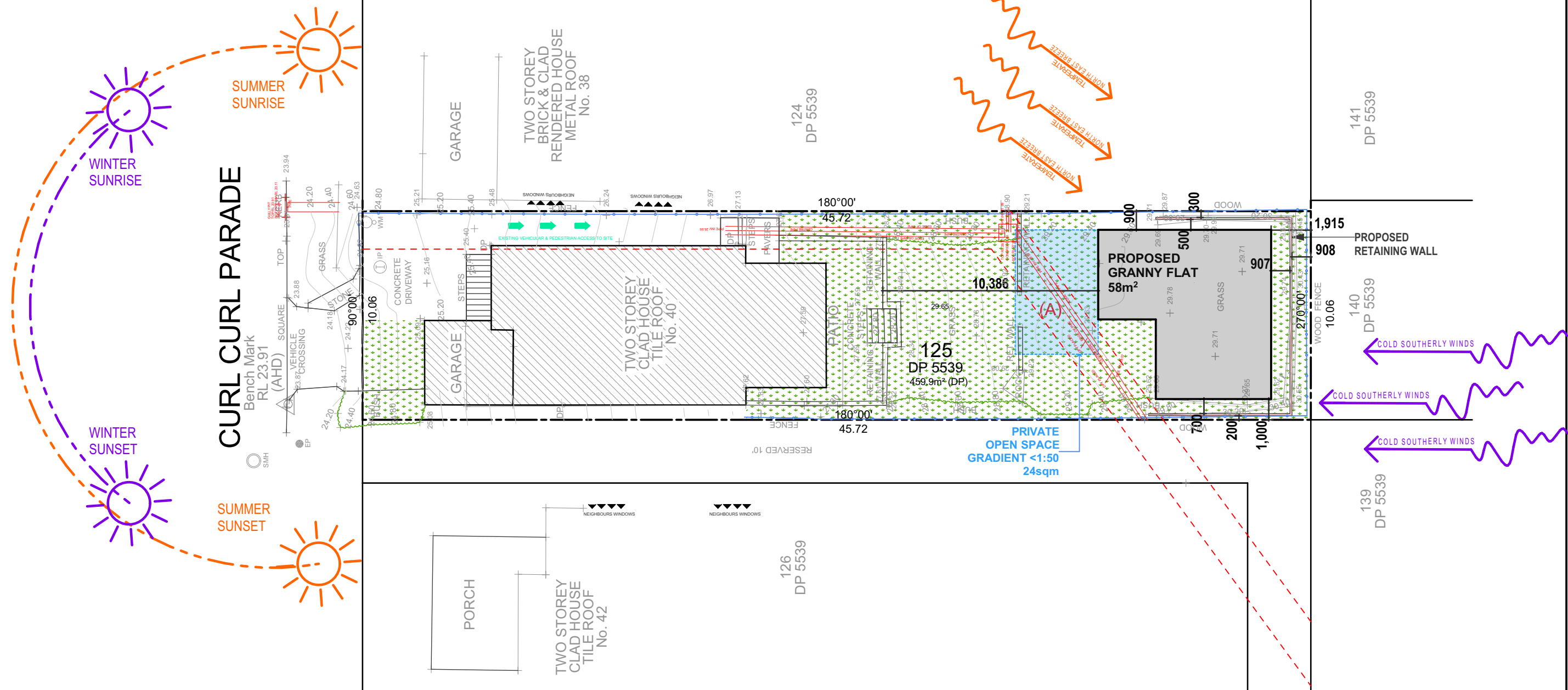


SITE AREA - 459.9m²



(A) EASEMENT FOR DRAINAGE 1.8 WIDE (SHOWN ON DP ONLY BUT NOT ON TITLE)

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.

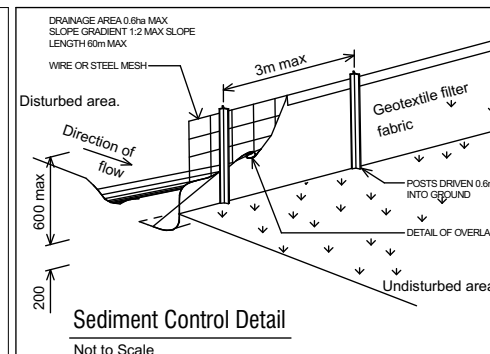
CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES AT WHICH REDUCED LEVEL CAN BE RELIED UPON. CONTOURS ARE DISPLAYED AT 1 METRE MAJOR AND 0.25 METRE MINOR INTERVALS.

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



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 (WHERE AVAILABLE)

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

BOUNDARY LINE

FENCE LOCATION

SERVICES NOTE:

SERVICES/EXTERNAL CONDUITS WILL MOST LIKELY BE LOCATED NEAR THE WATER FLOW READER. CONDUITS PROTRUDING FROM THE GROUND IS COMMON AND MAY BE VISIBLE.

THE PROJECT MANAGER WILL ADVISE IF SERVICES/EXTERNAL CONDUITS WILL NEED TO BE LOCATED ELSEWHERE.

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.

GENERAL NOTES

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DATE	DRAWN BY	REVISION	ISSUE	SIGNED		

CLIENT DETAILS

40 Curl Curl Parade, Curl Curl

Brooke Bennett

LOT 15 - DP 5539

SITE PLAN

DESIGN BY



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www.dialbeforeyoudig.com.au



DIAL 1100 BEFORE YOU DIG



GENERAL NOTES

STUD OPENING SIZE	FLYSCREEN NOTES
ADD 60mm TO HEIGHT AND 50mm TO WIDTH OF ALL WINDOWS	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.

WINDOW FLASHING NOTES
ALL WINDOWS ON CLADDED WALLS, INCLUDING ACRYLIC RENDERED WALLS TO HAVE FLASHINGS ON ALL SIDES.

WINDOW SCHEDULE							
W#	HEIGHT	WIDTH	FRAME	GLAZING	TYPE	REVEAL	OFFSET
W01	2,100	2,724	ALUMINIUM	CLEAR	STACKING DOOR	100mm	0
W02	2,100	2,724	ALUMINIUM	CLEAR	STACKING DOOR	100mm	0
W03	1,200	1,810	ALUMINIUM	CLEAR	SLIDING	100mm	0
W04	600	610	ALUMINIUM	CLEAR	SLIDING	100mm	+6mm
W05	1,200	1,450	ALUMINIUM	CLEAR	SLIDING	100mm	0
W06	400	1,800	ALUMINIUM	CLEAR	FIXED	100mm	0
W07	1,029	1,810	ALUMINIUM	CLEAR	SLIDING	100mm	0



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2022/0654

BAL RATING ON PAGE 1

FLOOR FINISHES NOTES

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

EXTERNAL DOOR WARRANTY

GRANNY FLAT SOLUTIONS CANNOT PROVIDE WARRANTY ON ENTRANCE DOORS IF THE COLOUR CHOSEN HAS A LIGHT REFLECTIVE VALUE (LRV) OF 50 OR BELOW (THESE COLOURS REPRESENT THE DARKER COLOURS IN THE PAINT SPECTRUM). THE MANUFACTURERS DO NOT WARRANT DOORS PAINTED IN DARK COLOURS AS THEY ABSORB MORE HEAT THAN COLOURS GREATER THAN 50 LRV RATING, CAUSING THEM TO WARP OR BEND. FURTHERMORE, THE MANUFACTURER'S WARRANTY IS ALSO VOID IF THE EXTERNAL DOOR IS NOT COVERED BY AT LEAST 1 METER WIDE ROOF / EAVE OVERHANG / PATIO, DUE TO THE DOOR HAVING DIRECT EXPOSURE TO WEATHER ELEMENTS (WIND, RAIN, SUN ETC.) WHICH MAY CAUSE THE DOOR TO SWELL, WARP OR BEND.



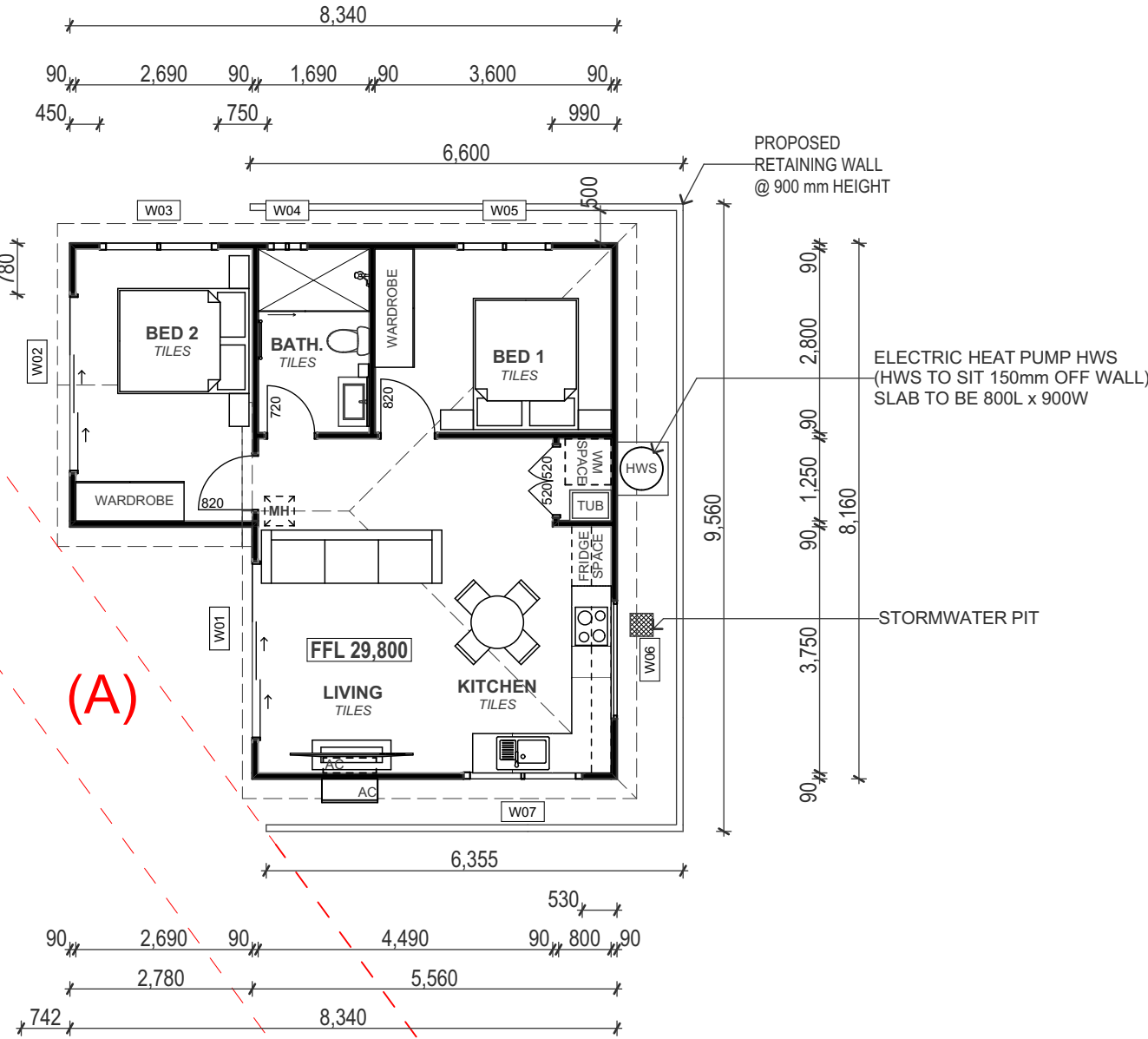
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FLOOR PLAN

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ROOF VENTILATION METHOD: EAVE VENTS

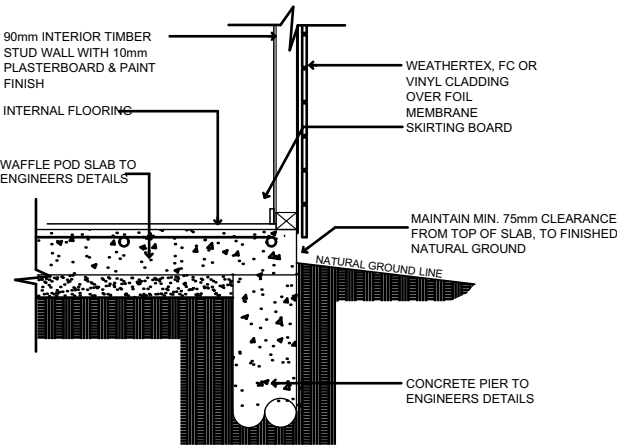
ROOF SCHEDULE

Surface Area	Eaves Length
0.36	154
7.28	2,816
14.52	0
17.59	6,010
20.17	8,760
24.90	8,830

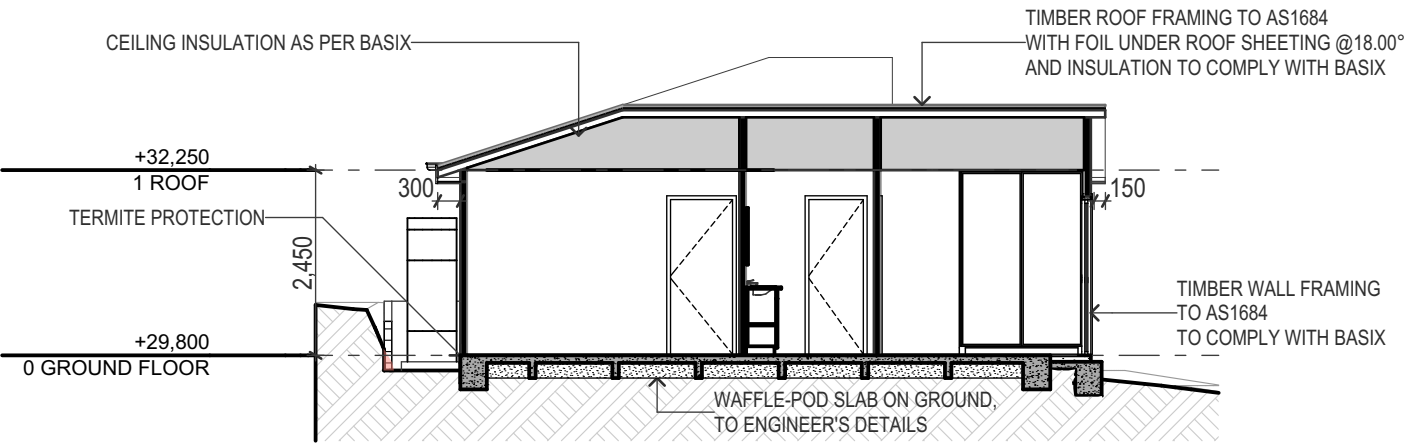


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

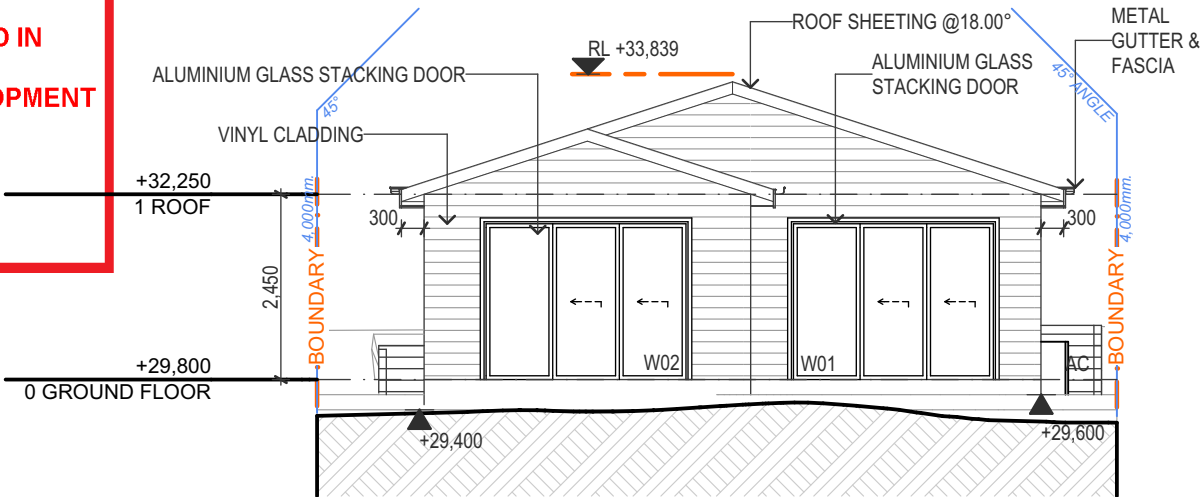
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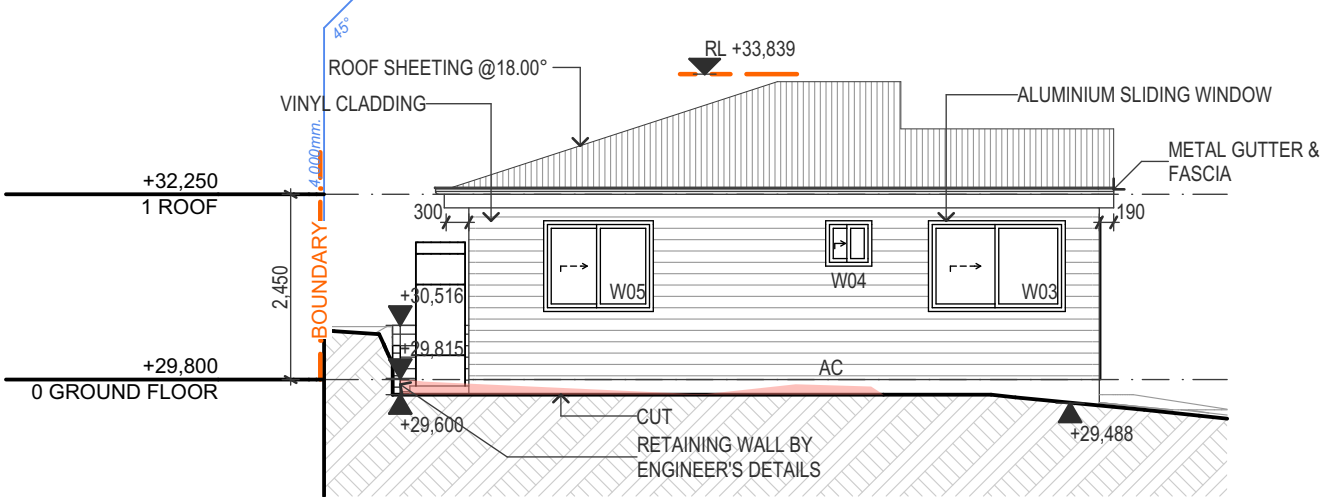
Standard Lightweight Cladding Detail
Scale- 1:20



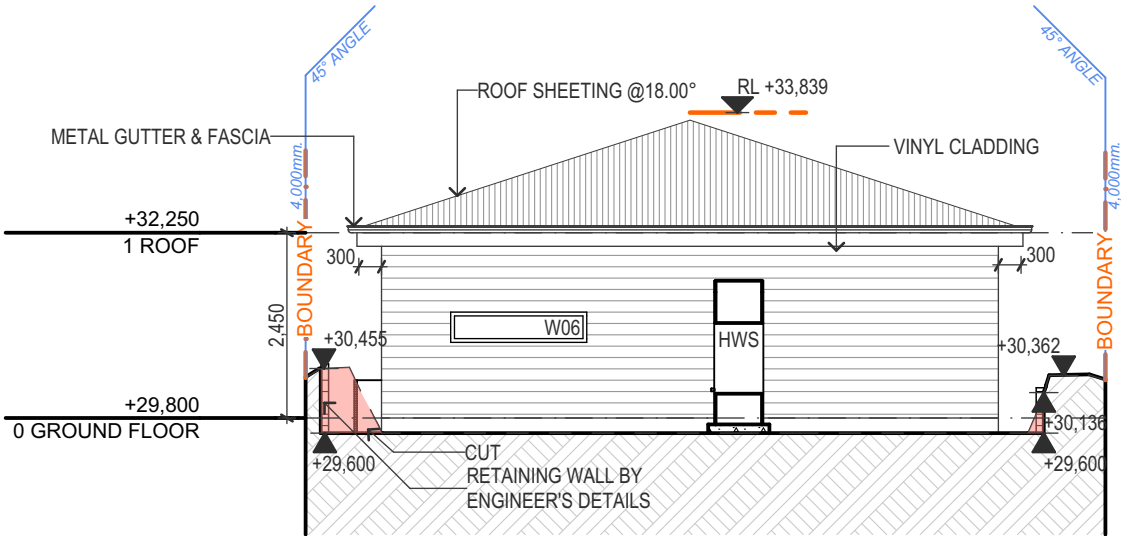
CROSS SECTION



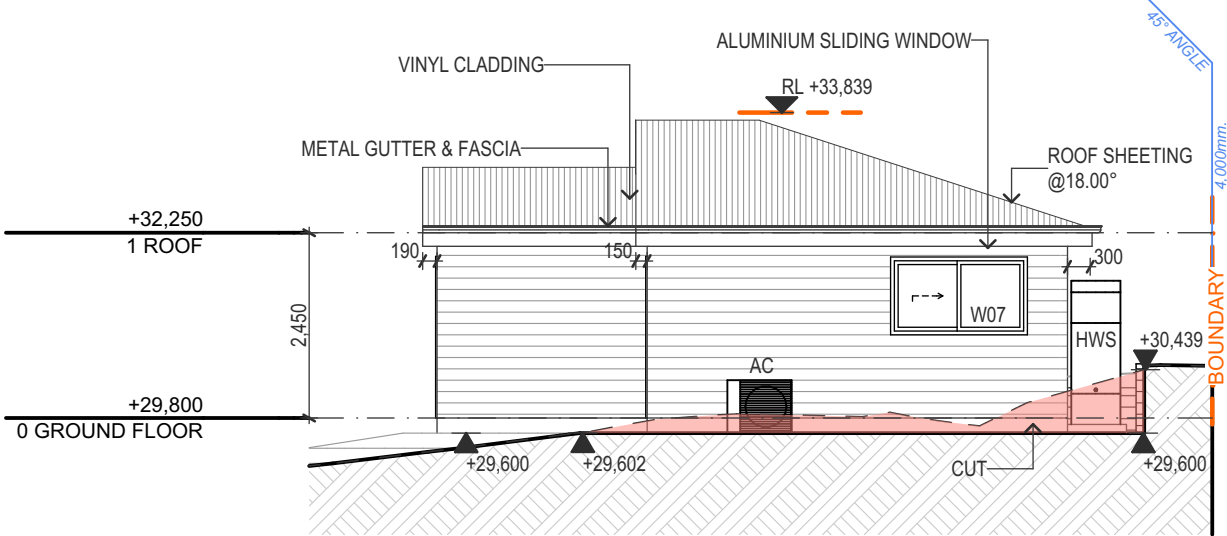
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SITE BENCHING NOTES:

WHERE POSSIBLE/APPROPRIATE, EXISTING SOIL TO BE REUSED AS COMPACTED FILL TO AVOID ANY DROP EDGE BEAMS.
IF EXCAVATED SOIL IS NOT APPROPRIATE FOR USE, DROP EDGE BEAMS OR ADDITIONAL IMPORTED SOIL MAY BE REQUIRED.
PLEASE REFER TO YOUR TENDER VARIATION FOR ANY RELEVANT ALLOWANCES.

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.

GUTTER & 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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ELEVATIONS & SECTION

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