

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

**3 Patrick Street,
Avalon Beach
NSW 2107**

ABN: 89 154 435 122
License No: 245810C
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THORNLEIGH 2120
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Statement of Proposed Secondary Dwelling

3 Patrick Street, Avalon Beach

The Proposed Development

This report has been compiled to support a Development Application for permission to undertake building works at 3 Patrick Street, Avalon Beach as per plan No. 183508, prepared by Granny Flat Solutions, Issue D, dated December 2019.

The site contains a total area of 627.8m² and is known as Lot 11 in DP 20292. 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

The proposed secondary dwelling will be 60sqm with a 1.4sqm deck. 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:

- Property located within the Biodiversity controls as defined under Pittwater Local Environmental Plan 2014

In accordance with the Northern Beaches Council Planning Certificate Part 2 & 5, there are no other environmental implications on the site in any way. The zoning permits such use.

SITE AREA - 627.8m²

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 ENCLOSING, 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.

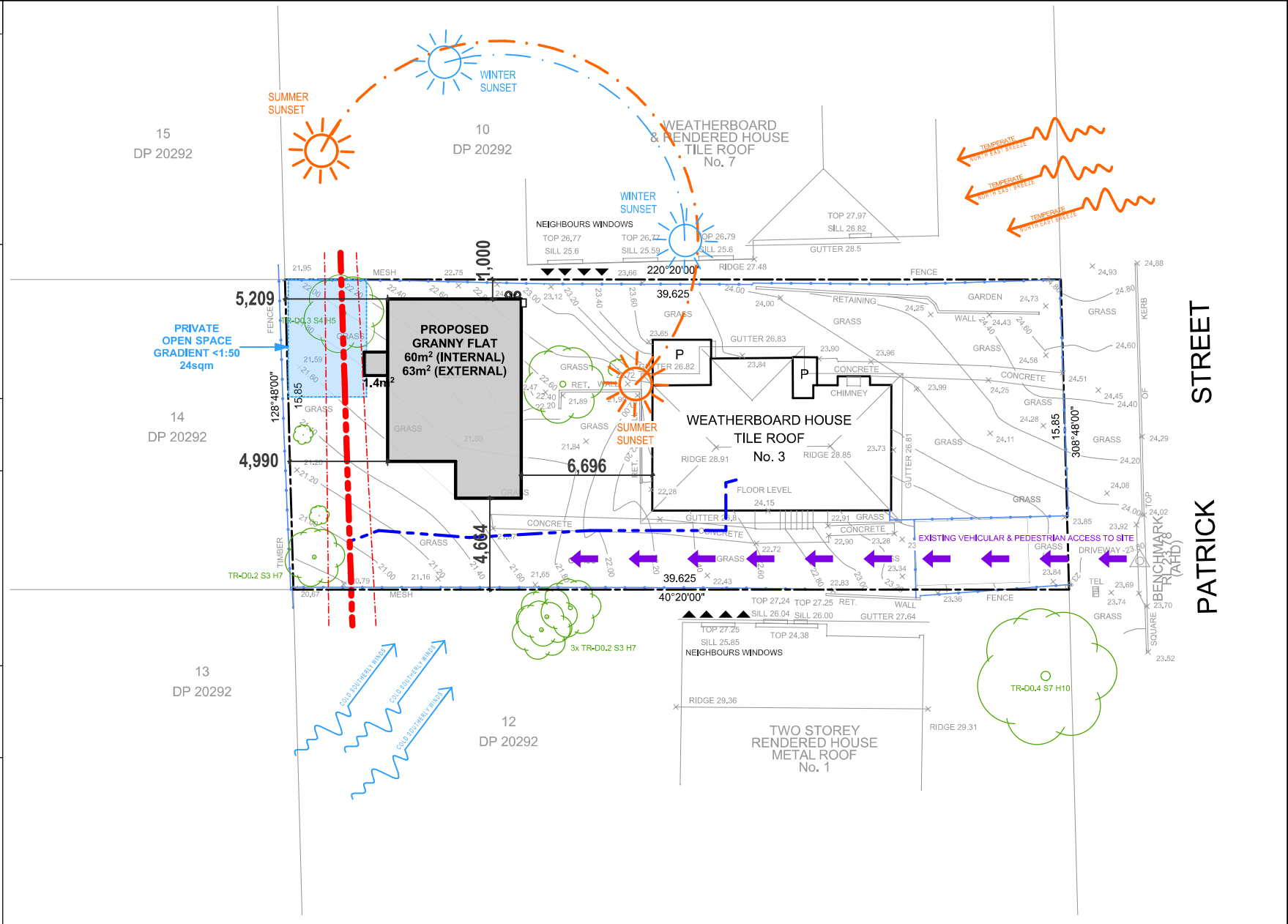
CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES AT WHICH REDUCED LEVEL CAN BE RELIED UPON. CONTOURS ARE DISPLAYED AT 1 METRE MAJOR AND 0.25 METRE MINOR INTERVALS.

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



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

				JOB REF	193641
				SCALE A3	1:200
				SHEET	DA 02
9/12/2019	KX	D	PRELIMINARY CONCEPT		
DATE	DRAWN BY	REVISION	ISSUE		

CLIENT DETAILS

3 Patrick St, Avalon Beach

Leanne & Ross Murray

LOT 11 - DP 20292

SITE PLAN

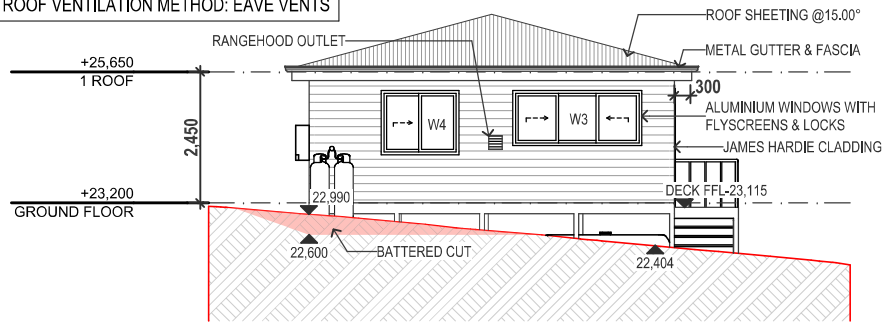
DESIGN BY

20 / 7 SEFTON ROAD, THORNLEIGH NSW 2120

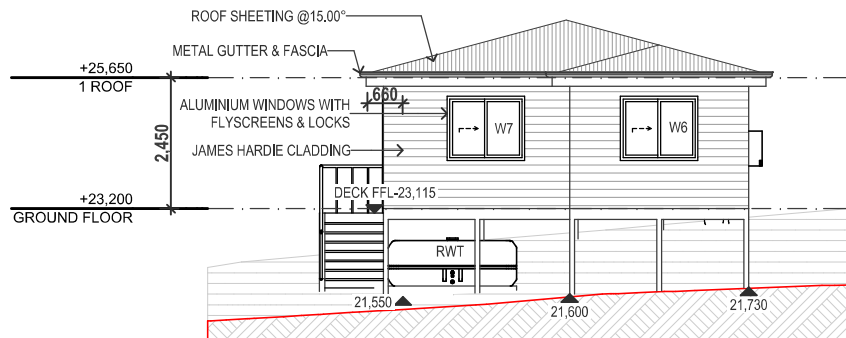
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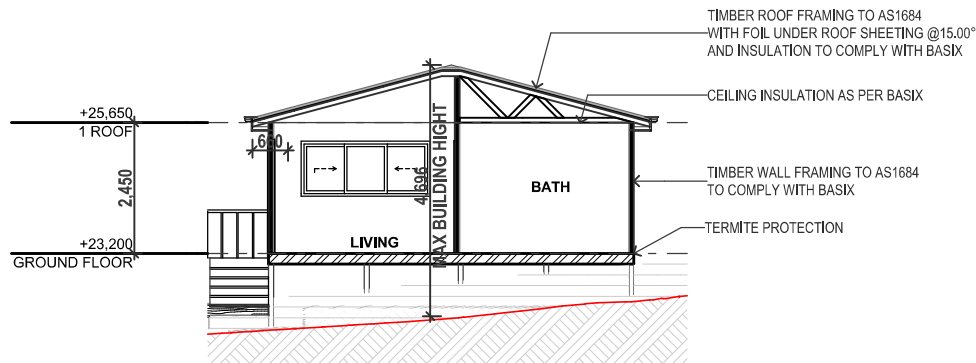
ROOF VENTILATION METHOD: EAVE VENTS



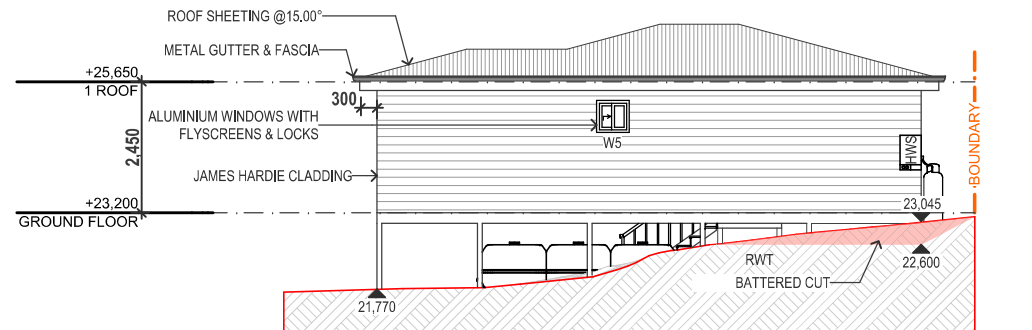
NORTH WEST ELEVATION



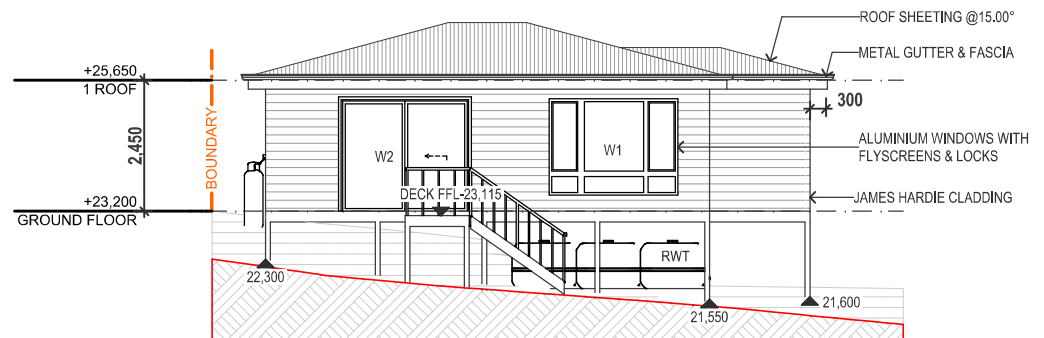
SOUTH EAST ELEVATION



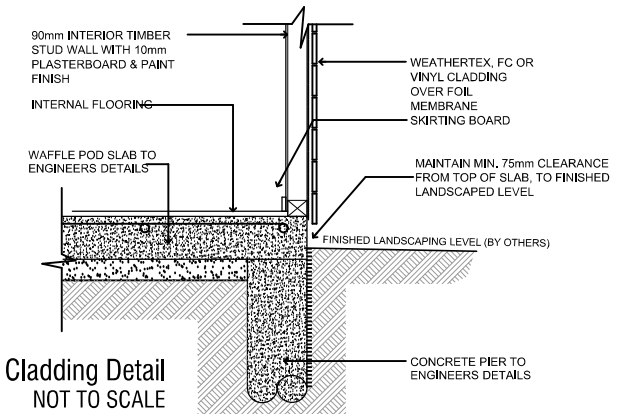
CROSS SECTION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



Standard Lightweight 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 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 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 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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DATE	DRAWN BY	REVISION	ISSUE
9/12/2019	KX	D	PRELIMINARY CONCEPT

JOB REF	193641
SCALE A3	1:100
SHEET	DA 04

CLIENT DETAILS

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Leanne & Ross Murray

LOT 11 - DP 20292

ELEVATIONS & SECTION

DESIGN BY

GrannyFlat
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