



Northern Beaches Council
PO Box 82, Manly

9th July, 2025

Attn: General Manager
Re: Modification of Development Consent DA 220/2013 & subsequent modifications.

This letter is to outline the amendments to the above mentioned development consent.

Platform Architects have been instructed to review the design and make some minor adjustments which have been borne out of both coordination and site conditions. In summary, the proposed amendments are of a minor or cosmetic nature.

Amendments include:

1. The fire hydrant booster location has been revised to be positioned in front of Retail 1 on ground floor.
2. Internal layouts and associated services and structure have been revised.
3. Units 10 and 11 on level 4 have been amalgamated to form single SOU's.
4. Minor amendments to window sizes and locations have been made, as reflected in the updated plans and elevations.
5. BBQ facilities have been added to the terraces to enhance outdoor amenity and functionality.
6. Skylights have been added and modified at the roof level to reflect design updates.
7. The core location has been revised following further coordination to improve traffic flow within the basement.
8. The landscaping area has been revised to improve accessibility and enhance the quality of the outdoor terrace spaces.
9. The fire stairs have been revised following further coordination to improve the overall fire exit strategy.
10. Storage cages have been revised following further coordination to enhance traffic flow.
11. Addition of a hot water plant and additional AC units on the roof.
12. Blade walls have been added within the terrace area to enhance fire protection.
13. The addition of photovoltaic panels has been incorporated within the roof space.
14. The enclosure of five parking spaces into private garages for increased safety and security.

Please find attached the following documents:

- A1.01 a - SECOND BASEMENT PLAN [Issue P8]
- A1.01 b - FIRST BASEMENT PLAN [Issue P8]
- A1.02 - GROUND FLOOR PLAN [Issue P5]
- A1.03 - FIRST FLOOR PLAN [Issue P5]

- A1.04 - SECOND FLOOR PLAN [Issue P5]
- A1.05 - THIRD FLOOR PLAN [Issue P5]
- A1.06 - FOURTH FLOOR PLAN [Issue P5]
- A1.07 - FIFTH FLOOR PLAN [Issue P5]
- A1.08 - SIXTH FLOOR PLAN [Issue P5]
- A1.09 - ROOF PLAN TERRACE [Issue P5]
- A2.01 - SOUTHEAST ELEVATION [Issue P6]
- A2.02 - SOUTHWEST ELEVATION [Issue P6]
- A2.03 - NORTHWEST ELEVATION [Issue P6]
- A2.04 - NORTHEAST ELEVATION [Issue P6]
- A3.01 - SECTION B [Issue P4]
- A3.03 - SECTION C [Issue P5]

We look forward to your early consideration of this application.

If you require any further information, kindly contact me through the details below.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Gough', with a stylized, flowing script.

Bridie Gough

Director

Arb No. 8280

Platform Architects

2/40 East Esplanade

MANLY NSW 2095

02 8385 9759