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8<sup>th</sup> of April 2025

## S4.55 Proposed Changes

### 54-58 Beaconsfield Street, Newport:

Dear Council,

I hope this letter finds you well. I am writing to address the proposed modifications to the development plan for the project at 54-58 Beaconsfield Street, Newport. As the architect overseeing the design and construction, I wish to outline the intent of these changes and ensure that they remain consistent with the original Development Approval (DA) while also improving the overall amenity of the project. Additionally, some of the proposed changes are to further align with the relevant building code of Australia requirements.

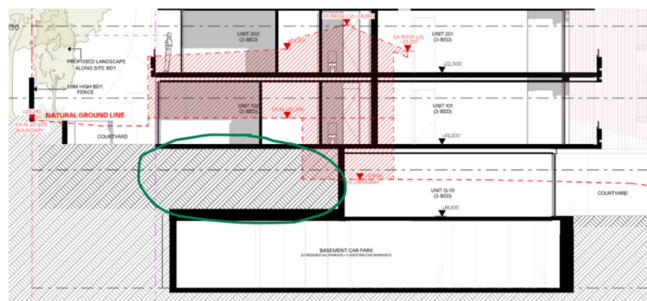
Refer to below for further clarification of the intended changes, which is scheduled and demonstrated on the architectural drawings. The first handful of changes listed are consistent with those proposed in the current modification application, in which we seek to maintain within this approval.

#### 1. *Internal Configuration to all apartments in general*

Overall, the internal layouts and configuration of units have been revised to improve the amenity and marketability. These include large and more space kitchens and pantries, revised bathroom designs to suit the interior schematic and vision for the project.

#### 2. *Extension of basement shoring wall to G/F subterranean area:*

Due to the site's topography, the structural design and constructability of the basement is significantly improved by raising the basement shoring to the underside of Level 01. The original design had included large portions of soil sitting above the basement footprint and below internal units as per the below screenshot which presents as high risk areas for defects to water damage and waterproofing to the lower ground floor units and basement below. The proposal seeks to remedy this with a more simplified outcome in the constructability whilst promoting further amenity to the end user with increased storage and communal spaces.



3. *Amendment to glazing line of south facing balconies unit 105/205 to improve outdoor living / furnish-ability:*

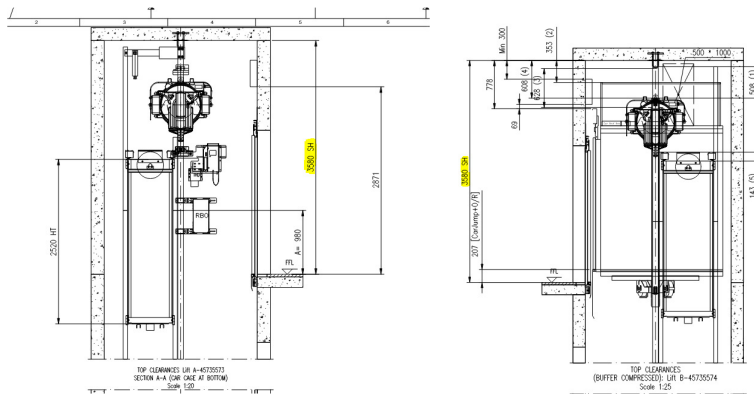
The proposal seeks to maintain the revised balcony and façade design to 105 and 205 units.

#### 4. Addition of Skylights to unit 201/203/204/205

Additional skylights were added to improve the living room amenity, strategically locating skylights above living and kitchen spaces to accentuate the access to daylighting of these spaces.

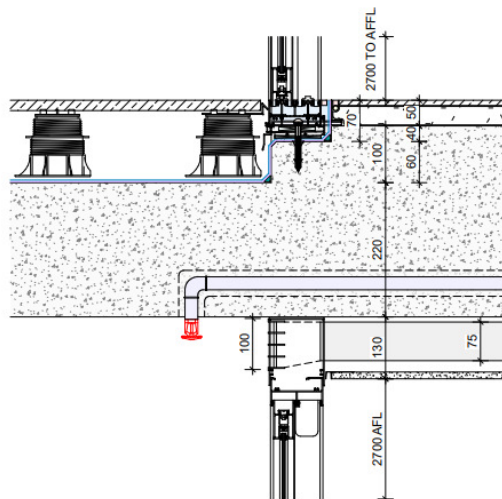
5. Lift overrun increased to 3580mm

In coordination with the Lift Manufacturer, the lift specified for this project requires a 3580mm headroom requirement for both lift overruns as indicated in the below screenshots. The proposal seeks approval for the increase in lift overrun height. Refer to drawing AR-S4-501 which demonstrates the minor increase to the height limit plane breach. However, we believe this to be consistent with the current application with no further loss of view corridors to neighbour properties.



6. Floor to floor height increased.

Both Re:Street, the developer and the Consultant team are seeking to achieve a premium outcome for its end users, which includes detailed design to provide a flush transition from internal to balcony and communal spaces whilst still maintaining 2.7m clear to all habitable areas. For this detail to be achieved, the structural slab is required to be set down to the external areas which requires further increases to the floor-to-floor heights. Secondly, the to Refer to the detail design below which demonstrates 3200mm from Ground to Level 01, and level 01 to level 02 achieves 2700mm ceiling height. The additions 100mm for Level 02 to Roof is required for the insulative requirements to achieved under the BASIX requirements to all exposed roof spaces.



**SLIDING DOOR STEP DOWN OVERALL DETAIL**  
1:5

## 7. Lift Lobby Enclosure

The proposal seeks to enclose the lifts to ensure the lifts and building are weatherproof.

*8. Amended Driveway gradients*

Due to the structural design of the balcony to G03, the head clearances to achieve the driveway ramp clashing the soffit of G03 balcony. As a result, the G03 RL has been raised, and the revised ramp gradients have been proposed to avoid any non-compliance with the driveway. Refer to the Traffic Report for further details.

*9. Lift lobby RL Height raised*

The proposed enclosure of the stair/lift lobbies on the roof terrace was roughly 2.65m which did not provide sufficient tolerances for structure, services and ceiling systems. This amended proposal seeks to raise the floor to floor of the lift lobbies to 3.1m to achieve adequate clear ceiling heights which is more in line with the overall amenity of the project, as these lift lobbies will serve access to the roof terrace communal.

*10. Back of House Storage added on Ground floor*

The proposal seeks to provide added amenity on ground floor at the rear, by allow for further storage facilities to all residents. Despite adequate storage in the internal dwellings, and approved storage in the basement, the addition of nearly 100sqm of storage space on ground floor will be significantly improve the amenity for all occupants and make these homes more liveable for growing families or those looking to downsize.

*11. Gym added on the Ground floor with connecting stairs and hallway to each lobby.*

The proposal also seeks to provide added amenity by a new communal gym at the rear of lobby A on ground floor. This will be supplemented with the addition of connecting corridor between the two building lobbies to further aid connectivity between the buildings and allow for equal access and opportunity to use these facilities.

*12. Storage room added to G01 and G03 units.*

Units G01 and G03 have proposed storage rooms at the rear.

*13. Fire Stair 01 Enclosed on Ground floor for BCA compliance of all access to Fire pump room via fire isolated stairway.*

Fire Stair 01 has been proposed to be closed in accordance with the BCA requirements to have the fire brigade access the fire pump room via a fire isolated staircase. The new enclosure has been kept to as minimal envelope and clad in stone to match the existing stonework on ground floor to maintain the look and aesthetic from the street frontage. Refer to the architectural perspective views on drawing AS-S4-700 which further illustrates the minimal impact.

*14. Relocation of OSD and Rainwater Tank.*

The approved OSD and Rainwater tank location was previously located under the ramp into lobby A. The proposal seeks to relocate this away from the main entry to improve the aesthetic and usability of this space, as the OSD and Rainwater tanks consisted of several grates on top and either side of the entry pathway. The new location has been relocated to the western side setback.

*15. Lobby A and B external Entry revised.*

With the relocation of the OSD tank, Lobby A has been revised to have a wider entry pathway with more space for residents to come and out while passing by, with minor revisions to the courtyard walls and planters adjacent. Refer to drawing AS-S4-701 for further detailed illustration of the proposed changes.

The proposed changes for Lobby B are due to several factors. Firstly, the approved public domain RLs were lower than the approved pedestrian ramp entry point. Secondly, the current modification sought to raise the Lobby B RL due to the driveway ramp car height clashes. This unfortunately meant the accessible pedestrian ramp did not achieve the required 1:14 ramping gradients. The proposed solution has revised the entry pathway and provided stairs into Lobby B with more substantial landscaping either side. Refer to AR-S4-700 for further detail illustration. Accessible entry is still provided via the basement, refer to the Access report for further details.

*16. Roof Terrace C lowered to Roof A lobby for accessibility compliance.*

The central core of the roof terrace, labelled Roof Terrace C, has been lowered to achieve equal access for disability compliance to all communal roof terrace spaces. Refer to the access report for further clarification.

*17. Basement Storage Revised*

The basement Storage has been revised and amalgamated to provide adequate basement storage to the adjacent parking bays its associated units. This ensures these spaces are adequately utilized and maintained.

As mentioned, this proposal seeks to be consistent with the existing approval and current S4.55 application. The newly proposed amendments are to further improve the amenity for its end occupants and subsequently assist in the buildability and compliance with the relevant standards.

If you have any further questions or require further clarification, please don't hesitate to reach out to me at [william@archicore.com.au](mailto:william@archicore.com.au).

Yours sincerely,

William Clarke

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