



northern
beaches
council

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

DA2025/0141

Architectural rendering of a two-story house with a pool and landscaping. The house features a gabled roof, large windows, and a balcony with a wooden railing. A swimming pool is located in the foreground, surrounded by a stone wall and a metal rod balustrade. The pool area is paved with stone tiles. The background shows a hillside with trees and a clear sky.

RETIANING WALLS
STONE CLADDING

POOL AREA
STONE PAVING

POOL BALUSTRADE
METAL RODS - DARK FINISH

POOL BALUSTRADE
SS SPIGOT GLASS BALUSTRADE

RETIANING WALL
SANDSTONE BLOCK

Close-up photograph of a retaining wall featuring stone cladding. The wall is constructed from irregular, light-colored stones, and a dark metal rod balustrade is visible in the foreground.

Close-up photograph of the pool area showing stone paving. The paving consists of large, irregular, light-colored stone tiles laid in a pattern.

Close-up photograph of a dark metal rod balustrade. The balustrade is made of vertical metal rods and is installed along a pool edge.

Close-up photograph of a stainless steel spigot glass balustrade. The balustrade is made of glass panels held together by stainless steel spigots and is installed along a pool edge.

Close-up photograph of a retaining wall made of sandstone blocks. The blocks are large, rectangular, and have a natural, weathered appearance.




HOT HOUSE
ARCHITECTS

Nominated Architect: Wade Stewart Cogle
NSW ARB Registration #: 10971

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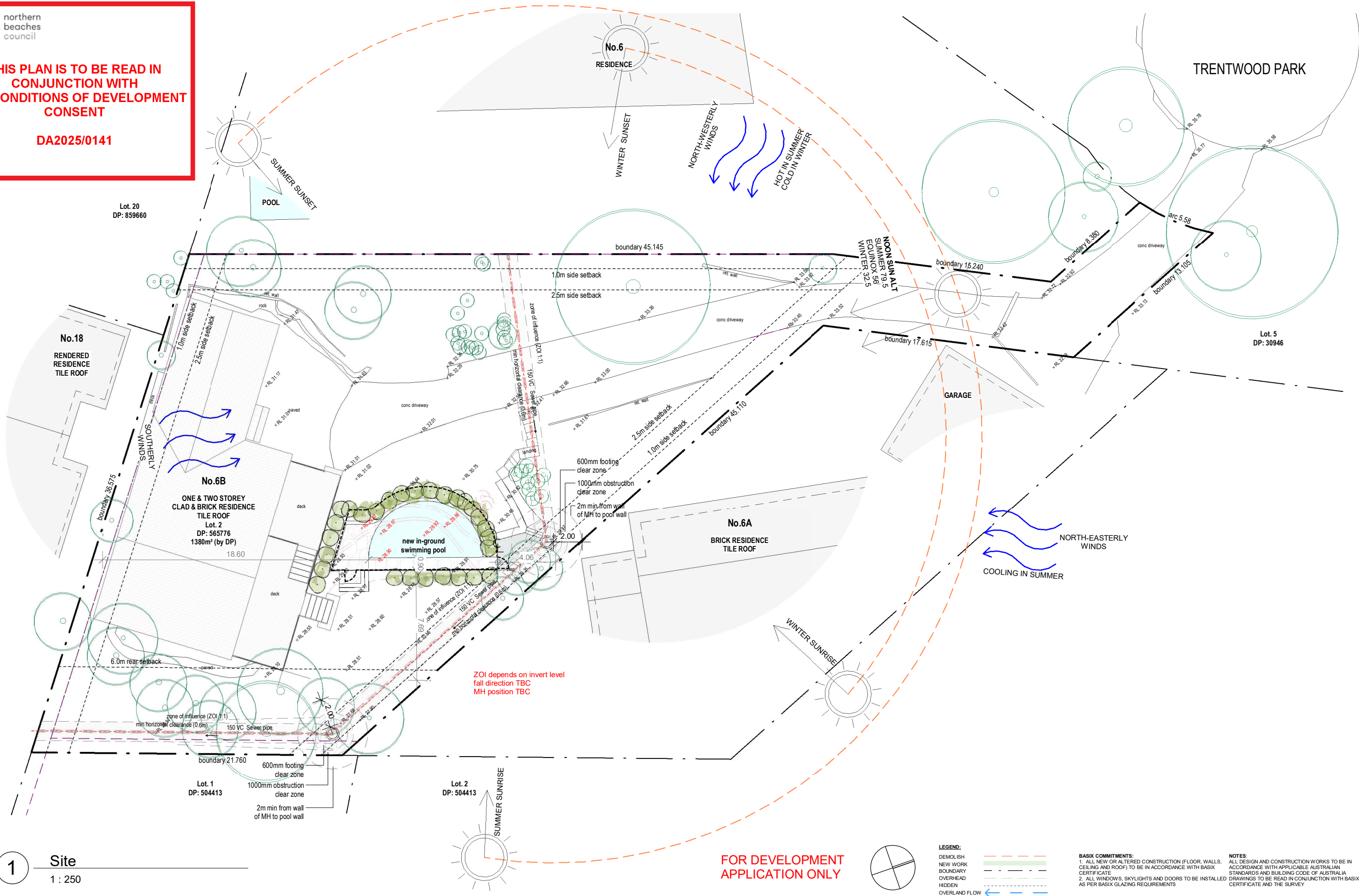
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						DATE 30 January 2025		
						LOT: 2		
						DRAWN BY: MS		
ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH						DP: 565776	CHECKED BY: WC	SCALE:



northern beaches council

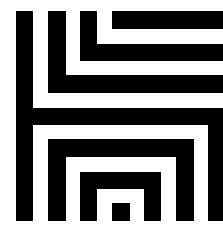
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DA2025/0141



1 Site
1 : 250

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PRINT DATE: 13/02/2025 11:51:32 AM PRINT SIZE: A3 ISSUE 01 DESCRIPTION DA - Issue DATE 30-01-25 CLIENT: Owner PROJECT: ALTERATIONS AND ADDITIONS ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH	NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards. This drawing is copyright and remains the property of Hot House Architects HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS	SITE ANALYSIS PROJECT NO. DATE 30 January 2025 LOT: 2 DP: 565776 DRAWN BY: MS CHECKED BY: WC SCALE: As indicated	DA 010
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- TREE PROTECTION ZONE
- - - SITE FENCE
- - -> OVERLAND FLOW
- - - SILT BARRIER
[] DOMESTIC BIN STORAGE
- - - DOMESTIC BIN ROUTE

SOIL & WATER MANAGEMENT:

1. INSTALL A SILT FENCE AS SHOWN ON PLAN PRIOR TO THE COMMENMENT OF ANY ON SITE EARTHWORKS.
2. INSTALL A TEMPORARY SEDIMENT BARRIER TO ALL INLET PITS LIKELY TO COLLECT SILT-LADEN WATER UNTIL REGRESSED.
3. ALL SILT FENCES AND BARRIERS ARE TO BE MAINTAINED IN GGOOD CONDITION AND TO BE DESILTED DURING CONSTRUCTION.

WASTE MANAGEMENT:

1. WASTE MATERIALS ARE TO BE STOCKPILED AND LOADED INTO BINS
- ALL PROTECTION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL SITE MANAGEMENT DCP

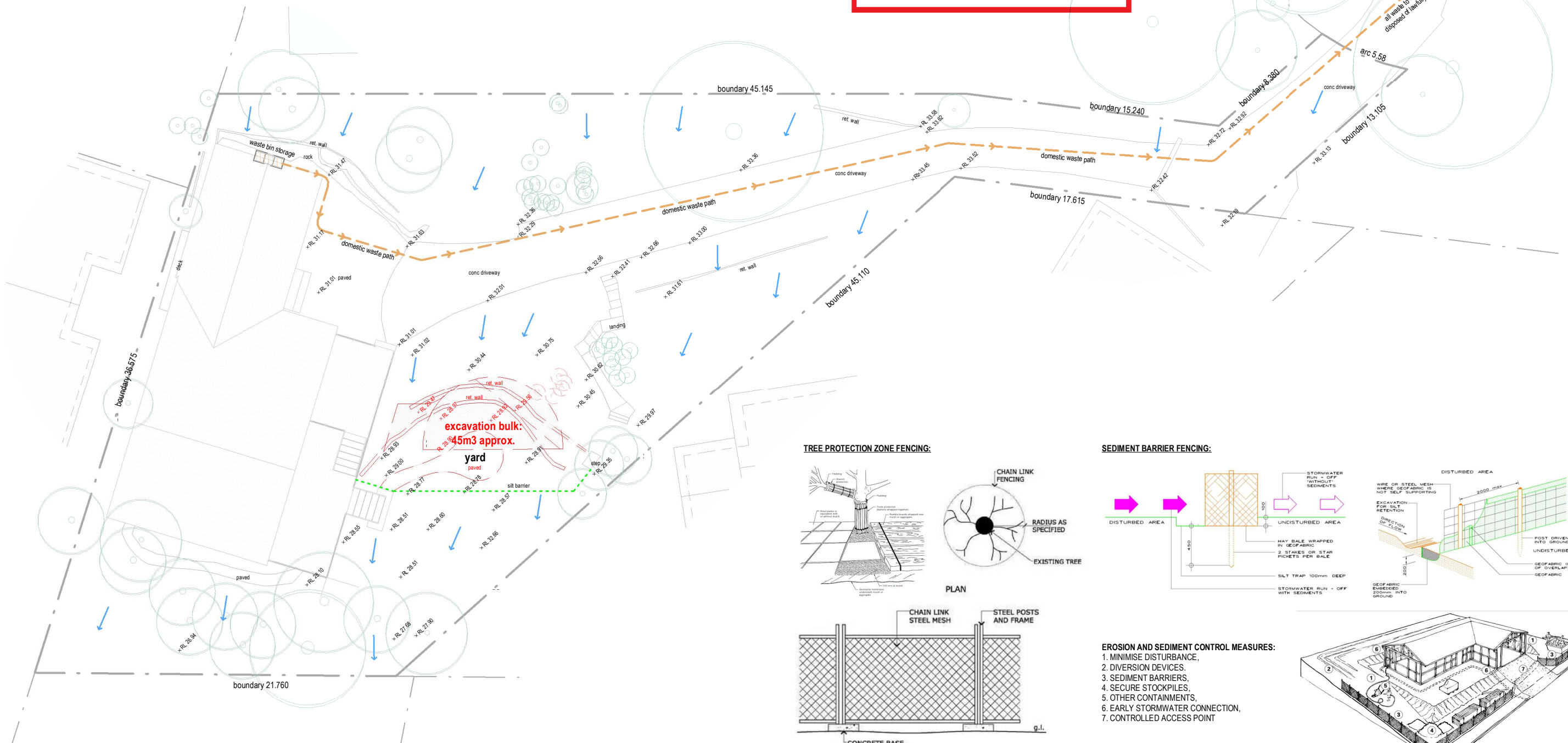


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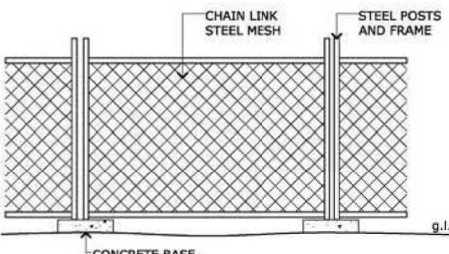
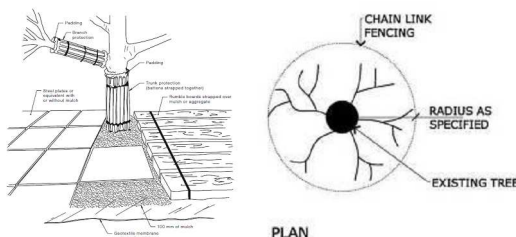
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TRENTWOOD PARK

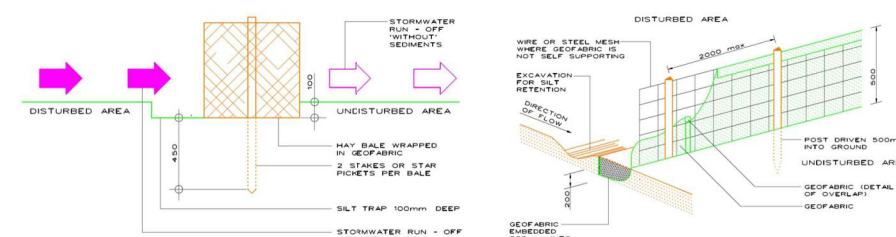


TREE PROTECTION ZONE FENCING:



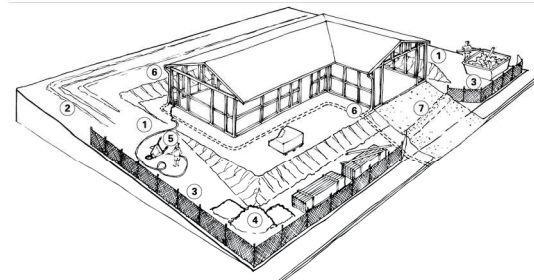
ELEVATION

SEDIMENT BARRIER FENCING:



EROSION AND SEDIMENT CONTROL MEASURES:

1. MINIMISE DISTURBANCE,
2. DIVERSION DEVICES,
3. SEDIMENT BARRIERS,
4. SECURE STOCKPILES,
5. OTHER CONTAINMENTS,
6. EARLY STORMWATER CONNECTION,
7. CONTROLLED ACCESS POINT



LEGEND:

- DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN
OVERLAND FLOW

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APPLICATION ONLY**



1 Site Management Plan
1 : 250

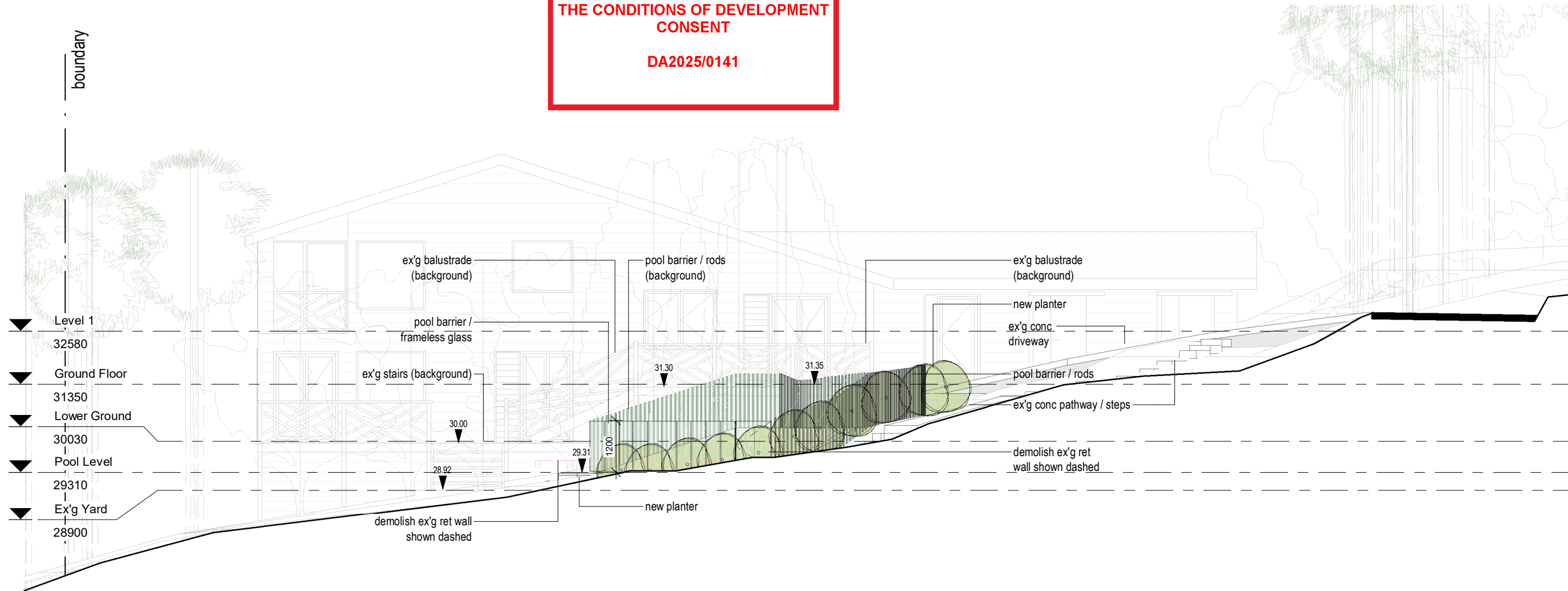
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1

North-East Elevation

1 : 100

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LEGEND:

DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

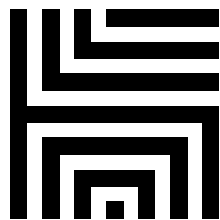


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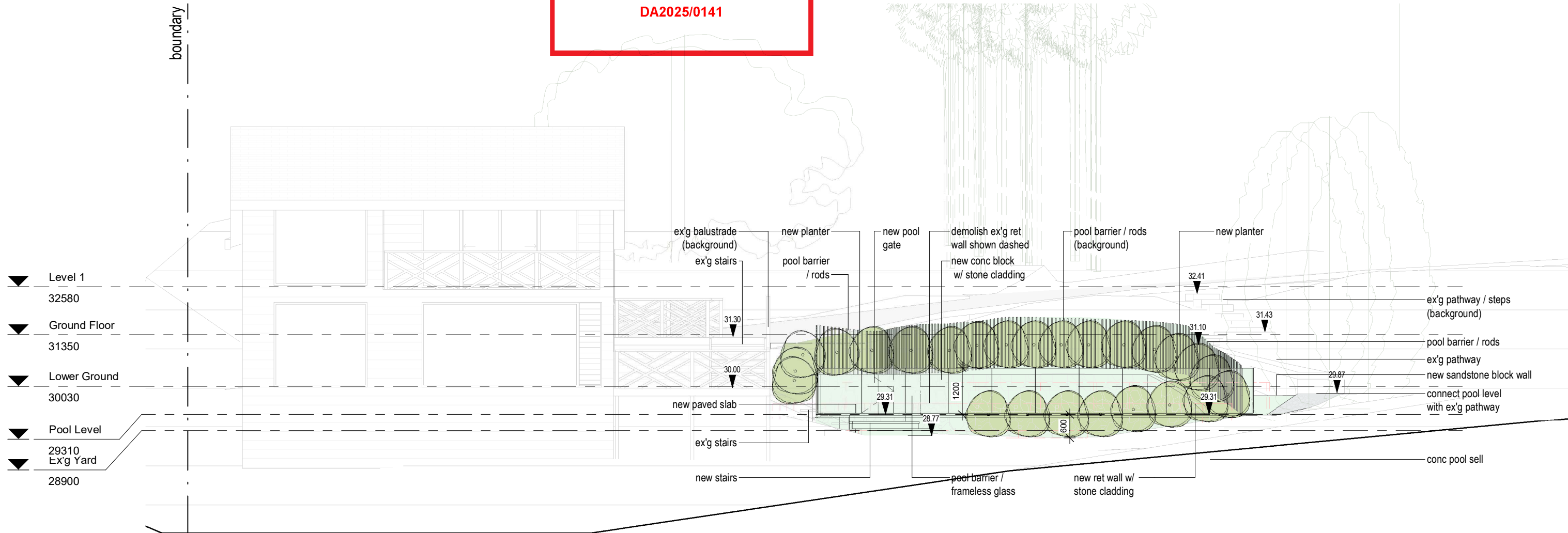
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											DATE				30 January 2025			
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											6B TRENTWOOD PARK, AVALON BEACH				DP: 565776		CHECKED BY: WC	
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1

South East Elevation

1 : 100

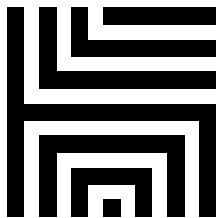
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APPLICATION ONLY

LEGEND:

DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

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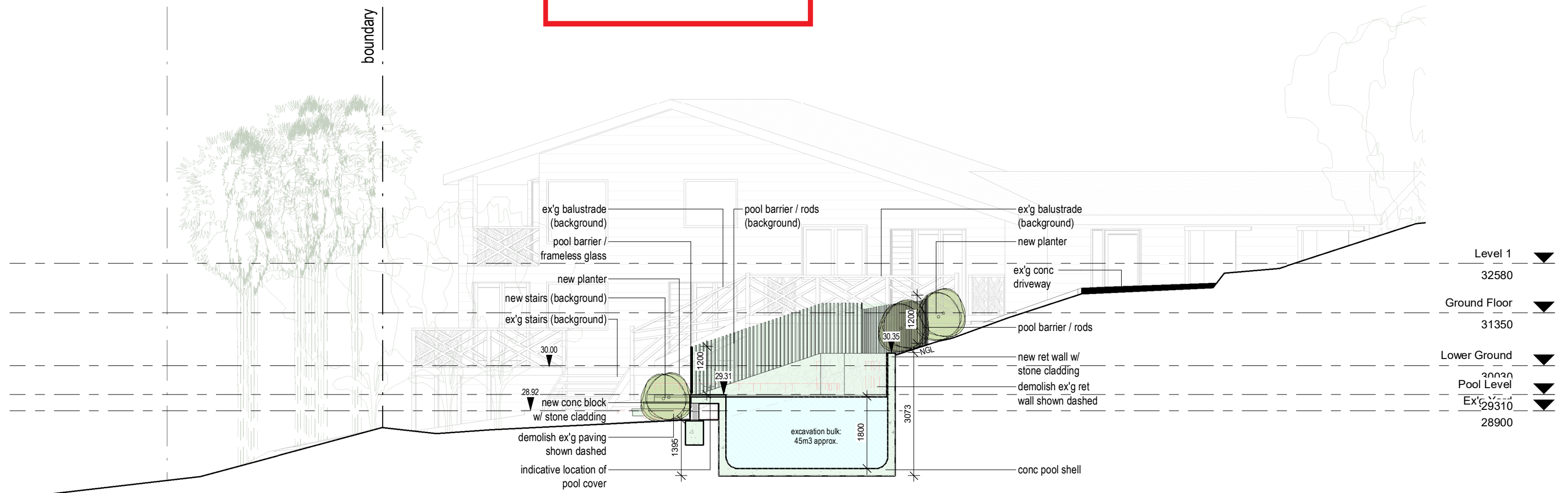
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1

Section 1

1 : 100

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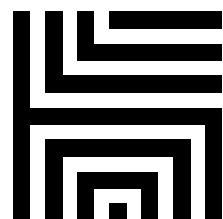
LEGEND:

DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

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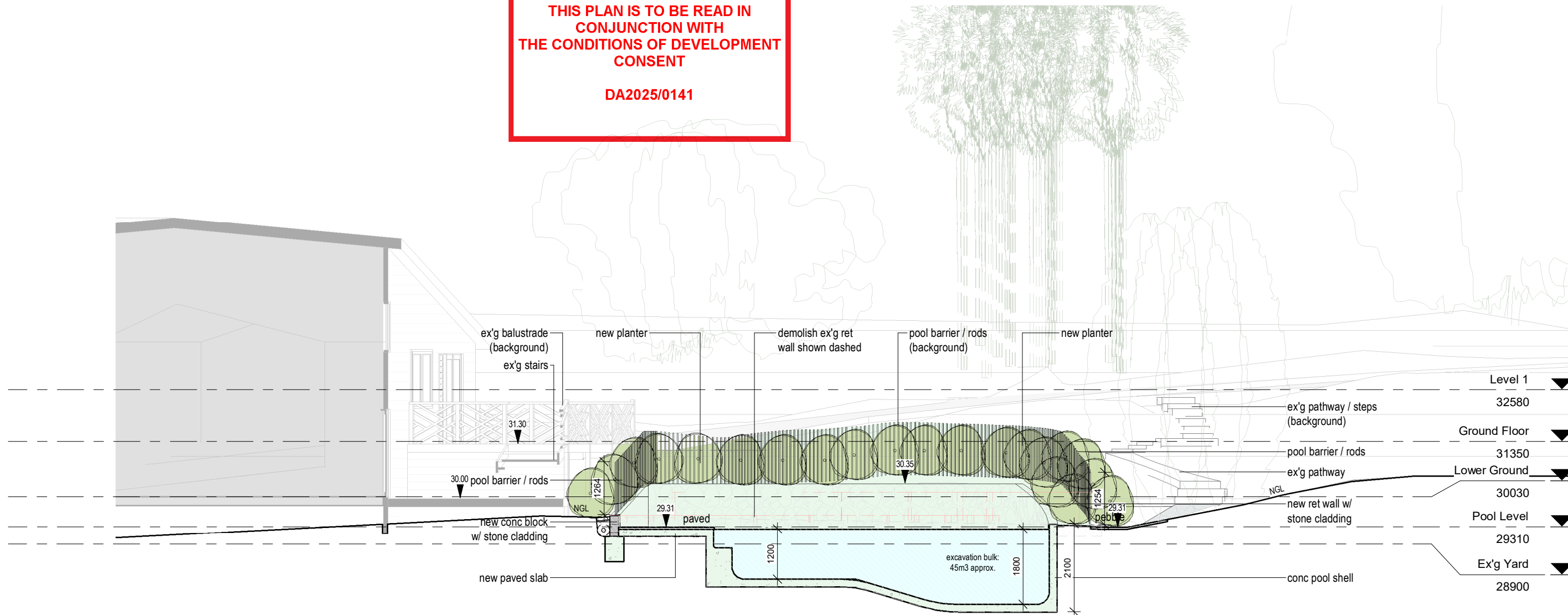
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2 Section 2
1 : 100

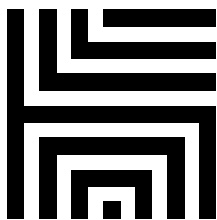
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NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

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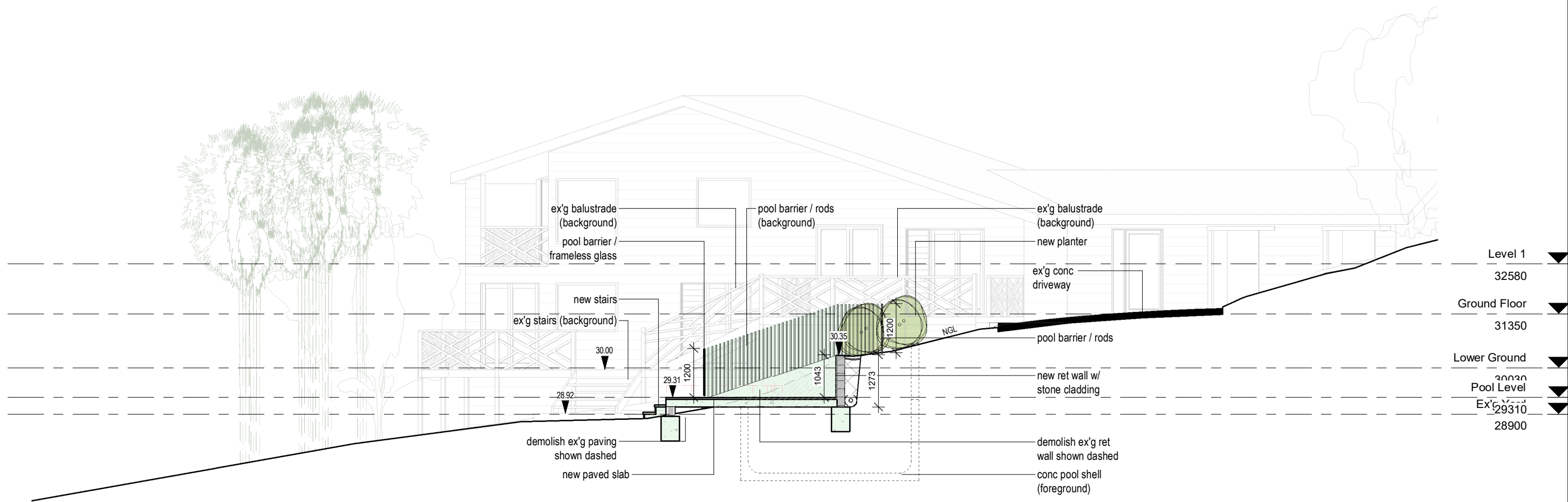
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3

Section 3

1 : 100

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LEGEND:

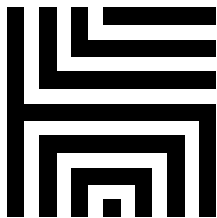
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NEW WORK
BOUNDARY
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HIDDEN

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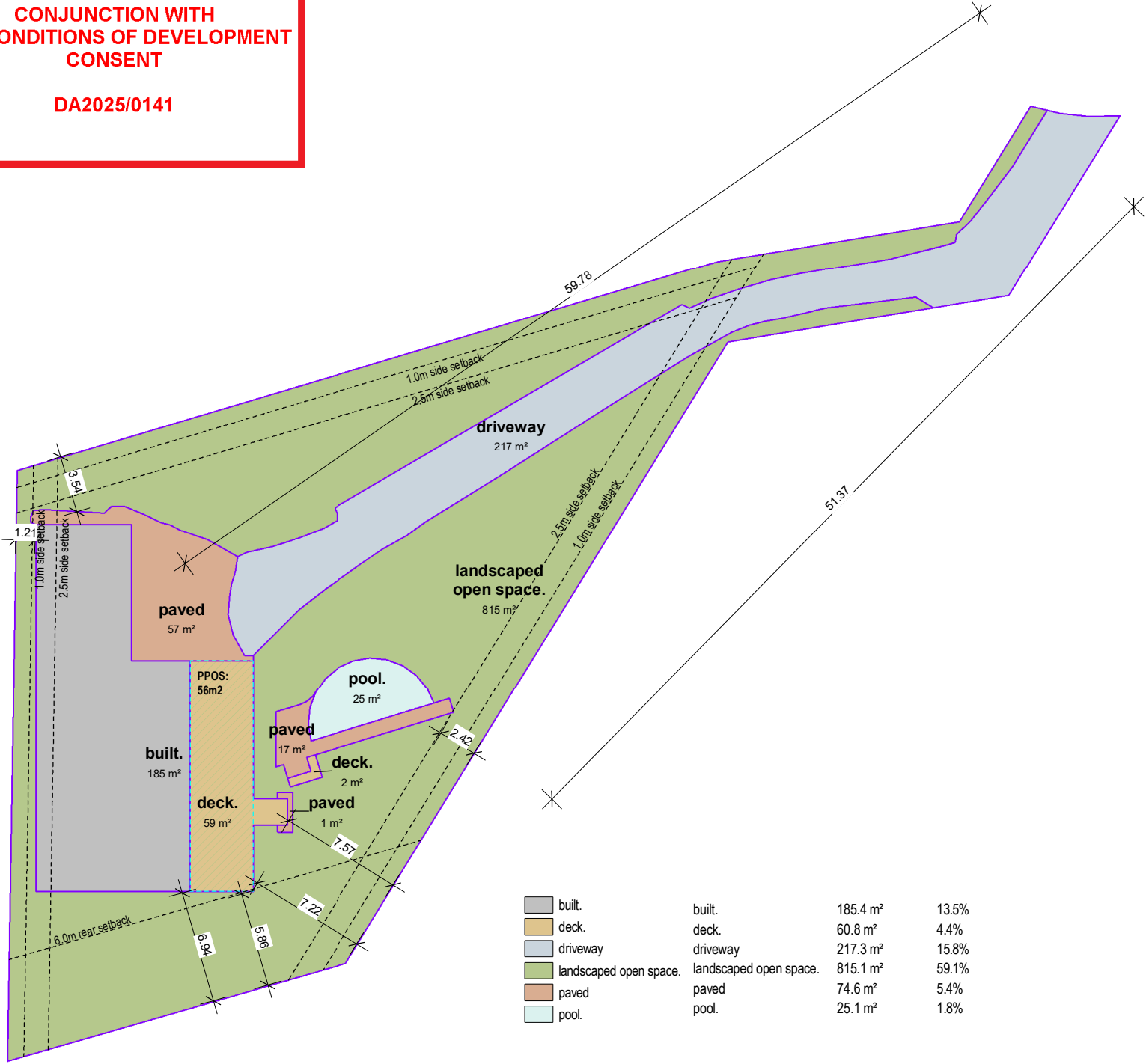
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							DATE				30 January 2025		
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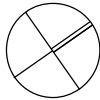


COMPLIANCE & CALCULATION TABLE				
Land Zoning (Pittwater LEP2014)	C4 - Environmental Living			
Height of Building	8.5 m			
Floor Space Ratio	N/A			
Heritage Item or Heritage Conservation Area	No			
Foreshore Building Line	No			
Land Reservation Acquisition	No			
Acid Sulfate Soils	Class 5			
Minimum Lot Size	700 m ²			
Terrestrial Biodiversity	Biodiversity			
Local Provisions	Geotechnical Hazard H1			
Site Area	1380m ² (By DP)			
	Existing	Proposed	Required	Compliance
FSR	N/A	N/A	N/A	Yes
Landscaped Area (DCP)	855m ² (62%)	815.2 (59.1%) + 41.7 (3%) = 856.9m ² (62.1%)	828m ² (60% total Site)	Yes
Private Open Space (DCP - min 80m2 of private open space)	>80m ²	>80m ²	80m ² (dim>3m)	Yes
Private Open Space - Principal Area (DCP - min 16m2 of Principal Area within POS)	>56 m2	56m2 (ex'g deck)	min. 16m ²	Yes
Building Height	7.6 m	7.6 m (ex'g house)	Max of 8.5m	Yes
Building Envelope:	N/A	N/A	N/A	Yes
Front Building Line (DCP)	59.8 m (ex'g upper deck)	51.4m (proposed pool deck)	min. 6.5m front setback	Yes
Side Setbacks (DCP)	1.2m (ex'g house)	1.2m (ex'g house)	min. 1.0m (SW) and 2.5m (NW & NE)	Yes
	3.5m (ex'g house)	2.5m (proposed pool deck)		
Rear Setback (DCP)	5.86m (ex'g lower deck)	5.86m (ex'g lower deck)	min. 6.0m rear setback	Ex'g non-compliance

1

Area Calculation
1 : 350

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LEGEND:

DEMOLISH

NEW WORK

BOUNDARY

OVERHEAD

HIDDEN

OVERLAND FLOW

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							DATE				30 January 2025				
							ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH						LOT: 2		DRAWN BY: MS
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