

Summary of Design Changes analysis against Development Consent.

Prepared/updated by Vee Chin on 2024-01-11

Timeline of Development Application submission & approval :

1. Original Development Approval - LEC approved 2020 September
2. S4.56 (v2022) - approved 26/04/2023
3. **S4.56 (v2024) - proposed submission date Feb 2024**

Amended design for S4.56

Car Parking spaces = **45** (excl loading & bus)

Lower Ground Level (Basement) : 42 = 30 x staff (incl 2 tandem), 11 x visitor, 1 x disability

Ground Level (at site entry) : 4 = 2 visitor, 2 x disability

Additional parkings - 1 x loading bay at basement level & 1 x bus parking at ground level

Beds number = **99**, Bedroom number = **97**

Single bedroom : 95

Double/couple bedroom : 2

Drawing no. DA050 - Site plan

Summary of changes to site plan :

Changes no. (as noted on site plan)

- S1. Delete planterbox and replace it with skylights to improve the amenity of spaces below the garden level.
- S2. Delete planterbox on roof slab. (REASON : Improve indoor/basement amenity)
- S3. First stair exit & footpath design - reverse back to original LEC approved design. (REASON : NCC compliance, travel distance)
- S4. Lowered & levelled existing ground and provide usable outdoor space & improve the amenity at the entry level (GF) of the facility. Remove x 2 existing tree and replace existing tree with new at new garden level. (REASON : Visual aesthetic, improve outdoor amenity)
- S5. Switched PWD parkings location from south side of the GF parking area to north side of the GF parking area (REASON : Visual aesthetic)
- S6. Relocate Sewer Manhole location away from vehicle entry ramp. (REASON : Visual aesthetic)

- S7. Relocate Water meter & screen enclosure. (REASON : Building services coordination)
- S8. Update deceleration lane and street frontage setback design. (REASON : Satisfy RMS design requirement & DA condition no. 15)
- S9. Relocate maintenance stairs (REASON : Site regrading)
- S10. Extending & reducing gradient of emergency vehicle access ramp (REASON : compliance to standards)
- S11. Cafe terrace layout updated. (REASON : To meet Bushfire requirements)
- S12. Below ground OSD tank relocated, stormwater system layout updated and basin footprint reduced. (REASON : To meet stormwater engineering & system requirement)
- S13. Bedroom terrace added
- S14. Courtyard layout updated (REASON : In respond to the change of internal building layout)
- S15. Garden layout updated (REASON : In respond to the change of internal building layout & to meet Bushfire requirements)

Drawing no. DA101 - Lower Ground floor plan

Changes no.(as noted on floor plan)

- L1. Combine 2 bedroom into one larger bedroom.
- L2. Private balcony added to bedroom.
- L3. Servery & Scullery layout adjusted.
- L4. Minor room layout adjustment.
- L5. Doors added to corridors
- L6. Reclaim undercroft space to house building equipment and services.
- L7. Reclaim undercroft space below LGF to house sprinkler pump system.
- L8. Replanning of Back of house & services area to match service provider management concept.
- L9. Courtyard layout updated (REASON : In respond to the change of internal building layout)

Drawing no. DA102 - Ground floor plan

Changes no.(as noted on floor plan)

- G1. Combine 2 bedroom into one larger bedroom.
- G2. Store rooms and utility room layout adjusted.
- G3. Delete sitting room and increase size of bedrooms.
- G4. Fire/smoke wall and doors relocated.
- G5. Doors added.

- G6. Servery relocated, Scullery added to serve dining room.
- G7. Accessible WC relocated.
- G8. Nurse station, office & medical room relocated.
- G9. Combine cinema and prayer room.
- G10. Lounge area relocated.
- G11. Resident's laundry room added.
- G12. Baywindow added.
- G13. Meeting room relocated, Day Spa deleted.
- G14. FM office relocated, CSM office added.
- G15. Rooms layout adjusted.
- G16. Window added.

Drawing no. DA103 - First floor plan

Changes no. (as noted on floor plan)

- F1. Scullery & Servery layout updated.
- F2. WC added.
- F3. Resident's laundry room added.
- F4. Rooms layout adjusted.
- F5. Information station added.
- F6. Fire stair of Second floor relocated.
- F7. Delete linen store, replace with comms cupboard.
- F8. Fire/smoke wall and doors relocated.
- F9. Ensuite relocated.
- F10. Bedroom/s & ensuite/s relocated
- F11. Dining area, servery relocated.
- F12. WC relocated.
- F13. Doors added.
- F14. Combine 2 bedroom into one larger bedroom.
- F15. Structural transfer beam added.

Drawing no. DA104 - Second floor plan

Changes no. (as noted on floor plan)

- SF1. Ensuite & stair layout adjusted to accommodate fire hydrant.
- SF2. Information station added.
- SF3. Access ladder to roof area added.
- SF4. Bedroom & ensuite relocated.

- SF5. Private balcony/terrace added.
- SF6. PWD WC relocated.
- SF7. Servery relocated, Scullery added to serve dining room.
- SF8. Lounge room relocated.
- SF9. Sitting room relocated.
- SF10. Private dining relocated from LGF to SF.
- SF11. Fire stair relocated to comply with egress & travel distance.
- SF12. Glass link corridor added.
- SF13. Extend Lift no.1 to serve SF.
- SF14. SF Terrace layout updated (REASON : In respond to the change of building layout)
- SF15. Mechanical services/units and acoustic screens added. Solar panels deleted.

Drawing no. DA105 - Roof plan

Changes no. (as noted on floor plan)

- R1. Photovoltaic panels location, size and coverage adjusted.
- R2. Increase of roof slab level. (+60mm approx)
- R3. Increase area and height of acoustic screen.
- R4. Skylights added.
- R5. Mechanical exhaust system added.
- R6. Refer to **SF15** notes
- R7. Refer to **SF13** notes
- R8. Refer to **SF12** notes
- R9. Refer to **SF14** notes
- R10. Refer to **SF5** notes

Drawing no. DA200, DA201 & DA300 - Elevations & Sections Drawings

Changes no. (as noted on Elevations and Sections drawing)

- ES1. Increase height and size of Acoustic screen surrounding building services on roof.
- ES2. PV panels installation change from angled to flat to increase overall performance.
- ES3. Section of wall material change from metal to brick.
- ES4. Rainwater head added.
- ES5. Balustrade added.
- ES6. Delete angled roof provision for solar panel, install acoustic screen surrounding building services on roof.
- ES7. Reduce size of window

- ES8. Louvres added - Generator room.
- ES9. Facade materials change from sandstone to Split face block work.
- ES10. Facade materials change from sandstone to concrete wall. (structural retaining wall)
- ES11. Services door to pump room added.
- ES12. Facade cladding change to metal cladding. (from concrete/FC)
- ES13. Window/door height adjusted to match typical window 2.7m high.
- ES14. Reduce window size metal cladding wall section added. (due to building structural and services coordination)
- ES15. Window deleted.
- ES16. Structural columns added.
- ES17. Vehicle crash barrier added (1.2m high wall balustraded added)
- ES18. Ramp level adjusted to comply with emergency vehicle requirement.
- ES19. Door deleted
- ES20. Increase clearance height of entry canopy to comply with NSW ambulance access.
- ES21. Structural column rearranged & coordinated with engineer's design.
- ES22. Lift 1 extended to SF terrace and link corridor added.
- ES23. Stair relocated.
- ES24. Wall cladding material changed. (from FC to split face block)
- ES25. Structural transfer beam added.
- ES26. Stair 6 added behind building facade.
- ES27. Window design adjusted.
- ES28. Window added.
- ES29. Door added.
- ES30. Porte cochere awning roof design adjusted, increase height clearance for NSW ambulance access compliance.