

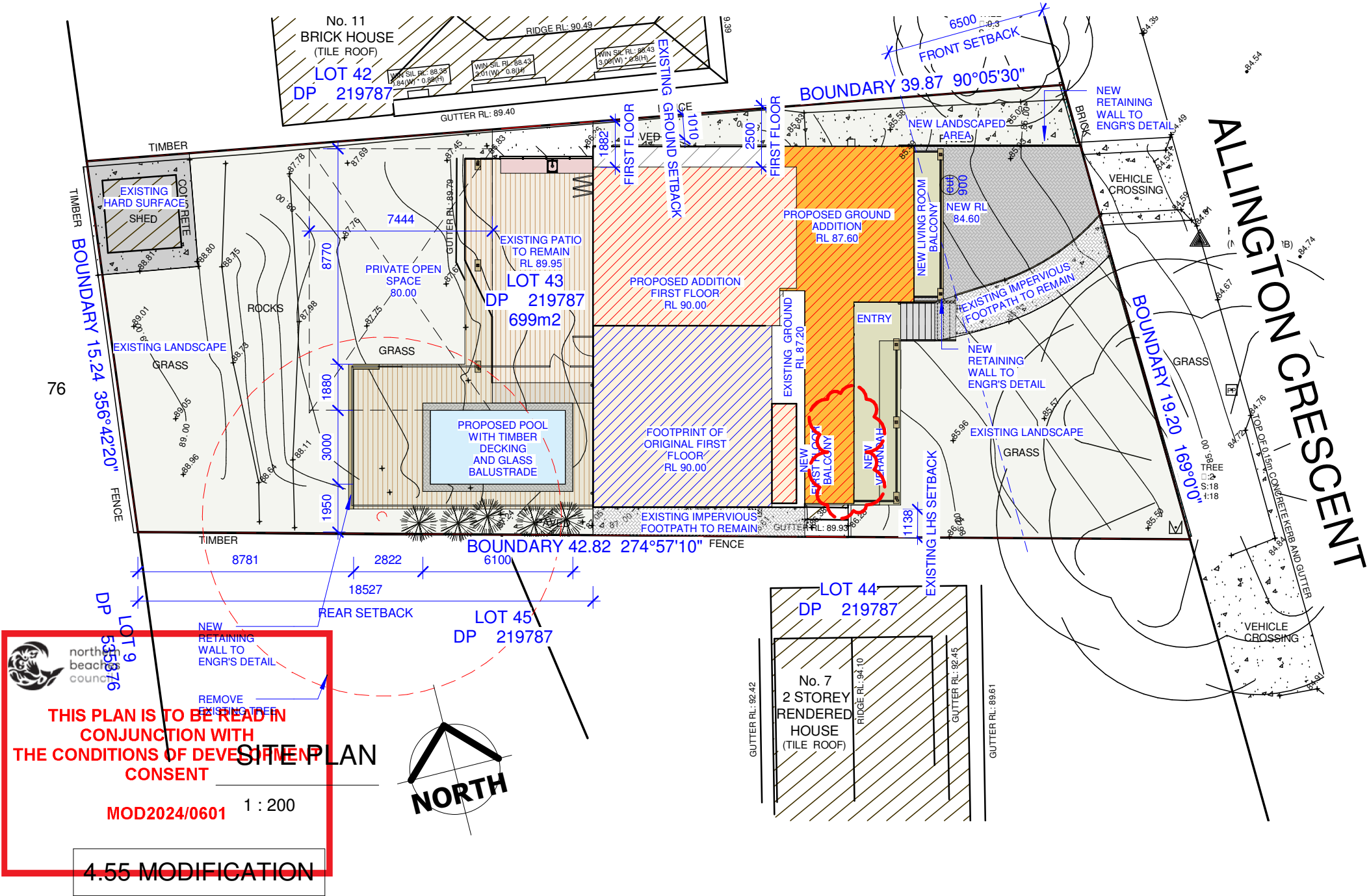
FLOOR SPACE RATIO	
SITE AREA	699 Sq Mts
FLOOR AREAS:	
LOWER GROUND FLOOR:	92.26 m2
GROUND FLOOR:	152.10 m2
FIRST FLOOR FLOOR:	97.45 m2
TOTAL FLOOR SPACE AREA	(92.26 + 152.10+97.45) = 341.81 m2
FLOOR SPACE RATIO	((341.81 / 699) * 100) = 48.89%

IMPERVIOUS AREA, CUT AND FILL	
SITE AREA	699 Sq Mts
EXISTING IMPERVIOUS FOOTPATH	22.19 m2
DRIVEWAY	34.16 m2
TOTAL IMPERVIOUS AREA	(22.19 + 34.16) = 56.79 m2
MAXIMUM CUT FOR LOWER GROUND	140 m3
MAXIMUM CUT FOR POOL	51.13 m3
MAXIMUM FILL FOR RETAINING WALLS	10 m3

BUILT-UPON AREA	
SITE AREA	699 Sq Mts
FLOOR AREAS:	
DWELLING	172.00 m2
PATIO AND DECK	94.42 m2
IMPERVIOUS AREA	56.79 m2
EXISTING HARD SURFACE	18.81 m2
TOTAL BUILT-APON AREA	(172.00 + 94.42 + 56.79 + 18.81) = 342.02 m2

DEVELOPMENT CALCULATION	
SITE AREA	699 Sq Mts
FLOOR AREAS:	
LOWER GROUND:	
GARAGE (PROPOSED)	36.76 m2
STORE (PROPOSED)	10.65m2
OFFICE (PROPOSED)	12.50 m2
STAIRWELL (PROPOSED)	6.35 m2
HALLWAY (PROPOSED)	4.00 m2
CELLAR (PROPOSED)	9.00 m2
STORAGE (PROPOSED)	13.00 m2
LOWER GROUND TOTAL AREA	92.26 m2
GROUND FLOOR:	
GROUND FLOOR AREA (EXISTING)	99.96m2
GROUND FLOOR AREA (PROPOSED)	52.14 m2
GROUND FLOOR TOTAL AREA:	152.10 m2
BALCONY GROUND (PROPOSED)	7.16 m2
VERANDAH (PROPOSED)	23.95 m2
PATIO AREA	76.50 m2
FIRST FLOOR:	
FIRST FLOOR (EXISTING)	45.04 m2
FIRST FLOOR (PROPOSED)	52.41 m2
FIRST FLOOR TOTAL AREA:	97.45 m2
FIRST FLOOR BALCONY (PROPOSED)	22.80 m2
TOTAL ENCLOSED AREA	341.81 m2

DA COMPLIANCE TABLE			
SITE DETAILS			
SITE AREA: 699 SQM. FRONTAGE: 19.20 M			
ITEM	CONTROL ALLOWANCE	CONTROL PROVIDED	COMPLIES
FRONT SETBACK	6.50 m min.	6.68 m	YES
REAR SETBACK	6.50 min.	18.52 m	YES
SIDE SETBACK - LHS	2.5m to one side and 1.0m for other side	1.14 m existing ground floor	NA
SIDE SETBACK - RHS	2.5m to one side and 1.0m for other side	1.00 m existing ground floor 2.50 m first floor	YES
HEIGHT	8.50 m max	8.45 m	YES
LANDSCAPE AREA	50% (349.5 m2)	333.327 (Landscape) + 18.82 (Hard Surface) + 22.43 (Footpath) + 42.10 (Driveway)  = 416.67 or 59.60 %	YES
PRIVATE OPEN SPACE	80.00 m2	>80 m2	YES
FLOOR SPACE RATIO		((331 / 699) * 100) = 47.35%	
BUILT UPON AREA		357.23 m2	



PROJECT  
PROPOSED ALTERATIONS & ADDITIONS  
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT  
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE  
SITE PLAN

JOB REF  
1514DA DA03

DATE  
OCTOBER 2024

SCALE  
As indicated

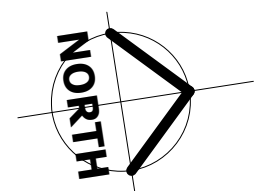
R	4.55 SUBMISSION	27-10-24
Q	FOR SUBMISSION	05-12-23
P	FOR SUBMISSION	12-09-23
O	FOR REVIEW	31-05-23
L	FOR SUBMISSION	21/02/23
REV	AMENDMENT DESCRIPTION	DATE

GENERAL NOTES:

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- Finished ground levels on the plan are subject to site conditions.
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A3 ORIGINAL SIZE

 northern  
beaches  
council

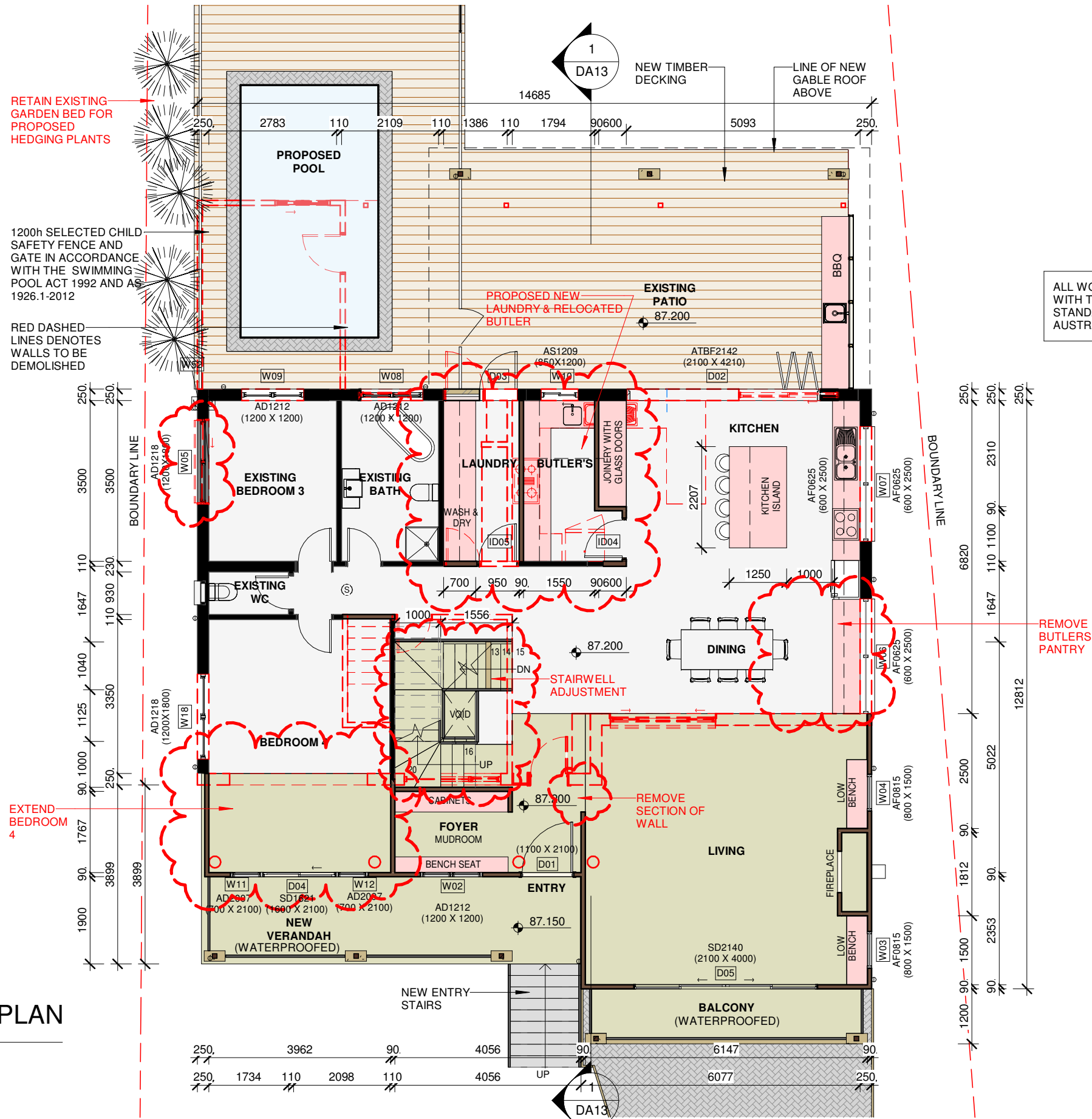
**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**MOD2024/0601**

## PROPOSED GROUND FLOOR PLAN

1 : 100

4.55 MODIFICATION



### LEGEND:

Ⓢ SMOKE ALARM

ALL WORKS CARRIED OUT ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA



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CLIENT  
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE  
PROPOSED GROUND FLOOR PLAN

JOB REF  
1514DA

DRAWING  
DA07

DATE  
OCTOBER 2024

SCALE  
1 : 100

R	4.55 SUBMISSION	27-10-24
Q	FOR SUBMISSION	05-12-23
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O	FOR REVIEW	31-05-23
N	FOR REVIEW	16-05-23
REV	AMENDMENT DESCRIPTION	DATE

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A3 ORIGINAL SIZE



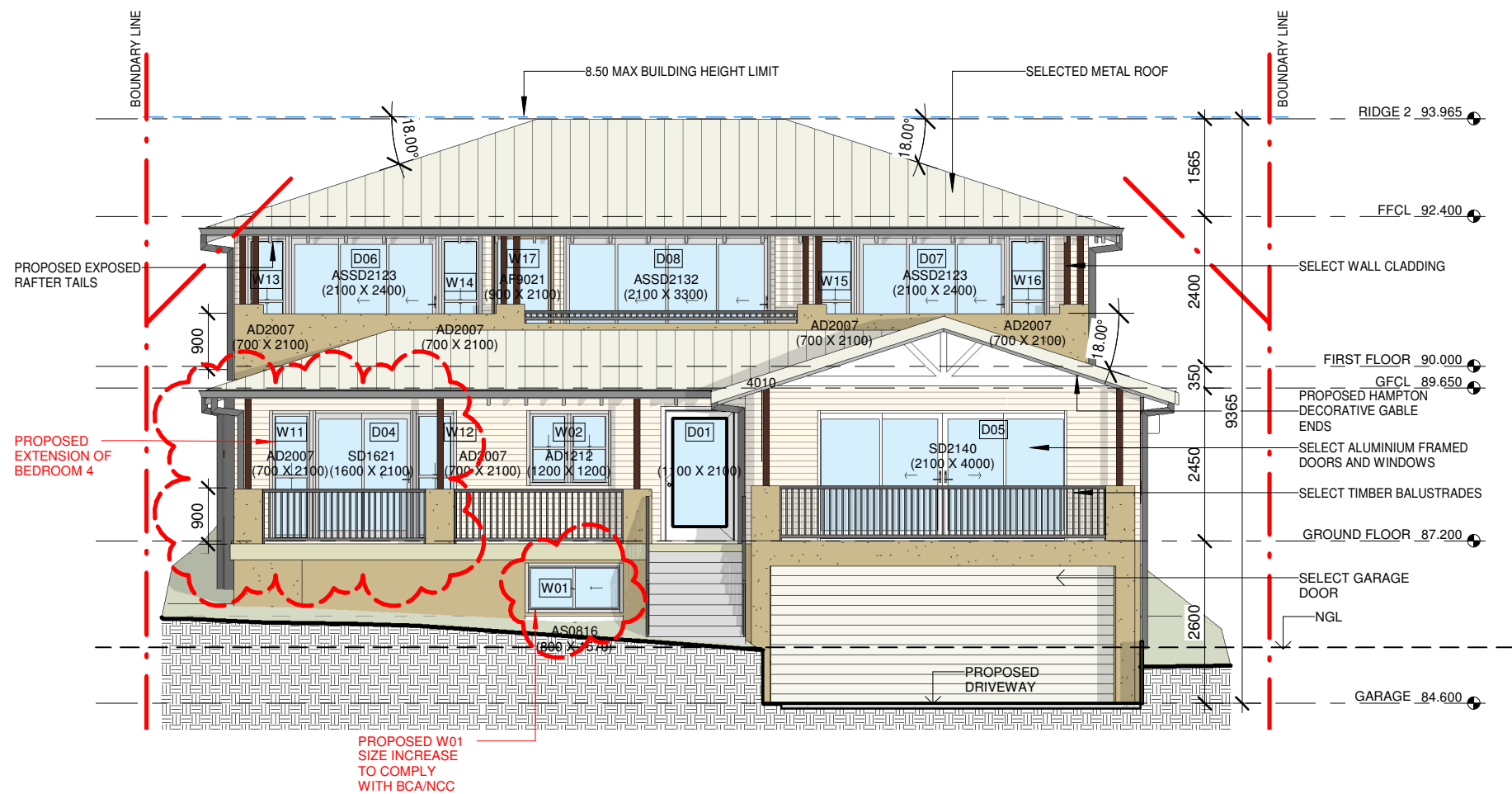
AS ORIGINAL SIZE



northern  
beaches  
council

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MOD2024/0601



EAST ELEVATION

1 : 100

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4.55 MODIFICATION



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PROPOSED ALTERATIONS & ADDITIONS  
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT  
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE  
ELEVATIONS SHEET 1

JOB REF DRAWING  
1514DA DA09

DATE  
OCTOBER 2024

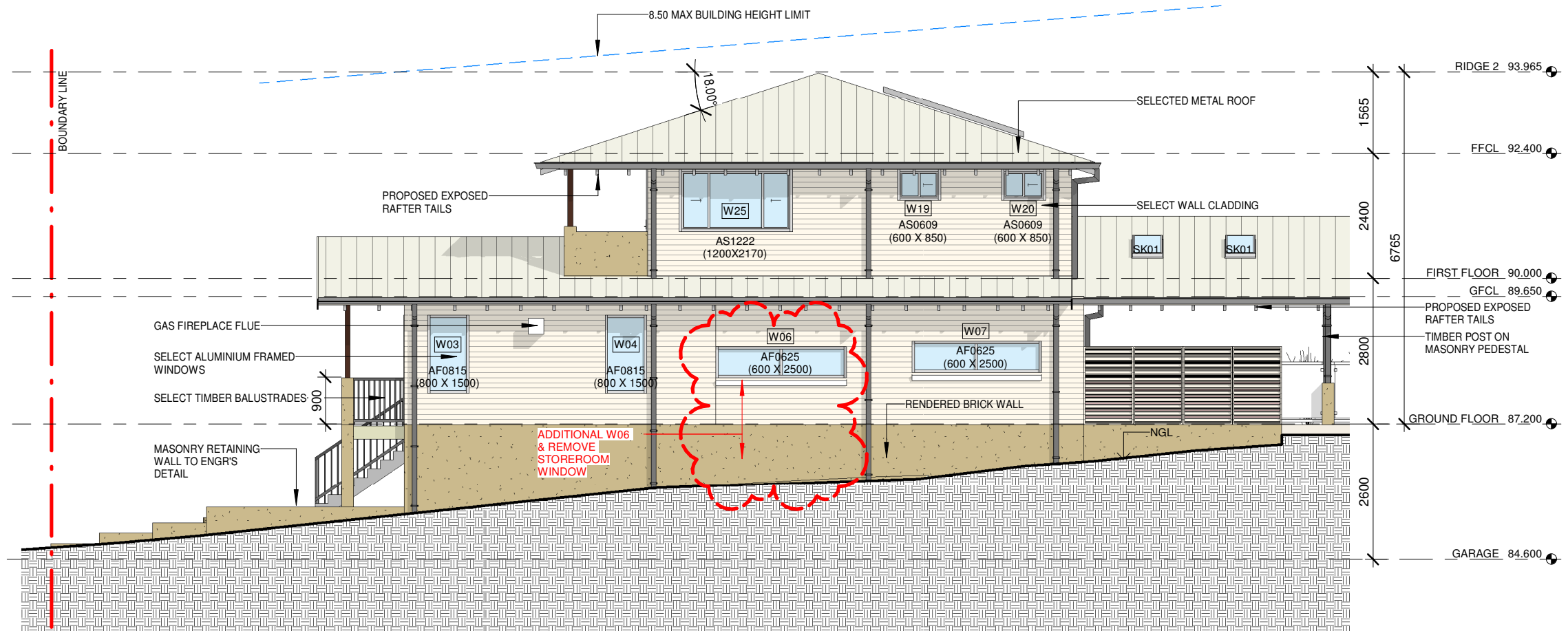
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NORTH ELEVATION

1 : 100

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northern  
beaches  
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4.55 MODIFICATION



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CLIENT  
GAVIN GLOZIER AND KLYTIE SHEPPARD  
DRAWING TITLE  
ELEVATIONS SHEET 2

JOB REF DRAWING  
1514DA DA10  
DATE  
OCTOBER 2024  
SCALE  
1 : 100

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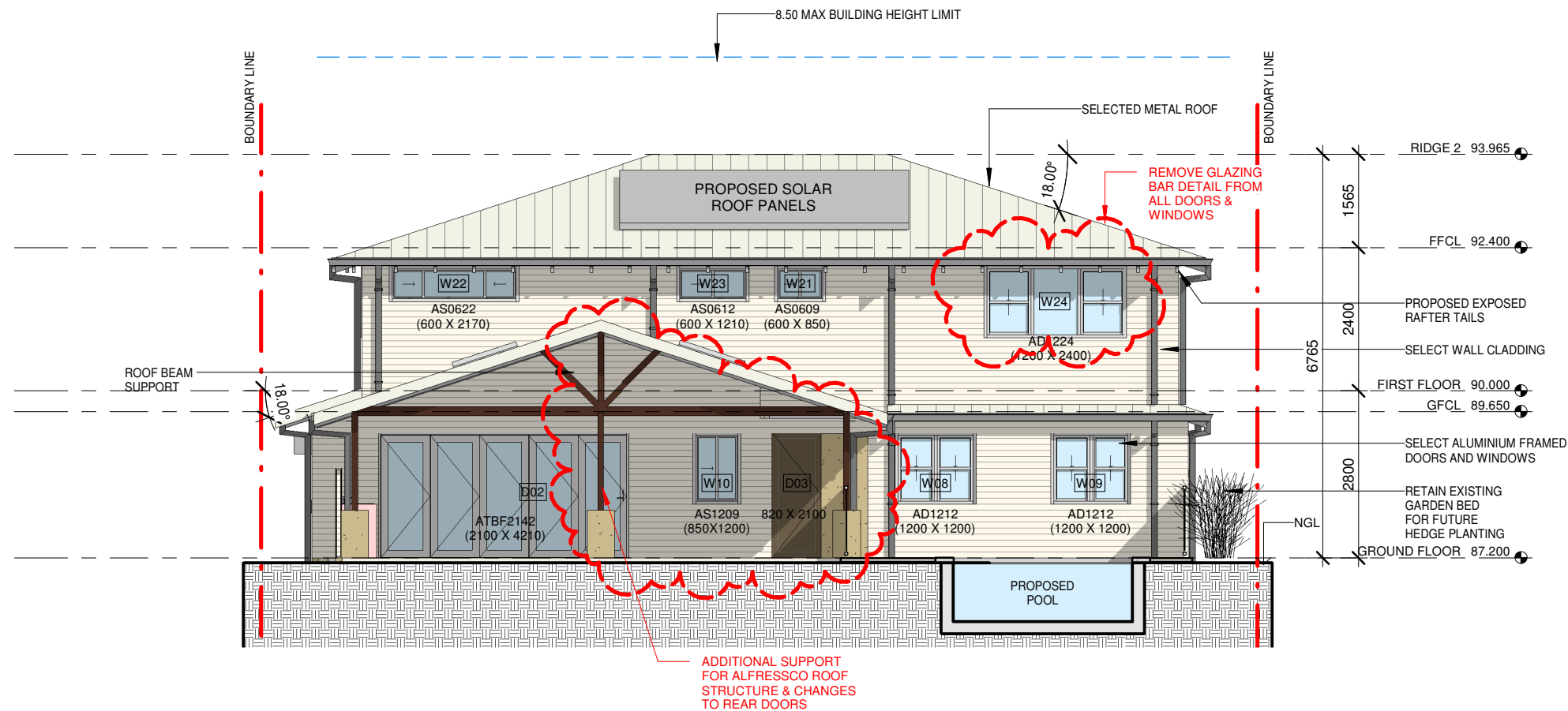
A3 ORIGINAL SIZE



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beaches  
council

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WEST ELEVATION

1 : 100

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4.55 MODIFICATION



DELVE

DESIGN

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CLIENT  
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE  
ELEVATION SHEET 3

JOB REF DRAWING  
1514DA DA11

DATE  
OCTOBER 2024

SCALE  
1 : 100

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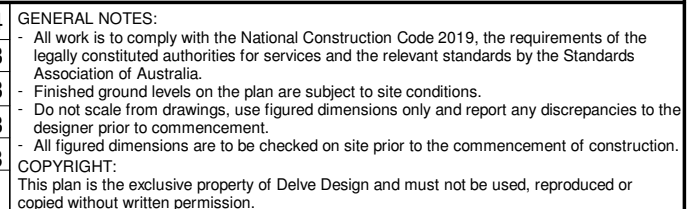
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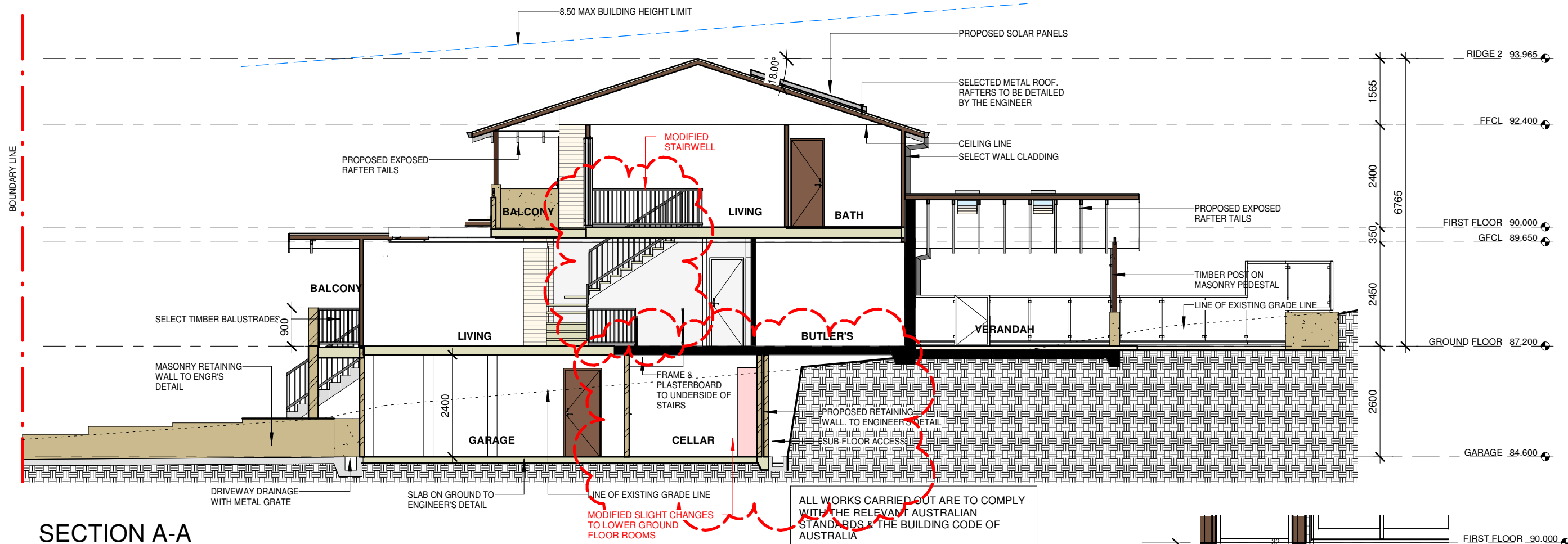
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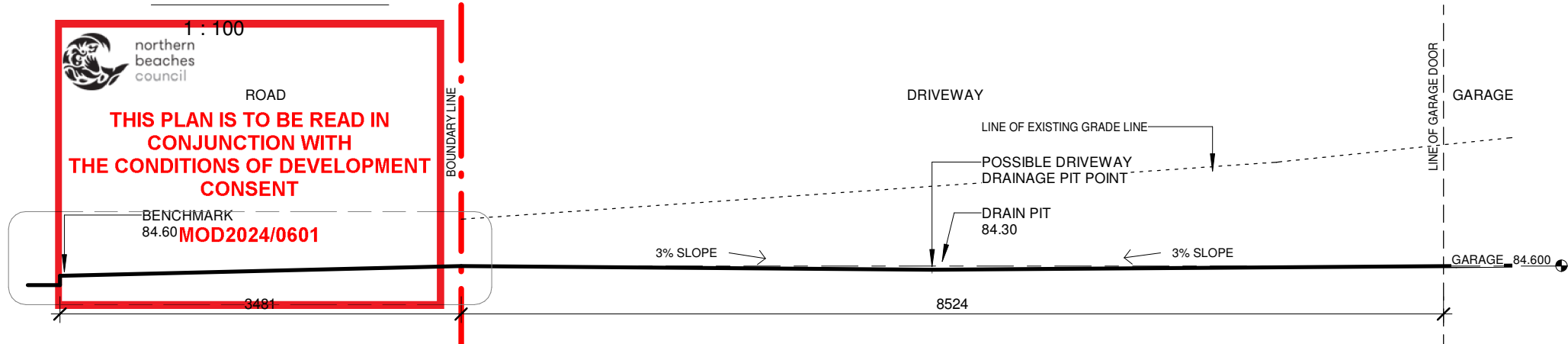
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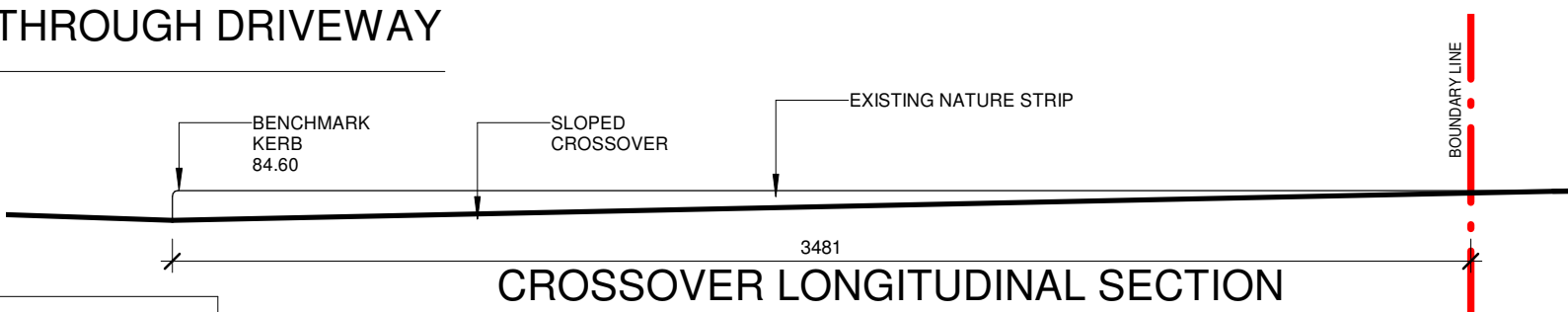




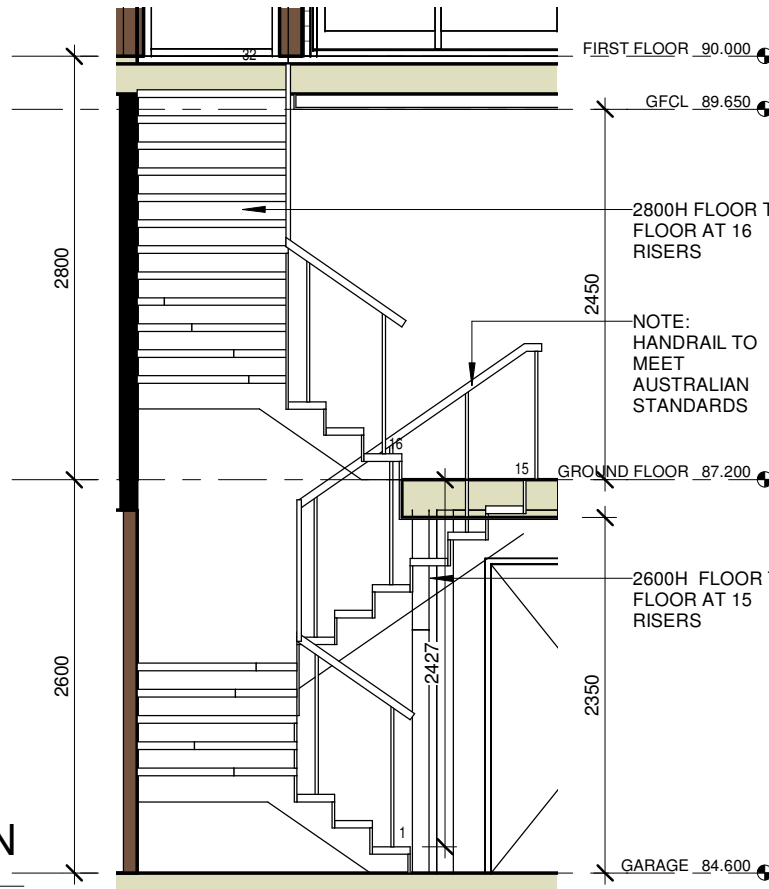
SECTION A-A



SECTION THROUGH DRIVEWAY



CROSSOVER LONGITUDINAL SECTION



STAIR SECTION

4.55 MODIFICATION

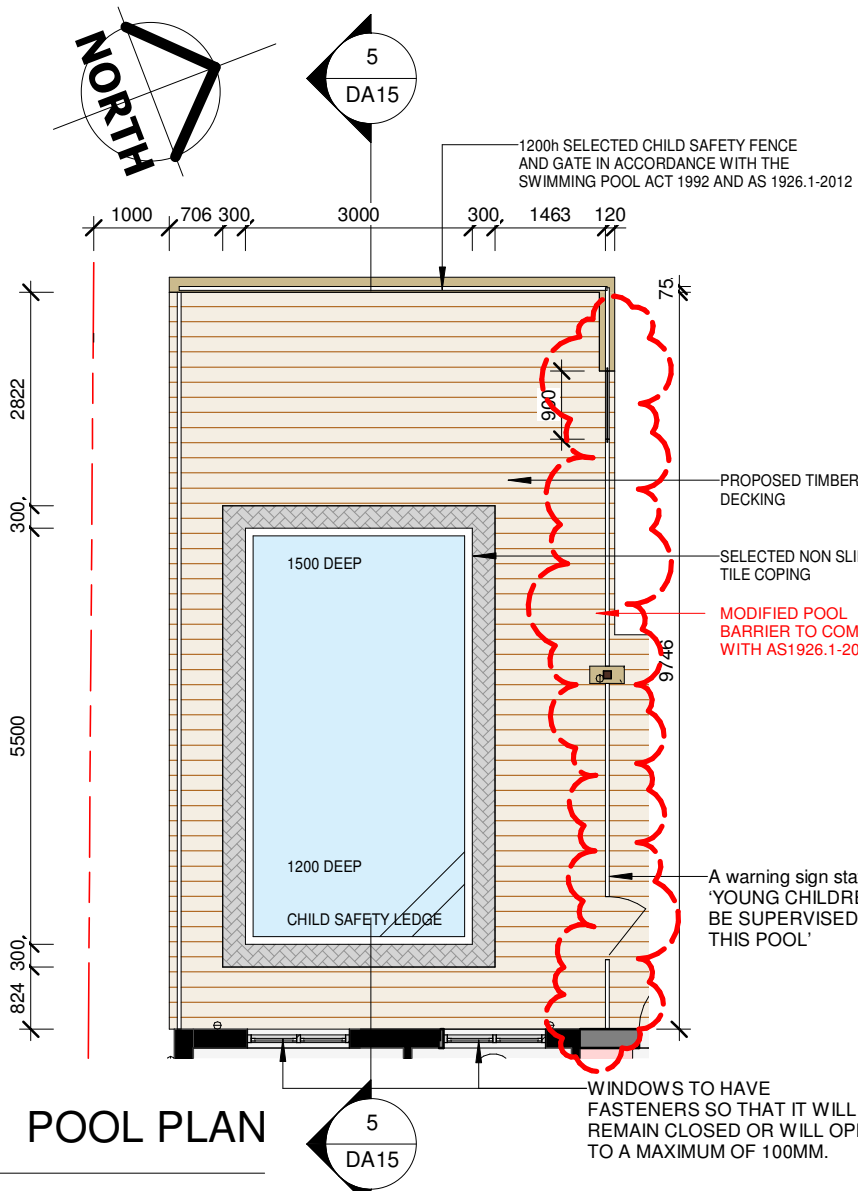


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DRAWING TITLE  
SECTION

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OCTOBER 2024  
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POOL PLAN

1 : 100

**General Requirement:**  
Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.

(1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following; Relevant legislative requirements and relevant Australian Standards (including but not limited to):

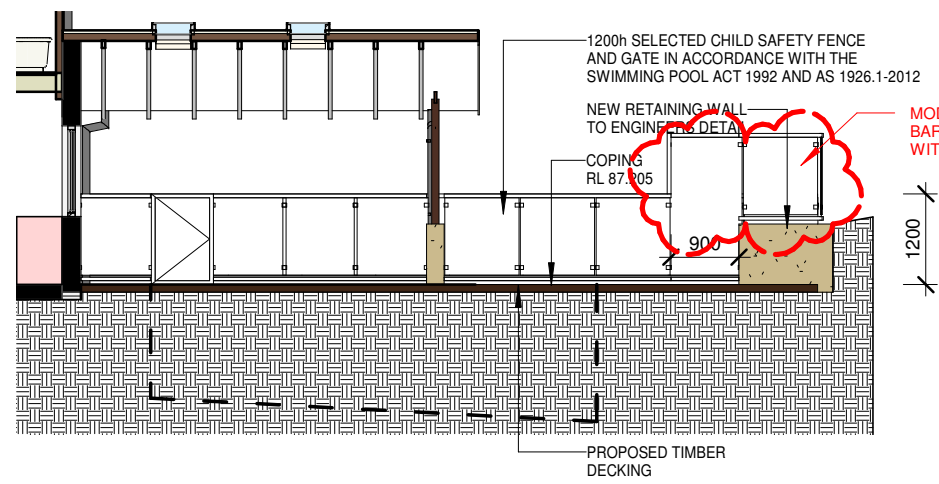
(i) Swimming Pools Act 1992  
(ii) Swimming Pools Amendment Act 2009  
(iii) Swimming Pools Regulation 2018  
(iv) Australian Standard AS1926 Swimming Pool Safety  
(v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming DA2022/1353 Page 6 of 23

(vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.

(2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.

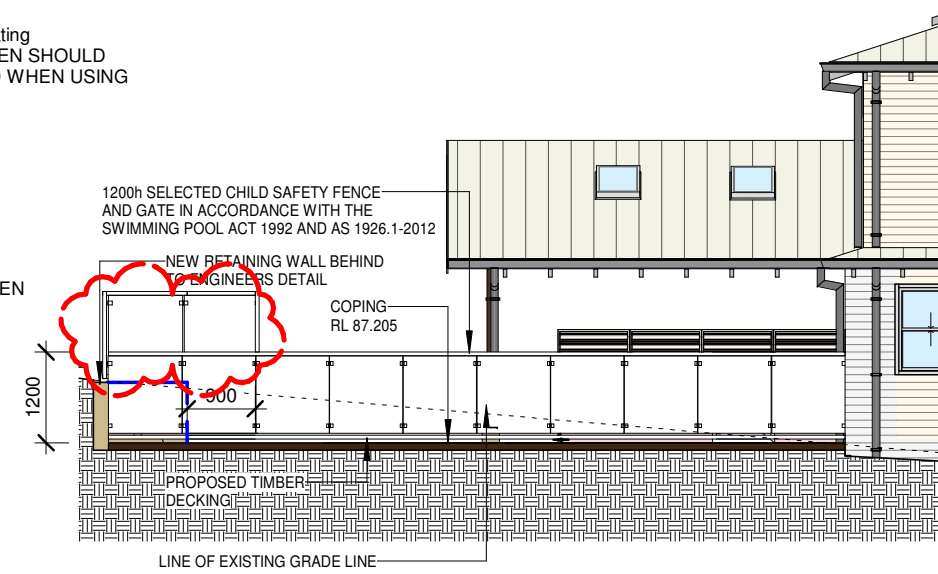
(3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.

(4) Swimming pools and spas must be registered with the Division of Local Government.



POOL - NORTH ELEVATION

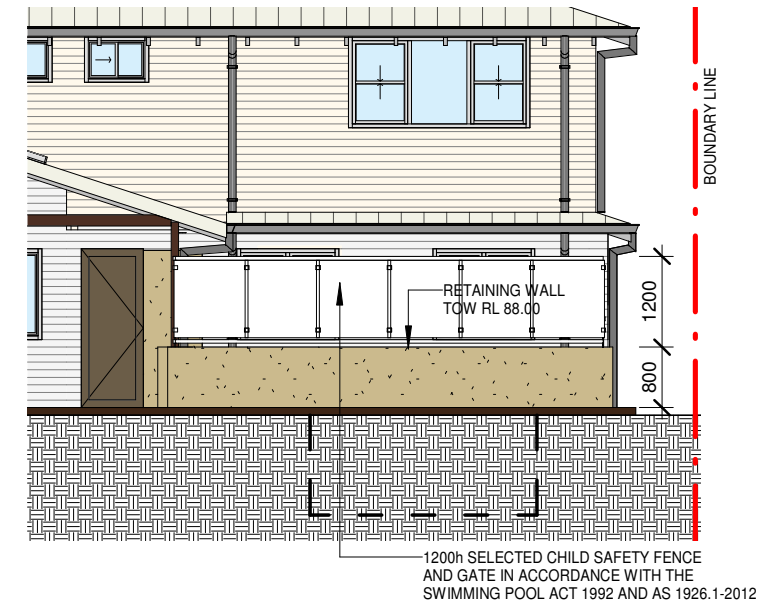
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POOL - SOUTH ELEVATION

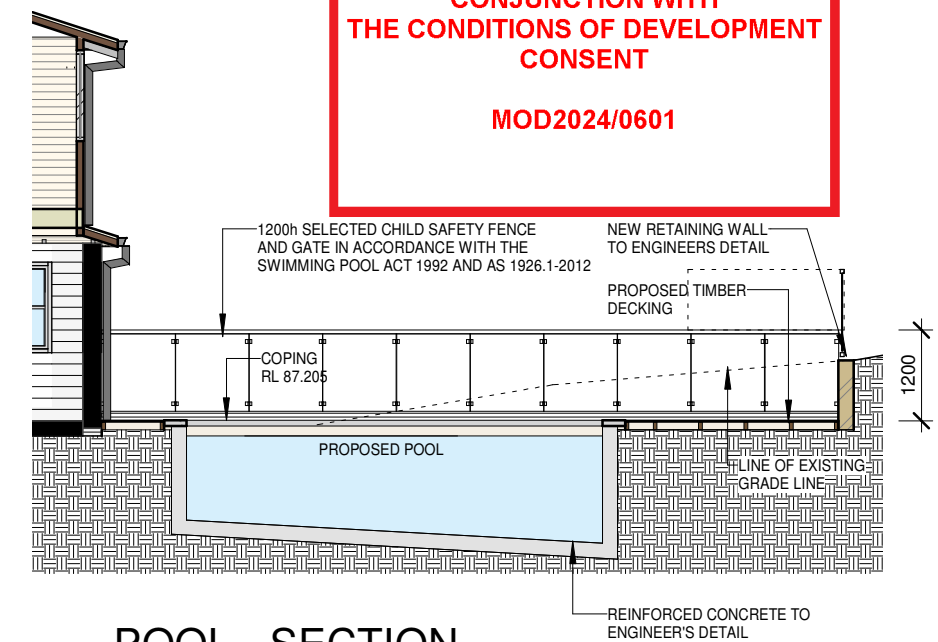
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POOL - WEST ELEVATION

1 : 100



POOL - SECTION

1 : 100

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**MOD2024/0601**

4.55 MODIFICATION