



11 February 2026

424 St Kilda Road, Melbourne
 Town Planning – Amended Drawings – Summary of Changes

The following is a list of updated changes to the architectural documentation and relevant ancillary documents such as Development Summary and BADS Report for the proposed development at 424 St Kilda Road, which includes general amendments and improvements to the previously endorsed drawings provided by council on 18.07.2025, which addressed the conditions of Planning Permit (PDPL/00115/2024) and referral comments.

Table of Amendments

Drawing Number	List of Amendments
A-000	<ul style="list-style-type: none"> General amendment to all relevant drawing numbers. General amendment to Title Sheet render image.
A-002	<ul style="list-style-type: none"> No changes.
A-003	<ul style="list-style-type: none"> No changes.
A-097	<ul style="list-style-type: none"> Amendment to Drawing Number from A-100 to A-097. Update to B03 structural slab level. Removal of South-Eastern Core, single fire stair core from Basement to Ground for secondary egress. Additional lift to North-Eastern Core. Update to the number of carparks, motorbike and residential bike parking.
A-098	<ul style="list-style-type: none"> Amendment to Drawing Number from A-101 to A-098. Update to B02 structural slab level. Removal of South-Eastern Core, single fire stair core from Basement to Ground for secondary egress. Additional lift to North-Eastern Core. Update to the number of carparks, motorbike and residential bike parking.
A-099	<ul style="list-style-type: none"> Amendment to Drawing Number from A-102 to A-099. Update to B01 structural slab level. Removal of South-Eastern Core, single fire stair core from Basement to Ground for secondary egress. Additional lift to North-Eastern Core. General amendments to B01 Common Area Amenities. Update to the number of carparks, staff and residential bike parking, EOT facilities, allocation of carparking to Retail and Visitors. Amendment to the Drop-off, and BOH including fire tanks, fire pumps, and OSD tank. Amendment to carpark intake location from Queens Lane to north-west corner as part of Landscape. Refer to Ground Floor Plan.
A-100	<ul style="list-style-type: none"> Amendment to Drawing Number from A-103 to A-100. Removal of South-Eastern Core, single fire stair core from Basement to Ground for secondary egress to St Kilda Road forecourt. Additional lift to North-Eastern Core. Update to the number of visitor bike parking to 44 from 30. Amendment to Landscape. Refer to Landscape consultant report. Removal of the Ground Floor Porte Cochere, driveway island with carpark intake and booster cupboards. Booster cupboards now form a part of façade articulation on Queens Lane. General amendments to Ground Floor including the addition of commercial space, reduction of retail and additional residential amenities. Main building entries from St Kilda Road and Kings Way maintained. Retail Entry off Queens Lane is converted into egress.
A-101	<ul style="list-style-type: none"> Amendment to Drawing Number from A-104 to A-101. Removal of South-Eastern Core. Additional lift to North-Eastern Core. General amendments to L1 Common Area Amenities, including residential amenities. Amendment to Apartment Mix and extent, refer to BADS Report for typical apartment BADS analysis. Removal of office tenancy. Increased extent of residential amenities.
A-102	<ul style="list-style-type: none"> Amendment to Drawing Number from A-105 to A-102. Removal of South-Eastern Core. Additional lift to North-Eastern Core. General amendments to L02 Common Area Amenities, including residential wellness amenities. Improved privacy consideration to courtyard-facing apartments. Amendment to Landscape. Refer to Landscape consultant report. Amendment to Apartment Mix.
A-103	<ul style="list-style-type: none"> New Sheet to reflect updated typical levels. Typical levels are now L03, L04-07, L08-11, and L12-16. Removal of South-Eastern Core. Additional lift to North-Eastern Core.

	<ul style="list-style-type: none"> Amendment to Apartment Mix.
A-104	<ul style="list-style-type: none"> Amendment to Drawing Number from A-106 to A-104. Typical levels are now L03, L04-07, L08-11, and L12-16. Removal of South-Eastern Core. Additional lift to North-Eastern Core. Amendment to Apartment Mix.
A-108	<ul style="list-style-type: none"> New Sheet to reflect updated typical levels. Typical levels are now L03, L04-07, L08-11, and L12-16. Removal of South-Eastern Core. Additional lift to North-Eastern Core. Amendment to Apartment Mix.
A-112	<ul style="list-style-type: none"> New Sheet to reflect updated typical levels. Typical levels are now L03, L04-07, L08-11, and L12-16. Removal of South-Eastern Core. Additional lift to North-Eastern Core. Amendment to Apartment Mix.
A-117	<ul style="list-style-type: none"> Removal of South-Eastern Core. Additional lift to North-Eastern Core. Amendment to Apartment Mix. Building envelope retained. Extent of balconies and glazing updated to reflect revised apartment layouts. Amendment to Plant Room location and extent, including removal of Plant on L17. Location of endorsed balconies to the south shown dashed in red for reference.
A-118	<ul style="list-style-type: none"> Removal of South-Eastern Core. Additional lift to North-Eastern Core. Amendment to Apartment Mix. Building envelope retained. Extent of balconies and glazing updated to reflect revised apartment layouts. Update to Crown including addition to Façade extent on L17-L18 to increase internal area. Amendment to Plant Room location and extent. Location of endorsed balconies to the south shown dashed in red for reference.
A-119	<ul style="list-style-type: none"> Removal of South-Eastern Core. Additional lift to North-Eastern Core. General amendment to Apartment Mix. Refer to Development Summary. Extent of roof retained. Updates to reflect revised plant, equipment, and removal of horizontal screening. Inclusion of skylights to the apartment below. Reduction to the number of PV Solar Panels from 315 to 130. Refer to SMP Report.
A-200	<ul style="list-style-type: none"> Removal of South-Eastern Core, single fire stair core from Basement to Ground for secondary egress. Additional lift to North-Eastern Core.
A-201	<ul style="list-style-type: none"> Removal of South-Eastern Core, single fire stair core from Basement to Ground for secondary egress. Additional lift to North-Eastern Core. Updates to finishes codes and descriptions. Minor updates to extent of privacy glazing to suit updated apartment layouts.
A-202	<ul style="list-style-type: none"> Removal of South-Eastern Core, single fire stair core from Basement to Ground for secondary egress. Additional lift to North-Eastern Core. Updates to finishes codes and descriptions. Reduction to the length of the St Kilda Road Entry Canopy.
A-203	<ul style="list-style-type: none"> Removal of South-Eastern Core, single fire stair core from Basement to Ground for secondary egress. Additional lift to North-Eastern Core. Updates to finishes codes and descriptions. Reduction to the length of the St Kilda Road Entry Canopy.
A-250	<ul style="list-style-type: none"> Update to Basement structural slab levels. General amendments to B01, Ground Floor, L01, and L02 Common Area Amenities. Amendment to Apartment Type annotation.
A-251	<ul style="list-style-type: none"> Removal of South-Eastern Core, single fire stair core from Basement to Ground for secondary egress. Update to Basement structural slab levels. General amendments to B01, Ground Floor, L01, and L02 Common Area Amenities. Amendment to Apartment Type annotation.
A-252	<ul style="list-style-type: none"> Update to Section E-E. Refer to Landscape consultant report. Update to Typical Section. Updates to finishes codes and descriptions. Superseded Drawings from A-252, including Elevation – Fire Booster Cupboard, and Section D-D – Fire Booster Cupboard. Detail of Fire Booster Cupboard from endorsed plans removed as no longer relevant.
A-253	<ul style="list-style-type: none"> New Sheet to show South Plan L08-11 façade treatment. Amendment to show No View Out/ Obscured View, and Screened Directional View Out regarding view towards Lucient Building.
A-254	<ul style="list-style-type: none"> New Sheet to show South Plan L12-13 façade treatment. Amendment to show No View Out/ Obscured View, and Screened Directional View Out regarding view towards Lucient Building.
A-255	<ul style="list-style-type: none"> New Sheet to show South Plan L14-16 façade treatment. Amendment to show No View Out/ Obscured View, and Screened Directional View Out regarding view towards Lucient Building.
A-260	<ul style="list-style-type: none"> New Sheet to show the comparison of the South Elevation in the Endorsed Set and Current Set for Condition 1n and 1o.
A-261	<ul style="list-style-type: none"> New Sheet to show the comparison of the South Plan L14-15 in the Endorsed Set and Current Set for Condition 1n and 1o.
Development Summary	<ul style="list-style-type: none"> General amendment to all GBA, GFA, NLA, and NSA areas. Amendment to the total number of apartments to 286 from 234. Amendment to the total number of carparking to 388 from 390. Amendment to the total number of motorcycle parking to 7 from 8. Amendment to the total number of bike parking to 179 from 122.

	<ul style="list-style-type: none">• Typical levels are now L03, L04-07, L08-11, and L12-16.• Update to Basement structural slab levels.• Update to the number of carpark, motorbikes and residential bike parking, EOT facilities, allocation of carparking to Retail and Visitors.• Amendment to Apartment Mix and extent, refer to BADS Report for typical apartment BADS analysis.• Amendment to Landscape. Refer to Landscape consultant report.
BADS Report	<ul style="list-style-type: none">• General amendment to all relevant General Arrangement drawings and diagrams to show updated Apartment Mix (total of 77 from 84 types), including the typical apartments, and BADS compliance tables and diagrams.• Amendment to detailed material codes, finishes, and colour.