

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

**25 Carpenter Crescent,  
Warriewood**

---

**ABN:** 89 154 435 122  
**License No:** 245810C  
**Address:** Unit 20, 7 Sefton Rd  
THORNLEIGH 2120  
**Phone:** (02) 9481 7443  
**Email:** [info@grannyflatsolutions.com.au](mailto:info@grannyflatsolutions.com.au)

***[www.grannyflatsolutions.com.au](http://www.grannyflatsolutions.com.au)***



# Statement of Proposed Secondary Dwelling

## 25 Carpenter Crescent, Warriewood

### The Proposed Development

This report has been compiled to support a Development Application for permission to undertake building works at 25 Carpenter Crescent, Warriewood as per plan No. 193466, prepared by Granny Flat Solutions, Issue H, dated October 2019.

The site contains a total area of 714.5m<sup>2</sup> and is known as Lot 27 in DP 26604. It is situated amongst a number of single to two storey Residential homes.

Current improvements comprise a free standing two storey clad residence.

The proposed works are as follows:

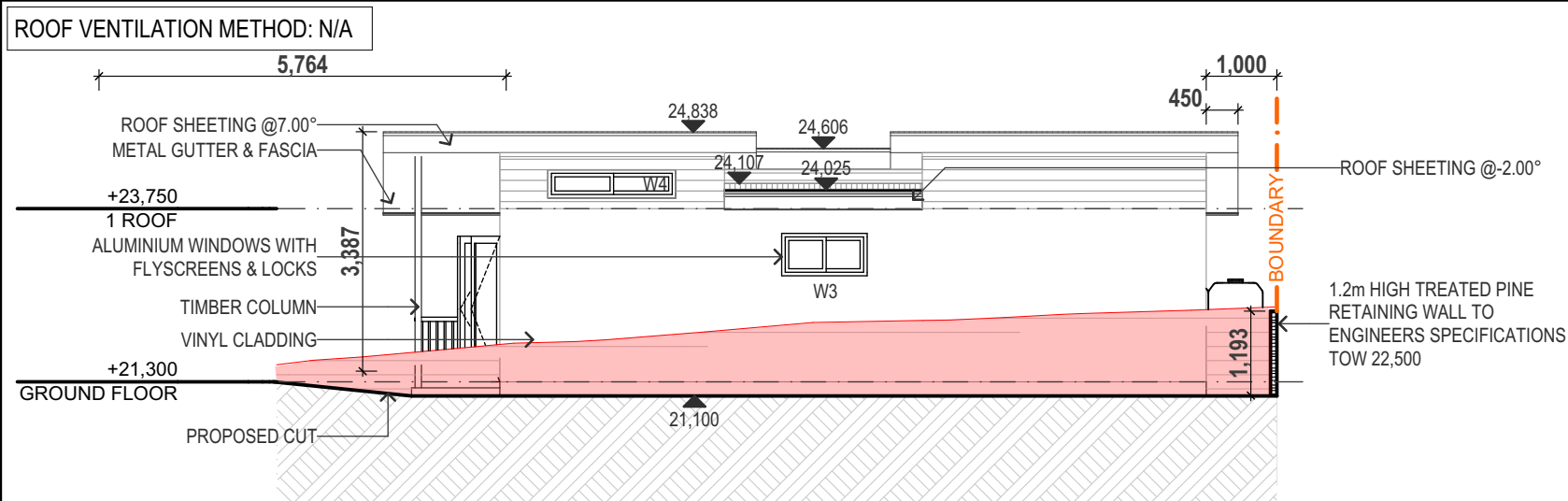
1. Construct a detached 2 bedroom granny flat / Secondary Dwelling
2. Construct a retaining wall

The proposed secondary dwelling will be 60sqm with a 7.2sqm porch. The granny flat is for Affordable Rental Housing in the Warriewood area.

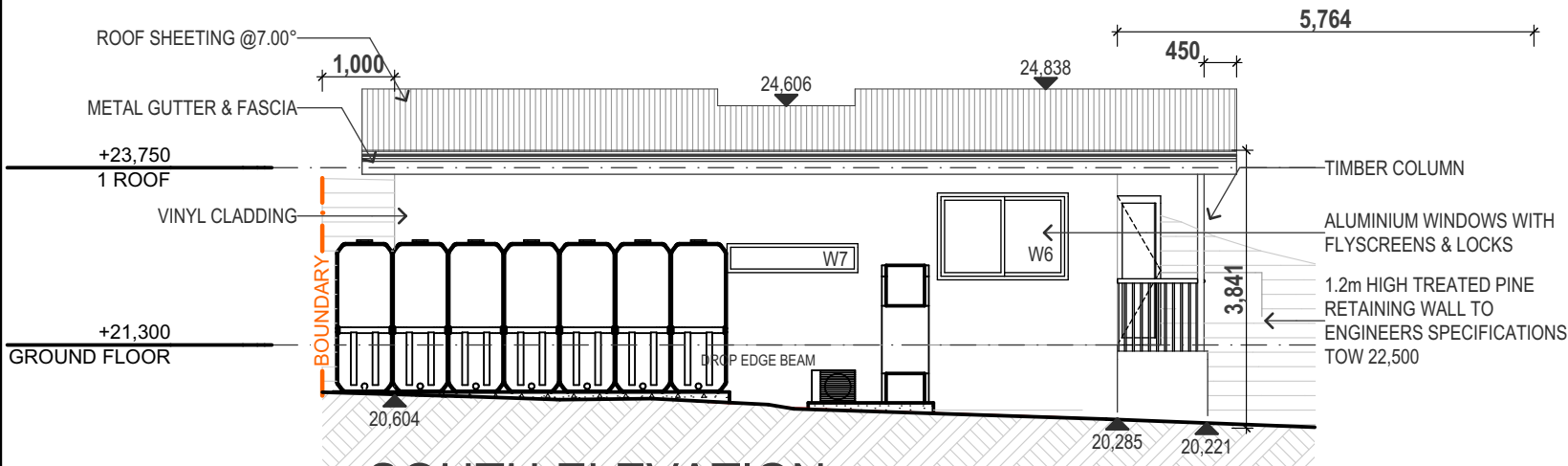
The reason a Development Application is being lodged, as opposed to a Complying Development Certificate, is due to the following non-compliance:

- Site is zoned E4: Environmental living.
- Rear setback

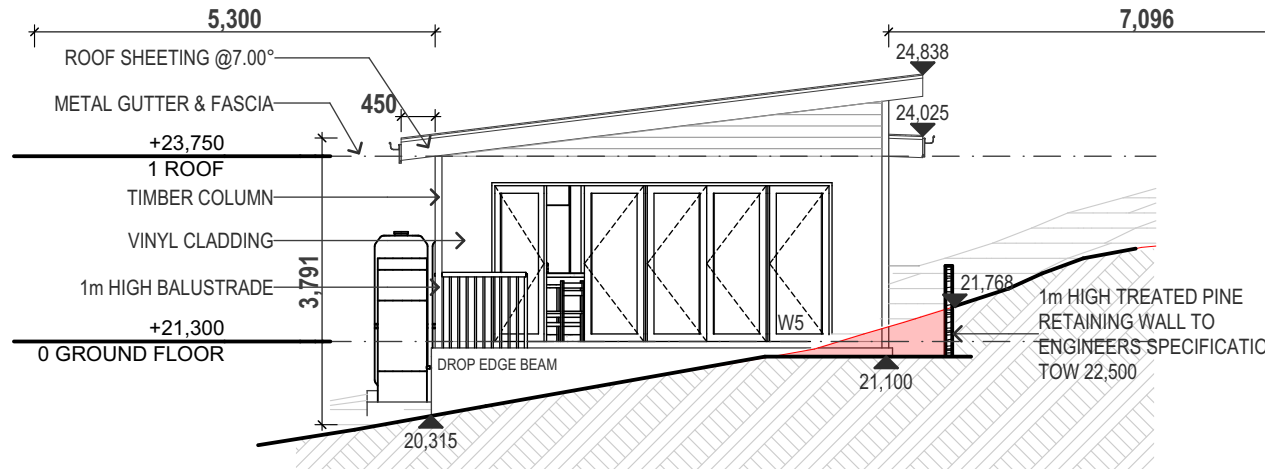
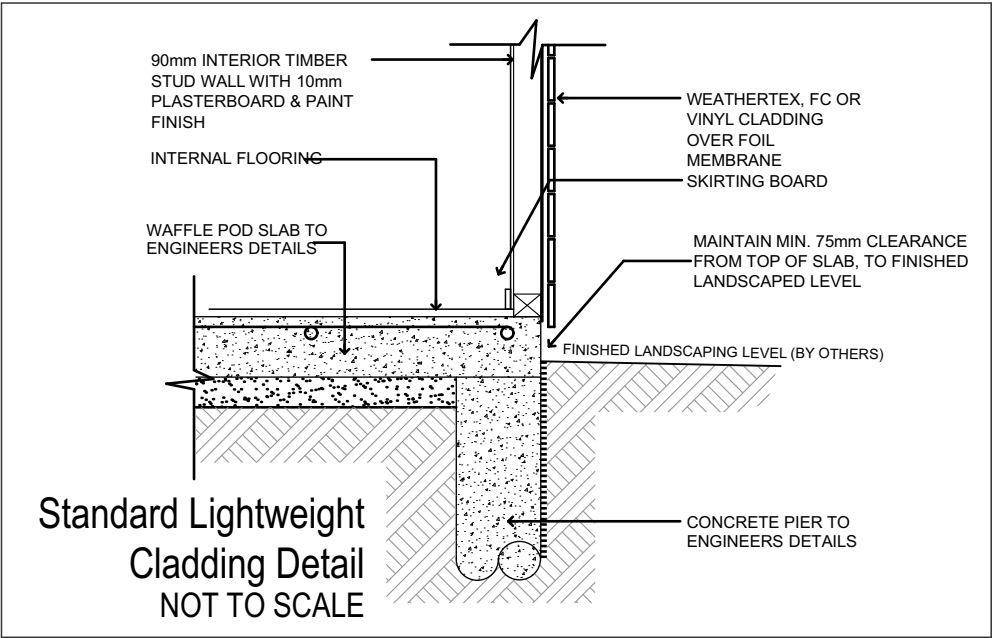
In accordance with the 149(2) Planning Certificate, there are no bushfire, flooding nor other implications on the site in any way. The zoning permits such use.



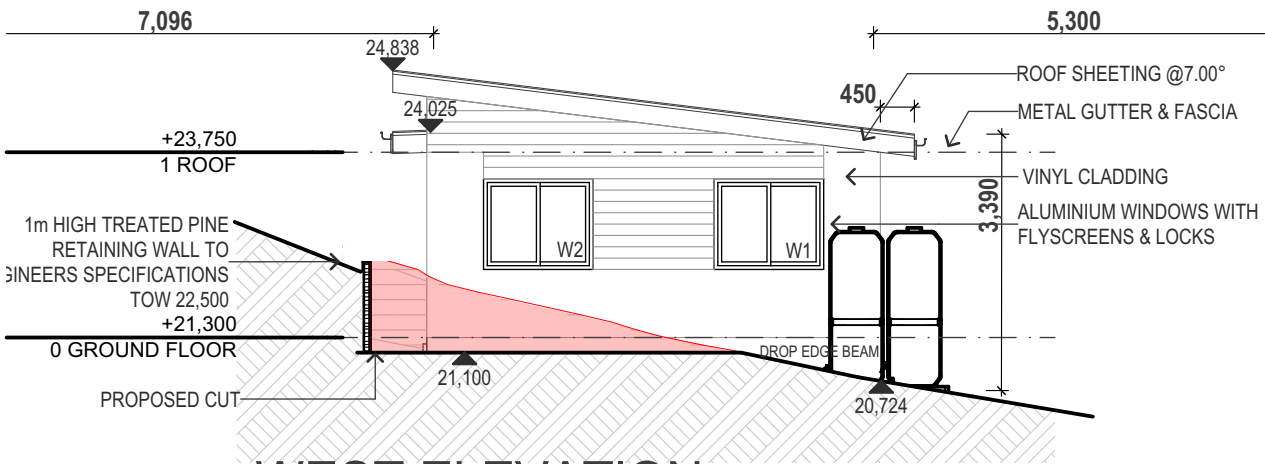
NORTH ELEVATION



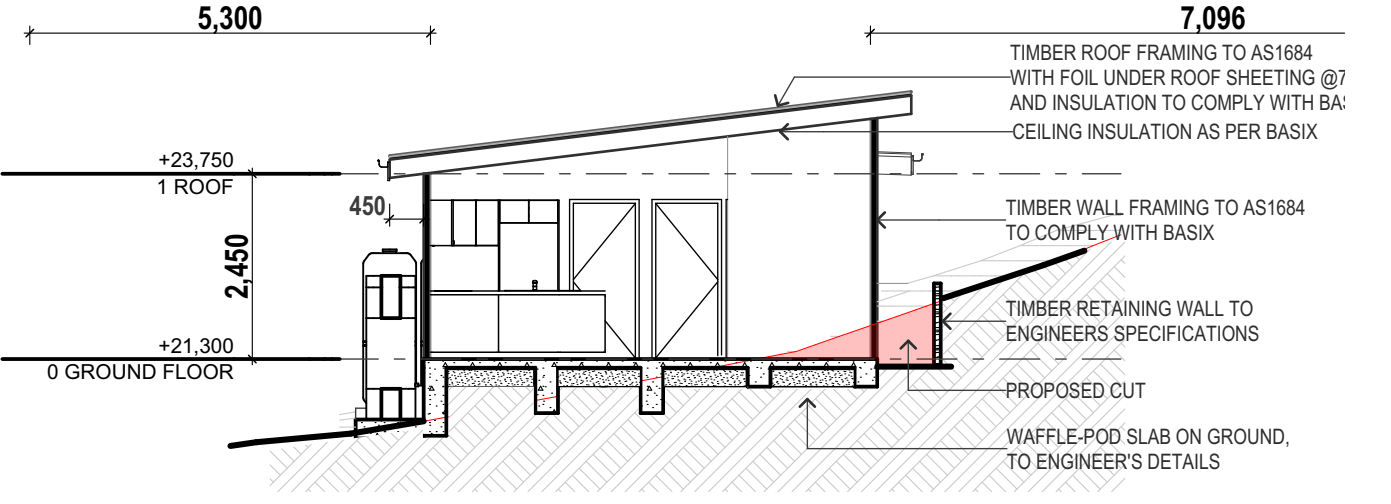
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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.

GENERAL NOTES

THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF GRANNYFLAT SOLUTIONS PTY LTD

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TO TAKE PRECEDENCE

ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF GRANNYFLAT SOLUTIONS, PRIOR TO WORKS COMMENCING.

29/11/2019	NS	J	PRELIMINARY CONCEPT
DATE	DRAWN BY	REVISION	ISSUE

JOB REF	193466
SCALE A3	1:100
SHEET	CDC 04

CLIENT DETAILS

25 CARPENTER CRESCENT,  
WARRIEWOOD  
JEREMY MAUDSON

LOT 27 - DP 26604

ELEVATIONS & SECTION

DESIGN BY

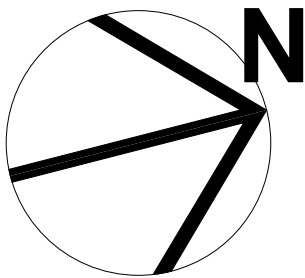
**GrannyFlat**  
solutions

20 / 7 SEFTON ROAD, THORNLEIGH NSW 2120  
Ph: (02) 9481 7443

[www.grannyflatsolutions.com.au](http://www.grannyflatsolutions.com.au)

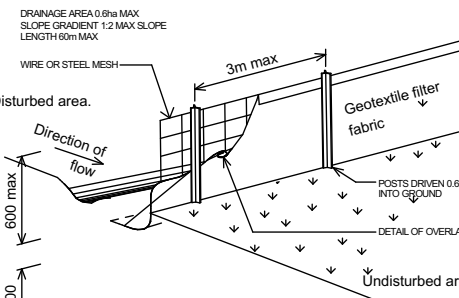


SITE AREA - 714.5m<sup>2</sup>



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



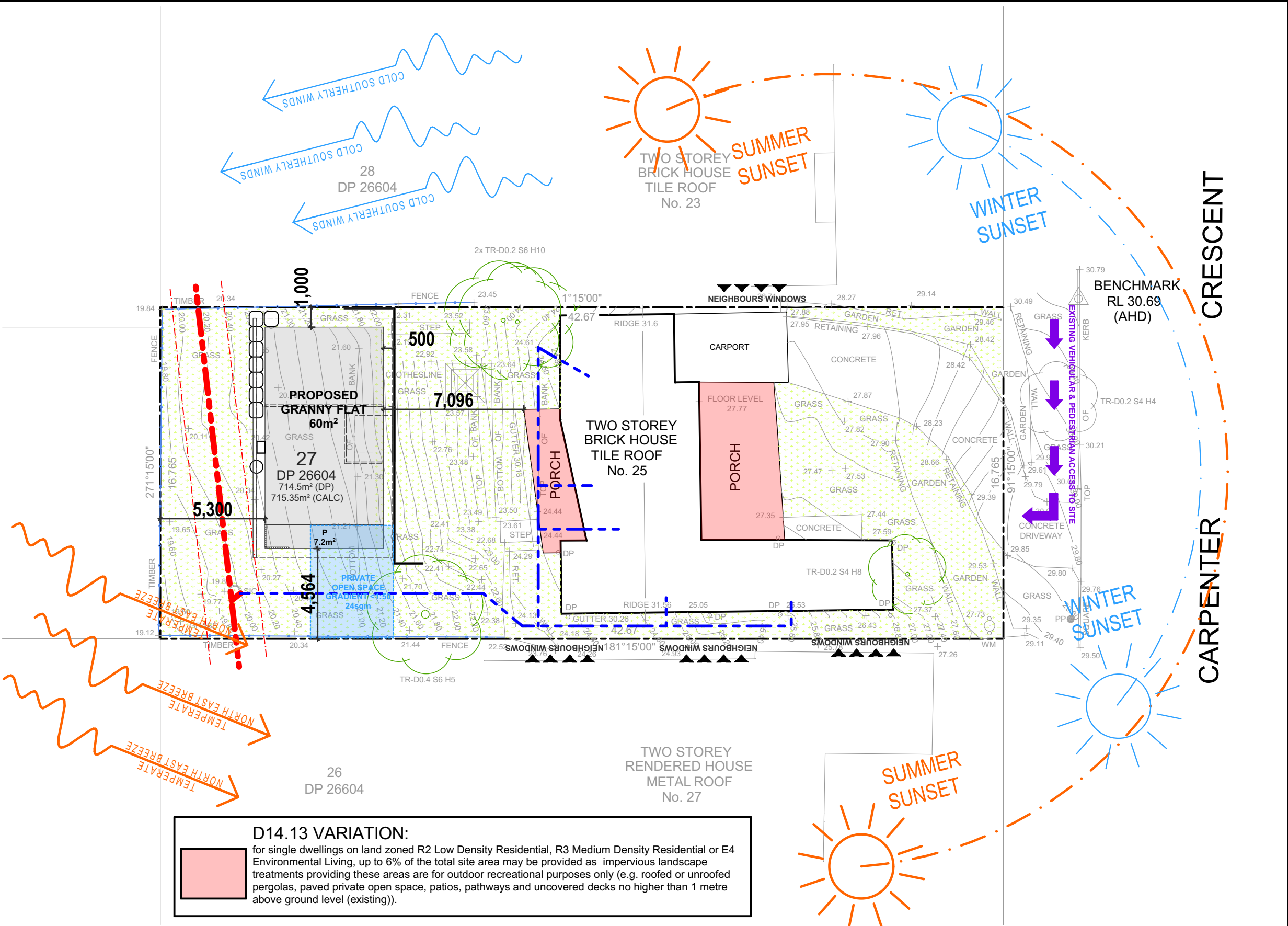
Sediment Control Detail  
Not to Scale

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



**D14.13 VARIATION:**  
for single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

www.dialbeforeyoudig.com.au

GENERAL NOTES			
THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF GRANNYFLAT SOLUTIONS PTY LTD			
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TO TAKE PRECEDENCE			
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF GRANNYFLAT SOLUTIONS, PRIOR TO WORKS COMMENCING.			
29/11/2019	NS	J	PRELIMINARY CONCEPT
DATE	DRAWN BY	REVISION	ISSUE

CLIENT DETAILS

25 CARPENTER CRESCENT,  
WARRIEWOOD  
JEREMY MAUDSON

LOT 27 - DP 26604

**SITE ANALYSIS PLAN**

DESIGN BY

**GrannyFlat**  
solutions

20 / 7 SEFTON ROAD, THORNLEIGH NSW 2120  
Ph: (02) 9481 7443

www.grannyflatsolutions.com.au