


# PROPOSED SECONDARY DWELLING AT 30 WARATAH ST, CANTERBURY

Copyright AVANT ARCHITECTS ©

Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



Drawing No:	Description	...
DA-000	COVER	
DA-001	SITE LOCATION & ANALYSIS	
DA-101	GROUND FLOOR PLAN	
DA-102	LEVEL 01	
DA-103	ROOF PLAN	
DA-201	NORTH/SOUTH ELEVATIONS	
DA-202	EAST/WEST ELEVATIONS	
DA-301	SECTION AA	
DA-401	GFA / LANDSCAPE DIAGRAMS	
DA-403	DEMOLITION PLAN	
DA-404	SHADOW DIAGRAMS 21 JUNE	
DA-501	FINISHES SCHEDULE	

A

Development Application

29/06/25

YM

Rev

Description

Date

App'd

Project

SECONDARY DWELLING - GRANNY FLAT

30 WARATAH ST

CANTERBURY NSW



Business Address: 9 Silver Street, MARRICKVILLE NSW 2204

Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204

Phone Number: 0492 869 901

Email: Youssef@avant-architects.com.au

Project Designer:

Youssef Moussa

Drawing Title

SITE

COVER

Checked/Approved

YM

Scale

@A0 Sheet Size

Project Number

25-012

Status

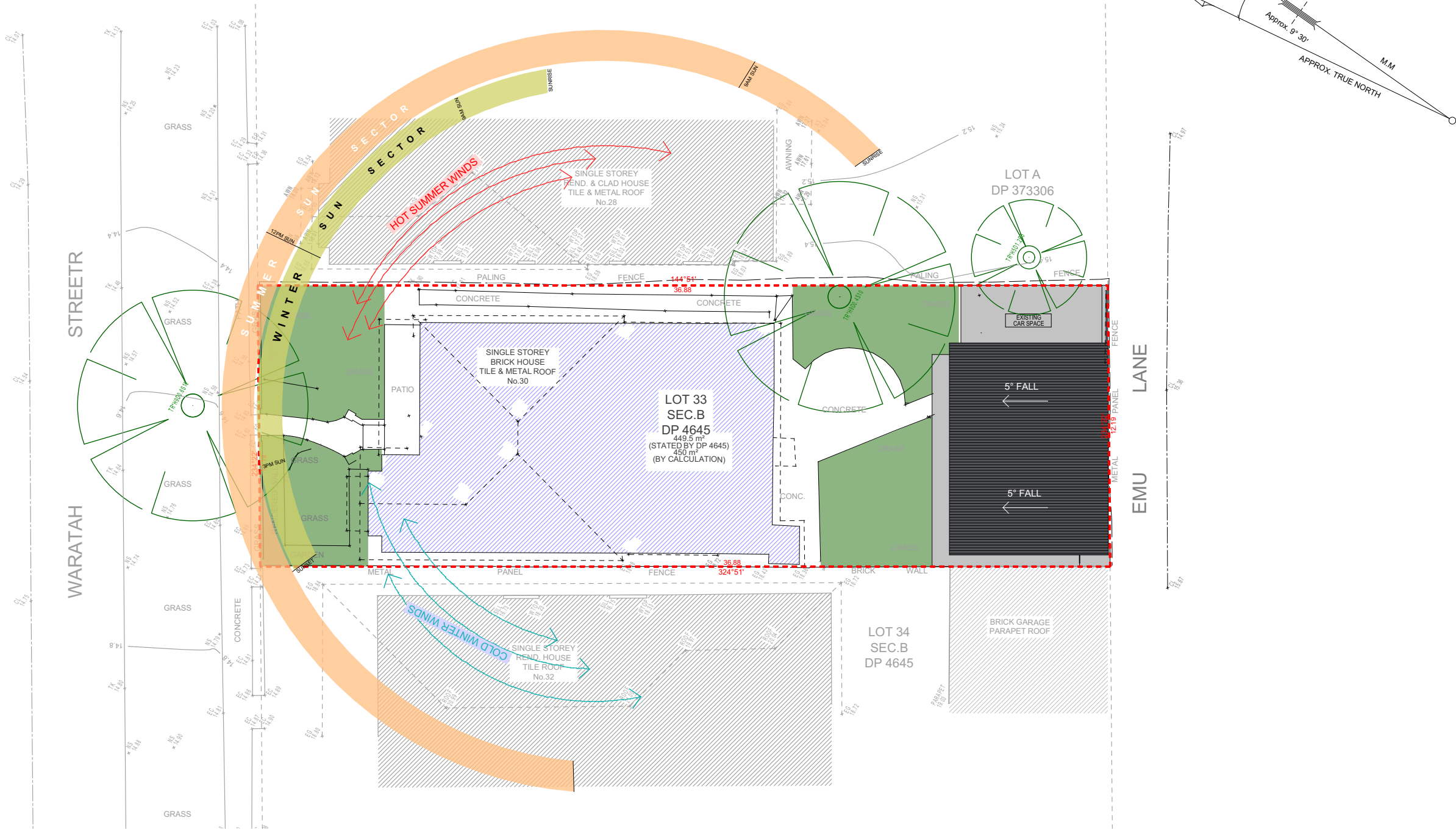
DEVELOPMENT APPLICATION

Drawing Number Revision

DA-000

A

- Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
  2. DO NOT SCALE DRAWINGS.
  3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



SITE PLAN & ANALYSIS

1:200

A Development Application		29/06/25	YM
Rev	Description	Date	App'd
Project			
SECONDARY DWELLING - GRANNY FLAT			

30 WARATAH ST  
CANTERBURY NSW



Business Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Phone Number: 0492 869 901  
Email: Youssef@avant-architects.com.au  
Project Designer:  
Youssef Moussa

Drawing Title

SITE

SITE LOCATION & ANALYSIS

Checked/Approved

YM

Scale

1:200 @A0 Sheet Size

Project Number

25-012

Status

DEVELOPMENT APPLICATION

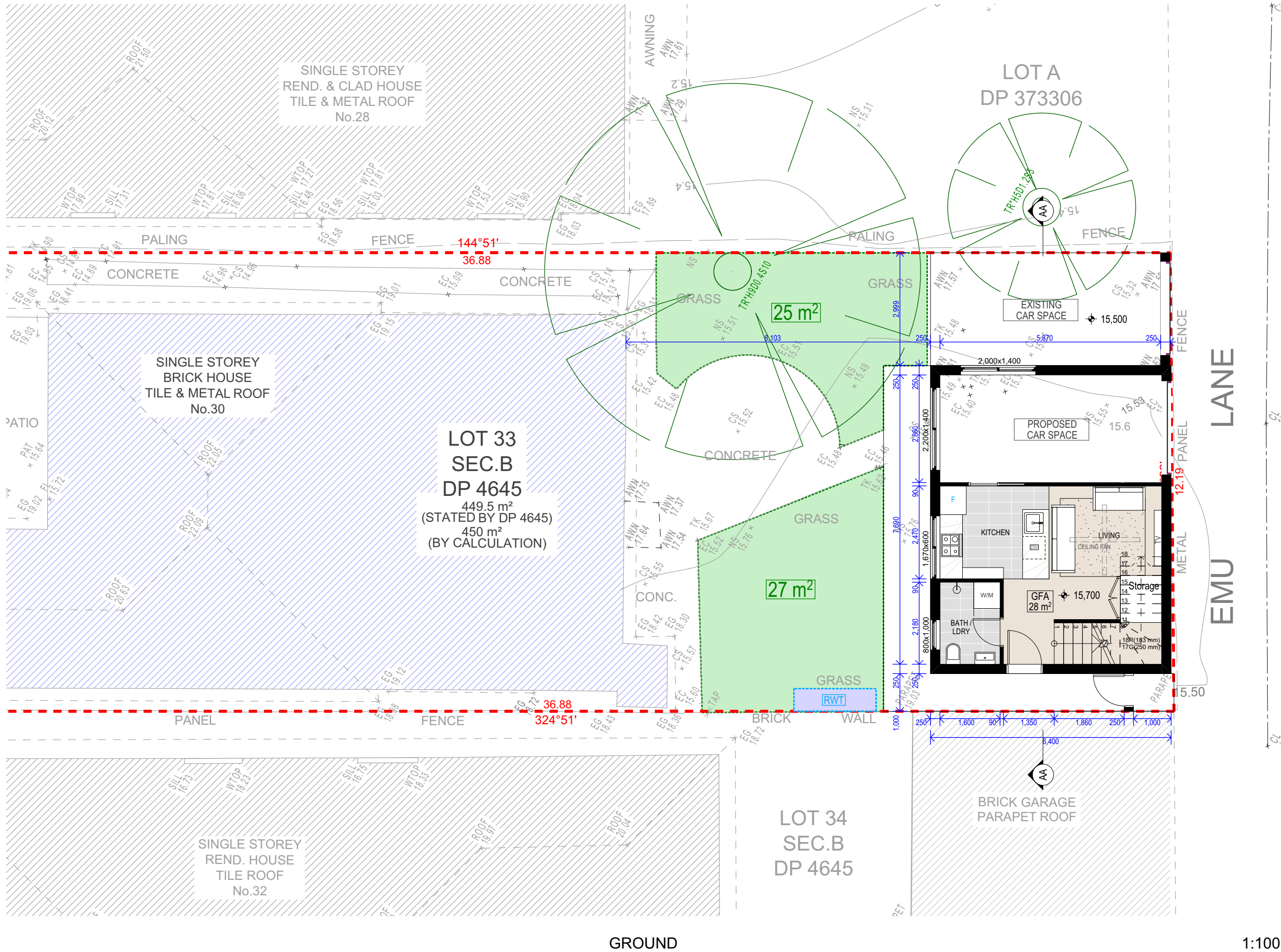


Drawing Number Revision

DA-001

A

- Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
  2. DO NOT SCALE DRAWINGS.
  3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



A	Development Application	29/06/25	YM
Rev	Description	Date	App'd

Project  
SECONDARY DWELLING - GRANNY FLAT

30 WARATAH ST  
CANTERBURY NSW



Business Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Phone Number: 0492 869 901  
Email: Youssef@avant-architects.com.au  
Project Designer:  
Youssef Moussa

Drawing Title

**FLOOR PLANS**  
**GROUND FLOOR PLAN**

Checked/Approved

YM

Scale

1:100 @A0 Sheet Size

Project Number

**25-012**

Status

**DEVELOPMENT APPLICATION**

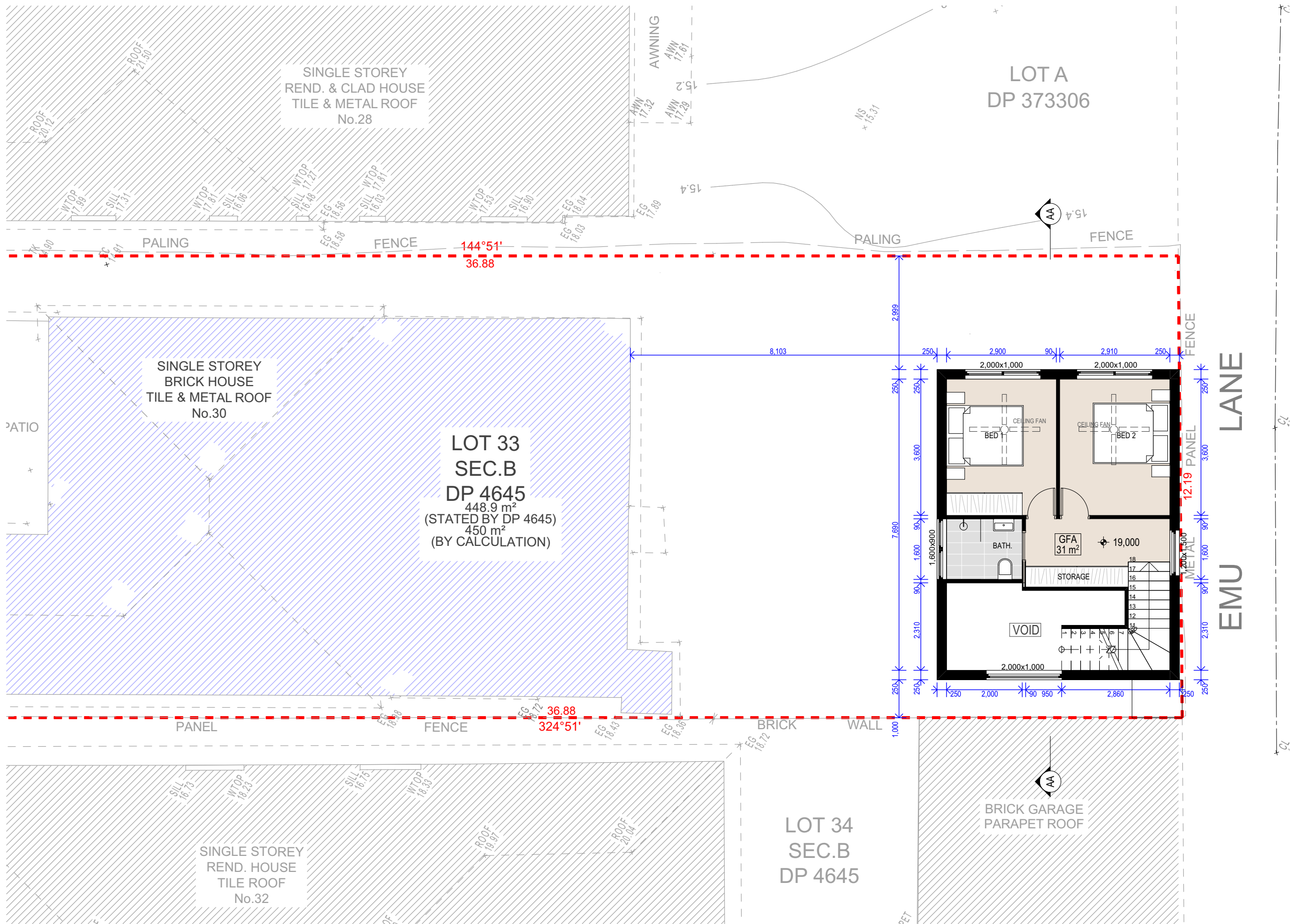


Drawing Number Revision

**DA-101**

A





A	Development Application	29/06/25	YM
Rev	Description	Date	App'd

Project  
SECONDARY DWELLING - GRANNY FLAT

30 WARATAH ST  
CANTERBURY NSW



Business Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Phone Number: 0492 869 901  
Email: Youssef@avant-architects.com.au  
Project Designer:  
Youssef Moussa

Drawing Title

FLOOR PLANS

LEVEL 01

Checked/Approved

YM

Scale

1:100 @A0 Sheet Size

Project Number

25-012

Status

DEVELOPMENT APPLICATION

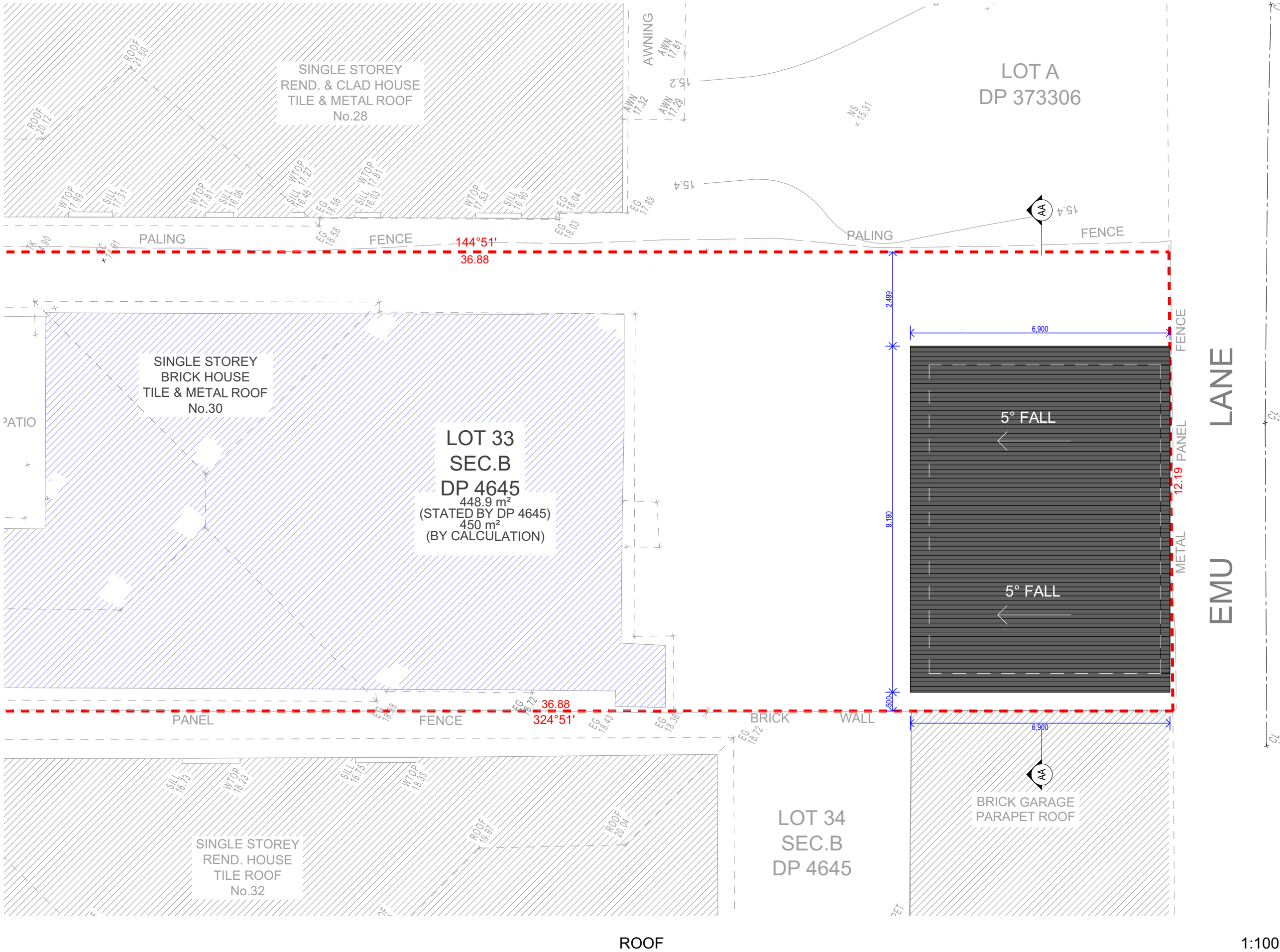


Drawing Number Revision

DA-102

A

Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



A	Development Application	29/06/25	YM
Rev	Description	Date	App'd
1	Project		
SECONDARY DWELLING - GRANNY FLAT			

30 WARATAH ST  
CANTERBURY NSW



Business Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Phone Number: 0492 869 901  
Email: Youssef@avant-architects.com.au  
Project Designer:  
Youssef Moussa

Drawing Title

FLOOR PLANS

ROOF PLAN

Checked/Approved

YM

Scale

1:100 @A0 Sheet Size

Project Number

25-012

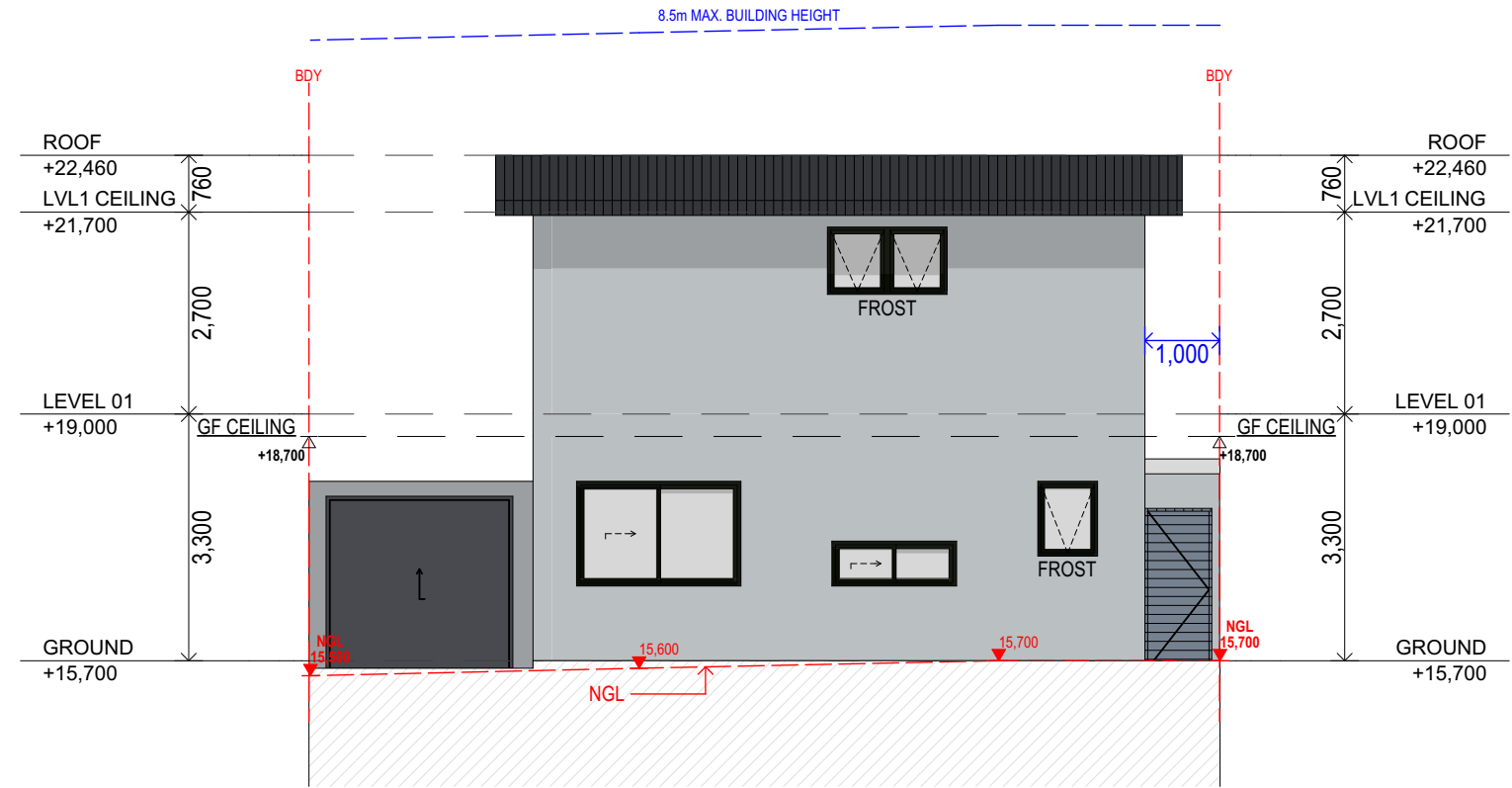
Status

DEVELOPMENT APPLICATION



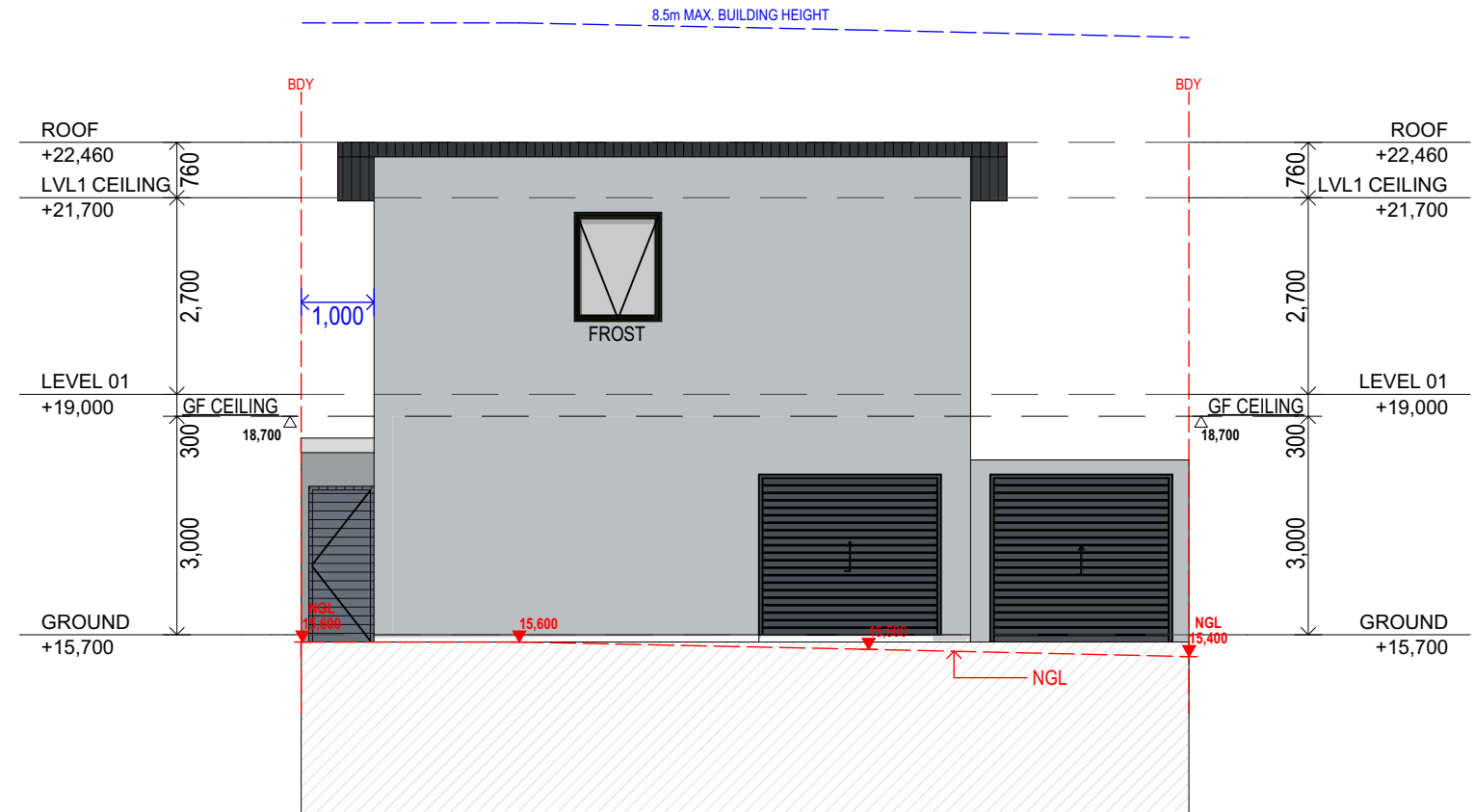
Drawing Number Revision

DA-103 A



NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

A	Development Application	29/06/25	YM
Rev	Description	Date	App'd

Project  
SECONDARY DWELLING - GRANNY FLAT

30 WARATAH ST  
CANTERBURY NSW



Business Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Phone Number: 0492 869 901  
Email: Youssef@avant-architects.com.au  
Project Designer:  
Youssef Moussa

Drawing Title

ELEVATIONS

NORTH/SOUTH ELEVATIONS

Checked/Approved

YM

Scale

1:100 @A0 Sheet Size

Project Number

25-012

Status

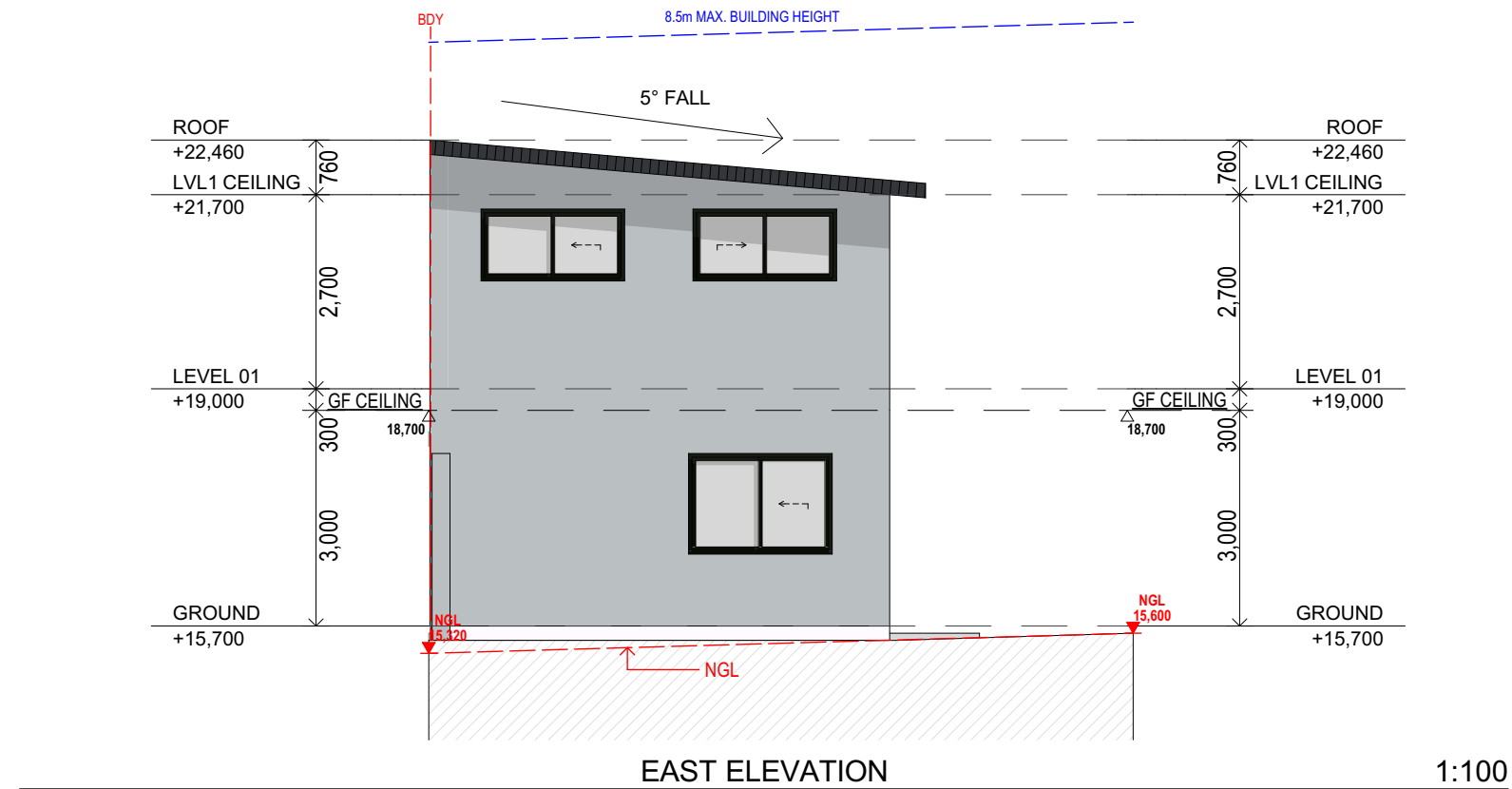
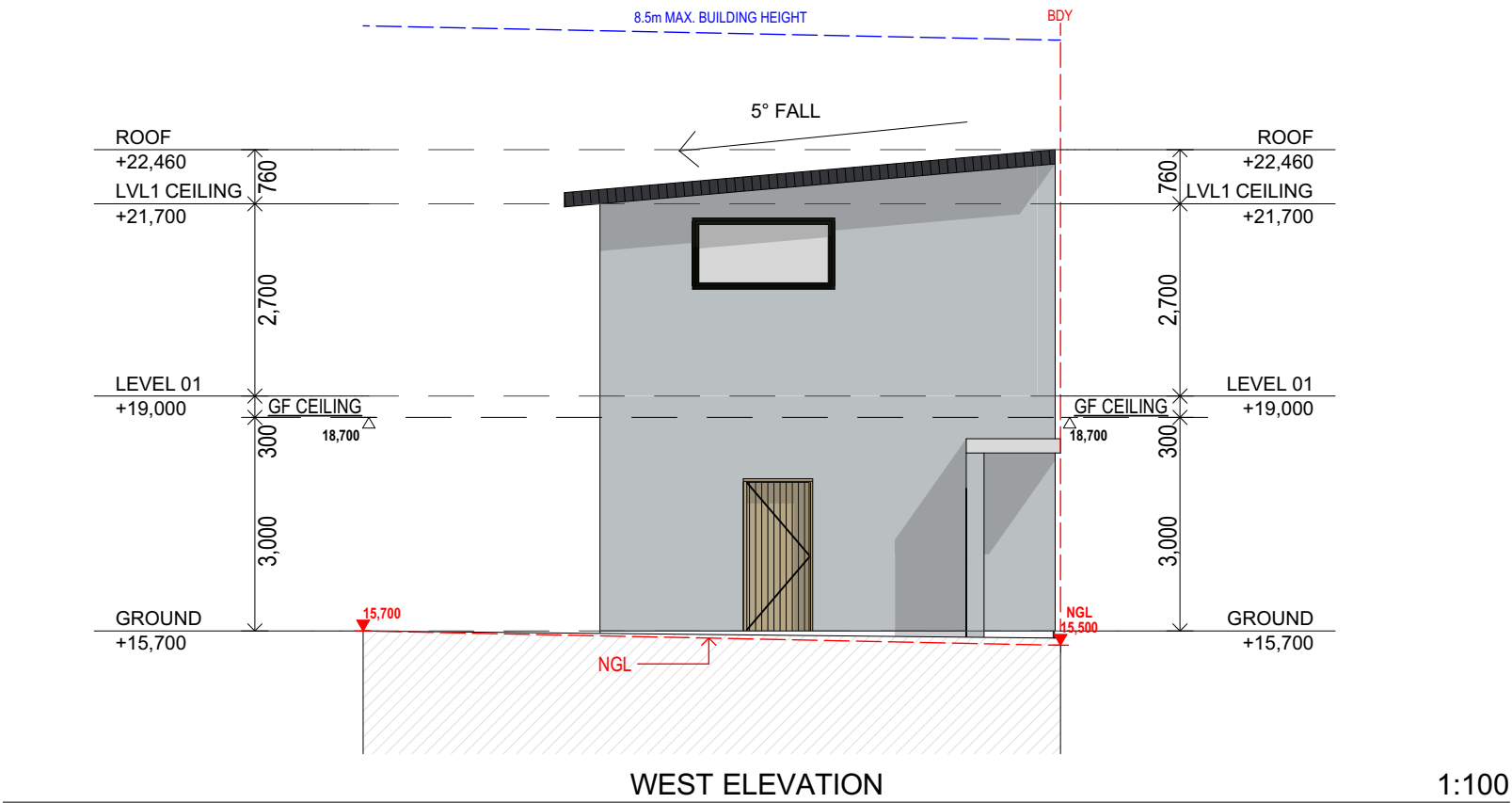
DEVELOPMENT APPLICATION

Drawing Number Revision

DA-201

A

Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



A	Development Application	29/06/25	YM
Rev	Description	Date	App'd

Project  
SECONDARY DWELLING - GRANNY FLAT

30 WARATAH ST  
CANTERBURY NSW



Business Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Phone Number: 0492 869 901  
Email: Youssef@avant-architects.com.au  
Project Designer:  
Youssef Moussa

Drawing Title

ELEVATIONS

EAST/WEST ELEVATIONS

Checked/Approved

YM

Scale

1:100 @A0 Sheet Size

Project Number

25-012

Status

DEVELOPMENT APPLICATION

Drawing Number Revision

DA-202

A

Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



SECTION

1:100

A Development Application		29/06/25	YM
Rev	Description	Date	App'd

Project  
SECONDARY DWELLING - GRANNY FLAT

30 WARATAH ST  
CANTERBURY NSW



Business Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Phone Number: 0492 869 901  
Email: Youssef@avant-architects.com.au  
Project Designer:  
Youssef Moussa

Drawing Title

SECTIONS

SECTION AA

Checked/Approved  
YM

Scale

1:100 @A0 Sheet Size

Project Number

25-012

Status

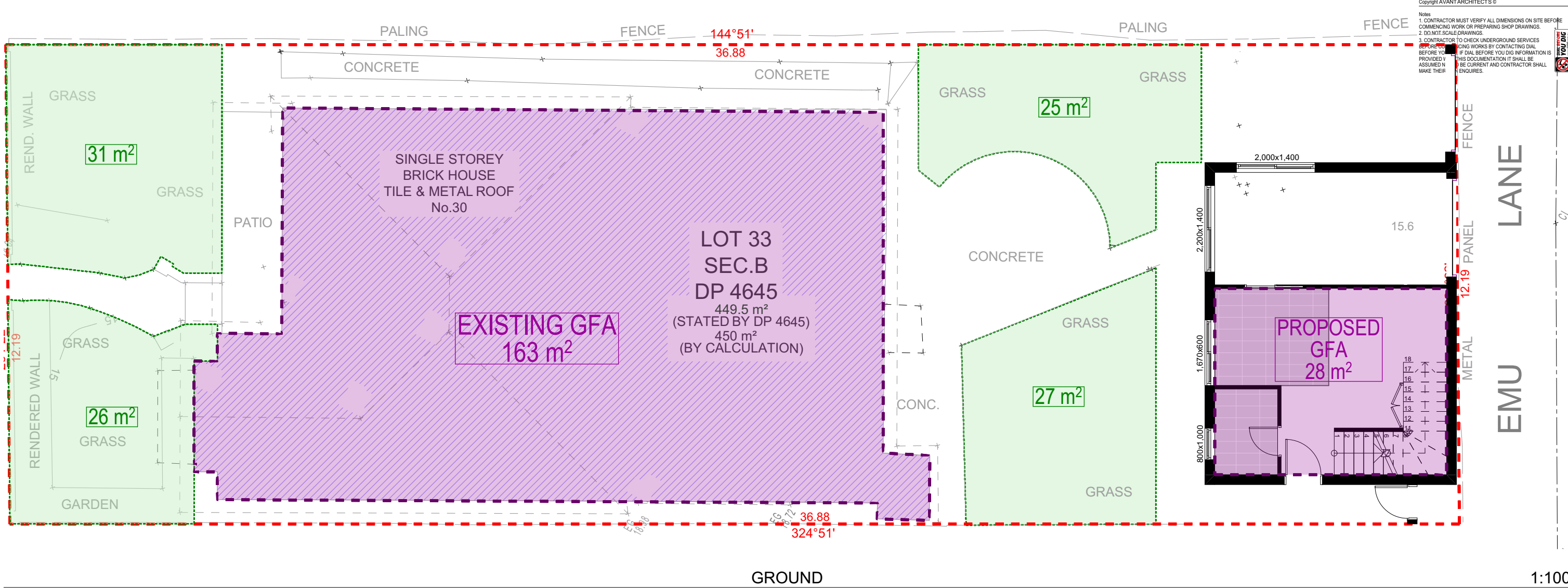
DEVELOPMENT APPLICATION

Drawing Number Revision

DA-301

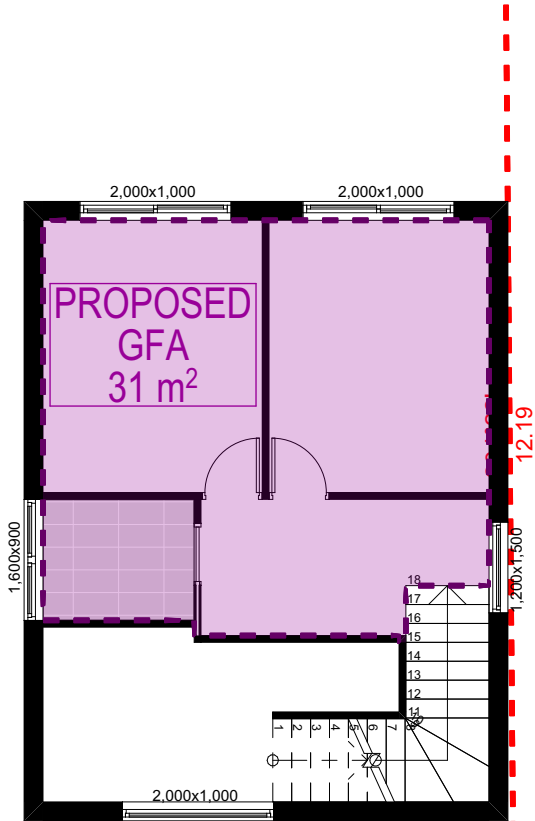
A





GFA TABLE		
SITE AREA: 450m <sup>2</sup>		
PERMISSABLE GFA: 225m <sup>2</sup>		PERMISSABLE FSR: 0.5:1
EXISTING GFA	163m <sup>2</sup>	
PROPOSED GRANNY FLAT GFA		
GROUND	28m <sup>2</sup>	
LEVEL 1	31m <sup>2</sup>	
	= 60m <sup>2</sup>	
TOTAL PROPOSED GFA: 222m <sup>2</sup>		
PROPOSED FSR: 0.49:1		

LANDSCAPE TABLE		
SITE AREA: 450m <sup>2</sup>		
REQUIRED LANDSCAPE: 20% = 90m <sup>2</sup>		
PROPOSED LANDSCAPE		
GROUND	109m <sup>2</sup>	
	24.2%	



A	Development Application	29/06/25	YM
Rev	Description	Date	App'd
Project			
SECONDARY DWELLING - GRANNY FLAT			

30 WARATAH ST  
CANTERBURY NSW

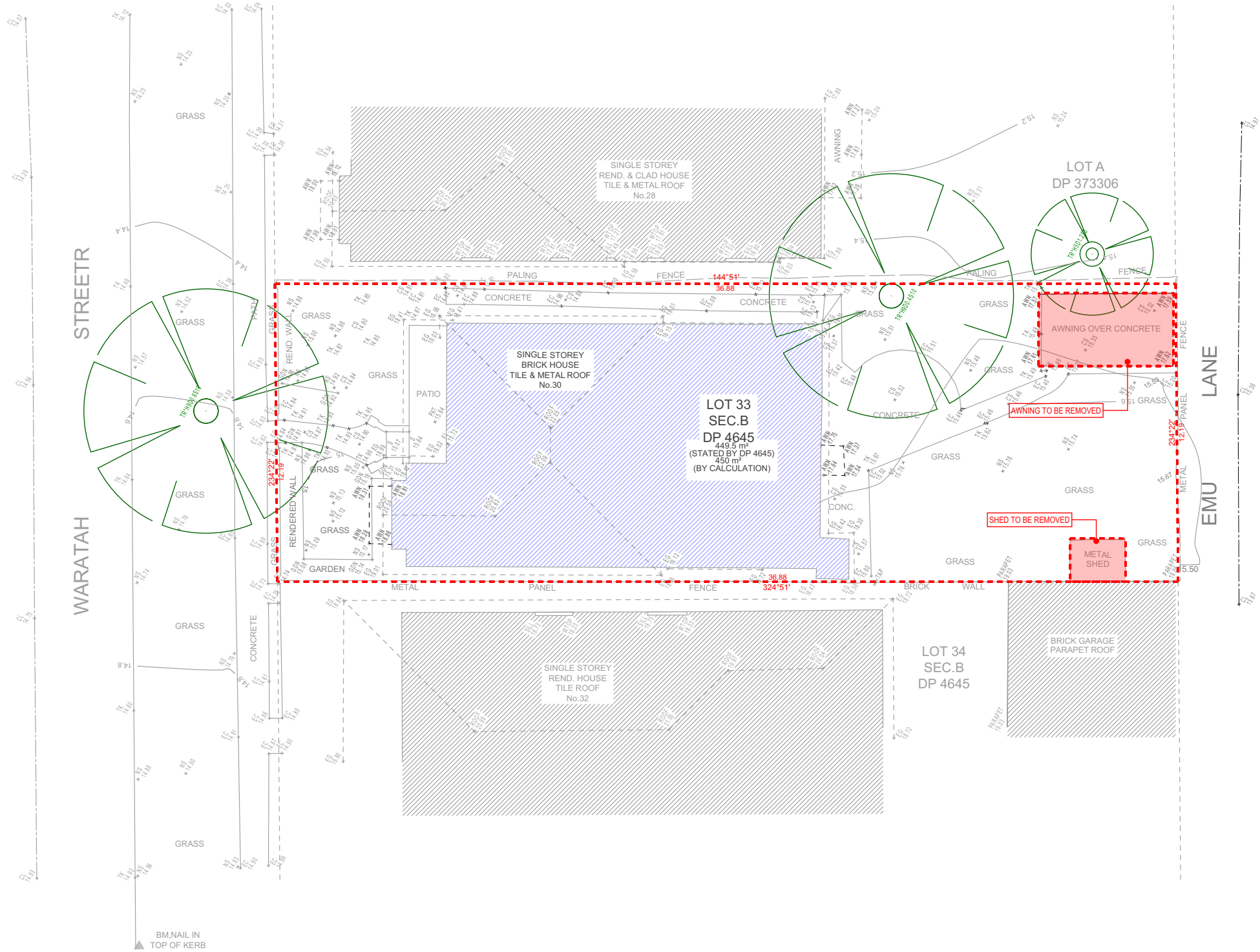
AVANT  
ARCHITECTURAL DESIGN

Business Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Phone Number: 0492 869 901  
Email: Youssef@avant-architects.com.au  
Project Designer:  
Youssef Moussa

Drawing Title  
**OPTIONS - COMPLIANCE**  
**GFA / LANDSCAPE DIAGRAMS**

Checked/Approved YM	
Scale 1:100 @A0 Sheet Size	
Project Number <b>25-012</b>	
Status <b>DEVELOPMENT APPLICATION</b>	
Drawing Number Revision <b>DA-401</b>	<b>A</b>

- Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
  2. DO NOT SCALE DRAWINGS.
  3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



DEMOLITION PLAN

1:200

**TO BE DEMOLISHED**



A Development Application		29/06/25	YM
Rev	Description	Date	App'd
Project			
SECONDARY DWELLING - GRANNY FLAT			

30 WARATAH ST  
CANTERBURY NSW



Business Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Phone Number: 0492 869 901  
Email: Youssef@avant-architects.com.au  
Project Designer:  
Youssef Moussa

Drawing Title

**OPTIONS - COMPLIANCE**  
**DEMOLITION PLAN**

Checked/Approved

YM

Scale

1:200 @A0 Sheet Size

Project Number

25-012

Status

**DEVELOPMENT APPLICATION**

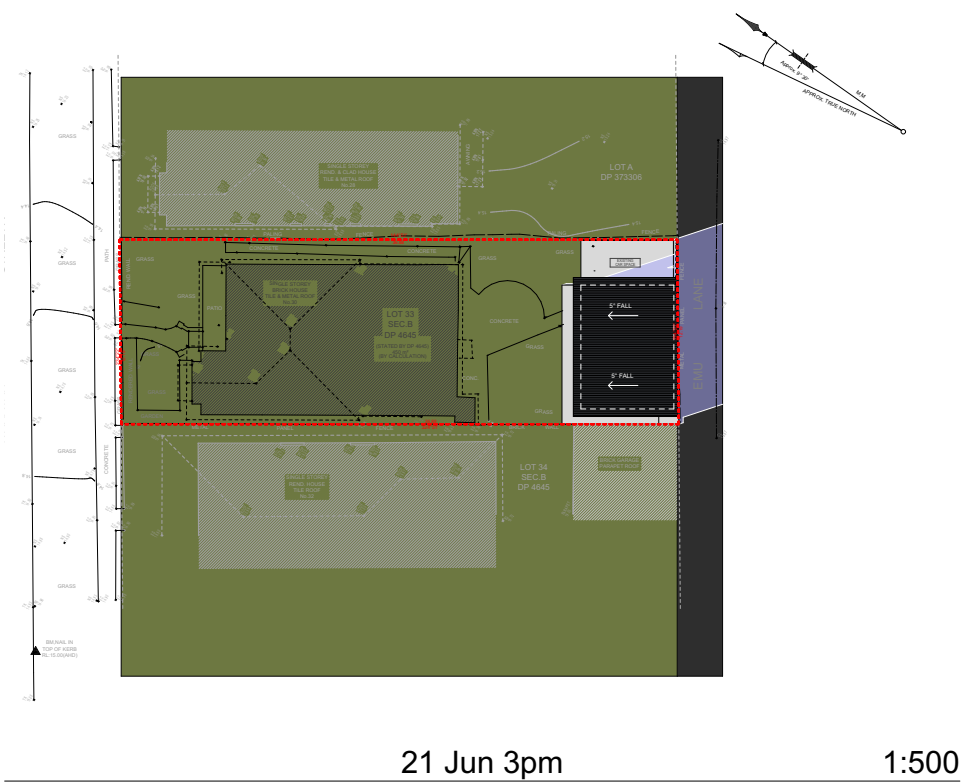
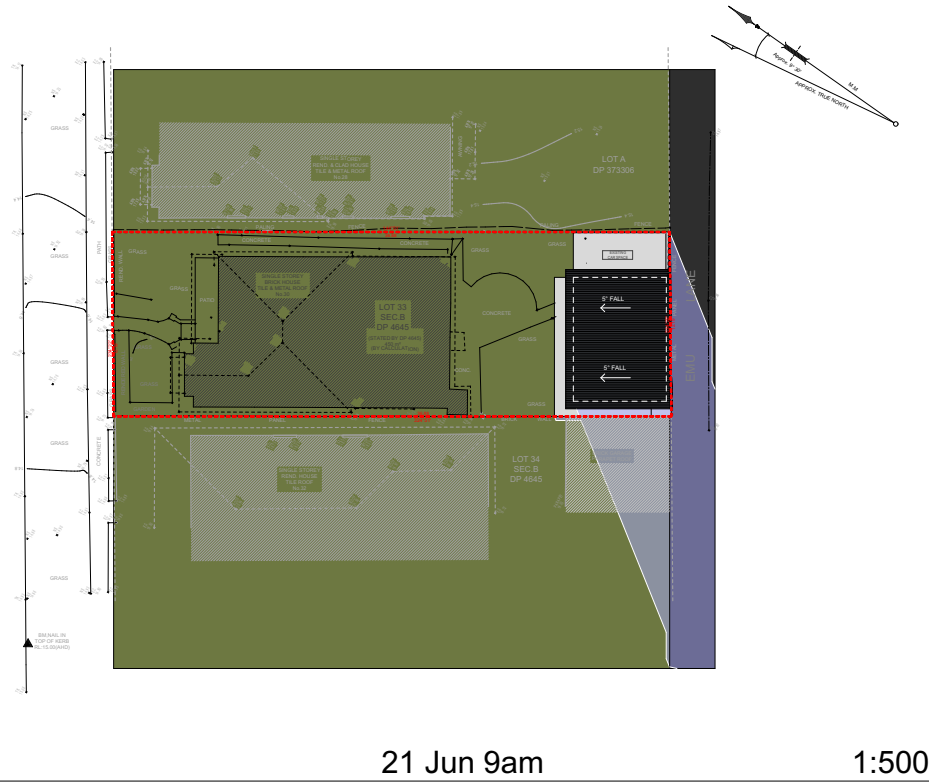


Drawing Number Revision

DA-403

A

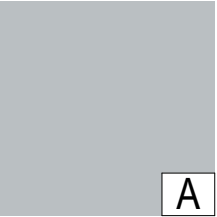
Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



A Development Application		29/06/25	YM
Rev	Description	Date	App'd
Project			
SECONDARY DWELLING - GRANNY FLAT			
30 WARATAH ST CANTERBURY NSW			
			
Business Address: 9 Silver Street, MARRICKVILLE NSW 2204			
Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204			
Phone Number: 0492 869 901			
Email: Youssef@avant-architects.com.au			
Project Designer: Youssef Moussa			
Drawing Title			
OPTIONS - COMPLIANCE			
SHADOW DIAGRAMS 21 JUNE			
Checked/Approved			
YM			
Scale			
1:500 @A0 Sheet Size			
Project Number		Drawing Number Revision	
25-012		DA-404 A	
Status			
DEVELOPMENT APPLICATION			



MATERIALS SCHEDULE



Render paint finish - 'Dulux Grey Pail or similar



Aluminium windows & doors Powdercoat Black



Metal roof sheet - 'Colorbond Monument or similar

A Development Application		29/06/25	YM
Rev	Description	Date	App'd
Project			
SECONDARY DWELLING - GRANNY FLAT			

30 WARATAH ST  
CANTERBURY NSW



Business Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Phone Number: 0492 869 901  
Email: Youssef@avant-architects.com.au  
Project Designer:  
Youssef Moussa

Drawing Title  
EXTERNAL FINISHES  
FINISHES SCHEDULE

Checked/Approved  
YM  
Scale

@A0 Sheet Size

Project Number  
25-012

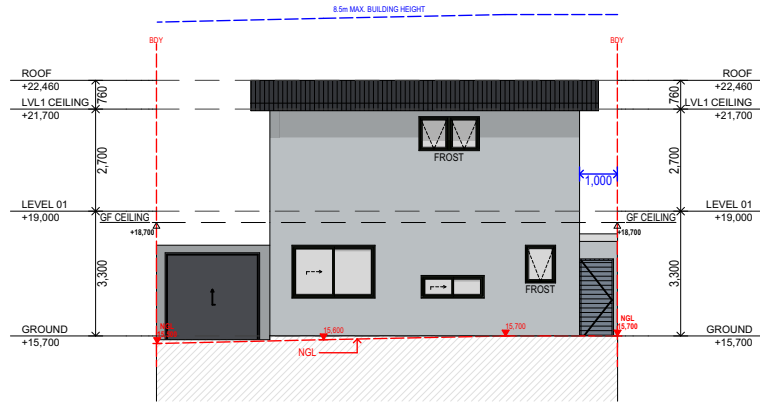
Status

DEVELOPMENT APPLICATION



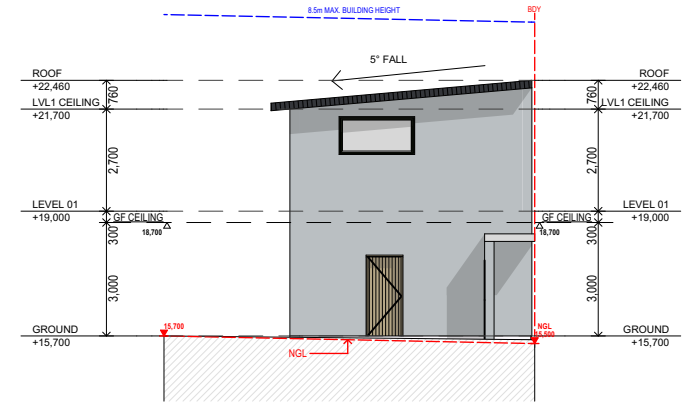






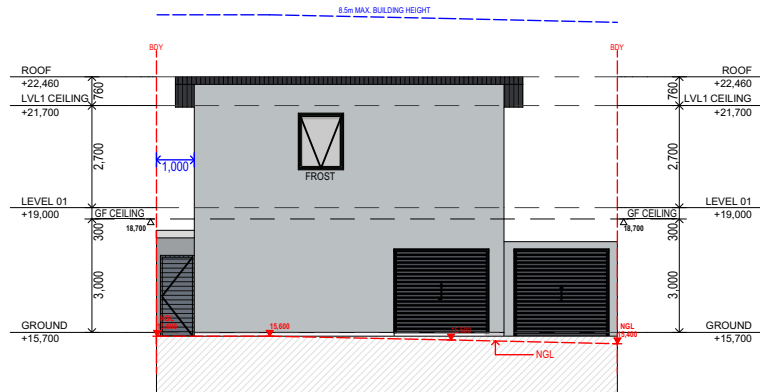
NORTH ELEVATION

1:200



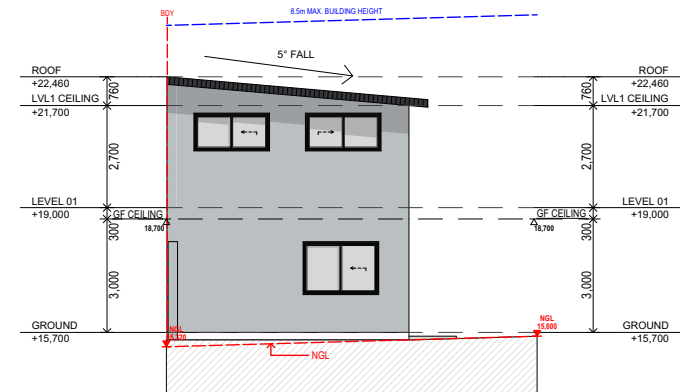
WEST ELEVATION

1:200



SOUTH ELEVATION

1:200



EAST ELEVATION

1:200

Project  
SECONDARY DWELLING - GRANNY FLAT

30 WARATAH ST  
CANTERBURY NSW Australia

Drawing Title  
**NOTIFICATION PLAN  
ELEVATIONS**

Scale  
1:200 @A4 Sheet Size

Business Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Postal Address: 9 Silver Street, MARRICKVILLE NSW 2204  
Phone Number: 0492 869 901  
Email: Youssef@avant-architects.com.au



AVANT ARCHITECTS ©  
This drawing remains the property of Avant Architecture. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission.