

11/12/24

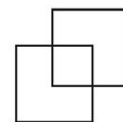
Canterbury Bankstown Council
PO Box 8,
BANKSTOWN NSW 1885

Dear Ms Juliette Kavanagh,

RE: S4.55 (1A) for DA-1231/2022 1586-1606 Canterbury Road Punchbowl, NSW 2196

The following changes are sought via a S4.55(1A).

Change	Reason
General	
1 Total GFA changes from 13,486m2 to 13,667m2	Refer below
2 Total Parking spaces changes from 181 to 180	Refer below
Basement Plan	
3 Minor parking layout changes	To accommodate structural requirements and lift/stair core finalisation
4 Bicycle spaces relocated on same level	To accommodate structural requirements and lift/stair core finalisation
5 Sprinkler tank removed	Per Engineering requirements.
6 Minor service refinement	Per Engineer requirements.
Ground Level	
7 Amenities adjusted	Architectural refinement for better layout and service requirements.
8 Lift/Stair core adjusted	To meet structural requirements and further architectural layout refinement.
9 Café layout adjusted	Service and structural requirements.
10 Southern boundary setback along culvert increased from 1m to 1.5m.	To meet updated Sydney Water requirements.
11 Substation and adjacent stair and external lift adjustments	To meet utility requirements.
Ground Mezzanine Level	
12 Amenities adjusted	Architectural refinement for better layout and service requirements.



Change	Reason
13 Lift/Stair core adjusted	To meet structural requirements and further architectural layout refinement.
14 Southern boundary setback along culvert increased from 1m to 1.5m.	To meet updated Sydney Water requirements.
Level 1	
15 Lift/Stair core adjusted	To meet structural requirements and further architectural layout refinement.
16 Southern boundary setback along culvert increased from 1m to 1.5m.	To meet updated Sydney Water requirements.
17 Main vehicular ramp width widened at top of ramp. No change to ramp gradients or length.	For improved vehicular swept paths.
18 Minor adjustment to parking layout. Loss of 1 parking space. Total parking spaces are still well over minimum DCP requirements.	For Hydraulic service requirements.
Level 1 Mezzanine	
19 Southern boundary setback along culvert increased from 1m to 1.5m.	To meet updated Sydney Water requirements.
Roof	
20 Southern boundary setback along culvert increased from 1m to 1.5m.	To meet updated Sydney Water requirements.
Elevations	
21 Unit 11 glazing facing boundary removed.	To meet BCA openings near boundary requirements.
Engineering	
22 Change basement from a tanked basement to a drained basement. Refer included Dewatering Management Plan. Impacting Conditions Schedule 2 GT0120-0001	To simplify engineering requirements

Regards,

Mark Beauman

