



Eleventh of June, 2021

MILLS OAKLEY  
Level 7, 151 Clarence Street  
Sydney NSW 2000

ATTN: Amelia Adams  
**RE: 67 Pacific Parade, DEE WHY NSW 2099**  
**Case Number 2021/0003433**

Dear Amelia,

As requested, please find outlined below a summary of design changes associated with the proposed Boarding House development at the abovementioned address in Dee Why. The changes listed are in response to the S34 Conference held on 22<sup>nd</sup> April 2021.

## **SCHEDULE OF CHANGES**

### **GENERAL MODIFICATIONS**

1. Bin rooms on ground level and the bulk waste room have been amended on Ground Level. Refer to drawing DA-1011.
2. Landscaped open space area calculations have been updated to 288.6m<sup>2</sup> (41.5%). Refer to drawing DA-1013 Rev.02.
3. Shadow and Solar Access Diagrams have been updated to reflect the amended building envelope. Refer to drawings DA-1300, DA-1301 and DA-1302 Rev.02.
4. Building Height Plane diagrams have been updated to reflect the amended building envelope. Refer to drawings DA-1002 and DA-1003 Rev.02.
5. Communal Open Space diagrams have been updated. Refer to drawing DA-1014 Rev.02.
6. 3D views (white) of the development have been updated excluding Photomontage (CGI).
7. Window/Glazed Doors Schedule updated. Refer to drawing DA-0910 Rev.02. An updated BASIX assessment will be submitted under a separate cover.
8. Finishes Schedule – Balustrade description (BL1) has been updated.
9. COS study and unauthorised works to 9/65 Pacific Parade diagrams. Refer to drawings DA-1041 and DA-1042.
10. Views from rooms facing the western boundary. Refer to drawing DA-1043.
11. Additional Shadow Diagrams – 3D Elevation Shadow diagram illustrating the current state and proposed development shadows cast over the 1-5 The Crescent western façade.
12. Additional Solar Access Diagrams – 3D Interior View illustrating the solar access on the Communal Open Space and inside the Common Room.

### **BASEMENT FLOOR PLAN (DA-0100)**



- No changes.

#### LOWER GROUND FLOOR PLAN

- Reduce rock outcrop by 1m and increase landscaping strip adjacent to the western boundary by 1m.
- Amend driveway design in response to amendments to rock outcrop and landscaping strip to the western boundary.
- Indicate the location of traffic lanterns, push-button, detector and line marking as advised by the traffic engineer.
- Provide two additional recycling bins in bin rooms.

#### UPPER GROUND FLOOR PLAN

- Provide two recycling bins in the bulk waste room (these bins will only be used by people in a wheelchair).
- Increase soil depth of landscaped area above bin rooms.

#### LEVEL 1 FLOOR PLAN

- No changes.

#### LEVEL 2 FLOOR PLAN

- No changes.

#### LEVEL 3 FLOOR PLAN

- Delete one window in the common room and enlarge the window between grids D and E.
- Reduce the area of Communal Open Space to 28.8 m<sup>2</sup>.
- Provide 1.65m high privacy screen (obscure glass to neighbouring properties to east/west, and palisade to north).
- Amendment shape and size of planter.

#### ROOF PLAN

- Add operable louvers to increase solar access to the common room.

Sections and elevations have been updated in accordance with the amendments described above.

If you have any further questions regarding the changes described above, please do not hesitate to contact the undersigned.

Yours Sincerely,

**GLENN McCORMACK**

**DIRECTOR**

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