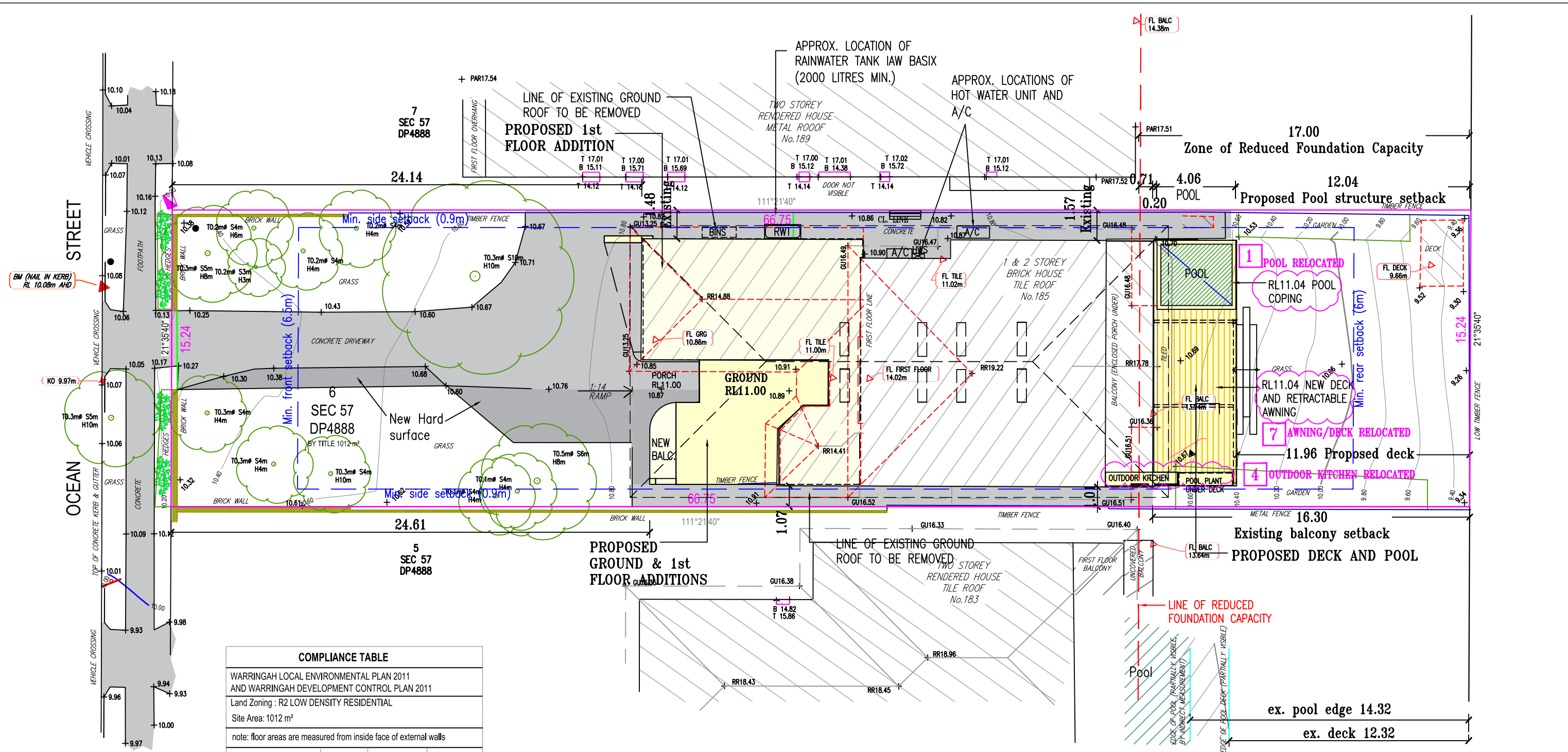
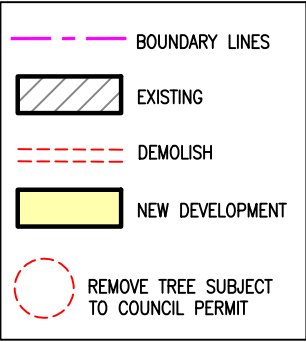




COMPLIANCE TABLE			
WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 AND WARRINGAH DEVELOPMENT CONTROL PLAN 2011			
Land Zoning : R2 LOW DENSITY RESIDENTIAL			
Site Area: 1012 m²			
note: floor areas are measured from inside face of external walls			
Standard / Control	EXISTING	PROPOSED	Compliance
Ground floor area	162 m²	200 m²	N/A
First floor area excl. voids	137 m²	255 m²	N/A
Dwellings gross floor area	299 m²	455 m²	N/A
Attached garage	66 m²	unchanged	
Existing Ground patio	31 m²	unchanged	
Existing first floor balcony	31 m²	unchanged	
Proposed first floor balcony	-	5.4 m²	N/A
Max. height limit		8.46 m	8.5 m-YES
Max. wall height limit		5.93 m	7.2 m-YES
Front setback	24.14m - unchanged	6.5 m-YES	
Side setbacks	1.48 m - North- unchanged 1.01 m - South- unchanged	0.90 m-YES	
Hard surface		227 m²	
Landscaping	EXISTING 527 m² 52.0%	PROPOSED > 405 m² 40%	40%-YES

1 SITE PLAN AND COMPLIANCE TABLE
1:200



THE STORMWATER DRAINAGE SYSTEM
MUST BE DESIGNED AND CONSTRUCTED IN
ACCORDANCE WITH AUSTRALIAN STANDARD
AS3500.3:2015

* NOTE: CONTRACTOR TO IMPLEMENT
SEDIMENT CONTROL MEASURE DURING
CONSTRUCTION AS REQUIRED BY COUNCIL -
REFER EROSION CONTROL PLAN

THE DEVELOPMENT SHALL COMPLY WITH
THE SWIMMING POOLS ACT 1992, SWIMMING
POOL REGULATION 2008, BUILDING CODE
OF AUSTRALIA AND/OR AS 1926.1-2007 -
SWIMMING POOL SAFETY.

1.2M HIGH POOL GLASS FENCE AND GATE
IAW THE SWIMMING POOLS ACT,
AS1926.1-2012 & COUNCIL
REQUIREMENTS.

CONNECT POOL TO SEWER AS PER
COUNCIL REGULATION

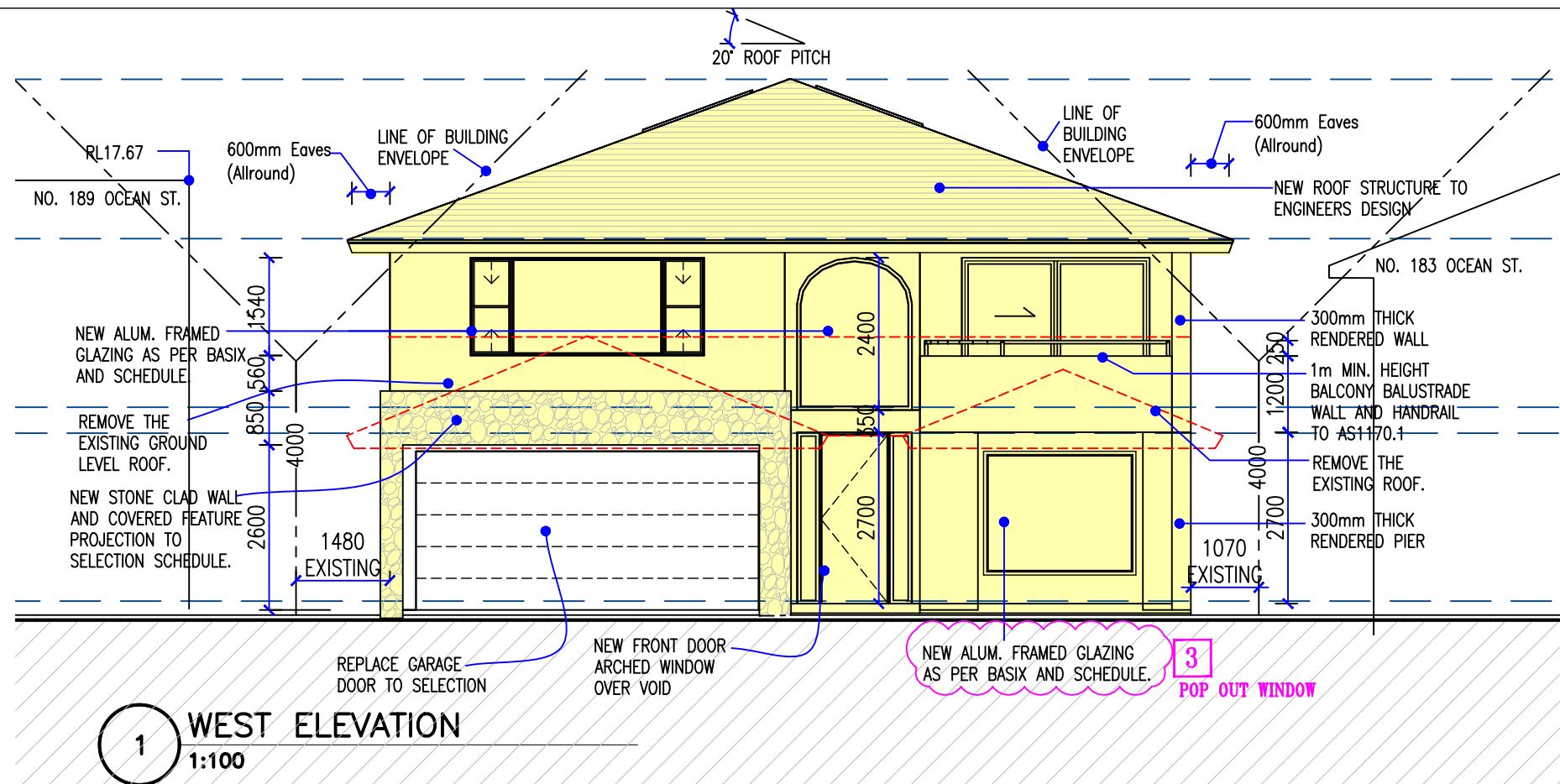
SECTION 4.55 MODIFICATION:

- 1 a. Relocate pool due to obstruction at 1.5m below ground level.
b. Shallower pool (1.2m) and coping at same level as deck.
- 2 Change of skylight locations
- 3 Study window style: change to a Pop-Out window
- 4 Relocate Outdoor kitchen/BBQ, privacy screen and Pool plant
- 5 Deletion of Pop out roof to east

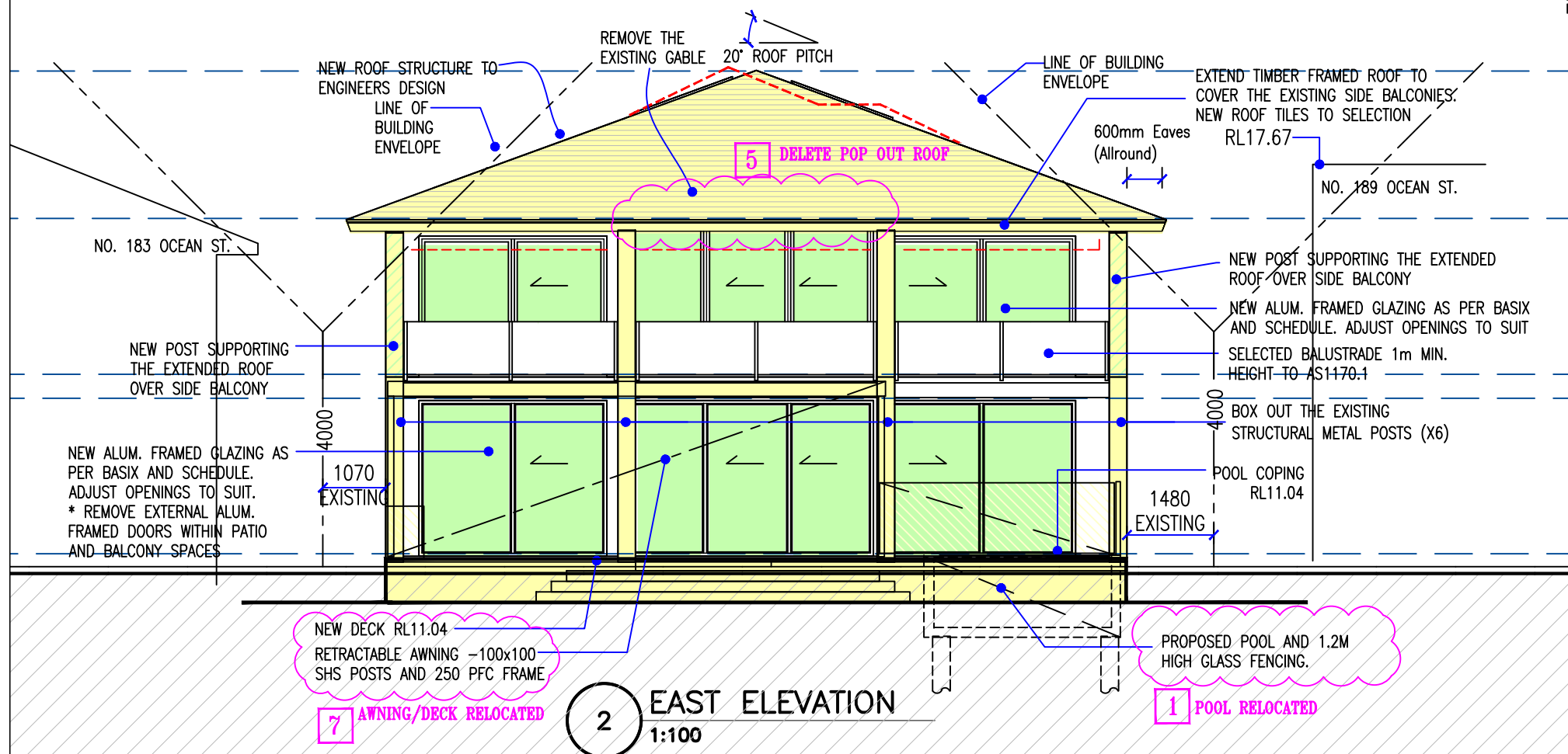
- 6 Internal planning changes to master ensuite and robe
- 7 Relocate retractable awning and deck area
- 8 Window types changes from Aneceta to Louvre
- 9 Update Internal finish floor Levels: GF FFL RL 11.04 and FF FFL RL 14.10
- 10 Rear patio raised to match internal FFL RL 11.04 with flush threshold.

S4.55 MODIFICATION

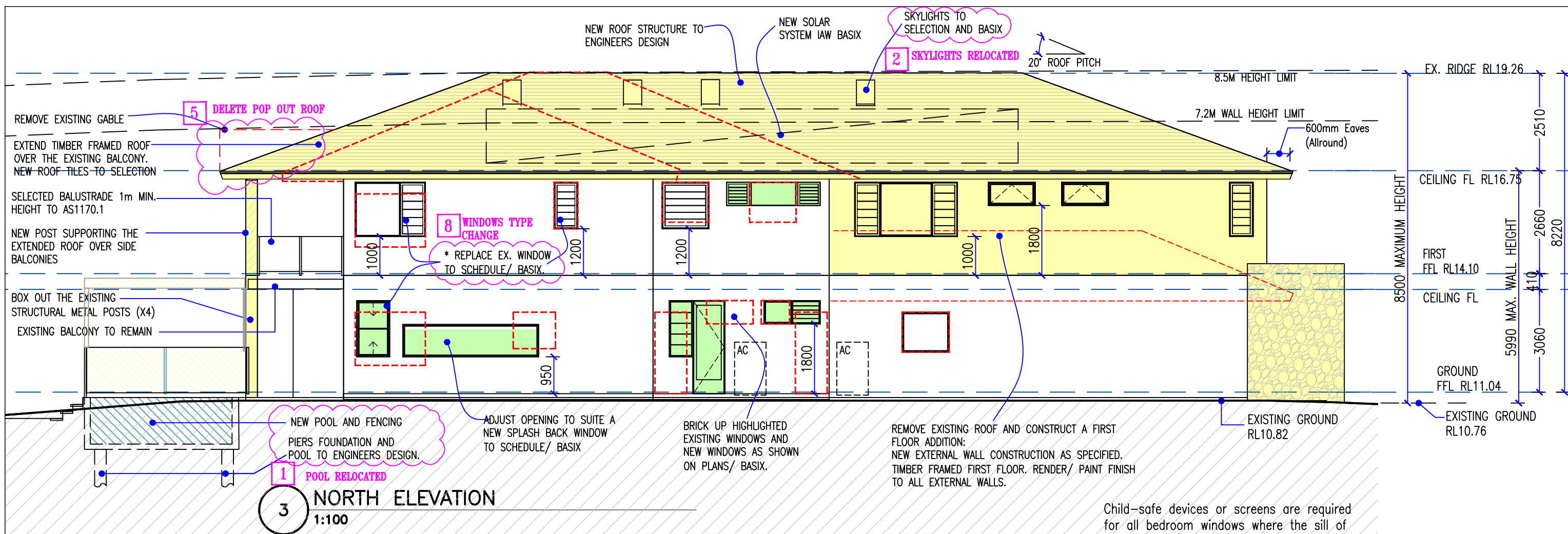




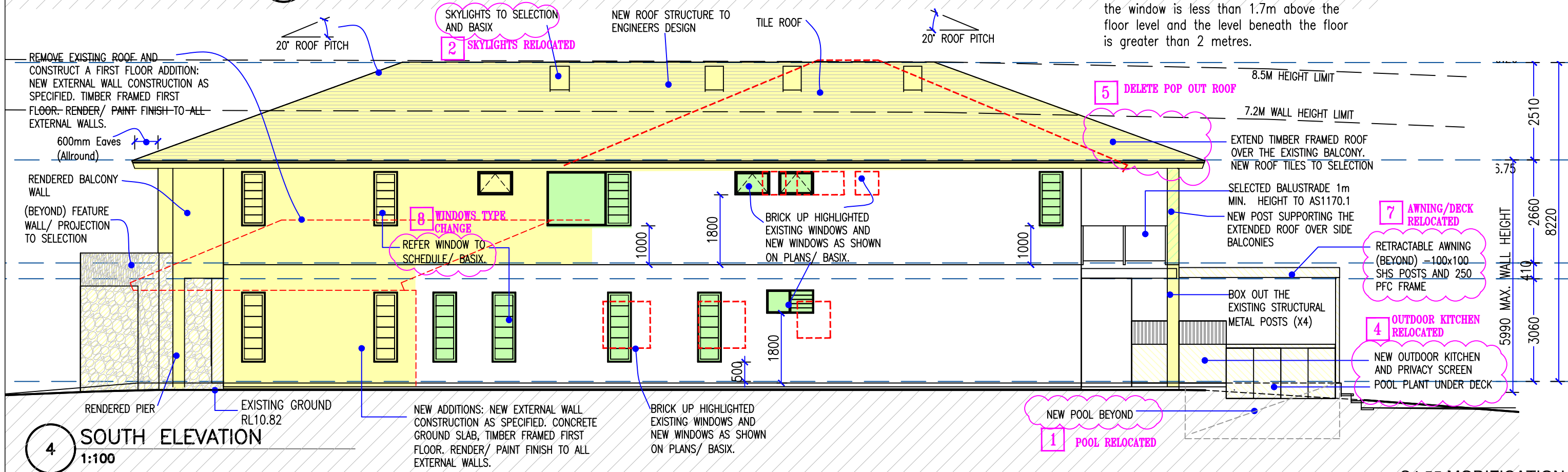
Child-safe devices or screens are required for all bedroom windows where the sill of the window is less than 1.7m above the floor level and the level beneath the floor is greater than 2 metres.



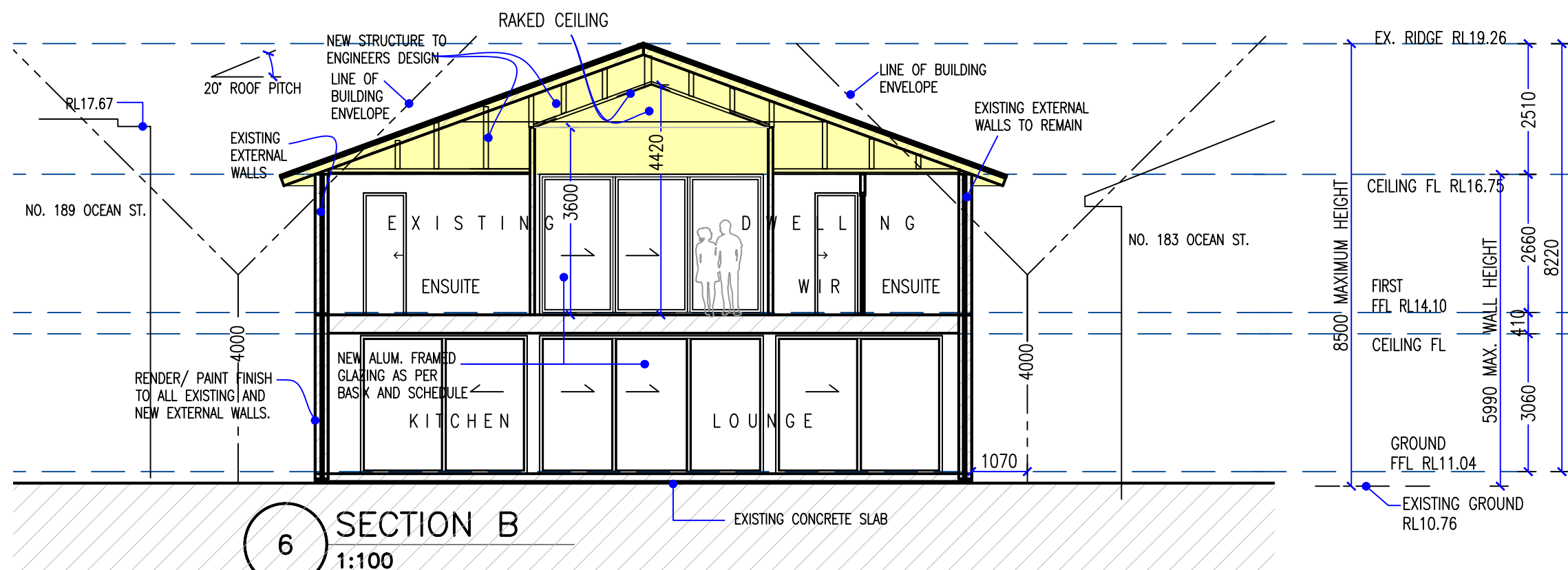
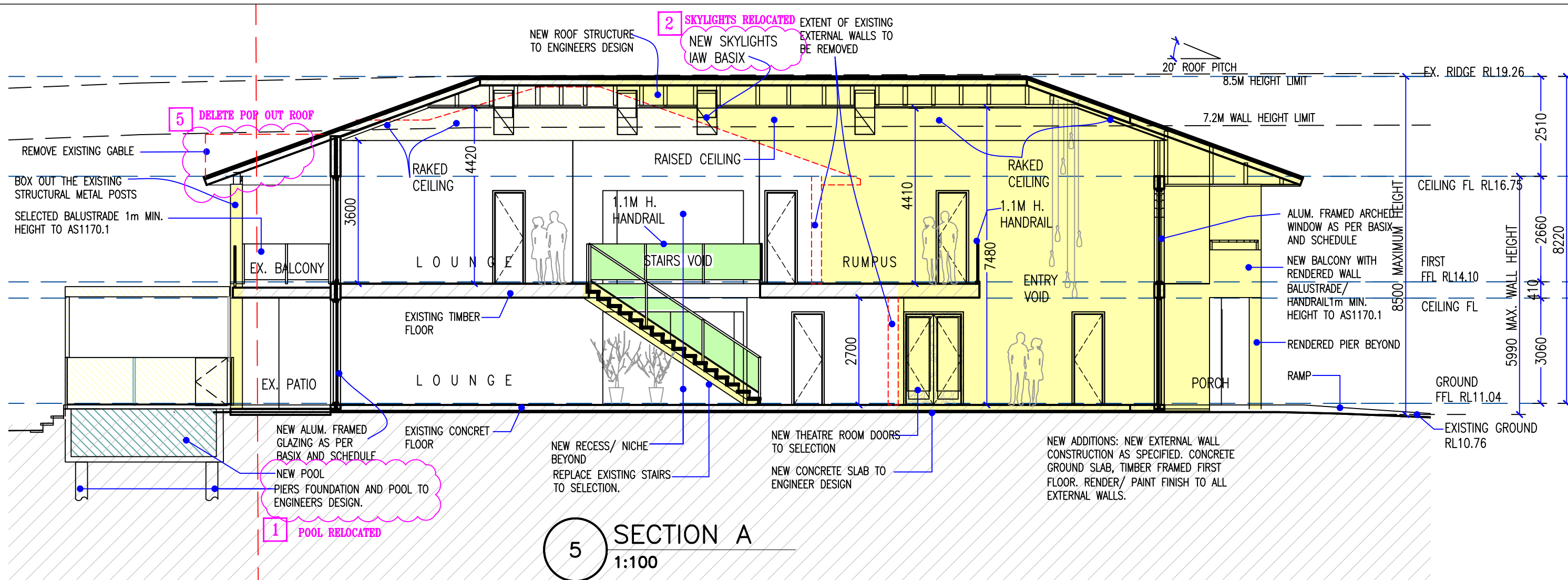
S4.55 MODIFICATION



Child-safe devices or screens are required for all bedroom windows where the sill of the window is less than 1.7m above the floor level and the level beneath the floor is greater than 2 metres.

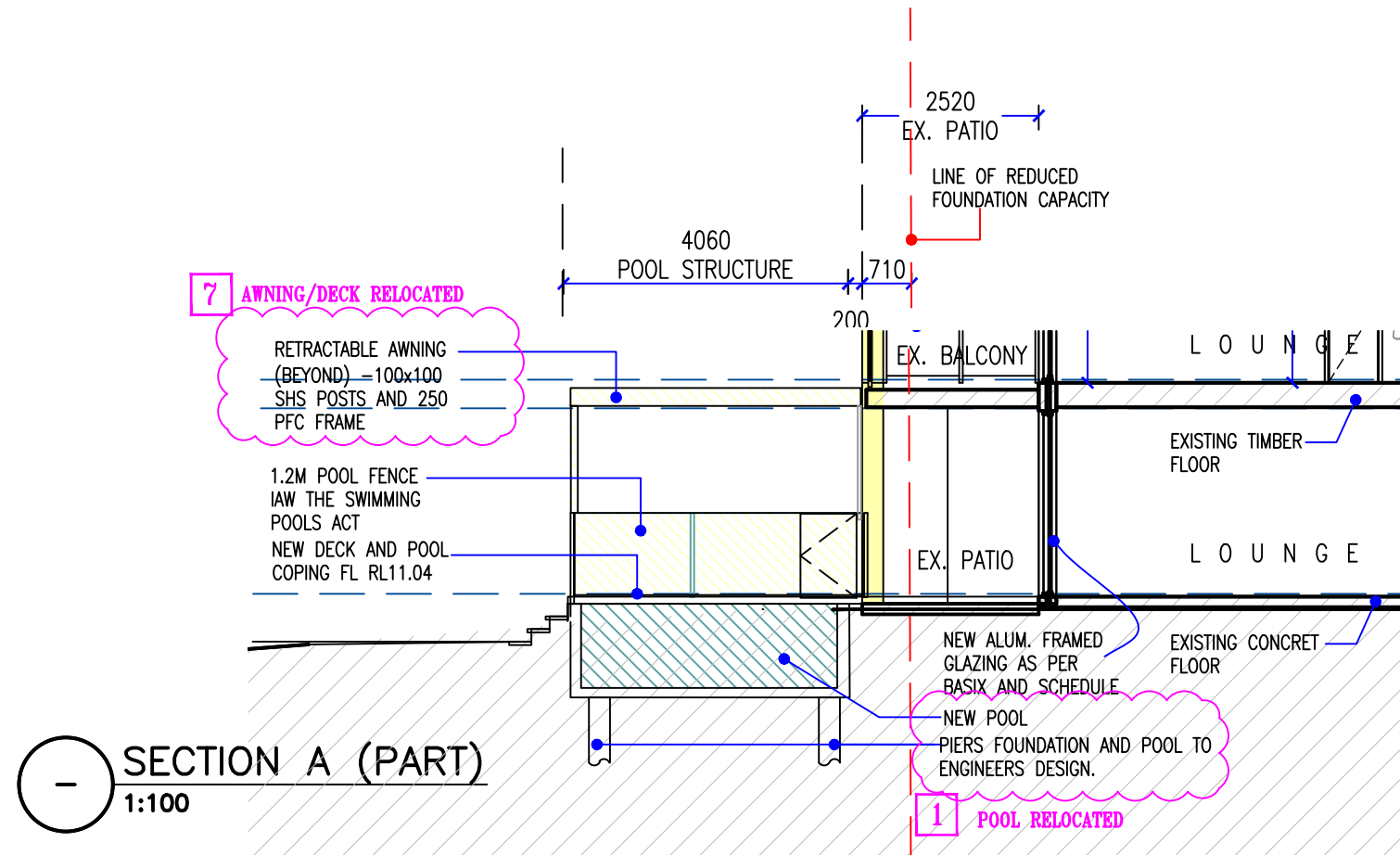


S4.55 MODIFICATION

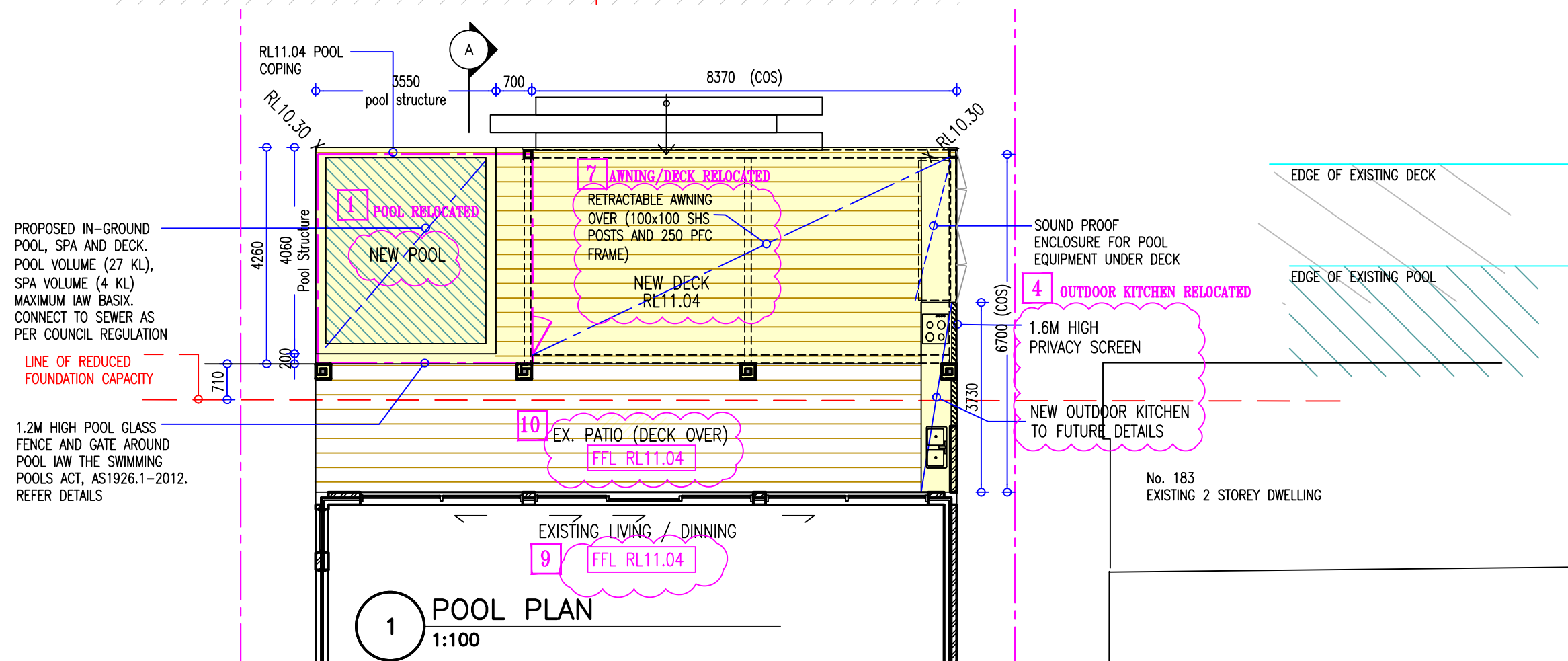


Child-safe devices or screens are required for all bedroom windows where the sill of the window is less than 1.7m above the floor level and the level beneath the floor is greater than 2 metres.

S4.55 MODIFICATION



SECTION A (PART)
1:100



SECTION 4.55 MODIFICATION:

- 1 a. Relocate pool due to obstruction at 1.5m below ground level.
b. Shallower pool (1.2m) and coping at same level as deck.
- 2 Change of skylight locations
- 3 Study window style: change to a Pop-Out window
- 4 Relocate Outdoor kitchen/BBQ, privacy screen and Pool plant
- 5 Deletion of Pop out roof to east
- 6 Internal planning changes to master ensuite and robe
- 7 Relocate retractable awning and deck area
- 8 Window types changes from Anneta to Louvres)
- 9 Update Internal finish floor Levels: GF FFL RL 11.04 and FF FFL RL 14.10
- 10 Rear patio raised to match internal FFL RL 11.04 with flush threshold.

S4.55 MODIFICATION

- Notes:
- Window and door sizes are nominal. Suppliers' standard sizes may vary.
 - The builder to verify sizes of frames & openings before ordering windows and doors.

GROUND FLOOR

WINDOW SCHEDULE						
No.	SIZE		Head	Sill	Style	AREA
	WD	HGT				
1	2400	1950	2400	450	FIX WINDOW	4.68
2	610	1800	2340	540	LOUVRE	1.098
3	610	1800	2340	540	LOUVRE	1.098
4	610	1800	2340	540	LOUVRE	1.098
5	610	1800	2340	540	LOUVRE	1.098
6	610	1800	2340	540	LOUVRE	1.098
7	610	1800	2340	540	LOUVRE	1.098
8	1210	600	2400	1800	LOUVRE – FIX (OBSCURE)	.726
9	850	1450	2400	950	ANEETA	1.233
10	3500	835	1785	950	SPLASHBACK WINDOW – FLUTED – FIXED	2.975
11	610	1450	2400	950	LOUVRE (OBSCURE)	.884
12	1450	600	2400	1800	LOUVRE – FIX (OBSCURE)	.87
13	1210	1030	2100	1070	FIXED GLASS	1.271

FIRST FLOOR

8 WINDOWS TYPE CHANGE

WINDOW SCHEDULE						
No.	SIZE		Head	Sill	Style	AREA
	WD	HGT				
401	1810	2400	2400	0	ARCHED FIX WINDOW	4.344
402	610	1400	2400	1000	LOUVRE	.854
403	610	1400	2400	1000	LOUVRE	.854
404	900	600	2400	1800	AWNING (OBSCURE)	.54
405	2170	1400	2400	1000	LOUVRE – FIX-A	3.038
406	900	600	2400	1800	AWNING (OBSCURE)	.54
407	900	600	2400	1800	AWNING (OBSCURE)	.54
408	610	1400	2400	1000	LOUVRE	.854
409	1810	1400	2400	1000	LOUVRE – FIX	2.534
410	610	1200	2400	1200	LOUVRE	.732
411	610	1200	2400	1200	LOUVRE	.732
412	1210	1200	2400	1200	LOUVRE (OBSCURE)	1.452
413	2410	600	2400	1800	LOUVRE-FIX (OBSCURE)	1.446
414	2650	1400	2400	1000	LOUVRE (2) – FIX	3.71
415	1210	600	2400	1800	AWNING (OBSCURE)	.726
416	1210	600	2400	1800	AWNING (OBSCURE)	.726
417	610	1400	2400	1000	LOUVRE	.854
418	3680	1540	2400	860	ANEETA (2) – FIX	5.704

SKYLIGHTS

8 WINDOWS TYPE CHANGE

8 OFF 550x1800 (APPROX.) (OPERABLE TBC)

8 SKYLIGHT CHANGES

GROUND FLOOR

DOOR SCHEDULE				
No.	SIZE		Style	Area
	WD	HGT		
1	4300	2650	SLIDING DOORS (3 PANEL)	11.395
2	3200	2650	SLIDING DOORS (2 PANEL)	8.48
3	3200	2650	SLIDING DOORS (2 PANEL)	8.48
4	820	2340	EXTERNAL SOLID DOOR	1.919
6	820	2400	FRENCH DOOR (FLUTED)	1.968
7	1810	2700	ENTRY ASSEMBLY	4.887
8	5400	2500	SECTIONAL GARAGE DOOR	13.5

101	820	2340	INTERNAL DOOR
102	1500	2340	NEW – THEARE ROOM DOOR
103	820	2340	INTERNAL DOOR
104	820	2340	INTERNAL DOOR
105	820	2340	INTERNAL DOOR
106	820	2340	INTERNAL DOOR
107	820	2340	INTERNAL DOOR

DOOR SCHEDULE				
No.	SIZE		Style	Area
	WD	HGT		
201	3200	2400	SLIDING DOORS (2 PANEL)	7.68
202	4300	2700	SLIDING DOORS (3 PANEL)	11.61
203	3200	2400	SLIDING DOORS (2 PANEL)	7.68
204	2960	2400	SLIDING DOORS (2 PANEL)	7.104

301	820	2340	INTERNAL DOOR
302	820	2340	INTERNAL DOOR
303	820	2340	INTERNAL CAVITY SLIDING DOOR
304	820	2340	INTERNAL CAVITY SLIDING DOOR
305	820	2340	INTERNAL CAVITY SLIDING DOOR
306	820	2340	INTERNAL CAVITY SLIDING DOOR
307	820	2340	INTERNAL DOOR
308	820	2340	INTERNAL DOOR
309	820	2340	INTERNAL DOOR
310	820	2340	INTERNAL DOOR
311	820	2340	INTERNAL DOOR
312	820	2340	INTERNAL DOOR
313	820	2340	INTERNAL DOOR
314	820	2340	INTERNAL DOOR
315	820	2340	INTERNAL CAVITY SLIDING DOOR

S4.55 MODIFICATION

--- BOUNDARY LINES

EXISTING BUILDINGS

LANDSCAPING

DECK

HARD SURFACES

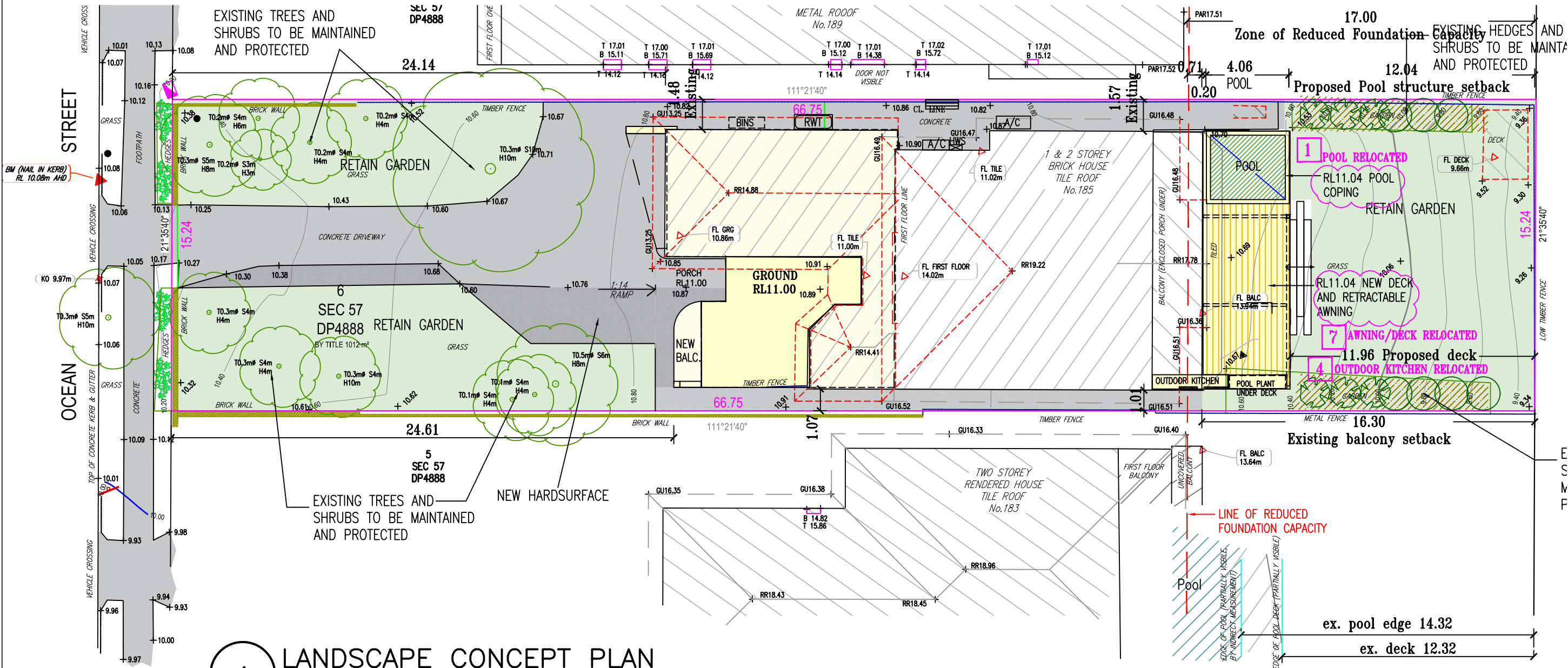
MULCH OR PEBBLES

P.P.O.S. PRINCIPLE PRIVATE OPEN SPACE

Outdoor swimming pool
The swimming pool must be outdoors.
The swimming pool must not have a capacity greater than 27 kilolitres.
The swimming pool must have a pool cover.
The applicant must install a pool pump timer for the swimming pool.
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.
Outdoor spa
The spa must not have a capacity greater than 4 kilolitres.
The spa must have a spa cover.
The applicant must install a spa pump timer.
The applicant must install the following heating system for the outdoor spa that is part of this development: electric heat pump.

Rainwater tank
The applicant must install a rainwater tank of at least 0 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rainwater runoff from at least 0 square metres of roof area.
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.

Hard surface		227 m²	
Landscaping	EXISTING 527 m² 52.0%	PROPOSED > 405 m² 40%	40%-YES



1 LANDSCAPE CONCEPT PLAN
1:200

S4.55 MODIFICATION



ABN 74 542 321 461
©copyright
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.Sc. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au



Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: LANDSCAPING CONCEPT PLAN

Date	Scale	Drw no	Revision
08/04/2025	AS NOTED @ A3	A206	C