	Streetscape Section B-B	<ul style="list-style-type: none"> ▪ Champagne glazing with 300mm indent introduced to Level 5 (AHD 20.82) to provide podium language and break down tower form. ▪ Building envelope updated to show amended form into corners of site. ▪ Vertical fins introduced to façade perimeter. ▪ Sectional layout adjusted to accommodate revised form.
A0962 / Rev B	Streetscape Section C-C	<ul style="list-style-type: none"> ▪ Champagne glazing with 300mm indent introduced to Level 5 (AHD 20.82) to provide podium language and break down tower form. ▪ Building envelope updated to show amended form into corners of site. 2m setback introduced to Kings Way from

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- ground to Level 11.
 - Vertical fins introduced to façade perimeter.
 - Sectional layout adjusted to accommodate revised form.
 - Ground floor perimeter planter setback 1m from Kings Way.
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