



WASTE MANAGEMENT

Check for Asbestos materials and use WH&S guidelines for its safe removal.

All waste to be sorted on site and removed for recycling or landfill as per the Waste Management Plan.

Ensure Waste materials are removed from site ASAP to ensure the safety of occupants and visitors to site.

STORMWATER & SERVICES

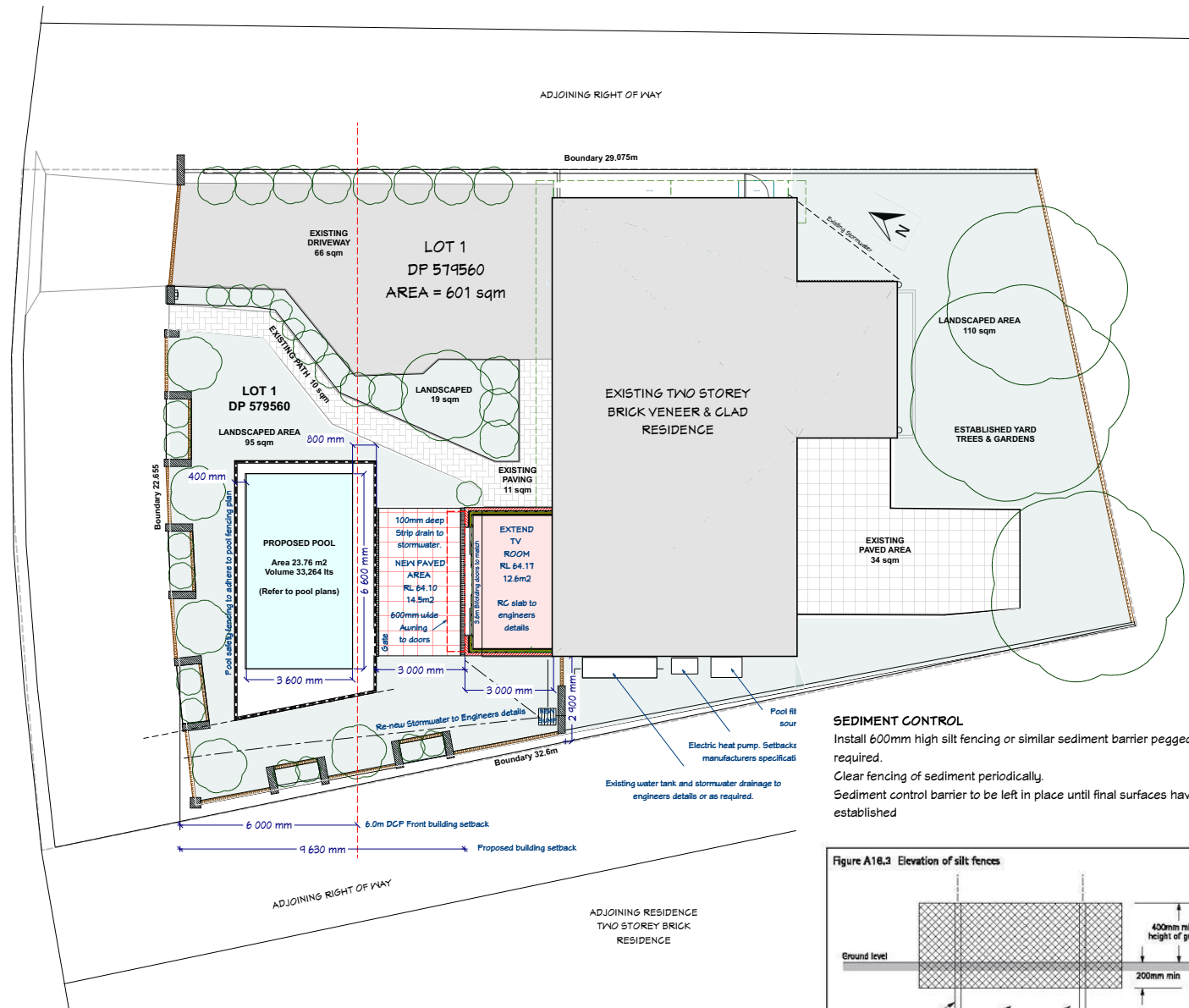
Provide additional stormwater drainage to be connected to the existing service.



SITE CALCULATIONS

SITE AREA	601 sqm
EXISTING FLOOR AREA	220sqm
EXISTING GARAGE	32.0 sqm
EXISTING HABITABLE FLOOR AREA	220 sqm
ADDITIONAL FLOOR AREA	12.6 sqm
PROPOSED TOTAL FLOOR AREA	232.6 sqm
FLOOR SPACE RATIO	38.7 %
LANDSCAPED AREA = 225sqm	37.4 %
EXISTING ROOF AREA	142 sqm
EXISTING DRIVEWAY	66 sqm
EXISTING PAVED	55 sqm
ADDITIONAL ROOFED & PAVED AREA	43.1 sqm
PROPOSED BUILT UPON AREA	306.1 sqm
BUILT UPON RATIO	50.9 %

PONSONBY PARADE



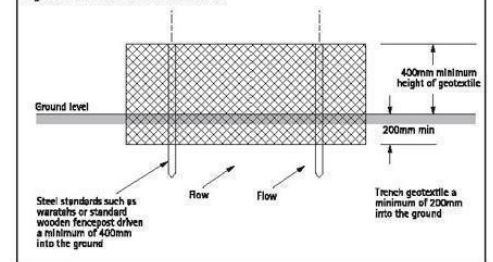
SITE PLAN / SITE ANALYSIS

Scale 1 : 200mm

SEDIMENT CONTROL

Install 600mm high silt fencing or similar sediment barrier pegged as required.
Clear fencing of sediment periodically.
Sediment control barrier to be left in place until final surfaces have been established

Figure A18.3 Elevation of silt fences



PROJECT: PROPOSED ALTERATIONS & ADDITIONS

SCALE: 1 : 100mm

CLIENT: NATHAN & ALEXANDRA PICKERING

DATE: 18th NOVEMBER 2024

SITE ADDRESS: 41A PONSONBY PARADE SEAFORTH NSW

SHEET: Page 6 / 6

Planning 2 Build

Planning Design & Drafting DA & CDC Submissions



Email: tony@planning2build.com.au

Mobile: 0419 800 614

This drawing and design is subject to copyright and may not be copied or reproduced without prior written consent from Planning 2 Build

www.planning2build.com.au
ABN 23273311856

bdaa
ACCREDITED
BUILDING DESIGNER

Building Designers
Association of Australia
Accreditation No 6405

All works to be carried out in accordance with the requirements of the following:
Current National Construction Code
Building Code of Australia, including
All relevant Australian Standards.

All dimensions are to be checked and verified on site before commencement of work.