

PEDESTRIAN AND  
VEHICLE ENTRY POINT

PREVAILING WINTER  
MORNING WINDS

PREVAILING SUMMER  
AFTERNOON WINDS

BOUNDARY

DA CONDITION 2c: FENCING LOCATED  
ALONG NORTHERN BOUNDARY NOT TO  
DAMAGE EXISTING ROCKS AS IDENTIFIED ON  
THE SITE PLAN

DECK

ROCK

REAR LOT  
1187.6M2

PLANTING/  
GRASS

ROCK  
OUTCROP

RETAIN ALL TREES

RETAIN GUM TREE

PREVAILING WINTER  
AFTERNOON WINDS

PREVAILING SUMMER  
MORNING WINDS

WINTER SUN

SUMMER SUN

APPROX BOTTOM  
OF CLIFF FACE



northern  
beaches  
council

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

MOD2023/0481



IMAGE 2: EXISTING DWELLING HOUSE AND  
DWELLING AT 106 WAKEHURST PARKWAY.



IMAGE 3: EXISTING DWELLING HOUSE AND  
DWELLING AT 102 WAKEHURST PARKWAY.



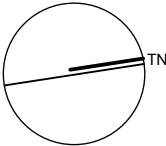
IMAGE 4: EXISTING HOUSE FROM REAR YARD.



IMAGE 5: EXISTING 3 STOREY HOUSE AT 100A  
WAKEHURST PARKWAY (2 LOTS EAST) AS  
VIEWED FROM 104 WAKEHURST PARKWAY.  
THIS HOUSE CLEARLY EXCEEDS THE 8.5M MAX  
LEP REQUIREMENT.

## SITE PLAN/ SITE ANALYSIS

SCALE 1:200

REV	DESCRIPTION	DATE	NORTH  <small>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE DESIGNER.</small> <small>THIS DRAWING, THE INFORMATION ON IT AND THE DESIGN ARE COPYRIGHT OF THODEY DESIGN.</small>	CLIENT	PROJECT ADDRESS	DESIGNER	TITLE			
N	SECTION 4.55	11/09/23		AARON AND VANESSA KENDALL	104A WAKEHURST PARKWAY, ELANORA HEIGHTS. LOT 4, DP 1240491	Thodey Design <small>ABN:54 532 442 622 12 WREXHAM RD, THIRROUL, 2515</small>				
M	CLIENT CHANGES	11/04/23								
L	CLIENT CHANGES	27/03/23								
K	REVISED LAYOUTS	16/03/23								
J	REVISED LAYOUTS	02/03/23								
I	PRELIM TENDER SET	16/04/19								
H	REVISED DA SET	26/02/19				Shaun Thodey 0412627455 shaun@thodeydesign.com	DRAWN SJT	PLOT DATE	SCALE TO SCALE @ A3	REV



LEVEL 2  
SCALE 1:100

**WORKS TO 104 (FRONT LOT)**  
**SUBJECT TO SEPARATE DA**

AREA ABOVE  
CLIFF NOT  
SURVEYED

LEVEL 1  
SCALE 1:100

**WORKS TO 104 (FRONT LOT)**  
**SUBJECT TO SEPARATE DA**

## SITE FIGURES

**SITE AREA: 1187.6M2**

**PROPOSED GROUND FLOOR: 114M**

**PROPOSED FIRST FLOOR: 93M2**

**PROPOSED SECOND FLOOR: 97**

**PROPOSED GFA: 304M2 (FSR: 0.25:1)**

**TOTAL ROOF AREA: 151M2**

**LANDSCAPING**

**TOTAL: 972M2**

**NATIVE/LOW WATER SPECIES: 900M2**


**TOTAL: LANDSCAPING %: (81%)**

AREA ABOVE  
CLIFF NOT  
SURVEYED

GARAGE LEVEL  
 SCALE 1:100

**WORKS TO 104 (FRONT LOT)**  
**SUBJECT TO SEPARATE DA**


AREA ABOVE  
CLIFF NOT  
SURVEYED



**northern  
beaches  
council**

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**MOD2023/0481**

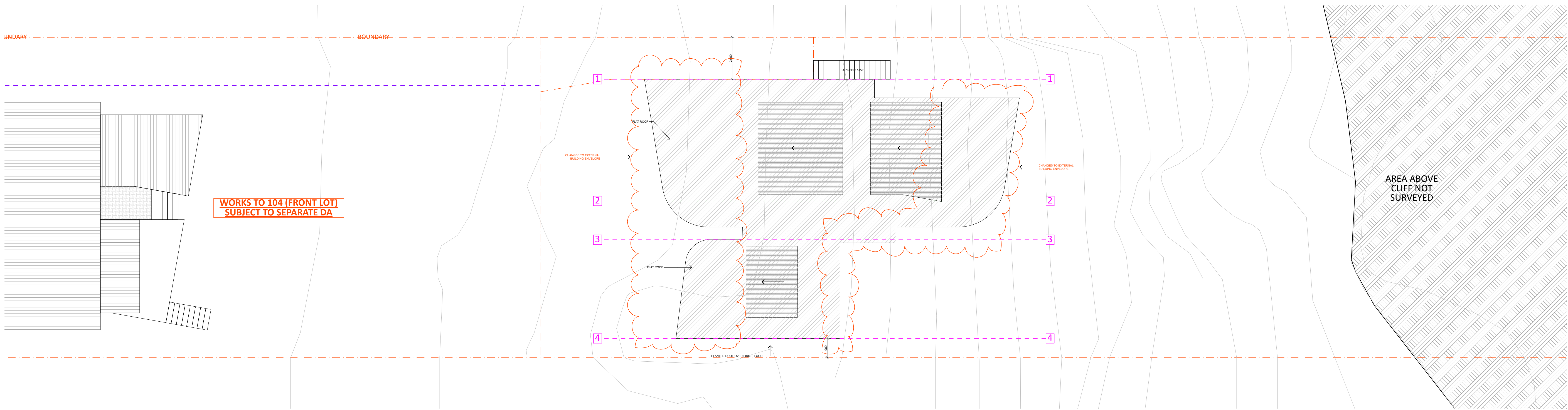
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M	CLIENT CHANGES	11/09/23										
L	CLIENT CHANGES	27/03/23										
K	REVISED LAYOUTS	16/03/23										
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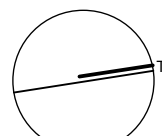


ROOF PLAN  
SCALE 1:100

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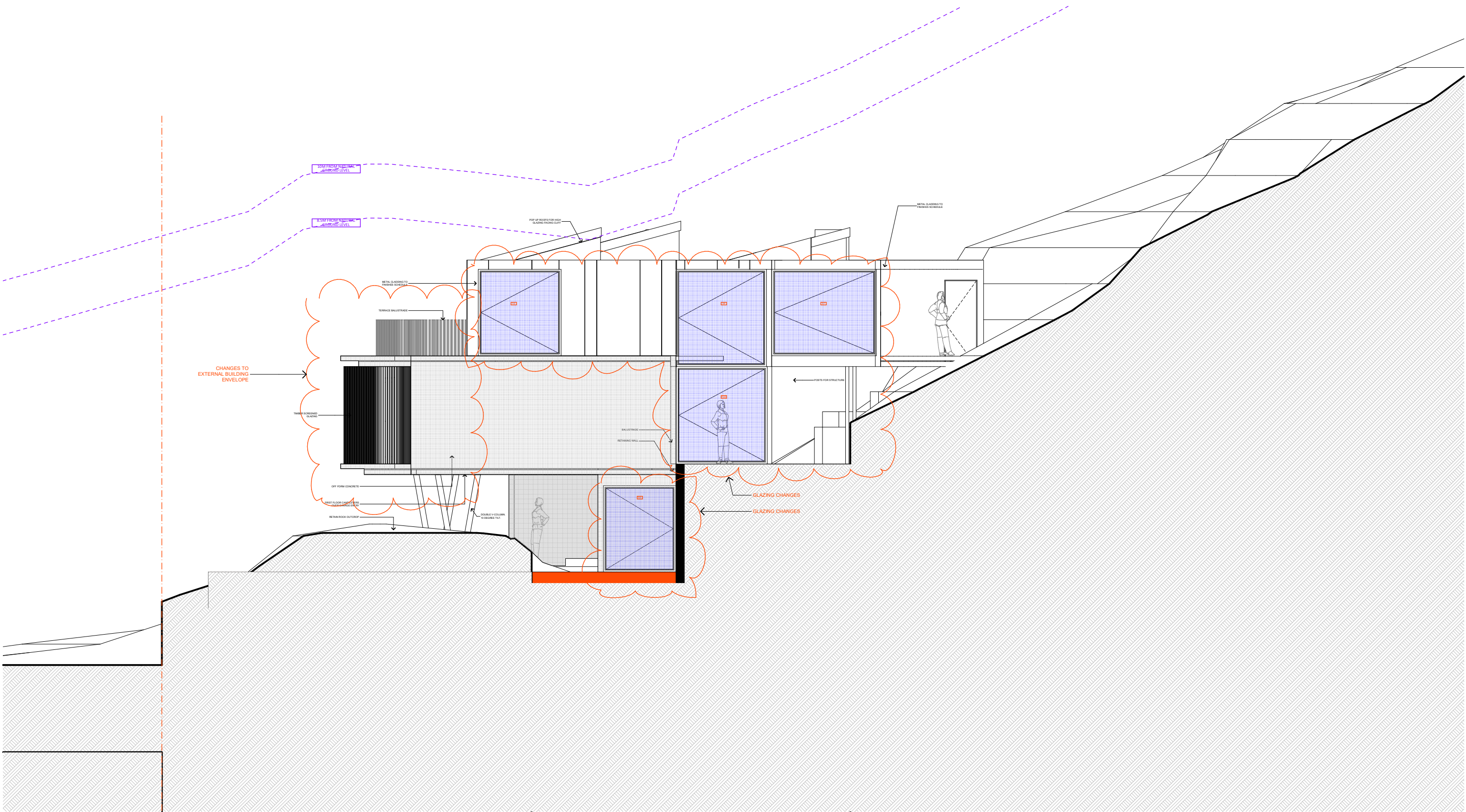
MOD2023/0481

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M	CLIENT CHANGES	11/04/23					
L	CLIENT CHANGES	27/03/23					
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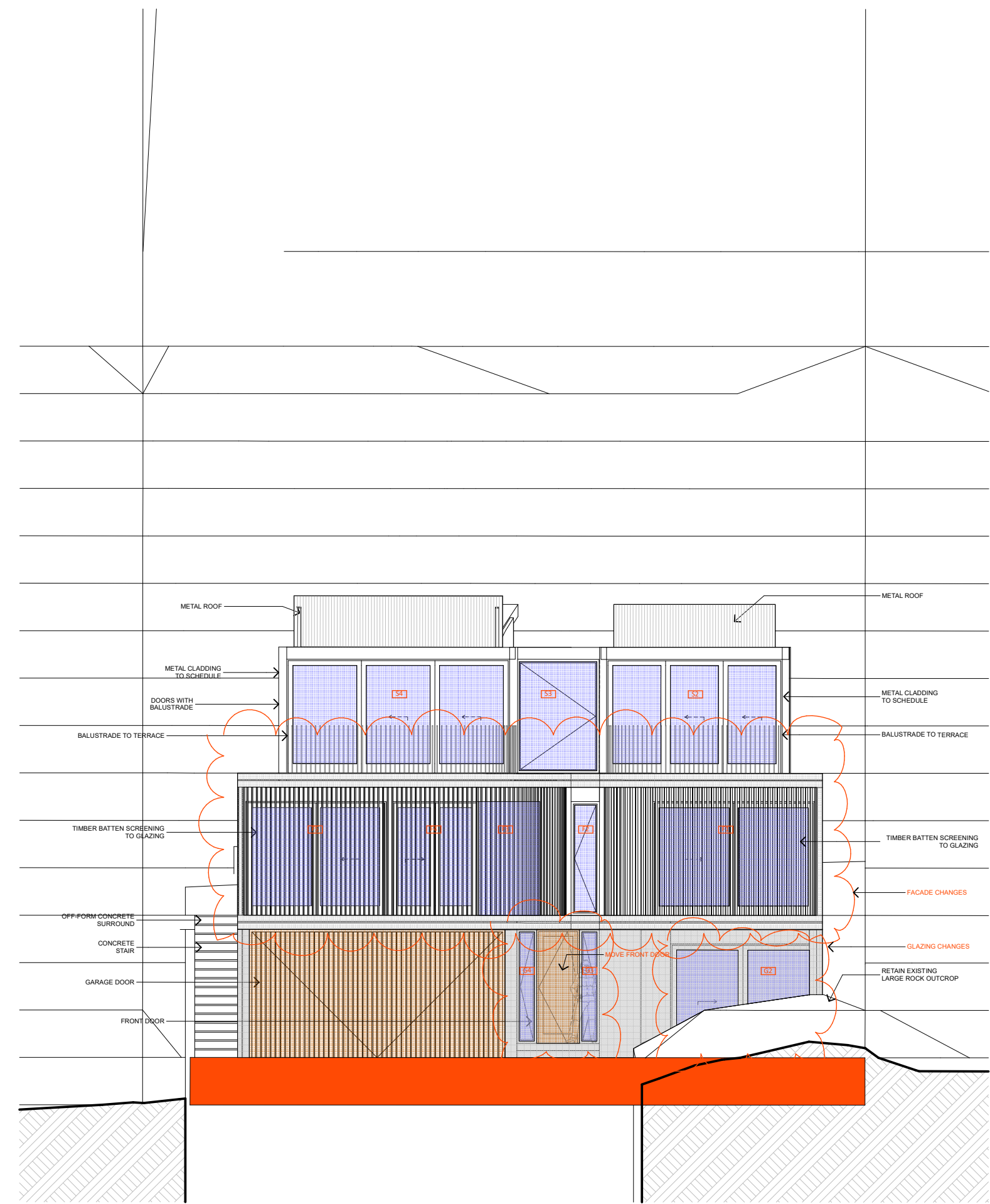
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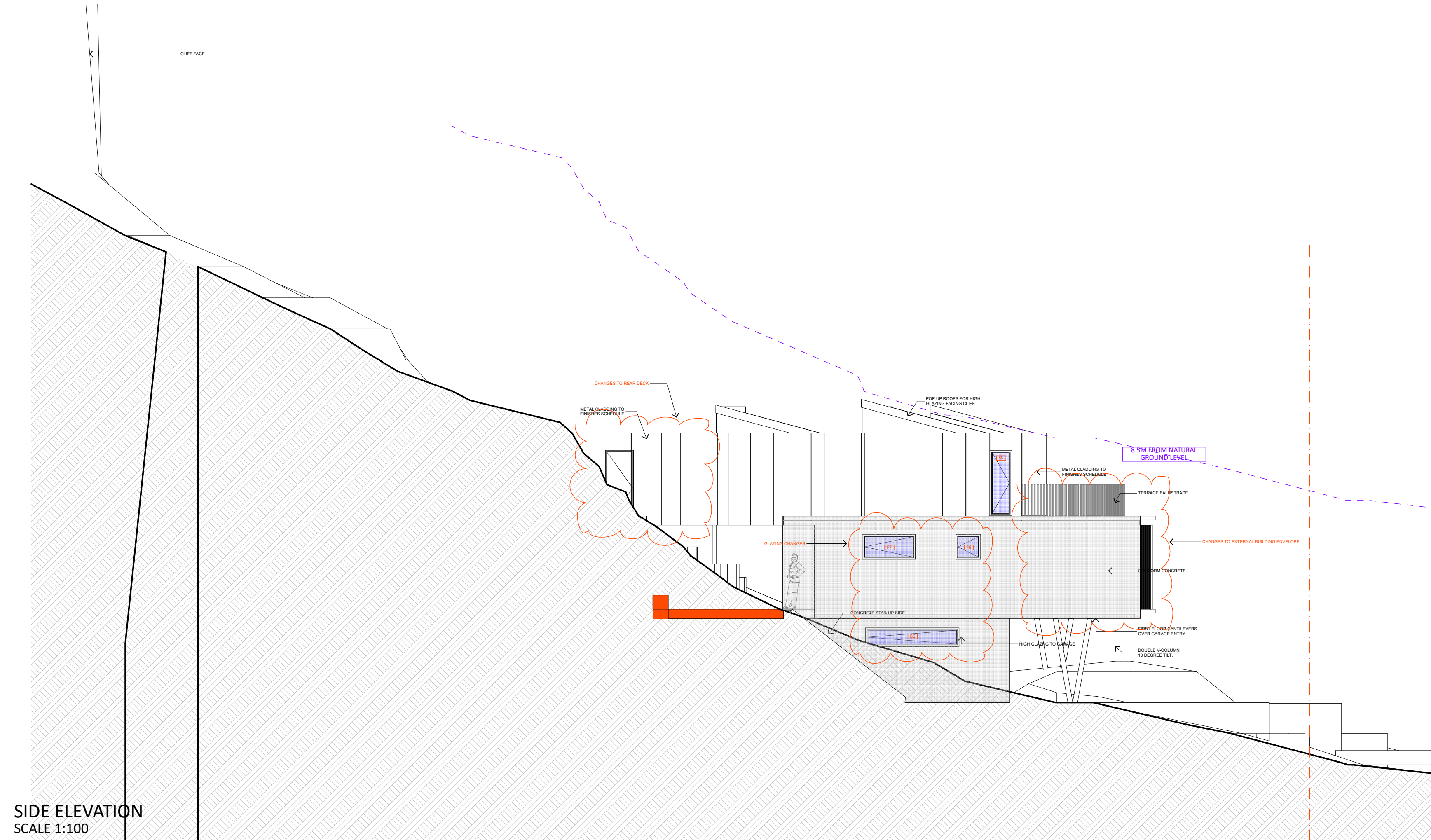




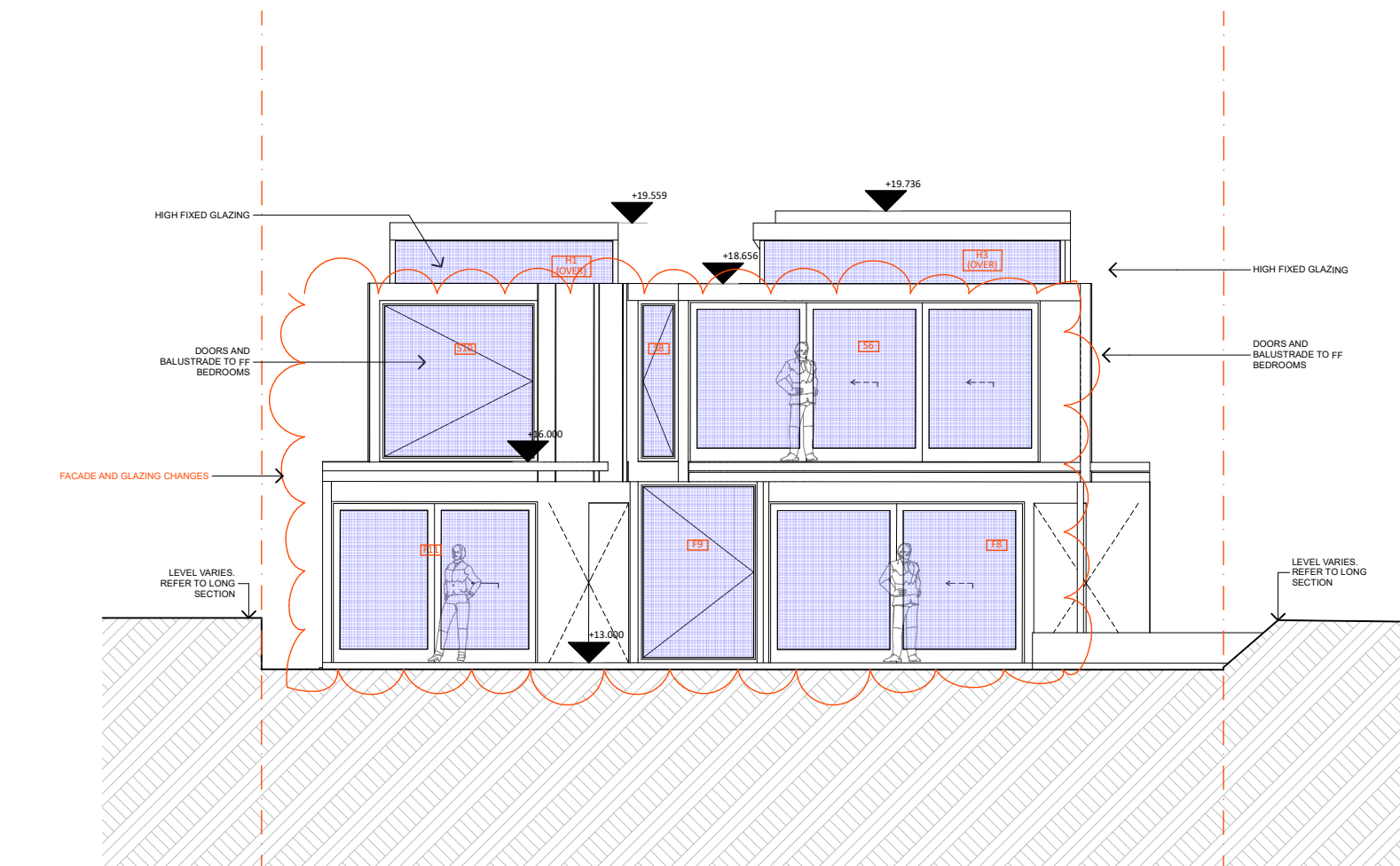
SIDE ELEVATION  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100



SIDE ELEVATION  
SCALE 1:100



REAR ELEVATION  
SCALE 1:100

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M	CLIENT CHANGES	11/04/23				Shaun Thodey 0412627455 shaun@thodeydesign.com	
L	CLIENT CHANGES	27/03/23					
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J	REVISED LAYOUTS	02/03/23					
I	PRELIM TENDER SET	18/04/19					
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**GARAGE/FIRST FLOOR WALLS:**  
OFF-FORM CONCRETE

**ROOF/CAPPINGS/  
FLASHINGS/DOWNPipes:**  
STANDING SEAM ZINC  
CLADDING - PIGMENTO RED

**DOORS AND WINDOWS:**  
TIMBER

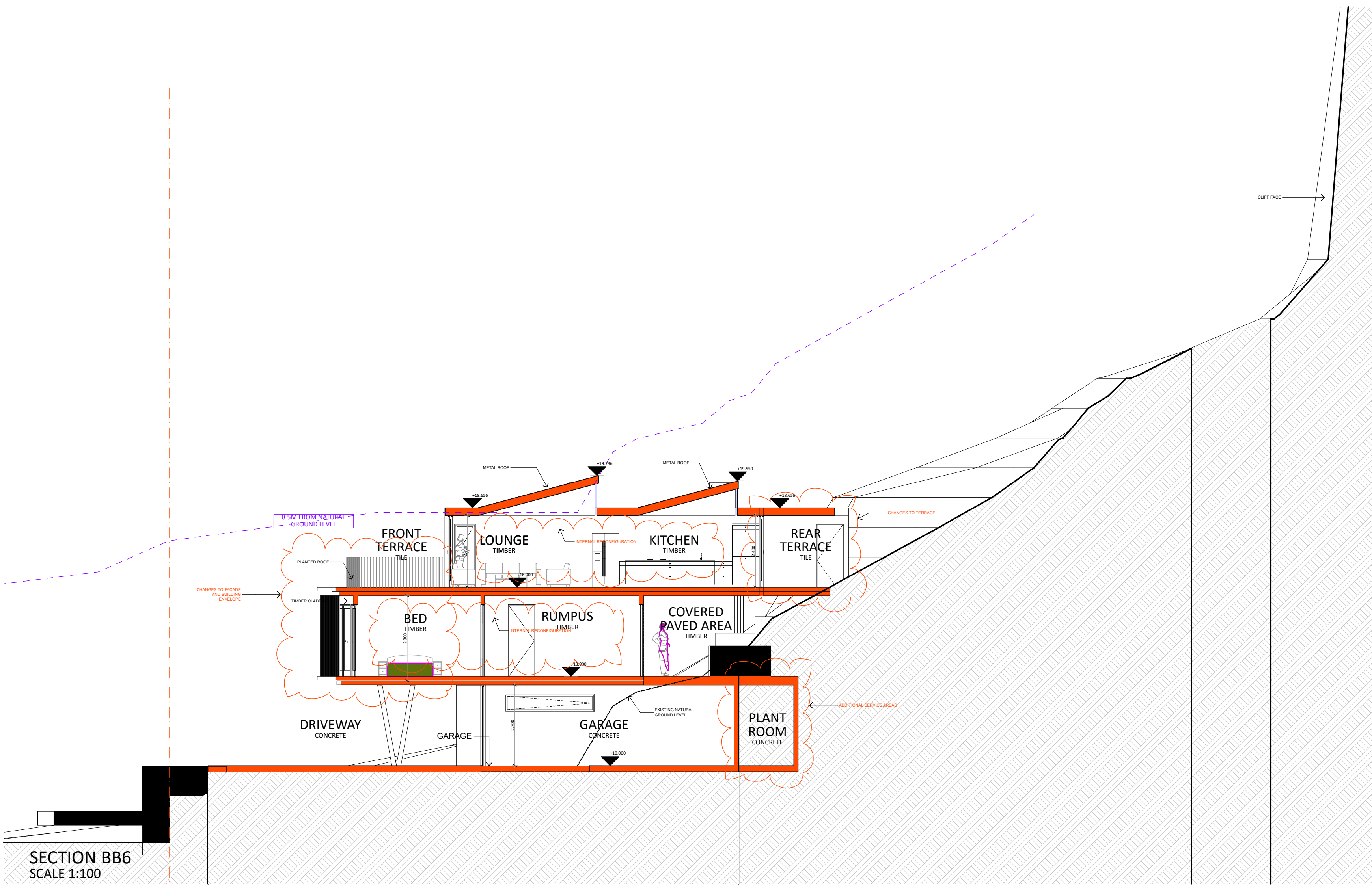
**BALUSTRADES/EXTERNAL  
STEELWORK:**  
DULUX "FERRODOR" MID-GREY

**EXTERNAL TIMBER WORK:**  
ROUGH SAWN HARDWOOD

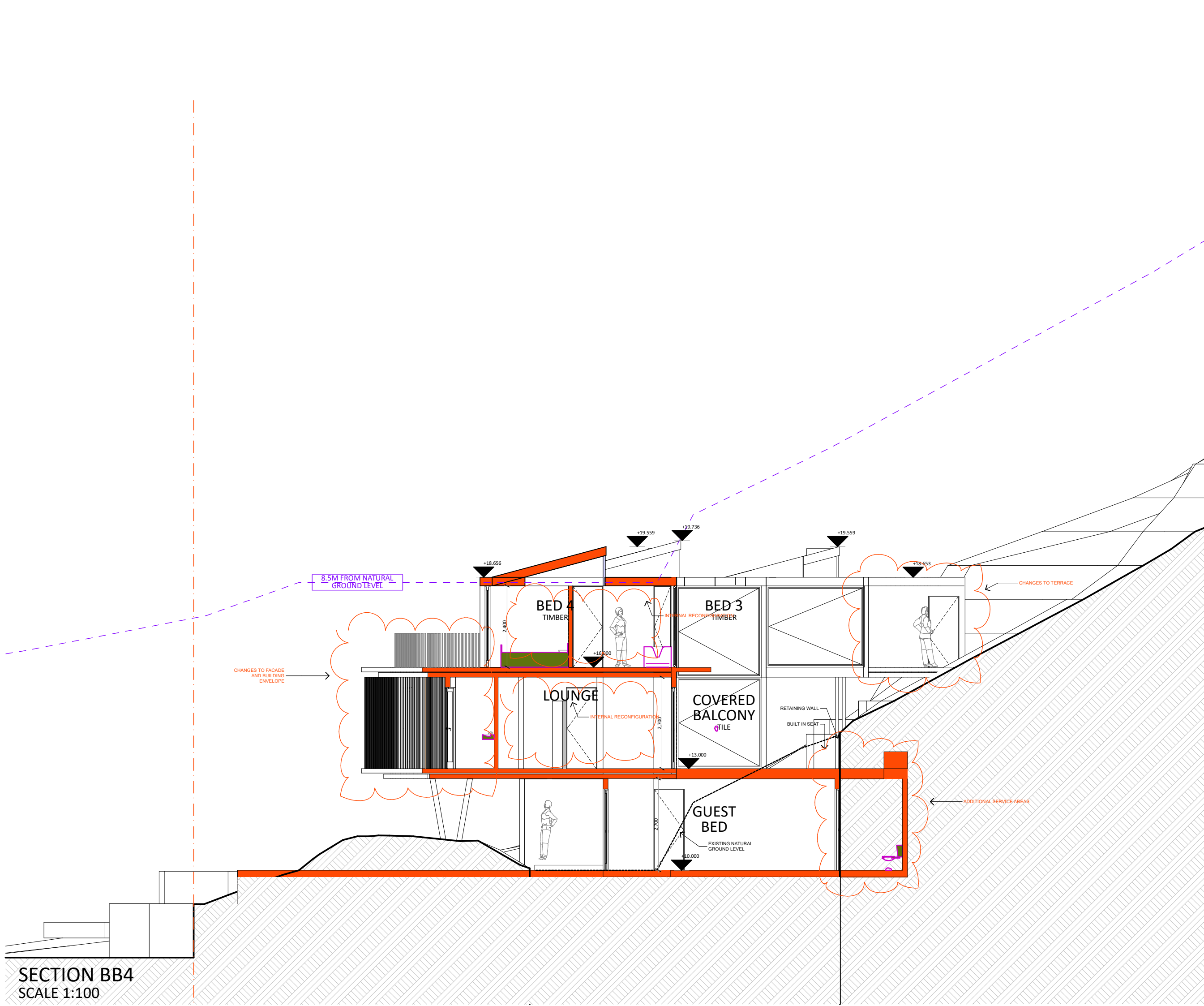
**DRIVEWAY:**  
GRANITE COBBLESTONE

**COLOURS AND FINISHES**  
SCALE NTS

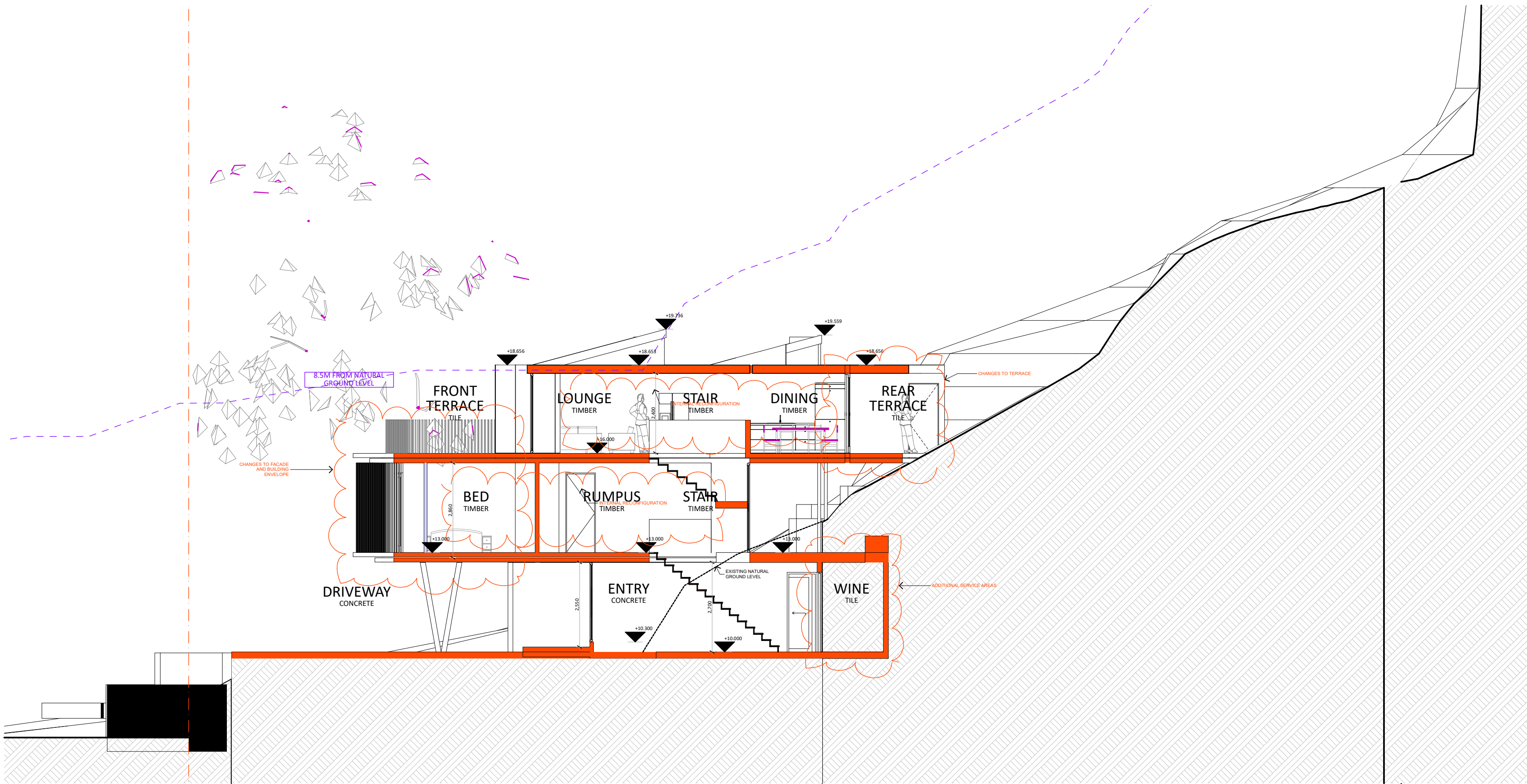




SECTION BB6  
SCALE 1:100



SECTION BB4  
SCALE 1:100

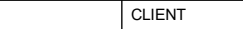


SECTION BB7  
SCALE 1:100

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N	SECTION 4.55	11/09/23		AARON AND VANESSA KENDALL	104A WAKEHURST PARKWAY, ELANORA HEIGHTS. LOT 4, DP 1240491	Thodey Design  AREAS NOT TO SCALE 1:2 WIDE DRAWING THRESHOLD, 2015	SHAUN THODEY 0412627455 shaun@thodeydesign.com				
M	CLIENT CHANGES	11/04/23									
L	CLIENT CHANGES	27/03/23									
K	REVISED LAYOUTS	16/03/23									
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					DRAWN: SJT CHECKED: SJT			PLOT DATE: 2023/04/21 JOB NO: 2023/04/21 DWG NO: 2023/04/21 REV: 1			