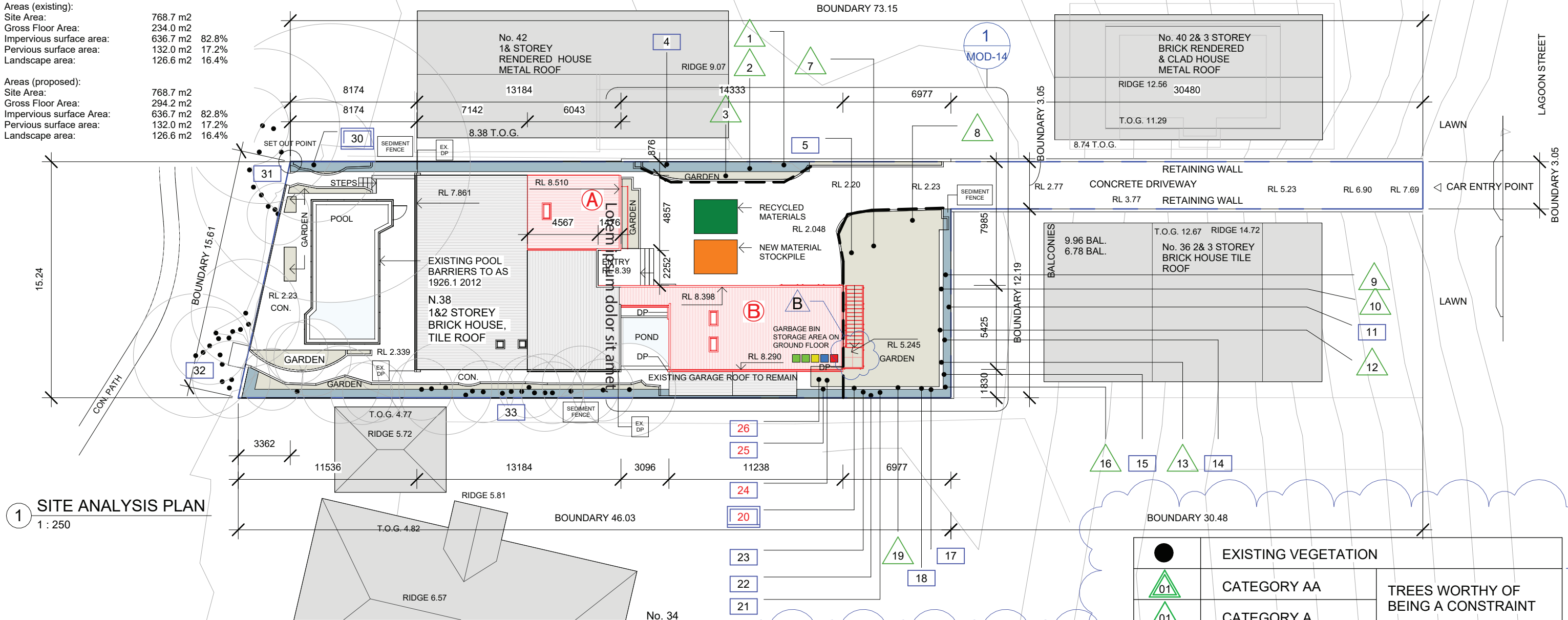


Areas (existing):
Site Area: 768.7 m2
Gross Floor Area: 234.0 m2
Impervious surface area: 636.7 m2 82.8%
Pervious surface area: 132.0 m2 17.2%
Landscape area: 126.6 m2 16.4%

Areas (proposed):
Site Area: 768.7 m2
Gross Floor Area: 294.2 m2
Impervious surface area: 636.7 m2 82.8%
Pervious surface area: 132.0 m2 17.2%
Landscape area: 126.6 m2 16.4%



1 SITE ANALYSIS PLAN
1 : 250

N. 38 LAGOON STREET
N.38
1&2 STOREY BRICK HOUSE, TILE ROOF
EXISTING G.F.L. RL. 2.55
EXISTING F.F.L. RL. 5.245

PROPOSED WORK SHOWN RED

- (A) FIRST FLOOR ADDITION - PROPOSED BEDROOM
- (B) FIRST FLOOR ADDITION - PROPOSED BEDROOM WITH ENSUITE AND BALCONY

SITE NOTES
-REMOVE EXISTING STRUCTURES ON SITE AS NOTED
-NO KNOW WATERCOURSES OR WATERWAYS ON SITE
-PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
-NO EXISTING TREES TO BE REMOVED
-THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORIZED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION
-ALL LEVELS ARE TO AHD

KEY

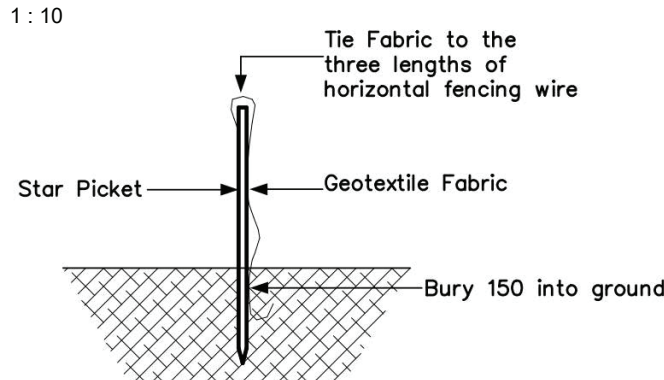
- EXISTING VEGETATION TO REMAIN
- CAR ENTRY POINT
- BOUNDARY
- PREVAILING WINDS (summer)
- PREVAILING WINDS (winter)
- WINDOW TO LIVING SPACE IN ADJACENT DWELLING
- EXISTING CONTOURS SLOPE OF LAND 250mm INCREMENT
- SEDIMENT FENCE
- IMPERVIOUS AREA
- PERVIOUS AREA
- RECYCLED MATERIALS
- NEW MATERIAL STOCK PILE
- ADJACENT DWELLINGS

No. 34
BRICK HOUSE
TILE ROOF

EXISTING VEGETATION LEGEND

1 : 50
Information derived from Tree Management Plan TMP01 by Naturally Trees Arboricultural Consulting - 09/04/2022

SEDIMENT CONTROL FENCE



	EXISTING VEGETATION	
	CATEGORY AA	TREES WORTHY OF BEING A CONSTRAINT
	CATEGORY A	
	CATEGORY Z	TREES NOT WORTHY OF BEING A CONSTRAINT
	CATEGORY ZZ	
01	TREE TO BE REMOVED	
	PROTECTIVE FENCING AND TPZ AREA WITHIN	

1.1. Requirements

Applicants must demonstrate project management that seeks to:
a) Incorporate the waste hierarchy principle of avoidance, resource recovery and disposal.



- b) Minimise the waste sent for disposal.
- c) Minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment.
- d) Adhere to any relevant legislation not limited to hazardous waste, storage and transportation regulations.
- e) Send waste materials to a suitably licensed facility.
- f) Identify suitable locations on the site for sorting and storing of materials for re-use, recycling and disposal. Factors to consider include slopes, drainage and personnel and vehicular access.
- g) Maintain valid tipping tickets and receipts on site for inspection.

NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 25 October 2016

Page 2 of 4

1.2. Re-use and recycling opportunities

The table below provides guidance on re-use and recycling opportunities:

Material	Re-use and recycling opportunities
Excavated materials	Re-use for filling or levelling
Concrete	Re-use for filling, levelling or road base
Bricks / Pavers	Re-use or crush for landscaping and driveways
Roof Tiles	Re-use or crush for landscaping and driveways
Untreated Timber	Re-use as floorboards, fencing, furniture, mulch or send to second-hand timber suppliers
Treated Timber	Re-use as formwork, bridging, blocking and propping and send to second-hand timber suppliers
Doors / Windows / Fittings	Send to second-hand suppliers, or recycle
Metals	Re-use or recycle
Green Waste	Mulch or compost
Plasterboard	Re-use for landscaping, recycle or return to supplier
Carpet	Recycle or re-use in landscaping
Plastics / Rubber	Re-use or recycle

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Client
CABANAS HOUSE

Project Address
38 LAGOON STREET,
NARRABEEN 2101

Documentation
DEVELOPMENT APPLICATION
MODIFICATION A

Sheet Title
SITE ANALYSIS PLAN

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ISSUE/REVISION		
N.º	Date	Note
A	15.05.24	FOR SUBMISSION
B	21.06.24	POST REMOVED FROM STAIR STRUCTURE AS PER ARBORIST INSTRUCTIONS - EXISTING VEGETATION INFORMATION ADDED (MOD-02) - SHEET MOD-14-TREE IMPACT INFORMATION ADDED

Job N.º
0243/24

Scale
As indicated

Sheet N.º
MOD-02

Sheet
A 3

REV.
B

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