

Rev ID	Transmittal Set Name	Change ID	Change Name	Date
01	Preliminary			6/03/2025
02	Preliminary			21/03/2025
03 - WIP	DA ISSUE			Work in Progress



SITE INFORMATION	
SITE AREA	
PROPOSED SECONDARY DWELLING	962.2m²
GARAGE INCL. FSR	60.00m²
	22.18m²
	COMPLIES
LANDSCAPE AREA	
REQUIRED LANDSCAPE 40% (384.88m²)	(348.28m²) 36.19%
	NON COMPLIANCE - 9.5%
PRIVATE OPEN SPACE (POS)	
REQUIRED POS 2450M SECONDARY DWELLING	45.78m²
	COMPLIES
BUILDING HEIGHT	
REQUIRED BUILDING HEIGHT 8.5m	8.5m
	COMPLIES

SITE NOTES	
CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.	
EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY.	
THIS PLAN IS TO BE READ IN CONJUNCTION WITH LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS.	
THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.	
THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.	
BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.	
REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.	



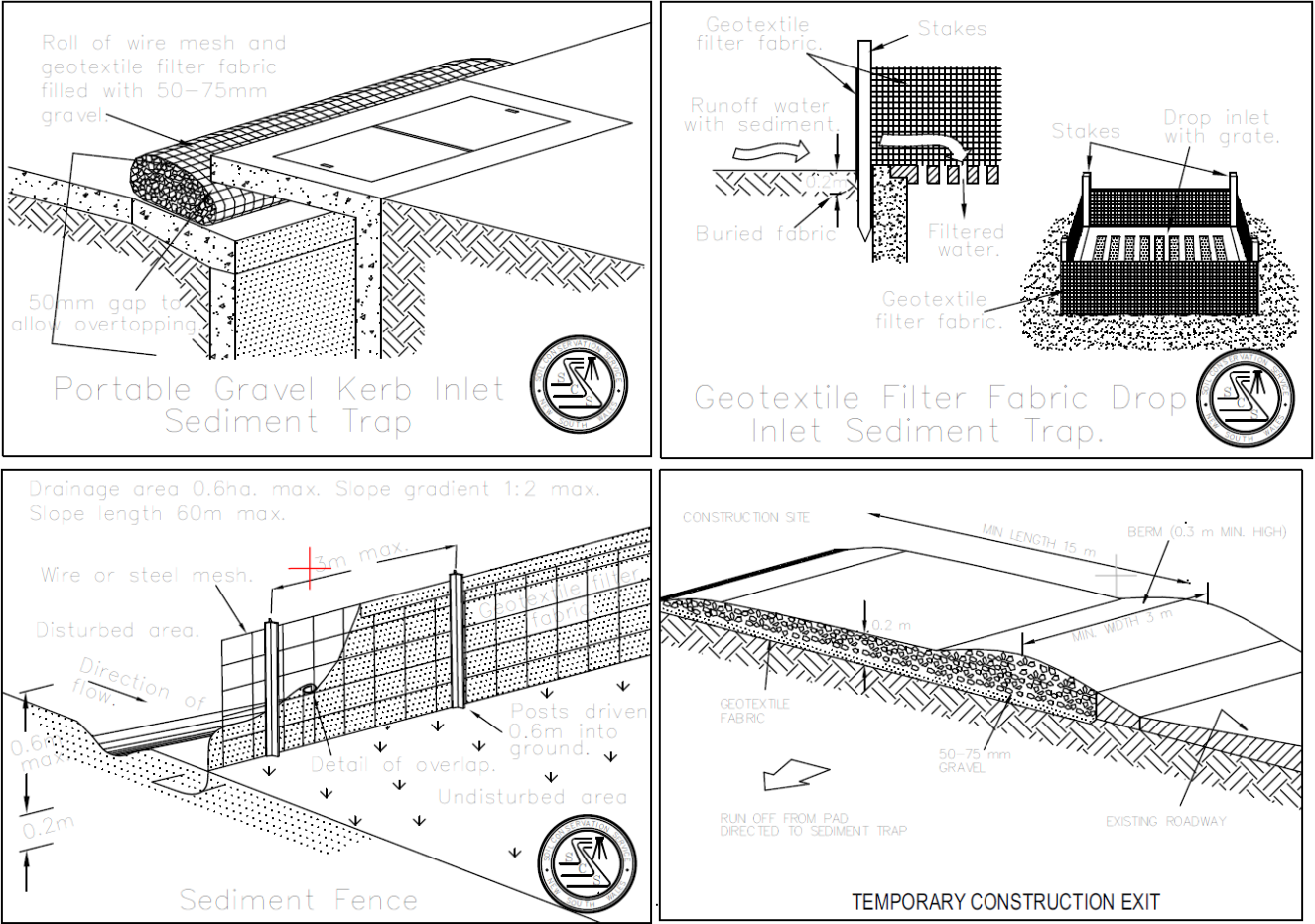
ELEVATION DIRECTION

PROJECT STAGE		CDC	
PROJECT DETAILS		New Dwelling & Granny Flat	
		138 Bestic St Kyeemagh NSW 2216	
CLIENT DETAILS		Saher & Sally Yousif	
DRAWING TITLE		Site Plan	
DRAWN	GL	N 	
DESIGNED	GL		
CHECK	SD		
DATE DRAWN	26/03/2025		
DRAWING SCALE		SHEET SIZE	
1:1.67, 1:200		A3	
PROJECT NUMBER		DRAWING NUMBER	REVISION
P22-007		A.01.1	03 - V



SEDIMENT CONTROL LEGEND	
SILT BARRIER FENCE (SEE DETAIL)	
STABILIZED ACCESS IN ACCORDANCE WITH COUNCIL DCP	
STOCKPILE STORAGE	
SITE ACCESS	
LOCATION OF BUILDING MATERIAL	
SANDBAG SEDIMENT TRAP	
DIVERSION CHANEL	
BUILDINGS AND TREES TO BE DEMOLISHED AND REMOVED	

Legend - Site
scale: 1:200



ELEVATION DIRECTION

PROJECT STAGE CDC
PROJECT DETAILS New Dwelling & Granny Flat 138 Bestic St Kyeemagh NSW 2216
CLIENT DETAILS Saher & Sally Yousif
DRAWING TITLE Site Sedimentation
DRAWN GL
DESIGNED GL
CHECK SD
DATE DRAWN 26/03/2025
DRAWING SCALE 1:200
SHEET SIZE A3
PROJECT NUMBER P22-007
DRAWING NUMBER A.01.2
REVISION 01 - WIP



SITE ANALYSIS LEGEND

PEDESTRIAN / VEHICULAR ACCESS

NUMBER OF STORIES

PRIVATE OPEN SPACE

EXISTING BUILDING

DIRECTION

VIEWS

FALLS

Legend - Site
scale: 1:200

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ELEVATION DIRECTION

PROJECT STAGE
CDC

PROJECT DETAILS
New Dwelling & Granny Flat
138 Bestic St Kyeemagh NSW 2216

CLIENT DETAILS
Saher & Sally Yousif

DRAWING TITLE
Site Analysis

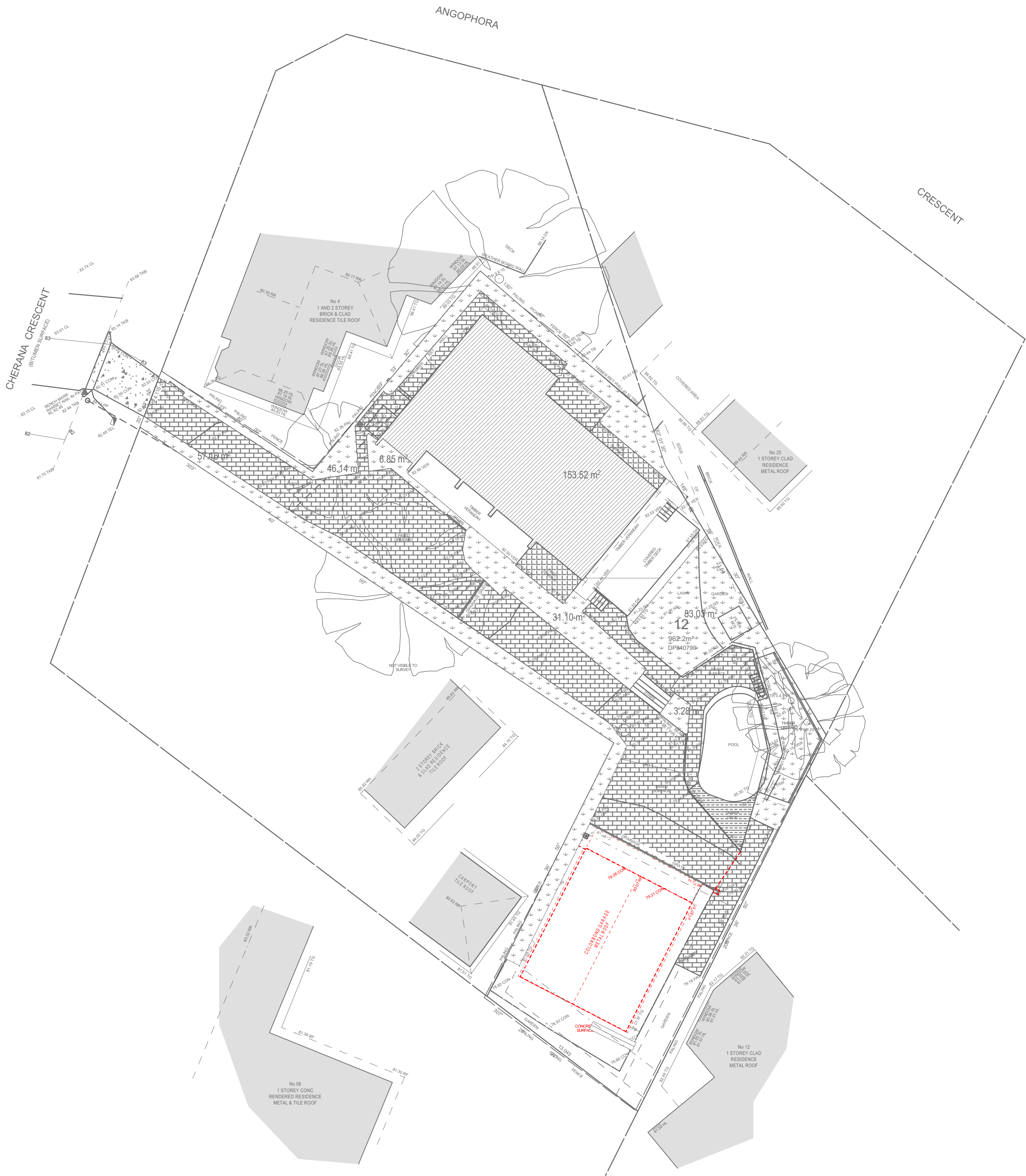
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SD



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26/03/2025
DRAWING SCALE
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SHEET SIZE
A3

PROJECT NUMBER
P22-007
DRAWING NUMBER
A.01.3
REVISION
01 - WIP

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ELEVATION DIRECTION

PROJECT STAGE

CDC

PROJECT DETAILS

New Dwelling & Granny Flat

138 Bestic St Kyeemagh NSW 2216

CLIENT DETAILS

Saher & Sally Yousif

DRAWING TITLE

Demolition Plan

DRAWN

GL

DESIGNED

GL

CHECK

SD

DATE DRAWN

26/03/2025

DRAWING SCALE

1:200

SHEET SIZE

A3

PROJECT NUMBER

P22-007

DRAWING NUMBER

A.01.4

REVISION

01 - WIP

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ELEVATION DIRECTION

PROJECT STAGE
CDC

PROJECT DETAILS

New Dwelling & Granny Flat

138 Bestic St Kyeemagh NSW 2216

CLIENT DETAILS

Saher & Sally Yousif

DRAWING TITLE

Ground Floor

DRAWN

GL

DESIGNED

GL

CHECK

SD

DATE DRAWN
26/03/2025

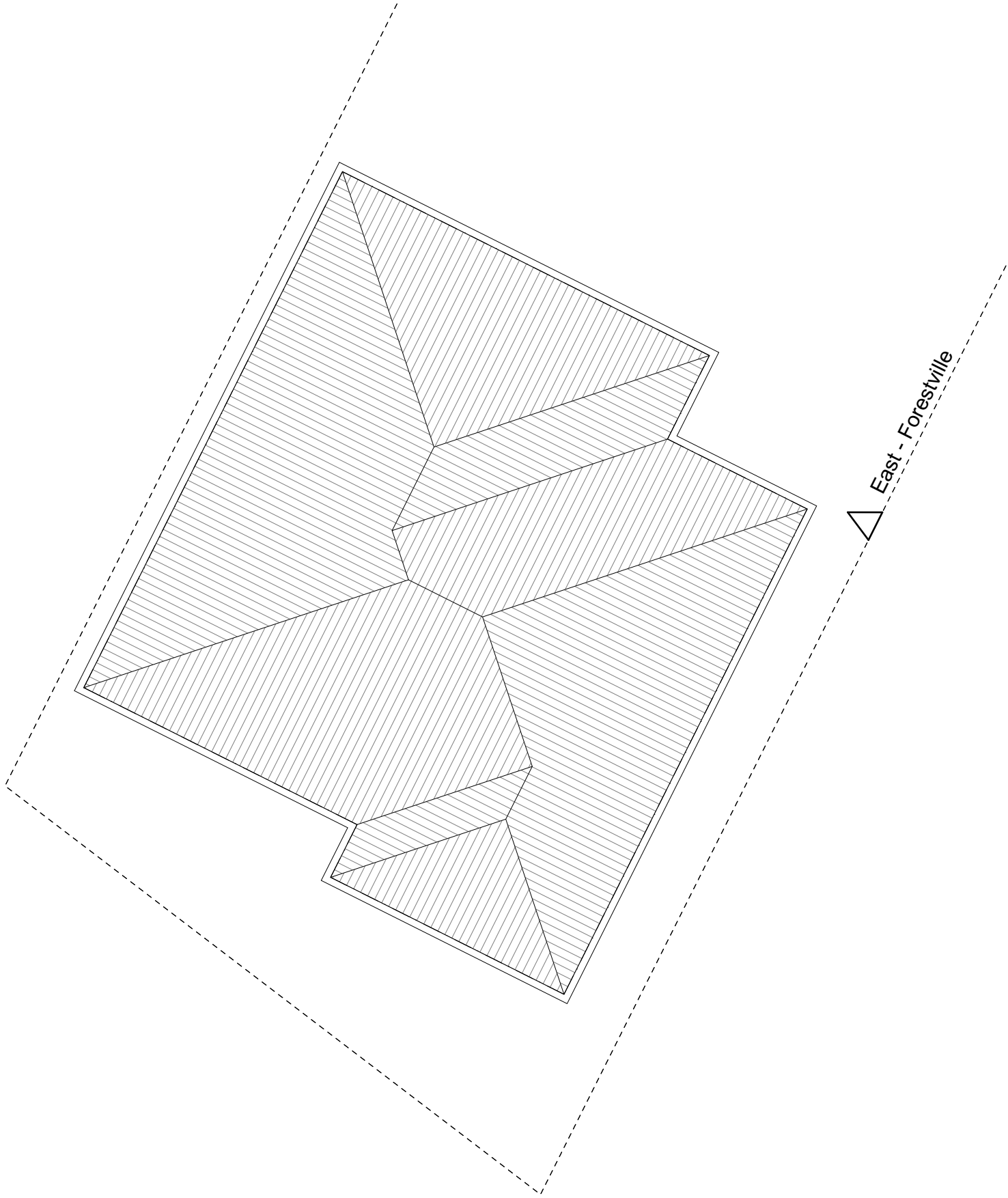
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SHEET SIZE
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PROJECT NUMBER
P22-007

DRAWING NUMBER
A.02.1.1

2 - WIP



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CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS & DIMENSIONS ON SITE AND SHALL
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CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR ANY OTHER
CONSULTANT/S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF
WORK & ITS DURATION. MEASUREMENT SCALING OF THIS DRAWING SHALL ONLY BE
PERMITTED IN ITS DIGITAL FORM.

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PROJECT STAGE
CDC

PROJECT DETAILS
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CLIENT DETAILS
Saher & Sally Yousif

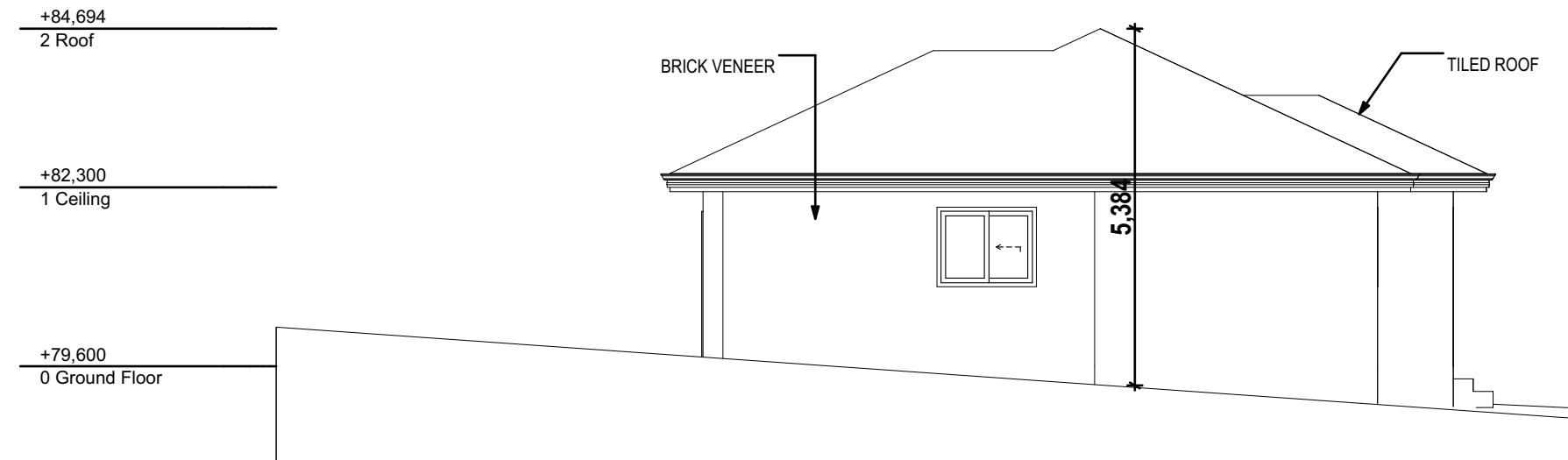
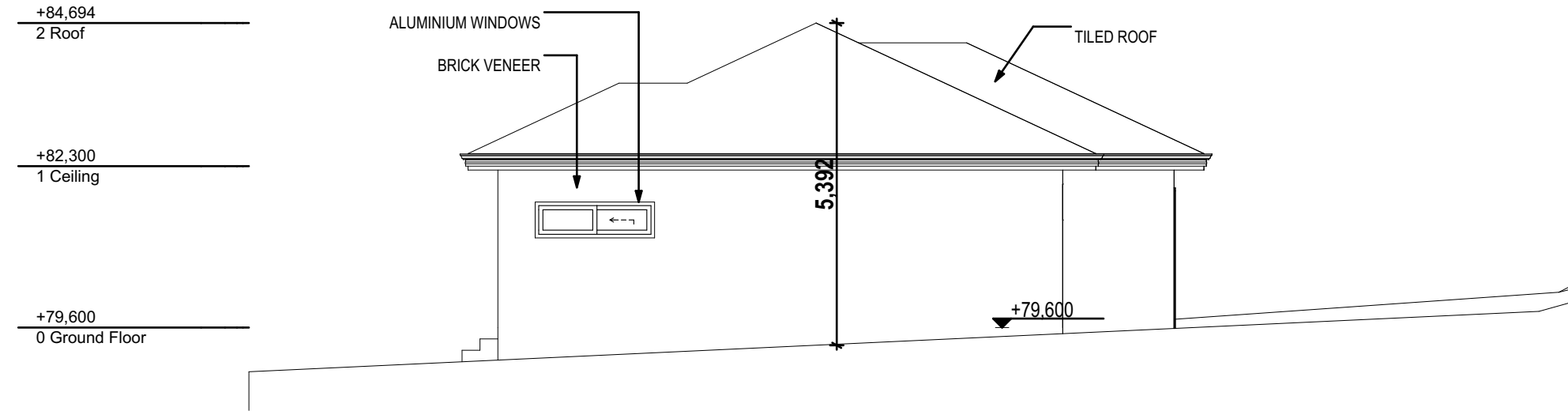
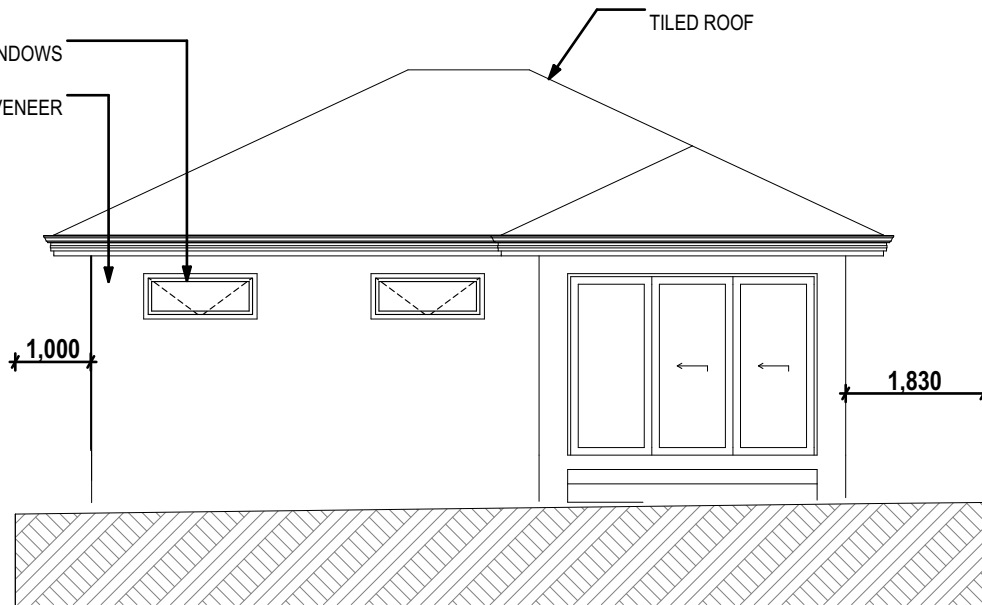
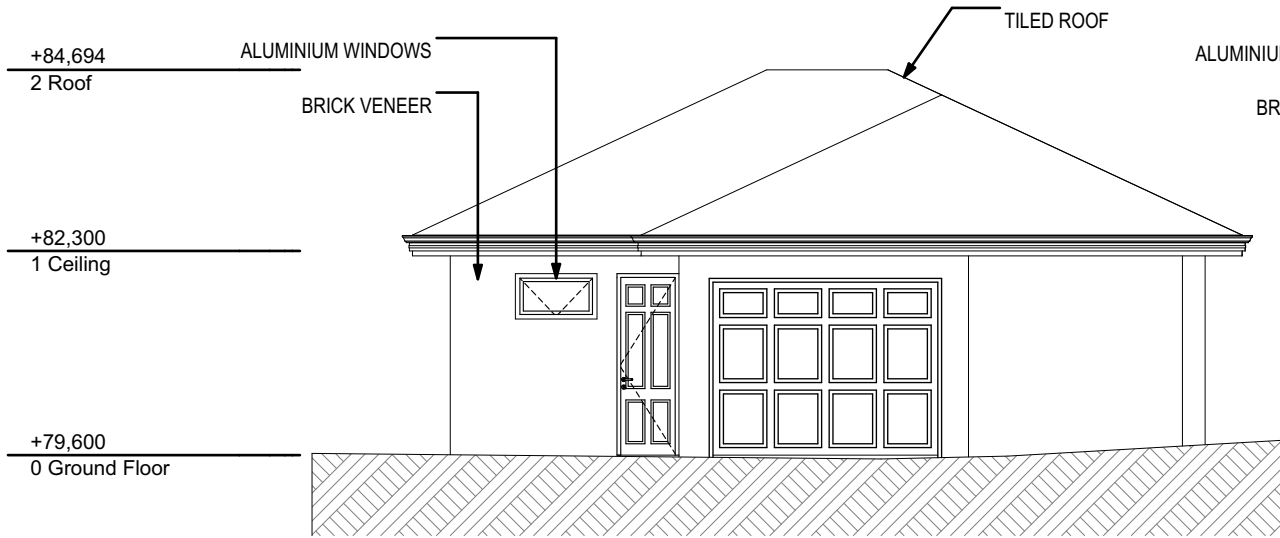
DRAWING TITLE
Roof Plan

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GL
DESIGNED
GL
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SD



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26/03/2025
DRAWING SCALE
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SHEET SIZE
A3

PROJECT NUMBER
P22-007
DRAWING NUMBER
A.02.1.2
REVISION
02 - WIP



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ELEVATION DIRECTION



PROJECT STAGE
CDC

PROJECT DETAILS
New Dwelling & Granny Flat
138 Bestic St Kyeemagh NSW 2216

CLIENT DETAILS
Saher & Sally Yousif

DRAWING TITLE

Elevations

DRAWN
GL

DESIGNED
GL

CHECK
SD

DATE DRAWN
26/03/2025

DRAWING SCALE
1:100

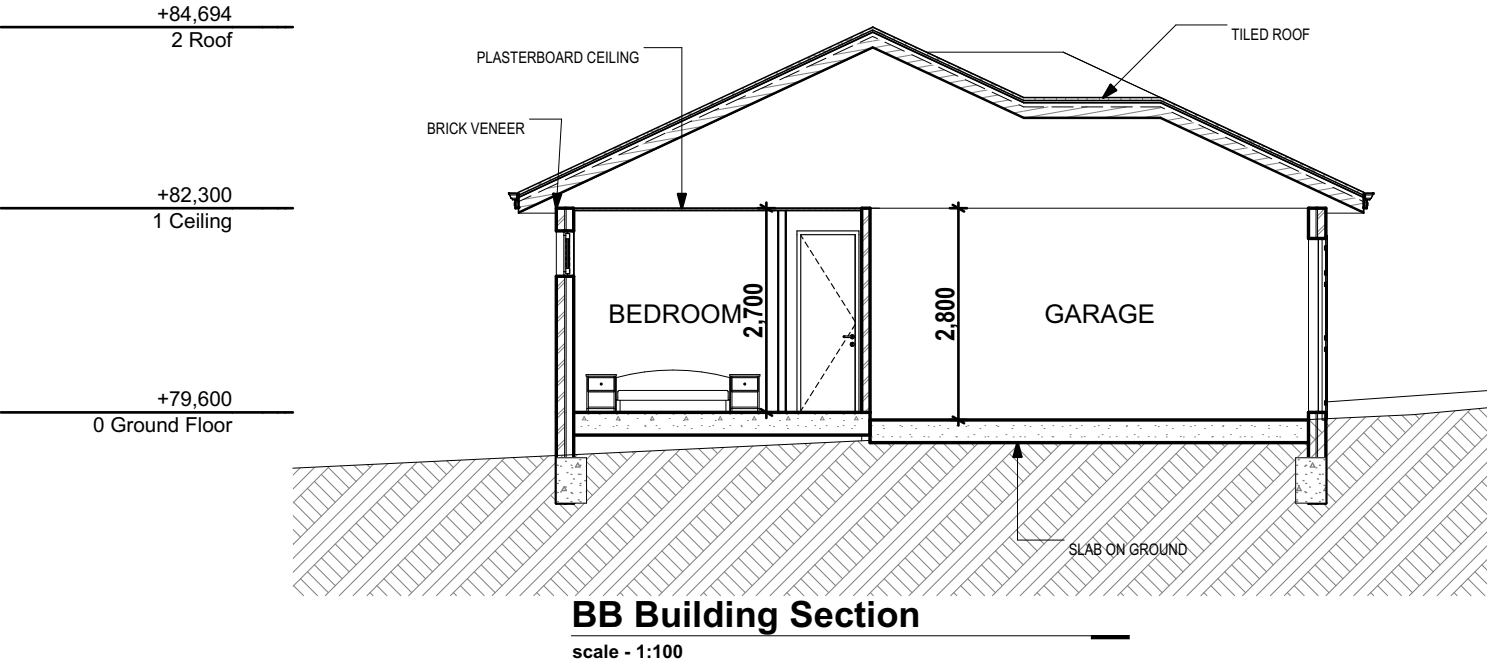
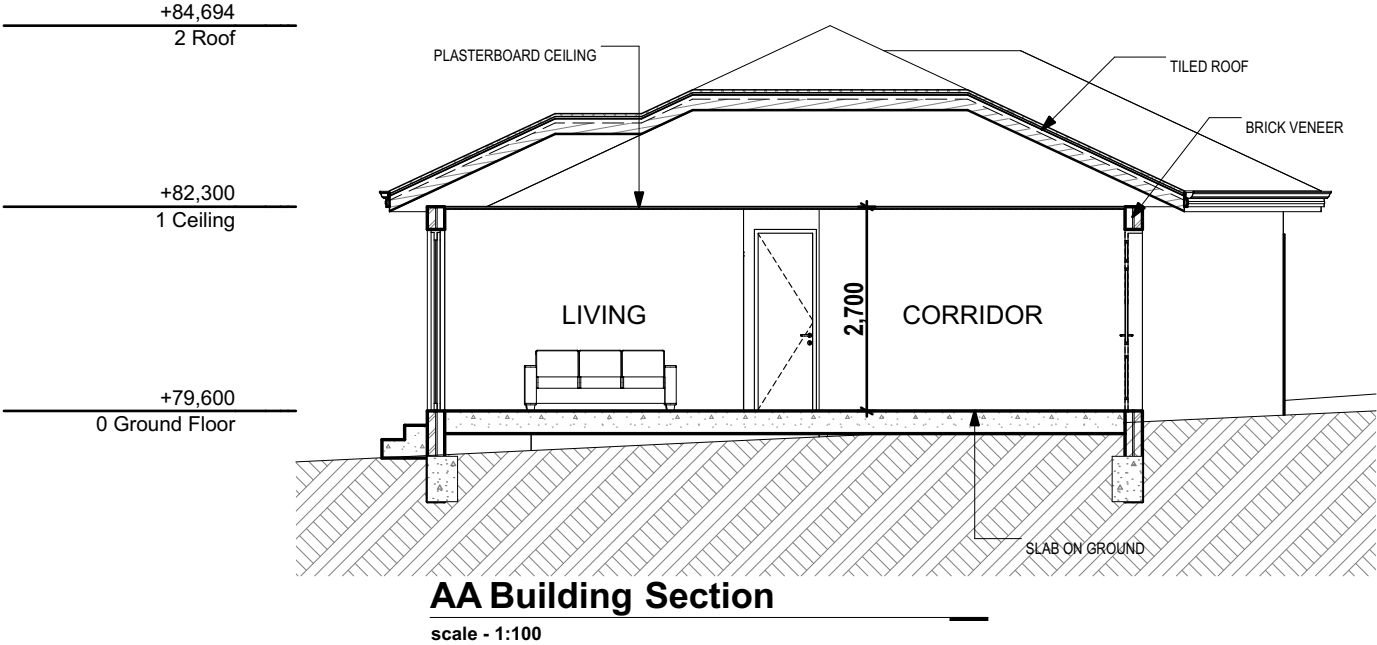
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REVISION
01 - WIP

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ELEVATION DIRECTION



PROJECT STAGE
CDC

PROJECT DETAILS
New Dwelling & Granny Flat
138 Bestic St Kyeemagh NSW 2216

CLIENT DETAILS
Saher & Sally Yousif

DRAWN
GL

DESIGNED
GL

CHECK
SD

DATE DRAWN
26/03/2025

DRAWING SCALE
1:100

SHEET SIZE
A3

Sections

PROJECT NUMBER
P22-007

DRAWING NUMBER
A.04.1

REVISION
01 - WIP