

SITE CALCULATIONS

SITE AREA 281.6 SQM
northern
council

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

EXISTING LANDSCAPE OPEN SPACE - 137sqm (48.65%)

PROPOSED LANDSCAPE OPEN SPACE - 114sqm (40.4%)

MOD2025/0368

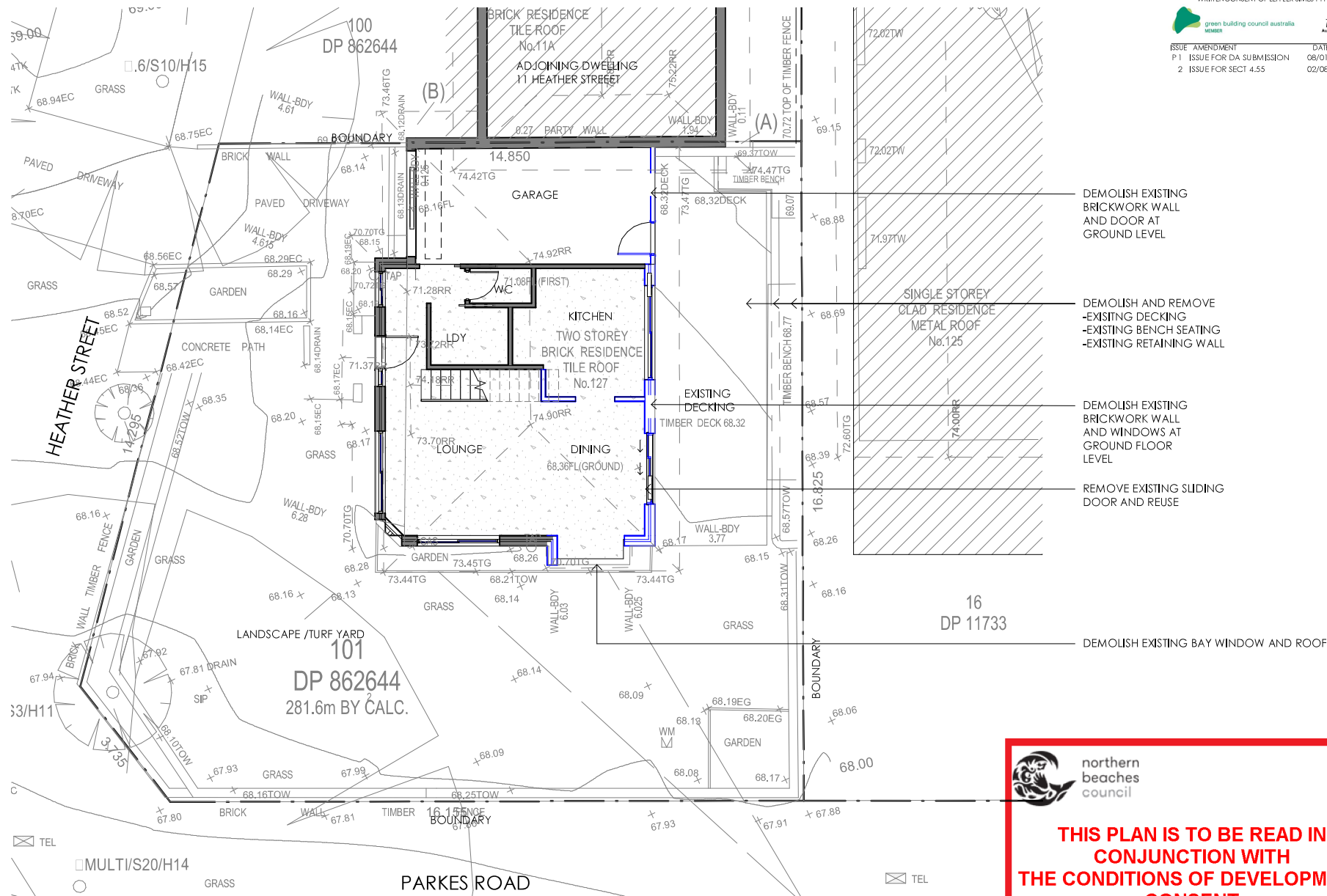
MINIMUM LANDSCAPE OPEN SPACE 112.64sqm (40%)

1

SITE PLAN

1 : 200





PRELIMINARY



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

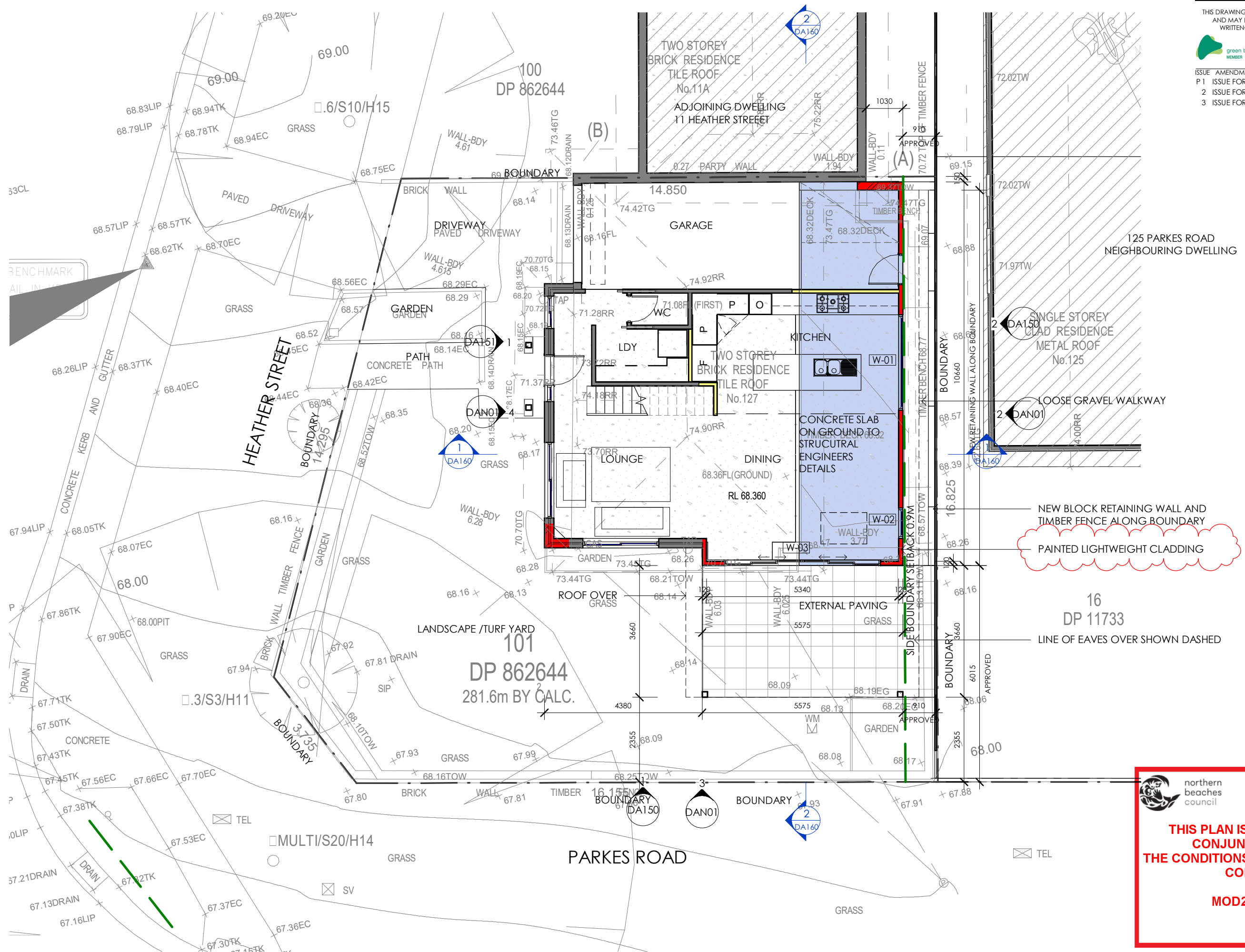
MOD2020/0368

1 GROUND FLOOR DEMOLITION PLAN

1 : 100

DEMOLITION PLAN





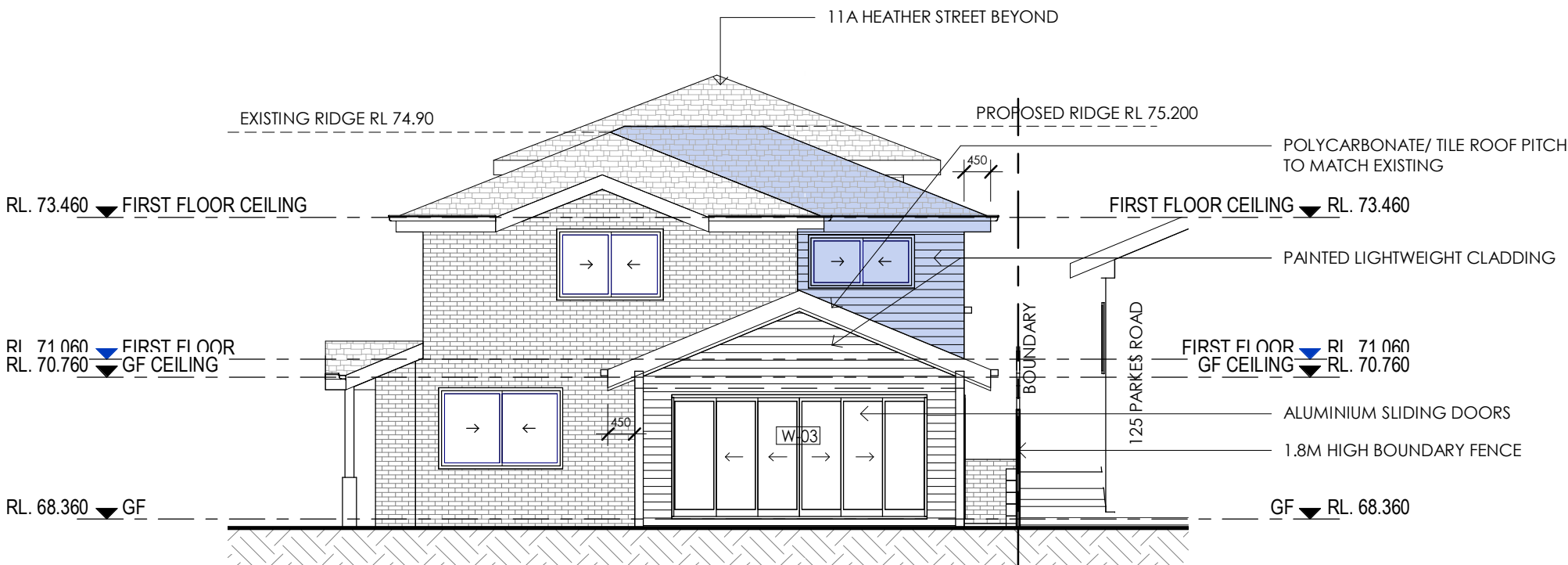
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2020/0368

GROUND FLOOR PLAN







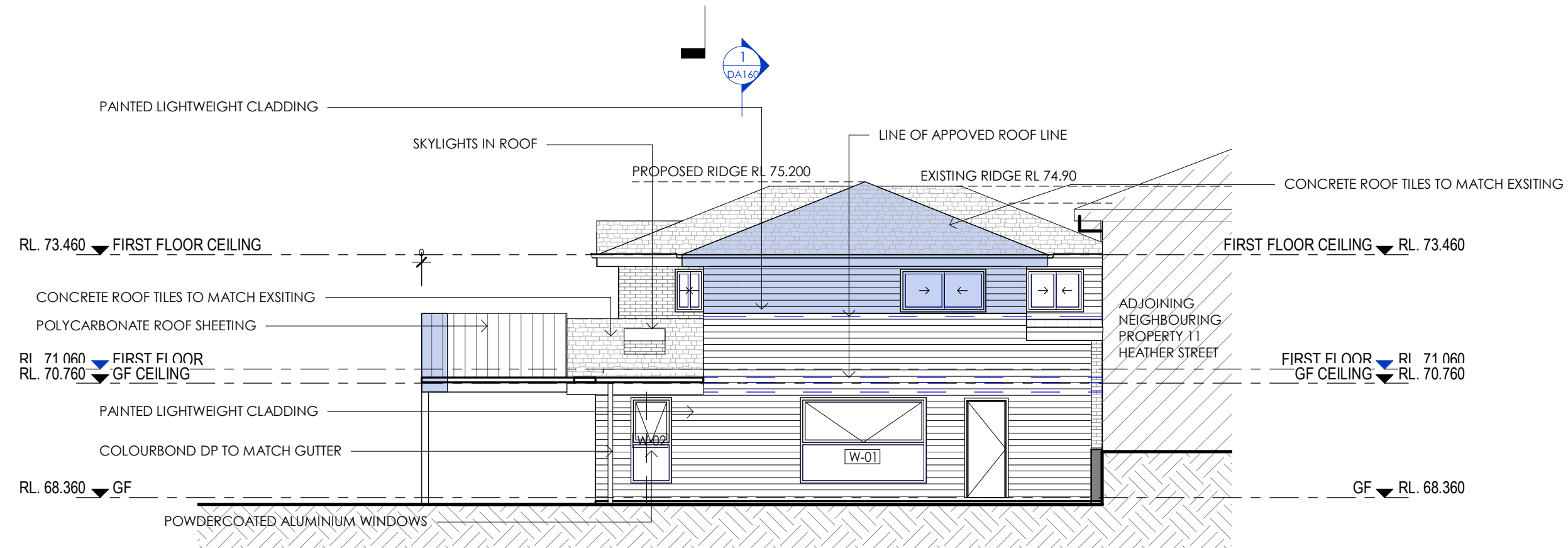
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF LEFFLER SIMES PTY LTD



ISSUE	AMENDMENT	DATE	CHK'D
P 1	ISSUE FOR DA SUBMISSION	08/01/20	AAA
2	ISSUE FOR SECT 4.55	02/08/20	
3	ISSUE FOR SECT 4.55	15/09/20	
4	ISSUE FOR SECT 4.55	17/09/20	

1 SOUTH ELEVATION

Scale: 1 : 100



2 EAST ELEVATION

Scale: 1 : 100



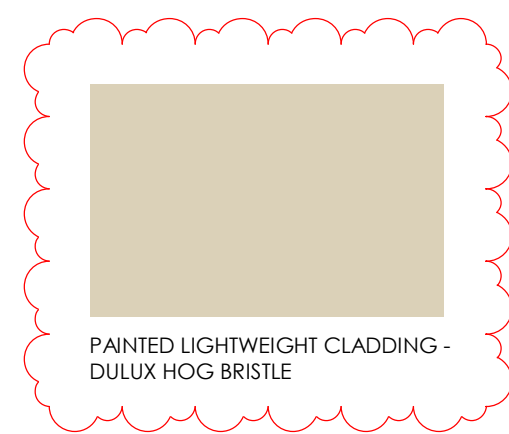
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2020/0368

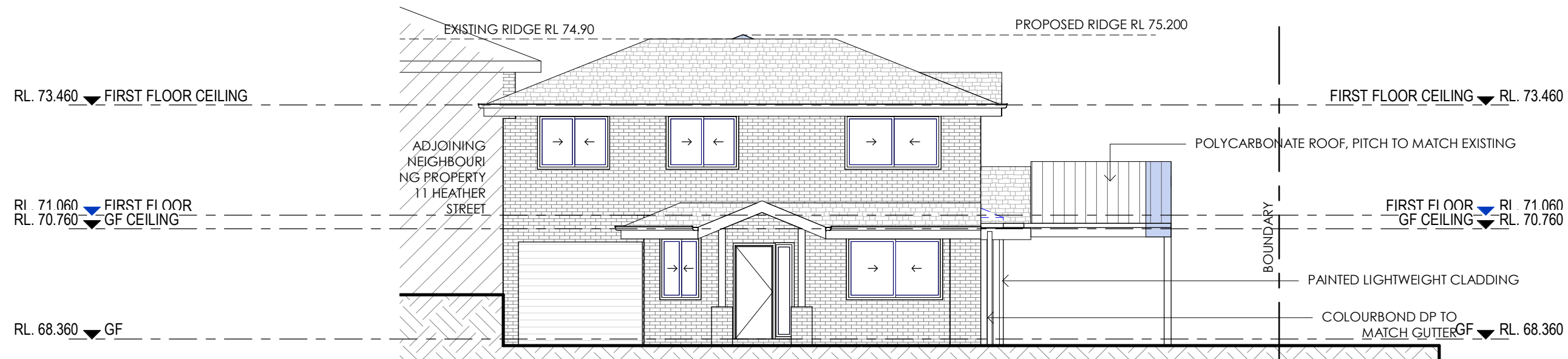
ELEVATIONS SHEET 1

SCALE 1:100





THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF LEFFLER SIMES PTY LTD			
ISSUE	AMENDMENT	DATE	CHK'D
P 1	ISSUE FOR DA SUBMISSION	08/01/20	AAA
2	ISSUE FOR SECT 4.55	02/08/20	
3	ISSUE FOR SECT 4.55	15/09/20	
4	ISSUE FOR SECT 4.55	17/09/20	



1

WEST ELEVATION

1 : 100



**northern
beaches
council**

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

MOD2020/0368

ELEVATIONS SHEET 2



MOD2020/0368

LEFFLER SIMES ARCHITECTS