

## PROPOSED S4.55(8) MODIFICATIONS LIST:

- Retail 1 on Ground floor has been pushed out to enhance the usable area and to suit new columns for balconies above
- The front facade's angle has been adjusted to enlarge the front balconies and comply with ADG regulations of balconv size.
- 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.
- Level 4 brick wall shifted to align with adjacent brick
- Cladding colour proposed to be off-white to visually lighten the bulk of the upper floors.
- Allocation of 1 bicycle space per unit in large storage cages in lieu of separate bicycle parking to satisfy the intention of condition 43D.
- 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
- Increase in width of high-light windows to improve ventilation and natural lighting in the bedrooms with no
- Minor adjustment to the GFA due to the above- still less than LEC approved FSR 3:1.
- Window heads have been lowered to 2.58m to fit

## FINISHES \*REFER TO EXTERNAL FINISHES

- (MAS1) MASONRY VERTICAL STACK BOND FACE BRICK WORK
- (MAS2) MASONRY STRECHER BOND FACE BRICK WORK
- (REN1) RENDER LIGHT
- CL1 CLADDING 5
- CL2 CLADDING
- GB GLASS BALUSTRADE

## LEGEND

- 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

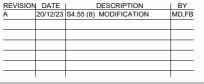
APPROVED DA OUTLINE IN S34 CONFERENCE

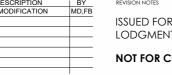
DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS



S4.55(8) MODIFICATIONS

-All dimensions to be checked on site before commencement of workAll discrepancies to be brought to the attention of the ArchitectLarger scale drawings and written dimensions take precedenceThe Estuarine Planning Level's mln 3.1 m AHD. All levels to AHD.	=
This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.	_





ISSUED FOR s4.55(8) LODGMENT NOT FOR CONSTRUCTION

C.G. & I.B. KOUTSOS



VPM

9-11 VICTORIA PARADE, MANLY, NSW

DRAWING TITLE SECTION B PROJECT VPM

REVISION 1:200 \$4.55 (8) A3.01 Α