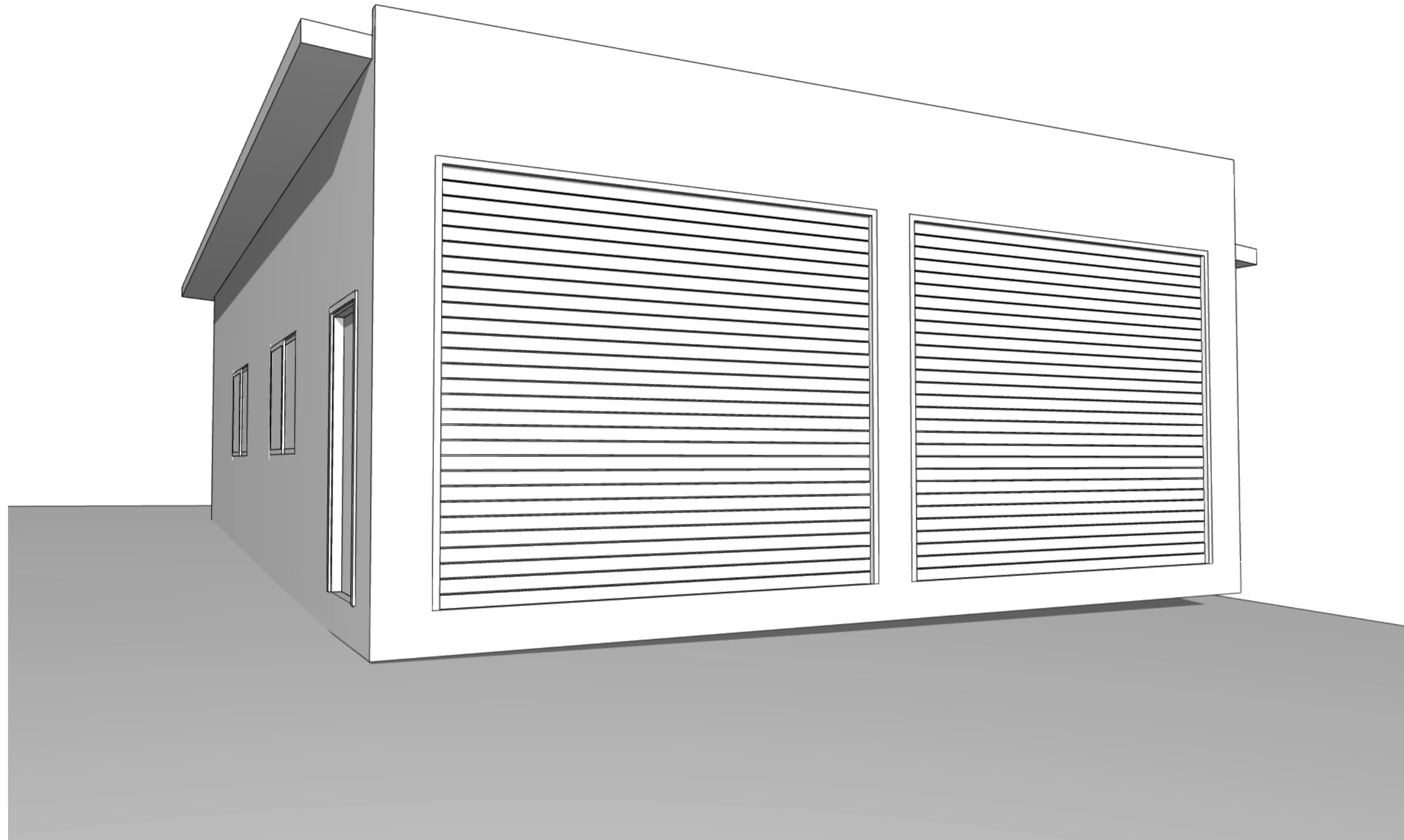


# PROPOSED OUTBUILDING



DRAWING LIST	
SHEET	NAME
CDC : 000	COVER PAGE
CDC : 100	EXISTING SITE PLAN
CDC : 101	PROPOSED SITE PLAN
CDC : 200	FLOOR PLAN, ELEVATION AND SECTION
CDC : 300	CALCULATIONS



PROJECT DETAILS

## PROPOSED OUTBUILDING

AT

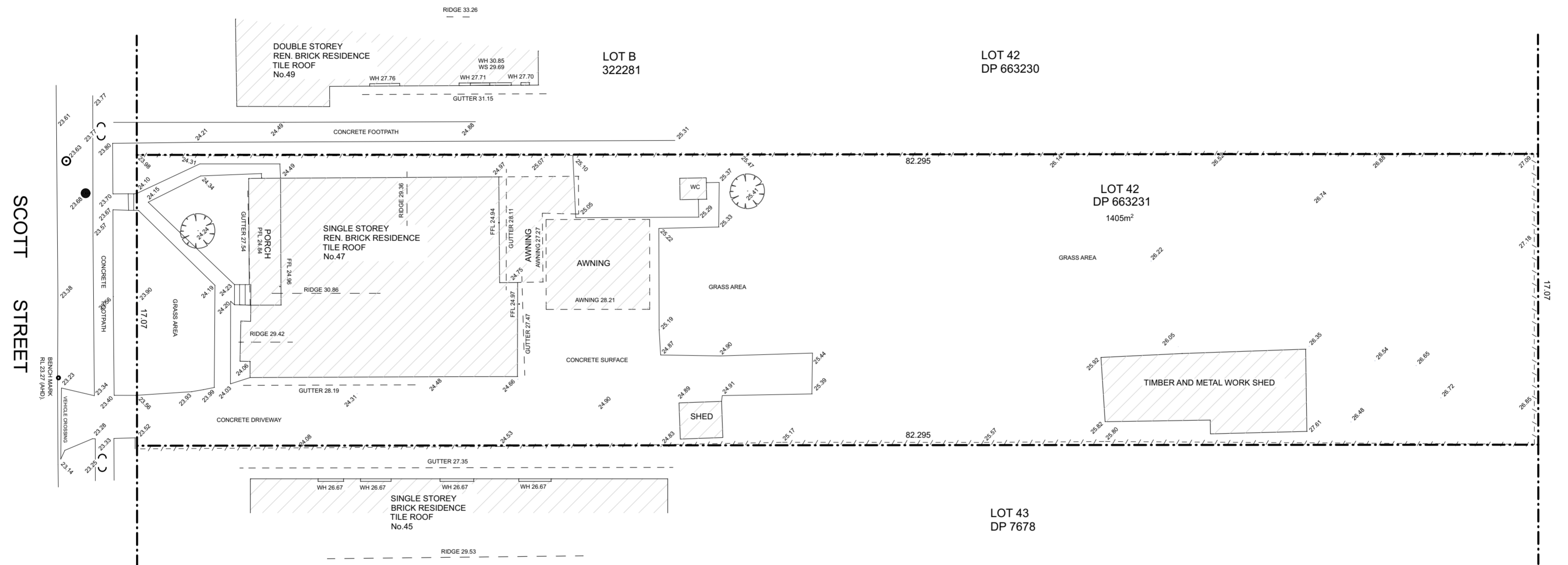
47 SCOTT STREET, PUNCHBOWL 2196

PROJECT NO

**22163**

ISSUE

**B**



EXISTING SITE PLAN  
SCALE 1:200



Address: 511 Gardeners Road, Roseberry, NSW 2018  
 P : 0415 678 131  
 e : Dan@bryandesigns.com.au  
 W : bryandesigns.com.au  
 ABN : 30 615 709 272

**NOTE:**  
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PROJECT DETAILS  
**PROPOSED OUTBUILDING**

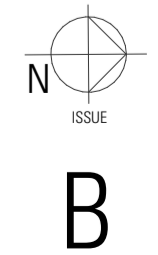
AT:  
**47 SCOTT STREET, PUNCHBOWL 2196**  
 PROJECT NO.  
**22163**  
 LOGGED AT  
**CANTERBURY - BANKSTOWN COUNCIL**

ISSUE DETAILS

REV	DATE	DESCRIPTION	INITIAL
A	29.05.24	ISSUED FOR CDC	SS
B	25.06.24	AMENDED AS PER CLIENT'S MARKUP DATED 23.06.24	SS

DRAWING DETAILS  
**EXISTING SITE PLAN**

START DATE  
 29.05.24  
 DRAWN BY  
 SS  
 CHECKED BY  
 DN  
 SCALE  
 DRAWING NO.  
**CDC : 100**





**SITE DETAILS:**

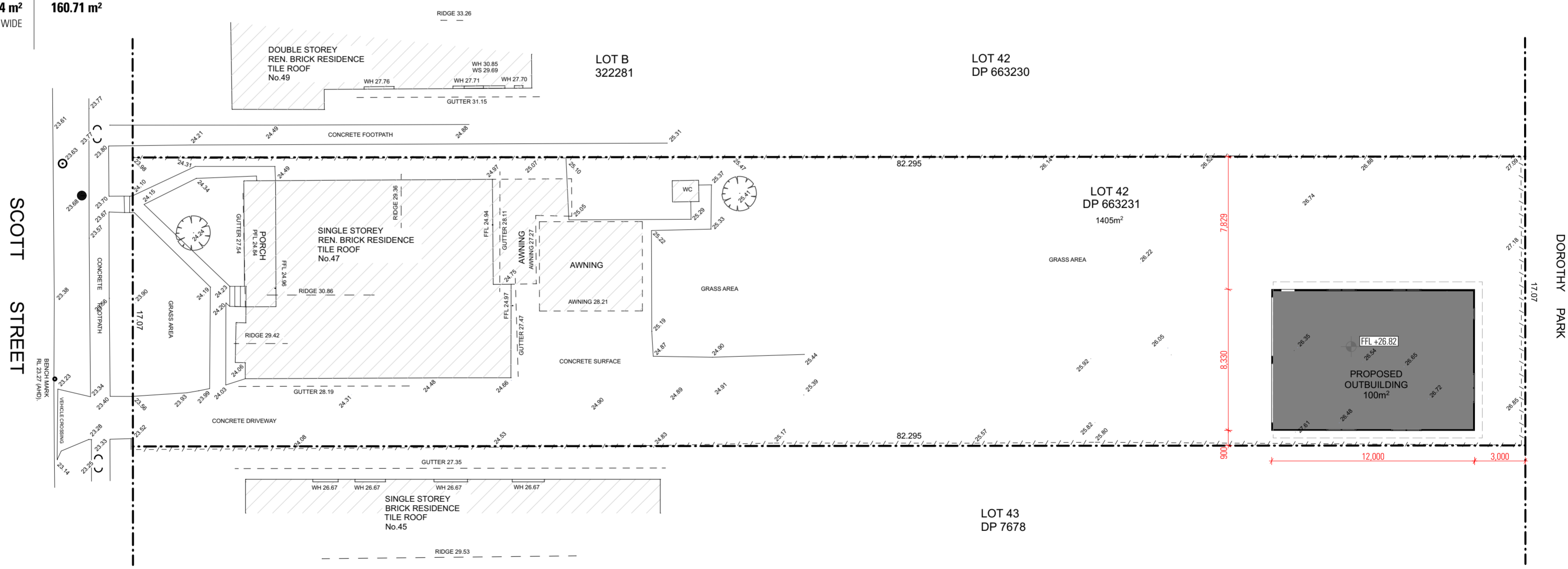
ADDRESS: **47 SCOTT STREET, PUNCHBOWL 2196**  
**LOT 42 DP663231**  
 LOT AREA **1405 m<sup>2</sup>**  
 LOT FRONTAGE **17.07 m<sup>2</sup>**

**COMPLY DEVELOPMENT- SEPP 2008**

	ALLOWED	PROVIDED
<b>BUILDING HEIGHT</b>	<b>4.5m</b>	<b>4.45m</b>
<b>GROSS FLOOR AREA &lt;1000m<sup>2</sup></b>	<b>MAX. 400 m<sup>2</sup></b>	<b>259.02 m<sup>2</sup></b>
GROSS FLOOR AREA FOR DETACHED DEVELOPMENT	<b>MAX. 100 m<sup>2</sup></b>	<b>100 m<sup>2</sup></b>
<b>SETBACK</b>		
SIDE SETBACK	<b>MIN. 0.9 m</b>	<b>0.9 m</b>
REAR SETBACK	<b>3 m</b>	<b>3 m</b>
<b>LANDSCAPE AREA</b>	<b>562 m<sup>2</sup></b>	<b>598.24 m<sup>2</sup></b>
<b>900-1500 m<sup>2</sup></b>	MIN. 40 % OF LOT AREA MIN. 40 % OF 1405 m <sup>2</sup> =562 m <sup>2</sup> MIN. 1.5m LOT WIDTH	<b>FRONT - 62.04 m<sup>2</sup></b> <b>REAR -596.43 m<sup>2</sup></b>
<b>PRIVATE OPEN SPACE</b>	<b>24 m<sup>2</sup></b> MIN. 3m WIDE	<b>160.71 m<sup>2</sup></b>

**LEGEND**

-  PROPOSED OUTBUILDING
-  PROPOSED CONCRETE SLAB



**SITE PLAN**  
**SCALE 1:200**



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**PROJECT DETAILS**  
**PROPOSED OUTBUILDING**

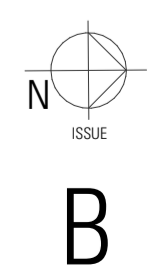
AT:  
**47 SCOTT STREET, PUNCHBOWL 2196**  
 PROJECT NO.  
**22163**  
 LOGGED AT  
**CANTERBURY - BANKSTOWN COUNCIL**

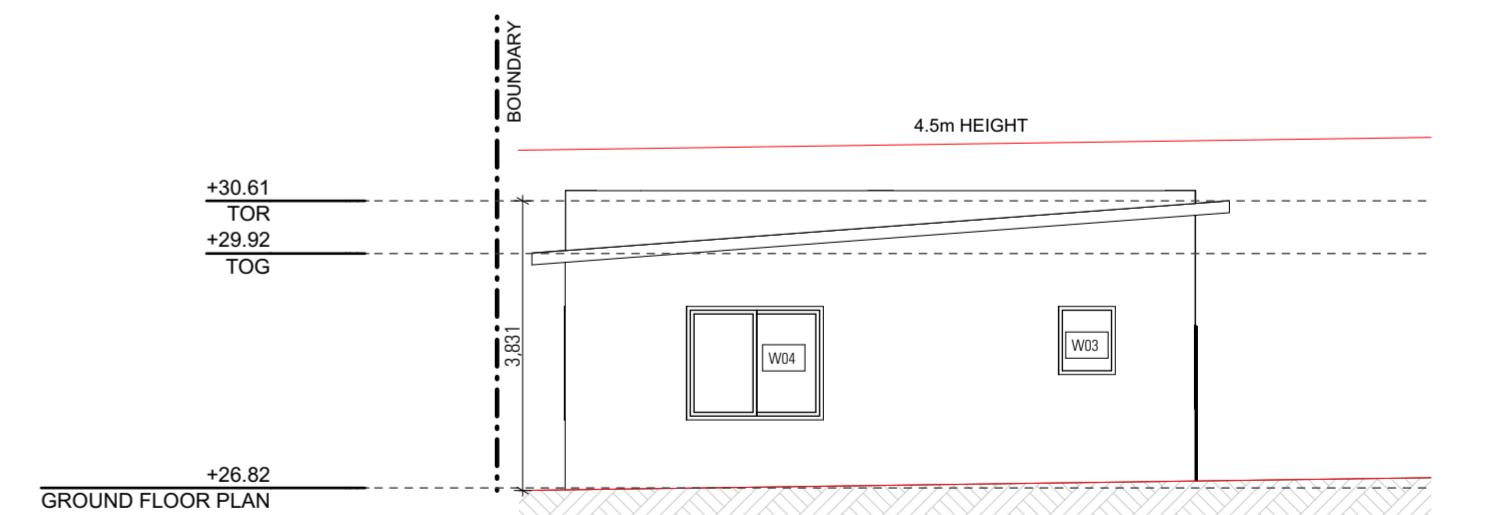
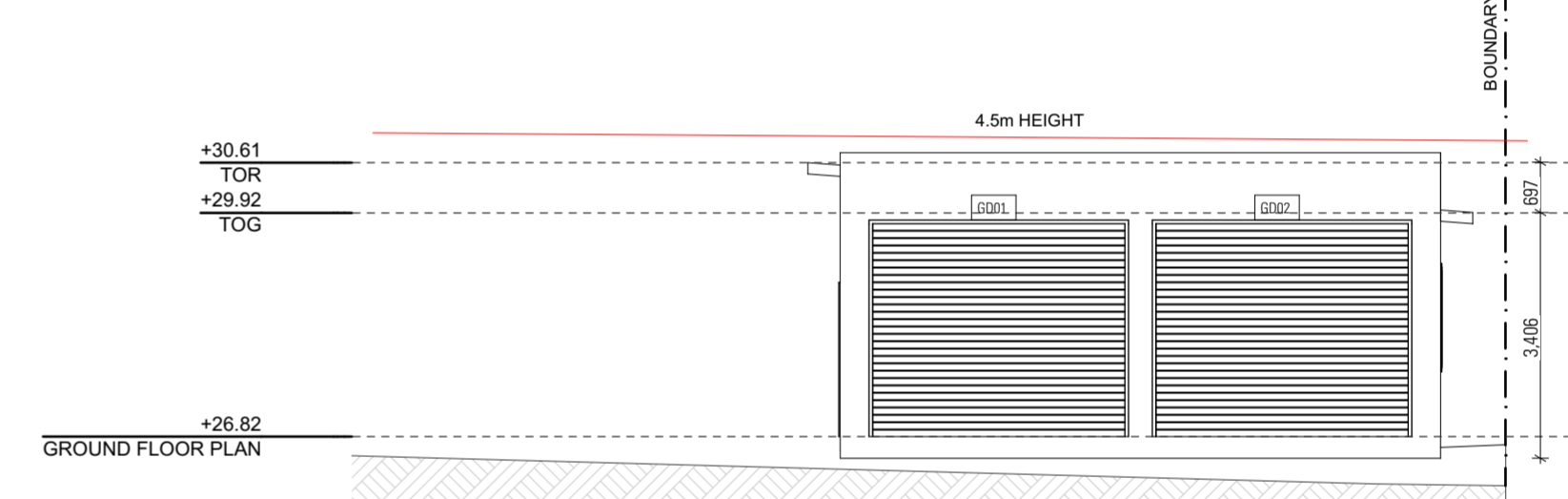
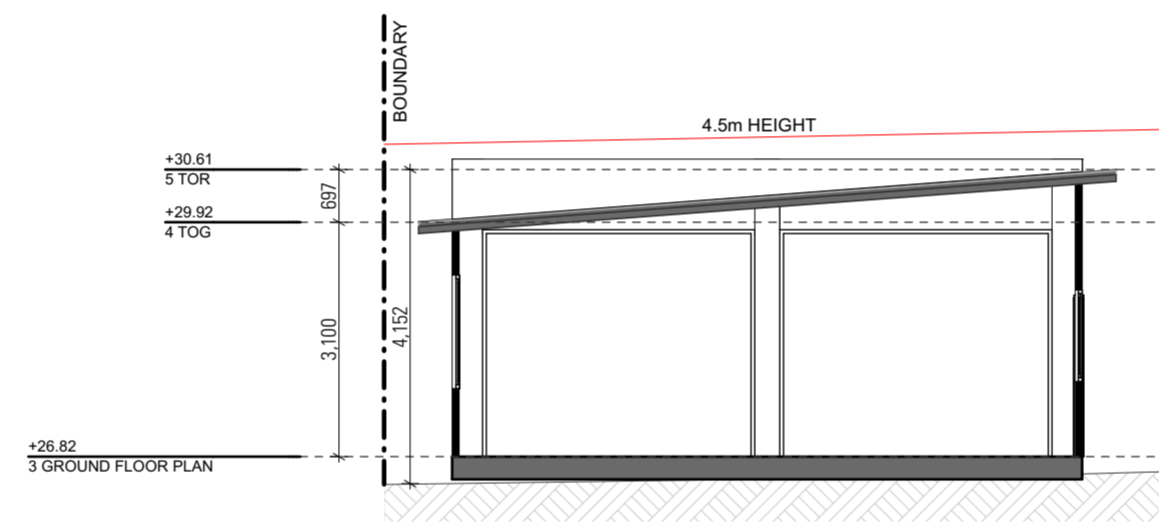
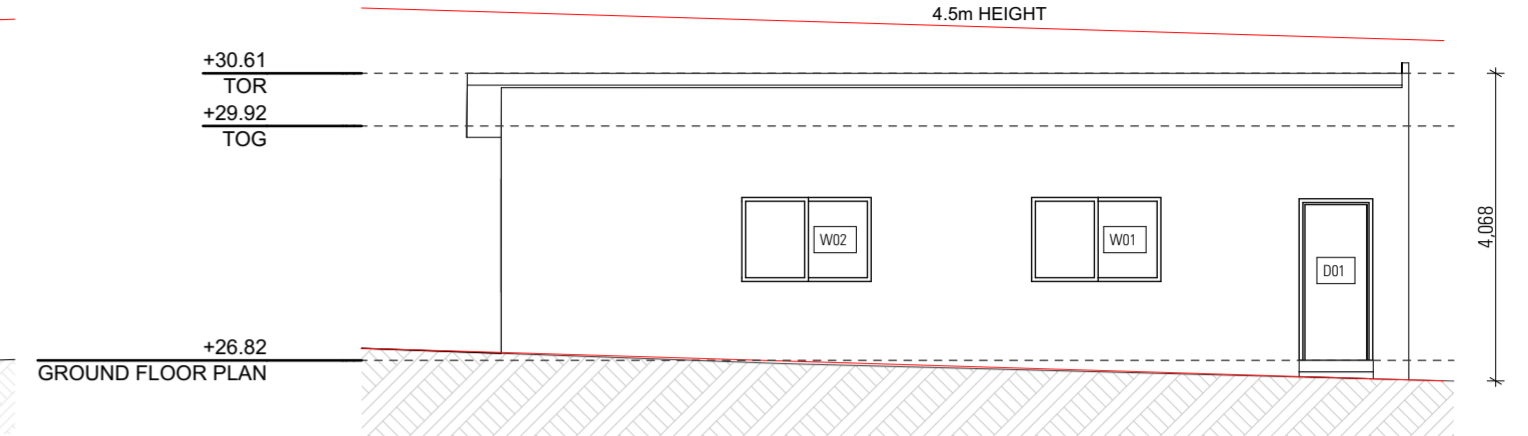
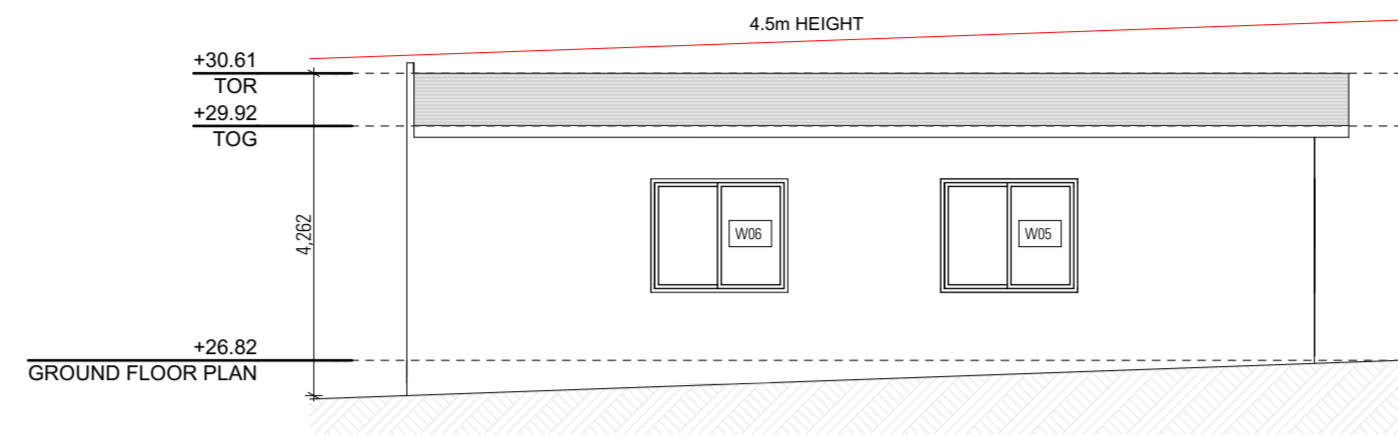
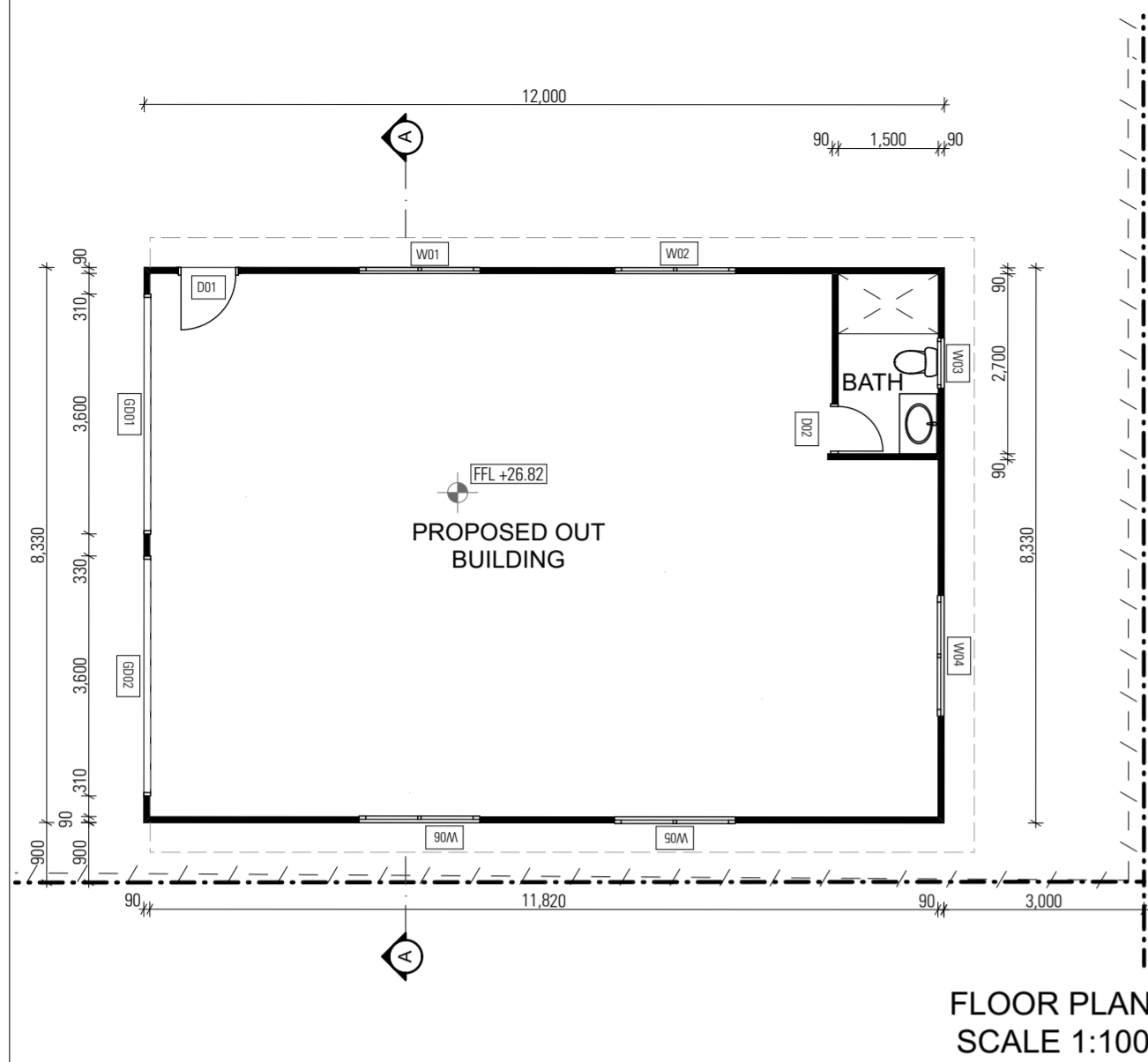
**ISSUE DETAILS**

REV	DATE	DESCRIPTION	INITIAL
A	29.05.24	ISSUED FOR CDC	SS
B	25.06.24	AMENDED AS PER CLIENT'S MARKUP DATED 23.06.24	SS

**DRAWING DETAILS**  
**PROPOSED SITE PLAN**

START DATE  
**29.05.24**  
 DRAWN BY  
**SS**  
 CHECKED BY  
**DN**  
 SCALE  
 DRAWING NO.  
**CDC : 101**





WINDOW AND SLIDING DOOR SCHEDULE									
ID	D01	D02	W01	W02	W03	W04	W05	W06	
HEIGHT	2,100	2,100	1,211	1,211	900	1,500	1,500	1,500	
WIDTH	900	750	1,810	1,810	750	1,810	1,810	1,810	
AREA	1.89	1.58	2.19	2.19	0.68	2.72	2.72	2.72	
VIEW									

**OPENING SCHEDULE SCALE 1:1**

**BRYAN DESIGN**  
ARCHITECTURAL SOLUTIONS

Address: 511 Gardeners Road, Roseberry, NSW 2018  
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PROJECT DETAILS  
**PROPOSED OUTBUILDING**

AT:  
**47 SCOTT STREET, PUNCHBOWL 2196**

PROJECT NO.  
**22163**

LOGGED AT  
**CANTERBURY - BANKSTOWN COUNCIL**

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DRAWING DETAILS  
**FLOOR PLAN, ELEVATION AND SECTION**

START DATE  
 29.05.24

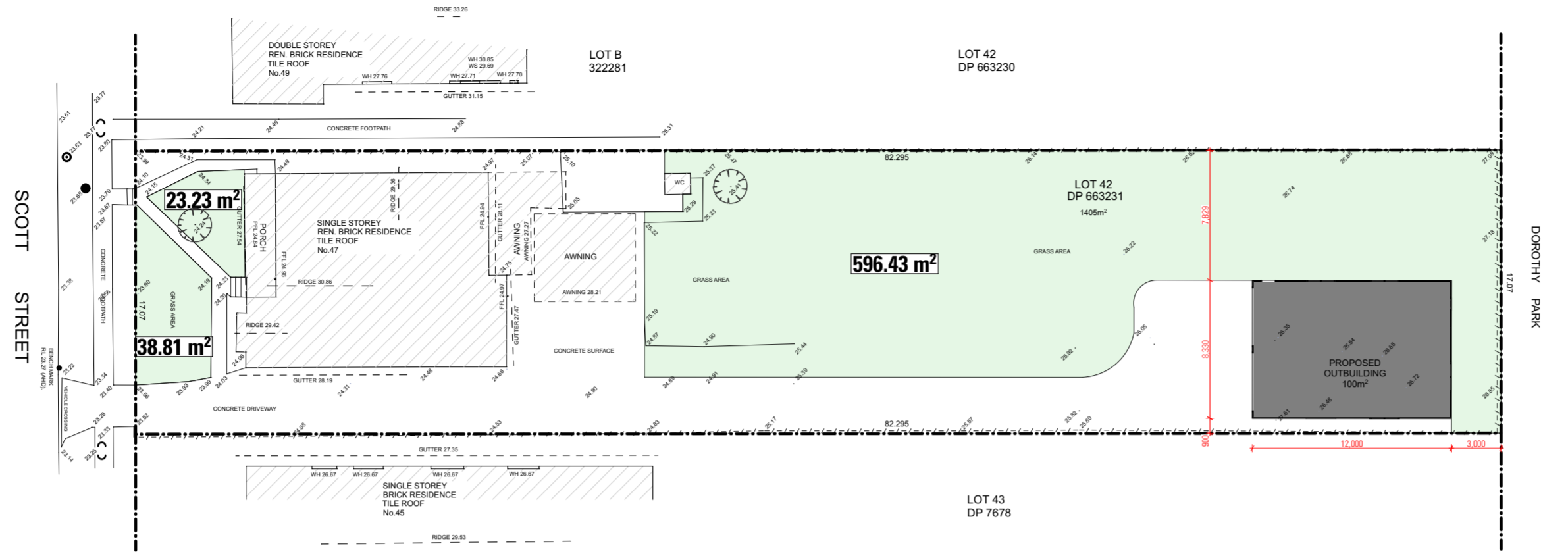
DRAWN BY  
 SS

CHECKED BY  
 DN

SCALE  
**CDC : 200**

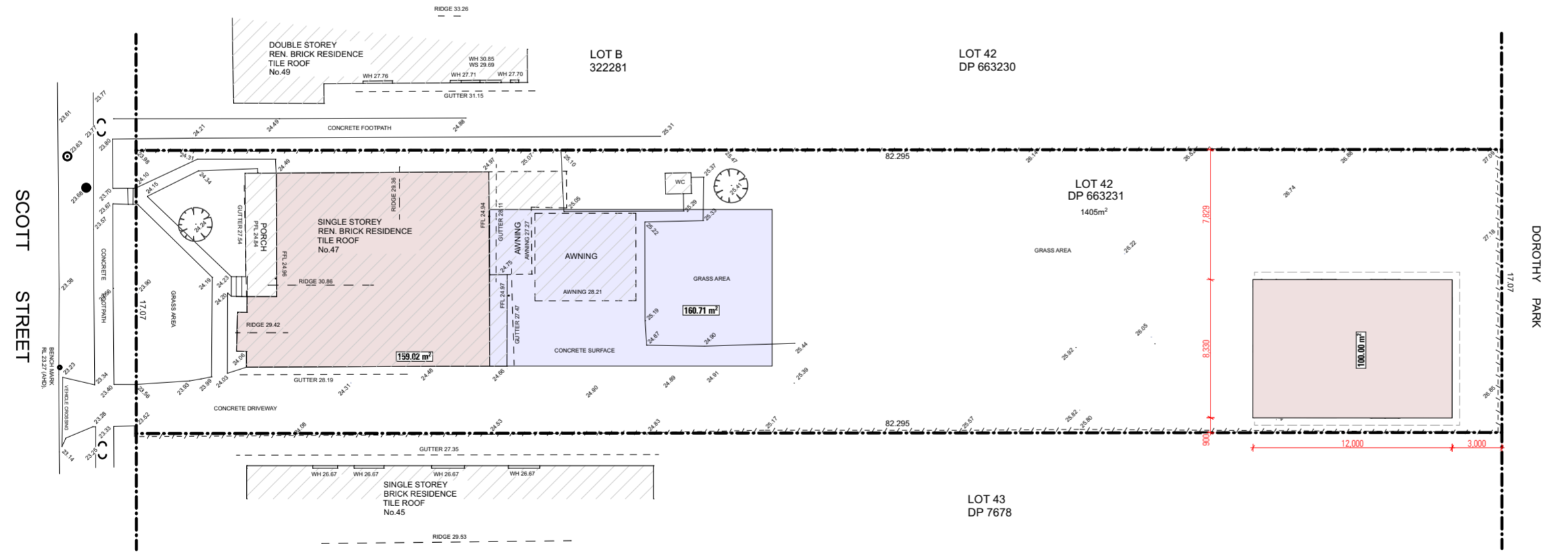
DRAWING NO.  
**B**





LANDSCAPE AREA 641.16 m<sup>2</sup>      FRONT AREA - 112.52 m<sup>2</sup>  
 FRONT LANDSCAPE - 62.04 m<sup>2</sup>  
 REAR LANDSCAPE - 536.2 m<sup>2</sup>

**LANDSCAPE AREA**  
SCALE 1:300



GROSS FLOOR AREA - 259.02m<sup>2</sup>      PRIVATE OPEN SPACE - 160.71 m<sup>2</sup>  
 DWELLING - 159.02 m<sup>2</sup>  
 GARAGE - 100 m<sup>2</sup>

**GROSS FLOOR AREA**  
SCALE 1:300



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PROJECT DETAILS  
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DRAWING DETAILS  
**CALCULATIONS**  
 START DATE  
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**CDC : 300**

