



CHANGES TO ARCHITECTURALS

27A-29 PINE AVENUE BROOKVALE

2nd June 2022



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RE: Changes to Architectural Drawings at 27a-29 Pine Avenue Brookvale

Below is a list of changes that have been made to the architectural drawings of the DA proposal for 23 Apartments at 27a-29 Pine Avenue Brookvale known to Northern Beaches Council as DA2020/1453.

Changes to Drawings	Reason for Change
Bulky Goods Store relocated to the basement	The contentions raised in 9c that the waste bin room and the bulky goods rooms must be separate rooms, each with their own door. We have therefore split it into two rooms and relocated it into the basement. This room is in excess of the requirement of 9.2m ³ as we have provided 33.6m ³ of Bulky Goods Store.
Building 1 moved North by 300mm	To improve solar access to the southern neighbouring building. This change maintains a 4.5m side setback; however, at the DA lodgement it had a 4.8m side setback due to the Right of Way. This is being removed which has allowed the Building 1 to then move further north to increase the amount of sun on the Neighbouring Building.
Units 2, 8, 10 modified to be Class C adaptable and silver livable	Whilst the Statement of Facts and Contentions did not raise this as an item, we noted it was highlighted in the Assessment Report for the site by Council. We have therefore ensured compliance with D18 of the WDCP by making these three units adaptable. The footprint of the unit is the same, with the bedrooms and living spaces and POS all in the same location. The motion will be supported by an letter from BCALogic confirming these apartments meet the Class C Adaptable clauses which means we meet the WDCP item D18.
Units 9 and 17 modified for Silver Livable	Whilst doing the review of Silver Livable Housing apartments, it was noted that the toilet in the ensuite did not allow for the installation of grab rails. For this reason the ensuite has had the toilet and basin mirrored in locations.
Communal Open Space added to Northern side of bin room	We have redesigned the area at the front of the site to be all communal gardens. There is also a BBQ facility included for resident amenity. This is all accessed internally from a 1:14 ramp, and is secure. This location was deemed best as there is great Northern sun into this area, away from most neighbours as there is a driveway to the north, casual surveillance of from the street to ensure compliance with noise limitations and being deep soil allows great planting.
Communal Open Space added to southern walkway	Along the southern walkway, we have now introduced various sitting areas which occur between the buildings so there is some sunlight at times. This is a great interaction space between residents and allows an area they can talk without interrupting the walkway flows.
Communal Open Space added to South East Corner	This space was removed from a POS and deemed COS but it functions as a community garden. The revised Landscape drawings show various height planter boxes which allow for accessible people to use also.



Changes to Drawings	Reason for Change
Entry Area Formalised	The entry was noted by council in contention 6b as not being clearly identified. We have located a small roofed structure, letterboxes and intercom system to allow visitors to buzz any residences. The gate has been shown as having the number of the property on it as an address identifier.
Units 7, 11, 15, 19 have windows changed to frosted	In Contention 2a, council noted that there was not enough separation distance to comply with ADG Objective 3F-1 and 2. We have frosted the windows between the dwellings so that there is no privacy issues between the buildings. On Ground floor the apartments do not require these frosted windows as there an 1.8m high fence separating the dwellings.
Top Floor Balconies reduced in size	Council discussed privacy to neighbouring sites which we have responded to by reducing the balconies on the southern side of the bedrooms. These balconies now allow a great southern distant outlook, but as they are back from the building edge they limit downward looking to neighbours. The benefit of the small balcony allows greater windows to the bedrooms which leads to better cross ventilation.
Reduction in bedroom areas in units 7, 11, 15, 19	The bedrooms have been made smaller to the minimum size allowed to improve the solar access to the southern neighbour. The reduction in these areas allows for additional sun to various apartments at different times, but the impacts can be seen on the Views from Sun diagrams. These areas were sculpted carefully with various options tried before proceeding with this as the best option for the neighbours.
Building 1 and 2 roofs lowered	Roofs on the top floor have been lowered so all top floor apartments have ceilings at 2.4m as allowed under Objective 4C-1 of the ADG as they are two storey units with less than 50% of the area on the upper floor. This has then allowed more sun to the neighbouring building to the south than the proposed.
Roof forms altered	All roofs now work as an A frame rather than a skillion roof. This reduces the height of the Northern side of the roof also which assists in lowering the overall height of the buildings and visual mass.
Facades altered to address the street	Contentions relating to the facades of the building were discussed, and it was noted that the building had previously not addressed the street in its façade presentation. We have now altered the front façade to clearly address the street rather than side boundaries. There are now also more windows on this façade which assists in casual surveillance of the street.
Further information provided on the gradient of waste room footpath	Council was unsure of the gradients between the property boundary and the proposed Waste Room onsite. We have now provided further information in this set to show that the grades are less than 1:20 which complies with their waste guideline requirements
Existing Fence Heights Sruveyed	The original survey did not have fence heights included so the surveyor updated as part of this submission. We have now updated our models to correspond to these fence heights and we have shown RLs in the Existing Views From Sun to show we are matching the Survey information
Views from the Sun	Views from the Sun have been updated based on the changes in building forms, changes in building location, changes in roofs, additional fence height information. We have also included a future massing of a building in these Views from the sun to the South (We already included future massing to the North as per the Planning Principles).



Changes to Drawings	Reason for Change
Elevation Shadow Diagrams	Council requested further information of Elevational Shadow Diagrams which have now been provided in sheets DA700-DA703. This should now resolve contention 11b.
Feasibility of 23-23a Pine Avenue	We have shown a feasibility on the site of 23-23a Pine Avenue to demonstrate that our building forms have still allowed for a compliant building to have great solar access when it is built. The scheme has a 50% landscape calculation as shown on DA951, it has compliant cross ventilation, solar access and apartment size. It responds to the steep slope of the site which falls approximately 6m. These plans

Whilst we have put together a detailed list above, we believe these items are still consistent with the Development Application as lodged and it is still substantially the same development.

Please call me on 0466 049 880 to discuss further if required.

Scott Walsh
Director

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