



This and the following ³ pages is the annexure marked "L" referred to in the Affidavit of Anthony Boskovitz sworn / affirmed at Edgediff this 31st day of July 2020 before me



Solicitor / Katherine Boskovitz TIFFANY STOLIAN

RE: DA 19/0705
SITE: 6 EDITH STREET, KINGSWOOD
PROPOSAL: DEMOLITION OF IDENTIFIED STRUCTURES & CONSTRUCTION OF 2 STOREY BOARDING HOUSE WITH BASEMENT CAR PARKING

Please see the following list of changes incorporated to the issue F (dated 30/07/2020, prepared by Designcorp Architects, ref no 2020-110) of the proposed boarding house at 6 Edith Street Kingswood when compared to Issue G dated 26/09/2019 (prepared by Gen One Group, ref no 2018-065).

We were commissioned by Liquid Gold 888 Pty Ltd to redesign above mentioned boarding home as per The Statement of Facts and Contentions (case no 2019/00400470 filed 31/01/2020 3:27pm).

Main changes are proposed to the building form and articulation to present sympathetic to the developing streetscape character, improve internal amenity & reduce the number of lodgers. External material and finishes selected are considered to be sympathetic to the locality. Compliance with relevant planning and building codes are demonstrated on the amended drawings.

Schedule of amendments:

Roof/Site Analysis plan:

1. Landscape buffer between driveway and footpath introduced.
2. Roof pitch 20 degrees
3. Additional side setback to southern boundary.
4. Pergola reduced
5. Additional details added.
6. Further upper level setback to north and east part of first floor (updated 07/04/2020)



Site Context Analysis plan provided

Building Form and Streetscape Analysis provided

Basement Floor plan

1. Additional side setback provided to south and north to allow more deep soil and landscaped area
2. Parking layout reconfigured
3. Ramp reconfigured
1. FFL changed to RL 41.9
2. Additional details added.
4. Compliance tables updated
5. Basement wall pushed out adjacent the lift to accommodate additional disabled car space. (updated 27/02/2020)
6. Parking layout reconfigured (updated 07/04/2020)
7. 1 car space removed (updated 07/04/2020)
8. AC/plant room introduced. (updated 07/04/2020)
9. South basement wall pushed in to create more deep soil area next to motorbike parking. (updated 07/04/2020)
10. Compliance tables updated (updated 07/04/2020)
11. Dimensions added and more room to access motorbikes (updated 30/07/2020)

Ground Floor plan:

1. Landscape buffer between driveway and footpath is introduced.
2. Building entry sequence redesigned.
3. Bin room enlarged and separate bulky waste area introduced.
4. Additional side setback provided to south to allow more deep soil and landscaped area
5. Communal room orientation reconfigured.
6. Bicycle parking relocated to ground level foyer
7. Internal changes to room layouts – less double rooms.
8. 1m deep planter boxes removed around the building to introduce landscaping on natural ground level instead
9. Above ground OSD proposed within the front setback instead of OSD tank under the driveway.
10. Building form articulation proposed to front elevation
11. Additional details and furniture added.
12. FFL changed to RL 44.9
13. Entry access ramp changed to 1:14 from 1:20 (updated 27/02/2020)
14. Hinged doors to accessible room bathrooms. (updated 27/02/2020)
15. Relocation of bed in room 2. (updated 27/02/2020)
16. Additional dimensions in accessible rooms. (updated 27/02/2020)
17. Additional details to doors indicating 850mm clear access path. (updated 27/02/2020)
18. Planter box removed from southern setback and replaced by deep soil landscaping (updated 07/04/2020)
19. Room 1 entry door relocated to allow more room in kitchen (updated 30/07/2020)
20. OSD redesign (updated 30/07/2020)

First Floor plan:

1. Additional setback to south and west elevation provided to further articulate building form.
2. Internal changes to room layouts – less double rooms.
3. Rooms provided with additional highlight windows where possible to provide cross ventilation.
4. FFL changed to RL 47.9.
5. Front balconies removed and replaced by awning over porch area below.
6. Pergola reduced.
7. Additional details and furniture added.
8. Adequate dimensions of turning area at the end of corridor. (updated 27/02/2020)
9. Additional setback to north and east elevation to reduce the building form. (updated 07/04/2020)
10. Internal changes to room layouts – removal of 1 room. (updated 07/04/2020)
11. Kitchens relocated away from entry door (updated 30/07/2020)

West Elevation:

1. Additional setback to south and west elevation provided to further articulate building form
2. Front balconies removed and replaced by awning over porch area below.
3. First floor external walls changed to clad finish
4. Building entry sequence redesigned, allowing opportunities for planting between the driveway and footpath.
5. Screen introduced to front porch.
6. 1m high planter boxes removed.
7. Additional details added.
8. Additional setback to north to reduce building form. (updated 07/04/2020)
9. Lower roof over ground level above communal room. (updated 07/04/2020)
10. Overall height reduced (updated 30/07/2020)
11. Roof material changed to light tone metal sheeting (updated 30/07/2020)

East Elevation:

1. Additional setback to south and west elevation provided to further articulate building form
2. 1m high planter boxes removed.
3. Highlight windows of bedrooms made bigger to allow for better outlook from the rooms.
4. Second sliding door removed as manager's room is not needed anymore
5. Additional details added.

6. Upper level external finish changed to cladding (updated 07/04/2020)
7. Overall height reduced (updated 30/07/2020)

North Elevation:

1. First floor external walls changed to clad finish at front.
2. Highlight windows of bedrooms made bigger to allow for better outlook from ground level rooms.
3. Highlight windows introduced to bedrooms to allow cross ventilation (obscure glazing).
4. 1m high planter boxes removed.
5. Pergola reduced.
6. Front balconies removed and replaced by awning over porch area below.
7. Additional details added.
8. First floor external walls changed entirely to clad finish. (updated 07/04/2020)
9. Additional setback to eastern setback, reducing the bulk of the building. (updated 07/04/2020)
10. First floor stepped in at rear providing more setback to northern elevation on first floor. (updated 07/04/2020)
11. Lower roof introduced over ground level above communal room. (updated 07/04/2020)
12. Overall height reduced (updated 30/07/2020)
13. Roof material changed to light tone metal sheeting (updated 30/07/2020)

South Elevation:

1. First floor external walls changed to clad finish at front.
2. Highlight windows of bedrooms made bigger to allow for better outlook from ground level rooms.
3. Highlight windows introduced to bedrooms to allow cross ventilation (obscure glazing).
4. 1m high planter boxes removed.
5. Pergola reduced.
6. Front balconies removed and replaced by awning over porch area below.
7. Additional details added
8. Windows introduced to stair core.
9. Planter box over basement. (updated 27/02/2020)
10. First floor external walls changed entirely to clad finish. (updated 07/04/2020)
11. Further upper level setback at rear, reducing the building form (updated 07/04/2020)
12. Overall height reduced (updated 30/07/2020)
13. Roof material changed to light tone metal sheeting (updated 30/07/2020)

Sections A, B and C:

1. Front balconies removed and replaced by awning over porch area below.
2. Building FFL-s changed
3. Additional details added
4. 1m high planter boxes removed.
5. First level floor thickness changed to 500mm to allow services (plumbing, ventilation).
6. Driveway gradient changed
7. Sections updated to reflect plan changes. (updated 07/04/2020)
8. Overall height reduced (updated 30/07/2020)
9. Lift details added (18/05/2020)
10. Roof material changed to light tone metal sheeting (updated 30/07/2020)

Accessible room details provided

Shadow analysis provided with separate plans for 9am, 12pm, 3pm.

Shadow analysis provided with 3D views demonstrating the proposed development does not have any solar access impact to the neighbour at 8 Edith Street from 11 am onwards. At least 4h of direct solar access to no 8 Edith street north facing windows is maintained during mid-winter.

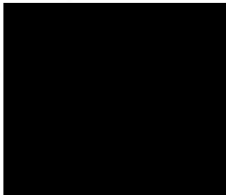
Landscaping calculation plan updated.

3D perspectives of the proposed boarding house updated

Materials and finishes schedule updated - Roof material changed to light tone metal sheeting (updated 30/07/2020)

If you require any additional information, then please do not hesitate to contact me.

Kind Regards,



Joe El-Sabbagh
Nominated Architect 8707

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