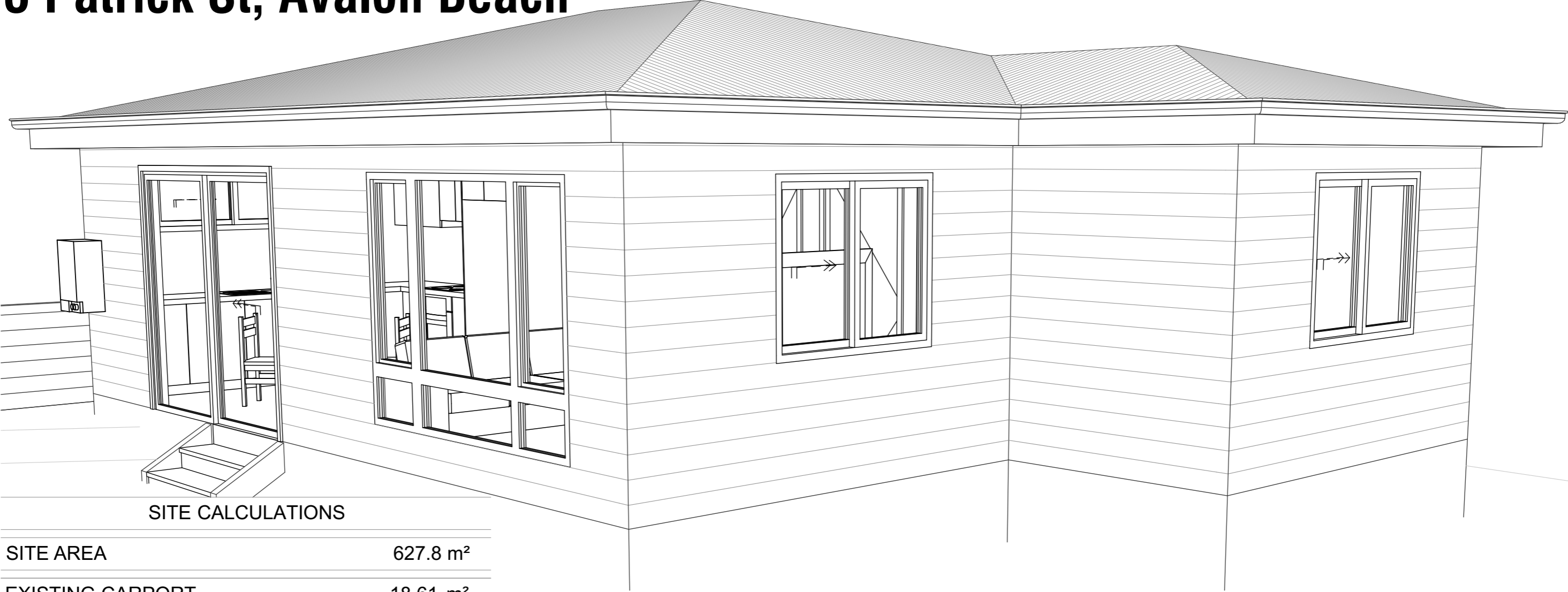


# PROPOSED 2 BEDROOM GRANNY FLAT

## 3 Patrick St, Avalon Beach



SITE CALCULATIONS

SITE AREA	627.8 m <sup>2</sup>
EXISTING CARPORT	18.61 m <sup>2</sup>
EXISTING DWELLING	84.03 m <sup>2</sup>
EXISTING PORCH FRONT	2.46 m <sup>2</sup>
EXISTING REAR FRONT	6.90 m <sup>2</sup>
PROPOSED GRANNY FLAT	60.00 m <sup>2</sup>
TOTAL GROSS FLOOR AREA	144 m <sup>2</sup>
FLOOR SPACE RATIO	0.23/1
TOTAL SOFT AREAS	396.8 m <sup>2</sup> (63.2%)
SITE COVERAGE AREAS	
BUILDINGS	172 m <sup>2</sup>
DRIVEWAYS/PATHS	24.95 m <sup>2</sup>
TOTAL	196.95 m <sup>2</sup> (31.4%)

SITE AREA	627.8 m <sup>2</sup>
EXISTING CARPORT	18.61 m <sup>2</sup>
EXISTING DWELLING	84.03 m <sup>2</sup>
EXISTING PORCH FRONT	2.46 m <sup>2</sup>
EXISTING REAR FRONT	6.90 m <sup>2</sup>
PROPOSED GRANNY FLAT	60.00 m <sup>2</sup>

ACID SULPHATE:	CLASS 5
BAS/BOS:	N/A
BAL RATING:	N/A
FLOOD:	N/A
HERITAGE:	N/A

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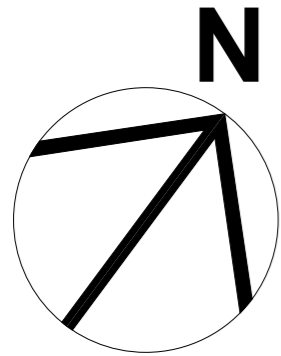
CLIENT DETAILS	
3 Patrick St, Avalon Beach	
Leanne & Ross Murray	
JOB REF	193641
SCALE A3	
SHEET	DA 01
LOT 11 - DP 20292	
<b>COVER PAGE</b>	

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SITE AREA - 627.8m<sup>2</sup>

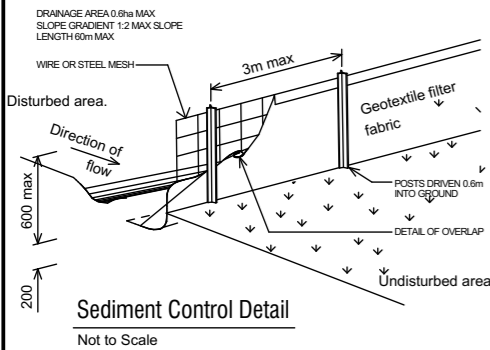


**LEGEND FOR WORKING WITHIN THE SYDNEY WATER MAIN SEWER LINE**

- 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**



**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.

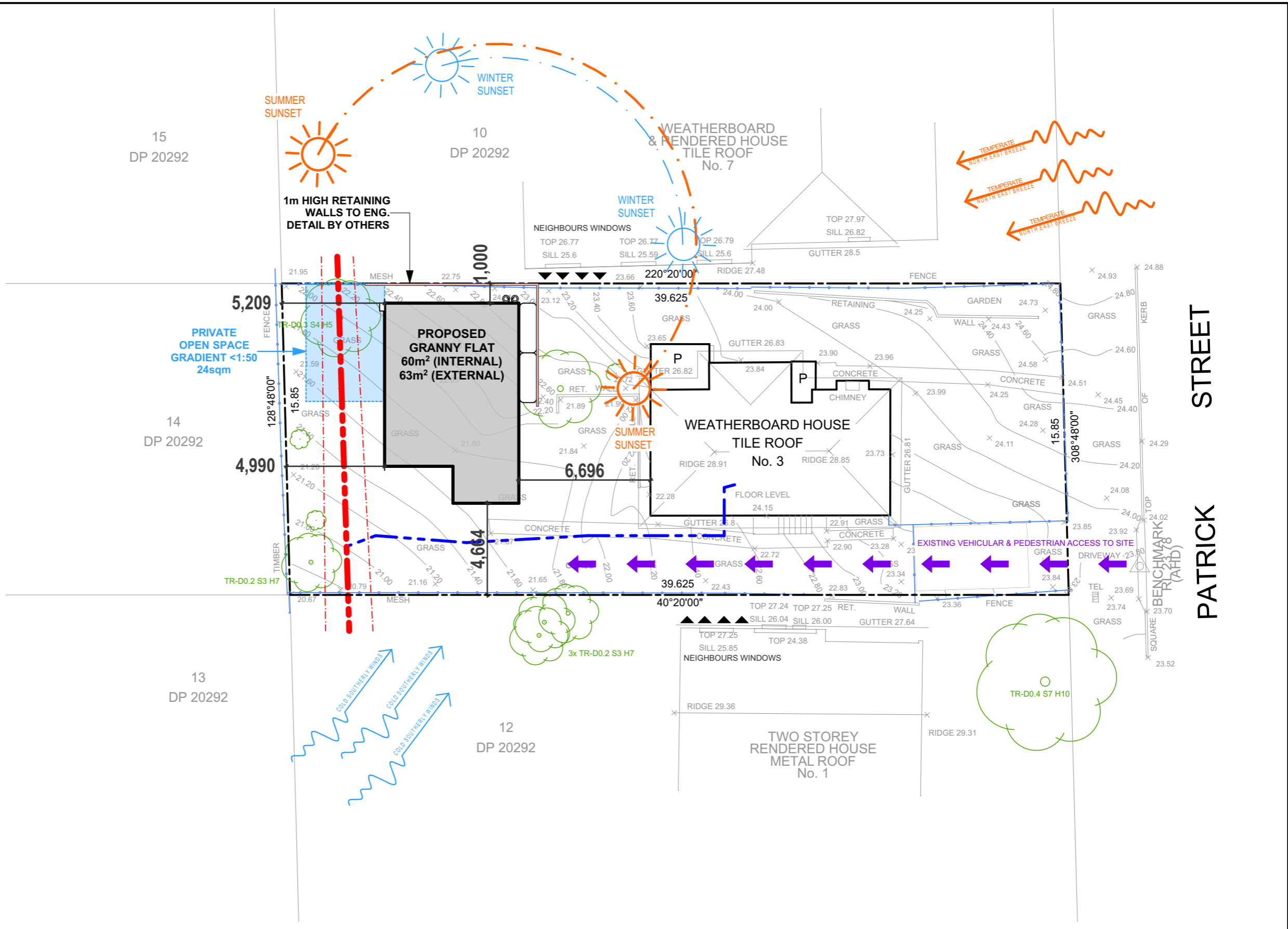
CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES AT WHICH REDUCED LEVEL CAN BE RELIED UPON. CONTOURS ARE DISPLAYED AT 1 METRE MAJOR AND 0.25 METRE MINOR INTERVALS.

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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CLIENT DETAILS

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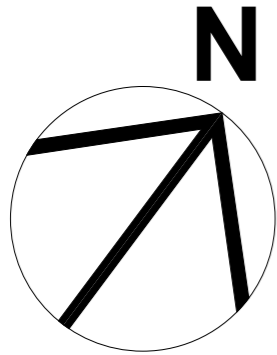
LOT 11 - DP 20292

**SITE PLAN**

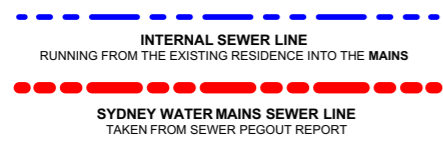
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**LEGEND FOR WORKING WITHIN THE SYDNEY WATER MAIN SEWER LINE**



**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

**FLOOR FINISHES NOTE**

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

**FLYSCREEN NOTES**

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.

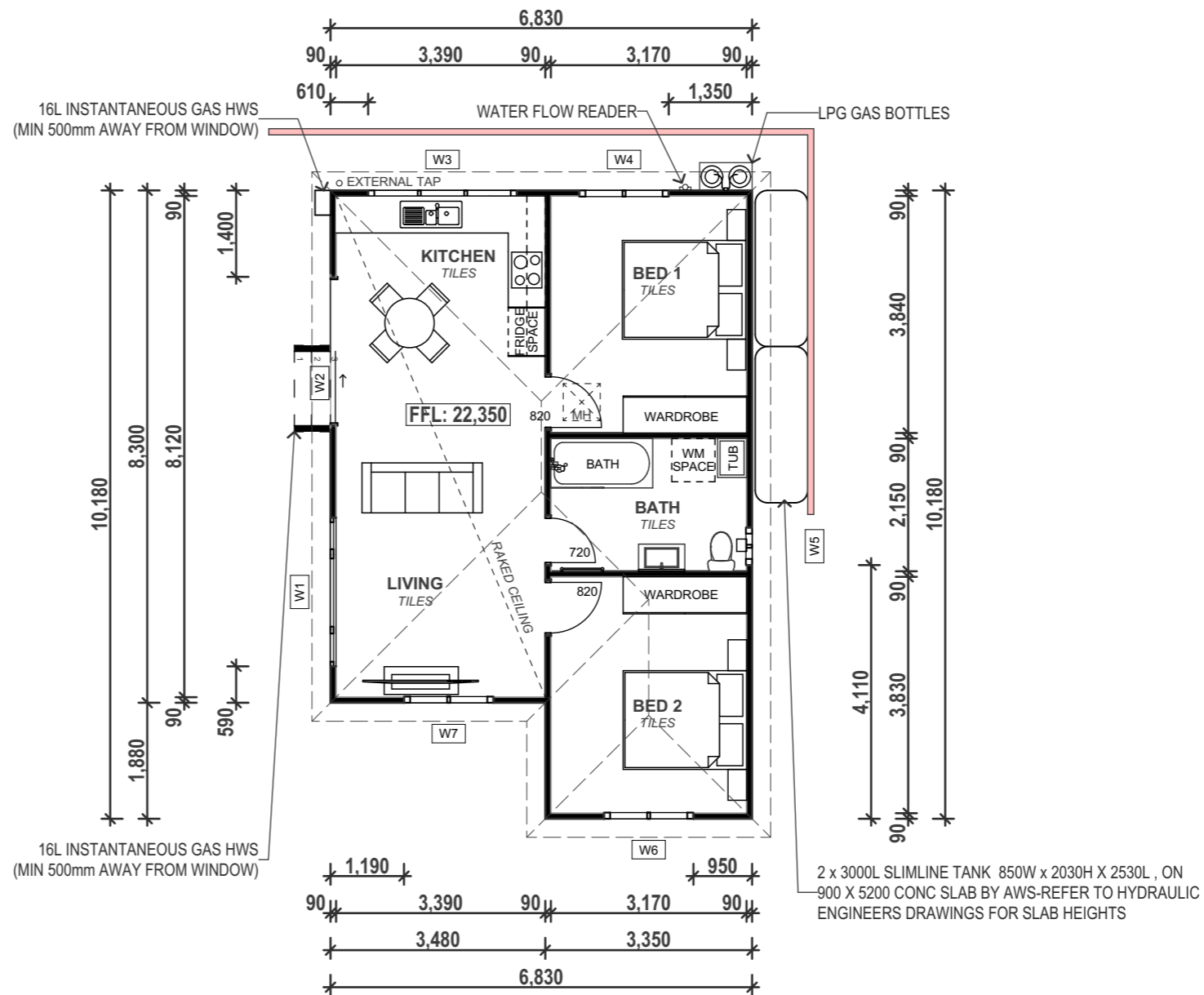
**STUD OPENING SIZE**

ADD 60mm TO HEIGHT AND 50mm TO WIDTH OF ALL WINDOWS

BAL RATING: SEE NOTE ON PAGE 1

**WINDOW SCHEDULE**

W#	HEIGHT	WIDTH	FRAME	GLAZING	TYPE	REVEAL
W1	1,800	2,410	ALUMINIUM	CLEAR	SLIDING	100mm
W2	2,100	2,410	ALUMINIUM	CLEAR	SLIDING	100mm
W3	600	2,410	ALUMINIUM	TINT	SLIDING	100mm
W4	600	1,450	ALUMINIUM	TINT	SLIDING	100mm
W5	600	610	ALUMINIUM	OBSCURE	SLIDING	100mm
W6	1,200	1,450	ALUMINIUM	CLEAR	SLIDING	100mm
W7	1,200	1,450	ALUMINIUM	CLEAR	SLIDING	100mm



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LOT 11 - DP 20292

**FLOOR PLAN**

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SCALE A3	1:100
SHEET	DA 03

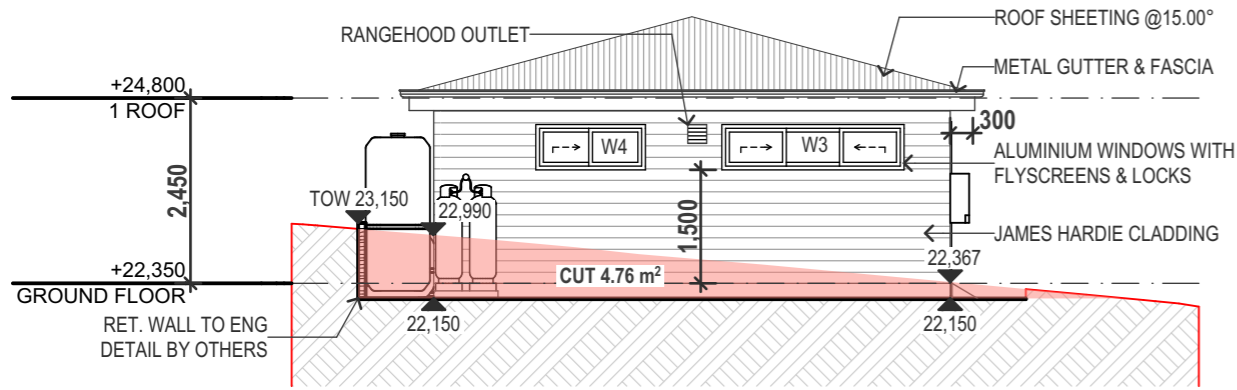
**DESIGN BY**



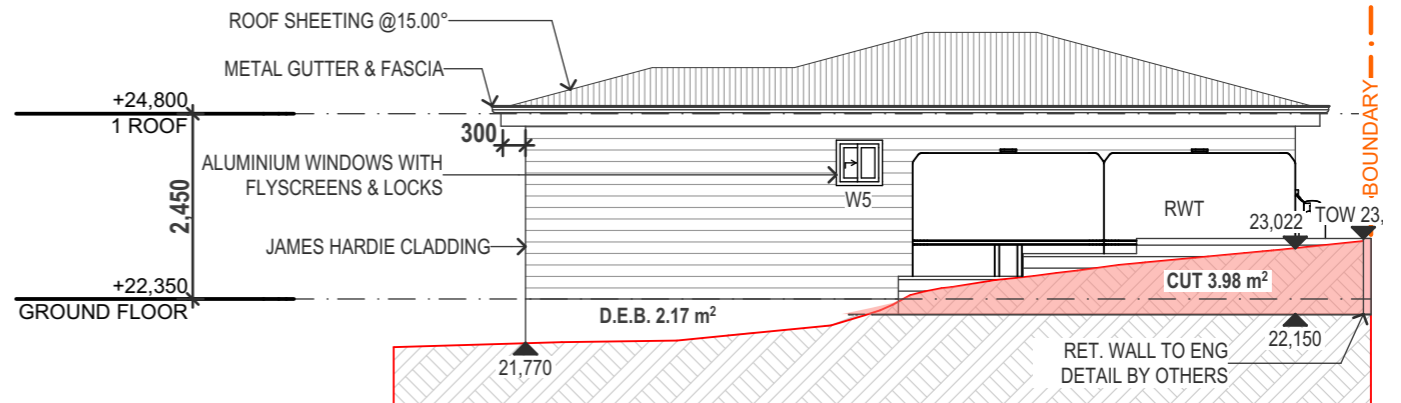
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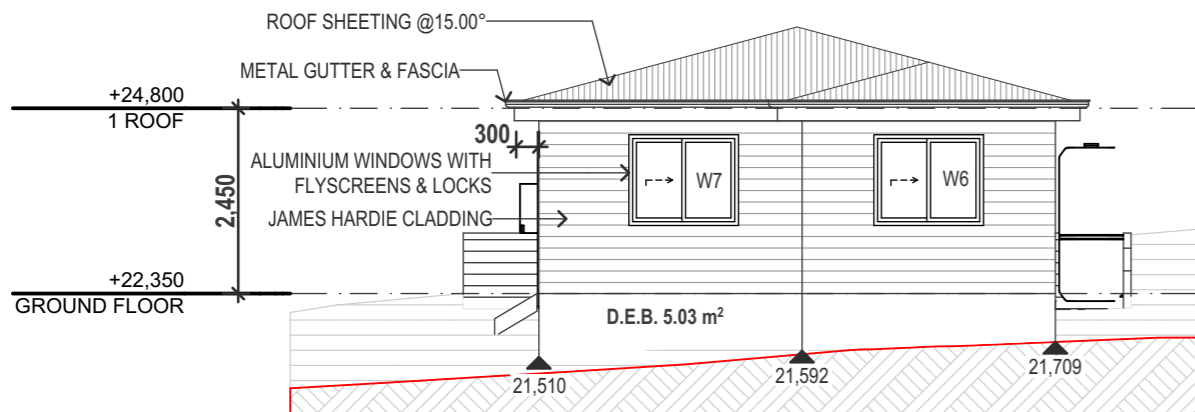
ROOF VENTILATION METHOD: EAVE VENTS



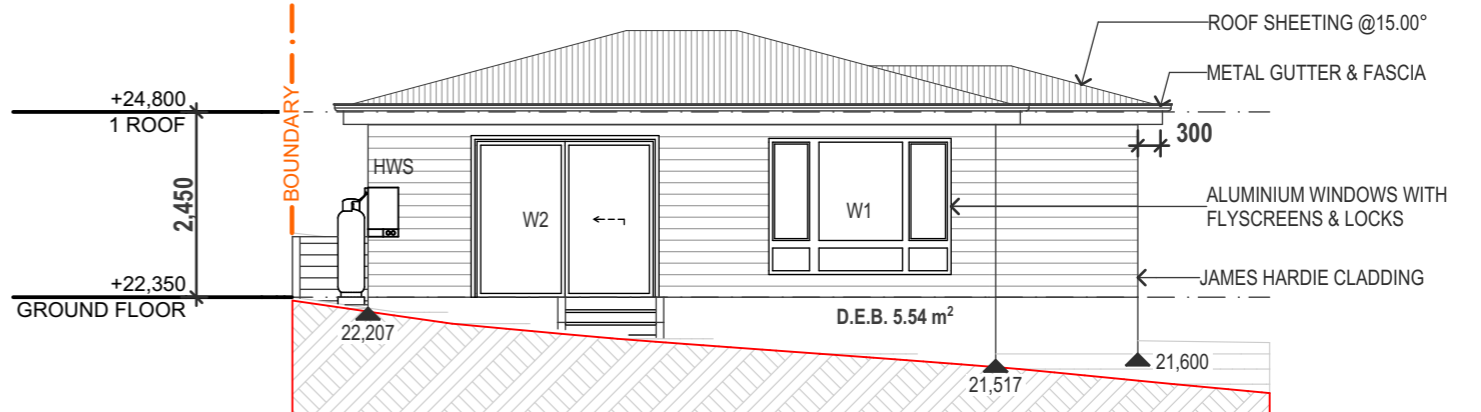
NORTH WEST ELEVATION



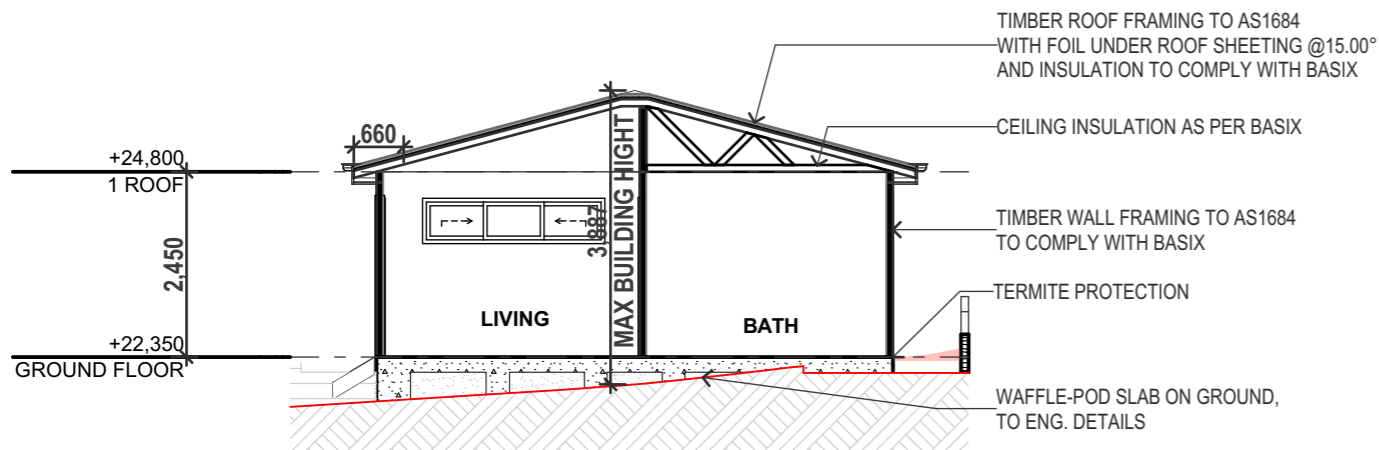
NORTH EAST ELEVATION



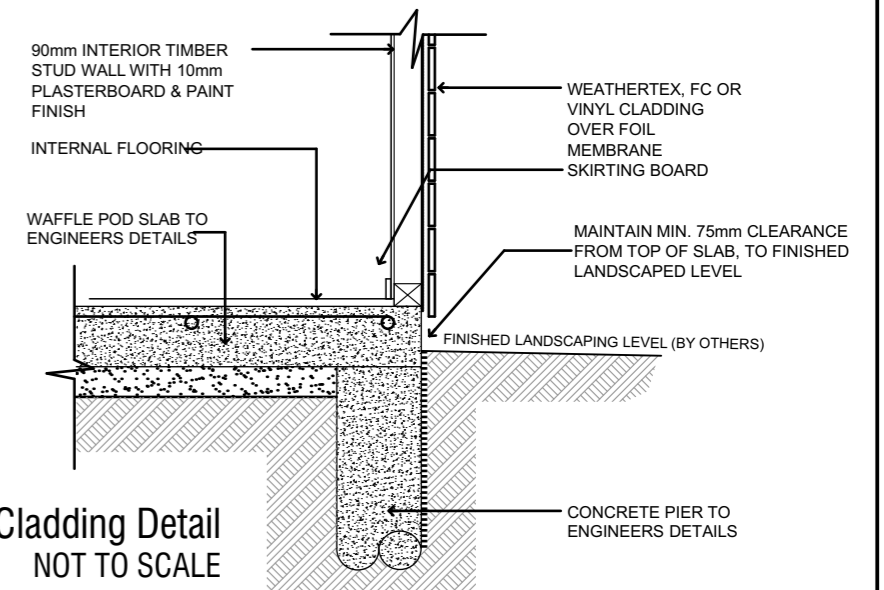
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



CROSS SECTION



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 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 LEVELING 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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LOT 11 - DP 20292

ELEVATIONS & SECTION

JOB REF	193641
SCALE A3	1:100
SHEET	DA 04

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Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<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 - suspended floor above open subfloor, framed	0.8 (or 1.5 including construction) (down)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (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: 2.74 (up), roof: foil backed blanket (75 mm)	framed; dark (solar absorptance > 0.70)

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> <li>For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.</li> <li>Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.</li> </ul>	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
<b>North-East facing</b>					
W05	600	610	aluminium, single, clear	eave 300 mm, 50 mm above head of window or glazed door	>4 m high, 2-5 m away
<b>South-East facing</b>					
W07	1200	1450	aluminium, single, clear	eave 300 mm, 50 mm above head of window or glazed door	not overshadowed
W06	1200	1450	aluminium, single, clear	eave 300 mm, 50 mm above head of window or glazed door	not overshadowed
W02	2100	2410	aluminium, single, clear	solid overhang 1200 mm, 50 mm above head of window or glazed door	>4 m high, 2-5 m away
W01	1800	2410	aluminium, single, clear	eave 300 mm, 50 mm above head of window or glazed door	>4 m high, 2-5 m away
<b>North-West facing</b>					
W03	1029	2410	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 300 mm, 50 mm above head of window or glazed door	not overshadowed
W04	1200	1450	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 300 mm, 50 mm above head of window or glazed door	not overshadowed

Project summary		
Project name	3 Patrick Street, Avalon Beach_04	
Street address	3 Patrick Street Avalon Beach 2107	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 20292	
Lot no.	11	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	✓ 43	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

**CERTIFICATE NUMBER:  
1050327S**

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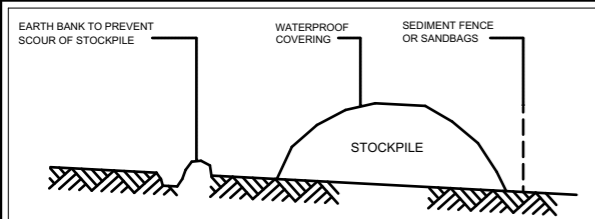
CLIENT DETAILS	
3 Patrick St, Avalon Beach	
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JOB REF	193641
SCALE A3	1:1.54
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<b>BASIX COMMITMENTS</b>	

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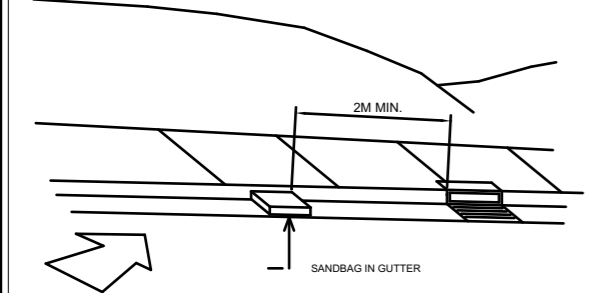


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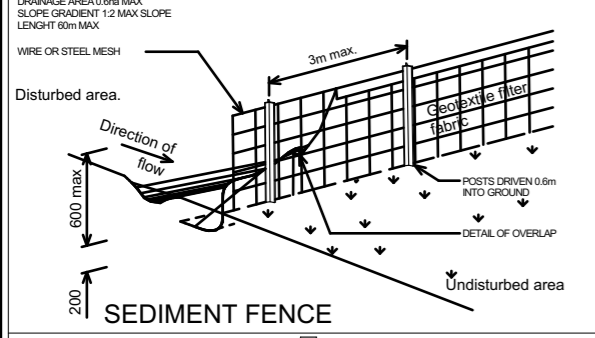
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a 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>			
Rainwater tank			
The applicant must install a rainwater tank of at least 5000 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 70 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>Energy Commitments</b>			
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
<b>Cooling system</b>			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
<b>Heating system</b>			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
<b>Artificial lighting</b>			
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> <li>all bathrooms/toilets; dedicated</li> <li>the laundry; dedicated</li> <li>all hallways; dedicated</li> </ul>		✓	✓
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Other</b>			
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.		✓	



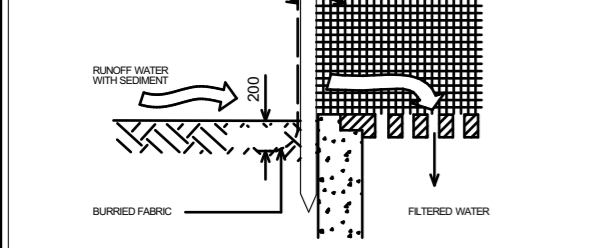
**BUILDING MATERIAL STOCKPILES**



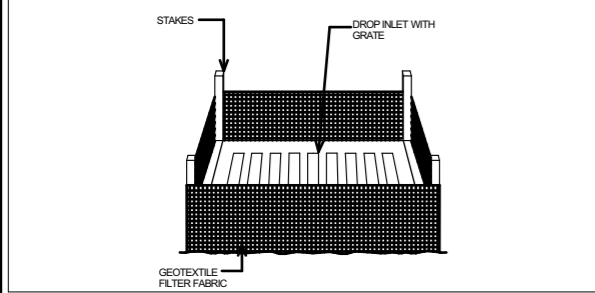
**SANDBAG KERB SEDIMENT TRAP**



**SEDIMENT FENCE**



**SEDIMENT TRAP TO STORMWATER SUMP**

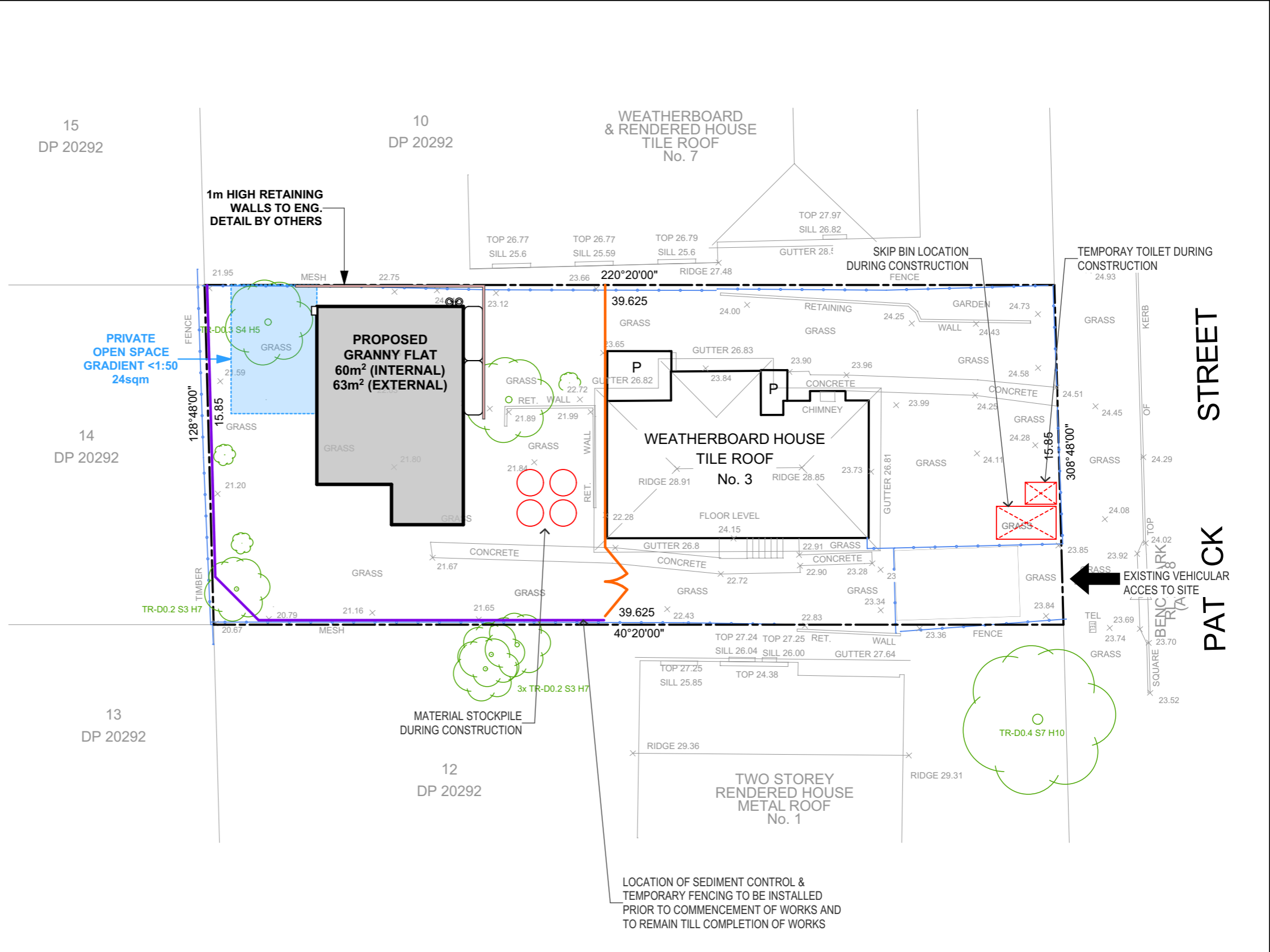


**LEGEND:**

- PROPOSED PROTECTIVE SITE FENCING
- PROPOSED SEDIMENT CONTROL FENCING

**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.



LOCATION OF SEDIMENT CONTROL & TEMPORARY FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF WORKS AND TO REMAIN TILL COMPLETION OF WORKS

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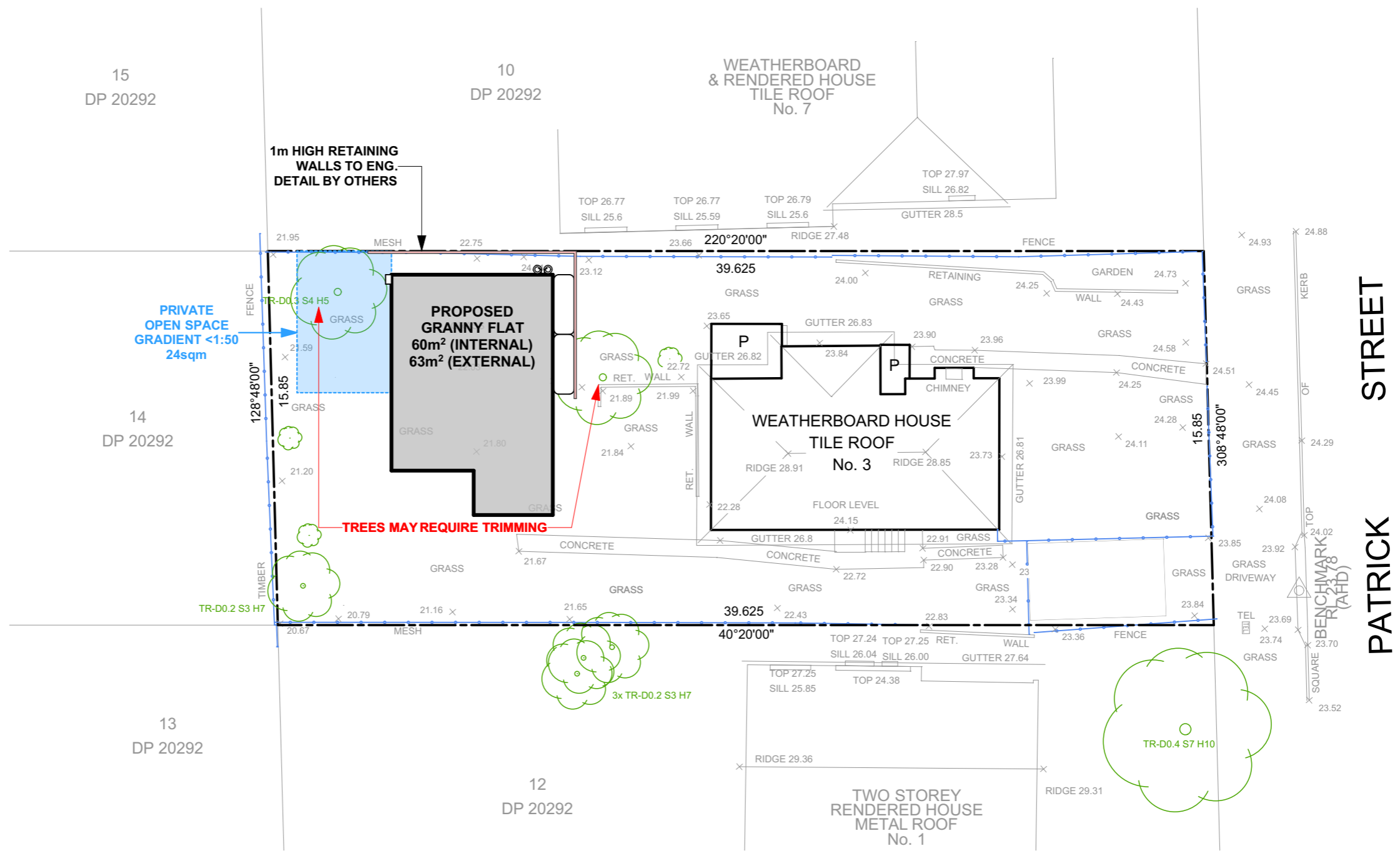
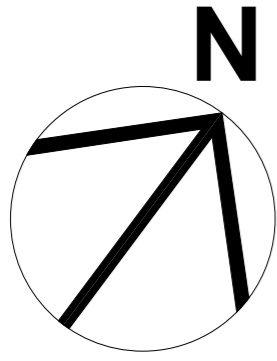
3 Patrick St, Avalon Beach  
Leanne & Ross Murray

JOB REF	193641
SCALE A3	1:200
SHEET	DA 06

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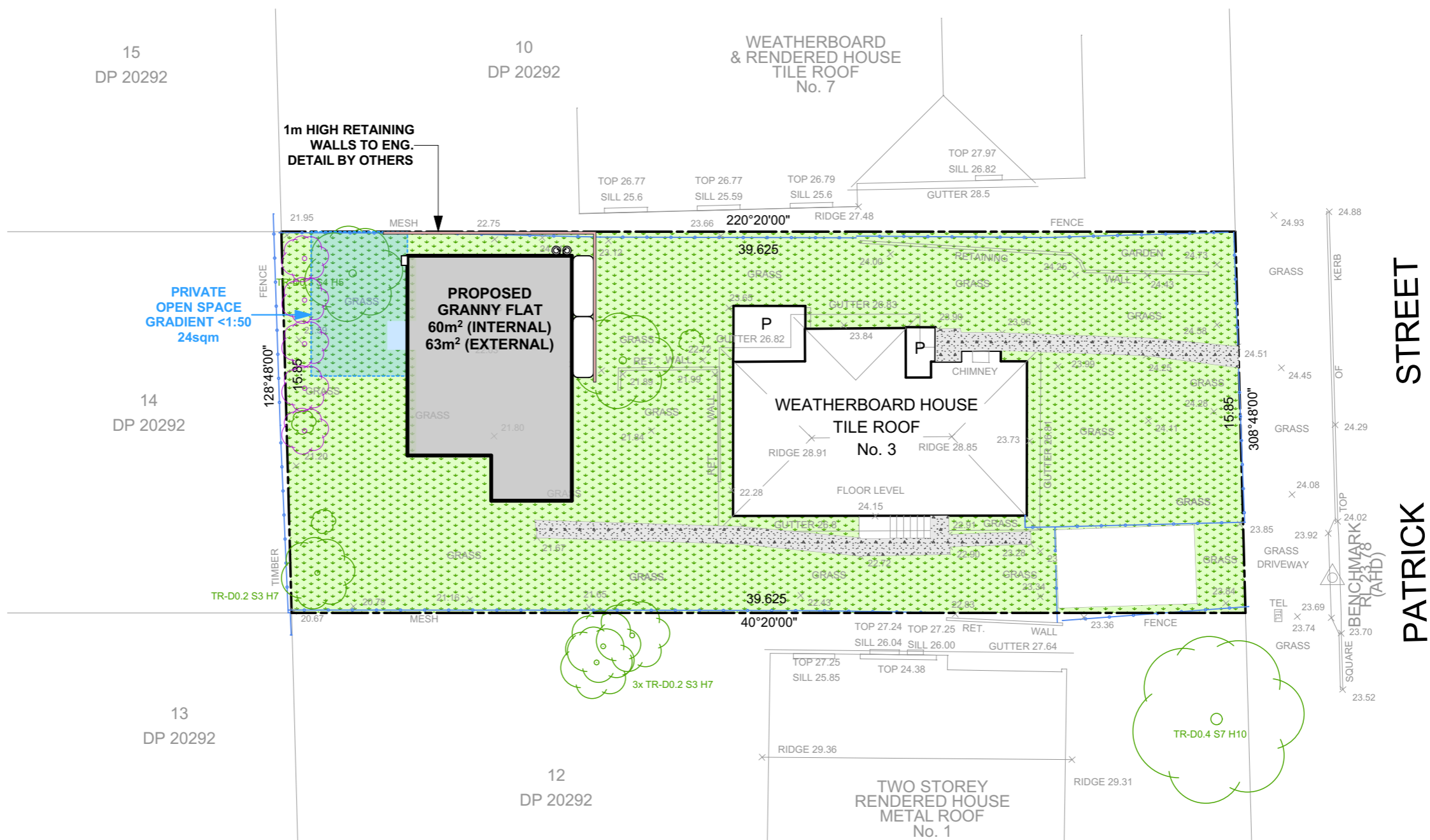
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Leanne & Ross Murray	
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<b>DA 07 DEMO PLAN</b>	

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**LEGEND:**

	SOFT LANDSCAPED AREA
	CONCRETE AREA
	TREES TO BE REMOVED
	TREES TO BE RETAINED
	SCREEN PLANTING

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SCALE A3	1:1, 1:200
SHEET	DA 08

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**SOFT AREA PLAN**

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