

27 April 2020

The General Manager
 Northern Beaches Council
 725 Pittwater Road
 Dee Why NSW 2099

Schedule of Amendments

DA 2021/0008
12-14 Ponsonby Parade SEAFORTH

The amended plans as submitted provide changes in response to council's letter of 29 March 2021. The amendments made for this current set of plans are numbered below and addressing items in council's letter:

Drawing	Change
DA 04	1. Revise location of pedestrian entry for more direct path, revise internal stair and Lift 1 location 2. Relocate garbage area with independent access to street, to address item 9 Waste Management 3. Relocate garage 01 and reduce garage 08 4. Revise layout of northern stair and lift 2 to follow floor above 5. All changes within original building footprint
DA 05	6. General revision to floor layouts for increased setbacks between dwellings across the internal courtyard to address item 4 privacy 7. Revise layouts of dwellings 01, 02, 03 and foyer to provide increased and significant break in the Ponsonby Street façade and recess the foyer to Ross Street to address item 3 – Urban Design 8. Relocate Media/Living space in dwelling 04 for solar access to address item 6 9. Add privacy screens to dwellings 01 and 03 to provide adequate privacy from dwellings 08 and 09 to address item 4 Privacy
DA 06	10. Revise layouts of dwellings 06 and 07 and foyer to provide increased and significant break in the Ponsonby Street façade and recess the foyer to Ross Street to address item 3 – Urban Design 11. Relocate Media/Living space in dwelling 08 and 09 for solar access to address item 6 12. Reduce terrace width to dwelling 08 and 09 to address item 4 Privacy 13. Add privacy screens to the eastern side of the terrace to dwelling 08 to increase privacy to the adjoining dwelling at 10 Ponsonby, addressing item 4 privacy. 14. Add privacy screens to dwellings 06 and 07 to provide adequate privacy from dwellings 08 and 09 to address item 4 Privacy
DA 07	15. Revised elevations to provide increased and significant break in the Ponsonby Street façade and recess the foyer to Ross Street to address item 3 – Urban Design
DA 08	16. Additional information on ground levels below building facades to clarify maximum building height below 8m (SEPP HSPD) on East Elevation, addressing item 2

DA 09	17. Revise the ceiling to dwelling 09 to clarify compliance with maximum building height below 8m (SEPP HSPD) on East Elevation, addressing item 2
	18. Show details of privacy screens and separation distances between dwellings 08 and 09 on the Ross Street pavilion that overlook dwellings 01, 03, 06, 07 on the Ponsonby Parade pavilion to address item 4
DA 16 DA 17	19. Provide additional drawings to prove compliance with 3 hours solar access as required to no less than 70% of dwellings, to address item 6
Access	20. Provide updated access report to address clause 26 of SEPP HSPD, and to address item 1
Heritage	21. Provide a Statement of Heritage Impact report to address item 8
Landscape	22. Provide additional information to the Landscape plan as required by council DA submission requirements to address item 7
Height Poles	23. Erect 6 x height poles on site certified by a registered surveyor to address view sharing item 5

Regards,

GARTNERTROVATO ARCHITECTS



Sean Gartner

