



Section 73

Minor Material Amendments Application to Application 2015/3131/P



COMPARISON DOCUMENT

Revision: P3

30th June 2016

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Appendices (As Separate Drawings)

MMA(10)100_P1 Ground Floor Plan
MMA(10)101_P1 First Floor Plan
MMA(10)102_P1 Second Floor Plan
MMA(10)103_P1 Third Floor Plan
MMA(10)104_P1 Roof Plan
MMA(10)200_P1 Section A-A
MMA(10)300_P1 Proposed Elevations
MMA(10)301_P1 Proposed Elevations



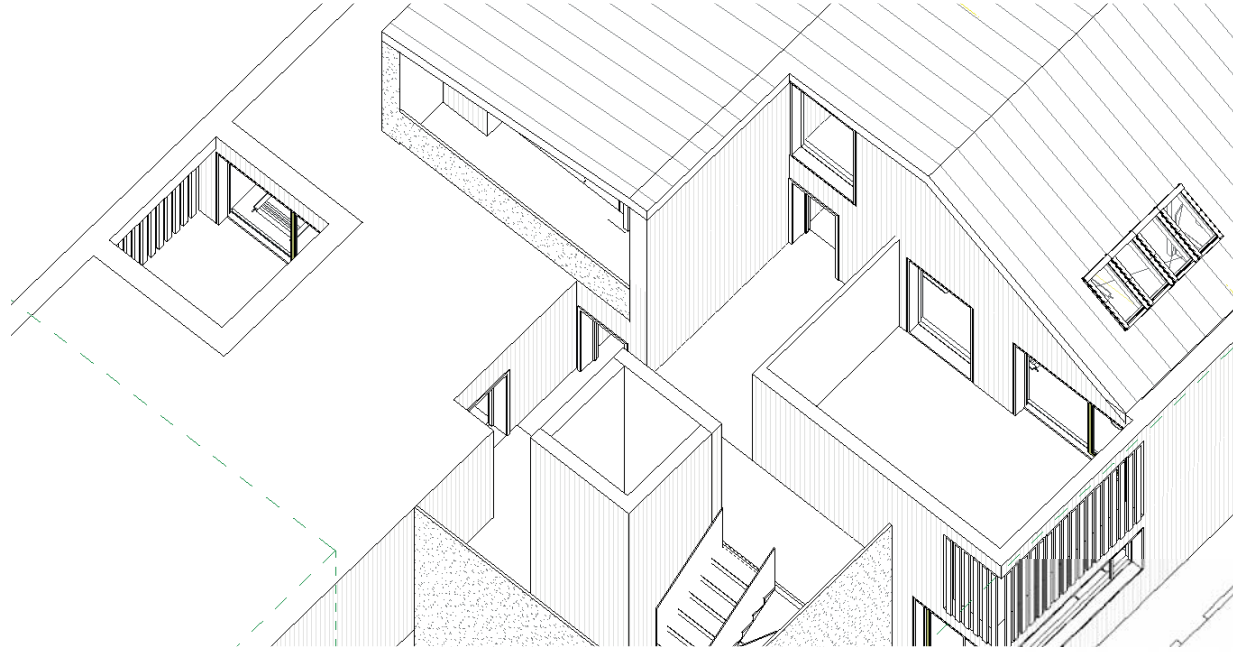
Objectives

The purpose of this document is to highlight the proposed minor-material amendments to the Planning Application No. 2015/3131/P.

The proposed amendments are as following:

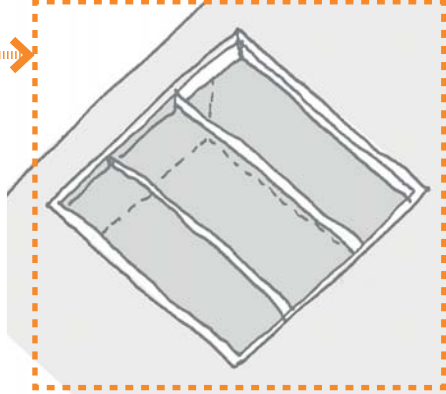
- The skylights in the living areas of the top floor units have been enlarged to allow as much light to enter these areas. The consented glazing was 2400 x 1400 mm and the proposed is 3900 x 2300. (See P.5 and P.14/P.15)
- Where there are internal sloped roofs in the living areas, the windows have been increased to align with this slope and to align with the proposed rooflights. (See P.5 and P.20/P.21)
- The layout of the apartments and the location of the windows on all elevations have been coordinated in accordance.
- The south facing units at first floor have been reconfigured to remove the stair to the unit on second floor, allowing the one bedroom and three bedroom units to have better layouts. (See P.8/P.9)
- An external stair and new entrance door has been added on second floor to the top floor south facing 3 bedroom unit as the internal stair has been removed to allow for better layouts of the units below. The new stair will allow for direct access to the unit. An additional handrail is visible now in elevation and from a birds-eye view but in reality, will be not be greatly visible. (See 3D Overview on P.4)
- Slatted timber vents have been incorporated into the cladding on the front and side elevation for venting of hidden plant equipment. (See P.19/P.21)
- The external lift and stair core and enclosure has been redesigned to create a chamfer which aligns more elegantly with the neighbouring new hostel building, allowing for ease of access also to the side of the site where the bin and bike store are located. (See P.6/P.7)
- A new vehicle and pedestrian gate has been added at the entrance to the site within our site boundary. (See P.6/P.7)
- Unit numbers have been renamed to reflect design changes.
- The green roof which was proposed to be located on the existing roof to the northwest of the site has been relocated to the first floor roof of the new build residential units on the south facing roof. This is because upon investigation of the existing roof build up, it was found that the structure would not support the loading of the additional weight without affecting the existing building structure through additional work, where as the new build can be designed to take this load. The new proposed location is also advantageous as it will provide an aesthetically pleasing view for residents who can overlook this area. This relocation allows for an additional 21sqm of green roof to be created as the rear roof is 118sqm rather than the consented 97sqm.

Consented Sketch Overview

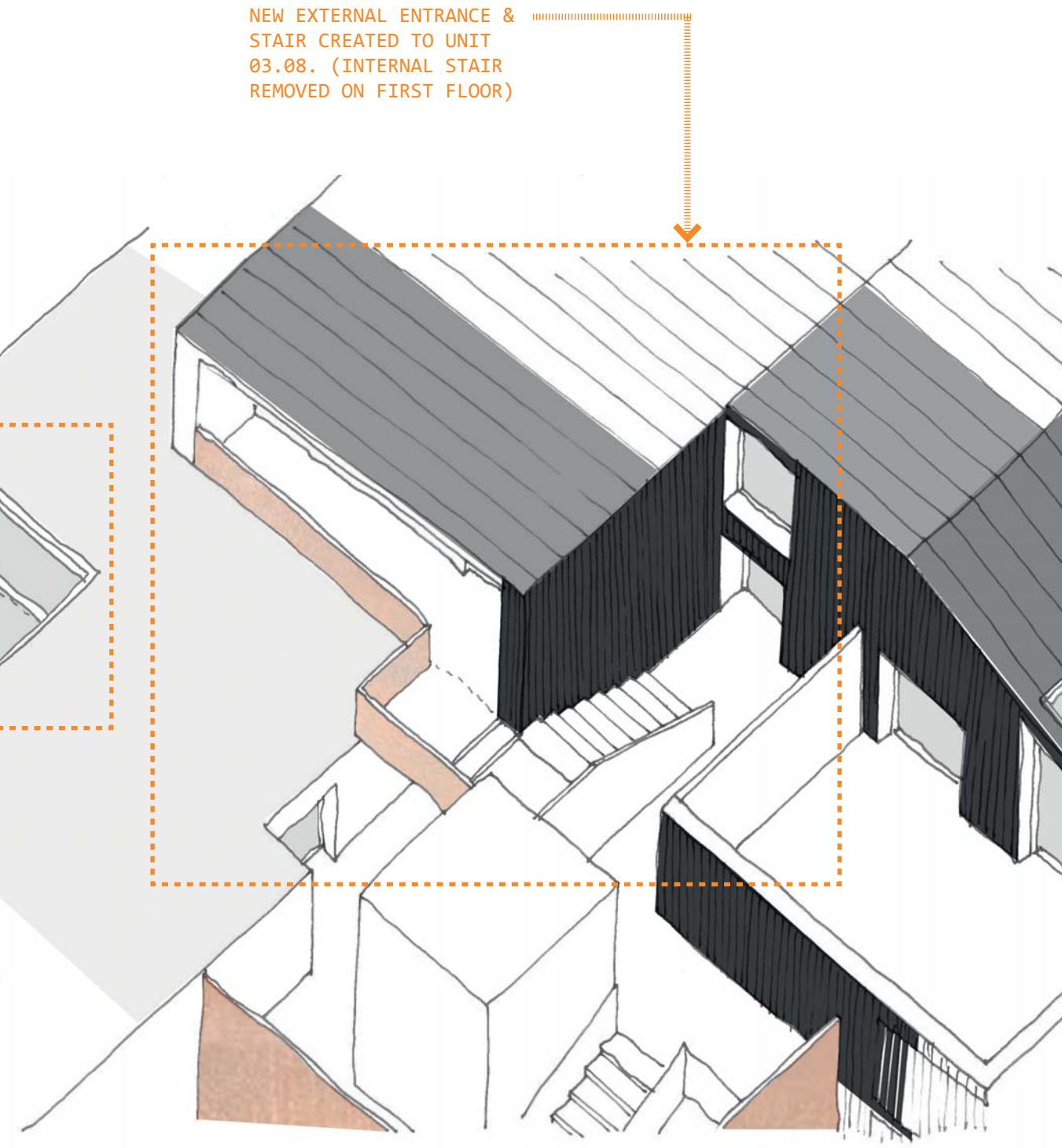


Proposed Stair Sketch to Apartment 03.08

GLAZING ADDED TO CREATE WINTER GARDENS



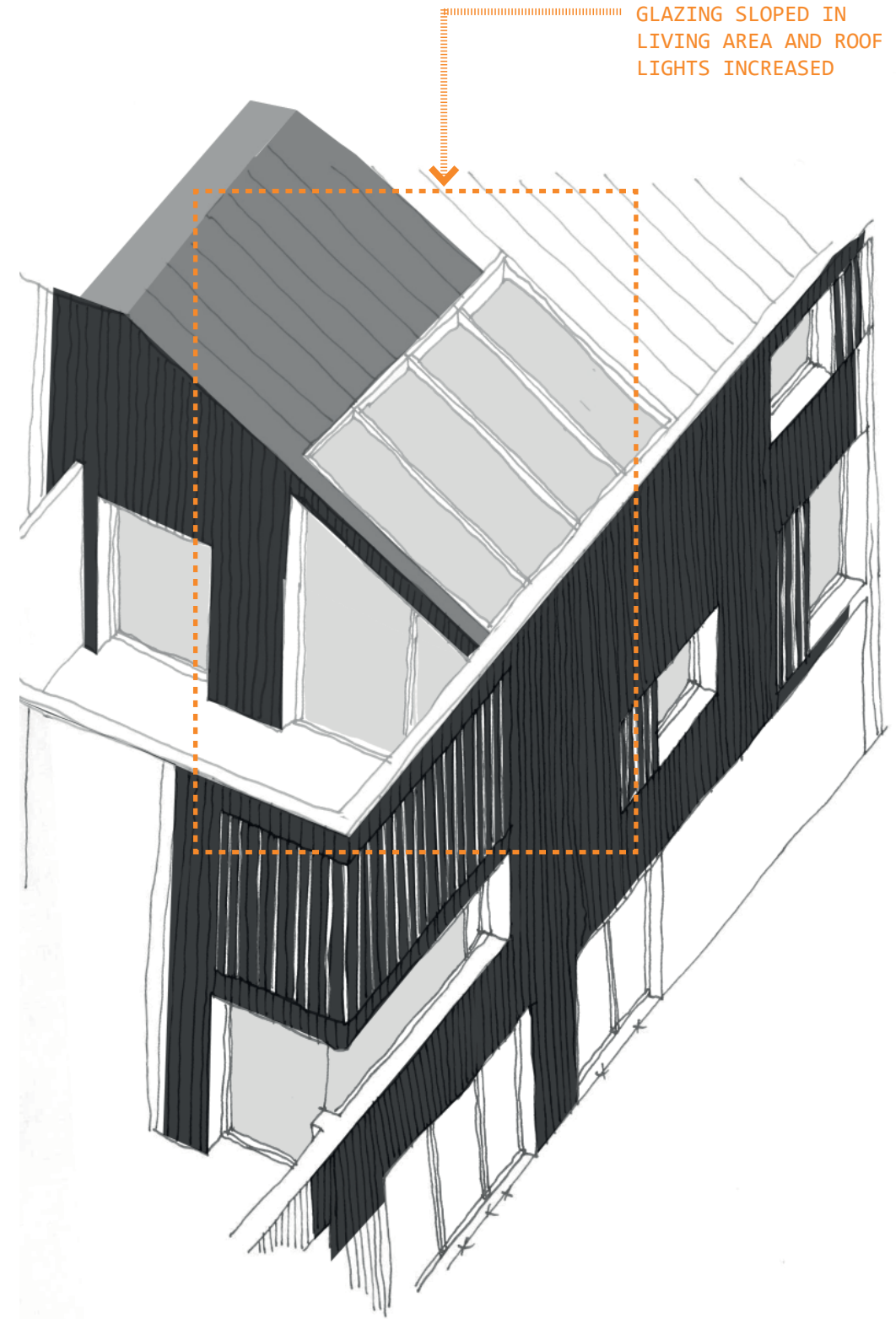
NEW EXTERNAL ENTRANCE & STAIR CREATED TO UNIT 03.08. (INTERNAL STAIR REMOVED ON FIRST FLOOR)



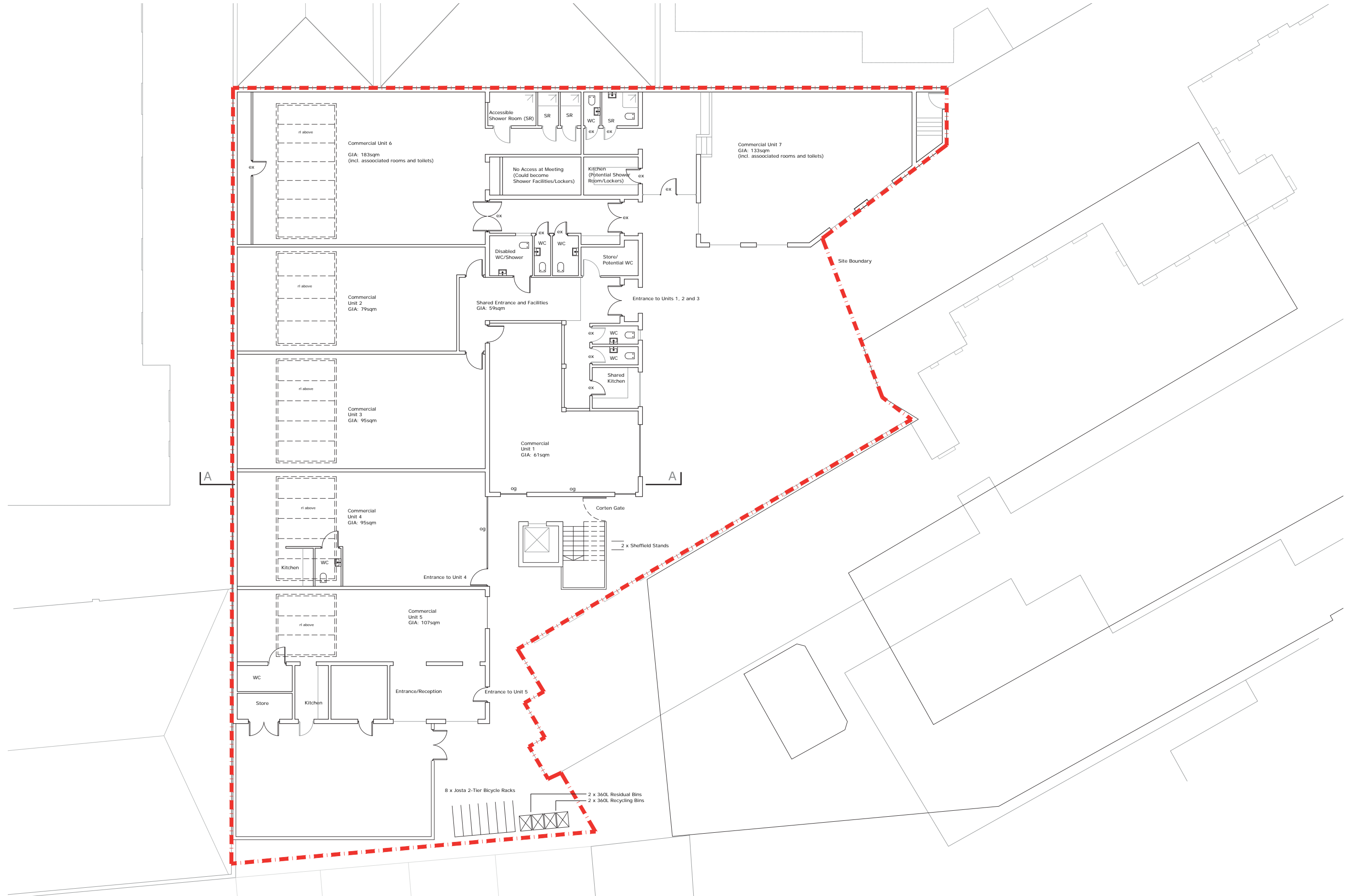
Duplex Rooflights and Glazing - Consented



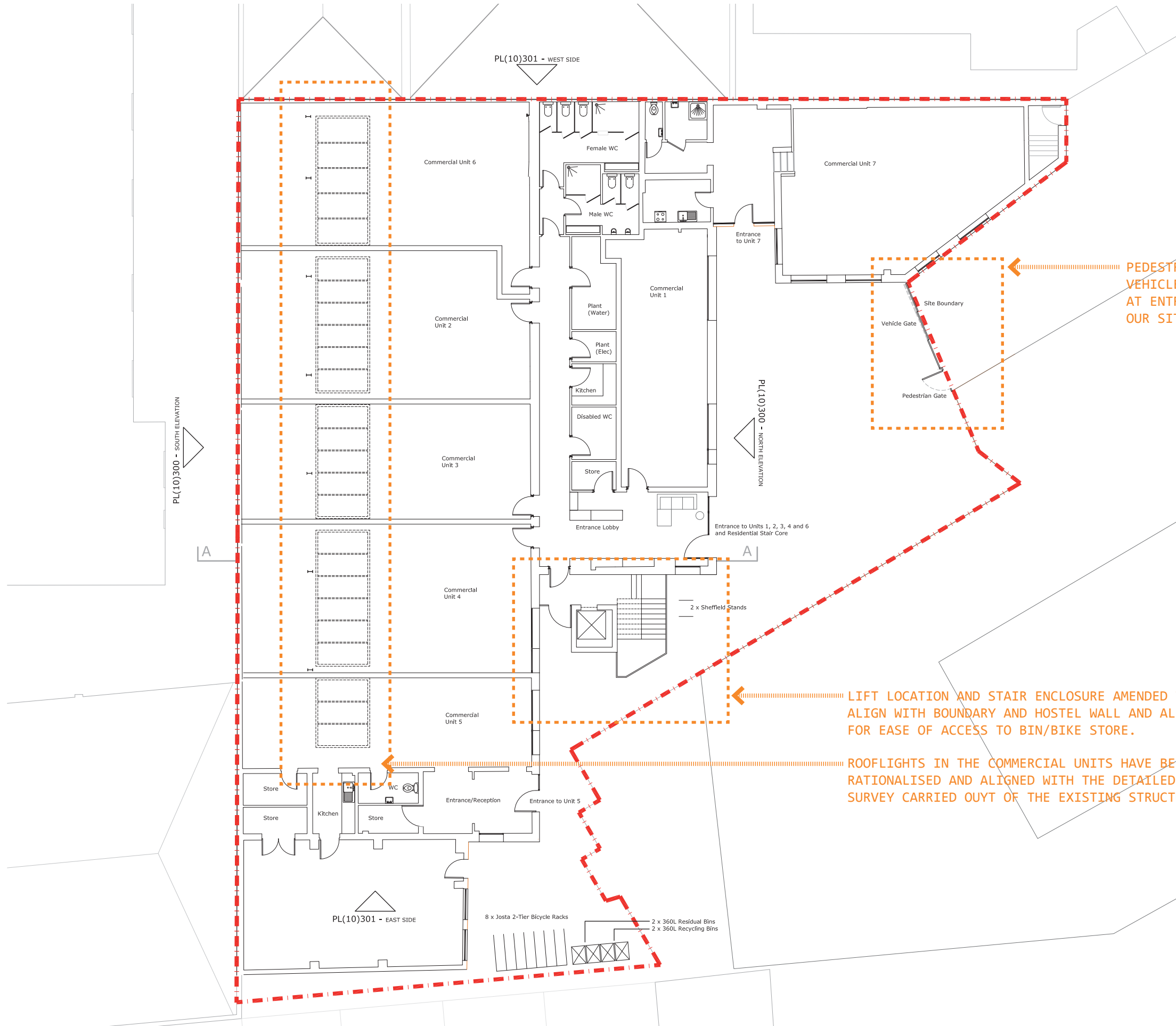
Duplex Rooflights and Glazing - Proposed



Ground Floor Plan - Consented



Ground Floor Plan - Proposed



PEDESTRIAN AND VEHICLE GATE ADDED AT ENTRANCE WITHIN OUR SITE BOUNDARY.

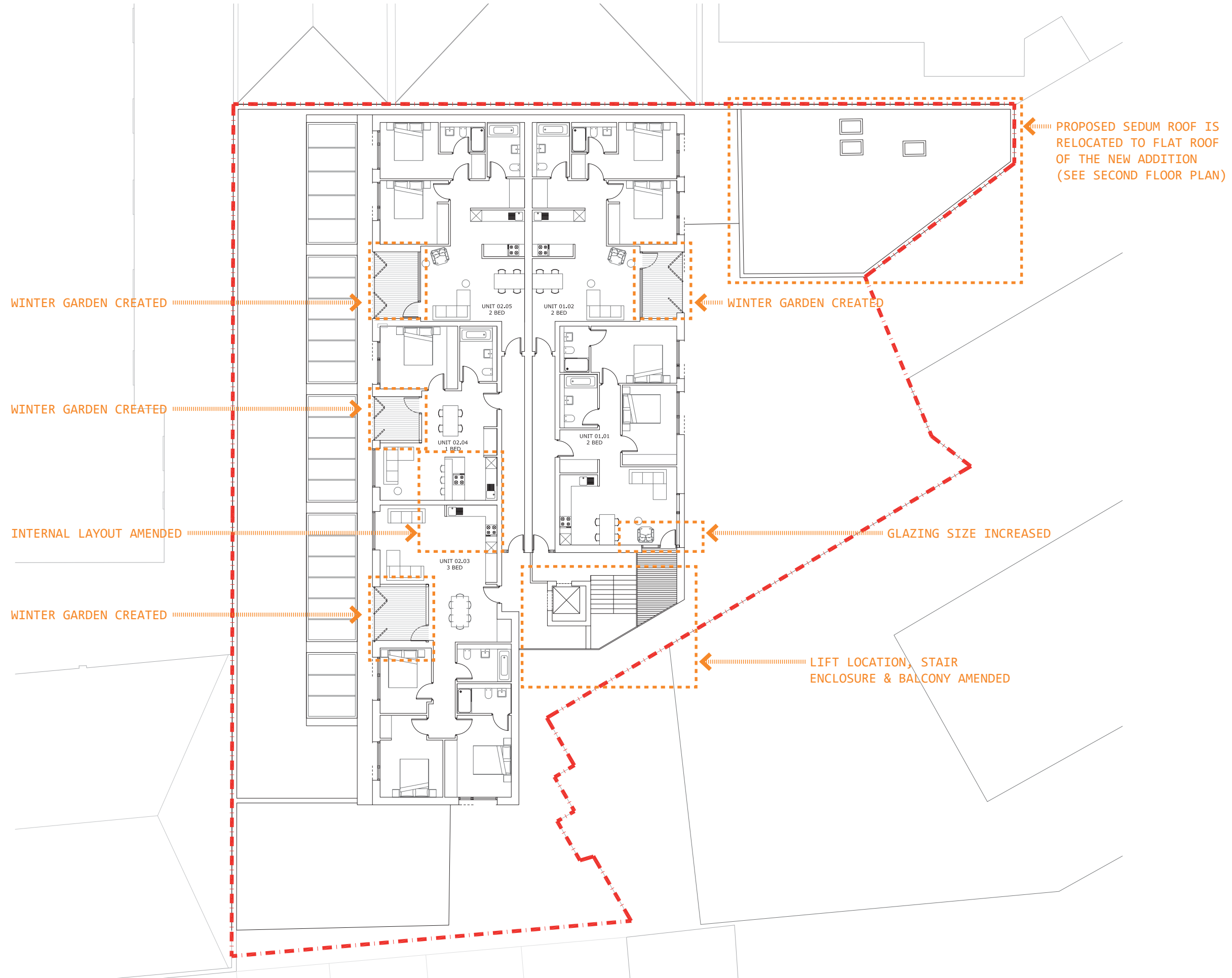
LIFT LOCATION AND STAIR ENCLOSURE AMENDED TO ALIGN WITH BOUNDARY AND HOSTEL WALL AND ALLOW FOR EASE OF ACCESS TO BIN/BIKE STORE.

ROOFLIGHTS IN THE COMMERCIAL UNITS HAVE BEEN RATIONALISED AND ALIGNED WITH THE DETAILED SURVEY CARRIED OUT OF THE EXISTING STRUCTURE.

First Floor Plan - Consented



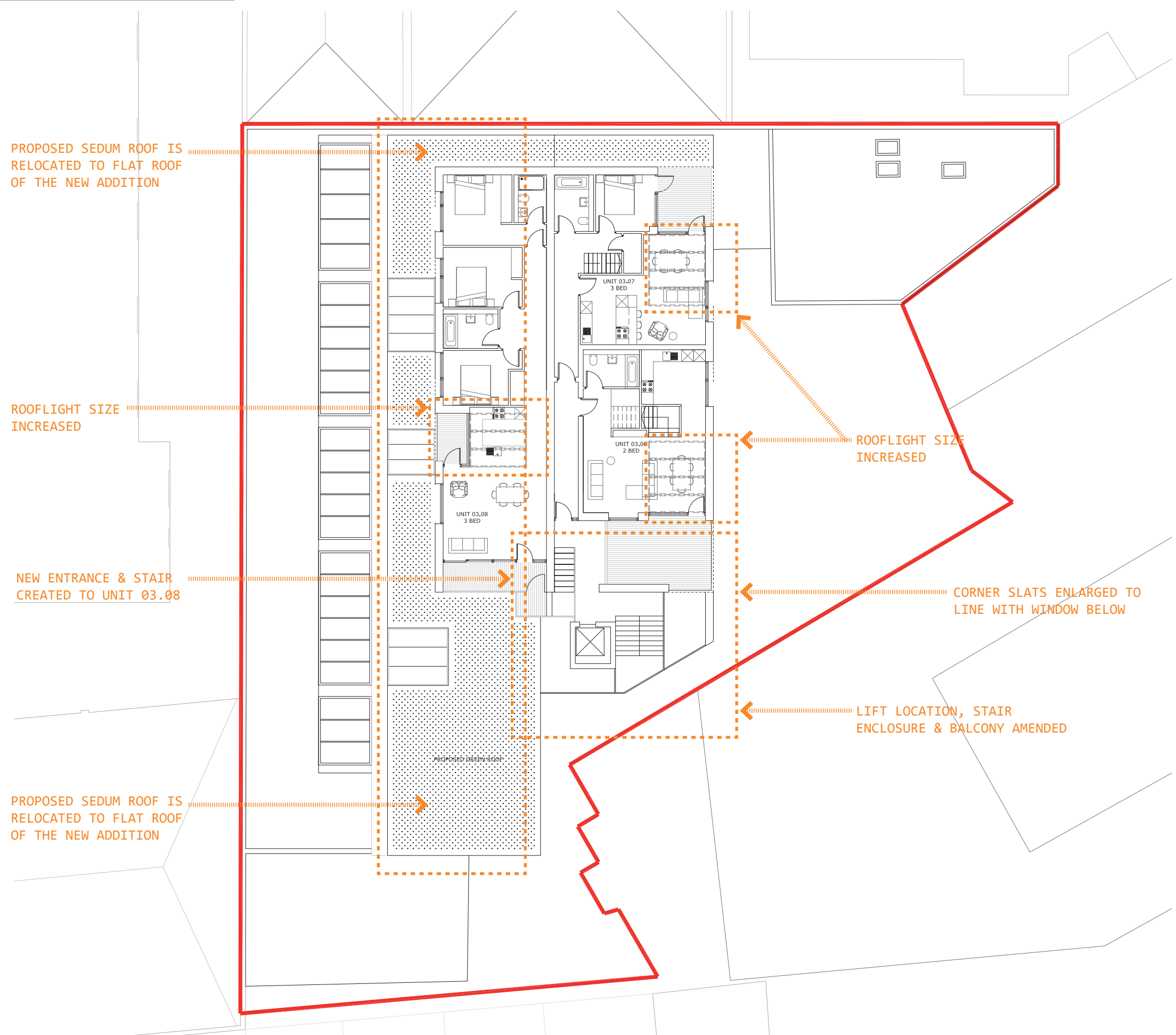
First Floor Plan - Proposed



Second Floor Plan - Consented



Second Floor Plan - Proposed



PROPOSED SEDUM ROOF IS RELOCATED TO FLAT ROOF OF THE NEW ADDITION

ROOFLIGHT SIZE INCREASED

NEW ENTRANCE & STAIR CREATED TO UNIT 03.08

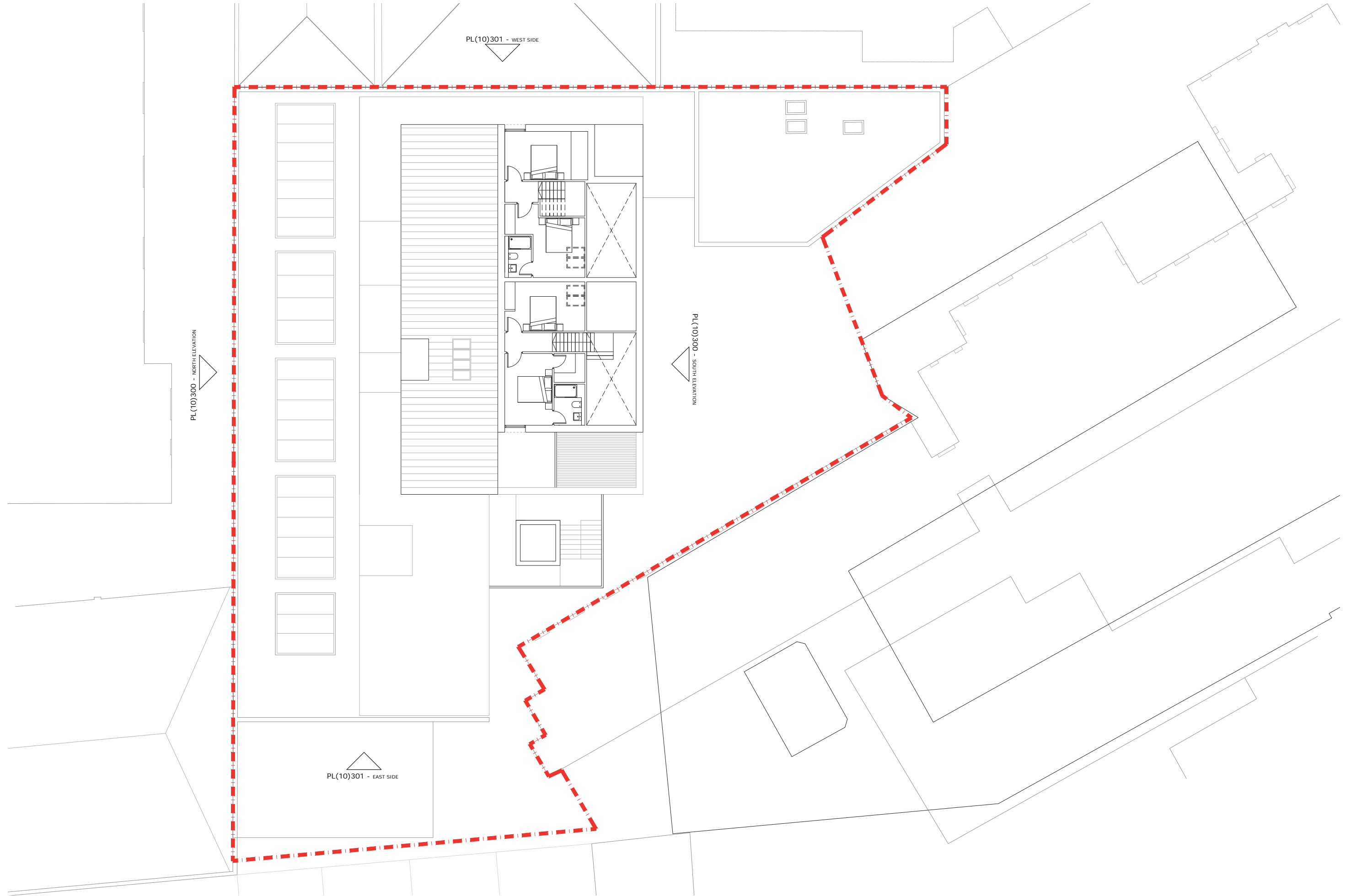
PROPOSED SEDUM ROOF IS RELOCATED TO FLAT ROOF OF THE NEW ADDITION

ROOFLIGHT SIZE INCREASED

CORNER SLATS ENLARGED TO LINE WITH WINDOW BELOW

LIFT LOCATION, STAIR ENCLOSURE & BALCONY AMENDED

Third Floor Plan - Consented



Third Floor Plan - Proposed



GLAZING ADDED TO WINTER GARDENS

LIFT LOCATION AND STAIR ENCLOSURE AMENDED

Roof Plan - Consented



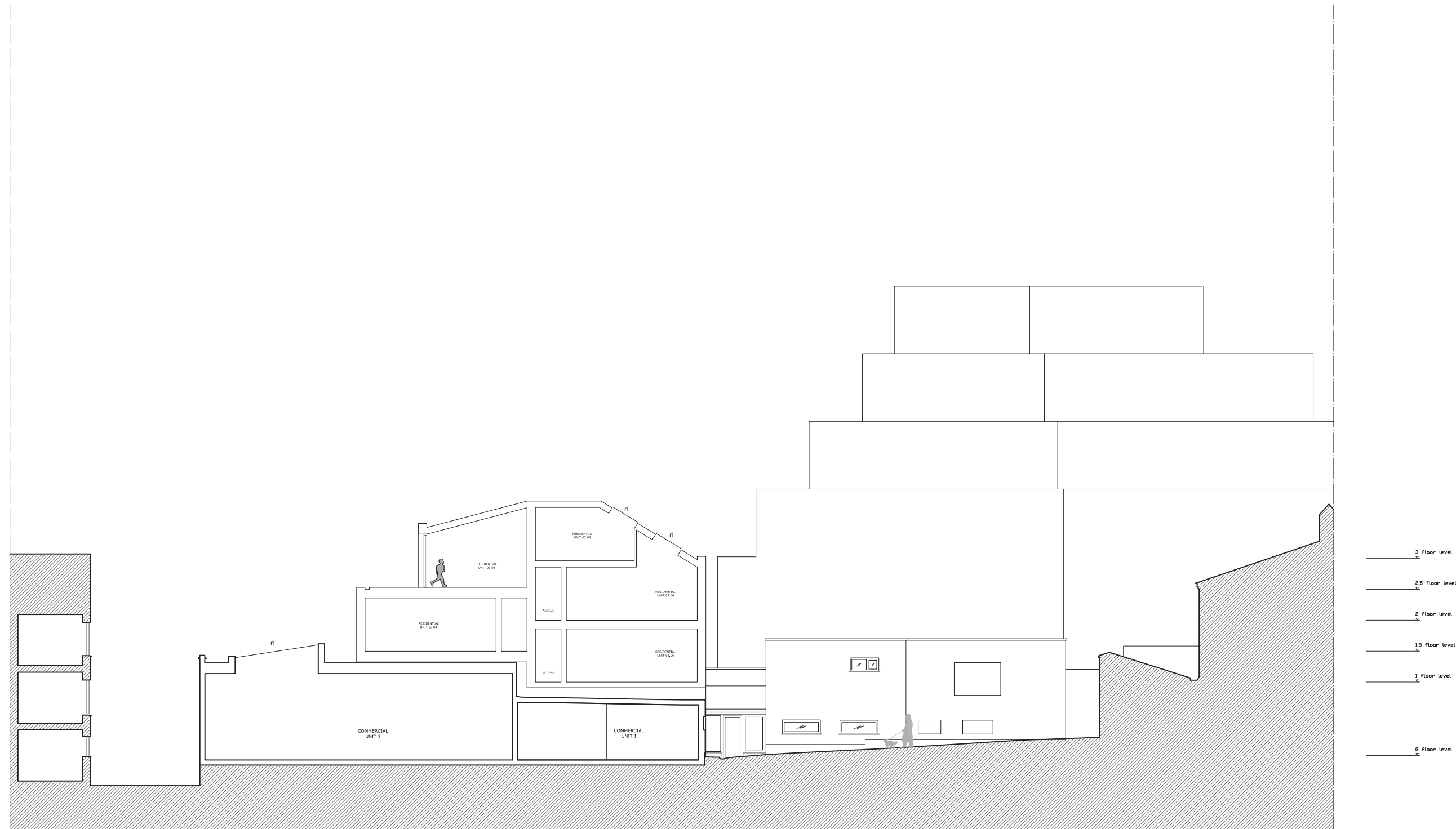


LIFT LOCATION, STAIR
ENCLOSURE & BALCONY AMENDED

ROOFLIGHT SIZES INCREASED

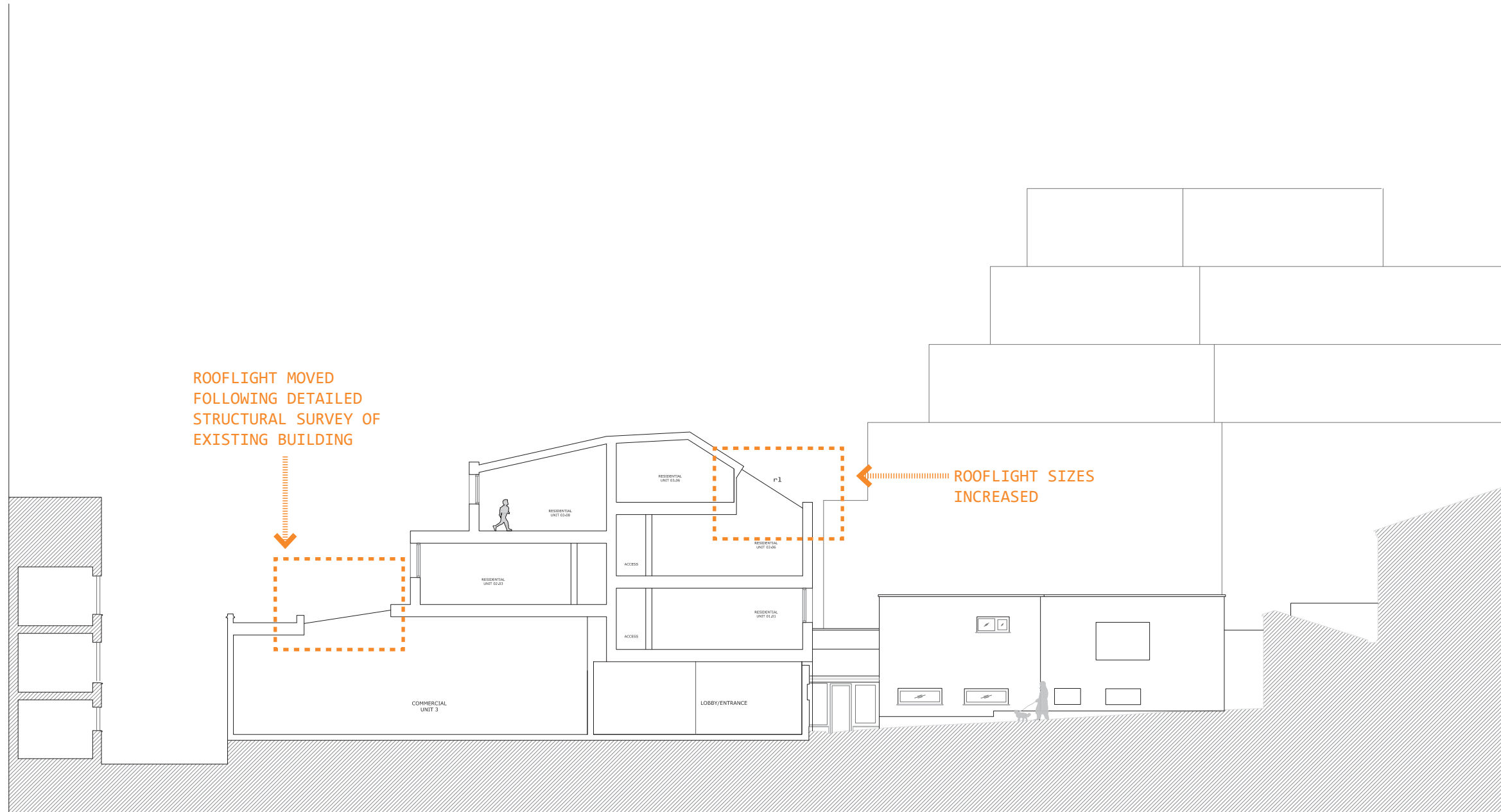
GLAZING ADDED TO WINTER
GARDENS

Section A-A - Consented



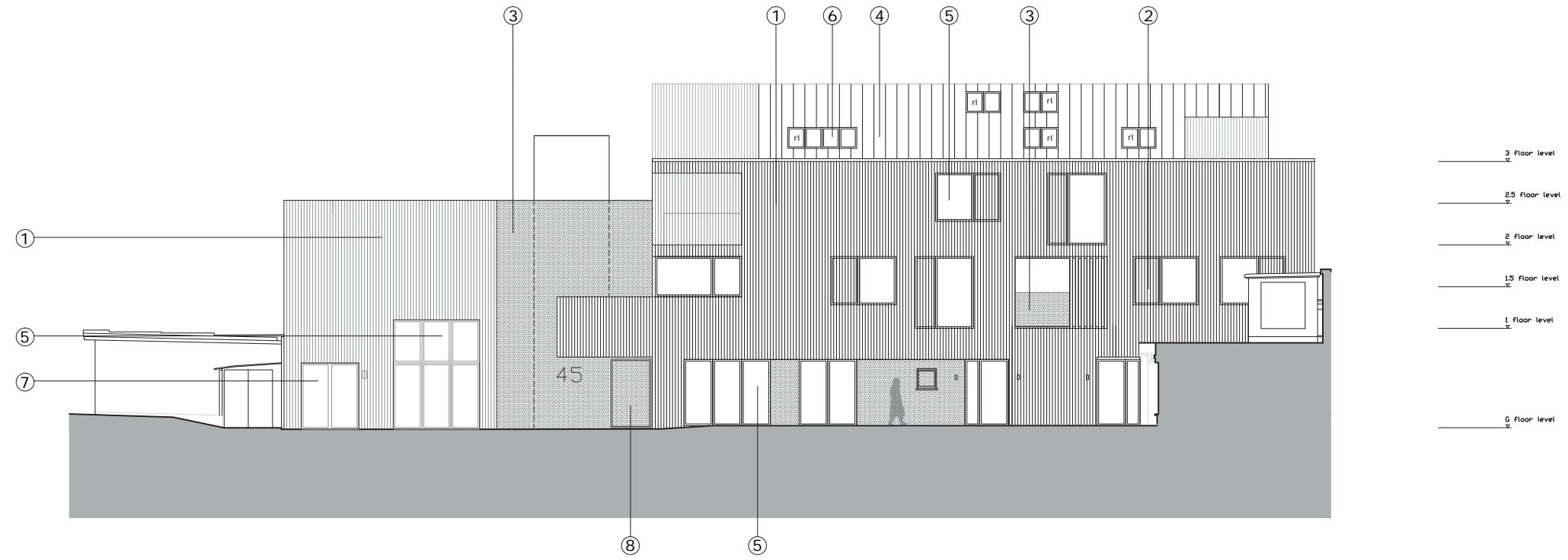
Proposed Section A-A

Section A-A - Proposed

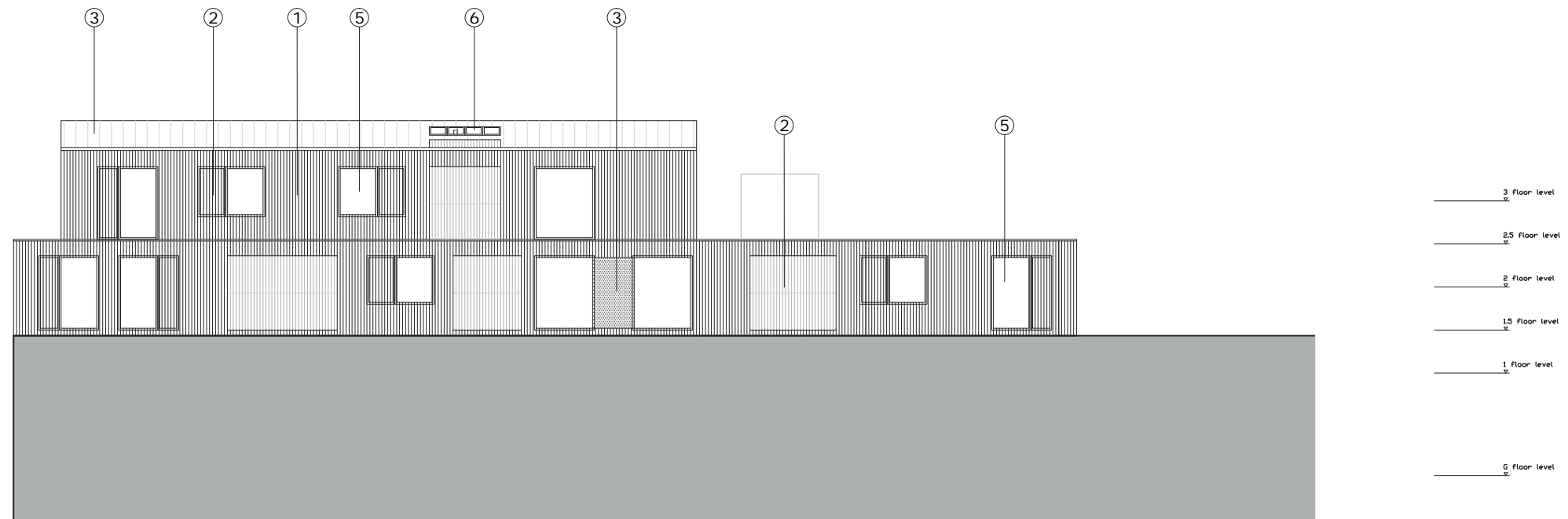


Proposed Section A-A

Front and Rear Elevations - Consented

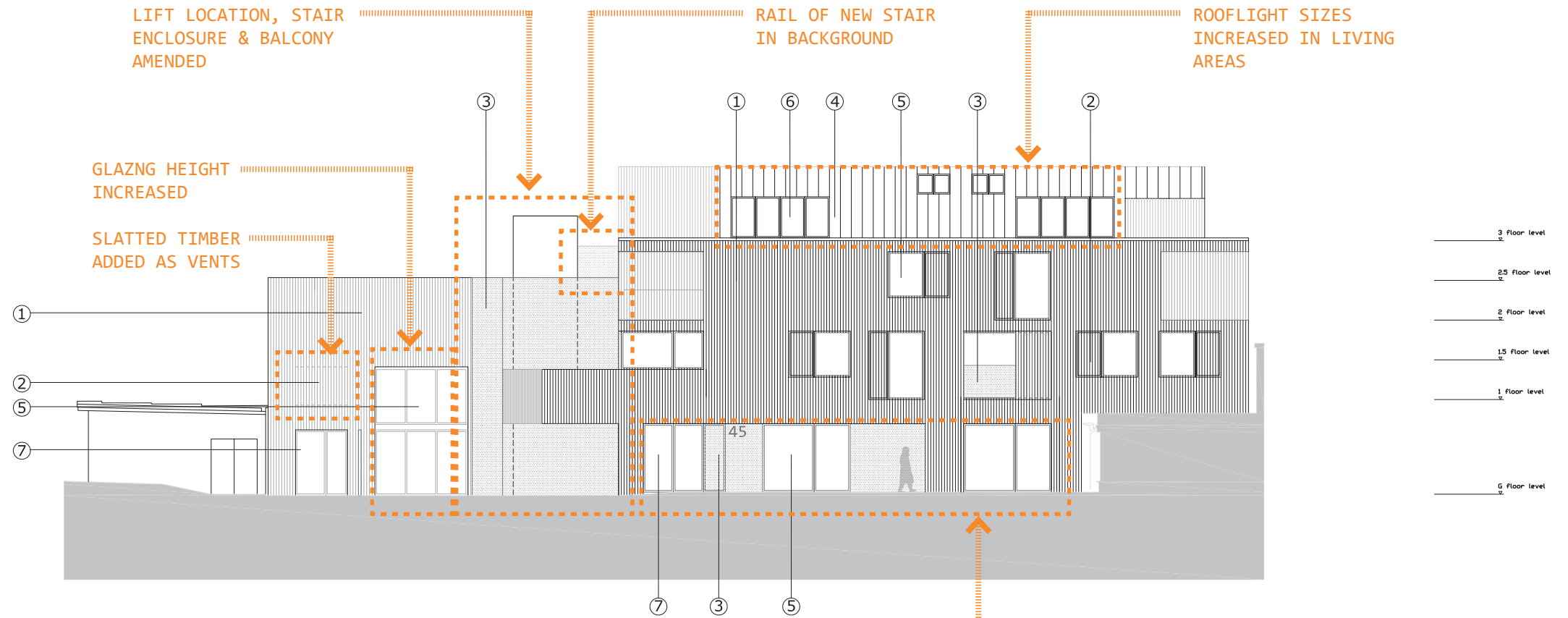


Proposed Front Elevation

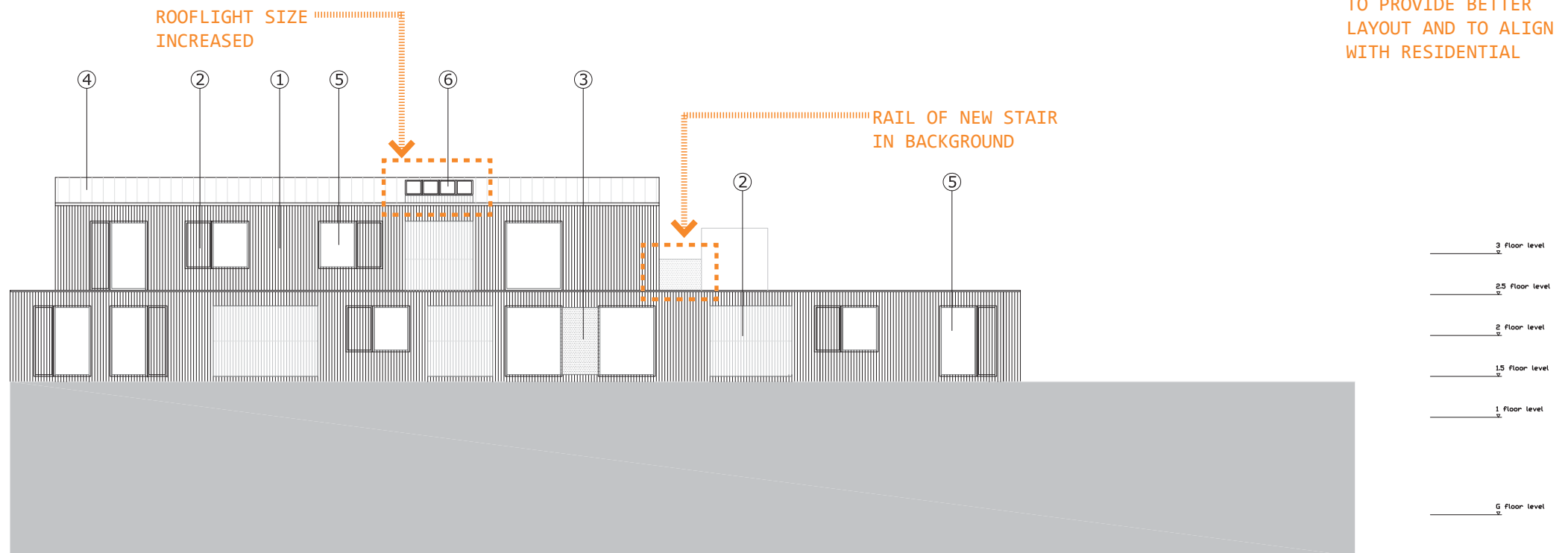


Proposed Rear Elevation

Front and Rear Elevations - Proposed



Proposed Front Elevation

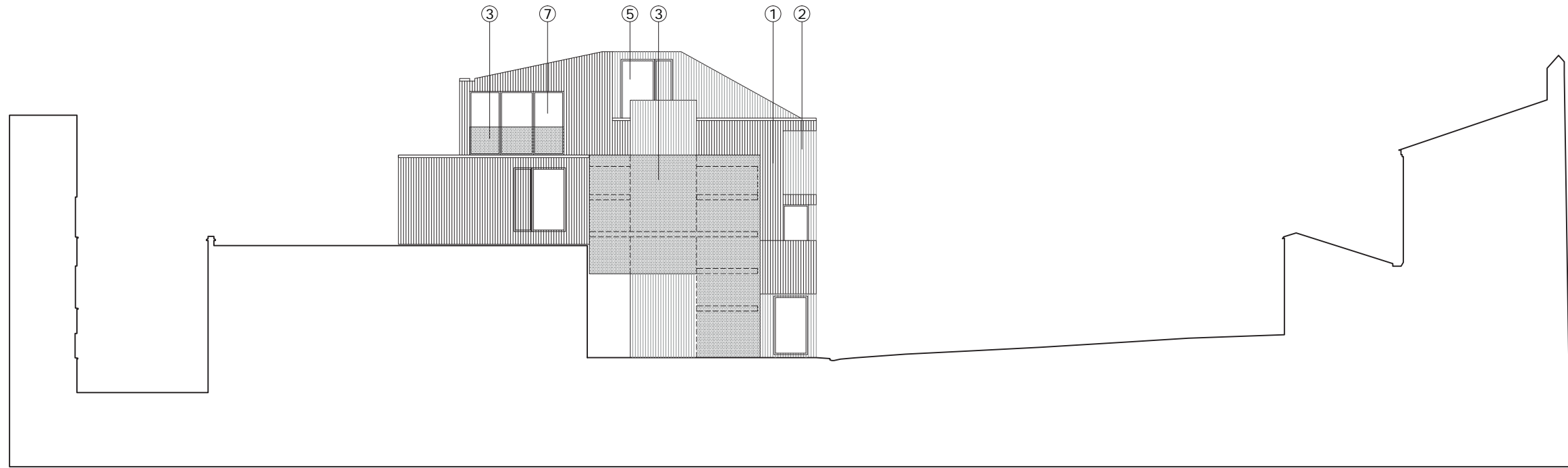


Proposed Rear Elevation

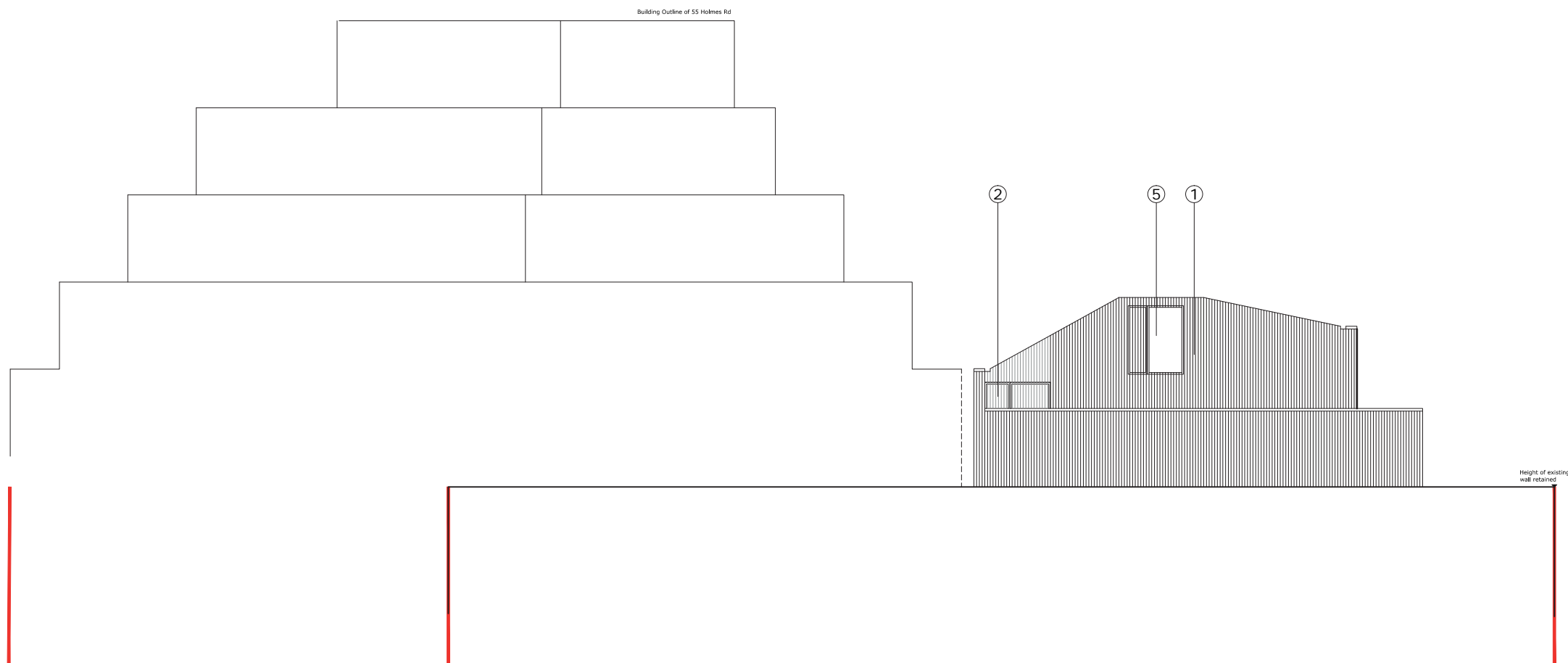
Side Elevations - Consented



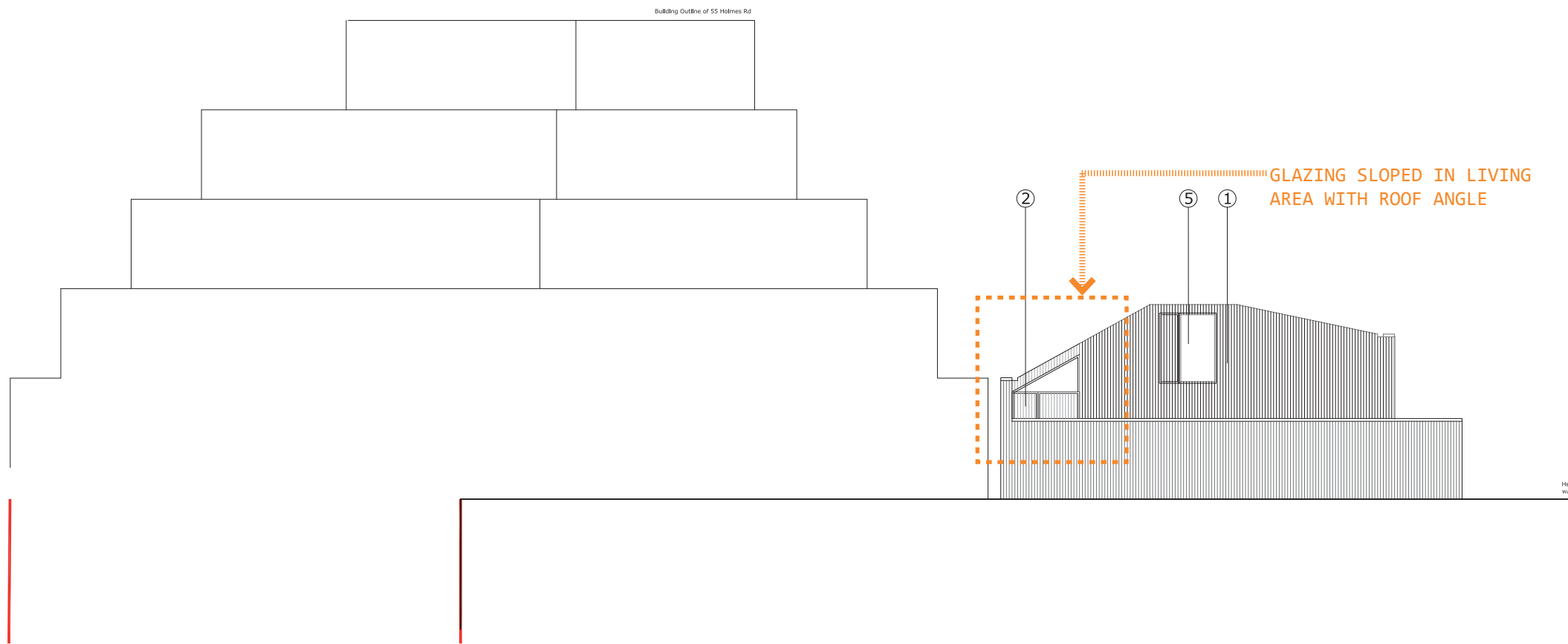
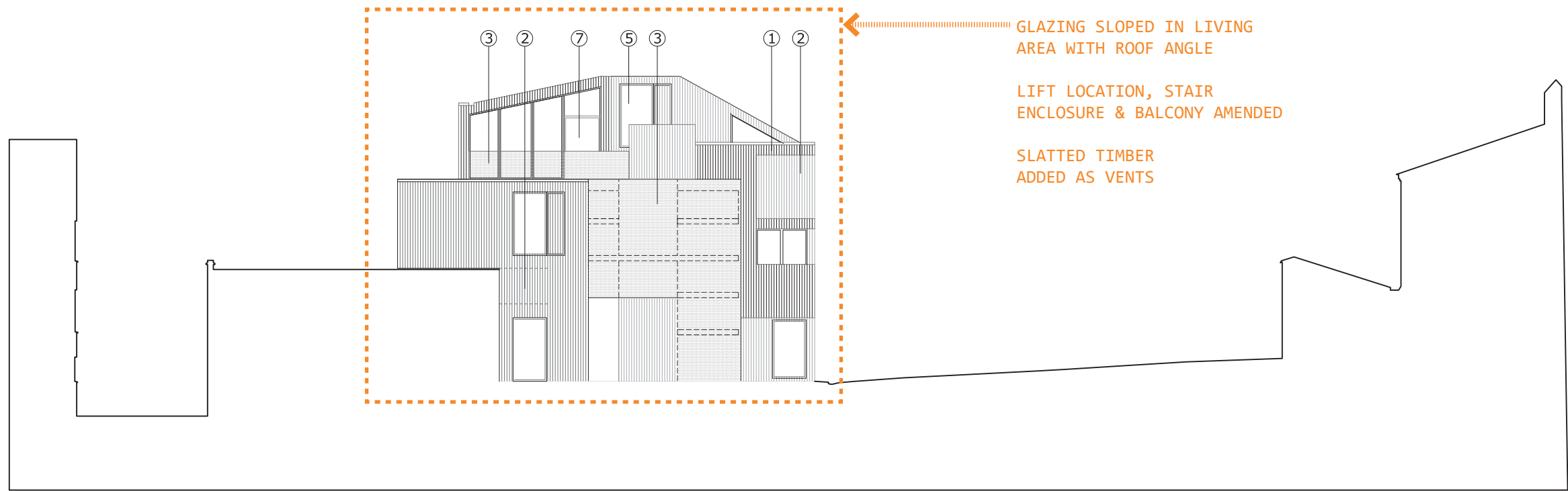
Proposed East Elevation

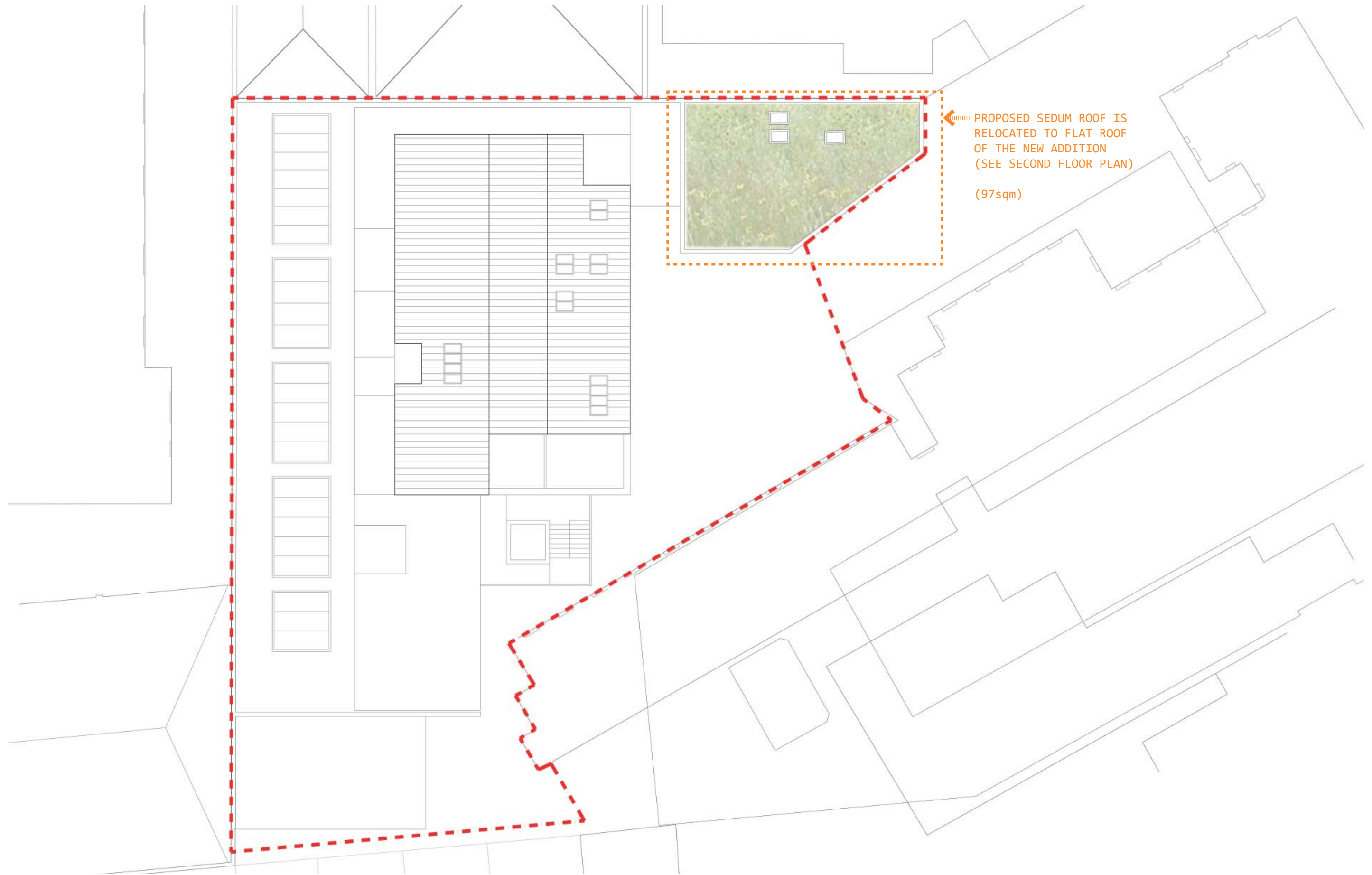


Proposed West Elevation



Side Elevations - Proposed





Roof Plan - Proposed Green Roof



PROPOSED SEDUM ROOF IS
RELOCATED TO FLAT ROOF
OF THE NEW ADDITION

(118sqm)

