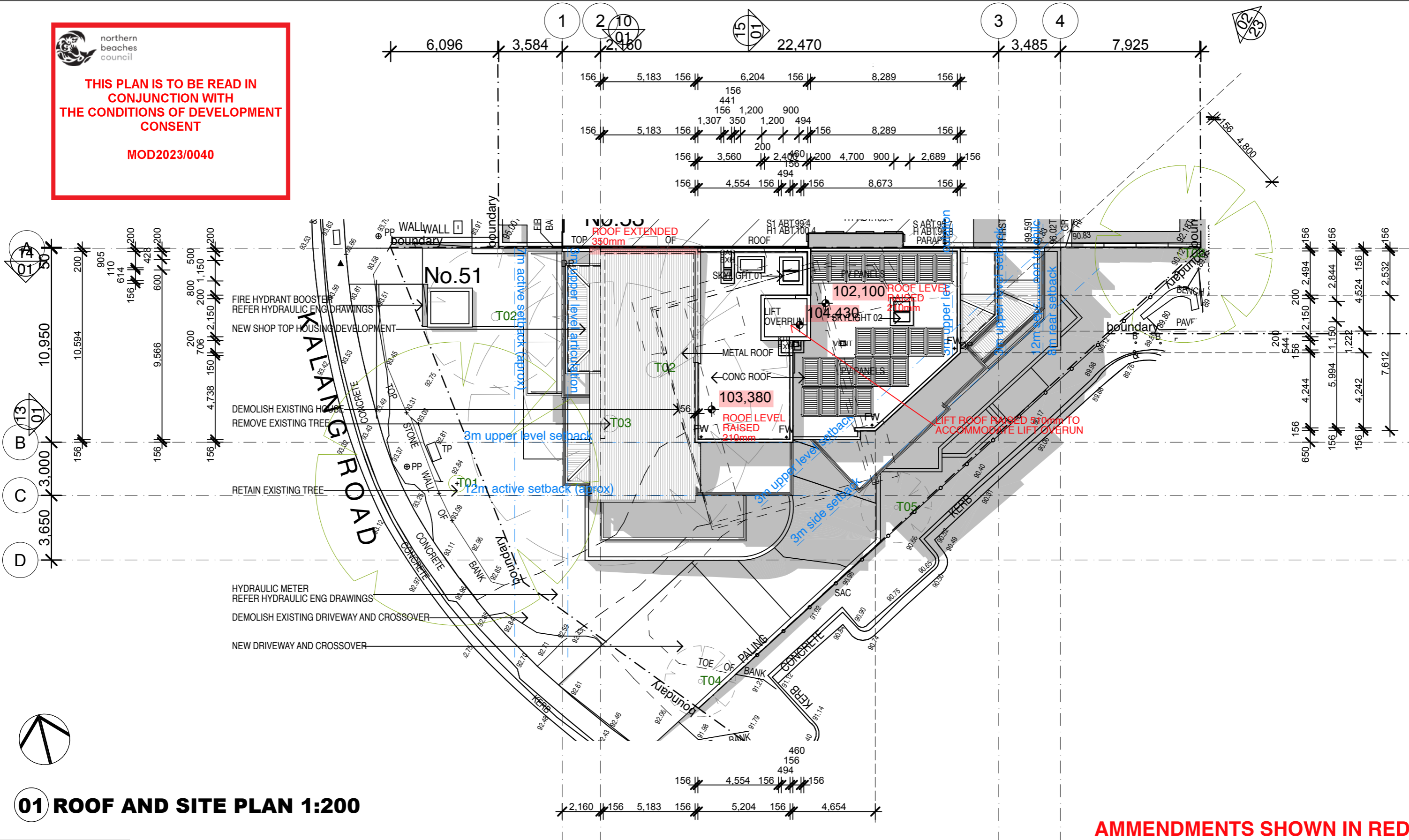


**northern beaches council**

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

**MOD2023/0040**



**01 ROOF AND SITE PLAN 1:200**

**AMMENDMENTS SHOWN IN RED**

**Amendments**  
 A ISSUED FOR S455 01/02/23

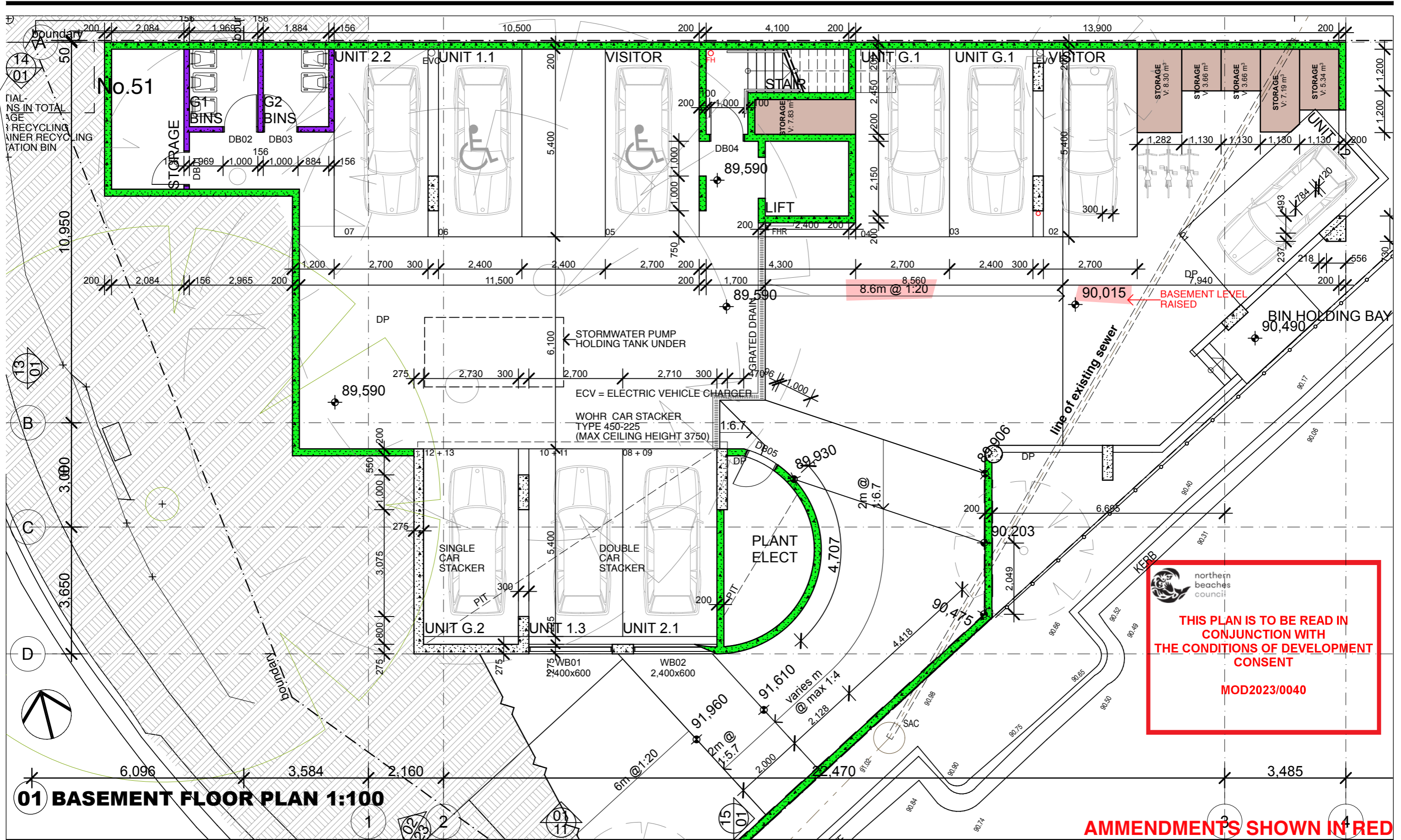
**Architect**  
**Fortey + Grant Architecture**  
 Suite 3/Level 1, 1141 Botany Lane  
 Mascot NSW 2020  
 mob: 0401 822 223  
 email: james@fgarch.com.au  
 Nominated Architect James Grant 6540

**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  
**S455-01**  
 Amendment  
**A**




 northern beaches council  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**  
**MOD2023/0040**

**AMMENDMENTS SHOWN IN RED**

**01 BASEMENT FLOOR PLAN 1:100**

**Amendments**  
 A ISSUED FOR S455 01/02/23

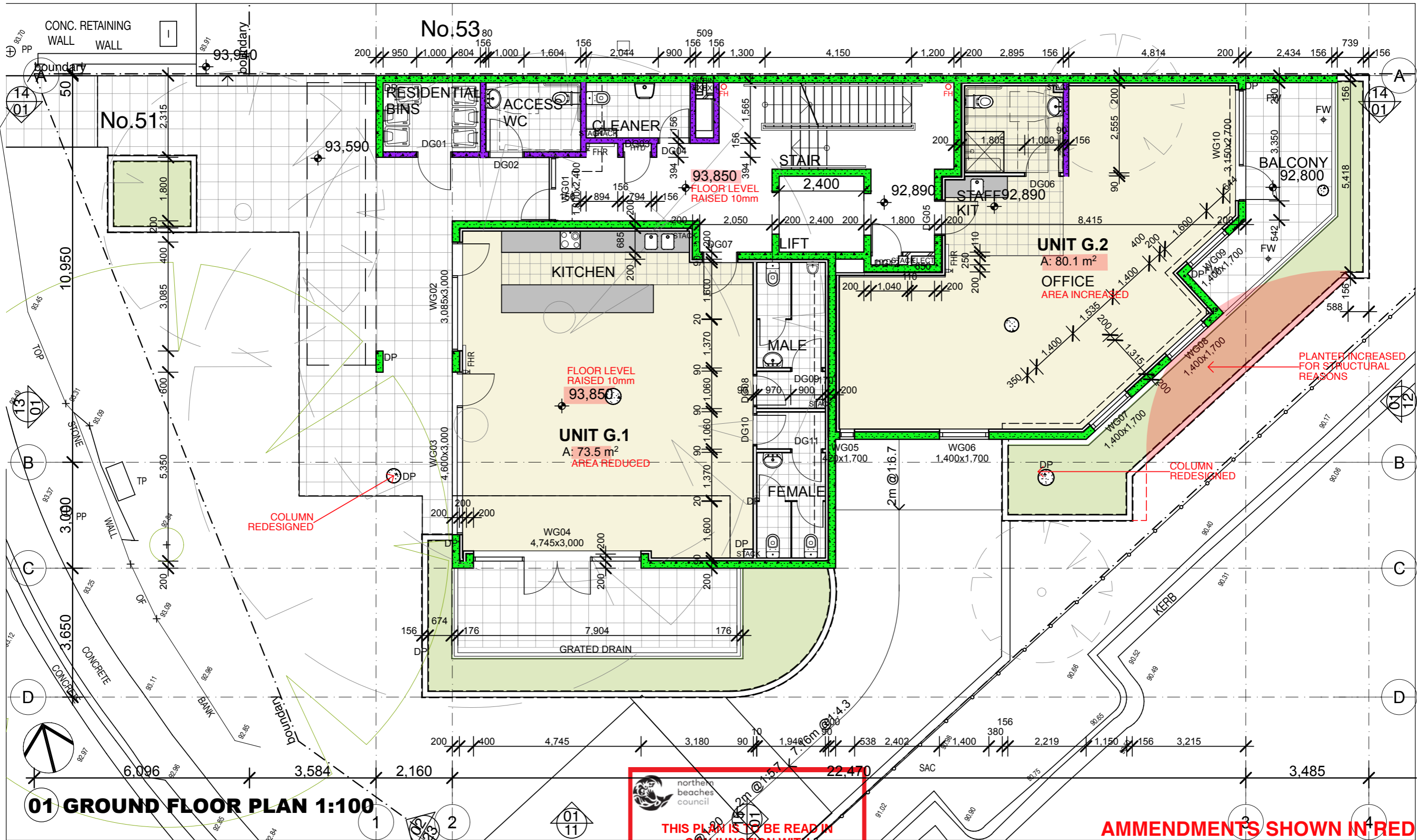
**Architect**  
 **Fortey + Grant Architecture**  
 Suite 3/Level 1, 1141 Botany Lane  
 Mascot NSW 2020  
 mob: 0401 822 223  
 email: james@fgarch.com.au  
 Nominated Architect James Grant 6540

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

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  
**BASEMENT FLOOR PLAN**  
 Drawing Number  
**S455-06**  
 Amendment  
**A**



**01 GROUND FLOOR PLAN 1:100**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH SHOP TOP HOUSING AT 51 KALANG ROAD ELANORA HEIGHTS NSW 2101

**AMMENDMENTS SHOWN IN RED**

**Amendments**  
 A ISSUED FOR S455 01/02/23

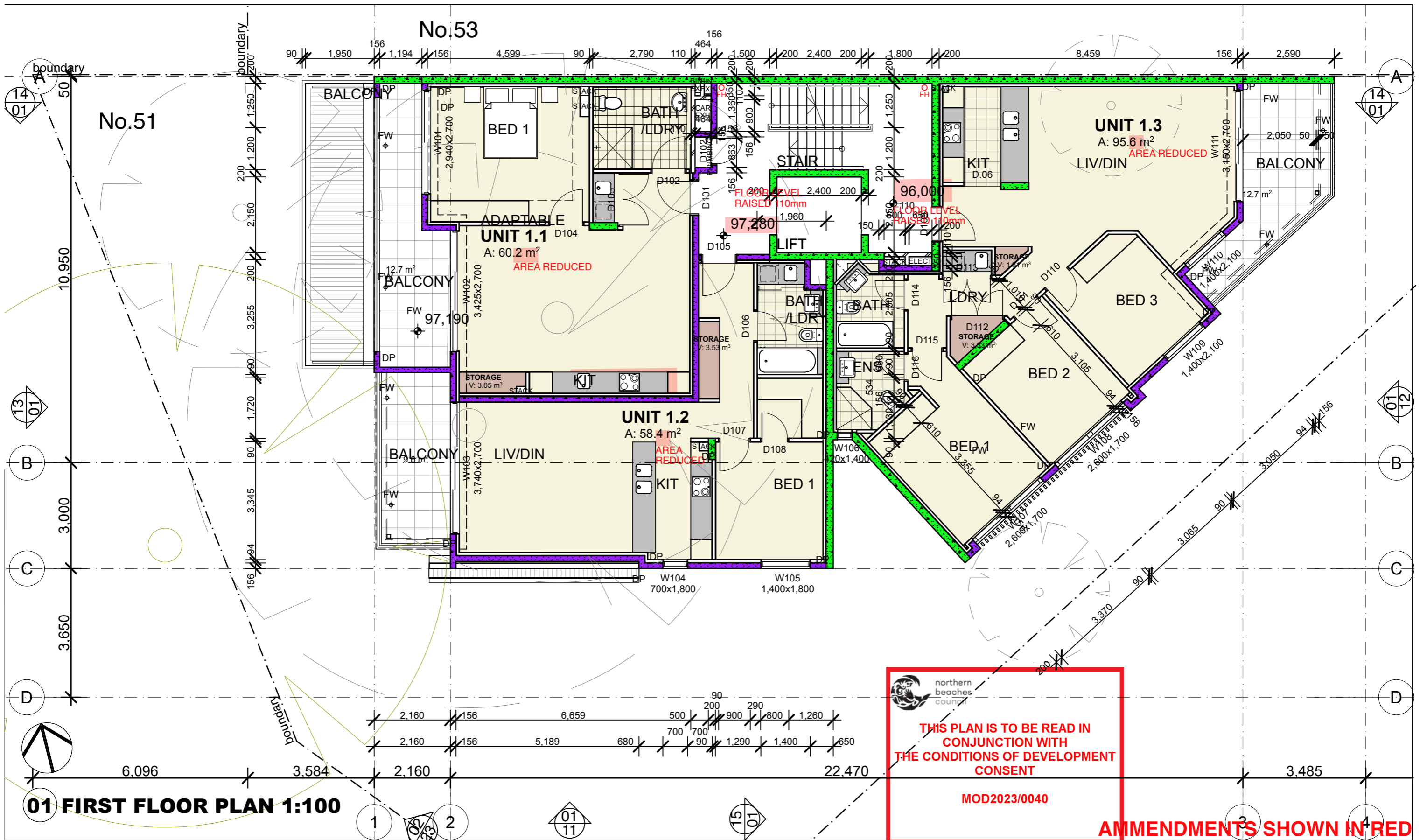
**Architect**  
**Fortey + Grant Architecture**  
 Suite 3/Level 1, 1141 Botany Lane  
 Mascot NSW 2020  
 mob: 0401 822 223  
 email: james@fgarch.com.au  
 Nominated Architect James Grant 6540

**Project Details**  
**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  
**GROUND FLOOR PLAN**  
 Drawing Number  
**S455-07**  
 Amendment  
**A**



**Amendments**  
A ISSUED FOR S455 01/02/23

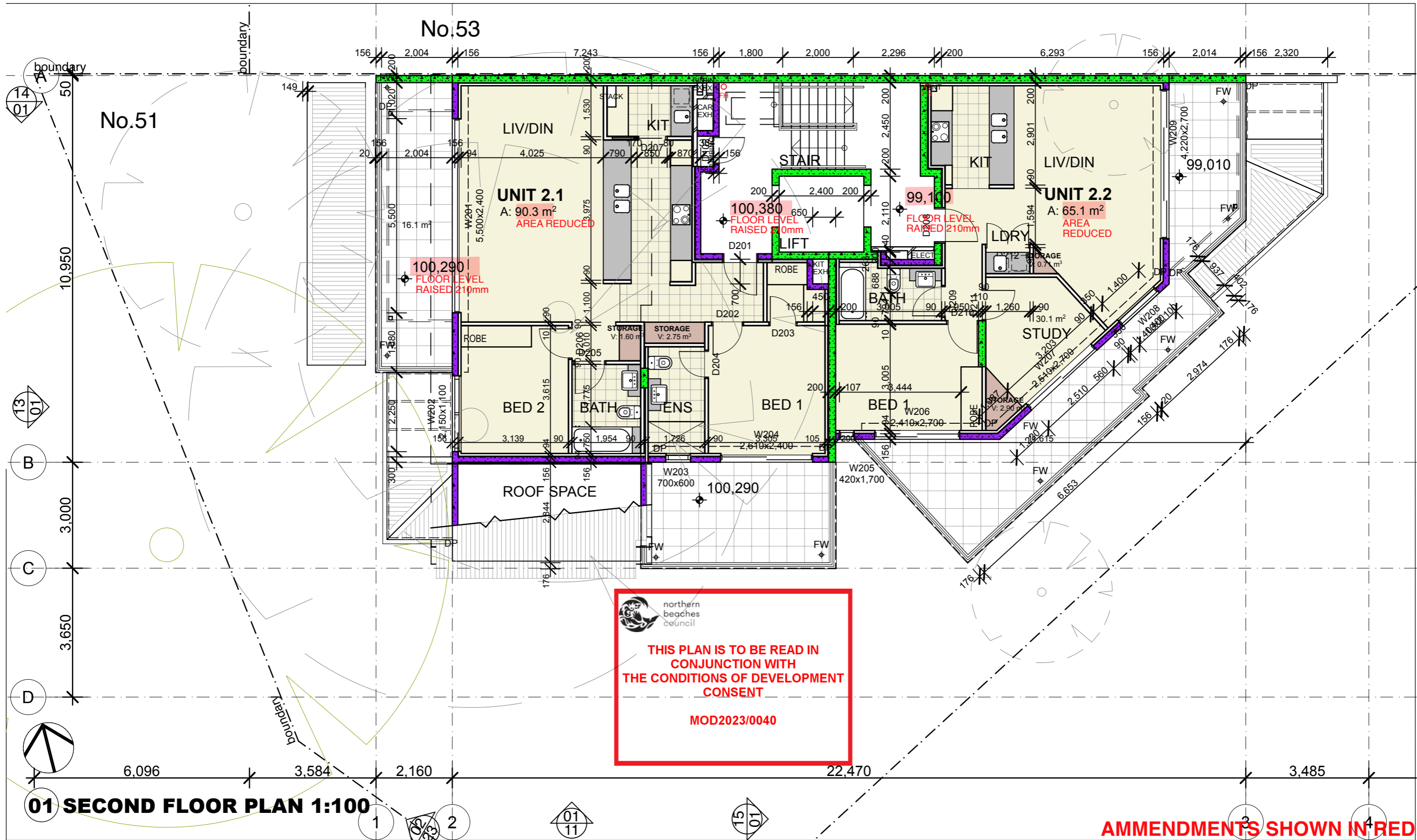
**Architect**  
**Fortey + Grant Architecture**  
Suite 3/Level 1, 1141 Botany Lane  
Mascot NSW 2020  
mob: 0401 822 223  
email: james@fgarch.com.au  
Nominated Architect James Grant 6540


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

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  
**FIRST FLOOR PLAN**  
Drawing Number  
**S455-08**  
Amendment  
**A**





  
 northern beaches council
   
  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
  
  
**MOD2023/0040**

**01 SECOND FLOOR PLAN 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**

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		

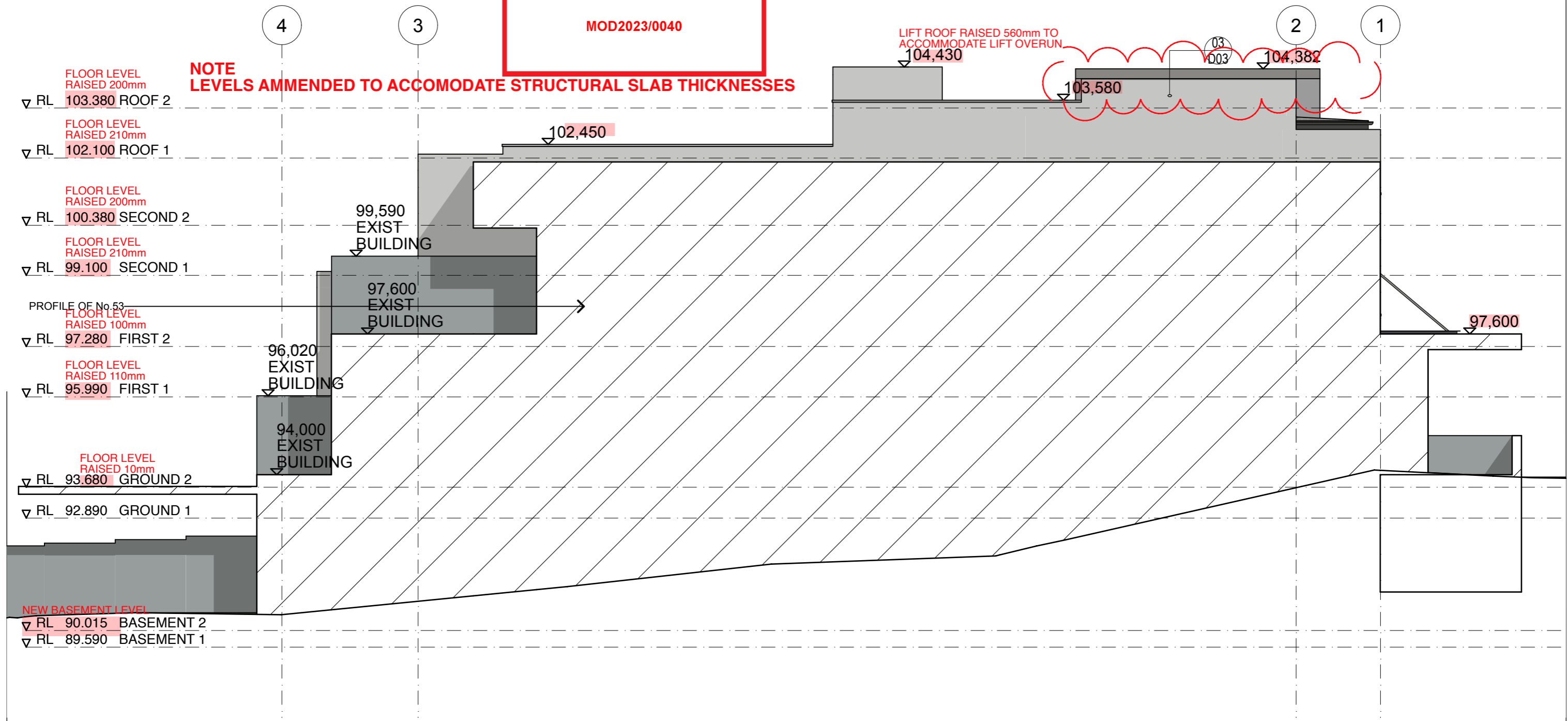
Drawing name  
**SECOND FLOOR PLAN**  
 Drawing Number  
**S455-09**  
 Amendment  
**A**



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

MOD2023/0040

**NOTE LEVELS AMENDED TO ACCOMODATE STRUCTURAL SLAB THICKNESSES**



**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

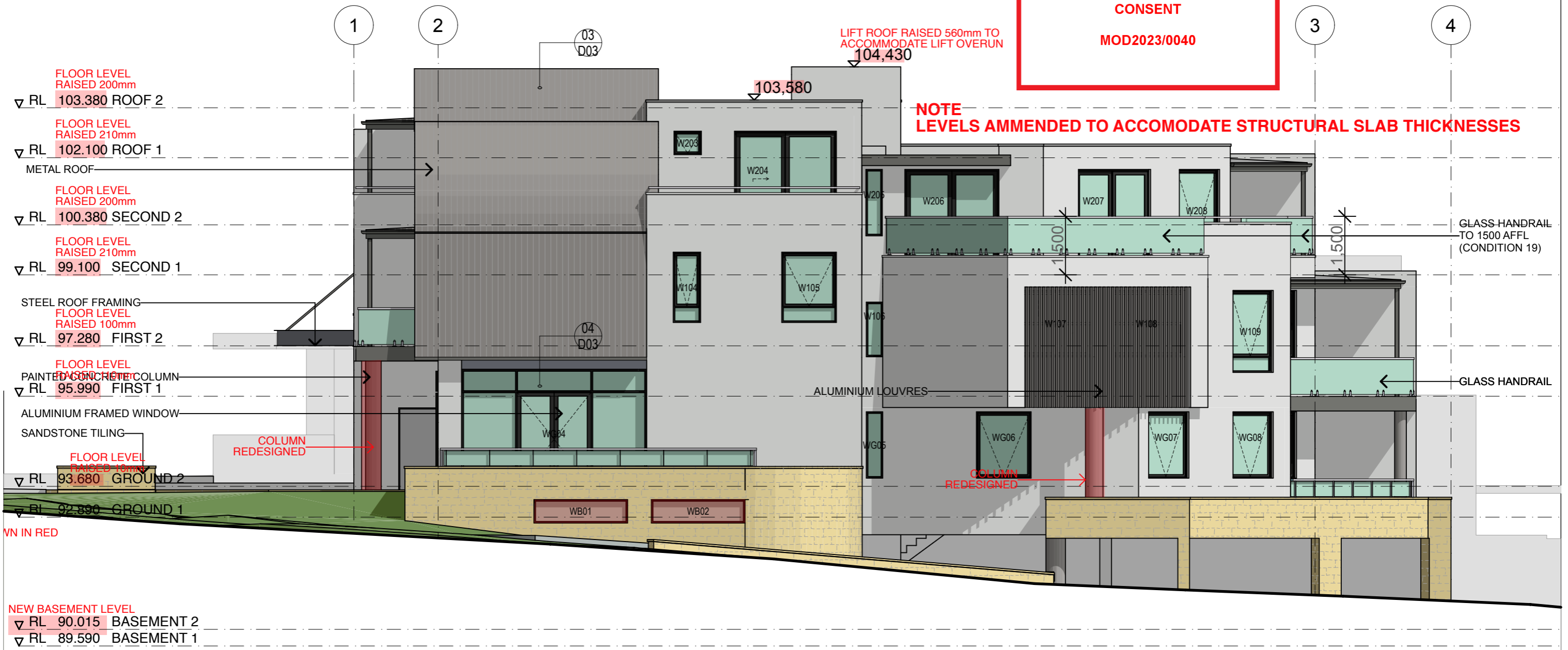
**Project Details**  
**SHOP TOP HOUSING AT**  
**51 KALANG ROAD**  
**ELANORA HEIGHTS**  
**NSW 2101**

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	
<b>NORTH ELEVATION</b>	
Drawing Number	Amendment
<b>S455-10</b>	<b>A</b>


 northern beaches council  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**  
**MOD2023/0040**



**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**

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.

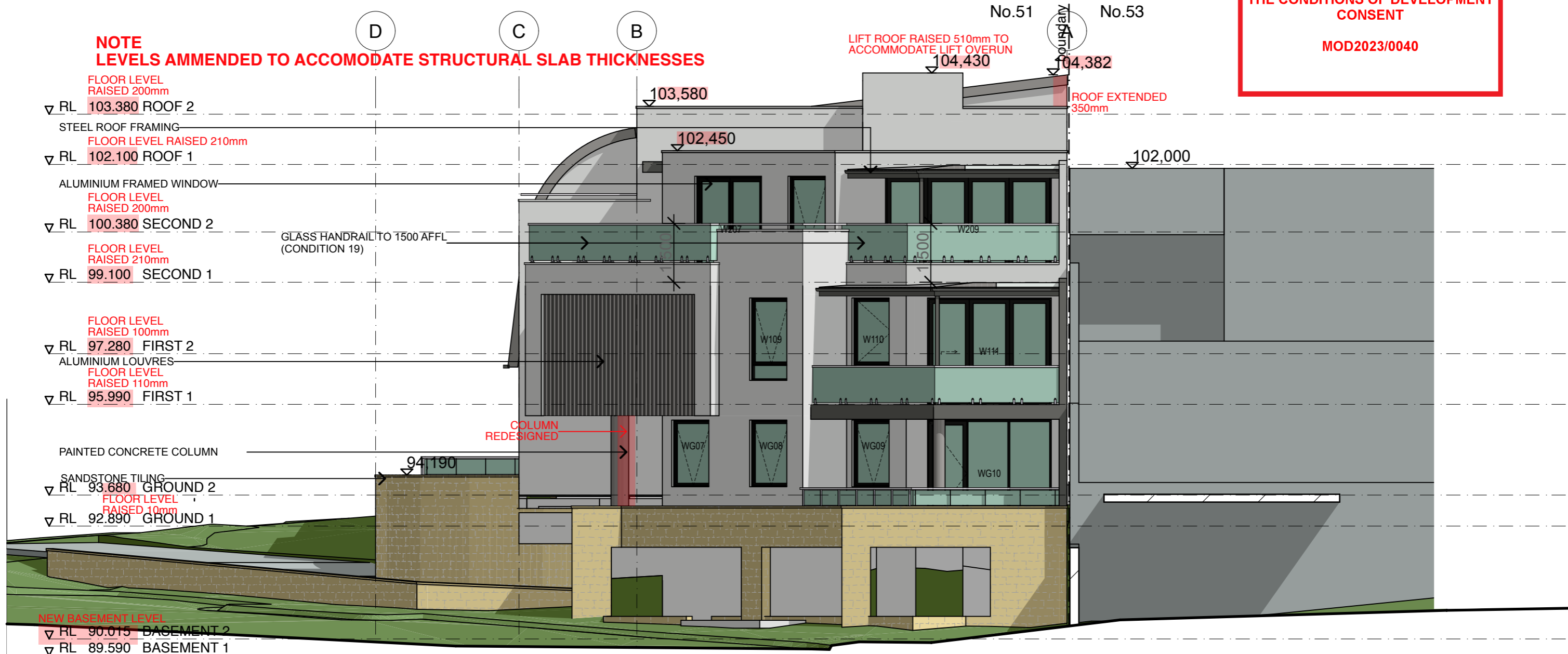
Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name	
<b>SOUTH ELEVATION</b>	
Drawing Number	Amendment
<b>S455-11</b>	<b>A</b>



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

**MOD2023/0040**



**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**

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	
<b>EAST ELEVATION</b>	
Drawing Number	Amendment
<b>S455-12</b>	<b>A</b>





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

**MOD2023/0040**

No.53

No.51

boundary

104,382

104,430

B

C

D

**NOTE LEVELS AMMENDED TO ACCOMODATE STRUCTURAL SLAB THICKNESSES**

ROOF EXTENDED 350mm

103,580

▽ RL 103.380 ROOF 2  
FLOOR LEVEL RAISED 200mm

STEEL ROOF FRAMING

▽ RL 102.100 ROOF 1  
FLOOR LEVEL RAISED 210mm

102,000

W201

W202

▽ RL 100.380 SECOND 2  
FLOOR LEVEL RAISED 200mm

▽ RL 99.100 SECOND 1  
FLOOR LEVEL RAISED 210mm

ALUMINIUM FRAMED WINDOW

W101

W102

W103

▽ RL 97.280 FIRST 2  
FLOOR LEVEL RAISED 100mm

GLASS HANDRAIL

97,600

WG01

WG02

WG03

PAINTED CONCRETE COLUMN

▽ RL 95.990 FIRST 1  
FLOOR LEVEL RAISED 110mm

COLUMN REDESIGNED

SANDSTONE TILING

▽ RL 93.680 GROUND 2  
FLOOR LEVEL RAISED 10mm

▽ RL 92.890 GROUND 1

NEW BASEMENT LEVEL  
▽ RL 90.015 BASEMENT 2  
▽ RL 89.590 BASEMENT 1

**01 WEST 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**

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.

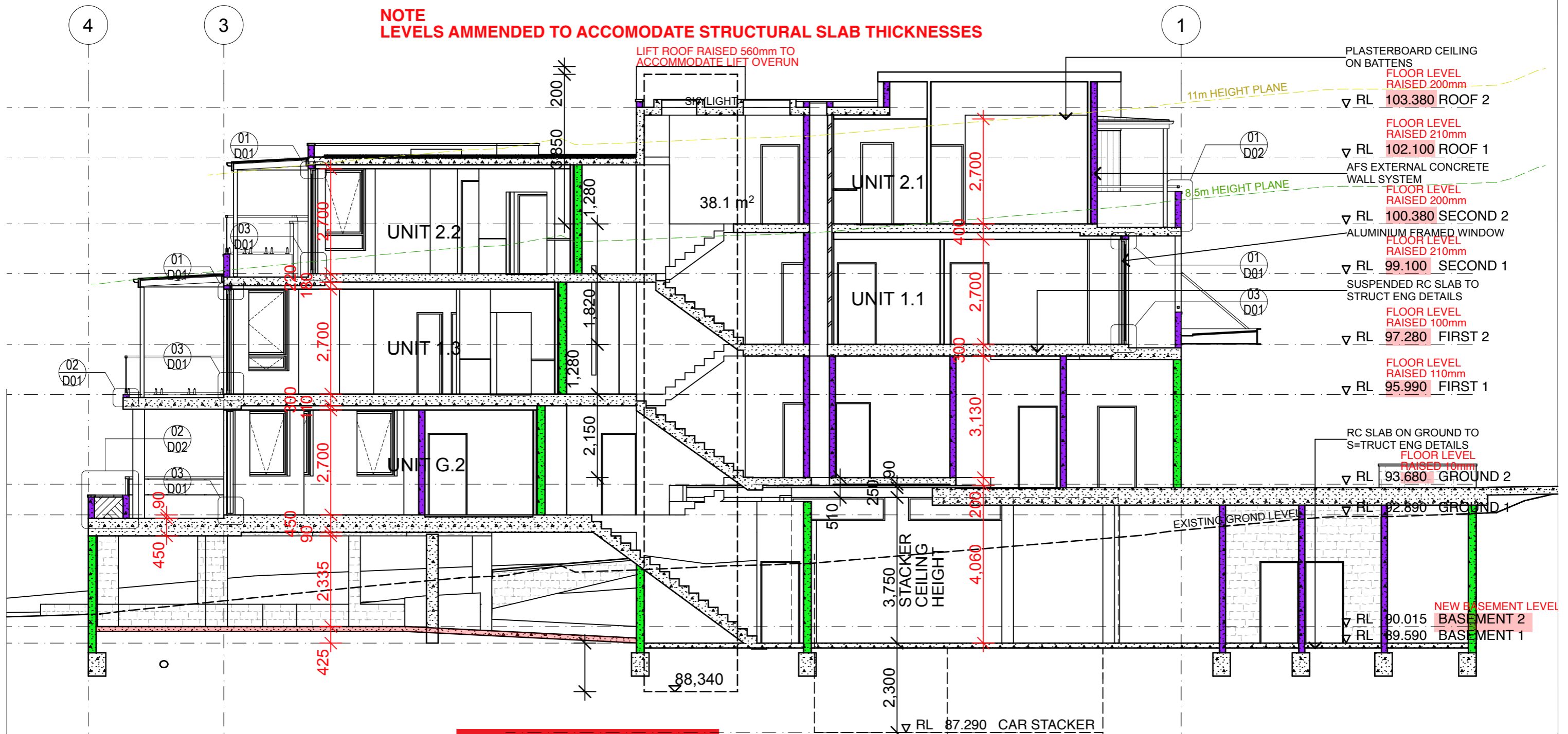
Drawn JG	Approved JG	Date Printed 1/2/2023
Job Number	2002	
Scale	As shown @ A3	

Drawing name

**WEST ELEVATION**

Drawing Number  
**S455-13**  
Amendment  
**A**

**NOTE  
LEVELS AMMENDED TO ACCOMODATE STRUCTURAL SLAB THICKNESSES**



**01 SECTION 1:100**

**AMMENDMENTS SHOWN IN RED**

northern beaches council

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

**Forsey + Grant Architecture**

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

**MOD2023/0040**

Nominated Architect James Grant 6540



**Architect**

**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		

**Amendments**

A ISSUED FOR S455	01/02/23
-------------------	----------

Drawing name

**SECTION**

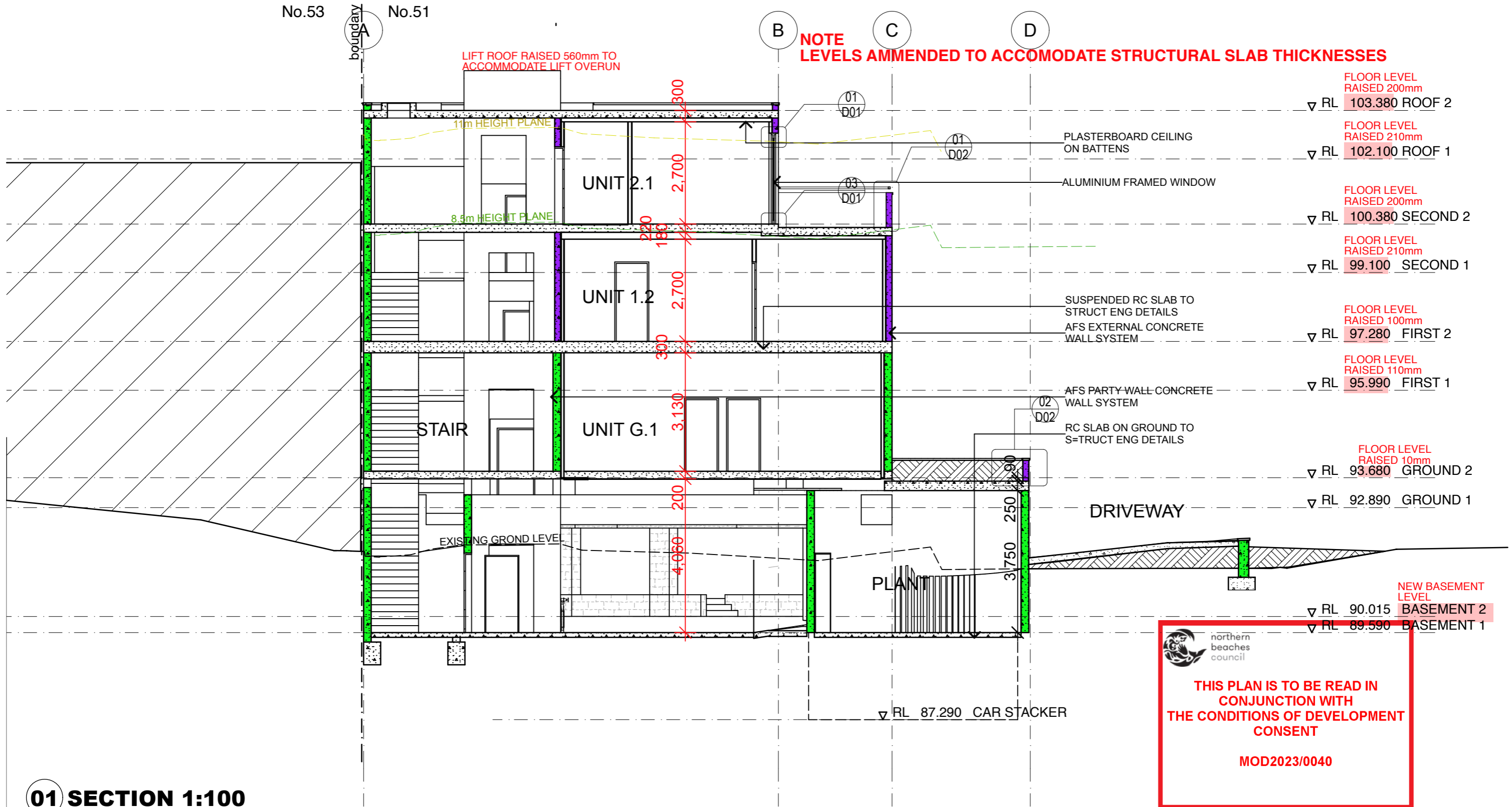
Drawing Number

**S455-14**

Amendment

**A**

No.53 boundary No.51




**01 SECTION 1:100**

  
 northern beaches council  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**  
**MOD2023/0040**

**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	
<b>SECTION</b>	
Drawing Number	
<b>S455-15</b>	
Amendment	<b>A</b>