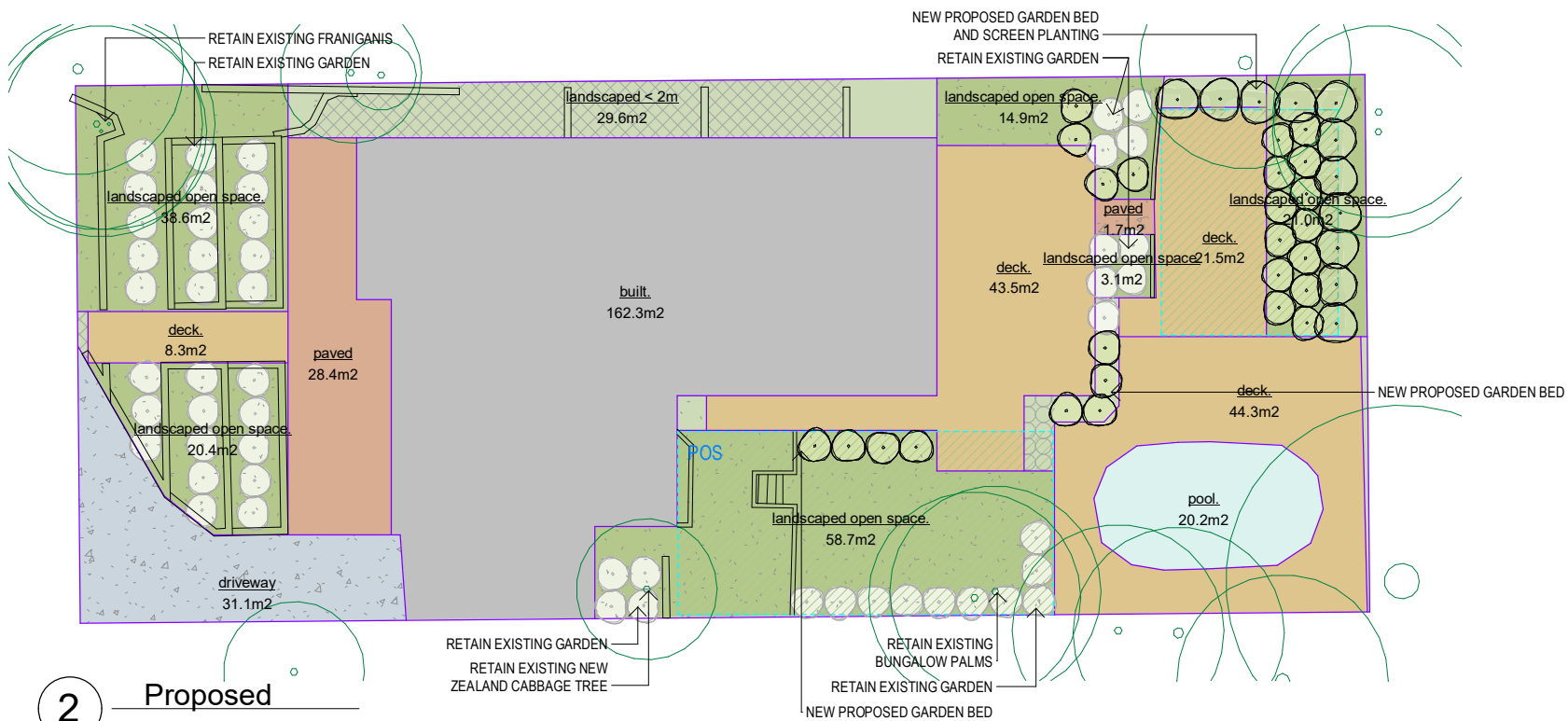


1 Existing
1 : 200

built.	162.3 m ²	29.2%
deck.	117.6 m ²	21.2%
driveway	31.1 m ²	5.6%
landscaped < 2m	37.2 m ²	6.7%
landscaped open space.	156.8 m ²	28.2%
paved	30.1 m ²	5.4%
pool.	20.2 m ²	3.6%



2 Proposed
1 : 200

COMPLIANCE & CALCULATION TABLE				
Land Zoning (Pittwater LEP2014)	R2 - Low Density Residential			
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	N/A			
Minimum Lot Size	600 m ²			
Terrestrial Biodiversity	Biodiversity			
Site Area	556.4m ² (By DP)			
	Existing	Proposed	Required	Compliance
FSR	150.8m ²	162.3m ²	N/A	Yes
Landscaped Area (DCP)	147.11m ² (26.4%) + 20.2m ² (3.6%) = 167.31m ² (30%)	156.8m ² (28.2%) + 20.2m ² (3.6%) = 177m ² (31.8%)	222.56m ² (40% total Site)	No / Merit based
Private Open Space (DCP - min 60m² of private open space)	95.8m ²	87.2m ²	60m ² with minimum dimensions of 5 metres	Yes
Building Height	5.0 m	5.88 m	Max of 8.5m	Yes
Building Envelope:	complies	complies	45 deg. from 4m height	Yes
Front Building Line (DCP)	7.91 m	7.91 m (ex'g house)	min. 6.5m front setback	Yes
Side Setbacks (DCP)	0m (ex'g garage)	0m (ex'g garage)	min. 0.9m	Ex'g non-compliance
	1.5m (ex'g house)	1.5m (ex'g house)		Yes
Rear Setback (DCP)	9.54m (ex'g house)	9.54m (ex'g house)	min. 6m rear setback	Yes
	7.74m (ex'g deck)	7.74m (deck)		Yes

LANDSCAPE LEGEND:

	TREE TO BE REMOVED		TURF
	TREE TO REMAIN		CONCRETE
	TREE PROPOSED		STEPPING STONES
	SHRUB PROPOSED		DECORATIVE PEBBLE
	HEDGE PROPOSED		ROCK GARDEN
			MILD STEEL EDGE (M.S.E.)

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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						PROJECT NO:	1099HHA		DA 600
						PROJECT: Alterations and Additions	DATE:	29 November 2024	
ADDRESS: 14 SHERWOOD CRESC, NARRAWEENA	LOT: 18	DRAWN BY: JG	DP: 30588	CHECKED BY: WC	SCALE: As indicated				