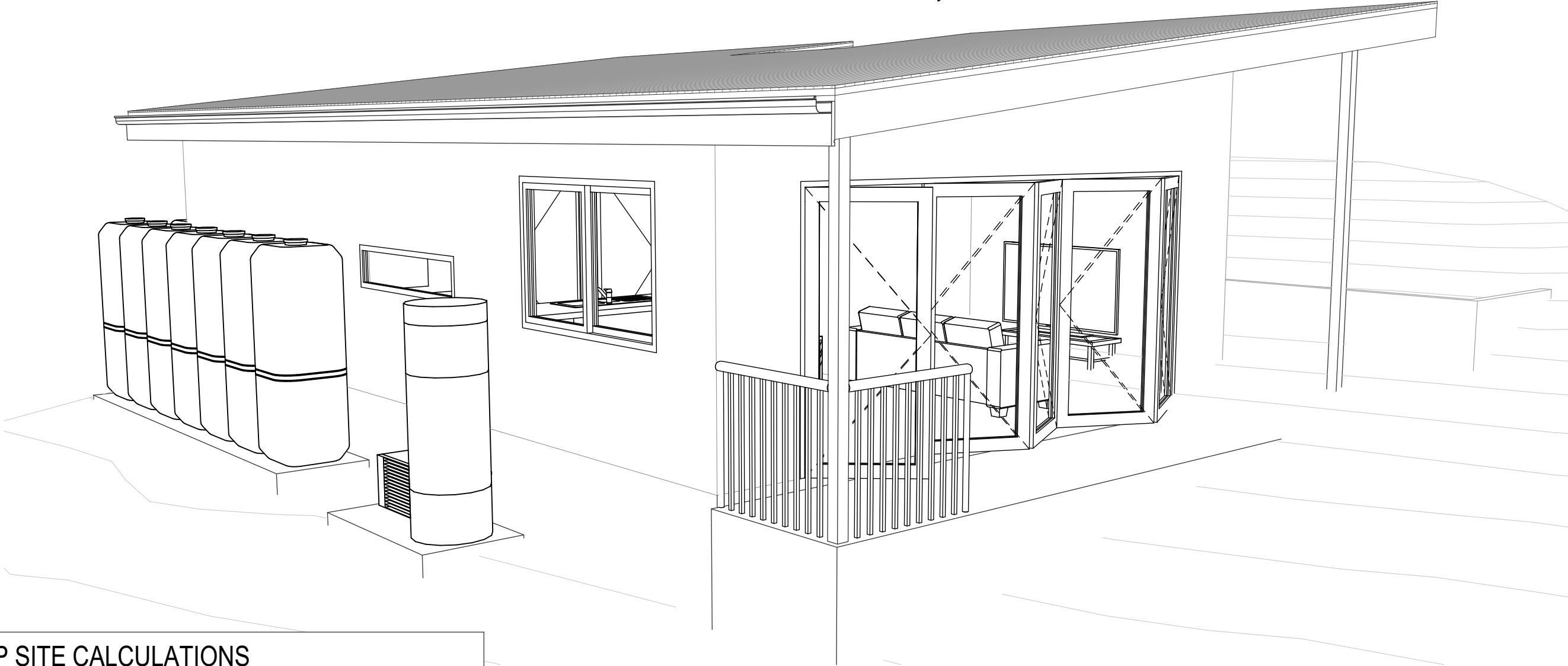


# PROPOSED 2 BEDROOM GRANNY FLAT

## 25 CARPENTER CRESCENT, WARRIEWOOD



### DCP SITE CALCULATIONS

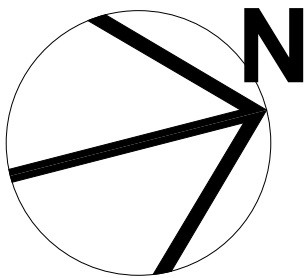
	ALLOWED	PROVIDED	COMPLY
MIN. FRONTAGE	10m	16.765m	YES
MAX. BUILDING AREA	60sqm	60sqm	YES
MAX. SITE COVERAGE	50%	35%	YES
TOTAL FLOOR AREA	380sqm	209sqm	YES
BUILDING HEIGHT	8.5m	3.84m	YES
FRONT SETBACK (AVERAGE OF ADJOINING HOUSES WHEN FACING THE STREET)	4.5m	25.5m	YES
SIDE SETBACK (1.5m + 0.25 x H / 3.8m)	2.5 & 1m	4.5 & 1m	YES
REAR SETBACK (3m + 3 x H / 3.8m)	6.5m	5.3m	NO
CORNER SETBACK	3m	N/A	N/A
LANDSCAPED AREA	60% - 6% = 54%	54%	YES

SITE AREA	714.5 m <sup>2</sup>
EXISTING CARPORT	20.10 m <sup>2</sup>
EXISTING DWELLING	221.00 m <sup>2</sup>
EXISTING PORCHS	45.70 m <sup>2</sup>
PROPOSED GRANNY FLAT	60.00 m <sup>2</sup>
PROPOSED PORCH	7.20 m <sup>2</sup>

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

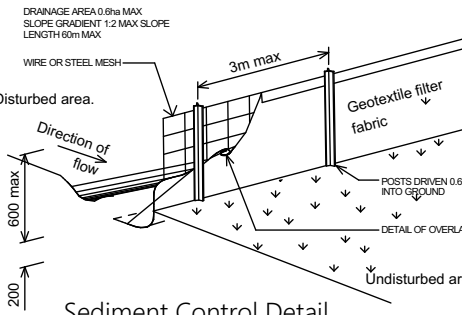
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				JOB REF	193466	
				SCALE A3		
29/11/2019	NS	J	PRELIMINARY CONCEPT	SHEET	CDC 01	
DATE	DRAWN BY	REVISION	ISSUE	<b>COVER PAGE</b>		

SITE AREA - 714.5m<sup>2</sup>



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



Sediment Control Detail  
Not to Scale

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.

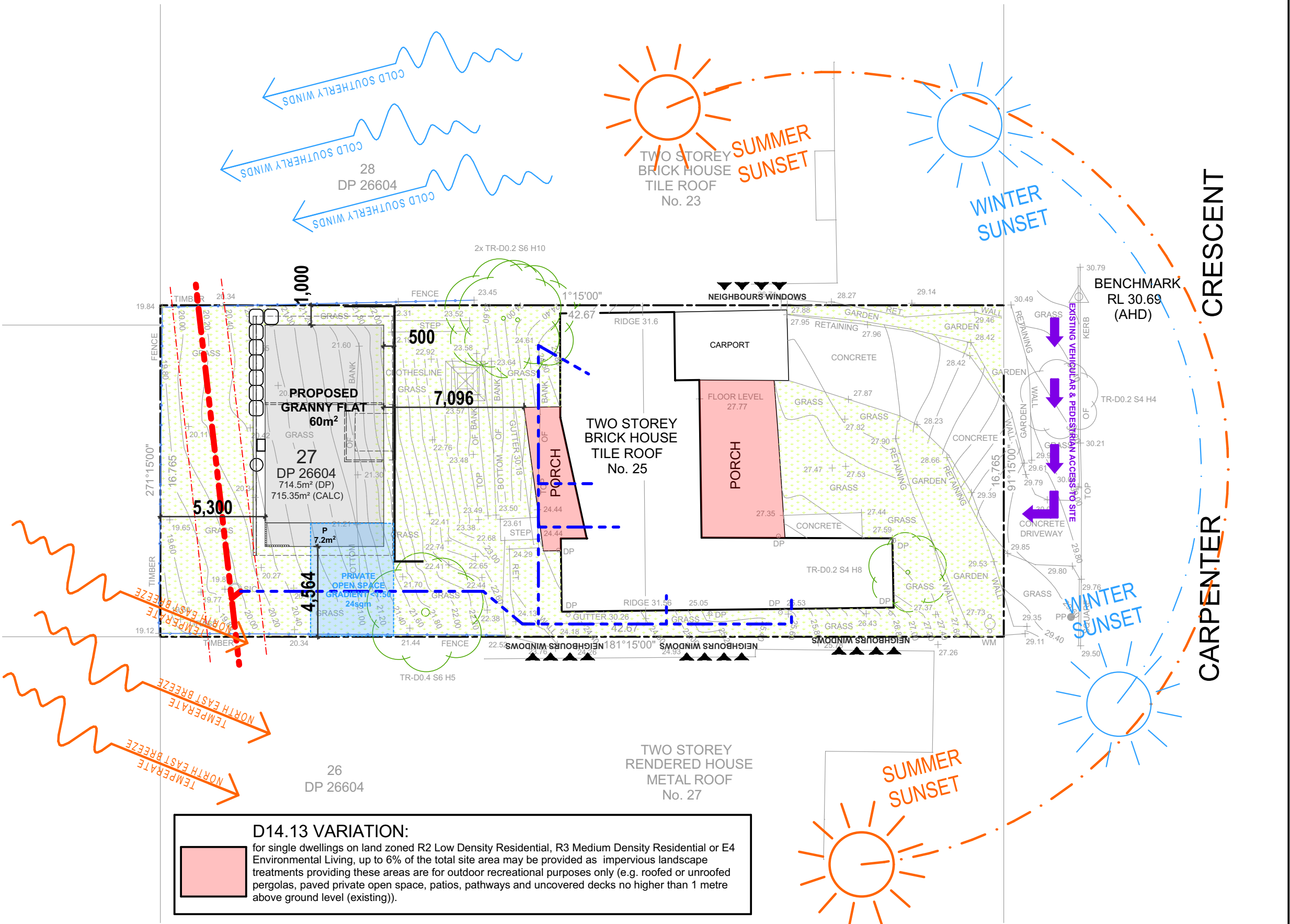
CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES AT WHICH REDUCED LEVEL CAN BE RELIED UPON. CONTOURS ARE DISPLAYED AT 1 METRE MAJOR AND 0.25 METRE MINOR INTERVALS.

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



www.dialbeforeyoudig.com.au



**DIAL 1100**  
BEFORE YOU DIG

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JOB REF	193466
SCALE A3	1:200
SHEET	CDC 02

CLIENT DETAILS

25 CARPENTER CRESCENT,  
WARRIEWOOD  
JEREMY MAUDSON

LOT 27 - DP 26604

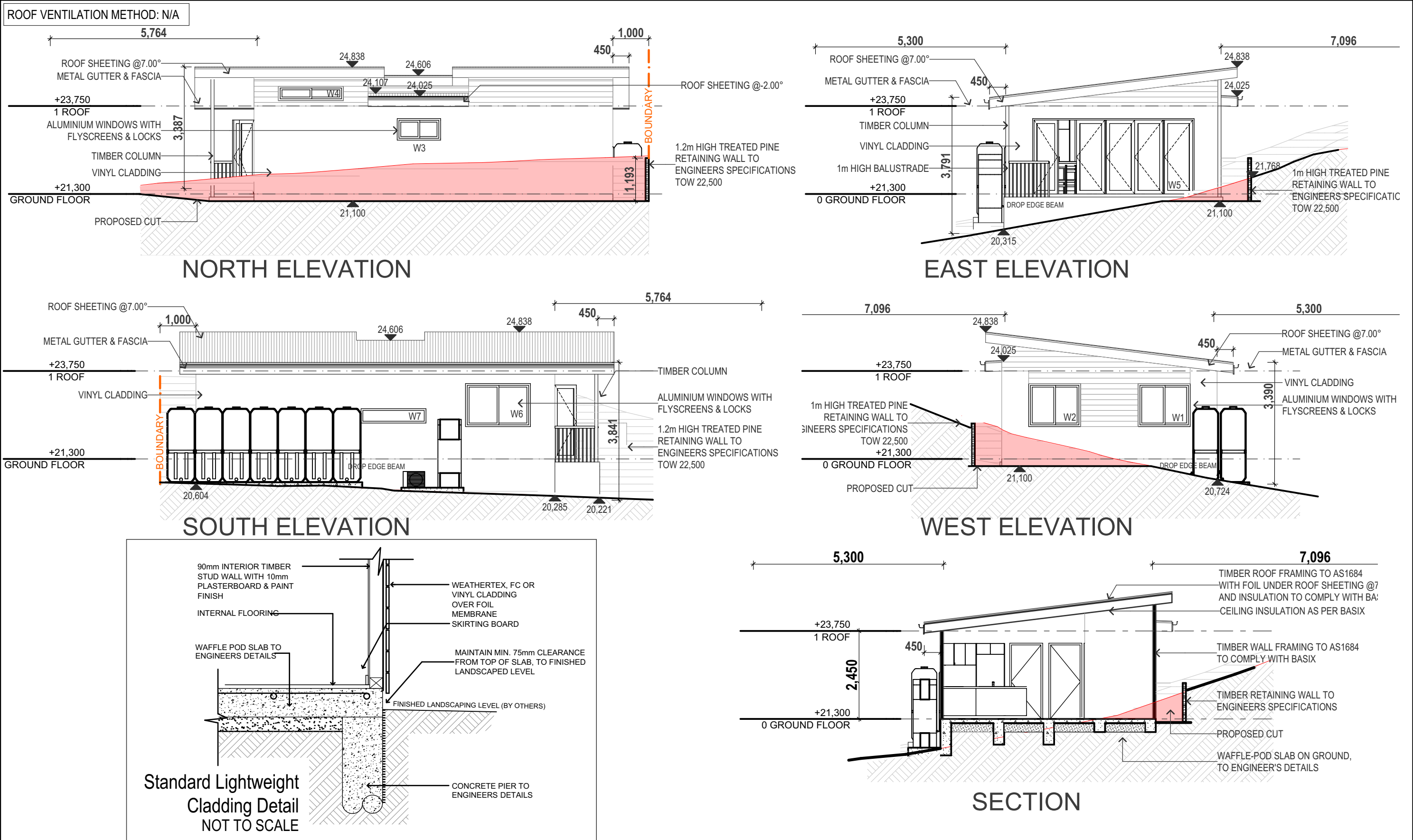
SITE ANALYSIS PLAN

DESIGN BY

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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	
25 CARPENTER CRESCENT, WARRIEWOOD JEREMY MAUDSON	
LOT 27 - DP 26604	
ELEVATIONS & SECTION	
JOB REF	193466
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
<b>Fixtures</b>			
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.		✔	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 1500 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 77 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"><li>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.)</li></ul>		✔	✔
<b>Thermal Comfort Commitments</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
<b>General features</b>			
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.	✔	✔	✔
<b>Floor, walls and ceiling/roof</b>			
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 - framed (weatherboard, fibre cement, metal clad)	2.00 (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)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Windows, glazed doors and skylights</b>			
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"><li>For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none"><li>Aluminium single clear</li><li>Aluminium double (air) clear</li><li>Timber/uPVC/fibreglass single clear</li><li>Timber/uPVC/fibreglass double (air) clear</li></ul></li></ul>	✔	✔	✔ ✔

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
<b>North facing</b>					
W03	600	1210	aluminium, single, clear	eave 450 mm, 50 mm above head of window or glazed door	not overshadowed
W04	400	1810	aluminium, single, clear	eave 450 mm, 50 mm above head of window or glazed door	not overshadowed
<b>East facing</b>					
W05	2100	4500	aluminium, single, clear	solid overhang 1250 mm, 400 mm above head of window or glazed door	not overshadowed
<b>South facing</b>					
W07	400	1810	aluminium, single, clear	eave 450 mm, 1000 mm above head of window or glazed door	not overshadowed
W06	1200	1810	aluminium, single, clear	eave 450 mm, 50 mm above head of window or glazed door	not overshadowed

CERTIFICATE NUMBER: 1022641S\_05

Project score			
Water	✔	43	Target 40
Thermal Comfort	✔	Pass	Target Pass
Energy	✔	50	Target 50

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing		
West facing							
W01	1200	1450	aluminium, single, clear	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed		
W02	1200	1450	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed		
Energy Commitments					Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water							
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 31 to 35 STCs or better.					✔	✔	✔
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: no mechanical ventilation (ie. natural); Operation control: n/a						✔	✔
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"><li>at least 2 of the bedrooms / study; dedicated</li><li>at least 2 of the living / dining rooms; dedicated</li><li>the kitchen; dedicated</li></ul>						✔ ✔ ✔	✔ ✔ ✔
Energy Commitments					Show on DA plans	Show on CC/CDC plans & specs	Certifier check
all bathrooms/toilets; dedicated						✔	✔
the laundry; dedicated						✔	✔
all hallways; dedicated						✔	✔
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 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.						✔	
Legend							
In these commitments, "applicant" means the person carrying out the development.							
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).							
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.							
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.							

CLIENT DETAILS	
25 CARPENTER CRESCENT, WARRIEWOOD JEREMY MAUDSON	
JOB REF	193466
SCALE	1:1, 1:24, 1:1.75
<b>BASIX COMMITMENTS</b>	

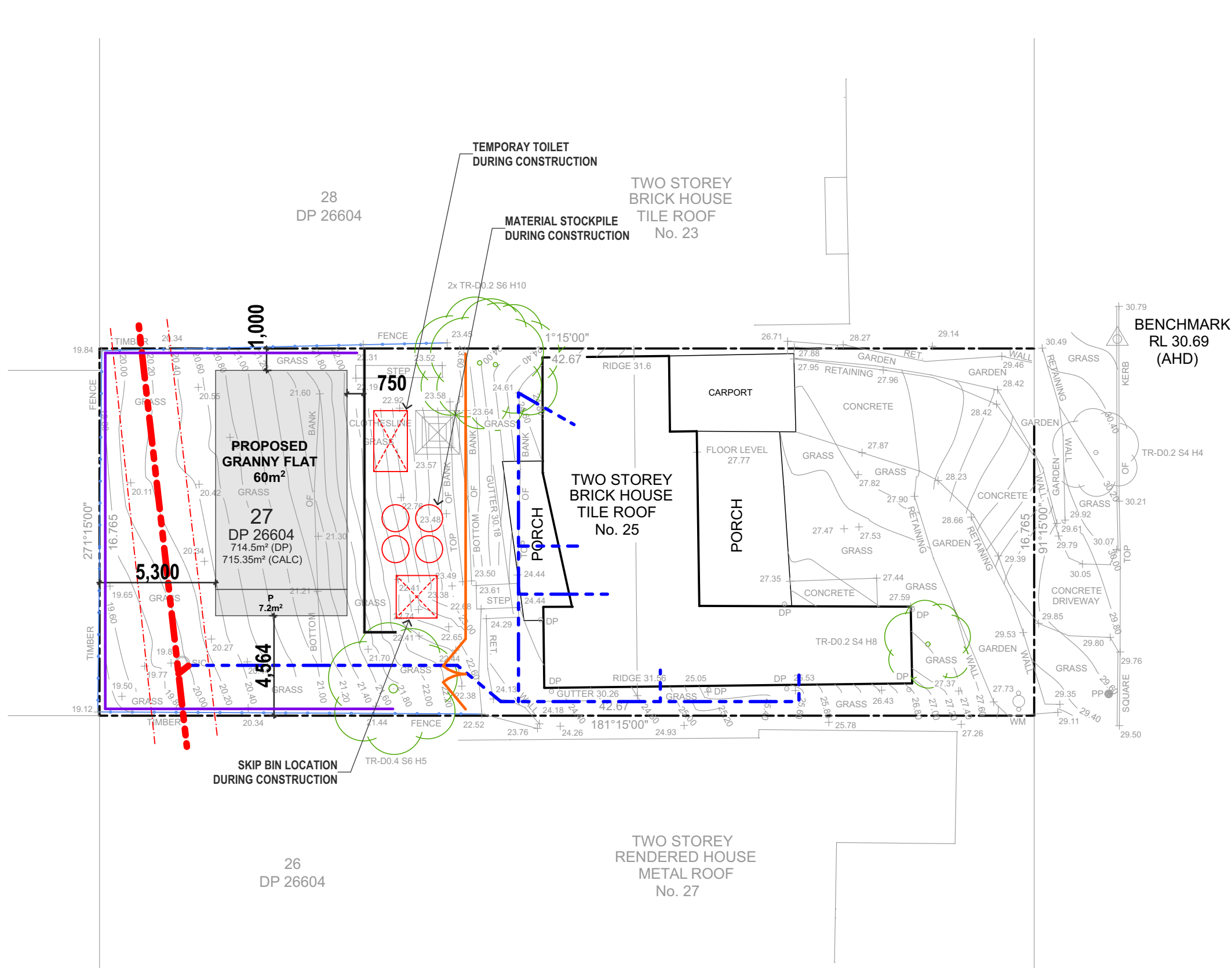
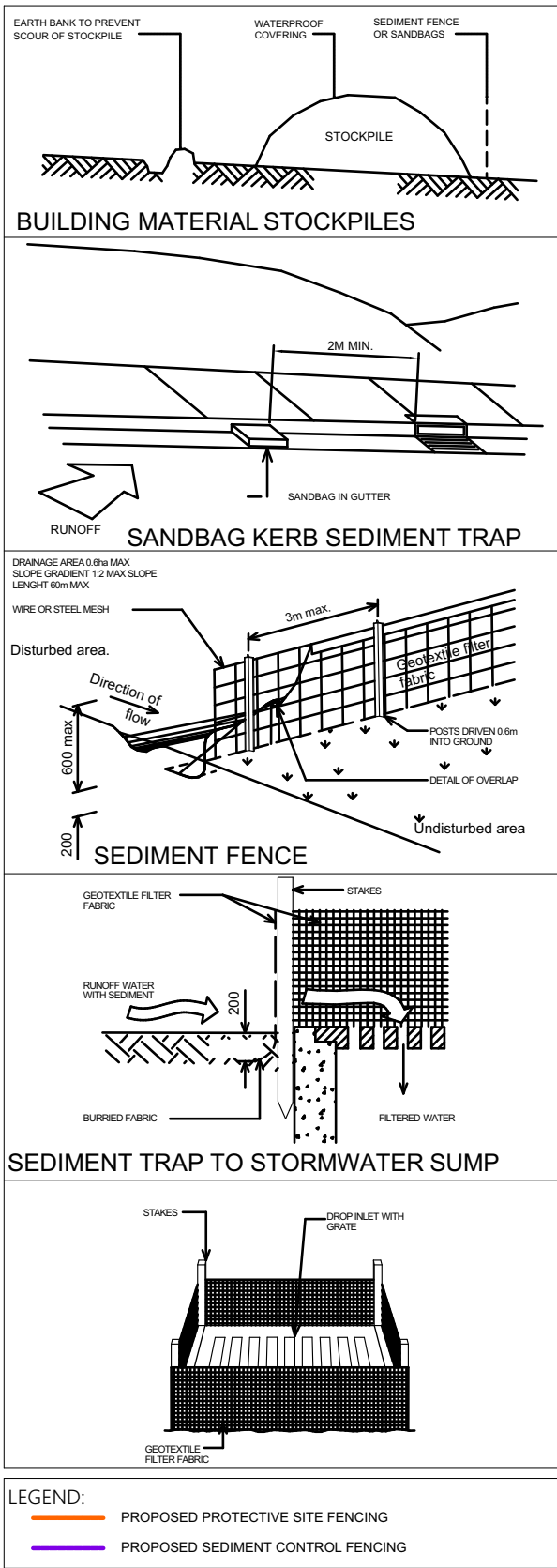
DESIGN BY



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CRESCENT

CARPENTER

### EROSION AND SEDIMENTATION CONTROL NOTE:

1. BUILDER SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION AS INDICATED ON THE PLAN. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG HUMES PROPOEX SILT STOP) STANDING 300mm MIN. ABOVE GROUND AND EXTENDING 200mm BELOW GROUND.
2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
3. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
4. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICAL.
6. BUILDER SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.
7. ALL TEMPORARY STOCKPILES SHALL BE AT LEAST 2000mm CLEAR OF AREAS OF CONCENTRATED WATER FLOW & THE DRIVEWAY. FOOTPATH NOT TO BE USED.
8. PROVIDE MESH AND GRAVEL PROTECTION TO GUTTER INLETS NEAR THE ALLOTMENT.

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SCALE A3	1:200
SHEET	CDC 09

#### CLIENT DETAILS

25 CARPENTER CRESCENT,  
WARRIEWOOD  
JEREMY MAUDSON

LOT 27 - DP 26604

### SITE MANAGEMENT PLAN

#### DESIGN BY

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## Colour & Material Schedule

### For a Proposed Secondary Dwelling

**Site Address:** 25 Carpenter Crescent, Warriewood



The colour scheme will be similar as shown above, with the following colours selected:

**External Walls:** Clad - Colour: Linen

**Fascia:** Colour: surftmist

**Gutters:** Colour: surftmist

**Roof tiles:** Colour: Monument

**Windows:** Powder Coated Aluminium – Colour: White

**Note:** *Shades may vary slightly with the finished product.*