

schedule of amendments

Project:	SENIORS LIVING	Date:	23 SEPT 2020
Address:	27-29 NORTH AVALON ROAD, AVALON BEACH	Project No:	es991
Client:	ARMADA AVALON PTY LTD	Stage:	S34

The following amendments have been made to the design revision R (dated 21 Sept 2020), in comparison to the DA plans revision L (dated 03 Oct 2019);

- A basement car park is proposed instead of an at-grade car park at the centre of the development. The provision of the basement significantly increases the landscaped open space on the site to 46.5% (an increase of 156 square metres or 7% of the site area). The provision of a basement carpark also addresses Council's concerns related to the acoustic and privacy impacts arising from the proximity of the carpark to the dwellings. Further, due to private lock up garages now provided, storage has dramatically increased.
- Driveway width has been increased to 5.5 meters for 6 metres from the boundary with a large garden bed provided over once 2200mm head height is achieved, reducing visual impact from street frontage. Pedestrian pathway has also been separated entirely from the driveway.
- Seven additional carparking spaces have been provided. All dwellings now have two private parking spaces, totalling 22 which includes two spaces for visitor parking.
- Dwellings 01, 02 + 03 remain relatively unchanged, with minor internal redesign in order to provide access to front and rear private open space. Dwelling 01 + 02 shared path has been removed, with access via the side of each dwelling, resulting in increased northern facing private open space. Rear access has also been provided, improving proximity to the central lift core and access to basement.
- Window size and placement has been revised. The landscaped buffer between pathways and dwellings has been increased to address privacy and acoustic issues.
- Four, two storey townhouse style dwellings are proposed at the rear of the site, instead of two dwellings on the ground floor and two dwellings on level 2. This has enabled level 2 within the rear buildings to be significantly reduced in size. The amended design now fully complies with the building height requirement of clause 40(4)(c) of SEPP HSPD. The design of the rear townhouses also reduces potential acoustic and privacy impacts on the neighbouring properties by removing the elevated walkway between the front and rear buildings and removing the north facing elevated balconies at the rear of the site. All four dwellings have been moved further away from the rear boundary, allowing retention of existing trees and an increased rear setback.

- Floor levels throughout the proposal have been amended from originally 16.10 for level 1, to 15.60 for dwelling 01, 09, and 10, 15.90 for dwelling 02, 16.20 for dwelling 03 and 16.30 for dwelling 04 and 05. This takes into consideration flood levels, surrounding tree root zones and responds appropriately to the site.
- The amended design allows for the retention of six additional trees on site (T20, T22, T23, T24, T38, T49)
- A garbage storage room and bulky goods store is proposed in the basement. The garbage storage room adjoining the front boundary has been removed and replaced with a bin holding area that is to be used on the day of waste collection.
- The footpath width has been increased to 1.5 meters.
- Proposed tree locations have been amended as per council comments;
 - One medium sized tree introduced in front of dwelling 01
 - One medium sized tree introduced in front of dwelling 02
 - One medium and one small sized tree introduced in front of dwelling 03
 - Scrubs proposed along rear boundary
 - One medium sized tree located at rear of dwelling 04
 - One medium and one small sized tree located at rear of dwelling 05
 - One small sized tree located at rear of dwelling 09
 - One small sized tree located at rear of dwelling 10
 - Retaining wall along eastern boundary relocated to allow increased landscaping

The amended proposal maintains key features and characteristics of the development as follows:

- The amendments do not result in any additional dwellings and the gross floor area of the modified development is 1113 square meters which equates to a complying floor space ratio of 0.5:1.
- The amendments maintain the general form, setbacks and massing of the development.
- The proposed modifications do not significantly alter the setbacks, form or scale of the buildings containing dwellings 1, 2, 3, 6, 7, 8.
- A complying 3 metre side setback is maintained to each building, and the rear setback has been increased.
- The driveway location is essentially unchanged. The driveway to the basement sits between dwellings 2 and 3 to minimise acoustic impacts of the driveway on the adjoining properties.