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25 Beacon Avenue  
BEACON HILL NSW 2100

**Application No. Mod2023/0160 - PAN-317926**  
**Address: 25 Beacon Avenue BEACON HILL**

**A Statement of Modifications which describes proposed modifications in detail, how the modifications depart from the original development consent and discusses any impacts these changes have on the relevant planning controls, modify any previous conditions and the addresses the impact of the amendments on the site, adjoining and/or nearby properties.**

### **Statement Of Modification**

Please find below, a full list of the changes made for this modification request.

1. We have made changes to the window schedule as per below:
  - a. W01, W02, W03 – Change from awning to fixed pane window
  - b. W04 – Increase size of servery window
  - c. W07, W08 – amend size from 650mm x 1000mm to be 600mm x 1200mm in order to match W02,W03,W04. Aesthetic change to balance the view
  - d. W10, W11 – Combine to make one slider window vs 2 smaller windows. Aesthetic change to balance the view. Becomes W11
  - e. W12 – centre window above staircase. Aesthetic change to balance the view.
  - f. W13, W14 - Combine to make one slider window vs 2 smaller windows. Aesthetic change to balance the view. Becomes W13
  - g. Replace WE09 with same size new W14 - Aesthetic change to match new windows
  - h. W17 – Replace with smaller window, higher up. To allow use of internal wall, and increase privacy to Eastern elevation.
  - i. W19 – amend to Aneeta style to match W18
  - j. W20 – change to slider window to match other windows
  - k. W21 – Centred window in room. Aesthetic change to balance the view
  - l. W23 – Amend to have slider opening
  - m. Replace WE06 with smaller W24 – Added safety in children’s retreat
  - n. Replace WE09 with same size new W25 - Aesthetic change to match new windows
  - o. Replace WE03 with same size new W26 - Aesthetic change to match new windows
2. We had amended the door schedule to reflect a more accurate description of what is needed.

- a. D01 has been made bigger for better access
  - b. D02 stacker has been changed to Slider
  - c. D03 has been amended to aneeta style side windows to match W18,W19
  - d. D04 has been added as exiting door needs replacing. Aesthetic change to match new windows
3. We also added a skylight A SK4 above the kitchen to allow more light due to overshadowing from 23 Beacon Avenue.

The BASIX report has been ran and attached in this modification. We believe that all of the above changes are simply aesthetic changes, and propose no significant change to the original development consent, nor modify any previous conditions. We believe that the changes made do not impact adjoining properties in any way, as most changes are reducing window sizes, therefore privacy is actually improved for both parties.

4. We have also made the following internal changes to the layout of the floorplan
- a. Level 4 en-suite and Walk-In Robe/Dressing Room have been swapped. This was done to allow more space in the walk-in robe, and remove the large window facing the neighbours to the East.
  - b. We have increased the size of the kitchen and pantry on Level 3, in order to better utilise the space. Allowing more bench space in the pantry and on the southern wall.

We do not feel that either of these changes diverge significantly from the original development consent. As they are internal changes, we do not foresee any impacts these have on the relevant planning controls, nor should they modify any previous conditions. The impact of the amendments on the site, adjoining and/or nearby properties are minimal. The change of En-Suite and Walk-In Robe will actually improve privacy for both parties.