



dem

15<sup>th</sup> July 2024

Mills Oakley  
Level 7/151 Clarence St,  
Sydney NSW 2000  
Attention: Aaron Gadiel

Dear Aaron

The following schedule of architectural design amendments outline the differences between the Architectural DA documentation currently before the Court which was filed on 22 August 2023 and the latest amended DA Architectural Documentation.

1. Inclusions and amendments to the revised architectural drawings are as follows:
  - a. Landscape setbacks to Faunce Street West and Young Street have been increased to provide additional landscaping and to maximise the opportunity for biodiversity. Amendments are illustrated on the site plan and floor plans.
  - b. Retaining walls adjacent to Faunce Street West and Young Street have been relocated to provide the increased landscape buffers along these road frontages. These amendments are illustrated on site plan and floor plans.
  - c. The at-grade private vehicle car park has been reconfigured to retain mature trees located adjacent to Young Street.
  - d. Bus parking hardstand has been reconfigured, and levels adjusted to accommodate the increased landscape setbacks along Faunce Street West and Young Street.
  - e. Proposed right-hand turn lane from Racecourse Road included on site plan and floor plans.
  - f. Proposed portion of kerb and gutter at the intersection of Faunce Street West and Young Street illustrated on site plan and floor plans.
  - g. Noise walls relocated at the northwest corner of the site to minimise visual impact.
  - h. Wayfinding signage located on site plan and floor plans.
  - i. All architectural site and building sections have been amended to reflect increased landscape setbacks and the civil engineer's revised retaining wall design and proposed site levels.

- j. All architectural elevations have been amended to reflect increased landscape setbacks and the civil engineer's revised retaining wall design and proposed site levels.
  - k. Shadow diagrams updated to reflect above changes to the site plan and proposed site levels.
2. The following amendments and additions have been made to the DA Design Report.
- A statement on Design Excellence has been included.
  - Master Plan design principles have been revised and included.
  - Key views and vistas have been established and included.
  - Streetscape characters of Racecourse Road, Faunce Street West and Young Street have been assessed, established and included.
  - All architectural drawings have been revised in accordance with the list of amendments and additions noted above.
  - All montage streetscape views amended to reflect revised architectural and civil design.
  - Architectural design principles related to the administration building, workshop facility and covered bus parking structure included.
  - Façade modulation, materials, finishes and colour selection design approach and principles included.
  - Acoustic screen, retaining wall and guardrails design approach and principles included.
  - Wayfinding and directional sign plan and signage design included.
3. A new document titled *Visual Impact Assessment Report* April 2024, has been prepared as additional documentation to support the revised Architectural Design proposal.

Yours faithfully



**Jon Pizey**  
Group Design Partner