

FIELDWORK

14.12.2018

Henry Santika – G3 Projects
Stephanie Gale – MinterEllison

22 Arthur Street and 25 Dudley Street, Eltham VIC 3095

Statement of changes

General

- Overall reduction of dwelling no. from 67 to 50
- Building setbacks are revised to match dimensions on planning scheme, activity centre zone ACZ 1, refer setback dimensions below.
- All apartment layouts are revised to have with regards to *Better Apartments Design Standards* (BADS)
- Building roof height unchanged

Basement Levels

- Additional basement level is added to accommodate on-grade parking
- Car lift is introduced to provide access to basement level O2
- Car stacker spaces have been reduced from 105 to 63 (Refer Appendix A, table O3)
- Car park entry ramp is shifted towards the center of the building
- Total number of car spaces reduced (Refer Appendix A, table O3)
- Service cupboards along center laneway removed

Ground Level

- Additional refuse rooms to both buildings for commercial tenancies
- All GF apartments are removed and replaced by commercial tenancy areas
- Landscape decking area is introduced along both sides of center laneways
- Additional planter boxes along street frontage facing adjacent carpark
- Additional landscape area with 3m x 3m building setback at NE corner of Arthur Street building and SE corner of Dudley Street building
- Additional landscape area at NW corner of Arthur Street building and SW corner of Dudley Street building

Apartment levels

- All apartment layouts are revised to have with regards to *Better Apartments Design Standards* (BADS)
- Number of small apartment units are further reduced and replaced by larger units (Refer Appendix A, table O1)
- A/C condensers of apartments are relocated to the roof
- Introduce retractable awnings to L01 terrace apartments
- Additional building setback facing center laneway
 - Arthur Street building
 - 2m on L02, L03, L04
 - Dudley Street building
 - 2m on L02, L03, L04
- Reduced building setback facing main street (Arthur Street, Dudley Street)
 - Arthur Street building
 - 1.7m on GF, L01
 - 1.3m on L02



FIELDWORK

- 0.7m on L03, L04
- Dudley Street building
 - 0.2m on L02, L03, L04

Roof level

- Additional roof terrace and landscape to both buildings
- Additional photovoltaic panels on both buildings

Elevations

- Dimensions, location of windows and openings updated in accordance with revised apartment layouts
- Additional shading devices on West elevation
- Removal of timber cladding on upper levels due to recent regulations change regarding the use of combustible materials on external walls in Type A construction
- Material colors are swapped between two buildings (Refer Appendix A, table 04)
- Metal balustrade sheets to fire stairs are replaced by architectural mesh



FIELDWORK

Appendix A

Table 01 - Apartment mix changes

Types	Apartment units (Previous TP Scheme)	Apartment units (Proposed)
Apartment		
1 Bed	21	11
2 Bed	23	20
3 Bed	17	19
4 Bed	6	-
	67 (Total)	50 (Total)

Table 02 - Commercial tenancy area changes

Functions	Quantity (Previous TP Scheme)	Area (Previous TP Scheme)	Quantity (Proposed)	Area (Proposed)
Café	-	-	1	341.1 m ²
Food & Drink Premises	4	897 m ²	-	-
Restaurant	-	-	1	314.5 m ²
Retail	-	-		324.6 m ²
Office	-	-	1	355.2 m ²
		897 m² (Total)		1335.4 m² (Total)

Table 03 – Car spaces and storage changes

	Previous TP Scheme	Proposed
Commercial Tenancies	17	33
Residential	90	69
- 1 car space for each 1 Bed and 2 Bed unit		
- 2 car spaces for each 3 Bed unit		
Total car spaces	107	102



FIELDWORK

Table 04 –Material changes

	Previous TP Scheme	Proposed
Fibre cement sheet – Beige color (Upper form of the building)	Dudley Street building	Arthur Street building
Fibre cement sheet – Dark grey color (Upper form of the building)	Arthur Street building	Dudley Street building
Brick Finish – Bluestone color (Lower form of the building)	Arthur Street building	Dudley Street building
Brick Finish – Sandstone color (Lower form of the building)	Dudley Street building	Arthur Street building

Yours sincerely,
Fieldwork

Zachary Yiu
Project Architect



Fieldwork Projects Pty Ltd ATFT Fieldwork Projects Unit Trust
ABN 23 117 338 774
150 Langridge St. Collingwood Vic, 3066
fieldworkprojects.com.au
+61 3 9081 2401