

SEPP No1 **GRANNY Flats**



GRANNY FLATS

All models ^{net} **60m²** Internal

Enviro Solar Homes by design





Domus no 1

This Design is for a narrow site where the Living room Glazed Wall faces toward the north

This Design complies as a Granny Flat

A Graceful and Fully Equipped One Bedroom Home, Domus has a raked ceiling in the Living Spaces. Domus features a full sized Kitchen, a Walk in Robe, plenty of storage and a Bedroom fit for a King (bed)



Raked Ceiling and Timber Vinyl Flooring



Licence No: 238408C

Domus no 1

Includes:

A Full Size Kitchen

and a

Potential loft Space

Net Floor Area: 60 m²

- Window Glass splashback,
- Island Bench, Stone Tops,
- Drawer (soft close) systems under bench Oven
- Overhead Cupboards,
- European Appliances,
- Full height Pantry,
- Room for, and Water to, a 2 door Fridge Space





Brunswick

Model 2.2

An ENVIRO-SOLAR Home

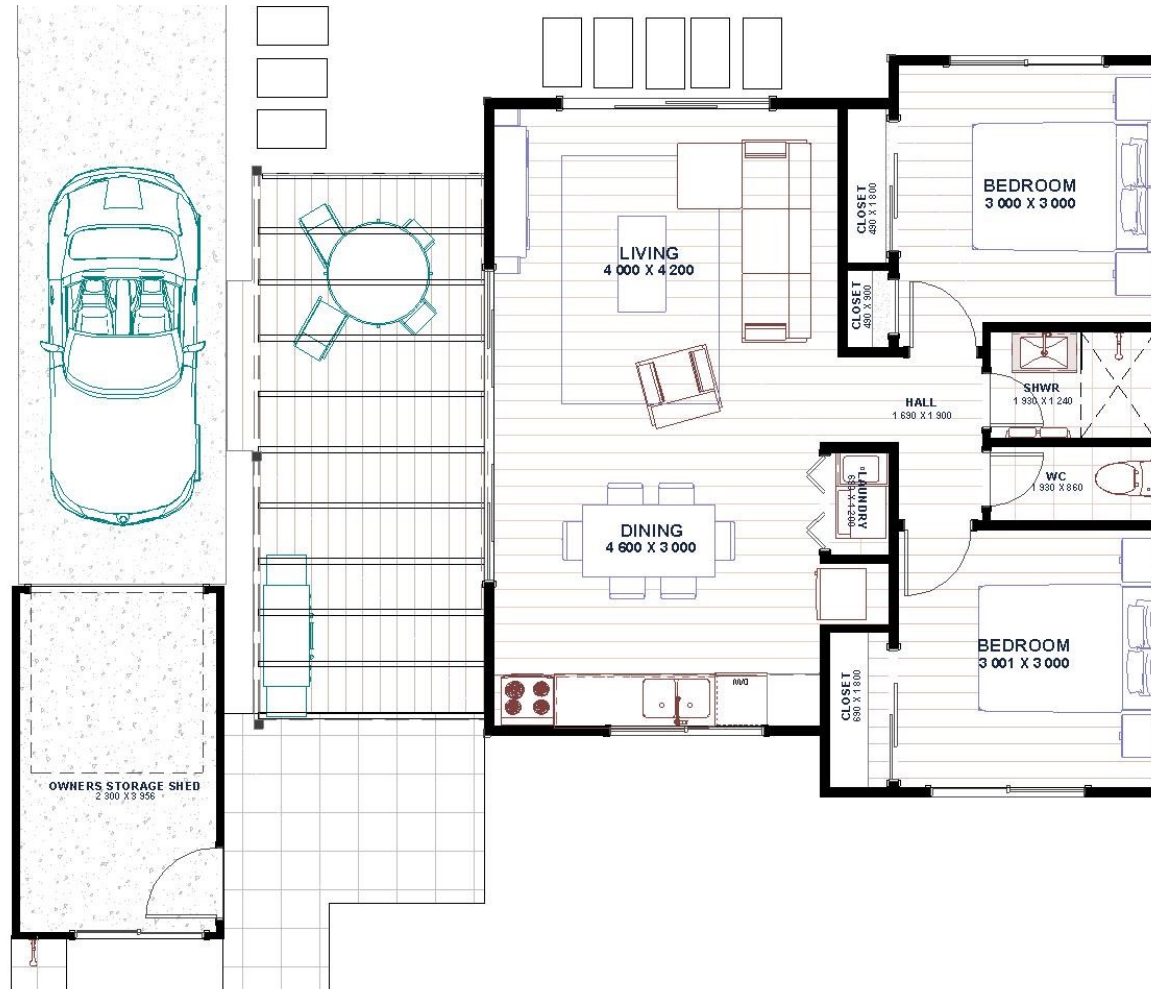
Utilising our ENERGY PACK technologies

- Home Solar Power System: 3kw > 10kw
- Reduced Air Loss = Reduced Energy Use, by Improving air seals in the building 'wrap'
- Thermal mass and controlled air / sun access
- Special reflective and conductive insulations.
- Hot Water Powered from the Solar Array

A 2 Bedroom HOME

Brunswick

Model 2.2



Floor Area: 60 m² Net floor area

Length: 16.2 m Width: 10.2 m

IN FILL HOUSING
Compatible Style

A Secondary Dwelling addition located on the laneway access of an existing Traditional Home in a village setting.

Designed as a Guest House or Retreat this home is suitable for full time occupation or as a first stage in a larger project.





Treehouse

Model 1.2



A 2 Bedroom HOME

A Comfortable Two bedroom home that can be elevated for flood or slope with Garage and Laundry Under

Verandah + Deck shown for 2 storey



Area: 85.3m²

G.F.A: 60.0 m²

Length: 12.5 m

Width: 8.8 m

Lot Width: 11.8 m

Lot Depth: 20.0 m

Complies with SEPP1 new

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STOCK Plan



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Domus

Model 2.2



A Comfortable 2 bed Home with
High ceilings and Lots of Light
Fits Queen or King Bed
2nd Queen Bedroom or Study
What more can we say....?



Area: 60.0 m²

Length: 8.6 m

Width: 7.2 m

Lot Width: 10.0 m

Lot Depth: 20.0 m

Complies with SEPP1 new

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STOCK Plan



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Simplicity Itself

Cotton 1.2

This Design adds a bedroom module and evolves into a stand alone home. The carport is an available option .



Cotton 1.2

Two Bed Home



By adding a Bedroom Module this version becomes a substantial Home
A Choice of Roof Styles : Flat' Skillion or Gable are available
A Pergola and Carport are options

Net Floor Area: 60 m²

An ENVIRO-SOLAR Home

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MODULAR ... ADD ON SYSTEM Pavilion Style

Complies with SEPP1 NEW

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STOCK Plan



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Beach Bure

Model 1.3

Compact plan accommodates 6 people
 The ergonomic use of space minimizes waste and allows for a 3 bedroom home in only 60m² of net Floor space A
 Choice of Roof Styles is available

This Design complies as a Granny Flat !!

Beach Bure

Model 1.3

Three Bed Granny Flat
Or
A Holiday House

Net Floor Area: 60 m²

A Practical 3 bedroom Home with 2 bathrooms, High Ceilings and LED Lights Bi-Folds, and Porch Deck are options. Bedroom shown with Queen size bed Second bed is shown with a Double size Third with a convertible couch Sleeps 6

STOCK Plan



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'Industrial' but a CLASS ACT

Sailfish 1.2

This Design .is perfect for a home with office that can be used on occasion as a second bedroom



Sailfish 1.2



Two Bed Home

A Choice of Roof Styles, Skillion
or Gable, is available
Room for a large 2 door fridge

Net Floor Area: 60 m²

An ENVIRO-SOLAR Home

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STOCK Plan



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Alternate 'SKILLION' Roof and Facade

Blue Box

Model 2.2

A compact plan with High ceilings and Traditional beach-house Roof Style

< picture on left: As with all designs the roof style is optional, here we see the same model with a skillion roof

These homes can be built on sloping or flood prone sites using Bearer and Joist structure in steel or timber.

Blue Box

Model 2.2



A Two Bedroom HOME

Floor Area: 60 m²

Length: 9.4 m Width: 7.5 m

A Two bedroom Home or Granny Flat with High (2.6 m) Ceilings
Area excludes the Patio and Roof
A single Garage can be added
Complies with SEPP1
The NSW Granny flat code

STOCK Plan



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Complies with SEPP1 new

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Oceania

GRANNY FLAT Model 1.1

A Secondary Dwelling addition on a Steeply sloping site as a Guest House or Retreat.

This Design features a Turfed Roof Garden to retain the existing Residence's Privacy and view s out over the Ocean.

Oceania

Model 1.1

Net Floor Area: 60 m²

Length: 16.2 m Width: 9.4 m

A One Bed Guest House

An ENVIRO-SOLAR Home

Utilising our ENERGY PACK technologies

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- Reduced Air Loss = Reduced Energy Use, by Improving air seals in the building 'wrap'
- Thermal mass and controlled air / sun access
- Special reflective and conductive insulations.
- Hot Water Powered from the Solar Array



Complies with SEPP1 NSW

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STOCK Plan

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homes

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Fully Self Contained Living



Cabin model 2

This Design offers a well proportioned and practical solution for self contained living.
(plan can be mirror-reversed)
Two Big bedrooms for permanent living

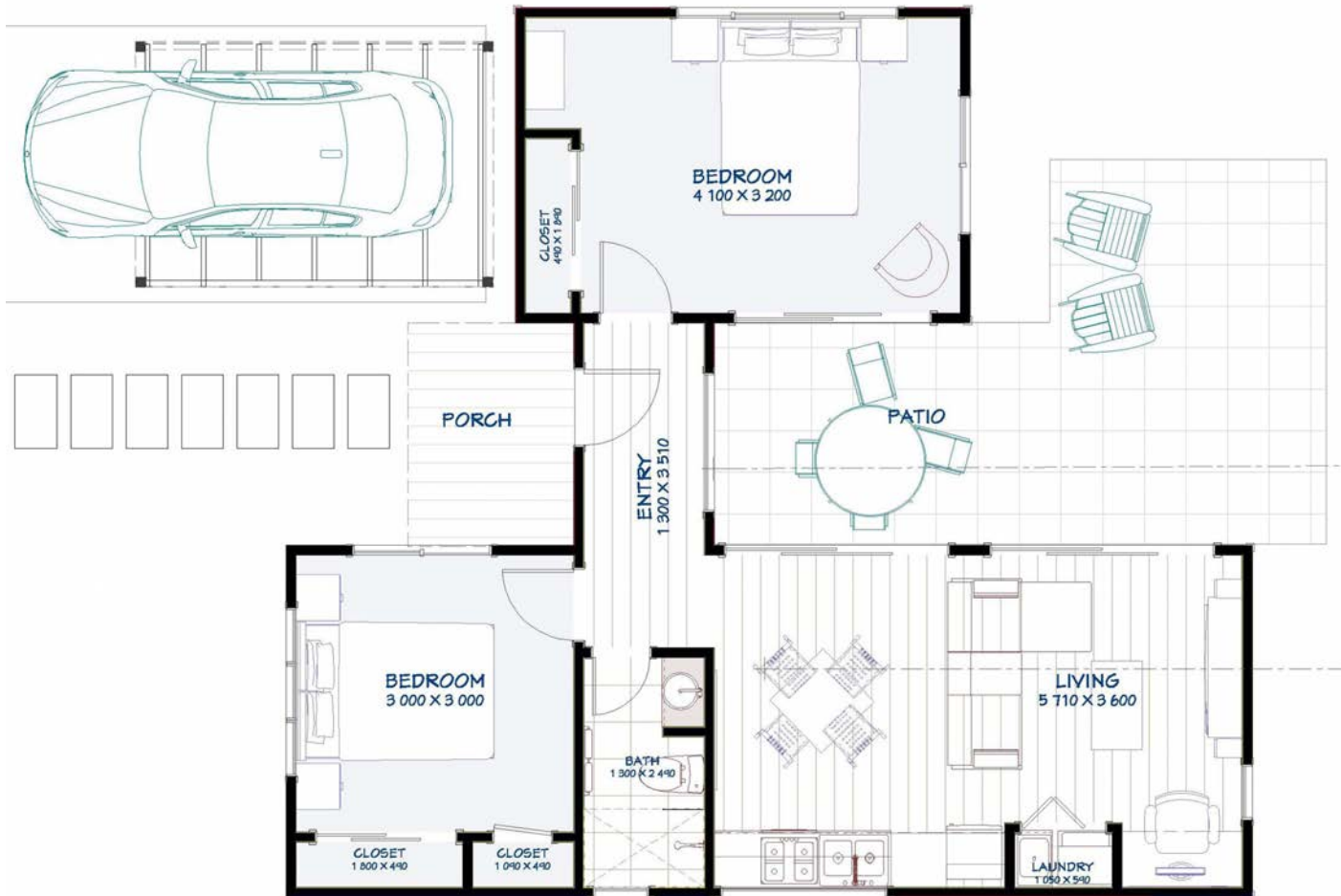
Cabin

Model 2.2



A 2 Bedroom HOME

By Adding a Bedroom Module the base model becomes a 2 bedroom Home
The extra Bedroom will fit a King size Bed
Bedrooms shown with Queen size beds
Custom Layouts can be created.



Area: 60.0m²

Length: 10.3 m

Width: 9.6 m

Lot Width: 11.4 m

MODULAR ... ADD ON SYSTEM Pavilion Style

Complies with SEPP1 NEW

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