



## DEVELOPMENT APPLICATION SET OF A SECONDARY DWELLING AT:

190 VICTORIA ROAD, PUNCHBOWL NSW 2196  
LOT 2, DP 125203

## DRAWING LIST

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CLIENT

STEVEN FAJLOUN

LOT 2, DP 125203

190 VICTORIA ROAD, PUNCHBOWL NSW 2196

DRAWING TITLE

General Arrangements

COVER PAGE

A3

PROJECT

DEVELOPMENT APPLICATION SET

CONSTRUCTION OF A SECONDARY DWELLING

MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528

www.mastergrannyflats.com.au

design@mastergrannyflats.com.au



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REVISION	DESCRIPTION	DATE	DRAWN
P01	PRELIMINARY DRAFT	17.01.2025	JV
P02	PRELIMINARY DRAFT	28.01.2025	JV
DA01	ARCHITECTURE SET	12.02.2025	JV
DA02	ARCHITECTURE SET	19.02.2025	JV

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JV

19.02.2025

PROJECT No

C24-0009262

DRAWING No

DA 0000

REVISION

DA02

GENERAL NOTES

-DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY. IF IN DOUBT, ASK.

-THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THE OWNER OR CONTRACTOR.

-ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIAN AND THE AUSTRALIAN STANDARDS LISTED .

AS 1288 - 1994 GLASS IN BUILDINGS - SELECTION AND INSTALLATION

AS 1562 - 1992 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING

AS 1684 - 2010 NATIONAL TIMBER FRAMING CODE

AS 2049 - 1992 ROOF TILES

AS 2050 - 1995 INSTALLATION OF ROOF TILES

AS 2870 - 1996 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION

AS/NZS 2904 - 1995 DAMP-PROOF COURSES AND FLASHINGS

AS 3600 - 1994 CONCRETE STRUCTURES

AS 3660 - 2004 BARRIERS FOR SUBTERRANEAN TERMITES

AS 3700 - 1998 MASONRY IN BUILDINGS

AS 3740 - 2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS

AS 3786 - 1993 SMOKE ALARMS

AS 4055 - 1992 WIND LOADINGS FOR HOUSING

AS 4100 - 1996 STEEL STRUCTURES

-THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY SOIL, STRUCTURAL AND CIVIL ENGINEERING CALCULATIONS AND DRAWINGS.

-ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

-SAFETY GLAZING TO BE USED IN THE FOLLOWINGS CASES -

i) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR

ii) BATHROOMS - WITHIN 1500mm VERTICAL OF THE BATH BASE

iii) FULLY GLAZED DOORS

iv) SHOWER SCREENS

v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL

vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, AND ARE TO BE VERIFIED WITH SAME. FLASHING ALL ROOF.

-TILED DECKS OVER LIVABLE AREAS ARE TO BE, IN THE FOLLOWING ORDER

-OVER THE FLOOR JOISTS : 19mm COMPRESSED FIBRE CEMENT SHEET, WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SEED WITH A DFT OF 1300 MICRON, INSTALLED TO MANUF. SPECIFICATIONS, AND FLOOR TILES OVER, ALL CORNERS TO HAVE 20mm MASTIC SEALANT UNDER THE PARCHEM EMERPROOF 750.

-FOOTINGS ARE TO BE WHOLLY WITHIN TITLE BOUNDARIES AND ARE NOT TO ENCROACH EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

-ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.

-ALL WET AREAS TO COMPLY WITH BCA 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

-PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.

-SUB-FLOOR VENTILATION MINIMUM 7500mm/sq FOR EXTERNAL WALLS AND 1500mm/sq FOR INTERNAL WALLS BELOW BEARER.

-THERMAL INSULATION TO BE PROVIDED TO ACHIEVE MINIMUM REQUIREMENTS AS SPECIFIED BY LICENSED ASSESSOR.

-STAIR REQUIREMENTS : MIN. TREAD 240mm, MIN. RISER 115mm, MAX. RISER 190mm, SPACE BETWEEN OPEN TREADS MAX. 125mm. TREADS TO BE NON SLIP SURFACE.

-BALUSTRADES : MIN. 1000mm ABOVE LANDINGS WITH MAX. OPENING OF 125mm AND IN ACCORDANCE WITH BCA 3.9.2

-FOR STAINLESS STEEL BALUSTRADE, REFER TO Table 3.9.2.1 (WIRE BALUSTRADE CONSTRUCTION - REQUIRED WIRE TENSION AND MAXIMUM PERMISSIBLE DEFLECTION) OF THE BCA.

-THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGH-OUT CONSTRUCTION.

-SMOKE DETECTORS (refer electrical layout plans), TO BE HARD WIRED WITH EMERGENCY BACK-UP AND COMPLY WITH AS 3786.

-PROVIDE LIFT OFF HINGES, OPEN OUT DOOR OR MIN 1200mm CLEARANCE FROM DOOR TO PAN IN WATER CLOSETS.

-EXHAUST FANS FROM SANITARY COMPARTMENTS ARE TO BE DUCTED EXTERNALLY OR TO A VENTED ROOF SPACE IN COMPLIANCE WITH AS 1668.2

-THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS.

-THESE PLANS ARE PROTECTED BY COPY RIGHT AND ARE THE PROPERTY OF THE AUTHOR.

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 17032505

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. It is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/05/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Wednesday, 12 February 2025  
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary			
Project name	190 Victoria Rd, Punchbowl		
Street address	190 VICTORIA ROAD PUNCHBOWL, 2198		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	Deposited Plan DP12503		
Lot no.	2		
Section no.	-		
Project type	dwelling house (detached) - secondary dwelling		
No. of bedrooms	2		
Project score			
Water	✓ 41	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 71	Target 68	
Materials	✓ 31	Target 30	

Certificate Prepared by

Name / Company Name: DAVID BUILDING GROUP PTY LIMITED

ABN (if applicable):

Description of project

Project address	
Project name	190 Victoria Rd, Punchbowl
Street address	190 VICTORIA ROAD PUNCHBOWL, 2198
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP12503
Lot no.	2
Section no.	-
Project type	
Project type	dwelling house (detached) - secondary dwelling
No. of bedrooms	2
Site details	
Site area (m²)	919
Roof area (m²)	106
Conditioned floor area (m²)	53.7
Unconditioned floor area (m²)	6.3
Total area of garden and lawn (m²)	100
Roof area of the existing dwelling (m²)	92
Number of bedrooms in the existing dwelling	3

Assessor details and thermal loads		
NemERS assessor number	n/a	
NemERS certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m²/year)	n/a	
Area adjusted heating load (MJ/m²/year)	n/a	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 71	Target 68
Materials	✓ 31	Target 30

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on COCDC plans & specs	Certifier check
Features			
The applicant must install showerheads with a maximum rating of 6 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests in all showers in the development.		✓	✓
The applicant must install a cold flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 106.48 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private drain).		✓	✓
The applicant must connect the rainwater tank to:		✓	✓
• at least one in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with possible water supply.)		✓	✓

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
Internal wall (cladred with garage plasterboard). Note: timber - R2 treated softwood.	7.2	n/Rotiglass bats or n/R	n/R	
Internal wall (plasterboard; frame: timber - R2 treated softwood).	35.28	R/Rotiglass bats or n/R	n/R	
Ceiling and roof - flat ceiling - pitched roof - tiled - concrete flat, timber - R2 treated softwood.	106.48	ceiling: 4.5 (flat), roof: batt-sarking ceiling. Rotiglass bats or n/R, roof: batt-sarking	n/R	roof space ventilation: unventilated: roof colour: medium (note: absorbance < 0.40) (R); ceiling area fully insulated

- Note: • Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
- Note: • If the additional ceiling insulation listed in the table above is greater than R5.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
- Note: • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
- Note: • Thermal loads must be installed in metal framed walls and applicable north in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments

Thermal Performance and Materials commitments	Show on DA plans	Show on COCDC plans & specs	Certifier check
<b>Ceiling fans</b> The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.	✓	✓	✓

Thermal Performance and Materials commitments

Thermal Performance and Materials commitments	Show on DA plans	Show on COCDC plans & specs	Certifier check
<b>Glazed windows, doors and skylights</b> The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshading specifications must be satisfied for each glazed window and door. The dwelling may have 1 skylight (not 2 square metres) which is not listed in the table. The following requirements must also be satisfied in relation to each window and glazed door: • The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table. • Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 2 square metres (for 1 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshading
North facing					
W04	595.00	962.00	aluminium, single glazed (U-value <=5, SHGC: 0.60 - 0.74)	save 450 mm, 60 mm above head of window or glazed door	not overshaded
W03	1020.00	1791.00	aluminium, single glazed (U-value <=5, SHGC: 0.60 - 0.74)	save 450 mm, 60 mm above head of window or glazed door	not overshaded
W06	595.00	724.00	aluminium, single glazed (U-value <=5, SHGC: 0.60 - 0.74)	save 450 mm, 60 mm above head of window or glazed door	not overshaded
W05	595.00	1791.00	aluminium, single glazed (U-value <=5, SHGC: 0.60 - 0.74)	save 450 mm, 60 mm above head of window or glazed door	not overshaded

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshading
East facing					
W03	1020.00	1791.00	aluminium, single glazed (U-value <=5, SHGC: 0.60 - 0.74)	save 450 mm, 60 mm above head of window or glazed door	not overshaded
D03	2109.00	1816.00	aluminium, single glazed (U-value <=5, SHGC: 0.60 - 0.74)	save 450 mm, 60 mm above head of window or glazed door	not overshaded
South facing					
W02	1020.00	1200.00	aluminium, single glazed (U-value <=5, SHGC: 0.60 - 0.74)	save 450 mm, 60 mm above head of window or glazed door	not overshaded
W01	1800.00	860.00	aluminium, single glazed (U-value <=5, SHGC: 0.60 - 0.74)	save 450 mm, 60 mm above head of window or glazed door	not overshaded
W05	595.00	1791.00	aluminium, single glazed (U-value <=5, SHGC: 0.60 - 0.74)	save 450 mm, 60 mm above head of window or glazed door	not overshaded
West facing					
W01	1800.00	860.00	aluminium, single glazed (U-value <=5, SHGC: 0.60 - 0.74)	save 450 mm, 60 mm above head of window or glazed door	not overshaded

Energy Commitments	Show on DA plans	Show on COCDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase air-conditioning - non ducted. Energy rating: 6 star (average zone). The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase air-conditioning - non ducted. Energy rating: 6 star (average zone). The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to lapside or roof. Operation control: manual switch on/off Kitchen: individual fan, ducted to lapside or roof. Operation control: manual switch on/off Laundry: individual fan, ducted to lapside or roof. Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on COCDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s/toilet(s)) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on COCDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development must be issued.

CLIENT

STEVEN FAJLOUN

LOT 2, DP 125203  
190 VICTORIA ROAD, PUNCHBOWL NSW 2196

PROJECT

DEVELOPMENT APPLICATION SET  
CONSTRUCTION OF A SECONDARY DWELLING

DRAWING TITLE

General Arrangements

GENERAL COMMITMENTS

SHEET SIZE

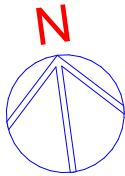
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REVISION DESCRIPTION DATE DRAWN SCALE DRAWN CHECKED DATE

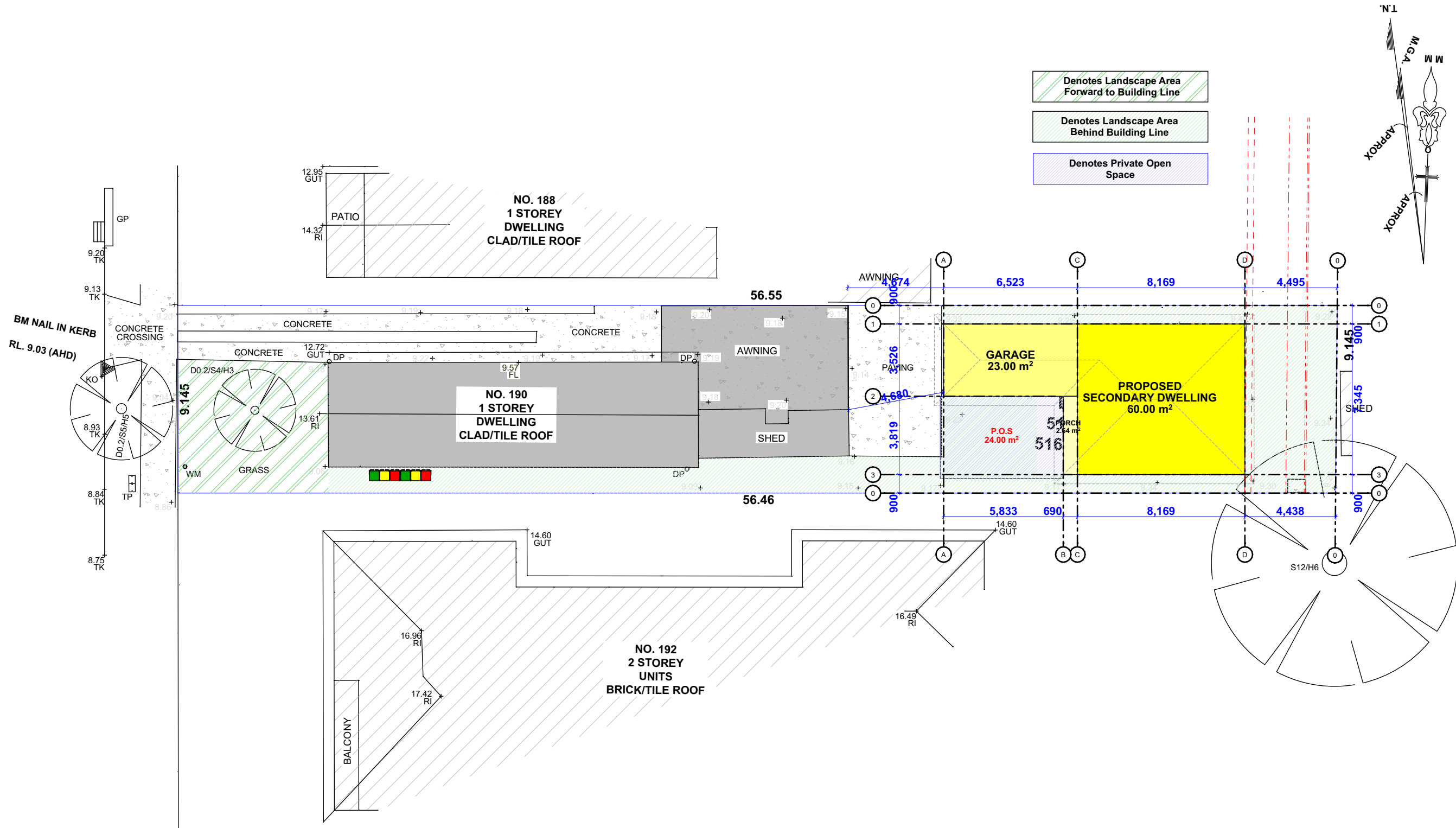
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PROJECT No DRAWING No REVISION

C24-0009262 DA 0001 DA02

VICTORIA ROAD



1

SITE & LANDSCAPE PLAN

1:200

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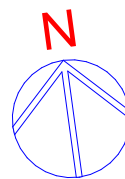
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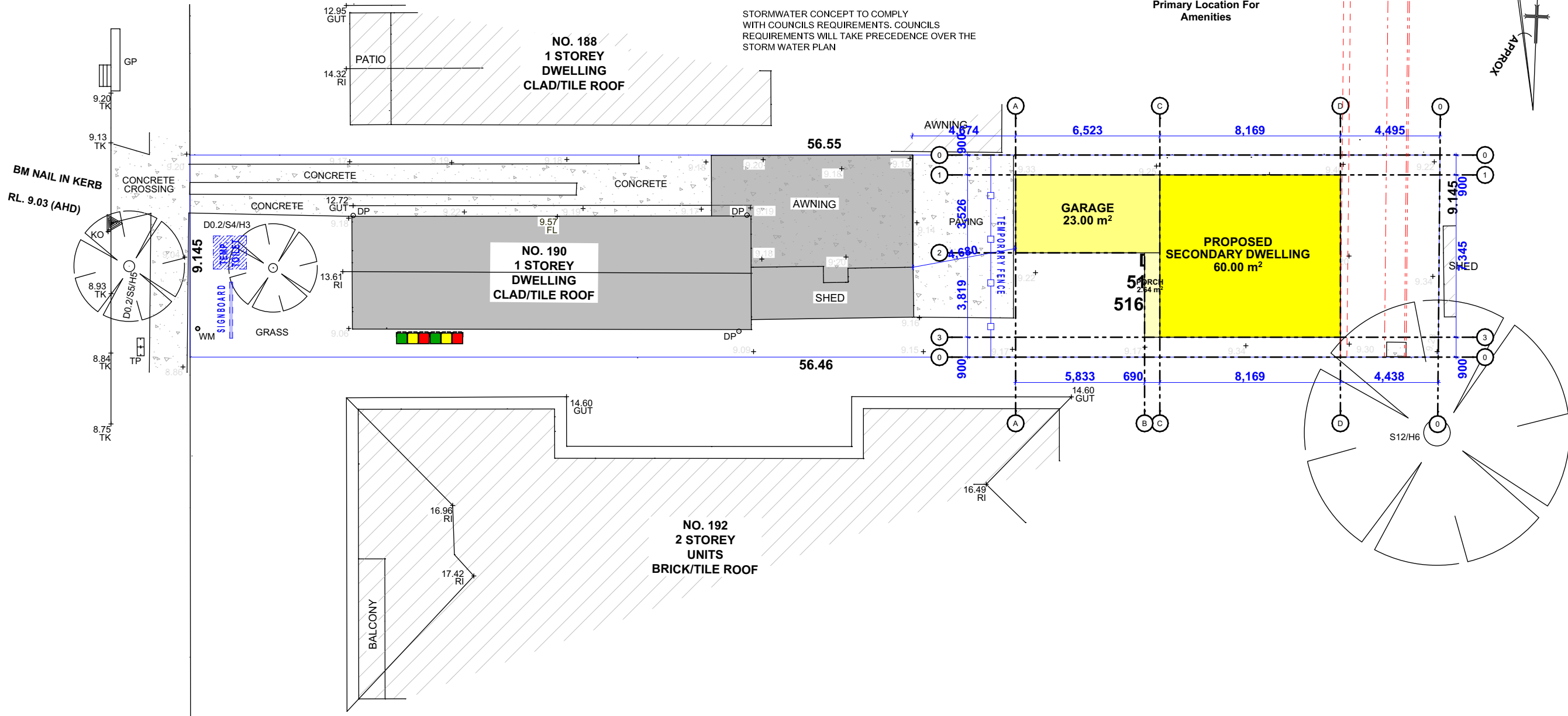
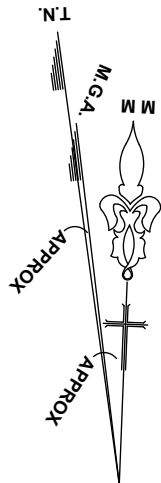
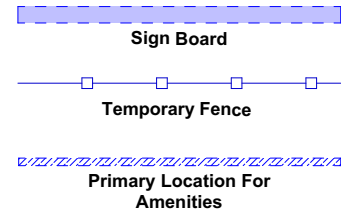
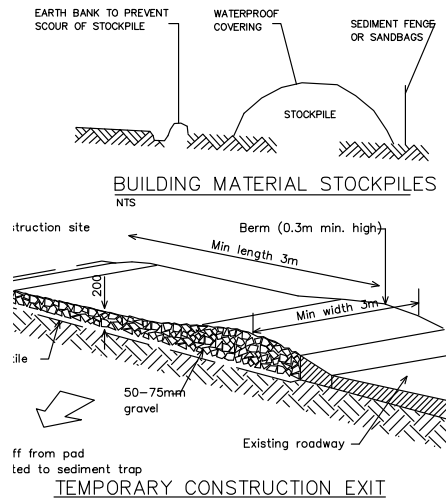
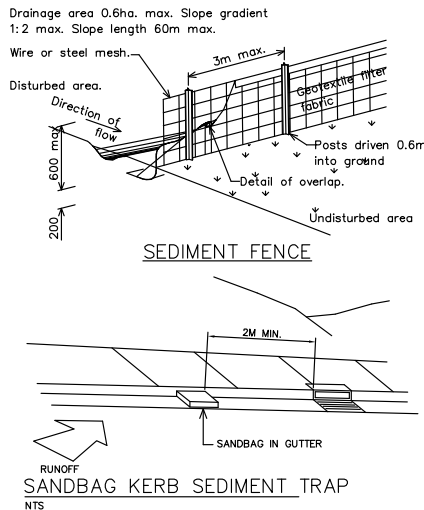
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PROJECT No DRAWING No REVISION

C24-0009262 DA 0400 DA02

VICTORIA ROAD

- LEGEND
- STOCKPILES
  - GEOTEXTILE FABRIC FILLED WITH GRAVEL
  - SILT FENCE
  - WATER DIVERSION (Earth Mound)
  - GRAVEL ACCESS
  - STORMWATER PIT



4

SEDIMENT CONTROL PLAN

1:200

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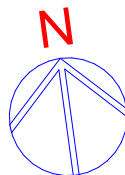
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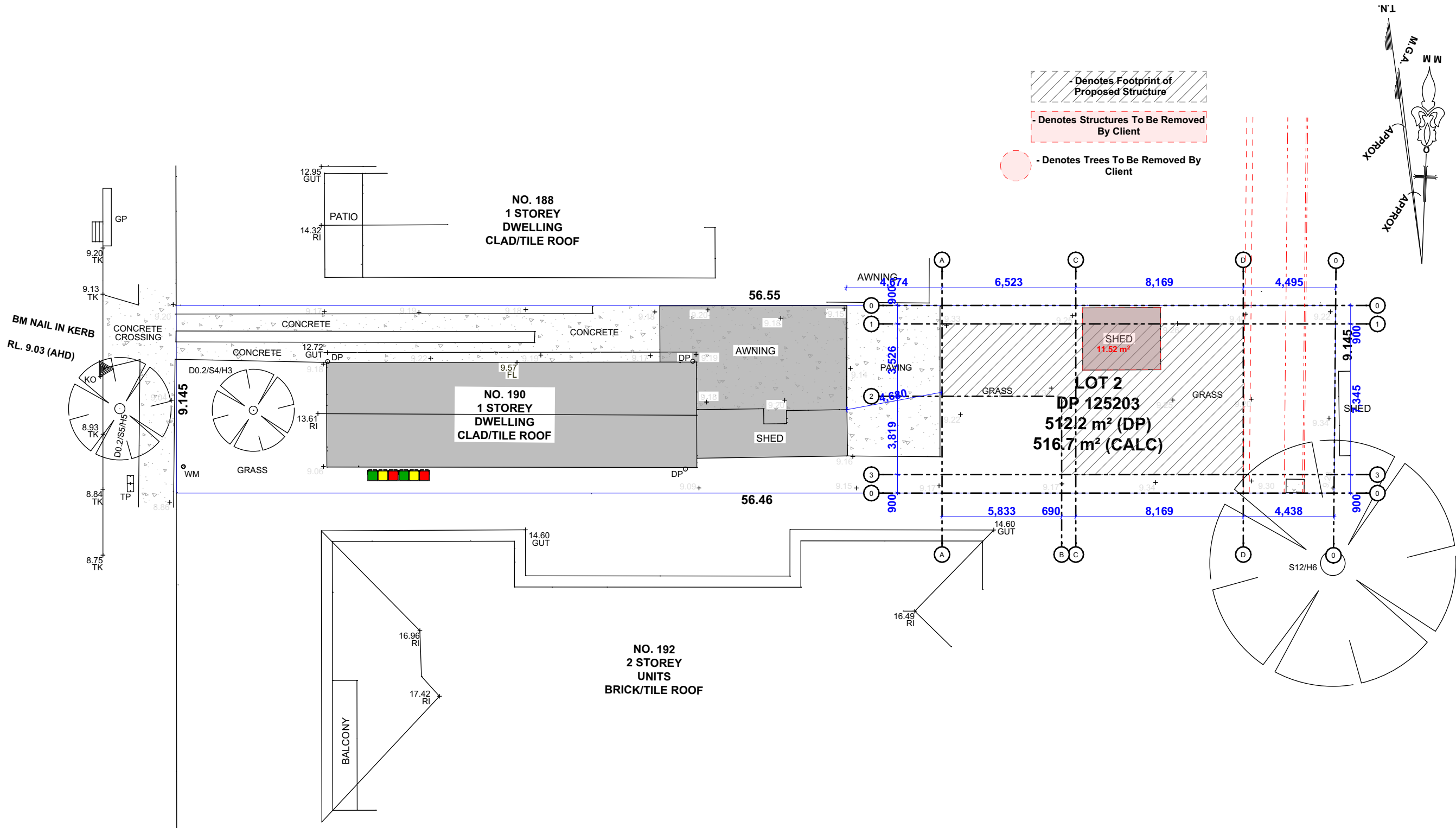
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VICTORIA ROAD



1

DEMOLITION PLAN

1:200

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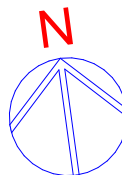
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PROJECT No DRAWING No REVISION

C24-0009262 DA 0402 DA02

COMPLYING DEVELOPMENT APPLICATION TABLE (SEPP 2021 HOUSING)

CLAUSE	REQUIRED	PROPOSED	COMPLIES
2 SITE & LOT REQUIREMENTS	- At least 12m frontage and between 450m <sup>2</sup> - 900m <sup>2</sup>	- 9.1m Frontage - Site Area 512.2m <sup>2</sup>	N Y
3 MAX SITE COVERAGE	- 50% of the area if the lot has an area between 450m <sup>2</sup> & 900m <sup>2</sup>	- 32.92% (total 168.61m <sup>2</sup> / 512.2m <sup>2</sup> ) - Existing main dwelling: 92.39m <sup>2</sup> Shed: 16.22m <sup>2</sup> - Secondary dwelling: 60m <sup>2</sup>	Y
4 MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	- 60m <sup>2</sup> floor area of secondary dwelling - Maximum floor area of Principal Dwelling, Secondary Dwelling, Carport/ Garage area: 380m <sup>2</sup> for lots 600m <sup>2</sup> - 900m <sup>2</sup>	- 92.39m <sup>2</sup> Existing Dwelling - 16.22m <sup>2</sup> Shed - 60m <sup>2</sup> Proposed Secondary Dwelling - <b>Total: 168.61m<sup>2</sup></b>	Y
6 BUILDING HEIGHT	- 4.5m max from NGL	- 3.8m Proposed Building Height	Y
9 SETBACKS FROM SIDE BOUNDARIES	- 0.9m if the lot has an area of 450m <sup>2</sup> - 900m <sup>2</sup>	- 0.9m & 1.7m	Y
10 SETBACKS FROM REAR BOUNDARIES	- 3m if the lot has an area of 450m <sup>2</sup> - 900m <sup>2</sup>	- 4.4m	Y
16 LANDSCAPED AREA	- 20% if the lot has an area of 450m <sup>2</sup> - 600m <sup>2</sup>  - 50% of landscaped area to be located behind building line	-Total Landscape Area: 36.09% (total 184.86m <sup>2</sup> / 512.2m <sup>2</sup> )  - Landscaping Behind Building Line: 74.4% (137.58m <sup>2</sup> / 184.86m <sup>2</sup> )	Y
17 PRIVATE OPEN SPACE	- 24m <sup>2</sup> of P.O.S P.O.S to be directly accessible and adjacent from a habitable room other than a bedroom and is 4m wide and not steeper than 1 in 50 grade	- 24m <sup>2</sup>	Y

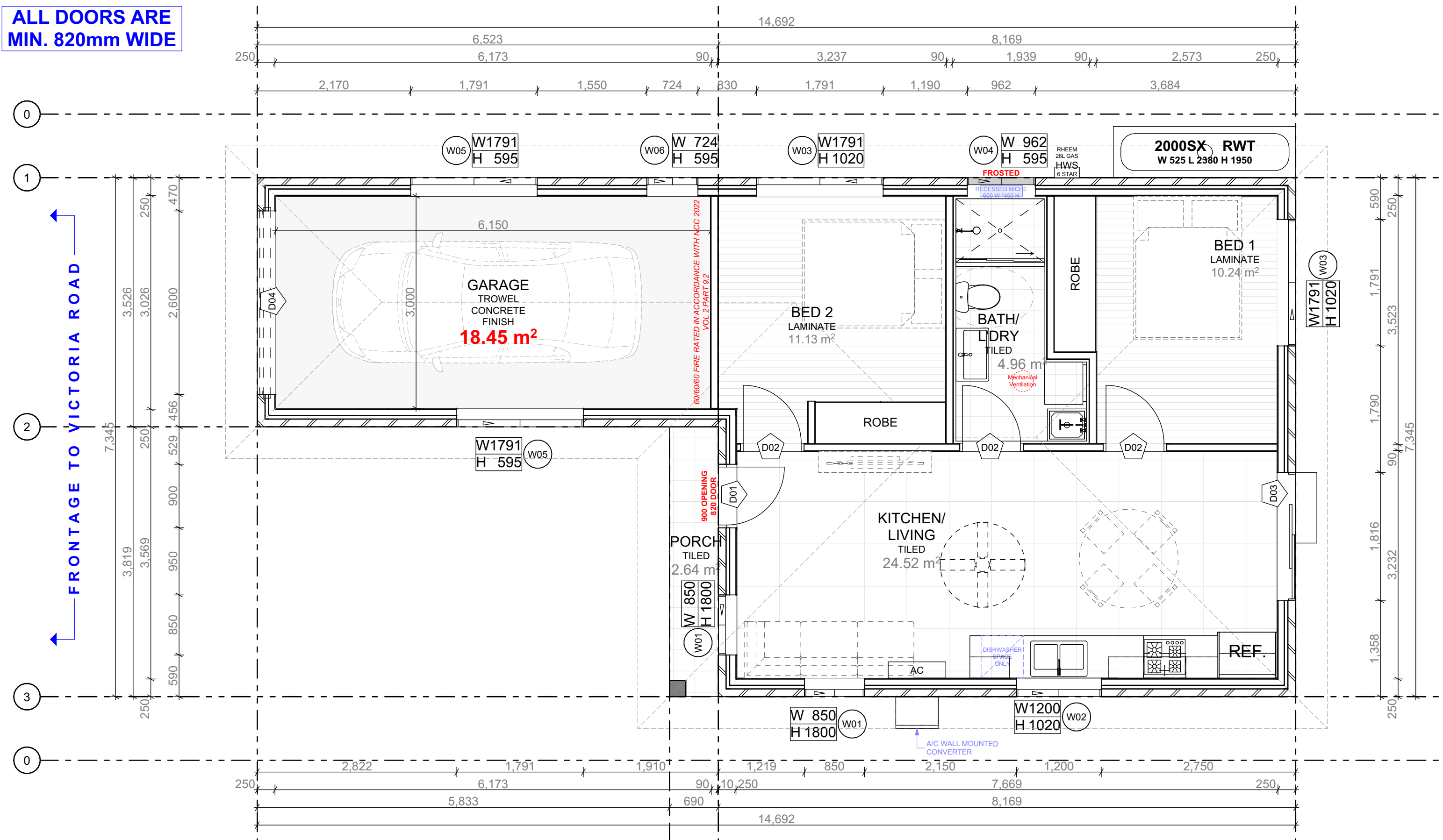
LIVABLE HOUSING DESIGN GUIDELINES

SEVEN CORE DESIGN ELEMENTS	COMPLIES
1 A SAFE CONTINUOUS AND STEP FREE PATH OF TRAVEL FROM THE STREET ENTRANCE AND/OR PARKING AREA TO THE DWELLING ENTRANCE THAT IS LEVEL	Y
2 AT LEAST ONE, LEVEL (STEP-FREE) ENTRANCE INTO THE DWELLING	Y
3 INTERNAL DOORS AND CORRIDORS THAT FACILITATE COMFORTABLE AND UNIMPEDED MOVEMENT BETWEEN SPACES	Y
4 A TOILET ON GROUND (OR ENTRY) LEVEL THAT PROVIDES EASY ACCESS	Y
5 A BATHROOM THAT CONTAINS A HOBLESS SHOWER ACCESS	Y
6 REINFORCED WALLS AROUND THE TOILET, SHOWER AND BATH SUPPORT THE SAGE INSTALLATION OR GRABRAILS AT A LATER DATE	Y
7 STAIRWAYS ARE DESIGNED TO REDUCE THE LIKELIHOOD OF INJURY AND ALSO ENABLE FUTURE ADAPTATION	Y

1

COMPLIANCE TABLE  
1:150

**ALL DOORS ARE  
MIN. 820mm WIDE**



## GROUND FLOOR PLAN

1:50

**CLIENT**

**STEVEN FAJLOUN**

LOT 2, DP 125203  
190 VICTORIA ROAD, PUNCHBOWL NSW 2196

**PROJECT**

DEVELOPMENT APPLICATION SET  
CONSTRUCTION OF A SECONDARY DWELLING

**DRAWING TITLE**

Construction Details

FLOOR PLAN  
SHEET  
A3

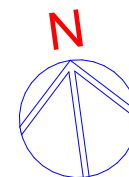
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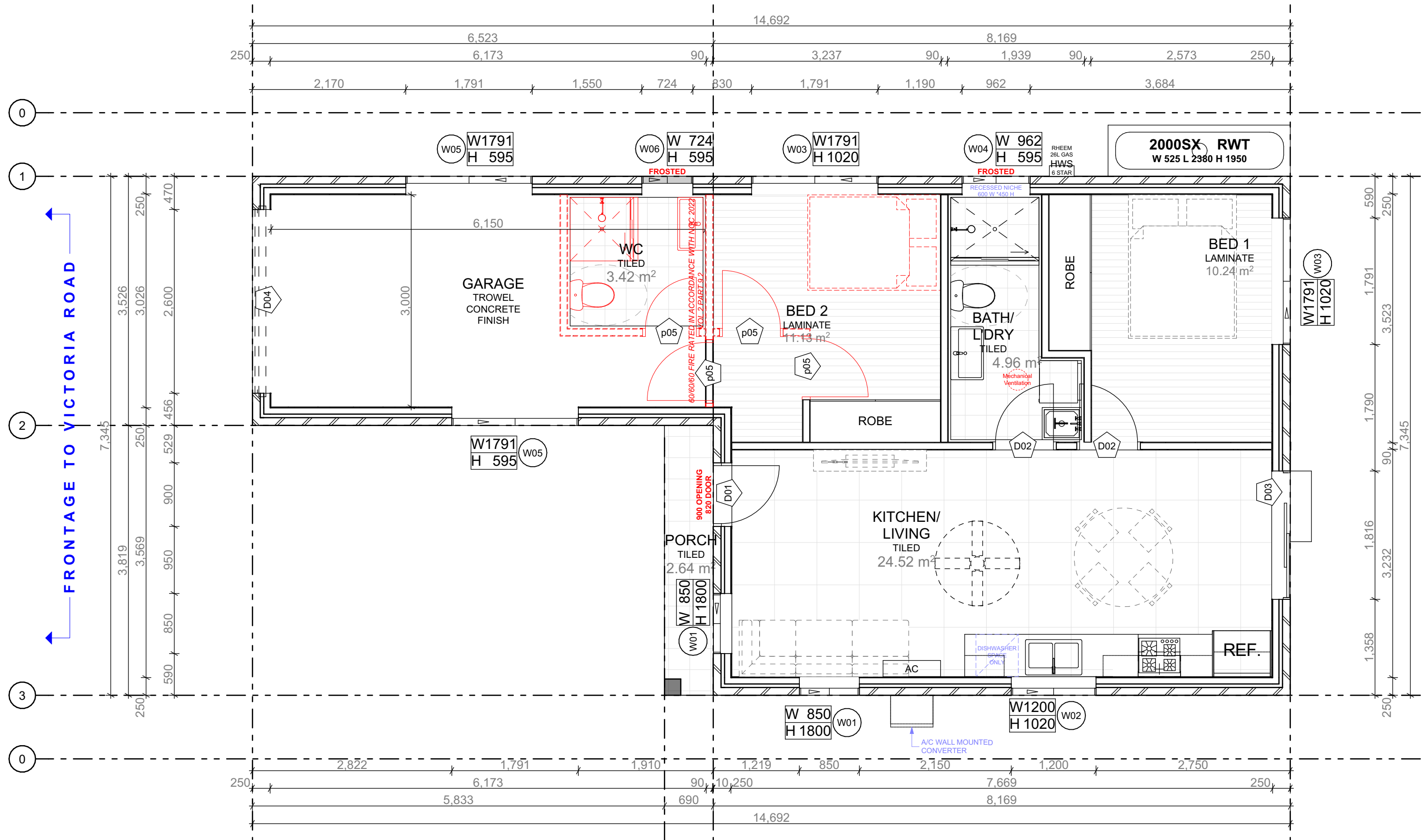
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P01	PRELIMINARY DRAFT	17.01.2025	JV	1:50	JV		19.02.2025
P02	PRELIMINARY DRAFT	28.01.2025	JV				
DA01	ARCHITECTURE SET	12.02.2025	JV				
DA02	ARCHITECTURE SET	19.02.2025	JV				

PROJECT No.   DRAWING No.   REVISION  

**C24-0009262      DA 1000      DA02**



1 PROVISIONAL FLOOR PLAN  
1:50

CLIENT		DRAWING TITLE		REVISION		DESCRIPTION		DATE		DRAWN		SCALE		DRAWN		CHECKED		DATE	
STEVEN FAJLOUN		Construction Details		P01		PRELIMINARY DRAFT		17.01.2025		JV		1:50		JV				19.02.2025	
LOT 2, DP 125203		PROV. FLOOR PLAN		P02		PRELIMINARY DRAFT		28.01.2025		JV									
190 VICTORIA ROAD, PUNCHBOWL NSW 2196		SHEET SIZE		DA01		ARCHITECTURE SET		12.02.2025		JV									
PROJECT		A3		DA02		ARCHITECTURE SET		19.02.2025		JV									
DEVELOPMENT APPLICATION SET																			
CONSTRUCTION OF A SECONDARY DWELLING																			

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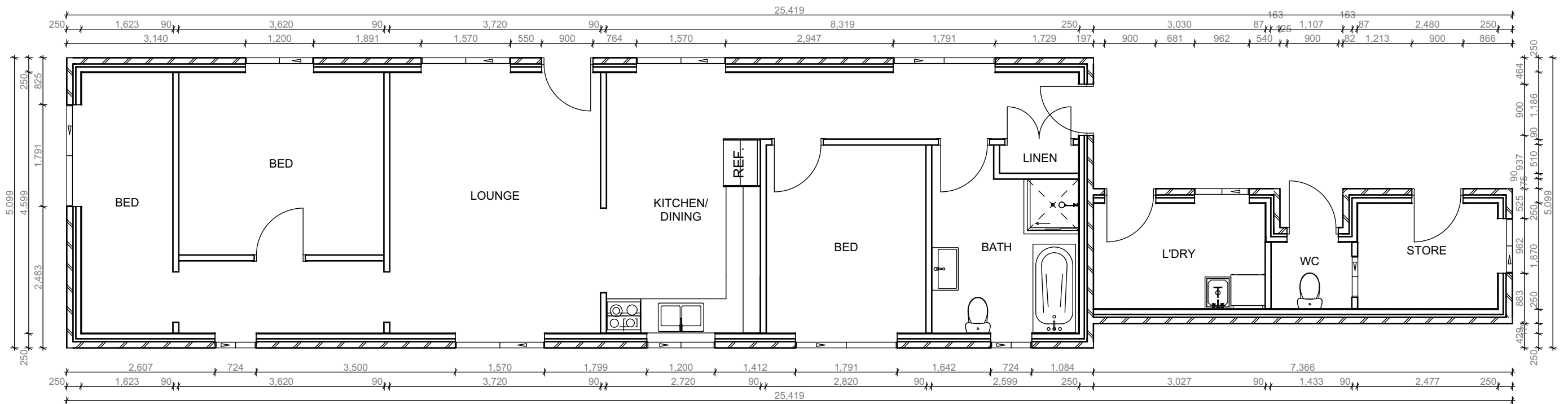
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C24-0009262	DA 1001	DA02
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1

## MAIN DWELLING FLOOR PLAN

1:75

CLIENT

STEVEN FAJLOUN  
LOT 2, DP 125203  
190 VICTORIA ROAD, PUNCHBOWL NSW 2196

DRAWING TITLE

Construction Details

MAIN DWELLING FLOOR PLAN

PROJECT

DEVELOPMENT APPLICATION SET  
CONSTRUCTION OF A SECONDARY DWELLING

SHEET SIZE

A3

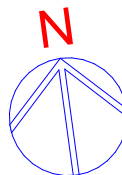
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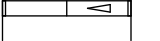
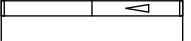
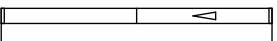
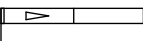
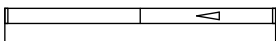
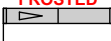
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DA01	ARCHITECTURE SET	12.02.2025	JV				
DA02	ARCHITECTURE SET	19.02.2025	JV				

1:75      JV      19.02.2025

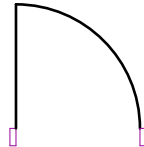
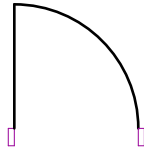
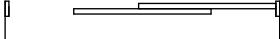
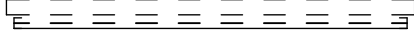
PROJECT No      DRAWING No      REVISION

**C24-0009262**      **DA 1001**      **DA02**

**NOTE: ORIENTATION OF WINDOWS & DOORS TO BE AS PER FLOOR PLAN ONLY.**

Window List						
ID	W01	W02	W03	W04	W05	W06
Quantity	2	1	2	1	2	1
From Room Number	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Height	1,800	1,020	1,020	595	595	595
Width	850	1,200	1,791	962	1,791	724
Window sill height	334	1,108	1,108	1,538	1,538	1,538
Window head height	2,134	2,128	2,128	2,133	2,133	2,133
2D Symbol						

1 Window List 1:1

ID	D01	D02	D03	D04
<b>Quantity</b>	1	5	1	1
<b>To Room Number</b>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
<b>W x H Size</b>	900×2,109	820×2,109	1,816×2,109	2,600×2,300
<b>Door sill height</b>	0	0	0	0
<b>Door head height</b>	2,109	2,109	2,109	2,300
<b>2D Symbol</b>				

2 Door List 1:1

CLIENT

DRAWING TITLE

SHEET SIZE

STEVEN FAJLOUN  
LOT 2, DP 125203  
190 VICTORIA ROAD, PUNCHBOWL NSW 2196

CONSTRUCTION DETAILS

SCHEDULES

DEVELOPMENT APPLICATION SET  
CONSTRUCTION OF A SECONDARY DWELLING

A3

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www.mastergrannyflats.com.au  
design@mastergrannyflats.com.au

REVISION

DESCRIPTION

DATE

DRAWN

P01

PRELIMINARY DRAFT

17.01.2025

JV

P02

PRELIMINARY DRAFT

28.01.2025

JV

DA01

ARCHITECTURE SET

12.02.2025

JV

DA02

ARCHITECTURE SET

19.02.2025

JV

1:1

JV

19.02.2025

PROJECT No

DRAWING No

REVISION

C24-0009262

DA 1100

DA02



CLIENT

STEVEN FAJLOUN

LOT 2, DP 125203  
190 VICTORIA ROAD, PUNCHBOWL NSW 2196

DRAWING TITLE

Construction Details

PROJECT

DEVELOPMENT APPLICATION SET  
CONSTRUCTION OF A SECONDARY DWELLING

SHEET SIZE

A3

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P01	PRELIMINARY DRAFT	17.01.2025	JV
P02	PRELIMINARY DRAFT	28.01.2025	JV
DA01	ARCHITECTURE SET	12.02.2025	JV
DA02	ARCHITECTURE SET	19.02.2025	JV

PROJECT No

C24-0009262

DRAWING No

DA 1501

REVISION

DA02

SCALE

1:50

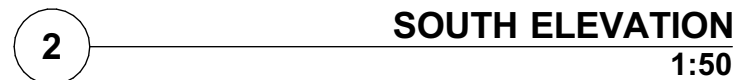
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JV

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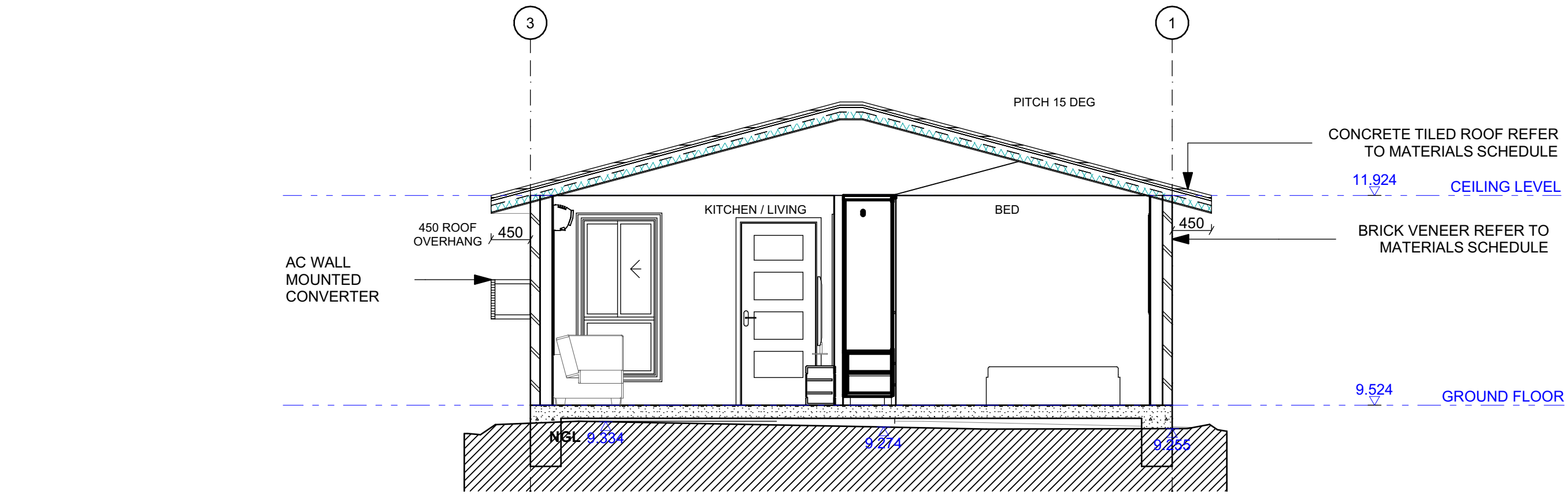
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19.02.2025

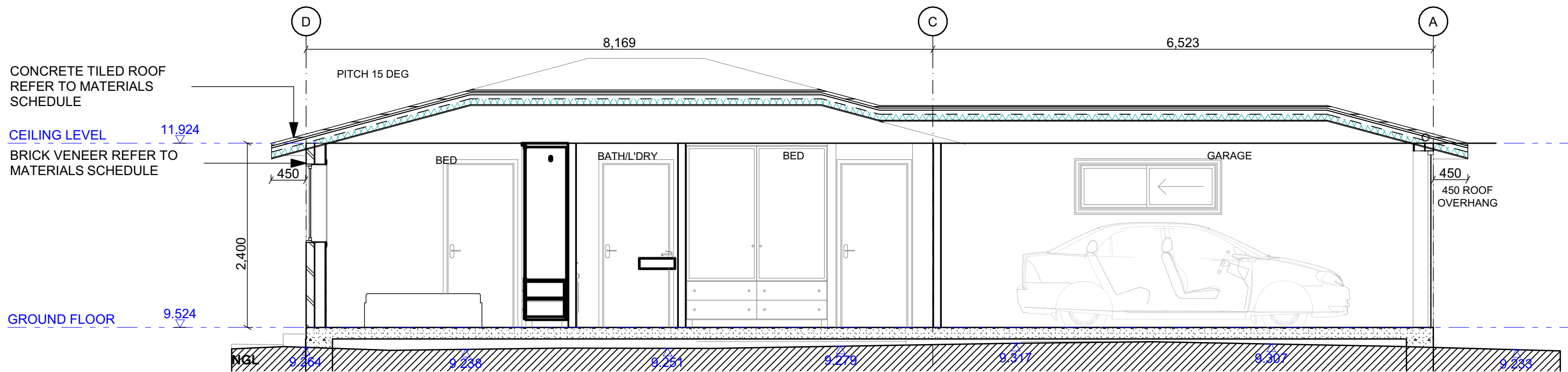


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1 SECTION A  
1:50



2 SECTION B  
1:50

CLIENT  
STEVEN FAJLOUN  
LOT 2, DP 125203  
190 VICTORIA ROAD, PUNCHBOWL NSW 2196

PROJECT  
DEVELOPMENT APPLICATION SET  
CONSTRUCTION OF A SECONDARY DWELLING

DRAWING TITLE  
Construction Details

SECTION A & B

SHEET SIZE  
A3

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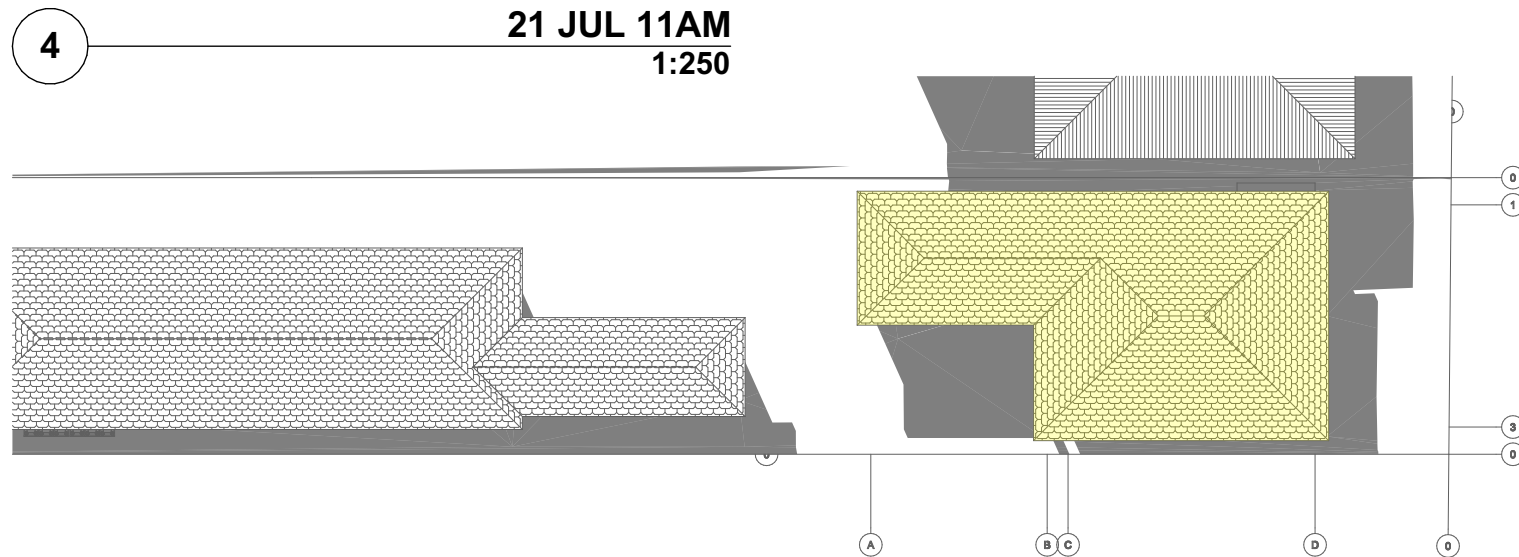
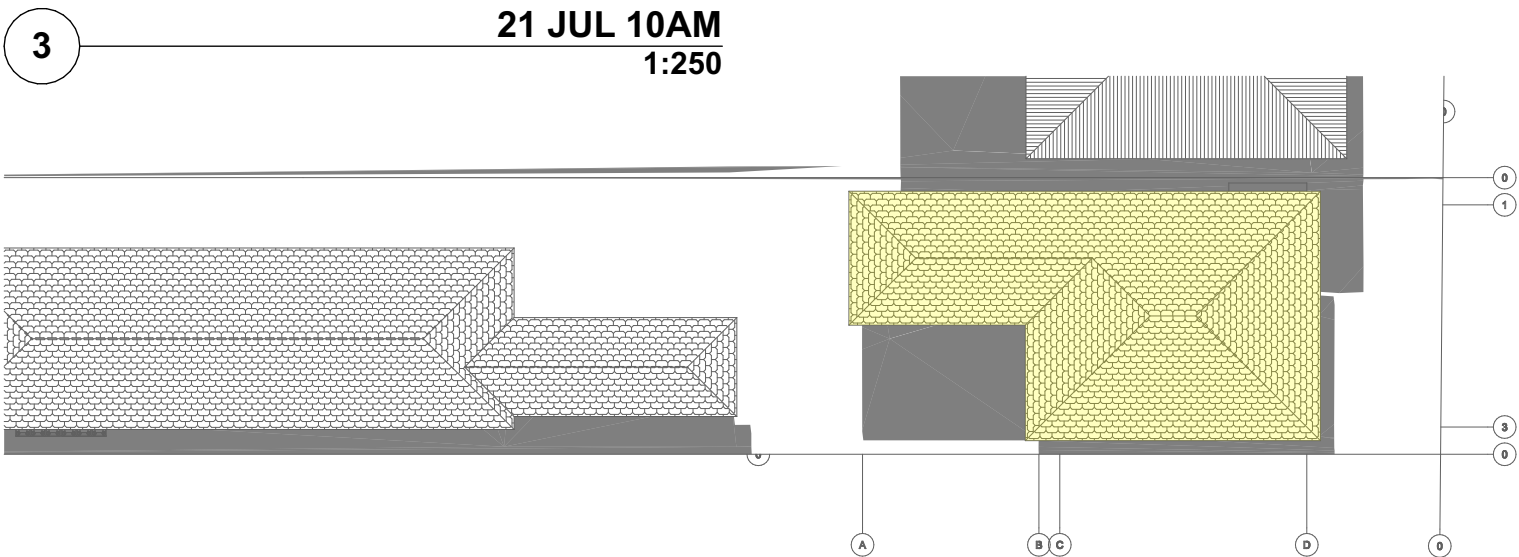
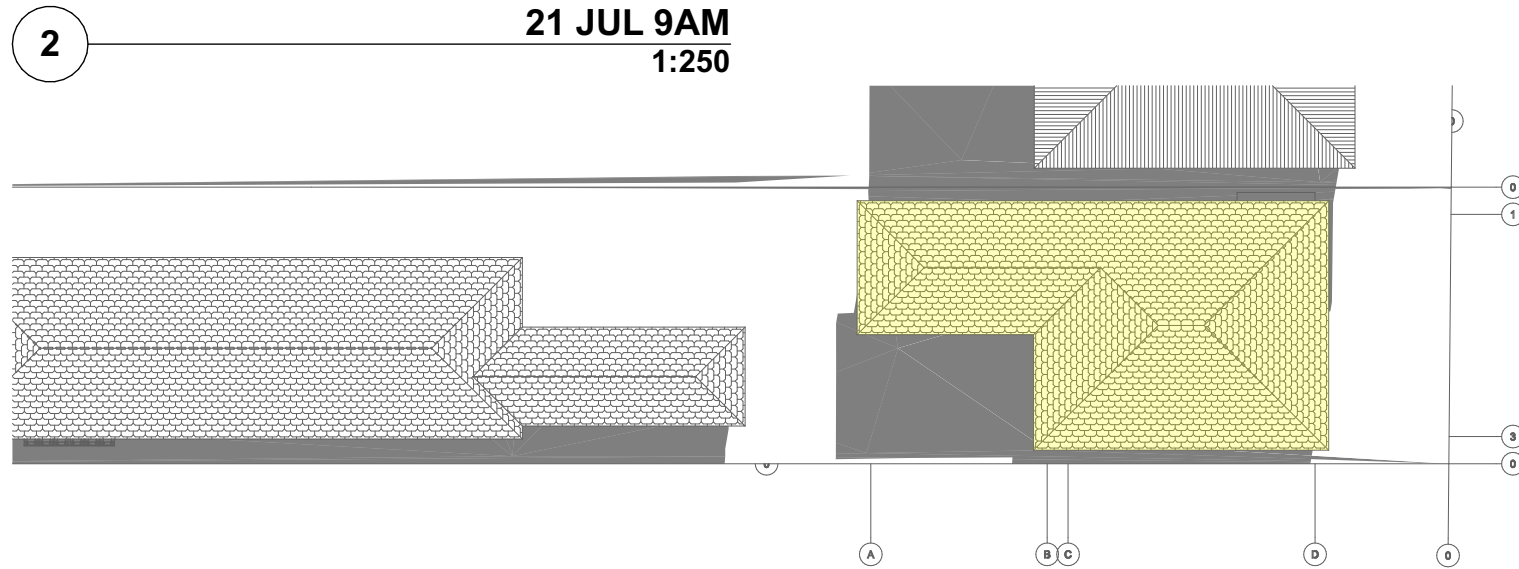
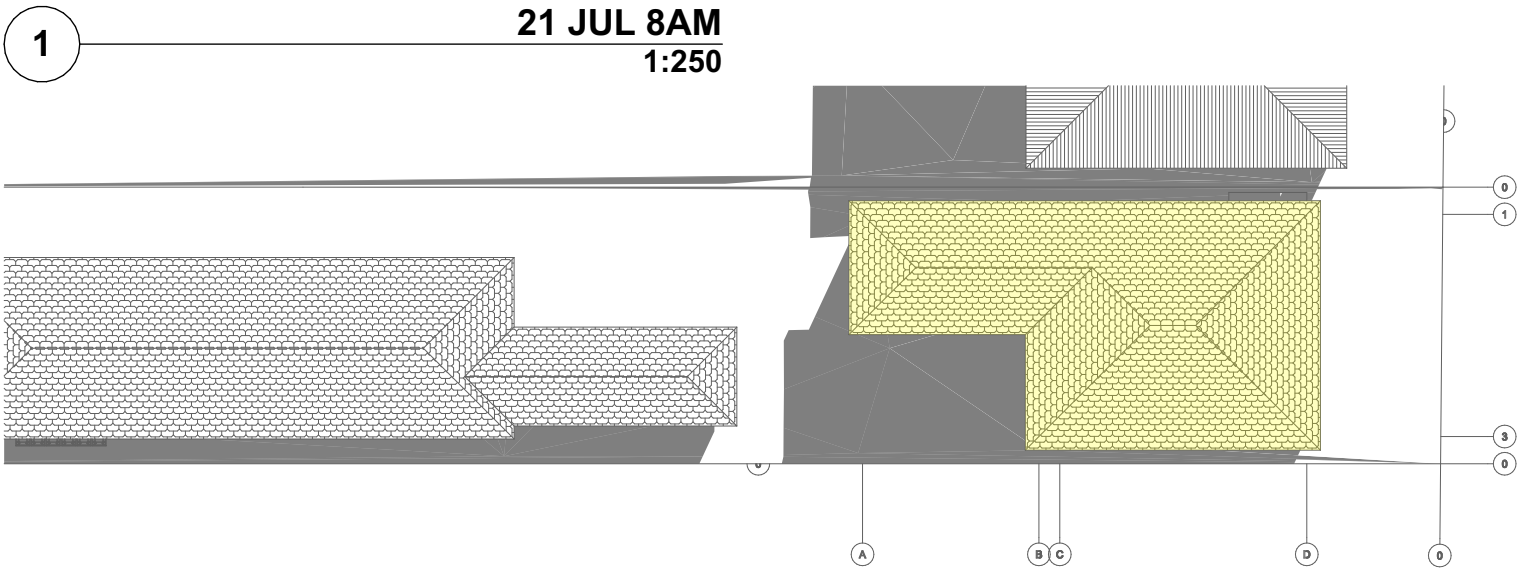
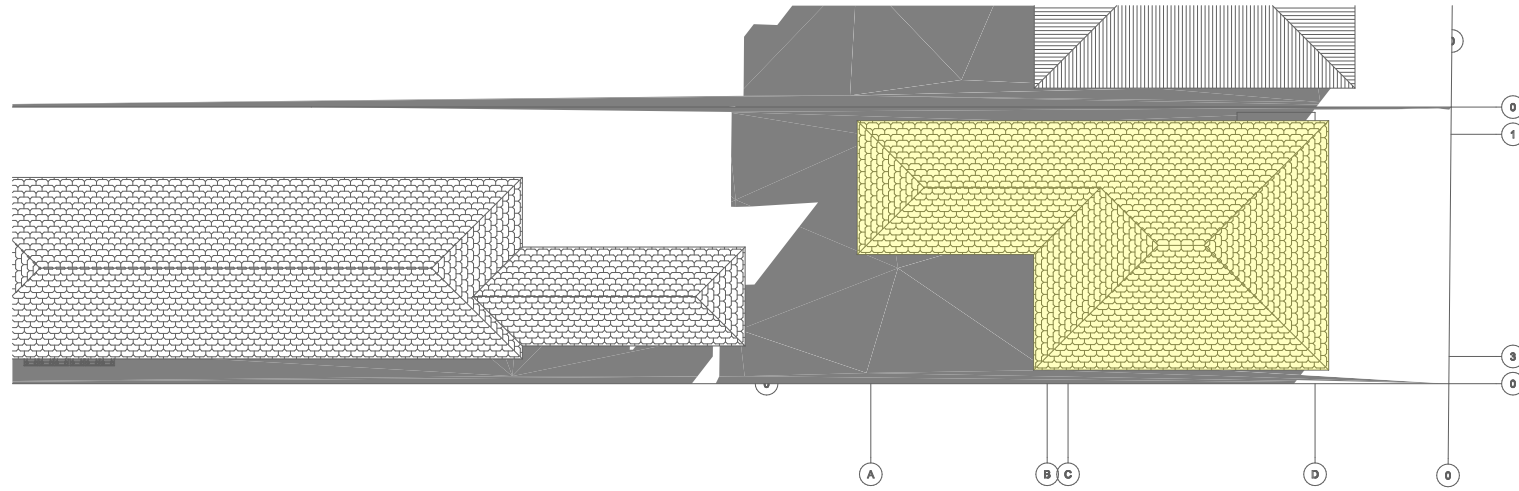
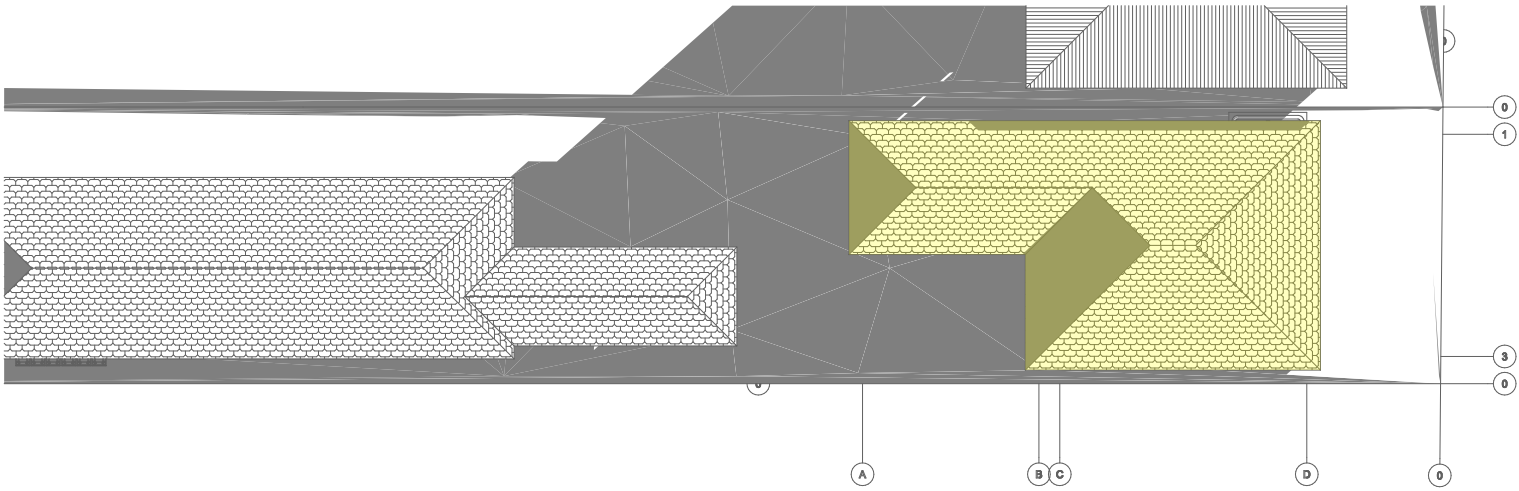
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GRANNYFLATS

REVISION	DESCRIPTION	DATE	DRAWN	SCALE	DRAWN	CHECKED	DATE
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DA02	ARCHITECTURE SET	19.02.2025	JV				

1:50 JV 19.02.2025

PROJECT No DRAWING No REVISION

C24-0009262 DA 1601 DA02



5

21 JUL 12PM  
1:250

CLIENT

STEVEN FAJLOUN  
LOT 2, DP 125203  
190 VICTORIA ROAD, PUNCHBOWL NSW 2196

DRAWING TITLE

Construction Details  
WINTER SHADOW DIAGRAMS

PROJECT

DEVELOPMENT APPLICATION SET  
CONSTRUCTION OF A SECONDARY DWELLING

SHEET SIZE

A3

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6

21 JUL 1PM  
1:250

REVISION

DESCRIPTION

DATE

DRAWN

SCALE

DRAWN

CHECKED

DATE

P01

PRELIMINARY DRAFT

17.01.2025

JV

P02

PRELIMINARY DRAFT

28.01.2025

JV

DA01

ARCHITECTURE SET

12.02.2025

JV

DA02

ARCHITECTURE SET

19.02.2025

JV

1:250

JV

19.02.2025

PROJECT No

DRAWING No

REVISION

C24-0009262

DA 1700

DA02



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**C24-0009262      DA 0800      DA02**