

## **0628 COLLAROY LIVING 37-43 Hay Street Collaroy NSW 2097**

### **Schedule of Changes to architectural drawings**

ISSUE: E  
13 March 2024

#### **General**

- Number of apartments reduced from 11 to 10
- Architectural presentation amended to read as 5 distinct pavilions
- Building form amended to have 4m separation between Hay street facing pavilions
- Setback from secondary street (Anzac avenue) extended to 6.5m
- GFA reduced to 1570.43sqm. FSR 0.55

#### **DA105 Basement Plan**

- Vehicle ramp moved to Anzac Avenue
- Basement footprint reduced due to less parking required (10 apartments proposed instead of 11).
- Ramp grades confirmed by Civil engineer.
- Sweep paths and aisle widths confirmed by Traffic engineer.
- Levels amended
- Southeast corner set in to accommodate retention of T7
- Accessible parking reconfigured to comply to current standard. Resident parking reduced to 16
- Bicycle Parking and plant rooms indicated

#### **DA106 Ground Floor Plan**

- Apartment 1 and 2 relocated and reconfigured to achieve 6.5m setback to secondary street.
- Apartments 2 and 3 reconfigured from 2 storey townhouse style apartments to single level apartments (Numbered 2 & 7)
- Accessible path moved to accommodate planting zone between path and boundary.
- Waste room reconfigured to be mostly within the building floorplate but door within 6.5m of site boundary. Door 1.2m wide with outward swing.
- Trees 3, 4, 7 and 8 retained
- Building lowered
- Rear stairs and structures modified to be outside rear setback

#### **DA107 Level 1 Plan**

- Apartments number reduced
- Circulation cores amended so entry into each building is at a split level to reduced the perceived scale of the building
- Apartment 1 and 7 relocated and reconfigured to achieve 6.5m setback to secondary street.
- Apartments 8, 9 & 10 reconfigured to suit 4m building separation and reduced GFA.
- Setback increased to eastern boundary

## **DA108 Roof Plan**

- Roofs amended to accommodate planning changes mentioned above.
- Roof form expressed as a simplified pitched roof to provide a distinct separation between each pavilion

## **DA109 Basement Post Adaptation Plan**

- Accessible paths showing compliance for amendments to lift and stair locations.

## **DA110 Level 01 Post Adaptation Plan**

- Accessible paths amended showing compliance per changes in setback from secondary street and widened building separation.
- Amended internal adaptation configuration presented to reflect changes to Apartments 1-6

## **DA111 Level 02 Post Adaptation Plan**

- Accessible paths amended showing compliance per changes in setback from secondary street and widened building separation.
- Amended internal adaptation configuration presented to reflect changes to Apartments 1, 7-10

## **DA112 Elevations 1**

- Building form modified to appear as distinct and separate pavilions
- Building lowered
- Rear terraces reconfigure so all structures are outside rear building setback
- Buildings separated by 4m & modified to suit 6.5m setback from secondary street.
- Building materials modified.

## **DA113 Elevations 2**

- Building form modified to appear as distinct and separate pavilions
- Building lowered
- Driveway moved to Anzac Avenue to provide separation between buildings
- Building materials modified.

## **DA114 Sections AA & BB**

- Buildings lowered
- Building form modified to appear as distinct and separate pavilions separated by 4m and suit 6.5m Setback from secondary street.
- Driveway moved to Anzac Avenue to provide separation between buildings
- Natural building line updated to reflect on site observations of existing building cuts.
- Clearance heights added in basement for AS2890.6 compliance.
- Existing building RLs noted

## **DA115 Sections CC & DD**

- Buildings lowered
- Driveway moved to Anzac Avenue to provide separation between buildings
- Natural building line updated to reflect on site observations of existing building cuts.
- Clearance heights added in basement for AS2890.6 compliance.
- Existing building RLs noted

## **DA116, 117 Compliance Diagrams**

- Calculations updated to reflect planning changes mentioned above.

**DA118 – DA123 Plan Shadows & Sun Eye Diagrams**

- Plan shadows & Sun eye views update to reflect planning changes.

**DA124 Schedule of Colours and Materials**

- Cladding materials modified.
- New 3d Renders showing amendments and new materials.

**DA129, 130 Sections EE & FF, Section GG**

- Added sections showing clearance heights in basement and garages for AS2890.6 compliance.

**DA131 Entry Section & Renders**

- Detail section showing split level lobby for access to stair and lift.
- 3d Renders showing open lobby, stair and entry to apartments

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Brian Bass  
Director