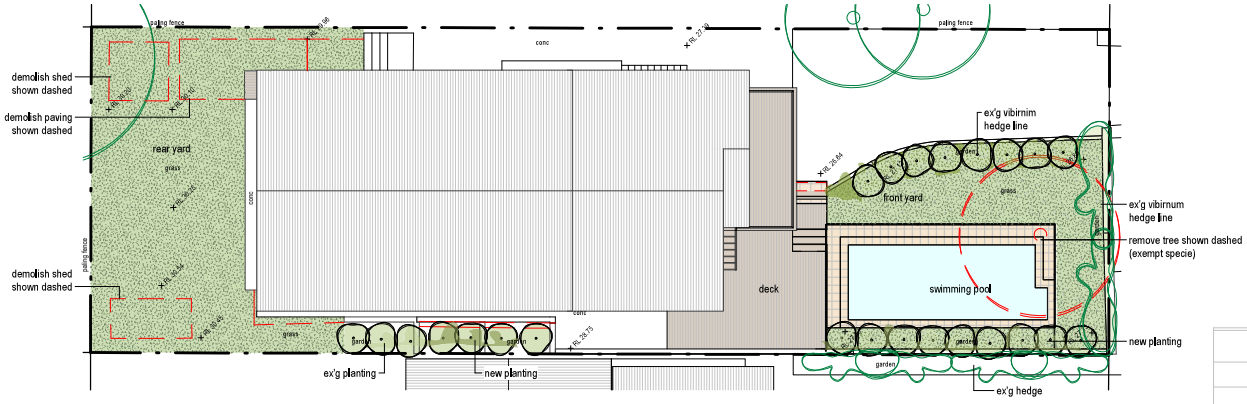
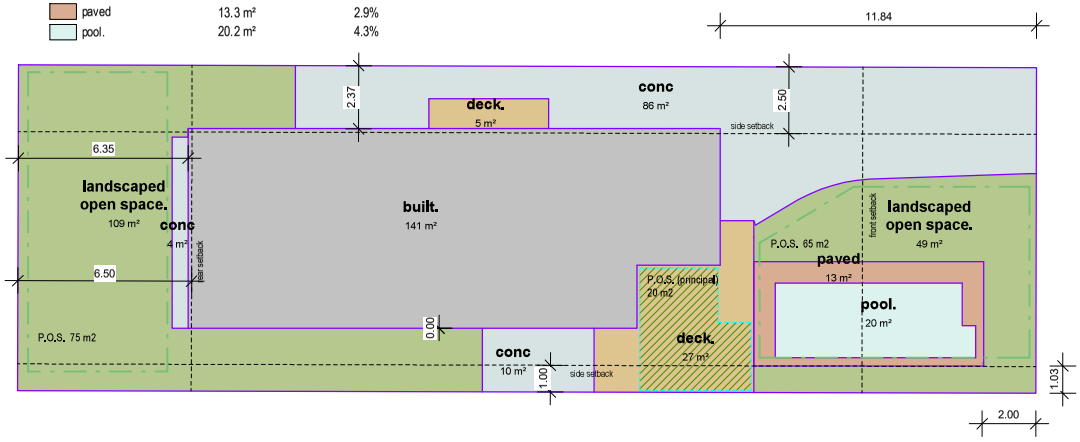


2 Landscape Plan

1 : 200

built.	141.4 m²	30.4%
conc	100.1 m²	21.6%
deck.	31.7 m²	6.8%
landscaped open space.	157.7 m²	34.0%
paved	13.3 m²	2.9%
pool.	20.2 m²	4.3%



1 Area Calculation Plan

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**
Terrestrial Biodiversity	**Biodiversity**
Site Area	**461.6m² (By DP)**

	Existing	Proposed	Required	Compliance
Landscaped Area (DCP)	154.0 (33.4%) + 27.7 (6%) = 181.7m² **(39.4%)**	157.7 (34%) + 27.7 (6%) = 195.4m² **(40%)**	277.0m² (60% total Site)	**Merit based - Net increase as req by pre-lodgement meeting**
Private Open Space (DCP - min 80m2 of private open space)	>80m²	75m² (rear POS) 65m² (front POS) Total POS= 140m²	80m² (dim>3m)	**Yes**
Private Open Space - Principal Area (DCP - min 16m2 of Principal Area within POS)	>16 m2	20m2	min. 16m²	**Yes**
Building Height	6.7 m	6.7 m (ex'g)	Max of 8.5m	**Yes**
Building Envelope:	complies	complies	45 deg. from 3.5m height	**Yes**
Front Building Line (DCP)	11.84 m	11.84 m (ex'g house) 2.00m (deck/pool)	min. 6.5m front setback	**Merit based**
Side Setbacks (DCP)	2.37 & 2.4m (ex'g house)	2.37 & 2.4m (ex'g house)	min. 1.0m and 2.5m	**Ex'g non-compliance**
	0.2m (ex'g paved patio)	0.2m (deck over ex'g paved patio)		**Merit based**

HOT HOUSE ARCHITECTS
Nominated Architect: Wade Stewart Cogle
NSW ARB Registration #: 10971
m: 0433 775 490
info@hothousestudio.com
p.o. box 26 newport nsw 2106
abn: 355 0579 1074

PRINT DATE: 21/05/2021 11:09:25 AM PRINT SIZE: A3

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 TAs HOT HOUSE ARCHITECTS

ISSUE	DESCRIPTION	DATE
01	Development Application	21/05/21

CLIENT: Mark Herdman

PROJECT: Alterations & Additions - Swimming Pool

ADDRESS: 8 EDWIN AVENUE, AVALON BEACH

AREA CALCULATION

PROJECT NO.	21043		
DATE	21 May 2021		
LOT: 27		DRAWN BY:	MS
DP: 17177		CHECKED BY:	WC

DA 600

SCALE: As indicated