

11/01/21



Re: Proposed Modification to DA 255/19 – 147, 151, 153 Kurraba Road, Kurraba Point

Dear Neighbours,

We hope you've had a relaxing and enjoyable Christmas and New years to close out what's been an interesting and busy year for all.

This letter is provided to notify and inform you about a S4.55 application (a S4.55 is an application which seeks to amend or modify parts of a DA consent) we've lodged with North Sydney Council regarding our development, which will be on notification to the community from the *15th of January to the 29th of January*.

The intention of this letter is to provide our neighbours and the community with notice of this application prior to council notification and provide information regarding the proposed amendments to the design, and the reasoning behind these adjustments.

The S4.55 modification application consists of:

- Modification to the Vehicular Cross over and access ramp regarding length & gradient to assist with ramp compliance
- Rearrangement of basement layouts regarding services locations and garbage room
- Modification of Level 1 courtyard and Concierge regarding location of plant room and landscaping
- Revision of internal layouts of 1.03, 2.06, 3.06 and 4.06
- Amalgamation of apartments 5.02 and 5.03 to 1 x singular apartment
- Deletion of hit & miss brickwork and infill void to Northern building façade
- Minor adjustment of site area following detailed boundary survey

The following summary of changes is intended to provide an overall explanation, and description of impacts (if any) of our proposed amendments. Detailed planning information, development controls, plans and supporting documentation can be found in the application itself and will be provided by North Sydney Council on their website.

1. Modification of Vehicular Cross over and Driveway Ramp:

Adjustment to the length and gradient of the basement entry ramp is required to achieve a more functional and safer entry solution to the basement for users in the development and to assist with compliance of the access ramp. Upon further detailed design, our traffic engineers have highlighted that the current ramp gradient requires modification to ensure compliance requires us to lengthen the ramp within our site, which travels along the North Boundary of the site to achieve a lesser gradient.

Working with our consultant team, we have engineered a solution which does not require any further piling, retention or stabilisation works to the northern boundary. No further excavation is required to lengthen the ramp when compared to the excavation and retention designs approved by way of the Construction Certificate 1. All engineering works, reports and design conducted during Construction Certificate 1 remain consistent and relevant and accommodate the proposed ramp modification.



This amendment has no further impact on truck movements, excavation, load out, structural design or construction methodology. Due to this ramp extension, our 'Technical' total landscaping calculation will reduce slightly, as the landscaped area above the extended area will technically have structure built beneath it. This is a technical distinction as the proposed ramp extension does not reduce our 'effective' landscaping area. From a visual and functional perspective, there will be no reduction in landscaping as a result of this change. Our deep soil calculation will remain compliant, and this amendment will have no impact on landscape design or outcomes. Without the lengthening of the ramp for access, our only other option would include the use of car lifts, which as we all know through our previous discussions along this journey, that car lifts are a less desirable outcome to Council, the community and the future residents of the development. We believe this proposed amendment to have negligible / no further impact.

2. Rearrangements of Basement layouts:

The requested amendments to the basement layouts relate to adjustment of approved number of car spaces, re-arrangement of car parking layout and allocation of storage spaces. As a result of amalgamating apartments 5.02 and 5.03 into a singular apartment, we are required to remove 1 x carpark from our basement based on the planning controls which govern the amount of car parks allowed in a development determined by the number of 2, 3 & 4 bed apartments. This modification also details the layout of car spaces and where we have allocated storage for the units.

We believe this modification to have no further negative impacts to the community, with a potential benefit of reducing the total apartments in the development by 1x unit and 1 x car space.

3. Modification of Level 1 courtyard and Concierge regarding location of plant room and landscaping

This proposed amendment involves the space allocation for our development concierge area. This area is proposed to be allocated at the end of the entry way in the centre of the development. It also details the allocation of our mechanical plant into the basement plant room. This change has been made in order to comply with Condition C34 – Location of Plant of the original DA consent as is therefore a request by Council. This change ensures that this plant has no adverse impact to the community as is the most ideal location for the mechanical plant to ensure there are no negative visual or acoustic impacts to our neighbours.

We believe this amendment to have no impact on neighbours or the community.

4. Revision of internal layouts of 1.03, 2.06, 3.06 and 4.06

This proposed modification regards adjustments to the internal layouts of the internal the N/W unit stack, which intends to amend the internal design to deliver a more optimal living and kitchen layout for the user.

This amendment has no impact to neighbours or community.

5. Amalgamation of apartments 5.02 and 5.03 to 1 x singular penthouse

This proposed amendment involves combining our 2 x approved penthouses to the Western boundary into 1 x singular penthouse. This includes removal of 1 x rooftop swimming pool, and reduction of 1 x car space. This change is the result of market research and the desire for larger format apartments in the area. There are no changes to height, bulk scale, impacts of views, or increase in number of rooms or development density with all key changes being



predominantly internal as we have simply made 2 apartments into 1 within the existing approved building envelope.

We believe this amendment to have no impact to neighbours or community.

6. Deletion of hit & miss brickwork and infill void to Northern building façade

This proposed amendment involves the deletion of hit and miss brickwork to the northern corner boundary of the development site and replacement of this finish with solid brick work consistent with the adjacent walls. This is a result of our detailed services design, where we have had to enclose this area to conceal services runs to the rooftop. This does not impact site coverage calculation, or result in any acoustic or privacy impacts to this area and does not change the external mass of wall alignment.

We believe this amendment to have no impact to neighbours or community.

7. Minor adjustment of site area following detailed boundary survey

Following the completion of our detailed boundary survey works, our registered surveyors have reconfirmed the technical boundary lines and the total site area of lots 147-153 Kurraba Road and have commenced the process of boundary redefinition through the Land Registry Services. Our site area has increased slightly as a result of this confirmation of the boundary lines. Boundary redefinitions are common practise when the existing title information is old or original and the title information has not been updated since the introduction of modern surveying and modern titling reregistration processes. This adjustment is only a technical adjustment and has no impact on neighbours or the community.

We understand that notification of S4.55 applications can be concerning, and the information provided can be confusing to understand. We have endeavoured to ensure that the amendments proposed in this application have the most minimal impacts possible. A full suite of documents explaining these changes are made available on Councils website. Please feel free to contact us for any clarification or further information to help understand our application.

Kind Regards,

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