

DEVELOPMENT APPLICATION SET OF A SECONDARY DWELLING AND AN ATTACHED WORKSHOP AT:

41 REMLY STREET, ROSELANDS NSW 2196 LOT 29, DP 9856

DRAWING LIST

CDC 0000 : COVER PAGE

CDC 0400 : SITE & LANDSCAPE PLAN CDC 0403 : SEDIMENT CONTROL PLAN

CDC 0404: DEMOLITION PLAN

CDC 1000: FLOOR PLAN

MR PIERRE SAAB & MRS CHRYSTALLA SAAB LOT 29, DP 9856

41 REMLY STREET, ROSELANDS NSW 2133

DEVELOPMENT APPLICATION SET

General Arrangements

COVER PAGE

AGE

SHEET

A3

MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528 www.mastergrannyflats.com.au



•	REVISIO	N DESCRIPTION	DATE	DRAWN	S
	P01	PRELIMINARY DRAFT	31.03.2025	AC	
	P02	PRELIMINARY DRAFT	14.04.2025	AK	•
	P03	PRELIMINARY DRAFT	23.04.2025	AK	
	DA01	PRELIMINARY DRAFT	29.04.2025	AK	
	DA02	PRELIMINARY DRAFT	22.05.2025	AK	F

1:2.989 AK 22.05.2025

CDC 0000 DA02

Construction of Secondary Dwelling & Attached Workshop design@mastergrannyflats.com.au

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

-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

-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 AMD 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

-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

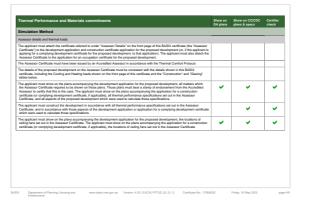
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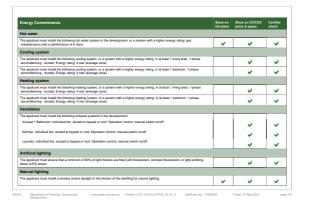


STREET ST				
Local Government Area	Canterbury-Bankstown Co.	inol		
Plan type and plan number	Deposited Plan DP9856			
Lat no.	29			
Section no.	-			
Project type	dwelling house (detached)	- secondary dwelling		
No. of bedrooms	2			
Project score				
Water	✓ 45	Target 40		
Thermal Performance	✓ Pass	Target Pass		
Energy	✓ 72	Target 68		







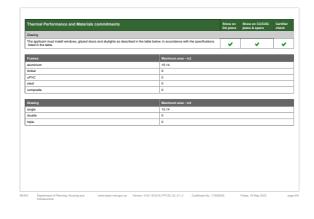


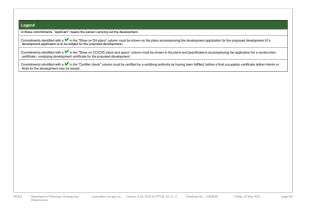
Project address		Assessor details and then	mal loads			
Project name	Granny., 41 Remly Street, Roselands	NatHERS assessor number	HERA10140			
Street address	41 REMLY Street ROSELANDS 2196	NatHERS certificate number	J76JXIQCXG			
Local Government Area	Canterbury-Bankstown Council	Climate zone	56			
Plan type and plan number	Deposited Plan DP9856	Area adjusted cooling load (MJ/ m², year)	9			
Lat no.	29	77	-			
Section no.	-	Area adjusted heating load (MJ/ m².year)	18			
Project type		Project score				
Project type	dwelling house (detached) - secondary dwelling	Water	✓ 45 Target 40			
No. of bedrooms	2		V -0	rarget 40		
Site details		Thermal Performance	✓ Pass	Target Pas		
Site area (m²)	677	Energy	T			
Roof area (m²)	67	Energy	√ 72	Target 68		
Conditioned floor area (m²)	61.9	Materials	V 8	Target n/a		
Unconditioned floor area (m²)	4.6					
Total area of garden and lawn (m²)	50					
Roof area of the existing dwelling (m²)	105					
Number of bedrooms in the existing dwelling	3					

Thermal Performance and Materials commitme	Show on DA plans	Show on CC/CDC plans & specs	Certifier					
Construction								
The applicant must construct the floors, walls, roofs, ceilings the tables below.	and glazing of the dwelling in accordance wit	h the specifications listed in	~	~	~			
The applicant must show through receipts that the materials of the tables below.	urchased for construction are consistent with	the specifications listed in			~			
Construction	Area - m²	Insulatio	0					
floor - concrete slab on ground, conventional slab.	66.5	not speci	fed					
external wall: brick veneer, frame: timber - untreated softwood.	all external walls	fibreglasi	bats or roll					
internal wall: plasterboard; frame: timber - untreated softwood.	40.4	none	none					
internal wall: single skin masonry; frame: timber - untreated softwood.	14.8	none	none					
ceiling and roof - flat ceiling / pitched roof, framed - concrete tiles , timber - untreated softwood.	66.5	ceiling fi	ceiling: fibreglass batts or roll; roof: foll/sarking.					

ergy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
applicant must install a window and/or skylight in 2 bathroom(s)	(toilet(s) in the development for natural lighting	~	~	>
her				
applicant must install a gas cooktop & electric oven in the kitch	en of the dwelling.		~	

he commitments set out below regulate how the proposed development is to be carried out. It is a condition of any develo- sevelopment certificate issued, for the proposed development, that BASIX commitments be compiled with.	pment conser	it granted, or complyi	ing
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showsrheads with a minimum rating of 4 star (> 4.5 but <= 6 Limin 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 4 star in each toilet in the development.		~	~
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		-	
Alternative water			
Rainwater tank			
The applicant must install a nainwater 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 nainwater tank to collect rain runoff from at least 50 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:			
 the cold water tap that supplies each clothes washer 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.) 		-	v





RAWING TITLE

MR PIERRE SAAB & MRS CHRYSTALLA SAAB General Arrangements

GENERAL COMMITMENTS

MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528 www.mastergrannyflats.com.au design@mastergrannyflats.com.au





REVISIO	N DESCRIPTION	DATE	DRAWN	SCALE DRAWN	CHECKED DATE
P01	PRELIMINARY DRAFT	31.03.2025	AC		
P02	PRELIMINARY DRAFT	14.04.2025	AK	1:1.250, AK	22.05.
P03	PRELIMINARY DRAFT	23.04.2025	AK	1:3.756	
DA01	PRELIMINARY DRAFT	29.04.2025	AK	1.3.730	
DA02	PRELIMINARY DRAFT	22.05.2025	AK	PROJECT No	DRAWING No REVISIO
					CDC 0001 DA02

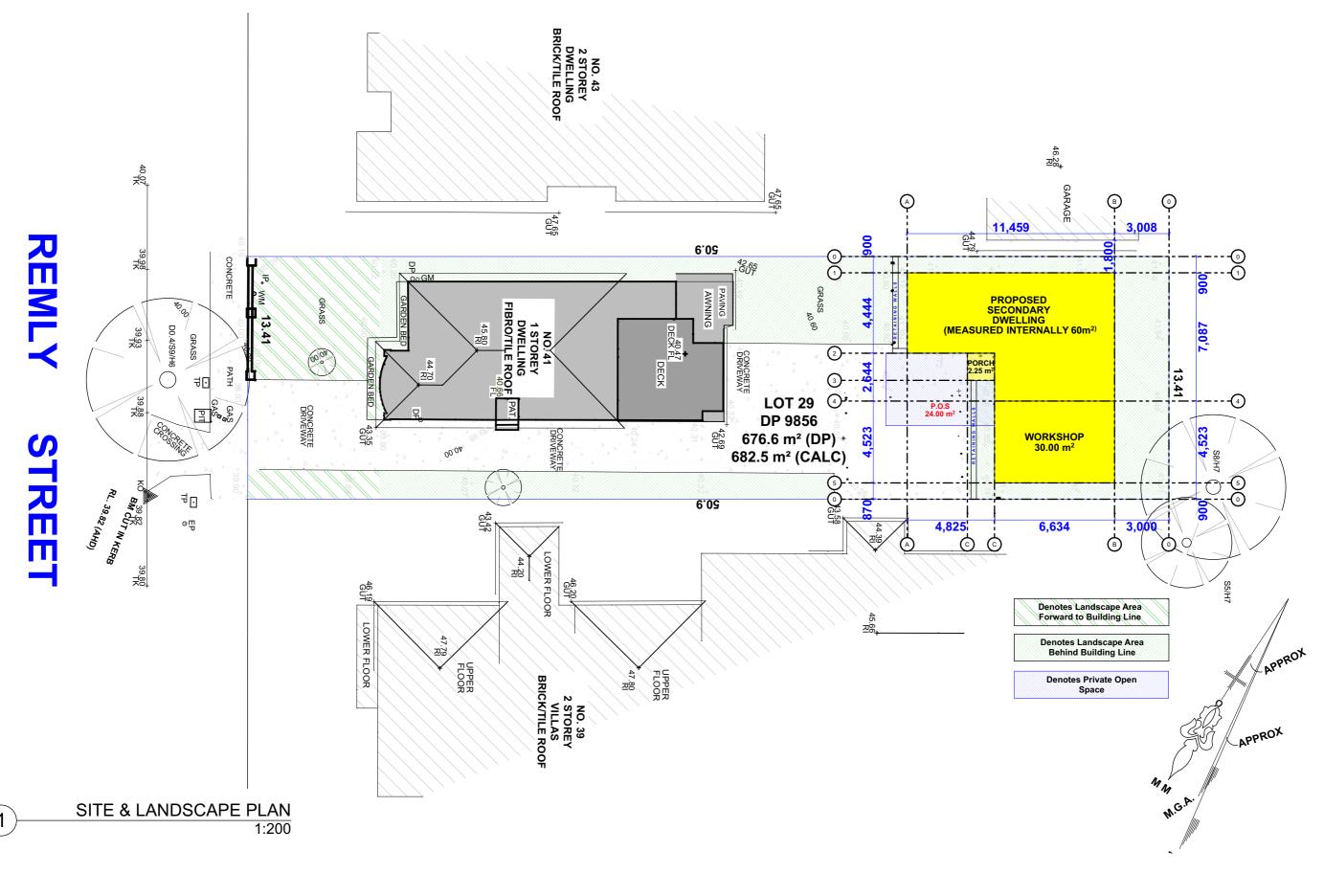
1:1.250, AK 22.05.2025 1:3.756 PROJECT No DRAWING No REVISION

CDC 0001 DA02

DEVELOPMENT APPLICATION SET Construction of Secondary Dwelling & Attached Workshop

41 REMLY STREET, ROSELANDS NSW 2133

LOT 29, DP 9856





COMPLYING DEVELOPMENT APPLICATION TABLE (SEPP 2021 HOUSING)

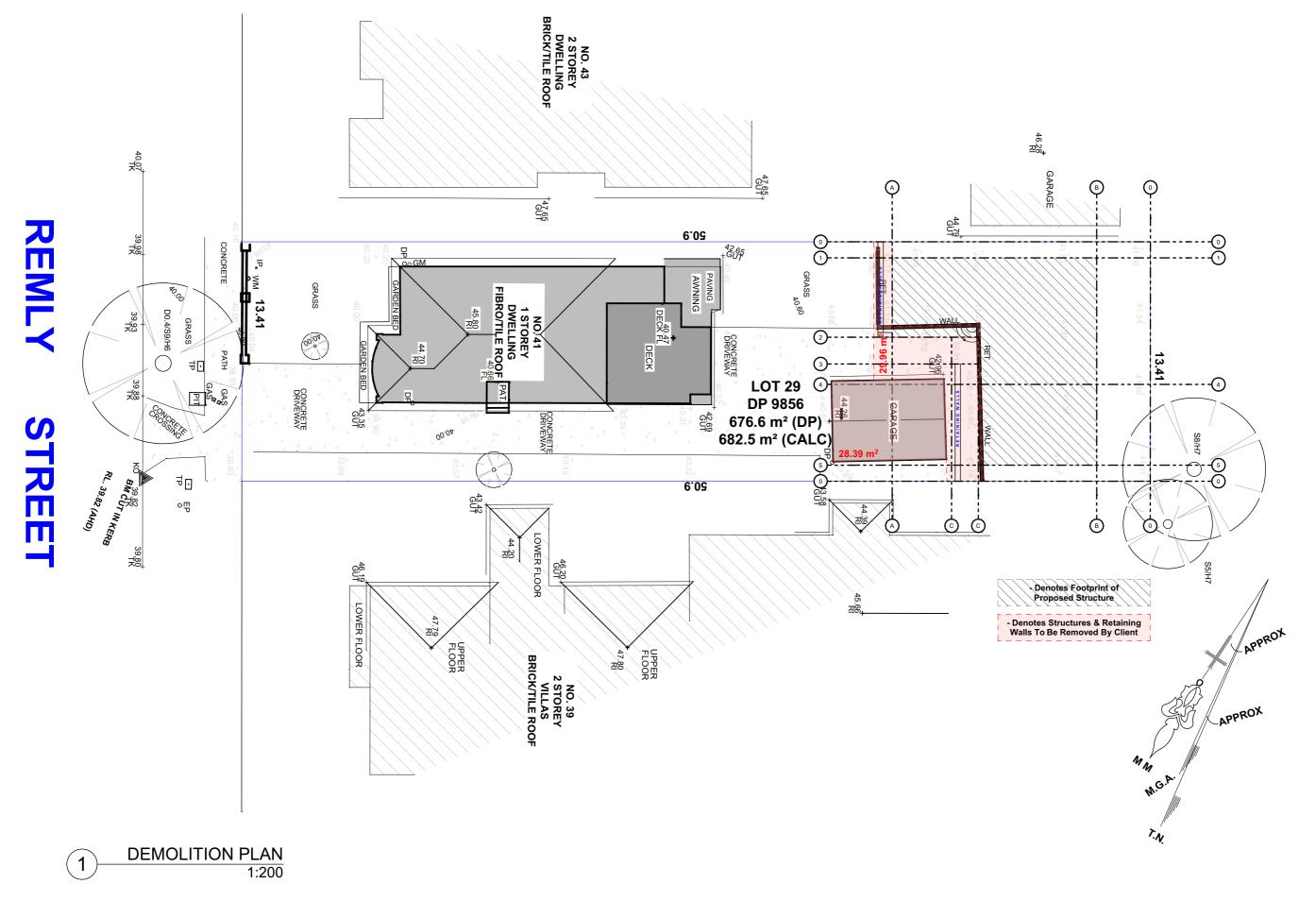
	CLAUSE	REQUIRED	PROPOSED	COMPLIES
2	SITE & LOT REQUIREMENTS	- At least 12m frontage and between 450m ² - 900m ²	- 13.41m Frontage & Site Area 676.6m ²	Y
3	MAX SITE COVERAGE	- 50% of the area if the lot has an area between 450m ² & 900m ²	- 27.04% (total 182.96m² / 676.6m²) - Existing main dwelling: 84.5m² - Proposed Secondary dwelling and workshop: 98.46m²	Y
4	MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	- 60m² floor area of secondary dwelling - Maximum floor area of Principal Dwelling: 360m² for lots 600m² - 900m²	- 84.5m ² Existing Dwelling - 98.46m ² Proposed Secondary Dwelling - Total: 182.96m ²	Y
6	BUILDING HEIGHT	- 3.8m max from NGL	- 3.8m Proposed Building Height	Y
9	SETBACKS FROM SIDE BOUNDARIES	0.9m	- 0.9m	Y
10	SETBACKS FROM REAR BOUNDARIES	3m	- 3m	Y
		- 25% if the lot has an area of 600m ² - 900m ²	-Total Landscape Area: 28% (total 195m² / 676.6m²)	Y
16	LANDSCAPED AREA	- 50% of landscaped area to be located behind building line	- Landscaping Behind Building Line: 57.94% (113m² / 195m²)	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

COMPLIANCE TABLE

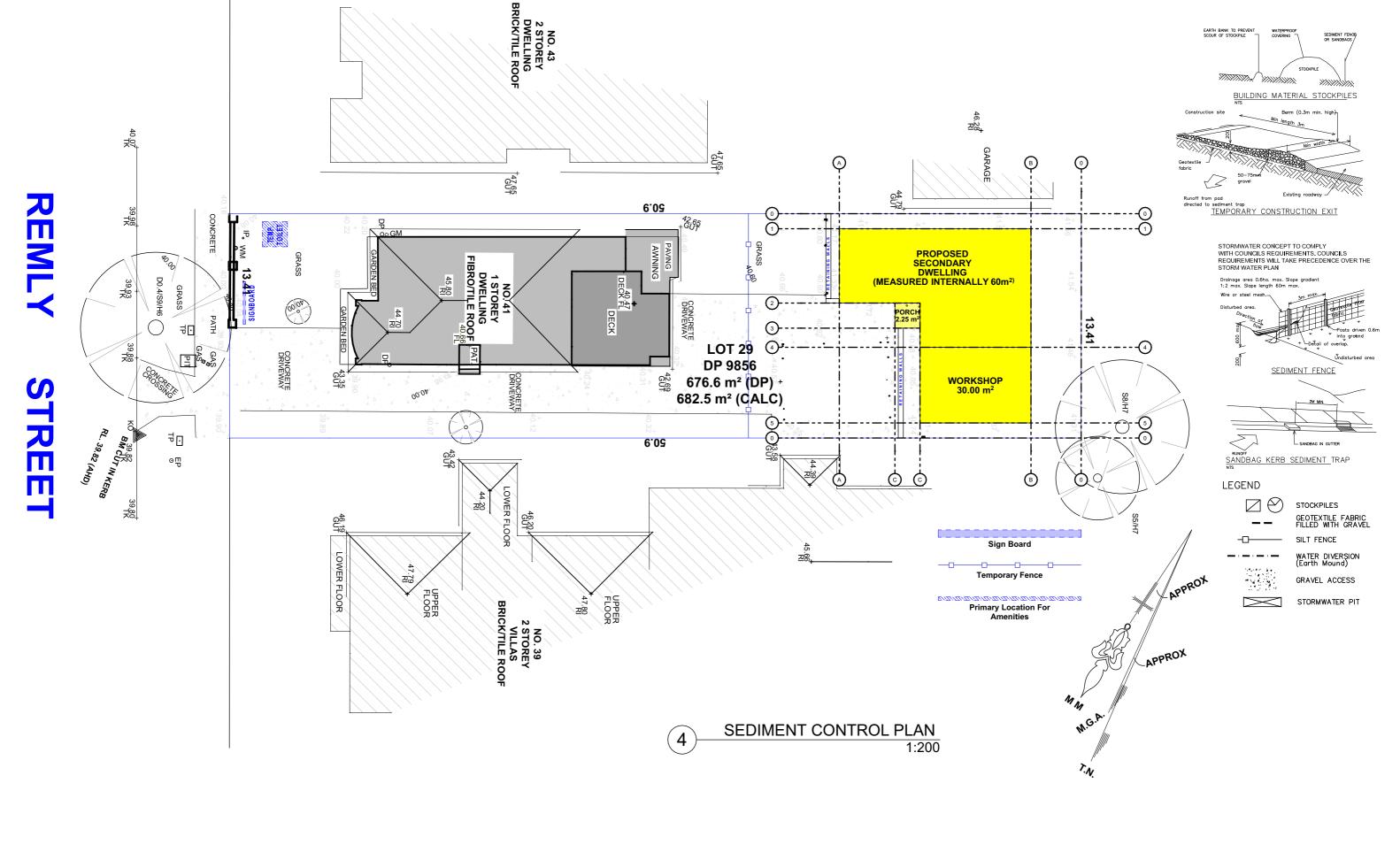
CLIENT	DRAWING TITLE	
MR PIERRE SAAB & MRS CHRYSTALLA SAAB	Construction Details	MACTED ODANNIV ELATO
LOT 29, DP 9856		MASTER GRANNY FLATS
41 REMLY STREET, ROSELANDS NSW 2133	COMPLIANCE TABLE	719 FOREST ROAD, PEAKHURST 2210 NSW
PROJECT	SHEET SIZE	1000 040 500
DEVELOPMENT APPLICATION SET	A3	1300 643 528 www.mastergrannyflats.com.au
Construction of Secondary Dwelling & Attached Workshop		design@mastergrannyflats.com.au



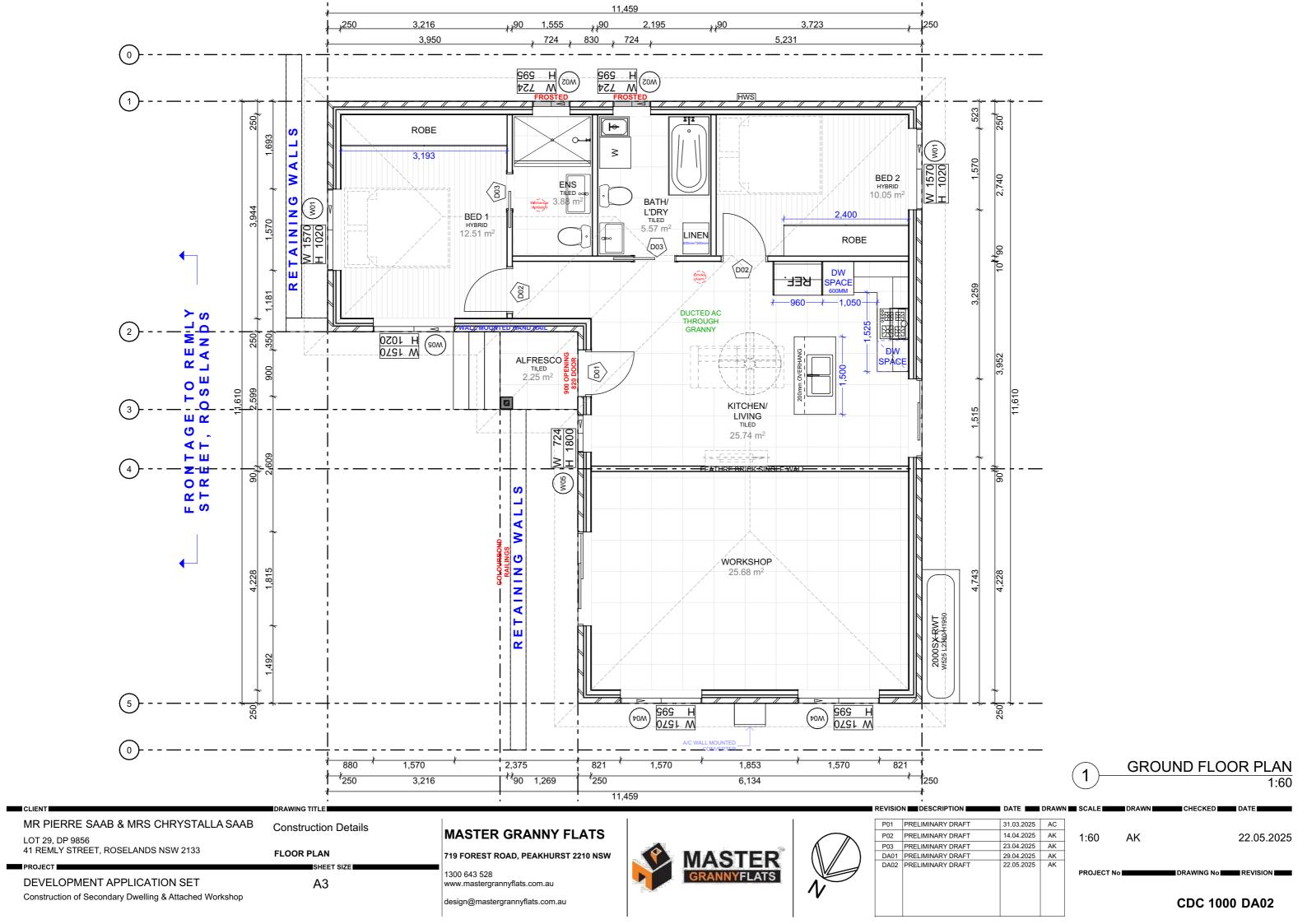
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DA01	PRELIMINARY DRAFT	29.04.2025	AK			
DA02	PRELIMINARY DRAFT	22.05.2025	AK	PROJECT N	lo E	DRAWING No REVISION
						CDC 0401 DA02













MAIN DWELLING FLOOR PLAN
1:50

MAIN HOUSE FLOOR AREA

TOTAL m²
84.5m²

CLIENT	DRAWING TITLE				REVISION DES	CRIPTION	DATE DE	RAWN SCALE	DRAWN	CHECKED DATE
MR PIERRE SAAB & MRS CHRYSTALLA SAAB	Construction Details		1		P01 PRELIMI	NARY DRAFT	31.03.2025	AC		
LOT 29, DP 9856		MASTER GRANNY FLATS		. 1	P02 PRELIMI	NARY DRAFT	14.04.2025	1:50,	AK	22.05.2025
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	MAIN HOUSE FLOOR PLAN	719 FOREST ROAD, PEAKHURST 2210 NSW	MASTER I		DA01 PRELIMI		29.04.2025	AK		
PROJECT	SHEET SIZE	1200 642 529			DA02 PRELIMI	NARY DRAFT	22.05.2025	PROJECT	(No	DRAWING No REVISION
DEVELOPMENT APPLICATION SET	A3	1300 643 528 www.mastergrannyflats.com.au	GRANNYFLATS					I ROULD		BRAVING NO REVIOLOR
Construction of Secondary Dwelling & Attached Workshop	7.0	design@mastergrannyflats.com.au	26							CDC 1000 DA02

