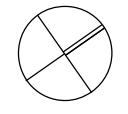


Category	Value
Land Zoning (Pittwater LEP2014)	C4 - Environmental Living
Height of Building	8.5 m
Floor Space Ratio	N/A
Heritage Item or Heritage Conservation Area	No
Foreshore Building Line	No
Land Reservation Acquisition	No
Acid Sulfate Soils	Class 5
Minimum Lot Size	700 m²
Terrestrial Biodiversity	Biodiversity
Local Provisions	Geotechnical Hazard H1
Site Area	1380m² (By DP)

	Existing	Proposed	Required	Compliance
FSR	N/A	N/A	N/A	Yes
Landscaped Area (DCP)	855m² (62%)	815.2 (59.1%) + 41.7 (3%) = 856.9m² (62.1%)	828m² (60% total Site)	Yes
Private Open Space (DCP - min 80m² of private open space)	>80m²	>80m²	80m² (dim>3m)	Yes
Private Open Space - Principal Area (DCP - min 16m² of Principal Area within POS)	>56 m²	56m² (ex'g deck)	min. 16m²	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) 3.5m (ex'g house)	1.2m (ex'g house) 2.5m (proposed pool deck)	min. 1.0m (SW) and 2.5m (NW & NE)	Yes
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

FOR DEVELOPMENT APPLICATION ONLY



LEGEND:

DEMOLISH	(Red dashed line)
NEW WORK	(Green dashed line)
BOUNDARY	(Black dashed line)
OVERHEAD	(Blue dashed line)
HIDDEN	(Black dotted line)
OVERLAND FLOW	(Blue arrow)

BASIX COMMITMENTS:
 1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE
 2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS

NOTES:
 ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY

HOT HOUSE ARCHITECTS
 Nominated Architect: Wade Stewart Cogle m: 0433 775 490 p.o. box 26 newport nsw 2106
 NSW ARB Registration #: 10971 info@hothousestudio.com abn: 355 0579 1074

PRINT DATE:	PRINT SIZE:	ISSUE	DESCRIPTION	DATE	CLIENT:	AREA CALCULATION					
13/02/2025 11:51:44 AM	A3	01	DA - Issue	30-01-25	Owner						
NOTES:						PROJECT NO.					
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.						DATE	30 January 2025				
This drawing is copyright and remains the property of Hot House Architects						LOT:	2	DRAWN BY:	MS	DA 600	
HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS						ADDRESS:	6B TRENTWOOD PARK, AVALON BEACH				
						DP:	565776	CHECKED BY:	WC	SCALE:	As indicated