

Koichi Takada Architects

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1112 – 1116 Barrenjoey Road, Palm Beach

Design Change Schedule

23rd September 2024 [REV C]

Note: This schedule identifies all amendments depicted on the Amended Architectural Plans dates 16.09.24.

General Modifications

Item	Change Description
1.	5 th storey removed.
2.	Reduction in the number of apartments from 7 to 5.
3.	Lightwell at rear of building removed.
4.	Front setback increased.
5.	Vertical articulation has been consolidated and increased in overall width creating two distinct pavilions.
6.	Change to a single lift core.
7.	Internal layouts and side and rear setbacks adjusted to accommodate the above massing changes.
8.	Different façade treatment to Level 3 to breakup visual mass.
9.	Retail GFA amended to 387sqm.
10.	Redesign of residential entry to enhance amenity.
11.	Carparking allocations reconfigured in response to the reduction in number of apartments
12.	Driveway widened to accommodate traffic island for intercom in centre.
13.	Residential storage relocated from basement to ground floor.
14.	Fire stair roof recessed to accommodate rationalised roof top plant and provision of louvered screen and cover.
15.	Fixed vertical louvres and mullions added to side boundary facing master bedroom windows and balconies Units 101, 102, 201 and 202.
16.	Reconfiguration of windows openings and rationalisation of privacy screening between apartments adjacent to central void.
17.	Dimensions of above ground planter boxes increased.

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18.	Curved elements removed from façade
19.	Sandstone cladding extended added along full extent of ground floor façade.
20.	Driveway section added.
21.	Sections and height diagrams updated to show both existing ground and natural ground scenarios.
22.	Solar and cross ventilation diagrams updated to demonstrate all apartments meet ADG requirements.
23.	Deep soil and landscape diagrams updated.
24.	View analysis updated to demonstrate view sharing with neighbouring properties.
25.	Materials board updated for new external finishes.
26.	Change to site landscape regime including provision of planters and trees within the front setback.
27.	Traffic island and waiting bay is shifted (16/09/24)
28.	Waiting bay is shifted in basement (16/09/24)
29.	Height and extent of service screen adjustment (23/09/24)

A plan by plan identification of amendments is detailed in the following table;

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Specific Modifications

Drawing No	Rev	Title	Change Description
A0001	F	Project Summary	<ul style="list-style-type: none"> - Residential parking is reduced from 16 spaces to 12 spaces due to the reduction of unit number - Commercial parking is increased from 7 spaces to 11 spaces - Additional 2 motorbike parking spaces are provided - Total number of units is changed from 7 units to 5 units - Unit breakdown has changed as follows; <ul style="list-style-type: none"> • Number of units on level 1 is decreased from 3 to 2 • Number of units on level 2 is decreased from 3 to 2 • Level 04 is removed
A0002		Perspective-01	Page removed
A0003		Perspective-02	Page removed
A0004		Perspective-03	Page removed
A0010	F	Context Plan	No change
A0011	F	Site Analysis Plan	<ul style="list-style-type: none"> - Approved building at 1110B Barrenjoey Road is shown on the plan - Louvre screen and cover is added on the plant area - Level 4 is deleted - Balcony extent on level 3 is changed - 2 x terraces at rear for level 3 is added - Awning articulation design is changed (curved elements are deleted) - Spa pool size is reduced - Vertical breaks in façade are consolidated and overall width of break increased - Landscape design is changed at ground level (Refer Landscape plan) - Ground level articulation design is changed - Height and extent of service screen is changed (23/09/24)

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A0012	F	Site Plan	<ul style="list-style-type: none"> - Approved building at 1110B Barrenjoey Road is shown on the plan - Louvre screen and cover is added on the plant area - Level 4 is deleted - Balcony extent on level 3 is changed - 2 x terraces at rear for level 3 is added - Awning articulation design is changed (curved elements are deleted) - Spa pool size is reduced - Vertical breaks in façade are consolidated and overall width of break increased - Landscape design is changed at ground level (Refer Landscape plan) - Ground level articulation design is changed - Height and extent of service screen is changed (23/09/24)
A0013	F	Demolition Plan	<ul style="list-style-type: none"> - Minor update
A0019	F	Survey Plan	<ul style="list-style-type: none"> - Survey plan is updated (Refer Survey plan)
A0022	C	Heritage Preservation Zone Plan	<ul style="list-style-type: none"> - Sheet added
A0050	D	3D Comparison 01	<ul style="list-style-type: none"> - Sheet added
A0051	D	3D Comparison 02	<ul style="list-style-type: none"> - Sheet added
A0099	G	Basement 1 – Floor Plan	<ul style="list-style-type: none"> - Change to a single lift core - Lift position is relocated to suit amended design - Location of parking space 4 and 5 is shifted - Parking layout and allocations updated - 2 x motorbike parking spaces are added - Residential storage is relocated to ground level from basement level - Additional plant room for hydraulic service is added - Waiting bay and traffic signal are added - Waiting bay is shifted (Updated on 11/09/24)

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A0100	I	Ground Floor – Floor Plan	<ul style="list-style-type: none"> - Change to a single lift core - Bike storage is relocated - Residential storage is relocated to ground level from basement level - Entry door location is changed - Entry gate is added - Driveway roller door location is shifted - Traffic island is added for intercom and security card swipe - Waiting bay is clearly shown at the driveway - Fire egress is added for residential units - Residential and retail bin rooms are reconfigured - Skylight is added over the lobby - Ground level articulation design is changed - Planters in front of the shop front are added (Refer Landscape plan for detail) - <u>Waiting bay and traffic island has been shifted (Updated on 11.09.24)</u>
A0101	E	Level 01 – Floor Plan	<ul style="list-style-type: none"> - Number of units on the level is reduced from 3 to 2 - Change to a single life core - Rear terrace and light well are removed - Unit layout is changed to suit - Planter width and configuration is changed
A0102	G	Level 02 – Floor Plan	<ul style="list-style-type: none"> - Number of units on the level is reduced from 3 to 2 - Change to a single life core - Vertical break between the units are widen - Rear terrace and light well are removed - Unit layout is changed to suit - Planter width and configuration is changed
A0103	I	Level 03 – Floor Plan	<ul style="list-style-type: none"> - Unit layout is changed as double storey penthouse is now single storey - Change to a single life core - Spa pool size is changed - Balcony configuration is changed - 2 x terraces are added at the rear - Level 04 is deleted

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A0104		Level 04 – Floor Plan	Level 04 is deleted / Page removed
A0105	H	Roof Plan – Floor Plan	<ul style="list-style-type: none"> - Size of plant area updated - Slab is recessed over the fire stair to reduce height of screening - Screening added to plant area - Height and extent of service screen is changed (23/09/24)
A0200	F	West Elevation (Barrenjoey Rd)	<ul style="list-style-type: none"> - Planters in front of the shop front are added (Refer Landscape plan for detail) - Service cabinet design and finish is amended - Garage door is pushed back - Façade design is changed (Curved articulation is removed) - Screens on the windows are removed - Level 4 is deleted - Louvre screen is added for plant area on the roof - Level 3 external finish colour is changed to grey - Height and extent of service screen is changed (23/09/24)
A0201	F	North Elevation (Side)	<ul style="list-style-type: none"> - Screens to bedroom windows removed - Horizontal louvres to living room windows replaced with vertical louvres - Boundary planter wall height is amended - Level 4 is deleted - Level 3 external finish colour is changed to grey - Vertical louvres on ground floor removed - Screening is added for plant area on the roof - Height and extent of service screen is changed (23/09/24)
A0202	F	East Elevation (Rear)	<ul style="list-style-type: none"> - Level 4 is deleted - Level 3 external finish colour is changed to grey - Screening is added for plant area on the roof - Height and extent of service screen is changed (23/09/24)

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A0203	F	South Elevation (Side)	<ul style="list-style-type: none"> - Screens to bedroom windows removed - Horizontal louvres to living room windows replaced with vertical louvres - Boundary planter wall height is amended - Level 4 is deleted - Level 3 external finish colour is changed to grey - Vertical louvres on ground floor removed - Screening is added for plant area on the roof - Height and extent of service screen is changed (23/09/24)
A0300	G	Section 01 (Existing Ground)	<ul style="list-style-type: none"> - Section is updated as the floor plans are updated - Lightwell at the rear of the site is removed - Rear setback is reduced from 4.375m to 3m - Rear terraces at level 3 are added - Existing ground line with flood plane of RL3.12 is added - 8.5m height plane (existing ground line) is added and 8.5m natural ground line is removed - 10m height plane (existing ground line) is added and 10m natural ground line is removed - DA Lodged building envelope line is added - Screening is added for plant area on the roof - Balcony depth for all units are amended - Planters in front of the shop front are added (Refer Landscape plan for detail) - First 5m at the front of retail area is below flood plane and rest of retail area is at RL3.12 - Height and extent of service screen is changed (23/09/24)
A0301	G	Section 02 (Existing Ground)	<ul style="list-style-type: none"> - Section is updated as the floor plans are updated - Lightwell at the rear of the site is removed - Rear setback is reduced from 4.375m to 3m - Existing ground line with flood plane of RL3.12 is added - 8.5m height plane (existing ground line) is added and 8.5m natural ground line is removed - 10m height plane (existing ground line) is added and 10m natural ground line is removed - DA Lodged building envelope line is added - Balcony depth and planter extent for all units are amended

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A0302	G	Section 03 (Existing Ground)	<ul style="list-style-type: none"> - Section is updated as the floor plans are updated - Lightwell at the rear of the site is removed - Rear setback is reduced from 4.375m to 3m - Existing ground line with flood plane of RL3.12 is added - 8.5m height plane (existing ground line) is added and 8.5m natural ground line is removed - 10m height plane (existing ground line) is added and 10m natural ground line is removed - DA Lodged building envelope line is added - Balcony depth and planter extent for all units are amended - Recessed slab is introduced above the fire stair for plant area - Screening is added for plant area on the roof - First 5m at the front of retail area is below flood plane and rest of retail area is at RL3.12
A0303	B	Section 01 (Natural Ground)	<ul style="list-style-type: none"> - Sheet added - Height and extent of service screen is changed (23/09/24)
A0304	B	Section 02 (Natural Ground)	<ul style="list-style-type: none"> - Sheet added
A0305	B	Section 03 (Natural Ground)	<ul style="list-style-type: none"> - Sheet added
A0320	D	Detail – Driveway Section	<ul style="list-style-type: none"> - Sheet added
A0350	A	Detail – Awning Detail	<ul style="list-style-type: none"> - Sheet added
A0400	F	Gross Floor Area Diagrams	<ul style="list-style-type: none"> - GFA diagrams and summary are updated to suit with amended design
A0410	F	Cross Ventilation Diagram	<ul style="list-style-type: none"> - Cross ventilation diagrams and summary are updated to suit with amended design - Total cross ventilation unit number changes from 7/7 to 5/5
A0411	F	Solar Access Diagram	<ul style="list-style-type: none"> - Solar access diagrams and summary are updated to suit with amended design - Total solar access unit number changes from 7/7 to 5/5

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A0412	F	Sun Eye View Diagram – 21 st Jun (1/2)	<ul style="list-style-type: none"> - All of sun eye views are zoomed in - Solar access summary are updated to suit with amended design - Total solar access unit number changes from 7/7 to 5/5 - Height and extent of service screen is changed (23/09/24)
A0413	F	Sun Eye View Diagram – 21 st Jun (2/2)	<ul style="list-style-type: none"> - All of sun eye views are zoomed in - Solar access summary are updated to suit with amended design - Total solar access unit number changes from 7/7 to 5/5 - Height and extent of service screen is changed (23/09/24)
A0414	F	Sun Eye View Diagram – 21 st Dec (2/2)	<ul style="list-style-type: none"> - All of sun eye views are zoomed in - Solar access summary are updated to suit with amended design - Total solar access unit number changes from 7/7 to 5/5 - Height and extent of service screen is changed (23/09/24)
A0415	F	Sun Eye View Diagram – 21 st Dec (2/2)	<ul style="list-style-type: none"> - All of sun eye views are zoomed in - Solar access summary are updated to suit with amended design - Total solar access unit number changes from 7/7 to 5/5 - Height and extent of service screen is changed (23/09/24)
A0430	G	8.5m Height Plane Diagram (Existing Ground)	<ul style="list-style-type: none"> - Sheet added - Height and extent of service screen is changed (23/09/24)
A0431	C	8.5m Height Plane Diagram (Natural Ground)	<ul style="list-style-type: none"> - Sheet added - Height and extent of service screen is changed (23/09/24)
A0432	H	10m Height Plane Diagram (Existing Ground)	<ul style="list-style-type: none"> - Sheet added - Height and extent of service screen is changed (23/09/24)
A0433	D	10m Height Plane Diagram (Natural Ground)	<ul style="list-style-type: none"> - 10m height plane (natural ground) is moved from sheet A0431 to A0433 - Height and extent of service screen is changed (23/09/24)

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A0440	D	Excavation Plan	- Sheet added. Excavation plan replaces the previous excavation section diagram, providing more detailed information in conjunction with the latest survey plan (refer to the survey plan)
A0450	F	Landscape Area Diagram	- Landscape area diagram, deep soil area and landscape area summary are updated to match amended design
A0465	D	Viewline Study Diagram 01	- New viewline study diagram is added
A0466	D	Viewline Study Diagram 02	- New viewline study diagram is added
A0467	D	Viewline Study Diagram 03	- New viewline study diagram is added
A0470	F	Shadow Diagrams – 1	- Shadow diagrams for proposed design is updated to match amended shadow extent - Height and extent of service screen is changed (23/09/24)
A0471	F	Shadow Diagram – 2	- Shadow diagrams for proposed design is updated to match amended shadow extent - Height and extent of service screen is changed (23/09/24)
A0472	F	Shadow Diagram – 3	- Shadow diagrams for proposed design is updated to match amended shadow extent - Height and extent of service screen is changed (23/09/24)
A0480	F	View Analysis – Location Plan	- Proposed design 1110B Barrenjoey Road is now shown on the plan - Height and extent of service screen is changed (23/09/24)
A0481	F	View Analysis – View 01	- All view analysis is updated to reflect the amended design - The submitted DA building outline is shown in red dash
A0482	F	View Analysis – View 02	- All view analysis is updated to reflect the amended design - The submitted DA building outline is shown in red dash
A0483	F	View Analysis – View 03	- All view analysis is updated to reflect the amended design - The submitted DA building outline is shown in red dash

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A0484	F	View Analysis – View 04	- All view analysis is updated to reflect the amended design - The submitted DA building outline is shown in red dash
A0485	F	View Analysis – View 05	- All view analysis is updated to reflect the amended design - The submitted DA building outline is shown in red dash
A0486	F	View Analysis – View 06	- All view analysis is updated to reflect the amended design - The submitted DA building outline is shown in red dash
A0487	F	View Analysis – View 07	- All view analysis is updated to reflect the amended design - The submitted DA building outline is shown in red dash
A0488	F	View Analysis – View 08	- All view analysis is updated to reflect the amended design - The submitted DA building outline is shown in red dash
A0489	F	View Analysis – View 09	- All view analysis is updated to reflect the amended design - The submitted DA building outline is shown in red dash
A0490	F	View Analysis – View 10	- All view analysis is updated to reflect the amended design - The submitted DA building outline is shown in red dash
A0500	F	Materials Sample Board	- AL 04: Aluminium screen (white) is added - AL 05: Aluminium Louvre (dark) is added - RE 01 changes from acrylic render (light grey) to acrylic render (white) - RE 02: Acrylic render (light grey) is added - TB 01: Timber paling fence is added - Related reference images are updated

End of Document