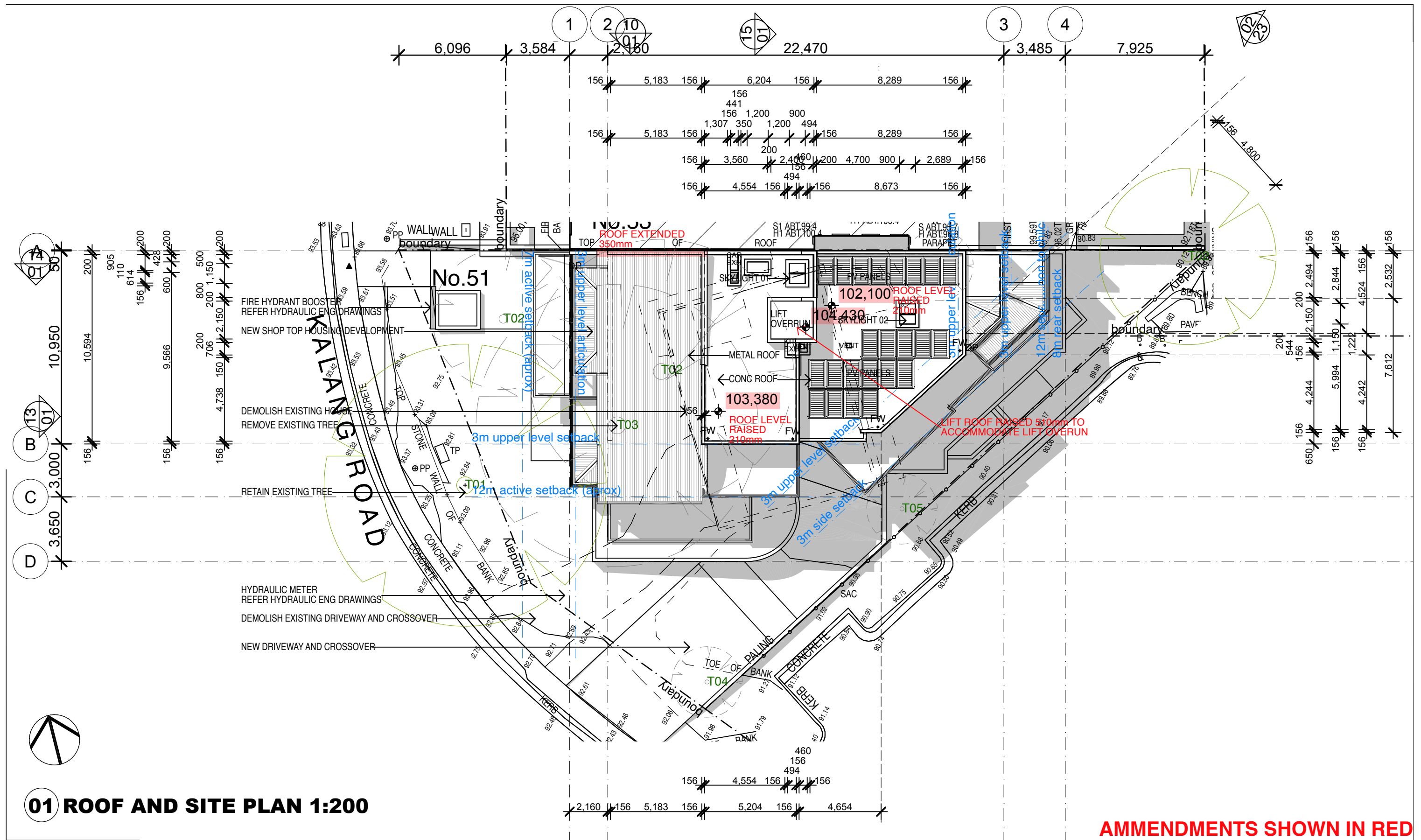




01 ROOF AND SITE PLAN 1:200

AMMENDMENTS SHOWN IN RED

Amendments		
A	ISSUED FOR S455	01/02/23

Architect

Fortey + Grant Architecture

Suite 3/Level 1, 1141 Botany Lane
Mascot NSW 2020
mob: 0401 822 223
email: james@fgarch.com.au
Nominated Architect James Grant 6540

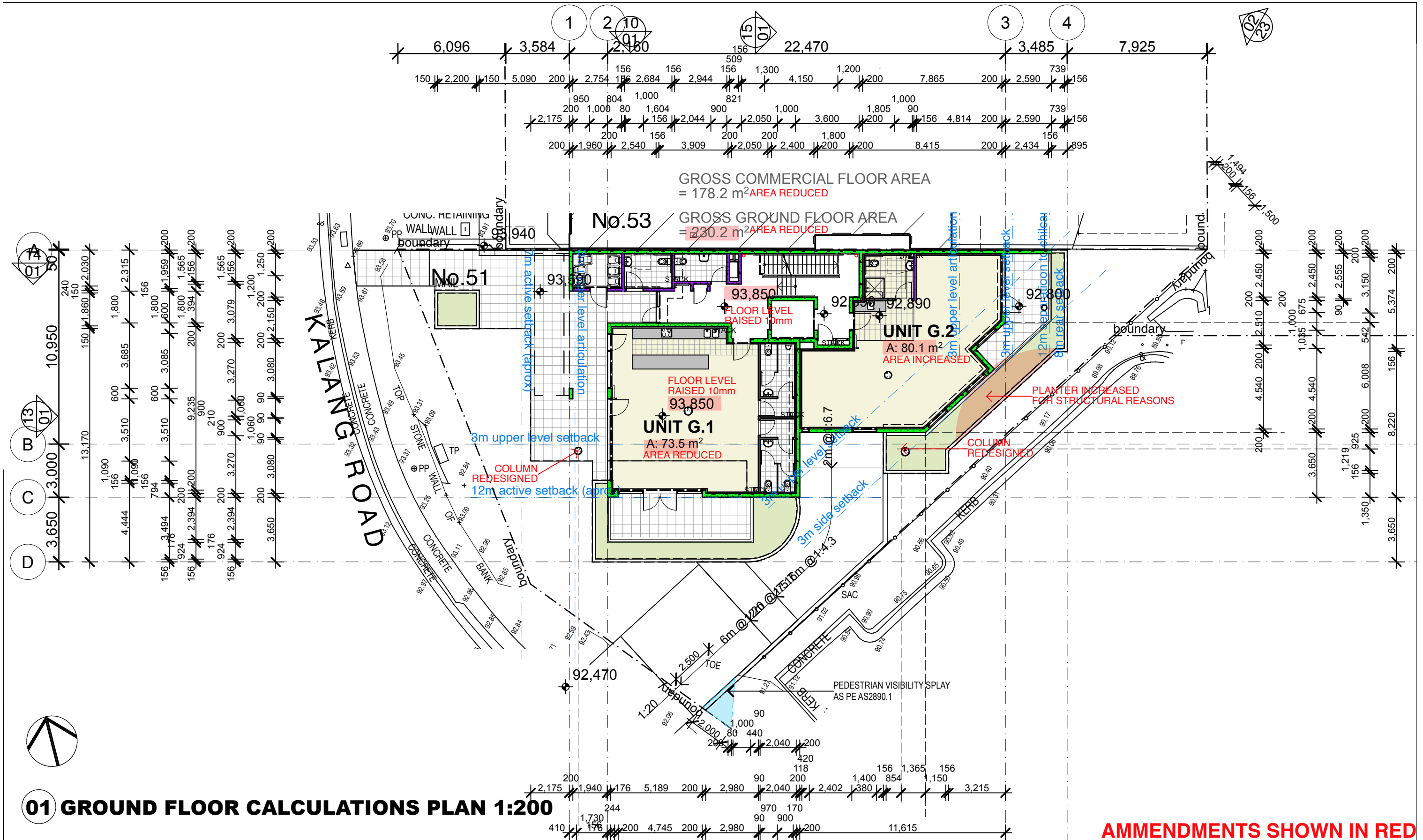
Project Details

SHOP TOP HOUSING AT

51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used to be figured dimensions only. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.		
Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name	
ROOF AND SITE PLAN	
Drawing Number	Amendment
S455-01	A



01 GROUND FLOOR CALCULATIONS PLAN 1:200

AMMENDMENTS SHOWN IN RED

Amendments
A ISSUED FOR S455 01/02/23

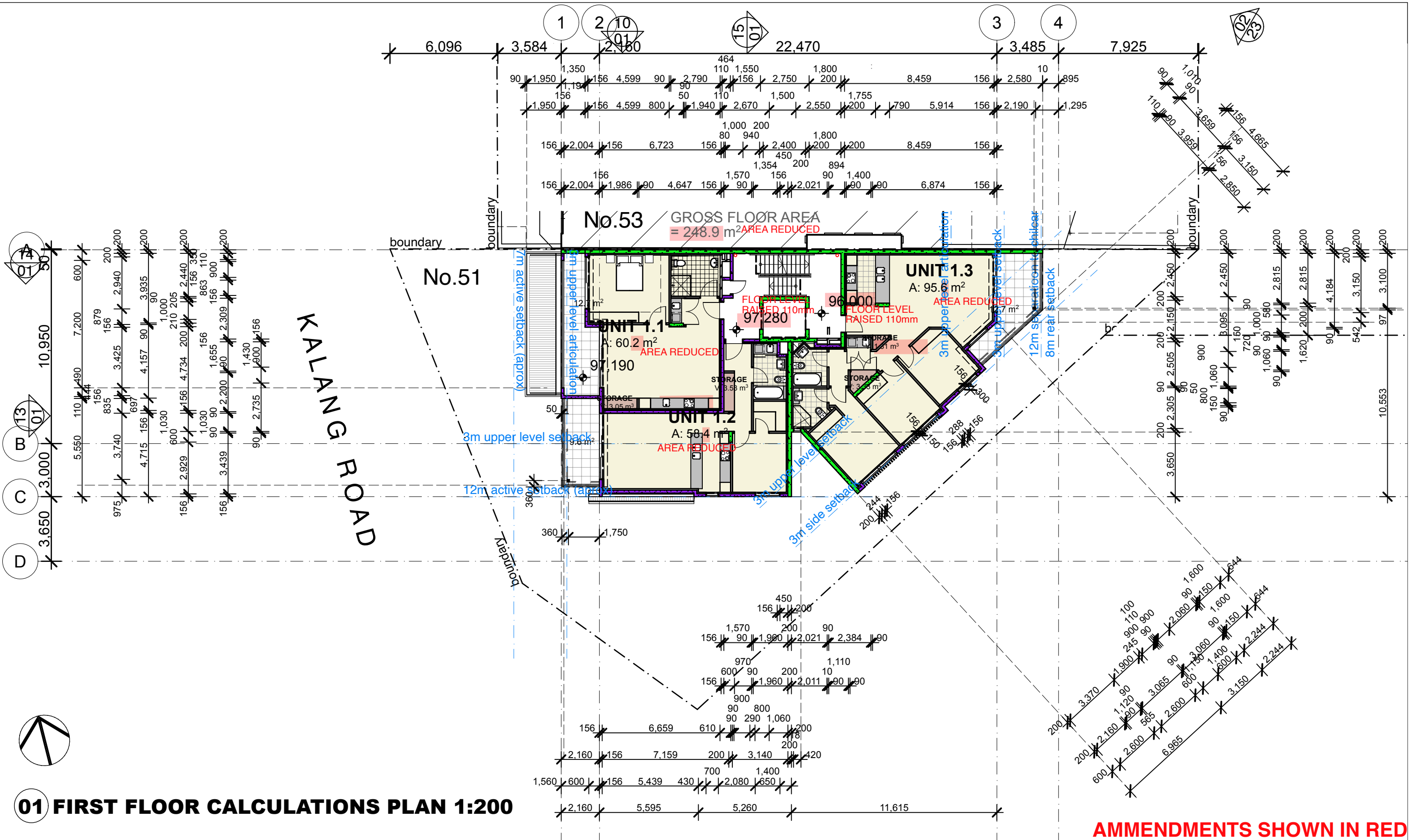
Architect
Fortey + Grant Architecture
Suite 3/Level 1, 1141 Botany Lane
Mascot NSW 2020
mob: 0401 822 223
email: james@fgarch.com.au
Nominated Architect James Grant 6540

Project Details
SHOP TOP HOUSING AT
51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name
GROUND FLOOR CALCULATIONS
Drawing Number
S455-03
Amendment
A



Amendments

A ISSUED FOR S455 01/02/23

Architect

Fortey + Grant Architecture

Suite 3/Level 1, 1141 Botany Lane
 Mascot NSW 2020
 mob: 0401 822 223
 email: james@fgarch.com.au
 Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name

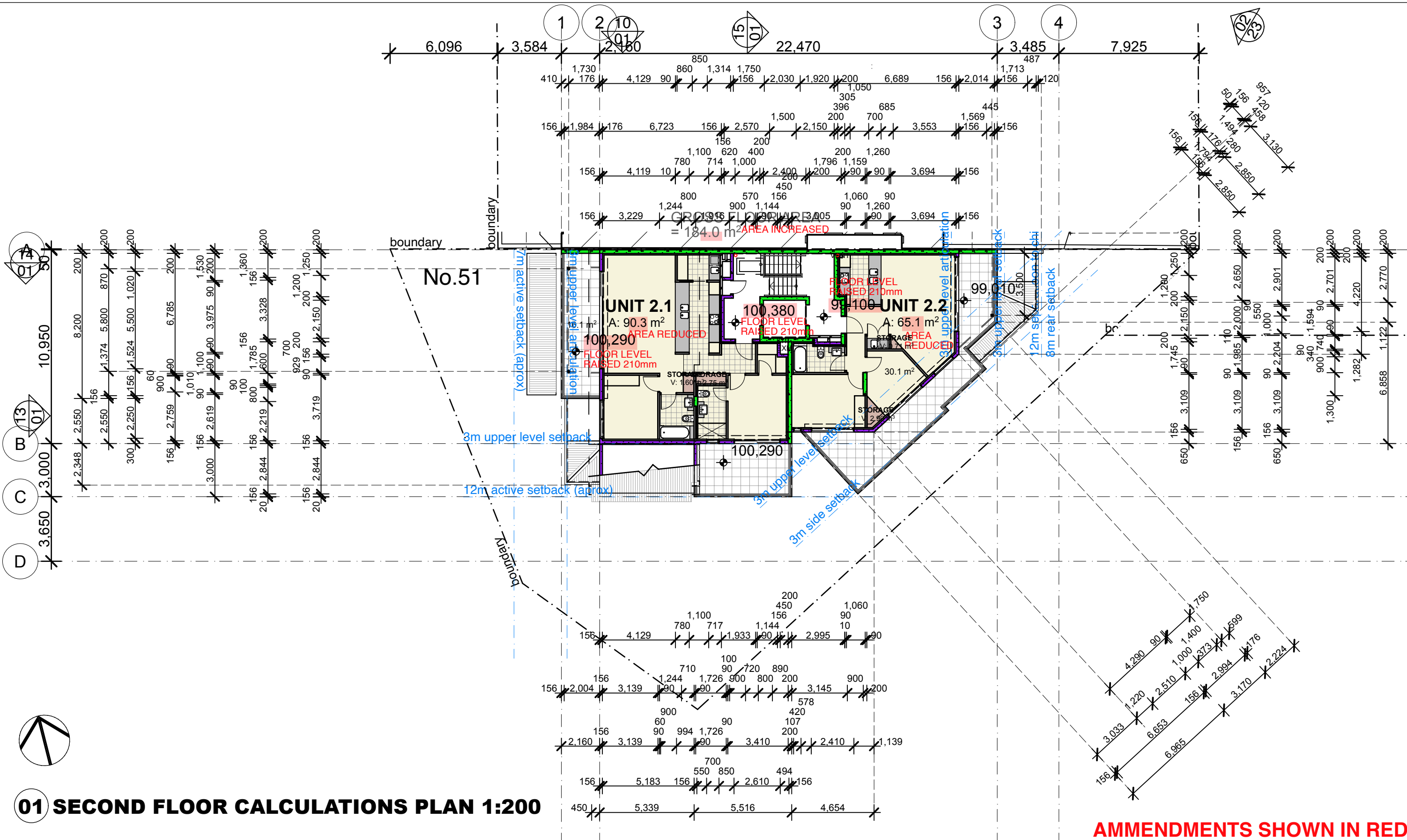
FIRST FLOOR CALCULATIONS

Drawing Number

S455-04

Amendment

A



AMMENDMENTS SHOWN IN RED

Amendments
A ISSUED FOR S455 01/02/23

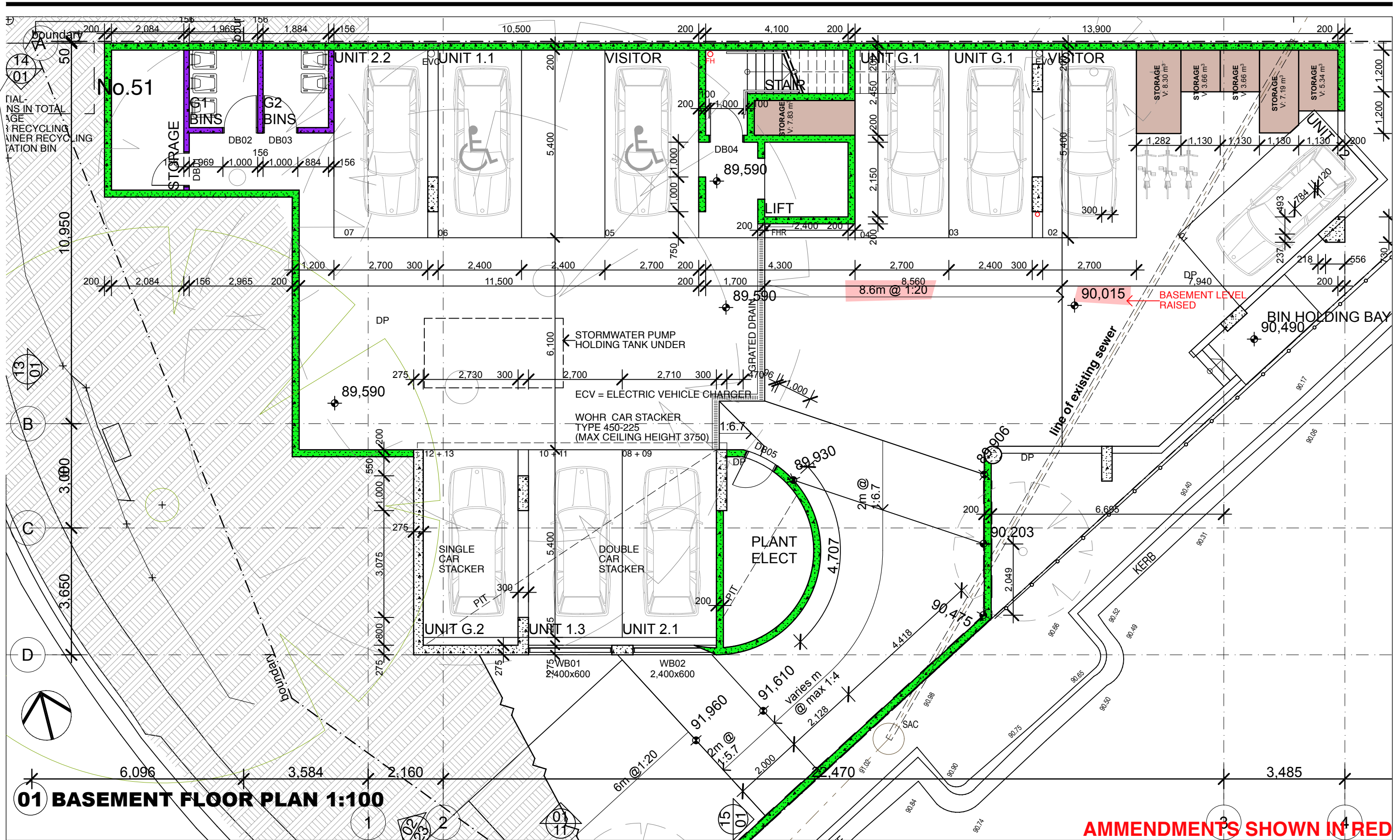
Architect
Fortey + Grant Architecture
Suite 3/Level 1, 1141 Botany Lane
Mascot NSW 2020
mob: 0401 822 223
email: james@fgarch.com.au
Nominated Architect James Grant 6540

Project Details
SHOP TOP HOUSING AT
51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name
SECOND FLOOR CALCULATIONS
Drawing Number
S455-05
Amendment
A



01 BASEMENT FLOOR PLAN 1:100

Amendments

A ISSUED FOR S455

01/02/23

Architect



Fortey + Grant Architecture

Suite 3/Level 1, 1141 Botany Lane

Mascot NSW 2020

mob: 0401 822 223

email: james@fgarch.com.au

Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name

BASEMENT FLOOR PLAN

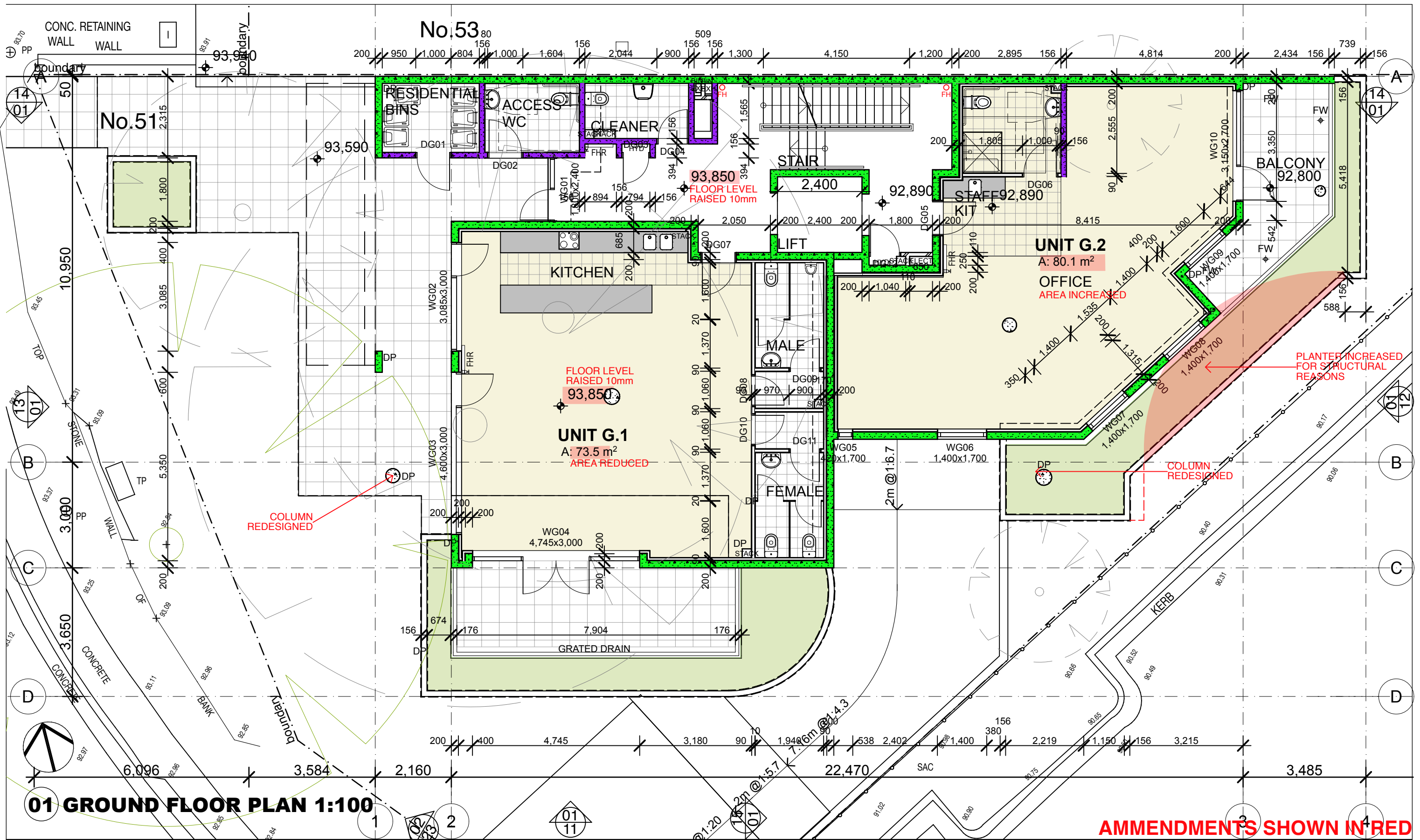
Drawing Number

S455-06

Amendment

A

AMMENDMENTS SHOWN IN RED



Amendments

A ISSUED FOR S455

01/02/23

Architect



Fortey + Grant Architecture

Suite 3/Level 1, 1141 Botany Lane

Mascot NSW 2020

mob: 0401 822 223

email: james@fgarch.com.au

Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name

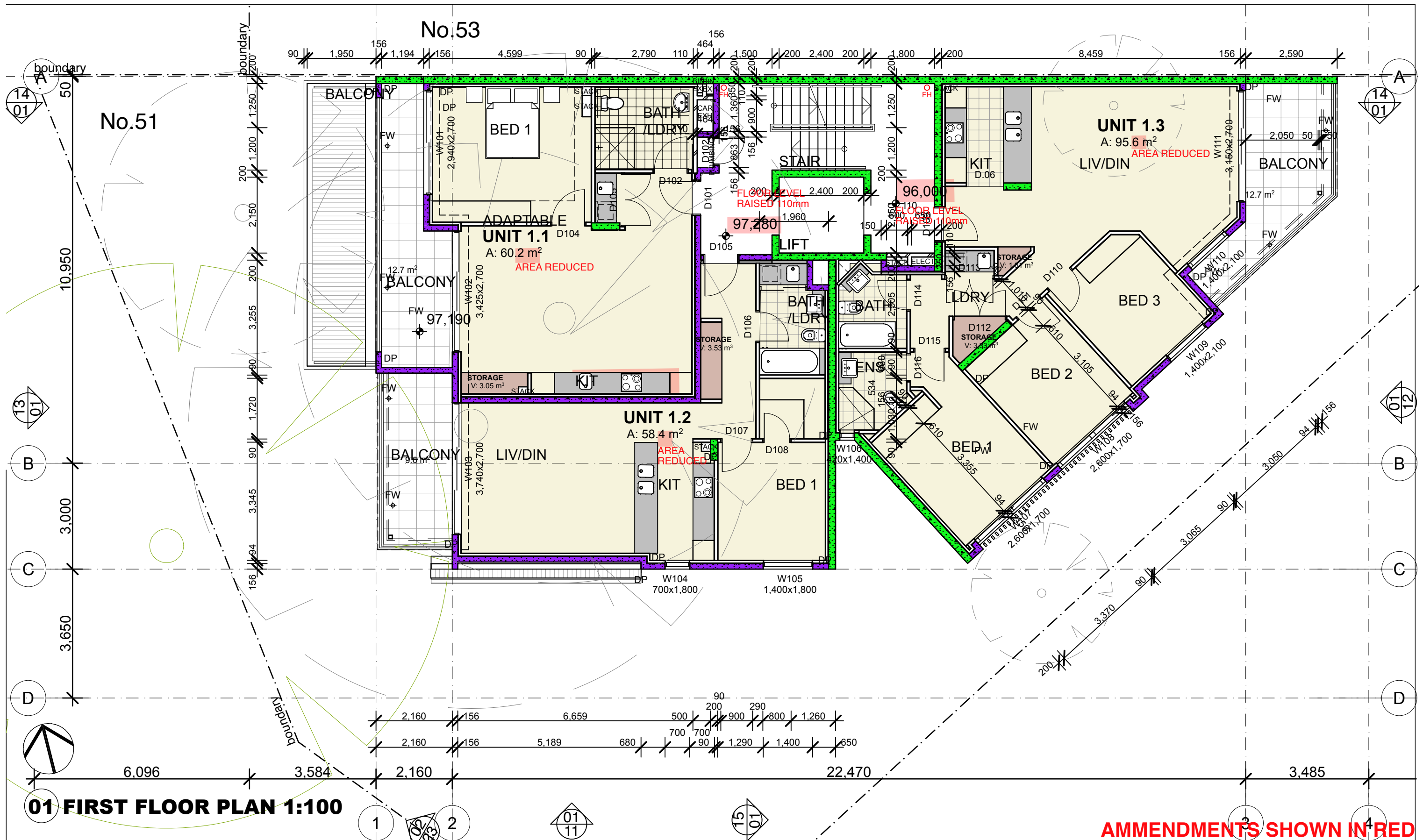
GROUND FLOOR PLAN

Drawing Number

S455-07

Amendment

A



Amendments

A ISSUED FOR S455

01/02/23

Architect

Fortey + Grant Architecture
Suite 3/Level 1, 1141 Botany Lane
Mascot NSW 2020
mob: 0401 822 223
email: james@fgarch.com.au
Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

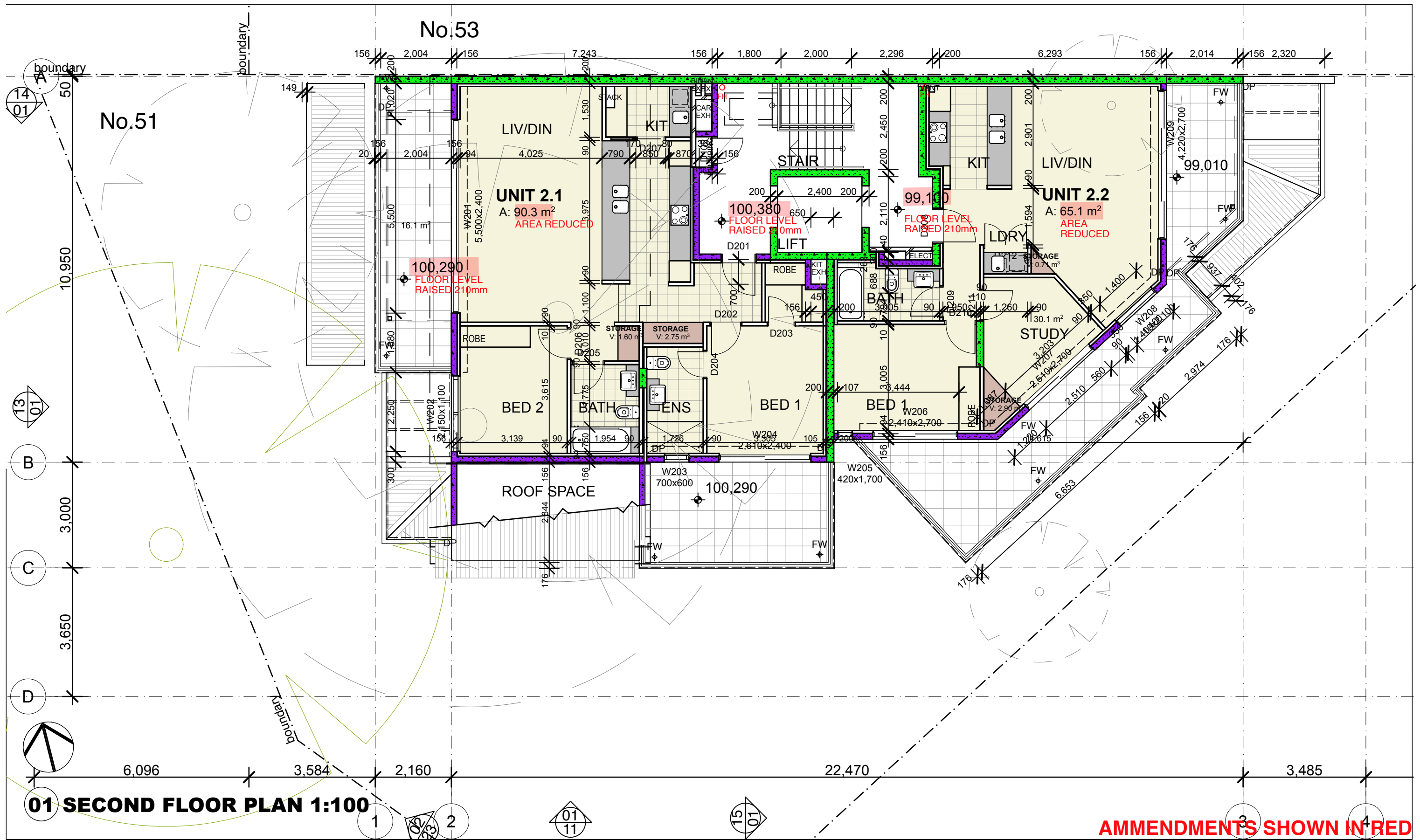
Drawing name

FIRST FLOOR PLAN

Drawing Number

S455-08

Amendment
A



AMMENDMENTS SHOWN IN RED

Amendments

A ISSUED FOR S455

01/02/23

Architect

Fortey + Grant Architecture
Suite 3/Level 1, 1141 Botany Lane
Mascot NSW 2020
mob: 0401 822 223
email: james@fgarch.com.au
Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name

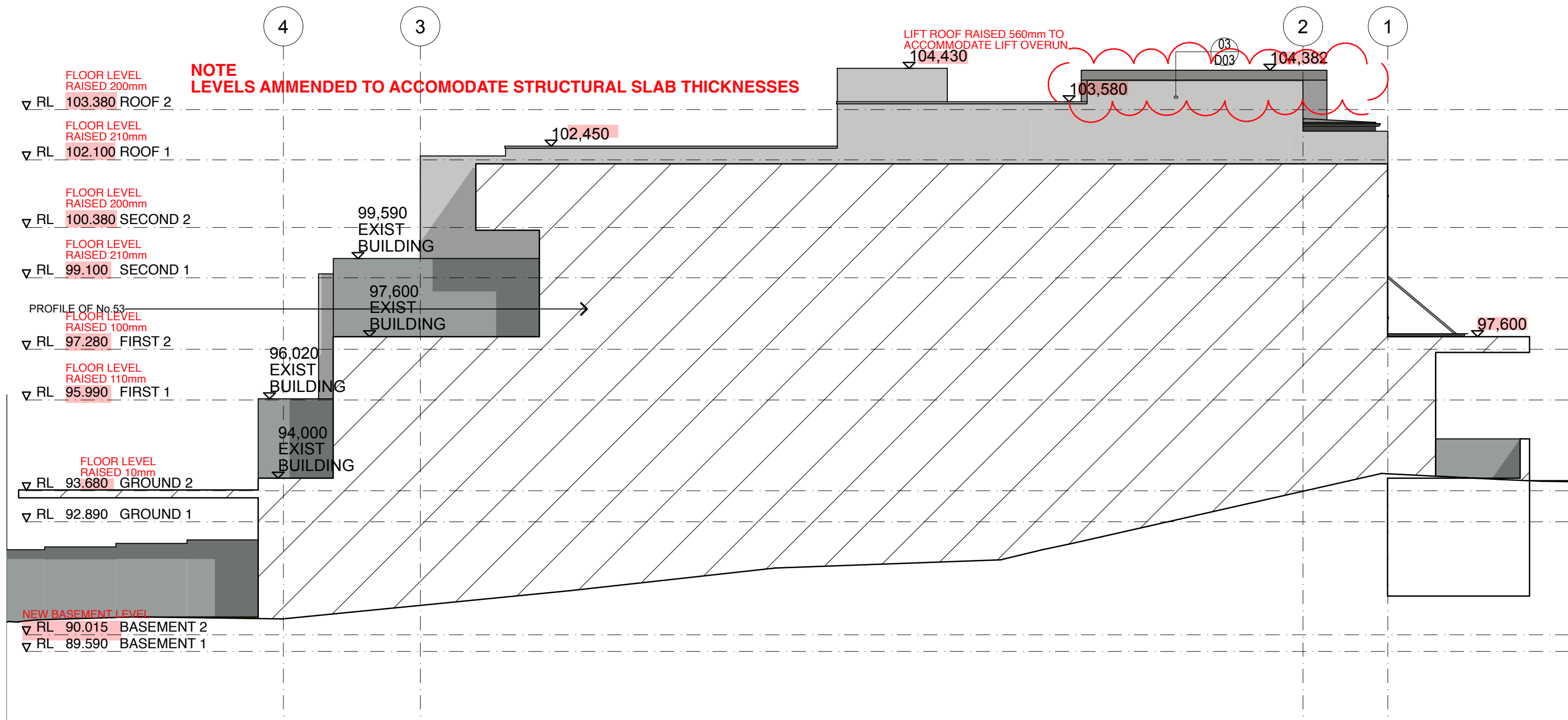
SECOND FLOOR PLAN

Drawing Number

S455-09

Amendment

A



01 NORTH ELEVATION 1:100

AMMENDMENTS SHOWN IN RED

Amendments

A ISSUED FOR S455

01/02/23

Architect



Fortey + Grant Architecture

Suite 3/Level 1, 1141 Botany Lane

Mascot NSW 2020

mob: 0401 822 223

email: james@fgarch.com.au

Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name

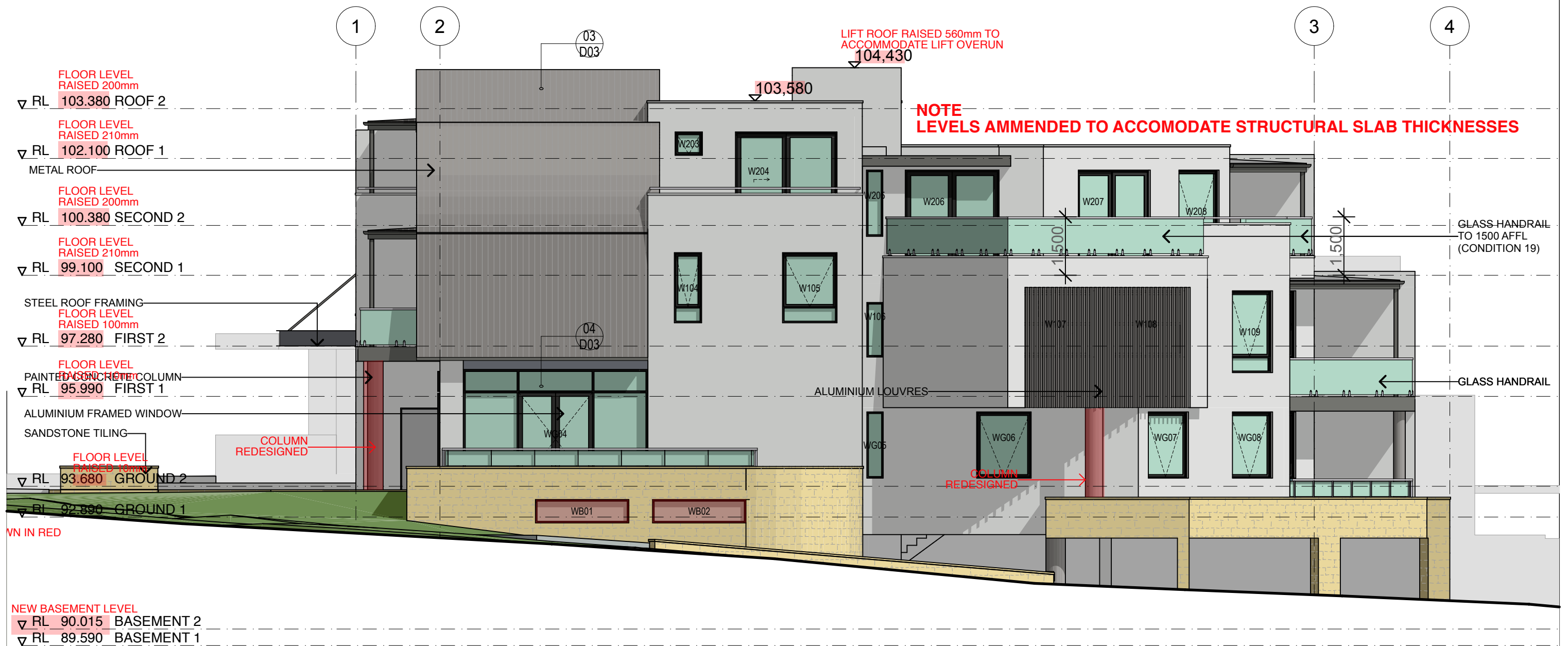
NORTH ELEVATION

Drawing Number

S455-10

Amendment

A



01 SOUTH ELEVATION 1:100

AMMENDMENTS SHOWN IN RED

Amendments

A ISSUED FOR S455 01/02/23

Architect

Fortey + Grant Architecture
Suite 3/Level 1, 1141 Botany Lane
Mascot NSW 2020
mob: 0401 822 223
email: james@fgarch.com.au
Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

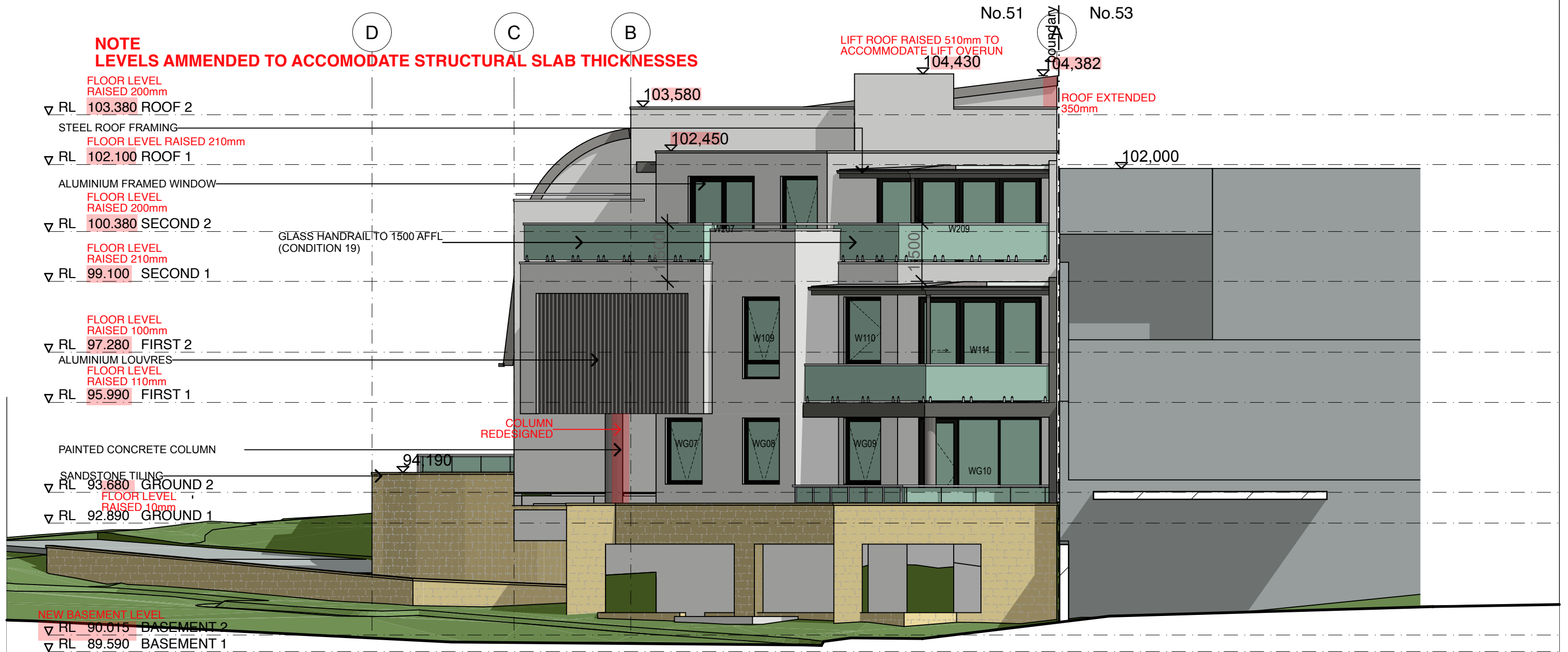
Drawing name

SOUTH ELEVATION

Drawing Number

S455-11

Amendment
A



01 EAST ELEVATION 1:100

AMMENDMENTS SHOWN IN RED

Amendments

A ISSUED FOR S455

01/02/23

Architect



Fortey + Grant Architecture

Suite 3/Level 1, 1141 Botany Lane

Mascot NSW 2020

mob: 0401 822 223

email: james@fgarch.com.au

Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name

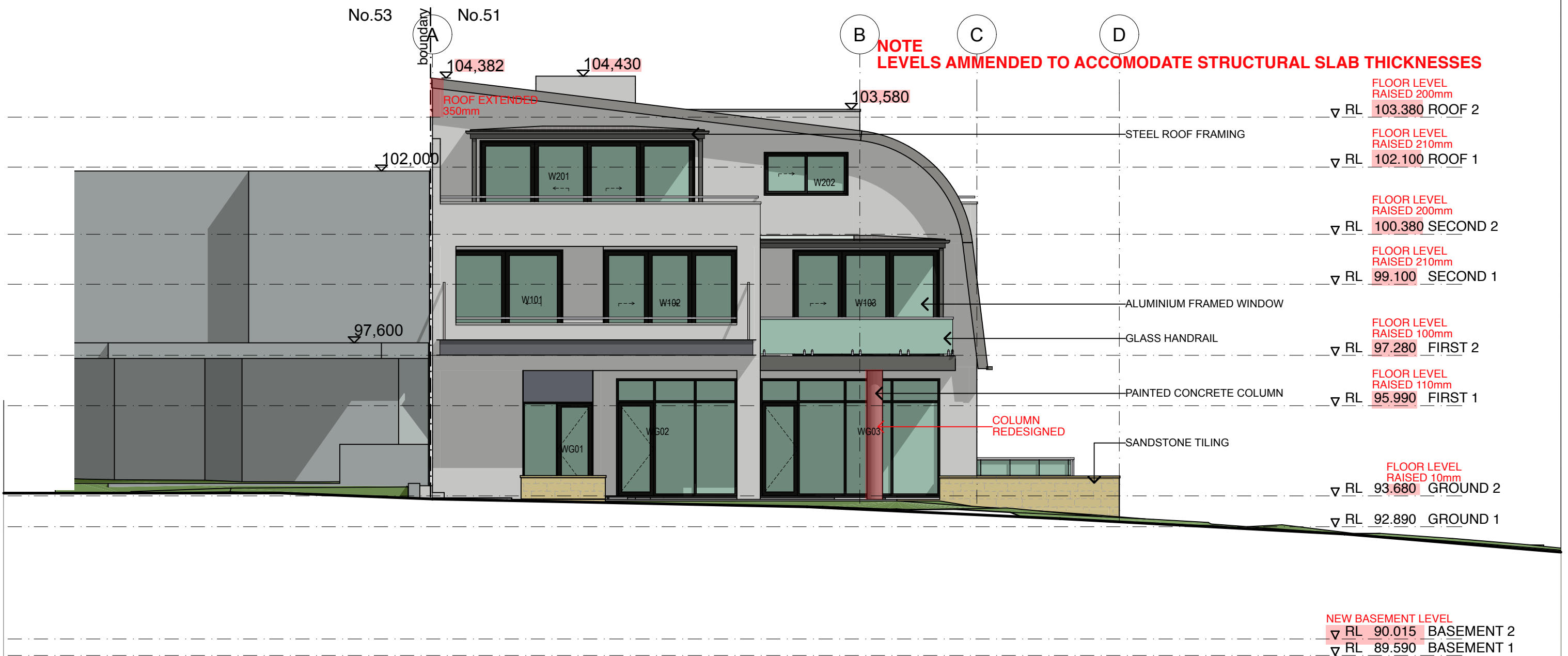
EAST ELEVATION

Drawing Number

S455-12

Amendment

A



01 WEST ELEVATION 1:100

Amendments

A ISSUED FOR S455 01/02/23

Architect

Fortey + Grant Architecture
 Suite 3/Level 1, 1141 Botany Lane
 Mascot NSW 2020
 mob: 0401 822 223
 email: james@fgarch.com.au
 Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT
51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name

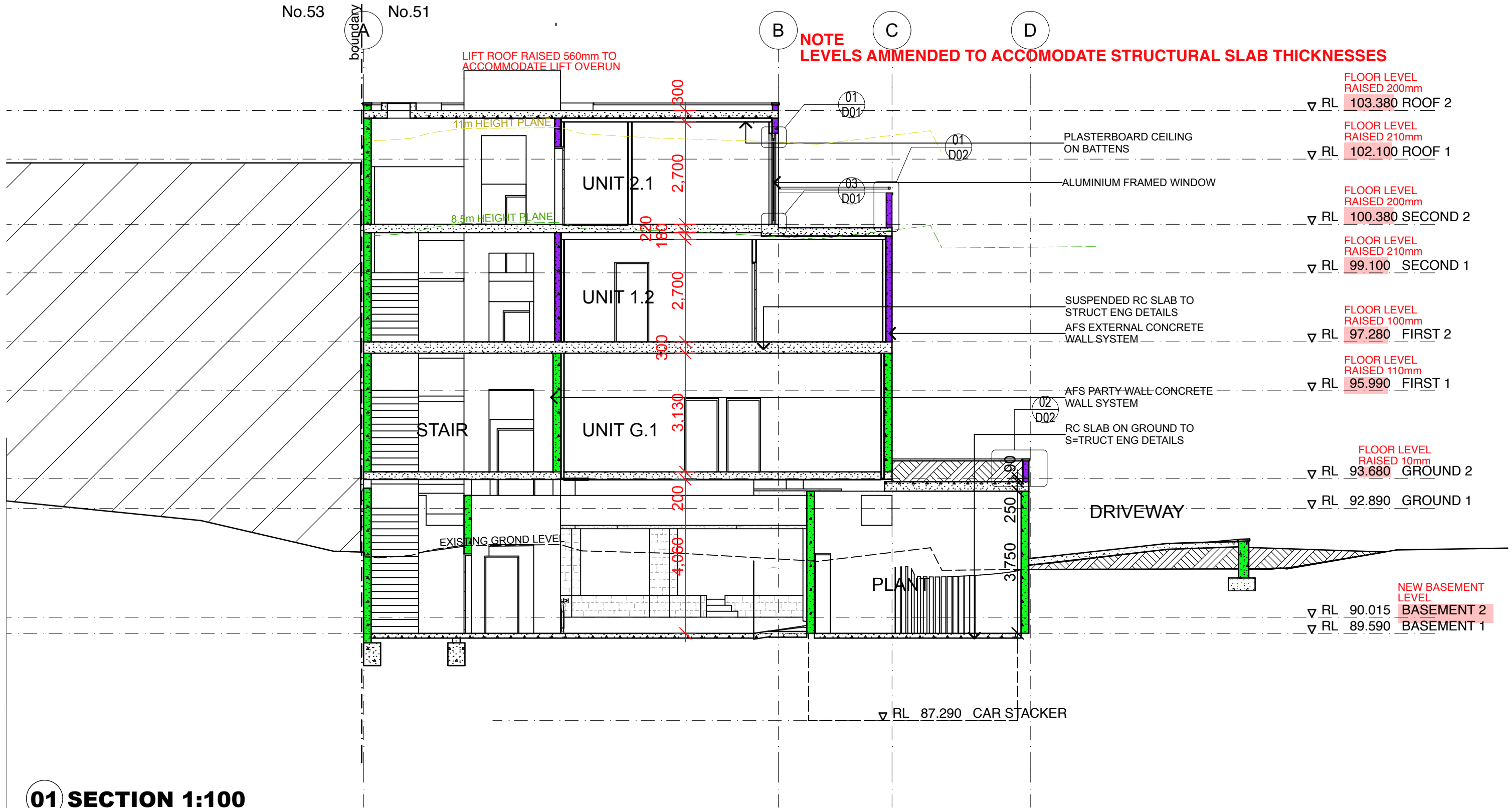
WEST ELEVATION

Drawing Number

S455-13

Amendment

A



AMMENDMENTS SHOWN IN RED

Amendments

A ISSUED FOR S455

01/02/23

Architect

Fortey + Grant Architecture
Suite 3/Level 1, 1141 Botany Lane
Mascot NSW 2020
mob: 0401 822 223
email: james@fgarch.com.au
Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name

SECTION

Drawing Number

S455-15

Amendment

A

CALCULATIONS

SITE AREA	661.7m2	ALLOWABLE LANDSCAPE AREA	132.3m2 (20%) or 5 x 35 = 175m2	PITTWATER LEP 2014 (Map 13) LAND ZONED B2 LOCAL CENTRE NO MIN LOT SIZE HEIGHT OF BUILDINGS 11m (map 13A) FLOOR SPACE RATIO - NONE ACID SULPHATE SOIL CLASS 5 NO LAND RESERVATIONS AND ACQUISITIONS NOT A HERITAGE ITEM NOT NEAR A HERITAGE ITEM NOT IN A CONSERVATION AREA NOT IN THE FORESHORE BUILDING LINE NO ADDITIONAL PERMITTED USES NO BIODIVERSITY NOT FORESHORE EFFECTED NO GEOTECHNICAL HAZARD NOT URBAN RELEASE LAND
SITE ZONE	D5 ELENORA HEIGHTS LOCALITY	PROPOSED LANDSCAPE AREA	176.8m2	
PROPOSED GROSS FLOOR AREA	663.4m2	ALLOWABLE SITE COVERAGE	693m2 (60%)	
ALLOWABLE FSR	NOT APPLICABLE	PROPOSED SITE COVERAGE	566.1m2 (excludes balconies)	
PROPOSED COMMERCIAL GROSS FLOOR AREA	178.2m2	REQUIRED ACCESSIBLE UNITS	1 UNITS	
ALLOWABLE FSR	NOT APPLICABLE	PROPOSED ACCESSIBLE UNITS	1 UNITS (20%)	
ALLOWABLE DEEP SOIL	174m2 min (15%)	REQUIRED ADAPTABLE UNITS	2 - 1 = 1 UNITS (30%)	
DEEP SOIL AREA	123.6m2	PROPOSED ADAPTABLE UNITS	1 UNITS	

SEPP 65

TOTAL NO OF UNITS = 5 Resideintial Units + 2 Commercial Units		
25% UNITS WITH EXTERNAL KITCHENS = 2	2 SUPPLIED (20%)	
70% UNITS WITH 3 HOURS SUN = 4 (4 out of 5 units get 2 hours sun)	4 SUPPLIED	
60% UNITS WITH CROSS VENTILATION = 3	4 SUPPLIED	
10% SINGLE ASPECT UNITS FACING SOUTH = 1	0 SUPPLIED	

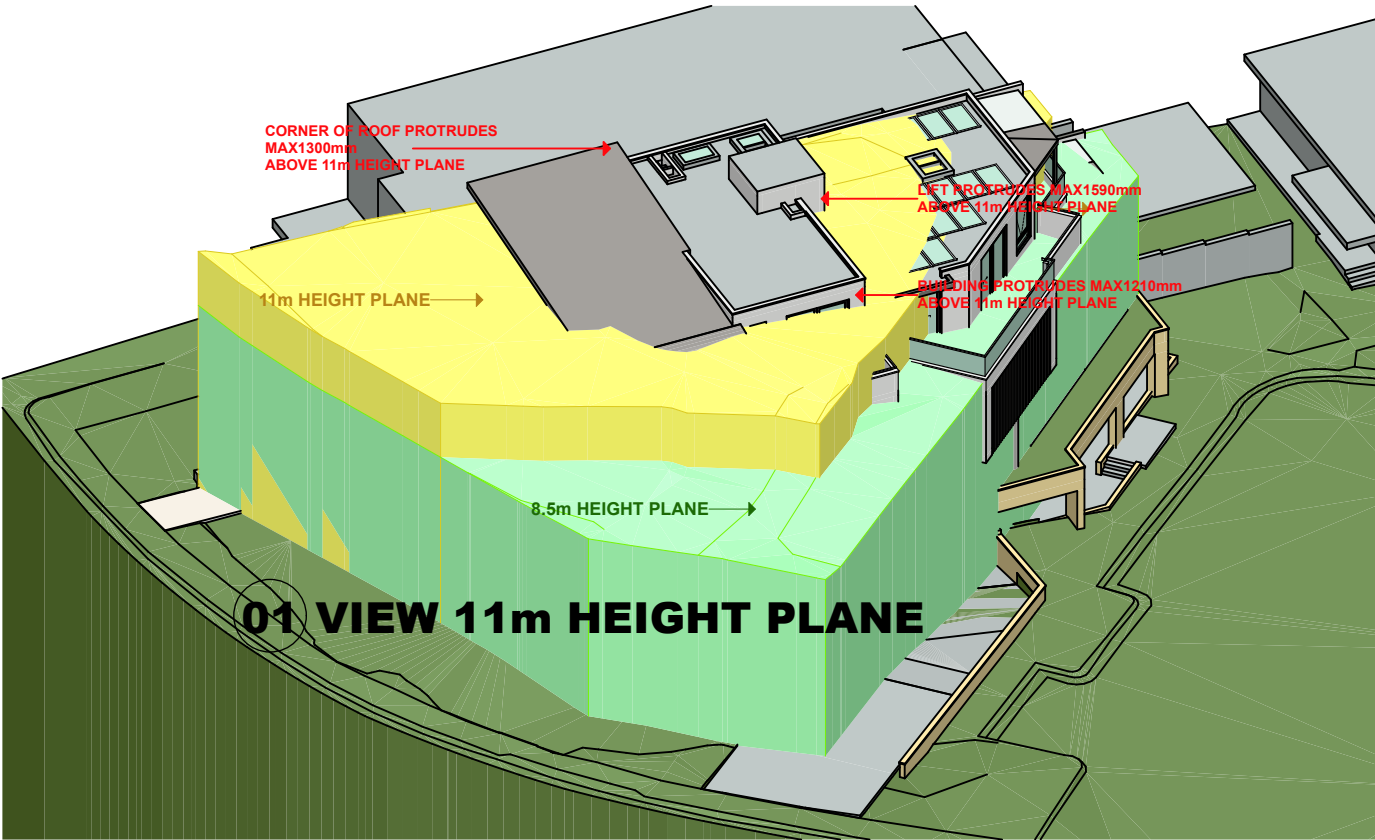
UNIT YIELD

2 x COMERCIAL UNITS (TOTAL 138.7m2)
3 x 1 BED UNITS
1 x 2 BED UNITS
1 x 3 BED UNITS

CAR PARKING (Council requirements)

1 bed units	1 SPACE REQUIRED	3
2 bed units	2 SPACES REQUIRED	2
3 bed units	2 SPACES REQUIRED	2
VISITOR SPACES	1 SPACE PER 3 UNITS REQUIRED	1.7
CAFE	1 SPACE PER 30m2	3
VISITOR SPACES	1 SPACE PER 3 UNITS REQUIRED	2

BICYCLE PARKING	1 SPACE/3 DWELLINGS + 1 VISITOR SPACE /12 DWELLINGS
-----------------	---



AMMENDMENTS SHOWN IN RED

Amendments		Architect		Project Details		This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings . All dimensions used to be figured dimensions only. Do not scale from drawings. Report any discepancies to the Architect for a decision before proceeding with work.		Drawing name			
A ISSUED FOR S455		01/02/23		Fortey + Grant Architecture Suite 3/Level 1, 1141 Botany Lane Mascot NSW 2020 mob: 0401 822 223 email: james@fgarch.com.au Nominated Architect James Grant 6540		SHOP TOP HOUSING AT 51 KALANG ROAD ELANORA HEIGHTS NSW 2101		Drawn JG Approved JG Date Printed 1/2/2023 Job Number 2002 Scale As shown @ A3		HEIGHT PLANE AND CALCULATIONS Drawing Number S455-16 Amendment A	



01 MATERIALS VIEW

1 - DULUX
LEXICON

2 - METALWORK
COLORBOND
WOODLAND GREY

4 - COLUMNS
COLORBOND
WALLABY

3 - SANDSTONE CLADDING

5 - GLASS HANDRAILS

NO CHANGE

Amendments
A ISSUED FOR S455 01/02/23

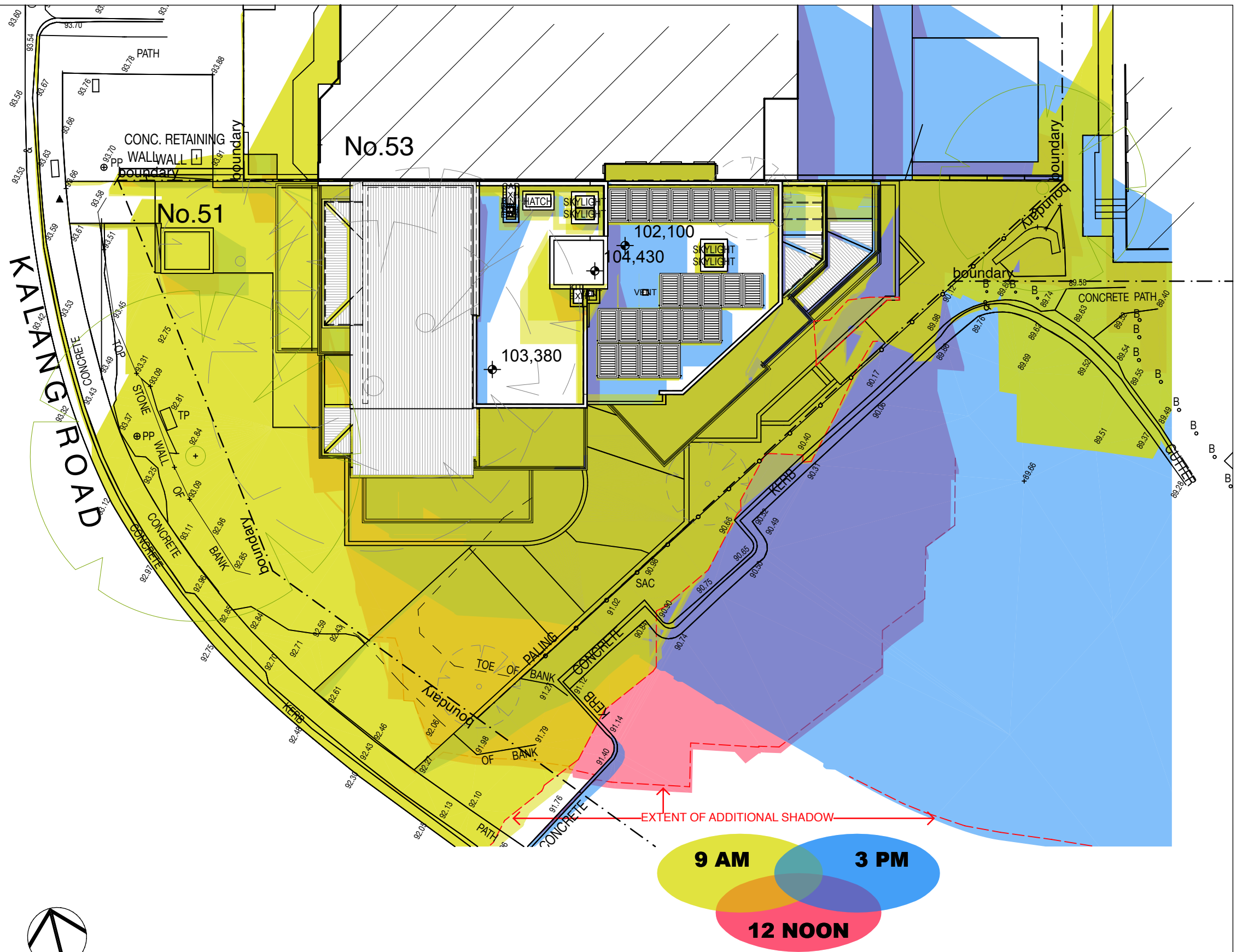
Architect
Fortey + Grant Architecture
Suite 3/Level 1, 1141 Botany Lane
Mascot NSW 2020
mob: 0401 822 223
email: james@fgarch.com.au
Nominated Architect James Grant 6540

Project Details
SHOP TOP HOUSING AT
51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name
MATERIALS AND FINISHES SCHEDULE
Drawing Number
S455-17
Amendment
A



01 SHADOW DIAGRAMS 1:200



Amendments

A ISSUED FOR S455

01/02/23

Architect



Fortey + Grant Architecture

Suite 3/Level 1, 1141 Botany Lane

Mascot NSW 2020

mob: 0401 822 223

email: james@fgarch.com.au

Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name

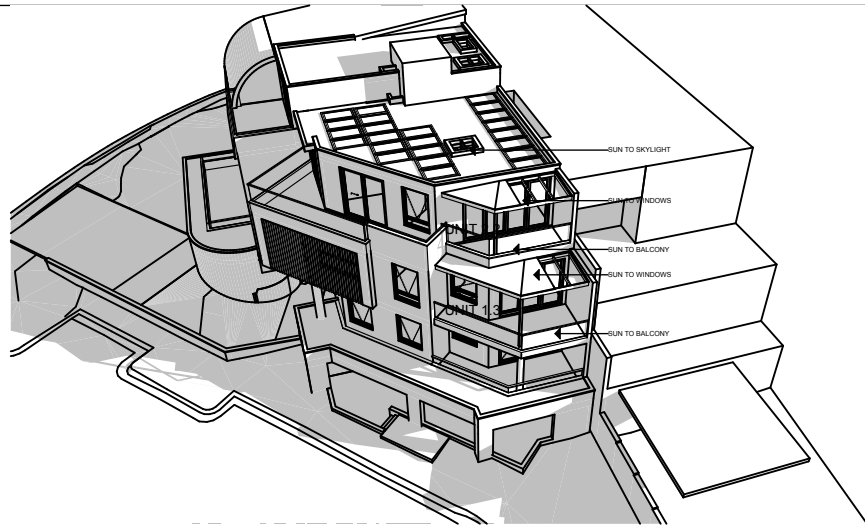
**PLAN SHADOW
DIAGRAMS**

Drawing Number

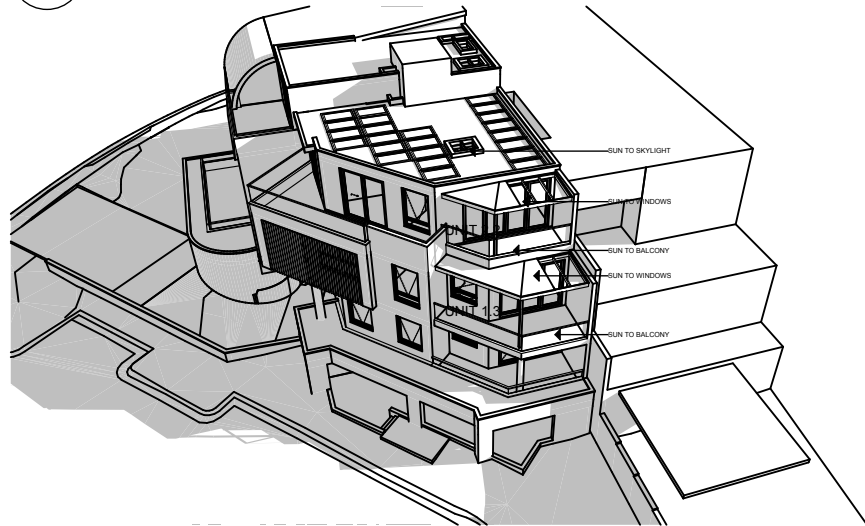
S455-19

Amendment

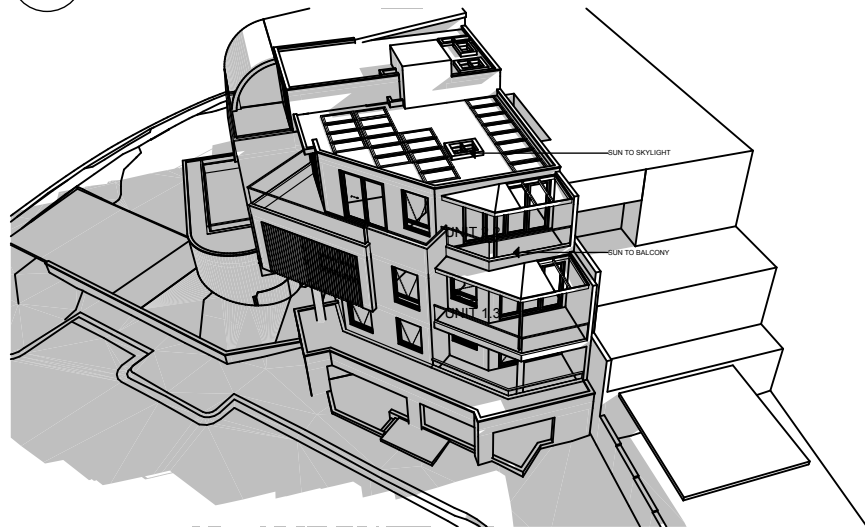
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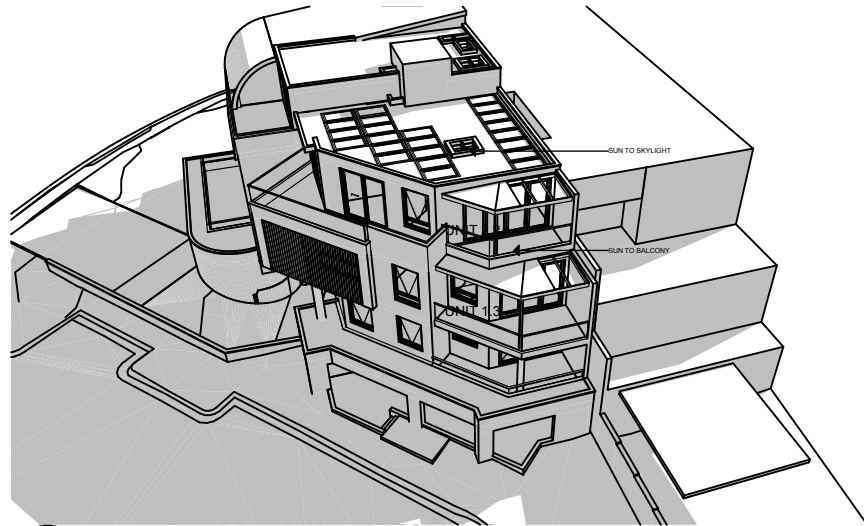
01 EAST VIEW JUNE 21ST 9AM



02 EAST VIEW JUNE 21ST 10AM



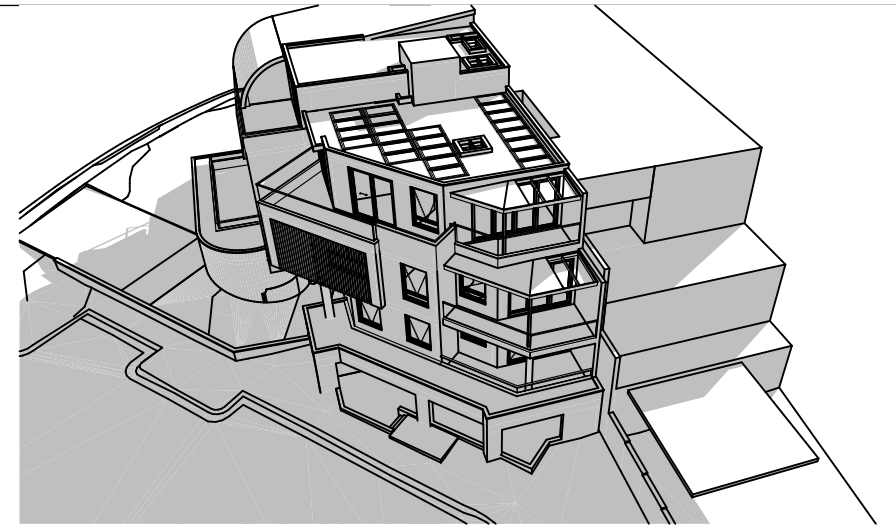
03 EAST VIEW JUNE 21ST 11AM



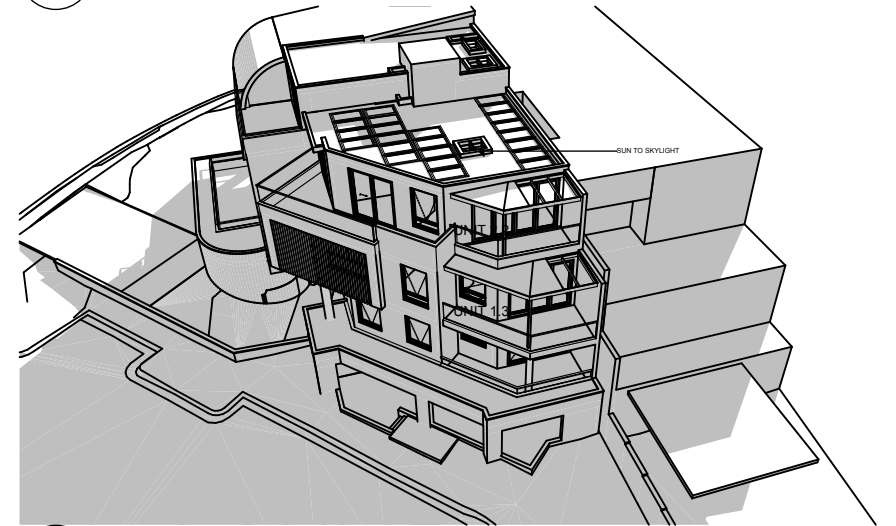
04 EAST VIEW JUNE 21ST 12NOON

UNIT 1.3
BALCONY - 1 HOUR SUN
LIVING - 1 HOUR SUN

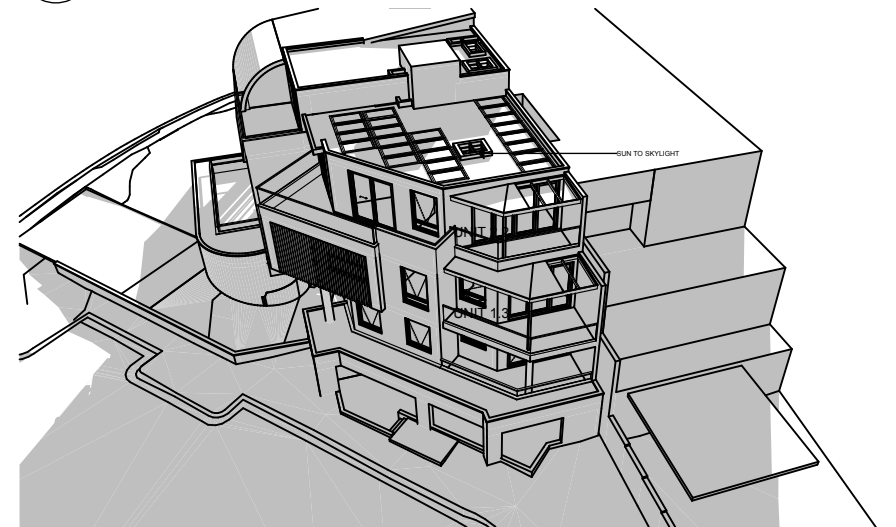
UNIT 2.2
BALCONY - 3 HOURS SUN
LIVING - 6 HOURS SUN



05 EAST VIEW JUNE 21ST 1PM



06 EAST VIEW JUNE 21ST 2PM



07 EAST VIEW JUNE 21ST 3PM

AMMENDMENTS SHOWN IN RED

Amendments

A ISSUED FOR S455

01/02/23

Architect



Fortey + Grant Architecture

Suite 3/Level 1, 1141 Botany Lane

Mascot NSW 2020

mob: 0401 822 223

email: james@fgarch.com.au

Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name

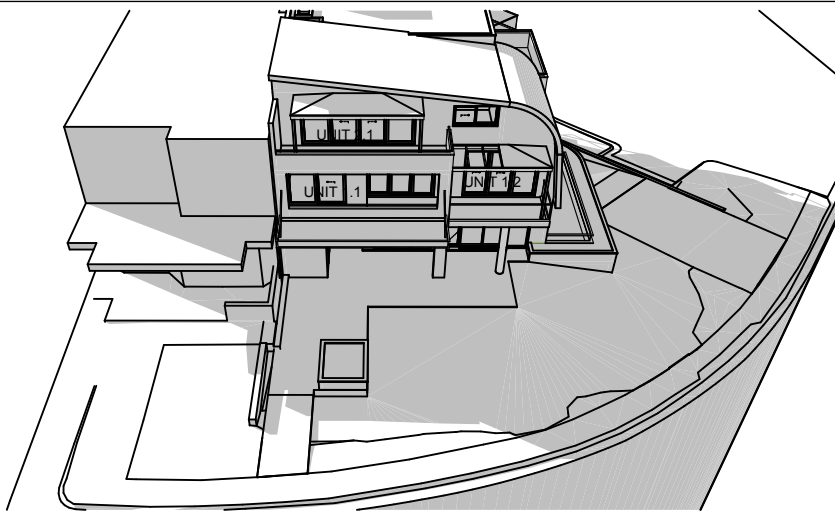
**EAST SHADOW VIEWS
21ST JUNE**

Drawing Number

S455-20

Amendment

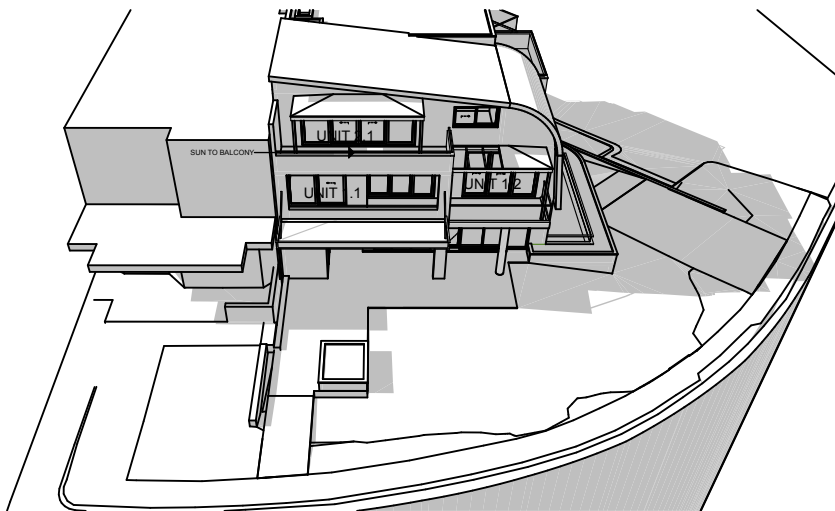
A



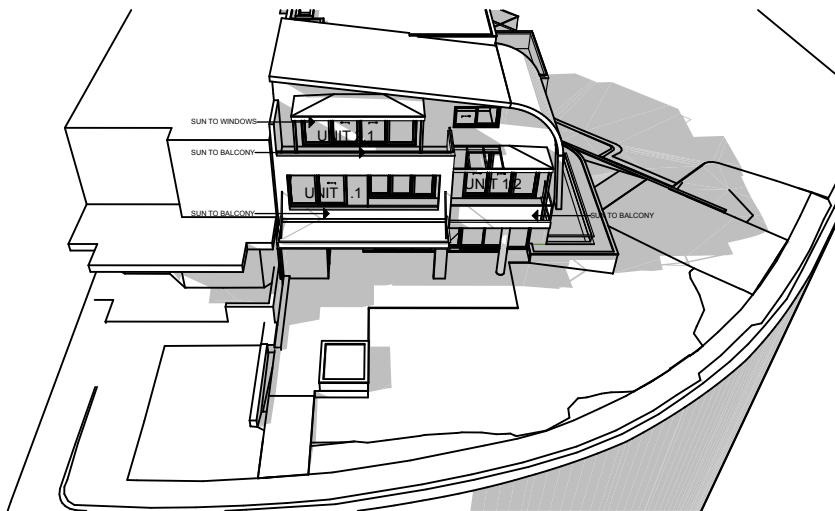
01 WEST VIEW JUNE 21ST 9AM



02 WEST VIEW JUNE 21ST 10AM



03 WEST VIEW JUNE 21ST 11AM

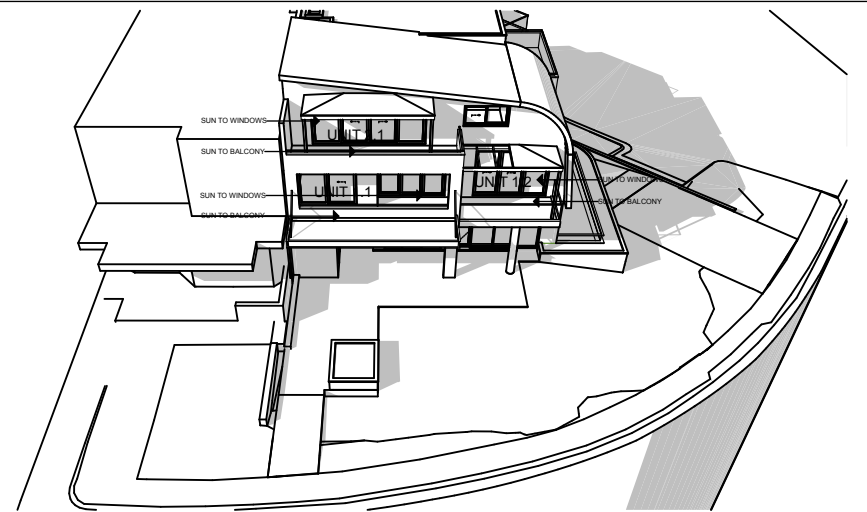


04 WEST VIEW JUNE 21ST 12NOON

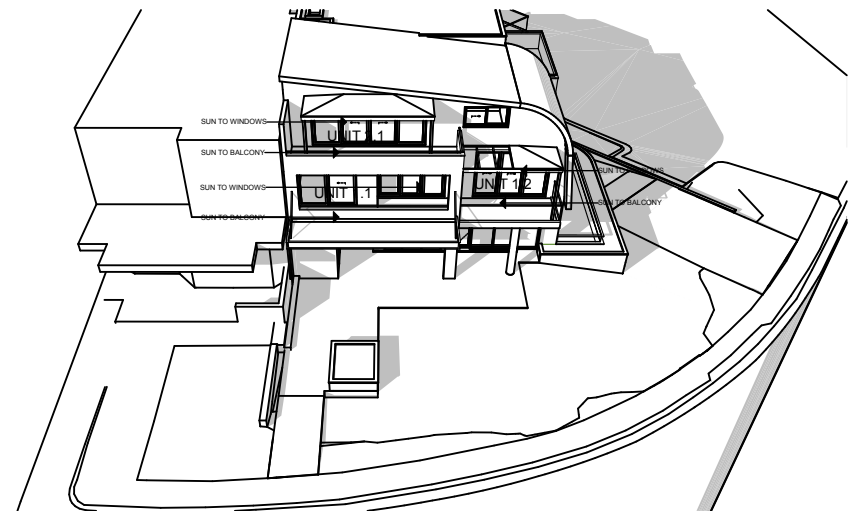
UNIT 1.1
BALCONY - 3 HOURS SUN
LIVING - 2 HOURS SUN

UNIT 1.2
BALCONY - 3 HOURS SUN
LIVING - 2 HOURS SUN

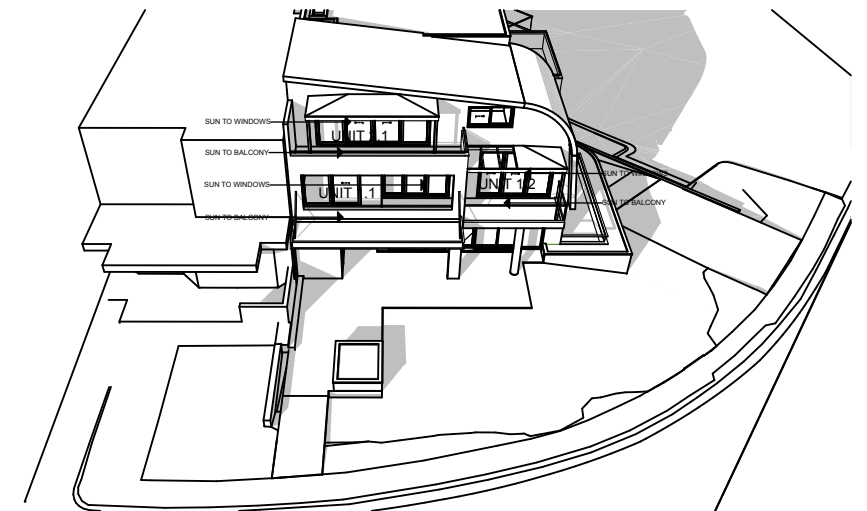
UNIT 2.1
BALCONY - 4 HOURS SUN
LIVING - 3 HOURS SUN



05 WEST VIEW JUNE 21ST 1PM



06 WEST VIEW JUNE 21ST 2PM



07 WEST VIEW JUNE 21ST 3PM

AMMENDMENTS SHOWN IN RED

Amendments

A ISSUED FOR S455

01/02/23

Architect

Fortey + Grant Architecture
Suite 3/Level 1, 1141 Botany Lane
Mascot NSW 2020
mob: 0401 822 223
email: james@fgarch.com.au
Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Job Number	2002	
Scale	As shown @ A3	

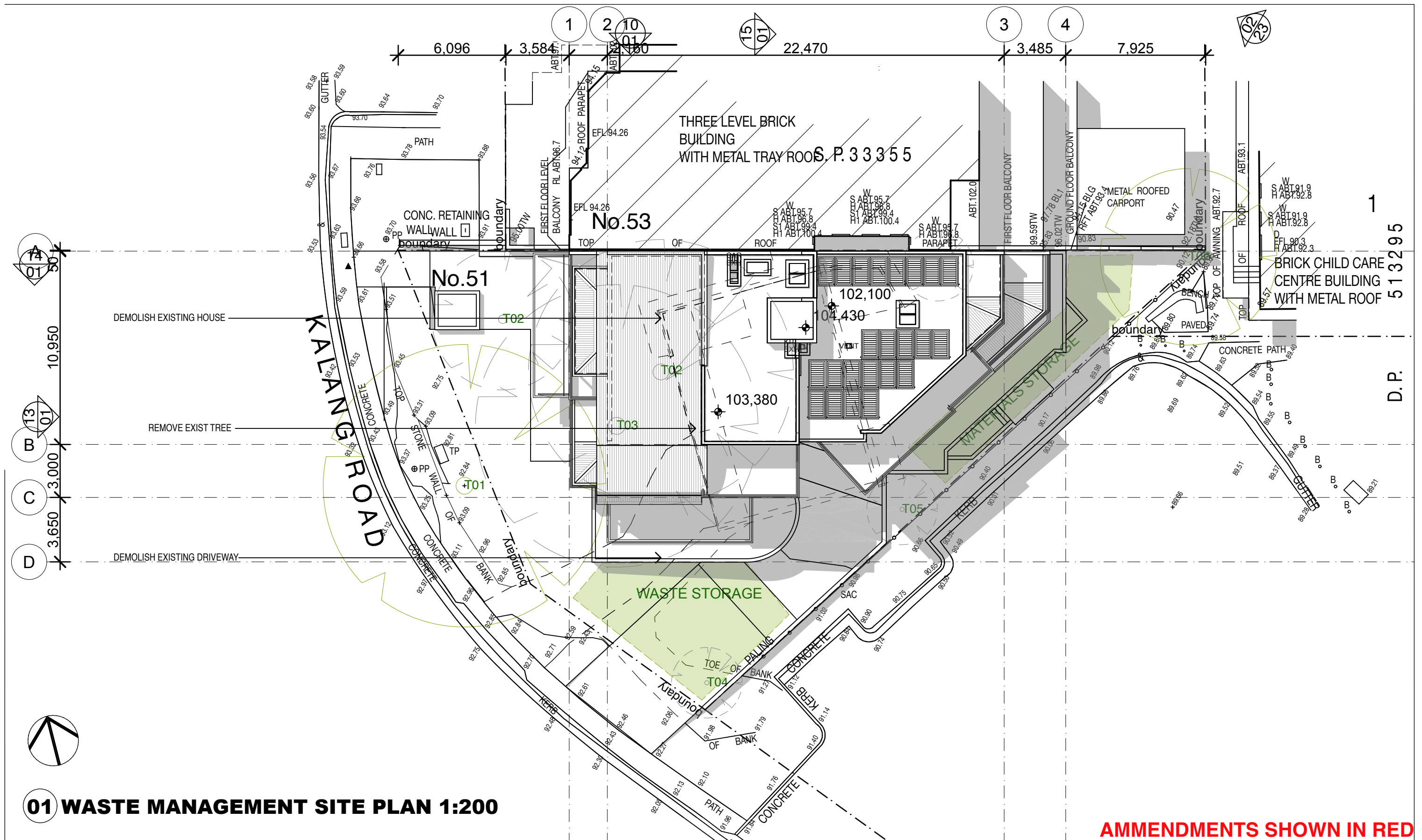
Drawing name

**WEST SHADOW VIEWS
21ST JUNE**

Drawing Number

S455-21

Amendment
A



01 WASTE MANAGEMENT SITE PLAN 1:200

AMMENDMENTS SHOWN IN RED

Amendments

A	ISSUED FOR S455	01/02/23
B	AMENDED RE COUNCIL'S COMMENT	21/01/22

Architect

Fortey + Grant Architecture
Suite 3/Level 1, 1141 Botany Lane
Mascot NSW 2020
mob: 0401 822 223
email: james@fgarch.com.au
Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT
51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used to be figured dimensions only. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.

Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name

**WASTE MANAGEMENT
SITE PLAN**

Drawing Number

S455-22

Amendment
A