

FISHERMANS BEND STANDING ADVISORY COMMITTEE
256-262 Normanby Road South Melbourne (Site 2)
21 April 2020

LIST OF CHANGES TO PLANS

Basement

- Area & number of storage cages decreased
- Number of car park decreased (by 19) on this level
- Number of bicycle parking racks decreased (by 4) on this level
- Presentation of bike and EOT facilities updated to blue color
- Commercial, residential & visitor bikes are allocated
- Headroom clearance added to car park ramp
- Dimensions to car stackers added
- 50 kl rainwater tank amended to 65kL rainwater tank collecting rainwater from the tower roof and podium landscaping.
- 5kL rainwater tank added collecting rainwater from the ground level hard surfaces

Ground floor

- Vehicular access has been switched from Normanby Road to Munro Street.
- Shop front glazing brought closer to boundary line on Munro street and Normanby road with 650 mm architectural depth i.e 450mm Deep column and 200mm shadow line. Shop front sill is 600mm depth integrated with the window
- Canopies have been extended setback of 1.75m from Kerb on Munro street and Normanby road
- Height of canopy is reduced to 3.8m off the ground on Munro Street and maintain its continuity on Normanby road
- Crossover width decreased to 5500mm
- Ramp grades altered
- Sight triangle added
- Bin room decreased in size by 5sqm
- 32 visitor bicycle parking spaces provided
- Switch room increased in area
- Overall increase in total retail tenancy area
- 5sqm raingarden added collecting rainwater from podium level terraces and trafficable surfaces

Mezzanine

- Details and dimensions added to all ramps
- Inclusion of 2 car charging stations
- Inclusion of disabled car parking space

Levels 1, 2, 3

- Details and further dimensions included
- Increase in commercial tenancy (by 108sqm)
- Ratio of Commercial and Retail/Site area remains at 1.6
- Overall decrease in bicycle parking for residential, commercial and visitors (by 5 nos)

Level 4 (Podium)

- Increase in number of apartments from 4 to 5
- Decrease in area of Amenities
- Decrease in setback to Munro Street to 5sqm
- Terrace area to apartments allocated

Tower Plan (Level 5-7 and Level 8-19)

- Tower level layout for levels 5-8 (4 levels) amended to 5-7 (3 levels)
- Tower level layout for levels 9-19 (11 levels) amended to 8-19 (12 levels)
- Apartment layouts and numbers amended on the above
- Total number of apartments increased by one to 158 (25% remain as 3-bedroom apartments)
- Change in shape of tower with increase of side boundary setbacks (varies between 5000mm and 10900mm) to maximize oblique outlooks from the living areas for the inward facing apartments, as well as maximizing perceived tower spacing when viewed from the streetscape in the oblique

Roof plan

- Roof plan added

Elevations and Sections

- Increase in height of podium from 19300mm to 19705mm
- Elevations reflect the change in shape of tower, height, variation of side boundary setbacks and amended apartment layouts