



CHANGES TO ARCHITECTURALS

27A-29 PINE AVENUE BROOKVALE

4th August 2022

Revision E Drawings



4th August 2022

Re: Changes to Drawings for Development Application at 27a-29 Pine Avenue Brookvale

This schedule of changes has been collated to assist in the proceedings of the Land and Environment Court. The changes below have been made after the Revision B drawings that are currently before the court. The changes were made either during Joint Conferencing of the experts, or following discussions after the experts finalised their joint reports. We would be happy to elaborate on any items if required.

- Basement Floor Plan has setback dimensions added as requested by experts.
- Basement parking schedule updated to reflect new yield (discussed further below).
- Balconies on the southern side of Level 2 removed on all buildings to alleviate any privacy concerns.
- Deletion of the Top Storey of Building 1
- Building separation increased to 12m.
 - o Building 1 length reduced by 2.9m.
 - o Building 2 length reduced by 2.9m.
- Units reconfigured due to shorter building length and top floor removed. Units reduced to 20 apartments.
- Principle Common Open Space relocated to between Units 2 and 6.
- Visitor Parking Reduced due to reduction in number of units in the development.
- Cross Sections have been updated as above.
- Cross Sections 1 & 3 have solar lines added to assist the experts.
- Long Sections have dimensions added to show compliance with ADG Ceiling Heights.
- Elevations updated as above.
- Views from the Sun now have labels showing the neighbouring apartments that are visible to assist the experts.
- Views from the Sun have a few 'solar cubes' added at the request of the experts.
- ADG Compliance page updated.
- Updated Height Blanket showing compliance with the LEP Heights.
- Updated landscaping to reflect the new communal space including a pergola.

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

Scott Walsh
Director

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