

25th November 2020

Mills Oakley

Level 7

151 Clarence Street Sydney NSW 2000

Attention: Shivi Bhargava

RE: Schedule of Amendments – 28 Lockwood Avenue, Belrose (DA2020/0393) on behalf of Platinum Property Group

Dear Shivi,

Please find attached a schedule of adjustments and changes which have been made to the drawing set in response to :-

- a) The letter issued by Northern Beaches Council on the **4th of August 2020** to Willana Urban and;
- b) The letter issued by Northern Beaches Council on the **11th of August 2020** to Willana Urban.

<i>Drawing no.</i>	<i>Revision</i>	<i>Comment</i>
DA001	B	Updated to correspond to amended proposal
DA200	C	Aisle 5300mm width amended to 5800mm
		Bicycle parking provided as lockers
		Basement level storage provided with location and volume identified for each unit
DA201	C	Traffic signal system removed
		Bicycle parking provided as lockers
		Basement level storage provided with location and volume identified for each unit
		Location of fire stairs to the north shifted
DA202	C	Vehicular access amended to separate service and passenger vehicles
		Traffic signal system removed
		Loading area amended to accommodate for three loading bays for HRVs



Drawing no.	Revision	Comment
		Reconfiguration of bin rooms and bulky waste room
		Amendments to retail areas/sizes
		Visitor bicycle parking facilities provided
		Central plaza RL amended
		Retail entry RL amended
DA203	C	Lower Ground Floor RL amended
		Unit LG.13 converted to 2-Bed
		Storage volume identified for each unit
		Bin rooms removed
		Unit layouts amended; units LG.06, LG.12, LG.13, LG.14, LG.15, LG.16 & LG.19
		Highlight window included to Unit LG.05
		Location of Building B's northern fire stair shifted
DA204	C	Ground Floor RL amended
		Storage volume identified for each unit
		Bin rooms removed
		Location of Building B's northern fire stair shifted
		Skylights added to Unit G.06, G.14, G.15
		Unit layouts amended; units G.05, G.06, G.10, G.12, G.13 & G.16
DA205	C	Additional level added to Building B
		Additional communal open space provided
		Storage volume identified for each unit
		Bin rooms removed
		Unit 1.06 private open space increased
		Unit layouts amended; units 1.01, 1.09 & 1.10
		Skylights added to Unit 1.01, 1.05, 1.08, 1.09, 1.10, 1.11
		Awnings extended across retail areas fronting Lockwood Ave (<i>with 1550mm setback to face of the kerb</i>)



Drawing no.	Revision	Comment
DA206	C	Level 2 of Building A removed
DA300	C	General amendments to Elevations to reflect redistribution of Levels 1 / 2 and RL amendments Metal screening extended vertically on terrace facades
DA301	C	General amendments to Elevations to reflect redistribution of Levels 1 / 2 and RL amendments
DA302	C	General amendments to Elevations to reflect redistribution of Levels 1 / 2 and RL amendments
DA303	B	Perspective updated
DA304	B	Perspective updated
DA400	B	Sections amended to reflect redistribution of Levels 1 / 2 and RL amendments
DA401	B	Sections amended to reflect redistribution of Levels 1 / 2 and RL amendments
DA500 & DA501	C	Eye of the sun diagrams updated
DA503	B	Shadows study diagrams updated
DA504 & DA505	B	3D height plane diagrams updated
DA506	B	Solar access calculation updated
DA507	B	Cross ventilation calculation updated



Drawing no.	Revision	Comment
DA508	B	GFA calculation updated
DA509	B	Communal open space calculation updated
DA510	B	Unit mix updated
DA515	B	Livable unit plan amended for Unit 1.05

If you should have queries please do not hesitate to contact the undersigned.

Yours Faithfully,

DKO Architecture (NSW) Pty Ltd



Nick Byrne

Director (NSW 7806)

