



**Department of Planning
and Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.56 Modification Application

No MOD 22/812 1 (DA 10064 MOD 2)

Granted on the 23 December 2022

Drawing Sheet Ref.

In respect to DA 10064

Signed M Brown

Sheet No 54 of 68

The following list describes all changes between the scheme of Determination of Development Application by Grant of Consent of Black Bear Inn, approved on 17 May 2021, and the documents subject to the S4.56 Application.

Item	Change(s)	
2.1	Level 2 RL lowered by 75mm	A – 1002 – Level 2 - GA Plan
2.2	Reconfiguration of bathrooms and laundry for Apartment 201 and 202	A – 1002 – Level 2 - GA Plan
2.3	Addition of ventilation louvers for 201 private storage room	A – 1002 – Level 2 - GA Plan
2.4	Reconfiguration of bedroom joinery for both 201 and 202	A – 1002 – Level 2 - GA Plan
2.5	Reposition of retaining wall outside eastern bedroom window of 202	A – 1002 – Level 2 - GA Plan
2.6	Correction of misalignment of 202 balcony (within approved boundary outlines)	A – 1002 – Level 2 - GA Plan
3.1	Extension of floor plate behind storage room	A – 1003 – Level 3 - GA Plan
3.2	Additional door to residential lift and fire exit	A – 1003 – Level 3 - GA Plan
4.1	Extension of floor plate of 401A bedroom above the vehicle ramp while maintaining the min. vehicle ramp headroom clearance	A – 1004 – Level 4 - GA Plan
4.2	Additional window to 401A bedroom	A – 1004 – Level 4 - GA Plan
4.3	Reconfiguration of 401A entry	A – 1004 – Level 4 - GA Plan
4.4	Reconfiguration of 401A bedroom joinery	A – 1004 – Level 4 - GA Plan
4.5	Redesign of 401B to non-accessible/adaptable unit	A – 1004 – Level 4 - GA Plan
4.6	Increase 401B master ensuite size to include a bathtub	A – 1004 – Level 4 - GA Plan
4.7	Amalgamation of 402A and 402B	A – 1004 – Level 4 - GA Plan
4.8	Increase of 402 master ensuite size to include a bathtub	A – 1004 – Level 4 - GA Plan

4.9	Additional fire door to Level 4 lobby	A – 1004 – Level 4 - GA Plan
-----	---------------------------------------	------------------------------

Relocation of mentioned additional fire door

4.10	Redesign of building entry to include fire service equipment room	A – 1004 – Level 4 - GA Plan
------	---	------------------------------

Clarification of landscaping area notation, and additional stacked stone planter box and blade wall to define pedestrian entry

4.11	Redesign of fire exit and bin store room to include wet fire service equipment	A – 1004 – Level 4 - GA Plan
------	--	------------------------------

Redesign of fire exit and bin store room to include additional landscaping and stacked stone wall

4.12	Adjustment of vehicle ramp turning point RL	A – 1004 – Level 4 - GA Plan
------	---	------------------------------

4.13	Addition of bollard	A – 1004 – Level 4 - GA Plan
------	---------------------	------------------------------

5.1	Amalgamation of 501A and 501B	A – 1005 – Level 5 - GA Plan
-----	-------------------------------	------------------------------

5.2	Repurpose of 501 media room to bedroom	A – 1005 – Level 5 - GA Plan
-----	--	------------------------------

5.3	Reposition of 501 master bedroom door	A – 1005 – Level 5 - GA Plan
-----	---------------------------------------	------------------------------

5.4	Reconfiguration of 501 shared bathroom, powder room and laundry	A – 1005 – Level 5 - GA Plan
-----	---	------------------------------

5.5	Increase 501 master ensuite size to include a bathtub	A – 1005 – Level 5 - GA Plan
-----	---	------------------------------

5.6	Amalgamation and redesign of 502A and 502B	A – 1005 – Level 5 - GA Plan
-----	--	------------------------------

5.7	Additional window (x1) to 502 bedroom	A – 1005 – Level 5 - GA Plan
-----	---------------------------------------	------------------------------

5.8	Additional window(x1) to 502 dining room	A – 1005 – Level 5 - GA Plan
-----	--	------------------------------

5.9	Redesign of canopy overhang	A – 1005 – Level 5 - GA Plan
-----	-----------------------------	------------------------------

6.1	Repurpose of 601 media room to bedroom	A – 1006 – Level 6 - GA Plan
-----	--	------------------------------

6.2	Reconfiguration of 601 bedroom (originally media room) and ensuite	A – 1006 – Level 6 - GA Plan
-----	--	------------------------------

6.3	Repurpose of 602 media room to bedroom	A – 1006 – Level 6 - GA Plan
-----	--	------------------------------

6.4	Reconfiguration of 602 bedroom (originally media room) and ensuite	A – 1006 – Level 6 - GA Plan
6.5	Reposition of roof access hatch	A – 1006 – Level 6 - GA Plan
6.6	Reduce the numbers of chimneys from 6 to 2	A – 1006 – Level 6 - GA Plan
6.7	Correction of drafting errors - wall outlines	A – 1006 – Level 6 - GA Plan
7.1	Roof: Clarification of roof structure – timber and steel, with concrete finish (as per DA approval)	A – 1007 – Roof - GA Plan
8.1	Change Level 3 Carpark north elevation fixed glazed front to aluminium louvers Change Level 3 Carpark west and east elevations windows to aluminium louvers	A – 3001 – North Elevation A – 3003 –East Elevation A – 3004 – West Elevation
9.0	Correction of mislabelled external finishes colour code	A – 3001 – North Elevation
9.1	Reposition of outdoor parking structure	A – 3002 – South Elevation
9.2	Adjustment of bin store finishing ceiling height, including recessed planter box	A – 3002 – South Elevation
9.3	Redesign of external cladding to south elevation: - ST to RM2 (partially) - CONC to MT1 Correction of mislabelled external finishes colour code	A – 3002 – South Elevation
9.4	Correction of mislabelled external material finishes	A – 3002 – South Elevation
10.1	Redesign of external cladding to east elevation: - ST to MT2 (partially)	A – 3003 –East Elevation
10.2	Raise the window sill of all level 2 – level 6 east elevation windows to approx. 740mm above finishing floor level	A – 3003 –East Elevation

10.3	Addition of fire attenuation screens to all required windows on west elevation	A – 3003 –East Elevation
11.1	West elevation: Redesign of external cladding: - ST to MT2 (partially)	A – 3004 – West Elevation
11.2	Raise the window sill of all level 2 – level 6 west elevation windows to approx. 740mm above finishing floor level	A – 3004 – West Elevation
11.3	Addition of fire attenuation screens to all required windows on west elevation	A – 3004 – West Elevation
11.4	Correction of mislabelled external materials	A – 3004 – West Elevation