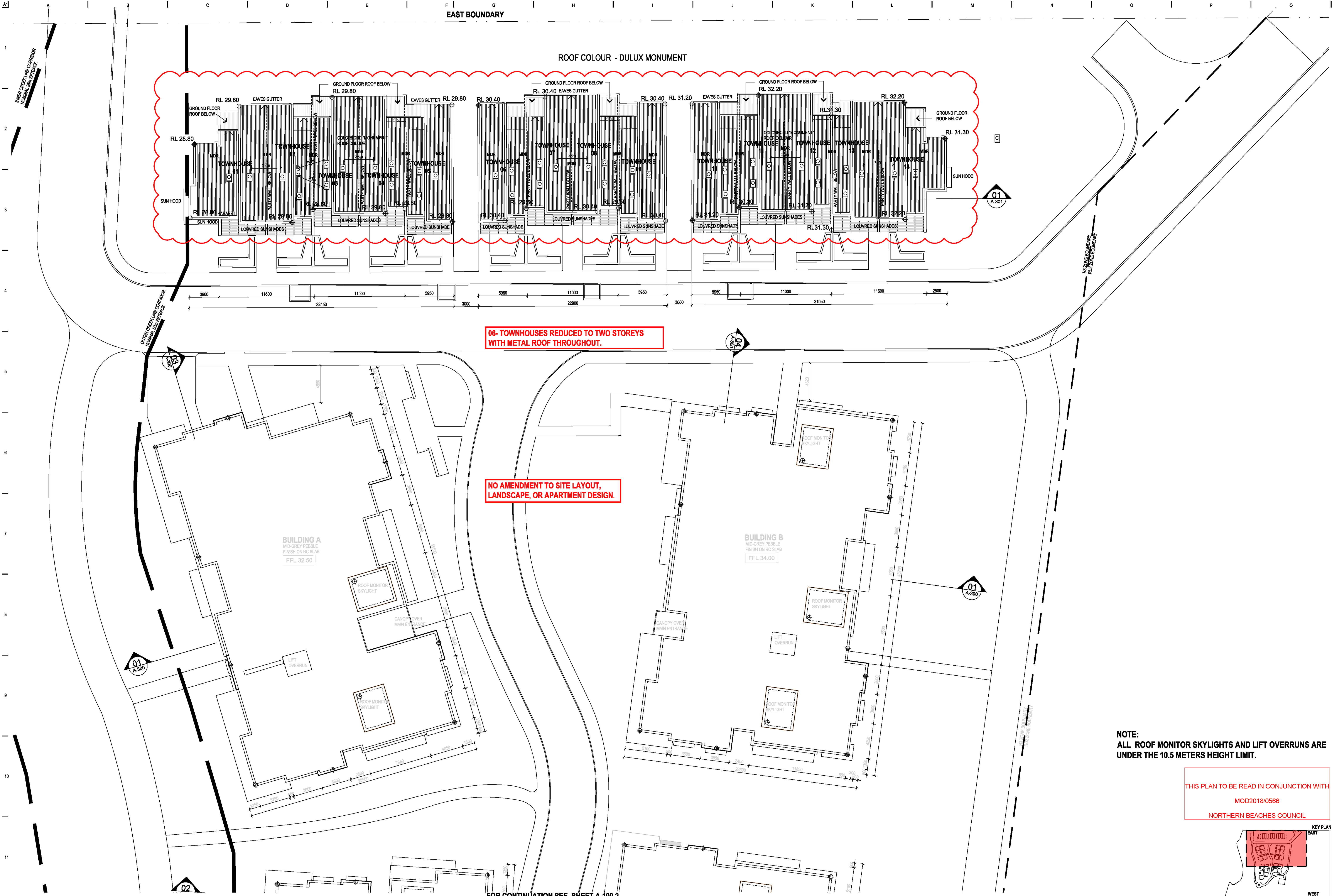


BUILDING A
<ul style="list-style-type: none">18 APARTMENTS (01-18)3 STOREYMAX. HEIGHT 10.5 M4 x 1 BEDROOM5 x 2 BEDROOM8 x 3 BEDROOM1 x 4 BEDROOM
BUILDING B
<ul style="list-style-type: none">18 APARTMENTS (19-36)3 STOREYMAX. HEIGHT 10.5 M1 x 1 BEDROOM2 x 2 BEDROOM15 x 3 BEDROOM
BUILDING C
<ul style="list-style-type: none">12 APARTMENTS (37-48)3 STOREYMAX. HEIGHT 10.5 M12 x 3 BEDROOM
BUILDING D
<ul style="list-style-type: none">18 APARTMENTS (49-66)3 STOREYMAX. HEIGHT 10.5 M3 x 1 BEDROOM1 x 2 BEDROOM14 x 3 BEDROOM
TOWNHOUSES 1-14
<ul style="list-style-type: none">14 TOWNHOUSES (1-14)2 STOREYMAX. HEIGHT 10.5 M14 x 3 BEDROOM
<ul style="list-style-type: none">66 UNITS14 TOWNHOUSES1 DWELLING HOUSE79% SOLAR ACCESS COMPLIANCE (63 UNITS)78% NATURAL VENTILATION COMPLIANCE (62 UNITS)
81 TOTAL DWELLING UNITS

LEGEND:
— EXISTING BOUNDARY
EXISTING NARRABEEN CREEK
EXISTING BUILDING
EXISTING VEGETATION TREES
XXX EXISTING SIGNIFICANT TREES
EXISTING RESIDENCE
PROPOSED DRIVEWAY ACCESS
PROPOSED FOOTPATH
PROPOSED FIRE ACCESS
PROPOSED PRIVATE ACCESS WAY
PROPOSED TOWNHOUSES
PROPOSED APARTMENTS
PROPOSED BALCONIES & TERRACES
25m RIPARIAN SETBACK
BUSHFIRE APZ
L.B. PROPOSED LETTER BOXES
RL PROPOSED LEVEL

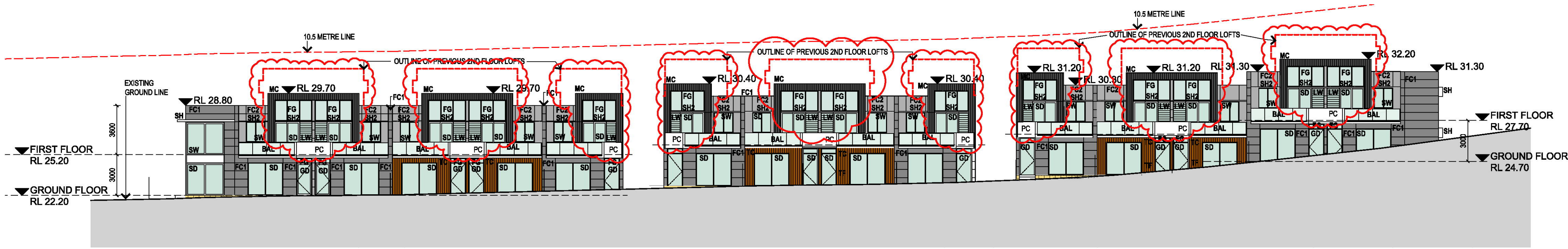
<ul style="list-style-type: none">TOTAL SITE AREA - 5.678 HaRU2 SITE AREA - 2.823 HaR3 SITE AREA - 2.855 HaLANDSCAPE AREA - 15,689.7 m²TOTAL FOOT PRINT AREA - 9,393.6 m²SITE COVERAGE - 32.90 %PRIVATE OPEN SPACE AREA - 3,466.7 m²

THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2018/0566
NORTHERN BEACHES COUNCIL

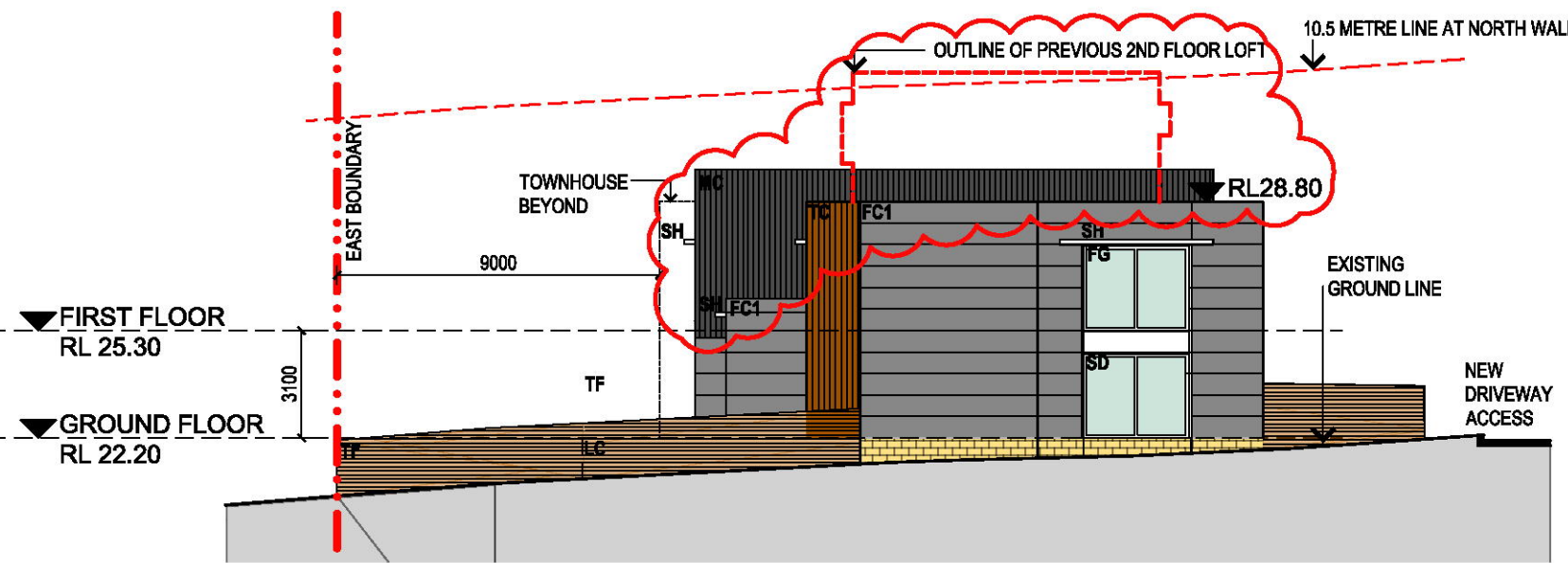


LEGEND:

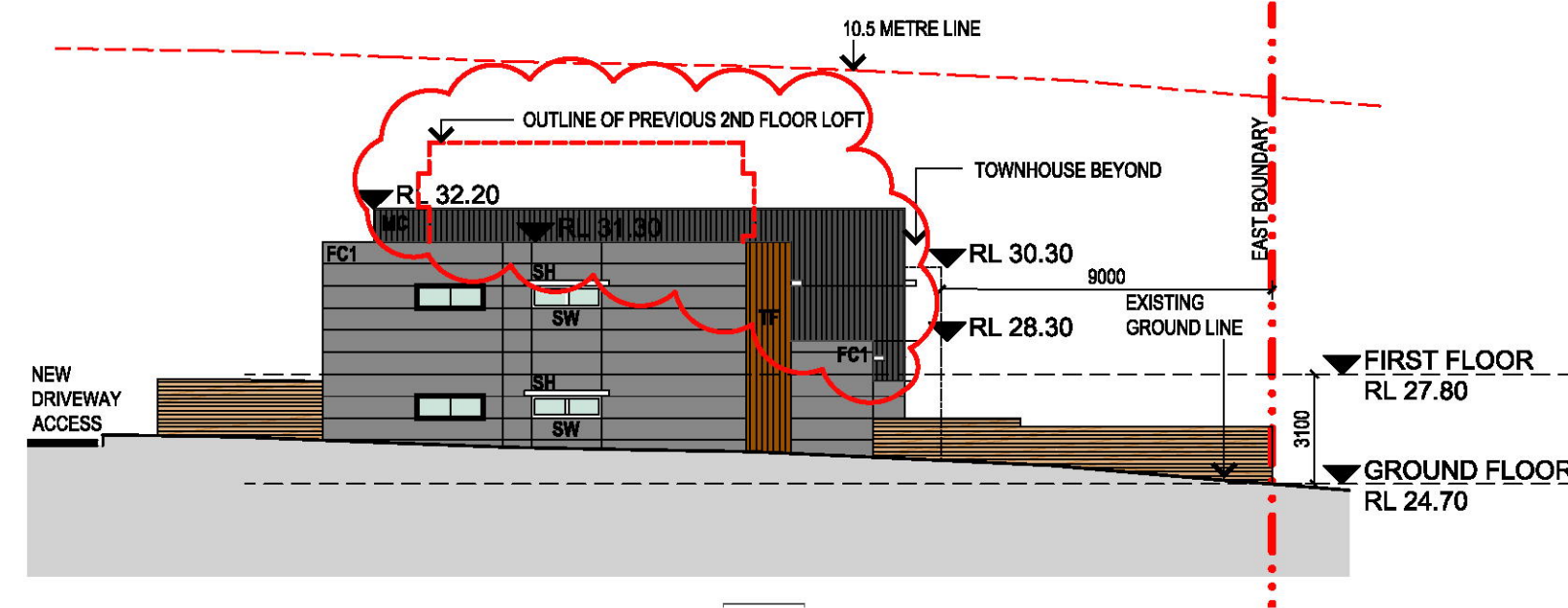
- BAL BALUSTRADE 1 - GLASS
BD BI-FOLD DOOR
FC1 FIBRE CEMENT CLADDING - DULUX OOLONG
FC2 FIBRE CEMENT CLADDING - DULUX TINKER
GD HINGED GLASS DOOR
SD SLIDING GLASS DOOR
SW SLIDING WINDOW
LW LOUVRE WINDOW
FG FIXED GLASS WINDOW
PC PAINTED CONCRETE
LC LIMESTONE CLADDING
SH SUN SHADE - SOLID
SH2 SUN SHADE - LOUVRED
TC TIMBER CLADDING
TF TIMBER FENCE



01 TOWNHOUSES - WEST ELEVATION (FROM 8.5m DRIVEWAY ACCESS)
1:200

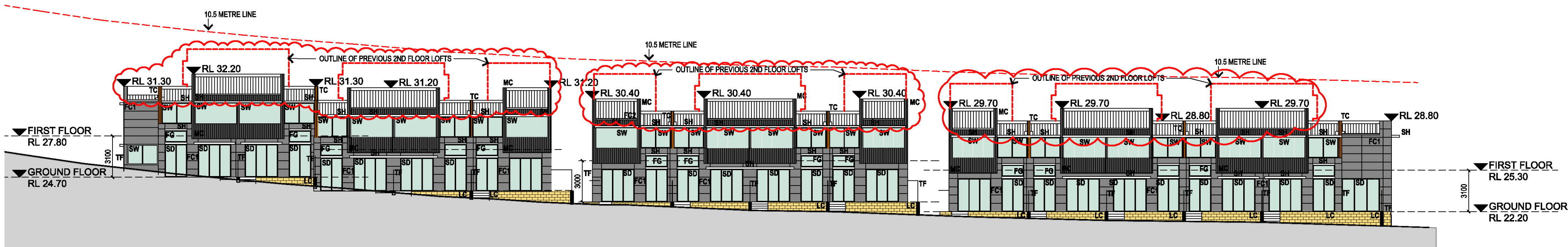


02 TOWNHOUSES - NORTH ELEVATION
1:200



03 TOWNHOUSES - SOUTH ELEVATION
1:200

AMENDMENTS:
SECOND FLOOR LOFTS AND CONCRETE SLAB
AT 2ND FLOOR / ROOF DELETED.
METAL ROOF AND METAL CLADDING REPLACES
PAINTED FIBROUS CEMENT CLADDING TO
RAISED FIRST FLOOR CENTRAL AND END BAYS.



04 TOWNHOUSES - EAST ELEVATION
1:200



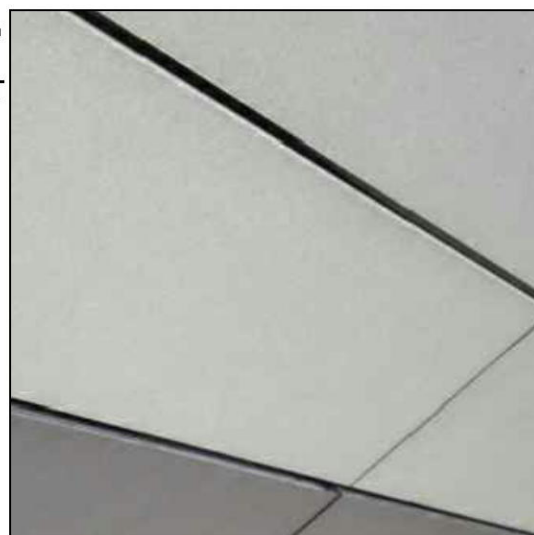
BAL BALUSTRADE
MATERIAL: STAINLESS STEEL/
CLEAR GLASS
COLOUR: NATURAL



BD BI-FOLD DOOR
MATERIAL: ALUMINIUM
COLOUR: WHITE



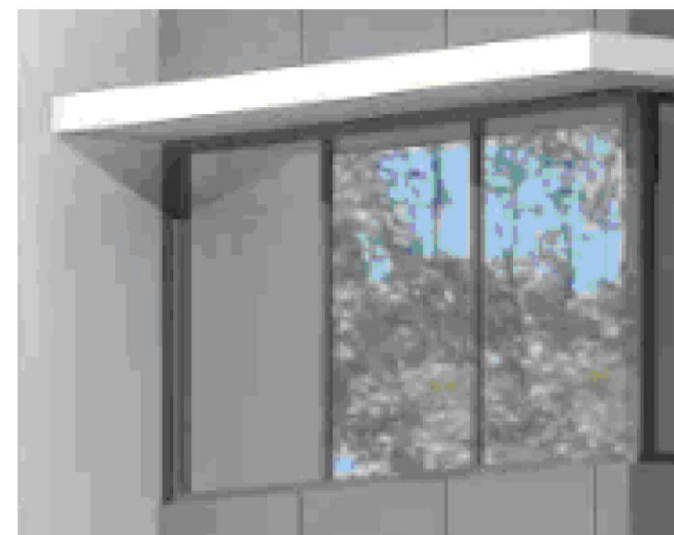
FC1 FIBRE CEMENT CLADDING
MATERIAL: FIBRE CEMENT SHEET
COLOUR: DULUX OOLONG



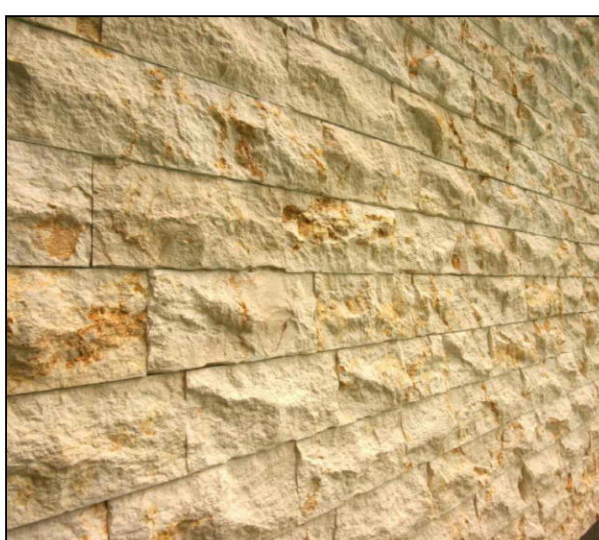
FC2 FIBRE CEMENT CLADDING
MATERIAL: FIBRE CEMENT SHEET
COLOUR: DULUX TINKER



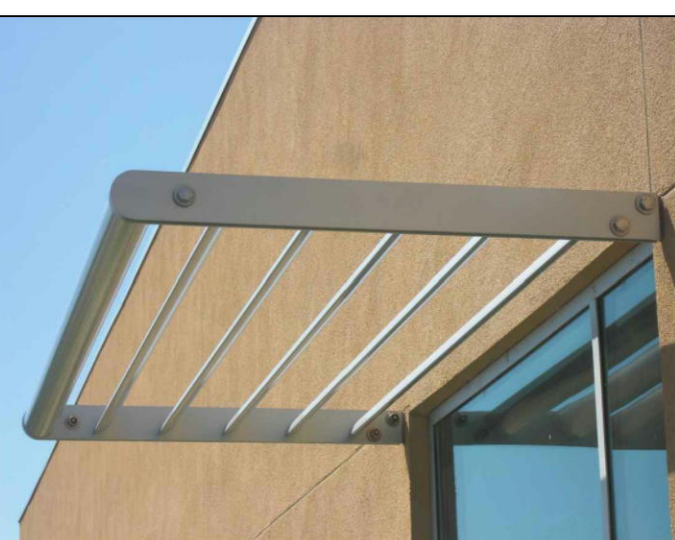
SD GLASS SLIDING DOOR
SW GLASS SLIDING WINDOW
FG GLASS FIXED WINDOW
MATERIAL: ALUMINIUM
COLOUR: WHITE



SH SUN SHADING
MATERIAL: FIBRE CEMENT
COLOUR: WHITE



LC LIMESTONE CLADDING
MATERIAL: RUSTICATED
LIMESTONE
COLOUR: NATURAL



SH2 SUN SHADING
MATERIAL: ALUMINIUM
COLOUR: NATURAL



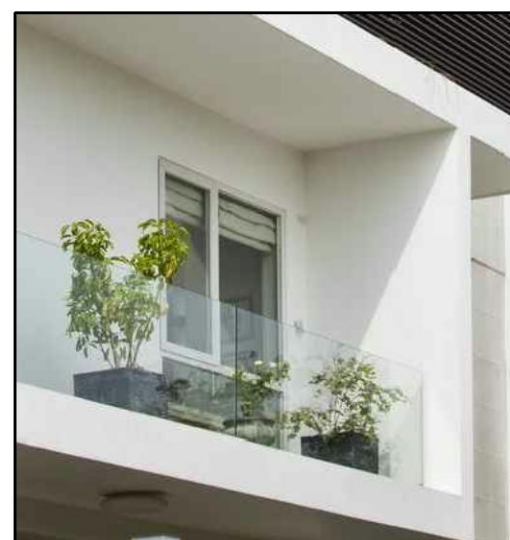
TC TIMBER CLADDING
MATERIAL: TIMBER
COLOUR: NATURAL



TF TIMBER FENCE
MATERIAL: TIMBER
COLOUR: NATURAL



MC METAL CLADDING
MATERIAL: METAL
COLOUR: DULUX OOLONG



PC PAINTED CONCRETE
MATERIAL: CONCRETE
COLOUR: WHITE

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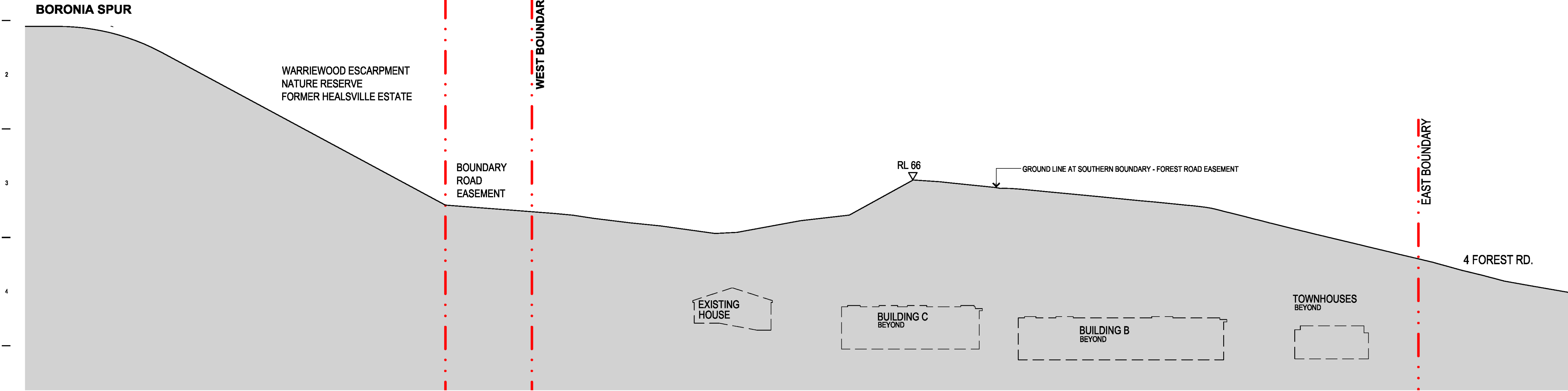
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VERTICAL DIMENSIONS ARE GIVEN IN LEVELS ON SITE PRIOR TO COMBINATION OF COMPONENTS OR FERRIMENTATION OF WORK ON SITE.</p>										<p>Revision:</p>										<p>Issue</p>										<p>Issue</p>										<p>Date</p>										<p>Description</p>										<p>Issued by</p>										<p>Issue</p>										<p>Date</p>										<p>Description</p>										<p>Issued 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01 WEST BOUNDARY ELEVATION - BOUNDARY ROAD EASEMENT
1:500

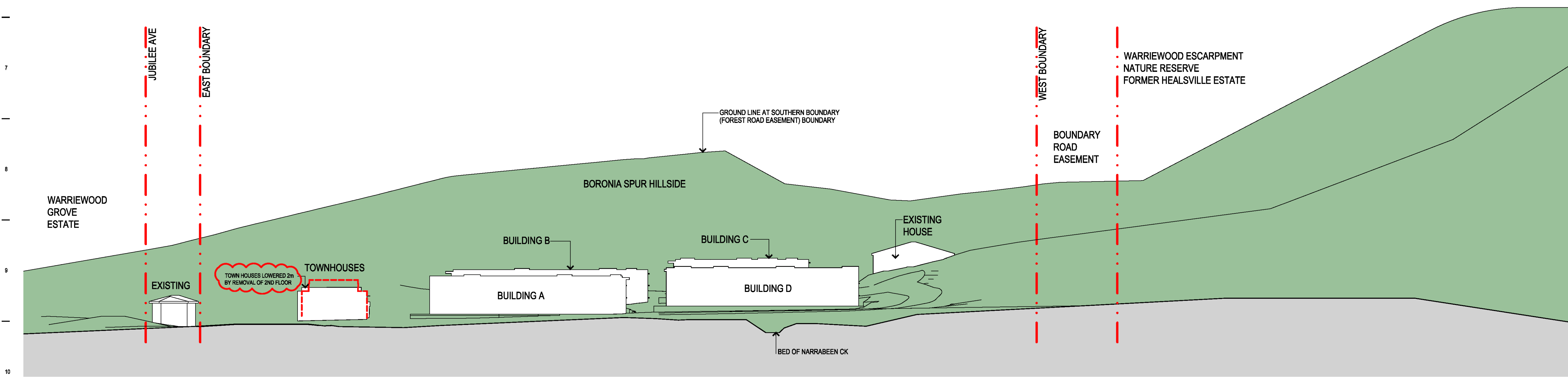
02 EAST BOUNDARY ELEVATION - TO WARRIEWOOD GROVE ESTATE
1:500

[illegible]

1



6



11

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