



Twenty-ninth of April, 2021

MILLS OAKLEY
Level 7, 151 Clarence Street
Sydney NSW 2000

ATTN: Amelia Adams

**RE: 67 Pacific Parade, DEE WHY NSW 2099
Case Number 2021/0003433**

Dear Amelia,

As requested, please find outlined below a summary of design changes associated with the proposed Boarding House development at the abovementioned address in Dee Why. The changes listed are in response to the Statement of Facts and Contentions (SOFC) relating to Case Number 2021/0003433.

SCHEDULE OF CHANGES

GENERAL MODIFICATIONS

1. The Gross Floor Area (GFA) was been decreased by 72.0 m² to 979.4 m² (1.4:1 FSR). Refer to drawings DA-1011 and DA-1012 Rev.02 for area calculations.
2. Landscaped open space area calculations have been updated to 288.6m² (41.5%). Refer to drawing DA-1013 Rev.02.
3. Shadow and Solar Access Diagrams have been updated to reflect the amended building envelope. Refer to drawings DA-1300, DA-1301 and DA-1302 Rev.02.
4. Building Height Plane diagrams have been updated to reflect the amended building envelope. Refer to drawings DA-1002 and DA-1003 Rev.02.
5. Communal Open Space diagrams have been updated. Refer to drawing DA-1014 Rev.02.
6. 3D views (white) of the development have been updated excluding Photomontage (CGI).
7. Window/Glazed Doors Schedule updated. Refer to drawing DA-0910 Rev.02. An updated BASIX assessment will be submitted under a separate cover.
8. Type E Boarding Room has been deleted (lower and upper levels). Refer to drawing DA-1040 Rev.02.
9. Finishes Schedule – Balustrade description (BL1) has been updated.
10. COS study and diagrams of approved DA plans vs current state of 9/65 Pacific Parade. Refer to drawings DA-1041 and DA-1042.
11. Views from rooms facing western boundary. Refer to drawing DA-1043.

BASEMENT FLOOR PLAN (DA-0100)

- Remove vehicular access from Pacific Parade.
- Remove pedestrian access (lift).
- Relocate seven (7) car, five (5) motorcycle and five (5) bicycle spaces.
- Reduce extent of excavation.
- Install pit below car stackers located above. Refer to Lower Ground Floor amendments.



- Retain Hydrant Pump Room, accessed via dedicated fire isolated stair in accordance with BCA/AS requirements.
- Add plant room for building services.

LOWER GROUND FLOOR PLAN

- Install car stacking mechanisms to support provision of twelve (12) cars.
- One (1) accessible car space and shared zone in accordance with AS requirements.
- Remove vehicular access to Basement Floor Level.
- Provide double width vehicular crossing to Pacific Parade in accordance with Council recommendations.
- Provide double width vehicular passing area within front setback.
- Increase landscaping strip adjacent to western boundary by 1 m and reduce rock outcrop by 1 m as per Council recommendations.
- Indicate location of traffic lanterns, push button, detector and line marking as advised by traffic engineer.
- Propose i-Pillar fire booster assembly to the north-west.
- Redesign the general and recycling waste rooms to provide access 1 m wide aisle and amend the type of doors in accordance with Council recommendations (sliding screens proposed).
- Relocate bulk garbage storage area. Refer to Upper Ground Floor.
- *Note: provision for two (2) on-site cars dedicated for the use of all future residents to be discussed in lieu of car stacking solution illustrated and described above. This alternative parking solution proposes two (2) dedicated cars that offset 10 spaces, plus two (2) conventional spaces and one (1) accessible space.*

UPPER GROUND FLOOR PLAN

- Relocate Common Room to Level 3.
- Install void above car stacking mechanisms.
- Remove one (1) Boarding Room and relocate Manager's Room northward.
- Relocate bicycle storage (x6 spaces) from Basement Floor Level.
- Relocate Laundry facilities.
- Relocate bulk storage area from Lower Ground Floor.
- Provide two recycling bins in bulk waste room in addition to DCP requirements. These bins are to be used only by people on a wheelchair.
- Install plantroom such as electrical switch room, hydraulic, etc.
- Remove Trellis located adjacent to western boundary in favour of increased landscaping and reduced excavation.
- Increase soil depth of landscaped area above bin rooms to 1 m in accordance with Council recommendations.

LEVEL 1 FLOOR PLAN

- Relocate Common Room to Level 3 and replace with three (3) Boarding Rooms (Type B).
- Provide private open space for additional Boarding Rooms (3). Reduce extent of excavation to accommodate private open space.

LEVEL 2 FLOOR PLAN

- No changes.

LEVEL 3 FLOOR PLAN

- Convert Boarding Rooms L301-303 from Type E to Type B.
- Remove Boarding Rooms L304 and L305.
- Increase Communal Room to 59.1 m².
- Increase non-trafficable terrace area.
- Increase length of western wall of Communal Room towards the north to provide privacy.
- Provide 1.65m high privacy screen (obscure glass to neighbouring properties to east/west, and palisade to north). Height from COS FFL.
- Amend COS planter size and layout.



ROOF PLAN

- Convert Boarding Rooms L301-303 from Type E to Type B resulting in removal of loft bedrooms and reduced overall building height.
- Relocate photovoltaic panels from Roof Level to southern end of the new roof.

Sections and elevations have been updated in accordance with the amendments described above.

If you have any further questions regarding the changes described above, please do not hesitate to contact the undersigned.

Yours Sincerely,

GLENN McCORMACK

DIRECTOR

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