

IMPORTANT NOTES:
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REVISION	DATE	DESCRIPTION	BY
A	2018.06.07	PRE-DA	FB
B	2018.07.12	AMENDMENTS TO PLANS	FB
C	2018.08.28	SENT TO CONSULTANTS	FB
D	2018.10.04	SENT TO CONSULTANTS	FB
s4.55	2018.10.08	s4.55 Application	FB

REVISION NOTES

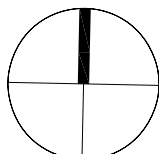
LEGEND	
	POTENTIAL OVERLOOKING
	EXISTING BUILDING OUTLINE
	APPROVED BUILDING OUTLINE

platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bldg. Gough Reg No. 8280

PROJECT
THREE STOREY RESIDENTIAL FLAT BUILDING
WITH BASEMENT CAR PARK AT:
**5 COMMONWEALTH PDE,
MANLY, NSW**

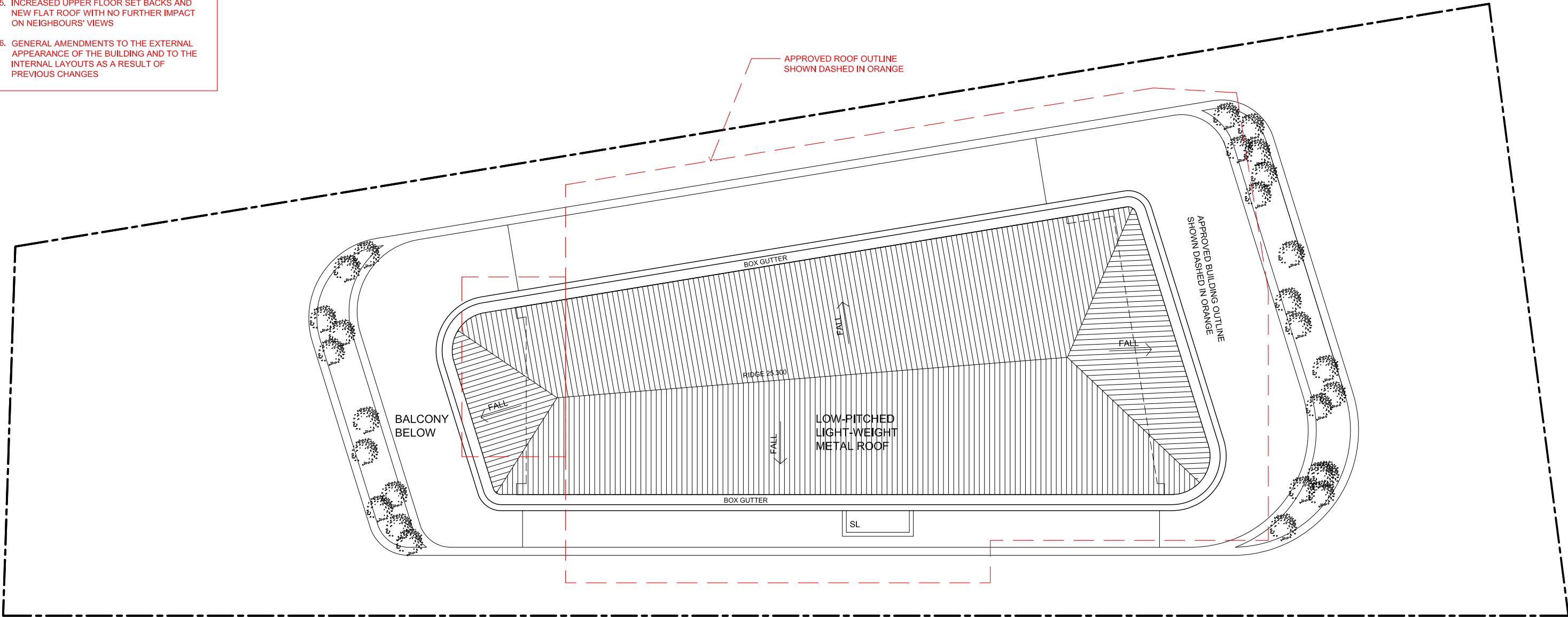
CLIENT
C.G. & I.B. KOUTSOS



DRAWING TITLE			PROJECT
SITE ANALYSIS PLAN			CPM
SCALE	STATUS	NUMBER	REVISION
1:500 @A3	s4.55	A0.01	s4.55

LIST OF AMENDMENTS

1. PREVIOUS SURVEY WAS NOT SET OUT TO AHD, ALL RLS ADJUSTED TO SUIT NEW SURVEY
2. ADJUSTMENTS TO RAMP AND CAR STACKER TO COMPLY WITH REGULATIONS & AS2890.1
3. GREENERY & PRIVACY TREATMENTS INCORPORATED INTO THE BUILDING DESIGN TO ADDRESS PRIVACY AND IMPROVE AMENITY
4. RECONFIGURATION OF THE CORE
5. INCREASED UPPER FLOOR SET BACKS AND NEW FLAT ROOF WITH NO FURTHER IMPACT ON NEIGHBOURS' VIEWS
6. GENERAL AMENDMENTS TO THE EXTERNAL APPEARANCE OF THE BUILDING AND TO THE INTERNAL LAYOUTS AS A RESULT OF PREVIOUS CHANGES



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s4.55	2018.10.08	s4.55 Application	FB

REVISION NOTES

LEGEND

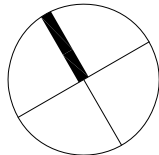
(BL)	METAL PRIVACY BLADES	(GL)	GLAZING	(LT)	FLOOR TILES - WET AREA
(CD)	CEMENT RENDER - LIGHT	(MB)	METAL BALUSTRADE/FENCE	(LT)	WALL TILES - WET AREA
(CR)	CEMENT RENDER - DARK	(ST)	SANDSTONE CLADDING		
(CW)	CEMENT RENDER- OFF WHITE	(NT)	NATURAL STONE TILES INT.	RL 11.704	PROPOSED RL
(CP)	CARPET- BEDROOMS	(NS)	NATURAL STONE TILES EXT. L	RL 11.706	EXISTING RL TO BE MAINTAINED
(TD)	TIMBER DECKING	(NE)	NATURAL STONE TILES EXT. S	RL 11.708	EXISTING RL TO BE AMENDED
(GB)	GLASS BALUSTRADE	(BT)	BRICK TILES OR FACE BRICK		



PROJECT
THREE STOREY RESIDENTIAL FLAT BUILDING
WITH BASEMENT CAR PARK AT:

5 COMMONWEALTH PDE,
MANLY, NSW

CLIENT
C.G. & I.B. KOUTSOS



DRAWING TITLE

ROOF PLAN

SCALE

1:100
@A3

STATUS

s4.55

NUMBER

A1.05

PROJECT

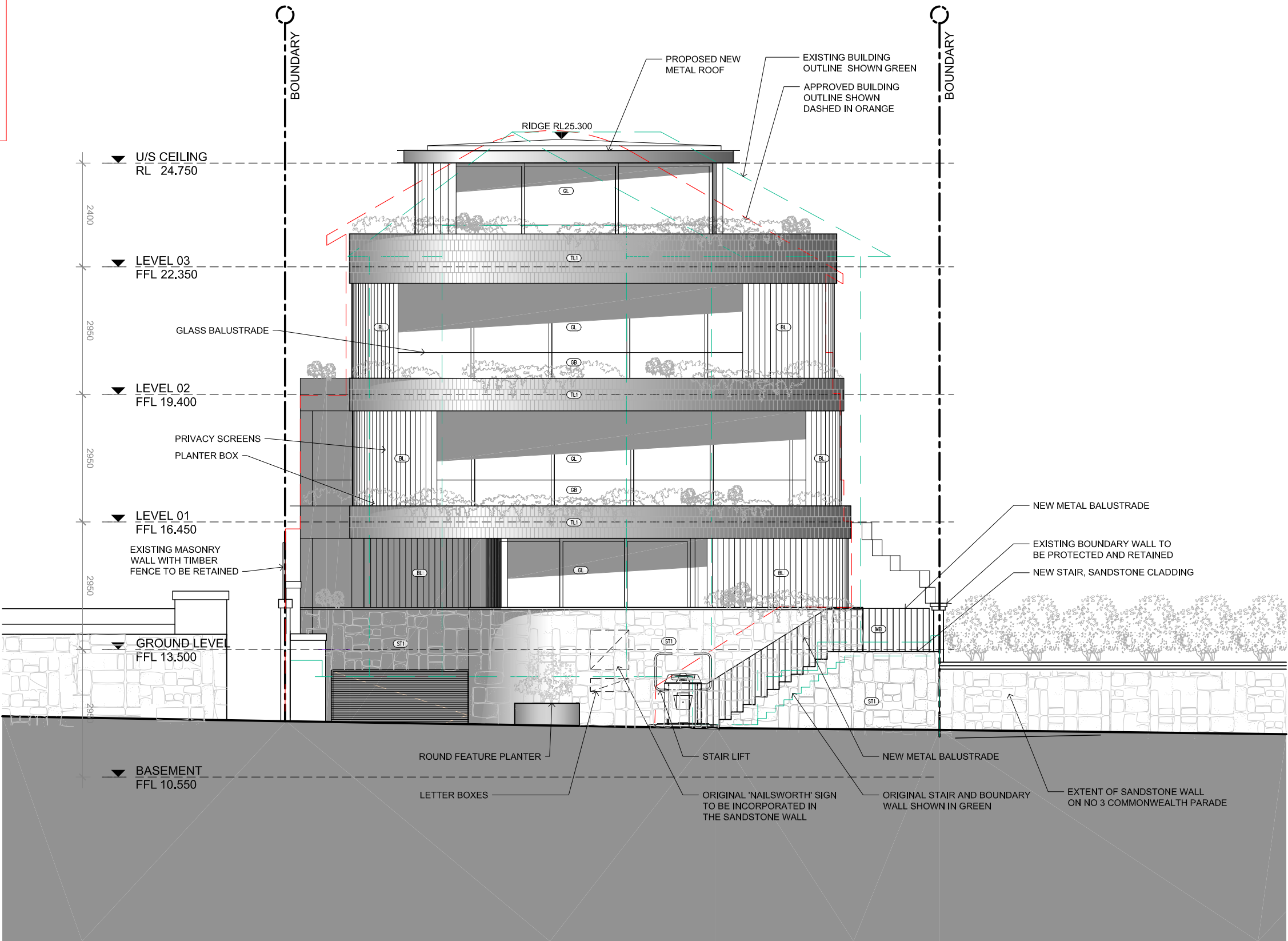
CPM

REVISION

s4.55

LIST OF AMENDMENTS

1. ADJUSTMENTS TO RAMP AND CAR STACKER TO COMPLY WITH COUNCIL CONDITIONS
2. GREENERY & PRIVACY TREATMENTS INCORPORATED INTO THE BUILDING DESIGN TO ADDRESS PRIVACY AND IMPROVE AMENITY
3. RECONFIGURATION OF THE CORE TO MAKE IT MORE EFFICIENT
4. THE CURVED ROOF IS REPLACED WITH A LIGHT-WEIGHT FLAT ROOF
5. GENERAL AMENDMENTS TO THE EXTERNAL APPEARANCE OF THE BUILDING AND TO THE INTERNAL LAYOUTS AS A RESULT OF PREVIOUS CHANGES



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s4.55	2018.10.08	s4.55 Application	FB

REVISION NOTES

LEGEND

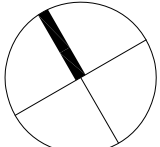
(BL) METAL PRIVACY BLADES	(GL) GLAZING	(TL1) FLOOR TILES - WET AREA
(DB) CEMENT RENDER - LIGHT	(MB) METAL BALUSTRADE/FENCE	(LT) WALL TILES - WET AREA
(DB) CEMENT RENDER - DARK	(ST) SANDSTONE CLADDING	
(DB) CEMENT RENDER - OFF WHITE	(NT1) NATURAL STONE TILES INT.	
(PT) CARPET - BEDROOMS	(NT2) NATURAL STONE TILES EXT. L	
(TD) TIMBER DECKING	(NT3) NATURAL STONE TILES EXT. S	
(GB) GLASS BALUSTRADE	(BT) BRICK TILES OR FACE BRICK	

platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bldg Gough Reg No. 8280

PROJECT
THREE STOREY RESIDENTIAL FLAT BUILDING
WITH BASEMENT CAR PARK AT:
**5 COMMONWEALTH PDE,
MANLY, NSW**

CLIENT
C.G. & I.B. KOUTSOS



DRAWING TITLE
EAST ELEVATION

SCALE
1:100
@A3

STATUS
s4.55

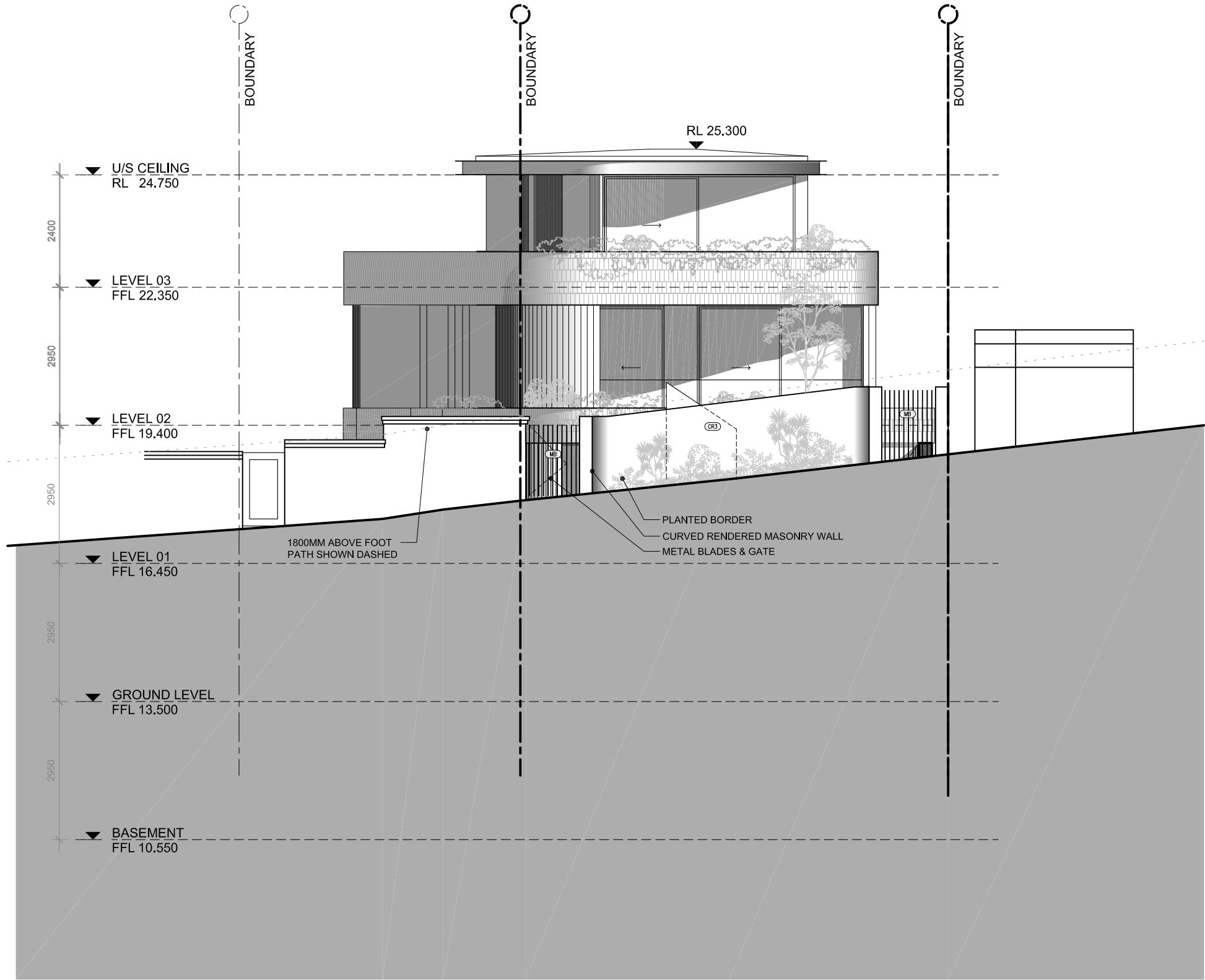
PROJECT
CPM

NUMBER
A2.01

REVISION
S4.55

LIST OF AMENDMENTS

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- ADJUSTMENTS TO RAMP AND CAR STACKER TO COMPLY WITH REGULATIONS & AS2890.1
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- RECONFIGURATION OF THE CORE
- INCREASED UPPER FLOOR SET BACKS AND NEW FLAT ROOF WITH NO FURTHER IMPACT ON NEIGHBOURS' VIEWS
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s4.55	2018.10.08	s4.55 Application	FB

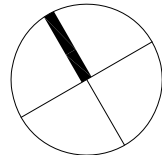
REVISION NOTES

LEGEND

(BL) METAL PRIVACY BLADES	(GL) GLAZING	(L5) FLOOR TILES - WET AREA
(C1) CEMENT RENDER - LIGHT	(MB) METAL BALUSTRADE/FENCE	(L6) WALL TILES - WET AREA
(C2) CEMENT RENDER - DARK	(ST) SANDSTONE CLADDING	
(C3) CEMENT RENDER- OFF WHITE	(N1) NATURAL STONE TILES INT.	RL 11.704 PROPOSED RL
(CP) CARPET- BEDROOMS	(N2) NATURAL STONE TILES EXT. L	EXISTING RL TO BE MAINTAINED
(TD) TIMBER DECKING	(N3) NATURAL STONE TILES EXT. S	EXISTING RL TO BE AMENDED
(GB) GLASS BALUSTRADE	(BT) BRICK TILES OR FACE BRICK	



PROJECT
THREE STOREY RESIDENTIAL FLAT BUILDING
WITH BASEMENT CAR PARK AT:
**5 COMMONWEALTH PDE,
MANLY, NSW**
CLIENT
C.G. & I.B. KOUTSOS



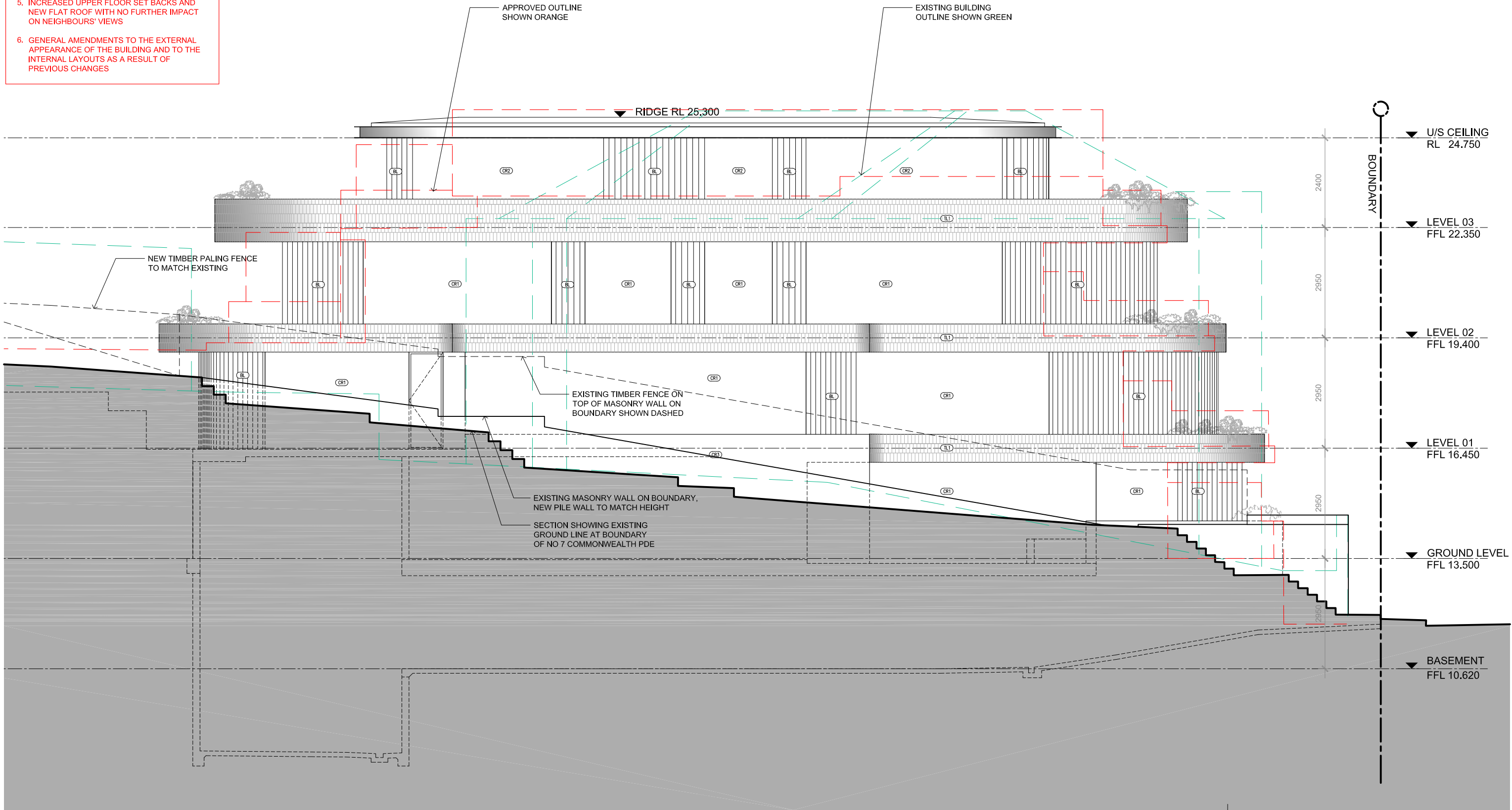
DRAWING TITLE
WEST ELEVATION

PROJECT
CPM

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A2.03	S4.55

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s4.55	2018.10.08	s4.55 Application	FB

REVISION NOTES

LEGEND

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(CR1) CEMENT RENDER - LIGHT	(MB) METAL BALUSTRADE/FENCE	(WT) WALL TILES - WET AREA
(CR2) CEMENT RENDER - DARK	(ST) SANDSTONE CLADDING	
(CR3) CEMENT RENDER - OFF WHITE	(NT1) NATURAL STONE TILES INT.	RL 11.704 PROPOSED RL
(CP) CARPET - BEDROOMS	(NT2) NATURAL STONE TILES EXT. L	EXISTING RL TO BE MAINTAINED
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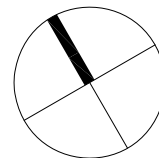
platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
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5 COMMONWEALTH PDE,
MANLY, NSW

CLIENT
C.G. & I.B. KOUTSOS



DRAWING TITLE
SOUTH ELEVATION

SCALE
1:100
@A3

STATUS
s4.55

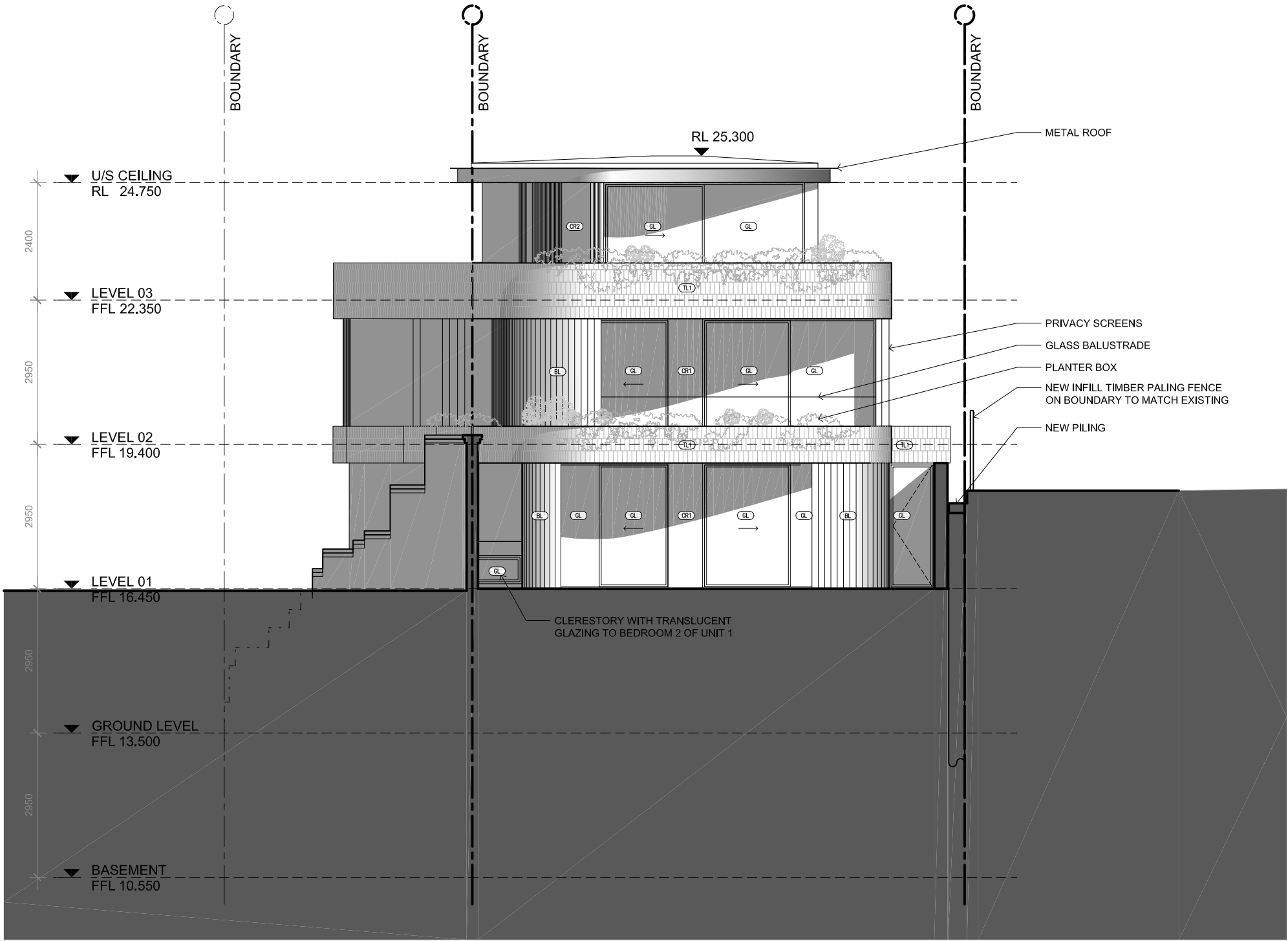
NUMBER
A2.04

REVISION
s4.55

PROJECT
CPM

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s4.55	2018.10.08	s4.55 Application	FB

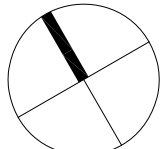
REVISION NOTES

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(CR3) CEMENT RENDER- OFF WHITE	(NT1) NATURAL STONE TILES INT.	RL 11.704 PROPOSED RL
(CP) CARPET- BEDROOMS	(NT2) NATURAL STONE TILES EXT. L	RL 11.746 EXISTING RL TO BE MAINTAINED
(TD) TIMBER DECKING	(NT3) NATURAL STONE TILES EXT. S	RL 11.746 EXISTING RL TO BE AMENDED
(GB) GLASS BALUSTRADE	(BT) BRICK TILES OR FACE BRICK	



PROJECT
THREE STOREY RESIDENTIAL FLAT BUILDING
WITH BASEMENT CAR PARK AT:
**5 COMMONWEALTH PDE,
MANLY, NSW**
CLIENT
C.G. & I.B. KOUTSOS



DRAWING TITLE
SECTION BB

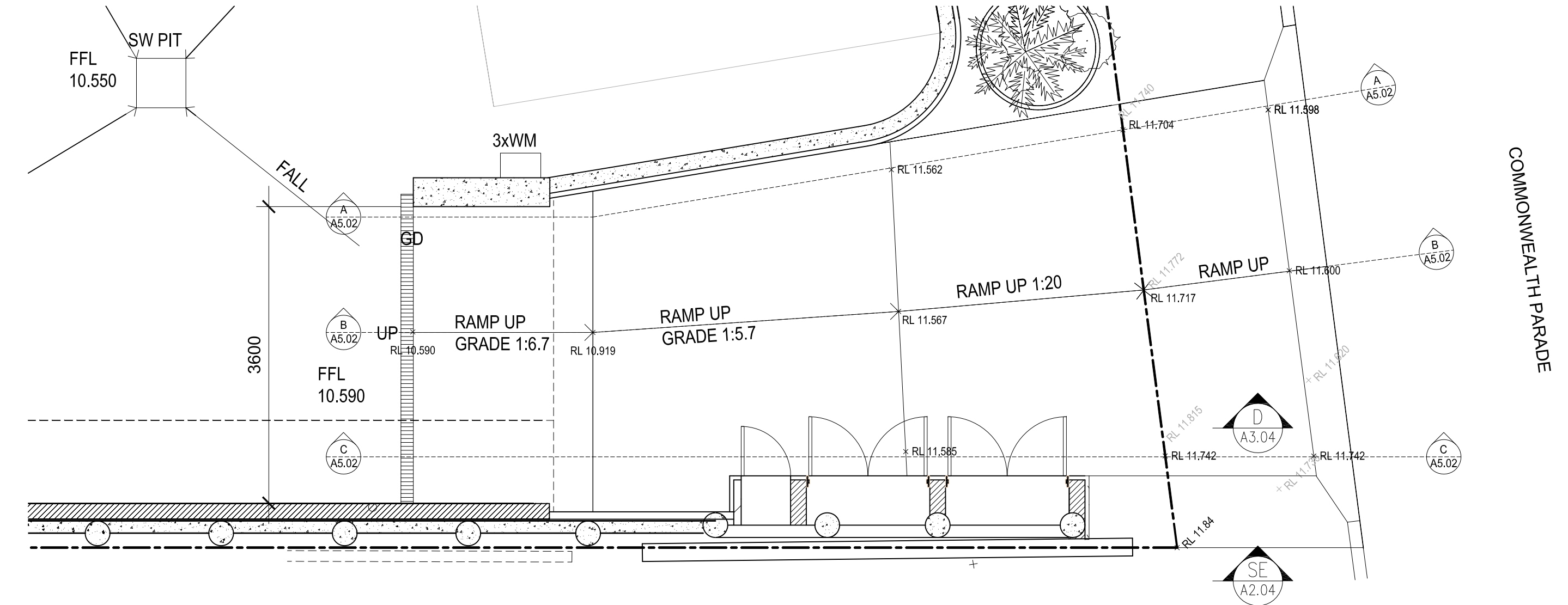
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A3.02	S4.55

PROJECT
CPM

LIST OF AMENDMENTS

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COMMONWEALTH PARADE

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\$4.55	2018.10.08	\$4.55 Application	FB

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REVISION NOTES

LEGEND

RL 11.740

EXISTING RL TO BE MAINTAINED

EXISTING RL TO BE AMENDED

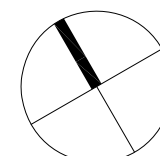
PROPOSED RL



PROJECT
THREE STOREY RESIDENTIAL FLAT BUILDING
WITH BASEMENT CAR PARK AT:

5 COMMONWEALTH PDE,
MANLY, NSW

CLIENT
C.G. & I.B. KOUTSOS



DRAWING TITLE

DRIVEWAY PLAN

SCALE
1:50
@A3

STATUS

s4.55

NUMBER

A5.01

PROJECT
CPM

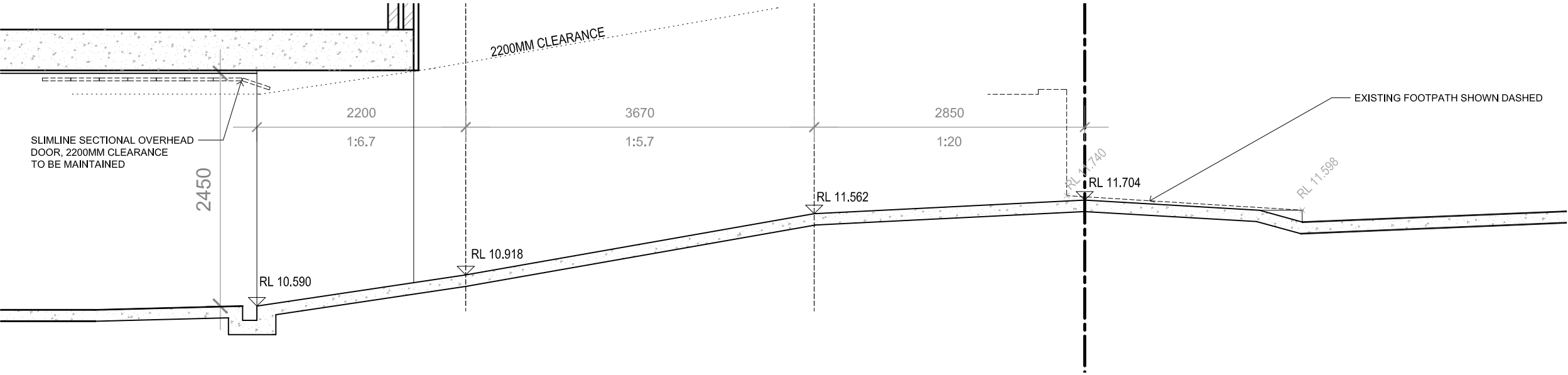
REVISION

S4.55

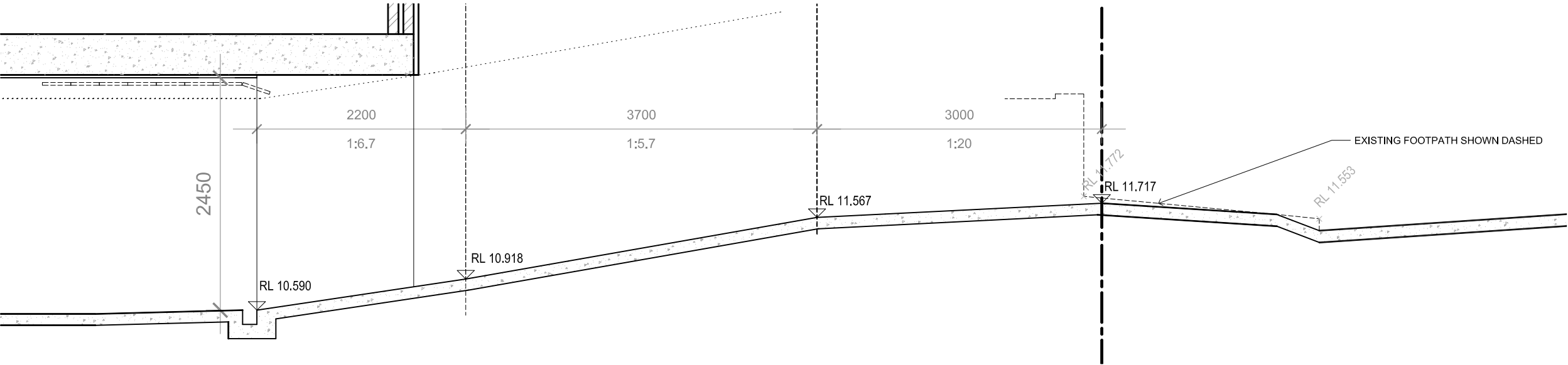
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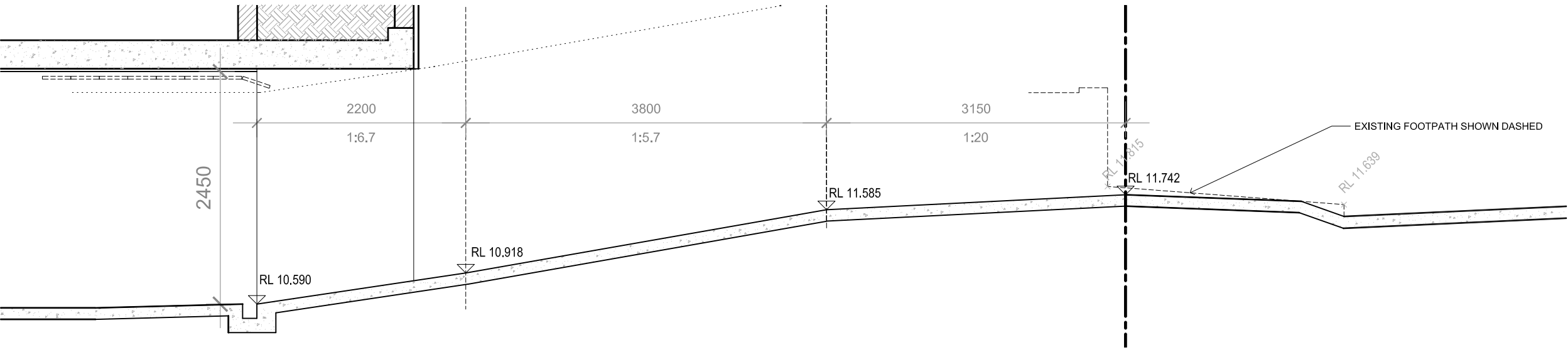
SECTION AA



SECTION BB



SECTION CC



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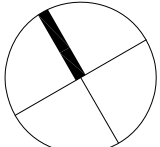
- RL 11.740
RL 11.740
EXISTING RL TO BE MAINTAINED
- RL 11.740
EXISTING RL TO BE AMENDED
- RL 11.704
PROPOSED RL

platform
ARCHITECTS

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PROJECT
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WITH BASEMENT CAR PARK AT:
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MANLY, NSW**

CLIENT
C.G. & I.B. KOUTSOS



DRAWING TITLE		PROJECT	
DRIVEWAY SECTIONS		CPM	
SCALE	STATUS	NUMBER	REVISION
1:50 @A3	s4.55	A5.02	S4.55

EXTERNAL FINISHES BOARD

5 Commonwealth Parade, Manly

Platform Architects

2018.09.06

Roof cover
ROUNDED PEBBLES

Terrace flooring
NATURAL STONE

To lower floors
LIGHT RENDER

To upper floor
DARK RENDER



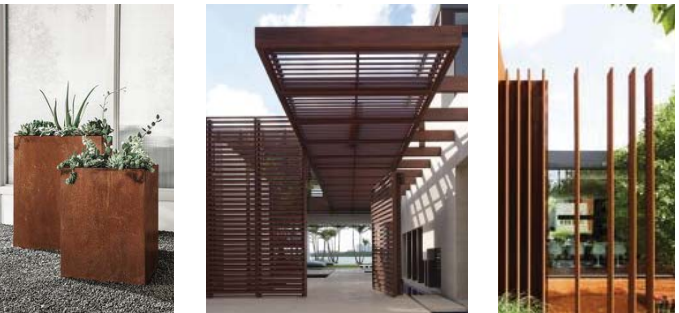
ARTIST'S IMPRESSION



Planters with
CASCADING PLANTS & GREENERY



Privacy blades and fencing in
REDDISH BROWN METAL or CORTEN



Charcoal powdercoated
WINDOW FRAMES & ROOF



Light-coloured
SANDSTONE BASE



Off-white or light grey
CURVED BRICK WORK OR TILES





CURRENT APPROVED ENVELOPE
BAXTER & JACOBSON ARCHITECTS



ENVELOPE PROPOSED FOR SECTION 4.55
PLATFORM ARCHITECTS

VIEW ANALYSIS - VIEW 1
5 COMMONWEALTH PDE, MANLY
9th JULY 2018

VIEW 1 PHOTO IS TAKEN FROM THE MIDDLE OF THE WEST ESPLANADE
WHILE STANDING ON A KERB SEPARATOR BETWEEN THE TWO LANES. THE
APPROXIMATE RL OF THE CAMERA IS AT 18.10





CURRENT APPROVED ENVELOPE
BAXTER & JACOBSON ARCHITECTS



ENVELOPE PROPOSED FOR SECTION 4.55
PLATFORM ARCHITECTS

VIEW ANALYSIS - VIEW 2
5 COMMONWEALTH PDE, MANLY
9th JULY 2018

VIEW 2 PHOTO IS TAKEN WHILE STANDING ON THE TOP OF THE GARAGES OF 1A FAIRLIGHT STREET, ADJACENT TO THE CRESCENT STREET WITH APPROXIMATE RL OF THE CAMERA AT 31.65





CURRENT APPROVED ENVELOPE
BAXTER & JACOBSON ARCHITECTS

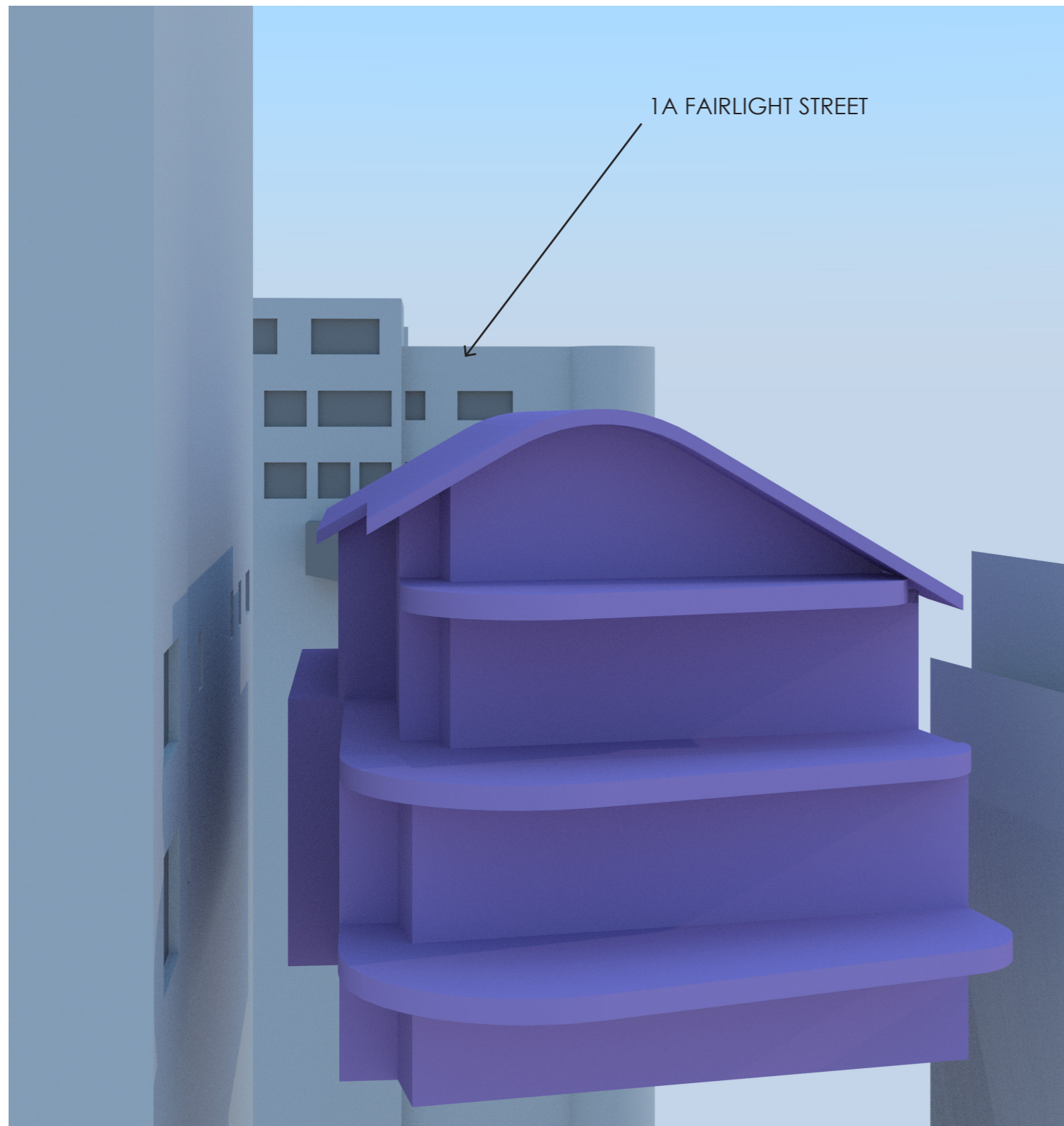


ENVELOPE PROPOSED FOR SECTION 4.55
PLATFORM ARCHITECTS

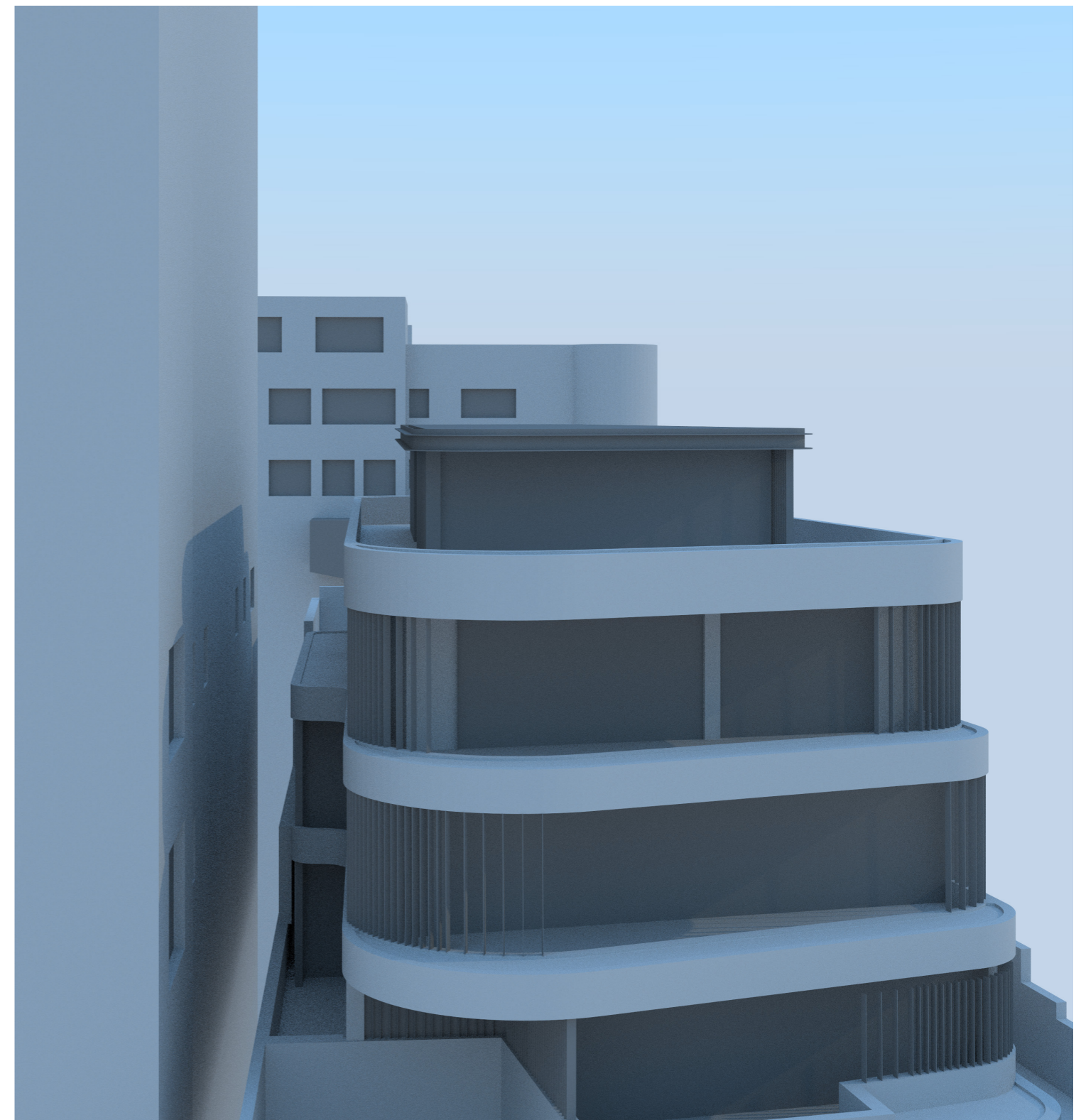
VIEW ANALYSIS - VIEW 3
5 COMMONWEALTH PDE, MANLY
9th JULY 2018

VIEW 3 PHOTO IS TAKEN FROM THE EAST END OF THE PEDESTRIAN CROSSING AT THE COMMONWEALTH PARADE. THE APPROXIMATE RL OF THE CAMERA IS 21.34





CURRENT APPROVED ENVELOPE
BAXTER & JACOBSON ARCHITECTS



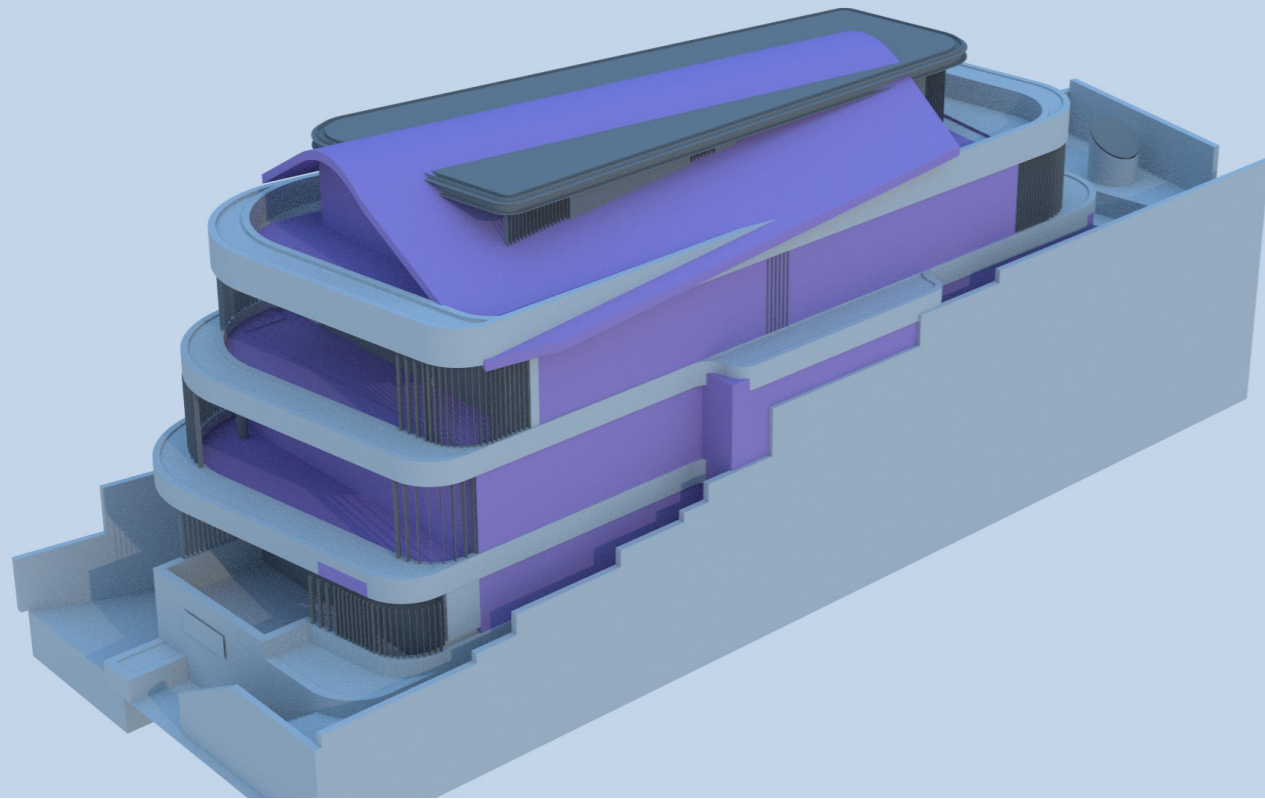
ENVELOPE PROPOSED FOR SECTION 4.55
PLATFORM ARCHITECTS

VIEW ANALYSIS - VIEW 4 5 COMMONWEALTH PDE, MANLY 9th JULY 2018

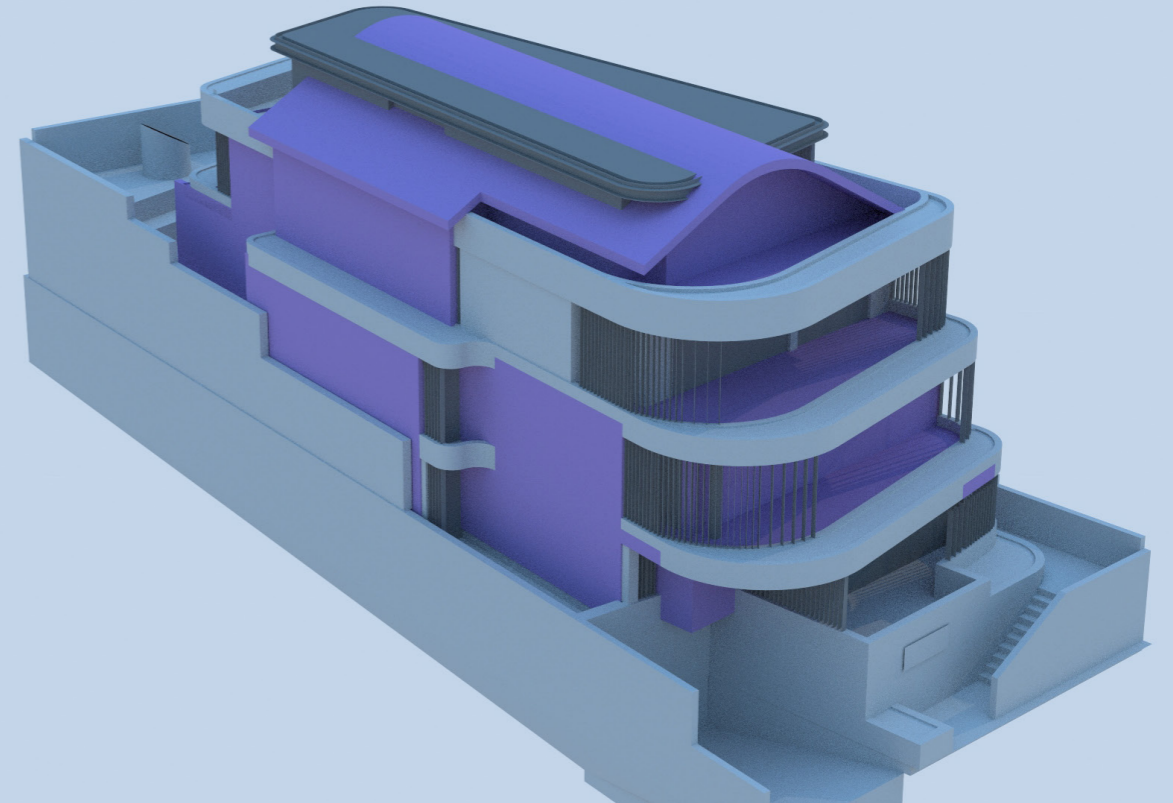
VIEW 4 IS A VIRTUAL VIEW WITH CAMERA SET AT RL 33.95 (TOP OF ROOF RL OF THE PROPOSED BUILDING AT RL 33.70). THE PURPOSE OF THIS VIEW IS TO SHOW THE EFFECT OF INCREASED TOP FLOOR SETBACK OF THE PROPOSED BUILDING ON THE VIEW OF THE WINDOWS OF EAST FACADE OF THE 1A FAIRLIGHT STREET BUILDING BEHIND.



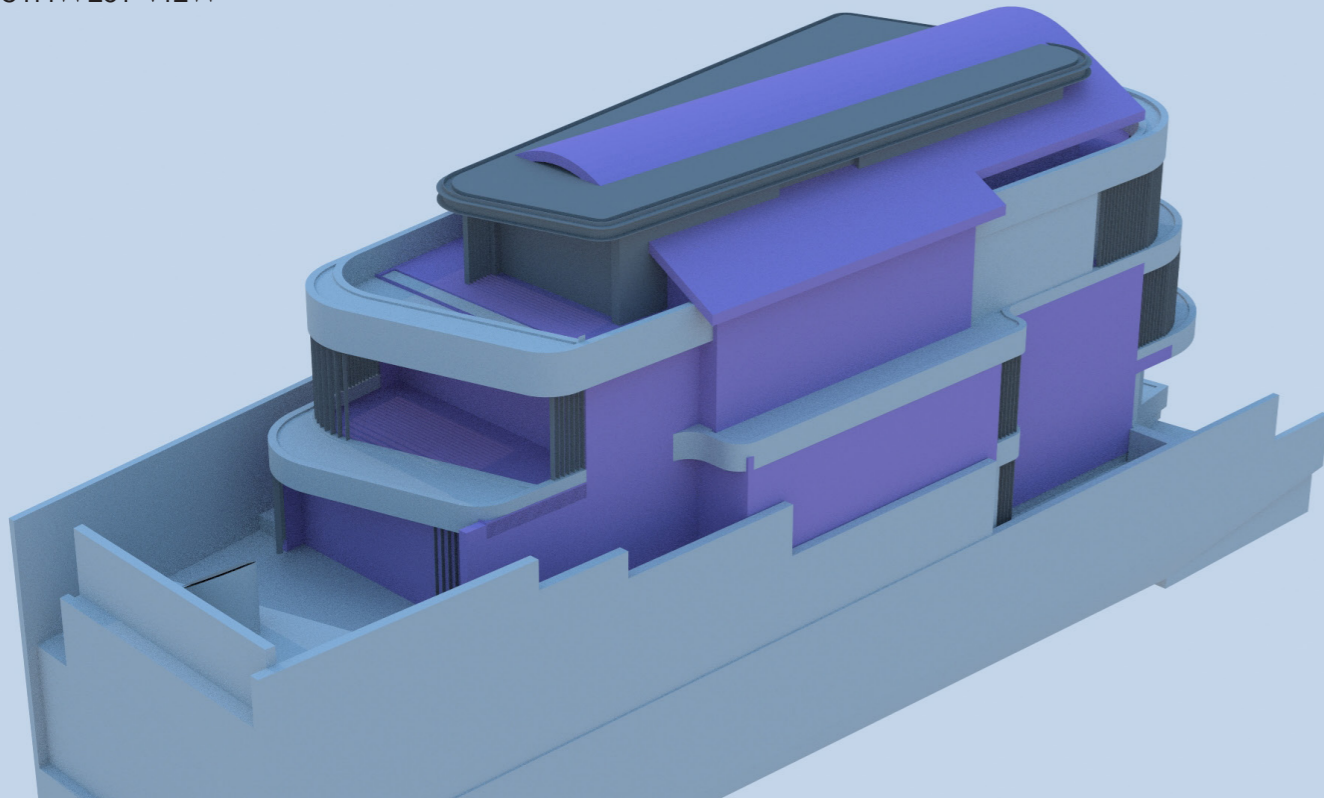
NORTHEAST VIEW



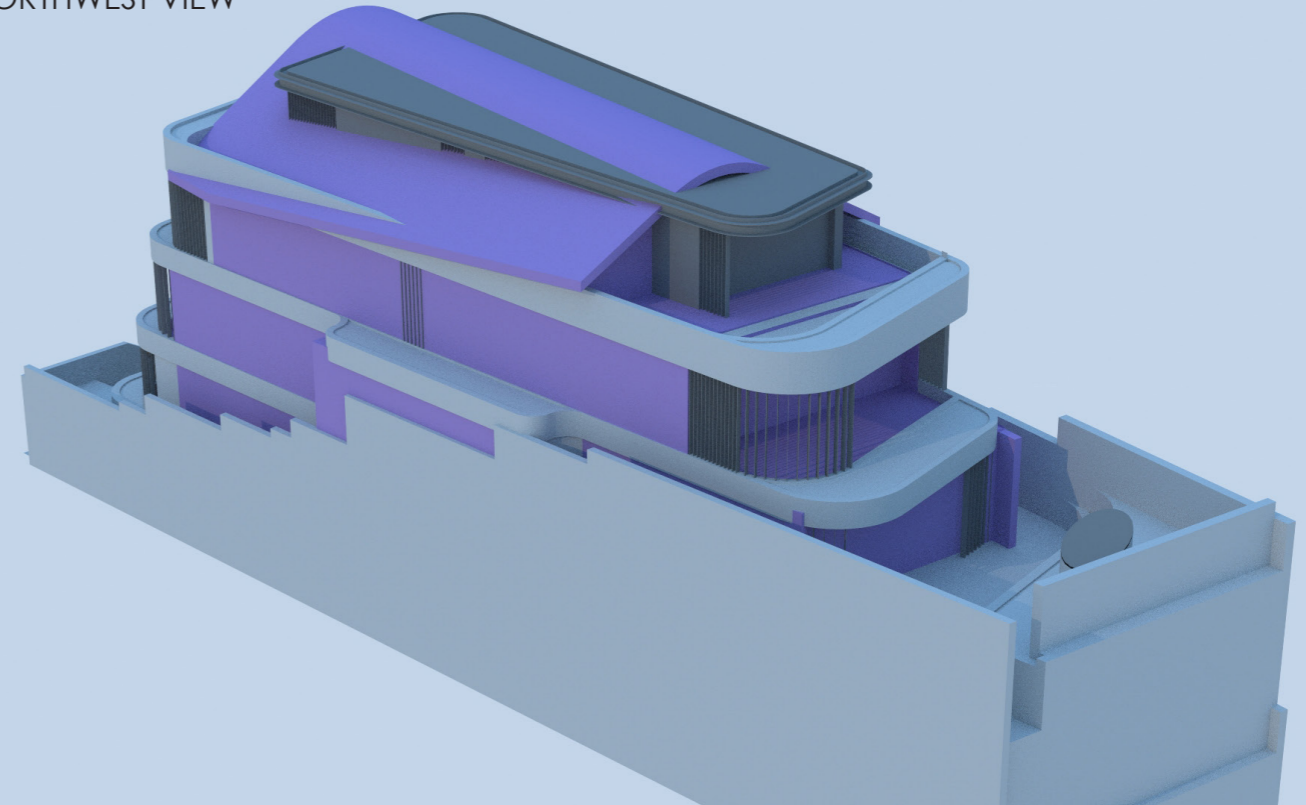
SOUTHEAST VIEW



SOUTHWEST VIEW



NORTHWEST VIEW



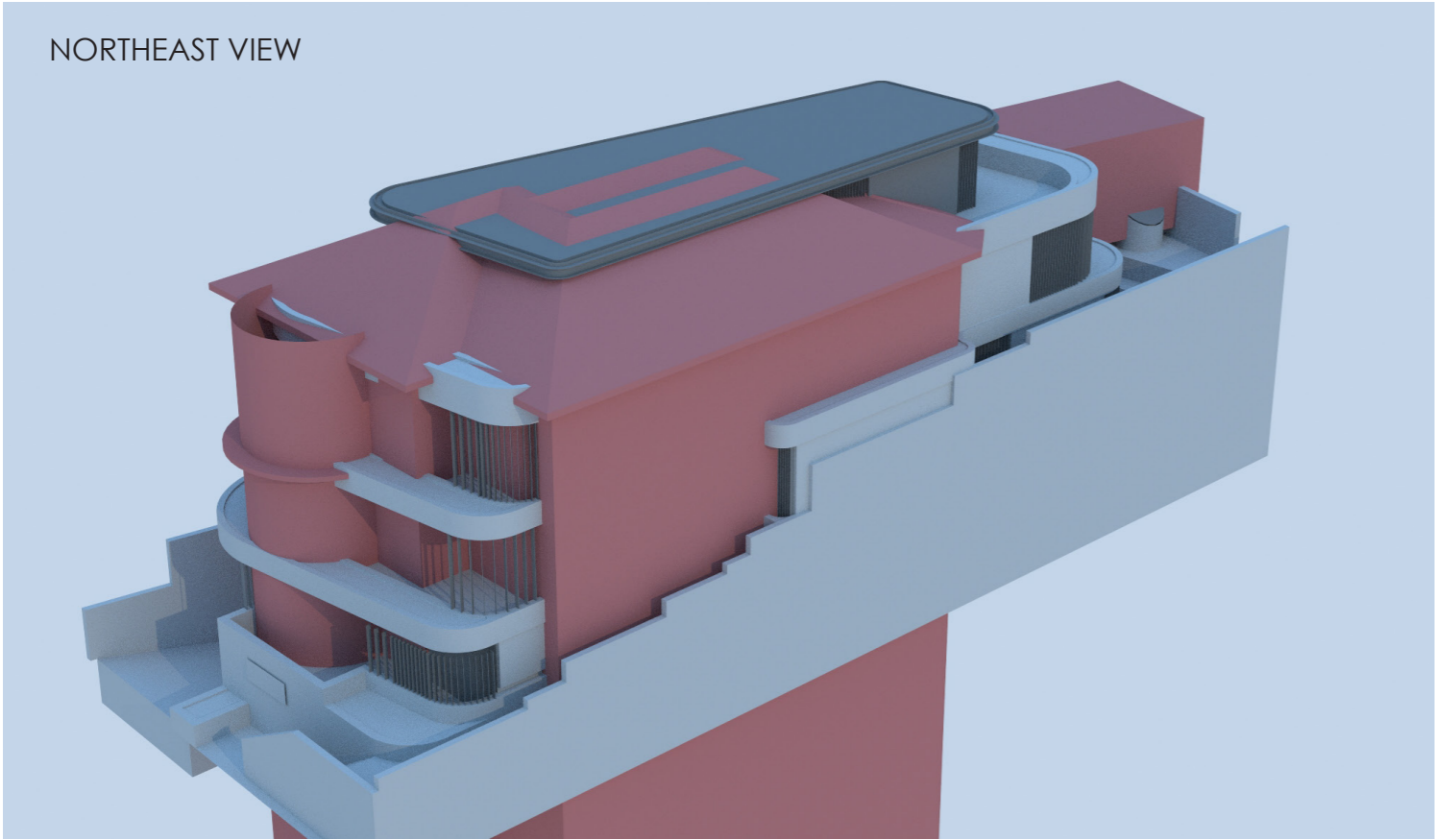
VIEW ANALYSIS - AXONOMETRY 01

5 COMMONWEALTH PDE, MANLY

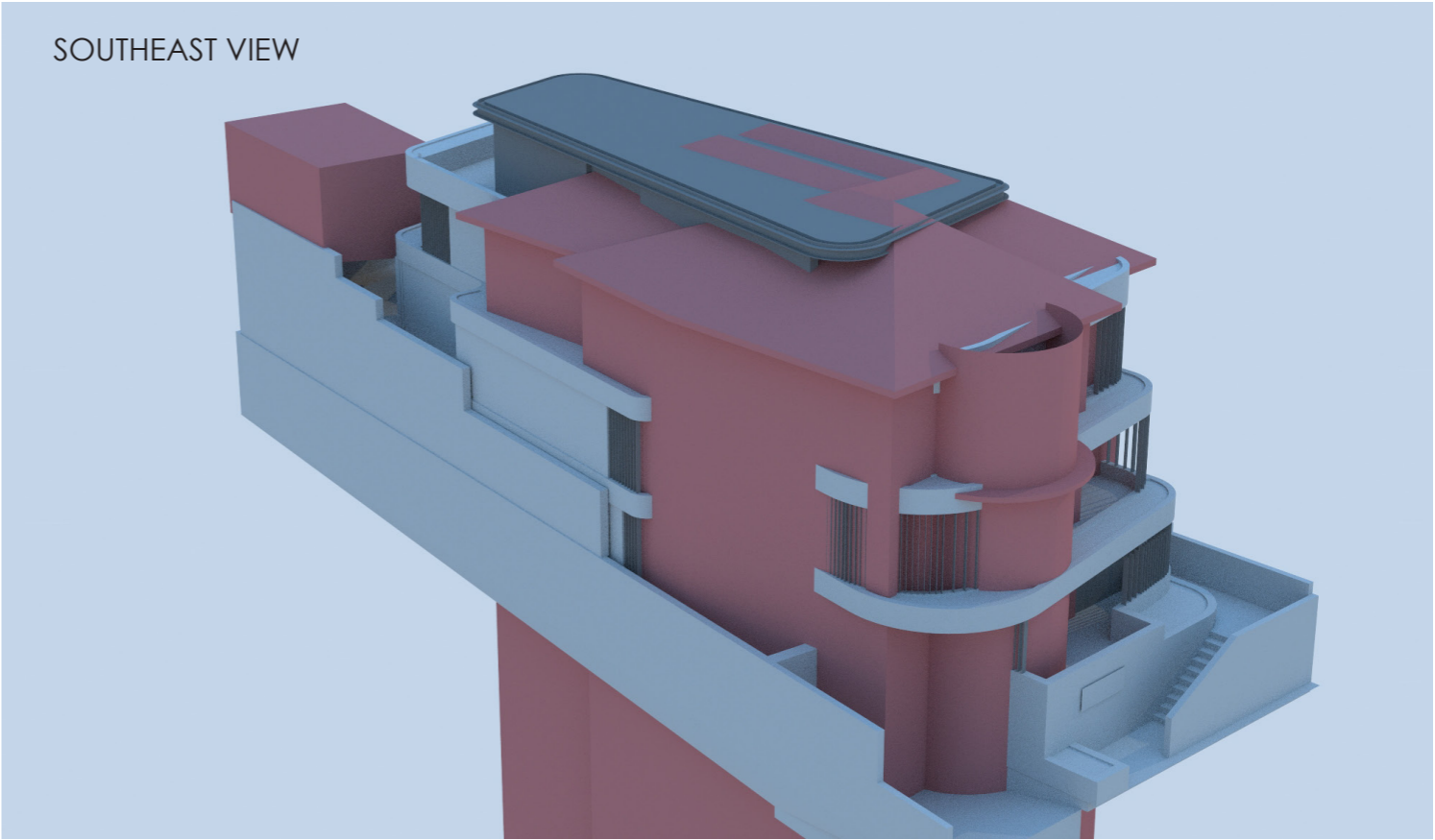
9th JULY 2018

THIS AXONOMETRY SHOWS RELATION OF THE B&J ARCHITECTS APPROVED ENVELOPE (PURPLE) AND PLATFORM ARCHITECTS' PROPOSED SECTION 4.55 ENVELOPE IN GREY. NOTE THAT OVERALL APPROVED HEIGHT OF THE BUILDING IS HIGHER THAN THE PROPOSED.

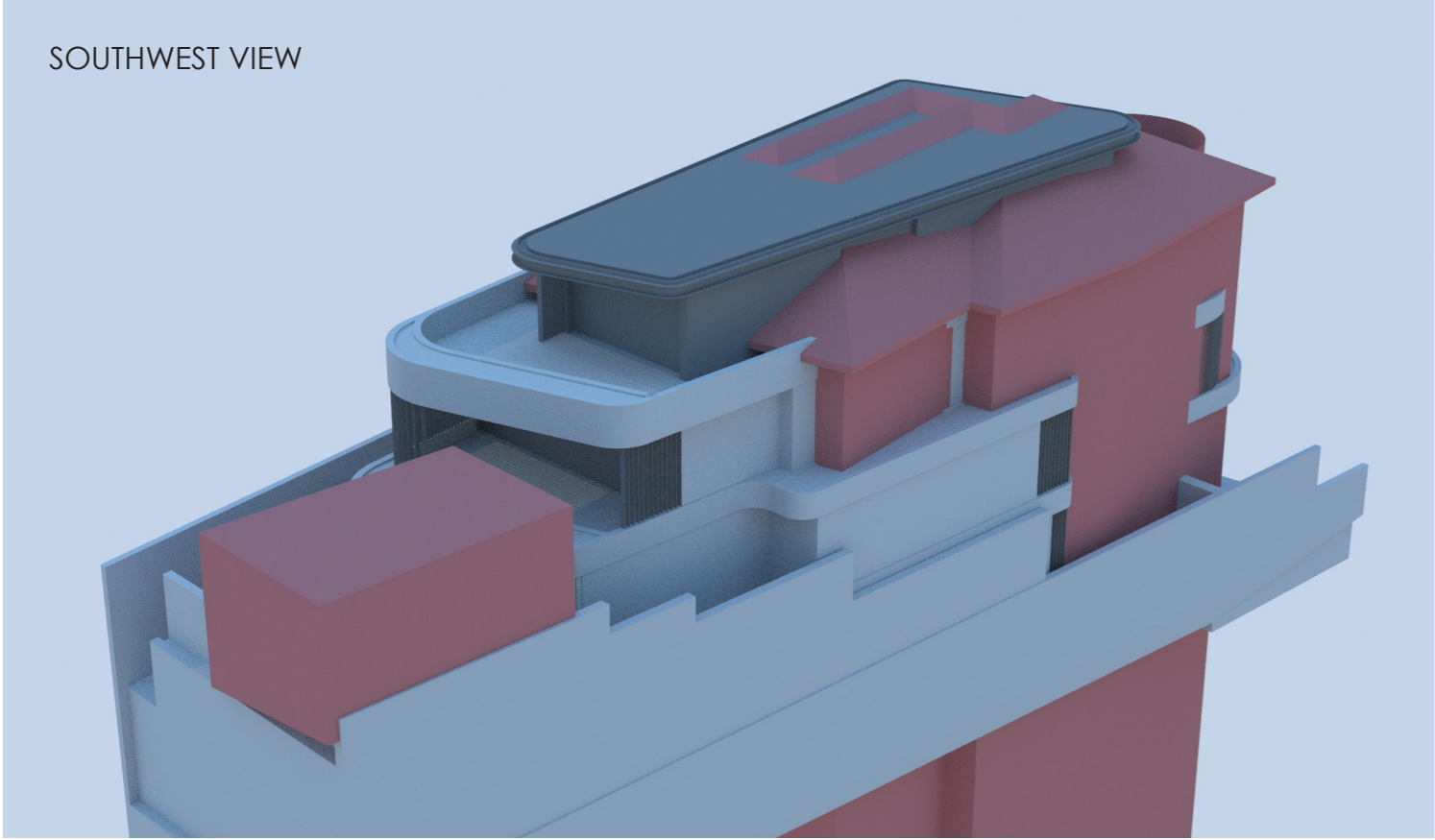
NORTHEAST VIEW



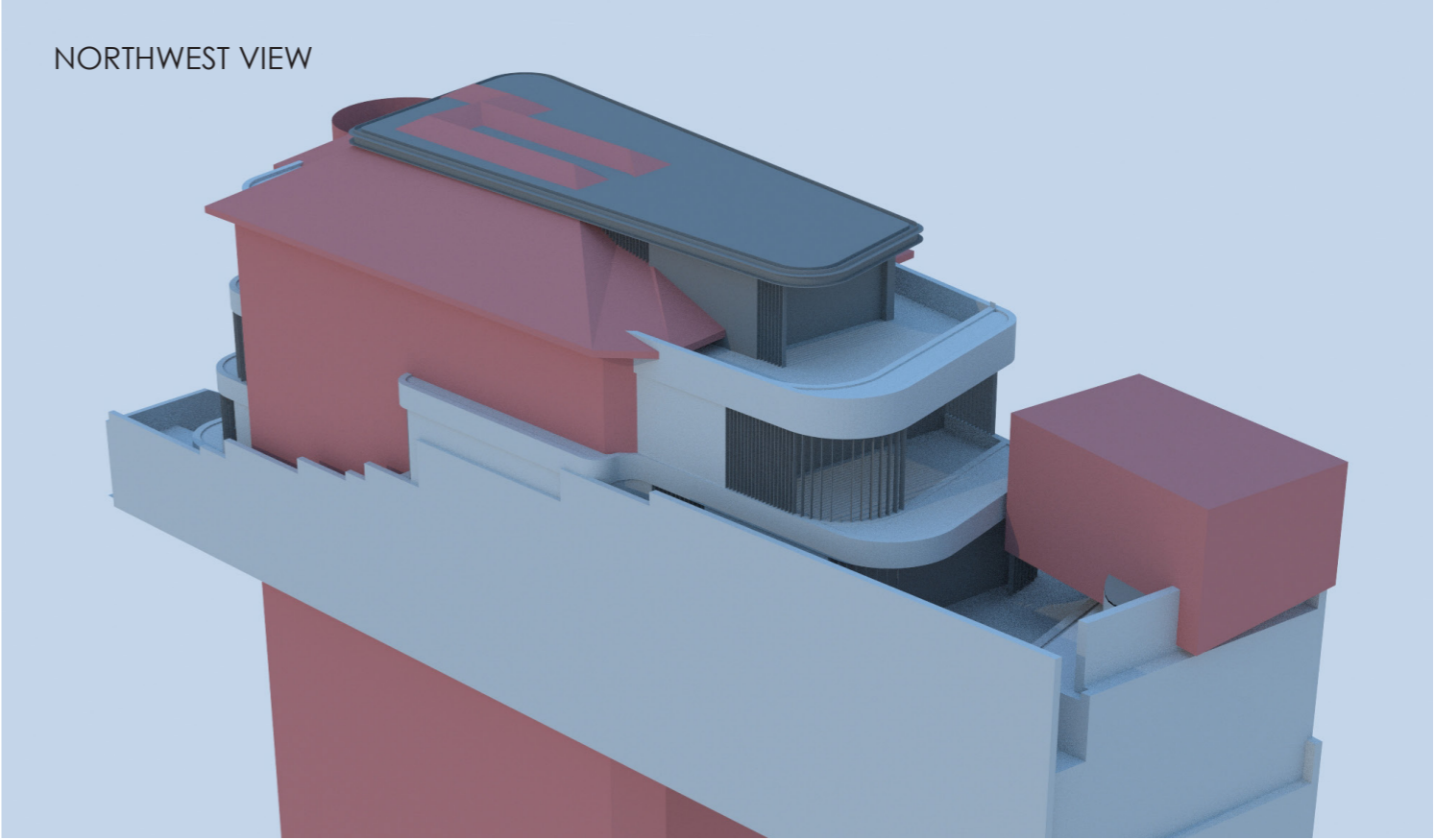
SOUTHEAST VIEW



SOUTHWEST VIEW



NORTHWEST VIEW



VIEW ANALYSIS - AXONOMETRY 02
5 COMMONWEALTH PDE, MANLY
9th JULY 2018

THIS AXONOMETRY SHOWS RELATION OF THE EXISTING BUILDING ENVELOPE (RED) AND PLATFORM ARCHITECTS' PROPOSED SECTION 4.55 ENVELOPE IN GREY. NOTE THAT MAIN RIDGE HEIGHT OF THE EXISTING BUILDING IS HIGHER THAN THE PROPOSED.

