

27 October 2021

Hornsby Council

List of Architectural Amendments in response to changes in regards to

Post S34 amendments - DA65/2019

DA00 Cover Page + Calculations

- Updated calculations

DA01 Context Plan

- Street Landscape Plan updated to accommodate 8m setback to face of building
- Street Setback Plan updated to accommodate 8m setback to face of building

DA01A Context Plan / Setback Analysis

- Street Landscape Plan updated to accommodate 8m setback to face of building
- Street Setback Plan updated to accommodate 8m setback to face of building

DA02 Site Analysis + Demolition Plan

- Proposed footprints updated to reflect updated setbacks / building envelopes

DA03 Basement 02 Plan

- 7m setback from eastern boundary.
- Reconfigured carparking to maintain complaint min carparking numbers

DA04 Basement 01

- 7m setback from eastern boundary.
- Reconfigured carparking to maintain complaint carparking numbers
- Bulky room increased to 32m²
- Ramp over from street gradient amended

DA05 Level 01

- Building A + B east elevation setback now 7m from rear boundary
- Building A + B east elevation apartments adjusted to accomodate 7m setback
- Building A + B gap now 9m
- Building D east facing apartments amended to accomodate 1 x 3 bed apts instead 2 x 1 bed apts
- Building C north west corner courtyard redesigned
- Building E south west corner courtyard redesigned
- New landscape design incorporated into architectural plan.
- Ramp to basement from street gradient amended to accomodate freeboard levels
- Substation moved to south to accomodate ramp sightline

DA06 Level 02

- Building A + B east elevation setback now 7m from rear boundary
- Building A + B east elevation apartments adjusted to accomodate 7m setback
- Building A + B gap now 9m
- Building D east facing apartments amended to accomodate 1 x 3 bed apts instead 2 x 1 bed apts
- Buildings C,D+ E west facing adjusted so now max 1/3 in 8-10m zone
- Buildings C,D+ E west facing adjusted so now 8M from street boundary

DA07 Level 03

- Building A + B east elevation setback now 7m from rear boundary
- Building A + B east elevation apartments adjusted to accomodate 7m setback
- Building A + B gap now 9m
- Building D east facing apartments amended to accomodate 1 x 3 bed apts instead 2 x 1 bed apts
- Buildings C,D+ E west facing adjusted so now max 1/3 in 8-10m zone
- Buildings C,D+ E west facing adjusted so now 8M from street boundary

DA08 Level 04

- Building A + B east elevation setback now 7m from rear boundary
- Building A + B east elevation apartments adjusted to accomodate 7m setback
- Building A + B gap now 9m
- Building D east facing apartments amended to accomodate 1 x 3 bed apts instead 2 x 1 bed apts
- Buildings C,D+ E west facing adjusted so now max 1/3 in 8-10m zone
- Buildings C,D+ E west facing adjusted so now 8M from street boundary

DA09 Level 05

- Building A + B east elevation balcony setback now 7m from rear / east boundary
- Buildings C,D+ E west facing adjusted so now 8M from street boundary

DA10 Level 06

- Building A + B east elevation setback now 7m from rear boundary
- Building A + B east elevation additional 3m setback from east between grids CF-CH as well as grids CN + CP
- Building C,D+E west elevation additional 3m setback from west grids DC-DD, DE-DF, DG-DH, DM-DN, DO-DP, DQ-DR

DA11 Roof + Site Plan

- Building A + B east elevation setback now 7m from rear boundary
- Building A + B east elevation additional 3m setback from east between grids CF-CH as well as grids CN + CP
- Building C,D+E west elevation additional 3m setback from west grids DC-DD, DE-DF, DG-DH, DM-DN, DO-DP, DQ-DR

DA12 Sections AA+BB

- 7m setback from eastern boundary.
- 8m setback from western boundary.

DA12A Sections CC + ramp sections

- Ramp to basement from street gradient amended to accomodate freeboard levels

DA14 West elevations

- Updated to reflect amended plans
- Removed face brick "frames"
- External operable screens to provide shading instead of brick frames / overhangs

DA15 East elevations

- Updated to reflect amended plans
- Removed face brick "frames"
- External operable screens to provide shading instead of brick frames / overhangs

DA16 North elevations

- Updated to reflect amended plans
- Removed face brick "frames"
- External operable screens to provide shading instead of brick frames / overhangs

DA17 South elevations

- Updated to reflect amended plans
- Removed face brick "frames"
- External operable screens to provide shading instead of brick frames / overhangs

DA22 ADG COMPLIANT DIAGRAMS + SOLAR ANALYSIS

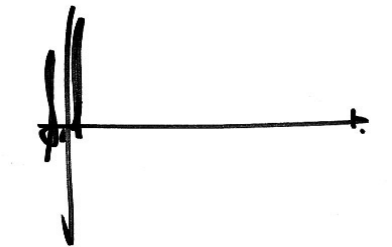
- Deep soil increased / detailed calculations to be checked on landscape plan
- Communal open space increased
- Solar access increased

DA23 SCHEDULE OF FINISHES

- Updated as per the elevation amendments

DA24 HEIGHT PLANE

- Updated as per the roof amendments



Aleksandar Jelacic
DIRECTOR