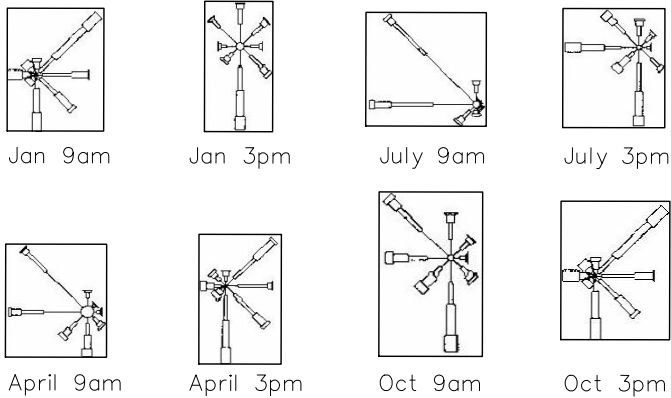


SITE COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
SITE AREA	640.4m ²	640.4m ²
BUILT AREA (PRIMARY DWELLINGS)	145.3m ²	145.3m ²
OUT BUILDINGS	50.6m ²	50.6m ²
SITE COVERAGE	195.9m ² 30.6%	195.9m ² 30.6%
TOTAL OPEN SPACE (55% of site)	218.5m ² (34% - non compliant)	218.5m ² (34% - non compliant)

FLOOR AREA CALCULATIONS		
	EXISTING	PROPOSED
SITE AREA	640.4m ²	no change
GROSS FLOOR AREA (PRIMARY DWELLING)	Grd - 126m ² 1st - 126m ² Garage - 43.1m ² Storage Area - 22.7m ² = 317.8m ²	no change
FLOOR SPACE RATIO	0.50 : 1	no change

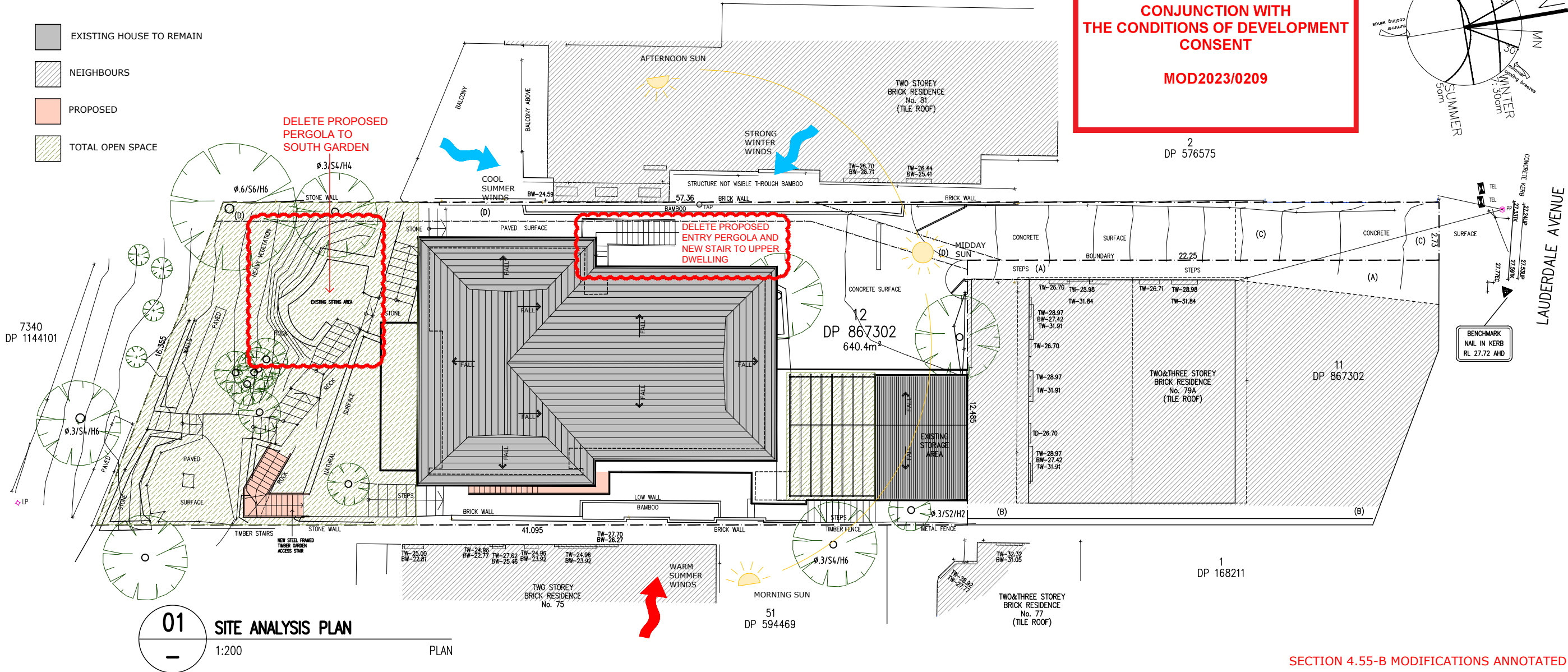
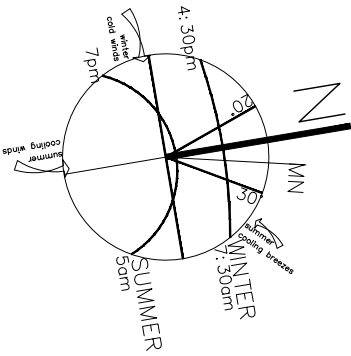
LANDSCAPE OPEN AREA CALCULATIONS	
TOTAL OPEN SPACE = 218.52m ² 55% open space of site area required (352.22m ²), NON-COMPLIANT(EXISTING)	
EXISTING LANDSCAPED AREA = 117.8m ² 35% landscape area of open space required (76.5m ²) THEREFORE COMPLIES	
EXISTING OPEN SPACE ABOVE GROUND = 25m ² Not more than 25% of open space required (54.63m ²), THEREFORE COMPLIES	

WIND ROSES
Sydney Airport AMO/AWS:
Source NSW Bureau of Meteorology



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MOD2023/0209



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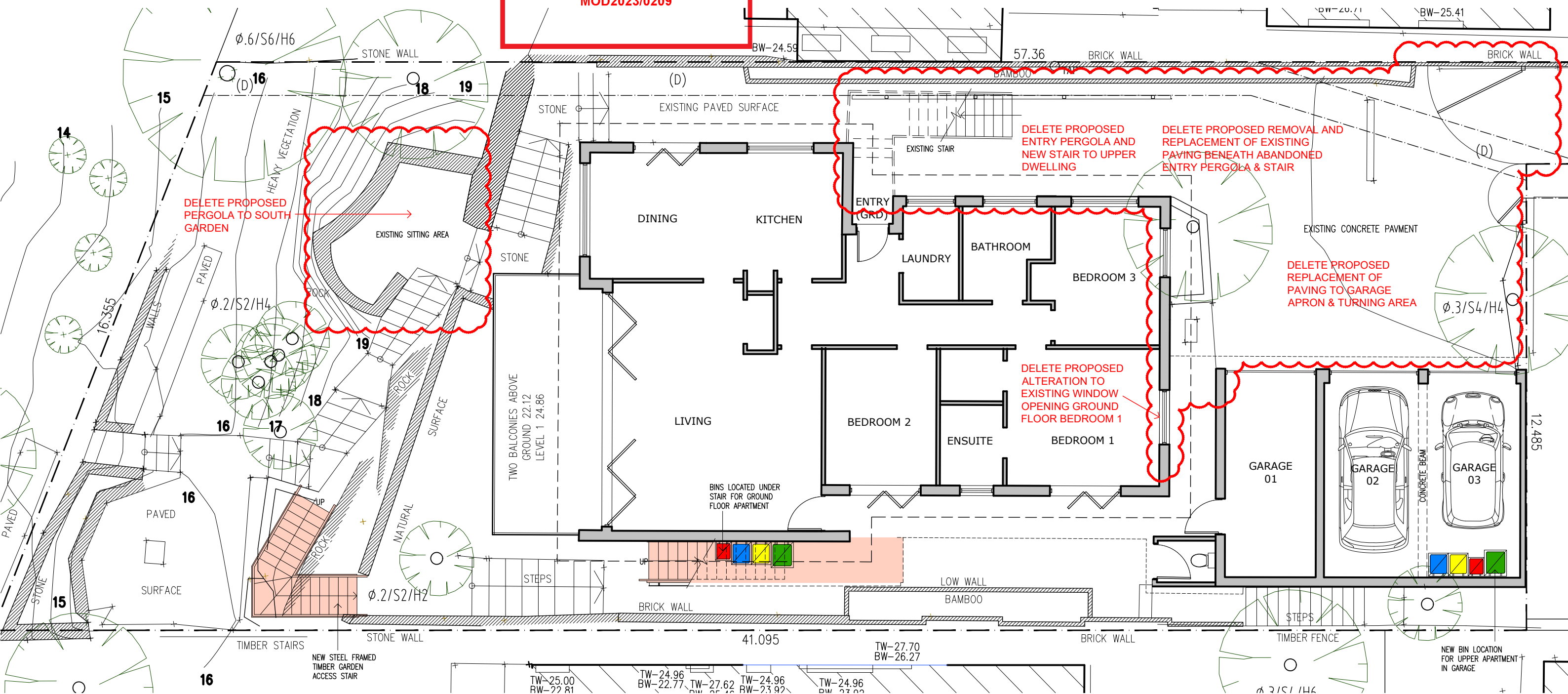
ORIENTATION

REVISION
REV. A - 01.05.20 - DA APPROVAL
REV B - 10.05.2021 - SECTION 4.55
REV C - 31.03.2023 - SECTION 4.55 - B

DETAILS
CLIENT
ANDREW & EILEEN CONDELL
ADDRESS
79b LAUDERDALE AVENUE
FAIRLIGHT NSW 2094
Lot 12 DP 867302

PROJECT
DRAWING TITLE
SITE ANALYSIS PLAN
REFERENCE
481 - 79b LAUDERDALE AVE
SCALE
1:200@A3
DRAWN
JT/DJ

DA|01 C
DRAWING ISSUE

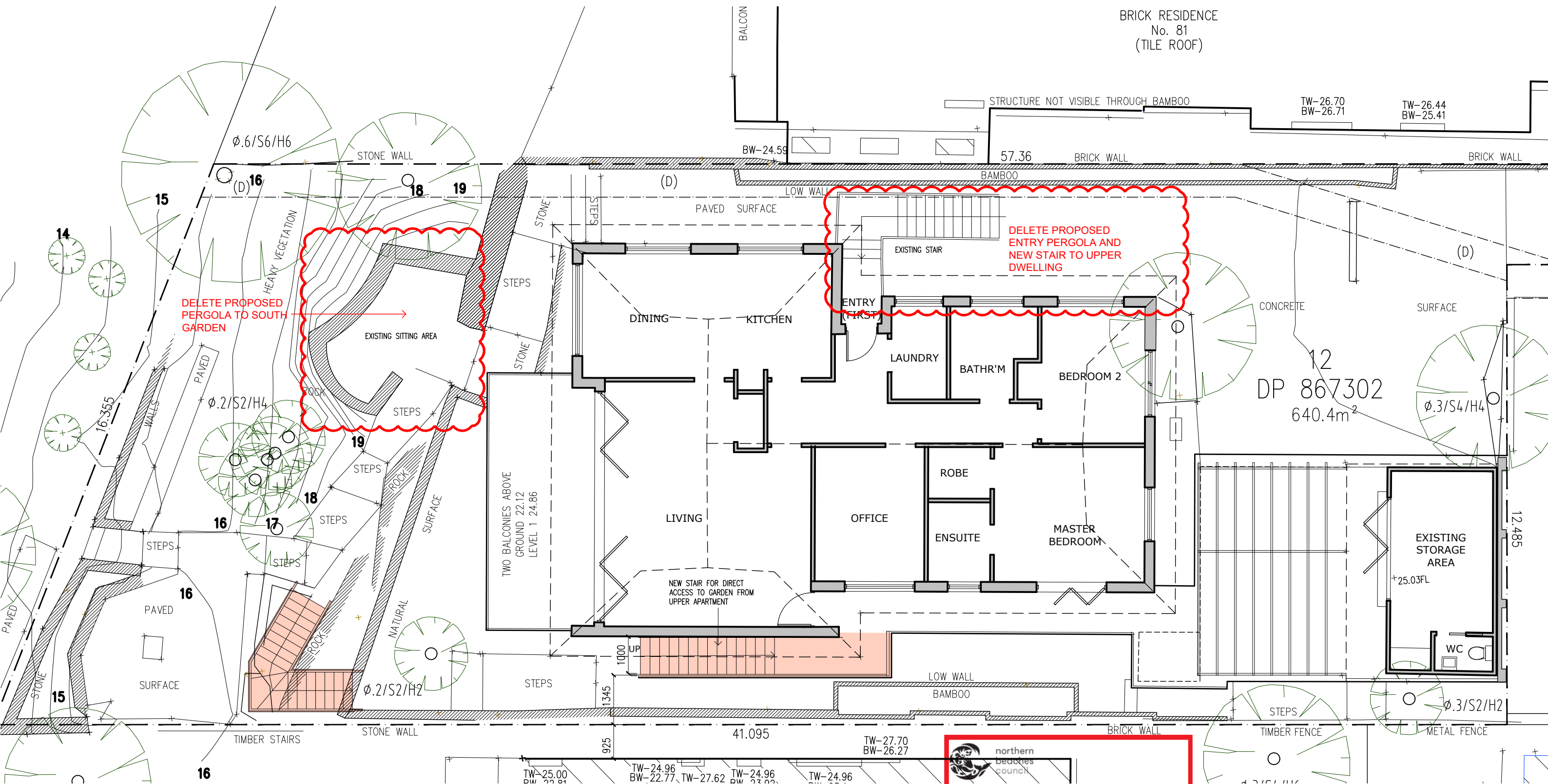


01 GROUND FLOOR PLAN - PROPOSED
1:100 PLAN

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01
—
1:100
FIRST FLOOR PLAN – OPTION D
PLAN

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CONSENT
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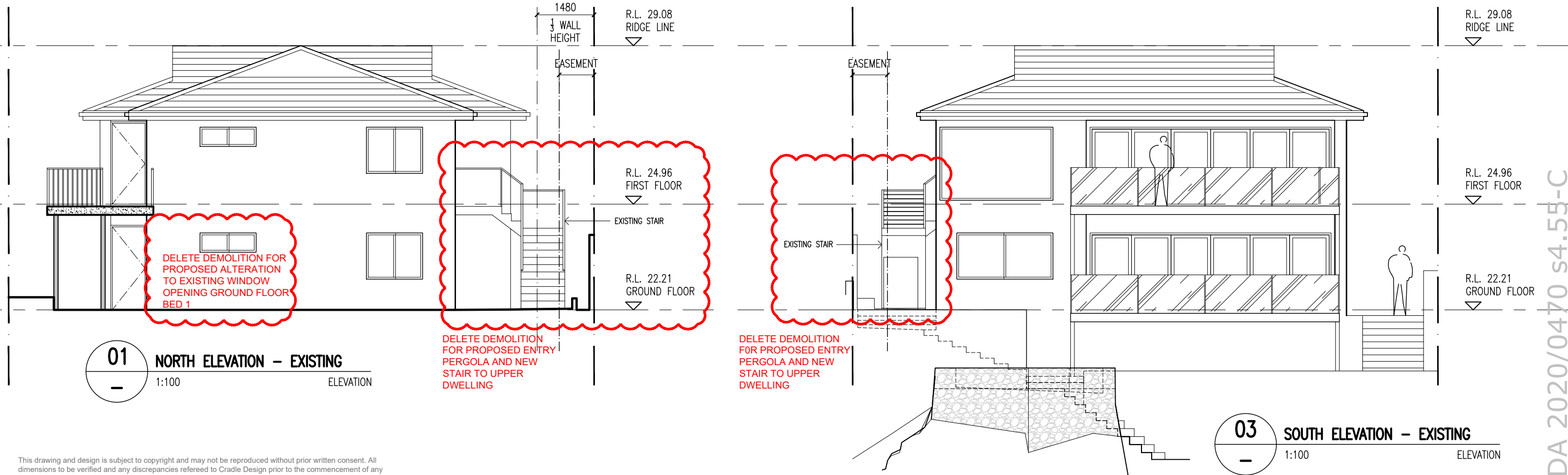
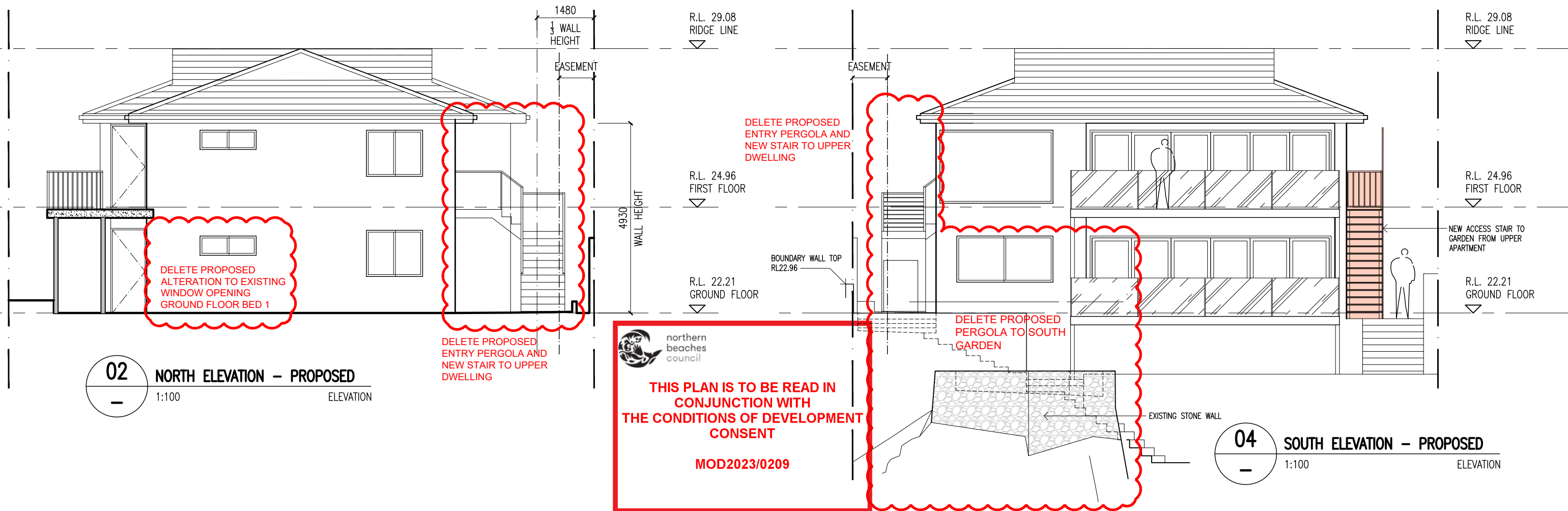
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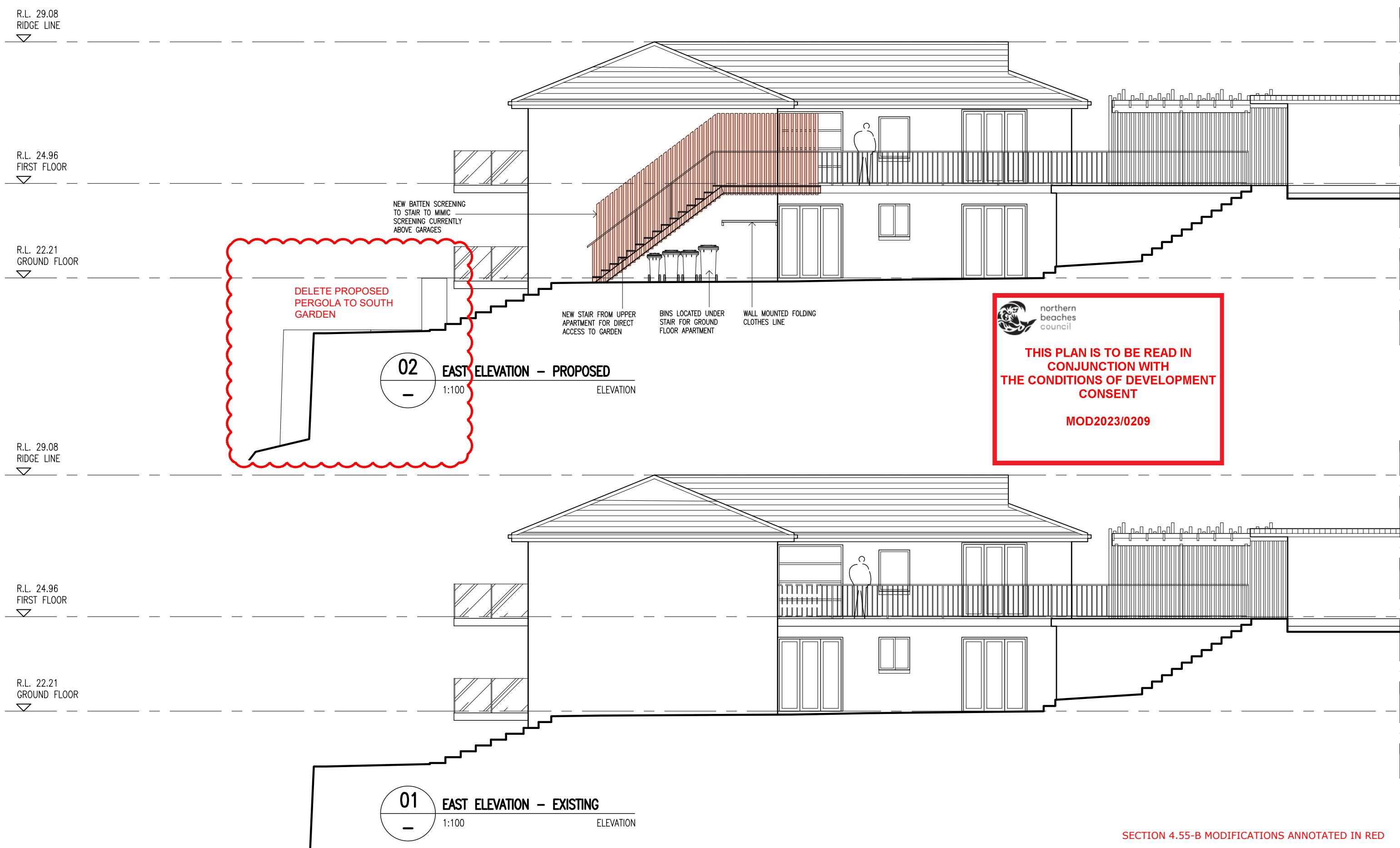
REVISION
REV. A - ??.01.20 - FOR COMMENT
REV B - 10.05.2021 - SECTION 4.55
REV C - 31.03.2023 - SECTION 4.55 - B

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79b LAUDERDALE AVENUE
FAIRLIGHT NSW 2094
Lot 12 DP 867302

PROJECT
DRAWING TITLE
UPPER FLOOR PLAN - PROPOSED
REFERENCE
481 - 79b LAUDERDALE AVE
SCALE
1:100@A3
DRAWN
JT/DJ

DA|04 C
DRAWING ISSUE

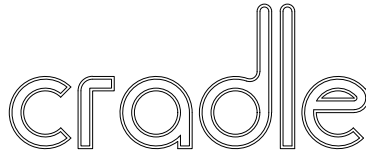


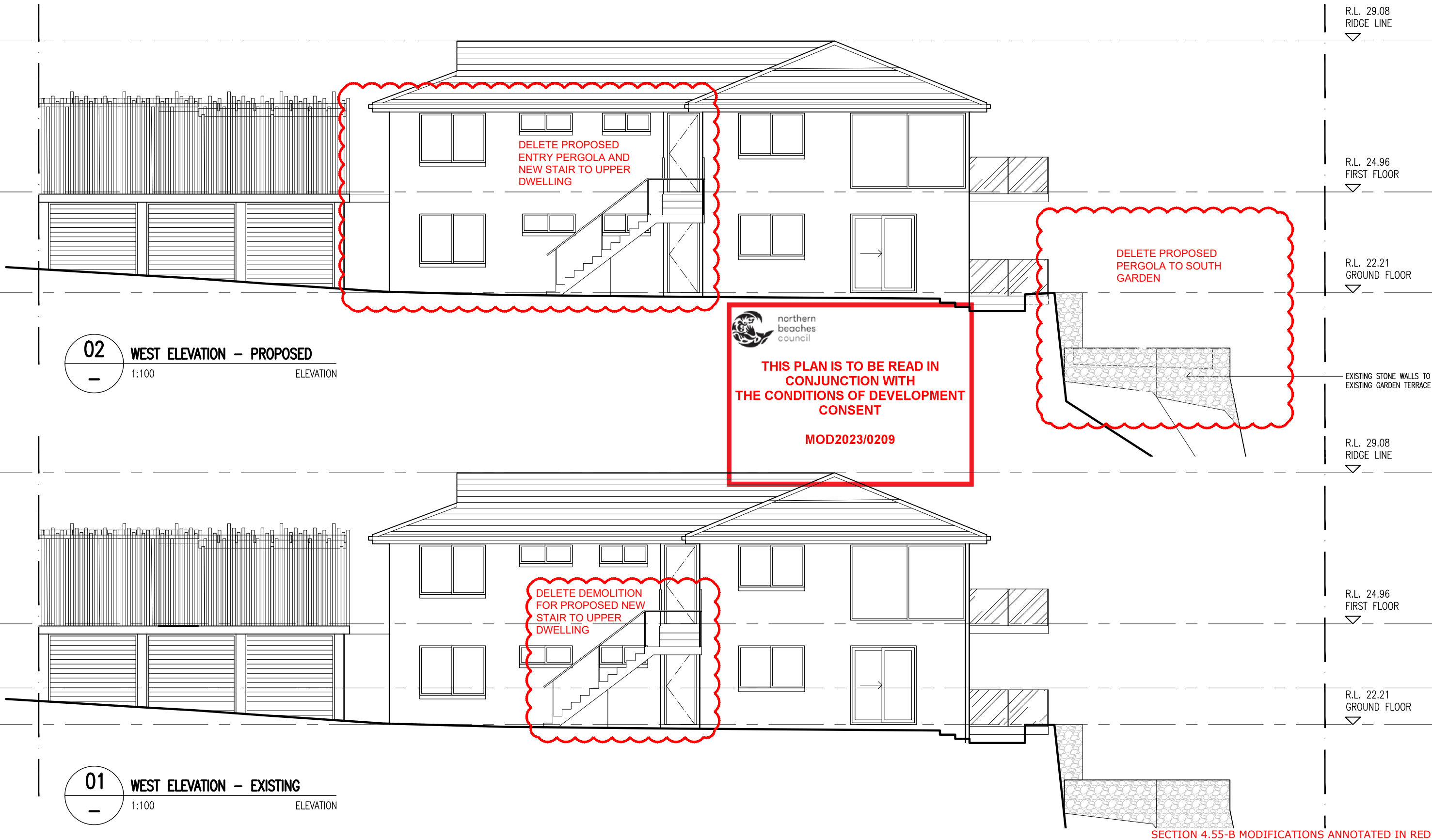


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02
—
WEST ELEVATION - PROPOSED
1:100
ELEVATION

01
—
WEST ELEVATION - EXISTING
1:100
ELEVATION

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ORIENTATION

REVISION

REV. A - ???.01.20 - FOR COMMENT
REV B - 10.05.2021 - SECTION 4.55
REV C - 31.03.2023 - SECTION 4.55 -B

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Lot 12 DP 867302

PROJECT

DRAWING TITLE
WEST ELEVATION - EXISTING & PROPOSED
REFERENCE
481 - 79b LAUDERDALE AVE
SCALE
1:100@A3
DRAWN
JT/DJ

DA|08 C
DRAWING ISSUE

DELETE REDUNDANT
FINISHES FROM THE
FINISHES SCHEDULE



1 TIMBER SCREENING

DELETE REDUNDANT
FINISHES FROM THE
FINISHES SCHEDULE



northern
beaches
council

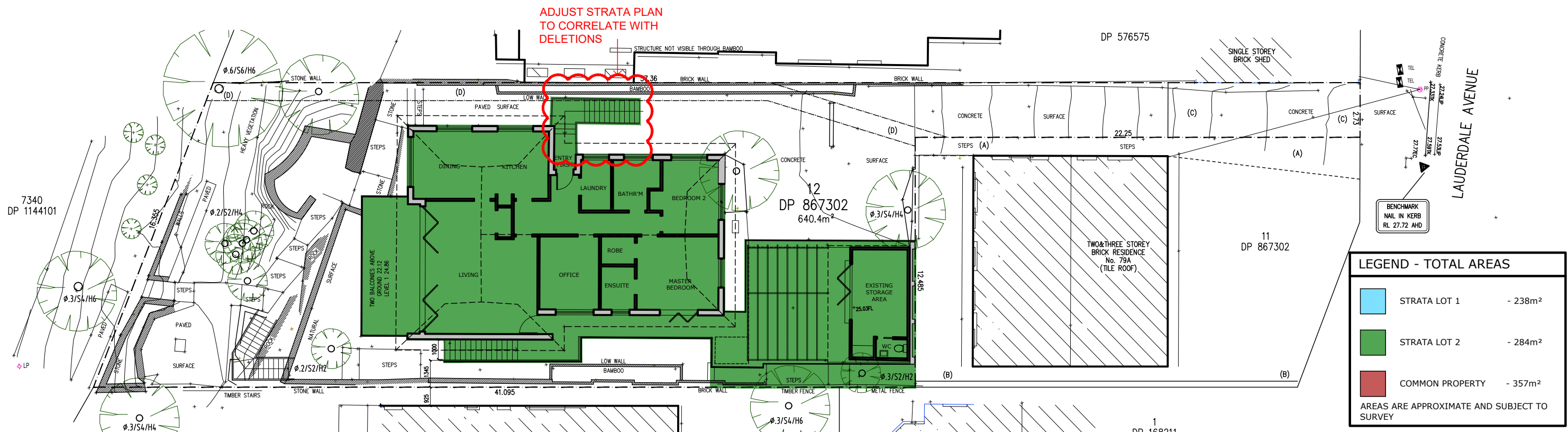
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MOD2023/0209

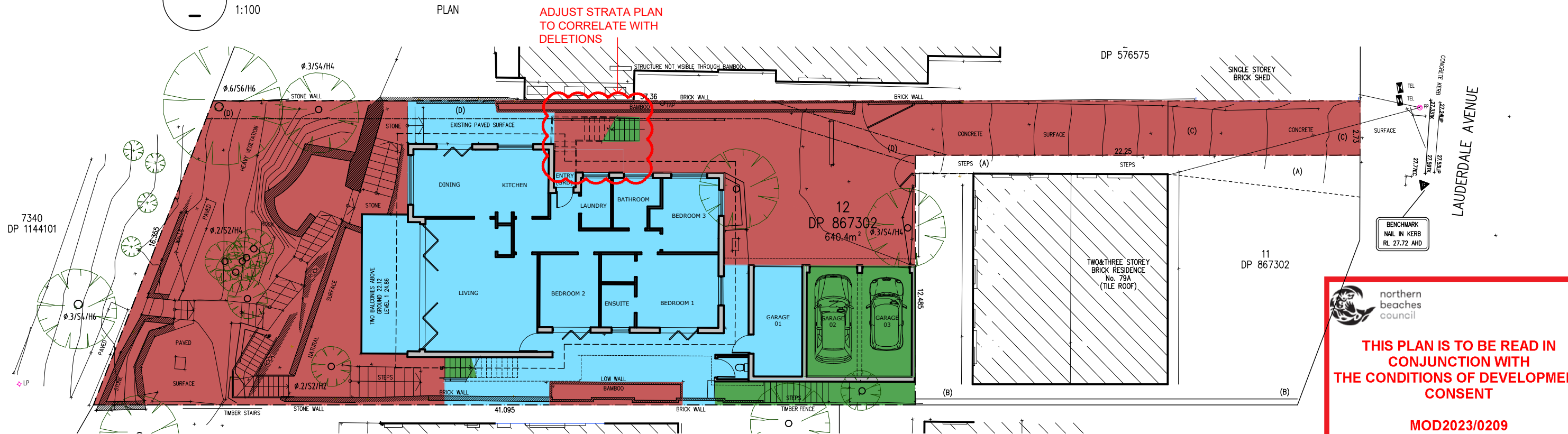
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02
FIRST FLOOR PLAN – STRATA
1:100
PLAN



01
GROUND FLOOR PLAN – STRATA
1:100
PLAN

northern beaches council

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