

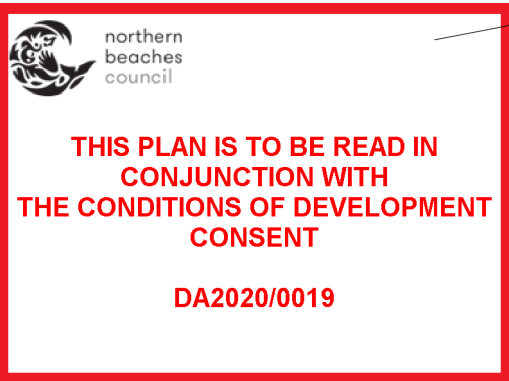
PROPOSED 2 BEDROOM GRANNY FLAT

59 McIntosh Road, Dee Why



SITE CALCULATIONS

SITE AREA:	727.2m ²
EXISTING DWELLING:	125.47m ²
EXISTING AWNING:	25.22m ²
EXISTING DECK:	19.41m ²
EXISTING GARAGE:	15.6m ²
EXISTING LAUNDRY:	6.3m ²
EXISTING SHED:	18.29m ²
PROPOSED GRANNY FLAT GROSS AREA:	60m ²
PROPOSED GRANNY FLAT BUILT AREA:	64.7m ²
TOTAL GROSS FLOOR AREA:	171.73m ²
FLOOR SPACE RATIO:	0.24/1
TOTAL SOFT AREAS:	198.78m ² (27.3%)
SITE COVERAGE AREAS:	
BUILDINGS:	274.99m ²
DRIVEWAYS/PATHS:	219.56m ²
TOTAL:	494.55m ² (68%)



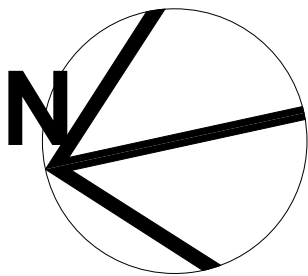
ACID SULPHATE:	N/A
BAS/BOS:	N/A
BAL RATING:	N/A
FLOOD:	N/A
HERITAGE:	N/A

GENERAL NOTES			
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CLIENT DETAILS	
59 McIntosh Road, Dee Why	
Ben & Elizabeth Davis	
LOT 17 - DP 9255	
COVER PAGE	

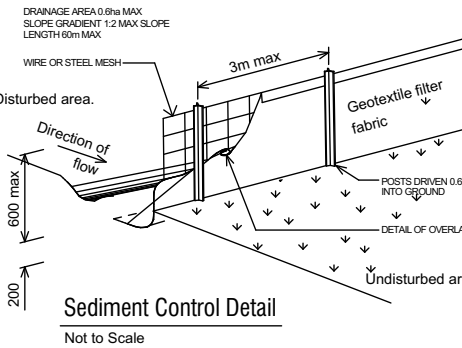
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SITE AREA - 727.2m²



LEGEND FOR WORKING WITHIN THE SYDNEY WATER MAIN SEWER LINE

- INTERNAL SEWER LINE
RUNNING FROM THE EXISTING RESIDENCE INTO THE MAINS
- SYDNEY WATER MAINS SEWER LINE
TAKEN FROM SEWER PEGOUT REPORT
- ZONE OF INFLUENCE (ZOI)-
ANY WORKS WITHIN THE ZOI WILL REQUIRE ADDITIONAL PIERING OR ENCASING, AS WELL AS ADDITIONAL APPROVALS & INSPECTIONS BY A WATER SERVICES COORDINATOR
- BOUNDARY LINE
- FENCE LOCATION



SITE INDUCTION NOTE:

BEFORE ENTERING THE SITE, PLEASE REVIEW AND MAKE YOURSELF FAMILIAR WITH THE EMERGENCY CONTACTS, AND SITE INDUCTION INFORMATION.

IF YOU HAVE ANY TROUBLES UNDERSTANDING THE INSTRUCTIONS, PLEASE CONTACT YOUR SITE SUPERVISOR BEFORE ENTERING THE SITE.

IMPORTANT SURVEY NOTE:

PARCEL BOUNDARY DIMENSIONS, BEARINGS AND AREAS HAVE BEEN ADOPTED FROM THE SUBJECT DEPOSITED PLAN AND HAVE NOT BEEN INVESTIGATED. ANY BEARING, DISTANCE, AREA, SETBACK OR OTHER DIMENSION MAY BE SUBJECT TO CHANGE WITH FURTHER INVESTIGATION AND LODGEMENT OF A PLAN AT THE LAND TITLES OFFICE.

THEREFORE, AT TIME OF SITE PEGOUT BEFORE CONSTRUCTION WORKS COMMENCE, THERE MAY BE SOME MINOR DISCREPANCIES WITH THE SETBACKS BETWEEN BUILDINGS AS SHOWN ON THE SITE PLAN.

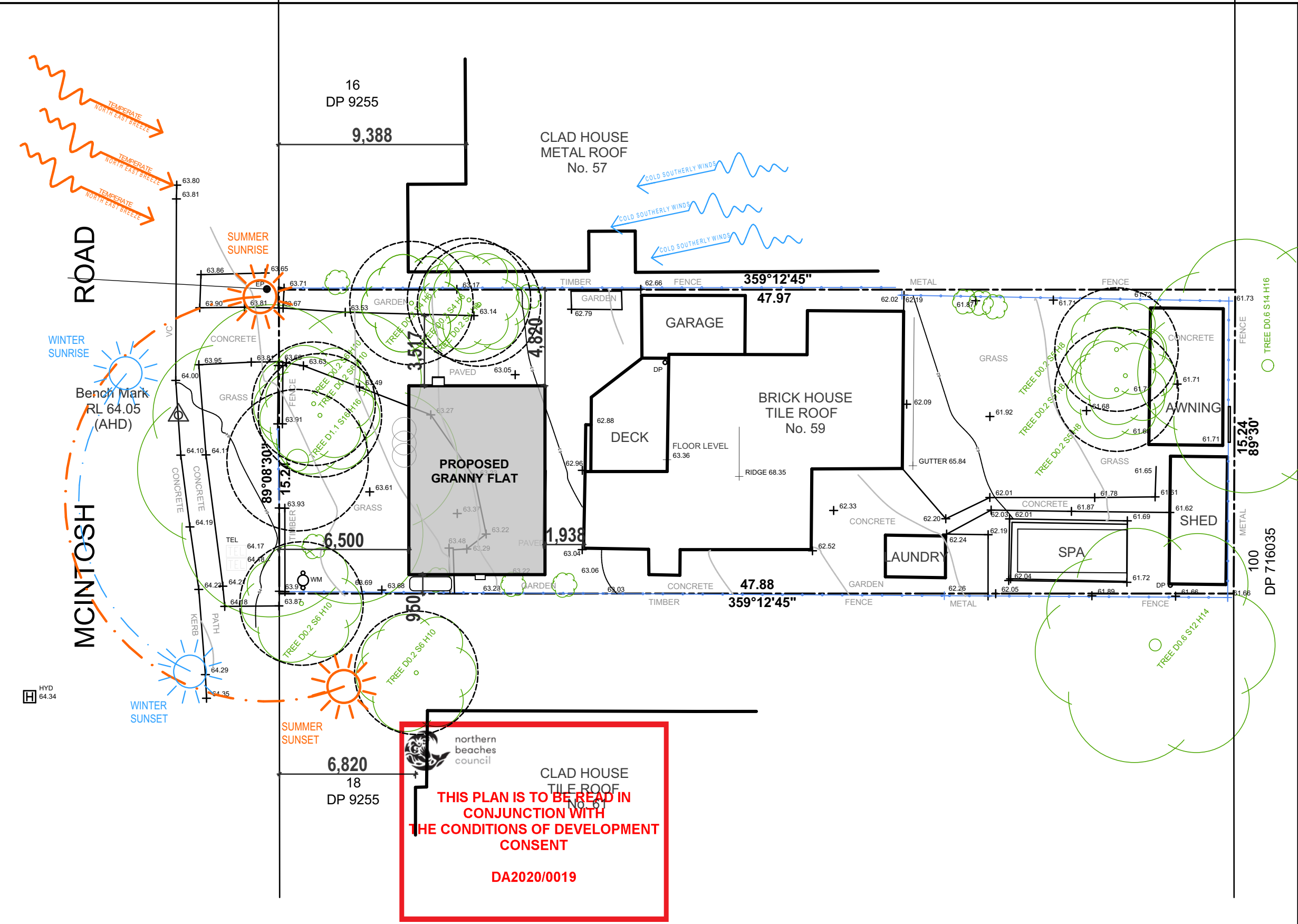
CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES AT WHICH REDUCED LEVEL CAN BE RELIED UPON. CONTOURS ARE DISPLAYED AT 1 METRE MAJOR AND 0.25 METRE MINOR INTERVALS.

SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. IT IS STRONGLY ADVISED TO VISIT 'DIAL BEFORE YOU DIG' PRIOR TO ANY EXCAVATION OR CONSTRUCTION AND VERIFY LOCATIONS WITH A SUITABLY QUALIFIED SERVICE LOCATOR PRIOR TO ANY WORKS OR CRITICAL DESIGN.

IT IS STRONGLY ADVISED TO REVIEW AN UP TO DATE TITLE SEARCH AND GIVE CAREFUL CONSIDERATION TO ALL ITEMS PRIOR TO ANY PLANNING OR CONSTRUCTION.

TREE AND ROOF PROFILE DETAILS ARE APPROXIMATE ONLY.

WHEN BUILDING ON A SITE WITH AN EXISTING INGROUND POOL, GRANNY FLAT SOLUTIONS WILL NOT BE RESPONSIBLE FOR ANY VIBRATION CAUSED TO THE POOL DURING EXCAVATION, PIERING AND CONSTRUCTION, OR TO FUTURE DAMAGE



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		JOB REF	193520
		SCALE A3	1:200
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			SHEET CDC 02

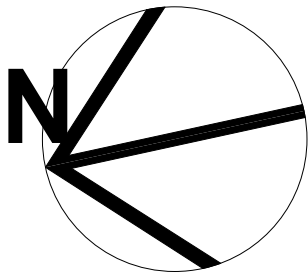
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59 McIntosh Road, Dee Why	
Ben & Elizabeth Davis	
LOT 17 - DP 9255	
SITE PLAN & ANALYSIS	

DESIGN BY

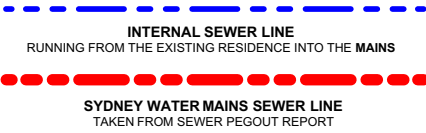
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Ph: (02) 9481 7443

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LEGEND FOR WORKING WITHIN THE SYDNEY
WATER MAIN SEWER LINE



ZONE OF INFLUENCE (ZOI)-
ANY WORKS WITHIN THE ZOI WILL REQUIRE ADDITIONAL PIERING OR ENCASING, AS WELL AS
ADDITIONAL APPROVALS & INSPECTIONS BY A WATER SERVICES COORDINATOR

FLOOR FINISHES NOTE

PLEASE NOTE THAT THERE MAY BE A SMALL STEP WHEN THERE IS A CHANGE IN
FLOOR FINISHES BETWEEN ROOMS

FLYSCREEN NOTES

ALL FLYSCREEN FOR SLIDING DOORS TO HAVE MID BARS

GLAZING NOTES

ALL GLAZING TO COMPLY WITH AS1288 & BASIX CERTIFICATE
ALL WINDOWS WILL HAVE A FIXED PANEL ON THE RIGHT AND OPENING PANEL
ON THE LEFT, WHEN VIEWED FROM THE OUTSIDE, UNLESS REQUESTED
OTHERWISE. SLIDING DOORS WILL OPEN IN DIRECTION AS SHOWN ON PLAN.

STUD OPENING SIZE

ADD 60mm TO HEIGHT AND 50mm TO WIDTH OF ALL WINDOWS

BAL RATING: SEE NOTE ON PAGE 1

WINDOW SCHEDULE

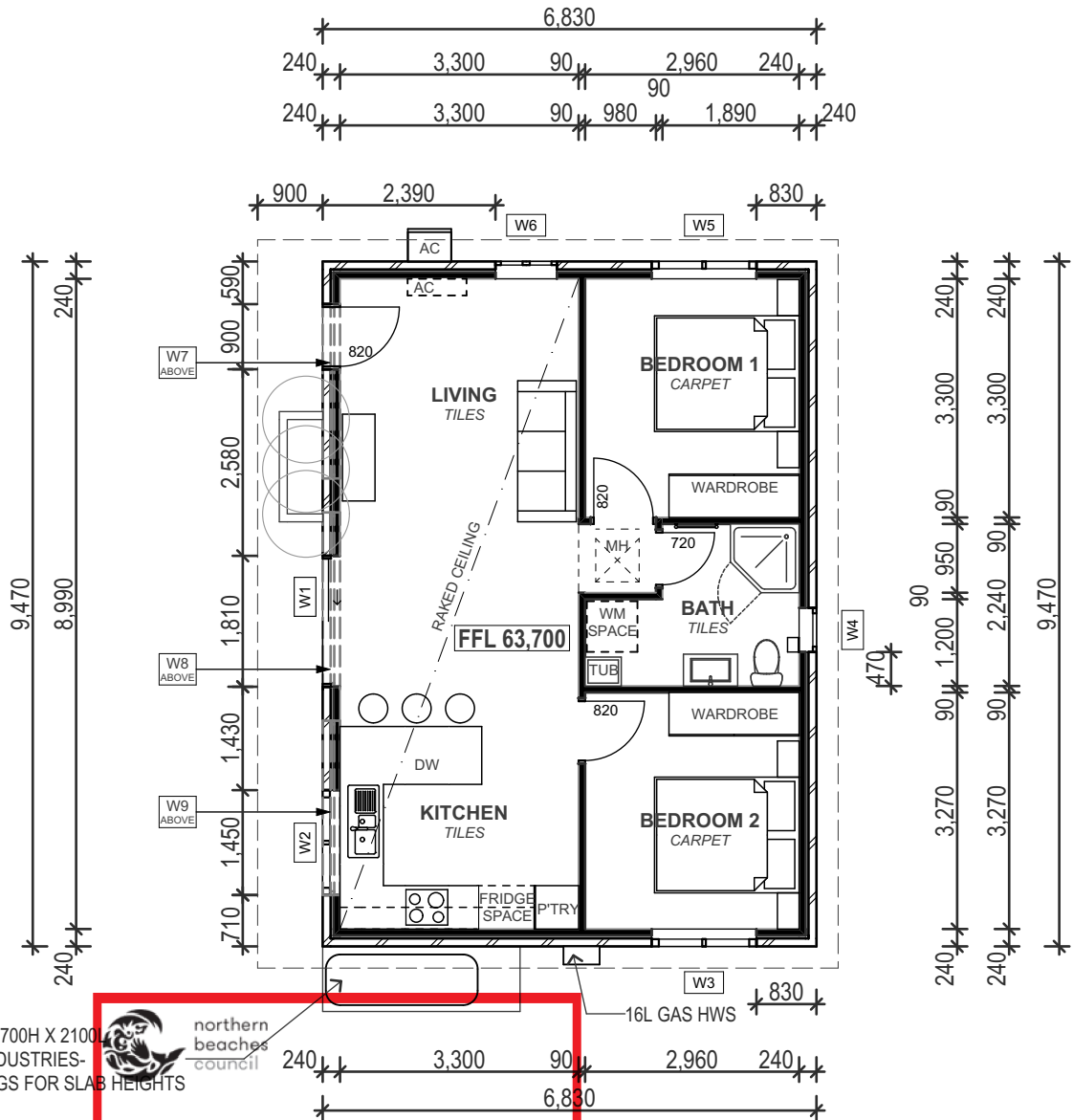
W#	HEIGHT	WIDTH	FRAME	GLAZING	TYPE	REVEAL
W1	2,100	1,810	ALUMINIUM	CLEAR	SLIDING	138mm
W2	1,029	1,450	ALUMINIUM	CLEAR	SLIDING	138mm
W3	1,200	1,450	ALUMINIUM	CLEAR	SLIDING	138mm
W4	857	610	ALUMINIUM	OBSCURE	AWNING	138mm
W5	1,200	1,450	ALUMINIUM	CLEAR	SLIDING	138mm
W6	1,800	850	ALUMINIUM	CLEAR	SLIDING	138mm
W7	600	2,410	ALUMINIUM	OBSCURE	AWNING	138mm

2000L SLIMLINE WATER TANK 680W X 1700H X 2100D
ON 900 X 3000 CONC SLAB BY POLY INDUSTRIES-
REFER TO HYDRAULIC ENG'S DRAWINGS FOR SLAB HEIGHTS



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CLIENT DETAILS

59 McIntosh Road, Dee Why
Ben & Elizabeth Davis

LOT 17 - DP 9255

FLOOR PLAN

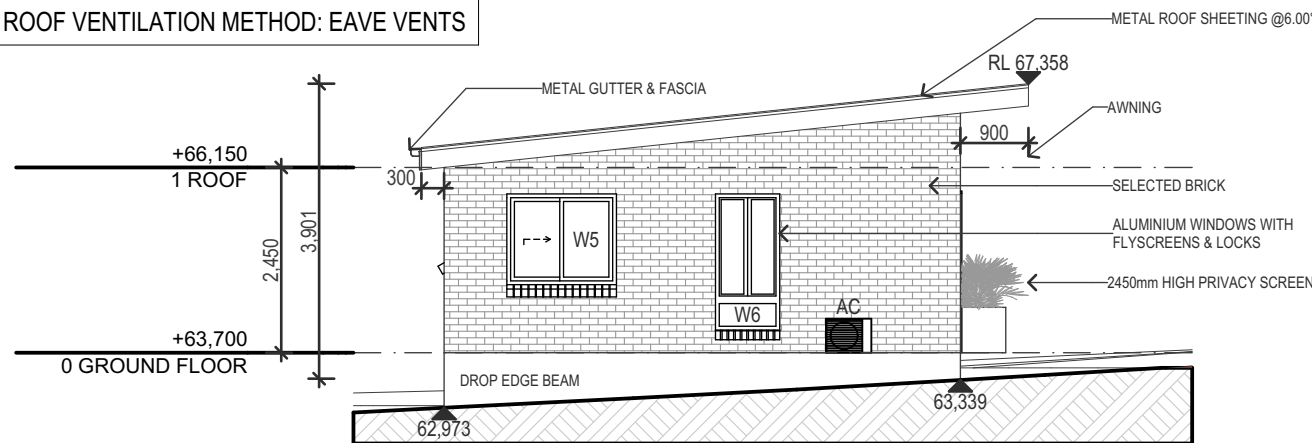
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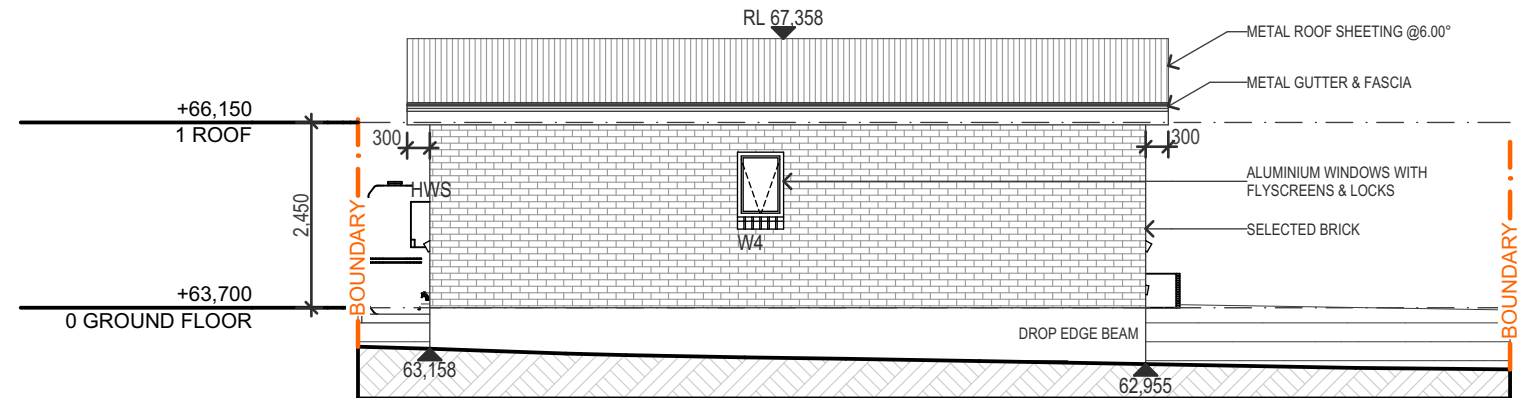
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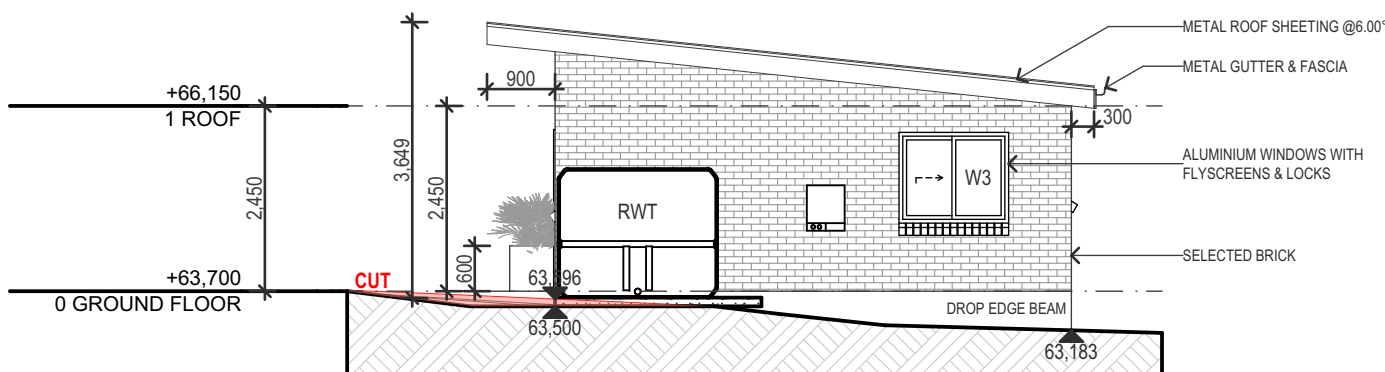
ROOF VENTILATION METHOD: EAVE VENTS



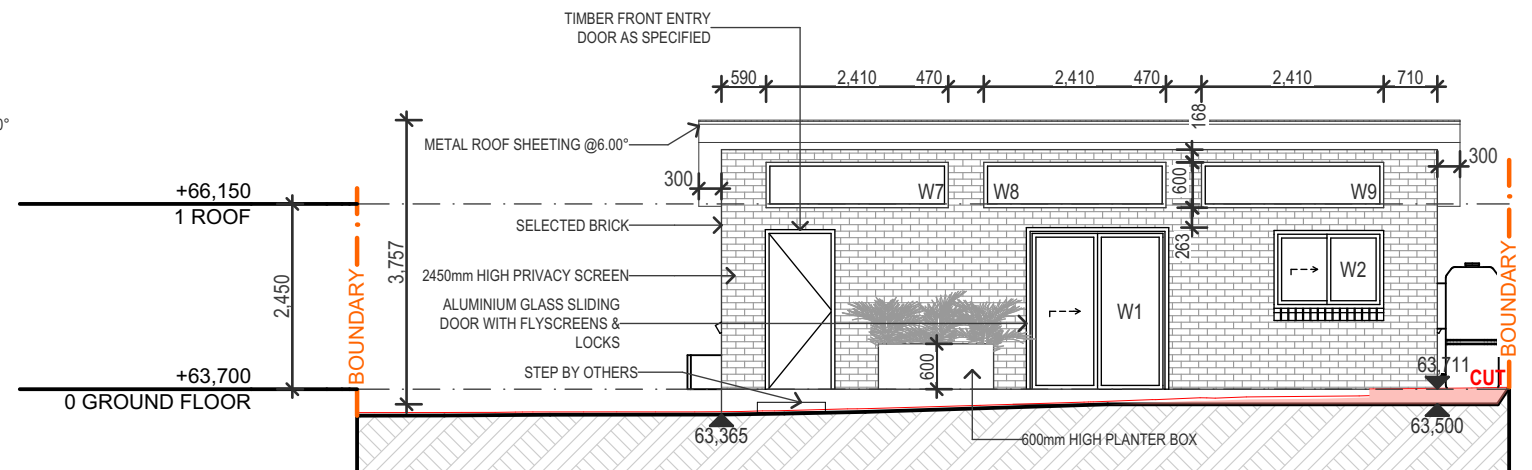
EAST ELEVATION



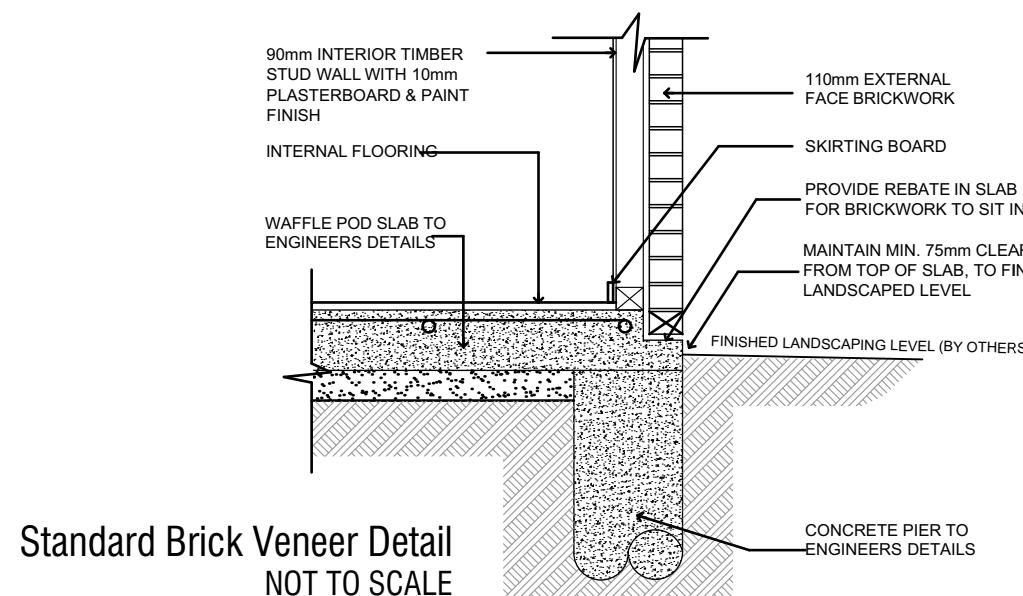
SOUTH ELEVATION



WEST ELEVATION

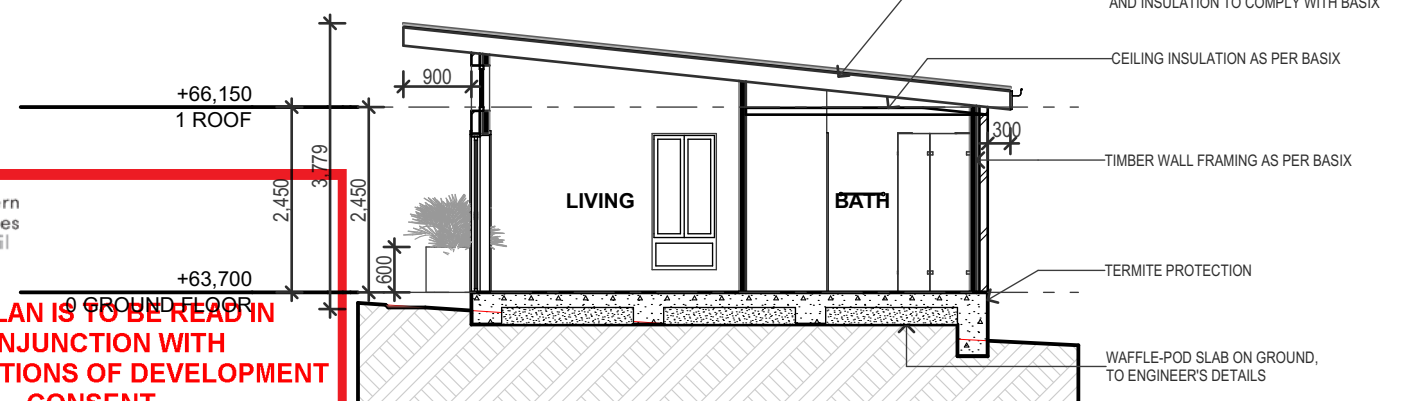


NORTH ELEVATION



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CROSS SECTION

LANDSCAPING NOTE

UNLESS SPECIFIED IN YOUR CONTRACT, NO LANDSCAPING WORKS HAVE BEEN ALLOWED FOR AROUND THE BUILDING.

AT COMPLETION OF LANDSCAPE WORKS, THE SLAB HEIGHT MUST REMAIN A MIN. OF 75mm ABOVE THE FINISHED LANDSCAPED LEVEL.

GUTTERING AND VALLEY NOTE

WHEN BUILDING NEAR TREES, WE STRONGLY RECOMMEND YOU INSTALL GUTTER-GUARD OR A SIMILAR PRODUCT IN ALL GUTTERS AND VALLEYS, TO PREVENT LEAF BUILD-UP AND WATER OVERFLOW UNDER THE ROOF TILES OR SHEETING

FLOOR LEVEL NOTE

THE FLOOR LEVEL SHOWN ON THE ELEVATIONS MAY VARY SLIGHTLY ON SITE, DUE TO SITE CONDITIONS AND FINAL LEVELS AFTER EXCAVATION AND REMOVAL OF SOIL.

UNLESS SPECIFIED IN YOUR TENDER AND BUILDING CONTRACT, NO DIRT REMOVAL HAS BEEN ALLOWED FOR WHEN LEVELLING THE SITE FOR A CONCRETE SLAB. WHEN ACCESS IS TIGHT, A DECISION WOULD NEED TO BE MADE AS TO WHERE TO STOCKPILE ON SITE TO AVOID ACCESS INTERRUPTIONS OR A COST TO REMOVE THE SOIL CAN BE ARRANGED OR YOU.

FURTHERMORE, NO EXTERNAL STEPS TO PORCHES, DROP EDGE BEAMS OR RETAINING WALLS HAVE BEEN ALLOWED FOR, UNLESS SPECIFIED IN YOUR TENDER.

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CLIENT DETAILS

59 McIntosh Road, Dee Why
Ben & Elizabeth Davis

LOT 17 - DP 9255

ELEVATIONS & SECTION

JOB REF	193520
SCALE A3	1:100
SHEET	CDC 04

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Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 104 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Energy Commitments			
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3 Star		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3 Star		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off Kitchen: individual fan, not ducted; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓ ✓ ✓	✓ ✓ ✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none">at least 2 of the bedrooms / study; dedicatedat least 2 of the living / dining rooms; dedicatedthe kitchen; dedicated		✓ ✓ ✓	✓ ✓ ✓
Energy Commitments			
<ul style="list-style-type: none">all bathrooms/toilets; dedicatedthe laundry; dedicatedall hallways; dedicated		✓ ✓ ✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 1.95 (up), roof: foil backed blanket (75 mm)	1 wind-driven ventilator(s) + eave vents; dark (solar absorptance > 0.70)
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 2.24 (up), roof: foil backed blanket (75 mm)	framed; dark (solar absorptance > 0.70)

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door: <ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none">Aluminium single clearAluminium double (air) clearTimber/uPVC/fibreglass single clearTimber/uPVC/fibreglass double (air) clear	✓	✓	✓ ✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01	600	1810	aluminium, single, clear	eave 300 mm, 50 mm above head of window or glazed door	not overshadowed
W02	2100	1810	aluminium, single, clear	eave 300 mm, 50 mm above head of window or glazed door	not overshadowed
W03	1029	1450	aluminium, single, clear	eave 300 mm, 50 mm above head of window or glazed door	not overshadowed
East facing					
W06	1200	1450	aluminium, single, clear	eave 300 mm, 50 mm above head of window or glazed door	not overshadowed
W07	1800	850	aluminium, single, clear	eave 300 mm, 50 mm above head of window or glazed door	not overshadowed
South facing					
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W05	600	610	aluminium, single, clear	eave 300 mm, 50 mm above head of window or glazed door	not overshadowed
West facing					
W04	1200	1450	aluminium, single, clear	eave 300 mm, 50 mm above head of window or glazed door	not overshadowed



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DA2020/0019

CERTIFICATE NUMBER: 0151868S

Project score			
Water	✓ 43	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	✓ 54	Target 50	

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				JOB REF 193520
				SCALE A3 1:1.54, 1:1.67
16/03/2020	AC	G	DA Issue to Council	SHEET CDC 05
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CLIENT DETAILS
59 McIntosh Road, Dee Why
Ben & Elizabeth Davis
LOT 17 - DP 9255
BASIX COMMITMENTS

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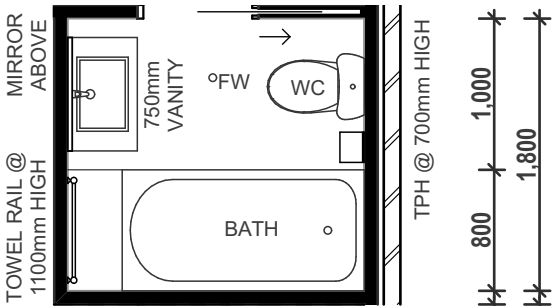
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SHOWER NOTE

WHERE A FRAMELESS OR FIXED SHOWER SCREEN WITH NO DOOR ARE PROPOSED, THERE WILL BE A SETDOWN IN THE SHOWER RECESS





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BATHROOM NOTES

REFER TO MATERIAL SELECTIONS SHEET FOR ALL PC ITEM INCLUSIONS VANITY DRAWERS ON RIGHT HAND SIDE, UNLESS OTHERWISE SPECIFIED REFER TO MATERIAL SELECTIONS FOR WALL & SHOWER.

ENSURE NOGGINGS ARE PLACED IN THE STUD FRAMING FOR SUPPORT FOR SHOWER SCREEN, TOWEL RAILS, TOILET PAPER HOLDERS, SHAVING CABINETS, WASHING MACHINE TAPS.

FLOOR WASTE LOCATIONS SHOWN ARE INDICATIVE AND SUBJECT TO CHANGE ON SITE.

DIMENSIONS SHOWN ARE TO THE FRAME ONLY AND DO NOT TAKE INTO CONSIDERATION THE VILLAGBOARD, GLUE & TILES ON THE WALL.

TILE PATTERNS ARE INDICATIVE ONLY. WALL AND FLOOR GROUT LINES MAY NOT ALWAYS LINE UP DUE TO DIFFERENT TILE WIDTHS BY DIFFERENT MANUFACTURERS. WALL NICHE MAY NOT ALWAYS LINE UP WITH TILE GROUT LINER.

GENERAL NOTES					CLIENT DETAILS		DESIGN BY <div>GrannyFlat solutions</div> 20 / 7 SEFTON ROAD, THORNLEIGH NSW 2120 Ph: (02) 9481 7443 www.grannyflatsolutions.com.au
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				SCALE A3	1:50		
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KITCHEN NOTES

CUPBOARD DIMENSIONS ARE APPROXIMATE, AND DO NOT TAKE INTO CONSIDERATION PANEL THICKNESSES.
FINAL DIMENSIONS ARE TO THE DISCRETION OF THE KITCHEN MANUFACTURER AFTER THE SITE MEASURE.
IMAGES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY & MAY NOT REPRESENT THE FINAL PRODUCT.

RANGEHOOD HEIGHT

WHERE AN ELECTRIC COOKTOP IS PROPOSED, THE RANGEHOOD WILL BE FLUSHED WITH THE OVERHEAD CUPBOARDS
WHERE A GAS COOKTOP IS PROPOSED, THE RANGEHOOD WILL SIT APPROX. 650mm - 700mm ABOVE THE BENCH HEIGHT, TO COMPLY WITH AUSTRALIAN STANDARDS.

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JOB REF

193520

SCALE A3

SHEET

CDC 07

CLIENT DETAILS

59 McIntosh Road, Dee Why

Ben & Elizabeth Davis

LOT 17 - DP 9255

KITCHEN DETAILS

DESIGN BY

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ELECTRICAL LEGEND

2D	NAME
----	------

REMEMBER TO LABEL MAIN DATA POINT



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ELECTRICAL NOTES

UNLESS SPECIFIED IN THE TABLE ABOVE, PROVISIONS HAVE BEEN MADE INSIDE THE GRANNY FLAT FOR A TV ANTENNA ONLY, BUT A TV ANTENNA IS NOT INCLUDED.
IF YOU WISH TO INSTALL A TV ANTENNA, EXCESS WIRING IS AVAILABLE IN THE ROOF SPACE, (EITHER NEAR THE MANHOLE OR BATHROOM 3-IN-1) FOR CONNECTION OF ANTENNA BY OTHERS IF REQUIRED.

PROVISIONS FOR PAY TV ARE AVAILABLE IN THE ROOF SPACE, (EITHER NEAR THE MANHOLE OR BATHROOM 3-IN-1 FOR CONNECTION OF A PAY TV DISH BY OTHERS IF REQUIRED.

A TELEPHONE / DATA OUTLET WILL BE INSTALLED IN THE LOCATION SHOWN ON PLAN. THE CABLE WILL THEN BE RUN TO THE EXTERNAL WALL OF THE GRANNYFLAT. IT IS THE RESPONSIBILITY OF THE OWNER / TENNANT TO CONTACT THEIR SERVICE PROVIDER TO CREATE A NEW ACCOUNT, TRENCH TO THE LOSEST STREET PIT & CREATE NEW CONNECTION AFTER HANDOVER.

ALL POWERPOINTS AND OUTLETS WILL BE APPROX. 300mm ABOVE THE FLOOR LEVEL UNLESS NOMINATED OTHERWISE ON THE PLAN.

LOCATIONS OF ALL OUTLETS SHOWN ON THE PLAN, INCLUDING SMOKE DETECTOR ARE APPROXIMATE ONLY AND ARE THE SUBJECT TO THE LOCATION OF TIMBER NOGGINS, BRACING OR REQUIRED SUPPORTS TO THE FRAME, WHICH MAY REQUIRE SOME OF THESE OUTLETS TO CHANGE LOCATION.

REFER TO MS FOR ELECTRICAL SPECIFICATIONS

"SMOKE DETECTORS TO BE IN ACCORDANCE WITH PART 3.7.5 OF THE BCA"

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				JOB REF	193520
				SCALE A3	1:1
16/03/2020	AC	G	DA Issue to Council	LOT 17 - DP 9255	
DATE	DRAWN BY	REVISION	ISSUE	SHEET	CDC 08
				ELECTRICAL LAYOUT	

DESIGN BY



20 / 7 SEFTON ROAD, THORNLEIGH NSW 2120
Ph: (02) 9481 7443
www.grannyflatsolutions.com.au

