

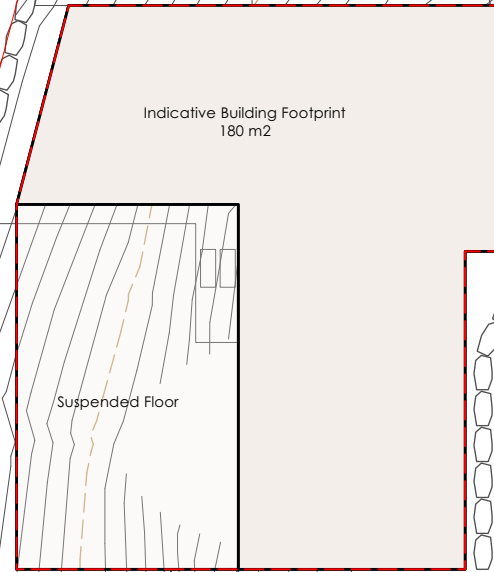
Cooleena Road

**PROPOSED LOT 1**  
Area: 554.0 m<sup>2</sup>

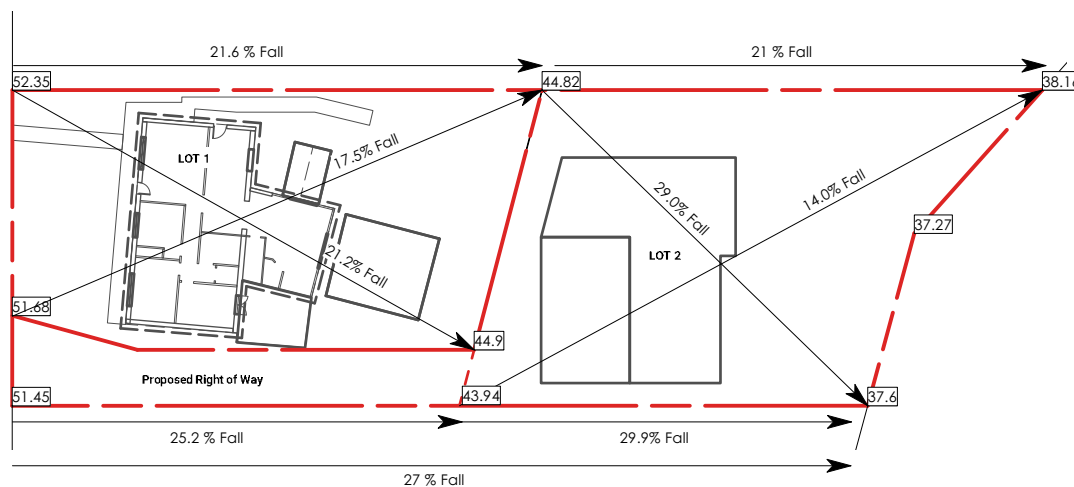


**Proposed Right of Way (in favour of LOT 1)**  
Area: 120.6 m<sup>2</sup>



**PROPOSED LOT 2**  
Area: 593.6 m<sup>2</sup> (excl. ROW)



**1 Subdivision Plan**  
Scale: 1:200

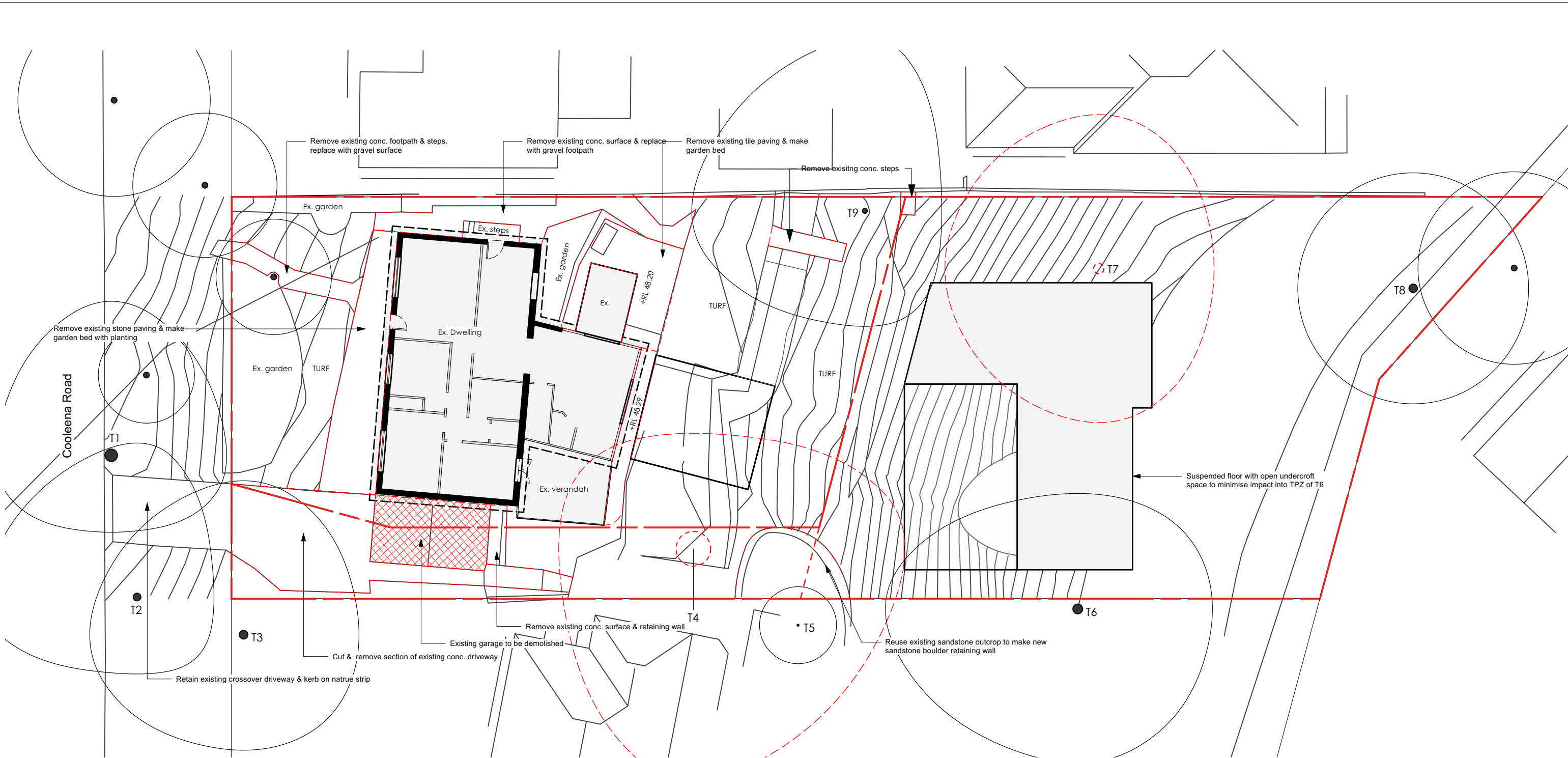


**2 Site Gradient Plan**  
Scale: 1:500

<div></div> <div>WY DESIGN STUDIO</div> <div>ABN: 51 673 847 133</div>	Copyright:	North:	Scale:	Rev.	Notes	Issue Date	Client:	Ianni Family Pty Ltd	Sheet Title:	Subdivision Plan	Sheet No.
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				K	DA Submission	08-10-2024					
				J	DA Submission	24-09-2024					
				I	DA Submission	25-08-2024					
				H	DA Submission	13-08-2024					
				G	DA Submission	30-07-2024					
									Checked by:	YW	
L01											







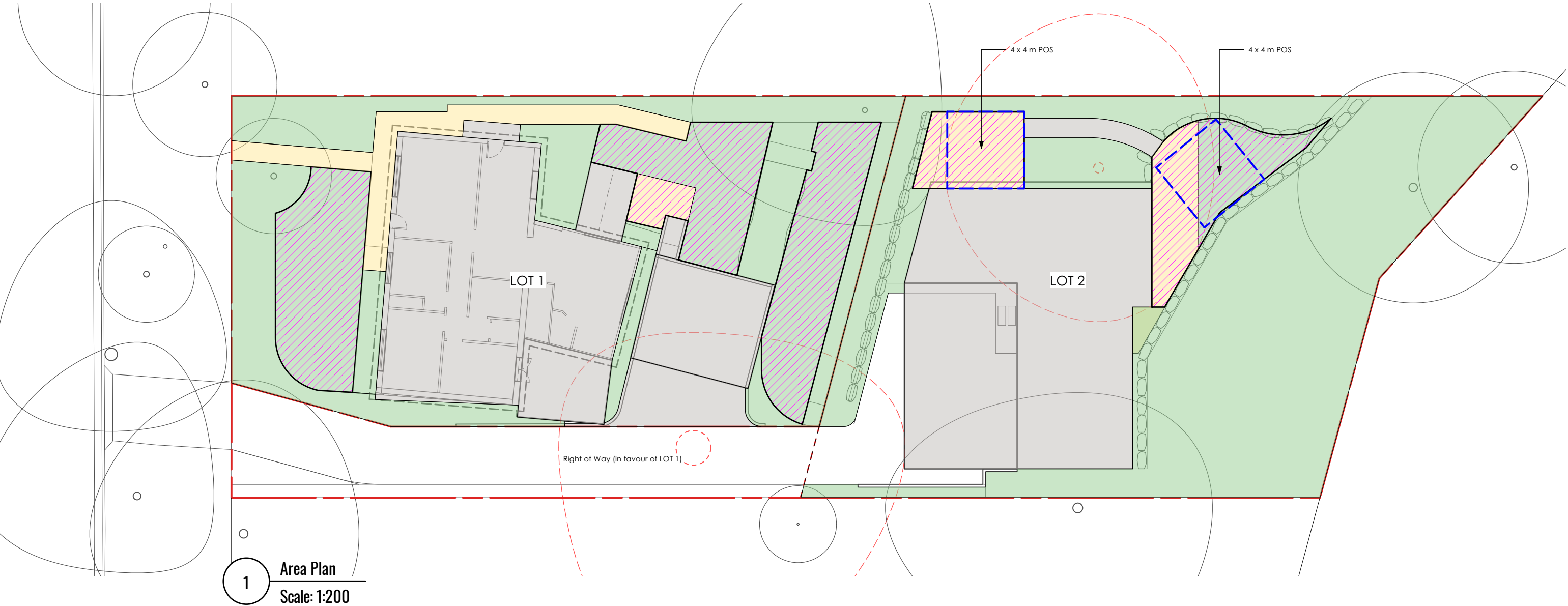


1 Demolition Plan  
Scale: 1:200

LEGEND

- Property Boundary
- To be demolished
- Existing tree to be removed (refer to Arborist's Report)

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	L			DA Re-submission	24-01-2025	Project:	Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by:	YW		
	K			DA Submission	08-10-2024						
	J			DA Submission	24-09-2024						
	I			DA Submission	25-08-2024						
	H			DA Submission	13-08-2024			Checked by:	YW		
	G			DA Submission	30-07-2024						



LEGEND

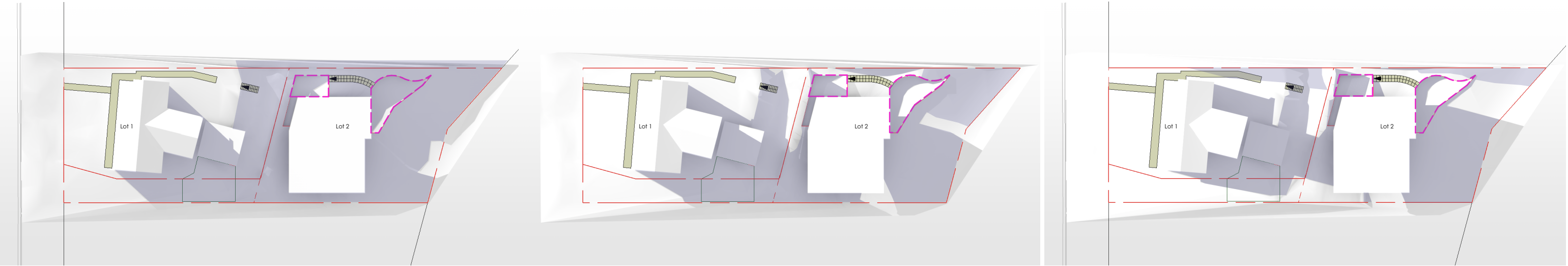
- Property Boundary
- Built upon area (building)
- Soft landscape
- Hard landscape (paved)
- Private open space
- Principal open space

Area Calculation & Compliance

(m2)	Lot Area	Req.	Proposed Landscape Area	Compliance
LOT 1	554.0	min 60% (among which max 6% paved is allowed)	299.2 soft (54%) + 33.5 paved (6%)	Yes
LOT 2	593.6 (excl. ROW)		342.7 soft (57%) + 39.2 paved (6%)	Yes

(m2)		DCP Req.	Proposed Private Open Space	Compliance
LOT 1	554.0	80 m2	151	Yes
LOT 2	593.6 (excl. ROW)	80 m2	83	Yes

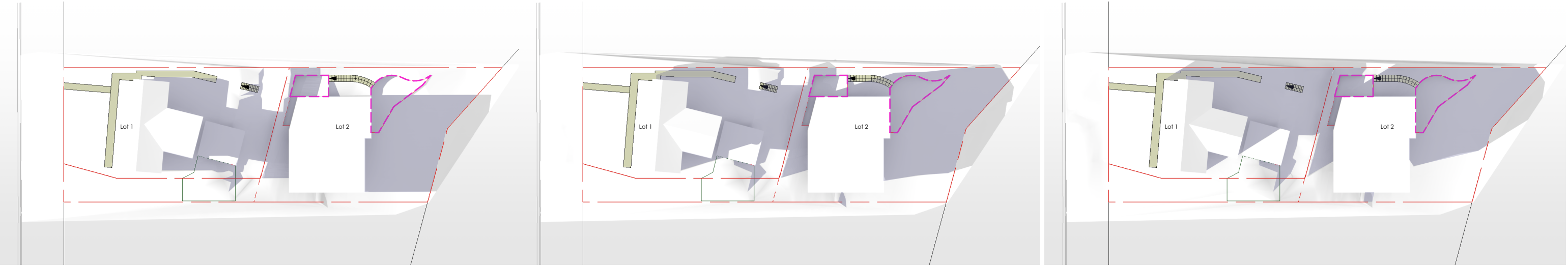
Notes: all areas are in square meters; all % are relative to respective lot area.



1 21 June - 9:00AM  
Scale: 1:600

2 21 June - 10:00AM  
Scale: 1:600

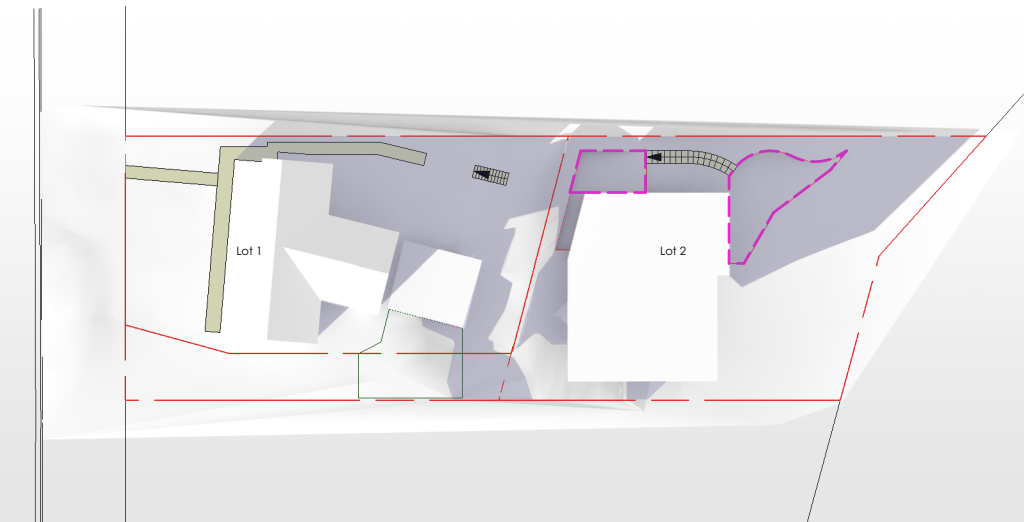
3 21 June - 11:00AM  
Scale: 1:600



4 21 Jun - 12:00PM  
Scale: 1:600

5 21 Jun - 1:00PM  
Scale: 1:600

6 21 Jun - 2:00PM  
Scale: 1:600



7 21 Jun - 3:00PM  
Scale: 1:600



LEGEND

Lot 2 principal private open space

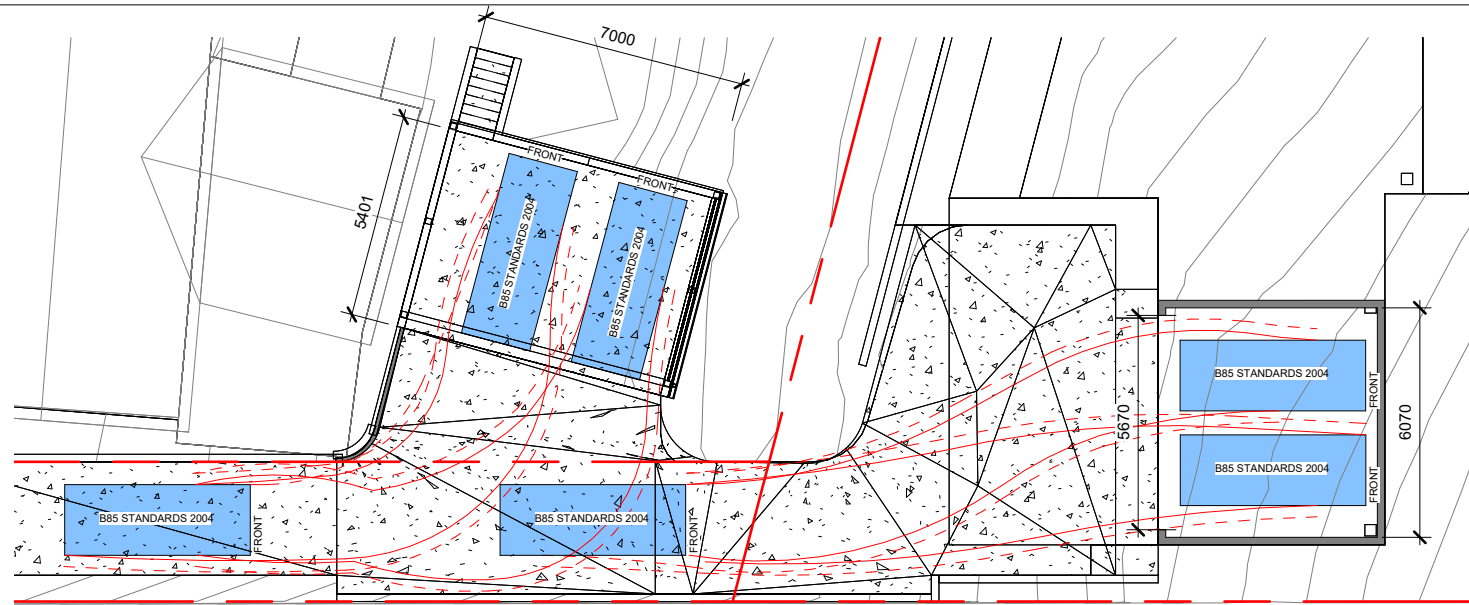
Shaded area

**Summary**

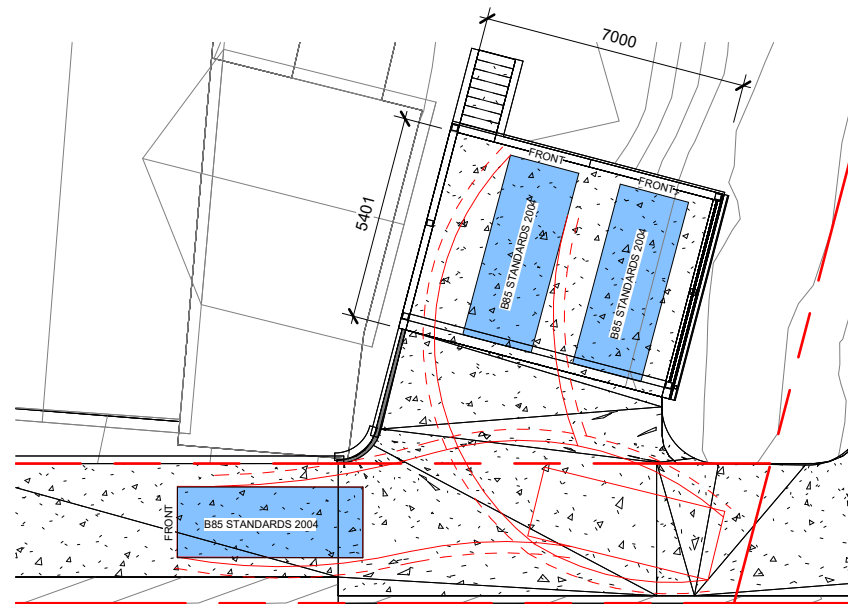
- Solar study of proposed subdivision and building envelope.
- Study from 9:00 am to 3:00 pm in mid-winter (21st June), Sydney.
- The main privacy open space of Lot 2 (as shown on plan) receives reasonable amount of sunlight.

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	as shown			L	DA Re-submission	24-01-2025	Project:	Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by:	YW	
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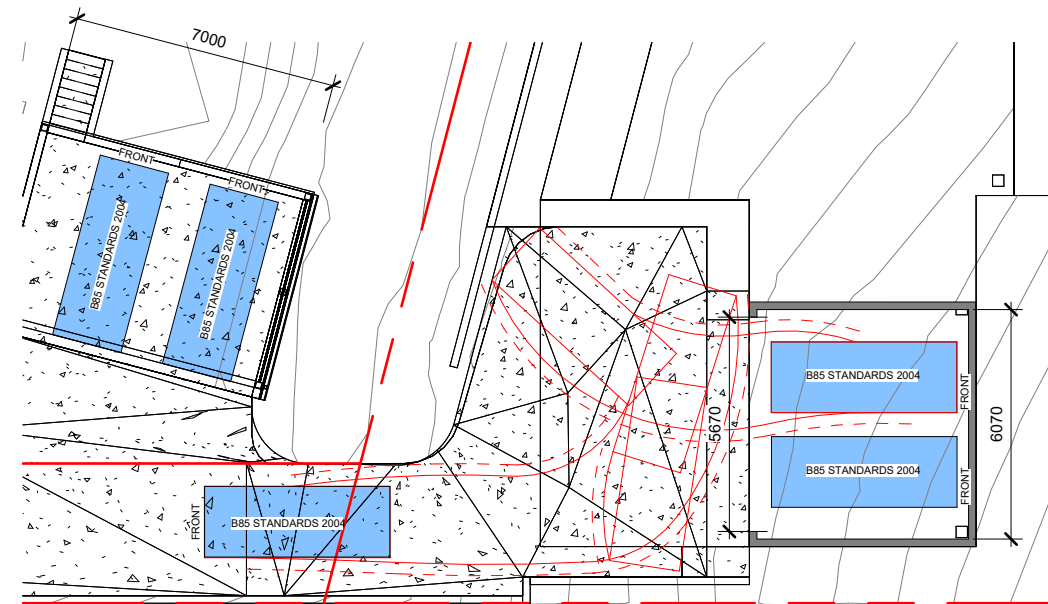




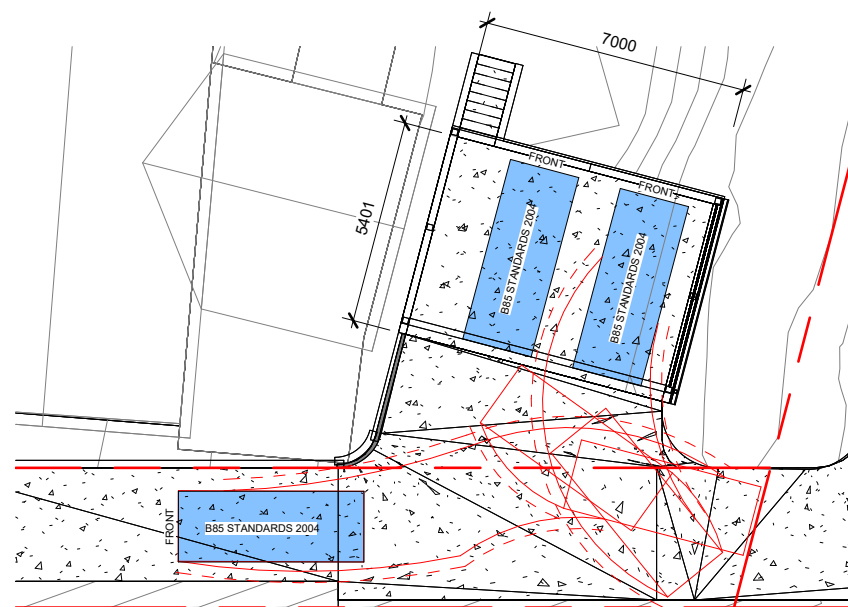
Front in parking of Lot 1 & Lot 2  
From centre of driveway



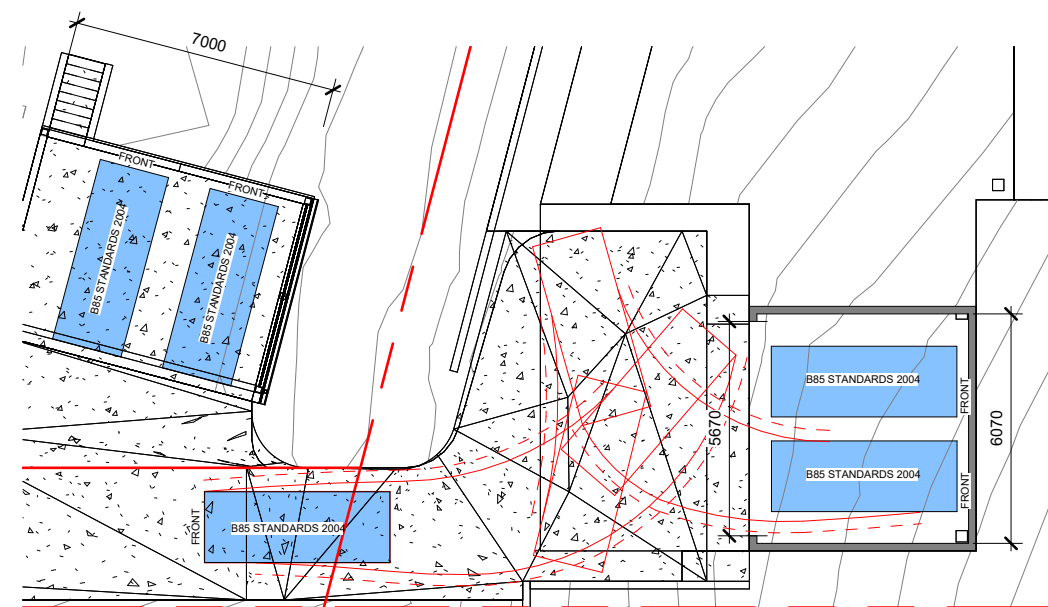
Reverse & front out of Lot 1 Space 1  
3 Point Turn




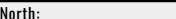
Reverse & front out of Lot 2 Space 1  
5 Point Turn

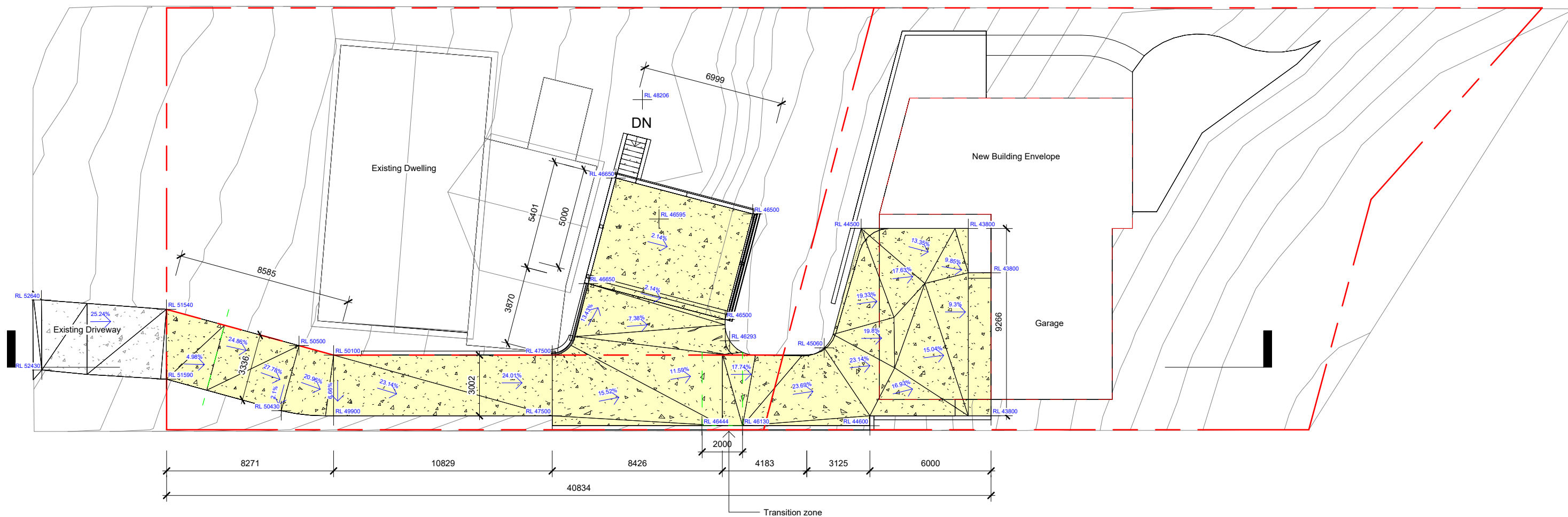


Reverse & front out of Lot 1 Space 2  
5 Point Turn

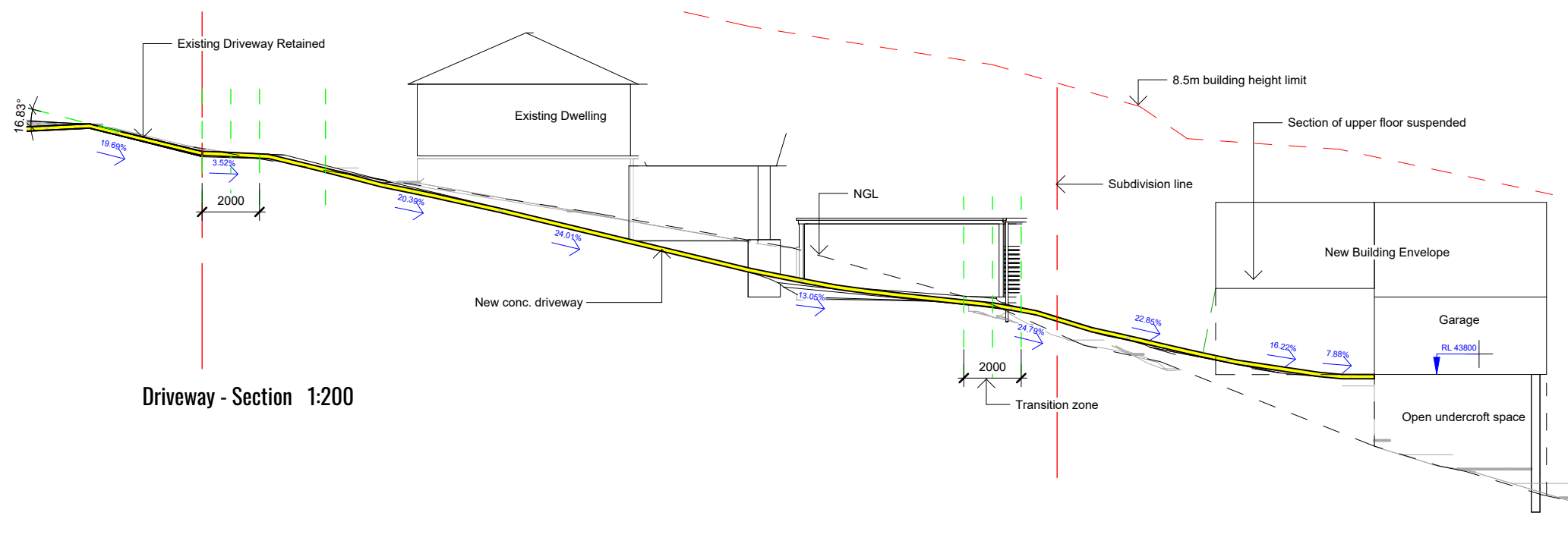


Reverse & front out of Lot 2 Space 2  
5 Point Turn

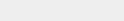
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				M	DA Re-submission	24-01-2025	Project:	Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by:	YW	
				L	Draft	9/01/2025					
				K	DA Submission	08-10-2024					
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				H	DA Submission	13-08-2024					

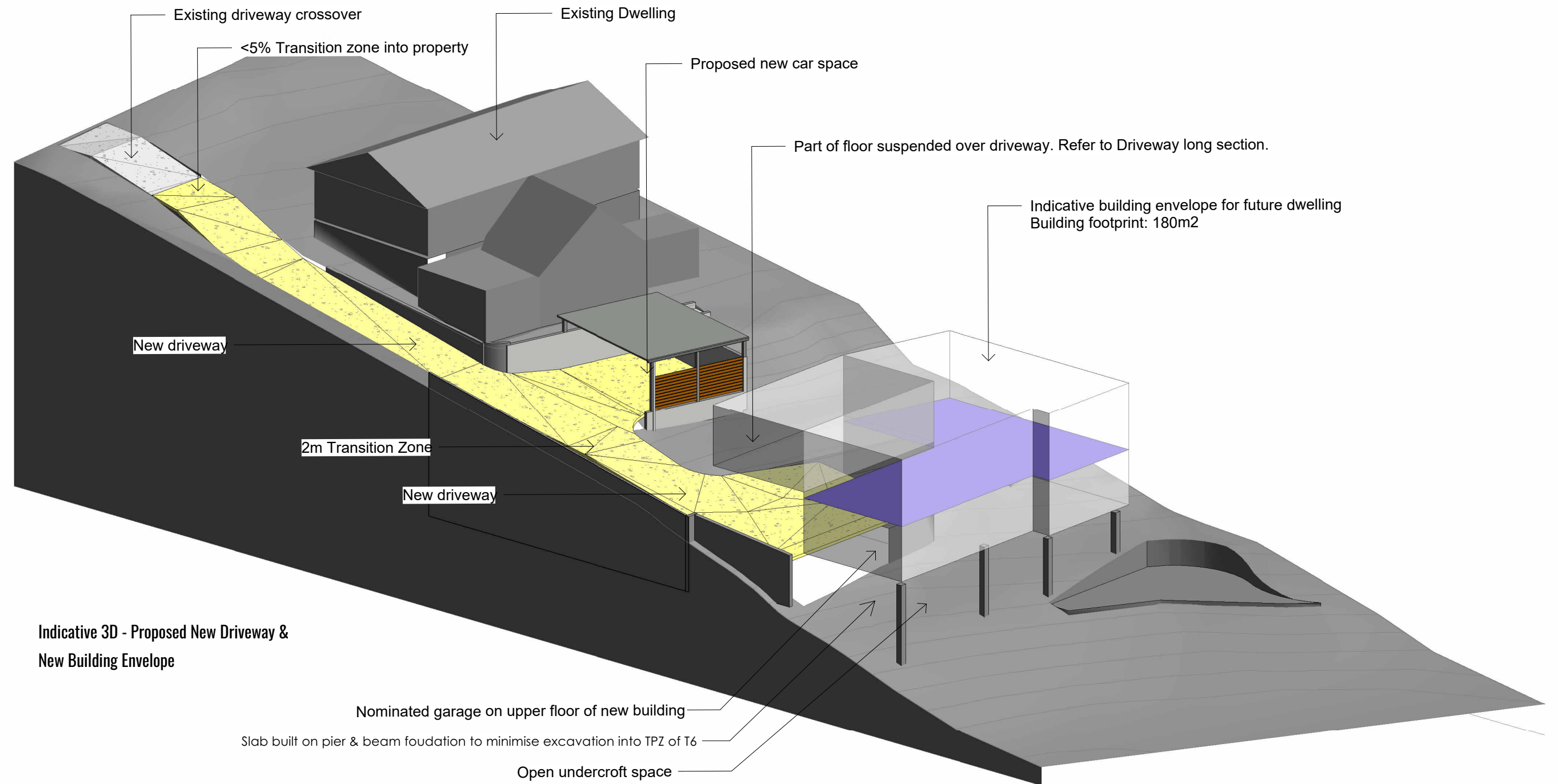



Driveway - Plan 1:200



Driveway - Section 1:200

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	Sample Scale @ A3	M	DA Re-submission	24-01-2025	Project: Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	9/01/2025	Drawn by:	YW		
		L	Draft	08-10-2024						
		K	DA Submission	24-09-2024						
		J	DA Submission	25-08-2024						
		I	DA Submission	13-08-2024			Checked by:	YW		
		H	DA Submission							



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