

16 March 2022

The General Manager  
Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

## Schedule of Amendments

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DA 2021/0008

### Seniors Living Development @ 12-14 Ponsonby Parade, Seaforth

The amended plans for the L&E court case refer to the drawings listed below, with amendments numbered. The changes refer to the amendments since the Refusal of issue B plans.

Plans to be relied upon are:

- DA01 [F] Cover Page, dated 18 November 2021;
- DA02 [F] Site Analysis Plan, dated 18 November 2021;
- D03 [F] Site Plan, dated 18 November 2021;
- DA04 [F] Basement Plan, dated 18 November 2021;
- DA05 [F] Ground Floor, dated 18 November 2021;
- DA06 [G] Level 01 Plan, dated 11 January 2022;
- DA07 [F] Elevations North + South, dated 18 November 2021;
- DA08 [G] Elevations East + West, dated 11 January 2022;
- DA09 [G] Sections, dated 11 January 2022;
- DA10 [F] Shadow Diagrams, dated 18 November 2021;
- DA11 [F] Floor Area Calculations, dated 18 November 2021;
- DA12 [F] Character Analysis Ponsonby Parade, dated 18 November 2021;
- DA13 [F] Character Analysis Ross Street, dated 18 November 2021;
- DA14 [F] Neighbours View Analysis, dated 18 November 2021;
- DA15 [F] 3D Views, dated 18 November 2021;
- DA16 [F] Sun Access 01, dated 18 November 2021;
- DA17 [F] Sun Access 02, dated 18 November 2021;
- DA18 [F] Courtyard Elevations, dated 18 November 2021;
- DA19 [F] Neighbour Sun Access, dated 18 November 2021;
- LA01 [F] landscape Plan, dated 19 November 2021;



Amendments are as follows:

1. Relocation of Entry pavilion, access path to Ponsonby Street entry to the building, to accommodate the increased building separation of the Ponsonby Street façade
2. Relocation of Lift and stair to allow the building separation to be 'transparent'.
3. Relocation of parking and service areas in the basement to comply with Manly LEP FSR control
4. Redesign of the Ground Floor Ponsonby Street building to increase built form separation from 3m to 5m with transparent bridge link. Reduced side setbacks to 3.5m
5. Reduced unit 01 from 3 bed to 2 bed, and reduce unit 03 from 2 living to 1 living area.
6. Increased side setback to the Ground Floor walls of the Ross Street building to east side boundary, 5.2m to 5.9m
7. Redesign of the First Floor Revise Ponsonby Street building to increase built form separation from 3m to 5m with transparent bridge link, reduction of unit 07 by deletion of 2<sup>nd</sup> living/TV room.
8. Add privacy screens to the western elevation, unit 07 First Floor to address privacy to neighbour.
9. Redesign and significantly reduce the floorplate of the First Floor Ross Street building, specifically unit 08. Increased eastern boundary setback to unit 08 to retain views over the site to residents in the apartment building at 14 Ross Street, from 5.2m to 13.5m.
10. Reduce unit 09 from 3 bed-2 living to 2 bed-2 living area unit, to allow increased setback to unit 08 to east boundary
11. Significantly reduced the size of unit 08 from 3 bed-2 living 9127m2) to 2 bed-1 living (97m2) unit
12. Add obscure glass to all louvre windows on the western façade for privacy to adjoining single dwellings.
13. Increased internal separation between apartments.

Regards,

**GARTNERTROVATO ARCHITECTS**



Sean Gartner

