



JOB DESCRIPTION

PROPOSED GRANNY FLAT +
OUTBUILDING AT
2 JOYCE STREET, PUNCHBOWL

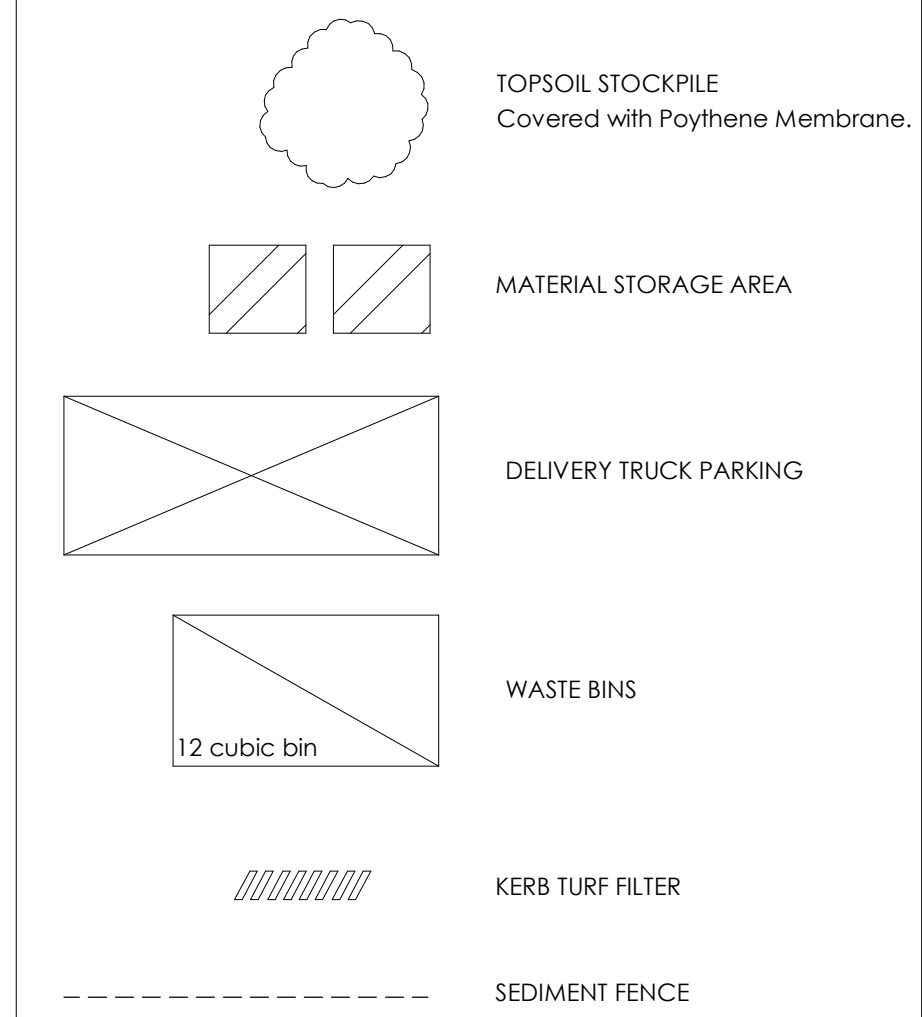
DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS SHOWN.
ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT
DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE
CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY
BUILDING WORKS ON SITE, TO CLARIFY ANY DISCREPANCIES
BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE
PROPOSAL / SITE WORKS. GROUND LEVELS MAY VARY DUE TO SITE
CONDITIONS. COPYRIGHT - THESE DRAWINGS REMAIN THE PROPERTY OF
DYVINE DESIGN PT PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED
WITHOUT WRITTEN CONSENT.

ISSUE
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BY	DATE
JB	MAY 2026
JB	JUN 2026

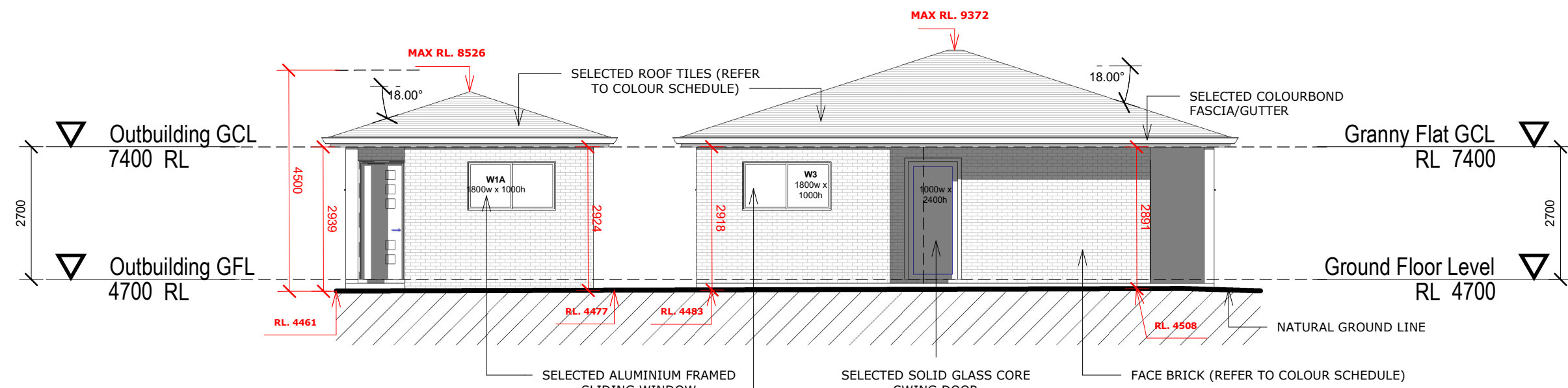
	WIND DIRECTIONS
	TREES TO BE REMOVED
	PRIVATE COURTYARDS
	POTENTIAL NOISE IMPACT TRAFFIC & NEIGHBOURING
	SITE ACCESS
	VIEWS
	NORTHERN SUNLIGHT

1. ALL RUN OFF AND SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED IN A FUNCTIONAL CONDITION
2. REVEGETATION WORKS- HAY MULCHING MUST USE STRAW THAT IS GUARANTEED WEED FREE AND A "DRYLAND" SEED MIXTURE IN ALL APPLICATIONS
3. AREAS NOT USED FOR BUILDING SHOULD BE RETAINED WITH VEGETATION
4. REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION

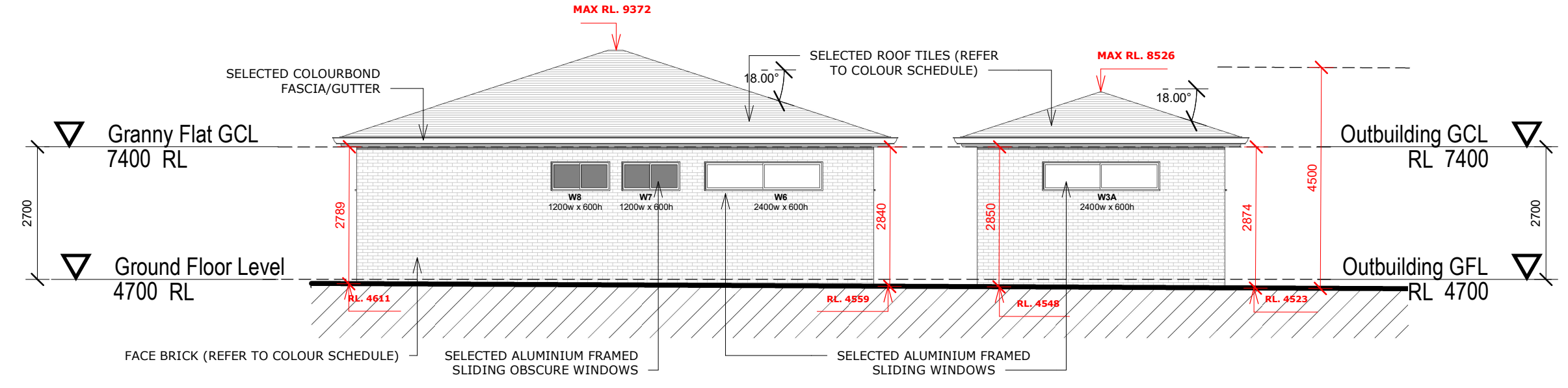


GRANNY FLAT + OUTBUILDING.	
1. GROUND FLOOR AREA	= 60 SQM
2. OUTBUILDING FLOOR AREA	= 36 SQM
3. EXISTING GROUND FLOOR AREA	= 102.25 SQM
4. TOTAL GROUND FLOOR AREA	= 198.25 SQM

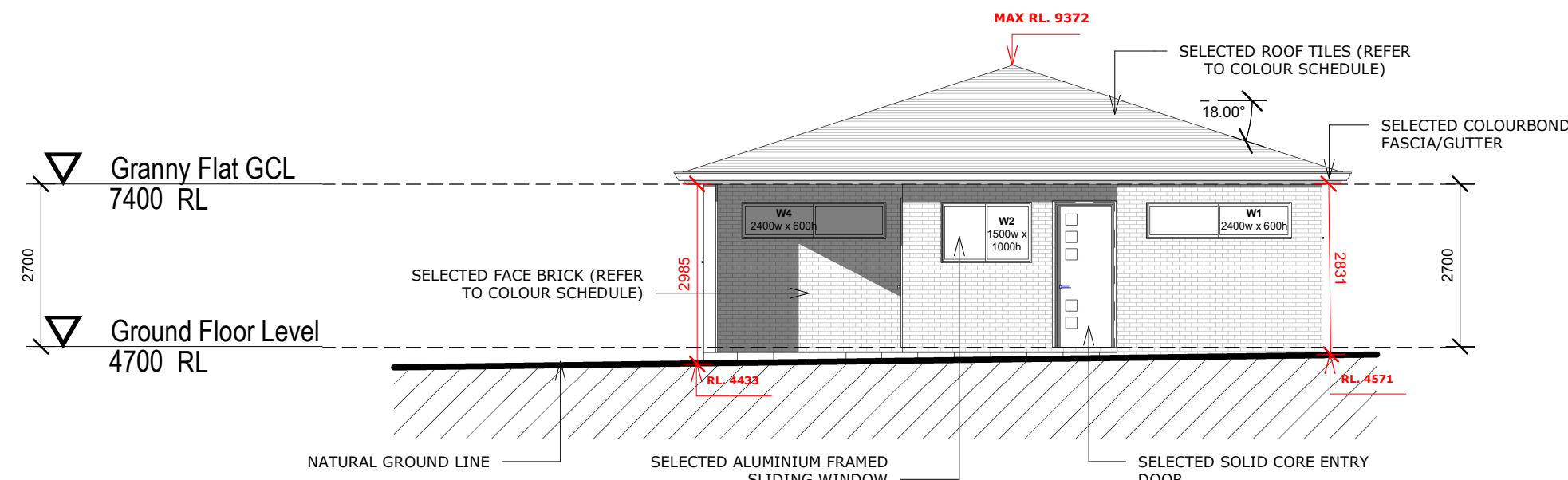
SITE	
SITE AREA	= 679.3 SQM
MAX GROUND FLOOR AREA ALLOWABLE	= 0.50 : 1
	= 339.65 SQM
TOTAL GROUND FLOOR AREA PROPOSED	= 198.25 SQM
	= 0.29 : 1 (COMPLIES)



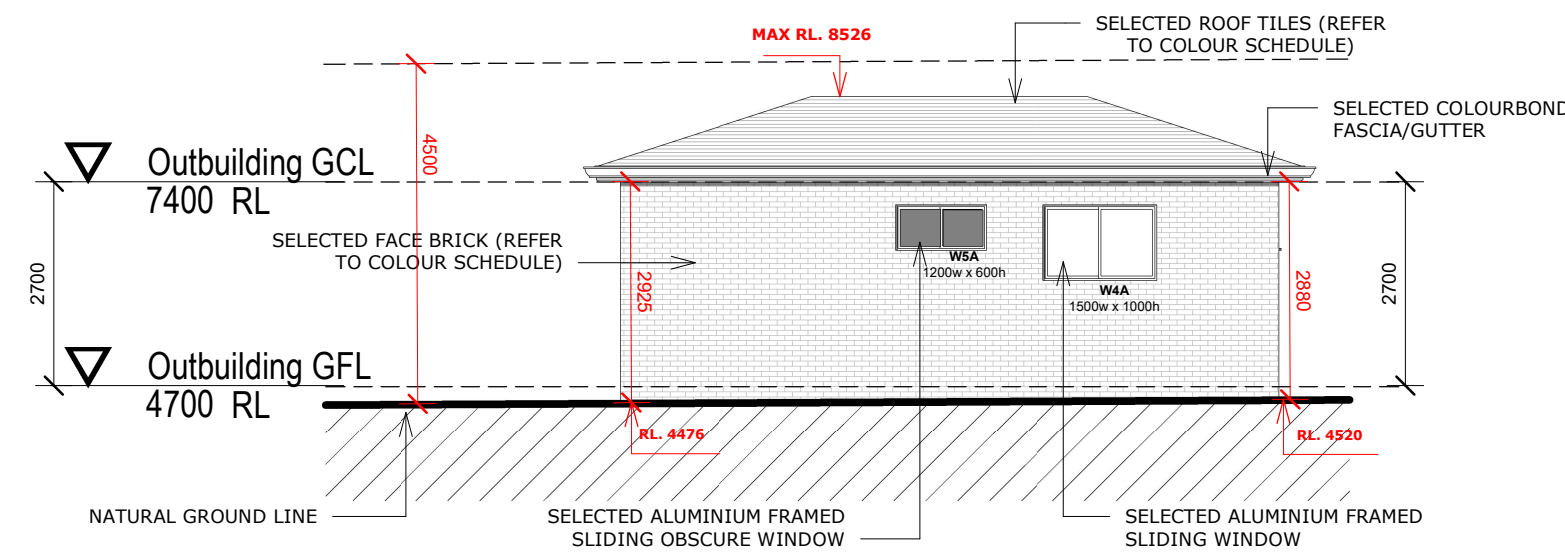
1 South Elevation
1 : 100



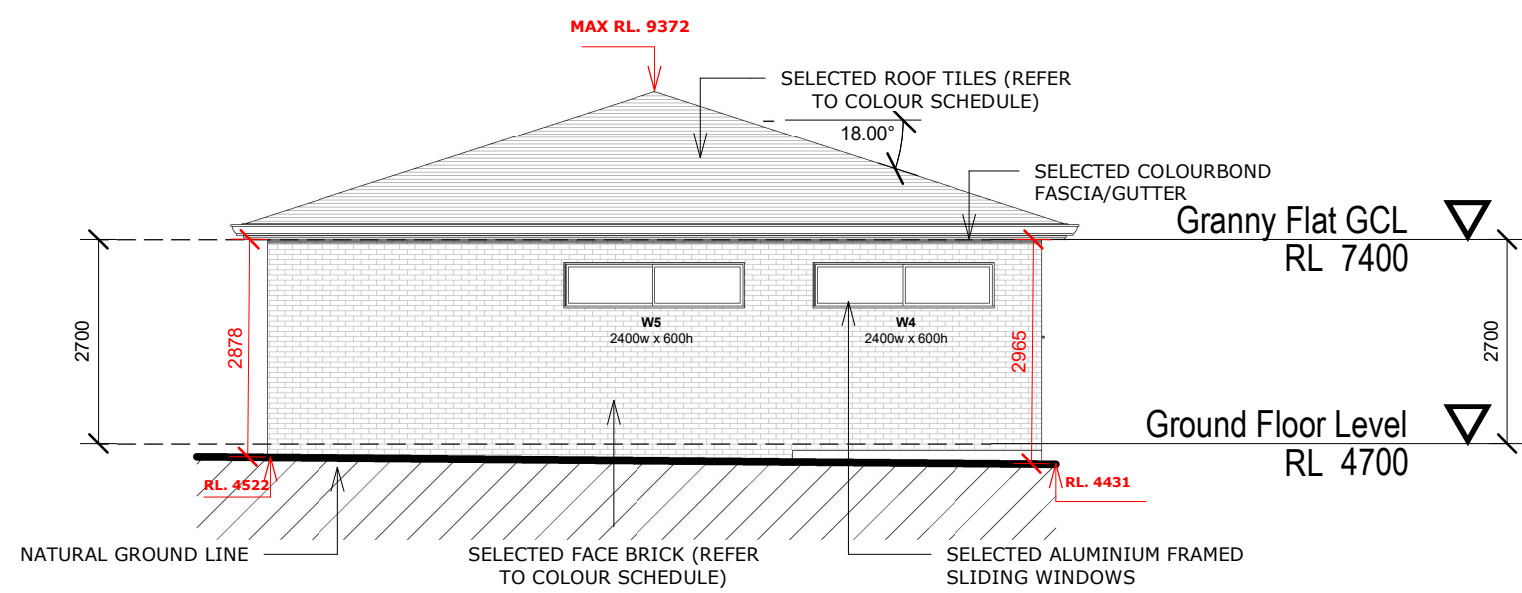
2 North Elevation
1 : 100



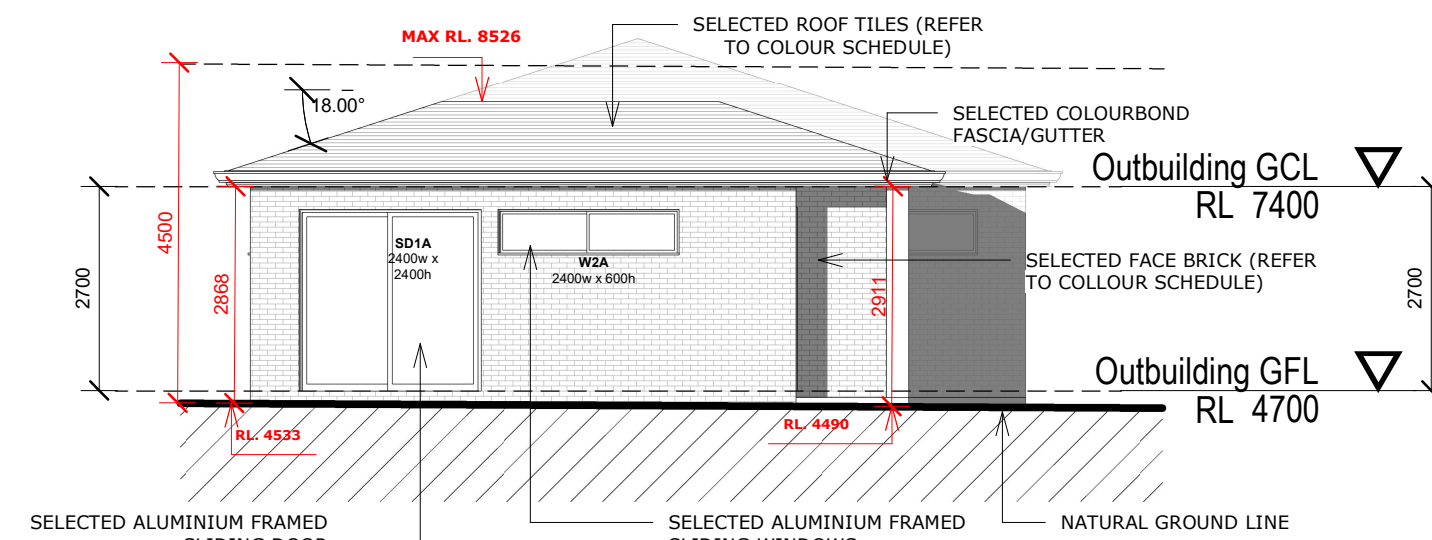
3 East Elevation GF
1 : 100



4 East Elevation OB
1 : 100



5 West Elevation GF
1 : 100



6 West Elevation OB
1 : 100