

Project: 23 Fisher Rd, Dee Why
Section 4.55 Development
Date: 16th Dec, 2020

Response to Condition 22

December 2020 Drawing Set Amendments

22. Amendments to Approved Plans

Prior to the issuance of the construction certificate, the Approved Architectural Plans referenced in Condition 1 and 1A of this consent are to be amended, as follows:

Requirements	Response
(a) The deletion of the residential common room, to be replaced with a sub floor area that is setback 1m from the alignment of the balcony above.	1. BASEMENT 2 BUILDING C: RESIDENTIAL COMMON AREA CHANGED TO "SUBFLOOR" AS PER COUNCIL REQUIREMENT.
(b) The deletion of the paved area adjacent to the common room, with the retention of natural ground levels in this area.	1. BASEMENT 2 BUILDING C: RESIDENTIAL COMMON AREA CHANGED TO "SUBFLOOR" AS PER COUNCIL REQUIREMENT.
(c) An adjustment to the setback of the south-eastern corner of the balcony associated with Apartments C.G01, such that no part of the structure is within 4m of the eastern property boundary, whilst ensuring the retention of the proposed planter boxes.	1. BUILDING C PLANTER BOX IN UNIT C G01 & C102 UPDATED AS PER COUNCIL REQUIREMENT.
(d) An adjustment to the setback of the south-eastern corner of the balcony and courtyard associated with Apartments C.101, such that no part of the structure is within 6m of the eastern property boundary, whilst ensuring the retention of the proposed planter boxes.	1. BUILDING C PLANTER BOX IN UNIT C G01 & C102 UPDATED AS PER COUNCIL REQUIREMENT.
(e) The incorporation of 1.7m high privacy screens to separate the courtyards/balconies adjacent to: <ul style="list-style-type: none"> i. Apartments C.G01 and C.G02 ii. Apartments C.101 and C.102 iii. Apartments C.401 and C.402 iv. Apartments 	1. PRIVACY SCREEN ADDED BETWEEN UNIT CG01&CG02 AS PER COUNCIL REQUIREMENT; 2. PRIVACY SCREEN ADDED BETWEEN UNIT C101&C102 AS PER COUNCIL REQUIREMENT.
(f) The incorporation of a 1.7m high privacy screen on the eastern elevation of the balcony associated with Apartment C.204.	1. PRIVACY SCREEN ADDED BETWEEN UNIT C203&C204 AS PER COUNCIL REQUIREMENT; 2. PRIVACY SCREEN ADDED BETWEEN UNIT C303&C304 AS PER COUNCIL REQUIREMENT; 3. PRIVACY SCREEN ADDED BETWEEN UNIT C402&C404 AS PER COUNCIL REQUIREMENT.
(g) The deletion of the balconies associated with: <ul style="list-style-type: none"> i. Bedroom 1 in Apartment C.110 ii. Bedroom 2 in Apartment C.112 iii. Bedroom 2 in Apartment B.101 iv. Bedroom 2 in Apartment B.106 With the sliding doors to be replaced with windows of the same size and design as the respective windows on the level above.	1. DESIGN UPDATED; 2. ALL MENTIONED BALCONIES DELETED; 3. WINDOW UPDATED.

<p>(h) With the sliding doors to be replaced with windows of the same size and design as the respective windows on the level above.</p>	<p>1. LETTERBOX INCORPORATED TO THE MAIN ENTRY FOR BUILDING B&C.</p>
<p>(i) The incorporation of a garage door at the entrance of the garage, setback 1m from the façade of the parapet above, that automatically opens as vehicles approach from both inside and outside the development between 7am and 9pm, and when the commercial tenancy is open for trading.</p>	<p>1. DIMENSIONS AND NOTES ADDED TO THE DRAWINGS.</p>

17th December 2020
Our Reference: 18515

Camilla Firman
Consultant Planner
Mecone
Level 12, 179 Elizabeth Street Sydney NSW 2000

Dear Camilla,

Response to Condition 23 for Section 4.55 Landscape Drawings

23. Amendments to Approved Landscape Plans

Prior to the issuance of the construction certificate, the Approved Landscape Plans referenced in Condition 1 of this consent are to be amended, as follows:

Requirements	Response
(a) To ensure consistency with the amended Approved Architectural Plans.	The Landscape Plans are coordinated with and reference the Approved Architectural Plans.
(b) The passive hardscape area and bench seating above the garage entrance, between Apartments B.106 and A.G16, is to be removed and replaced with a planting area with a minimum soil depth of 1m, to accommodate 3 x small canopy trees. Further, soft planting are to be incorporated along the western parapet to drape down the garage entrance.	The hardscape area and bench seating has been replaced with a planting area deep enough to accommodate 3 x small canopy trees (<i>Buckinghamia celsissima</i>). The design specifies a mix of cascading native groundcovers to drape down the garage entrance, including <i>Carpobrotus glaucescens</i> , <i>Hibbertia scandens</i> and <i>Myoporum parvifolium</i> .
(c) The retaining wall to the north of the main driveway/garage entrance is to step up in height from 34.80 at the street frontage to 36.00 to allow for the land to be battered up away from the street to screen the subfloor wall below Apartment A.G16.	This adjustment has been made to the Landscape Plans. A blade wall adjacent to the footpath allows for the land to be battered up away from the street to screen the subfloor wall below Apartment A.G16.
(d) The retaining wall surrounding the planter fronting Fisher Road, adjacent to Apartment B.106 is to be increased in height from 34.80 to 36.00	This adjustment has been made to the Landscape Plans.
(e) The incorporation of Southern/Eastern Bushland Planting in the area between the subfloor area below Apartments C.G01 and C.G02 and the eastern property boundary, with the retention of natural ground levels.	The Southern/Eastern Bushland Planting extends between the subfloor area below Apartments C.G01 and C.G02 and the eastern property boundary. Annotation shown on the Landscape Plans. Natural ground levels retained.

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