

Modification schedule				
ITEM	DRAWING	DESCRIPTION	REASON [provided by applicant]	Council comment
1.01	DA-40-02 DA-40-03 DA-40-04 DA-40-05 DA-40-06, DA-40-07 DA-40-08	Updates to miscellaneous detail sheets that are consistent with consent conditions	Facade detail sheets have been updated to reflect detailed design coordination	While amended drawings have been submitted, the submitted SEE outlines that it is proposed to delete these drawings. The applicant argues that "Drawings DA-40-02 to DA-40-06 were indicative detailed drawings and sketches that were provided to the LEC during the initial approval of the project to demonstrate how certain detailed design solutions could be implemented to resolve contentions. These drawings are very detailed and include matters relating to detailed mechanical ventilation/services layouts as well as hand sketched design solutions ... these drawings [are] ... indicative [only] and serve as a proof of concept only, and not for stamping or approval". Council agrees with the applicant's justification and no objections are raised to delete these drawings from the consen.
1.02	DA-21-0G DA-30-00 DA-30-01 DA-30-02 DA-30-03 DA-30-04 DA-30-05 DA-30-06 DA-30-07 DA-30-10 DA-40-00 DA-40-01	Update to levels/floor to floor heights	Levels/floor to floor heights have been updated to achieve the 2700mm floor to floor height for habitable spaces as per ADG.	Council's assessment, including review by Council's Architectural Excellence and Design Review Panle, has confirmed that the increased ceiling heights are necessary to achieve compliance with the ADG and NCC. As discussed in the report, this part of the proposal is not considered to result in undue amenity or design impacts and is considered supportable.
1.03	DA-21-0G	Inclusion of Right of Way to 49 Mary Street	Adjoining property at 49 Mary Street has a right of way on title which has been reflected in these plans for consistency	While not annotated on the plan as a right of way, the area affected by it is shown on the plan and remains accessible. Additionally, the stormwater detail drains show this area to be "concrete slab for R.O.W."
1.05	DA-21-0G	Updates to external ground floor levels	External ground floor levels have been updated to reflect detailed design coordination between civil and architectural	Change along 48 Edith only about 100mm, which is not considered to result in undue amenity impacts. Levels within the dog park are retained as a result of Council raising concerns with regard to amenity and stormwater drainage impacts
1.07	DA-21-0G DA-21-01 DA-21-02	Updates to 67 Mary Street Note	Addition of note to allow for repairs and maintenance due to the existing condition of the property (House)	No major changes to 67 Mary Street - no change to GFA, bulk or scale.
1.10	DA-30-00 DA-30-01 DA-30-03 DA-30-04 DA-30-05 DA-30-06 DA-30-07 DA-40-02	Various changes to façade material, removing FC sheet from façade, finished concrete in lieu of brick to planter boxes	Change to more superior materials for buildability, longevity and maintenance	No issues are raised with the relatively minor changes to materials, which will remain sympathetic to the development.
1.13	DA-21-04 DA-21-05 DA-21-06 DA-21-08 DA-30-05 DA-40-00 DA-40-01	Minor update to roof plant layout	Consolidation of roof plant resulting from detailed services coordination	Only layout change proposed, which will have no impact on the development.
1.22	DA-83-00	Updates to solar calculation	Updates to solar calculation resulting from design development & changes	Considering all apartments within the site, the development complies as more than 70% of apartments (i.e., 70.2%) receive the required solar access and less than 15% (i.e., 10.7%) of apartments do not receive solar access. As such, the proposal is considered acceptable with regard to ADG provisions

1.23	DA-90-00 DA-90-01	Updates to GFA calculation	Updates to GFA calculation resulting from design development & changes	As outlined in the report, no issues are raised with the changed GFA and the proposal remains compliant with the FSR development standard
1.39	DA-21-01 DA-21-03 DA-21-04 DA-21-05 DA-30-06 DA-40-01	Additions of awnings	Introduction of awnings on various elevations for weatherproofing and resident amenity	No issues are raised with introducing awnings to windows
1.40	DA-21-04 DA-21-05 DA-21-06 DA-21-07 DA-21-08 DA-30-00 DA-30-01 DA-30-02 DA-30-03 DA-30-04 DA-30-05 DA-30-06 DA-40-00 DA-40-01	Addition of stair access to roof for compliance and safety in design	Access to roof areas was previously via ladders, and stair access introduced to allow easier servcability and future maintenance of the roof plan (as well as safety in design)	No issues are raised with this modification. The stairs are for servicing non-trafficable roofs. The increase in building heights is discussed in the report
1.48	DA-30-01 DA-30-02 DA-30-06	Removal of concrete lintels	Removal of concrete lintels due to buildability and design development	No issues - minor design change only
1.49	DA-21-01 DA-21-02 DA-21-03 DA-21-04 DA-30-05	Relocation of window that was previously facing the corridor	Relocation of window due to fire rating requirements and privacy	No issues - the change is minor and will not result in any adverse amenity or design impact
1.51	DA-21-06 DA-21-01 DA-21-02 DA-21-03 DA-21-04 DA-21-05 DA-21-06 DA-21-07 DA-30-01 DA-30-02 DA-30-01 DA-30-02 DA-30-03 DA-30-04 DA-30-05 DA-30-06 DA-30-07 DA-30-10 DA-40-00 DA-40-01	Updates to façade arrangement	Minor amendments to transom and mullion arrangements to suit buildability and contractor advice	Generally supported. Matters of concern, such as visual privacy, is assessed in the report
1.54	DA-21-06	Updates to layouts & levels	Minor updates to layouts and levels from detailed design development to improve accessibility and wayfinding	Minor layout change to Building C ground floor only
1.62	DA-21-06 DA-30-00	Addition of gas meter room	Addition of gas meter room due to services coordination	Minor change only
1.63	DA-40-03	Updates to mechanical ventilation detail	Update to mechanical ventilation detail resulting from detailed services coordination	Minor change only

1.66	DA-15-OG DA-15-01 DA-15-02 DA-15-08 DA-30-10	Updates to the extent of demolition of existing building due to compliance and safety	Updates to the extent of demolition to address design issues associated with buildability and compliance with BCA, fire safety, structure and façade	Additional demolition work is discussed in the report and supported
1.67	DA-15-OG DA-15-02 DA-21-06 DA-21-01 DA-21-02 DA-21-03 DA-21-04 DA-21-05 DA-21-06 DA-21-07 DA-21-08 DA-30-01 DA-40-00 DA-40-01 DA-84-00 DA-84-01 DA-84-02	Updates to floor plate arrangement and levels	Minor updates to floor plates resulting from compliance reviews, service coordination and detailed design coordination	Changes to layouts generally raise no issue as there will be no amenity impacts. Changes to building heights is discussed in the report
1.70	DA-21-0G	Addition of ramp for compliance	Addition of ramps to comply with Accessibility	Modification improves accessibility
1.74	DA-15-OG DA-15-02 DA-15-08 DA-21-01 DA-21-02 DA-30-01 DA-30-04	The extent of demolition has been revised. The demolition extent for Building 7 has increased, while the demolition extent for Building 2 has been reduced	Updates to the extent of demolition in Building 7 to address design issues associated with buildability, compliance with BCA, fire safety, structure and façade. Building 2 extent of demolition reduced, and retained more existing structure after review	Additional demolition work is discussed in the report and supported
1.80	DA-21-08 DA-30-06	Updates to precast extent	Amended Concrete extent	Minor change only
BASEMENT				
1.06	DA-21-0G DA-20-98 DA-20-99 DA-40-00	Grease arrestors relocated	Grease arrestors relocated to the basement for simplified operational maintenance	No change proposed to basement size and car parking provisions. Essential services and storage facilities are retained.
1.25	DA-20-98 DA-20-99	Car park allocation revised to consolidate the various parking uses	Delineate permanent residential parking and commercial/light industry parking for improved security and carpark operation.	
1.26	DA-20-98	Removal of DAS room due to services coordination	DAS room not required following detailed services coordination	
1.27	DA-20-98 DA-20-99 DA-40-00	Updates to Mary Street Ramp	Updates to Mary Street Ramp gradients for traffic compliance	
1.29	DA-20-98 DA-20-99	Updates to OSD Tank layout	OSD tank consolidated to reflect site stormwater retention requirements	
1.30	DA-30-01 DA-40-01	Updates to basement slab tie	Resolution of basement slab tie following structural coordination	
1.31	DA-20-97	Updates to staff bike parking	Revised arrangement of staff bike parking (same numbers) following detailed design coordination	
1.32	DA-20-98 DA-20-98	Addition of enclosed lift lobbies	Enclose lift lobbies in the basement for improved user amenity	
1.33	DA-20-99	Updates to EOT and commercial storage arrangement	Revised arrangement of EOT and commercial storage following detailed design coordination	
1.34	DA-20-98 DA-40-00	Fire tank relocated to basement	Relocation of fire services tank from Building 6 roof to the basement to minimise visual impact	
1.36	DA-20-98 DA-20-99	Updates to plant & garbage room	Minor update to plant room and garbage room wall alignments to suit loading dock operations	

1.37	DA-20-98 DA-20-99 DA-83-09 DA-83-10 DA-83-11	Storage rearranged	Rearrangement of storage following detailed design coordination	
LANDSCAPE				
1.04	DA-21-0G DA-30-04 DA-30-10	Removal of Tree 1A Note	Correction of a drafting error as Tree 1A did not exist	Confirmed
1.08	DA-30-02	Colour of planter box wall is revised from grey to terracotta	Clarifying finish of the planter box wall, as it was not nominated in the approved plans	Minor change only
1.11	DA-21-0G	Minor updates to Mary Street link retaining walls	Remove section to allow for future design development	Minor change only
1.12	DA-21-0G DA-30-00 DA-30-05	Updates to The Mews arrangement and levels	Reconfiguration of landscape design to suit the civil design	Minor change - no impact
1.14	DA-21-0G DA-30-05 DA-40-06	Additions of stairs/ramp to Makers Way	Addition of stairs for general access and ramps to comply with Accessibility	Modification improves accessibility
1.16	DA-21-0G DA-30-05 DA-30-07	Updates to Fencing around the Garden and Overland Flow	Minor amendments to fencing type to surrounding neighbours following community consultation.	Minor change - no impact
1.17	DA-21-0G DA-83-09	Updates to bike storage arrangement	Addition of bike racks to ground floor areas to encourage use of bikes for commercial light industry visitors	Improves active transport and storage of bikes
1.20	DA-21-0G	Inclusion of palm trees	Inclusion of palm trees for additional shading	This change has been removed from the proposal
1.28	DA-21-0G	Removal of kerb to Edith Street driveway entry	Removal of kerb at Edith Street following traffic coordination	Improved access to basement
1.38	DA-21-0G DA-30-00	Updates to Edith Street Planter boxes	Update to Edith Street planter box visualisation to clarify planting	Minor change - no impact
1.79	DA-21-0G	Update to landscaping include coordination between landscaping and civil engineering for levels and planting, the addition of hammocks to the lawn area, a swing set in the dog park, separation of the dog park area for small and	Various additions to landscaping areas to improve user experience and amenity	Changes to the landscape design raise no issues and improve on-site amenity. Changes to levels has been discussed in the report.
BUILDING A & B				
1.09	DA-30-01 DA-30-03 DA-30-05 DA-30-06	Awning height changes	Adjustment of awning heights to allow for louvre above for mechanical services	Minor change - no impact
1.21	DA-30-06	Removal of hit and miss brickwork	Hit and miss brickwork removed due to potential climbability issue associated with safety in design	Minor change to a small portion of the building only
1.41	DA-21-0G	Additions of smoke door to external lobby entries	Additions of smoke door to external lobby entries for fire and safety compliance	Improves fire safety
1.42	DA-21-0G DA-21-01 DA-21-02 DA-21-03 DA-21-04 DA-21-05 DA-21-06 DA-21-07 DA-30-01 DA-30-02 DA-30-01 DA-30-02 DA-30-03 DA-30-04 DA-30-05 DA-30-06	Updates to glazing alignment	Updates to sliding door arrangements to suit structural coordination and addressing historical drafting errors	Minor change - no impact

1.43	DA-21-04 DA-30-00 DA-30-05	Removal of roof fire tank	Relocation of fire services tank from Building 6 roof to the basement to minimise visual impact	Improvement to roof design
1.45	DA-21-0G	Addition of hinged doors off ground level courtyards	Addition of hinged door to ground level courtyard apartments for direct street access for future residents	Improves access to ground floor units
1.46	DA-21-0G DA-21-01 DA-21-03 DA-21-04 DA-40-03 DA-83-08	Updated cross ventilation strategy and removal of skylights	To improve weatherproofing and noise impact from roof top plants	Minor change - no impact
1.47	DA-30-00 DA-30-03 DA-30-05 DA-30-06	Updates to parapet height	Minor update to parapet heights to suit green roof detail	The increase in parapet height is relatively minor and will not result in undue amenity impacts . Height and amenity is discussed in detail in the report
1.50	DA-30-03	The Grove entrance changes	Redesign of the Grove entrance due to buildability	No issues - minor design change only
1.52	DA-21-0G DA-30-05	Updates to stair and planter box	Minor amendment to planterbox and stair arrangement due to structural coordination	Minor change - no impact
BUILDING C				
1.53	DA-21-01 DA-21-02 DA-21-03 DA-30-06	Façade update due to the removal fo windows from the bathroom and façade coordination	Relocation of windows from bathrooms due to risks associated with waterproofing	Bathrooms will be mechanical ventilated, which raises no compliance issues. Façade detail change is relatively minor
1.55	DA-21-0G	Updates to commercial lobby	Commercial lobby replanning due to fire separation requirements from the basement	Minor change - no impact
1.81	DA-21-08	Removal of skylights	Coordination and updates to BASIX certificate no longer require skylights	Minor change - no impact - rooms receive adequate access to daylight without skylights
BUILDING 1/6				
1.44	DA-30-07	Additional windows at existing brick wall	Additional windows for improved user amenity due to limited natural light in these tenancies	New windows face "The commons" and there will be no privacy issues
1.66	DA-15-0G DA-15-01 DA-15-02 DA-15-08 DA-30-10	Updates to the extent of demolition of existing building due to compliance and safety	Retained Concrete Slab to Level 1 and 2 (previously demolished in full)	Additional demolition work is discussed in the report and supported
1.71	DA-21-0G	Existing stair to be demolished and rebuilt	Existing stair does not comply with requirements of an external fire stair	Improved fire safety
1.75	DA-21-01	Update to roof landscape area	Replacement of existing roof due to leaks	Minor change - no impact
1.77	DA-15-02 DA-15-08 DA-30-01 DA-30-02 DA-30-04 DA-30-07 DA-30-10	Bridges demolished and rebuilt	Existing bridges are dilapidated with structural, fire and BCA issues identified	Improved safety and reduced potential for visual privacy impacts as bridge non-trafficable
1.78	DA-30-02 DA-30-05 DA-30-07	Architectural steel interpreting the existing bridge demolished	Existing bridge demolished due to dilapidation with structural, fire and BCA issues identified. A sympathetic architectural interpretation is proposed	
BUILDING 7				
1.18	DA-90-04	Updates to staging to allow for demo/construction of substation	Update to staging diagram to highlight building 7 and the Mews to be delivered in stage 1, where the substation is located to power the entire site	No impact - modification to staging only
1.65	DA-21-0G DA-40-00	Updates to substation and main switch room	Update to substation and main switchroom arrangements following coordination with Ausgrid and ASP3 designer	No impact - minor change
1.69	DA-21-0G	Addition of easement for services to substation	Easement required resulting from Ausgrid design	No impact - minor change
BUILDING 8				
1.56	DA-21-05 DA-30-02 DA-30-05	Enclosed pool plant area	Pool plant area required to be enclosed to house heating and pumping equipment following coordination with pool consultant	No impact - minor change

1.57	DA-21-04 DA-40-01	Updates to residential amenity layout	Residential amenities replanned for improved user experience	No impact - minor change
1.58	DA-21-01 DA-21-02 DA-21-03 DA-30-00 DA-30-05 DA-40-01	Windows changed to awning instead of sliding	Sliding windows amended to awning windows to address safety in design considerations regarding opening size	No impact - safety improvement
1.59	DA-21-05 DA-30-00 DA-30-02 DA-30-05 DA-30-06 DA-40-00 DA-40-01	Pool level revised layout to relocate the spa and add a mineral pool, sauna, gathering pit and gym. Balustrade height revised.	Residential amenities replanned to cater for build for improved user experience and balustrade height revised due to safety in design considerations	No impact - relocation of residential amenities only
1.60	DA-21-06 DA-30-00 DA-30-02 DA-30-05 DA-30-06 DA-40-00 DA-40-01	Replacement of metal awning for concrete roof	Amendment from metal awning to concrete roof for buildability and future maintenance	No impact - minor change
1.61	DA-21-06 DA-30-01	Addition of tenancy access off Edith Street	Provide an additional entry off Edith Street for future tenants and activation	Improved access