PROPOSED DEMOLITION & SUBDIVISION OF THE PARENT LOT AND CONSTRUCTION OF DWELLING HOUSES

257 WANGEE ROAD, GREENACRE NSW 2190
LOT 198, DP 11603

GENERAL NOTES

G.1. These drawings shall be read in conjunction with all architecturalând other consultants drawings and specifications and with such Ther written instructions as may be issued during the course of the contract. All discrepancies shall be referred to theirchitect/engineer for decision before proceeding with the work.
.2. Dimensions shall not be obtained by scaling the structural drawings.
.3. Setting out dimensions shown on the drawings shall be verified by the builder.
.4. During construction the structure shall be maintained in a stable|condition and no part shall be overstressed.
.5. All workmanship and materials shall be in accordance with the requirements of the current editions of the as codes and theûy-laws and ordinances of the relevant building state authority.
.6. This report is based on information supplied by the client. If anyúspect of the site preparation or proposed construction changes from that originally advised, the engineer must be notified so thatúny necessary amendments can be made.
.7. Development application decision notice - for work requiringûuilding approval, the development application decision notice, Ssued by the council or building certifier must be forwarded to us prior to arranging any inspections with this office.

SITE CLASSIFICATION NOTES:

S.c.1. This report has been based upon information provided to our office and/or gathered by our staff.
.c.2. This report has been prepared in accordance with AS 2870 and relevant state legislation.
.c.3. Should soil conditions encountered on site differ significantly from those indicated in the soil test noted above, the engineer must be notified before proceeding as the site classification may need revising and modifications to the design may be required.
.c.4. The site investigation may be rendered irrelevant if the location of proposed structures vary from that specified at the time of this report. This report relates to the conditions existing on the land at the time of the site investigation. This report is based upon the proposed cut / fill information provided by the client. Any unadvised extensive cutting or filling may render this report ierelevant.
.c.5. While a reasonable effort is made to assess the site's suitability for the proposed construction, this report does not take into account slope stability. If required by the council, a suitably qualified person should be engaged to undertake a slope stabilityûssessment.

MISCELLANEOUS NOTES:

M.1. Where termite protection is required, install in accordance with AS3660. Builder shall confirm with owner the preferred method of termite management. Owner is responsible for ongoing inspection of structural timber elements and ensuring that termite management systems are not breached.
.2. The recommended distance that a new tree should be located from a dwelling would be equal or greater than 75% of the mature height for class m sites, 100% of the mature height for class H1 & H2 sites, 50% of the mature height for class E sites.

Drainage notes:
.1. All workmanship and material shall be in accordance with AS 2870.
.2. Drainage shall be constructed to avoid water ponding against or near the footing. The ground in the immediate vicinity of the perimeter footing, including the ground uphill from the slab on cut-and-fill sites, shall be graded to fall 50mm minimum away from the footing over a distance of 1.0m. Surface or subsurface drains shall be used to channel water away and connect to stormwater system. Any paving shall also be suitably sloped.
.3. Plumbing trenches shall be sloped away from the house and shall be backfilled with clay in the top 300mm within 1.5m of the house. The clay used for backfilling shall be compacted. Where pipes pass umder the footing system, the trench shall be backfilled with clay or concrete to restrict the ingress of water beneath the footing system.
.4. Excavations near the edge of the footing system shall be backfilled in such a way as to prevent access of water to the foundation. For example, excavations should be backfilled above or adjacent the footing with moist clay, compacted by hand-rodding/tamping. Porous material such as sand, gravel or building rubble should not be used.
.5. Water run-off shall be collected and channeled away from the house during construction.
.6. Penetrations of the edge beams and footing beams are to beúvoided, but where necessary shall be sleeved to allow for movement.
.7. Connection of stormwater drains and waste drains shall include flexible connections.
.8. Additional plumbing requirements are needed for moderately, heavily & extremely reactive sites in accordance with clause 6.6 (f) from AS 2870.
.9. Plumbing & drainage under the slab should be avoided where practical (refer AS/NZS 3500 clause 4.10)
.10. All pipework including stormwater fittings & adapters should be protected from mechanical damage.
.11. Provisions should be made for the connection of overflow or water discharge from fixtures such as hot water systems & air conditioners to a drain as required by the relevant local authority.

NCC 2022 TYPICAL CONSTRUCTION NOTESÚBCB HOUSING PROVISIONS STANDARDS CLAUSES REFERENCED

> Smoke alarms to be installed in accordance with clauses **9.5.1, 9.5.2** & **9.5.4**
> wet areas with non-compliant natural ventilation must include additional ventilation of 14,000mm2 to an adjacent room in accordance with **clause 10.8.2(5)(a)** - to be achieved by a fixed distance between the bottom of the door and finished floor, or by a compliant door grill. Refer to specific floor plan notes where required a floor waste is installed to a wet area, the minimum continuous fall of a floor plane to the waste must be 1:80 and the maximum must be 1:50, in accordance with **clause 10.2.12**
> baths must discharge untrapped to a floor waste gully where a trap is not accessible, such as a bath on ground floor slab construction, in accordance with **AS/NZS 3500.2** and **volume 3** of the NCC. Minimum falls to the floor waste gully must be achieved in accordance with **clause 10.2.12** and noted above bathroom doors which are within 1.2m of the closet plan to be provided with lift-off hinges or open outwards, or slide, in accordance with **clause 10.4.2**
> exhaust fans to a kitchen or wet area rooms without natural ventilation must meet the flow rates detailed in **clause 10.8.2(1)** and ducting to outdoor air in accordance with **clause 10.8.2(2)**
> wet areas without natural ventilation, must include a run-on timer on the exhaust fan. The fan must be interlocked to the light switch and run-on for 10 minutes after the light is turned off, in accordance with **Clause 10.8.2(4)**
> all stairs, landings, stair finishes and ramps are to be constructed in accordance with **part 11.2**, including tread & riser dimensions as below.
tread depth = 240mm minimum & 355mm maximum
riser height = 115mm minimum & 190mm maximum
balustrades to be a minimum of 1000mm high from associated floor, stair or landing level in accordance with **clause 11.3.3** & **11.3.4**
> child proof screens must be fitted to ground floor bedroom windows where the ground is 2m or more below the window sill, or window openings to be restricted to 125mm, in accordance with **clause 11.3.7.1**
> child proof screens must be fitted to first floor bedroom windows where the sill is less than 1.7m above floor level, or window openings to be restricted to 125mm, in accordance with **clause 11.3.7.2**
> climate zone 6 requires dwellings to include mandatory roof and eave ventilation in accordance with **Clause 10.8.3**
> where roofs have pitches <12.5°, valley gutters must be designed as box gutters in accordance with **AS6500.3** or as a performance solution by a professional engineer, in accordance with **clause 7.4.4(4)**

GENERAL NOTES

> Stormwater drainage as per stormwater plan & the basix certificate
> sewer drainage & waste water to sydney water sewer main
> sediment control barrier to council specification during construction
> An all weather access crossing of recycled concrete will be provided during construction
> Survey levels & contours to australian height datum (AHD) or as indicated on survey plan +-100mm
> Termite control chemical or physical barrier to be installed in accordance with as3660
> Verify all dimensions, levels & existing conditions on site prior to commencement of work
> All work & materials to comply with the building code of australia (BCA) & relevant standards australia codes figured dimensions take preference to scale - do not scale, ask
> All dimensions in millimetres (mm) unless noted otherwise
> Driveway gradient to comply with council regulations
> Drop edge beams to be constructed to engineers details if required
> All structural beam sizes, connections & details to engineers specification & details
> Any retaining wall required will be constructed from treated pine sleepers, masonry or stone not exceeding 600mm high unless noted otherwise
> Permanent driveway will be reinforced concrete or similarly approved hardstand surface
> Any concrete paths to be reinforced concrete
> Surface drains will be included in the landscaping to remove surface water from grassed & hardstand areas
> Agricultural drains will be installed behind all retaining walls & connected into the stormwater drainage system
> Survey drawing & information obtained from sydney registered surveyors - plan reference 6969

PROPERTY MAINTENANCE NOTES:

P.1. This design is based upon the normal footing performanceüriteria provided in table 2.2 of AS 8270-2011 with damageüategories detailed in appendix c. If these performance criteria is unsuitable for this dwelling please consult this office for additional engineering advise and design services.
.2. The owner's attention is drawn to appendix b 'performance criteria and foundation maintenance' and appendix c classification of damage due to foundation movements' of AS 0870-2011.
.3. We also direct the owner to the Csiro publication bîf 18 foundation maintenance and footing performance: a homeowner's guide'. Copies of this publication are available from Csiro publishing on ph: 1300-788-000 or at http://www.publish.csiro.au/nid/18/pid/3612.htm. This report may be rendered invalid if the property is not maintained as recommended in this publication.
.4. The long term performance of dwelling footings is dependant on factors such as site drainage, vegetation and watering of areas adjacent to the dwelling.
.5. Watering of lawns and gardens should be consistent. Over catering can damage footings. Equally footings may be damaged|y prolonged periods of neglect after years of careful watering. Leaking taps and pipes and blocked drains should be repaired promptly. Prolonged neglect can lead to damaged fotings.

Articulated masonry notes:
.1. This design assumes that masonry articulation joints will be installed unless noted otherwise on footing & slab plan. Any masonry articulation joints shall be positioned in accordance with technical note 61 produced by cement concrete & aggregates Australia and AS 3700 section 12.16.4. Refer to table below for maximum spacing and masonry articulation plan (if provided) for specific locations and details for renovations or extensions topxisting structures.
.2. Masonry articulation joints shall be positioned where ever new brickwork meets old brickwork.
.3. Where masonry articulation is shown beside openings with brickwork above the opening, care should be taken to provide a slip joint around the end of the lintel.
.4. Where masonry articulation is shown beside openings, the joints to continue between the window/door frame and the brickwork of the full height of the wall. At these locations, the frames are to be fixed with fasteners that will allow movement of the joint.

FOUNDATIONS AND FOOTINGS:

F.1. Footings shall be placed centrally under walls and columns unless otherwise noted.
.2. All workmanship & materials shall be in accordance with AS 2870 & national construction code (n.c.c.)
.3. The footing details shown are for the site classification stipulated. Whilst every care has been taken to verify that the information shown is correct, structerre consulting engineers take no responsibility for variations which may occur due to variations in site conditions.ß.4. Fill used in the construction of a slab except where the slab is suspended shall consist of a controlled fill or rolled fill in accordance with AS 2870:
.4.1. Rolled fill consists of material compacted in layers by repeated rolling with an excavator. Rolled fill shall not exceed 600mm compacted in layers not more than 300mm for sand material or 400mm compacted in layers not more than a 50mm for other material.
.4.2. Controlled fill consists of well graded sand fill up to 800mm deep, well compacted in not more than 300mm layers by vibrating plate or vibrating roller. No sand fill up to 400mm deep, well compacted in not more than 150mm layers by a mechanical roller, clay fill should be moist during compaction. The depths of fill given above are depths measured after compaction. For compacted depths greater than that given above the fill shall be subject to control and testing. If test fails then piers are required. Contact this office prior to further construction.
.5. Top soil containing grass roots or other organic material shall be removed from the area on which the slab is to rest.
.6. If any footing is located such that a line drawn at 45 degrees (for clay and 30 degrees for sand) from its base intersects a private service trench, then piers are required. See footing & slab details for example.
.7. Footing & slab piers are required where uncontrolled fill under the edge beam/slab is present.

AUSTRALIAN STANDARD COMPLIANCE

THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS.

- AS/NZS 1664 ALUMINIUM STRUCTURES
- AS/NZS 1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS.
- AS 2050 INSTALLATION OF ROOF TILES
- AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 2159 PILING- DESIGN AND INSTALLATION
- AS 2293 EMERGENCY EVACUATION LIGHTING IN BUILDINGS
- AS 2327 COMPOSITE STRUCTURES
- AS 2870 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION
- AS 1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
- AS 3700 MASONRY STRUCTURES
- AS 3013 ELECTRICAL INSTALLATIONS
- AS 1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS
- AS 2441 INSTALLATION OF HOSE REELS
- AS 2444 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS - SELECTION AND LOCATION
- AS 3786 SMOKE ALARMS
- AS/NZS 1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANTS WALLS
- AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 2107 ACOUSTICS - RECOMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING INTERIORS
- AS 3660.1 TERMITE MANAGEMENTS - NEW BUILDING WORKS

ADDITIONAL NOTES

Reference Drawings:

Stormwater drawings by:

Landscape drawings by:

Survey drawings by:

ARCHITECTURAL DRAWINGS

DRAWING NUMBER	DESCRIPTION	ISSUE
23010 DA 00	SITE PLAN	A
23010 DA 01	SUBDIVISION PLAN	
23010 DA 02	SITE ANALYSIS ,SITE EROSION & SEDIMENT CONTROL PLAN	A
23010 DA 03	PROPOSED GROUND FL , FIRST FL & ROOF PLAN	A
23010 DA 04	DIAGRAMS & CALCULATIONS	A
23010 DA 05	ELEVATIONS & SECTIONS	A
23010 DA 06	3D VIEWS & DOOR-WINDOW SCHEDULE	A
23010 DA 07	SHADOW DIAGRAMS 01 - 21ST JUNE	A
23010 DA 08	SHADOW DIAGRAMS 02 - 21ST JUNE	A
23010 DA 09	SHADOW DIAGRAMS 03 - 21ST JUNE	A
23010 DA 10	COLOURS, MATERIALS & STREETSCAPE ELEVATION	A
23010 DA 11	BASIX COMMINMENTS	A
23010 DA 12	BASIX COMMINMENTS	

AREA CALCULATIONS

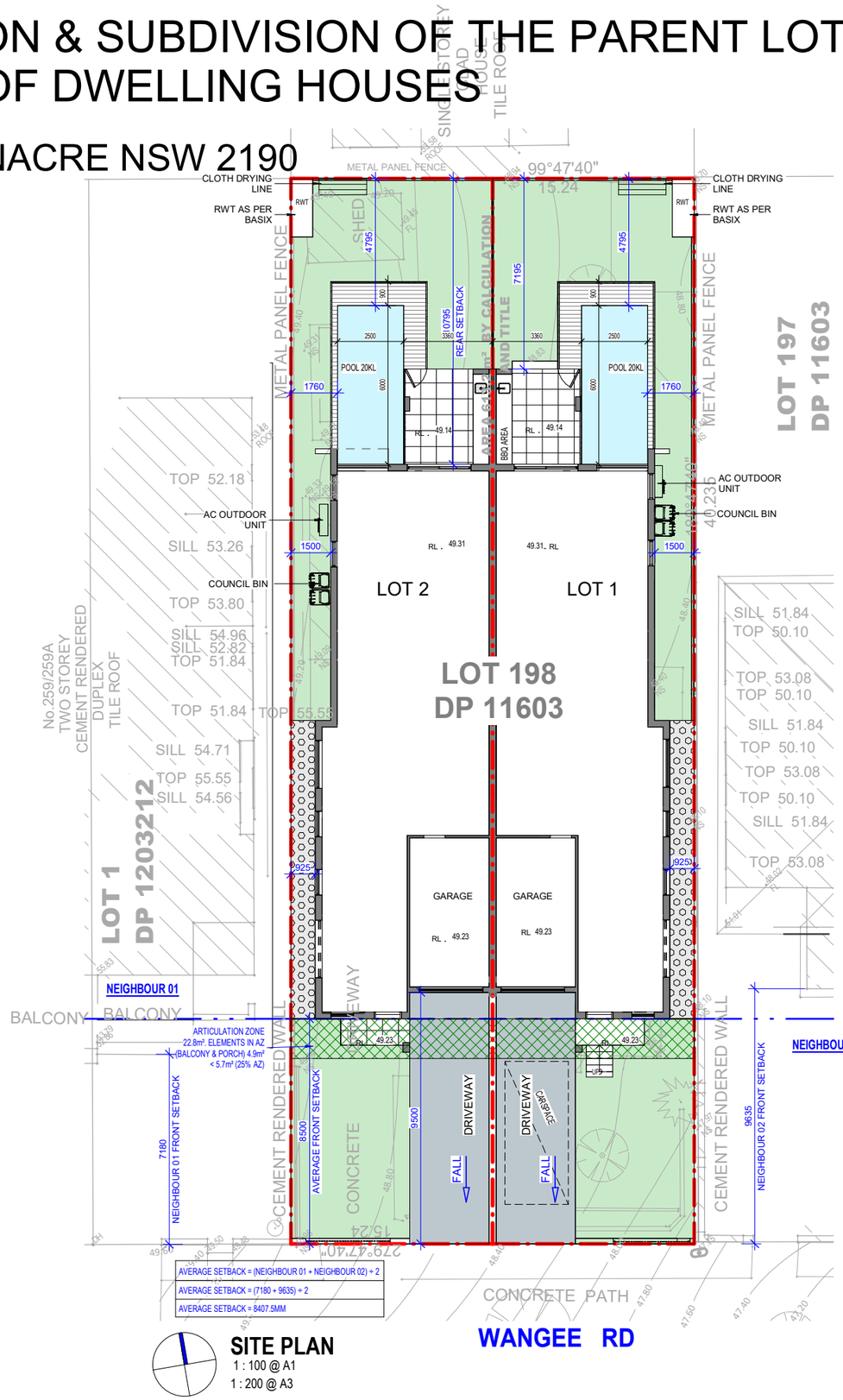
SITE AREA 613.2m²

LOT 1	306.60m²
PROPOSED GROUND FLOOR AREA	102.79m²
PROPOSED FIRST FLOOR AREA	98.42m²
TOTAL	201.21m²
GARAGE	16.80m²
FRONT PORCH	2.60m²
ALFRESCO	11.60m²
FIRST FLOOR BALCONY	6.90m²

LOT 2	306.60m²
PROPOSED GROUND FLOOR AREA	102.79m²
PROPOSED FIRST FLOOR AREA	98.42m²
TOTAL	201.21m²
GARAGE	16.80m²
FRONT PORCH	2.60m²
PATIO	11.60m²
FIRST FLOOR BALCONY	6.90m²

LANDSCAPING CALCILATIONS

MIN. LANDSC. FORWARD OF BUILDING LINE: 45% OF THE AREA OF THE LOT FORWARD OF THE BUILDING LINE= 0.45 x 129.54m²	58.29m²
PROPOSED LANDSCAPE AREA AT FRONT	71.04m²
PROPOSED TOTAL LANDSCAPE AREA 136.55m² + 71.04m²	207.59m²



SITE PLAN
1 : 100 @ A1
1 : 200 @ A3

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NOTES:
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PROJECT STATUS:
DEVELOPMENT APPLICATION

PROJECT :
PROPOSED DEMOLITION & SUBDIVISION OF THE PARENT LOT AND CONSTRUCTION OF DWELLING HOUSES

SITE ADDRESS:
257 WANGEE RD, GREENACRE NSW 2190

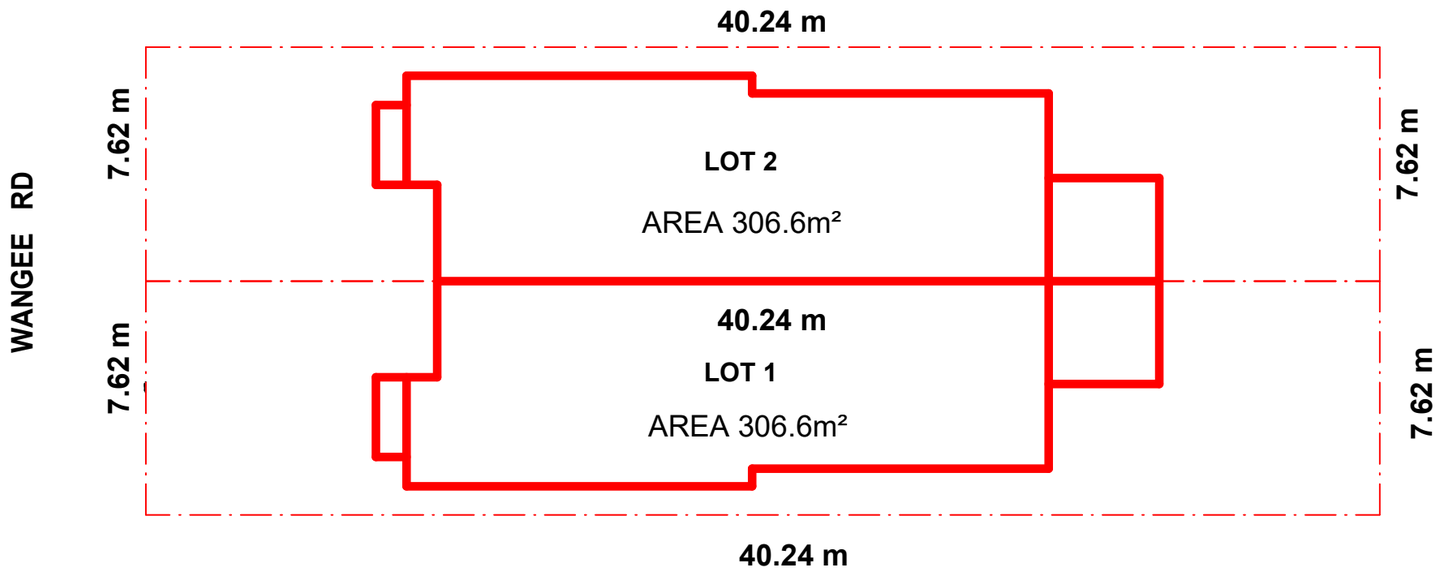
CLIENT:
Owner

SHEET TITLE:
SITE PLAN

DESIGN:	DRAWN:	DATE:	SCALE:
NASR	author	AUG 2024	AS SHOWN

ISSUE:
A

SHEET :
23010 DA 00



1 SUBDIVISION PLAN
1 : 100

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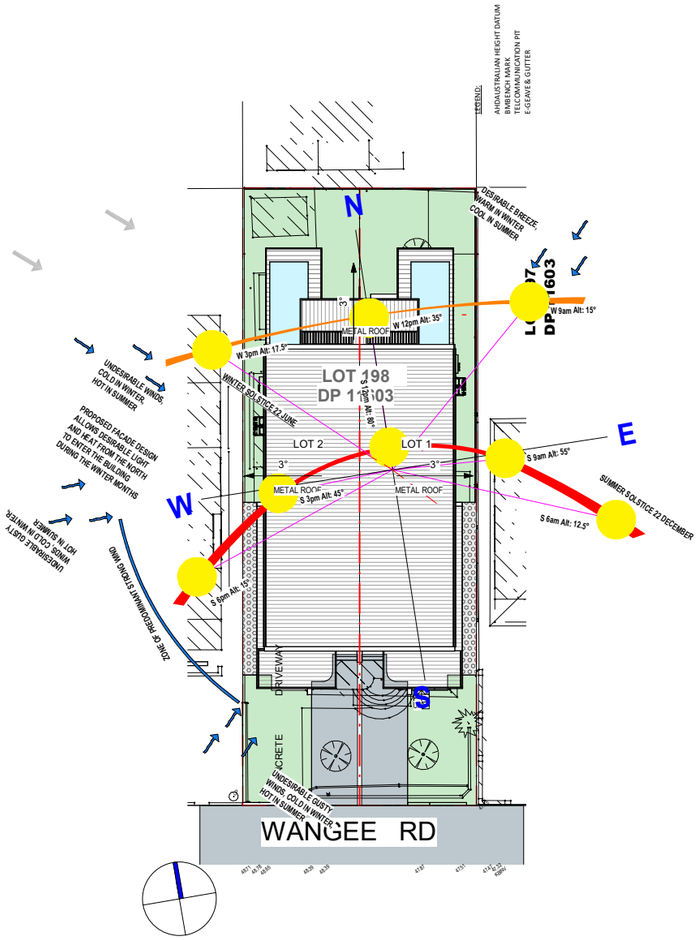

SITE ANALYSIS

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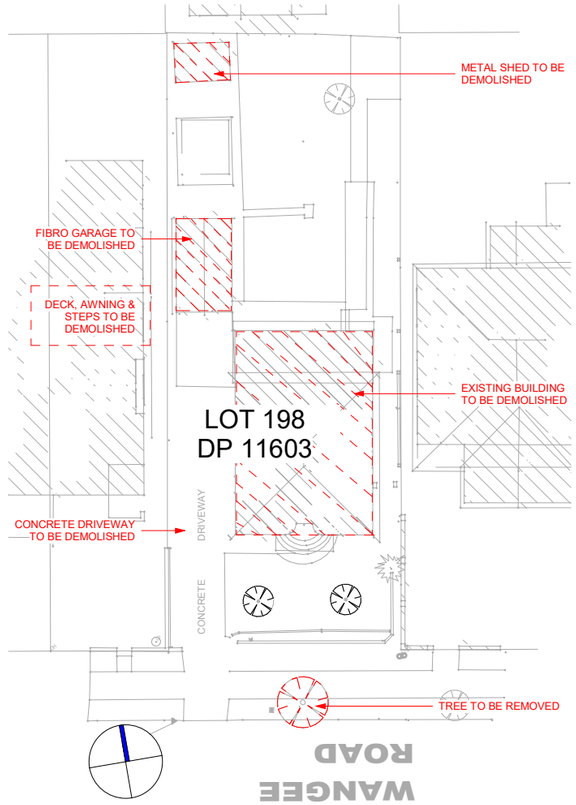

DEMOLITION PLAN

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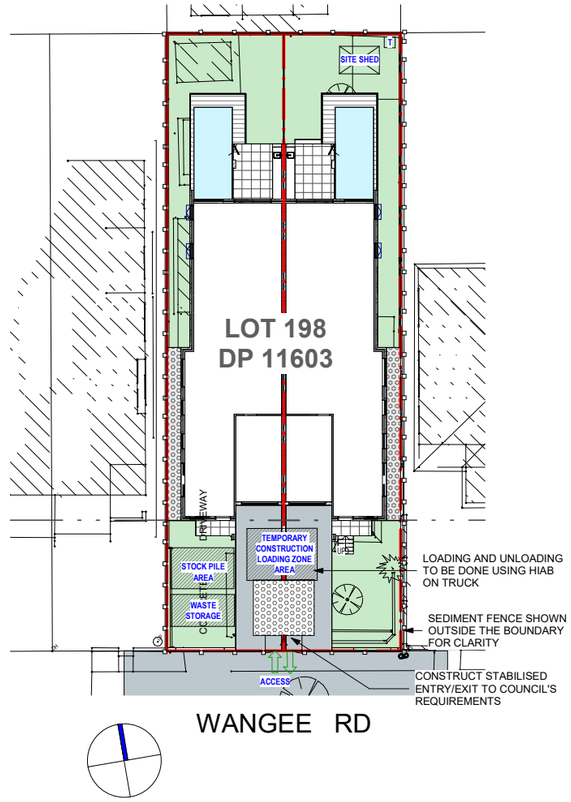


SITE EROSION AND SEDIMENT PLAN

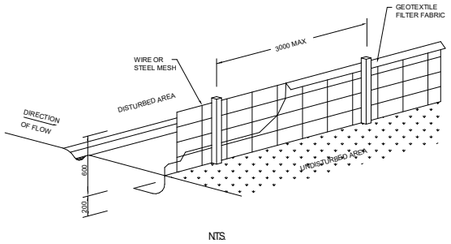
1 : 200 @ A1
1 : 200 @ A3

SEDIMENT CONTROL LEGEND

- SILT BARRIER FENCE
- T — SITE TOILET
- SITE SHED — SITE SHED
- STABILIZED SITE ACCESS
- SITE ACCESS
- MATERIAL STORAGE
- WASTE STORAGE
- DIVERSION CHANNEL

A FILTER FENCE SHALL BE CONSTRUCTED BY STRETCHING A FLEXIBLE FABRIC (PROPEX OR SIMILAR) BETWEEN POSTS AT 2000mm CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE. DRAINAGE CHANNELS SHALL LEAD TO A STRAW BALE LOCATED AT THE REAR OF THE SITE.

ALL VEHICLES TO HAVE WHEELS WASHED DOWN PRIOR TO LEAVING THE SITE.



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SEDIMENT PLAN

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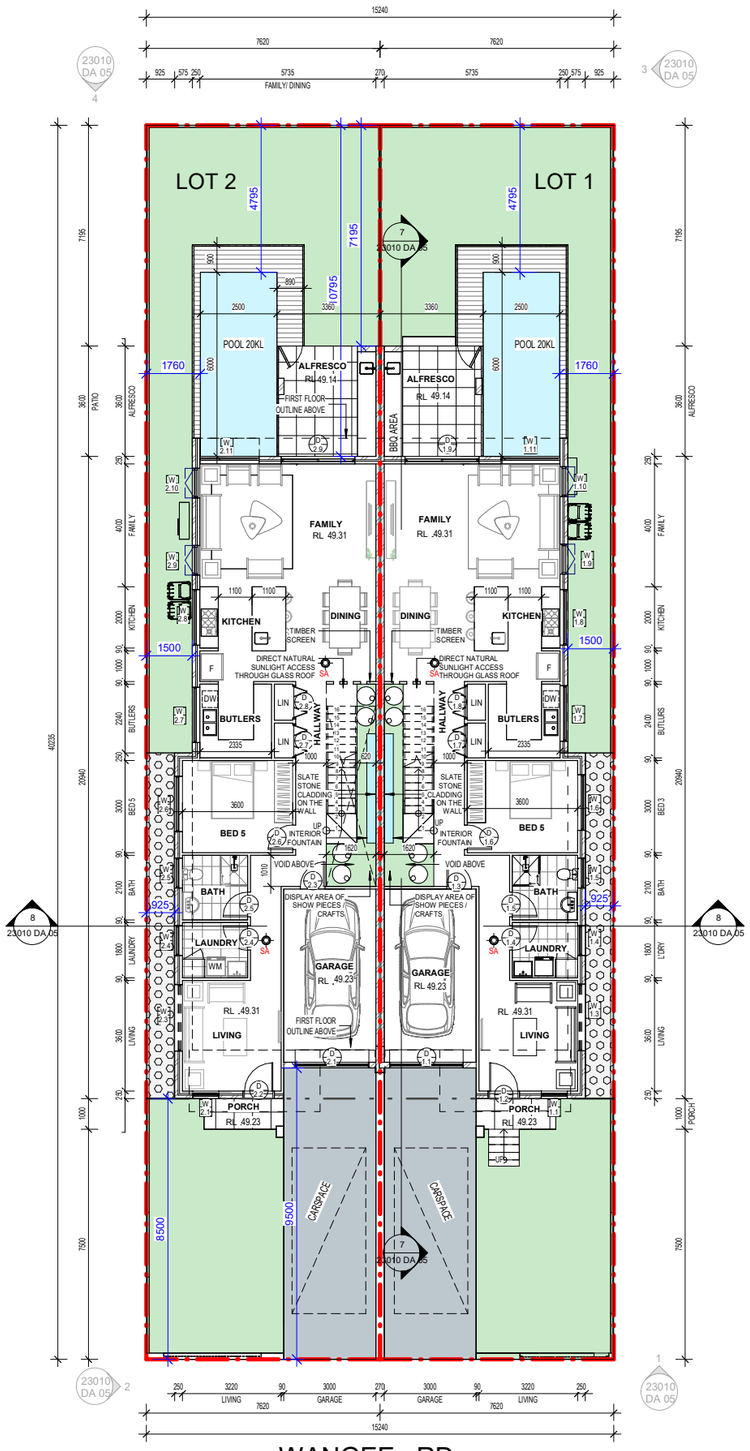

GROUND FLOOR PLAN

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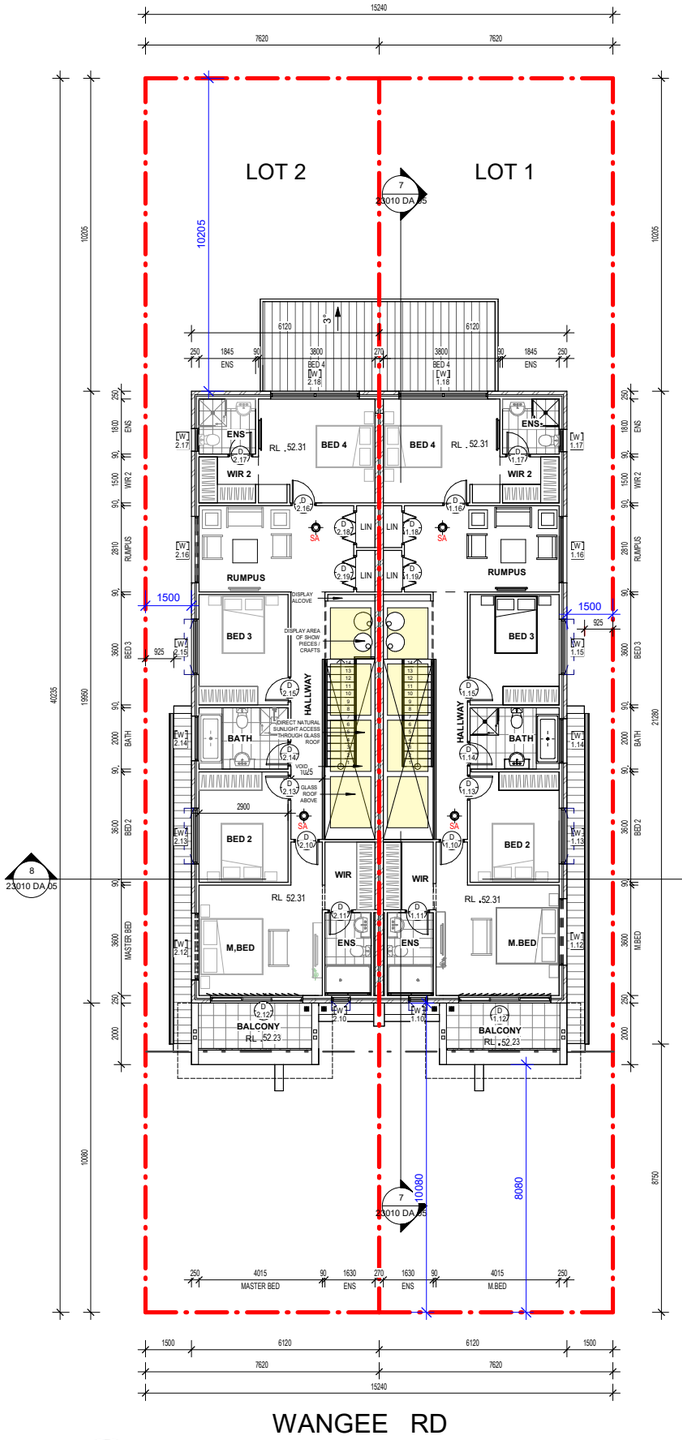
1 : 200 @ A3



FIRST FLOOR PLAN

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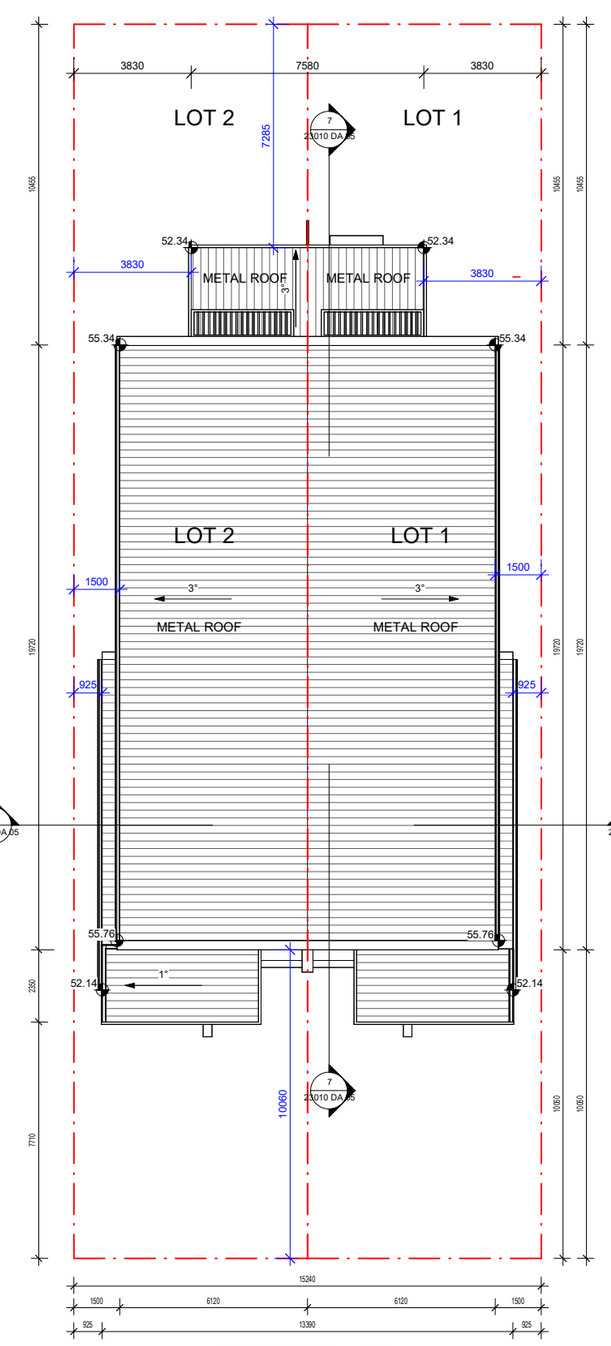
1 : 200 @ A3



ROOF PLAN

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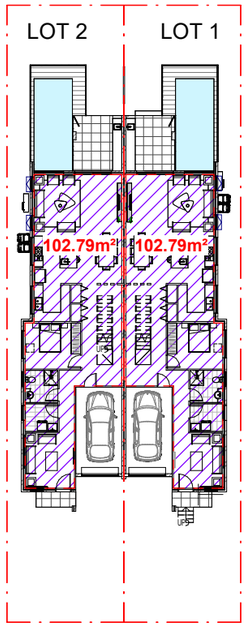
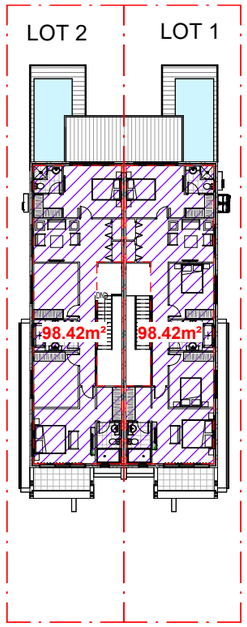
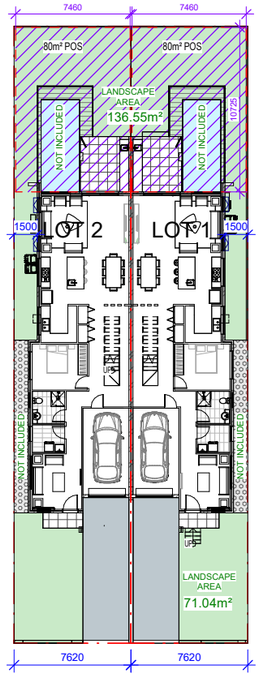
SHEET :
23010 DA 03







GROUND FLOOR - FSR

1 : 200 @ A1
1 : 200 @ A3

FIRST FLOOR - FSR

1 : 200 @ A1
1 : 200 @ A3

LANDSCAPE DIAGRAM

1 : 200 @ A1
1 : 200 @ A3

AREA CALCULATIONS

SITE AREA 613.2m²

LOT 1	306.60m²
PROPOSED GROUND FLOOR AREA	102.79m²
PROPOSED FIRST FLOOR AREA	98.42m²
TOTAL	201.21m²
GARAGE	16.80m²
FRONT PORCH	2.60m²
ALFRESCO	11.60m²
FIRST FLOOR BALCONY	6.90m²

LOT 2	306.60m²
PROPOSED GROUND FLOOR AREA	102.79m²
PROPOSED FIRST FLOOR AREA	98.42m²
TOTAL	201.21m²
GARAGE	16.80m²
FRONT PORCH	2.60m²
PATIO	11.60m²
FIRST FLOOR BALCONY	6.90m²

LANDSCAPING CALCILATIONS

MIN. LANDSC. FORWARD OF BUILDING LINE: 58.29m²
45% OF THE AREA OF THE LOT FORWARD OF THE BUILDING LINE= 0.45 x 129.54m²

PROPOSED LANDSCAPE AREA AT FRONT 71.04m²

PROPOSED TOTAL LANDSCAPE AREA 207.59m²
136.55m² + 71.04m²

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CAD Plans PTY LTD
DESIGN Solutions
39 Cumberland Rd Auburn NSW 2144
P: (02) 8068 2177
M: 0416009172
E: info@cadplans.net.au
ABN 88 606 740 381

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PROJECT STATUS:
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PROJECT :
PROPOSED DEMOLITION & SUBDIVISION OF THE PARENT LOT AND CONSTRUCTION OF DWELLING HOUSES

SITE ADDRESS:
257 WANGEE RD, GREENACRE NSW 2190

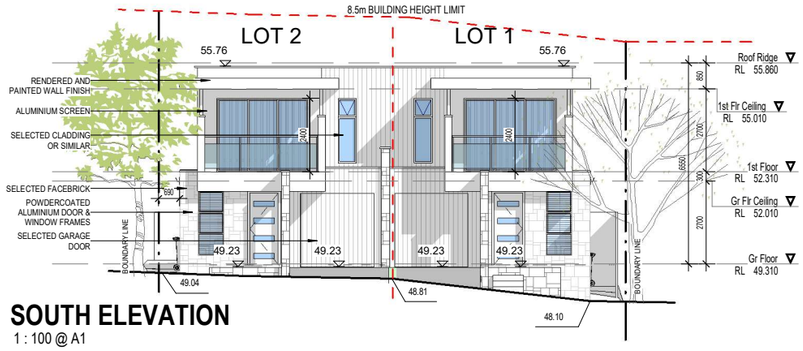
CLIENT:
Owner

SHEET TITLE:
DIAGRAMS & CALCULATIONS

DESIGN:	DRAWN:	DATE:	SCALE:
NASR	author	AUG 2024	AS SHOWN

ISSUE:
A

SHEET :
23010 DA 04



SOUTH ELEVATION

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1 : 200 @ A3

WEST ELEVATION

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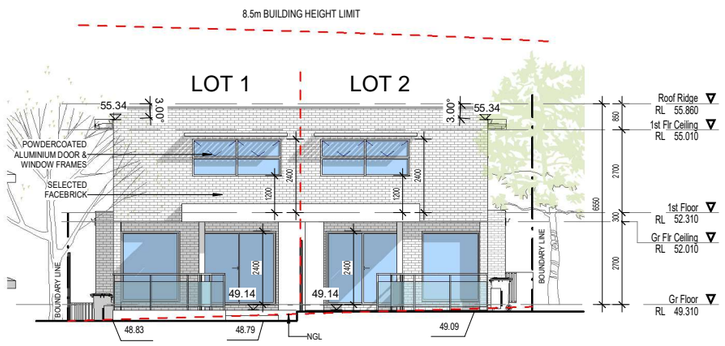

NORTH ELEVATION

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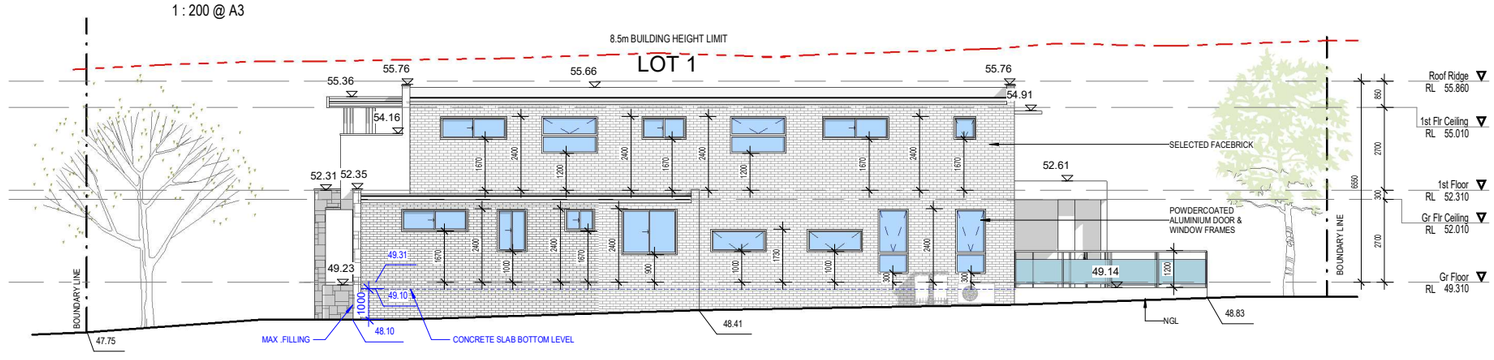

EAST ELEVATION

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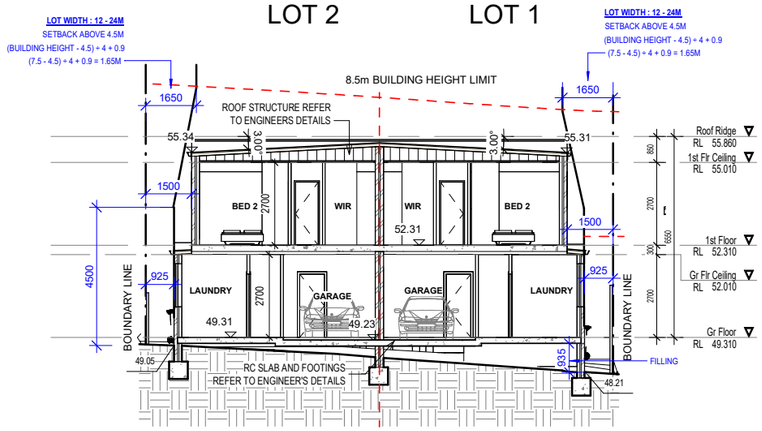

SECTION_BB

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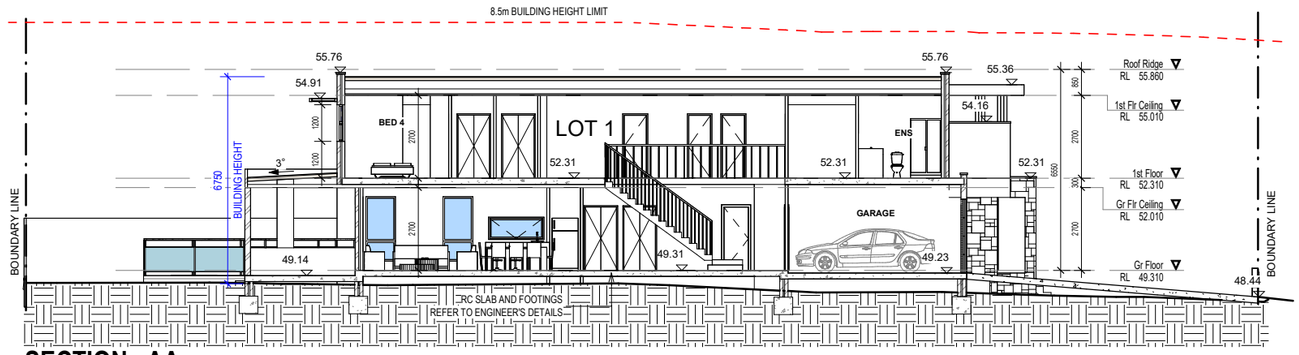

SECTION_ AA

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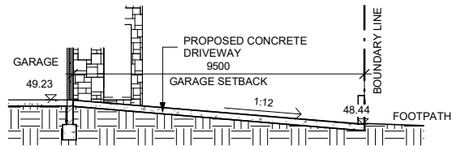

DRIVEWAY PROFILE LOT-01

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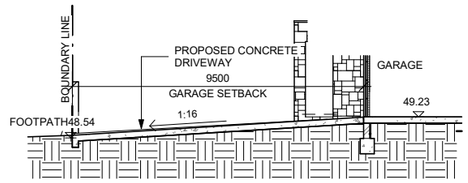
1 : 200 @ A3



DRIVEWAY PROFILE LOT-02

1 : 100 @ A1
1 : 200 @ A3

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PROJECT STATUS:
DEVELOPMENT APPLICATION

PROJECT :
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SITE ADDRESS:
257 WANGEE RD, GREENACRE NSW 2190

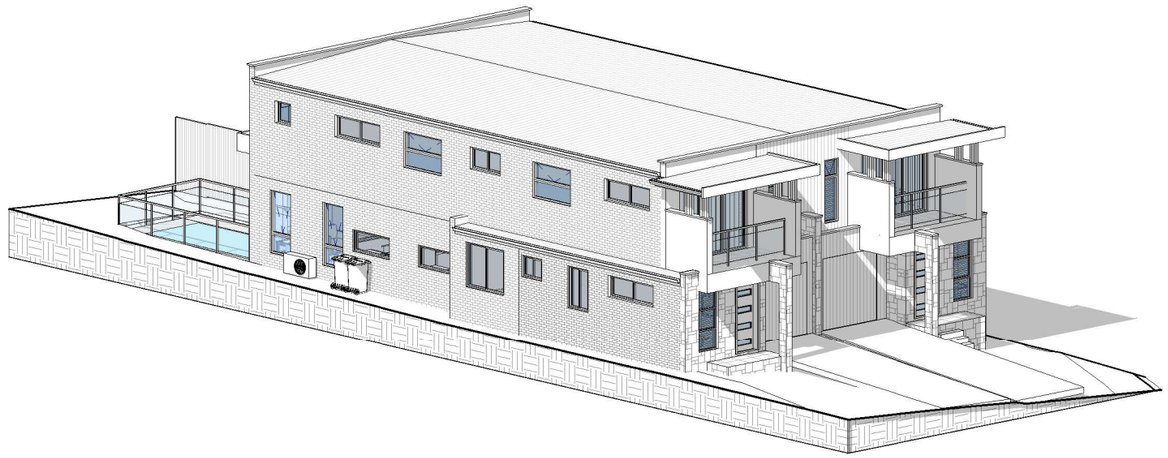
CLIENT:
Owner

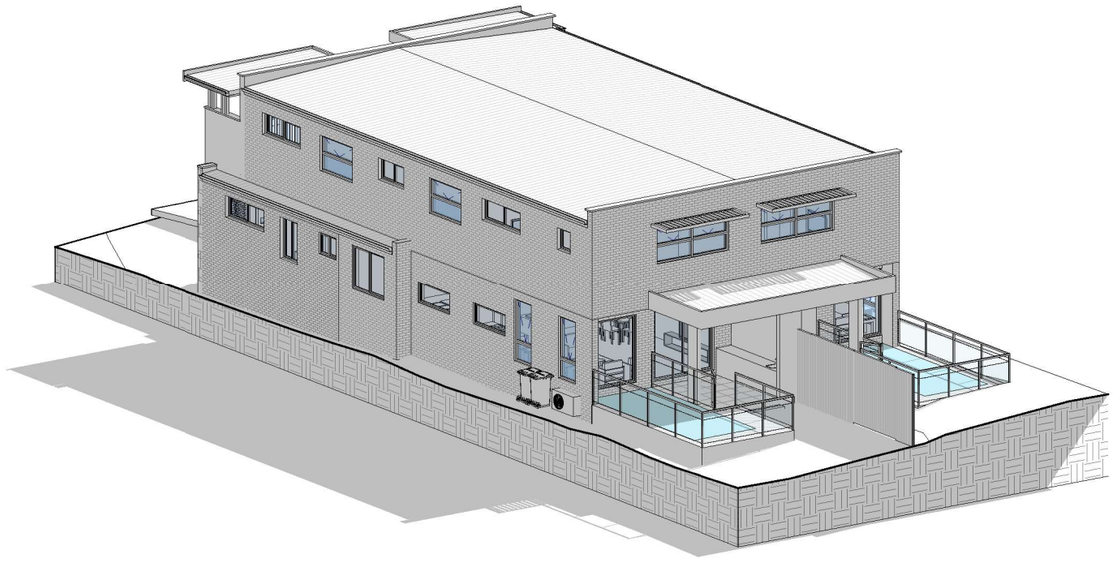
SHEET TITLE:
ELEVATIONS & SECTIONS

DESIGN:	DRAWN:	DATE:	SCALE:
NASR	author	AUG 2024	AS SHOWN

ISSUE: A

SHEET : 23010 DA 05





WINDOWS

WINDOWS SCHEDULE- DWELLING 01

Mark	Window Style	Width	Height	Location
1.1	ALUMINIUM AWNING WINDOW	850	2100	LIVING
1.3	ALUMINIUM SLIDING WINDOW	2170	730	LIVING
1.4	ALUMINIUM SLIDING WINDOW	970	1400	L,DRY
1.5	ALUMINIUM SLIDING WINDOW	970	730	BATH
1.6	ALUMINIUM SLIDING WINDOW	1810	1500	BED 5
1.7	ALUMINIUM SLIDING WINDOW	1810	730	KITCHEN
1.8	ALUMINIUM SLIDING WINDOW	1810	730	KITCHEN
1.9	ALUMINIUM AWNING WINDOW	970	2100	FAMILY
1.10	ALUMINIUM AWNING WINDOW	600	2100	ENS
1.10	ALUMINIUM AWNING WINDOW	970	2100	FAMILY
1.11	ALUMINIUM AWNING WINDOW	1925	2300	FAMILY
1.12	ALUMINIUM SLIDING WINDOW	2170	730	M.BED
1.13	ALUMINIUM SLIDING WINDOW	1810	1200	BED 2
1.14	ALUMINIUM SLIDING WINDOW	1450	730	BATH
1.15	ALUMINIUM SLIDING WINDOW	1810	1200	BED 3
1.16	ALUMINIUM SLIDING WINDOW	2170	730	RUMPUS
1.17	ALUMINIUM AWNING WINDOW	730	730	ENS
1.18	ALUMINIUM SLIDING WINDOW	2890	1200	BED 4

Grand total: 18

WINDOWS SCHEDULE- DWELLING 02

Mark	Window Style	Height	Width	Location
2.1	ALUMINIUM AWNING WINDOW	2100	850	LIVING
2.3	ALUMINIUM SLIDING WINDOW	730	2170	LIVING
2.4	ALUMINIUM SLIDING WINDOW	1400	970	L,DRY
2.5	ALUMINIUM SLIDING WINDOW	730	970	BATH
2.6	ALUMINIUM SLIDING WINDOW	1500	1810	BED 5
2.7	ALUMINIUM SLIDING WINDOW	730	1810	BUTLURS
2.8	ALUMINIUM SLIDING WINDOW	730	1810	BUTLURS
2.9	ALUMINIUM AWNING WINDOW	2100	970	LIVING
2.10	ALUMINIUM AWNING WINDOW	2100	600	ENS
2.10	ALUMINIUM AWNING WINDOW	2100	970	FAMILY
2.11	ALUMINIUM AWNING WINDOW	2300	1925	FAMILY
2.12	ALUMINIUM SLIDING WINDOW	730	2170	M.BED
2.13	ALUMINIUM SLIDING WINDOW	1200	1810	BED 2
2.14	ALUMINIUM SLIDING WINDOW	730	1450	BATH
2.15	ALUMINIUM SLIDING WINDOW	1200	1810	BED 3
2.16	ALUMINIUM SLIDING WINDOW	730	2170	M.BED
2.17	ALUMINIUM AWNING WINDOW	730	730	ENS
2.18	ALUMINIUM SLIDING WINDOW	1200	2890	BED 4

Grand total: 18

DOORS

DOORS SCHEDULE - DWELLING 01

Mark	Description	Height	Width	Location
1.1	Metal Rolling Door	2400	2400	Garage
1.2	5 Panel Door	2324	920	Living
1.3	Single Swing Door	2060	800	Garage
1.4	Single Swing Door	2060	800	L,dry
1.5	Single Swing Door	2060	800	Bath
1.6	Single Swing Door	2060	800	Bed 5
1.7	Bifold door	2100	1100	Linen
1.8	Bifold door	2100	1100	Linen
1.9	Aluminium Sliding Door	2400	2410	Family, Patio
1.10	Single Swing Door	2100	820	M.Bed
1.11	Single Swing Door	2100	800	Ens
1.12	Aluminium Sliding Door	2400	3010	M.Bed/Balcony
1.13	Single Swing Door	2100	820	Bed 2
1.14	Single Swing Door	2100	800	Bath
1.15	Single Swing Door	2100	820	Bed 3
1.16	Single Swing Door	2100	820	Bed 4
1.17	Single Swing Door	2100	800	Ens
1.18	Bifold door	2100	1100	Linen
1.19	Bifold door	2100	1100	Linen

Grand total: 19

DOORS SCHEDULE - DWELLING 02

Mark	Description	Height	Width	Location
2.1	Metal Rolling Door	2400	2400	Garage
2.2	5 Panel Door	2324	920	Living
2.3	Single Swing Door	2060	800	Garage
2.4	Single Swing Door	2060	800	L,dry
2.5	Single Swing Door	2060	800	Bath
2.6	Single Swing Door	2060	800	Bed 5
2.7	Bifold door	2100	1100	Linen
2.8	Bifold door	2100	1100	Linen
2.9	Aluminium Sliding Door	2400	2410	Family, Patio
2.10	Single Swing Door	2100	820	M.Bed
2.11	Single Swing Door	2100	800	Ens
2.12	Aluminium Sliding Door	2400	3010	M.Bed/Balcony
2.13	Single Swing Door	2100	820	Bed 2
2.14	Single Swing Door	2100	800	Bath
2.15	Single Swing Door	2100	820	Bed 3
2.16	Single Swing Door	2100	820	Bed 4
2.17	Single Swing Door	2100	800	Ens
2.18	Bifold door	2100	1100	Linen
2.19	Bifold door	2100	1100	Linen

Grand total: 19

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SITE ADDRESS:
257 WANGEE RD, GREENACRE NSW 2190

CLIENT:
Owner

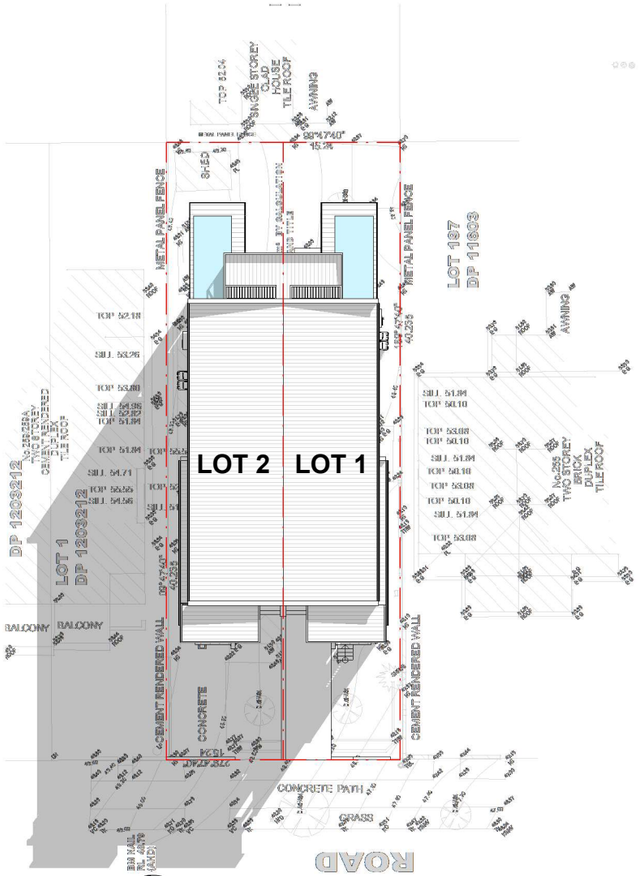
SHEET TITLE:
3D VIEWS & DOOR-WINDOW SCHEDULE

DESIGN:	DRAWN:	DATE:	SCALE:
NASR	author	AUG 2024	AS SHOWN

ISSUE:
A

SHEET :
23010 DA 06

SHADOW DIAGRAMS - 21ST JUNE



SHADOW DIAGRAM - 9 00AM

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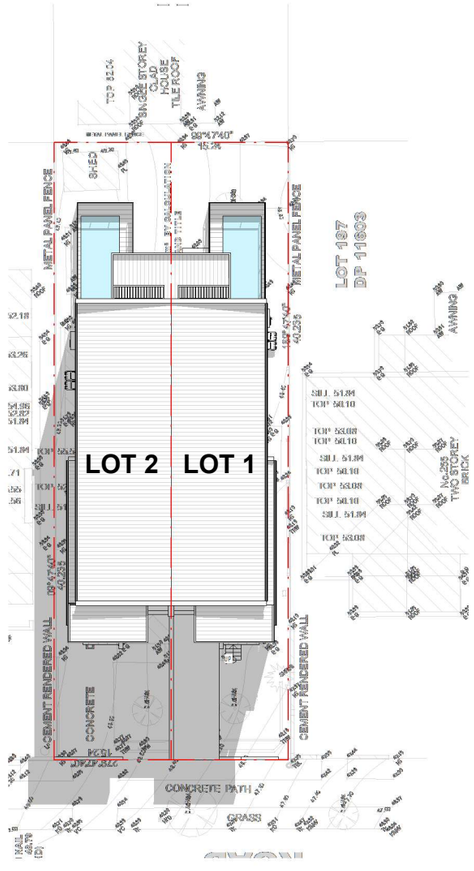

SHADOW DIAGRAM - 10 30AM

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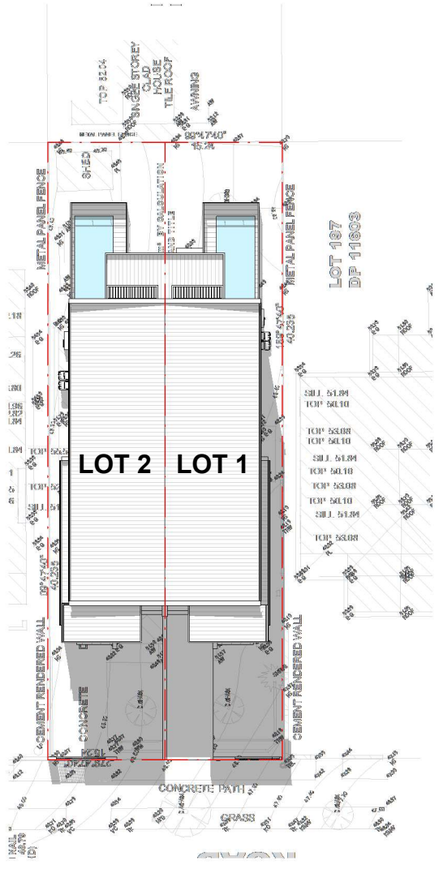

SHADOW DIAGRAM - 12 00PM

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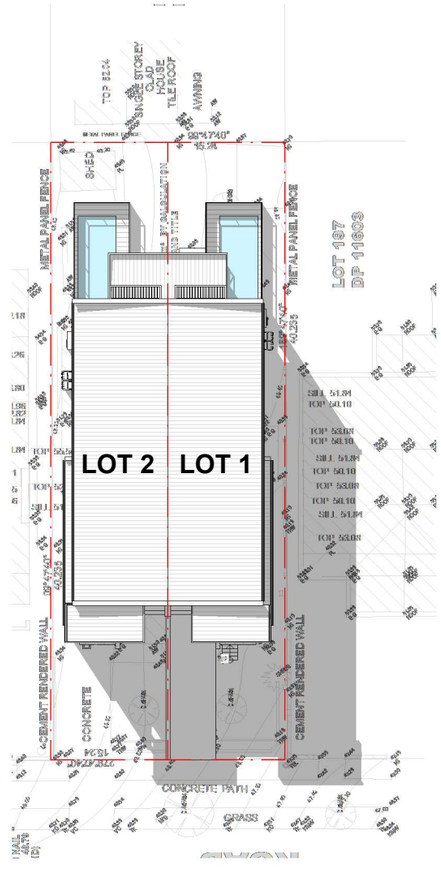

SHADOW DIAGRAM - 1 30PM

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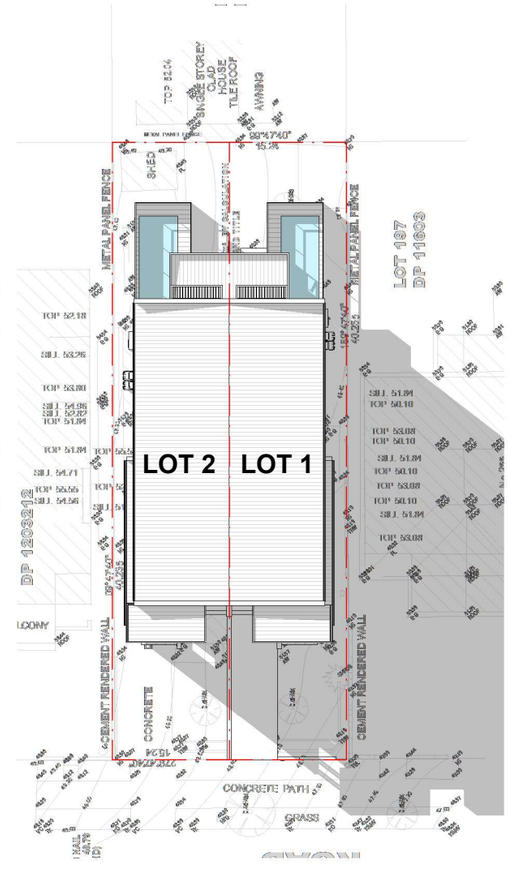

SHADOW DIAGRAM - 3 00PM

1 : 200 @ A1
1 : 200 @ A3

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257 WANGEE RD, GREENACRE NSW 2190

CLIENT:
Owner

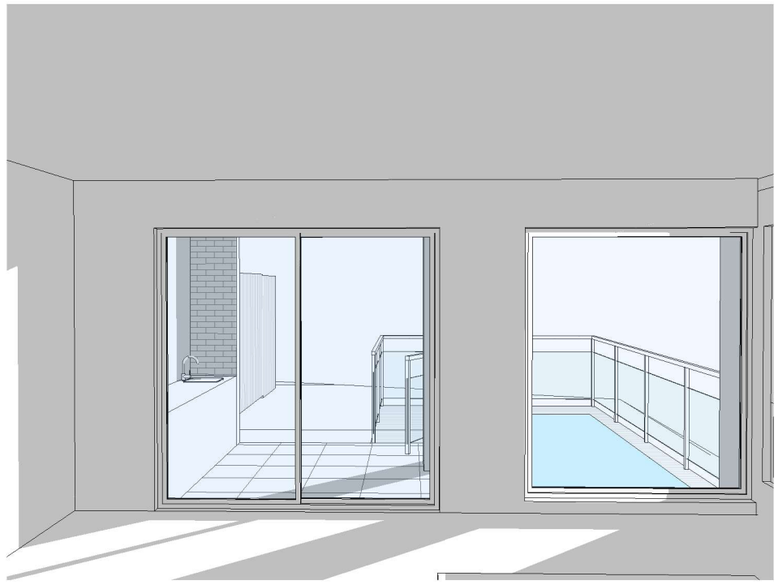
SHEET TITLE:
SHADOW DIAGRAMS 01 - 21ST JUNE

DESIGN:	DRAWN:	DATE:	SCALE:
NASR	author	AUG 2024	AS SHOWN

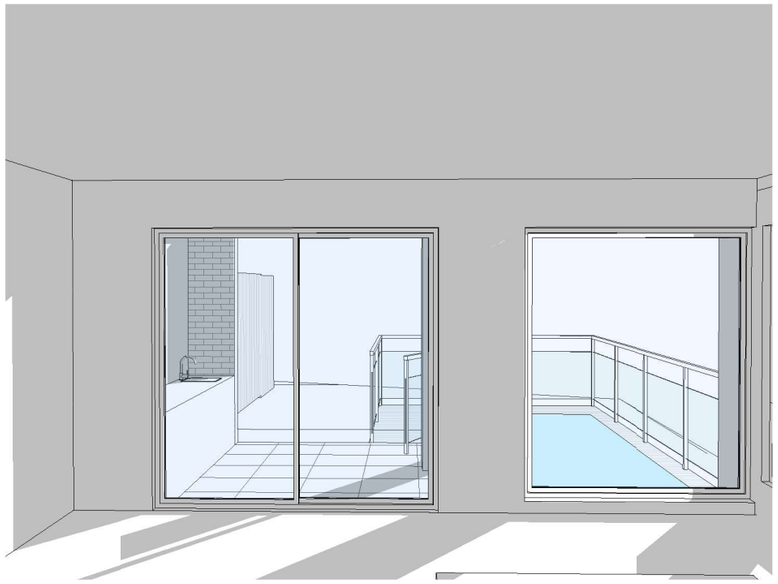
ISSUE:
A

SHEET :
23010 DA 07

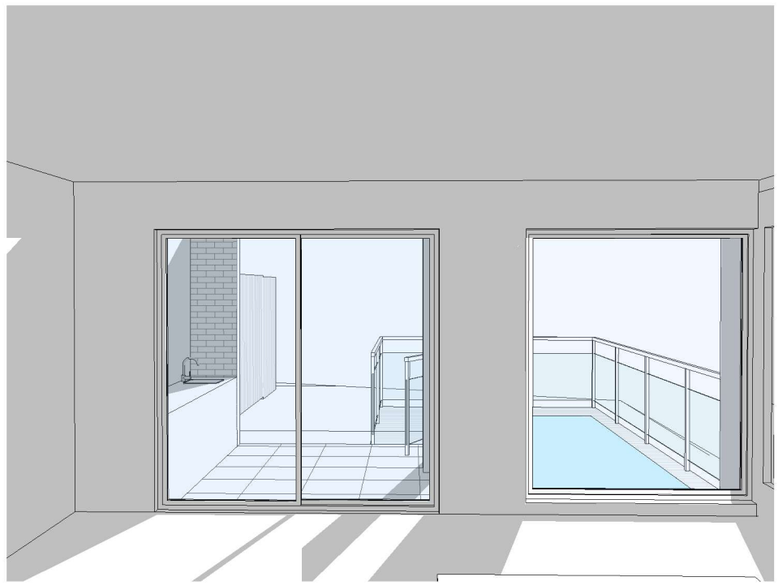
SHADOW DIAGRAMS - 21ST JUNE



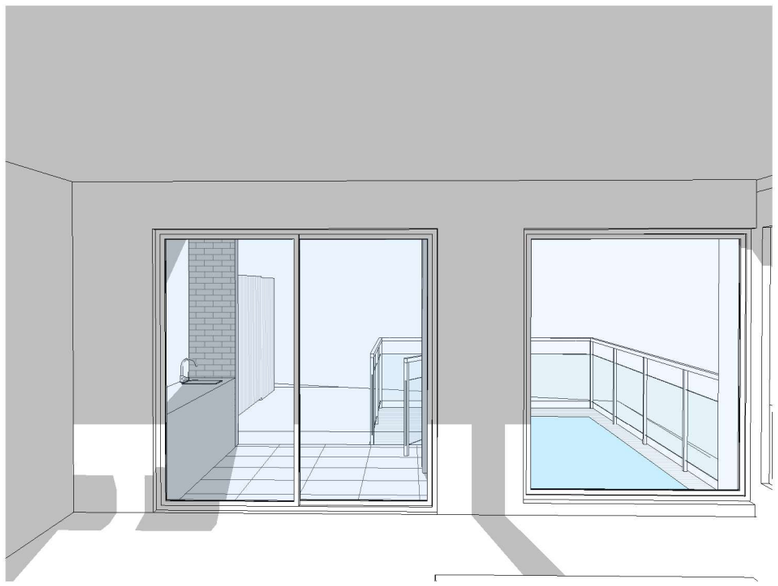
6 SHADOW @ 8-00AM LOT 01 (FAMILY)



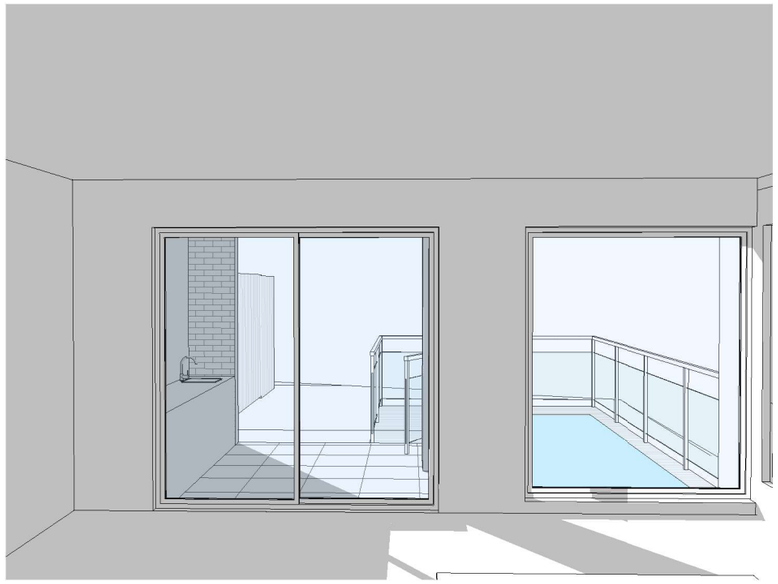
1 SHADOW @ 9-00AM LOT 01 (FAMILY)



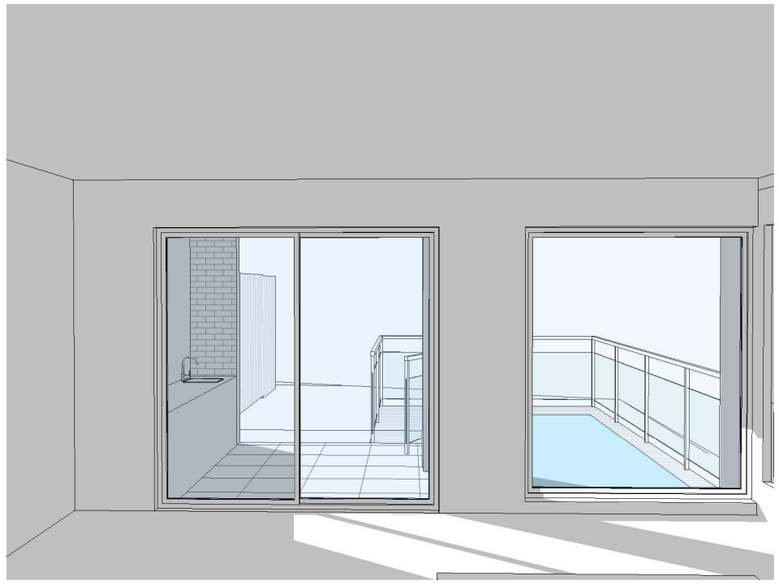
2 SHADOW @ 10-30AM LOT 01 (FAMILY)



3 SHADOW @ 12-00PM LOT 01 (FAMILY)



4 SHADOW @ 1-30PM LOT 01 (FAMILY)



5 SHADOW @ 3-00PM LOT 01 (FAMILY)

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7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED 'ISSUED FOR CONSTRUCTION'

DIAL BEFORE YOU DIG 1100.com.au

PROJECT STATUS:
DEVELOPMENT APPLICATION

PROJECT :
PROPOSED DEMOLITION & SUBDIVISION OF THE PARENT LOT AND CONSTRUCTION OF DWELLING HOUSES

SITE ADDRESS:
257 WANGEE RD, GREENACRE NSW 2190

CLIENT:
Owner

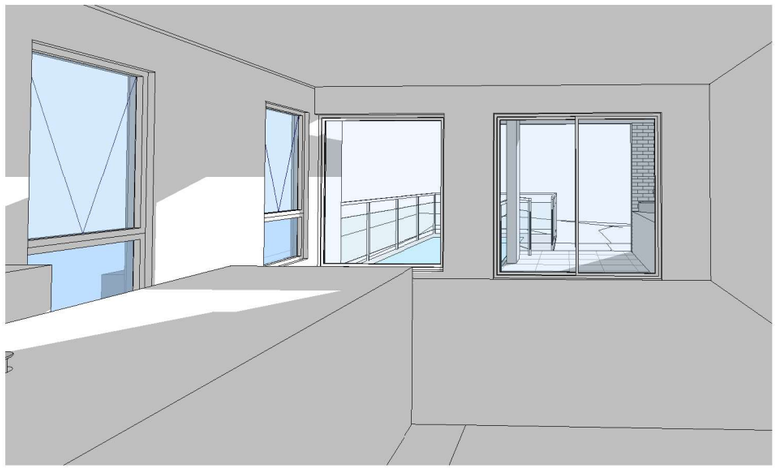
SHEET TITLE:
SHADOW DIAGRAMS 02 - 21ST JUNE

DESIGN:	DRAWN:	DATE:	SCALE:
NASR	Author	AUG 2024	AS SHOWN

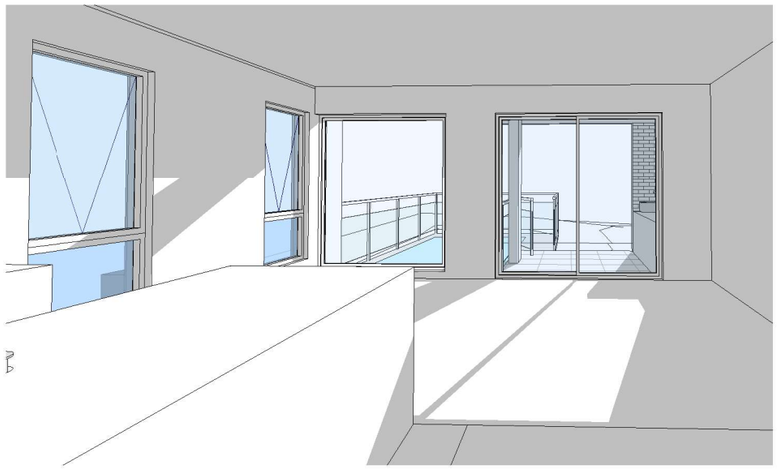
ISSUE:
A

SHEET :
23010 DA 08

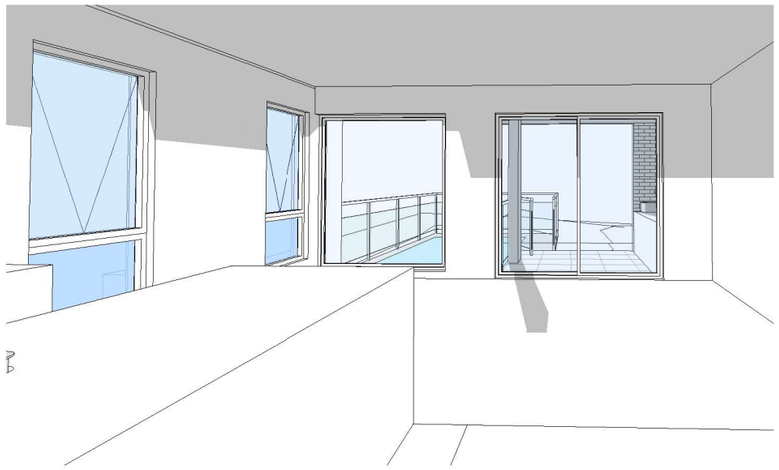
SHADOW DIAGRAMS - 21ST JUNE



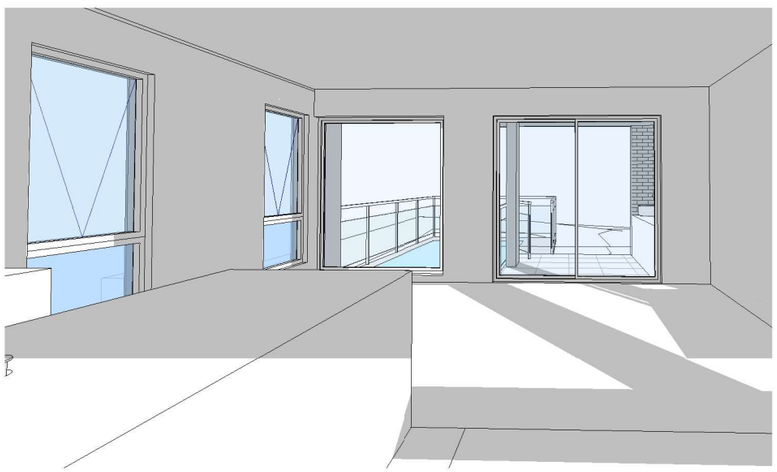
1 SHADOW @ 9-00AM LOT 02 (FAMILY)



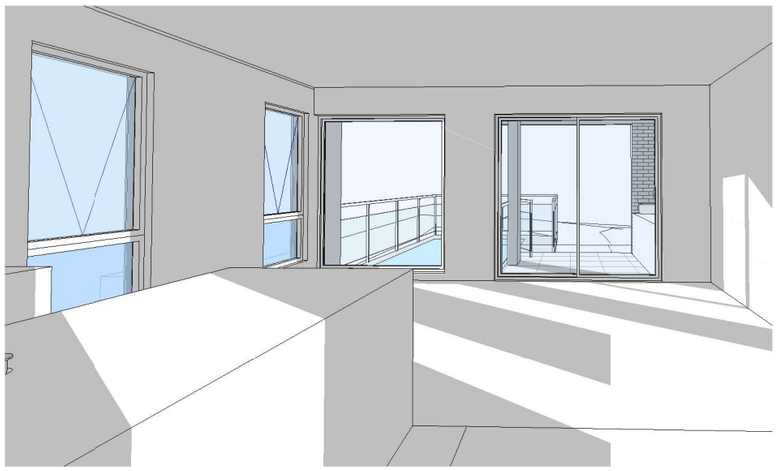
2 SHADOW @ 10-30AM LOT 02 (FAMILY)



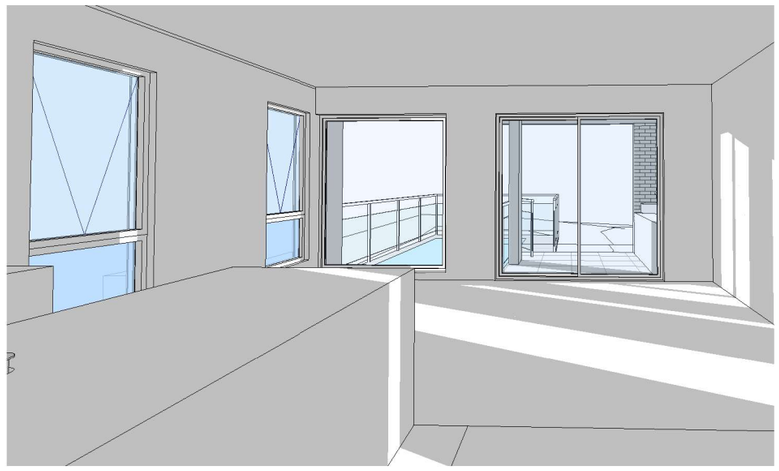
3 SHADOW @ 12-00PM LOT 02 (FAMILY)



4 SHADOW @ 1-30PM LOT 02 (FAMILY)



5 SHADOW @ 3-00PM LOT 02 (FAMILY)



6 SHADOW @ 4-00PM LOT 02 (FAMILY)

ISSUE	DATE	AMENDMENT
A	09-08-2024	ISSUED FOR THE DEVELOPMENT APPLICATION

CAD Plans PTY LTD
DESIGN Solutions
39 Cumberland Rd Auburn NSW 2144
P: (02) 8068 2177
M: 0416009172
E: info@cadplans.net.au
ABN 88 606 740 381

NOTES:
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DIAL BEFORE YOU DIG 1100.com.au

PROJECT STATUS:
DEVELOPMENT APPLICATION

PROJECT :
PROPOSED DEMOLITION & SUBDIVISION OF THE PARENT LOT AND CONSTRUCTION OF DWELLING HOUSES

SITE ADDRESS:
257 WANGEE RD, GREENACRE NSW 2190

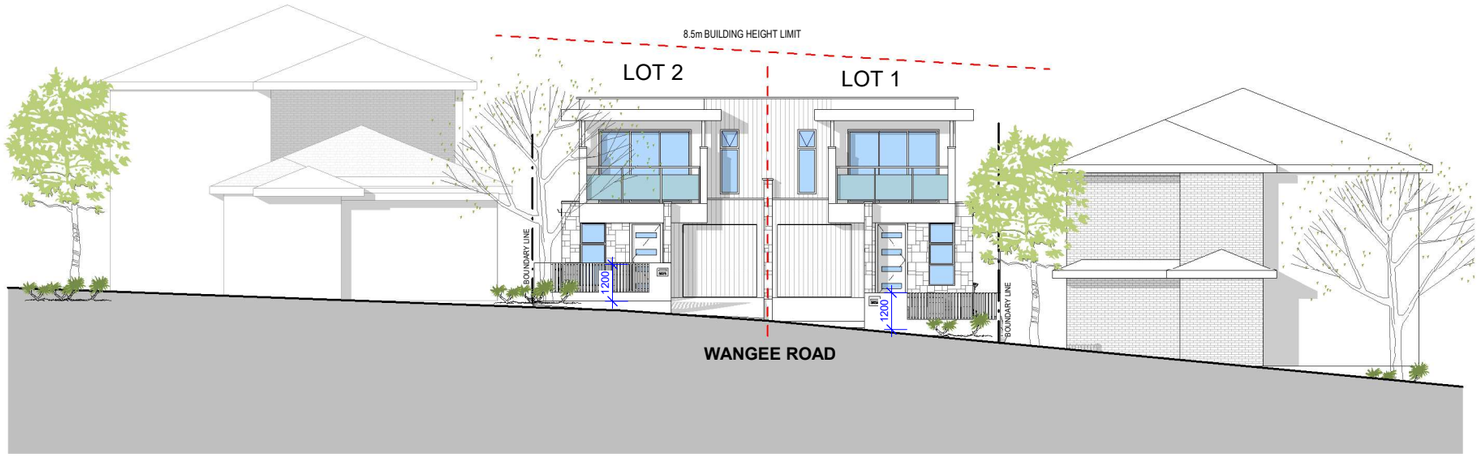
CLIENT:
Owner

SHEET TITLE:
SHADOW DIAGRAMS 03 - 21ST JUNE

DESIGN:	DRAWN:	DATE:	SCALE:
NASR	Author	AUG 2024	AS SHOWN

ISSUE:
A

SHEET :
23010 DA 09



STREETSCAPE ELEVATION _ View from the Wangee Road

1 : 100 @ A1
1 : 200 @ A3

LOT 1 & LOT 2
COLOUR SCHEDULE AND FINISHES

F01 — FACEBRICK
AUSTRALBRICKS
METALLIX BRONZE
OR SIMILAR

F02 — SELECTED STONE
CLADDING FINISH

F03 — COLORBOND ROOF
LIGHT COLOUR

F04 — SELECTED CLADDING
FINISH

F05 — RENDERED AND PAINTED
WALL FINISH
NATURAL WHITE
DULUX OR SIMILAR

F06 — POWDERCOATED ALUMINIUM
DOOR AND WINDOW FRAMES
MONUMENT DULUX OR SIMILAR

F07 — ENRTY DOOR
TIMBER
INNOWOOD "AMERICAN
OAK"

ISSUE	DATE	AMENDMENT
A	09-08-2024	ISSUED FOR THE DEVELOPMENT APPLICATION

CAD Plans PTY LTD
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DIAL BEFORE YOU DIG www.1100.com.au

PROJECT STATUS:
DEVELOPMENT APPLICATION

PROJECT:
PROPOSED DEMOLITION & SUBDIVISION OF THE PARENT LOT AND CONSTRUCTION OF DWELLING HOUSES

SITE ADDRESS:
257 WANGEE RD, GREENACRE NSW 2190

CLIENT:
Owner

SHEET TITLE:
COLOURS, MATERIALS & STREETSCAPE ELEVATION

DESIGN:	DRAWN:	DATE:	SCALE:
NASR	author	AUG 2024	AS SHOWN

ISSUE: A

SHEET : 23010 DA 10

BASIX

LOT 01

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1759570S

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

Secretary
Date of issue: Monday, 12 August 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary	
Project name	257 Wangee Road Greenacre 2190-lot1
Street address	257 WANGEE Road GREENACRE 2190
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP11603
Lot no.	198
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	5

Project score		
Water	✔ 43	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 73	Target 72
Materials	✔ -22	Target n/a

Certificate Prepared by
Name / Company Name: PAUL&DAVID CONSULTING PTY LTD.
ABN (if applicable): 20655264341

Description of project

Project address	
Project name	257 Wangee Road Greenacre 2190-lot1
Street address	257 WANGEE Road GREENACRE 2190
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP11603
Lot no.	198
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	5
Site details	
Site area (m²)	307
Roof area (m²)	150
Conditioned floor area (m²)	177.2
Unconditioned floor area (m²)	14.0
Total area of garden and lawn (m²)	105
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
Assessor number	101225
Certificate number	O5CTE9NMN2
Climate zone	56
Area adjusted cooling load (MJ/m².year)	15
Area adjusted heating load (MJ/m².year)	14
Project score	
Water	✔ 43 Target 40
Thermal Performance	✔ Pass Target Pass
Energy	✔ 73 Target 72
Materials	✔ -22 Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, conventional slab.	110	polyurethane
floor - above habitable rooms or mezzanine, particle board; frame: laminated veneer lumber (LVL).	81.2	fibreglass batts or roll
floor - suspended floor above garage, particle board; frame: laminated veneer lumber (LVL).	17	fibreglass batts or roll
garage floor - concrete slab on ground, waffle pod slab.	16.8	none
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	fibreglass batts or roll+ foil/sarking
external garage wall: brick veneer; frame: timber - H2 treated softwood.	15	fibreglass batts or roll+ foil/sarking
internal wall: plasterboard; frame: timber - H2 treated softwood.	212	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	150	ceiling: fibreglass batts or roll; roof: foil backed blanket.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	47
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	47
double	0
triple	0

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.	✔	✔	✔
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 - ducted; Energy rating: 2.5 Star (old label)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 2.5 star (average zone)		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 2.5 star (average zone)		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 2.5 star (average zone)		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

ISSUE	DATE	AMENDMENT
A	09-08-2024	ISSUED FOR THE DEVELOPMENT APPLICATION

CAD Plans PTY LTD
DESIGN Solutions
39 Cumberland Rd Auburn NSW 2144
P: (02) 8068 2177
M: 0416009172
E: info@cadplans.net.au
ABN 88 606 740 381

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DIAL BEFORE YOU DIG 1100.com.au

PROJECT STATUS:
DEVELOPMENT APPLICATION

PROJECT :
PROPOSED DEMOLITION & SUBDIVISION OF THE PARENT LOT AND CONSTRUCTION OF DWELLING HOUSES

SITE ADDRESS:
257 WANGEE RD, GREENACRE NSW 2190

CLIENT:
Owner

SHEET TITLE:
BASIX COMMINMENTS

DESIGN:	DRAWN:	DATE:	SCALE:
NASR	author	AUG 2024	AS SHOWN

ISSUE:
A

SHEET :
23010 DA 11

BASIX

LOT 02

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1759568S

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

Secretary
Date of issue: Monday, 12 August 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary	
Project name	257 Wangee Road Greenacre 2190-lot2
Street address	257 WANGEE Road GREENACRE 2190
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP11603
Lot no.	198
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	5

Project score		
Water	✔ 43	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 73	Target 72
Materials	✔ -22	Target n/a

Certificate Prepared by
Name / Company Name: PAUL&DAVID CONSULTING PTY LTD.
ABN (if applicable): 20655264341

Description of project

Project address	
Project name	257 Wangee Road Greenacre 2190-lot2
Street address	257 WANGEE Road GREENACRE 2190
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP11603
Lot no.	198
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	5
Site details	
Site area (m²)	307
Roof area (m²)	150
Conditioned floor area (m²)	177.2
Unconditioned floor area (m²)	14.0
Total area of garden and lawn (m²)	105
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
Assessor number	101225
Certificate number	49CFTAMF05
Climate zone	56
Area adjusted cooling load (MJ/m².year)	14
Area adjusted heating load (MJ/m².year)	16
Project score	
Water	✔ 43 Target 40
Thermal Performance	✔ Pass Target Pass
Energy	✔ 73 Target 72
Materials	✔ -22 Target n/a

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The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
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The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

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floor - suspended floor above garage, particle board; frame: laminated veneer lumber (LVL).	17	fibreglass batts or roll
garage floor - concrete slab on ground, waffle pod slab.	16.8	none
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	fibreglass batts or roll+ foil/sarking
external garage wall: brick veneer; frame: timber - H2 treated softwood.	15	fibreglass batts or roll+ foil/sarking
internal wall: plasterboard; frame: timber - H2 treated softwood.	212	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	150	ceiling: fibreglass batts or roll; roof: foil backed blanket.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	47
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	47
double	0
triple	0

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.	✔	✔	✔
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 - ducted; Energy rating: 2.5 star (average zone)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 2.5 star (average zone)		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 2.5 star (average zone)		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 2.5 star (average zone)		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

ISSUE	DATE	AMENDMENT
A	09-08-2024	ISSUED FOR THE DEVELOPMENT APPLICATION

CAD Plans PTY LTD
DESIGN Solutions
39 Cumberland Rd Auburn NSW 2144
P: (02) 8068 2177
M: 0416009172
E: info@cadplans.net.au
ABN 88 606 740 381

NOTES:
1 ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS
2 ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.
3 ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR
4 FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD
5 ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 - 1992
6 ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER
7 ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER
8 DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED 'ISSUED FOR CONSTRUCTION'

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PROJECT STATUS:
DEVELOPMENT APPLICATION

PROJECT :
PROPOSED DEMOLITION & SUBDIVISION OF THE PARENT LOT AND CONSTRUCTION OF DWELLING HOUSES

SITE ADDRESS:
257 WANGEE RD, GREENACRE NSW 2190

CLIENT:
Owner

SHEET TITLE:
BASIX COMMINMENTS

DESIGN:	DRAWN:	DATE:	SCALE:
NASR	Author	AUG 2024	AS SHOWN

ISSUE:
A

SHEET :
23010 DA 12