

14th November 2024

Anne-Marie Young
Northern Beaches Council
Civic Centre 725 Pittwater Road
DEE WHY, NSW 2099

Re: 23 BASSETT STREET- AGED CARE FACILITY

Dear Anne-Marie,

Further to our recent discussions and in response to Council's recent RFI letter we have revised the design to reflect the following changes:

ALTERATIONS AND ADDITIONS AMENDMENTS:

DA2-01 – COVER SHEET

- 3D image updated

DA2-02 – SITE + ROOF PLAN

- Permeable path shown in 6m wide Deep Soil Zone

DA2-03 BASEMENT LEVEL + CARPARK

- Basement Level raised 300mm to RL1.500 lowered at portion of Carpark Entry RL1.200
- Building footprint decreased along Southern boundary to car space edge
- Ventilation louvres to South wall deleted

DA2-04 GROUND FLOOR LEVEL

- Internal layout for Lounge + Dining 1 & 2 amended – opening space to central courtyards.
- Basement egress stairs – levels amended access levels amended above PMF 4.84m AHD
- Concealed floor barrier to loading dock to prevent water ingress to Basement in flood event

DA2-05 FIRST FLOOR LEVEL

- Privacy screens added to First Floor ward windows
- 1500 high frosted glazing to "Juliet" balconies

DA2-06 ELEVATIONS NORTH AND SOUTH

- Vents deleted on South Elevation

DA2-07 WEST ELEVATION

- Privacy screens added to First Floor ward windows
- 1500 high frosted glazing to "Juliet" balconies

DA2-08 SECTIONS

- Floor level raised to RL1.500
- Ventilation louvres removed

DA2-09 SHADOWS

- No Change

DA2-10 3D VIEWS

- Views updated to show screen on western facade

DA2-11 AREAS + DEVELOPMENT SCHEDULE

- Permeable path shown in 6m wide Deep Soil Zone – 1,016m²

DA2-12 FIRE AND SMOKE COMPARTMENTS

- Smoke compartments updated Lounge + Dining 1 & 2 zones

We trust that these amendments satisfy Council's requirements and that the assessment of the project can continue.

If you require any further information please contact me at your convenience

Regards,



Luke Trovato
GARTNER TROVATO ARCHITECTS