

12 November 2018

Northern Beaches Council
PO Box 1336
Dee Why NSW 2099

Attention Mr Rod Piggott

RE: Manly Civic Club Proposed Modifications Mod 2018/0449 of DA 2016/0176 at 2 West Promenade Manly

We refer to your letter dated 17 October 2018 and provide the following in response. The following schedule outlines the changes to the DA approved plans. We also attach a copy of the current plans referenced within the schedule below highlighting each of the changes outlined below.

SEC 4.55 SCHEDULE OF CHANGES

DA Approved Plan	SEC 4.55 Submission Plan	PLAN TITLE	CHANGE / MODIFICATION
n/a	A200-A	L B2 Lower Plan	<ul style="list-style-type: none"> This plan shows subfloor areas of basement B2 The plans shows the additions of a resident store room, sprinkler hydrant pump room and earthing easement area, reconfiguration storage cages and bike parking
201-A	A201-B	L B2 Plan	<ul style="list-style-type: none"> Plant room added, maintenance toilet added, lift structure extended.
A202 - A	A202 -B	Level B1	<ul style="list-style-type: none"> Bike storage revised
A203 – A	A203-B	Ground Floor	<ul style="list-style-type: none"> Club floor layout modified – Refer Bergstrom Architects floor plan and change description further below; Club terraces – refer Taylor Brummer landscape plans and change description further below; OSD tank / rainwater tank added and pump room relocated; Bin room layout modified and airlock added to stair FS4; Commercial garbage room layout modified:
	WD-100 - 1	Ground	<ul style="list-style-type: none"> Bergstrom Architects Club fitout floor layout plan shows the proposed Club layout; Airlock introduced to the club entrance to prevent disruption and inconvenience caused by excessive wind to patrons. It also assist with the performance o the club’s air conditioning system; Mezzanine area above residential garbage room added for Club plant and equipment stores. Previously a void space;
LA01-H	LA01 - J	Ground Floor Landscape Plan	<p>Landscape:</p> <ul style="list-style-type: none"> Water feature deleted outside Auckland Garage Planter on northeast corner deleted to allow accessible access to club entrance, egress from fire stair and access the hydrant booster cupboard Residential entrance landscape planter modified to accommodate a bench seat; West facing planter to the Auckland Garage terrace replace by the carpark air intake plenum;
A204 – B	A204 – C	Level 1	<ul style="list-style-type: none"> Curtain wall façade: curve deleted each end; Terrace landscaping: planter layout modified – refer Taylor Brummer landscape plans; Service cupboard introduced outside unit 106;

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			<ul style="list-style-type: none"> Unit 101 – unit layout adjusted: ensuite and robe layout; Unit 102 – unit layout adjusted: ensuite and robe layout; Unit 103 – unit layout adjusted: kitchen and B3 entry; Unit 105 – unit layout adjusted: ensuite and B2 robe Unit 106 – unit layout adjusted: ensuite and robe layout; Unit 107 – snorkel to bedroom, unit layout adjusted: laundry, bath and ensuite layout; Unit 108 entrance riser deleted; Unit 109 – bedroom shown in lieu of study
LA02 - E	LA02- F	Level 1 Landscape Plan	<p>Landscape:</p> <ul style="list-style-type: none"> Landscape planting strips with tile pavement deleted as insufficient depth to maintain planting; Landscape planters along northern boundary extended south to increase planting area for privacy screen planting; Planting strip against unit 108 has been removed as a result of the increased width of the planter opposite; New tree planters introduced.
A205 – B	A205 – C	Level 2	<ul style="list-style-type: none"> Curtain wall façade: curve deleted each end; Service cupboard introduced outside unit 206; Unit 201 – unit layout adjusted: ensuite and robe layout; Unit 202 – unit layout adjusted: ensuite and robe layout; Unit 203 – unit layout adjusted: kitchen and B3 entry; Unit 205 – unit layout adjusted: ensuite and B2 robe Unit 206 – unit layout adjusted: ensuite and robe layout; Unit 207 – snorkel to bedroom, unit layout adjusted: laundry, bath and ensuite layout; Unit 208 entrance riser deleted; Unit 209 – bedroom shown in lieu of study
A206 – B	A206 – C	Level 3	<ul style="list-style-type: none"> Curtain wall façade: curve deleted each end; Service cupboard introduced outside unit 306; Unit 301 – unit layout adjusted: ensuite and robe layout; Unit 302 – unit layout adjusted: ensuite and robe layout; Unit 305 – unit layout adjusted: ensuite and B2 robe Unit 306 – unit layout adjusted: ensuite and robe layout; Unit 307 – snorkel to bedroom, unit layout adjusted: laundry, bath and ensuite layout; Unit 308 entrance riser deleted; Unit 309 – bedroom shown in lieu of study
A207– B	A207– C	Level 4	<ul style="list-style-type: none"> Curtain wall façade: curve deleted each end Service cupboard introduced outside unit 406; Unit 401 curved wall to kitchen squared off Unit 403: living room glazing extended west to allow circulation around column Unit 404 – unit layout adjusted: bathroom and laundry layout; Unit 405 – riser added; Unit 407 – unit layout adjusted: bathroom and laundry layout, kitchen and B1 ensuite layout;
A208 – B	A208 – C	Level 5	<ul style="list-style-type: none"> Curtain wall façade: curve deleted each end Unit 501 – study added beside entry; Unit 502 – balcony above unit 403 increased slightly; Unit 503 – riser added beside ensuite, study and linen store swapped Unit 504 – entrance modified, laundry relocated next to kitchen, north window enlarged.

<i>DA Approved Plan</i>	<i>SEC 4.55 Submission Plan</i>	<i>PLAN TITLE</i>	<i>CHANGE / MODIFICATION</i>
A301 – A	A301 – B	Elev East	<ul style="list-style-type: none"> Palisade security fence added above perimeter planter wall Curtain wall glazing arrangement modified Landscape area north side of Club entrance deleted, hydrant booster cupboard and fire egress door added;
A302 – A	A302 – B	Elev West	<ul style="list-style-type: none"> Unit 403 living room window and balcony above extended slightly to the west
A303 – A	A303 – B	Elev North	<ul style="list-style-type: none"> Units 107, 207 and 307 bedroom windows extended north to align with living room glazing; Unit 504 bedroom window enlarged
A304 – B	A304 – B	Elev South	<ul style="list-style-type: none"> Unit 403 living room window and balcony above extended slightly to the west; Curtain wall glazing arrangement modified; Ground floor façade modified with louvre increased in height Palisade security fence added above perimeter planter wall

We trust the above addresses the issues raised in your letter.

The majority of the above changes are minor internal adjustments as a result of the engineering design input which result in no impact to adjoining neighbours. The developer has elected not to proceed with the proposed shower to the residential entrance and instead is seeking to introduce a bench seat set alongside the landscape planter. The developer has also elected not to proceed with the two proposed openings in the perimeter wall fronting West Promenade, this has now reverted back to the original approved layout.

All the proposed changes outlined above are considered minor in nature with little or no impact to surrounding properties and as such do not see any reason the proposed changes cannot be approved by Council.

Should you require anything in addition to the above please don't hesitate to contact the undersigned

Your sincerely

PBDT Project Services



Kimmo Pitkanen