

132 Wilbur St, Greenacre NSW 2190

PROPOSED CONVERSION OF EXISTING GARAGE TO A GRANNY FLAT

LOT: 90 DP: 11603 TOTAL SITE AREA: 531.1m<sup>2</sup>

DA - CALCULATIONS

TOTAL SITE AREA = 531.1sqm

FLOOR AREA

EXISTING = 110 m<sup>2</sup>

PROPOSED GRANNY FLAT = 56.5 m<sup>2</sup>

TOTAL COMBINED AREA = 166.5 m<sup>2</sup>

ie / FSR = 0.32:1

LANDSCAPE AREA

Permeable surfaces = 215.2 m<sup>2</sup> = 40.5%

Green Area = 168.67 m<sup>2</sup> = 31.8%

GRANNY FLAT ROOF AREA

PROPOSED ROOF = 65.72 m<sup>2</sup>

LOCATION

NOTE:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM DRAWINGS. REFER TO ARCHITECTS FINAL DRAWINGS.
- BUILDER SHALL CHECK ALL RELEVANT DIMENSIONS ON SITE.
- REFER ANY DISCREPANCY TO THE ENGINEER/ARCHITECT.
- IF IN DOUBT - ASK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE APPROPRIATE SAA SPECIFICATIONS OR CODE AND WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. THE BUILDER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE WORKS DURING CONSTRUCTION.
- ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE STATED.
- CONCRETE QUALITY SHALL BE :-
  - F<sub>c</sub> SLUMP Max Agg CEMENT
  - SLABS :- 20 MPa 80 mm 20 mm "A"
  - PIERS :- 20 MPa N/A 20 mm "A"
- REINFORCEMENT LAPS :- MESH :- 2 CROSSWIRES + 25 mm BARS :- Y12-450 mm / Y16-550 mm
- COVER TO REINFORCEMENT :- SLAB ABOVE GROUND - TOP : 30 mm - BOTTOM : 30 mm SLAB ON GROUND - 40 mm (ALL ROUND)
- ALL REINFORCEMENT SHALL BE ADEQUATELY SUPPORTED IN ITS REQUIRED POSITION.
- CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
- NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- INTERNAL AND EDGE BEAMS ARE DESIGNED TO REST ON NATURAL GROUND OR CONTROLLED FILL WITH A SAFE BEARING CAPACITY OF 100 KPa U.N.O.
- PRIOR TO CONSTRUCTION OF THE SLAB OR FORMATION OF A CONTROLLED CUT/FILL BUILDING PLATFORM :-
  - (a) AN AREA EXTENDING AT LEAST 1.0 m BEYOND THE EDGE OF THE SLAB AND TO THE TOE OF ANY FILL BATTERS SHALL BE STRIPPED OF ALL ORGANIC MATTER AND ASSOCIATED TOPSOIL.
  - (b) THE SUBGRADE SHALL BE THOROUGHLY TRIMMED AND CONSOLIDATED.
- THE SLAB SHALL BE LAID ON MAX 50 mm THICKNESS OF CONSOLIDATED LEVELLING SAND COVERED WITH A 0.2 mm THICK POLYTHENE VAPOUR BARRIER WITH ALL JOINTS PROPERLY LAPPED AND TAPED.
- THE SLAB SHALL BE CURED BY ONE OF THE FOLLOWING METHODS :-
  - (a) WETTING TWICE DAILY FOR THE FIRST THREE DAYS.
  - (b) USING AN APPROVED CURING COMPOUND.
- ALL CONCRETE SHALL BE MECHANICALLY VIBRATED AND SHALL BE CAREFULLY WORKED AROUND THE REINFORCEMENT AND INTO CORNERS OF FORMWORK.
- THE OWNER'S ATTENTION IS DRAWN TO APPENDIX A OF AS2870.2-1996 "PERFORMANCE REQUIREMENTS AND FOUNDATION MAINTENANCE".
- SLAB AND FOOTING DESIGN HAS BEEN BASED ON PRINCIPLES AS SET OUT IN AS2870.1-1996 "RESIDENTIAL SLABS AND FOOTINGS".

1:200

SITE PLAN

LEGEND

- f.w.⊕ FLOOR WASTE
- S.A. SMOKE ALARM
- H/W HOT WATER SYSTEM
- A/C AIR-CONDITIONING UNIT
- AS BUILT WORKS TO REMAIN
- PROPOSED NEW WORKS
- ORIGINAL GARAGE
- R.W.T. RAIN WATER TANK



Allow + or - 200 mm on all RL(S) on plans. All levels are subject to final determination on site.  
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ISSUE	REVISION	DATE
A	INITIAL SUBMISSION	31/07/2023
B	AMENDED SUBMISSION	19/02/2024
C	AMENDED SUBMISSION	28/02/2024

PROJECT:	132 Wilbur St, Greenacre NSW 2190
CLIENT:	MR OMAR DADOUN
PROJECT No.:	001/23

DRAWING No:	1 OF 10
DATE:	28/02/2024
SCALE:	AS SHOWN @A3
DRAWN:	HM

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