

13 VICTORIA PARADE  
3 STOREY BRICK  
MIXED USE BUILDING

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 balcony 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 walls.
- 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 overshadowing.
- Increase in width of high-light windows to improve ventilation and natural lighting in the bedrooms with no privacy impacts.
- 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 services

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

IMPORTANT NOTES:  
Do not scale from drawings. Use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.  
All dimensions to be checked on site before commencement of work.  
All discrepancies to be brought to the attention of the Architect.  
Larger scale drawings and written dimensions take precedence.  
The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.  
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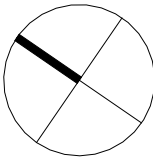
REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD,FB

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

CLIENT  
C.G. & I.B. KOUTSOS

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VPM  
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DRAWING TITLE			PROJECT
THIRD FLOOR PLAN			VPM
SCALE	STATUS	NUMBER	REVISION
1 : 100	s4.55 (8)	A1.05	A