

7 March 2022

Our ref: 754-SYDEN216171-R03

Rose Property Group Pty Ltd
51 Riley Street
Woolloomooloo NSW 2011

Attention: Nick Jackman

Dear Nick

Development Application for 23 Fisher Rd, Dee Why, NSW

Rose Property Group (Rose) is planning redevelopment of their site at 23 Fisher Rd, Dee Why. Tetra Tech Coffey Pty Ltd (formerly trading as Coffey, a Tetra Tech Company) has previously issued a Geotechnical Study (Ref GEOTLCOV24292AA-AB, dated 29 June 2011) regarding the site with reference to the architectural concept plans at that time. In 2018, following review of revisions to the 2011 development plans, Coffey issued a letter (Ref 754-SYDEN216171-RO2, dated 13 March 2018) indicating that the proposed changes were not expected to “substantially affect the geotechnical feasibility of the development”.

Coffey has recently reviewed the latest architectural drawings provided by Rose, titled “23 Fisher Road Dee Why – S4.55 Application”, dated 19 February 2022, and compared them against the development description provided in 754-SYDEN216171-RO2. Coffey did not note any geotechnically significant changes to the building footprints and basement configurations relative to the plans referenced in 2018. Coffey considers that our letter, 754-SYDEN216171-RO2, and Geotechnical Study, GEOTLCOV24292AA-AB, provide sufficient geotechnical information and recommendations for preliminary planning purposes and to support a development application for the development presented on the attached architectural drawings.

Based on correspondence with Rose, Coffey understands that additional minor architectural and structural amendments have been made to the development plans, as detailed in the attached summary titled “23 Fisher Road, Dee Why – List of plan amendments for S4.55 No.3”. Coffey has reviewed the items in this list of plan amendments and confirms that these changes will not impact on the geotechnical recommendations made in Coffey’s previous submissions, namely GEOTLCOV24292AA-AB and 754-SYDEN216171-RO2.

Please contact the undersigned on 0436 433 777, if you have any questions or queries regarding this letter.

For and on behalf of Coffey,



Dena Gabbassova
Geotechnical Engineer

cc

Attachments: 23 Fisher Road Dee Why – S4.55 Application
23 Fisher Road, Dee Why – List of plan amendments for S4.55 No.

23 FISHER ROAD DEE WHY

S4.55 Application

DRAWING SCHEDULE

DWG NO.	TITLE	REV.
A 0.00	COVER PAGE	D
A 2.03	LEVEL 1 PLAN	D
A 2.04	LEVEL 2 PLAN	D
A 2.05	LEVEL 3 PLAN	D
A 2.06	LEVEL 4 PLAN	D
A 2.07	LEVEL 5 PLAN	D
A 2.08	ROOF PLAN	D
A 3.02	WEST ELEVATION (FISHER ROAD) & SOUTH ELEVATION (ST DAVID AVENUE) no trees	D
A 3.04	EAST ELEVATION (CIVIC PARADE) & NORTH ELEVATION no trees	D
A 3.05	SECTION A-A & SECTION B-B	D
A 3.06	SECTION C-C & SECTION D-D	D



BASIX COMMITMENTS

- Refer to BASIX Certificate No. 944202M_04 for all BASIX requirements
 - All fixtures & appliances to be as specified in B. ASIX certificate

WATER COMMITMENTS

ALTERNATIVE WATER SUPPLY

Central water tank. Capacity 15,000L.
 To collect run off from minimum 400m² of roof area.
 Provide connection to 2000m² common landscaped area and 1 car wash bay.

FIXTURES EFFICIENCY (ALL)

- Shower Heads 4 star (>6.0 but <=7.5 L/m)
- Toilet Flushing 4 star
- Kitchen Taps 6 star
- Bathroom Taps 4 star
- Dishwasher 3.5 star (Water) & 4 star (Energy)
- Clothes dryer 2 star

THERMAL COMFORT COMMITMENTS

(refer to schedules for performance ratings)

ENERGY COMMITMENTS

Alternate energy supply
 Photovoltaic system rated electrical output 15.0 peak kW

Hot water

Central hot water system - electric heat pump, gas boosted.

Ventilation

Laundry and bathroom - Individual fan, ducted to facade or roof
 Operation control - Interlocked to light
 Kitchen - Individual fan, ducted to facade or roof
 Operation control - Manual switch on/off

Appliances

Induction cooktop & electric oven

Air conditioning

Units (zoned) to all bedrooms and living areas. 1 - phase
 Cooling to living areas and bedrooms to achieve 4 star
 Heating to living areas and bedrooms to achieve 4 star

All Lobbies

No mechanical ventilation with compact fluorescent, daylight sensor and motion sensor.

Basements

Ventilation supply and exhaust, carbon monoxide monitor + VSD fan. Fluorescent lighting with time clock and motion sensor.
 Mechanical ventilation exhaust to garbage room. Mechanical ventilation exhaust interlocked to light in Cleaners/WC only. All fluorescent lighting with manual on/off.

Lifts

Gearless traction with VVVF motor, LED lighting connected to call button

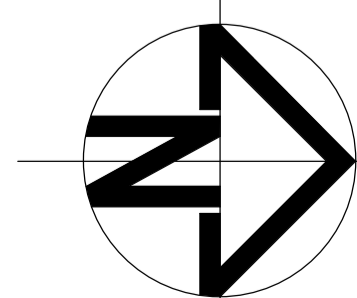
THERMAL COMFORT SPECIFICATION

Thermal Comfort Item	Details
External Walls (a)	Brick veneer + R2.5 added
External Walls (b)	Weatherboard FC + R2.5 added
Unit Walls next to car park / plant	Concrete block ≥140mm with R2.5 added
Unit Walls next to corridors/lobbies	Plasterboard + R1.5 acoustic insulation
Unit Party Walls next to other units	Plasterboard + R1.5 acoustic insulation
Walls next to lifts/stairwells	Concrete and insulation optional
Internal Walls	Plasterboard on Studs
Internal Floors	Concrete floors, with neighbour below
External Floors	Concrete slab with basement or ground below
External Floor Insulation 1	R1.5 under units (optional bedrooms) if above basement
External Floor Insulation 2	R1.5 under all rooms (incl. bedrooms) - aG02, aG05, aG08, eG01
External Floor Insulation 3	R2.0 under all rooms (incl. bedrooms) - b102, b103
Floor Finishes	Tiles - wet areas, carpet - beds, timber - other
Roofs 1 - Penthouse Roofs	Metal roofs + foil under + R4.1 at ceiling (unvented roof due to pitch)
Roofs 2 - under balconies/terraces	Concrete roof + R2.5 under and plasterboard
Roof Colour	Dark colour metal roofs
Units with Low-E (see below)	Low-E living - aG01, a101, a104, a201, a301, a401, b402 cG01, c102, c202, c209, c210, c302, c309, c401 Low-E all - a203, a303, a205, a305

Windows (problems units, see list)	Aluminium frames and low-E
Windows - U-value	≤ 4.8 hinged/awning/bifold, ≤ 5.4 fixed/sliders/other
Windows - SHGC	0.59 ± 5% hinged/awning/bifold, 0.49 ± 5% for others
Windows (all other)	Aluminium frame, single clear glass
Windows U-value (frame + glass)	≤ 6.7 hinged/awning/bifold, ≤ 6.7 fixed/sliders/other
Windows SHGC (frame + glass)	0.57 ± 5% for hinged/awning/bifold, 0.70 ± 5% for others
Skylights	None
Window Shading	As shown - adjustable vertical screens as shown and pergolas 50% opaque - detail designs to be checked at CC stage
Weather Stripping	All external doors and windows
Downlights near Insulation	Downlights affecting insulation (generic LED hole, TBC at CC)
Terrain	Suburban
Ceiling Fans	Not simulated but can add over 0.5 stars
Window openings and schedule	Openings as shown on elevations (must check this with window schedule at CC stage)
Window openings small windows	Small-medium (single pane) windows are awning (check at CC stage)
Large corner glazing (usually 2+3 panels)	All glazing is operable - for upper windows these are awning and for sliders on balconies these are 1/2 + 2/3 operable (check at CC)

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Verify all dimensions on site prior to commencement of work.
 Refer all discrepancies to the Architect for determination.
DATUM: AND in preference to scaling.



Issue	Description	Date	Issue	Description	Date
A	DEVELOPMENT APPLICATION	03.Sept.18			
B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

rose architectural design

51 Riley Street, Woolloomooloo, NSW, 2011
 T / +61 2 8302 1400
 E / admin@rosegroup.com.au
 www.rosegroup.com.au



Project	Drawing Title	Status
PROPOSED MIXED USE DEVELOPMENT	COVER PAGE	DEVELOPMENT APPLICATION
Address: 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale: NTS Date: APRIL 2019	Project No: 1607 Drawing No: A 0.00
Client: Hamptons By Rose Pty Ltd	Drawn: RAD Reviewed: Checkered: AO	Revision: D



1 Level 1 plan
1:200

LEGEND

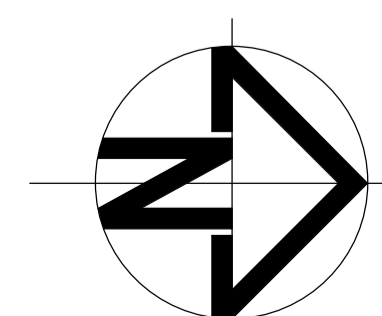
- - - - - Approved DA building outline shown in red
- A/C A/C condensers located on balcony / courtyards

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Project	Drawing title		Status
PROPOSED MIXED USE DEVELOPMENT	LEVEL 1 PLAN		S4.55
Address 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale 1:200	Date JAN 2022	Project No 1607
Client Hamptons By Rose Pty Ltd	Drawn RAD	Reviewed Checked AO	Drawing No A 2.03 Revision D



1 Level 2 Plan
1:200

LEGEND

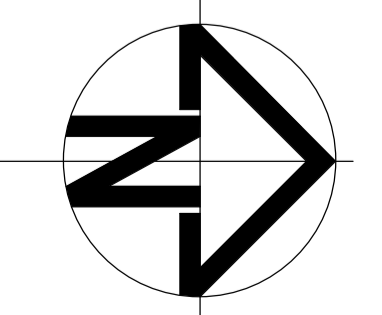
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Project	Drawing title		Status
PROPOSED MIXED USE DEVELOPMENT	LEVEL 2 PLAN		S4.55
Address 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale 1:200	Date JAN 2022	Project No 1607
Client Hamptons By Rose Pty Ltd	Drawn RAD	Reviewed Checked AO	Drawing No A.2.04 Revision D



1 Level 3 plan
1 : 200

LEGEND

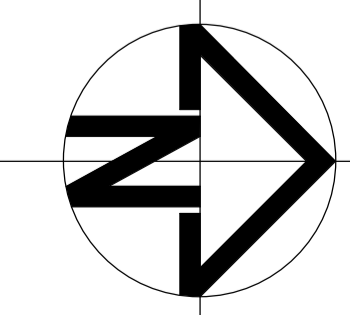
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Project	Drawing title	Status
PROPOSED MIXED USE DEVELOPMENT	LEVEL 3 PLAN	S4.55
Address 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale: 1:200 Date: JAN 2022	Project No: 1607
Client: Hamptons By Rose Pty Ltd	Drawn: RAD Reviewed: Checked: AO	Drawing No: A 2.05 Revision: D



1 Level 4 plan
1:200

LEGEND

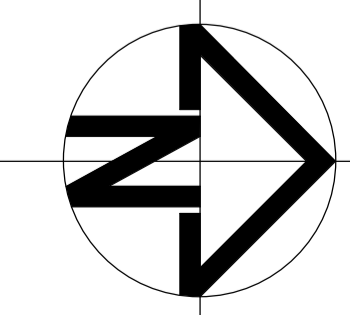
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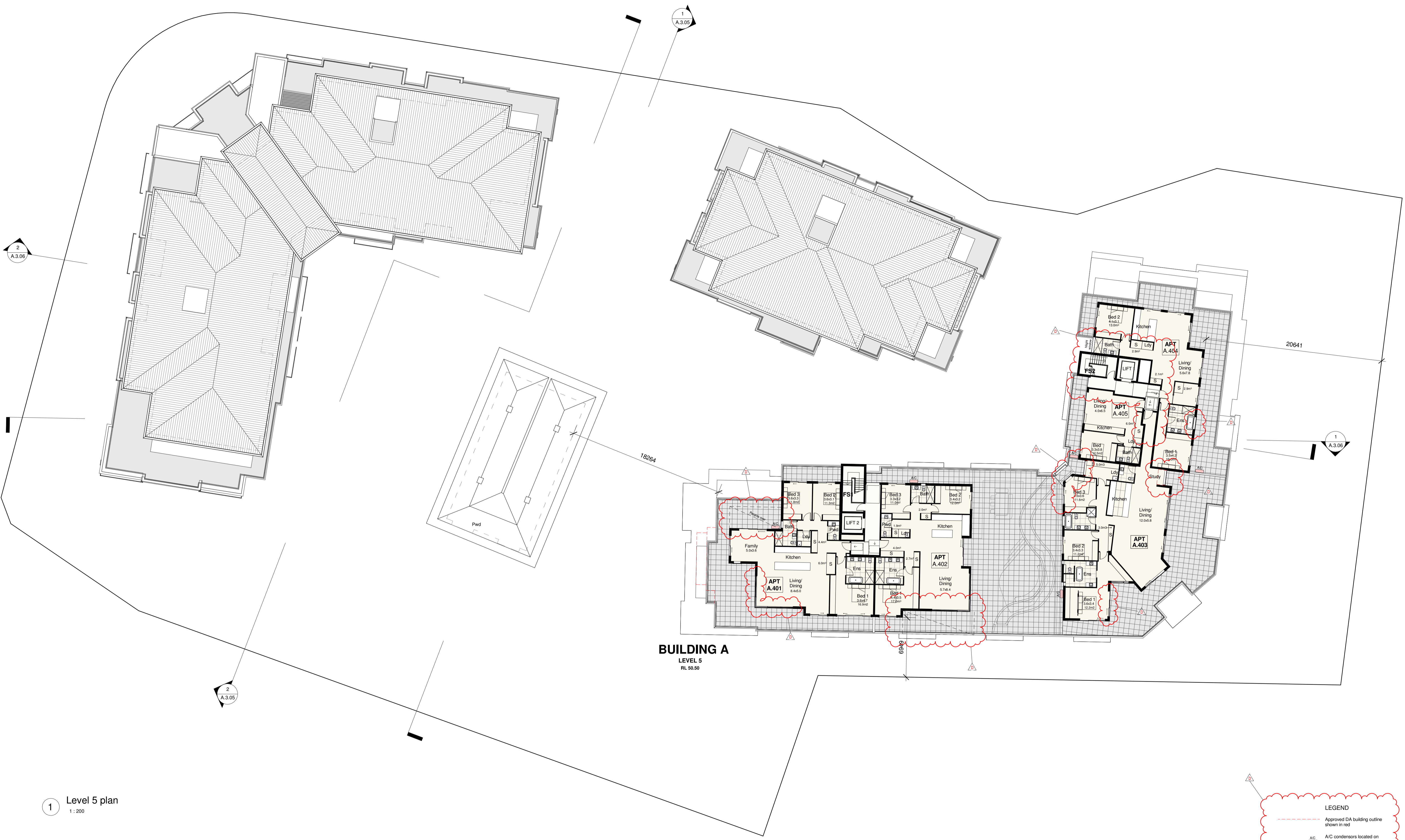


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Project	Address	Client	Drawing title	Scale	Date	Status	Project No	Drawing No
PROPOSED MIXED USE DEVELOPMENT	23 Fisher Road, Dee Why LOT 11 D.P.577062	Hamptons By Rose Pty Ltd	LEVEL 4 PLAN	1:200	JAN 2022	S4.55	1607	A 2.06
				Drawn	Reviewed	Checked		Revision
				RAD		AO		D

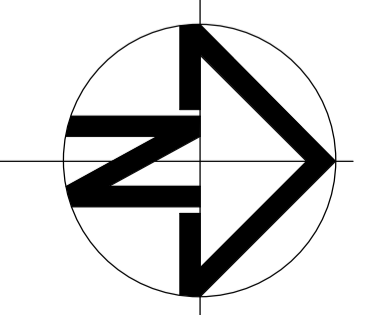


1 Level 5 plan
1:200

LEGEND

- Approved DA building outline shown in red
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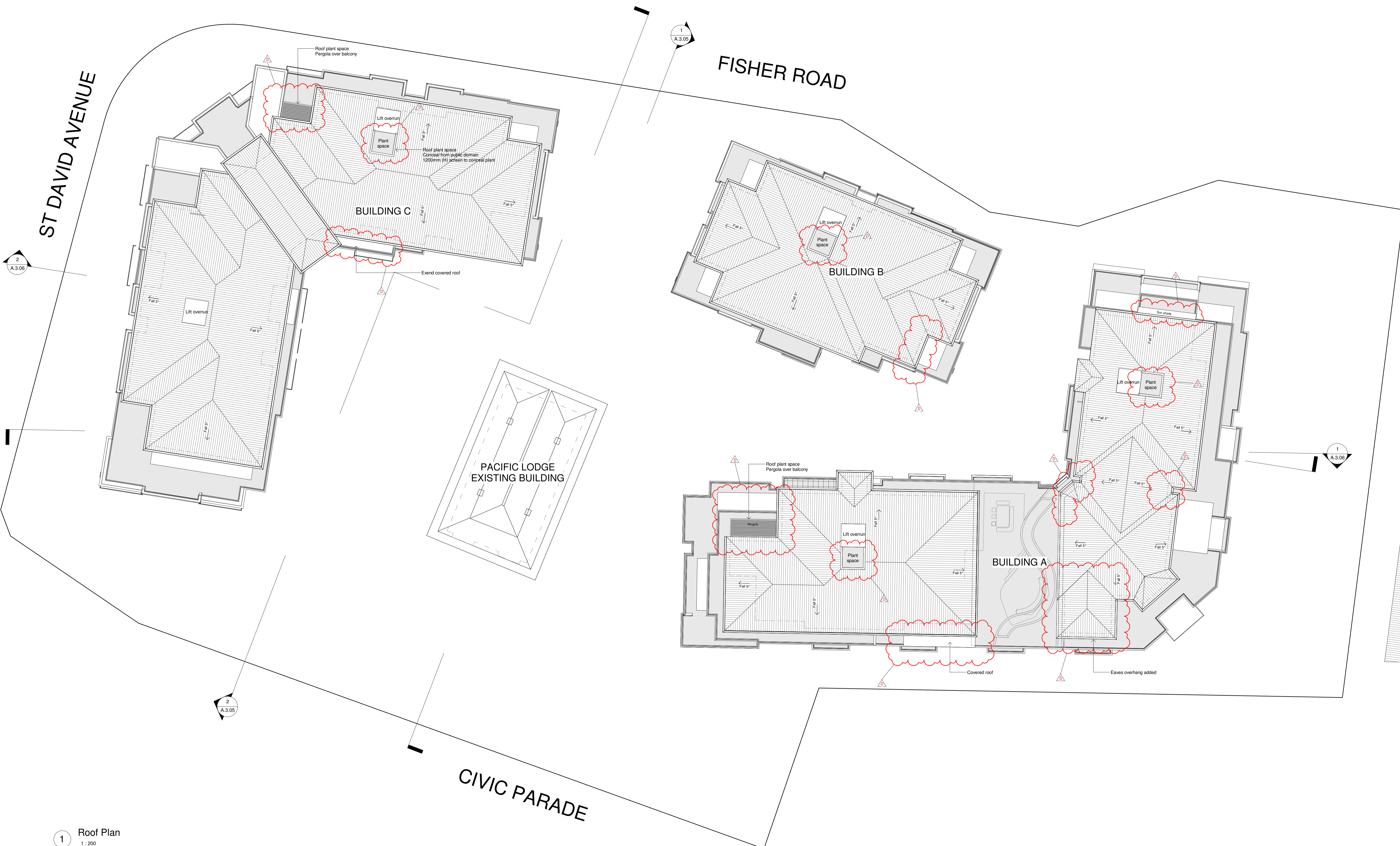


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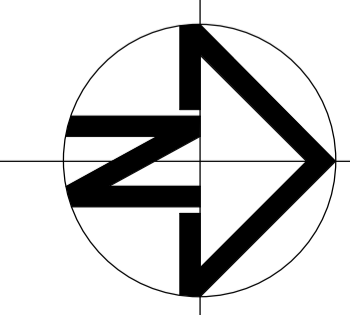


Project	Address	Client	Drawing title	Scale	Date	Status	Project No	Drawing No
PROPOSED MIXED USE DEVELOPMENT	23 Fisher Road, Dee Why LOT 11 D.P.577062	Hamptons By Rose Pty Ltd	LEVEL 5 PLAN	1:200	JAN 2022	S4.55	1607	A 2.07
				Drawn	Reviewed	Checked		Revision
				RAD		AO		D



1 Roof Plan
1:200

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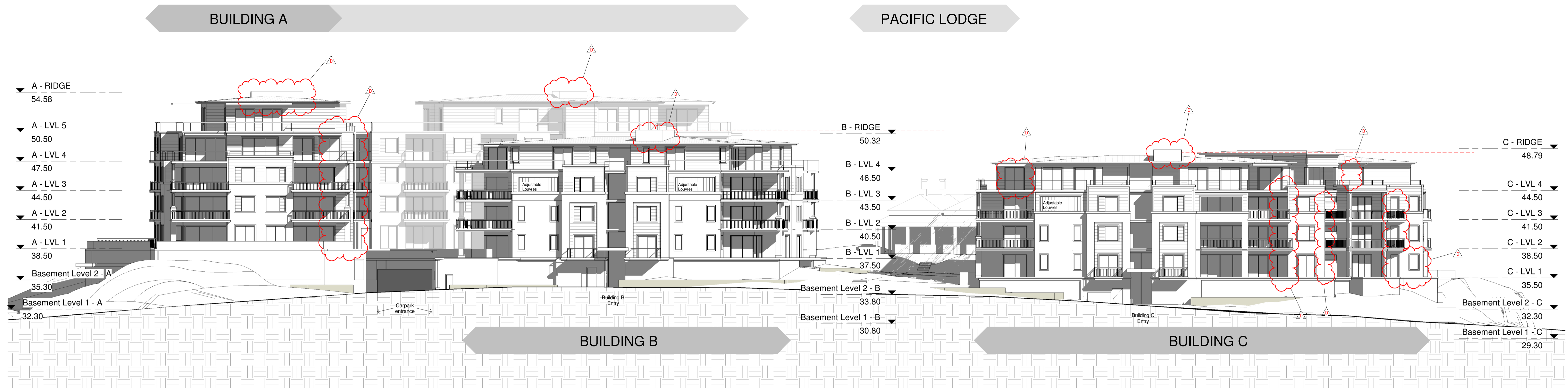


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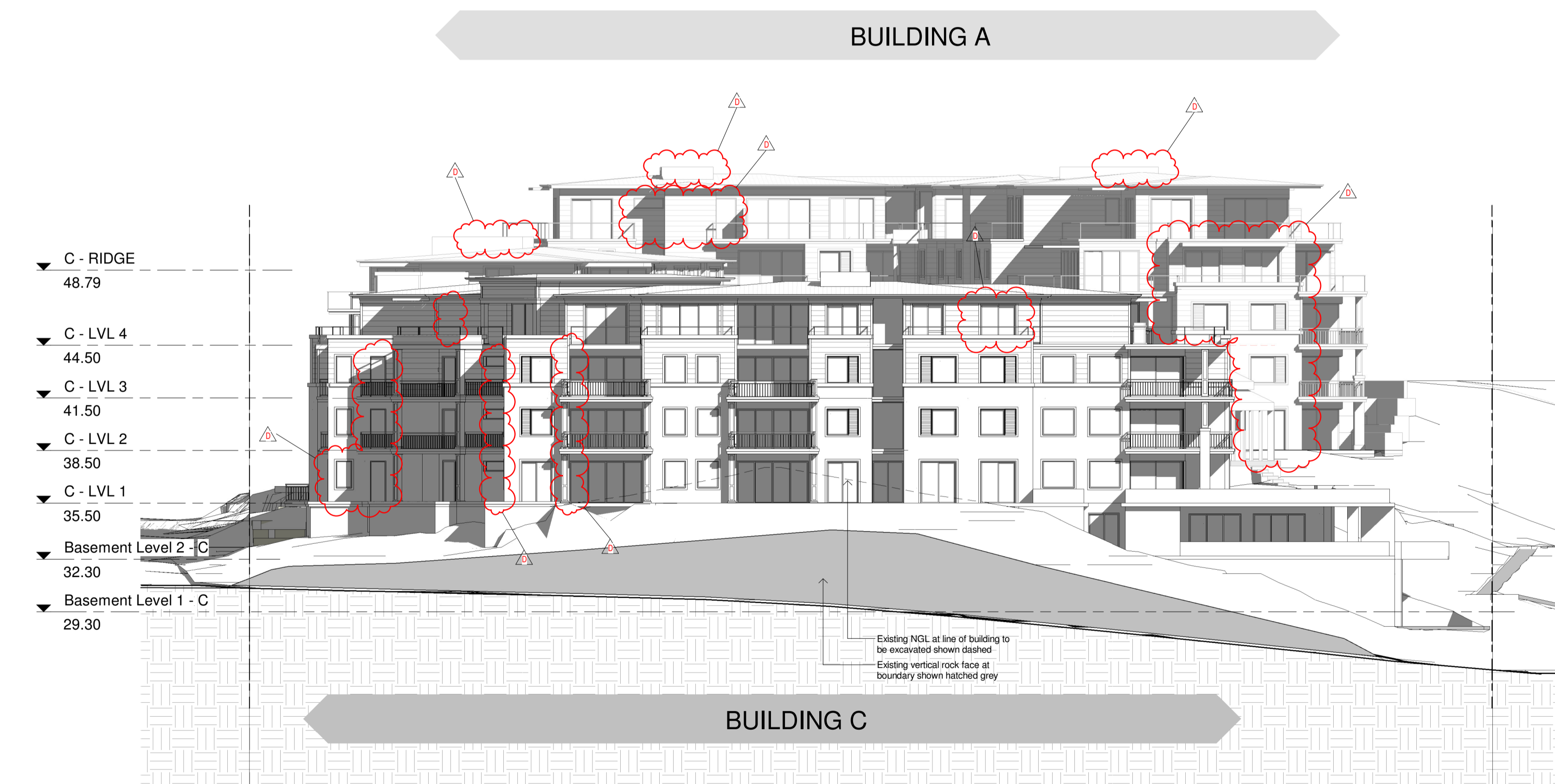
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Project	Drawing title	Status
PROPOSED MIXED USE DEVELOPMENT	ROOF PLAN	S4.55
Address: 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale: 1:200 Date: JAN 2022	Project No: 1607
Client: Hamptons By Rose Pty Ltd	Drawn: RAD Reviewed: Checked: AO	Drawing No: A 2.08 Revision: D



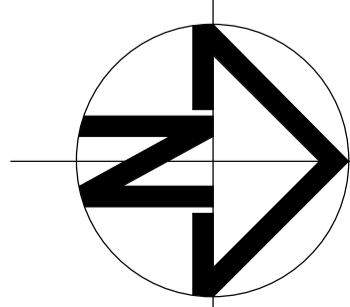
1 West Elevation (No trees)
1:200



2 South Elevation (No trees)
1:200

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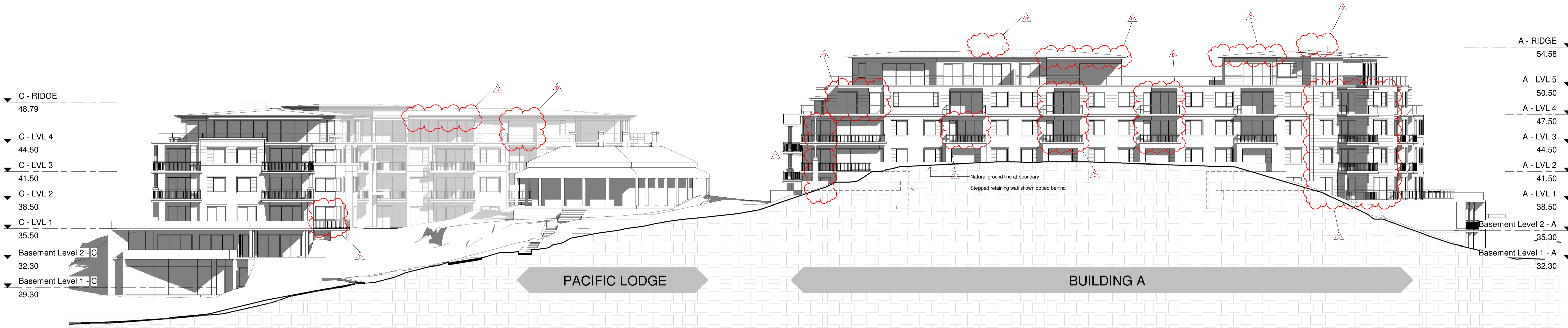
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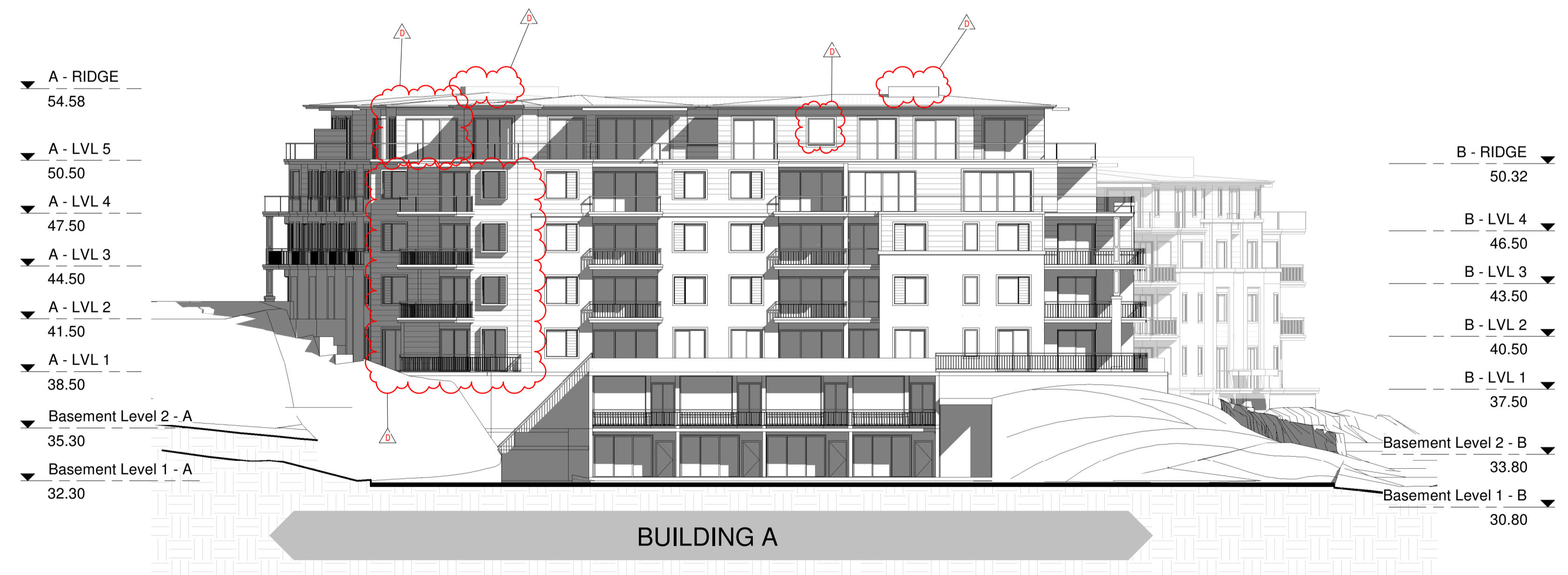
Project	Address	Client	Project No.	Drawing No.	Status
PROPOSED MIXED USE DEVELOPMENT	23 Fisher Road, Dee Why LOT 11 D.P.577062	Hamptons By Rose Pty Ltd	1607	A 3.02	S4.55
Drawing title: WEST ELEVATION & SOUTH ELEVATION (no trees)		Scale: 1:200 Date: JAN 2022		Revision: D	
Drawn: RAD		Reviewed: AO		Checked: AO	

BUILDING C



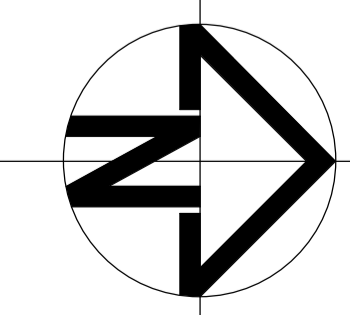
1 East Elevation (No trees)
1:200

BUILDING B



2 North Elevation (No trees)
1:200

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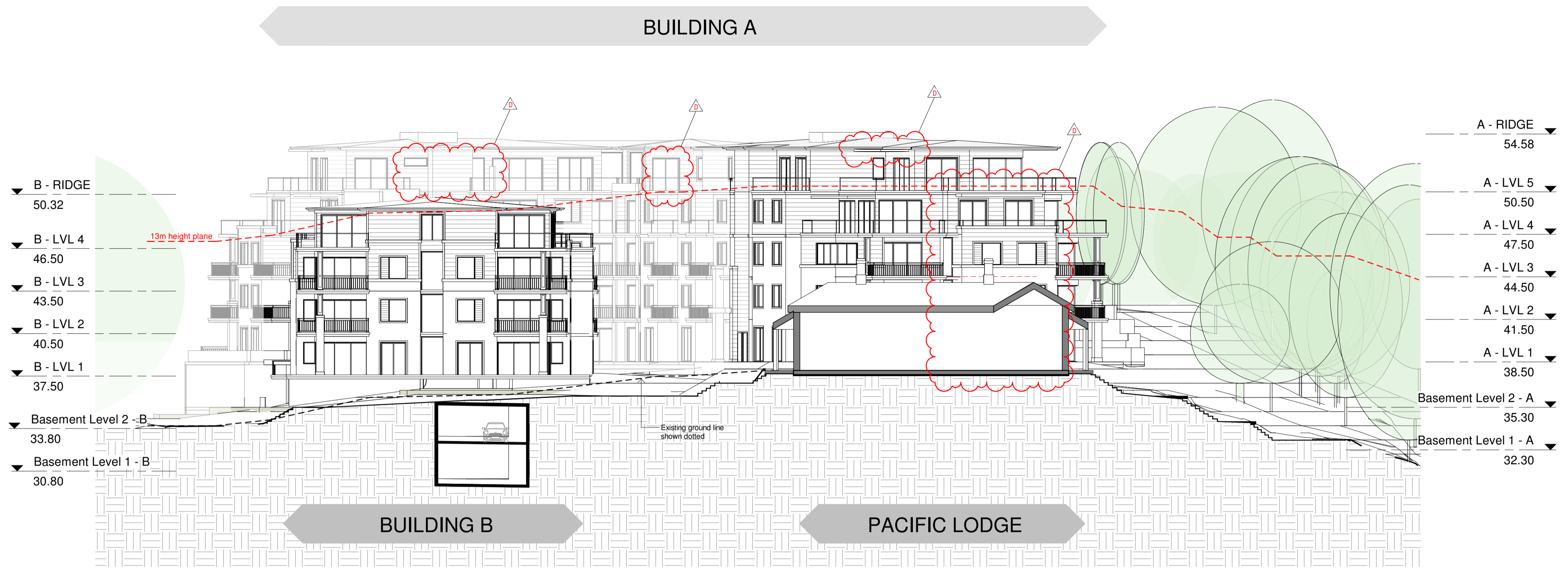


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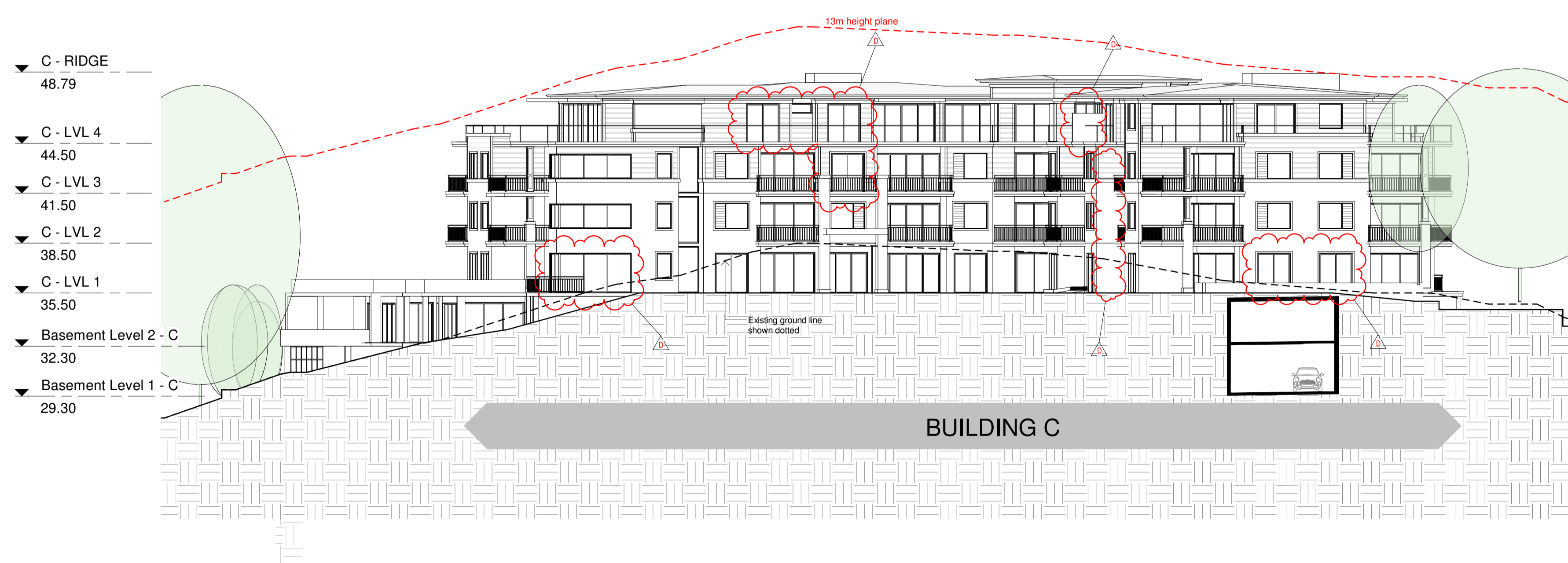
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Project	PROPOSED MIXED USE DEVELOPMENT	Drawing title	EAST ELEVATION & NORTH ELEVATION (no trees)	Status	S4.55
Address	23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale	1:200	Date	JAN 2022
Client	Hamptons By Rose Pty Ltd	Drawn	RAD	Reviewed	Checked
				AO	
		Project No	1607	Drawing No	A 3.04
		Revision			D

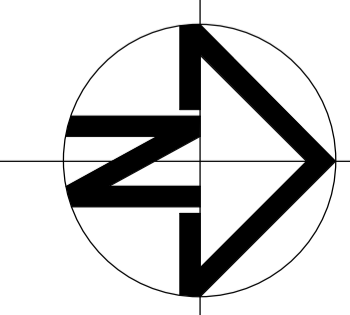


1 Section A-A
1 : 200



2 Section B-B
1 : 200

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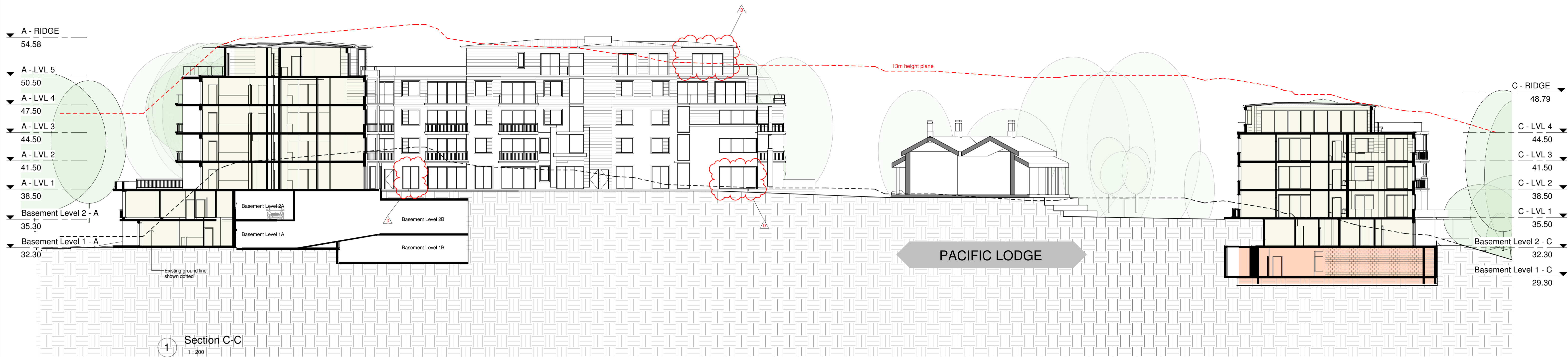
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Project	Drawing title	Status
PROPOSED MIXED USE DEVELOPMENT	SECTION A-A & B-B	S4.55
Address: 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale: 1:200 Date: JAN 2022	Project No: 1607 Drawing No: A 3.05
Client: Hamptons By Rose Pty Ltd	Drawn: RAD Reviewed: Checked: AO	Revision: D

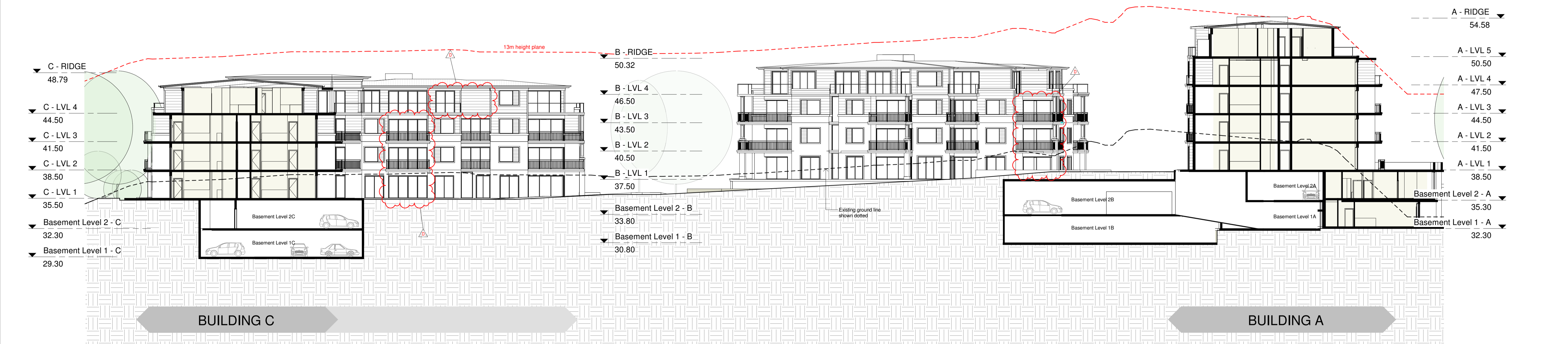
BUILDING A

BUILDING C



1 Section C-C
1:200

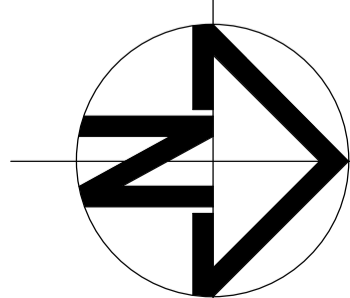
BUILDING B



2 Section D-D
1:200

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Project	Drawing title	Status
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Address: 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale: 1:200 Date: JAN 2022	Project No: 1607 Drawing No: A 3.06
Client: Hamptons By Rose Pty Ltd	Drawn: RAD Reviewed: Checked: AO	Revision: D

23 FISHER ROAD, DEE WHY

19/02/2022

RE: List of plan amendments for S4.55 No.3

GENERAL EXTERNAL

Location	Amendment viewed from public domain	Amendment
Addition of external columns	Y	Structural columns added to balconies to support floors over. Required by Structural engineer to achieve deflection criteria. Apts balconies affected Building A A.G01, A.G02, A.G15, A.G16, A.101, A.102, A.109, A.110 A.201, A.202, A.213, A.214 Building B B.101, B.101, B.103, B.105, B.106 B.201, B.201, B.203, B.205, B.206 B.301, B.301, B.303, B.305, B.306 Building C C.101, C.102, C.111, C.112 C.201, C.202, C.211, C.212 C.301, C.302, C.311, C.312
Roof plant	N	Addition of small roof plant to contain required carpark exhaust mechanical services to be exhausted at roof level. A small pad is proposed adjacent to lift overrun and setback from the street frontage to minimise visual impact from public domain. The height of the surrounding walls will match lift overrun height and act to screen services from public domain
A/C condensers	N	Proposed air conditioning condenser units added to apartment balconies and courtyards in positions considered not visible from the public domain. All units to be floor mounted and concealed in a/c covers to blend with building wall colour

See following pages for detail of minor internal and external modifications to apartment layouts to improve the planning and layouts to improve amenity to residents.

The below figures outline the modification to GFA and the amount of change from approved DA2018/1574.

Additional GFA As detailed in following apartment specific amendments (m ²)	Building A	12.2
	Building B	0.1
	Building C	-3.4
	TOTAL	8.9

Approved GFA (m ²)	13400 (1.26:1 FSR)
Proposed GFA (m ²)	13409 (1.26:1 FSR)

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RE: List of plan amendments for S4.55 No.3

BUILDING A

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
Level 1				
A.G01	2	N	External changes: Living / Dining - Modify glazed windows to sliding doors to access courtyard space (POS) to West	-
A.G02	3	N	Internal changes: Modify apartment layout, reorient bedrooms External changes: External façade modified Dining - Addition of sliding door	2.4
A.G08	1+	N	External changes: B1 - Remove sliding door South facing improving acoustic privacy from main POS B1 - Addition of sliding door to align with windows above West facing	-
A.G10	2	N	External changes: B1 & Living - Remove step in wall. Simplify window design	-
A.G11	3	N	Internal changes: Modify apartment layout External changes: B1 - Remove step in wall. Simplify window design B1 - Modify window to sliding door to access POS directly from bedroom	-
A.G14	1+	N	External changes: B1 - Remove sliding door West facing improving acoustic privacy from main POS B1 addition of sliding door to align with windows above South facing	-
A.G16	2	Y	External changes: B2 - Adjust wall Western facade to align with floors above. Remove window East façade where clashing with robe. Remove 2 x South facing windows B2 - New sliding door South facing to access POS directly from bedroom	1.2
Level 2				
A.102	3	N	Internal changes: Modify apartment layout, reorient bedrooms External changes: External façade modified Dining - Addition of sliding door	2.4
A.105	3	N	Internal changes: Modify apartment layout External changes: B1 - Remove step in wall. Simplify window design	-
A.110	2	N	External changes: B2 - Adjust wall Western facade to align with floors above. Remove window East façade where clashing with robe	1.2
Level 3				

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BUILDING A

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
A.202	3	N	Internal changes: Modify apartment layout, reorient bedrooms External changes: External façade modified Dining - Addition of sliding door	2.4
A.203	1	N	External changes: B1 - Modify window to match adjacent building pattern	-
A.204	2	N	Internal changes: Living - Modified to increase room width ADG, Objective 4D-3 External changes: Living - Modify window to increase solar access in accord. with ADG Objective 4A-1 Modification of balcony to improve connection from main living area to balcony ADG, Objective 4E-2	-1.5
A.206	2	N	Internal changes: Living - Modified to increase room width ADG, Objective 4D-3 External changes: Living - Modify window to increase solar access in accord. with ADG Objective 4A-1 Modification of balcony to improve connection from main living area to balcony ADG, Objective 4E-2	-1.5
A.207	2	N	Internal changes: Living - Modified to increase room width ADG, Objective 4D-3 External changes: Living - Modify window to increase solar access in accord. with ADG Objective 4A-1 Modification of balcony to improve connection from main living area to balcony ADG, Objective 4E-2	-1.5
A.208	2	N	Internal changes: Modify apartment layout External changes: B1 - Remove step in wall. Simplify window design	-
A.209	3	N	Internal changes: Modify apartment layout External changes: B1 - Remove step in wall. Simplify window design	-
A.214	2	Y	External changes: B2 - Adjust wall Western facade to align with floors above. Remove window East façade where clashing with robe	1.2
Level 4				
A.301	2	N	External changes: Living/Dining - Remove window, replace with sliding door Addition of covered roof on Western Balcony to improve amenity to balcony and provide solar protection from summer sun ADG, Objective 4A-3 Modification of Southern façade to align with apartments below	-1.6

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BUILDING A

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
A.302	3	N	Internal changes: Modify apartment layout External changes: Modification of Southern façade to align with apartments below B1 additional window on Eastern façade	5.8
A.303	1	N	External changes: B1 - Modify window to match adjacent building pattern	-
A.304	2	N	Internal changes: Living - Modified to increase room width ADG, Objective 4D-3 External changes: Living - Modify window to increase solar access in accord. with ADG Objective 4A-1 Modification of balcony to improve connection from main living area to balcony ADG, Objective 4E-2	-1.5
A.306	2	N	Internal changes: Living - Modified to increase room width ADG, Objective 4D-3 External changes: Living - Modify window to increase solar access in accord. with ADG Objective 4A-1 Modification of balcony to improve connection from main living area to balcony ADG, Objective 4E-2	-1.5
A.307	2	N	Internal changes: Modify apartment layout External changes: B1 - Remove step in wall. Simplify window design	-
A.308	3	N	Internal changes: Modify apartment layout External changes: B1 - Remove step in wall. Simplify window design	-
A.312	3	Y	External changes: B2 - Remove step in Western facade B3 - Remove window Western façade Increase B2 & B3 sliding door Western façade B2 - 2 x new windows South façade to match levels below	1.3
Level 5				
A.401	3	N	Internal changes: Modify apartment layout External changes: Addition of pergola to Western balcony to control Summer solar access ADG, objective 4.A3 Family - Replace 2 x windows with sliding door to access Western balcony to improve connection from main living area to balcony ADG, Objective 4E-2 Living / Dining - Reconfigure sliding door	-

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BUILDING A

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
A.402	3	N	Internal changes: Modify apartment layout External changes: Living - Window reconfiguration Addition of covered outdoor area to Eastern balc. to improve amenity to balcony and provide solar protection from summer sun ADG, Objective 4A-3	-

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BUILDING A

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
A.403	3	N	External changes: B1 - Eaves overhang added to roof to control North facing sun B1 - Replace Northern window with sliding door B3 - Addition of sliding door External façade amendment to Ldry and study areas	3.4
A.404	2	N	Internal changes: Modify apartment layout Reconfiguration of common area corridor to reduce circulation corridor length External changes: Addition window to common circulation corridor Bath - Modify window height Ens - Modify window height & width	-
Total Additional GFA				12.2

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BUILDING B

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
Level 1				
B.105	1	N	Internal changes: Modify apartment layout External changes: Reconfigure living areas, balcony, sliding door to improve access to outdoor space. ADG, Objective 4E-2	-0.6
Level 2				
B.205	1	N	Internal changes: Modify apartment layout External changes: Reconfigure living areas, balcony, sliding door to improve access to outdoor space. ADG, Objective 4E-2	-0.6
Level 3				
B.305	1	N	Internal changes: Modify apartment layout External changes: Reconfigure living areas, balcony, sliding door to improve access to outdoor space. ADG, Objective 4E-2	-0.6
Level 4				
B.403	2	N	External changes: Increase Living / Dining to 6.2m (L) Adjust balcony to align with level below	1.9
Total Additional GFA				0.1

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BUILDING C

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
Level 1				
C.101	3	Y	External changes: Reduce step in façade wall to improve options for furnishing living areas	1.8
C.102	2	N	External changes: Living / Dining - Modify North facing window to sliding door	
C.106	1	Y	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Reconfigure windows Western façade Remove bay window to balcony Increase living room sliding door	-1.1
C.108	1+	Y	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Reconfigure windows Southern façade Remove bay window to balcony Increase living room sliding door	-1.1
C.109	2	N	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Remove window Northern elevation to maintain privacy to neighbouring apartment Amend window configuration to suit revised internal configuration	
C.111	2	N	External changes: Living / Dining - Modify North facing window to sliding door	
C.112	2	N	External changes: B1 - Modify North facing window to sliding door for direct access to POS	
Level 2				
C.201	3	Y	External changes: Reduce step in façade wall to improve options for furnishing living areas	1.8

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BUILDING C				
Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
C.206	1	Y	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-22 External changes: Reconfigure windows Western façade Remove bay window to balcony Increase living room sliding door	-1.1
C.208	1	Y	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Reconfigure windows Southern façade Remove bay window to balcony Increase living room sliding door	-1.1
C.209	2	N	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Remove window Northern elevation to maintain privacy to neighbouring apartment Amend window configuration to suit revised internal configuration	
Level 3				
C.301	3	Y	External changes: Reduce step in façade wall to improve options for furnishing living areas	1.8
C.304	2	N	External changes: B2 - Remove window replace with sliding door	
C.306	1	Y	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Reconfigure windows Western façade Remove bay window to balcony Increase living room sliding door	-1.1

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BUILDING C

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
C.308	1	Y	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Reconfigure windows Southern façade Remove bay window to balcony Increase living room sliding door	-1.1
C.309	2	N	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Remove window Northern elevation to maintain privacy to neighbouring apartment Amend window configuration to suit revised internal configuration	
Level 4				
C.401	3	Y	Internal changes: Modify apartment layout External changes: B1 - Addition of sliding door to access Southern balcony B2 & B3 Window replaced with sliding door to access balcony	-4
C.402	3	Y	Internal changes: Modify apartment layout External changes: B3 - Remove window Western façade B2 - Remove 2 x small windows. Increase sliding door width	
C.404	3	Y	Internal changes: Modify apartment layout External changes: Reduction of external wall to increase covered space to main balcony Dining remove window South facade for privacy Addition of pergola to Western balcony to control Summer solar access ADG, objective 4.A3	