



ARCHITECTURAL SET FOR CHANGE OF USE OF AN EXISTING STRUCTURE TO A SECONDARY DWELLING: 23 REDMAN PARADE, BELMORE NSW LOT 15, DP 6388

DRAWING LIST

BC 0000 : COVER PAGE

BC 0001 : GENERAL COMMITMENTS
BC 0002 : SITE PLAN

BC 0003 : SEDIMENT CONTROL PLAN
BC 0004 : DEMOLITION PLAN

BC 0005 : EXISTING FLOOR PLAN
BC 0006 : FLOOR PLAN

BC 0007 : WEST & SOUTH ELEVATIONS
BC 0008 : EAST & NORTH ELEVATIONS

BC 0009 : SECTIONS A & B

CLIENT		DRAWING TITLE		REVISION		DESCRIPTION		DATE	SCALE	DRAWN	CHECKED	DATE
TONY GEBRAEL		Cover Page		<div><div></div><div>MASTER GRANNY FLATS 719 FOREST ROAD, PEAKHURST 2210 NSW 1300 643 528 www.mastergrannyflats.com.au design@mastergrannyflats.com.au</div></div>		P03	ARCHITECTURAL PLAN	08.11.2021	AK	--	01.06.2022	
LOT 15 DP 6388 23 REDMAN PARADE, BELMORE NSW		COVER PAGE				P04	ARCHITECTURAL PLAN	10.11.2021				
PROJECT		SHEET SIZE				P05	ARCHITECTURAL PLAN	15.11.2021	PROJECT No			
ARCHITECTURAL SET		A3				P06	ARCHITECTURAL PLAN	18.11.2021	DRAWING No			
CHANGE OF USE OF AN EXISTING STRUCTURE TO A SECONDARY DWELLING						P07	ARCHITECTURAL PLAN	20.11.2021	REVISION			
						P08	ARCHITECTURAL PLAN	22.12.2021	CDC -			CDC 0000 P11
						P09	ARCHITECTURAL PLAN	09.03.2022				
						P10	ARCHITECTURAL PLAN	11.05.2022				
						P11	ARCHITECTURAL PLAN	01.06.2022				

GENERAL NOTES

-DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY. IF IN DOUBT, ASK.
-THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THE OWNER OR CONTRACTOR.
-ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIAN AND THE AUSTRALIAN STANDARDS LISTED .
AS 1288 - 1994 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1562 - 1992 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS 1684 - 2010 NATIONAL TIMBER FRAMING CODE
AS 2049 - 1992 ROOF TILES
AS 2050 - 1995 INSTALLATION OF ROOF TILES
AS 2870 - 1996 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION
AS/NZS 2904 - 1995 DAMP-PROOF COURSES AND FLASHINGS
AS 3600 - 1994 CONCRETE STRUCTURES
AS 3660 - 2004 BARRIERS FOR SUBTERRANEAN TERMITES
AS 3700 - 1998 MASONRY IN BUILDINGS
AS 3740 - 2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 3786 - 1993 SMOKE ALARMS
AS 4055 - 1992 WIND LOADINGS FOR HOUSING
AS 4100 - 1996 STEEL STRUCTURES
-THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY SOIL, STRUCTURAL AND CIVIL ENGINEERING CALCULATIONS AND DRAWINGS.
-ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.
-SAFETY GLAZING TO BE USED IN THE FOLLOWINGS CASES -
I) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR
II) BATHROOMS - WITHIN 1500mm VERTICAL OF THE BATH BASE
III) FULLY GLAZED DOORS
IV) SHOWER SCREENS
v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, AND ARE TO BE VERIFIED WITH SAME. FLASHING ALL ROUND.
-TILED DECKS OVER LIVABLE AREAS ARE TO BE, IN THE FOLLOWING ORDER -
OVER THE FLOOR JOISTS : 19mm COMPRESSED FIBRE CEMENT SHEET, WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SEED WITH A DFT OF 1300 MICRON, INSTALLED TO MANUF. SPECIFICATIONS, AND FLOOR TILES OVER, ALL CORNERS TO HAVE 20mm MASTIC SEALANT UNDER THE PARCHEM EMERPROOF 750.
-FOOTINGS ARE TO BE WHOLLY WITHIN TITLE BOUNDARIES AND ARE NOT TO ENCROACH EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.
-ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.
-ALL WET AREAS TO COMPLY WITH BCA 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.
-PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.
-SUB-FLOOR VENTILATION MINIMUM 7500mm/sq FOR EXTERNAL WALLS AND 1500mm/sq FOR INTERNAL WALLS BELOW BEARER.
-THERMAL INSULATION TO BE PROVIDED TO ACHIEVE MINIMUM REQUIREMENTS AS SPECIFIED BY LICENSED ASSESSOR.
-STAIR REQUIREMENTS : MIN. TREAD 240mm, MIN. RISER 115mm, MAX. RISER 190mm, SPACE BETWEEN OPEN TREADS MAX. 125mm. TREADS TO BE NON SLIP SURFACE.
-BALUSTRADES : MIN. 1000mm ABOVE LANDINGS WITH MAX. OPENING OF 125mm AND IN ACCORDANCE WITH BCA 3.9.2
-FOR STAINLESS STEEL BALUSTRADE, REFER TO Table 3.9.2.1 (WIRE BALUSTRADE CONSTRUCTION - REQUIRED WIRE TENSION AND MAXIMUM PERMISSIBLE DEFLECTION) OF THE BCA.
-THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGH-OUT CONSTRUCTION.
-SMOKE DETECTORS (refer electrical layout plans), TO BE HARD WIRED WITH EMERGENCY BACK-UP AND COMPLY WITH AS 3786.
-PROVIDE LIFT OFF HINGES, OPEN OUT DOOR OR MIN 1200mm CLEARANCE FROM DOOR TO PAN IN WATER CLOSETS.
-EXHAUST FANS FROM SANITARY COMPARTMENTS ARE TO BE DUCTED EXTERNALLY OR TO A VENTED ROOF SPACE IN COMPLIANCE WITH AS 1668.2
-THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS.
-THESE PLANS ARE PROTECTED BY COPY RIGHT AND ARE THE PROPERTY OF THE AUTHOR.

BASIX CERT. NUMBER: 1287341S

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1287341S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 10 March 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary			
Project name	23 Redman Parade, Belmore		
Street address	23 Redman Parade Belmore 2152		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	deposited 6388		
Lot no.	15		
Section no.	6		
Project type	separate dwelling house - secondary dwelling		
No. of bedrooms	2		
Project score			
Water	✓ 49	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	✓ 55	Target 50	

Certificate Prepared by	
Name / Company Name: Master Granny Flats	
ABN (if applicable): 120836080	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1287341S Thursday, 10 March 2022 page 1/9

Description of project			
Project address		Assessor details and thermal loads	
Project name	23 Redman Parade, Belmore	Assessor number	n/a
Street address	23 Redman Parade Belmore 2192	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 6388	Area adjusted cooling load (MJ/m²/year)	n/a
Lot no.	15	Area adjusted heating load (MJ/m²/year)	n/a
Section no.	6	Cooling fan in at least one bedroom	n/a
Project type		Cooling fan in at least one living room or other conditioned area	n/a
Project type	separate dwelling house - secondary dwelling	Project score	
No. of bedrooms	2	Water	✓ 49 Target 40
Site details		Thermal Comfort	✓ Pass Target Pass
Site area (m²)	806	Energy	✓ 55 Target 50
Roof area (m²)	61		
Conditioned floor area (m2)	44.84		
Unconditioned floor area (m2)	4.75		
Total area of garden and lawn (m2)	24		
Roof area (m2) of the existing dwelling	220		
No. of bedrooms in the existing dwelling	4		

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1287341S Thursday, 10 March 2022 page 2/9

Schedule of BASIX commitments				
The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.				
Water Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures				
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 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 5 star in each toilet in the development.			✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.			✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.			✓	
Alternative water				
Rainwater tank				
The applicant must install a rainwater tank of at least 2000 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 60.8 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:			✓	✓
• all toilets in the development			✓	✓
• all indoor cold water taps (not including taps that supply clothes washers) in the development			✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1287341S Thursday, 10 March 2022 page 3/9

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features				
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.		✓	✓	✓
Floor, walls and ceiling/roof				
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 - concrete slab on ground	na			
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)			
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)			
external wall - brick veneer	1.86 (or 2.40 including construction)			
external wall - brick veneer	1.86 (or 2.40 including construction)			
ceiling and roof - naked ceiling / pitched or skillion roof, framed	ceiling: 3.5 (up), roof: foil backed blanket (75 mm)	framed; medium (solar absorptance 0.475-0.70)		
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil backed blanket (75 mm)	framed; medium (solar absorptance 0.475-0.70)		
Note • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.				
Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.				

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1287341S Thursday, 10 March 2022 page 4/9

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights				
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:		✓	✓	✓
• For the following glass and frame types, the certifier check can be performed by visual inspection.				✓
- Aluminium single clear				
- Aluminium double (air) clear				
- Timber/UPVC/fibreglass single clear				
- Timber/UPVC/fibreglass double (air) clear				

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01	800	550	aluminium, single, clear	eave 100 mm, 222 mm above head of window or glazed door	not overshadowed
W02	940	1200	aluminium, single, clear	eave 100 mm, 222 mm above head of window or glazed door	not overshadowed
East facing					
W03	940	1400	aluminium, single, clear	eave 300 mm, 480 mm above head of window or glazed door	not overshadowed
South facing					
W04	940	1400	aluminium, single, clear	eave 100 mm, 560 mm above head of window or glazed door	not overshadowed
West facing					

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1287341S Thursday, 10 March 2022 page 5/9

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W05	940	1800	aluminium, single, clear	eave 300 mm, 334 mm above head of window or glazed door	not overshadowed
W06	940	1800	aluminium, single, clear	eave 300 mm, 334 mm above head of window or glazed door	not overshadowed
W07	1000	600	aluminium, single, clear	eave 300 mm, 334 mm above head of window or glazed door	not overshadowed
W08	1000	600	aluminium, single, clear	eave 300 mm, 334 mm above head of window or glazed door	not overshadowed

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1287341S Thursday, 10 March 2022 page 6/9

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water				
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 41 to 45 STCs or better.		✓	✓	✓
Cooling system				
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.			✓	✓
Heating system				
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.			✓	✓
Ventilation				
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off			✓	✓
Kitchen: individual fan, ducted to facade or roof. Operation control: manual on / timer off			✓	✓
Laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off			✓	✓
Artificial lighting				
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: • at least 2 of the bedrooms / study; dedicated			✓	✓
• at least 1 of the living / dining rooms; dedicated			✓	✓
• the kitchen; dedicated			✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1287341S Thursday, 10 March 2022 page 7/9

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated			✓	✓
• the laundry; dedicated			✓	✓
• all hallways; dedicated			✓	✓
Natural lighting				
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.		✓	✓	✓
Other				
The applicant must install a fixed outdoor clothes drying line as part of the development.			✓	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1287341S Thursday, 10 March 2022 page 8/9

Legend
In these commitments, "applicant" means the person carrying out the development. Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development). Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development. Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1287341S Thursday, 10 March 2022 page 9/9

CLIENT

TONY GEBRAEL

LOT 15 DP 6388
23 REDMAN PARADE, BELMORE NSW

PROJECT

ARCHITECTURAL SET

CHANGE OF USE OF AN EXISTING STRUCTURE TO A SECONDARY DWELLING

DRAWING TITLE

Cover Page

GENERAL COMMITMENTS

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

P03	ARCHITECTURAL PLAN	08.11.2021
P04	ARCHITECTURAL PLAN	10.11.2021
P05	ARCHITECTURAL PLAN	15.11.2021
P06	ARCHITECTURAL PLAN	18.11.2021
P07	ARCHITECTURAL PLAN	20.11.2021
P08	ARCHITECTURAL PLAN	22.12.2021
P09	ARCHITECTURAL PLAN	09.03.2022
P10	ARCHITECTURAL PLAN	11.05.2022
P11	ARCHITECTURAL PLAN	01.06.2022

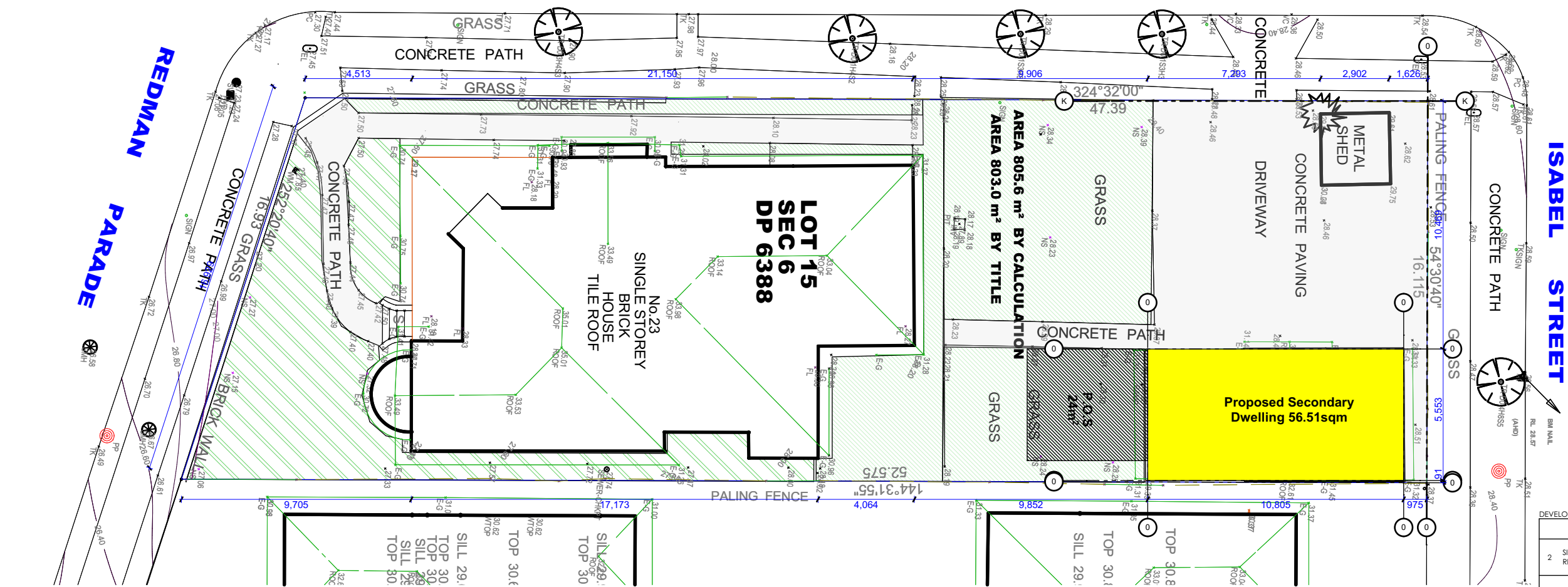
1:1.250, 1:2.970 AK -- 01.06.2022

PROJECT No DRAWING No REVISION

CDC -

CDC 0001 P11

SUDBURY STREET



SITE PLAN
1:200

DEVELOPMENT APPLICATION TABLE (SEPP 2009 AFFORDABLE HOUSING CODE)			
CLAUSE	REQUIRED	PROPOSED	COMPLIES
2 SITE & LOT REQUIREMENTS	- at least 12m frontage & 450m²	- 16.92m Frontage & Site Area 805.6m²	Y
3 MAX SITE COVERAGE	- 50% of the area if the lot has an area between 450m² & 900m²	35.5% (total 286.72m² / 805.6m²)	Y
4 MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	- 60sqm floor area of secondary dwelling - Maximum floor area of Principal Dwelling - Secondary Dwelling - Carport / Garage area : 430m² - Lots over 900m²	56.51m² Proposed Secondary Dwelling 230.21m² Existing Dwelling total floor : 286.72m² incl. Principal Dwelling & Proposed Secondary Dwelling	Y
5 SETBACKS & MAX FLOOR AREA FOR BALCONIES & DECKS etc	- 12sqm max. if the structure at any point is located within 6m of the side or rear & any point of its finished floor more than 2m of the NGL	-NIL	Y
6 BUILDING HEIGHT	- 3.8m max from NGL	- 4.6m max. (Existing structure)	Y*
7 SETBACKS FROM ROADS OTHER THEN CLASSIFIED THEN	- the average distance of setback of the nearest 2 dwelling houses	- 5.7m	Y
9 SETBACKS FROM SIDE BOUNDARIES	- 0.9m if the lot has an area of 450m² - 900m² - min to a building height of 3.8m and to any carport , garage , pergola etc etc - 0.9m and 1/4 of the additional building height above 3.8m	- 10.4m & 91mm (Existing structure)	Y*
10 SETBACKS FROM REAR BOUNDARIES	- 3.0m if the lot has an area of 450m² - 900m² - min to a building height of 3.8m and to any carport , garage , pergola etc etc - 3.0m plus an amount that is equal to 3 times of the additional building height above 3.8m - up to a max setback of 8m - if the lot has an area of at least 450m² - 900 m²	- 0.975m to the rear boundary (Existing structure)	Y*
16 LANDSCAPED AREA	- 30% if the lot has an area of 600m² - 900m² - 50% of landscaped area to be located behind building line	-Total Landscaped Area: 35.65% (total 287.26m² / 805.6m²) - Behind Building Line: 59.39% (170.61m² / 287.26m²) - 37.25m² landscaping in front building line	Y
17 PRIVATE OPEN SPACE	- 24m² of P.O.S P.O.S to be directly accessible and adjacent from a habitable room other than a bedroom and is 4m wide and not steeper than 1 in 50 grade	- 24m²	Y

CLIENT

TONY GEBRAEL

LOT 15 DP 6388

23 REDMAN PARADE, BELMORE NSW

DRAWING TITLE

General Arrangements

SITE PLAN

SHEET SIZE

A3

PROJECT

ARCHITECTURAL SET

CHANGE OF USE OF AN EXISTING STRUCTURE TO A SECONDARY DWELLING

MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528

www.mastergrannyflats.com.au

design@mastergrannyflats.com.au

MASTER GRANNY FLATS

1300 643 528

www.mastergrannyflats.com.au

design@mastergrannyflats.com.au

REVISION

DESCRIPTION

DATE

SCALE

DRAWN

CHECKED

DATE

P03

ARCHITECTURAL PLAN

08.11.2021

1:200

AK

--

01.06.2022

P04

ARCHITECTURAL PLAN

10.11.2021

P05

ARCHITECTURAL PLAN

15.11.2021

P06

ARCHITECTURAL PLAN

18.11.2021

P07

ARCHITECTURAL PLAN

20.11.2021

P08

ARCHITECTURAL PLAN

22.12.2021

P09

ARCHITECTURAL PLAN

09.03.2022

P10

ARCHITECTURAL PLAN

11.05.2022

P11

ARCHITECTURAL PLAN

01.06.2022

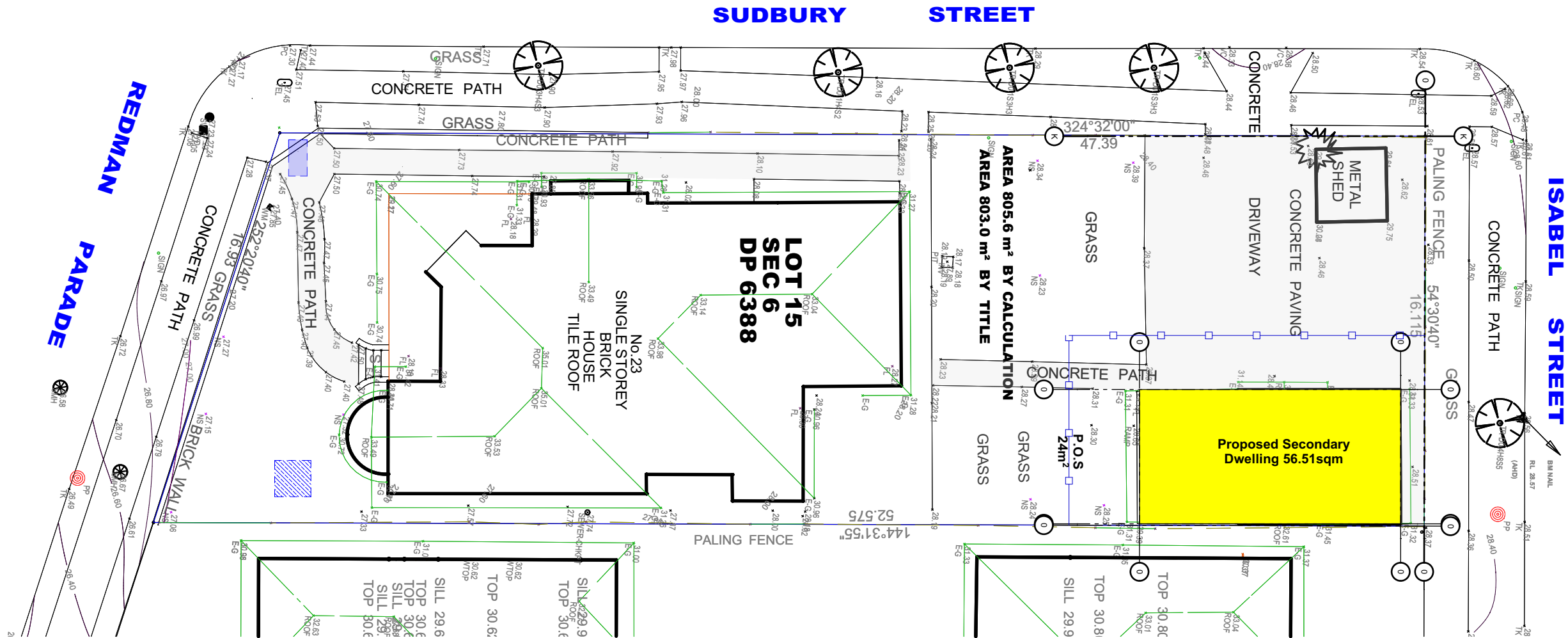
PROJECT No

DRAWING No

REVISION

CDC -

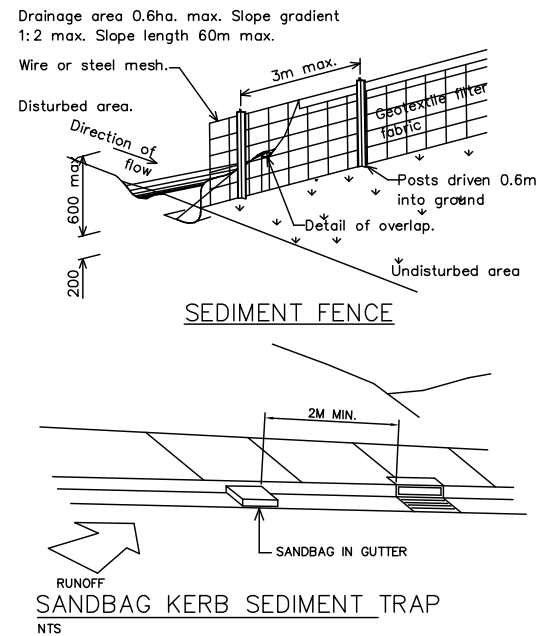
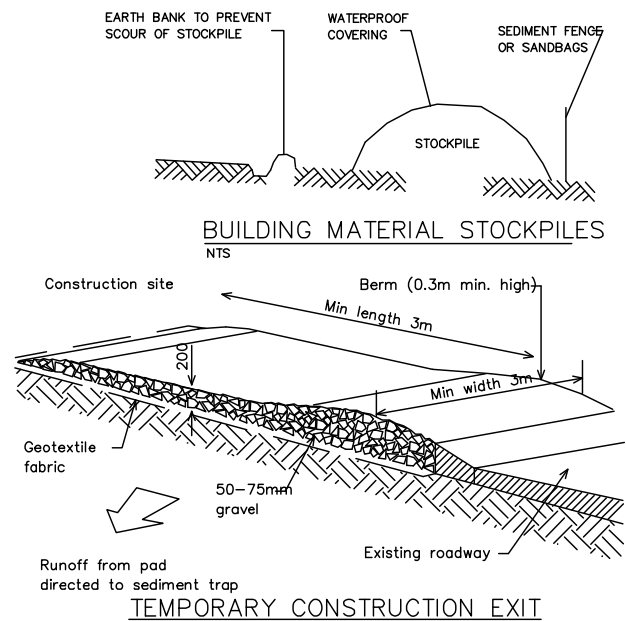
CDC 0400 P11



4 SEDIMENT CONTROL PLAN 1:200

- Sign Board
- Temporary Fence
- Primary Location For Amenities

- LEGEND
- STOCKPILES
 - GEOTEXTILE FABRIC FILLED WITH GRAVEL
 - SILT FENCE
 - WATER DIVERSION (Earth Mound)
 - GRAVEL ACCESS
 - STORMWATER PIT



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

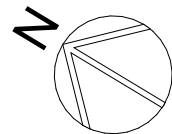
CLIENT
TONY GEBRAEL
LOT 15 DP 6388
23 REDMAN PARADE, BELMORE NSW

DRAWING TITLE
General Arrangements
SEDIMENT CONTROL PLAN

PROJECT
ARCHITECTURAL SET
CHANGE OF USE OF AN EXISTING STRUCTURE TO A SECONDARY DWELLING

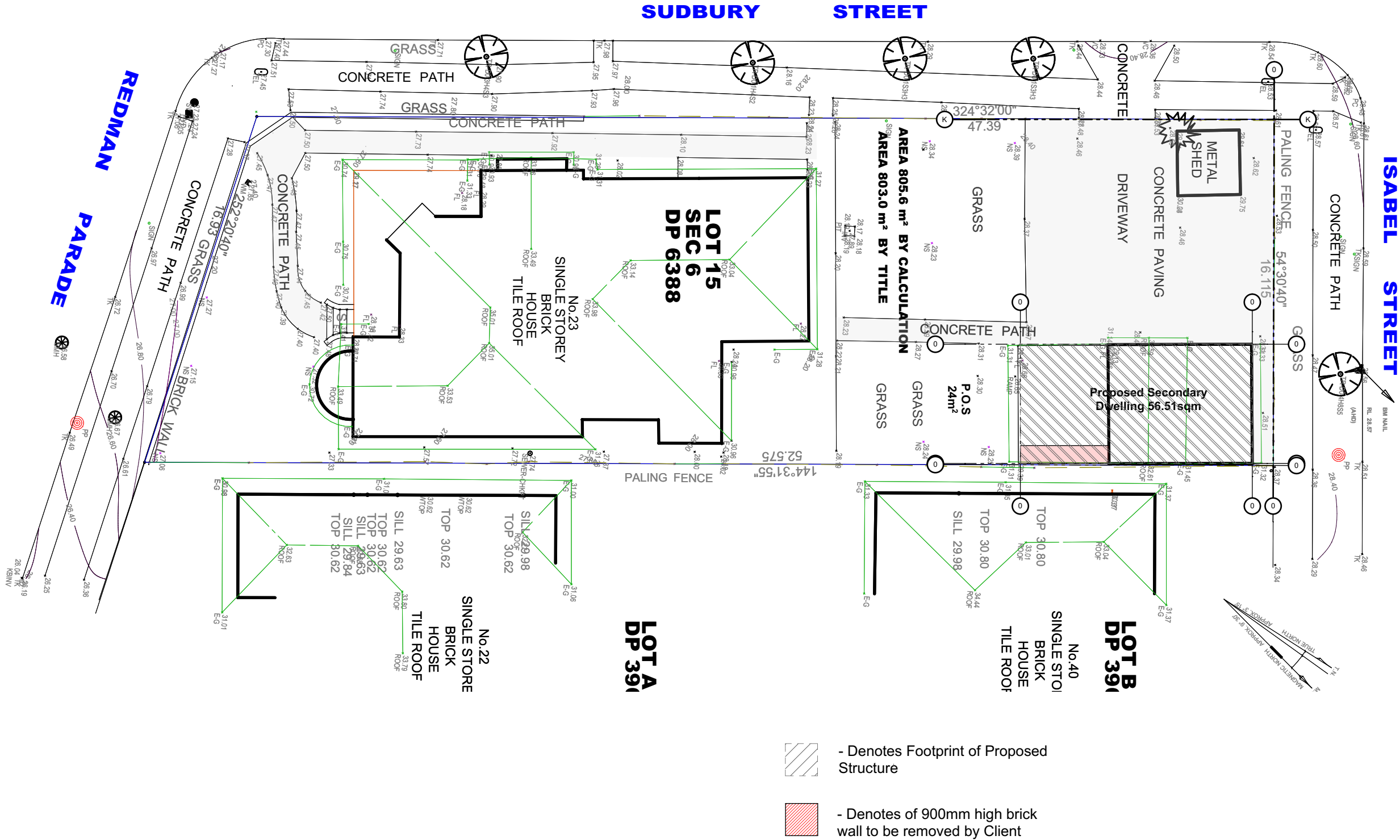
SHEET SIZE
A3

MASTER GRANNY FLATS
719 FOREST ROAD, PEAKHURST 2210 NSW
1300 643 528
www.mastergrannyflats.com.au
design@mastergrannyflats.com.au



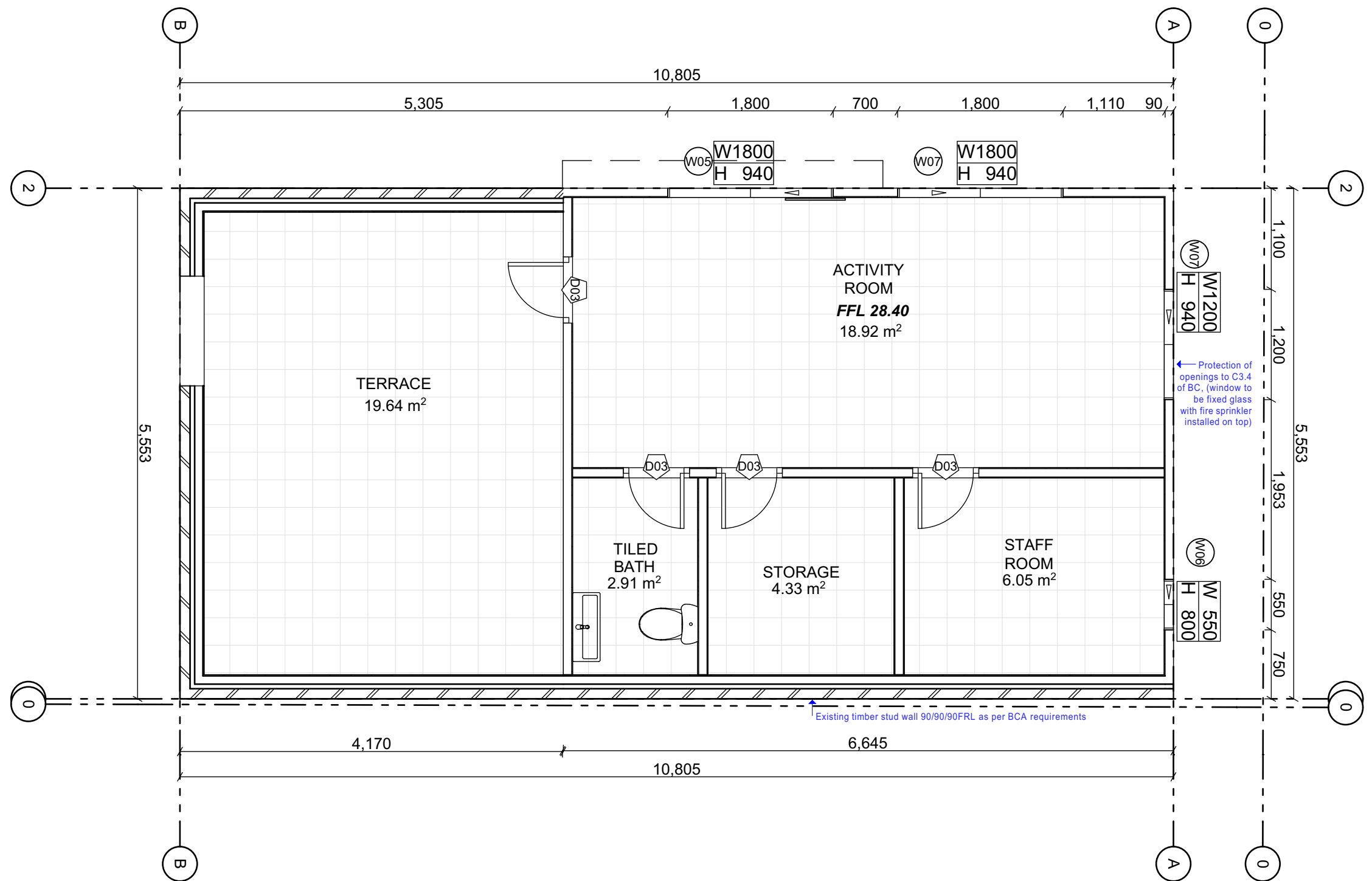
REVISION	DESCRIPTION	DATE
P03	ARCHITECTURAL PLAN	08.11.2021
P04	ARCHITECTURAL PLAN	10.11.2021
P05	ARCHITECTURAL PLAN	15.11.2021
P06	ARCHITECTURAL PLAN	18.11.2021
P07	ARCHITECTURAL PLAN	20.11.2021
P08	ARCHITECTURAL PLAN	22.12.2021
P09	ARCHITECTURAL PLAN	09.03.2022
P10	ARCHITECTURAL PLAN	11.05.2022
P11	ARCHITECTURAL PLAN	01.06.2022

SCALE	DRAWN	CHECKED	DATE
1:200	AK	--	01.06.2022
PROJECT No		DRAWING No	REVISION
CDC -		CDC 0402 P11	



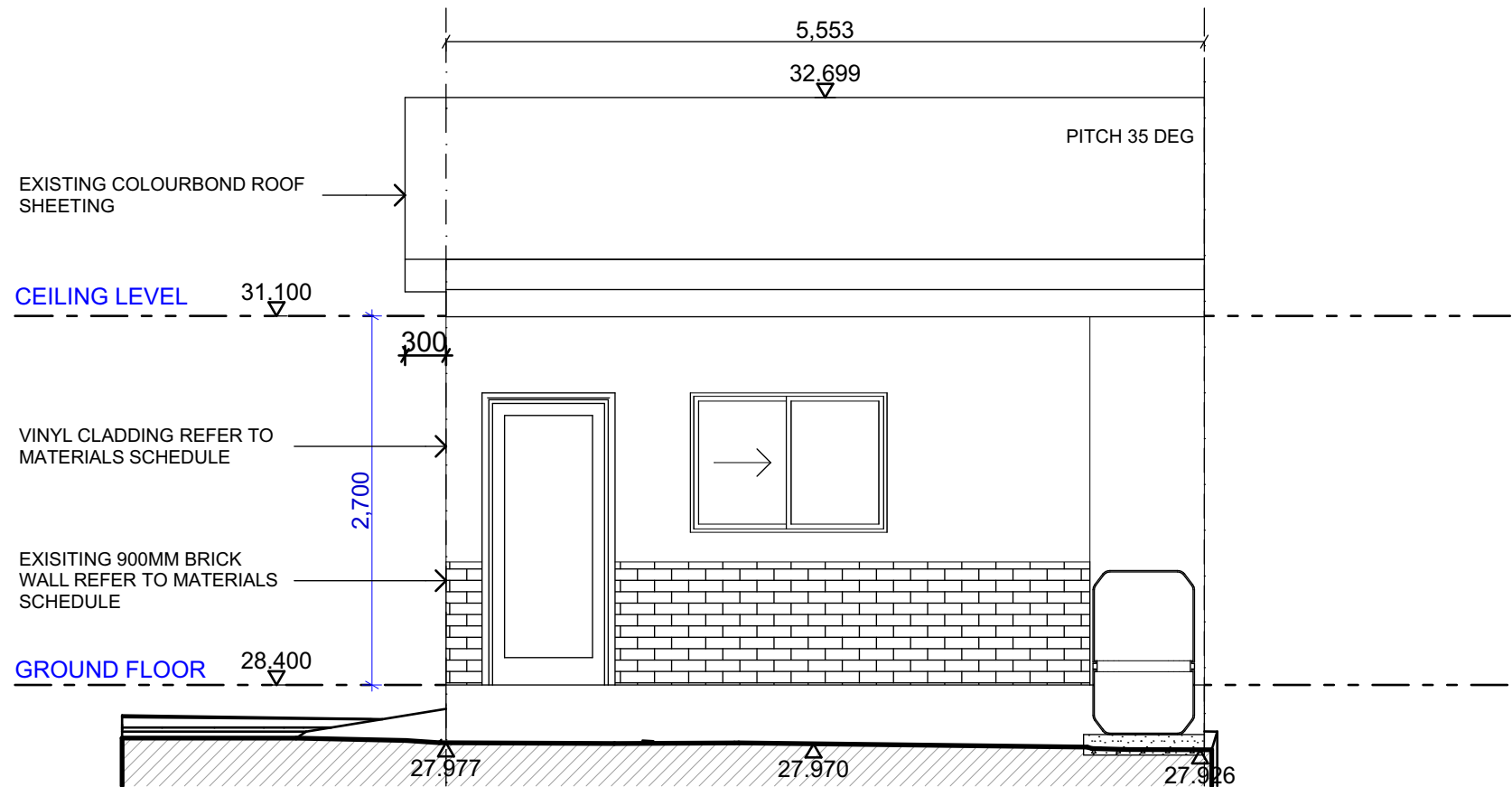
- Denotes Footprint of Proposed Structure
- Denotes of 900mm high brick wall to be removed by Client

CLIENT	DRAWING TITLE	REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
TONY GEBRAEL	General Arrangements	P03	ARCHITECTURAL PLAN	08.11.2021	1:200	AK	--	01.06.2022
LOT 15 DP 6388	DEMOLITION PLAN	P04	ARCHITECTURAL PLAN	10.11.2021	PROJECT No CDC - DRAWING No CDC 0403 P11			
23 REDMAN PARADE, BELMORE NSW	SHEET SIZE	P05	ARCHITECTURAL PLAN	15.11.2021	REVISION			
ARCHITECTURAL SET	A3	P06	ARCHITECTURAL PLAN	18.11.2021				
CHANGE OF USE OF AN EXISTING STRUCTURE TO A SECONDARY DWELLING		P07	ARCHITECTURAL PLAN	20.11.2021				
		P08	ARCHITECTURAL PLAN	22.12.2021				
		P09	ARCHITECTURAL PLAN	09.03.2022				
		P10	ARCHITECTURAL PLAN	11.05.2022				
		P11	ARCHITECTURAL PLAN	01.06.2022				

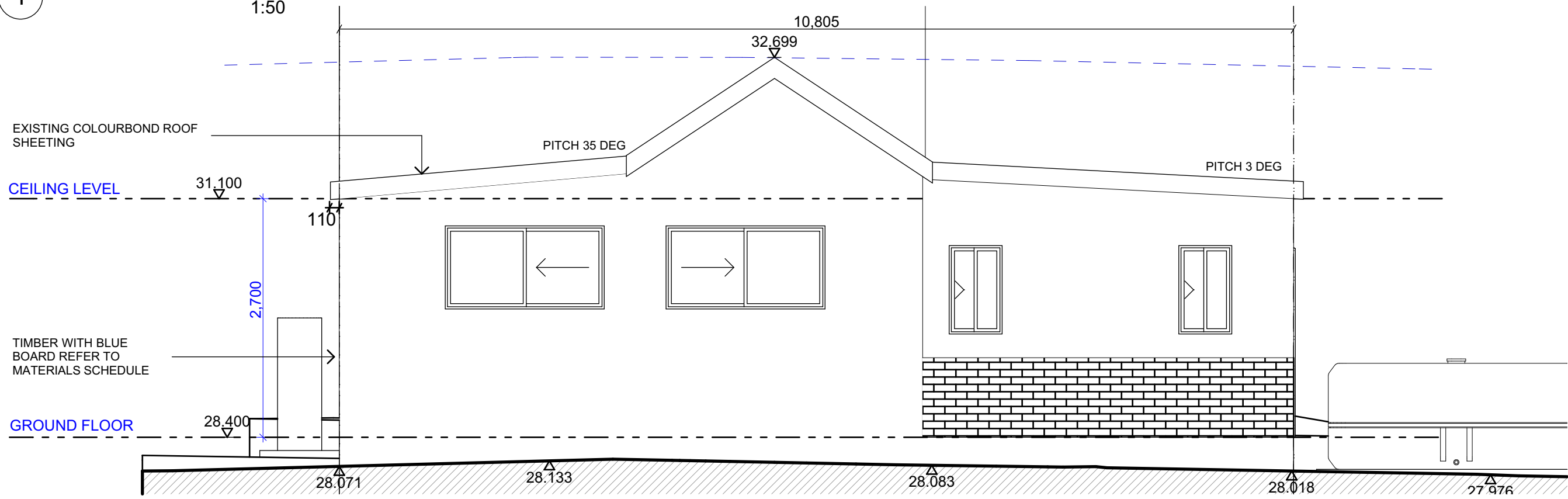


1 EXISTING FLOOR PLAN
1:50

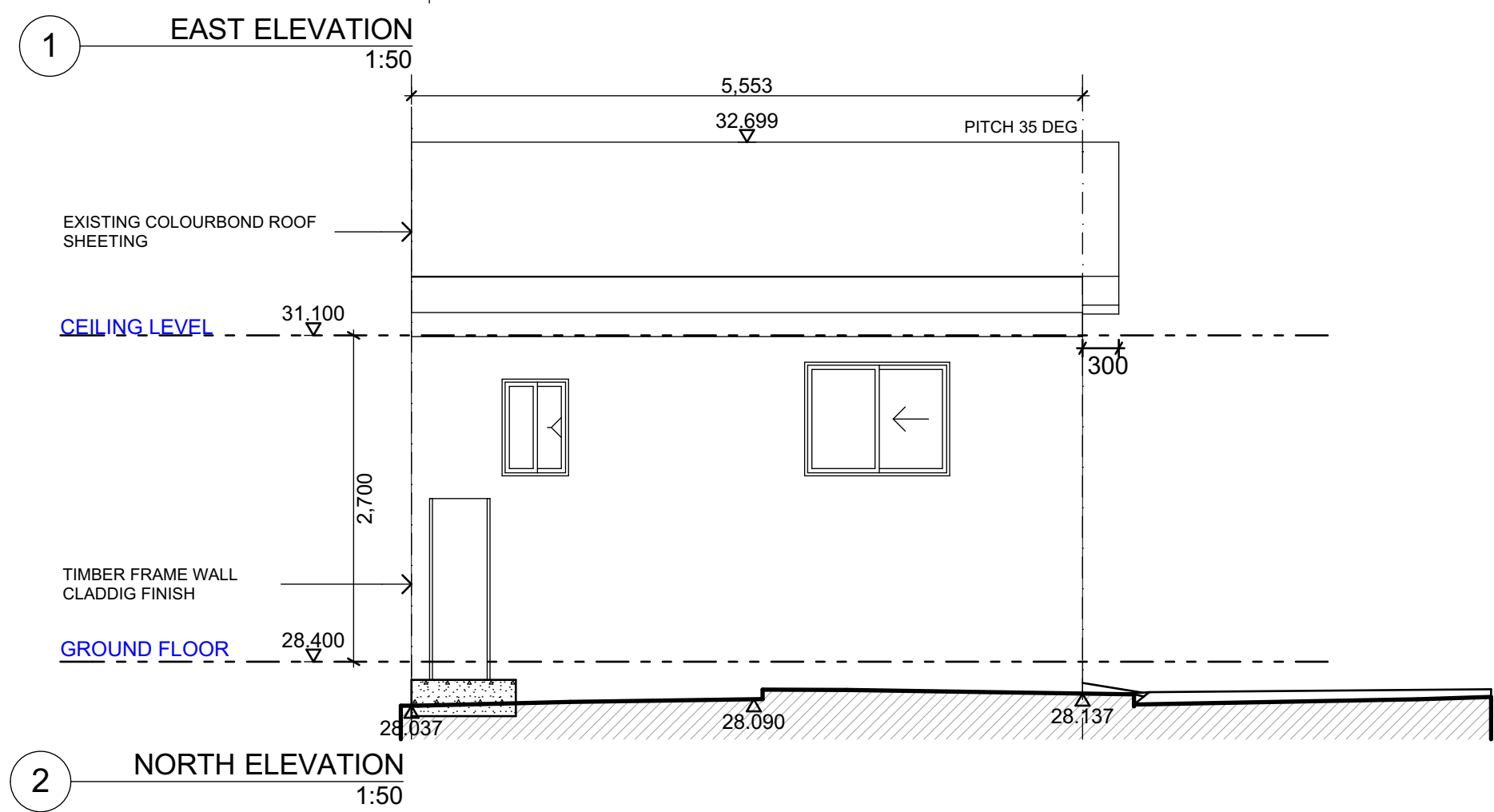
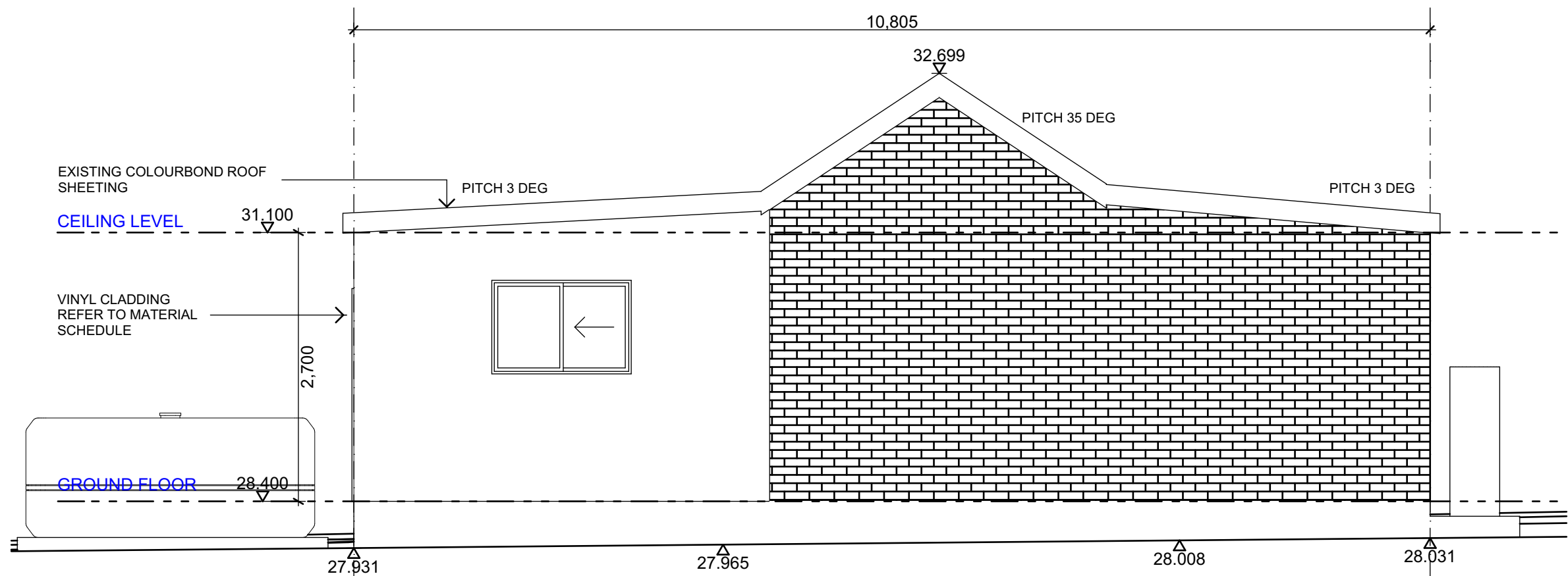
CLIENT	DRAWING TITLE	REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
TONY GEBRAEL LOT 15 DP 6388 23 REDMAN PARADE, BELMORE NSW	Grid Setout Plans EXISTING FLOOR PLAN	P03	ARCHITECTURAL PLAN	08.11.2021	1:50	AK	--	01.06.2022
PROJECT	SHEET SIZE	P04	ARCHITECTURAL PLAN	10.11.2021	PROJECT No CDC -			
ARCHITECTURAL SET CHANGE OF USE OF AN EXISTING STRUCTURE TO A SECONDARY DWELLING	A3	P05	ARCHITECTURAL PLAN	15.11.2021	DRAWING No CDC1002			
		P06	ARCHITECTURAL PLAN	18.11.2021	REVISION P11			
		P07	ARCHITECTURAL PLAN	20.11.2021				
		P08	ARCHITECTURAL PLAN	22.12.2021				
		P09	ARCHITECTURAL PLAN	09.03.2022				
		P10	ARCHITECTURAL PLAN	11.05.2022				
		P11	ARCHITECTURAL PLAN	01.06.2022				



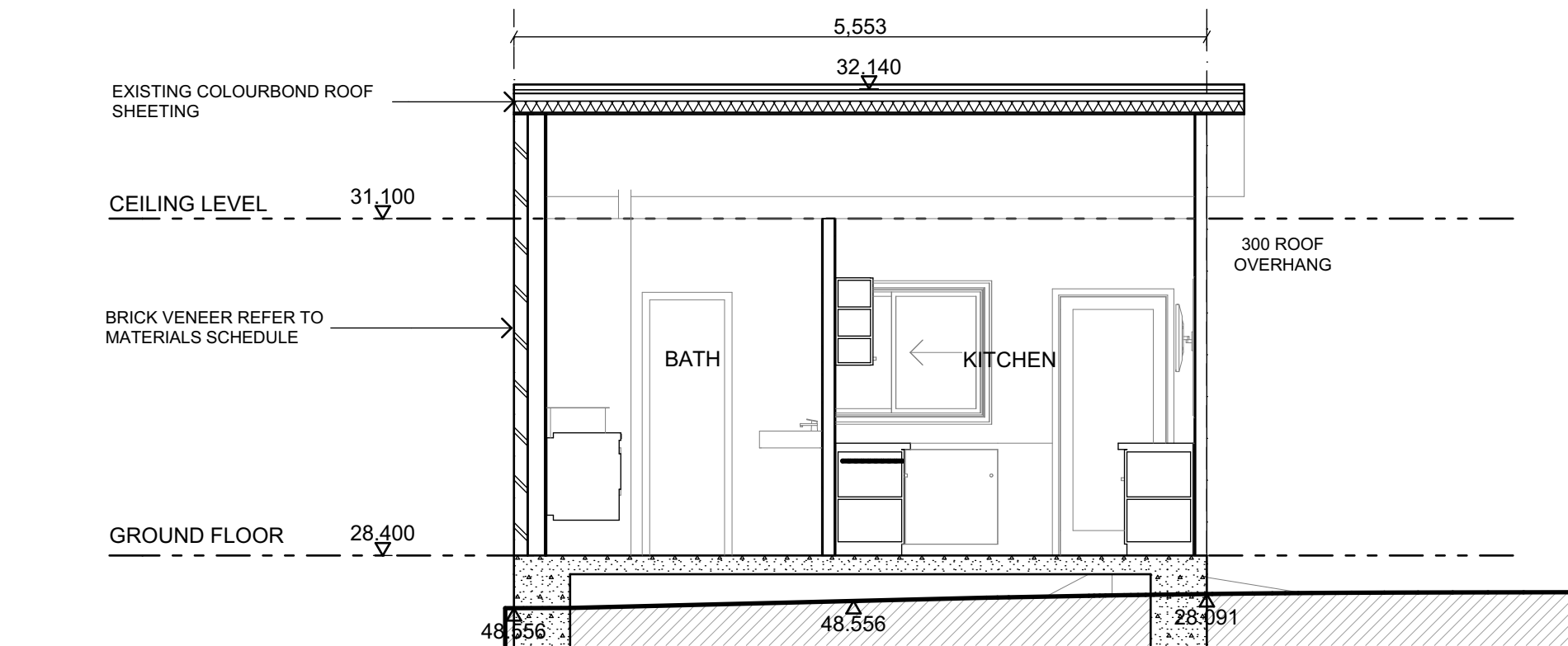
1 SOUTH ELEVATION
1:50



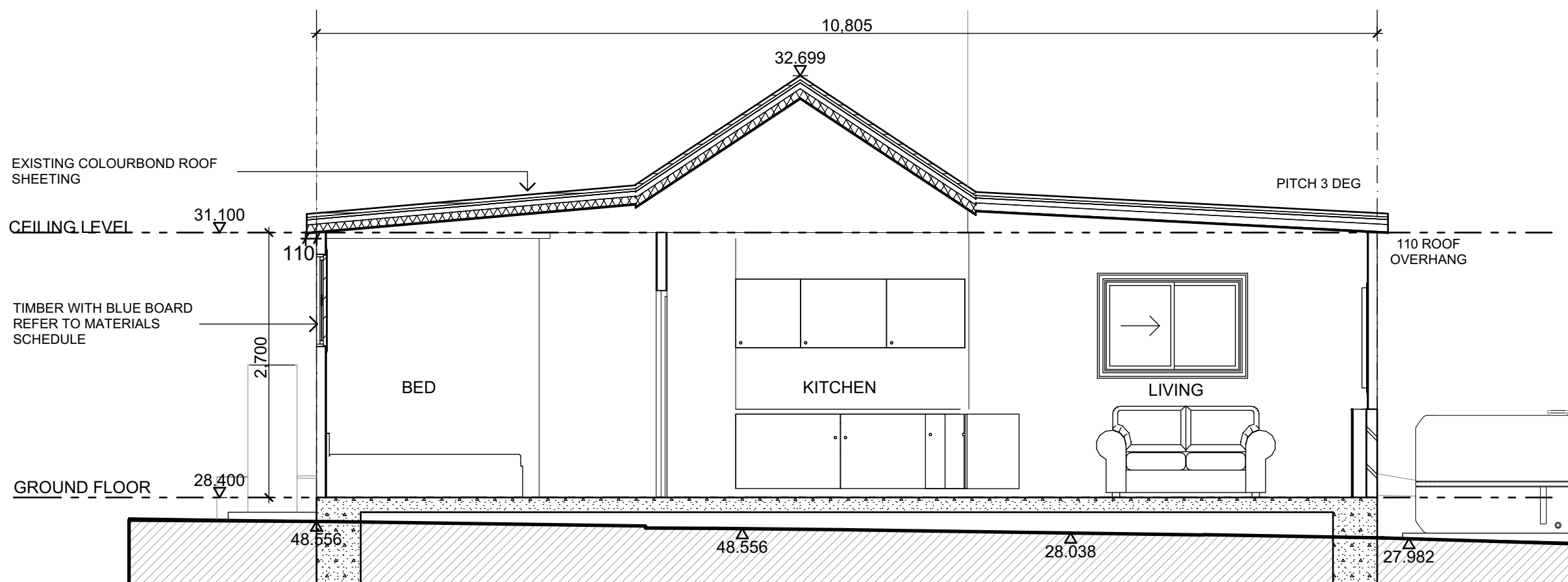
2 WEST ELEVATION
1:50



2 NORTH ELEVATION 1:50



1 SECTION A
1:50



2 SECTION B
1:50

CLIENT
TONY GEBRAEL
LOT 15 DP 6388
23 REDMAN PARADE, BELMORE NSW

PROJECT
ARCHITECTURAL SET
CHANGE OF USE OF AN EXISTING STRUCTURE TO A
SECONDARY DWELLING

DRAWING TITLE
Sections
SECTIONS A & B
SHEET SIZE
A3

MASTER GRANNY FLATS
719 FOREST ROAD, PEAKHURST 2210 NSW
1300 643 528
www.mastergrannyflats.com.au
design@mastergrannyflats.com.au



REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
P03	ARCHITECTURAL PLAN	08.11.2021	1:50	AK	--	01.06.2022
P04	ARCHITECTURAL PLAN	10.11.2021				
P05	ARCHITECTURAL PLAN	15.11.2021				
P06	ARCHITECTURAL PLAN	18.11.2021				
P07	ARCHITECTURAL PLAN	20.11.2021				
P08	ARCHITECTURAL PLAN	22.12.2021	CDC -			CDC 1601 P11
P09	ARCHITECTURAL PLAN	09.03.2022				
P10	ARCHITECTURAL PLAN	11.05.2022				
P11	ARCHITECTURAL PLAN	01.06.2022				