



northern
beaches
council

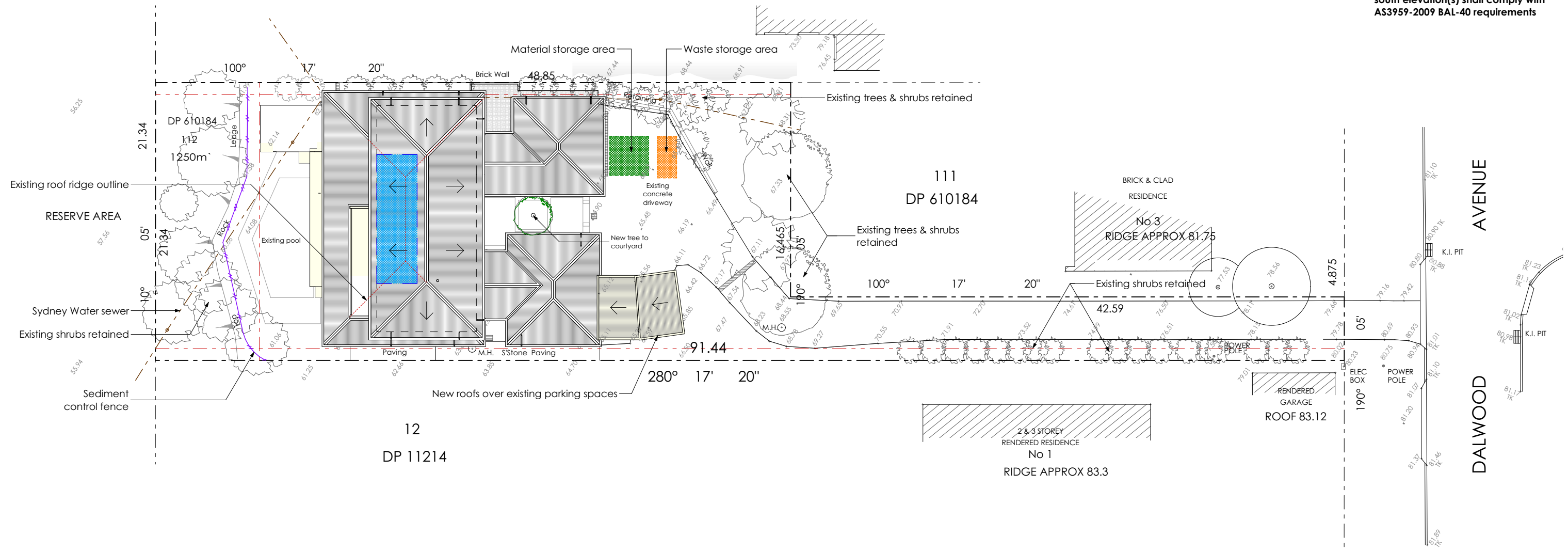
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2019/0157

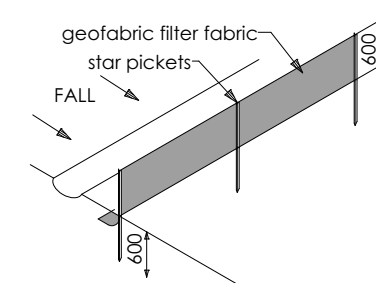
**FOR
MODIFICATION
PURPOSES ONLY**

Notes:

1. Do not scale from drawings
2. All construction to NCC requirements
3. All construction to the west elevation(s) shall comply with AS3959-2009 BAL-FZ requirements
4. All construction on the north, east, and south elevation(s) shall comply with AS3959-2009 BAL-40 requirements



**Site Plan
1:300**

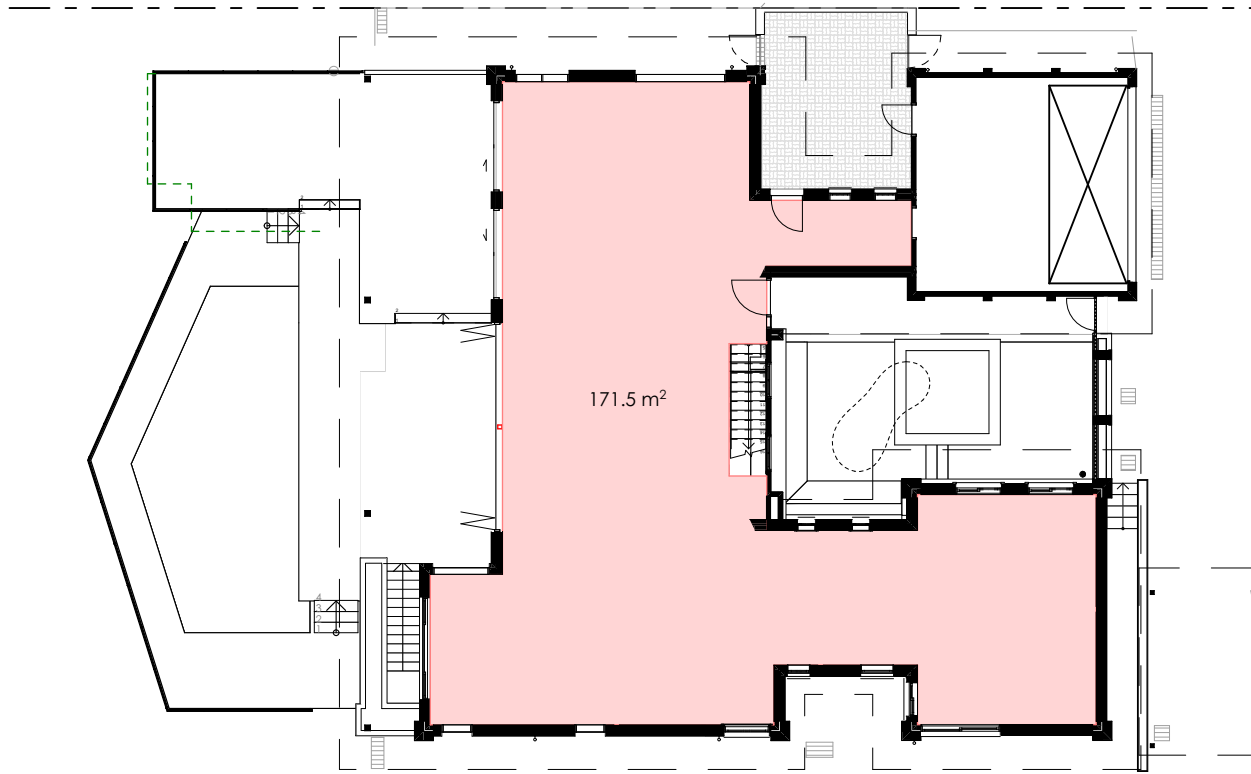


SEDIMENT CONTROL FENCE - TYPE 1
1.2m star pickets to be driven in a minimum of 600mm at a maximum of 1800mm centres.
Self-supporting geotextile fabric to be securely fastened to the upslope side of each picket with tie wires and turned upslope in a trench at least 200mm deep.
void joints in the filter fabric if possible but if necessary, joints are to be made at a support post with a minimum of 150mm overlap of fabric, securely stitched together with both ends fixed to the post.
Backfill the trench over the toe of the fabric.
Inspect for any sagging, undercutting or overtopping after rain and repair as necessary.

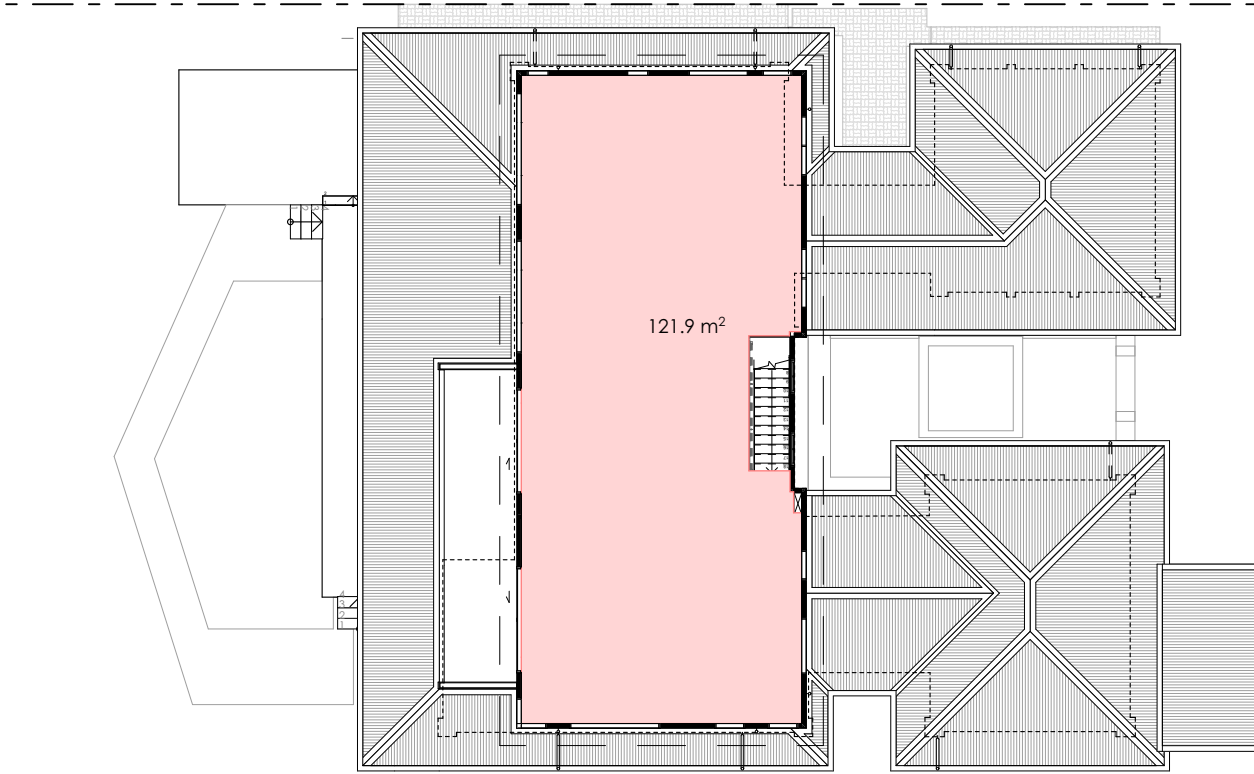


FOR
MODIFICATION
PURPOSES ONLY

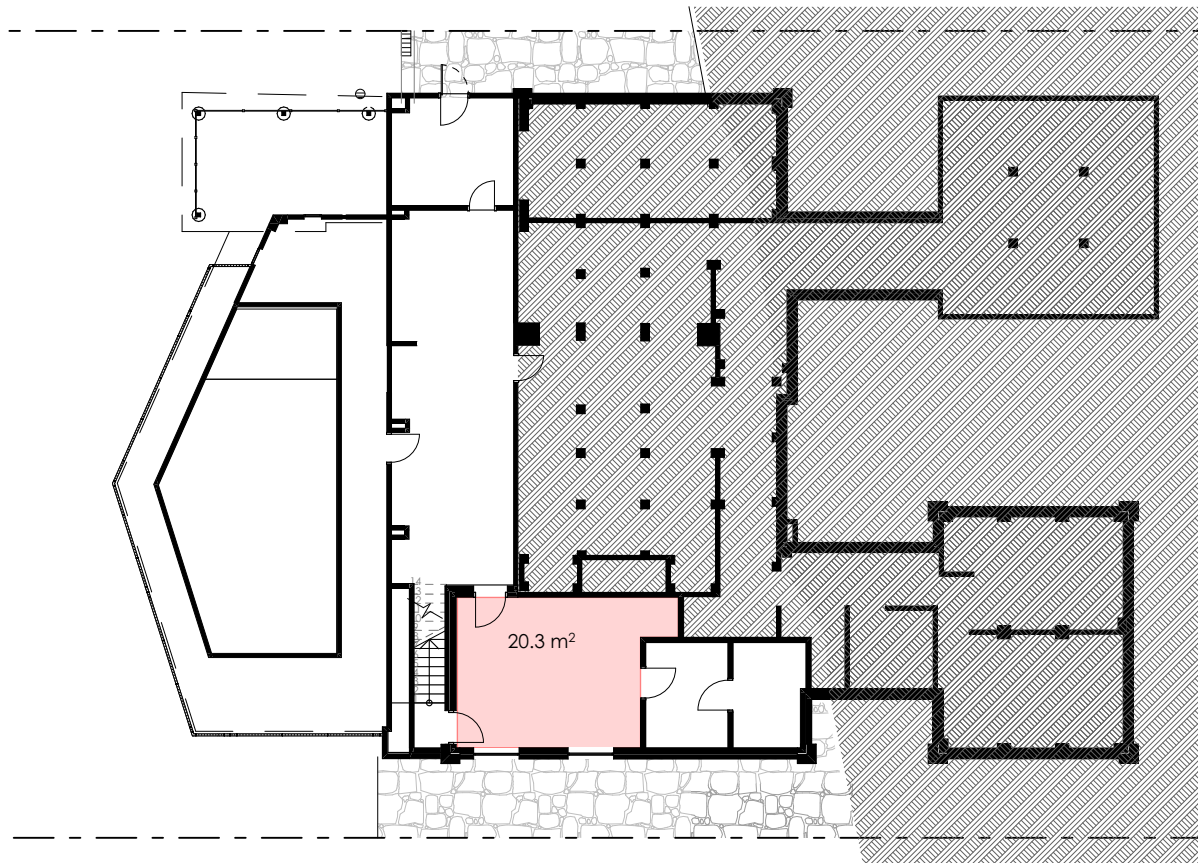
- Notes:
1. Do not scale from drawings
 2. All construction to NCC requirements
 3. All construction to the west elevation(s) shall comply with AS3959-2009 BAL-FZ requirements
 4. All construction on the north, east, and south elevation(s) shall comply with AS3959-2009 BAL-40 requirements



2 Ground Floor FSR
1:200



3 First Floor FSR
1:200



1 Basement FSR
1:200

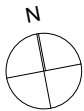


northern
beaches
council

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

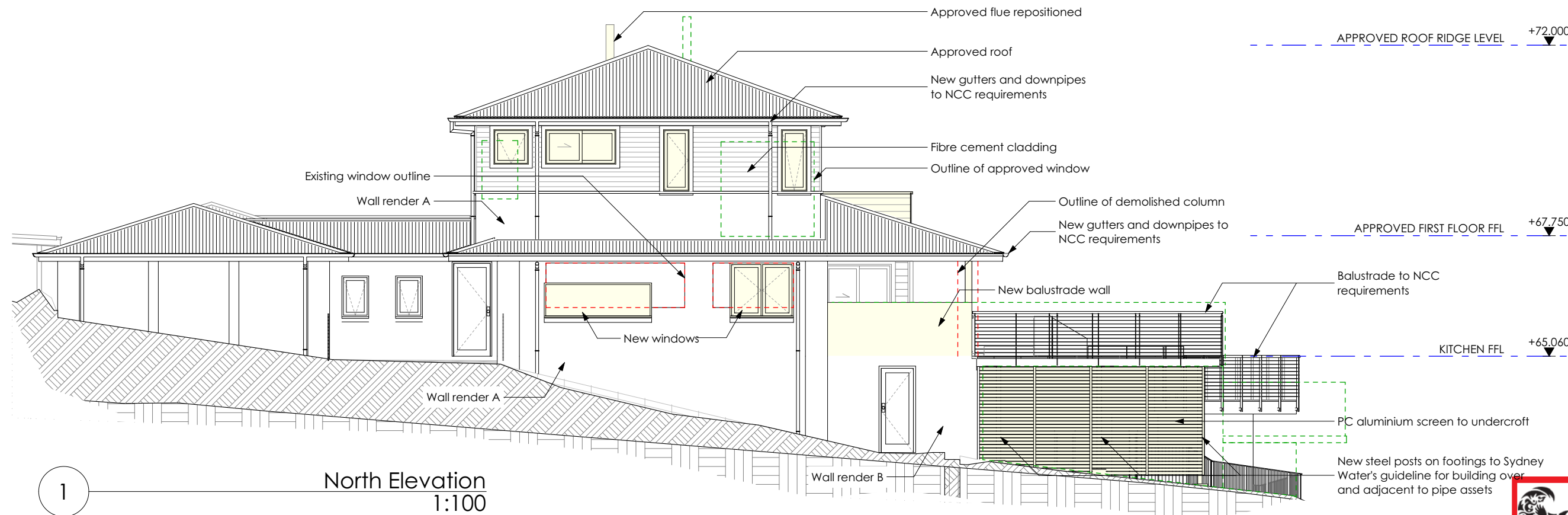
MOD2019/0157

Floor Space Ratio	
Basement GFA =	20.3 m ²
Ground Floor GFA =	171.5 m ²
First Floor GFA =	121.9 m ²
Total Gross Floor Area =	313.7 m ²
Site Area (exclude axe handle)=	1042.5 m ²
	= 30.1 % of Site area
	= 0.301 : 1

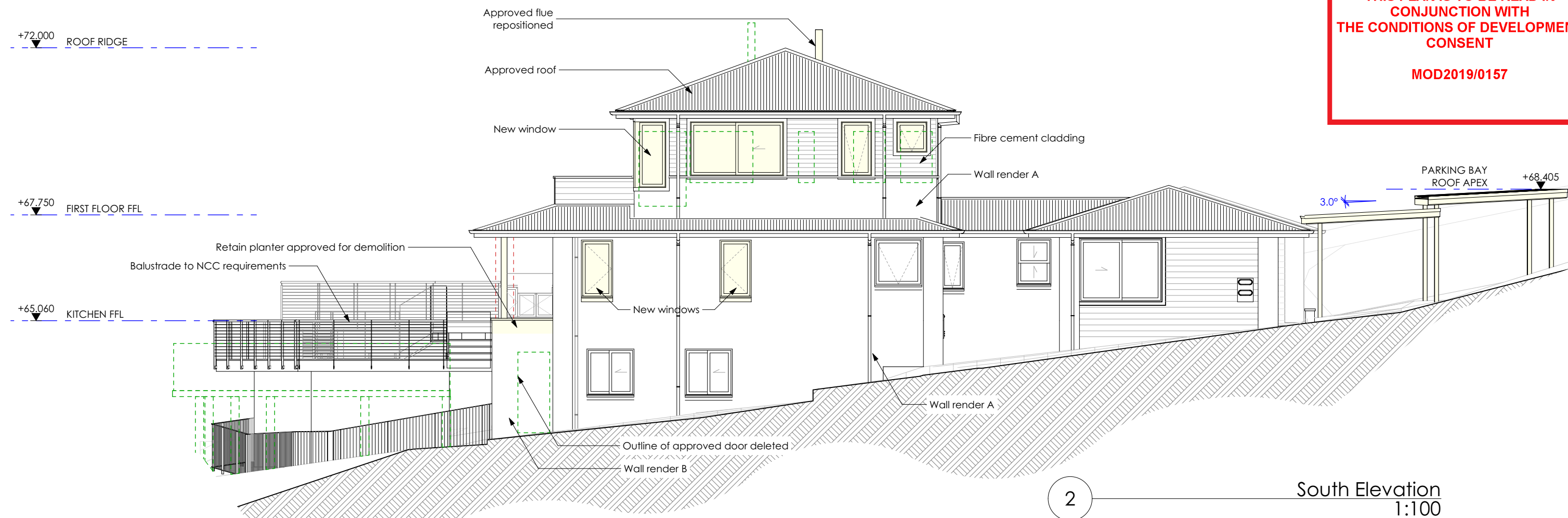


FOR MODIFICATION PURPOSES ONLY

- Notes:
1. Do not scale from drawings
 2. All construction to NCC requirements
 3. All construction to the west elevation(s) shall comply with AS3959-2009 BAL-FZ requirements
 4. All construction on the north, east, and south elevation(s) shall comply with AS3959-2009 BAL-40 requirements



North Elevation
1:100



South Elevation
1:100



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

MOD2019/0157

FOR MODIFICATION PURPOSES ONLY

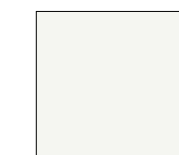
- Notes:
1. Do not scale from drawings
 2. All construction to NCC requirements
 3. All construction to the west elevation(s) shall comply with AS3959-2009 BAL-FZ requirements
 4. All construction on the north, east, and south elevation(s) shall comply with AS3959-2009 BAL-40 requirements



ROOF
Colorbond - 'Basalt'



GUTTERS
Colorbond - 'Monument'



FIBRE CEMENT CLADDING
& WALL RENDER A
Resene - White
or near equivalent



WALL RENDER B
Resene - Quarter Grey Friars
or near equivalent



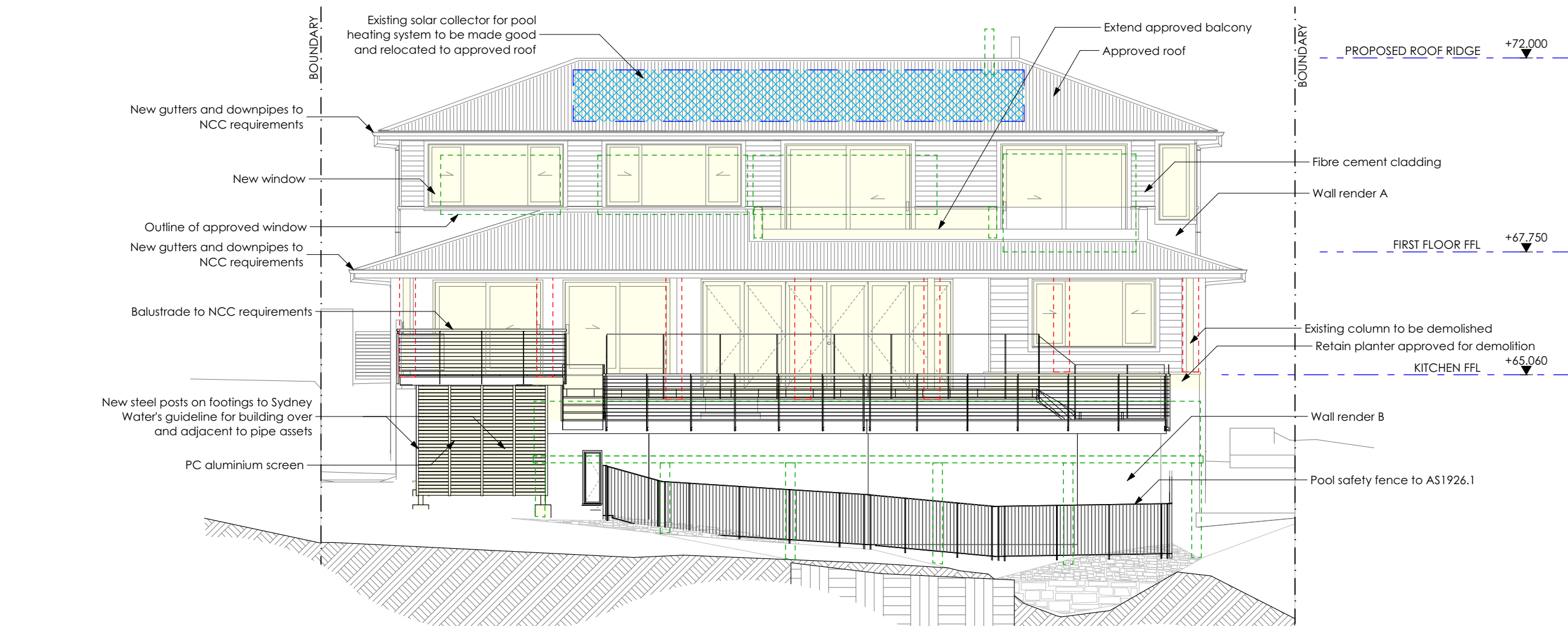
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2019/0157

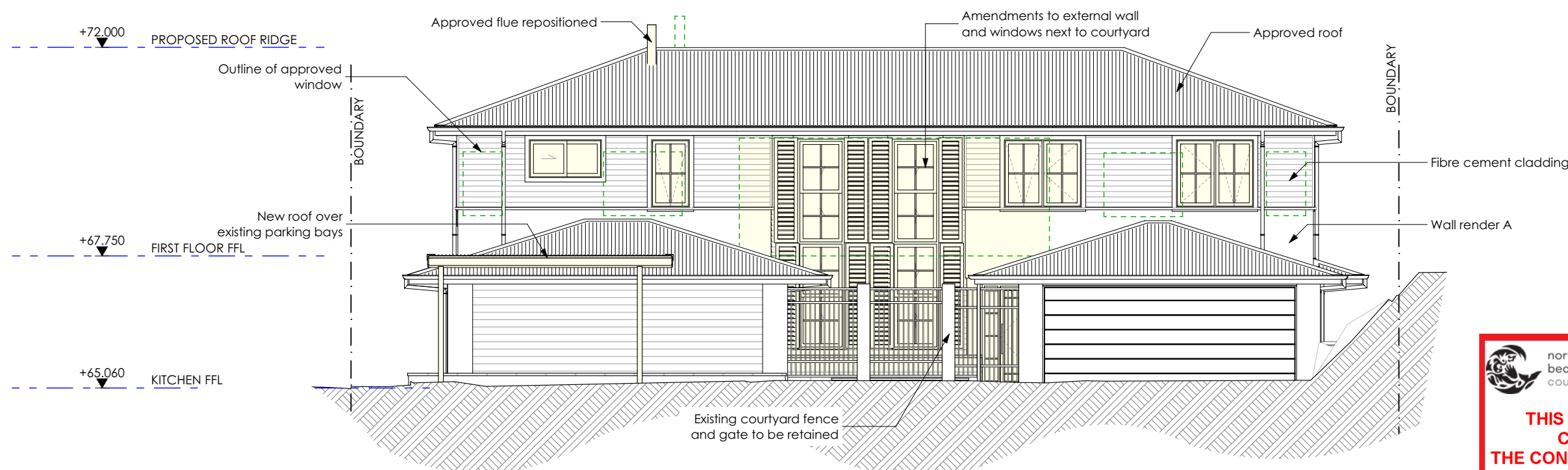
Scale of printing:
1:100 @ A3 08/03/2019

Project No: Drawing No: Rev:

1004aDA-21



**West Elevation
1:100**



**East Elevation
1:100**