

BA
Architecture

Sydney North Planning Panel
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099
Australia

September 2020

Re: 691 PITTWATER RD, DEE WHY – DA2020/0272

Dear Sir/ Madam,

The following schedule describes amendments proposed and additional information for submitted Development Application for the aforementioned development to address issues raised by Sydney North Planning Panel described on Notice of Deferral dated 19 August 2020.

To be read in conjunction with attached amended architecture drawings.

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Schedule of Amendments:

- 1- Amended Front and Rear Elevations to present a more recessive mild grey paint colour in contrast to retained white heritage façade. Precast concrete elements replaced by FC panels.
- 2- Amended Calculations comprising: Revised Landscaped Areas deducting future rear lane area and including amended landscape and additional upper level planters. Revised Motorcycle and Car Parking provided. Revised GFA.
- 3- Ground Floor Plan amended to suit first stage bicycle parking and future second stage Post-Rear Lane Construction including Automatic Car Stacker, Motorcycle Parking and rear lane waste collection service.
- 4- Amended Ground Floor Landscaped area.
- 5- Public Bathroom relocated.
- 6- Retail area GFA slightly reduced.
- 7- Rearranged vertical circulation core.
- 8- Additional upper level planters.
- 9- Additional Landscaped area to Communal open Space.
- 10- Communal Living Room area slightly reduced.
- 11- Common open Space Area slightly increased.
- 12- Manager's room layout slightly amended.
- 13- Future second stage arrangement detailed Post-Rear Lane Construction including Automatic Car Stacker for 8 vehicles (2 car share, 1 manager's, 5 residents), 13 Motorcycle Parking and rear lane waste collection service.
- 14- Amended Finishes Schedule: retained side elevations in Precast Concrete, amended front and rear elevations in painted mild grey FC for a more recessive appearance. Rooftop cladding replaced for FC to match.
- 15- Additional Information detailing future rear lane automatic car stackers parking arrangement.

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- 16. Additional Information showing Eye of The Sun Diagrams demonstrating Solar Access to Communal Living and main Communal Open Space even after possible future development along 693-695 Pittwater
- 17. Additional Information showing further Detailed Feasibility Study for 687 Pittwater Rd to demonstrate that an orderly and economic use and development of the site can be achieved.
- 18. Additional Information showing Eye of The Sun Diagrams for feasibility Study for 687Pittwater Rd. demonstrating adequate Solar Access for 691 Pittwater Rd and proposed feasibility for 687 Pittwater Rd.

Sincerely,
BKA Architecture



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Founding Director

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