

FISHERMANS BEND STANDING ADVISORY COMMITTEE  
Amendment C165 264-270 Normanby Road South Melbourne (Site 1)  
15 November 2019

LIST OF CHANGES TO PLANS

**Basement**

- Area & number of storage cages increased
- Number of bicycle parking spaces increased by 13 on this level
- Presentation of bike and EOT facilities updated to blue color
- Commercial, residential & visitor bikes are allocated
- Dimensions to car stackers added

**Ground floor**

- Crossover width decreased to 6100mm
- Sight triangle added
- Amended location for loading bay and sub station
- Bin room decreased in size by 4sqm with more efficient layout. Bin numbers remain the same
- Overall slight decrease in total retail tenancy area

**Mezzanine**

- Details and dimensions added to all ramps
- Inclusion of 2 car charging stations
- Inclusion of a disabled car parking space
- Decrease in number of storage cages

**Levels 1, 2, 3**

- Details and further dimensions included
- Ratio of Commercial and Retail/Site area remains at 1.6
- Overall increase in bicycle parking for residential, commercial and visitors

**Level 4 (Podium)**

- Increase in number of apartments
- Decrease in area of Amenities
- Decrease in setback to Munro Street to 5m
- 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 9300mm)

**Roof plan**

- Decrease in roof area
- Inclusion of solar panels and ESD comments

**Elevations and Sections**

- Elevations reflect the change in shape of tower, variation of side boundary setbacks and amended apartment layouts

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**List of updated supporting reports addressing amended plans and City of Port Phillip comments**

Wind Impact Statement prepared by Vipac Engineers and Scientists dated 14 November 2019

Landscape Concept Report prepared by Tract Consultants dated 14 November 2019

Revised Traffic Impact Assessment report prepared by TTM Group dated 14 November 2019

Revised Sustainable Management Plan prepared by Simpson Kotzman Consulting Engineers dated 14 November 2019