



DEVELOPMENT APPLICATION SET OF A SECONDARY DWELING AT:

LOT 52, DP 300559
81 BROADWAY, PUNCHBOWL, NSW 2118

DRAWING LIST

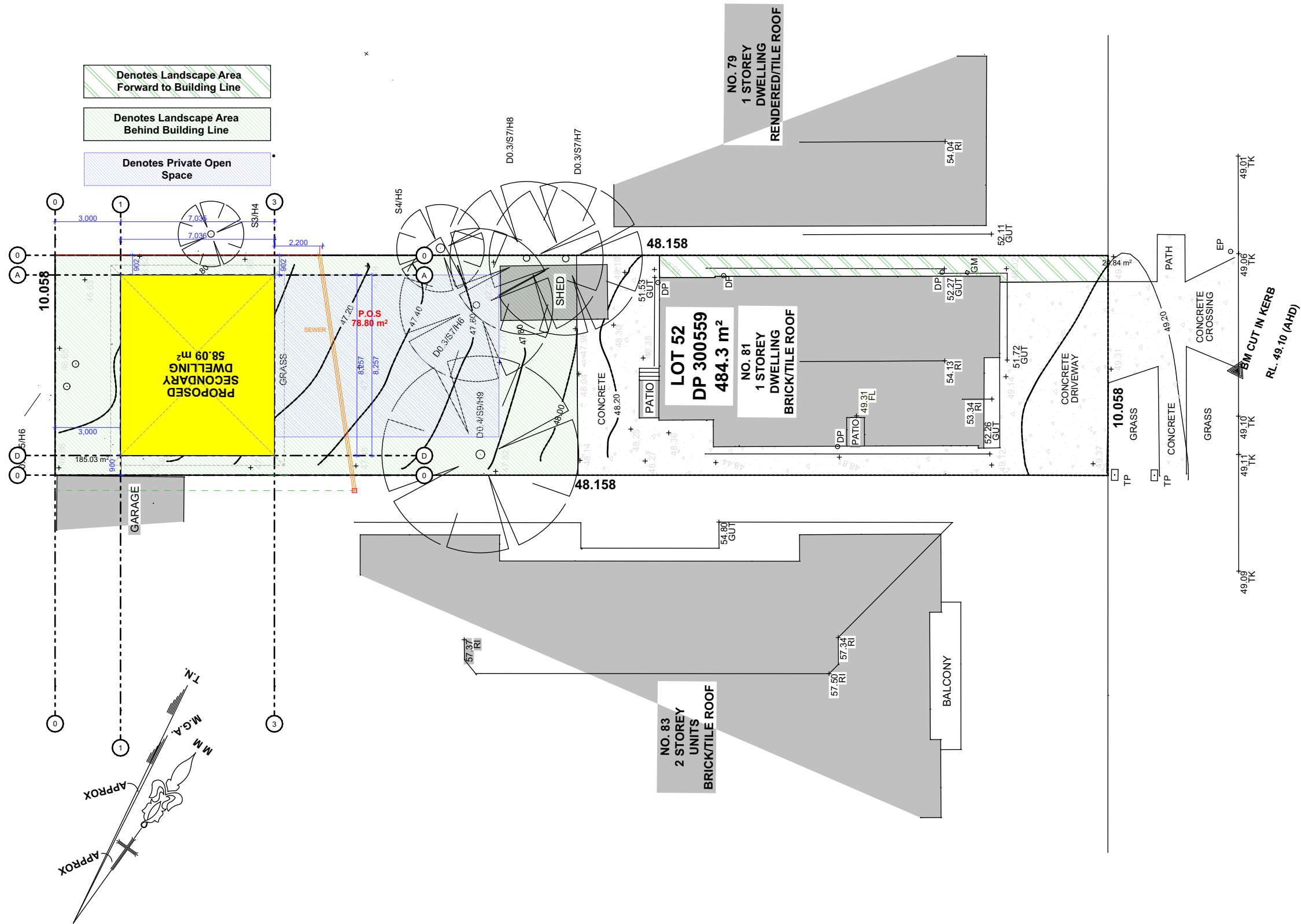
DA 0000 : COVER PAGE
DA 0001 : GENERAL COMMITMENTS

DA 0400 : SITE & LANDSCAPE PLAN
DA 0401 : SEDIMENT CONTROL PLAN
DA 0402 : DEMOLITION PLAN

DA 1000 : FLOOR PLAN
DA 1100 : SCHEDULES

DA 1501 : NE & SW ELEVATIONS
DA 1502 : NW & SE ELEVATIONS

DA 1601 : SECTION A & B



1 SITE & LANDSCAPE PLAN 1:200

CLIENT
Mr Mohammed Abdul Hannan
Mrs Shah Abida Sultana Ruhe
LOT 52, DP 300559
81 BROADWAY, PUNCHBOWL, NSW 2196

PROJECT
DEVELOPMENT APPLICATION SET
Construction of Secondary Dwelling

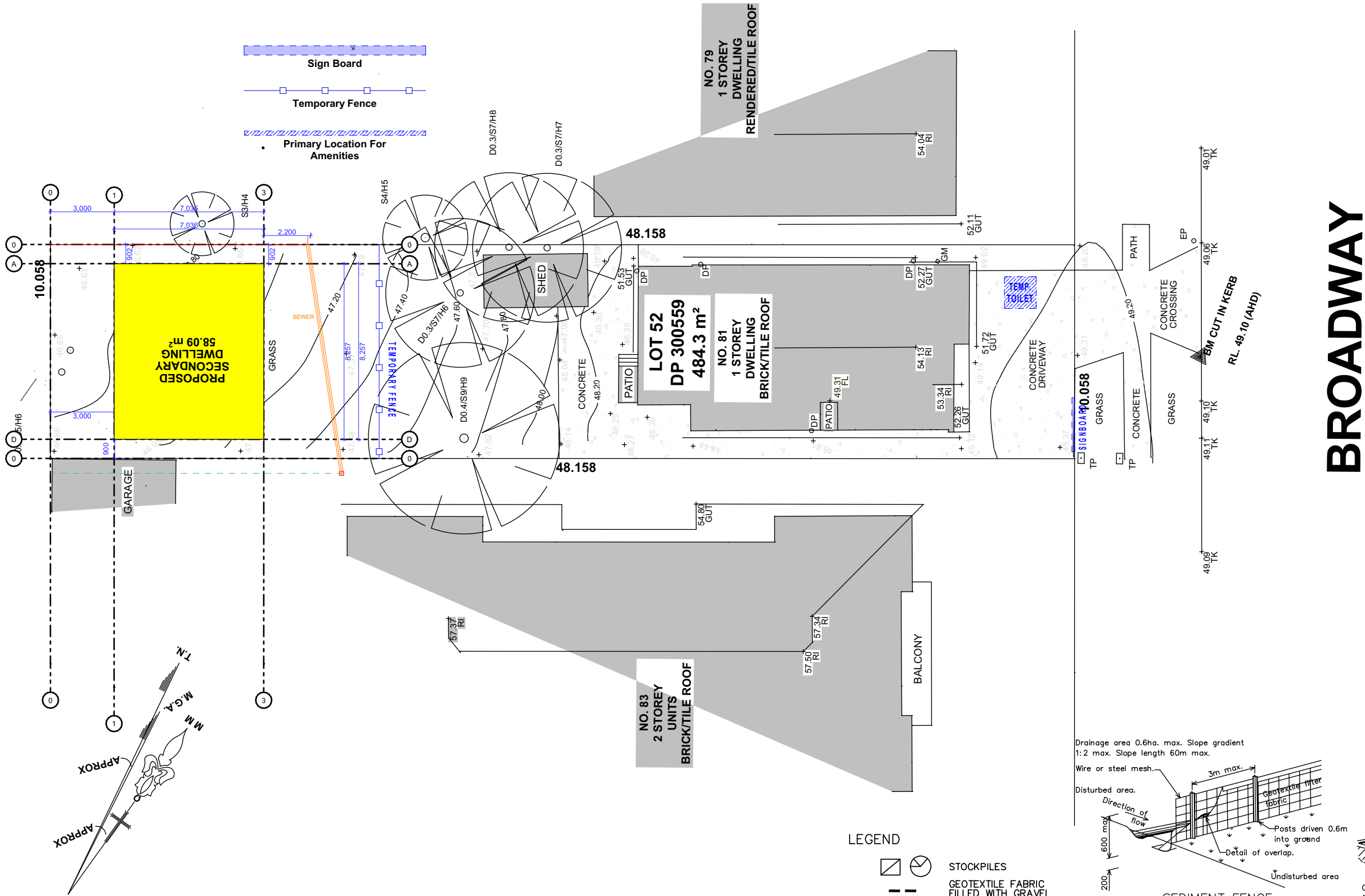
DRAWING TITLE
Construction Details
SITE & LANDSCAPE PLAN
SHEET SIZE
A3

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REVISION	DESCRIPTION	DATE	DRAWN	SCALE	DRAWN	CHECKED	DATE
P01	PRELIMINARY DRAFT	17.12.2024	VC				
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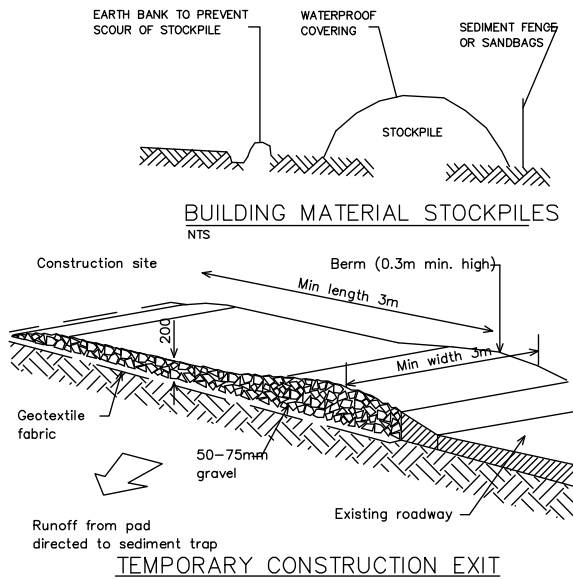
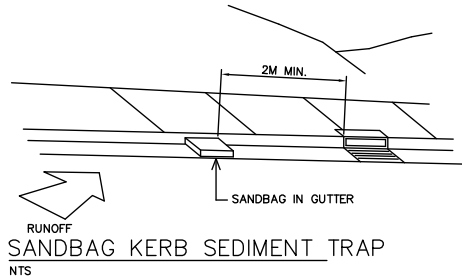
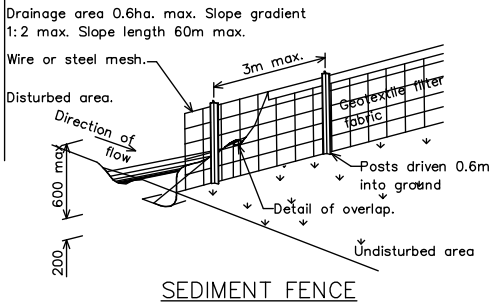
PROJECT No C24-0008981 DRAWING No DA 0400 REVISION DA03



BROADWAY

LEGEND

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



STORMWATER CONCEPT TO COMPLY WITH COUNCILS REQUIREMENTS. COUNCILS REQUIREMENTS WILL TAKE PRECEDENCE OVER THE STORM WATER PLAN

SEDIMENT CONTROL PLAN

1:200

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CONSTRUCTION DETAILS
SEDIMENT CONTROL & SITE ANALYSIS
PLAN

SHEET SIZE

A3

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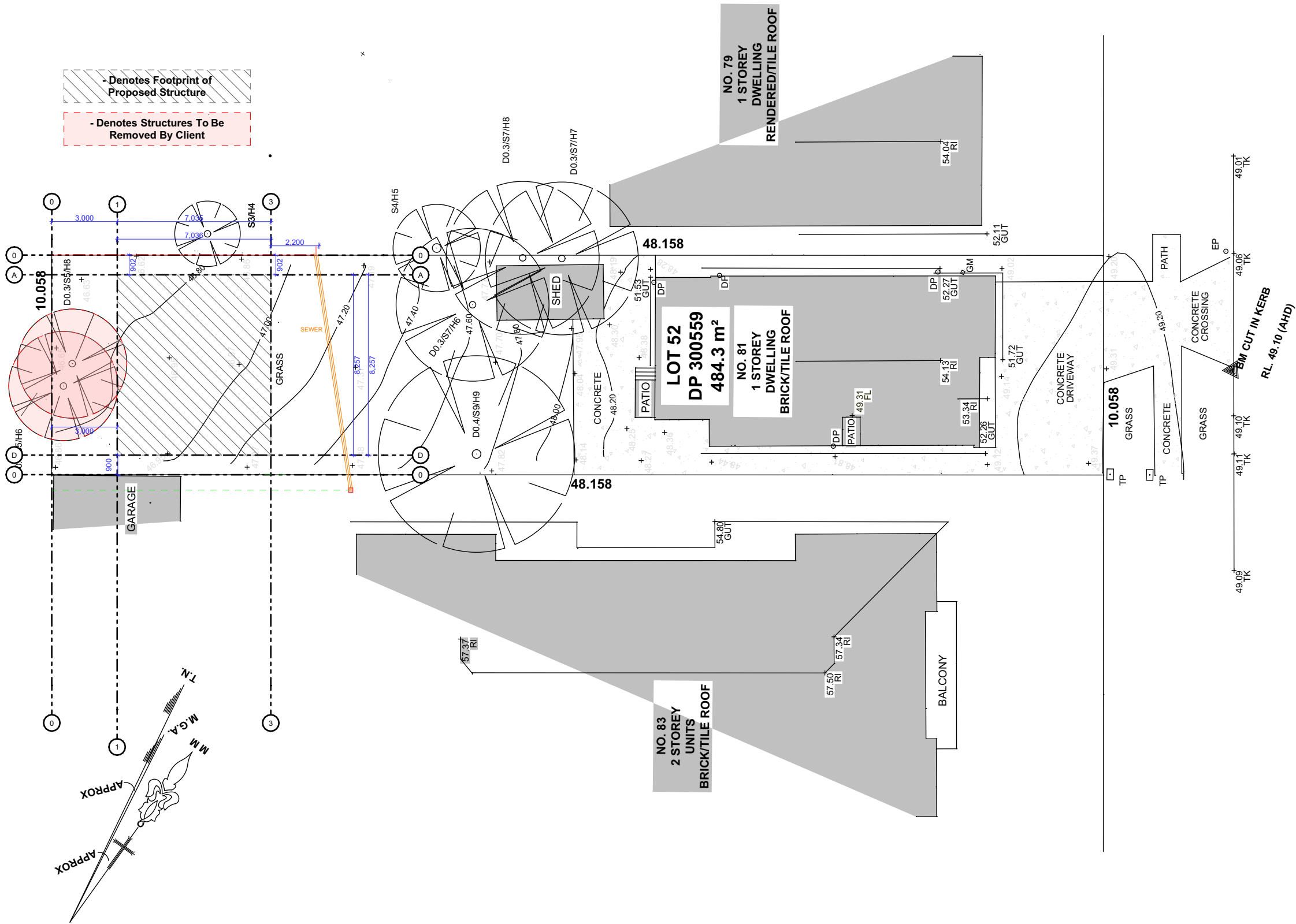
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PROJECT No

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REVISION

C24-0008981 DA 0401 DA03



1

DEMOLITION PLAN
1:200

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DEMOLITION PLAN
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C24-0008981

DRAWING No

DA 0402

REVISION

DA03

1:200

VC

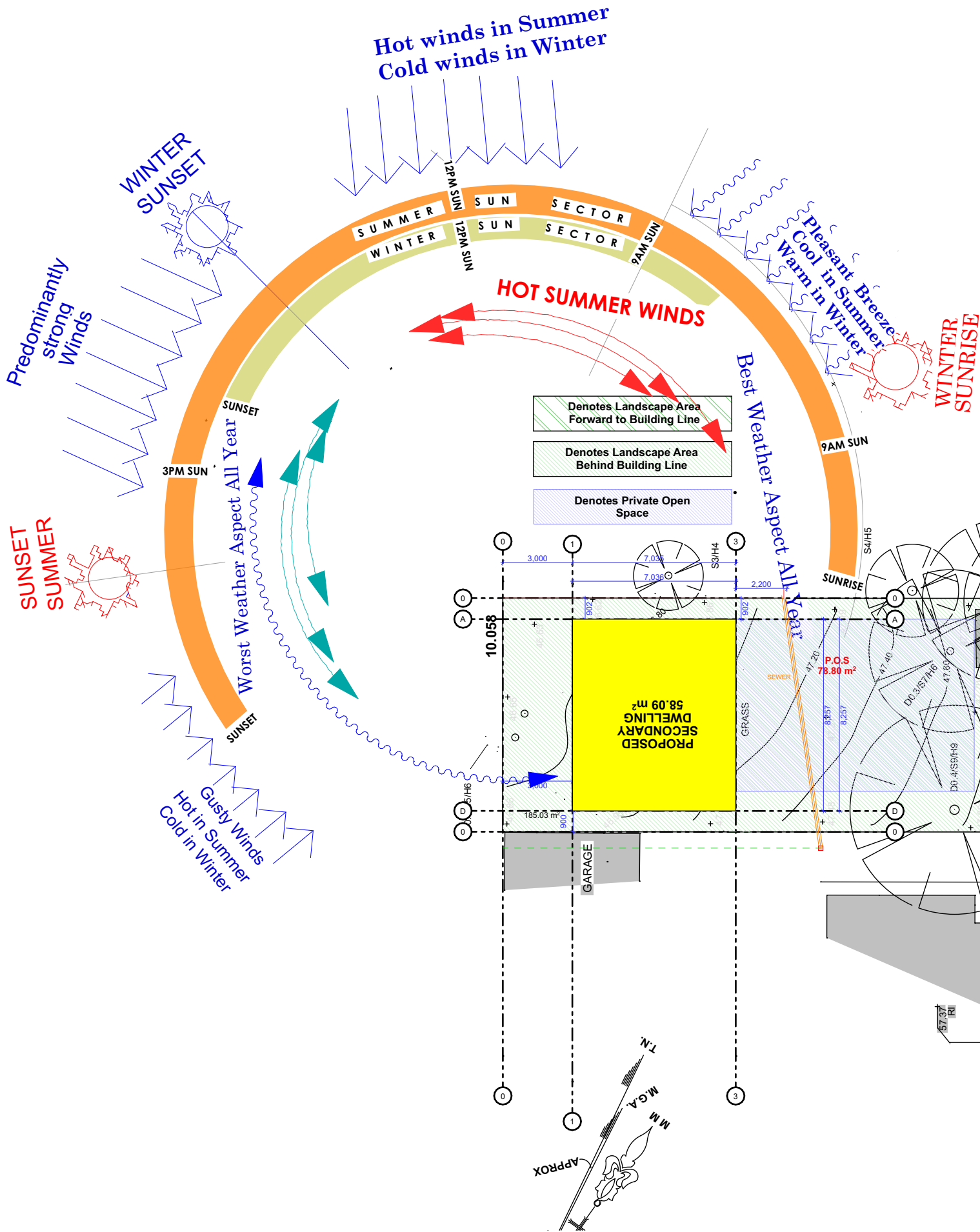
22.05.2025

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	MINIMUM 1.2m x 1.2m LEVEL LANDING AREA IS TO BE PROVIDED AT THE ENTRANCE	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	STAIRWAYSARE DESIGNED TO REDUCE THE LIKELIHOOD OF INJURY AND ALSO ENABLE FUTURE ADAPTATION	Y

COMPLYING DEVELOPMENT APPLICATION TABLE (SEPP 2021 HOUSING)

CLAUSE	REQUIRED	PROPOSED	COMPLIES
2 SITE & LOT REQUIREMENTS	- At least 12m frontage and between 450m ² - 900m ²	- 10.56m Frontage & Site Area 484.3m ²	N
3 MAX SITE COVERAGE	- 50% of the area if the lot has an area between 450m ² & 900m ²	- 38.25% (total 185.29m ² / 484.3m ²) - Existing main dwelling: 115.07m ² -Existing Shed: 12.21m ² - Proposed Secondary dwelling: 58.01m ²	Y
4 MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	- 60m ² floor area of secondary dwelling - Maximum floor area of Principal Dwelling: 330m ² for lots 450m ² - 600m ²	- 127.28m ² Existing Dwelling (include Shed) - 58.01m ² Proposed Secondary Dwelling - Total: 187.29m²	Y
6 BUILDING HEIGHT	- 3.8m max from NGL	- 3.8m Proposed Building Height	Y
9 SETBACKS FROM SIDE BOUNDARIES	- 0.9m if the lot has an area of 450m ² - 900m ²	- 0.9m & 0.9m	Y
10 SETBACKS FROM REAR BOUNDARIES	- 3m if the lot has an area of 450m ² - 900m ²	- 3m	y
16 LANDSCAPED AREA	- 20% if the lot has an area of 450m ² - 600m ²	-Total Landscape Area: 40.97% (total 198.42m ² / 484.3m ²)	Y
	- 50% of landscaped area to be located behind building line	- Landscaping Behind Building Line: 89.49% (177.58m ² / 198.42m ²)	Y
17 PRIVATE OPEN SPACE	- 24m ² 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	- 78.7m ²	Y



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DRAWING TITLE
1:210
Consultation Details
SITE ANALYSIS PLAN
SHEET SIZE
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1:210	VC	22.05.2025
PROJECT No	DRAWING No	REVISION
C24-0008981	CC 0405	DA03

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

Window List			
ID	W01	W02	W03
Quantity	3	1	1
From Room Number	<Undefined>	<Undefined>	<Undefined>
Height	1,020	1,197	1,020
Width	1,440	850	1,200
Window sill height	1,108	1,194	1,108
Window head height	2,128	2,391	2,128
2D Symbol	W 1440 H 1020	W 850 H 1197	W 1200 H 1020

2

Window List

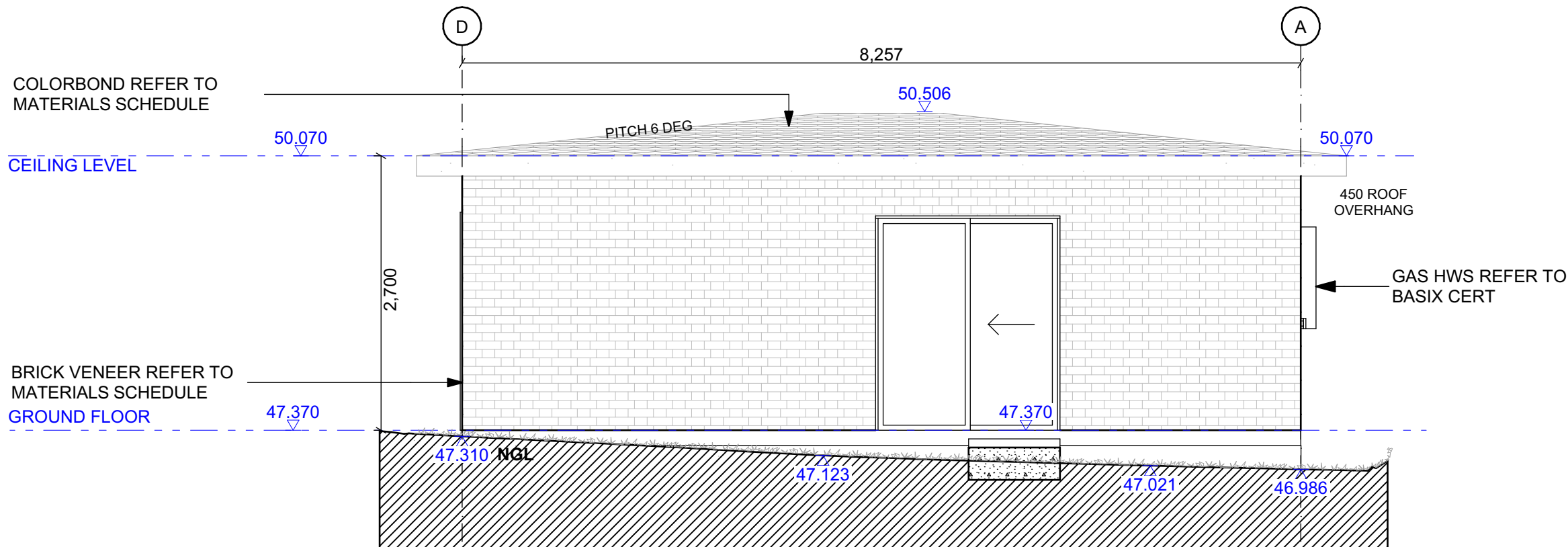
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Door List				
ID	D01	D02	D03	D03
Quantity	1	2	1	1
To Room Number	<Undefined>	<Undefined>	<Undefined>	<Undefined>
W x H Size	920×2,069	820×2,109	1,816×2,109	820×2,109
Door sill height	0	0	0	0
Door head height	2,069	2,109	2,109	2,109
2D Symbol			21-18SD	

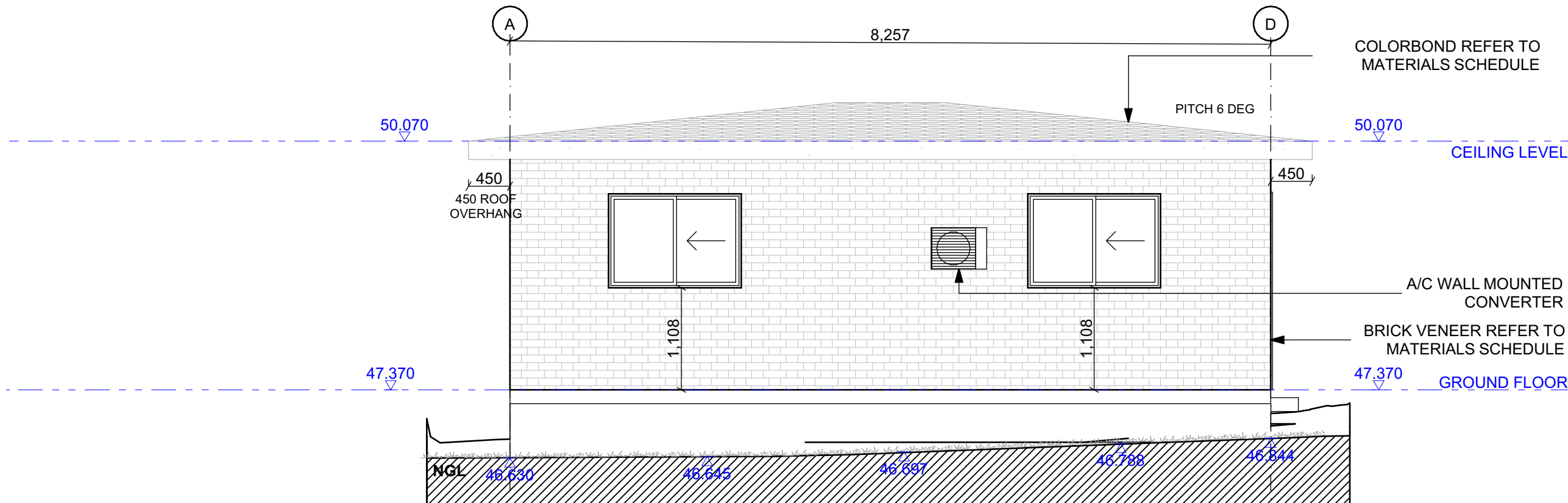
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Door List

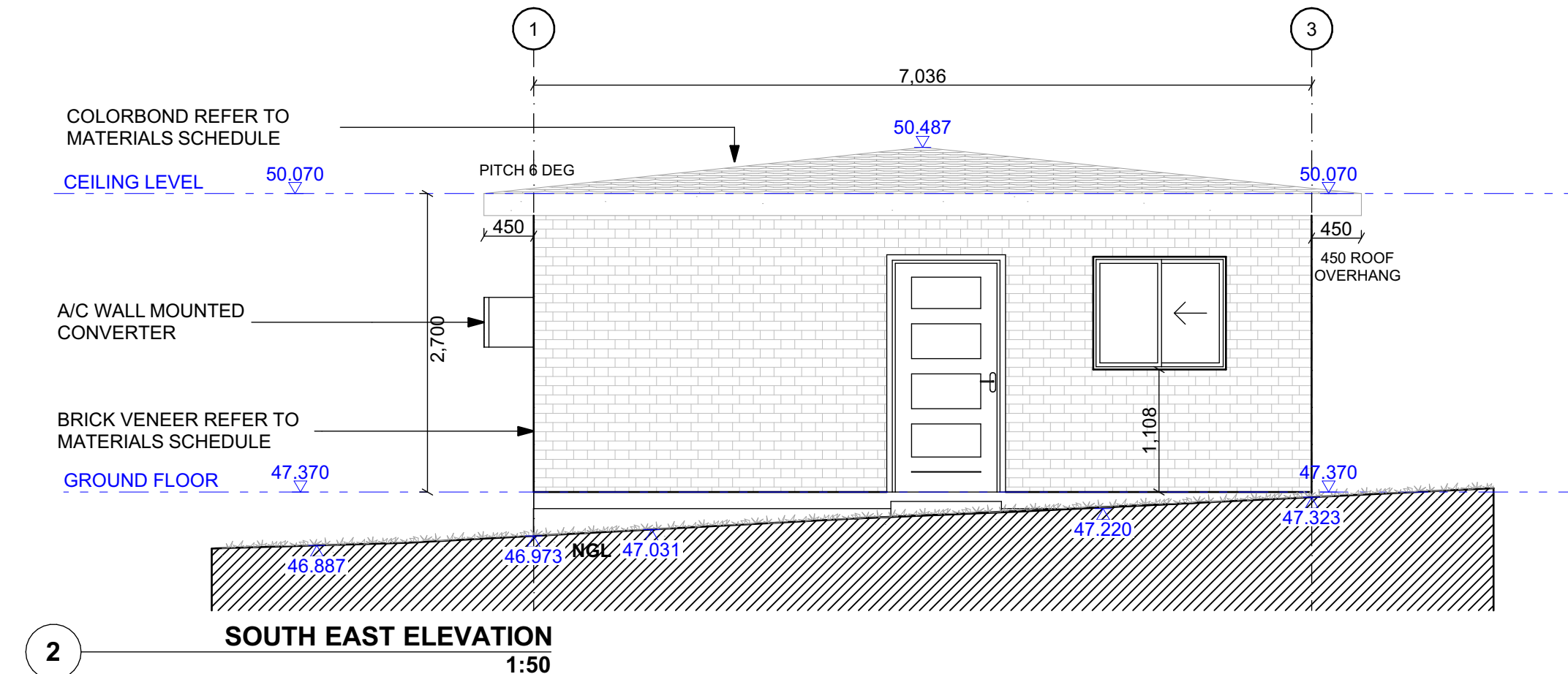
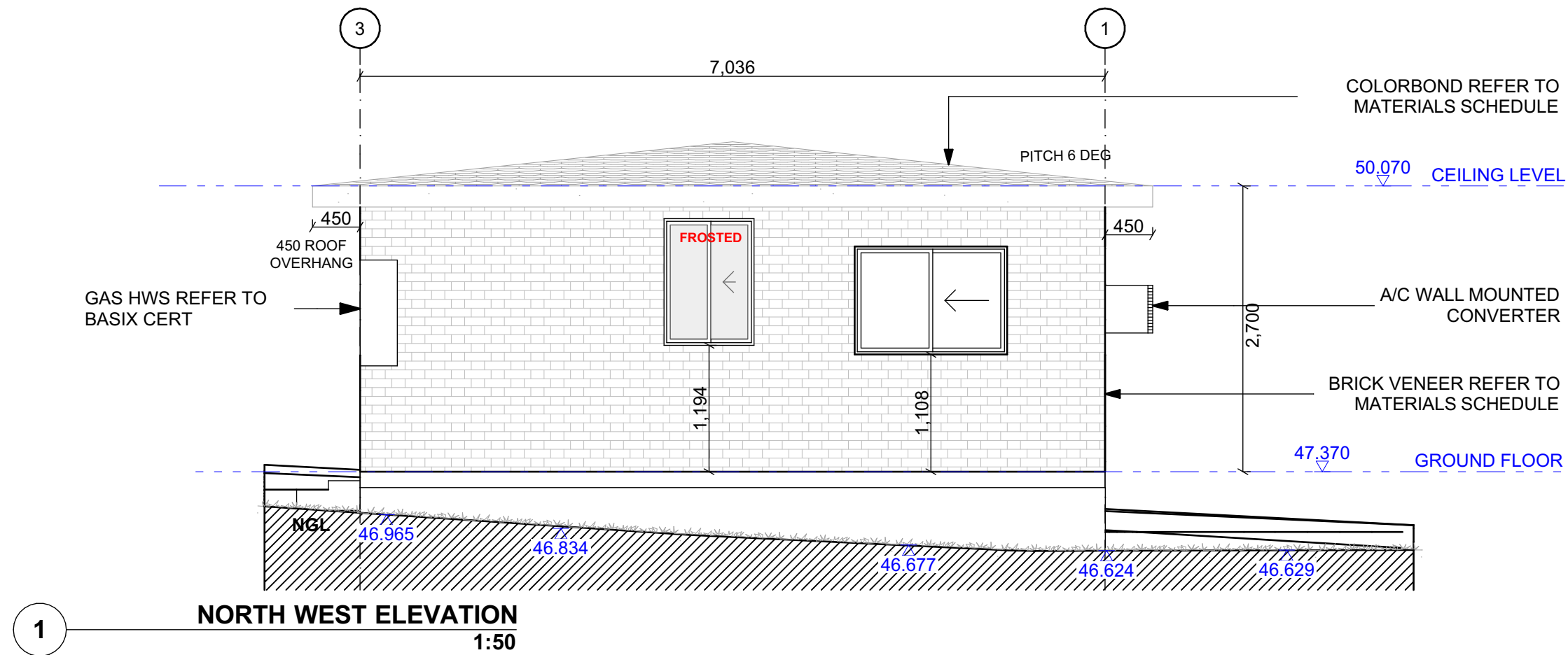
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1 NORTH EAST ELEVATION
1:50



2 SOUTH WEST ELEVATION
1:50



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VC

22.05.2025

PROJECT No

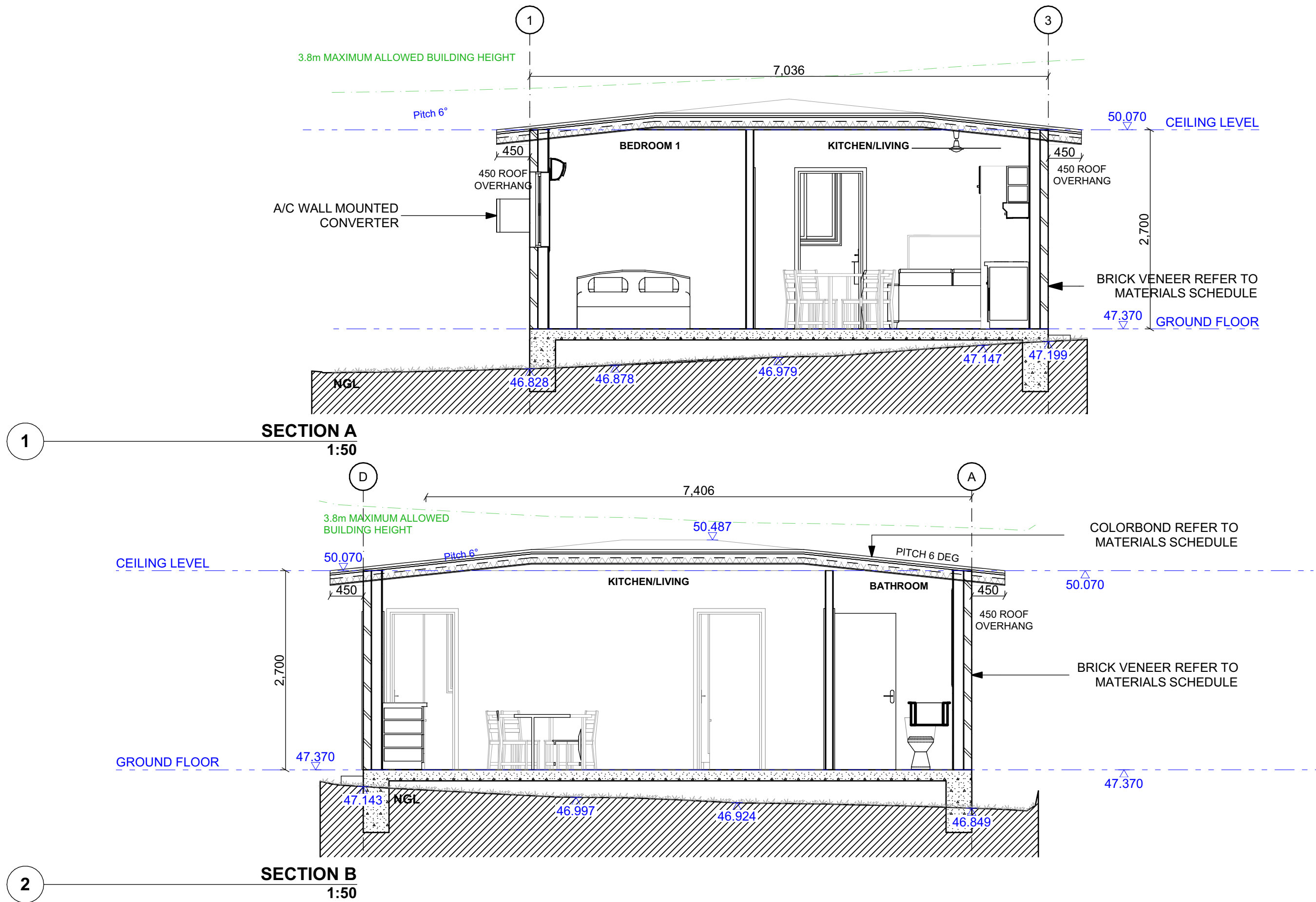
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DA 1502

DA03



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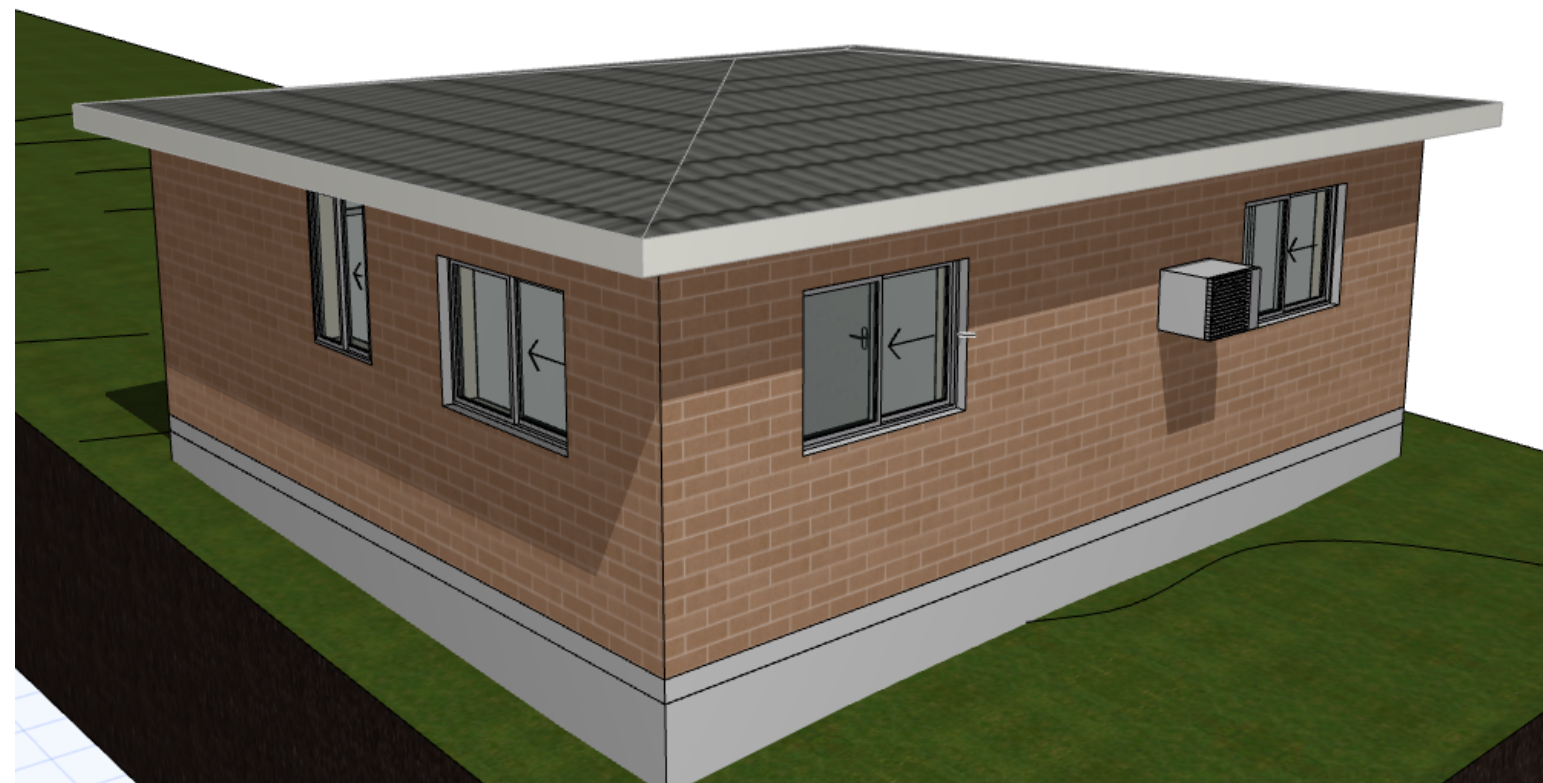
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1:50	VC	22.05.2025
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C24-0008981	DA 1601	DA03



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Mr Mohammed Abdul Hannan Mrs Shah Abida Sultana Ruhe LOT 52, DP 300559 81 BROADWAY, PUNCHBOWL, NSW 2196			Construction Details		MASTER GRANNY FLATS								
3D PERSPECTIVES			719 FOREST ROAD, PEAKHURST 2210 NSW		1300 643 528 www.mastergrannyflats.com.au design@mastergrannyflats.com.au								
PROJECT		SHEET SIZE	DEVELOPMENT APPLICATION SET		A3		P01		PRELIMINARY DRAFT	17.12.2024	VC	1:0.679, VC 22.05.2025	
Construction of Secondary Dwelling							P02		PRELIMINARY DRAFT	13.01.2025	VC	1:1.044	
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												PROJECT No DRAWING No REVISION	
												C24-0008981 DA 1700 DA03	