

CHANGE OF USE OF EXISTING STUDIO AND GARAGE TO A SECONDARY DWELLING

Elements to be Removed:

- 1 - Garage door
- 2 - Two aluminium windows from the garage

Construction Work to be Done:

- 1 - Close the two windows opening in the garage with brick structure
- 2 - Make opening in the garage East wall and install an aluminum/glass window 1800x1200
- 3 - Remove the partition inside the garage and make it one room
- 4 - Minimum brick, carpenter and gyprock work
- 5 - Painting work inside garage walls
- 6 - Install rainwater tank as shown in Stormwater Plan
- 7 - Plant indigenous plants as shown in Landscaping Plan
- 8 - Install a Timber/Colourbond carport

ALMAJD CONSTRUCTION

CHANGE OF USE OF EXISTING STUDIO AND GARAGE TO A SECONDARY DWELLING

[illegible]

Client: Ali
Mehieddine

NOTES:
Scope of Work

Project number	0001
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Date 01/07/2025

Drawn by Hassan Mehieddine

Checked by	-
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A101

Scale 1 : 100

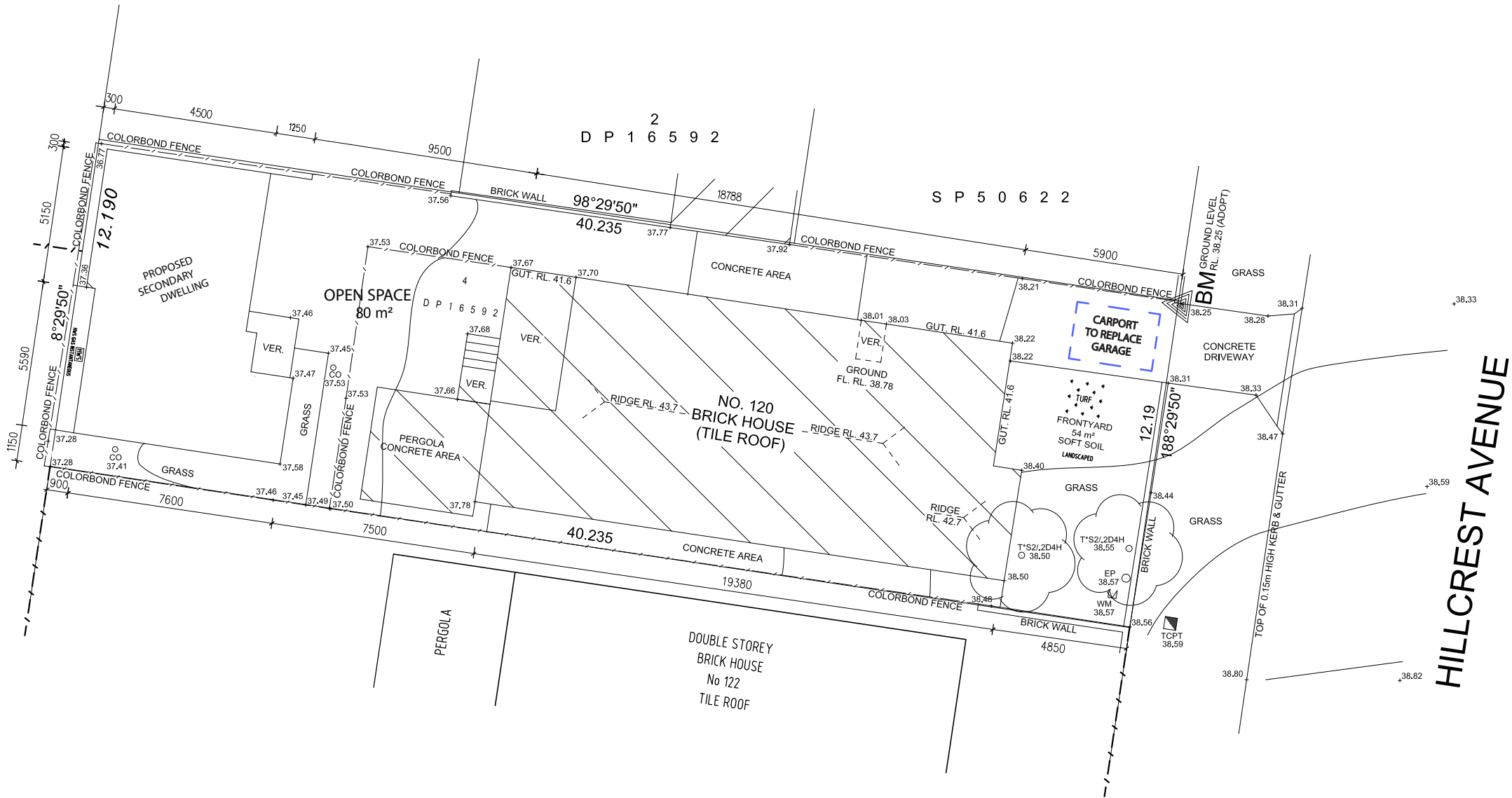
LEGEND:

- NG 26.05

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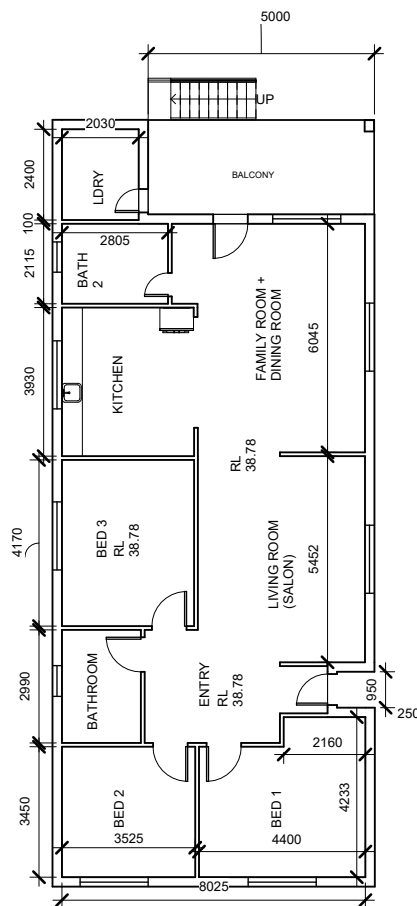
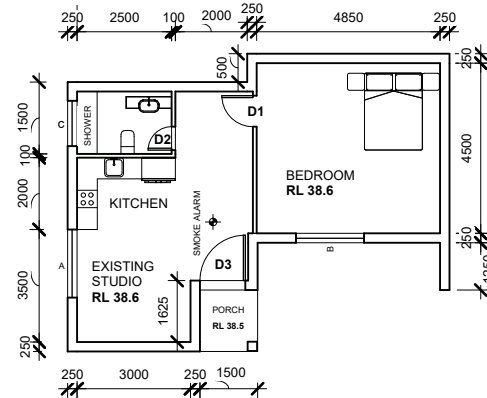
EXISTING SPOT HEIGHT
- -----

BOUNDARY LINE
- BUILDING FOOTPRINT
- ROOF LINE
- EXISTING TREE
- DENOTES BENCH MARK



Client:	ALI	Title:	Site Plan Analysis	REVISION: AR 1	Sheet 1	DESIGN	ALMAJD CONSTRUCTION
Address:	Lot 4 DP 16592 120 HILLCREST AV, GREENACRE NSW 2190 BANKSTOWN CITY COUNCIL NSW 2200	Project:	CHANGE OF USE OF EXISTING STUDIO AND GARAGE TO A SECONDARY DWELLING		Scale 1:200	12345	
					Date 22/06/2025		

DOOR SCHEDULE	
D 1	820 INT
D 2	720 INT
D 3	1200 x 2100



BY DP1201511
M.G.A NORTH (PLAN BEARING)
TRUE NORTH
APPROX.

AREAS	
SITE AREA = 490.4 Sq M	
EXISTING GROUND FLOOR AREA = 143 SqM	
PROPOSED EXTENSION = 25 m ²	
EXISTING STUDIO = 35 m ²	
TOTAL CALCULABLE AREA = 203 m ²	
FSR = 0.4 : 1	
	PROVIDED
ROOF = 53 m ²	
COURT YARD = 80 m2	
SOFT SOIL AREA OVER 20% = 124 m ²	
SITE COVERAGE = BELOW 60 %	

CHANGE OF USE OF EXISTING STUDIO AND GARAGE TO A SECONDARY DWELLING

[illegible]

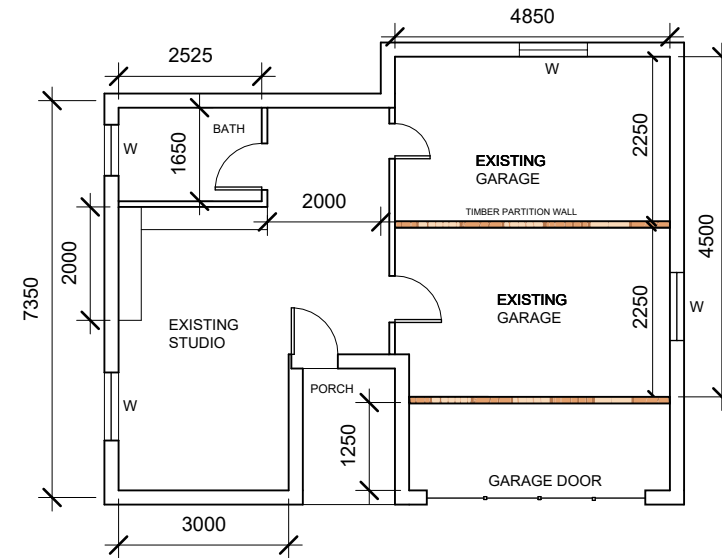
Client: Ali
Mehieddine

Ground Floor Plan

Project number	0001
Date	27/06/2025
Drawn by	Hassan Mehieddine
Checked by	-

A101

Scale	1 : 100
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CHANGE OF USE OF EXISTING STUDIO AND GARAGE TO A SECONDARY DWELLING

[illegible]

Client: Ali
Mehieddine

Existing Studio & Garage Floor Plan

Project number	0001
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Date	01/07/2025
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Drawn by Hassan Mehieddine

Checked by	-
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A101

Scale	1 : 100
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ALMAJD CONSTRUCTION

CHANGE OF USE OF EXISTING STUDIO AND GARAGE TO A SECONDARY DWELLING

[illegible]

Client: Ali Mehieddine

Existing Roof(s)
Plan

Project number	0001
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Date	01/07/2025
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Drawn by **Hassan Mehieddine**

Checked by _____

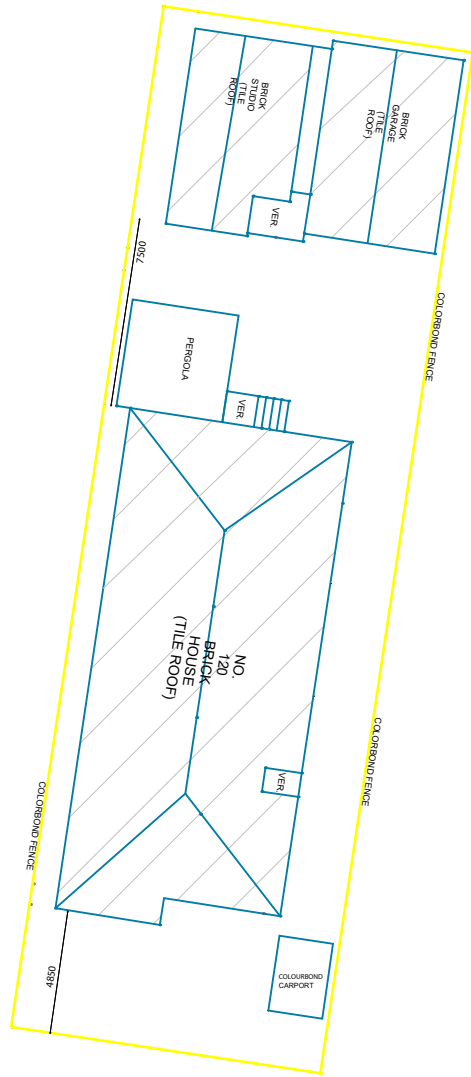
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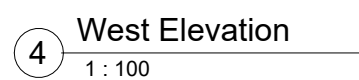
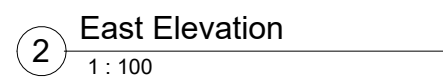
Scale 1 : 100



 SITE BOUNDARY

 ROOF OUTLINE





CHANGE OF USE OF EXISTING STUDIO AND GARAGE TO A SECONDARY DWELLING

Client: Ali
Mehieddine

Carport Plan & Elevations

Project number	0001
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Date	01/07/2025
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Drawn by **Hassan Mehieddine**

Checked by _____

A101

Scale 1 : 100

LEGEND:

NG 26.05

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EXISTING SPOT HEIGHT

BOUNDARY LINE

—————

BUILDING FOOTPRINT

ROOF LINE



EXISTING TREE



DENOTES BENCH MARK

NOTES

|||||

KERB TURF FILTER

— X — X —

SEDIMENT FENCE

—————

PROPOSED DWELLING OUTLINE

BOUNDARY LINE

□

DP



WATER FALL DIRECTION

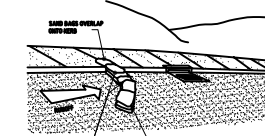
SL PROPOSED SURFACE LEVEL
ALL LEVELS TO BE VERIFIED BY BUILDER ON SITE
ALL PIPES ARE UPVC SEWER GRAD PIPES
CUT THE PIPES AS THE ACTUAL LENGTH ON SITE

□

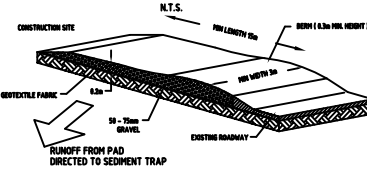
SURFACE INLET

450X450 PIT FOR SURFACE WATER COLLECTION

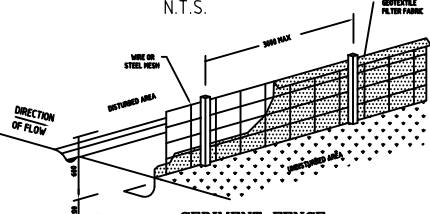
- RW - RECYCLABLE WASTE STOCKPILES TO BE SORTED BY MATERIAL TYPE FOR COLLECTION
- GW - GENERAL NON - RECYCLABLE WASTE STORAGE AREA TO BE SORTED AND KEPT SEPARATE FROM RECYCLABLES
- SS - SAND STOCKPILE AREA
- VB - VEGETATION BUTTER ON NATURE STRIP TO BE UNDISTURBED
- KST - KERB SEDIMENT TRAP TO LOCAL COUNCIL REQUIREMENTS. REFER TO DETAIL
- MS - MATERIAL STORAGE AREA FOR CONSTRUCTION MATERIALS. KEEP WHOLLY ON SITE CLEAR OF NATURE STRIP



SAND BAG KERB INLET
SEDIMENT TRAP
N.T.S.

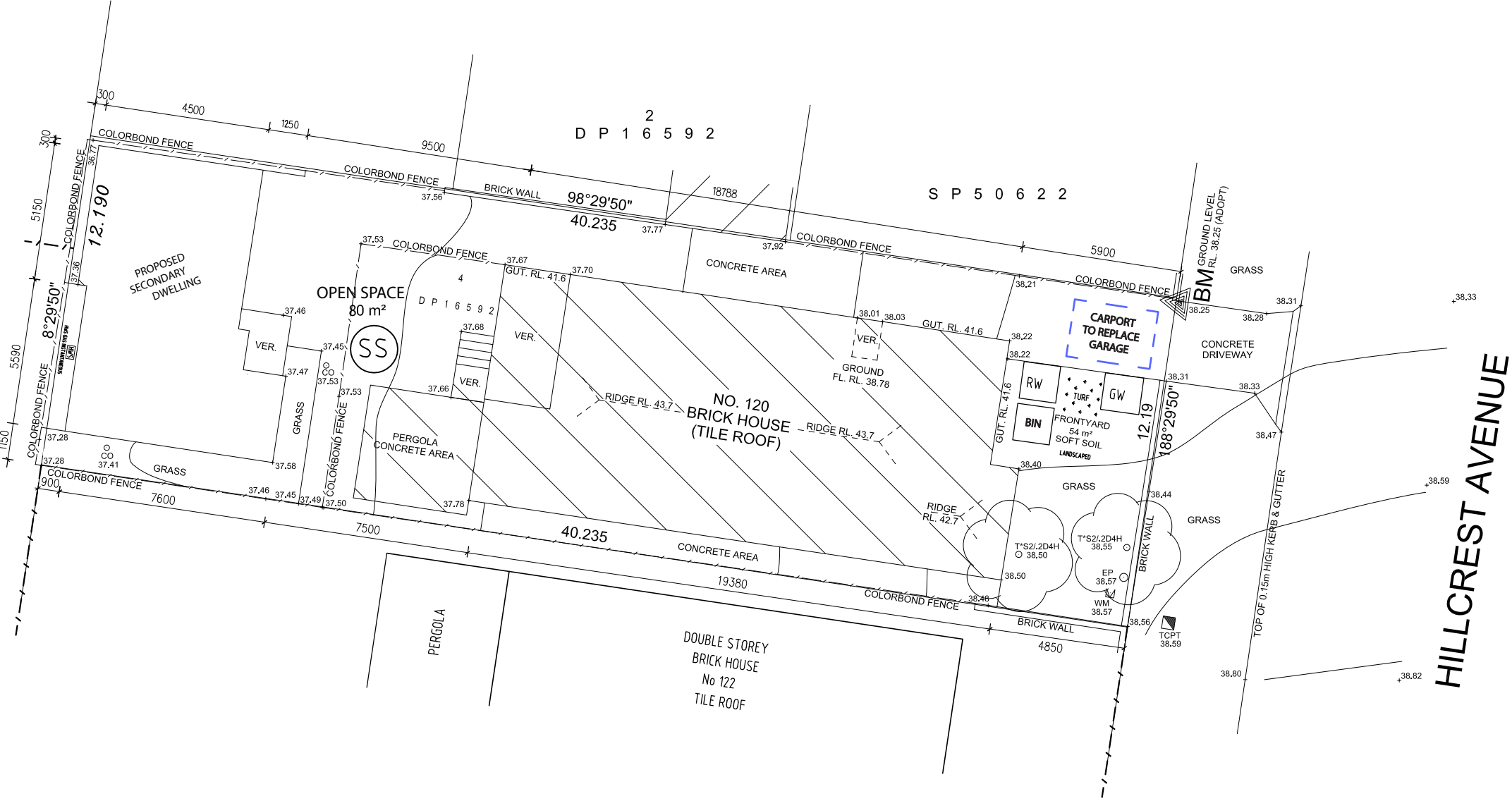


TEMPORARY CONSTRUCTION
EXIT / ENTRANCE
N.T.S.

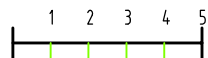


SEDIMENT FENCE
N.T.S.

M.G.A NORTH (PLAN BEARING)
TRUE NORTH
APPROX.



Client:	ALI	Title:	EROSION, SEDIMENTATION AND WASTE PLAN	REVISION:	AR 1	Sheet	1	DESIGN	ALMAJD CONSTRUCTION
Address:	Lot 4 DP 16592 120 HILLCREST AV, GREENACRE NSW 2190 BANKSTOWN CITY COUNCIL NSW 2200	Project:	CHANGE OF USE OF EXISTING STUDIO AND GARAGE TO A SECONDARY DWELLING			Scale	1:200		
						Date	22/06/2025		



LEGEND:

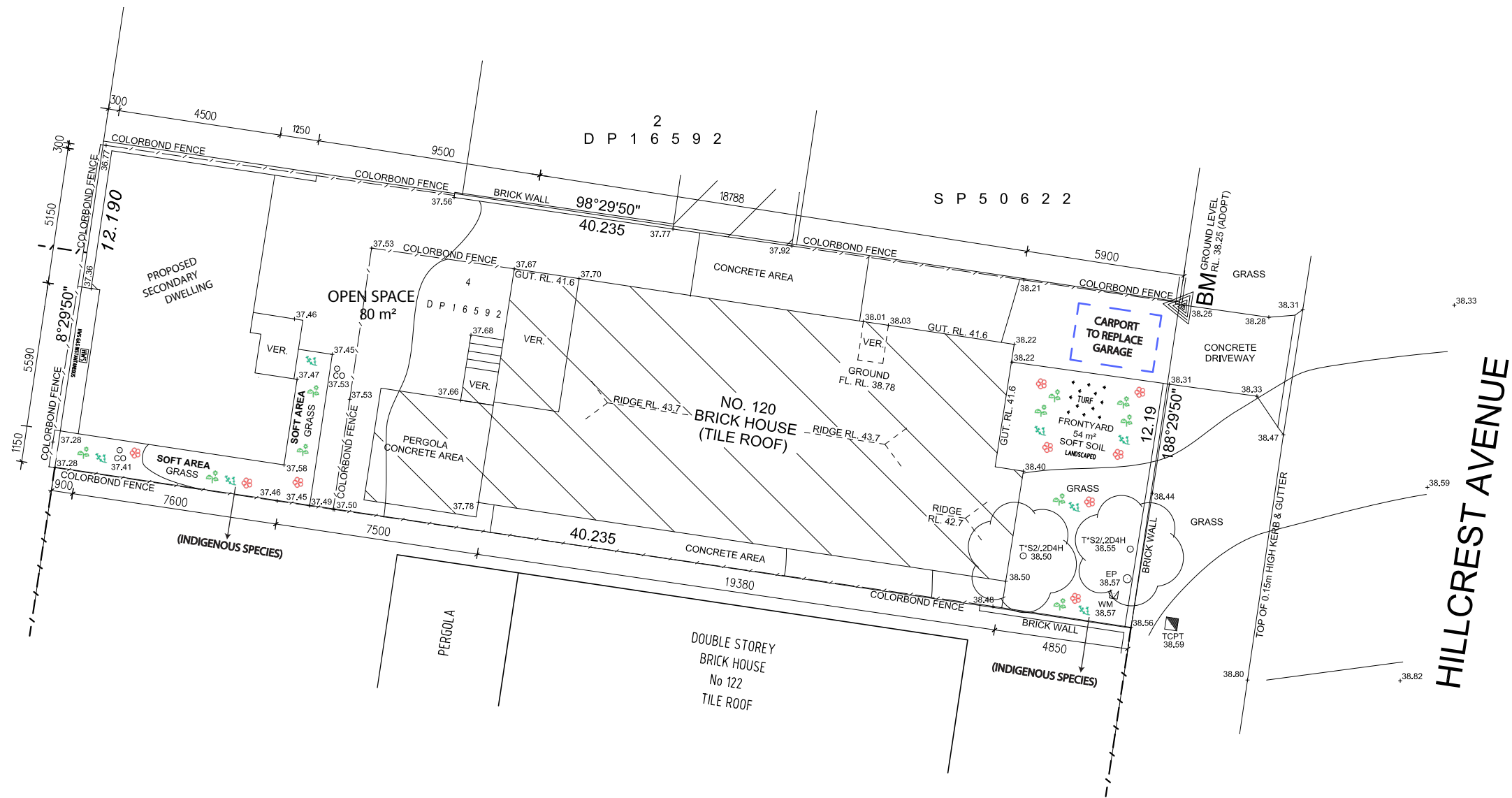
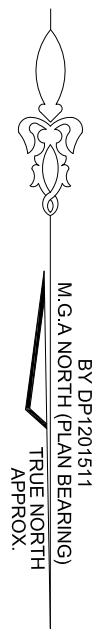
Notes:
Total Lot size 490SQM
Soft Area 84SQM
concrete Area 190SQM

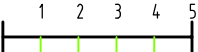
- NG 26.05

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- EXISTING SPOT HEIGHT
- BOUNDARY LINE
- BUILDING FOOTPRINT
- ROOF LINE
- 

EXISTING TREE
- 

DENOTES BENCH MARK



Client:	ALI	Title:	Landscaping Plan	REVISION: AR 1	Sheet 1	DESIGN	ALMAJD CONSTRUCTION
Address:	Lot 4 DP 16592 120 HILLCREST AV, GREENACRE NSW 2190 BANKSTOWN CITY COUNCIL NSW 2200	Project:	CHANGE OF USE OF EXISTING STUDIO AND GARAGE TO A SECONDARY DWELLING		Scale 1:200		
					Date 22/06/2025		