

15/06/2022

Northern Beaches Council
PO Box 82
Manly NSW 1655

To whom it may concern,

RE: STATEMENT OF MODIFICATION FOR PROPOSED CHANGES AS PART OF S4.55(1A) APPLICATION TO MODIFY DA2022/0144 AT SHOP 1272/3 145 PITTWATER ROAD BROOKVALE NSW 2100

On behalf of the applicant Mino Entertainment Pty Ltd, please find below a statement of proposed changes regarding the previously approved DA2022/0144 at the above-mentioned address. The proposed changes are summarised as follows:

- Changes to the floor plan layout, including:
 - Revised Location of Multi Storey Playground and Volcano
 - Party Room 1 now Store Room
 - Party Room 2 now Party Room A and B
 - Minor Change to Role Play Room – Supermarket
 - Minor Change to Layout of Office
 - Change in Width to Role Play Rooms to accommodate the relocation of Convenience Store
 - Removal of Baby Play Ground and Glass Partition
 - Removal of Gift Shop
 - Addition of a Feature Portal with Laminate Finish
 - Increased Central Seating
 - Various other changes
- Addition of Shopfront Elevation for Approval
- Changes to the Approved Lease Plans

Please refer to Figures 1 and 2 below for the extent of the proposed floor plan changes, and attached amended documentation.

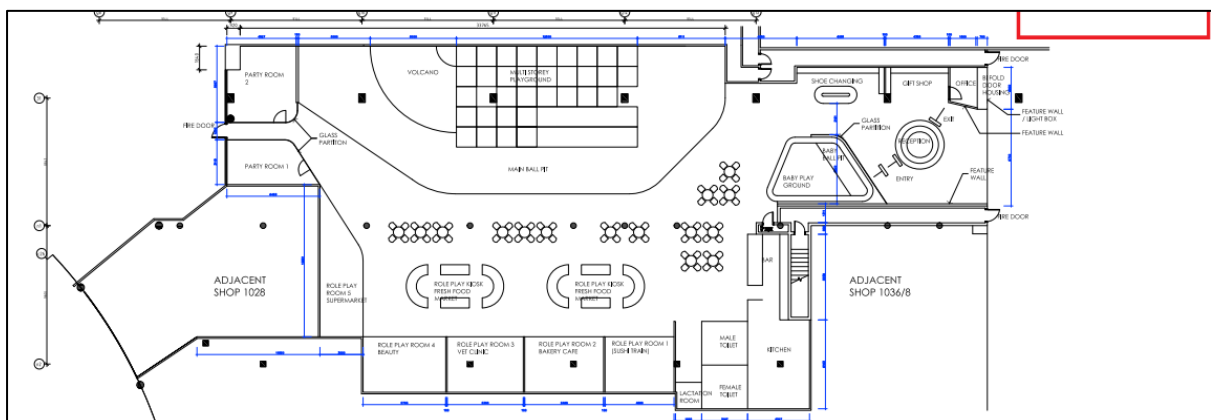


Figure 1: Extract from Approved Proposed Plan

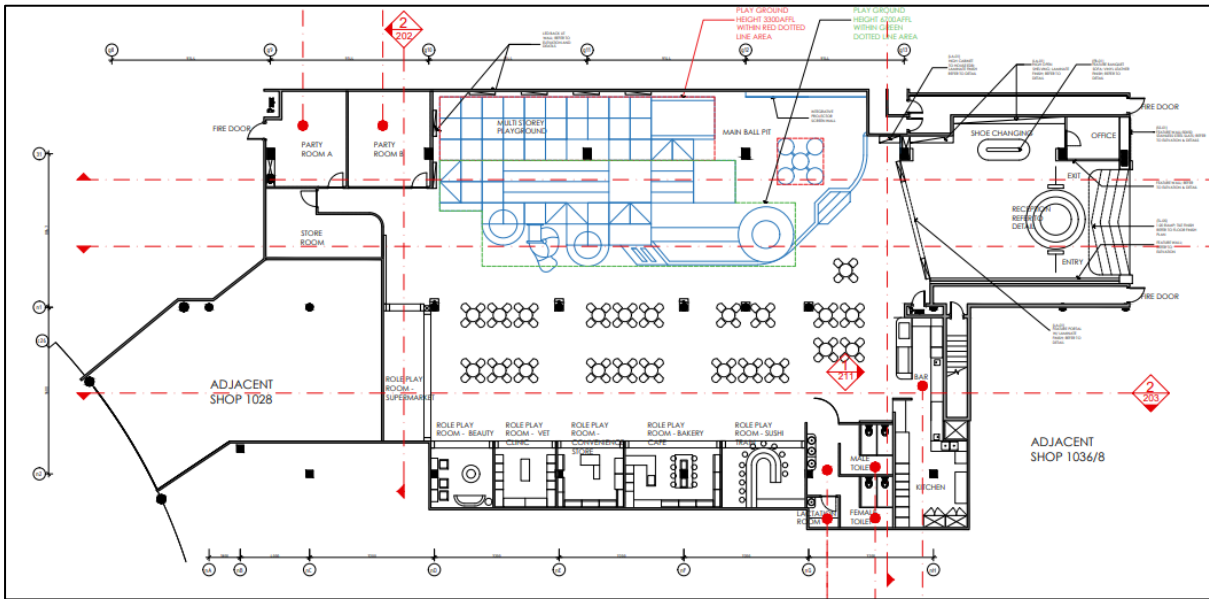


Figure 2: Extract from Newly Proposed Floor Plan

In regards to the lease plan changes, please refer to the attached Amended Lease Plan and Amended Location Plan. It is to be noted that Page 2-4 of the Stamped Plans showed an older lease / tenancy layout, which was based off the 'Tenancy Location Plan.pdf' document provided on the NSW Planning Portal only for reference purposes as part of lodgement of the original DA. The tenancy is in fact a smaller in size as per the Floor Plan. It is to be noted that the mezzanine above Shop 1273/3 is NOT part of our client's tenancy, so it is not included in the application.

The proposed changes are of a minor nature and will still result in substantially the same development as originally approved. The changes will have no adverse impact on the built form of the local area and will have no associated amenity impacts.

Please do not hesitate to contact the undersigned on the below details for further discussion.

Kind regards,

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