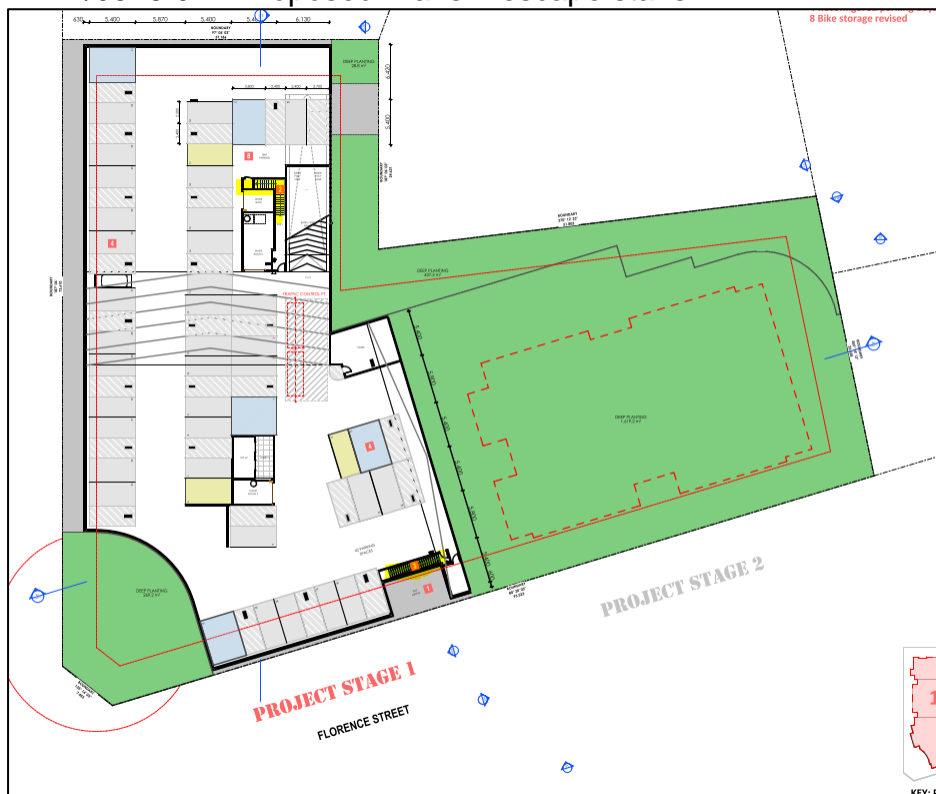


- ## DA21/0949 - Approved Plans – escape stairs

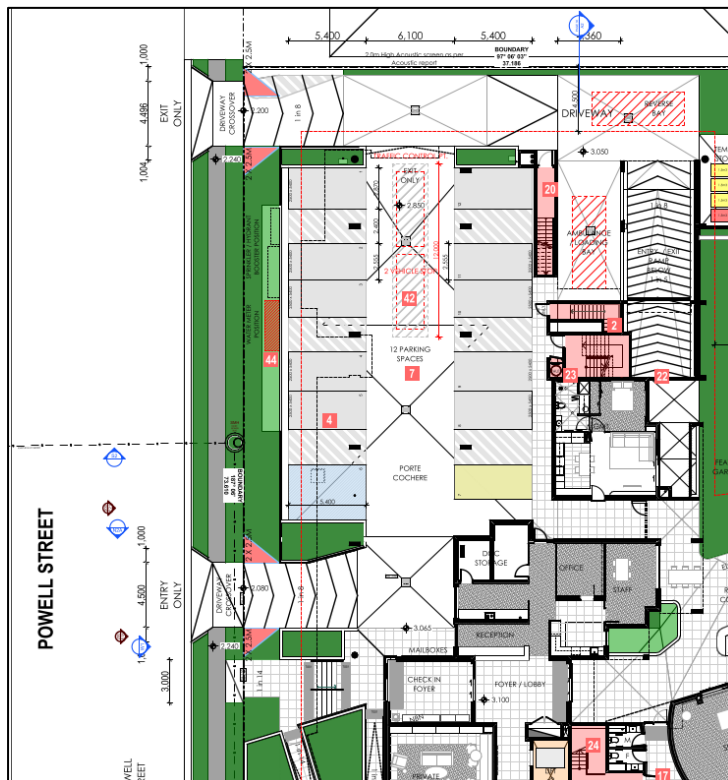


- Minor reconfiguration of car parking bays at Ground Level and driveway configuration (Item 4 in Plans);
- Basement exit ramp - minor change to alignment (Item 6 in Plans);
- Parking bays revised reducing one space at Ground Level (Item 7 in Plans);

DA21/0949



DA21/0949.01

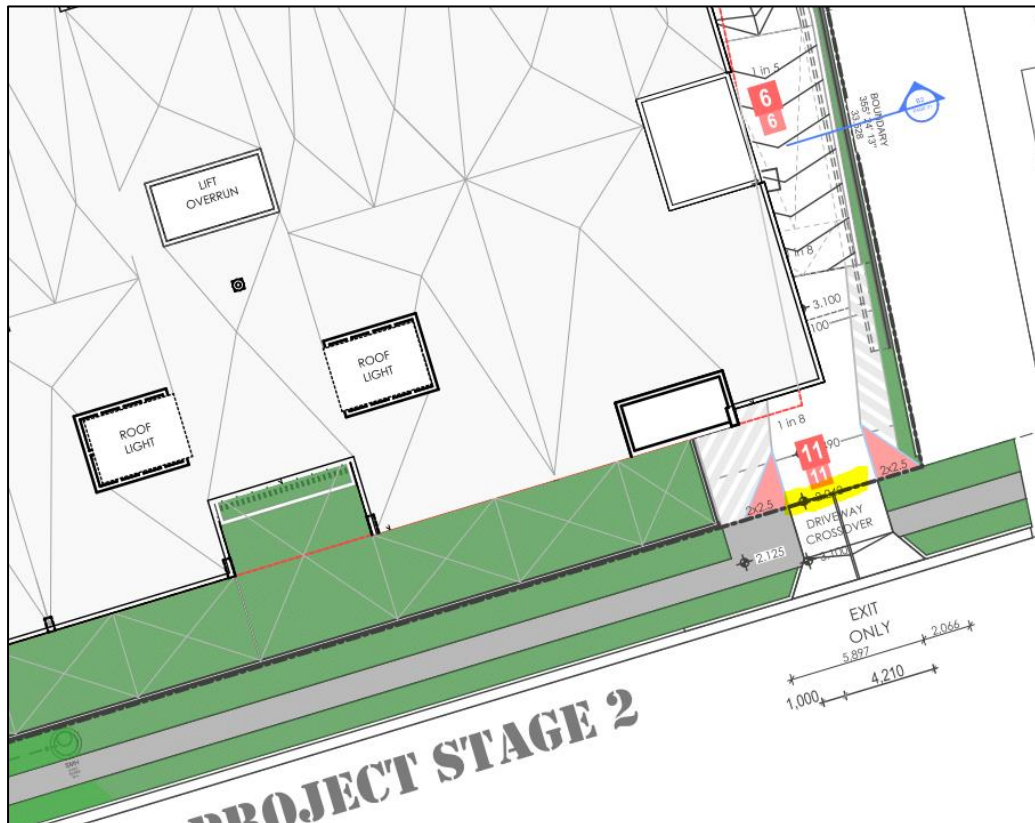


- Waste room and chute position revised as indicated on Plans (Item 9 in Plans);
- Exit ramp connection to road cross over located further to the east (Item 11 in Plans);

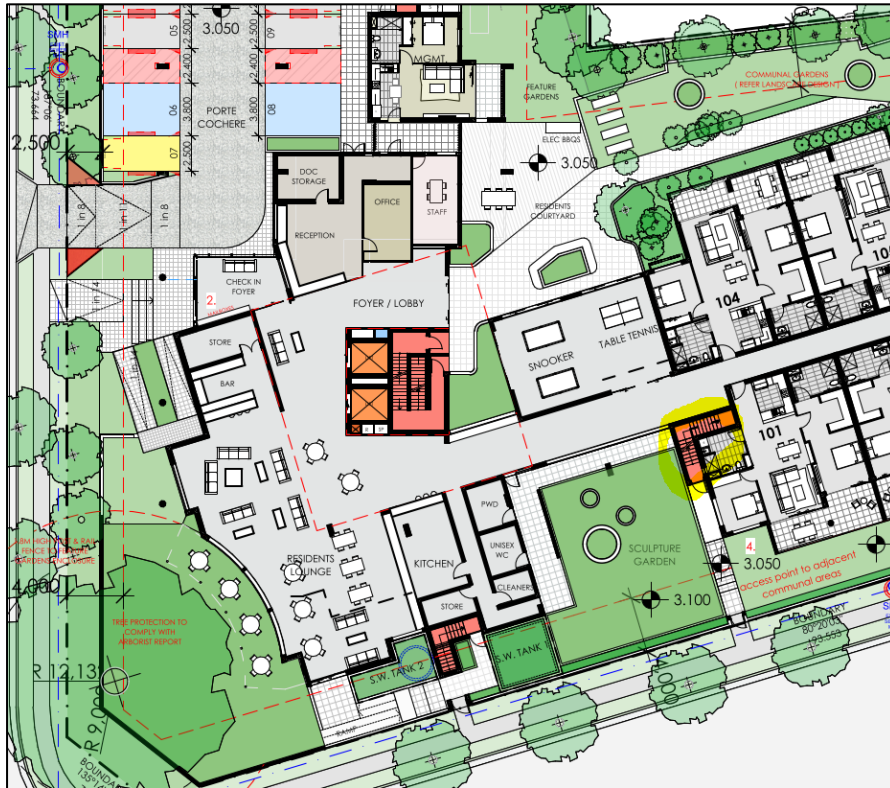
DA21/0949



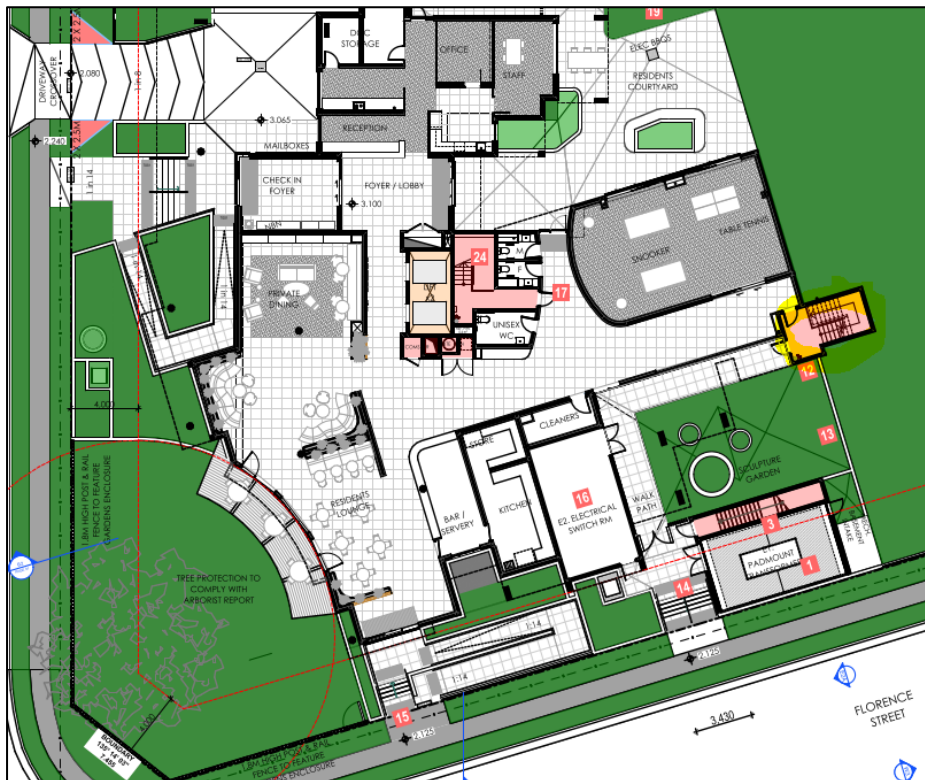
DA21/0949.01



- New staircase provided (Stage1) to enable access to vacant land in Stage 2 (Item 12 in Plans);
- DA21/0949



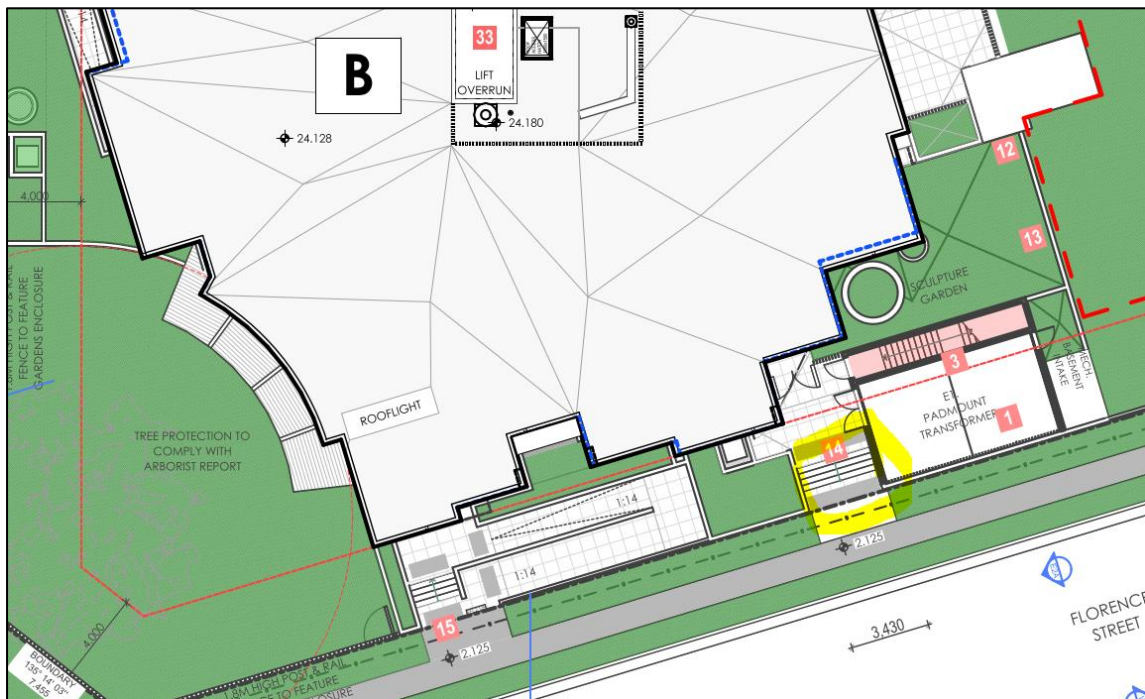
DA21/0949.01



- Emergency exit - revised stairs now running east west (Item 13 in Plans);
 - Revised exit path along Florence Street with wider double stairs now proposed (Item 14 in Plans);
- DA21/0949



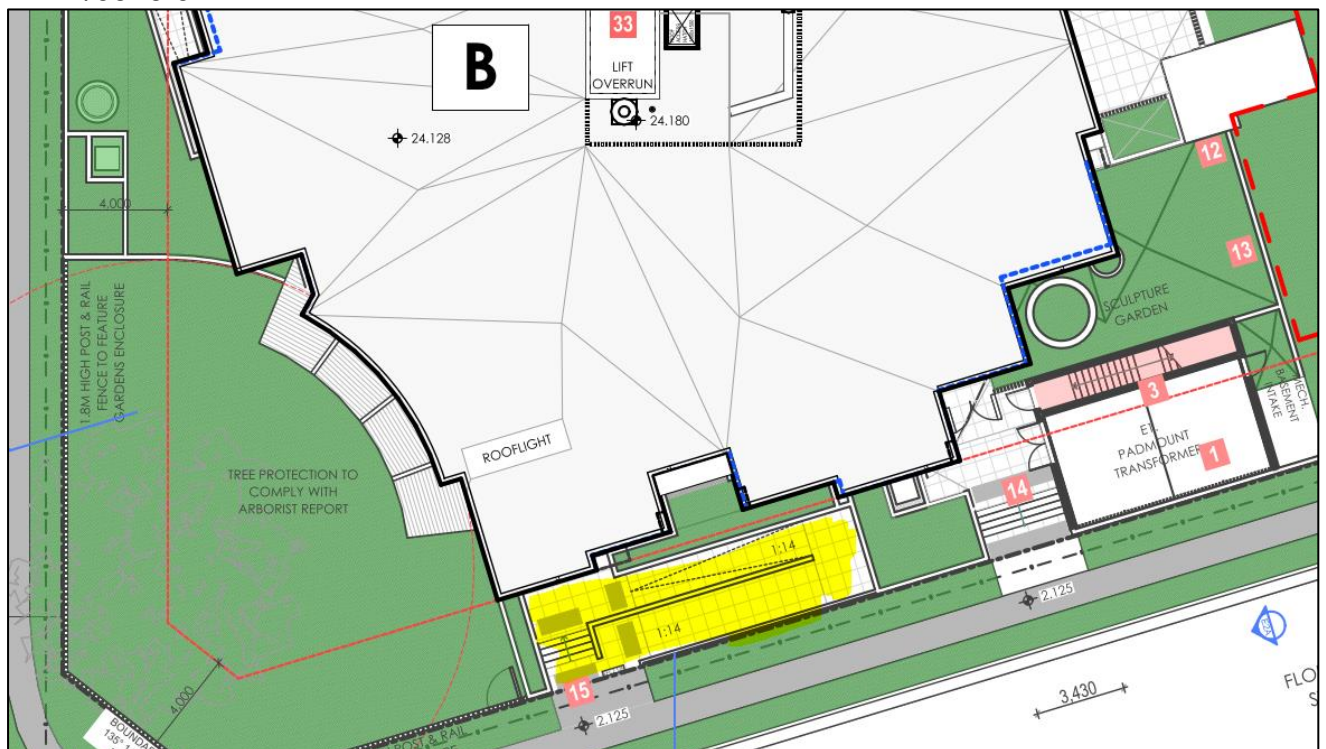
DA21/0949.01



- Entry stairs off Florence Street revised with wider double set of stairs now proposed (Item 15 in Plans);
DA21/0949



DA21/0949.01

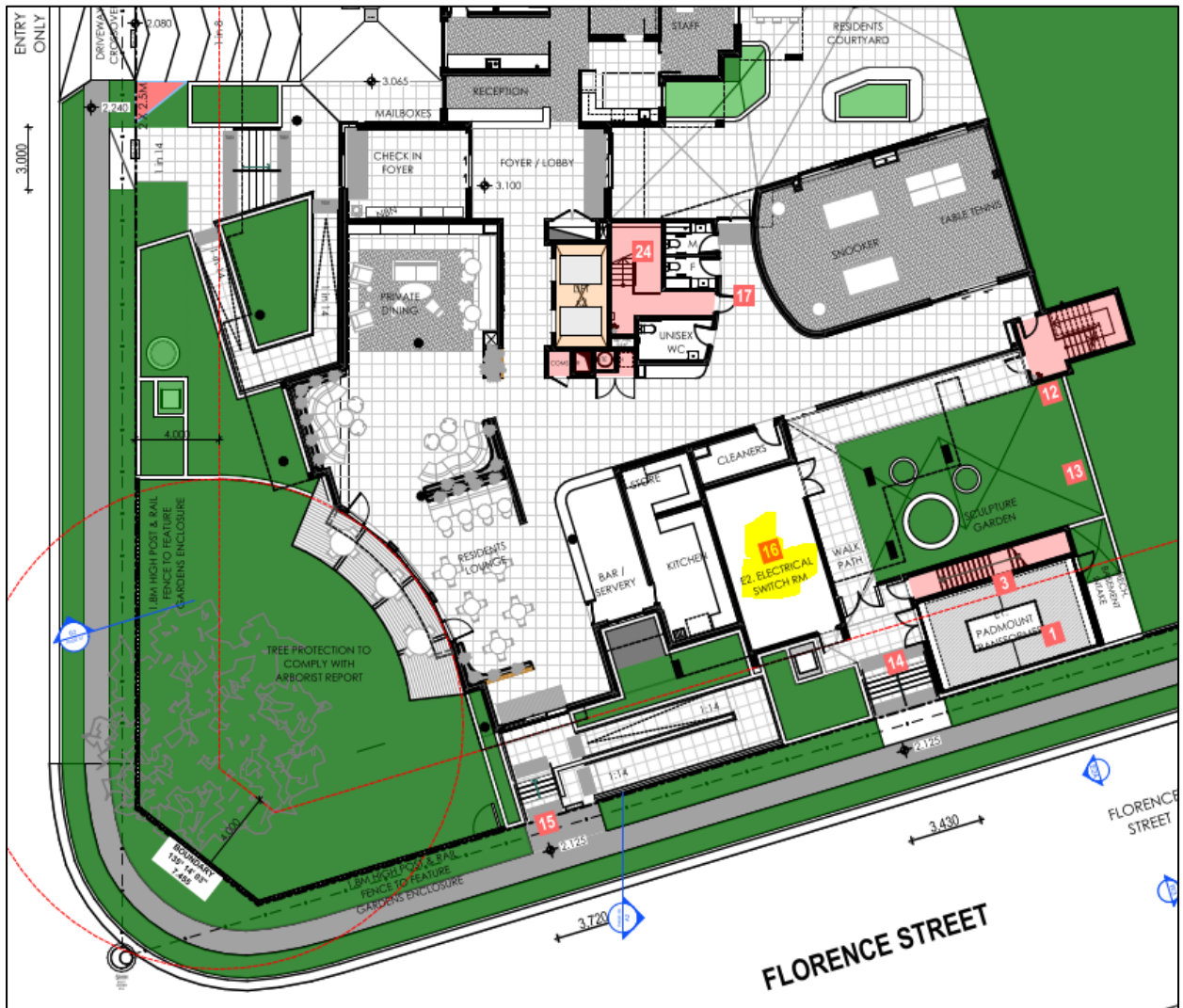


- Electrical switch room now added to the south removing the kitchen, storage etc room (Item 16 in Plans);

DA21/0949



DA21/0949.01

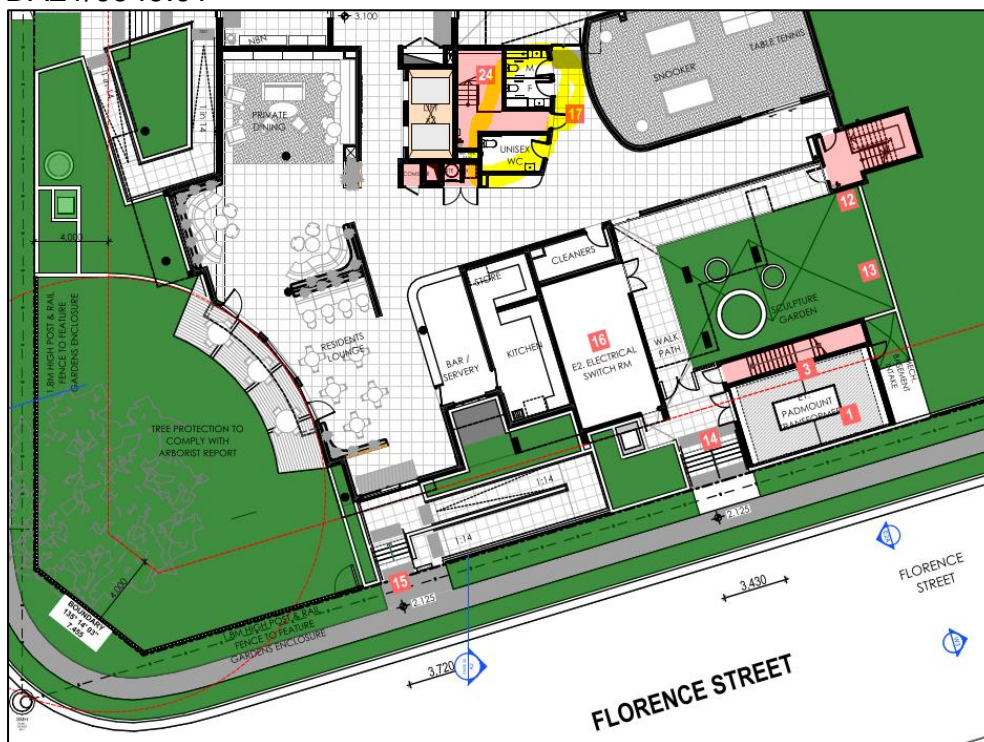


- Relocated ground floor toilets (item 17 in Plans);

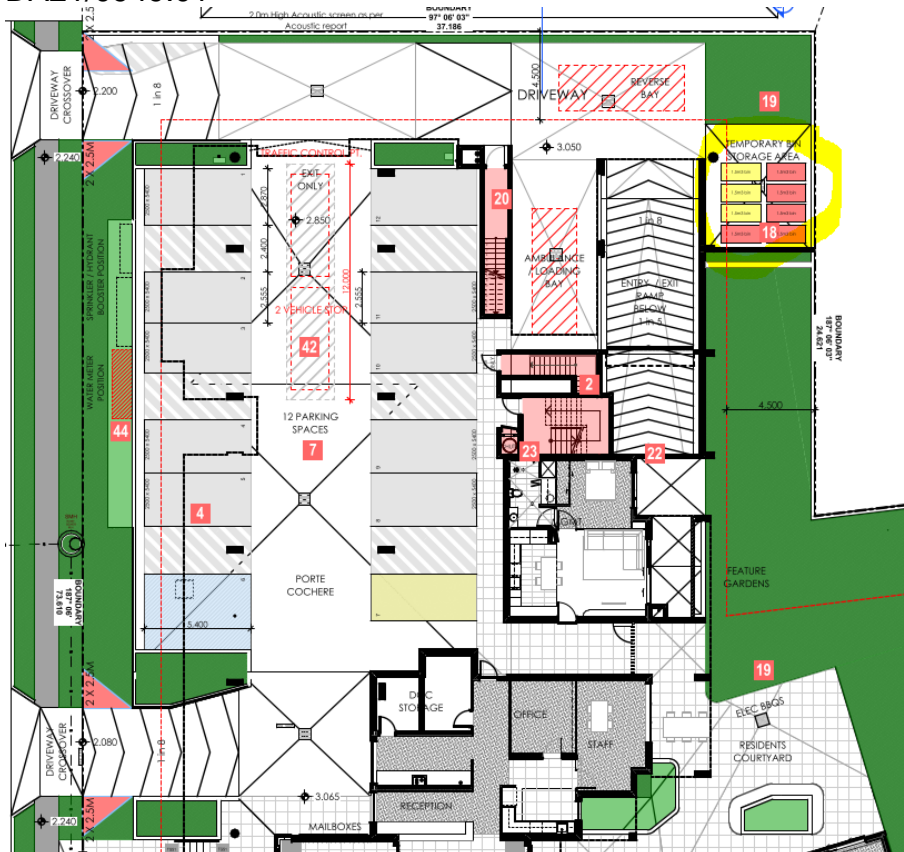
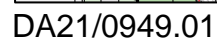
DA21/0949



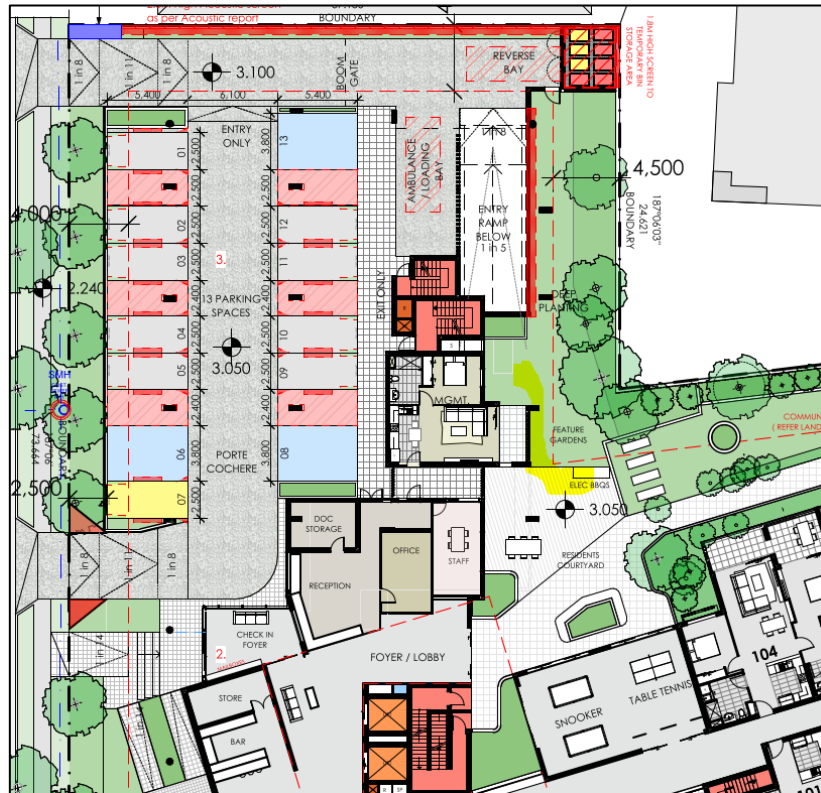
DA21/0949.01



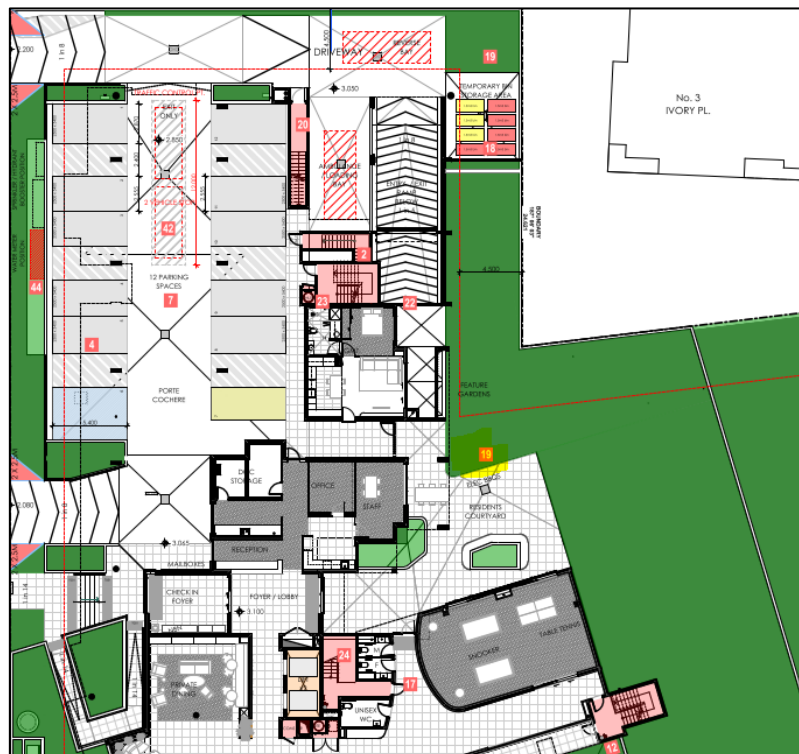
- Da21/0949



- Minor increase in landscaping/ deep soil zones adjacent to residents' courtyard (Item 19 in Plans);
DA21/0949



DA21/0949.01

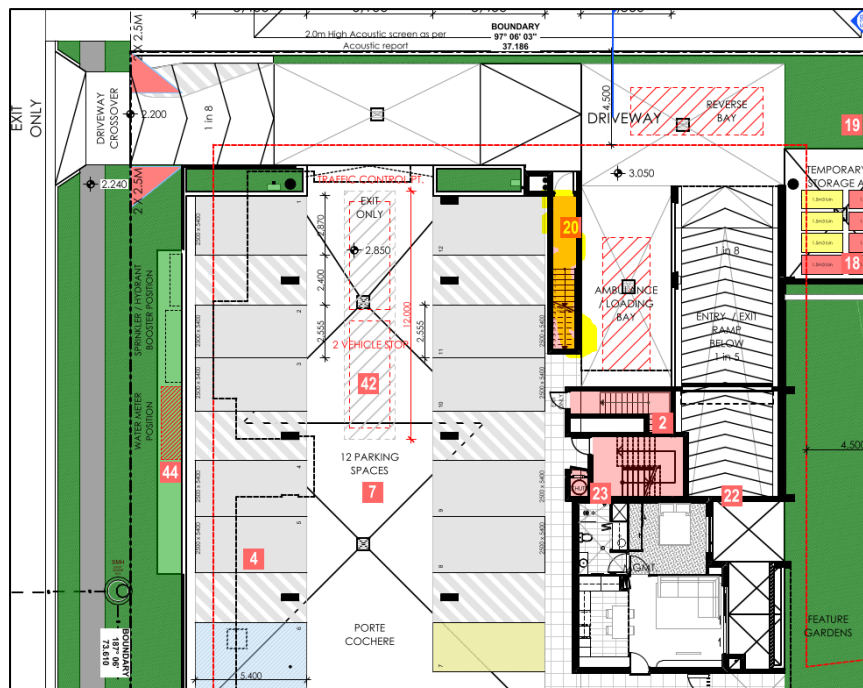


- Fire pump access stairs added to the north of the site at Ground Level (Item 20 in Plans);

DA21/0949



DA21/0949.01



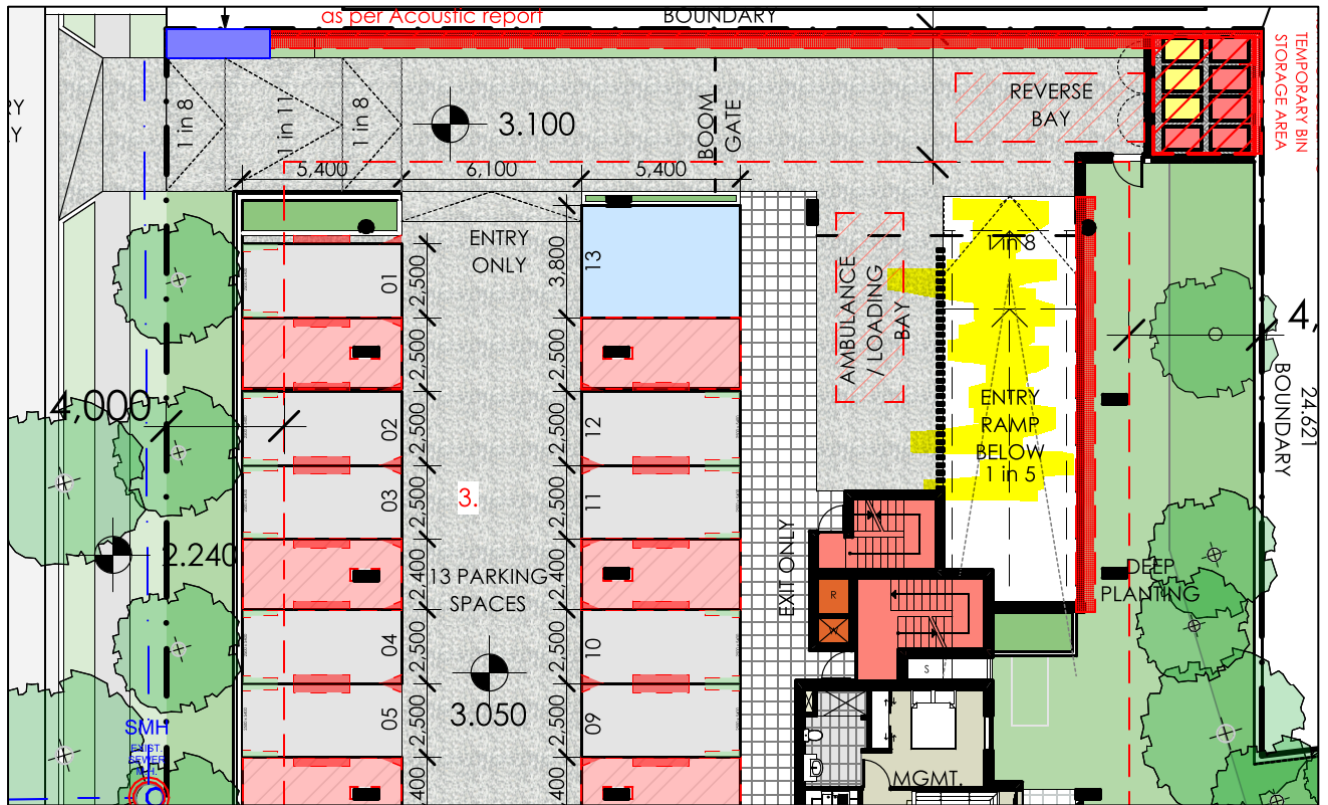
DA21/0949



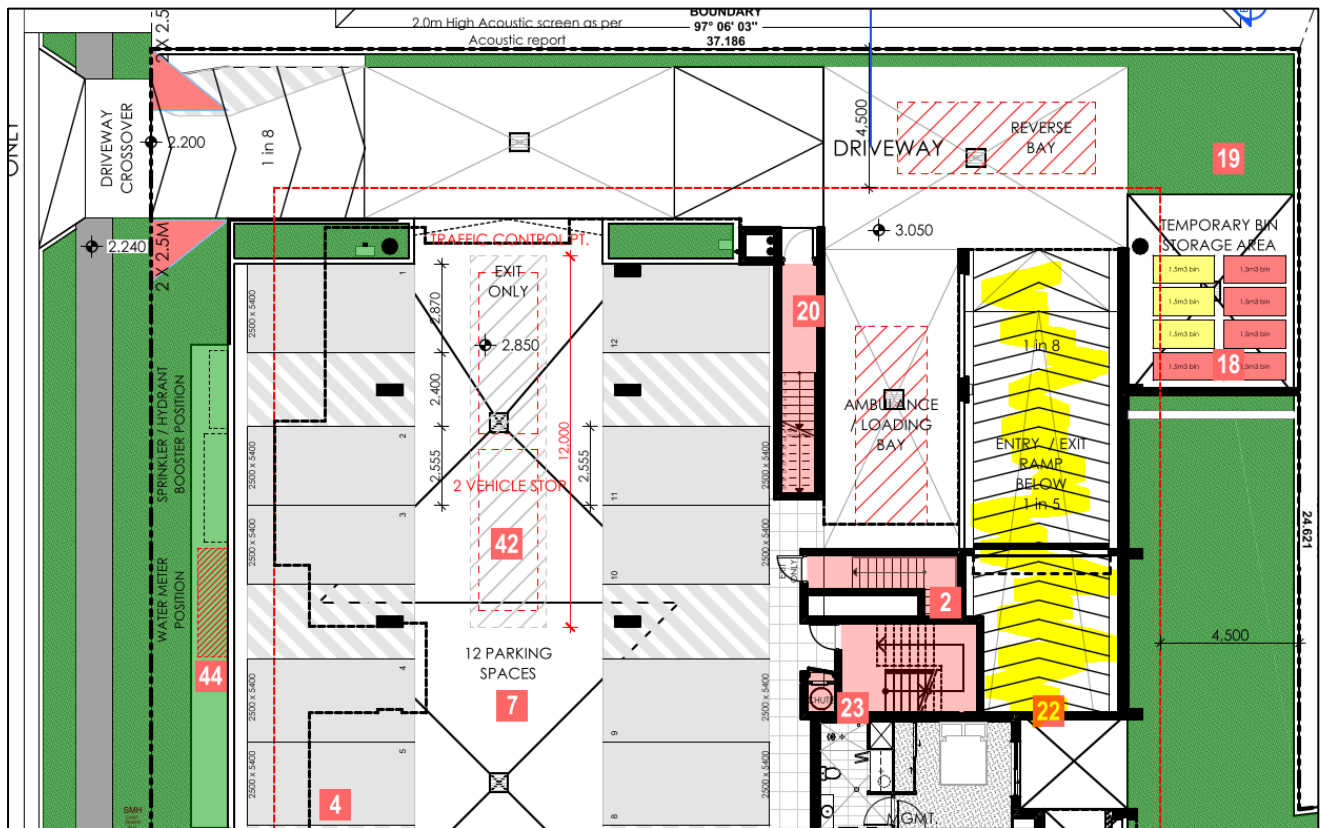
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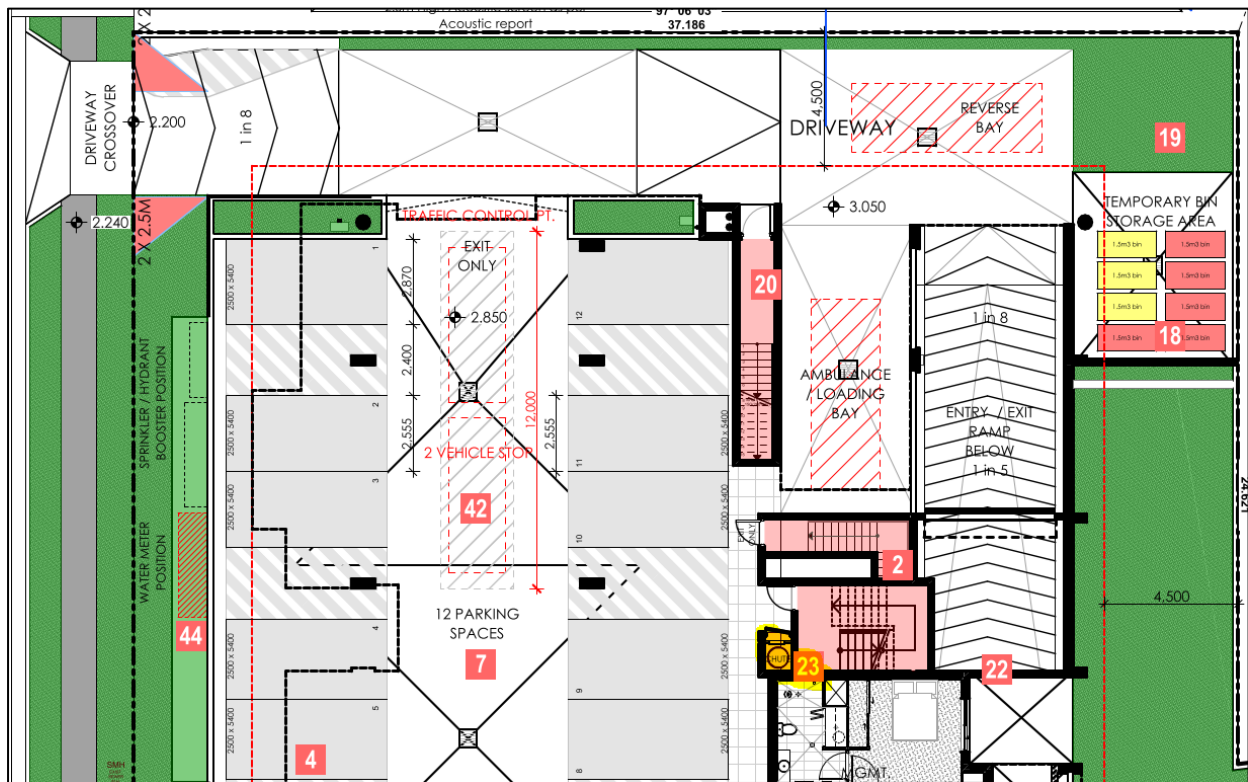


- Entry ramp to basement extended to achieve required gradients (Item 22 in Plans);
- DA21/0949



Da21/0949.01



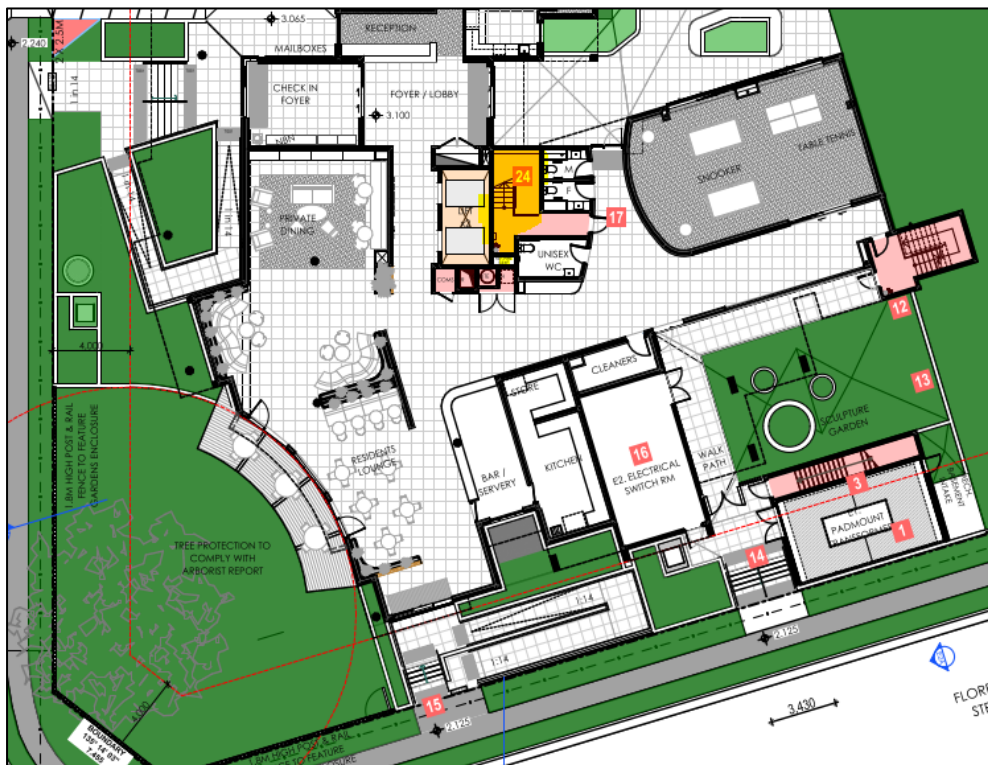


- Scissor stairs replaced by standard staircase (item 24 in the Plans);

DA21/0949



DA21/0949.01

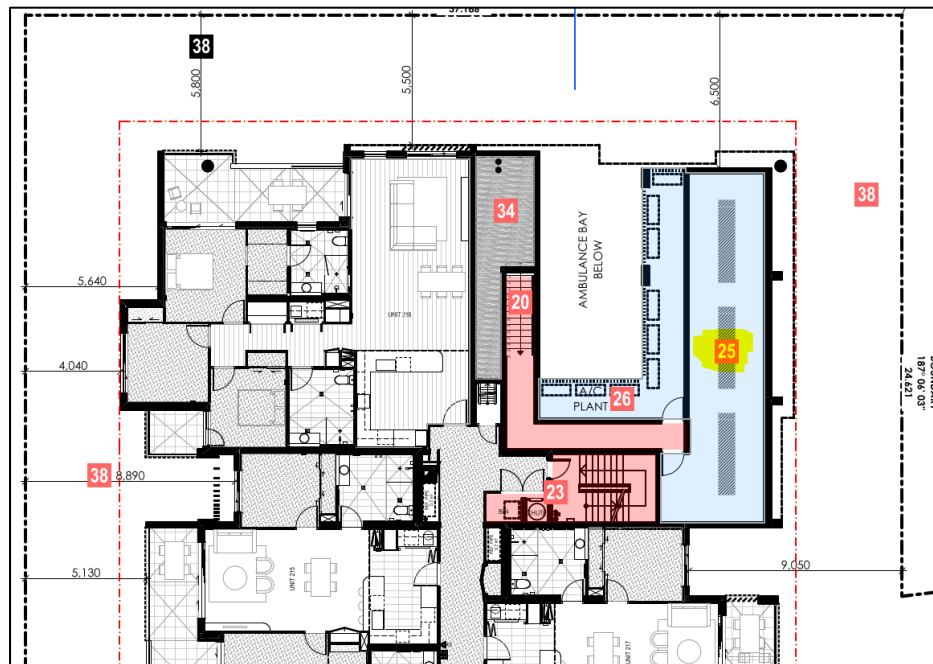


- Level convention amended (Item 25 in Plans);

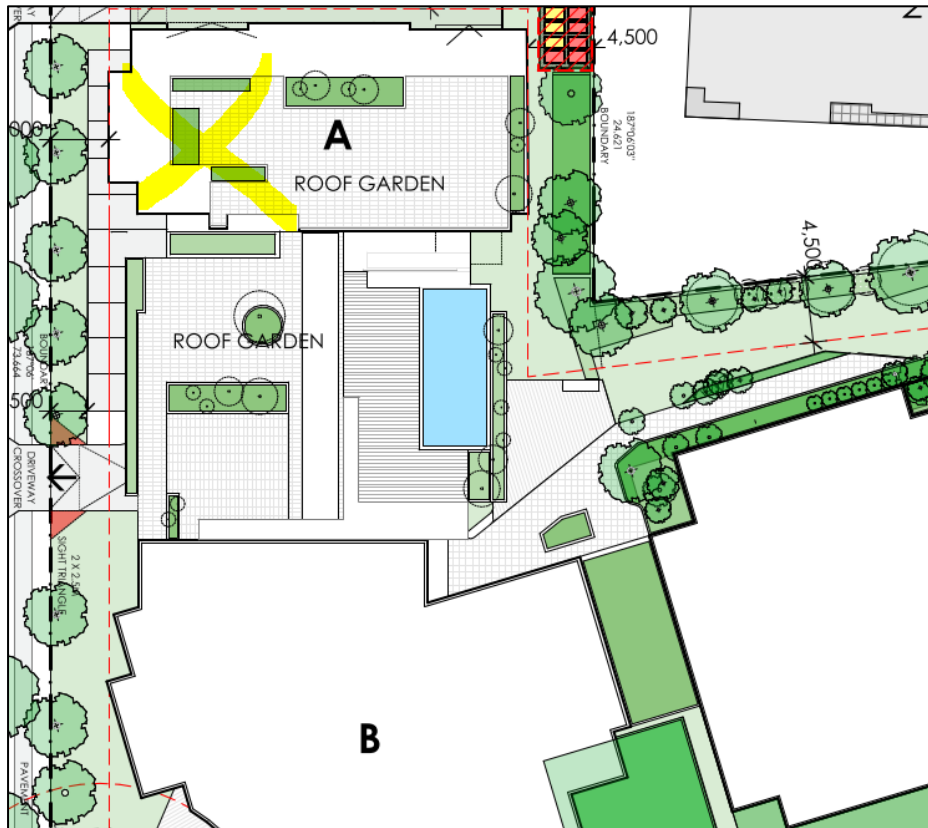
DA21/0949



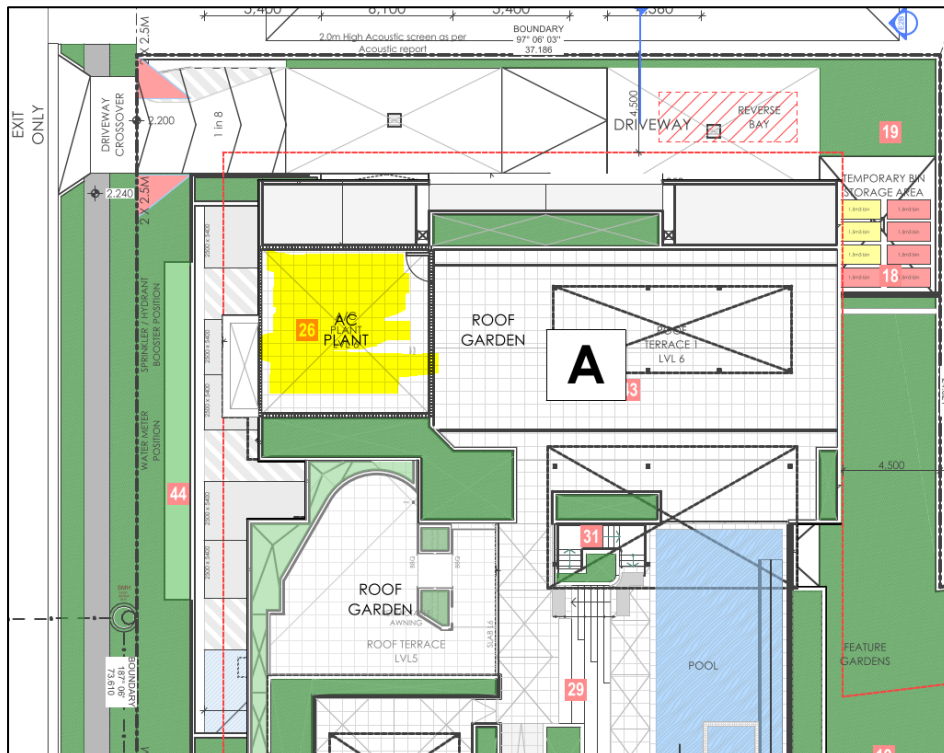
DA21/0949.01



- A/C plant revised in location for Stage 1 (Items 26 and 27 in Plans); DA21/0949



DA21/0949.01



- Feature window removed (Item 28 in Plans);

DA21/0949

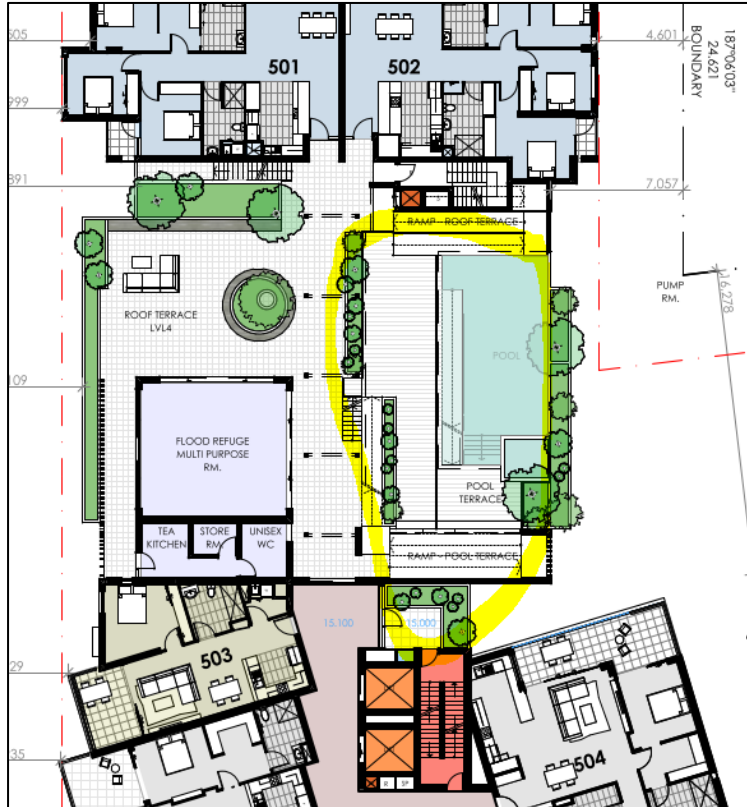


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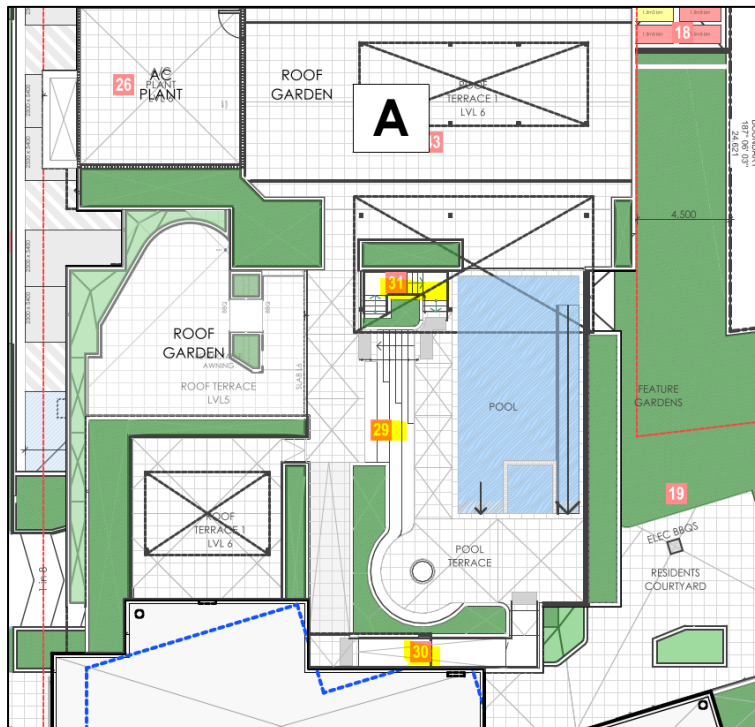


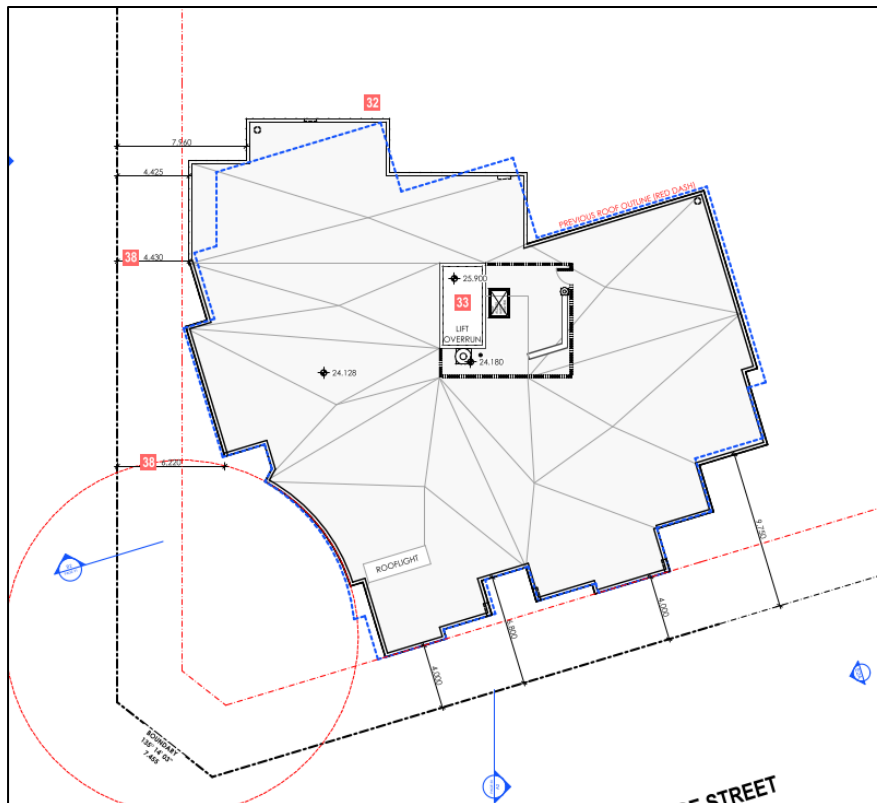
- Pool area layout revised with roof terrace to the west repositioned to the south.
Pool access also revised (Item 29 -31 in Plans);

DA21/0949

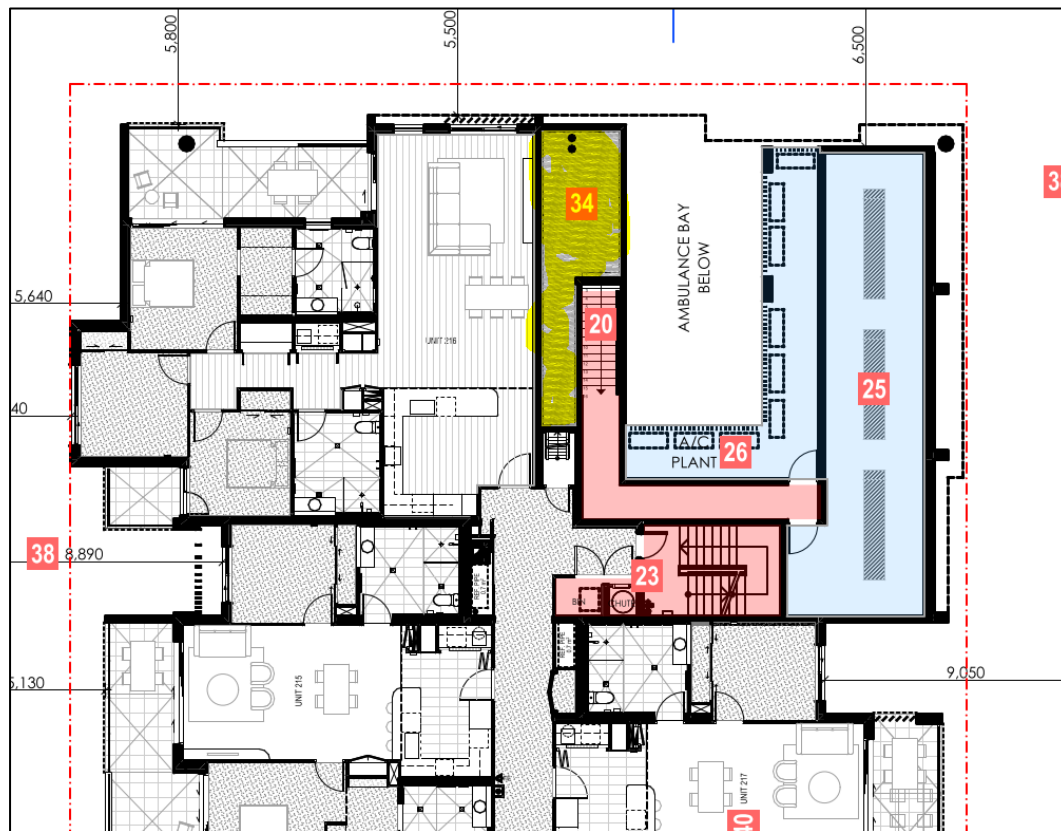


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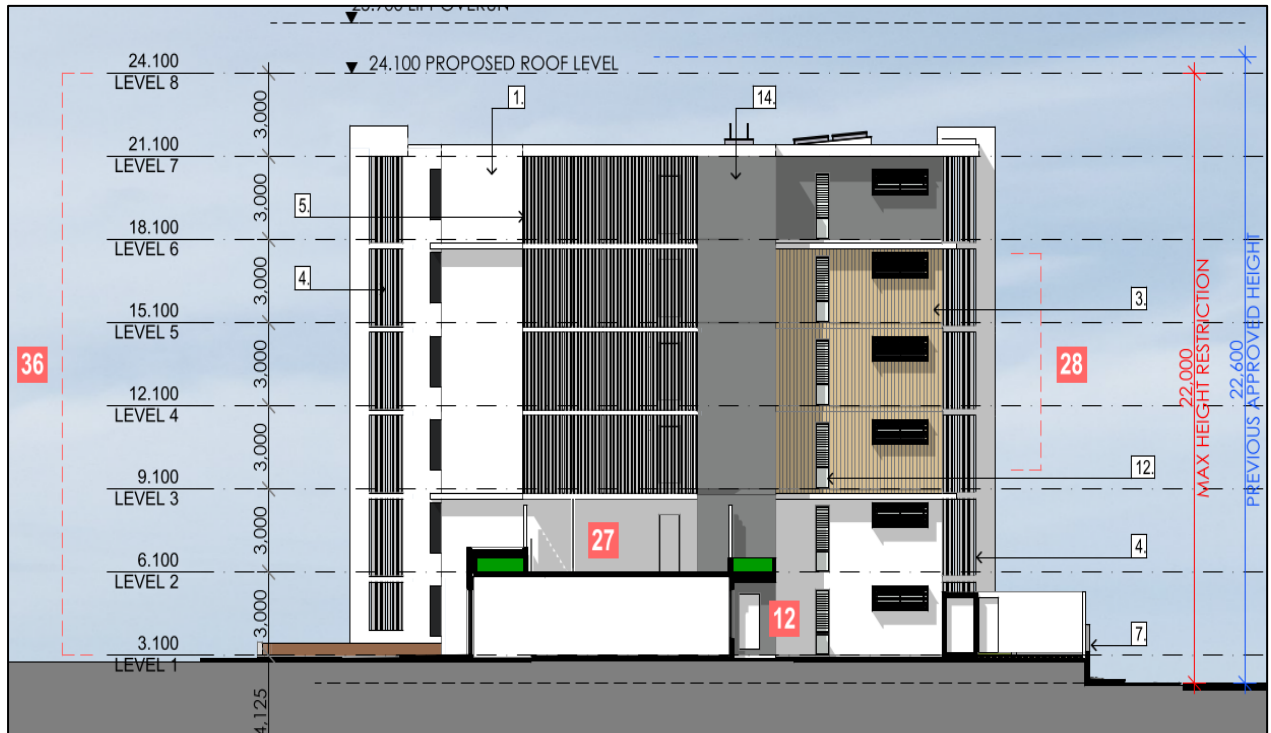
- Water storage tank added on Level 2 of the Plans (Item 34 in Plans);



- Unit naming revised and number of levels revised, noting the number of units and levels remains the same quantity (Item 35 and 36 in Plans);



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- Internal unit layout revised, noting no changes are to occur that are visible from the exterior of the units (Item 37 in Plans);

- Minor changes to the setback along Powell Street, minor increase and decrease. On balance retaining the setbacks as previously approved in DA21/0949 (Item 38 in Plans);

Setbacks

	<u>Approved</u> <u>DA21/0949</u>	<u>Mod</u> <u>DA21/0949.01</u>
Building A		
Basement level	0.83m to north 2.5m to west 6.0m to east	0.6m north 2.5m west 5.5m east
Ground level	20m to west building line 8.4m-9m to east	20m west building line 5m east building line 5.7m north building line
First level	3.99m to 9.1 west building line 5.1m west to balconies 6.9m to 9.1m east building line 4.8m east to balconies 5.5 to north building line 5.9m north to balconies	5.5m north to building line 5.8m north to balcony 5m west to service room building line 7.5m to 9m west to building line 5.1m west to balcony 4m-5.6m east to building line 5.1m east to balcony
Second level	5.5m north- building line 3.9m to 5.5m - west building line 4.6m east – building line	5.5m north building line 5.8m north balcony 4m-8.8m west building line 5.13m west to balcony 4.5m east building line 4.5m-5.1m balcony
Third level	5.5m north building line 5.8m north balcony 4.0m west building line 5.4m west building line 5.1m west balcony 4.8m east building line	5.5m north to building line 5.8m north to balcony 4.6m-5.1m east to balconies 4.6m east to building line 4m west to building line 5.1m west to balcony
Fourth level	5.5m north building line 5.9m north balcony 3.9m west building line 4.6m east building line / balcony	4.6m east to balcony 4.6m east to building line 5.5m north the building line 5.8m north to balcony 4m west to building line 5.1m west to balcony
Level 5	5.9m north wall 4.6m to east wall 5.7m to west wall	4.6m east to building 5.5m north to building line 4.0m to east to building line
Level 6	5.5-5.9m to north roof 4.6m to east roof 3.9m west roof	4.6m east roof 5.5m north to roof 4m west to roof

Building B		
Basement level	1.4m to south 2.5m to west 5.2m to north (bike storage) 8m to north	0.5m – 4.6m south 2.5m west 8m to north (storeroom)
Ground level	16m to north 6.8m to west 2.5-4.5m to south	16m to north 6.7m to west 0.0m south built to boundary (PMT) 4.4m south building line
First level	4m to south balconies 6.8m to south building line 3.9-4.2m west balcony 6m west building line	4m south balconies 7m south building line 4.2m-6.4m west balconies 5.1m west building line
Second level	4m south to balconies 6.8m south to wall 3.9m-4.3m to balconies west	4m south balcony 6.5m south to building line 4.2m- 6.4m west to balconies 5m west to building line
Third level	4m to south balconies 6.8m south building line 3.9m to 4.3m west balconies 5.8m east building line	4m south to balconies 7m south to building line 4.2m-6.4m to balconies 5m to building line
Fourth level	4.0m to south balconies 6.8m south to building line 3.9m-4.3m west to balconies 6.0m to wall	4m south to balconies 7m south to building line 4.2m-6.4m to balconies 5m to building line
Fifth level	3.8m south to balcony 6.8m south to building line 3.9m -4.3m west to balcony 5.8m to west	4m south to balcony 7m south to building line 5m west to building line 4.2m-6.6m west to balcony
Six level	4m south to balcony 6.8m south to wall 3.9-4.7m west to building line	4m south to balcony 6.8m south to building line 4.4m- 6.6m west to balcony 5.1m west to building line
Seventh level (roof)	3.9m east roof 4m south roof	4m to south 4m to west
Building C		
Basement	0.4m to west 0.485m to south 5.8m to north	3.3m north 0.4m to east 0.431m to south
Ground level	5.2-10m north balconies 7.8m-12.8m north to wall 5.2m east to building line 4.5m-6.7m south to building line south	5.4m - 11m north balconies 8.2m -15.4m north to building lines 5.6m east to building line 4m south to balconies

	3.9m south balconies	6m south to building lines
First Level	4.0m south balcony 4.2m south building line 6.2m east to building line 3.4-5.0m east to building line 5.8m east to balconies 4.2m to 16.2m north building lines 4.4m to 11m to north balconies	4.3m-15.2m north building line 4.5m-10.9m north balconies 4.1m east to building line 6.2m south to building line 4m south to balconies
Second level	4.0m south to balconies 6.2m-7m south to building line 4.0m east building line 5.8m east balconies 4.2m-16.2m north to building line 5.3m to 11m balconies	6.2m –7m to south building line 4.1m east to building line 4.5m -15.2m north to building line 4.3m -10m north to balconies
Third level	4.2m to 16.2m north building line 4.3m - 11m north to balconies 4.0m east to building 5.8m east to balcony 6.2m south building line 4m south balcony	4.3m-15.2m north to building line 4.3m to 11m north building line 3.8m east building line 6.1m east balcony 4m south balcony 6.2m south building line
Fourth level	4m south balcony 6.2m south balcony 3.6m east building line 5.7m east balcony 4.2m- 16.2m north building line 4.3m -11m north balcony	6.2m-7.7m south building line 4m south balcony 3.7m east building line 6.1m east balcony 4.3m to 15.2m north building line 4.5m-10.7m
Fifth level	4.2m-16.2m north building line 4.7m-11m north to balcony 4m south to balcony 6.2m south building line 4.1m east building line 6m to east balcony	4.3m-15.2m north building line 4.4m-11m north to balconies 3.6m east to building line 6.1m to balconies 4m south to balconies 6.2m south to wall
Six level (roof)	4m south to roof 6.2m south to roof 4.4m east to roof 4.2m-11m north to roof	4m south roof 3.3m east roof 4.3m-15.3m north

- Final gross floor areas revised, now proposed as 11,447.2m² compared to the previously approved 11,491.6m²; a reduction of 44.4m² (item 39 in Plans);

- Unit numbers revised (Item 40 in Plans);

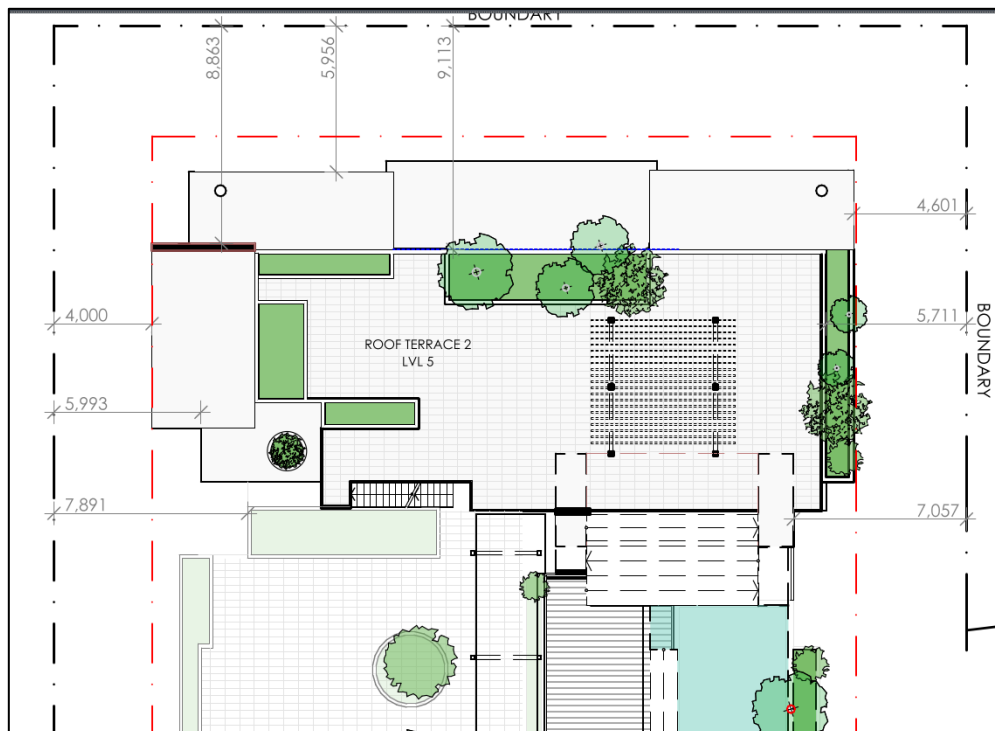
Refer to updated schedule in stamped approved plans.

- Vehicle stop bay/ controlled entrance/ exit ramp added (Item 42 in Plans);

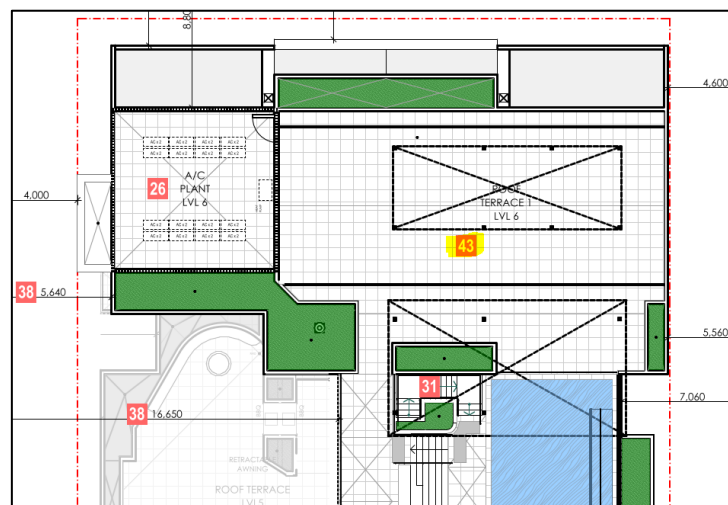
(Refer to traffic report)

- Roof terrace on Level 6 revised however retaining north, east and west aspect (Item 43 in Plans);

DA21/0949

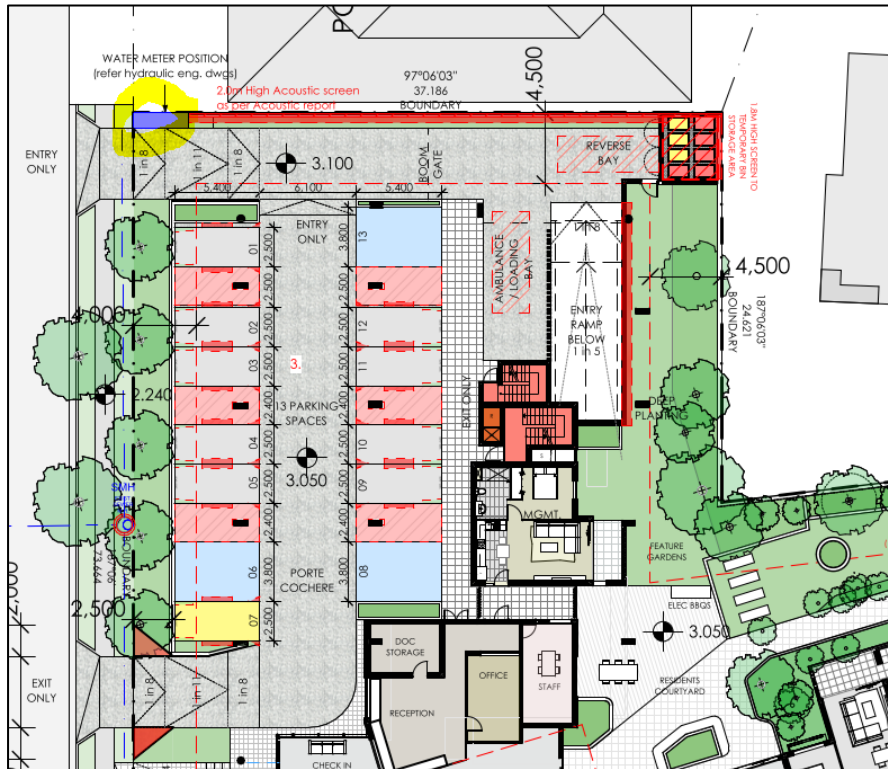


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- Water meter repositioned (Item 44 in Plans)

DA21/0949



DA21/0949.01

