Sample granny flat

2 Bed | 1 Bath | 59 m²
Sample concept planning pack · fictional 15 × 40 m block in NSW, for illustration only

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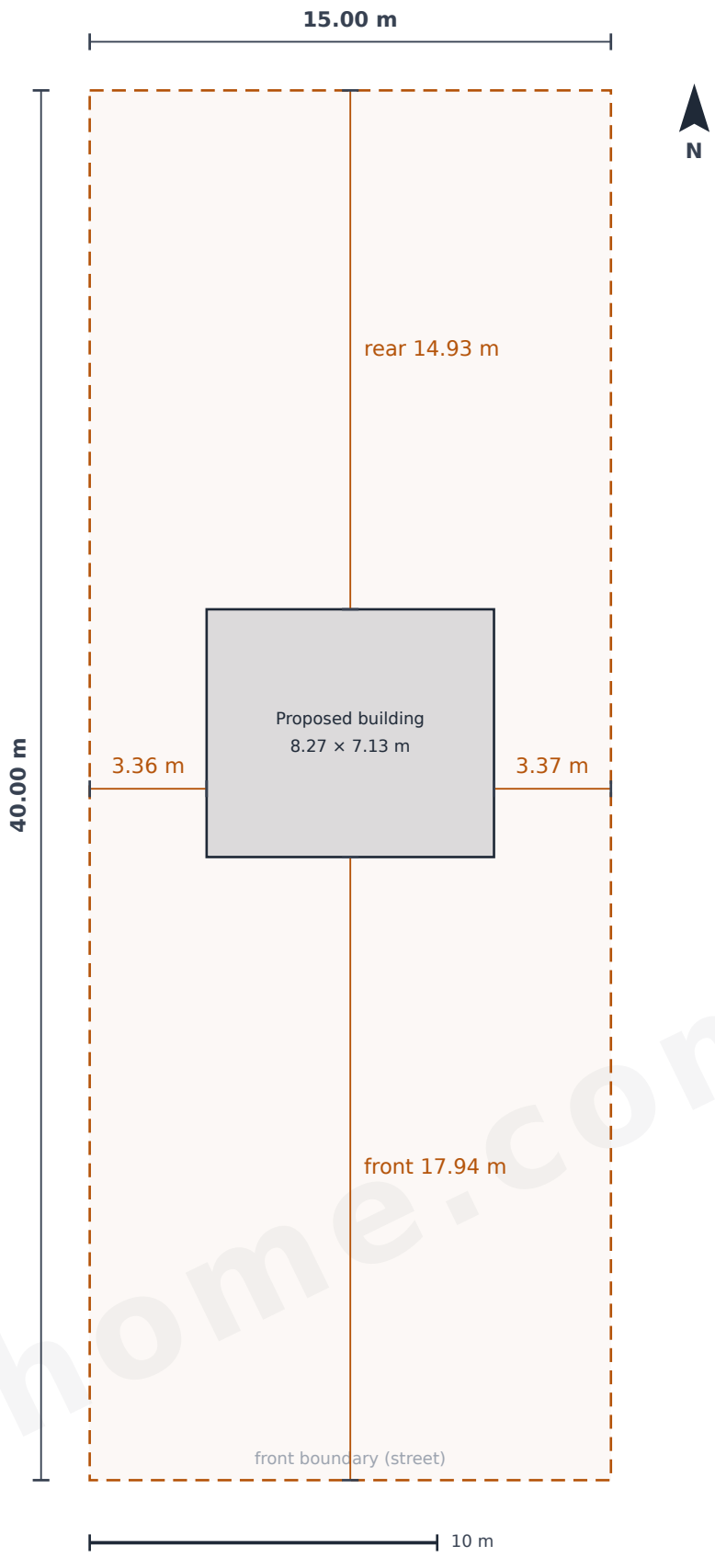
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Concept plans prepared to AS 1100 standards for planning feasibility and preliminary council review. Not architectural or engineering certification. Dimensions, elevations and sections are indicative and subject to site survey, detailed design and engineering verification. Figures are estimates only.

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Site & setback plan

Scale 1:200 @ A3 · North ▲



10% site coverage · 600 m² lot

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Dimensioned floor plan — Ground floor

Scale 1:50 @ A3 · North ▲



Schedules

Room areas

Master Bedroom	12.0 m²
Bathroom	6.6 m²
Bedroom 2	11.4 m²
Living & Kitchen	17.3 m²
Meals	11.5 m²

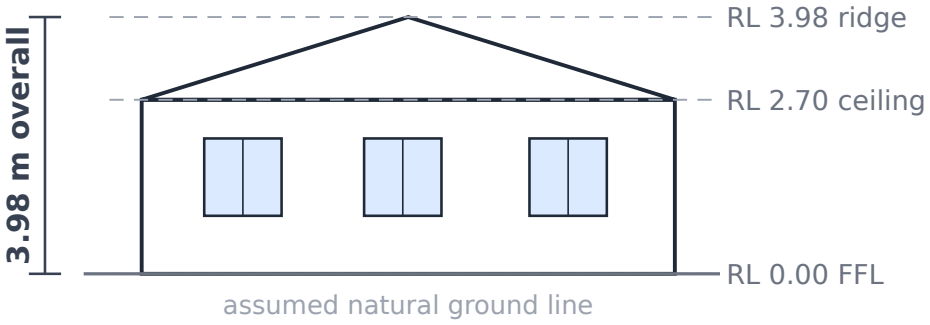
Door & window schedule

REF	TYPE	WIDTH
D1	Door	900 mm
D2	Door	900 mm
D3	Door	900 mm
D4	Door	900 mm
W1	Window	1200 mm
W2	Window	1200 mm
W3	Window	1200 mm
W4	Window	1200 mm
W5	Window	1200 mm
W6	Window	1200 mm
W7	Window	1200 mm
W8	Window	1200 mm
W9	Window	1200 mm

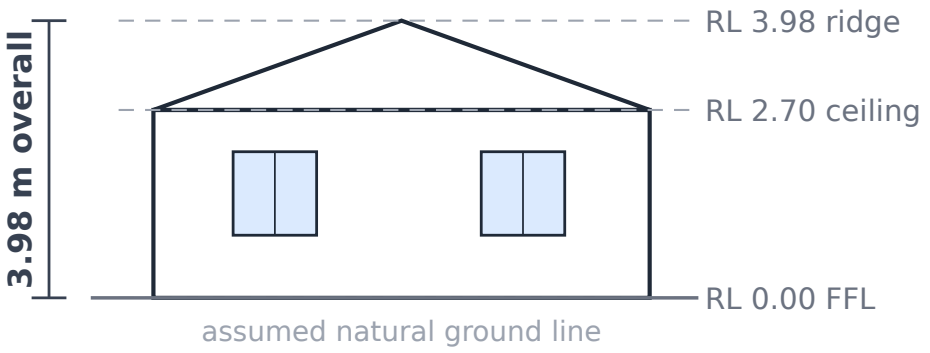
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Concept elevations

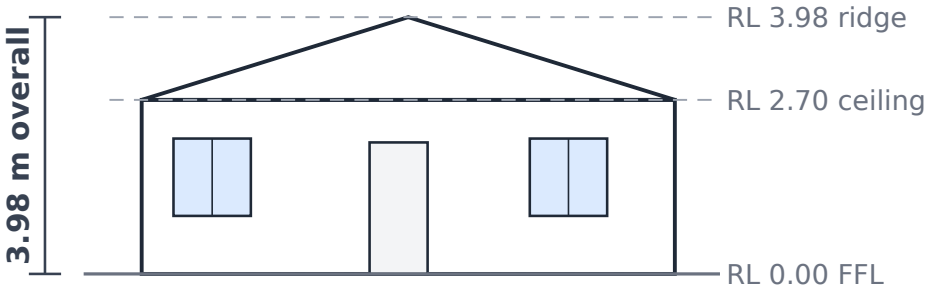
Four faces · assumed levels · concept only



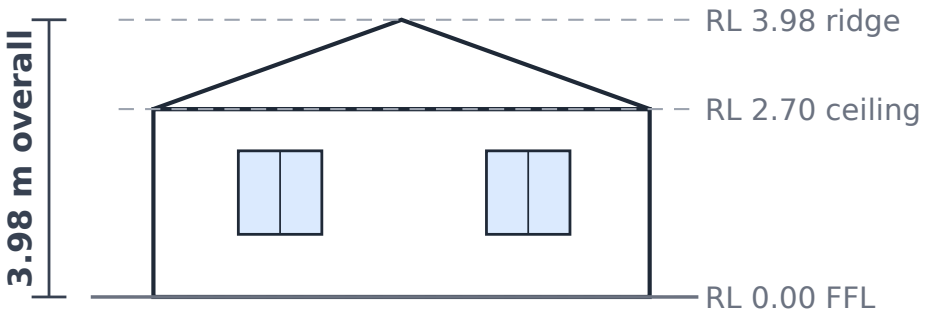
North elevation



East elevation



South elevation



West elevation

Schematic concept elevations generated from the plan footprint and an assumed 2.7 m ceiling per storey with an indicative pitched roof. Doors are shown at an assumed 2040 mm and windows at 1200 mm high on a 900 mm sill. Levels are assumed defaults, not surveyed: there is no ground survey behind this drawing and the natural ground line is shown flat. Overall height is given so it can be checked against the height limit that applies to the site; confirm both with your council or certifier.

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Planning & compliance matrix

Feasibility · thermal (indicative)

CHECK	RESULT	STATUS
Minimum lot size	600 m² / ≥ 450 m²	✓
Floor area	59 m² / ≤ 60 m²	✓
Front setback	17.94 m / ≥ 6.00 m	✓
Side setback (tightest)	3.36 m / ≥ 0.90 m	✓
Rear setback	14.93 m / ≥ 3.00 m	✓
Site coverage	10% / ≤ 50%	✓
Storeys	1 / ≤ 1	✓
Thermal (indicative)	6.6 / 10 · 22% glazing	review

Thermal figure is an indicative estimator, not a NatHERS/BASIX certificate. Planning limits are the user's to confirm with council.

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