



22.04.22

Northern Beaches Council

**RE: 5 Commonwealth Pde, Manly. Mod2021/0733**

ATTN: Ms Lashta Haidari

This statement serves as a written summary of the revisions proposed to the approved application Mod2020/139.

1. The entry stair to the building has been revised to allow for a landing between flights.

*Reason: This was introduced in order to soften the transition from the street level to the main building entry.*

2. Unit 01 has been reconfigured internally to allow for a better amenity.

*Reason: Mainly the living/dining/kitchen and master bedroom were reconfigured at the front of the apartment in order to allow for a better services stack throughout the building as well as to create a more functional living area that is separated from the main bedroom.*

3. The window to bed 3 of unit 01 increased in size and a new window and curved wall added to the ensuite.

*Reason: Upon review – the arrangement in the previously approved mod would not have afforded adequate light and ventilation and as such this change was introduced to improve the internal amenity.*

4. The window to bed 2 of unit 02 increased in size and a new window and a curved wall added to the ensuite.

*Reason: Upon review – the arrangement in the previously approved mod would not have afforded adequate light and ventilation and as such this change was introduced to improve the internal amenity.*

5. The window to bed 3 of unit 02 increased in size and a new window and curved wall added to the ensuite.

*Reason: Upon review – the arrangement in the previously approved mod would not have afforded adequate light and ventilation and as such this change was introduced to improve the internal amenity.*

6. Unit 03 living area/joinery wall extended marginally.

*Reason: To improve alignment with other building elements and structural walls.*

7. A new glass awning along the entry walkway to provide better weather protection.

*Reason: Following the weather events of late, we have introduced a glazed awning to provide a greater amount of weather protection for the building's main pedestrian entrance.*

8. Skylight shifted for unit 02 bathroom,

*Reason: to suit adjusted floor plan.*

9. Unit 03 upper level planter box reduced in height and glass balustrade added.

*Reason: to be consistent with the planterbox dimensions on other floors. Glass balustrade added for compliance.*

10. Window deleted into Unit 01 Kitchen.

*Reason: This window was previously into the ensuite on unit 01. As this is now a more open plan arrangement internally and into a kitchen – we have deleted the window to alleviate any privacy issues between the pedestrian entry to the building and Apartment 01.*

We also wish to confirm that as the building envelope has not changed in relation to height/levels or setbacks, the current approved shadow diagrams remain unchanged and therefore would not need to be updated as part of this Mod.

Please do not hesitate to contact the undersigned if you have further queries.

Yours Faithfully,



Bridie Gough  
Director  
Architect Reg'n 8280