

19 November, 2021

Pallas Development Management Pty Ltd
Trading as Fortis Development Group
30-36 Bay Street
Double Bay NSW

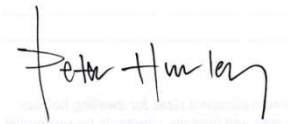
RE : Gaden House - 24 Bay Street, Double Bay - Schedule of Amendments

To whom it may concern,

Since the original DA (Revision A) was submitted in February 2021, we have made the following changes to the current plans (Revisions vary from A to D):

- Parapet roof form stepped to reduce visibility from the street
- Parapet reduced from RL 22410 to RL 22210
- Level 4 Screen colour darkened to make more recessive
- Lift location moved away from southern boundary to minimize building mass and overshadowing
- Lift revised for shorter overrun, from RL 22650 to RL 21800 to reduce overall height and impacts
- KE exhaust removed to reduce max building height
- Stair direction flipped to reduce roof form at level 3/4 to minimize bulk and shadows cast onto neighbouring apartments 16-22 Bay St
- Level 4 building footprint and Gross Floor Area reduced (from 134 square metres to 99 square metres)
- Overall FSR reduced from 3.44:1 to 3.35 : 1
- Overall GFA reduced from 1326 square metres to 1294 square metres
- Level 4 building mass pulled away from southern boundary
- Level 4 West façade revised to reduce shadow impacts to 16-22 Bay terraces
- Louvres and planters added to south façade facing 16-22 Bay Street
- Planter bed added to roof of stairwell facing 16-22 Bay Street
- Level 3 floor space extended behind lift (southeast corner of floor plate)
- Internal Comms & risers revised on each level due to stair location
- Screen to external mechanical plant (Level 3) deleted due to additional shadows cast to adjacent terraces
- Solar panels added to roof for Sustainability
- 3 risers added to ground floor lobby for flood mitigation, and associated changes due to Lift relocation
- Bike store added on each level

Regards



Peter Hurley
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Gaden House Changes since DA 211119

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