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10 September 2014

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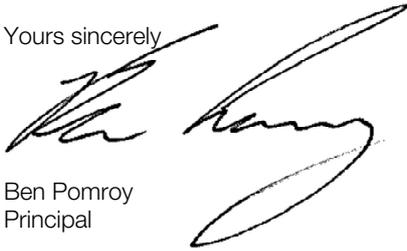
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Dear Jeff

RE: 7 DEANE STREET BURWOOD – S96 SUBMISSION

Please find over revised schedule of amendments (Issue B) to Section 96 application with elevations and materials/finishes clarified in response to Council's Urban Designer GMU comments. Amendments are highlighted in red in the schedule of changes.

Yours sincerely



Ben Pomroy
Principal

ROTHELOWMAN

Enc:

CC:

STATEMENT OF DESIGN CHANGES – Issue B

Summary of Key Changes

The following is a summary of proposed changes to the above development.

Change	Reason change occurred	Amended Drawings
<p>Apartment 5 (L15-21) layout reconfigured. Kitchen and dining room layout amended, with the entry door shifted to avoid clashing with the kitchen circulation space.</p> <p>Reconfigured layout allows for generous dining and living areas. Dining room benefits from natural light, ventilation and direct connection to the kitchen. These areas provide a high level of amenity for the tenants and their guests.</p> <p>Ample storage provided in cabinets in the dining room.</p> <p>Apartment type clarified as being a 1-bedroom unit.</p>	<p>To create a more efficient apartment type, with attractive internal spaces.</p> <p>Provide sufficient internal storage</p>	<p>TP01.13 – Level 15</p> <p>TP01.14 – Level 16-17</p> <p>TP01.15 – Level 18-21</p>
<p>Ground floor layout amended.</p> <p>Location of service rooms (residential pump, garbage room, bulky goods) amended.</p> <p>Floor levels simplified, with fewer level changes.</p>	<p>To create a more direct and accessible route between residential lobby and the loading dock.</p> <p>To create a more direct route between retail tenancy 1 and the loading dock.</p>	<p>TP01.07 – Ground floor</p>
<p>Level 5 circulation redesigned. Circulation from the lift core reconfigured with the corridor extended to the north. GFA on Level 5 reduced.</p> <p>Area of communal space is extended to 393sqm (30% of site area)</p>	<p>To create a direct access to the main areas of the communal open space.</p> <p>Open up the lobby to northern sun.</p>	<p>TP01.10 – Level 5</p> <p>TP05.00 – Area schedule</p>
<p>Storage provision within the apartments clarified</p>	<p>To demonstrate high level of amenity</p> <p>To demonstrate compliance with RFDC recommendations</p>	<p>TP05.01 – Store schedule</p>
<p>Building façade design refined. Façade is more articulated with a dark recessive element introduced to the façade.</p> <p>Composition of windows clarified in plan and elevation</p> <p>Blade walls at corner balconies are recessed to open up and express balconies.</p> <p>Colours and finishes are refined.</p> <p>Strong vertical element on south elevation recessed by 300mm to further articulate façade. Vertical element clad with aluminium composite panels from Level 6 to Roof.</p> <p>External walls on Level 5 recessed by 50mm specified dark bronze colour to articulate tower form with a 'waist'.</p> <p>External walls on Levels 22-23 recessed by 50mm for two-thirds of the building perimeter to articulate tower form with a stepped 'top'.</p>	<p>To introduce a macro-scale element to the building façade concept, relating to distant views and adding an interesting element to the Burwood skyline.</p> <p>To emphasize the slender vertical proportions of the tower</p> <p>To articulate the intermediate scale in the elevation</p> <p>To provide further clarification on the building articulation and rich palette of materials and finishes that will contribute to both distant and close views of the proposed development.</p>	<p>TP02.01-TP02.04 Elevations</p> <p>TP01.10-TP01.16 Floor plans</p> <p>TP04.01 External finishes schedule</p>