

Example 1

Address: 53 Belmore Street, Old Guildford
Lot size: 680sq.m
Zoning: R3 Medium Density zone. Only 12m wide so would need to amalgamate to get multi dwelling housing development. Planning proposal seeking R4 High Density up to 2:1 and 6 storeys depending on width.

Dwelling size:

- Existing dwelling: approx. 90-100sq.m
- Secondary dwelling 60sqm
- Garage 35sqm
- Studio 35sqm

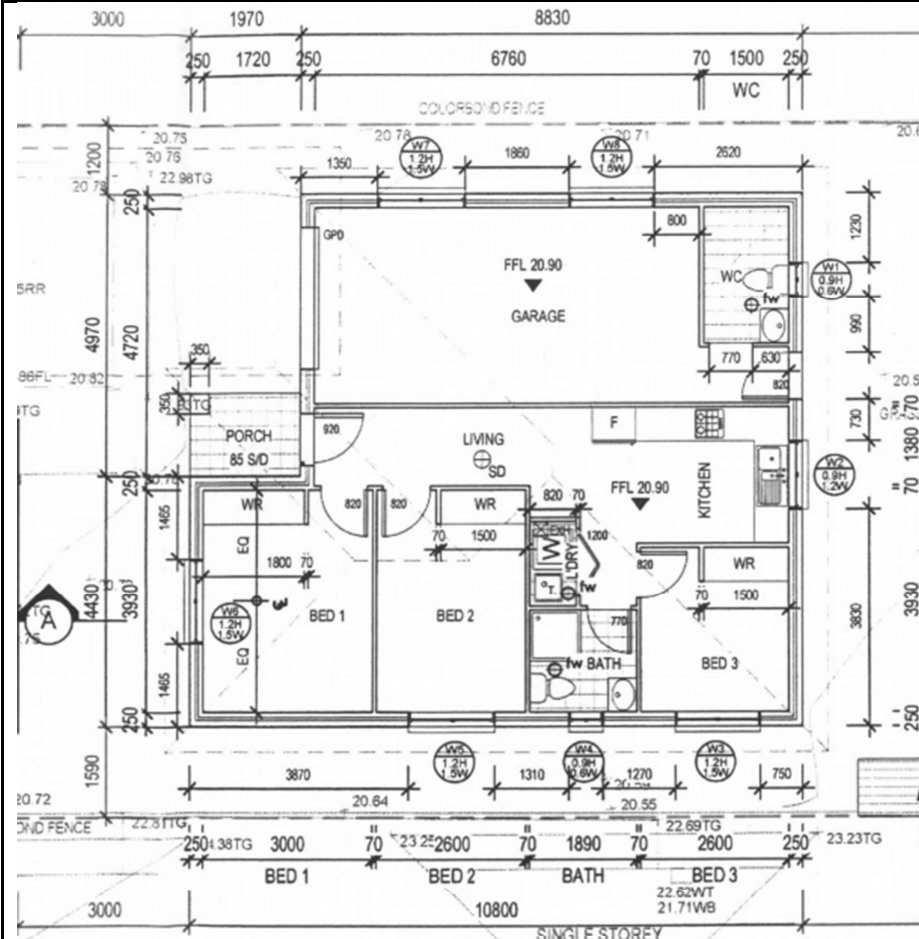
After the approved CDCs are constructed, the likely dwellings/occupancies on site will be:

- o **Approx. 4 dwellings on site**
- o Main dwelling (3 bedrooms)
- o Secondary dwelling (3 bedrooms)
- o Secondary dwelling garage (potentially a 1 bedroom/studio dwelling)
- o Studio (1 bedroom)



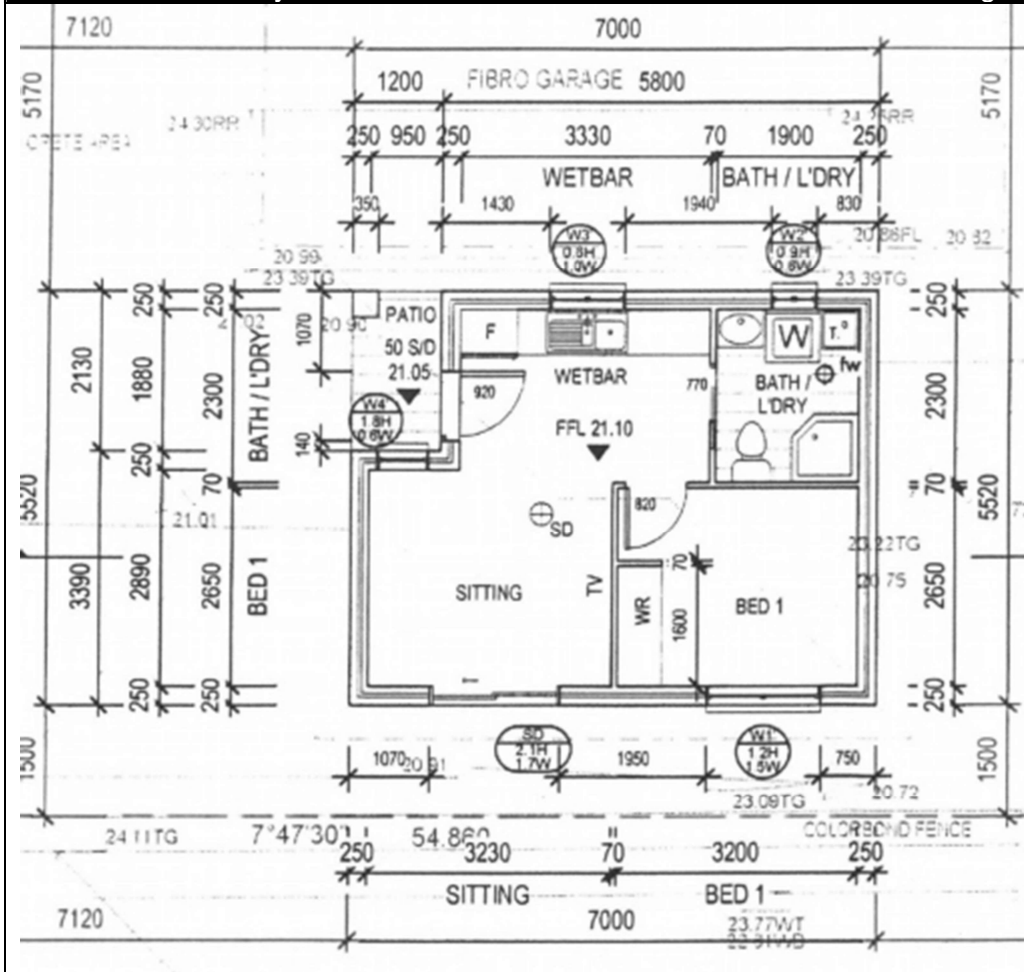
Secondary Dwelling

- Contains 3 bedrooms, with the “living area” being extremely narrow and essentially a hall way.
- Attached garage contains a bathroom, with space for a shower, likely a studio dwelling.



Studio

- A studio is not permitted to contain cooking facilities, however, it is highly likely that the "wetbar" will ultimately be turned into a full kitchen. Plans show sink and fridge.



Example 2

Address: 51 Lansdowne Road, Canley Vale

Lot size: 1,008sq.m

Zoning: R2 Low Density, Min Lot Size Dual Occ. is 600sqm

Dwelling size:

- Existing dwelling approx. 100-110sq.m
- Secondary dwelling 60sqm
- Workshop 30sqm
- Outbuilding 60sqm

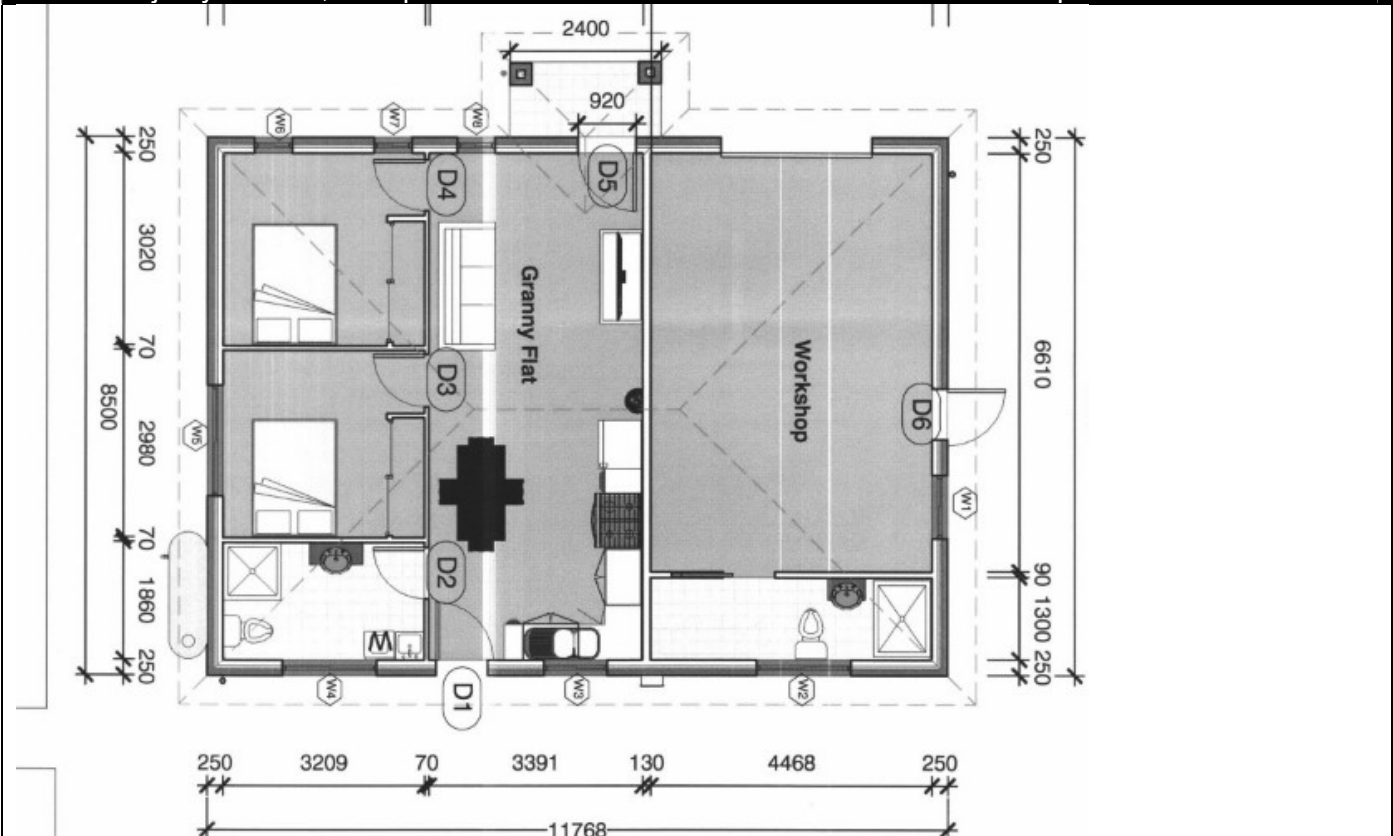
After the approved CDCs are constructed, the likely dwellings/occupancies on site will be:

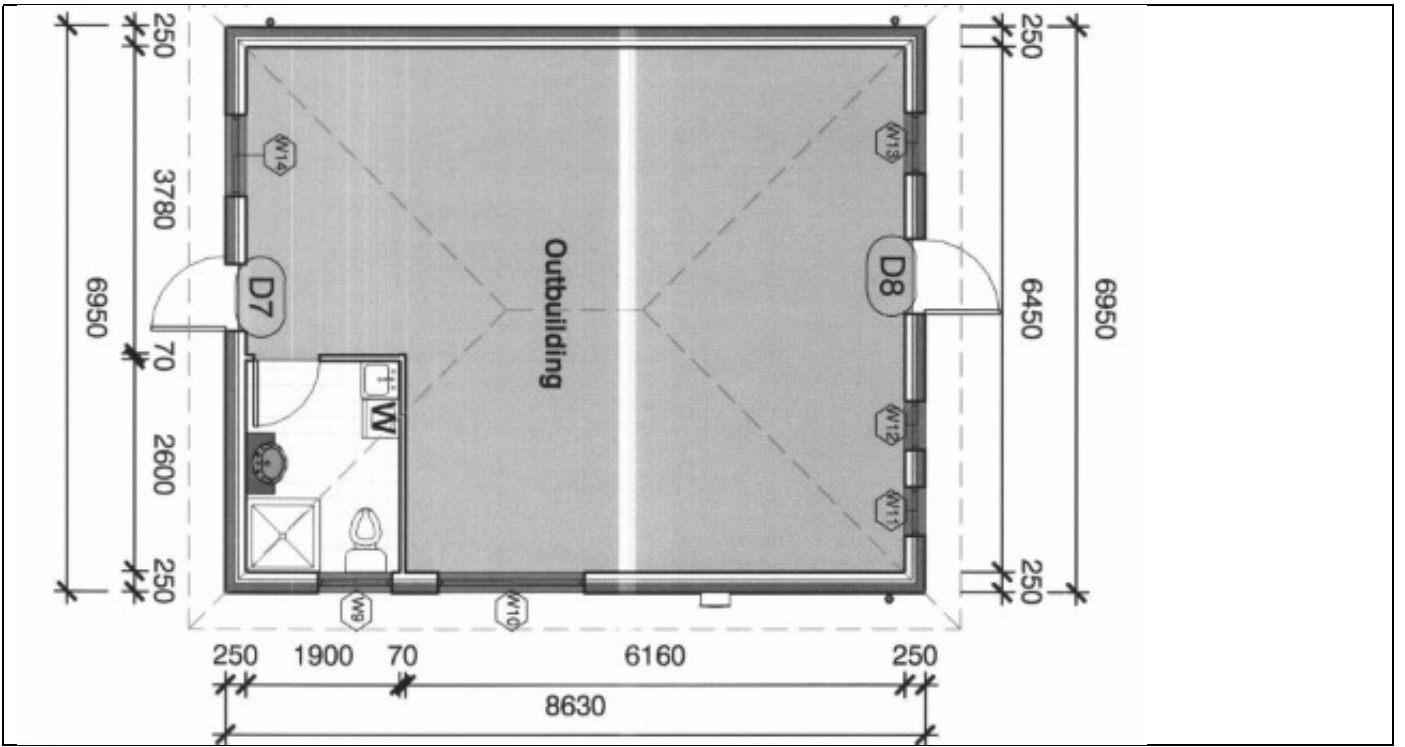
- o **Approx. 4 dwellings on site**
- o Main dwelling (3 bedrooms)
- o Secondary dwelling (2 bedrooms)
- o "Workshop" (potentially a 1 bedroom/studio arrangement)
- o Outbuilding (potentially a 1 or 2 bedroom/studio arrangement)



Secondary dwelling and workshop

- Granny flat contains two bedrooms, however, the site also has a workshop and outbuilding.
- The workshop has a full bathroom. Likely be fitted out for a studio style dwelling.
- The outbuilding also has a full bathroom. Likely to be fitted out for a studio style dwelling with 1 or more bedrooms.
- Majority of the 1,000sq.m site has also been concreted with little to no impervious surface.





Example 3

Address: 18 Fraser Road, Canley Vale

Lot size: 625sq.m

Zoning: R2 Low Density, Min Lot Size for Dual Occ is 900sqm as the area is high and medium risk flood affected and not in proximity to services or transport.

Dwelling size:

- Existing Dwelling approx. 90-110sqm
- Granny Flat 60sqm
- Outbuilding 45sqm

After the approved CDCs are constructed, the likely dwellings/occupancies on site will be:

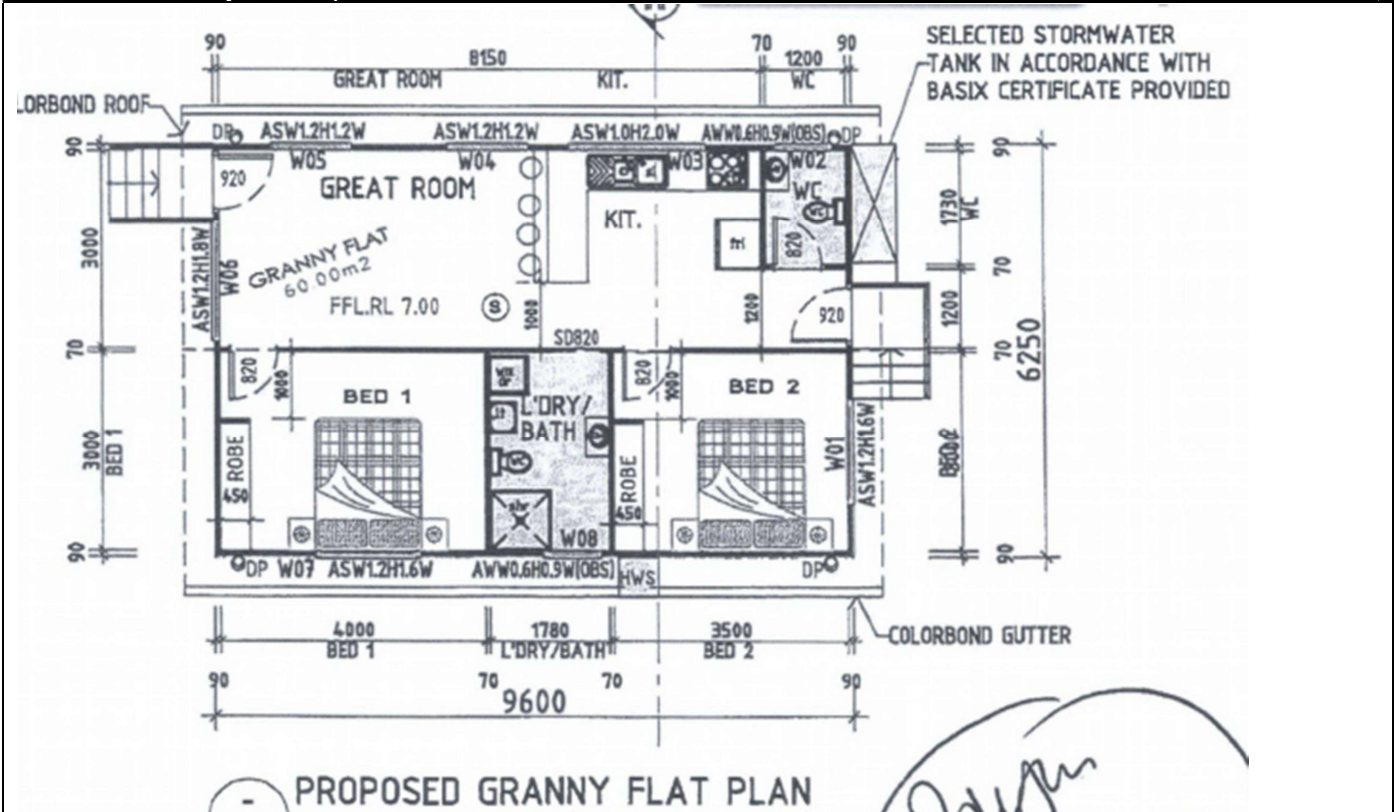
- o **Approx. 3 dwellings on site**
- o Main dwelling (2+ bedrooms)
- o Secondary Dwelling Granny Flat (2 Bedrooms)
- o Outbuilding (1-2 bedroom)

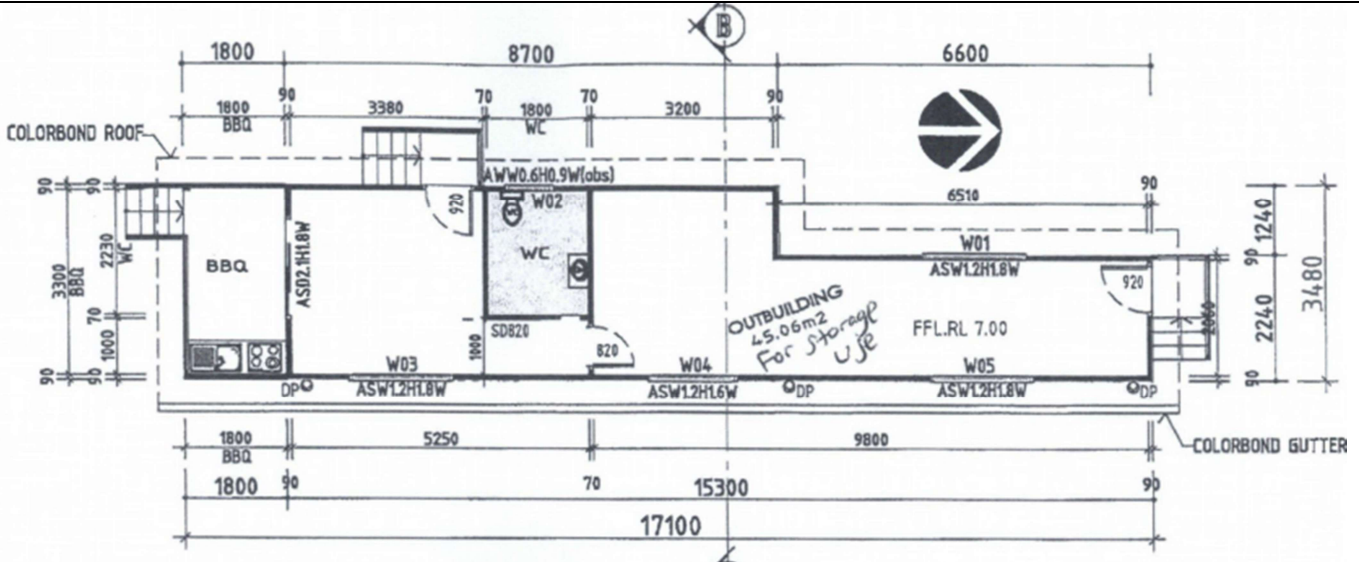
Note: Medium risk mainstream flooding and directly adjoins high risk flood area.



Secondary dwelling and outbuilding

- Secondary dwelling contains two bedrooms and two bathrooms.
- Outbuilding contains a bathroom as well a “BBQ” area which looks very much like a kitchen. The outbuilding also has 3 separate entry points which may mean multiple occupancies/boarding house style occupancies down the track.





PROPOSED OUTBUILDING PLAN

Example 4

Address: 20 Lovoni Street Cabramatta

Lot size: 1,016sq.m

Zoning: R2 Low Density, Min Lot Size for Dual Occ is 600sqm

Dwelling size:

- Existing dwelling approx. 155sqm
- Granny flat 60sqm
- Outbuilding 73sqm
- Garage 37sqm

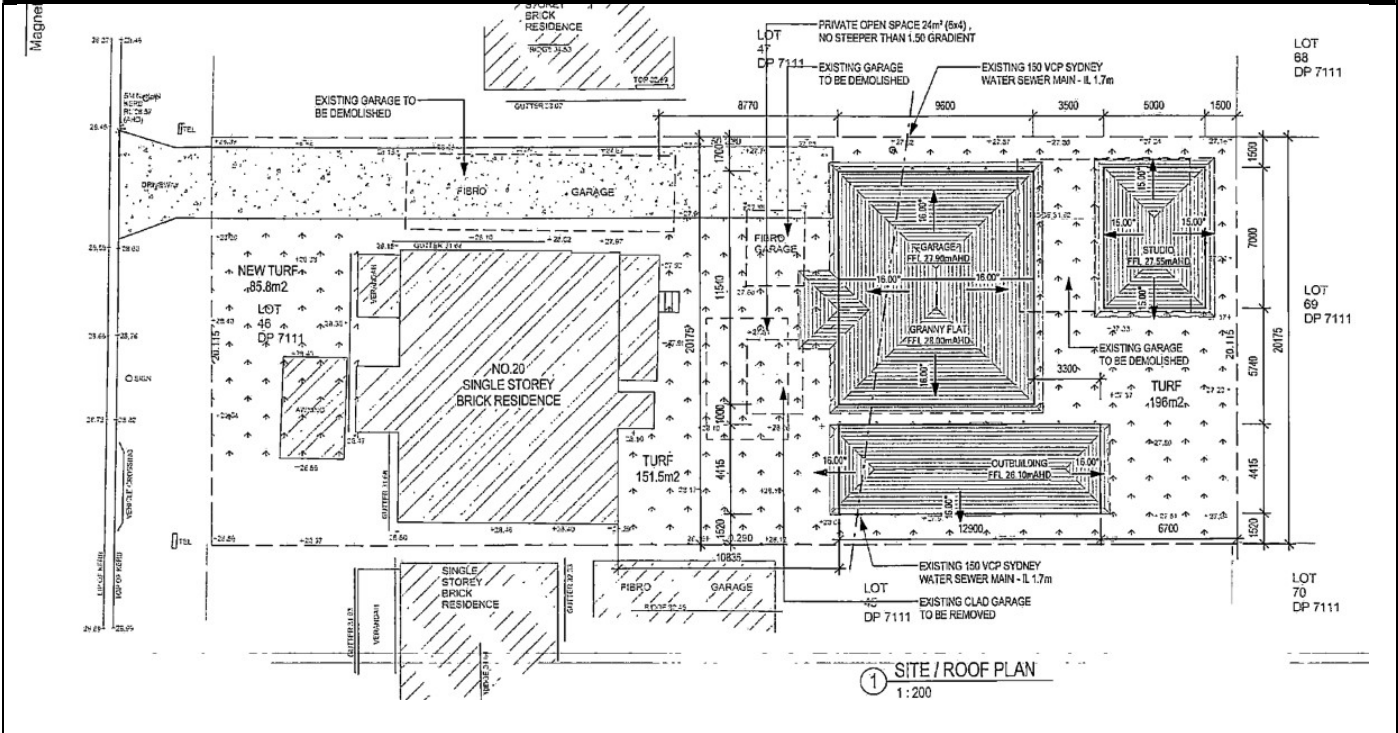
After the approved CDCs are constructed, the likely dwellings/occupancies on site will be:

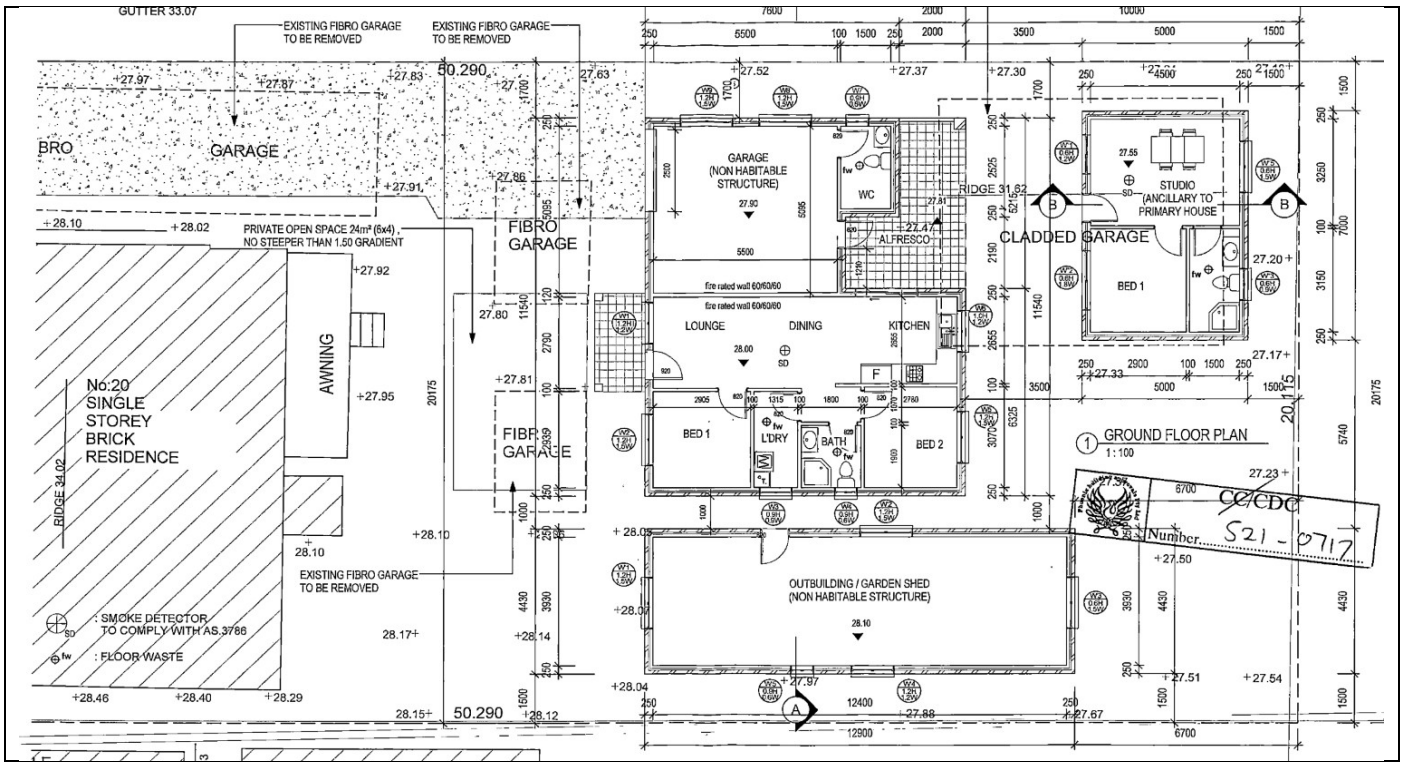
- o **Approx. 4 dwellings on site**
- o Main Dwelling (3 bedrooms)
- o Secondary Dwelling – Granny Flat (2 bedrooms)
- o Garage attached to granny flat (Potentially 1 or 2 Bedroom)
- o Studio (1 bedroom)



Secondary dwelling, with attached garage, studio and outbuilding

- Secondary dwelling contains 2 bedrooms and has an attached garage with a bathroom and an alfresco area only accesible from the garage.
- Studio contains one bedroom and bathroom. Living area will likely be fitted out with a kitchenette after construction.
- Outbuilding / garden shed is approximately 13m x 3.9m. Only has a small doorway you would find for entry to a dwelling. Also has a number of windows. Will likely be fitted out for a dwelling after construction.





Example 5

Address: 29 Madeline Street Fairfield

Lot size: 551sq.m

Zoning: R2 Low Density, Min Lot Size for Dual Occ is 600sqm

Dwelling size:

- Existing dwelling approx. 90-110sqm
- Secondary dwelling 60sqm plus 2 alfresco areas
- Studio approx. 35-45sq.m

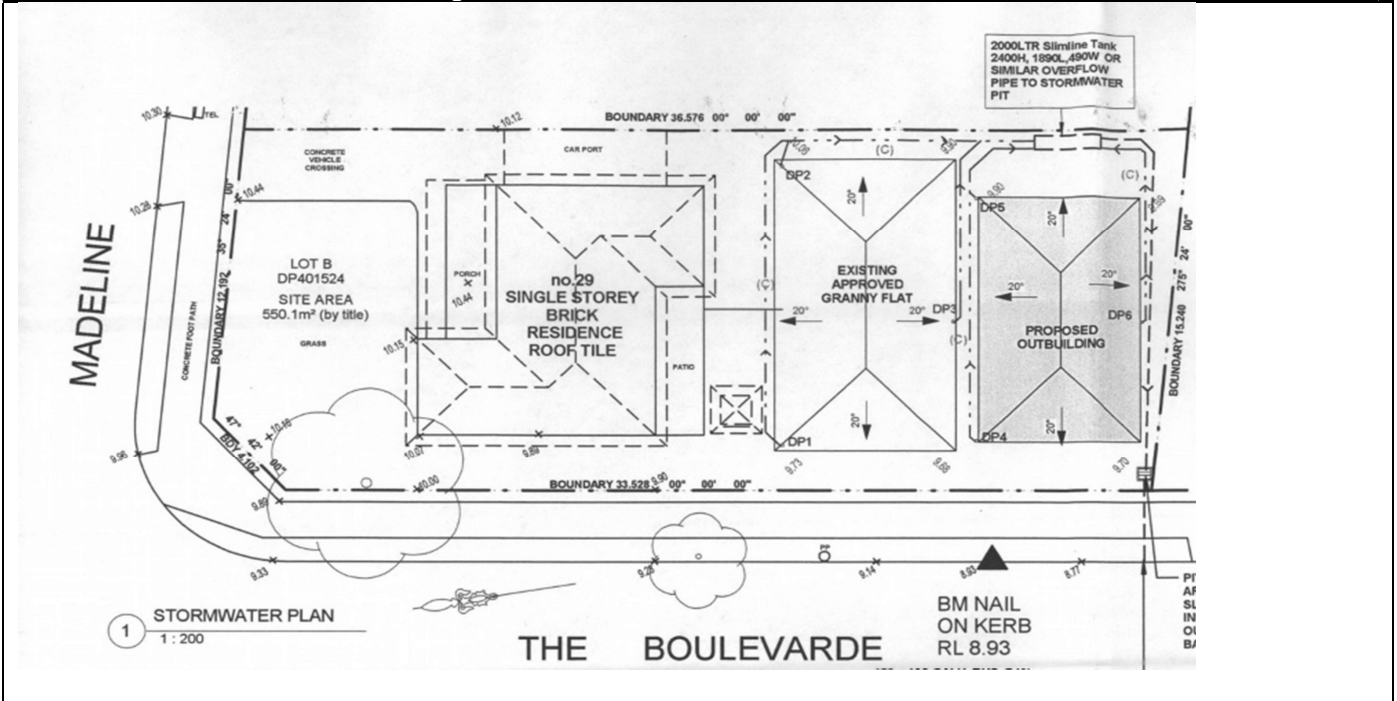
After the approved CDCs are constructed, the likely dwellings/occupancies on site will be:

- o **Approx. 3 dwelling on site**
- o Existing house (2 bedrooms)
- o Second Dwelling – Granny Flat (2+ bedrooms)
- o Outbuilding (2 bedrooms)



Secondary dwelling and outbuilding

- Secondary dwelling contains two bedrooms and 2 alfresco/porch structures which are constructed under the one roof. It is our experience that at least one of these “alfresco/porch” structures will be bricked up for another room.
- Outbuilding contains two separate storage rooms which would easily be used as bedrooms. It also contains a laundry which would potentially be fitted out for a full bathroom and installation of a kitchenette at a later stage.



Example 6

Address: 30 Beaumont Street Smithfield

Lot size: 558sq.m

Zoning: R2 Low Density, Min Lot Size for Dual Occ is 900sqm as the area is not in proximity to services or transport

Dwelling size:

- Existing dwelling approx. 126sqm
- Granny Flat 60sqm
- Studio (including verandah) 42sqm

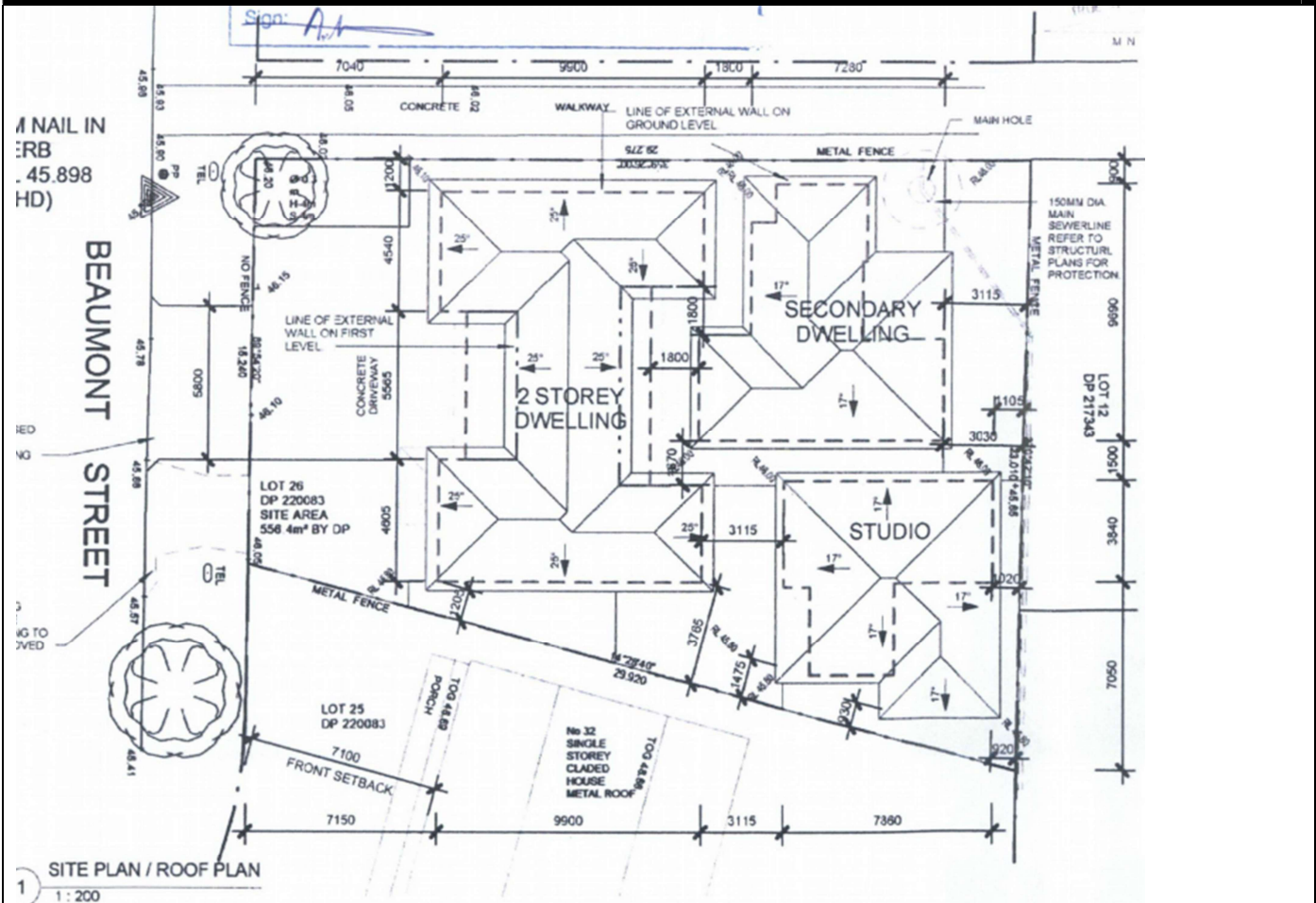
After the approved CDCs are constructed, the likely dwellings/occupancies on site will be:

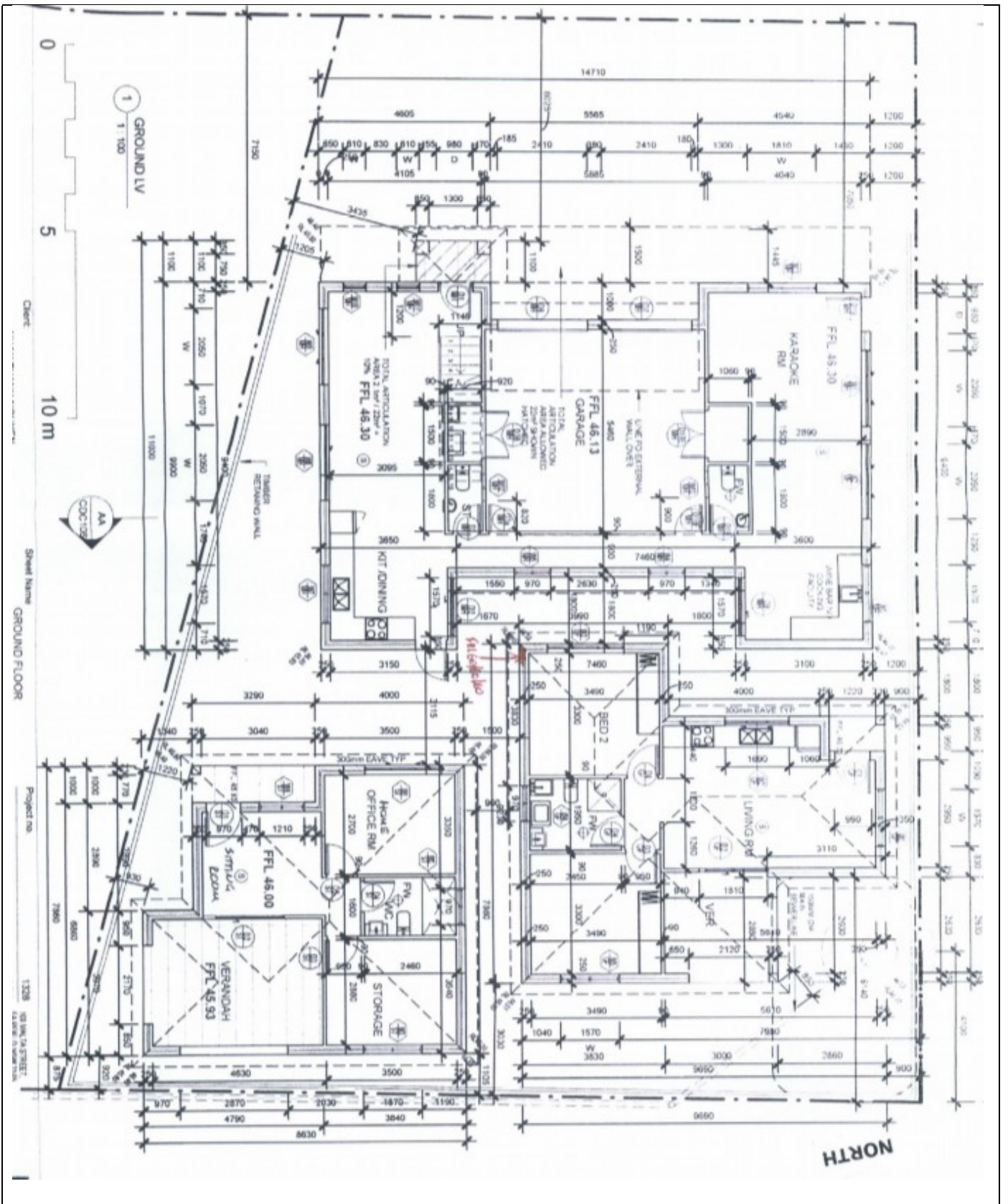
- o **Approx. 3 dwellings on site**
- o Main dwelling (4+ Bedrooms) Likely to be turned into a duplex after construction with a total of 4 dwellings on site.
- o Second Dwelling (2 Bedrooms)
- o Studio (2 bedrooms)



New two storey dwelling, secondary dwelling and studio

- The proposed new dwelling (main dwelling) is constructed essentially like a mirror duplex. It is our experience that these will be modified after construction to turn it into two dwellings.
- Secondary dwelling contains two bedrooms.
- Studio contains a bedroom and a home office which will likely be a second bedroom. The verandah is almost completely enclosed and will likely be converted into a large living area or more bedrooms.





Example 7

Address: 24 Fraser Street Canley Vale

CDC: 262/2018

Lot size: 838sq.m

Zoning: R2 Low Density, Min Lot Size for Dual Occ is 900sqm as the area is high and medium risk flood affected and not in proximity to services or transport.

Dwelling size:

- Existing dwelling approx. 135sqm
- Granny Flat 60sqm
- Studio 36sqm

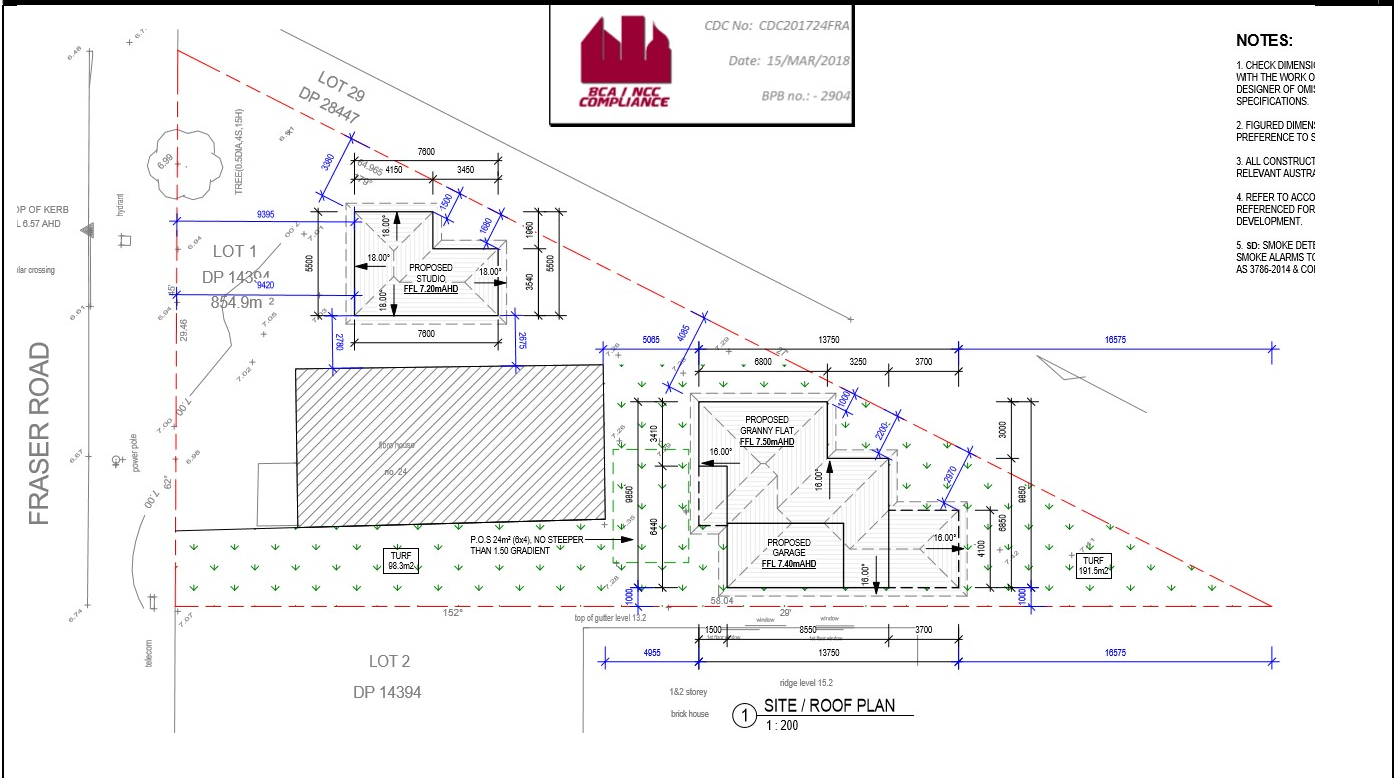
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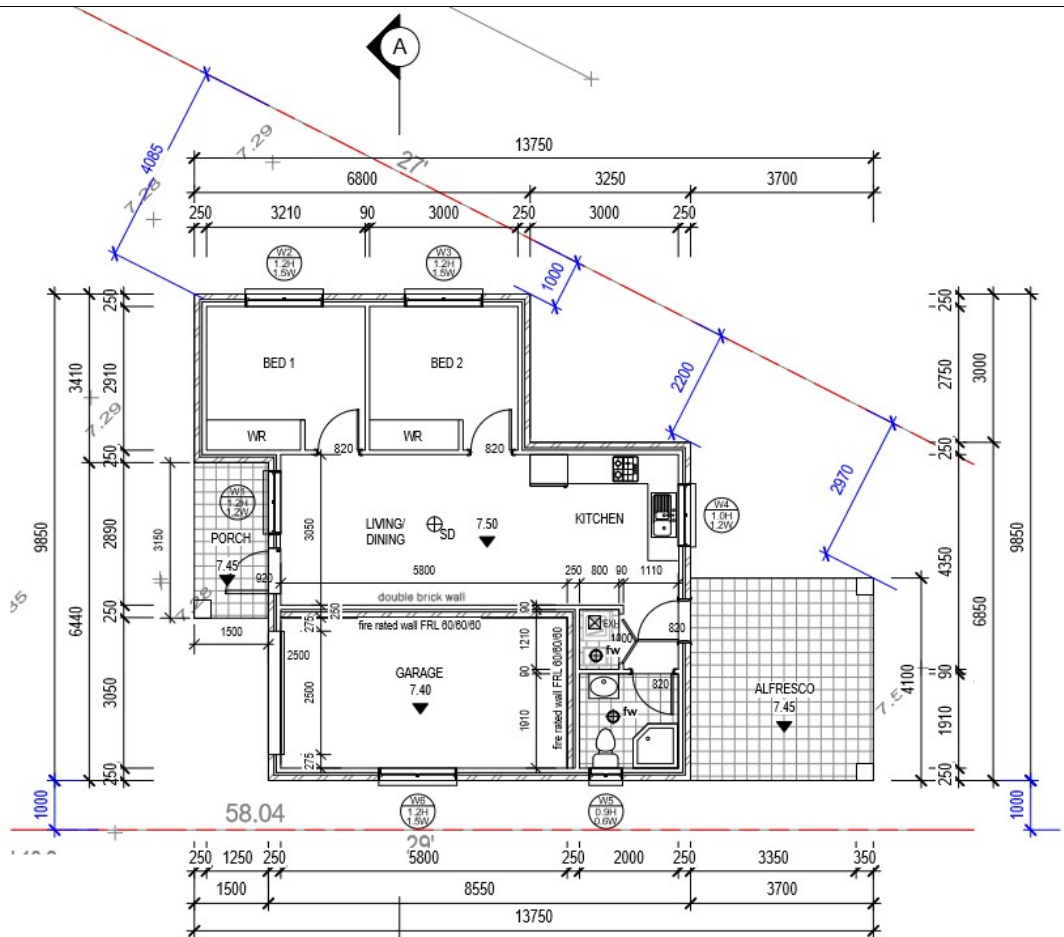
- o **Approx. 3 dwellings on site**
- o Existing Dwelling (2-3 bedrooms)
- o Secondary Dwelling (2 Bedrooms)
- o Studio (1 bedroom)



Secondary dwelling and studio

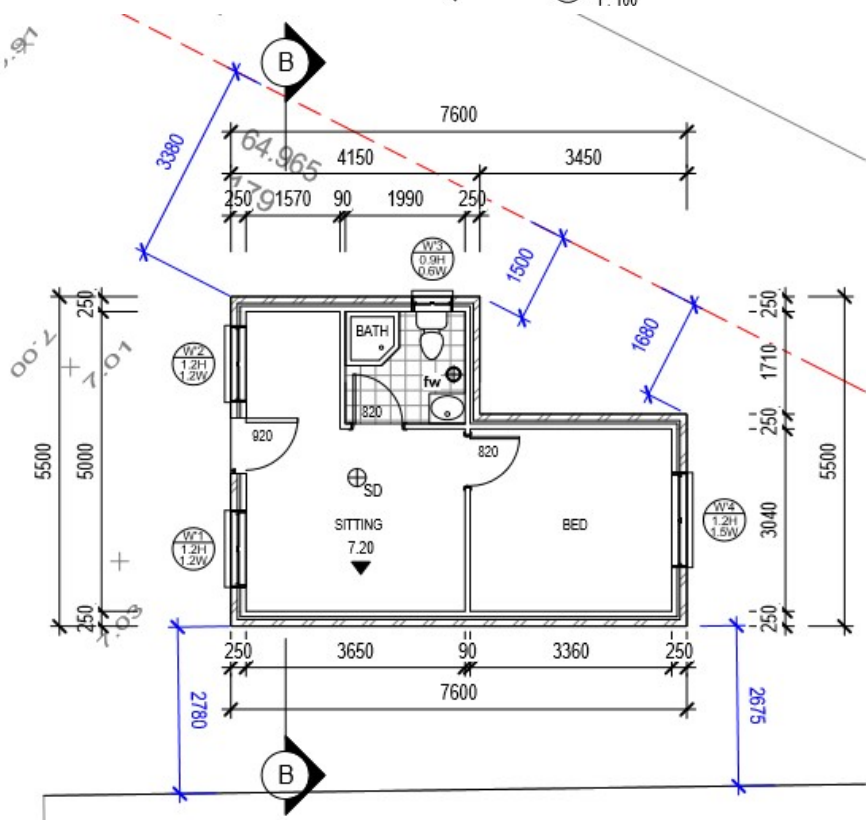
- Two bedroom secondary dwelling, with attached garage and large alfresco.
- Studio with one bedroom and sitting area, with an area likely to be used for a kitchen next to bathroom.





1 GROUND FLOOR PLAN
1: 100

⊕ SD : SMOKE D
TO COMF



1 STUDIO FLOOR PLAN
1: 100