

Schedule of amendment to DA203/1869

Re: Letter from Northern Beaches Council dated 27 Mar 2024

DA100 – Ground Floor Plan

1. Internal amenity of G01-G03 amended as follow,
 - a. Reduced apartment depth of open living/ dining and kitchen space by repositioning the kitchen.
 - b. In G03, relocation of the third eastern bedroom to the south to eliminate subterranean condition.
 - c. Fixing of graphical error for window on Bed 3 of G01
2. Redesign of lobby spaces to improve arrival experience for residence, increased lobby size to improve circulation and reduced size of plant room.
3. Waste comments:
 - a. Increased size of street level holding bay to contain the requirement no. of bins and maintain sufficient circulation space of min. 1.2m
4. Traffic comments:
 - a. Increased length of first ramp of 1:20 transition
5. Refer to landscape architect's drawing on tree removal and replacement.

DA101 – DA102 – Level 1 and Level 2 Floor Plan

1. Improved circulation clearance in common areas/ lobby A and B
2. Slight increase in size for northern communal open spaces
3. Increase dimension for secondary living spaces in 103, 104, 105 and 203, 204, 205 to meet ADG min. dimension of 4m in width for living spaces to maximum solar access.

DA103 – Roof Plan

1. Reduce bulk and area of rooftop communal open space.
2. Minimise lift-overflow and height of stair access.
3. Refer to updated landscape plan for landscaped design.
4. Refer to DA540 on updated communal open space diagrams.

DA104 – Basement

1. Car wash bay with bunding included.
2. Garbage waste and bulky waste room rearranged.
3. Bicycle parking rearranged.
4. Bollard added to shared zone of accessible parking bay with note stating min. 2.5 clearance above.
5. Refer to updated traffic report from engineer for further response to traffic referral.
6. Refer to updated waste report from waste consultant for further response to waste referral.

DA200 – DA201 & DA 300 – DA301 – Elevations and Sections

1. Privacy screen to windows alongside boundaries as appropriate
2. Additional sections to demonstrate building height, building separation, setback and privacy/ view impact based on surveyed levels on neighbouring properties.
3. Existing ground level reviewed to match surveyed information with variation in building height updated consistent with CI 4.6

DA520 – Height Limit Diagram

1. Existing ground level and height plane reviewed to match surveyed information with variation in building height updated consistent with CI 4.6

DA521 – Building Height Analysis

1. Additional drawing/ diagram to show location of the new buildings relative to existing RLs.

DA540 – Communal Open Space

1. Updated calculations to reflect changes.

DA600 – DA601 – Solar Access Diagrams

1. Detailed neighbouring building context modelled to demonstrate no additional impact on solar access to proposed development. Solar access complies with ADG requirement.