

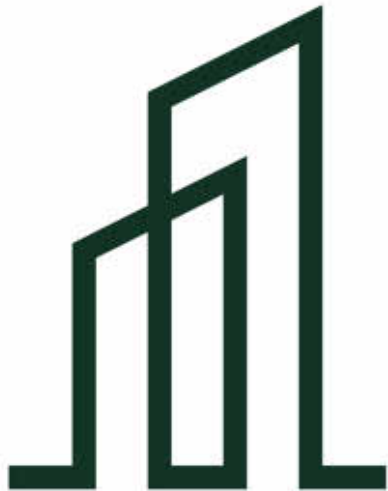
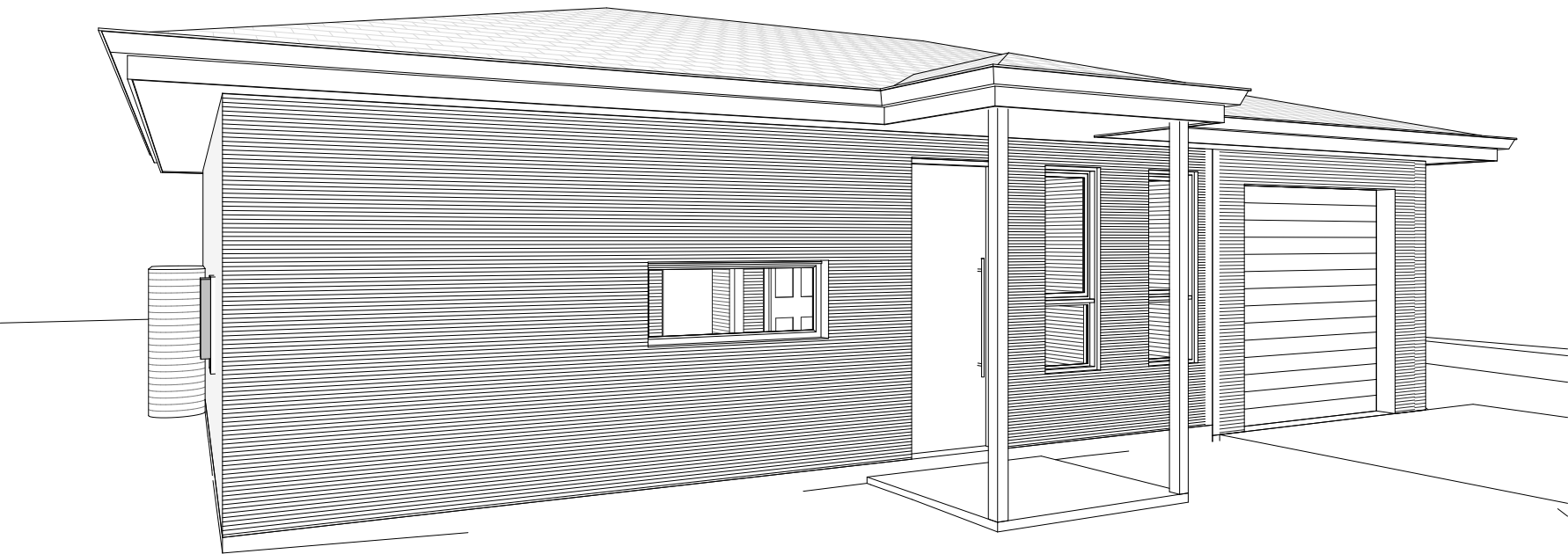
# 10 Badger Ave, Sefton

Granny Flat & Garage



CRETE-TECH

WHY BUILD, WHEN YOU CAN PRINT



CEDAR

DESIGN & CONSTRUCT

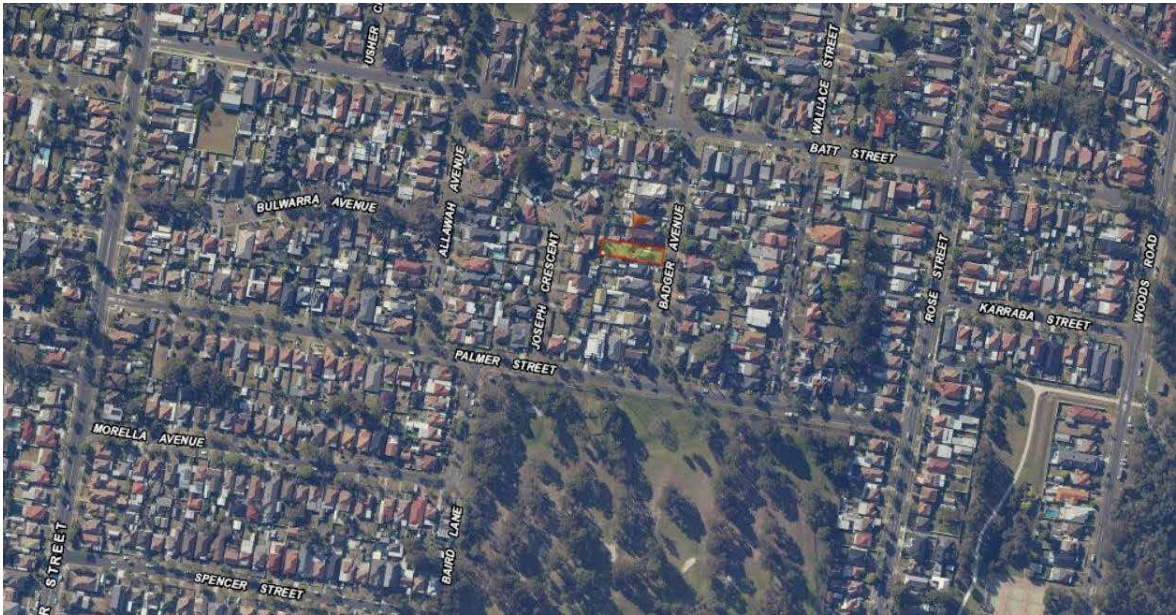
CONCEPT TO REALITY

SITE ADDRESS: 10 Badger Ave, Sefton  
LOT: 41 | SEC: | DP:23366  
ISSUED FOR: Issued for DA  
PROJECT TYPE: Granny Flat & Garage

SCALE: DATE: Nov 2024 REV: A SHEET NO: 00

PROJECT NO: C2435

LOT SIZE: 727.4m <sup>2</sup>			
COUNCIL COMPLIANCE	ALLOWED	PROVIDED	COMPLY
MIN FRONTAGE	N/A	N/A	N/A
MAX SITE COVERAGE	N/A	N/A	N/A
FLOOR SPACE RATIO	0.5:1	0.26:1 = 194m <sup>2</sup>	YES
MAX BUILDING HEIGHT	8.5m	4.4m	YES
FRONT SETBACK	G= 5.5m	G= 44.1m	YES
SIDE SETBACK 1	0.9m	0.9m	YES
SIDE SETBACK 2	0.9m	0.9m	YES
REAR SETBACK	0.9m	0.9m	YES
CORNER SETBACK	N/A	N/A	N/A
LANDSCAPE AREA	min 45% of front frontage	55.48%	YES
PRIVATE OPEN SPACE	80m <sup>2</sup>	200m <sup>2</sup>	YES
SITE CALCULATION			
PROPOSED DWELLING	134m <sup>2</sup>		
PROPOSED GARAGE	22m <sup>2</sup>		
PROPOSED GRANNY FLAT	60m <sup>2</sup>		



00	Cover Page
0.1	Title Page
0.2	Basix Comments
01.0	Site Plan
01.1	Demolition Plan
01.2	Landscape Plan
01.3	Shadow Diagrams
02.0	Ground Floor Plan Existing
02.1	Ground Floor Plan Proposed
02.2	Area Calculation Plan
03.0	North & South Elevations
03.1	East & West Elevations
03.2	Sections
04.0	Schedules
05.0	Neighbour Notification

NOTE:  
\* Architectural documents are to be read in conjunction with relevant structural, fire service, mechanical, hydraulic, electrical, civil and landscaping documents.  
\* Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between site conditions and documents. Contractor to verify all dimensions on site before commencing work.  
\* Any extra work entailed hereafter must be claimed and approval obtained before proceeding otherwise no extra will be allowed for.  
\* All materials, appliances, fittings and finishes are to be installed in accordance with the manufacturer's recommendations and in compliance with the relevant Codes & Standards  
\* These drawings are not to be used for construction unless drawings are stamped and endorsed by Building Surveyor.  
\* These documents may only be used for the purposes for which was commissioned and in accordance with the Terms of Engagement.



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Phone: 0422 704 479

**bda**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA  
Reg #: 2125/16

**SITE ADDRESS:** 10 Badger Ave, Sefton  
**LOT 41 | SEC:** | **DP:**23366  
**ISSUED FOR:** Issued for DA  
**PROJECT TYPE:** Granny Flat & Garage  
**SCALE:** 1 : 100  
**DATE:** Nov 2024  
**REV:** A  
**SHEET NO:** 0.1

PROJECT NO: C2435



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](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Tuesday, 24 December 2024  
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary			
Project name	C2435 - 10 Badger Ave, Sefton		
Street address	10 BADGER AVENUE SEFTON 2162		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	Deposited Plan DP23366		
Lot no.	41		
Section no.	-		
Project type	dwelling house (detached) - secondary dwelling		
No. of bedrooms	2		
Project score			
Water	✔ 41		Target 40
Thermal Performance	✔ Pass		Target Pass
Energy	✔ 72		Target 68
Materials	✔ -57		Target n/a

Certificate Prepared by	
Name / Company Name: CEDAR DESIGN & CONSTRUCT PTY LTD	
ABN (if applicable): 87616143661	

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
external wall: concrete panel/ plasterboard; frame: no frame.	20.2	3.11 (or 3.50 including construction)/rockwool batts, roll or pump-in	nil	wall colour: Light (solar absorptance < 0.48)
external wall: concrete panel/ plasterboard; frame: no frame.	20	3.11 (or 3.50 including construction)/rockwool batts, roll or pump-in	nil	wall colour: Light (solar absorptance < 0.48)
external wall: concrete panel/ plasterboard; frame: no frame.	27.8	3.11 (or 3.50 including construction)/rockwool batts, roll or pump-in	nil	wall colour: Light (solar absorptance < 0.48)
internal wall shared with garage cavity brick wall; frame: no frame.	54	nil/not specified	nil	
internal wall: single skin masonry; frame: no frame.	15.4	none	nil	
internal wall: single skin masonry; frame: no frame.	10.8	none	nil	
ceiling and roof - related ceiling / pitched or skillion roof, framed - terracotta tiles - timber - H2 treated outboard	118.5	ceiling: 5.2 (at), roof: full/ sarking; ceiling: rockwool batts, roll or pump-in; roof: full/sarking	nil	roof colour: light (solar absorptance 0.38-0.47); 0.5 to < 1.0% of ceiling area uninsulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (b)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

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: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted. Energy rating: 6 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted. Energy rating: 6 star (average zone)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted. Energy rating: 6 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted. Energy rating: 6 star (average zone)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Laundry: individual fan, ducted to façade or roof. Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

## Description of project

Project address		Assessor details and thermal loads	
Project name	C2435 - 10 Badger Ave, Sefton	Assessor number	n/a
Street address	10 BADGER AVENUE SEFTON 2162	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan DP23366	Area adjusted cooling load (MJ/ m²/year)	n/a
Lot no.	41	Area adjusted heating load (MJ/ m²/year)	n/a
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached) - secondary dwelling	Water	✓ 41 Target 40
No. of bedrooms	2	Thermal Performance	✓ Pass Target Pass
Site details		Energy	✓ 72 Target 68
Site area (m²)	727	Materials	✓ -87 Target n/a
Roof area (m²)	115		
Conditioned floor area (m²)	54.5		
Unconditioned floor area (m²)	4.4		
Total area of garden and lawn (m²)	170		
Roof area of the existing dwelling (m²)	190		
Number of bedrooms in the existing dwelling	4		

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
The applicant must install at least one ceiling fan in each bedroom.	✓	✓	✓
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

## 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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 100 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 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 118 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		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, 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 glazed window and 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:	✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01	900.00	1500.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.18 - 0.22)	eave 450 mm, 300 mm above head of window or glazed door	1-2 m high, <1.5 m away
W02	900.00	1500.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.18 - 0.22)	eave 450 mm, 300 mm above head of window or glazed door	1-2 m high, <1.5 m away
East facing					

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.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 stores.	✓	✓	✓
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.	✓	✓	
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	65.5	nil/not specified	nil	
garage floor - concrete slab on ground, waffle pod slab.	22.8	none	nil	
external wall: concrete panel/ plasterboard; frame: no frame.	17.7	3.11 (or 3.50 including construction)/rockwool batts, roll or pump-in	nil	wall colour: Light (solar absorptance < 0.48)

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W03	600.00	1500.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.18 - 0.22)	eave 450 mm, 1100 mm above head of window or glazed door	not overshadowed
W04	1800.00	600.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.18 - 0.22)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W05	1800.00	600.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.18 - 0.22)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					
W06	900.00	1500.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.18 - 0.22)	eave 450 mm, 300 mm above head of window or glazed door	1-2 m high, <1.5 m away
W07	900.00	1500.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.18 - 0.22)	eave 450 mm, 300 mm above head of window or glazed door	1-2 m high, <1.5 m away
W08	600.00	900.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.18 - 0.22)	eave 450 mm, 300 mm above head of window or glazed door	1-2 m high, <1.5 m away



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A.B.N: 87 616 143 661  
Phone: 0422 704 479

Reg #: 2125/16

**SITE ADDRESS:** 10 Badger Ave, Sefton  
**LOT 41 | SEC:** | **DP:**23366  
**ISSUED FOR:** Issued for DA

**PROJECT TYPE:** Granny Flat & Garage

**SCALE:**

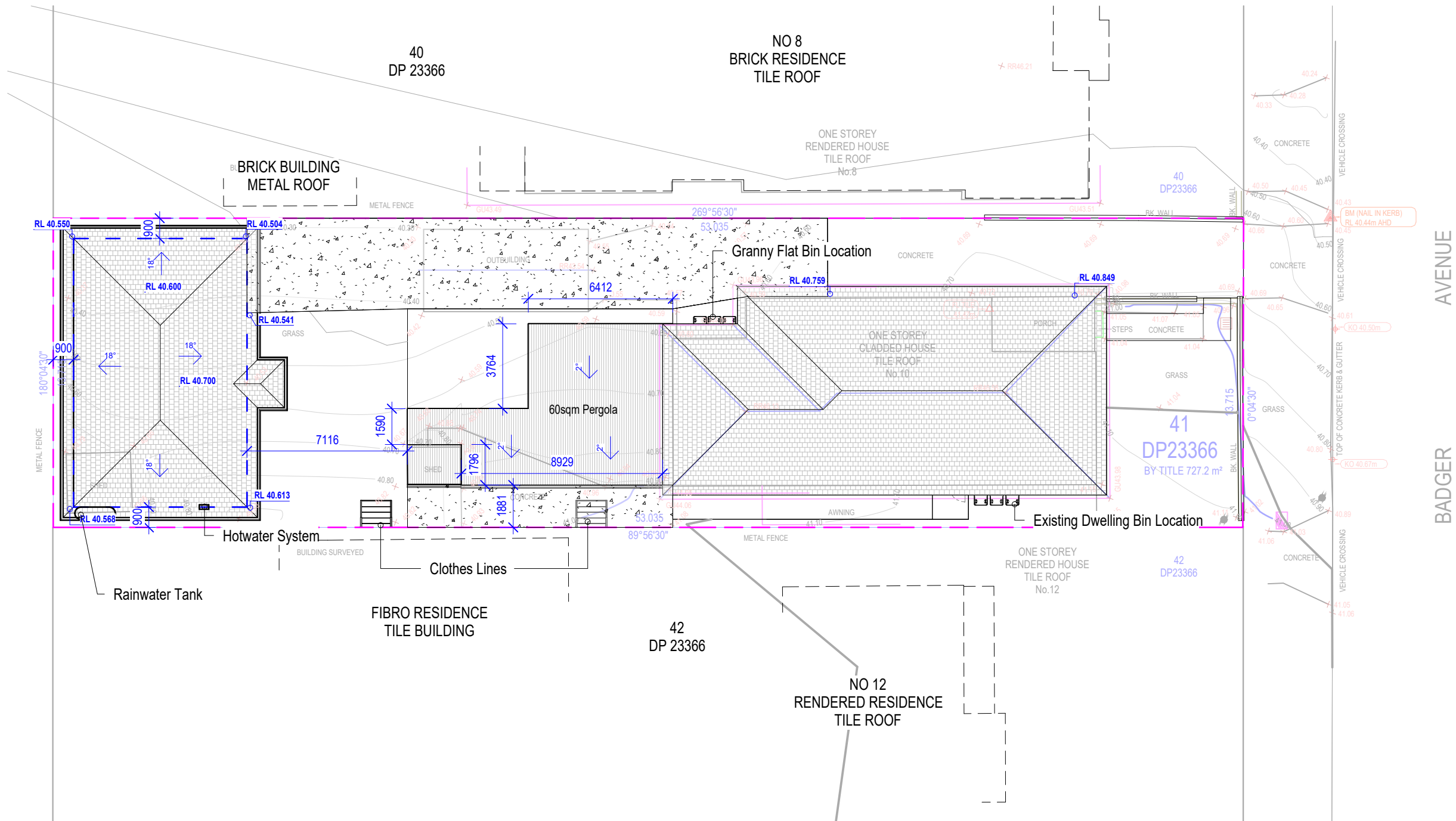
**DATE:** Nov 2024

**REV:** A

**SHEET NO:** 0.2

PROJECT NO: C2435

NOTE:  
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\* Any extra work entailed hereafter must be claimed and approval obtained before proceeding otherwise no extra will be allowed for.  
\* All materials, appliances, fittings and finishes are to be installed in accordance with the manufacturer's recommendations and in compliance with the relevant Codes & Standards  
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\* These documents may only be used for the purposes for which was commissioned and in accordance with the Terms of Engagement.



1 A- Site Plan  
1 : 200

Site Plan Notes:

- \* All trees to be removed off site.
- \* All existing structure to be demolished off site.

NOTE:  
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CONSULTANTS:


REV	DATE	DESCRIPTION	INITIAL
A	05.11.24	Issued for DA	Khaled

DRAWING TITLE: Site Plan  
DRAWN BY: K.Kabbout  
CHECKED BY: K.Kabbout  
LOT: 41 | SEC: | DP:23366

COUNCIL AREA : Canterbury Bankstown Council

SITE ADDRESS: 10 Badger Ave, Sefton  
CLIENT: Fadia  
ISSUED FOR: DA  
PROJECT TYPE: Granny Flat & Garage

SCALE: As indicated DATE: Nov 2024

REV: A

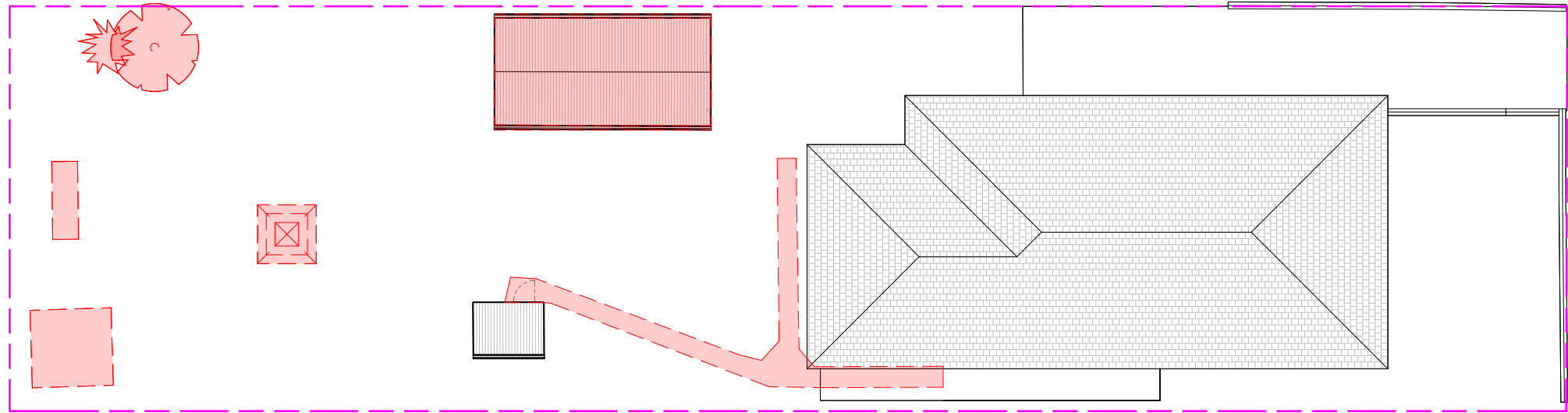
SHEET NO: 01.0



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Reg #: 2125/16

PROJECT NO: C2435





1

A- Demolition Plan

1 : 200

Demolition Legend:

- Existing Wall Structure
- Existing Walls / Linings To Be Demolished

Demolition Notes:

- \* All Demolition Work To Comply To AS 2601
- \* Builder To Ensure Removal And Disposal Of All Existing Asbestos Linings To Be In Accordance With Contamination Report And Local Authorities Guidelines
- \* Builder To Confirm All Existing Wall Construction Build-ups When Retained
- \* Builder To Maintain Sedimentation Control Measures In Accordance With Council Requirements
- \* Builder To Cap Off Plumbing & Electrical, And Relocate Pipework/Conduits To Suit New Works Where Required For Reused Service Points



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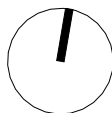
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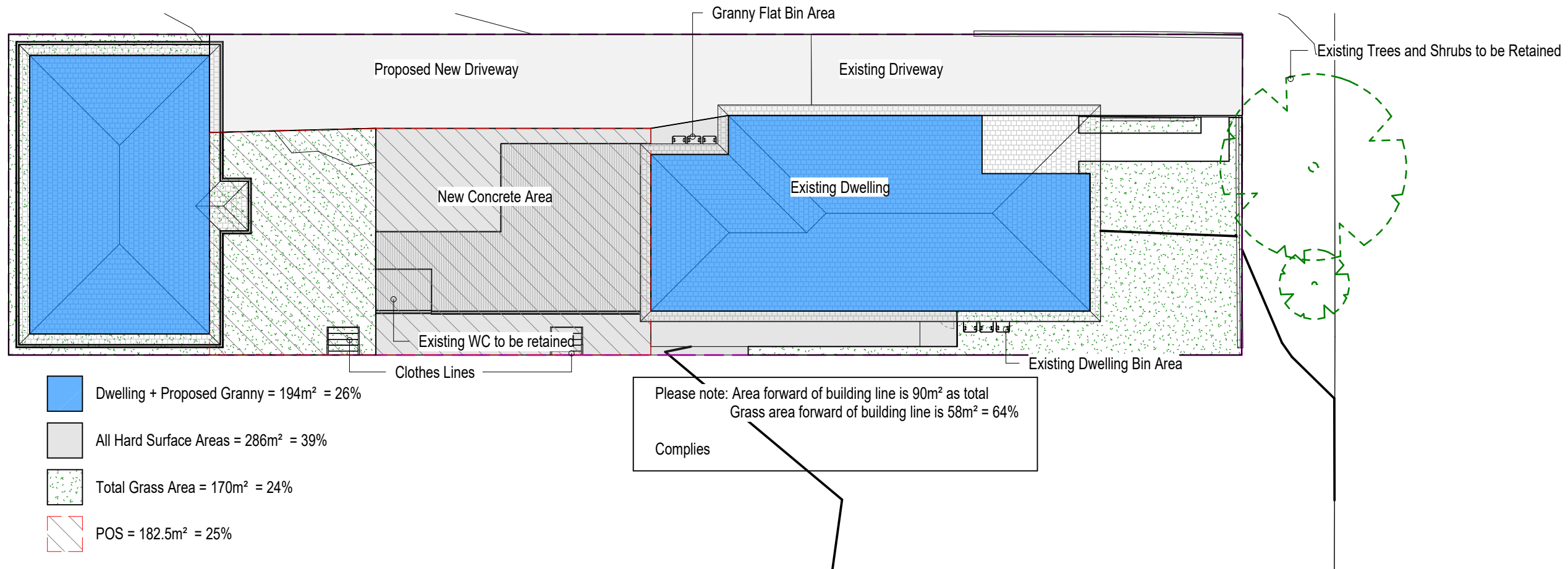
  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA  
Reg #: 2125/16

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**LOT 41 | SEC:** | **DP:**23366  
**ISSUED FOR:** Issued for DA  
**PROJECT TYPE:** Granny Flat & Garage

**SCALE:** As indicated **DATE:** Nov 2024 **REV:** A **SHEET NO:** 01.1

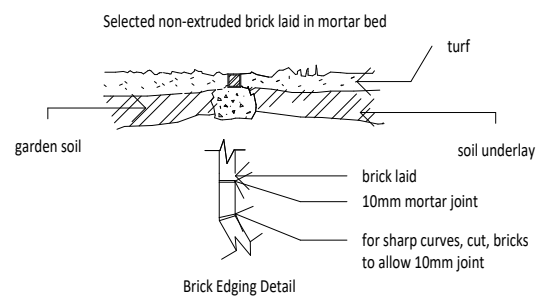
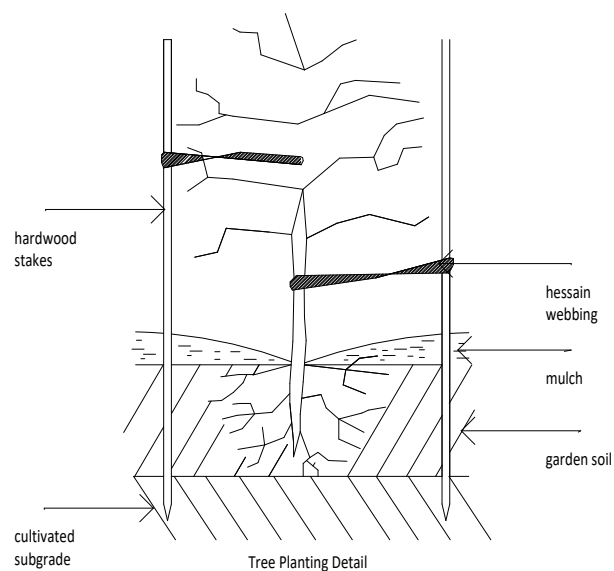


PROJECT NO: C2435



# 1 A- Concept Landscape Plan

1 : 200



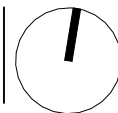
Landscaping Notes:				
<b>Turfed Area</b>  * All newly turfed areas to be selected weed free pennistum clandestium. Turf shall be laid neatly butted with staggered joints flush with adjacent surfaces and have even running falls to all drainage points.				
<b>Garden Areas</b>  * All garden areas are to be filled with 250mm depth of weed free top quality garden soil which has been treated with spent mushroom compost. * Provide a minimum 75mm depth of pine bark flakes or selected leaf mulch to all garden beds. * All new tress shall be double stalked using underwood stakes (1800mm x 25 x 25mm) and double tied with hessian webbing.				
<b>General Notes</b>  * Prior to the commencement of any site works, all existing trees to be retained shall be enclosed with protective fencing to prevent them being damaged during the construction period. * All finished levels are to be verified by the builder on site. * All landscaping work to be in strict accordance to councils/privated certifiers code and guidelines. * This drawing is to be read in conjunction with all submitted architectural. * Hydraulics and engineering drawings where applicable.				
Botanic Name	Common Name	Quantity	Staking	Size
<u>Trees</u>				
<u>Shrubs</u>				

NOTE:  
\* Architectural documents are to be read in conjunction with relevant structural, fire service, mechanical, hydraulic, electrical, civil and landscaping documents.  
\* Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between site conditions and documents. Contractor to verify all dimensions on site before commencing work.  
\* Any extra work entailed hereafter must be claimed and approval obtained before proceeding otherwise no extra will be allowed for.  
\* All materials, appliances, fittings and finishes are to be installed in accordance with the manufacturer's recommendations and in compliance with the relevant Codes & Standards  
\* These drawings are not to be used for construction unless drawings are stamped and endorsed by Building Surveyor.  
\* These documents may only be used for the purposes for which was commissioned and in accordance with the Terms of Engagement.

CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
A	05.11.24	Issued for DA	Khaled

DRAWING TITLE: Landscape Plan  
DRAWN BY: K.Kabbout  
CHECKED BY: K.Kabbout  
LOT: 41 | SEC: | DP:23366  
COUNCIL AREA : Canterbury Bankstown Council



SITE ADDRESS: 10 Badger Ave, Sefton  
CLIENT: Fadia  
ISSUED FOR: DA  
PROJECT TYPE: Granny Flat & Garage  
SCALE: As indicated DATE: Nov 2024

REV: A

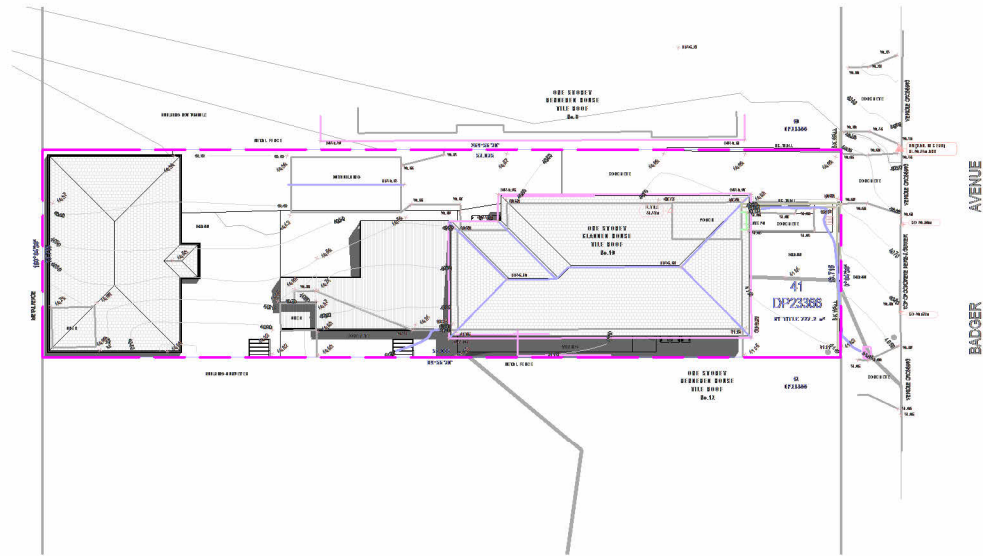
SHEET NO: 01.2



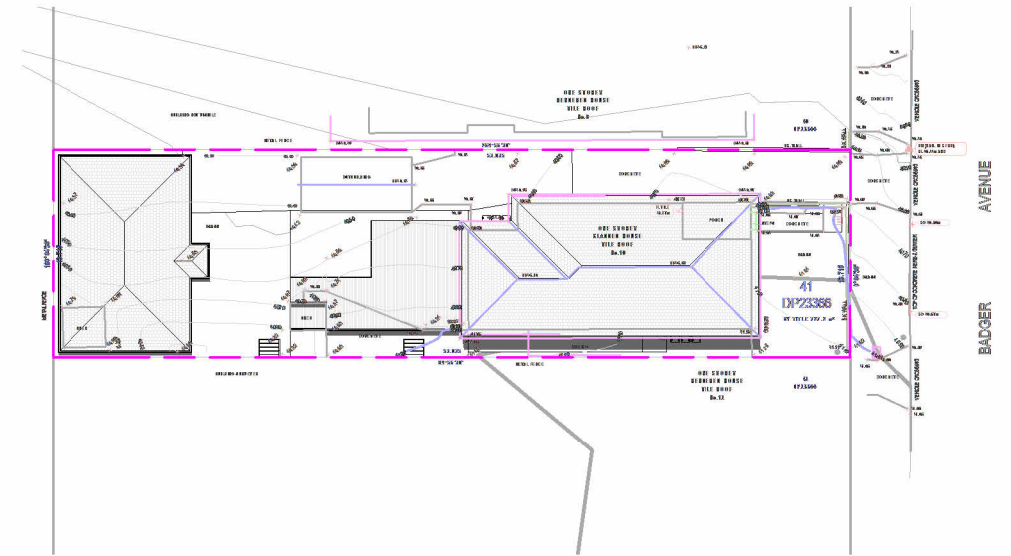
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PROJECT NO: C2435

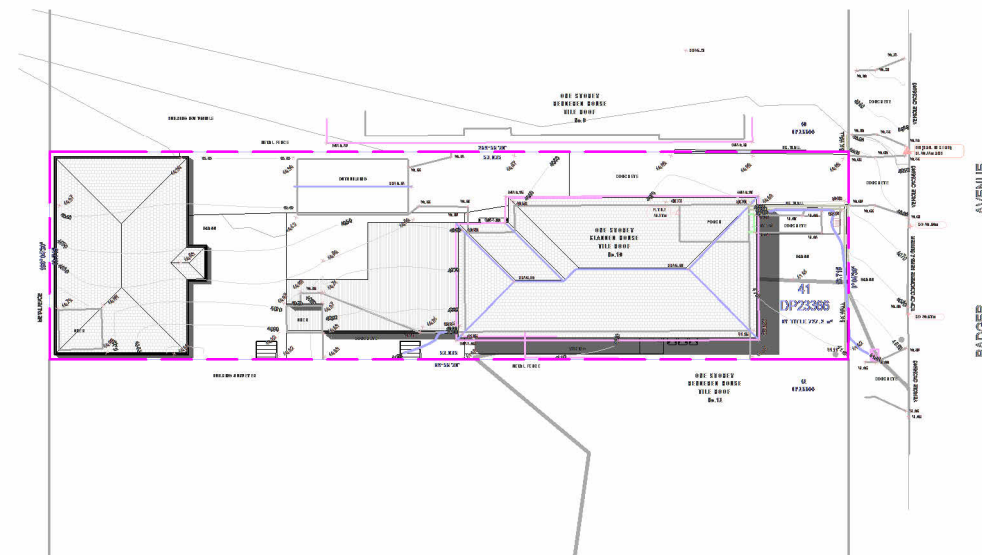




**1 A- Shadow Diagram 9am**  
1 : 500



**2 A- Shadow Diagram 12pm**  
1 : 500



**3 A- Shadow Diagram 3pm**  
1 : 500

**PLEASE NOTE: THIS IS A SINGLE STOREY DEVELOPMENT  
NO SHADOW IMPACT ON NEIGHBORING DWELLINGS**

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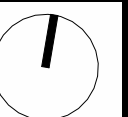
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Phone: 0422 704 479

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BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA  
Reg #: 2125/16

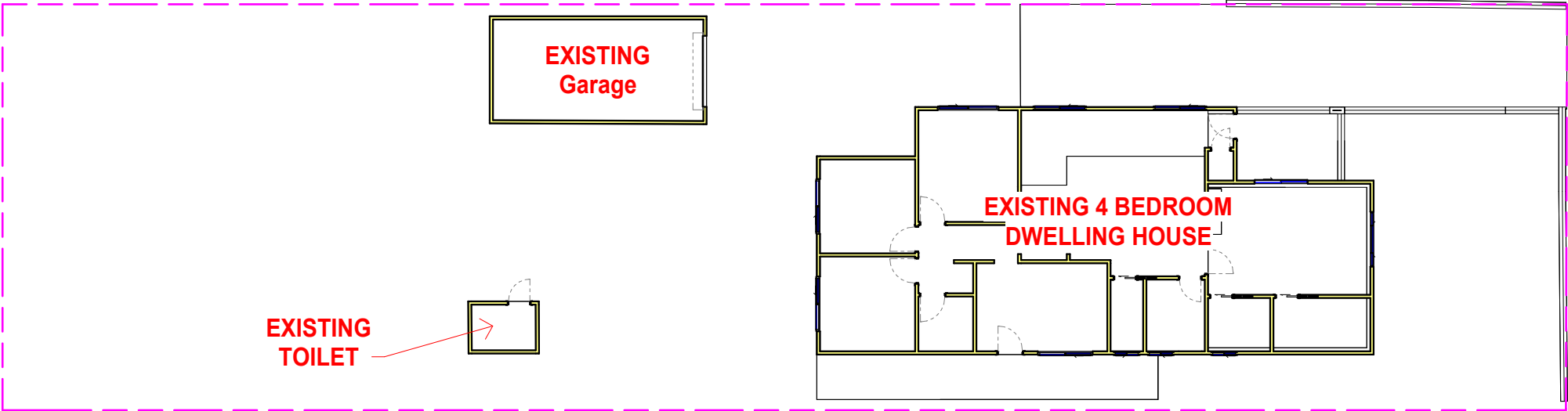
**SITE ADDRESS:** 10 Badger Ave, Sefton  
**LOT 41 | SEC:** | **DP:**23366  
**ISSUED FOR:** Issued for DA

**PROJECT TYPE:** Granny Flat & Garage

**SCALE:** 1 : 500 **DATE:** Nov 2024 **REV:** A **SHEET NO:** 01.3



PROJECT NO: C2435



**1** Existing Floor Plan

1 : 200

NOTE:  
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\* These documents may only be used for the purposes for which they were commissioned and in accordance with the Terms of Engagement.

CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
A	05.11.24	Issued for DA	Khaled

**DRAWING TITLE:** Ground Floor Plan Existing

**DRAWN BY:** K.Kabbout

**CHECKED BY:** K.Kabbout

**LOT:** 41 | **SEC:** | **DP:** 23366

**COUNCIL AREA :** Canterbury Bankstown Council

**SITE ADDRESS:** 10 Badger Ave, Sefton

**CLIENT:** Fadia

**ISSUED FOR:** DA

**PROJECT TYPE:** Granny Flat & Garage

**SCALE:** 1 : 200

**DATE:** Nov 2024

**REV:** A

**SHEET NO:** 02.0

**CRETE-TECH**  
DESIGN & CONSTRUCT

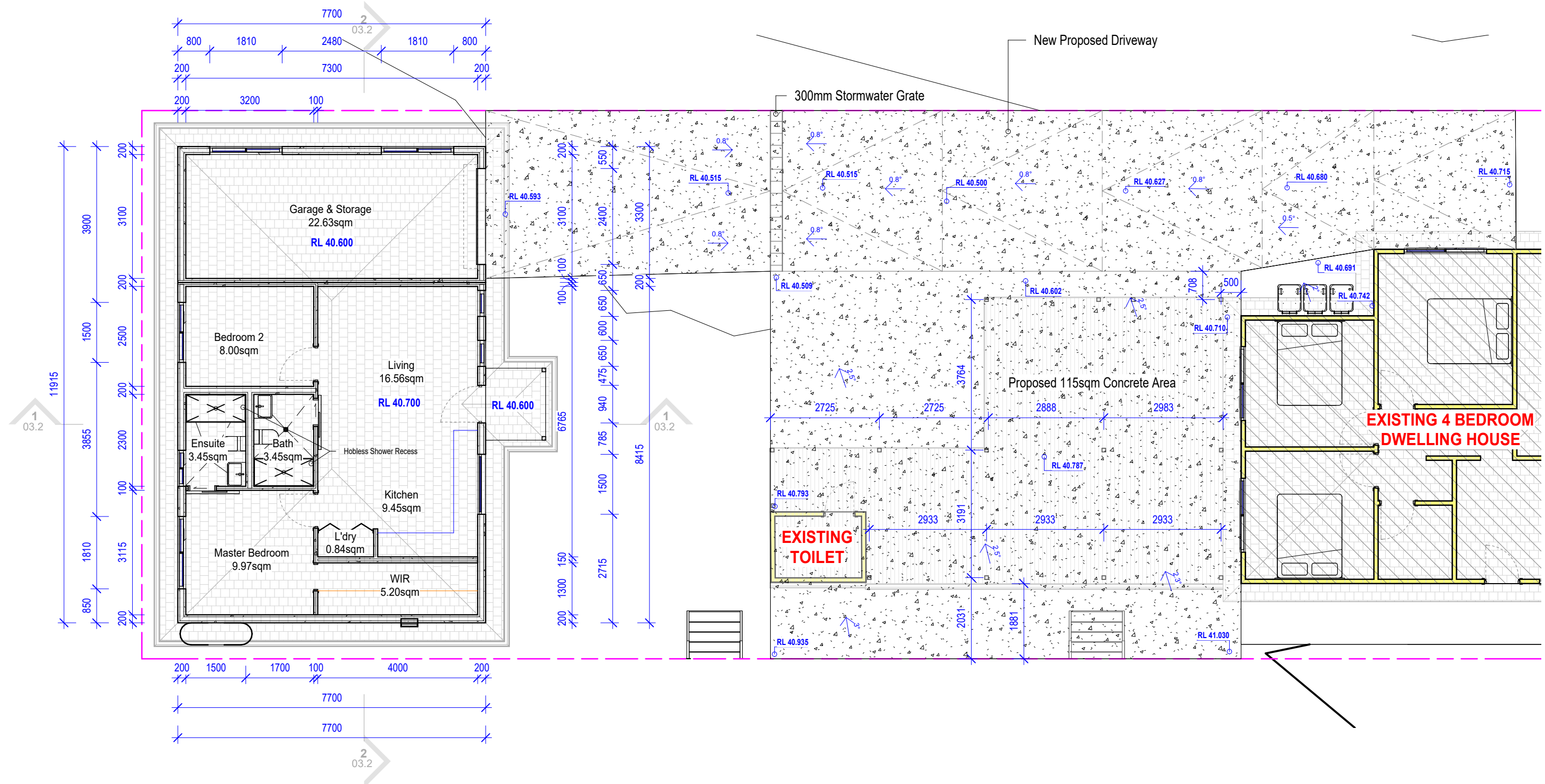
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DESIGN & CONSTRUCT

**bda**  
Reg #: 2125/16

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**PROJECT NO: C2435**





**1** Granny Flat FL  
1 : 100

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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
A	05.11.24	Issued for DA	Khaled

**DRAWING TITLE:** Ground Floor Plan Proposed  
**DRAWN BY:** K.Kabbout  
**CHECKED BY:** K.Kabbout  
**LOT: 41 | SEC: | DP:23366**  
**COUNCIL AREA :** Canterbury Bankstown Council

**SITE ADDRESS:** 10 Badger Ave, Sefton  
**CLIENT:** Fadia  
**ISSUED FOR:** DA  
**PROJECT TYPE:** Granny Flat & Garage  
**SCALE:** 1 : 100  
**DATE:** Nov 2024  
**REV:** A



**CRETE-TECH**  
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Reg #: 2125/16

**PROJECT NO.:** C2435

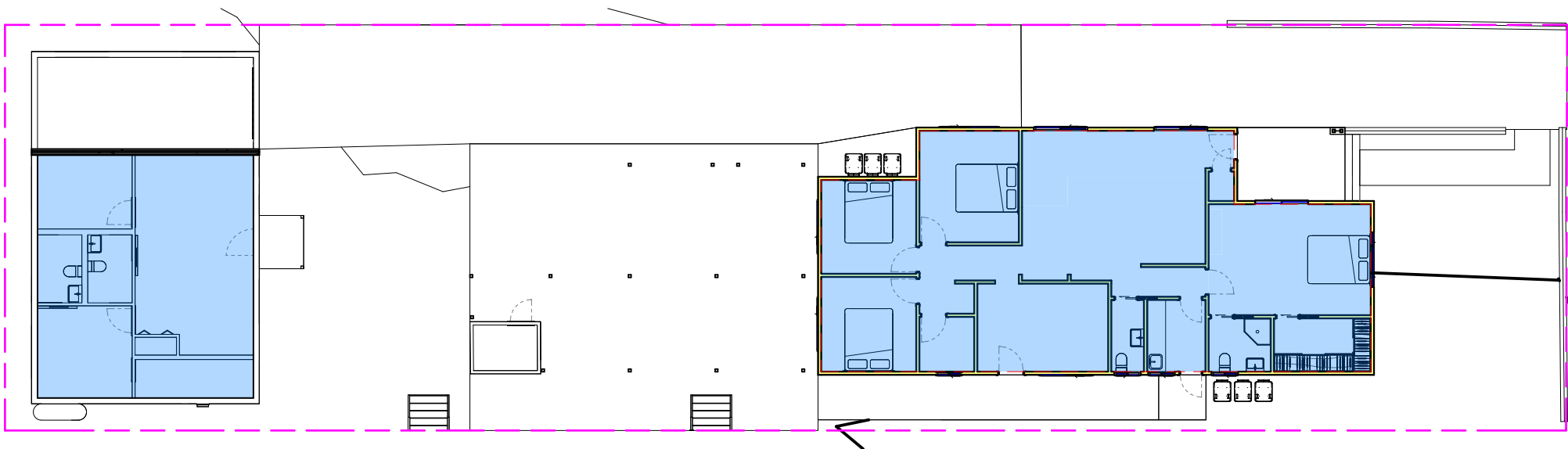
Site Area  
FSR

727.4m<sup>2</sup>  
0.5:1 = 363.7m<sup>2</sup> Allowable

Existing Dwelling - 134m<sup>2</sup>  
Granny Flat - 60sqm

Total - 194sqm = 0.26:1 FSR

Complies



1

A- Area Calculation Plan - Proposed

1 : 200

NOTE:  
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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
A	05.11.24	Issued for DA	Khaled

DRAWING TITLE: Area Calculation Plan

DRAWN BY: K.Kabbout

CHECKED BY: K.Kabbout

LOT: 41 | SEC: | DP:23366

COUNCIL AREA : Canterbury Bankstown Council

SITE ADDRESS: 10 Badger Ave, Sefton

CLIENT: Fadia

ISSUED FOR: DA

PROJECT TYPE: Granny Flat & Garage

SCALE: 1 : 200

DATE: Nov 2024

REV: A

SHEET NO: 02.2

CRETE-TECH  
DESIGN & CONSTRUCT

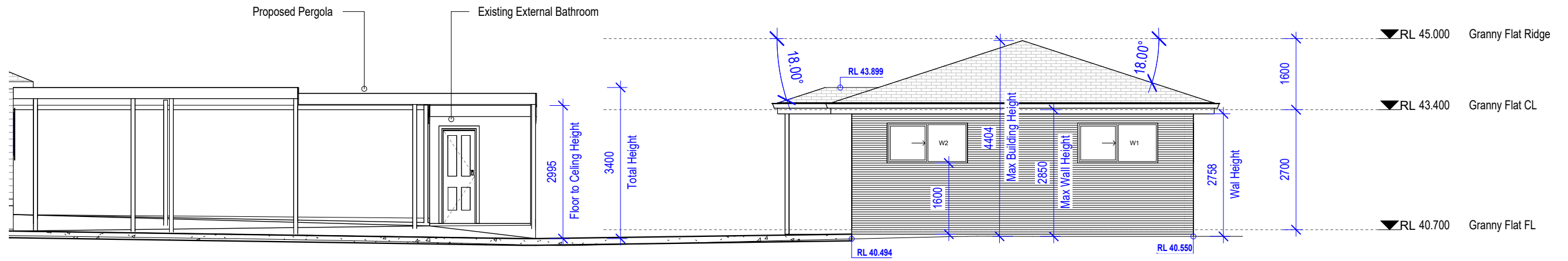
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Reg #: 2125/16

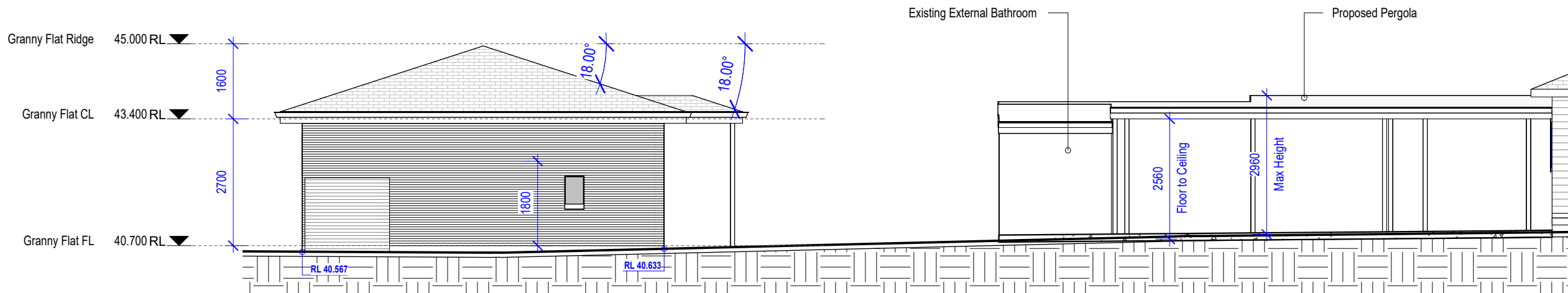
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Phone: 0422 704 479  
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Reg #: 2125/16

PROJECT NO: C2435





1 North Elevation  
1 : 100



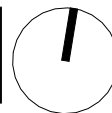
2 South Elevation  
1 : 100

NOTE:  
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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
A	05.11.24	Issued for DA	Khaled

DRAWING TITLE: North & South Elevations  
DRAWN BY: K.Kabbout  
CHECKED BY: K.Kabbout  
LOT: 41 | SEC: | DP:23366  
COUNCIL AREA : Canterbury Bankstown Council



SITE ADDRESS: 10 Badger Ave, Sefton  
CLIENT: Fadia  
ISSUED FOR: DA  
PROJECT TYPE: Granny Flat & Garage  
SCALE: 1 : 100  
DATE: Nov 2024

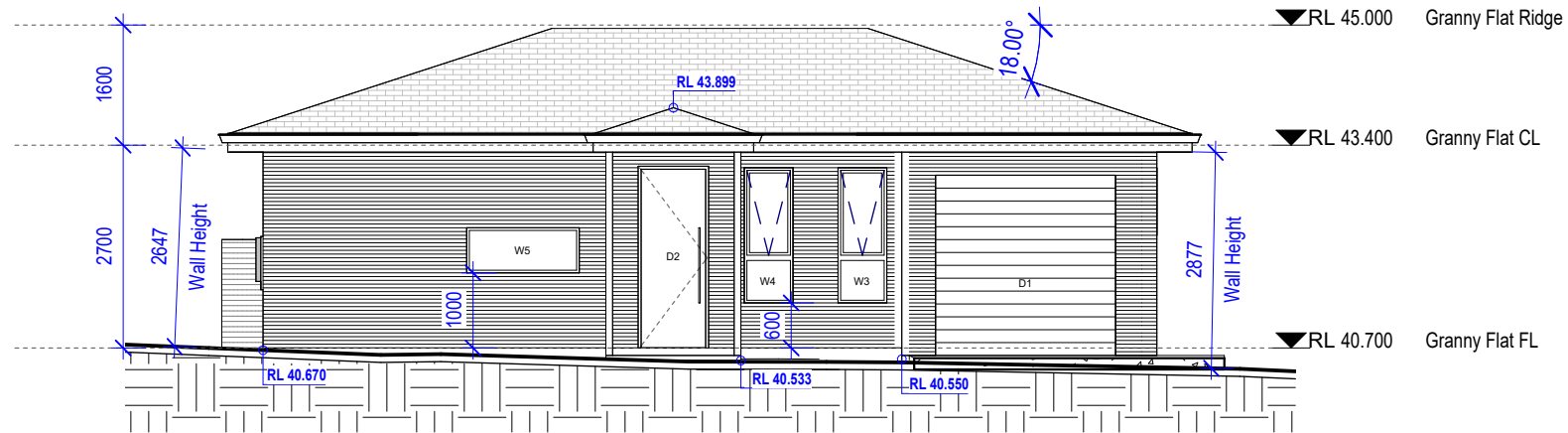
REV: A

SHEET NO: 03.0

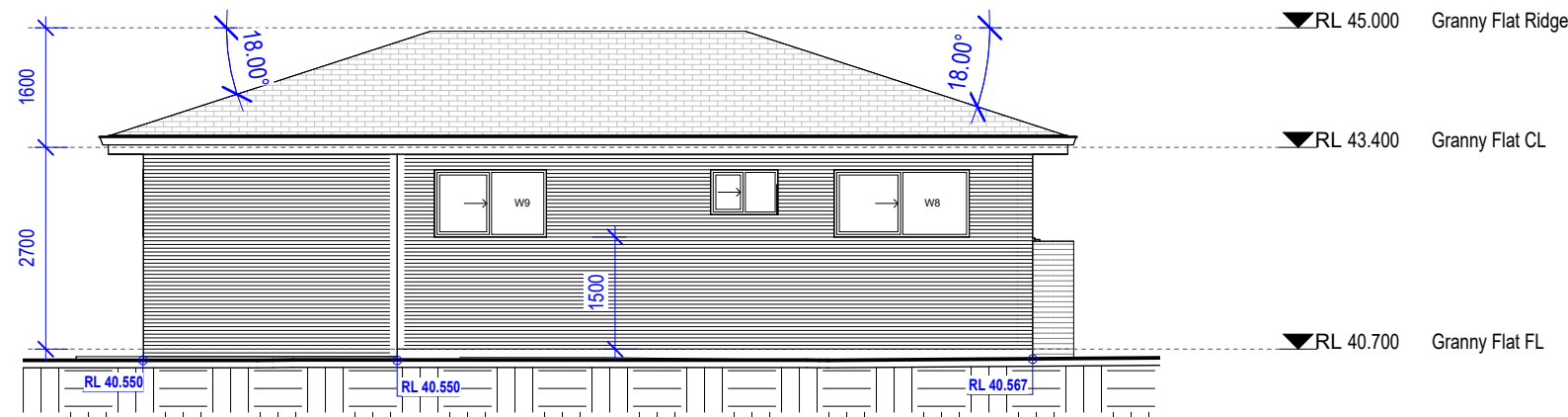


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Reg #: 2125/16

PROJECT NO: C2435



1 **East Elevation**  
1 : 100



2 **West Elevation**  
1 : 100

NOTE:  
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CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
A	05.11.24	Issued for DA	Khaled

**DRAWING TITLE:** East & West Elevations  
**DRAWN BY:** K.Kabbout  
**CHECKED BY:** K.Kabbout  
**LOT: 41 | SEC: | DP:23366**  
**COUNCIL AREA :** Canterbury Bankstown Council

**SITE ADDRESS:** 10 Badger Ave, Sefton  
**CLIENT:** Fadia  
**ISSUED FOR:** DA  
**PROJECT TYPE:** Granny Flat & Garage  
**SCALE:** 1 : 100  
**DATE:** Nov 2024



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DESIGN & CONSTRUCT



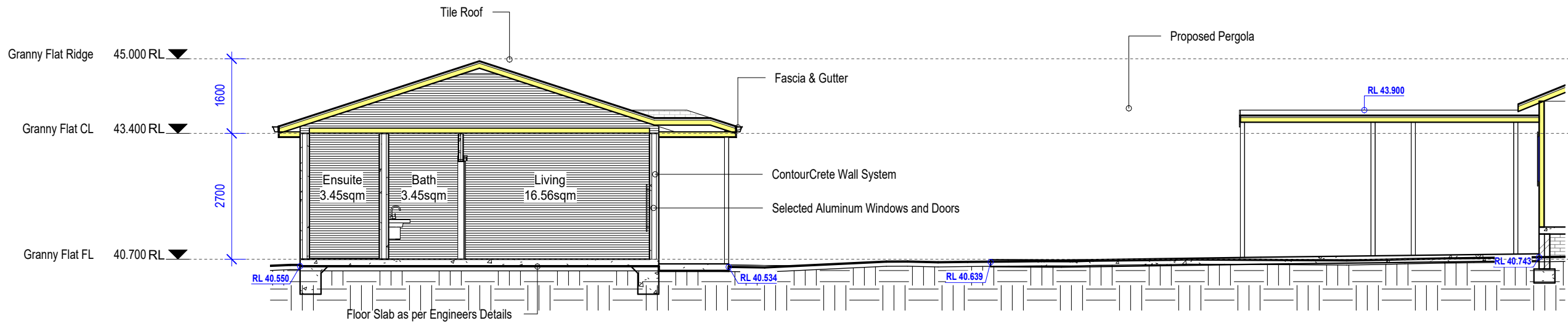
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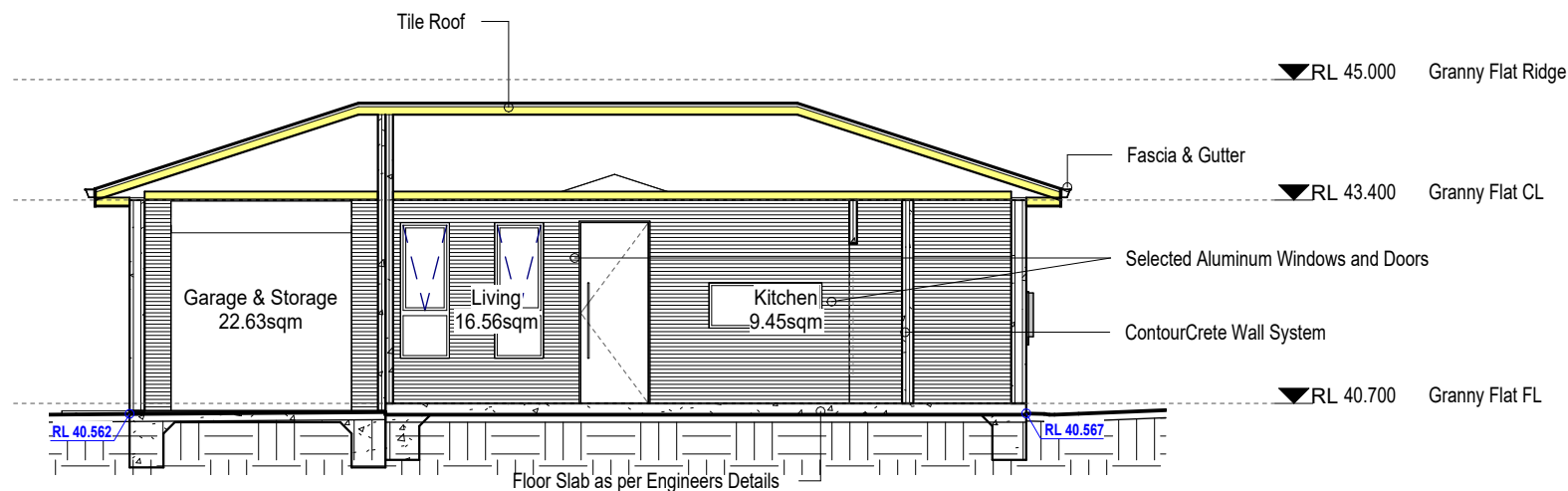
**REV:** A  
**SHEET NO:** 03.1

**PROJECT NO:** C2435





1 Long Section  
1 : 100



2 Cross Section  
1 : 100

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CONSULTANTS:


REV	DATE	DESCRIPTION	INITIAL
A	05.11.24	Issued for DA	Khaled

DRAWING TITLE: Sections  
DRAWN BY: K.Kabbout  
CHECKED BY: K.Kabbout  
LOT: 41 | SEC: | DP:23366

COUNCIL AREA : Canterbury Bankstown Council

SITE ADDRESS: 10 Badger Ave, Sefton  
CLIENT: Fadia  
ISSUED FOR: DA  
PROJECT TYPE: Granny Flat & Garage

SCALE: 1 : 100

DATE: Nov 2024

REV: A

SHEET NO: 03.2



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Reg #: 2125/16

PROJECT NO: C2435



Window Schedule						
Mark	Location	Window Style	Height	Width	Material	Glazing
W1	Garage	Slide	900	1810	Aluminum	Clear
W2	Garage	Slide	900	1810	Aluminum	Clear
W3	Living	Double Hung	1800	650	Aluminum	Clear
W4	Living	Double Hung	1800	650	Aluminum	Clear
W5	Kitchen	Awning	600	1500	Aluminum	Clear
W7	Ensuite	Slide	600	900	Aluminum	Obscure
W8	Master Bedroom	Slide	900	1810	Aluminum	Clear
W9	Bedroom 2	Slide	900	1500	Aluminum	Clear

Door Schedule						
Mark	Room Name	Height	Width	Frame Type	Frame Material	Finish
D1	Garage	2400	2400	Metal	Metal	Colorbond
D2	Entry	2400	900	Timber	Timber	Timber
D4	Bedroom	2100	820	Timber	Timber	Timber
D5	Bedroom	2100	820	Timber	Timber	Timber
D8		2100	620			
D9		2100	1400			
D10		2100	610			
D11		2100	620			

Grand total: 8



### Color Schedule Legend

External Walls ContourCrete Concrete Grey		CC
Roof Tile Grey Slate		TR
Windows & Doors Aluminum Black		AW
Fascia & Gutter Colorbond Black		FG
Columns Timber Mohogany		SC



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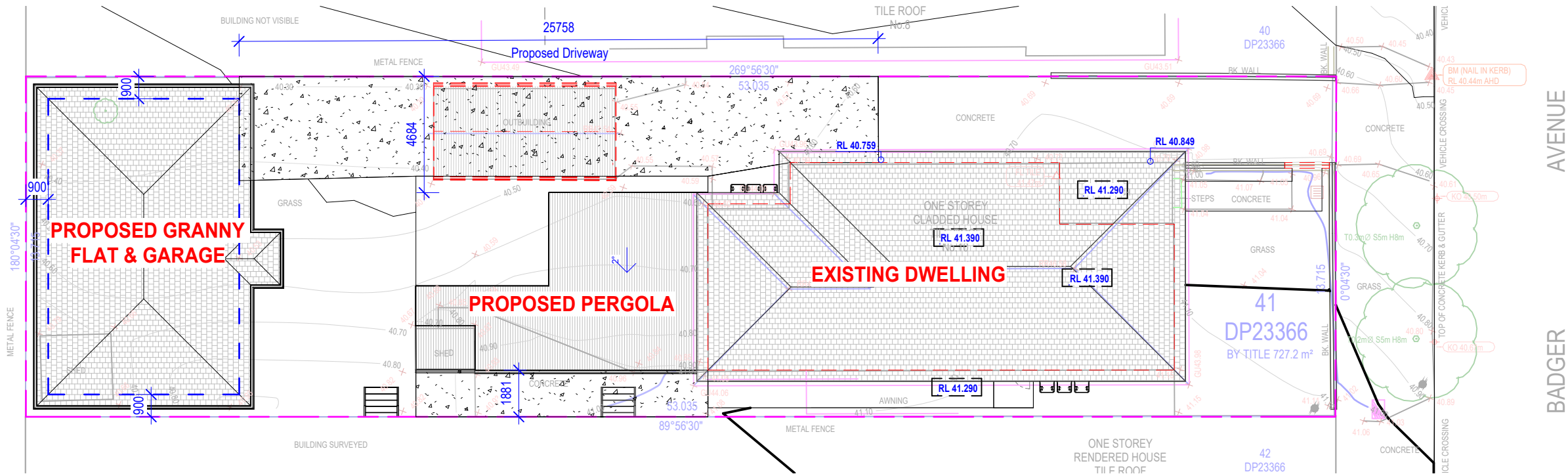
Reg #: 2125/16

**SITE ADDRESS:** 10 Badger Ave, Sefton  
**LOT 41 | SEC:** | **DP:**23366  
**ISSUED FOR:** Issued for DA  
**PROJECT TYPE:** Granny Flat & Garage

**SCALE:** 1 : 1    **DATE:** Nov 2024    **REV:** A    **SHEET NO:** 04.0

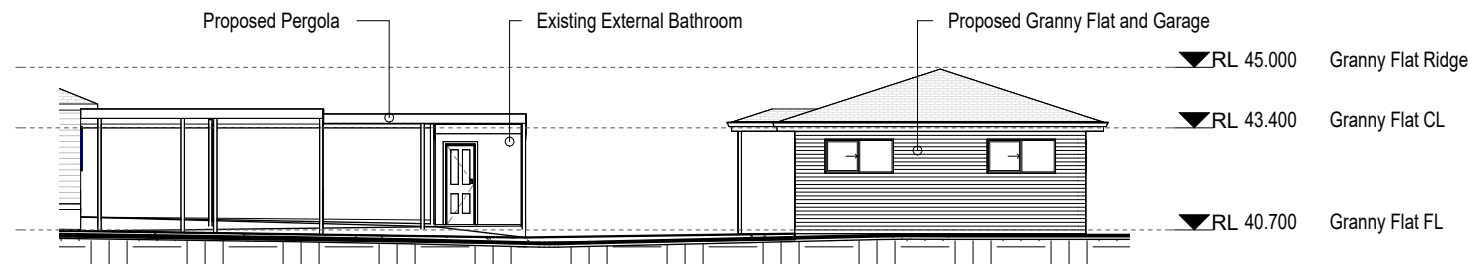
PROJECT NO: C2435





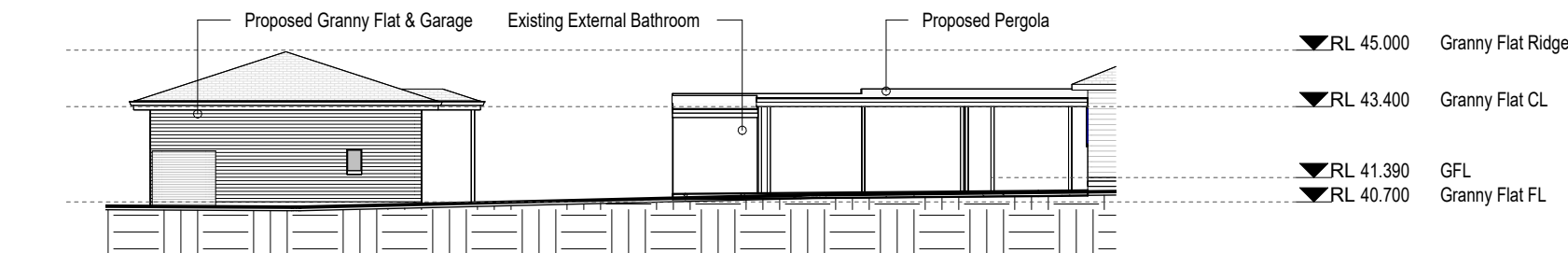
## 1 N- Site Plan

1 : 200



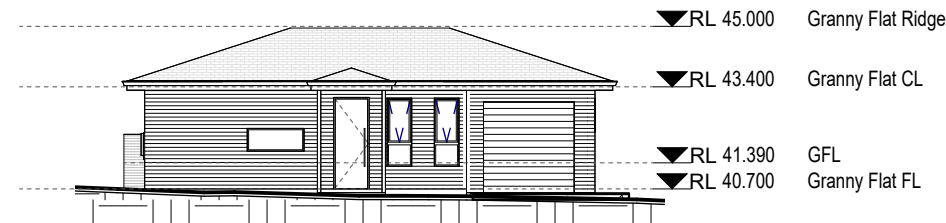
## 2 N- North Elevation - Proposed

1 : 200



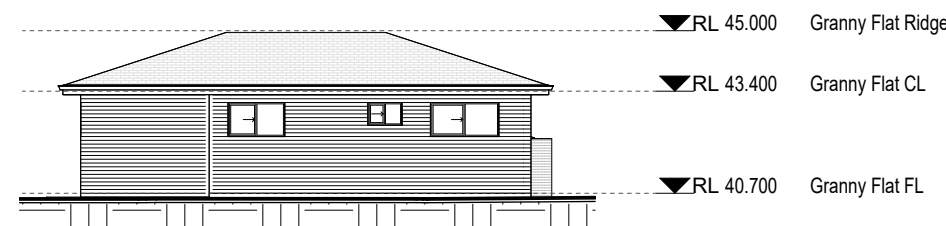
## 3 N- South Elevation - Proposed

1 : 200



## 4 N- East Elevation - Proposed

1 : 200



## 5 N- West Elevation - Proposed

1 : 200

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### CONSULTANTS:


REV	DATE	DESCRIPTION	INITIAL
A	05.11.24	Issued for DA	Khaled

DRAWING TITLE: Neighbour Notification  
DRAWN BY: K.Kabbout  
CHECKED BY: K.Kabbout  
LOT: 41 | SEC: | DP:23366

COUNCIL AREA : Canterbury Bankstown Council

SITE ADDRESS: 10 Badger Ave, Sefton  
CLIENT: Fadia  
ISSUED FOR: DA  
PROJECT TYPE: Granny Flat & Garage

SCALE: 1 : 200

DATE: Nov 2024

REV: A

SHEET NO: 05.0



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PROJECT NO: C2435