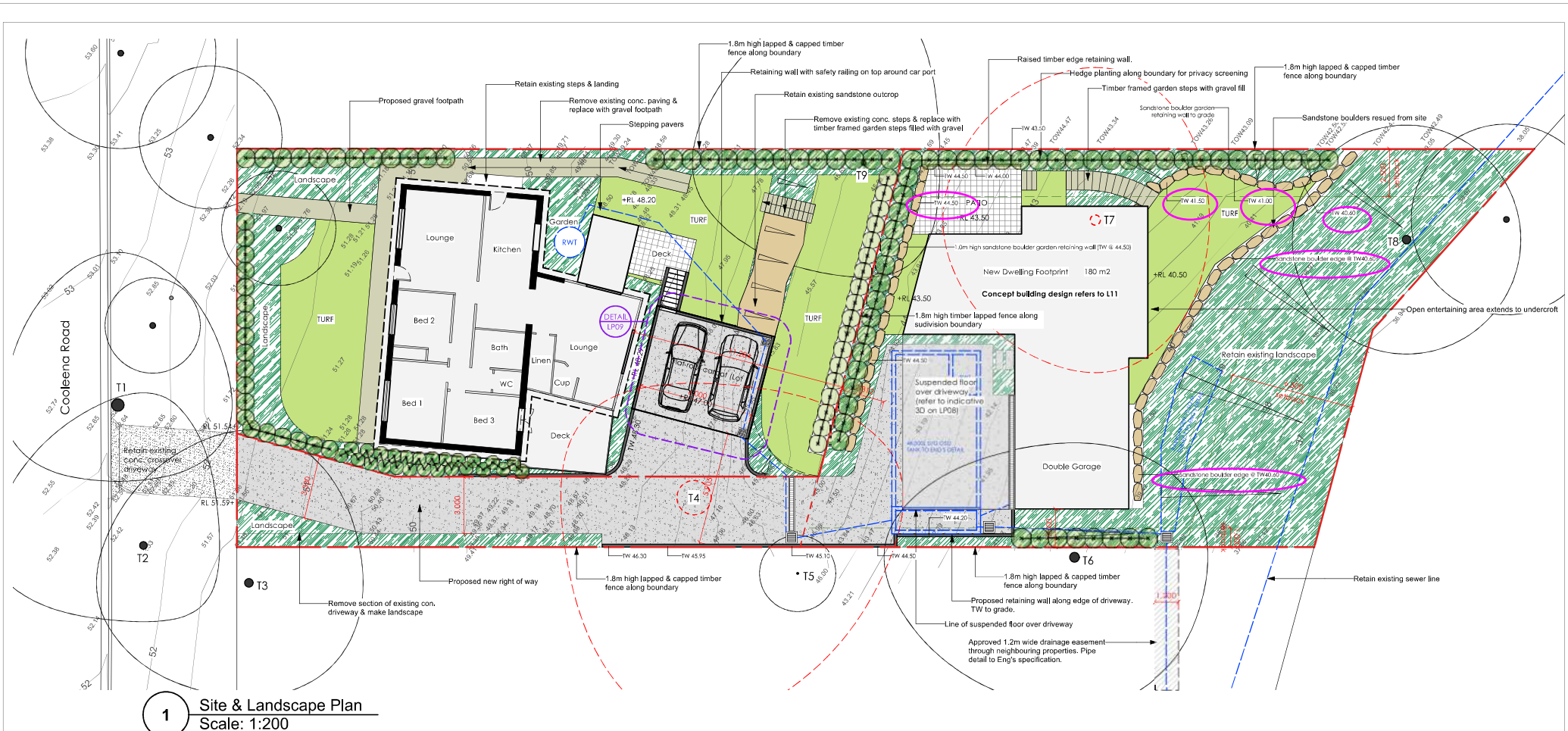


1 Subdivision Plan
Scale: 1:200

Rev.	Notes	Issue Date	Client:	Sheet Title:	Sheet No.
			Ianni Family Pty Ltd	Subdivision Plan	
			Project:	Drawn by:	
			Proposed Subdivision 7 Cooleena Road, Elanora Heights NSW 2101	YV	
Q	Final Submission	18/03/2025		Checked by:	L01
P	DA Re-submission	12/03/2025		YV	
O	DA Re-submission	09/03/2025			
N	DA Re-submission	25/02/2025			
M	DA Re-submission	08.02.2024			
L	DA Re-submission	24-01-2025			



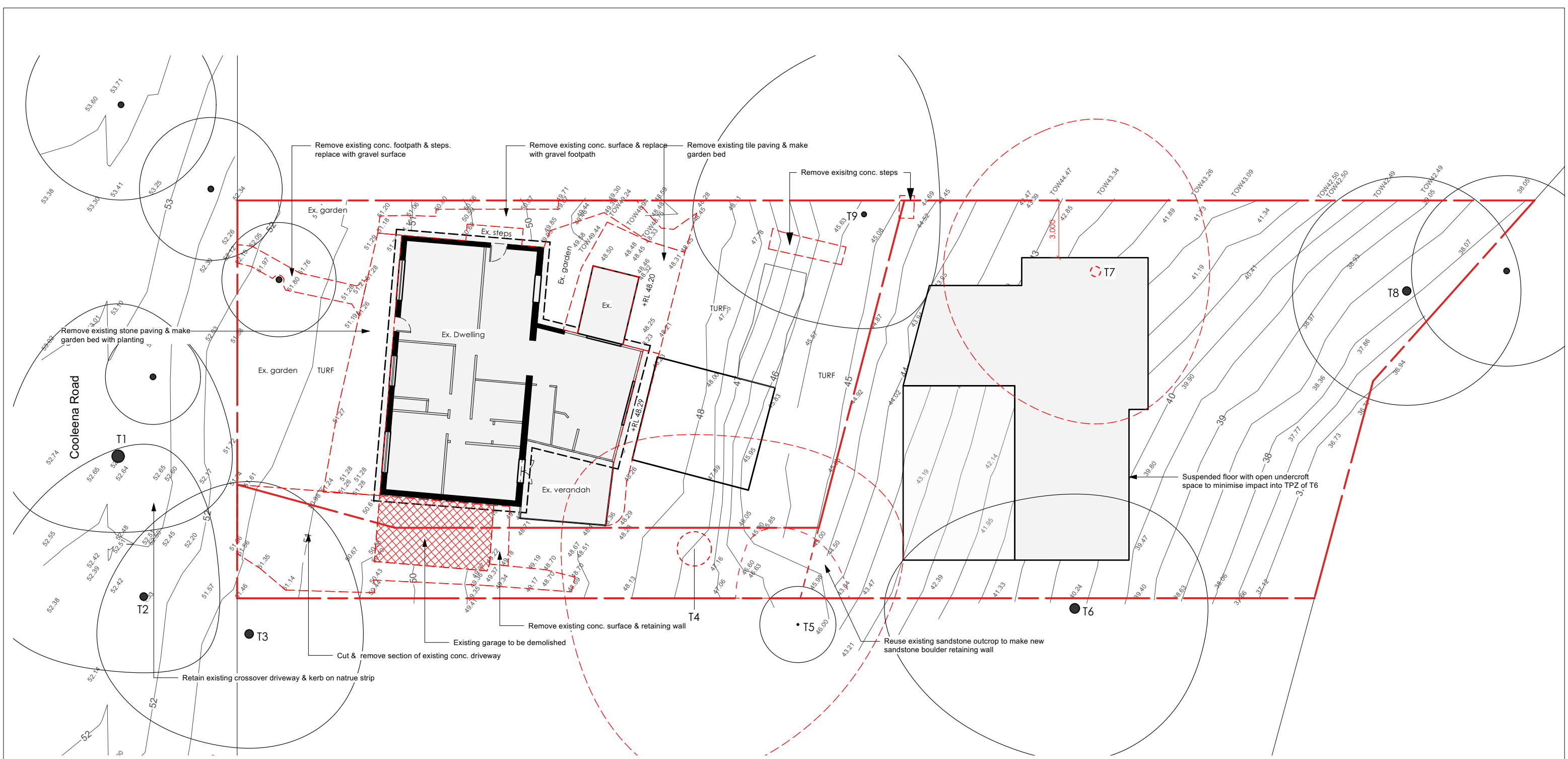
1

Site & Landscape Plan
Scale: 1:200

LEGEND


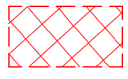

- Site Boundary
- Existing tree to be retained (refer to Arborist's Report)
- Existing tree to be removed (refer to Arborist's Report)
- New shrub planting
- Landscape planting area
- Turf area
- Existing concrete surface
- New concrete surface
- Compacted gravel surface
- Drainage pipeline to Hydraulic Eng's detail
- Grated drain to Hydraulic Eng's detail


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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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			Q	Final Submission	18/03/2025	Project:	Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by:	YW	
			P	DA Re-submission	12/03/2025					
			O	DA Re-submission	09/03/2025					
			N	DA Re-submission	25/02/2025					
			M	DA Re-submission	08.02.2024					
			L	DA Re-submission	24-01-2025					




LEGEND

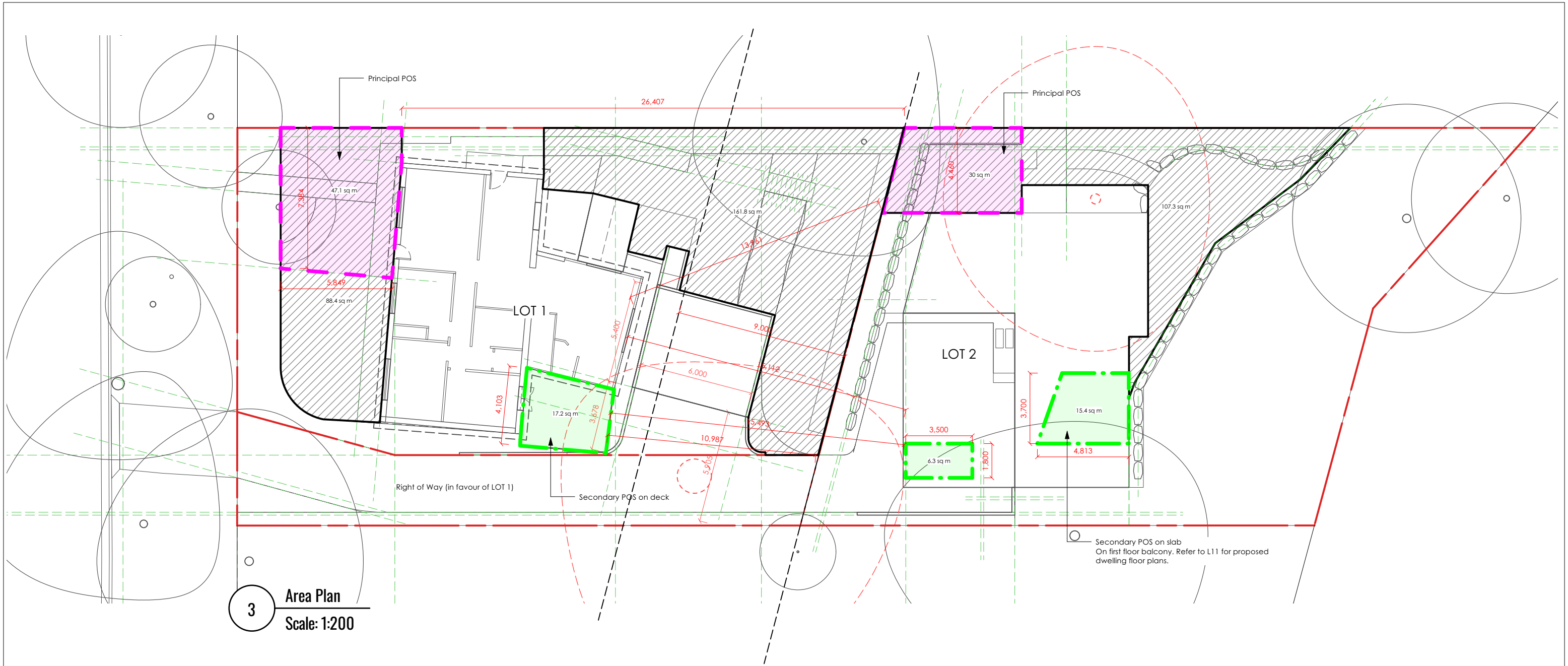
- Property Boundary
- Built upon area (building)
- Hard landscape (paved)
- Soft landscape area

Landscape Area Calculation & Compliance (Soft & Hard)

(m2)	Lot Area	Req.	Proposed Landscape Area	Compliance
LOT 1	554.0	min 60% among which max 6% (of lot area) is allowed to be paved.	332.3 soft (60%) + 33.5 paved (6%) Total: 65% landscape area	Yes
LOT 2	593.6 (excl. ROW)		356.7 soft (60.1%) + 21.2 paved (3.6%) Total: 63.7% landscape area	Yes

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

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			Q	Final Submission	18/03/2025	Project: Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by: YW		
			P	DA Re-submission	12/03/2025				
			O	DA Re-submission	09/03/2025		Checked by: YW		
			N	DA Re-submission	25/02/2025				
			M	DA Re-submission	08.02.2024				
L	DA Re-submission	24-01-2025							



3 Area Plan
Scale: 1:200

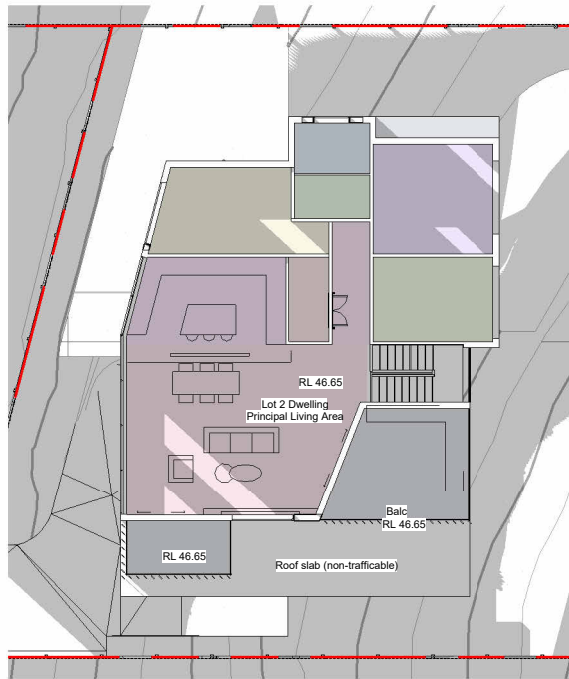
LEGEND

- Property Boundary
- Built upon area (building)
- POS at Ground Level
- Principal POS at Ground Level
- Secondary POS above Ground Level

POS Area Calculation & Compliance

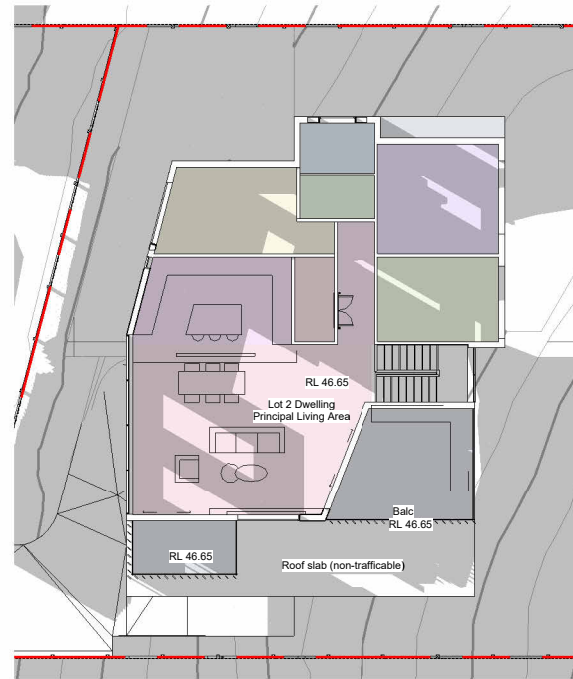
(m2)	Lot Area	DCP Req.	Proposed Private Open Space	Compliance
LOT 1	554.0	80 m2 at ground level	Total POS at ground level: 250.2 Principal POS: 41.7 Front POS: 35% of total POS	Yes
LOT 2	593.6 (excl. ROW)	80 m2 at ground level	Total POS at ground level: 107.3 Principal POS: 30.0	Yes

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



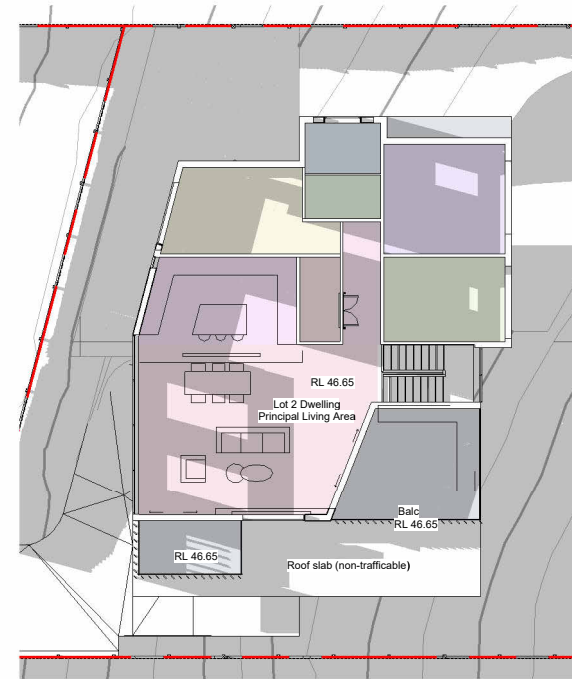
1

Principal Living Area -21 June, 9.00AM
1 : 250



2

Principal Living Area -21 June, 10.00AM
1 : 250



3

Principal Living Area -21 June, 11.00AM
1 : 250



4

Principal Living Area -21 June, 12.00PM
1 : 250



5

Principal Living Area -21 June, 1.00PM
1 : 250



6

Principal Living Area -21 June, 2.00PM
1 : 250



7

Principal Living Area -21 June, 3.00PM
1 : 250

Summary

- Solar study of proposed lot 2 dwelling principal living space.
- Study from 9:00 am to 3:00 pm in mid-winter (21st June), Sydney.
- The principal living space of Lot 2 dwelling (as shown on plan) receives reasonable amount of sunlight.

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						B	Final Submission	18/03/2025	Project:	Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by:	YW	
						A	DA Re-submission	11/03/2025			Checked by:	YW	



1 Elevation Shadow . 9.00AM
1 : 200



2 Elevation Shadow . 10.00AM
1 : 200



3 Elevation Shadow . 11.00AM
1 : 200



4 Elevation Shadow . 12.00PM
1 : 200



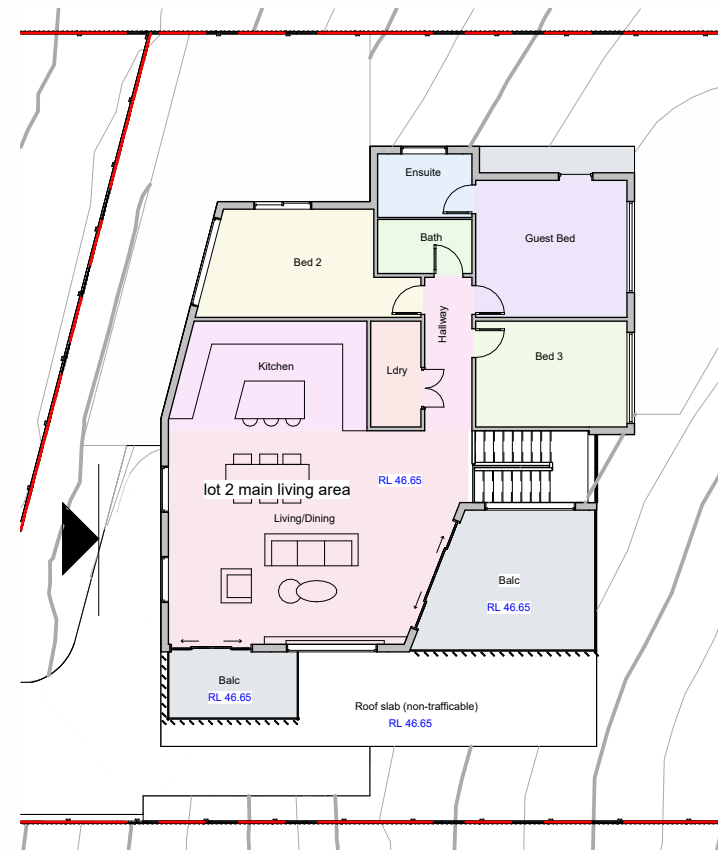
5 Elevation Shadow . 1.00PM
1 : 200



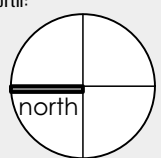
6 Elevation Shadow . 2.00PM
1 : 200

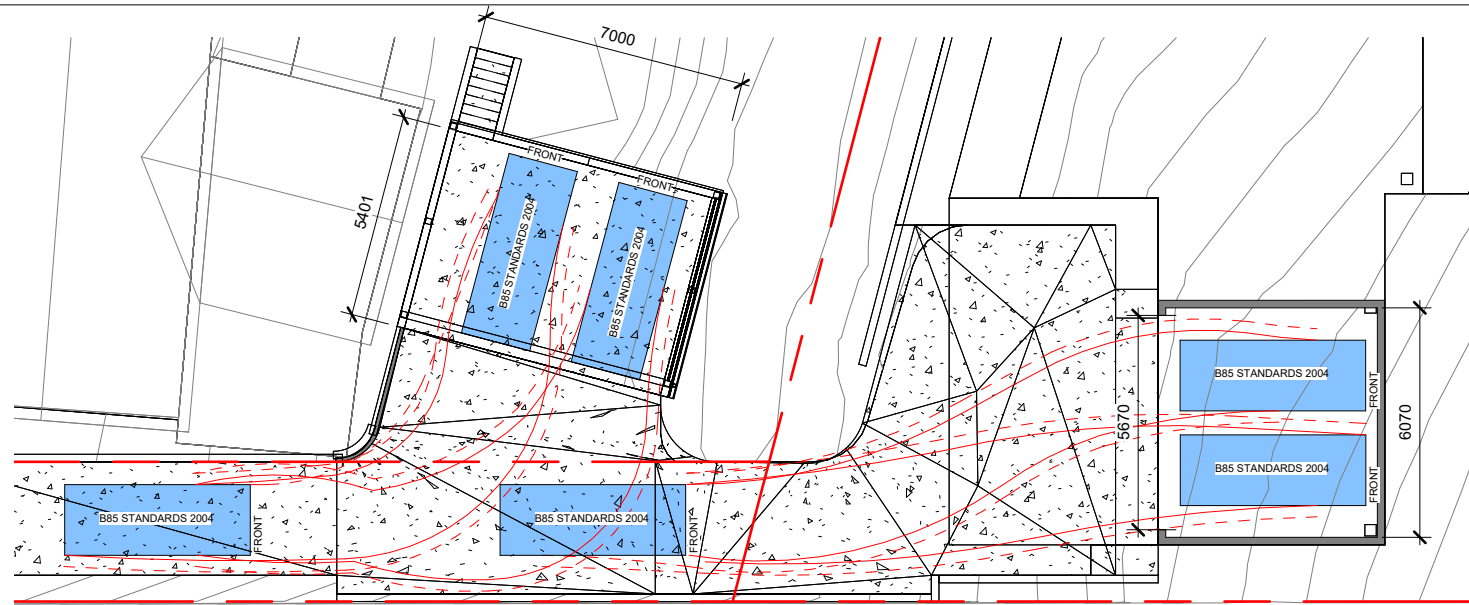


7 Elevation Shadow . 3.00PM
1 : 200

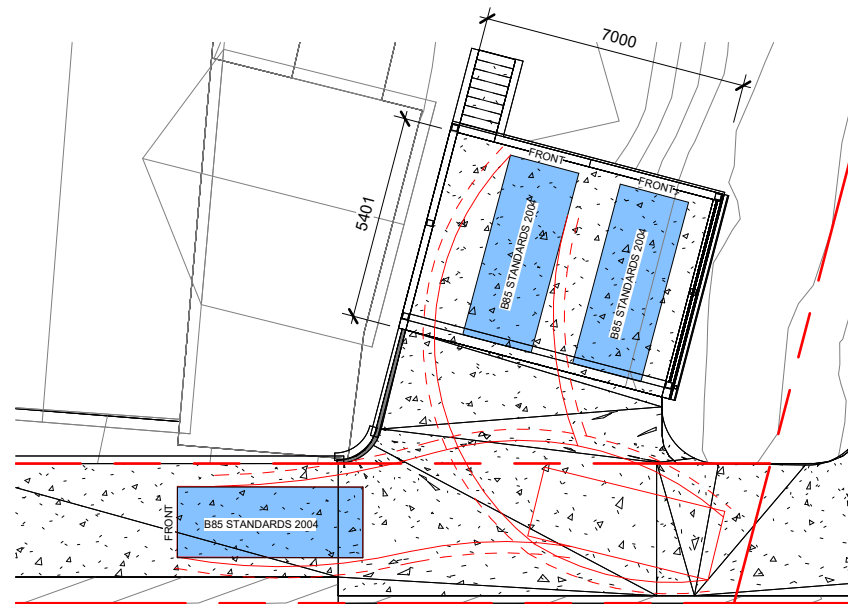


8 KEY PLAN - Lot 2 Dwelling First Floor
1 : 200

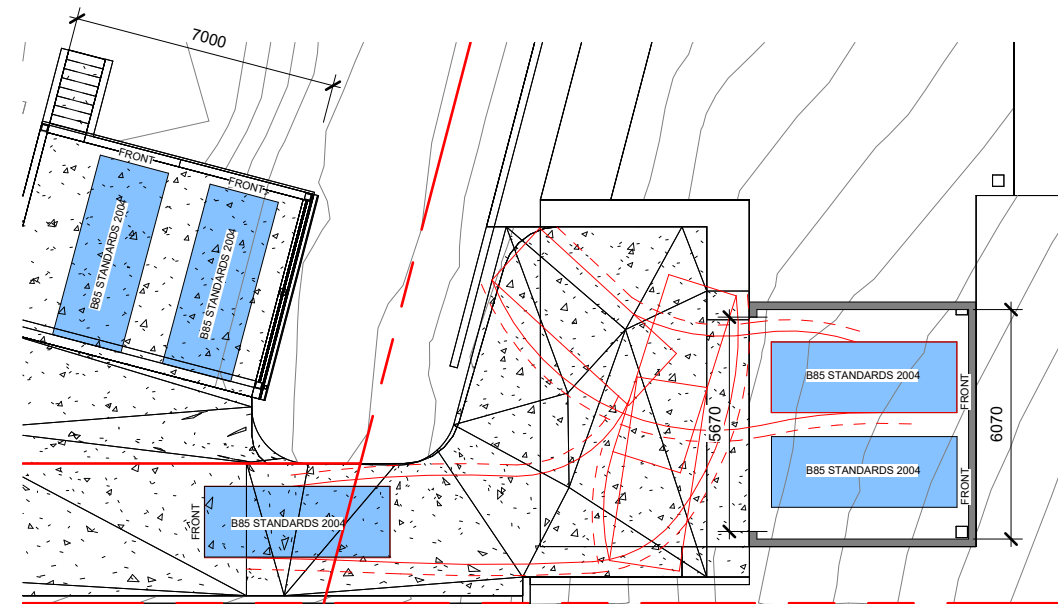
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				B	Final Submission	18/03/2025	Project:	Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by:	YW	
				A	DA Re-submission	11/03/2025			Checked by:	YW	



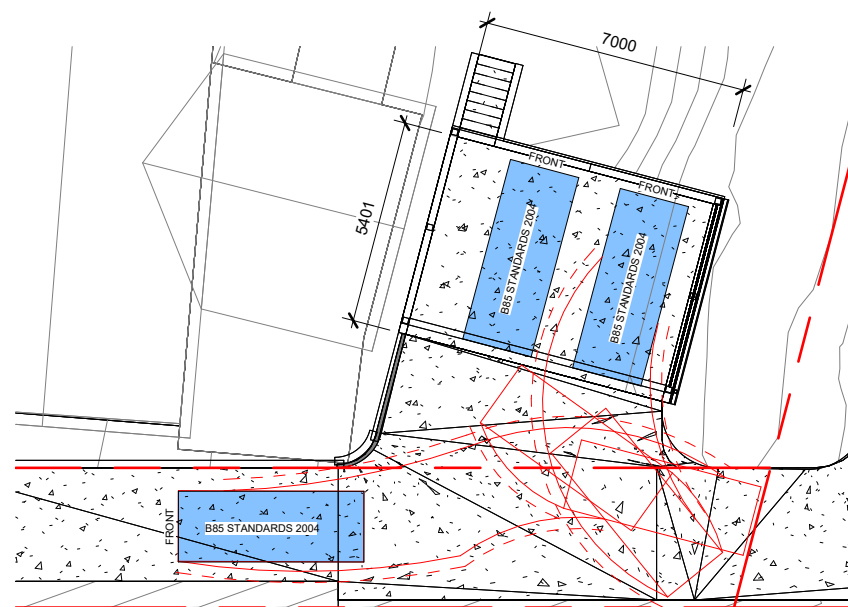
Front in parking of Lot 1 & Lot 2
From centre of driveway



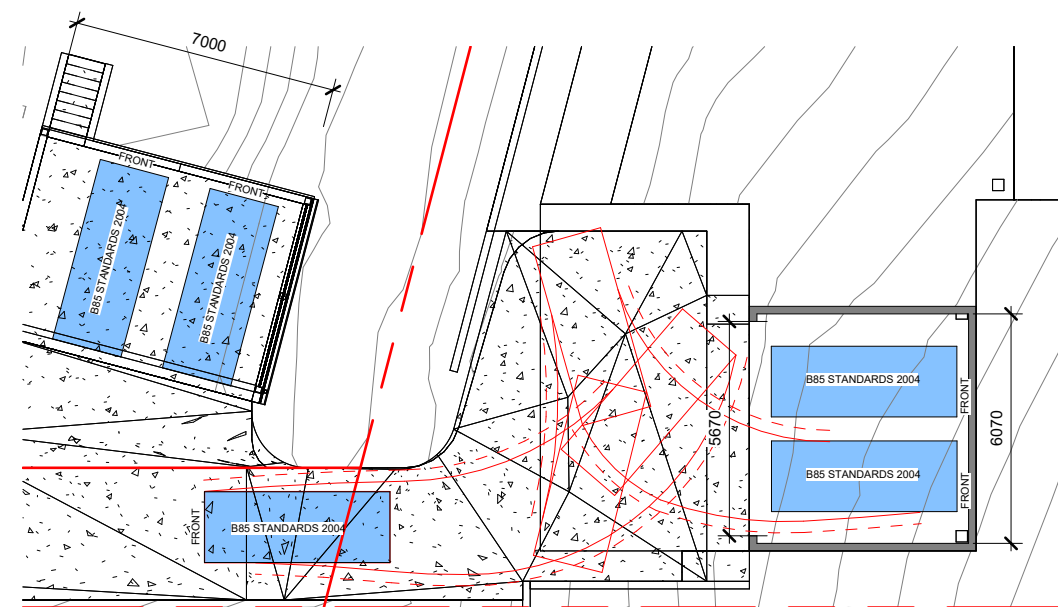
Reverse & front out of Lot 1 Space 1
3 Point Turn



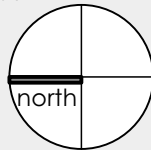
Reverse & front out of Lot 2 Space 1
5 Point Turn

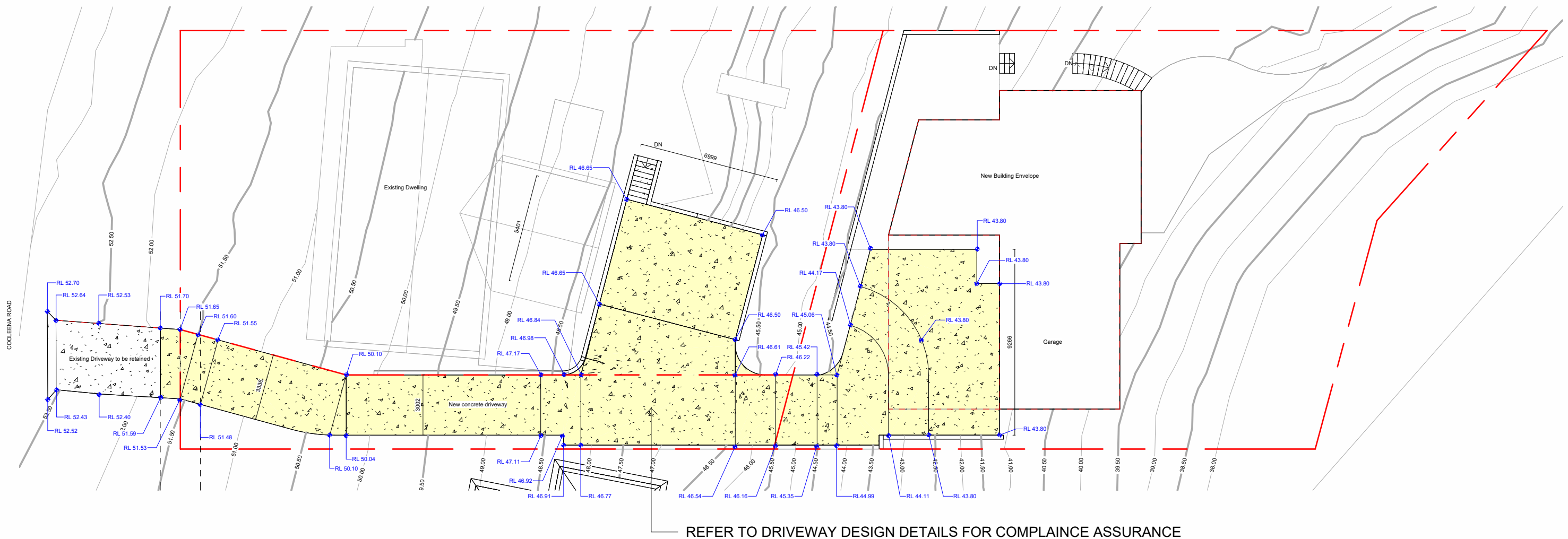


Reverse & front out of Lot 1 Space 2
5 Point Turn

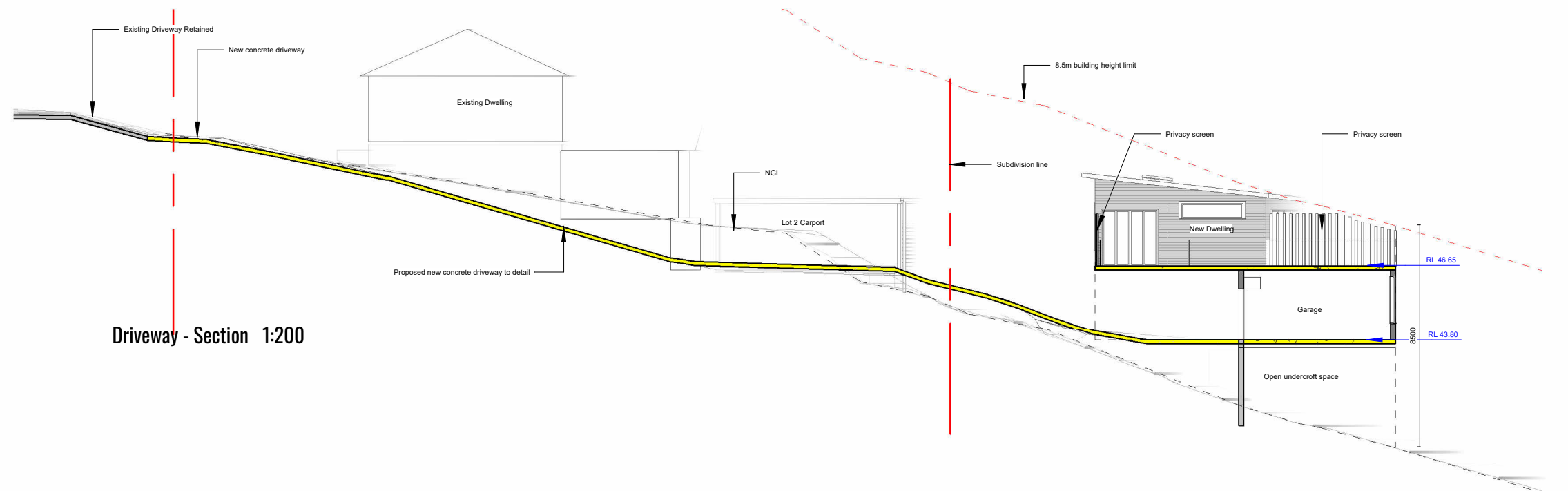


Reverse & front out of Lot 2 Space 2
5 Point Turn


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			Q	DA Re-submission	12/03/2025	Project: Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by: YW	
			P	DA Re-submission	09/03/2025		Checked by: YW	
			O	DA Re-submission	25/02/2025			
			N	DA Re-submission	08.02.2024			
			M	DA Re-submission	24-01-2025			

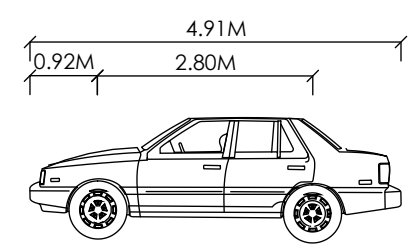
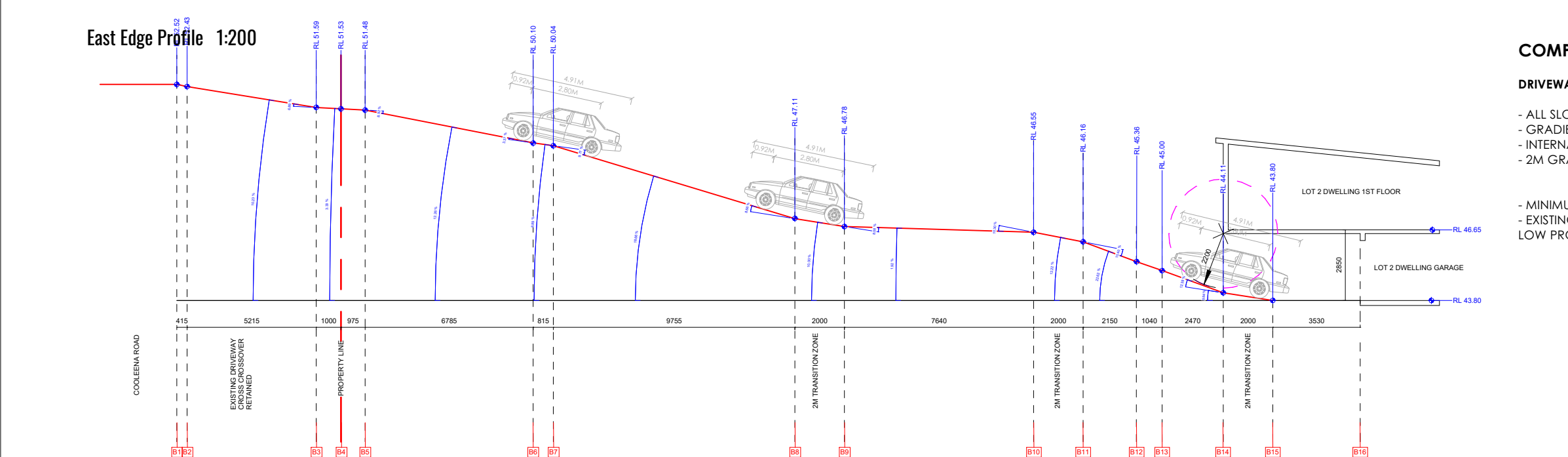
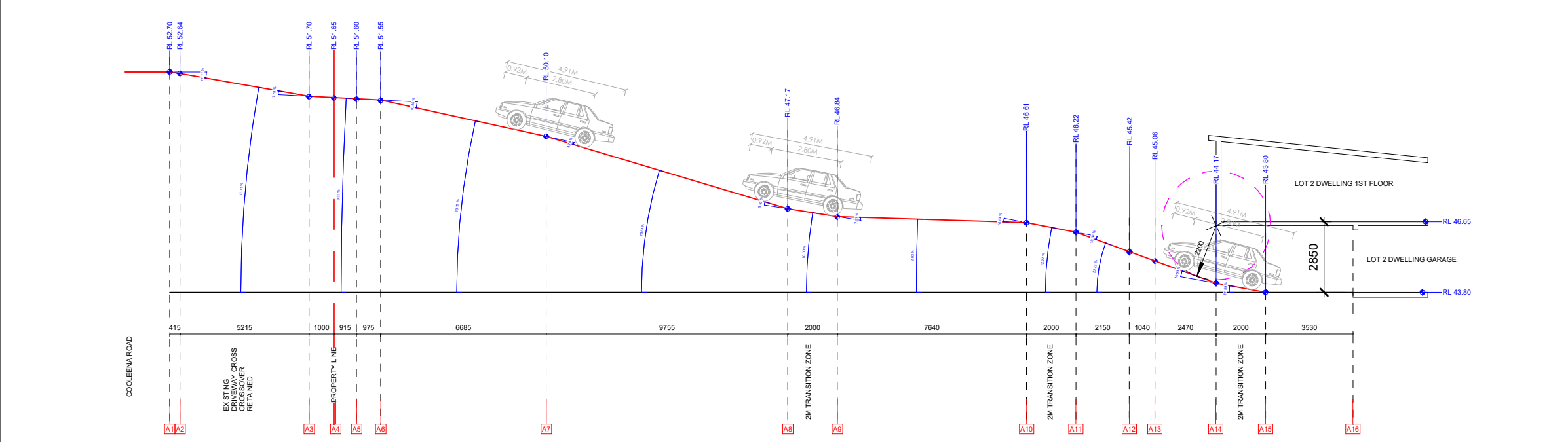
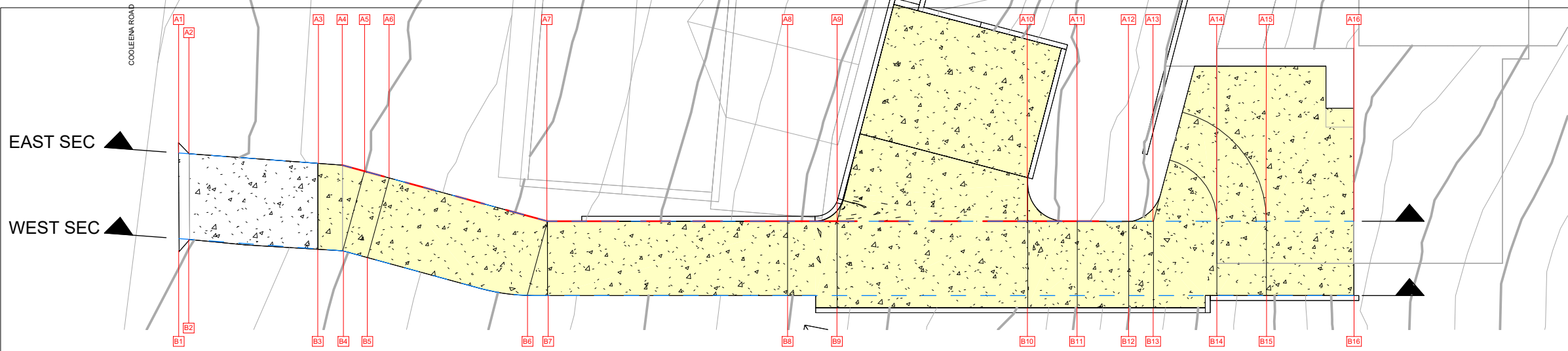


Driveway - Plan 1:200




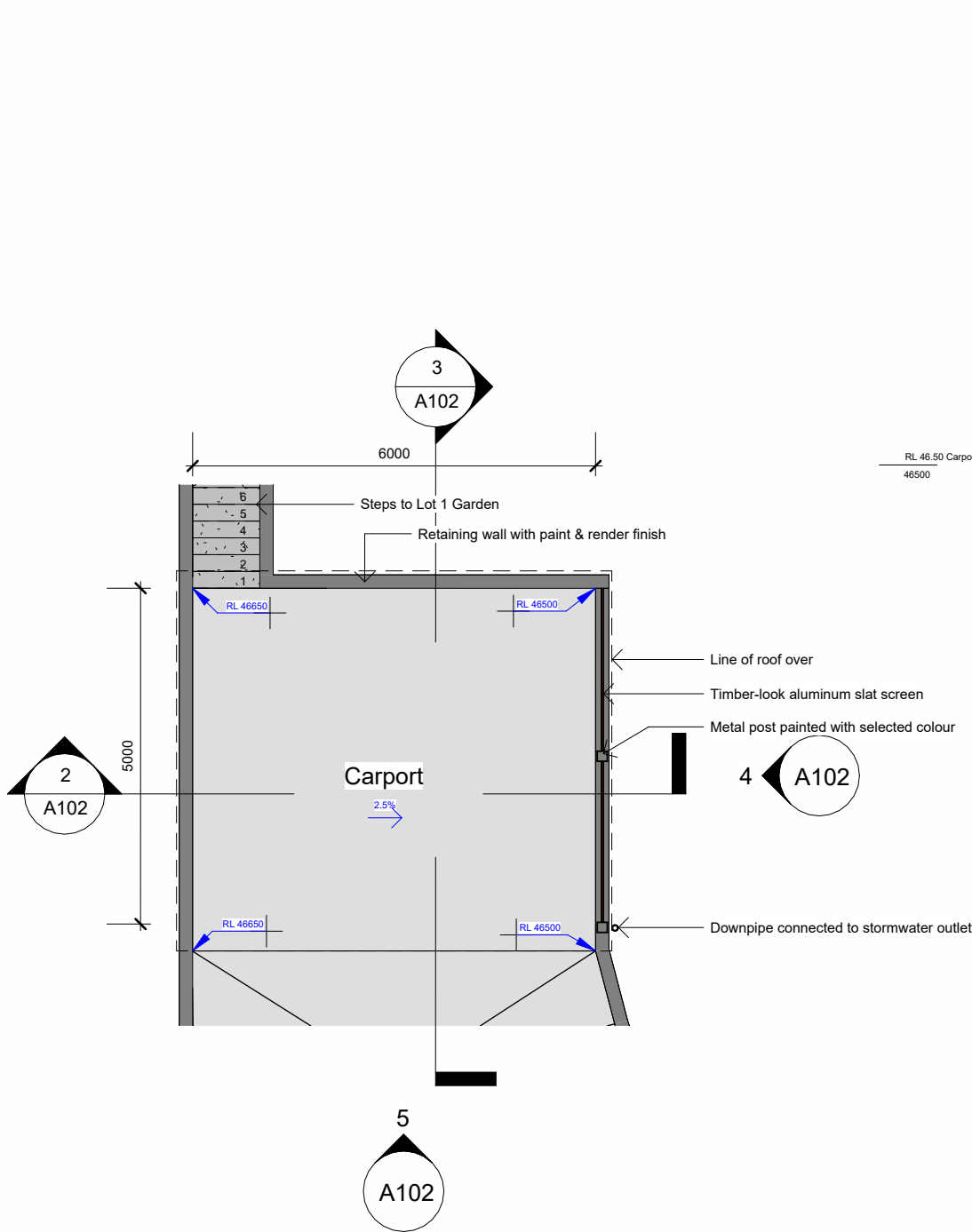
Driveway - Section 1:200

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	Sample Scale @ A3	R	Final Submission	18/03/2025	Project:	Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by:	YW			
		Q	DA Re-submission	12/03/2025							
		P	DA Re-submission	09/03/2025							
		O	DA Re-submission	25/02/2025							
		N	DA Re-submission	08.02.2024							
		M	DA Re-submission	24-01-2025							
Sample Scale @ A3	Checked by:	YW									

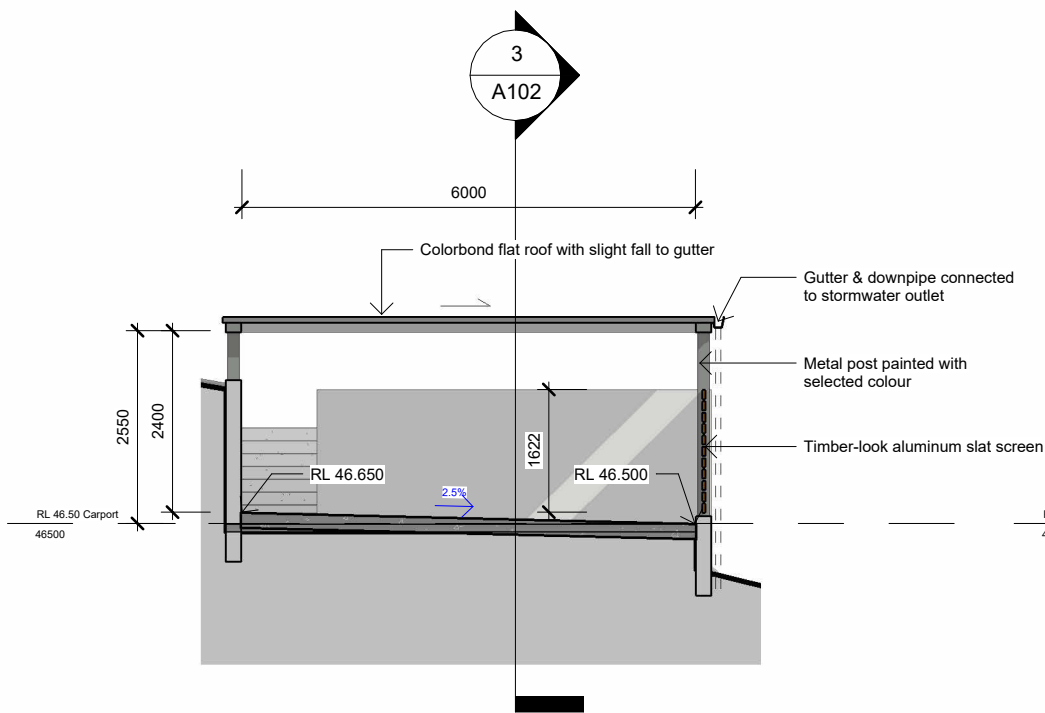


- COMPLIANCE NOTES**
- DRIVEWAY DESIGN AS PER AS2890.1**
- ALL SLOPES IN ANY DIRECTIONS ARE LESS THAN 25%;
 - GRADIENT THROUGH PROPERTY LINE IS LESS THAN 5%;
 - INTERNAL ROW IS MINI. 3M WIDE;
 - 2M GRADIENT TRITATION ZONES ADDED TO ASSURE ALL ANGLE CHANGES ARE:
 - LESS THAN 12.5% IN SUMMIT
 - LESS THAN 15% IN SAG
 - MINIMUM HEAD ROOM IS 2300MM;
 - EXISTING DRIVEWAY CROSSOVER IN NATURE STRIP RETAINED AS PER COUNCIL'S LOW PROFILE STANDARDS.

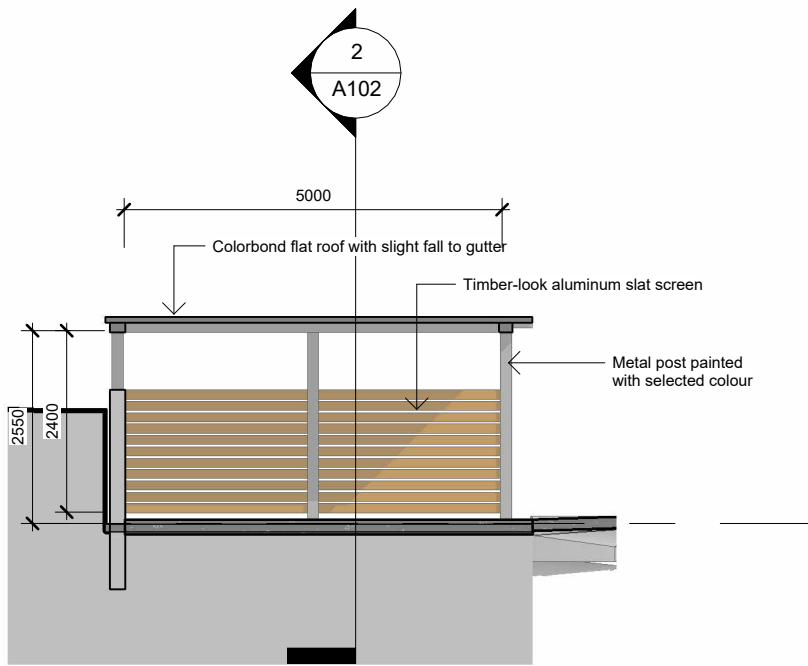
West Edge Profile 1:200	<div><div>WY DESIGN STUDIO ABN: 51 673 847 133</div></div>	Copyright:	North:	Scale:	Rev.	Notes	Issue Date	Client:	Ianni Family Pty Ltd	Sheet Title:	Driveway Design Details 02	Sheet No. L08
		Sample Scale @ A3			R	Final Submission	18/03/2025	Project:	Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by:	YW	
					Q	DA Re-submission	12/03/2025					
					P	DA Re-submission	09/03/2025					
					O	DA Re-submission	25/02/2025					
					N	DA Re-submission	08.02.2024					
					M	DA Re-submission	24-01-2025					
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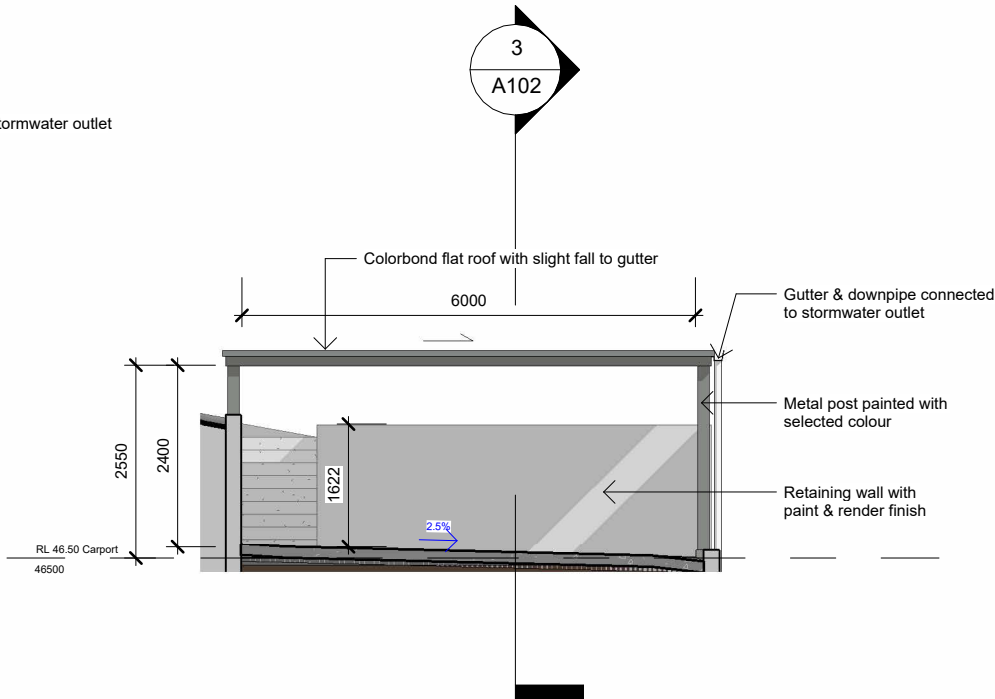
1. Carport Plan 1-100 @ A3



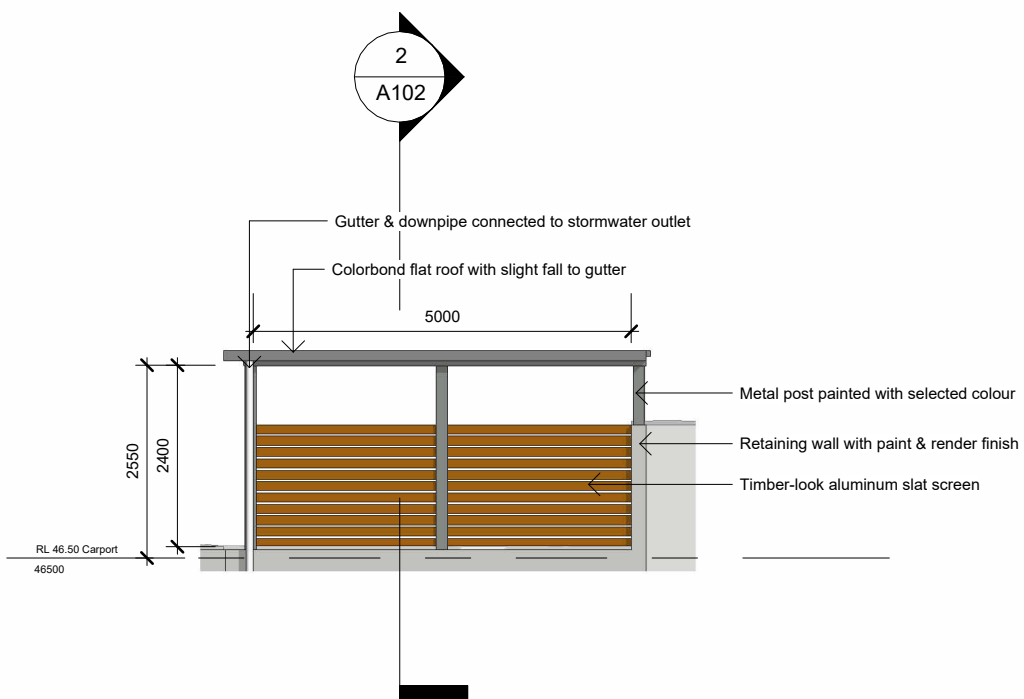
2. Carport Section 1-100 @ A3




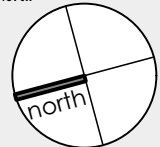
3. Carport Section 1-100 @ A3

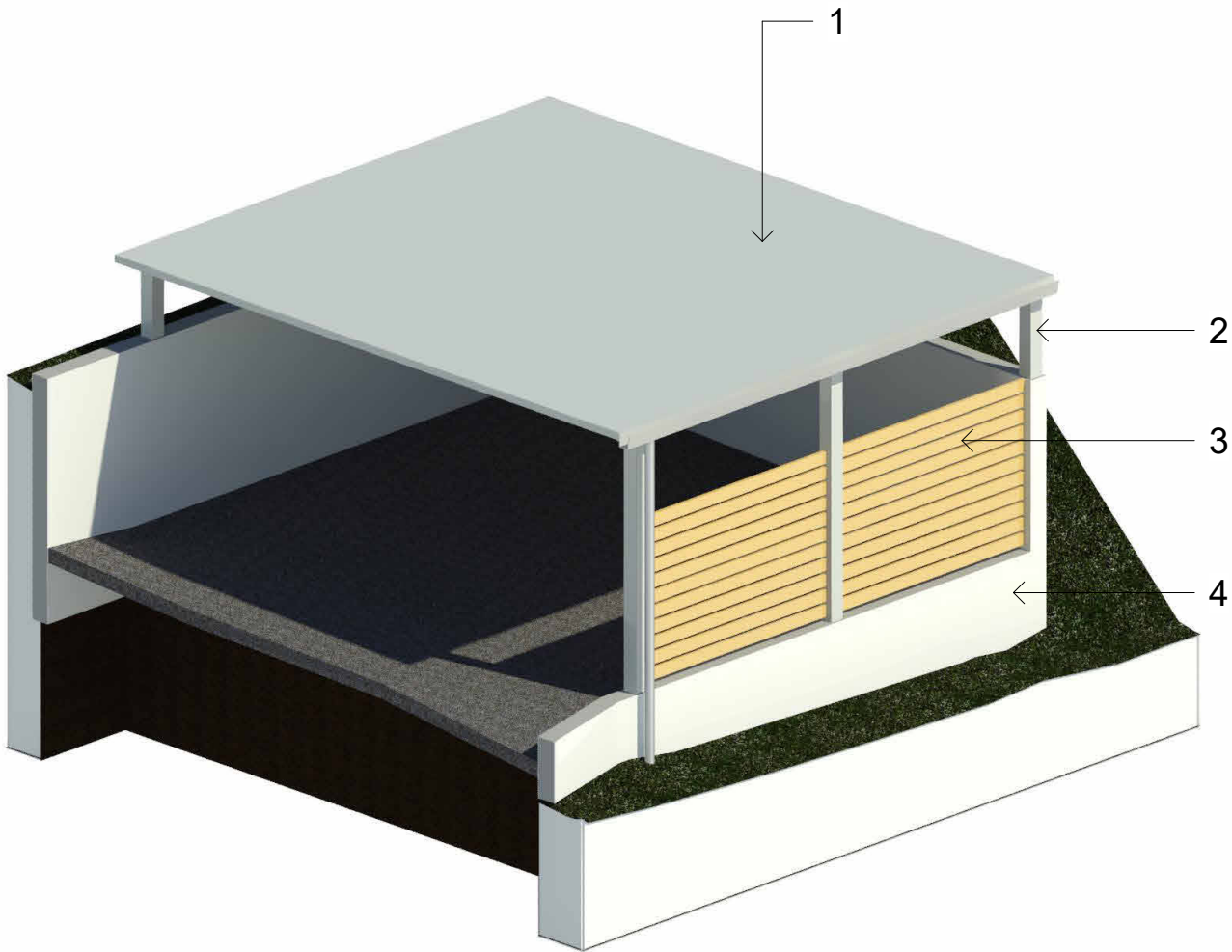


5. Carport Elevation 1-100 @ A3







4. Carport Elevation 1-100 @ A3

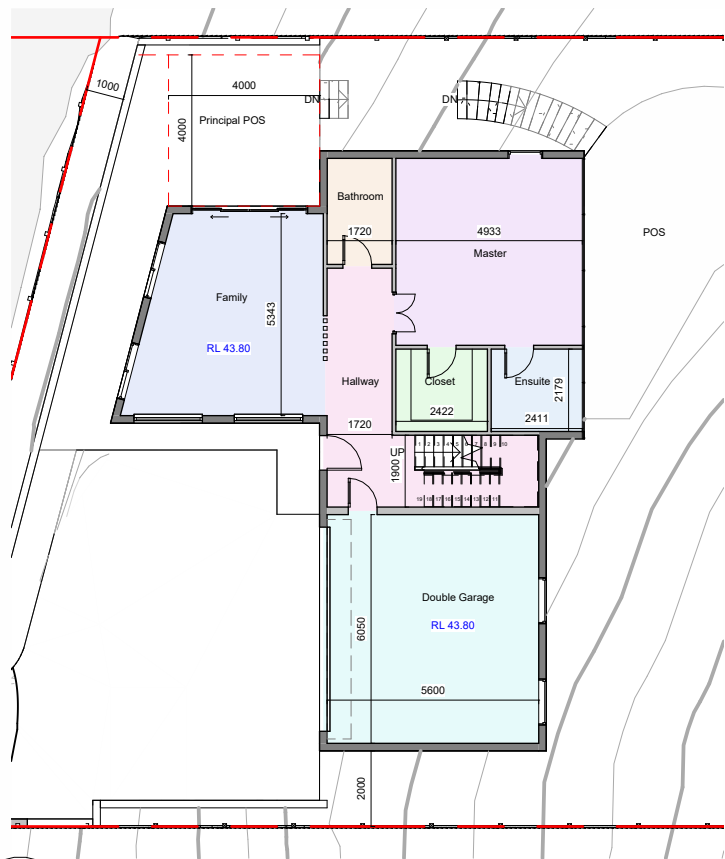
 WY DESIGN STUDIO ABN: 51 673 847 133	Copyright: <small>These designs, plans and specifications are the copyright and property of WY Design Studio Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of WY Design Studio Pty Ltd.</small>		Scale: as shown	Rev.	Notes	Issue Date	Client: Ianni Family Pty Ltd	Sheet Title: Carport Details 01	Sheet No. L09	
				G	Final Submission	18/03/2025				Project: Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101
				F	DA Re-submission	12/03/2025				
				E	DA Re-submission	09/03/2025				
				D	DA Re-submission	25/02/2025				
				C	DA Re-submission	08.02.2024				
				B	DA Re-submission	23-01-2025				



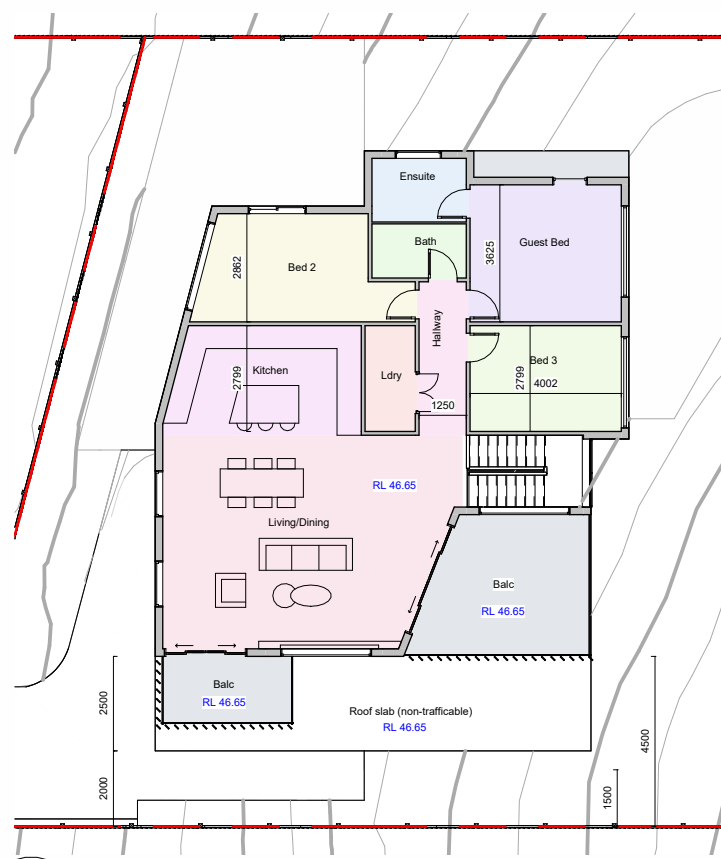
Indicative 3D - Proposed New Carport For Lot 1

SCHEDULE OF FINISHES

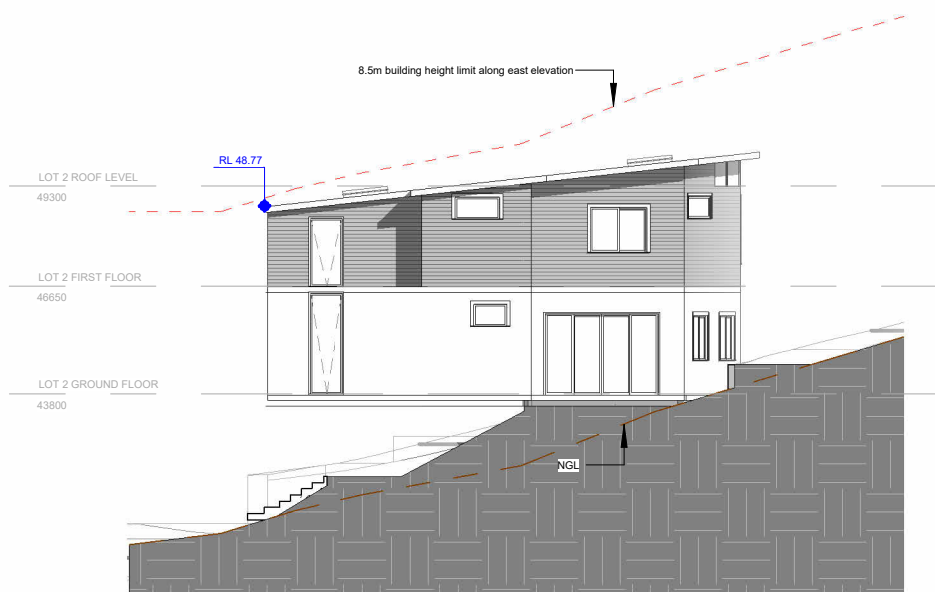
MARK	MATERIAL	IMAGE
1	COLOBOND ROOFING - PAINT WITH 'WINDSPRAY' COLOUR	
2	METAL POST - PAINT WITH 'WINDSPRAY' COLOUR	
3	TIMBER LOOK ALUMINUM SLAT SCREEN (HORIZONTAL PATTERN)	
4	RETAINING WALL - RENDERED PAINT FINISH 'SOUTHERLY' COLOUR	



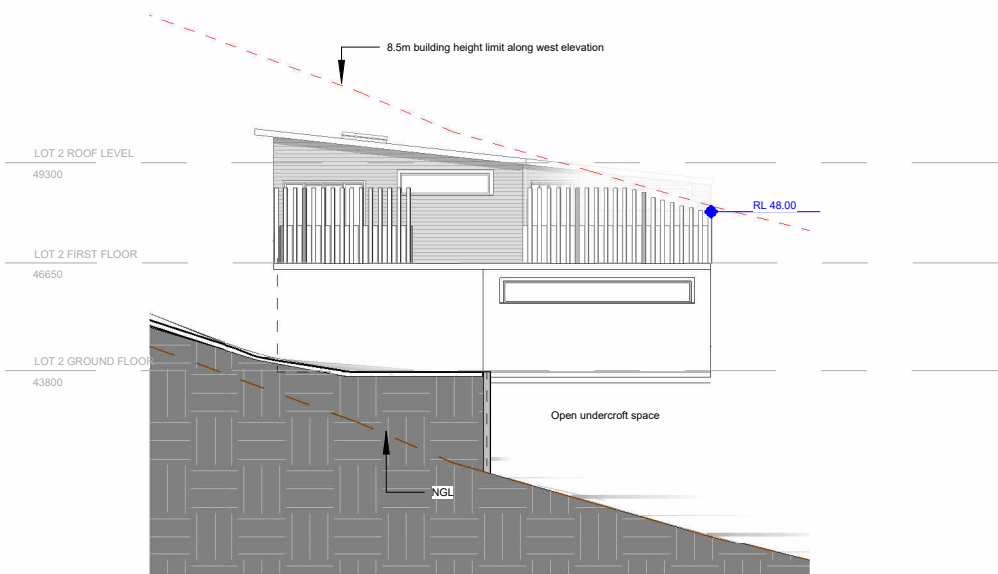
1 LOT 2 GROUND FLOOR
1 : 200




2 LOT 2 FIRST FLOOR
1 : 200

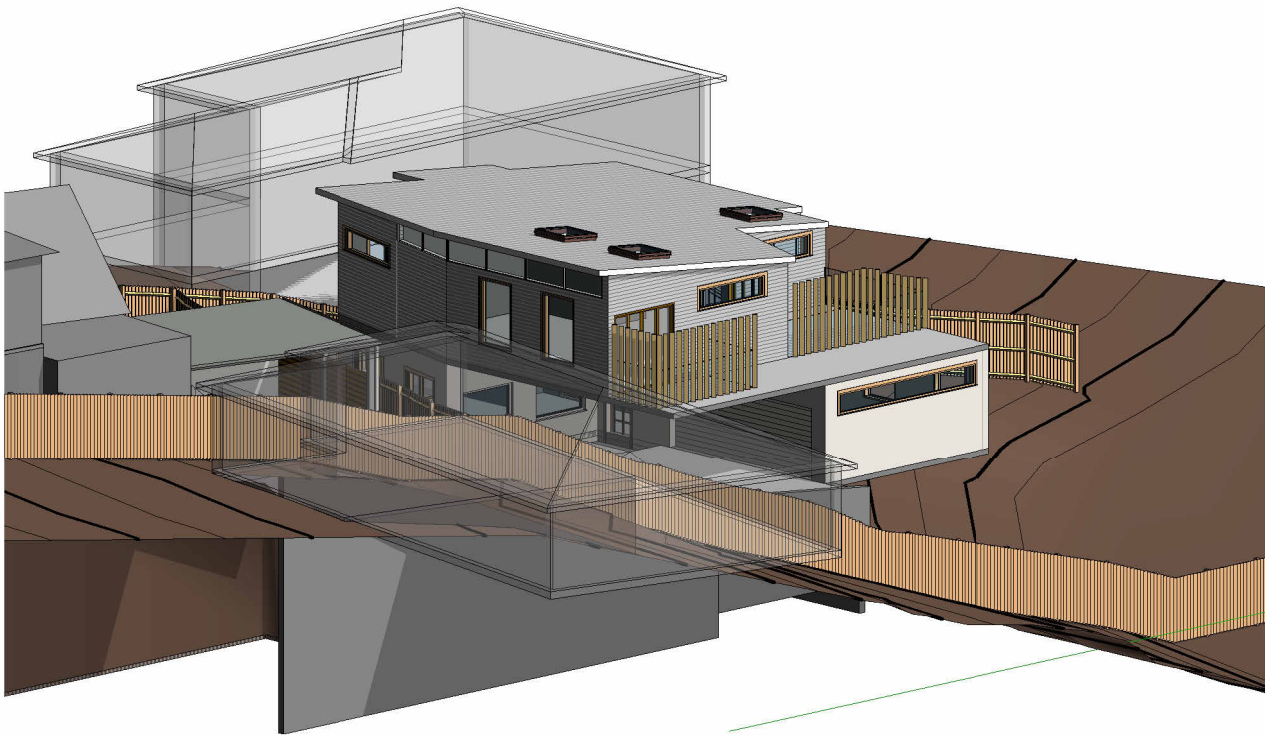
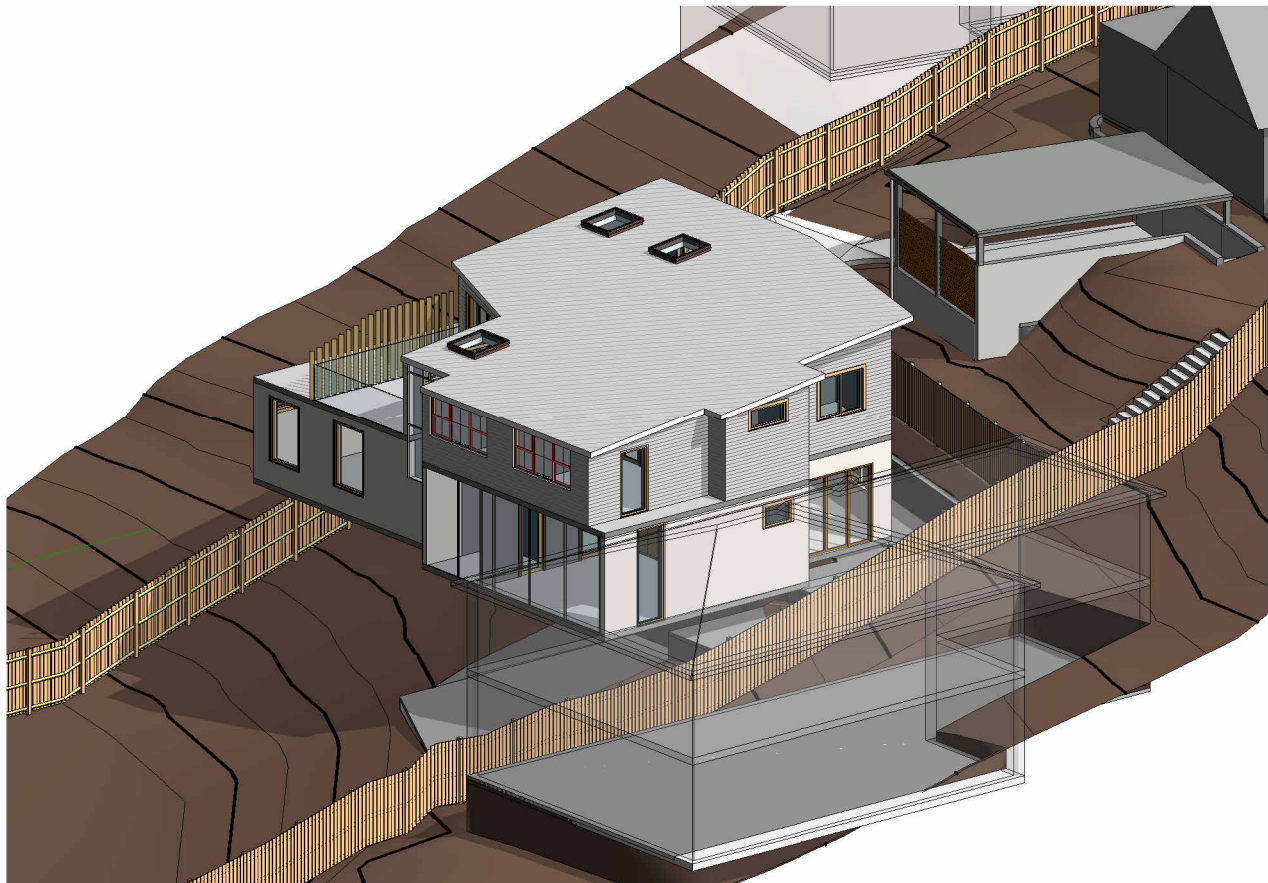
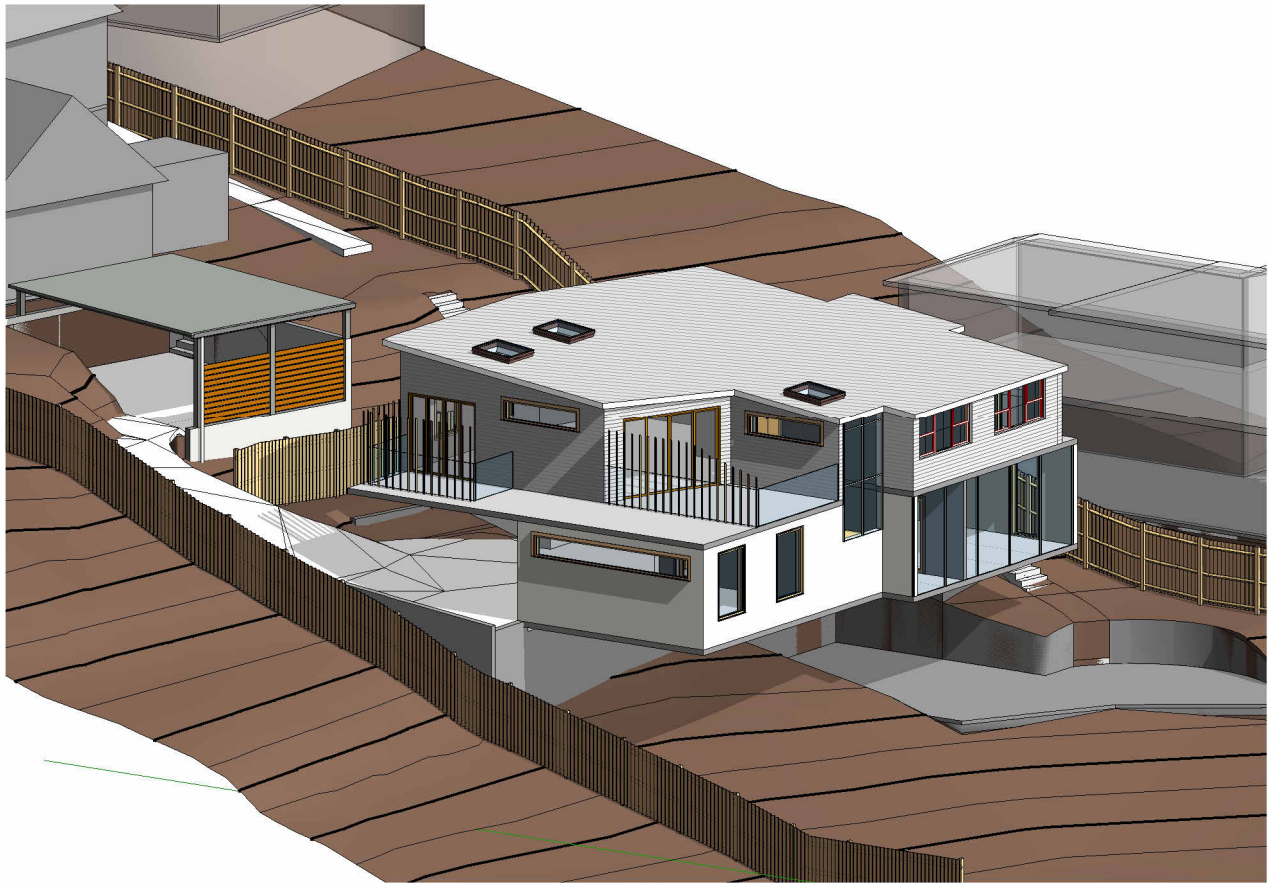



3 East Elevation - Lot 2 Dwelling House
1 : 200

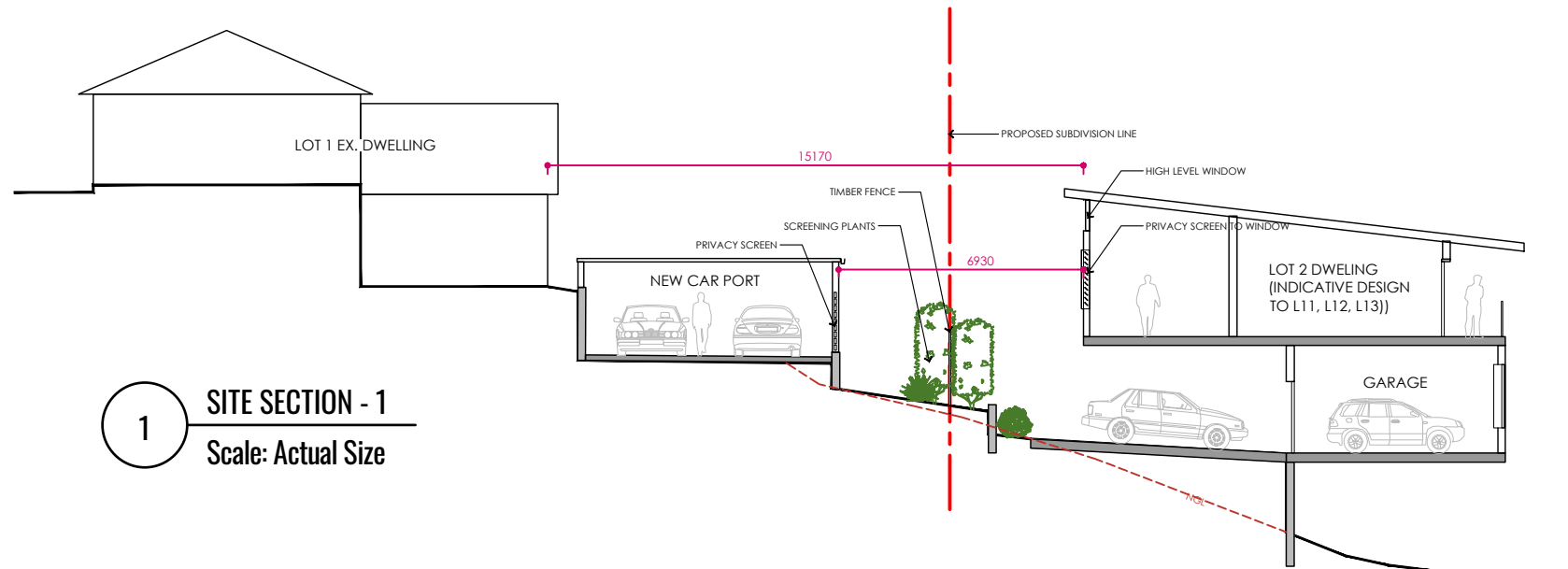


4 West Elevation - Lot 2 Dwelling House
1 : 200

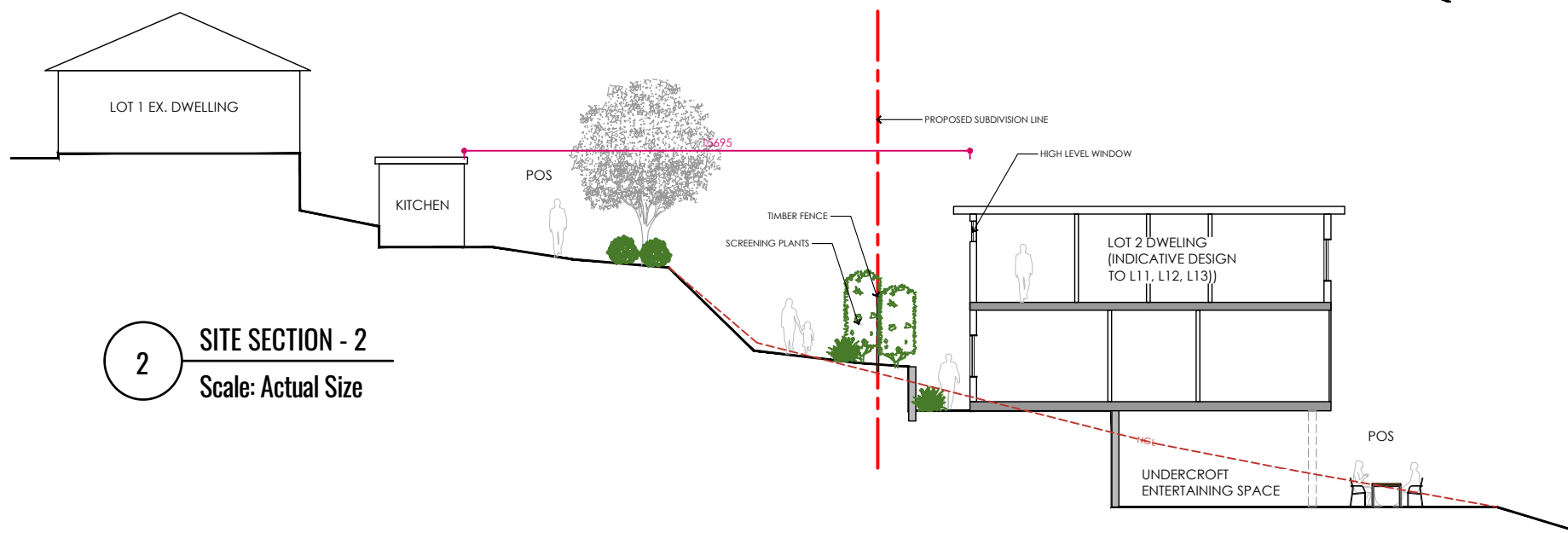
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					E	Final Submission	18/03/2025	Project: Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by: YW	
					D	DA Re-submission	12/03/2025			
					C	DA Re-submission	09/03/2025		Checked by: YW	
					B	DA Re-submission	25/02/2025			
					A	DA Re-submission	08.02.2024			



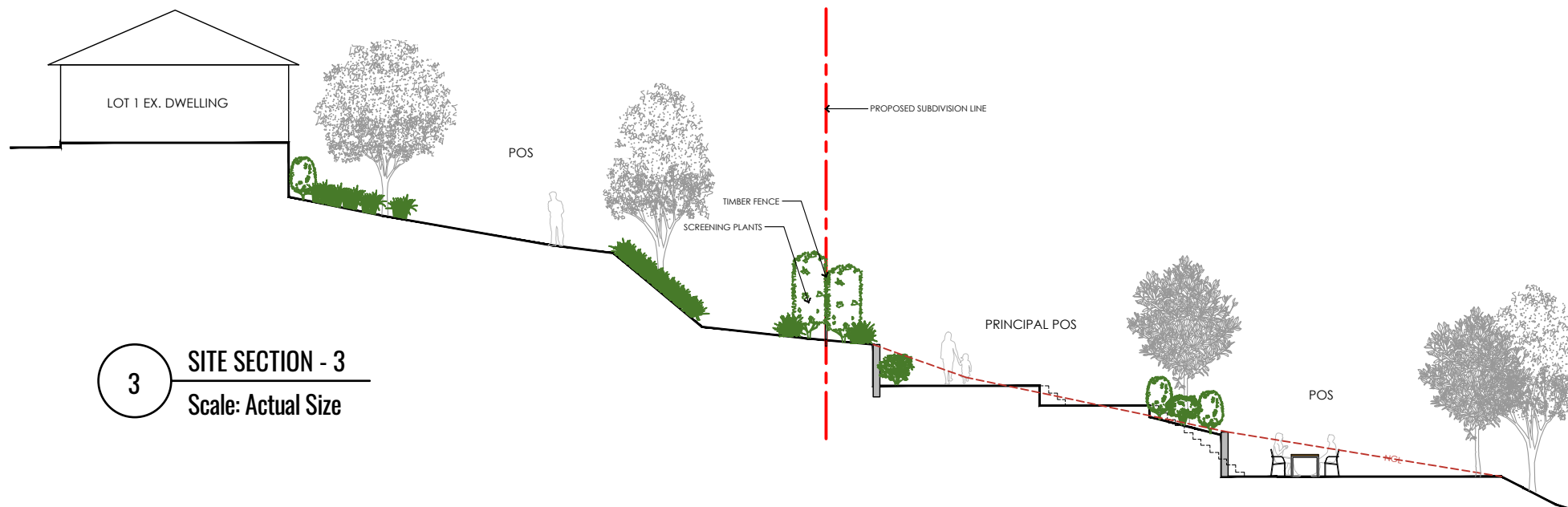
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			as shown	E	Final Submission	18/03/2025	Project:	Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by:	YW	
				D	DA Re-submission	12/03/2025					
				C	DA Re-submission	09/03/2025					
				B	DA Re-submission	25/02/2025					
				A	DA Re-submission	08.02.2024					
									Checked by:	YW	



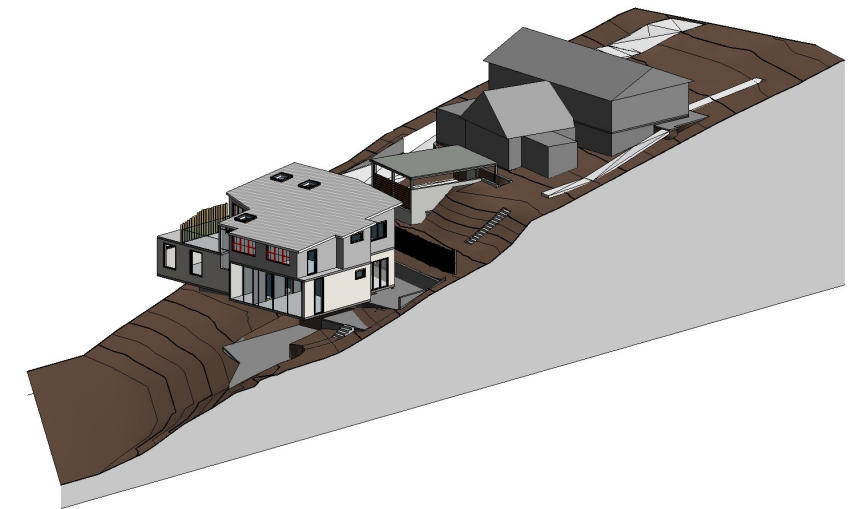
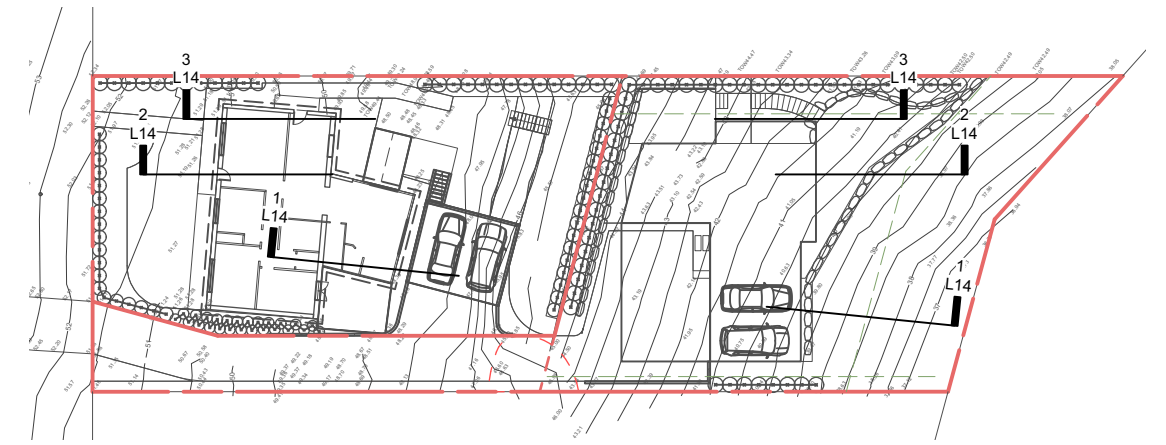
1 SITE SECTION - 1
Scale: Actual Size




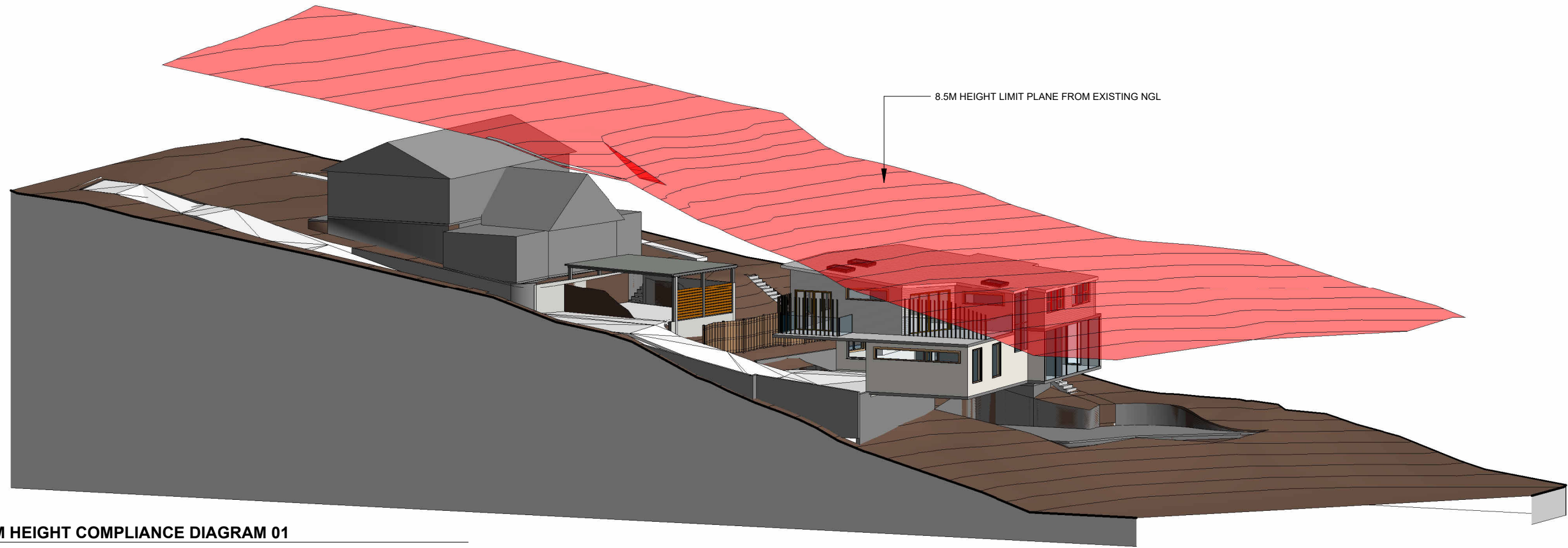
2 SITE SECTION - 2
Scale: Actual Size



3 SITE SECTION - 3
Scale: Actual Size




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	as shown	E	Final Submission	18/03/2025	Project:	Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by:	YW			
		D	DA Re-submission	12/03/2025							
		C	DA Re-submission	09/03/2025							
B	DA Re-Submission	25-02-2025	Checked by:	YW							
A	DA Re-submission	16.02.2025									



1

8.5M HEIGHT COMPLIANCE DIAGRAM 01

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				B	Final Submission	18/03/2025	Project:	Proposed Subdivision 7 Cooleana Road, Elanora Heights NSW 2101	Drawn by:	YW	
				A	DA Re-submission	12/03/2025			Checked by:	YW	