

6-8 WESTERN CRESCENT, GLADESVILLE

ISSUE B AMENDMENTS

BASEMENT LEVELS

- Basement garaging layouts amended to reflect additional community parking spaces on P2 Parking level. Unit storage layouts amended to suit.

P2-P4 PARKING LEVELS

- P1 Garage doors set back 6000mm from the boundary. P1 Egress door relocated to eastern side of entry door.
- Opening in eastern driveway boundary wall introduced to allow for vision of cars coming out of residential level parking levels.
- Portion of Coulter Street façade to be clad with selected aluminum battens to help soften the façade where shown.
- New community facilities lift introduced to P1 Parking level to give direct access to community space above on Ground Level.

GROUND FLOOR

- Ground floor community space area increased to 680m².
- New residential entry introduced to Western Crescent façade. Residential Foyer separated from Community space and located to eastern boundary of site.
- Ground floor building services & Mechanical plant platform relocated with space being incorporated into Community Facility Space.
- Additional street trees proposed along Ross Street & Western Crescent frontages.

LEVEL 1

- Level 1 Floor Level adjusted to RL 46.40 (Previously RL 45.70) to allow for a greater ceiling height within community facility space below.
- Amenities added to Level 1 community space including toilets, kitchens, and BBQ facilities
- Awning added above footpath along Coulter Street façade.
- Window added to unit 103 media room.

LEVELS 2-5

- Level 2 Floor level adjusted to RL 49.55 (Previously RL 48.80)
- Level 3 Floor level adjusted to RL 52.70 (Previously RL 51.85)
- Level 4 Floor level adjusted to RL 55.85 (Previously RL 54.90)
- Level 5 Floor level adjusted to RL 59.00 (Previously RL 57.95)
- Units 201, 301, 401 & 501 Balconies increased in size to be 10m² minimum.
- Level 5 Unit layouts adjusted to include 3 x 3-bedroom units (502, 503 & 504)

LEVEL 6

- Level 5 floor layout duplicated up to level 6
- Level 6 Floor level adjusted to RL 62.15 (Previously RL 61.05)
- Design of Level 6 adjusted to include 1x 3-bedroom unit & 2x 2-bedroom units.

LEVEL 7

- Residential Communal Open space moved up to level 7.
- Level 7 Floor level adjusted to RL 65.30 (Previously RL 64.15)
- Amenities added to Level 7 community space including toilets, kitchens, and BBQ facilities.
- Design of Level 7 adjusted to include 1x 3-bedroom unit & 2x 2-bedroom units.

LEVEL 8

- Level 8 Floor level adjusted to RL 68.45 (Previously RL 67.20)
- Design of unit 802 adjusted to include balcony off Bedroom 2 to increase solar access to bedroom 3.

LEVEL 9

- Level 9 Removed from the design due to floorspace changes to ground floor & Level 6.