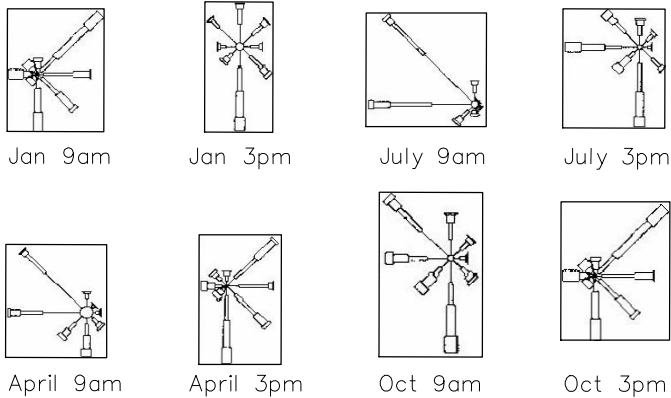


SITE COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
SITE AREA	640.4m ²	640.4m ²
BUILT AREA (PRIMARY DWELLINGS)	145.3m ²	145.3m ²
OUT BUILDINGS	50.6m ²	50.6m ²
SITE COVERAGE	195.9m ² 30.6%	195.9m ² 30.6%
TOTAL OPEN SPACE (55% of site)	218.5m ² (34% - non compliant)	218.5m ² (34% - non compliant)

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

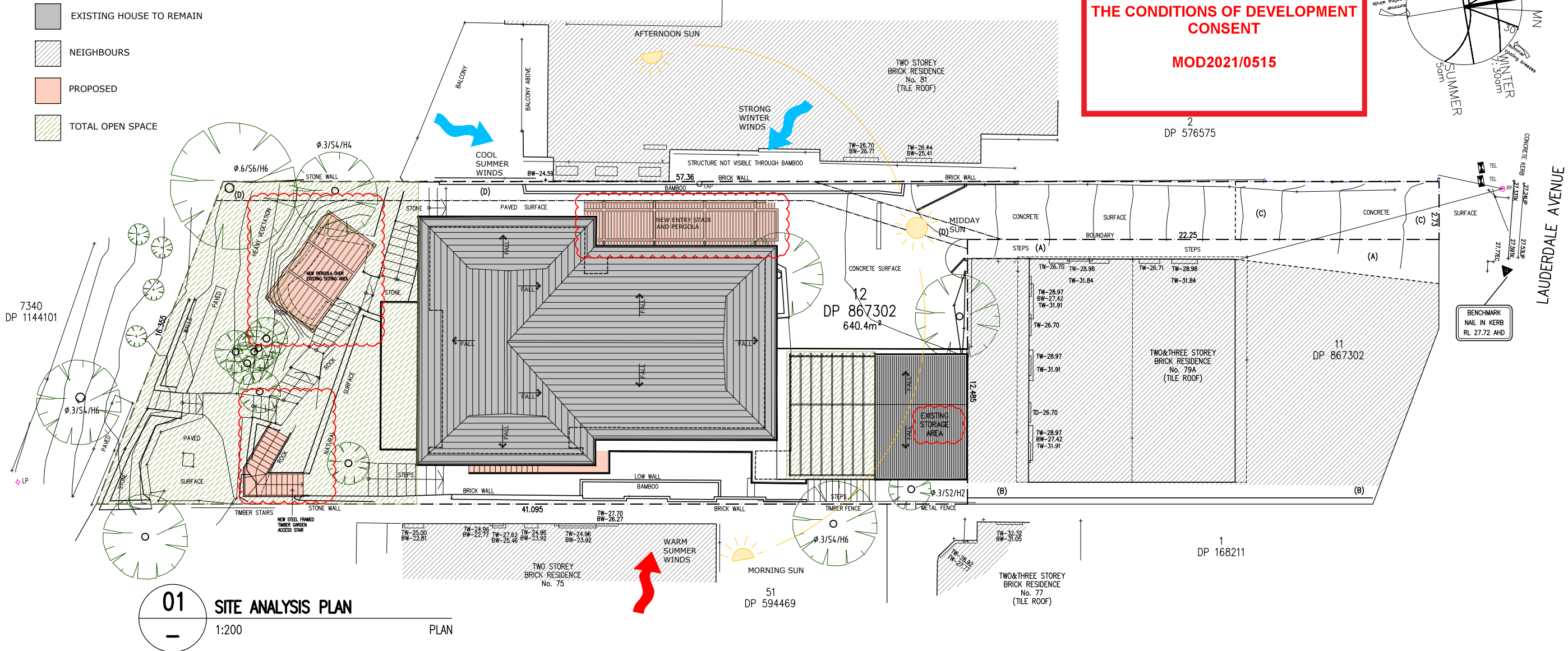
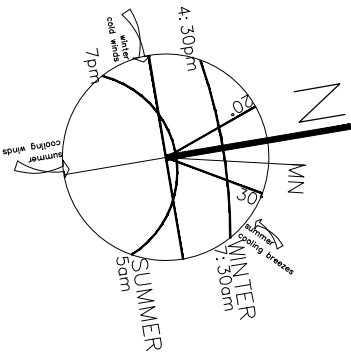
LANDSCAPE OPEN AREA CALCULATIONS	
TOTAL OPEN SPACE = 218.52m ² 55% open space of site area required (352.22m ²), NON-COMPLAINT(EXISTING)	
EXISTING LANDSCAPED AREA = 117.8m ² 35% landscape area of open space required (76.5m ²) THEREFORE COMPLIES	
EXISTING OPEN SPACE ABOVE GROUND = 25m ² Not more than 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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MOD2021/0515



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REVISION

REV. A - 01.05.20 - DA APPROVAL
REV B - 10.05.2021 - SECTION 4.55

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 B

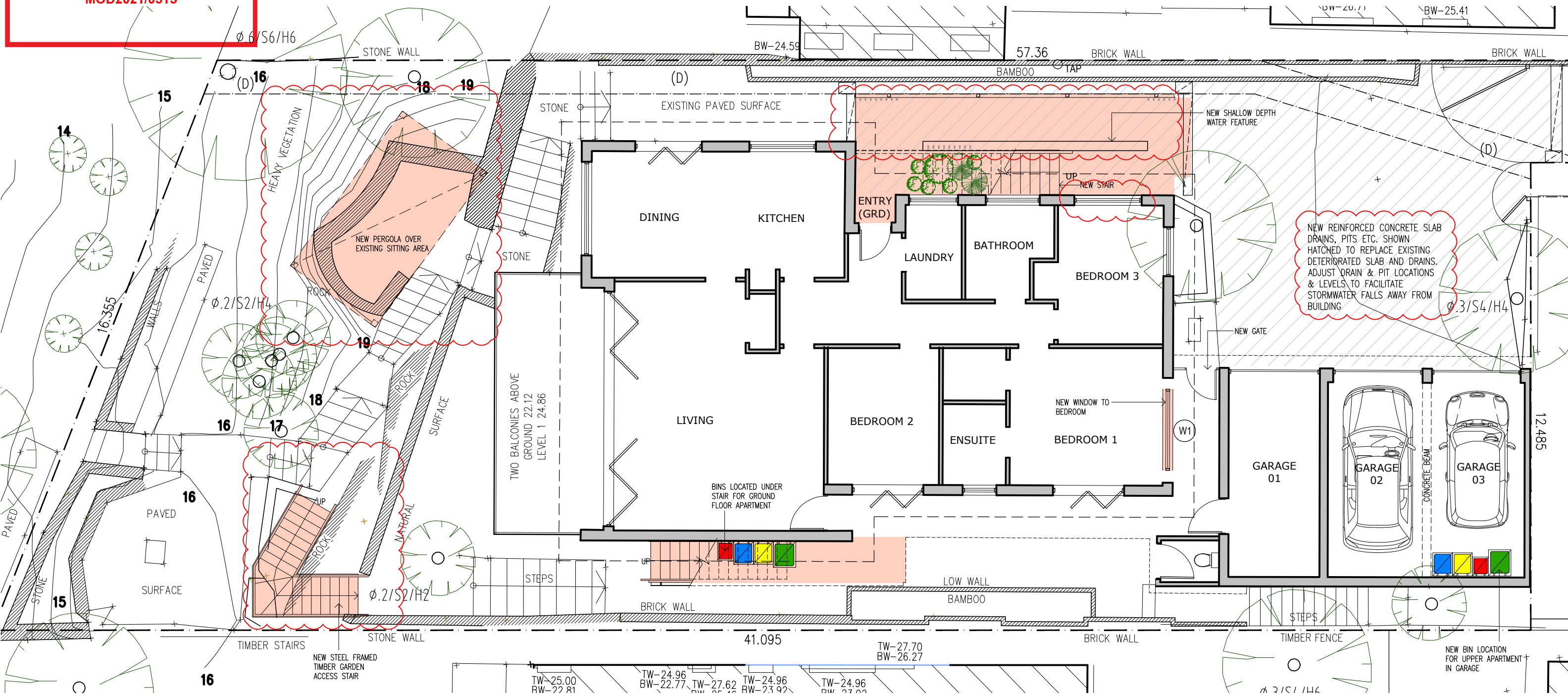
DRAWING ISSUE



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beaches
council

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01
—
GROUND FLOOR PLAN – PROPOSED
1:100
PLAN

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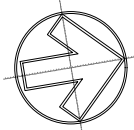
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REV B - 10.05.2021 - SECTION 4.55

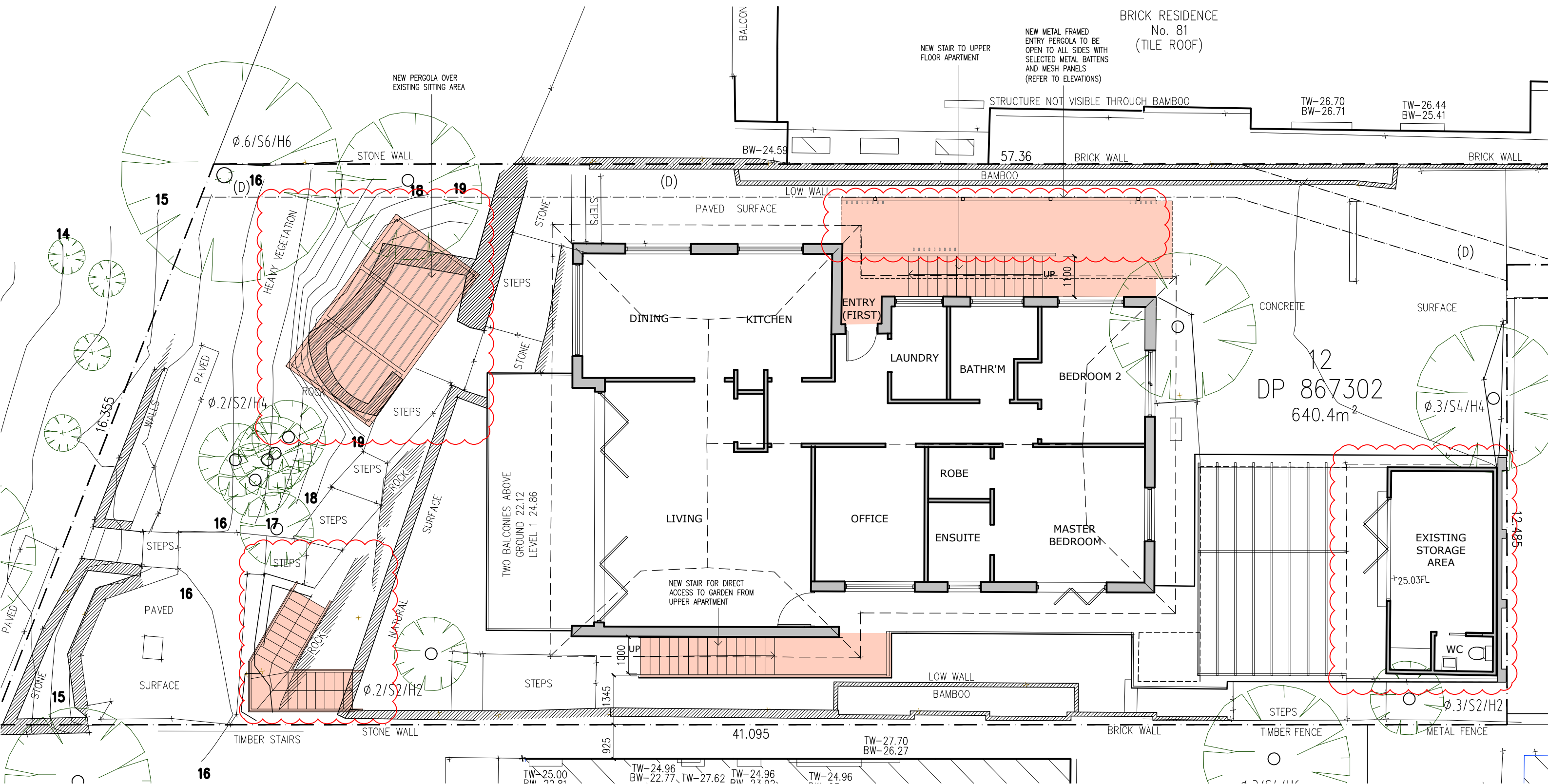
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Lot 12 DP 867302

PROJECT

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

DA|03 B
DRAWING ISSUE



01 FIRST FLOOR PLAN - OPTION D
1:100 PLAN

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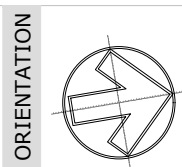
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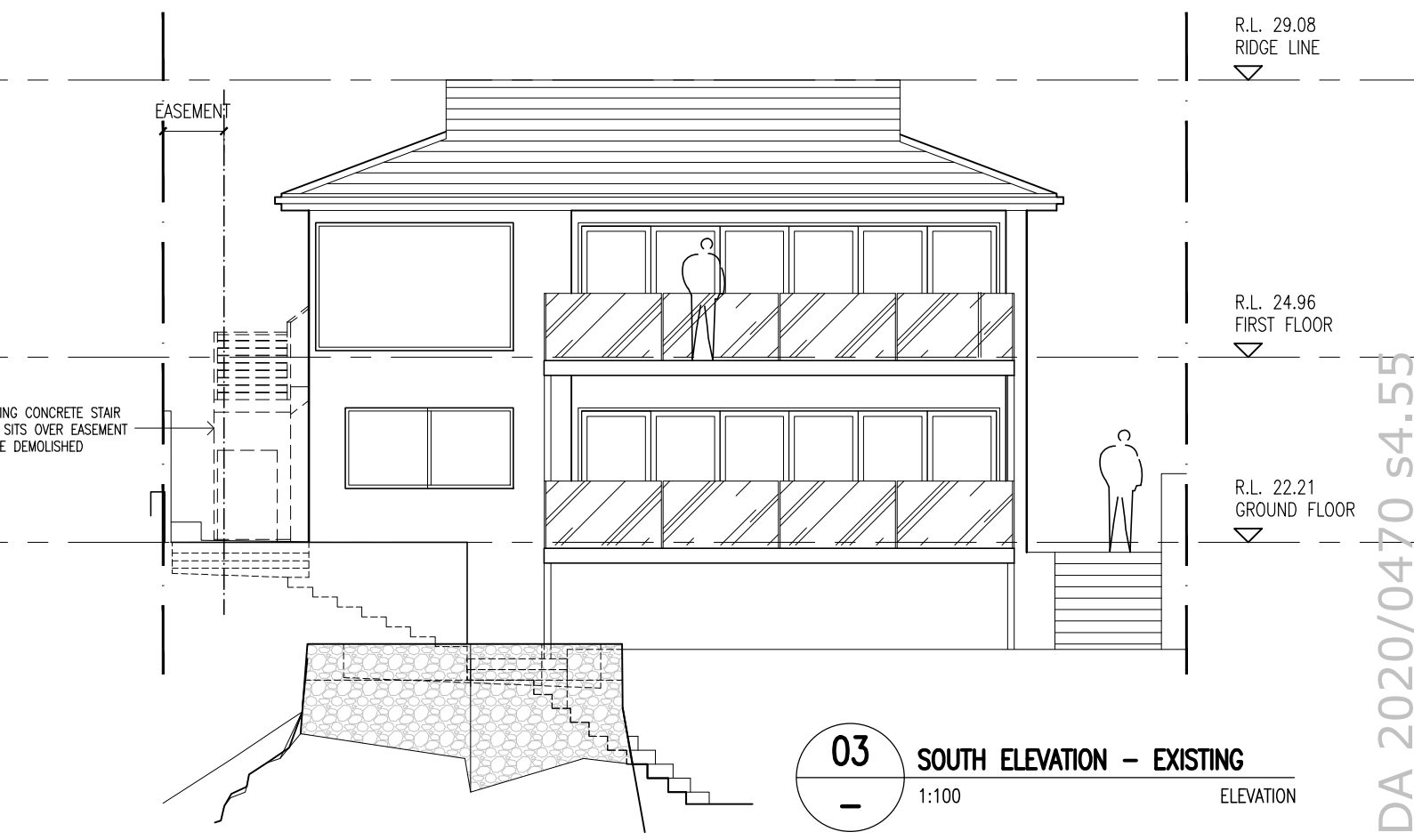
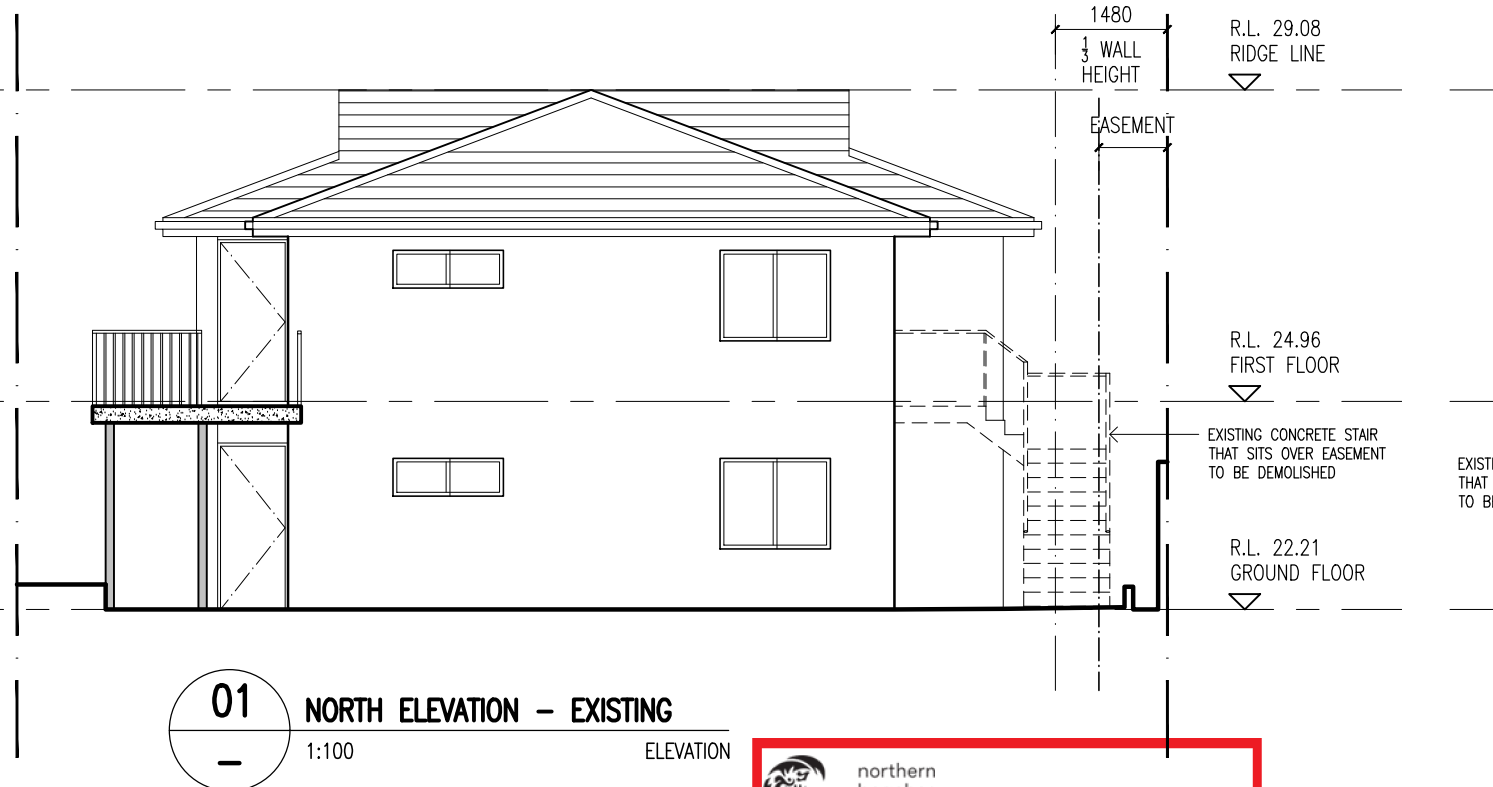
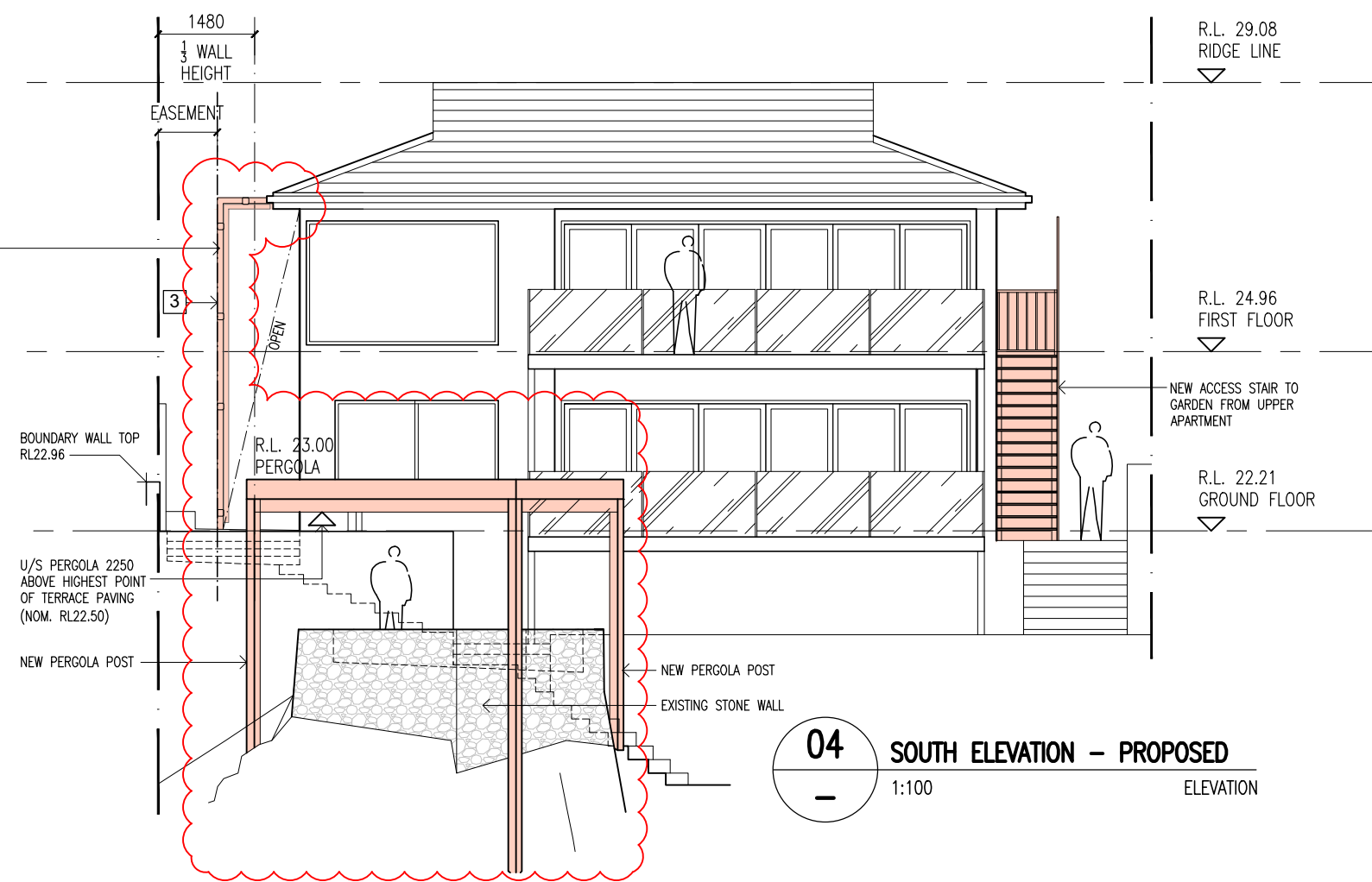
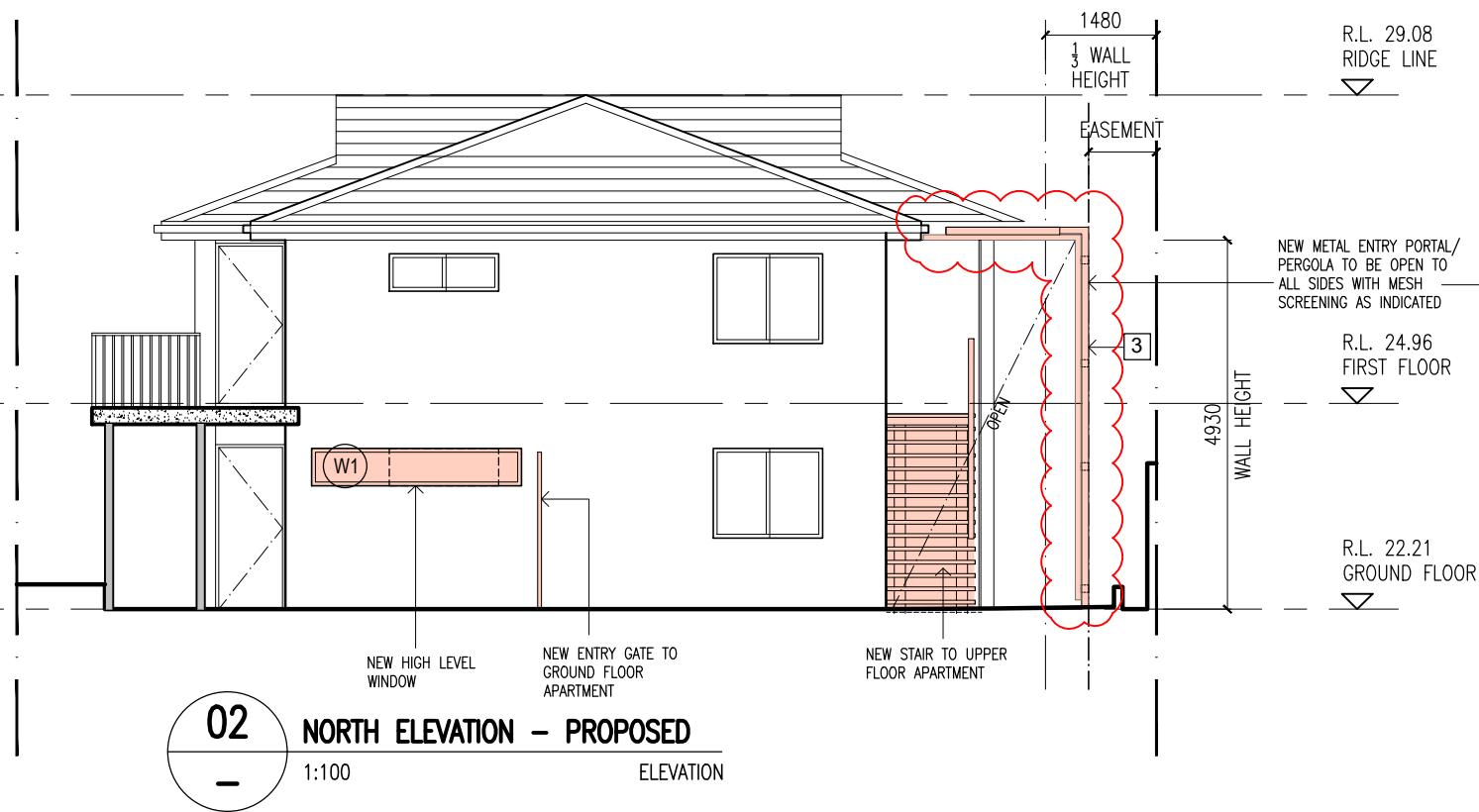
PROJECT

DRAWING TITLE
UPPER FLOOR PLAN - PROPOSED

REFERENCE
481 - 79b LAUDERDALE AVE

SCALE 1:100@A3
DRAWN JT/DJ

DA|04 B
DRAWING ISSUE



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DA 2020/0470 s4.55

R.L. 29.08
RIDGE LINE

R.L. 24.96
FIRST FLOOR

R.L. 22.21
GROUND FLOOR

R.L. 29.08
RIDGE LINE

R.L. 24.96
FIRST FLOOR

R.L. 22.21
GROUND FLOOR

NEW PERGOLA OVER EXISTING
GARDEN TERRACE BEYOND TOP
RL23.00 NOM.

NEW BATTEN SCREENING
TO STAIR TO MIMIC
SCREENING CURRENTLY
ABOVE GARAGES

NEW STAIR FROM UPPER
APARTMENT FOR DIRECT
ACCESS TO GARDEN

BINS LOCATED UNDER
STAIR FOR GROUND
FLOOR APARTMENT

WALL MOUNTED FOLDING
CLOTHES LINE

02
—
EAST ELEVATION - PROPOSED
1:100
ELEVATION

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beaches
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01
—
EAST ELEVATION - EXISTING
1:100
ELEVATION

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R.L. 29.08
RIDGE LINE

R.L. 24.96
FIRST FLOOR

NEW PERGOLA OVER EXISTING
GARDEN TERRACE. TOP RL23.00
NOM.

R.L. 22.21
GROUND FLOOR

EXISTING STONE WALLS TO
EXISTING GARDEN TERRACE

R.L. 29.08
RIDGE LINE

R.L. 24.96
FIRST FLOOR

R.L. 22.21
GROUND FLOOR

02

WEST ELEVATION – PROPOSED

1:100

ELEVATION

NEW ENTRY GATE TO GROUND
FLOOR APARTMENT

NEW ENTRY PORTAL/PERGOLA
IN POWDERCOATED METAL TO
BE OPEN TO 3 SIDES WITH
MESH SCREENING & BATTENS
AS INDICATED

WOVEN MESH SCREENING

FULL HEIGHT PANEL OF
VERTICAL BATTENS AGAINST SIDE
OF NEW STAIR

U/S PERGOLA
2250 ABOVE
HIGHEST POINT OF
TERRACE PAVING
(NOM. RL22.50)

01

WEST ELEVATION – EXISTING

1:100

ELEVATION

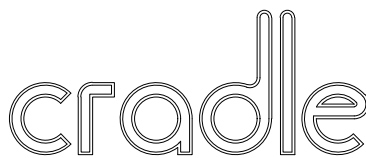
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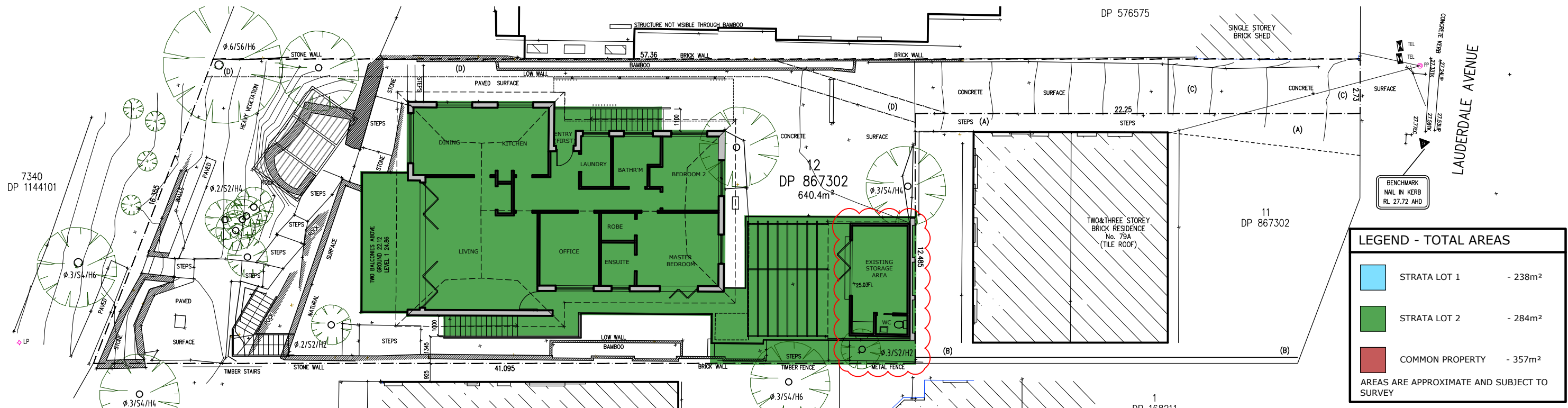
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PROJECT

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

DA|08 B

DRAWING ISSUE



02
FIRST FLOOR PLAN – STRATA
1:100
PLAN



01
GROUND FLOOR PLAN – STRATA
1:100
PLAN

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