

KOICHI TAKADA ARCHITECTS

SCHEDULE OF AMENDMENTS

20 February 2017

KOICHI TAKADA
ARCHITECTS Pty Ltd

26-56 Queens Parade, Fitzroy North, Victoria

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This statement outlines the schedule of amendments implemented post Town Planning Submission in response to community and Council feedback and in preparation for VCAT.

- Overall building height reduced by 16.7m, from 53.7m to 37m (16 storeys to 12 storeys)
- Building massing and height reduced to ensure visibility from surrounding areas is significantly reduced.
- Apartment numbers reduced from 476 to 341
- Overall GFA reduced from 38190m² to 30661m²
- Residential car parking spaces reduced from 438 to 341
- Bicycle parking retained as one space per dwelling. Ground floor visitor parking reduced from 50 spaces to 32 spaces
- Residential storage retained as one storage space per dwelling
- Deletion of staging to development
- Increased terracing to the tallest building form, containing Core 1, to reduce bulk and scale when viewed from adjacent streets and recreation areas
- Setback on eastern façade increased to 4.5m from 3m
- Setbacks generally on northern and north-western facades increased to 3m to achieve compliance with Rescode B17 envelope, in addition to increased upper level setbacks to reduce perceived bulk from adjacent dwellings
- Setback adjacent to Aquila building (No.476 Brunswick Street) increased to 6m from 3m to improve internal amenity and daylighting to apartments from Level 01 above
- Setbacks adjacent to No.492-494 Brunswick Street increased to reduce visibility from adjoining private open space from these residential dwellings
- Internal separation of buildings increased from 9m to 12m, improving internal amenity and penetration of natural daylight to apartments and communal areas
- Massing adjusted to increase solar access to internal ground floor communal areas, retail and public realm throughout the year
- Village Green public realm on Queens Parade verge deleted at council's request
- Existing masonry saw-tooth wall to western façade adjoining No.24 Queens Parade retained (formerly proposed to partially demolish)
- Rear entry to back lane relocated further west to move access point away from neighbouring dwellings (specifically No.492 Brunswick Street) rear private opening space. Access via this entry is limited to residents of the townhouses only.
- Core 4 & Core 5 relocated towards centre of Aquila building to allow for revised massing, assisting in reducing bulk around sensitive interfaces with neighbouring dwellings
- Residential amenity increased on ground floor level, with provision of additional leisure and recreational facilities
- North facing residential communal terrace on level 3 deleted
- North facing residential communal terrace on level 4 reduced in size to accommodate new terracing to levels below and to comply with B17 Rescode setback envelope
- A new residential communal terrace provided on level 9 facing east and above Core 3
- Residential corridors generally throughout increased from 1.4m to 1.6m clear internal dimension
- Apartments generally reconfigured to improve access to natural daylight in compliance with BESS daylight assessment
- All balconies amended to be minimum 8m² for 1 and 2 bedroom apartments, and 12m² for 3 bedroom

PROJECT CONTACT

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apartments

- Ramp to basement revised to suit 1:20 gradient over substation in compliance with Citipower requirements
- Basement carparking layout generally adjusted to accommodate new length of ramp, new core locations and Council requirements. Visitor, retail parking, loading and waste area relocated
- A new goods lift provided to service retail tenants
- New bin chute provided to west of Core 4 for Rear 26-56 Queens Parade development. Use limited to residents of the townhouses.
- Extent of basement 01 & 02 reduced in size as result of revised parking numbers
- Overshadowing to No.22-24 Queens Parade improved, with no additional overshadowing from 9am.
- Significant reduction in overshadowing achieved between 9am and 10am to the adjacent properties at No.476-490 Brunswick Street and 2-20 Grace Lane, with no increase overshadowing achieved between 9am and 3pm
- No increase in existing overshadowing maintained to adjacent balconies at No. 58-72 Queens Parade