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Purpose: **Development application only (DA)**

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Project number

941109668

14 Ivy Street Greenacre NSW 2190

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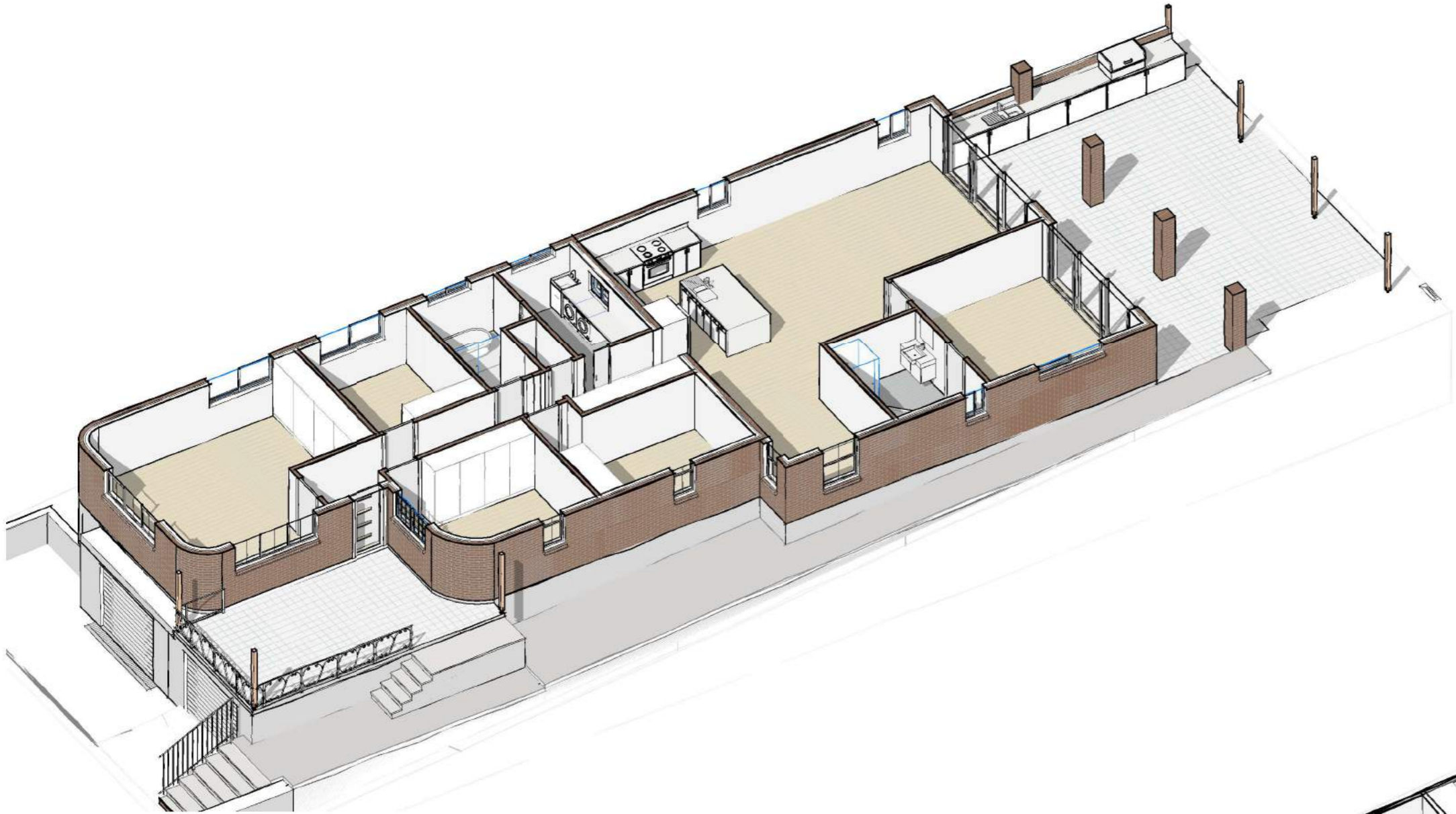
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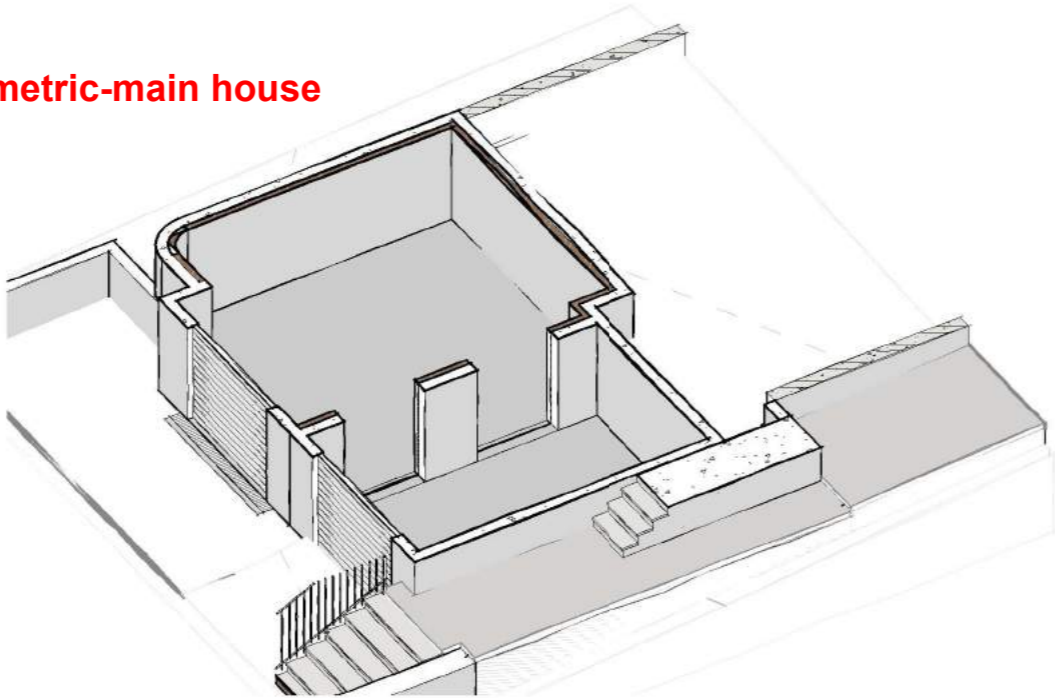
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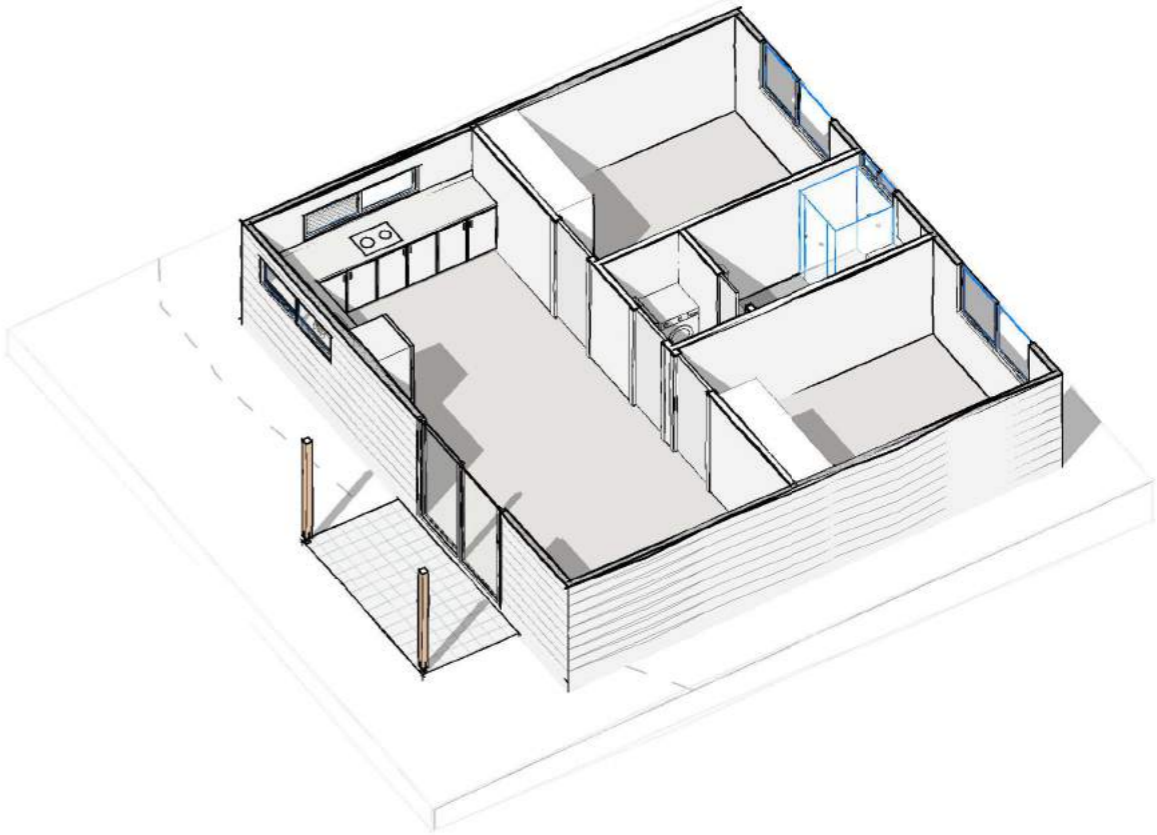




Internal ground floor axonometric-main house



Internal lower ground floor axonometric-main house



Internal axonometric-granny flat

Purpose: **Development application only (DA)**

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Drawing	Internal axonometric				
Address	14 Ivy Street Greenacre NSW 2190				
Project	941109668	Client/s	Andrew	Sheet	02 A3

Sequence	Version	Issued
1	A	1st issued
2	01	As email on 21.12.04
3	B	Development Application
4	C	Approval submission plans

Date
21.12.03
21.12.09
21.12.22
22.01.17

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Alterations and Additions

Certificate number: A453494

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 23, March 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	14 Ivy Street, Greenacre (MAIN)
Street address	14 Ivy Street Greenacre 2190
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan 16437
Lot number	15
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: AENEC - Office: 02 9994 8906
ABN (if applicable): 32612556377

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 (floor(s), 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)	Other specifications			
concrete slab on ground floor.	nil				
external wall: brick veneer	R1.16 (or R1.70 including construction)				
internal wall shared with garage: single skin masonry (R0.18)	nil				
flat ceiling, flat roof: framed	ceiling: R1.82 (up), roof: foil/sarking	light (solar absorptance < 0.475)			

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 toned 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 Fenestration Rating Council (NFRC) conditions.		✓	✓			
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓			
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	
W1	N	0.72	1.4	1.8	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	S	1.08	0	0	projection/height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	N	0.72	1.4	1.8	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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 & 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 for the development may be issued.



Single Dwelling

Certificate number: 1285528S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 23 March 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	14 Ivy Street, Greenacre (GRANNY)_02
Street address	14 Ivy Street Greenacre 2190
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan 16437
Lot no.	15
Section no.	-
Project type	
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	2
Site details	
Site area (m²)	743
Roof area (m²)	84
Conditioned floor area (m2)	51.6
Unconditioned floor area (m2)	7.2
Total area of garden and lawn (m2)	198
Roof area (m2) of the existing dwelling	316
No. of bedrooms in the existing dwelling	4

Project summary		
Project name	14 Ivy Street, Greenacre (GRANNY)_02	
Street address	14 Ivy Street Greenacre 2190	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 16437	
Lot no.	15	
Section no.	-	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 52	Target 50

Certificate Prepared by
Name / Company Name: AENEC - Office: 02 9994 8906
ABN (if applicable): 32612556377

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m ² .year)	n/a	
Area adjusted heating load (MJ/m ² .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	✔ 52	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	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 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 83 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: <ul style="list-style-type: none">all toilets in the development		✔	✔
<ul style="list-style-type: none">the cold water tap that supplies each clothes washer in the development		✔	✔
<ul style="list-style-type: none">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	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 - concrete slab on ground	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.5 (up), roof: foil/sarking	unventilated; dark (solar absorptance > 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.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear	✓	✓	✓ ✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W07	500	1800	aluminium, single, clear	eave 550 mm, 1130 mm above head of window or glazed door	not overshadowed
East facing					
W04	1200	1800	aluminium, single, clear	eave 550 mm, 531 mm above head of window or glazed door	not overshadowed
W08	1200	1800	aluminium, single, clear	eave 550 mm, 531 mm above head of window or glazed door	not overshadowed
W05	600	900	aluminium, single, clear	eave 550 mm, 531 mm above head of window or glazed door	not overshadowed
West facing					
D02	2100	2100	aluminium, single, clear	eave 2050 mm, 490 mm above head of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W07	500	1800	aluminium, single, clear	eave 550 mm, 1130 mm above head of window or glazed door	not overshadowed

Energy Commitments	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, or a system with a higher energy rating: electric instantaneous.	✓	✓	✓
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: 5 star (average zone)		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
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; Energy rating: 5 star (average zone)		✓	✓
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: individual fan, ducted to façade or roof; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓ ✓ ✓	✓ ✓ ✓
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 2 of the bedrooms / study; • at least 1 of the living / dining rooms; • the kitchen;		✓ ✓ ✓	✓ ✓ ✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets;		✓	✓
• the laundry;		✓	✓
• all hallways;		✓	✓
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 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Legend
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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.

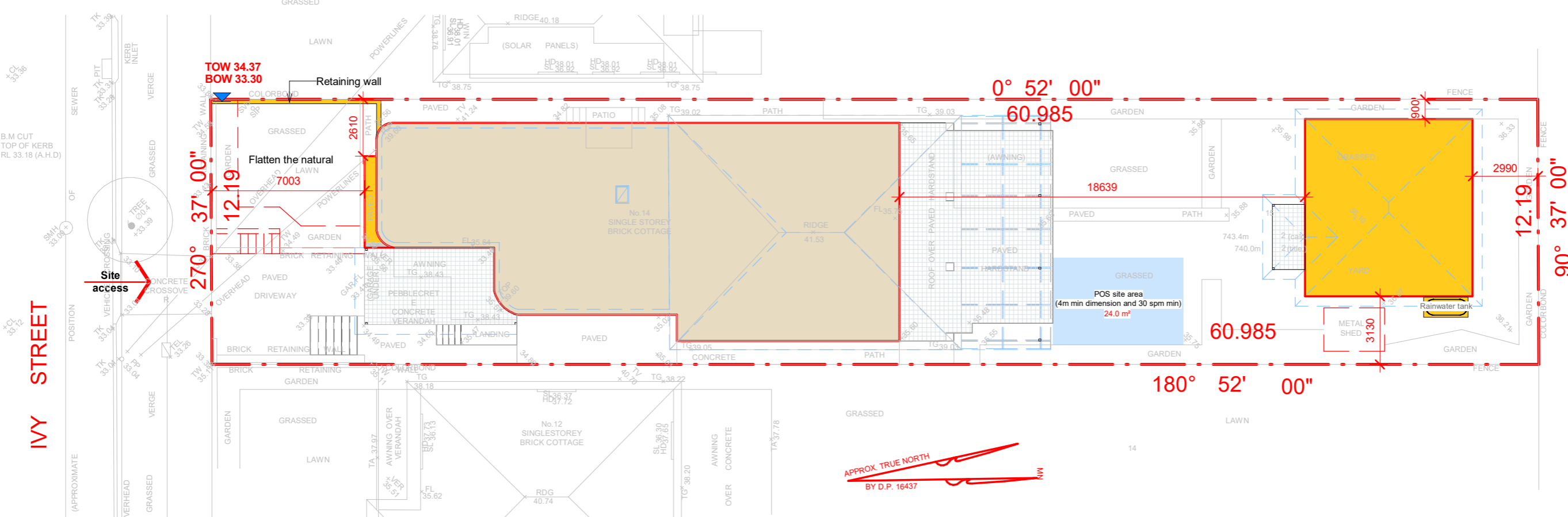
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Drawing	BASIX certificate-granny flat				
Address	14 Ivy Street Greenacre NSW 2190				
Project	941109668	Client/s	Andrew	Sheet	05 A3

Sequence	Version	Issued
2	01	As email on 21.12.04
3	B	Development Application
4	C	Approval submission plans
5	D	Add basix

Date	
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21.12.22	
22.01.17	
22.04.05	





- Site legend
- Site access

Boundary line

Roof/skylight/structure above

To be demolished

Existing footprint/works/
building envelope

Proposed footprint/works/
building envelope

Private open space

Site access

Site access

Boundary line

Boundary line

Roof/skylight/structure above

Roof/skylight/structure above

To be demolished

To be demolished

Existing footprint/works/
building envelope

Existing footprint/works/
building envelope

Proposed footprint/works/
building envelope

Proposed footprint/works/
building envelope

Private open space

Private open space
- Site plan

0 10000

Scale: 1 : 200
-
- Location plan
-
- Existing status
-
- Area lower ground floor plan

0 5000

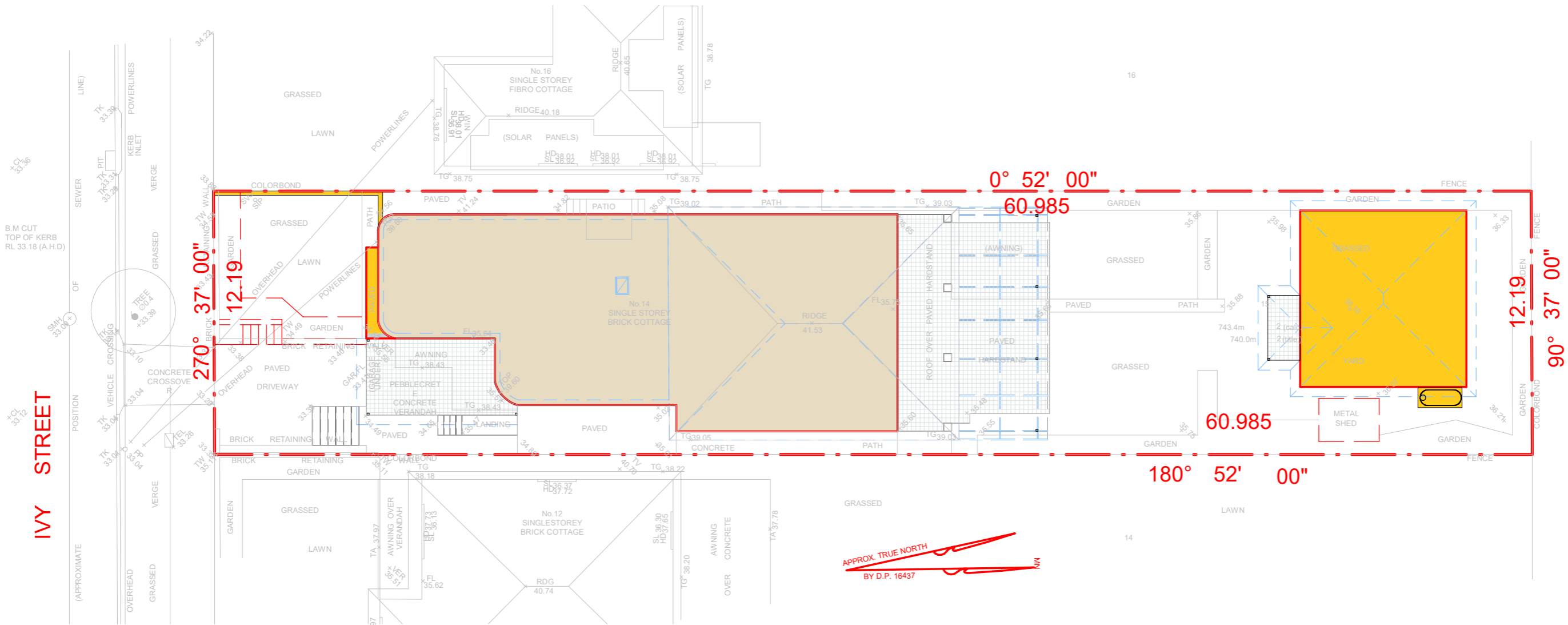
Scale: 1 : 500
- Development parameters
- | Site calculations | Condition | Parameters | Compliance |
|-------------------------|---|----------------------|----------------------|
| Site area | n/a | 743.4 m ² | n/a |
| Granny flat | n/a | n/a | 60 m ² |
| Existing floor | n/a | 191.2 m ² | 191.2 m ² |
| Garage area | n/a | 22.1 m ² | 56.8 m ² |
| Gross floor area (GFA) | Garage GFA excludes 1 car parking space (18m ²)
Excludes: Basements, Storage, Vehicle access, Terraces & Balconies with outer walls <1.4m high and Voids | 213.3m ² | 290 m ² |
| Floor space ratio (FSR) | (GFA/Site area) x 100 | n/a | 39% |
| Site coverage | Ground floor & Garage, Carport, Shed | n/a | 36.2% |
| Street setback | Distance between the front lot line and the front line of a building | n/a | 3.0m |
| Side setback | 0.9m up to 4.5m; | n/a | 0.9m |
| Front yard landscaping | Area forward building line | n/a | 52.1 m ² |
| Rear yard landscaping | Area landscaping behind the building line | n/a | 197.7m ² |
| Total landscaping | (Front yard landscaping + Rear yard landscaping)/Site area x 100 | n/a | 33.6% |
| Private open space | n/a | n/a | 24 m ² |
-
- Area ground floor plan

0 25000

Scale: 1 : 500
- Purpose: Development application only (DA)
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- | | |
|----------|----------------------------------|
| Drawing | Site plan |
| Address | 14 Ivy Street Greenacre NSW 2190 |
| Project | 941109668 |
| Client/s | Andrew |
| Sheet | 06 |
| A3 | |
- | Sequence | Version | Issued |
|----------|---------|---------------------------|
| 2 | 01 | As email on 21.12.04 |
| 3 | B | Development Application |
| 4 | C | Approval submission plans |
| 5 | D | Add basix |
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| 22.01.17 |
| 22.04.05 |
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Site analysis plan

Scale: 1 : 200

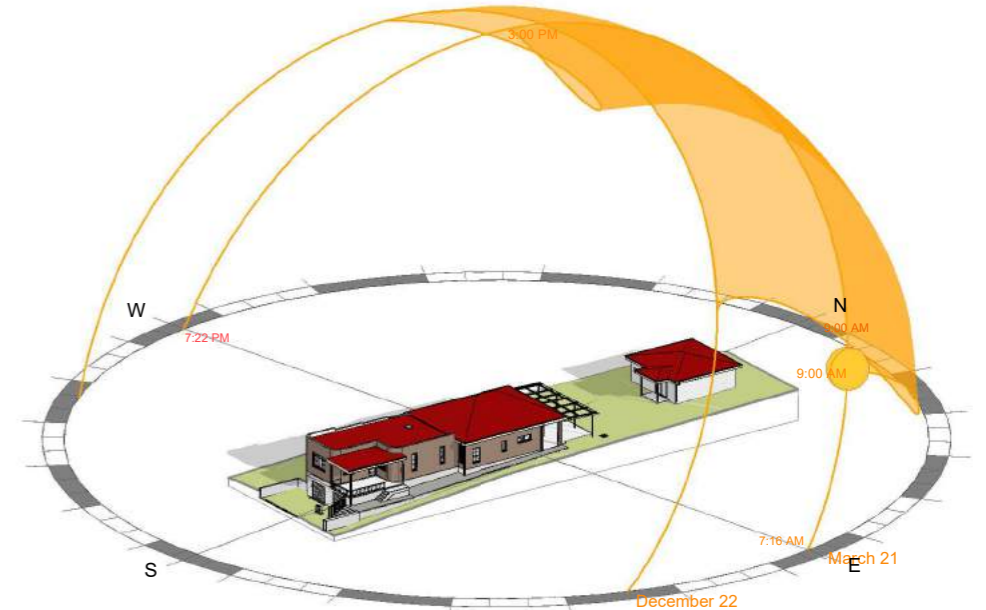
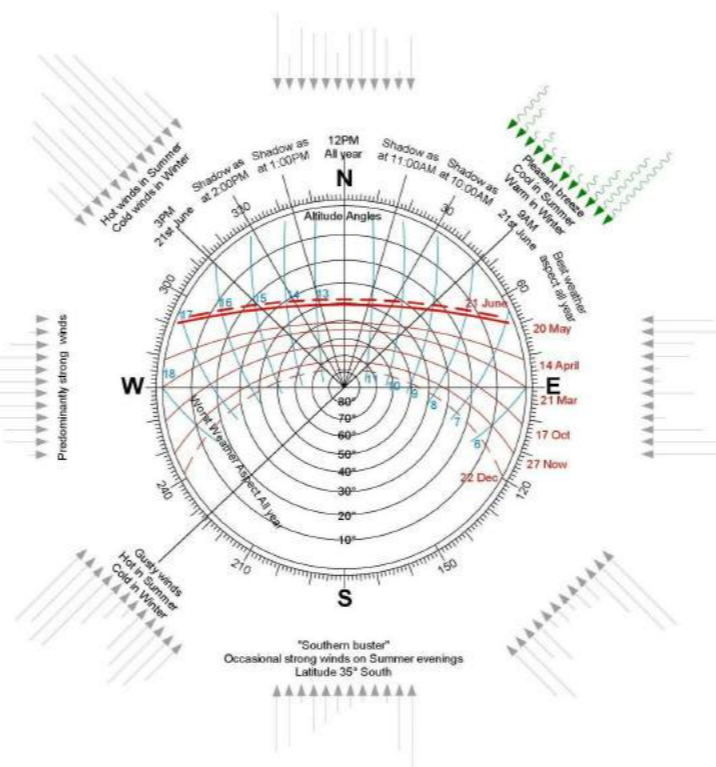
Climate site analysis

Site analysis legend

- Wind direction
- Boundary line
- Roof/skylight/structure above
- Existing footprint/works/building envelope
- Proposed footprint/works/building envelope

Note

- The wind rose shown corresponds with the 12 months in the year
- The lines are read in a clockwise direction
- The length of the line is proportionate to the frequency (% of time) of the wind from that direction in that month
- 9am shown in black & 1pm shown in red
- The sun path diagram shown in the centre of the wind rose indicates the path scribed by the sun during different periods of the year
- The hours of the day are shown in blue
- The months of the year are indicated using the red lines
- The concentric circles indicate the angles of the sun
- The Compass is based upon 'True North', from the Map Grid Australia (MGA)
- True North based on survey completed by "surveyor" surveying "date" comments are for Sydney Basin



Solar analysis

Purpose: **Development application only (DA)**

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Drawing	Site analysis plan
Address	14 Ivy Street Greenacre NSW 2190
Project	941109668
Client/s	Andrew
Sheet	07
A3	

Sequence	Version	Issued
2	01	As email on 21.12.04
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Date	21.12.09	21.12.22	22.01.17	22.04.05
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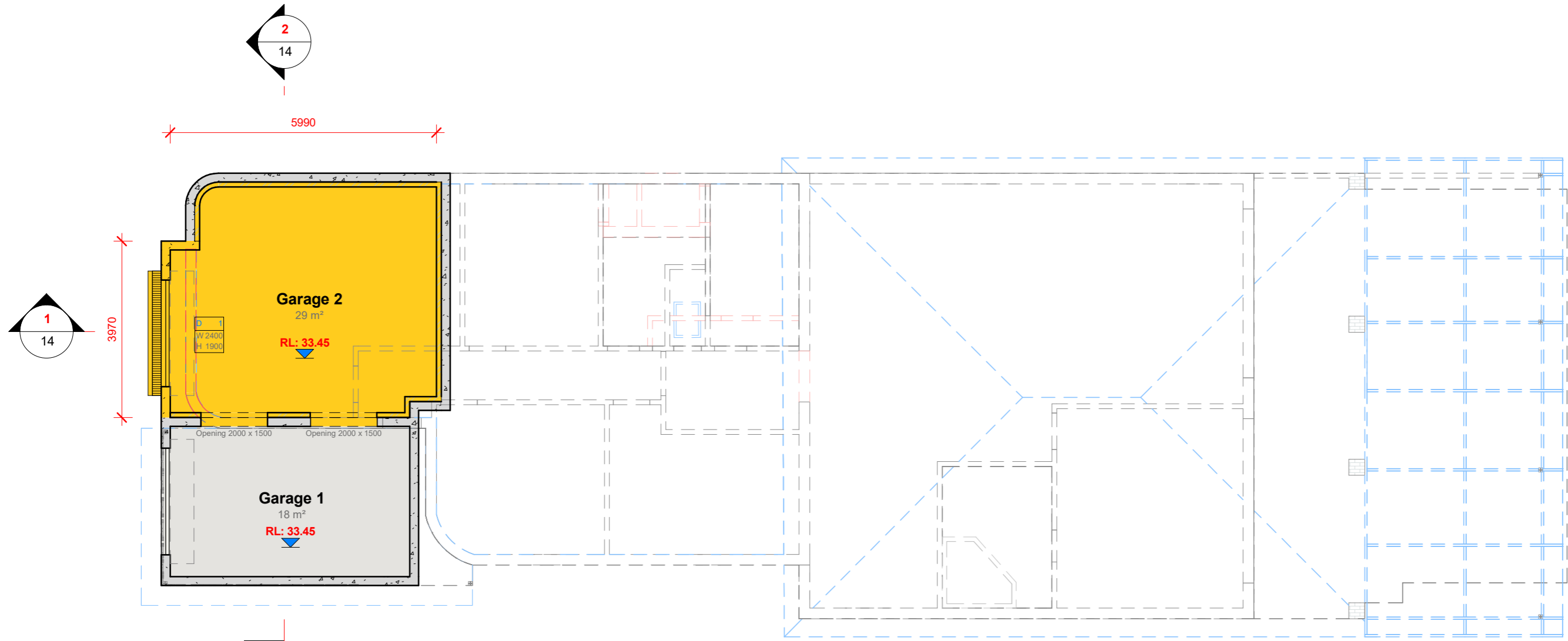


Materials legend

- Existing concrete block/plasterboard
- Existing single cavity brick
- Existing brick veneer
- Solid timber or laminated product made from layers of timber, bonded together
- Concrete slab supported on foundations or directly on the subsoil
- New single cavity brick
- New brick veneer
- New stud timber
- New framed (weatherboard/fibro/metal clad)
- Solid timber or laminated product made from layers of timber, bonded together
- Replace new finish material refer to materials schedule

Annotate legend

- Fix FW
- Awning AW
- Sliding window SLW
- Highlight window SL-HLW
- Sliding SL
- Cavity sliding CSL
- Single swing SW
- Double swing DS
- Overheadroller RL
- Floor waste FW
- Exhaust fan EF
- Reduced level RL:00
- Smoke alarm SA
- To be demolished
- Roof/skylight/structure above
- Floor/void/walls below/above
- D : Door W : Width D 1
- W : Window H : Height W ...
- H ...



Existing/Demolish/Proposed lower ground floor plan-main house

Room schedule

Name	Area
Garage 1	18 m²
Garage 2	29 m²
Grand total	47 m²

Purpose: Development application only (DA)

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Drawing	Existing/Demolish/Proposed lower ground floor plan- main house				
Address	14 Ivy Street Greenacre NSW 2190				
Project	941109668	Client/s	Andrew	Sheet	08 A3

Sequence	Version	Issued
2	01	As email on 21.12.04
3	B	Development Application
4	C	Approval submission plans
5	D	Add basix

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21.12.22
22.01.17
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Materials legend

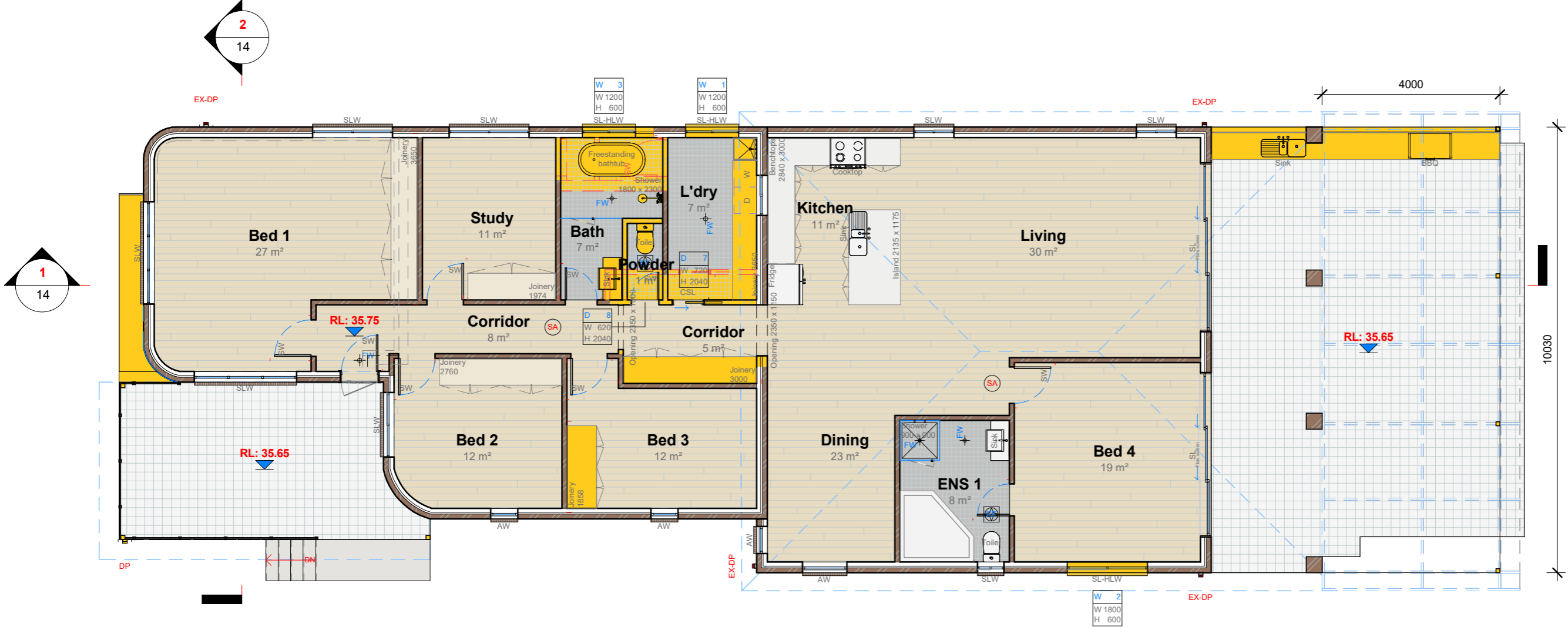
- Existing concrete block/plasterboard
- Existing single cavity brick
- Existing brick veneer
- Solid timber or laminated product made from layers of timber, bonded together
- Concrete slab supported on foundations or directly on the subsoil
- New single cavity brick
- New brick veneer
- New stud timber
- New framed (weatherboard/fibro/metal clad)
- Solid timber or laminated product made from layers of timber, bonded together
- Replace new finish material refer to materials schedule

Annotate legend

- FixFW
- AwningAW
- Sliding windowSLW
- Highlight windowSL-HLW
- SlidingSL
- Cavity slidingCSL
- Single swingSW
- Double swingDS
- OverheadrollerRL
- Floor wasteFW
- Exhaust fanEF
- Reduced levelRL:00
- Smoke alarmSA
- To be demolished
- Roof/skylight/structure above
- Floor/void/walls below/above
- D : Door W : Width W : ... H : Height

Room schedule

Name	Area
Bath	7 m²
Bed 1	27 m²
Bed 2	12 m²
Bed 3	12 m²
Bed 4	19 m²
Corridor	8 m²
Corridor	5 m²
Dining	23 m²
ENS 1	8 m²
Kitchen	11 m²
L'dry	7 m²
Living	30 m²
Powder	1 m²
Study	11 m²
Grand total	183 m²



Existing/Demolish/Proposed ground floor plan-main house

0 5000
Scale: 1 : 100

Purpose: **Development application only (DA)**

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Drawing	Existing/Demolish/Proposed ground floor plan-main house				
Address	14 Ivy Street Greenacre NSW 2190				
Project	941109668	Client/s	Andrew	Sheet	09 A3

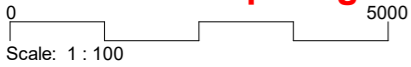
Sequence	Version	Issued
2	01	As email on 21.12.04
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Ground floor plan-granny flat



Materials legend

Existing concrete block/plasterboard	
Existing single cavity brick	
Existing brick veneer	
Solid timber or laminated product made from layers of timber, bonded together	
Concrete slab supported on foundations or directly on the subsoil	
New single cavity brick	
New brick veneer	
New stud timber	
New framed (weatherboard/fibro/metal clad)	
Solid timber or laminated product made from layers of timber, bonded together	
Replace new finish material refer to materials schedule	

Annotate legend

Fix	FW
Awning	AW
Sliding window	SLW
Highlight window	SL-HLW
Sliding	SL
Cavity sliding	CSL
Single swing	SW
Double swing	DS
Overheadroller	RL
Floor waste	FW
Exhaust fan	EF
Reduced level	RL:00
Smoke alarm	SA
To be demolished	---
Roof/skylight/structure above	---
Floor/void/walls below/above	---
D : Door	W : Width
W : Window	H : Height

Room schedule

Name	Area
Bath	5 m²
Bed 1	12 m²
Bed 2	12 m²
Kitchen	8 m²
L'dry	2 m²
Living/Dining	19 m²
Grand total	58 m²

Purpose:Development application only (DA)

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Drawing	Ground floor plan-granny flat
Address	14 Ivy Street Greenacre NSW 2190
Project	941109668
Client/s	Andrew
Sheet	10
A3	

Sequence	Version	Issued
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Front elevation-main house



Rear elevation-main house



Materials legend

Existing brick wall	
Existing cladding wall	
Existing render finish wall	
Existing colourbond roof	
New brick wall	
New cladding wall	
New render finish wall	
New colourbond roof	

Annotate legend

Reduced level	
New ground level	
New ground line	
Natural ground line	

Exterior finishes schedule

Images	Material	Description
	01	Propose colorbond roof to match the existing
	02	Steel, ivory, matte/or similar material image
	03	Rendered and painted finish to walls/or similar material image
	04	Cladding and painted finish to walls/or similar material image
	05	Pgh balckheath, facebrick/or similar material image
	06	Propose gutter to match the existing
	07	Glass window, door, skylight, railing/or similar material image
	08	Frosted glass WC, bath window/or similar material image
	09	Aluminium, cool gray/or similar material image
	10	Spm, translucent/or similar material image

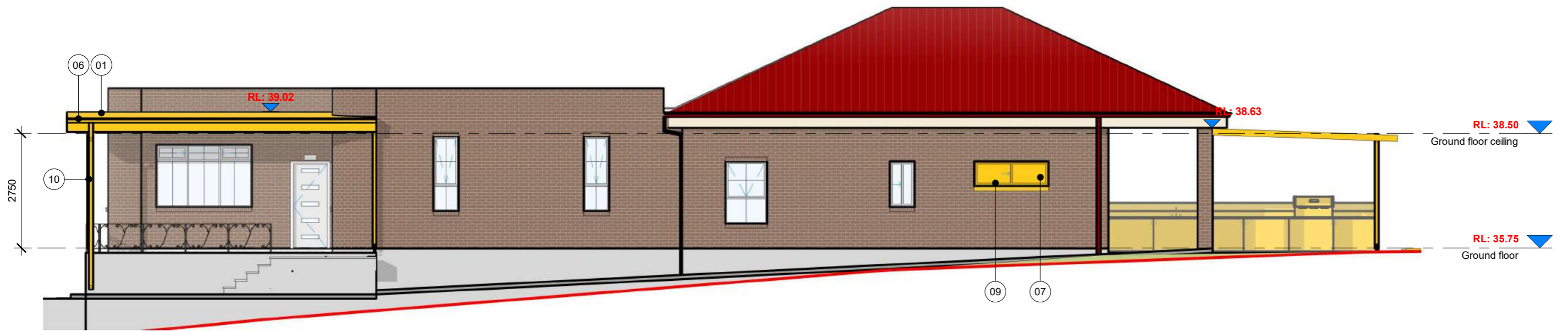
Drawing	Front elevation & Rear elevation-main house				
Address	14 Ivy Street Greenacre NSW 2190				
Project	941109668	Client/s	Andrew	Sheet	11 A3

Sequence	Version	Issued
2	01	As email on 21.12.04
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Side elevation 1-main house

Scale: 1 : 100



Side elevation 2-main house

Scale: 1 : 100

Materials legend

Existing brick wall	
Existing cladding wall	
Existing render finish wall	
Existing colourbond roof	
New brick wall	
New cladding wall	
New render finish wall	
New colourbond roof	

Annotate legend

Reduced level	
New ground level	
New ground line	
Natural ground line	

Purpose: **Development application only (DA)**

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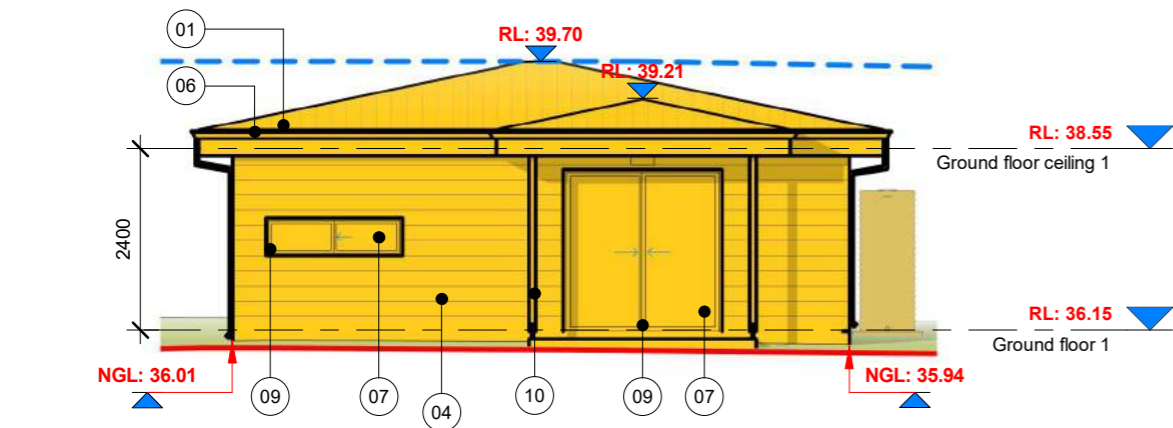
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Drawing	Side elevation/s-main house				
Address	14 Ivy Street Greenacre NSW 2190				
Project	941109668	Client/s	Andrew	Sheet	12 A3

Sequence	Version	Issued
2	01	As email on 21.12.04
3	B	Development Application
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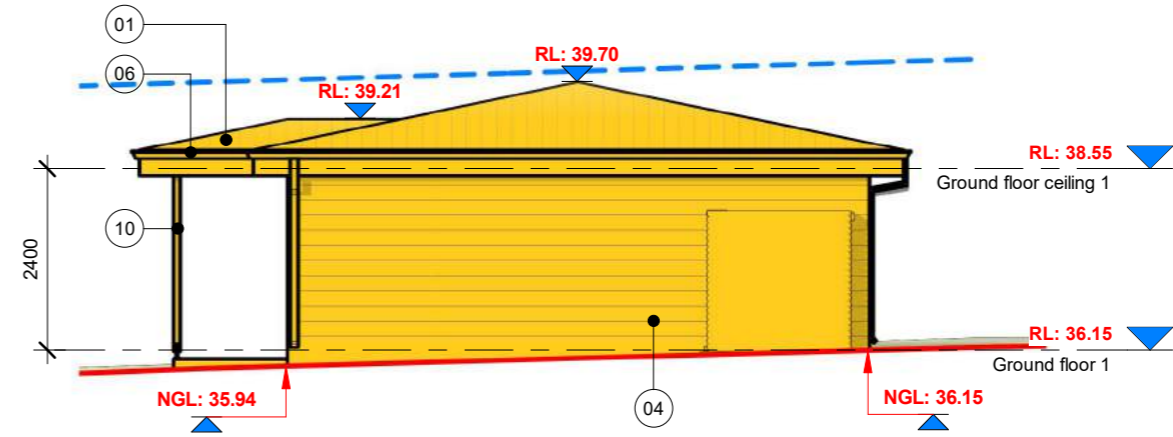
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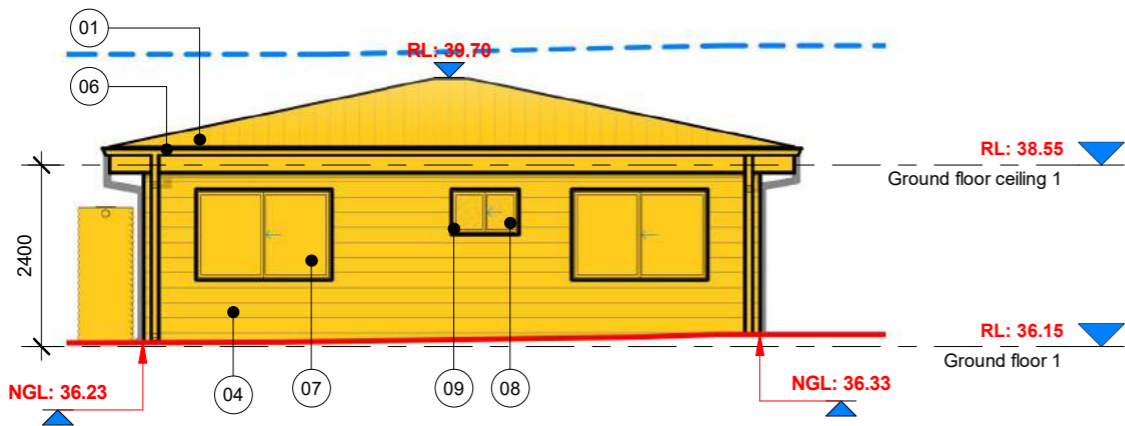
Street elevation-granny flat

Scale: 1 : 100



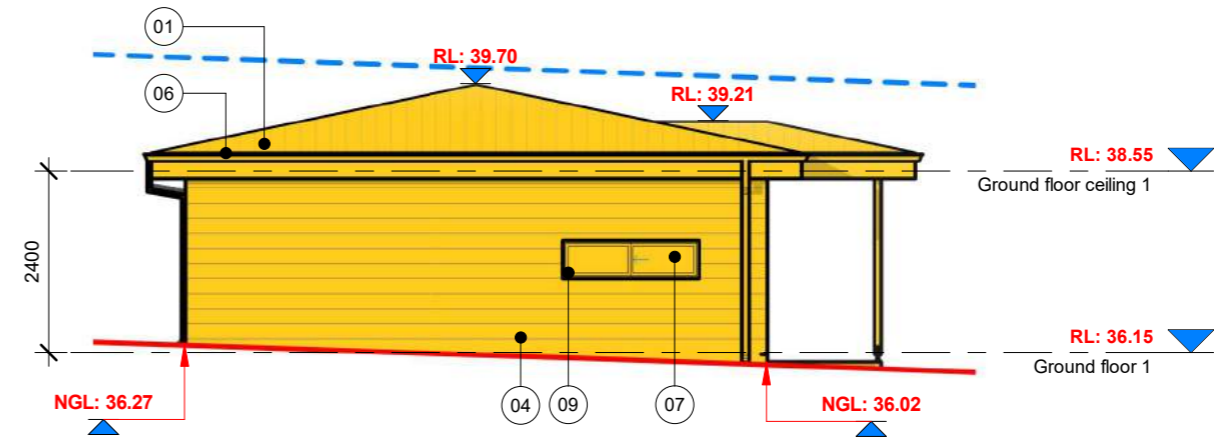
Side elevation 1-granny flat

Scale: 1 : 100



Rear elevation-granny flat

Scale: 1 : 100



Side elevation 2-granny flat

Scale: 1 : 100

Materials legend

Existing brick wall	
Existing cladding wall	
Existing render finish wall	
Existing colourbond roof	
New brick wall	
New cladding wall	
New render finish wall	
New colourbond roof	

Annotate legend

Slope	
Reduced level	
New ground level	
New ground line	
Natural ground line	
3.8m max height limit	

Purpose: **Development application only (DA)**

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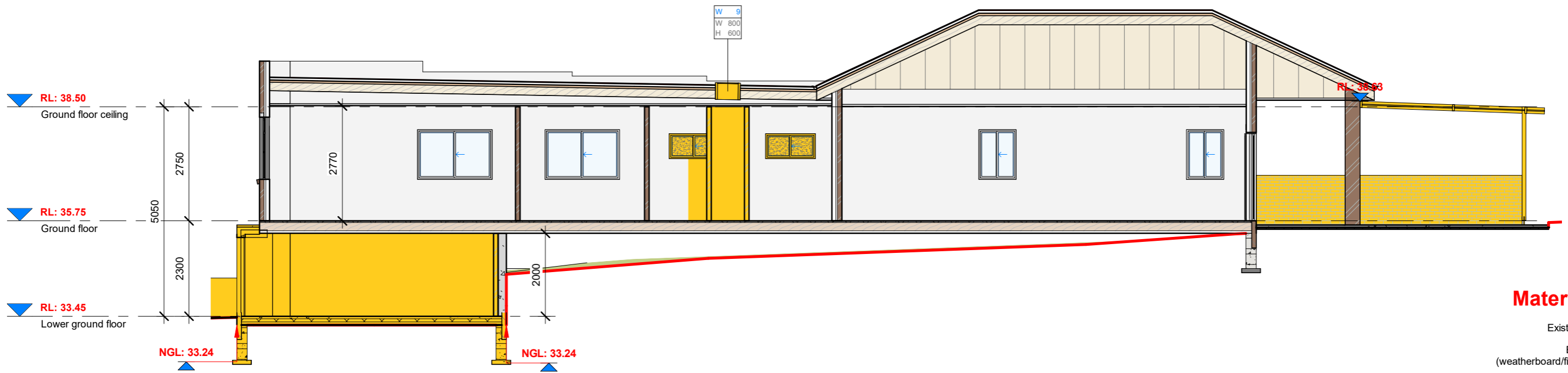
Drawing	Elevation/s-Granny flat
Address	14 Ivy Street Greenacre NSW 2190
Project	941109668
Client/s	Andrew
Sheet	13
A3	

Sequence	Version	Issued
2	01	As email on 21.12.04
3	B	Development Application
4	C	Approval submission plans
5	D	Add basix

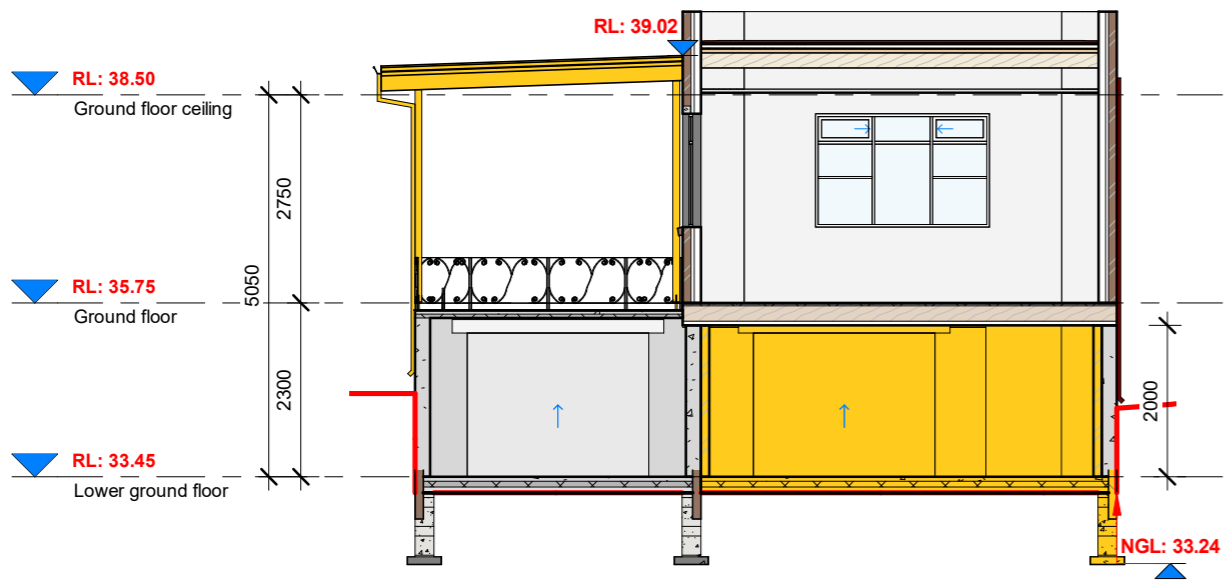
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Section 1-main house
0 5000
Scale: 1 : 100



Section 2-main house
0 5000
Scale: 1 : 100

Materials legend

- Existing stud timber
- Existing framed (weatherboard/fibro/metal clad)
- Existing single cavity brick
- Existing brick veneer
- Existing colourbond roof
- Existing concrete floor
- Existing timber floor
- New stud timber
- New framed (weatherboard/fibro/metal clad)
- New single cavity brick
- New brick veneer
- New tile roof
- New colourbond roof
- New concrete floor
- New timber floor

Annotate legend

- Reduced level
- New ground level
- New ground line
- Natural ground line

Purpose: **Development application only (DA)**

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Drawing	Section/s-main house				
Address	14 Ivy Street Greenacre NSW 2190				
Project	941109668	Client/s	Andrew	Sheet	14 A3

Sequence	Version	Issued
2	01	As email on 21.12.04
3	B	Development Application
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Date

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Date

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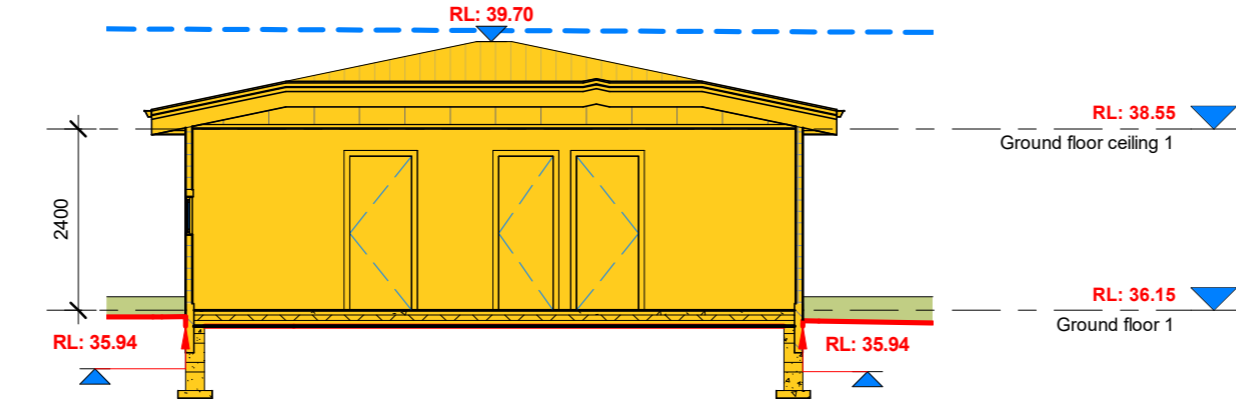
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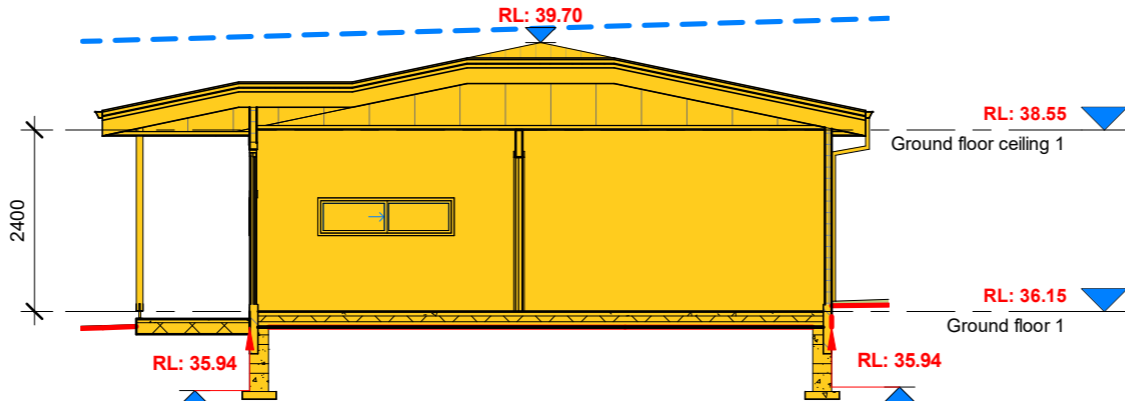
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Building Design Drafting Services

Section 1-granny flat



Section 2-granny flat



Materials legend

Existing stud timber	
Existing framed (weatherboard/fibro/metal clad)	
Existing single cavity brick	
Existing brick veneer	
Existing colourbond roof	
Existing concrete floor	
Existing timber floor	
New stud timber	
New framed (weatherboard/fibro/metal clad)	
New single cavity brick	
New brick veneer	
New tile roof	
New colourbond roof	
New concrete floor	
New timber floor	

Annotate legend

Slope	
Reduced level	
New ground level	
New ground line	
Natural ground line	
3.8m max height limit	

Purpose: **Development application only (DA)**

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Drawing	Section/s-granny flat				
Address	14 Ivy Street Greenacre NSW 2190				
Project	941109668	Client/s	Andrew	Sheet	15 A3

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Door schedule

Mark	Height	Width	Operating type	Frame	Glass type
Exterior					
1	1900	2400	Roller	Aluminium	n/a
2	2100	2100	Sliding	Timber/uPVC/Fiberglass	Single glazed, clear
Interior					
3	2040	720	Cavity sliding	Timber/uPVC/Fiberglass	n/a
4	2040	820	Normal	Timber/uPVC/Fiberglass	n/a
5	2040	720	Normal	Timber/uPVC/Fiberglass	n/a
6	2040	820	Normal	Timber/uPVC/Fiberglass	n/a
7	2040	720	Cavity sliding	Timber/uPVC/Fiberglass	n/a
8	2040	620	Normal	Timber/uPVC/Fiberglass	n/a

Grand total: 8

Window schedule

Mark	Height	Width	Sill Height	Legend	Operating type	Frame	Glass type
Ground floor							
1	600	1200	1500	SL-HLW	Sliding	Aluminum	Single glazed, tint
2	600	1800	1500	SL-HLW	Sliding	Aluminum	Single glazed, clear
3	600	1200	1500	SL-HLW	Sliding	Aluminum	Single glazed, tint
Ground floor 1							
4	1200	1800	900	SLW	Sliding	Aluminum	Single glazed, clear
5	600	900	1500	SL-HLW	Sliding	Aluminum	Single glazed, tint
6	500	1800	1000	SLW	Sliding	Aluminum	Single glazed, clear
7	500	1800	1000	SLW	Sliding	Aluminum	Single glazed, clear
8	1200	1800	900	SLW	Sliding	Aluminum	Single glazed, clear
Ground floor ceiling							
9	600	800		SK	Skylight	Aluminum	Single glazed, clear

Grand total: 9

Operating type

Operating type	Ventilation potential	Air infiltration	Frame fraction
Hinged/ projected	High	Medium	High
Sliding	Medium	High	Medium
Fixed	None	Low	Low

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Drawing	Doors & Windows schedule					
Address	14 Ivy Street Greenacre NSW 2190					
Project	941109668	Client/s	Andrew	Sheet	16	A3

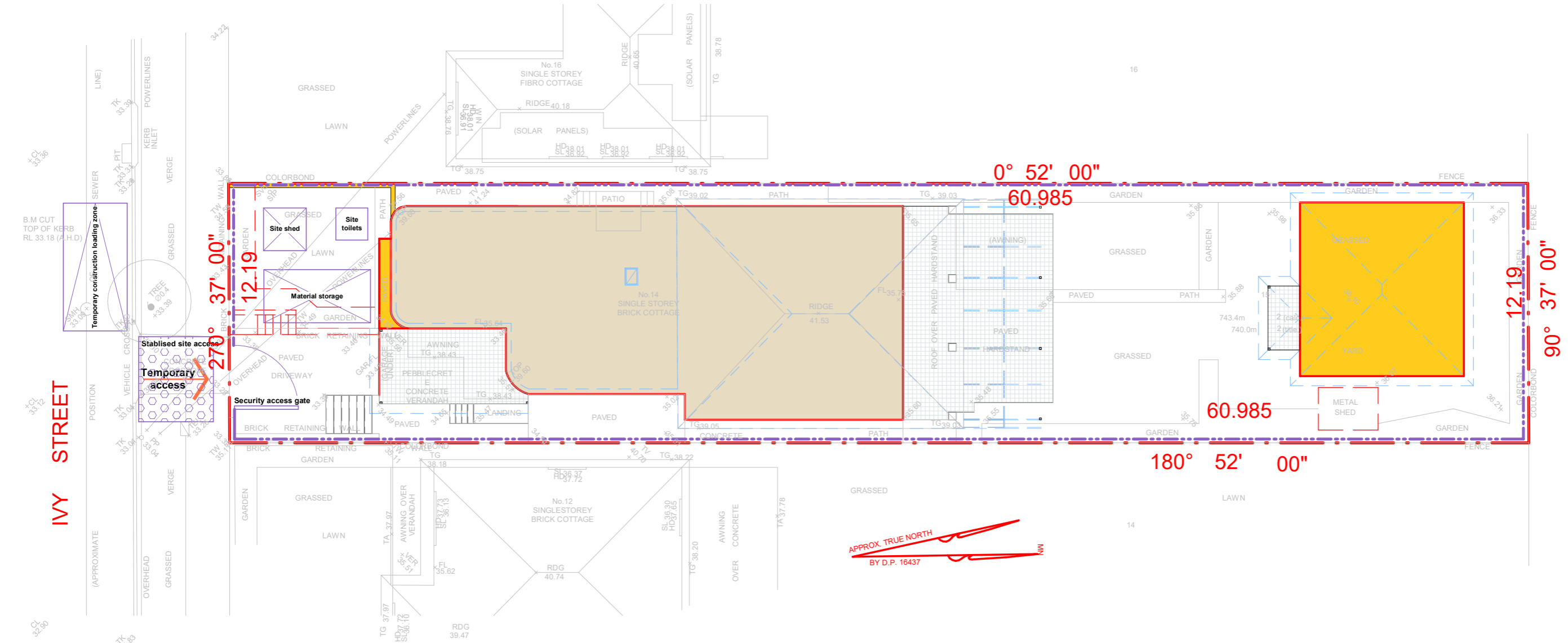
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Site/Waste management plan

0 10000

Scale: 1 : 200

Sediment legend

- Boundary line
- The sewer line
- Sedimnet 1.8m fence
- Roof/skylight/structure above
- Existing footprint/works/building envelope
- Proposed footprint/works/building envelope

- Temporary access**
Temporary access corridor to site for (movement of people, materials, waste and machinery)
- Stabilised site access**
Vehicles carrying loose building materials to be covered in compliance with road traffic regulations. Safe access for heavy equipment plant and materials delivery, sediment controls to be placed across driveway
- Material storage**
Construction materials storage area location of stockpile material and waste. ie. bricks, tiles & similar materials, timber offcuts and recyclable materials & waste for landfill
- Temporary construction loading zone**
Temporary construction loading zone area for cranes + conc. trucks
- Site shed**
Location of stockpile material and waste. ie. bricks, tiles & similar materials, timber offcuts and recyclable materials & waste for landfill top soil, sand stockpile to be covered and protected with geotextile fabric

Purpose: **Development application only (DA)**

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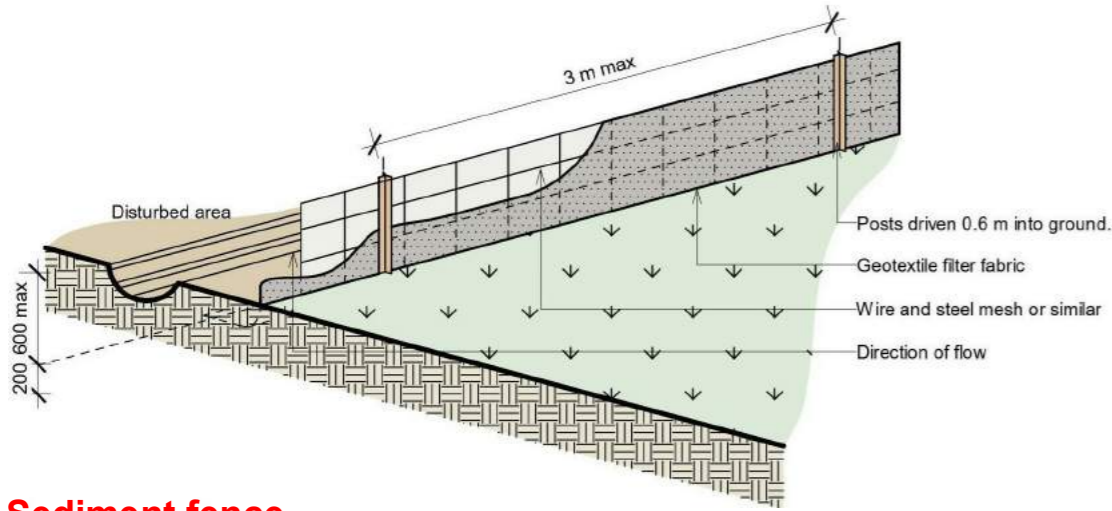
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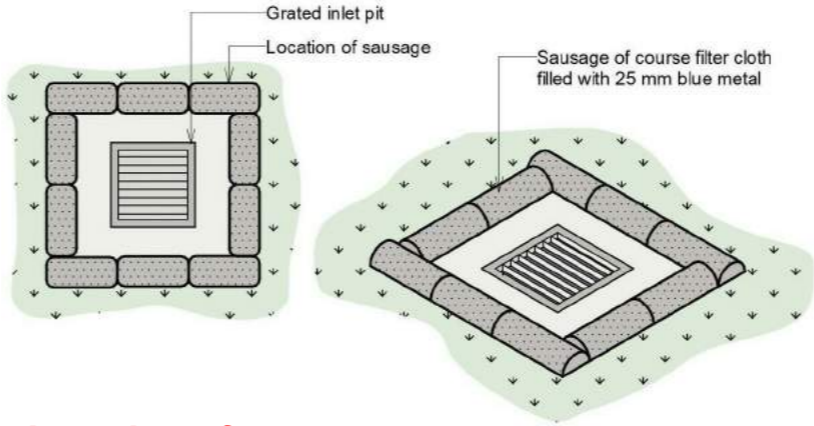
Drawing	Site/Waste management plan
Address	14 Ivy Street Greenacre NSW 2190
Project	941109668 Client/s Andrew Sheet 17 A3

Sequence	Version	Issued	Date
2	01	As email on 21.12.04	21.12.09
3	B	Development Application	21.12.22
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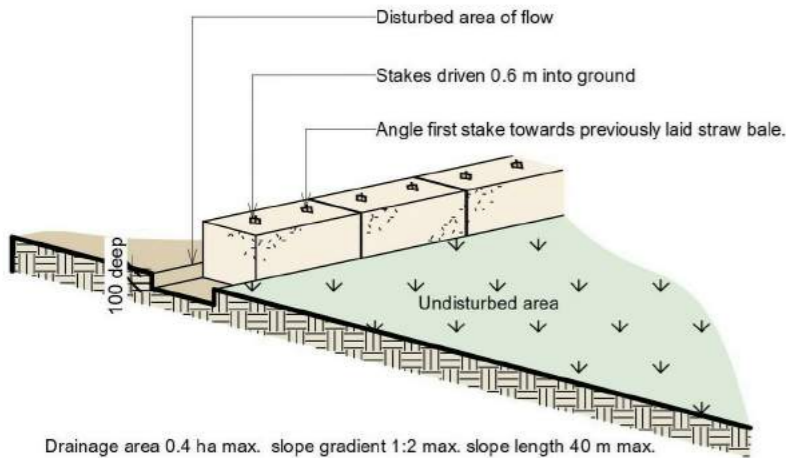
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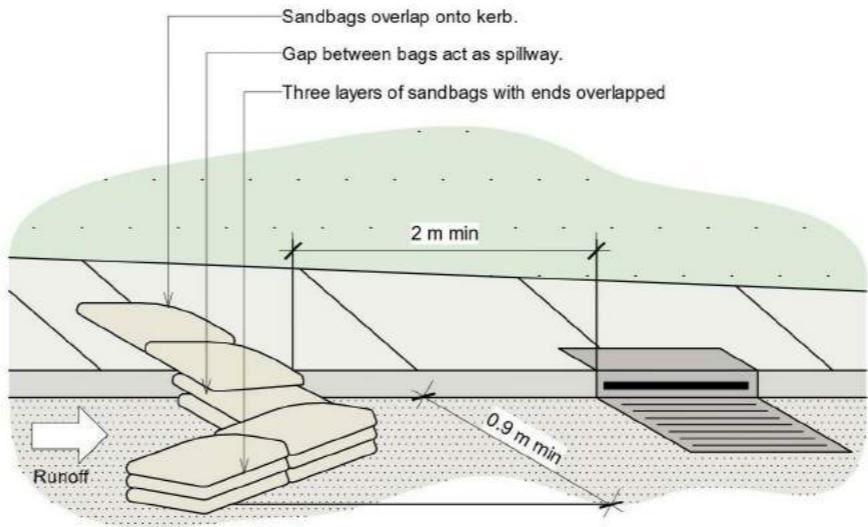
Sediment fence



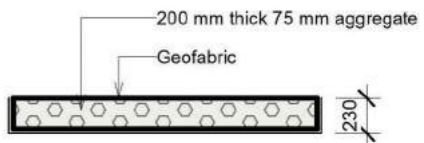
Location of sausage



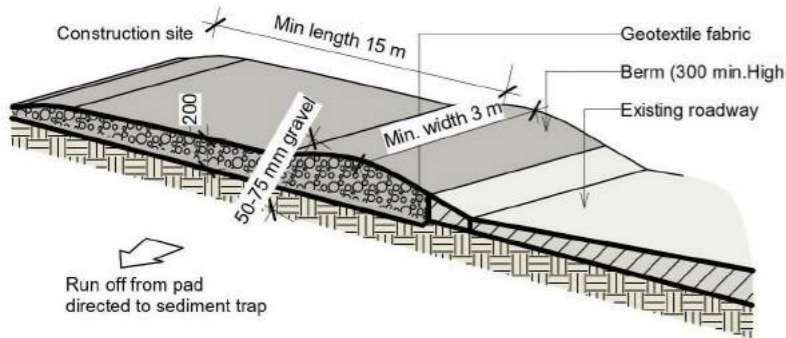
Straw bale sediment filter



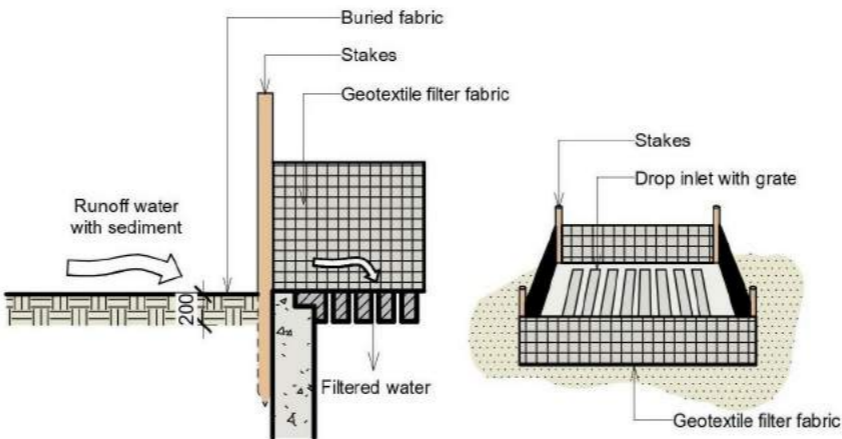
Sandbag kerb inlet sediment trap



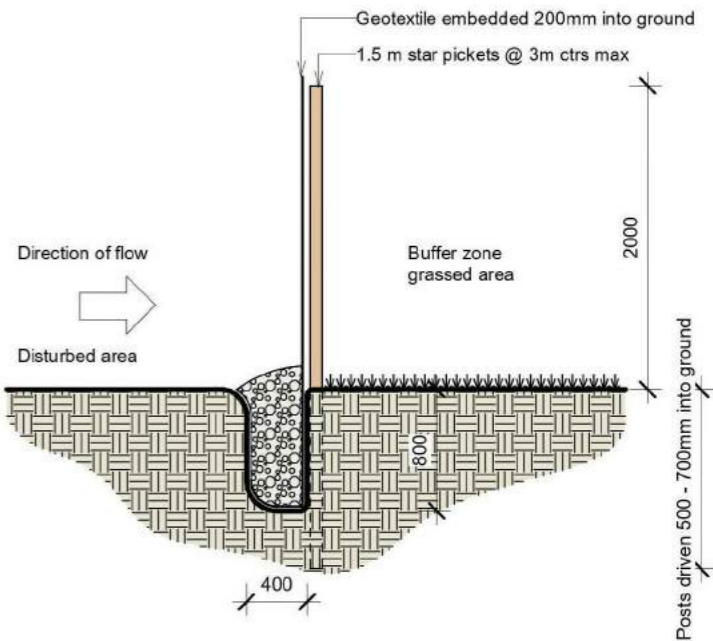
Detail of stabilised site access



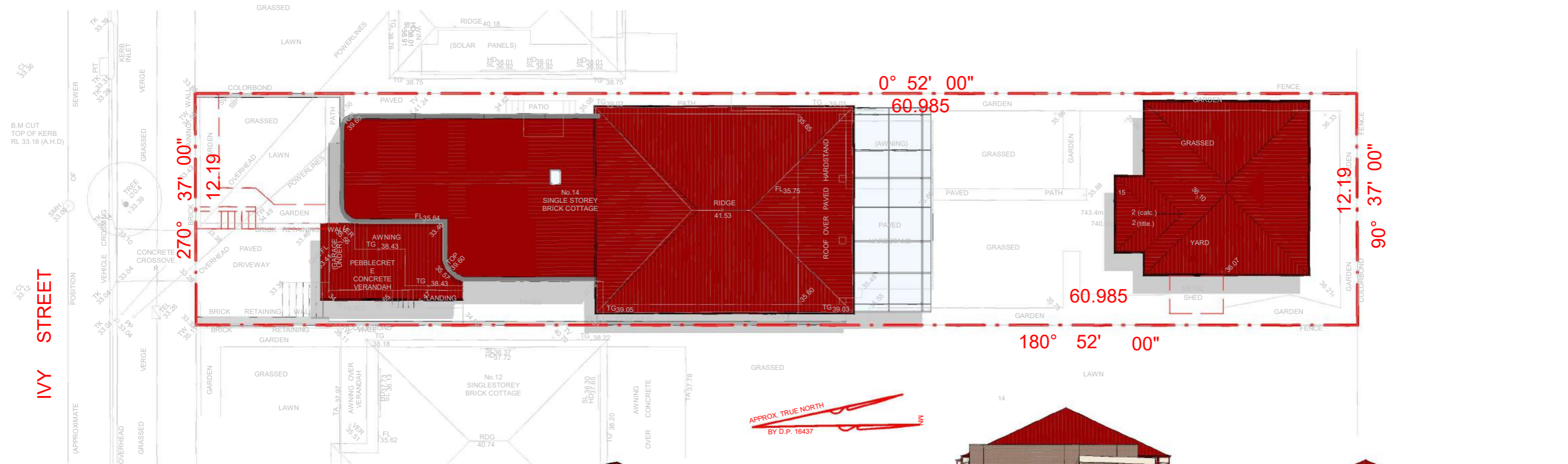
Geofabric lined silt fence (Structure type A)



Geotextile filter fabric drop inlet sediment trap



Geofabric lined silt fence (Structure type A)



Site plan



Overview axonometric



Front elevation-main house



Rear elevation-main house



Side elevation 2-main house



Side elevation 1-granny flat



Side elevation 2-granny flat



Street elevation-granny flat



Rear elevation-granny flat



Side elevation 1-main house

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Drawing	Notification plans
Address	14 Ivy Street Greenacre NSW 2190
Project	941109668
Client/s	Andrew
Sheet	19
A3	

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Project number

941109668

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4/5/2022 2:05:20 PM VNDraft.com

