



1. Retail 1 on Ground floor has been pushed out to enhance the usable area and to suit new columns for balconies above.
2. The front facade's angle has been adjusted to enlarge the front balconies and comply with ADG regulations of balcony size.
3. Front balconies on level 1 and level 2 were extended to the north east to align with the approved balconies above to avoid looking 'top-heavy' and unbalanced.
4. Level 4 brick wall shifted to align with adjacent brick walls.
5. Cladding colour proposed to be off-white to visually lighten the bulk of the upper floors.
6. Allocation of 1 bicycle space per unit in large storage cages in lieu of separate bicycle parking to satisfy the intention of condition 43D.
7. Private roof terrace introduced to improve amenity of unit 14. The glass stair enclosure is not readily visible from the street and has no real impact on privacy, bulk or overshadowing.
8. Increase in width of high-light windows to improve ventilation and natural lighting in the bedrooms with no privacy impacts.
9. Minor adjustment to the GFA due to the above— still less than LEC approved FSR 3:1.
10. Window heads have been lowered to 2.58m to fit services

MAS1	MASONRY - VERTICAL STACK BOND FACE BRICK WORK
MAS2	MASONRY - STRECHER BOND FACE BRICK WORK
REN1	RENDER - LIGHT
CL1	CLADDING
CL2	CLADDING
GB	GLASS BALUSTRADE

- SD** SLIDING PANEL
- LVR** GLAZED LOUVRE WINDOW
- SW** SWING DOOR
- FX** FIXED GLAZING
- PS** PRIVACY SCREEN
- OB** OBSCURE GLAZING
- AW** AWNING WINDOW
- DH** DOUBLE HUNG WINDOW
- AS** FIRE ATTENUATION SCREEN

APPROVED DA OUTLINE IN S34
CONFERENCE

DENOTES EXTENT OF BUILDING
AS PER MOD2022/0660 PAN-284552
APPROVED DRAWINGS

S4.55(8) MODIFICATIONS

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