

Schedule of Changes Register

Project	Residential Apartments (23 units)
Job Number	2827.22
Date	28 June 2023
Location	23-25 Charles Street, Liverpool

The following register is a schedule of changes that form part of the S4.55 Package.

Project Background:

The original development was designed by iDraft Architects and approved by Liverpool City Council (DA-50/2021). In June 2022, Stanton Dahl Architects (SDA) were engaged as to prepare Design Finalisation / Construction Documentation for the above-mentioned project on behalf of Hume Community Housing.

As part of the design finalisation review by (SDA), several changes are proposed to assist in the buildability and design resolution of the construction methodologies. A review has also been undertaken to review the following areas;

- Compliance with National Construction Code (NCC)
- SEPP65 Apartment Design Guide
- Value engineering opportunities with the client/project managers

A summary of the changes has been listed below;

Item	Description of Changes
DA00	Cover Sheet
1.0	Revised S4.55 Drawing List
1.1	Updated Photomontage Image of revised design
DA01	Services Basement
2.0	<u>Services Basement</u> Services basement has been redesigned to address revised structural design and provide compliant spatial requirements for the nominated services.
2.1	<u>Access Stairs</u> Access stairs have been redesigned to suit revised structural design and include an airlock as required by NCC.
2.2	<u>Fire Tank</u> Fire tank has been added as requested by Hydraulic Engineer
DA02	Siteworks & Ground Floor Plan
3.0	<u>Building Parking Undercroft / Ground Floor RL</u> Upon receiving structural advice for the proposed residential building, it became apparent that the original architectural design did not make enough allowances for the building structure as the project required several levels of transfer beams to be included in the

design. This resulted in increased floor-to-floor heights. In order to maintain an overall building height, the building was lowered. Original Parking Undercroft/Ground Floor Level = RL: 21.600 and new proposed RL: 21.315 resulting in a lowering of 285mm.

3.1 Car Parking Layout & Design

The car parking layout has been redesigned to accommodate the structural columns supporting the building. The location of these columns is critical as they avoid adding additional costs to the building by reducing the amount of transfer beams to the slabs.

In summary, the car parking has been respaced and (1) parking space has been relocated to the end of the parking aisle. The accessible parking spaces has also been redesigned

The parking undercroft has also removed the 'hit & miss' brick features and provided in lieu a powder coated open style batten system.

3.2 Community Room & WC

The structural design also has impacts on the layouts of the Community Room + WC at ground level. These rooms have been redesigned to accommodate the new structural design.

3.3 Siteworks, Access Ramp & Retaining Walls

As the proposed building has now been lowered, the following has been amended within the design, they include;

- New 1:20 ramp within the front setback exiting from the fire stair & mains switch room.
- Widen entry paving to accommodate access requirements for letterboxes
- New building signage wall to disguise access doors from fire stairs and mains switch room
- Revised front fence design to accommodate services including hydrant booster assembly etc.
- Due to the lowering of the building, the fence along Mill Road has been extended to suit.
- Bicycle parking area has been redesigned to accommodate new retaining walls.

3.4 Garbage Store & Waste Chute

Due to the minimal number of apartments on each floor (4 units), it is not feasible to operate a garbage chute. Additionally, the small building footprint provides very limited space for garbage collection within the building. In lieu of this, 2 x 240L bins (General waste & recycling) have been provided on each residential floor (Level 1 to Level 7).

These bins are proposed to be emptied 2 times a week.

A separate Bulk Waste Storage area has been provided.

3.5 Access to Services Basement

Due to the impacts of the structural design for the building, the stair access to the services basement has been redesigned as a straight run of stairs in lieu of a separate stair access within the parking undercroft.

3.6 Allowance for Services

The revised design also make allowance for services including, hydrant booster & water meters (these are now located within the front fence design). Gas meters have been located to the north-west and accessed via the pedestrian pathway. The OSD tank design has also been redesigned to accommodate the new design.

**DA03 Floor Plan – Level 01 to Level 07
to
DA09**

4.0

Apartment Designs Generally

All apartments have been redesigned to include the following design considerations;

1. Include provision of proposed structural column grid. This required a tweaking in the apartment designs to accommodate the new columns.
2. Apartment designs have also been redesigned to accommodate the required services cupboards and risers.
3. Unit 01
 - Bathroom layout adjusted and made larger to comply with Adaptable Housing Standards AS4299 & meet the spatial requirements for bathrooms and door templates.
 - Kitchen location, layout and size adjusted to comply with Adaptable Housing Standards AS4299 and provide space for the TV unit.
 - Increased storage to comply with ADG requirements.
 - The Laundry has been relocated for better amenity and use of space.
4. Unit 02
 - Bathroom increased in size to comply with Adaptable Housing Standards AS4299 & meet the spatial requirements for bathrooms and door templates.
 - Kitchen size and location adjusted to comply with Adaptable Housing Standards AS4299 and provide space for the TV unit whilst providing better amenity and use of space, creating better continuity with the Dining and Living areas.
 - Increased storage to comply with ADG requirements.
5. Unit 03 (Applies to Unit 07 & Unit 11 as well)
 - Adjustments to the size and location of the Kitchen to provide better amenity and use of space, creating better continuity with the Dining and Living areas.
 - Minor adjustments to the Bathroom to provide better amenity and more efficient use of space.
 - Increased storage to comply with ADG requirements.
 - Removed blade wall to the West and replaced with glass balustrades to the balcony to ensure better use of natural light.
6. Unit 04 (Applies to Unit 08 & Unit 12 as well)
 - Adjustments to the size and location of the Kitchen to provide better amenity and efficient use of space, creating better continuity between the Dining and Living areas.
 - Adjust Laundry to provide better amenity and use.
 - Increased storage to comply with ADG requirements.
 - Removed blade wall to the West and replaced with privacy screen to the balcony to ensure better use of natural light.
7. Unit 05 (Applies to Unit 09 as well)
 - Kitchen location, layout and size adjusted to provide better amenity and provide space for the TV unit.
 - Dining and Living room areas re-configured and removed from the entry corridor space.
 - The Laundry has been relocated for better amenity and use of space.
 - Increased storage to comply with ADG requirements.
8. Unit 06 (Applies to Unit 10 as well)
 - Kitchen size and location adjusted to provide better amenity, space for the TV unit and use of space, creating better continuity with the Dining and Living areas.
 - Living/Dining/Kitchen layouts adjusted to achieve Silver Level compliance in accordance with Livable Housing Australia Guidelines.

- Increased storage to comply with ADG requirements.
- 9. Unit 13 (Applies to Unit 16 & Unit 19 as well)
 - Adjustments to the layout and location of the Kitchen to provide better amenity and use of space, creating better continuity with the Dining and Living areas.
 - Entry to the Bedroom relocated away from direct proximity from the entry, provide better use of space and create direct connection to the Bathroom.
 - Adjust location of the Laundry to create better use and efficiency of space.
 - Adjust size and layout of the Bathroom for better amenity and door templates.
- 10. Unit 14 (Applies to Unit 17 & Unit 20 as well)
 - Adjustment to the Kitchen layout and size to provide better amenity and achieve Silver Level compliance in accordance with Livable Housing Australia Guidelines
 - Adjust the size and layout of the Bathroom for better amenity and door templates.
 - Adjust size of the Laundry and provide increased storage to comply with ADG requirements.
 - Removed blade wall and replaced with privacy screen to the balcony to ensure better use of natural light.
- 11. Unit 15 (Applies to Unit 18 & Unit 21 as well)
 - Replaced hinged door with sliding door to provide better use of space to the Bathroom.
 - Removed blade wall to the West and replaced with privacy screen to the balcony to ensure better use of natural light.
 - Increased storage to comply with ADG requirements.
- 12. Unit 22
 - Adjustment to the Kitchen layout and location to provide better amenity and use of space, creating better continuity with the Dining and Living areas.
 - Adjustment to the Bathroom and Laundry layout and locations to provide better amenity and make use of the dead space at the entry.
 - Relocate the entry door to provide better amenity and use of space.
 - Increased storage to comply with ADG requirements.
- 13. Unit 23
 - Adjustment to the Kitchen layout and size to provide better amenity and use of space, creating better continuity with the Dining and Living areas.
 - Minor adjustments to Bedroom sizes to provide better amenity and use of space, while increasing storage to comply with ADG requirements.
 - Minor adjustments to the size and layout of the Bathroom for better use of space, door templates and efficient movement in the corridor (Entry door).

4.1 Balcony Columns

The structural columns have been incorporated into the balcony designs. This has meant additional columns have been included into the designs and/or orientation of the columns. Columns facing Mill Road have also been rotated 45 degrees to provide better solar access into the dwellings.

4.2 Allowance for Services

Services provisions have now been allowed for within the Lobby.

4.3 Garbage Chute

The garbage chute has been deleted.

4.4 Bicycle Parking

A metal cover has been provided over the bicycle parking space.

DA10 Floor Plan – Roof Terrace

5.0 Common Area WC

Has been redesigned to comply with AS1428

5.1 Landscape Podium

The landscape podium has been extended to the north to provide cover over the balconies to Unit 23. This has provided a better architectural outcome to the building when viewed from Mill Road.

5.2 Pergola Redesign

The pergola has been redesigned to be adjacent to the BBQ area and provide under cover area for outdoor dining, whilst opening up the northern part of the roof terrace area as a multi-use space for kids play area, picnicking and sunbathing.

5.3 Roof Terrace Lift Lobby Redesign

The lobby between the lift and the fire exit stairs has been enclosed for protection from wet weather

DA11 Roof Plan

6.0 Lift Overrun

The original approved architectural plans did not make allowance for a lift overrun. Investigations have been undertaken to source a lift with the lowest overrun commercially available. This lift has now been specified and reflected on the revised architectural plans.

6.1 Pergola Redesign

The pergola has been redesigned to be adjacent to the BBQ area and provide under cover area for outdoor dining, whilst opening the northern part of the roof terrace area as a multi-use space for kids play area, picnicking and sunbathing.

**DA12 East Elevation (Charles Street)
to West Elevation
DA17 North Elevation (Mill Road)
South Elevation
Section 01
Section 02**

7.0 Siteworks, Access Ramp & Retaining Walls

As the proposed building has now been lowered, the following has been amended within the design, they include;

- New accessible 1:20 ramp within the front setback exiting from the fire stairs and mains switch room.
- New building signage wall to disguise access doors from fire stairs and mains switch room
- New retaining walls to accommodate for the additional cut to the site
- Revised front fence design to accommodate services including hydrant booster assembly etc.

7.1 Community Room

The glazing treatment to the façade of the ground floor Community Room has been amended as the external walls contain structural column elements, reducing the extent of glazing available. The design has been amended to include large, double-glazed doors and sidelights with a powder coated batten treatment to the walls which compliments the screening that occurs on other areas on the building.

7.2 Balcony/Roof Terrace Balustrade Treatments

Balcony treatments of solid render elements vs aluminium glazed elements have been revised to accommodate the new structural columns.

The internal balustrade of the Roof Terrace has been increased to comply with NCC (original design only 700mm high). This has now been increased to 1,100mm high as measured from the FFL of the Roof Terrace.

7.3 Floor-to-Floor Heights

Floor-to-Floor heights/RL's have been amended to accommodate the structural design (including transfer beams). The proposed floor level RL's are as follows;

- Ground Floor Level FFL's (Current FFL:21.600) (Proposed FFL:21.315)
- Floor Plan – Level 01 (Current FFL: 24.600) (Proposed FFL: 24.350) (-250mm)
- Floor Plan – Level 02 (Current FFL: 27.700) (Proposed FFL: 27.450) (-250mm)
- Floor Plan – Level 03 (Current FFL: 30.800) (Proposed FFL: 30.550) (-250mm)
- Floor Plan – Level 04 (Current FFL: 33.900) (Proposed FFL: 33.900) (no change)
- Floor Plan – Level 05 (Current FFL: 37.000) (Proposed FFL: 37.000) (no change)
- Floor Plan – Level 06 (Current FFL: 40.100) (Proposed FFL: 40.100) (no change)
- Floor Plan – Level 07 (Current FFL: 43.200) (Proposed FFL: 43.200) (no change)
- Roof Terrace (Current FFL: 46.200) (Proposed FFL: 46.300) (+100mm)
- Lift Overrun (Current RL: 48.800) (Proposed RL: 50.520) (+1,720mm)

7.4 Façade Materials

The 'rendered' look on the tower element of the design (Levels 05-07) has replaced rendered brickwork + batten elements with a 'pre-finished fibre cement product (cemintel barestone). This provides a light-weight structure to the design and better maintenance long-term for the building.

7.5 Pergola Redesign

The pergola has been redesigned to be adjacent to the BBQ area and provide under cover area for outdoor dining, whilst opening the northern part of the roof terrace area as a multi-use space for kids play area, picnicking and sunbathing.

7.6 Enclosing Lift Lobby

The lift lobby has been enclosed with a glazed door on the West and a window to the East

7.7 Bicycle Parking

A metal cover has been provided over the bicycle parking space.

DA14 West Elevation

DA15 South Elevation

8.0 Window Locations

Window locations have been amended to accommodate the revised apartment layouts

8.1 Parking Undercroft Cross-ventilation

The 'hit & miss' brick features have been removed from the original design and powder coated aluminium batten systems have been provided in lieu. This provides a greater air circulation to the parking undercroft

8.2 Pergola Redesign

The pergola has been redesigned to be adjacent to the BBQ area and provide under cover area for outdoor dining, whilst opening the northern part of the roof terrace area as a multi-use space for kids play area, picnicking and sunbathing.

8.3 Bicycle Parking

A metal cover has been provided over the bicycle parking space.

DA18 ADG - Soft Landscaping & Deep Soil Diagrams

9.1 Soft Landscape Calculations
Updated soft landscaping diagrams have been provided for the revised design.

9.2 Deep Soil Calculations
Updated deep soil diagrams have been provided for the revised design.

9.3 Common Area Calculations
Updated common area calculations have been provided for the revised design.

DA19 ADG - Building Height Plane (24m)

10.0 Building Height Plane Diagram
Updated building height diagrams have been provided for the revised design. Refer elevations

DA20 ADG - Cross Ventilation Diagrams

11.0 Cross Ventilation Diagrams
Updated cross ventilation diagrams have been provided for the revised design.

DA21 Shadow Diagrams (21 June @ 9am)

12.0 Updated shadow diagrams have been provided for the revised design.

DA22 Shadow Diagrams (21 June @ 9am)

13.0 Updated shadow diagrams have been provided for the revised design.

DA23 Shadow Diagrams (21 June @ 9am)

14.0 Updated shadow diagrams have been provided for the revised design.
