

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

REVISION

s4.55

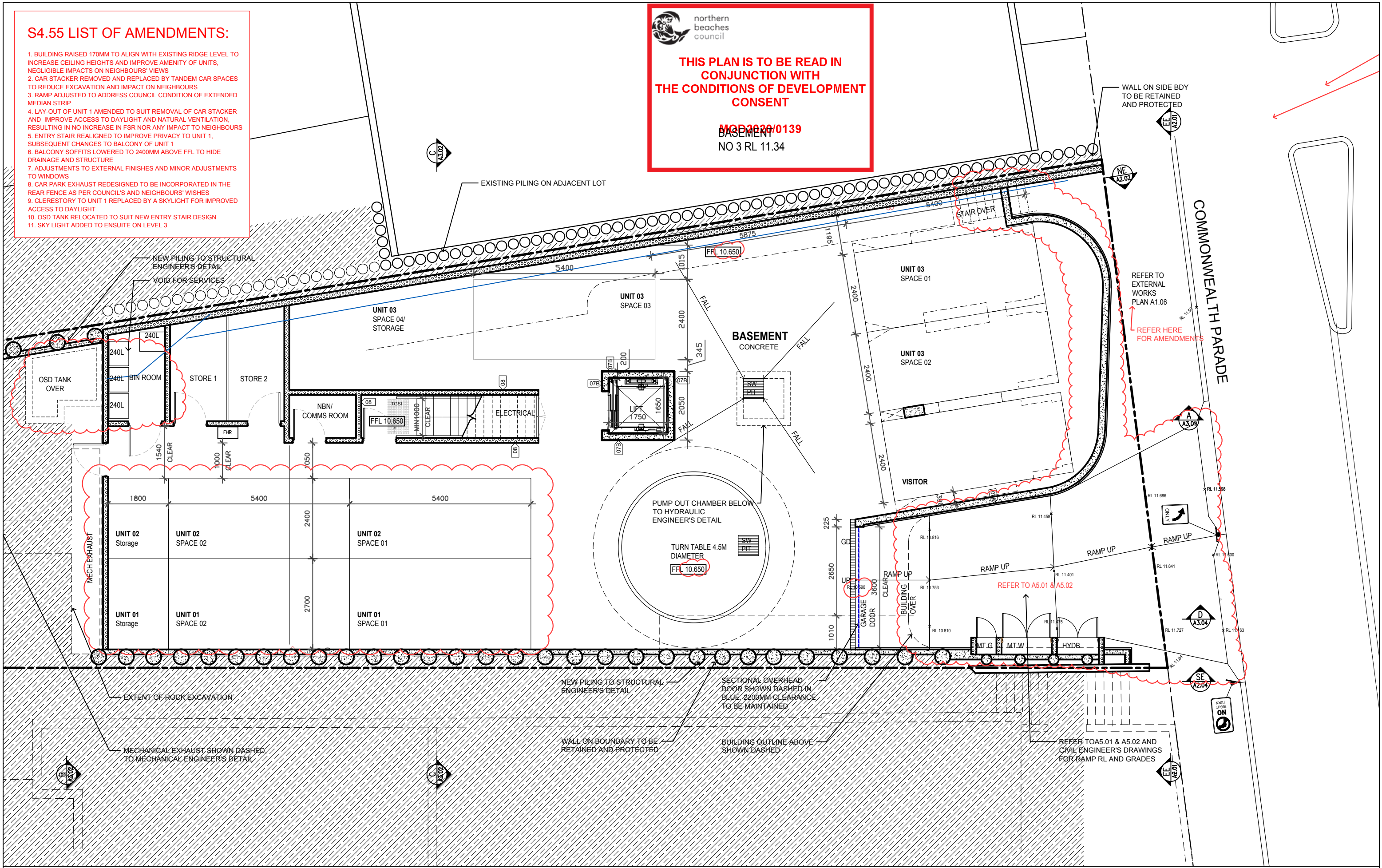
S4.55 LIST OF AMENDMENTS:

1. BUILDING RAISED 170MM TO ALIGN WITH EXISTING RIDGE LEVEL TO INCREASE CEILING HEIGHTS AND IMPROVE AMENITY OF UNITS, NEGLIGIBLE IMPACTS ON NEIGHBOURS' VIEWS
2. CAR STACKER REMOVED AND REPLACED BY TANDEM CAR SPACES TO REDUCE EXCAVATION AND IMPACT ON NEIGHBOURS
3. RAMP ADJUSTED TO ADDRESS COUNCIL CONDITION OF EXTENDED MEDIAN STRIP
4. LAY-OUT OF UNIT 1 AMENDED TO SUIT REMOVAL OF CAR STACKER AND IMPROVE ACCESS TO DAYLIGHT AND NATURAL VENTILATION, RESULTING IN NO INCREASE IN FSR NOR ANY IMPACT TO NEIGHBOURS
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10. OSD TANK RELOCATED TO SUIT NEW ENTRY STAIR DESIGN
11. SKY LIGHT ADDED TO ENSUITE ON LEVEL 3



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MCD2020/0139
BASEMENT
NO 3 RL 11.34



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REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY
PR	2019.05.16	PRELIMINARY	FB	PR6	2019.07.12	PRELIMINARY	FB
PR1	2019.05.30	PRELIMINARY	FB	PR7	2019.10.31	PRELIMINARY	FB
PR2	2019.06.12	PRELIMINARY	FB	PR8	2020.01.14	PRELIMINARY s4.55	FB
PR3	2019.06.18	PRELIMINARY	FB	PR9	2020.02.14	PRELIMINARY s4.55	FB
PR4	2019.07.02	PRELIMINARY	FB	PR10	2020.02.20	PRELIMINARY s4.55	FB
PR5	2019.07.04	PRELIMINARY	FB	S4.55	2020.03.13	s4.55 APPLICATION	FB

REVISION NOTES

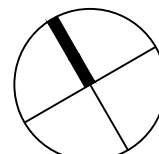
platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bridge 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
BASEMENT PLAN

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	S4.55	A1.00	s4.55

PROJECT
CPM

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NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)

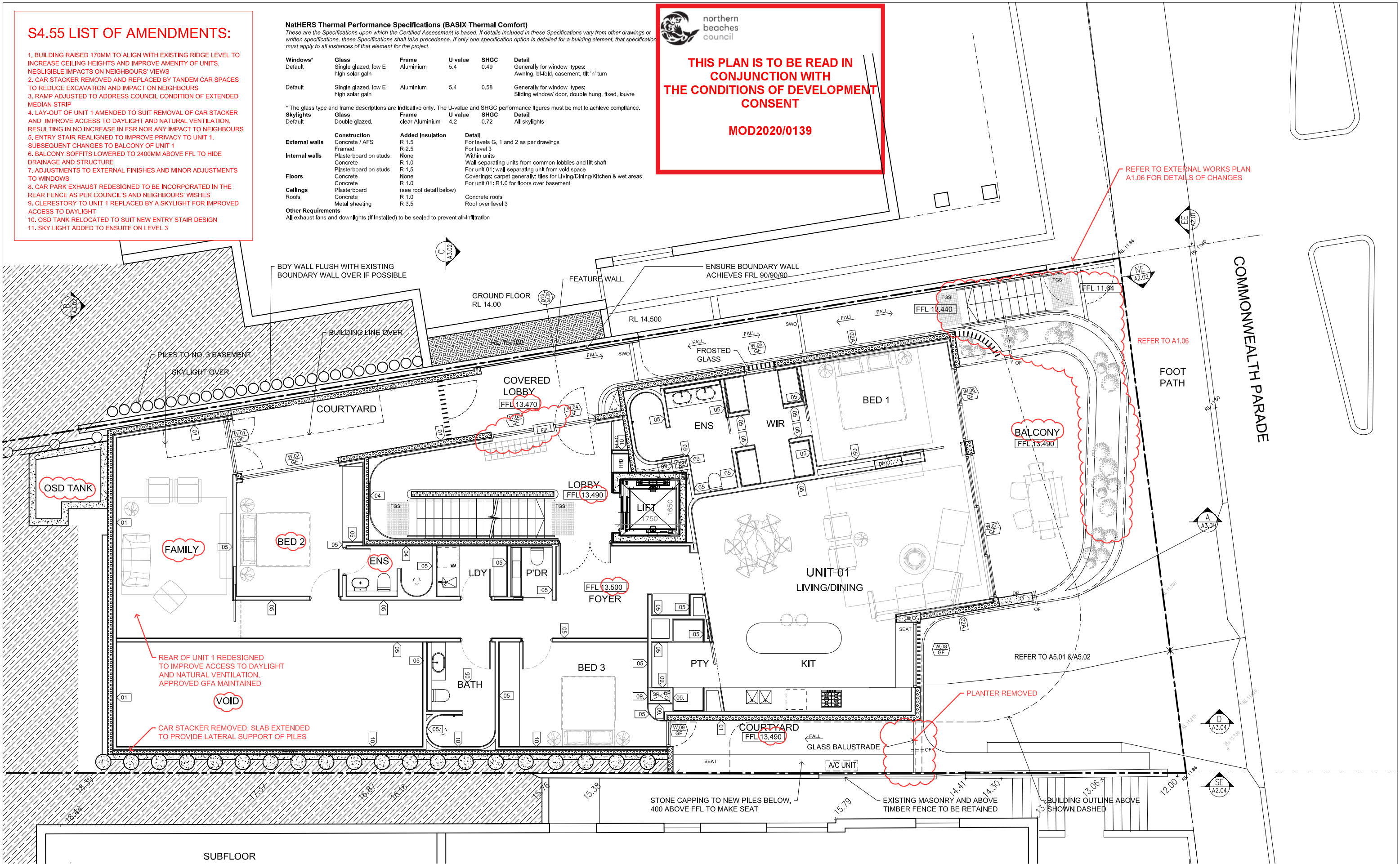
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Windows*	Glass	Frame	U value	SHGC	Detail
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.49	Generally for window types: Awning, bi-fold, casement, tilt 'n' turn
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* The glass type and frame descriptions are indicative only. The U-value and SHGC performance figures must be met to achieve compliance.					
Skylights	Glass	Frame	U value	SHGC	Detail
Default	Double glazed,	clear Aluminium	4.2	0.72	All skylights
External walls	Construction	Added Insulation	Detail		
	Concrete / AFS	R 1.5	For levels G, 1 and 2 as per drawings		
	Framed	R 2.5	For level 3		
Internal walls	Construction	Added Insulation	Detail		
	Plasterboard on studs	None	Within units		
	Concrete	R 1.0	Wall separating units from common lobbies and lift shaft		
	Plasterboard on studs	R 1.5	For unit 01: wall separating unit from void space		
Floors	Construction	Added Insulation	Detail		
	Concrete	None	Coverings: carpet generally; tiles for Living/Dining/Kitchen & wet areas		
	Concrete	R 1.0	For unit 01: R1.0 for floors over basement		
Ceilings	Construction	Added Insulation	Detail		
	Plasterboard	(see roof detail below)	Concrete roofs		
Roofs	Concrete	R 1.0	Roof over level 3		
	Metal sheeting	R 3.5			
Other Requirements					
All exhaust fans and downlights (if installed) to be sealed to prevent air infiltration					



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MOD2020/0139



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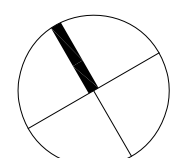
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PR4	2019.07.02	PRELIMINARY	FB				
PR5	2019.07.06	PRELIMINARY	FB				

REVISION NOTES



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

CLIENT
C.G. & I.B. KOUTSOS



DRAWING TITLE	STATUS	NUMBER	REVISION
GROUND FLOOR PLAN	S4.55	A1.01	s4.55
SCALE	1:100 @A3		

PROJECT
CPM

S4.55 LIST OF AMENDMENTS:

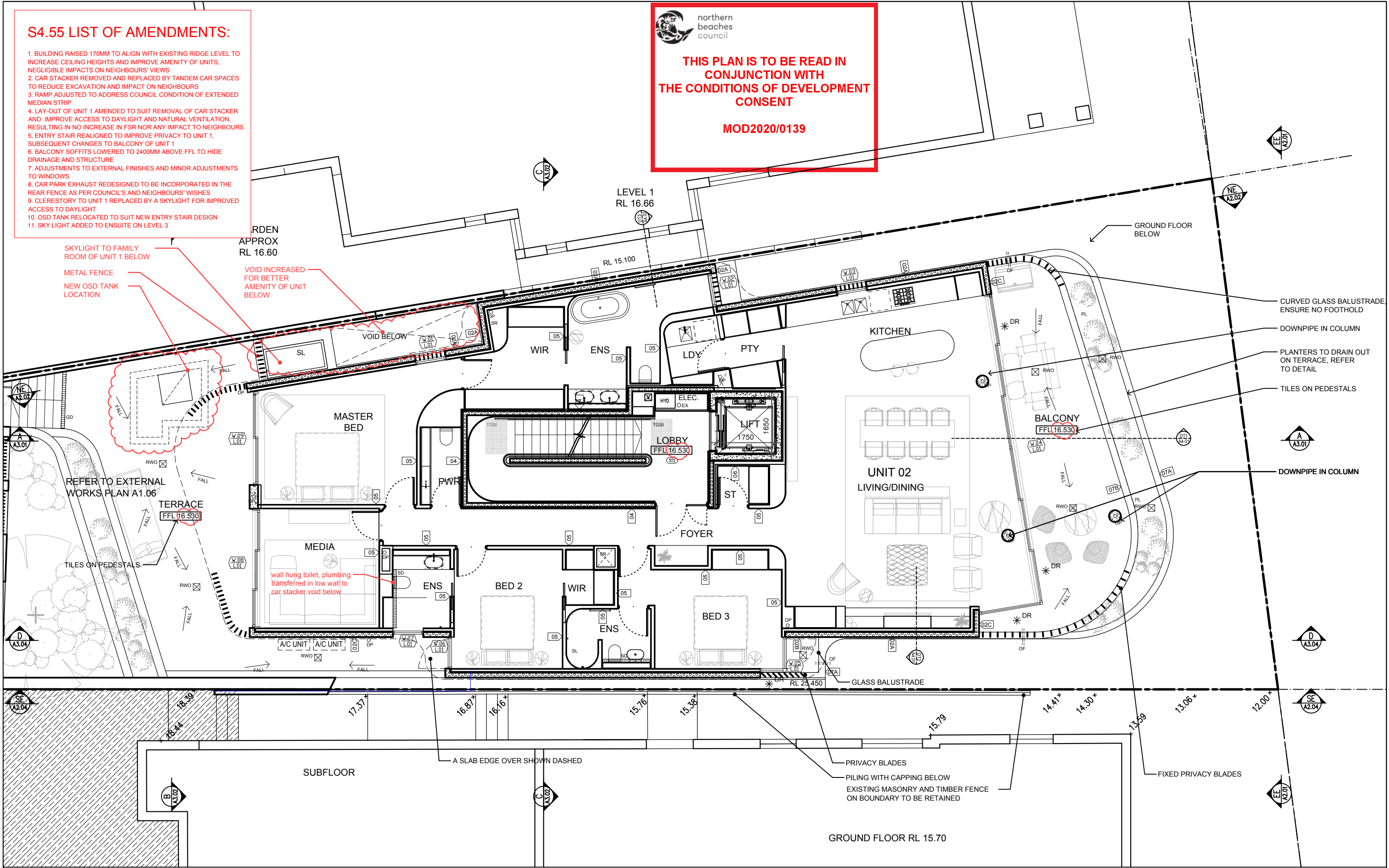
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northern
beaches
council

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PR5	2019.07.06	PRELIMINARY	FB

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S4.55	2020.03.13	S4.55 APPLICATION	FB

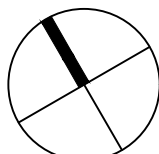
REVISION NOTES

platform
ARCHITECTS

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CLIENT
C.G. & I.B. KOUTSOS



DRAWING TITLE
LEVEL 1 PLAN

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	S4.55	A1.02	s4.55

PROJECT
CPM

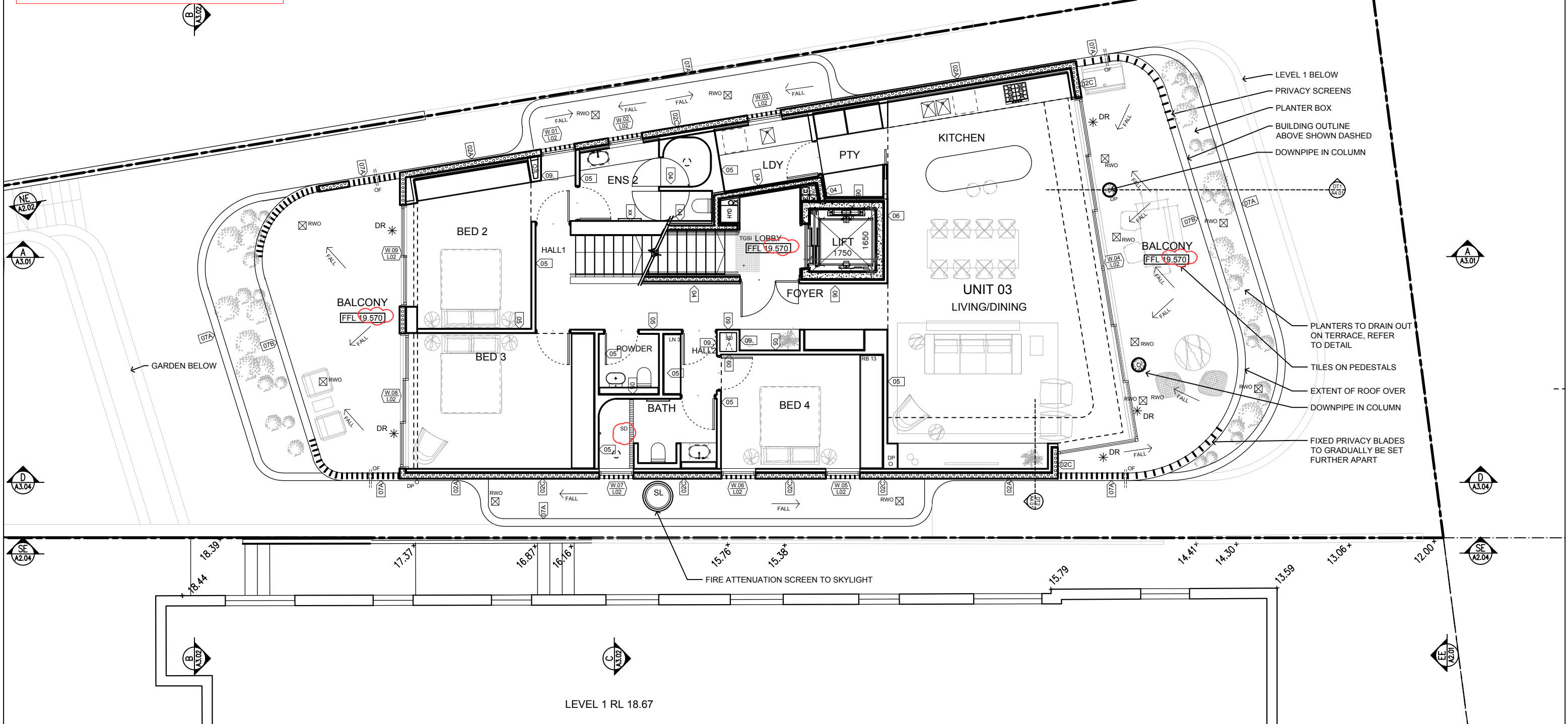
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PR5	2019.07.06	PRELIMINARY	FB

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PR8	2020.01.14	PRELIMINARY S4.55	FB
S4.55	2020.03.13	S4.55 APPLICATION	FB

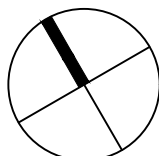
REVISION NOTES



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

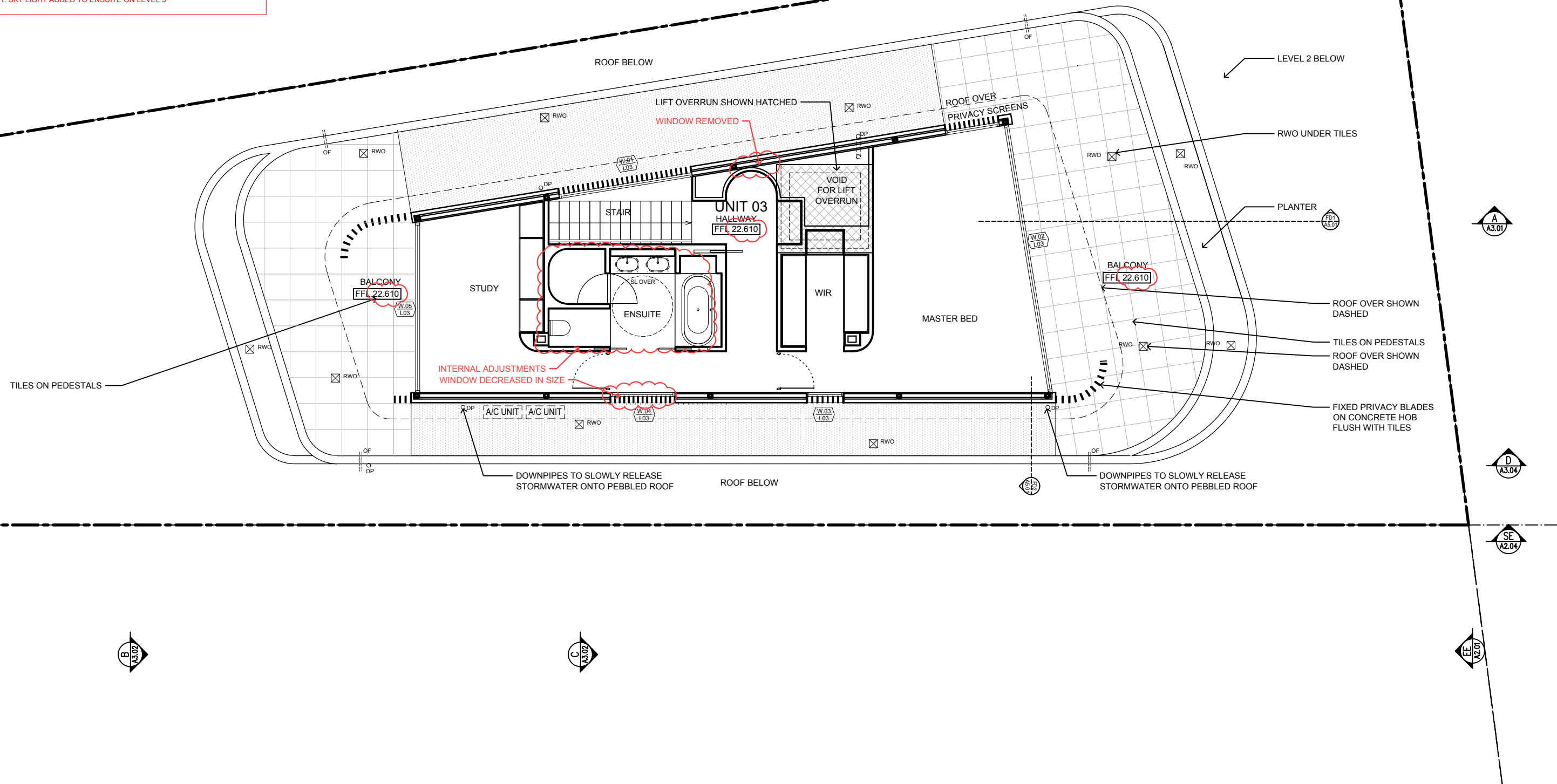
5 COMMONWEALTH PDE,
MANLY, NSW

CLIENT
C.G. & I.B. KOUTSOS



DRAWING TITLE	STATUS	NUMBER	REVISION
LEVEL 2 PLAN	S4.55	A1.03	s4.55
SCALE	1:100 @A3		
PROJECT	CPM		

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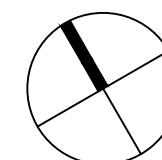
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PR2	2019.06.12	PRELIMINARY	FB
PR3	2019.06.18	PRELIMINARY	FB
PR4	2019.06.18	PRELIMINARY	FB
PR5	2020.01.14	PRELIMINARY \$4.55	FB
\$4.55	2020.03.13	\$4.55 APPLICATION	FB

REVISION	DATE	DESCRIPTION	BY

REVISION NOTES



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MANLY, NSW**
CLIENT
C.G. & I.B. KOUTSOS



DRAWING TITLE

LEVEL 3 PLAN

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	\$4.55	A1.04	s4.55

PROJECT
CPM

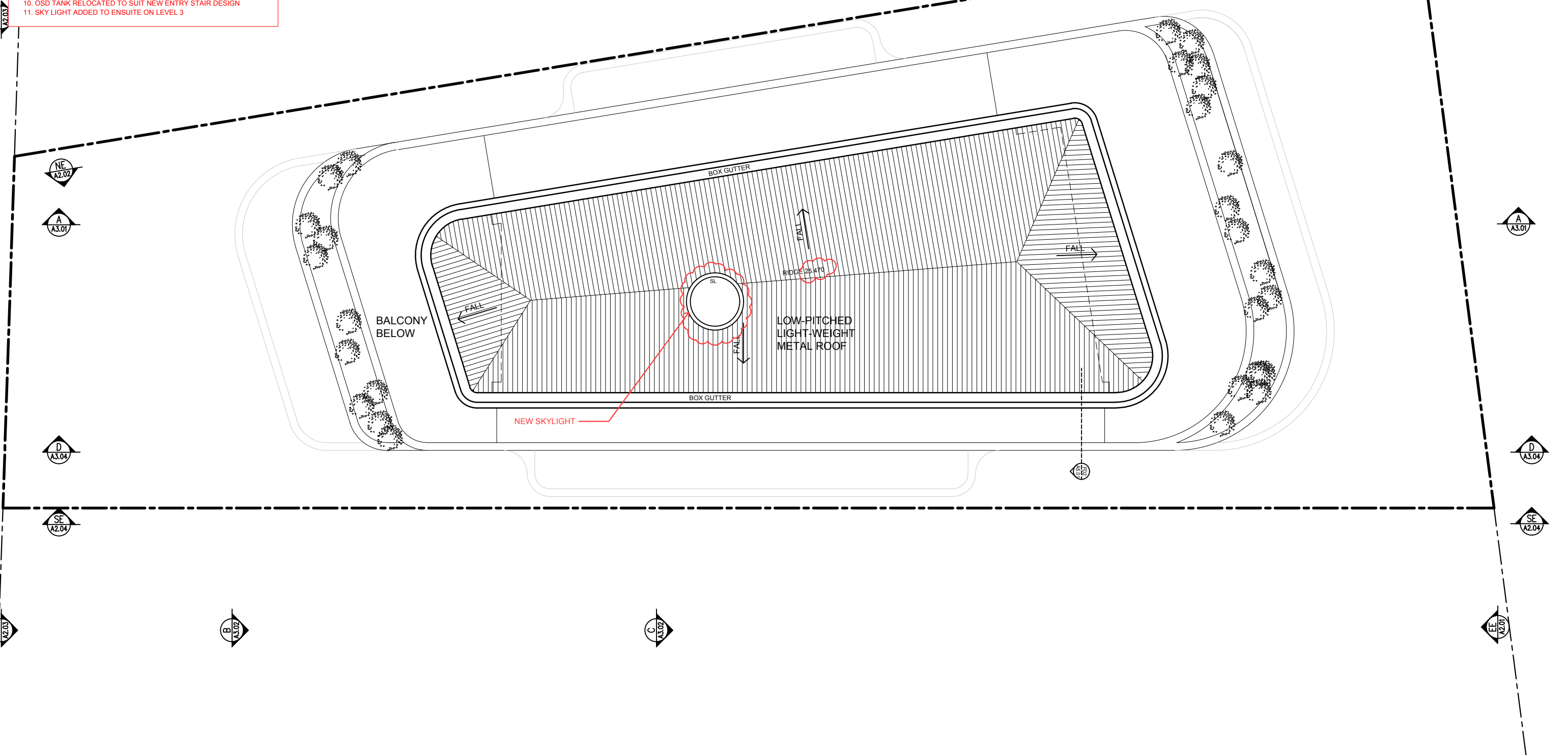
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S4.55	2020.03.13	s4.55 APPLICATION	FB

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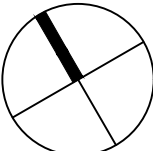
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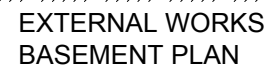
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DRAWING TITLE		PROJECT	
ROOF PLAN		CPM	
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PROJECT
CPM

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Default	Single glazed, low E high solar gain	Aluminium	5.4	0.58	Generally for window types: Sliding window/ door, double hung, fixed, louvre

* The glass type and frame descriptions are indicative only. The U-value and SHGC performance figures must be met to achieve compliance.

Skylights	Glass	Frame	U value	SHGC	Detail
Default	Double glazed,	clear Aluminium	4.2	0.72	All skylights

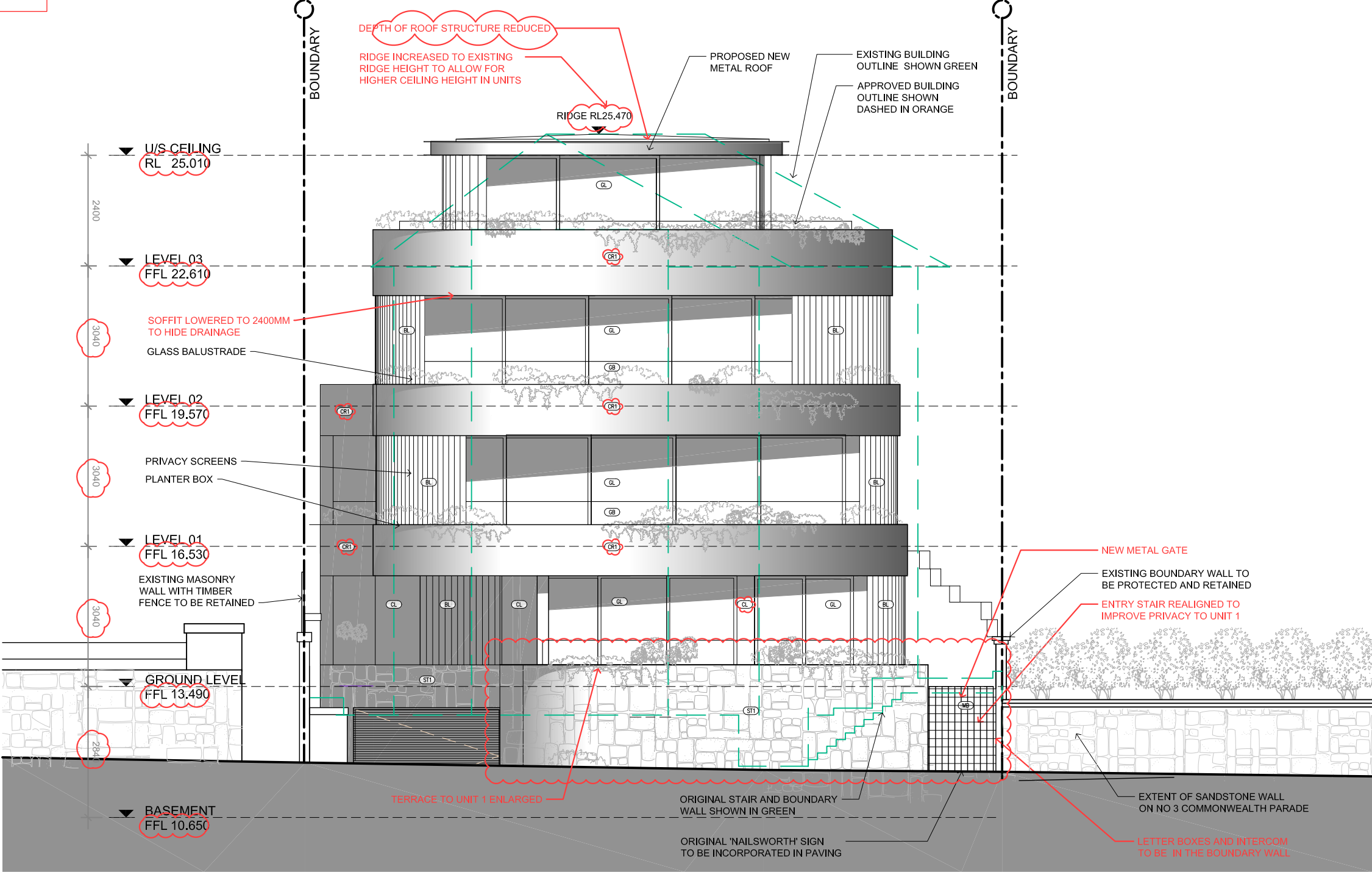
External walls	Construction	Added Insulation	Detail
Default	Concrete / AFS	R 1.5	For levels G, 1 and 2 as per drawings
Internal walls	Framed	R 2.5	For level 3
	Plasterboard on studs	None	Within units
	Concrete	R 1.0	Wall separating units from common lobbies and lift shaft
	Plasterboard on studs	R 1.5	For unit 01: wall separating unit from void space
Floors	Concrete	None	Coverings: carpet generally; Tiles for Living/Dining/Kitchen & wet areas
	Concrete	R 1.0	For unit 01: R1.0 for floors over basement
Ceilings	Plasterboard	(see roof detail below)	
Roofs	Concrete	R 1.0	Concrete roofs
	Metal sheeting	R 3.5	Roof over level 3

Other Requirements
All exhaust fans and downlights (if installed) to be sealed to prevent air infiltration



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MOD2020/0139



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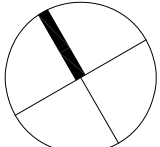
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REVISION	DATE	DESCRIPTION	BY
PR	2019.05.16	PRELIMINARY	FB
PR2	2019.05.16	PRELIMINARY	FB
PR3	2020.01.17	PRELIMINARY S4.55	FB
S4.55	2020.03.13	S4.55 APPLICATION	FB
S4.55G	2020.07.29	S4.55 APPLICATION	FB

REVISION NOTES
NOTE REGARDING ROOF THICKNESS ADDED



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



DRAWING TITLE
EAST ELEVATION
SCALE
1:100 @A3

STATUS
S4.55

NUMBER
A2.01

PROJECT
CPM
REVISION
s4.55a

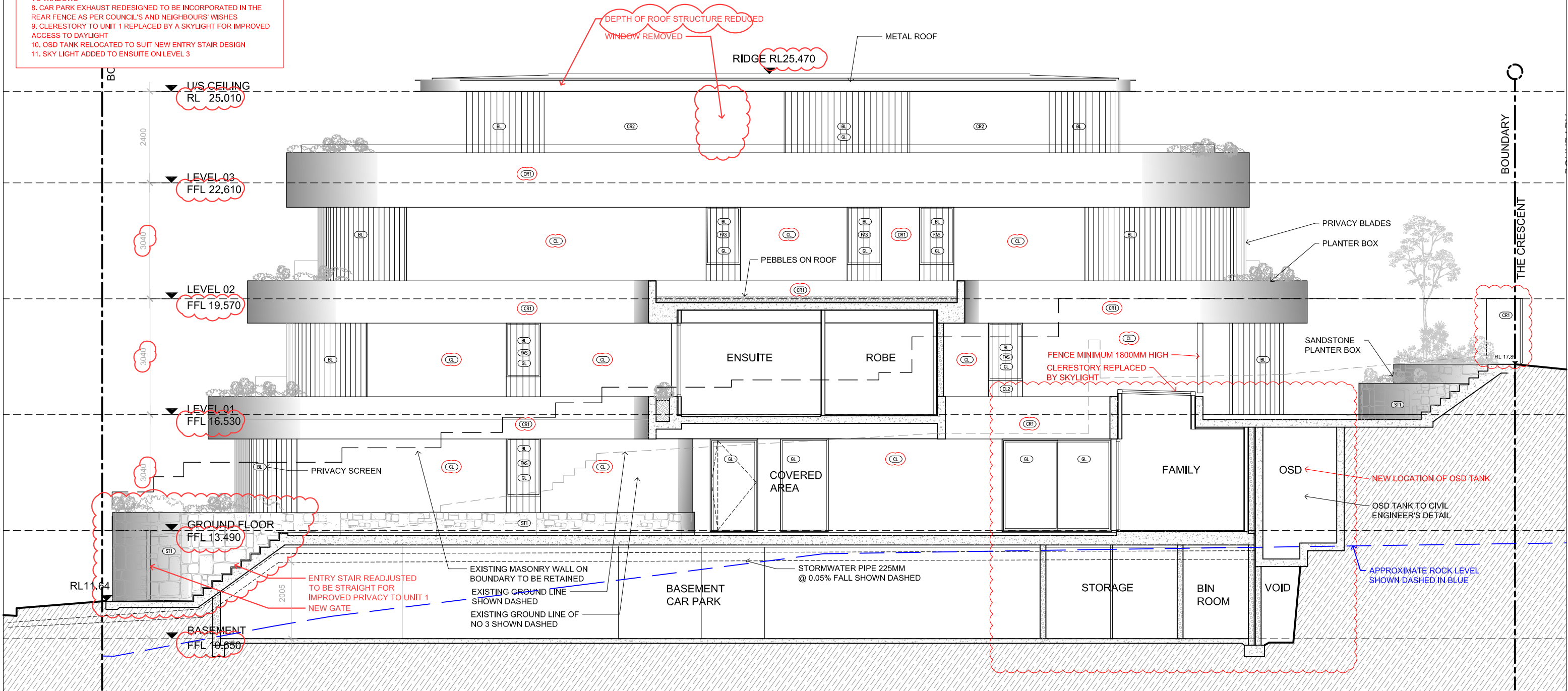
S4.55 LIST OF AMENDMENTS:

1. BUILDING RAISED 170MM TO ALIGN WITH EXISTING RIDGE LEVEL TO INCREASE CEILING HEIGHTS AND IMPROVE AMENITY OF UNITS, NEGLIGIBLE IMPACTS ON NEIGHBOURS' VIEWS
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CONSENT

MOD2020/0139



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REVISION	DATE	DESCRIPTION	BY
PR	2019.05.16	PRELIMINARY	FB
PR4	2019.07.02	PRELIMINARY	FB
PR5	2020.01.14	PRELIMINARY S4.55	FB
S4.55	2020.03.13	S4.55 APPLICATION	FB
S4.55a	2020.07.29	S4.55 APPLICATION	FB

REVISION	DATE	DESCRIPTION	BY

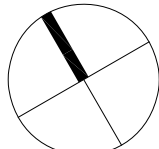
REVISION NOTES
NOTE REGARDING ROOF THICKNESS ADDED

platform
ARCHITECTS

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

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

CLIENT
C.G. & L.B. KOUTSOS



DRAWING TITLE
NORTH ELEVATION

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	S4.55	A2.02	s4.55a

PROJECT
CPM

S4.55 LIST OF AMENDMENTS:

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NO. 5

MOD2020/0139

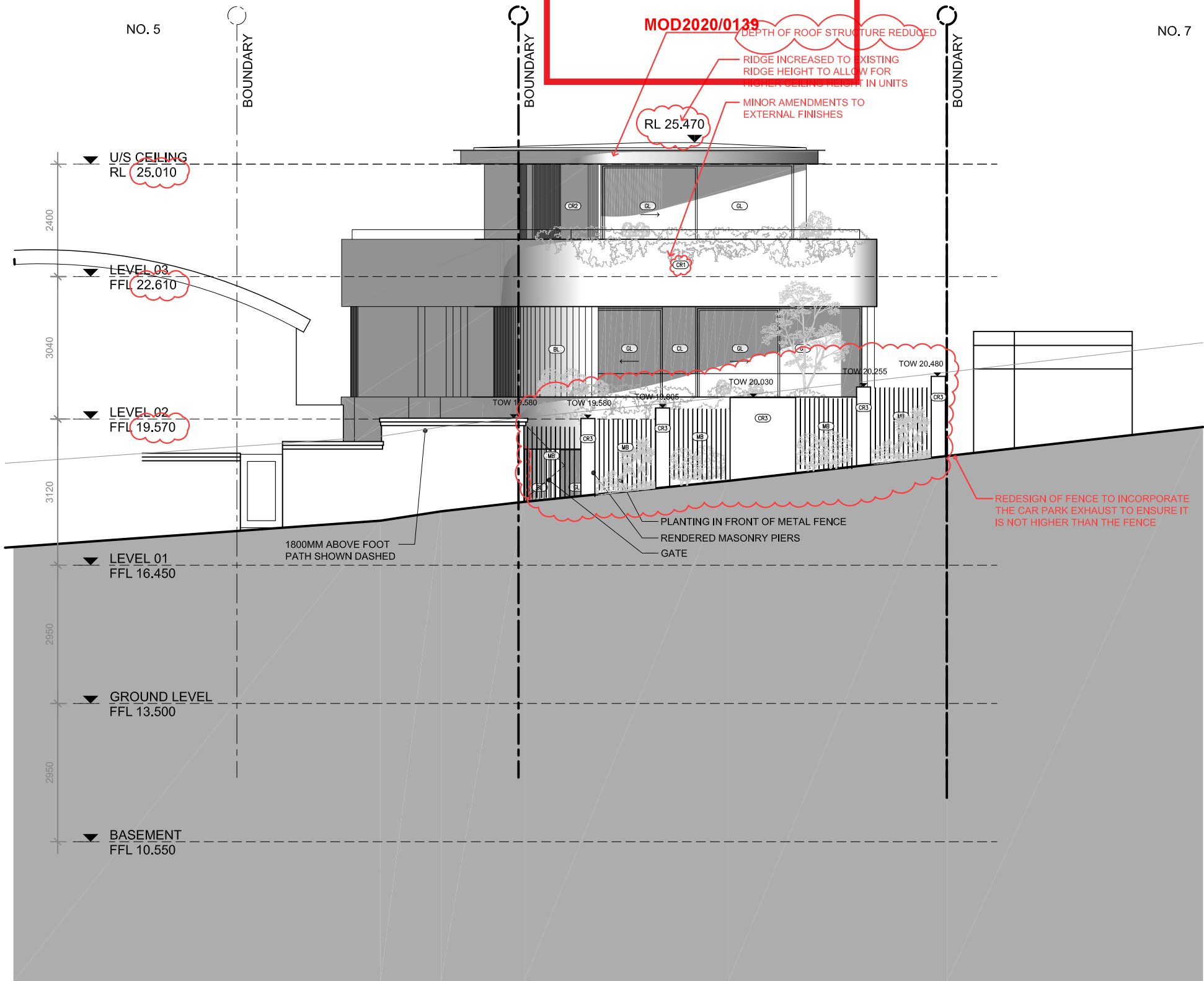
DEPTH OF ROOF STRUCTURE REDUCED

RIDGE INCREASED TO EXISTING RIDGE HEIGHT TO ALLOW FOR HIGHER CEILING HEIGHT IN UNITS

MINOR AMENDMENTS TO EXTERNAL FINISHES

RL 25.470

NO. 7



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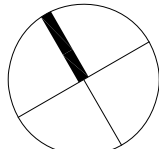
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REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY
PR1	2019.07.08	PRELIMINARY	FB				
PR2	2020.01.22	PRELIMINARY S4.55	FB				
S4.55	2020.03.13	S4.55 APPLICATION	FB				
S4.55a	2020.07.29	S4.55 APPLICATION	FB				

REVISION NOTES
NOTE REGARDING ROOF THICKNESS ADDED



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



DRAWING TITLE
WEST ELEVATION

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

PROJECT
CPM

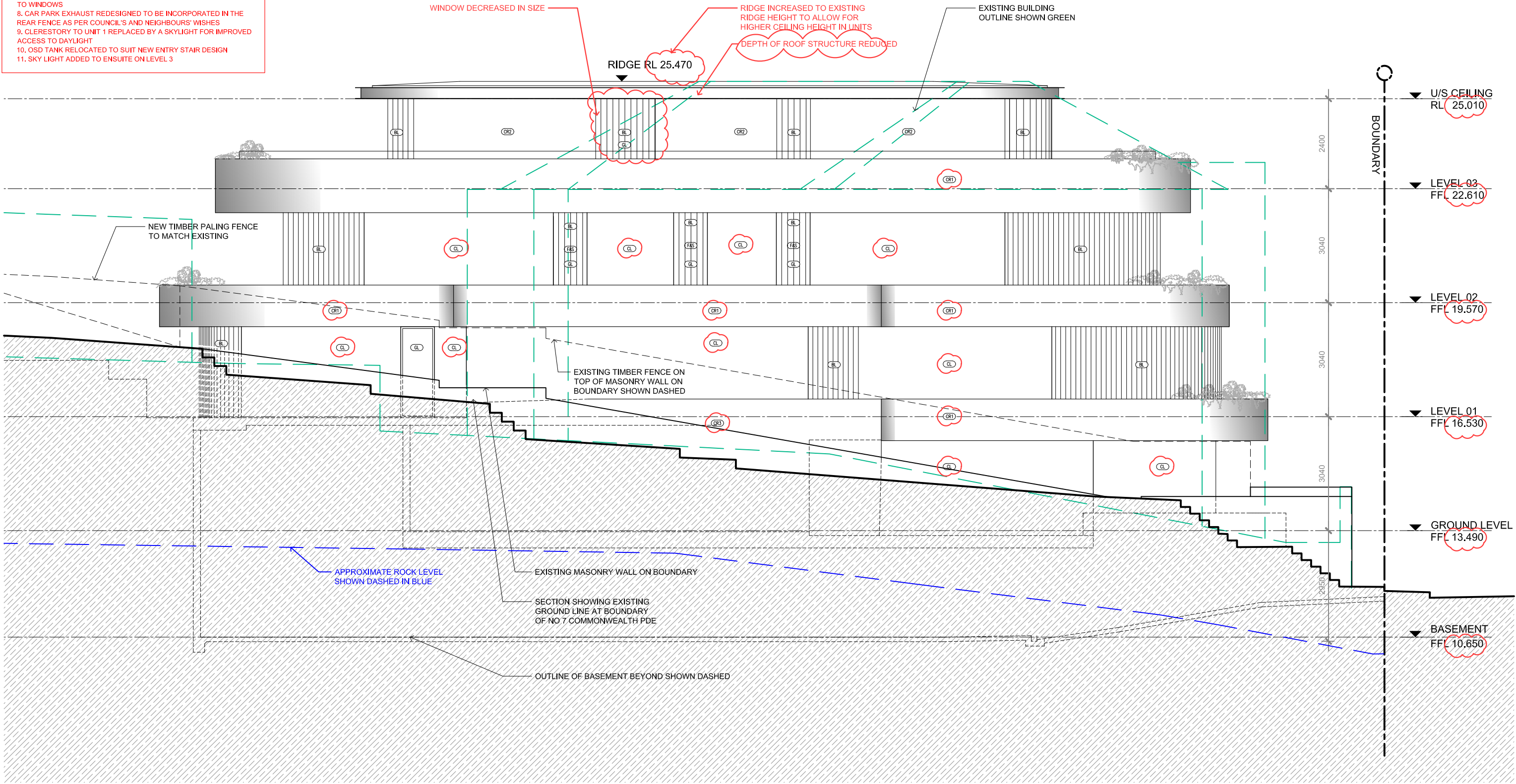
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MOD2020/0139



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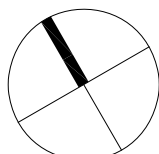
REVISION	DATE	DESCRIPTION	BY
PR1	2019.07.08	CO-ORDINATION ISSUE	FB
PR2	2020.01.16	PRELIMINARY S4.55	FB
S4.55	2020.03.13	S4.55 APPLICATION	FB
S4.55a	2020.07.29	S4.55 APPLICATION	FB

REVISION	DATE	DESCRIPTION	BY

REVISION NOTES
NOTE REGARDING ROOF THICKNESS ADDED



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



DRAWING TITLE		PROJECT	
SOUTH ELEVATION		CPM	
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	S4.55	A2.04	s4.55a

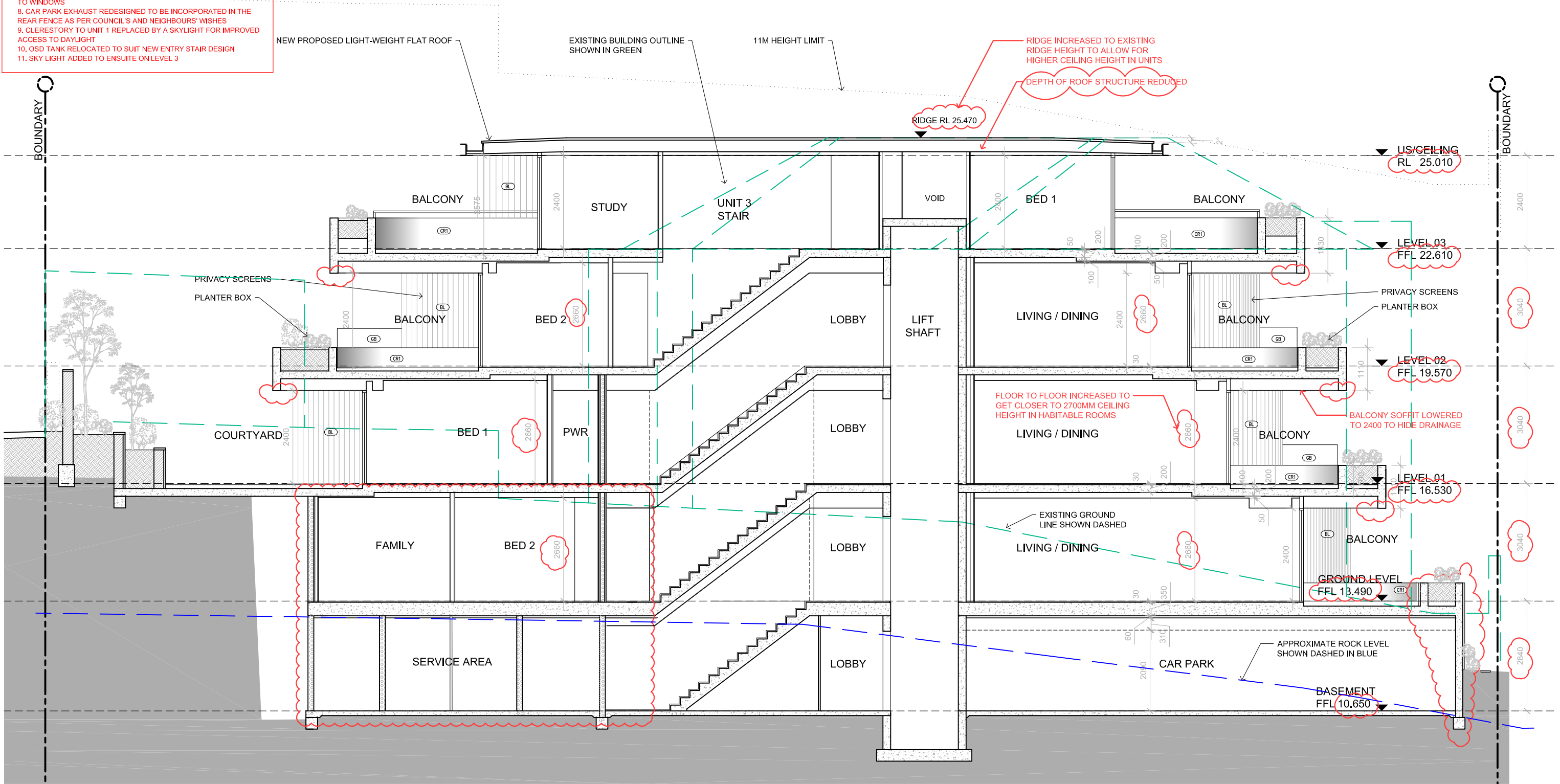
S4.55 LIST OF AMENDMENTS:

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MOD2020/0139



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REVISION	DATE	DESCRIPTION	BY
PR	2019.05.16	PRELIMINARY	FB
PR1	2019.05.30	PRELIMINARY	FB
PR2	2019.06.12	PRELIMINARY	FB
PR3	2020.01.14	PRELIMINARY S4.55	FB
S4.55	2020.03.13	S4.55 APPLICATION	FB
S4.55a	2020.07.29	S4.55 APPLICATION	FB

REVISION	DATE	DESCRIPTION	BY

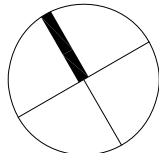
REVISION NOTES
NOTE REGARDING ROOF THICKNESS ADDED AND
CEILING LEVEL ON LEVEL 3 CORRECTED

platform
ARCHITECTS

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

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

CLIENT
C.G. & L.B. KOUTSOS



DRAWING TITLE
SECTION AA

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	S4.55	A3.01	s4.55a

PROJECT
CPM

S4.55 LIST OF AMENDMENTS:

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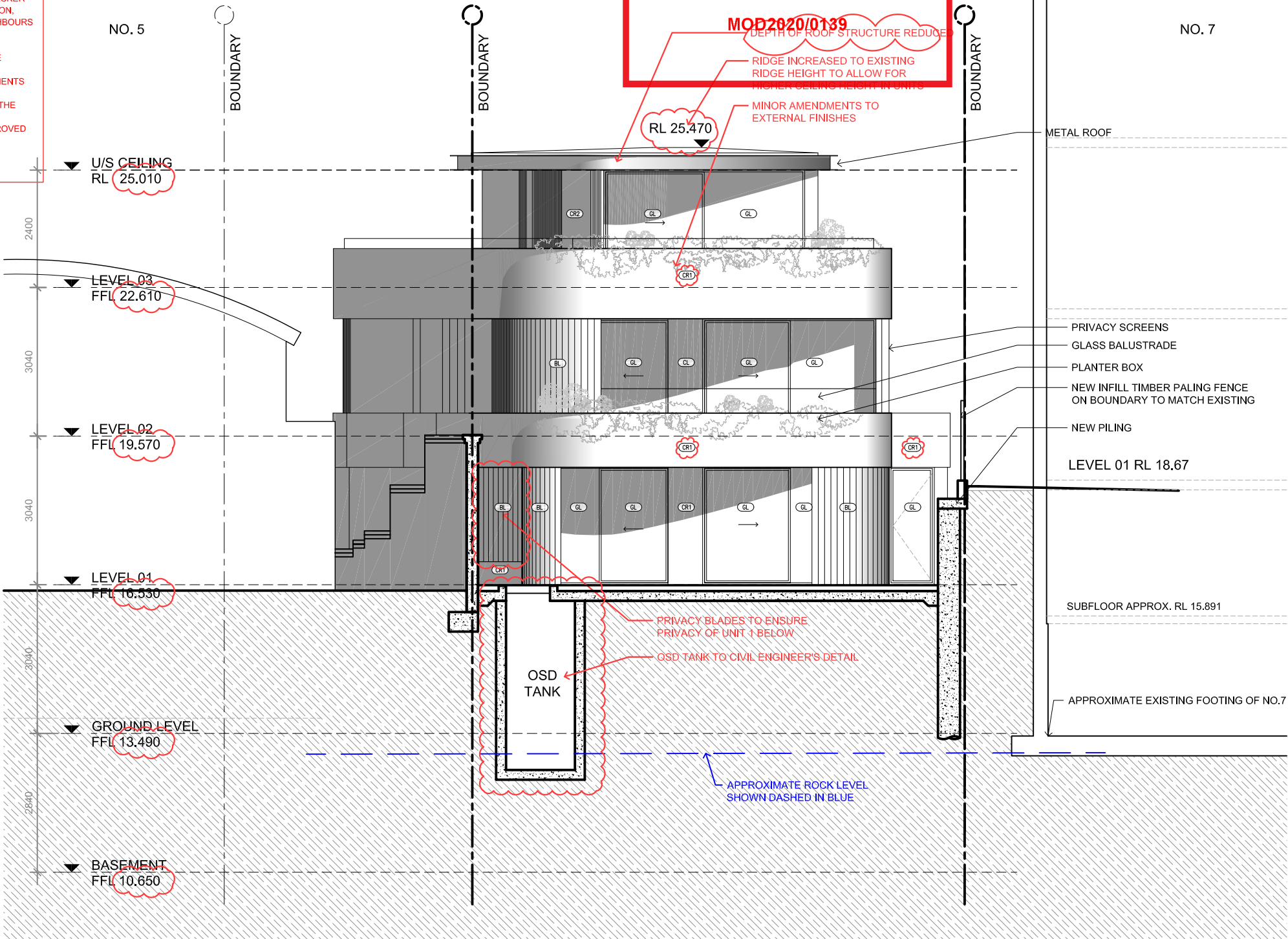
MOD 2020/0139

DEPTH OF ROOF STRUCTURE REDUCED

RIDGE INCREASED TO EXISTING RIDGE HEIGHT TO ALLOW FOR HIGHER CEILING HEIGHT IN UNITS

MINOR AMENDMENTS TO EXTERNAL FINISHES

RL 25.470



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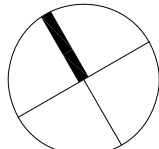
REVISION	DATE	DESCRIPTION	BY
PR	2019.05.16	PRELIMINARY	FB
PR2	2019.06.12	PRELIMINARY	FB
PR3	2020.01.20	PRELIMINARY S4.5	FB
S4.55	2020.03.13	S4.55 APPLICATION	FB
S4.55G	2020.07.29	S4.55 APPLICATION	FB

REVISION	DATE	DESCRIPTION	BY

REVISION NOTES
NOTE REGARDING ROOF THICKNESS ADDED



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



DRAWING TITLE
SECTION BB
PROJECT
CPM
SCALE
1:100
@A3
STATUS
S4.55
NUMBER
A3.02
REVISION
s4.55a

S4.55 LIST OF AMENDMENTS:

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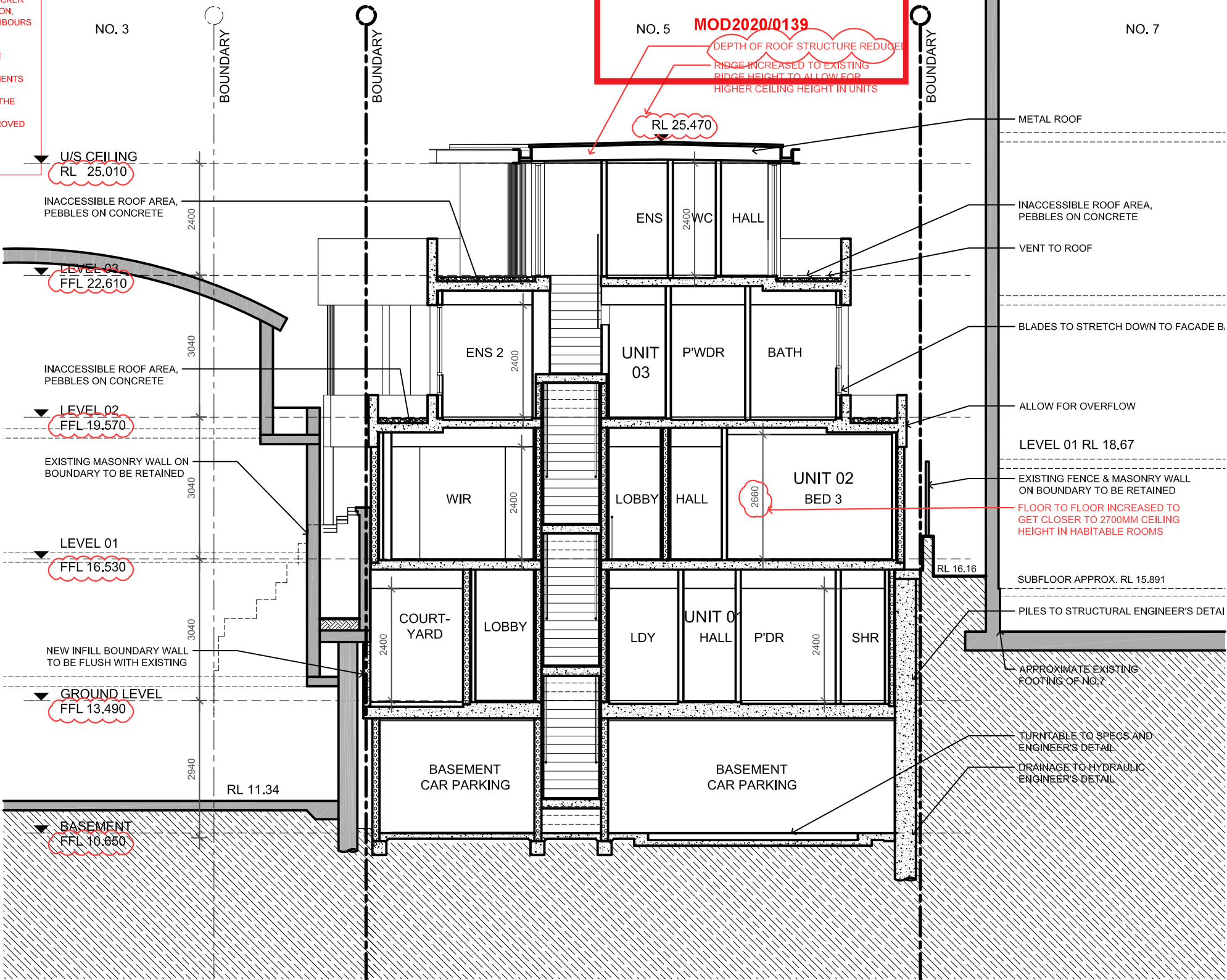


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NO. 5 MOD2020/0139

DEPTH OF ROOF STRUCTURE REDUCED
RIDGE INCREASED TO EXISTING
RIDGE HEIGHT TO ALLOW FOR
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RL 25.470



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REVISION	DATE	DESCRIPTION	BY
PR	2019.05.16	PRELIMINARY	FB
PR4	2019.07.02	PRELIMINARY	FB
PR5	2019.07.04	PRELIMINARY	FB
PR6	2020.01.20	PRELIMINARY S4.55	FB
S4.55	2020.03.13	S4.55 APPLICATION	FB
S4.55a	2020.07.29	S4.55 APPLICATION	FB

REVISION	DATE	DESCRIPTION	BY

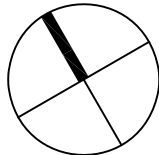
REVISION NOTES
NOTE REGARDING ROOF THICKNESS ADDED



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

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

CLIENT
C.G. & L.B. KOUTSOS



DRAWING TITLE
SECTION CC

SCALE
1:100
@A3

STATUS
S4.55

NUMBER
A3.03

PROJECT
CPM

REVISION
S4.55a

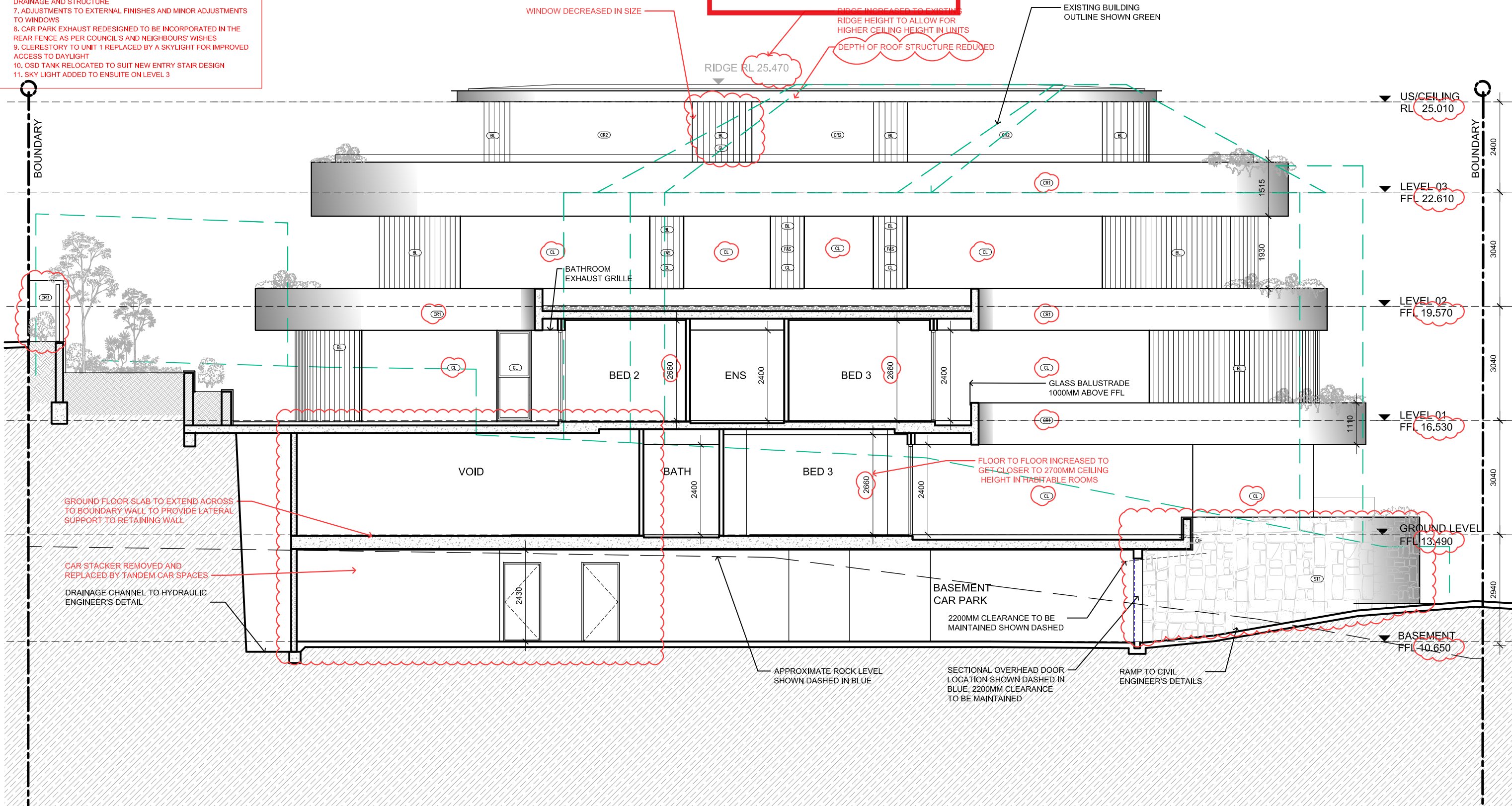
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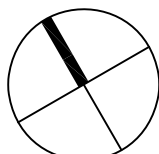
REVISION	DATE	DESCRIPTION	BY
PR1	2019.07.08	CO-ORDINATION ISSUE	FB
PR2	2020.01.16	PRELIMINARY s4.55	FB
s4.55	2020.03.13	s4.55 APPLICATION	FB
s4.55a	2020.07.29	s4.55 APPLICATION	FB

REVISION	DATE	DESCRIPTION	BY

REVISION NOTES
NOTE REGARDING ROOF THICKNESS ADDED



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



DRAWING TITLE	STATUS	NUMBER	REVISION
SECTION DD	S4.55	A3.04	s4.55a
SCALE	1:100 @A3		
PROJECT	CPM		

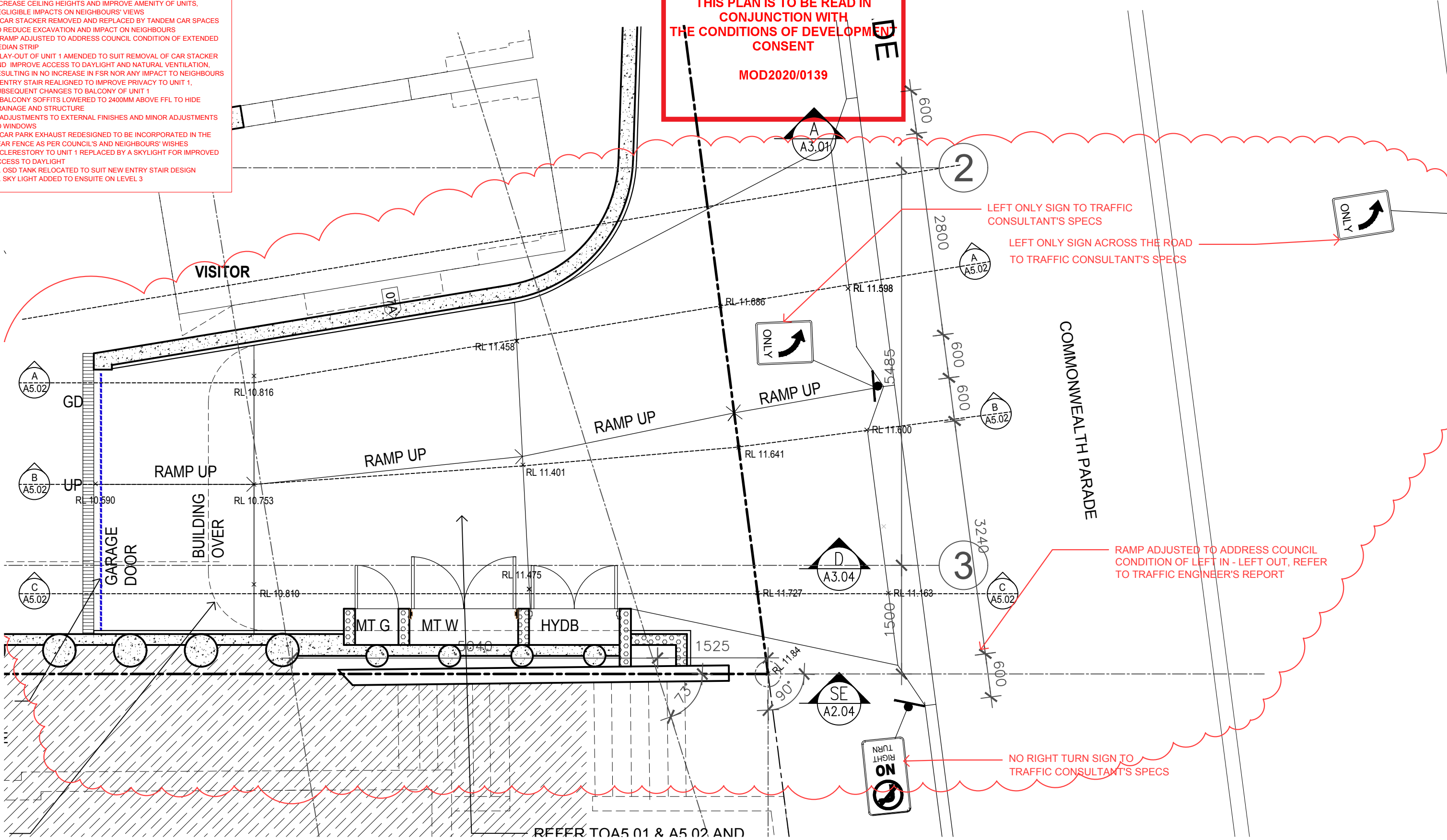
S4.55 LIST OF AMENDMENTS:

1. BUILDING RAISED 170MM TO ALIGN WITH EXISTING RIDGE LEVEL TO INCREASE CEILING HEIGHTS AND IMPROVE AMENITY OF UNITS, NEGLIGIBLE IMPACTS ON NEIGHBOURS' VIEWS
2. CAR STACKER REMOVED AND REPLACED BY TANDEM CAR SPACES TO REDUCE EXCAVATION AND IMPACT ON NEIGHBOURS
3. RAMP ADJUSTED TO ADDRESS COUNCIL CONDITION OF EXTENDED MEDIAN STRIP
4. LAY-OUT OF UNIT 1 AMENDED TO SUIT REMOVAL OF CAR STACKER AND IMPROVE ACCESS TO DAYLIGHT AND NATURAL VENTILATION, RESULTING IN NO INCREASE IN FSR NOR ANY IMPACT TO NEIGHBOURS
5. ENTRY STAIR REALIGNED TO IMPROVE PRIVACY TO UNIT 1, SUBSEQUENT CHANGES TO BALCONY OF UNIT 1
6. BALCONY SOFFITS LOWERED TO 2400MM ABOVE FFL TO HIDE DRAINAGE AND STRUCTURE
7. ADJUSTMENTS TO EXTERNAL FINISHES AND MINOR ADJUSTMENTS TO WINDOWS
8. CAR PARK EXHAUST REDESIGNED TO BE INCORPORATED IN THE REAR FENCE AS PER COUNCIL'S AND NEIGHBOURS' WISHES
9. CLERESTORY TO UNIT 1 REPLACED BY A SKYLIGHT FOR IMPROVED ACCESS TO DAYLIGHT
10. OSD TANK RELOCATED TO SUIT NEW ENTRY STAIR DESIGN
11. SKY LIGHT ADDED TO ENSUITE ON LEVEL 3



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2020/0139



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.
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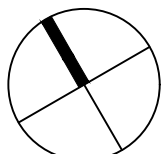
REVISION	DATE	DESCRIPTION	BY
PR1	2020.02.20	PRELIMINARY s4.55	FB
s4.55	2020.03.13	s4.55 APPLICATION	FB

REVISION	DATE	DESCRIPTION	BY

REVISION NOTES



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
DRIVEWAY PLAN			CPM
SCALE	STATUS	NUMBER	REVISION
1:50 @A3	S4.55	A5.01	s4.55

S4.55 LIST OF AMENDMENTS:

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AA SECTION AA
SCALE 1:50

BB SECTION BB
SCALE 1:50

CC SECTION CC
SCALE 1:50

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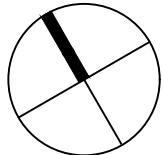
REVISION	DATE	DESCRIPTION	BY
PR1	2020.02.20	PRELIMINARY S4.55	FB
S4.55	2020.03.19	S4.55 APPLICATION	FB

REVISION	DATE	DESCRIPTION	BY

REVISION NOTES

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