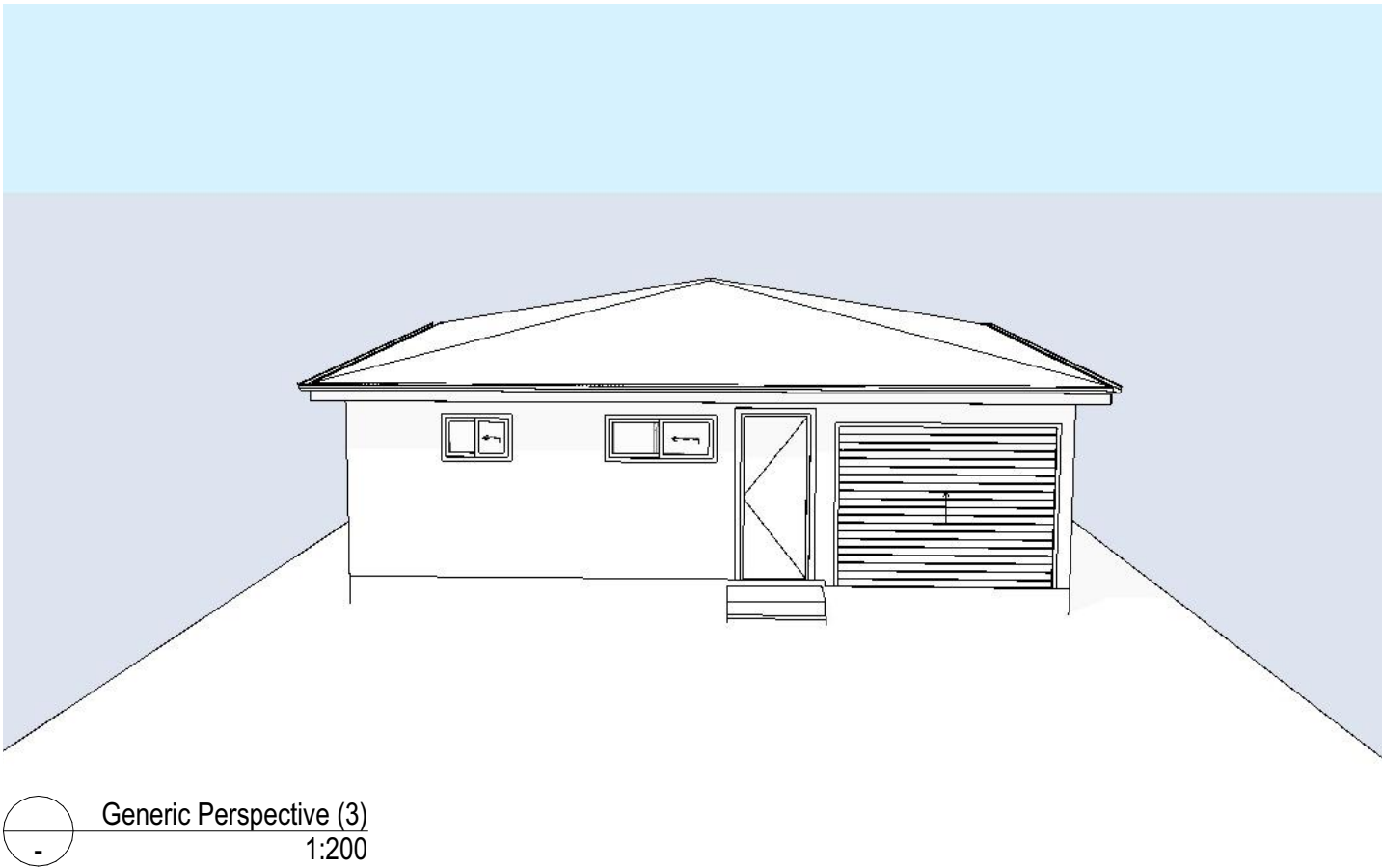
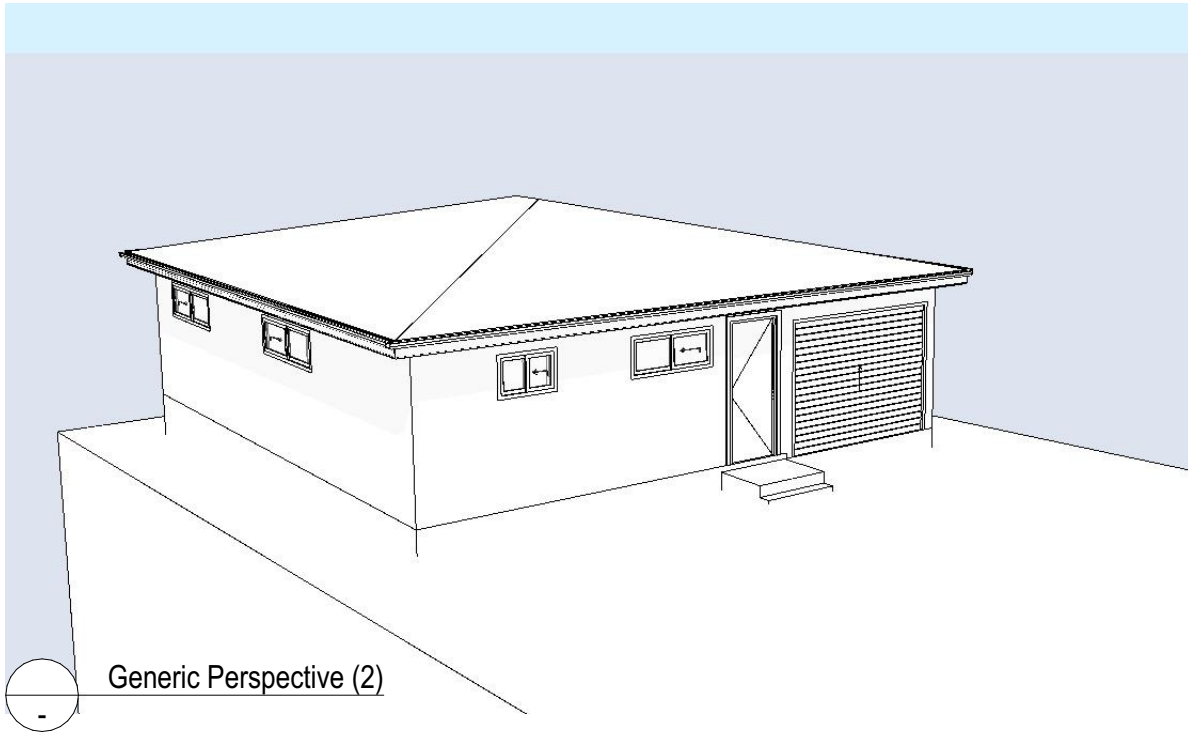
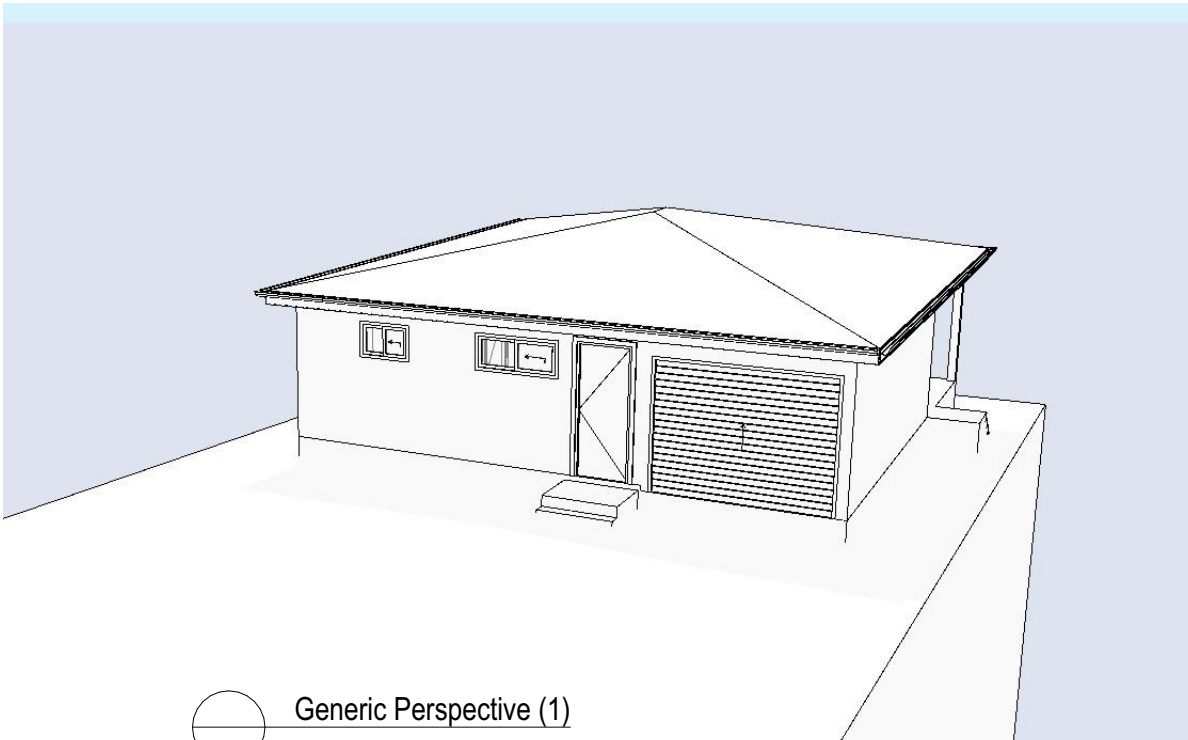


UD2466 GRANNY FLAT - DA APPLICATION

84 LANCASTER AVENUE PUNCHBOWL 2196 | LOT 33 DP 11831

PREPARED FOR - JOSEPH MOKDASSI



3D IMAGE IS FOR ILLUSTRATION PURPOSES ONLY. CERTAIN BUILDING ELEMENTS MAY NOT BE INCLUDED AND MAY BE DONE BY THE CLIENT AFTER HANDOVER.



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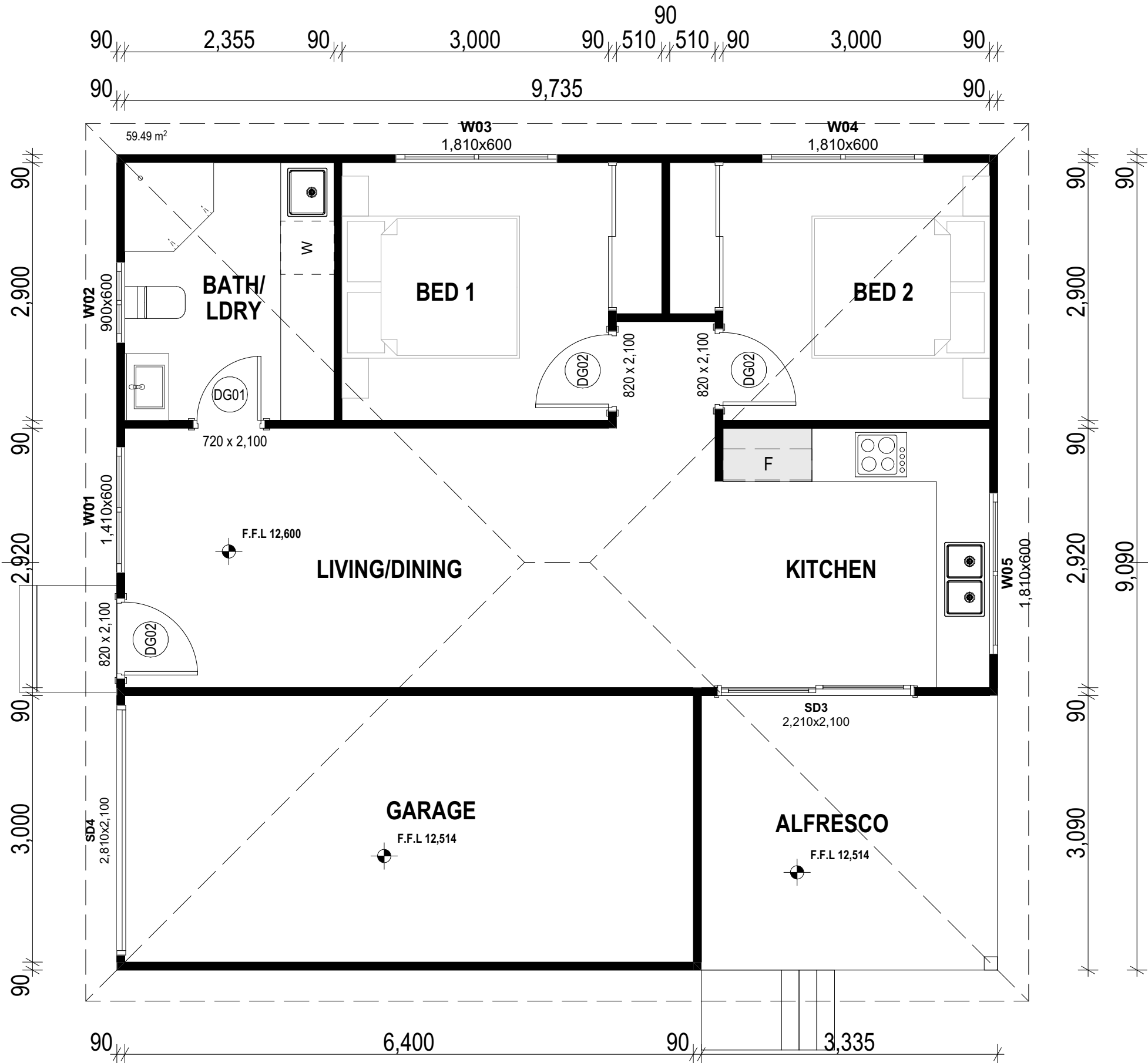
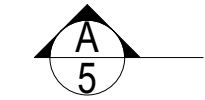
Designer: Matthew Mina
matthew@universaldesigns.com.au

12	22/04/2025	TOWN PLANNER ROOF HEIGHT
11	30/03/2025	CLIENT CHANGES
10	30/03/2025	DA ISSUE
9	21/03/2025	CLIENT CHANGES
8	16/03/2025	CLIENT CHANGES

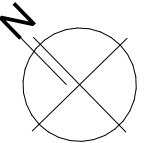
DRAWING :
GROUND FLOOR PLAN

CLIENT : **JOSEPH MOKDASSI**
PROJECT : **GRANNY FLAT**
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196

DRAWN BY:	DATE :	JOB NO.
MM	23/04/2025	UD2466
SCALE:	APPLICATION :	ISSUE
1:50	DA + CC	12
SHEETSIZE	SHEET NO:	
A3	2	

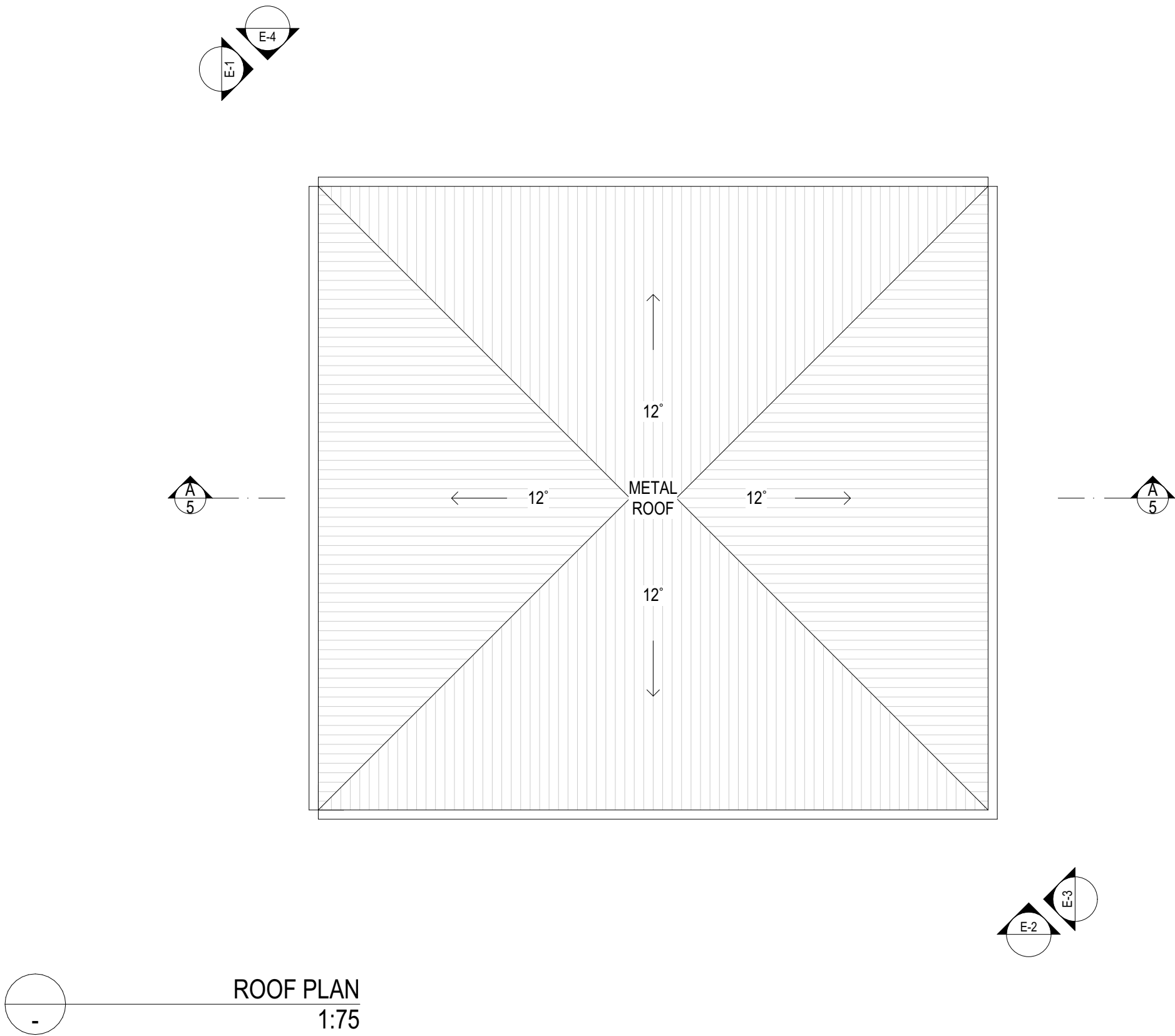


FLOOR PLAN LEGEND	
	FLOOR WASTE
	MECHANICAL VENTILATION
	SMOKE DETECTOR / ALARM
	DOWNPIPE
	DOWNPIPE + SPREADER
	AIR CONDITIONING DUCT
	HOT WATER SYSTEM
	WINDOW NUMBER (GROUND FLOOR)
	WINDOW NUMBER (FIRST FLOOR)
	DOOR NUMBER (GROUND FLOOR)
	DOOR NUMBER (FIRST FLOOR)
	EXTERNAL DOOR NUMBER
	BULKHEAD



FLOOR AREA	
ALFRESCO	10.31
GRANNY FLAT	59.49
GARAGE	20.33
PRINCIPLE DWELLING	121.19
	211.32 m²

TOTAL ROOF AREA	
PITCH	SURFACE AREA OF ROOF
12.00°	107.22
	107.22 m²



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8	16/03/2025

TOWN PLANNER ROOF HEIGHT
CLIENT CHANGES
DA ISSUE
CLIENT CHANGES
CLIENT CHANGES

DRAWING :
ROOF PLAN

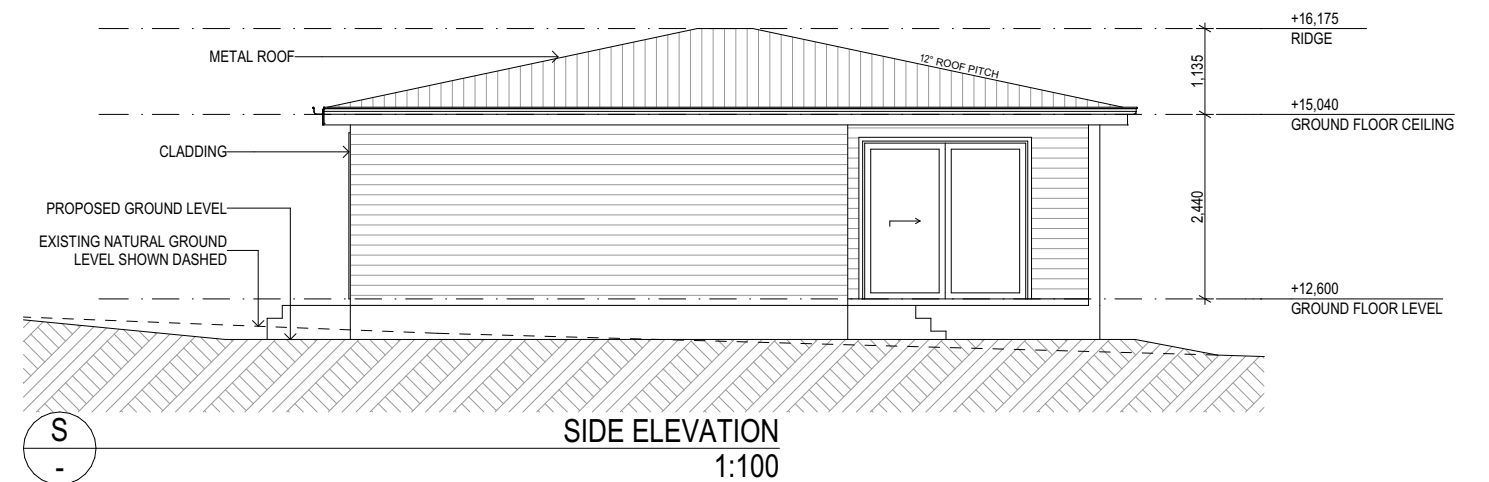
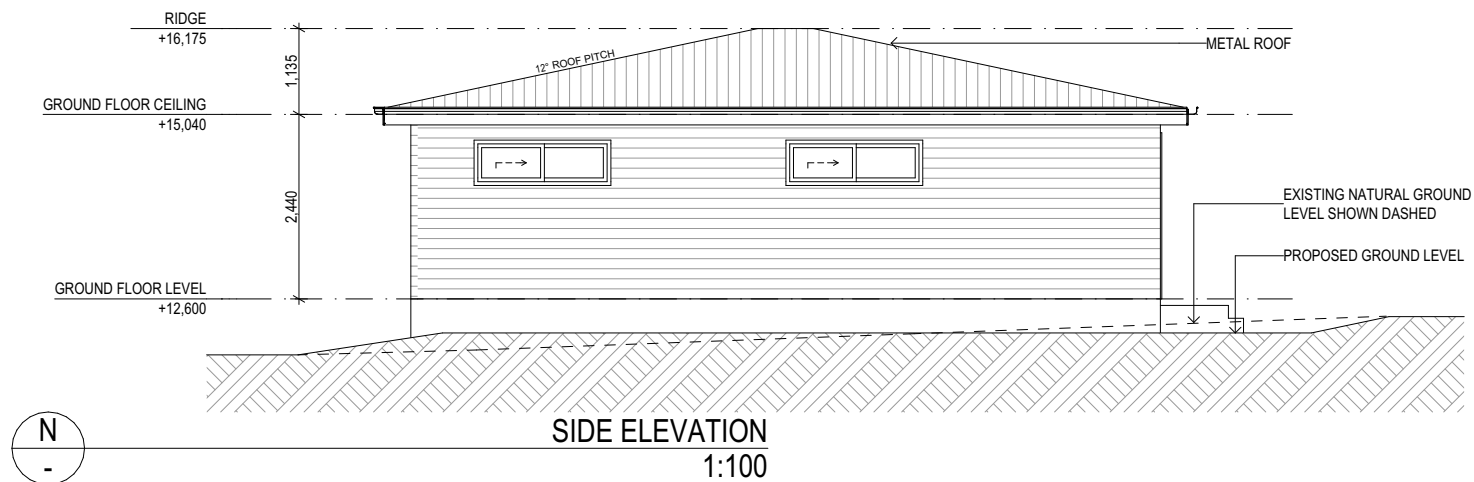
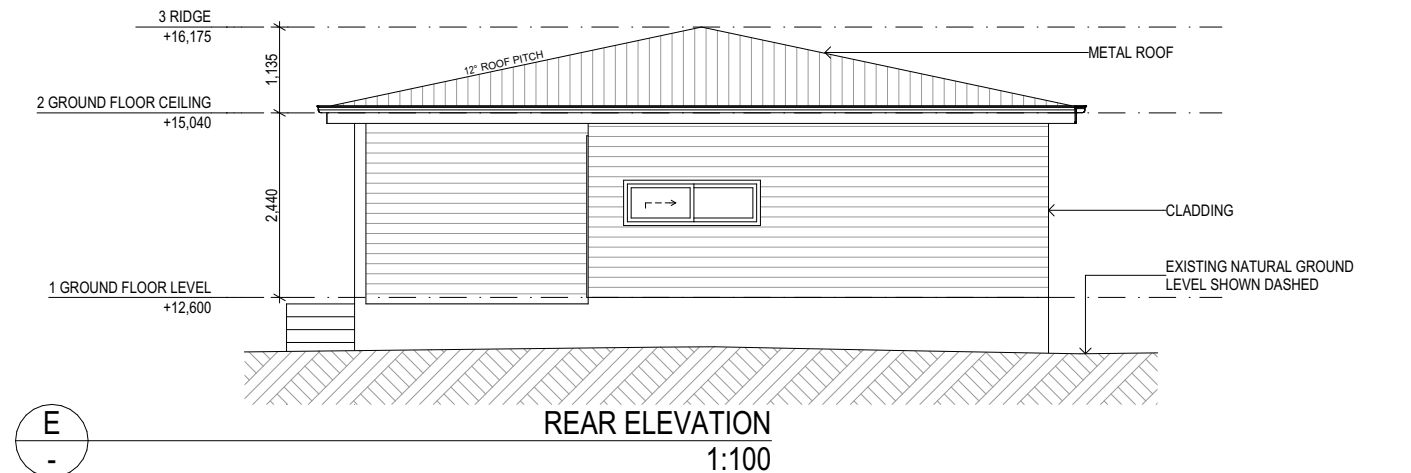
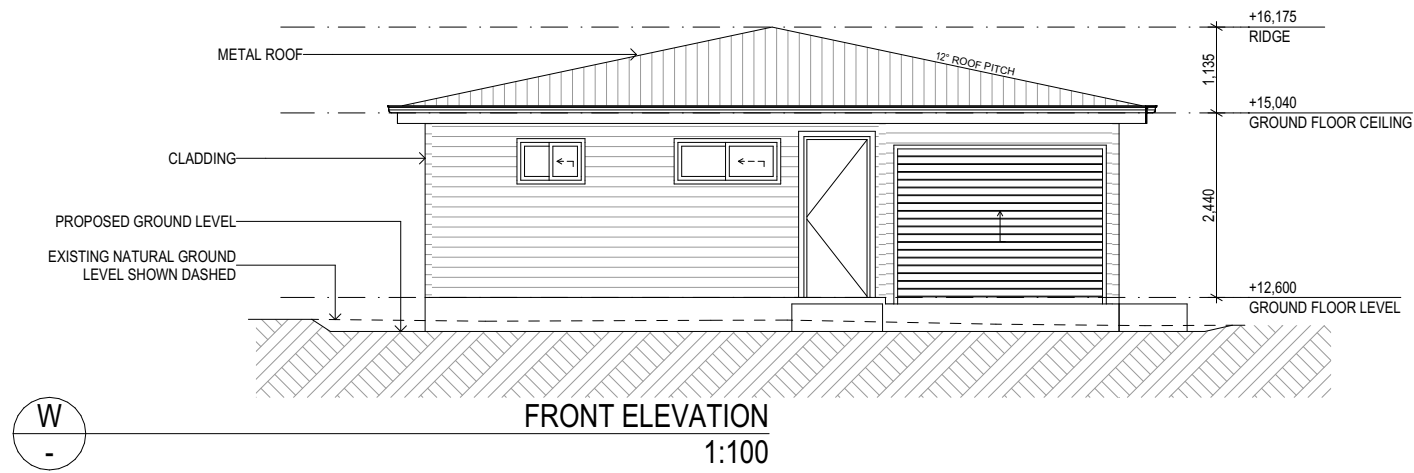
CLIENT : **JOSEPH MOKDASSI**
PROJECT : **GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196**

DRAWN BY: MM	DATE : 23/04/2025
SCALE: 1:75, 1:1	APPLICATION : DA + CC
SHEETSIZE A3	SHEET NO: 3

JOB NO.
UD2466

ISSUE
12





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8	16/03/2025

TOWN PLANNER ROOF HEIGHT
CLIENT CHANGES
DA ISSUE
CLIENT CHANGES
CLIENT CHANGES

DRAWING :
ELEVATIONS SHEET

CLIENT : **JOSEPH MOKDASSI**
PROJECT : **GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196**

DRAWN BY:
MM

SCALE:
1:100

SHEETSIZE
A3

DATE :
23/04/2025

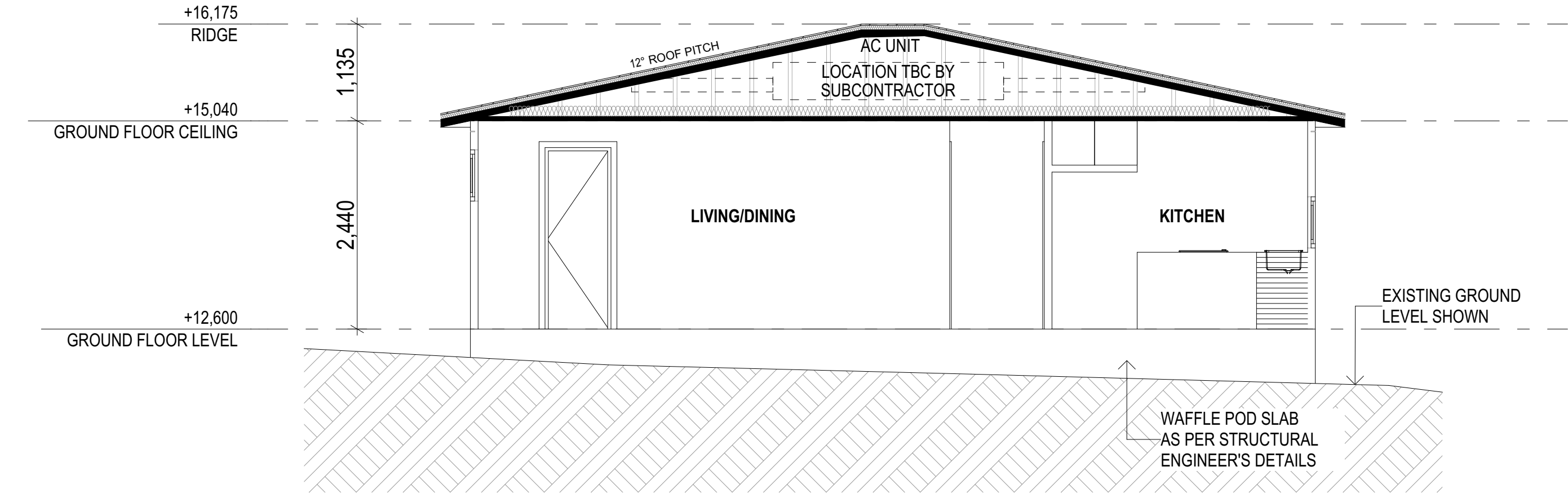
APPLICATION :
DA + CC

SHEET NO:
4

JOB NO.
UD2466

ISSUE
12





SECTION A
1:50

WINDOW SCHEDULE					
ID	W01	W02	W03	W04	W05
View from Opening Side					
W x H	1,410×600	900×600	1,810×600	1,810×600	1,810×600
Quantity	1	1	1	1	1
Glass	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear
W/D Nominal Sill Height	1,500	1,500	1,500	1,500	950
W/D Nominal Head Height	2,100	2,100	2,100	2,100	1,550

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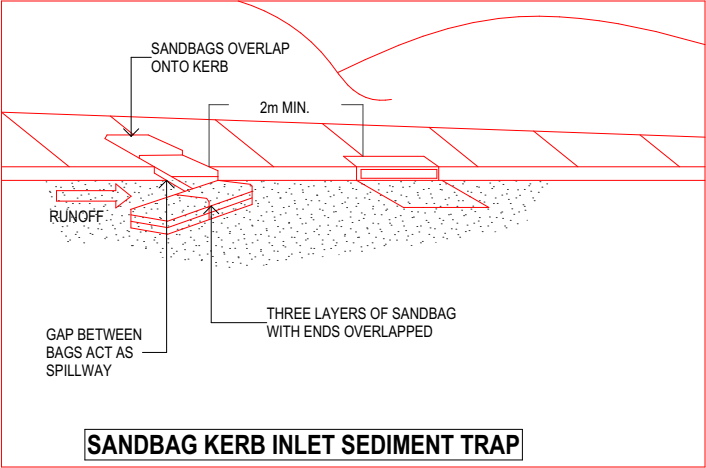
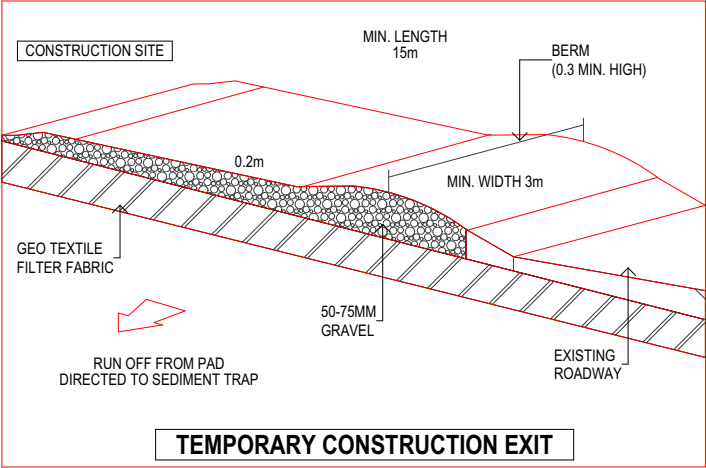
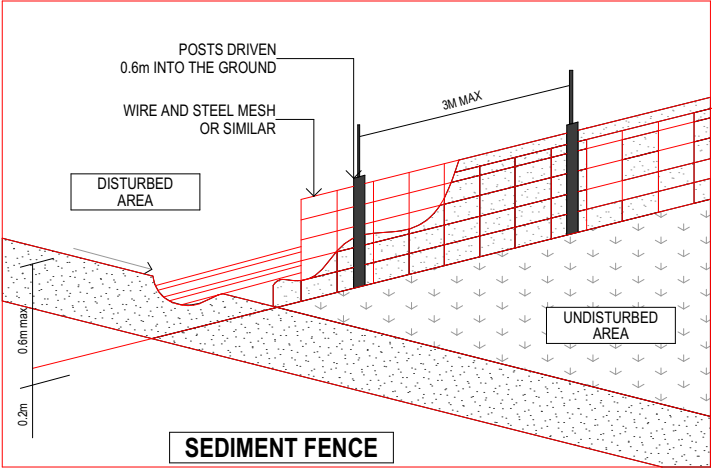
12	22/04/2025	TOWN PLANNER ROOF HEIGHT
11	30/03/2025	CLIENT CHANGES
10	30/03/2025	DA ISSUE
9	21/03/2025	CLIENT CHANGES
8	16/03/2025	CLIENT CHANGES

DRAWING :
SECTION & WINDOW SCHEDULE

CLIENT : **JOSEPH MOKDASSI**
PROJECT : **GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196**

DRAWN BY: MM	DATE : 23/04/2025	JOB NO. UD2466
SCALE: 1:50, 1:1	APPLICATION : DA + CC	ISSUE
SHEETSIZE A3	SHEET NO: 5	12





SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE x 300DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES AREA MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC(PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER.

SEDIMENT CONTROL PLAN LEGEND	
	SITE FENCE
	SEDIMENT FENCE
PO	PORTALOO

SOIL EROSION NOTES

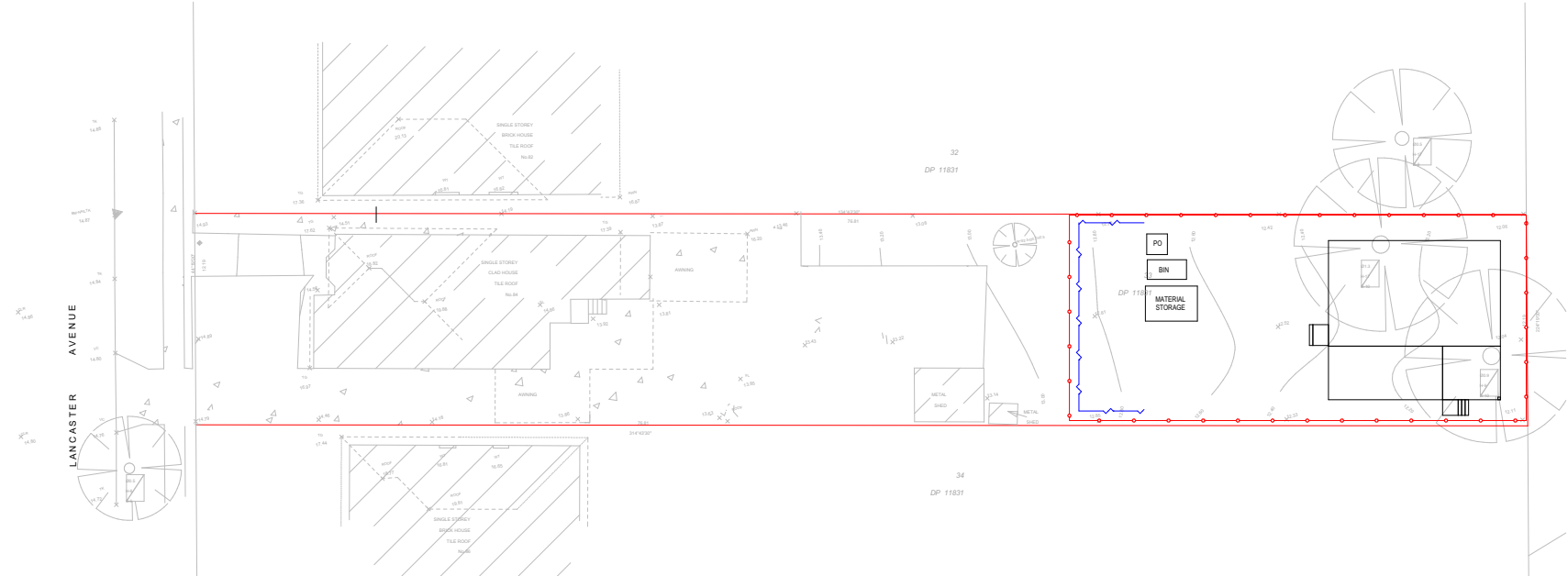
1. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (i.e ALL FOOT-PATHS, BATTERS, SITE, REGRADING AREAS, DRAINAGE RESERVES AND CHANNELS).
2. TOP SOIL SHALL NOT BE SPREAD ON ANY OTHER AREAS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM.
- IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO PLACE BANKS OR DRAINS DOWN STREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF.
3. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST.
4. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. (NO SILT SHALL BE PLACED OUTSIDE THE LIMITS OF WORKS). THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL

NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY CONTRACTOR / SITE MANAGER.
2. MINIMISE DISTURBED AREAS.
3. ALL STOCKPILES TO BE CLEARED FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEEPED DAILY
6. UNDER SECTION 16 OF THE CLEAN WATERS ACT, HEAVY FINES,INCLUDING A \$600 ON THE SPOT FINE, MAY BE IMPOSED IF A PERSON ALLOWS SOIL, CEMENT SLURRY OR OTHER BUILDING MATERIALS TO BE PUMPED, DRAINED OR ALLOWED TO ENTER THE STORMWATER SYSTEM.

SEDIMENT FENCE NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE AND PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5M LONG STAR PICKETS INTO GROUND MAX. 3M CTRS.
3. DIG A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A MIN. LAP OF 150MM.



SEDIMENT CONTROL + SITE MANAGEMENT PLAN

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11	30/03/2025	CLIENT CHANGES
10	30/03/2025	DA ISSUE
9	21/03/2025	CLIENT CHANGES
8	16/03/2025	CLIENT CHANGES

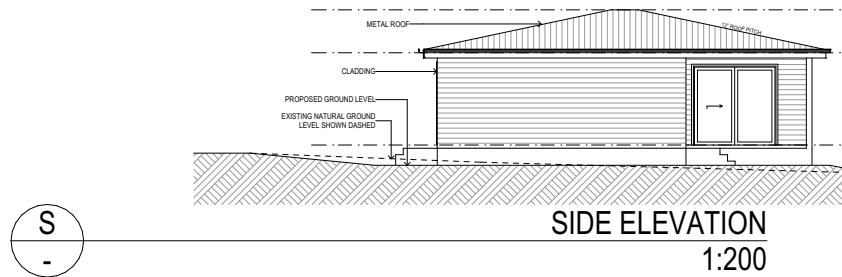
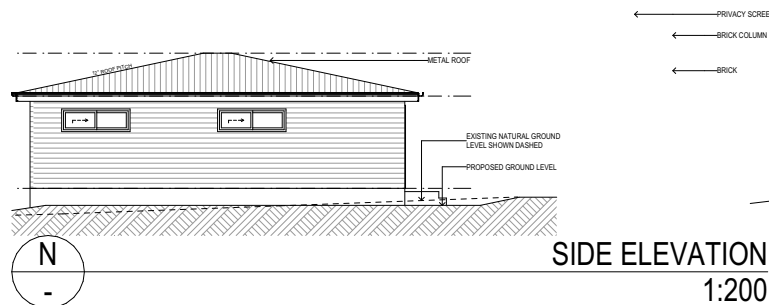
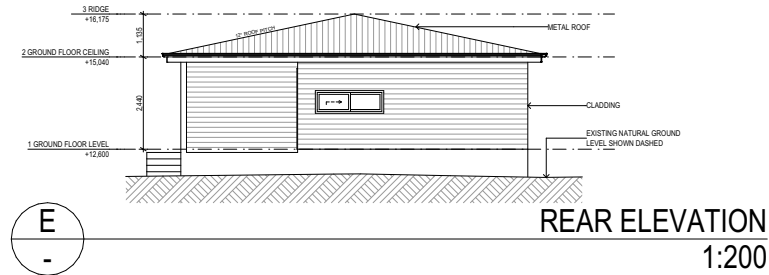
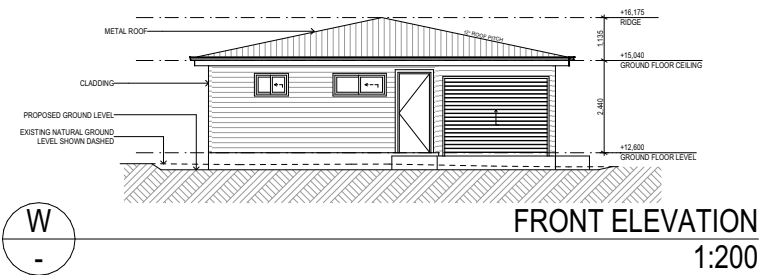
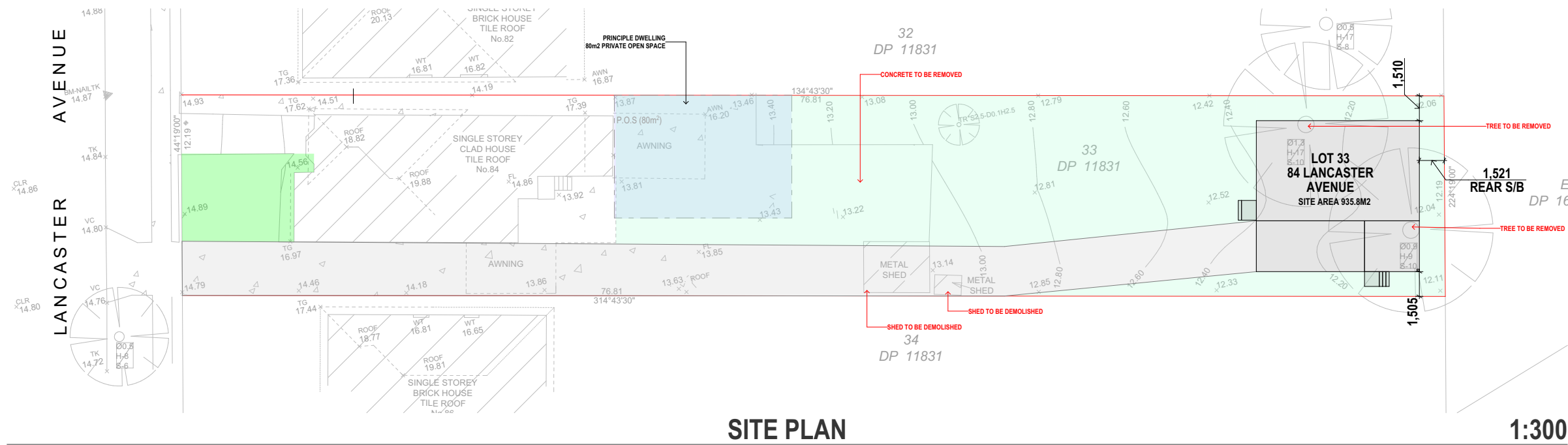
DRAWING :
SEDIMENT CONTROL PLAN

CLIENT :
PROJECT :

JOSEPH MOKDASSI
GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196

DRAWN BY:	DATE :	JOB NO.
MM	23/04/2025	UD2466
SCALE:	APPLICATION :	ISSUE
	DA + CC	
SHEETSIZE	SHEET NO:	
A3	6	





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NOTIFICATION PLANS

CLIENT : **JOSEPH MOKDASSI**
PROJECT : **GRANNY FLAT
LOT 33 DP 11831
84 LANCASTER AVENUE PUNCHBOWL 2196**

DRAWN BY:
MM
SCALE:
1:300, 1:200
SHEETSIZE
A3

DATE :
23/04/2025
APPLICATION :
DA + CC
SHEET NO:
8

JOB NO.

ISSUE

UD2466

12



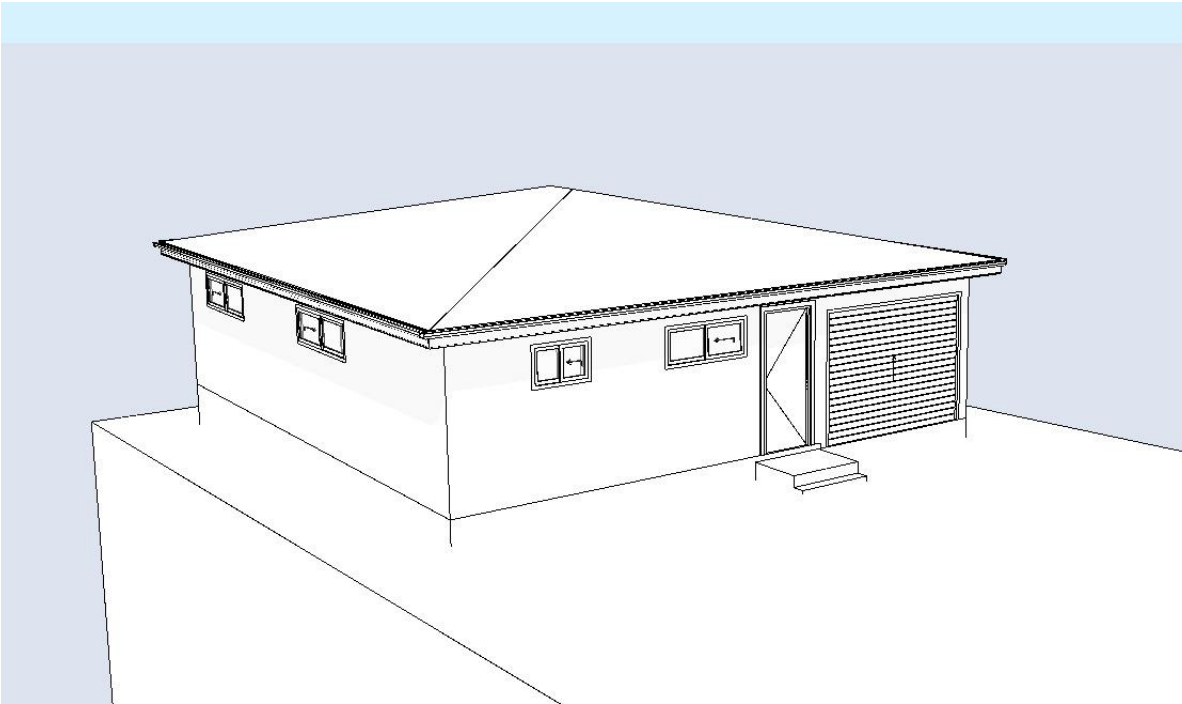
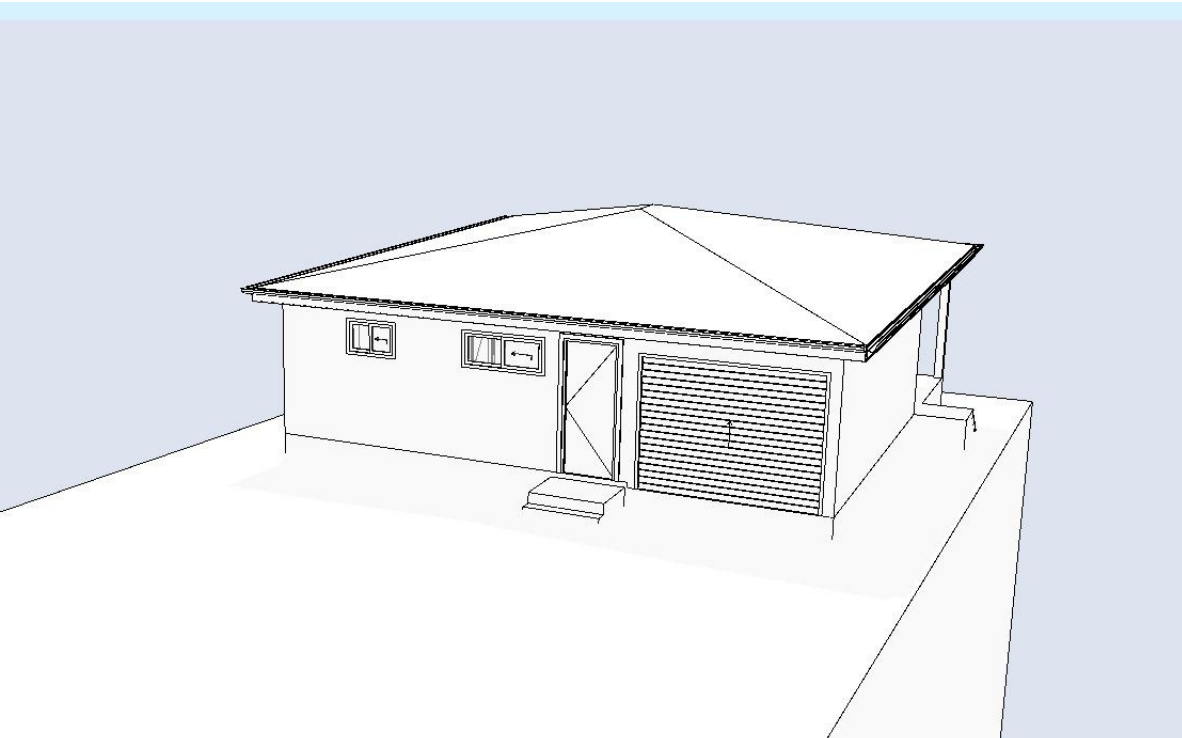
ROOF
COLORBOND ROOF
MONUMENT

GUTTER
COLORBOND ROOF
MONUMENT

WINDOWS
MONUMENT

CLADDING
MONUMENT

GARAGE DOOR
PANEL LIFT MERBAU



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DRAWING :
EXTERNAL FINISHES

CLIENT : **JOSEPH MOKDASSI**
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DRAWN BY: MM	DATE : 23/04/2025	JOB NO. UD2466
SCALE: 1:250	APPLICATION : DA + CC	ISSUE 12
SHEETSIZE A3	SHEET NO: 9	

