

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
-  AS BUILT WORKS TO REMAIN
-  S.A. SMOKE ALARM
-  PROPOSED NEW WORKS
-  H/W HOT WATER SYSTEM
-  ORIGINAL GARAGE
-  A/C AIR-CONDITIONING UNIT
-  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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STANDARD SPECIFICATION

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

1.0 GENERAL

1.1

1.2 - ALL MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND UNLESS OTHERWISE STATEDON THE PLANS SHALL BE NEW AND THE BEST OF THE THEIR RESPECTIVE KIND AND SUITABLE FOR THEIR INTENDED PURPOSES.

1.3 - ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND TO GOOD TRADE PRACTICES

1.4 - ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS.

1.5 - THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORM PART OF THE CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".

1.6 - DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS

1.7 - ENSURE THAT SUBSTRATES ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES. COMMENCEMENT OF WORK ON THE SUBSTRATES IMPLIES ACCEPTANCE BY THE SUBCONTRACTOR OF THE SUBSTRATES ON WHICH FINISHES ARE APPLIED.

1.8 - CONTRACTOR IS TO SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF THE RESPECTIVE WORKS.

1.9 - CONTRACTOR IS RESPONSIBLE FOR THE PROGRESSIVE CLEAN UP DURING AND AFTER THE COMPLETION OF RESPECTIVE WORKS

2.0 EARTHWORKS

2.1 - UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm INCLUDING ALL ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION AND/OR BUILDER. PROVIDE SUITABLE CLEAN FILL AND COMPACT IN LAYERS NOT GREATER THAN 300mm TO REDUCE LEVELS AS SHOWN.

2.2 - DO NOT EXCAVATESERVICES TRENCHES WITHIN AN ANGLE OF 45 DEGREES DOWN FROM THE BOTTOM EDGE OF THE FOOTING.

2.3 - ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT

3.0 CONCRETE

3.1 - ALL CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO STRUCTURAL ENGINEERS DETAILS, RELEVANT BUILDING CODES AND STANDARDS

3.2 - THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870

3.3 - PROVIDE A PROPRIETARY VAPOUR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT POLYTHENE FILM MIN 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE MANUFACTURER.

4.0 TERMITE PROTECTION:

4.1 - PROVIDE ANTI-TERMITE TREATMENT UNDER THE BUILDING AREAS IN ACCORDANCE WITH AS 2057, AS 3660.1 AND APPENDIX D, FOR RETICULATED SYSTEMS.

4.2 - BUILDER SHALL PROVIDE "BIFLEX" OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD CODES

5.0 BRICKWORK

5.1 - BRICK WORK SHALL COMPLY WITH :

AS 3700 MASONRY CODE

AS A123 MASONRY CODE

MORTAR FOR MASONRY CONSTRUCTION

5.2 - BRICK GAUGE 7 STANDARD COURSES = 600mm.

5.3 - TIES SHALL BE 3.5mm DIAMETER GALVANIZED WIRE KINKED FOR AND BUILT IN EVERY 5TH COURSE AT APPROXIMATELY 900mm CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300mm HEIGHT OF OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm OF OPENINGS. BUILD TIES INTO EACH LEAF AT LEAST 50mm.

5.4 - VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE FILLED AT COMPLETION WITH A CONTINUOUS FILLER STRIP.

5.5 - CAVITIES TO BE KEPT CLEAR OF MORTAR. PROVIDE CAVITY BOARDS. TEMPORARILY OMIT BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS.

5.6 - FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHING AND CAVITY FILL KEEP CLEAR OF MORTAR. DO NOT LOCATE WEEPHOLES CLOSER THAN 500mm TO JOINTS IN DAMP PROOF COURSES OR FLASHING.

5.7 - PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND SLAB AND/OR FOOTINGS. DPC ADDITIVE SHALL BE CLEAR IN ALL FACEWORK.

5.8 - SETOUT BRICKWORK ACCURATELY, PLUMP, LEVEL AND PROPERLY BONDED. RISING WORK TO BE RAKED BACK, JAMBS, REVEALS, CORNERS, PERPENDS, ETC TO BE TRUE, PLUMB AND IN LINE WITH PERPENDS TRUE LINE. SETOUT DOOR FRAMES NEAR PERPENDICULAR WALL WITH A MERGIN OF 12mm OR GREATER THAN 50mm

5.9 - PROVIDE 12mm PLASTERING MARGIN BETWEEN WINDOW FRAME AND INTERNAL BRICKWORK TO BE PLASTERED.

5.10 - WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING.

5.11 - BUILD IN ALCOR/PGI FLASHINGS AS FOLLOWS:

· WHEREVER SHOWN ON DRAWINGS

· CAVITY WALLS BUILT OF SLAB ON GROUND (WHERE NOT PARGED)

· OVER LINTELS TO EXPOSED OPENINGS - EXTEND THE FULL WIDTH OF OUTER LEAF CONTINUOUS ACROSS CAVITY 50mm INTO INNER LEAF 2c ABOVE

· OVER ROOF - EXTEND THE FULL WIDTH OF EXTERNAL LEAF, STEPPED TO ROOF SLOPE TURNED DOWN MIN. 50mm OVER BASE FLASHING. TURN UP IN CAVITY SLOPING INWARDS AND BUILT INTO INNER LEAF 1c ABOVE.

· DOOR/WINDOW STILES - EXTEND THE FULL HEIGHT 150mm WIDE FIXED TO FRAMES INTERLEAVED WITH SILL AND HEAD FLASHING AT EACH END.

· STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY: VERTICAL FLASHING CONTINUOUS 1c BELOW FL TO ABOVE STRUCTURE OR FRAME. NOMINAL 300m WIDE.

· FOR HORIZONTAL STRUCTURES/SERVICES: CONTINUOUS FLASHING BUILT IN AS FOR OVER LINTELS

· AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND TURNED AWAYIN CAVITY FROM INNER LEAF.

5.12 - WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING.

5.13 - UNLESS OTHERWISE SHOWN ON DRAWINGS

EXTERNAL FACE WORK: 230x110x76mm

WINDOW SILLS: 2c FACE BRICK SPLAYED SILLS

WINDOW HEADS: SOLID FACEBRICK COURSE

6.0 LINTELS

MAX SPAN LINTELS SIZE BEARING (mm) (VERT x HORIZ x THICK) EACH END (mm)

900 75x10 150

1200 75x75x8 150

1500 90x90x8 150

1800 100x75x8 230

2100 125x75x8 230

2400 125x75x10 230

2500 100x100x8 230

3000 150x90x10 230

7.0 CARPENTRY WORK

7.1 - ROOF AND CEILING FRAMING SHOULD COMPLY WITH AS 1684 LIGHT TIMBER FRAMING CODE. DRAW STRAP FIRMLY OVER WALL PLATES AND SECURELY FIX TO TOP OF PLATE BY 2x30mm GALV. CLOUTS/STRAP.

7.2 - REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.

7.3 - SUPPLY AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE DRAWINGS.

8.0 ROOFING

8.1 - SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RELEVANT BUILDING CODES

8.2 - GUTTER, FASCIA, DOWNPIPES, FLASHING SHALL BE IN LONGEST POSSIBLE LENGTHS

8.3 - ALLOW FOR ALL JOINTS AND JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY TO COMPLETE WORK.

8.4 - ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHING, FLUMES THROUGH ROOF

8.5 - FIX GUTTERS & FLASHING TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH

8.6 - SEAL BETWEEN OVERLAPPING FLASHING; FLASHING TURNED DOWN OVER BASE OR APRON FLASHING; FLASHING OVER METAL ROOF; FLASHING OVER SECRET GUTTERS; AROUND ROOF PENETRATIONS ETC.

9.0 WINDOWS/GLAZING

9.1 - UNLESS OTHERWISE STATEDON THE DRAWINGS WINDOW FRAMES SHALL BE ALUMINIUM RESIDENTIAL OR COMMERCIAL IN SECTION WITH POWDERCOAT FINISH AS SELECTED BY OWNER.

9.2 - ALLOW FOR FLYSCREENS TO BE FITTED TO ALL WINDOWS.

9.3 - ANGLED WINDOW UNITS SHALL BE FACTORY MADE AND FIXED AND DELIVERED ON SITE AS A COMPLETE UNIT.

9.4 - WHERE RELEVANT WINDOWS ARE TO COMPLY WITH THE SPECIFICATIONS PROVIDED BY THE THERMAL PERFORMANCE ASSESSOR.

9.5 - CLEAR GLASS GENERALLY: OBSCURE GLASS TO BATHROOMS, REFER TO DRAWINGS.

9.6 - WHERE GLASS BLOCKS HAVE BEEN NOMINATED, THEY SHALL BE IN FRAMES AND INSTALLED TO MANUFACTURERS SPECIFICATIONS

10.0 JOINERY

10.1 - ALL JOINERY SHALL BE OF HIGHEST QUALITY MATERIALS TO BEST TRADE PRACTICES AND HIGH QUALITY FINISH.

10.2 - EXTERNAL DOOR FRAMES SHALL BE: 110x40 DOUBLE REBATED FRAME WITH 130x40 WEATHERED THRESHOLD U.N.O.

10.3 - SUPPLY AND BUILD IN TIMBER DOOR FRAMES TO EXTERNAL LOCATIONS AS SHOWN ON ARCHITECTURAL DRAWINGS.

11.0 CEILINGS

11.1 - CEILINGS SHALL BE RECESSED EDGE, MINIMUM 8.0mm PLASTERGLASS OR GYROCK.

11.2 - FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED SYSTEMS TO PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE

11.3 - PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES

11.4 - PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS SHOWN ON THE DRAWINGS.

12.0 PLASTERING

12.1 - INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN & FRIDGE RECESSES ETC SHALL BE (OTHER THAN FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND SET IN HARDWALL PLASTER U.N.O.

12.2 - PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1:9, CEMENT:LIME:SAND RENDER, AND FINISHED WITH NOMINALLY 3mm HARDWALL PLASTER

12.3 - SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS.

12.4 - PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK

12.5 - EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING).

12.6 - NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL NOT BE FLUSHED UP WITH FRAMES.

12.7 - PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR JOINS ONTO CONCRETE WORK.

13.0 FLOORING FINISHES

13.1 - CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED UNDERLAY SMOOTH EDGE, DIMINISHING STRIPS ETC, TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE

13.2 - PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, ANGLE TRIMS ETC. TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE

13.3 - PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, DIMINISHING BOARDS ETC TO COMPLETE THE WORKS: FLOOR BOARDS TO BE SANDED AND POLISHED TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS). REFER TO DRAWINGS AND FINISHES SCHEDULE.

14.0 SIGNAGE

14.1 - WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO LETTERBOXES AS SCHEDULED.

14.2 - "SUPERDRAFT" RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY FACING THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.

15.0 PAVING

15.1 - GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT THE FOLLOWING SHALL APPLY AS A MINIMUM STANDARD

· SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS.

· CUT, FILL & COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND LEVELS

· PROVIDE BRICK EDGE RETAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK

· TO DRIVEWAY AREAS, PROVIDE NOMINAL 300x150mm CONCRETE FOOTING ALONG PERIMETER OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.

15.2 - PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm CLEAN SAND AND GRADE TO FALLS.

15.3 - UNLESS NOTED PAVING PATTERN IS TO CLIENTS DETAIL

15.4 - BRICK PAVERSSHALL BE:

TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE

PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE

16.0 ENERGY EFFICIENCY

16.1 - INSULATION MUST FORM A CONTINUOUS BARRIER WITH CEILINGS, WALLS AND FLOORS BY ABUTTING OR OVERLAPPING ADJOINING INSULATION

16.2 - INSULATION MUST NOT ADVERSELY AFFECT DOMESTIC SERVICES OR FITTINGS

16.3 - REFLECTIVE INSULATION IS TO BE PROVIDED WITH A MINIMUM 25mm AIRSPACE AND IS FITTED CLOSE TO OPENINGS SUCH AS WINDOWS/DOORS ETC. AND IS PROVIDED WITH ADEQUATE SUPPORT.

16.4 - BULK INSULATION MUST MAINTAIN ITS POSITION, THICKNESS. ENSURE THAT CEILING INSULATION OVERLAPS UN-INSULATED WALLS

16.5 - CONSTRUCTION JOINTS, SUCH AS BETWEEN WALL AND FLOOR, ARE TO BE TIGHT FITTING OR SEALED USING CAULKING OR JOINERY ITEMS SUCH AS SKIRTING OR CORNICES

16.6 - EXHAUST FANS ARE TO BE FITTED WITH A SELF CLOSING DAMPER

16.7 - ROOF LIGHTS MUST BE SEALED WITH WEATHERPROOF SEALS

16.8 - HEATED WATER PIPING MUST BE THERMALLY INSULATED AND PROTECTED AGAINST THE WEATHER AND SUN

16.9 - INTERNAL HEATED WATER PIPING TO HAVE AN R VALUE OF 0.2

16.10 - ENCLOSED SUB-FLOOR AND ROOF SPACE TO HAVE AN R VALUE OF 0.45

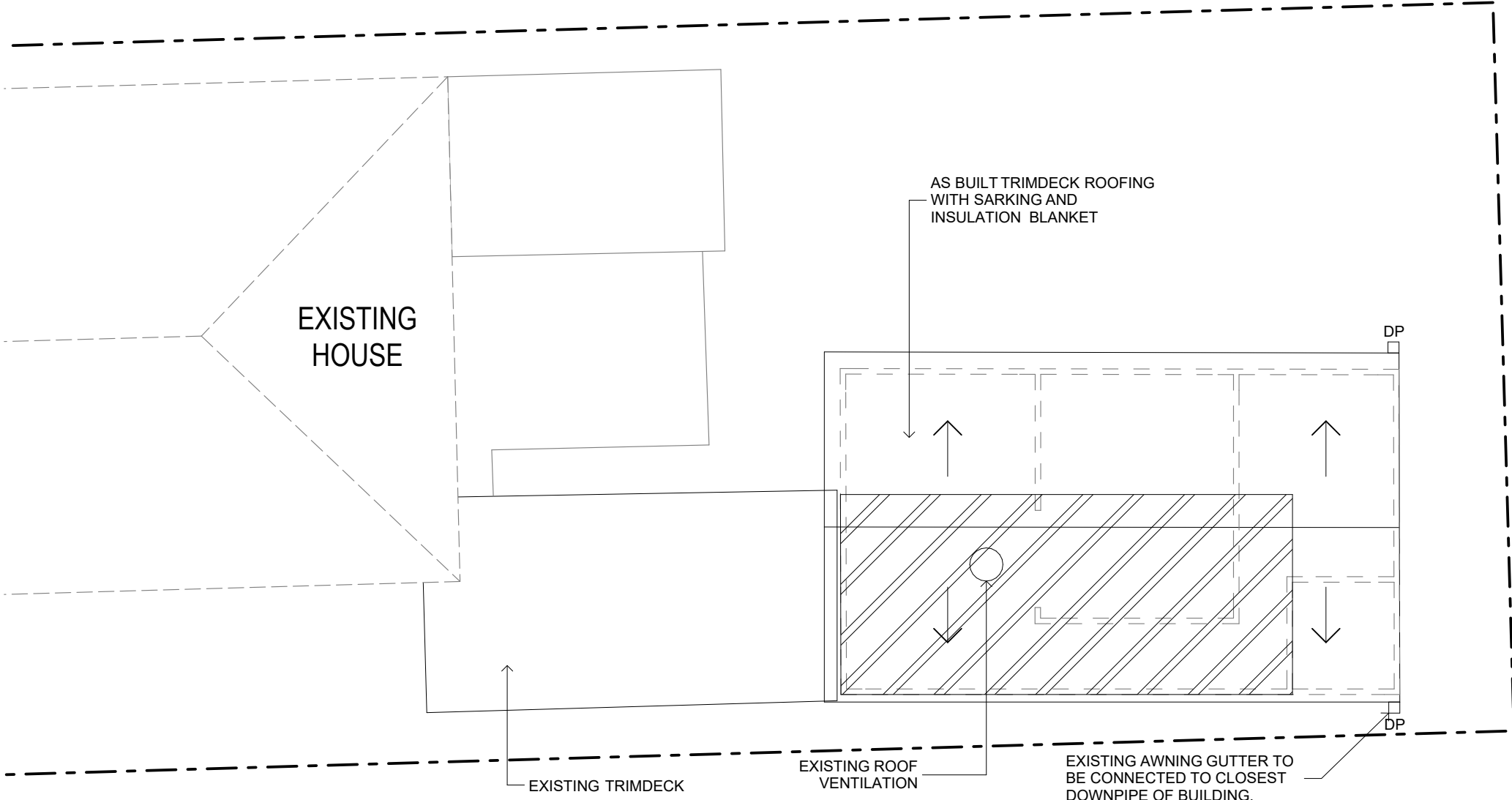
ISSUE	REVISION	DATE	PROJECT:		DRAWING No: 2 OF 10	<div>Premium Quality Group Pty Ltd</div> <div>ACN: 665 341 257</div> <div>E: PQG2023@gmail.com</div> <div>M: +61 490 501 227</div> <div>40 Hillview Parade Lurnea NSW 2170</div>
A	INITIAL SUBMISSION	31/07/2023	132 Wilbur St, Greenacre NSW 2190		DATE: 28/02/2024	
B	AMENDED SUBMISSION	19/02/2024			SCALE: AS SHOWN @A3	
C	AMENDED SUBMISSION	28/02/2024			DRAWN: HM	
				CLIENT: MR OMAR DADOUN	PROJECT No.: 001/23	<div>Accredited Building Designer No. 6600</div> <div>bdaBUILDING DESIGNERS AUSTRALIA NSW</div>





UNIT 26 WINDOWS SCHEDULE			
ID	W x H SIZE	SILL HEIGHT	ORIENTATION
W01	800x500	1,500	NORTH
W02	1,800x1,200	900	EAST
W03	1,600x1,200	900	WEST
W04	1,200x1,200	900	WEST
W05	1,200x1,200	900	WEST

UNIT 26 DOORS SCHEDULE		
ID	W x H SIZE	ORIENTATION
D01	1,800x2,100	SOUTH



ROOF PLAN 1:100

LEGEND

- f.w.⊕

FLOOR WASTE
- S.A.

SMOKE ALARM

H/W

HOT WATER SYSTEM

A/C

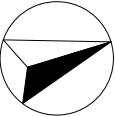
AIR-CONDITIONING UNIT
- AS BUILT WORKS TO REMAIN

PROPOSED NEW WORKS

ORIGINAL GARAGE

R.W.T. RAIN WATER TANK

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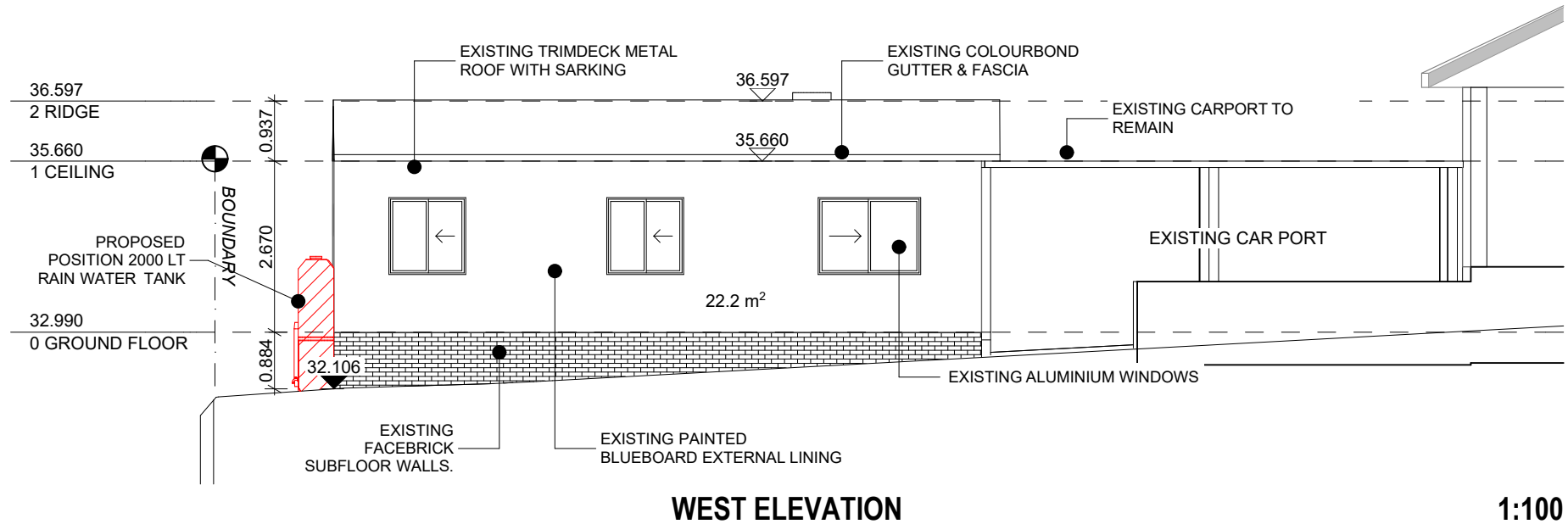
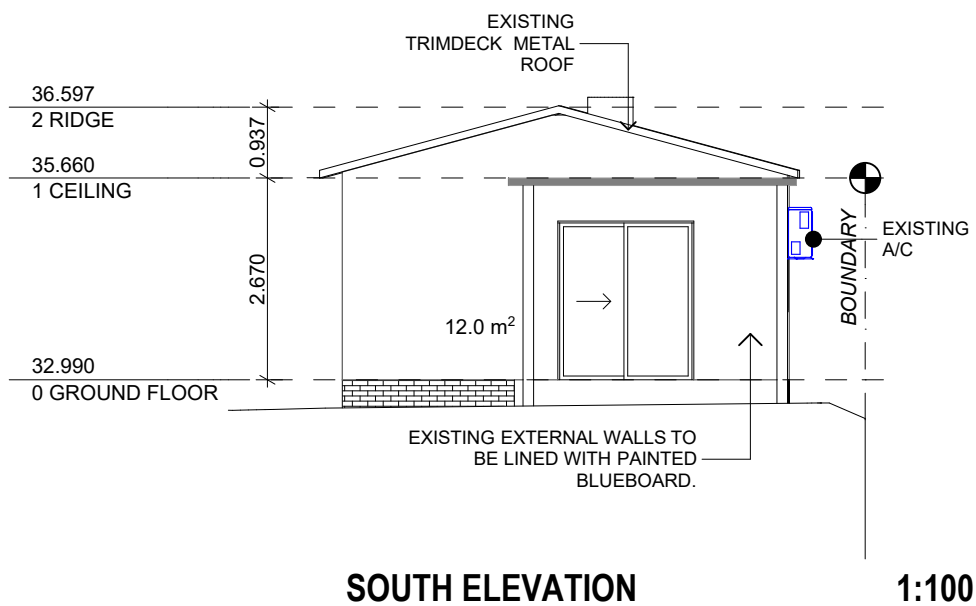
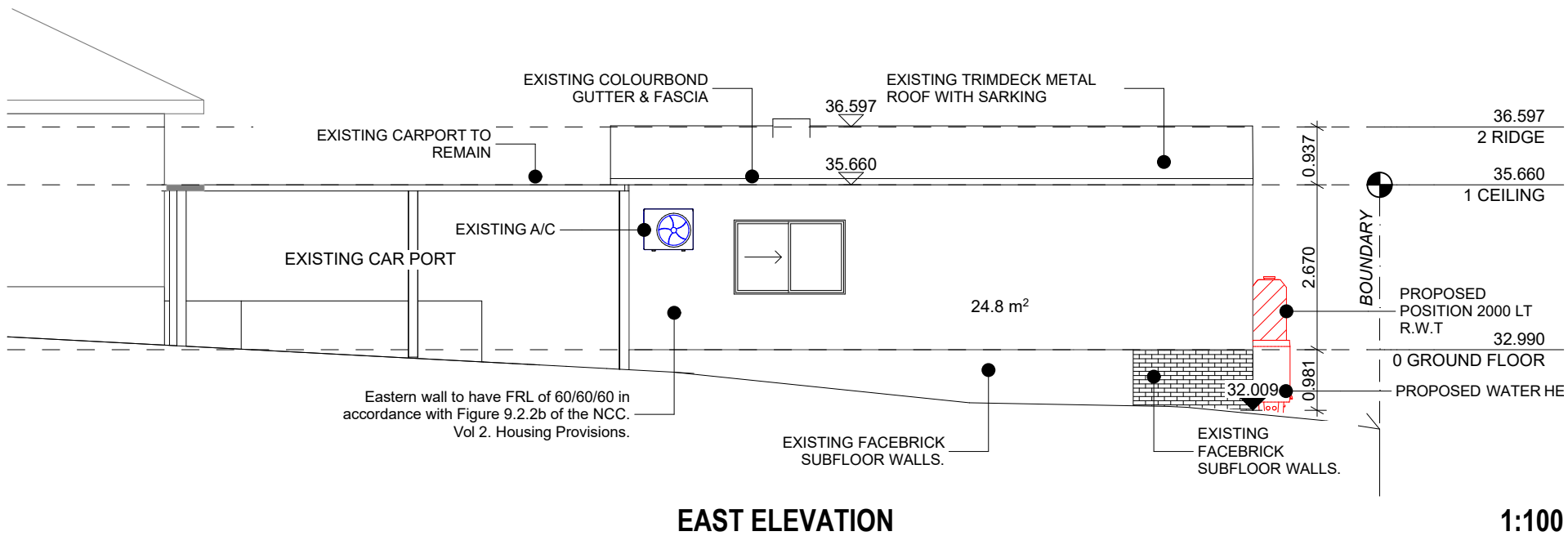
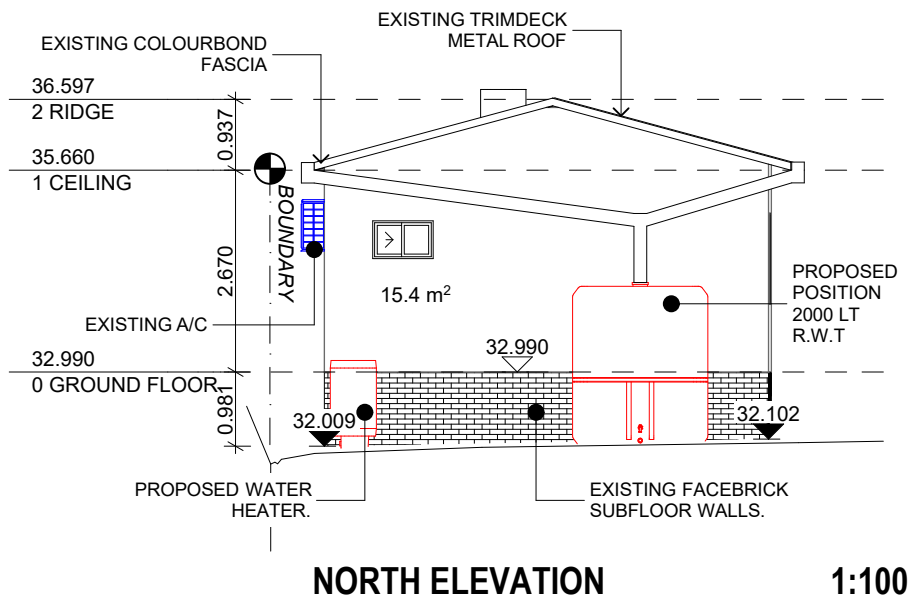
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## LEGEND

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

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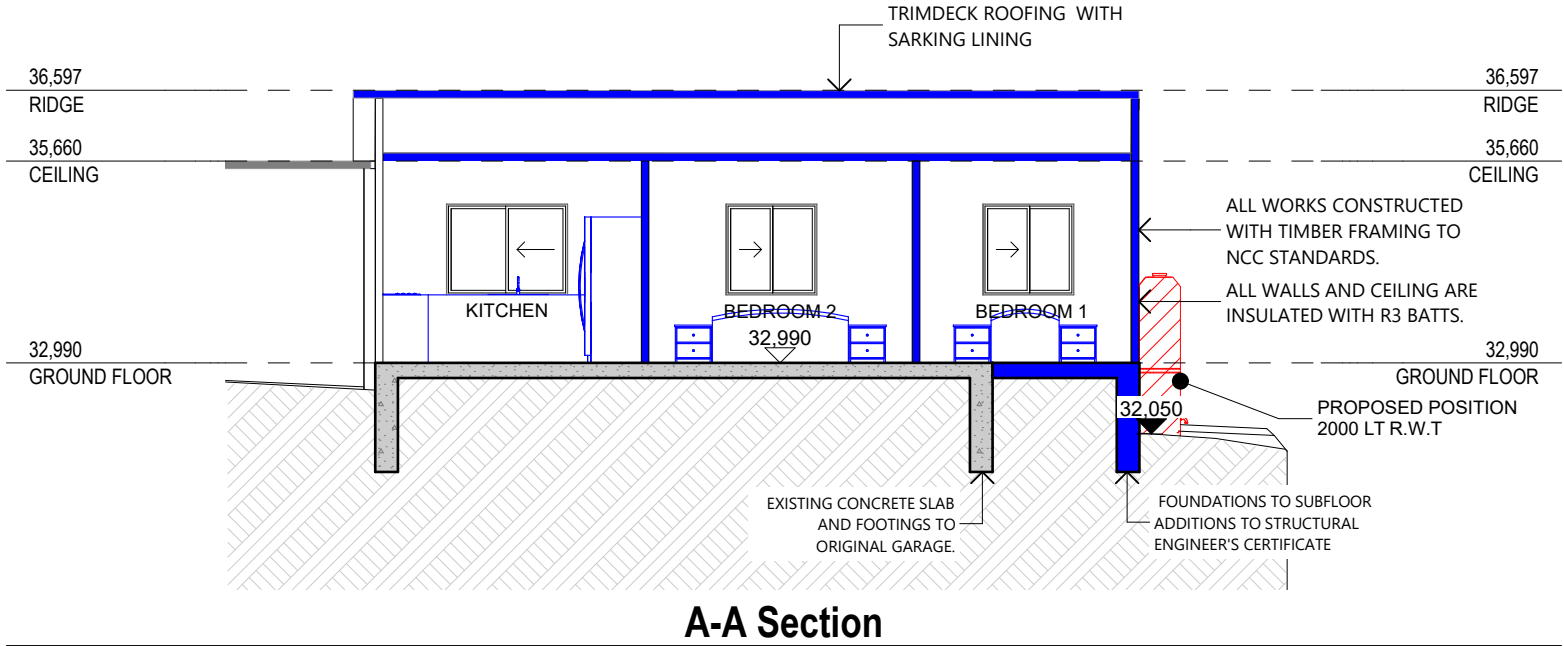
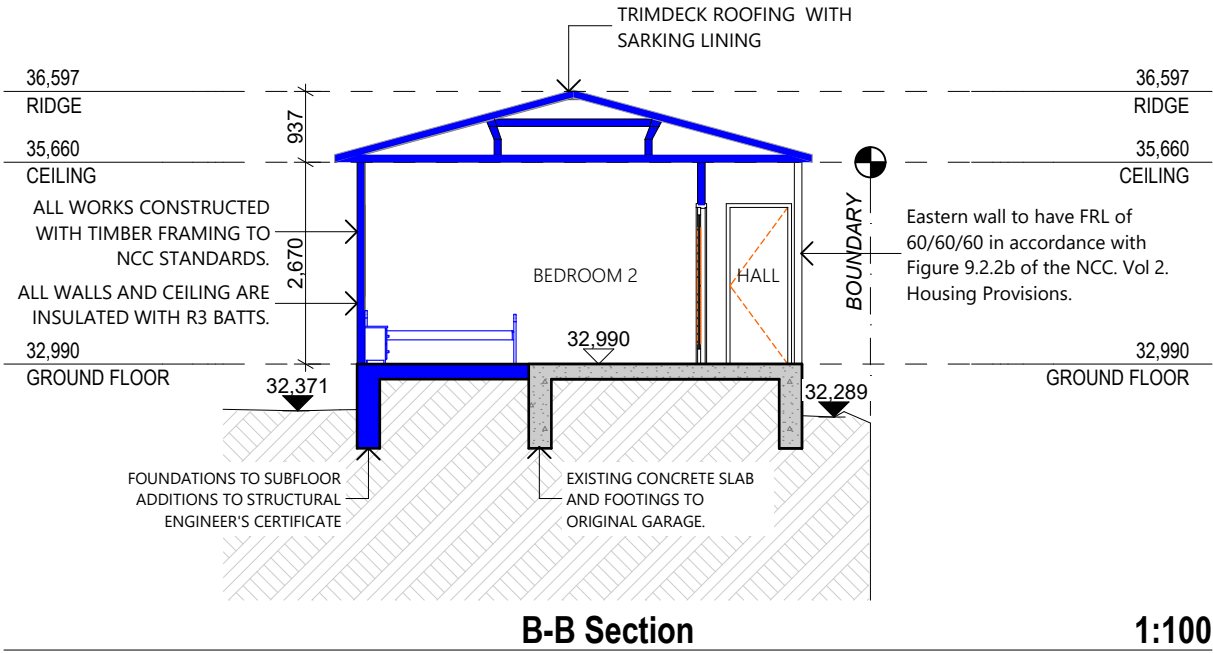
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DRAWING No:	5 OF 10
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LEGEND

- 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

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Project summary		
Project name	132 Wilbur St, Greenacre NSW 2190	
Street address	132 Wilbur Street Greenacre 2190	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 11603	
Lot no.	90	
Section no.	-	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	1	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

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 42.15 square metres of the site.	✔	✔	
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.	✔	✔	✔
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.	✔	✔	✔
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	✔	✔	✔
			✔

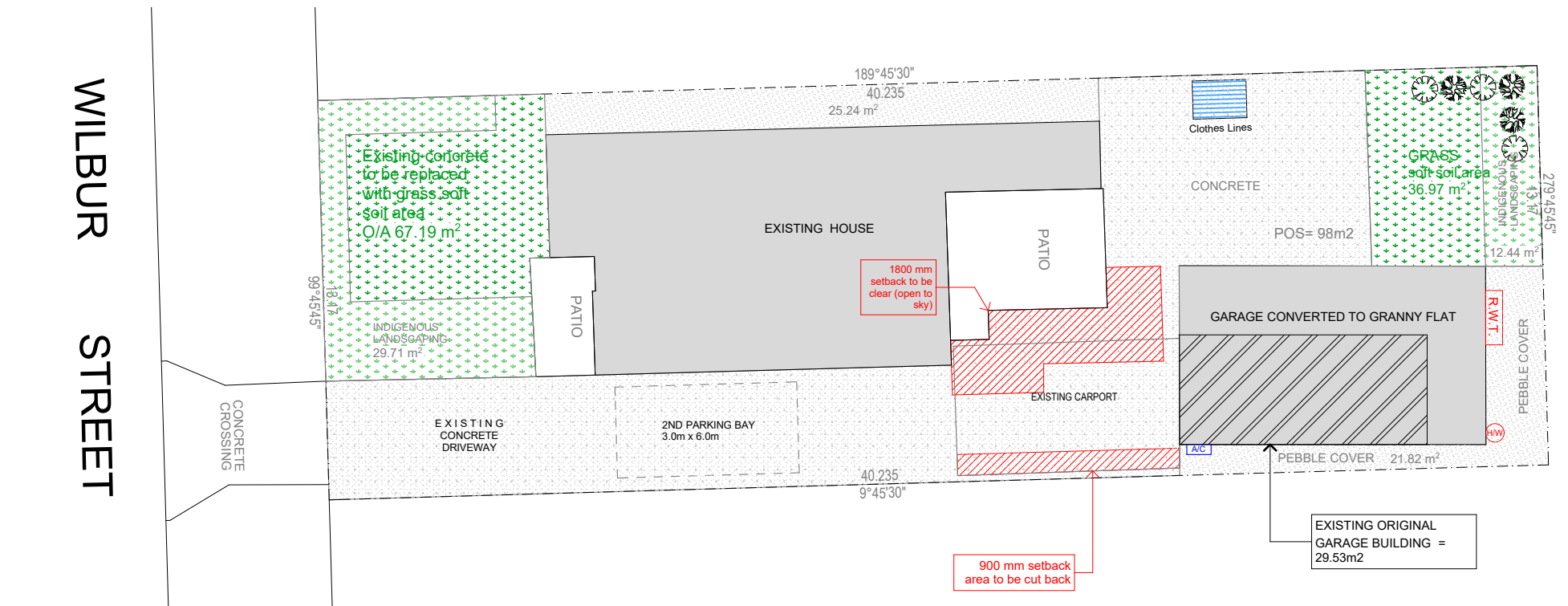
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing		
North facing							
W01	500	800	aluminium, single, clear	eave 300 mm, 200 mm above head of window or glazed door	not overshadowed		
East facing							
W02	1200	1800	aluminium, single, clear	none	not overshadowed		
South facing							
D01	2100	1800	aluminium, single, clear	verandah 7340 mm, 2570 mm above base of window or glazed door	not overshadowed		
West facing							
W03	1200	1600	aluminium, single, clear	eave 300 mm, 570 mm above head of window or glazed door	not overshadowed		
W04	1200	1200	aluminium, single, clear	eave 300 mm, 570 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		
W05	1200	1200	aluminium, single, clear	eave 300 mm, 450 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: gas instantaneous with a performance of 6 stars.					✔	✔	✔
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.					✔	✔	✔



### 3.3 Recommended Works

As detailed in the above section 3.0 of this report:

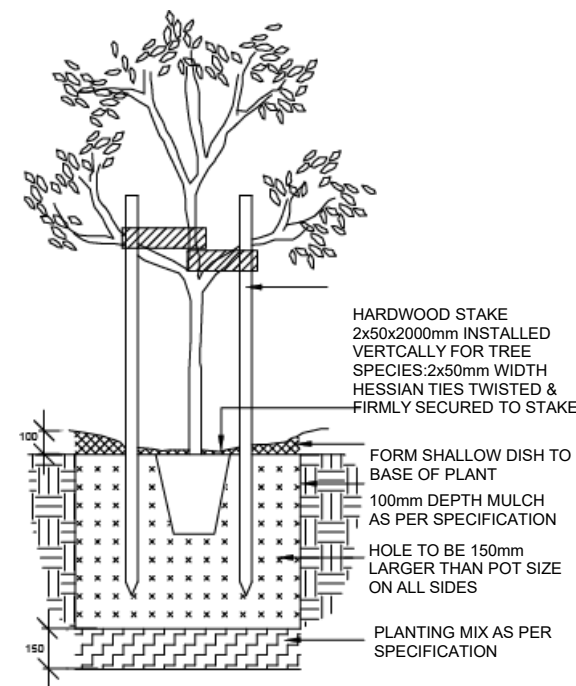
1. A suitable qualified profession engineer is to certify that the timber framing is in accordance with AS1684.2 or AS 1684.4.
2. Engineer to certify structure, new & existing slab and footings.
3. Licensed Plumber to confirm compliance of existing and proposed stormwater system to be connected to existing stormwater system, including downpipes and gutters.
4. Licensed plumber to connect downpipes to stormwater system and to certify all plumbing works in accordance with BCA and any relevant Australian Standards.
5. Licensed Pest Controller to confirm Installation of a suitable termite barrier system on the perimeter of the outbuilding and certify the work and install a new durable notice.
6. Wet area waterproofing to be certified by licenced water-proofer to verify compliance with AS 3740, in accordance with BCA 10.2 requirements.
7. Glazing certificate to be obtained from supplier and installer to confirm compliance with NCA and AS 1288 & AS 2047.
8. Exhaust from bathroom or sanitary compartment; must discharge directly or via a shaft or duct to outdoor air. To be confirmed by Licensed electrician.
9. All electrical works to be certified by licenced Electrician.
10. Smoke alarms to be reinstated to be relocated near bedrooms and hardwired as per AS3786. To be certified by licenced Electrician.
11. Exhaust from a kitchen, & kitchen range hood and bathroom, must discharge directly or via a shaft or duct to outdoor air, to be certified by licenced Electrician.
12. Install new washtub for a washing machine in the same bathroom.



## LANDSCAPE PLAN

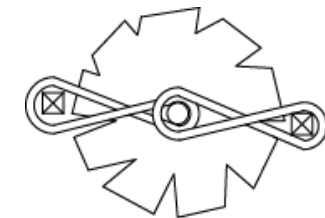
**1:200**

## VEGETATION

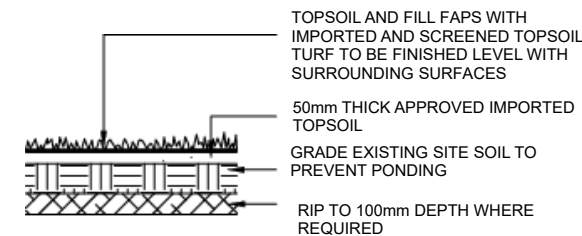


TYPICAL PLANTING  
DETAILS N.T.S

RIP BASE TO 150mm



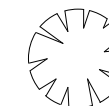
PLAN HESSIAN TIES N.T.S




TURFING DETAIL N.T.S

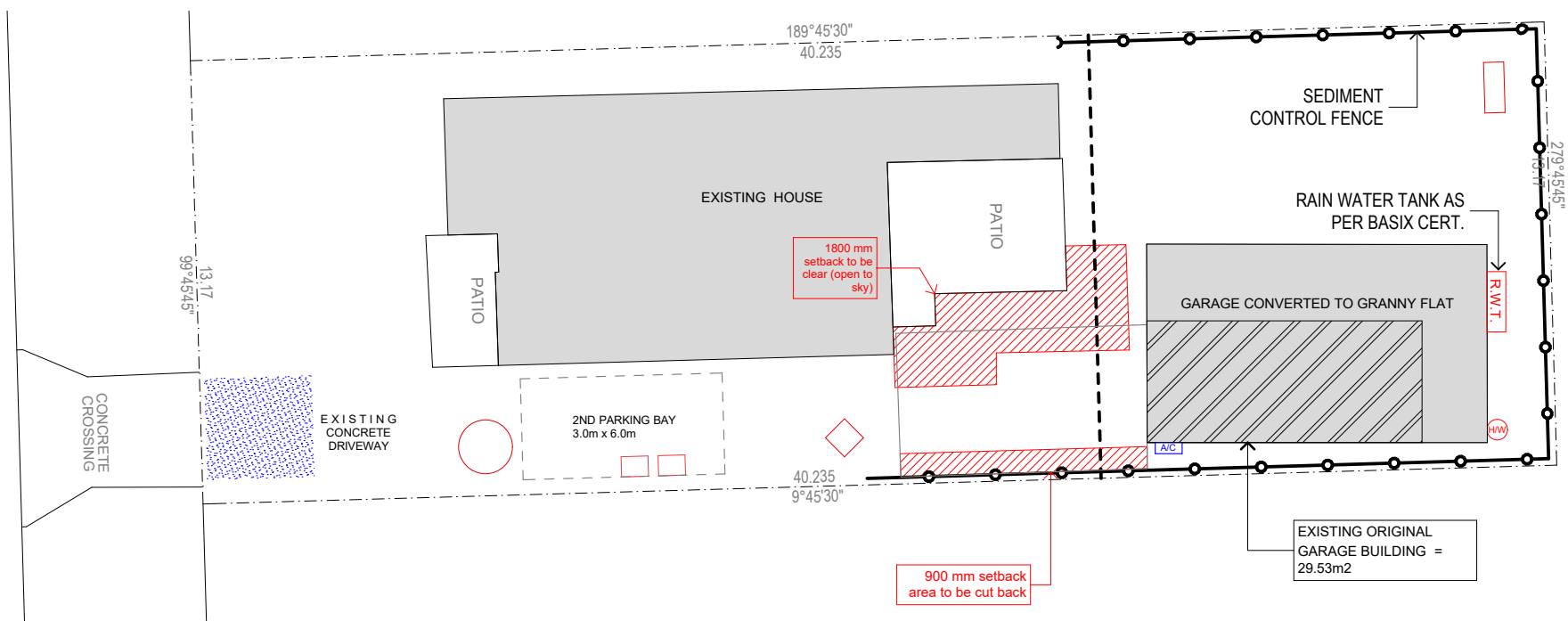
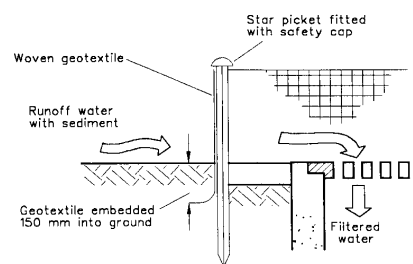


Blackthorn x 3  
(H 3.0m x W 1.0m)



Kidney Weed x 3  
(H 0.1m x W xm)

ISSUE	REVISION	DATE	PROJECT:		DRAWING No: 8 OF 10	<div>Premium Quality Group Pty Ltd</div> <div>ACN: 665 341 257</div> <div>E: PQG2023@gmail.com</div> <div>M: +61 490 501 227</div> <div>40 Hillview Parade Lurnea NSW 2170</div>
A	INITIAL SUBMISSION	31/07/2023	132 Wilbur St, Greenacre NSW 2190		DATE: 28/02/2024	
B	AMENDED SUBMISSION	19/02/2024			SCALE: AS SHOWN @A3	
C	AMENDED SUBMISSION	28/02/2024			CLIENT: MR OMAR DADOUN	
					PROJECT No.: 001/23	
					DRAWN: HM	



**1:200**

## RAIN WATER TANK

**Premium  
Quality**

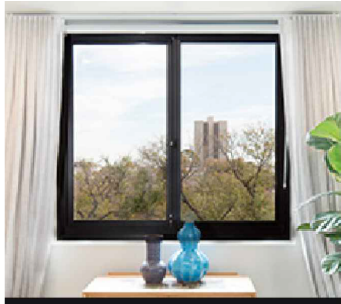
Accredited Building  
Designer No. 6600

**bda** BUILDING  
DESIGNERS  
ASSOCIATION  
NEW ZEALAND

Allow + or - 200 mm on all RL(S) on plans. All levels are subject to final determination on site.  
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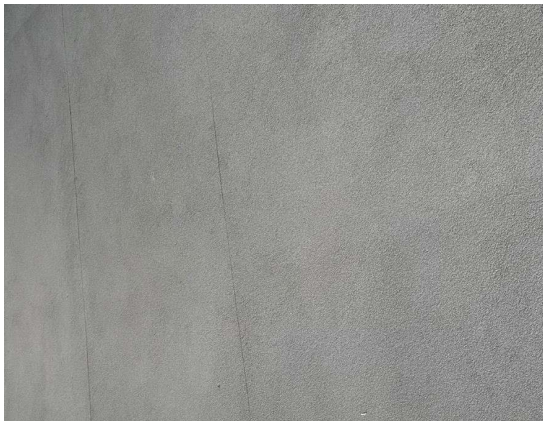
# SCHEDULE OF FINISHES



ALUMINIUM FRAMED  
SLIDING WINDOWS



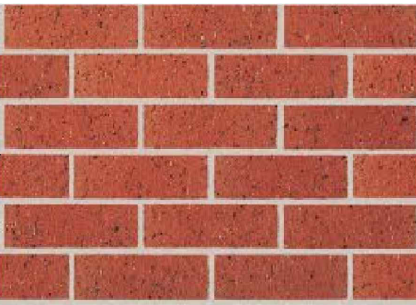
TRIMDECK GREY METAL ROOF  
FASCIA GUTTER AND  
DOWNPIPES.



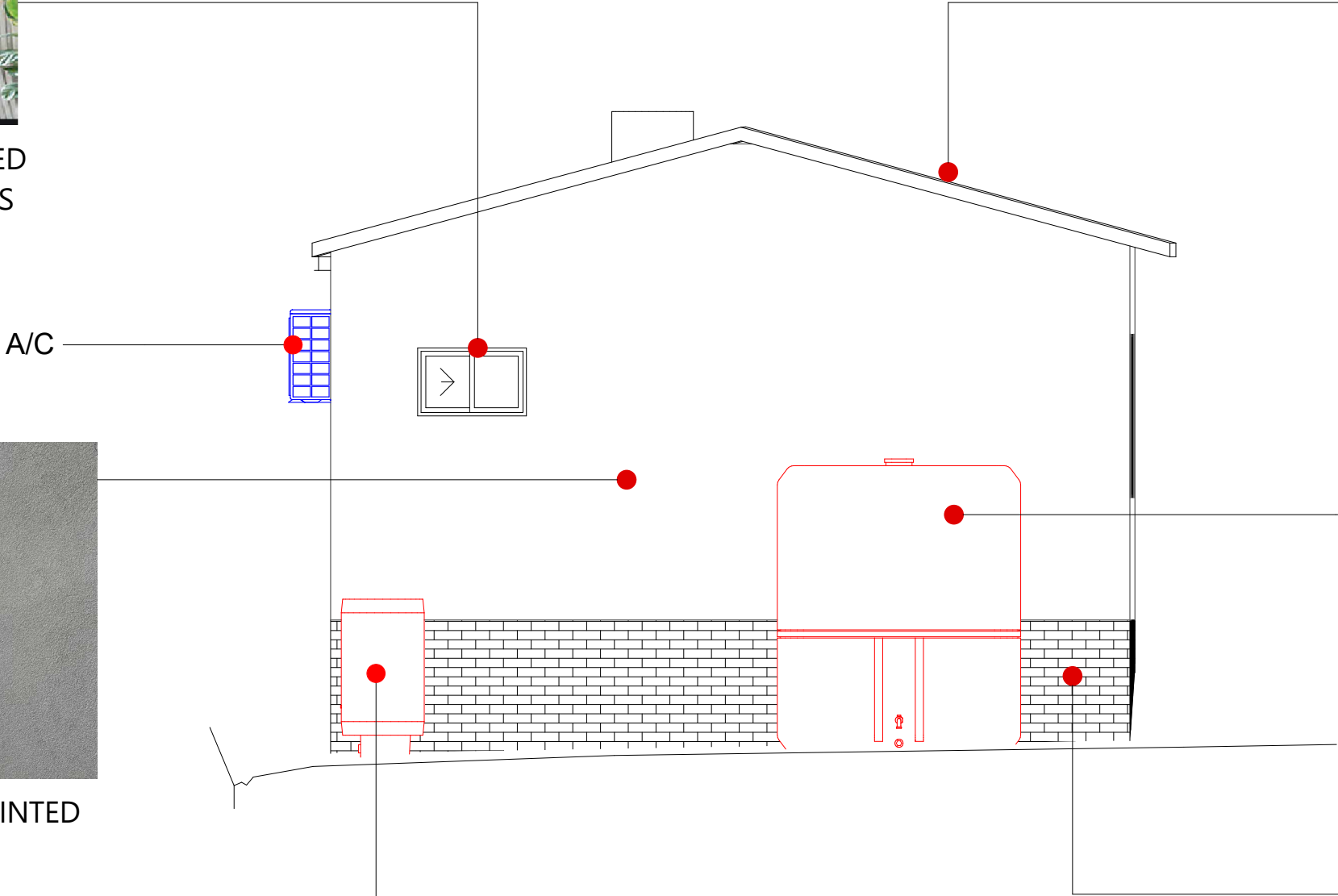
BLUEBOARD LINING (PAINTED  
FINISH)



PROPOSED POSITION  
2000LT R.W.T.



FACE BRICK TO SUBFLOOR  
WALLS.



WATER HEATER

A/C

ISSUE	REVISION	DATE
A	INITIAL SUBMISSION	31/07/2023
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C	AMENDED SUBMISSION	28/02/2024

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

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

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40 Hillview Parade Lurnea NSW 2170

Premium Quality Group Pty Ltd
Accredited Building Designer No. 6600
bda BUILDING DESIGNERS AUSTRALIA NSW

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