



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

REVISION NOTES

ISSUED FOR s4.55(8)  
LODGMNT

NOT FOR CONSTRUCTION

CLIENT

C.G. & I.B. KOUTSOS

platform  
ARCHITECTS

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VPM

9-11 VICTORIA PARADE, MANLY, NSW

DRAWING TITLE

GROUND FLOOR PLAN

SCALE

1 : 100 s4.55 (8)

STATUS

NUMBER

A1.02

PROJECT

VPM

REVISION

A