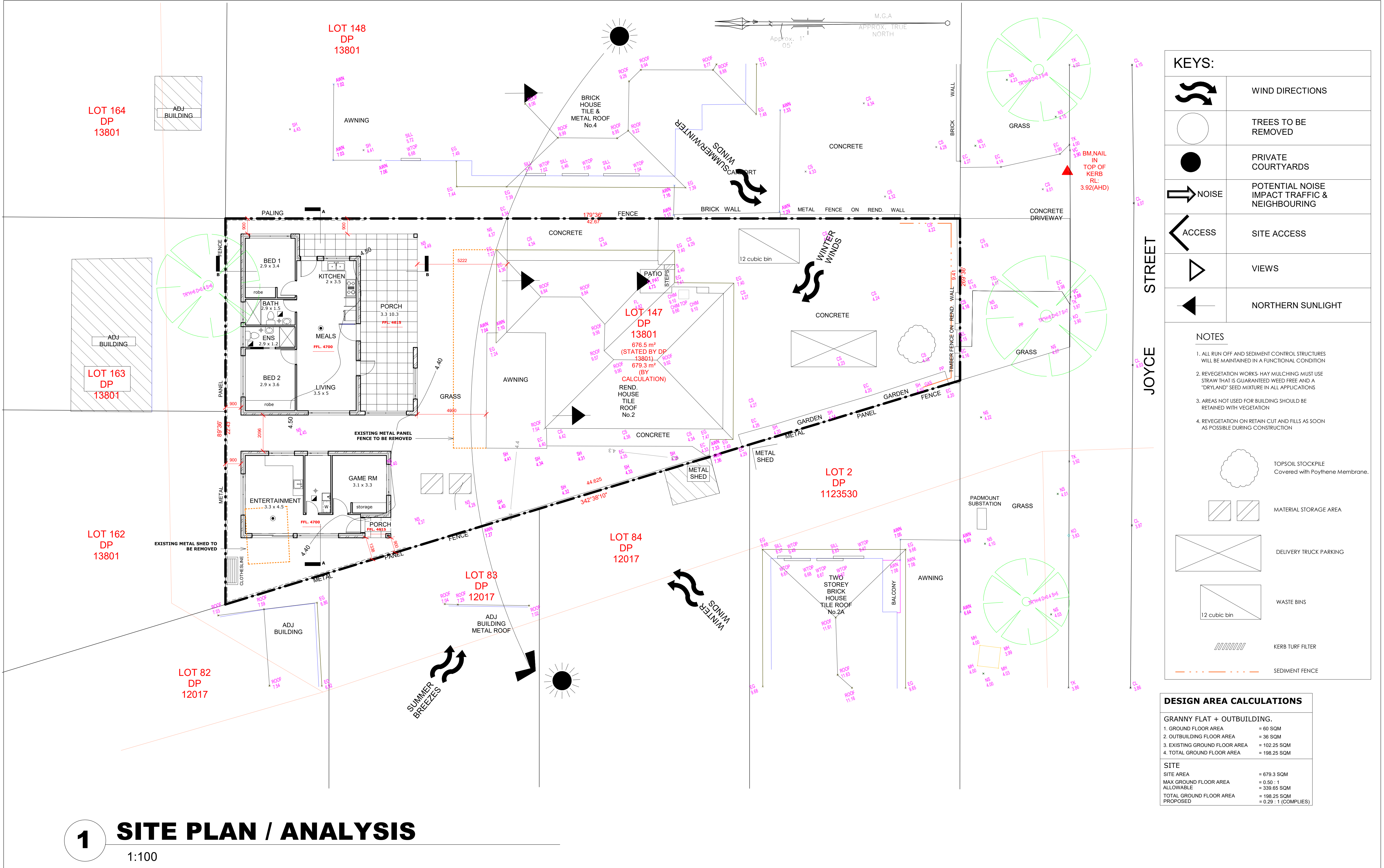




1 SITE PLAN / ANALYSIS

1:100



SHOP 1, 23-27 PATON STREET,
MERRYLANDS WEST, NSW 2160
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jack@dvyne.com.au
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DESIGN | CONSTRUCT | CONSULT

JOB DESCRIPTION
PROPOSED GRANNY FLAT +
OUTBUILDING AT
2 JOYCE STREET, PUNCHBOWL

DRAWING TITLE
SITE PLAN / ANALYSIS
CLIENT DETAILS
SOHAIL SYED

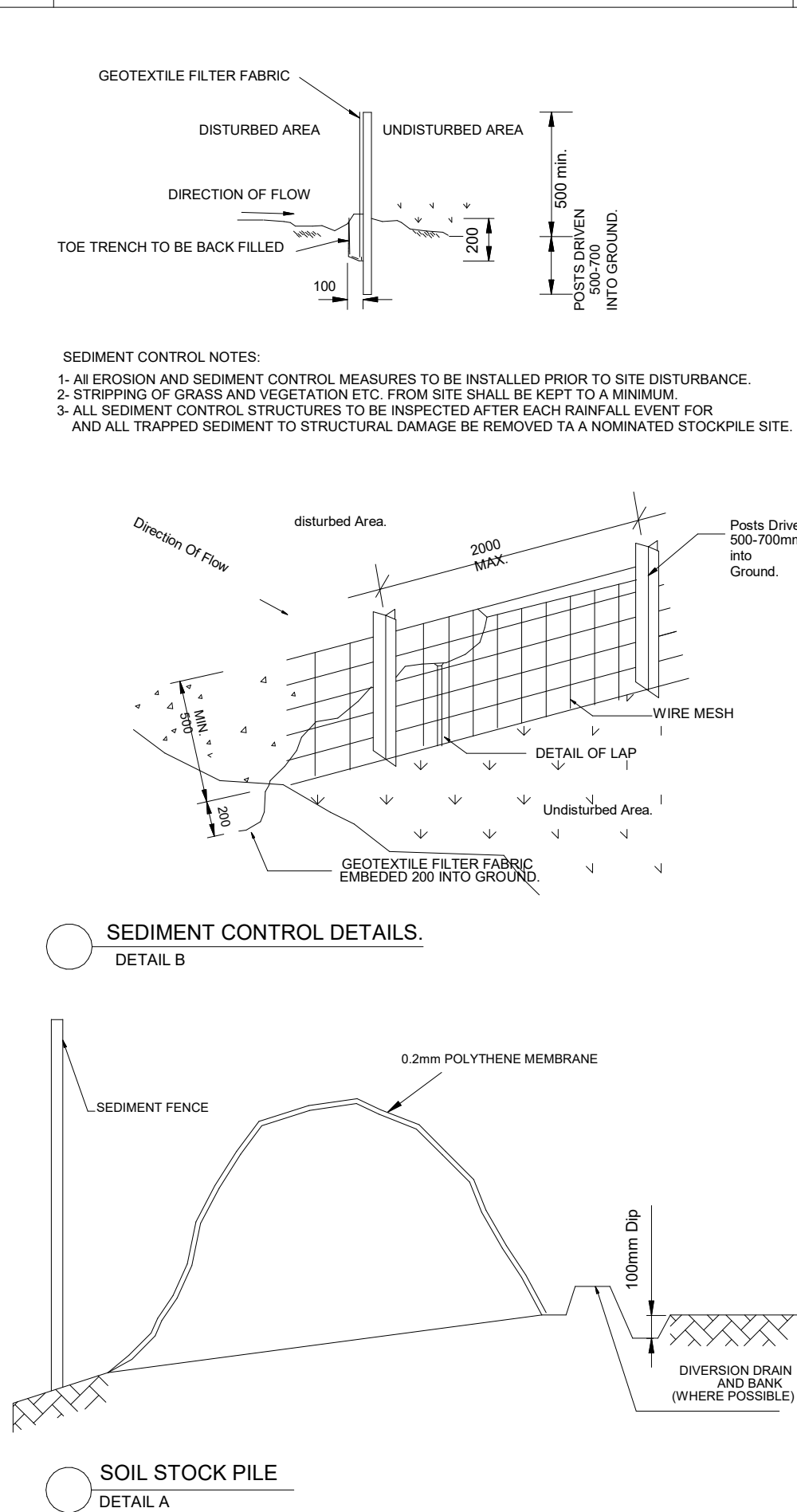
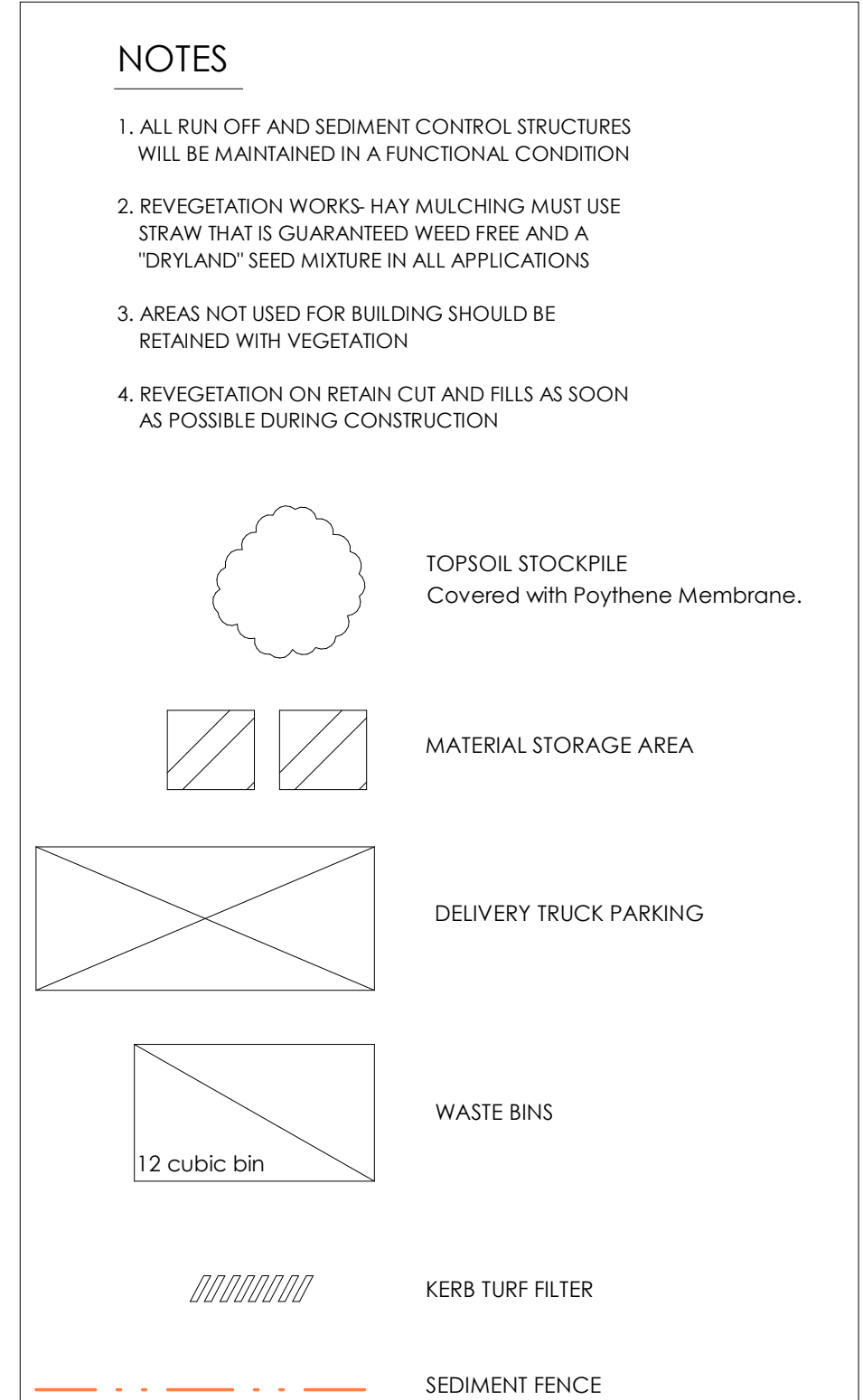
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DRAWN JB
DATE JUN 2026
CHECKED SARKIS
SCALE 1:100
JOB NUMBER 2653-00
NUMBER IN SET A01
ISSUE B

ISSUE
A
B

AMENDMENT
CONCEPT PLAN ONLY
DA SUBMISSION

BY DATE
JB MAY 2026
JB JUN 2026



SEDIMENT CONTROL DETAILS

SEDIMENT CONTROL PLAN

1:100



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JOB DESCRIPTION

PROPOSED GRANNY FLAT +
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2 JOYCE STREET, PUNCHBOWL

DRAWING TITLE	
SEDIMENT CONTROL PLAN	
CLIENT DETAILS	
SOHAIL SYED	

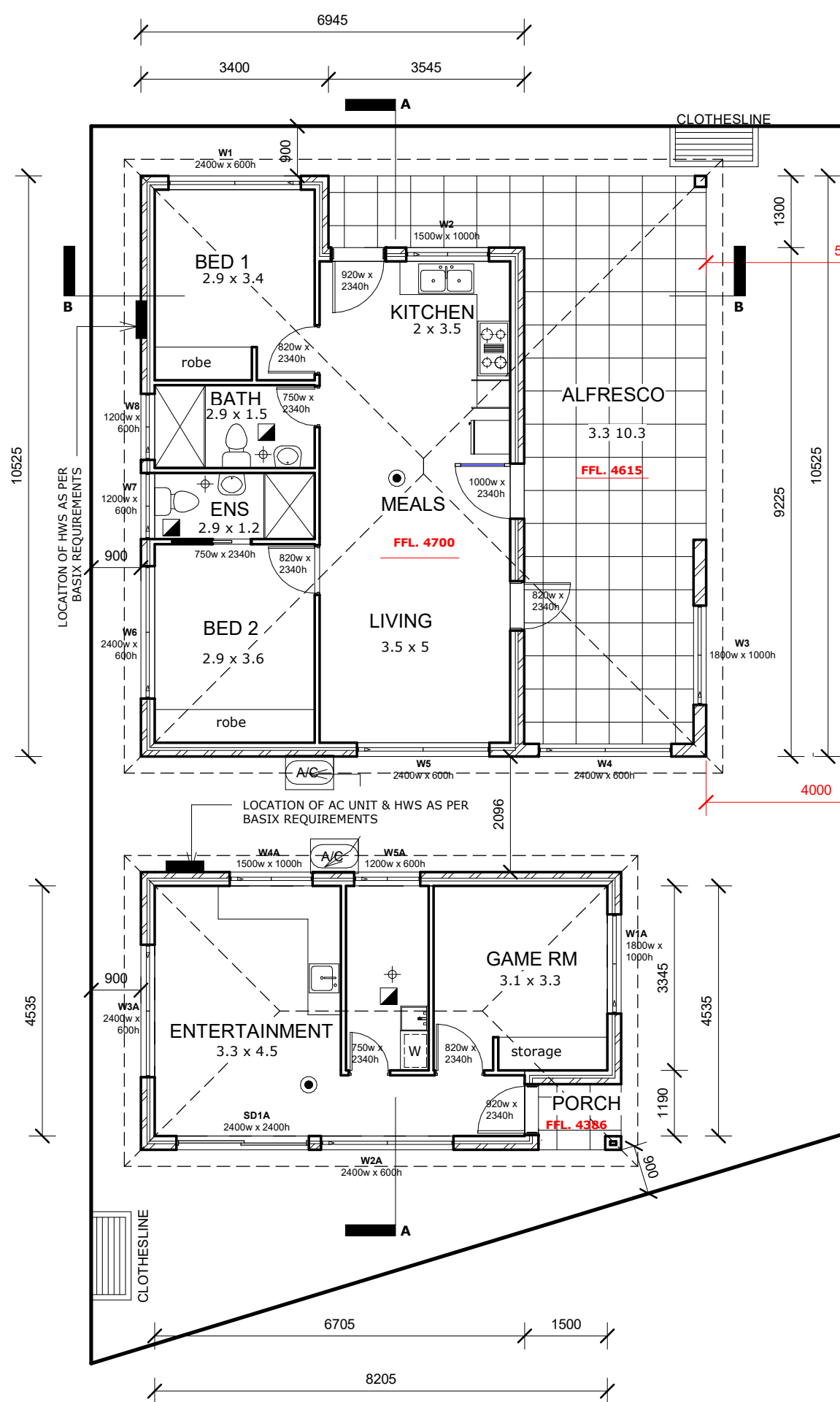
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DRAWN	JB
DATE	JUN 2026
CHECKED	SARKIS
SCALE	1:100
JOB NUMBER	2653-00
NUMBER IN SET	A01A
ISSUE	B

ISSUE
A
B

AMENDMENT
CONCEPT PLAN ONLY
DA SUBMISSION

BY	DATE
JB	MAY 2026
JB	JUN 2026

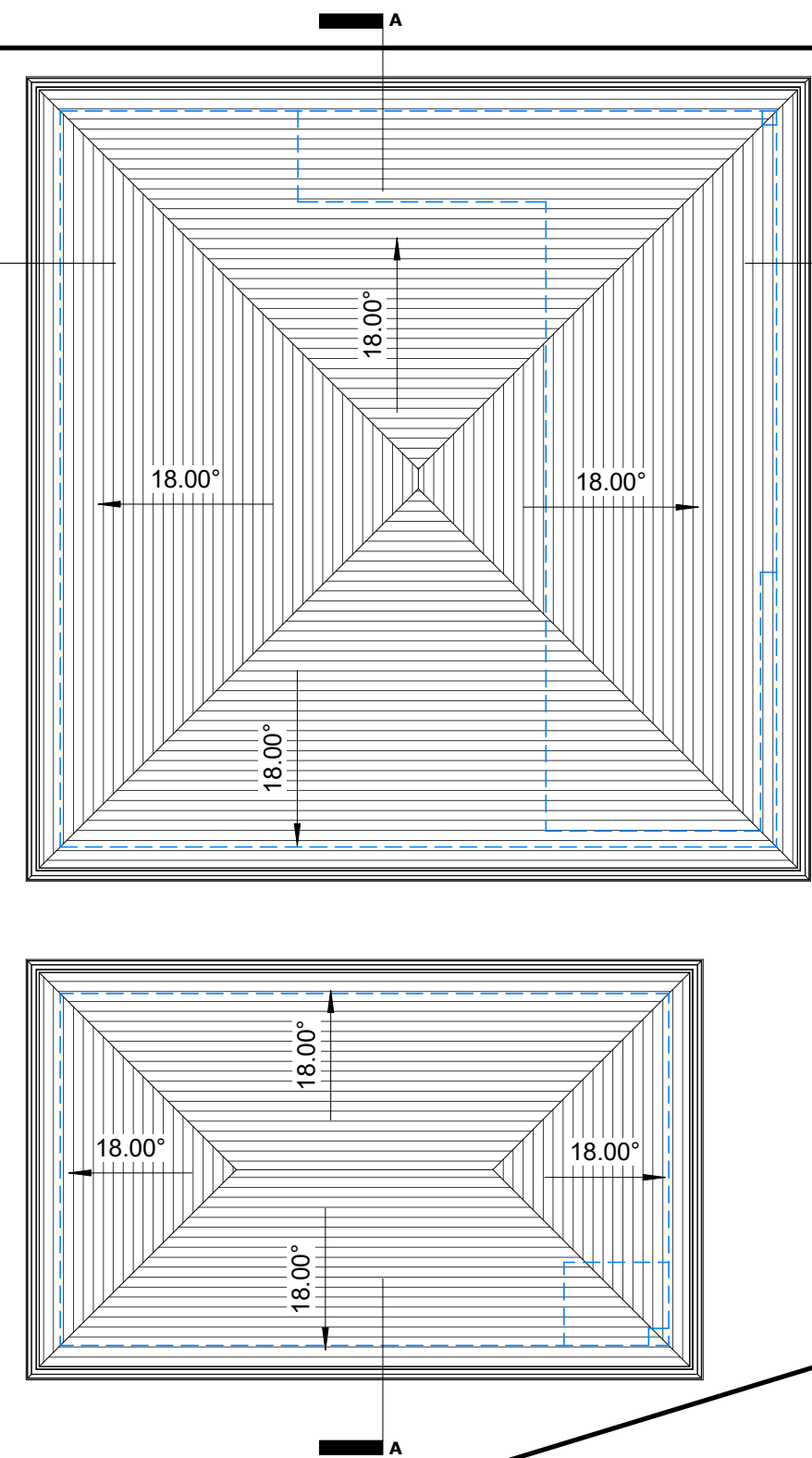
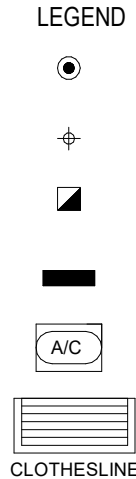


1 Ground Floor Level
1: 100

IMPORTANT NOTE:
ALL DIMENSIONS AND NOTES ON ALL PLANS MUST BE CHECKED AND VERIFIED BY BUILDER AND / OR OWNER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS TO CLARIFY AND CONFIRM WITH DVYNE DESIGN P/L ANY DISCREPANCIES ON ALL DOCUMENTS AND PLANS PROVIDED FOR CONSTRUCTION. ANY WORK INDICATED ON THE PLAN BUT NOT IN THE SPECIFICATION OR VICE VERSA, AND ANY ITEM NOT SHOWN IN EITHER PLAN OR SPECIFICATION BUT WHICH IS OBVIOUSLY NECESSARY AS PART OF PROPER CONSTRUCTION AND / OR FINISH IS TO BE DONE AS PART OF THE CONTRACT. VARIATIONS TO PLANS SPECIFICATIONS MAY NOT BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER. IT IS THE RESPONSIBILITY OF THE BUILDER / END USER TO VERIFY PLANS AND SPECIFICATIONS AS TO THEIR ACCURACY AND SUITABILITY AND ALL SITE WORKS MUST COMPLY WITH CURRENT BCA AND AUSTRALIAN STANDARDS. WINDOWS TO COMPLY WITH 9.2.2 OF THE BCA.

- NOTE
- all dimensions and notes on all drawings must be checked and verified by client/owner/builder prior to commencement of any building works on site, to clarify any discrepancies between all plans relevant to the proposal/site works.
 - bathrooms and ensuites doors are to be provided with removable hinges.
 - floor waste to all wet floor areas

- LEGEND
- Smoke Alarm Clause 9.5.4 of Housing Provisions 2022
 - Floor Waste
 - Mechanical Ventilation Clause 10.6.2 of Housing Provisions 2022
 - location of hot water system as per BASIX requirements
 - location of air conditioning unit as per BASIX requirements
 - location of clothesline as per BASIX requirements



2 Roof Plan
1: 100

BASIX COMMITMENTS

GRANNY FLAT - CERTIFICATE NUMBER: 1853751S				
Water Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures				
The applicant must install showerheads with a minimum rating of 5 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.			✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.			✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.			✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.			✓	
Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method				
General features				
The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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.		✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.		✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.		✓	✓	✓
Construction		Area - m²	Additional insulation required	Options to address thermal bridging
floor - concrete slab on ground, waffle pod slab		60	nil/not specified	nil
external wall: brick veneer; frame: timber - H2 treated softwood		all external walls	2.54 (or 3.50 including construction)/fireglass batts or roll	nil
internal wall: plasterboard; frame: timber - H2 treated softwood		5	fireglass batts or roll	nil
Construction		Area - m²	Additional insulation required	Options to address thermal bridging
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood		126.86	ceiling: 5 (up), roof: full sarking/ceiling: fireglass batts or roll; roof: full sarking	nil
Thermal Performance and Materials commitments				
Ceiling fans		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.		✓	✓	✓
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.		✓	✓	✓
Thermal Performance and Materials commitments				
Glazed windows, doors and skylights		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 glazed window and 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:		✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.		✓	✓	✓
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Federation Rating Council (NFRC) conditions.		✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).		✓	✓	✓
Energy Commitments				
Hot water				
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.		✓	✓	✓
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 - ducted; Energy rating: 5 star (average zone)		✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 5 star (average zone)		✓	✓	✓
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 - ducted; Energy rating: 5 star (average zone)		✓	✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 5 star (average zone)		✓	✓	✓
Ventilation				
The applicant must install the following exhaust systems in the development				
At least 1 Bathroom: individual fan, open to façade; Operation control: manual switch on/off			✓	✓
Kitchen: individual fan, open to façade; Operation control: manual switch on/off			✓	✓
Laundry: individual fan, open to façade; Operation control: manual switch on/off			✓	✓
Artificial lighting				
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓
Natural lighting				
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.		✓	✓	✓
Energy Commitments				
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.		✓	✓	✓
Other				
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.			✓	

OUTBUILDING - CERTIFICATE NUMBER: A1853755				
Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water				
The applicant must install the following hot water system in the development: solar (gas-booster) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2000 (No. 2)).		✓	✓	✓
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓
Fixtures				
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.			✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.			✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.			✓	✓
Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements				
The applicant must construct the new or altered construction (floors), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓	✓
Construction		Additional insulation required (R-value)		
concrete slab on ground floor		nil		
external wall: brick veneer		R1.16 (or R1.70 including construction)		
flat ceiling, pitched roof		ceiling: R2.50 (up), roof: fullsarking		
		medium (solar absorbance 0.475 - 0.70)		
Glazing requirements		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors				
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.		✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:			✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Federation Rating Council (NFRC) conditions.			✓	✓
Each window or glazed door with improved frames, or polyvinyl chloride (PVC) or aluminium-framed glass, or laminated glass, or insulated glass units (IGUs) must be calculated in accordance with National Federation Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.			✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 100 mm above the head of the window or glazed door and no more than 2400 mm above the sill.		✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.			✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.			✓	✓

