

SCHEDULE OF AMENDMENTS

- Reduced top floor from 4 units to 2 units
- Reduced Ground & Level 1 from 8 units to 7 units.
- Increased western setback of level 1 and 2 balconies from 4.5m to 6m.
- Increased privacy of western setback by including high- level windows when closer than 6m to the boundary.
- Increased privacy of western setback by introducing privacy screens to the balconies.
- Increased western setback of basement from 2m to 4.5m to increase deep soil and improve overland flows
- Shifted basement entry to be further from western boundary and provided larger zone to allow two cars to pass.
- Reduced basement parking due to decrease of 3 units from original plans.
- Increased Avon Road setback
- Changed the architectural language of the building to brick to respond to the context
- Removed heavy front fencing and introduced similar style as developments nearby
- Reduced bulk by changing roof style so that the roof is not seen from most vantage points
- Relocated bin bay and temporary holding area.
- Introduced Bulky Waste into basement with street access
- Updated landscape scheme to include more canopy planting and more species that are endemic to the area.
- Updated flood report showing improvement of western setbacks.
- Updated BASIX report reflecting new unit layouts.
- Updated solar report reflecting new building massing and impacts to living area of neighbouring Unit 7 of 17 Richmond Avenue.
- Updated traffic report reflecting new basement layout and passing bays.
- Updated universal design assessment showing compliance.