TPZ & SRZ PLAN WITH TREE PROTECTION ZONES AND STRUCTURAL ROOT ZONES SHOWN TO SCALE.
PLAN HAS BEEN OVERLAYED ON THE SITE PLAN BY NETWORK DESIGN (NOVEMBER 2018).

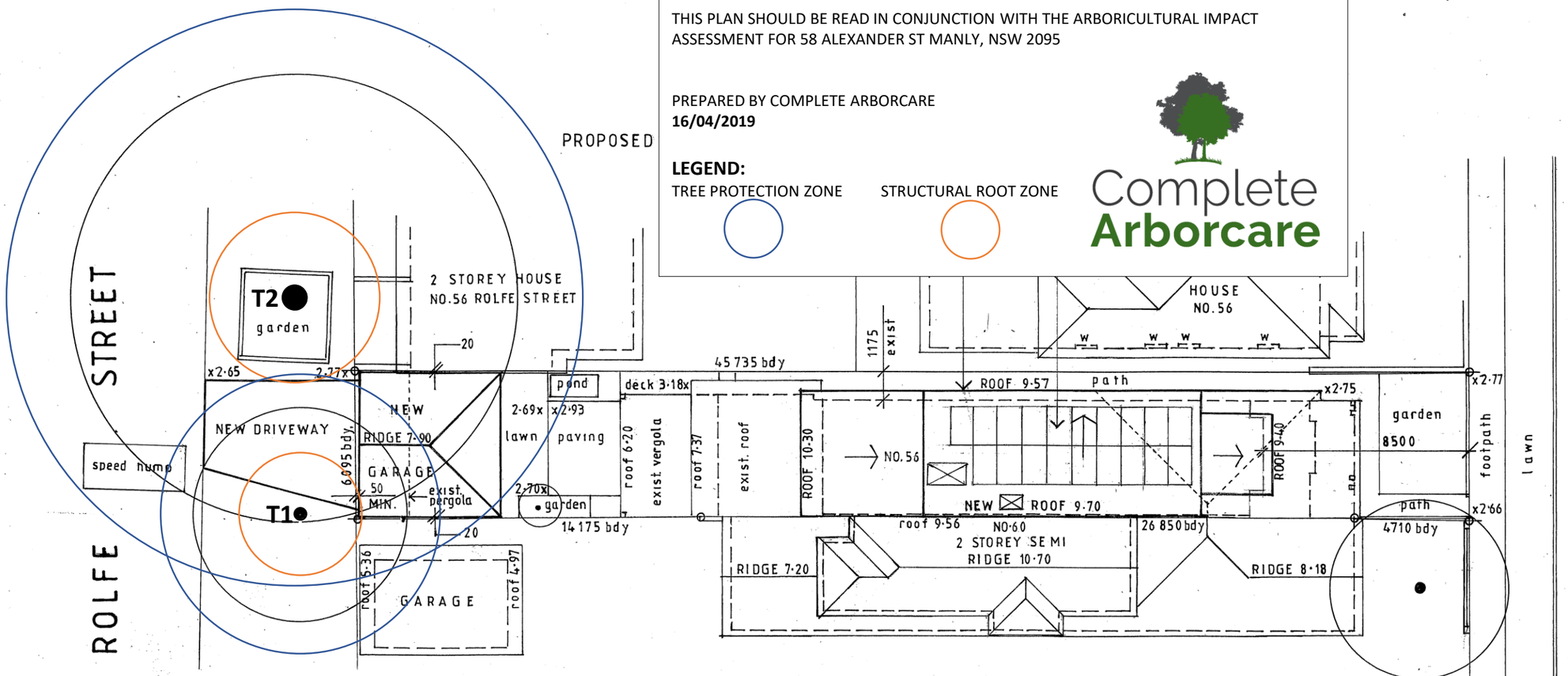
PLAN SHOWS LOCATION OF TREES WITH TRUNK CENTERS MARKED AND TREE PROTECTION ZONES AND STRUCTURAL ROOT ZONES SHOWN TO SCALE.

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE ARBORICULTURAL IMPACT ASSESSMENT FOR 58 ALEXANDER ST MANLY, NSW 2095

PREPARED BY COMPLETE ARBORCARE
16/04/2019

LEGEND:
TREE PROTECTION ZONE
STRUCTURAL ROOT ZONE

Complete Arborcare



SITE PLAN

Site Calculations m²
Site Area 277.0

Floor Areas
Ground Floor 103.8
(excludes stairs as common vertical circulation)
First Floor 61.2
(excludes stairs, void and storage areas < 1.4m high)
Gross Floor Area 165.0
FSR 0.596:1
Allowable FSR 0.60:1

Total Open Space > 3m
Proposed (33.8%) 93.7
Required (55%) 152.4
Landscaped Open Space
Proposed 31.2
Required (35% of total open space) 53.3

Built Upon Area
Existing 224.8
Proposed 245.8
Increase in BUA 21.0

John Wright
NETWORK DESIGN
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ALTERATIONS AND ADDITIONS
58 ALEXANDER STREET, MANLY
LOT A DP106210
CLIENT
MARNIX AND CLAIRE RAVESTEIJN
SITE PLAN AND CALCULATIONS

DATE	DRAWN	DRG. NO.
NOVEMBER 2018	J.WRIGHT	11-18-AL
SCALE	**ISSUE:**	**SHEET NO.**
1:200	DA	6