

2245/EG:dc

10 July 2025

## 2245 – 9-11 VICTORIA PARADE MANLY – ADDENDUM TO THE HERITAGE IMPACT STATEMENT

This Addendum has been compiled by Jennifer Hill of Architectural Projects to support a S4.56 modification to MOD2022/0660. It has been compiled in response to and in conjunction with the plans provided by Platform Architect attached dated 09 July 2025.

### THE PROPOSAL

The proposed modifications are listed below:

1. Revised fire hydrant booster location
2. Revised internal layouts and associated services and structure.
3. Amalgamation of Units 10 & 11 on Level 4 to a single SOU.
4. Revised window size and location in response to revised layouts.
5. BBQ added to terraces
6. Skylights added
7. Revised Core position and related walls
8. Revised landscaping area
9. Revised fire stairs
10. Revised storage cages
11. Added HWP and moved AC units
12. Addition of blade wall
13. Addition of Photovoltaic Panels
14. Proposed enclosure of parking spaces into private garages.

### HERITAGE IMPACT ASSESSMENT

The Heritage Impact Assessment below has been prepared in accordance with the 2023 Department of Planning and Environment Guidelines for Preparing a Statement of Heritage Impact.

#### Matters for consideration

##### Fabric and spatial arrangements

The proposed works are generally located within the approved new building. It is proposed to relocate an opening to the first floor room within the Heritage Item. The approved opening is not original and the revised location will result in no additional impact upon the fabric and spatial arrangements of the retained portion of the residential flat building that comprises the Heritage Item. The aesthetic significance and integrity of the Heritage Item are not impacted.

##### Setting, views and vistas

The proposed modification does not adversely impact upon the relationship between the new building and the heritage item.

The proposed changes to the balcony at the first and second floor level will not adversely impact upon views of the façade of the heritage item.

Vistas and views to and from the Heritage item are not affected by the proposed modifications.

The proposed modifications to the landscaping are minor and do not impact upon the setting of the Heritage item.

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#### Landscape

The proposed modifications to the landscaping are minor and do not impact upon the significance of the Heritage item.

#### Use

No change to the approved use is proposed.

#### Demolition

No further demolition of the fabric that comprises the Heritage item is proposed.

#### Curtilage

The modification does not impact on the approved extent of open space surrounding the Heritage item.

#### Moveable heritage

No moveable heritage is identified.

#### Aboriginal cultural heritage

No Aboriginal cultural heritage values are identified.

#### Historical archaeology

The proposed works will not impact on the archaeological potential of the site.

#### Natural heritage

The heritage listing does not identify the heritage item as a place of natural heritage values.

#### Conservation areas

The heritage item is a contributory element in the Town Centre Heritage Conservation Area. The proposed modifications to the approved development works will not impact on the significance of the conservation area because the contributory fabric which comprises the retained portions of the residential flat building is retained.

#### Cumulative impacts

Previous approvals (LEC) have resulted in the partial demolition of the heritage item, and the incursion of new built form into the setting of the heritage item. This modification does not represent any additional loss of fabric, nor any further incursion into the setting of the Heritage Item.

#### The Conservation Management Plan

The proposed modifications are assessed against the relevant conservation policies developed for the site by Architectural Projects PL in 2019, as part of Heritage Impact Statement for the original proposal.

##### 8.5.1 Policy – Setting

*Key views of the building available from Victoria Parade should be preserved.*

#### Response

Views of the building from Victoria Parade are retained.

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8.13.2 Policy – Protection of views

*Views of the building from Victoria Parade should be considered and any new development should be located to allow the building to be understood in its setting and reinforce the dominant characteristics of the area.*

Response

Views of the building from Victoria Parade are retained.

8.13.3 Policy – Scale

*Ensure that new development is located to the rear of the heritage item to ensure that the relationship of the building to the setting is not undermined.*

*Ensure that additions respect the predominant scale of the heritage items which is reflected in the planning controls for the area being.*

*Ensure that development respects the predominant scale of the heritage items which is reflected in Land and Environment Court approval.*

Response

The proposal remains consistent with the volume of the Land and Environment Court approval.

8.13.5 Policy – Legibility of Heritage Items

*New development should be controlled so as not to detract from the significance of the Heritage Item. The architectural impact of the heritage item derives from its freestanding form and the south and east and west facades.*

*New development should not obscure the original building form.*

Response

The legibility of the Heritage item is retained. The proposed modifications do not obscure the original building form.

CONCLUSION

The heritage impact of the proposed modifications has been assessed using the Guidelines for preparing a statement of heritage impact, 2023 prepared by the Department of Planning and Environment.

The heritage impact is found to be acceptable.

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ATTACHMENT "A"

ARCHTECHTURAL PLAN

(Platform Architects – Proposed S4.56 Modification plans dated 09 July 2025)

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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  
C/H WM COLD/HOT WATER METER CUPBOARD  
HWM HOT WATER METER CUPBOARD  
HBS H-BOX SYSTEM  
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

IMPORTANT NOTES:  
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P2	20/06/25	For coordination	AM & MD
P3	25/06/25	For coordination	AM & MD
P4	26/06/25	For coordination	AM & MD
P5	27/06/25	For coordination	AM & MD
P6	03/07/25	For coordination	AM & MD
P7	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P8	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMNT

NOT FOR CONSTRUCTION



2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759

Nominated Architect:  
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

SECOND BASEMENT PLAN

PROJECT

VPM

SCALE@A

3

STATUS

1:100 S4.56

NUMBER

A1.01 a

REVISION

P8

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LEGEND

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REVISION NOTES

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Phone: 02 8385 9759

Nominated Architect:  
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE  
FIRST BASEMENT PLAN

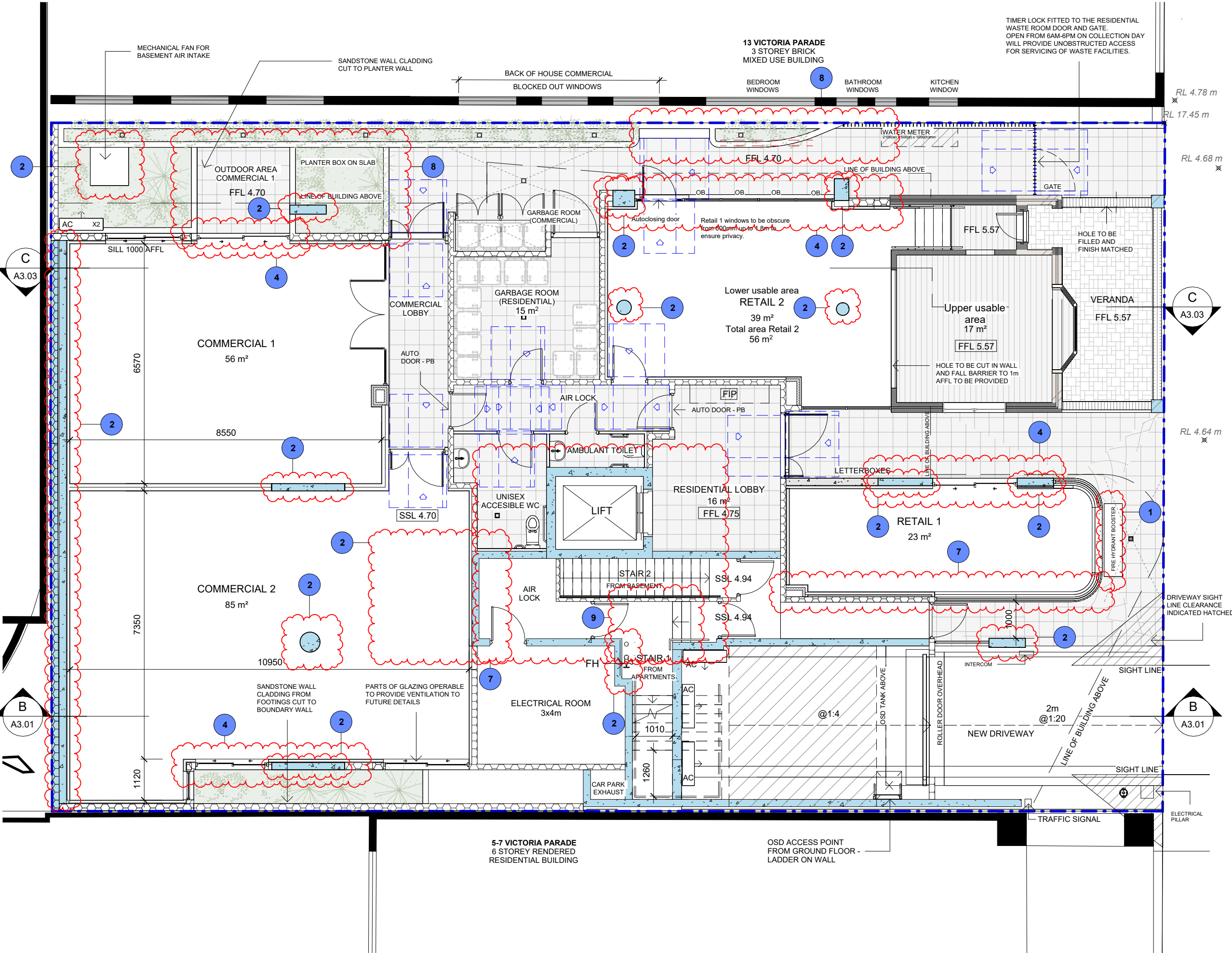
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3  
1:100 S4.56

STATUS

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A1.01 b

PROJECT  
VPM

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S4.56 MODIFICATIONS

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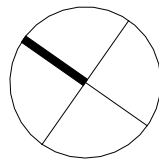
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DRAWING TITLE  
GROUND FLOOR PLAN  
SCALE@A  
1:100  
STATUS  
S4.56  
NUMBER  
A1.02  
REVISION  
P5



13 VICTORIA PARADE  
3 STOREY BRICK  
MIXED USE BUILDING

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9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE  
FIRST FLOOR PLAN

SCALE@A  
3  
1:100 S4.56

STATUS

NUMBER

A1.03

PROJECT  
VPM

REVISION

P5



13 VICTORIA PARADE  
3 STOREY BRICK  
MIXED USE BUILDING

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LEGEND

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WINGALA

DRAWING TITLE  
SECOND FLOOR PLAN

SCALE@A  
3  
1:100 S4.56

STATUS

NUMBER

A1.04

PROJECT

VPM

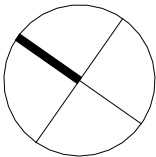
REVISION

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13 VICTORIA PARADE  
3 STOREY BRICK  
MIXED USE BUILDING

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VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

THIRD FLOOR PLAN

SCALE@A  
3

1:100 S4.56

STATUS

NUMBER

A1.05

PROJECT

VPM

REVISION

P5

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13 VICTORIA PARADE  
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MIXED USE BUILDING

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REVISION	DATE	DESCRIPTION	BY
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B	13/11/24	S4.55 (8) MODIFICATION	DN/BG
P1	18/06/25	DRAFT S4.56 MODIFICATION	AM & MD
P2	20/06/25	For coordination	AM & MD
P3	27/06/25	For coordination	AM & MD
P4	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P5	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMNT

NOT FOR CONSTRUCTION



2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759

Nominated Architect:  
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

FOURTH FLOOR PLAN

SCALE@A

3

1:100 S4.56

STATUS

S4.56

NUMBER

A1.06

PROJECT

VPM

REVISION

P5

IMPORTANT NOTES:  
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13 VICTORIA PARADE  
3 STOREY BRICK  
MIXED USE BUILDING

PROPOSED S4.56 MODIFICATIONS LIST:

1. Revised fire hydrant booster location
2. Revised internal layouts and associated services and structure.
3. Amalgamation of Units 10 & 11 on Level 4 to a single SOU.
4. Revised window size and location in response to revised layouts.
5. BBQ added to terraces
6. Skylights added
7. Revised Core position and related walls
8. Revised landscaping area
9. Revised fire stairs
10. Revised storage cages
11. Added HWP and moved AC units
12. Addition of blade wall
13. Addition of Photovoltaic Panels
14. Proposed enclosure of parking spaces into private garages.

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  
C/H WM COLD/HOT WATER METER CUPBOARD  
HWM HOT WATER METER CUPBOARD  
HBS H-BOX SYSTEM  
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

C  
A3.03

C  
A3.03

B  
A3.01

IMPORTANT NOTES:  
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P1	18/06/25	DRAFT S4.56 MODIFICATION	AM & MD
P2	20/06/25	For coordination	AM & MD
P3	27/06/25	For coordination	AM & MD
P4	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P5	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMNT

NOT FOR CONSTRUCTION



2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759  
Nominated Architect:  
Bridie Gough 8280

VPM  
9-11 VICTORIA PARADE, MANLY, NSW  
WINGALA

DRAWING TITLE  
FIFTH FLOOR PLAN

SCALE@A  
3  
1:100 S4.56

STATUS

NUMBER  
A1.07

PROJECT  
VPM

REVISION  
P5

13 VICTORIA PARADE  
3 STOREY BRICK  
MIXED USE BUILDING

PROPOSED S4.56 MODIFICATIONS LIST:

1. Revised fire hydrant booster location
2. Revised internal layouts and associated services and structure.
3. Amalgamation of Units 10 & 11 on Level 4 to a single SOU.
4. Revised window size and location in response to revised layouts.
5. BBQ added to terraces
6. Skylights added
7. Revised Core position and related walls
8. Revised landscaping area
9. Revised fire stairs
10. Revised storage cages
11. Added HWP and moved AC units
12. Addition of blade wall
13. Addition of Photovoltaic Panels
14. Proposed enclosure of parking spaces into private garages.

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  
C/H WM COLD/HOT WATER METER CUPBOARD  
HWM HOT WATER METER CUPBOARD  
HBS H-BOX SYSTEM  
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

REVISION	DATE	DESCRIPTION	BY
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P1	18/06/25	DRAFT S4.56 MODIFICATION	AM & MD
P2	20/06/25	For coordination	AM & MD
P3	27/06/25	For coordination	AM & MD
P4	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P5	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMNT

NOT FOR CONSTRUCTION



2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759

Nominated Architect:  
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE  
SIXTH FLOOR PLAN

SCALE@A  
3  
1:100 S4.56

STATUS

NUMBER  
A1.08

PROJECT  
VPM

REVISION  
P5

IMPORTANT NOTES:  
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13 VICTORIA PARADE  
3 STOREY BRICK  
MIXED USE BUILDING

PROPOSED S4.56 MODIFICATIONS LIST:

- Revised fire hydrant booster location
- Revised internal layouts and associated services and structure.
- Amalgamation of Units 10 & 11 on Level 4 to a single SOU.
- Revised window size and location in response to revised layouts.
- BBQ added to terraces
- Skylights added
- Revised Core position and related walls
- Revised landscaping area
- Revised fire stairs
- Revised storage cages
- Added HWP and moved AC units
- Addition of blade wall
- Addition of Photovoltaic Panels
- Proposed enclosure of parking spaces into private garages.

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  
C/H WM COLD/HOT WATER METER CUPBOARD  
HWM HOT WATER METER CUPBOARD  
HBS H-BOX SYSTEM  
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

REVISION	DATE	DESCRIPTION	BY
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P2	20/06/25	For coordination	AM & MD
P3	27/06/25	For coordination	AM & MD
P4	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P5	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMNT

NOT FOR CONSTRUCTION



2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759

Nominated Architect:  
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

ROOF PLAN TERRACE

SCALE@A

3

STATUS

S4.56

NUMBER

A1.09

PROJECT

VPM

REVISION

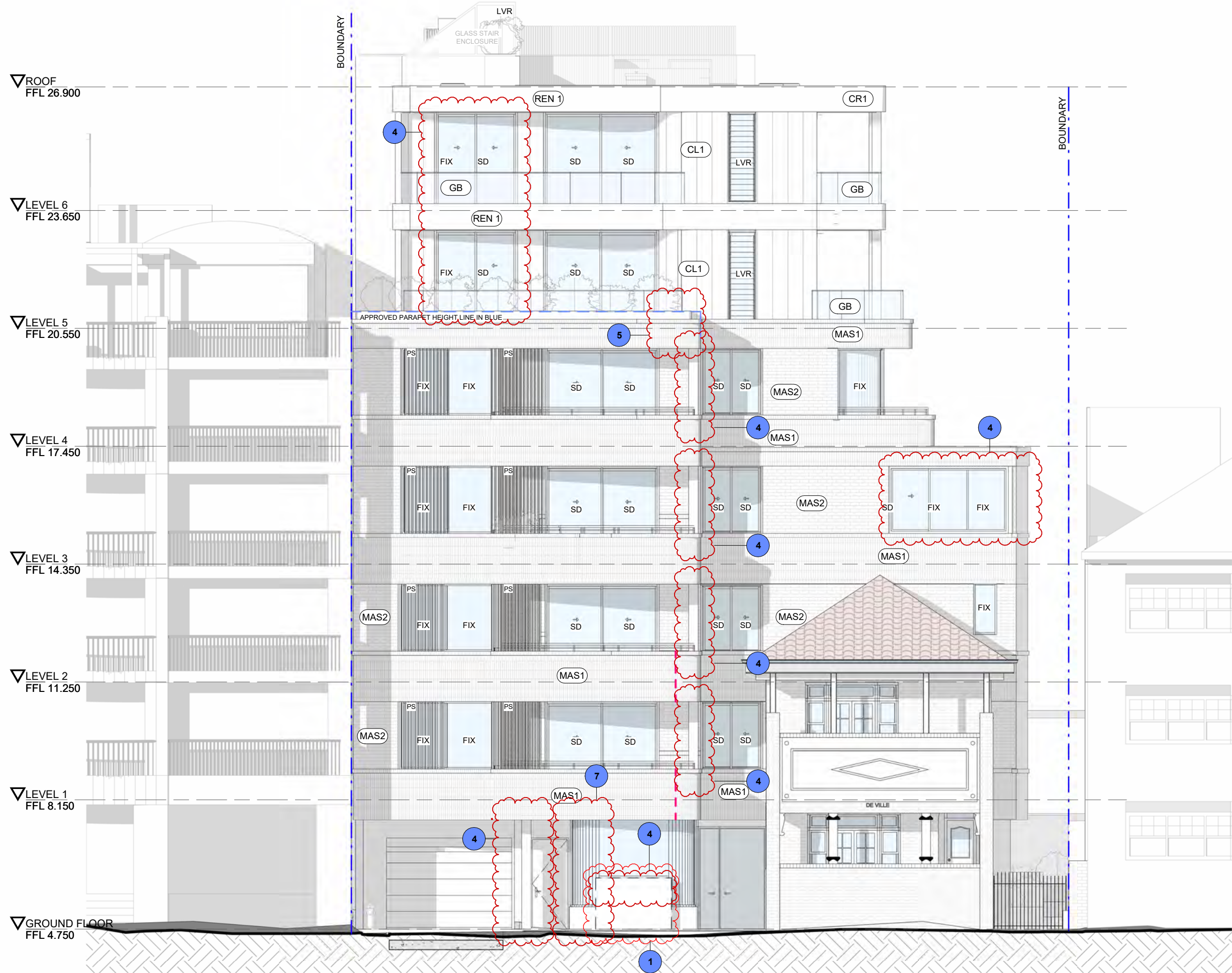
P5

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PROPOSED S4.56 MODIFICATIONS LIST:

1. Revised fire hydrant booster location
2. Revised internal layouts and associated services and structure.
3. Amalgamation of Units 10 & 11 on Level 4 to a single SOU.
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10. Revised storage cages
11. Added HWP and moved AC units
12. Addition of blade wall
13. Addition of Photovoltaic Panels
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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  
C/H WM COLD/HOT WATER METER CUPBOARD  
HWM HOT WATER METER CUPBOARD  
HBS H-BOX SYSTEM  
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

IMPORTANT NOTES:  
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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD/FB
B	13/11/24	S4.55 (8) MODIFICATION	DN/BG
P1	06/06/25	FOR CO-ORDINATION	AM & MD
P2	18/06/25	DRAFT S4.56 MODIFICATION	AM & MD
P3	20/06/25	For coordination	AM & MD
P4	27/06/25	For coordination	AM & MD
P5	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P6	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMNT

NOT FOR CONSTRUCTION



2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759

Nominated Architect:  
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

SOUTHEAST ELEVATION

PROJECT

VPM

SCALE@A

3

STATUS

1:100 S4.56

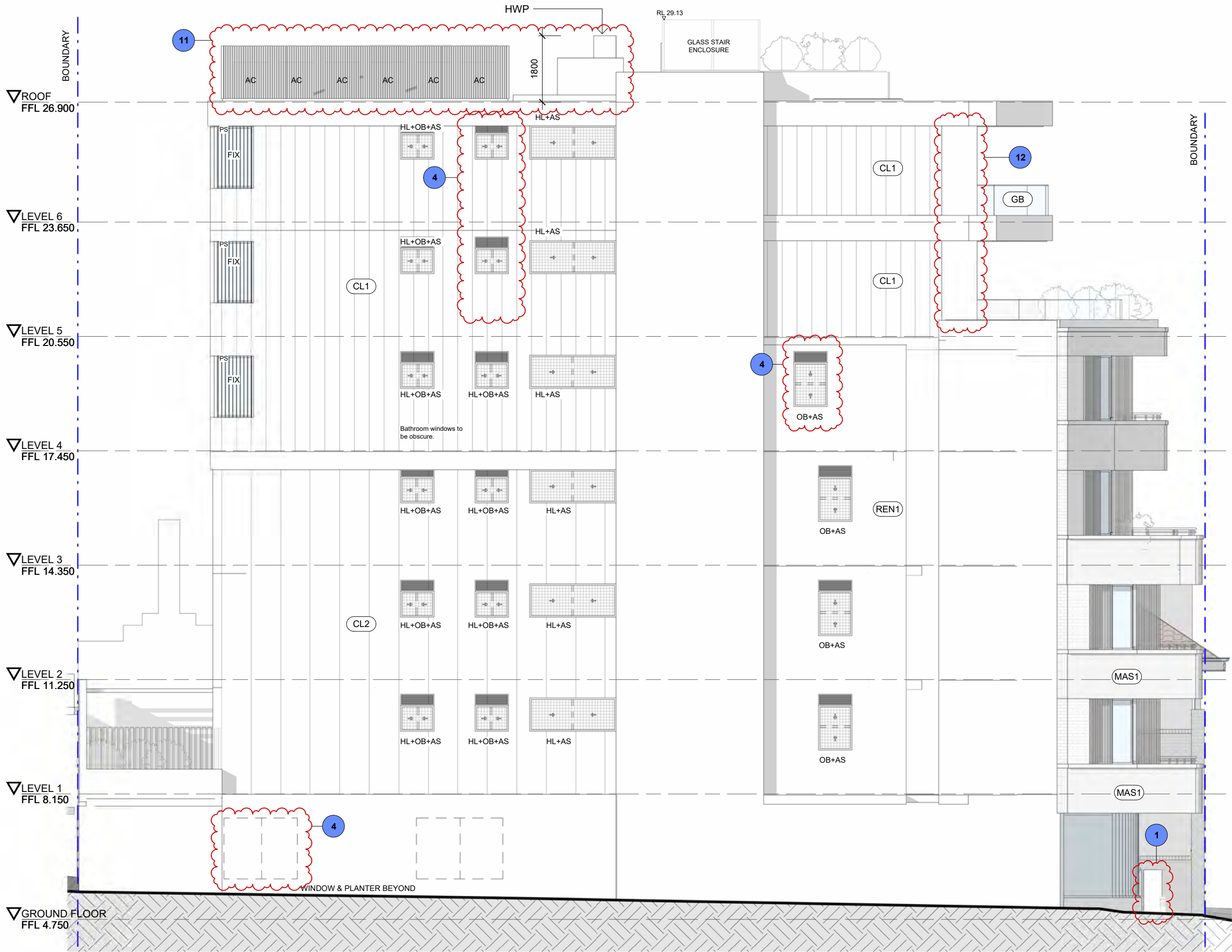
NUMBER

A2.01

REVISION

P6





PROPOSED S4.56 MODIFICATIONS LIST:

1. Revised fire hydrant booster location
2. Revised internal layouts and associated services and structure.
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10. Revised storage cages
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12. Addition of blade wall
13. Addition of Photovoltaic Panels
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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  
C/H WM COLD/HOT WATER METER CUPBOARD  
HWM HOT WATER METER CUPBOARD  
HBS H-BOX SYSTEM  
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

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P3	20/06/25	For coordination	AM & MD
P4	27/06/25	For coordination	AM & MD
P5	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P6	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMET

NOT FOR CONSTRUCTION



2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759

Nominated Architect:  
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

SOUTHWEST ELEVATION

PROJECT

VPM

SCALE@A

3

STATUS

1:100 S4.56

NUMBER

A2.02

REVISION

P6



PROPOSED S4.56 MODIFICATIONS LIST:

1. Revised fire hydrant booster location
2. Revised internal layouts and associated services and structure.
3. Amalgamation of Units 10 & 11 on Level 4 to a single SOU.
4. Revised window size and location in response to revised layouts.
5. BBQ added to terraces
6. Skylights added
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10. Revised storage cages
11. Added HWP and moved AC units
12. Addition of blade wall
13. Addition of Photovoltaic Panels
14. Proposed enclosure of parking spaces into private garages.

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  
C/H WM COLD/HOT WATER METER CUPBOARD  
HWM HOT WATER METER CUPBOARD  
HBS H-BOX SYSTEM  
PV PHOTOVOLTAIC PANELS

● S4.56 MODIFICATIONS

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P3	20/06/25	For coordination	AM & MD
P4	27/06/25	For coordination	AM & MD
P5	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P6	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMET

NOT FOR CONSTRUCTION



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Manly, NSW 2095 Australia  
Phone: 02 8385 9759  
Nominated Architect:  
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

NORTHWEST ELEVATION

PROJECT

VPM

SCALE@A  
3

1:100 S4.56

STATUS

NUMBER

A2.03

REVISION

P6





PROPOSED S4.56 MODIFICATIONS LIST:

1. Revised fire hydrant booster location
2. Revised internal layouts and associated services and structure.
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13. Addition of Photovoltaic Panels
14. Proposed enclosure of parking spaces into private garages.

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  
C/H WM COLD/HOT WATER METER CUPBOARD  
HWM HOT WATER METER CUPBOARD  
HBS H-BOX SYSTEM  
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

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P5	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P6	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMET

NOT FOR CONSTRUCTION



2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759

Nominated Architect:  
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

NORTHEAST ELEVATION

PROJECT

VPM

SCALE@A

3

STATUS

1:100 S4.56

NUMBER

A2.04

REVISION

P6



PROPOSED S4.56 MODIFICATIONS LIST:

1. Revised fire hydrant booster location
2. Revised internal layouts and associated services and structure.
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14. Proposed enclosure of parking spaces into private garages.

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  
C/H WM COLD/HOT WATER METER CUPBOARD  
HWM HOT WATER METER CUPBOARD  
HBS H-BOX SYSTEM  
PV PHOTOVOLTAIC PANELS

S4.56 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 MLN 3.1M AHD. ALL LEVELS TO AHD.

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REVISION	DATE	DESCRIPTION	BY
P1	18/06/25	DRAFT S4.56 MODIFICATION	AM & MD
P2	20/06/25	For coordination	AM & MD
P3	25/06/25	For coordination	AM & MD
P4	26/06/25	For coordination	AM & MD
P5	27/06/25	For coordination	AM & MD
P6	03/07/25	For coordination	AM & MD
P7	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P8	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMNT

NOT FOR CONSTRUCTION



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Phone: 02 8385 9759

Nominated Architect:  
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE  
SECOND BASEMENT PLAN

SCALE@A  
3  
1:100 S4.56

STATUS

NUMBER  
A1.01 a

PROJECT  
VPM

REVISION  
P8