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3D PERSPECTIVE OF PROPOSAL



LOCATION PLAN nts



PROPOSED: Secondary Dwelling

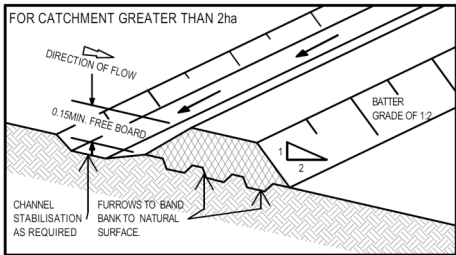
PREPARED FOR: Haydar Issa
ADDRESS: 222 Old Kent Rd, Greenacre NSW 2190 LOT: 2 DP: 19526 REV A

GENRAL NOTES AND DETAILS

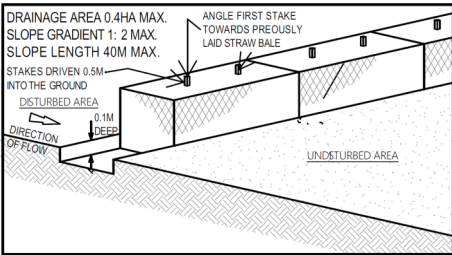
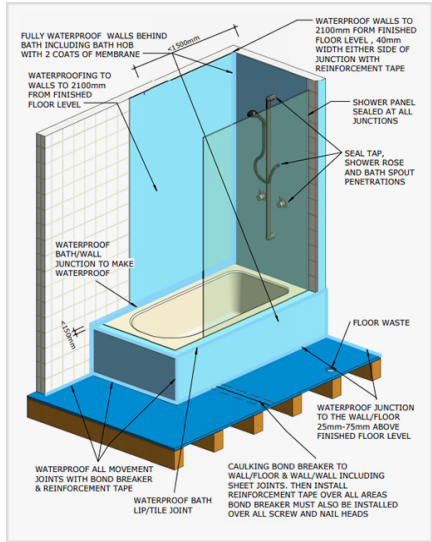
1. Do Not Scale. All Dimensions are in millimeters.
2. Contractor/Builder to check and verify all levels and dimensions on site and shall report any discrepancies or omissions to this office prior to start of construction works & during the construction phase.
3. Drawing is to be read and understood in conjunction with structural, mechanical, electrical and / or any other consultant's documentation as may be applicable to the project prior to start or work & its duration
4. Any additional request for information is to be referred to the architect or engineer in writing.
5. All Construction Practices shall be in accordance with the general requirements of the Building Code of Australia (BCA), Australian Standards and local government regulations & The Principal Certifying Authority.
6. Erosion & sediment control measures to be in place prior to excavation or construction work.
7. Where applicable, all sediment basins and traps shall be cleaned when structures are a maximum of 60% full of soil materials, including the maintenance period.
8. Filter shall be constructed by stretching filter fabric (propex or approved equivalent) between post at 2.0m centres. Fabric shall be buried 150mm along its lower edge.
9. Revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil conservation of NSW.
10. All siteworks indicated are illustrative only.
11. Final levels may be subject to adjustment, such adjustments, while complying with council requirements remain at the discretion of the Builder and must obtain such variations of final levels from council or PCA in writing.
12. This plan has been prepared from a combination of field survey and existing records for the purpose of construction on the land and should not be used for any other purpose.
13. The builder shall engage a Registered Surveyor to peg-out all structures shown on plans.
14. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location or further underground services and detailed location of all services.
15. Contours have been interpolated from the spot heights taken.
16. All demolition work to be carried out in accordance with AS 2601-2001, refer to NSW Occupational Health and Safety Act & regulations and NOHSC guide to control of Asbestos Hazards in building and structures during demolition. Removal of all asbestos must be carried out by licensed contractors.
17. Protection measures are required for each structure being retained on site and shall be established before operations begin and construction in accordance with Council's requirements (also refer to Arborist report for details).
18. During construction the stability of the structure shall be the builder's responsibility.
19. Builder shall make good all disturbed areas adjacent to the works on Council's road, Footpaths are to be restored on the satisfaction of the principal certifying authority & local authority (also refer to DA conditions).
levels to hydraulic engineer's details and specifications.

26. All balustrades to terraces, balconies and stairs to comply with BCA
27. All wet areas to have floors which fall to floor wastes.
28. Unless the door in a sanitary room swings out or slide, where distance between the path of door swing and toilet suite is less than 1.2m, the door must be installed with removable (Lift-Off) hinges.
29. All materials and form of construction to comply with BCA requirements.
30. All materials & assemblies to have fire hazard properties to comply with BCA.
31. Refer to BASIX certificate for Water, Thermal Comfort & Energy performance requirements.
32. All wet areas to comply with AS 3740. Wall finished shall be impervious to a height of 1800mm above floor level to shower enclosures and 300mm above baths, basins, sinks and troughs if within 75mm of the wall. Refer to code for all requirements.
33. Shower screens shall be Grade A safety glass.
34. Window sizes are nominally only, actual size will vary according to manufacturer. Windows to be flashed all round.
35. Stormwater shall be taken to legal point of discharge as advised by municipal drainage engineer. Contact the Council if unsure of point of discharge.
36. Sewer or septic system shall be in accordance with the relevant authorities requirements.
37. Footings not to encroach title boundaries and easement lines. Builder to ensure this does not occur.
38. Provide wall ties to brickwork at a maximum of 600mm centres in each direction and within 300mm of articulated joints.
39. Sub floor vents & clearances to BCA
40. Stair & Handrail requirements to BCA (domestic only)
Risers - 190mm maximum - 150mm minimum
Going 355 maximum - 240mm minimum.
Handrail 1000mm minimum height to balconies and decks which are 1000mm or more above ground level.
41. The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.
42. The builder shall ensure for the general watertightness of all new and existing works.
43. Smoke alarms to be provided and installed in accordance with AS 3786. New dwellings and additions with sleeping accommodation to be hard wired with back-up battery.
44. All work shall comply with, but not limited to the following Australian Standards:
AS 1288: Glass in Buildings - Selection and Installation
AS 1562: Design and Installation of Sheet Roof and Wall Cladding
AS 1684: Residential Timber Framed Construction
AS 1860: Installation of Particle Board Flooring
AS 2047: Installation and Selection of Windows
AS 2049: Roof Tiles
AS 2050: Fixing of Roof Tiles
AS 2870: Residential Slabs and Footings
AS 2904: Damp Proof Courses and Flashings
AS 3500: Plumbing & Drainage
AS 3600: Concrete Structures
AS 3660: Protection of Buildings from Subterranean Termites
AS 3700: Masonry in Buildings
AS 3740: Waterproofing of Wet Areas in Residential Construction
AS 3959: Construction in a Bushfire Prone Area
AS 3786: Smoke Alarms
AS 4055: Wind Loadings for Housing
AS 4100: Steel Structures
Note: All proprietary items, products & systems shall be installed in accordance

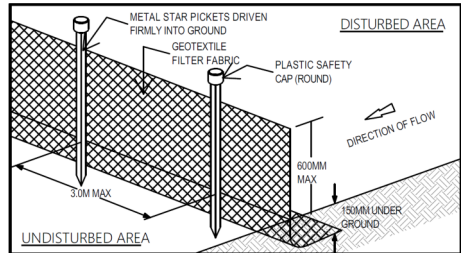
• Roof and Wall External Linings
Refer to Schedule of External Finishes for selection of external linings
Building Code of Australia 2019 part 3.5 - Roof and Wall Cladding.
AS 1562.2 - Design and Installation of Sheet Roofing and Wall Cladding - Metal
AS/NZS 1562.2 - Design and Installation of Sheet Roof and Wall Cladding - Corrugated fibre-reinforced Cement
AS/NZS 4200 - Installation of Pliable Membrane and Underlay
• Sarking
All sarking used shall be:
• Non-combustible, or
• Breathable type sarking complying with AS/NZS 4200.1 and with a flammability index of not more than 5 (see AS1530.2) and sarked on the outside of the frame, or
• An insulation material conforming to the appropriate Australian Standard for that material.
• Stairs, Balustrades and Pool Fencing
Building Code of Australia 2019 Part 3.9 - Safe Movement and Access
AS 1926.1 - Safety Barriers for swimming pools
• Ceiling, Wall and Floor Internal Linings
Refer to Schedule of Internal Finishes for selection of internal linings
AS 2588 - Gypsum Plasterboard
AS 2589 - Gypsum Linings in Residential and Light Commercial Construction - Application and Finishing
AS2455 - Textile Floor Coverings - Installation Practice
AS 3958.1 - Ceramic Tiles - Part 1 Guide to the Installation of Ceramic Tiles
AS 3958.2 - Ceramic Tiles - Part 2 Guide to the selection of Ceramic Tile System
AS 2358 - Adhesives for Fixing Ceramic Tiles
• Windows, Doors and Glazing
Refer to Schedules of finishes for window, door and glazing selection and finishes
Refer to Window and Door Schedule for window and door type, size and location
Refer to Architectural Drawings for internal doors location
Building Code of Australia 2019 Part 3.6 - Glazing
AS 1288 - Glass in Buildings - Selection and Installation
AS 2047 - Windows in Buildings - Selection and Installation
AS/NZS 2208 - Safety Glazing Materials in Buildings
AS 2688 - Timber Doors
AS 2689 - Timber Door Sets
• Wet Areas
Building Code of Australia Part 3.8 - Health and Amenity
AS 3740 - Waterproofing of Wet Areas Within Residential Buildings
AS 4386.1 - Domestic Kitchen Assemblies - Kitchen Units
AS 4386.2 - Domestic Kitchen Assemblies - Installation



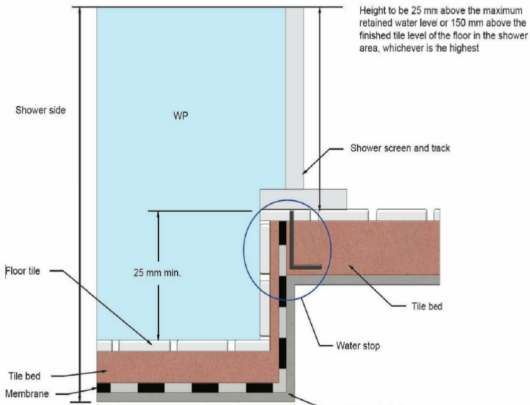
DIVERSION BANK AND CHANNEL



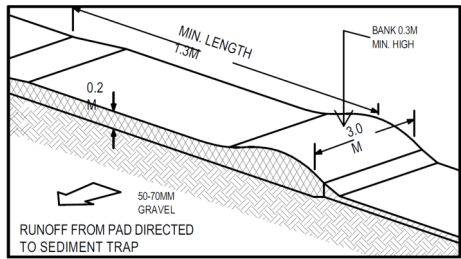
STRAW BALE SEDIMENT FILTER



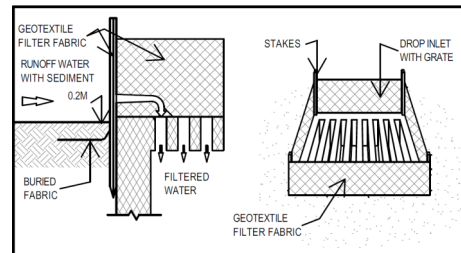
SEDIMENT FENCE



STEP DOWN ENCLOSED SHOWER MEMBRANE BELOW TILE BED DETAIL



TEMPORARY CONSTRUCTION EXIT



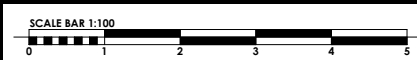
GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP



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DEVELOPEMENT APPLICATION

DATE	DESCRIPTION	ISSUE
18.10.2023	ISSUED FOR CLIENT APPROVAL	A
02.01.2024	ISSUED FOR CLIENT APPROVAL	B

PROJECT DESCRIPTION:

- SECONDARY DWELLING

DRAWING TITLE:	CLIENT DETAILS:	PROJECT NUMBER:
GENRAL NOTES & DETAILS	Haydar Issa	2023-004
PROJECTION LOCATION:		DATE:
ADDRESS: 222 OLD KENT ROAD, GREENACRE NSW LOT NUMBER: 2 SECTION PLAN: - DEPOSITED PLAN: 19526		02.01.2024
		DRAWING NUMBER:
		A101



Description of project

Project address

Project name	222 Old kent Rd - Granny flat
Street address	222 Old Kent Road Greenacre 2190
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan 19526
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house - secondary dwelling
No. of bedrooms	2

Site details

Site area (m²)	588
Roof area (m²)	106
Conditioned floor area (m2)	45.0
Unconditioned floor area (m2)	5.0
Total area of garden and lawn (m2)	90
Roof area (m2) of the existing dwelling	105
No. of bedrooms in the existing dwelling	3

Assessor details and thermal loads

Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m².year)	n/a
Area adjusted heating load (MJ/m².year)	n/a
Ceiling fan in at least one bedroom	n/a
Ceiling fan in at least one living room or other conditioned area	n/a

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 55	Target 50

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments

Fixtures

The applicant must install showerheads with a minimum rating of 4 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.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Thermal Comfort Commitments

Windows, glazed doors and skylights

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 window and glazed 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:

- For the following glass and frame types, the certifier check can be performed by visual inspection.

- Aluminium single clear
- Aluminium double (air) clear
- Timber/ulPVC/fibreglass single clear
- Timber/ulPVC/fibreglass double (air) clear

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
East facing					
W-01	600	2500	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W-02	1500	2000	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
South facing					
W03	1500	2000	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W04	1500	2000	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
West facing					
W05	1500	2000	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed

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 6 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; Energy rating: 6 Star (old label)

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 6 Star (old label)

Heating system

The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a

Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a

Laundry: natural ventilation only, or no laundry; Operation control: n/a

Artificial lighting

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- at least 3 of the bedrooms / study; dedicated

- at least 1 of the living / dining rooms; dedicated

- the kitchen; dedicated

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling 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.

Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above enclosed subfloor, concrete	1.20 (or 1.8 including construction) (down)	
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 5 (up), roof: foil/sarking	unventilated; medium (solar absorptance 0.475-0.70)

Note • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Energy Commitments

- all bathrooms/toilets; dedicated

- the laundry; dedicated

- all hallways; dedicated

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

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 & gas oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development.

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

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SCALE BAR 1:100



DEVELOPEMENT APPLICATION

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18.10.2023	ISSUED FOR CLIENT APPROVAL	A
02.01.2024	ISSUED FOR CLIENT APPROVAL	B

PROJECT DESCRIPTION:

- SECONDARY DWELLING

DRAWING TITLE:

BASIX REQUIREMENTS

CLIENT DETAILS:

Haydar Issa

PROJECT NUMBER:

2023-004

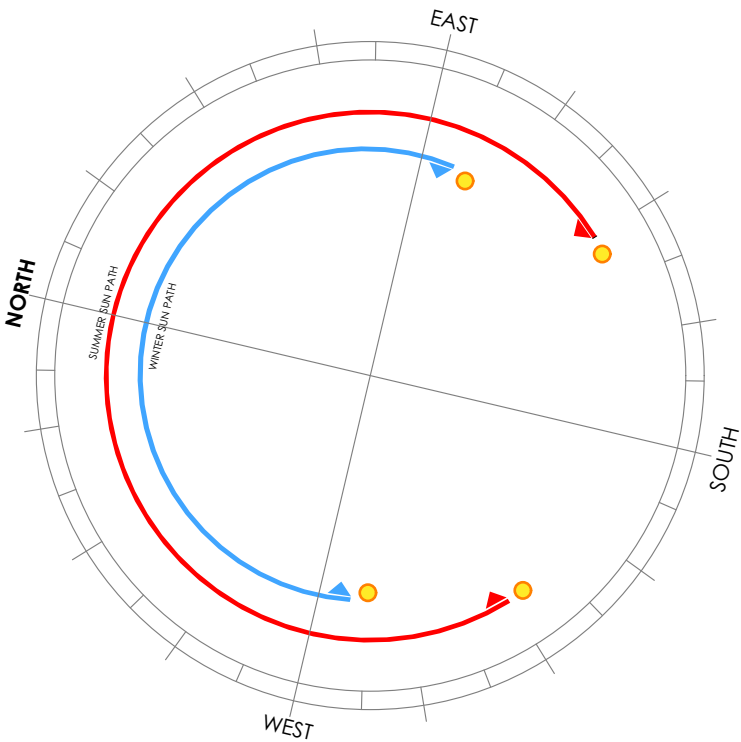
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02.01.2024

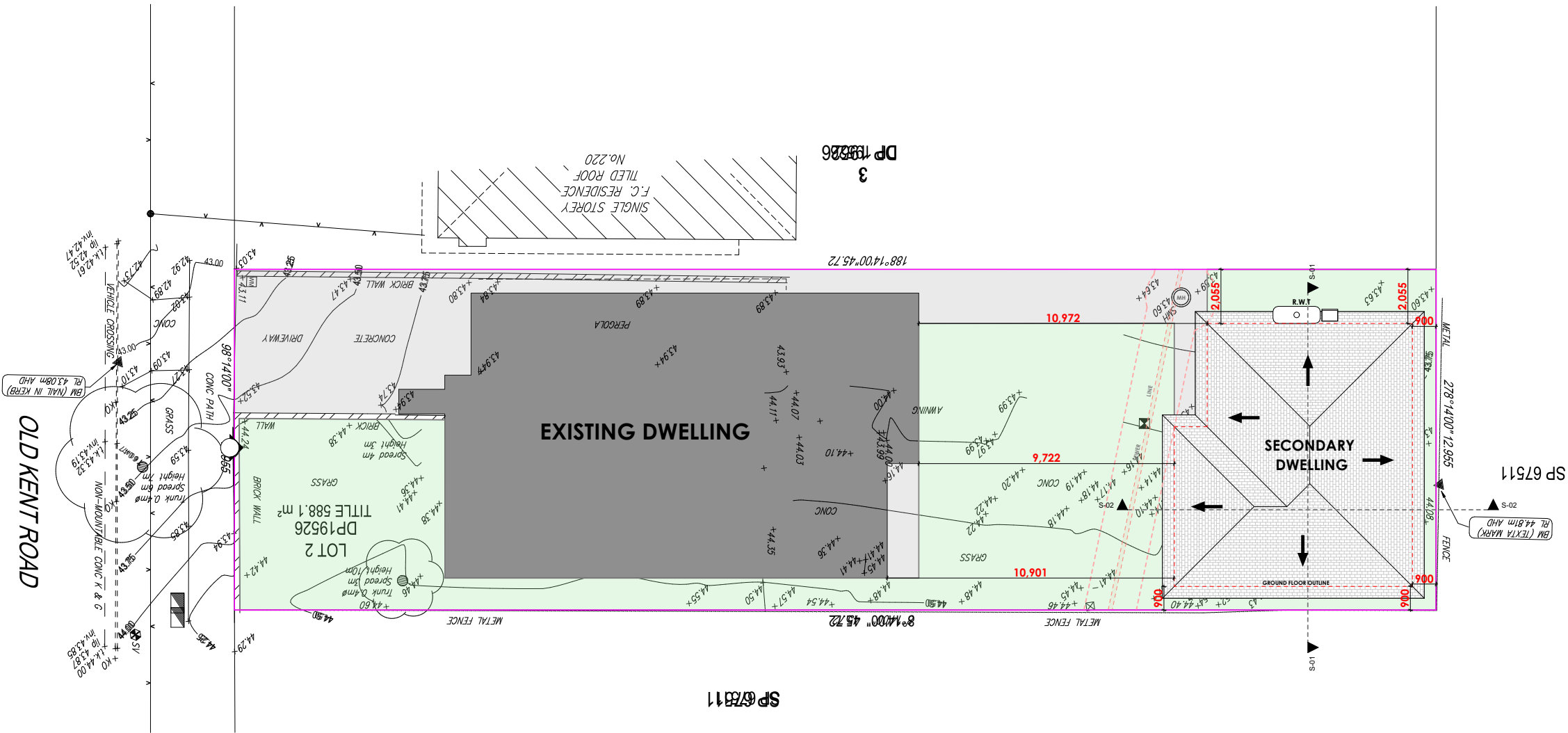
DRAWING NUMBER:

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A3



COMPLIANCE TABLE		
CONTROL	REQUIRED	PROPOSED
SITE AREA (m ²)	450m ² min	588.1m ²
GROSS FLOOR AREA	0.5:1 (294.05m ²)	Existing - 141.15m ² Secondary - 60m ² Total - 201.15m ²
LANDSCAPE AREA	45% front of building line 103.86 x 45= 46.737m ²	56.81m ²
PRIVATE OPEN SPACE	80m ² min 5m throughout	80m ²
FRONT SETBACK	5.5m min	35.3m
SIDE SETBACK	min 0.9m	0.9m
REAR SETBACK	min 0.9m	0.9m
BUILDING HEIGHT	9.0m	4.65m



SITE, ROOF, ANALYSIS PLAN
1:200



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DEVELOPEMENT APPLICATION

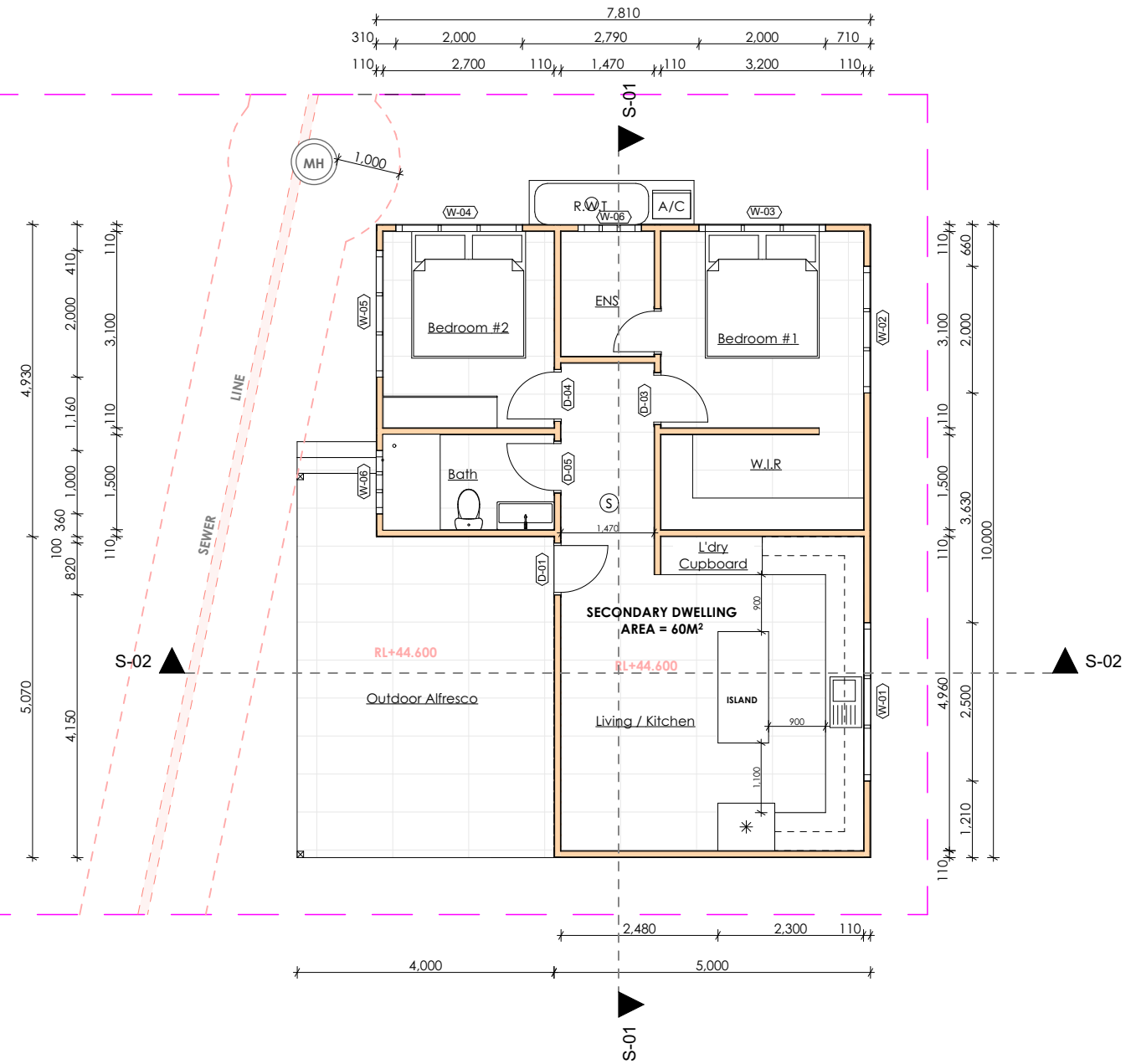
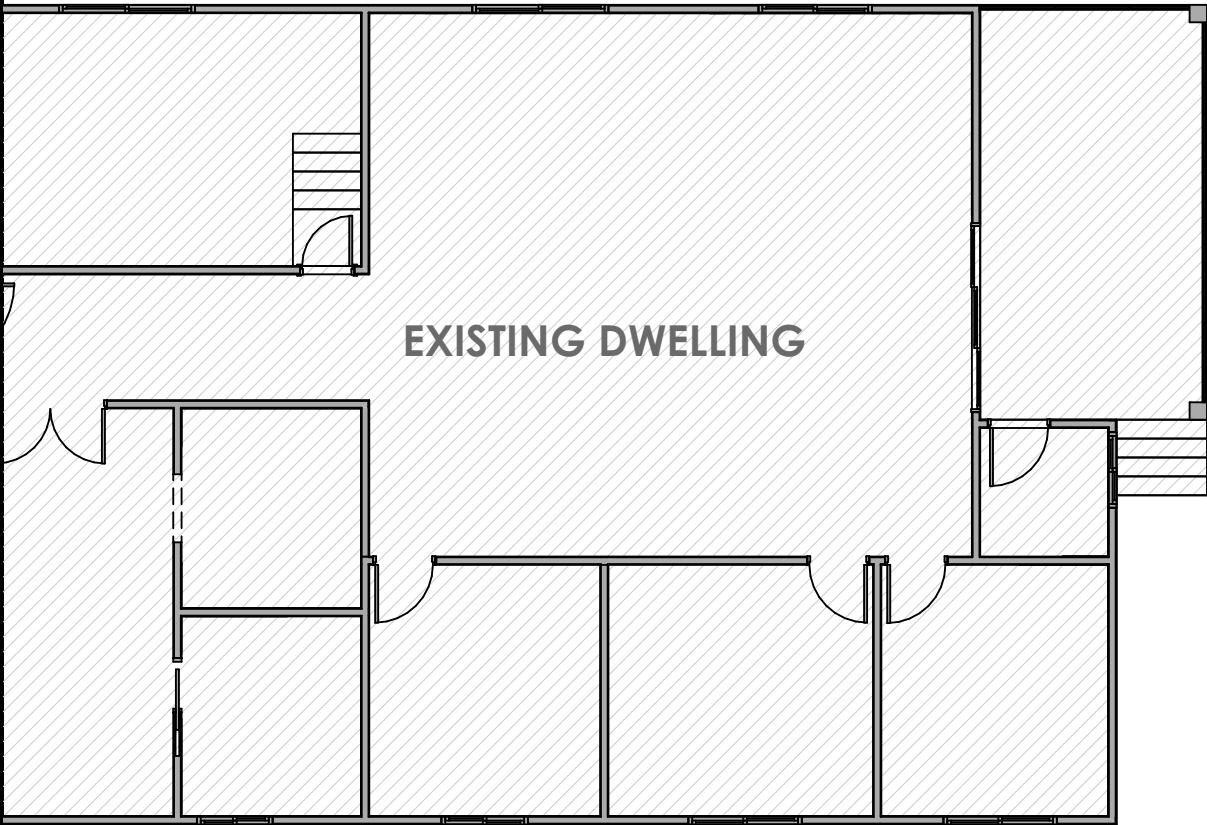
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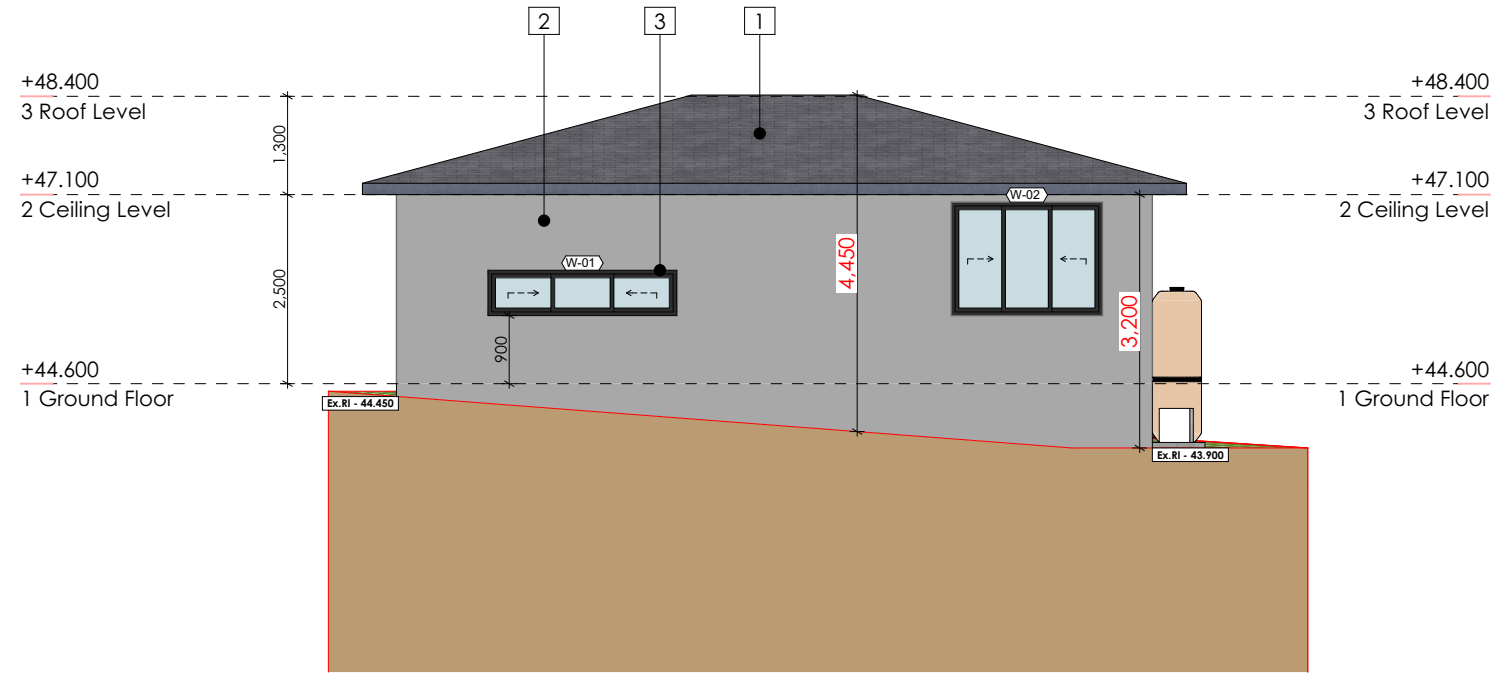
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PROJECTION LOCATION:		DATE:
ADDRESS: 222 OLD KENT ROAD, GREENACRE NSW LOT NUMBER: 2 SECTION PLAN: • DEPOSITED PLAN: 19526		02.01.2024
		DRAWING NUMBER:
		A103



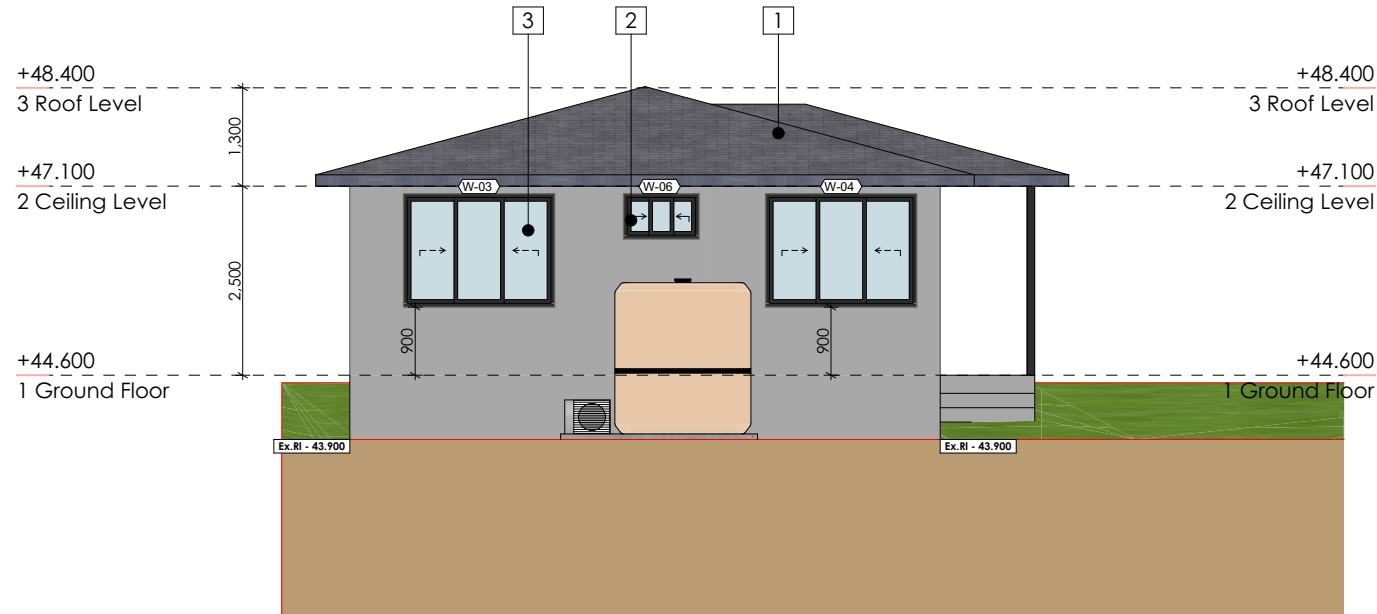


Door Schedule		
Element ID	Quantity	W x H Size
D-01	1	820×2,100
D-03	1	720×2,100
D-03	1	820×2,100
D-04	1	820×2,100
D-05	1	820×2,100

Window Schedule		
Element ID	Quantity	W x H Size
W-01	1	2,500×600
W-02	1	2,000×1,500
W-03	1	2,000×1,500
W-04	1	2,000×1,500
W-05	1	2,000×1,500
W-06	2	1,000×600




SIDE ELEVATION (NORTH)
1:100



FRONT ELEVATION (EAST)
1:100

LEGEND	
1	TITLED ROOF AT 15° PITCH
2	TIMBER STUD WALL TO BE RENDERED
3	ALUMINIUM FRAMED WINDOW

NOTES:
METAL ROOFING TO BE IN ACCORDANCE WITH AS1562.1
BALUSTRADES TO BE IN ACCORDANCE WITH AS1428.1-2009
TRANSLUCENT GLASS TO BE INDICATED BY: 
GLASS TO BE IN ACCORDANCE WITH AS1288.1-2006




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ACCREDITED
BUILDING DESIGNER



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SCALE BAR 1:100

0 1 2 3 4 5

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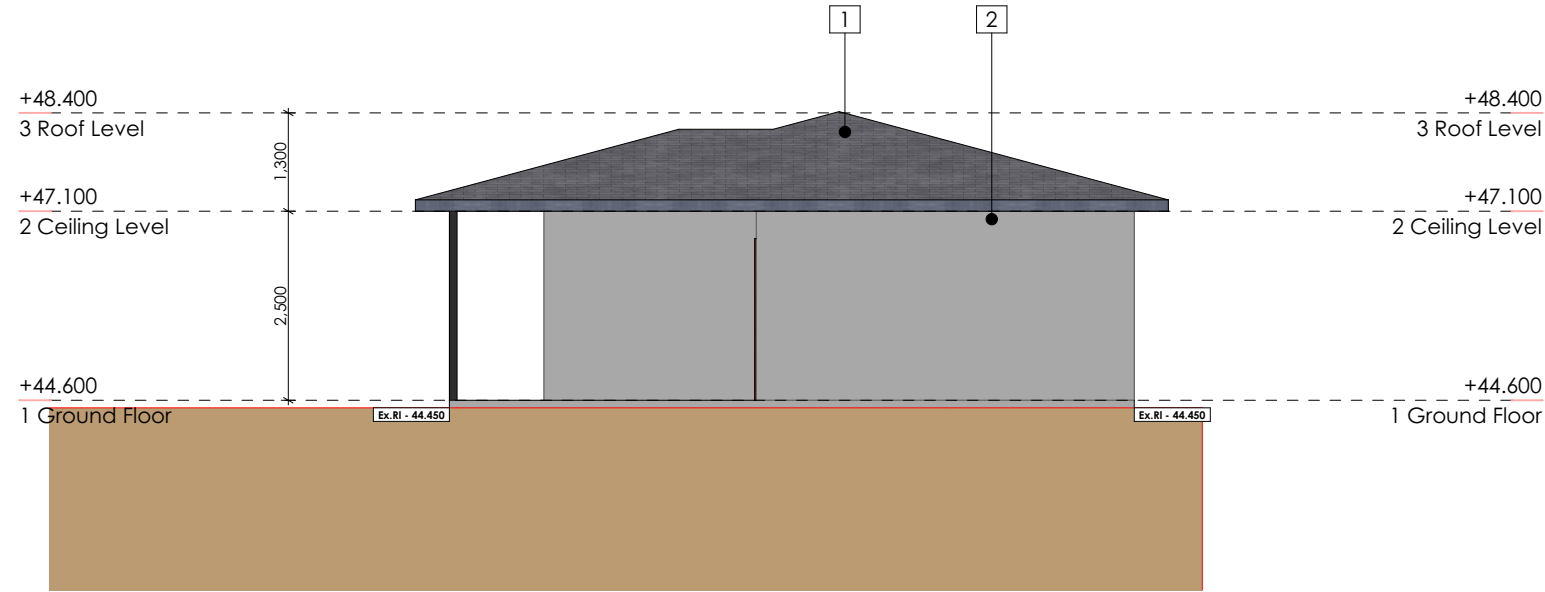
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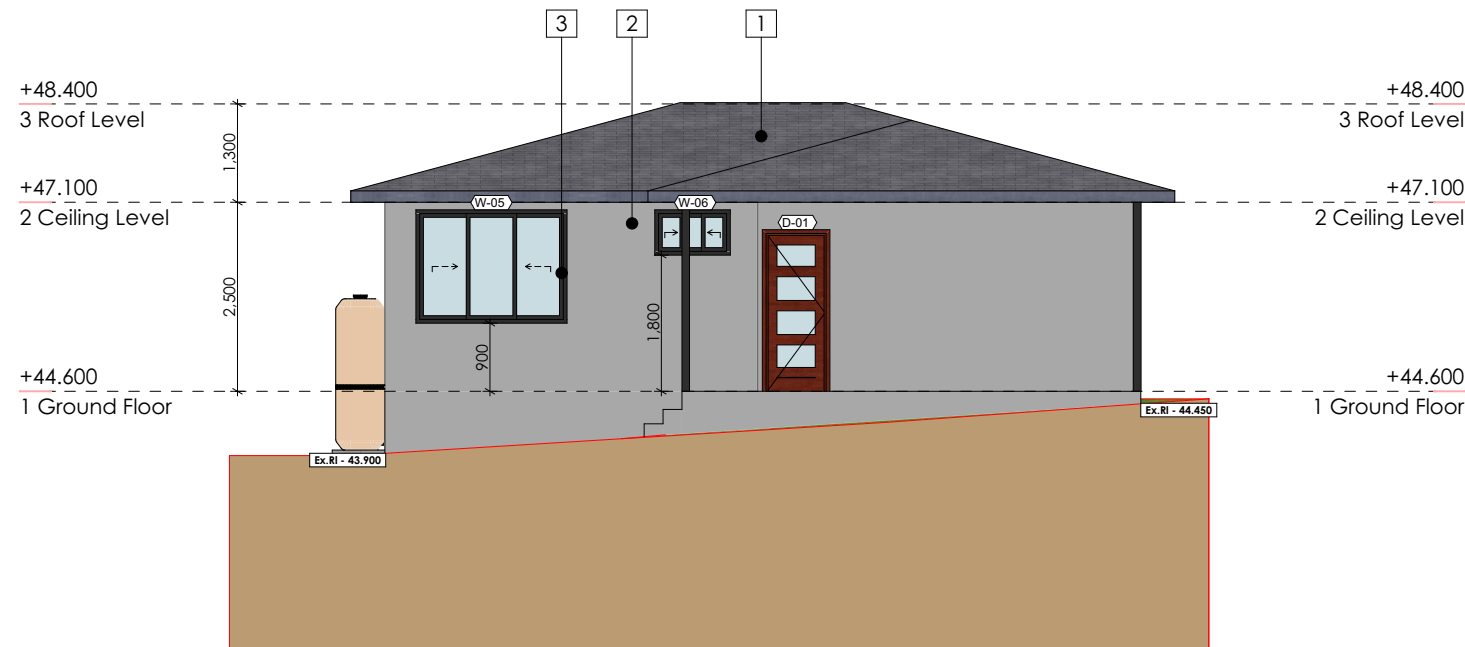
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ELEVATION PAGE 1	Haydar Issa	2023-004
PROJECTION LOCATION:	DATE:	DRAWING NUMBER:
ADDRESS: 222 OLD KENT ROAD, GREENACRE NSW LOT NUMBER: 2 SECTION PLAN: - DEPOSITED PLAN: 19526	02.01.2024	A105



A3




SIDE ELEVATION (SOUTH)
1:100



REAR ELEVATION (WEST)
1:100

LEGEND	
1	TITLED ROOF AT 15° PITCH
2	TIMBER STUD WALL TO BE RENDERED
3	ALUMINIUM FRAMED WINDOW

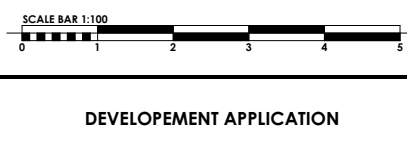
NOTES:
METAL ROOFING TO BE IN ACCORDANCE WITH AS1562.1
BALUSTRADES TO BE IN ACCORDANCE WITH AS1428.1-2009
TRANSLUCENT GLASS TO BE INDICATED BY: 
GLASS TO BE IN ACCORDANCE WITH AS1288.1-2006



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IMPORTANT NOTE:
The builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by AM Design Studio PTY LTD and is to be used only for work when authorized in writing. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site. All documents here within are subject to Australian Copyright Laws. Do not scale off drawings. Refer to Architectural Plans. Verify dimensions on site. All works are to comply with the Building Code of Australia, all relevant Local Authorities, planning policies and certifying bodies. All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities & Local Government & relevant Australian Building Standards. Builder to ensure compliance with all Work Cover requirements. Check all timber sizes with a Structural Engineer and have all structural steelwork & concrete work designed by a Structural Engineer. When proprietary products are referred to, install in accordance with the manufacturers written instructions. Check all dimensions on site prior to construction. If in doubt, check with architect. All discrepancies and omissions to be reported to Architect.



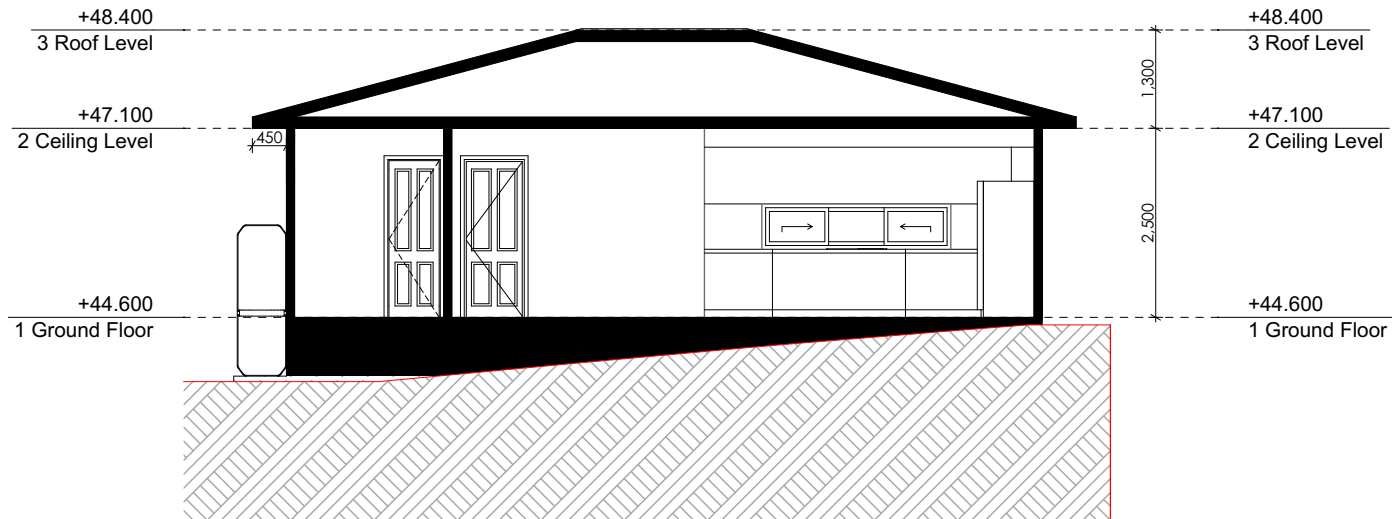
DATE	DESCRIPTION	ISSUE
18.10.2023	ISSUED FOR CLIENT APPROVAL	A
02.01.2024	ISSUED FOR CLIENT APPROVAL	B

PROJECT DESCRIPTION:

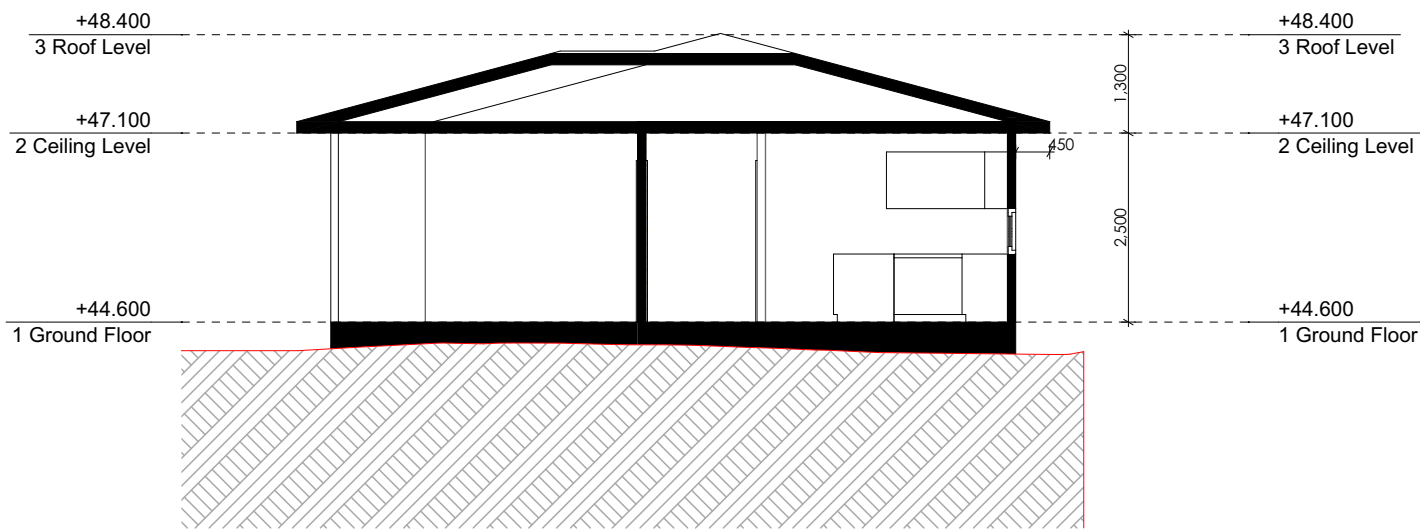
- SECONDARY DWELLING

DRAWING TITLE:	CLIENT DETAILS:	PROJECT NUMBER:
ELEVATION PAGE 2	Haydar Issa	2023-004
PROJECTION LOCATION:		DATE:
ADDRESS: 222 OLD KENT ROAD, GREENACRE NSW		02.01.2024
LOT NUMBER: 2 SECTION PLAN: - DEPOSITED PLAN: 19526		DRAWING NUMBER:
		A106





LONG SECTION
1:100



STAIR SECTION

DATE	DESCRIPTION	ISSUE
18.10.2023	ISSUED FOR CLIENT APPROVAL	A
02.01.2024	ISSUED FOR CLIENT APPROVAL	B

PROJECT DESCRIPTION:

- SECONDARY DWELLING

DRAWING TITLE: SECTION	CLIENT DETAILS: Haydar Issa
PROJECTION LOCATION: ADDRESS: 222 OLD KENT ROAD, GREENACRE NSW LOT NUMBER: 2 SECTION PLAN: • DEPOSITED PLAN: 19526	

PROJECT NUMBER: 2023-004
DATE: 02.01.2024
DRAWING NUMBER: A107



01 - GREY RENDER TO
MATCH PRIMARY DWELLING



02 - BLACK ALUMINIUM
FRAMED



03 - TIMBER ENTRY DOOR



04 - BLACK TILED ROOF