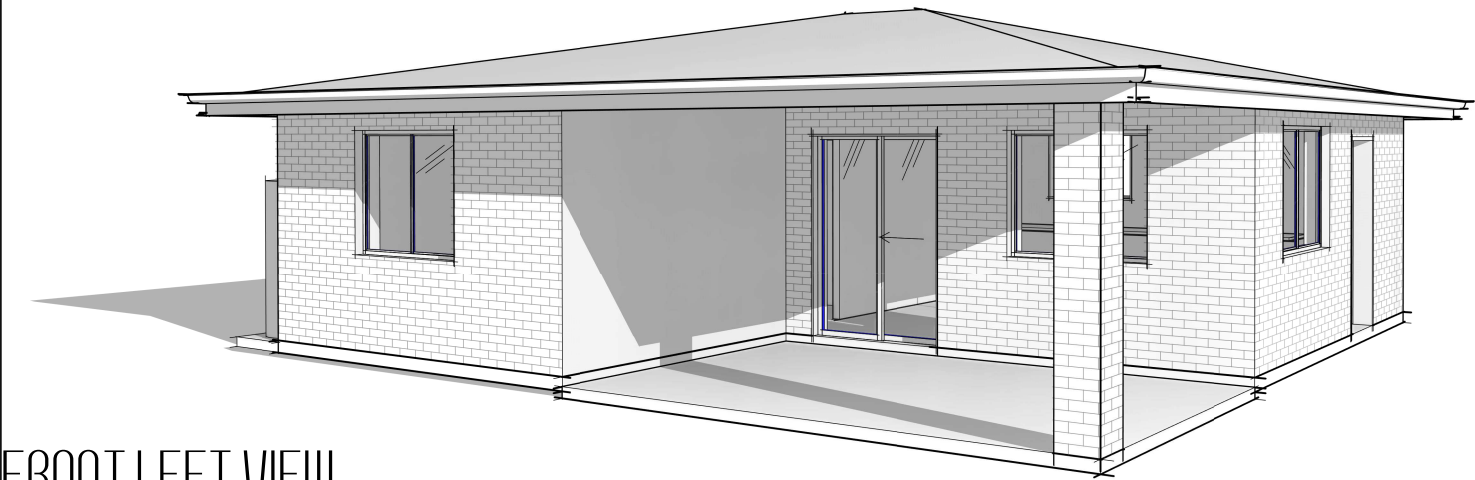




FRONT LEFT VIEW

COUNCIL INFORMATION

LOCAL GOVERNMENT (COUNCIL)
Canterbury Bankstown

PHONE
02 9707 9000

EMAIL
council@cbccitynsw.gov.au

WEBSITE
http://www.cbcitynsw.gov.au

PLANNING INFORMATION

PLANNING ZONES

R4

PLANNING LAYERS

- Minimum lot size: 460 m²
- Maximum building height: 8.5 m
- Floor space ratio: 0.75:1

LATEST PLANNING PERMIT

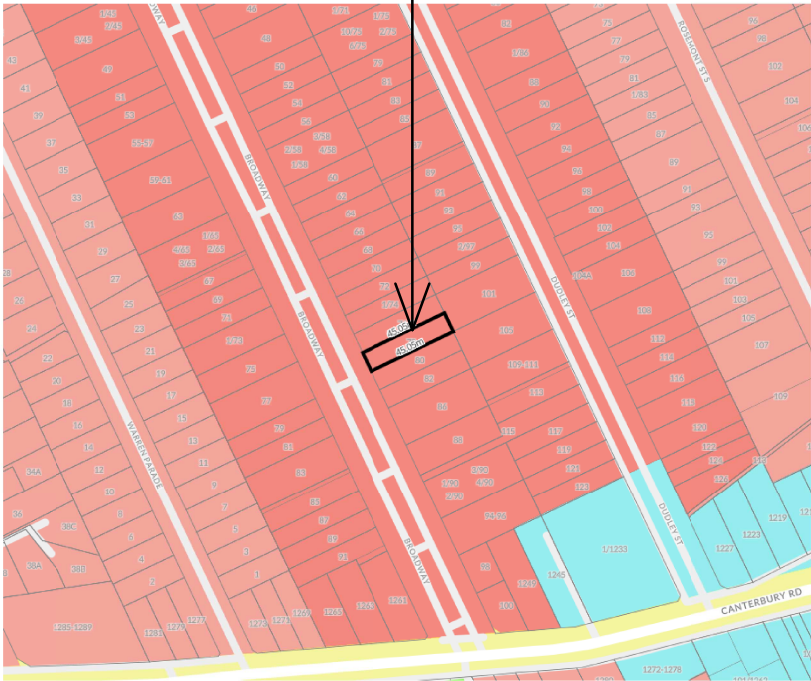
No Planning Permit Information Available For This Property.

PAGE NO.	SHEET NAME
01	TITLE PAGE
02	SITE PLAN
03	GROUND FLOOR PLAN
04	ELEVATIONS
05	KITCHEN
06	LANDSCAPE CONCEPT PLAN
07	SITE ANALYSIS PLAN
08	SHADOW DIAGRAM
9	EXISTING FLOOR PLAN
10	FINISH SCHEDULE
11	NOTIFICATION OF DD



78 BROADWAY PUNCHBOWL, NSW, 2196

LOT A DP 308042



PROPOSED SECONDARY DWELLING

DA SUBMISSION

PROPERTY DETAILS

LAND SIZE
453.71 m²

PLANNING ZONE
R4 - High Density Residential

HOUSE
3 1 2

LAST SOLD PRICE
\$418,000 30/09/2009

FLOOR AREA
124.00 m²

LOT/PLAN
Lot. A DP308042

FRONTAGE
10.07 m

ORIENTATION
East

YEAR BUILT
Unavailable

ROOF
Unavailable

WALL
Unavailable

CDC COMPLIANCE TABLE

1. LOT TYPE SITE AREA: FRONTAGE	453.7m ² 10.06m	OK
2. SITE COVERAGE (MAIN DWELLING INCLUDING +GRANNY FLAT) ALLOWED: PROPOSED:	226.85m ² 125.2 + 60 = 185.2m ²	OK
3. FLOOR AREA (MAIN DWELLING INCLUDING +GRANNY FLAT) ALLOWED: PROPOSED:	226.85m ² 125.2 + 60 = 185.2m ²	OK
3. BUILDING HEIGHT ALLOWED: PROPOSED:	3.8m 3.858m	OK
4. SIDE SETBACK REQUIRED: PROPOSED:	0.9m 0.958m	OK
5. SETBACK TO MAIN DWELLING MIN. SIDE SETBACK REQ: PROPOSED SIDE SETBACK:	1.80m 10.89m	OK
6. SIDE SETBACK MIN. SIDE SETBACK REQ: PROPOSED SIDE SETBACK:	0.9m 0.92m	OK
7. REAR SETBACK MIN. REAR SETBACK REQ: PROPOSED SIDE SETBACK:	3m 3.02m	OK
8. PRIVATE OPEN SPACE REQUIRED: PROPOSED:	>24m ² >24m ²	OK
9. LANDSCAPE (TOTAL) REQUIRED: PROPOSED:	20% - 90.74m ² 22.3% - 101.49m ²	OK

BASIX SCHEDULE

BASIX NO. 1792569S

WATER COMMITMENTS

FIXTURES

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (> 4.5 BUT <= 6 L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 4 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 79.21 SQUARE METRES OF THE ROOF AREA OF THE DEVELOPMENT (EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM).

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:

- ALL TOILETS IN THE DEVELOPMENT
- THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER 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 POTABLE WATER SUPPLY.)

THERMAL COMFORT COMMITMENTS

GENERAL FEATURES

THE DWELLING MUST NOT HAVE MORE THAN 2 STOREYS.
THE CONDITIONED FLOOR AREA OF THE DWELLING MUST NOT EXCEED 300 SQUARE METRES.
THE DWELLING MUST NOT CONTAIN OPEN MEZZANINE AREA EXCEEDING 25 SQUARE METRES.
THE DWELLING MUST NOT CONTAIN THIRD LEVEL HABITABLE ATTIC ROOM.

FLOOR, WALLS AND CEILING/ROOF

THE APPLICANT MUST CONSTRUCT THE FLOOR(S), WALLS, AND CEILING/ROOF OF THE DWELLING IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW

THERMAL COMFORT COMMITMENTS

WINDOWS, GLAZED DOORS AND SKYLIGHTS

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 OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.

THE DWELLING MAY HAVE 1 SKYLIGHT (<0.7 SQUARE METRES) WHICH IS NOT LISTED IN THE TABLE.

THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:

- FOR THE FOLLOWING GLASS AND FRAME TYPES, THE CERTIFIER CHECK CAN BE PERFORMED BY VISUAL INSPECTION.

- ALUMINIUM SINGLE CLEAR
- ALUMINIUM DOUBLE (AIR) CLEAR
- TIMBER/UPVC/FIBREGLASS SINGLE CLEAR
- TIMBER/UPVC/FIBREGLASS DOUBLE (AIR) CLEAR

ENERGY COMMITMENTS

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGHER ENERGY RATING: ELECTRIC HEAT PUMP WITH A PERFORMANCE OF 36 TO 40 STCS OR BETTER.

COOLING SYSTEM

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 1-PHASE AIRCONDITIONING; ENERGY RATING: 3.5 STAR

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 AIRCONDITIONING; ENERGY RATING: 3.5 STAR

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, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF

KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF

LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY; OPERATION CONTROL: N/A

ARTIFICIAL LIGHTING

THE APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS:

- AT LEAST 2 OF THE BEDROOMS / STUDY;
- AT LEAST 1 OF THE LIVING / DINING ROOMS;
- THE KITCHEN
- ALL BATHROOMS/TOILETS;
- THE LAUNDRY;
- ALL HALLWAYS;

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING.

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 FIXED INDOOR OR SHETTERED CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.

SUBJECT TO APPROVAL

CLIENT: JOSEPH KAZZI

Northpoint ADDRESS:
78 BROADWAY
PUNCHBOWL, NSW, 2196
LOT A DP 308042

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1	14.03.25	CONCEPT PLAN 1	SM	
2	26.03.25	CONSULTANT PLAN 1	SM	
3	07.04.25	CONSULTANT PLAN 2	SM	
4	08.05.25	DA SUBMISSION	SM	
5	25.05.25	DA SUBMISSION 2	SM	
6				

Scale

01

Drawn by SM Project no. 25001

Date 14.03.2025

TITLE PAGE



SYDNEY'S FINEST
DESIGNS

SUITE 32, LEVEL 2, 215-219 GEORGE ST, LIVERPOOL PH: +61415880256

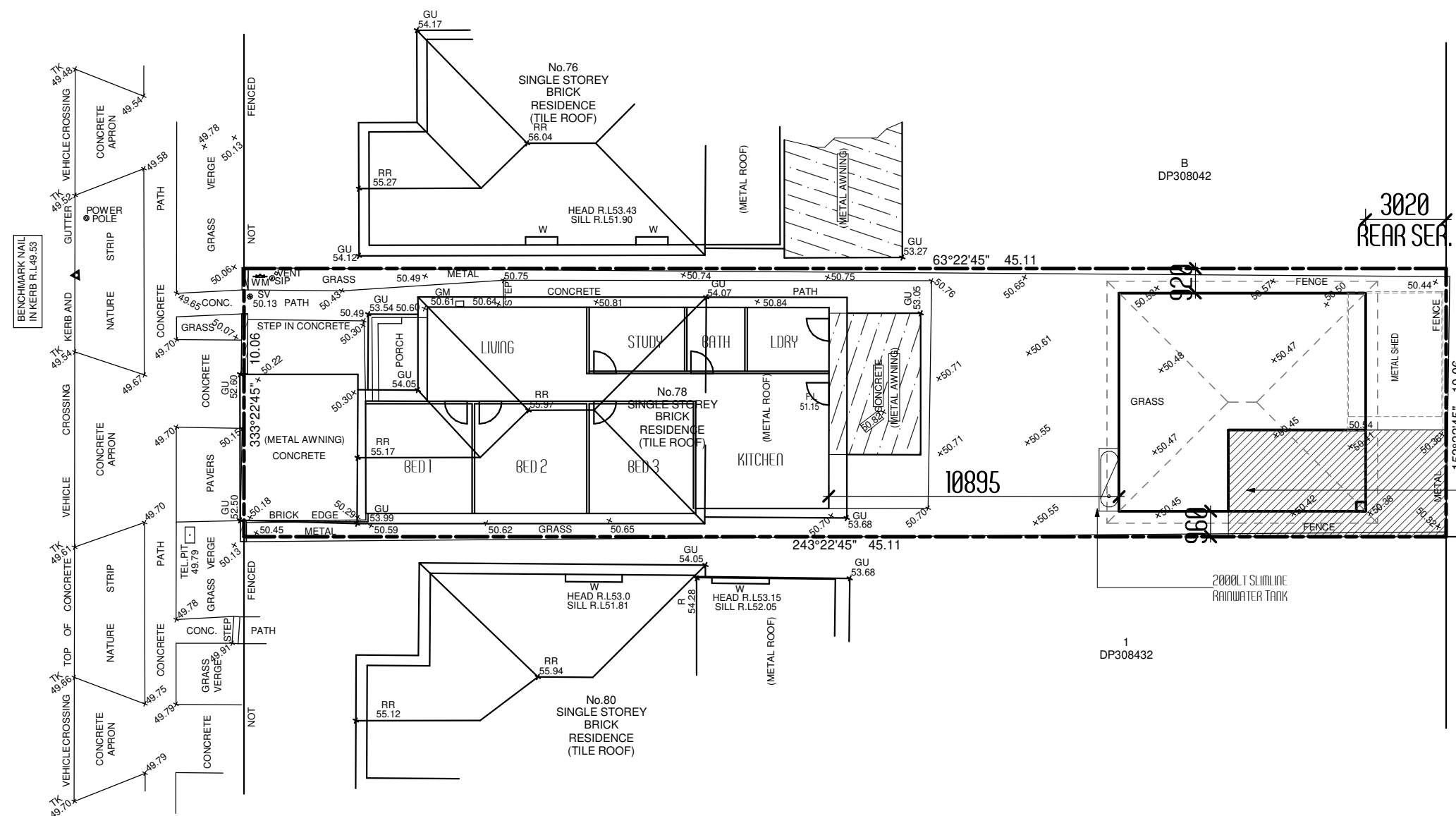


BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

TRUE NORTH
M.G.A. (DP1245428)

A
DP308042
453.7 m² BY CALC.

BROADWAY



13
SEC.3
DP5701

PRIVATE OPEN SPACE
MIN. 4M EACH DIRECTION
>24m²
MAX GRADIENT 1:50

12
SEC.3
DP5701



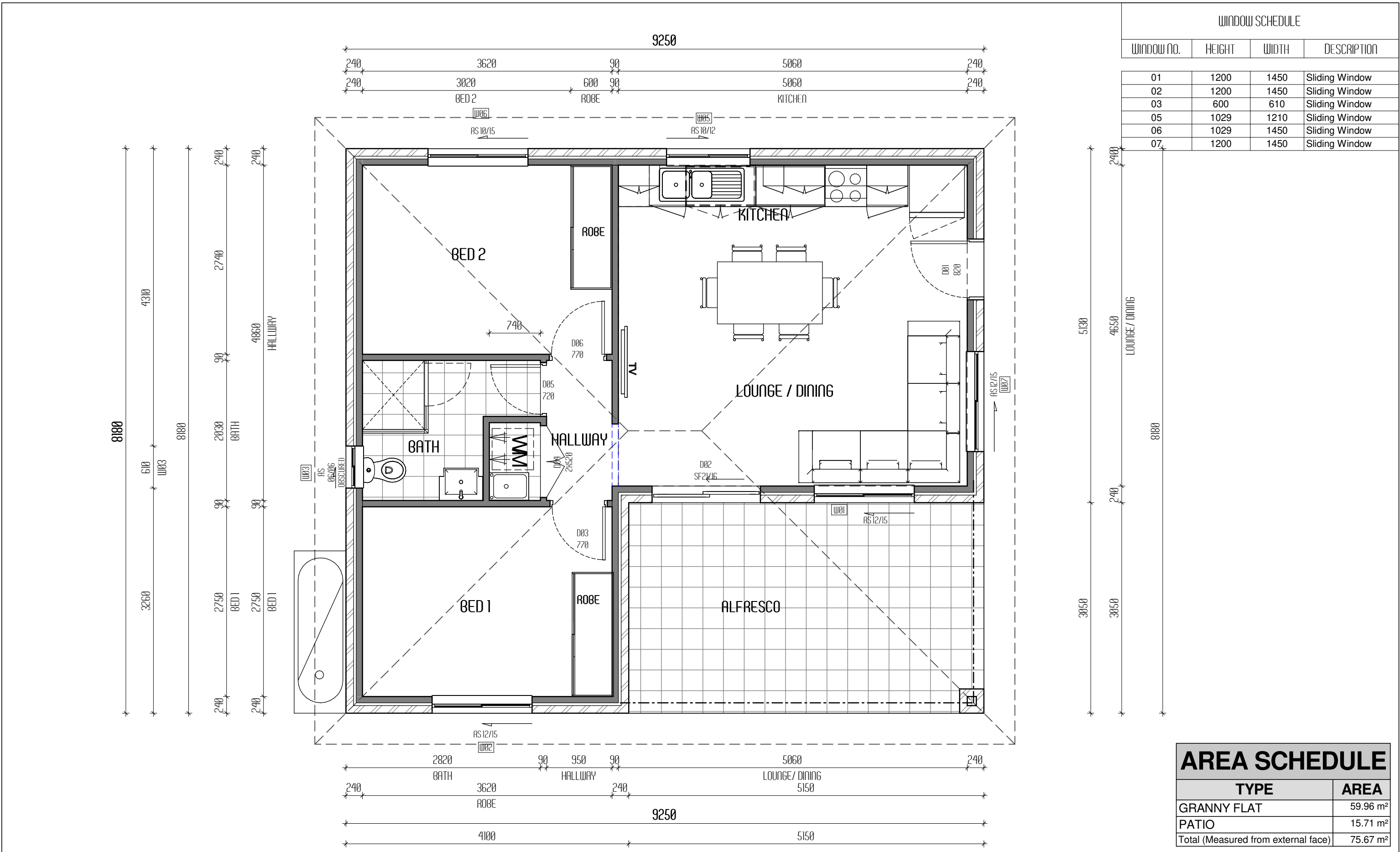
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			3	07.04.25	CONSULTANT PLAN 2	SM		SITE PLAN		
			4	08.05.25	DA SUBMISSION	SM				
			5	25.05.25	DA SUBMISSION 2	SM				
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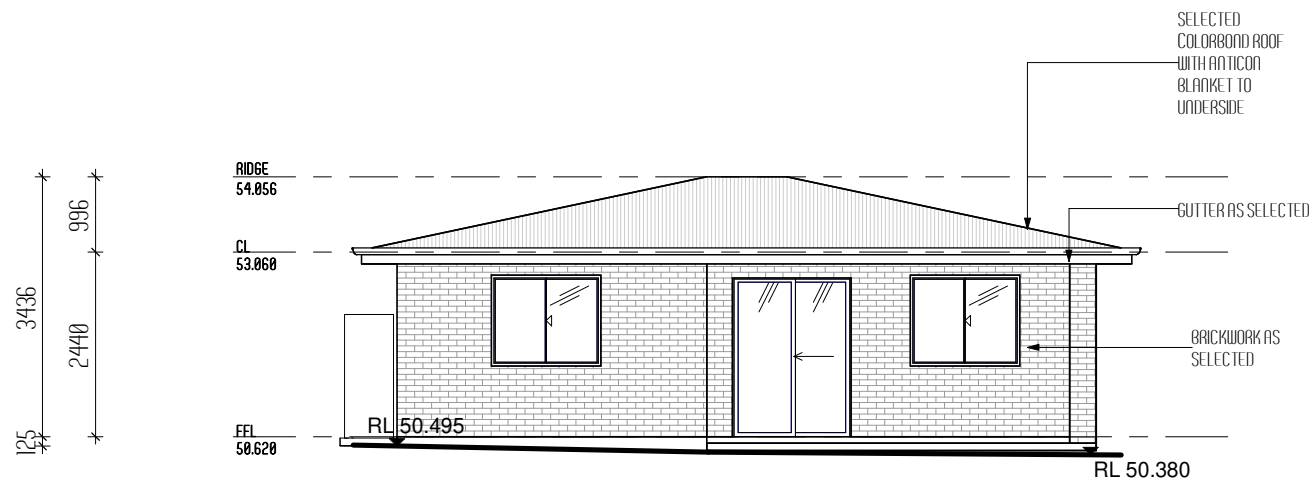
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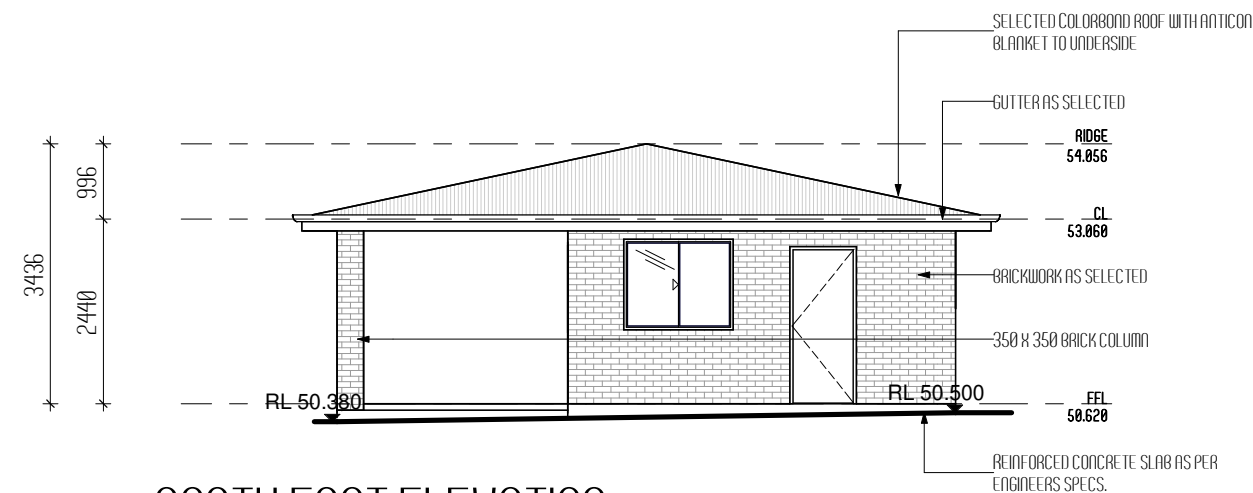
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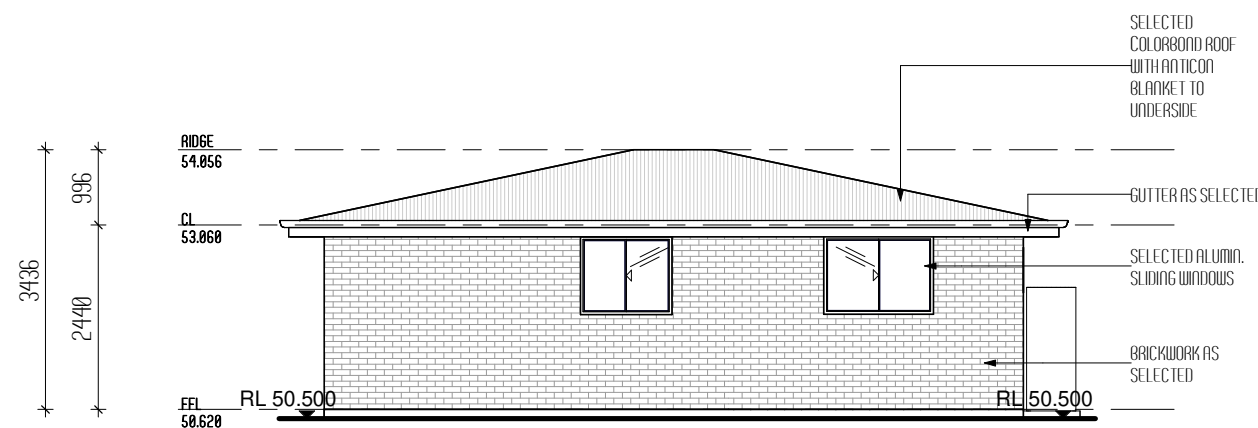
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Date		14.03.2025	
GROUND FLOOR PLAN			



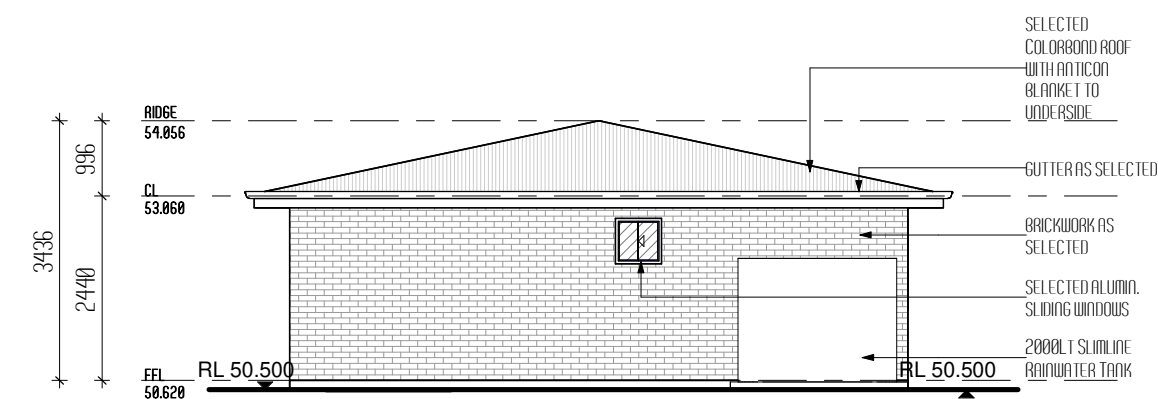
SOUTH EAST ELEVATION



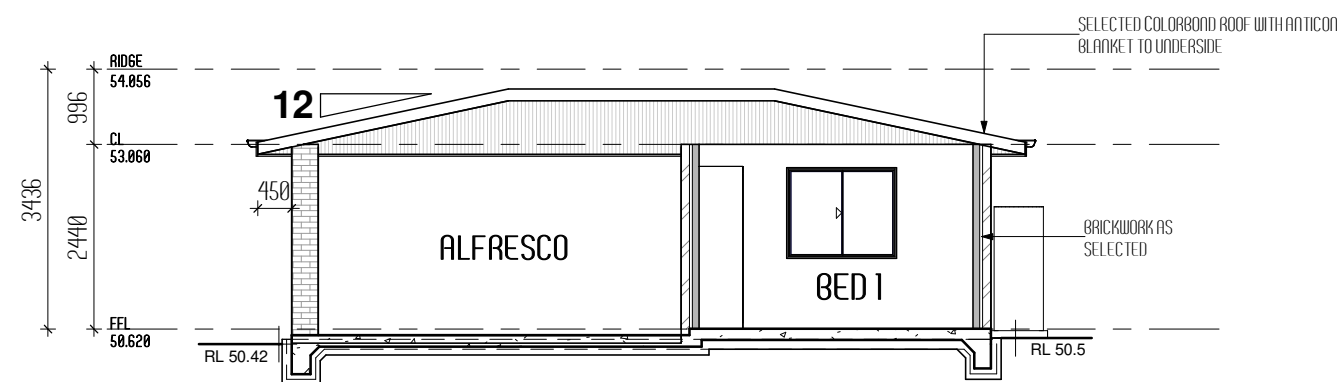
NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SECTION AA

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Northpoint

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PUNCHBOWL, NSW, 2196
LOT A DP 308042

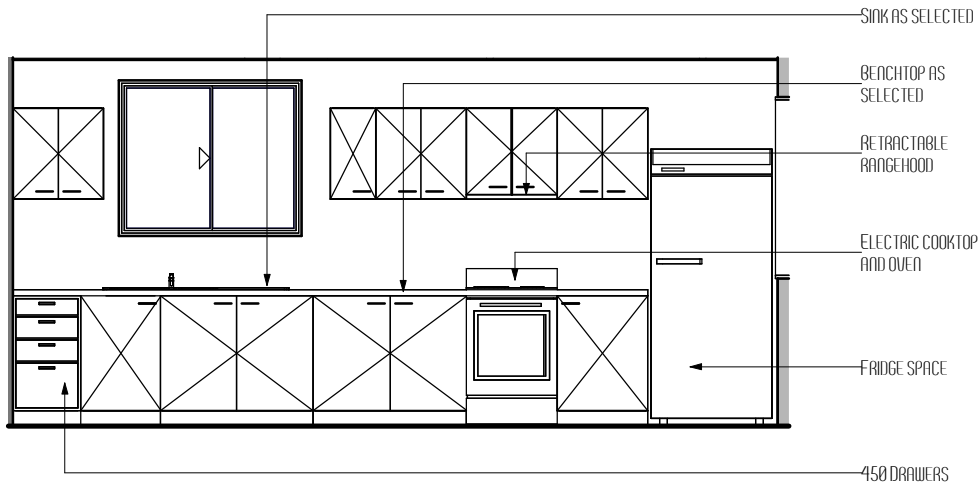
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5	25.05.25	DA SUBMISSION 2	SM				
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KITCHEN 3D VIEW



KITCHEN DD



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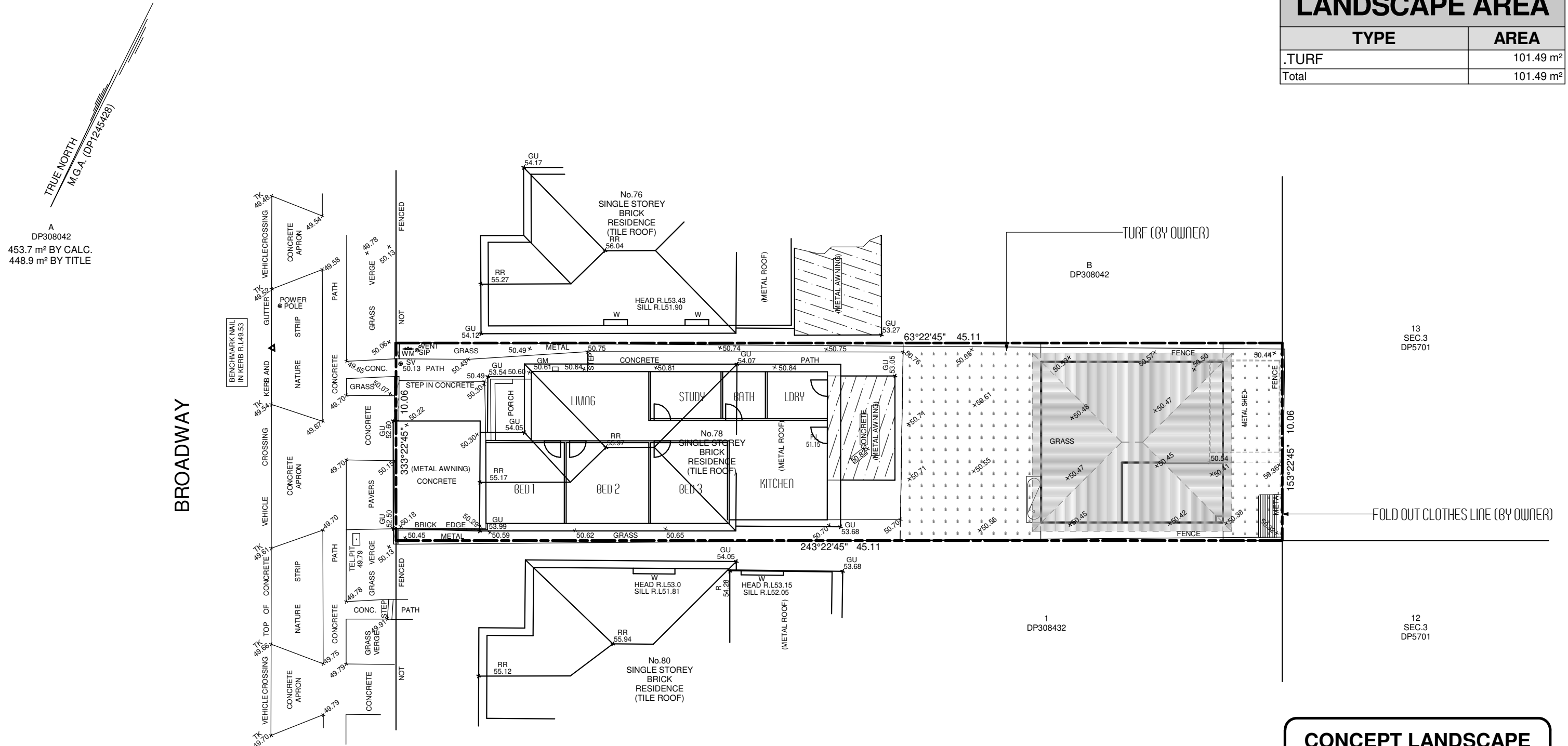
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5	25.05.25	DA SUBMISSION 2	SM	
6				

Scale		1:50	05
Drawn by	SM	Project no.	
Date		14.03.2025	
KITCHEN			

Planting List							
Type	Symbol	Botanic Name	Common Name	Count	Pot Size	Mature Height	Spacing

LANDSCAPE LEGEND	
 TURF	 COLOURED CONCRETE
 VEGETATION MULCH	 CONCRETE (NO COLOUR ADD)
 HEGDES, PLANTS, SHRUBS, & TREES	 RECYCLED CRUSHED ROCKS OR GRAVEL

LANDSCAPE AREA	
TYPE	AREA
.TURF	101.49 m ²
Total	101.49 m ²



CONCEPT LANDSCAPE PLAN

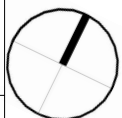


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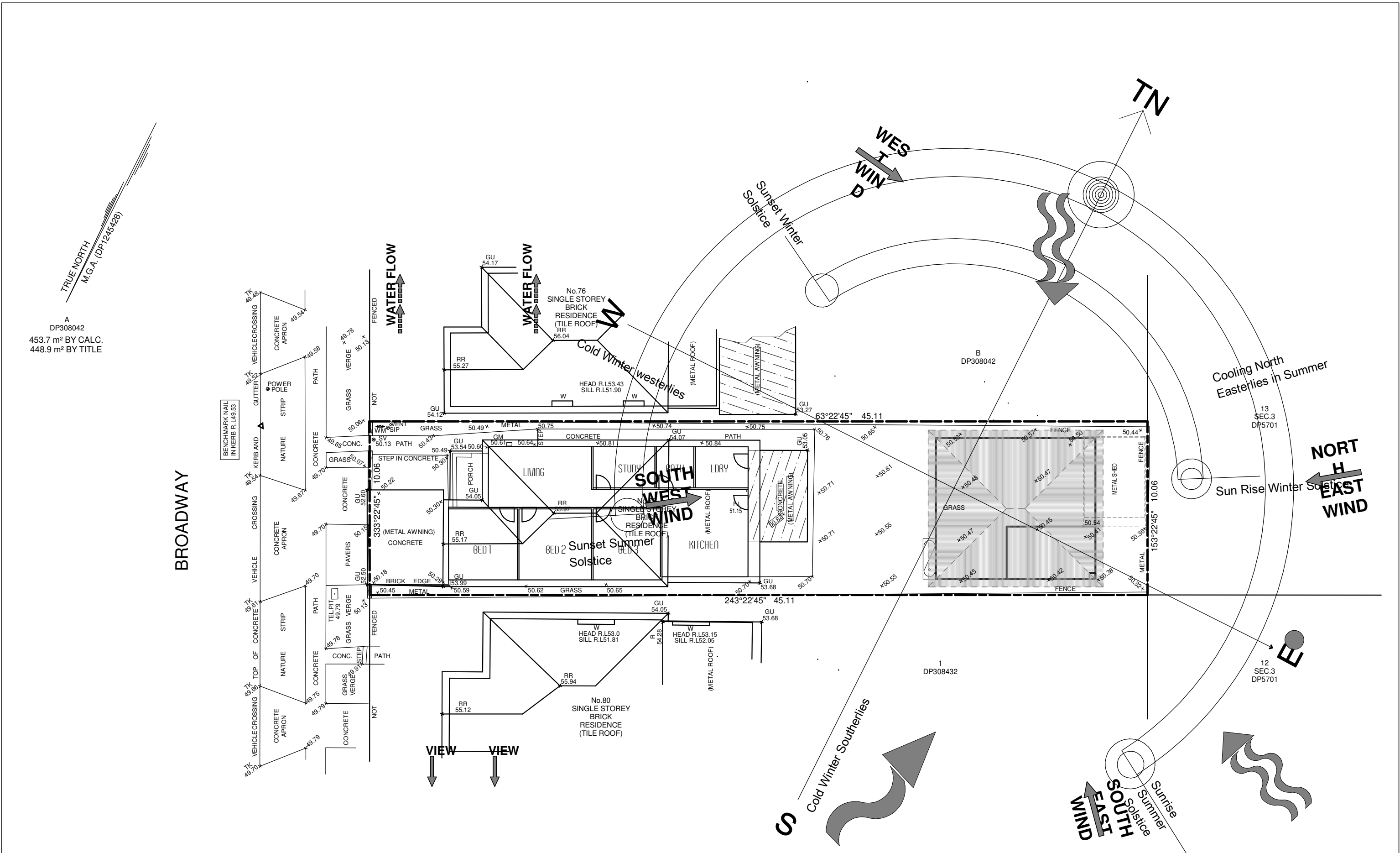
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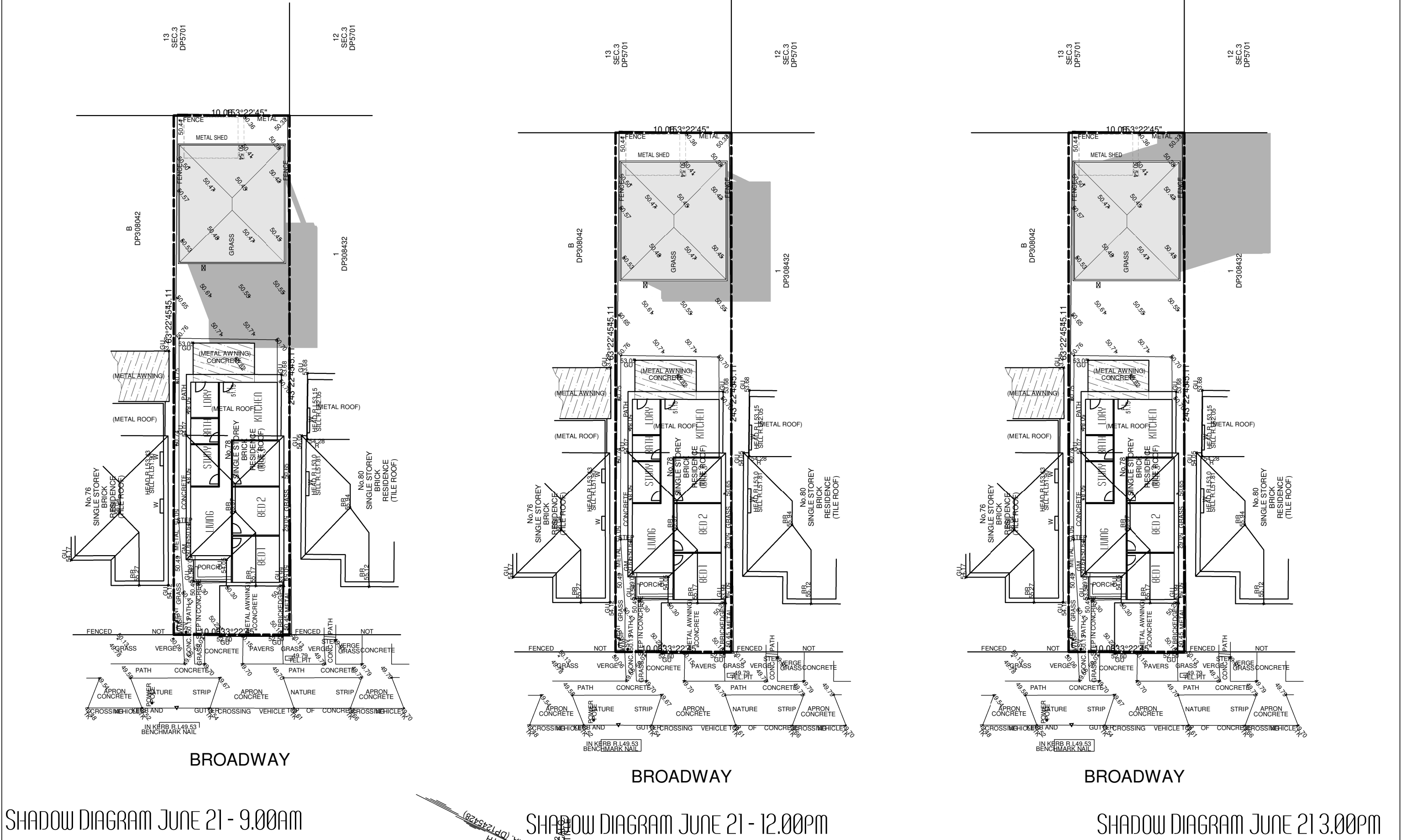
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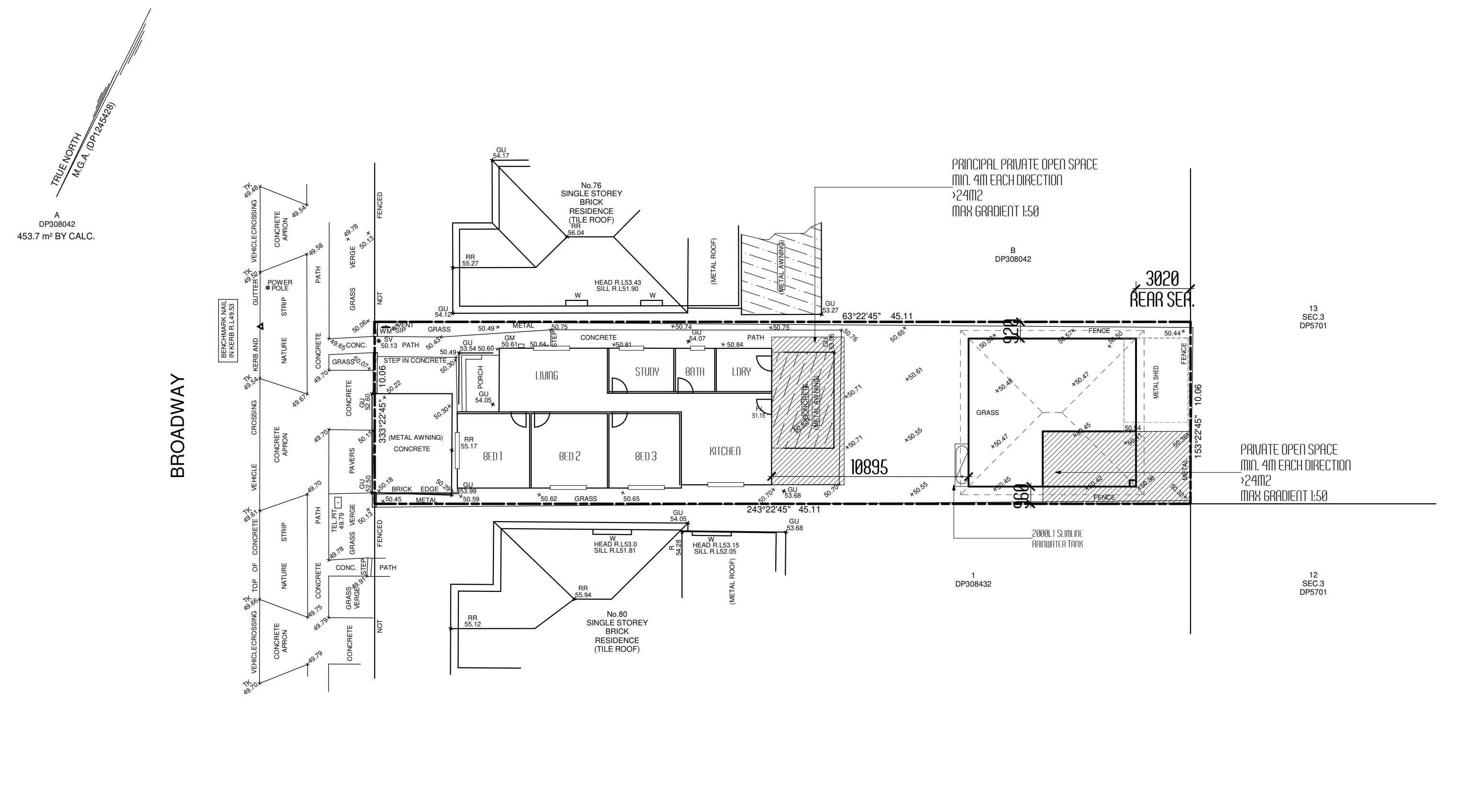
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5	25.05.25	DA SUBMISSION 2	SM				
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 SYDNEY'S FINEST DESIGNS SUITE 32, LEVEL 2, 215-219 GEORGE ST, LIVERPOOL PH: +61415880256	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	CLIENT: JOSEPH KAZZI		COPYRIGHT This plan and documentation is the property of SYDNEY'S FINEST DESIGNS and under no condition can be used or duplicated for copyright. Legal action will be taken in this event. All Measurements on plans are to be in millimeters. Drawings are not to be scaled or guessed. Dimensions on site will be amended if need be accordingly.	NO.	DATE:	PLAN:	BY:	AMENDMENTS:	Scale 1:200		07
		1	14.03.25		CONCEPT PLAN 1	SM		Drawn by SM	Project no. 25001			
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		6										







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5	25.05.25	DA SUBMISSION 2	SM	
6				

Scale 1:200

9

Drawn by SM Project no. 25001

Date 14.03.2025

EXISTING FLOOR PLAN