

15 July 2015

Warringah Council
725 Pittwater Road
Dee Why
NSW 2099

Architecture
Urban Design
Planning
Interior Architecture

Attention: Warringah Council

**Proposed Amendments to DACPLB01
Harbord Diggers at Freshwater**

During design development process for Harbord Diggers at Freshwater Architectus / Chrofi have improved the design by incorporate some design changes to the approved DA Consent DA 2014/0875. Below is the breakdown of the proposed changes and relevant sheet numbers.

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DA100 Basement 03

- The approved scheme includes provision of a third level basement (B3) for BOH and plant spaces. The design has been rationalized and BOH and plant spaces have been reallocated within the existing footprints and B3 has been removed.

DA101 Basement 02, DA102 Basement 01

- Plant spaces have been reallocated within the existing footprints because of the B3 removal.
- Relocation of club lifts
- Revised carparking numbers to meet reduction in carparking areas. Carparking numbers justified in traffic report.
- Improved access to the basement from the Porte Cochere.

DA103 Lower Ground

- Minor modifications to the building façade have been made for Block C Minor adjustments to the childcare layout and loading dock.
- Block C façade adjusted to remove full site awning to childcare external area as requested by childcare operator.
- The bridge accessing the childcare centre from Carrington Street has been removed at UG level and has been replaced with ramped access at the corner of Evans and Carrington Street.
- Improved access to the Club from the Porte Cochere, by altering the position of the entrances further west within the Porte Cochere. The Club requires a single point of entry as part of the scheme, which then impacted the location of the Lumsdaine Entrance to the Club. These proposed changes then have impacted the location of the overhang of upper ground floor at Lumsdaine Drive, and concurrently the stairs to the development have relocated

DA104 Upper Ground

- Single exit ramp from porte cochere in lieu of two ramps onto Evans Street as supported by the traffic engineer report.
- Minor adjustments to palm gully voids.
- Adjustment of landscaping to Evans St Block E in front of Gym.
- Removal of street entries to Block A – B to incorporate required fire egress stairs.
- Block D altered building façade, and setbacks in line with an aim to improve apartment layouts.
- Minor modification of glazing line for Block E & F.

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DA105 Level 01, DA106 Level 02, DA107 Level 03, DA108 Level 04

- Block A, B, & D introduction of open stairs within common corridor.
- Block D altered building façade with an aim to improve apartment layouts reduction of one apartment, total number of proposed apartments 96.
- Block C entry relocated to allow the space between Block C and D to be utilised as terrace and private landscape garden to apartments

DA109 Roof

- The green roofs would be replaced with roof pebbles.
- Glazed lift overruns, replaced with painted lift overruns.
- Adjustments to skylights size and location in block A-F

Yours sincerely,

A handwritten signature in dark ink, appearing to read "M.V. Curzon". The signature is fluid and cursive, with a small dot at the end.

Mark Curzon
Principal
Architectus Group Pty Ltd