

**Neighbour Notification
of a Proposed
Secondary Dwelling
(Granny Flat)
to be constructed at:**

**837 Pittwater Road,
Collaroy
NSW 2097**

ABN: 89 154 435 122
License No: 245810C
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THORNLEIGH 2120
Phone: (02) 9481 7443
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Statement of Proposed Secondary Dwelling

837 Pittwater Road, Collaroy

The Proposed Development

This report has been compiled to support a Development Application for permission to undertake building works at 837 Pittwater Road, Collaroy as per plan No. 193684, prepared by Granny Flat Solutions, Issue D, Dated February 2020.

The site contains a total area of 695.6m², and is known as Lot 6, DP10649. It is situated amongst a number of single to two storey Residential homes.

Current improvements comprise a free standing single storey rendered residence.

The proposed works are as follows:

1. Construct a detached 60sqm granny flat / Secondary Dwelling.

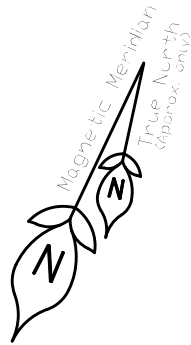
The proposed secondary dwelling will be 60sqm with a 4.15sqm porch. The granny flat is intended to be used by the owners of the property.

The reason a Development Application is being lodged, as opposed to a Complying Development Certificate, is due to the property being within an environmentally sensitive area and within proximity to coastal wetlands. All other ARH SEPP requirements have been met, as outlined in the below table.

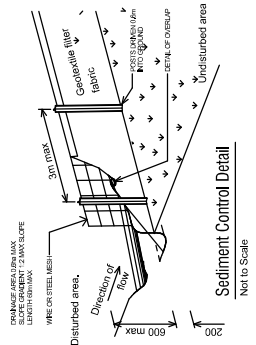
In accordance with the 10.7 Planning Certificate, the land is bushfire prone and situated in Class 5 Acid Sulphate Soils. There are no flooding, landslip or other environmental implications on the site in any way. The zoning permits such use.

A BAL report has been included as part of this application.

SITE AREA - 695.6m²



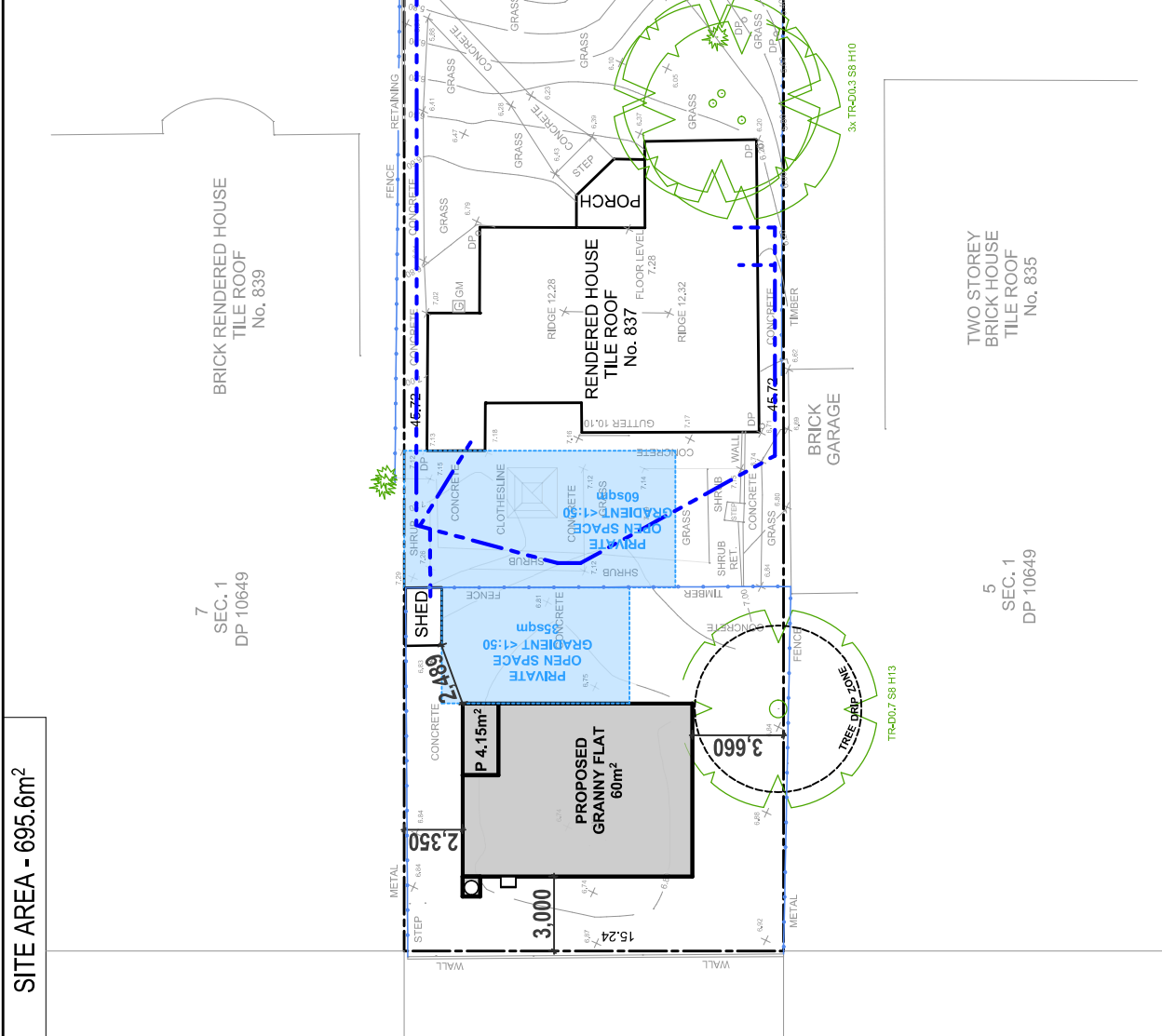
- LEGEND FOR WORKING WITHIN THE SYDNEY WATER MAIN SEWER LINE**
- INTERNAL SEWER LINE
RUNNING FROM THE EXISTING RESIDENCE INTO THE MAINS
 - SYDNEY WATER MAINS SEWER LINE
TAKEN FROM SEWER PEGOUT REPORT
 - ZONE OF INFLUENCE (ZOI)
REQUIRES EXTENSIVE INSPECTION OF ENCASEMENTS AS WELL AS ADDITIONAL APPROVALS 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 OR DIMENSION SHOWN ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY. 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. CONTOUR SPACING IS 0.2M. CONTOUR INTERVALS ARE 0.2M. 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 AVAILABLE AT THE TIME OF SURVEY. IT IS STRONGLY ADVISED TO OBTAIN A PROFESSIONAL SURVEY PRIOR TO ANY 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 DAMAGE TO THE POOL OR SURROUNDING INFRASTRUCTURE DURING AND CONSTRUCTION, OR TO FUTURE DAMAGE.



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BEFORE YOU DIG

GENERAL NOTES			
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30/01/2020	KX	DATE	DATE
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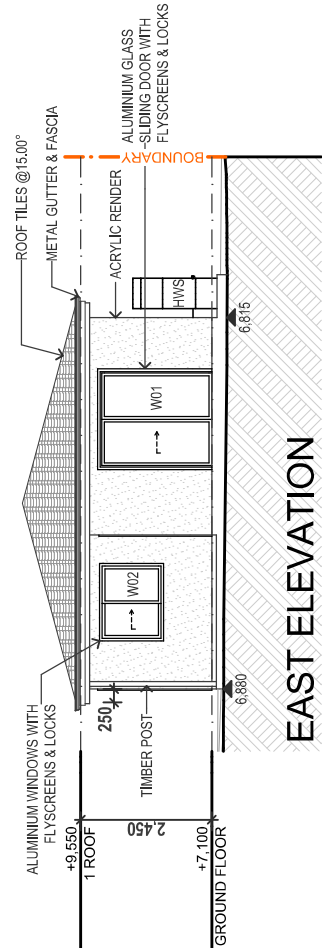
CLIENT DETAILS	
837 Pittwater Rd, Collaroy	
Matthew Monk	
LOT 6 - DP 10649	
SITE PLAN	

DESIGN BY

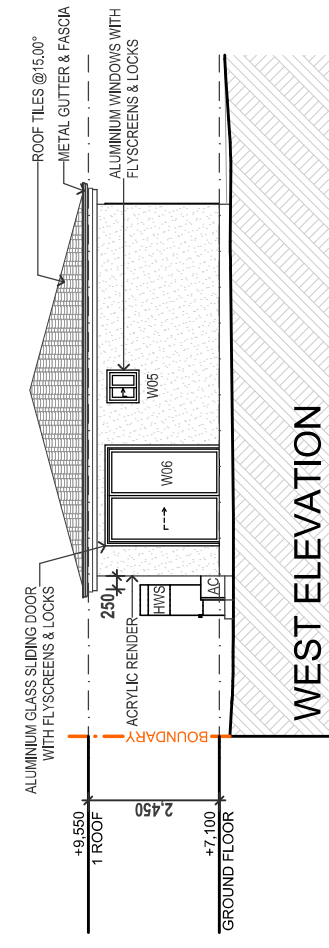
GrannyFlat solutions

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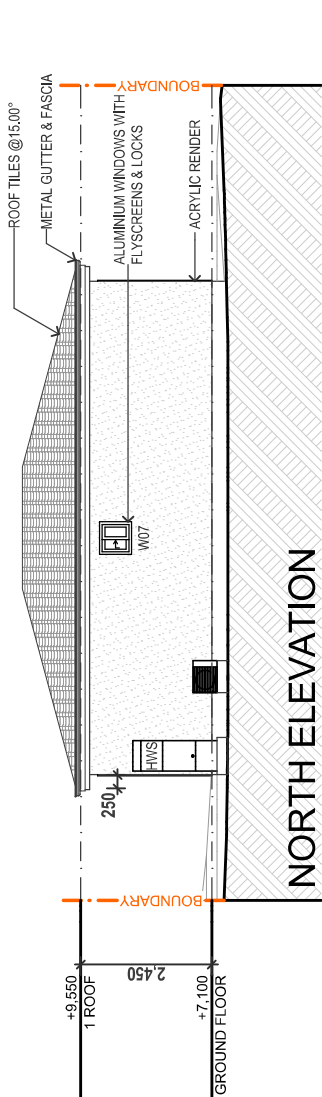
ROOF VENTILATION METHOD: EAVE VENTS



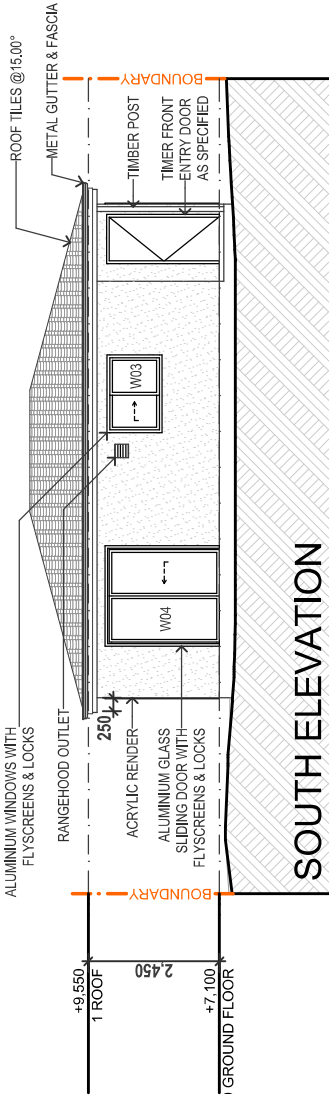
EAST ELEVATION



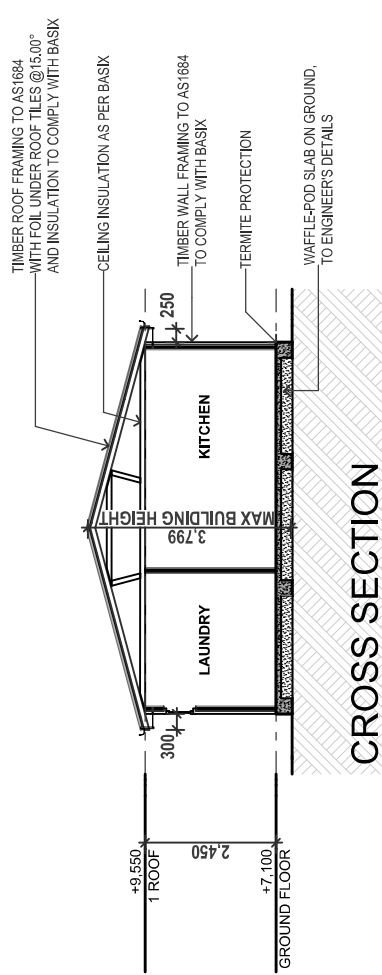
WEST ELEVATION



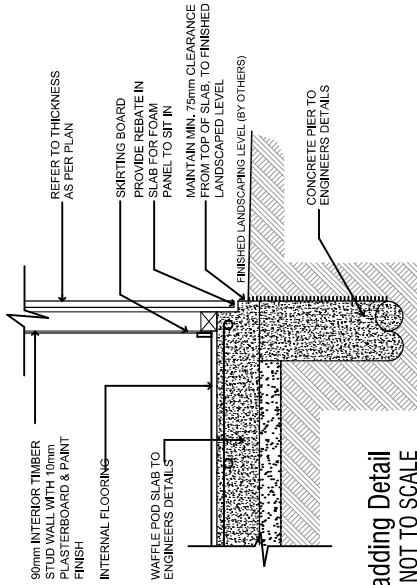
NORTH ELEVATION



SOUTH ELEVATION



CROSS SECTION



Standard Foam Cladding Detail
NOT TO SCALE

LANDSCAPING NOTE
UNLESS SPECIFIED IN YOUR CONTRACT, NO LANDSCAPING WORKS HAVE BEEN ALLOWED FOR AROUND THE BUILDING.
AT COMPLETION OF LANDSCAPING WORKS, THE SUBURB COUNCIL MUST BE ADVISED AND A SIGNAGE POST BE PLACED AT THE ENTRANCE OF THE SITE TO INDICATE THE COMPLETION OF THE FINISHED LANDSCAPED LEVEL.

GUTTERING AND VALLEY NOTE
WHEN BUILDING NEAR TREES, WE STRONGLY RECOMMEND YOU INSTALL GUTTERGUARD OR A SIMILAR PRODUCT IN ALL GUTTERS AND VALLEYS TO PREVENT LEAF BUILDUP 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 BUILDING. THE SUBURB COUNCIL MUST BE ADVISED AND A SIGNAGE POST BE PLACED AT THE ENTRANCE OF THE SITE TO INDICATE THE COMPLETION OF THE FINISHED LANDSCAPED LEVEL.

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CLIENT DETAILS		JOB REF	
837 Pittwater Rd, Collaroy		193684	
Matthew Monk		30/01/2020	
LOT 6 - DP 10649		KX	
ELEVATIONS & SECTION		D	
SCALE		1:100	
SHEET		CDC 04	