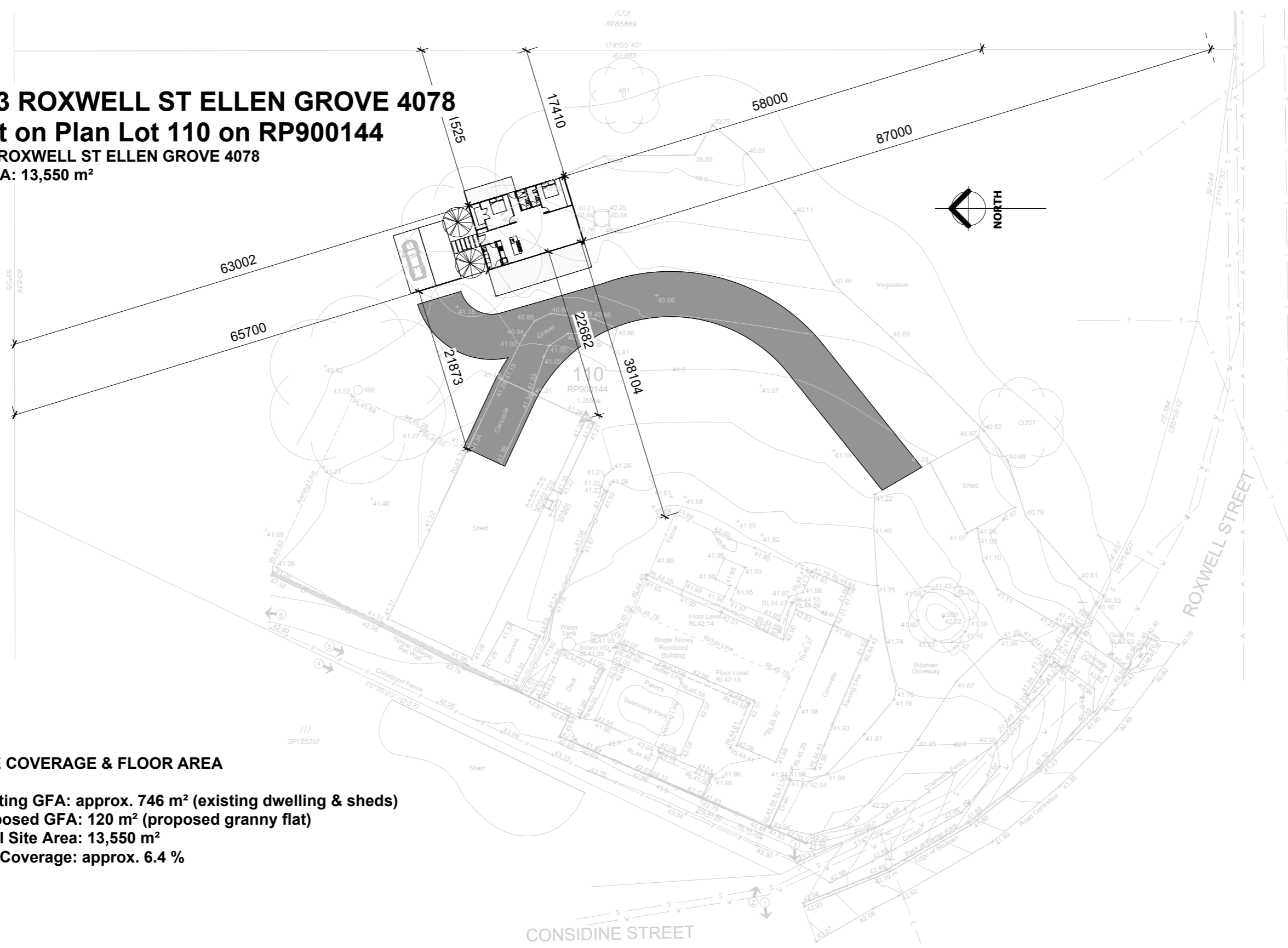


**BCC DS**  
**LODGED**  
 16/4/2026  
 APPLICATION REF  
 A006989156

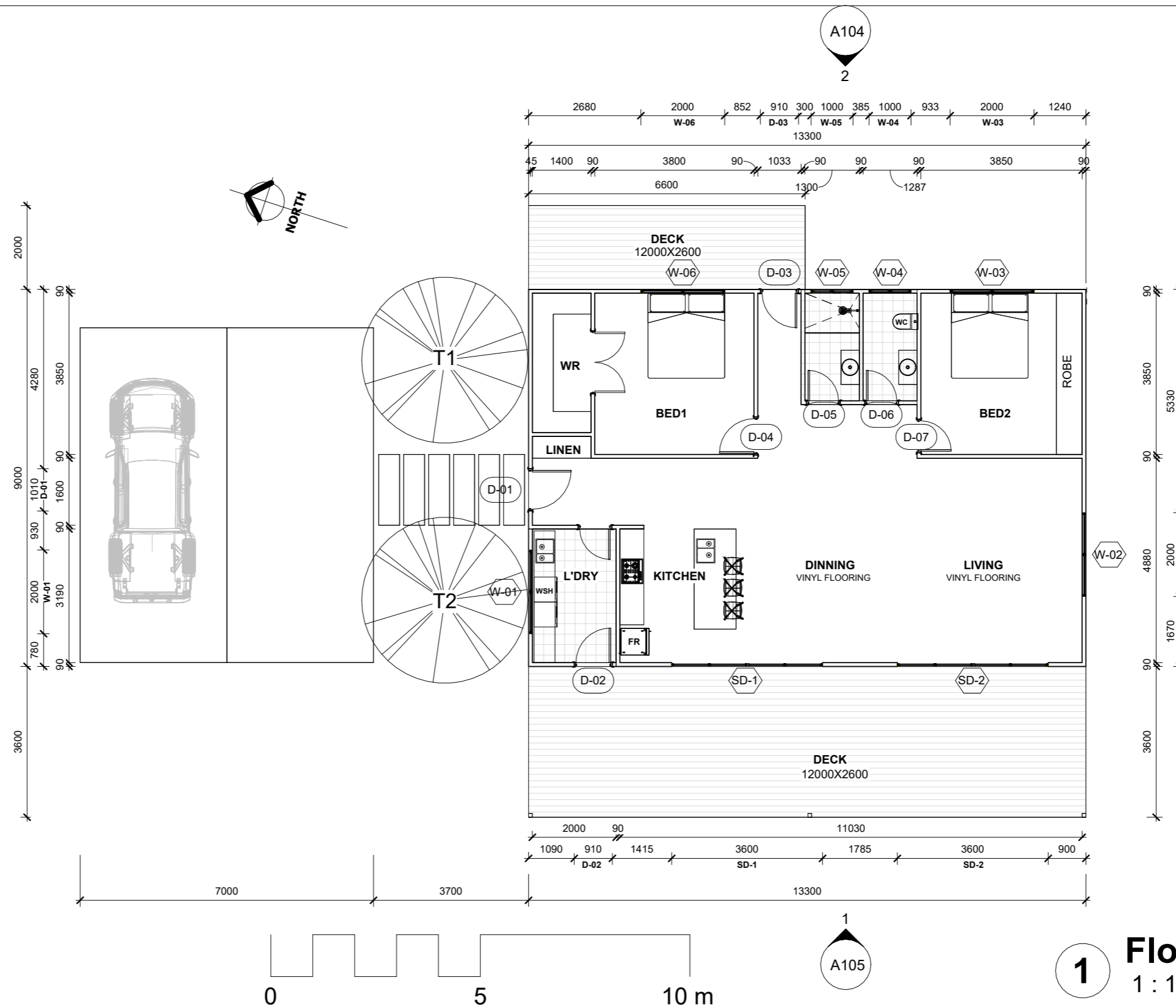
**163 ROXWELL ST ELLEN GROVE 4078**  
**Lot on Plan Lot 110 on RP900144**  
 163 ROXWELL ST ELLEN GROVE 4078  
 AREA: 13,550 m<sup>2</sup>



**SITE COVERAGE & FLOOR AREA**

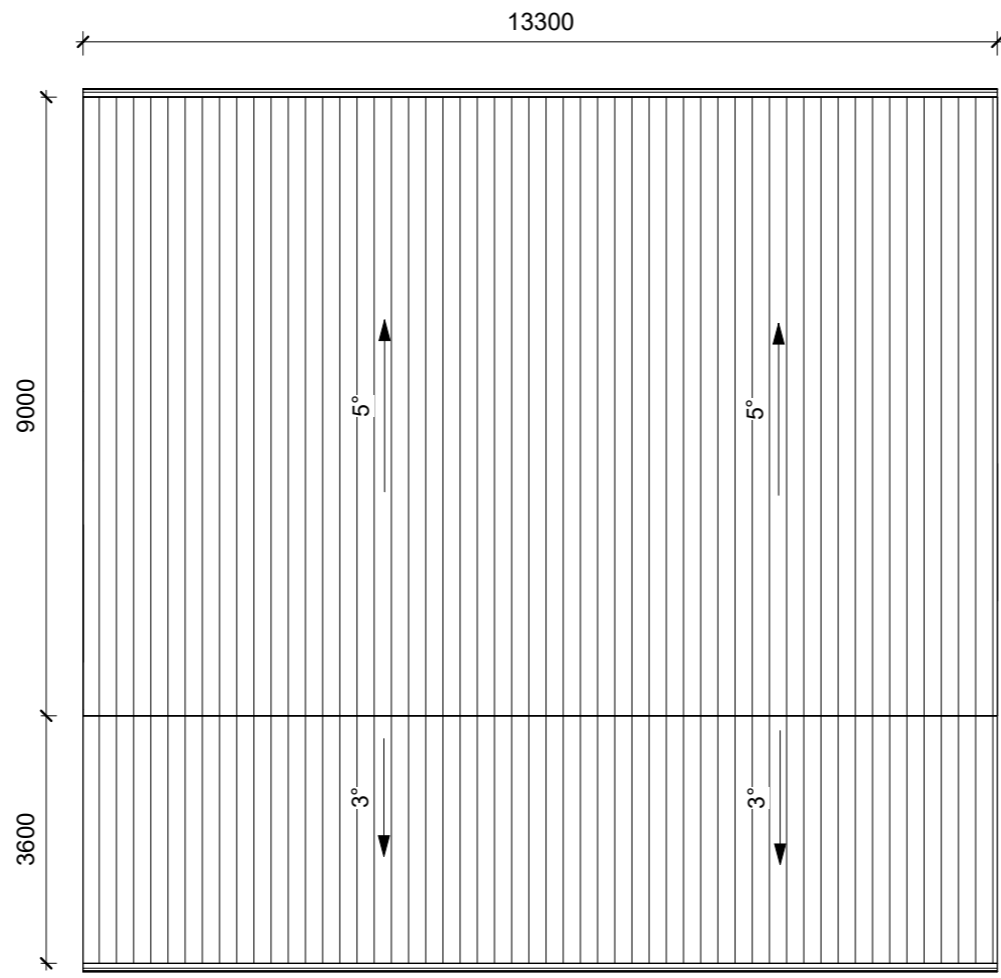
Existing GFA: approx. 746 m<sup>2</sup> (existing dwelling & sheds)  
 Proposed GFA: 120 m<sup>2</sup> (proposed granny flat)  
 Total Site Area: 13,550 m<sup>2</sup>  
 Site Coverage: approx. 6.4 %

<b>PROPOSED GRANNY</b>	FOR: <b>BEN TRACY</b>	DRAWN BY: <b>Author</b>	DATE: <b>27/02/2026</b>	ISSUE:	<b>GENERAL NOTES</b> Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drawing author.	<b>DRAWN BY:</b> <b>SEBASTIAN.</b>	<small>ARCHIBUILD@GMAIL.COM +61 0431172098</small>
	LOT NO: 163 roxwell st Ellen grove	SCALE: <b>1 : 500</b>	JOB No:	SHEET No: <b>A101</b>			
	SUBURB: 163 roxwell st Ellen grove	SHEET TITLE: <b>Unnamed</b>					
	COUNCIL:						



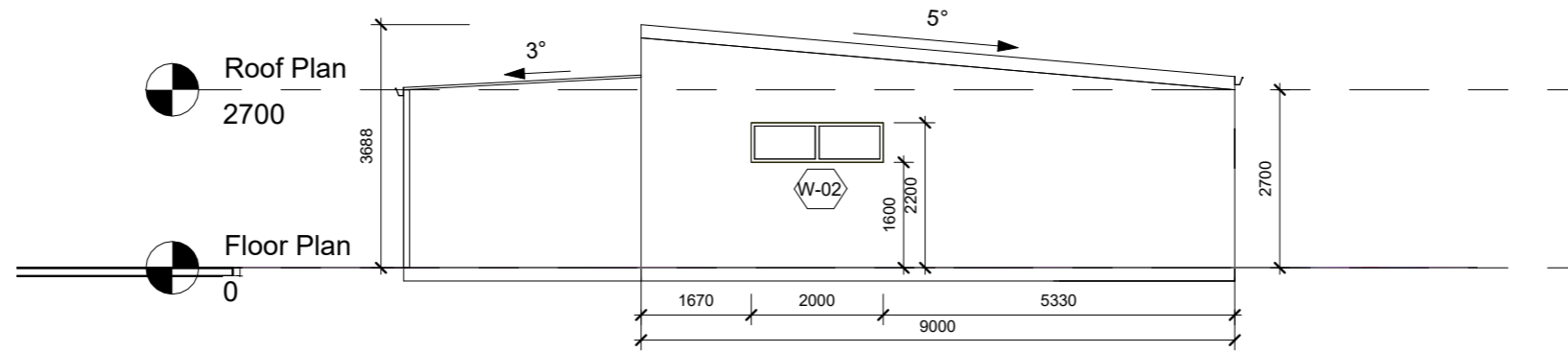
**1** Floor Plan  
1 : 100

<b>PROPOSED GRANNY</b>	FOR: <b>BEN TRACY</b>	DRAWN BY: <b>Author</b>	DATE: <b>27/02/2026</b>	ISSUE:	<b>GENERAL NOTES</b> Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drawing author.	DRAWN BY: <b>SEBASTIAN.</b>
	LOT NO: 163 roxwell st Ellen grove	SCALE: <b>1 : 100</b>	JOB No:	SHEET No: <b>A102</b>		
	SUBURB: 163 roxwell st Ellen grove	SHEET TITLE: <b>Unnamed</b>				
	COUNCIL:					

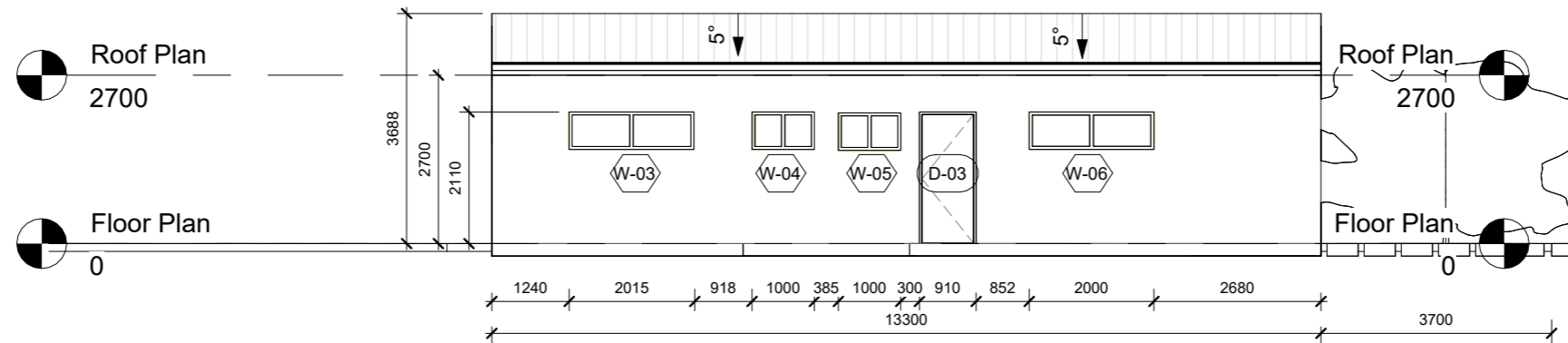


**1** Roof Plan  
1 : 100

<b>PROPOSED GRANNY</b>	FOR: <b>BEN TRACY</b>	DRAWN BY: <b>Author</b>	DATE: <b>27/02/2026</b>	ISSUE:	<b>GENERAL NOTES</b> Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drawing author.	DRAWN BY: <b>SEBASTIAN.</b>	ARCHIBUILD@GMAIL.COM +61 0431172098
	LOT NO: 163 roxwell st Ellen grove	SCALE: <b>1 : 100</b>	JOB No:	SHEET No: <b>A103</b>			
	SUBURB: 163 roxwell st Ellen grove	SHEET TITLE: <b>Unnamed</b>					
	COUNCIL:						

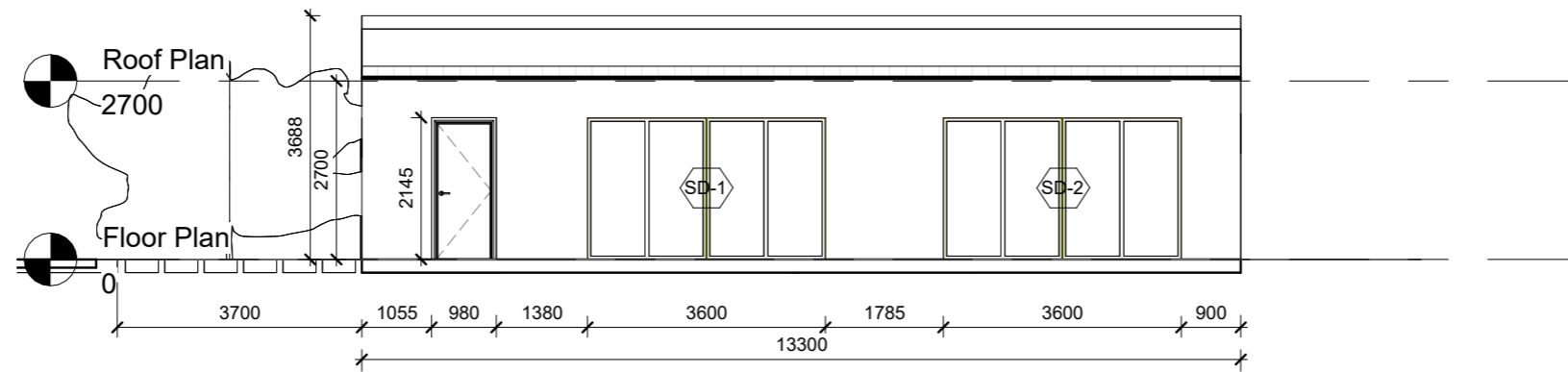


**1 North Elevation**  
1 : 100

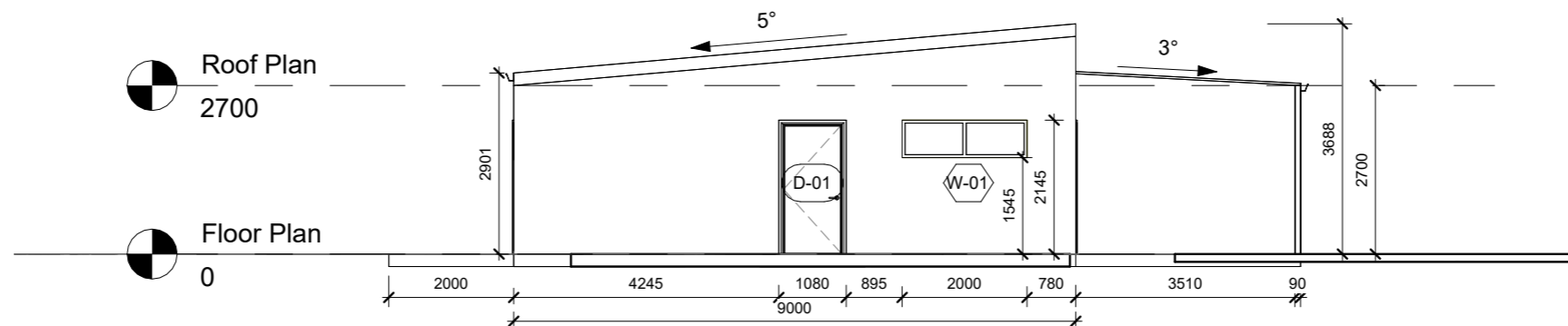


**2 East Elevation**  
1 : 100

<b>PROPOSED GRANNY</b>	FOR: <b>BEN TRACY</b>	DRAWN BY: <b>Author</b>	DATE: <b>27/02/2026</b>	ISSUE:	<b>GENERAL NOTES</b> Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drawing author.	DRAWN BY: <b>SEBASTIAN.</b>	ARCHIBUILD@GMAIL.COM +61 0431172098
	LOT NO: 163 roxwell st Ellen grove	SCALE: <b>1 : 100</b>	JOB No:	SHEET No: <b>A104</b>			
	SUBURB: 163 roxwell st Ellen grove	SHEET TITLE: <b>Unnamed</b>					
	COUNCIL:						

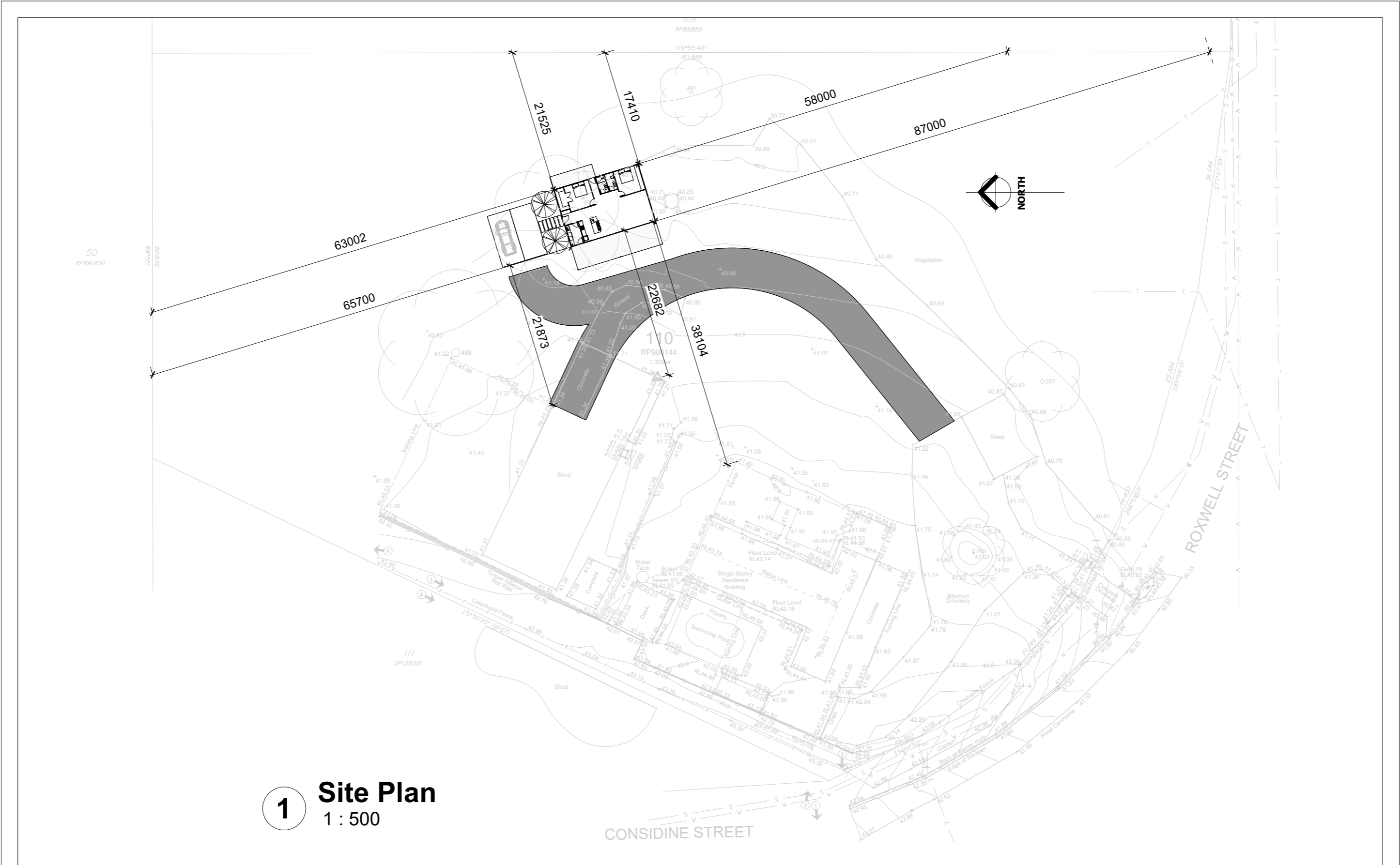


**1 West Elevation**  
1 : 100



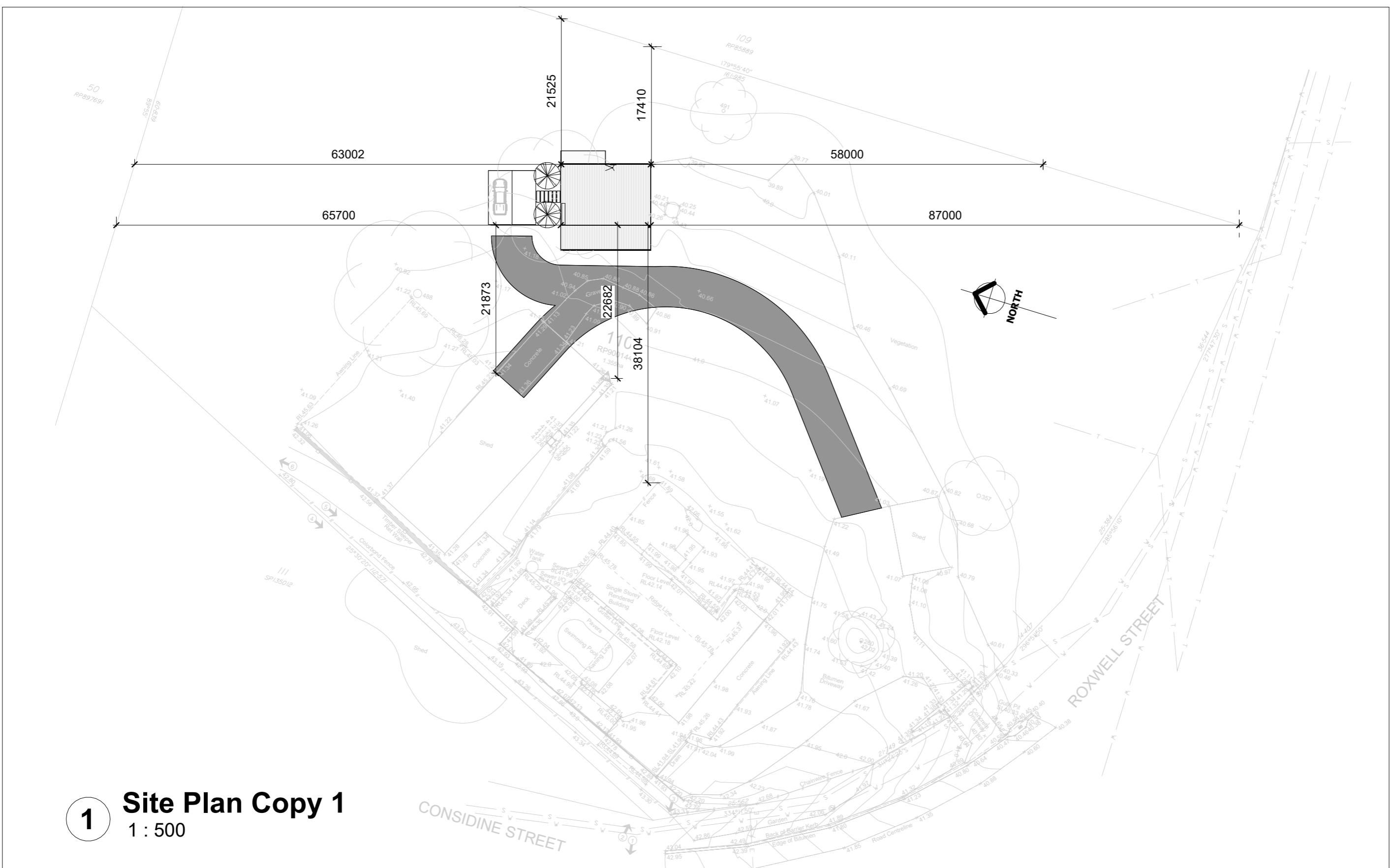
**2 South Elevation**  
1 : 100

<b>PROPOSED GRANNY</b>	FOR: <b>BEN TRACY</b>	DRAWN BY: <b>Author</b>	DATE: <b>27/02/2026</b>	ISSUE:	<b>GENERAL NOTES</b> Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drawing author.	DRAWN BY: <b>SEBASTIAN.</b>	ARCHIBUILD AU@GMAIL.COM +61 0431172098
	LOT NO: 163 roxwell st Ellen grove	SCALE: <b>1 : 100</b>	JOB No:	SHEET No: <b>A105</b>			
	SUBURB: 163 roxwell st Ellen grove	SHEET TITLE: <b>Unnamed</b>					
	COUNCIL:						



**1** Site Plan  
1 : 500

<b>PROPOSED GRANNY</b>	FOR: <b>BEN TRACY</b>	DRAWN BY: <b>Author</b>	DATE: <b>27/02/2026</b>	ISSUE:	<b>GENERAL NOTES</b> Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drawing author.	<b>DRAWN BY:</b> <b>SEBASTIAN.</b>	<small>ARCHIBUILD@GMAIL.COM +61 0431172098</small>
	LOT NO: 163 roxwell st Ellen grove	SCALE: <b>1 : 500</b>	JOB No:	SHEET No: <b>A107</b>			
	SUBURB: 163 roxwell st Ellen grove	SHEET TITLE: <b>Unnamed</b>					
	COUNCIL:						



1

**Site Plan Copy 1**  
1 : 500

<b>PROPOSED GRANNY</b>	FOR: <b>BEN TRACY</b>	DRAWN BY: <b>Author</b>	DATE: <b>27/02/2026</b>	ISSUE:	<b>GENERAL NOTES</b> Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drawing author.	<b>DRAWN BY:</b> <b>SEBASTIAN.</b>	<small>ARCHIBUILD@GMAIL.COM +61 0431172098</small>
	LOT NO: 163 roxwell st Ellen grove	SCALE: <b>1 : 500</b>	JOB No:	SHEET No: <b>A108</b>			
	SUBURB: 163 roxwell st Ellen grove	SHEET TITLE: <b>Unnamed</b>					
	COUNCIL:						