

1102 Barrenjoey Road, Palm Beach

Architectural Plans prepared by Innovate Architects dated 18 June 2024

Schedule of Amendments compared to Architectural Plans prepared by RMA Architects dated 8 March 2023

Drawing No.	Summary of Changes
DA.01	<ul style="list-style-type: none"> • Building footprint in relation to site boundaries noted. • Reference to existing substation removed (irrelevant, substation has been moved). • Site analysis legend added. • Additional details of neighbouring properties added.
DA.02a	<ul style="list-style-type: none"> • Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof. • Setback to north increased to 3 m. • Streetscape landscaping updated including larger public plaza. • Removed northern dormer window. • Introduced eastern courtyard forms. • Updated for simplification of façade through removal of horizontal louvers (valances) to ground and first floor. • Horizontal battens to roof removed. • Recessed roof (rear) RL lowered. • Dormer windows roof levels raised. • Clerestory windows added, two with skylights. • Screen planting relocated east. • PV cells repositioned. • Services enclosure relocated east. • Car park exhaust and kitchen exhaust risers realigned. • Shoring wall illustrated to southern boundary. • Louvres added to southern elevation at Level 1. • Solid balustrade added to Apartment A3 (south elevation). • A3 Bedroom 2 windows illustrated.
DA.02b	Removed (not relevant).
DA.02c	Removed (not relevant).
DA.03	<ul style="list-style-type: none"> • Updated depiction of Barrenjoey House for context. • Removal of trees noted.

Drawing No.	Summary of Changes
DA.04 (previous)	Removed (not relevant).
DA.04.01 (now DA.04)	<ul style="list-style-type: none"> • Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof. • Setback to north increased to 3 m. • Streetscape landscaping updated including larger public plaza. • Removed northern dormer window. • Introduced eastern courtyard forms. • Horizontal battens to roof removed. • Recessed roof (rear) RL lowered. • Dormer windows roof levels raised. • Clerestory windows added, two with skylights. • Skylights removed (added to clerestory windows). • Screen planting relocated east. • PV cells repositioned. • Services enclosure relocated east. • Car park exhaust and kitchen exhaust risers realigned. • Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).
DA.05	<ul style="list-style-type: none"> • Basement extended to eastern boundary. • Basement rationalised to extent of south-eastern boundaries. • Fire stair added near southern boundary. • Roller shutter separating commercial and residential car spaces removed; garages added to residential car spaces. • Residential and commercial parking reconfigured. • Grease trap, storage units, lifts, bin storage rooms, services cupboards and stair configurations amended and reconfigured. • Cleaners store added. • Bicycle store added. • Ground floor building footprint notation added. • Northern shoring wall zone added. • Lift cores shifted including lift wall structural zone updated. • Fire stair circulation around lift cores reconfigured. • Shoring and retention and structural zones added. • Structural zones updated to eastern wall and adjacent to residential bin store. • Columns added and existing relocated to commercial car spaces.

Drawing No.	Summary of Changes
DA.06	<ul style="list-style-type: none"> • Floor plate extended to eastern boundary resulting in reconfigured depth of commercial tenancies. • Addition of dedicated residential entrance resulting in splitting commercial 1 premises into two premises (now three total). • Reconfiguration of outdoor terraces fronting commercial tenancies. • Consequential change to second entrance to reduce width (ramp access only). • Updated following co-ordination with latest landscaping plans. • Setback to north increased to 3 m. • Inclusion of site measurements and setbacks. • Lift and lobby, commercial amenities area, services cupboard and fire stair amended and reconfigured. • Driveway ramp realigned to extent of south-eastern boundaries. • Fire stair exit added. • Northern shoring wall zone added. • Lift cores shifted including lift wall structural zone updated. • Shoring and retention and structural zones added. • Temporary bin store area updated.
DA.07	<ul style="list-style-type: none"> • Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof. • Setback to north increased to 3 m. • Floor plate extended to eastern boundary. • Introduced eastern courtyard forms to A1 and A3. • Setbacks from western boundary increased and dimensioned. • Built form illustrated over road reserve. • Inclusion of site and room measurements and floor levels to AHD. • Updated following co-ordination with latest landscaping plans. • Lift, common area circulation, services risers and stair configurations amended and reconfigured. • Apartment configuration updated to adjust to building form and massing. • Balconies reconfigured to align with revised building form and massing. • Privacy screens added to southern elevation. • North and south shoring wall zones updated. • Lift core shifted including lift wall structural zone updated. • Shoring and retention and structural zones added. • Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).

Drawing No.	Summary of Changes
DA.08	<ul style="list-style-type: none"> • Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof. • Setback to north increased to 3 m. • Floor plate extended to eastern boundary. • Eastern courtyards illustrated to Level 1. • Setbacks from western boundary increased and dimensioned. • Built form illustrated over road reserve. • Inclusion of site and room measurements and floor levels to AHD. • Lift, common area circulation, services risers and stair configurations amended and reconfigured. • Apartment configuration updated to adjust to building form and massing. • Balconies reconfigured to align with revised building form and massing • Horizontal battens to roof removed. • North and south shoring wall zones updated. • Lift core shifted including lift wall structural zone updated. • Shoring and retention and structural zones added. • Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).
DA.10	<ul style="list-style-type: none"> • Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof. • Setback to north increased to 3 m. • Removed northern dormer window. • Updated for simplification of façade through removal of horizontal louvers (valances) to ground and first floor. • Horizontal battens to roof removed. • Recessed roof (rear) RL lowered. • Dormer windows roof levels raised. • Clerestory windows added. • Services enclosure illustrated. • Louvres added to southern elevation at Level 1. • Simplification of façade through removal of horizontal louvers to ground and first floor windows. • Addition of dedicated residential entrance. • Balustrades illustrated to Apartment A1 and A3. • Alternate shade (darker) noted to façade between protruding roof forms • Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).

Drawing No.	Summary of Changes
DA.11	<ul style="list-style-type: none"> • Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof. • Removed northern dormer window. • Floor plate extended to eastern boundary. • Introduced eastern courtyard forms. • Simplification of façade through removal of horizontal louvers (valances) to ground and first floor windows. • Louvres and added to southern elevation at Level 1. • Apartment window configuration updated. • Solid balustrade added to Apartment A3 (south elevation). • NGL notations amended. • Clerestory windows added. • Services enclosure illustrated. • Eastern courtyards illustrated to Apartment 1, Level 1 • Shoring wall illustrated to southern boundary (dotted line for clarity) • Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south) • Internal courtyard (east) width (north-south) adjusted including windows • Shoring and retention and structural zones added.
DA.15	<ul style="list-style-type: none"> • Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof. • Floor plate extended to eastern boundary. • Introduced eastern courtyard forms. • Simplification of façade through removal of horizontal louvers (valances) to ground and first floor windows. • View analysis from east updated. • Apartment configuration updated to adjust to building form and massing. • Lift, services risers and stair configurations amended and reconfigured. • Clerestory windows added. • Services enclosure relocated east. • Shoring and retention and structural zones added. • Structural bracing to engineer's details illustrated to courtyard (east) at Level 2.

Drawing No.	Summary of Changes
DA.16	<ul style="list-style-type: none"> • Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof. • Floor plate extended to eastern boundary. • Simplification of façade through removal of horizontal louvers (valances) to ground and first floor windows. • Commercial 1 premises into two premises (now three total). • Apartment 1 courtyard balustrade illustrated • Driveway ramp reconfigured in sections including illustrating upper levels • Garages added to residential car spaces • Lifts, garbage room, services cupboards and waste storage rooms amended and reconfigured • Cleaners store added • Bicycle store added • Shoring and retention and structural zones added.
DA.50, DA.50B, DA.51, DA.51B, DA.52, DA.52.B	<ul style="list-style-type: none"> • Refined shadow studies. • Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof. • Setback to north increased to 3 m. • Streetscape landscaping updated including larger public plaza. • Removed northern dormer window. • Introduced eastern courtyard forms. • Horizontal battens to roof removed. • Recessed roof (rear) RL lowered. • Clerestory windows added, two with skylights. • Screen planting relocated east. • PV cells repositioned. • Car park exhaust and kitchen exhaust risers realigned. • Services enclosure relocated east. • Shadow diagram legend removed. • Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).
DA.70	<ul style="list-style-type: none"> • Refer comments for drawings DA.05, DA.06, DA.07, DA.08 • ADG calculations added. • GFA calculations updated. • Landscape area calculations updated.

Drawing No.	Summary of Changes
DA.72 (now DA.71.1 – 71.8)	<ul style="list-style-type: none"> • Additional Sun Eye Diagrams provided. • Illustration of windows to other rooms and skylights included. • Refer comments for drawings DA.50 – DA.52.B.
DA.73	<ul style="list-style-type: none"> • Updated overlooking analysis illustrated. • Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof. • Setback to north increased to 3 m. • Removed northern dormer window. • Introduced eastern courtyard forms. • Horizontal battens to roof removed. • Recessed roof (rear) RL lowered. • Dormer windows roof levels raised. • Lift, common area circulation, services risers and stair configurations amended and reconfigured. • Apartment configuration updated to adjust to building form and massing. • North and south shoring wall zones updated. • Lift core shifted including lift wall structural zone updated. • Shoring and retention and structural zones added. • Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).
DA.74	<ul style="list-style-type: none"> • Updated natural ventilation diagrams and adaptable housing illustrated. • Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof. • Setback to north increased to 3 m. • Removed northern dormer window. • Introduced eastern courtyard forms. • Horizontal battens to roof removed. • Recessed roof (rear) RL lowered. • Dormer windows roof levels raised. • Lift, common area circulation, services risers and stair configurations amended and reconfigured. • Apartment configuration updated to adjust to building form and massing. • North and south shoring wall zones updated. • Lift core shifted including lift wall structural zone updated. • Shoring and retention and structural zones added. • Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).

Drawing No.	Summary of Changes
DA.75	<ul style="list-style-type: none"><li data-bbox="483 169 651 204">• Not used.
DA.76	<ul style="list-style-type: none"><li data-bbox="483 220 741 255">• New plan added.
DA.77	<ul style="list-style-type: none"><li data-bbox="483 271 741 306">• New plan added.
DA.78	<ul style="list-style-type: none"><li data-bbox="483 322 741 357">• New plan added.
DA.80	<ul style="list-style-type: none"><li data-bbox="483 373 741 408">• New plan added.
DA.81	<ul style="list-style-type: none"><li data-bbox="483 424 741 459">• New plan added.