

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

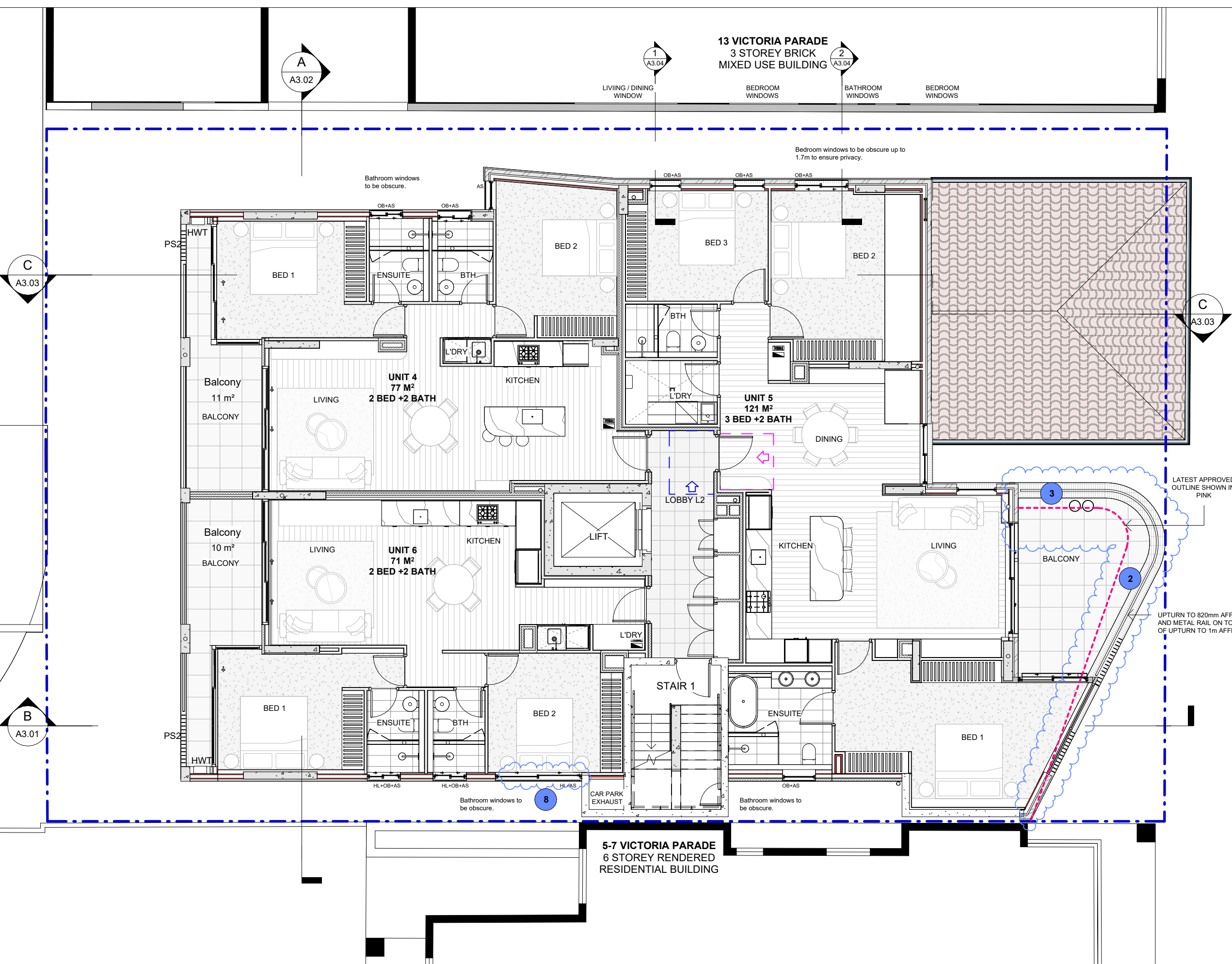
FINISHES *REFER TO EXTERNAL FINISHES

- (MAS1) MASONRY - VERTICAL STACK BOND FACE BRICK WORK
(MAS2) MASONRY - STRECHER BOND FACE BRICK WORK
(REN1) RENDER - LIGHT
(CL1) CLADDING
(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.
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.

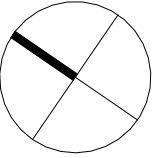
REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD,FB

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

CLIENT
C.G. & I.B. KOUTSOS

platform
ARCHITECTS
2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759
Nominated Architect: Bridie Gough 8580
info@platformarchitects.com.au

VPM
9-11 VICTORIA PARADE, MANLY, NSW



DRAWING TITLE	SCALE	STATUS	NUMBER	REVISION
SECOND FLOOR PLAN	1 : 100	s4.55 (8)	A1.04	A