

PROPERTY DETAILS

Property Address 109 Acacia Ave, Greenacre
Title Reference A/-/DP405569
Site Area 564 m2
CANTERBURY-BANKSTOWN COUNCIL

LOCAL ENVIRONMENTAL PLAN INFORMATION

Land Zoning R2 - Low Density Residential
Height J - 9.0 m
FSR 0.50:1
Min. Lot Size 450 m2
Heritage NA
Land Reservation Acquisition NA
Foreshore Building Line NA
Acid Sulfate Soils NA
Airport Noise NA

CALCULATIONS

Site Area	564.0 m2	
FSR		
Permitted	282.0 m2	= 0.50 : 1
Existing	173.3 m2	= 0.31 : 1
Proposed Addition	30.0 m2	
TOTAL	203.3 m2	= 0.36 : 1

LANDSCAPE

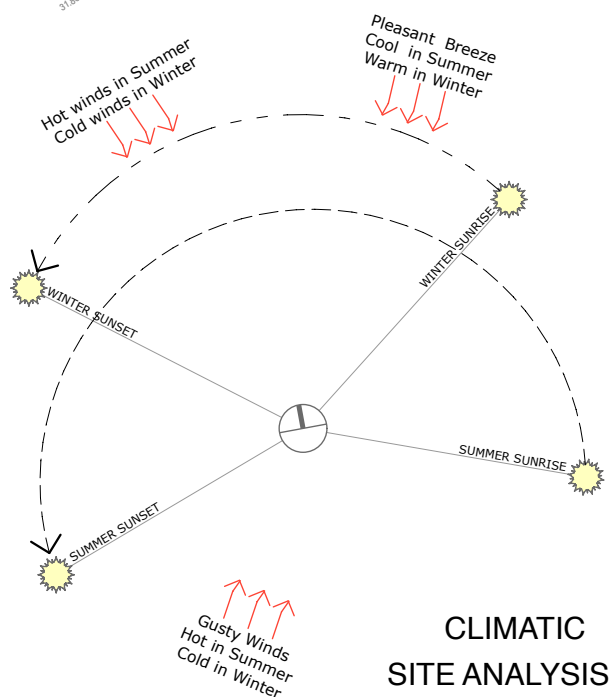
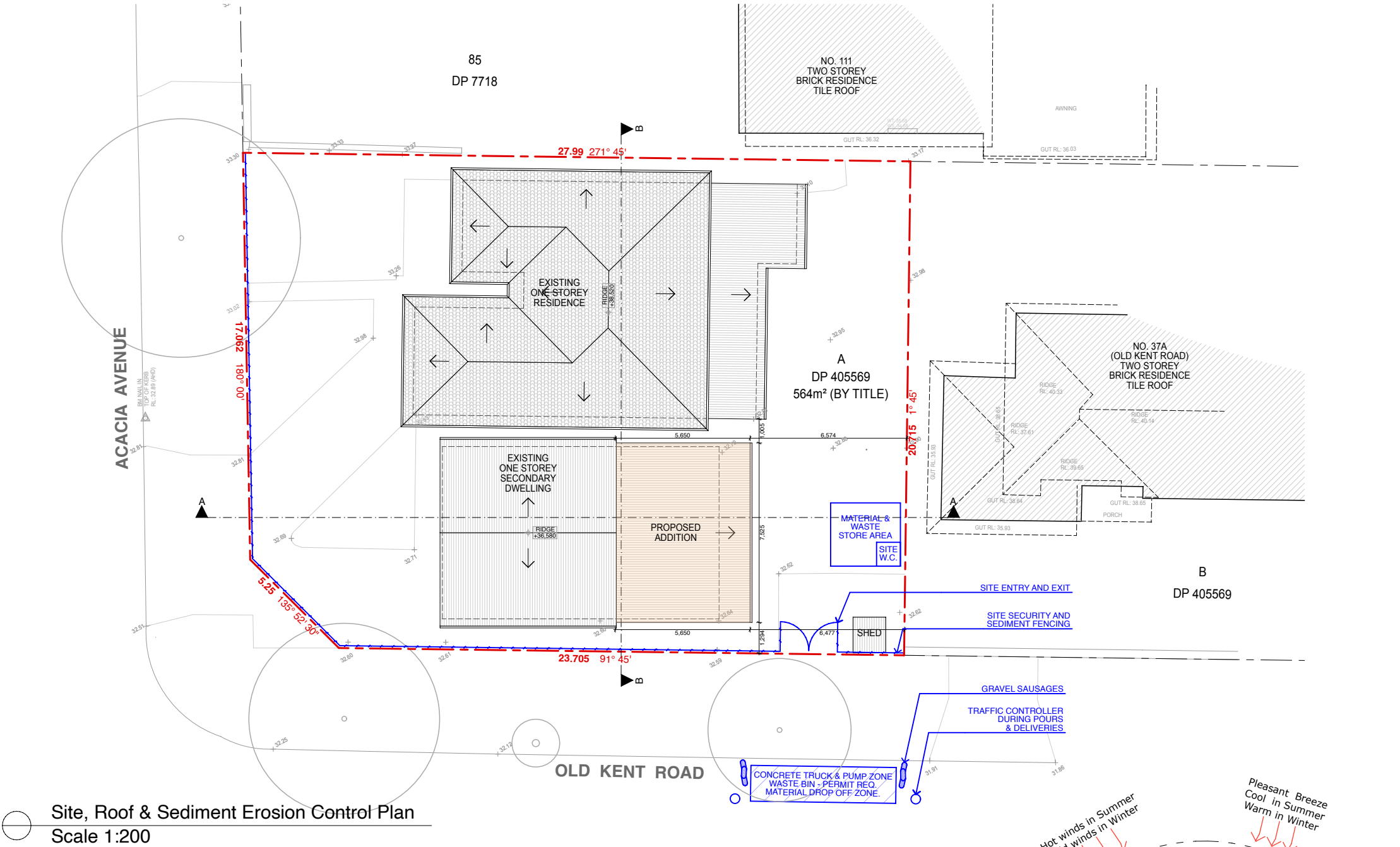
Required	112.8 m2	= 20% of Site Area
Proposed	52.6 m2	@ min 2.5m Wide

SITE COVERAGE



Max. Build. Footprint Permitted	330.0 m2	
Proposed	216.6 m2	
Max. Outbuilding Permitted	45.0 m2	
Proposed	0.0 m2	
Max. All Structure Permitted	282.0 m2	= 50% of Site Area
Proposed	216.6 m2	




109 Acacia Ave, Greenacre - Location Plan



CLIMATIC SITE ANALYSIS

AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	 Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au	Title:	Site, Roof & Sediment Erosion Control Plan	DA.01	
CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE		A	Development Application	02 - 06 - 2022		Project:	109 Acacia Avenue, Greenacre NSW 2190		
TT - TERRACOTTA ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE DETECTOR		B				Client:	Mrs. Helen Jabbour		
BW - FACE BRICK WORK	TC - TIMBER CLADDING	TW - TIMBER WINDOW	W - NEW WINDOW		C				Date:	2nd June 2022		
CR - CEMENT RENDER	SC - STONE CLADDING	FW - FIXED WINDOW	D - NEW DOOR		D				Scale:	1:200@ A3	A	

AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	 <p>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</p>	Title:	Sediment Control Notes	DA.02	
CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE		A	Development Application	02 - 06 - 2022		Project:	109 Acacia Avenue, Greenacre NSW 2190		
TT - TERRACOTTA ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE DETECTOR		B				Client:	Mrs. Helen Jabbour		
BW - FACE BRICK WORK	TC - TIMBER CLADDING	TW - TIMBER WINDOW	W - NEW WINDOW		C				Date:	2nd June 2022	A	
CR - CEMENT RENDER	SC - STONE CLADDING	FW - FIXED WINDOW	D - NEW DOOR		D				Scale:	NTS		

BASIX NOTES

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 90 square metres of the site.	✓	✓	
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.		✓	

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W05	900	600	aluminium, single, clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
West facing					
W06	1000	1200	aluminium, single, clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W07	1000	1200	aluminium, single, clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed

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: 2.75 (up), roof: foil/sarking	gable end vents; light (solar absorptance < 0.475)
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil/sarking	framed; 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.

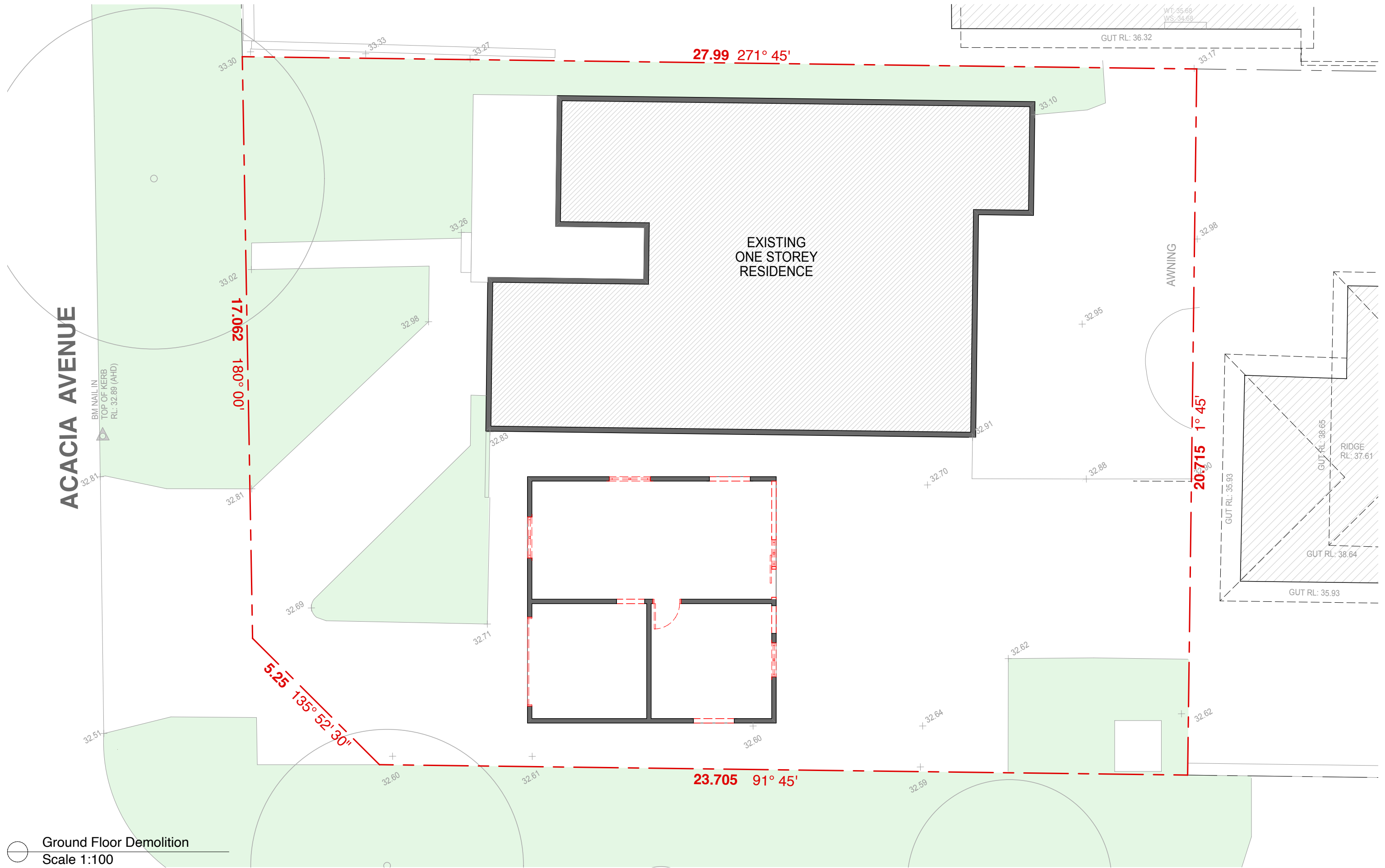
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 Star (old label)		✓	✓
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: gas fixed flued heater; Energy rating: 4 Star		✓	✓
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: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
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; • at least 1 of the living / dining rooms;		✓	✓
Natural lighting			

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 • Overshadowing buildings/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.	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01	1000	1200	aluminium, single, clear	eave 450 mm, 150 mm above head of window or glazed door	1-2 m high, <1.5 m away
East facing					
W02	1000	1200	aluminium, single, clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
South facing					
W03	1000	1200	aluminium, single, clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W04	900	600	aluminium, single, clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed

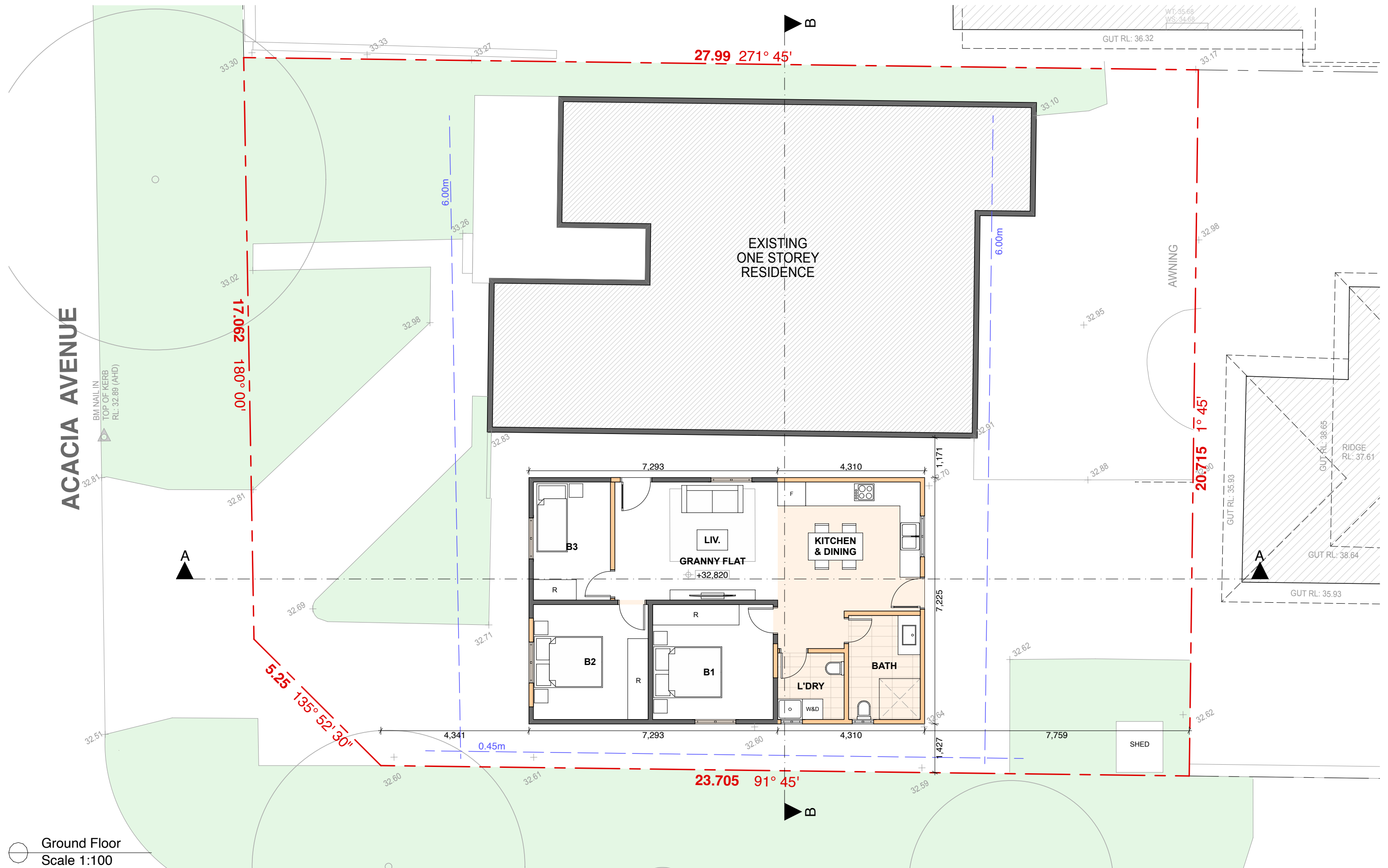
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.		✓	
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.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	 <p>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - c: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</p>	Title:	Basix Notes	DA.03	A
CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE		A	Development Application	02 - 06 - 2022		Project:	109 Acacia Avenue, Greenacre NSW 2190		
TT - TERRACOTTA ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE DETECTOR		B				Client:	Mrs. Helen Jabbour		
BW - FACE BRICK WORK	TC - TIMBER CLADDING	TW - TIMBER WINDOW	W - NEW WINDOW		C				Date:	2nd June 2022		
CR - CEMENT RENDER	SC - STONE CLADDING	FW - FIXED WINDOW	D - NEW DOOR		D				Scale:	NTS 3		





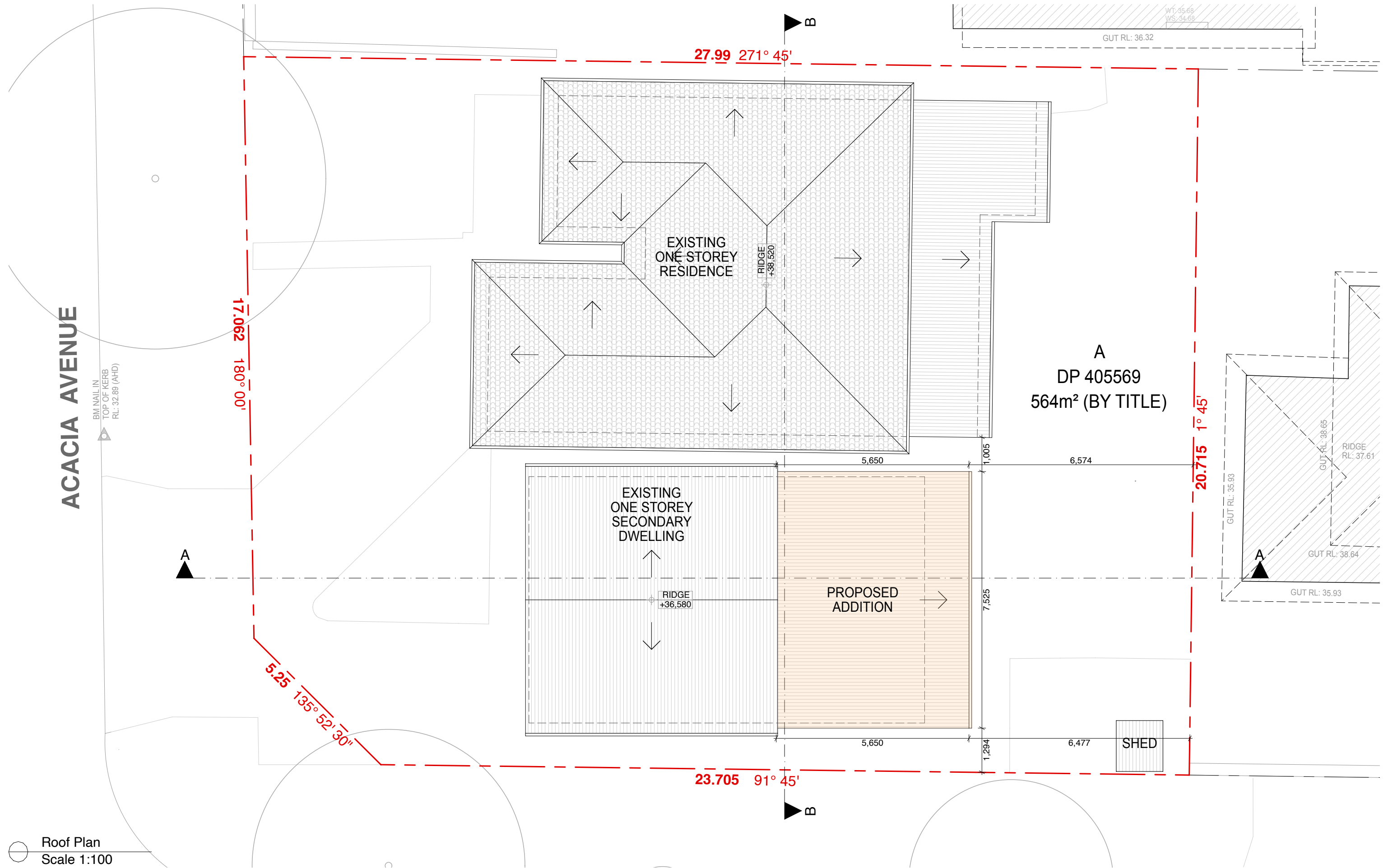
Ground Floor Demolition
Scale 1:100

<div>AS - ALUMINIUM ROOF SHEETING</div> <div>CT - CONCRETE ROOF TILE</div> <div>TT - TERRACOTTA ROOF TILE</div> <div>BW - FACE BRICK WORK</div> <div>CR - CEMENT RENDER</div> <div>AL - ALUMINIUM</div> <div>AC - ALUMINIUM CLADDING</div> <div>FC - FIBRE CEMENT</div> <div>TC - TIMBER CLADDING</div> <div>SC - STONE CLADDING</div> <div>AD - ALUMINIUM DOOR</div> <div>AW - ALUMINIUM WINDOW</div> <div>TD - TIMBER DOOR</div> <div>TW - TIMBER WINDOW</div> <div>FW - FIXED WINDOW</div> <div>GB - GLASS BALUSTRADE</div> <div>SB - STEEL BALUSTRADE</div> <div>S - SMOKE DETECTOR</div> <div>W - NEW WINDOW</div> <div>D - NEW DOOR</div>				<div>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</div> <div>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div> <div>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</div> <div>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</div> <div>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div>			<table><tr><th>Issue</th><th>Description</th><th>Date</th></tr><tr><td>A</td><td>Development Application</td><td>02 - 06 - 2022</td></tr><tr><td>B</td><td></td><td></td></tr><tr><td>C</td><td></td><td></td></tr><tr><td>D</td><td></td><td></td></tr></table>	Issue	Description	Date	A	Development Application	02 - 06 - 2022	B			C			D			<div><div><div></div></div><div>BLU PRINT DESIGNS</div><div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div></div>	<table><tr><td>Title:</td><td>Ground Floor Demolition Plan</td></tr><tr><td>Project:</td><td>109 Acacia Avenue, Greenacre NSW 2190</td></tr><tr><td>Client:</td><td>Mrs. Helen Jabbour</td></tr><tr><td>Date:</td><td>2nd June 2022</td></tr><tr><td>Scale:</td><td>1:100@ A3</td></tr></table>	Title:	Ground Floor Demolition Plan	Project:	109 Acacia Avenue, Greenacre NSW 2190	Client:	Mrs. Helen Jabbour	Date:	2nd June 2022	Scale:	1:100@ A3	<div>DA.04</div> <div>A</div> <div><div></div></div>
Issue	Description	Date																																	
A	Development Application	02 - 06 - 2022																																	
B																																			
C																																			
D																																			
Title:	Ground Floor Demolition Plan																																		
Project:	109 Acacia Avenue, Greenacre NSW 2190																																		
Client:	Mrs. Helen Jabbour																																		
Date:	2nd June 2022																																		
Scale:	1:100@ A3																																		



Ground Floor
Scale 1:100

AS - ALUMINIUM ROOF SHEETING				AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	<div>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</div> <div>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div> <div>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</div> <div>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</div> <div>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div>	Issue	Description	Date	<div><div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div></div>	Title:	Ground Floor Plan	DA.05	
CT - CONCRETE ROOF TILE				AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE		A	Development Application	02 - 06 - 2022		Project:	109 Acacia Avenue, Greenacre NSW 2190		
TT - TERRACOTTA ROOF TILE				FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE DETECTOR		B				Client:	Mrs. Helen Jabbour	A	
BW - FACE BRICK WORK				TC - TIMBER CLADDING	TW - TIMBER WINDOW	W - NEW WINDOW		C				Date:	2nd June 2022		
CR - CEMENT RENDER				SC - STONE CLADDING	FW - FIXED WINDOW	D - NEW DOOR		D				Scale:	1:100@ A3		



Roof Plan

Scale 1:100

AS - ALUMINIUM ROOF SHEETING

CT - CONCRETE ROOF TILE

TT - TERRACOTTA ROOF TILE

BW - FACE BRICK WORK

CR - CEMENT RENDER

AL - ALUMINIUM

AC - ALUMINIUM CLADDING

FC - FIBRE CEMENT

TC - TIMBER CLADDING

SC - STONE CLADDING

AD - ALUMINIUM DOOR

AW - ALUMINIUM WINDOW

TD - TIMBER DOOR

TW - TIMBER WINDOW

FW - FIXED WINDOW

GB - GLASS BALUSTRADE

SB - STEEL BALUSTRADE

S - SMOKE DETECTOR

W - NEW WINDOW

D - NEW DOOR

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.

THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS

THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.

A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

Issue	Description	Date
A	Development Application	02 - 06 - 2022
B		
C		
D		

B

BLU PRINT
DESIGNS

Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048

m: 0410 504 589 - o: 9517 9652

info@bluprintdesigns.com.au - www.bluprintdesigns.com.au

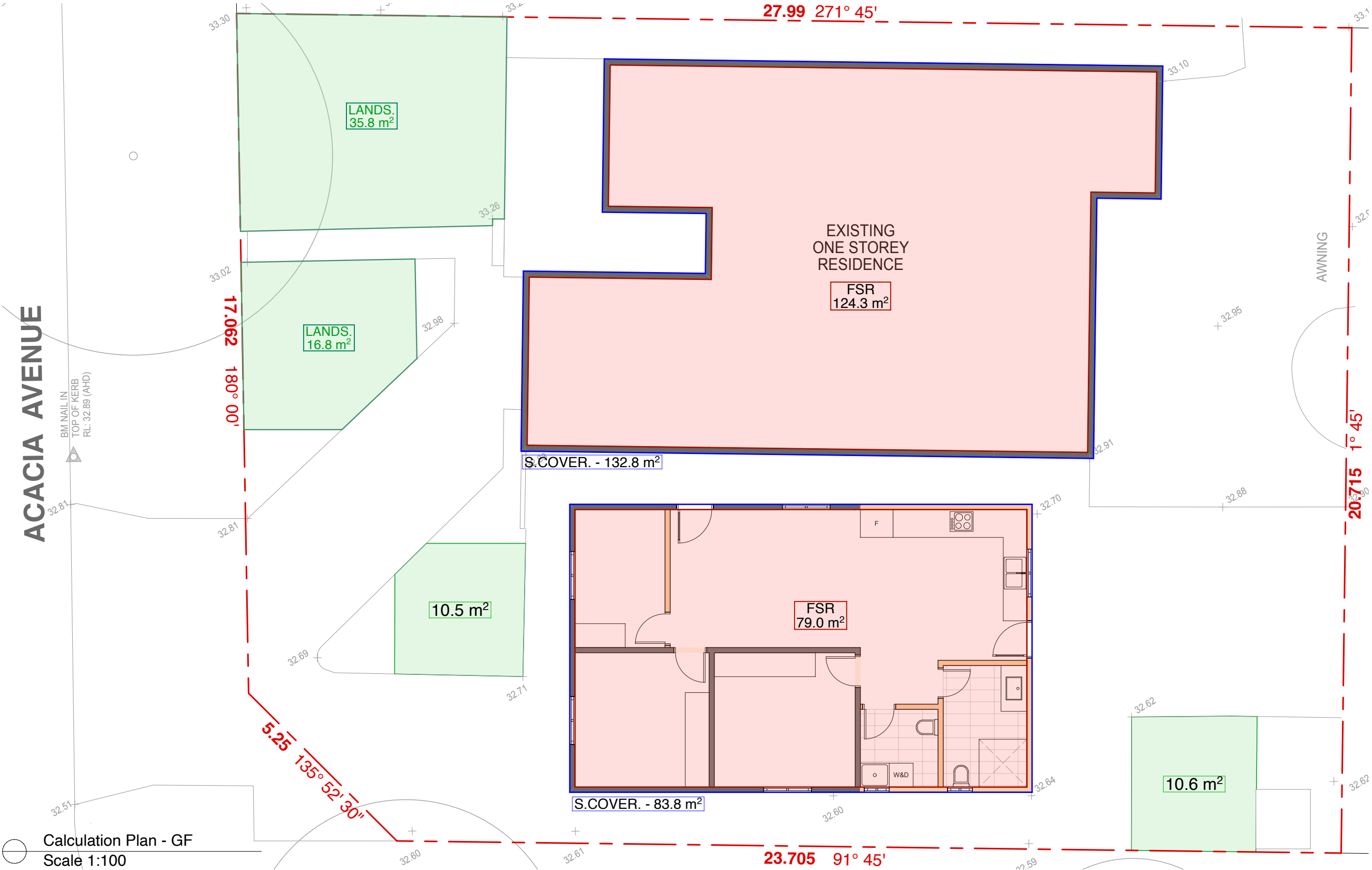
Title:	Roof Plan
Project:	109 Acacia Avenue, Greenacre NSW 2190
Client:	Mrs. Helen Jabbour
Date:	2nd June 2022
Scale:	1:100@A3

DA.06

A

SITE AREA = 564m²

	PROPOSED	REQ. / PERM.
FSR	203.33	282.0 m ²
LANDSCAPE	52.64	112.8 m ²
SITE COVERAGE - FOOTPRINT	216.61	282.0 m ²



Calculation Plan - GF
Scale 1:100

AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE
CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE
TT - TERRACOTTA ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE DETECTOR
BW - FACE BRICK WORK	TC - TIMBER CLADDING	TW - TIMBER WINDOW	W - NEW WINDOW
CR - CEMENT RENDER	SC - STONE CLADDING	FW - FIXED WINDOW	D - NEW DOOR

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.

THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS

THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF BLU PRINT. IF ANY OTHER NAME IS NAMED PART, THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.

A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

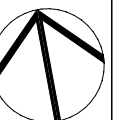
Issue	Description	Date
A	Development Application	02 - 06 - 2021
B		
C		
D		

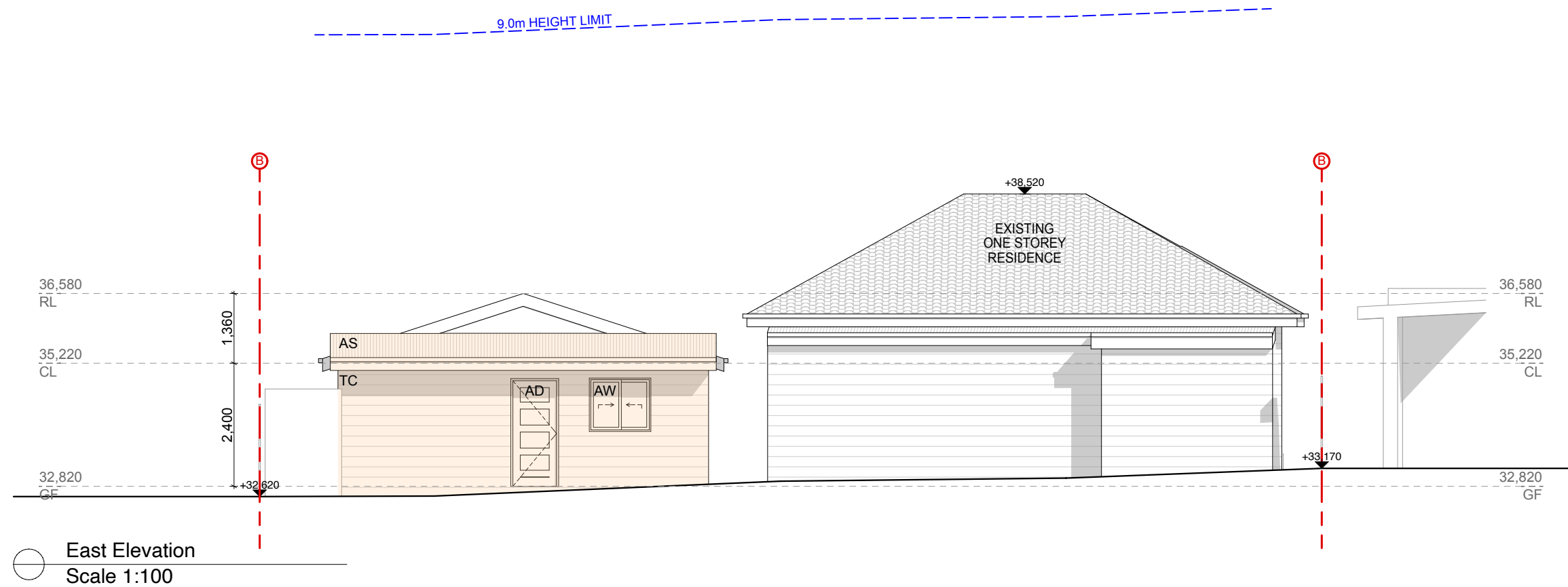
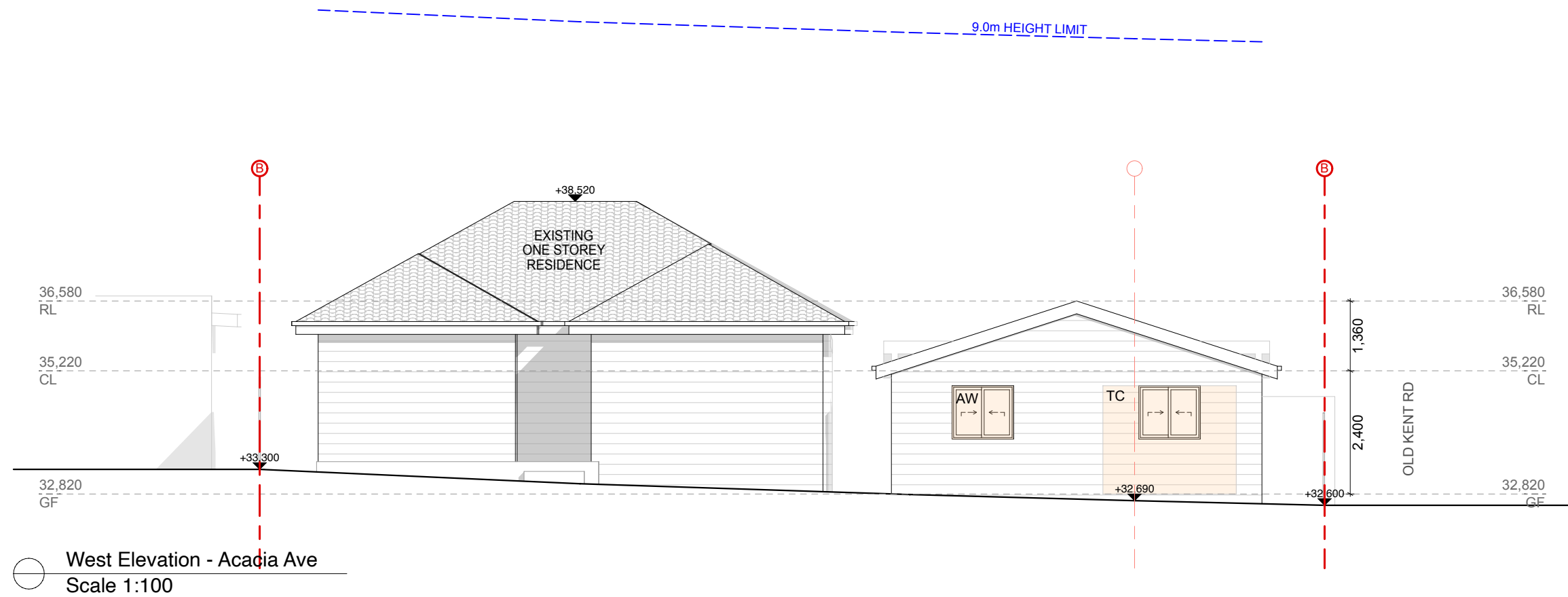



Title:	Calculation Plans
Project:	109 Acacia Avenue, Greenacre NSW 2190
Client:	Mrs. Helen Jabbour
Date:	2nd June 2022
Scale:	1:200 @ A3; A3

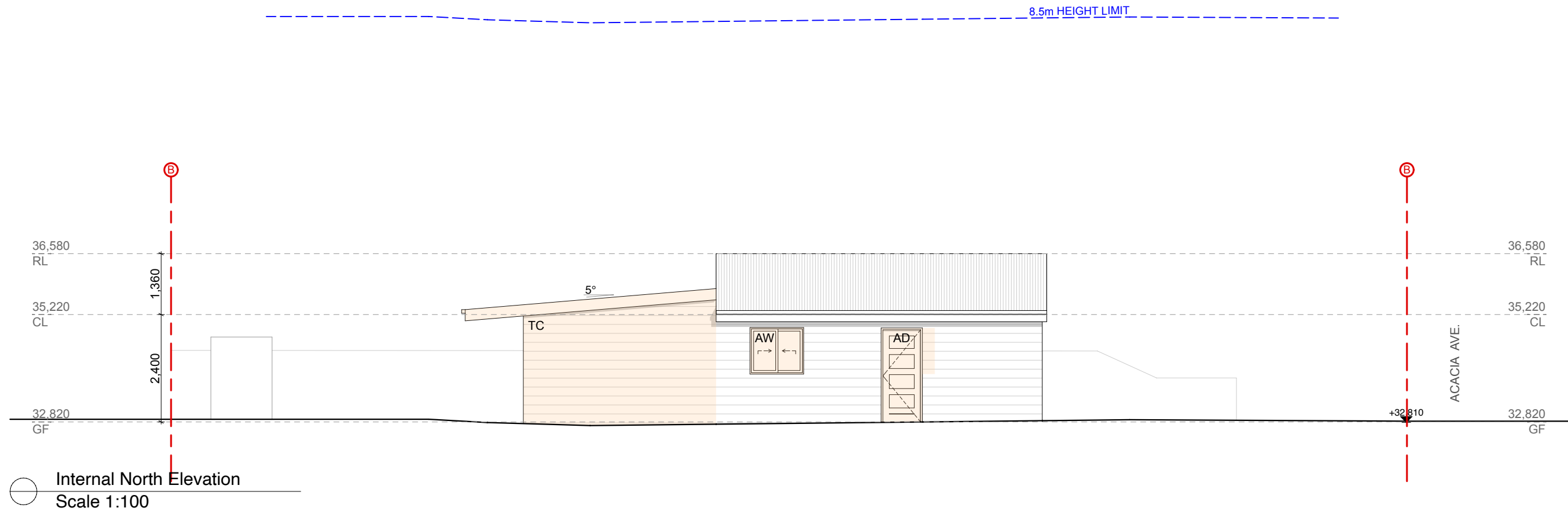
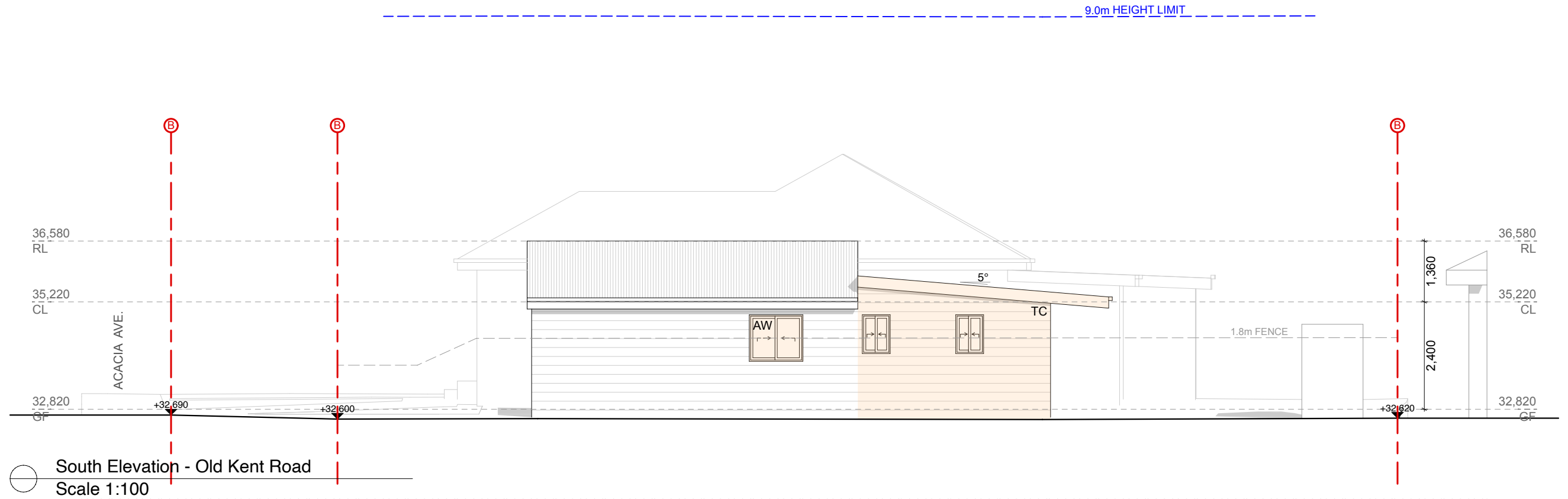
DA.07


A

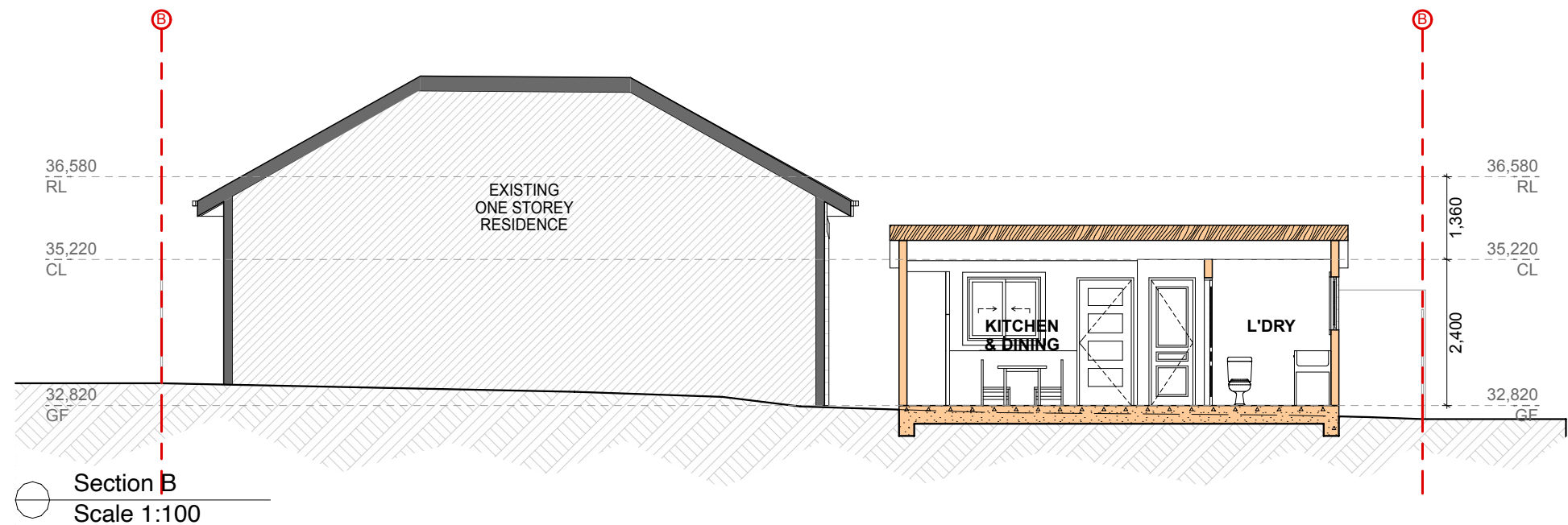
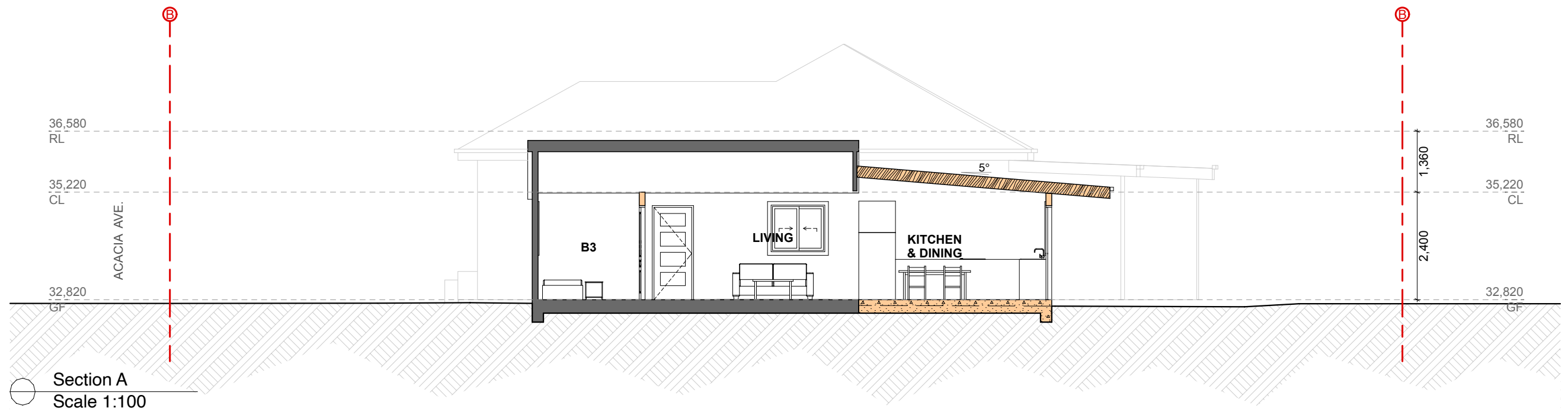




<div>AS - ALUMINIUM ROOF SHEETING</div> <div>CT - CONCRETE ROOF TILE</div> <div>TT - TERRACOTTA ROOF TILE</div> <div>BW - FACE BRICK WORK</div> <div>CR - CEMENT RENDER</div> <div>AL - ALUMINIUM</div> <div>AC - ALUMINIUM CLADDING</div> <div>FC - FIBRE CEMENT</div> <div>TC - TIMBER CLADDING</div> <div>SC - STONE CLADDING</div> <div>AD - ALUMINIUM DOOR</div> <div>AW - ALUMINIUM WINDOW</div> <div>TD - TIMBER DOOR</div> <div>TW - TIMBER WINDOW</div> <div>FW - FIXED WINDOW</div> <div>GB - GLASS BALUSTRADE</div> <div>SB - STEEL BALUSTRADE</div> <div>S - SMOKE DETECTOR</div> <div>W - NEW WINDOW</div> <div>D - NEW DOOR</div>	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS. THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS. THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.	Issue	Description	Date	<div><div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - c: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div></div>	Title:	West & East Elevations	DA.08	A
		A	Development Application	02 - 06 - 2022		Project:	109 Acacia Avenue, Greenacre NSW 2190		
		B				Client:	Mrs. Helen Jabbour		
		C				Date:	2nd June 2022		
		D				Scale:	1:100@ A3		




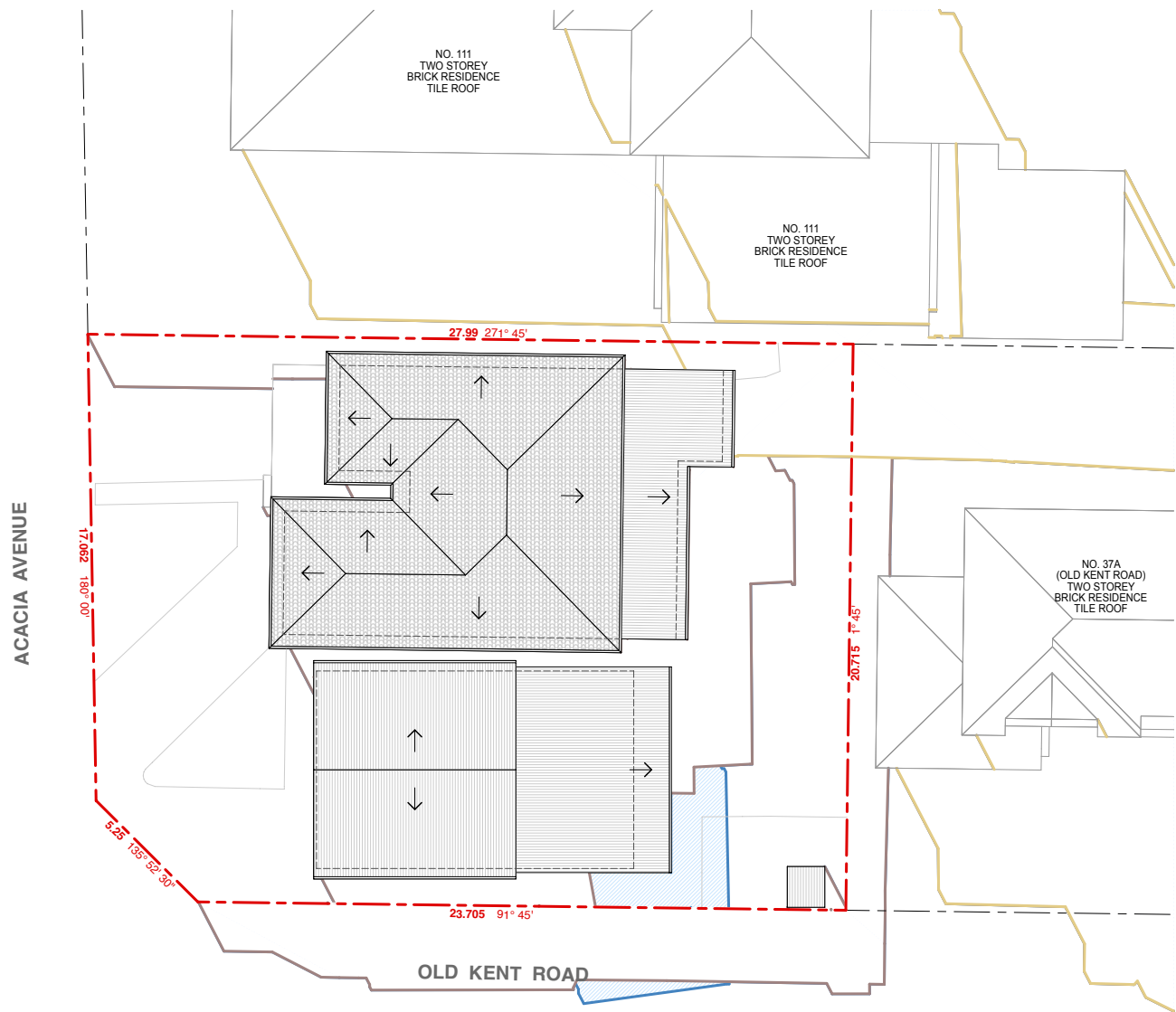
AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	<div><p>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - c: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</p></div>	Title:	South & North Elevation Elevation	DA.09	A
CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE		A	Development Application	02 - 06 - 2022		Project:	109 Acacia Avenue, Greenacre NSW 2190		
TT - TERRACOTTA ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE DETECTOR		B				Client:	Mrs. Helen Jabbour		
BW - FACE BRICK WORK	TC - TIMBER CLADDING	TW - TIMBER WINDOW	W - NEW WINDOW		C				Date:	2nd June 2022		
CR - CEMENT RENDER	SC - STONE CLADDING	FW - FIXED WINDOW	D - NEW DOOR		D				Scale:	1:100@ A3		



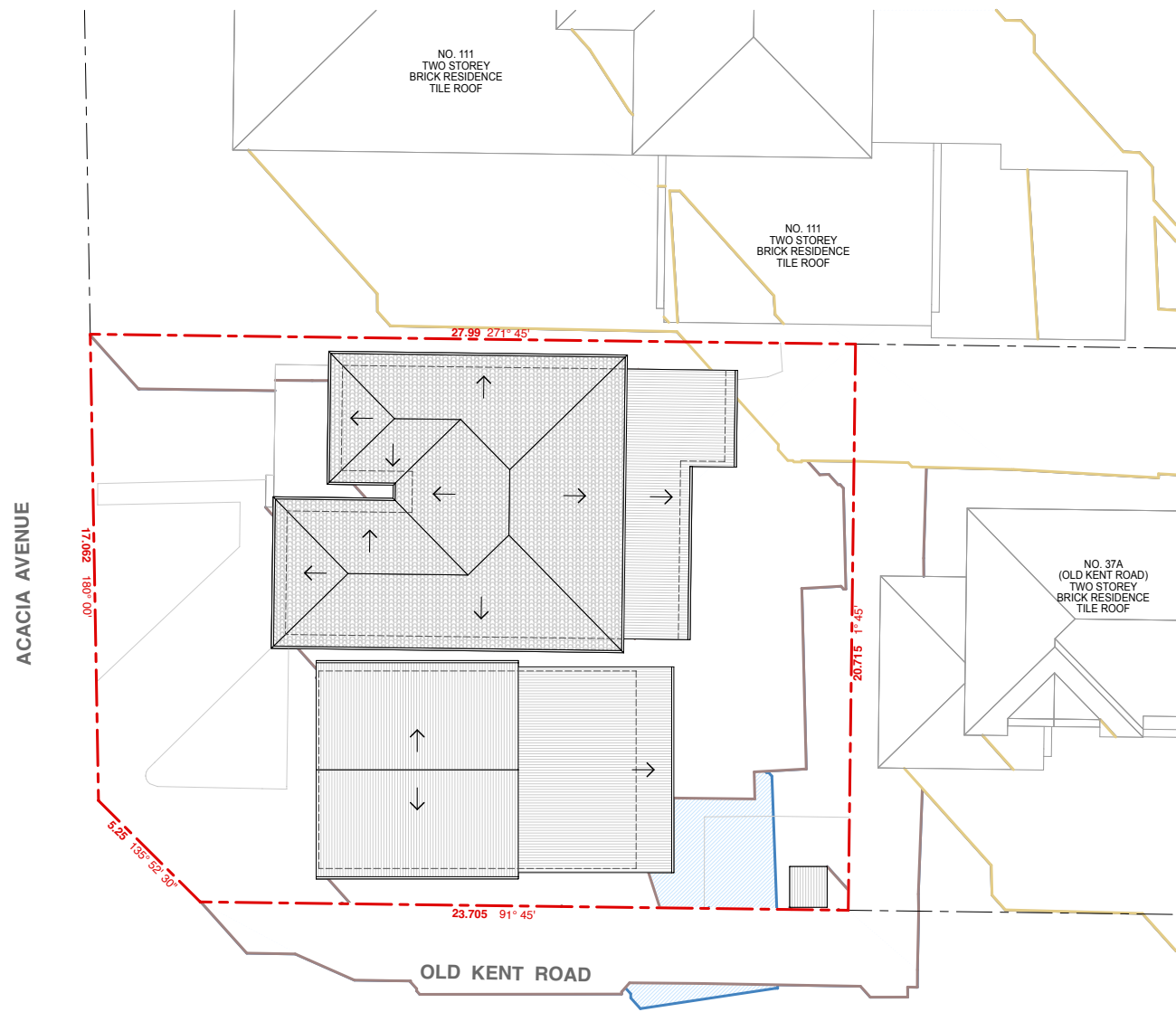
<div>AS - ALUMINIUM ROOF SHEETING</div> <div>CT - CONCRETE ROOF TILE</div> <div>TT - TERRACOTTA ROOF TILE</div> <div>BW - FACE BRICK WORK</div> <div>CR - CEMENT RENDER</div> <div>AL - ALUMINIUM</div> <div>AC - ALUMINIUM CLADDING</div> <div>FC - FIBRE CEMENT</div> <div>TC - TIMBER CLADDING</div> <div>SC - STONE CLADDING</div> <div>AD - ALUMINIUM DOOR</div> <div>AW - ALUMINIUM WINDOW</div> <div>TD - TIMBER DOOR</div> <div>TW - TIMBER WINDOW</div> <div>FW - FIXED WINDOW</div> <div>GB - GLASS BALUSTRADE</div> <div>SB - STEEL BALUSTRADE</div> <div>S - SMOKE DETECTOR</div> <div>W - NEW WINDOW</div> <div>D - NEW DOOR</div>	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.			Issue	Description	Date	<div><div></div><div>BLU PRINT DESIGNS</div><div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - c: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div></div>	Title:	Sections	DA.10	A
	THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.			A	Development Application	02 - 06 - 2022		Project:	109 Acacia Avenue, Greenacre NSW 2190		
	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS			B				Client:	Mrs. Helen Jabbour		
	THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.			C				Date:	2nd June 2022		
	A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.			D				Scale:	1:100@A3		



AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	 <p>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</p>	Title:	Perspectives	DA.11	
CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE		A	Development Application	02 - 06 - 2022		Project:	109 Acacia Avenue, Greenacre NSW 2190		
TT - TERRACOTTA ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE DETECTOR		B				Client:	Mrs. Helen Jabbour		
BW - FACE BRICK WORK	TC - TIMBER CLADDING	TW - TIMBER WINDOW	W - NEW WINDOW		C				Date:	2nd June 2022		
CR - CEMENT RENDER	SC - STONE CLADDING	FW - FIXED WINDOW	D - NEW DOOR		D				Scale:	NTS	A	







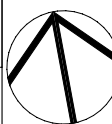
Shadow Diagram - June 21st - 13:00

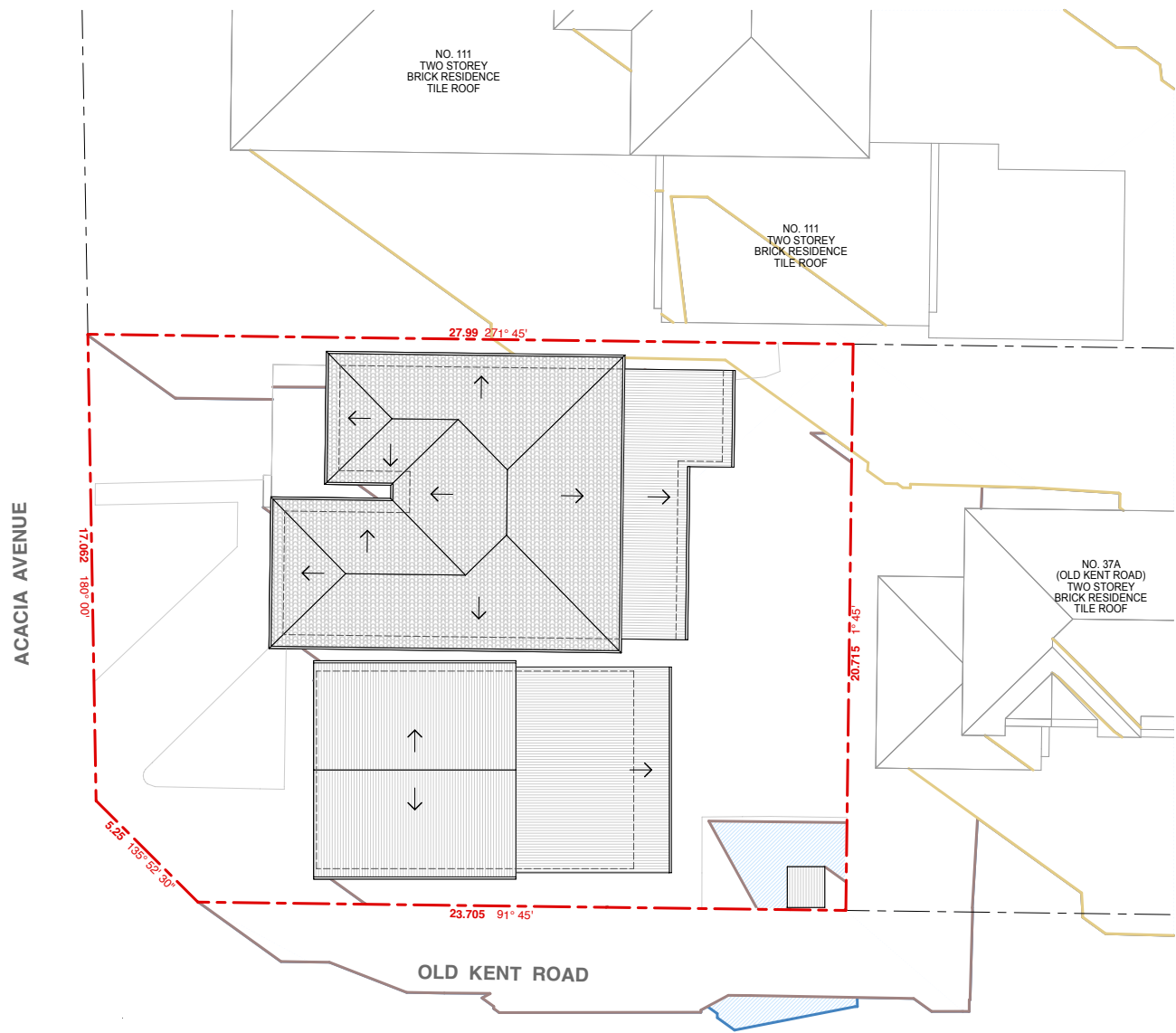


Shadow Diagram - June 21st - 14:00

SHADOW DIAGRAM LEGEND




	NEIGHBOUR BUILDING SHADOWS
	EXISTING BUILDING SHADOWS
	PROPOSED ADDITIONAL SHADOW



AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS. THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.	Issue	Description	Date	 Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - c: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au	Title:	Shadows Diagrams June 21st	DA.14	
CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE		A	Development Application	02 - 06 - 2022		Project:	109 Acacia Avenue, Greenacre NSW 2190		
TT - TERRACOTTA ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE DETECTOR		B				Client:	Mrs. Helen Jabbour		
BW - FACE BRICK WORK	TC - TIMBER CLADDING	TW - TIMBER WINDOW	W - NEW WINDOW		C				Date:	2nd June 2022		
CR - CEMENT RENDER	SC - STONE CLADDING	FW - FIXED WINDOW	D - NEW DOOR		D				Scale:	1:250@ A3	A	



Shadow Diagram - June 21st - 15:00

SHADOW DIAGRAM LEGEND

	NEIGHBOUR BUILDING SHADOWS
	EXISTING BUILDING SHADOWS
	PROPOSED ADDITIONAL SHADOW

AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	 <p>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - c: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</p>	Title:	Shadows Diagrams June 21st	DA.15	
CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE		A	Development Application	02 - 06 - 2022		Project:	109 Acacia Avenue, Greenacre NSW 2190		
TT - TERRACOTTA ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE DETECTOR		B				Client:	Mrs. Helen Jabbour		
BW - FACE BRICK WORK	TC - TIMBER CLADDING	TW - TIMBER WINDOW	W - NEW WINDOW		C				Date:	2nd June 2022		
CR - CEMENT RENDER	SC - STONE CLADDING	FW - FIXED WINDOW	D - NEW DOOR		D				Scale:	1:250@ A3	A	