



This and the following
the annexure marked "
Affidavit of *Arthur Basevski*
sworn / affirmed
at *Eden* this *17th*
before me



pages is
referred to in the
day of *May* 2022

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17 MAY 2022
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Solicitor / Justice of the Peace

16 May 2022
Ref: 1945A:C3a:AZ

LEC Case No: 2021/00186603 - 26 Beattie Avenue, Denistone East General Overview of Revisions to latest Architectural Drawings

To Whom It May Concern

On behalf of the Applicants, Silvana Basevski and Blagojce Basevski, below lists the most significant revisions made to the latest architectural drawings (LEC-00 to LEC-32 inclusive, all Issue B) compared to the final issued drawings for DA submission (DA00 to DA15, all Issue D).

The revisions/changes listed below must be read in conjunction with the latest architectural drawings (Issue B) prepared by Archizen Architects. The identified modifications are:

- The total proposed children to be accommodated is reduced from 68 to 64.
- The Basement carpark accommodation increased from 13 to 14 car spaces.
- Layout of accessible & shared spaces and new car space 2 in Carpark altered.
- Rubber speed humps added to rear of parent drop-off spaces (nos 3 to 8 inclusive).
- Proposed carpark occupancy signalling system.
- Outline of upper floor altered to allow greater solar penetration into Playrooms 2,3 & 4
- The upper floor Staff Terrace is reduced in area.
- Detailed Roof Plan (drawing LEC-05) added, including operable remote-controlled rooflights, increasing natural light and ventilation into Playrooms 1, 3 & 4.
- The proposed roof ridge reduced from RL89.60 to RL88.80.
- Front (Beattie Ave) facade altered by introduction of painted rendered finish to stair projection and painted fibre cement & batten Gable feature, so as to present a visual form more commensurate with the character of the immediate and broader context.
- Finish to the basement ramp retaining walls altered to face brick.
- Horizontal soldier brick course added to NE elevation.
- SW glazing to Play Room 1 altered to window, openable above 1.8m, with required fire protection.
- All windows are generally altered to be only openable above 1.8m.
- The previously proposed SW facing dormer windows are removed.
- Proposed Demolition Plan (drawing LEC-12) added.
- Proposed Cut & Fill Plan (drawing LEC-13) added.
- Smaller scale Basement, Ground & Upper Floor Plans (drawings LEC-14, 15 & 16) added, showing site boundaries and survey on Ground floor plan (LEC-15).
- Shadow diagrams (drawings LEC-17, 18 & 19) updated to reflect lower roof ridge.
- Diagrams indicating shadow cast by proposed building onto neighbouring building (24 Beattie Ave) at winter solstice (21 June) & equinox (21 Mar/Sept) added (LEC-20 & 21).
- Diagrams indicating solar penetration into Playrooms 2, 3 & 4 at winter solstice (21 June) added (LEC-22).

- Updated levels of acoustic fencing and perimeter landscaping retaining walls added (drawings LEC-24a and LEC-24b).
- Updated acoustic fencing, reflecting latest Acoustic Report recommendations, included (drawings LEC-24a and LEC-24b).
- Front, NE & SW boundary fences, forward of building line, altered to 1.2m high prefinished metal, minimum 50% open.
- Potential Playroom layouts, with confirmation of playroom unencumbered floor area, included (drawings LEC-25, 26 & 27).
- Proposed Kitchen layout and typical details added (drawings LEC-28 & 29).
- Larger scale (1:200) shadow diagrams for 21 June included (drawings LEC30, LEC31 & LEC32)

If you have any questions I encourage you to contact the undersigned directly

Yours faithfully,

Adrian Zenere AIA
Director & Nominated Architect
archizen
architecture