

LIST OF AMENDMENTS TO ADDRESS SOFAC (15.07.21) 971 RICHMOND ROAD, MARSDEN PARK (JOB 2435)

A. DEVELOPMENT YIELD COMPARISON


A comparison of the Development Yield between the lodged DA Architectural drawings and the amended Architectural Drawings can be summarized as follows:

1. Gross Site Area increased from 14,337.98 to 24,700.6sq.m, inclusive of the addition of Lot 4 (New Road 3 extension).
2. Lot 1 Calculations Amended as follows:
 - a. Site Area increased from 8,711.16sq.m to 9,698.9sq.m
 - b. Building area reduced from 5,973.8sq.m to 5,611.7sq.m
 - c. Site Cover reduced from 68.57% to 57.85%.
 - d. Gross Floor Area increased from 24,966.01sq.m to 26,474.58sq.m.
 - e. FSR reduced from 2.86:1 to 2.73:1
3. Total Basement Floor Areas increased from 16,179.22sq.m to 17,866.6sq.m.
4. Lot 1 Landscape Calculations amended as follows:
 - a. Landscape and Deep Soil area decreased from 2,309.2sq.m to 1,953sq.m
 - b. Deep Soil area decreased from 702.9sq.m to 661sq.m
 - c. Common Open Space increased from 2,247.04sq.m to 3,580sq.m.
5. Unit Breakdown amended as follows:
 - a. Total 1 Bedroom Units increased from 42 to 43
 - b. Total 2 Bedroom Units reduced from 166 to 145
 - c. Total 3 Bedroom Units increased from 26 to 38
 - d. Total 4 bedroom Units increased from 0 to 10
 - e. Total number of Units increased from 234 to 236
 - f. Total number of Adaptable Units increased from 24 to 25
 - g. Total number of Silver Level Units decreased from 50 to 31.
6. Retail Gross Leasable Areas amended:
 - a. Retail Gross Leasable Areas reduced from 2,713sq.m to 2,641sq.m
 - b. Gym Gross Leasable Areas increased from 316sq.m to 404sq.m
 - c. Total Retail/Gym Gross Floor Areas increased from 3,029sq.m to 3,045sq.m
7. Child Care Centre calculations amended as follows:
 - a. Gross Floor Area increased from 490sq.m to 582.7sq.m
 - b. Internal Play Room Floor Areas increased from 252.9sq.m to 356.4sq.m


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- c. Outdoor Play Areas increased from 501.15sq.m to 700.0sq.m
- d. Total Number of Child Places increased from 71 to 100.
- 8. Parking Provisions amended as follows:
 - a. Total Resident Parking Spaces increased from 251 to 284.
 - b. Total Resident Adaptable Parking Spaces increased from 25 to 26.
 - c. Total Resident Visitor Parking Spaces increased from 47 to 48.
 - d. Total Resident/Visitor Parking Spaces increased from 323 to 358.
 - e. Total Retail/Gym Parking Spaces increased from 117 to 120.
 - f. Total Retail/Gym Accessible Parking Spaces increased from 3 to 4.
 - g. Total Child Care Parking Spaces increased from 25 to 34.
 - h. Total Commercial Parking Spaces increased from 142 to 154.
 - i. Total Car Parking Spaces increased from 465 to 512.
 - j. Total Courier/Loading Bay spaces decreased from 3 to 2.
 - k. Bicycle parking spaces increased from 79 to 110.
 - l. Motorbike Parking Spaces increased from 4 to 14.
 - m. Number of Electric Charging Stations increased from 0 to 2.

B. LIST OF AMENDMENTS.

Architectural amendments to address the SOFAC comments are listed as follows:


GENERAL

1. SP2 zoned land northern boundary alignment relocated 2.058m north to match revised survey. SP2 zoned land increased by 345.4sq.m. Lot 1 and Lot 2 southern boundaries relocated north accordingly.
2. New Road 1 (south) increased from 9.0m to 11.0m in width. Pedestrian pathway added to the southern road reserve of New Road 1.
3. New Road 1 (west) realigned at the northern end to connect to DA approved development (no.999 Richmond Road) to the north.
4. Road and boundary RLs amended (lower) to reflect revised regraded levels on Civil Drawings.
5. Batter and retaining wall provided to the western road reserve of New Road 1 to integrate the existing levels in the Richmond Road road reserve with the regraded site levels.
6. Setback from western Richmond Road boundary to Level 1/Ground Floor increased to 20.0m. Accordingly Landscape treatment has been increased between New Road 1 and proposed building, to include additional soft


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landscaping and a 1.5m wide pathway to allow two prams to pass. Service Road access into Lot 1 from the west has been removed, allowing for additional street parking.

7. New Road 2 increased from 9.0m to 11.0m in width to the north to integrate with adjoining DA approved development (no.999 Richmond Road). Temporary retaining wall and transition pavement provided as per revised Civil drawings. New road 2 levels amended lower as per revised Civil drawings.
8. New Road 3 relocated west to align with adjoining DA approved development (no.999 Richmond Road) to the north. New Road 3 increased from 9.0 to 11.0m in width.
9. Lot 4 added to the proposed development, incorporating the extension of New Road 3 north to Grange Avenue. Lot 4 is 18.0m in width, includes 11.0m wide road pavement width with 3.5m wide road reserves either side, and is approximately 3,342.3sqm in area.
10. New Road 4 increased from 9.0m to 11.0m in width, the additional 2.0m being incorporated into the adjoining property to the east (Lot 1, DP1205982). Tailout provided to existing dam in adjoining property as per revised Civil drawings.
11. Temporary 9.0m radius turning head provided to the northern end of New Road 4.
12. Lot 2 boundaries adjusted to accommodate amendments to SP2 boundary and New Road 3 realignment. Small Lot subdivision replaced with one Super-lot. Temporary Basin and maintenance crossover provided to Lot 2 as per revised Civil drawings.
13. Lot 1 boundaries adjusted to accommodate amendments to SP2 boundary and New Road 3 realignment.


LOT 1 – BASEMENTS

14. Lot 1 boundaries amended. Basement footprints amended to reflect revised boundaries. Western setback increased to 1.8m to accommodate deep soil landscaping above.
15. Basement RLs amended to accommodate revised Civil Drawing regraded levels at Ground Floor. Ramping within driveways amended. Stormwater pits added.
16. Driveway Ramp Access to Basement 1 north relocated from internal service road to New Road 3.


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17. Truck Loading Bay, Bulky Waste, Waste and Recycle collection areas relocated from Level 1/Ground Floor to Basement 1 (centrally located). 8.8m Truck turning bay provided. Bin Tug space provided.
18. Waste and Recycle Storage rooms relocated to Basement 1 in close proximity to Lifts. Storage areas reconfigured to suit.
19. North Basement driveway and car parking layouts reconfigured in South-west corner.
20. South Basement driveway and car parking layouts reconfigured in South-west corner.
21. Car spaces reallocated to accommodate additional Child Care parking, Commercial/Gym parking, Commercial/Gym Accessible parking, and Electric Charging Stations.
22. Commercial and Gym parking designated and colour coded separately.
23. Additional Bicycle and Motor Bike spaces provided in Basements. Additional Visitor Bicycle parking provided at Ground Floor.
24. Central car park exhaust relocated adjacent to Lifts.


LOT 1 - LEVEL 1/GROUND

25. Internal and external RLs amended lower to reflect revised regraded levels on Civil Drawings.
26. Lot 1 boundaries amended. Retail units adjacent to southern boundary amended to accommodate revised southern boundary.
27. Retail Units opposite western boundary amended to accommodate increased setback of 20m to Richmond Road boundary. Landscaping within street setback amended accordingly.
28. Bridging elements between Blocks A and B, and Blocks B and C increased in width to reflect increased Lot 1 width (due to relocation of New Road 3).
29. Rainwater tank provided below ground, adjacent to western boundary, between Blocks A and D.
30. Stormwater tanks provided adjacent to the western boundary and below the eastern driveway entry off New Road 3. Refer to Civil Drawings.
31. Internal service road replaced with two-way driveway ramp leading from New Road 3 to Basement 1. Driveway Ramp gradients and swept paths designed to comply with AS2890.2 for 8.8m trucks.
32. Internal Service road replaced with additional Common Open Space located centrally to the development. Landscape design amended accordingly.
33. Additional external ramps and stairs provided to accommodate a larger east-west cross-fall in the site, due to revised regraded levels on the Civil Drawings.


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34. Landscape design of Common Open Spaces revised throughout. Soft and hard landscape areas revised accordingly.
35. Additional Visitor Bike parking provided in Common Open Space Areas.
36. Building separation between Blocks D and E (Child Care OPA), and Blocks E and F (Common Open Space) increased in width to reflect increased Lot 1 width (due to relocation of New Road 3).
37. **Block A** - Retail R103 and Bin storage area replaced with Common Room and internal access corridor from Lobby to central Common Open Space.
38. **Block A** - Void over Driveway ramp from New Road 1 (south) increased to accommodate new Ground and Basement levels. Commercial Bins A and Cleaners store replaced with Bathroom facilities.
39. **Block B** – central bathroom facilities relocated to the bridging element between Blocks B and C. Retail unit and Gym increased in size. Internal access provided from Lobby to central Common Open Space.
40. **Block C** – Bin collection room replaced with increased Retail space. Internal access provided from Lobby to central Common Open Space.
41. **Block D** – Bin storage room replaced with additional Retail area. Driveway ramp replaced with additional Playrooms and storage for the Child Care Centre. Internal ramps in Lobby reduced to due to reduced internal change in levels
42. **Block E** – Child Care Centre Lobby relocated to the northern boundary. Internal layout of Child Care Centre amended accordingly. Child Care Centre footprint reduced on the western side to accommodate a larger Outdoor Play Area. Outdoor Play Area play equipment and landscaping amended.
43. **Block E** – Bin rooms replaced with larger Residential Lobby and Plant rooms.
44. **Block F** – Bulky Waste and Bin rooms replaced with Common Room and Supply Air plant room. Internal access provided from Lobby to central Common Open Space. Existing Internal access to north of Lift replaced with additional Retail Area.
45. Additional dimensions shown on floor plan.


LOT 1 - LEVEL 2

46. RLs amended lower to reflect revised regraded levels on Civil Drawings below.
47. 1.8m high obscure glass privacy screens added between courtyards.
48. Building separation between Blocks D and E (Common Open Space), and Blocks E and F, increased in width to reflect increased Lot 1 width due to relocation of New Road 3.
49. Perspex awnings have been provided above Level 1 Outdoor Play Area to provide acoustic privacy. Refer to Acoustic Report.


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- 50. Bridging elements between Blocks A and B, and Blocks B and C increased in width to reflect increased Lot 1 width (due to relocation of New Road 3).
- 51. Courtyards facing western boundary reduced to reflect increased setback of Retail Areas below to western Richmond Road boundary.
- 52. Southern Setbacks revised to maintain a minimum of 4.0m setback to walls and 3.5m to articulation elements such as balconies, ledges and screens.
- 53. **Block A** – due to revised southern setbacks and building separation, Southern units A201 (3 bed) and A202 (2 bed) have been reconfigured to create three units, namely A201 (2 Bed), A202 (1 bed) and A203 (2 bed). Courtyards to bridging units have increased accordingly. Privacy louvres have been provided to bedrooms of A207.
- 54. **Block C** - due to revised southern setbacks and building separation, Southern units C205 (2 bed) and C206 (3 bed) have been reconfigured to create three units, namely C205 (2 Bed), C206 (2 bed) and C207 (2 bed). Courtyards to bridging units have increased accordingly. Privacy louvres have been provided to bedrooms of C201.
- 55. **Block D** – Awning below extended on the southern side.
- 56. **Block E** – Common Open Space increased in size. Landscape design amended accordingly.
- 57. **Block E** – Unit E202 external wall amended on southern façade.
- 58. **Block F** – Unit F205 external wall amended on southern façade.
- 59. Additional dimensions shown on 1:400@A3 and 1:200@A3 floor plans.


LOT 1 - LEVELS 3-4

- 60. RLs amended lower to reflect revised regraded levels on Civil Drawings below.
- 61. 1.8m high obscure glass privacy screens added between balconies.
- 62. Building separation between Blocks D and E, and Blocks E and F, increased in width to reflect increased Lot 1 width (due to relocation of New Road 3).
- 63. Bridging elements between Blocks A and B, and Blocks B and C increased in width to reflect increased Lot 1 width (due to relocation of New Road 3).
- 64. Southern Setbacks revised to maintain a minimum of 4.0m setback to walls and 3.5m to articulation elements such as balconies, ledges and screens.
- 65. **Block A** – due to revised southern setbacks and building separation, Southern units A301/401 (3 bed) and A302/402 (2 bed) have been reconfigured. A301/401 has been setback an additional 3,760mm from southern boundary compared to Unit A201 below (refer to Section FF for detail). Balconies and Courtyards amended accordingly. Privacy louvres have been provided to bedrooms of A306.


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66. **Block C** - due to revised southern setbacks and building separation, Southern units C305/405 (2 bed) and C306/406 (3 bed) have been reconfigured (to a 2 bed and 4 bed unit respectively). C306/406 has been setback an additional 3,775mm from southern boundary compared to Unit C206 below. Balconies and Courtyards amended accordingly. Privacy louvres have been provided to bedrooms of C201.
67. **Block F** – external wall to Bed 3 and Dining of Unit F305/405 has been extended out from main wall on southern façade, allowing windows to Bed 3 and Dining to be relocated into side walls (facing east/west), avoiding direct viewing across to Block C.
68. Additional dimensions shown on 1:400@A3 and 1:200@A3 floor plans.

LOT 1 - LEVELS 5-8

69. RLs amended lower to reflect revised regraded levels on Civil Drawings below.
70. 1.8m high obscure glass privacy screens added between balconies.
71. Building separation between Blocks D and E, and Blocks E and F, increased in width to reflect increased Lot 1 width (due to relocation of New Road 3).
72. Roof over bridging elements between Blocks A and B, and Blocks B and C has been amended to reflect amendments to units below.
73. Southern Setbacks revised to maintain a minimum of 4.0m setback to walls and 3.5m to articulation elements such as balconies, ledges and screens.
74. **Block A** – due to revised southern setbacks and building separation, Southern units A501/601,701,801 (1 bed) and A502/602/702/802 (2 bed) have been joined and reconfigured to create one four bedroom unit (A501/601/701/801). Remaining Unit designations have been altered to reflect the reduced number of units.
75. **Block B** - Landscape design on Level 8 Common Open Space to Level has been amended with slightly larger planter beds and additional furniture.
76. **Block C** - due to revised southern setbacks and building separation, Southern units C504/604/704/804 (2 bed) and C505/605/705/805 (1 bed) have been reconfigured to create one four bedroom unit (C504/604/704/804).
77. **Block E** – the entire floor plates from Levels 6-8 have been replaced with the floor plates from Levels 3-4. The entire floor plate from Level 5 has been replaced with the floor plates from Levels 3-4, with a minor modification to the southern wall of Unit E502.
78. **Block F** – the entire floor plates from Levels 5-8 have been replaced with the floor plates from Levels 3-4, with a minor modification to the southern wall of Unit F505/605/705/805. Here the external wall to Bed 3 and Dining has been

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extended out from the main wall on southern façade, allowing windows to Bed 3 and Dining to be relocated into side walls (facing east/west), avoiding direct viewing across to Block C.

79. Additional dimensions shown on 1:400@A3 and 1:200@A3 floor plans.

LOT 1 - ROOF PLAN

80. Roof plans amended to reflect revised Floor Plans below.

81. RLs amended lower to reflect revised regraded levels on Civil Drawings below.

Roof Slab levels lowered as follows:

- a. Block A lowered by 250mm to RL60.45
- b. Block B lowered by 600mm to RL58.75
- c. Block C lowered by 750mm to RL57.25
- d. Block D lowered by 250mm to RL60.45
- e. Block E lowered by 1,200mm to RL57.95
- f. Block F lowered by 750mm to RL57.25

LOT 1 - ELEVATIONS AND SECTIONS

82. Elevations amended to reflect changes in floor plans.

83. Buildings A-F lowered as follows:

- a. Block A lowered by 250mm
- b. Block B lowered by 600mm
- c. Block C lowered by 750mm
- d. Block D lowered by 250mm
- e. Block E lowered by 1,200mm
- f. Block F lowered by 750mm

84. Finished Ground lines amended to reflect revised regraded levels on the Civil Drawings

85. Materials and Finishes amended as follows:

- a. Majority of painted wall surfaces on Levels 2-8 replaced with Facebrick.
- b. Composite Aluminium panels replaced with Solid Aluminium panels.

86. Bridging Units between Blocks A and B and Blocks B and C amended, with paint colour lightened on the walls of Levels 3-4 to reinforce visual separation to the Units below.


87. Revised regraded ground lines shown on sections for comparison with existing and finished ground lines.

88. Section FF added through the bridging units to show the relationship in setbacks between Levels 3 and 4 and the lower levels.


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OTHER

- 89. Driveway sections updated to reflect the changes in the floor plans and revised levels.
- 90. Site details updated to show the new Waste storage and collection layouts.
- 91. Privacy cone diagrams (Dwg no. 53b) added to show measures taken to ensure privacy between bridging unit balconies and adjacent unit windows.
- 92. Building Height Plane amended to reflect amended Building footprints and levels. Top of Building RLs and Height Plane RLs shown.
- 93. 3D study diagrams updated to reflect changes to floor plans and elevations.
- 94. Solar access and Cross-ventilation diagrams updated to reflect updated floor plans.
- 95. FSR Diagrams updated to reflect amended Site Area and changes to Floor Plans.
- 96. Common Open Space and Deep Soil Diagrams updated to reflect amendments to Site area, Floor Plans and Landscape design.
- 97. Shadow diagrams updated to reflect changes to Floor Plans and levels.



Signed.....Date of Issue 10th August, 2021

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