



# MASTER GRANNYFLATS

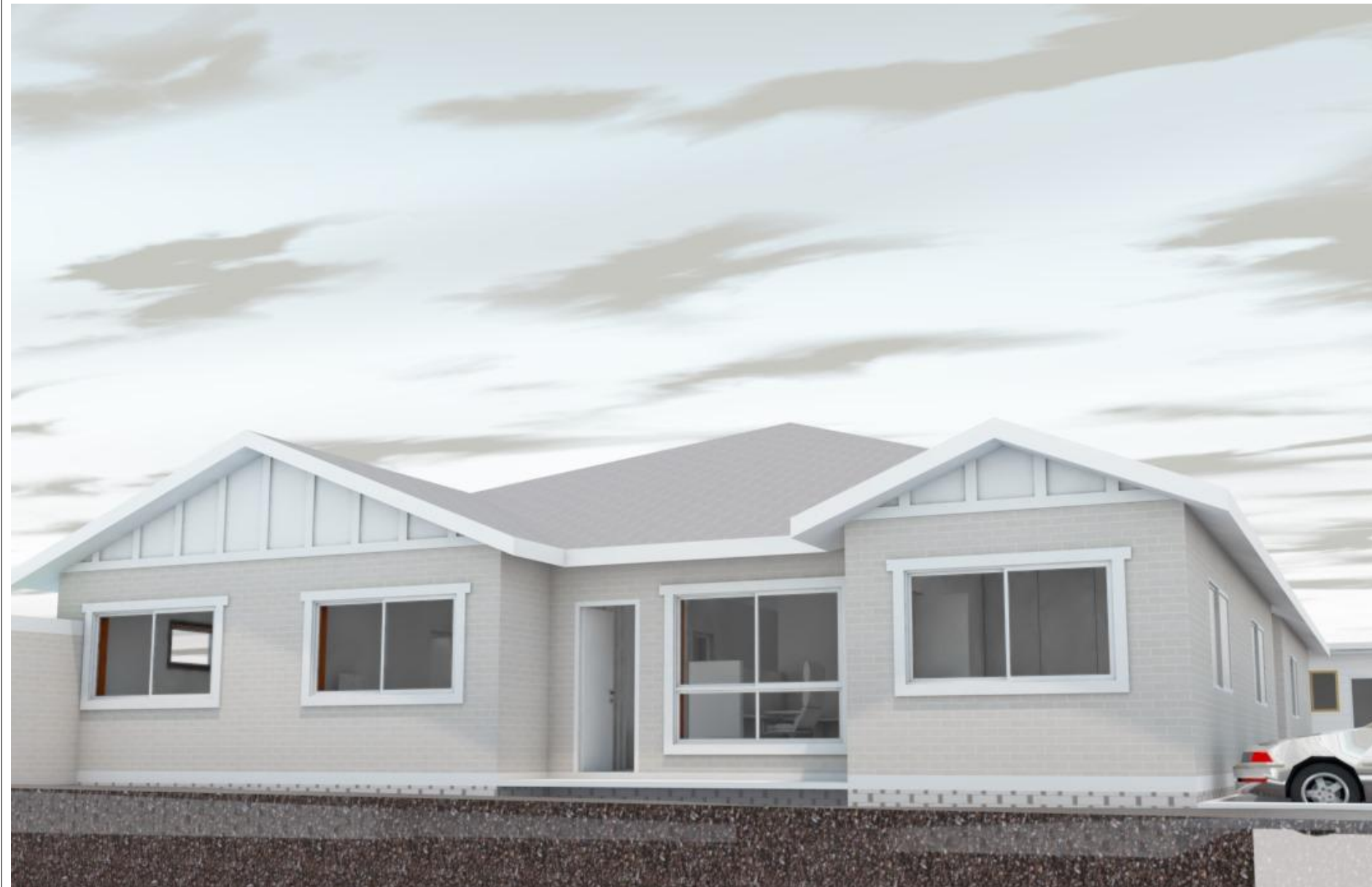
# LOT B & C, DP23626

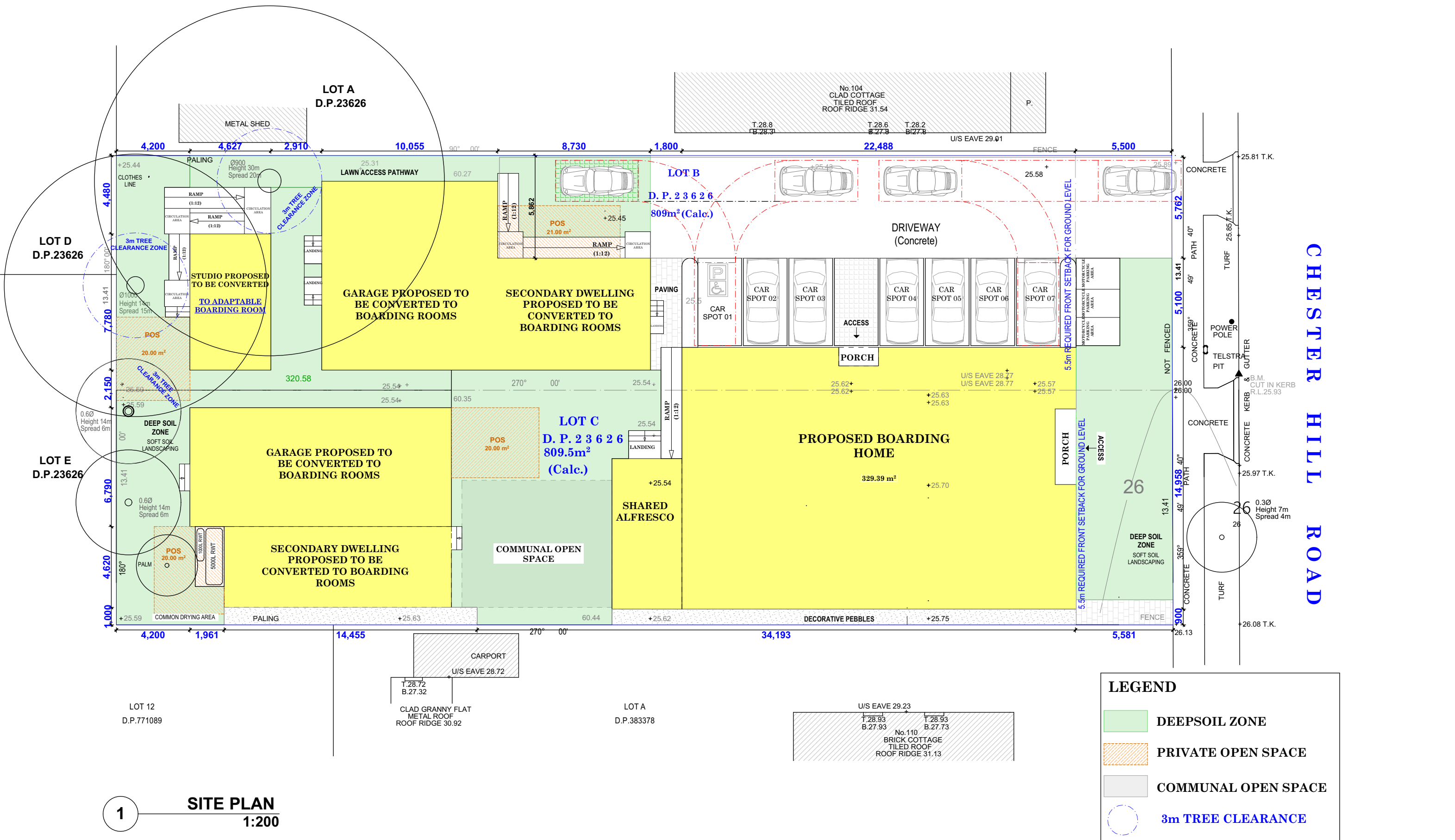
## DA 0000 : COVER PAGE

DA 1000 : PROPOSED FLOOR PLAN  
DA 1100 : SHEDULES

## DA 1600 : SECTIONS

DA 1506 : 3D PERSPECTIVE VIEWS

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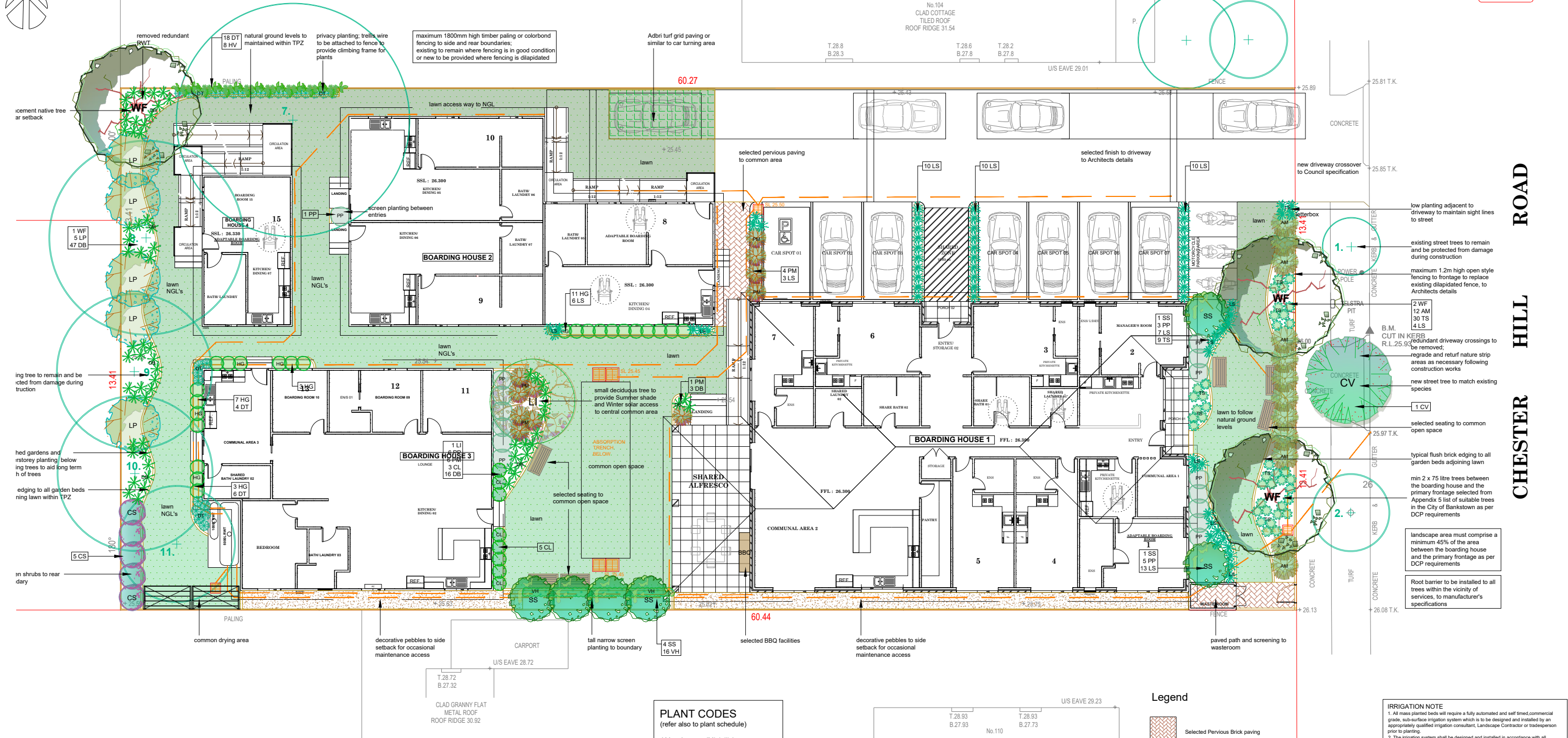


| CLIENT                                             | DRAWING TITLE        | REVISION | DESCRIPTION                 | DATE       | SCALE | DRAWN   | CHECKED | DATE       |
|----------------------------------------------------|----------------------|----------|-----------------------------|------------|-------|---------|---------|------------|
| VAN                                                | General Arrangements | DA01     | BUILDING CERTIFICATE SET    | 28.01.2021 | 1:200 | GINA    |         | 25.08.2022 |
| LOT B & C DP 23626                                 | SITE PLAN            | DA02     | BUILDING CERTIFICATE SET    | 25.03.2021 |       |         |         |            |
| 106-108 CHESTER HILL ROASD, BASS HILL NSW 2197     |                      | DA03     | BUILDING CERTIFICATE SET    | 02.06.2021 |       |         |         |            |
| PROJECT                                            | SHEET SIZE           | DA04     | BUILDING CERTIFICATE SET    | 05.06.2021 | 106B  | DA 0400 | DA09    |            |
| CHANGE OF USE                                      | A3                   | DA05     | BUILDING CERTIFICATE SET    | 22.07.2021 |       |         |         |            |
| CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS |                      | DA06     | BUILDING CERTIFICATE SET    | 28.07.2021 |       |         |         |            |
| INCL. CONSOLIDATION OF LOTS                        |                      | DA07     | DEVELOPMENT APPLICATION SET | 11.08.2022 |       |         |         |            |
|                                                    |                      | DA08     | DEVELOPMENT APPLICATION SET | 16.08.2022 |       |         |         |            |
|                                                    |                      | DA09     | DEVELOPMENT APPLICATION SET | 25.08.2022 |       |         |         |            |

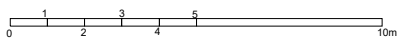




A1



LANDSCAPE PLAN 1:100



| PLANT CODES                    |                                   |
|--------------------------------|-----------------------------------|
| (refer also to plant schedule) |                                   |
| AM                             | Acmena 'Minipilly'                |
| CL                             | Callistemon 'Little John'         |
| CV                             | Callistemon viminalis             |
| DB                             | Dianella caerulea 'Breeze'        |
| DT                             | Dianella tasmanica 'Tasree'       |
| HG                             | Hymenosporum 'Gold Nugget'        |
| HV                             | Hardenbergia violacea             |
| LI                             | Lagerstroemia indica              |
| LP                             | Leptospermum petersonii           |
| LS                             | Lomandra 'Shara'                  |
| PM                             | Phllothea myoporoides             |
| PP                             | Prostanthera 'Poorinda Ballerina' |
| SS                             | Syzygium 'Straight and Narrow'    |
| TS                             | Thryptomene saxicola              |
| VH                             | Viola hederacea                   |
| WF                             | Waterhousea floribunda            |

Legend

- Selected Pervious Brick paving
- Selected Tiles
- Drying area
- Turf
- Existing trees to be retained
- Typical brick/ steel edge
- Stormwater lines and pits

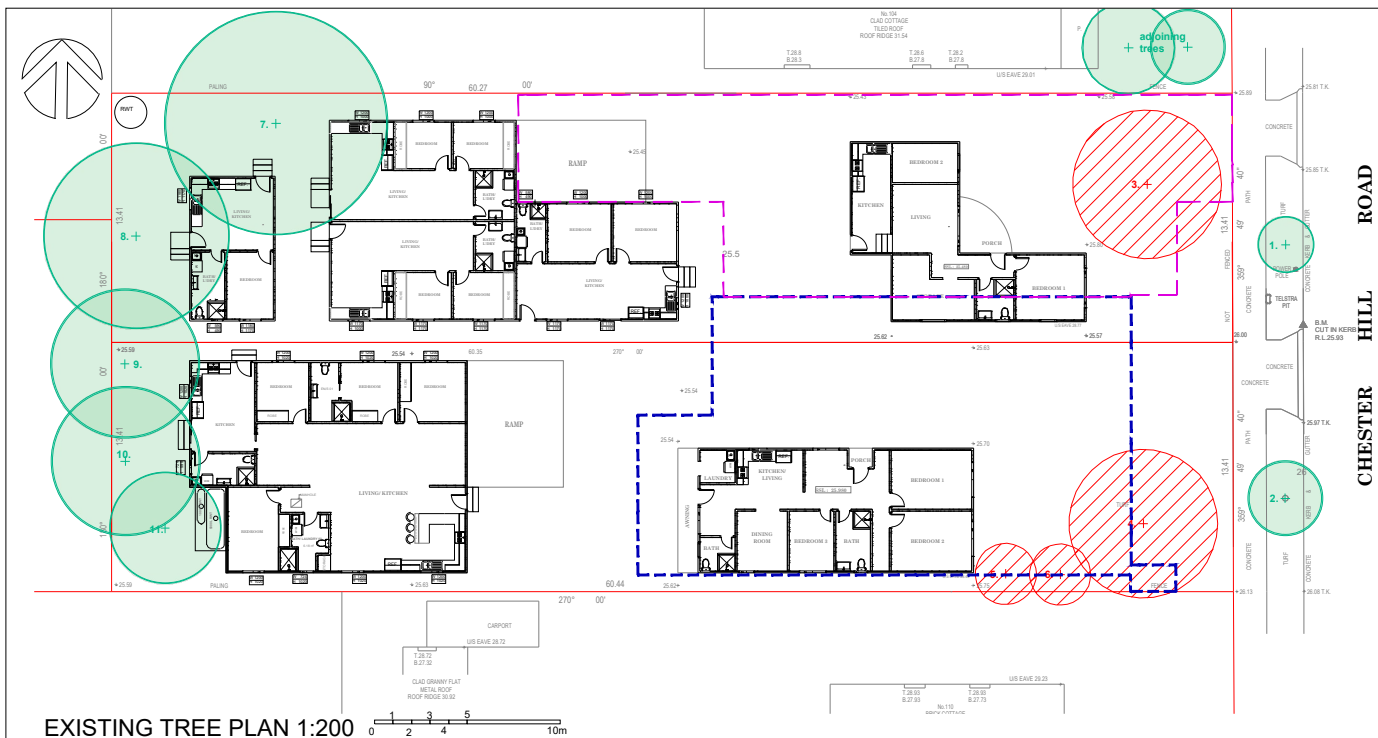
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3. The design of the irrigation system shall only be carried out after water pressure testing has been undertaken.  
4. The irrigation system shall be installed and in full working order prior to any planting works taking place.  
5. The site superintendent and all other relevant personnel shall be fully conversant with the operational requirements of the system prior to planting taking place.

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8. This plan is to be read in conjunction with the architectural and engineering plans.  
9. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.



NOT FOR CONSTRUCTION



EXISTING TREE PLAN 1:200

## Legend

- Proposed building line
- Proposed driveway line
- Existing trees to be retained
- Existing trees to be removed

## EXISTING TREE SCHEDULE

| TREE No. | TREE        | HGT. (m) | CAN. (m) | TNK. (m) | condition | retain/ remove | COMMENTS             |
|----------|-------------|----------|----------|----------|-----------|----------------|----------------------|
| 1        | Bottlebrush | 5        | 3        | multi    | poor      | RETAIN         | street tree          |
| 2        | Bottlebrush | 5        | 4        | 0.3      | fair      | RETAIN         | street tree          |
| 3        | Eucalypt    | 12       | 8        | 0.8      | fair      | remove         | in construction zone |
| 4        | Eucalypt    | 10       | 8        | 0.4      | fair      | remove         | in construction zone |
| 5        | Palm        | 12       | 3        | 0.4      | fair      | remove         | in construction zone |
| 6        | Palm        | 14       | 3        | 0.4      | fair      | remove         | in construction zone |
| 7        | Eucalypt    | 15       | 12       | 1.0      | fair      | RETAIN         | maintain soil levels |
| 8        | Melaleuca   | 12       | 10       | multi    | fair      | RETAIN         | maintain soil levels |
| 9        | Eucalypt    | 13       | 8        | 0.5      | fair      | RETAIN         | maintain soil levels |
| 10       | Eucalypt    | 14       | 8        | 0.5      | fair      | RETAIN         | maintain soil levels |
| 11       | Palm        | 8        | 6        | 1.2      | fair      | RETAIN         | maintain soil levels |

## LANDSCAPE GUIDELINES

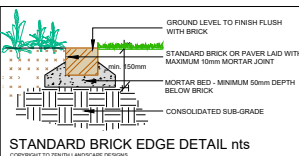
- GENERAL**
  - The Contractor shall familiarise themselves with the site prior to tender.
  - The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
  - The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
  - No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
  - No substitute of material shall be made unless approval is given by the Superintendent.
  - The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.
- SITE PREPARATION**
  - Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.
- MASS PLANTED AREAS**
  - Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates.
  - Weeds shall be controlled by a combination of chemical and hand removal techniques.
- PLANTING**
  - All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with Nataprec - 'Guide to Purchasing Landscape Trees'.
  - All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
  - Planting shall not be carried out in dry soil or extreme weather conditions.
  - Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
  - All plant material should be watered thoroughly immediately after planting.
  - The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
  - Labels shall be removed entirely from the plants.
- STAKING**
  - Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.
- TURF AREAS**
  - Turf areas should be cultivated before turbing by tipping or harrowing.
  - At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.
- MULCH**
  - Mulch for all general mass planted beds shall be 'Droughtmaster' mulch as supplied by A.N.L. or similar.
- SOIL MIXES**
  - Soil mix for mass planted areas shall be 3 parts site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.
  - Soil mix for street tree planting shall be 1 part site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.

## MAINTENANCE

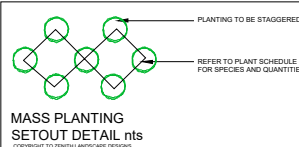
- These works shall be in addition to the construction contract.
  - The Contractor shall commence and fully implement the short term maintenance after Practical Completion has been confirmed by the Superintendent.
  - The Contractor shall carry out maintenance works for a minimum period of 26 weeks
  - Maintenance works shall include the following works:
    - Mow lawns and trim edges each 10 days in summer and each 14 days in winter.
    - Water all planting and lawn areas in order to ensure adequate soil moisture at all times.
    - Remove any weed growth from all planting areas.
    - Spray and control pests and diseases as required.
    - Replace plants which fail with plants of similar size and quality as originally planted.
    - Adjust ties to trees as necessary.
    - Make good any erosion or soil subsidence which may occur.
    - Maintain all mulched areas in a clean and tidy condition to the depth as originally specified.
    - Make good any defects or faults arising from defective workmanship.
- Note: The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period.
- Advanced trees shall be individually inspected at least once a month in order to determine their health and vigour. Should the trees exhibit any signs of disease, pest infestation or poor growth then a qualified arborist shall be consulted within 14 days in order to determine the most appropriate course of action. Recommended treatment shall then be commenced within 7 days and shall continue until the problem is eliminated.
  - When the maintenance period is completed the Contractor shall notify the Superintendent. The site shall then be inspected and if to the satisfaction of the Superintendent the responsibility will be handed over to the Client for on-going maintenance.

## PLANT SCHEDULE \* native species

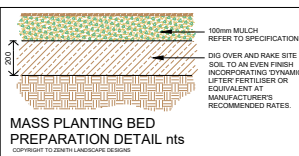
| SYMBOL | SPECIES                                   | No. | Pot Size | Mat. Hgt. | Stake   | COMMON NAME             |
|--------|-------------------------------------------|-----|----------|-----------|---------|-------------------------|
| WF     | * Waterhousia floribunda                  | 3   | 75ltr    | 8m+       | yes     | Weeping Lilly Pilly     |
| L      | Lagerstroemia indica                      | 1   | 25ltr    | 6m+       | yes     | Crepe Myrtle            |
| CV     | * Callistemon viminalis                   | 1   | 25ltr    | 5m+       | yes     | Weeping Bottlebrush     |
| SS     | * Syzygium 'Straight and Narrow' (hedged) | 6   | 25ltr    | 4m        | no      | Brush Cherry            |
| LP     | * Leptospermum petersonii                 | 5   | 5ltr     | 3.5m      | no      | Lemon Scented Tea Tree  |
| CS     | * Callistemon 'Slim'                      | 5   | 5ltr     | 2.5m      | no      | Slim Callistemon        |
| AM     | * Acmena 'Minipilly'                      | 12  | 5ltr     | 1.5m      | no      | Dwarf Lilly Pilly       |
| PP     | * Prostanthera 'Pootinda Ballerina'       | 14  | 5ltr     | 1.5m      | no      | Mint Bush               |
| CK     | * Callistemon 'Little John'               | 8   | 150mm    | 1m        | no      | Dwarf Bottlebrush       |
| PM     | * Philotheca myoporoides 'Profusion'      | 11  | 150mm    | 1m        | no      | Waxflower               |
| HC     | * Hymenosporum 'Gold Nugget'              | 24  | 150mm    | 0.7m      | no      | Dwarf Native Frangipani |
| HC     | * Thryptomene saxicola                    | 39  | 150mm    | 0.7m      | no      | Pink Rock Myrtle        |
| TS     | * Dianella caerulea 'Breeze'              | 66  | 150mm    | 0.5m      | no      | Flax Lily               |
| DB     | * Dianella tasmanica 'Tasred'             | 24  | 150mm    | 0.4m      | no      | Flax Lily               |
| DT     | * Lomandra 'Shara'                        | 63  | 150mm    | 0.4m      | no      | Dwarf Mat Rush          |
| LS     | * Viola hederacea                         | 16  | 150mm    | g/clover  | no      | Native Violet           |
| VH     | * Hardenbergia violacea                   | 8   | 5ltr     | climber   | trellis | False Sarsaparilla      |
| SV     | Sapphire Buffalo Turf                     |     |          |           |         |                         |



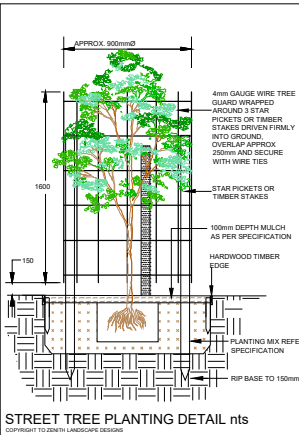
STANDARD BRICK EDGE DETAIL nts



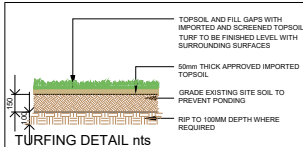
MASS PLANTING SETOUT DETAIL nts



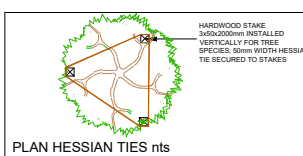
MASS PLANTING BED PREPARATION DETAIL nts



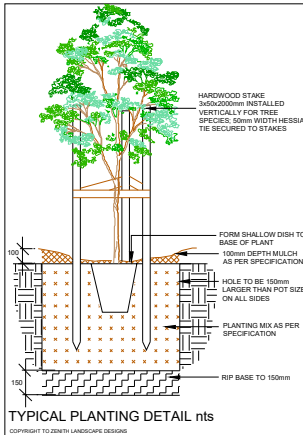
STREET TREE PLANTING DETAIL nts



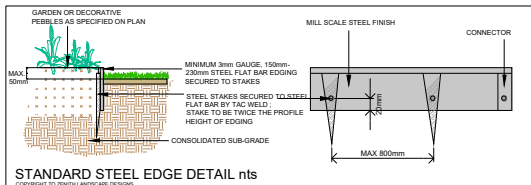
TURFING DETAIL nts



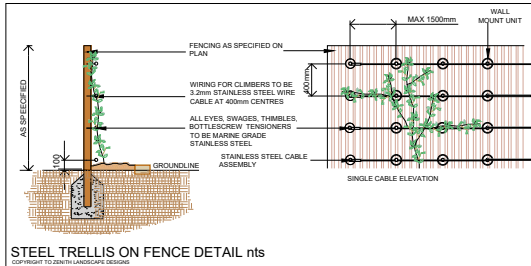
PLAN HESSIAN TIES nts



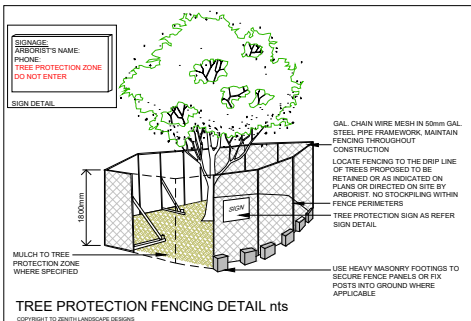
TYPICAL PLANTING DETAIL nts



STANDARD STEEL EDGE DETAIL nts



STEEL TRELLIS ON FENCE DETAIL nts



TREE PROTECTION FENCING DETAIL nts

## TREE PROTECTION GUIDELINES

- WORK NEAR TREES**

GENERAL: All existing trees which are to remain undisturbed are indicated on the drawings and shall be adequately protected for the duration of the contract as specified by the client. Any variation from this specification or enquires regarding the protection/health of the trees to be retained must be referred to Council's Landscape Officer or Tree Preservation Officer for approval and/or advice.

REQUIREMENTS: Trees shall not be removed or lopped unless specific instruction is given in writing by the Superintendent. All tree protection works shall be carried out before excavation, grading and site works commence.
- PROTECTION**

Protect trees specified or shown to be retained from damage by ground works. Take necessary precautions, including the following:

  - Method: Fence off the root zones of all existing trees to be retained in accordance with the Tree Protection Detail. Protective fencing is to remain in place until the completion of all building and hard landscape construction. Fencing is to be located as shown on the Existing Tree Plan. A layer of organic mulch 100mm thick shall be placed over the protected area where existing garden beds are not already present. Where building works are required within the root zone of existing trees these works must be supervised by a qualified Arborist.
  - Harmful materials: Do not store or otherwise place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Prevent concrete wash or other substances from entering the protection zone.
  - Damage: Prevent damage to tree bark. Do not attach stays, guys and the like to trees.
  - Work under trees: Do not add or remove topsoil within the drip line of the trees. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged. Open up excavations under tree canopies for as short a period as possible.
  - Roots: Do not cut tree roots exceeding 50mm diameter unless undertaken by a qualified Arborist.

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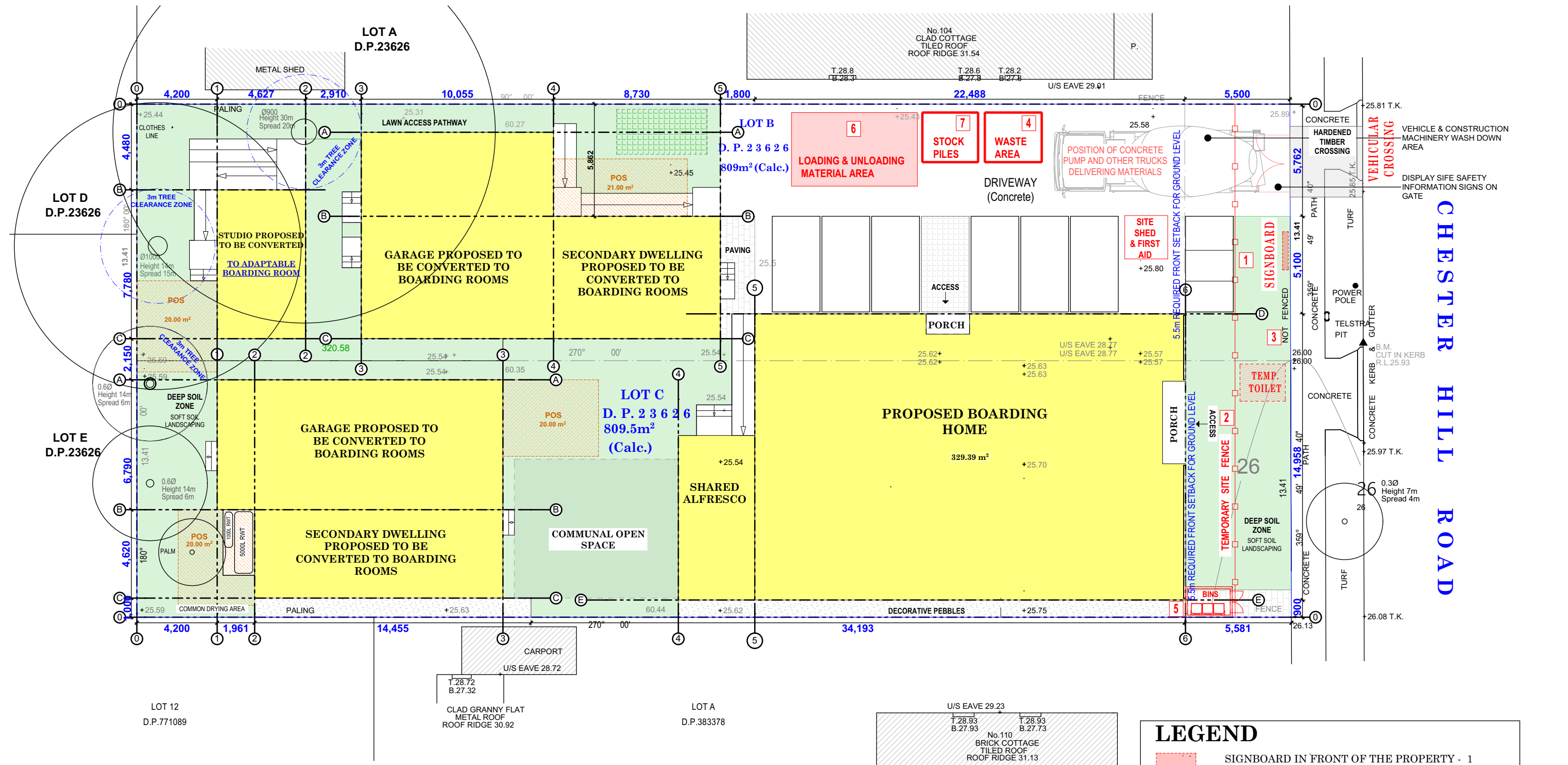
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NOT FOR CONSTRUCTION

|  |          |              |       |          |              |       |                                                                               |  |                                      |                                                                                       |                                                                    |           |
|--|----------|--------------|-------|----------|--------------|-------|-------------------------------------------------------------------------------|--|--------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------|
|  | Rev. no. | Description: | Date: | Rev. no. | Description: | Date: | ARBORIST:<br>SURVEY:<br>HYDRAULIC: DT CIVIL<br>ARCHITECT: MASTER GRANNY FLATS |  | 106-108 CHESTER HILL RD<br>BASS HILL | TITLE: LANDSCAPE PLAN<br>STATUS: DA<br>CHECKED: MFG<br>DRAWN: MAG<br>DATE: 19.08.2022 | SCALES: 1:100, 1:200<br>SHEET 2 OF 2<br>DRAWING No.<br>22-4720 LO2 | REVISION: |
|--|----------|--------------|-------|----------|--------------|-------|-------------------------------------------------------------------------------|--|--------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------|





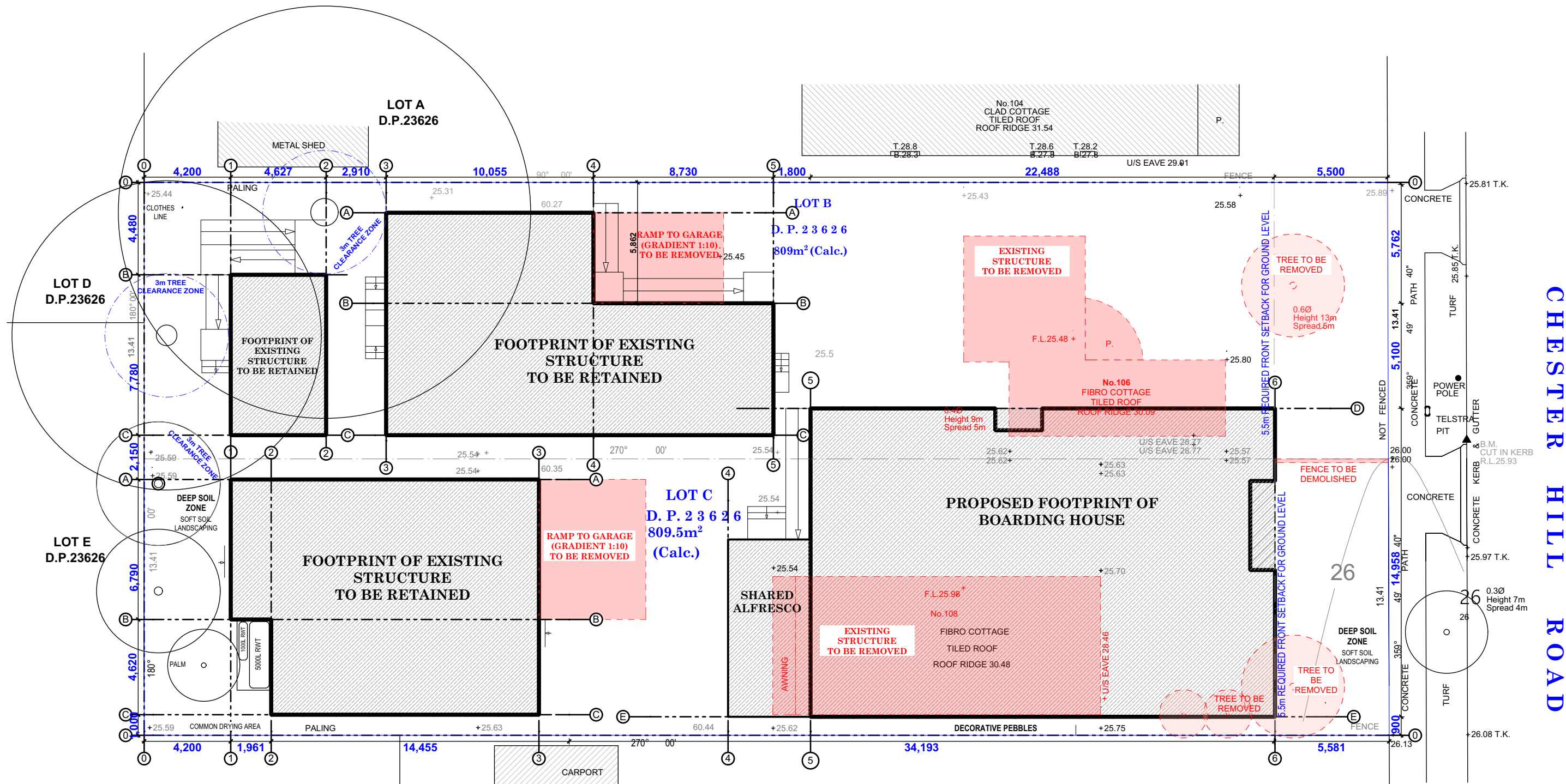
1 WASTE MANAGEMENT PLAN  
1:200

**DEVELOPMENT SUMMARY TABLE (Bankstown DCP 2015 - Part B1/ Section 10) & SEPP  
2009 With Regards to Parking Requirements for a boarding house**

| CLAUSE                                   | REQUIRED                                                                                                                                                                                                                                                                               | PROPOSED                                                                                                                      | COMPLIES                             |   |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---|
| 1 ZONE REQUIREMENT                       | - R4 Must Not Grant Consent                                                                                                                                                                                                                                                            | - R2                                                                                                                          | Y                                    |   |
| 2 STOREY LIMIT (NOT INCLUDING BASEMENTS) | - 2 Storeys In Zone R2 for a dwelling (including boarding rooms) facing a road and single storey for all other dwellings (including boarding rooms) at the rear of the lot                                                                                                             | - 1 storey                                                                                                                    | Y                                    |   |
| 3 SETBACKS IN ZONE R2                    | - Min Setback for a building wall to the primay road frontage is 5.5m for the first storey (i.e the gound floor)                                                                                                                                                                       | - 5.5m                                                                                                                        | Y                                    |   |
| 4 PRIVATE OPEN SPACE                     | - Boarding douses mus provide one are of at least 20m <sup>2</sup> with min of 3m for the use of the lodgers<br>- POS behind the front building line                                                                                                                                   | - POS min of 20 sqm                                                                                                           | Y                                    |   |
| 5 BUILDING DESIGN                        | - If a Boarding House has 5 or more boarding rooms, at least one communal living room will be provided<br>- Each boarding room has a groos floor area of at least 12m <sup>2</sup> to be used by a single lodger or 16m <sup>2</sup> in any other case & no more than 25m <sup>2</sup> | - more than one communal living room<br>- at least 12sqm for each boarding room                                               | Y                                    |   |
|                                          | PARKING SPACE                                                                                                                                                                                                                                                                          | - At least 1 parking space wil be provided for a bicycle and one will be provided for a motorcycle for every 5 boarding rooms | - 7 Car Spots                        | Y |
|                                          | ROOF PITCH                                                                                                                                                                                                                                                                             | - Max root pitch for bording house is 35 degrees                                                                              | - 3 degress & 15 degrees             | Y |
|                                          | ADAPTABLE BOARDING ROOM                                                                                                                                                                                                                                                                | - Boarding houses with 10 or more rooms must provide at least one adaptable boarding room                                     | - 1 adaptable boarding room provided | Y |
| 5 LANDSCAPING                            | - 45%                                                                                                                                                                                                                                                                                  | - 741.35 m <sup>2</sup> (45%)                                                                                                 | Y                                    |   |

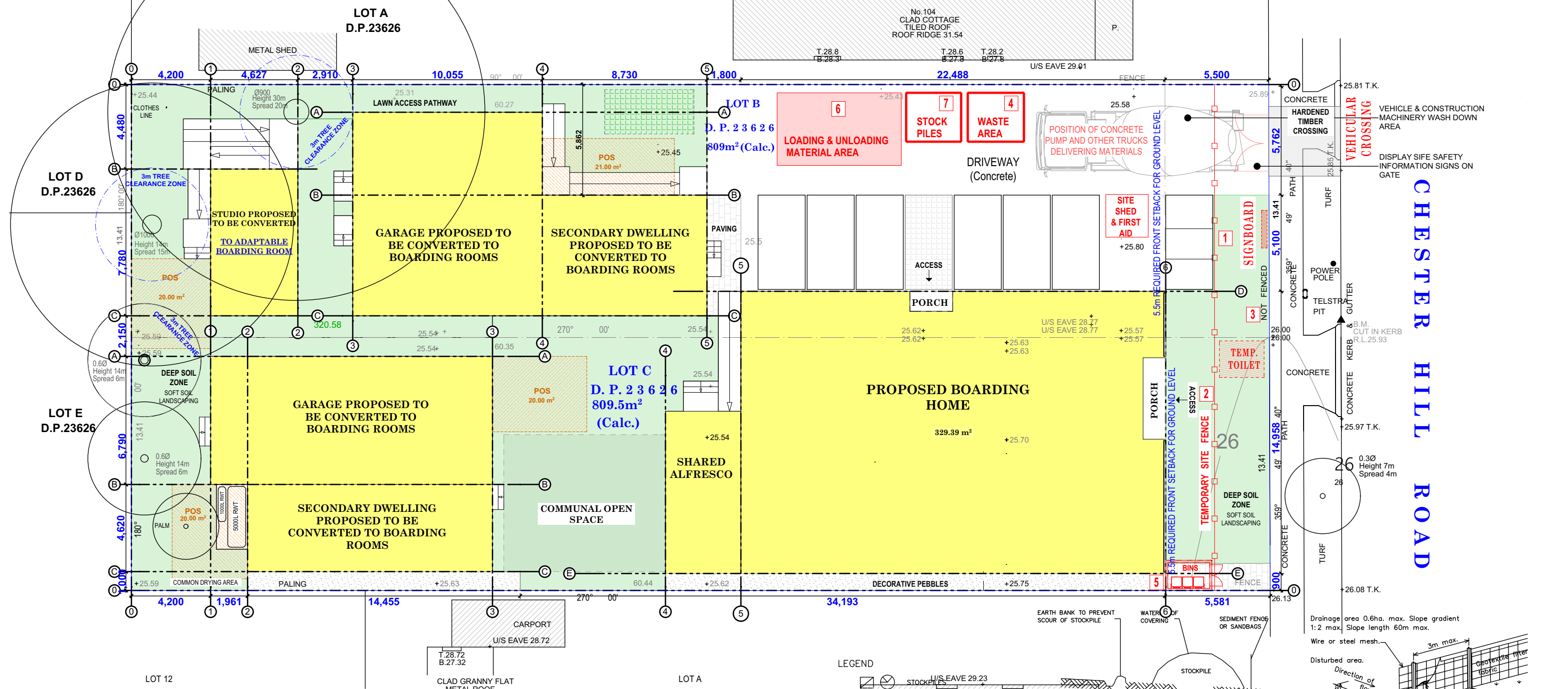






1 PROPOSED DEMOLITION EXISTING STRUCTURES  
1:200

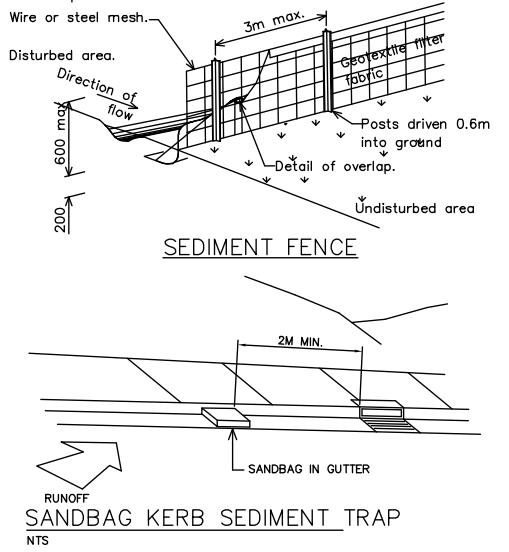
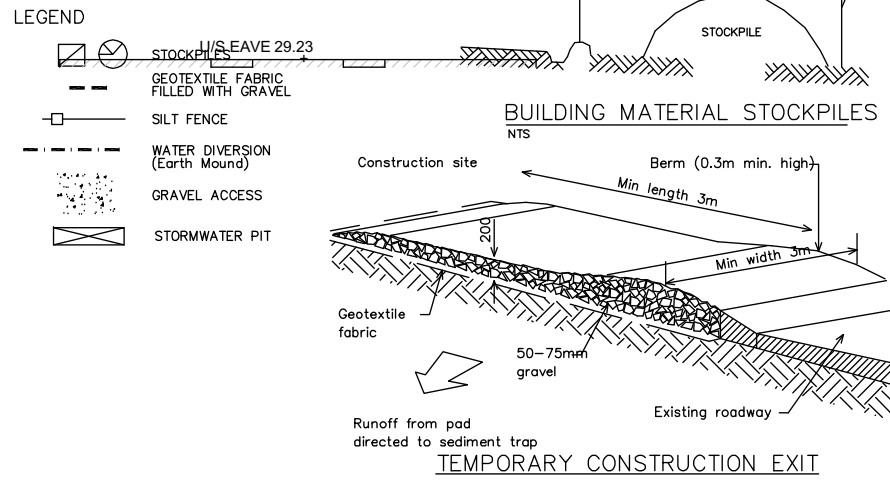




2 EROSION SEDIMENT CONTROL PLAN 1:200

**LEGEND**

- SIGNBOARD IN FRONT OF THE PROPERTY - 1
- TEMPORARY SITE FENCE - 2
- TEMPO. ONSITE TOILET - 3
- BIN & MATERIAL STORAGE AREA - 4
- FUTURE LOCATION OF WHEELY BIN WASTE ROOM - 5
- HARD-STAND AREA FOR LOADING & UNLOADING MATERIALS AREA & CONCRETE PUMPS - 6
- ACCESS FOR VEHICLE



STORMWATER CONCEPT TO COMPLY WITH COUNCILS REQUIREMENTS. COUNCILS REQUIREMENTS WILL TAKE PRECEDENCE OVER THE STORM WATER PLAN





D.P.23626

LOT B  
D.P.23626

## LOT B

**D. P. 2 3 6 2 6**

**809m<sup>2</sup> (Calc.**

106 CHESTER HILL ROAD, BASS HILL

108 CHESTER HILL ROAD, BASS HILL

## LOT C

**D. P. 2 3 6 2 6**

**809.5m<sup>2</sup> (Calc.)**

## EXISTING STRUCTURES PRIOR TO ILLEGAL CONVERSION

1:150

## General Arrangements

### EXISTING STRUCTURE PRIOR TO ILLEGAL CONVERSION

A3

# MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528

[www.mastergrannyflats.com.au](http://www.mastergrannyflats.com.au)

design@mastergrannyflats.com.au

LOT A  
D.P.383378

| REVISION | DESCRÍPTIO |
|----------|------------|
|----------|------------|

DATE \_\_\_\_\_

## SCAL

## DRAW

## CHECKE

DATE \_\_\_\_\_

PROJECT NO.

**DRAWING No.**

REVISION

106B

DA 0408

DA09

VAN

VAN

LOT B & C DP 23626

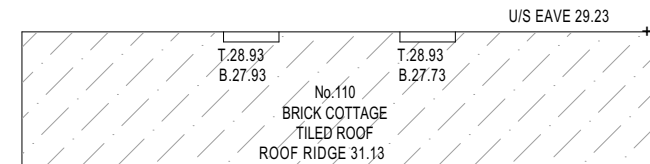
106-108 CHESTER HILL ROAD, BASS HILL NSW 2197

## PROJECT

## CHANGE OF USE

## CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS

INCL. CONSOLIDATION OF LOTS



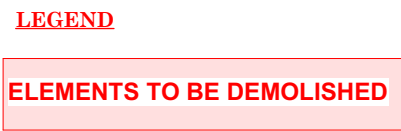
| REVISION | DESCRIPTION                 | DATE       | SCALE      | DRAWN | CHECKED    | DATE       |
|----------|-----------------------------|------------|------------|-------|------------|------------|
| DA01     | BUILDING CERTIFICATE SET    | 28.01.2021 | 1:150      | GINA  |            | 25.08.2022 |
| DA02     | BUILDING CERTIFICATE SET    | 25.03.2021 |            |       |            |            |
| DA03     | BUILDING CERTIFICATE SET    | 02.06.2021 |            |       |            |            |
| DA04     | BUILDING CERTIFICATE SET    | 05.06.2021 |            |       |            |            |
| DA05     | BUILDING CERTIFICATE SET    | 22.07.2021 |            |       |            |            |
| DA06     | BUILDING CERTIFICATE SET    | 28.07.2021 | PROJECT No |       | DRAWING No | REVISION   |
| DA07     | DEVELOPMENT APPLICATION SET | 11.08.2022 |            |       |            |            |
| DA08     | DEVELOPMENT APPLICATION SET | 16.08.2022 |            |       |            |            |
| DA09     | DEVELOPMENT APPLICATION SET | 25.08.2022 |            |       |            |            |

106B

DA 0409

DA09



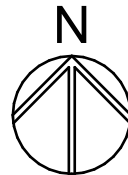


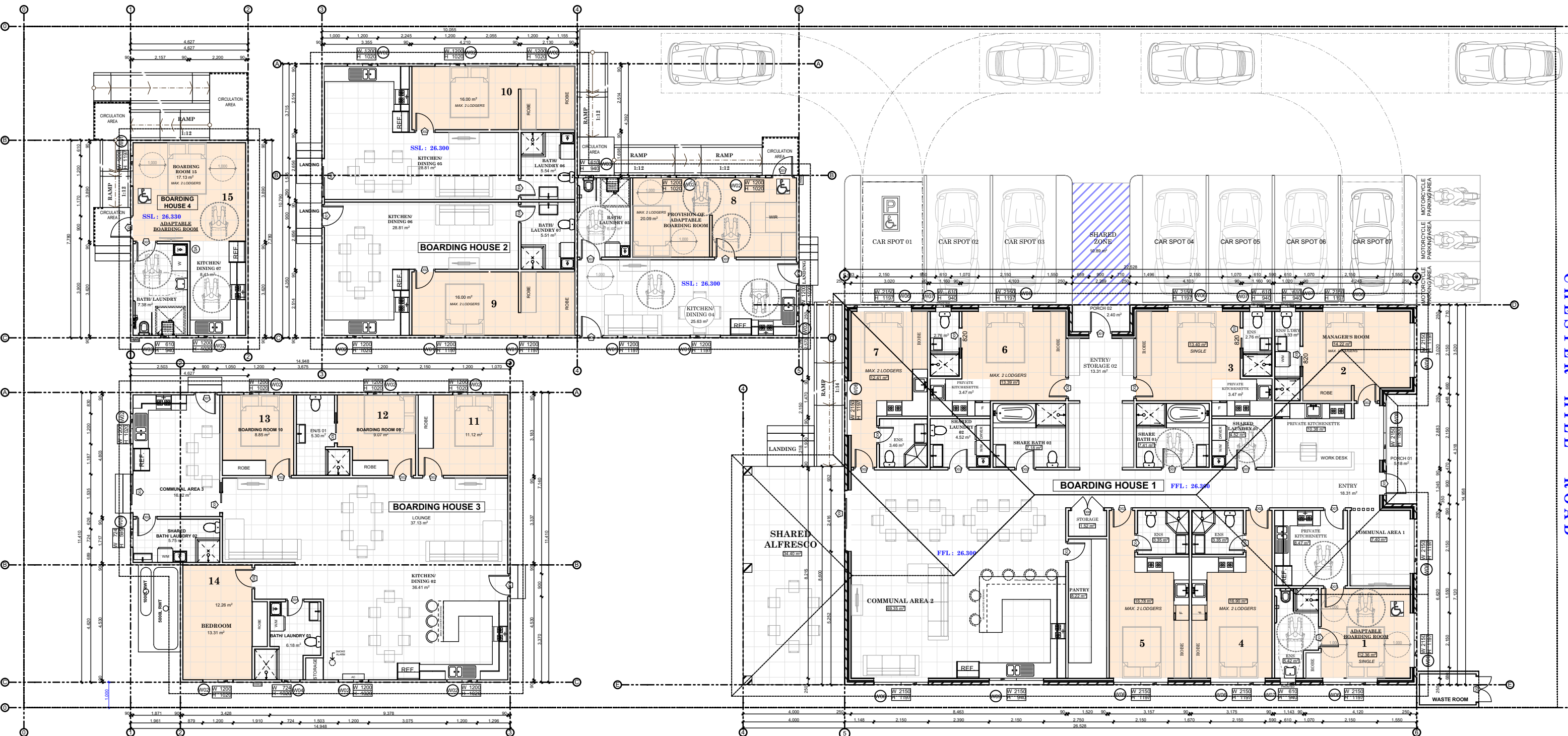
| REVISION | DESCRIPTION                 | DATE       | SCALE      | DRAWN      | CHECKED  | DATE       |
|----------|-----------------------------|------------|------------|------------|----------|------------|
| DA01     | BUILDING CERTIFICATE SET    | 28.01.2021 | 1:150      | GINA       |          | 25.08.2022 |
| DA02     | BUILDING CERTIFICATE SET    | 25.03.2021 |            |            |          |            |
| DA03     | BUILDING CERTIFICATE SET    | 02.06.2021 |            |            |          |            |
| DA04     | BUILDING CERTIFICATE SET    | 05.06.2021 |            |            |          |            |
| DA05     | BUILDING CERTIFICATE SET    | 22.07.2021 |            |            |          |            |
| DA06     | BUILDING CERTIFICATE SET    | 28.07.2021 |            |            |          |            |
| DA07     | DEVELOPMENT APPLICATION SET | 11.08.2022 | PROJECT No | DRAWING No | REVISION |            |
| DA08     | DEVELOPMENT APPLICATION SET | 16.08.2022 |            |            |          |            |
| DA09     | DEVELOPMENT APPLICATION SET | 25.08.2022 |            |            |          |            |

106B

DA 0410

DA09





1 PROPOSED FLOOR PLAN  
1:150



| Window List        |       |       |       |       |       |       |       |       |       |       |       |
|--------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| ID                 | W01   | W02   | W02   | W02   | W02   | W02   | W02   | W03   | W03   | W04   | W05   |
| Quantity           | 5     | 1     | 1     | 1     | 3     | 4     | 5     | 1     | 1     | 1     | 1     |
| From Room Number   |       |       |       |       |       |       |       |       |       |       |       |
| Height             | 1,197 | 1,020 | 1,020 | 1,020 | 1,020 | 1,020 | 1,020 | 940   | 940   | 1,020 | 595   |
| Width              | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 610   | 610   | 724   | 724   |
| Window sill height | 1,100 | 1,100 | 1,250 | 1,290 | 1,194 | 1,197 | 1,270 | 1,440 | 1,650 | 1,194 | 1,538 |
| Window head height | 2,297 | 2,120 | 2,270 | 2,310 | 2,214 | 2,217 | 2,290 | 2,380 | 2,590 | 2,214 | 2,133 |
| 2D Symbol          |       |       |       |       |       |       |       |       |       |       |       |

1 Window List

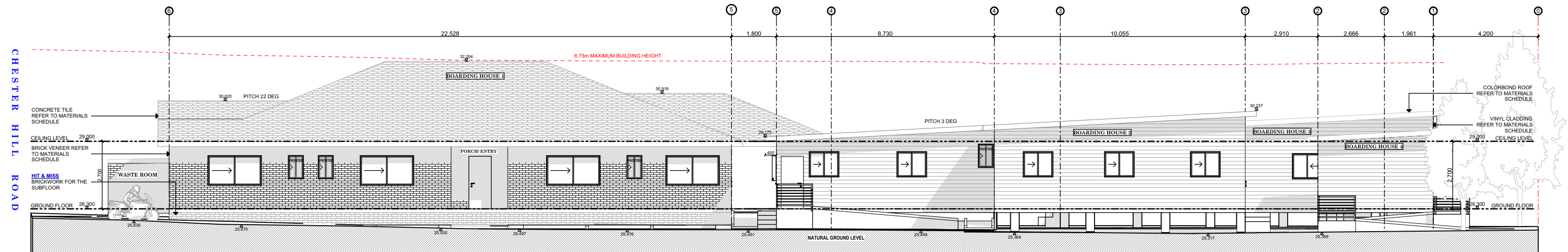
|       |       |       |       |
|-------|-------|-------|-------|
| W06   | W07   | W08   | W09   |
| 12    | 4     | 1     | 1     |
|       |       |       |       |
| 1,197 | 940   | 1,800 | 940   |
| 2,150 | 610   | 2,150 | 2,150 |
| 934   | 1,194 | 334   | 1,194 |
| 2,131 | 2,134 | 2,134 | 2,134 |
|       |       |       |       |

3 Window List

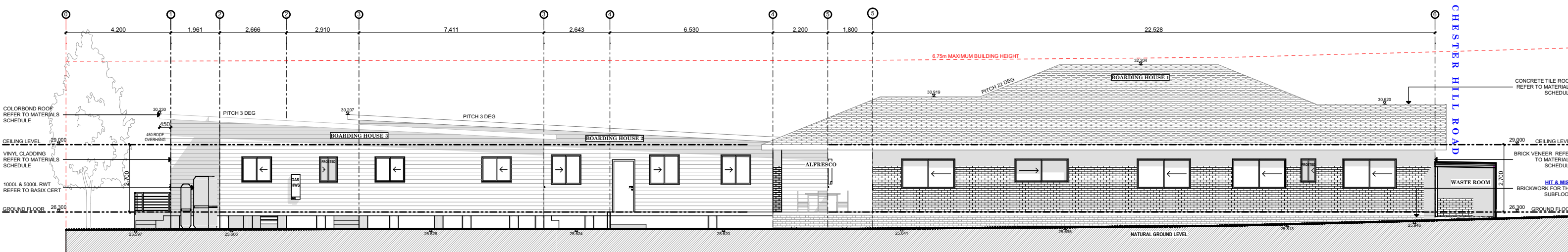
| Door List        |           |             |           |             |           |           |           |             |           |             |
|------------------|-----------|-------------|-----------|-------------|-----------|-----------|-----------|-------------|-----------|-------------|
| ID               | D01       | D02         | D02       | D03         | D04       | D05       | D06       | D06         | D07       | D08         |
| Quantity         | 9         | 1           | 16        | 2           | 5         | 5         | 1         | 1           | 8         | 1           |
| To Room Number   |           |             |           |             |           |           |           |             |           |             |
| W x H Size       | 900x2,100 | 1,050x2,100 | 820x2,100 | 1,535x2,109 | 720x2,100 | 820x2,100 | 720x2,100 | 2,416x2,150 | 850x2,100 | 1,320x2,100 |
| Door sill height | 0         | -100        | 0         | 0           | 0         | 0         | 0         | 0           | 0         | 0           |
| Door head height | 2,100     | 2,000       | 2,100     | 2,109       | 2,100     | 2,100     | 2,100     | 2,150       | 2,100     | 2,100       |
| 2D Symbol        |           |             |           |             |           |           |           |             |           |             |

2 Door List

NOTE: ORIENTATION OF WINDOWS AND DOOR TO BE AS PER FLOOR PLAN ONLY.



1 NORTH ELEVATION  
1:150



2 SOUTH ELEVATION  
1:150

| CLIENT                                             | DRAWING TITLE           | REVISION | DESCRIPTION                 | DATE       | SCALE | DRAWN | CHECKED | DATE       |
|----------------------------------------------------|-------------------------|----------|-----------------------------|------------|-------|-------|---------|------------|
| VAN                                                | General Arrangements    | DA01     | BUILDING CERTIFICATE SET    | 28.01.2021 | 1:150 | GINA  |         | 25.08.2022 |
| LOT B & C DP 23626                                 |                         | DA02     | BUILDING CERTIFICATE SET    | 25.03.2021 |       |       |         |            |
| 106-108 CHESTER HILL ROASD, BASS HILL NSW 2197     | NORTH & SOUTH ELEVATION | DA03     | BUILDING CERTIFICATE SET    | 02.06.2021 |       |       |         |            |
|                                                    |                         | DA04     | BUILDING CERTIFICATE SET    | 05.06.2021 |       |       |         |            |
| PROJECT                                            | SHEET SIZE              | DA05     | BUILDING CERTIFICATE SET    | 22.07.2021 |       |       |         |            |
| CHANGE OF USE                                      | A3                      | DA06     | BUILDING CERTIFICATE SET    | 28.07.2021 |       |       |         |            |
| CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS |                         | DA07     | DEVELOPMENT APPLICATION SET | 11.08.2022 |       |       |         |            |
| INCL. CONSOLIDATION OF LOTS                        |                         | DA08     | DEVELOPMENT APPLICATION SET | 16.08.2022 |       |       |         |            |
|                                                    |                         | DA09     | DEVELOPMENT APPLICATION SET | 25.08.2022 |       |       |         |            |

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719 FOREST ROAD, PEAKHURST 2210 NSW

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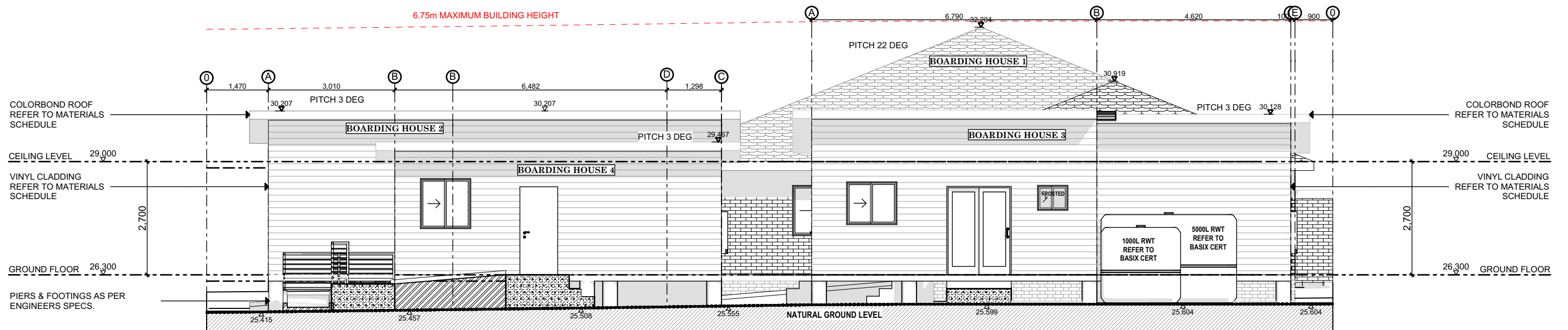
design@mastergrannyflats.com.au

PROJECT No 106B

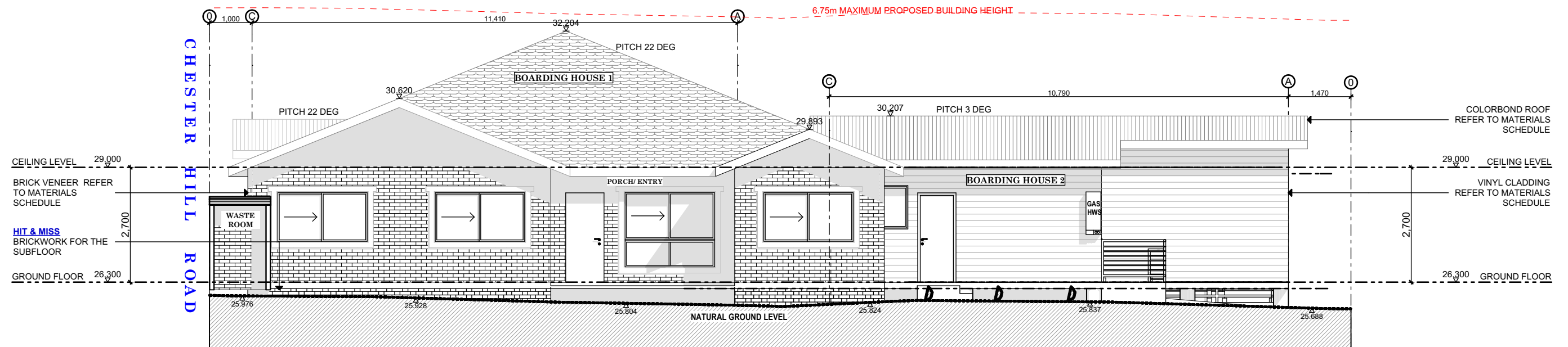
DRAWING No DA 1500

REVISION DA09





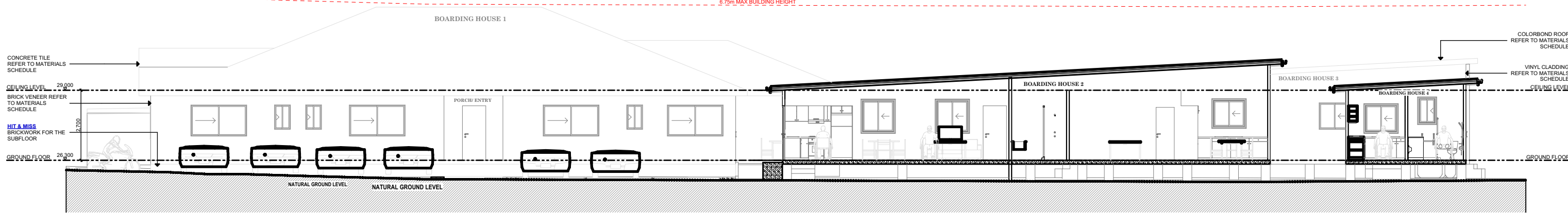
1 WEST ELEVATION  
1:100



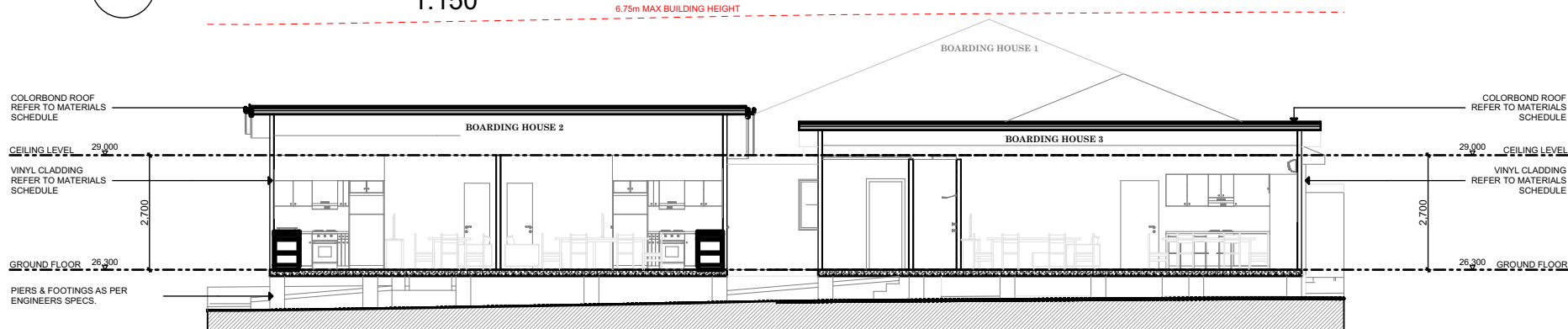
3 EAST ELEVATION  
1:100

| CLIENT                                             | DRAWING TITLE         | REVISION | DESCRIPTION                 | DATE       | SCALE  | DRAWN | CHECKED | DATE       |
|----------------------------------------------------|-----------------------|----------|-----------------------------|------------|--------|-------|---------|------------|
| VAN                                                | General Arrangements  | DA01     | BUILDING CERTIFICATE SET    | 28.01.2021 | 1:100, | GINA  |         | 25.08.2022 |
| LOT B & C DP 23626                                 |                       | DA02     | BUILDING CERTIFICATE SET    | 25.03.2021 | 1:150  |       |         |            |
| 106-108 CHESTER HILL ROAD, BASS HILL NSW 2197      | WEST & EAST ELEVATION | DA03     | BUILDING CERTIFICATE SET    | 02.06.2021 |        |       |         |            |
|                                                    |                       | DA04     | BUILDING CERTIFICATE SET    | 05.06.2021 |        |       |         |            |
| PROJECT                                            | SHEET SIZE            | DA05     | BUILDING CERTIFICATE SET    | 22.07.2021 |        |       |         |            |
| CHANGE OF USE                                      | A3                    | DA06     | BUILDING CERTIFICATE SET    | 28.07.2021 |        |       |         |            |
| CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS |                       | DA07     | DEVELOPMENT APPLICATION SET | 11.08.2022 |        |       |         |            |
| INCL. CONSOLIDATION OF LOTS                        |                       | DA08     | DEVELOPMENT APPLICATION SET | 16.08.2022 |        |       |         |            |
|                                                    |                       | DA09     | DEVELOPMENT APPLICATION SET | 25.08.2022 |        |       |         |            |
|                                                    |                       |          |                             |            | 106B   |       | DA 1501 | DA09       |

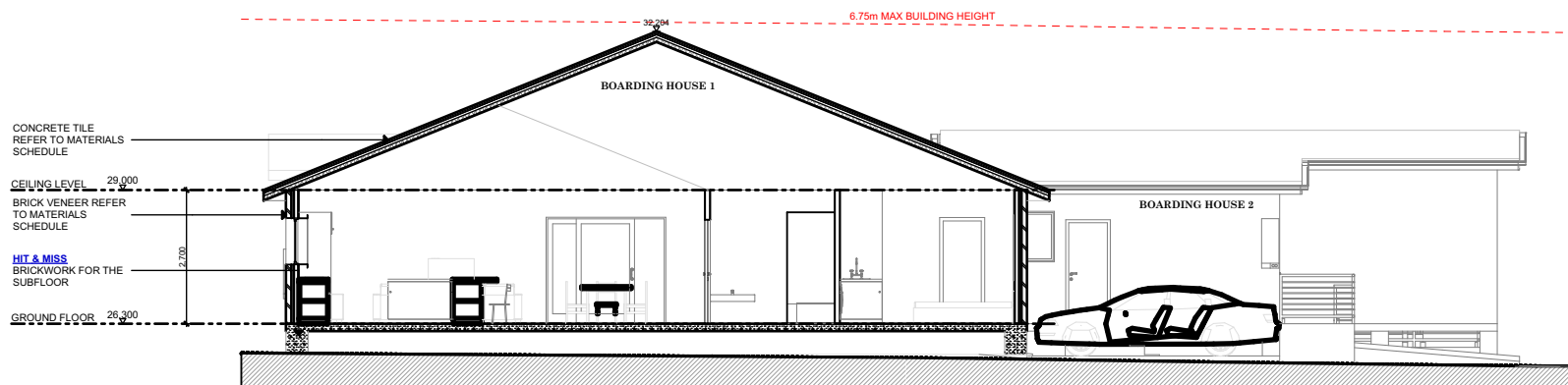
CHESTER HILL ROAD



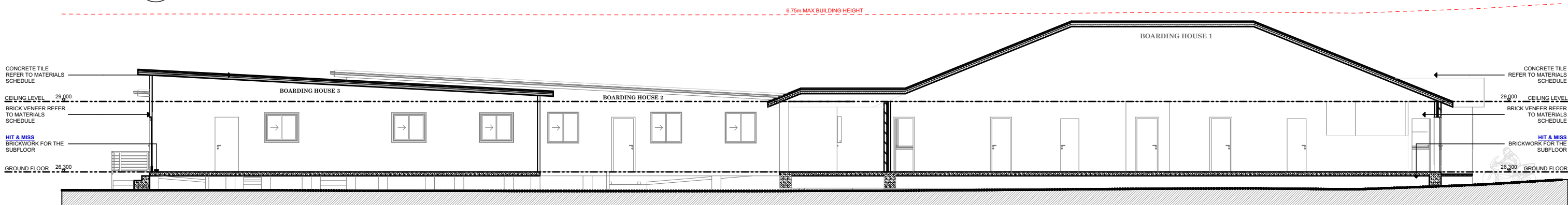
1 SECTION A  
1:150



2 SECTION B  
1:150



3 SECTION C  
1:150



4 SECTION D  
1:150

CHESTER HILL ROAD

CLIENT  
VAN  
LOT B & C DP 23626  
106-108 CHESTER HILL ROASD, BASS HILL NSW 2197

DRAWING TITLE  
General Arrangements  
SECTIONS

PROJECT  
CHANGE OF USE  
CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS  
INCL. CONSOLIDATION OF LOTS

SHEET SIZE  
A3

## MASTER GRANNY FLATS

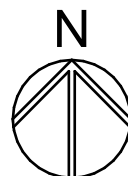
719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528  
www.mastergrannyflats.com.au

design@mastergrannyflats.com.au

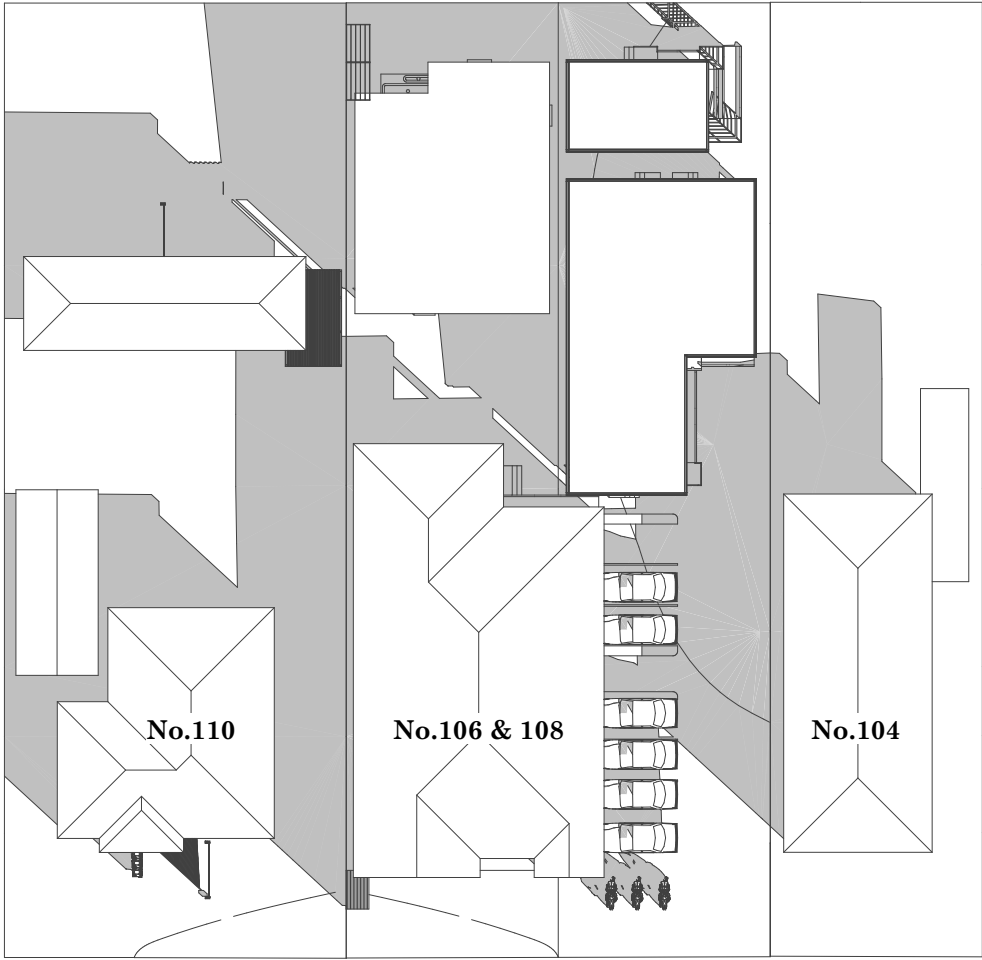


MASTER  
GRANNYFLATS



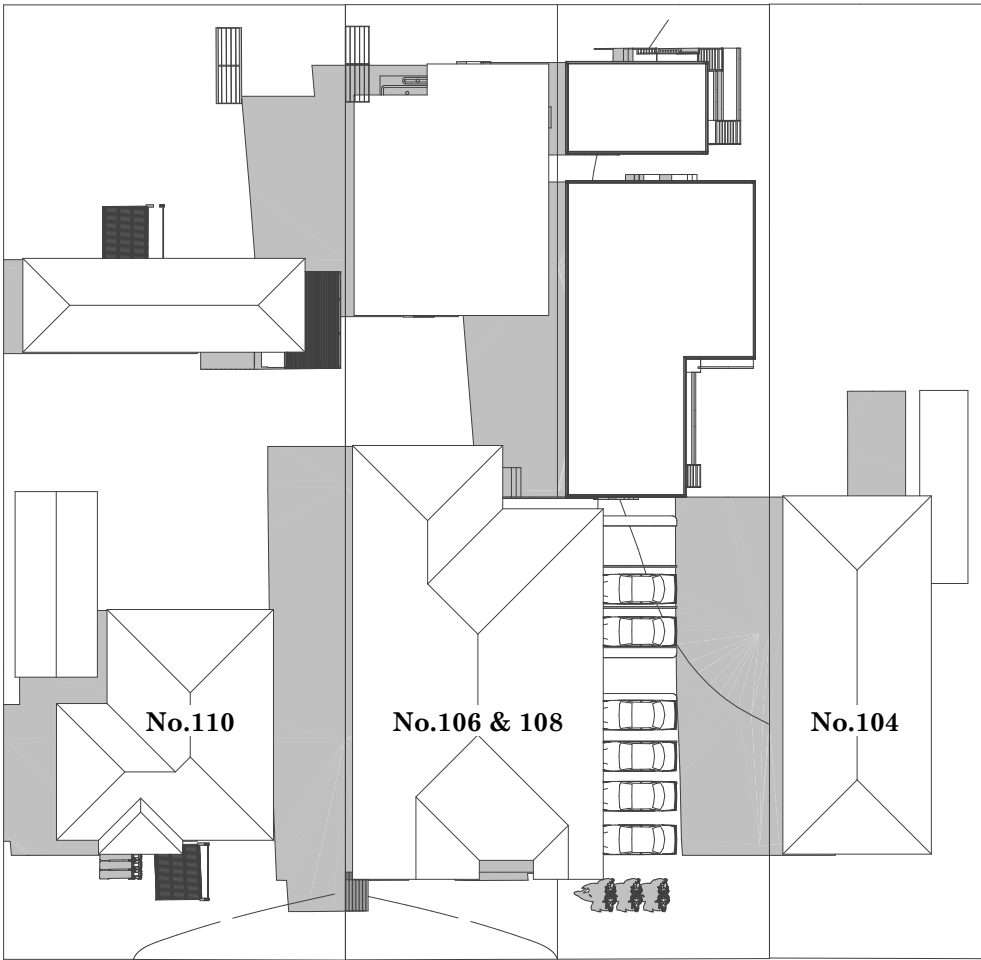
| REVISION | DESCRIPTION                 | DATE       | SCALE      | DRAWN | CHECKED | DATE       |  |  |
|----------|-----------------------------|------------|------------|-------|---------|------------|--|--|
| DA01     | BUILDING CERTIFICATE SET    | 28.01.2021 | 1:150      | GINA  |         | 25.08.2022 |  |  |
| DA02     | BUILDING CERTIFICATE SET    | 25.03.2021 |            |       |         |            |  |  |
| DA03     | BUILDING CERTIFICATE SET    | 02.06.2021 |            |       |         |            |  |  |
| DA04     | BUILDING CERTIFICATE SET    | 05.06.2021 |            |       |         |            |  |  |
| DA05     | BUILDING CERTIFICATE SET    | 22.07.2021 |            |       |         |            |  |  |
| DA06     | BUILDING CERTIFICATE SET    | 28.07.2021 |            |       |         |            |  |  |
| DA07     | DEVELOPMENT APPLICATION SET | 11.08.2022 | 106B       |       |         | DA 1600    |  |  |
| DA08     | DEVELOPMENT APPLICATION SET | 16.08.2022 |            |       |         |            |  |  |
| DA09     | DEVELOPMENT APPLICATION SET | 25.08.2022 |            |       |         |            |  |  |
|          |                             |            | PROJECT No |       |         | DRAWING No |  |  |
|          |                             |            |            |       |         | REVISION   |  |  |
|          |                             |            |            |       |         | DA09       |  |  |





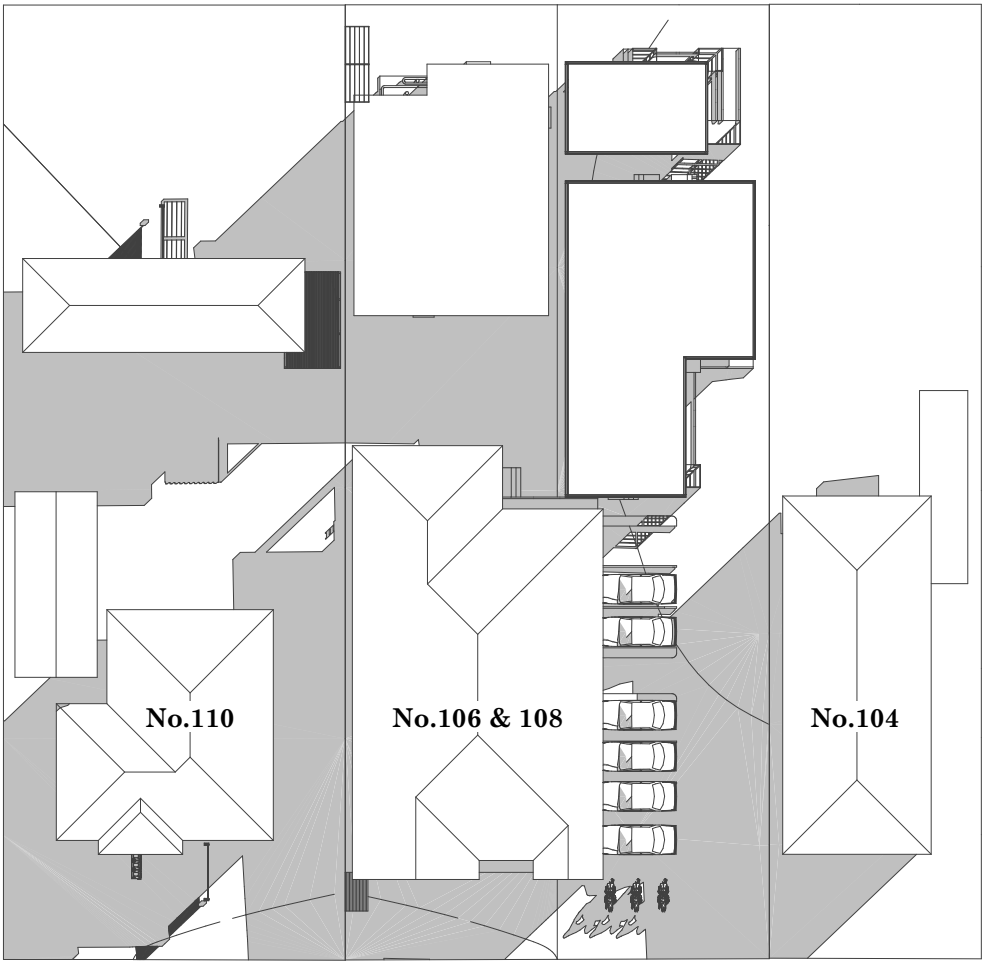
CHESTER HILL ROAD

SHADOW CAST AT 9AM ON JUNE 21 (WINTER SOLSTICE)



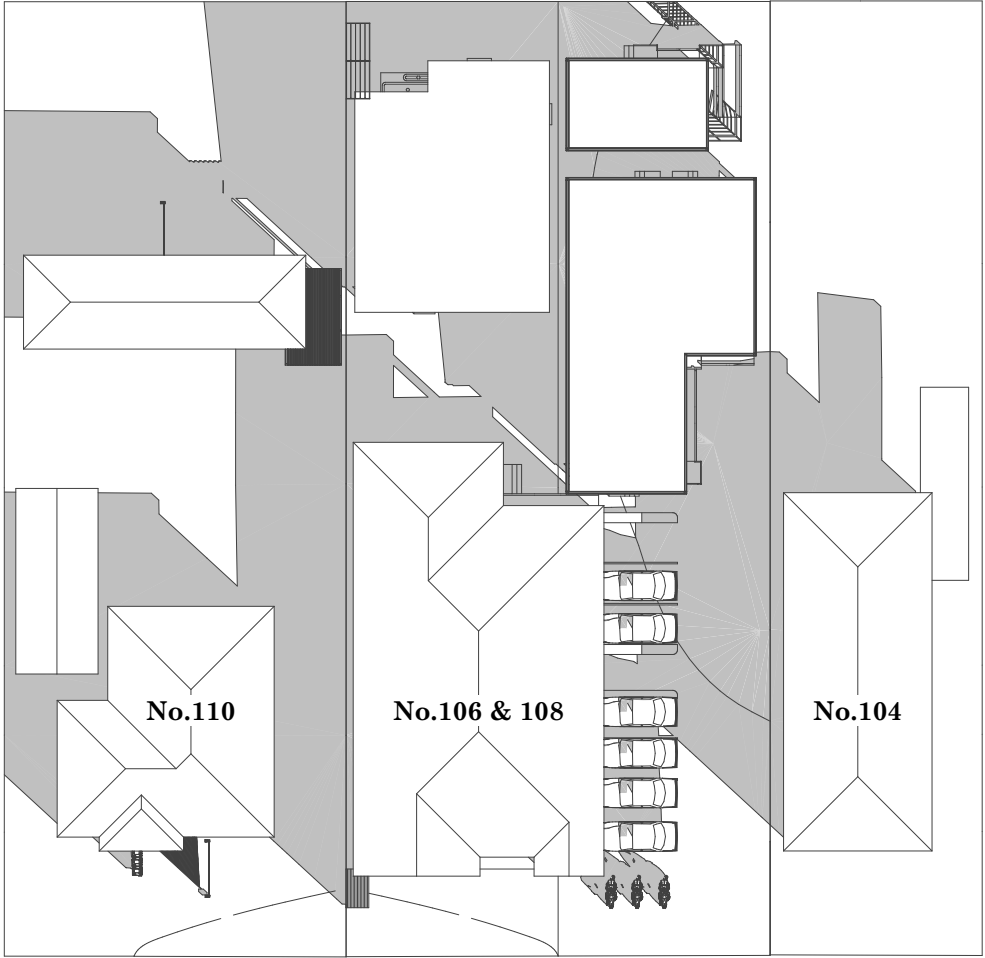
CHESTER HILL ROAD

SHADOW CAST AT 12PM ON JUNE 21 (WINTER SOLSTICE)



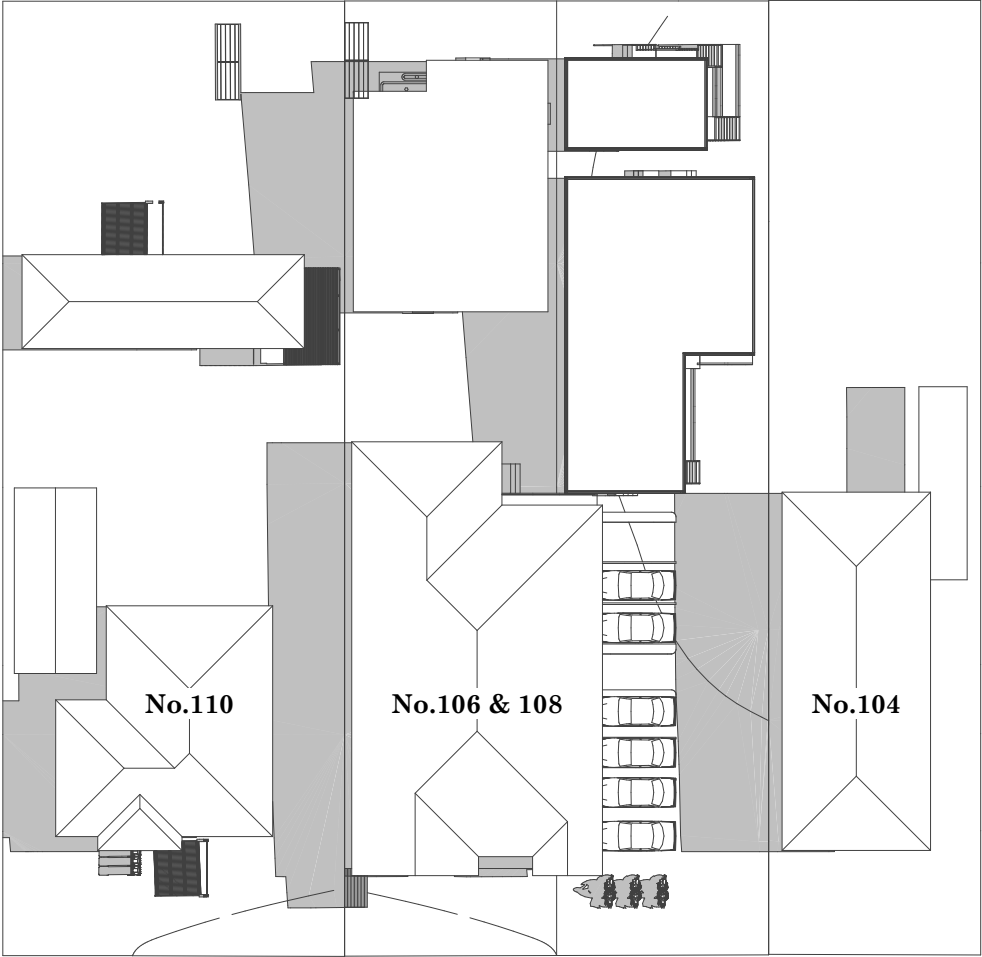
CHESTER HILL ROAD

SHADOW CAST AT 15PM ON JUNE 21 (WINTER SOLSTICE)



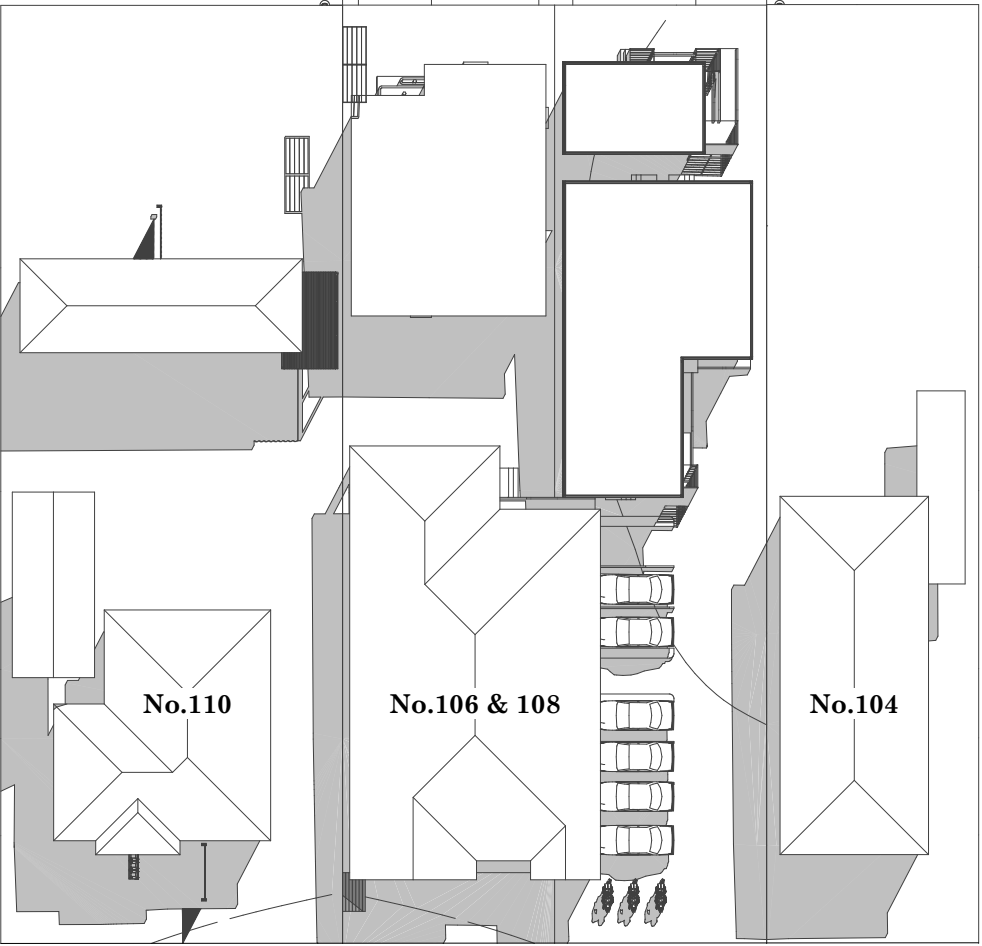
CHESTER HILL ROAD

SHADOW CAST AT 9AM ON SEP 21 (WINTER SOLSTICE)



CHESTER HILL ROAD

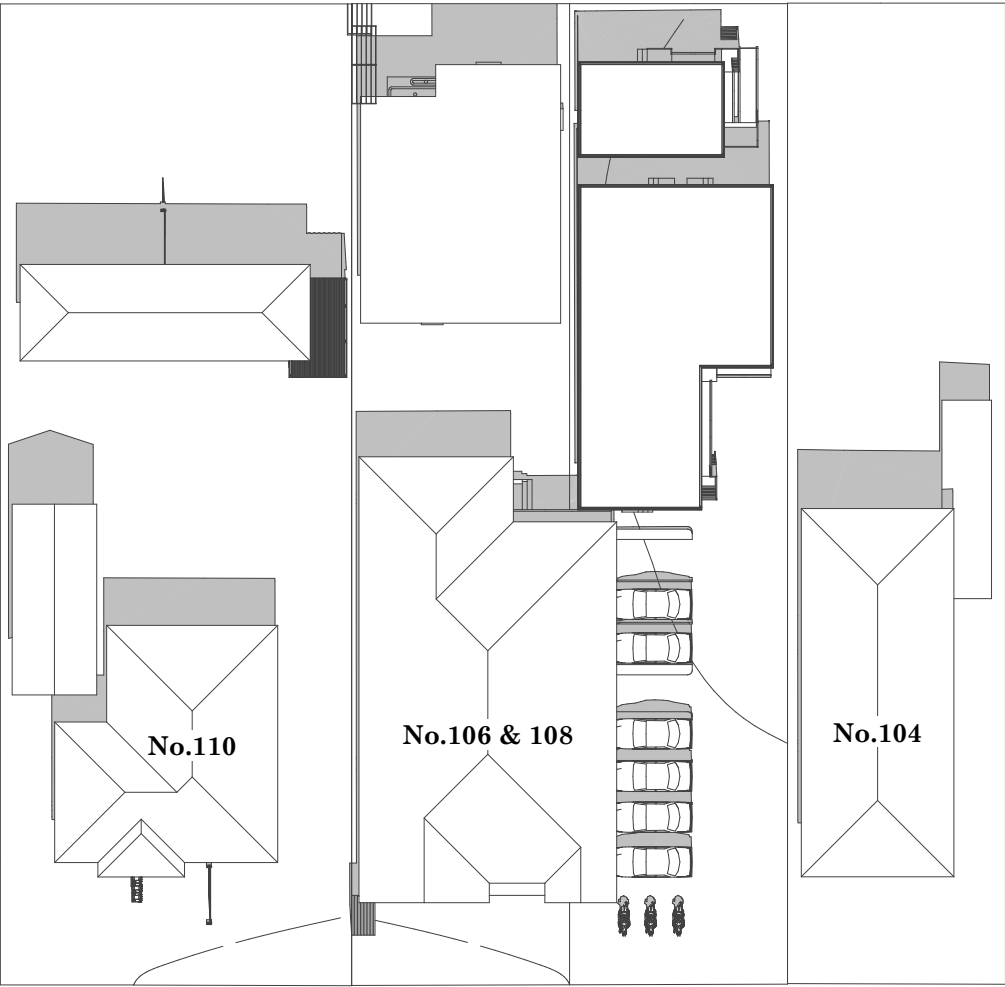
SHADOW CAST AT 12PM ON SEP 21 (WINTER SOLSTICE)



CHESTER HILL ROAD

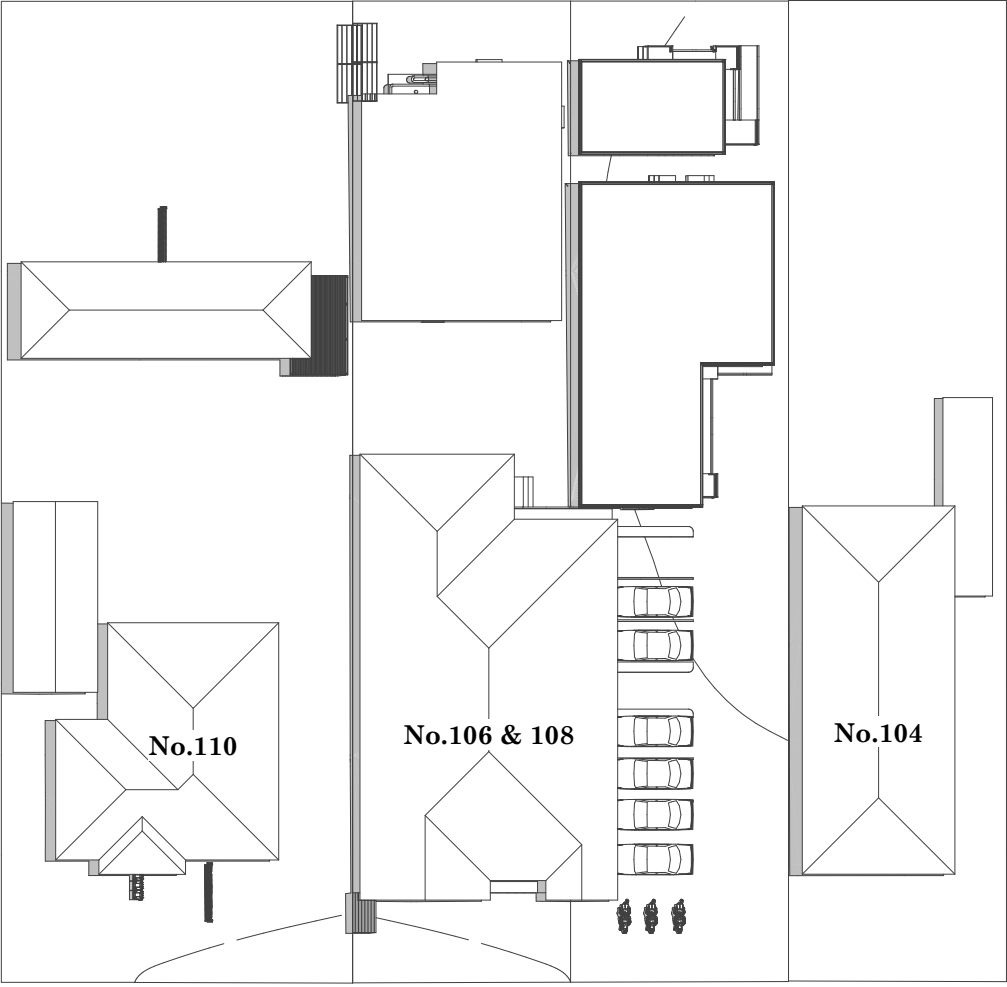
SHADOW CAST AT 15PM ON SEP 21 (WINTER SOLSTICE)





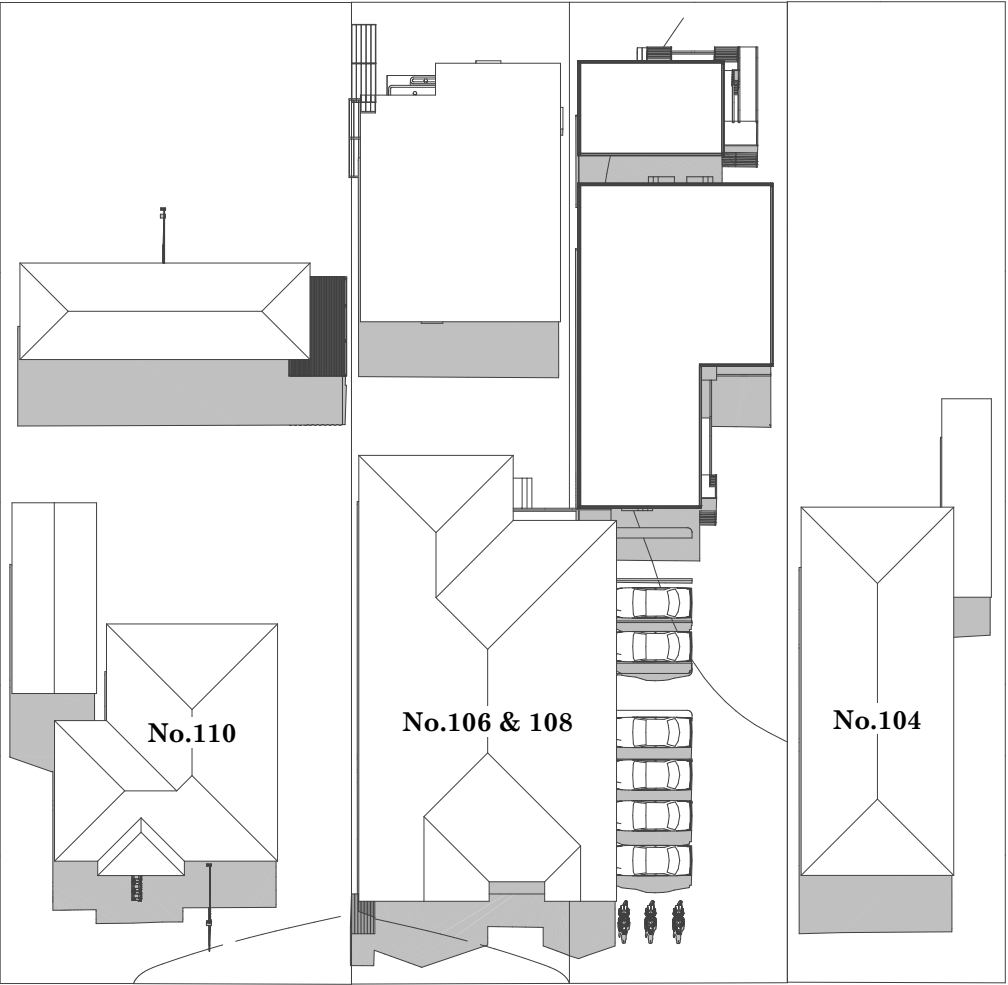
CHESTER HILL ROAD

SHADOW CAST AT 9AM ON DEC 21 (WINTER SOLSTICE)



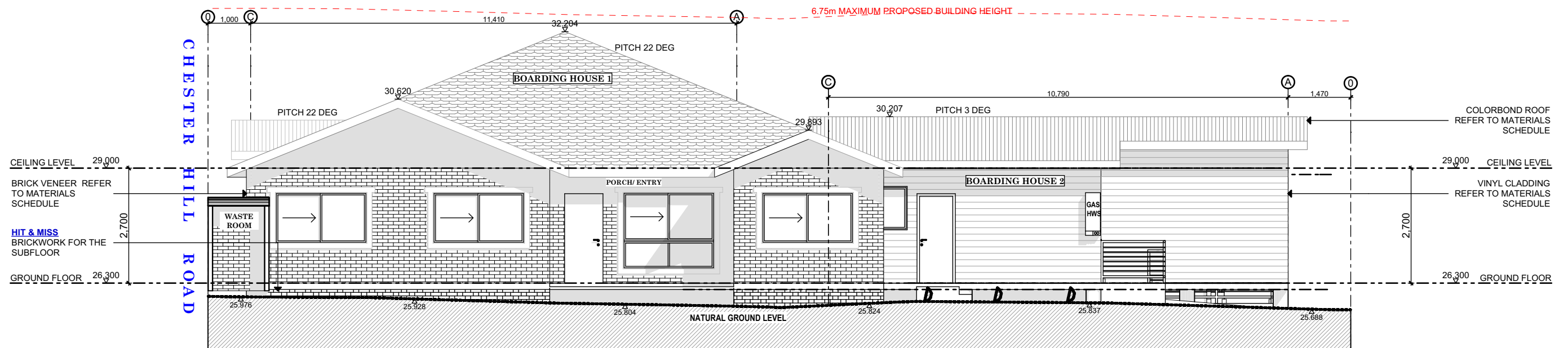
CHESTER HILL ROAD

SHADOW CAST AT 12PM ON DEC 21 (WINTER SOLSTICE)

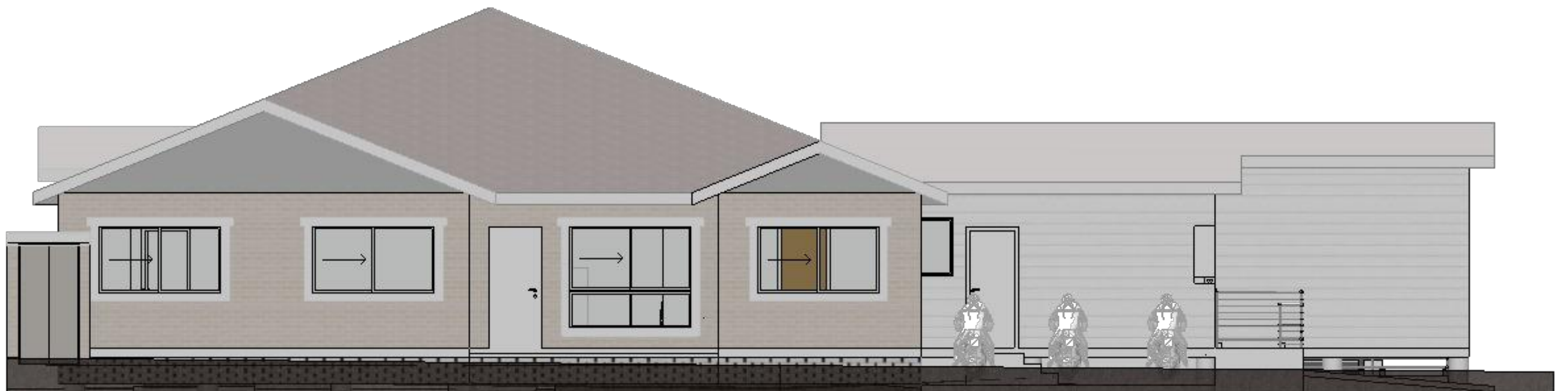


CHESTER HILL ROAD

SHADOW CAST AT 15PM ON DEC 21 (WINTER SOLSTICE)



2 ————— STREETSCAPE ELEVATION  
1:121.864



**CLIENT**  
VAN  
LOT B & C DP 23626  
106-108 CHESTER HILL ROAD, BASS HILL NSW 2197

**PROJECT**  
**CHANGE OF USE**  
CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS  
INCL. CONSOLIDATION OF LOTS

**DRAWING TITLE**  
General Arrangements

**STREETSCAPE ELEVATION**

**SHEET SIZE**  
A3

**MASTER GRANNY FLATS**

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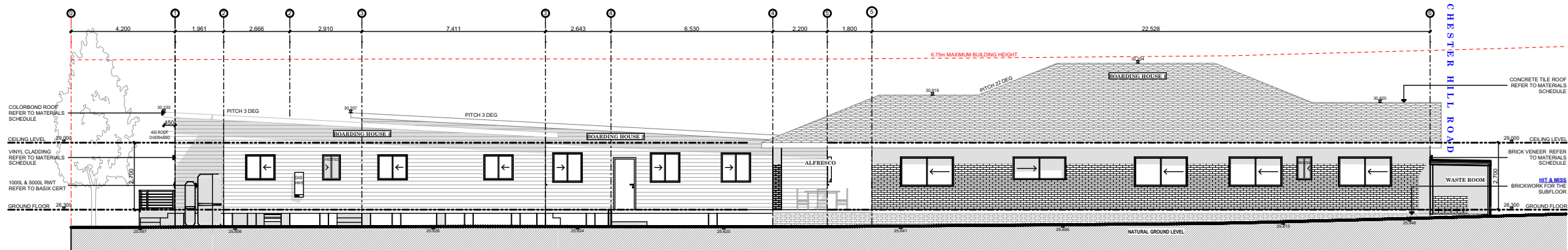
design@mastergrannyflats.com.au



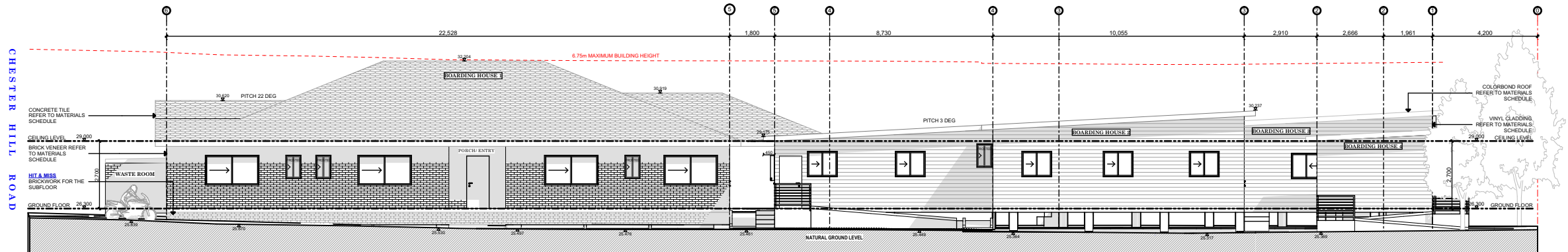
**MASTER  
GRANNYFLATS**



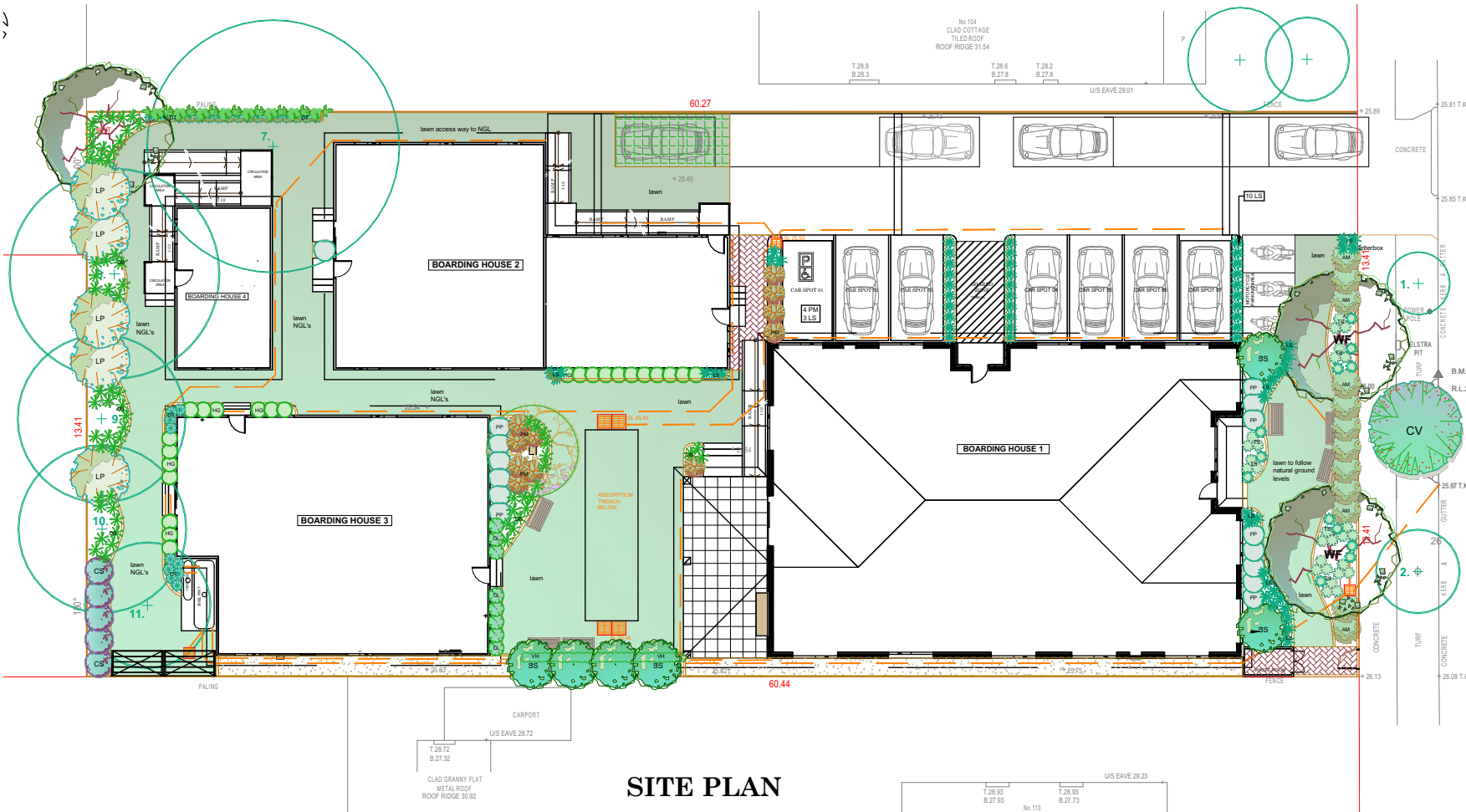
| REVISION | DESCRIPTION                 | DATE       | SCALE                    | DRAWN | CHECKED | DATE         |
|----------|-----------------------------|------------|--------------------------|-------|---------|--------------|
| DA01     | BUILDING CERTIFICATE SET    | 28.01.2021 | 1:100, GINA<br>1:121.864 |       |         | 25.08.2022   |
| DA02     | BUILDING CERTIFICATE SET    | 25.03.2021 |                          |       |         |              |
| DA03     | BUILDING CERTIFICATE SET    | 02.06.2021 |                          |       |         |              |
| DA04     | BUILDING CERTIFICATE SET    | 05.06.2021 |                          |       |         |              |
| DA05     | BUILDING CERTIFICATE SET    | 22.07.2021 |                          |       |         |              |
| DA06     | BUILDING CERTIFICATE SET    | 28.07.2021 |                          |       |         |              |
| DA07     | DEVELOPMENT APPLICATION SET | 11.08.2022 | 106B                     |       |         | DA 1502 DA09 |
| DA08     | DEVELOPMENT APPLICATION SET | 16.08.2022 |                          |       |         |              |
| DA09     | DEVELOPMENT APPLICATION SET | 25.08.2022 |                          |       |         |              |



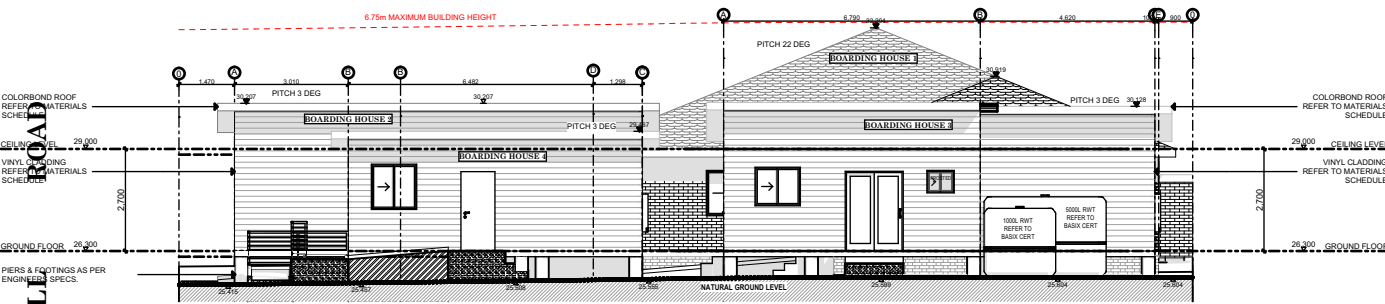
PROPOSED SOUTH ELEVATION



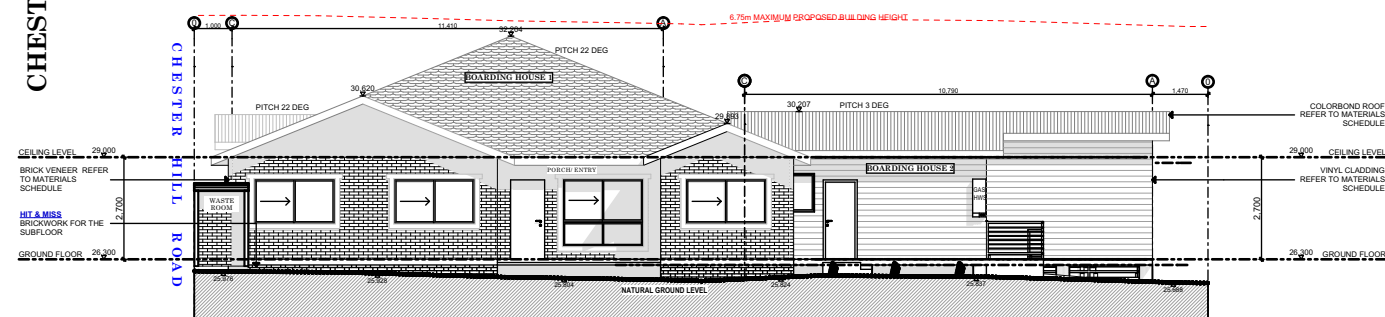
PROPOSED NORTH ELEVATION



SITE PLAN



PROPOSED WEST ELEVATION



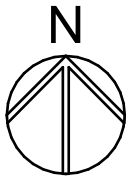
PROPOSED EAST ELEVATION

**CLIENT**  
VAN  
LOT B & C DP 23626  
106-108 CHESTER HILL ROAD, BASS HILL NSW 2197

**PROJECT**  
CHANGE OF USE  
CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS  
INCL. CONSOLIDATION OF LOTS

**DRAWING TITLE**  
General Arrangements  
**NOTIFICATION PLAN**  
**SHEET SIZE**  
A3

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| REVISION | DESCRIPTION                 | DATE       | SCALE           | DRAWN      | CHECKED  | DATE       |
|----------|-----------------------------|------------|-----------------|------------|----------|------------|
| DA01     | BUILDING CERTIFICATE SET    | 28.01.2021 | 1:300,<br>1:200 | GINA       |          | 25.08.2022 |
| DA02     | BUILDING CERTIFICATE SET    | 25.03.2021 |                 |            |          |            |
| DA03     | BUILDING CERTIFICATE SET    | 02.06.2021 |                 |            |          |            |
| DA04     | BUILDING CERTIFICATE SET    | 05.06.2021 |                 |            |          |            |
| DA05     | BUILDING CERTIFICATE SET    | 22.07.2021 |                 |            |          |            |
| DA06     | BUILDING CERTIFICATE SET    | 28.07.2021 |                 |            |          |            |
| DA07     | DEVELOPMENT APPLICATION SET | 11.08.2022 | PROJECT No      | DRAWING No | REVISION |            |
| DA08     | DEVELOPMENT APPLICATION SET | 16.08.2022 |                 |            |          |            |
| DA09     | DEVELOPMENT APPLICATION SET | 25.08.2022 |                 |            |          |            |
|          |                             |            | 106B            | DA 1504    | DA09     |            |





PRESPECTIVE VIEWS



| CLIENT                                             | DRAWING TITLE        | REVISION | DESCRIPTION                 | DATE       | SCALE           | DRAWN      | CHECKED  | DATE       |
|----------------------------------------------------|----------------------|----------|-----------------------------|------------|-----------------|------------|----------|------------|
| VAN                                                | 3D PERSPECTIVE VIEWS | DA01     | BUILDING CERTIFICATE SET    | 28.01.2021 | 1:118.185, GINA |            |          | 25.08.2022 |
| LOT B & C DP 23626                                 |                      | DA02     | BUILDING CERTIFICATE SET    | 25.03.2021 | 1:1.584,        |            |          |            |
| 106-108 CHESTER HILL ROASD, BASS HILL NSW 2197     |                      | DA03     | BUILDING CERTIFICATE SET    | 02.06.2021 | 1:158.361       |            |          |            |
| PROJECT                                            | SHEET SIZE           | DA04     | BUILDING CERTIFICATE SET    | 05.06.2021 | PROJECT No      | DRAWING No | REVISION |            |
| CHANGE OF USE                                      | A3                   | DA05     | BUILDING CERTIFICATE SET    | 22.07.2021 | 106B            | DA 1506    | DA09     |            |
| CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS |                      | DA06     | BUILDING CERTIFICATE SET    | 28.07.2021 |                 |            |          |            |
| INCL. CONSOLIDATION OF LOTS                        |                      | DA07     | DEVELOPMENT APPLICATION SET | 11.08.2022 |                 |            |          |            |
|                                                    |                      | DA08     | DEVELOPMENT APPLICATION SET | 16.08.2022 |                 |            |          |            |
|                                                    |                      | DA09     | DEVELOPMENT APPLICATION SET | 25.08.2022 |                 |            |          |            |

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