

Statement of Environmental Effects

Proposed Alteration & additions

8 Arabanoo Street, Seaforth NSW 2100

Lot 166 in DP 35319

Northern Beaches Council



Date of Issue: 12th August, 2020

Prepared By: Kieran Trumble

File Name: Statemental of Environment Effects

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1 Introduction

This document forms a component of a development application that proposes the construction of a first-floor addition, with garage/storage under on the subject land. Two trees will be removed; however, the extension has been designed to retain existing landscaping and surrounding trees where possible.

This SoEE evaluates the proposed development for its compliance with the statutory controls embodied in various statutory planning instruments. This Statement demonstrates that the development is consistent with the aims and objectives of these instruments. In preparation of this document, consideration has been given to the following:

- The Environmental Planning & Assessment Regulation;
- Manly Local Environmental Plan 2013;
- Manly Development Control Plan 2013;
- Various State Environmental Planning Policies;

1.1 Site Characteristics

The subject land is legally described as number 8 Arabanoo Street, Seaforth. The subject land has an area of 763m². The subject land is irregular shaped and currently has a single storey brick veneer dwelling. Arabanoo Street connects to Baringa Avenue to the East of the subject site.

The immediate area is developed with residential lots to complement the existing character of Seaforth. Part of this character comprises a mixture of single and two storey dwellings constructed from cladding or brick veneer which were built around the early 1960's. The aerial photograph below at **Figure 1** shows the subject property and immediate surrounding properties.



1.2 Description of Development

The proposed development is detailed in the accompanying DA plans (provided at **Appendix A**). The proposal includes: 1. Demolition of existing carport roof and renewing awning 2. Extending existing residences over existing garage and building sub-floor storage 3. Extension to the rear of existing house and costing verandah, removal of 2 small trees and new concrete driveway. The proposed will be in keeping with the character of the area being constructed of brick veneer with render and paint finish and terracotta roof tiles. The extension comprises of master bedroom, ensuite, walk in robe and sunroom.

Total Gross floor area of the existing ground floor area is 102.67m² measured from external face
The existing dwelling plus new extension will total a Gross floor area of 171.27m² providing a total floor space ratio of 22.4%

1.3 Crime Prevention through Environmental Design (CPTED)

The proposed development adopts the principles of “Safer by Design” to ensure that the development will create an environment which feels safe and is safe for owners. The proposed dwelling complies with the principles of CPTED and best practice guidelines as identified below.

Safer By Design Principles

There are four (4) principles, which form the basis of crime risk assessment as it relates to Development Applications. The main issue for dwellings is natural surveillance.

Natural Surveillance

The objectives of natural surveillance are to encourage the passive observation of spaces from surrounding buildings and land uses and to further improve surveillance through increased legitimate use. Using design, clear sightlines, effective lighting and landscaping to enhance opportunities for surveillance increases the risk of offenders being seen, heard, reported and potentially apprehended. Surveillance needs to be balanced with privacy needs. To ensure that the objectives of natural surveillance are met, clear sightlines have been provided between public and private spaces. The dwelling has been designed to provide surveillance towards the road and driveway to provide natural surveillance opportunities, but at the same time providing privacy for the residents.

Conclusion

Having regard to the safer by design principles referred to above we are of the opinion that the proposed development, through the design provides a satisfactory response in minimising crime risk.

2 Assessment of the Relevant Controls and Policies

2.1 Relevant Planning Instruments Controls and Policies

The following documents are relevant to the proposed development:

- Manly Local Environmental Plan 2013;
- Manly Development Control Plan 2013;
- Manly State Environmental Planning Policies;

2.2 Manly Local Environmental Plan 2013

Under LEP 2013, the subject property is zoned R2-Low Density Residential, as shown on

Figure 2 below. The objectives of the R2 zone are:

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Comment

In respect of these objectives the following is provided.

First Dot The subject property is located in a residential subdivision. The proposed dwelling has been designed to 'fit in' with the character of Manly area. It is considered that the proposed development is consistent with this objective.

Second Dot Not applicable.

Dwelling house means a building containing one, but not more than one, dwelling.

Dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling

Secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the *principal dwelling*), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.



Figure 2 - Land Zone

2.3 Residential Land

This part of the DCP applies to land zoned for residential purposes.

2.4 Objectives

This part of the DCP provides further objectives, as follows:

Objectives:

- a) Ensure that development contributes to the quality of the natural and built environments.
- b) Encourage development that contributes to the quality of our streetscapes and townscape.
- c) Ensure that development is economically, socially and environmentally sustainable and to require the principles of ecologically sustainable development to be taken into consideration when determining DAs.
- d) Ensure future development has consideration for the needs of all members of the community.
- e) Ensure development positively responds to the qualities of the site and its context.
- f) Ensure development positively responds to the heritage and character of the surrounding area.

As discussed above, it is considered that the proposed development is in keeping with the character of the surrounding area and its immediate environment controls

2.5 Additions and Alterations

We propose to construct an extension consisting of demolition of existing carport and renewing awning, master bedroom, sub floor storage, removal of 2 small trees and construction of a new concrete driveway being split level, behind front building setback line. Our objectives include the following:

- (a) Maintains and improve the amenity and character of residential areas in Seaforth by building from the same materials as the existing dwelling, with a fresh paint, new garage doors and driveway. Solar Access to the proposed extension is maintain and has direct access to the rear yard.
- (b) Ensures that development is of a type, scale, height, bulk and character compatible with existing streetscape characteristics. With the second garage/storage area will allow for off street parking which is essential for a cult-a-sac street, and visitors.
- (c) Promotes ecologically sustainable development by construction of energy efficient materials to meet the BASIX requirements. The extension has minimum internal changes and demolition make the proposed extension economical to build and has a low environmentally sustainable impact.
- (d) The extension provides acceptable levels of privacy between existing neighbouring properties.
- (e) The extension has preserves existing mature vegetation onsite and encourage the planting of native vegetation suitable for the area.
- (f) The proposed extension is maintaining the same character of the existing dwelling and therefore the heritage character of the surrounding area will not be compromise.

As stated above, it is considered that the proposed design of the development maintains the character of the area. The development is also sustainable, energy efficient and maximises privacy between the surrounding dwellings and proposed addition.

2.6 Building Materials

In terms of dwelling design and materials, the area is an eclectic mix of designs and there is not one dominant architectural design. The extension is constructed from brick veneer, render and painting and terracotta roof.

2.7 Density - Landscaped Open Space

The proposed extension is maintaining existing vegetation. The soft landscaping and gardens totals to 350.76m² or 45.9% of the site. (This is show on the architectural plans page 21)

2.8 Preservation of Trees

Consent is sought for the removal of 2 Trees within the construction zone being tree 1 and tree 17.

<p>Tree 1; is an existing tree stump located between park port and laundry</p> 	<p>Tree/shurb 17; located on eastern front boundary adjacent to the driveway</p> 
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2.9 Flora & Fauna

The proposed development presents no significant threat to significant or endangered vegetation communities.

2.10 Micro-climate impacts

The proposed development will have no significant impact on the micro-climate of the locality.

2.11 Scenic impacts

The proposed extension would cause minimal disturbance to the prevailing landscape character as it is located such that they cannot be viewed from scenic areas.

2.12 Water Protection

The subject land is not affected by this clause. Sedimentation fences will be installed around the extension during the construction phase to prevent any runoff reaching any water ways.

2.13 Storm Water Disposal

The storm water will be connected to existing stormwater pipe and discharged to Arabanoo Road, existing kerb outlets.

2.14 Garage, Parking and Access

The existing façade of the home has one single garage articulated carport port behind the building line which is screen by the existing vegetation. The proposed second garage/storage area has minimum impact on the street frontage. The front building line elevation area is 51m² and the garage doors on this new wall is 17.6% taking into consideration of new masonry walls, terracotta roof and timber windows.

The proposed carport and garage will provide car parking space up to 3 cars, therefore is compliant.

2.15 Visual Privacy

The property is located within a residential area where there is generally 1.8m fencing which will help to maintain privacy. Medium to large hedges/shrubs on the eastern front boundary will remain to assist in providing screening between properties. Existing front garden to have minimum disturbance as this will provide good privacy to the front extension.

2.16 Building Height

The local environment plan maximum building Height is 8.5meter

The subject extension is 6.965 in height at the front of the site and at the rear is 5.593m to the natural ground and maintains a low scale domestic character of the area.

2.17 Front, side and rear setbacks

- The proposed dwelling front set back is approximate 6175-7.075m
- Left hand side setback 4.285m (wall height $4.744 \times 1/3$)= 1.565meter minimum
- Right hand side setback 3.865m (wall height $4.744 \times 1/3$)= 1.565meter minimum
- Right hand side existing carport 0.515-590m to edge of gutter
- Rear Setback 14.285m

It is noted the DCP relates the front building line of neighbouring properties and as the prevailing setback Lot 169 house number 9 has built forward to a nominal setback of 6.050m. Lot 165, house number 7 has built forward to a nominal setback of 10.275m. The existing garage and patio setbacks prior to extension 7.336 meters. The reason to bring the extension forward is to allow 5.52-meter space in the new garage/storage between the internal retaining wall and front garage door. The existing garage depth is only 4.65meters deep and has a structural lintel to support the floor above which reduces the function of the space and we feel by bring the garage forward would great improve the function of the garage.

2.18 Roof Form

The roof form is representative of the area and complying with the roof pitch requirements.

2.19 Private open space

A significant proportion of the site is available for private open space purposes and complies with the requirements in the DCP. The majority of the open space has a North Western orientation to maximise solar access positioned to the rear of the site measuring 24 meters squared.

2.20 Acid Sulfate

The subjected property is not subjected to Acid Sulfate soils

2.21 Mine Subsidence

The subject property is not subject to Mine Subsidence

3 Conclusion

The proposed development comprises an extension in accordance with Manly LEP 2013 and DCP 2013 and other Council documents.

3.1 Summary of finding

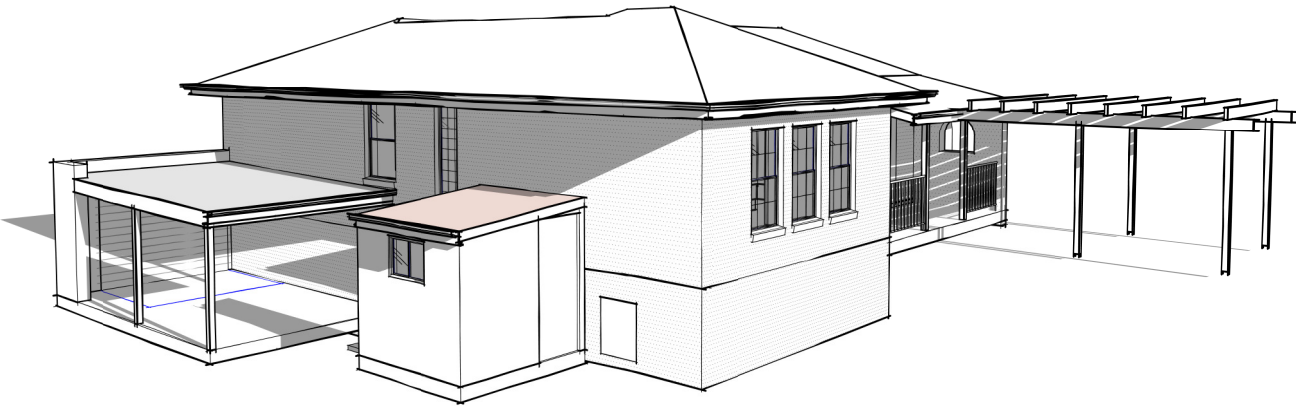
- The proposed Development Application is in accordance with the aims, objectives and provisions of all the relevant statutory and non-statutory planning instruments. It is considered to be a suitable development for the property on which it is proposed and meets the relevant heads of consideration under **Section 79(c)** of the Act.
- The proposed development satisfies the guidelines of the Act through providing an efficient land use and makes orderly and efficient usage of existing infrastructure within the locality. Moreover, there are no significant adverse impacts on 'public goods' such as air quality, noise, views and amenity.
- The proposal satisfies the provisions of State Environmental Planning Policies
- The proposed development is in accordance with the aims and objectives of Council's policies for the area. It satisfies Council's provisions for the zone and other relevant provisions within LEP 2013.
- It is considered that the development will have no adverse environmental effects.

In summation, the development proposal is in the interest of both Council and the broader community. It offers an efficient utilisation of land within the LGA and does not pose significant adverse environmental impacts.

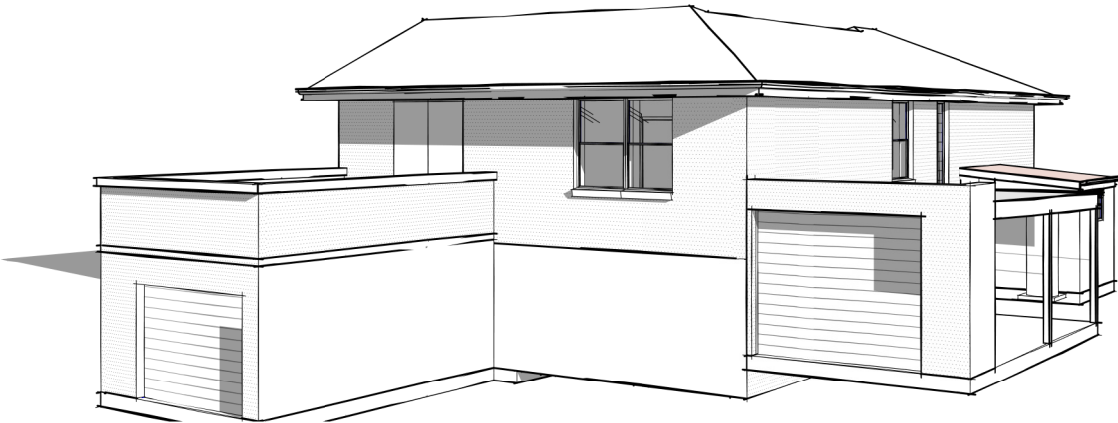
It is considered to support Council's objectives and strategies for Manly as a whole.

In view of the lack of adverse environmental impact, it is recommended to the Council that the application be approved, subject to appropriate conditions.

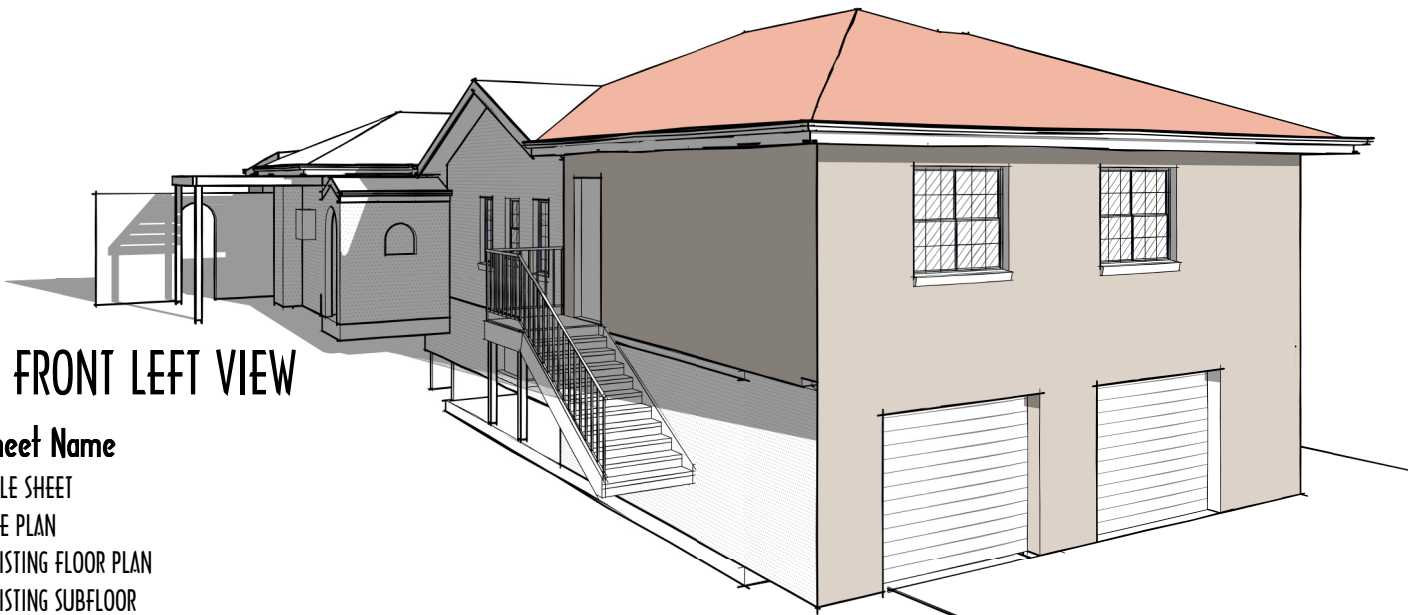
Appendix 1 – Plans



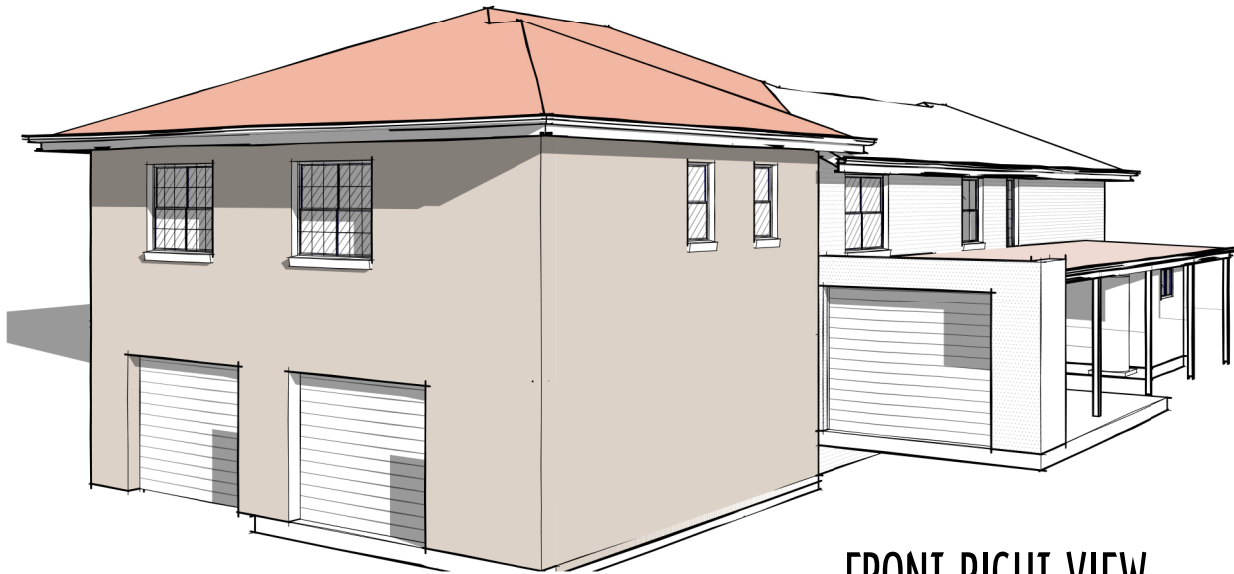
FRONT LEFT VIEW (EXISTING)



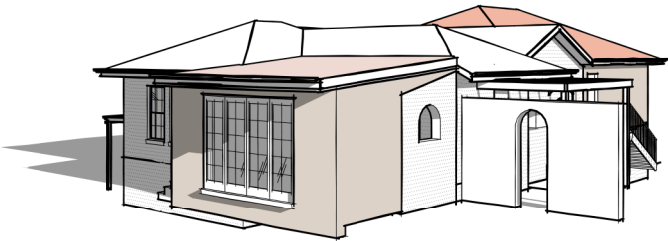
FRONT RIGHT VIEW (EXISTING)



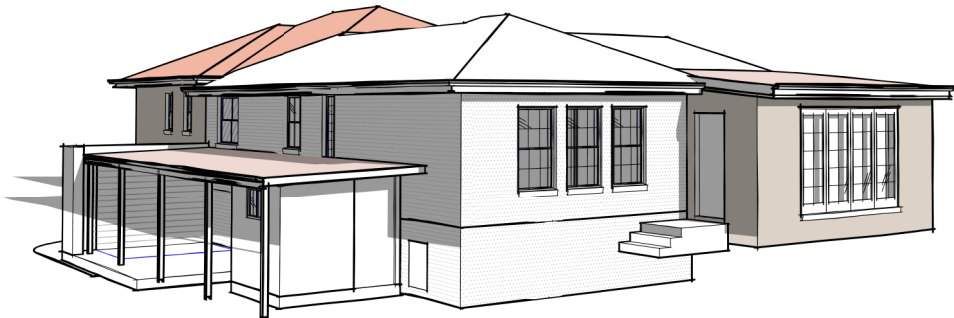
FRONT LEFT VIEW



FRONT RIGHT VIEW



REAR VIEW



REAR VIEW

Dwg No.	Sheet Name
01	TITLE SHEET
02	SITE PLAN
03	EXISTING FLOOR PLAN
04	EXISTING SUBFLOOR
05	PROPOSED GROUND FLOOR
06	PROPOSED SUB-FLOOR
07	SOUTH ELEVATION
08	EAST ELEVATION
09	NORTH ELEVATION
10	WEST ELEVATION
11	SECTIONS B & EXISTING
12	SECTION X,Y & Z
13	ELECT. GAS, & AIR SERVICE
14	PROPOSED SHADOW DIAGRAM
15	EXISTING SHADOW DIAGRAM
16	DEMOLITION PLAN
17	SITE ANALYSIS PLAN
18	ROOF PLAN
19	STORMWATER CONCEPT PLAN
20	BASIX
21	LANDSCAPE CONCEPT PLAN

TITLE SHEET

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REV.	DESCRIPTION	DATE
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F	CLIENT CHANGES TO ENSUITE	04.08.20

PROPOSED ALTERATION & ADDITIONALS
MR SAWAKI
8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

FIXED PRICE
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PTY LTD



DESIGN & CONSTRUCTION ✓
BUILDING APPROVALS ✓
GRANNY FLATS ✓
NEW HOMES ✓
SHEDS ✓

DRAWN:	KT
JOB NO:	2013
DATE:	22.06.2020
SCALE:	1:100
SHEET:	01
ISSUE:	DA PLAN

EXISTING FLOOR PLAN

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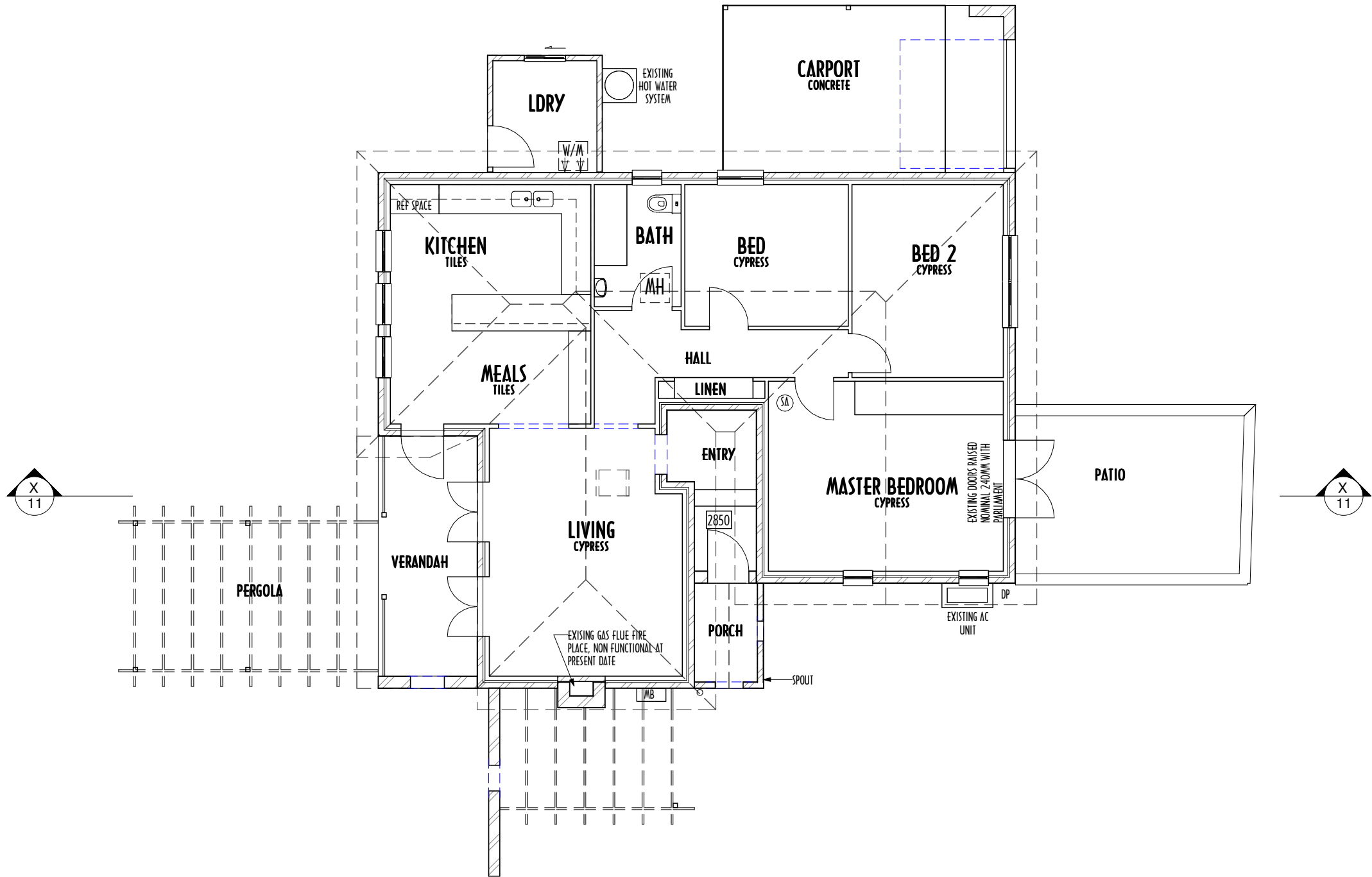
PROPOSED ALTERATION & ADDITIONALS
MR SAWAKI
8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

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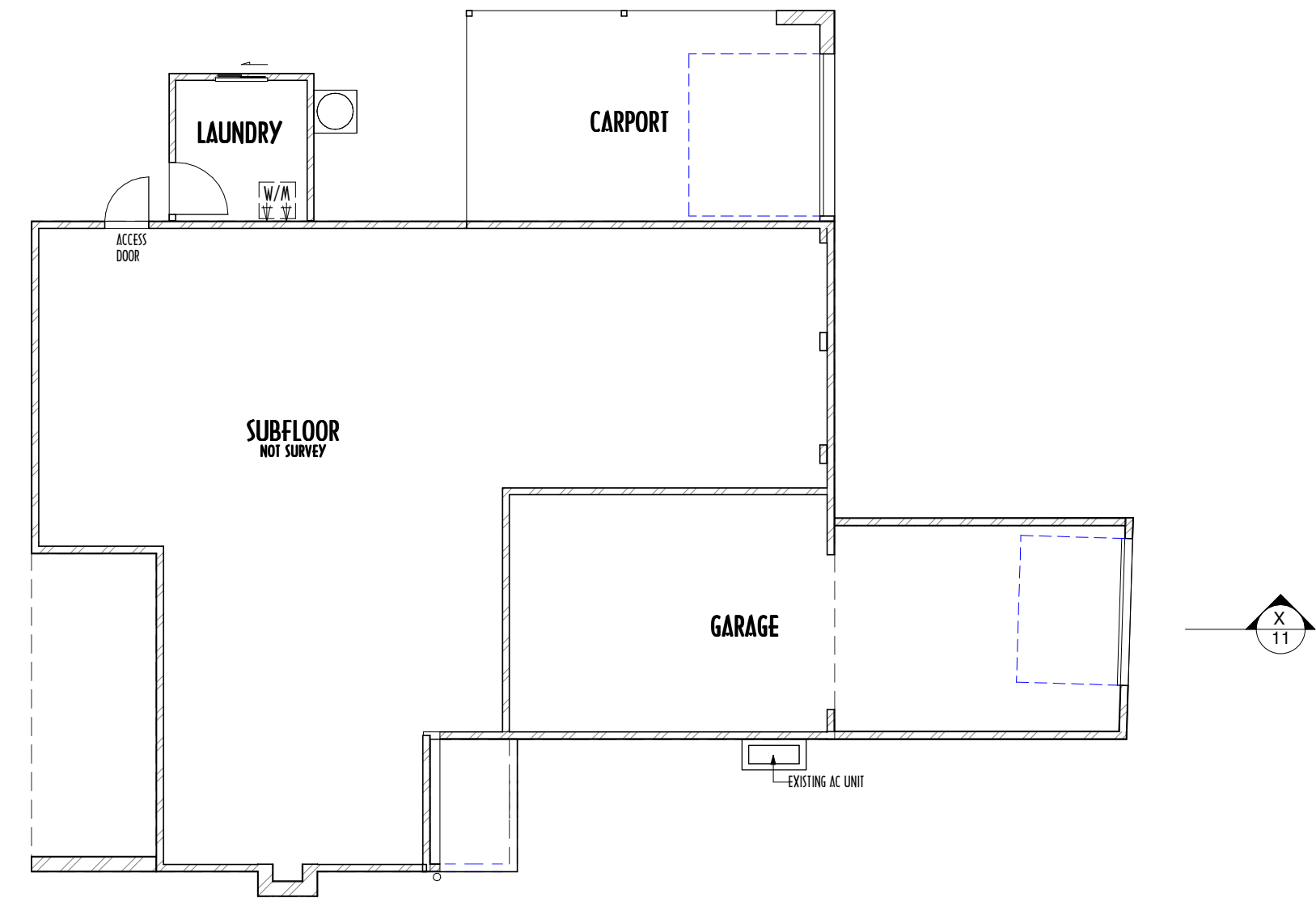
DESIGN & CONSTRUCTION ✓
BUILDING APPROVALS ✓
GRANNY FLATS ✓
NEW HOMES ✓
SHEDS ✓

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FLOOR AREA (EXISTING)		
TYPE	AREA	SQ
GROUND FLOOR (EXISTING)	115.16 m ²	12.40
REAR VERANDAH (EXISTING)	20.66 m ²	2.22
GARAGE (EXISTING)	39.82 m ²	4.29
CARPORT (EXISTING)	20.72 m ²	2.23
LAUNDRY (EXISTING)	5.71 m ²	0.61
PORCH (EXISTING)	3.09 m ²	0.33
PATIO (EXISTING)	17.48 m ²	1.88
Total (Measured from external face)	222.64 m ²	23.97

EXISTING SUBFLOOR



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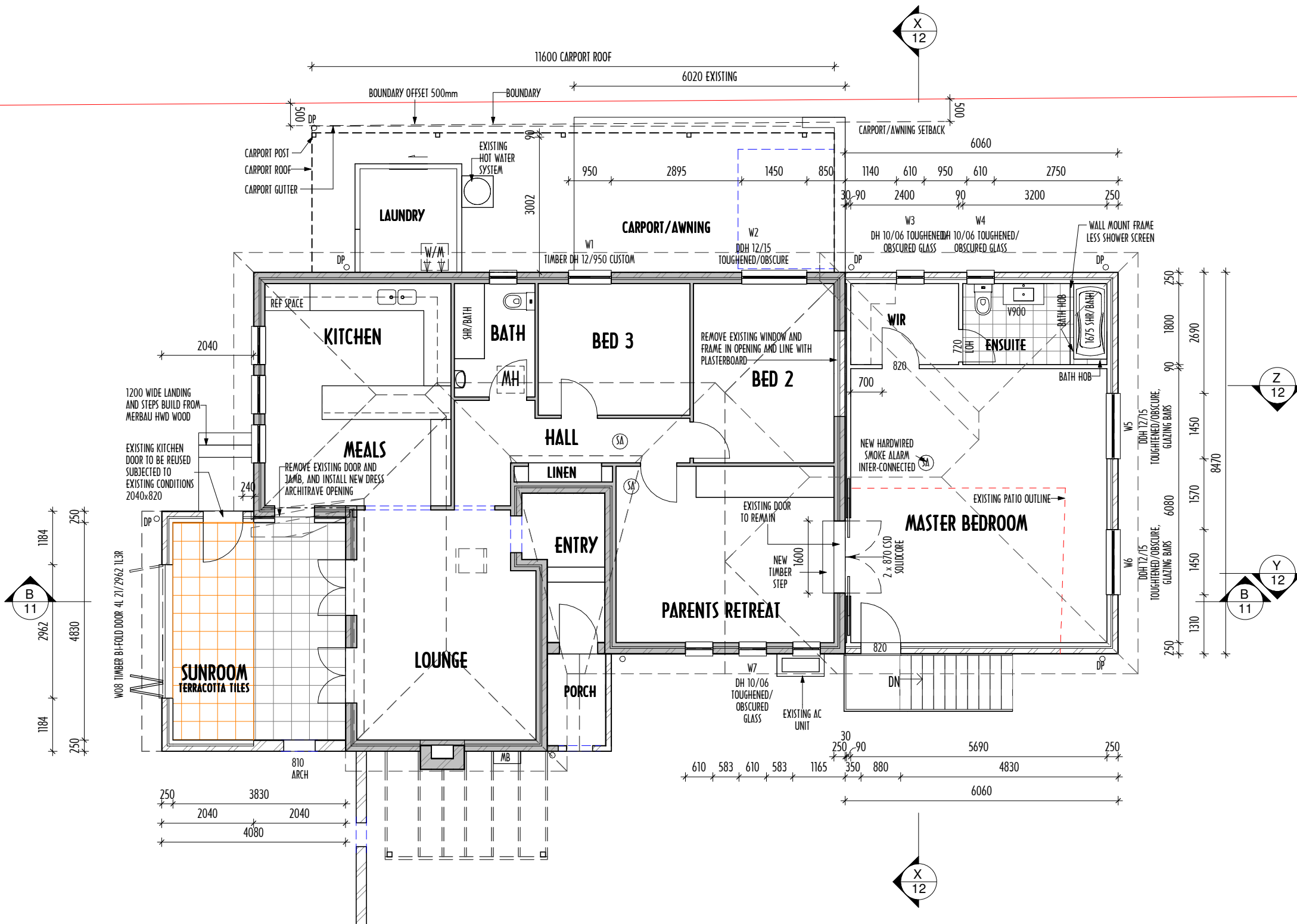
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8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
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GENERAL LEGEND			
KEY	DESCRIPTION	KEY	DESCRIPTION
AJ	ARTICULATION JOINT	MB	METER BOX
BULKHEAD (OVER)		MWS	MICROWAVE SPACE
DP	DOWNPIPES	OHC	OVERHEAD CUPBOARDS
D/W SPACE	DISHWASHER SPACE	# P	PANEL DOOR (EUP UPGRADE OR CLIENT REQUEST)
EXHAUST FAN		RH-C	RANGEHOOD - CANOPY
FLOOR WASTE		RH-R	RANGEHOOD - RETRACTABLE
FLOOR STEP DOWN		SD	SMOKE DETECTOR
LOH	LIFT-OFF HINGE	STOVE	FREE STANDING UPRIGHT OVEN AND COOKTOP
MH	MANHOLE	UBO	UNDER BENCH OVEN

NOTE:
1. GENERAL LEGEND IS INDICATIVE ONLY - NOT ALL ITEMS IN LEGEND ARE INCLUDED. REFER TO SIGNED QUOTATION FOR SELECTED ITEMS / QUANTITIES.

FLOOR AREA		
TYPE	AREA	SQ
GROUND FLOOR (EXISTING)	115.15 m ²	12.40
SUNROOM EXTENSION	10.89 m ²	1.17
SUNROOM/VERANDAH	10.61 m ²	1.14
MASTER BEDROOM EXTENSION	51.33 m ²	5.53
PORCH	3.09 m ²	0.33
PROPOSED STORAGE	29.40 m ²	3.16
Total (Measured from external face)	220.47 m ²	23.73

GROSS FLOOR AREA MEASURED FROM INTERNAL FACE OF EXTERNAL WALLS
GROUND FLOOR = 102.67 m²
EXTENSION = 68.60 m²
TOTAL GROSS FLOOR AREA = 171.27 m²
763.9m² / 171.27m² = 22.4%

PROPOSED GROUND FLOOR

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PROPOSED SUB-FLOOR

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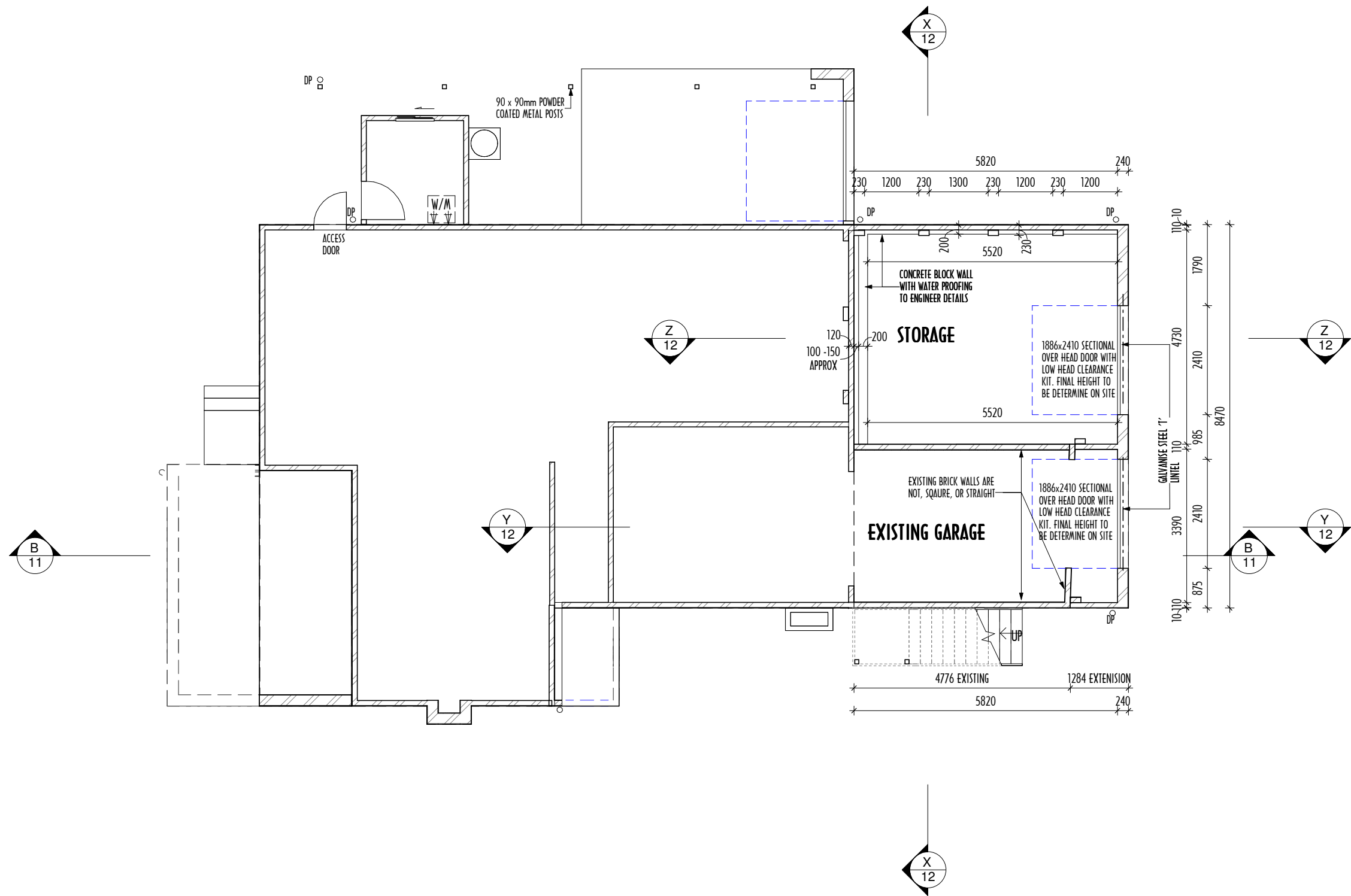
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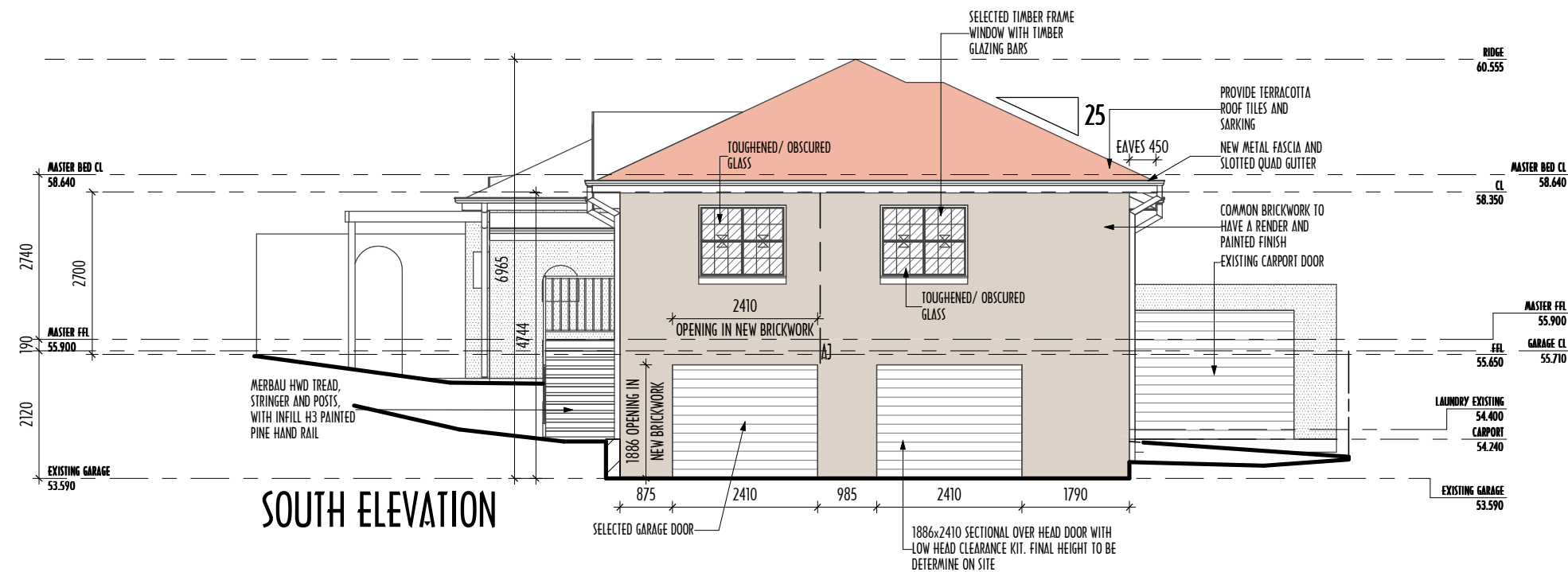
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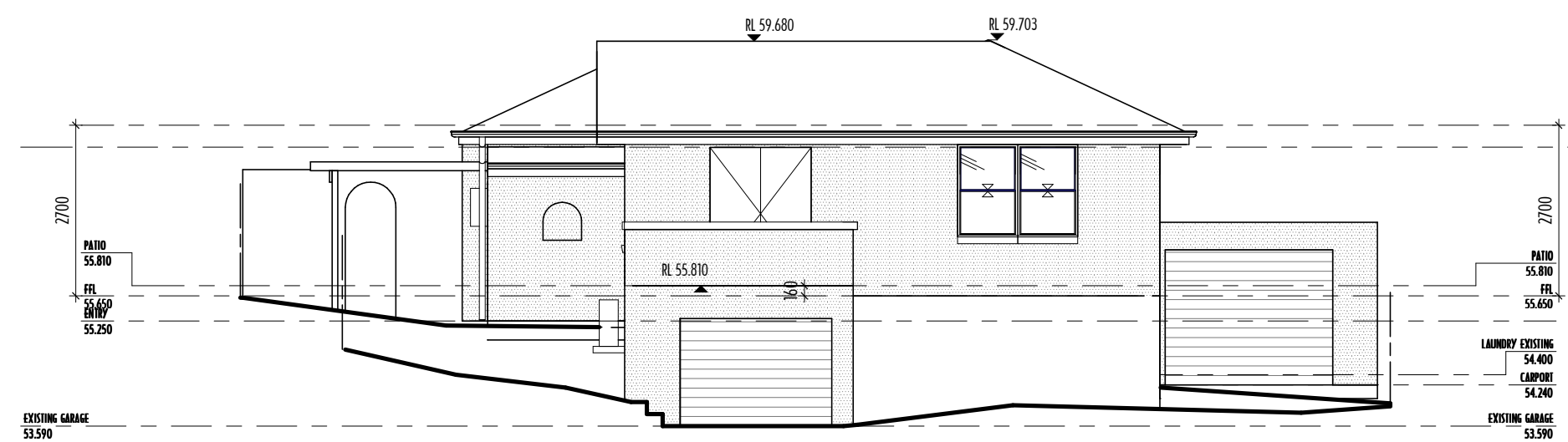
DESIGN & CONSTRUCTION ✓
BUILDING APPROVALS ✓
GRANNY FLATS ✓
NEW HOMES ✓
SHEDS ✓

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SOUTH ELEVATION

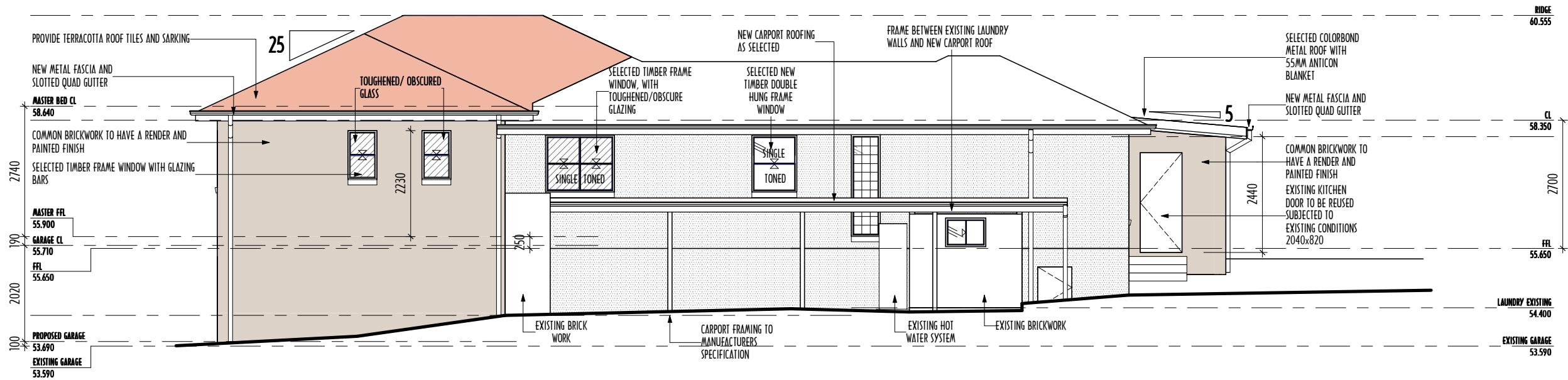


SOUTH ELEVATION (EXISTING)

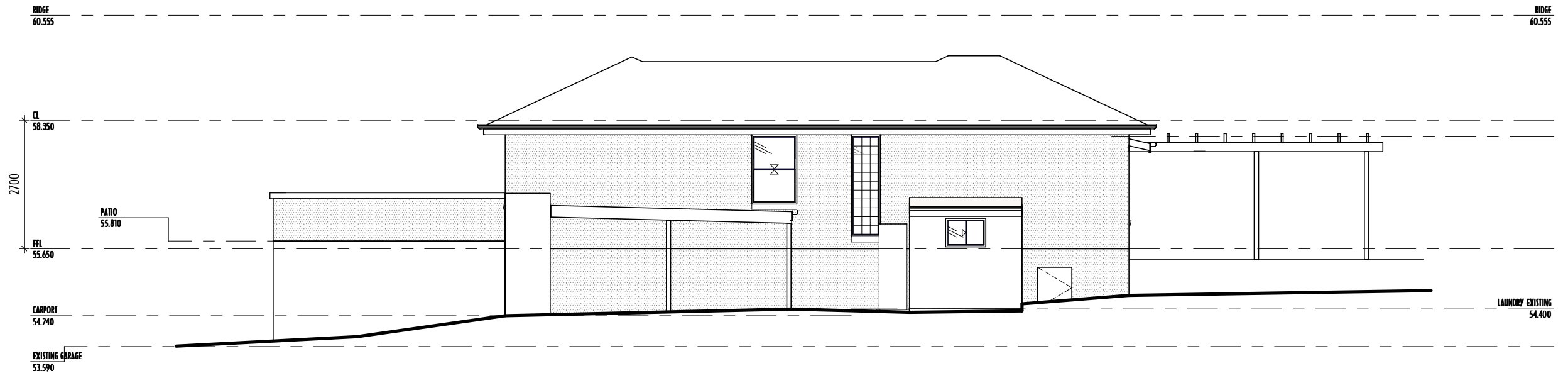
PROVIDE RESTRICTED OPENING TO THE OPENABLE PORTION OF FIRST FLOOR BEDROOM SLIDING WINDOW OPENINGS TO COMPLY WITH BCA CLAUSE 3.9.2.6 " PROTECTION OF OPENABLE WINDOWS "

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SOUTH ELEVATION



EAST ELEVATION



EAST ELEVATION (EXISTING)

PROVIDE RESTRICTED OPENING TO THE OPENABLE PORTION OF FIRST FLOOR BEDROOM SLIDING WINDOW OPENINGS TO COMPLY WITH BCA CLAUSE 3.9.2.6 " PROTECTION OF OPENABLE WINDOWS "

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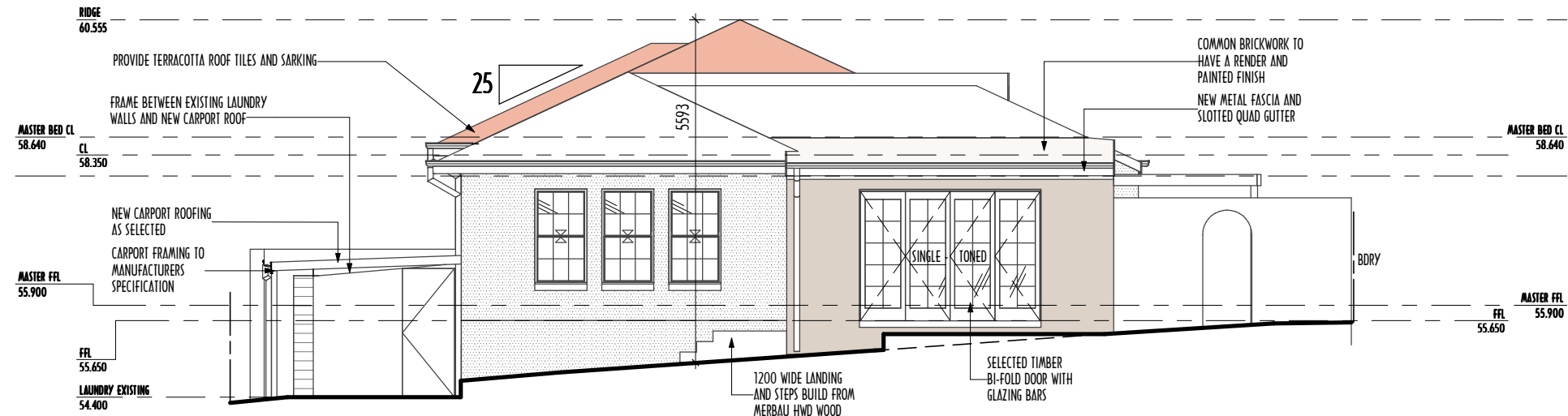
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F	CLIENT CHANGES TO ENSUITE	04.08.20

PROPOSED ALTERATION & ADDITIONALS
MR SAWAKI
8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

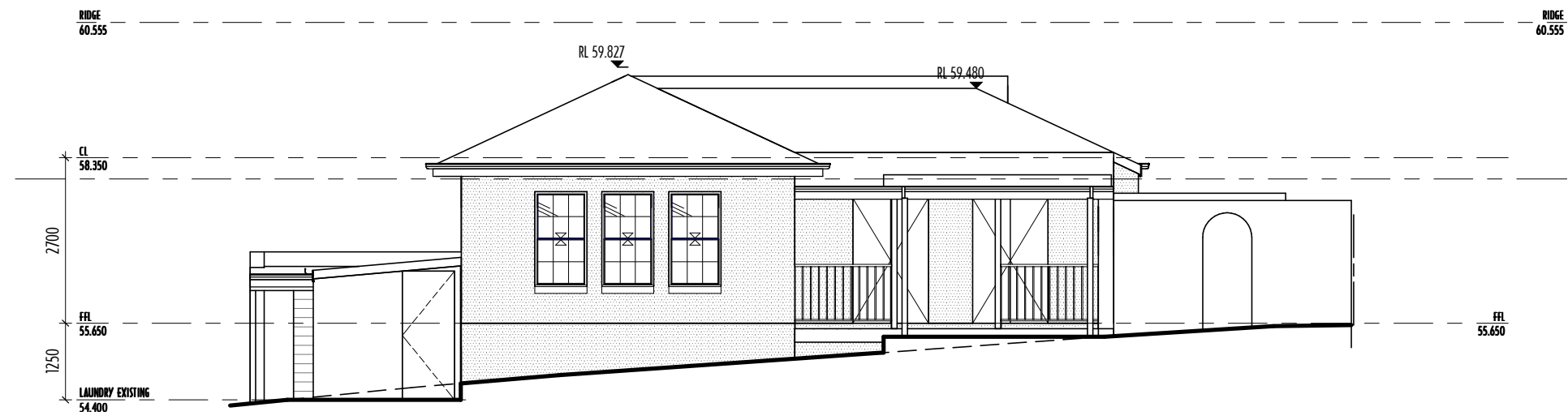
FIXED PRICE
BUILDING SOLUTIONS
PTY LTD

DESIGN & CONSTRUCTION ✓
BUILDING APPROVALS ✓
GRANNY FLATS ✓
NEW HOMES ✓
SHEDS ✓

DRAWN:	KT
JOB NO:	2013
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SCALE:	1:100
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ISSUE:	DA PLAN



NORTH ELEVATION



NORTH ELEVATION (EXISTING)

PROVIDE RESTRICTED OPENING TO THE OPENABLE PORTION OF FIRST FLOOR BEDROOM SLIDING WINDOW OPENINGS TO COMPLY WITH "BCA CLAUSE 3.9.2.6 " PROTECTION OF OPENABLE WINDOWS "

NORTH ELEVATION

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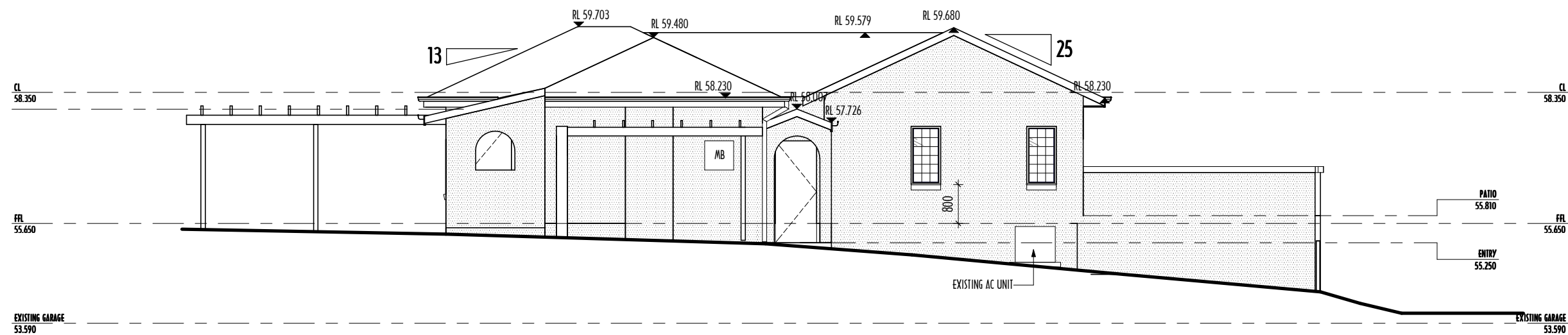
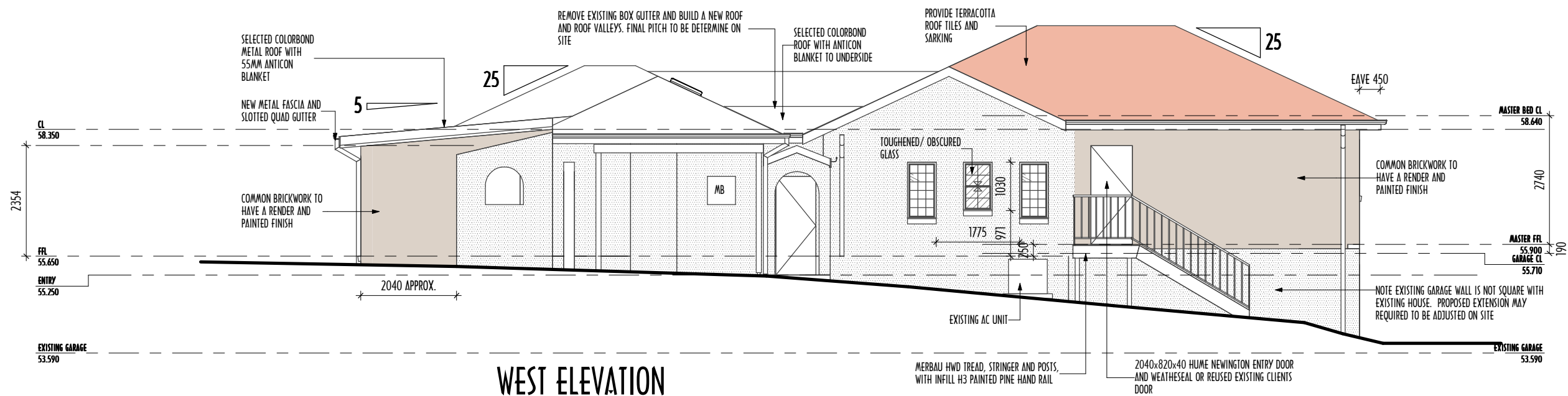
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PROPOSED ALTERATION & ADDITIONALS
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8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

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PROVIDE RESTRICTED OPENING TO THE OPENABLE PORTION OF FIRST FLOOR BEDROOM SLIDING WINDOW OPENINGS TO COMPLY WITH BCA CLAUSE 3.9.2.6 " PROTECTION OF OPENABLE WINDOWS "

WEST ELEVATION

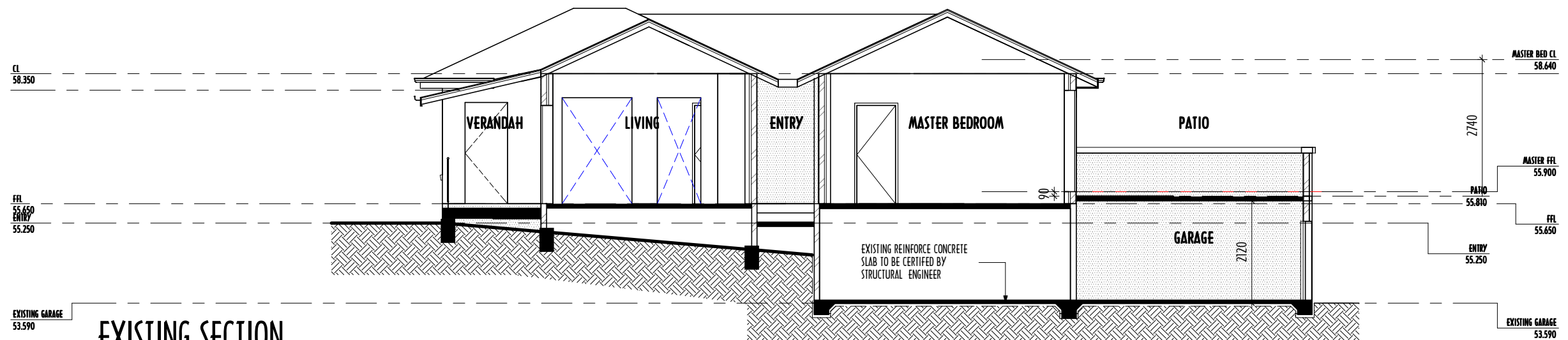
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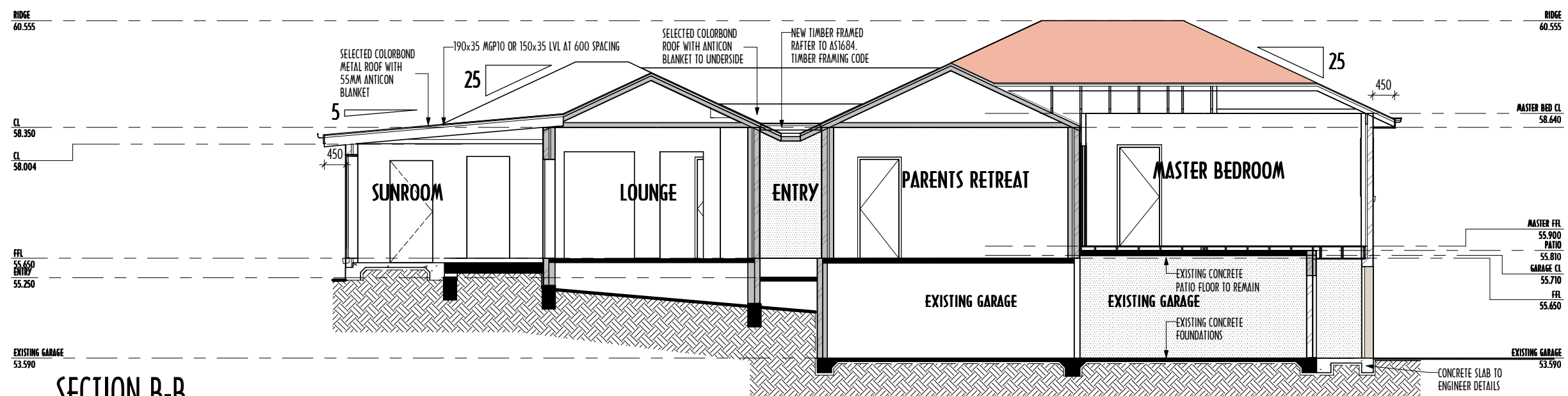
PROPOSED ALTERATION & ADDITIONALS
MR SAWAKI
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POST 2092 LOT 166 IN DP 35319
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EXISTING SECTION



SECTION B-B

SECTIONS B & EXISTING

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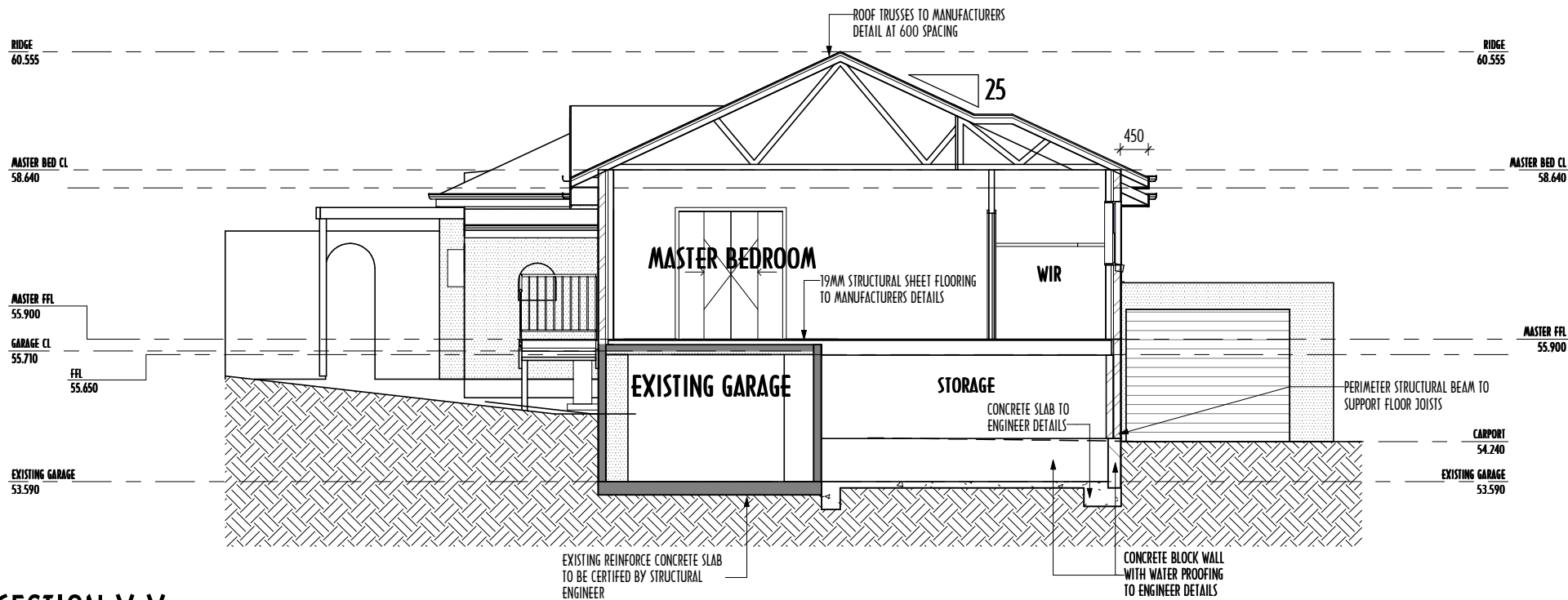
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8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
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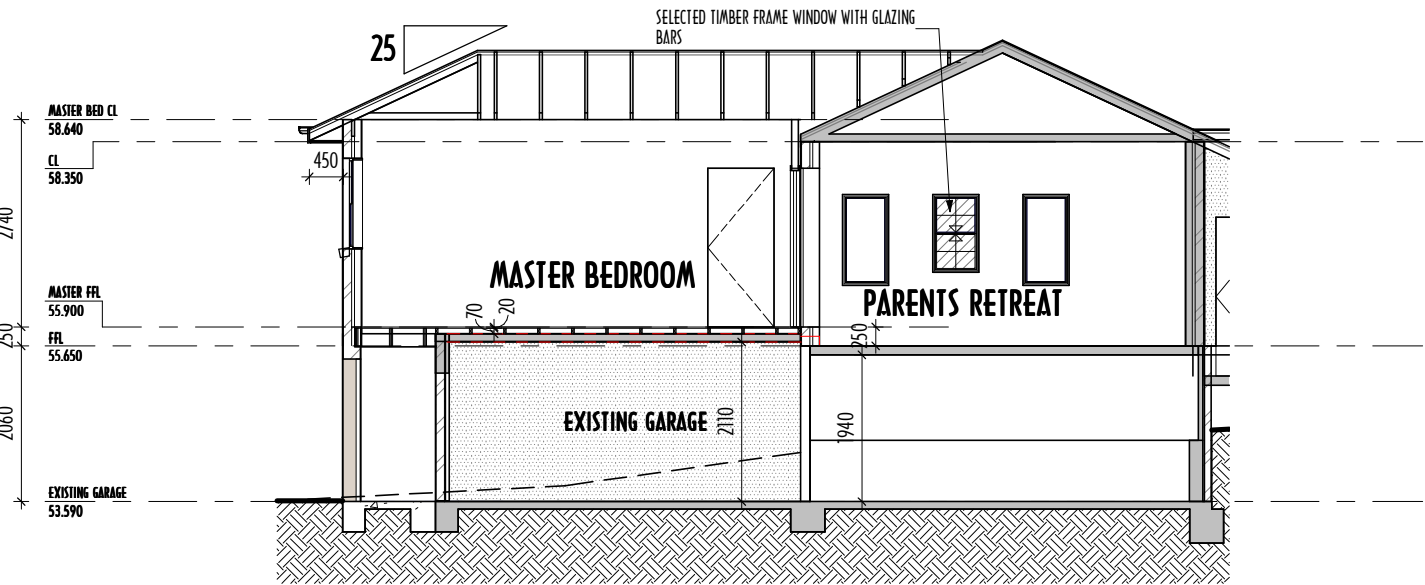
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PTY LTD

DESIGN & CONSTRUCTION ✓
BUILDING APPROVALS ✓
GRANNY FLATS ✓
NEW HOMES ✓
SHEDS ✓

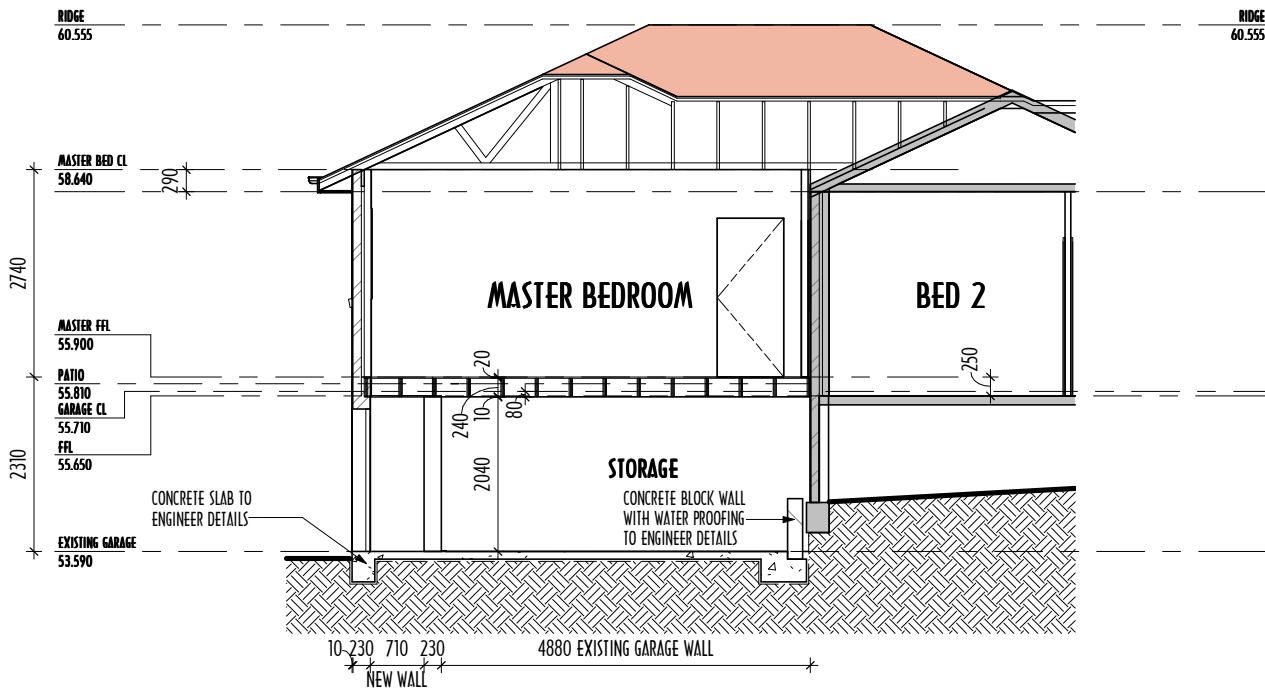
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SECTION X-X



SECTION Y-Y



SECTION Z-Z

SECTION X,Y & Z

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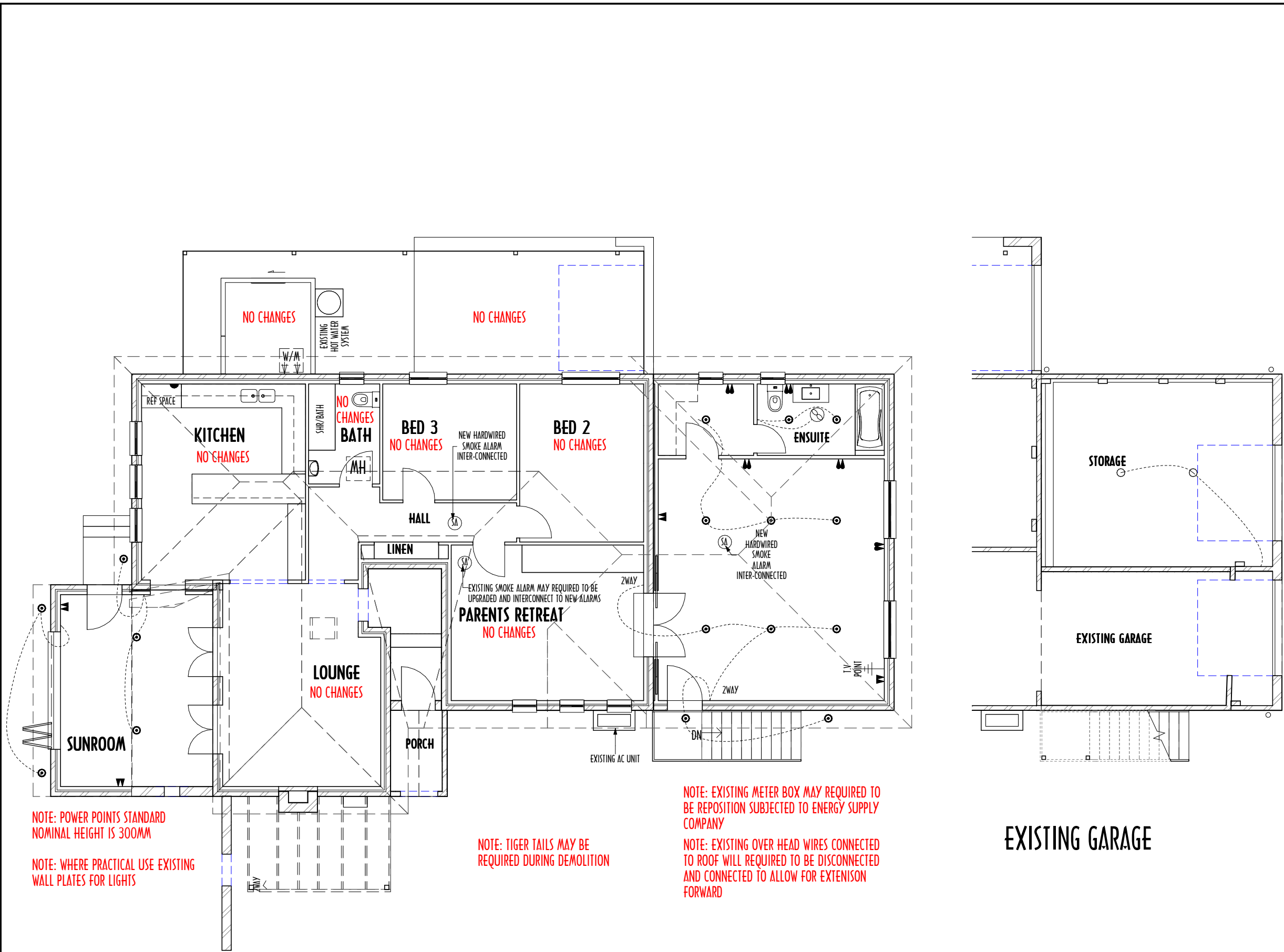
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PROPOSED ALTERATION & ADDITIONALS
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8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
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BUILDING APPROVALS ✓
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SHEDS ✓

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LIGHTING/CEILING LEGEND			
KEY	DESCRIPTION	KEY	DESCRIPTION
	A/C DROPPER (FINAL POSIT. TBC ON SITE)		2 x EXH. FAN/HEAT/LIGHT- ADDITIONAL CIRCUIT WITH SAFETY SWITCH REQUIRED
	A/C OUTLET (FINAL POSIT. TBC ON SITE)		4 x EXH. FAN/HEAT/LIGHT- ADDITIONAL CIRCUIT WITH SAFETY SWITCH REQUIRED
	CEILING FAN		FLOOR LIGHT
	CEILING FAN WITH LIGHT		FLUORESCENT LIGHT
	CEILING LIGHT POINT		PENDANT LIGHT
	DOWN LIGHT		OYSTER LIGHT
	EXHAUST FAN		SPOT LIGHT
	BULKHEAD (OVER)		WALL LIGHT POINT
			JUNCTION BOX
POWER LEGEND		MISC LEGEND	
KEY	DESCRIPTION	KEY	DESCRIPTION
	APPLIANCE POINT/S		T.V. POINT
	POWER POINT/S (BENCH HEIGHT)		TV POINT + DGPO
	POWER POINT/S		GAS POINT
	WEATHERPROOF POINT/S		GAS POINT
	POWER POINT/S (CEILING)		SMART WIRING BOX + DGPO
			SMART WIRING POINT
			TELEPHONE POINT
			TWO WAY SWITCH
NOTE: 1. DOES NOT INCLUDE THE SUPPLY OR FITTING OF LIGHT FIXTURES. 2. LEGEND IS INDICATIVE ONLY - NOT ALL ITEMS IN LEGEND ARE INCLUDED. REFER TO SIGNED QUOTATION FOR SELECTED ITEMS / QUANTITIES.			

ELECT. GAS, & AIR SERVICE

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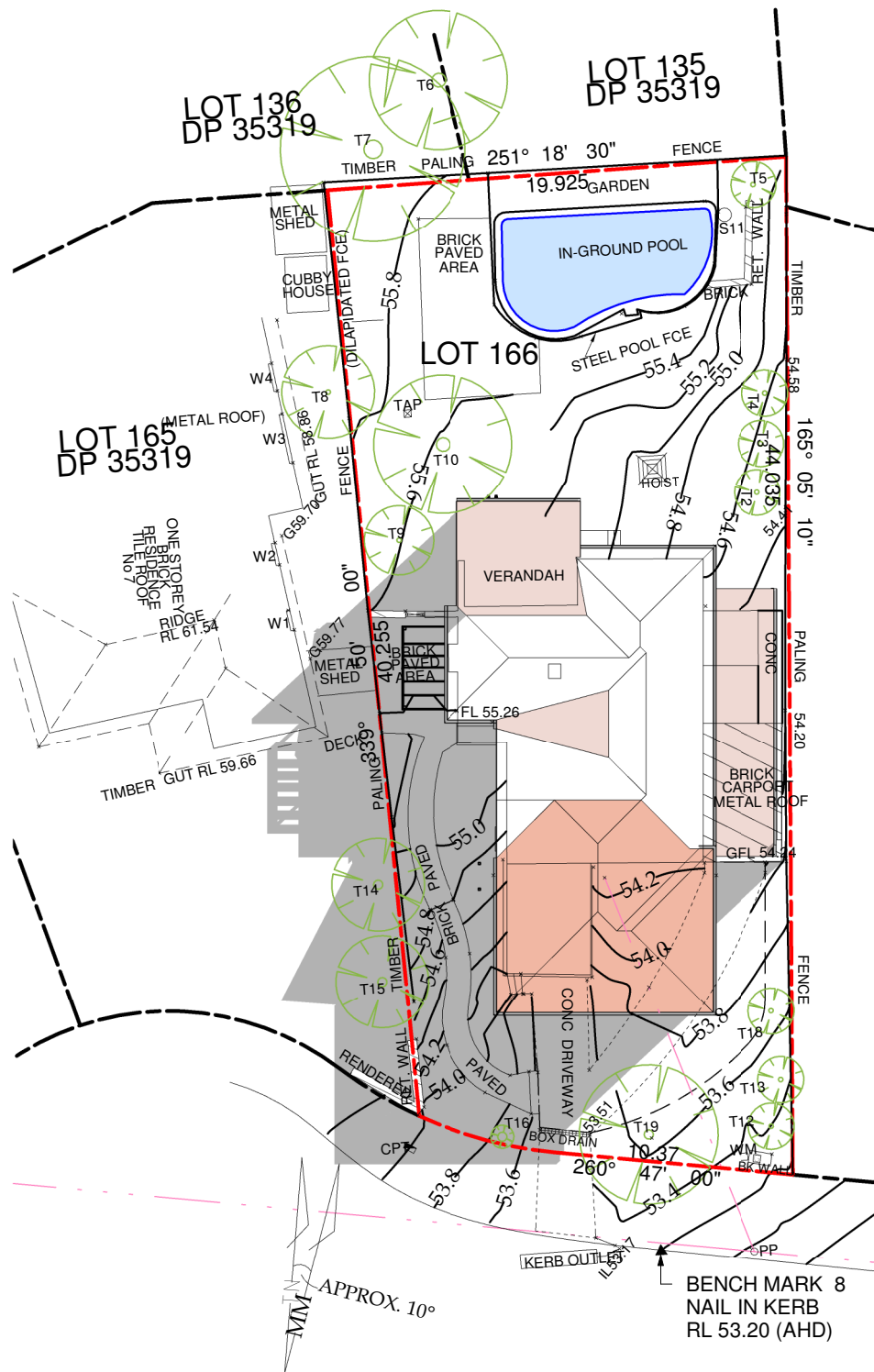
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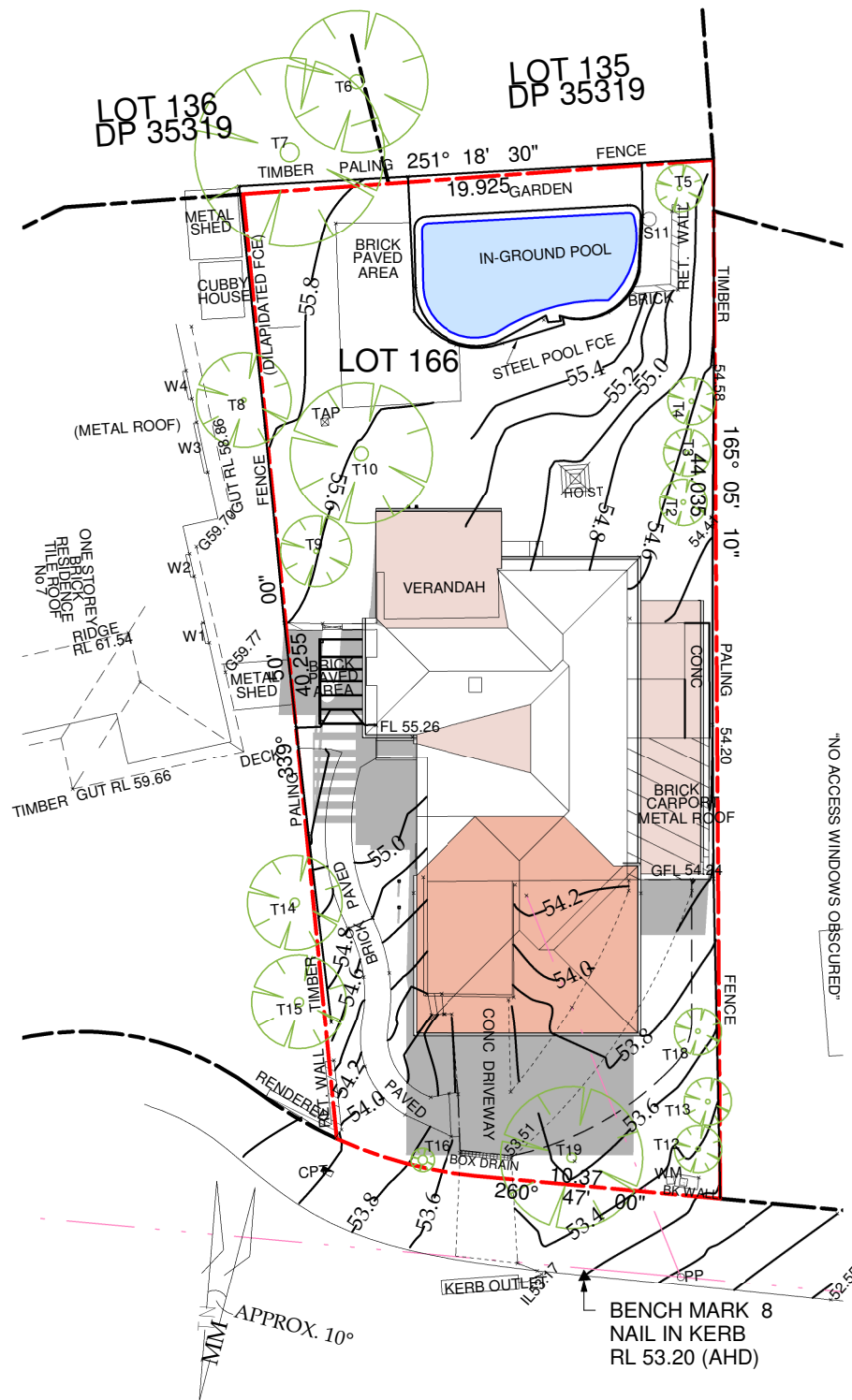
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SHEDS ✓

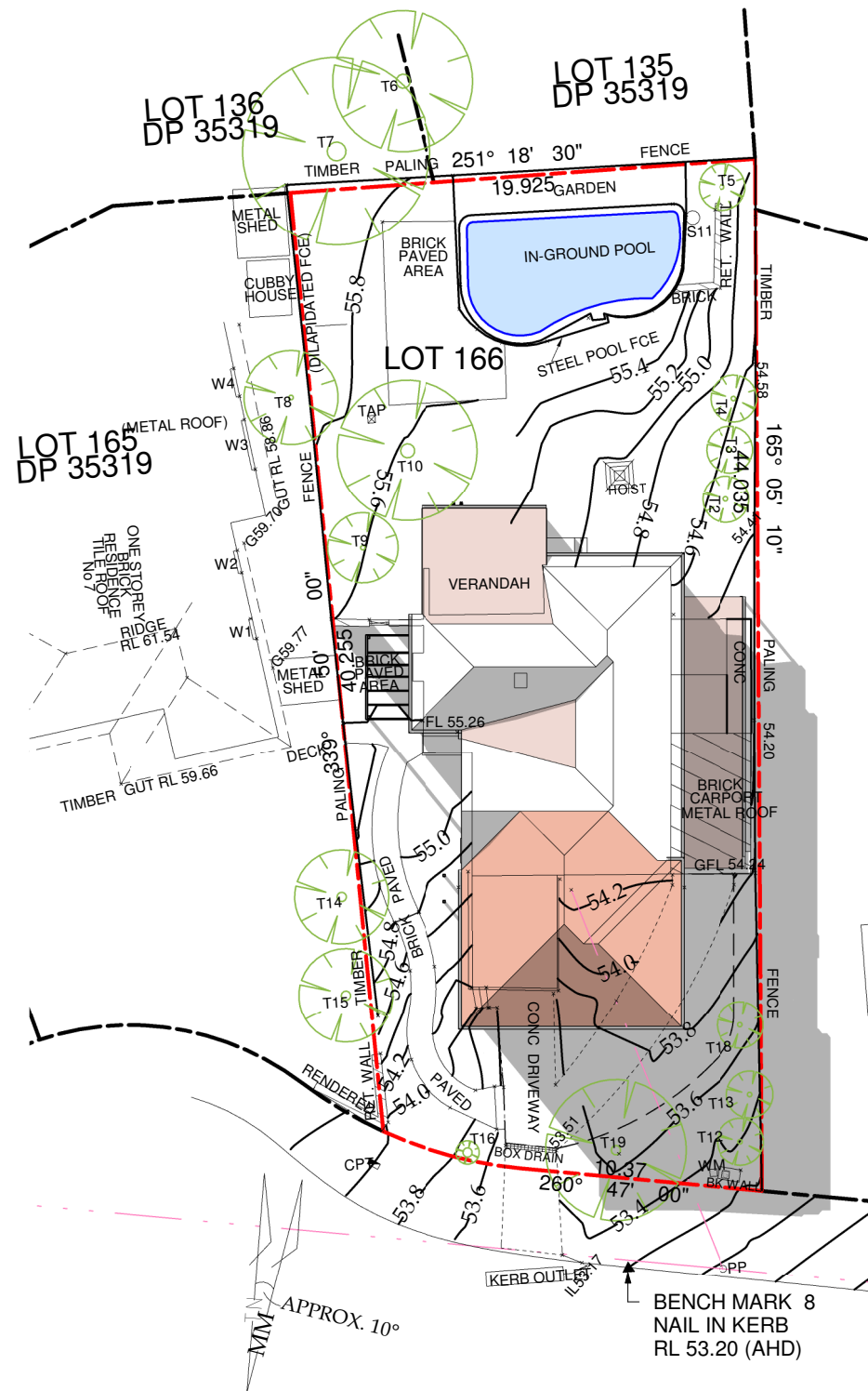
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SCALE:	1:100
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Shadow Diagram June 21 - 9.00am



Shadow Diagram June 21 - 12.00pm



Shadow Diagram June 21 3.00pm

PROPOSED
SHADOW DIAGRAM

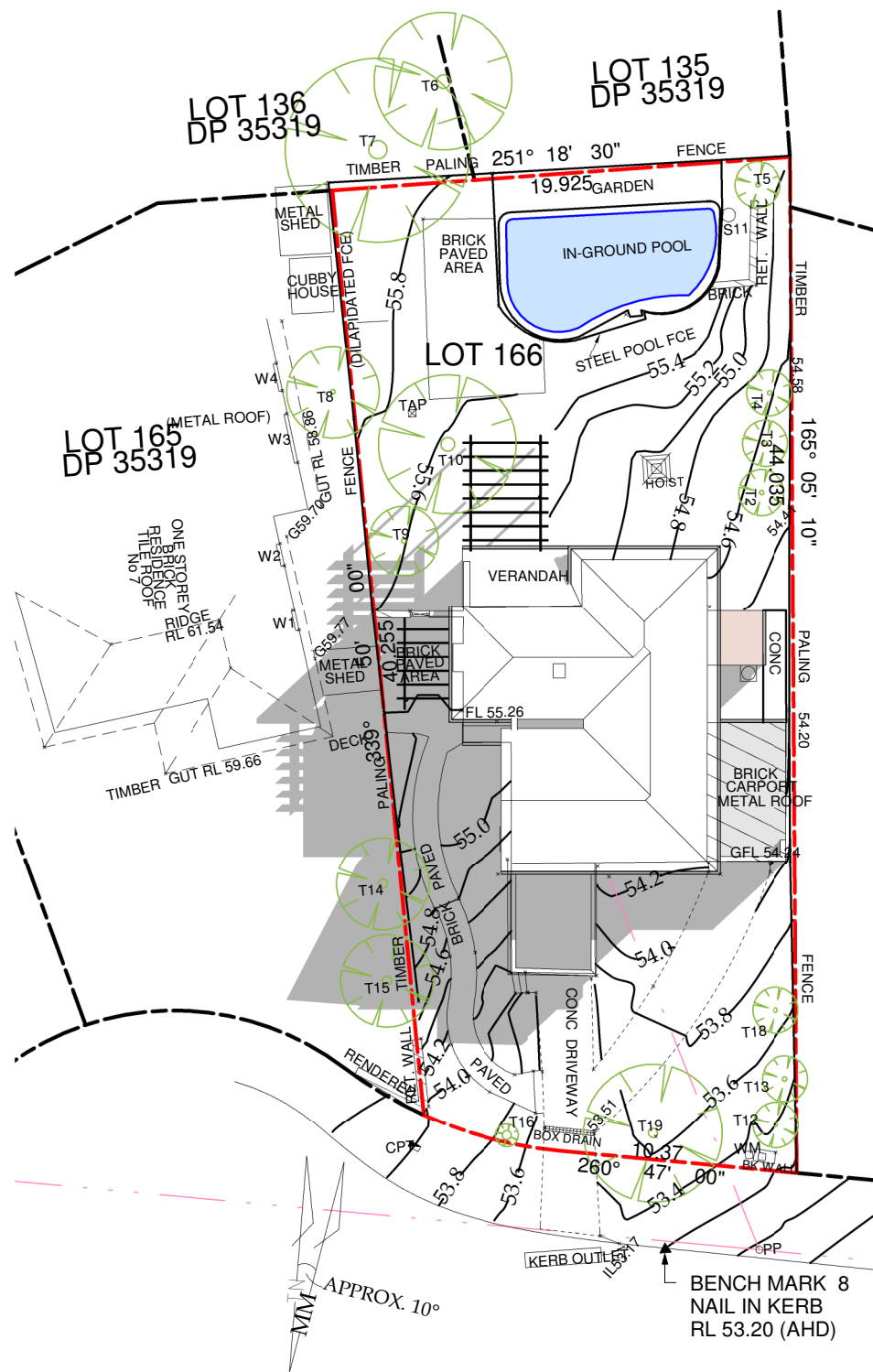
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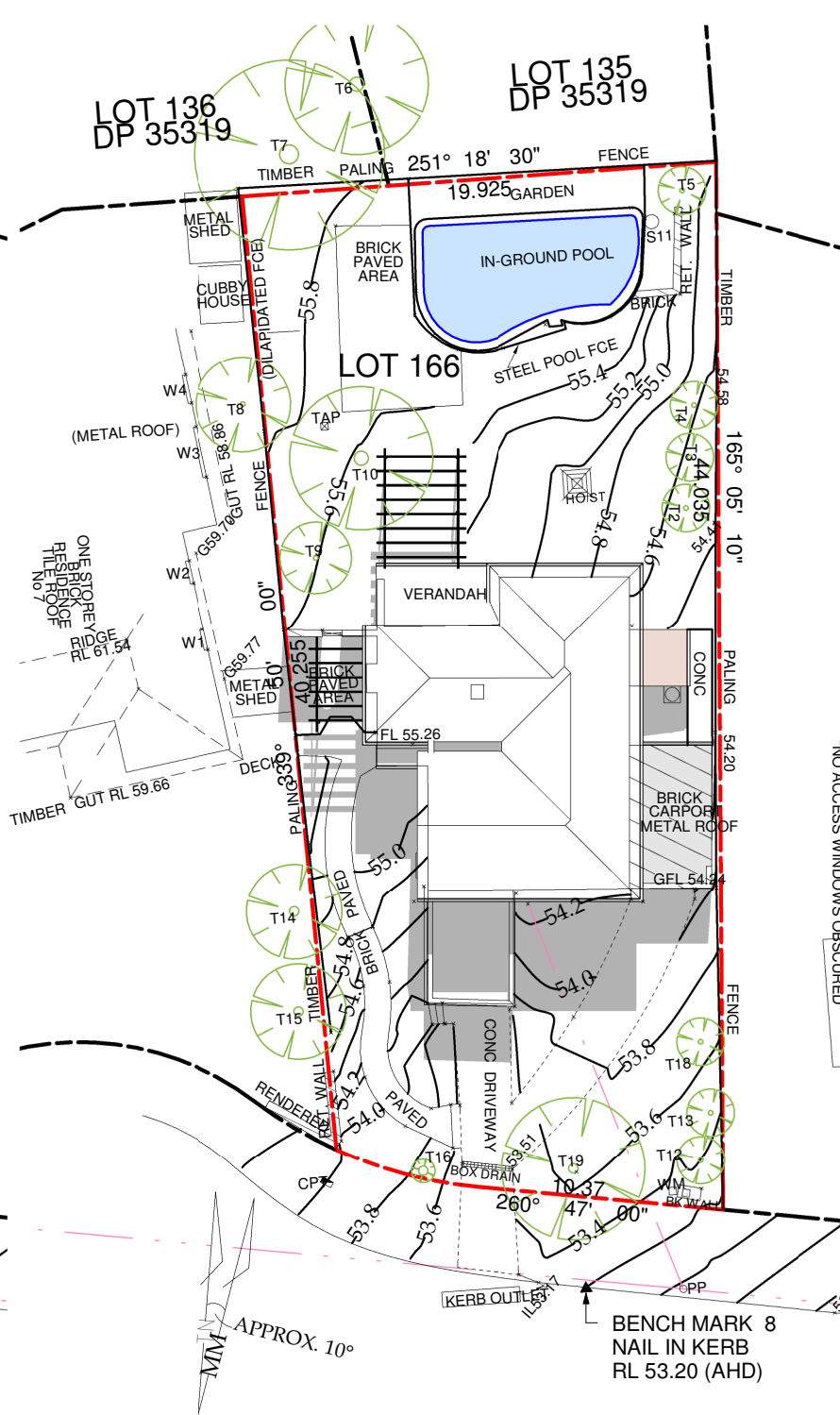
PROPOSED ALTERATION &
ADDITIONALS
8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

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GRANNY FLATS ✓
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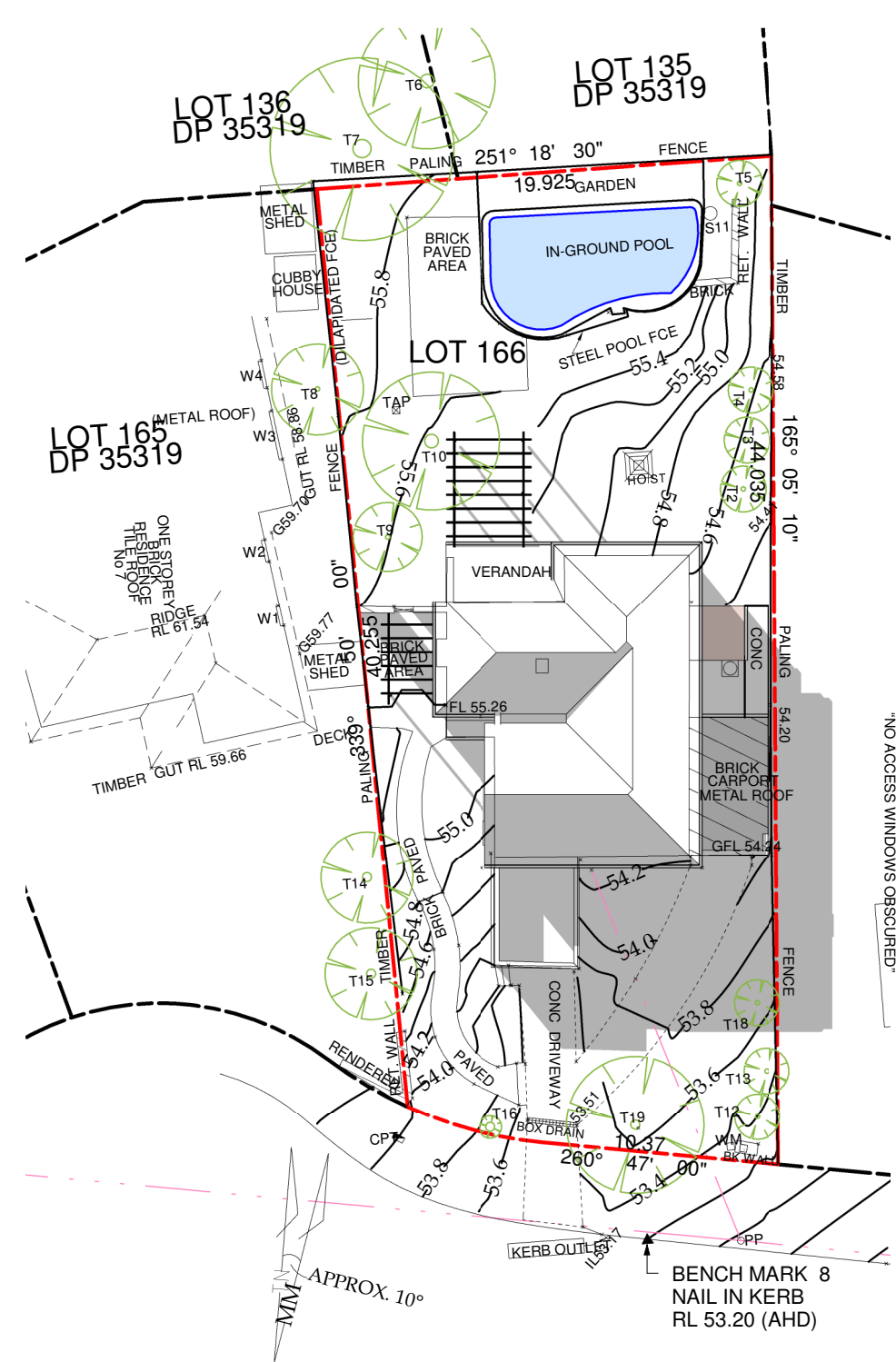
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Shadow Diagram June 21 - 9.00am Existing



Shadow Diagram June 21 - 12.00pm Existing



Shadow Diagram June 21 3.00pm Existing

EXISTING SHADOW
DIAGRAM

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PROPOSED ALTERATION &
ADDITIONALS
8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

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BUILDING APPROVALS ✓
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DEMOLITION LEGEND

EXISTING WALLS

EXISTING WALL TO BE DEMOLISH

NEW WALL FRAMES

EXISTING ROOF, DOORS, JOINERY, PC- ITEMS TO BE DEMOLISH

ROOF LINE OVER

GENERAL NOTES:

ALL DEMOLITION WORK TO COMPLY TO AS.2601

THE BUILDER SHALL SUPPLY AND ERECT A SUITABLE TEMPORARY FENCE TO SECURE THE DEMOLITION SITE AND PROVIDE SUITABLE PERSON PROTECTIVE EQUIPMENT AND SIGNAGE.

THE BUILDER SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR SITE WORKERS

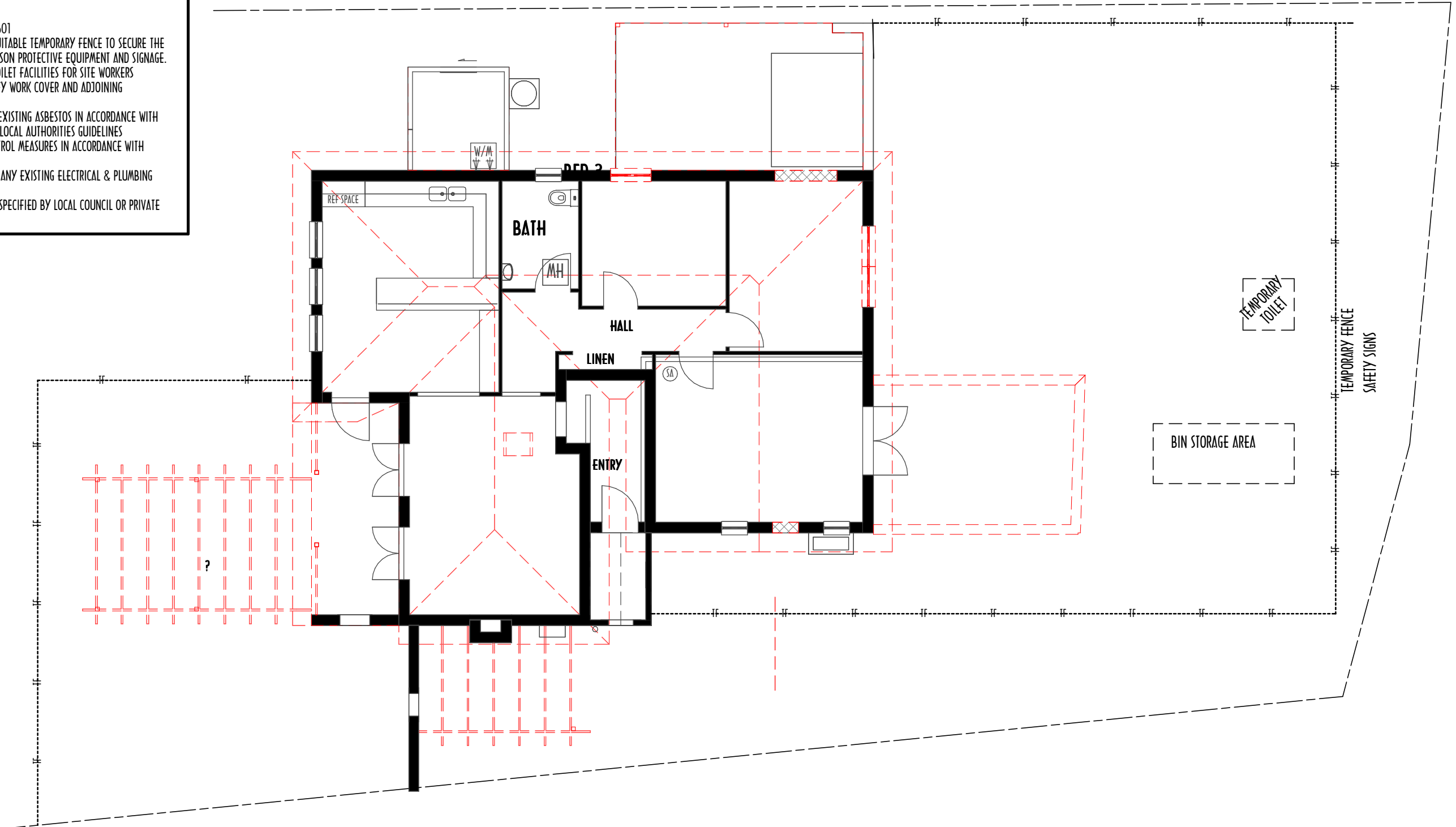
WHERE REQUIRED THE BUILDER SHALL NOTIFY WORK COVER AND ADJOINING NEIGHBOURS BEFORE START OF WORKS.

BUILDER TO REMOVE AND DISPOSAL OF ALL EXISTING ASBESTOS IN ACCORDANCE WITH CONTAMINATION REPORTS, WORK COVER AND LOCAL AUTHORITIES GUIDELINES

BUILDER TO MAINTAIN SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH COUNCIL REQUIREMENTS

BUILDER TO DISCONNECT AND MAKE SAFETY ANY EXISTING ELECTRICAL & PLUMBING SERVICES.

BUILDER TO WORK BETWEEN THE HOURS AS SPECIFIED BY LOCAL COUNCIL OR PRIVATE CERTIFIER AUTHORITY.



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8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

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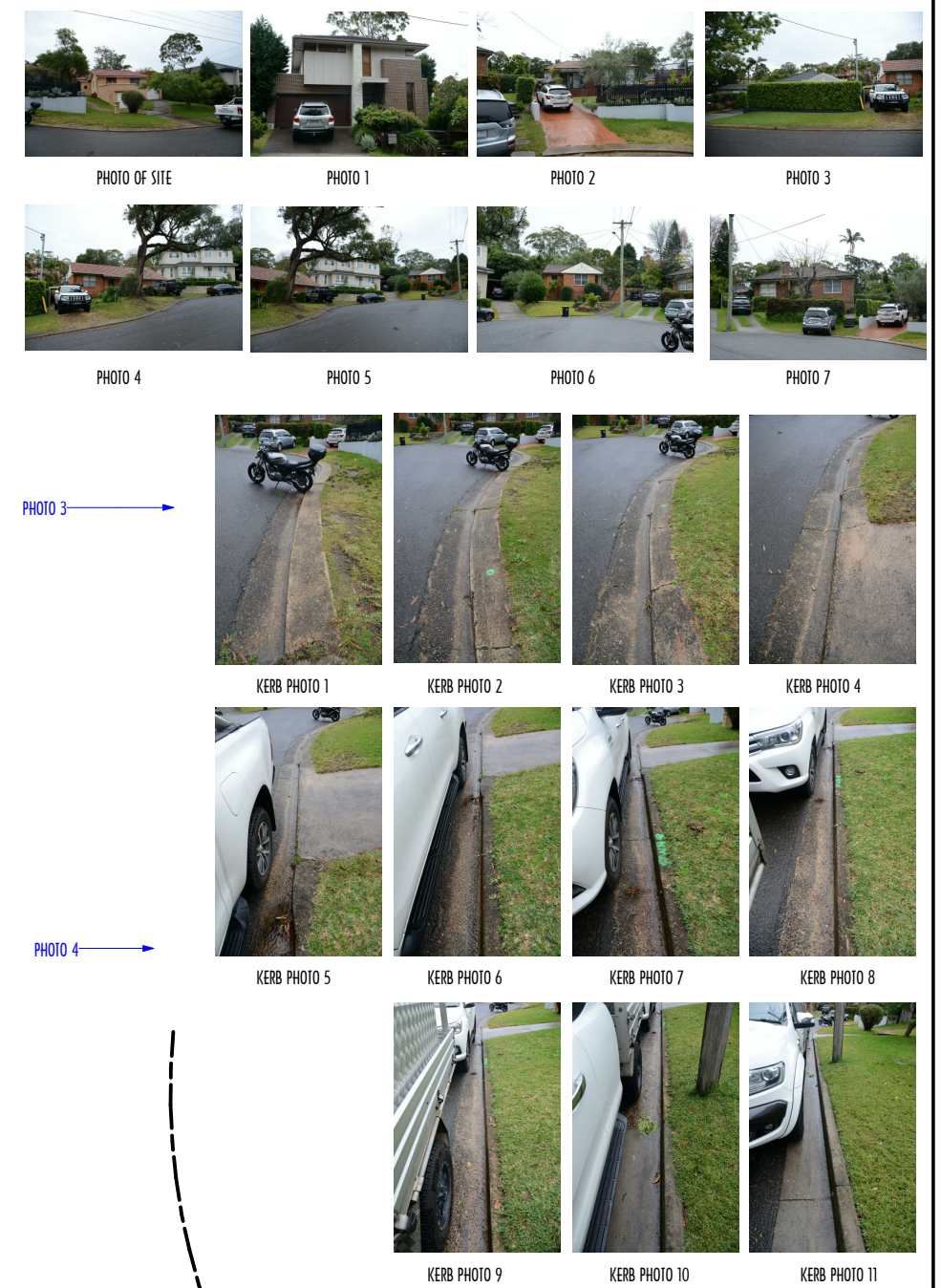
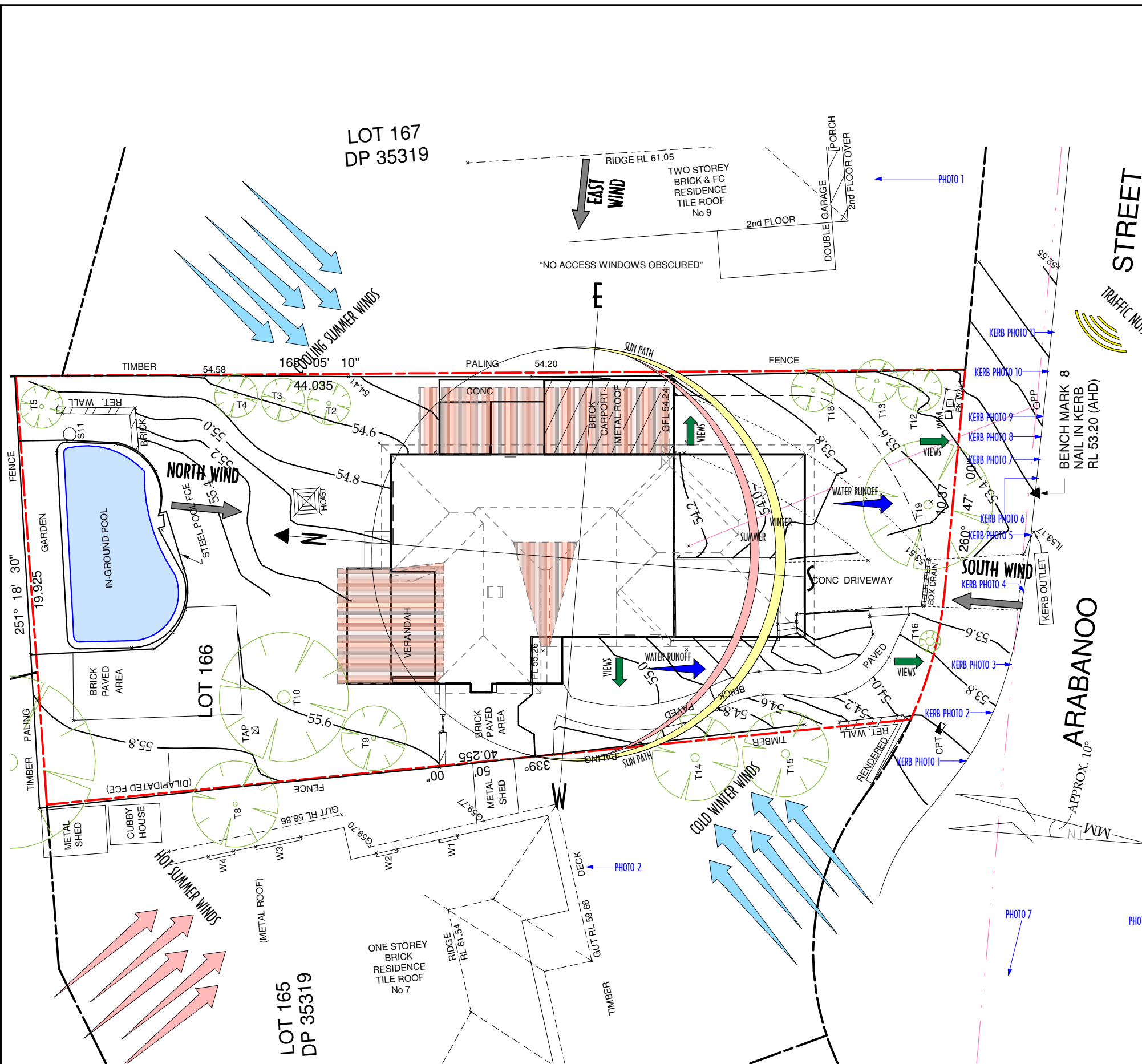
GRANNY FLATS

NEW HOMES

SHEDS

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DEMOLITION PLAN



SITE ANALYSIS PLAN

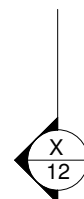
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PROPOSED ALTERATION & ADDITIONALS
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8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

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PROPOSED ALTERATION & ADDITIONALS
MR SAWAKI
8 ARABANOO STREET, SEATHFORTH
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STORMWATER CONCEPT PLAN

LOT C
DP 36405

LOT 135
DP 35319

LOT 136
DP 35319

EXISTING DRAINAGE MAY BE LOCATED IN DIFFERENCE LOCATION, OR MAY NOT BE IN GOOD WORKING ORDER. PLUMBER TO CONFIRM ALL STORMWATER PIPES POSITION AND MAY REQUIRED TO UPGRADE THE EXISTING SERVICES TO COMPLY WITH CURRENT PLUMBING AND DRAINAGE CODES. BUILDER CAN'T CONFIRM LOCATIONS OF UNDERGROUND SERVICES WHICH MAY EFFECT THE EXTENSIONS. EG. WATER, GAS, NBN, POWER, AND SEWER

EXISTING STORMWATER
(APPROX. LOCATION)

NEW STORMWATER (APPROX. LOCATION)

EXISTING STORMWATER
(APPROX. LOCATION)

BENCH MARK 8
NAIL IN KERB
RL 53.20 (AHD)

APPROX. 10°

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MR SAWAKI
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- BUILDING APPROVALS ✓
- GRANNY FLATS ✓
- NEW HOMES ✓
- SHEDS ✓

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Basix Certificate	Building Sustainability Index
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Fixtures and Systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

[illegible]

Insulation requirements	
-------------------------	--

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed

The applicant must construct the new or altered construction (floor(s), walls, and ceiling(s)) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation (R-value)	Other specification
concrete slab on ground floor	nil	
suspended floor above garage; concrete (R0.60).	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.5 (up), roof: foil/sarking	Medium (solar absorptance 0.475 - 0.70)
rake ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (55mm)	Medium (solar absorptance 0.475 - 0.70)

Window /	Orientation	Area of	Shading Device	Frame and glass type
----------	-------------	---------	----------------	----------------------

Door No.		Glass (m2)		
W1	E	1.14	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single toned (U-value: 5.67, SHGC: 0.49)
W2	E	1.74	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single toned (U-value: 5.67, SHGC: 0.49)
W3	E	0.62	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single toned (U-value: 5.67, SHGC: 0.49)
W4	E	0.62	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single toned (U-value: 5.67, SHGC: 0.49)
W5	S	1.74	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single clear (U-value: 5.71, SHGC: 0.66)
W6	S	1.74	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single clear (U-value: 5.71, SHGC: 0.66)
W7	W	0.62	None	timber or uPVC, single clear (U-value: 5.71, SHGC: 0.66)
W8	N	6.22	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single tone (U-value: 5.67, SHGC: 0.49)
W9				
W10				
W11				
W12				
W13				
W14				
W15				

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DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE
USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY
FABRICATION OF BUILDING COMPONENTS.

REV.	DESCRIPTION	DATE
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G		
F	CLIENT CHANGES TO ENSUITE	04.08.20

PROPOSED ALTERATION & ADDITIONALS
MR SAWAKI
8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

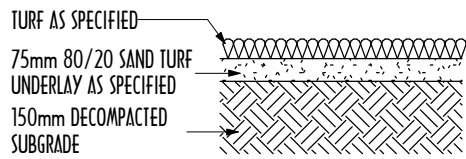
FIXED PRICE BUILDING SOLUTIONS PTY LTD



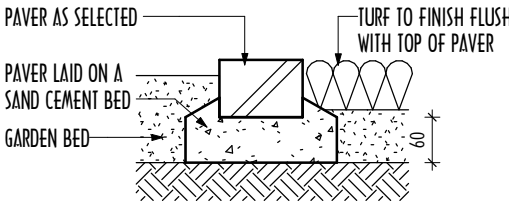
- DESIGN & CONSTRUCTION ✓
- BUILDING APPROVALS ✓
- GRANNY FLATS ✓
- NEW HOMES ✓
- SHEDS ✓

DRAWN:	KT
JOB NO:	2013
DATE:	22.06.2020
SCALE:	1:100
SHEET:	20
ISSUE:	DA PLAN

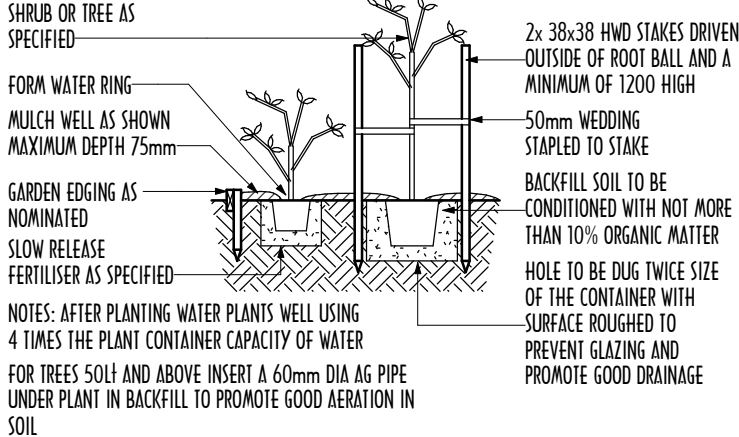
BASIX



TURF DETAIL



GARDEN EDGE DETAIL



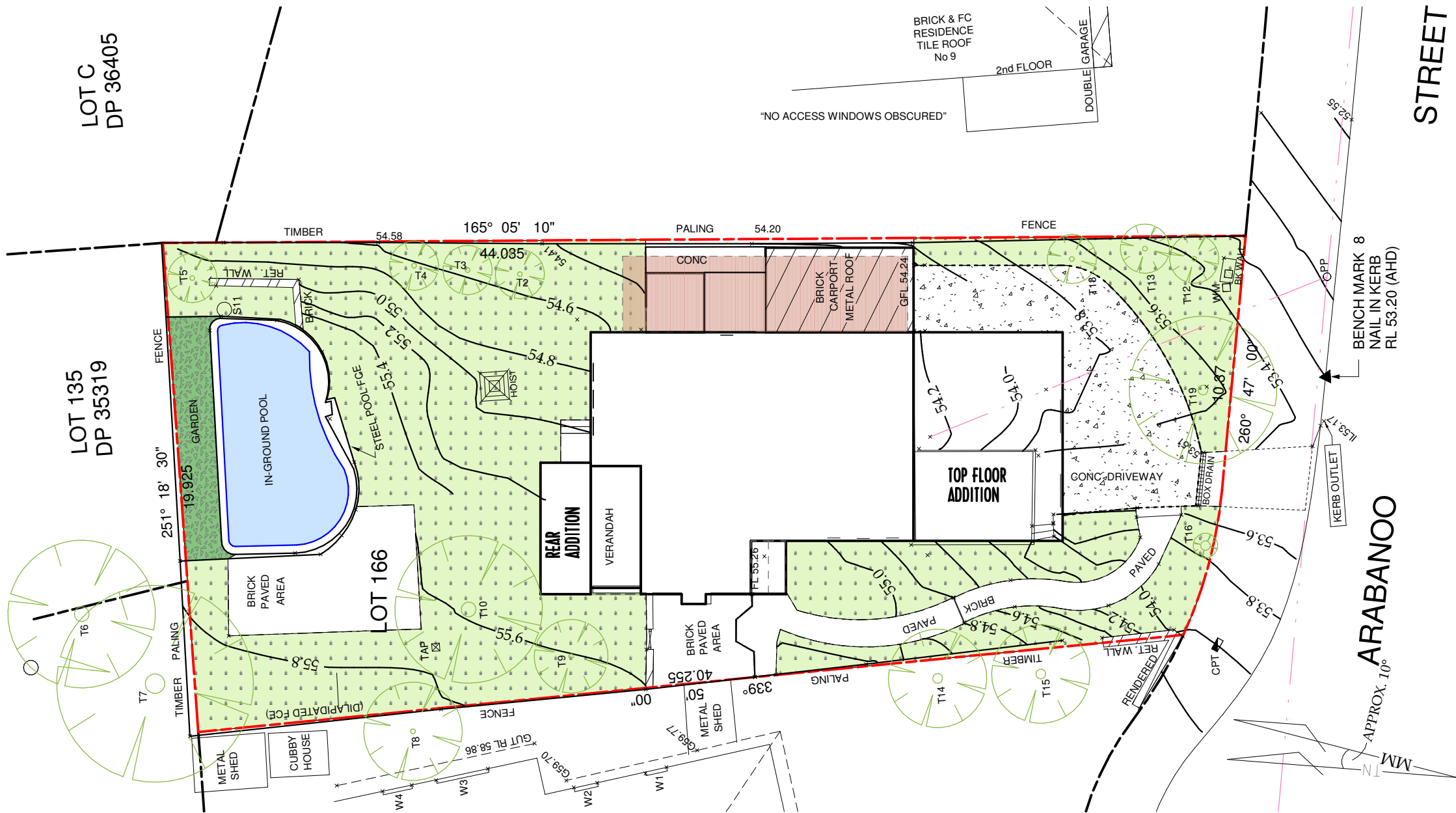
TYPICAL PLANTING DETAIL

LANDSCAPE LEGEND			
	TURF		COLOURED CONCRETE
	VEGETATION MULCH		CONCRETE (NO COLOUR ADD)
	HEDGES, PLANTS, SHRUBS, & TREES		RECYCLED CRUSHED ROCKS OR GRAVEL

LANDSCAPE AREA	
TYPE	AREA
DRIVEWAY (CONCRETE)	58.94 m ²
VEGETATION AND MULCH	15.78 m ²
EXISTING SOFT LANDSCAPING	334.98 m ²
Total	409.70 m ²

SOFT LANDSCAPING IS 350.76m²
SITE AREA BY CALC: 763.9m²
SITE AREA BY TITLE: 758.8m²
350.76/763.9m² = 45.9%

EXISTING LANDSCAPING TO REMAIN



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LANDSCAPE CONCEPT PLAN