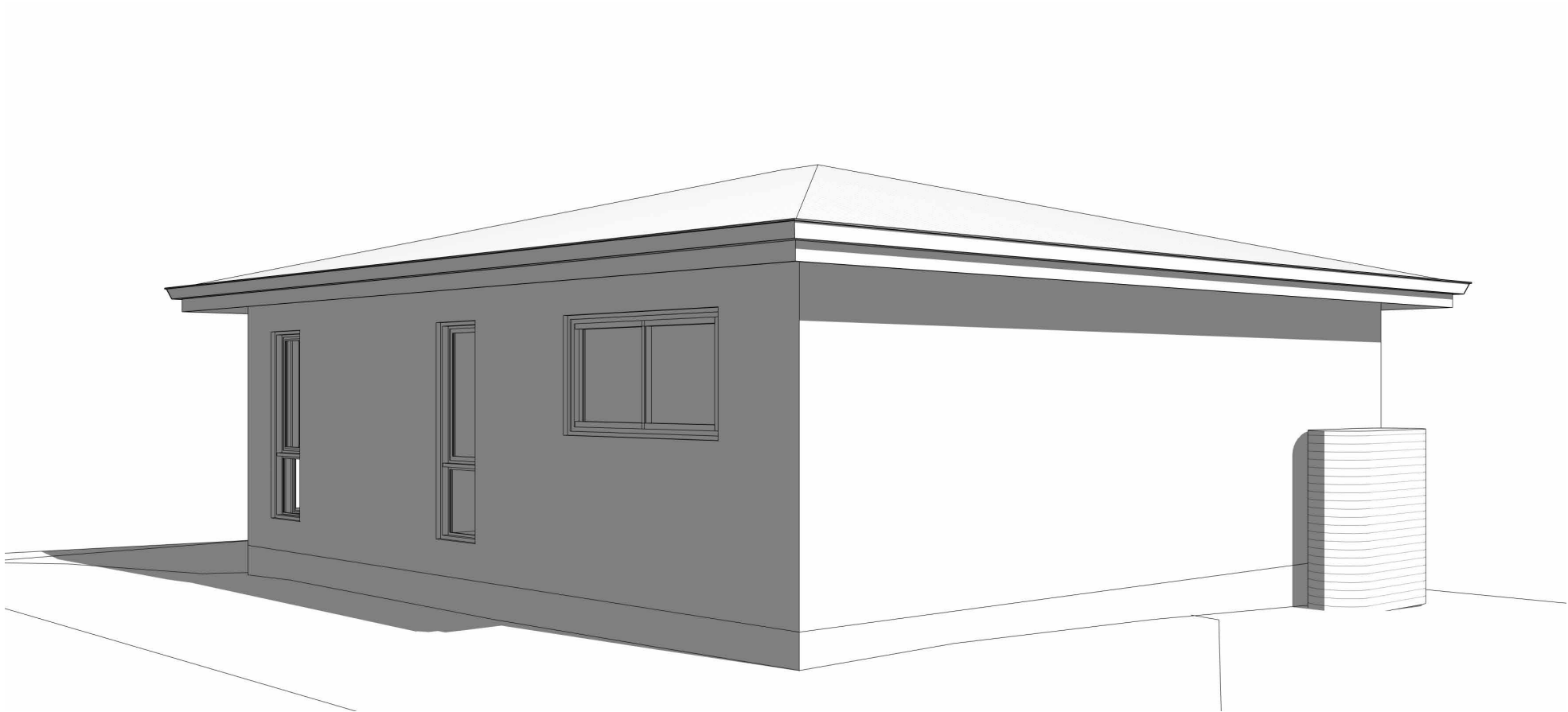


65 Bullecourt Ave, Milperra

Granny Flat



CONCEPT TO REALITY

SITE ADDRESS: 65 Bullecourt Ave, Milperra
LOT: 3 | SEC: | DP:235638
ISSUED FOR: Issued for DA
PROJECT TYPE: Granny Flat

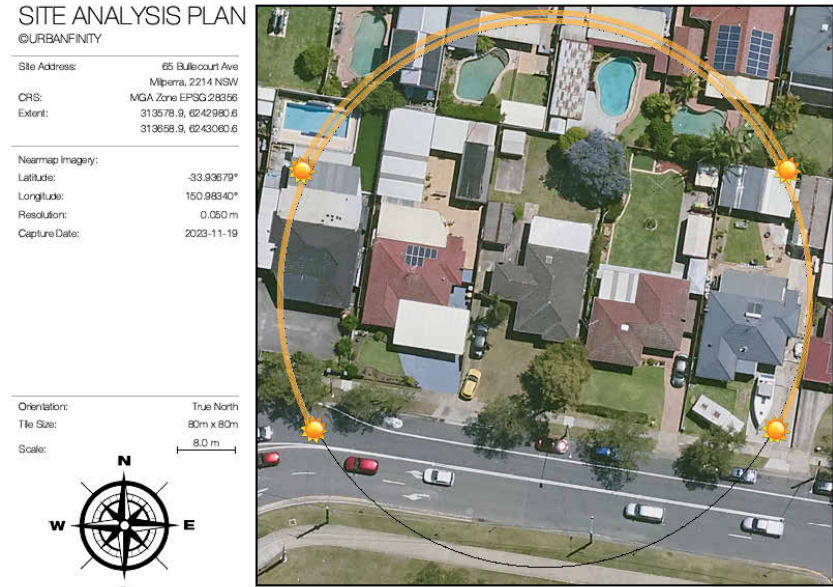
SCALE: 1 : 1 DATE: Oct 2022 REV: B SHEET NO: 00

PROJECT NO : C2404

DEVELOPMENT DATA

LOT SIZE: 575.4m ²			
COUNCIL COMPLIANCE	ALLOWED	PROVIDED	COMPLY
MIN FRONTAGE	15m	15.54m	YES
MAX SITE COVERAGE	N/A	N/A	YES
FLOOR SPACE RATIO	0.5:1 - 60m ² (Granny Flat)	0.25:1	YES
MAX BUILDING HEIGHT	4.5m	3.8m	YES
FRONT SETBACK	4.5m	28m	YES
SIDE SETBACK 1	0.9m	3.6m	YES
SIDE SETBACK 2	0.9m	3.9m	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 ²	80.6m ²	YES
SITE CALCULATION			
EXISTING DWELLING	87m ²		
PROPOSED GARAGE	N/A		
PROPOSED GRANNY FLAT	60m ²		

AERIAL MAP




LOCATION MAP




Sheet Schedule

- 00
- Cover Page
- 0.1
- Title Page
- 0.2
- Basix Comments
- 0.3
- Shadow Diagrams
- 01.0
- Site Plan
- 01.1
- Site Analysis
- 02.0
- Ground Floor Plan
- 03.0
- Elevations & Sections
- 04.0
- Concept Landscape Plan
- 05.0
- Schedules
- 06.0
- Neighbour Notification



DESIGN & CONSTRUCT



BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Reg #: 2125/16

10 Emery Ave, Yagoona, NSW, 2199

www.cedardesign.com.au

info@cedardesign.com.au

A.B.N: 87 616 143 661

Phone: 0422 704 479

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* These documents may only be used for the purpose for which was commissioned and in accordance with the Terms of Engagement.

SITE ADDRESS: 65 Bullecourt Ave, Milperra
LOT 3 | SEC: | DP:235638
ISSUED FOR: Issued for DA

PROJECT TYPE: Granny Flat

SCALE: 1 : 100 DATE: Oct 2022 REV: B SHEET NO: 0.1

PROJECT NO: C2404

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: Monday, 13 January 2025
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	C2402 - 65 Bullecourt Ave, Milperra		
Street address	65 BULLECCOURT AVENUE MILPERRA 2214		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	Deposited Plan DP235638		
Lot no.	3		
Section no.	-		
Project type	dwelling house (detached) - secondary dwelling		
No. of bedrooms	2		
Project score			
Water	✓ 45	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 71	Target 68	
Materials	✓ 38	Target n/a	

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

Description of project

Project address		Assessor details and thermal loads	
Project name	C2402 - 65 Bullecourt Ave, Milperra	Assessor number	n/a
Street address	65 BULLECCOURT Avenue MILPERRA 2214	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan DP235638	Area adjusted cooling load (MJ/m ² /year)	n/a
Lot no.	3	Area adjusted heating load (MJ/m ² /year)	n/a
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached) - secondary dwelling	Water	✓ 45 Target 40
No. of bedrooms	2	Thermal Performance	✓ Pass Target Pass
Site details		Energy	✓ 71 Target 68
Site area (m ²)	575	Materials	✓ 38 Target n/a
Roof area (m ²)	75		
Conditioned floor area (m ²)	55.0		
Unconditioned floor area (m ²)	0.0		
Total area of garden and lawn (m ²)	0		
Roof area of the existing dwelling (m ²)	135		
Number of bedrooms in the existing dwelling	3		

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 (> 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 75 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.)		✓	✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	75	ceiling: 5 (up), roof: foil sarking, ceiling: fibreglass batts or roll, roof: foil/sarking.	nil	roof space ventilation: wind-driven ventilator(s) + eave vents; roof colour: medium solar absorptance (0.45-0.60) ceiling area fully insulated
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 (6)) 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: electric heat pump with a performance of 36 to 40 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, open to façade; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, open to façade; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, open to façade; 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.	✓	✓	✓

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 fixed outdoor clothes drying line as part of the development.		✓	

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.		✓	✓
• Vertical external louvres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed.	✓	✓	✓
• 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	1800.00	aluminum, double glazed (U-value: <=2.0, SHGC: 0.22 - 0.27)	external louvre/vertical blind (adjustable)	1-2 m high, <1.5 m away
W02	600.00	900.00	aluminum, double glazed (U-value: <=2.0, SHGC: 0.22 - 0.27)	external louvre/vertical blind (adjustable)	1-2 m high, <1.5 m away

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 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.	✓	✓	✓
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 - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - suspended floor above enclosed subfloor; concrete - suspended; frame: no frame.	60	nil/none	nil	subfloor wall insulation: None
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	3.00 (or 3.50 including construction/fibreglass batts or roll + reflective foil in the cavity)	nil	wall colour: Light (solar absorptance < 0.48)
internal wall: plasterboard; frame: timber - untreated softwood.	37	none	nil	

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W03	900.00	1200.00	aluminum, double glazed (U-value: <=2.0, SHGC: 0.22 - 0.27)	external louvre/vertical blind (adjustable)	1-2 m high, <1.5 m away
South facing					
W04	1800.00	600.00	aluminum, double glazed (U-value: <=2.0, SHGC: 0.22 - 0.27)	external louvre/vertical blind (adjustable)	2-4 m high, 2-5 m away
W05	1800.00	600.00	aluminum, double glazed (U-value: <=2.0, SHGC: 0.22 - 0.27)	external louvre/vertical blind (adjustable)	2-4 m high, 2-5 m away
W06	900.00	1800.00	aluminum, double glazed (U-value: <=2.0, SHGC: 0.22 - 0.27)	external louvre/vertical blind (adjustable)	2-4 m high, 2-5 m away
West facing					
W07	1800.00	600.00	aluminum, double glazed (U-value: <=2.0, SHGC: 0.48 - 0.60)	external louvre/vertical blind (adjustable)	2-4 m high, 2-5 m away
W08	1800.00	600.00	aluminum, double glazed (U-value: <=2.0, SHGC: 0.48 - 0.60)	external louvre/vertical blind (adjustable)	2-4 m high, 2-5 m away

NOTE:

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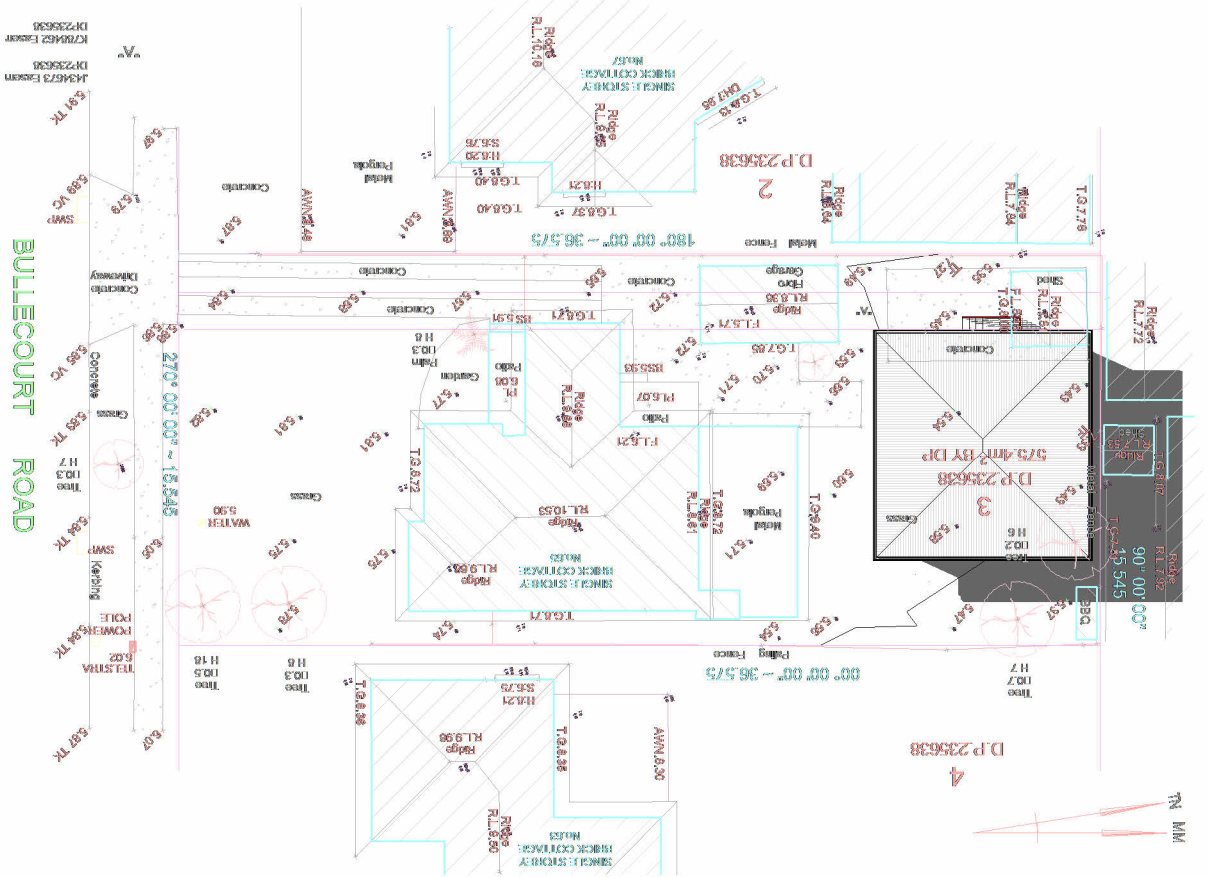
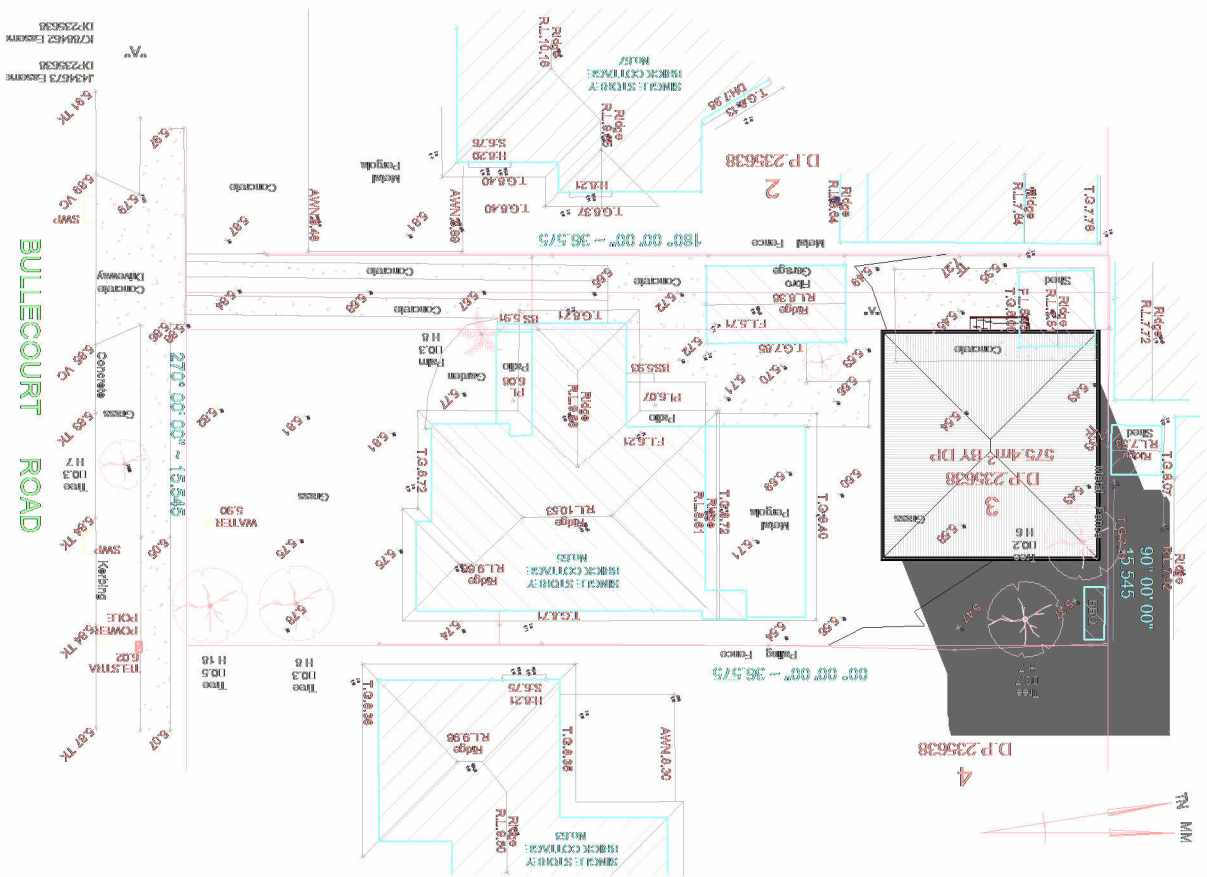
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1

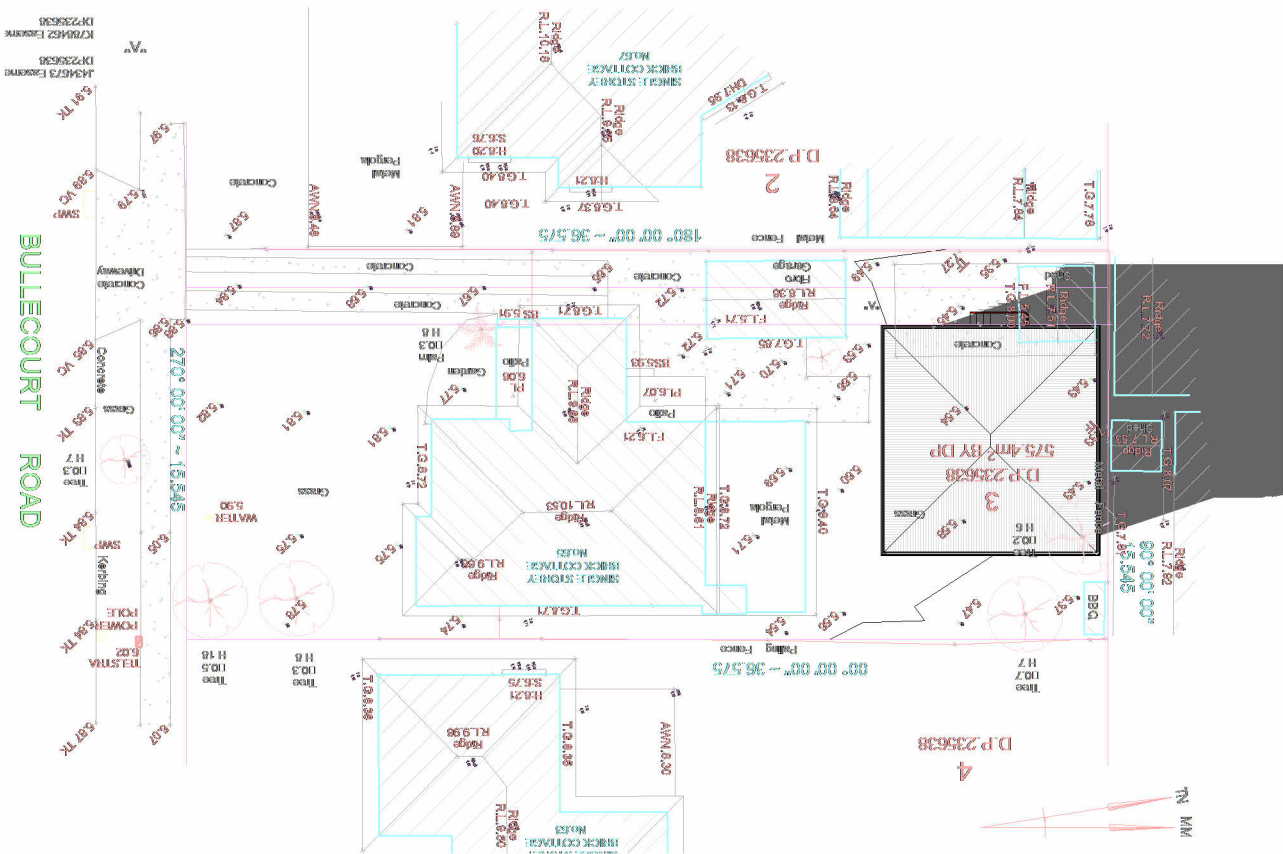
A- 9am 21st June - Shadow Diagram

1 : 300

2

A- 12pm 21st June - Shadow Diagram

1 : 300



3

A- 3pm 21st June - Shadow Diagram

1 : 300

NOTE:
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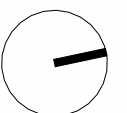
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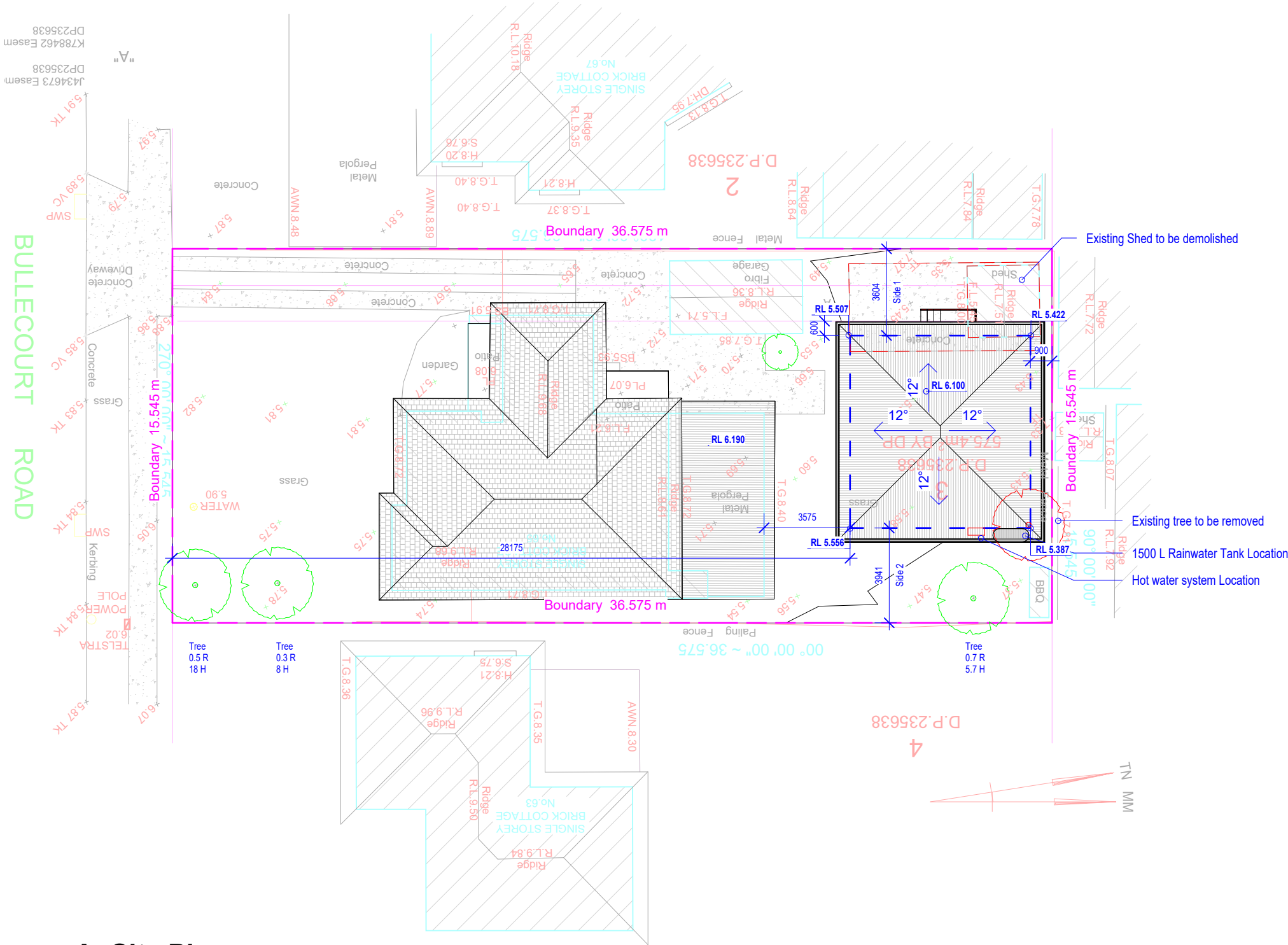
Reg #: 2125/16

SITE ADDRESS: 65 Bullecourt Ave, Milperra
LOT 3 | SEC: | **DP:** 235638
ISSUED FOR: Issued for DA
PROJECT TYPE: Granny Flat

SCALE: 1 : 300 **DATE:** Oct 2022 **REV:** **SHEET NO:** 0.3



PROJECT NO: C2404



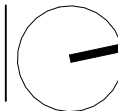
1 A- Site Plan
1 : 200

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CONSULTANTS:

REV	DATE	DESCRIPTION	INITIAL
A	05.12.23	Initial Design	Khaled
B	17.01.24	Issued for DA	Khaled

DRAWING TITLE: Site Plan
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 3 | SEC: | DP:235638
COUNCIL AREA : Canterbury-Bankstown



SITE ADDRESS: 65 Bullecourt Ave, Milperra
CLIENT: Mr Sleiman
ISSUED FOR: Issued for DA
PROJECT TYPE: Granny Flat
SCALE: 1 : 200
DATE: Oct 2022
REV: B
SHEET NO: 01.0



40 Hector St, Chester Hill NSW, 2162
www.cedardesign.com.au
info@cedardesign.com.au
Phone: 0422 704 479
A.B.N: 87 616 143 661
bda Reg #: 2125/16

PROJECT NO: C2404

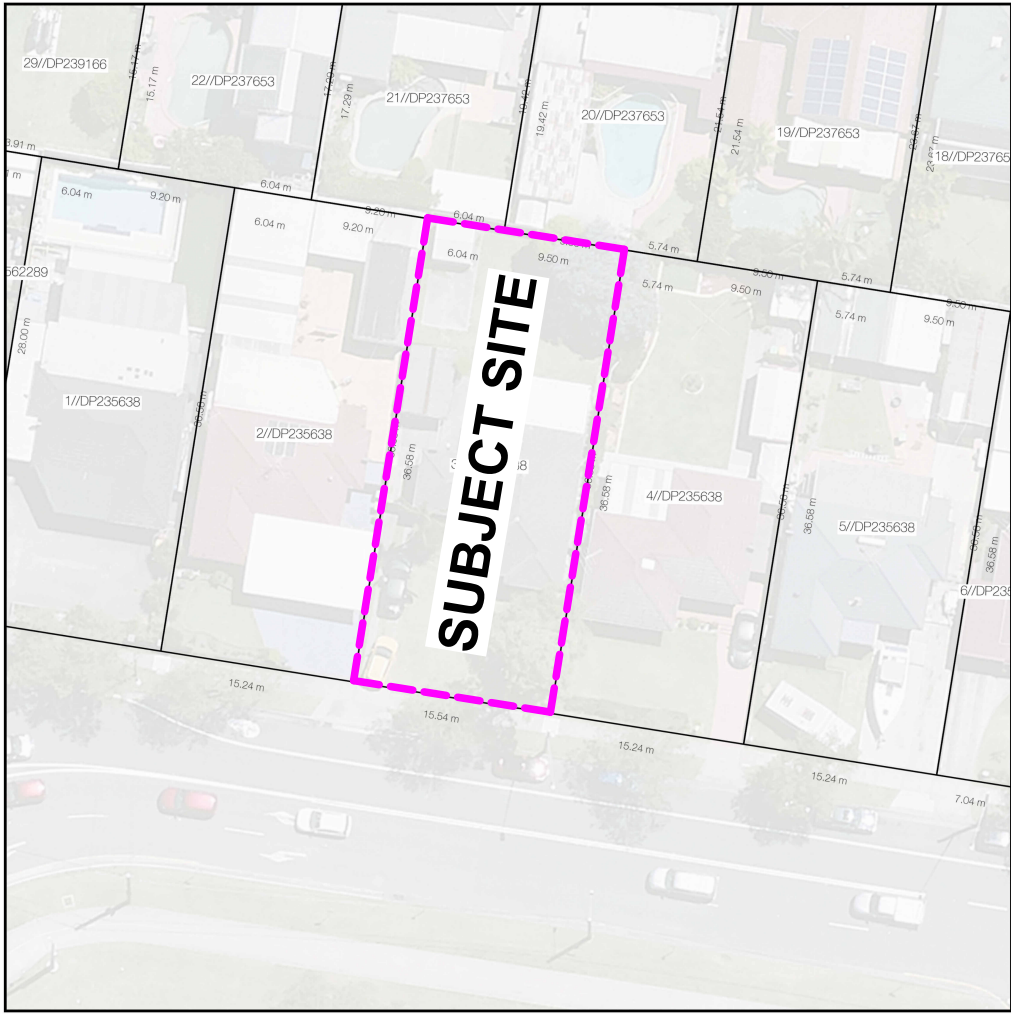
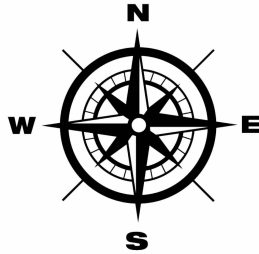
SITE CADASTRE

©URBANFINITY

Site Address: 65 Bullecourt Ave
Milperra, 2214 NSW
CRS: MGA Zone EPSG:28356
Extent: 313578.9, 6242980.6
313658.9, 6243060.6

Cadastre:
Latitude: -33.93679°
Longitude: 150.98340°
Cadastral Title: 3/DP235638
Cadastral Area: 568.57 sqm

Orientation: True North
Tile Size: 80m x 80m
Scale: 8.0 m



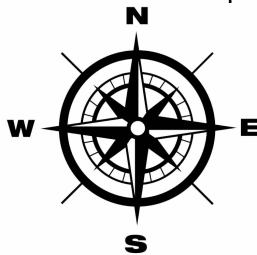
SITE ANALYSIS PLAN

©URBANFINITY

Site Address: 65 Bullecourt Ave
Milperra, 2214 NSW
CRS: MGA Zone EPSG:28356
Extent: 313578.9, 6242980.6
313658.9, 6243060.6

Nearmap Imagery:
Latitude: -33.93679°
Longitude: 150.98340°
Resolution: 0.050 m
Capture Date: 2023-11-19

Orientation: True North
Tile Size: 80m x 80m
Scale: 8.0 m



SITE ANALYSIS - EXPLANATORY NOTES

The site analysis is a spatial interpolation of the climate conditions at a specific set of coordinates using the three nearest Bureau of Meteorology (BOM) weather stations. The weather conditions are interpolated using an inverse square distance interpolation. This means that a station 2 km away from the site will be a stronger contributor to the overall mean weather conditions than a station 11 km away from the coordinates.

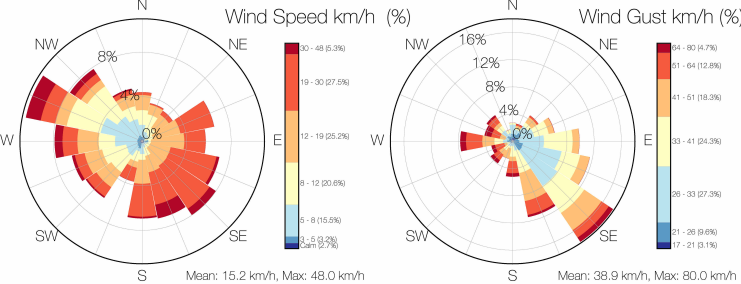
SITE ANALYSIS

©URBANFINITY

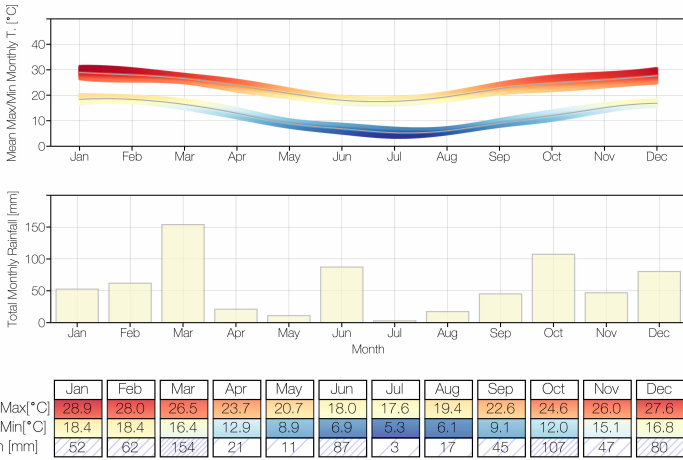
65 Bullecourt Ave, Milperra NSW 2214, Australia

LOCATION INFORMATION
LAT: -33.9368 deg, LNG: 150.9834 deg
BOM STATION NUMBERS: 66137, 66161 and 66194

WINDROSE DIAGRAMS



TEMPERATURE & RAINFALL

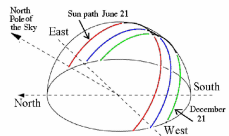


WINDROSE DIAGRAMS

The upper left windrose diagram is the wind speed for the location determined using an inverse square distance weighting. The colourbar representing the wind speed is divided logarithmically into seven speed bins. The size of each distinct colour is the proportion of speeds. The wind gust windrose in the upper right corner of the windrose diagrams is the maximum recorded wind gust by the weather station, which is recorded daily. The four seasonal windrose diagrams are created by taking only data in each season (Summer: December-February, Autumn: March-May, Winter: June-July, Spring: August-November) and then binning them using the same bins as the wind speed windrose in this upper left corner. Each of the seasonal windrose diagrams will have the same radial axis limits making it easy to directly compare all four diagrams.

SOLAR DIAGRAMS

The left hand plot is the solar irradiance determined for the coordinates. The solar irradiance is determined using the latitude and longitude and is the theoretical maximum average daily irradiance, binned monthly. The corrected solar irradiance is calculated by subtracting the average monthly cloud cover (percentage) from the 3 nearest BOM stations. The right hand plot is the yearly path of the sun over the site. This is a 3D representation of the suns movement during the day. The outer circle with the cardinal markings (N) indicates the horizon surrounding the site. The very center of the plot (90°) known as the zenith, the point directly overhead at the coordinates.

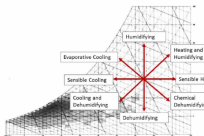


TEMPERATURE & RAINFALL

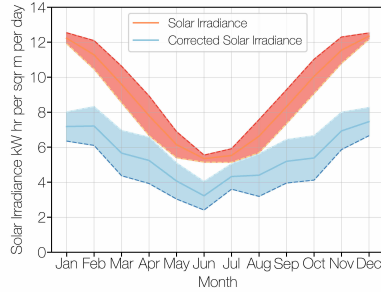
Temperature and rainfall measurements are taken from BOM data for the year 2000-onwards. This is to avoid the effect that climate change would have on the mean maximum and mean minimum temperatures. The first diagram is the variation of the max and minimum daily temperatures. We have grouped the daily temperatures monthly and then taken the mean value. The thickness of the segment represents the two sigma range of max/min temperatures. The line through the center is the mean maximum/minimum temperature. The second diagram is the mean monthly rainfall of the site. As with the temperatures we have determined the average monthly rainfall across the three weather stations. The table at the bottom of this section gives the mean maximum/minimum monthly temperatures and the average monthly rainfall.

PSYCHROMETRIC DIAGRAM

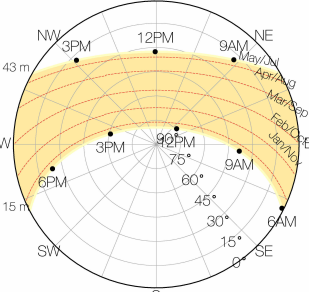
The Psychrometric plot is a useful tool to aid in design strategies. The Psychrometric plot is a plot of Dry bulb temperature (the temperature measured by a thermometer exposed to air) and relative humidity. The Psychrometric plot is divided into seven areas: active heating, passive heating, humidification, comfort, ventilation, evaporative cooling and conditioning. Active heating is when energy is used to heat the building (i.e gas heating) while passive heating is when the building is designed to store the suns heat within the buildings elements and released when the sun is not present. The humidification zone is where water is needed to be added to the air without changing the dry bulb temperature. The comfort zone is where most people feel comfortable, typically between 20-27°C and 20-80% relative humidity. The ventilation and evaporative cooling zones are where cooling is required either by mechanical means (evaporative) or non-mechanical means (ventilation). The conditioning zone is where air conditioning is a must, where both cooling and dehumidifying is necessary.



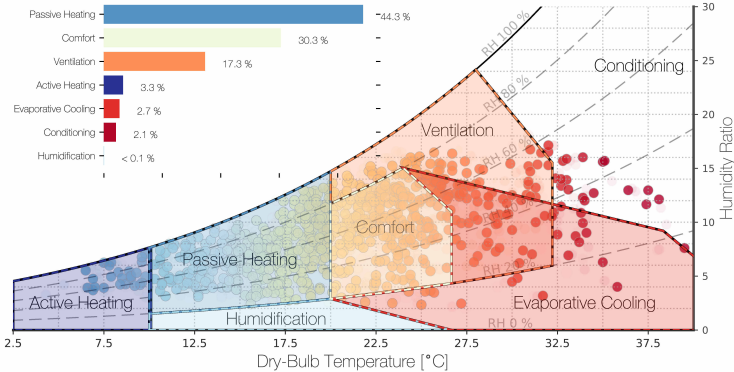
SOLAR IRRADIANCE



SOLAR PATH



PSYCHROMETRIC DIAGRAM



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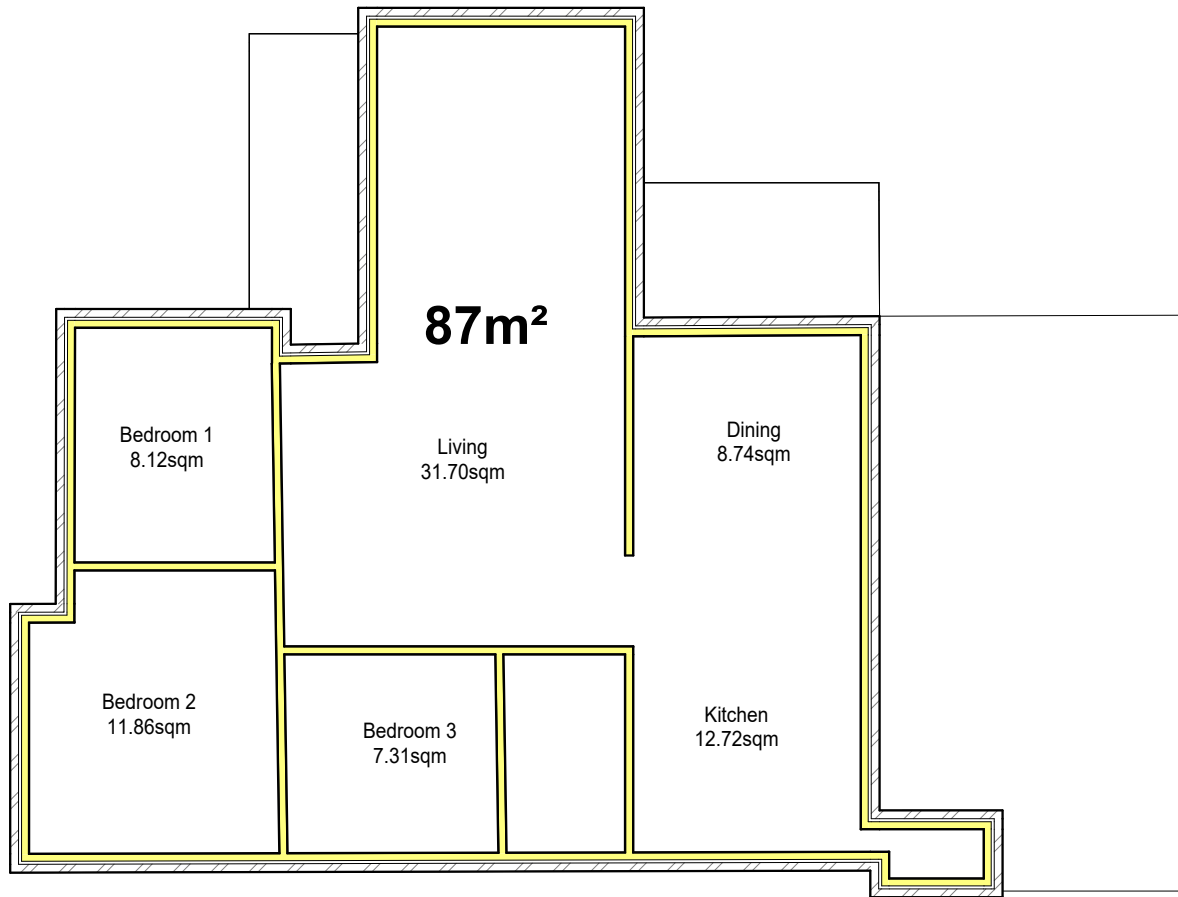
SITE ADDRESS: 65 Bullecourt Ave, Milperra
LOT 3 | SEC: | DP:235638
ISSUED FOR: Issued for DA

PROJECT TYPE: Granny Flat

SCALE: DATE: Oct 2022 REV: A SHEET NO: 01.1

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CEDAR DESIGN & CONSTRUCT
CONCEPT TO REALITY
bda BUILDING DESIGN ASSOCIATES OF AUSTRALIA
Reg #: 2125/16

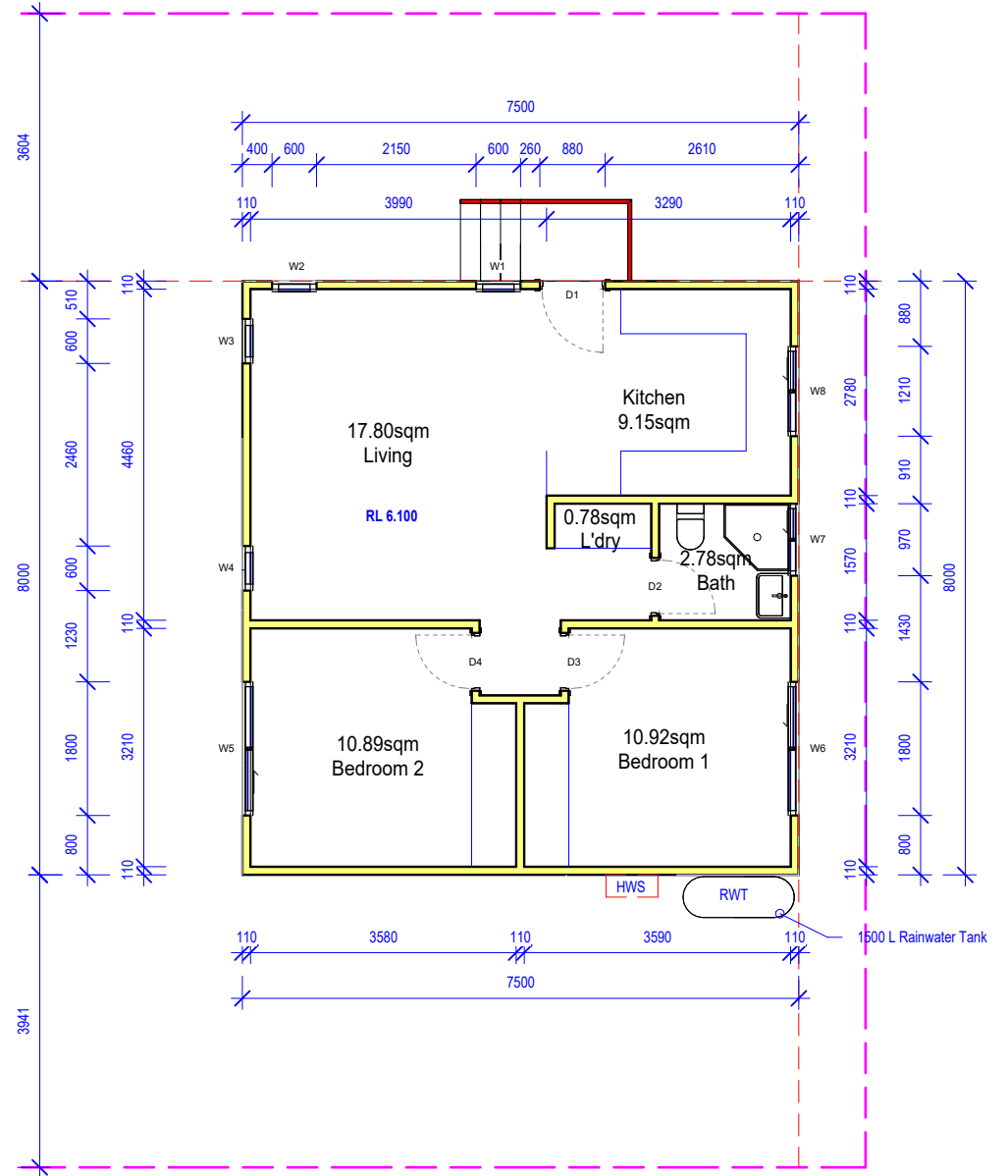
PROJECT NO: C2404



1

A- Existing Dwelling Layout

1 : 100



2

A- Proposed Granny Flat Plan

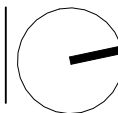
1 : 100

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CONSULTANTS:

REV	DATE	DESCRIPTION	INITIAL
A	05.12.23	Initial Design	Khaled
B	17.01.24	Issued for DA	Khaled

DRAWING TITLE: Ground Floor Plan
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 3 | SEC: | **DP:**235638
COUNCIL AREA : Canterbury-Bankstown

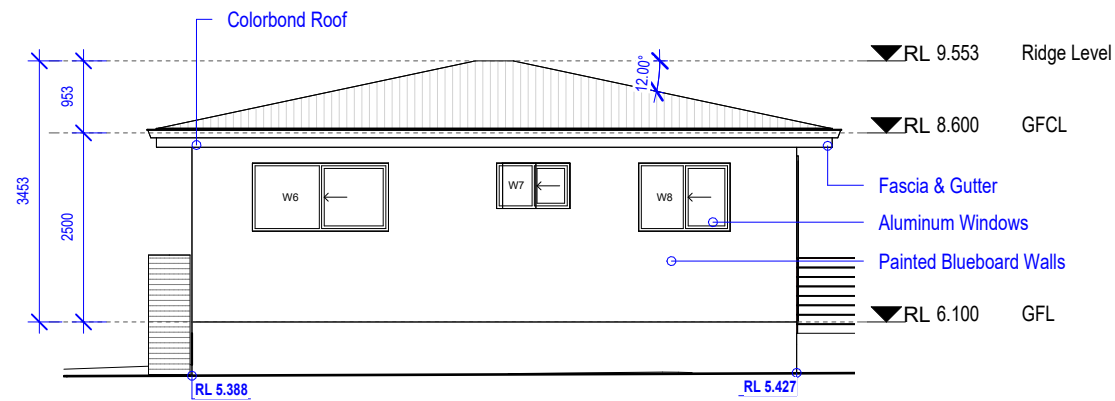


SITE ADDRESS: 65 Bullecourt Ave, Milperra
CLIENT: Mr Sleiman
ISSUED FOR: Issued for DA
PROJECT TYPE: Granny Flat
SCALE: 1 : 100
DATE: Oct 2022
REV: B
SHEET NO: 02.0



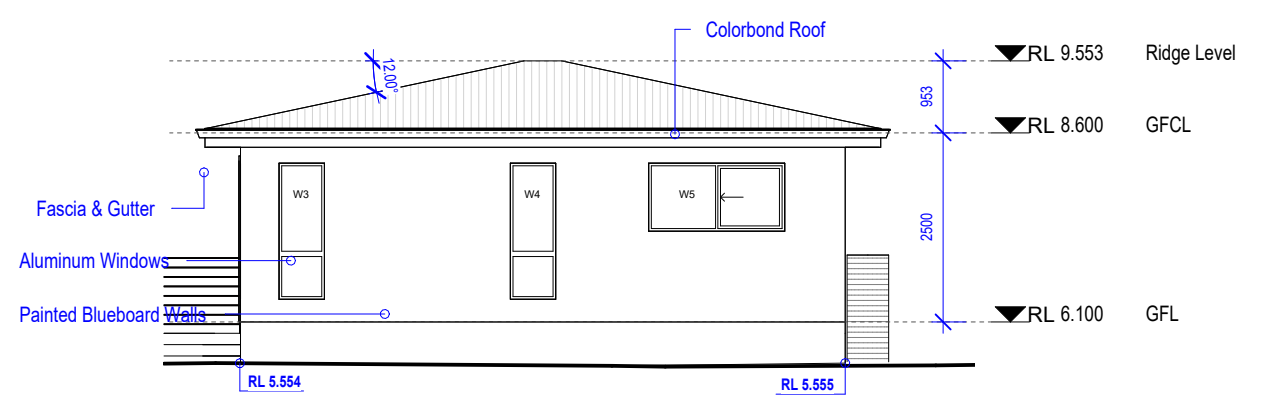
40 Hector St, Chester Hill NSW, 2162
www.cedardesign.com.au
info@cedardesign.com.au
Phone: 0422 704 479
A.B.N: 87 616 143 661
Reg #: 2125/16

PROJECT NO: C2404



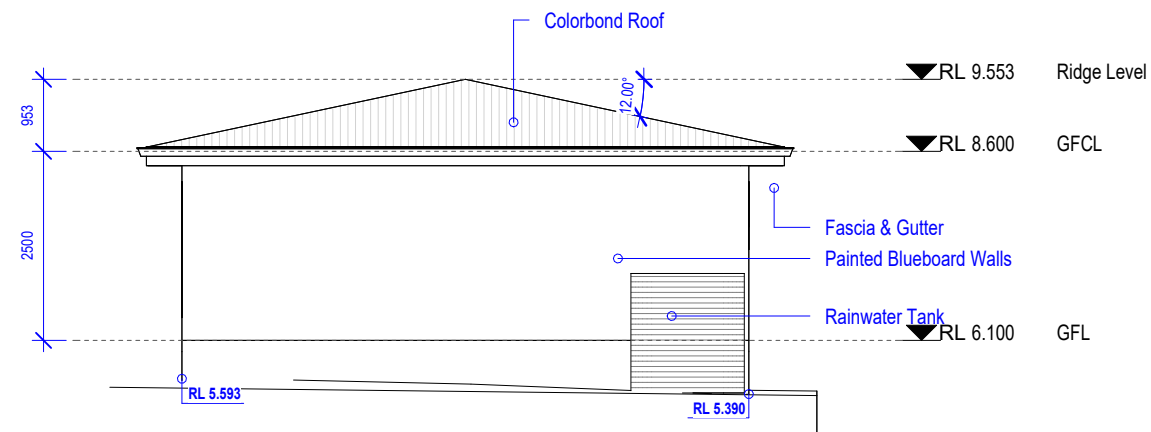
1 North Elevation

1 : 100



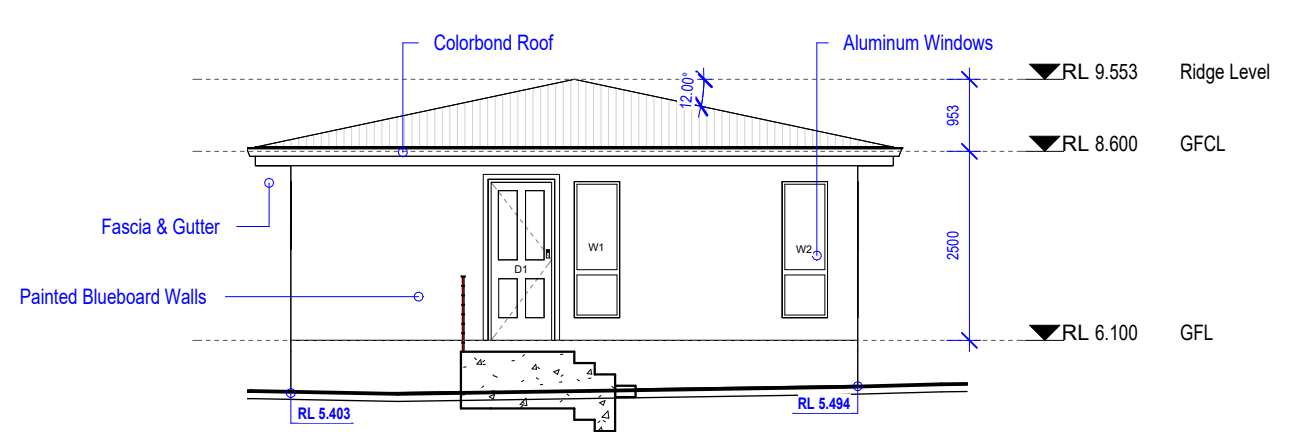
2 South Elevation

1 : 100



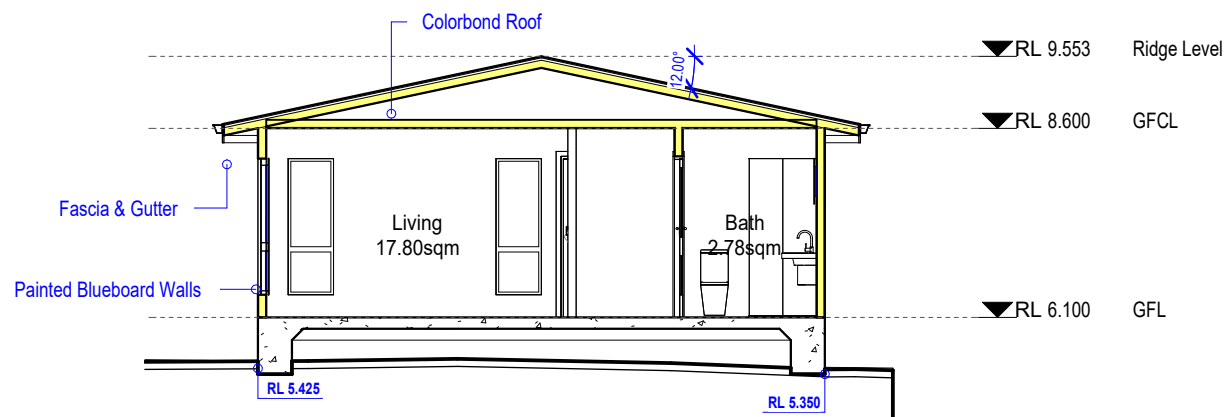
3 East Elevation

1 : 100



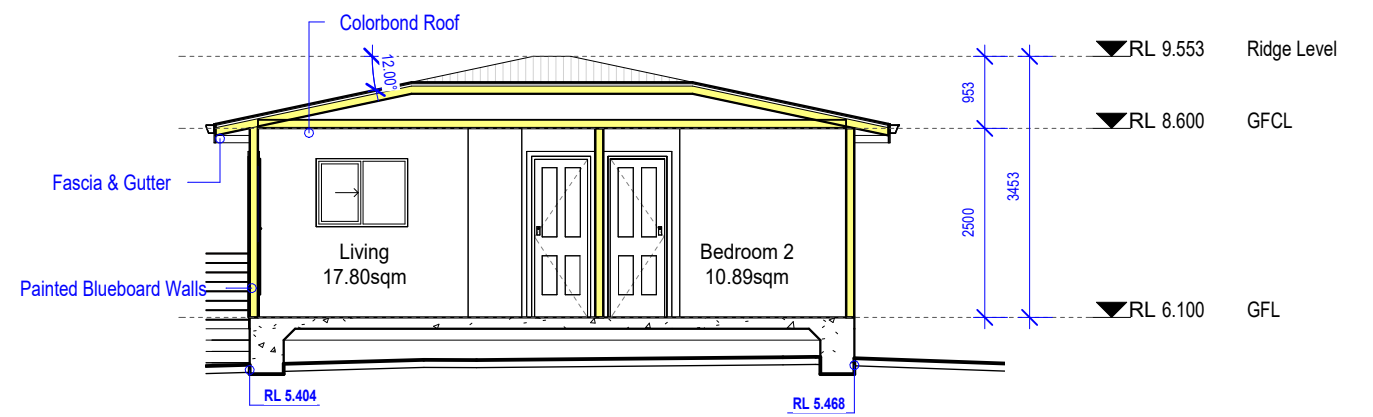
4 West Elevation

1 : 100



5 Section 1

1 : 100



6 Section 2

1 : 100

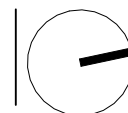
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CONSULTANTS:

REV	DATE	DESCRIPTION	INITIAL
A	05.12.23	Initial Design	Khaled
B	17.01.24	Issued for DA	Khaled

DRAWING TITLE: Elevations & Sections
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 3 | SEC: | DP:235638

COUNCIL AREA : Canterbury-Bankstown



SITE ADDRESS: 65 Bullecourt Ave, Milperra
CLIENT: Mr Sleiman
ISSUED FOR: Issued for DA
PROJECT TYPE: Granny Flat

SCALE: 1 : 100

DATE: Oct 2022

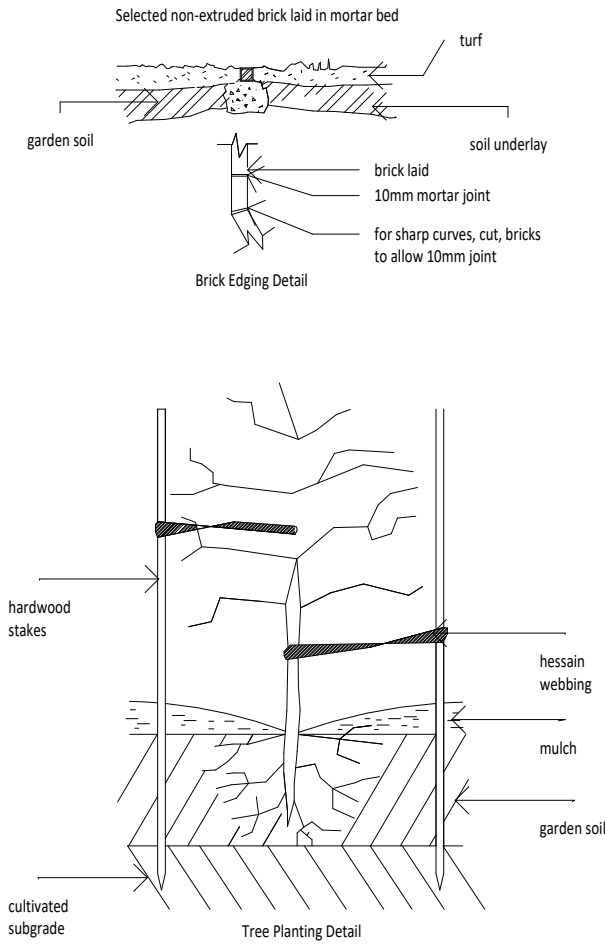
REV: B

SHEET NO: 03.0

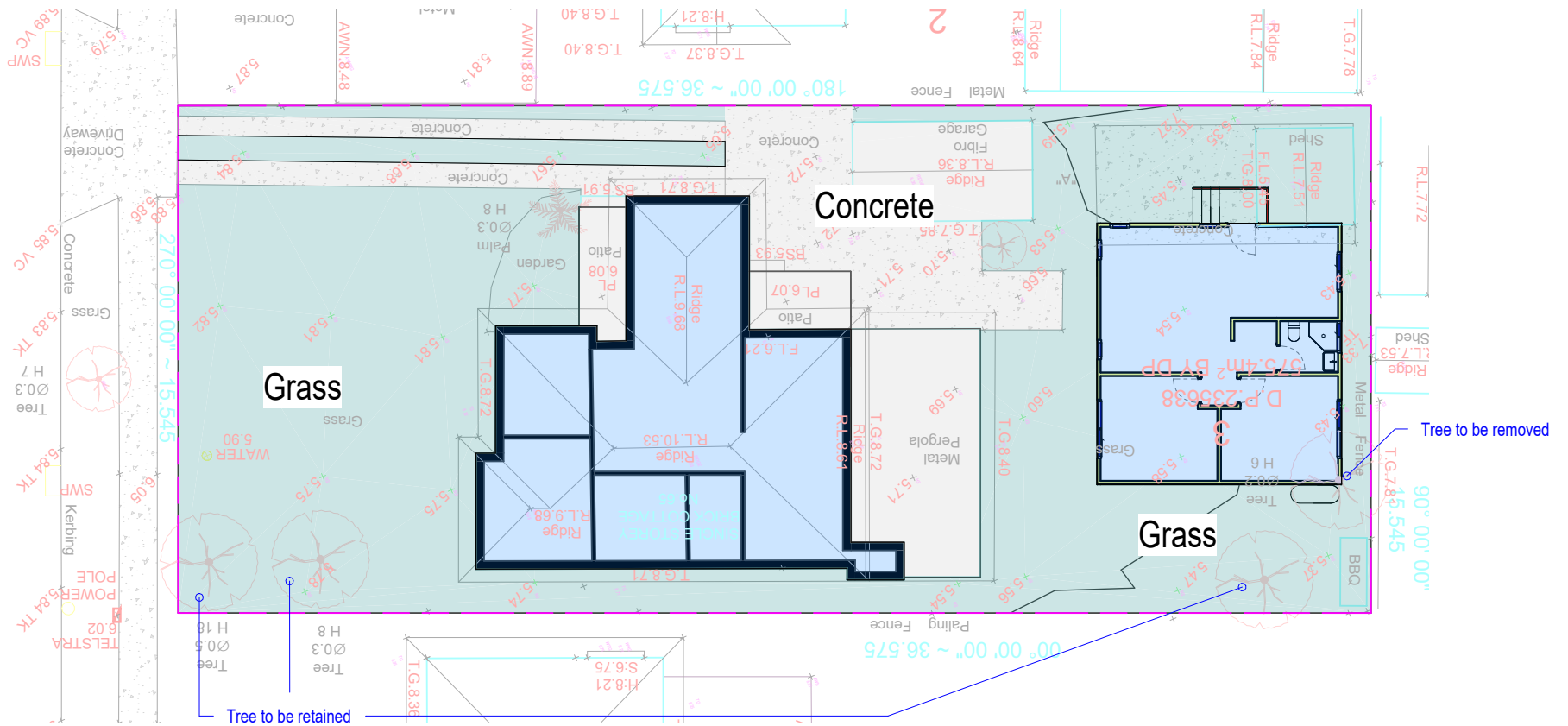


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Reg #: 2125/16

PROJECT NO: C2404



BULLECOURT ROAD



1 A- Concept Landscape Plan

1 : 200

GRASS AREA - 292m² - 50.7%

Landscaping Notes:

Turfed Area

* 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.

Garden Areas

* 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.

General Notes

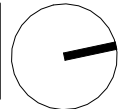
* Prior to the commencement of any site works, all existing trees to be retained shall be enclosed with protective fencing to prevent them being damaged during the construction period.
* All finished levels are to be verified by the builder on site.
* All landscaping work to be in strict accordance to 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>				

CONSULTANTS:	

REV	DATE	DESCRIPTION	INITIAL
A	05.12.23	Initial Design	Khaled
B	17.01.24	Issued for DA	Khaled

DRAWING TITLE: Concept Landscape Plan
DRAWN BY: K.Kabbout
CHECKED BY: K.Kabbout
LOT: 103 | SEC: | DP:236984
COUNCIL AREA : Canterbury-Bankstown



SITE ADDRESS: 65 Bullecourt Ave, Milperra
CLIENT: Mr Sleiman
ISSUED FOR: Issued for DA
PROJECT TYPE: Granny Flat
SCALE: As indicated **DATE:** Oct 2022 **REV:** B **SHEET NO:** 04.0



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Reg #: 2125/16

PROJECT NO: C2404

Window Schedule						
Mark	Location	Window Style	Height	Width	Material	Glazing
W1	Living	Awining	1800	600	Aluminum	Clear
W2	Living	Awining	1800	600	Aluminum	Clear
W3	Living	Awining	1800	600	Aluminum	Clear
W4	Living	Awining	1800	600	Aluminum	Clear
W5	Bedroom	Slide	900	1800	Aluminum	Clear
W6	Bedroom	Slide	900	1800	Aluminum	Clear
W7	Bath	Slide	600	970	Aluminum	Obscure
W8	Kitchen	Slide	900	1210	Aluminum	Clear

Door Schedule						
Mark	Room Name	Frame Type	Height	Width	Finish	Frame Material
D1	Entry	Timber	2100	820	Timber	Timber
D2	Bath	Timber	2100	720	Timber	Timber
D3	Bedroom	Timber	2100	720	Timber	Timber
D4	Bedroom	Timber	2100	720	Timber	Timber

Grand total: 4



LEGEND

EXTERNAL WALLS

WHITE PAINTED FINISH
BLUEBOARD WALL OR SIMILAR



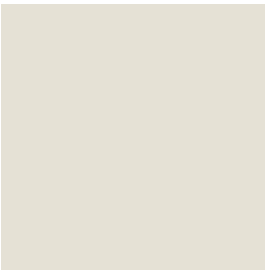
ROOF

COLORBOND STEEL ROOF
WOODLAND GREY OR SIMILAR



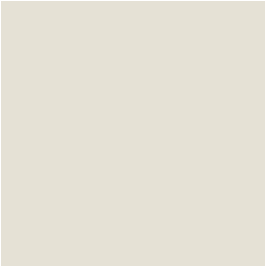
FASCIA & GUTTER

COLORBOND STEEL
WHITE OR SIMILAR



ALUMINUM WINDOWS

WHITE POWDERCOATED
ALUMINIUM OR SIMILAR



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SITE ADDRESS: 65 Bullecourt Ave, Milperra
LOT 3 | SEC: | DP:235638
ISSUED FOR: Issued for DA

PROJECT TYPE: Granny Flat

SCALE: 1 : 1

DATE: Oct 2022

REV: A

SHEET NO: 05.0

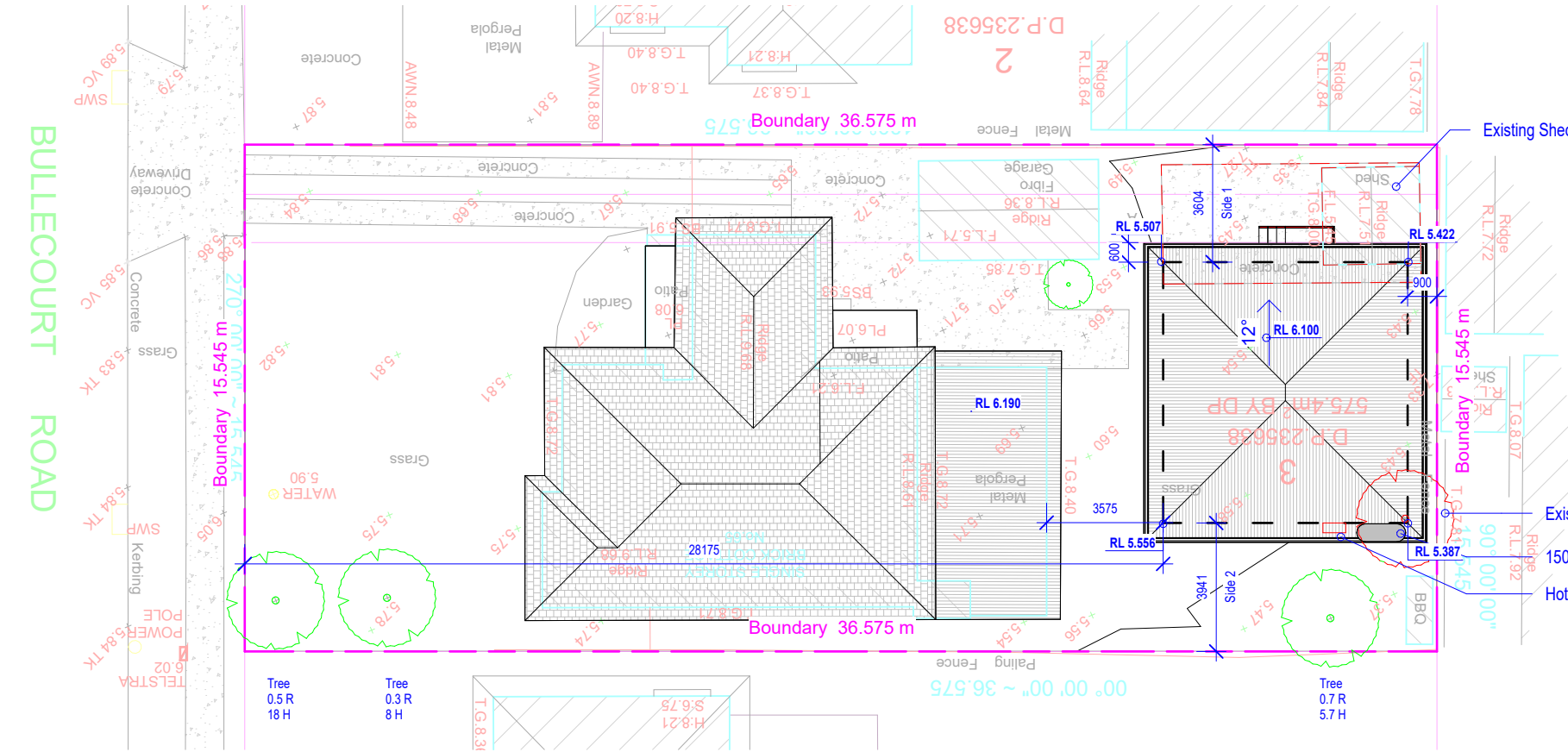


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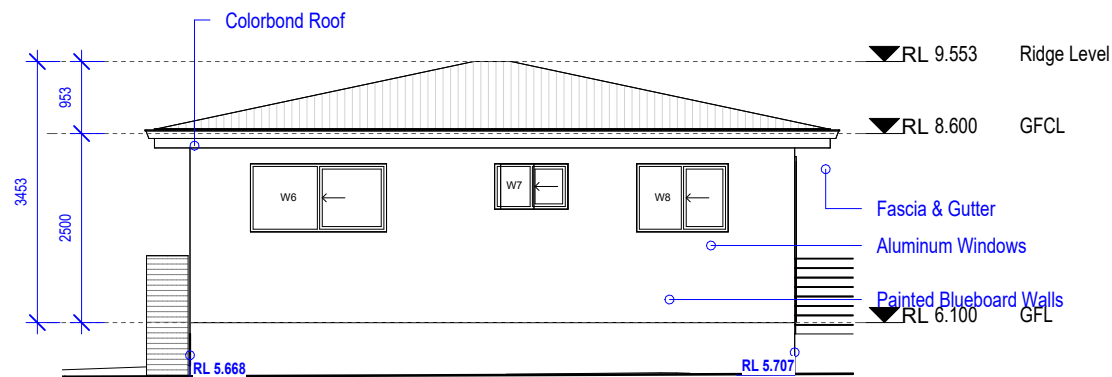


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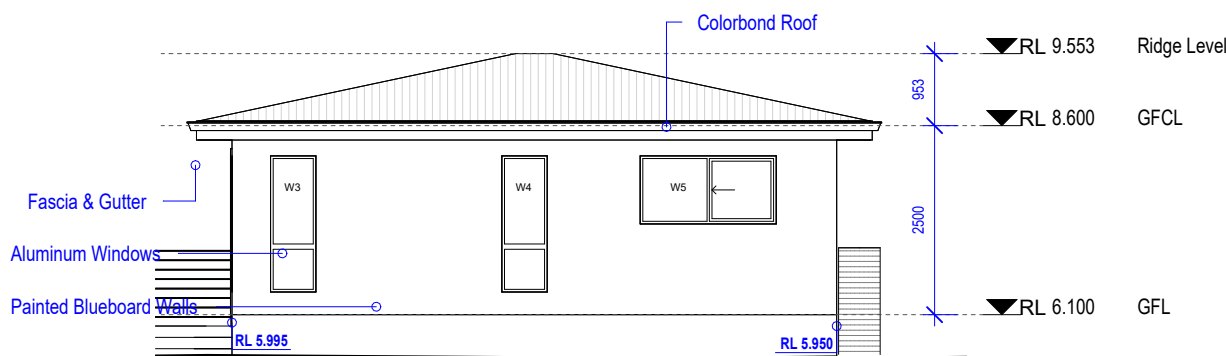
PROJECT NO: C2404



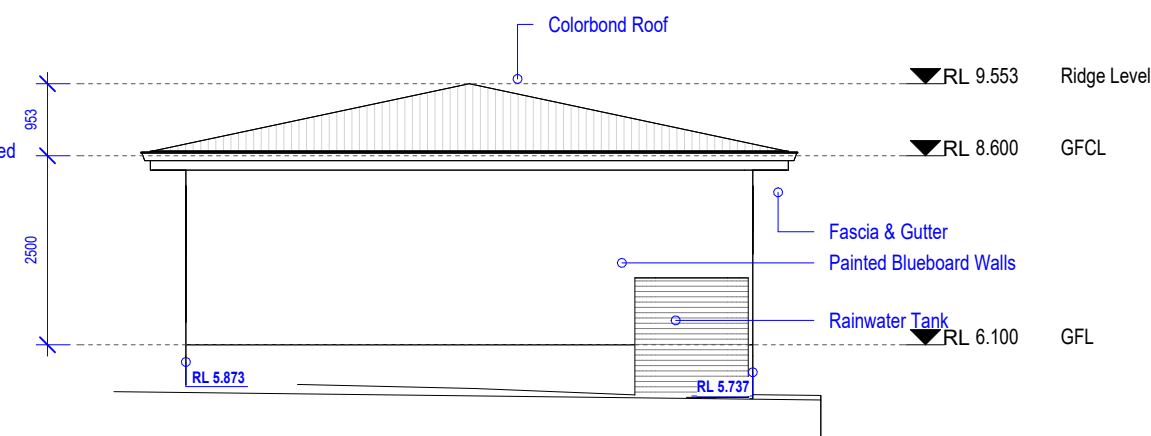
1 NN- Site Plan
1 : 200



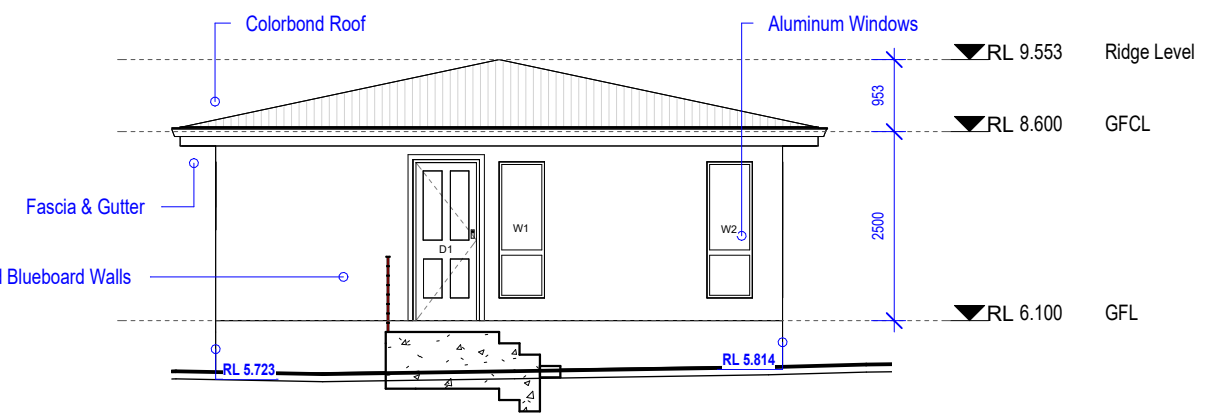
4 NN- North Elevation
1 : 100



5 NN- South Elevation
1 : 100



2 NN- East Elevation
1 : 100



3 NN- West Elevation
1 : 100

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DESIGN & CONSTRUCT

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BUILDING DESIGN ASSOCIATES OF AUSTRALIA

Reg #: 2125/16

SITE ADDRESS: 65 Bullecourt Ave, Milperra
LOT 3 | SEC: | DP:235638
ISSUED FOR: Issued for DA
PROJECT TYPE: Granny Flat
SCALE: As indicated DATE: Oct 2022 REV: B SHEET NO: 06.0

PROJECT NO: C2404