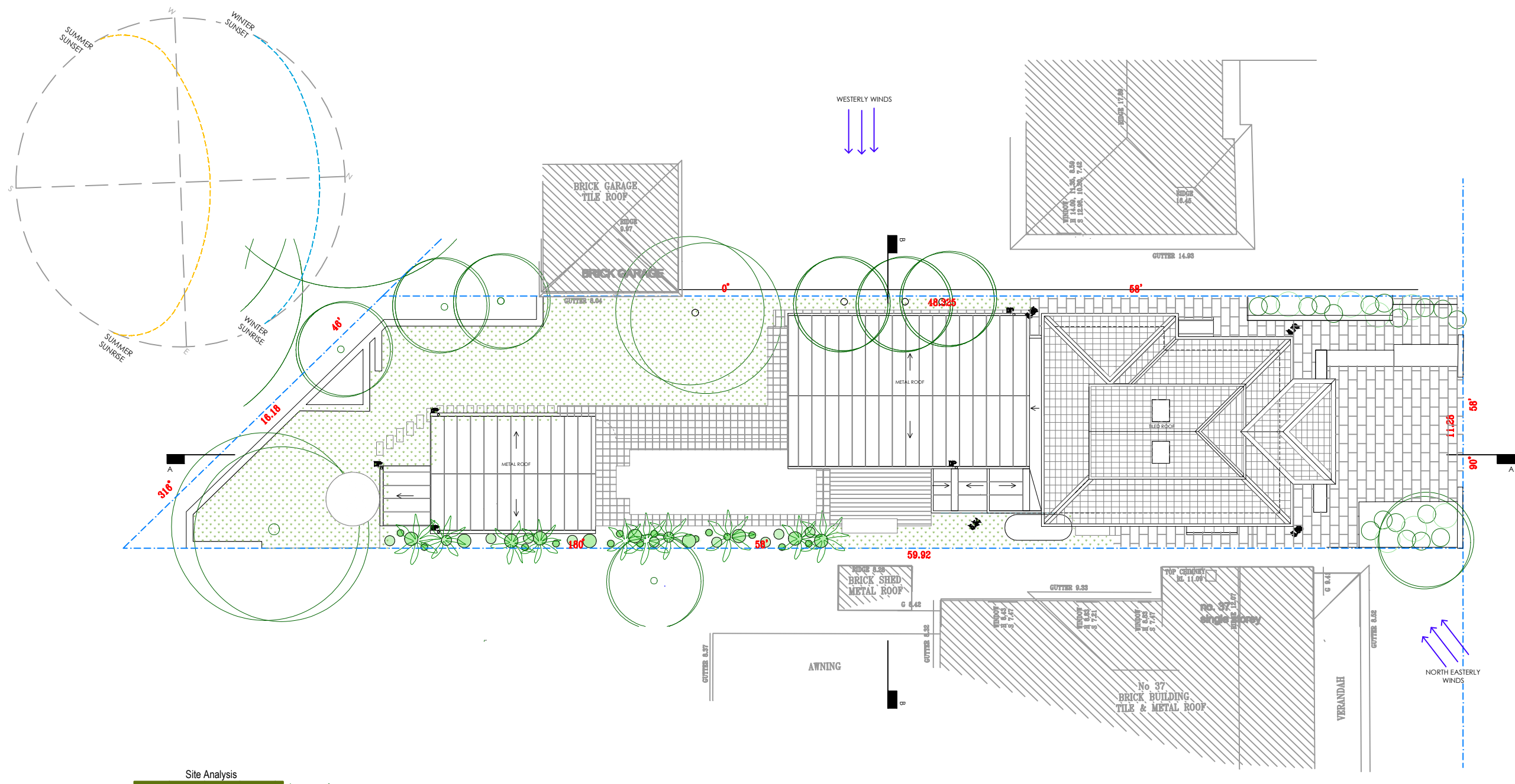
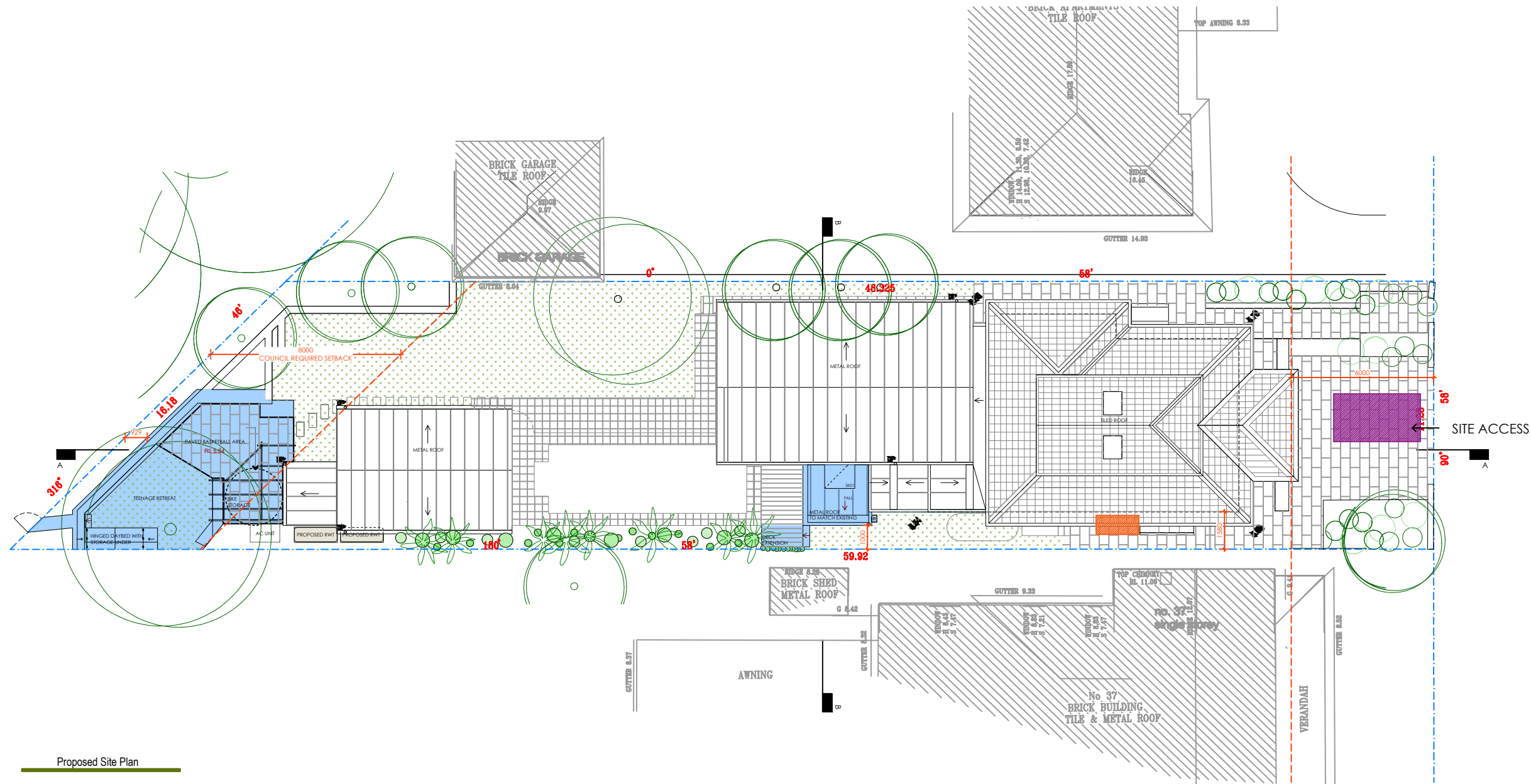




Site Analysis



Proposed Site Plan

KEY

PROPOSED WORK

KEY

CONSTRUCTION WASTE LOCATION

HOUSEHOLD WASTE LOCATION

LEP & DCP 2013 ZONING REQUIREMENTS 39 PINE ST MANLY 2095

LAND ZONING : **R1 GENERAL RESIDENTIAL**
FLOOR SPACE RATIO : **0.6:1**
HEIGHT OF BUILDING : **8.5 M**
MIN LOT SIZE : **250 M2**
MIN PRIVATE OPEN SPACE: **55%**
MIN LANDSCAPED AREA: **35% OF OPEN SPACE**
MIN FRONT SET BACK: **CONSISTENT WITH NEIGHBOURING PROPERTIES**
MIN SIDE SETBACK: **MAX 1/3 OF WALL HEIGHT**
MIN REAR SET BACK: **8M**

SITE CALCULATIONS

TOTAL SITE AREA - 610.5m²
TOTAL ALLOWED FLOOR AREA: 366.3 m²
TOTAL EXISTING FLOOR AREA: 275m²
TOTAL PROPOSED FLOOR AREA: 283m²
PROPOSED FSR: 0.46:1
MIN REQUIRED OPEN SPACE: 335.8m²
TOTAL REQUIRED OPEN SPACE: 383m²
MIN REQUIRED LANDSCAPED AREA: 117.5m²
TOTAL PROPOSED LANDSCAPED AREA: 163m²

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Manly 2095
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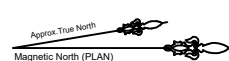
DRAWING TITLE_NUMBER:
SITE & LANDSCAPE PLAN

A_SP_A00_03

REVISION_AMENDMENTS_DATE

01 FOR APPROVAL	04/08/23
02 FOR APPROVAL	25/08/23
03 FOR DA	18/10/23

SCALE: 1:200 (A2)



NOTE:

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DRAWN BY:
AS

CHECKED BY:
PP

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FOR APPROVAL
NOT FOR CONSTRUCTION

ALL PLANS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE.
TO BE READ IN CONJUNCTION WITH BCA COMPLIANCE REPORT
ALL BUILDING WORKS TO COMPLY TO BCA AND AUSTRALIAN STANDARDS.
BASEBUILD INFORMATION MAY BE INCORRECT. CONTRACTOR TO CHECK MEASURE ON SITE.