

TASMAN STREET

CONCRETE LAYBACK

PROPOSED
NEW CONCRETE
DRIVEWAY AND
CROSSOVER

PROPOSED NEW
ENTRY CARPORT AND
GARAGE

LOT 41
DP 7435
AREA: 404 m²

PROPOSED
ALTERATIONS AND ADDITIONS TO
EXISTING DWELLING

EXISTING
SWIMMING POOL

SITE ANALYSIS - EXISTING SITE COVERAGE

SITE AREA	404.00 M/2
EXISTING DWELLING LOWER GROUND FLOOR AREA	141.20 M/2
EXISTING DRIVEWAY AREA	042.06 M/2
EXISTING LOWER GROUND FLOOR ENTERTAINING AREA	067.67 M/2
EXISTING SWIMMING POOL AREA	044.70 M/2
TOTAL EXISTING SITE COVERAGE	295.63 M/2
TOTAL SITE COVERAGE RATIO	0.73 : 1 %

SITE ANALYSIS - PROPOSED SITE COVERAGE

SITE AREA	404.00 M/2
EXISTING DWELLING LOWER GROUND FLOOR AREA	147.39 M/2
PROPOSED DRIVEWAY AREA	005.35 M/2
PROPOSED GARAGE AND CARPORT AREA	042.34 M/2
PROPOSED LOWER GROUND FLOOR ENTERTAINING AREA	067.67 M/2
EXISTING SWIMMING POOL AREA	044.70 M/2
TOTAL EXISTING SITE COVERAGE	307.45 M/2
TOTAL SITE COVERAGE RATIO	0.76 : 1 %

SITE ANALYSIS - EXISTING FLOOR SPACE RATIO

SITE AREA	404.00 M/2
EXISTING GROUND FLOOR AREA	141.20 M/2
EXISTING LOWER GROUND FLOOR AREA	141.20 M/2
TOTAL EXISTING FLOOR AREA	282.40 M/2
TOTAL PROPOSED FLOOR SPACE RATIO	0.70 : 1 %

SITE ANALYSIS - PROPOSED FLOOR SPACE RATIO

SITE AREA	404.00 M/2
EXISTING GROUND FLOOR AREA	141.20 M/2
EXISTING LOWER GROUND FLOOR AREA	141.20 M/2
PROPOSED LOWER GROUND FLOOR AREA	006.19 M/2
TOTAL PROPOSED FLOOR AREA	286.59 M/2
TOTAL PROPOSED FLOOR SPACE RATIO	0.71 : 1 %



THIS PLAN IS TO BE READ IN
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CONSENT

DA2019/0119

Development Type

PROPOSED
ALTERATIONS AND ADDITIONS

Client / Applicant
PROVISION CARPENTRY

Site Address
4 TASMAN STREET
DEE WHY NSW 2099

LOT
41

D P
7435

Drawn by
A J LEWIS

Date
23 JAN 2019

Scale
1 : 100

Layout ID
A.01.1

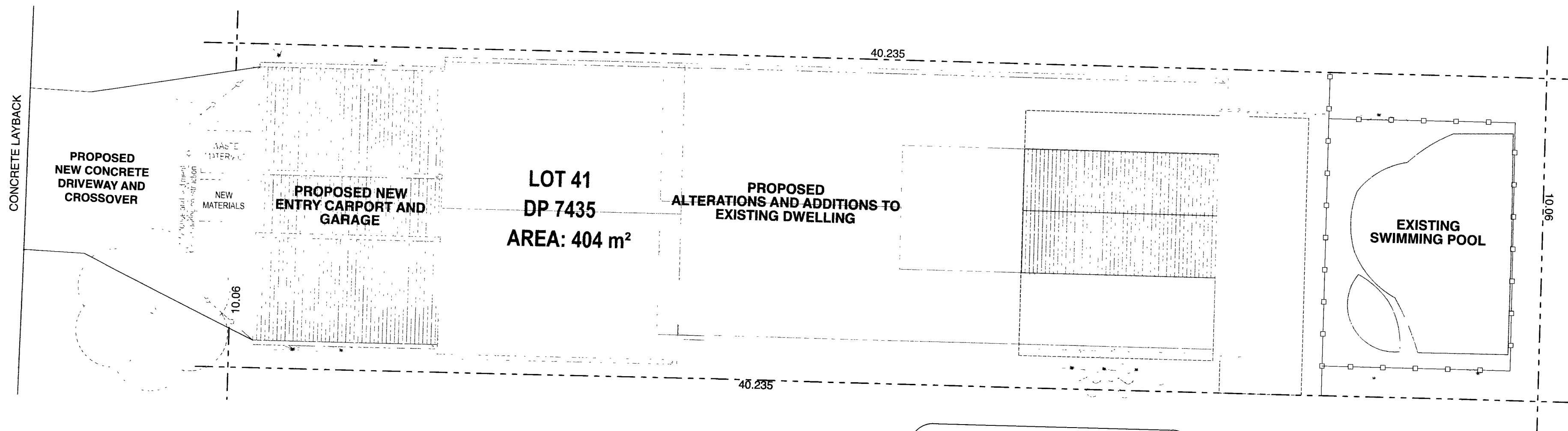
Sheet Size
A 2

Status Revision
D.A A

ANTHONY LEWIS

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TASMAN STREET



SILT AND SEDIMENT CONTROL

THE CONTRACTOR SHALL IMPLEMENT SITE SILT AND SEDIMENT CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF NORTHERN BEACHES COUNCIL.

ALL SILT AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BEFORE THE COMMENCEMENT OF ANY SITE WORKS, INCLUDING DEMOLITION AND / OR EXCAVATION WORK. ADDITIONAL BARRIERS MAYBE REQUIRED TO THOSE SHOWN ON THE DRAWINGS

ALL SILT BARRIERS SHALL BE REGULARLY INSPECTED AND CLEANED OF SILT TO ENSURE CONTINUED OPERATION. ANY SILT BARRIERS THAT ALLOW SILT TO PASS ARE TO BE REPLACED.

SILT STOP BARRIERS SHALL BE PROVIDED AROUND ALL STOCKPILES.

PUBLIC PROTECTION

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRIERS, WARNING AND / OR DIRECTIONAL SIGNS, LIGHTING, ETC TO PROTECT PEDESTRIANS FROM TRAFFIC ON TASMAN STREET. THESE SIGNS SHALL ALSO PROTECT THE PUBLIC FROM TRUCKS AND VEHICLES ENTERING OR LEAVING THE CONSTRUCTION SITE.

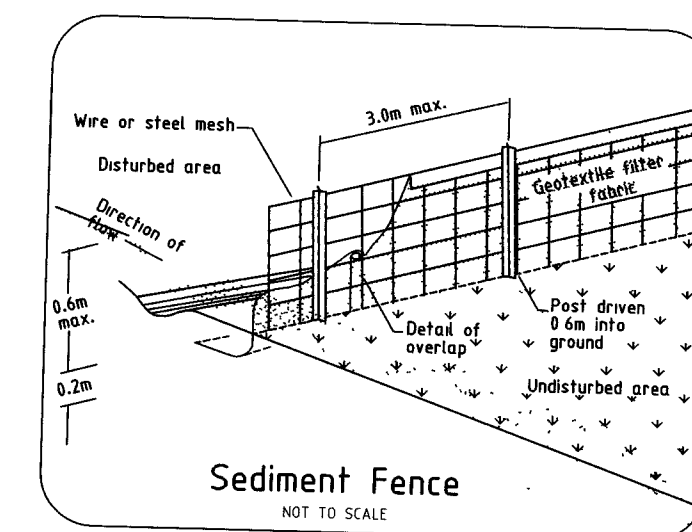
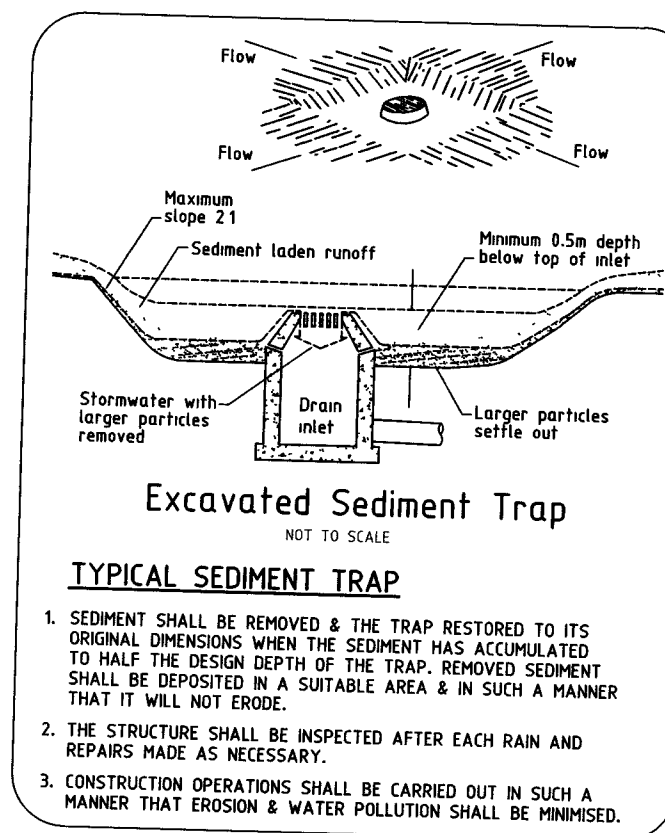
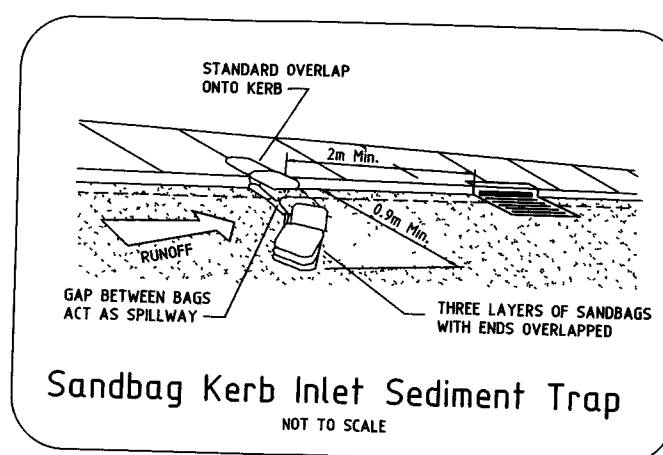
THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE FENCING AND LOCKABLE GATES AS REQUIRED TO PROTECT THE PUBLIC FROM ENTERING THE CONSTRUCTION SITE.

ALL BARRIERS, FENCING, AND GATES SHALL BE TO THE SATISFACTION OF WORK COVER AND SAFETY REQUIREMENTS, CENTRAL COAST COUNCIL, AND ANY OTHER SUCH AUTHORITY.

ALL BARRIERS, FENCING, AND GATES SHALL BE PROPERLY MAINTAINED UNTIL ALL WORKS ARE COMPLETE.

TREE PROTECTION

ALL TREES WITHIN 5 METRES OF THE PROPOSED DEVELOPMENT AREA SHALL BE PROTECTED BY MEANS OF GENERAL PROTECTIVE FENCING BY FENCING AROUND GROUPS OF TREES OR BY INDIVIDUAL TREE GUARDS. ALL PROTECTIVE TREE FENCING IS TO TO BE TO THE SATISFACTION OF NORTHERN BEACHES COUNCIL.



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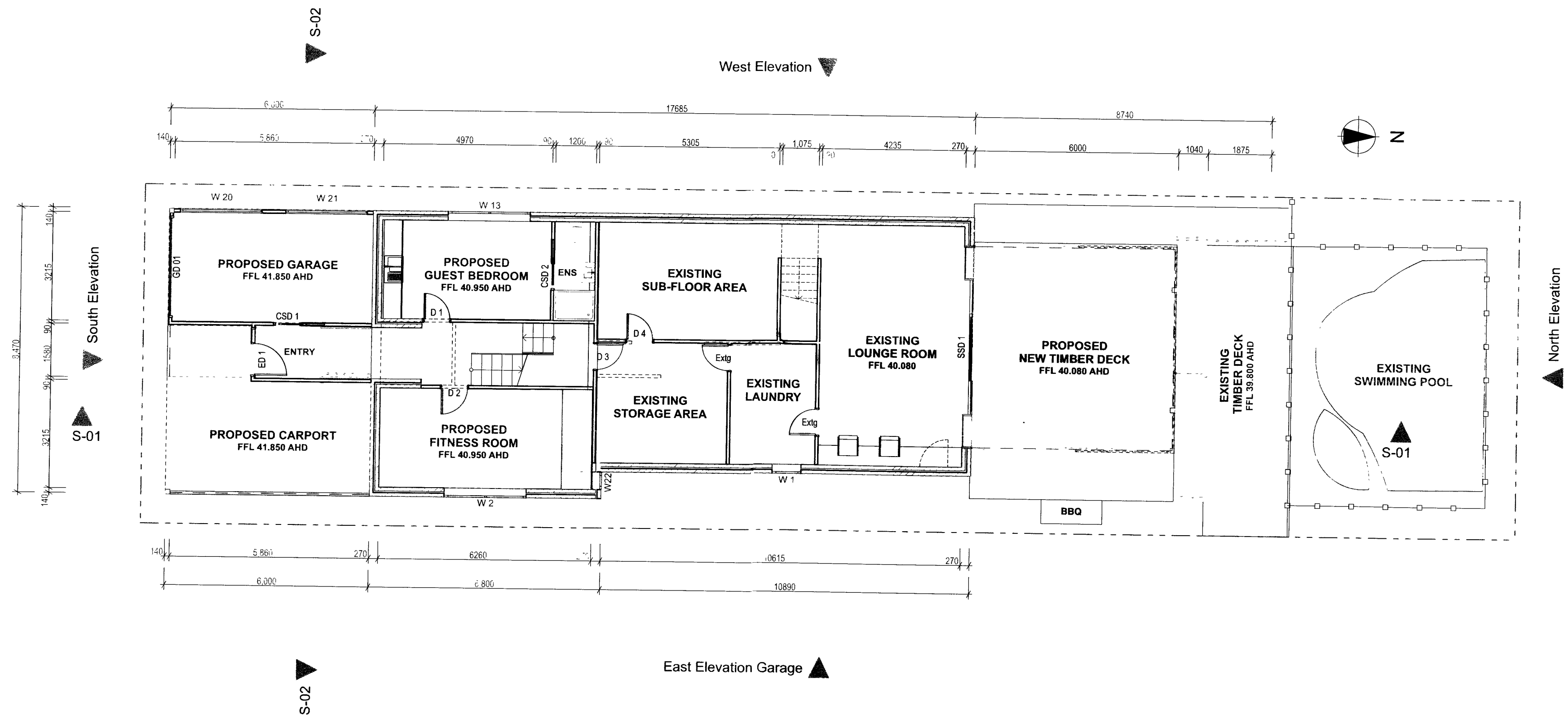
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Status
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Revision
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ANTHONY LEWIS

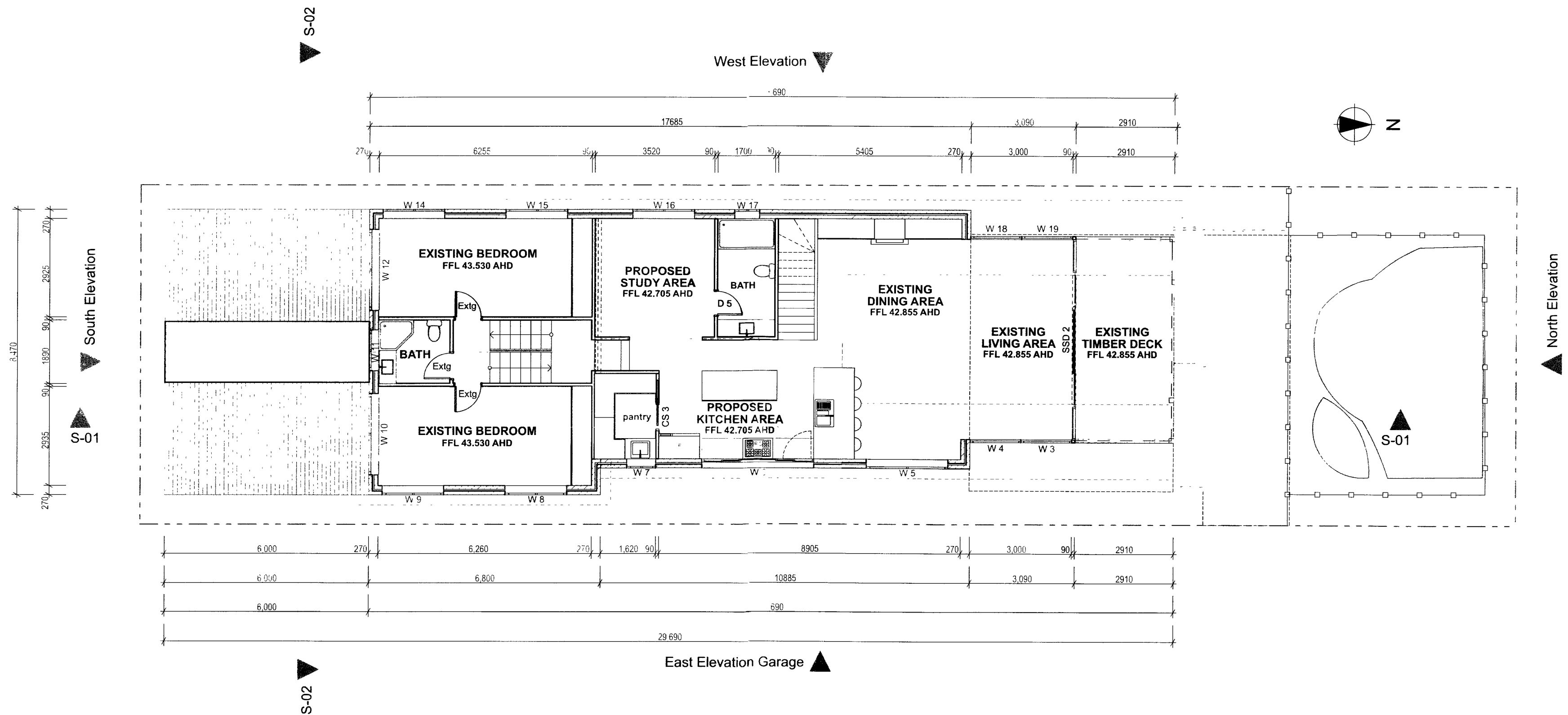
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Development Type PROPOSED ALTERATIONS AND ADDITIONS	Client / Applicant PROVISION CARPENTRY Site Address 4 TASMAN STREET DEE WHY NSW 2099	LOT 41 Drawn by A J LEWIS	D.P. 7435 Date 23 JAN 2019	Scale 1 : 100 Layout ID A.02.1	Sheet Size A 2 Status D.A	Revision A	ANTHONY LEWIS PO BOX 4031 WAGSTAFFE NSW 2257 48 WAGSTAFFE AVE WAGSTAFFE NSW 2257 TEL 02 4360 241 / MOB 0411 411 141 EMAIL ajlewis@74ad.com.au
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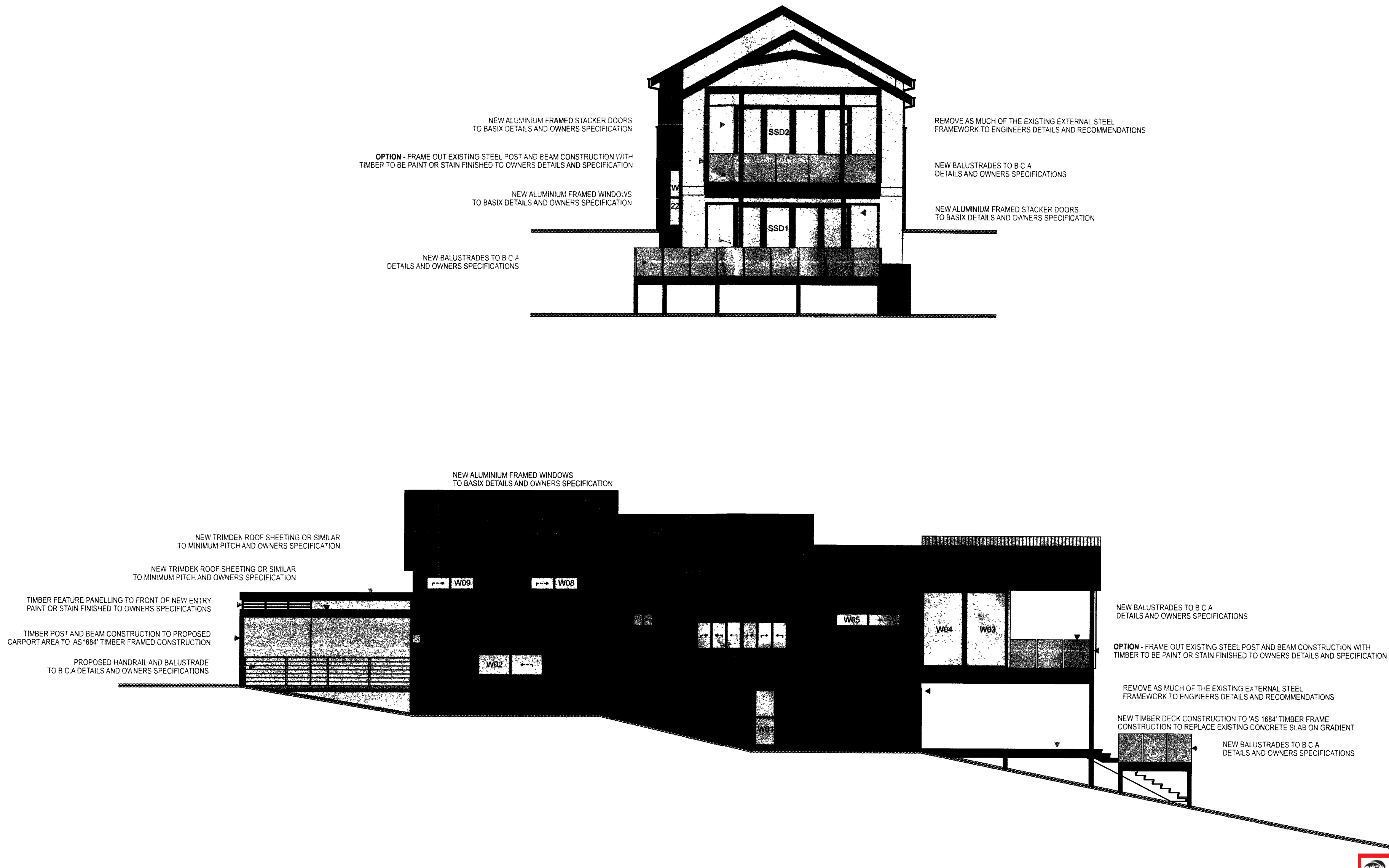


northern beaches council

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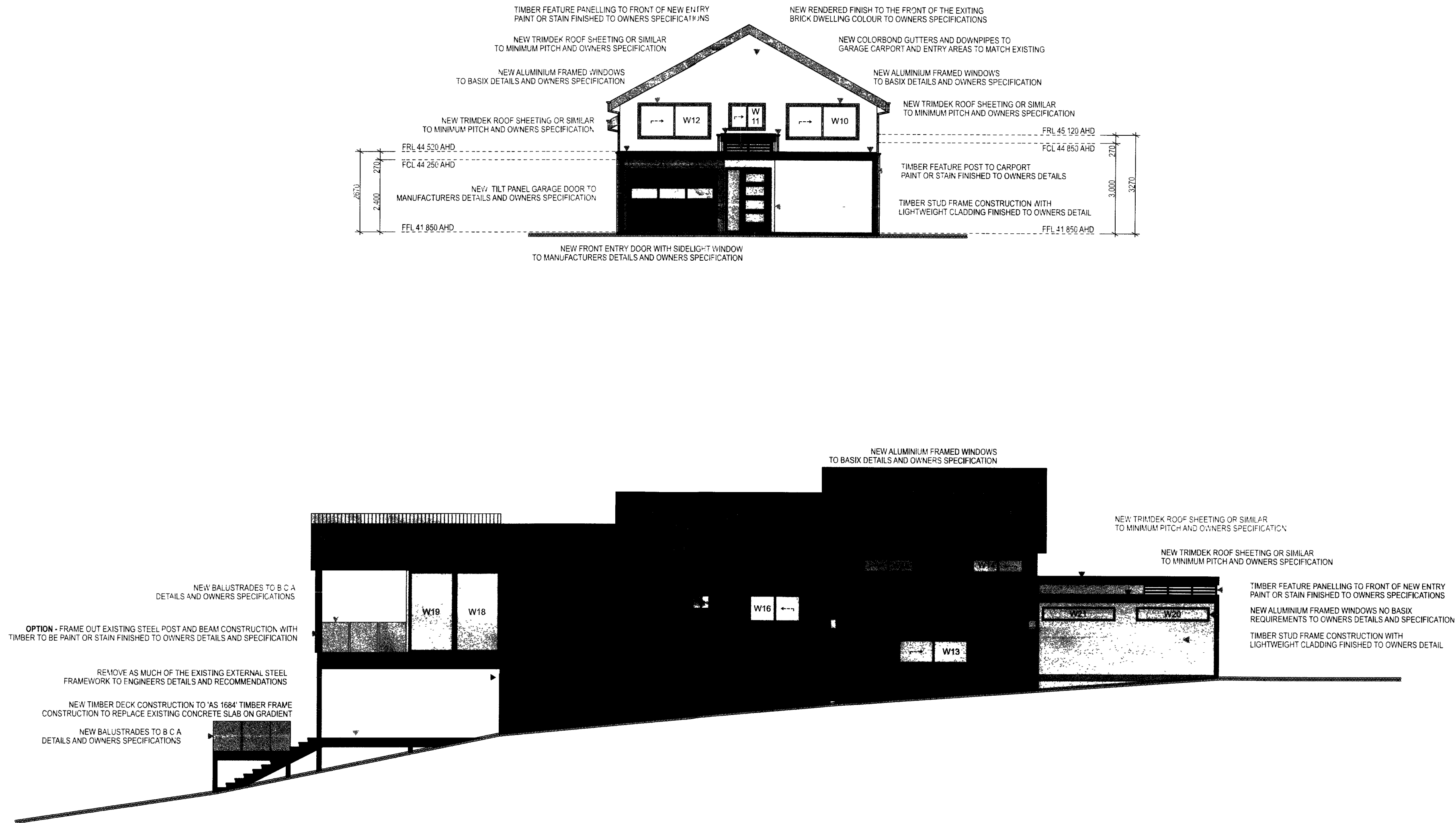


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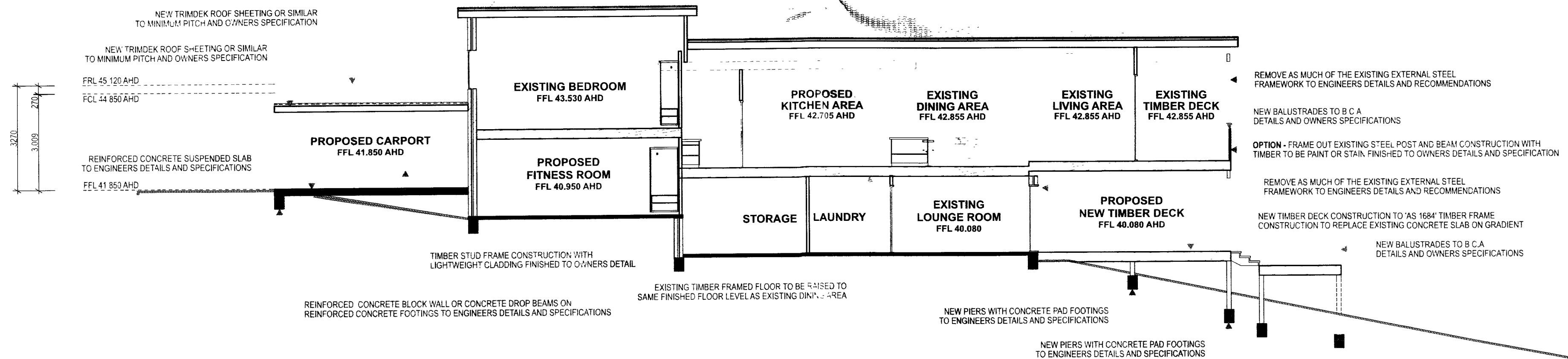
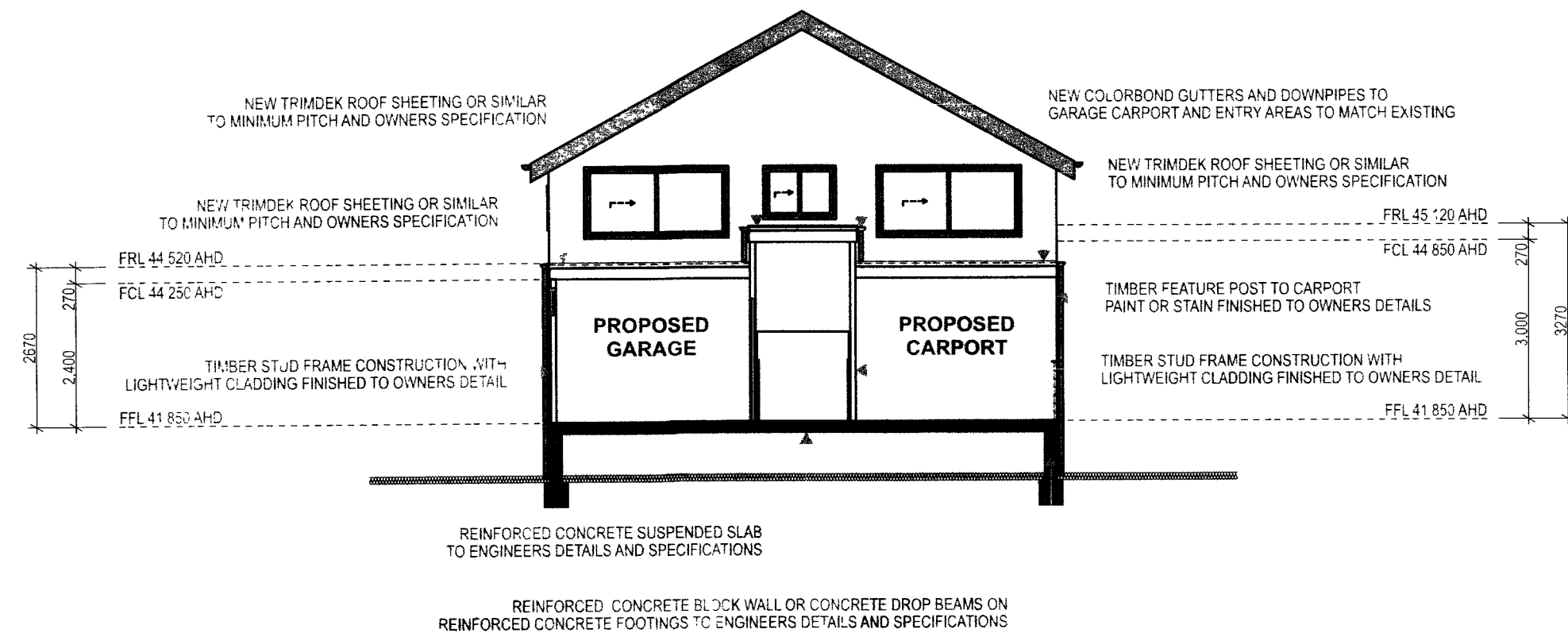


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