

DA
CANTERBURY BANKSTOWN COUNCIL

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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	31.75
GARAGE	35.21
LIVING (GROUND FLOOR)	120.27
PATIO	10.58
	197.81 m²
MAIN DWELLING, FIRST FLOOR	
BALCONY	7.78
LIVING (FIRST FLOOR)	147.69
	155.47 m²
	353.28 m²

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE MANAGEMENT IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - INTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	NO
CLASSIFIED ROAD	NO
DESIGN WIND CLASSIFICATION	N2 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINE SUBSIDENCE	NO
MINIMUM FLOOR LEVEL	NO
NOISE ATTENUATION	YES
SALINE SOIL	YES
SITE CLASSIFICATION	P
SNOW LOAD	NO
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	10.80km
ZONING	R2 - LOW DENSITY RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT - GROUND FLOOR	MIN. 5,500mm	7,500mm
FRONT - FIRST FLOOR	MIN. 6,500mm	7,500mm
SIDE - GROUND FLOOR	MIN. 900mm	1,000mm
SIDE - FIRST FLOOR	MIN. 900mm	1,000mm
BULK & SCALE		
SITE AREA	517.2m²	
FLOOR SPACE RATIO	MAX. 5:1	0.469:1
BUILDING HEIGHT	MAX. 9,000mm	8,282mm
LANDSCAPE		
LANDSCAPED AREA	MIN. 232.72m²	276.69m²
LANDSCAPED AREA - FRONT	MIN. 54.59m²	80.16m²
EARTHWORKS		
CUT DEPTH	MAX. 600mm	457mm
FILL DEPTH	MAX. 600mm	0mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 1 SPACE	2 SPACES
PRINCIPAL PRIVATE OPEN SPACE	MIN. 80m²	80m²

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2745mm
FIRST FLOOR PITCHING HEIGHT(S)	2595mm
FRAMES AND TRUSSES	STEEL
ROOF PITCH (U.N.O.)	3°, 20°, 22.5°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	MAINS / RETICULATED
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	DARK
EAVE VENTS	2
WIND DRIVEN ROOF VENTILATORS	1
WALL MATERIAL	BRICK VENEER CLADDING
WALL COLOUR	N/A
SLAB CLASSIFICATION	M

INSULATION

ROOF	MIN. 80mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R6.0 BATTS (EXCL. GARAGE)
EXT. WALLS	R2.2 BATTS (EXCL. GARAGE) REFLECTIVE WRAP TO ENTIRE HOUSE
INT. WALLS	R2.2 BATTS THROUGHOUT ALL INTERNAL WALLS
FLOOR	R4.1 INSULATION BETWEEN YOUR FIRST FLOOR JOISTS

NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

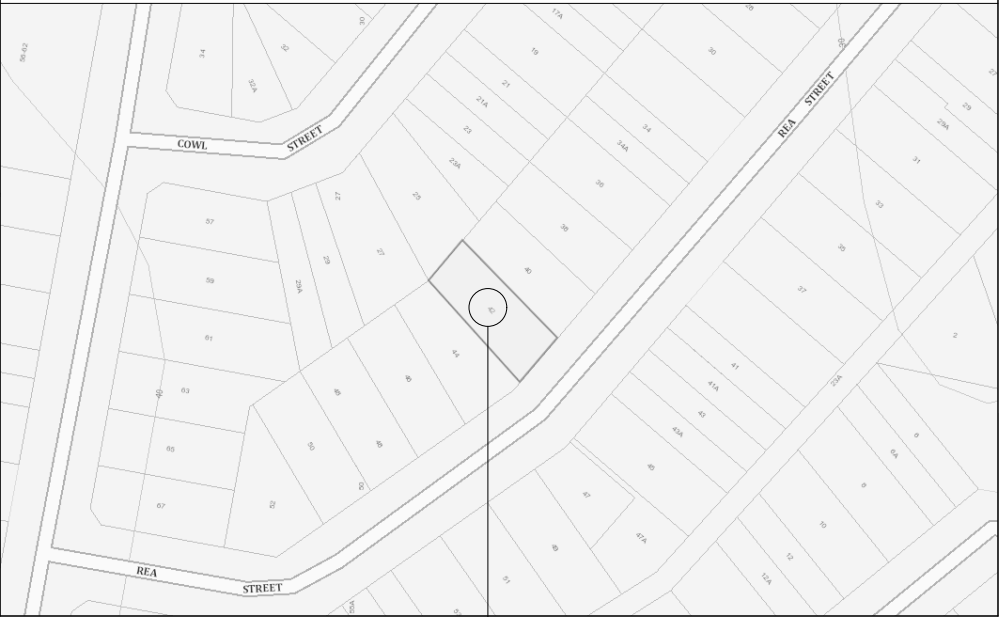
SUSTAINABILITY

BASIX AREAS	
CONDITIONED AREA	216.96 m²
UNCONDITIONED AREA	18.63 m²
WATER RATINGS	
SHOWER HEADS	3 STAR (> 7.5 BUT <= 9 L/MIN)
TOILET SUITES	4 STAR
KITCHEN TAPS	4 STAR
BATHROOM TAPS	5 STAR
WATER HARVESTING AND USAGE	
TOTAL ROOF AREA	230.85 m²
MIN. WATER TANK CAPACITY	4990 L
MIN. ROOF AREA DIRECTED TO TANK(S)	182.52 m²
WATER TANK(S) CONNECTED TO	AT LEAST ONE OUTDOOR TAP ALL TOILETS WASHING MACHINE
GARDEN/LAWN AREA	300 m²
RECYCLED WATER	
RETICULATED RECYCLED WATER	N/A
ENERGY COMMITMENTS	
HOT WATER SYSTEM	GAS CONTINUOUS FLOW 6 STAR
HEATING SYSTEM	1-PHASE REVERSE CYCLE AIR CONDITIONING COP 3.5 - 4.0
COOLING SYSTEM	1-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5
CEILING FANS	4 - REFER TO FLOOR PLAN FOR LOCATIONS
VENTILATION (EXHAUST FANS)	
AT LEAST ONE BATHROOM: DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT/10 MIN. RUN-ON TIMER	
KITCHEN RANGEHOOD: DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF	
NO MECHANICAL VENTILATION TO LAUNDRY	
PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)	
N/A	
NATURAL LIGHTING	
NATURAL LIGHTING TO	KITCHEN 3 x BATHROOM(S)/TOILET(S)
ALTERNATIVE ENERGY	
PHOTOVOLTAIC SYSTEM	MIN. 6.60KW PEAK
OTHER	
GAS COOKTOP, ELECTRIC OVEN	
FIXED OUTDOOR CLOTHESLINE BY OWNER	
NO FIXED INDOOR CLOTHESLINE	

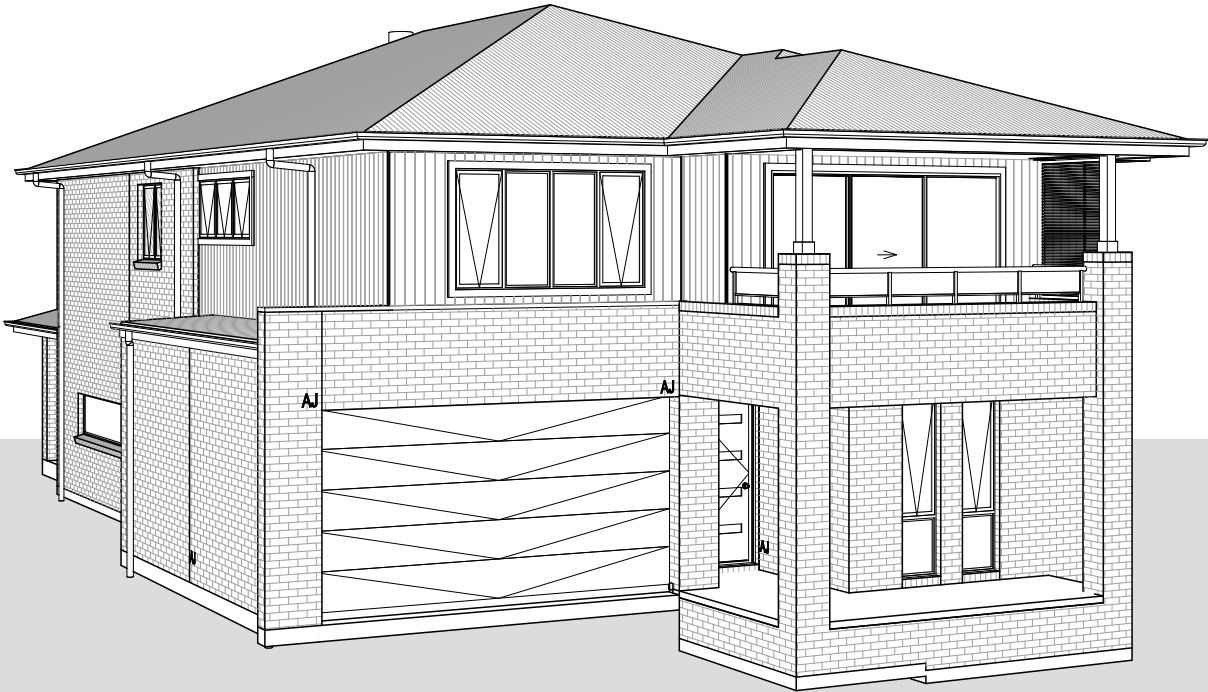
AGGRESSIVE SOIL REQUIREMENTS

PROVIDE ADDITIONAL STRUCTURAL REQUIREMENTS TO YOUR BRICK HOME. DUE TO THE SOIL AGGRESSIVENESS, AS DETAILED IN THE SITE INVESTIGATION REPORT. THIS SHALL INCLUDE THE FOLLOWING:
A) 25MPA CONCRETE IN LIEU OF STANDARD
B) HIGH-IMPACT DAMP-PROOF MEMBRANE BELOW THE FLOOR SLAB
C) MINIMUM 50MM BLINDING LAYER OF SAND UNDERNEATH THE FLOOR STRUCTURES, RAISE THE FINISHED FLOOR LEVEL (FFL) TO SUIT
D) POLYETHYLENE DAMP-PROOF COURSE (DPC) TO THE EXTERNAL WALLS IN LIEU OF STANDARD
E) EXPOSURE-GRADE MORTAR BELOW DAMP-PROOF COURSE (ONLY) IN LIEU OF STANDARD
F) EXPOSURE-GRADE BRICKWORK (FROM OUR STANDARD RANGE) IN LIEU OF GENERAL PURPOSE GRADE.

LOCATION MAP



LOT 96
#42 REA STREET



SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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mcdonald jones
FIND YOURSELF AT HOME

SPECIFICATION:

NOW

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REVISION

4 APPOINTMENT AMENDMENTS SOW2

5 WORKING DRAWINGS

6 PCV001 - EXTERNAL SELECTIONS

7 AMEND AS PER PCV 006- BASIX

8 LIVEABLE HOUSING + PCV010

DRAWN

BBE 13/11/2024

LLE 26/11/2024

MFS 06/12/2024

JVA 18/12/2024

LCS 29/01/2025

CLIENT:

MARIA & AMERIGO DOMINIC ORTADO

ADDRESS:

42 REA STREET, GREENACRE NSW 2190

LOT / SECTION / DP:

96 / - / 29412

COUNCIL:

CANTERBURY BANKSTOWN COUNCIL

HOUSE DESIGN:

ENZO THREE

FACADE DESIGN:

VINCENT

SHEET TITLE:

COVER SHEET

SHEET No.:

1 / 22

HOUSE CODE:

H-MNWENZ30DC

FACADE CODE:

F-MNWENZ30VNCTA

SCALES:

1:100

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

607309

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	OLD
LATITUDE	33° 54' 05" S
LONGITUDE	151° 03' 45" E

ALL DEMOLITION SHOWN DASHED

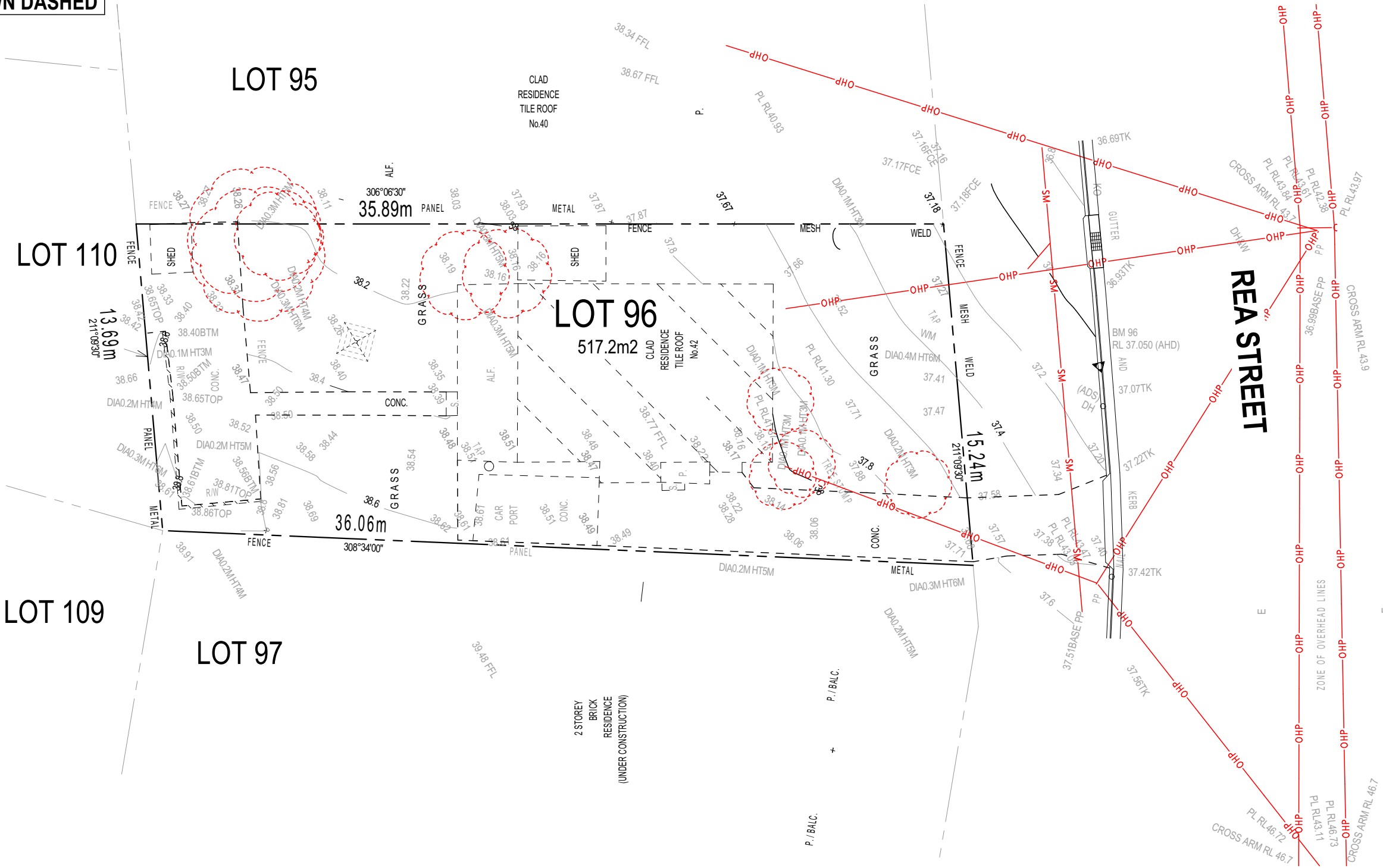
OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.:

- EXISTING HOUSE, CARPORT, SHED, PAVING, PATHS, GARDEN BEDS, DRIVEWAYS, SWIMMING POOL OR UNDERGROUND TANKS AND ALL BELOW GROUND FOOTING STRUCTURES.
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- ASBESTOS: A SITE CLEARANCE CERTIFICATE IS REQUIRED TO BE SUPPLIED TO US BY THE OWNER PRIOR TO US COMMENCING WORK ON YOUR SITE. YOUR DEMOLITION COMPANY SHOULD BE ABLE ARRANGE THIS FOR YOU.

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: NOW		REVISION	DRAWN	CLIENT: MARIA & AMERIGO DOMINIC ORTADO	HOUSE DESIGN: ENZO THREE	HOUSE CODE: H-MNWENZ30DC	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607309
	COPYRIGHT: © 2025	4	APPOINTMENT AMENDMENTS SOW2	BBE 13/11/2024	ADDRESS: 42 REA STREET, GREENACRE NSW 2190	FACADE DESIGN: VINCENT	FACADE CODE: F-MNWENZ30VNCTA	
		5	WORKING DRAWINGS	LLE 26/11/2024	LOT / SECTION / DP: 96 / - / 29412	SHEET TITLE: EXISTING CONDITIONS	SCALES: 1:200	
		6	PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	COUNCIL: CANTERBURY BANKSTOWN COUNCIL	SHEET No.: 2 / 22		
		7	AMEND AS PER PCV 006- BASIX	JVA 18/12/2024				
		8	LIVEABLE HOUSING + PCV010	LCS 29/01/2025				



**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
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- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

APPROX. CUT/FILL		
CUT	30.57m³	68.78t
FILL	16.73m³	37.64t
DIFFERENCE	13.84m³	31.14t
31 TONNES OF EXPORT FILL		

+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

CLIENT TO REMOVE TREES, STUMPS INCLUDING ROOTS, MULCH & UNDERGROWTH AND SLASH/SCRAPE LONG GRASS FROM THE BUILDING AREA. WHERE STUMPS HAVE BEEN REMOVED THE GROUND IS TO BE FILLED AND COMPACTED.

ALL DEMOLITION SHOWN DASHED

FOR DETAILED SITE AND SOIL INFORMATION REFER TO GEOTECH REPORT

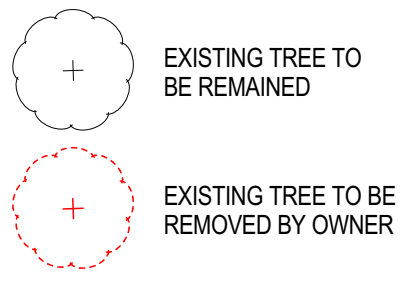
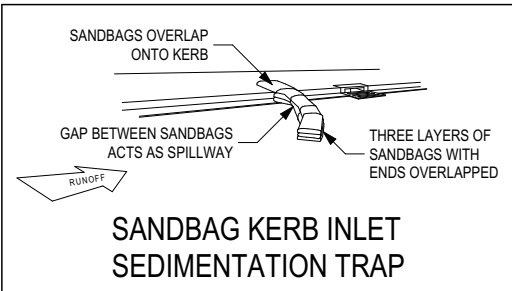
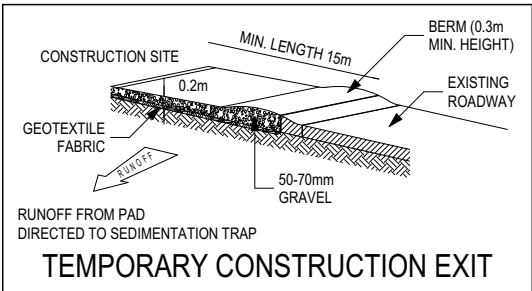
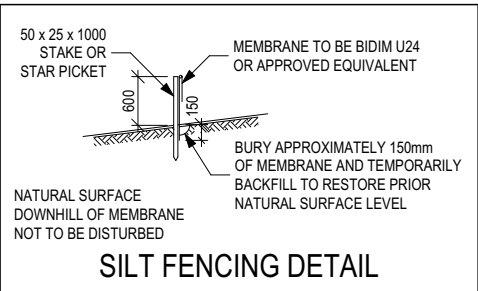
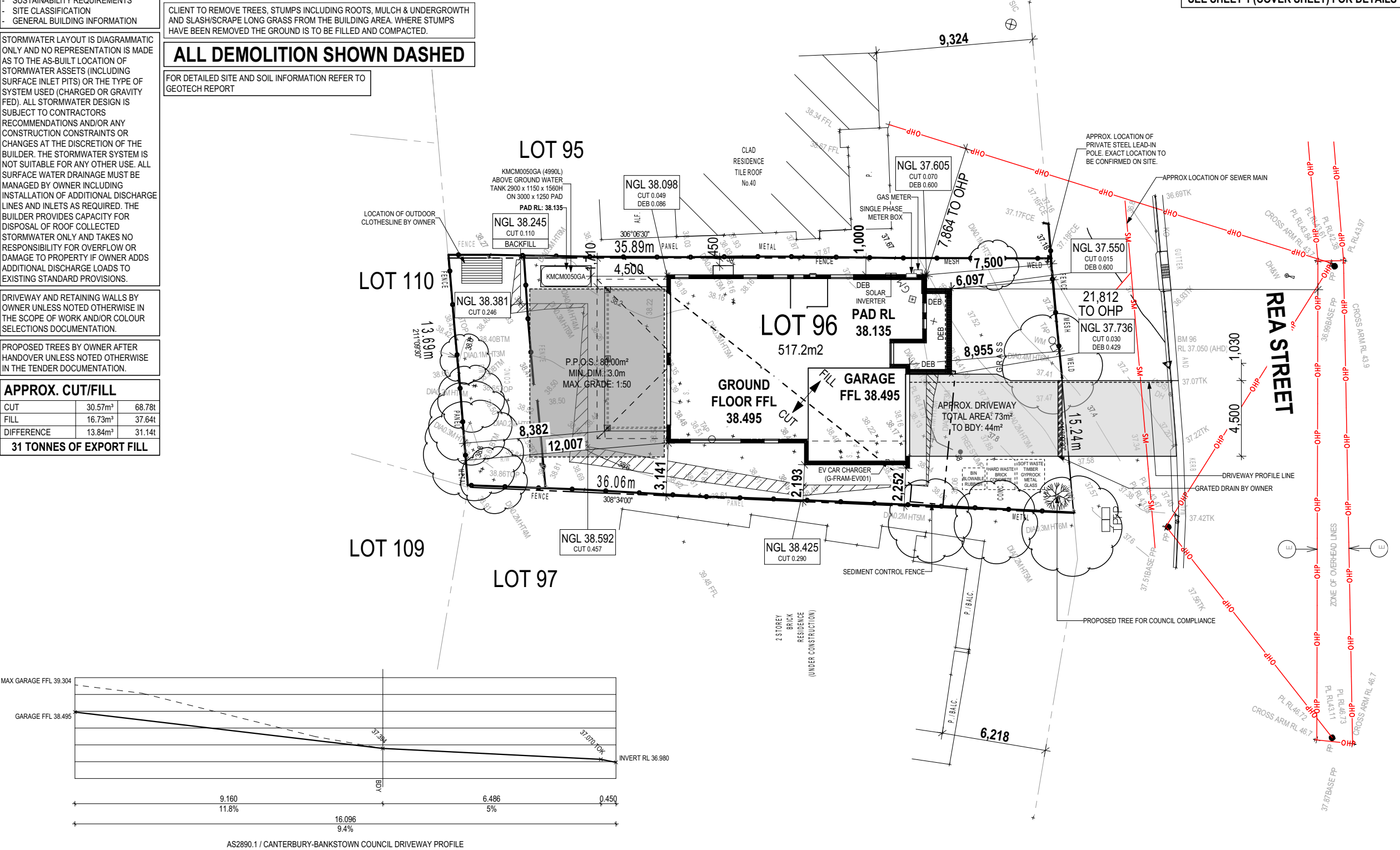
OVERHEAD POWER LINES ARE PRESENT

**AGGRESSIVE SOIL REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS**

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(1 OCT 2023 + 7 STAR BASIX)
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PLAN ACCEPTANCE BY OWNER

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		8 LIVEABLE HOUSING + PCV010	LCS 29/01/2025	96 / - / 29412	COUNCIL: CANTERBURY BANKSTOWN COUNCIL	3 / 22	

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NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREASTO BE DIVERTED TO WATER TANK. BALANCE TO STREET KERB. COLLECTION AREA = 182.52m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED TO STREET KERB.

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY

ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

SDP

⚡

STANDARD DOWNPIPE

CDP

⚡

CHARGED DOWNPIPE

RECYCLED COLD WATER LINE

WM

WC

REFER TO STORMWATER DESIGN BY ALW DESIGN FOR STORMWATER REQUIREMENTS
REFERENCE: SW24499 ISSUE S1
DATED: 19/12/2024

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

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mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607309
	NOW	4	APPOINTMENT AMENDMENTS SOW2		BBE	13/11/2024	MARIA & AMERIGO DOMINIC ORTADO		ENZO THREE		H-MNWENZ30DC	
	COPYRIGHT:	5	WORKING DRAWINGS		LLE	26/11/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	© 2025	6	PCV001 - EXTERNAL SELECTIONS		MFS	06/12/2024	42 REA STREET, GREENACRE NSW 2190		VINCENT		F-MNWENZ30VNCTA	
		7	AMEND AS PER PCV 006- BASIX		JVA	18/12/2024	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
		8	LIVEABLE HOUSING + PCV010		LCS	29/01/2025	96 / - / 29412	CANTERBURY BANKSTOWN COUNCIL	WATER MANAGEMENT PLAN (GF)	4 / 22		

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREASTO BE DIVERTED TO WATER TANK. BALANCE TO STREET KERB. COLLECTION AREA = 182.52m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED TO STREET KERB.

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY

ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

SDP

⚡

STANDARD DOWNPIPE

CDP

⚡

CHARGED DOWNPIPE

RECYCLED COLD WATER LINE

WM

WC

+

REFER TO STORMWATER DESIGN BY ALW DESIGN FOR STORMWATER REQUIREMENTS
REFERENCE: SW24499 ISSUE S1
DATED: 19/12/2024

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

SIGNATURE:DATE:

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

ALL GROUND FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE (EXCLUDES CAVITY SLIDING DOORS)

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- FACE BRICK / COMMON BRICK
- HEBEL
- SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- SDP STANDARD DOWNPIPE
- CDP CHARGED DOWNPIPE
- EXHAUST FAN
- L.B.W LOAD BEARING WALL
- THIS DOOR OPENS FIRST
- INTERCONNECTED SMOKE ALARM
- # UC LIFT OFF HINGE / UNDERCUT
- WATER POINT
- WP FRIDGE WATER POINT
- GAS GAS BAYONET

PROVIDE ADDITIONAL SUPPORT TO PWD TOILET WALL FOR SUPPLY AND INSTALL OF GRAB RAIL BY OWNER AFTER HANDOVER.

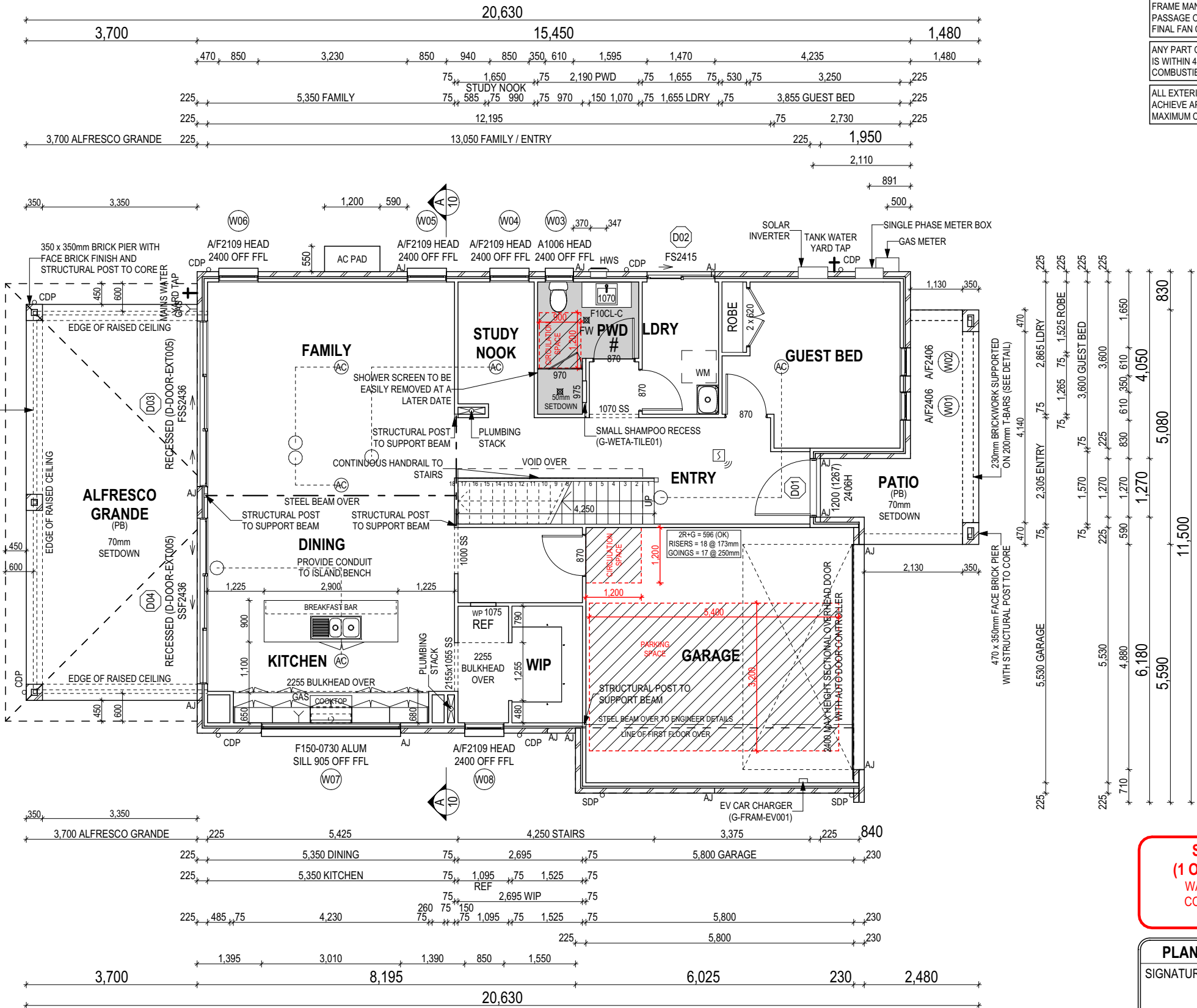
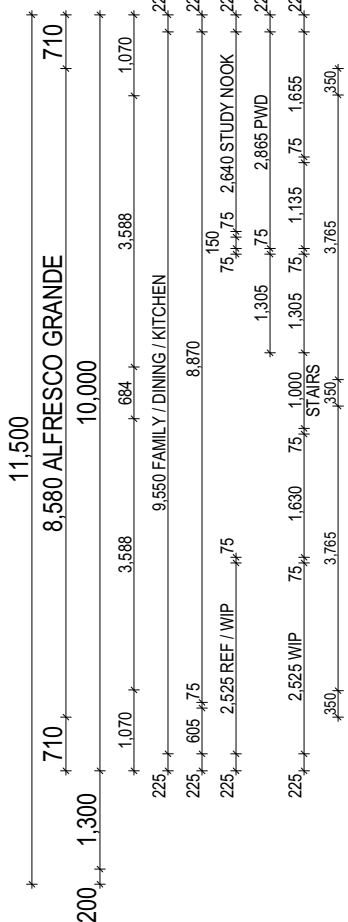
AGGRESSIVE SOIL REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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4

APPOINTMENT AMENDMENTS SOW2

BBE

13/11/2024

WORKING DRAWINGS

5

LLE

26/11/2024

PCV001 - EXTERNAL SELECTIONS

6

MFS

06/12/2024

AMEND AS PER PCV 006- BASIX

7

JVA

18/12/2024

LIVEABLE HOUSING + PCV010

8

LCS

29/01/2025

CLIENT:

MARIA & AMERIGO DOMINIC ORTADO

ADDRESS:

42 REA STREET, GREENACRE NSW 2190

LOT / SECTION / DP:

96 / - / 29412

COUNCIL:

CANTERBURY BANKSTOWN COUNCIL

HOUSE DESIGN:

ENZO THREE

FACADE DESIGN:

VINCENT

SHEET TITLE:

GROUND FLOOR PLAN

SHEET No.:

6 / 22

HOUSE CODE:

H-MNWENZ30DC

FACADE CODE:

F-MNWENZ30VNCTA

SCALES:

1:100

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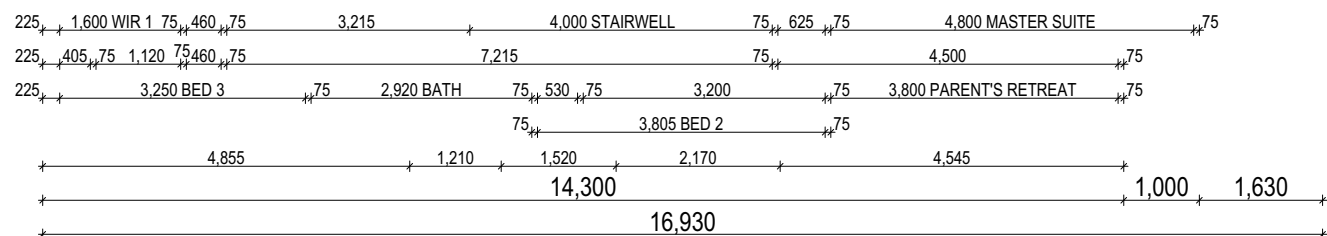
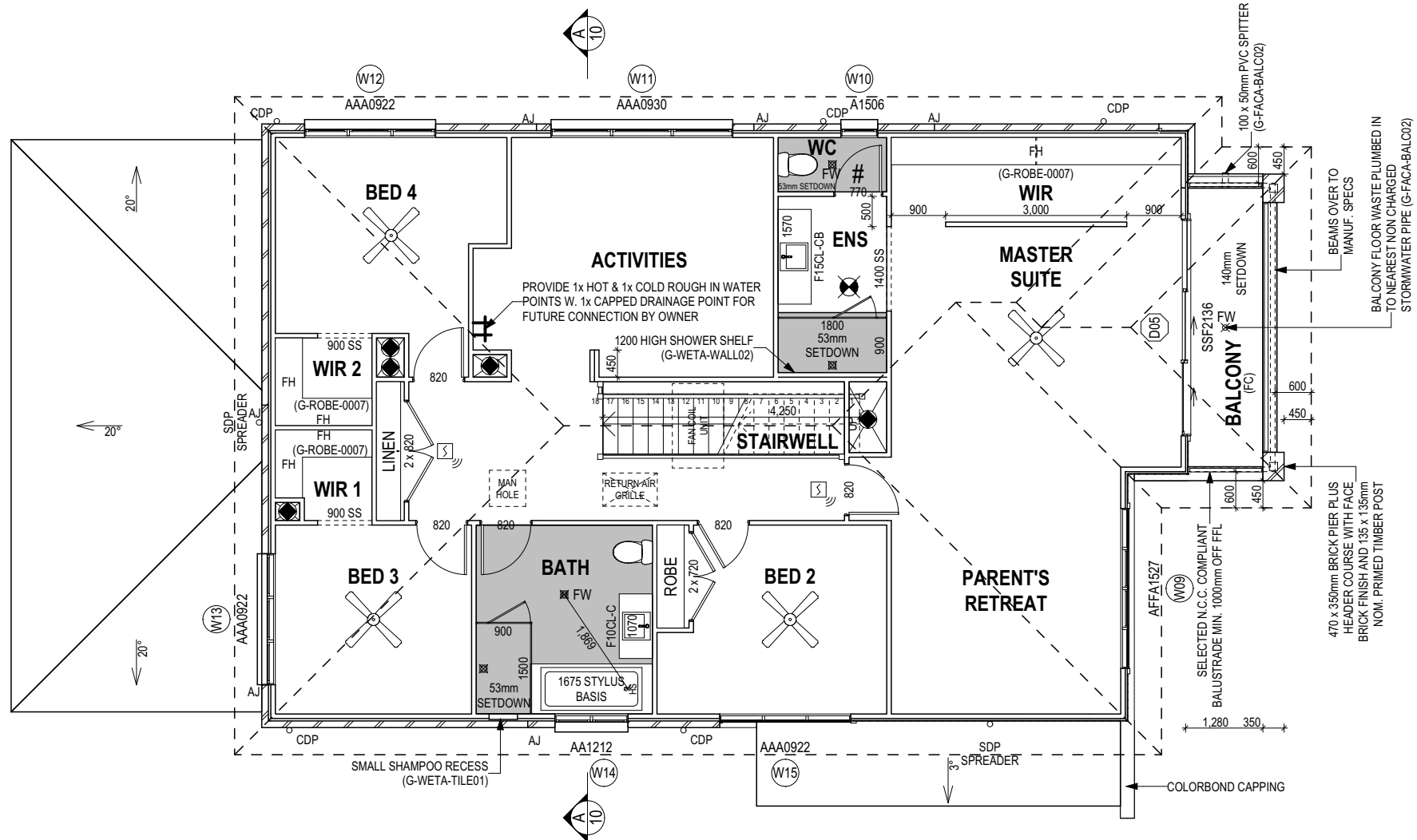
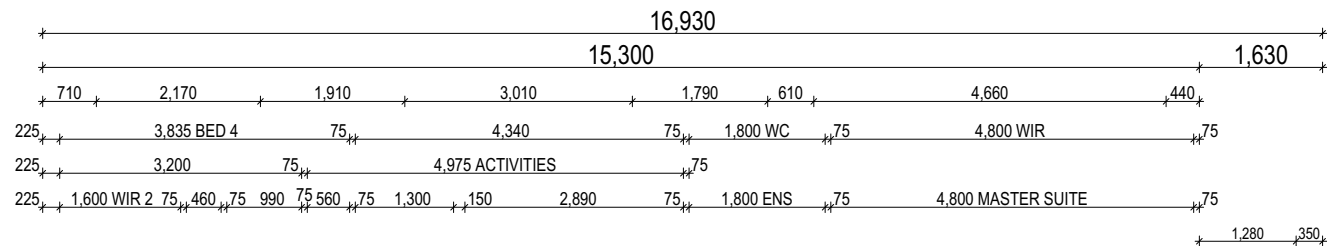
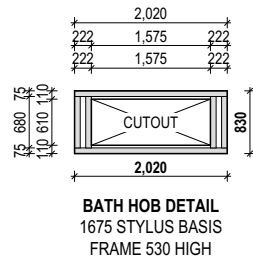
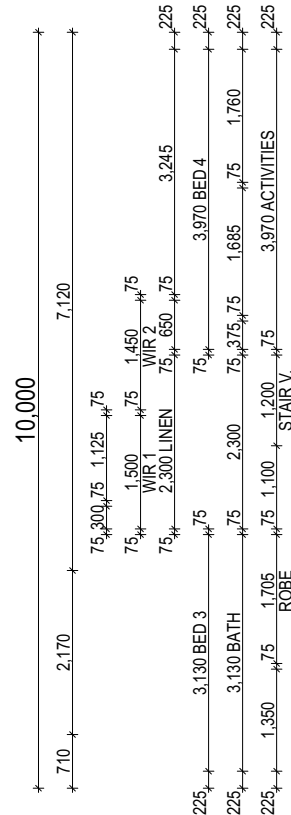
UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:



STAIR VOID DETAIL

SCALE: 1:100

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

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LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET

ALL DIMENSIONS ARE FRAME DIMENSIONS

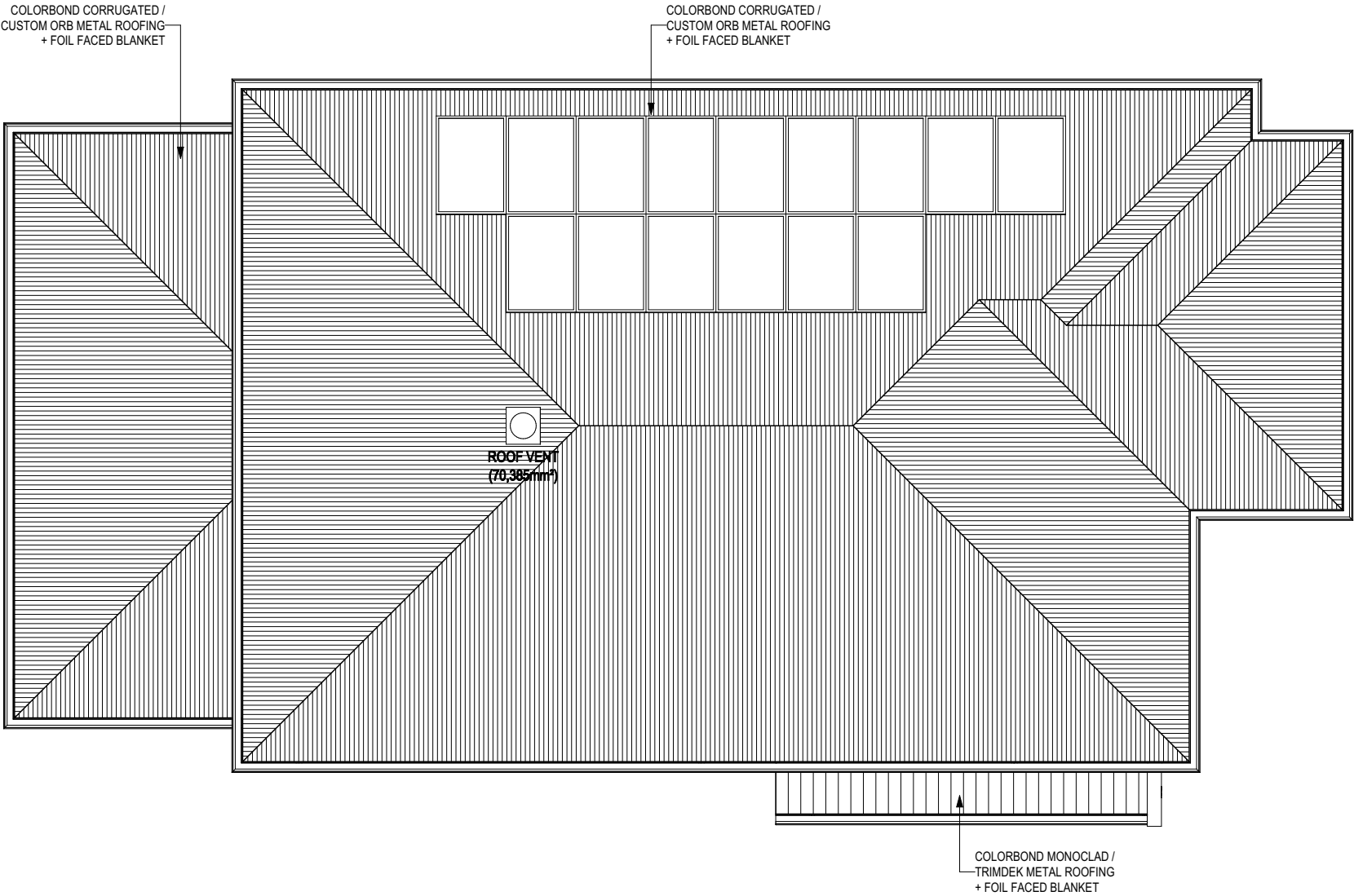
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NOW	4	APPOINTMENT AMENDMENTS SOW2	BBE	13/11/2024	MARIA & AMERIGO DOMINIC ORTADO		ENZO THREE		H-MNWENZ30DC			
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© 2025	6	PCV001 - EXTERNAL SELECTIONS	MFS	06/12/2024	42 REA STREET, GREENACRE NSW 2190		VINCENT		F-MNWENZ30VNCTA			
	7	AMEND AS PER PCV 006- BASIX	JVA	18/12/2024	LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:	SHEET No.:	SCALES:	
	8	LIVEABLE HOUSING + PCV010	LCS	29/01/2025	96 / - / 29412		CANTERBURY BANKSTOWN COUNCIL		FIRST FLOOR PLAN	7 / 22	1:100	607309

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SOLAR PANEL LOCATIONS ARE APPROXIMATE
FINAL LOCATION TO BE CONFIRMED ON SITE AND
SUBJECT TO SUPPLIER'S REQUIREMENTS



ROOF PLAN
SCALE: 1:100

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

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EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE													MANUFACTURER: BRADNAMS (NSW)		
STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	A/F2406	AWNING	GUEST BED	2,360	610	5,940	1.44	ALUMINIUM	N/A	SNAP HEADER	SE	1.08	CLEAR, DOUBLE GLAZED	BP 760
GROUND FLOOR	W02	A/F2406	AWNING	GUEST BED	2,360	610	5,940	1.44	ALUMINIUM	N/A	SNAP HEADER	SE	1.08	CLEAR, DOUBLE GLAZED	BP 760
GROUND FLOOR	W03	A1006	AWNING	PWD	1,030	610	3,280	0.63	ALUMINIUM	N/A	ANGLED	NE	0.44	SATINLITE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W04	A/F2109	AWNING	STUDY NOOK	2,060	850	5,820	1.75	ALUMINIUM	N/A	ANGLED	NE	1.37	CLEAR, DOUBLE GLAZED, TOUGHENED	BP 600
GROUND FLOOR	W05	A/F2109	AWNING	FAMILY	2,060	850	5,820	1.75	ALUMINIUM	N/A	ANGLED	NE	1.37	CLEAR, DOUBLE GLAZED, TOUGHENED	BP 600
GROUND FLOOR	W06	A/F2109	AWNING	FAMILY	2,060	850	5,820	1.75	ALUMINIUM	N/A	ANGLED	NE	1.37	CLEAR, DOUBLE GLAZED, TOUGHENED	BP 600
GROUND FLOOR	W07	F150-0730	FIXED	KITCHEN	727	3,010	7,474	2.19	ALUMINIUM	N/A	ANGLED	SW	1.92	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W08	A/F2109	AWNING	WIP	2,060	850	5,820	1.75	ALUMINIUM	N/A	ANGLED	SW	1.37	CLEAR, DOUBLE GLAZED, TOUGHENED	BP 600
FIRST FLOOR	W09	AFFA1527	AWNING	PARENT'S RETREAT	1,460	2,650	8,220	3.87	ALUMINIUM	N/A	NONE	SE	3.07	CLEAR, DOUBLE GLAZED	MP 663-663-663
FIRST FLOOR	W10	A1506	AWNING	WC	1,460	610	4,140	0.89	ALUMINIUM	N/A	ANGLED	NE	0.64	SATINLITE, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	W11	AAA0930	AWNING	ACTIVITIES	860	3,010	7,740	2.59	ALUMINIUM	N/A	ANGLED	NE	1.92	CLEAR, DOUBLE GLAZED	MP 1003-1003
FIRST FLOOR	W12	AAA0922	AWNING	BED 4	860	2,170	6,060	1.87	ALUMINIUM	N/A	ANGLED	NE	1.31	CLEAR, DOUBLE GLAZED	MP 723-723
FIRST FLOOR	W13	AAA0922	AWNING	BED 3	860	2,170	6,060	1.87	ALUMINIUM	N/A	ANGLED	NW	1.31	CLEAR, DOUBLE GLAZED	MP 723-723
FIRST FLOOR	W14	AA1212	AWNING	BATH	1,200	1,210	4,820	1.45	ALUMINIUM	N/A	ANGLED	SW	1.03	SATINLITE, DOUBLE GLAZED, TOUGHENED	MP 605
FIRST FLOOR	W15	AAA0922	AWNING	BED 2	860	2,170	6,060	1.87	ALUMINIUM	N/A	NONE	SW	1.31	CLEAR, DOUBLE GLAZED	MP 723-723
								27.11					20.59		
DOOR															
GROUND FLOOR	D01	1200	SWINGING	ENTRY	2,406	1,267	7,346	3.05	TIMBER	N/A	SNAP HEADER	SE	---	DOOR(S): CLEAR - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 1200mm
GROUND FLOOR	D02	FS2415	SLIDING	LDRY	2,400	1,470	7,740	3.53	ALUMINIUM	N/A	SNAP HEADER	NE	3.03	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	FSS2436	STACKER	FAMILY	2,400	3,588	11,976	8.61	ALUMINIUM	N/A	SNAP HEADER	NW	7.77	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D04	SSF2436	STACKER	DINING	2,400	3,588	11,976	8.61	ALUMINIUM	N/A	SNAP HEADER	NW	7.77	CLEAR, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	D05	SSF2136	STACKER	MASTER SUITE	2,100	3,588	11,376	7.53	ALUMINIUM	N/A	NONE	SE	6.75	CLEAR, DOUBLE GLAZED, TOUGHENED	
								31.33					25.32		
								58.44					45.91		

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,455	1,000	N/A	
GROUND FLOOR	1	1070 SS	SQUARE SET OPENING	2,455	1,070	N/A	
GROUND FLOOR	1	2 x 620	SWINGING	2,340	1,240	N/A	
GROUND FLOOR	1	2155x1055 SS	SQUARE SET OPENING	2,155	1,055	N/A	
GROUND FLOOR	3	870	SWINGING	2,340	870	N/A	
GROUND FLOOR	1	870	SWINGING	2,340	870	N/A	LIFT-OFF HINGES
FIRST FLOOR	1	1400 SS	SQUARE SET OPENING	2,155	1,400	N/A	
FIRST FLOOR	1	2 x 720	SWINGING	2,040	1,440	N/A	
FIRST FLOOR	1	2 x 820	SWINGING	2,040	1,640	N/A	
FIRST FLOOR	1	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES
FIRST FLOOR	5	820	SWINGING	2,040	820	N/A	
FIRST FLOOR	2	900 SS	SQUARE SET OPENING	2,155	900	N/A	

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

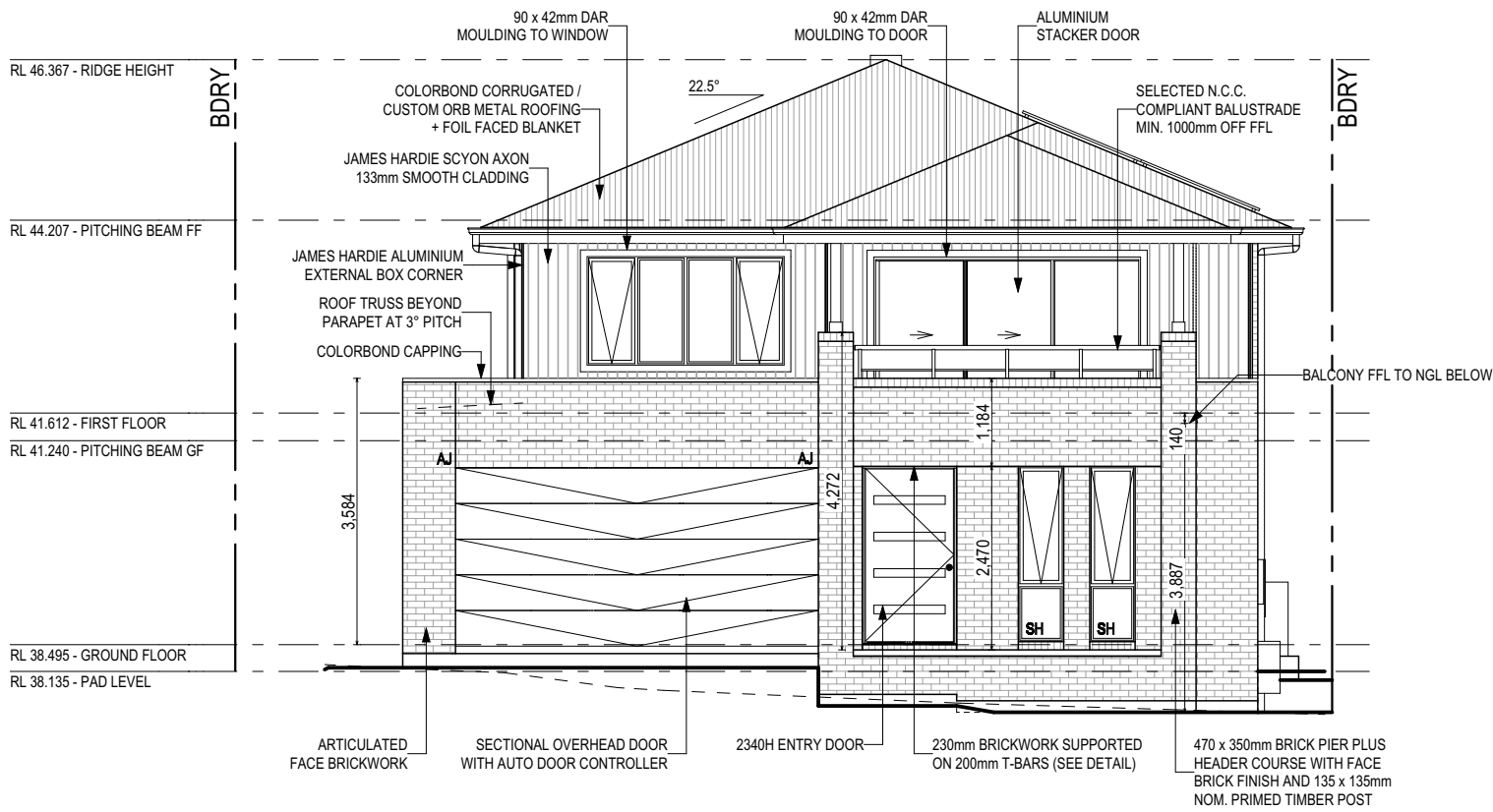
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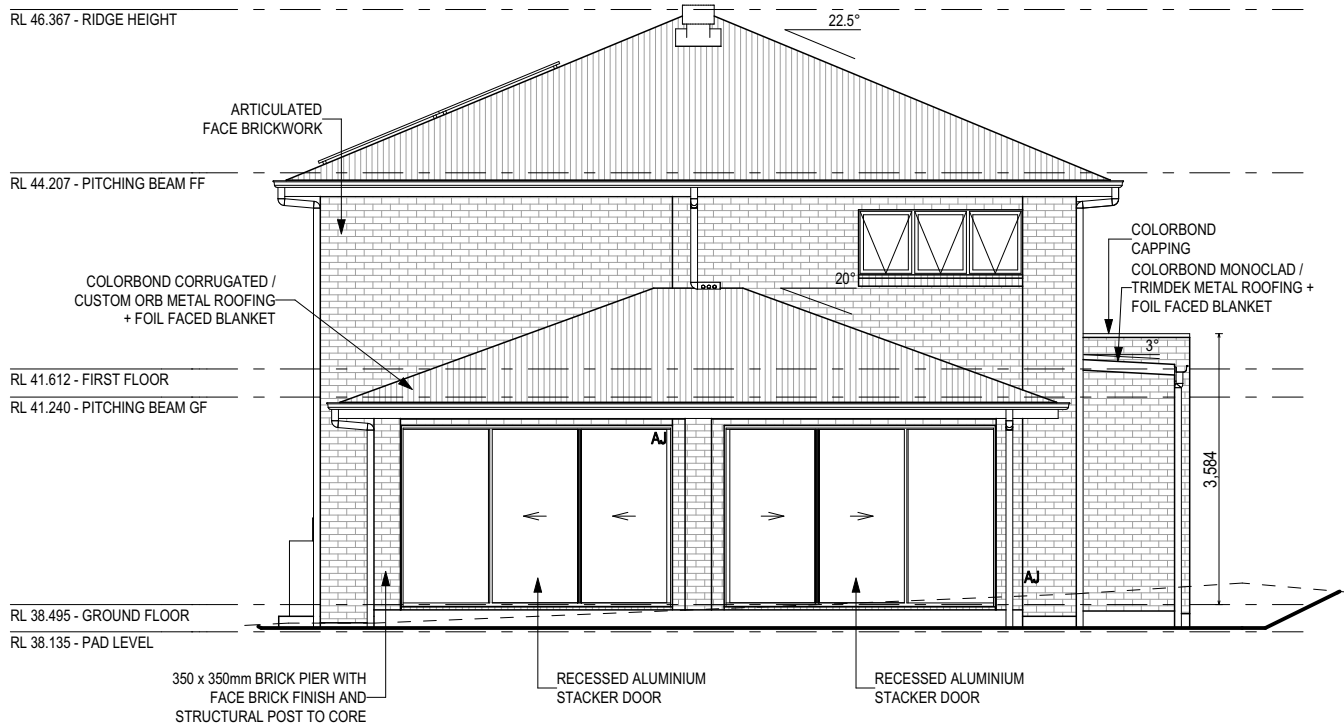
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: NOW		REVISION		DRAWN		CLIENT:				HOUSE DESIGN:				HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607309
		4	APPOINTMENT AMENDMENTS SOW2		BBE	13/11/2024	MARIA & AMERIGO DOMINIC ORTADO				ENZO THREE				H-MNWENZ30DC		
	COPYRIGHT: © 2025	5	WORKING DRAWINGS		LLE	26/11/2024	ADDRESS:				FACADE DESIGN:				FACADE CODE:		
		6	PCV001 - EXTERNAL SELECTIONS		MFS	06/12/2024	42 REA STREET, GREENACRE NSW 2190				VINCENT				F-MNWENZ30VNCTA		
		7	AMEND AS PER PCV 006- BASIX		JVA	18/12/2024	LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:			
	8	LIVEABLE HOUSING + PCV010		LCS	29/01/2025	96 / - / 29412		CANTERBURY BANKSTOWN COUNCIL		WINDOW & DOOR SCHEDULES		9 / 22					

Template Version: 24_1038



FRONT ELEVATION (SOUTH EAST)
SCALE: 1:100



REAR ELEVATION (NORTH WEST)
SCALE: 1:100

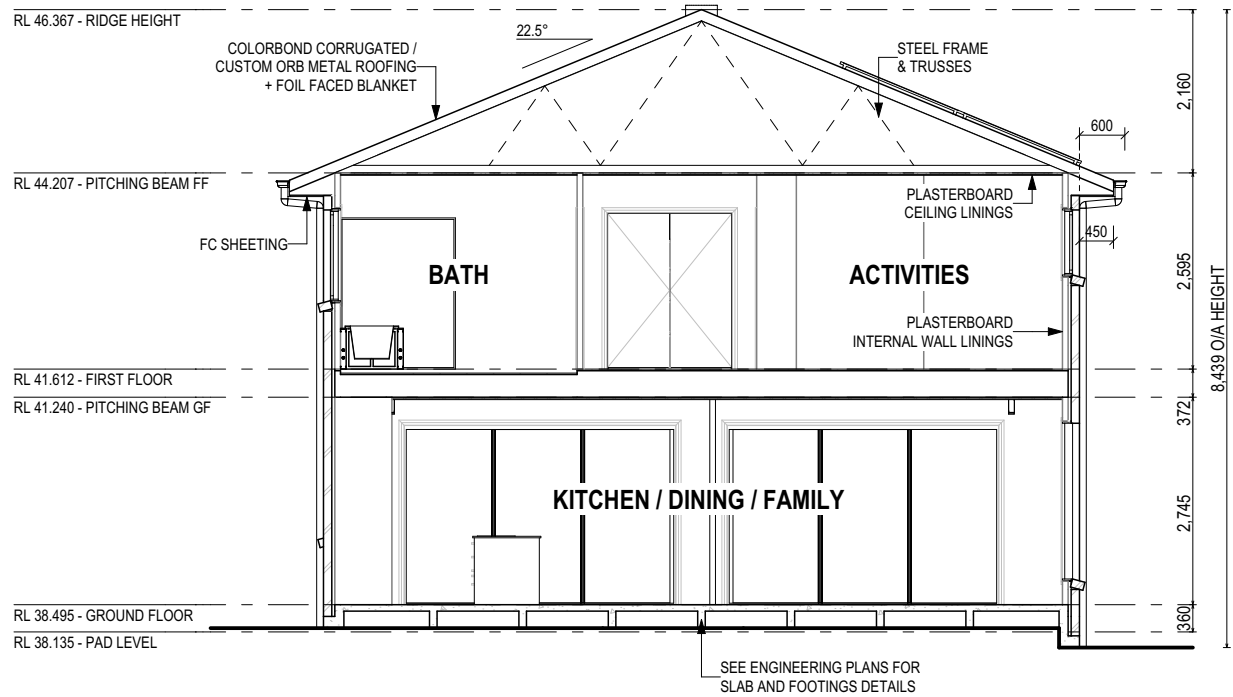
AGGRESSIVE SOIL REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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SH = SNAP HEADER SILL

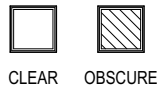
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022



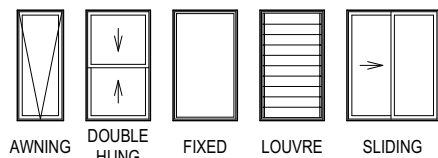
SECTION A-A
SCALE: 1:100

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

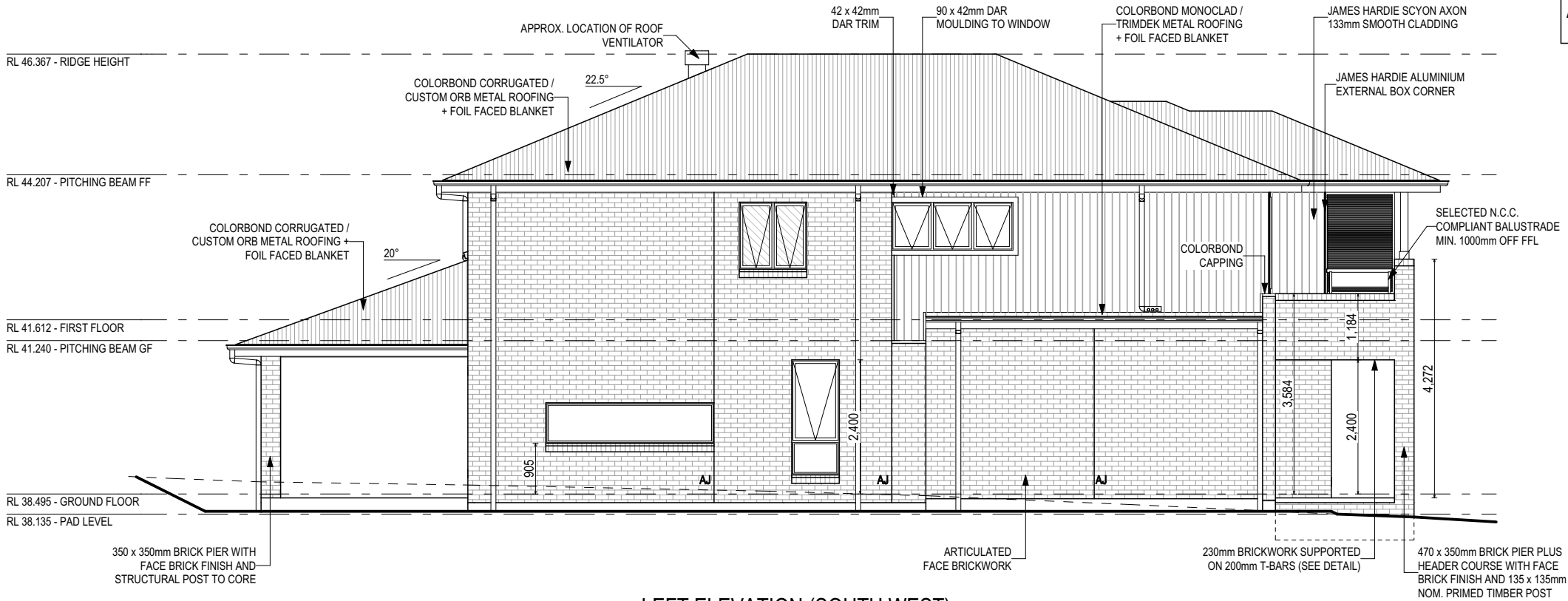
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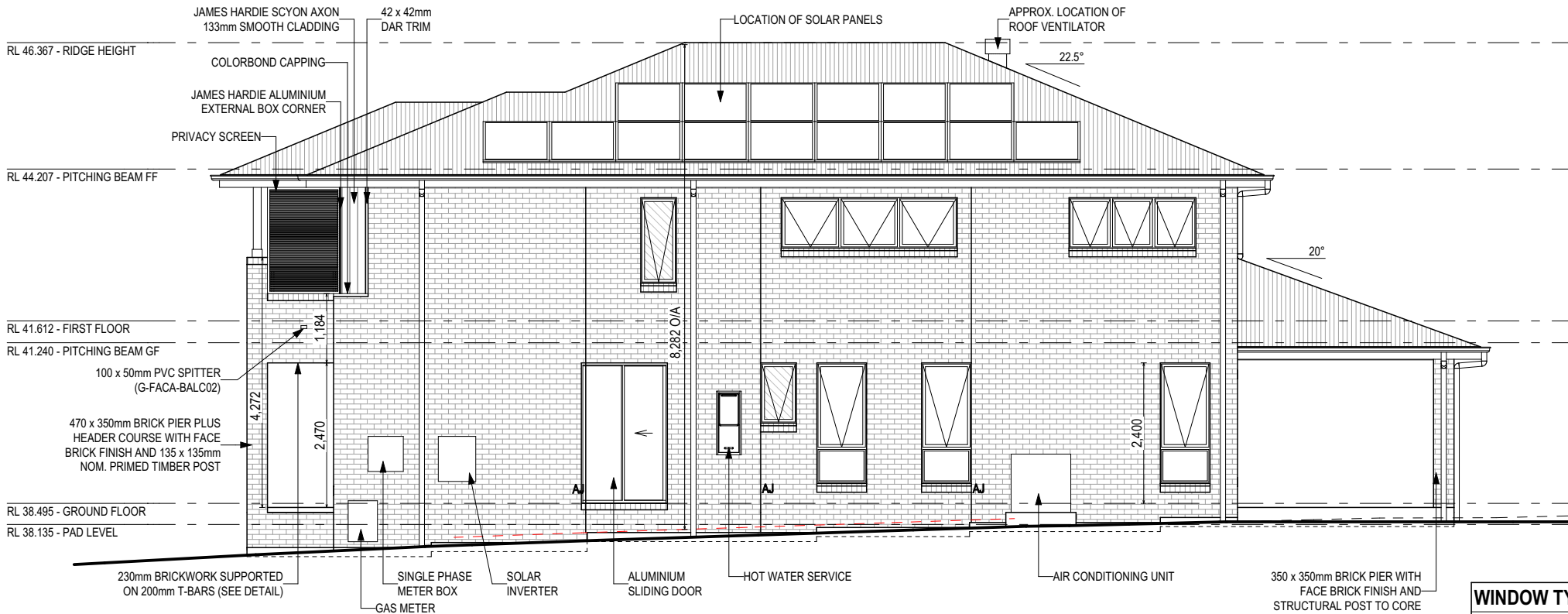
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SPECIFICATION: NOW COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: MARIA & AMERIGO DOMINIC ORTADO ADDRESS: 42 REA STREET, GREENACRE NSW 2190 LOT / SECTION / DP: 96 / - / 29412 COUNCIL: CANTERBURY BANKSTOWN COUNCIL	HOUSE DESIGN: ENZO THREE FACADE DESIGN: VINCENT SHEET TITLE: ELEVATIONS / SECTION	SHEET No.: 10 / 22	HOUSE CODE: H-MNWENZ30DC FACADE CODE: F-MNWENZ30VNCTA SCALES: 1:100	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607309
	4	APPOINTMENT AMENDMENTS SOW2	BBE	13/11/2024					
	5	WORKING DRAWINGS	LLE	26/11/2024					
	6	PCV001 - EXTERNAL SELECTIONS	MFS	06/12/2024					
	7	AMEND AS PER PCV 006- BASIX	JVA	18/12/2024					
	8	LIVEABLE HOUSING + PCV010	LCS	29/01/2025					



LEFT ELEVATION (SOUTH WEST)
SCALE: 1:100



RIGHT ELEVATION (NORTH EAST)
SCALE: 1:100

AGGRESSIVE SOIL REQUIREMENTS
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SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

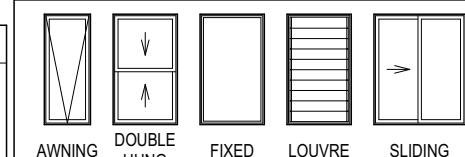
PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

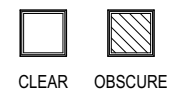
SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

WINDOW TYPE LEGEND



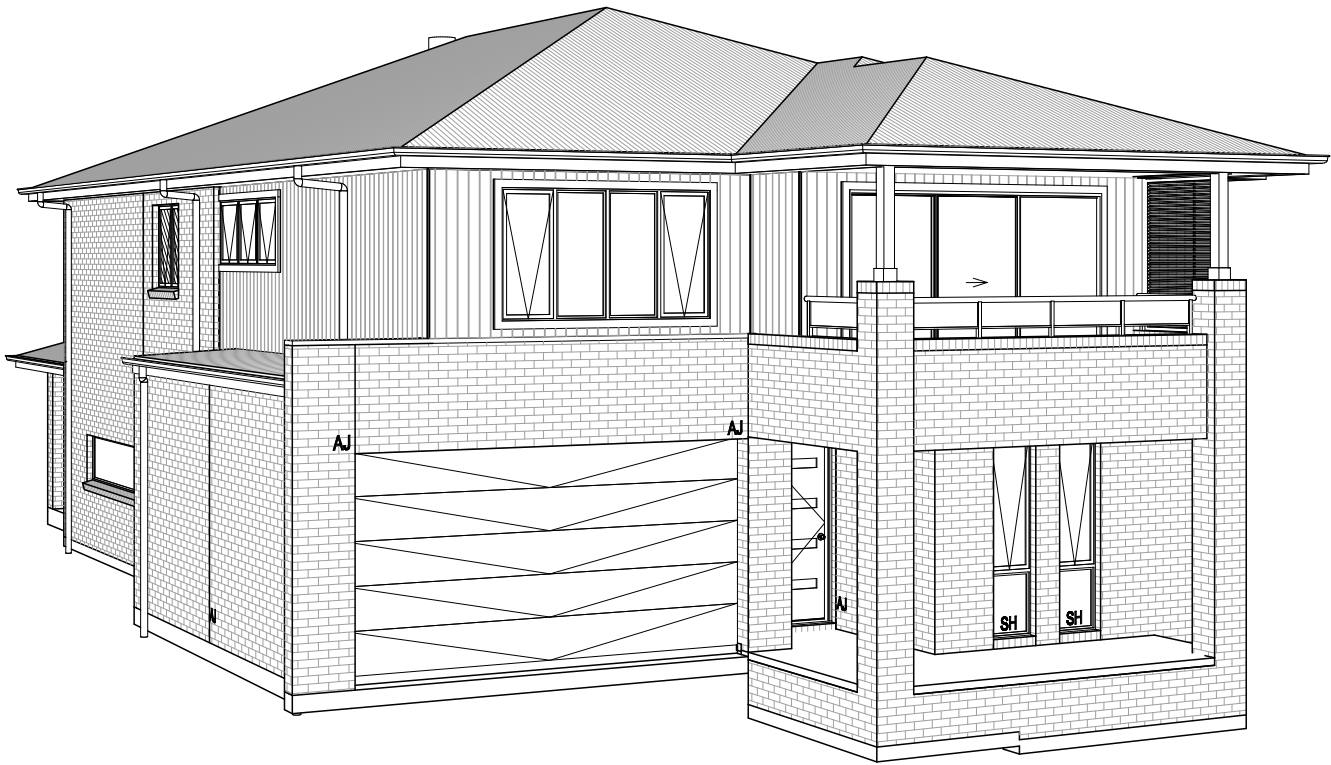
GLASS TYPE LEGEND



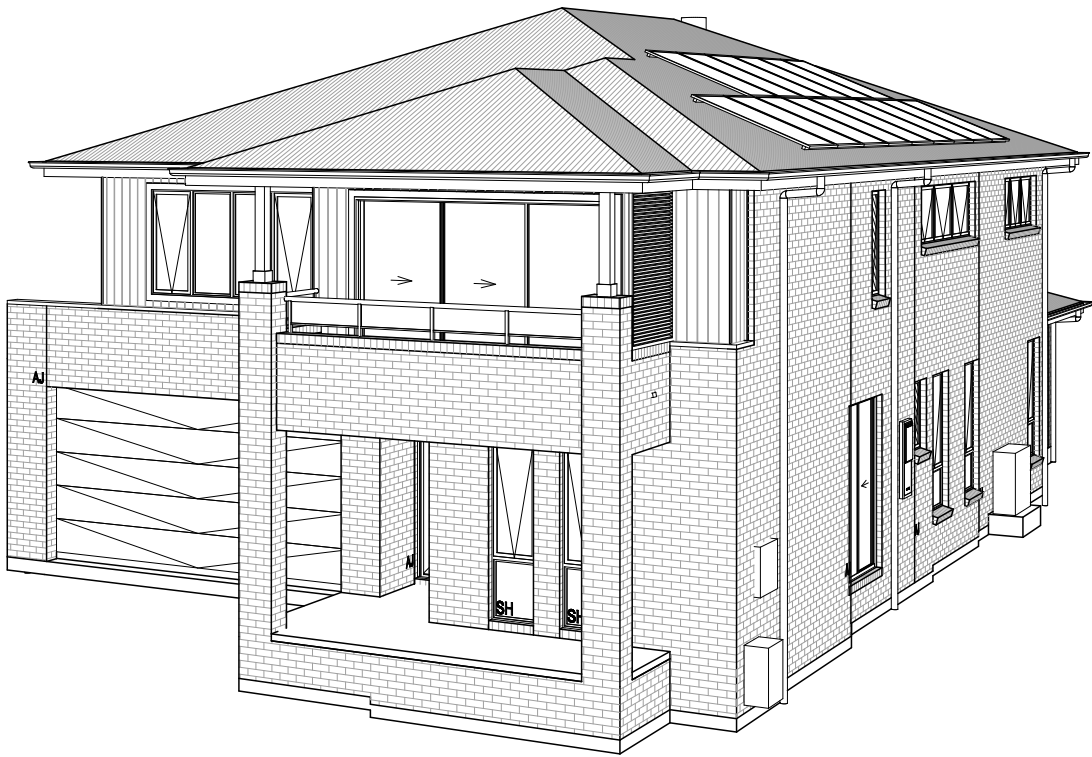
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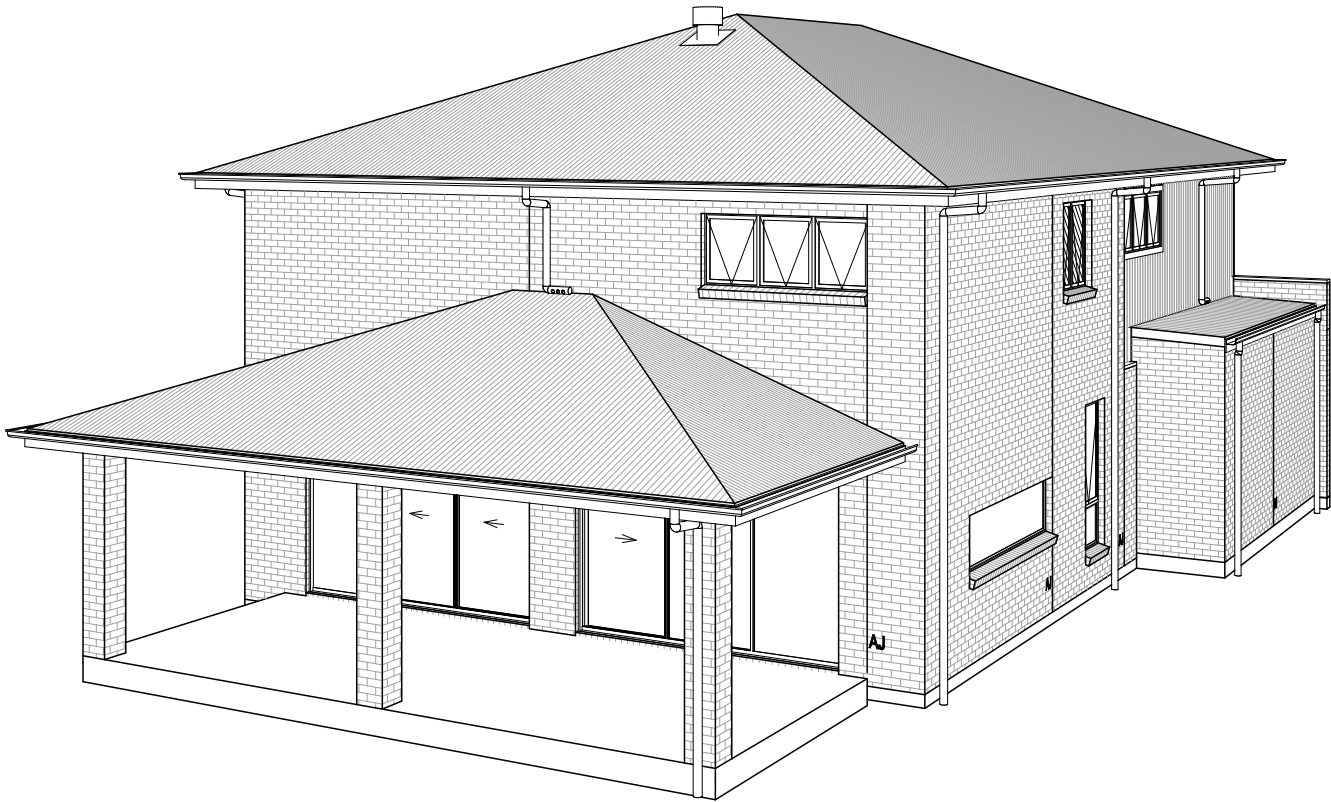
SPECIFICATION: NOW	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2025	4 APPOINTMENT AMENDMENTS SOW2	BBE 13/11/2024	MARIA & AMERIGO DOMINIC ORTADO	ENZO THREE	H-MNWENZ30DC	
	5 WORKING DRAWINGS	LLE 26/11/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	6 PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	42 REA STREET, GREENACRE NSW 2190	VINCENT	F-MNWENZ30VNCTA	
	7 AMEND AS PER PCV 006- BASIX	JVA 18/12/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	8 LIVEABLE HOUSING + PCV010	LCS 29/01/2025	96 / - / 29412	ELEVATIONS	11 / 22	
			COUNCIL:		SCALES:	
			CANTERBURY BANKSTOWN COUNCIL		1:100	
						607309



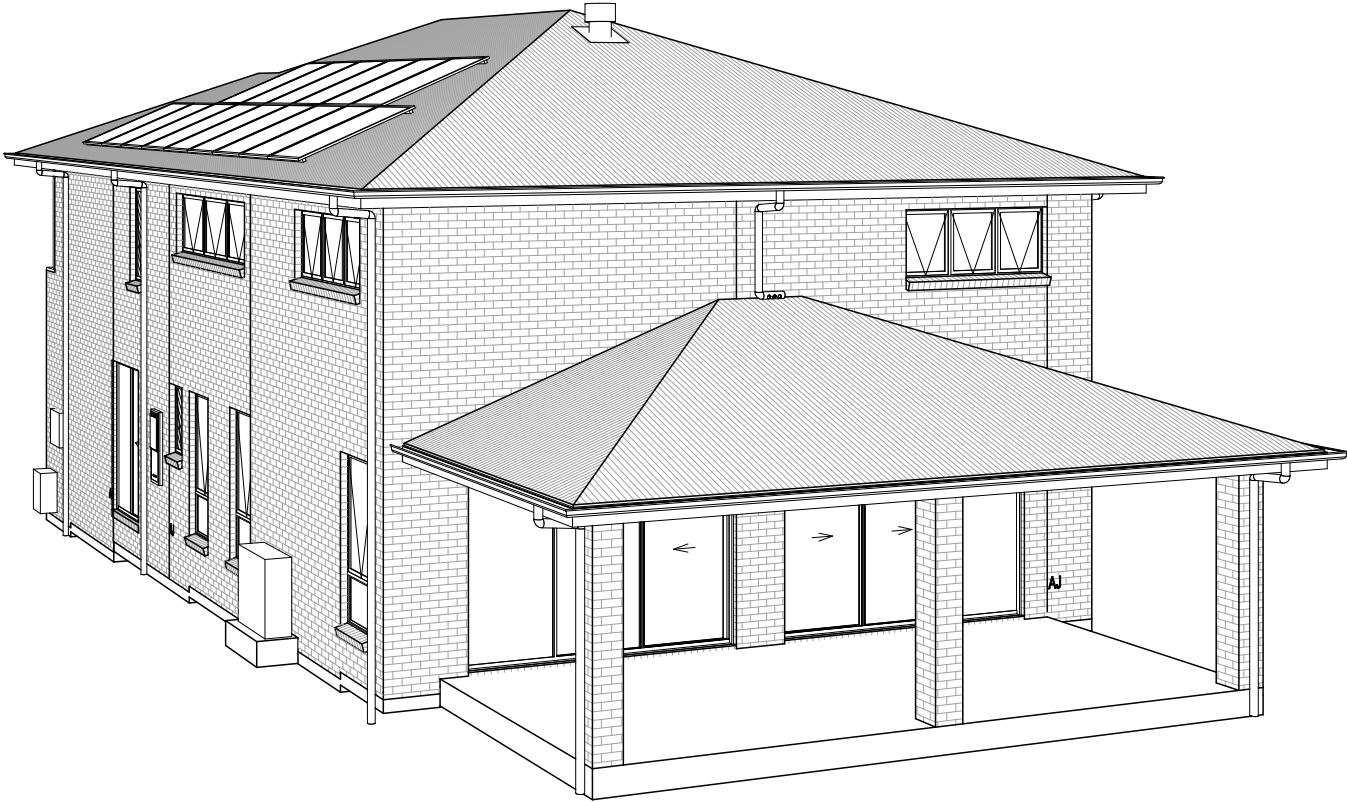
FRONT LEFT



FRONT RIGHT



REAR LEFT



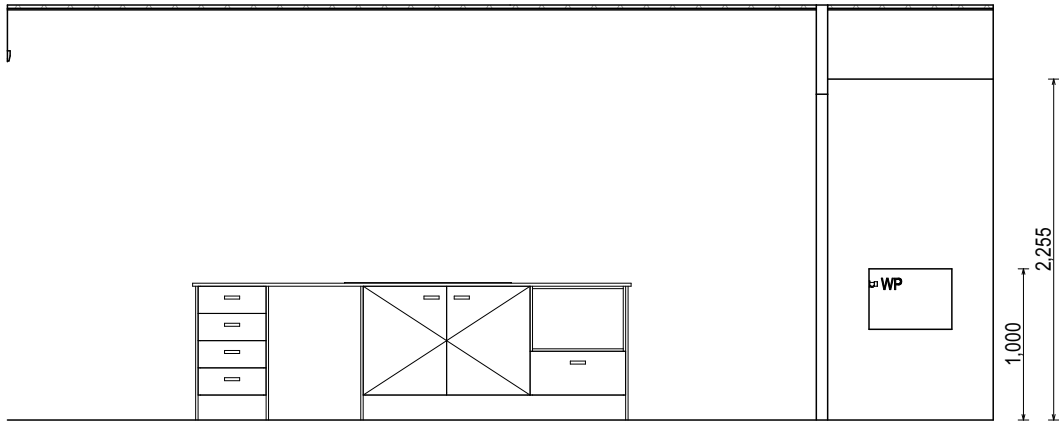
REAR RIGHT

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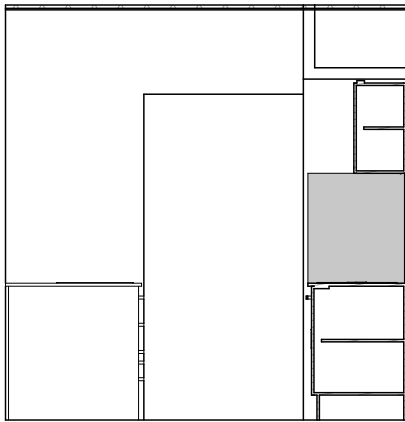


SPECIFICATION:		REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
NOW	4	APPOINTMENT AMENDMENTS SOW2	BBE 13/11/2024	MARIA & AMERIGO DOMINIC ORTADO		ENZO THREE		H-MNWENZ30DC	
COPYRIGHT:	5	WORKING DRAWINGS	LLE 26/11/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
© 2025	6	PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	42 REA STREET, GREENACRE NSW 2190		VINCENT		F-MNWENZ30VNCTA	
	7	AMEND AS PER PCV 006- BASIX	JVA 18/12/2024	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
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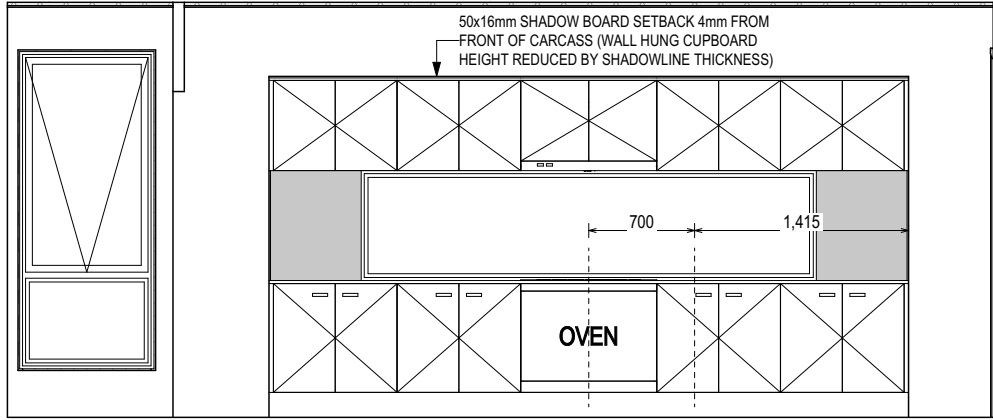
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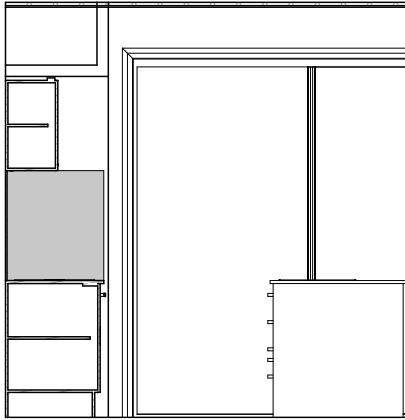
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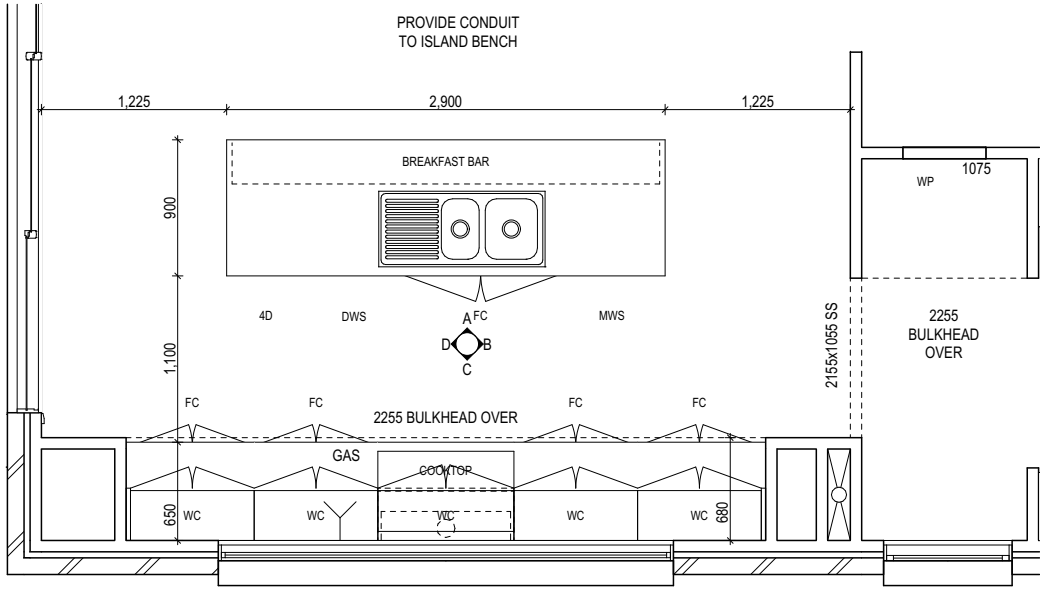
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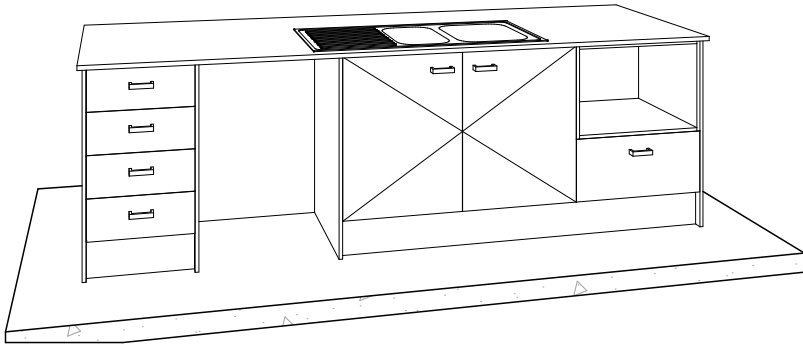
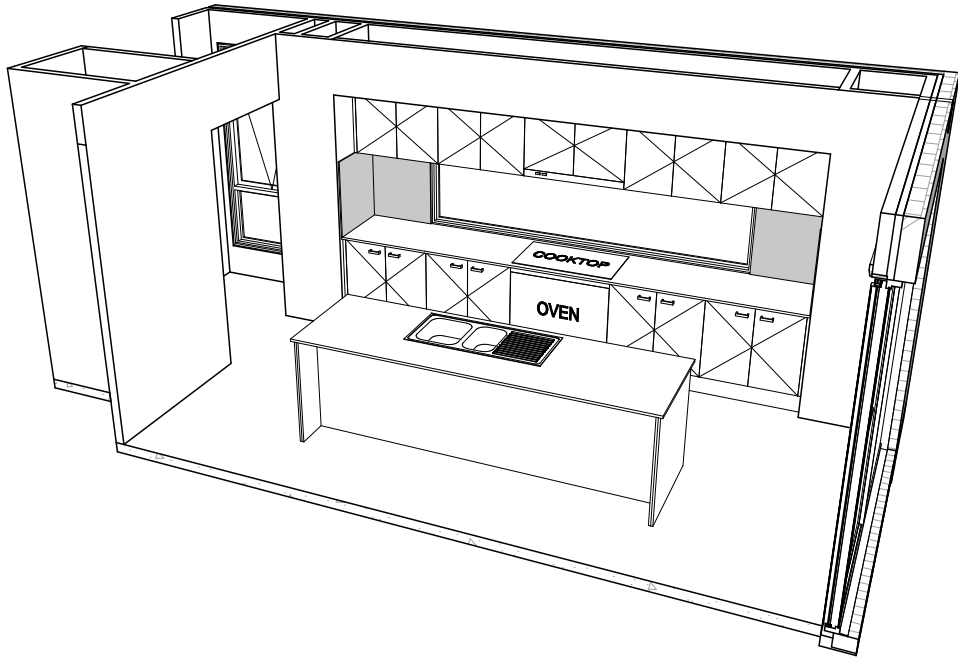
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
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- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.

GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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SPECIFICATION: NOW	REVISION 4 APPOINTMENT AMENDMENTS SOW2	DRAWN BBE 13/11/2024	CLIENT: MARIA & AMERIGO DOMINIC ORTADO	HOUSE DESIGN: ENZO THREE	HOUSE CODE: H-MNWENZ30DC	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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	6 PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	LOT / SECTION / DP: 96 / - / 29412	SHEET TITLE: KITCHEN DETAILS	SHEET No.: 13 / 22	
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	8 LIVEABLE HOUSING + PCV010	LCS 29/01/2025				607309

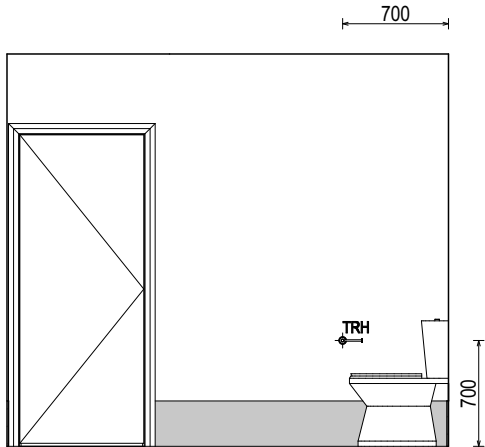
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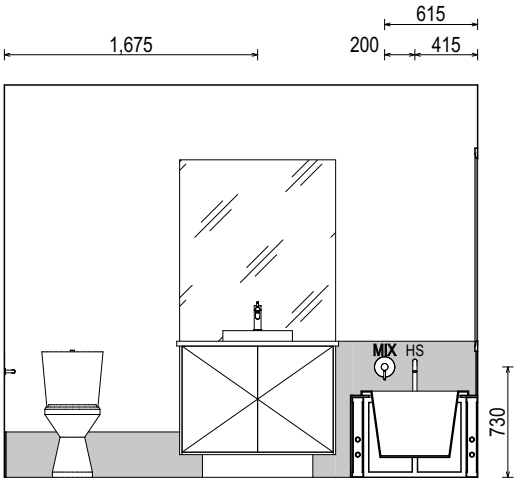
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LEGEND

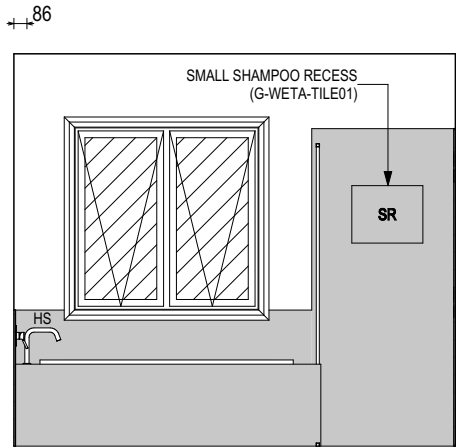
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



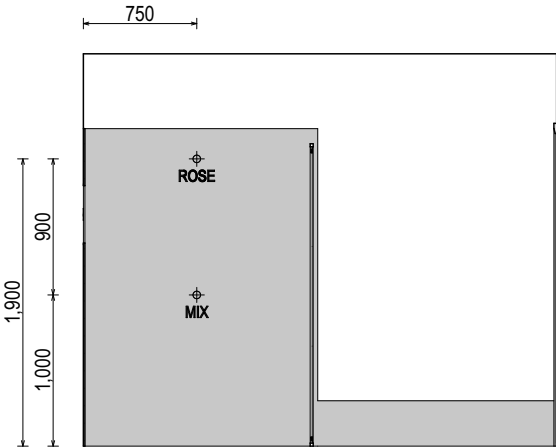
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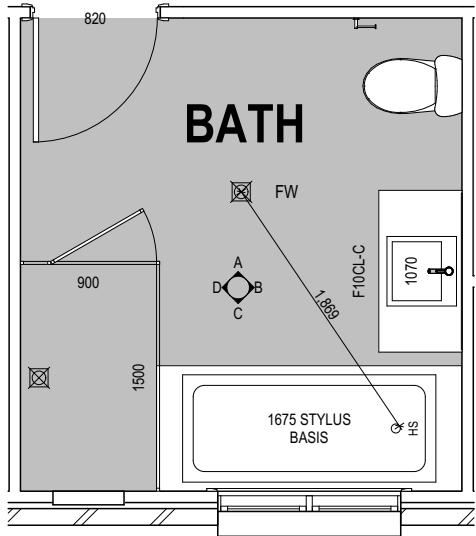
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

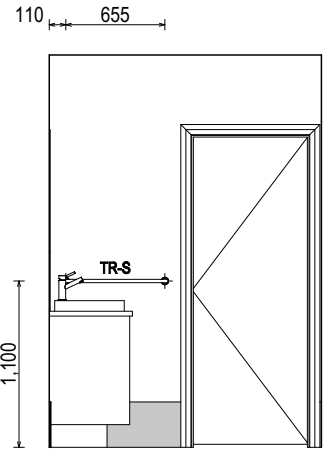
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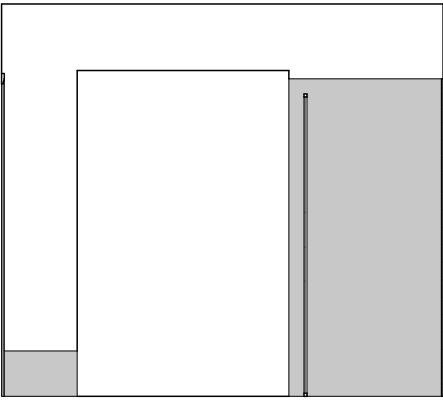
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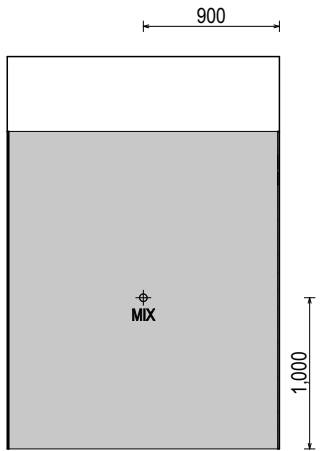
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	5 WORKING DRAWINGS	LLE 26/11/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	6 PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	42 REA STREET, GREENACRE NSW 2190	VINCENT	F-MNWENZ30VNCTA	
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	8 LIVEABLE HOUSING + PCV010	LCS 29/01/2025	96 / - / 29412	CANTERBURY BANKSTOWN COUNCIL	14 / 22	607309
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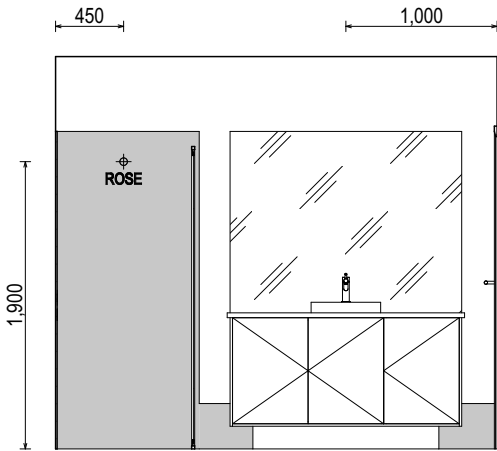
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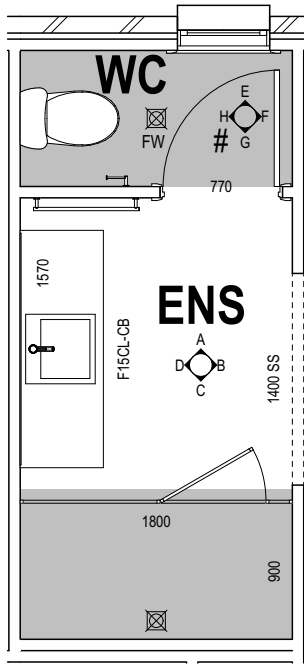
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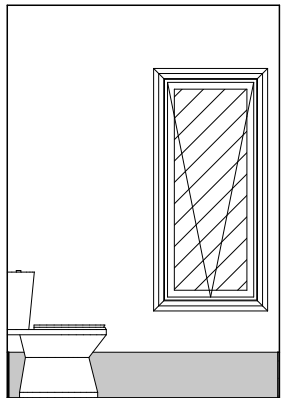
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SCALE: 1:50



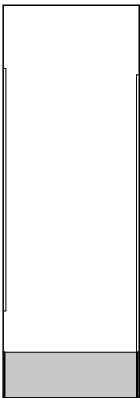
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SCALE: 1:50



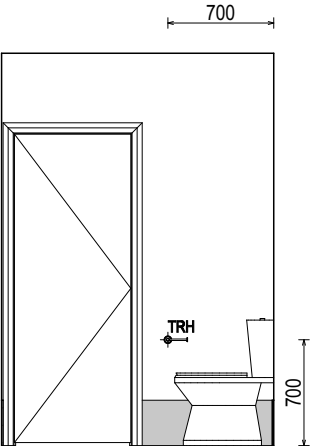
ENSUITE / WC PLAN
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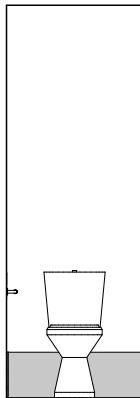
ELEVATION E
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ELEVATION F
SCALE: 1:50



ELEVATION G
SCALE: 1:50



ELEVATION H
SCALE: 1:50

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LEGEND

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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
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- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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COPYRIGHT: © 2025	4 APPOINTMENT AMENDMENTS SOW2	BBE 13/11/2024	MARIA & AMERIGO DOMINIC ORTADO	ENZO THREE	H-MNWENZ30DC	
	5 WORKING DRAWINGS	LLE 26/11/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	6 PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	42 REA STREET, GREENACRE NSW 2190	VINCENT	F-MNWENZ30VNCTA	
	7 AMEND AS PER PCV 006- BASIX	JVA 18/12/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	607309
	8 LIVEABLE HOUSING + PCV010	LCS 29/01/2025	96 / - / 29412	COUNCIL: CANTERBURY BANKSTOWN COUNCIL	15 / 22	
				ENSUITE / WC DETAILS	1:50	

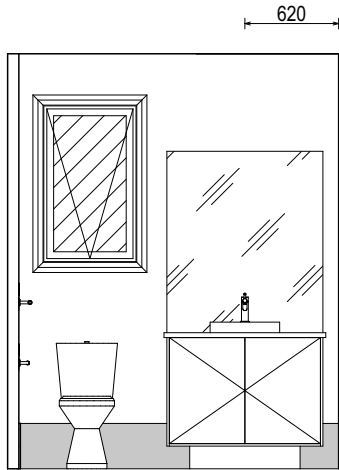
PROVIDE ADDITIONAL SUPPORT TO PWD
TOILET WALL FOR SUPPLY AND INSTALL OF
GRAB RAIL BY OWNER AFTER HANDOVER.

REFER TO SHEET 1 (COVER SHEET) FOR
ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

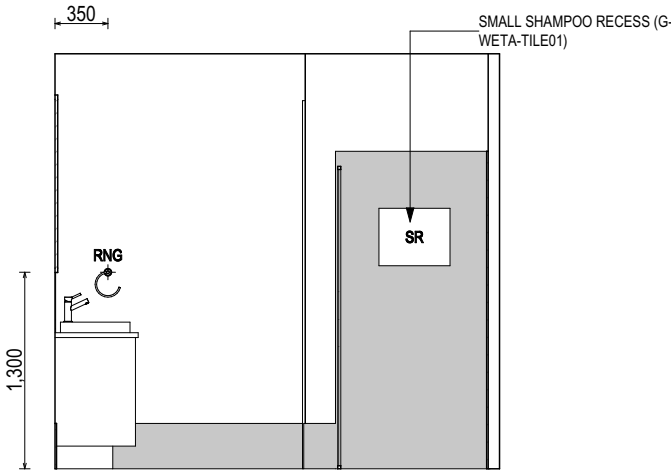
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

LEGEND

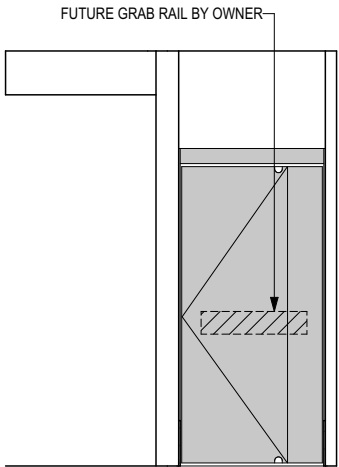
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



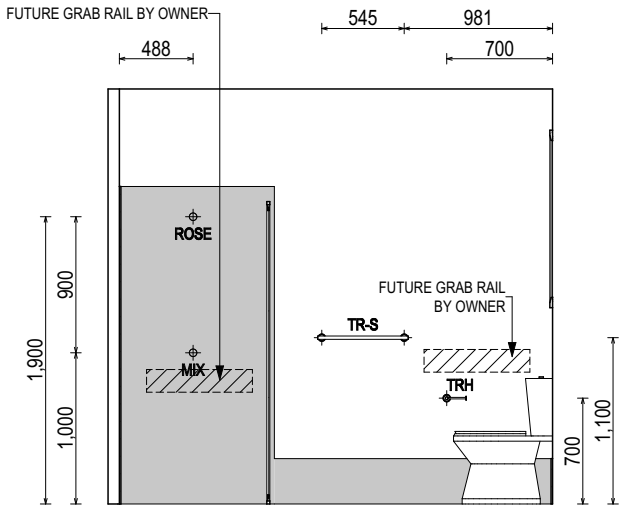
ELEVATION A
SCALE: 1:50



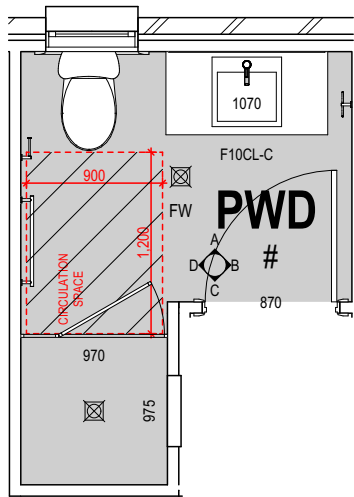
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



POWDER ROOM PLAN
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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SPECIFICATION: NOW	REVISION 4 APPOINTMENT AMENDMENTS SOW2	DRAWN BBE 13/11/2024	CLIENT: MARIA & AMERIGO DOMINIC ORTADO	HOUSE DESIGN: ENZO THREE	HOUSE CODE: H-MNWENZ30DC	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2025	5 WORKING DRAWINGS	LLE 26/11/2024	ADDRESS: 42 REA STREET, GREENACRE NSW 2190	FACADE DESIGN: VINCENT	FACADE CODE: F-MNWENZ30VNCTA	
	6 PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	LOT / SECTION / DP: 96 / - / 29412	SHEET TITLE: POWDER ROOM DETAILS	SHEET No.: 16 / 22	
	7 AMEND AS PER PCV 006- BASIX	JVA 18/12/2024	COUNCIL: CANTERBURY BANKSTOWN COUNCIL		SCALES: 1:50	
	8 LIVEABLE HOUSING + PCV010	LCS 29/01/2025				607309

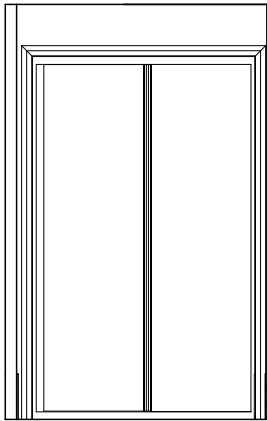
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

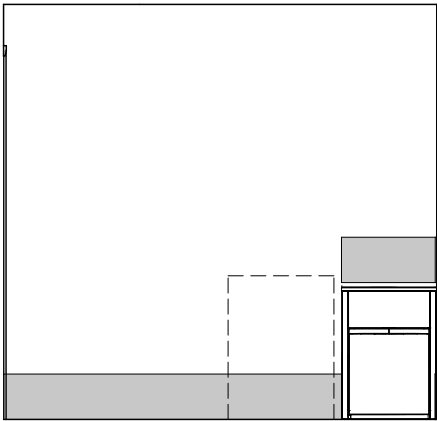
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

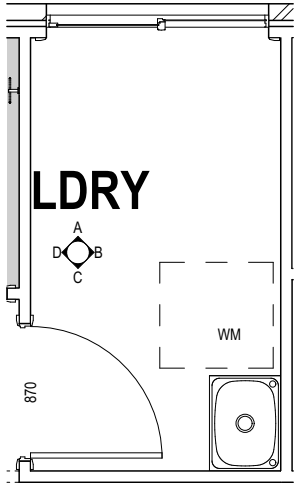
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D | TOWEL RAIL - DOUBLE |
| TL | TOWEL LADDER |
| TH | TOWEL HOLDER |
| TR | TOWEL RACK |
| TMB | TUMBLER HOLDER |
| RNG | TOWEL RING |
| RH | ROBE HOOK |
| SHLF | SHELF |
| SR | SHAMPOO RECESS |
| SOAP | SOAP HOLDER |



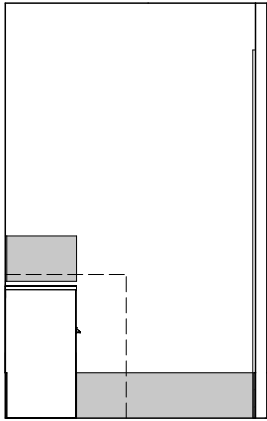
ELEVATION A
SCALE: 1:50



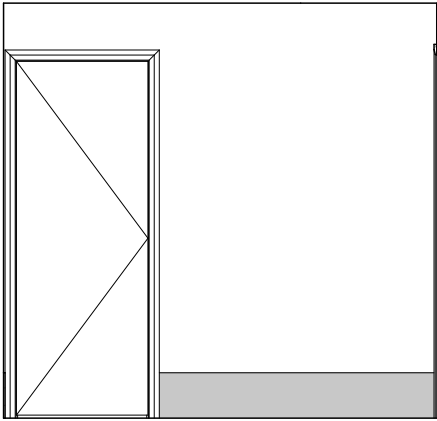
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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	4	APPOINTMENT AMENDMENTS SOW2	BBE 13/11/2024	MARIA & AMERIGO DOMINIC ORTADO		ENZO THREE		H-MNWENZ30DC	
COPYRIGHT: © 2025	5	WORKING DRAWINGS	LLE 26/11/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	6	PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	42 REA STREET, GREENACRE NSW 2190		VINCENT		F-MNWENZ30VNCTA	
	7	AMEND AS PER PCV 006- BASIX	JVA 18/12/2024	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
	8	LIVEABLE HOUSING + PCV010	LCS 29/01/2025	96 / - / 29412	CANTERBURY BANKSTOWN COUNCIL	LAUNDRY DETAILS	17 / 22	1:50	

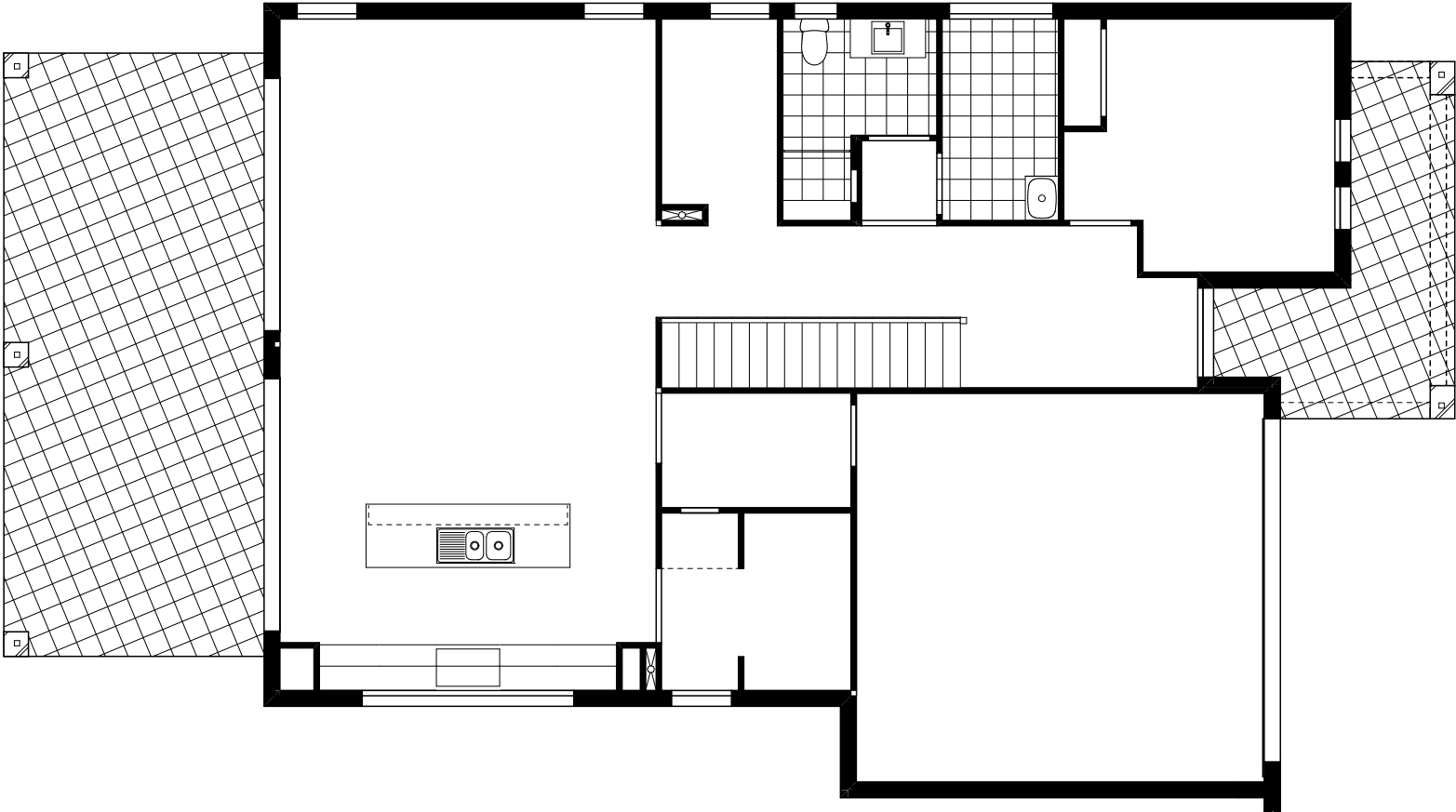
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

	NO COVERING
	RAW CONCRETE (COVERING BY OWNER)
	CARPET
	TIMBER/LAMINATE (BY OWNER)
	TILE (STANDARD WET AREAS)
	TILE (UPGRADED AREAS)
	VINYL



FLOOR COVERINGS (GROUND FLOOR)
SCALE: 1:100

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:

SIGNATURE:	DATE:

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION:		REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
	NOW	4	APPOINTMENT AMENDMENTS SOW2	BBE 13/11/2024	MARIA & AMERIGO DOMINIC ORTADO		ENZO THREE		H-MNWENZ30DC			
	COPYRIGHT:	5	WORKING DRAWINGS	LLE 26/11/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	© 2025	6	PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	42 REA STREET, GREENACRE NSW 2190		VINCENT		F-MNWENZ30VNCTA			
		7	AMEND AS PER PCV 006- BASIX	JVA 18/12/2024	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:			
		8	LIVEABLE HOUSING + PCV010	LCS 29/01/2025	96 / - / 29412		CANTERBURY BANKSTOWN COUNCIL		FLOOR COVERINGS (GF)	18 / 22	1:100	607309

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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

NO COVERING

RAW CONCRETE
(COVERING BY OWNER)

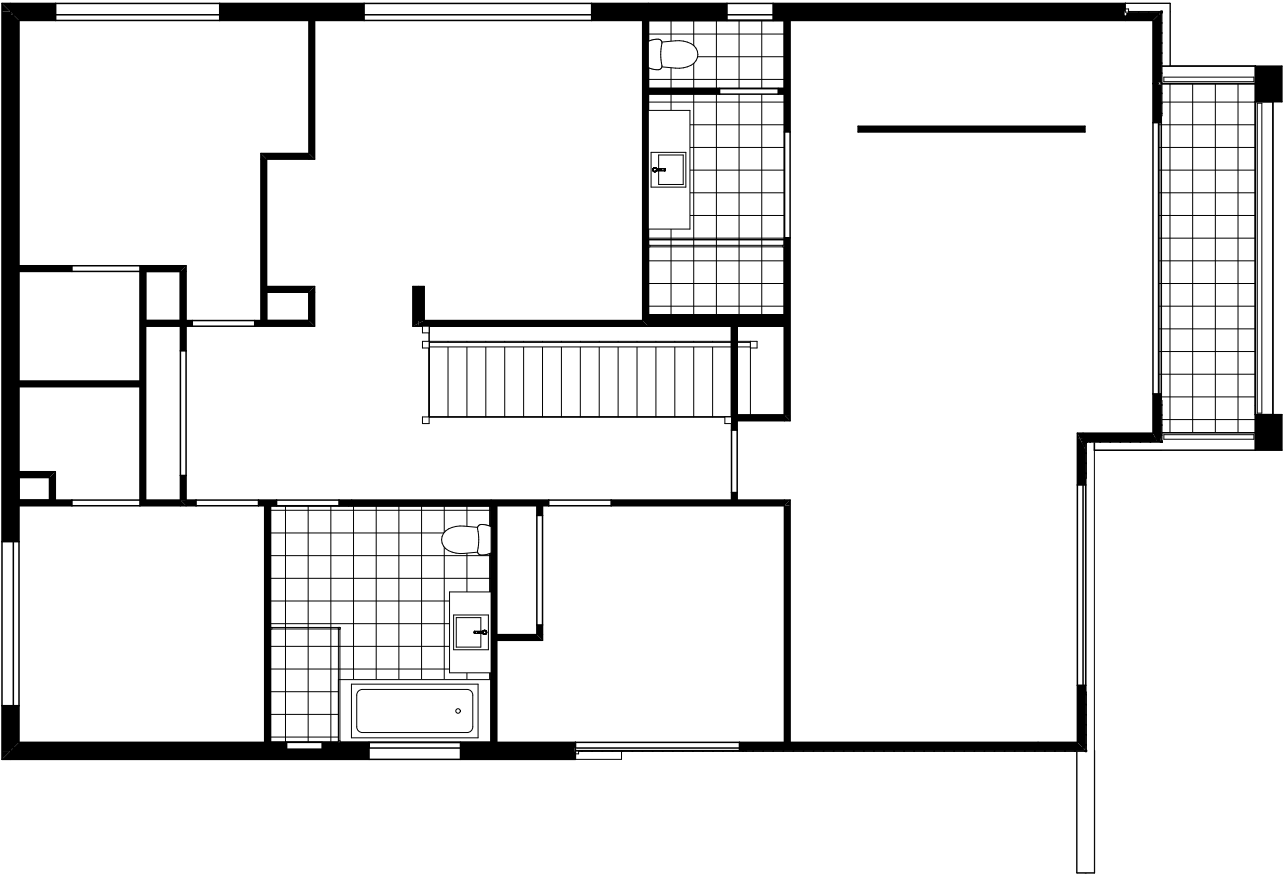
CARPET

TIMBER/LAMINATE (BY OWNER)

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)

VINYL



FLOOR COVERINGS (FIRST FLOOR)
SCALE: 1:100

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

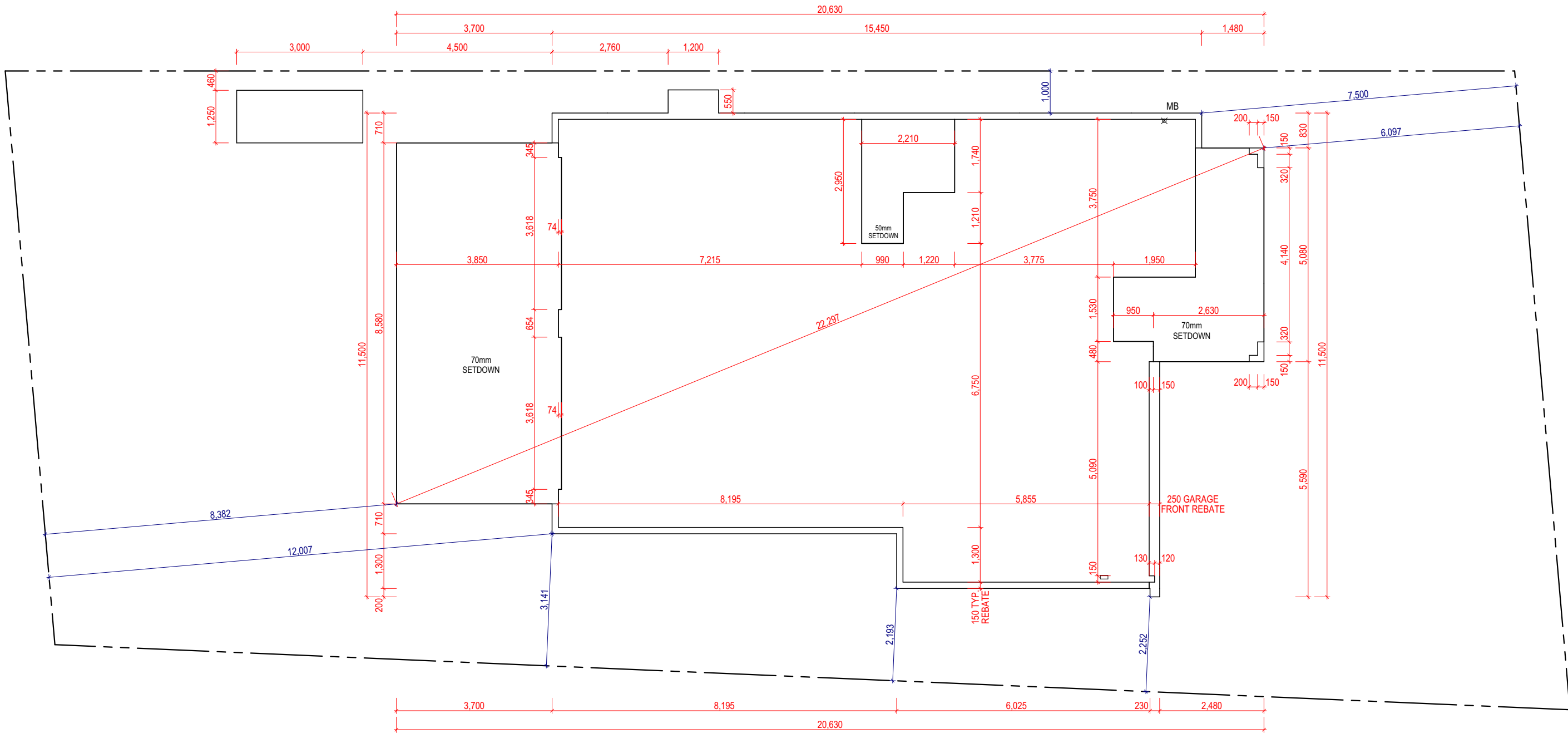
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	NOW	4	APPOINTMENT AMENDMENTS SOW2	BBE 13/11/2024	MARIA & AMERIGO DOMINIC ORTADO		ENZO THREE		H-MNWENZ30DC	
	COPYRIGHT:	5	WORKING DRAWINGS	LLE 26/11/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	© 2025	6	PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	42 REA STREET, GREENACRE NSW 2190		VINCENT		F-MNWENZ30VNCTA	
		7	AMEND AS PER PCV 006- BASIX	JVA 18/12/2024	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
	8	LIVEABLE HOUSING + PCV010	LCS 29/01/2025	96 / - / 29412	CANTERBURY BANKSTOWN COUNCIL	FLOOR COVERINGS (FF)	19 / 22	1:100	607309	

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



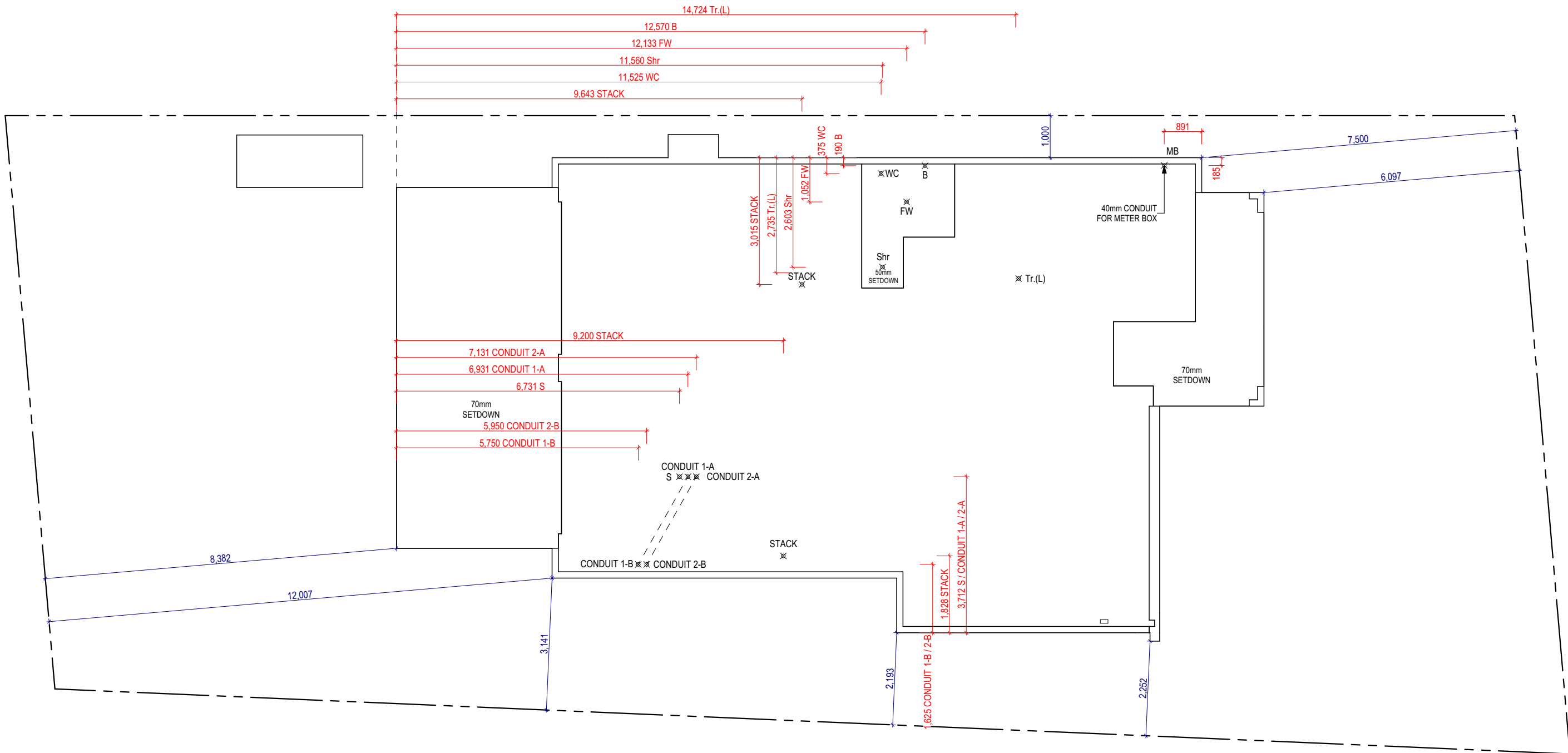
SLAB PLAN
SCALE: 1:100

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

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	COPYRIGHT: © 2025	4	APPOINTMENT AMENDMENTS SOW2	BBE 13/11/2024	ADDRESS: 42 REA STREET, GREENACRE NSW 2190	FACADE DESIGN: VINCENT	FACADE CODE: F-MNWENZ30VNCTA	
		5	WORKING DRAWINGS	LLE 26/11/2024	LOT / SECTION / DP: 96 / - / 29412	SHEET TITLE: SLAB PLAN	SHEET No.: 20 / 22	
		6	PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	COUNCIL: CANTERBURY BANKSTOWN COUNCIL		SCALES: 1:100	
		7	AMEND AS PER PCV 006- BASIX	JVA 18/12/2024				
		8	LIVEABLE HOUSING + PCV010	LCS 29/01/2025				

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



DRAINAGE PLAN
SCALE: 1:100

LEGEND

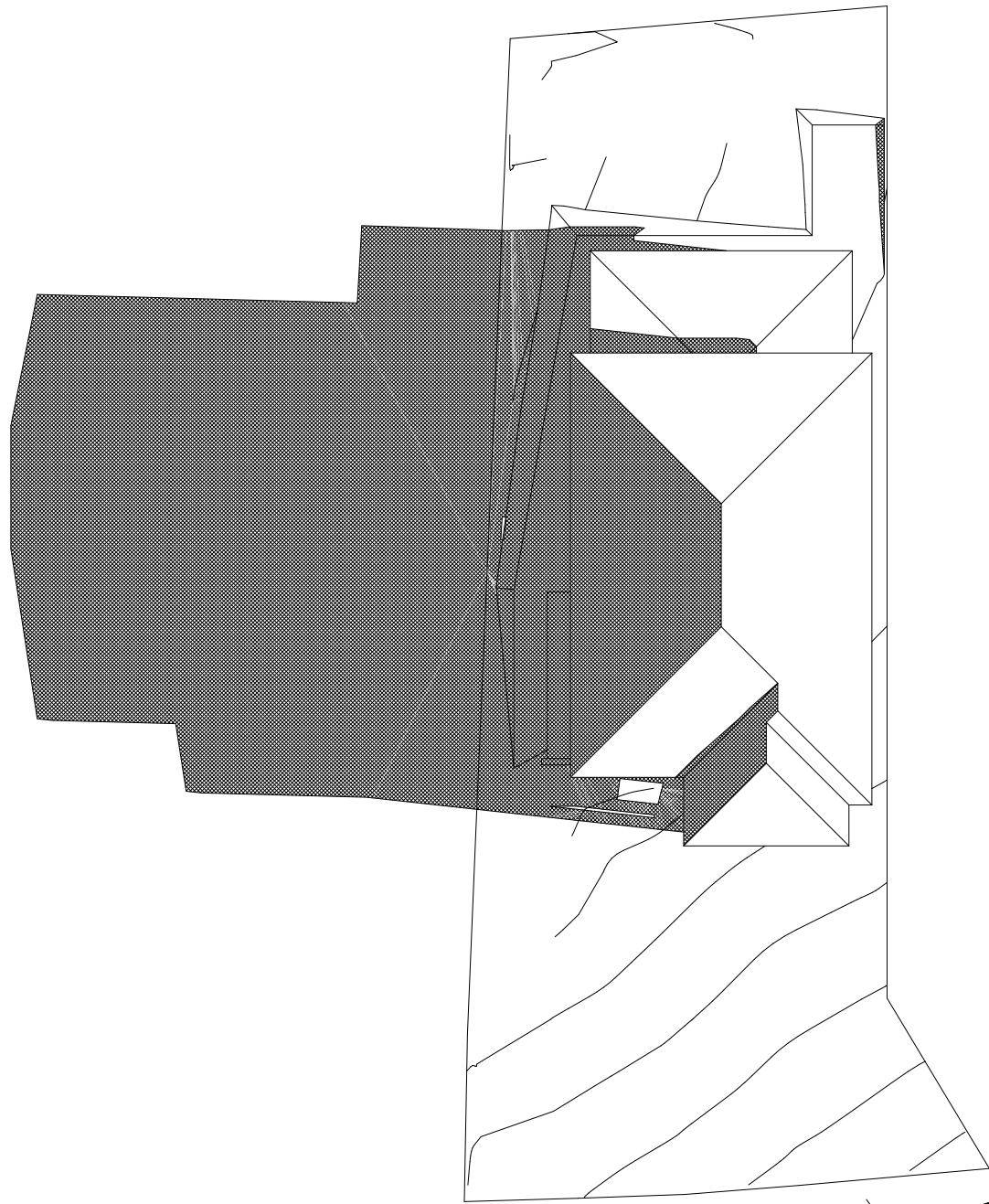
B	BASIN
Bth	BATH WASTE
FW	FLOOR WASTE GULLY
Shr	SHOWER
S	SINK (KITCHEN)
Tr.(L)	TROUGH (LAUNDRY)
WC	WATER CLOSET

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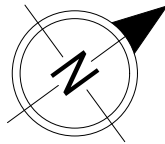
SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY



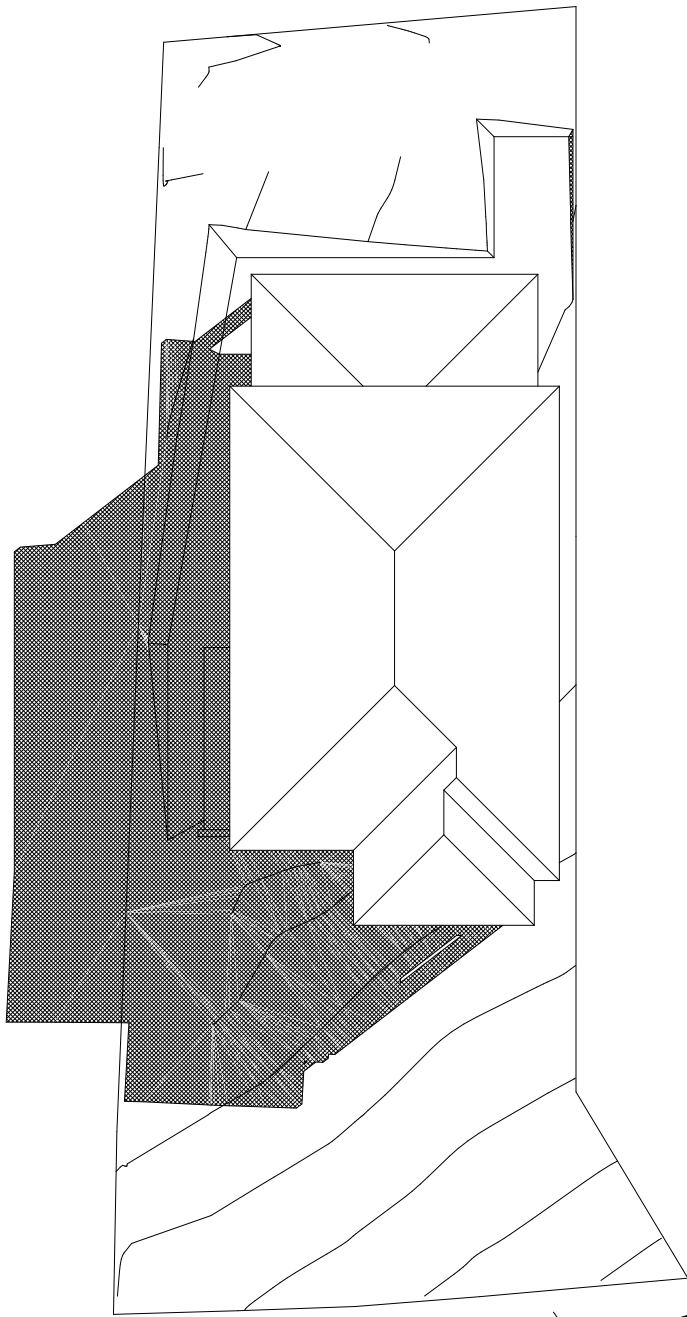
SPECIFICATION: NOW		REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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COPYRIGHT: © 2025	5	WORKING DRAWINGS	LLE 26/11/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	6	PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	42 REA STREET, GREENACRE NSW 2190		VINCENT		F-MNWENZ30VNCTA	
	7	AMEND AS PER PCV 006- BASIX	JVA 18/12/2024	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:
	8	LIVEABLE HOUSING + PCV010	LCS 29/01/2025	96 / - / 29412	CANTERBURY BANKSTOWN COUNCIL	DRAINAGE PLAN		21 / 22	1:100
									607309



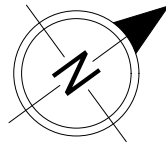
REA STREET



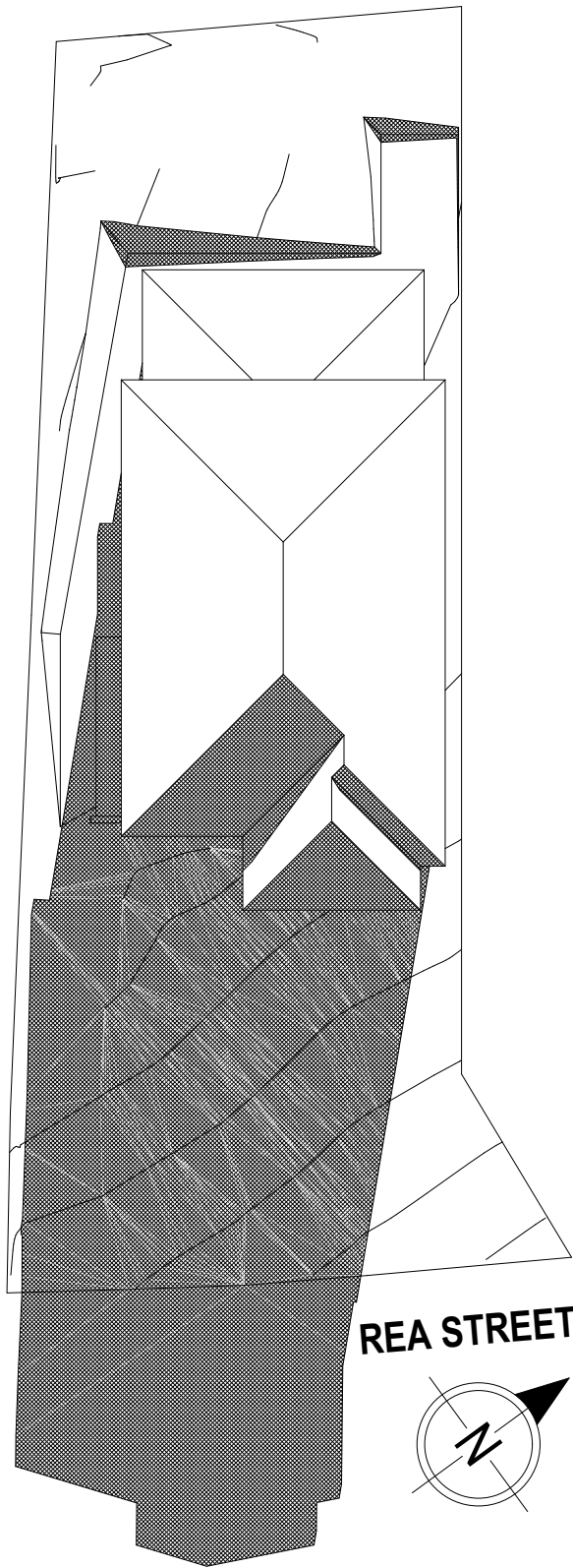
JUNE 21 - 0900



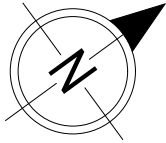
REA STREET



JUNE 21 - 1200



REA STREET



JUNE 21 - 1500

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