

ROOM SCHEDULE - DUAL OCCUPANCY	
ROOM NAME	AREA
UNIT 1	
PORCH	3.66 m2
GARAGE	16.50 m2
LOUNGE	12.28 m2
STAIR	7.78 m2
WALKWAY	9.74 m2
BED 1	10.80 m2
BATH	4.50 m2
LIVING + DINNING + KITCHEN	47.37 m2
LAUNDRY	3.18 m2
WIP	4.96 m2
ALFRESCO	20.68 m2
BED 2	10.80 m2
BED 3	11.10 m2
BED 4	11.18 m2
BATH	6.56 m2
BED 5 MASTER+ENS+WIR	27.45 m2
FAMILY	13.72 m2
WALKWAY	7.03 m2

ROOM SCHEDULE - DUAL OCCUPANCY	
ROOM NAME	AREA
UNIT 2	
PORCH	3.66 m2
GARAGE	16.50 m2
LOUNGE	8.27 m2
STAIR	4.25 m2
WALKWAY	14.09 m2
BED 1	10.56 m2
BATH	3.91 m2
LIVING + DINNING + KITCHEN	47.38 m2
LAUNDRY	3.32 m2
WIP	4.70 m2
STORE	1.82 m2
STUDY	2.42 m2
ALFRESCO	17.22 m2
BED 2	10.80 m2
BED 3	10.80 m2
BED 4	11.38 m2
BATH	6.21 m2
BED 5 MASTER+ENS+WIR	31.53 m2
LANDING	7.83 m2
WALKWAY	7.35 m2

ROOM SCHEDULE SECONDARY DWELLING	
ROOM NAME	AREA

WALKWAY	4.45 m2
KITCHEN + DINNING	15.87 m2
G BED 1	11.55 m2
BATH	4.32 m2
G BED 2	10.37 m2

**Certificate No. #HR-548TG4-01**
Scan QR code or follow website link for rating details.

Assessor name Eric Ching Hing Lam
Accreditation No. ABSA 20348
Property Address 20 Warwick Road, Punchbowl, NSW, 2196



<http://www.hero-software.com.au/pdf/HR-548TG4-01>



ABSA is a registered provider of the Australian Building Sustainability Accreditation (ABSA) program.

Accreditation Period: 1 July 2024 to 30 June 2025

Assessor Name: ERIC CHING HING LAM

Assessor Number: 20348

TOTAL ROOM AREA: 499.85 m2
WALL AREA & OTHER AREA: 117.15 m2

TOTAL BUILDING AREA: 617 m2

FINISHES & NOTATIONS LEGENDS

- MR - metal roofing
- AL - aluminium
- GL - all framed glazing
- OGL - opaque glazing
- F - fixed
- DP - downpipes
- STT - sandstone tile
- ST - stone
- AL - aluminium
- EGL - existing ground level
- (e) - existing
- GD - garage door
- TMB - timber
- CR/P - cement render & paint
- RWH - rain water head
- RWT - rain water tank
- MR - steel/ aluminium roofing
- FC - fibro cement
- CLD - cladding wall
- SK - skylight
- RT - roof tiles

DRAWING LIST

- DA-000 cover sheet
- DA-00 safety note
- DA-01 roof+site plan
- DA-02 area calculation
- DA-03 sediment control plan
- DA-04 landscape plan
- DA-05A ground floor plan
- DA-05B ground floor plan
- DA-06 first floor plan
- DA-07 elevations
- DA-08 elevations
- DA-09 elevations
- DA-10 section
- DA-11 window schedule
- DA-12 finishing schedule
- DA-13 subdivision plan
- DA-14 demolition plan
- DA-15 stormwater concept plan
- DA-16 site analysis
- DA-17 shadow diagram 9am
- DA-18 shadow diagram 12am
- DA-19 shadow diagram 3pm
- DA-20 notification plan
- DA-21
- DA-22
- NO



DEVELOPMENT APPLICATION

PROPOSED DUAL OCCUPANCY AND SECONDARY DWELLING AT
20 WARWICK STREET, PUNCHBOWL, NSW 2196

Lot 2/-/DP350632 & B/-/DP365897

SITE AREA:865M2

TOTAL BUILDING AREA: 353.63 m2~66.41 SQ

SAFETY NOTES FOR ALL INVOLVED IN THE PROJECT
(included: Owner, Builder, Sub-contractors, Consultants, Renovators, Operators, Maintenors, Demolishers)

1. FALLS, SUPS, TRIPS

A. WORKING AT HEIGHTS
DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

B. SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet.

Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES by Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishing in the pedestrian trafficable areas of this building.

Surface shouldbe selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted

3.TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/ unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workes and loading areas should be provided. Traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/ unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/ unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.

All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6.HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this exisging building was constructed prior to:

1990- it therefore may contain asbestos

1986- it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take approproate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish.

Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse.

Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified:

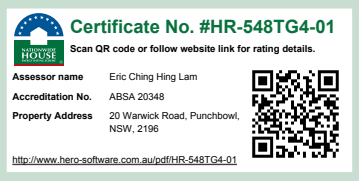
This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known:

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at o later date a further assessment of the workplace health and safety issues should be undertaken.

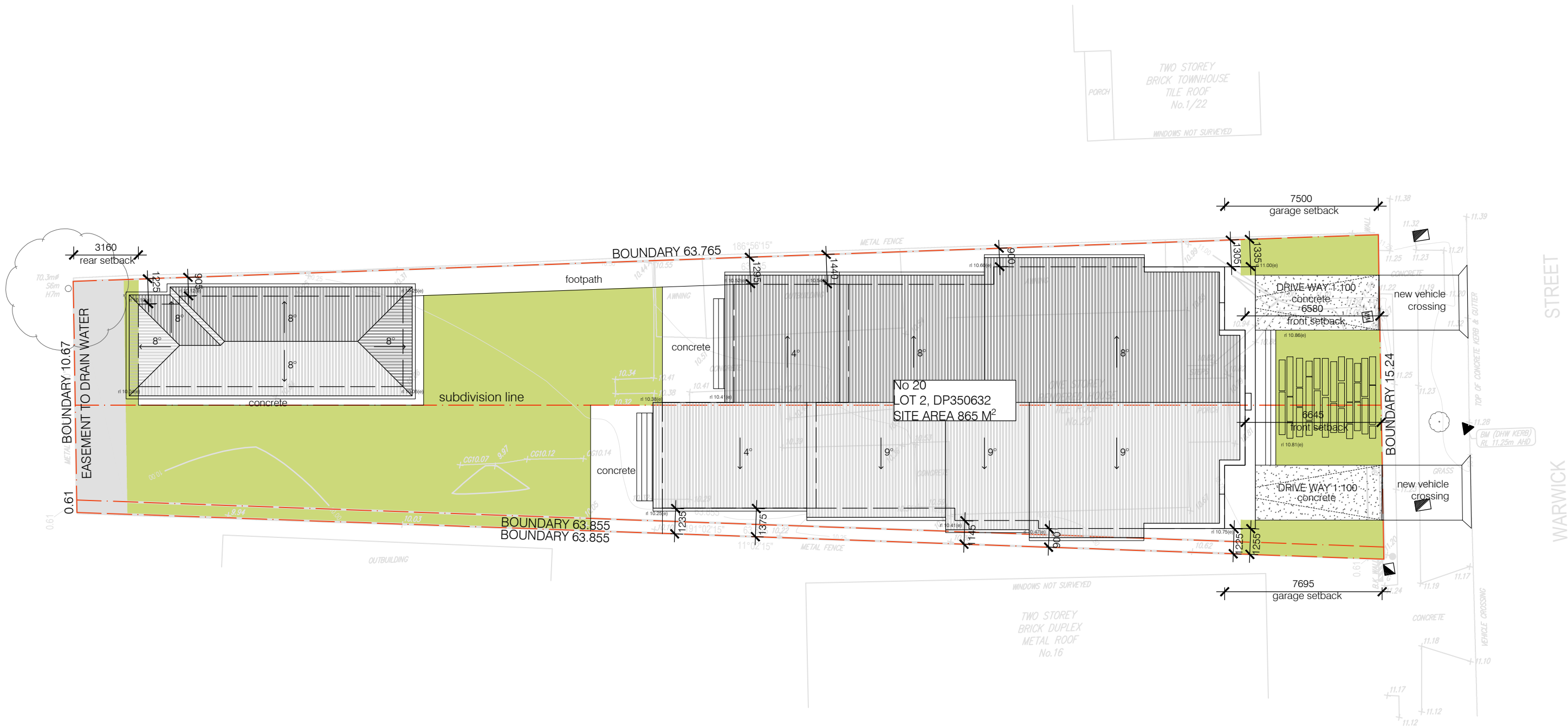
10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

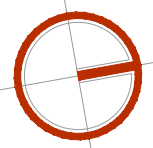


issue	date	description	remember	about	project	drawing	job.no	drawing.no
				The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.	HARRYDESIGNSTUDIO PTY LTD ABN 68814733204 add 1/119 maroubra rd, maroubra, nsw 2035 phone +61 490 334 341 email info@harrydesignstudio.com website www.harrydesignstudio.com	SAFETY_NOTE		DA00
						20 Warwick Street, Punchbowl, NSW 2196 Lot 2-DP350632	scale 1:100 plotdate 2023/02/26 issue	

TRUE NORTH
M.G.A. NORTH



Construction to be in accordance with revision NCC
volume 2, BCA 2022 & Housing Provision standard 2022.

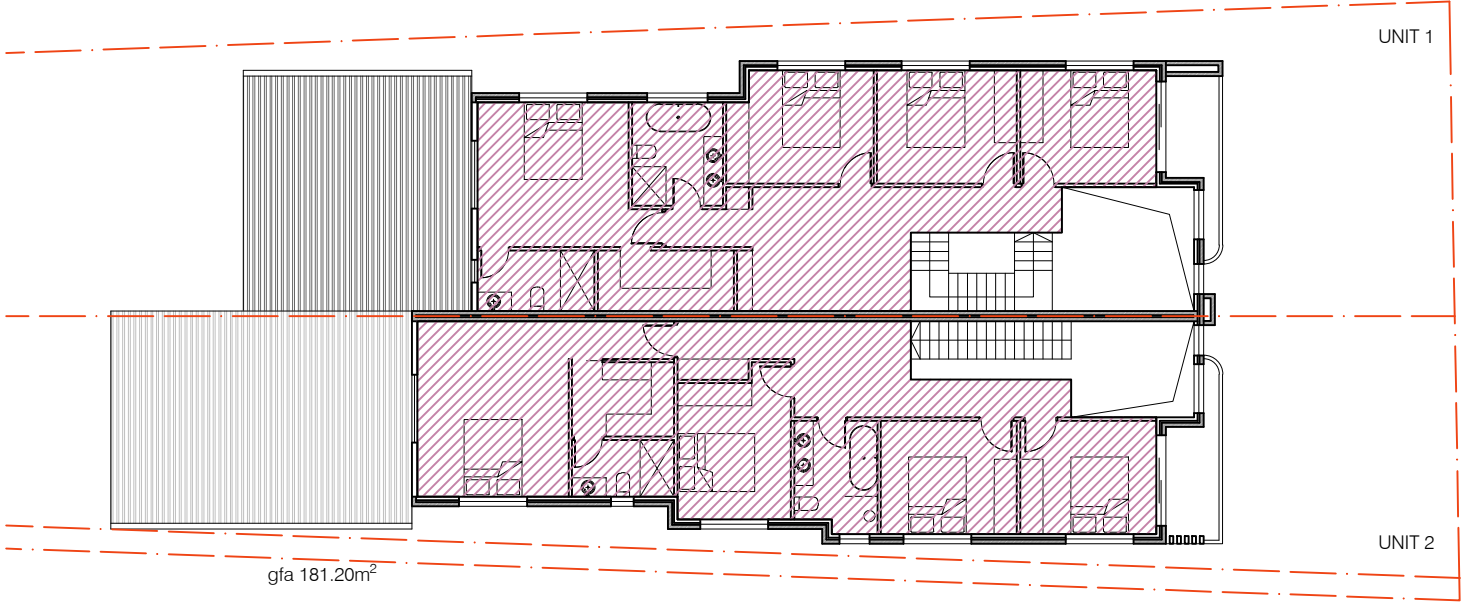


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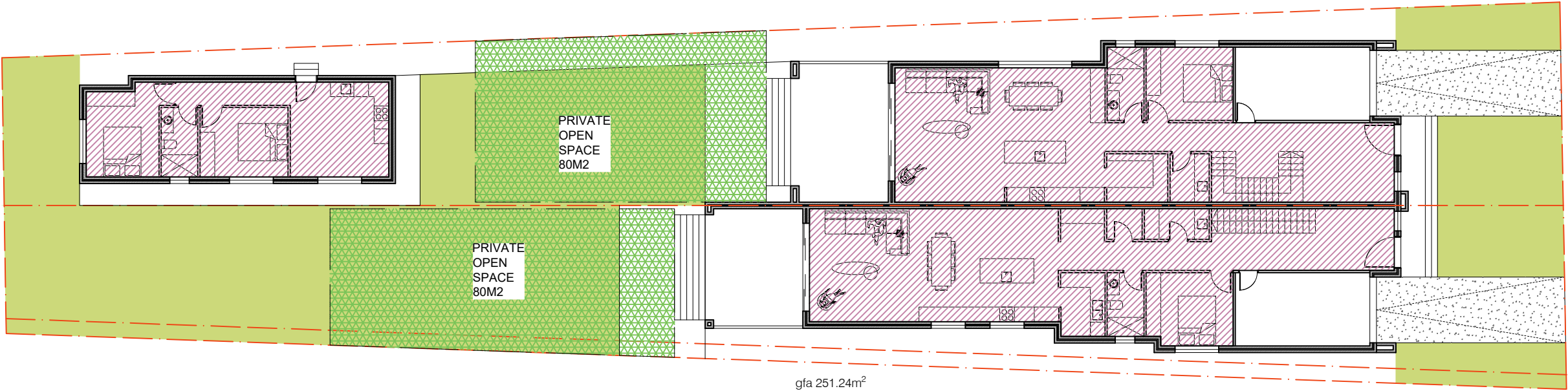
COMPLY CALCULATION

site area 865 m²

	LEP/ DCP control		proposed	comply
height of building	9m		8.145 m	yes
gross floor area U1: 240.13m2 U2: 192.35m2	432.5 m ²		432.44 m ²	yes
FSR	0.5:1		0.5:1	yes
front landscape	min 45% front area=46.62m2		58.67m2	yes
front setback	6m min		6.58m	yes
side setback	wall height<7m	0.9m min	0.9m	yes
	wall height>7m	1.5m min	1.5m	yes
PPOS	80m2		80m2	yes



2 gfa first floor plan
scale 1:200



1 gfa floor plan
scale 1:200

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Accreditation No. ABSA 20348
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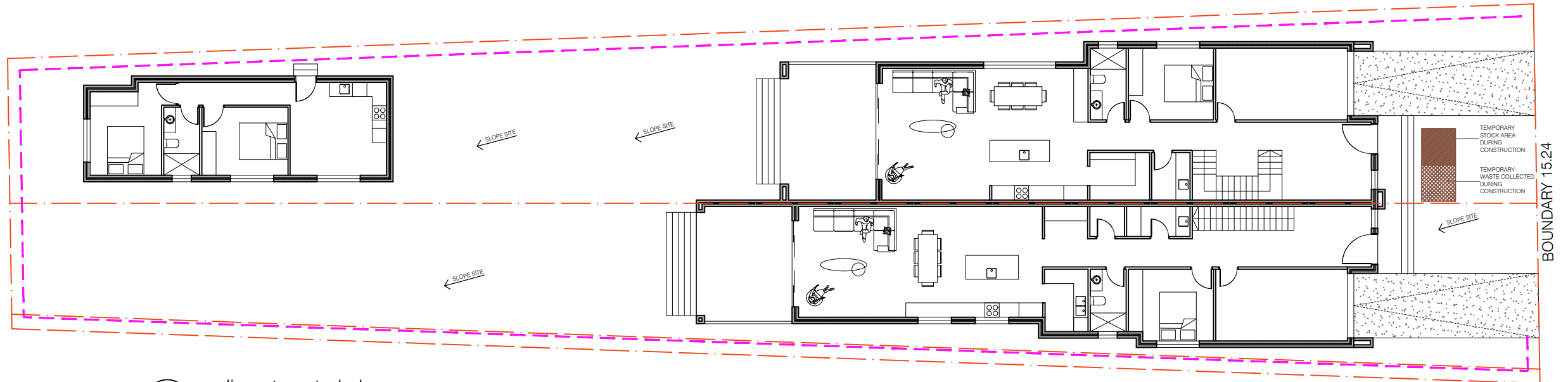
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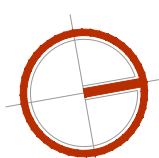
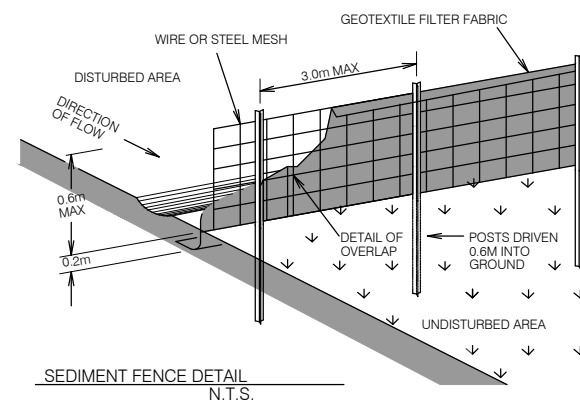
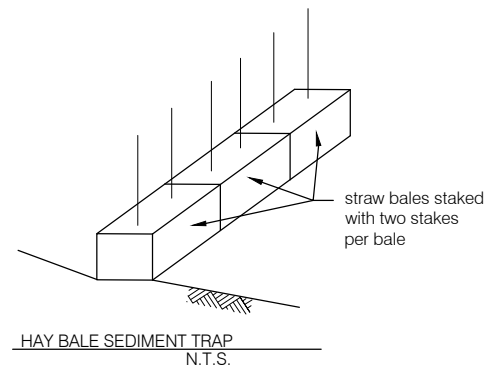
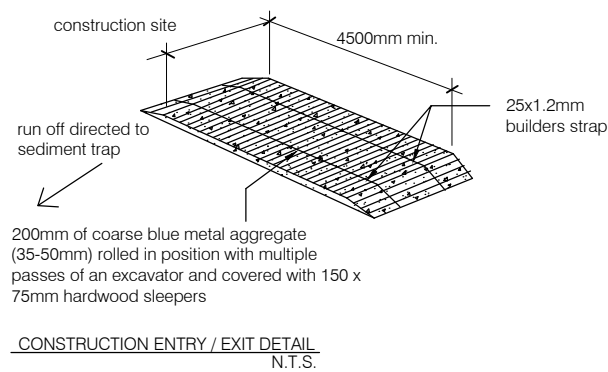
Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022.



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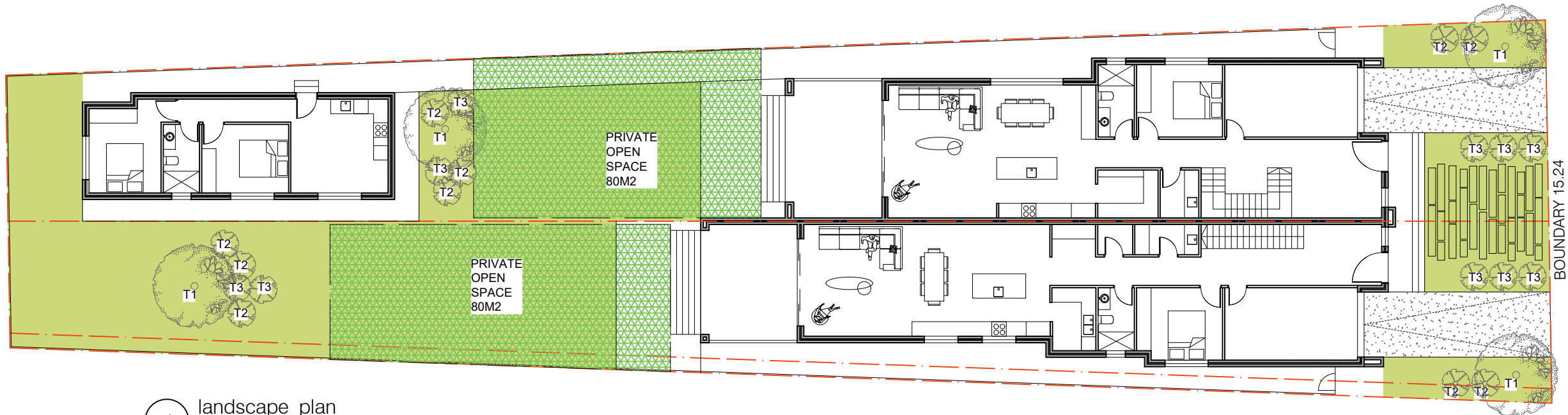


1 sediment control plan
scale 1:200

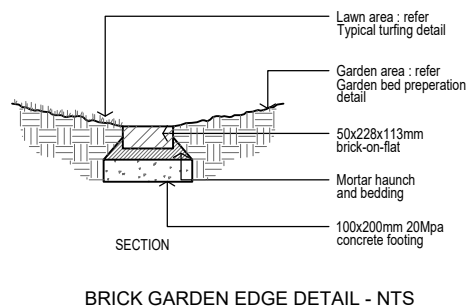
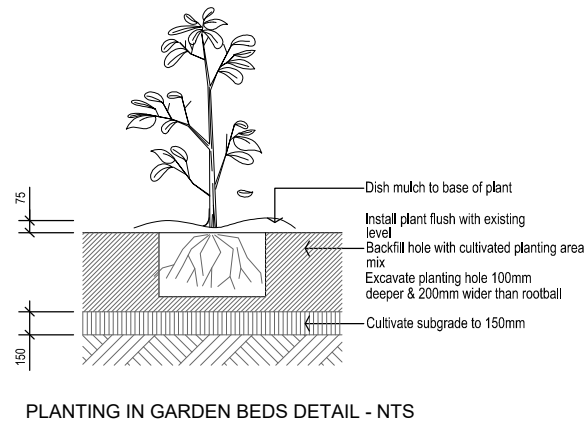
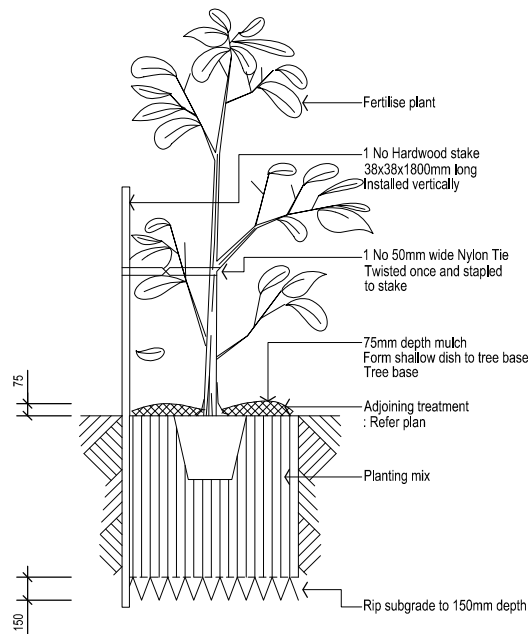
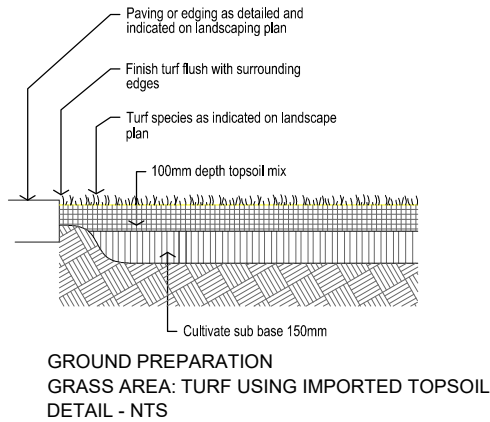


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						20 Warwick Street, Punchbowl, NSW 2196 Lot 2-DP350632	scale 1:100 plotdate 2026/03/20 issue



1 landscape_plan
scale 1:200



Turf
Excavate / grade all areas to be turfed to 120mm below required finished levels.
Do not excavate within 1500mm of the trunk of any existing tree to be retained.
Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc.. and away from buildings. Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm.
Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No.17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Kikuyu" turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

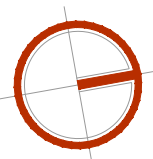
Brick garden edging
Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight line as shown on the plan.
Where tight curves are shown use half bricks to show a more even curve. The top of the edge is to finish flush with the adjacent turf and mulch levels.

Planting areas
Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix.
Soil mix to comprise of one part approved compost to three parts topsoil.
Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay)Install 75mm depth of selected mulch.

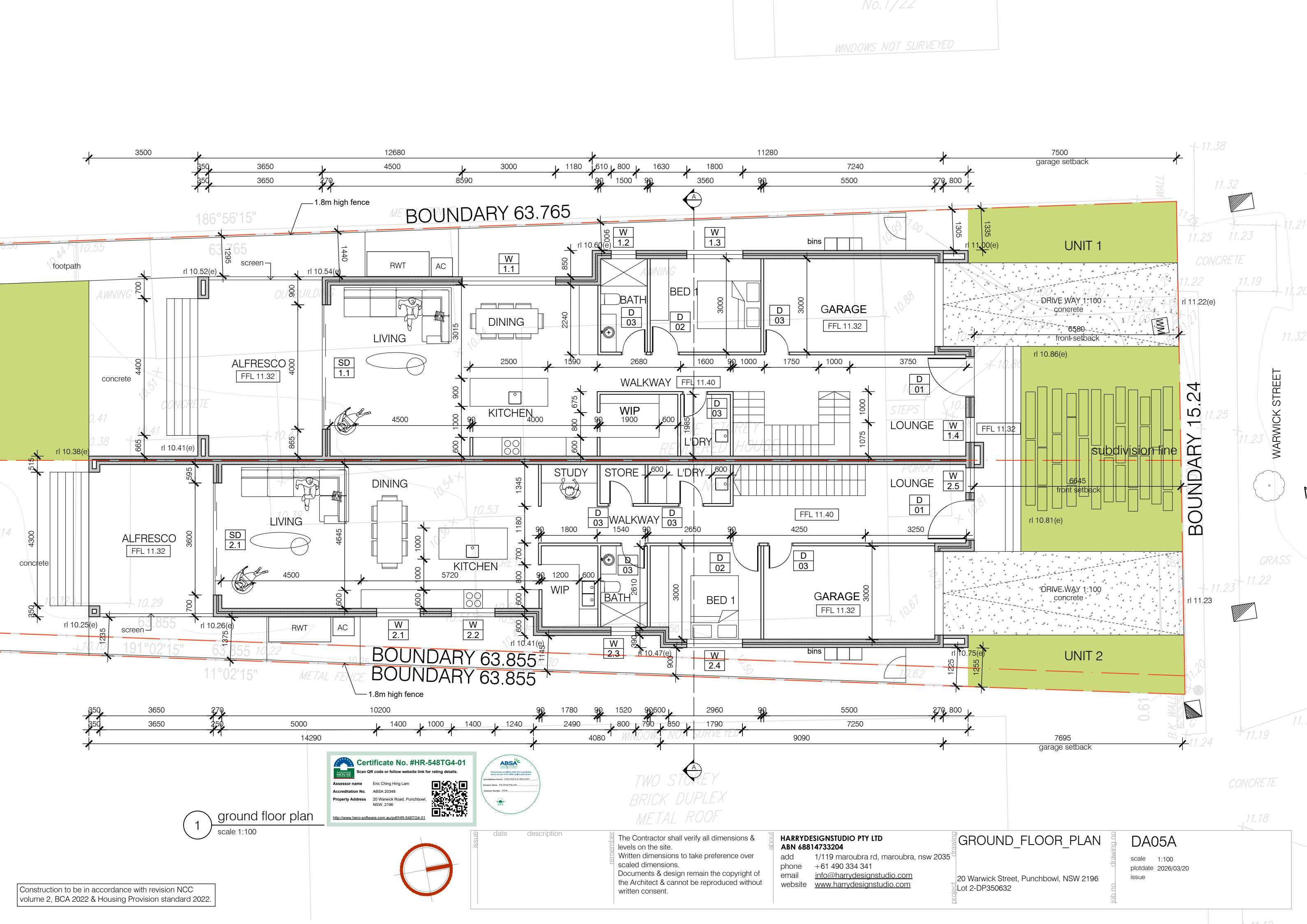
Maintenance:
All landscape works are to be maintained for a period of six months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

PLANTING SCHEDULE

Symbol	Botanica name	Common name	Mature size	Quantity
T1	Acacia teminalis	Sunshine wattle	6m	4
T2	Dianella longifolia	Mauve Flax Lily	0.5 m	10
T3	Austromyrtus dulcis	Austromyrtus dulcis	0.9m	10



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Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022.

1 ground floor plan
scale 1:100



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Assessor name
Eric Ching Hing Lam

Accreditation No.
ABSA 20348

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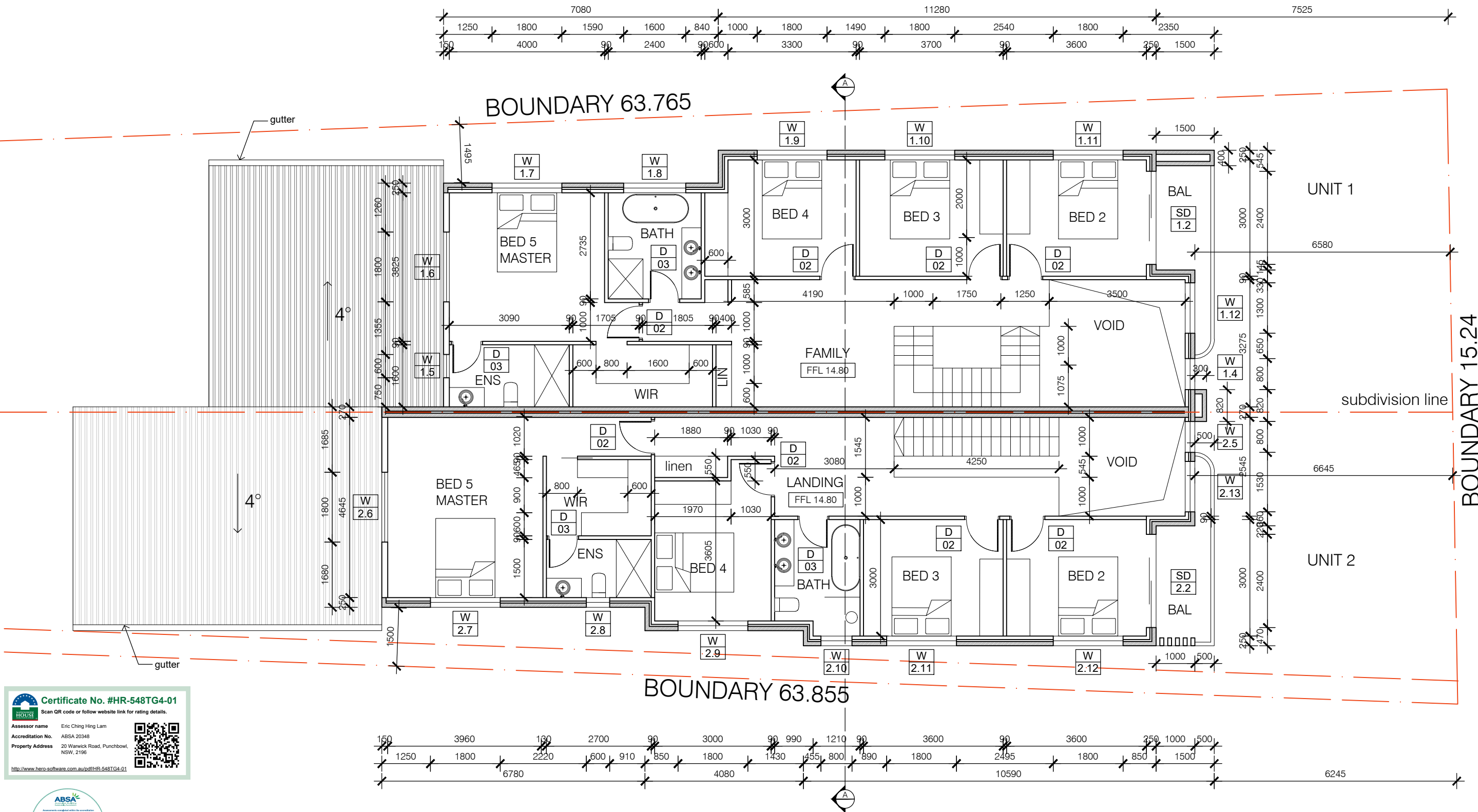


ISSUE	date	description
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add 1/119 maroubra rd, maroubra, nsw 2035
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website www.harrydesignstudio.com

GROUND_FLOOR_PLAN
20 Warwick Street, Punchbowl, NSW 2196
Lot 2-DP350632

DA05A
scale 1:100
plotdate 2026/03/20
issue



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1 first floor plan
scale 1:100

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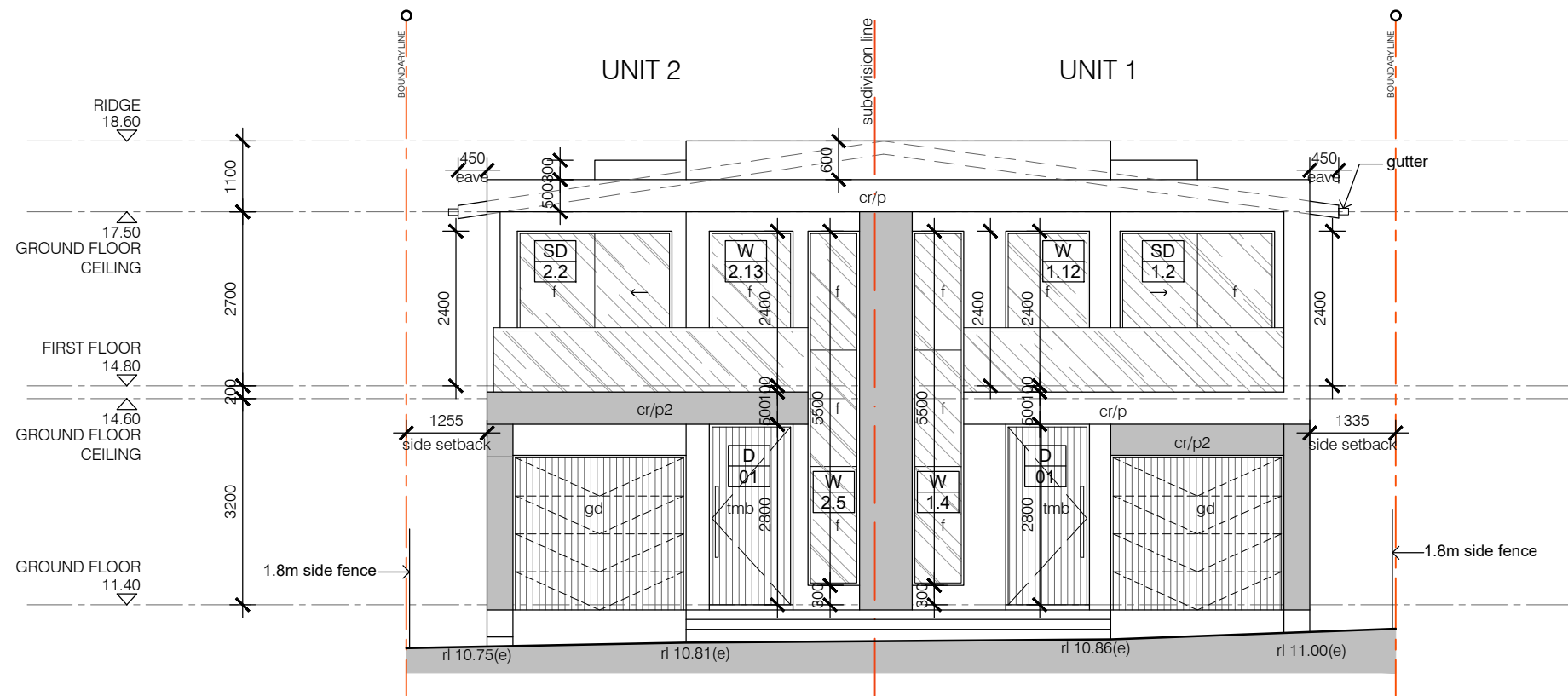


issue	date	description
remember		The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.

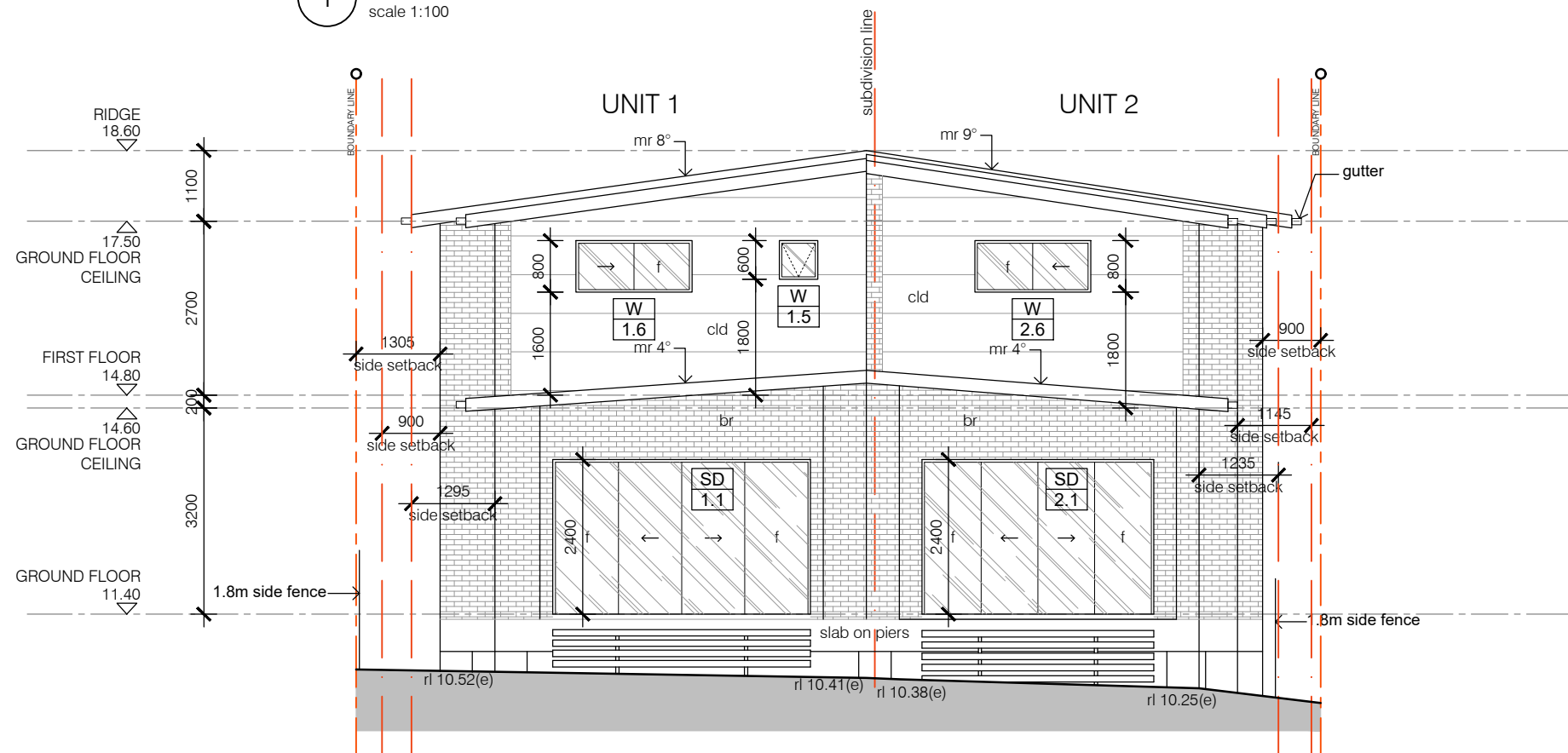
HARRYDESIGNSTUDIO PTY LTD
ABN 68814733204
add 1/119 maroubra rd, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com
website www.harrydesignstudio.com

FIRST_FLOOR_PLAN
20 Warwick Street, Punchbowl, NSW 2196
Lot 2-DP350632

DA06
scale 1:100
plotdate 2026/03/20
issue



1 east elevation-dual occupancy
scale 1:100

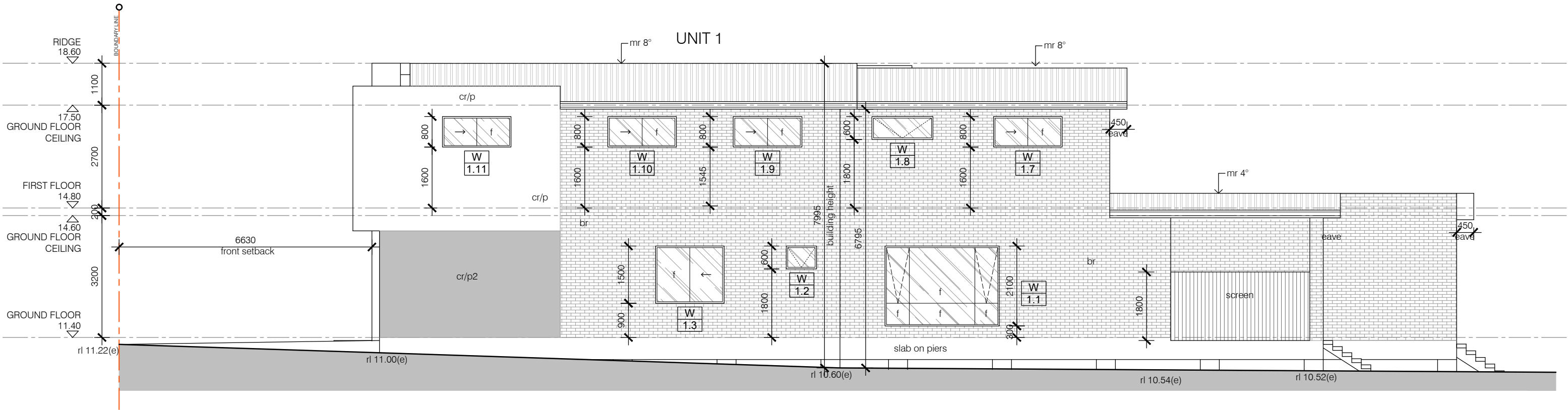


2 west elevation-dual occupancy
scale 1:100

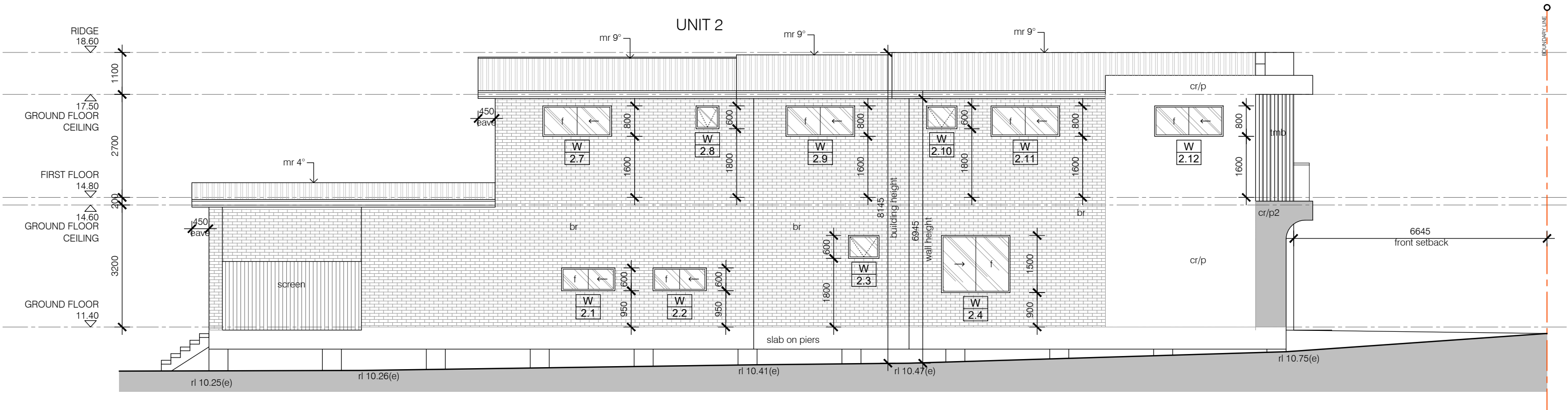


Construction to be in accordance with revision NCC
volume 2, BCA 2022 & Housing Provision standard 2022.

issue	date	description	remember	about	project	drawing no
		The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.		HARRYDESIGNSTUDIO PTY LTD ABN 68814733204 add 1/119 maroubra rd, maroubra, nsw 2035 phone +61 490 334 341 email info@harrydesignstudio.com website www.harrydesignstudio.com	ELEVATIONS 20 Warwick Street, Punchbowl, NSW 2196 Lot 2-DP350632	DA07 scale 1:100 plotdate 2026/03/20 issue



1 north elevation-dual occupancy
scale 1:100



1 south elevation-dual occupancy
scale 1:100



Construction to be in accordance with revision NCC
volume 2, BCA 2022 & Housing Provision standard 2022.

issue	date	description
-------	------	-------------

remember

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about

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ABN 68814733204
add 1/119 maroubra rd, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com
website www.harrydesignstudio.com

project drawing no

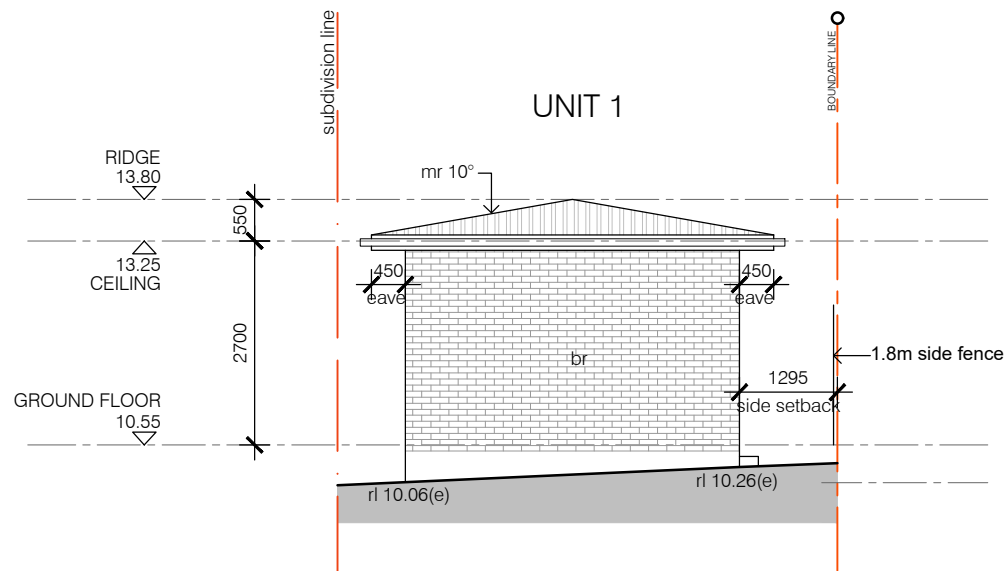
ELEVATIONS

20 Warwick Street, Punchbowl, NSW 2196
Lot 2-DP350632

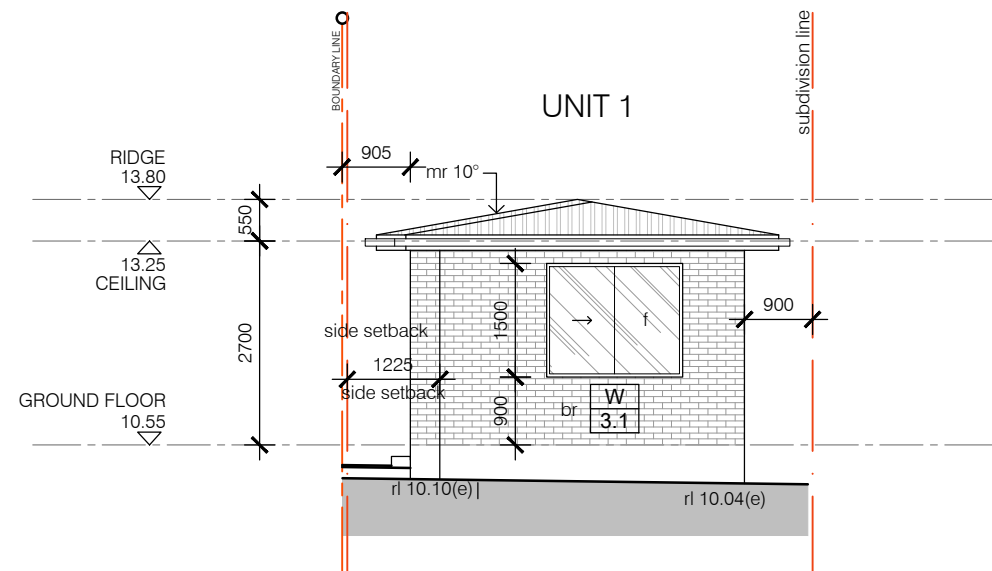
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DA08

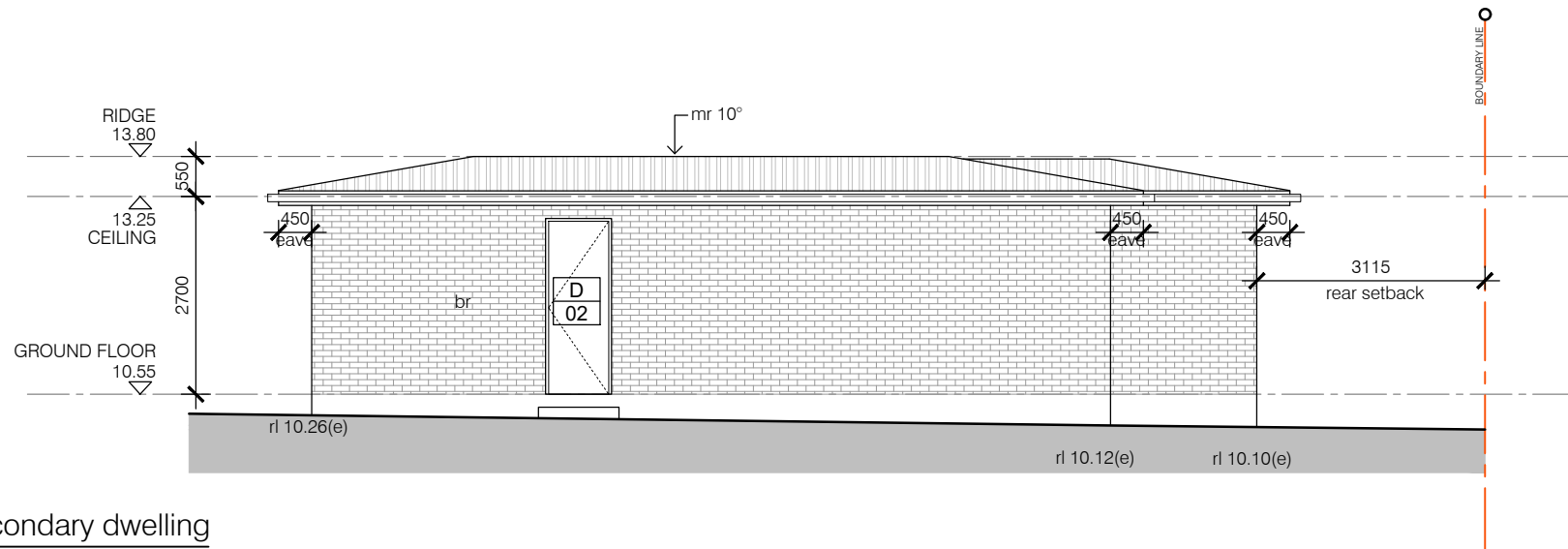
scale 1:100
plotdate 2026/03/20
issue



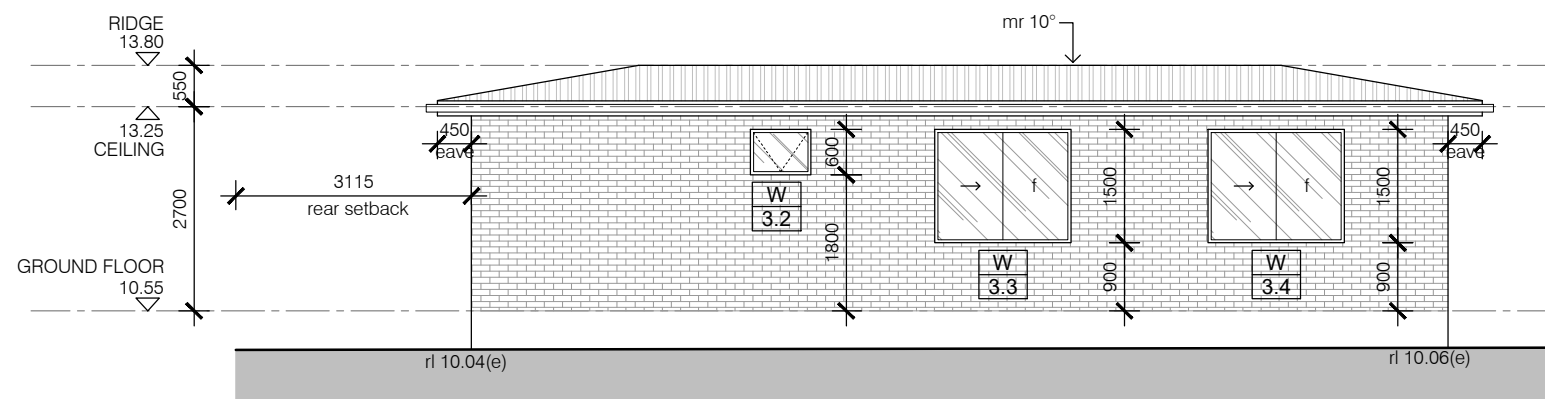
1 east elevation-secondary dwelling
scale 1:100



2 west elevation-secondary dwelling
scale 1:100



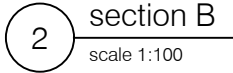
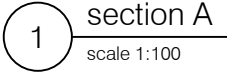
3 north elevation-secondary dwelling
scale 1:100



4 south elevation-secondary dwelling
scale 1:100



issue	date	description	remember	about	project	drawing	job no.	drawing no.
				The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.	HARRYDESIGNSTUDIO PTY LTD ABN 68814733204 add 1/119 maroubra rd, maroubra, nsw 2035 phone +61 490 334 341 email info@harrydesignstudio.com website www.harrydesignstudio.com	ELEVATIONS	20 Warwick Street, Punchbowl, NSW 2196 Lot 2-DP350632	DA09 scale 1:100 plotdate 2026/03/20 issue



issue	date	description	remember	about	project	drawing no
			The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.	HARRYDESIGNSTUDIO PTY LTD ABN 68814733204 add 1/119 maroubra rd, maroubra, nsw 2035 phone +61 490 334 341 email info@harrydesignstudio.com website www.harrydesignstudio.com	SECTIONS 20 Warwick Street, Punchbowl, NSW 2196 Lot 2-DP350632	DA10 scale 1:100 plotdate 2026/03/20 issue

UNIT 1

GLAZING DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	AREA
SD1.1	4.00 m	2.40 m	9.60 m²
SD1.2	2.40 m	2.40 m	5.76 m²
Total glazing area			15.36 m²

UNIT 2

GLAZING DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	AREA
SD2.1	3.60 m	2.40 m	8.64 m²
SD2.2	2.40 m	2.40 m	5.76 m²
Total glazing area			14.40 m²

UNIT 1

WINDOW SCHEDULE				
MARK	SILL	WIDTH	HEIGHT	AREA
W1.1	0.30 m	3.00 m	2.10 m	6.30 m²
W1.2	1.80 m	0.80 m	0.60 m	0.48 m²
W1.3	0.90 m	1.80 m	1.50 m	2.70 m²
W1.4	0.30 m	0.80 m	5.50 m	4.40 m²
W1.5	1.80 m	0.60 m	0.60 m	0.36 m²
W1.6	1.60 m	1.80 m	0.80 m	1.44 m²
W1.7	1.60 m	1.80 m	0.80 m	1.44 m²
W1.8	1.80 m	1.60 m	0.60 m	0.96 m²
W1.9	1.60 m	1.80 m	0.80 m	1.44 m²
W1.10	1.60 m	1.80 m	0.80 m	1.44 m²
W1.11	1.60 m	1.80 m	0.80 m	1.44 m²
W1.12	0.00 m	1.30 m	2.40 m	3.12 m²
Total glazing area				25.52 m²

UNIT 2

WINDOW SCHEDULE				
MARK	SILL	WIDTH	HEIGHT	AREA
W2.1	0.95 m	1.40 m	0.60 m	0.84 m²
W2.2	0.95 m	1.40 m	0.60 m	0.84 m²
W2.3	1.80 m	0.80 m	0.60 m	0.48 m²
W2.4	0.90 m	1.80 m	1.50 m	2.70 m²
W2.5	0.30 m	0.80 m	5.50 m	4.40 m²
W2.6	1.60 m	1.80 m	0.80 m	1.44 m²
W2.7	1.60 m	1.80 m	0.80 m	1.44 m²
W2.8	1.80 m	0.60 m	0.60 m	0.36 m²
W2.9	1.60 m	1.80 m	0.80 m	1.44 m²
W2.10	1.80 m	0.80 m	0.60 m	0.48 m²
W2.11	1.60 m	1.80 m	0.80 m	1.44 m²
W2.12	1.60 m	1.80 m	0.80 m	1.44 m²
W2.13	0.00 m	1.30 m	2.40 m	3.12 m²
Total glazing area				20.42 m²

GRANNY

WINDOW SCHEDULE				
MARK	SILL	WIDTH	HEIGHT	AREA
W3.1	0.90 m	1.80 m	1.50 m	2.70 m²
W3.2	1.80 m	0.80 m	0.60 m	0.48 m²
W3.3	0.90 m	1.80 m	1.50 m	2.70 m²
W3.4	0.90 m	1.80 m	1.50 m	2.70 m²
Total glazing area				8.58 m²

UNIT 1

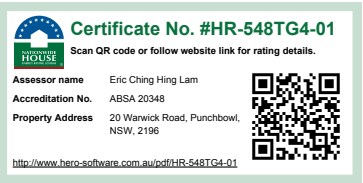
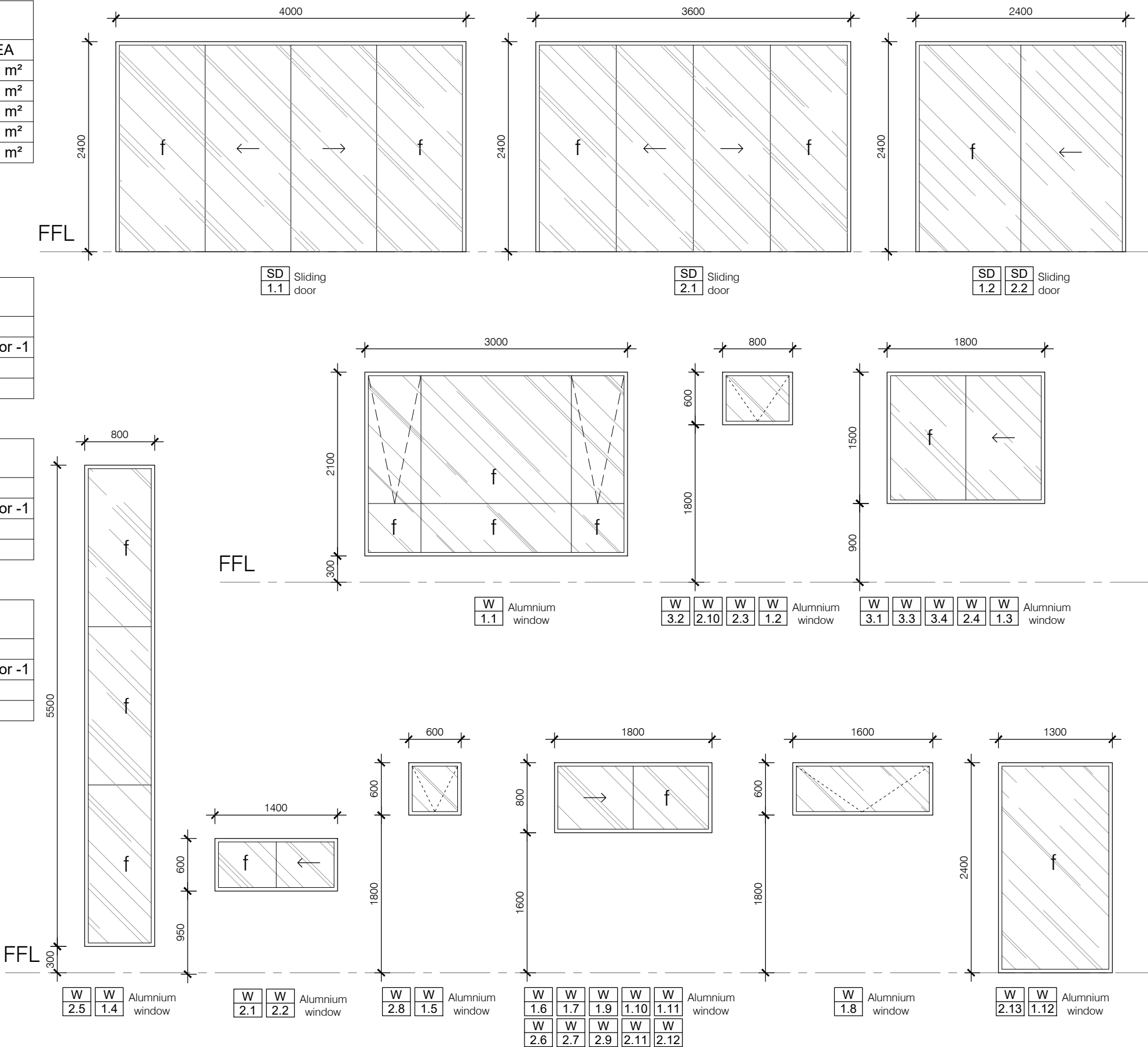
DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	NOTE
D01	1.30 m	2.80 m	entry main door -1
D02	0.90 m	2.40 m	5
D03	0.80 m	2.40 m	4

UNIT 2

DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	NOTE
D01	1.30 m	2.80 m	entry main door -1
D02	0.90 m	2.40 m	5
D03	0.80 m	2.40 m	5

GRANNY

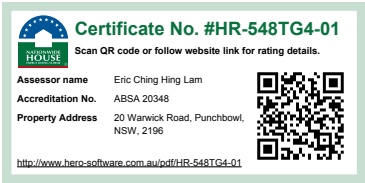
DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	NOTE
D04	0.90 m	2.80 m	entry main door -1
D02	0.90 m	2.40 m	2
D03	0.80 m	2.40 m	1



issue	date	description	remember	about	project	drawing	job.no.	drawing.no.
		The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.		HARRYDESIGNSTUDIO PTY LTD ABN 68814733204 add 1/119 maroubra rd, maroubra, nsw 2035 phone +61 490 334 341 email info@harrydesignstudio.com website www.harrydesignstudio.com		WINDOW_SCHEDULE		DA11
						20 Warwick Street, Punchbowl, NSW 2196 Lot 2-DP350632		scale 1:100 plotdate 2026/03/20 issue

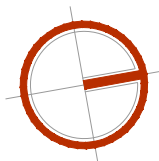


CODE	COMPONENT	MATERIAL	FINISH	COLOUR
EXTERNAL				
mr	Roof	Metal	Colorbond	Light Grey
gb	Balustrade	Glass	No finish	Transparent
tmb	Entry door, Garage door	Timber	Paint	Natural Timber Color
cr/p	External wall	Cement render	Paint	White
cr/p2	External wall	Cement render	Paint	Grey
gl	Windows/ doors	Aluminium Frame, Glazing	No finish	Dark Grey
br	External wall	Brick	No finish	Light Grey
cld	External wall	Cladding	No finish	Natural Timber Color



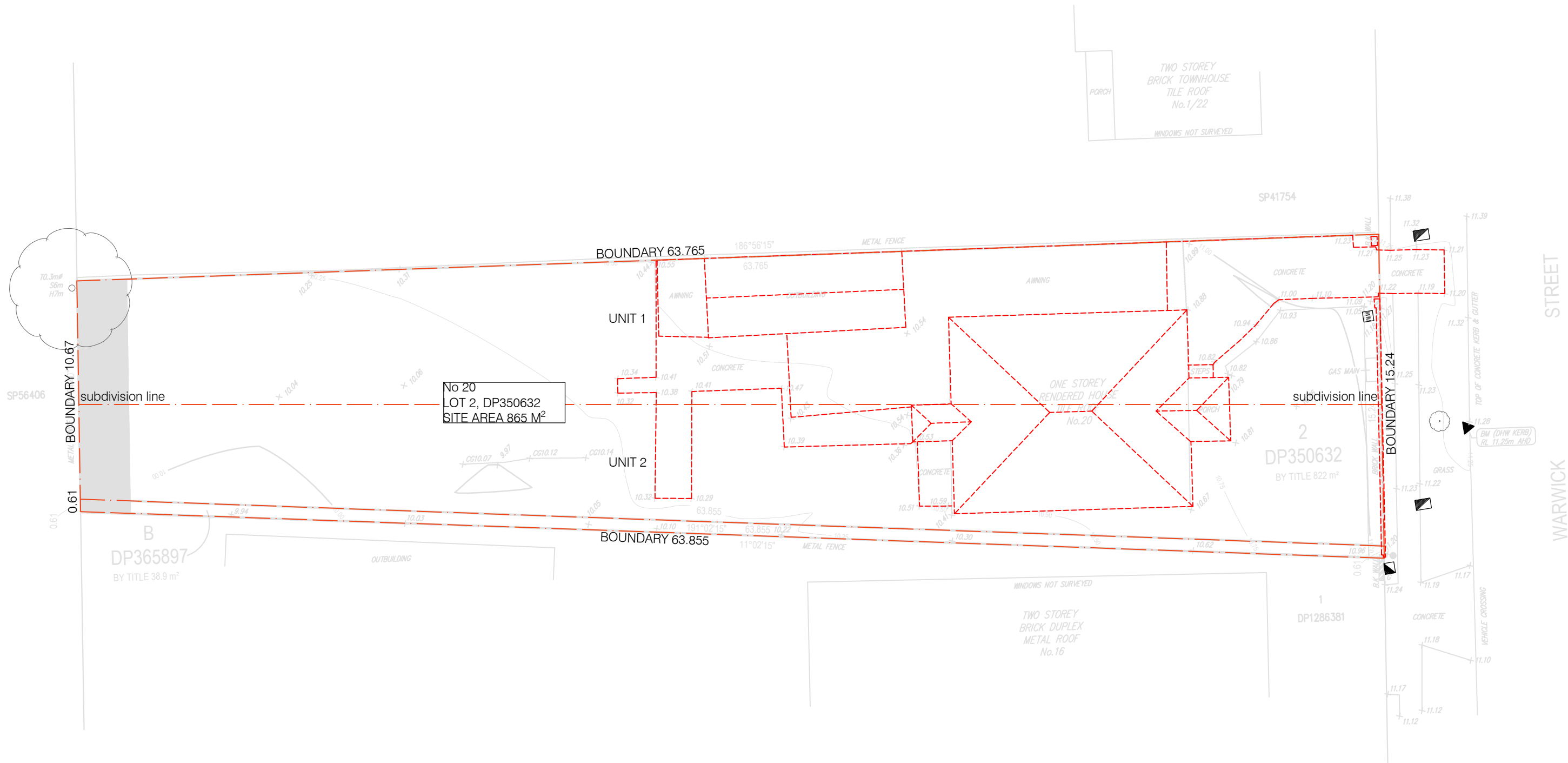
Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022.

issue	date	description	remember	about	project	drawing no	job no
				The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.	HARRYDESIGNSTUDIO PTY LTD ABN 68814733204 add 1/119 maroubra rd, maroubra, nsw 2035 phone +61 490 334 341 email info@harrydesignstudio.com website www.harrydesignstudio.com	FINISHING_SCHEDULE 20 Warwick Street, Punchbowl, NSW 2196 Lot 2-DP350632	DA12 scale 1:100 plotdate 2026/03/20 issue

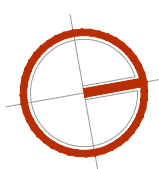


issue	date		description	remember	The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.	about	HARRYDESIGNSTUDIO PTY LTD ABN 68814733204		project	drawing	SUBDIVISION_PLAN	job.no	drawing.no	DA13
							add	1/119 maroubra rd, maroubra, nsw 2035			20 Warwick Street, Punchbowl, NSW 2196 Lot 2-DP350632			scale 1:100 plotdate 2026/03/20 issue
							phone	+61 490 334 341						
							email	info@harrydesignstudio.com						
							website	www.harrydesignstudio.com						
									</					

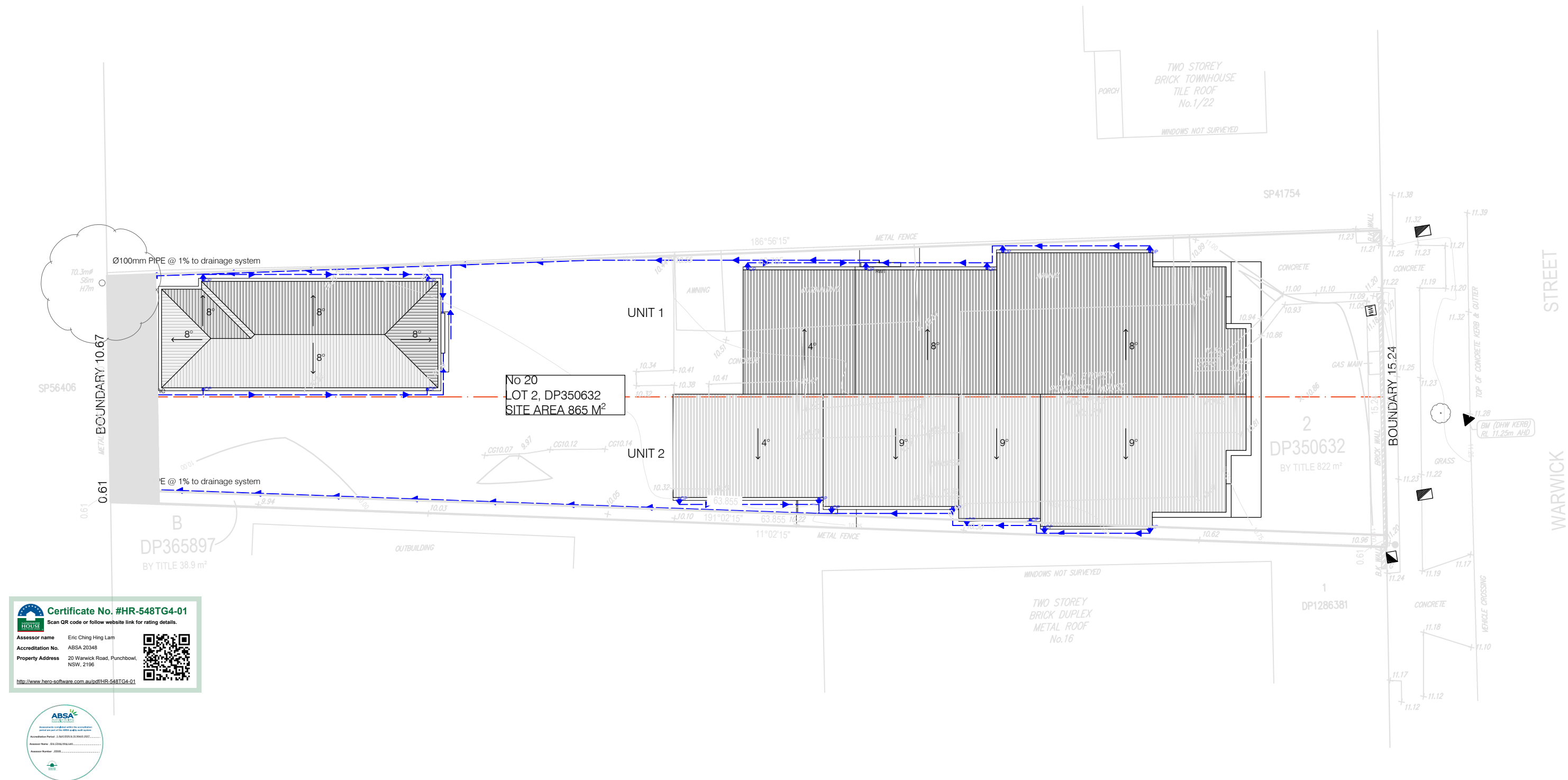
TRUE NORTH
M.G.A. NORTH



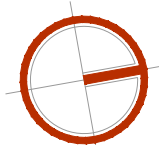
1 demolition plan
scale 1:200



issue	date	description	remember	about	project	drawing	job.no.	drawing.no.
			The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.	HARRYDESIGNSTUDIO PTY LTD ABN 68814733204 add 1/119 maroubra rd, maroubra, nsw 2035 phone +61 490 334 341 email info@harrydesignstudio.com website www.harrydesignstudio.com		DEMOLITION_PLAN 20 Warwick Street, Punchbowl, NSW 2196 Lot 2-DP350632	DA14 scale 1:100 plotdate 2026/03/20 issue	



1 demolition plan
scale 1:200



SEVERE
SUMMER SUN

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 website www.harrydesignstudio.com

SW_CONCEPT_PLAN

20 Warwick Street, Punchbowl, NSW 2196
Lot 2-DP350632

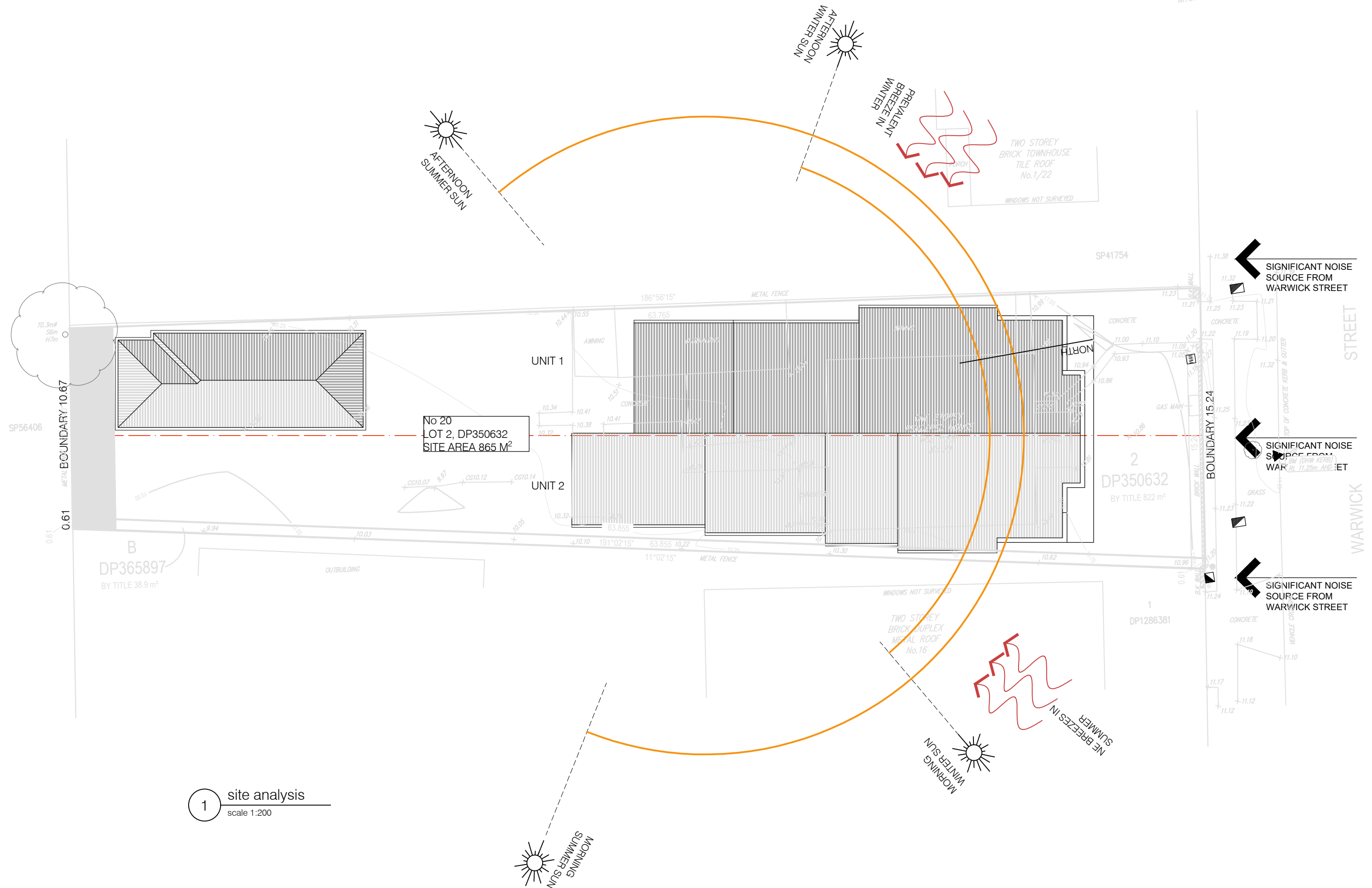
DA15

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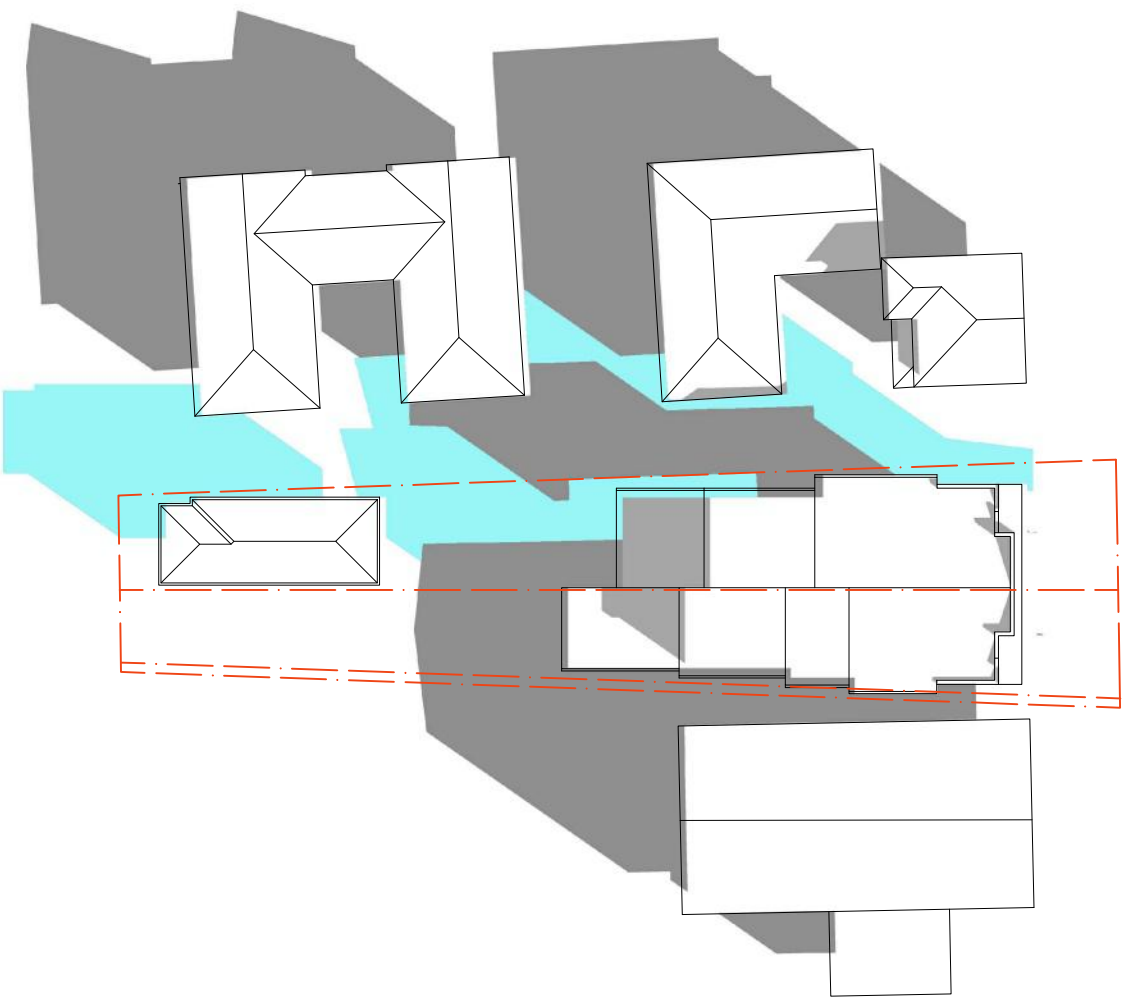
plotdate 2026/03/20

issue

Construction to be in accordance with revision NCC
volume 2, BCA 2022 & Housing Provision standard 2022.

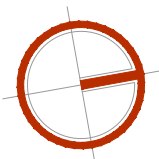


	issue	date	description	remember	The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.	about	HARRYDESIGNSTUDIO PTY LTD ABN 68814733204 add 1/119 maroubra rd, maroubra, nsw 2035 phone +61 490 334 341 email info@harrydesignstudio.com website www.harrydesignstudio.com	project	drawing	SITE_ANALYSIS	DA16	scale 1:100 plotdate 2026/03/20 issue	job.no drawing.no
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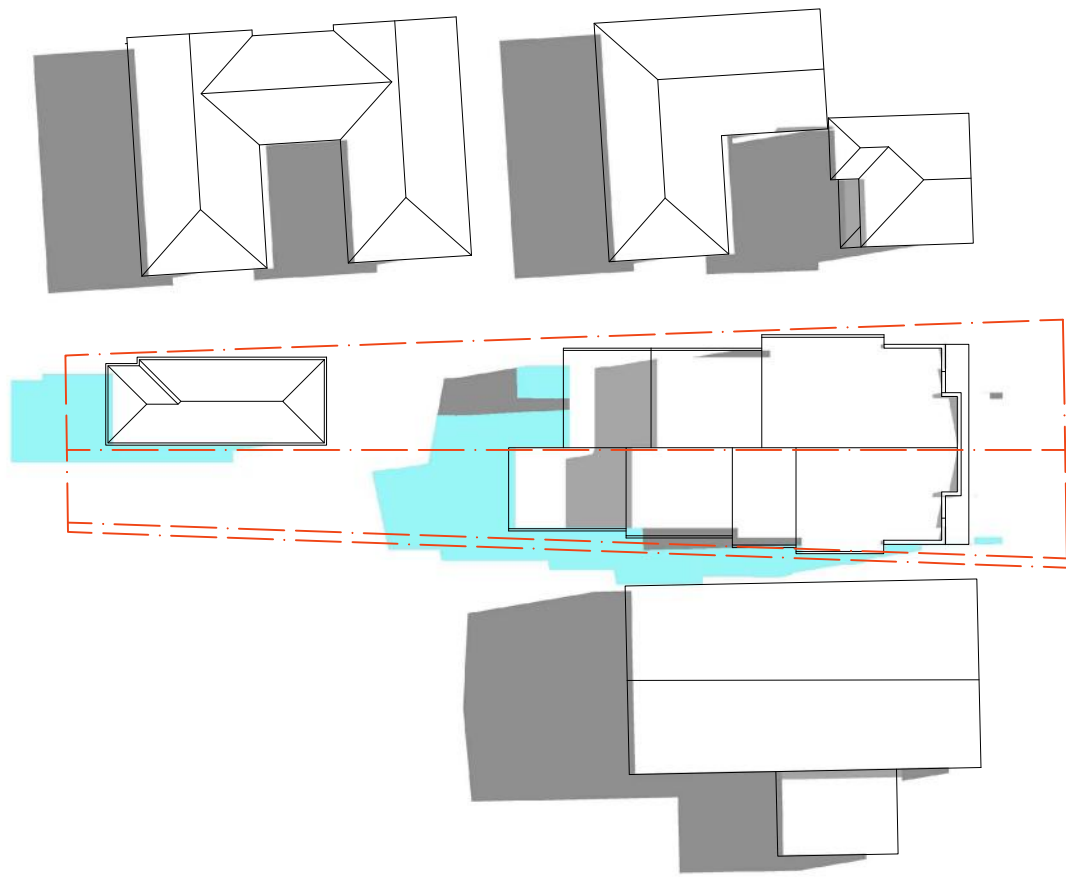


1 21 Jun/9am

Construction to be in accordance with revision NCC
volume 2, BCA 2022 & Housing Provision standard 2022.

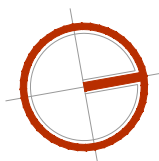


issue	date		description	remember	about	project	drawing	job.no	drawing.no	DA17			
					HARRYDESIGNSTUDIO PTY LTD ABN 68814733204		SHADOW_DIAGRAM_9AM						
					add 1/119 maroubra rd, maroubra, nsw 2035		20 Warwick Street, Punchbowl, NSW 2196						
					phone +61 490 334 341		Lot 2-DP350632						
					email info@harrydesignstudio.com								
					website www.harrydesignstudio.com								



1 21 Jun/12pm

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issue	date	description		remember	about	project	drawing	job.no	scale	plotdate	issue
				The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.		HARRYDESIGNSTUDIO PTY LTD ABN 68814733204 add 1/119 maroubra rd, maroubra, nsw 2035 phone +61 490 334 341 email info@harrydesignstudio.com website www.harrydesignstudio.com		SHADOW_DIAGRAM_12PM		DA18	
						20 Warwick Street, Punchbowl, NSW 2196 Lot 2-DP350632				1:100 2026/03/20	

