

PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY DWELLING
AT 45 HILLCREST AVE, GREENACRE

DRAWING LIST	
Sheet Number	Sheet Name
A00	COVER SHEET
A01.01	DEMOLITION PLAN
A01.02	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
A01.03	WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN
A01.04	LANDSCAPING PLAN
A01.05	SITE CALCULATIONS
A02	PROPOSED BASEMENT FLOOR PLAN
A03	PROPOSED GROUND FLOOR PLAN
A04	PROPOSED FIRST FLOOR PLAN
A05	PROPOSED GRANNY FLAT
A06	ELEVATIONS - PART 1
A07	ELEVATIONS - PART 2
A08	SECTION 1 & 2
A09	DRIVEWAY SECTION
A10	3D_BASEMENT FLOOR
A11	3D_GROUND FLOOR
A12	3D_FIRST FLOOR
A13	3D_MODEL
A14	3D_MODEL
A15	WINDOWS & DOORS SCHEDULE
A16	SCHEDULE OF MATERIALS& FINISHES
A17	STREETSCAPE VIEW & FRONT FENCE ELEVATION
A18.01	SHADOW DIAGRAM - 21ST JUN
A18.02	SHADOW DIAGRAM - 21ST JUN
A18.03	SHADOW DIAGRAM - 21ST JUN
A18.04	3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN
A18.05	3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR
A19	BASIX REQUIREMENTS
A20.01	NOTIFICATION PLANS - PART 1
A20.02	NOTIFICATION PLANS - PART 2





Certificate No. # 9AHFP1P5K

Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

nasrin moradi
HERA10095
45 HILLCREST AVE,
GREENACRE, NSW, 2190



<https://www.fr5.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCerte=1>

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.



NEMCO DESIGN
PTY LTD

ADDRESS:
SUITE 4, LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5556 M: 9422 606 228
E: alisham@nemcodesign.com.au

**STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN**

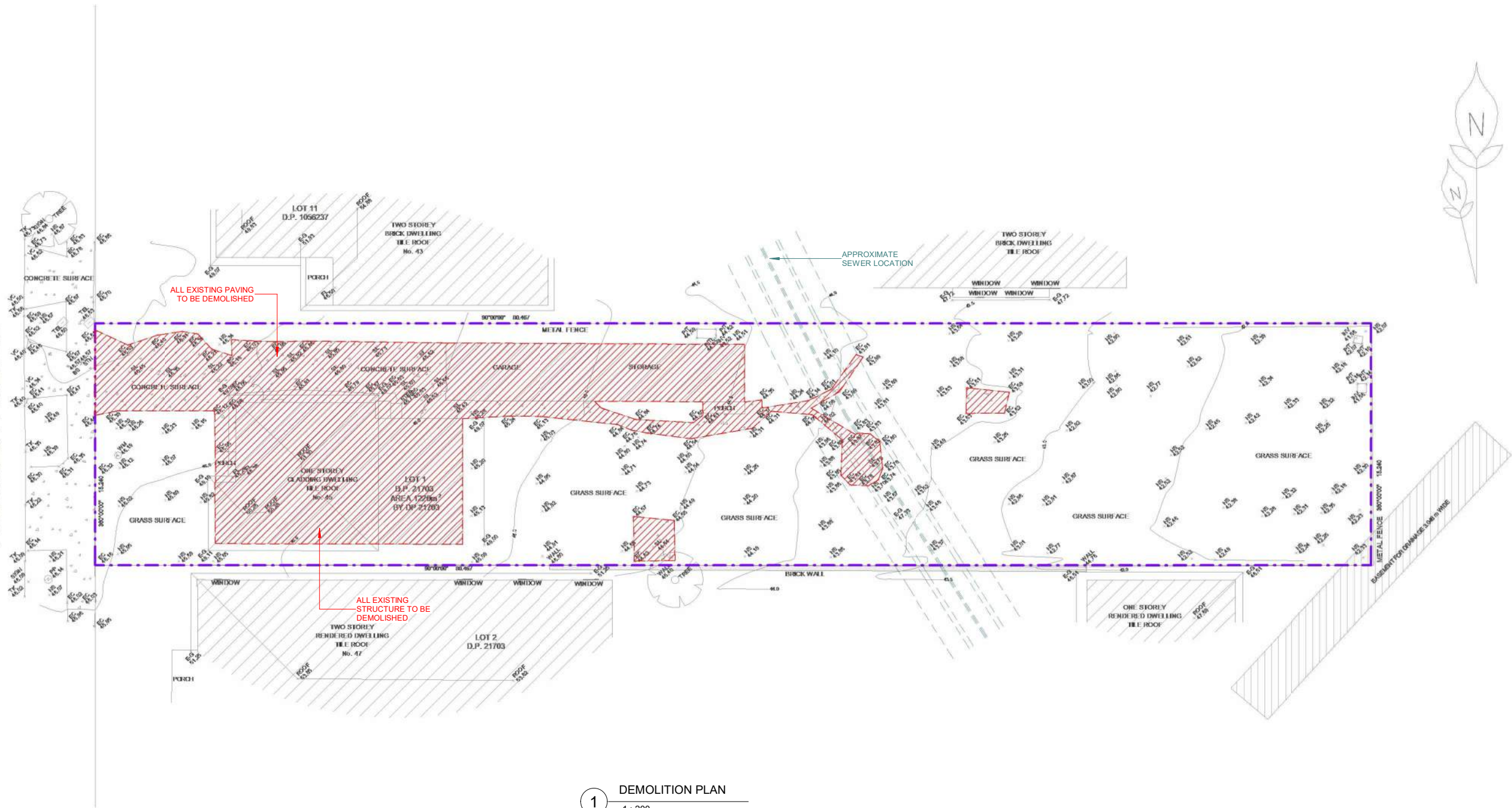
**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY
DWELLING**
NAME 1 1A/2
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

COVER SHEET

JOB NUMBER: 23611	DWG NUMBER: A00	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	



HILLCREST AVENUE



- 1 DEMOLITION PLAN
1 : 200
- LEGEND:**
- SITE BOUNDARY
 - ITEMS TO BE DEMOLISHED IN ACCORDANCE TO "AS2601 - 2001 THE DEMOLITION OF STRUCTURES"

Certificate No. # 9AHFP1P5K
Scan QR code or follow website link for rating details.

Assessor name: nasrin moradi
Accreditation No. HERA10095
Property Address: 45 HILLCREST AVE, GREENACRE NSW 2190

<https://www.f15.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCert=1>

NSW HERA

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

NEMCO DESIGN
7/11/19

ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5556 M: 9422 606 228
E: alisham@nemcodesign.com.au

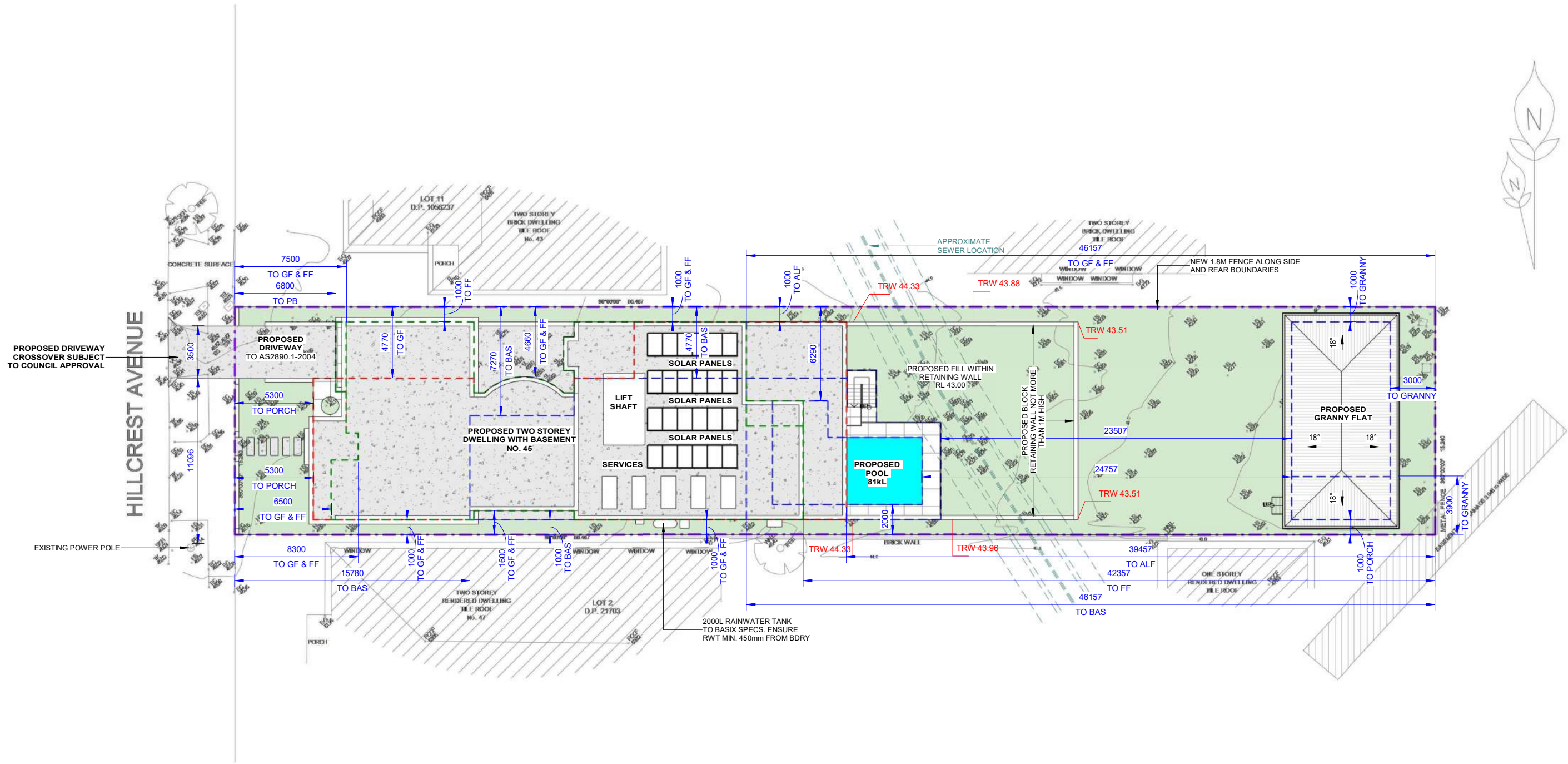
**STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN**

**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY
DWELLING**
NAME: I HAO
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

DEMOLITION PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A01.01	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	

2005/2024 12:48:34 PM



1 SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN

1 : 200

LEGEND:

- SITE BOUNDARY
- PROPOSED BASEMENT FLOOR OUTLINE
- PROPOSED GROUND FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE



REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

NEMCO DESIGN
Pty Ltd
ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5556 M: 9422 606 228
E: alishah@nemcodesign.com.au

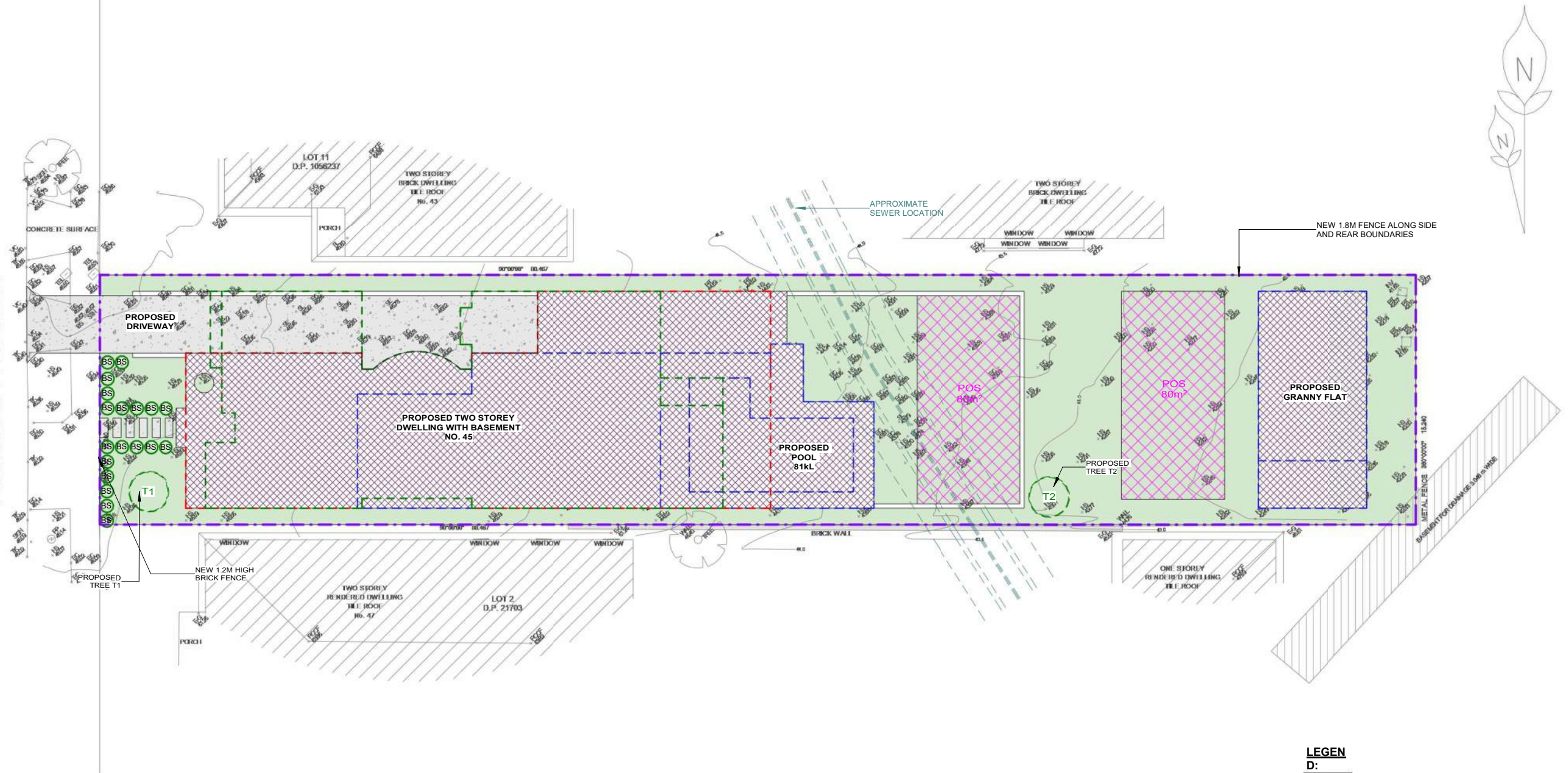
PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY
NAME: 11111111
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703
SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A01.02	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	



2005/2024 12:48:35 PM

HILLCREST AVENUE



2. Minimum soil standards for plant sizes are provided in accordance with the Table below.

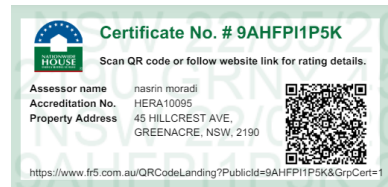
Tree Size	Height	Spread	Min Soil Area	Min soil depth
Large trees	>12m	>8m	10 x 10m	1200mm
Medium trees	8-12m	4-8m	6 x 6m	1000mm
Small trees	5-8m	<4m	3.5 x 3.5m	800mm
Shrubs	-	-	n/a	500-600mm
Groundcover	-	-	n/a	300-450mm
Turf	-	-	n/a	200mm

PLANTING SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	TYPE
BS	BURSARIA SPINOSA	BLACKTORN	1M	TREE
T1	ACACIA BINERVIA	MYALL WATTLE	5M	TREE

LEGEN

- D:
- SITE BOUNDARY
 - PROPOSED DWELLING
 - PROPOSED DRIVEWAY & CONCRETE AREAS
 - PROPOSED LANDSCAPING
 - POS 80m²
 - BS PROPOSED SHRUB
Bursaria Spinosa (Blacktorn) 1m
 - T1-2 PROPOSED TREE
Acacia Binervia (Myall Wattle) 5m
SIZE: MIN. 75 LTR

1 LANDSCAPING PLAN
1 : 200



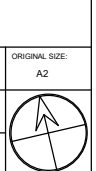
REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

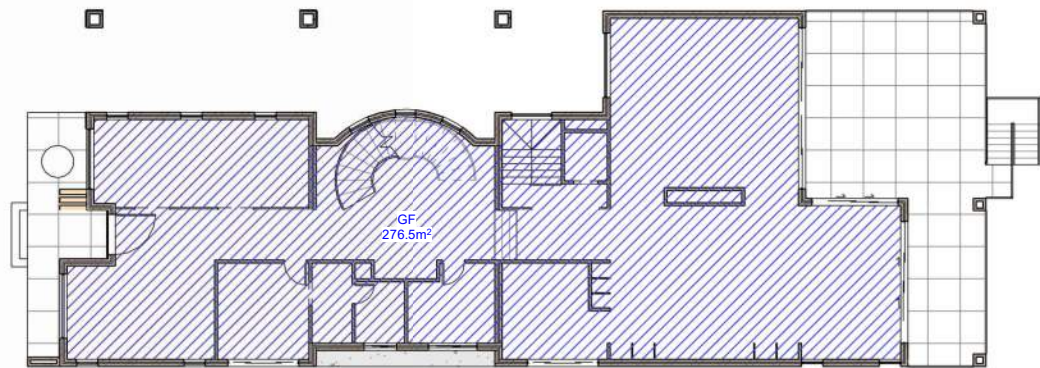
COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

NEMCO DESIGN
Pty Ltd
ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5556 M: 9422 606 228
E: alisham@nemcodesign.com.au

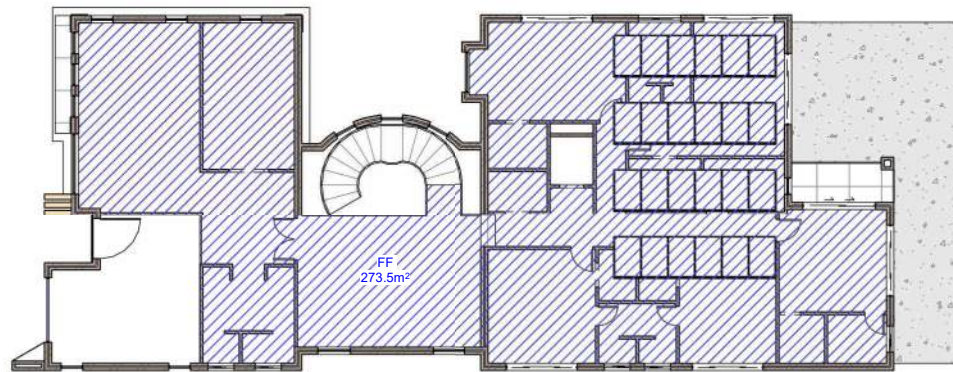
PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY DWELLING
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703
LANDSCAPING PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A01.04	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	

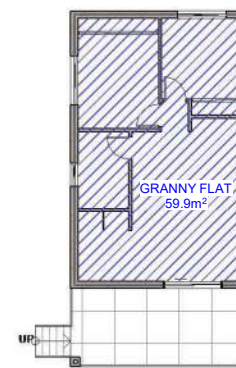




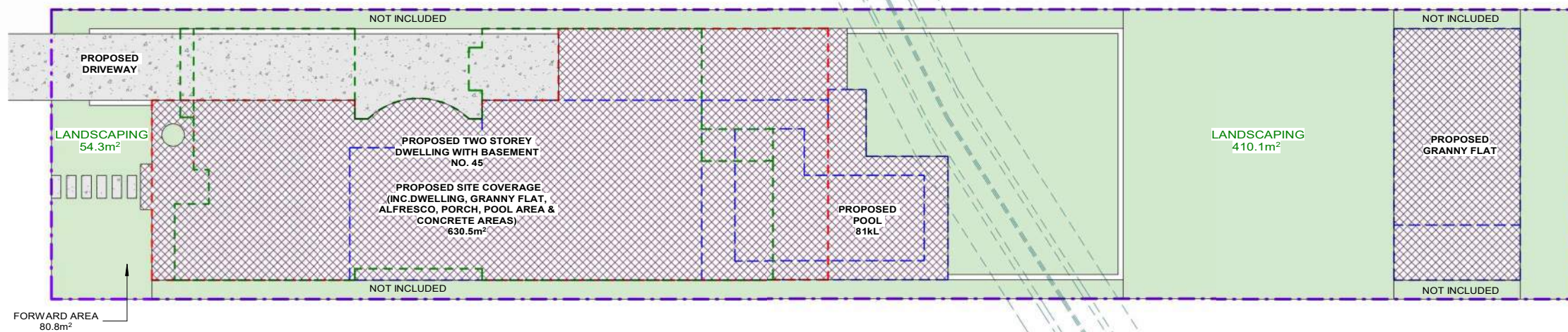
1 FSR - Ground Floor
1 : 200



2 FSR - First Floor
1 : 200



3 FSR - Granny Flat
1 : 200



4 LANDSCAPING
1 : 200

SITE CALCULATIONS	
FLOOR AREA CALCULATIONS	
SITE AREA:	1220.0m ²
AREA OF THE PROPOSED GROUND FLOOR:	276.5m ²
AREA OF THE PROPOSED FIRST FLOOR:	273.5m ²
AREA OF THE PROPOSED GRANNY FLAT:	59.9m ²
MAX. TOTAL FLOOR AREA	610.0m ²
50% OF SITE AREA = 0.50 x 1220.0m ²	
PROPOSED TOTAL FLOOR AREA:	609.9m ² > 610.0m ²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE: (INC. DWELLING, GRANNY FLAT, PORCH, ALFRESCO, POOL AREA & CONCRETE)	630.5m ² (51.7%)
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE: 45% OF THE AREA OF THE LOT FORWARD OF THE BUILDING LINE = 0.45 x 80.8m ²	36.4m ²
PROPOSED LANDSCAPING AT FRONT:	54.3m ² > 36.4m ²
PROPOSED LANDSCAPING AT REAR:	410.1m ²
PROPOSED TOTAL LANDSCAPING AREA:	464.4m ² (38.01%)

Certificate No. # 9AHFP1P5K
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

nasrin moradi
HERA10095
45 HILLCREST AVE,
GREENACRE, NSW, 2190

<https://www.fr5.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCert=1>

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK
COPYRIGHT All rights reserved. These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.			

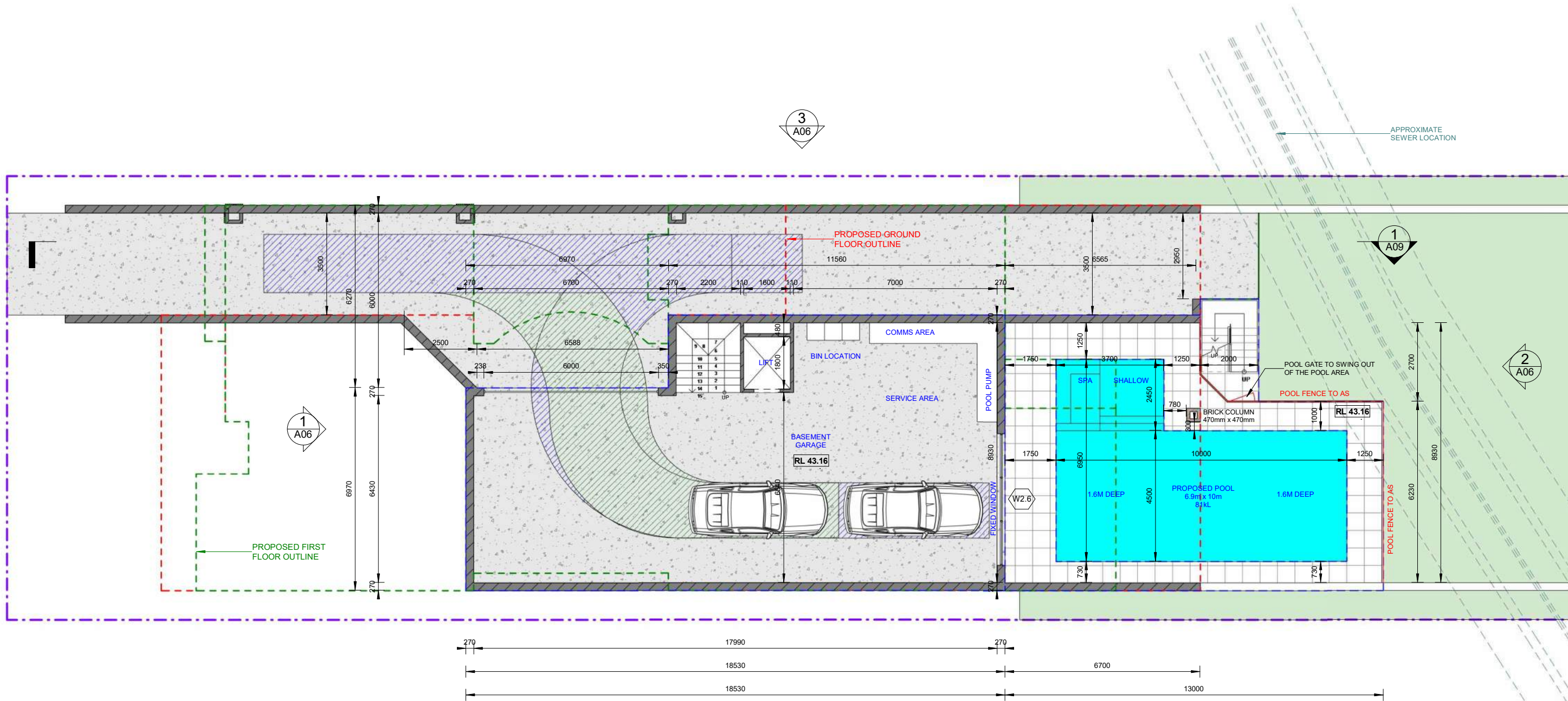
ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5556 M: 9422 606 228
E: abraham@nemcodesign.com.au

STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN

PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY
GRANNY FLAT
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

SITE CALCULATIONS

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A01.05	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	



1 PROPOSED BASEMENT FLOOR PLAN

1 : 100

[S] SMOKE ALARM SYSTEM

[MV] MECHANICAL VENTILATION

- - - PROPOSED GROUND FLOOR OUTLINE

- - - PROPOSED FIRST FLOOR OUTLINE

- NOTES:
1. Required pool dimensions to be confirmed on site by builder.
 2. Proposed pool to comply with AS 1926.1-2012.
 3. Pool backwash to be connected to sewer.
 4. Pool gates with child resistant barrier.
 5. Pool gates to open away from pool area.
 6. Pool fencing to be non-combustible.
 7. Boundary fence (acting as pool barrier) to be min. 1.80m high from the level of pool decking. No footholds on the barrier.



REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

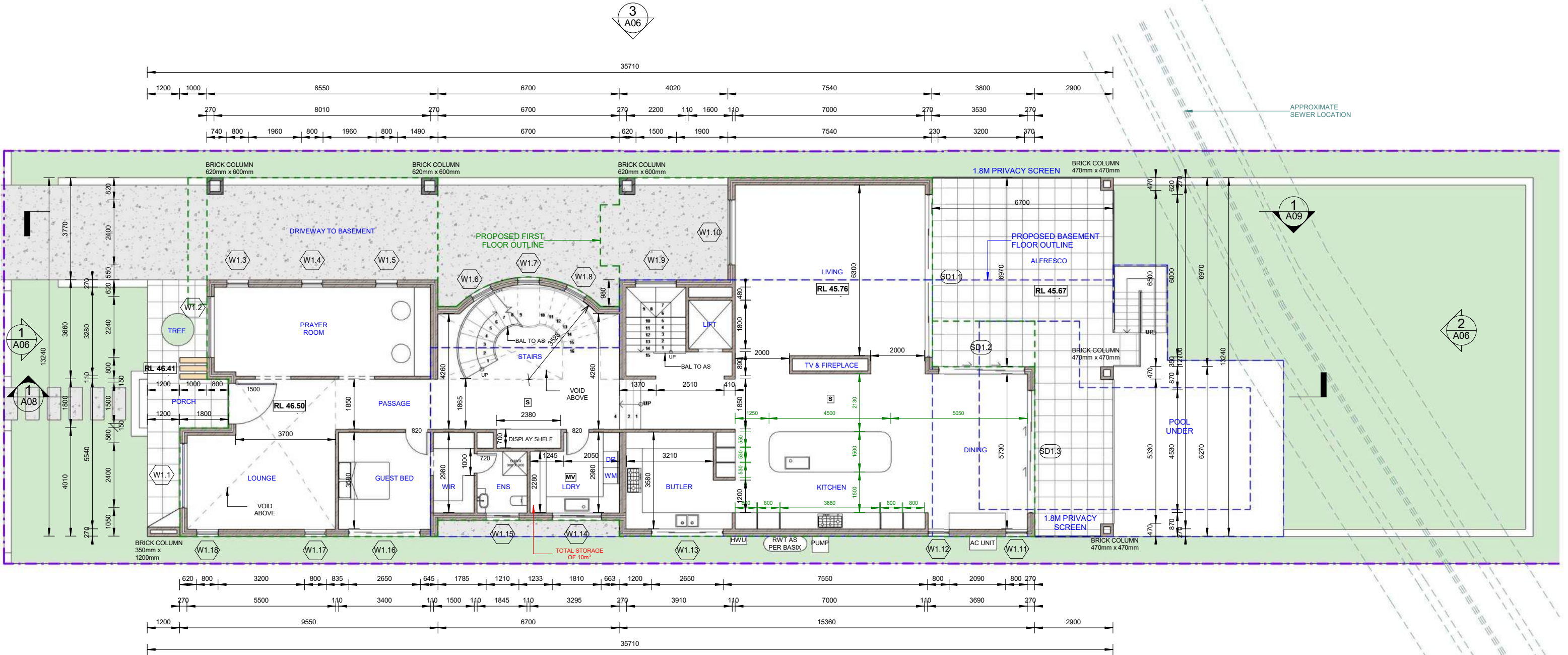
NEMCO DESIGN
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN
ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9709 5556 M: 9422 606 228
E: alisham@nemco-design.com.au

PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY
DAWE111M2
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

PROPOSED BASEMENT FLOOR PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A02	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	





1
A07

1 PROPOSED GROUND FLOOR PLAN

1 : 100

- [S] SMOKE ALARM SYSTEM
- [MV] MECHANICAL VENTILATION
- PROPOSED BASEMENT FLOOR OUTLINE
- - - PROPOSED FIRST FLOOR OUTLINE



REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

NEMCO DESIGN
STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN

ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9709 5566 M: 9422 606 228
E: alisham@nemcodesign.com.au

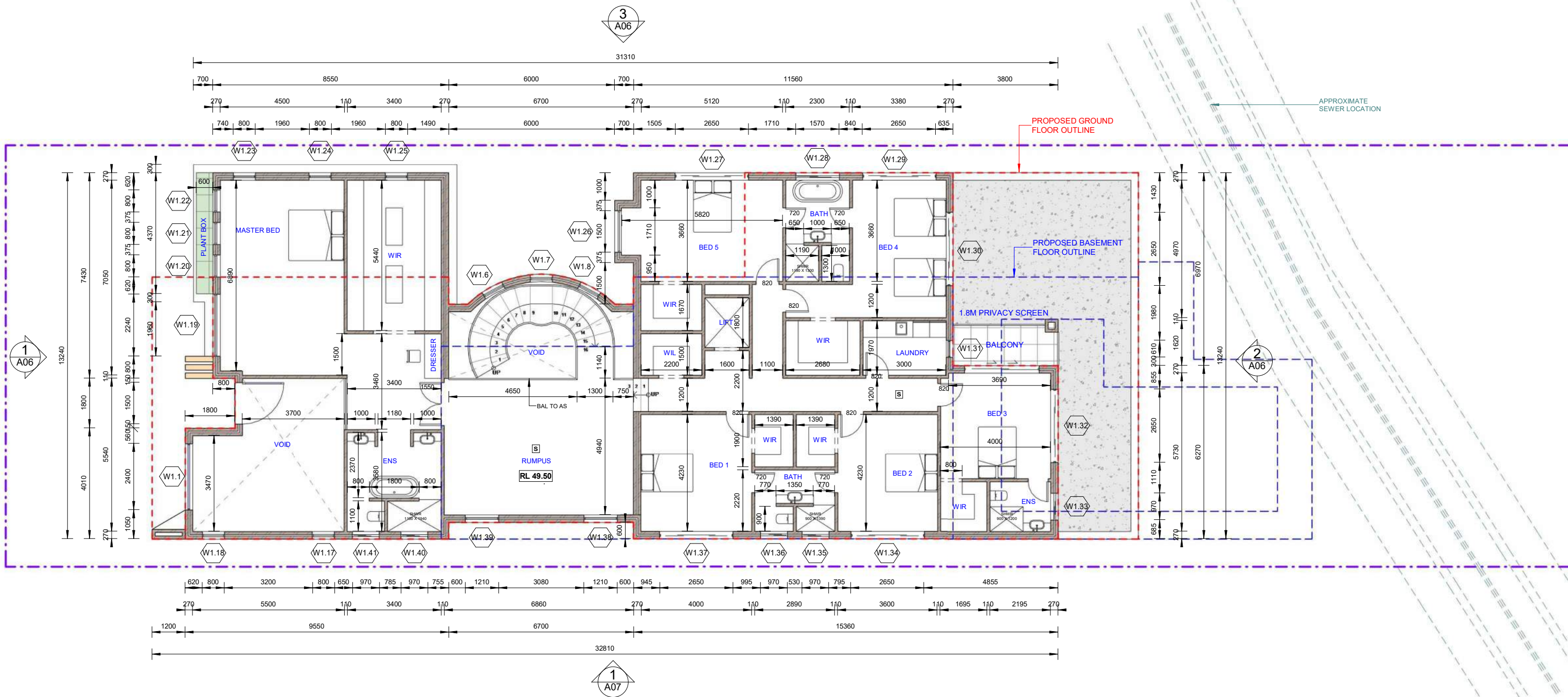
**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY**
NAME: 1 HA/2
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

PROPOSED GROUND FLOOR PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A03	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	



2005/2024 12:48:38 PM



1 PROPOSED FIRST FLOOR PLAN
1 : 100
[S] SMOKE ALARM SYSTEM
[MV] MECHANICAL VENTILATION
- - - PROPOSED BASEMENT FLOOR OUTLINE
- - - PROPOSED GROUND FLOOR OUTLINE



REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

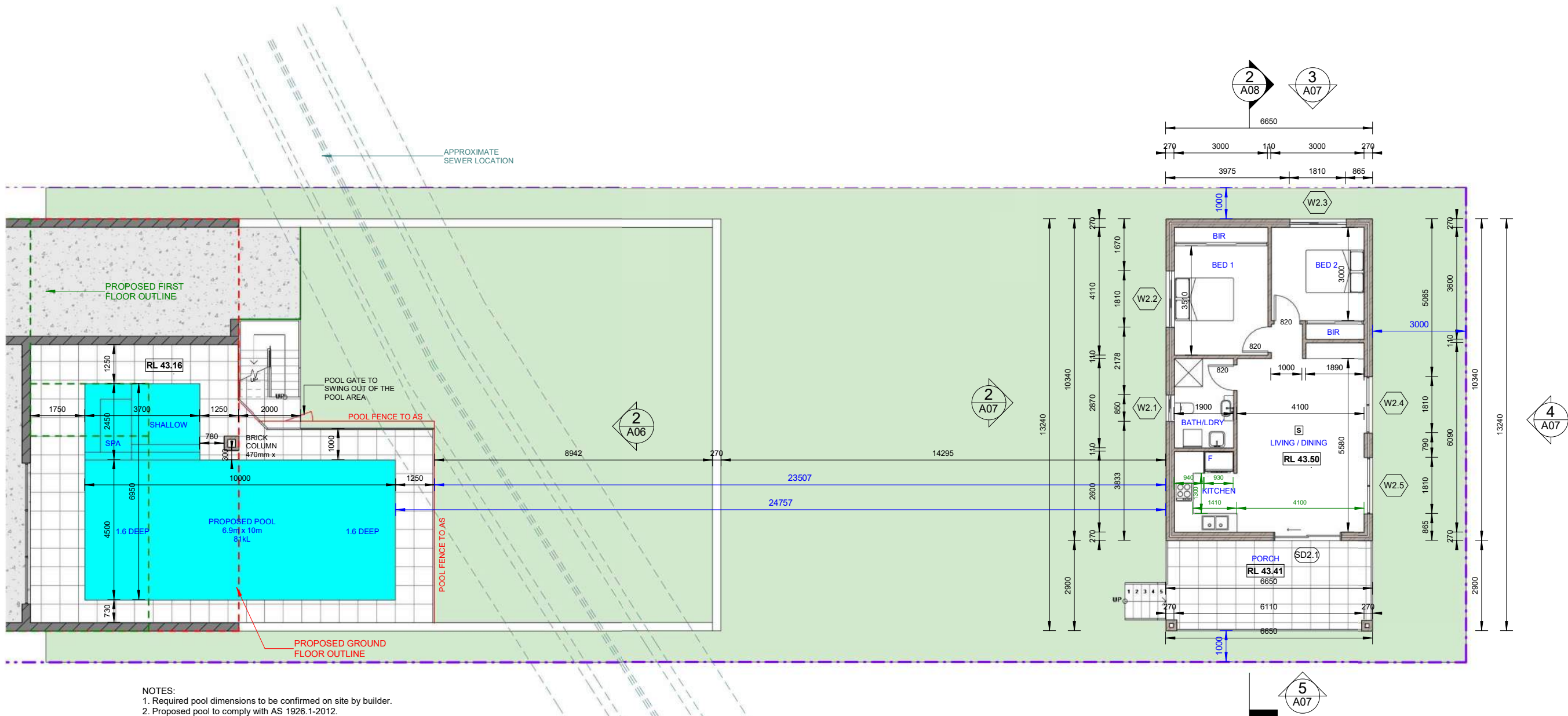
NEMCO DESIGN
PTY LTD
ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9709 5556 M: 9422 606 228
E: alisham@nemcodesign.com.au

**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY
DWELLING**
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703
PROPOSED FIRST FLOOR PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A04	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	



2005/2024 12:48:38 PM



- NOTES:
1. Required pool dimensions to be confirmed on site by builder.
 2. Proposed pool to comply with AS 1926.1-2012.
 3. Pool backwash to be connected to sewer.
 4. Pool gates with child resistant barrier.
 5. Pool gates to open away from pool area.
 6. Pool fencing to be non-combustible.
 7. Boundary fence (acting as pool barrier) to be min. 1.80m high from the level of pool decking. No footholds on the barrier.

1 PROPOSED GRANNY FLAT FLOOR PLAN

1 : 100

- [S] SMOKE ALARM SYSTEM
- [MV] MECHANICAL VENTILATION
- - - PROPOSED GROUND FLOOR OUTLINE
- - - PROPOSED FIRST FLOOR OUTLINE



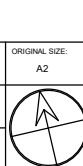
REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

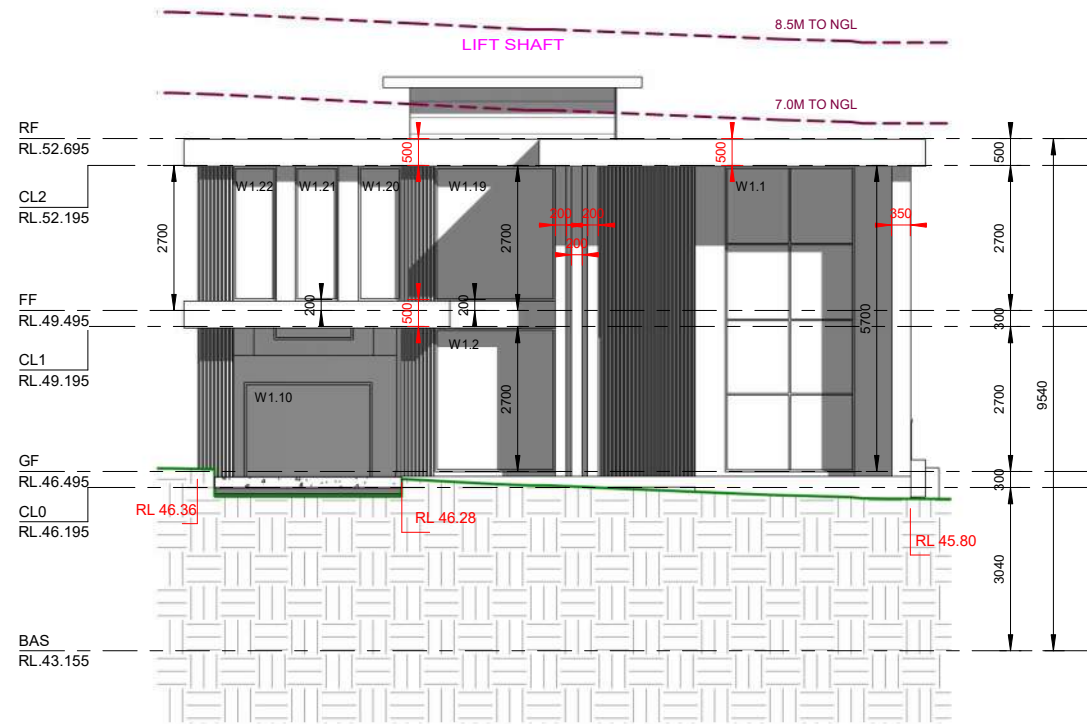
NEMCO DESIGN
ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5556 M: 9422 606 228
E: alishah@nemcodesign.com.au

PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY PORCH
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703
PROPOSED GRANNY FLAT

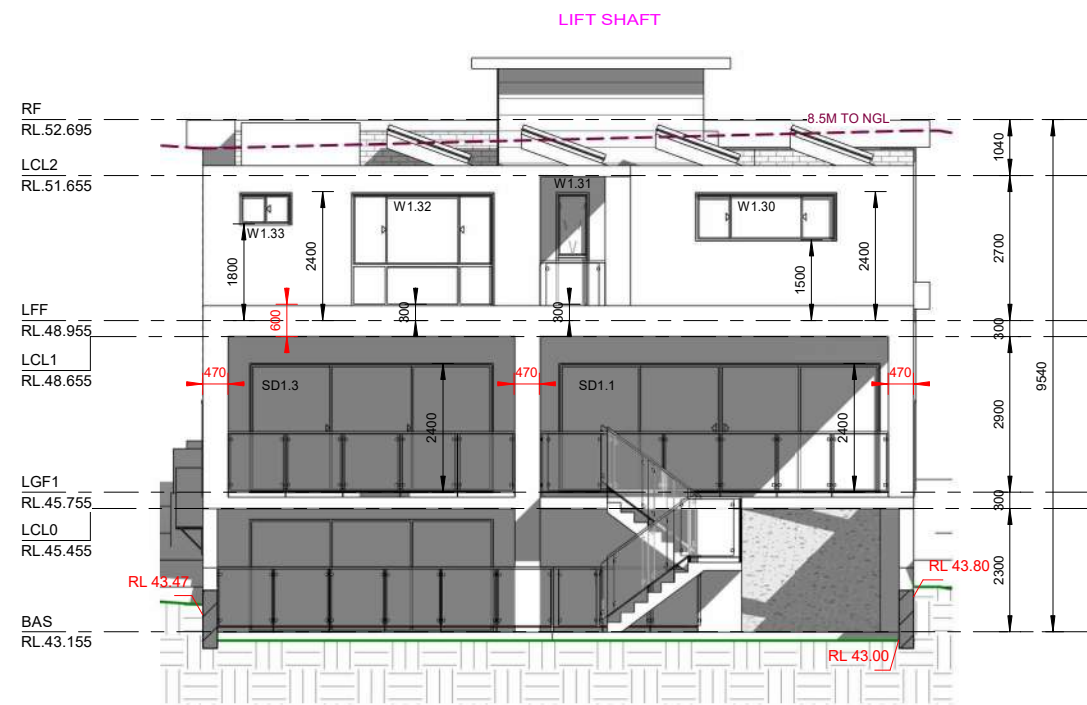
JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A05	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	



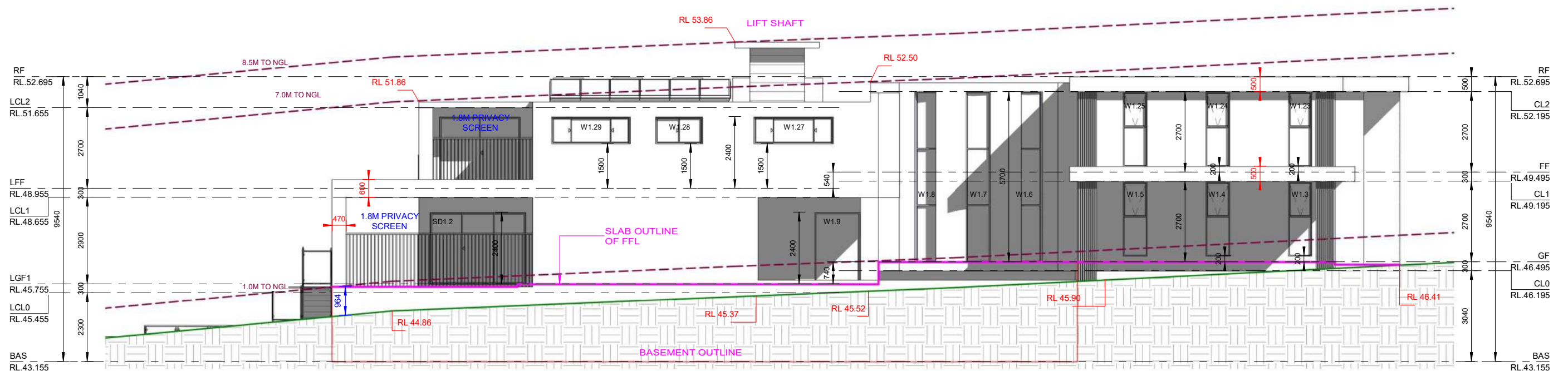
2005/2024 12:48:39 PM



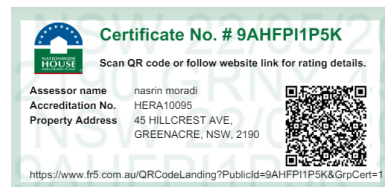
1 NORTH WEST ELEVATION
1 : 100



2 SOUTH EAST ELEVATION
1 : 100



3 NORTH EAST ELEVATION
1 : 100



REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

NEMCO DESIGN
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9709 5556 M: 9422 606 228
E: alishah@nemcodesign.com.au

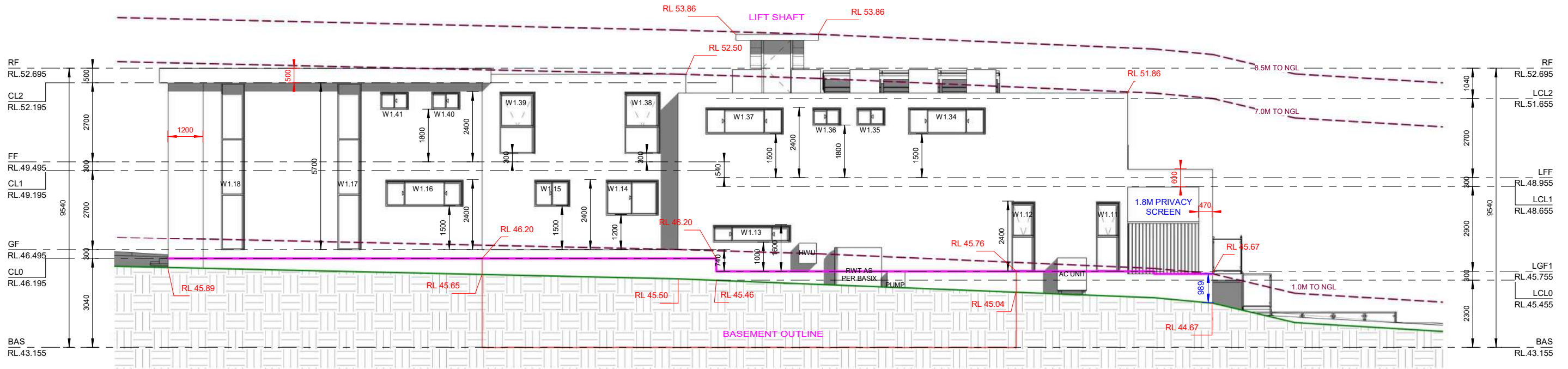
**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY
DWELLING UNIT**
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

ELEVATIONS - PART 1

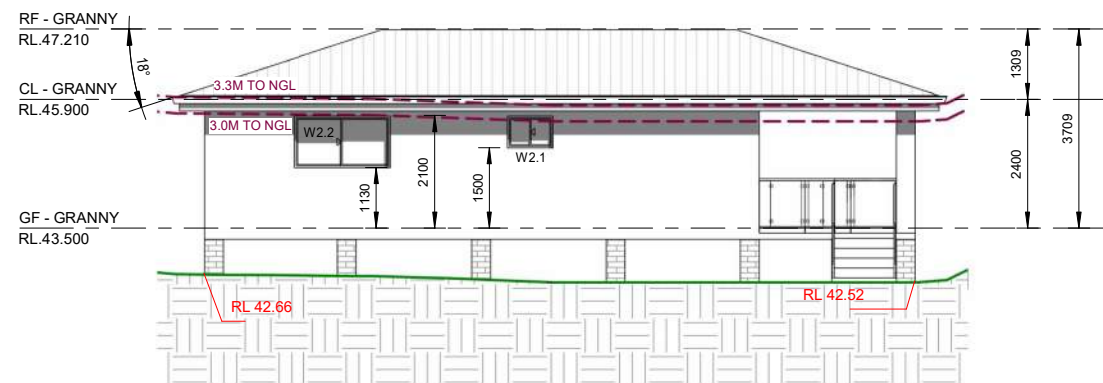
JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A06	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	



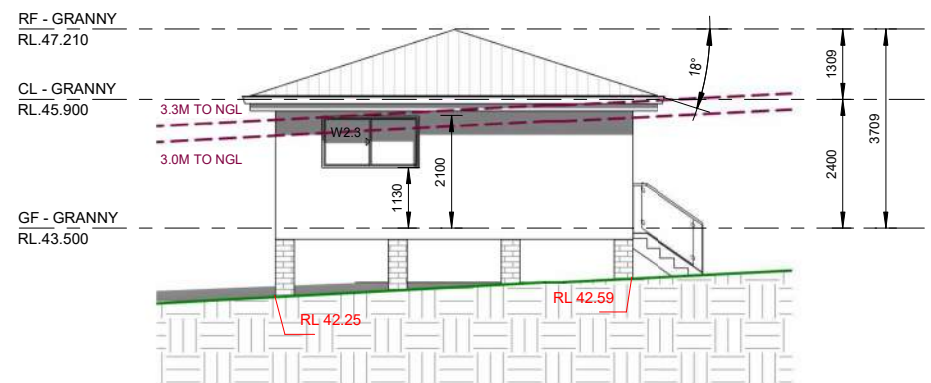
2005/2024 12:48:40 PM



1 SOUTH WEST ELEVATION
1 : 100



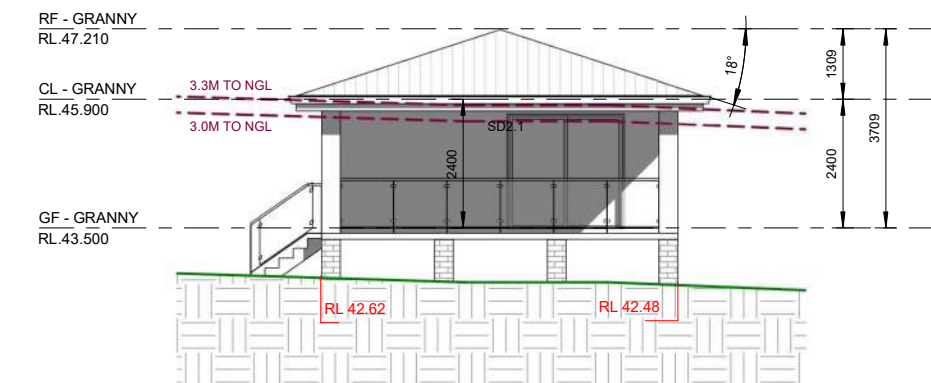
2 NORTH WEST ELEVATION - GRANNY FLAT
1 : 100



3 NORTH EAST ELEVATION - GRANNY FLAT
1 : 100



4 SOUTH EAST ELEVATION - GRANNY FLAT
1 : 100



5 SOUTH WEST ELEVATION - GRANNY FLAT
1 : 100



REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications
and the copyright are the property of
Nemco Design and must not be used,
reproduced or copied wholly or in part
without the written permission of Nemco
Design.

NEMCO DESIGN
ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9709 5556 M: 9422 606 228
E: alisham@nemcodesign.com.au

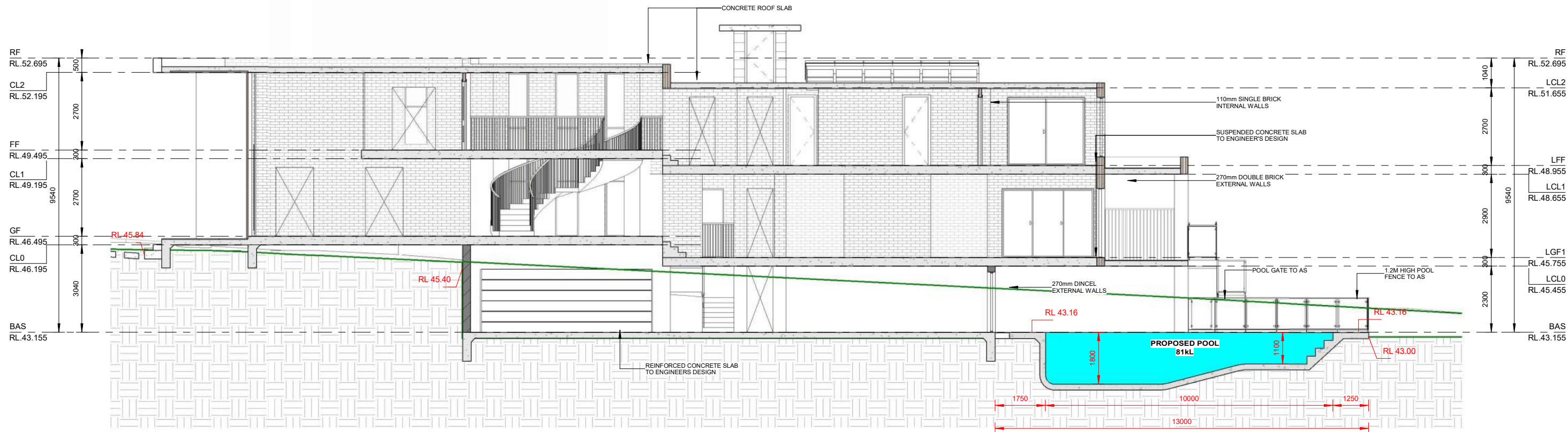
**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY**
DAWEY 1 HMO
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A07	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	

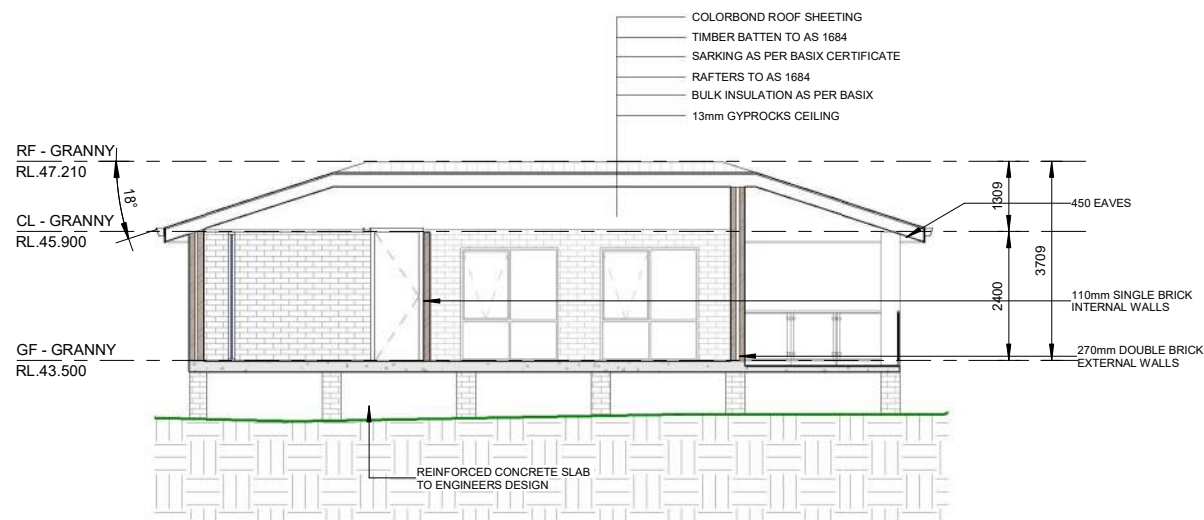
ELEVATIONS - PART 2



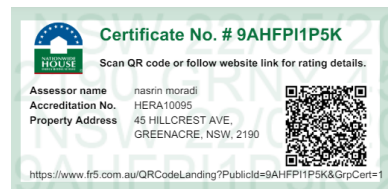
2005/2024 12:48:42 PM



1 SECTION 1
1 : 100



2 SECTION 2
1 : 100



REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

NEMCO DESIGN
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN
ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9709 5566 M: 9422 606 228
E: alishah@nemcodesign.com.au

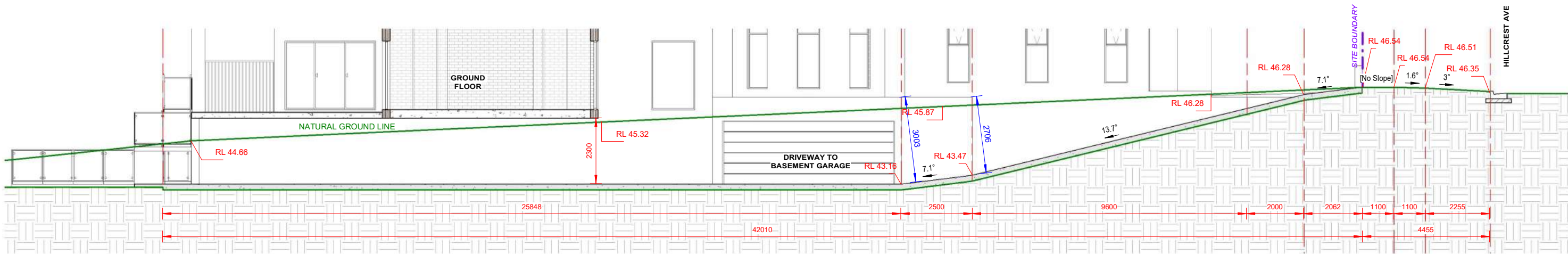
PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY
NAME 1 1 IN/2
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

SECTION 1 & 2

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A08	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	



2005/2024 12:48:42 PM



1 DRIVEWAY SECTION
1 : 100



Certificate No. # 9AHFP1P5K

Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

nasrin moradi
HERA10095
45 HILLCREST AVE,
GREENACRE, NSW, 2190



<https://www.fr5.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCerte=1>

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications
and the copyright are the property of
Nemco Design and must not be used,
reproduced or copied wholly or in part
without the written permission of Nemco
Design.



NEMCO DESIGN
Pty Ltd

ADDRESS:
SUITE 4, LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9709 5506 M: 9422 606 228
E: alisham@nemcodesign.com.au

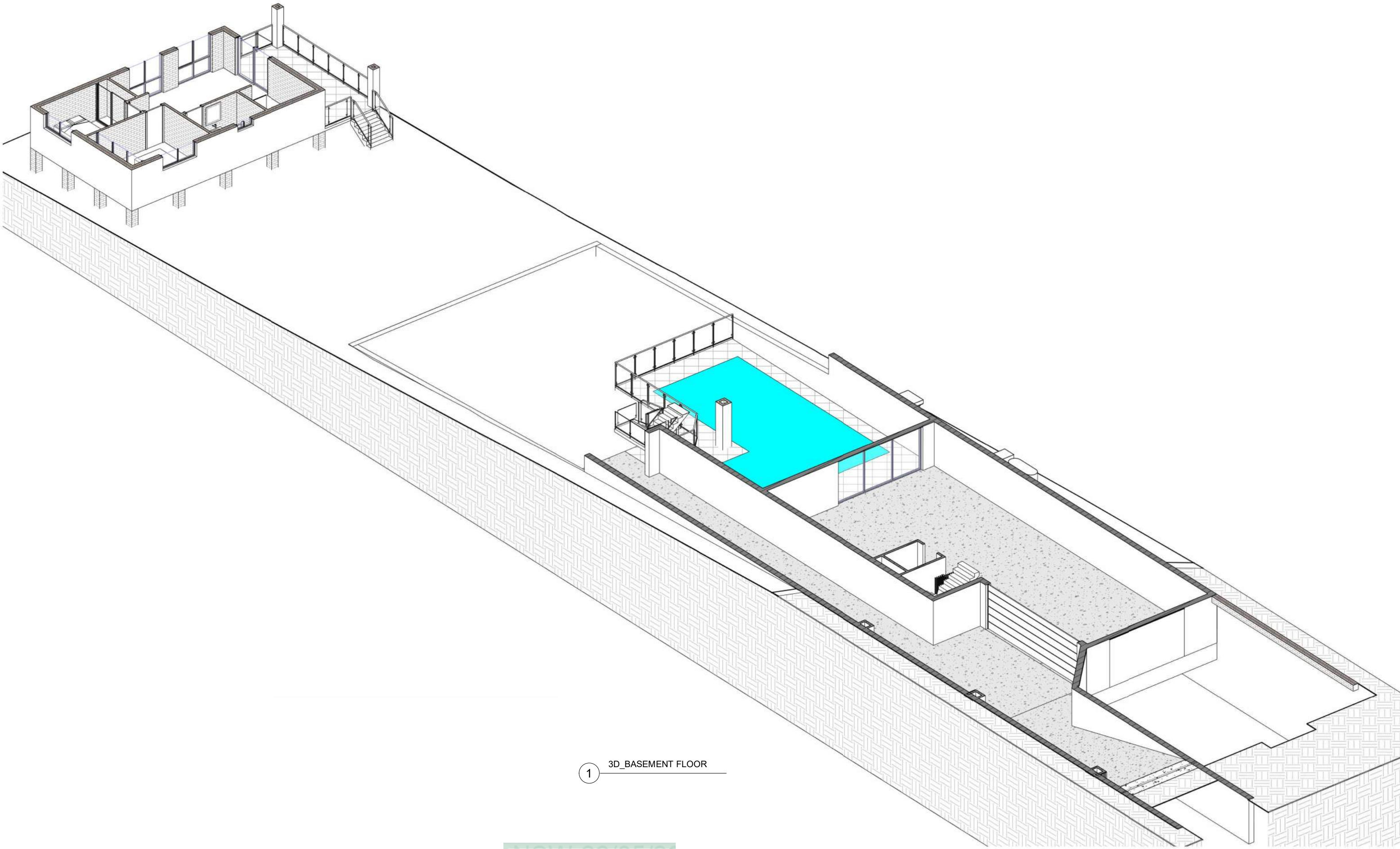
**STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN**

**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY
DWELLING**
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

DRIVEWAY SECTION

JOB NUMBER: 23611	DWG NUMBER: A09	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	





1 3D_BASEMENT FLOOR

**Certificate No. # 9AHFP1P5K**
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

nasrin moradi
HERA10095
45 HILLCREST AVE,
GREENACRE NSW 2190



<https://www.fr5.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCerte=1>

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications
and the copyright are the property of
Nemco Design and must not be used,
reproduced or copied wholly or in part
without the written permission of Nemco
Design.

**NEMCO DESIGN**
Pty Ltd

ADDRESS:
SUITE 4, LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5556 M: 9422 606 228
E: alisham@nemcodesign.com.au

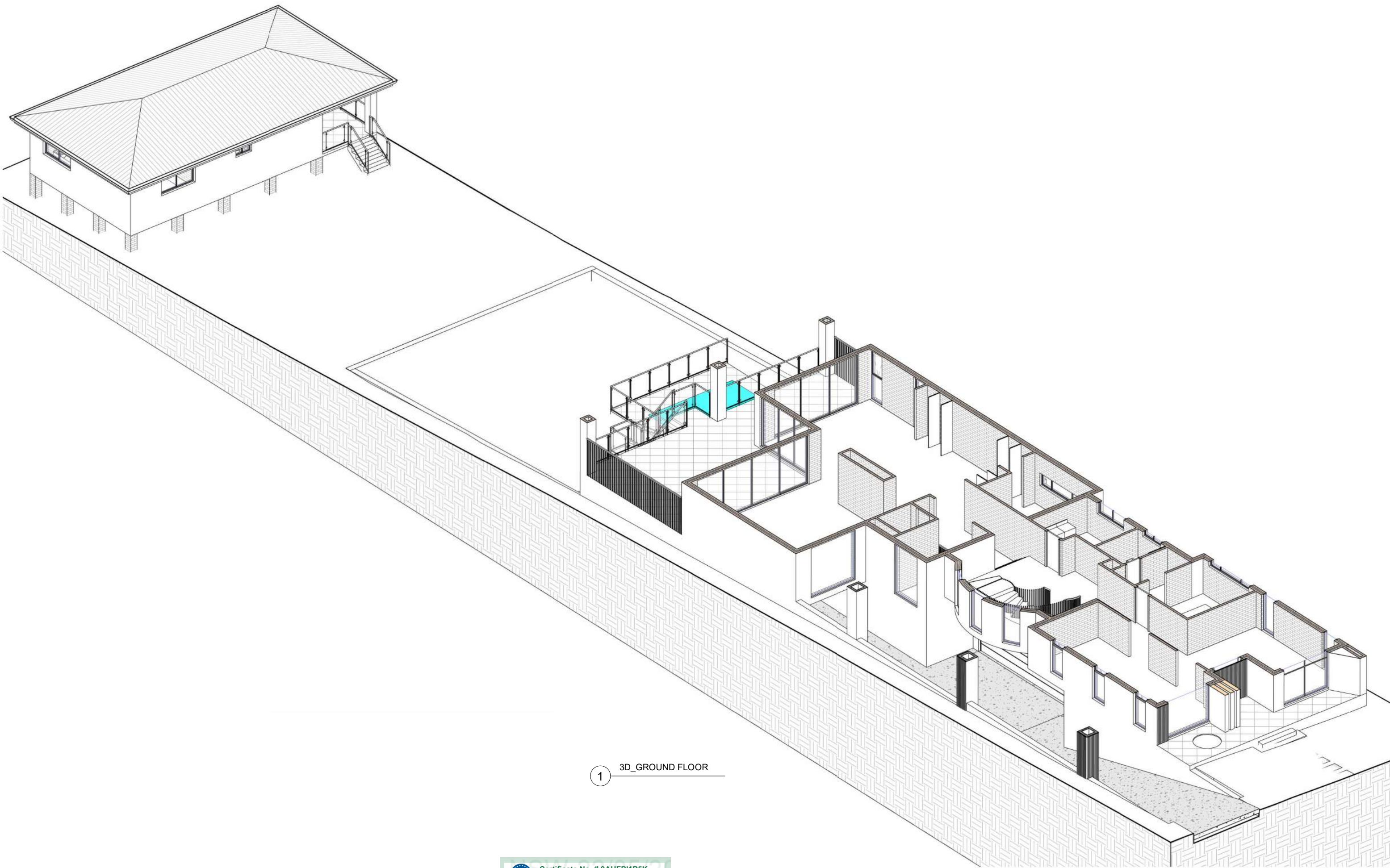
**STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN**

**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY**
NAME: I. HAJI
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

3D_BASEMENT FLOOR

JOB NUMBER: 23611	DWG NUMBER: A10	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	





1 3D_GROUND FLOOR



Certificate No. # 9AHFP1P5K

Scan QR code or follow website link for rating details.

Assessor name: nasrin moradi
Accreditation No.: HERA10095
Property Address: 45 HILLCREST AVE, GREENACRE NSW 2190



<https://www.fr5.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCerte=1>

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.



NEMCO DESIGN
Pty Ltd

STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN

ADDRESS:
SUITE 4 LEVEL 1, BANKSTOWN,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5556 M: 9422 606 228
E: alisham@nemcodesign.com.au

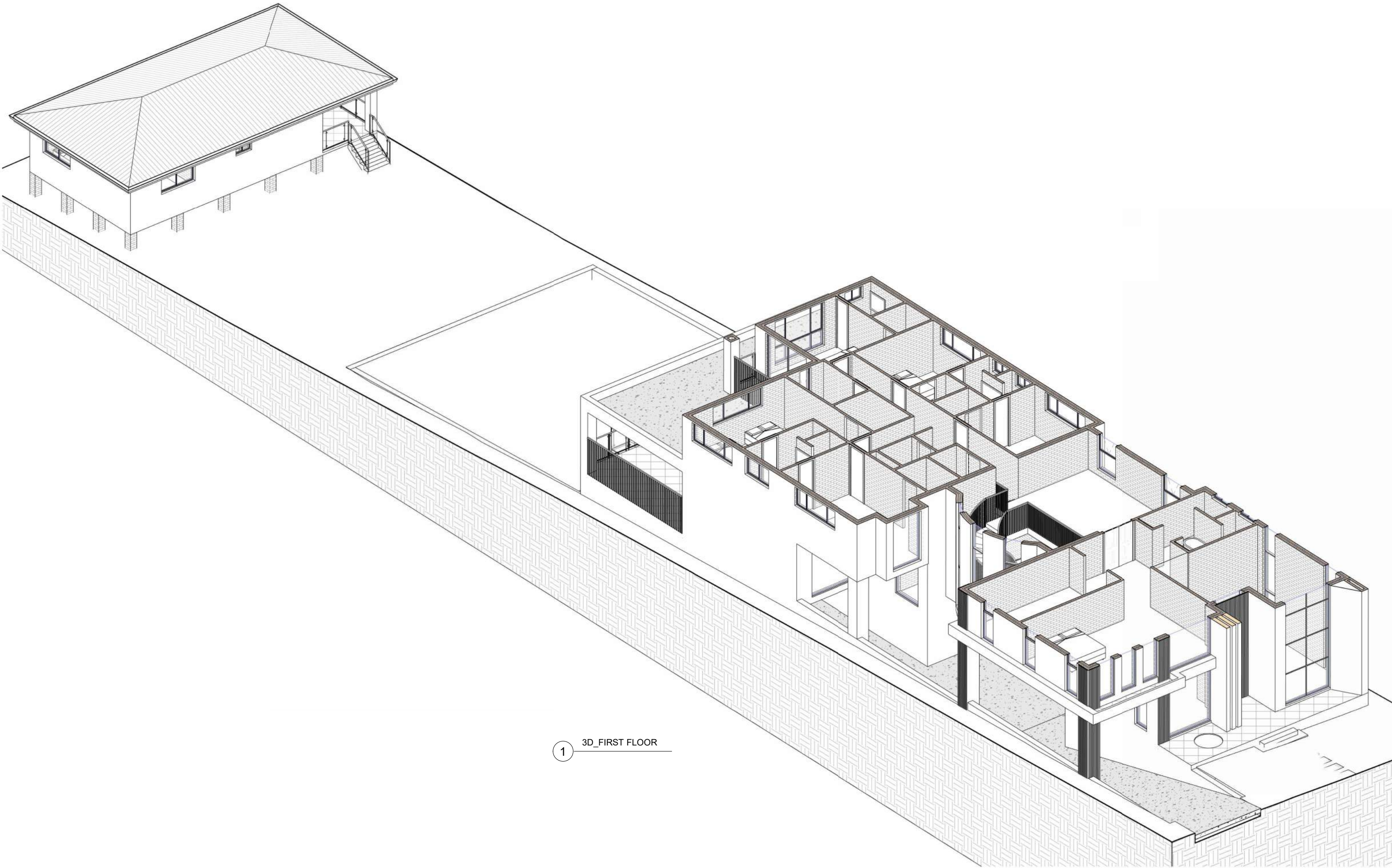
**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY**

DAWFJ 1 IMG
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

3D_GROUND FLOOR

JOB NUMBER: 23611	DWG NUMBER: A11	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	





1 3D_FIRST FLOOR

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications
and the copyright are the property of
Nemco Design and must not be used,
reproduced or copied wholly or in part
without the written permission of Nemco
Design.



NEMCO DESIGN
PTY LTD

STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN

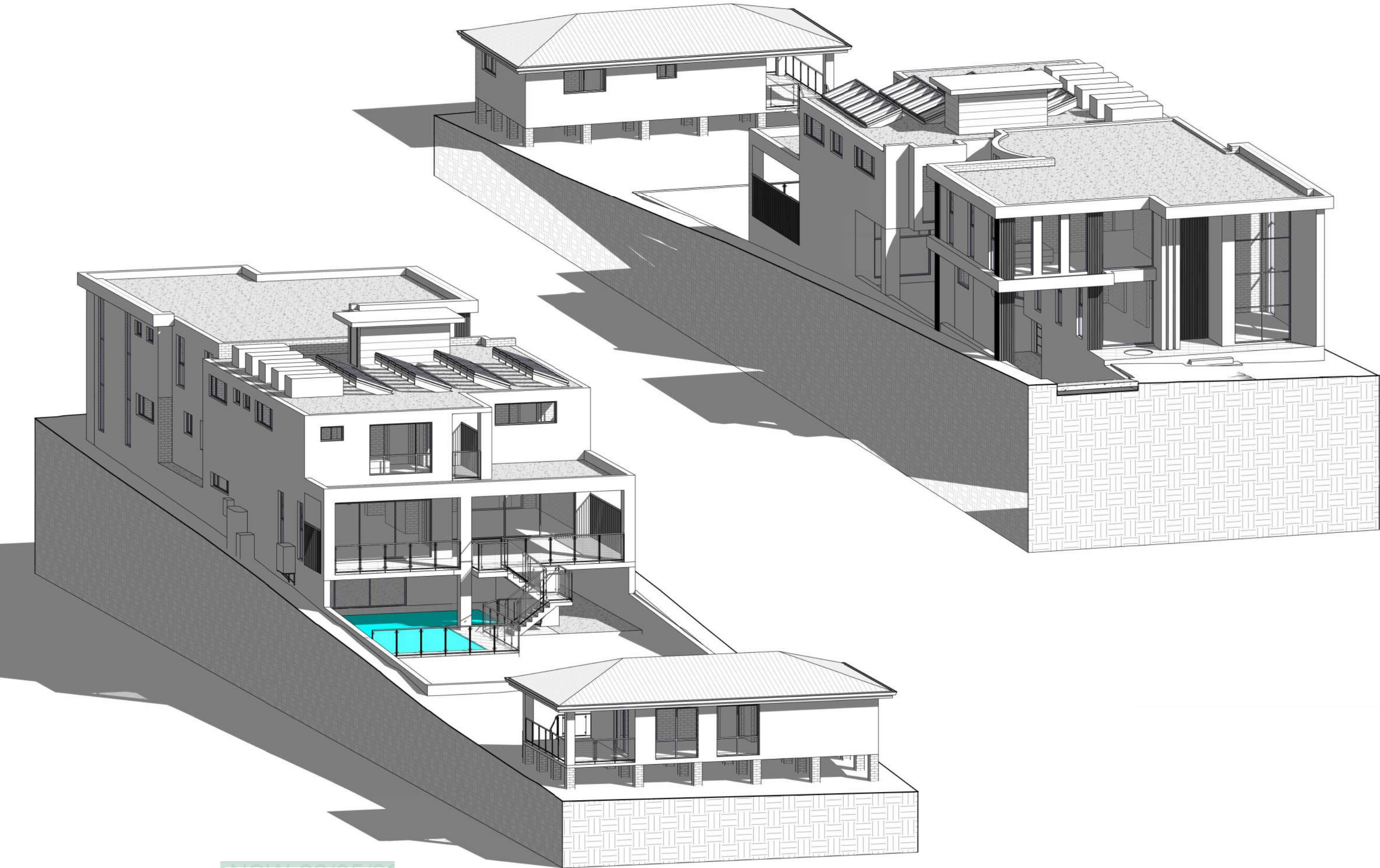
ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5566 M: 9422 606 228
E: alishah@nemco.design.com.au

**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY
LIVING**
DAWEJ I INC
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

3D_FIRST FLOOR

JOB NUMBER: 23611	DWG NUMBER: A12	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	





**Certificate No. # 9AHFP1P5K**
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

nasrin moradi
HERA10095
45 HILLCREST AVE,
GREENACRE, NSW, 2190



<https://www.f5.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCort=1>

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications
and the copyright are the property of
Nemco Design and must not be used,
reproduced or copied wholly or in part
without the written permission of Nemco
Design.


NEMCO DESIGN
PTY LTD
STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN

ADDRESS:
SUITE 4, LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5566 M: 9422 606 228
E: alishah@nemcodesign.com.au

**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY**
NAME: 1 HAIG
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

3D_MODEL

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A13	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	





**Certificate No. # 9AHFP1P5K**
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

nasrin moradi
HERA10095
45 HILLCREST AVE,
GREENACRE NSW 2190


<https://www.fr5.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCert=1>

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

**NEMCO DESIGN**
Pty Ltd

ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5566 M: 9422 606 228
E: alisham@nemcodesign.com.au

**STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN**

**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY**
NAME: I HAO
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

3D_MODEL

JOB NUMBER: 23611	DWG NUMBER: A14	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	



WINDOWS SCHEDULE - DWELLING				
Mark	Height	Width	Area	Level

W1.1	5700	2400	13.68 m²	GF
W1.2	2700	2240	6.05 m²	GF
W1.3	2500	800	2.00 m²	GF
W1.4	2500	800	2.00 m²	GF
W1.5	2500	800	2.00 m²	GF
W1.6	5700	800	4.56 m²	GF
W1.7	5700	800	4.56 m²	GF
W1.8	5700	800	4.56 m²	GF
W1.9	2400	1500	3.60 m²	LGF1
W1.10	2400	2400	5.76 m²	LGF1
W1.11	2400	800	1.92 m²	LGF1
W1.12	2400	800	1.92 m²	LGF1
W1.13	600	2650	1.59 m²	LGF1
W1.14	1200	1810	2.17 m²	GF
W1.15	900	1210	1.09 m²	GF
W1.16	900	2650	2.39 m²	GF
W1.17	5700	800	4.56 m²	GF
W1.18	5700	800	4.56 m²	GF
W1.19	2500	2240	5.60 m²	FF
W1.20	2500	800	2.00 m²	FF
W1.21	2500	800	2.00 m²	FF
W1.22	2500	800	2.00 m²	FF
W1.23	2500	800	2.00 m²	FF
W1.24	2500	800	2.00 m²	FF
W1.25	2500	800	2.00 m²	FF
W1.26	2400	1500	3.60 m²	LFF
W1.27	900	2650	2.39 m²	LFF
W1.28	900	1570	1.41 m²	LFF
W1.29	900	2650	2.39 m²	LFF
W1.30	900	2650	2.39 m²	LFF
W1.31	2100	610	1.28 m²	LFF
W1.32	2100	2650	5.57 m²	LFF
W1.33	600	970	0.58 m²	LFF
W1.34	900	2650	2.39 m²	LFF
W1.35	600	970	0.58 m²	LFF
W1.36	600	970	0.58 m²	LFF
W1.37	900	2650	2.39 m²	LFF
W1.38	2100	1210	2.54 m²	FF
W1.39	2100	1210	2.54 m²	FF
W1.40	600	970	0.58 m²	FF
W1.41	600	970	0.58 m²	FF

Grand total: 41118.34 m²

GLASS DOORS SCHEDULE - DWELLING				
Mark	Height	Width	Area	Level

SD1.1	2400	6000	14.40 m²	LGF1
SD1.2	2400	3200	7.68 m²	LGF1
SD1.3	2400	4530	10.87 m²	LGF1

Grand total: 332.95 m²

WINDOWS SCHEDULE - GRANNY FLAT				
Mark	Height	Width	Area	Level

W2.1	600	850	0.51 m²	GF - GRANNY
W2.2	970	1810	1.76 m²	GF - GRANNY
W2.3	970	1810	1.76 m²	GF - GRANNY
W2.4	2100	1810	3.80 m²	GF - GRANNY
W2.5	2100	1810	3.80 m²	GF - GRANNY
W2.6	2100	4530	9.51 m²	BAS

Grand total: 621.14 m²

GLASS DOORS SCHEDULE - GRANNY FLAT				
Mark	Height	Width	Area	Level

SD2.1	2100	2100	4.41 m²	GF - GRANNY
-------	------	------	---------	-------------

Grand total: 14.41 m²



Certificate No. # 9AHFP1P5K

Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

nasrin moradi
HERA10095
45 HILLCREST AVE,
GREENACRE, NSW, 2190



https://www.f15.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCerte*1

A	20.05.2024	ISSUED FOR DA		DK	
REV	DATE	DESCRIPTION		BY	

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.




NEMCO DESIGN
PTY LTD

ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205

P: 9759 5556 M: 9422 606 228
E: abraham@nemcodesign.com.au

PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY
NAME: 1 HAQS
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

WINDOWS & DOORS SCHEDULE

JOB NUMBER: 23611	DWG NUMBER: A15	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 SCHEDULE OF FINISHES



01: MONUMENT



02: CEMENT FINISH



03: STONE FEATURE



04: ALUMINIUM WINDOWS
& DOORS



Certificate No. # 9AHFP1P5K

Scan QR code or follow website link for rating details.

Assessor name
HERA10095
Property Address
45 HILLCREST AVE,
GREENACRE, NSW, 2190



<https://www.fr5.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCerte=1>

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications
and the copyright are the property of
Nemco Design and must not be used,
reproduced or copied wholly or in part
without the written permission of Nemco
Design.


NEMCO DESIGN
PTY LTD
STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN

ADDRESS:
SUITE 4, LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5566 M: 9422 606 228
E: alisham@nemcodesign.com.au

**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY
DWELLING**
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

JOB NUMBER: 23611	DWG NUMBER: A16	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	



No. 43



No. 45



No. 47



1 STREETScape VIEW

HILLCREST AVENUE



2 FRONT FENCE ELEVATION
1 : 100



Certificate No. # 9AHFP1P5K

Scan QR code or follow website link for rating details.

Assessor name: nasrin moradi
Accreditation No.: HERA10095
Property Address: 45 HILLCREST AVE,
GREENACRE, NSW, 2190



<https://www.fr5.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCert=1>

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications
and the copyright are the property of
Nemco Design and must not be used,
reproduced or copied wholly or in part
without the written permission of Nemco
Design.


NEMCO DESIGN
PTY LTD
STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN

ADDRESS:
SUITE 4, LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9709 5566 M: 9422 606 228
E: alisham@nemcodesign.com.au

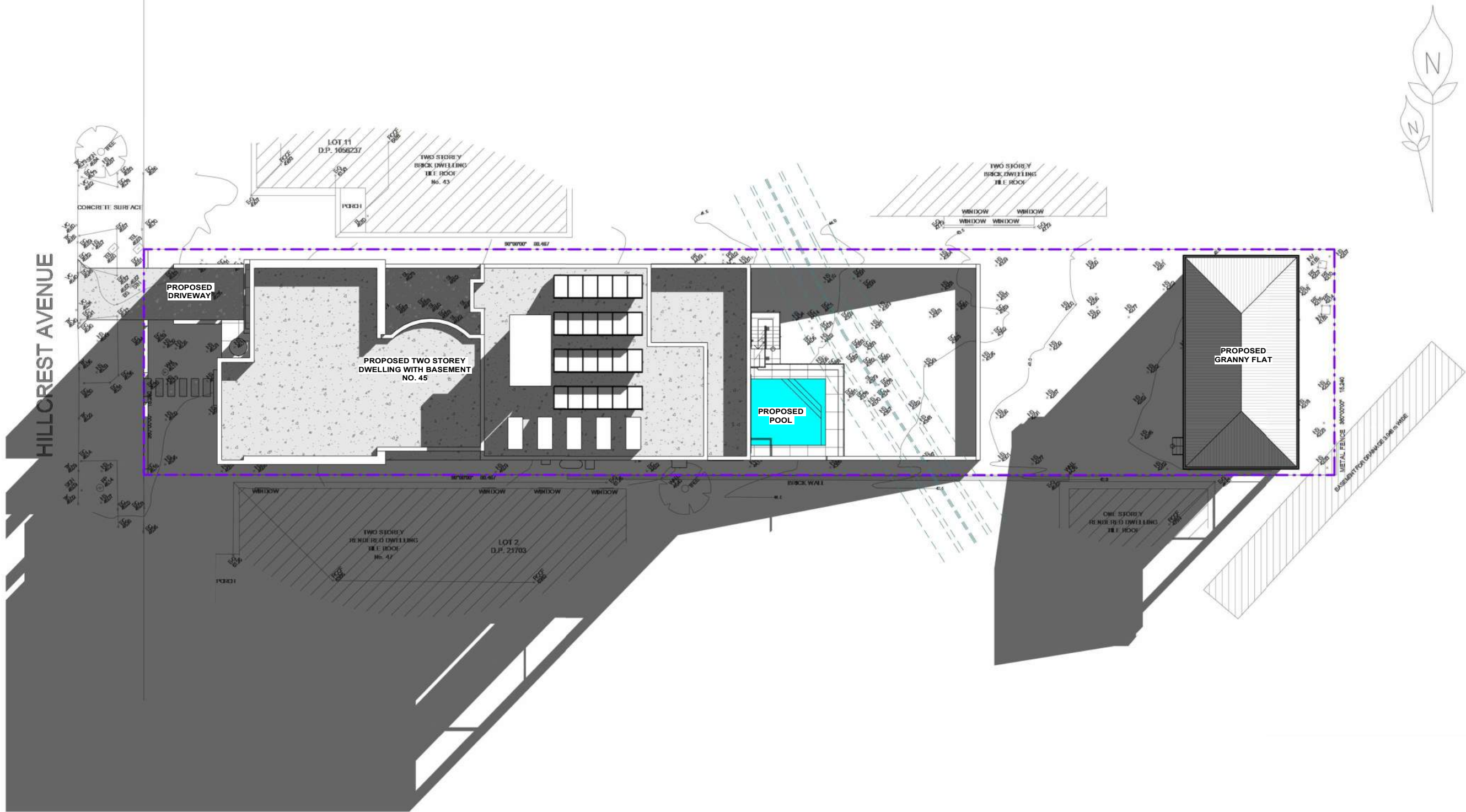
**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY
DWELLING**

**45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703**

**STREETSCAPE VIEW & FRONT FENCE
ELEVATION**

JOB NUMBER: 23611	DWG NUMBER: A17	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	





1 SHADOW DIAGRAM - 21ST JUN 8AM
1 : 200

**Certificate No. # 9AHFP1P5K**
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

nasrin moradi
HERA10095
45 HILLCREST AVE,
GREENACRE NSW 2190


<https://www.f15.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCert=1>

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

**NEMCO DESIGN**
STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN

ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205

P: 97 99 55 66 M: 9422 606 228
E: alisham@nemcodesign.com.au

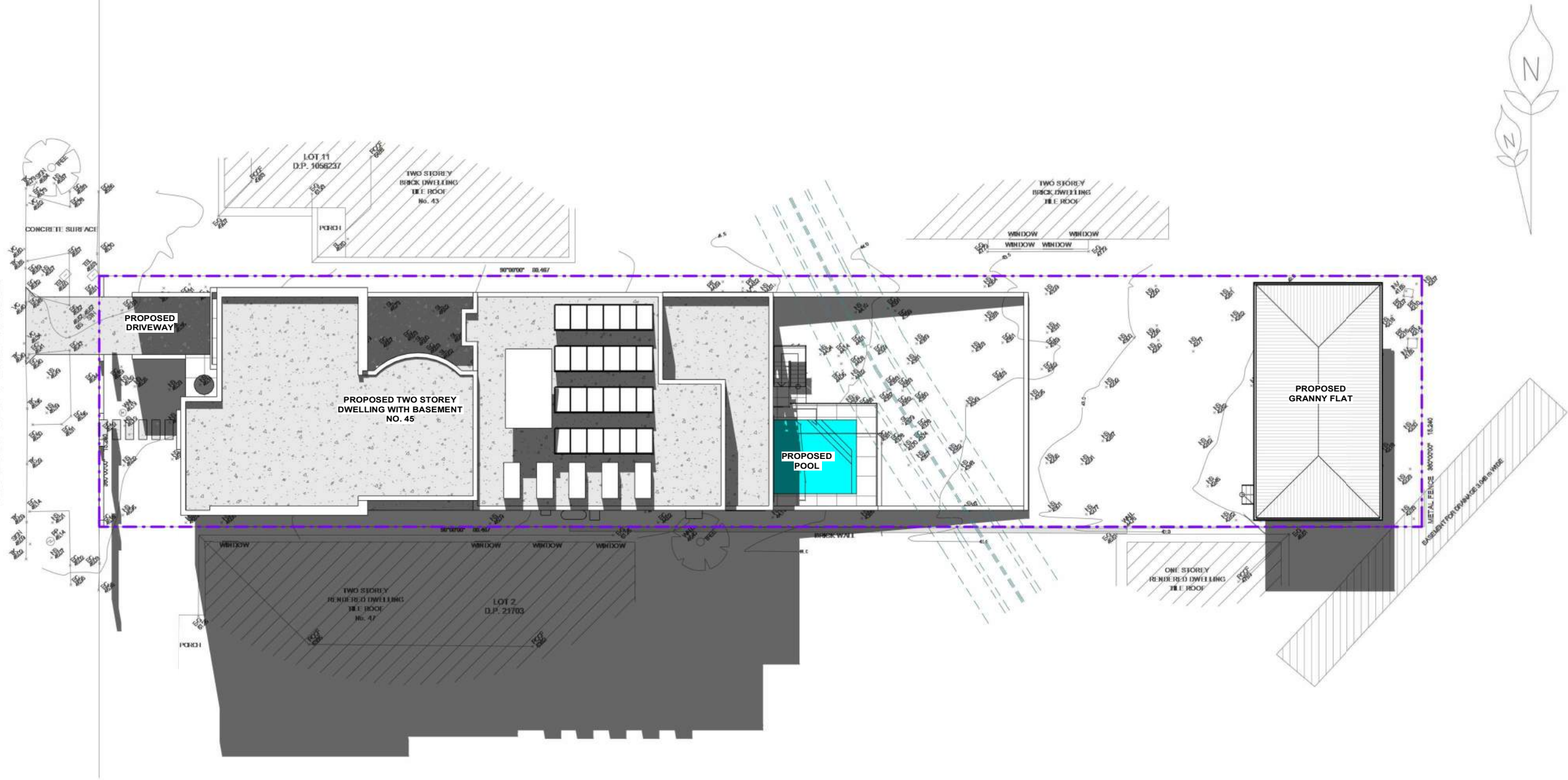
PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY DWELLING
45 HILLCREST AVE, GREENACRE LOT 1, DP 21703

SHADOW DIAGRAM - 21ST JUN

JOB NUMBER: 23611	DWG NUMBER: A18.01	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	



HILLCREST AVENUE



1 SHADOW DIAGRAM - 21ST JUN 12PM
1 : 200

Certificate No. # 9AHFP1P5K
Scan QR code or follow website link for rating details.

Assessor name: nasrin moradi
Accreditation No.: HERA10095
Property Address: 45 HILLCREST AVE, GREENACRE NSW 2190

<https://www.f15.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCert=1>

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

NEMCO DESIGN
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5556 M: 9422 606 228
E: alishah@nemcodesign.com.au

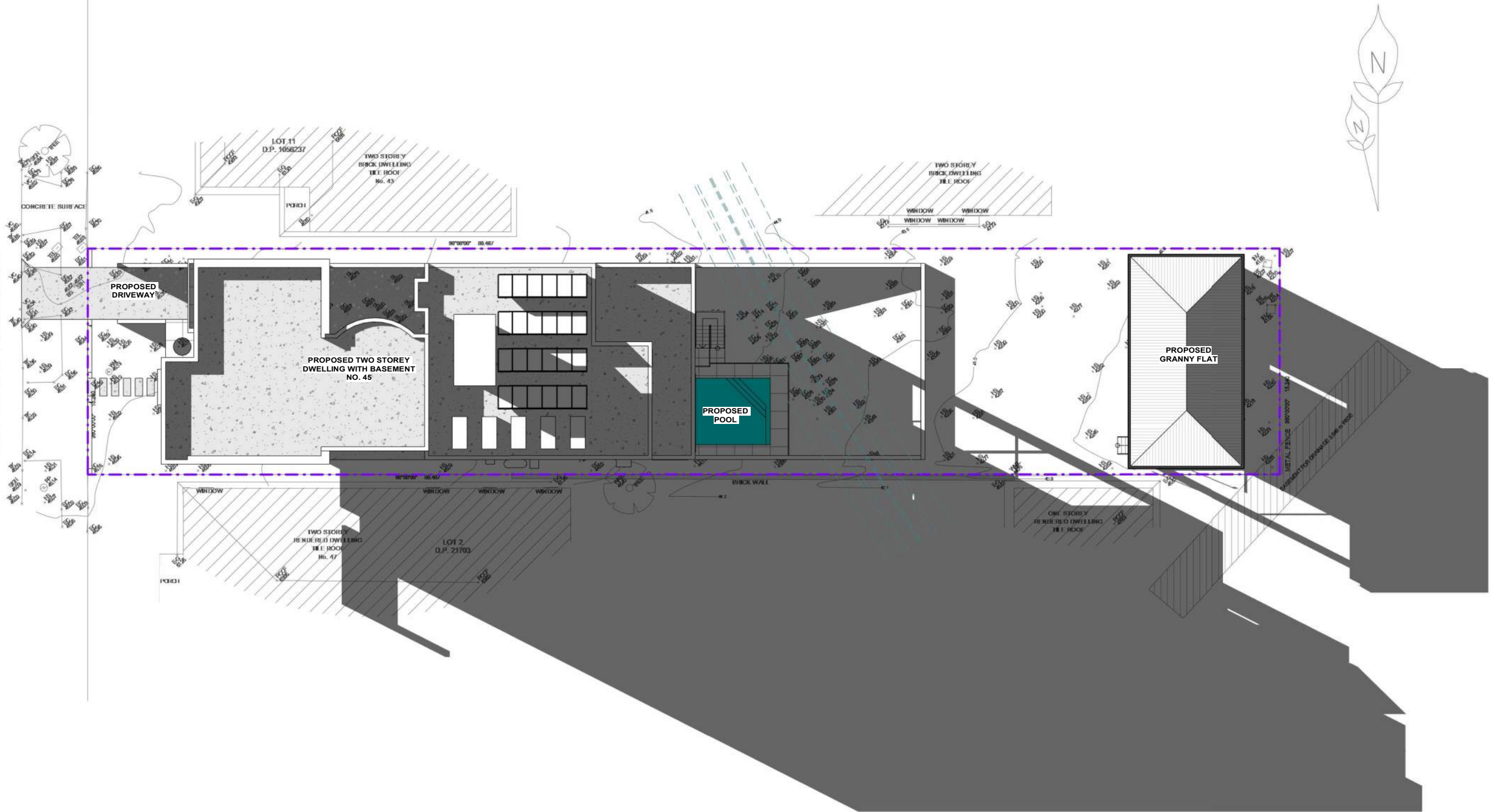
PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY DWELLING
45 HILLCREST AVE, GREENACRE LOT 1, DP 21703

SHADOW DIAGRAM - 21ST JUN

JOB NUMBER: 23611	DWG NUMBER: A18.02	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	



HILLCREST AVENUE



1 SHADOW DIAGRAM - 21ST JUN 4PM
1 : 200

Certificate No. # 9AHFP1P5K
Scan QR code or follow website link for rating details.

Assessor name: nasrin moradi
Accreditation No.: HERA10095
Property Address: 45 HILLCREST AVE, GREENACRE, NSW, 2190

<https://www.f15.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCert=1>



REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

NEMCO DESIGN
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

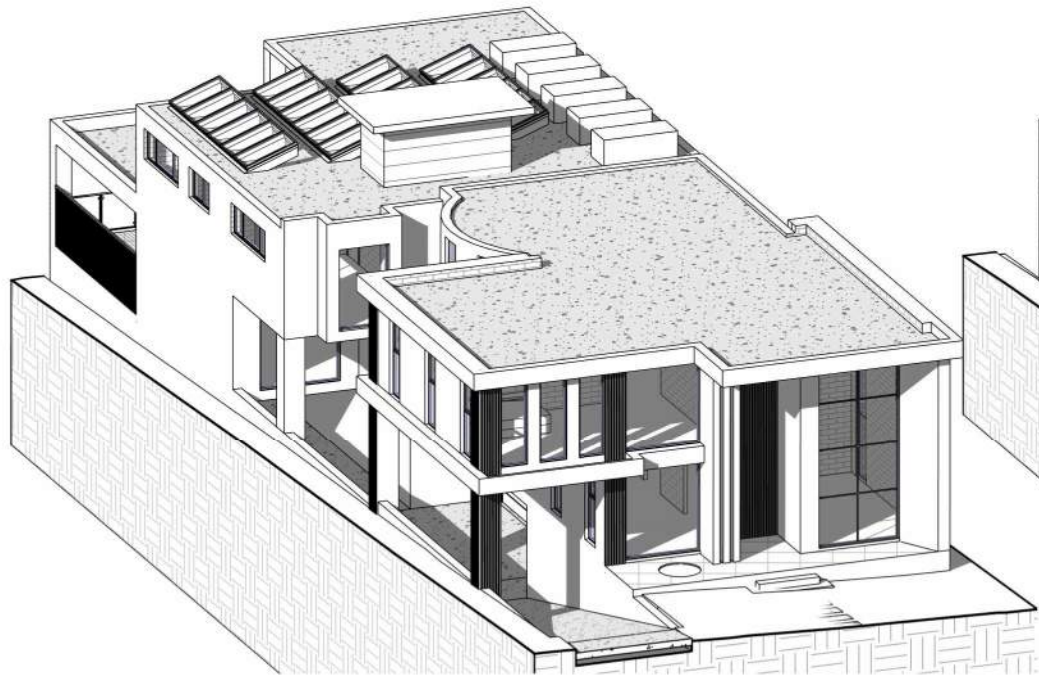
ADDRESS:
SUITE 4 LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9759 5556 M: 9422 606 228
E: alisham@nemcodesign.com.au

PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY DWELLING
45 HILLCREST AVE, GREENACRE LOT 1, DP 21703

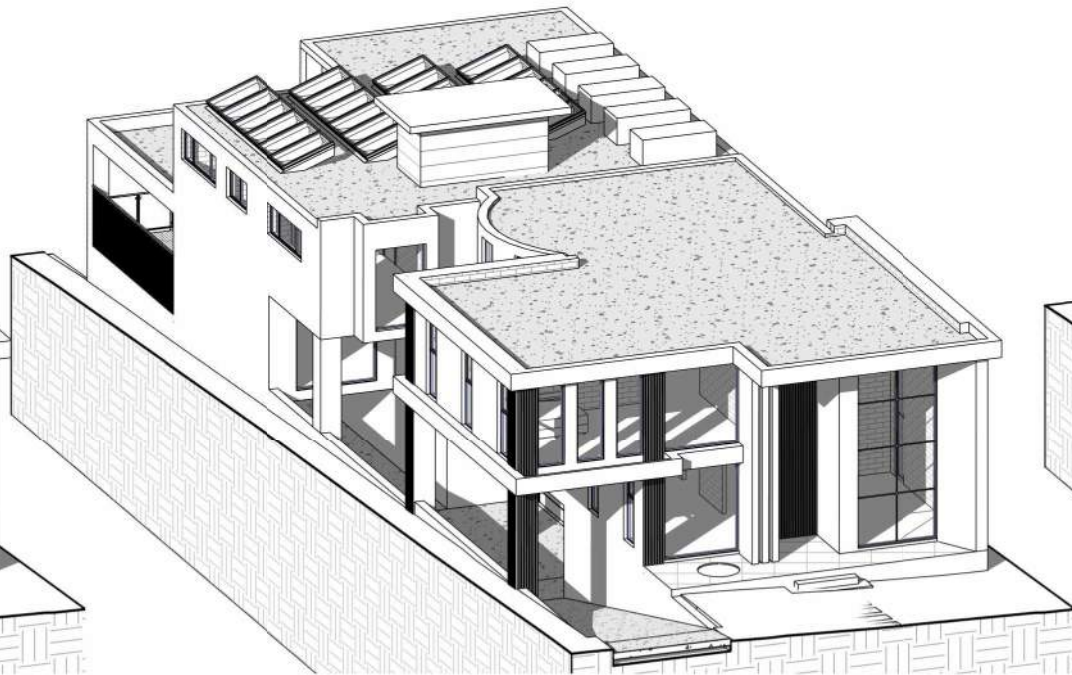
SHADOW DIAGRAM - 21ST JUN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A18.03	A2
DESIGNED BY:	DATE:	
A.N.	10.05.2024	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	

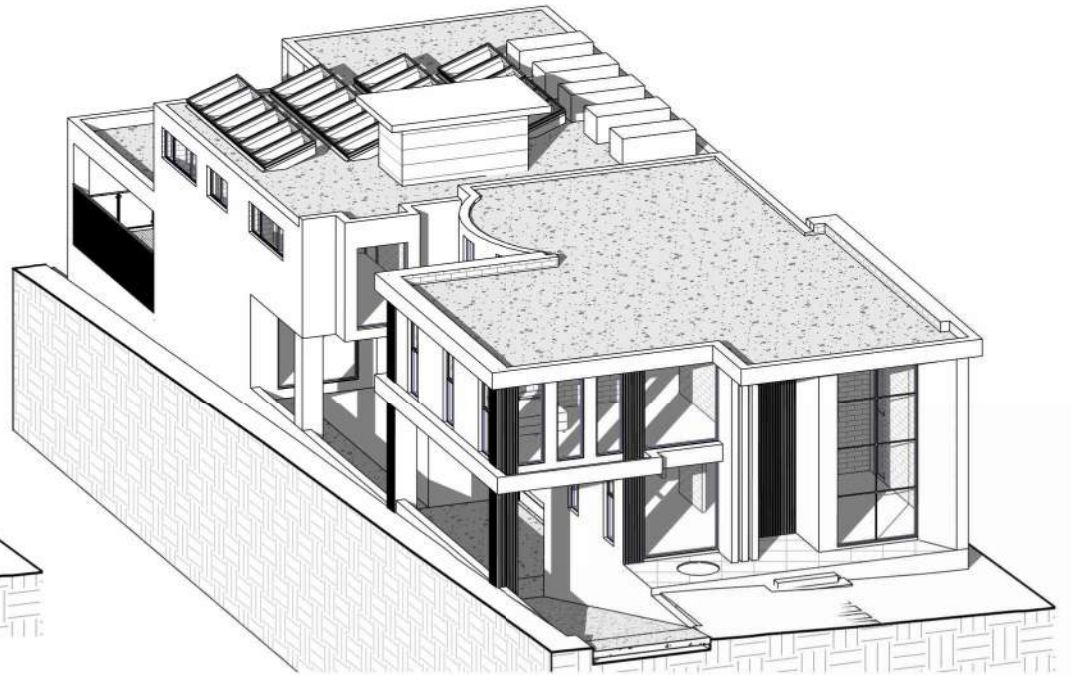




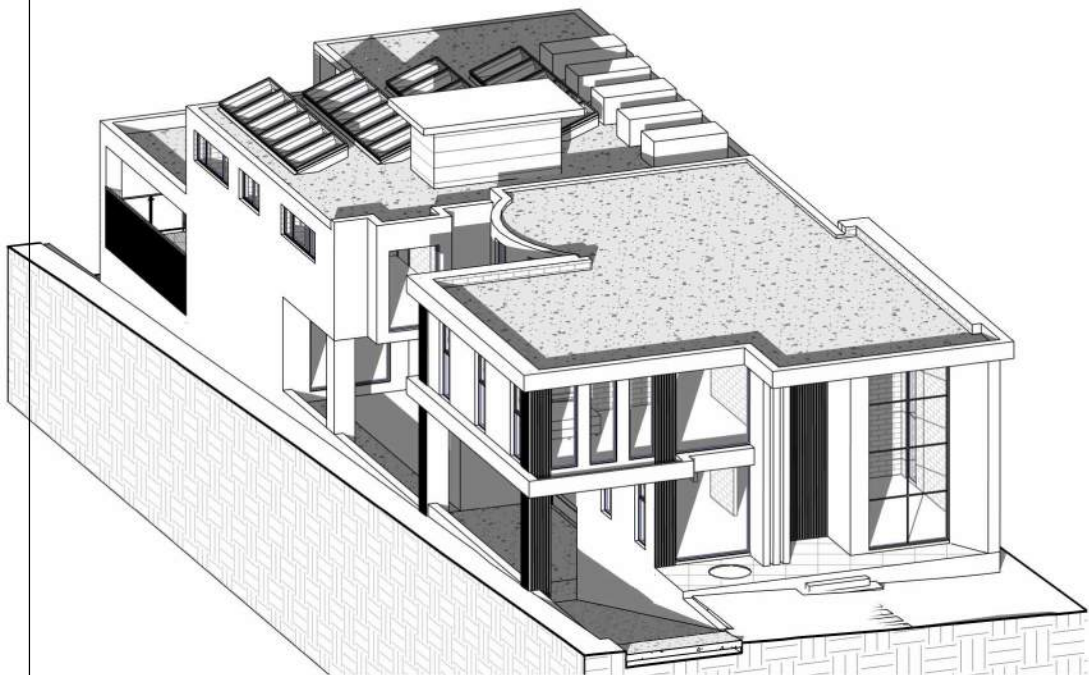
1 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 1PM



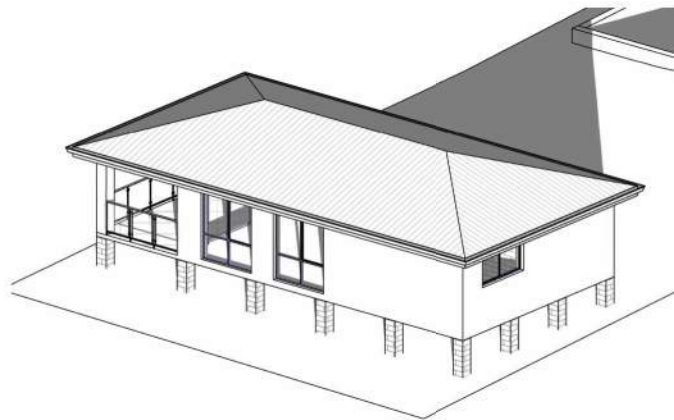
2 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 2PM



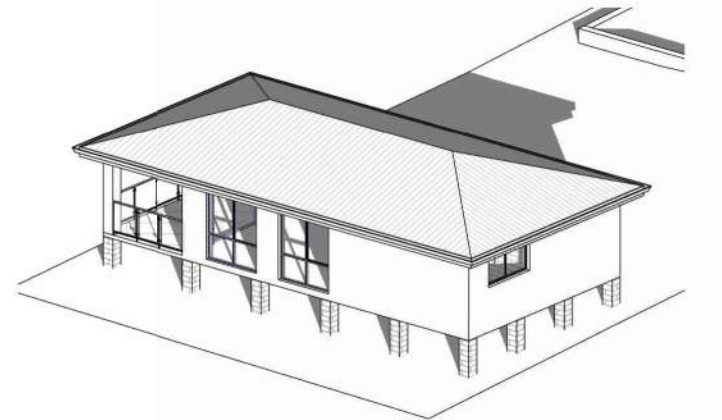
3 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 3PM



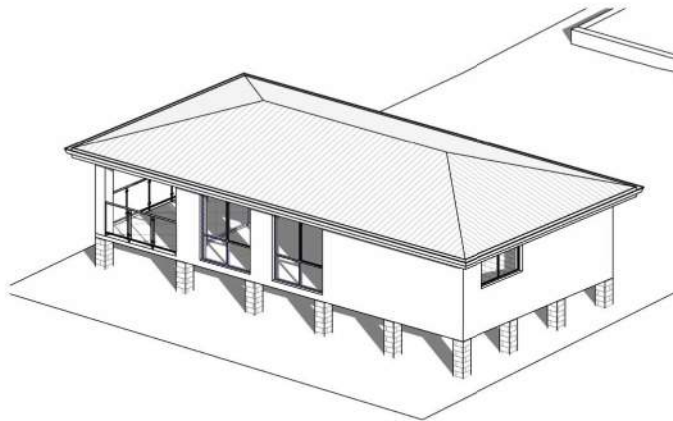
4 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 4PM



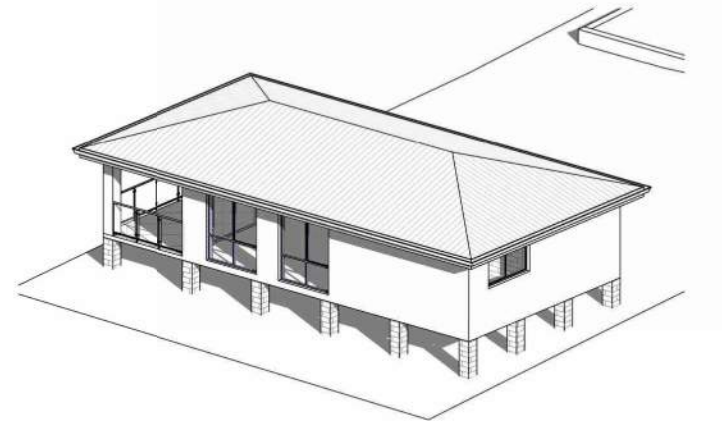
5 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 8AM



6 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 9AM



7 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 10AM



8 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 11AM



Certificate No. # 9AHFP1P5K

Scan QR code or follow website link for rating details.

Assessor name: nasrin moradi
Accreditation No.: HERA10095
Property Address: 45 HILLCREST AVE,
GREENACRE, NSW, 2190



<https://www.fr5.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCerte=1>

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications
and the copyright are the property of
Nemco Design and must not be used,
reproduced or copied wholly or in part
without the written permission of Nemco
Design.

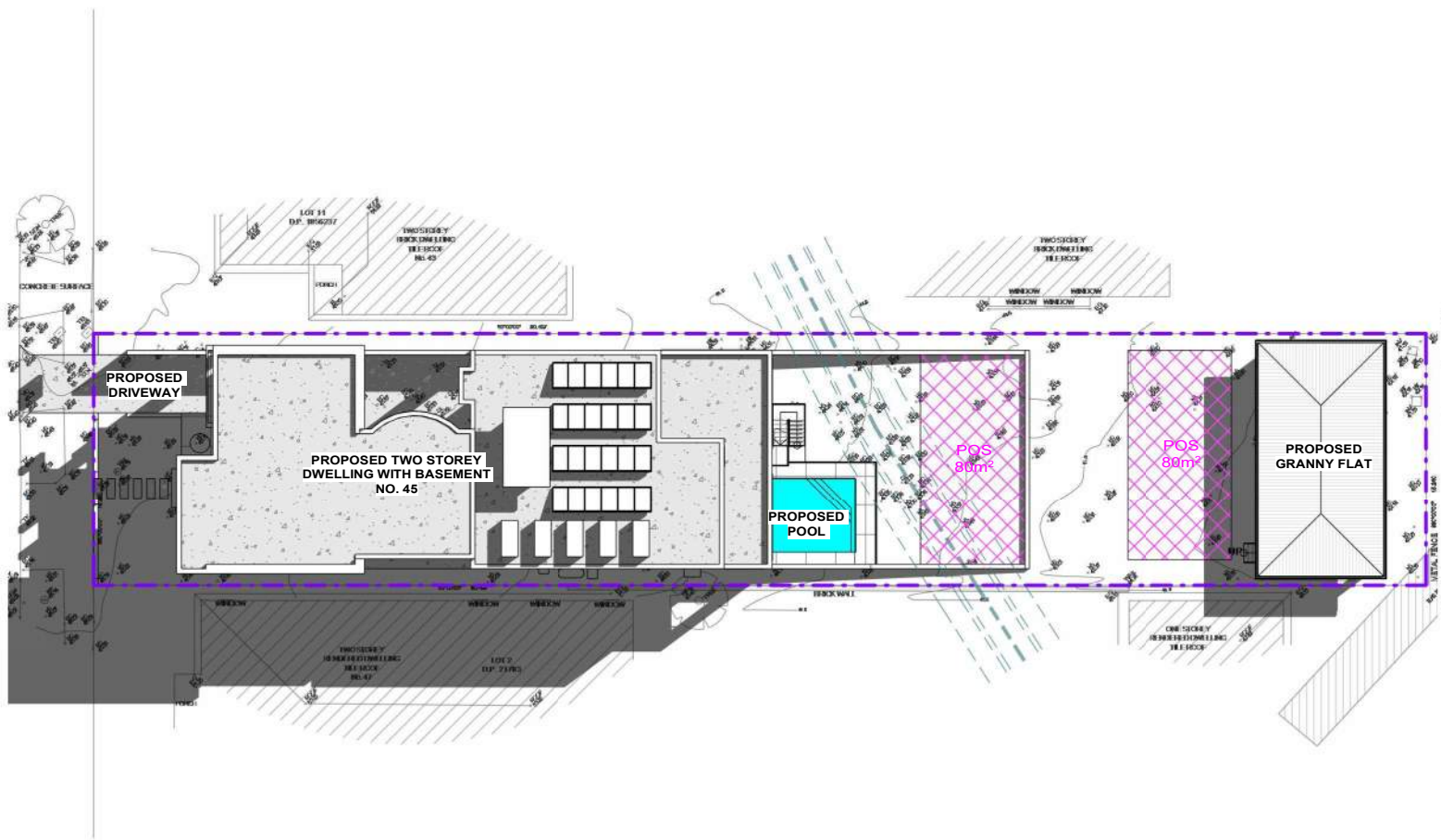

NEMCO DESIGN
PTY LTD
STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN

ADDRESS:
SUITE 4, LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9709 5566 M: 9422 606 228
E: alishah@nemcodesign.com.au

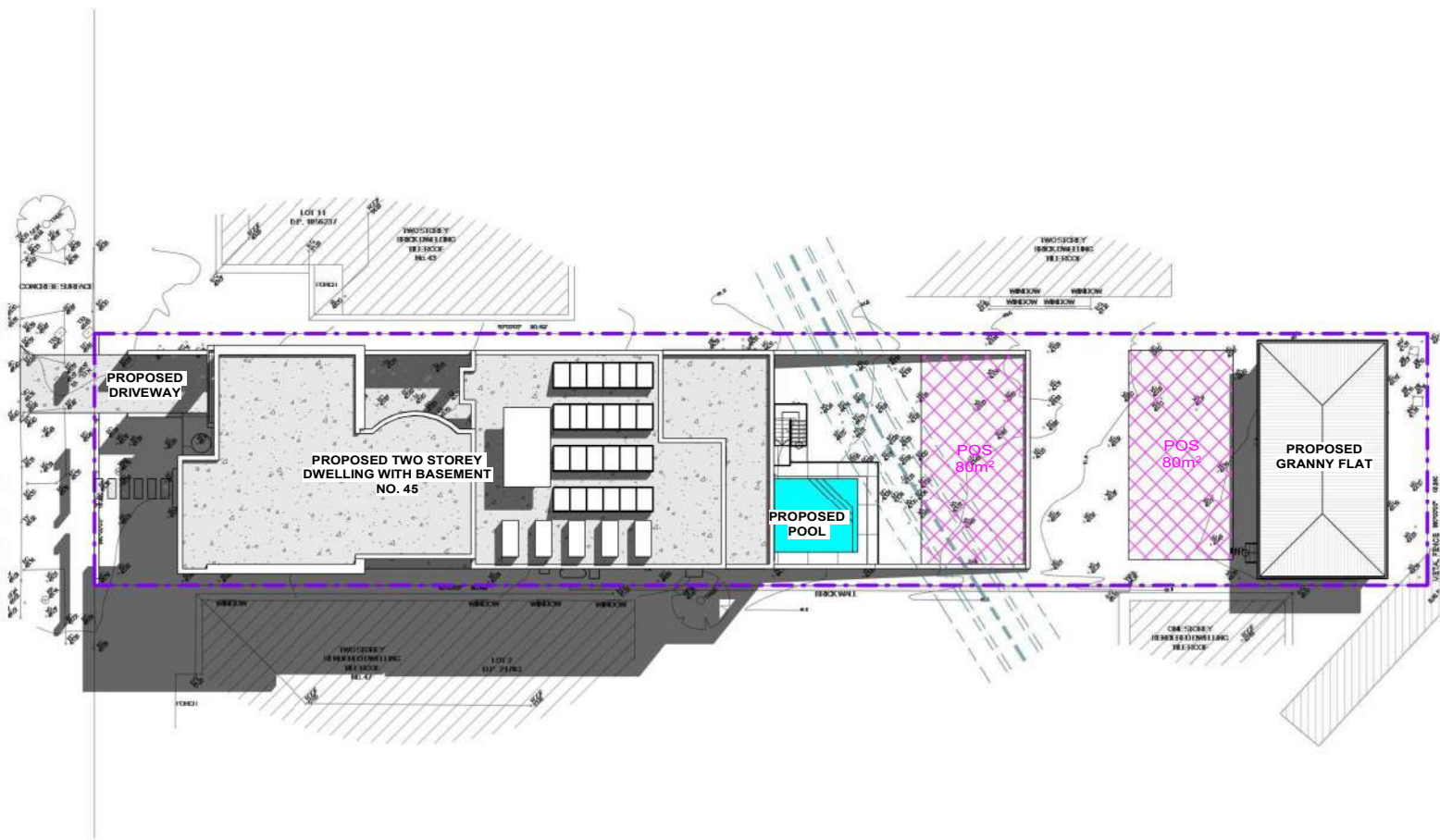
**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY**
NAME 1: IM2
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703
**3 HOURS OF SUNLIGHT TO LIVING - 21ST
JUN**

JOB NUMBER: 23611	DWG NUMBER: A18.04	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	

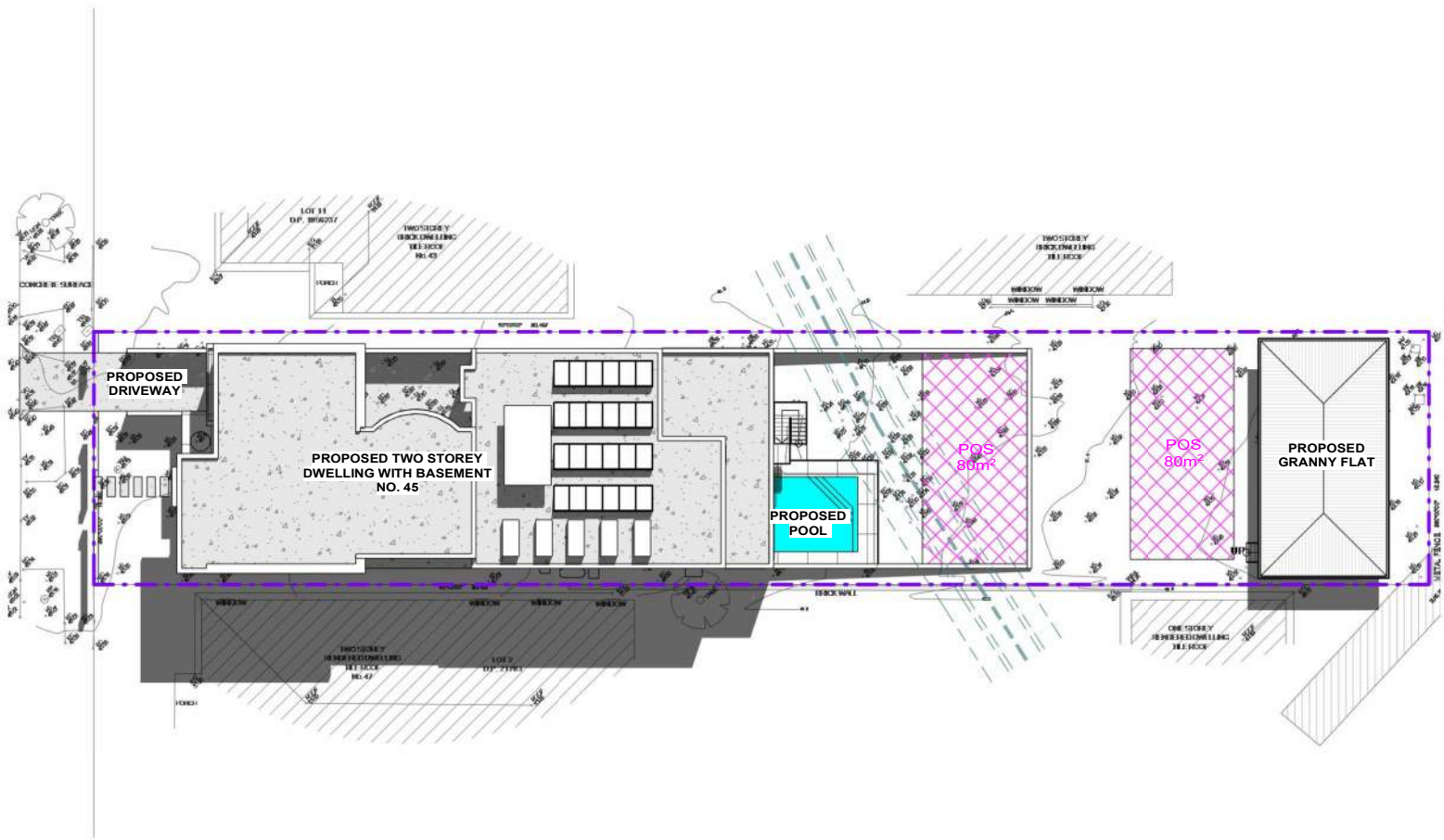




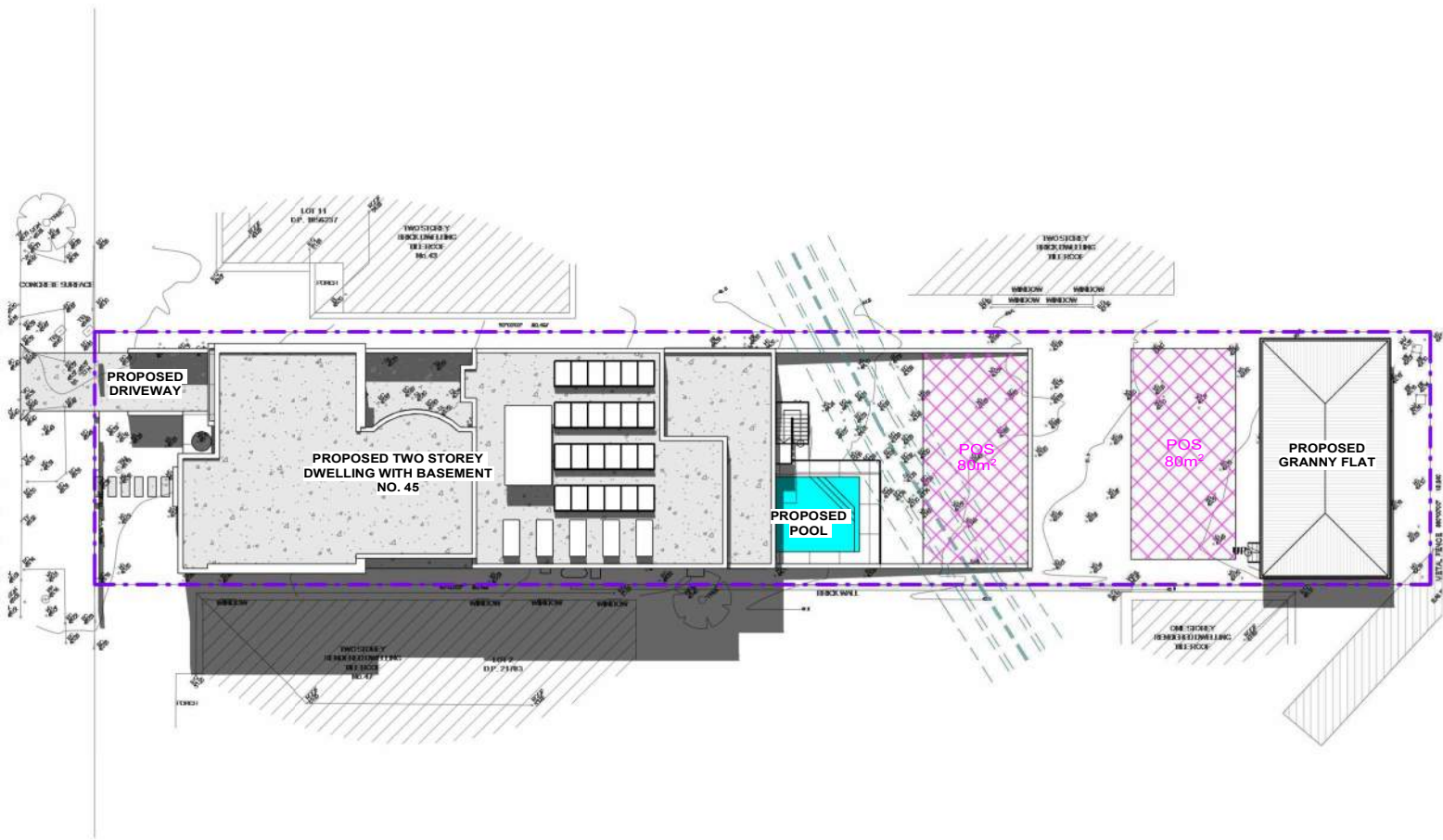
1 3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR 9AM
1 : 300



2 3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR 10AM
1 : 300



3 3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR 11AM
1 : 300



4 3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR 12PM
1 : 300

Certificate No. # 9AHFP1P5K
Scan QR code or follow website link for rating details.

Assessor name: nasrin moradi
Accreditation No.: HERA10095
Property Address: 45 HILLCREST AVE, GREENACRE NSW 2190

<https://www.f15.com.au/QRCodeLanding?PublicId=9AHFP1P5K&GrpCert=1>

HOUSE

QR Code

REV	DATE	DESCRIPTION	BY
A	20.05.2024	ISSUED FOR DA	DK

COPYRIGHT
All rights reserved.
These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.

NEMCO DESIGN
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

ADDRESS:
SUITE 4, LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2205
P: 9709 5566 M: 9422 606 228
E: alisham@nemco.design.com.au

PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY DWELLING
45 HILLCREST AVE, GREENACRE LOT 1, DP 21703

3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR

JOB NUMBER: 23611	DWG NUMBER: A18.05	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 10.05.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	

