

S4.55 Schedule of Modifications

To be read in conjunction with drawings issued for S4.55(1A) Modification Submission, Revision A6, dated 13.12.2018					Revision A6
Location	Amendment Number	Description of Amendment	Reason for Amendment	Impact on scheme	
General	A(i)	Amendments to core to include wall south of common corridor	Structural Design Development	Amendment to basement layout to allow carpark and aisle width adjacent to core Minor Changes to dimensions in common corridor to accommodate shear walls	
General	A(ii)	General structural amendments	Structural Design Development	Some changes to facade to encapsulate columns (see plans) General changes to column locations internally	
Basement	B(i)	Reduction of car spaces from 63 to 53. Space remaining from reduction in carpark numbers amended to caged storage in close proximity to owner's car space.	Amended to satisfy consent condition B2(a) - Amended Architectural plans	Envelope of basements remains the same. 10 car spaces less in basement.	
	B(ii)	Structure revised. Core, car parking & storage revised to suit.	Structural Design Development	Shift in aisle and car space	
	B(iii)	Lift lobbies enclosed	Interior Design Development	Improved functionality and amenity of space	
	B(iv)	Reconfiguration of basement services and plant areas	Design Development	Improved efficiency of services area layout	
	B(v)	Extent of basement adjusted to match existing excavation on B1	Structural Design Development	Captures continuing structure from Ground Floor down to Basement 1 and Basement 2	
Ground Level	G(i)	Floor levels adjusted to suit footpath levels. Northern Building Ground RL lowered by 450mm, Retail Tenancies 2 and 3 raised by 120mm and 100mm respectively. Southern retail box raised by 540mm.	Further survey information, civil design development, and minimum heights to B1	Ensuring accessible transition into retail floor levels from footpath and compliant cross falls on the northern end of the site	
	G(ii)	Facade changes	Minor amendments to shop front configuration facing Harrington Street including introducing fixed glazed shopfronts and new automated swing door entries to retail tenancies. Columns integrated within retail tenancy rather than within facade wall. Improved definition of residential entry	Minimal impact to elevation. Simplification and improvement to shop front design. Minor change to configuration of fire egress and Harrington lobby	
	G(iii)	Relocation of Retail/Commercial bicycle parking, its associated End of Trip and storage facilities, and Visitor bicycle parking from B1 to Ground Floor.	Architectural design development. Improved security and utility of facilities.	Minor change to retail areas. Revised BOH layout. More efficient allocation of space.	
	G(iv)	Extent of Ground Floor adjusted to suit existing excavation	To suit existing excavation	Utilises existing excavated space as potential location for building services and/or rainwater tank	
Level C1	L0(i)	Block 2 Northern Apartment amended from 1 br to 2 br apartment	Previously oversized 1BR which comfortably accommodates 2BR layout	2BR apartment complies with ADG guidelines and does not alter sun access or ventilation percentages	
Level H1 - C2	L1(i)	Block 2 Northern Apartment amended from 1 br to 2 br apartment	Previously oversized 1BR which comfortable accommodates 2BR layout	2BR apartment complies with ADG guidelines other than 1 sqm < ADG guidelines for private open space. Amendment does not alter sun access or ventilation percentages	
	L1(ii)	Exceptional Fabric within the Bakers Terraces retained	Amended to satisfy consent condition B2(c) - Amended Architectural plans		
	L1(iii)	Public amenities and associated entry reconfigured	Refer to drawing DA-9901 Design development, and to satisfy BCA minimum amenity requirements for the servicing of retail tenancies	Minimal impact on design intent of façade/northern elevation.	
Level H2 - C3	L2(i)	Bakers Terrace changes to comply with PMNSW Heritage Office requirements.	Location of stair amended in BT01. Dining and amenities swapped in Bakers Terrace BT02, in compliance with PMNSW Heritage Office requirements to maintain integrity of NW room. Design Development of BT01 to provide better amenity for upper level of terrace.	BT01 stair provides improved planning of bedrooms. BT02 amendment better reflects proportion of existing rooms and maintains wet areas in current location	
Level H3 - C5	L3(i)	Block 1 Minor glazing amendments facing Gloucester Street	Improve functionality of living space interface with entry stair	Minimal impact on elevations, improved detailing and geometry of Gloucester Street entry courtyards.	
	L3(ii)	See L2(i)			
	L3(iii)	Bakers Terrace BT-01 changes to floor structure	Split level floor introduced to accommodate existing window height differences	Steps added	
Level H5 - C6	L4(i)	Block 2 Penthouse screens & glazing line extended slightly to align with precast concrete frames below, matching the northern end	Simplification of geometry and improve buildability and functionality of living room	Minimal impact	
Level H7	L6(i)	Block 1 Minor change to facade line	To accommodate continuous structure and simpler geometry	Minimal impact on elevation or areas	
Level H8	L7(i)	Block 1 Minor amendment to façade to suit roof geometry	To improve connection with roof geometry	Minimal impact on elevation or areas	
Level H9 & Roof	L8(i)	Block 1 Additional louvred opening introduced in roof to West	To provide proportion of open area and ventilation for plant under	View studies indicate minimal view into plant from surrounding vantage points. Plant remains concealed in a unified structure which offers an attractive enclosing roof form	

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	L8(ii)	Block 1 Minor interior planning change to common areas	Interior Design Development to improve common area amenity	No impact
	L8(iii)	Block 1 Minor interior planning changes	Interior Design Development	No impact
Elevations	E(ii)	Heritage Stone wall now mapped to retain stone blocks and rocks identified by Urbis for retention	Design development	Retention of original stone blocks (not relocated) integrated in design. Refer to Landscape Documentation for further information.
	E(iii)	Facade development and standardisation of window openings and facade modules	Facade Design Development, opening side of public walkway to lift on North facade of Block 1 for CPTED safety considerations	Minimal impact on design intent of facade, minor modifications to locations and dimensions of windows
	G(ii)	Minor changes to Retail frontage	Design development	Improved functionality and amenity of space