
From: [REDACTED]
Sent: 7/03/2023 8:19:55 AM
To: Council Northernbeaches Mailbox
Subject: FW: Attn. Development Assessment - DA2022/1128 Objection Letter
Re. 38 The Drive, Freshwater.
Attachments: OBJ-05 38 The Drive 2023 DA Objection Diagram.pdf; 36 The Drive
Freshwater - CDC Secondary Dwelling Notification Letters.pdf; 36 The
Drive Freshwater - CDC Secondary Dwelling Application.PDF;

Attn. Development Assessment,

DA2022/1128 - 38 The Drive, Freshwater.

Objection Letter from Angelo - Owner of 36 the Drive, Freshwater.

The 2023 DA re-submission has done little to address the primary concerns relating 36 The Drive's loss of amenity (Overshadowing, overlooking, loss of privacy & loss of views). As 36 The Drive sits on the South side of 38 The Drive, the overshadowing impacts are more significant than any other neighbouring property. As 38 The Drive's proposed new dwelling wraps around both the North and West Sides of 36 The Drive with an elevated position, the overlooking issues and loss of privacy are greater than any other neighbour.

We once again submit our list of objections to the Revised Feb 2023 DA as follows:

- **Secondary Dwelling above the new Garage:**

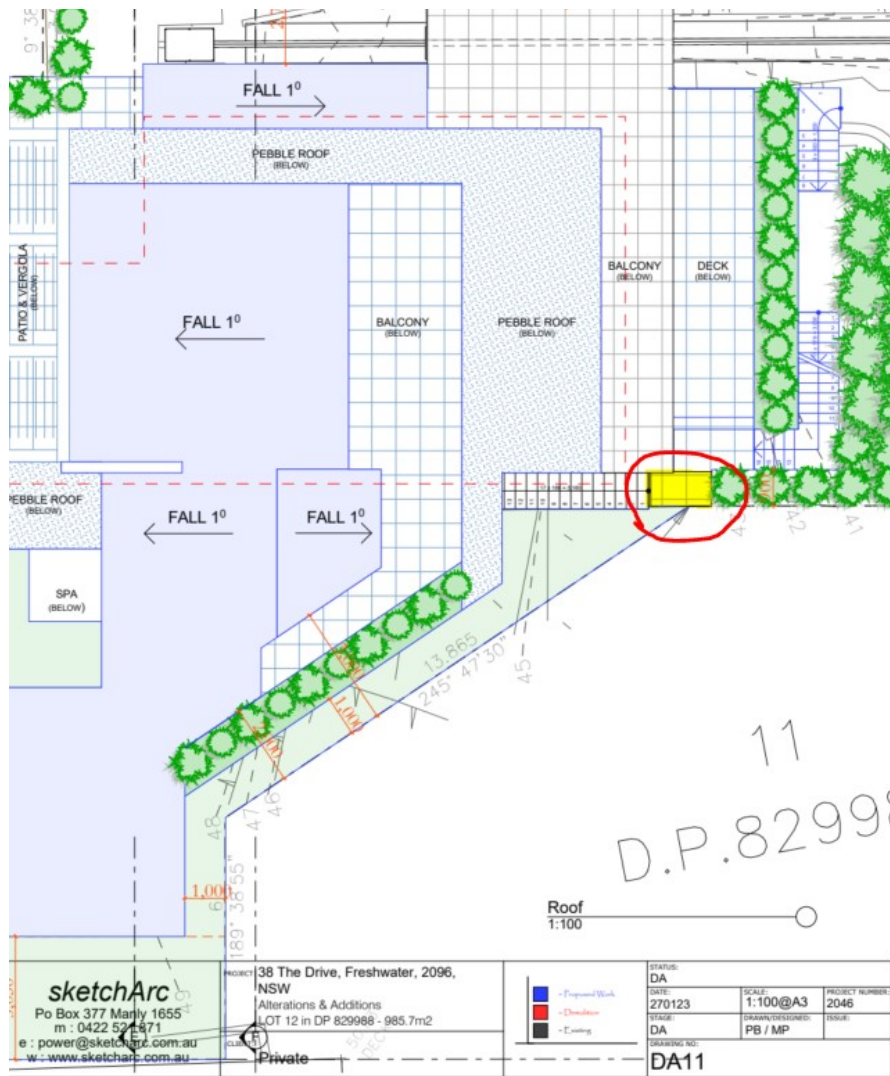
- The Front Wall of Secondary dwelling still has less of a front setback than the front wall of 36 The Drive. The front setback is also less than the recently built Secondary Dwelling 6 Coastview Place, which is located on the northern side of the proposed Granny Flat of 38 The Drive. This Secondary Dwelling has a minimum front setback of 3.5m at any one point. Council had allowed this concession from the normal front setback of 6.5m.
The proposed secondary dwelling front wall sits approx. 350mm closer to the street than 36 The Drive. If both front walls were at least aligned, overshadowing would be minimised. We urge the council to require the front wall of the Secondary Dwelling be moved back another 350mm so that it at least aligns with the front wall of 36 The Drive. We note this request concedes that the proposed granny flat North-East wall corner would be set back from the front boundary approx. 1.6m, which is closer to the front boundary than any other nearby property, and does not complement the existing neighbourhood character of the surrounding buildings.
- The proposed glass balustrade to the front balcony of the Secondary Dwelling does not address the privacy concern that was raised. The slope of the natural ground does not allow for planting to provide privacy screening. It is still possible for occupants of the Secondary Dwelling to look directly across the lower balcony of 36 The Drive and into the Ground Floor Bedroom and Living. Privacy Screening will be required to prevent direct overlooking between balconies and into bedrooms. The height of such privacy screening should not cause additional overshadowing. (*see image below*).



- The Green Roof above the Secondary Dwelling is another point of objection. Whilst we welcome the lowering of the Secondary Dwelling roof height to preserve #36's existing views across the site to the beach, headland and ocean beyond, we worry that rooftop planting will quickly grow and block these established Northerly views. If council cannot condition a permanent height of green roof landscaping, we ask that the roof be changed to a medium to dark coloured roof, or concrete roof with pebble ballast would be preferred. If a green roof with soil and landscaping is to be approved, even moderate sized planting will cause substantial view loss from the only North-facing Living Room window. Without a view-loss diagram prepared by the applicant, we have prepared a diagram that attempts to illustrate the potential view loss from the secondary dwelling rooftop planting. *OBJ-05 38 The Drive 2023 DA Objection Diagram.pdf*

- **Primary Dwelling Main Pedestrian Entry Stair and Door:**

- The overlooking and privacy concerns raised with the elevation of the entry porch, stair and landings in combination with their proximity to the side boundary line remain unaddressed.
- We emphasise that the proposed Primary Dwelling additions sit no further than 1m from the rear boundary of 36 The Drive whereas the proposed secondary dwelling being constructed at the rear area of 36 The Drive sits at least 3m from the same boundary.
- The correction to DA6 now shows the pedestrian path and steps to be followed to the Front Entry Door of the Primary Dwelling, past the new elevated Deck (AHD 44.31) on DA7.
- The latest DA iteration has marginally lowered the height of the stair landing (was RL 44.31, now 44.04 on DA08). The base of the entry stair hard up against the side boundary is approx. 900mm above the adjacent surveyed natural ground level (RL43.12). A person standing on that landing will be able to look directly over a 1.8m high boundary fence. Any person descending the entry staircase as they leave via the front door will be more than 2m above the natural ground level, looking over the fenceline, directly over 36 The Drive's rear yard.
- The narrowing of the main entry stair does little to address the overlooking and loss of privacy.

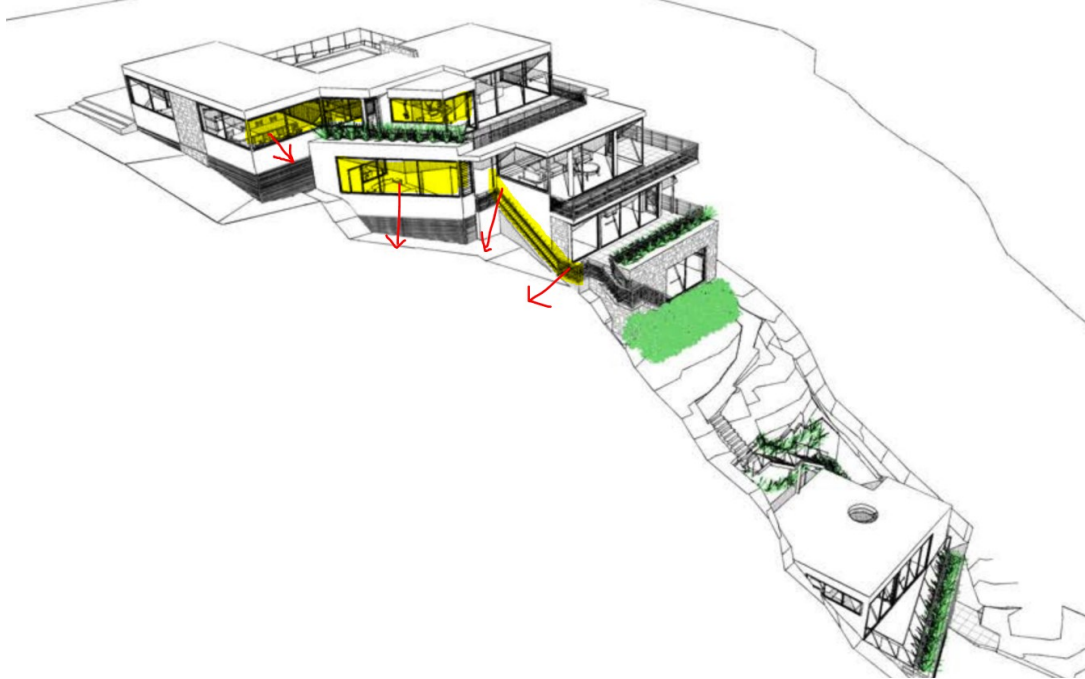


- **Primary Dwelling Overlooking:**

- Whilst we welcome the increased setback to the First Floor Sitting Room glazing line and the

attempt to introduce some planting, the height above natural ground and the proximity of the Bed 5 & Living Room glazing to the boundary of 36 The Drive is unacceptable.

- We note that the extent of elevated bedroom and living room windows directly overlooking the rear yard of 36 The Drive is even more evident with the removal of the external vertical screens.



- The floor of Bedroom 5 (RL 47.33) is approx 1.8m above the natural ground level. A 1.8m high boundary fence will not prevent total overlooking of 36 The Drive's property.
- The floor of the Entertaining Area on Level 1 (RL50.80) is approx 2.8m above natural ground level at the boundary, 1m away from the window glazing. Boundary Fencing will not prevent total overlooking of 36 The Drive and no external privacy screens are proposed.
- The owners of 36 The Drive strongly object to the overwhelming loss of privacy that would be caused by the elevation, proximity and number of large windows from Bedroom, Living and Bathroom areas that totally overlook the year yard of 36 The Drive.
- It is clear that the design is seeking to maximise Easterly ocean views across the rear yard of 36 The Drive but the proposed design does nothing to prevent overlooking directly into the entirety of 36 The Drive's Private Outdoor Space.
- We wish to inform Council that #36 The Drive will be obtaining a Construction Certificate imminently for the construction of a secondary dwelling in the rear portion of the property, located in the least steep portion of the site and heavily impacted by the overshadowing and overlooking impacts of the proposed #38 The Drive primary dwelling. We attach the Complying Development Certificate drawings for #36 The Drive, for council to take into consideration in regards to specific amenity impacts that will be experienced by #38's 1m side setbacks, tall wall heights and windows being proposed so close to the future 36 The Drive's own secondary dwelling.
- The proposed primary dwelling at 38 The Drive simply remains too close (1m) from the common boundary with 36 The Drive, remains too tall, and contains too many windows sized and positioned with no regard to the privacy of neighbouring residents at 36 The Drive.

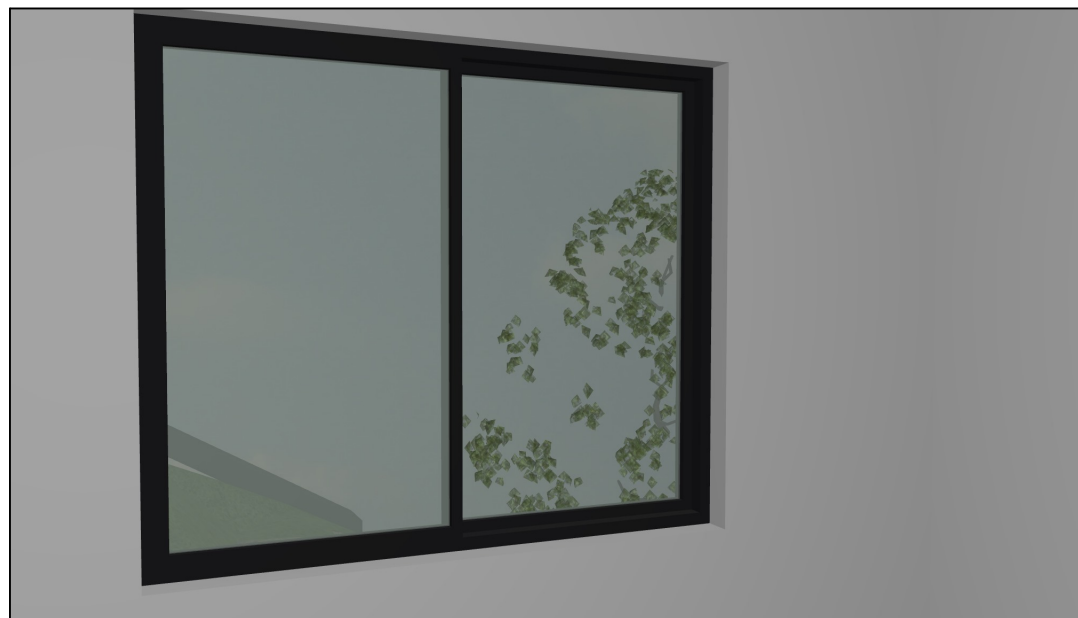
Regards,
Angelo Evangelatos

EXISTING VIEW

From 36 The Drive's only North-Facing Living Room Window



36 THE DRIVE - ONLY NORTH-FACING LIVING ROOM WINDOW PHOTO: Existing



36 THE DRIVE - ONLY NORTH-FACING LIVING ROOM WINDOW - Existing

INDICATIVE PLANTING
ON TOP OF GREEN ROOF

PROPOSED SECONDARY
DWELLING ROOF
PARAPET RL31.45.
DOTTED LINE COPIED
FROM CAD IMAGE
BELOW.

**CONCERN OVER VIEW
LOSS FROM
LANDSCAPING AND
PLANTS GROWING ON
THE PROPOSED GREEN
ROOF TOP.**

A pebble ballast concrete
roof or non-reflective metal
roof would ensure
Northerly ocean views are
not lost over time from #36

INDICATIVE PLANTING
ON TOP OF GREEN ROOF

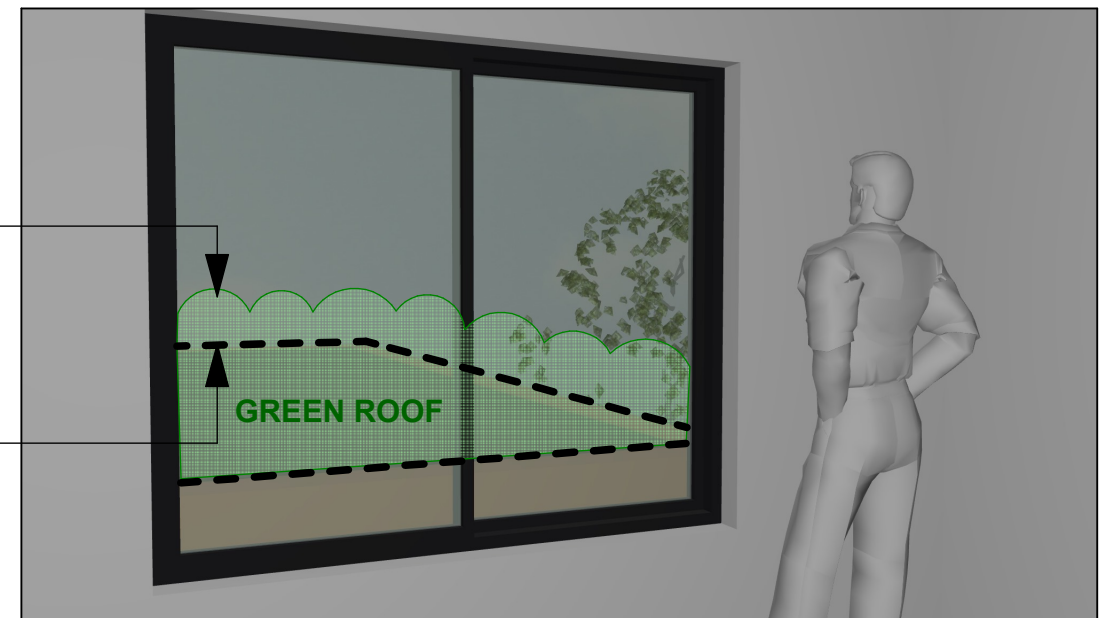
PROPOSED SECONDARY
DWELLING ROOF
PARAPET RL31.45.
DOTTED PARAPET EDGE
MODELLED IN CAD.

PROPOSED VIEW

From 36 The Drive's only North-Facing Living Room Window



36 THE DRIVE - ONLY NORTH-FACING LIVING ROOM WINDOW PHOTO: Proposed



36 THE DRIVE - ONLY NORTH-FACING LIVING ROOM WINDOW - Proposed

NOTICE OF APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

Under Clause 130AB of the Environmental Planning and Assessment Regulation 2000

8/02/2023
3 Seddon Hill Road
Freshwater NSW 2096

Dear Sir/Madam,

On 8/02/2023, United Building Certifiers received an application for a complying development certificate (CDC) that relates to a property close to your address at Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096.

We are writing to advise you that we are in receipt of an application for a Complying Development Certificate and will determine the application in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and it will be approved no sooner than 14 days from the date of this letter.

The proposed development is for the following works: Construction of a secondary dwelling

This 14 day pre-approval period is an opportunity for you to discuss the proposed building works with the applicant. Please note that we will be in a position to determine this Complying Development application within 16 days from the date of this letter. Although, should you make any representations to the applicant, it is important to note they are under no obligation to make changes to the development. Similarly, as the Certifying Authority for the project the amended legislation does not make provisions that allow United Building Certifiers to provide further assistance in this matter or enforce a change in these plans.

Complying developments mean a faster approval process for the applicant, whilst ensuring stringent planning and environmental requirements are met.

If you wish to review and discuss the development plans, please contact the applicant.

Applicant's Name: Angelo and Joy Evangelatos
Applicant's Address: Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096
Applicant's Contact: 0418 444 800
Local Government Area: Northern Beaches Council

Once the application has been approved under a CDC, a copy of the approved CDC with the relevant plans and specifications will be available for inspection at the offices of Northern Beaches Council, free of charge, during their normal office hours.

You will be advised in writing by the applicant, seven days before commencement of the approved works.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'L. Glavas'.

Luke Glavas

Registration No - BDC 2462

NOTICE OF APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

Under Clause 130AB of the Environmental Planning and Assessment Regulation 2000

8/02/2023
1 Seddon Hill Road
Freshwater NSW 2096

Dear Sir/Madam,

On 8/02/2023, United Building Certifiers received an application for a complying development certificate (CDC) that relates to a property close to your address at Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096.

We are writing to advise you that we are in receipt of an application for a Complying Development Certificate and will determine the application in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and it will be approved no sooner than 14 days from the date of this letter.

The proposed development is for the following works: Construction of a secondary dwelling

This 14 day pre-approval period is an opportunity for you to discuss the proposed building works with the applicant. Please note that we will be in a position to determine this Complying Development application within 16 days from the date of this letter. Although, should you make any representations to the applicant, it is important to note they are under no obligation to make changes to the development. Similarly, as the Certifying Authority for the project the amended legislation does not make provisions that allow United Building Certifiers to provide further assistance in this matter or enforce a change in these plans.

Complying developments mean a faster approval process for the applicant, whilst ensuring stringent planning and environmental requirements are met.

If you wish to review and discuss the development plans, please contact the applicant.

Applicant's Name: Angelo and Joy Evangelatos
Applicant's Address: Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096
Applicant's Contact: 0418 444 800
Local Government Area: Northern Beaches Council

Once the application has been approved under a CDC, a copy of the approved CDC with the relevant plans and specifications will be available for inspection at the offices of Northern Beaches Council, free of charge, during their normal office hours.

You will be advised in writing by the applicant, seven days before commencement of the approved works.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'L. Glavas'.

Luke Glavas

Registration No - BDC 2462

NOTICE OF APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

Under Clause 130AB of the Environmental Planning and Assessment Regulation 2000

8/02/2023
1 Dick Street
Freshwater NSW 2096

Dear Sir/Madam,

On 8/02/2023, United Building Certifiers received an application for a complying development certificate (CDC) that relates to a property close to your address at Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096.

We are writing to advise you that we are in receipt of an application for a Complying Development Certificate and will determine the application in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and it will be approved no sooner than 14 days from the date of this letter.

The proposed development is for the following works: Construction of a secondary dwelling

This 14 day pre-approval period is an opportunity for you to discuss the proposed building works with the applicant. Please note that we will be in a position to determine this Complying Development application within 16 days from the date of this letter. Although, should you make any representations to the applicant, it is important to note they are under no obligation to make changes to the development. Similarly, as the Certifying Authority for the project the amended legislation does not make provisions that allow United Building Certifiers to provide further assistance in this matter or enforce a change in these plans.

Complying developments mean a faster approval process for the applicant, whilst ensuring stringent planning and environmental requirements are met.

If you wish to review and discuss the development plans, please contact the applicant.

Applicant's Name: Angelo and Joy Evangelatos
Applicant's Address: Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096
Applicant's Contact: 0418 444 800
Local Government Area: Northern Beaches Council

Once the application has been approved under a CDC, a copy of the approved CDC with the relevant plans and specifications will be available for inspection at the offices of Northern Beaches Council, free of charge, during their normal office hours.

You will be advised in writing by the applicant, seven days before commencement of the approved works.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'L. Glavas'.

Luke Glavas

Registration No - BDC 2462

NOTICE OF APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

Under Clause 130AB of the Environmental Planning and Assessment Regulation 2000

8/02/2023
25 The Drive
Freshwater NSW 2096

Dear Sir/Madam,

On 8/02/2023, United Building Certifiers received an application for a complying development certificate (CDC) that relates to a property close to your address at Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096.

We are writing to advise you that we are in receipt of an application for a Complying Development Certificate and will determine the application in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and it will be approved no sooner than 14 days from the date of this letter.

The proposed development is for the following works: Construction of a secondary dwelling

This 14 day pre-approval period is an opportunity for you to discuss the proposed building works with the applicant. Please note that we will be in a position to determine this Complying Development application within 16 days from the date of this letter. Although, should you make any representations to the applicant, it is important to note they are under no obligation to make changes to the development. Similarly, as the Certifying Authority for the project the amended legislation does not make provisions that allow United Building Certifiers to provide further assistance in this matter or enforce a change in these plans.

Complying developments mean a faster approval process for the applicant, whilst ensuring stringent planning and environmental requirements are met.

If you wish to review and discuss the development plans, please contact the applicant.

Applicant's Name: Angelo and Joy Evangelatos
Applicant's Address: Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096
Applicant's Contact: 0418 444 800
Local Government Area: Northern Beaches Council

Once the application has been approved under a CDC, a copy of the approved CDC with the relevant plans and specifications will be available for inspection at the offices of Northern Beaches Council, free of charge, during their normal office hours.

You will be advised in writing by the applicant, seven days before commencement of the approved works.

Yours faithfully,



Luke Glavas

Registration No - BDC 2462

NOTICE OF APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

Under Clause 130AB of the Environmental Planning and Assessment Regulation 2000

8/02/2023
27 The Drive
Freshwater NSW 2096

Dear Sir/Madam,

On 8/02/2023, United Building Certifiers received an application for a complying development certificate (CDC) that relates to a property close to your address at Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096.

We are writing to advise you that we are in receipt of an application for a Complying Development Certificate and will determine the application in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and it will be approved no sooner than 14 days from the date of this letter.

The proposed development is for the following works: Construction of a secondary dwelling

This 14 day pre-approval period is an opportunity for you to discuss the proposed building works with the applicant. Please note that we will be in a position to determine this Complying Development application within 16 days from the date of this letter. Although, should you make any representations to the applicant, it is important to note they are under no obligation to make changes to the development. Similarly, as the Certifying Authority for the project the amended legislation does not make provisions that allow United Building Certifiers to provide further assistance in this matter or enforce a change in these plans.

Complying developments mean a faster approval process for the applicant, whilst ensuring stringent planning and environmental requirements are met.

If you wish to review and discuss the development plans, please contact the applicant.

Applicant's Name: Angelo and Joy Evangelatos
Applicant's Address: Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096
Applicant's Contact: 0418 444 800
Local Government Area: Northern Beaches Council

Once the application has been approved under a CDC, a copy of the approved CDC with the relevant plans and specifications will be available for inspection at the offices of Northern Beaches Council, free of charge, during their normal office hours.

You will be advised in writing by the applicant, seven days before commencement of the approved works.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'L. Glavas'.

Luke Glavas

Registration No - BDC 2462

NOTICE OF APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

Under Clause 130AB of the Environmental Planning and Assessment Regulation 2000

8/02/2023
32 The Drive
Freshwater NSW 2096

Dear Sir/Madam,

On 8/02/2023, United Building Certifiers received an application for a complying development certificate (CDC) that relates to a property close to your address at Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096.

We are writing to advise you that we are in receipt of an application for a Complying Development Certificate and will determine the application in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and it will be approved no sooner than 14 days from the date of this letter.

The proposed development is for the following works: Construction of a secondary dwelling

This 14 day pre-approval period is an opportunity for you to discuss the proposed building works with the applicant. Please note that we will be in a position to determine this Complying Development application within 16 days from the date of this letter. Although, should you make any representations to the applicant, it is important to note they are under no obligation to make changes to the development. Similarly, as the Certifying Authority for the project the amended legislation does not make provisions that allow United Building Certifiers to provide further assistance in this matter or enforce a change in these plans.

Complying developments mean a faster approval process for the applicant, whilst ensuring stringent planning and environmental requirements are met.

If you wish to review and discuss the development plans, please contact the applicant.

Applicant's Name: Angelo and Joy Evangelatos
Applicant's Address: Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096
Applicant's Contact: 0418 444 800
Local Government Area: Northern Beaches Council

Once the application has been approved under a CDC, a copy of the approved CDC with the relevant plans and specifications will be available for inspection at the offices of Northern Beaches Council, free of charge, during their normal office hours.

You will be advised in writing by the applicant, seven days before commencement of the approved works.

Yours faithfully,



Luke Glavas

Registration No - BDC 2462

NOTICE OF APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

Under Clause 130AB of the Environmental Planning and Assessment Regulation 2000

8/02/2023
34 The Drive
Freshwater NSW 2096

Dear Sir/Madam,

On 8/02/2023, United Building Certifiers received an application for a complying development certificate (CDC) that relates to a property close to your address at Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096.

We are writing to advise you that we are in receipt of an application for a Complying Development Certificate and will determine the application in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and it will be approved no sooner than 14 days from the date of this letter.

The proposed development is for the following works: Construction of a secondary dwelling

This 14 day pre-approval period is an opportunity for you to discuss the proposed building works with the applicant. Please note that we will be in a position to determine this Complying Development application within 16 days from the date of this letter. Although, should you make any representations to the applicant, it is important to note they are under no obligation to make changes to the development. Similarly, as the Certifying Authority for the project the amended legislation does not make provisions that allow United Building Certifiers to provide further assistance in this matter or enforce a change in these plans.

Complying developments mean a faster approval process for the applicant, whilst ensuring stringent planning and environmental requirements are met.

If you wish to review and discuss the development plans, please contact the applicant.

Applicant's Name: Angelo and Joy Evangelatos
Applicant's Address: Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096
Applicant's Contact: 0418 444 800
Local Government Area: Northern Beaches Council

Once the application has been approved under a CDC, a copy of the approved CDC with the relevant plans and specifications will be available for inspection at the offices of Northern Beaches Council, free of charge, during their normal office hours.

You will be advised in writing by the applicant, seven days before commencement of the approved works.

Yours faithfully,



Luke Glavas

Registration No - BDC 2462

NOTICE OF APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

Under Clause 130AB of the Environmental Planning and Assessment Regulation 2000

8/02/2023
38 The Drive
Freshwater NSW 2096

Dear Sir/Madam,

On 8/02/2023, United Building Certifiers received an application for a complying development certificate (CDC) that relates to a property close to your address at Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096.

We are writing to advise you that we are in receipt of an application for a Complying Development Certificate and will determine the application in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and it will be approved no sooner than 14 days from the date of this letter.

The proposed development is for the following works: Construction of a secondary dwelling

This 14 day pre-approval period is an opportunity for you to discuss the proposed building works with the applicant. Please note that we will be in a position to determine this Complying Development application within 16 days from the date of this letter. Although, should you make any representations to the applicant, it is important to note they are under no obligation to make changes to the development. Similarly, as the Certifying Authority for the project the amended legislation does not make provisions that allow United Building Certifiers to provide further assistance in this matter or enforce a change in these plans.

Complying developments mean a faster approval process for the applicant, whilst ensuring stringent planning and environmental requirements are met.

If you wish to review and discuss the development plans, please contact the applicant.

Applicant's Name: Angelo and Joy Evangelatos
Applicant's Address: Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096
Applicant's Contact: 0418 444 800
Local Government Area: Northern Beaches Council

Once the application has been approved under a CDC, a copy of the approved CDC with the relevant plans and specifications will be available for inspection at the offices of Northern Beaches Council, free of charge, during their normal office hours.

You will be advised in writing by the applicant, seven days before commencement of the approved works.

Yours faithfully,



Luke Glavas

Registration No - BDC 2462

NOTICE OF APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

Under Clause 130AB of the Environmental Planning and Assessment Regulation 2000

8/02/2023
36 Coastview Place
Freshwater NSW 2096

Dear Sir/Madam,

On 8/02/2023, United Building Certifiers received an application for a complying development certificate (CDC) that relates to a property close to your address at Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096.

We are writing to advise you that we are in receipt of an application for a Complying Development Certificate and will determine the application in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and it will be approved no sooner than 14 days from the date of this letter.

The proposed development is for the following works: Construction of a secondary dwelling

This 14 day pre-approval period is an opportunity for you to discuss the proposed building works with the applicant. Please note that we will be in a position to determine this Complying Development application within 16 days from the date of this letter. Although, should you make any representations to the applicant, it is important to note they are under no obligation to make changes to the development. Similarly, as the Certifying Authority for the project the amended legislation does not make provisions that allow United Building Certifiers to provide further assistance in this matter or enforce a change in these plans.

Complying developments mean a faster approval process for the applicant, whilst ensuring stringent planning and environmental requirements are met.

If you wish to review and discuss the development plans, please contact the applicant.

Applicant's Name: Angelo and Joy Evangelatos
Applicant's Address: Lot 11, DP 829988, 36 The Drive, Freshwater NSW 2096
Applicant's Contact: 0418 444 800
Local Government Area: Northern Beaches Council

Once the application has been approved under a CDC, a copy of the approved CDC with the relevant plans and specifications will be available for inspection at the offices of Northern Beaches Council, free of charge, during their normal office hours.

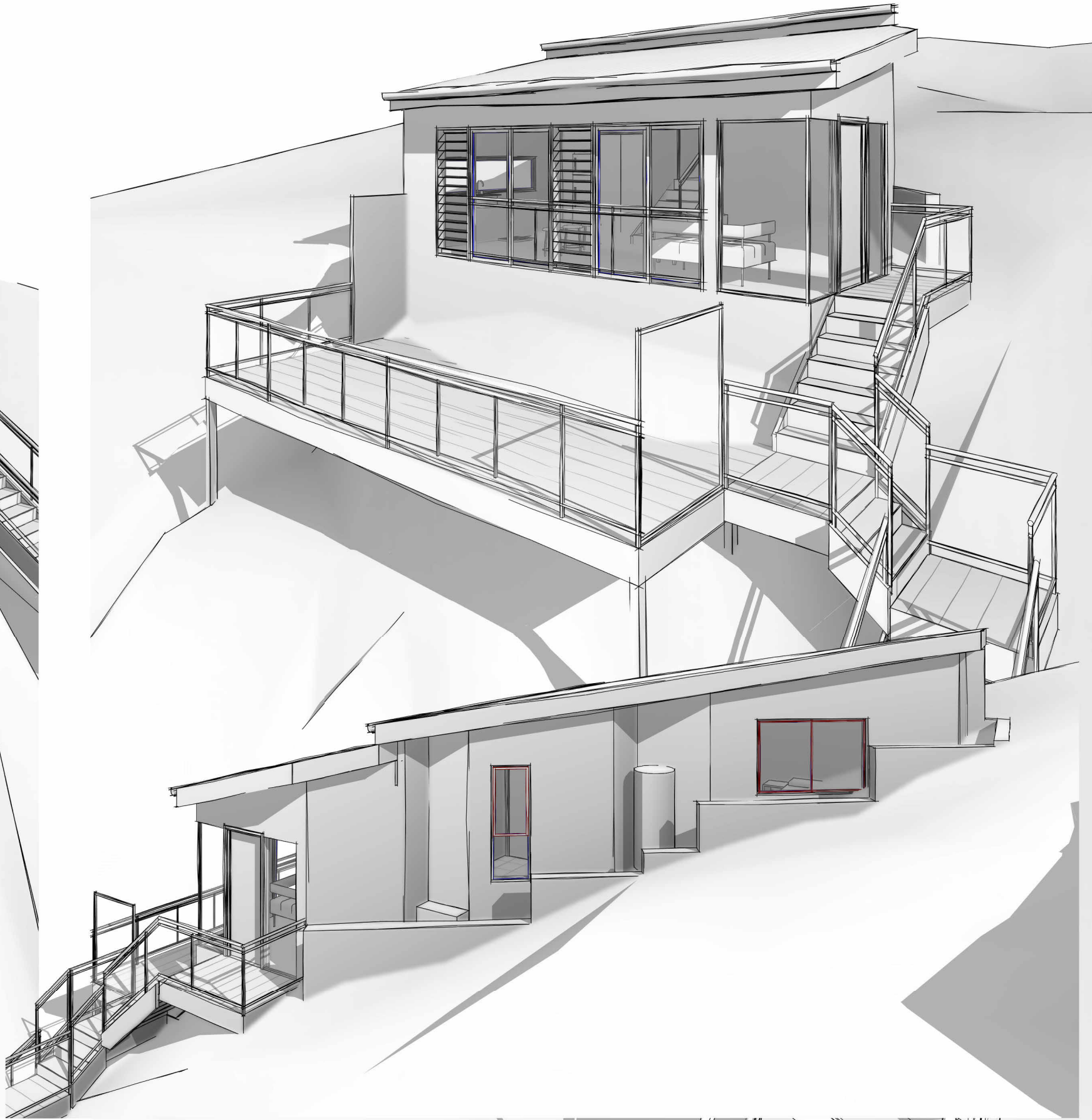
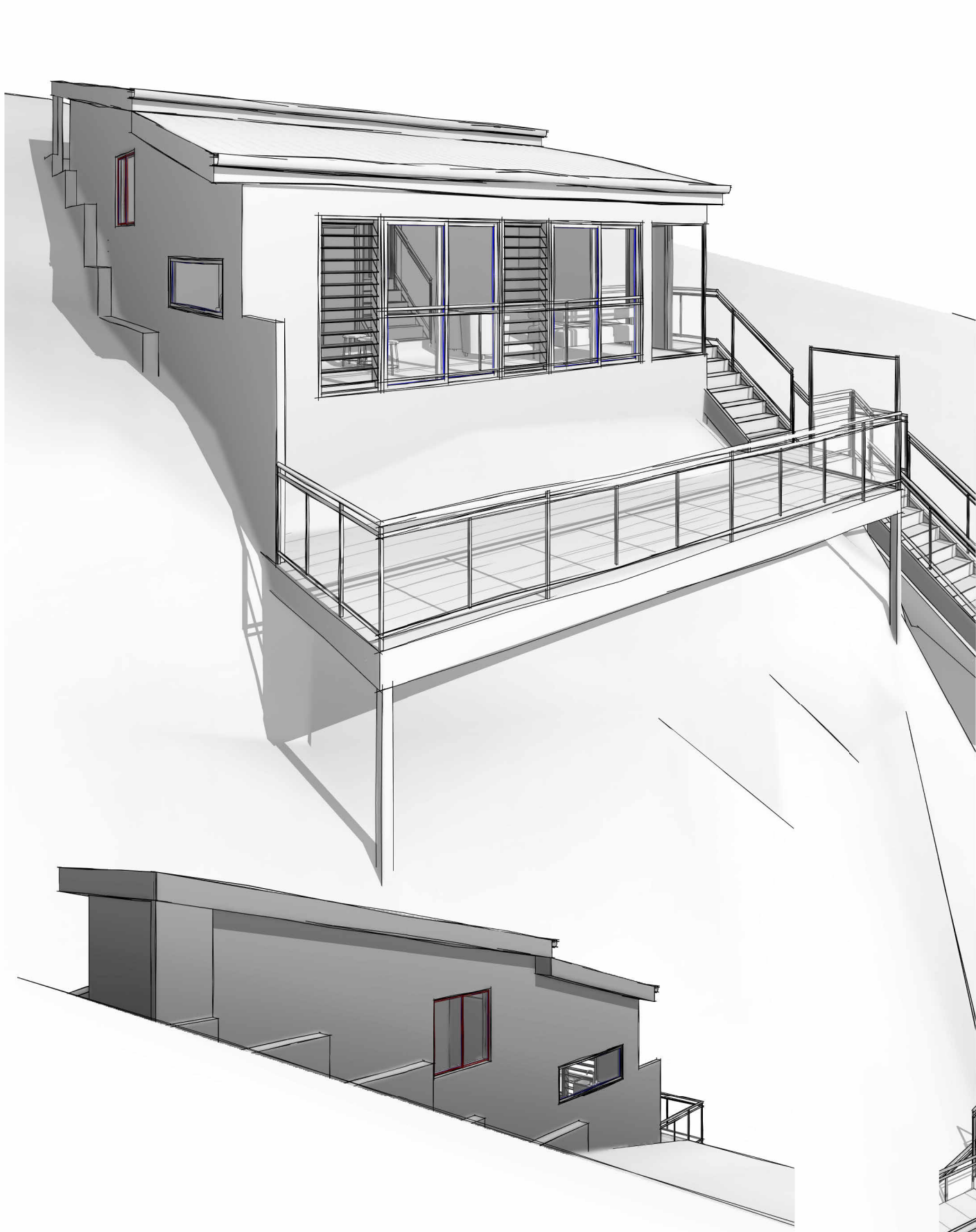
You will be advised in writing by the applicant, seven days before commencement of the approved works.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'L. Glavas'.

Luke Glavas

Registration No - BDC 2462



GENERAL NOTES

. All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.

. No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.

. No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.

. In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.

. All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.

. Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.

. All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.

. All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	description	
LS	04/08/22	A	ISSUE FOR CDC	
LS	27/11/22	B	ISSUE FOR CDC	
LS	23/01/23	C	ISSUE FOR CDC	
LS	20/02/23	D	FINALISED PLANS	

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 36 THE DRIVE, FRESHWATER 2096 LOT 11 DP 829988.



6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 68 659 200 389
spaces designed for life

client

ANGELO AND JOY EVANGELATOS

Bungalow Homes

	drawing					
	3D VIEWS					
	project no	date	sheet no.	scale @ A3	issue	checked
	22-76	04/08/22	0		D	EU



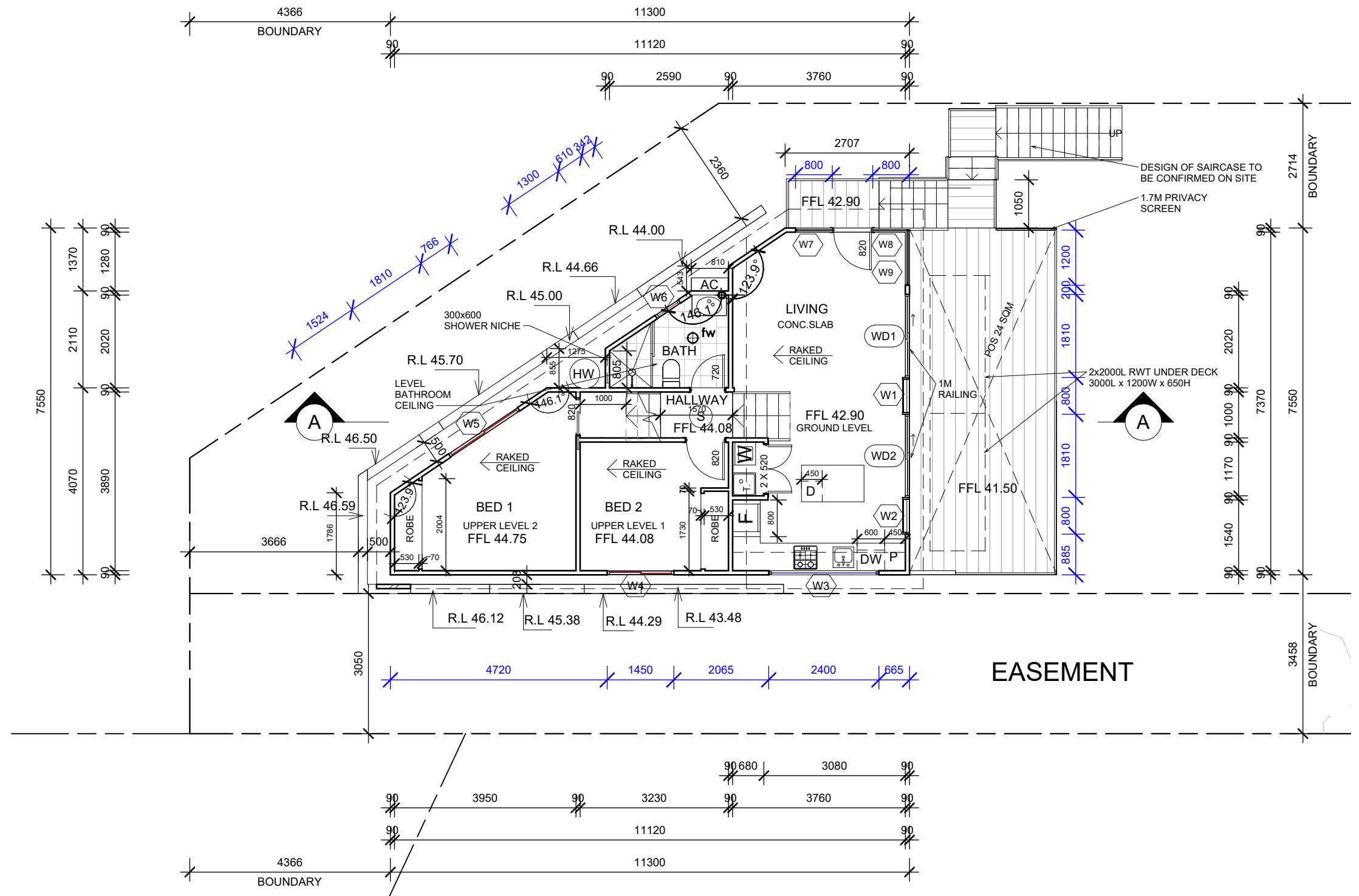
RK
DESIGNS

MARK	LEVEL	HEIGHT	WIDTH	SILL	HEAD
W1	GROUND FLOOR	2100	800	1050	3150
W2	GROUND FLOOR	2100	800	1050	3150
W3	GROUND FLOOR	700	2400	900	1600
W4	UPPER LEVEL 1	1200	1450	900	2100
W5	UPPER LEVEL 2	1200	1810	900	2100
W6	UPPER LEVEL 1	1800	610	300	2100
W7	GROUND FLOOR	2100	890	0	2100
W8	GROUND FLOOR	2100	890	0	2100
W9	GROUND FLOOR	2100	1200	0	2100

MARK	LEVEL	HEIGHT	WIDTH
WD1	GROUND FLOOR	2100	1810
WD2	GROUND FLOOR	2100	1810

FLOOR WASTE fw

(HARD WIRED PHOTO-ELECTRIC
SMOKE ALARMS TO BE
INSTALLED IN ACCORDANCE
WITH NCC PART 3.7.5 & AS 3786)



1 : 100

. All dimensions are to be confirmed on site by the builder/subcontractor, any incongruities must be reported to the Designer before commencement of any work.
 . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
 . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
 . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
 . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
 . Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
 . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
 . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	description
LS	04/08/22	A	ISSUE FOR CDC
LS	27/11/22	B	ISSUE FOR CDC
LS	23/01/23	C	ISSUE FOR CDC
LS	20/02/23	D	FINALISED PLANS

client
ANGELO AND JOY EVANGELATOS



GROU
project n
22-76

no	date
	04/0

FLOOR

8/22

sheet n
2

o.	scal
	1 :

e @ A3
100

issue	c
D	E

checked
EU

D

DESIGN



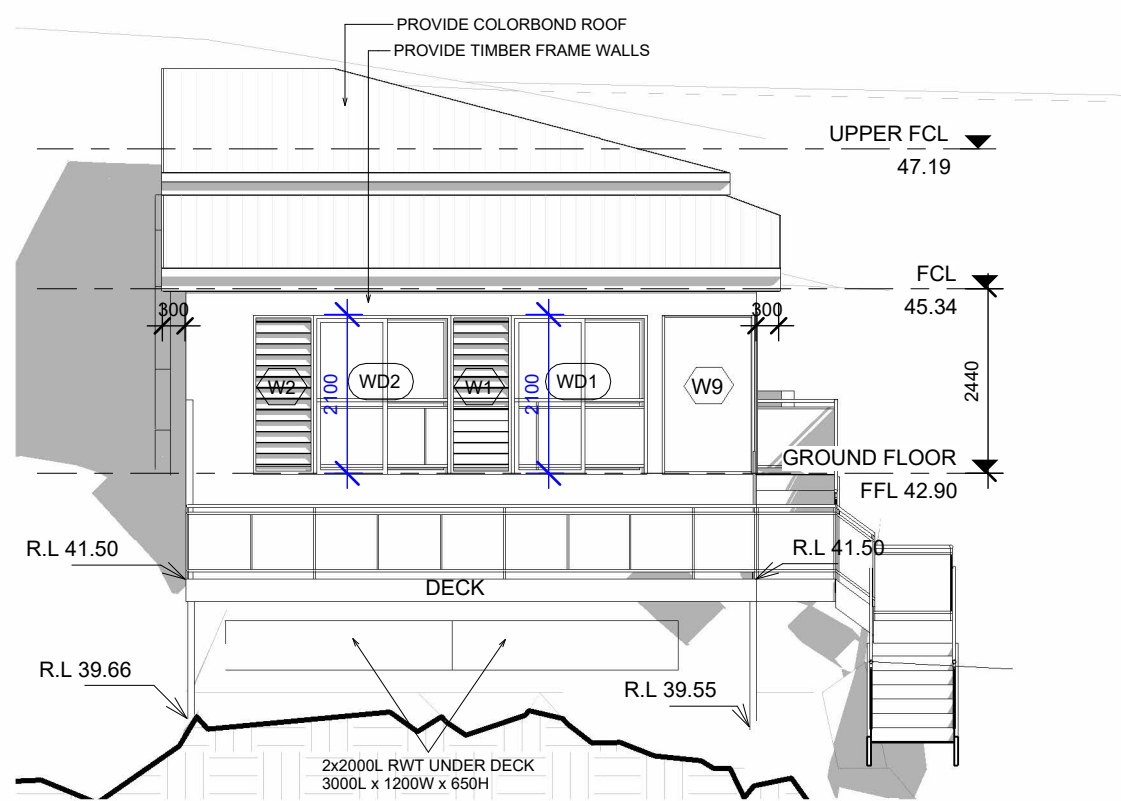
5



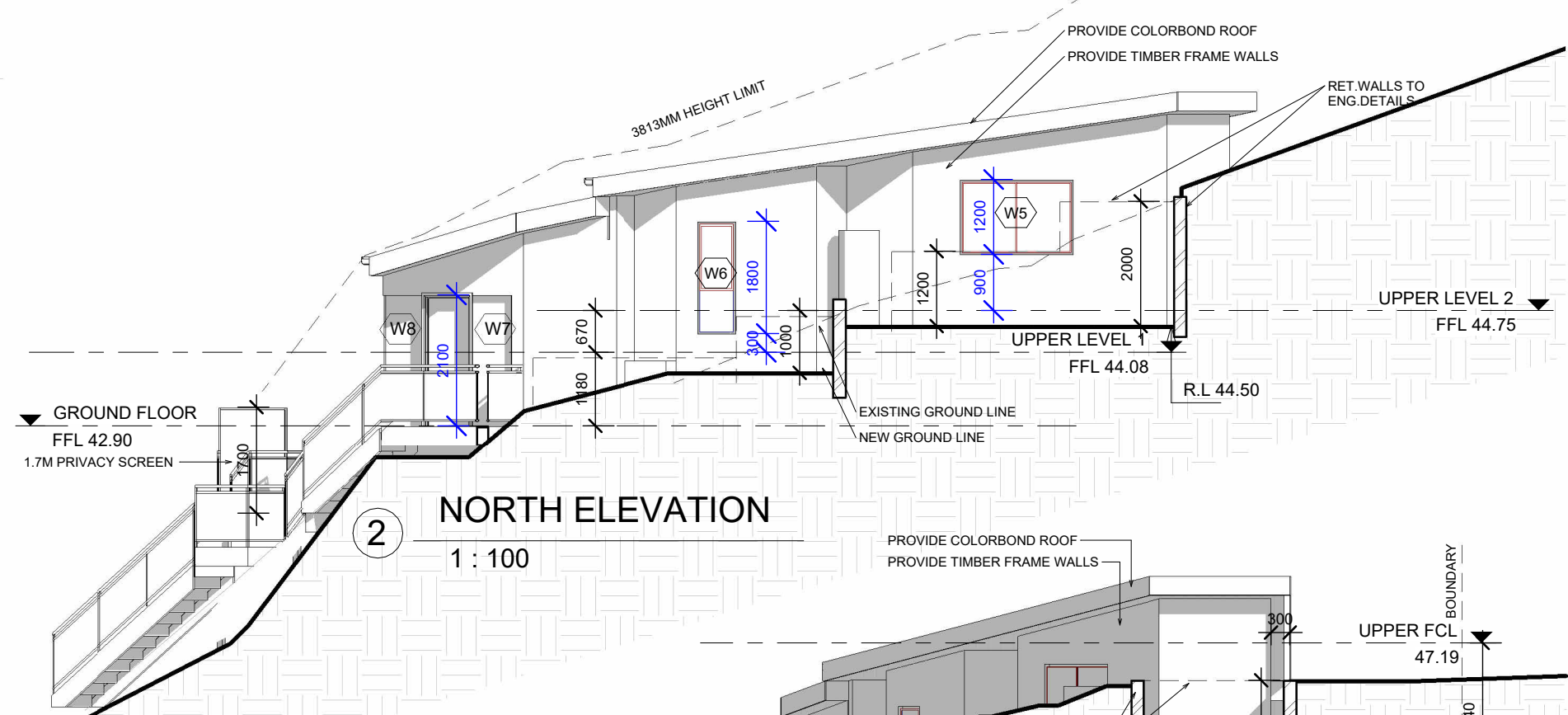
6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 68 659 200 389

spaces designed for life

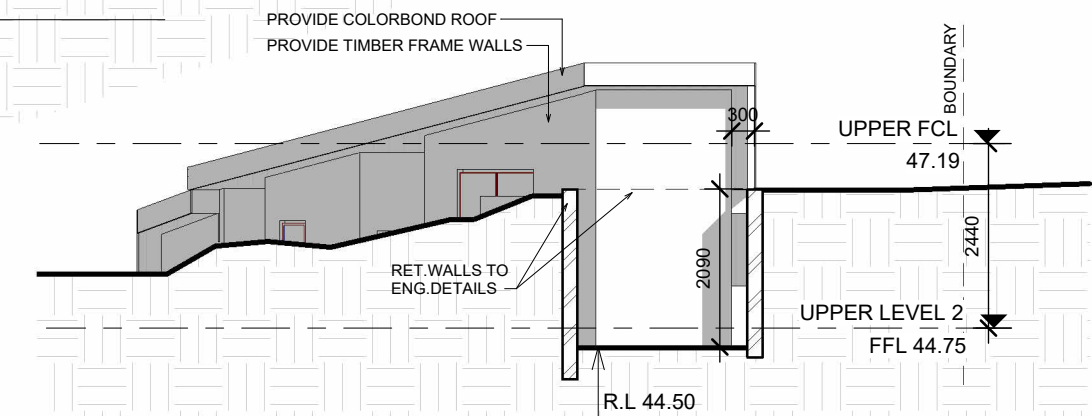
RK
DESIGNS



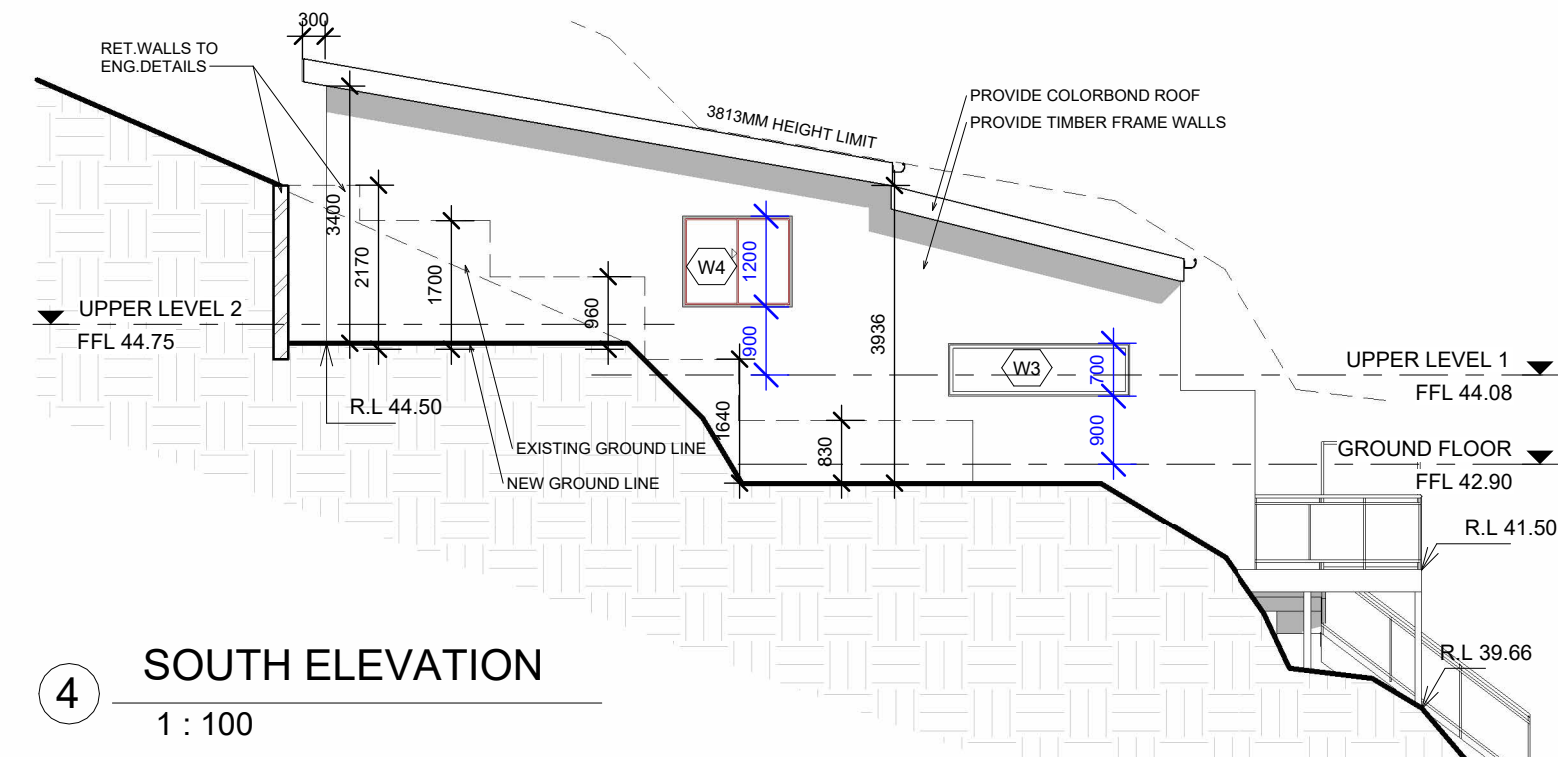
1 EAST ELEVATION
1 : 100



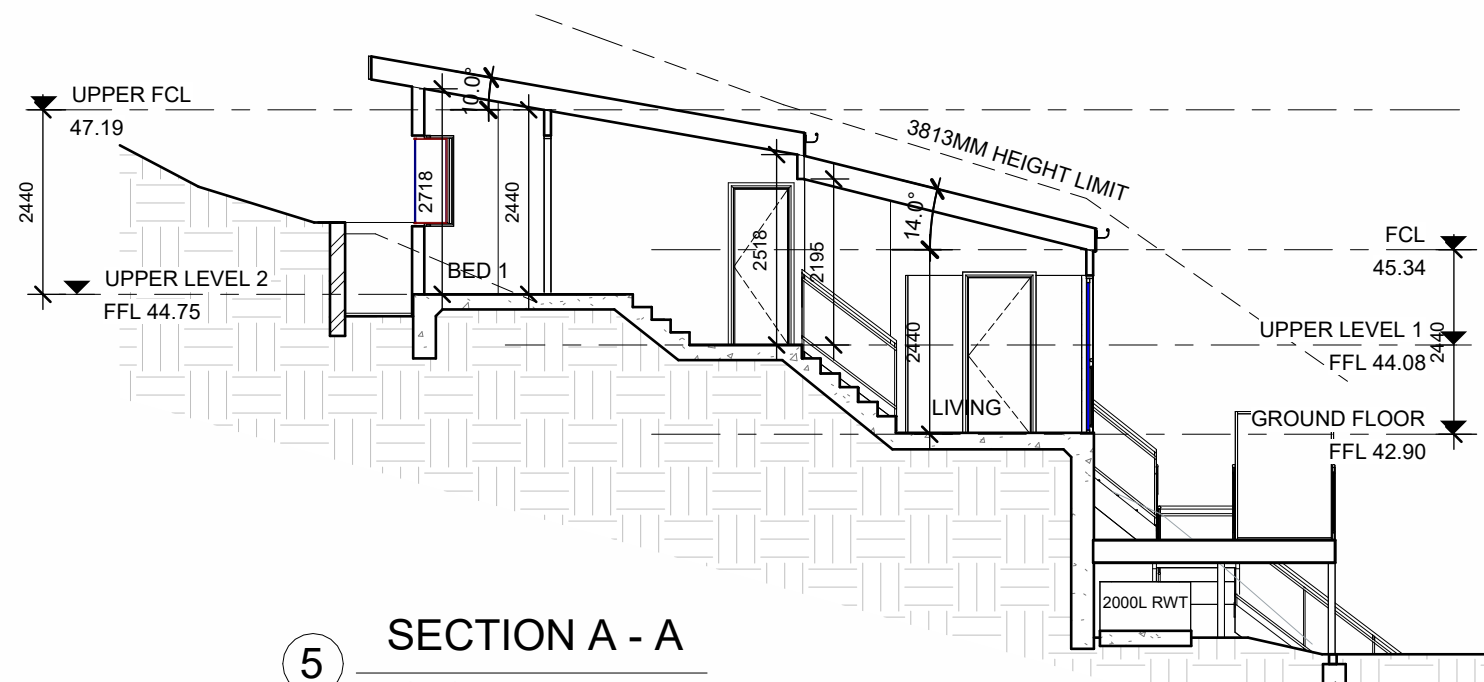
2 NORTH ELEVATION
1 : 100



3 WEST ELEVATION
1 : 100



4 SOUTH ELEVATION
1 : 100



5 SECTION A - A
1 : 100

GENERAL NOTES

. All dimensions are to be confirmed on site by the builder/subcontractor, any incongruities must be reported to the Designer before commencement of any work.

. No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.

. No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.

. In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.

. All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.

. Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.

. All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.

. All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	description
LS	04/08/22	A	ISSUE FOR CDC
LS	27/11/22	B	ISSUE FOR CDC
LS	23/01/23	C	ISSUE FOR CDC
LS	20/02/23	D	FINALISED PLANS

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 36 THE DRIVE, FRESHWATER 2096 LOT 11 DP 829988.

client
ANGELO AND JOY EVANGELATOS

true north

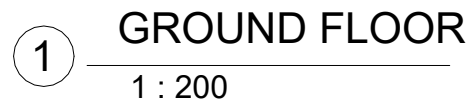
drawing
ELEVATIONS AND SECTION

project no 22-76 date 04/08/22 sheet no. 3 scale @ A3 issue 1 : 100 checked D EU

Bungalow Homes

ACCREDITED BUILDING DESIGNER

6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 68 659 200 389
spaces designed for life



POS AREA HAS TO BE MINIMUM DIMENSION OF 4M AND FROM GRANNY FLAT HABITABLE ROOM (PERGOLA IS INCLUDED)