



## SCHEDULE OF AMENDMENTS

### Section 8.2A Review Application

#### 16 Carinya Road, Picnic Point NSW 2213

Following a detailed review of Council's determination and reasons for refusal, the proposal has been amended to directly respond to the issues identified during the assessment process. The amendments are summarised below.

| Item | Amendment                                            | Planning Outcome                                                                                                                                                                                                                                                                                                             |
|------|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | <b>Reduction in Basement Footprint</b>               | The basement has been reduced in size to significantly decrease the extent of excavation required across the site. This amendment results in a more responsive design that better reflects the natural topography whilst reducing the overall volume of earthworks.                                                          |
| 2    | <b>Provision of Vehicle Turntable</b>                | A vehicle turntable has been incorporated within the basement to facilitate the safe manoeuvring of a B85 design vehicle. The turntable enables all vehicles to enter and exit the site in a forward direction, improving operational safety and addressing Council's concerns regarding vehicle access and manoeuvrability. |
| 3    | <b>Deletion of Swimming Pools to Front Balconies</b> | The previously proposed swimming pools located adjacent to the front balconies have been removed. This amendment reinforces the appearance of a traditional two-storey residential development, reduces the perceived building bulk and improves the streetscape presentation of the proposal.                               |
| 4    | <b>Deletion of Side Boundary Stairs</b>              | External stairs adjacent to the side boundaries have been removed. This amendment reduces the extent of excavation and allows the land adjoining the proposed retaining walls to be naturally battered, reducing visual impacts and providing a more sympathetic response to the site's existing topography.                 |
| 5    | <b>Retaining Wall Plan</b>                           | A dedicated Retaining Wall Plan has been prepared and is included as <b>Drawing No. 24</b> . The plan has been prepared in response to Council's recommendations and clearly identifies the location, extent and treatment of all proposed retaining walls associated with the development.                                  |

**Beyond Vision Design Pty Ltd.**

**ABN 69 657 054 709**

1/26 French Avenue, Bankstown NSW 2200

T 0401 771 799

E [info@beyondvisiondesign.com.au](mailto:info@beyondvisiondesign.com.au)

W [www.beyondvisiondesign.com.au](http://www.beyondvisiondesign.com.au)

## Summary

The amended proposal has been carefully refined to directly address the matters raised by Council during its assessment. The revised design significantly reduces excavation, improves vehicle manoeuvrability, simplifies the built form, reduces the visual impact of the development and provides additional documentation relating to retaining walls.

It is respectfully submitted that the amendments represent a substantial improvement to the proposal and warrant favourable reconsideration under **Section 8.2A of the Environmental Planning and Assessment Act 1979**.

**Mr. Hanney Fayad**

*Director, (Beyond Vision Design)*

*Building Designer*

*Dip. Building Design*

**M:** 0401 771 799

**E:** [info@beyondvisiondesign.com.au](mailto:info@beyondvisiondesign.com.au)

A handwritten signature in black ink, appearing to read 'H Fayad', with a stylized flourish extending from the end.