

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

**59 McIntosh Road,
Dee Why
NSW 2099**

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

www.grannyflatsolutions.com.au



Statement of Proposed Secondary Dwelling

59 McIntosh Road, Dee Why NSW 2099

The Proposed Development

This report has been compiled to support a Development Application for permission to undertake building works at 59 McIntosh Road, Dee Why as per plan No. 193520, prepared by Granny Flat Solutions, Issue E, Dated December 2019.

The site contains a total area of 727.2m², and is known as Lot 17 in DP 9255. It is situated amongst a number of single storey Residential homes.

The proposed works are as follows:

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

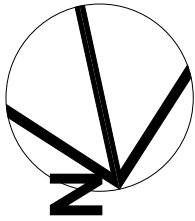
The proposed secondary dwelling will be 60sqm. The granny flat is intended to be used by the owners of the property.

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

- Building in front of the building line.

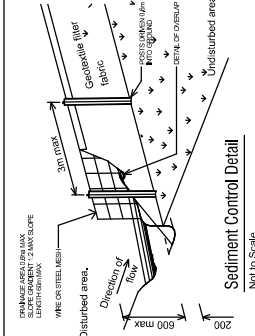
In accordance with the 149(2) Planning Certificate, there are no bushfire, flooding, or other environmental implications on the site in any way. The zoning permits such use.

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
- SYDNEY WATER MAINS SEWER LINE
- ZONE OF INFLUENCE (ZOI)
ENCLOSING AS WELL AS ADDITIONAL APPROVALS IN RESPECTS 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.

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 LOCATION INFORMATION SHOWN ON THIS PLAN IS TO BE USED IN CONJUNCTION WITH FURTHER INVESTIGATION AND LODGEMENT OF A PLAN AT THE LAND TITLES OFFICE.

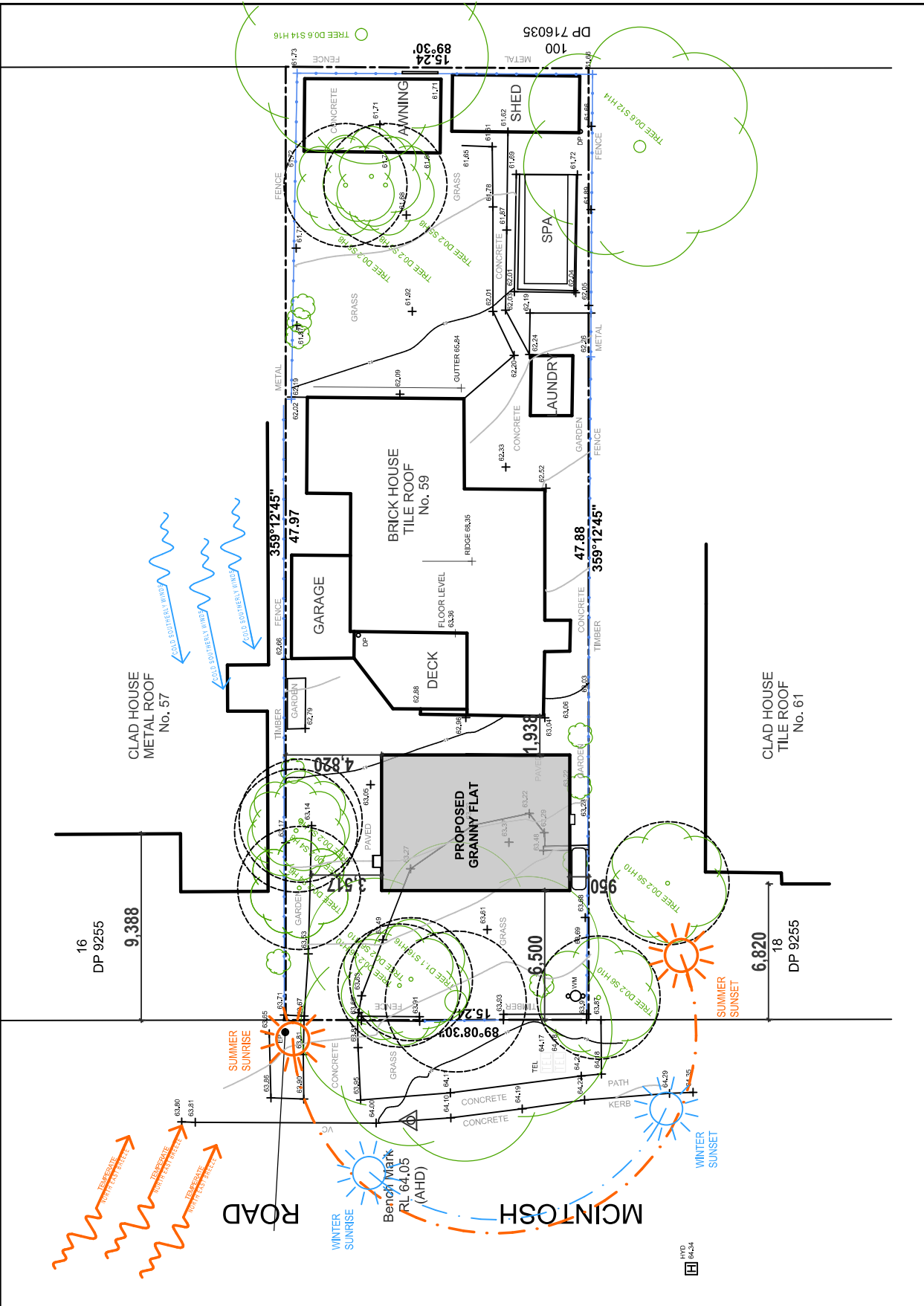
THEREFORE, AT TIME OF SITE PECCUT BEFORE CONSTRUCTION WORKS COMMENCE, THERE MAY BE SOME MINOR DISCREPANCIES WITH THE SETBACKS BETWEEN BUILDINGS AS SHOWN ON THE SITE PLAN.

CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. CONTOUR INTERVALS ARE 0.5 METRE. CONTOUR ELEVATIONS ARE 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 VERIFY ALL SERVICES PRIOR TO COMMENCEMENT OF 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, GRANNYFLAT SOLUTIONS WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE POOL OR SURROUNDING STRUCTURES DURING AND CONSTRUCTION OR TO FUTURE DAMAGE.



DESIGN BY


 20 / 7 SEFTON ROAD, THORNLEIGH NSW 1210
 Ph: (02) 9481 7443
www.grannyflatsolutions.com.au

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

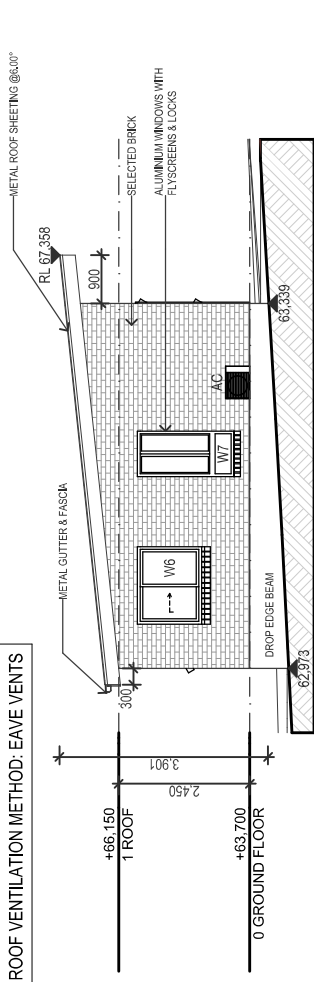
GENERAL NOTES
 THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF GRANNYFLAT SOLUTIONS PTY LTD
 DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TO TAKE PRECEDENCE
 ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF GRANNYFLAT SOLUTIONS, PRIOR TO WORKS COMMENCING.

DATE	DRAWN BY	REVISION	ISSUE
2/12/2019 <td>AC <td>E <td>DA Issue to Council</td> </td></td>	AC <td>E <td>DA Issue to Council</td> </td>	E <td>DA Issue to Council</td>	DA Issue to Council

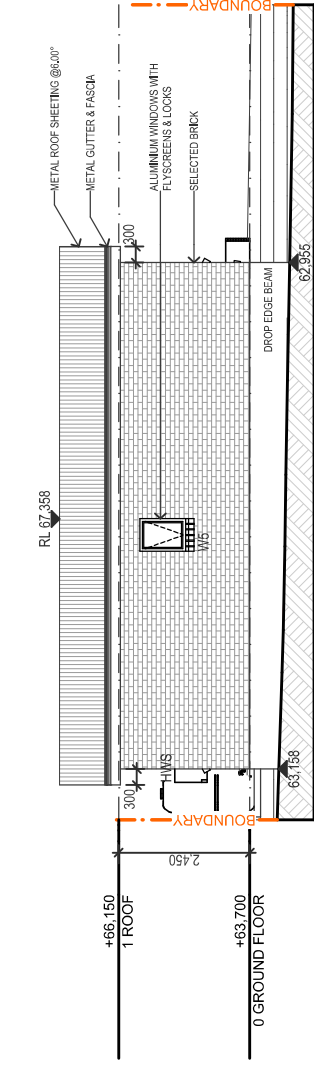
JOB REF	193520
SCALE A3	1:200
SHEET	CDC 02

www.dialbeforeyoudig.com.au

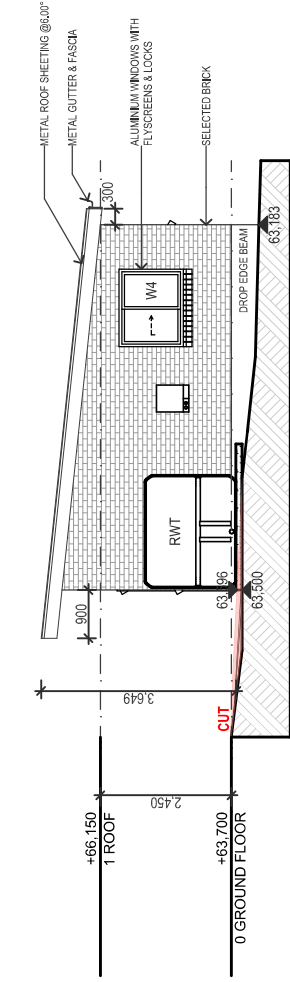

ROOF VENTILATION METHOD: EAWE VENTS



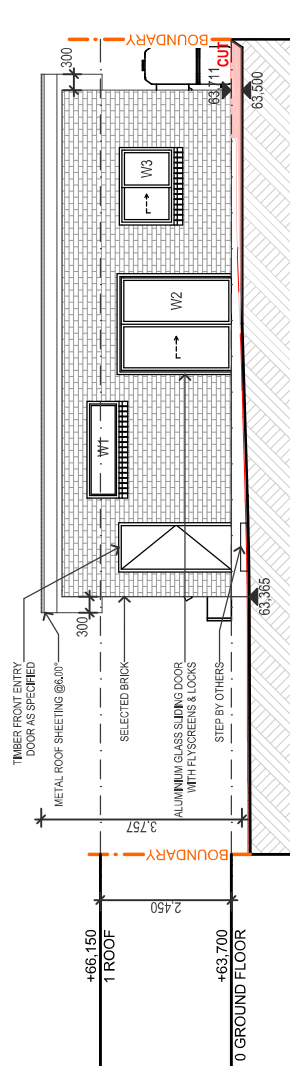
EAST ELEVATION



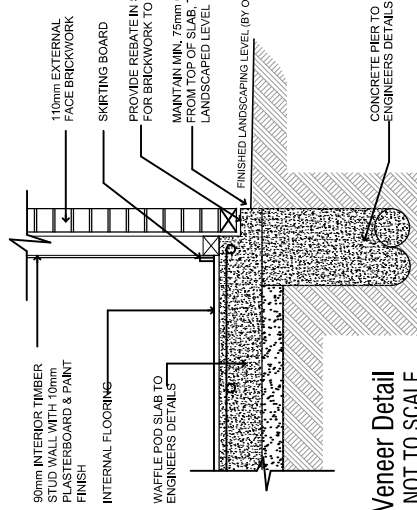
SOUTH ELEVATION



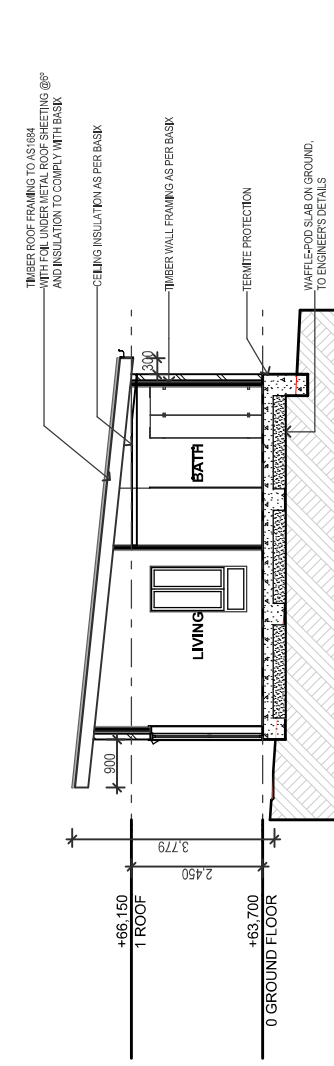
WEST ELEVATION



NORTH ELEVATION



**Standard Brick Veneer Detail
NOT TO SCALE**



CROSS SECTION

LANDSCAPING NOTE
UNLESS SPECIFIED IN YOUR CONTRACT, NO LANDSCAPING WORKS HAVE BEEN ALLOWED FOR AROUND THE BUILDING.
IF OCCUR RETAIN OR LANDSCAPING WORKS, THE SUBURFACE MUST BE MAINTAINED AT LEAST ABOVE 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 LEVELING THE SITE FOR A BUILDING. IT IS THE RESPONSIBILITY OF THE CLIENT TO MAKE ARRANGEMENTS TO ACCESS THE SITE TO REMOVE SOIL. 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.

CLIENT DETAILS	
59 McIntosh Road, Dee Why	
Ben & Elizabeth Davis	
JOB REF	193520
SCALE A3	1:100
DATE	2/12/2019
DRAWN BY	AC
REVISION	E
ISSUE	DA Issue to Council
LOT 17 - DP 9255	
ELEVATIONS & SECTION	
SHEET CDC 04	