

Site Plan  
scale 1:200



E: james@seachange.build  
M: 0447 667 312

**Client sign off signature:**

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

|          |                            |          |                 |
|----------|----------------------------|----------|-----------------|
| 16.05.19 | For Approval               |          |                 |
| 16.10.18 | Window amends              |          |                 |
| 10.09.18 | Site location amended      |          |                 |
| 10.09.18 | Minor amends               | 21.08.19 | New door        |
| 30.08.18 | Floor level & minor amends | 20.08.19 | Amends to decks |
| 22.08.18 | Client Sign Off            | 07.08.19 | Amends to decks |
| DATE     | ISSUED                     | DATE     | ISSUED          |

### Proposed Granny Flat

PROJECT: LOT 37 SEC. D,  
DP 7090, 10 THE ESPLANADE,  
NARRABEEN, NSW, 2101

## Site Plan

|          |               |
|----------|---------------|
| Scale    | As Shown (A3) |
| Date     | MAY 2019      |
| Drawn by | DO            |

S1

General notes:

1. All drawings are to be read in conjunction with all other relevant drawings, which include consultant's drawings and specifications . All discrepancies shall be referred to Seachange Design & Build.
2. All work to be carried out according to all relevant legislative requirements, codes of practice and Australian Standards.
3. All dimensions are in millimetres and all leves are in metres unless otherwise noted. All dimensions are to be read and not measured off drawings.
4. All levels, dimensions and setting out dimensions are to be checked and verified by builder before building work commences.
5. During construction the structure shall be maintained in a stable condition. Temporary structures, formwork, temporary bracing, shoring and the like is the sole responsibilty of the contractor.
6. Any structural variations or substitutions are to be with the approval of the engineer.

Ground preparation:

1. Strip all vegetation and root affected material. Cut and fill site where required to levels indicated.
2. Where additional fill is required, non-cohesive materials such as sand and gravel dust shall be placed by 'controlled' compaction in horizontal layers of not greater than 200mm loose thickness.
3. All fill is to be inspected, placed, compacted and tested in accordance to relvant standards.
4. Floor slabs on ground - minimum of 50mm thick sand is to be spread as a levelling layer and well-watered down, with a suitable membrane placed.

Structural:

1. All structural work is in accordance to engineers details.
2. Floor structures - suspended floors or concrete slabs, footings and piers have been designed by engineers in accordance with the relevant site classifications - refer to relevant drawings.
3. Any deviation to structural engineers details must be confirmed with engineers.
4. All structural work is to be in accordance with Australian National Standards.

BASIX certificate commitments (refer to BASIX certificate for details)

Landscaping

A min planting of 80m² low water use/indigenous vegetation is required

Fixtures

New or altered shower heads to have min flow rate of: 3 star >4.5 but <6.0lt/min.

New or altered toilets to have a minimum rating of: 4 star.

New or altered taps to have a minimum rating of: 5 star.

New or altered basin taps to have a minimum rating of: 5 star.

Alternative water

Min 2000 litre water tank to be installed on site.

Direct a min 86m² of roof water to the rain water tank.

Redirect from water tank at least one outdoor tap. Provide adequate signage at tap that water is not for human consumption.

Construction insulation

Floor (suspended) min R0.8

External walls: min R2.0

Ceilings: min R4.0

Roof: Sarking (or 2 wind-driven ventilators with eave and/or roof vents).

Hot water

Electric heat pump – air sourced with a performance of 36 to 40 STCs or better.

Cooling system

The following cooling system, or system with a higher energy rating in at least 1 living area: ceiling fans + 3-phase airconditioning; Energy rating: EER 3.0-3.5

Install the following system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a

Heating system

The following heating system, or system with a higher energy rating, in at least 1 living area: wood heater; Energy rating: n/a

The bedrooms must not incorporate any heating system, or ducting which is designed to accomodate a heating system.

The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities.

Ventilation

At least one bathroom must have individual fan, not ducted with manual on/off switch.

Kitchen must have individual fan, not ducted with manual on/off switch.

Artificial lighting

The primary type if artificial lighting is to be fluorescent or led in the following rooms:

At least 2 bedrooms/study; dedicated

At least 2 living/dining rooms,; dedicated

Natural lighting

There must be a window/skylight in the following rooms:

Kitchen

1 bathroom

Other

There must be an outdoor clothes drying line.

Refriderator space must be "well ventilated", as defined in the BASIX.

General notes

1. New guttering and downpipes routed into existing system and routed to the street to council requirements and Australian standards.
2. New waste water system routed into existing sewer lines to council requirements.
3. Unless noted otherwise it is understood the site is free from easements or rights of ways.
4. All work is to comply with the BASIX certificate.
5. All work to be performed in a tradesman like manner in accordance with local regulations, Australian standards and building code of Australia requirements

Stormwater notes

1. Roof guttering is to be connected to the stormwater system as soon as practicable.
2. All roof water to be directed to water tank. Tank overflow to be connected to existing stormwater system

Sedimentation notes

1. Site works will not start until the erosion and sediment controls measures are installed and functional.
2. Entry and departure of vehicles is to be confined to the stabilised site access.
3. Topsoil is to be stripped and stockpiled for later use in landscaping the site. Topsoil is to be respread and all disturbed areas rehabilitated (turfed) within 20 working days of completion of works.
4. Sediment traps to be constructed around all inlet pits consisting of 300w x 300d trench. These shall be cleared when the structures are a maximum 60% full of soil materials including the maintenance period.
5. The footpath, other than the stabilised site access is not to be disturbed, including stockpiling of materials. Where essential works (eg drainage) are required, the footpath is to be rehabilitated as soon as possible.
6. Bins are to be provided within the development site (NOT on footpath or roadway) for building waste and arrangements are to be make for regular collection and disposal.
7. Roof guttering is to be connected to the stormwater system as soon as practicable.
8. All erosion controls are to be checked daily (at a minimum weekly) and after all rein events to ensure they are maintained in fully functional condition.

Dust Control

Adequate measures are to be taken during excavation, demolition and construction to prevent dust from affecting the amenity of the neighborhood by using the following measures:

1. barriers are to be erected at right angles to prevent wind direction or shall be placed around/over dust sources to prevent wind or activity from generating dust.
2. all dust creating activities shall be time managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed.
3. all materials shall be stored or stockpiled at the appropriate locations.
4. the ground surface should be dampened slightly to prevent dust but not to the extent of creating run-off.
5. all vehicles carrying soil or rubble shall be covered at all tomes to prevent dust escaping.
6. all equipment wheels are to be washed on exiting the site.
7. gates fitted with shade cloth are to be closed between vehicle movements.
8. footpaths and roadways are to be cleaned daily.
9. all site waste that is not usable for landscaping shall be removed from the site on completion of works.

PROPOSED DEVELOPMENT  
10 The Esplanade, Narrabeen,  
NSW, 2101

Construction of granny flat & alterations to existing residence

| Site Calculations         |          |
|---------------------------|----------|
| Name                      | Area     |
| Site                      | 737.82m² |
| Proposed Granny Flat      | 60m²     |
| Proposed Bay Window       | 2.21m²   |
| Ex. Residence (footprint) | 124.72m² |

| Floor Area           |          |
|----------------------|----------|
| Name                 | Area     |
| Proposed Granny Flat | 60m²     |
| Proposed Bay Window  | 2.21m²   |
| Proposed Balcony     | 5.92m²   |
| Existing Residence   | 124.72m² |

| Site Coverage             |          |
|---------------------------|----------|
| Name                      | Area     |
| Proposed Granny Flat      | 60m²     |
| Proposed Deck & Stairs    | 22.41m²  |
| Proposed Bay Window       | 2.21m²   |
| Proposed Deck             | 23.88m²  |
| Existing Residence        | 124.72m² |
| Existing Carport          | 35.31m²  |
| Exist. Driveway & Paths   | 121.00m² |
| Exist. Deck & Entry Porch | 10.06m²  |
| TOTAL COVERAGE            | 399.59m² |

| Total Site Coverage          |                |
|------------------------------|----------------|
| Total Coverage               | 399.59m² = 54% |
| * Soft Landscaped Area (40%) | 298.97m² = 40% |
| Total Landscaped Area        | 338.23m² = 46% |

\* Soft landscape area that is a min. of 2m wide



SEACHANGE  
DESIGN + BUILD

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M: 0447 667 312

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| 16.05.19 | For Approval               |          |                 |
| 16.10.18 | Window amends              |          |                 |
| 10.09.18 | Site location amended      | 28.08.19 | BASIX updated   |
| 10.09.18 | Minor amends               | 21.08.19 | New door        |
| 30.08.18 | Floor level & minor amends | 20.08.19 | Amends to decks |
| 22.08.18 | Client Sign Off            | 07.08.19 | Amends to decks |
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Proposed Granny Flat

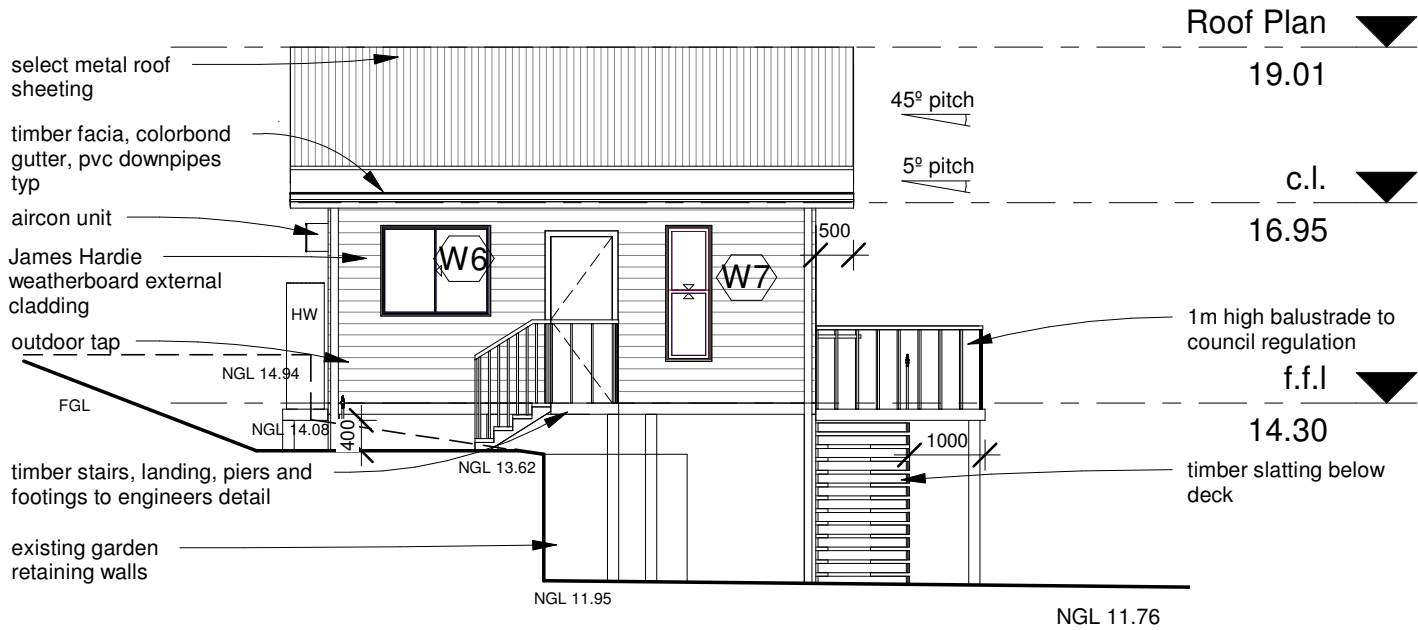
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NARRABEEN, NSW, 2101

Site Information &  
BASIX

|          |               |
|----------|---------------|
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| Date     | MAY 2019      |
| Drawn by | DO            |

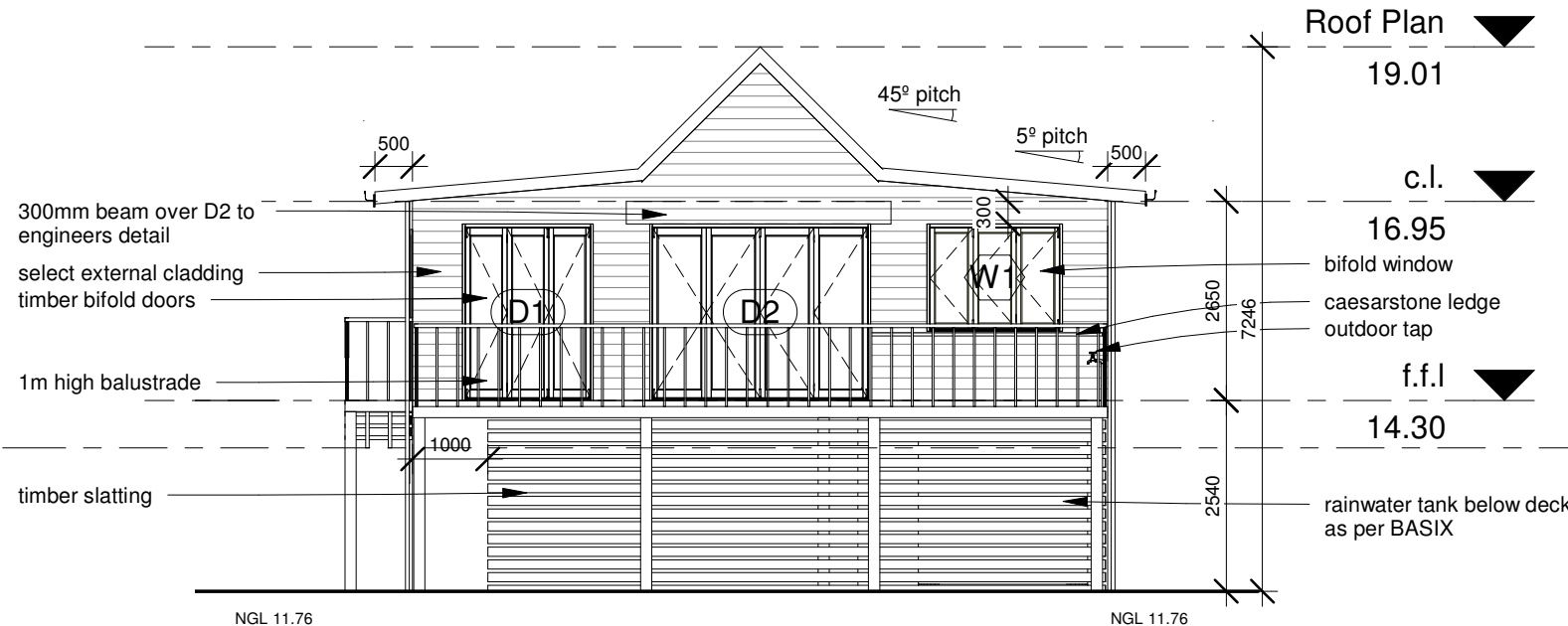
S1 A





East Elevation

1 : 100



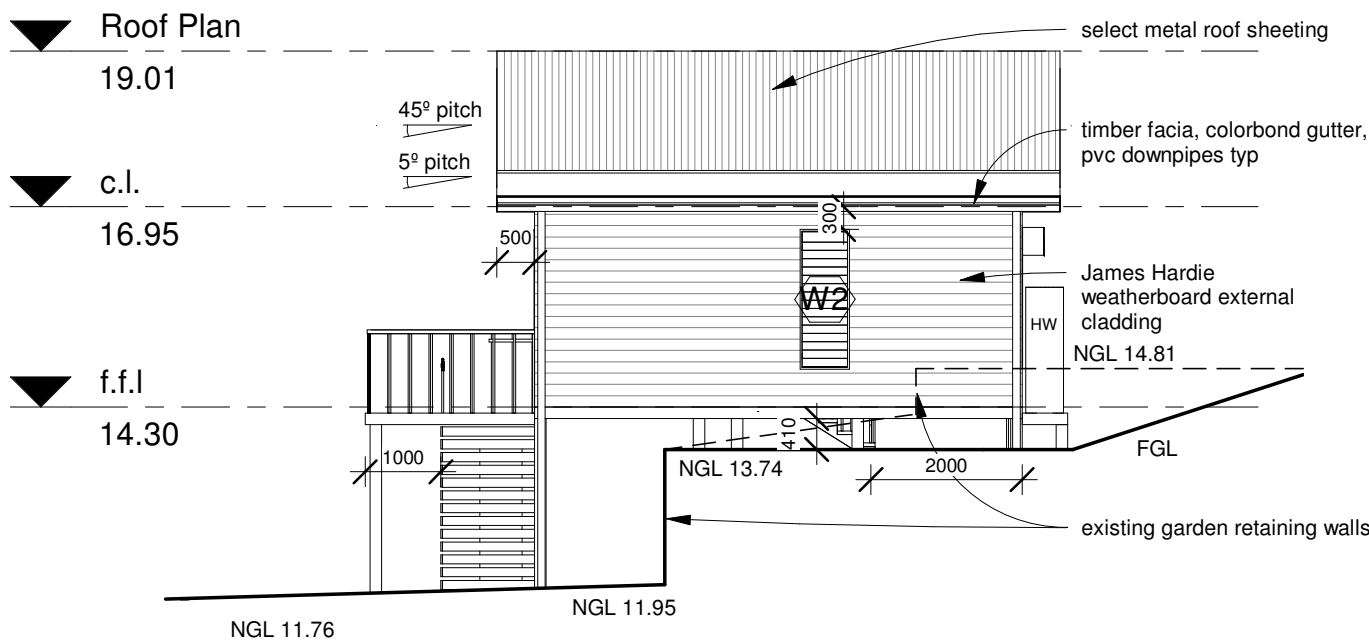
North Elevation

1 : 100



South Elevation

1 : 100



West Elevation

1 : 100



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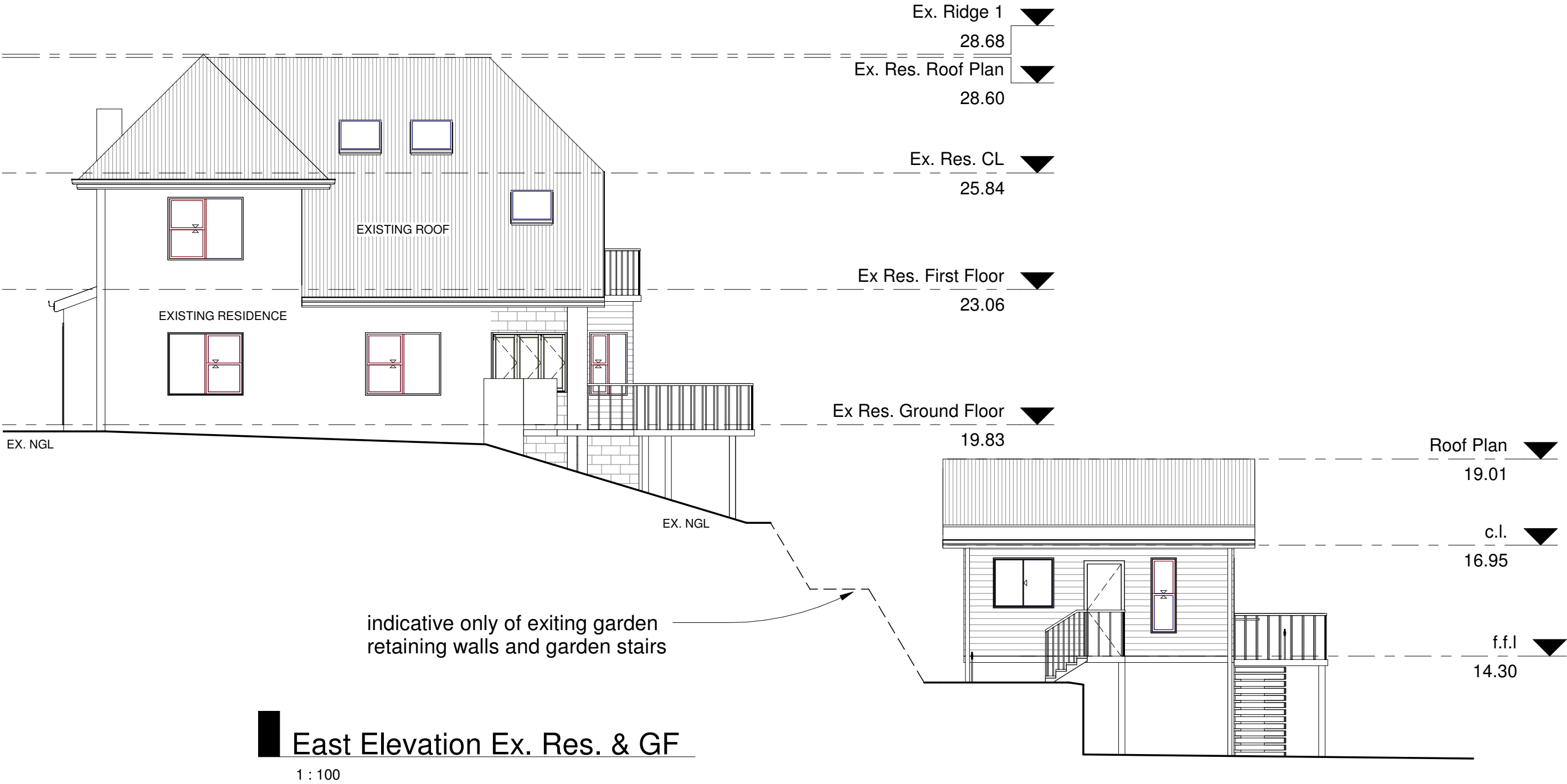
Proposed Granny Flat

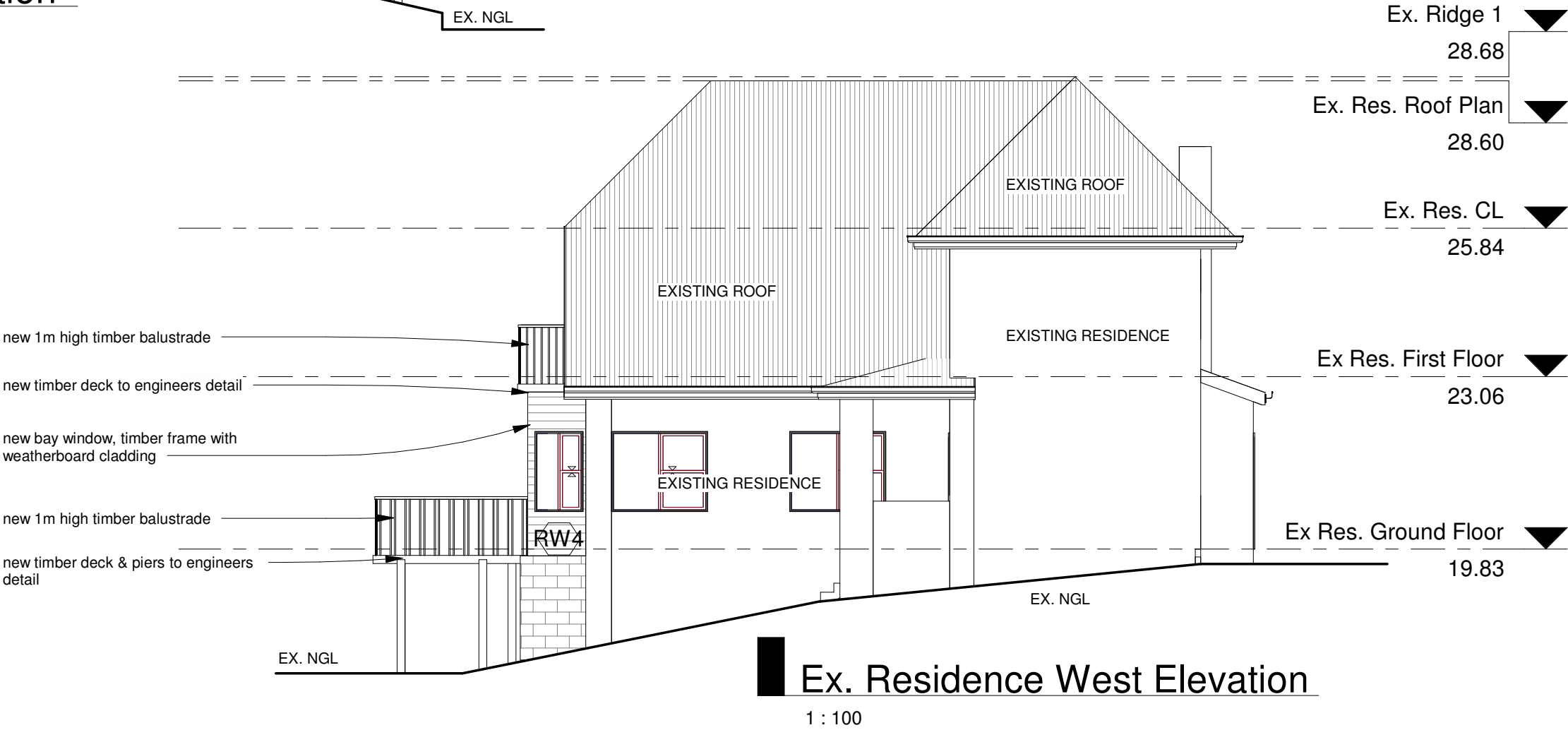
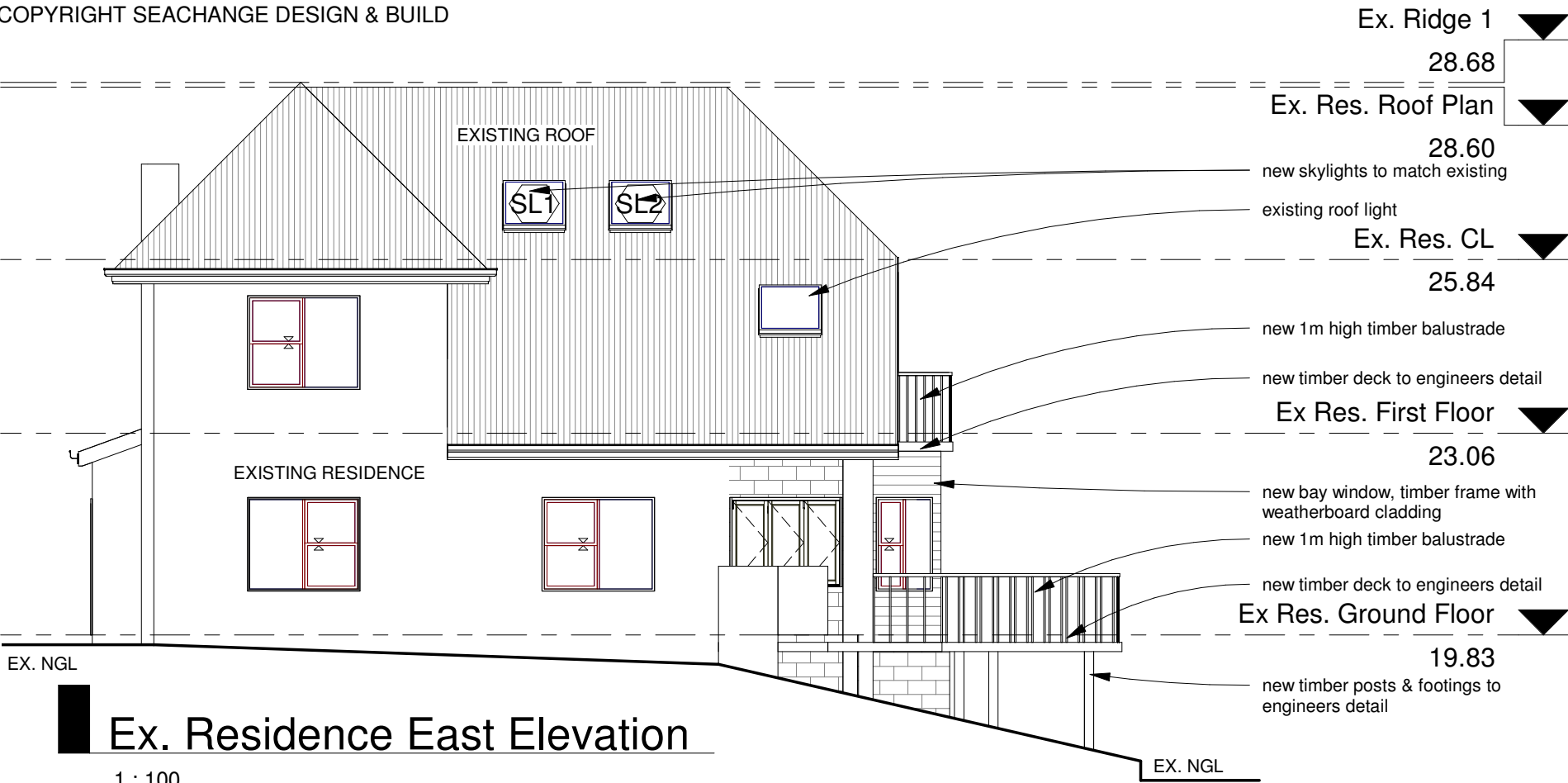
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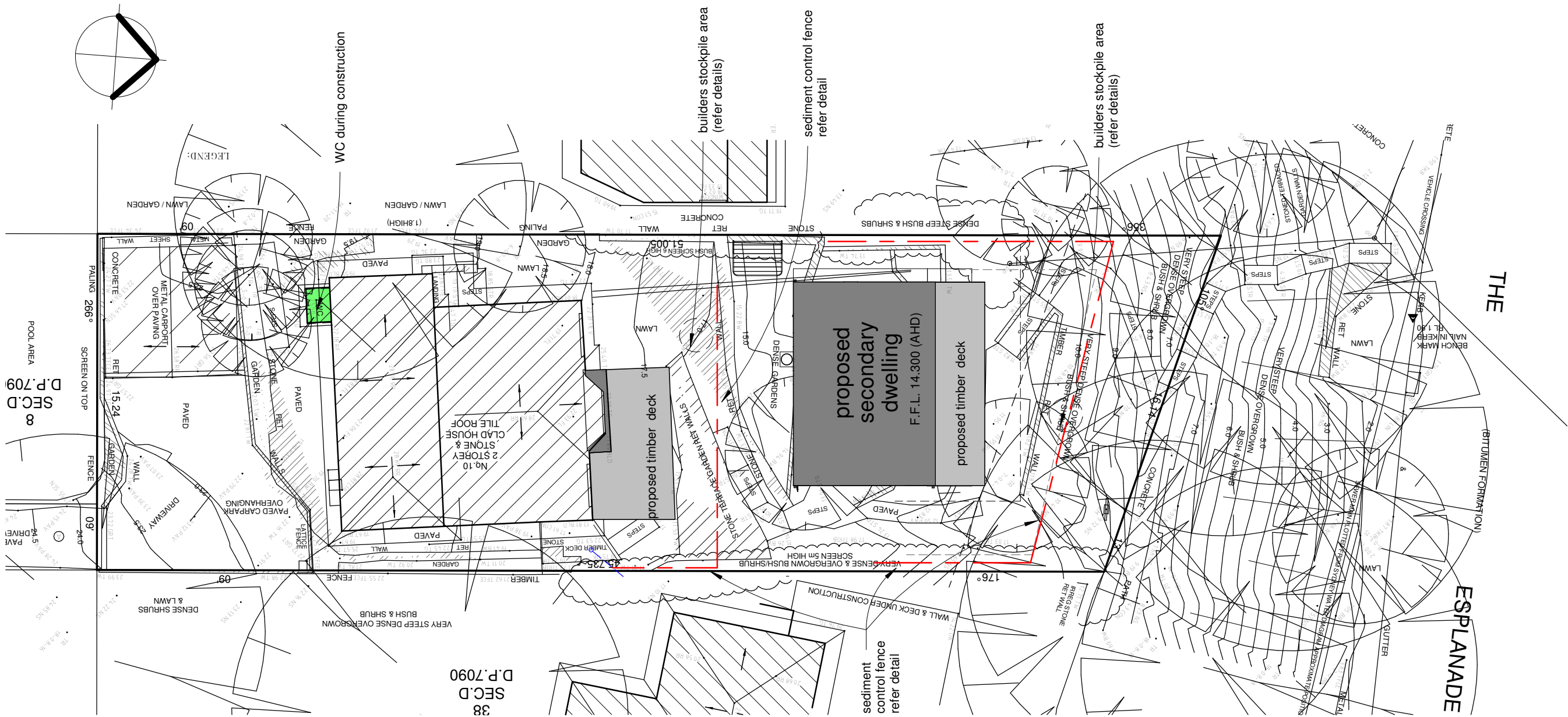
Elevations

|          |               |
|----------|---------------|
| Scale    | As Shown (A3) |
| Date     | MAY 2019      |
| Drawn by | DO            |

S3

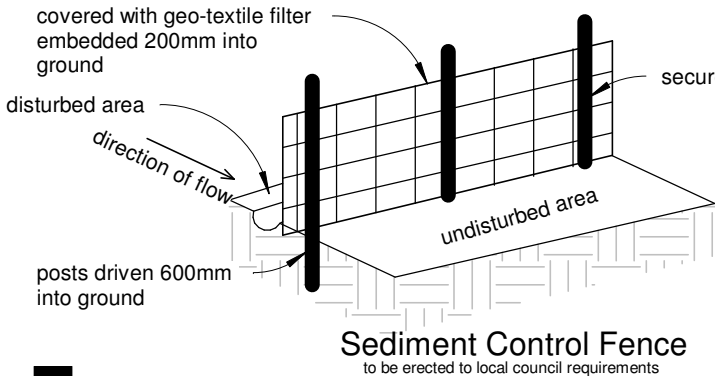






Sediment & Erosion Control Plan

1:200

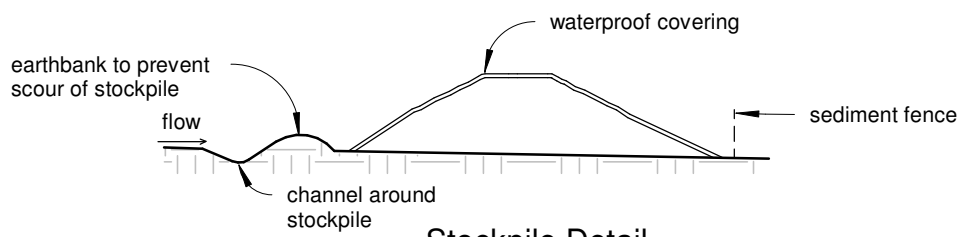


Sediment Control Fence

1:2

Sedimentation notes

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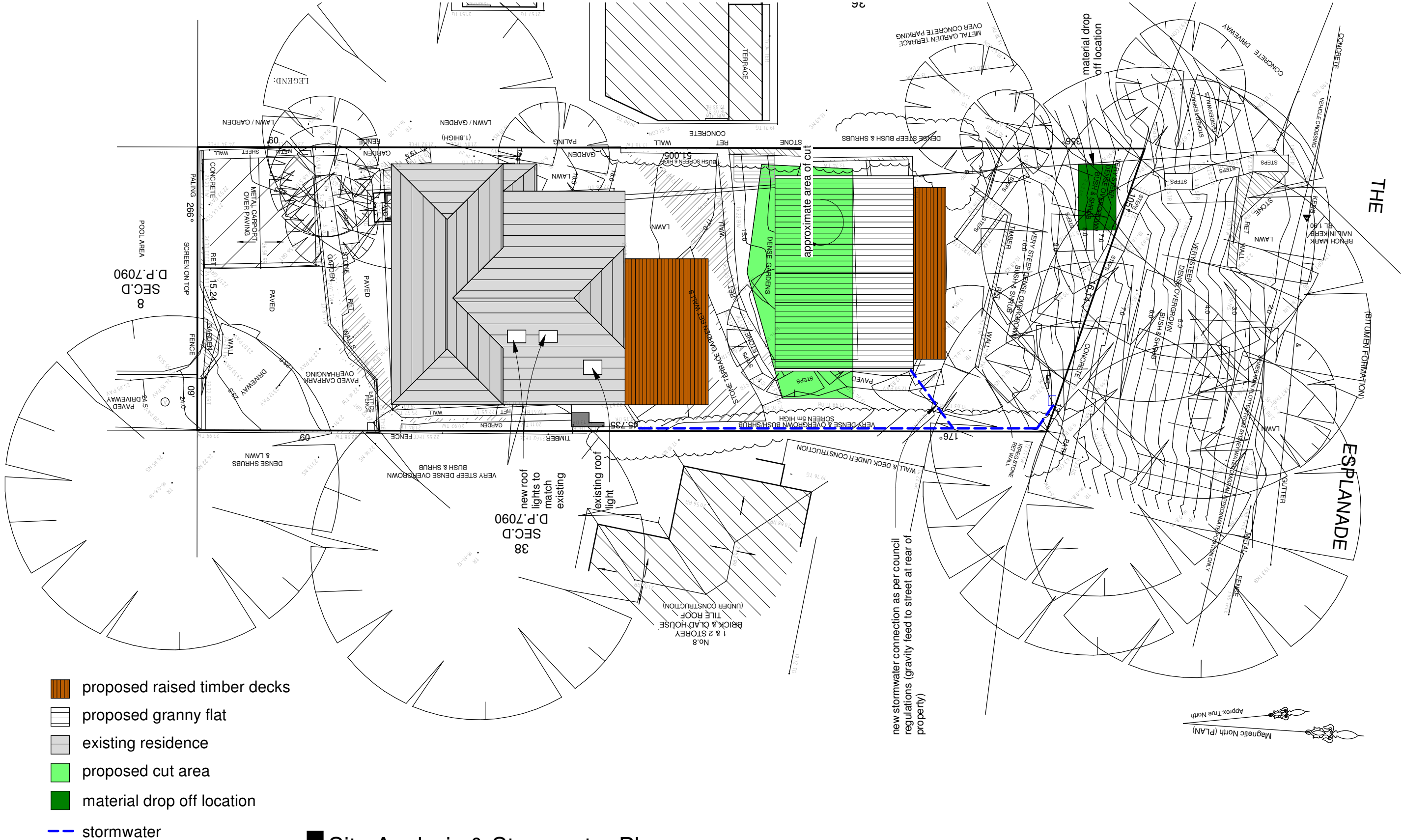
Stockpile Detail

designated area for waste and material stockpile, excess waste to be removed from site. Stockpile to be protected to prevent scour and erosion and placed at least 2 metres clear of all areas of possible concentrated water flow, including driveways

Stockpile Detail

1:2





1 : 300



S12



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|          |                 |      |        |
|----------|-----------------|------|--------|
|          |                 |      |        |
| 23.08.19 | Amends shadows  |      |        |
| 20.08.19 | Amends to decks |      |        |
| 07.08.19 | Amends to decks |      |        |
| 08.05.19 | For Approval    |      |        |
| DATE     | ISSUED          | DATE | ISSUED |

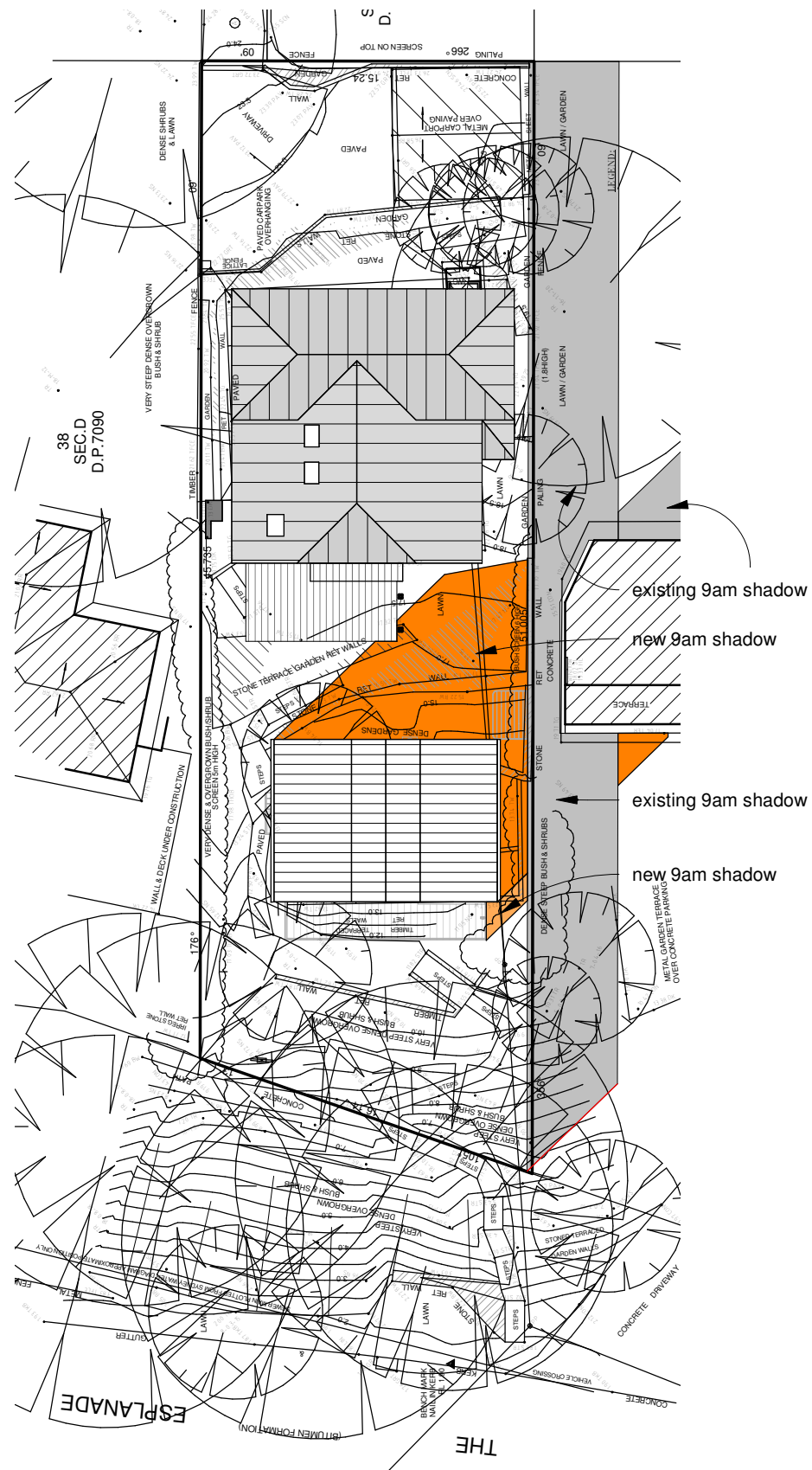
|                      |  |
|----------------------|--|
| Proposed Granny Flat |  |
|----------------------|--|

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NARRABEEN, NSW, 2101

## Shadow Diagrams

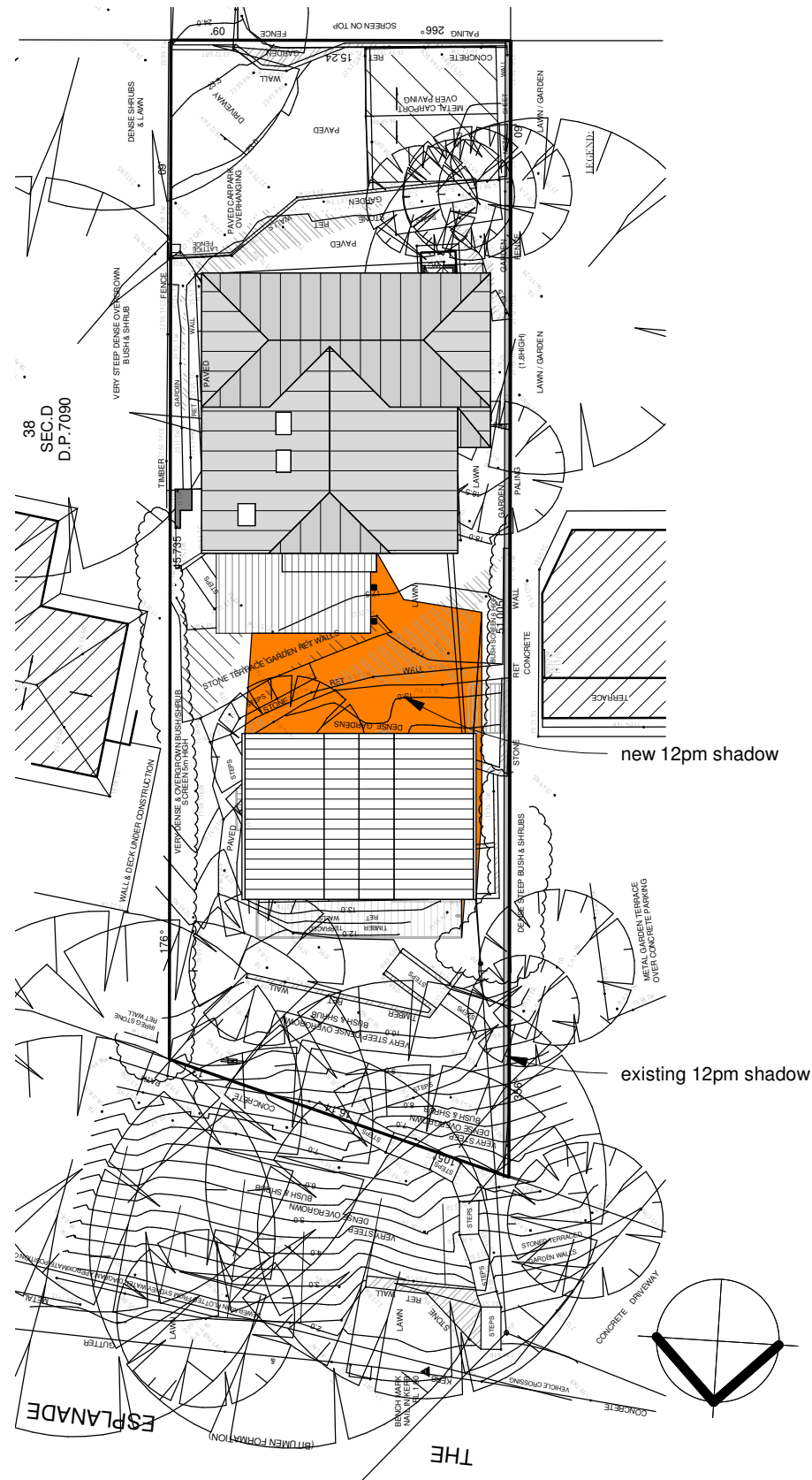
|          |               |
|----------|---------------|
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| Drawn by | DO            |

S13



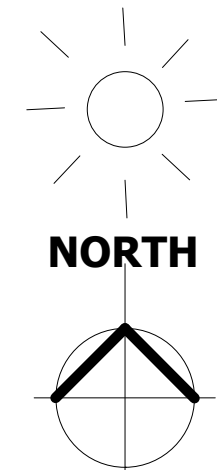
## Shadow 9am

1 : 300

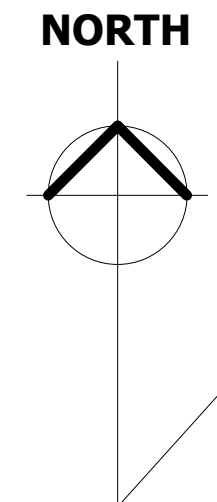


Shadow 12pm

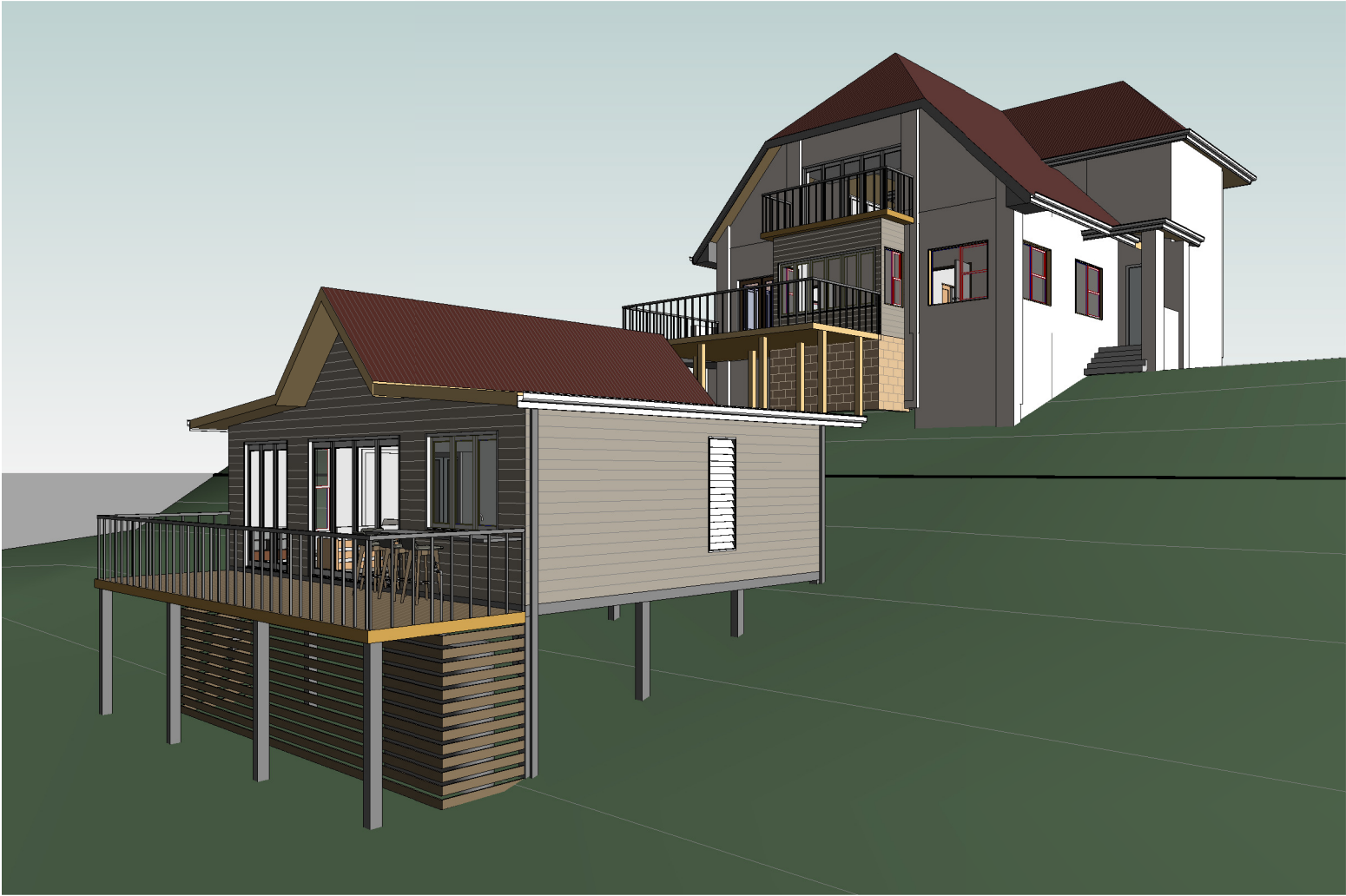
1 : 300



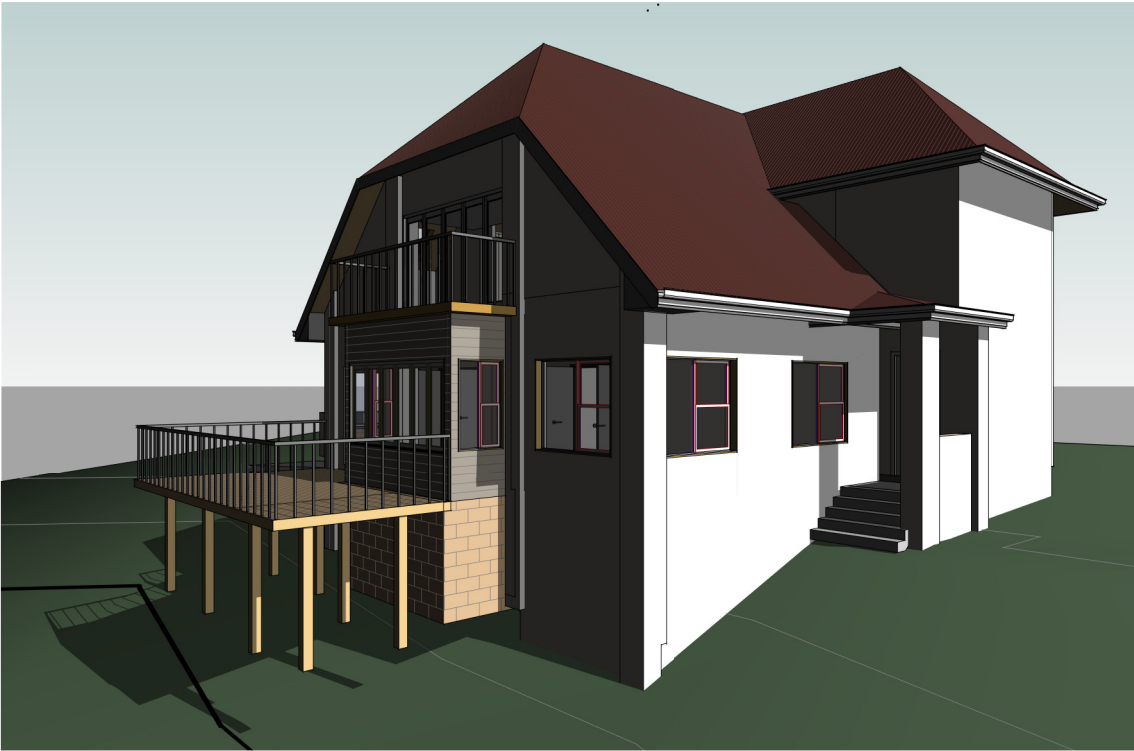
12pm 22nd June  
Angle  $0^\circ$   
Altitude  $32^\circ$



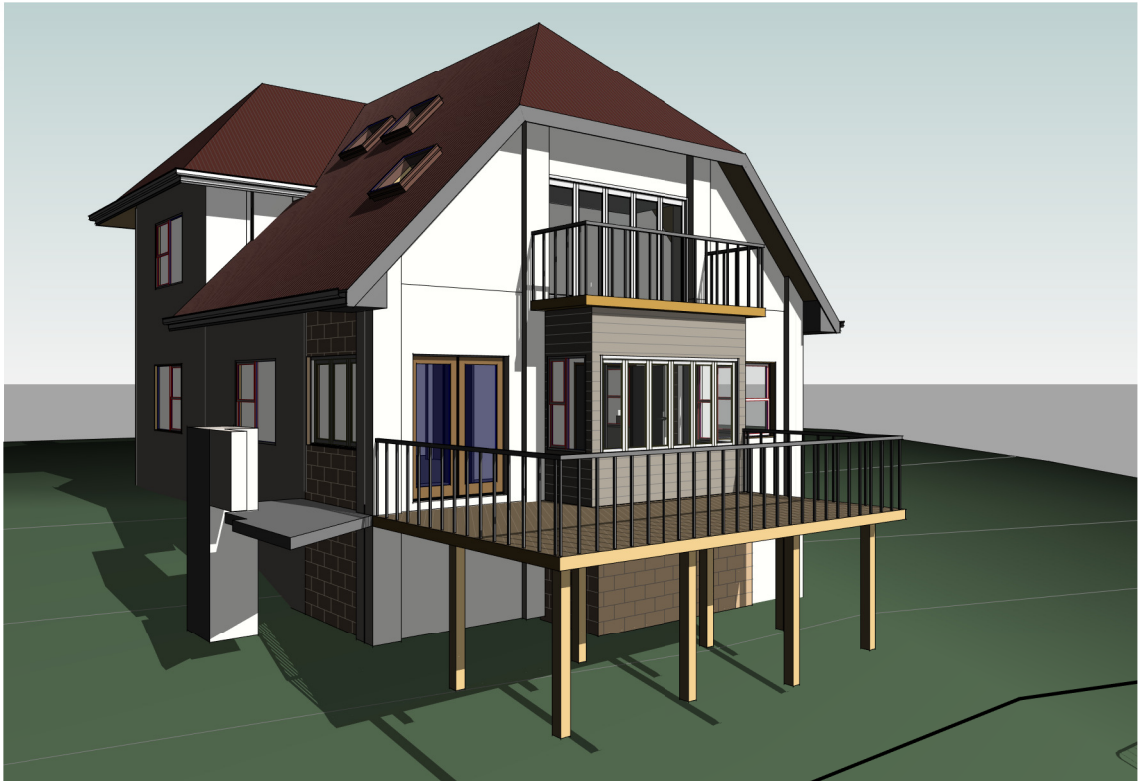
9am 22nd June  
Angle  $42^\circ$  E of N  
Altitude  $18^\circ$



North West Perspective



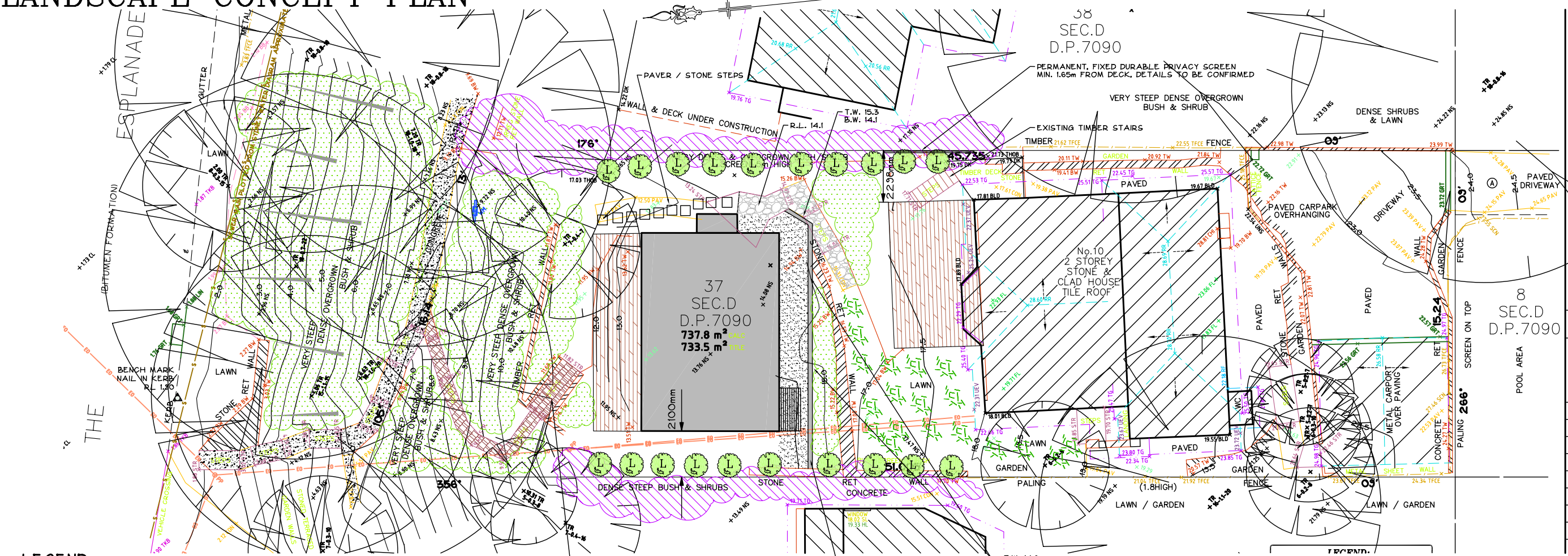
Ex. Res. N.W. Elevation



Ex. Res. N.E. Elevation



LANDSCAPE CONCEPT PLAN

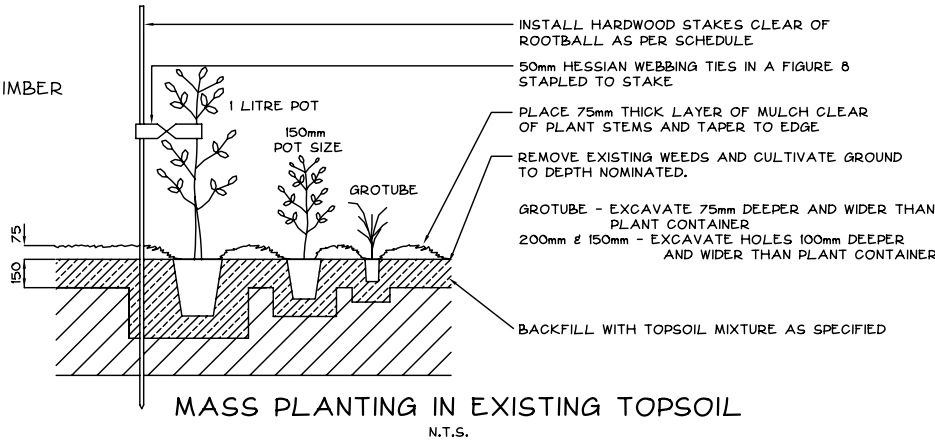


LEGEND

- EXISTING NATIVE AND EXOTIC VEGETATION
- EXISTING SCREEN / HEDGE TO 6m HIGH
- SCREEN TREE  
L - LILLY PILLY "RESILIENCE"
- EXISTING LAWN
- EXISTING MASONRY OR TIMBER RETAINING WALL
- PROPOSED MASONRY RETAINING WALL
- PROPOSED TIMBER DECK
- PROPOSED GRANNY FLAT
- EXISTING ROCK, CONCRETE & TIMBER PATHWAYS & STEPS
- DECORATIVE PEBBLE MULCH
- EXISTING TIMBER STEPS AND PATHWAYS
- EXISTING STONE STEPS AND PATHWAYS
- CLOTHES LINE
- EXISTING TREES TO REMAIN AND BE PROTECTED

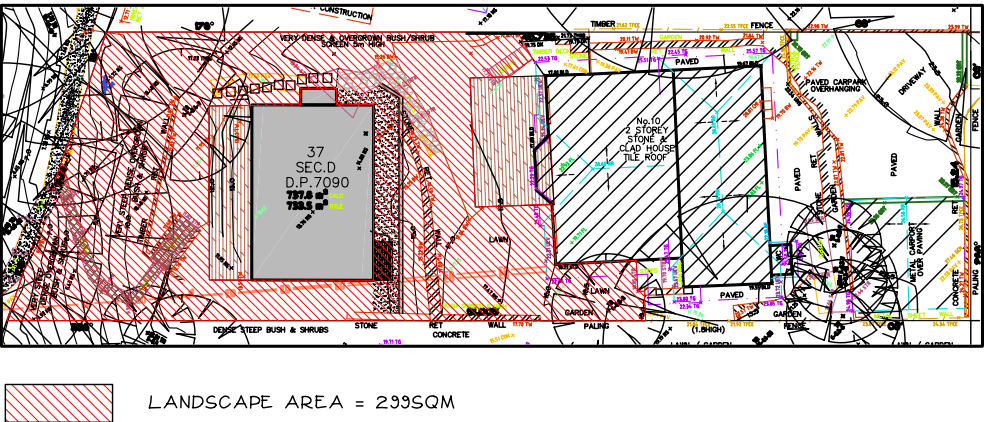
NOTES

- HARDWOOD STAKES TO BE 38 x 38 x 1800
- AN APPROVED SLOW RELEASE PELLET TYPE FERTILISER HAVING AN NPK RATIO OF 10:2:1:3:1 EQUIVALENT TO OSMOCOTE 12 - 14 MONTH SLOW RELEASE FERTILISER APPLIED AT THE RATE SPECIFIED BY THE MANUFACTURER SHALL BE USED
- ALL GARDEN AREAS TO BE FILLED WITH APPROVED TOP SOIL AT MINIMUM 150mm DEPTH
- TOPSOIL SHOULD CONFORM TO AS 4413 "SOILS FOR LANDSCAPING AND GARDEN" AND TO BE SUITABLE FOR NATIVE PLANT GROWTH WITH LOW PHOSPHORUS CONTENT, CONTAINING ORGANIC MATTER AND FREE FROM STONES OR OTHER MATERIAL EXCEEDING 25mm IN ANY DIMENSION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED
- IN ALL GARDEN AREAS, EXISTING SOIL TO BE DEEP RIPPED TO 200mm AND CULTIVATED TO 100mm
- WATERING REGIME, THE FIRST MONTH AFTER PLANTING IS THE CRITICAL TIME FOR WATERING, THE PLANTS REQUIRE HEAVY WATERING EVERY 3 DAYS, 50mm OF WATER PER WEEK AS A MINIMUM SHOULD BE ADOPTED AS A GENERAL GUIDE
- MULCH PLANTING BEDS TO A MINIMUM OF 50 - 75MM AS REQUIRED MULCH TO BE COARSE GRADE HARDWOOD MULCH, CONFORMING TO AS 4454 "COMPOSTS, SOIL CONDITIONERS AND MULCHES"



INDICATIVE SPECIES LIST

| BOTANICAL NAME                              | COMMON NAME | MATURE HEIGHT | POT SIZE | APPROX |
|---------------------------------------------|-------------|---------------|----------|--------|
| SCREEN TREE<br><i>Syzygium "Resilience"</i> | Lilly Pilly | 3-4m          | 200mm    | 20     |



|     |                            |         |
|-----|----------------------------|---------|
| F   |                            |         |
| E   |                            |         |
| D   |                            |         |
| C   | LEGEND REVISED NOTES ADDED | 5/3/13  |
| B   | LANDSCAPE AREA ADDED       | 5/3/13  |
| A   | FIRST ISSUE                | 27/8/13 |
| No. | AMENDMENT                  | DATE    |

**Bio Engineered Solutions Pty. Ltd.**  
Landscape design and Environmental Management

3 TERRYMONT RD  
WARRIMOO, 2774

EMAIL: klc\_nrk@dx.com.au

A.B.N. 83 104965219  
PH: (02) 4753 6614



DESIGNED\_KN  
DRAWN\_KN  
CHECKED

SCALES:  
1:100

CLIENT:  
SEACHANGE

PROPOSED GRANNY FLAT  
DEVELOPMENT

No 10 THE ESPLANADE, NARRABEEN  
LANDSCAPE CONCEPT PLAN

PLAN No.  
**1829LAN1 C**  
FILE No.  
1829LAN  
SHEET 1 OF 1 SHEETS