

1 LEVEL 1
1:50

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**
MOD2022/0205

LEGEND:

ba	bath	mm	mirror
bat	bath tub/shower	mr	metal roof
bht	bath tapware	og	obscure glass
bs	basin	oh	over fencing
bt	basin tapware	ovt	over tank
cb	concrete block	sc	steel column
cg	clear glass	shw	shower
conc	concrete	shc	shower head
cr	concrete render	shc	shower riser
dp	down pipe	ss	shower shelf
eng	ending	ssc	to be confirm
fc	floor cement	tlow	to comply with
fg	floor glass	tr	trimmer
fr	fridge	th	toilet roll holder
gl	glass	to	toilet
gd	grated drain	tv	vanity
gp	high point	vb	vanity bowl
ht	hand towel rail	vb	vanity bowl
h	in accordance with	wb	weatherboard

DEMOLISH

NEW WORK

BOUNDARY

HIDDEN

OVERHEAD

OVERLAND FLOW

SALTATION BARRIER

SITE FENCE

for Section 4.55 only

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DATE 13-04-2022 24-05-22
CONSULTANTS:
Architect:
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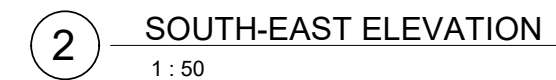
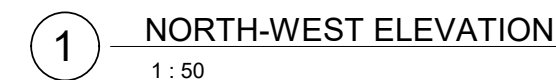
CLIENT:
J. Kennedy & J. Horn

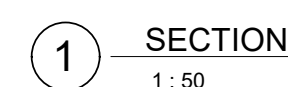
PROJECT:
Alterations & Additions

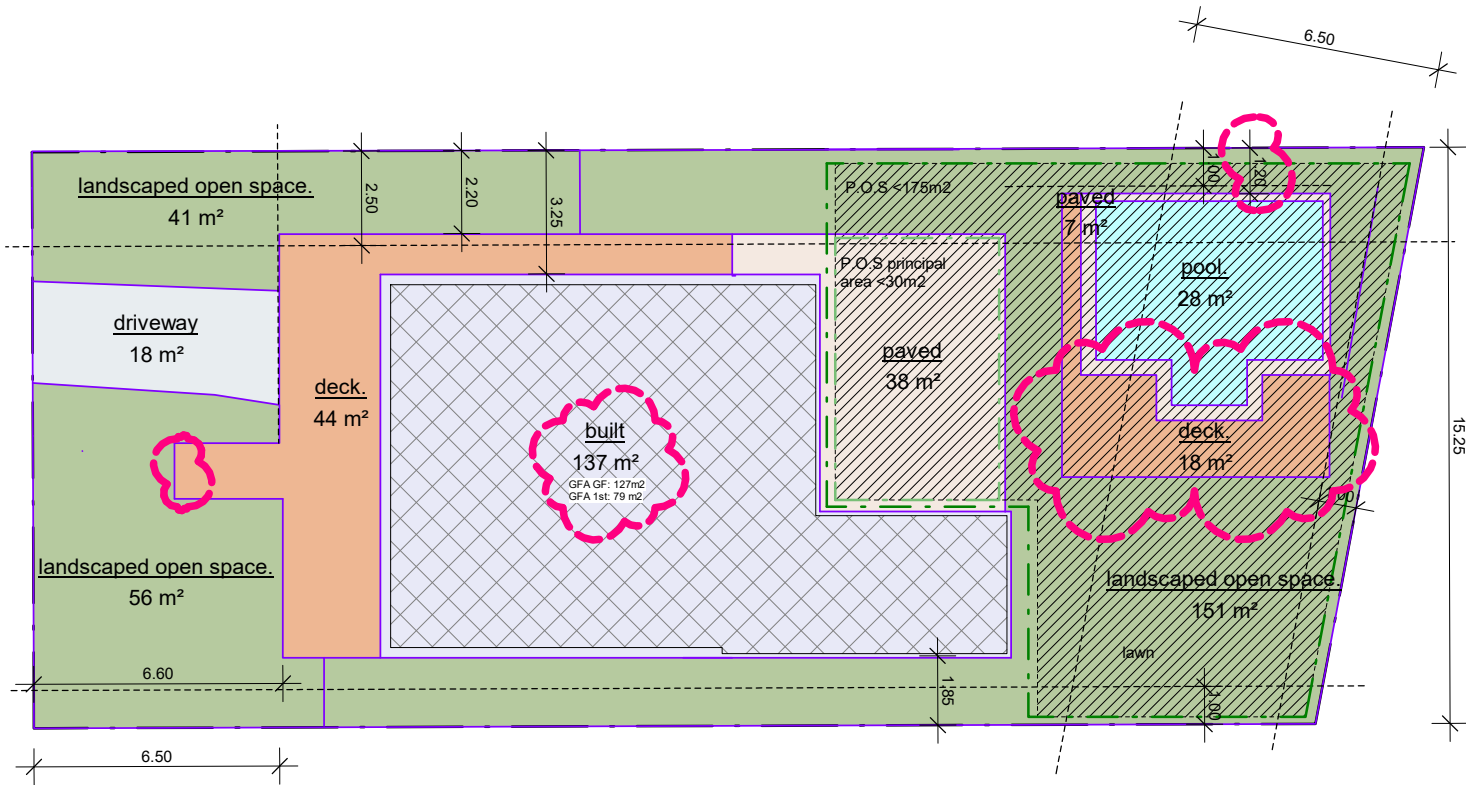
ADDRESS:
96 Palmgrove Road, Avalon Beach

DRAWING TITLE:
FIRST FLOOR

PROJECT NO.	DRAWN	CHECKED
200520	ms	WC
DATE	DRAWING NO	REVISION NO
13 April 2022		
SIZE A1	SCALE As indicated	S4.55_101 B



[illegible]



1 GROUND FLOOR
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	Class 5			
Minimum Lot Size	700 m²			
Geotechnical Hazard	H1			
Terrestrial Biodiversity	Biodiversity			
Site Area	539 m² (By DP)			
	Existing	Proposed	Required	Compliance
FSR	126.5m²	208m²	N/A	Yes
Landscaped Area (DCP) R2 Low Density Residential - Area 2: 60% of the site area	291.2m² (53.9%) + 32.3m² (6%) = 323.5m² (60%)	249.7m² (46.3%) + 32.3m² (6%) = 282.0m² (52.3%)	323.4m² (60% total Site)	No / Merit based Assessment requested
Private Open Space (DCP - min 80m2 of private open space)	>80m²	>160m²	80m² (dim >3m)	Yes
Private Open Space - Principal Area (DCP - min 16m2 of Principal Area within private open space)	>16m²	>30m²	min. 16m²	Yes
Building Height	8.3 m	8.3 m (exisitng)	Max of 8.5m	Yes
Building Envelope:	complies	complies	45 deg. from 3.5m height	Yes
Front building line (DCP - Land zoned R2)	6.9m rear setback	6.5m rear setback	min. 6.5m rear setback	Yes
Side Setbacks (DCP - Land zoned R2)	1.8m (NE) and 2.5m (SW)	1.8m (NE) and 2.0m (SW)	min. 1.0m (NE) and 2.5m (SW)	No / Merit based
Rear Setback (DCP)	15.5m rear setback	8.25m rear setback	min. 6.5m rear setback	Yes

built	137.5 m²	25.5%
deck	61.8 m²	11.5%
driveway	18.2 m²	3.4%
landscaped open space	248.2 m²	46.0% = 52.0% (incl 6% variation)
paved	45.8 m²	8.5%
pool	27.6 m²	5.1%

Principal P.O.S. area
Total P.O.S.

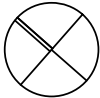


northern
beaches
council

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

MOD2022/0205

FOR SECTION
4.55 ONLY



demolish
new work
boundary
overhead
hidden

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

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<div>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</div>						PROJECT NO.	200520	S4.55_700
						DATE	13 April 2022	
						LOT:	432	
						DP:	16902	SCALE: As indicated
						DRAWN BY:	ms	
						CHECKED BY:	wc	