

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

DRAWING LIST	
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A18.02	SHADOW DIAGRAM - 21ST JUN
A18.03	SHADOW DIAGRAM - 21ST JUN
A18.04	3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN
A18.05	3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR
A18.06	3 HOURS OF SUNLIGHT TO NEIGHBOURING LIVING - 21ST JUN



ALL STANDARDS AND CODES INCLUDING BUT NOT LIMITED TO THE BCA/ NCC AND ANY REFERENCED AS/NZS STANDARD TO APPLY AND BE CONFORMED WITH AS REQUIRED.

- ALL DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601 - 2001 (THE DEMOLITION OF STRUCTURES)

- CONVENTIONAL TIMBER ROOF FRAMING TO COMPLY WITH AS 1684.4-2006 TIMBER FRAMING CODE - COMPLY WITH PART 3.4.3 OF BCA - WALL CLADDING 3.5.3

- STEEL ROOF TO BE INSTALLED WITH A THERMAL BREAK WITH R-VALUE OF NOT LESS THAN 0.2 IN ACCORDANCE WITH NSW 13.2.3. (1)(2) OF BCA 2022

- METAL FRAME EXTERNAL WALLS TO BE INSTALLED WITH A THERMAL BREAK WITH AN R-VALUE OF NOT LESS THAN 0.2 IN ACCORDANCE WITH NSW 13.2.5(1)(2)

- STEEL STRUCTURES TO AS 4100

- RESIDENTIAL SLABS AND FOOTINGS TO AS 2870

- DAMP PROOF COURSE AND FLASHINGS TO AS 2904

- ALL GLAZING TO BE IN ACCORDANCE WITH H1 D8 OF BCA 2022

-SKYLIGHTS, EXTERNAL WINDOWS AND DOORS, EXHAUST FANS, CONSTRUCTION OF CEILINGS, WALLS AND FLOORS, EVAPORATIVE COOLERS TO BE SEALED IN ACCORDANCE WITH PART 13.4.(2)(3)(4)(5)(6)(7) OF BCA 2022.

- INSULATION MUST COMPLY WITH AS/NZS 4859.1 AND TO BE INSTALLED IN ACCORDANCE WITH PART 13.2.2(1)(2)(3) OF BCA 2022

- INSULATION OF SERVICES, CENTRAL HEATING WATER PIPING, HEATING AND COOLING DUCTWORK TO BE COMPLETED IN ACCORDANCE WITH PART 13.7(2)(3)(4) OF BCA 2022.

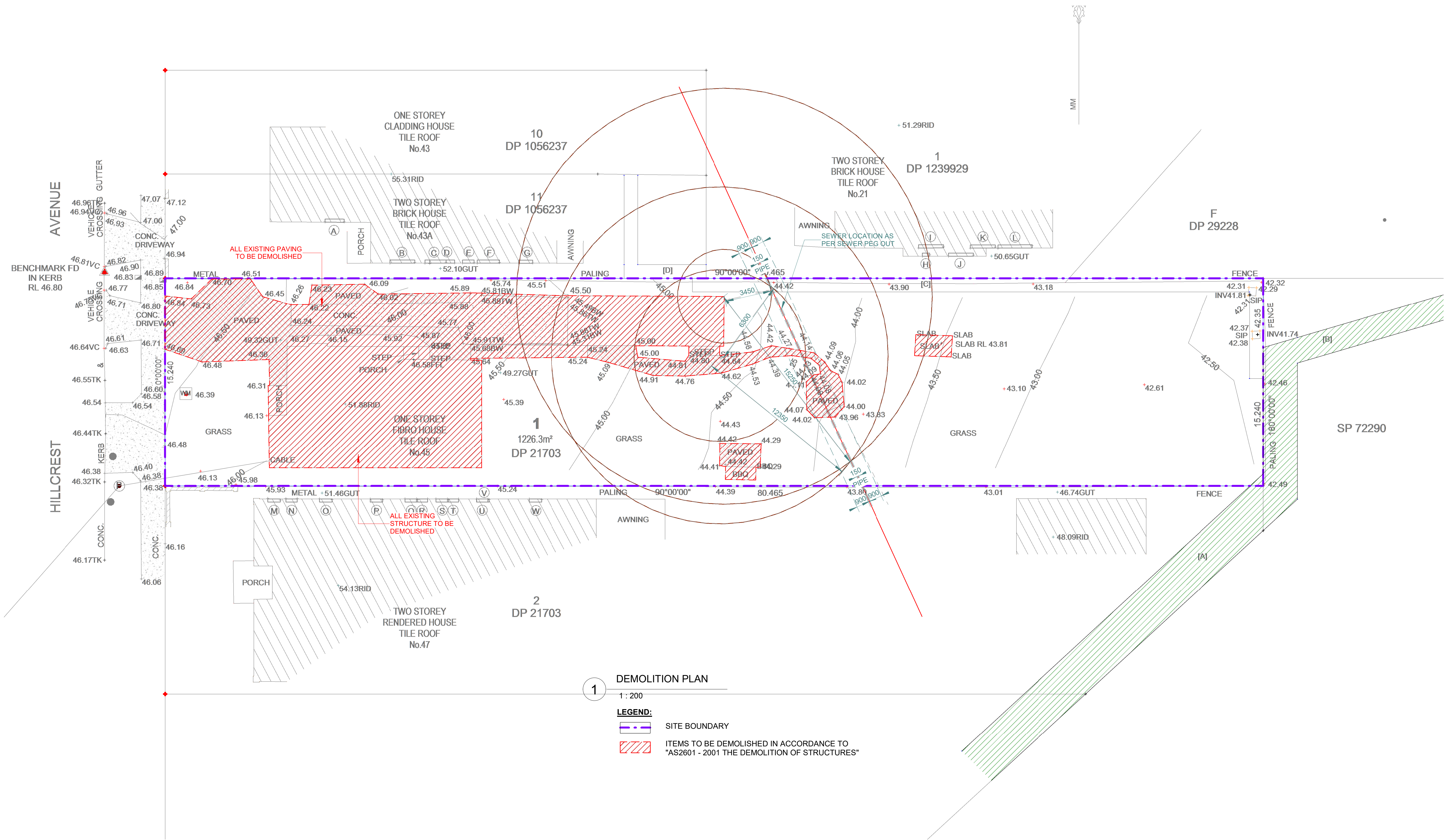
- HARD WIRED SMOKE ALARM TO BE INSTALLED IN ACCORDANCE WITH PART NSW 9.5.1 OF NCC 2022

- WATERPROOFING TO WET AREAS AND BATHROOM CONSTRUCTION TO BE IN ACCORDANCE WITH AS 3740-1994 WATERPROOFING OF WET AREAS WITH IN RESIDENTIAL BUILDINGS + PART

- 2.1, PART3.8.1 OF BCA
- TREATMENT FOR THE PROTECTION OF THE BUILDING FROM SUBTERRANEAN TERMITES SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3660.1. IN SELECTING APPROPRIATE MATERIAL + COMPLY WITH PART 3.1.3 OF THE BCA.
 - SUB FLOOR VENTILATION UNDER SUSPENDED FLOORS MUST BE IN ACCORDANCE WITH PART 3.4.1 OF THE BCA.
 - NON-SLIP NOSING'S OR TREADS TO STAIRS TO COMPLY WITH CLAUSE 3.9.1.4 OF THE BCA
 - ALL MASONRY WALLS TO HAVE EXPANSION JOINTS TO COMPLY WITH BCA REQUIREMENTS
 - FIRE RATED MASONRY WALL WITH AN FRL OF 60/60/60 AS PER PART 9.2.3 OF NCC 2022
 - A HIGH IMPACT VAPOR BARRIER TO COMPLY AS PER THE REQUIREMENTS OF CLAUSE 3.2.2.6 OF THE BCA
 - MASONRY CONSTRUCTION TO COMPLY WITH AS 3700
 - GUTTERS AND DOWNPIPES TO COMPLY WITH AS 3500.3 OR 3500.5
 - ALL ENCLOSED WATER CLOSET DOORS ARE TO SWING OUT OR TO BE PROVIDED WITH LIFT OFF HINGES OR THE LIKE IF THE DOOR IS WITHIN 1200MM OF THE PAN IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 3.8.3.3 OF VOLUME 2 OF THE NCCS (BCA)
 - ALL STAIRS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 3.9.1.2 OF VOLUME 2 OF THE NCCS-BCA
 - THE FINISH OF ALL OF THE STAIRS WILL MEET THE REQUIREMENTS OF CLAUSE 3.9.1.4 OF VOLUME 2 OF THE NCCS-BCA
 - ALL LANDINGS PROVIDED WILL MEET THE REQUIREMENTS OF CLAUSE 3.9.1.5 OF VOLUME 2 OF THE NCCS-BCA
 - PAINTING TO AS 2311
 - HOUSING WIND LOADINGS AS 4055
 - MECHANICAL VENTILATION TO BE PROVIDED AS PER BCA PART 10.6.3, 10.8.2 & 10.8.3

ISSUED FOR S4.55

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<div>C05.11.2024</div> <div>ADDITIONAL INFORMATION REQUESTED BY COUNCIL</div>				DK		<div>DESIGNED BY:</div> <div>A.N.</div>	<div>DATE:</div> <div>25.02.2025</div>	<div></div>			
<div>B04.11.2024</div> <div>AMENDED FOR DA</div>				DK		<div>DRAWN BY:</div> <div>A.N.</div>	<div>SCALE:</div> <div>AS SHOWN</div>				
<div>A31.10.2024</div> <div>ISSUED FOR DA</div>				DK		<div>COVER SHEET</div>					
REV	DATE	DESCRIPTION	BY								



1

DEMOLITION PLAN

1: 200

LEGEND:


SITE BOUNDARY

ITEMS TO BE DEMOLISHED IN ACCORDANCE TO "AS2601 - 2001 THE DEMOLITION OF STRUCTURES"

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REV	DATE	DESCRIPTION	BY
D	24.03.2025	ISSUED FOR S4.55	DK
C	05.11.2024	ADDITIONAL INFORMATION REQUESTED BY COUNCIL	DK
B	04.11.2024	AMENDED FOR DA	DK
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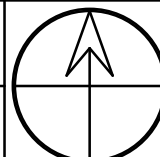
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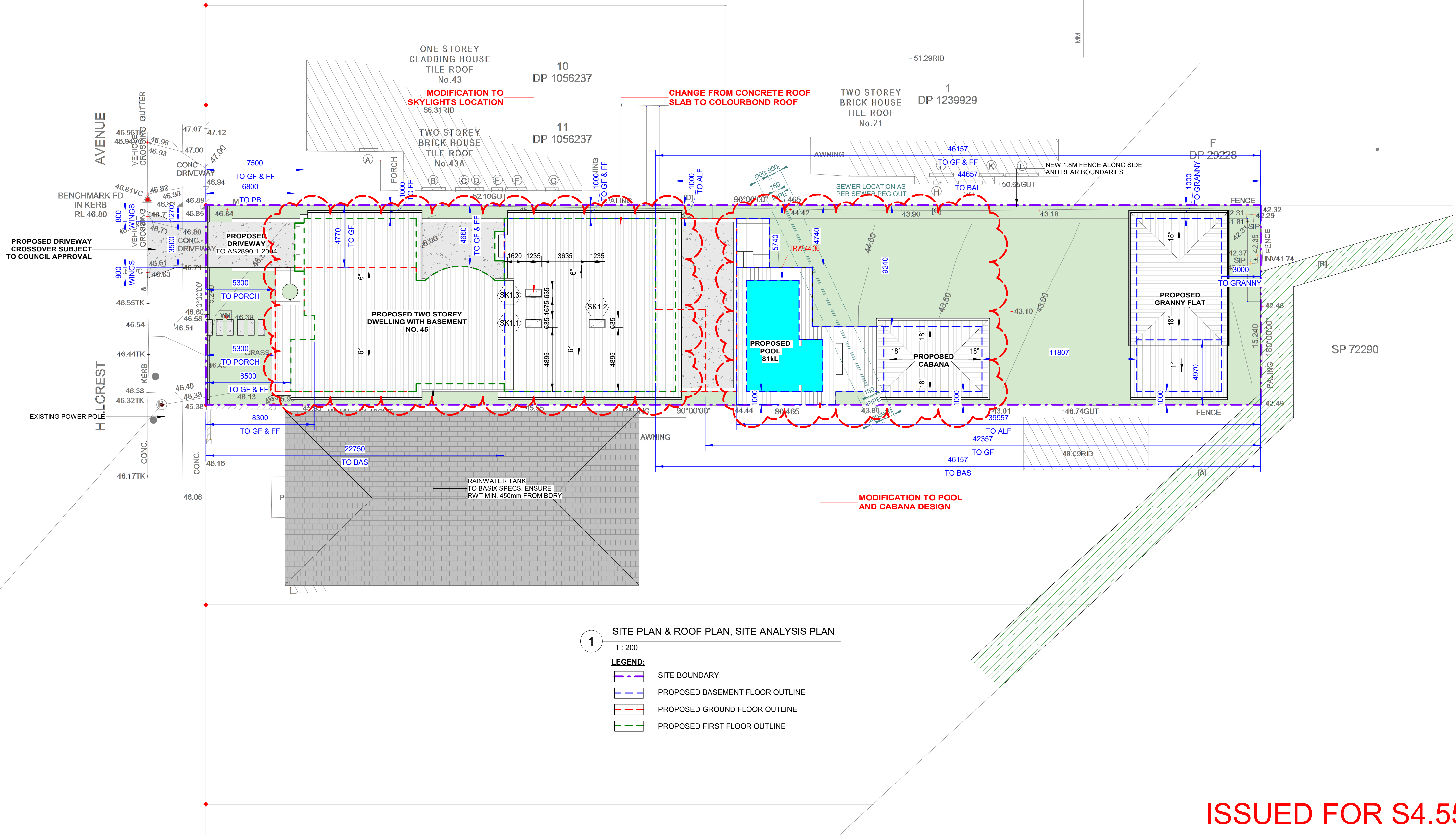
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45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

DEMOLITION PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A01.01	A2
DESIGNED BY:	DATE:	
A.N.	25.02.2025	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	



1/04/2025 1:02:17 PM



1 SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
1 : 200

LEGEND:

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

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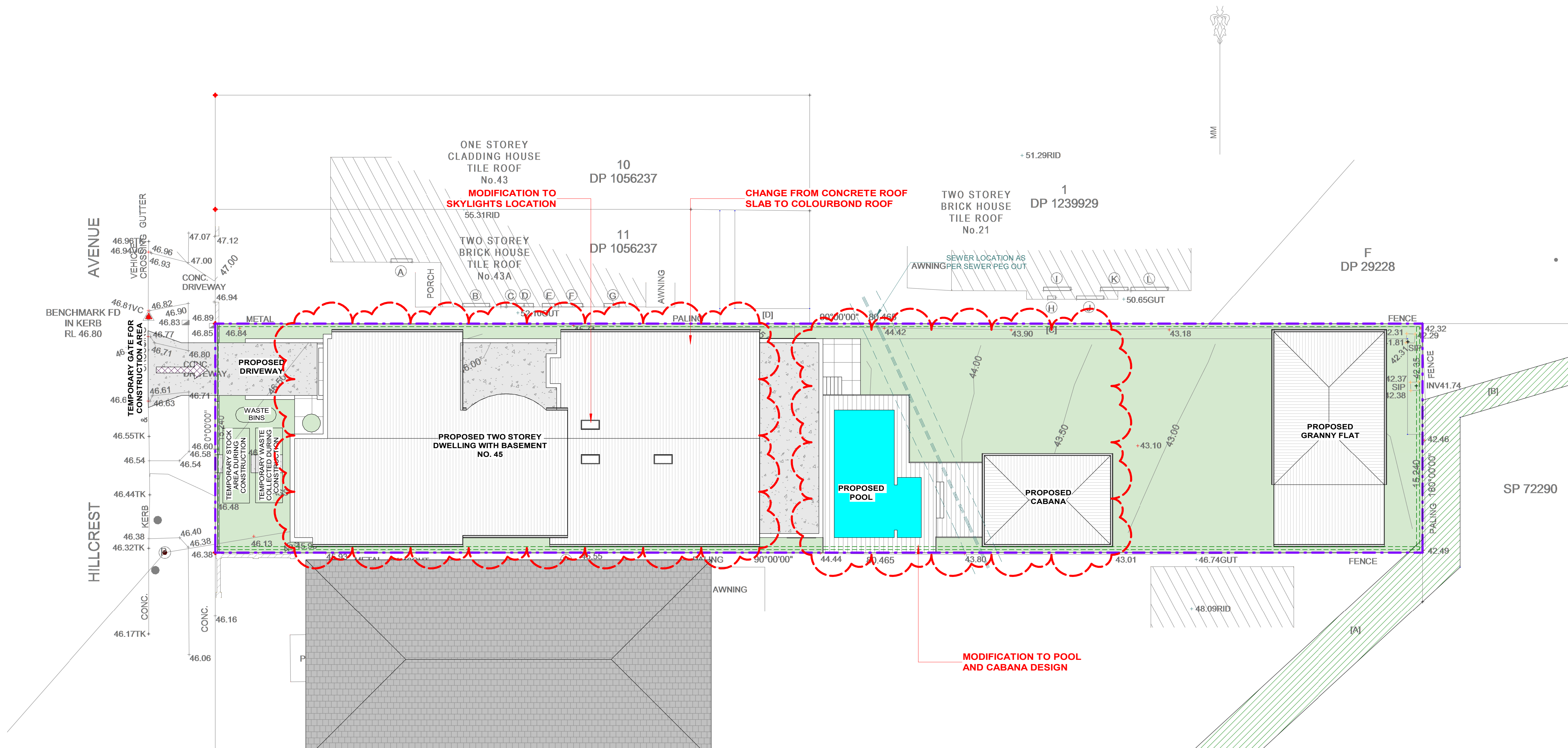
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BASEMENT, POOL & SECONDARY DWELLING**
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

**SITE PLAN & ROOF PLAN, SITE ANALYSIS
PLAN**

JOB NUMBER: 23611	DWG NUMBER: A01.02	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 25.02.2025	
DRAWN BY: A.N.	SCALE: AS SHOWN	

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1

WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN

1 : 200

LEGEND:

SITE BOUNDARY

SEDIMENT CONTROL FENCE

TEMPORARY FENCE

NTS

ACCESS TO SITE

TO THE BUILDING SITE SHOULD BE RESTRICTED TO 0.45 AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE AVENUE.

NTS

ING MATERIAL STOCKPILES

ILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE COVERED TO PREVENT SCOUR AND EROSION. SEDIMENT FENCE SHOULD BE PLACED IN THE STREET GUTTER WHERE THEY ARE AWAY WITH THE FIRST RAINSTORM.

NTS

SANDBAG KERB SEDIMENT TR

NTS IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.

NTS

RAW BALE DETAIL

NTS

NTS

SEDIMENT AND EROSION FENCE

NTS

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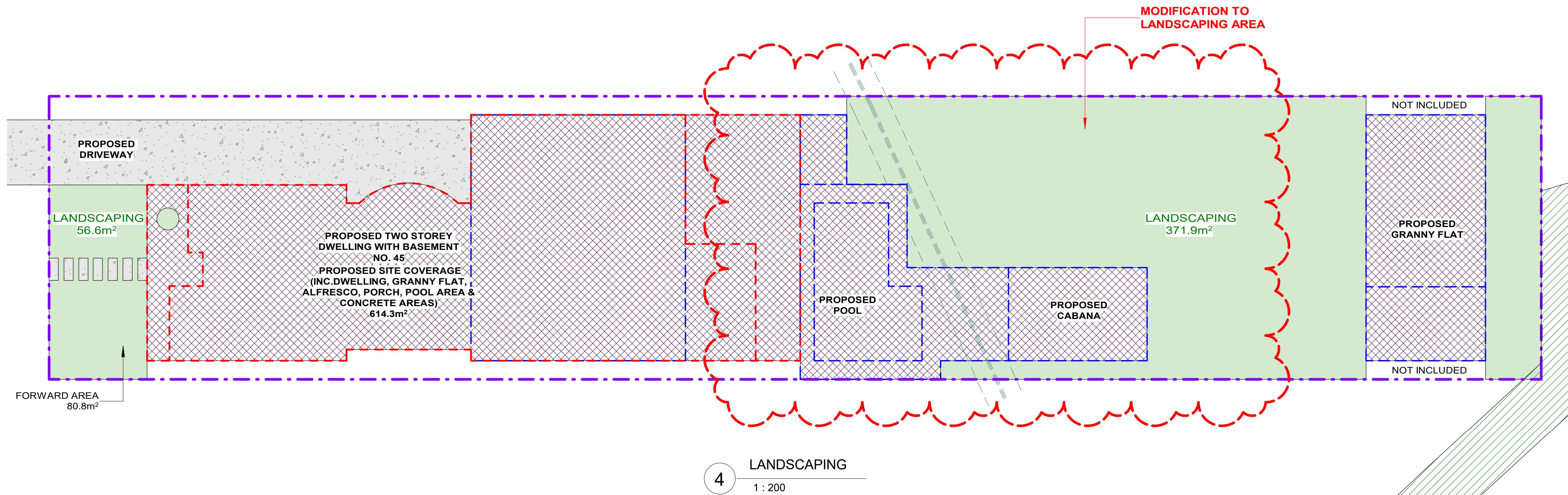
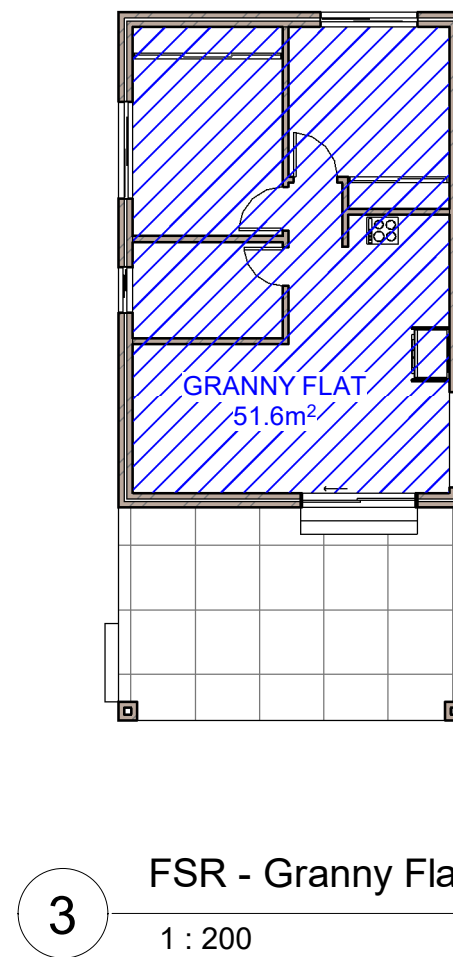
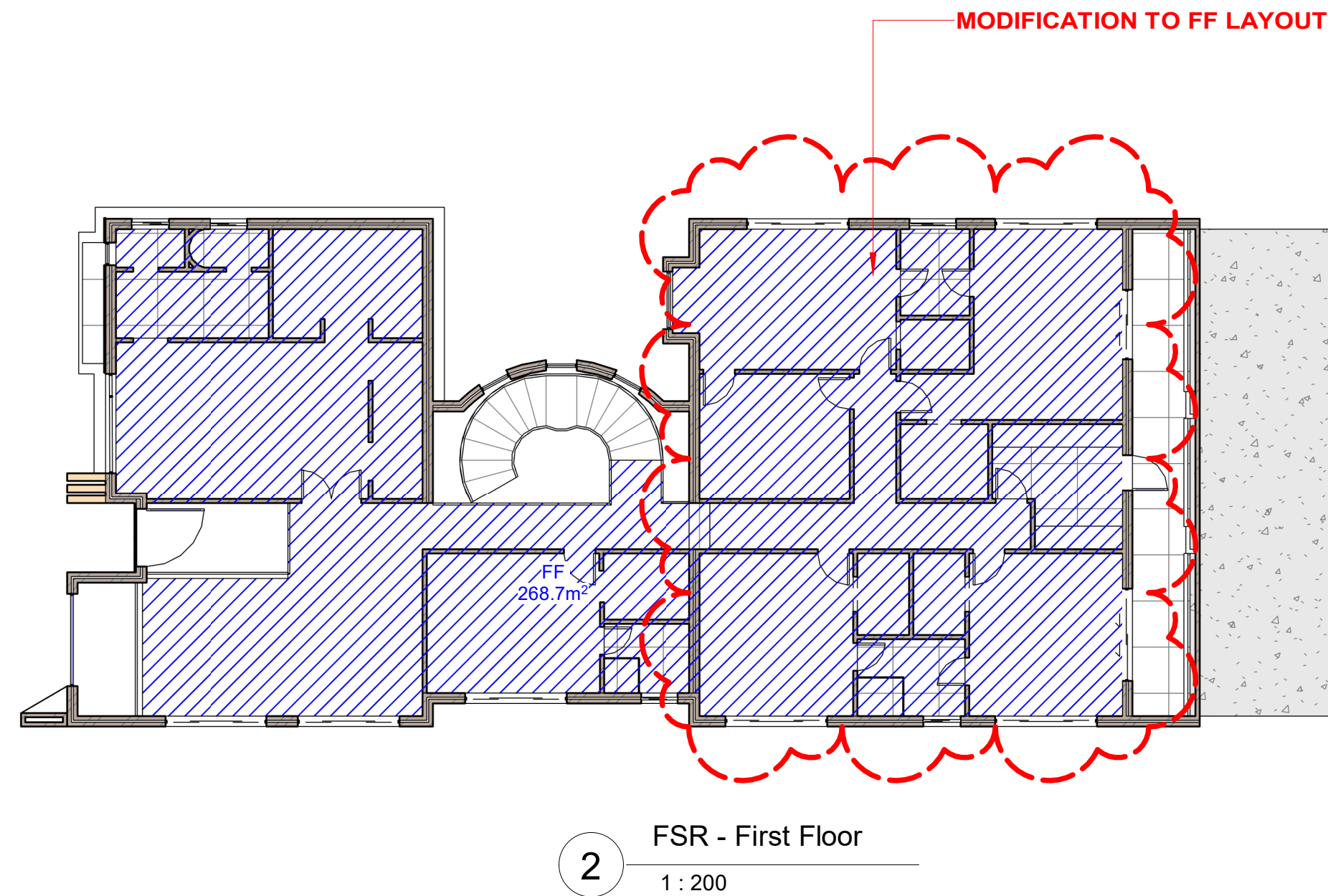
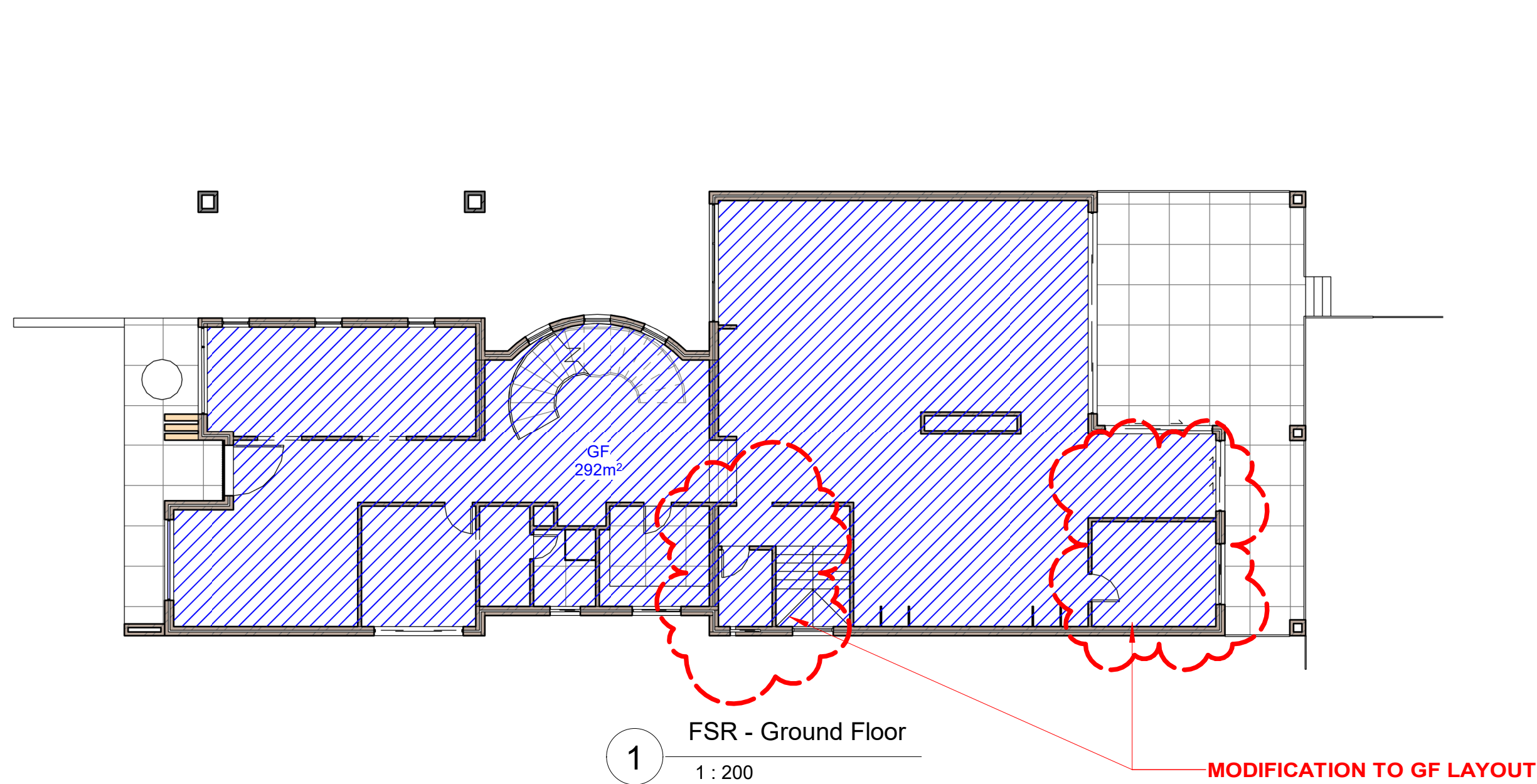
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45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN

JOB NUMBER: 23611	DWG NUMBER: A01.03	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 25.02.2025	
DRAWN BY: A.N.	SCALE: AS SHOWN	

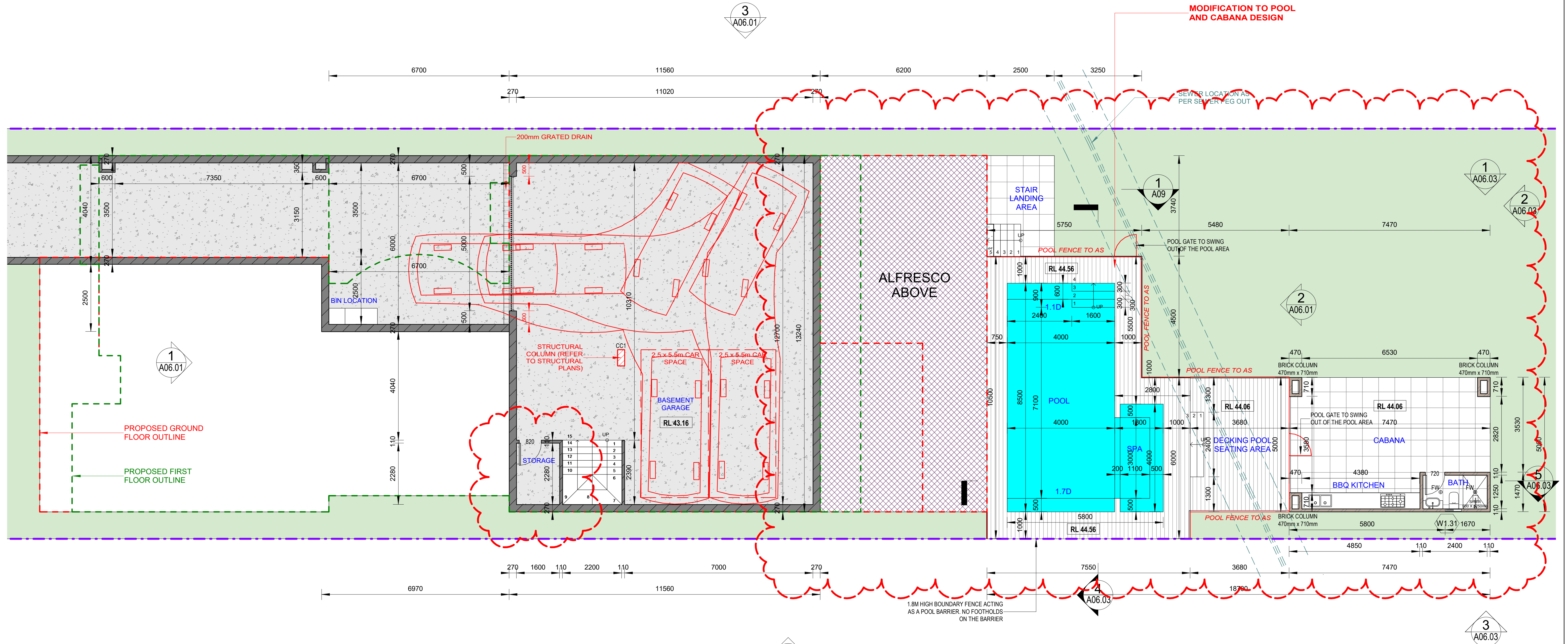
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SITE CALCULATIONS	
FLOOR AREA CALCULATIONS	
SITE AREA:	1226.3m ²
AREA OF THE PROPOSED GROUND FLOOR:	292m ²
AREA OF THE PROPOSED FIRST FLOOR:	268.7m ²
AREA OF THE PROPOSED GRANNY FLAT:	51.6m ²
MAX. TOTAL FLOOR AREA	613.1m ²
50% OF SITE AREA = 0.50 x 1220.0m ²	612.3m ² < 613.1m ²
PROPOSED TOTAL FLOOR AREA:	
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE: (INC. DWELLING, GRANNY FLAT, PORCH, ALFRESCO, POOL AREA & CONCRETE)	626.4m ² (51.3%)
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE: 45% OF THE AREA OF THE LOT FORWARD OF THE BUILDING LINE = 0.45 x 80.8m ²	36.4m ²
PROPOSED LANDSCAPING AT FRONT:	56.6m ² > 36.4m ²
PROPOSED LANDSCAPING AT REAR:	371.9m ²
PROPOSED TOTAL LANDSCAPING AREA:	428.5m ² (34.9%)
FRONT IMPERVIOUS AREA CALCULATION	
MAX. FRONT IMPERVIOUS AREA: 55% OF THE AREA OF THE LOT FORWARD OF THE BUILDING LINE = 0.55 x 80.8m ²	44.44m ²
PROPOSED FRONT IMPERVIOUS AREA:	23.6m ² < 44.44m ² (29.21%)

ISSUED FOR S4.55



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

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

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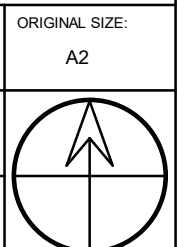
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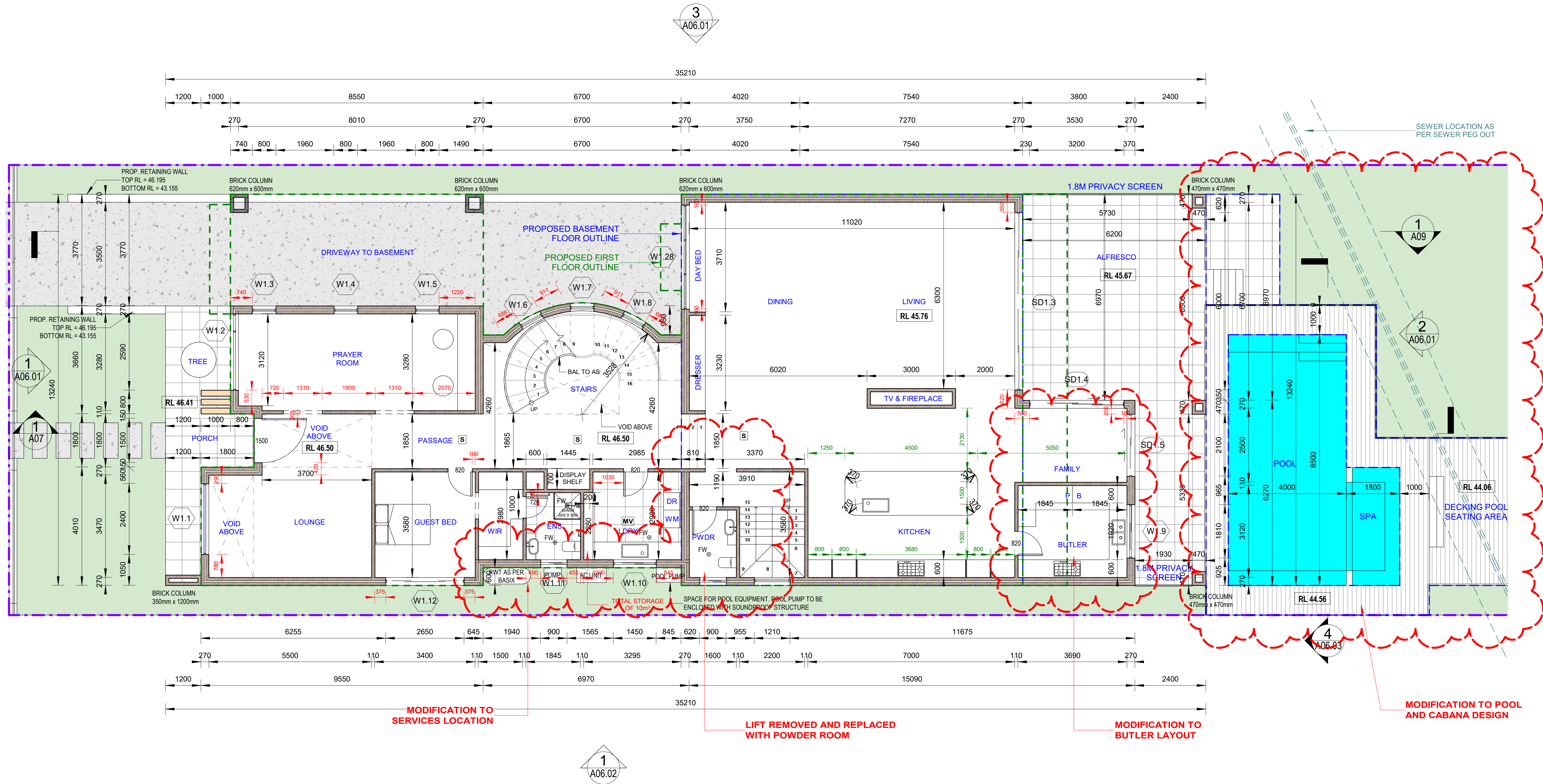
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PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY DWELLING
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703
PROPOSED BASEMENT FLOOR PLAN

JOB NUMBER: 23611	DWG NUMBER: A02	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 25.02.2025	
DRAWN BY: A.N.	SCALE: AS SHOWN	



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1 PROPOSED GROUND FLOOR PLAN
1 : 100

- SMOKE ALARM SYSTEM
- MECHANICAL VENTILATION
- PROPOSED BASEMENT FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE

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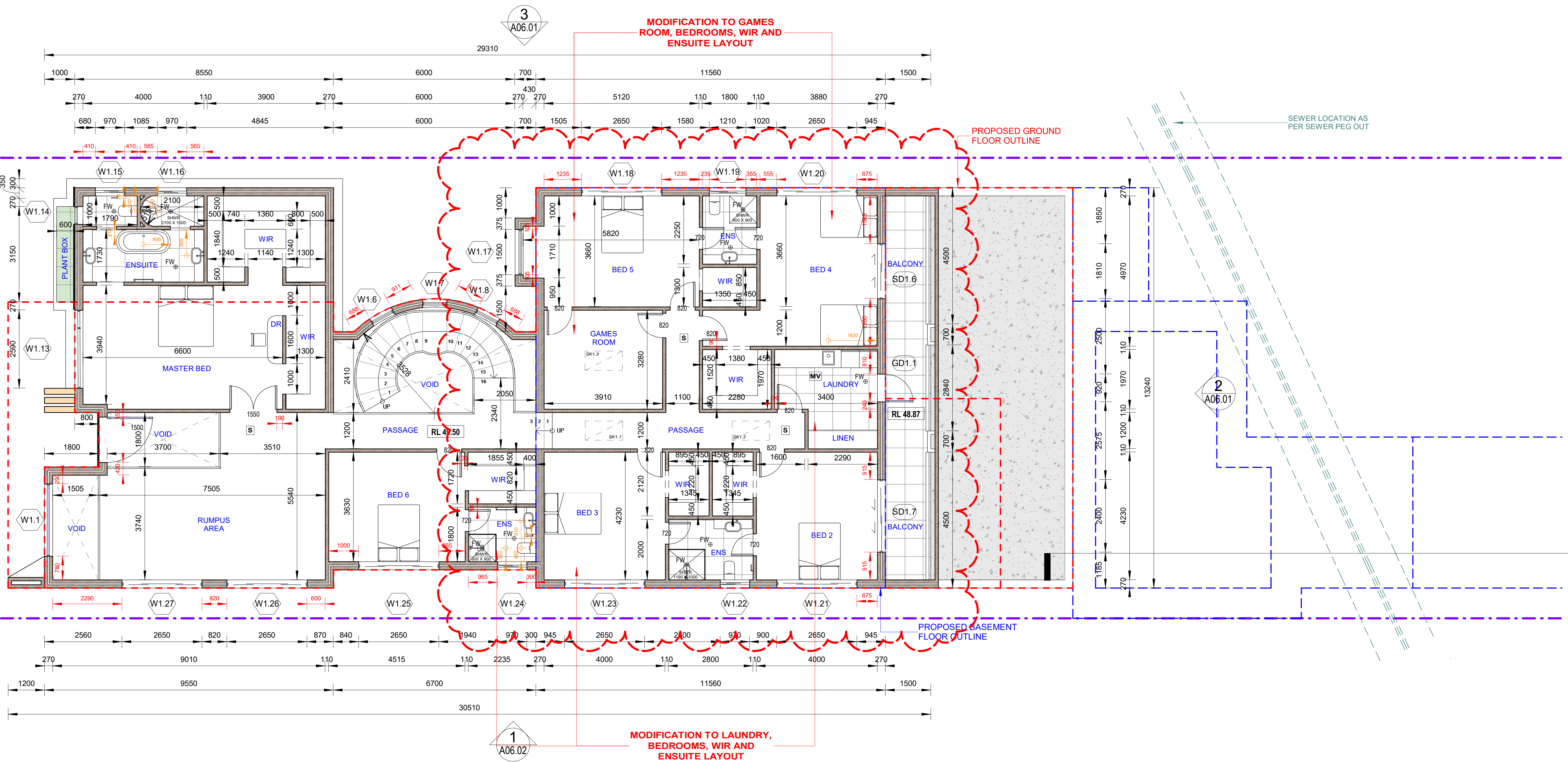
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**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY DWELLING**
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

PROPOSED GROUND FLOOR PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A03	A2
DESIGNED BY:	DATE:	
A.N.	25.02.2025	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	

1/04/2025 1:03:03 PM



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

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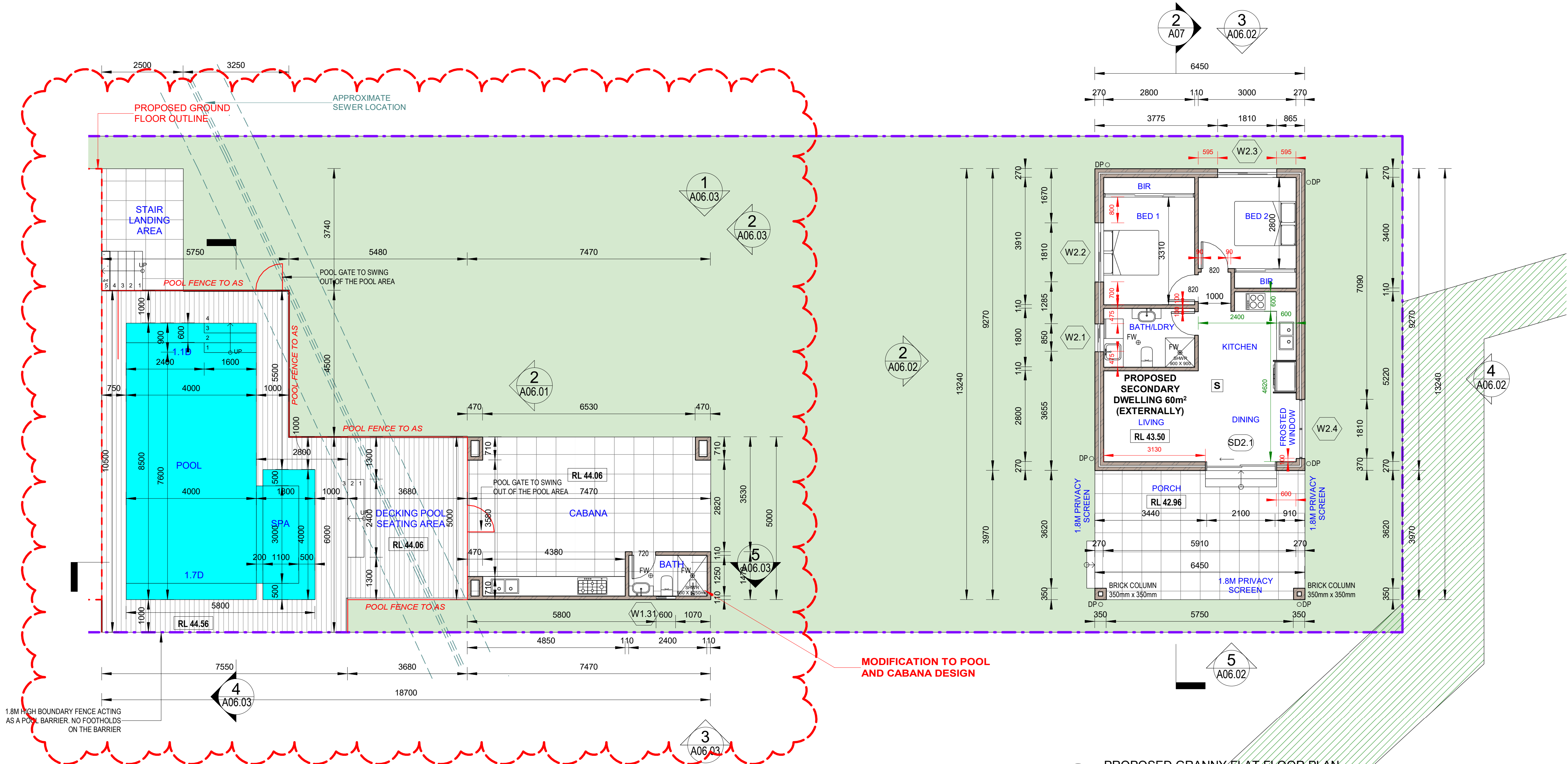
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**PROPOSED TWO STOREY DWELLING WITH
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45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

PROPOSED FIRST FLOOR PLAN

JOB NUMBER: 23611	DWG NUMBER: A04	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 25.02.2025	
DRAWN BY: A.N.	SCALE: AS SHOWN	

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

DA CONDITIONS

9. SWIMMING POOL WASTE

SWIMMING POOL WASTE AND OVERFLOW WATERS MUST BE COLLECTED AND DIRECTED TO THE SEWER IN ACCORDANCE WITH THE REQUIREMENTS OF SYDNEY WATER. DETAILS MUST BE SUBMITTED WITH THE APPLICATION FOR A CONSTRUCTION CERTIFICATE AND BE APPROVED BY THE CERTIFIER BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE.

41. POOL BARRIER

THE SWIMMING POOL IS TO BE ENCLOSED BY A CHILD RESISTANT BARRIER COMPRISING FENCES AND GATES DESIGNED, CONSTRUCTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 1926 - 'SWIMMING POOL SAFETY PART 1: SAFETY BARRIERS FOR SWIMMING POOLS'.

A NOTICE CONTAINING THE WORDS:

• "YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL" AND

• "POOL GATES MUST BE KEPT CLOSED AT ALL TIMES" AND

• "KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900MM CLEAR OF THE POOL FENCE AT ALL TIMES"

TOGETHER WITH A SIMPLE FLOW SEQUENCE CONTAINING DETAILS OF RESUSCITATION TECHNIQUES MUST BE DISPLAYED IN A PROMINENT POSITION IN THE IMMEDIATE VICINITY OF THE POOL.

OVERFLOW AND DISCHARGE PIPES FROM THE POOL AND FILTRATION UNIT MUST BE CONNECTED TO THE SEWER.

42. POOL FILTER NOISE

THE USE OF THE POOL / SPA FILTER EQUIPMENT MUST NOT GIVE RISE TO OFFENSIVE NOISE AS DEFINED IN THE PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997 AND PROTECTION OF THE ENVIRONMENT OPERATIONS (NOISE CONTROL) REGULATION 2000. ALL NOISE EMITTING EQUIPMENT MUST BE HOUSED IN AN INSULATED ENCLOSURE OR APPROPRIATELY POSITIONED SO AS TO CAUSE NO NUISANCE TO NEIGHBOURS.

1 PROPOSED GRANNY FLAT FLOOR PLAN

1 : 100

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

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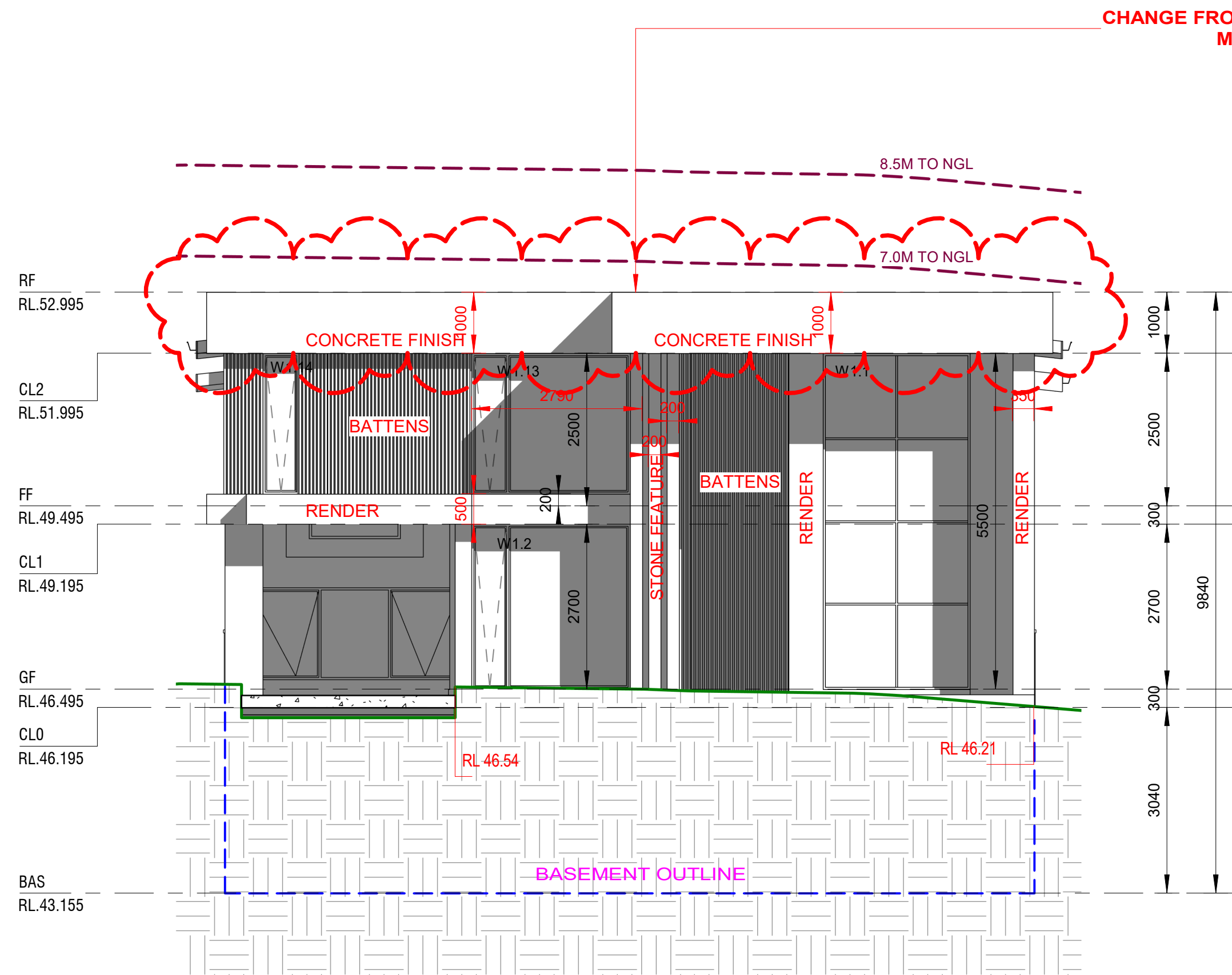
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PROPOSED GRANNY FLAT

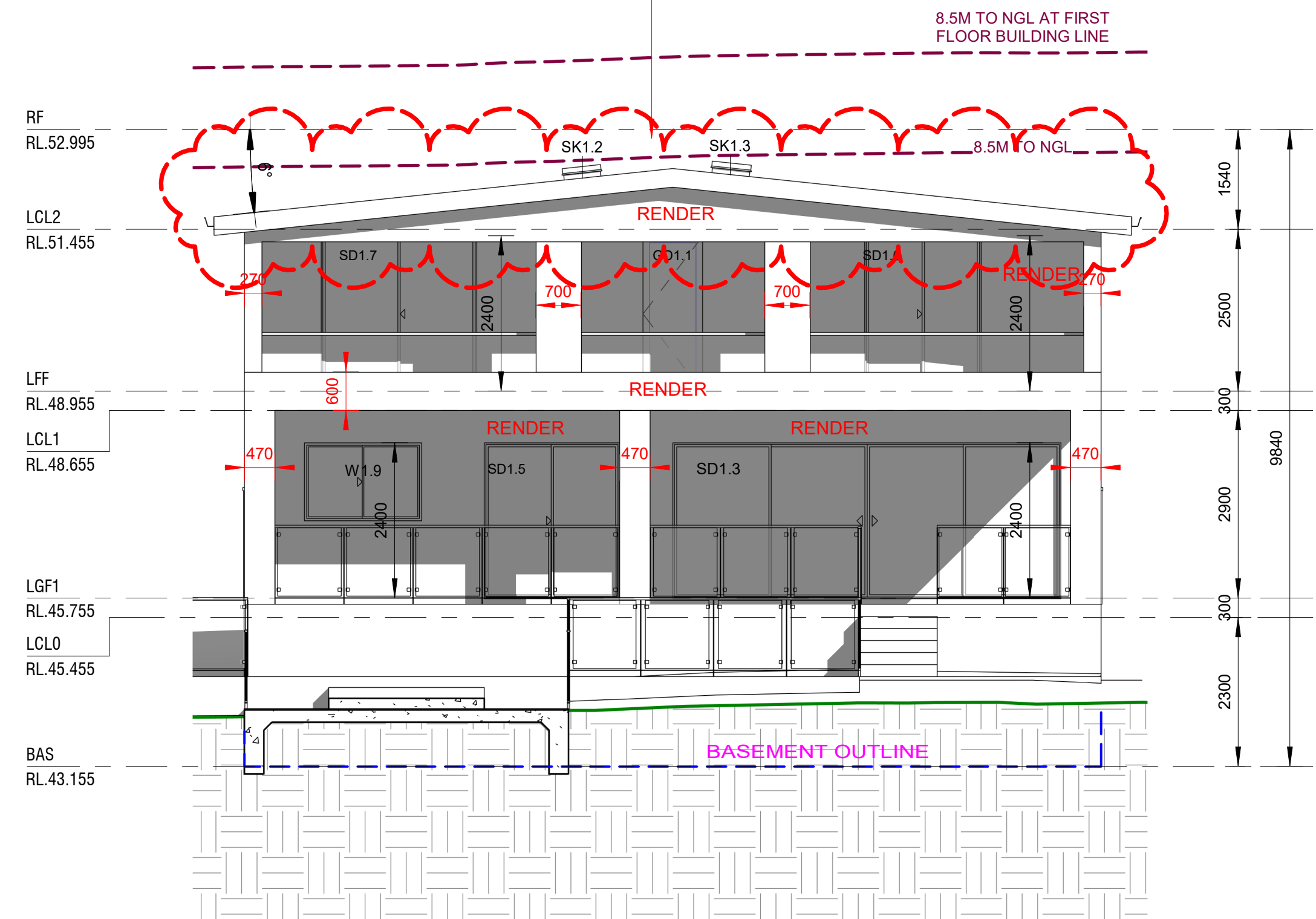
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DESIGNED BY: A.N.	DATE: 25.02.2025	
DRAWN BY: A.N.	SCALE: AS SHOWN	

ISSUED FOR S4.55

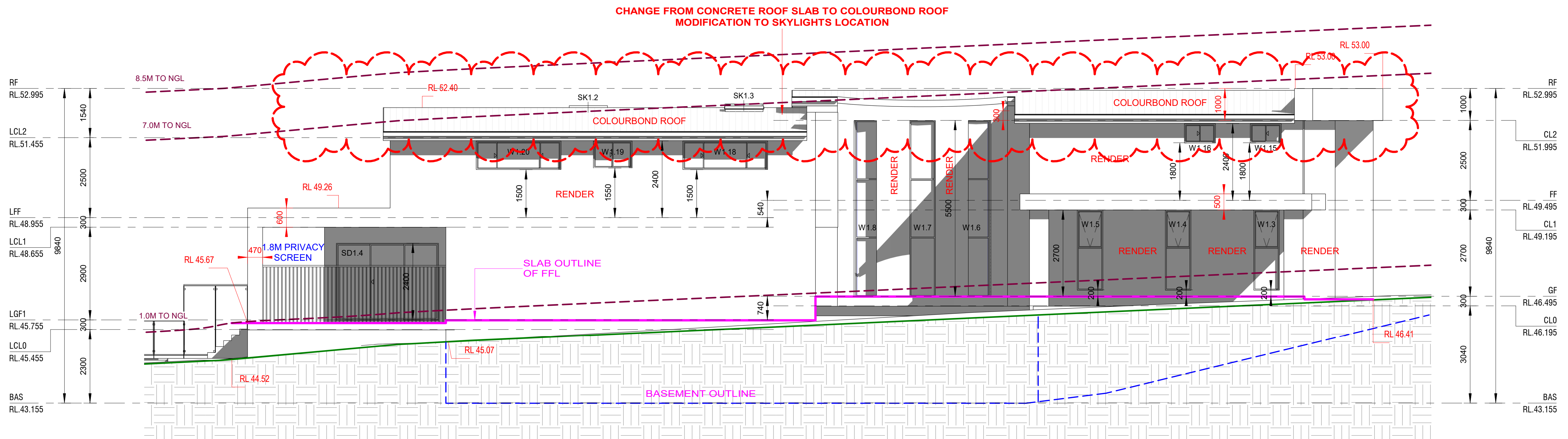
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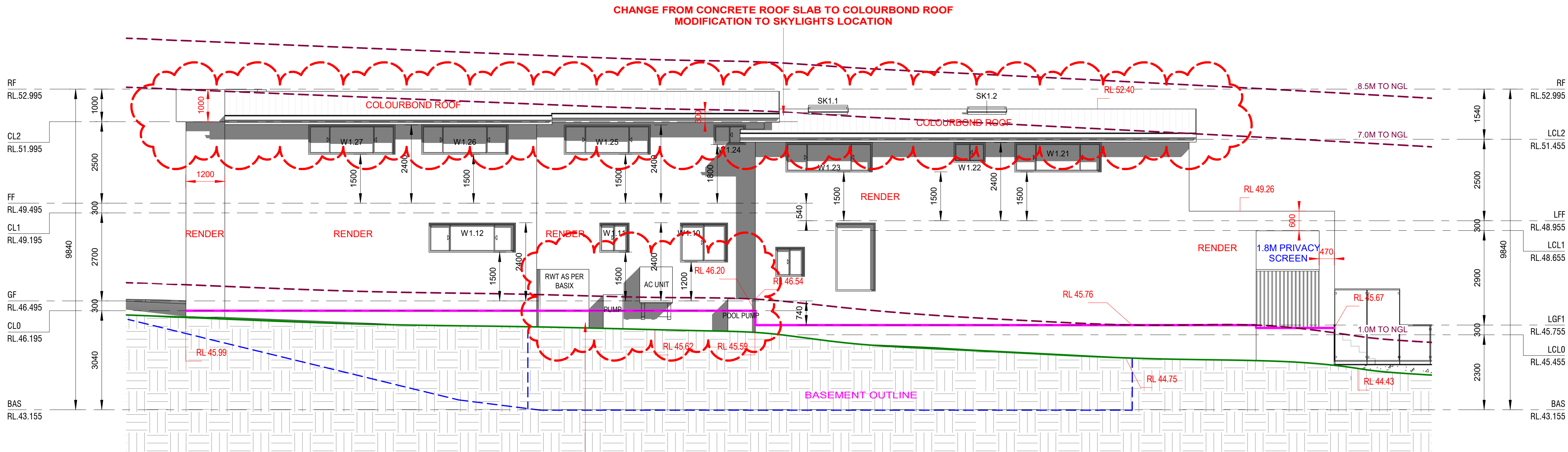
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1 : 100



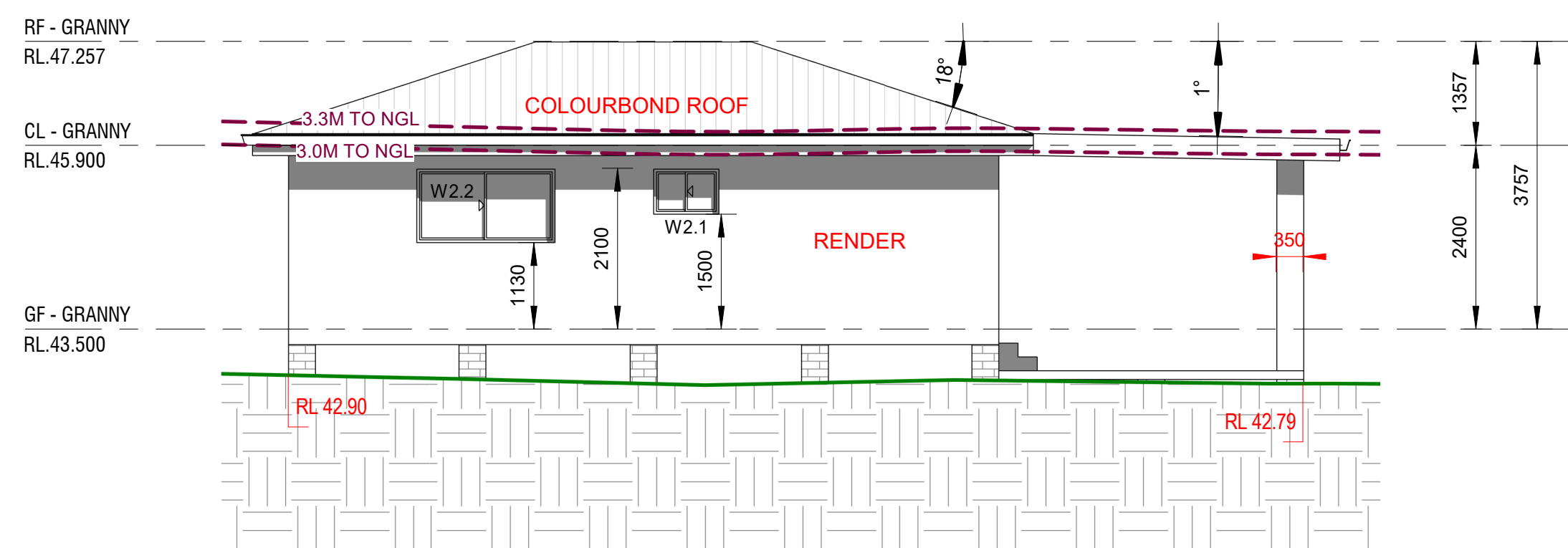
3 NORTH EAST ELEVATION
1 : 100

ISSUED FOR S4.55

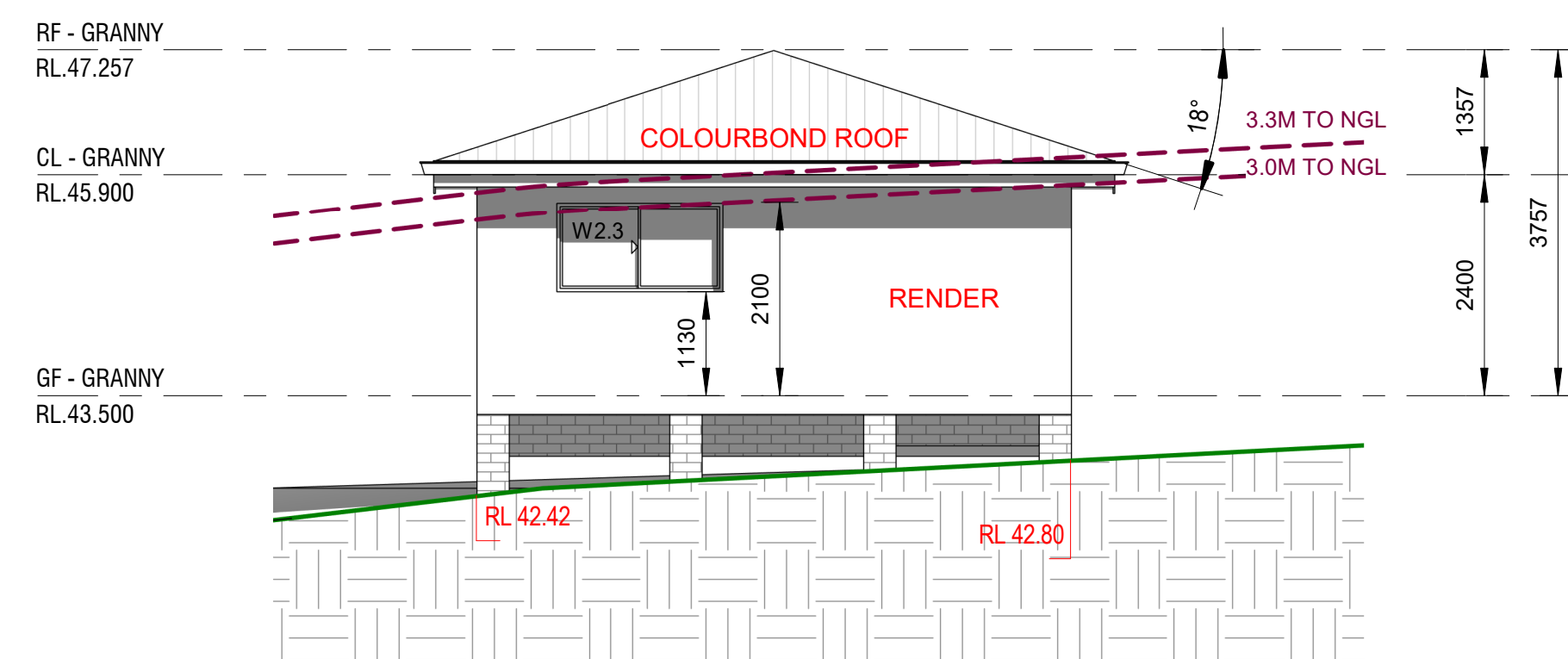
D 24.03.2025 ISSUED FOR S4.55			DK	<div>COPYRIGHT</div> <div>All rights reserved.</div> <div>These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.</div> <div><div></div><div>NEMCO DESIGN</div><div>PTY LTD</div><div>STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN</div></div> <div><div>ADDRESS:</div><div>SUITE 4, LEVEL 1,</div><div>462-470 CHAPEL RD, BANKSTOWN,</div><div>NSW 2208</div><div>P: 9709 5556 M: 9422 608 228</div><div>E: abraham@nemcodesign.com.au</div></div>	<div>PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY DWELLING</div> <div>45 HILLCREST AVE, GREENACRE LOT 1, DP 21703</div>			JOB NUMBER: 23611	DWG NUMBER: A06.01	ORIGINAL SIZE: A2
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B 04.11.2024 AMENDED FOR DA			DK		DRAWN BY: A.N.			SCALE: AS SHOWN		
A 31.10.2024 ISSUED FOR DA			DK		ELEVATIONS - PART 1					
REV	DATE	DESCRIPTION	BY							



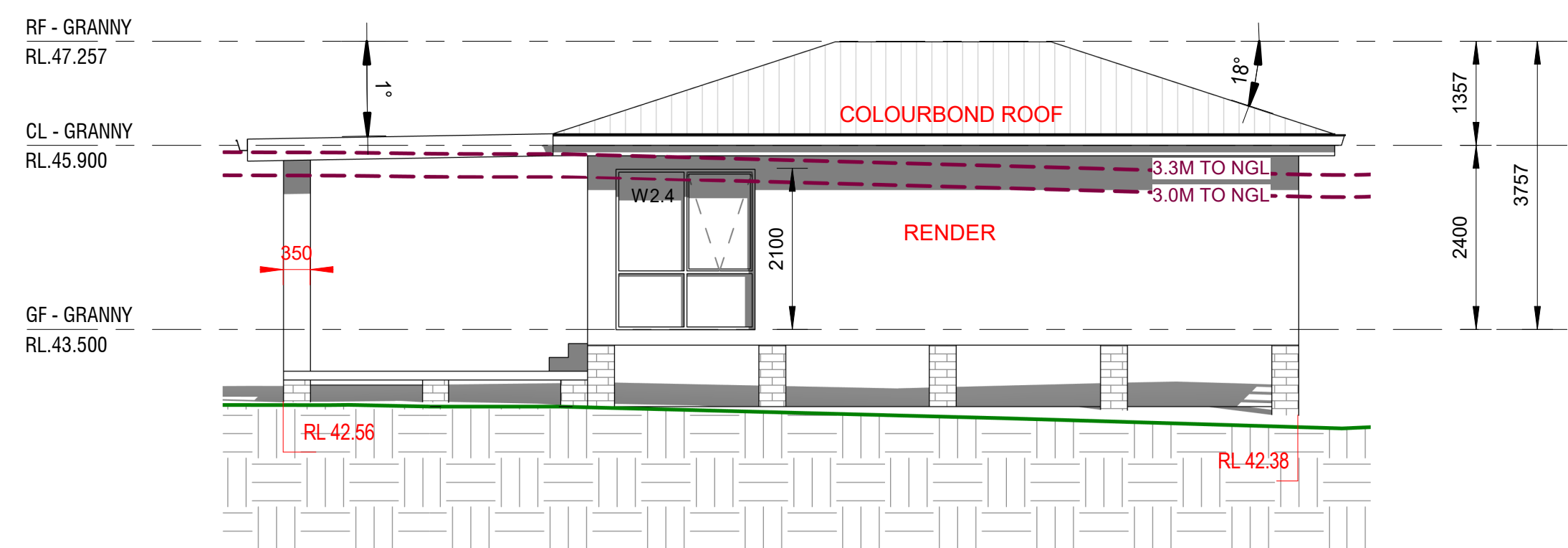
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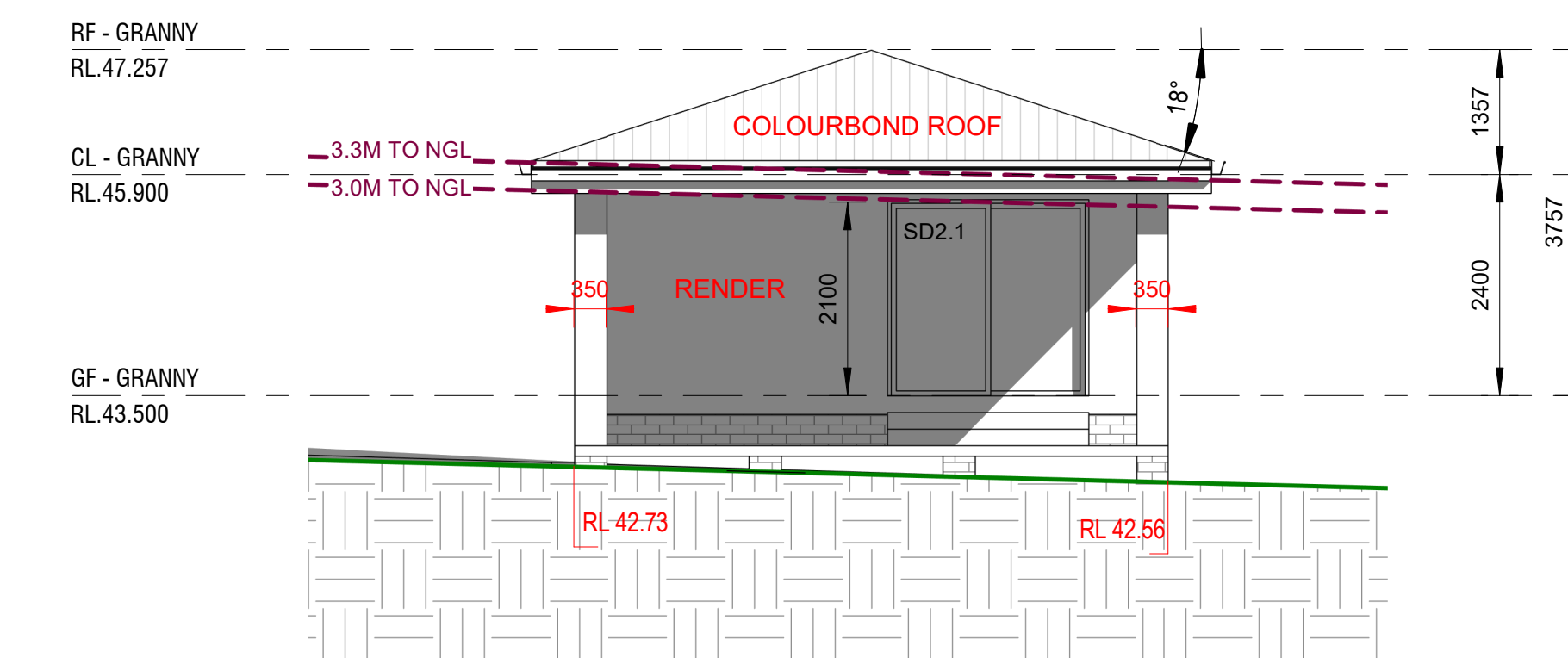
2 NORTH WEST ELEVATION - GRANNY FLAT
1 : 100



3 NORTH EAST ELEVATION - GRANNY FLAT
1 : 100



4 SOUTH EAST ELEVATION - GRANNY FLAT
1 : 100



5 SOUTH WEST ELEVATION - GRANNY FLAT
1 : 100

ISSUED FOR S4.55

REV	DATE	DESCRIPTION	BY
D	24.03.2025	ISSUED FOR S4.55	DK
C	05.11.2024	ADDITIONAL INFORMATION REQUESTED BY COUNCIL	DK
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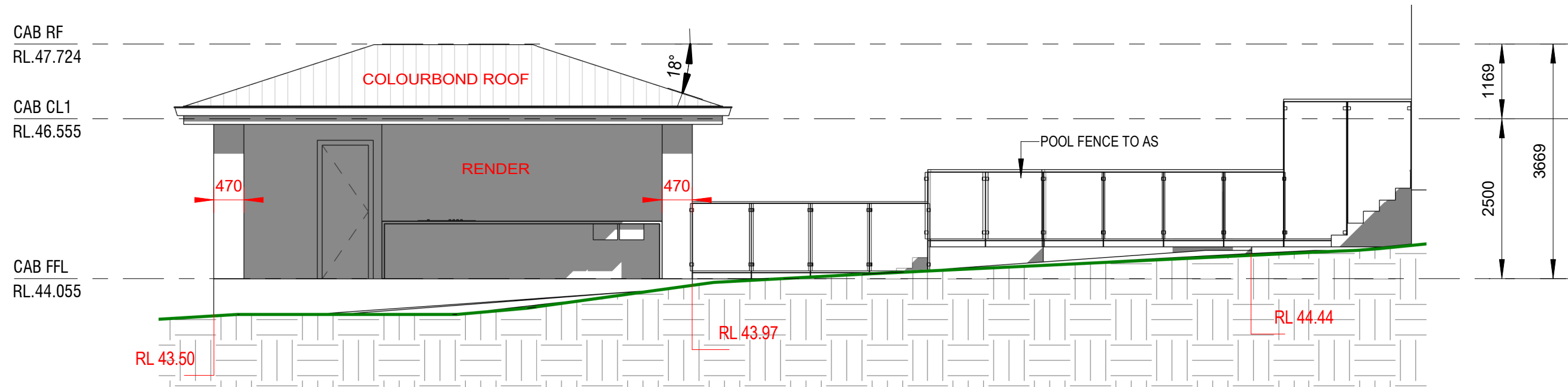
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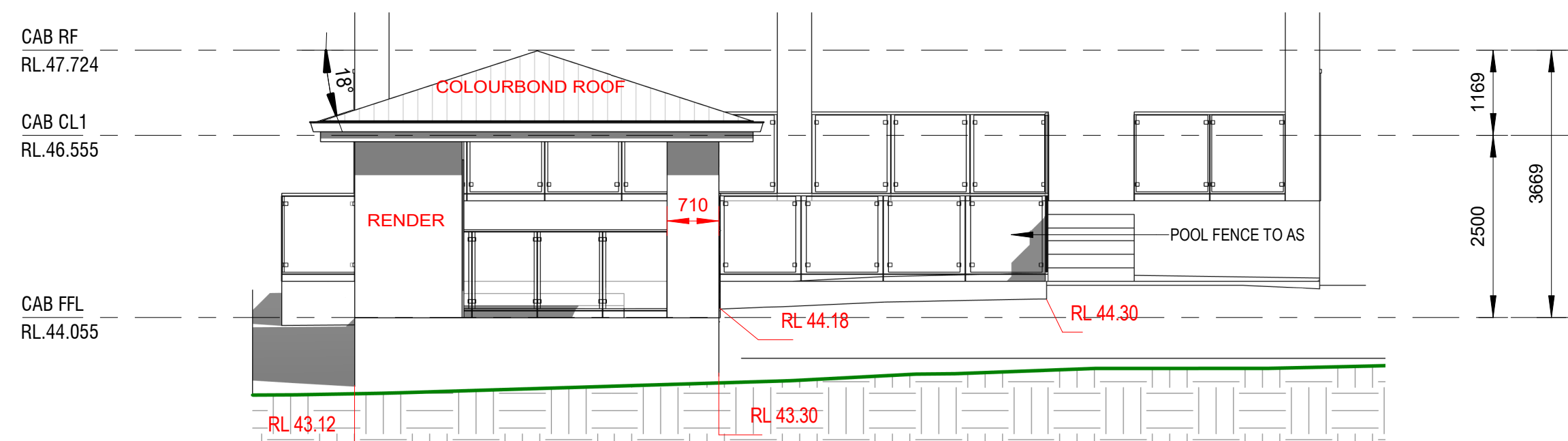
**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY DWELLING**
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703
ELEVATIONS - PART 2

JOB NUMBER: 23611	DWG NUMBER: A06.02	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 25.02.2025	
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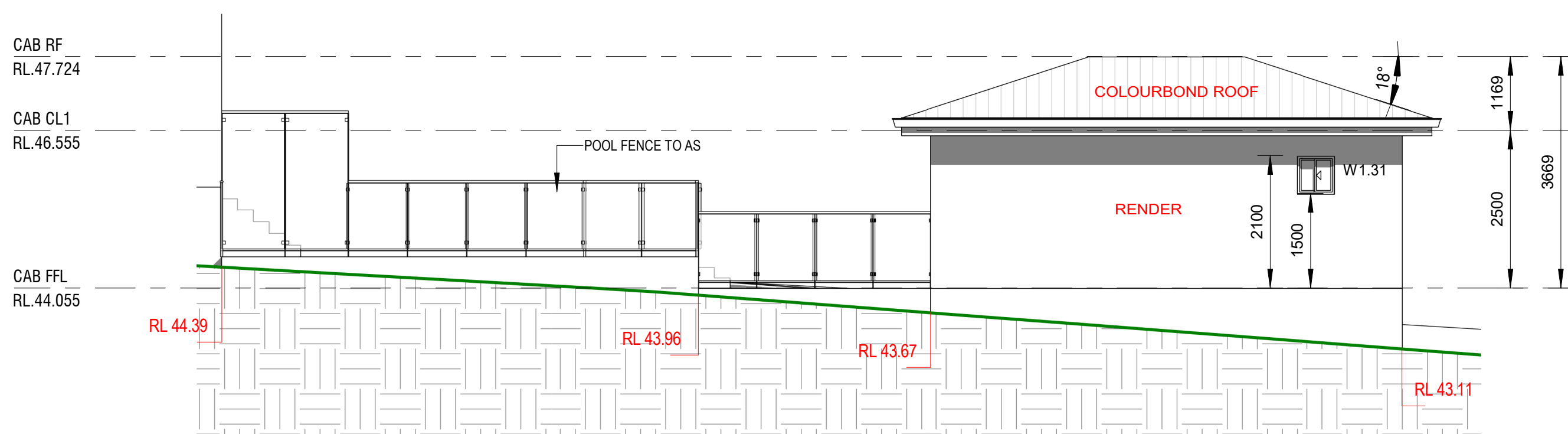
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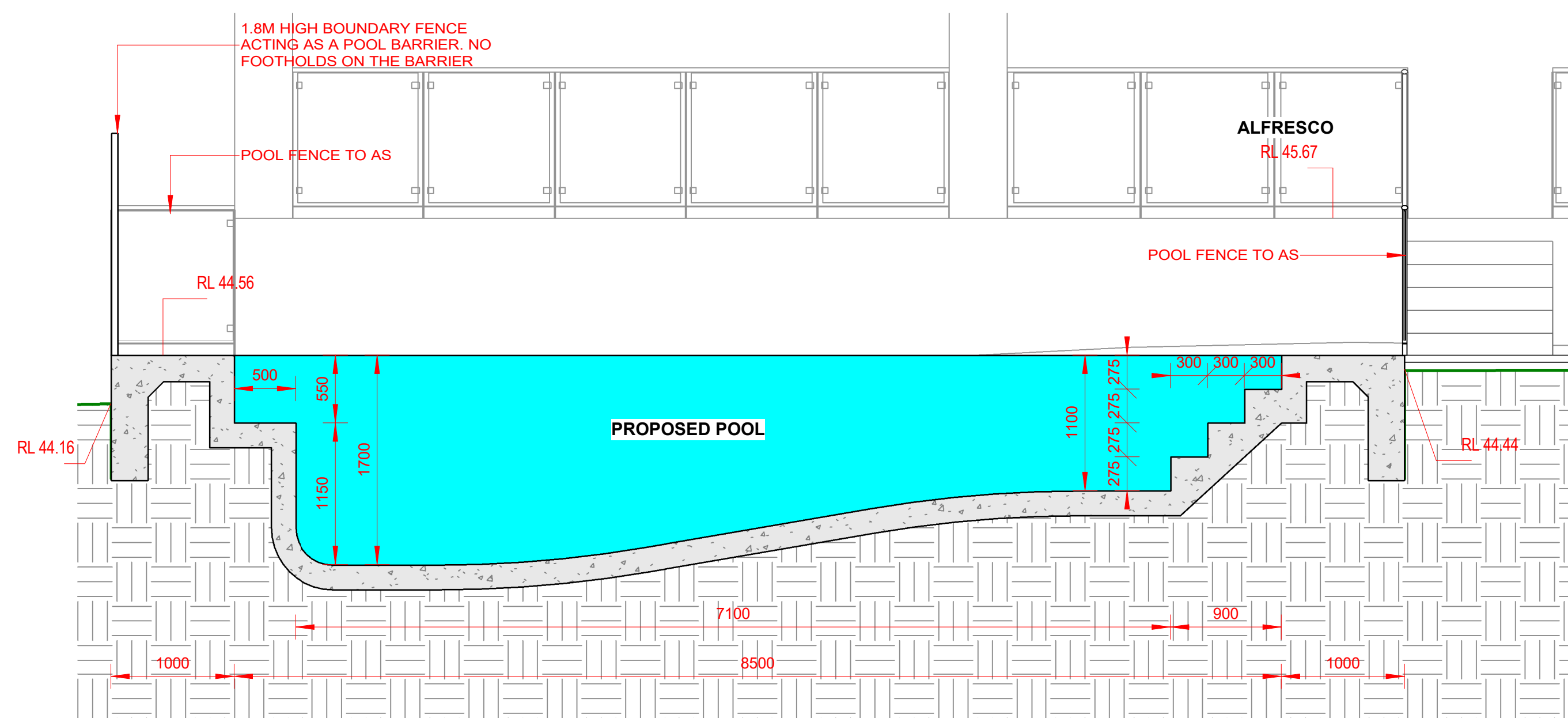
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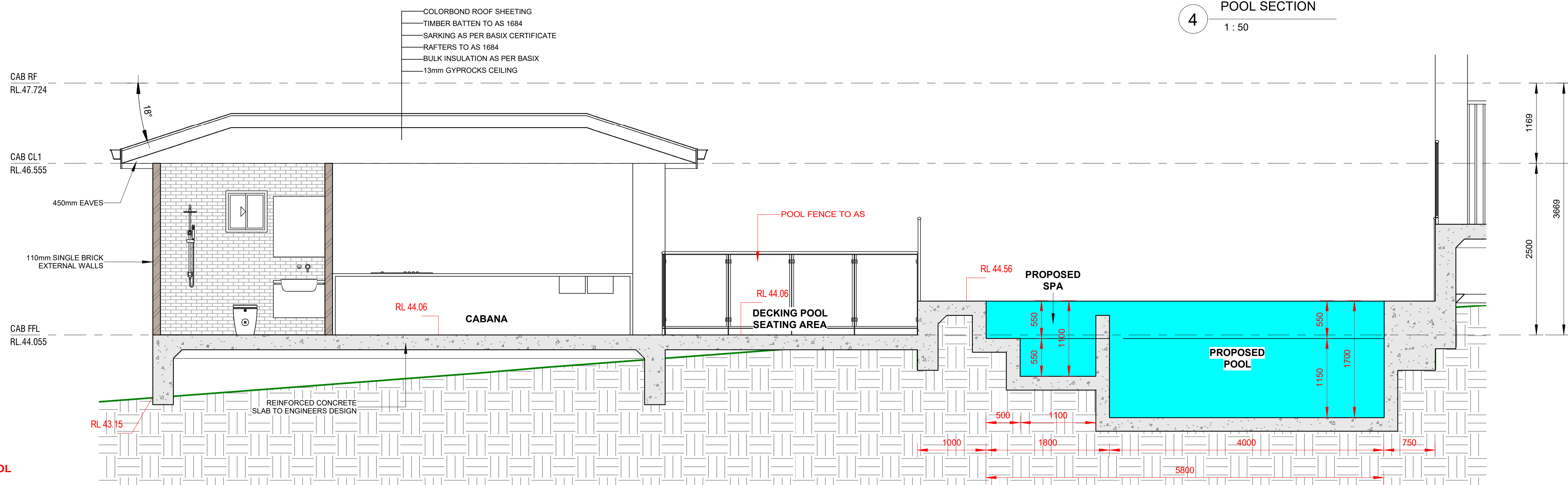
2 SOUTH EAST ELEVATION
1 : 100



3 SOUTH WEST ELEVATION
1 : 100



4 POOL SECTION
1 : 50



5 POOL & CABANA SECTION
1 : 50

MODIFICATION TO POOL
AND CABANA DESIGN

ISSUED FOR \$4.55

REV	DATE	DESCRIPTION	BY
D	24.03.2025	ISSUED FOR \$4.55	DK
C	05.11.2024	ADDITIONAL INFORMATION REQUESTED BY COUNCIL	DK
B	04.11.2024	AMENDED FOR DA	DK
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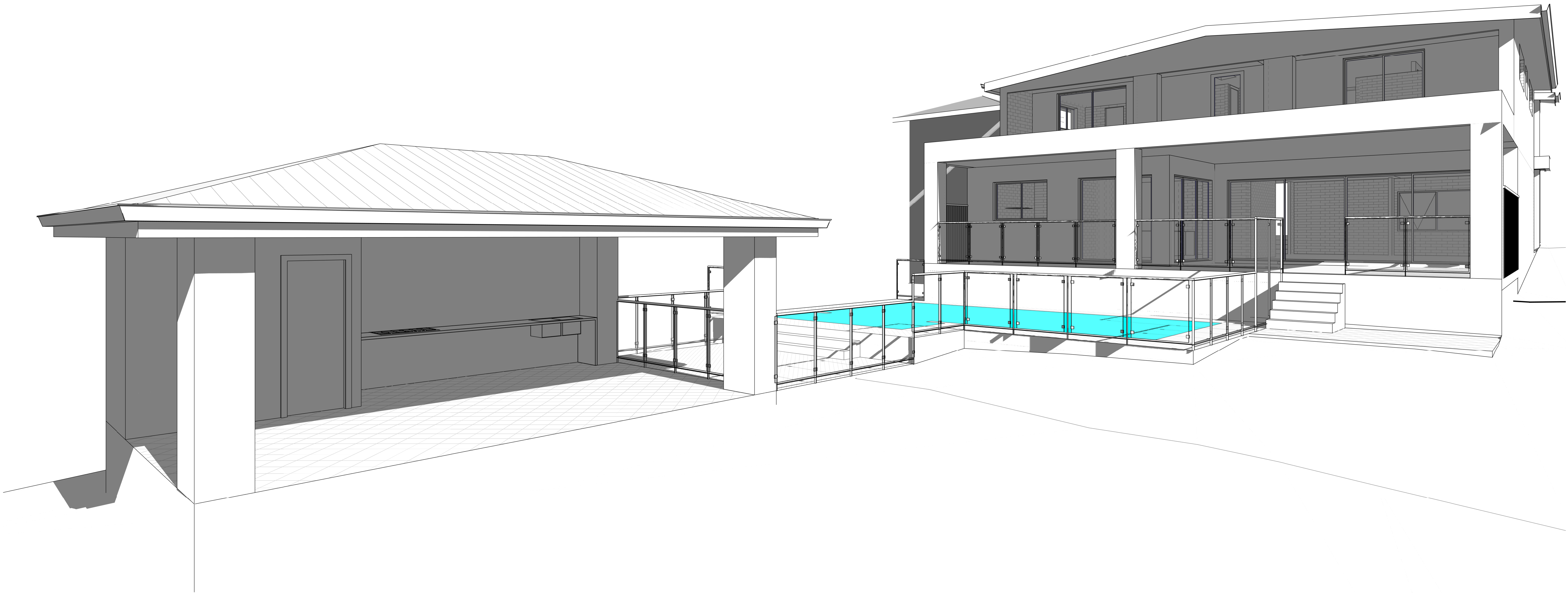
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**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY DWELLING**
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

CABANA ELEVATIONS & POOL SECTION

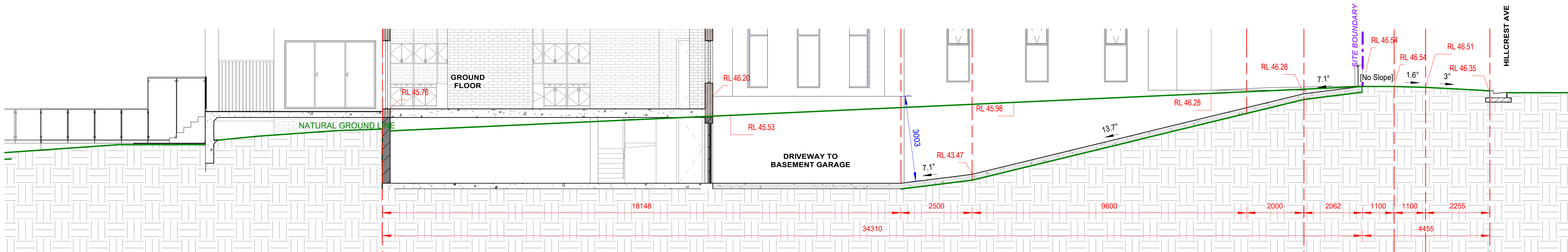
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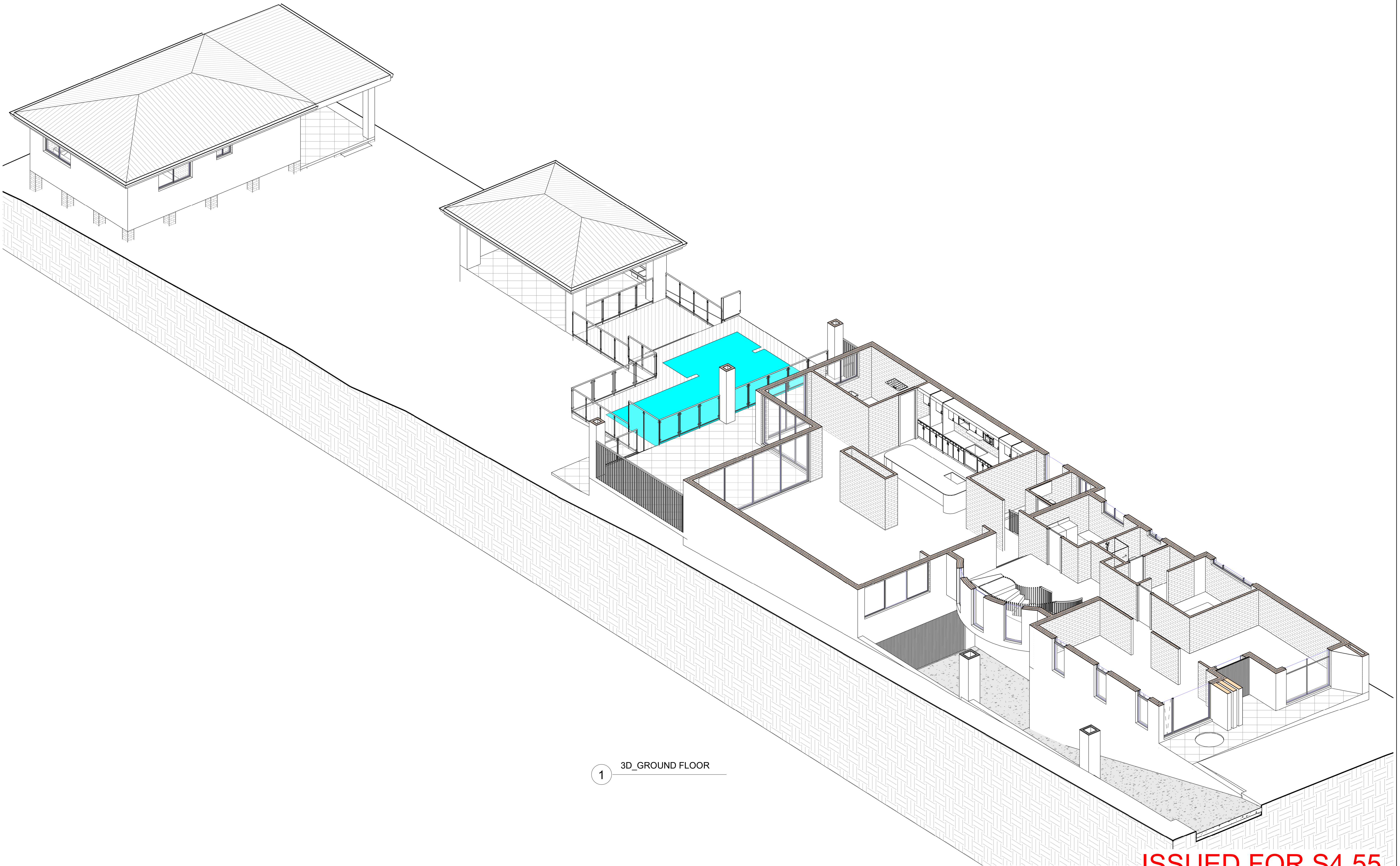
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DESIGNED BY:	A.N.	DATE:	25.02.2025																																							
DRAWN BY:	A.N.	SCALE:	AS SHOWN																																							



1 DRIVEWAY SECTION
1 : 100

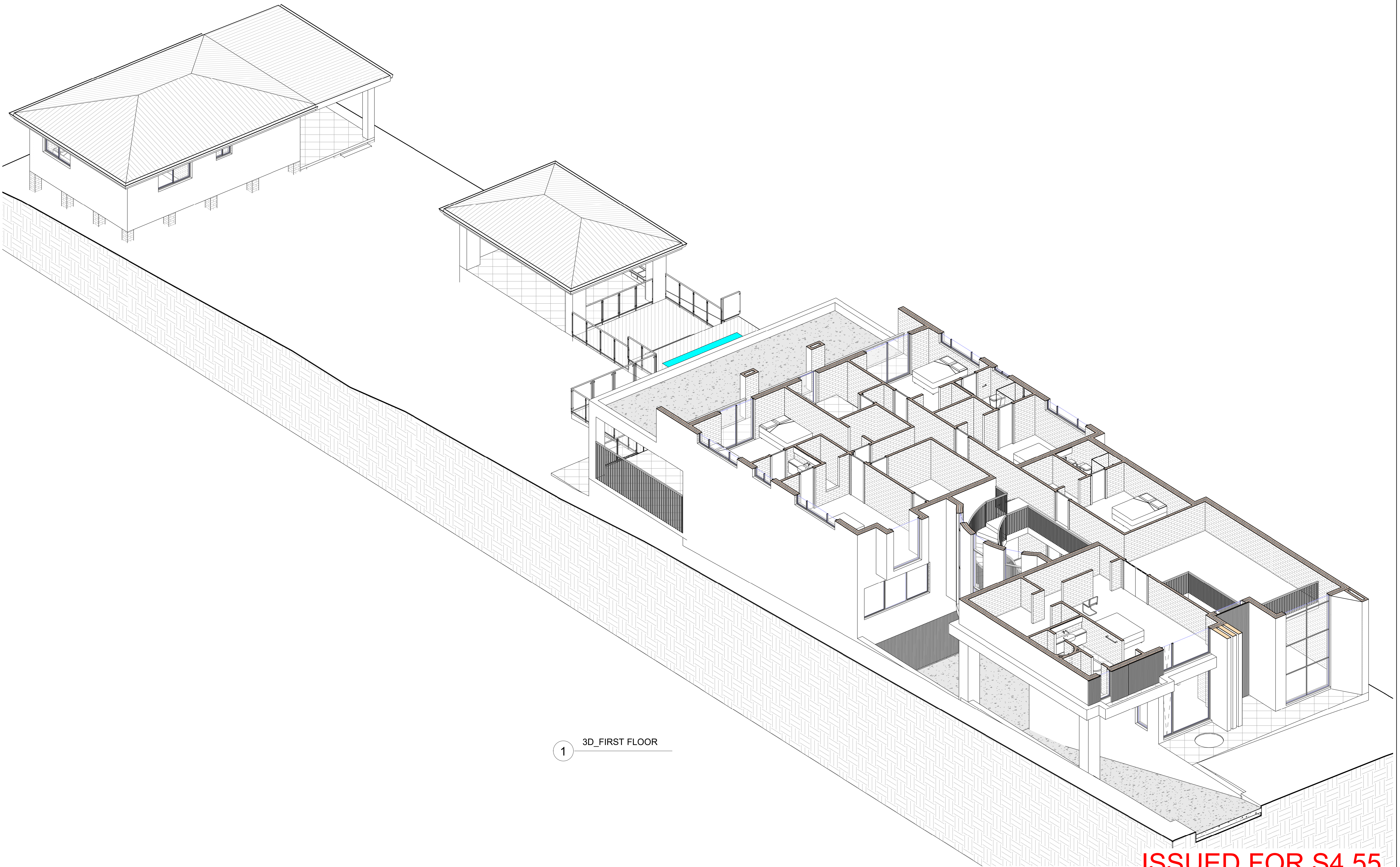
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DESIGNED BY:	A.N.	DATE:	25.02.2025	<div><div></div></div>																																											
DRAWN BY:	A.N.	SCALE:	AS SHOWN																																												



1 3D_GROUND FLOOR

ISSUED FOR S4.55



1 3D_FIRST FLOOR

ISSUED FOR S4.55

REV	DATE	DESCRIPTION	BY
D	24.03.2025	ISSUED FOR S4.55	DK
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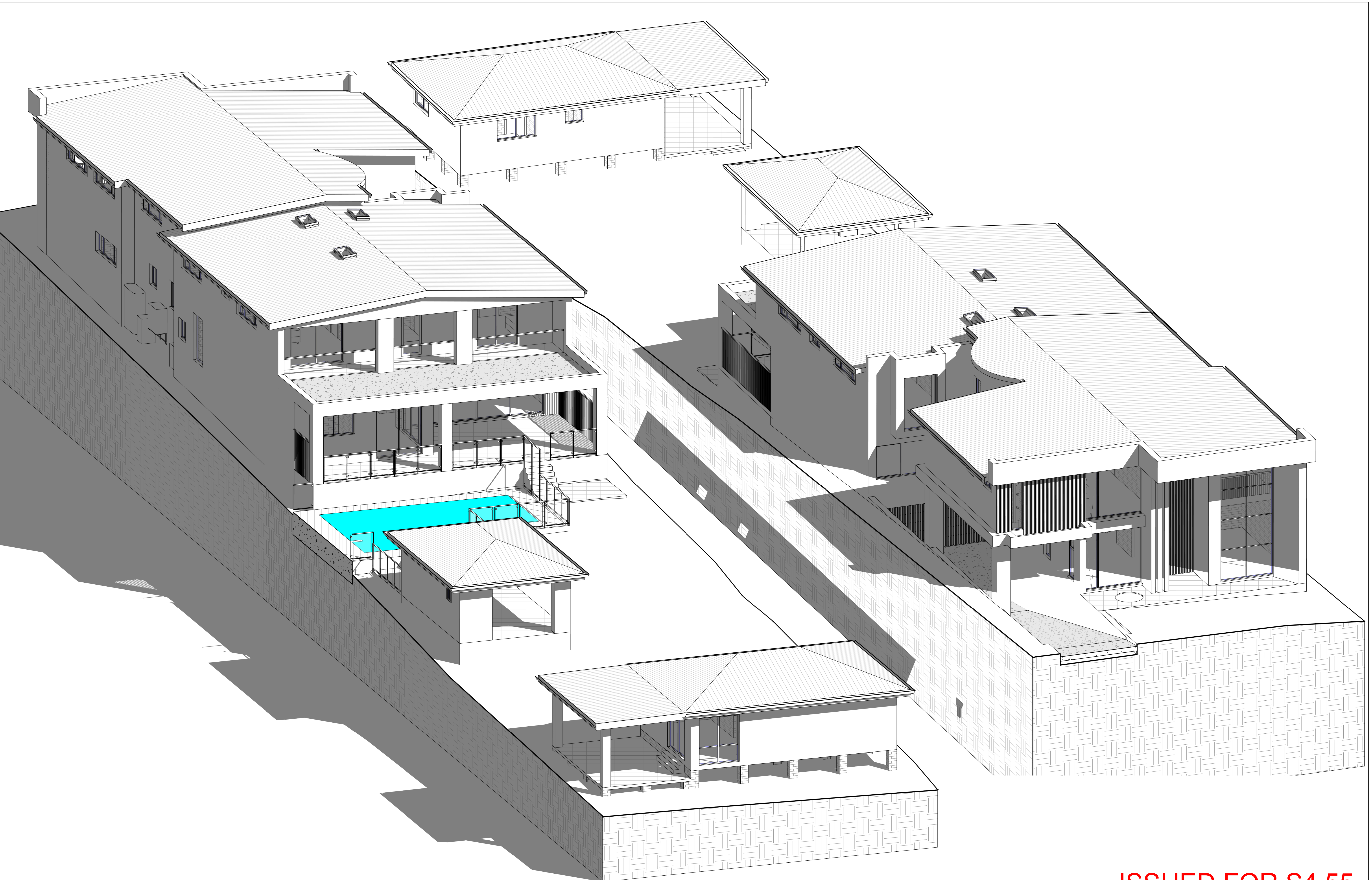
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**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY DWELLING**
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

3D_FIRST FLOOR

JOB NUMBER: 23611	DWG NUMBER: A12	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 25.02.2025	
DRAWN BY: A.N.	SCALE: AS SHOWN	



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REV	DATE	DESCRIPTION	BY
D	24.03.2025	ISSUED FOR S4.55	DK
C	05.11.2024	ADDITIONAL INFORMATION REQUESTED BY COUNCIL	DK
B	04.11.2024	AMENDED FOR DA	DK
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**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY DWELLING**
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

3D_MODEL

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
23611	A13	A2
DESIGNED BY:	DATE:	
A.N.	25.02.2025	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	



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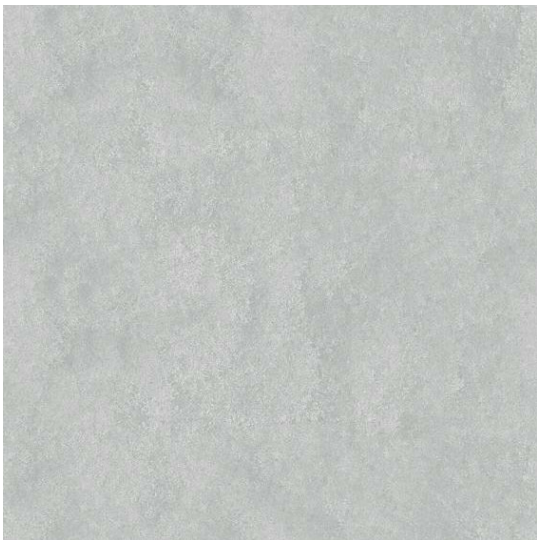
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DESIGNED BY:	A.N.	DATE:	25.02.2025																																																				
DRAWN BY:	A.N.	SCALE:	AS SHOWN																																																				



1 SCHEDULE OF FINISHES



01: MONUMENT



02: CEMENT FINISH



03: STONE FEATURE



04: ALUMINIUM WINDOWS & DOORS

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REV	DATE	DESCRIPTION	BY
D	24.03.2025	ISSUED FOR S4.55	DK
C	05.11.2024	ADDITIONAL INFORMATION REQUESTED BY COUNCIL	DK
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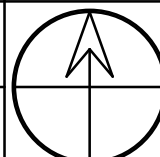
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**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY DWELLING**
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703

SCHEDULE OF MATERIALS & FINISHES

JOB NUMBER: 23611	DWG NUMBER: A16	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 25.02.2025	
DRAWN BY: A.N.	SCALE: AS SHOWN	

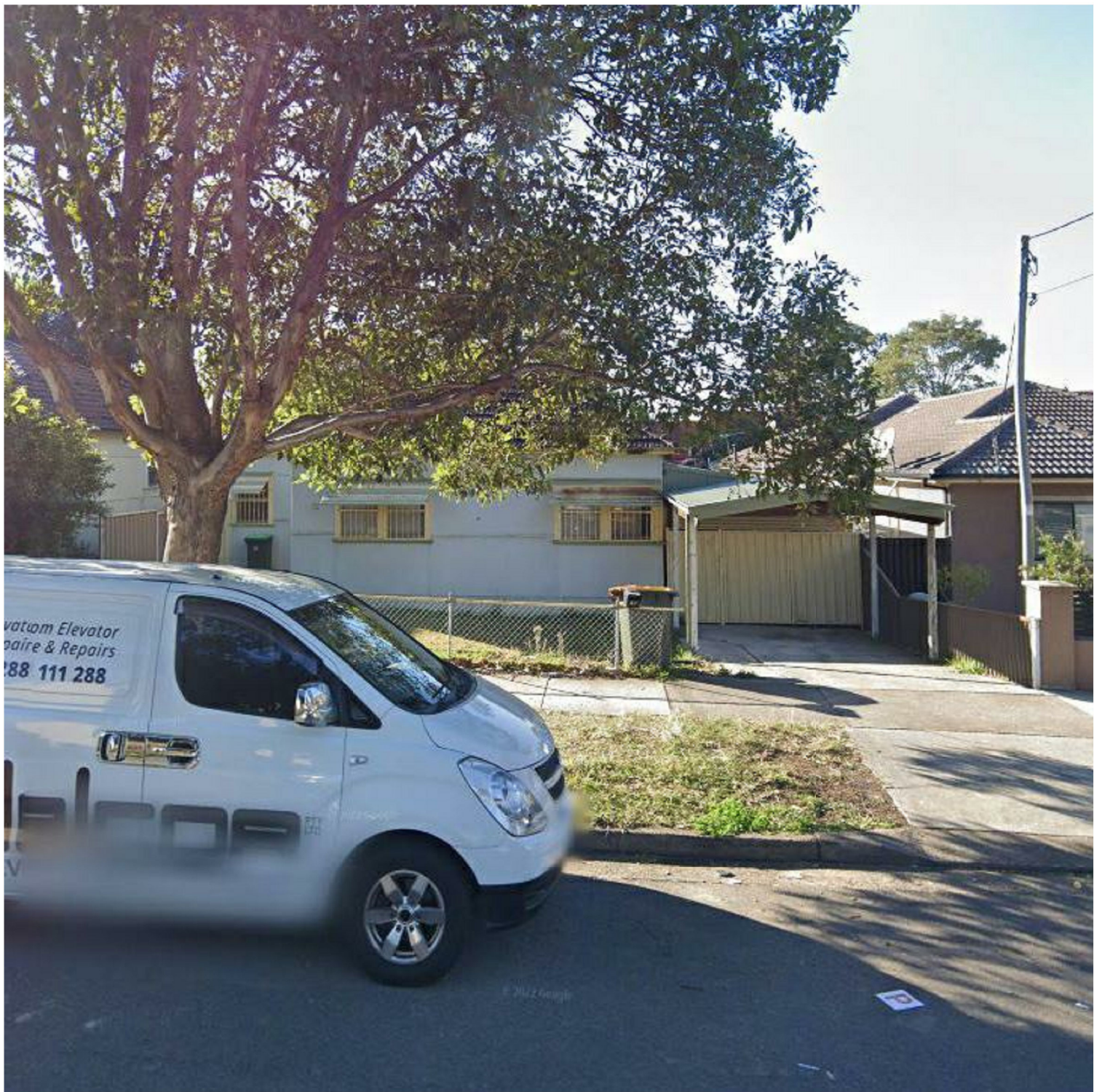
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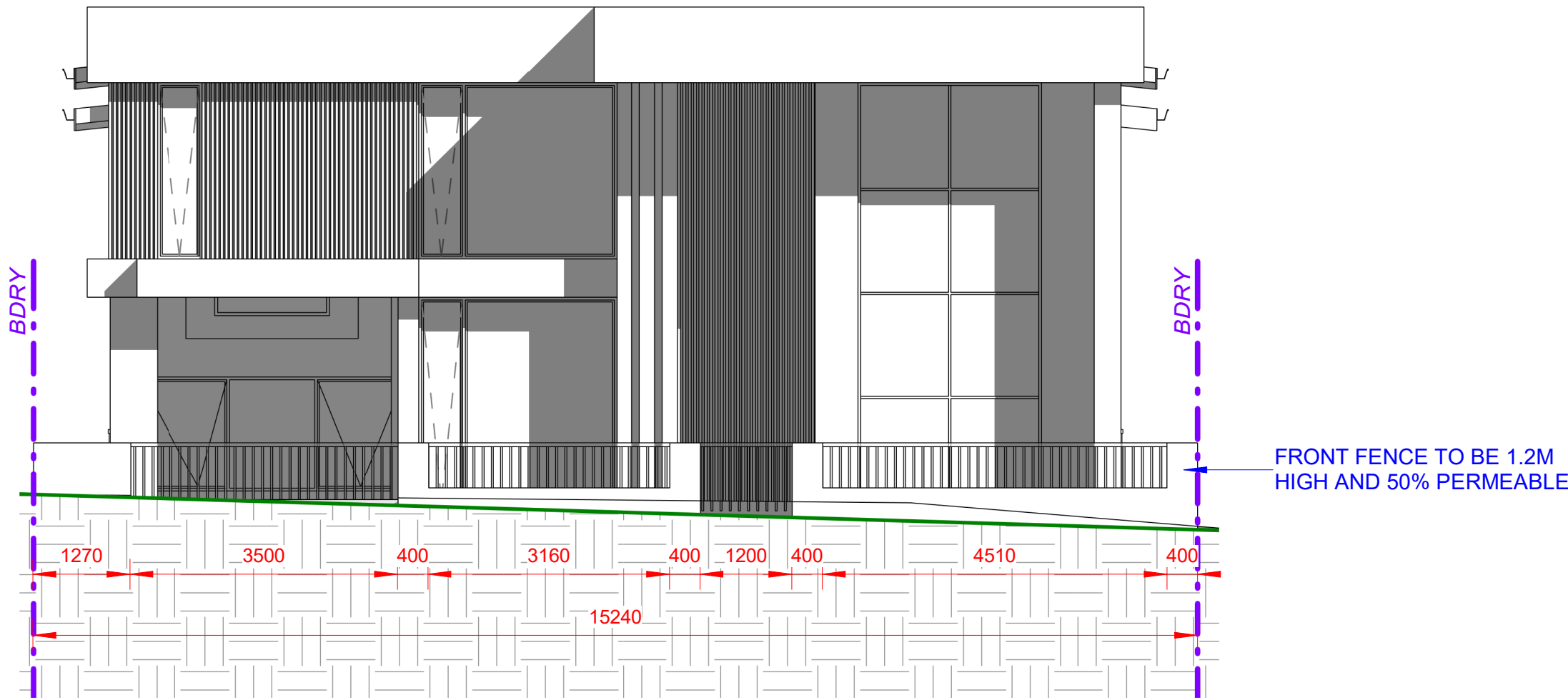


No. 47



1 STREETScape VIEW

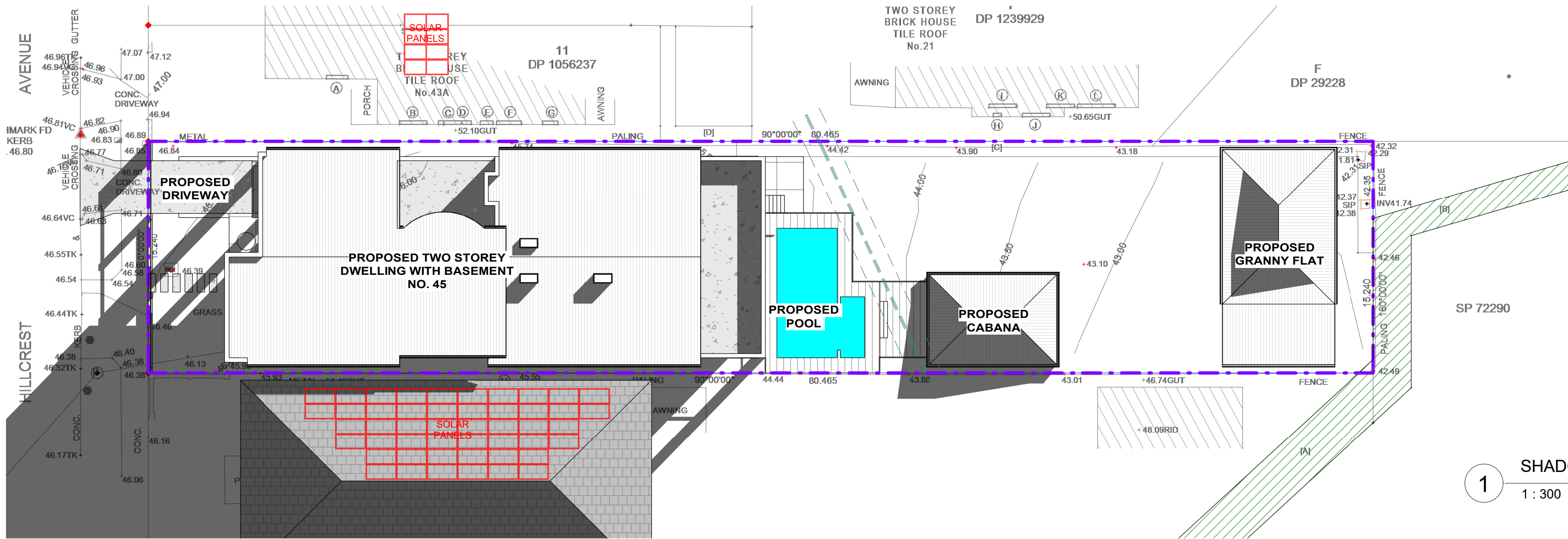
HILLCREST AVENUE



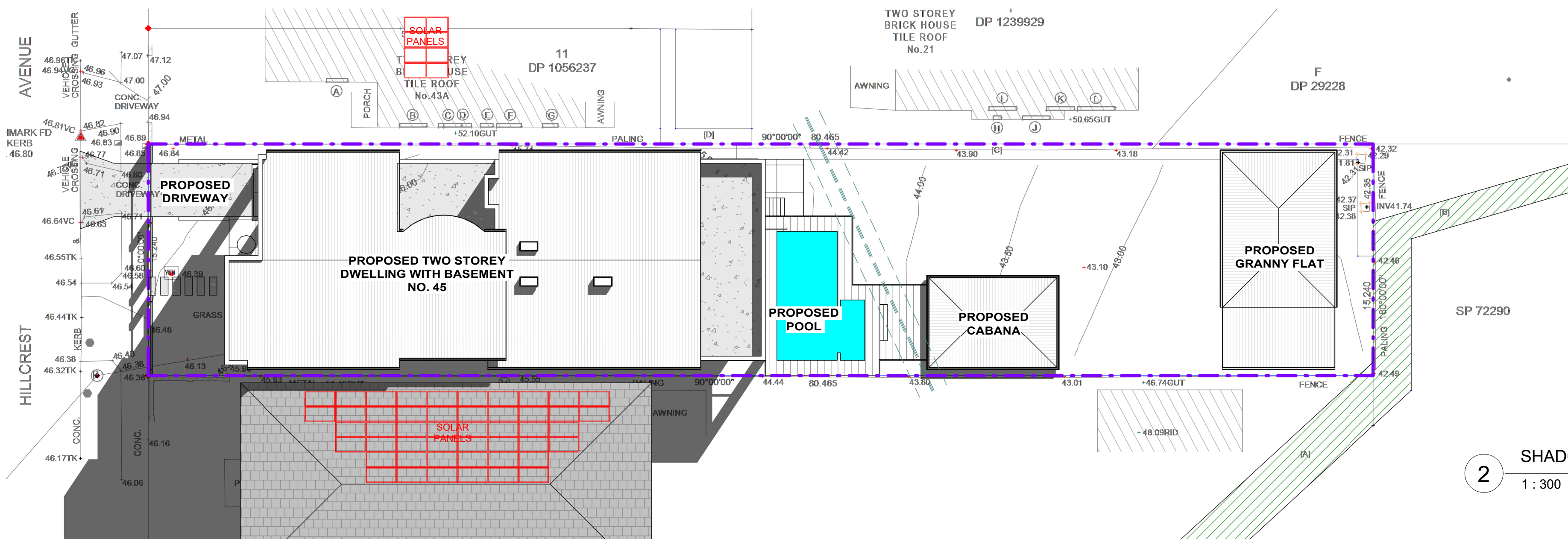
2 FRONT FENCE ELEVATION
1 : 100

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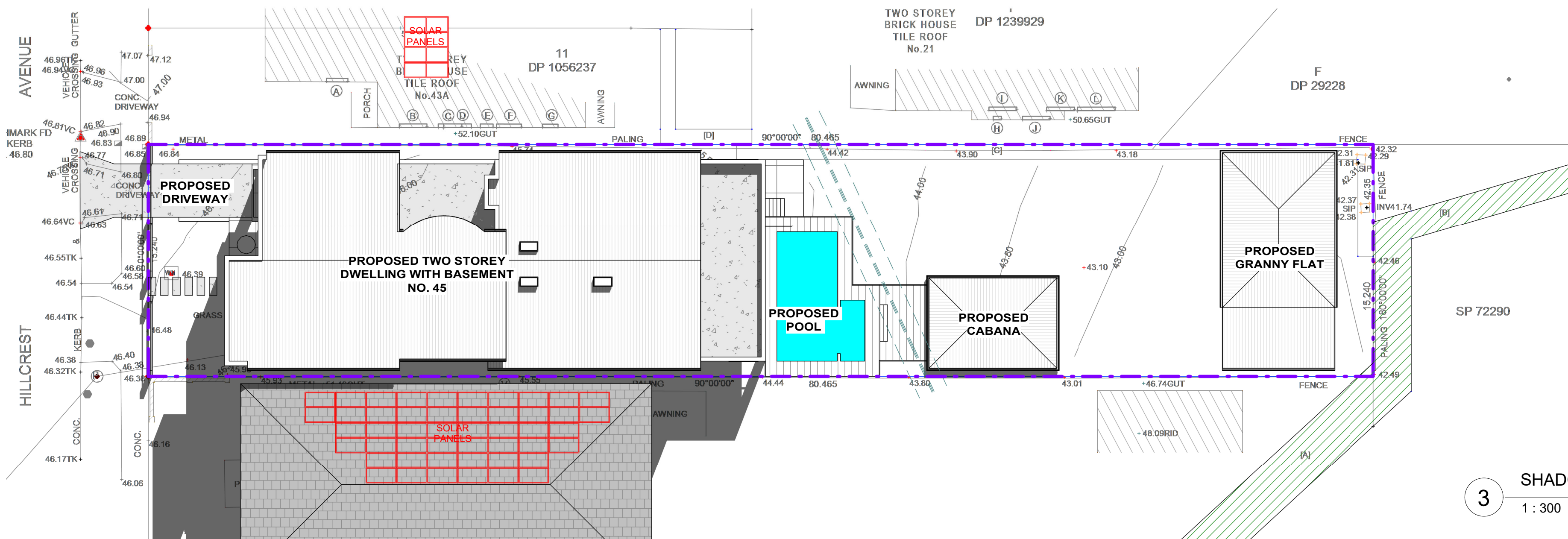
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C	05.11.2024	ADDITIONAL INFORMATION REQUESTED BY COUNCIL	DK																				
B	04.11.2024	AMENDED FOR DA	DK																				
A	31.10.2024	ISSUED FOR DA	DK																				
REV	DATE	DESCRIPTION	BY																				



1 SHADOW DIAGRAM - 21ST JUN 8AM
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2 SHADOW DIAGRAM - 21ST JUN 9AM
1 : 300



3 SHADOW DIAGRAM - 21ST JUN 10AM
1 : 300

ISSUED FOR S4.55

REV	DATE	DESCRIPTION	BY
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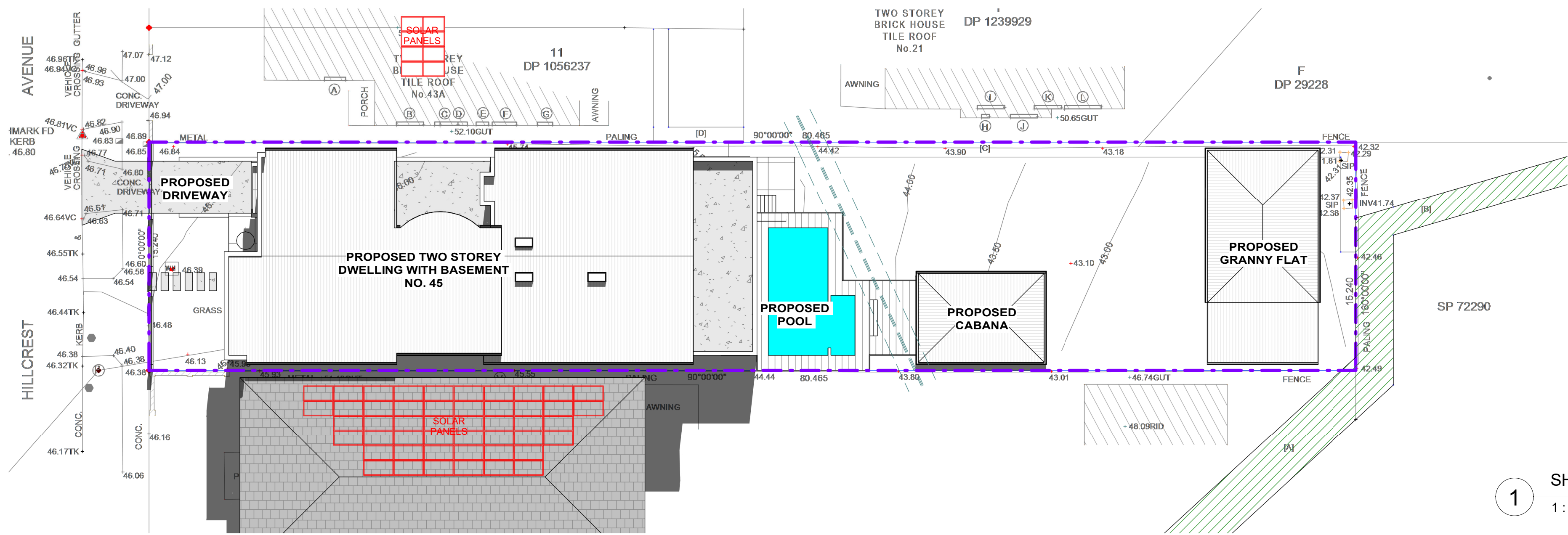
ADDRESS:
SUITE 4, LEVEL 1,
462-410 CHAPEL RD, BANKSTOWN,
NSW 2208
P: 9709 5556 M: 9422 608 228
E: abraham@nemcodesign.com.au

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

SHADOW DIAGRAM - 21ST JUN

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DESIGNED BY: A.N.	DATE: 25.02.2025	
DRAWN BY: A.N.	SCALE: AS SHOWN	

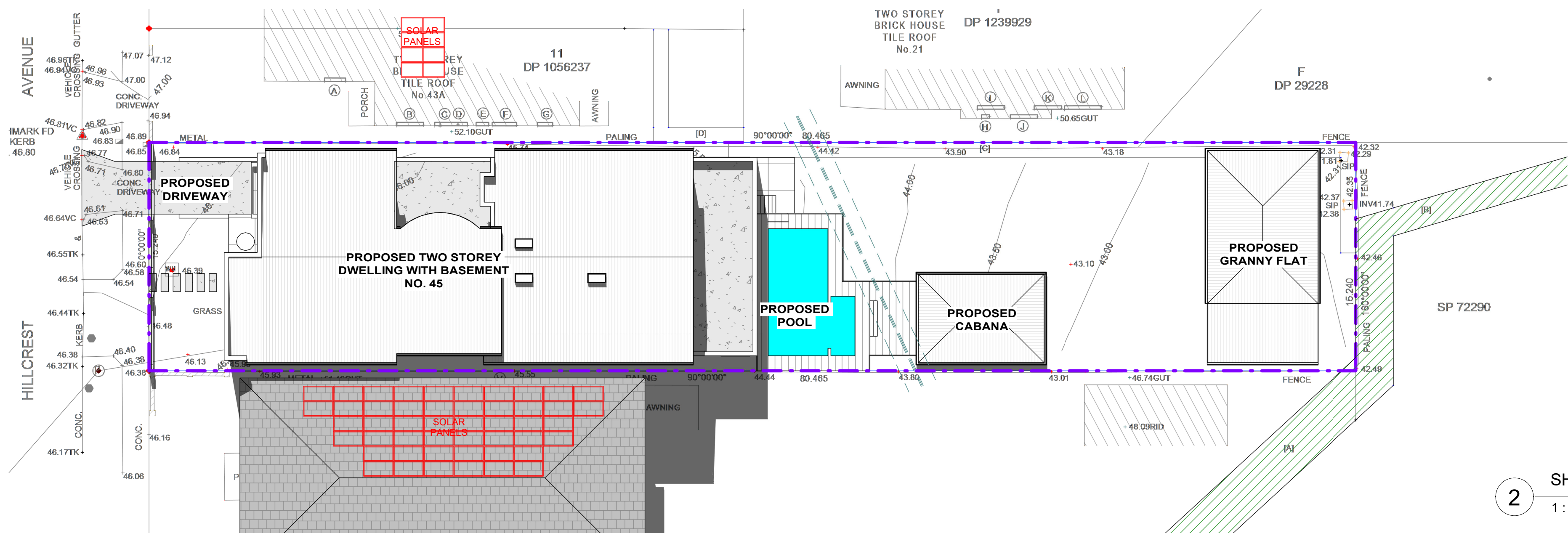
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SHADOW DIAGRAM - 21ST JUN 11AM

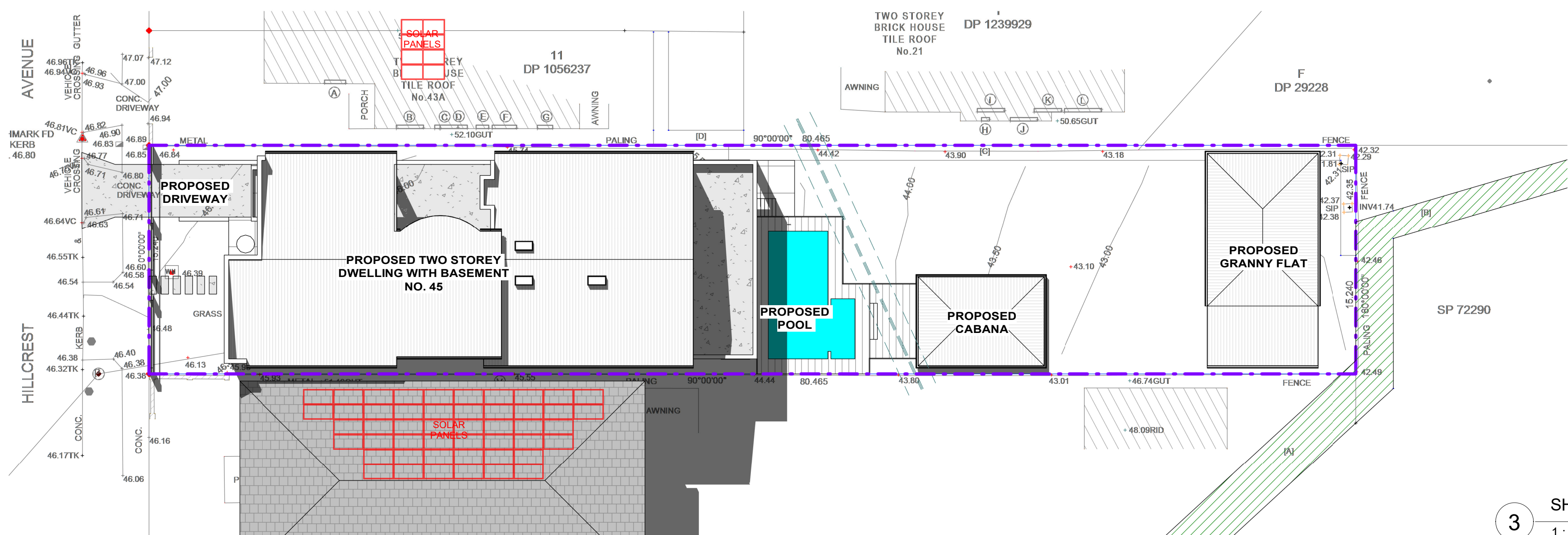
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SHADOW DIAGRAM - 21ST JUN 12PM

1 : 300



3

SHADOW DIAGRAM - 21ST JUN 1PM

1 : 300

ISSUED FOR S4.55

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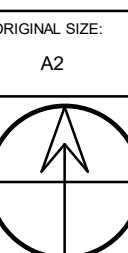
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NSW 2200
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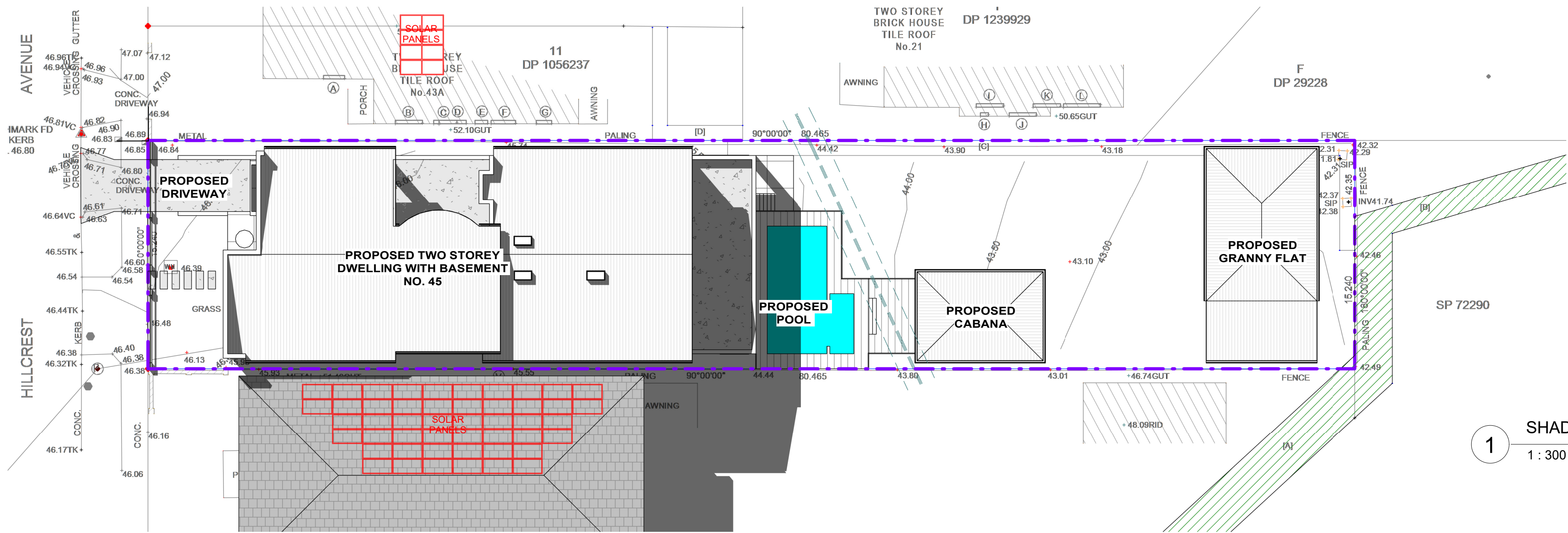
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DRAWN BY:
A.N.

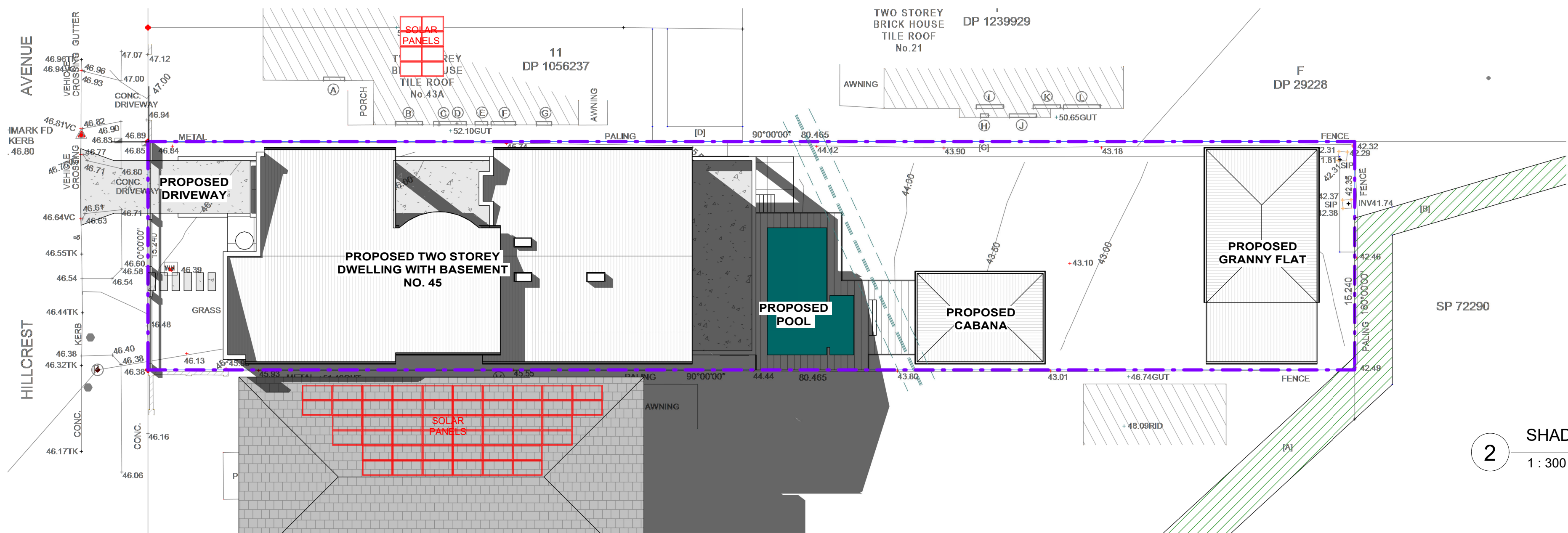
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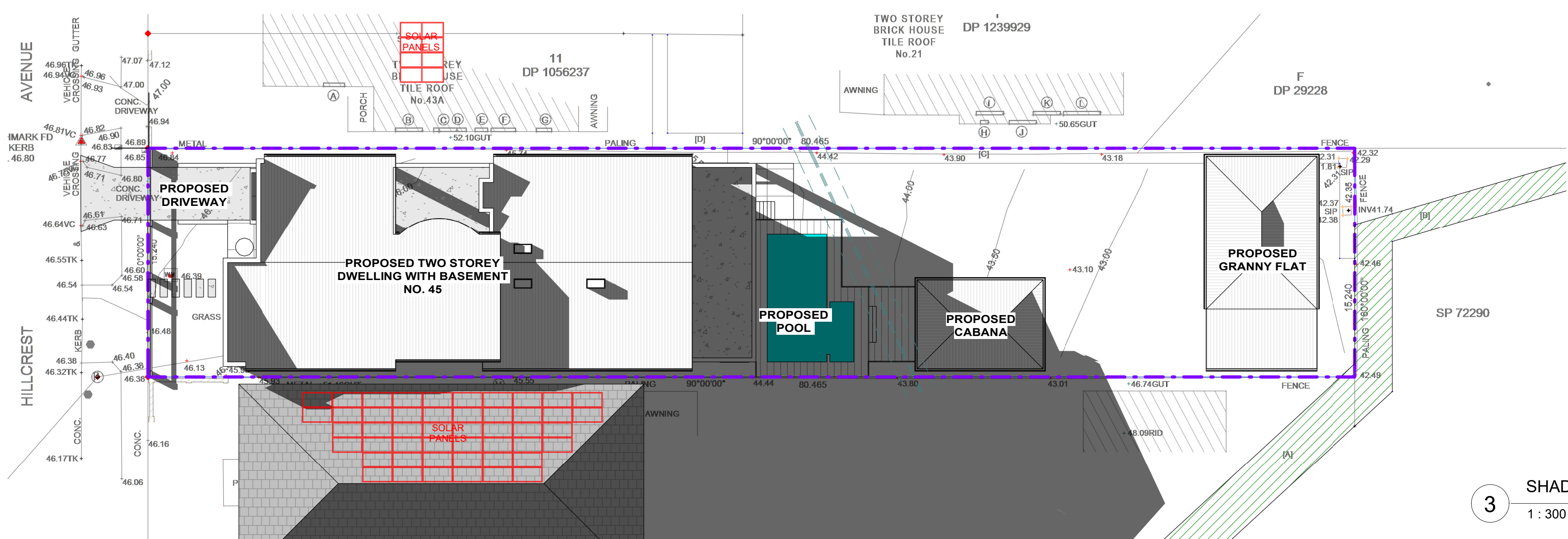
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2 SHADOW DIAGRAM - 21ST JUN 3PM
1 : 300



3 SHADOW DIAGRAM - 21ST JUN 4PM
1 : 300

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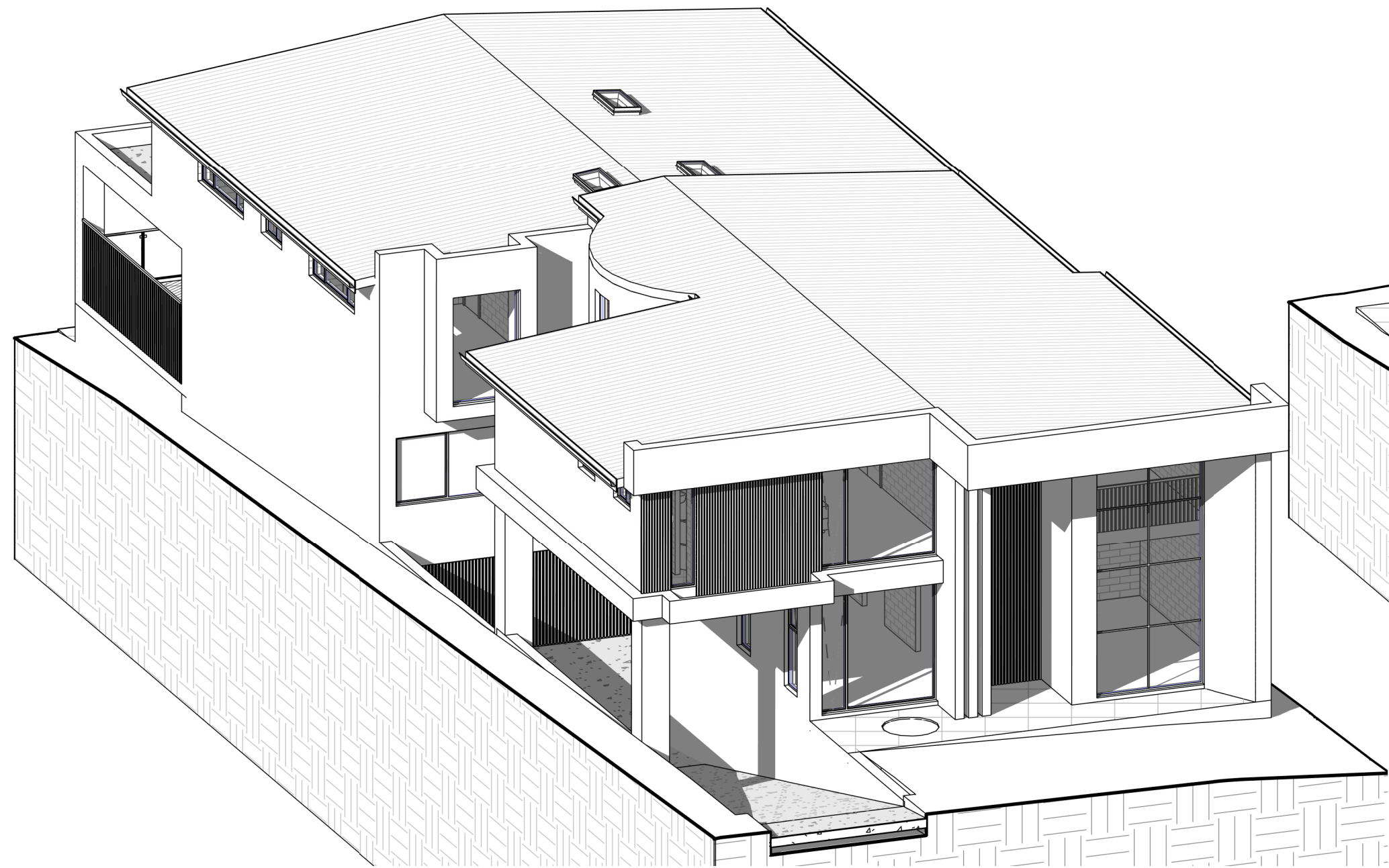
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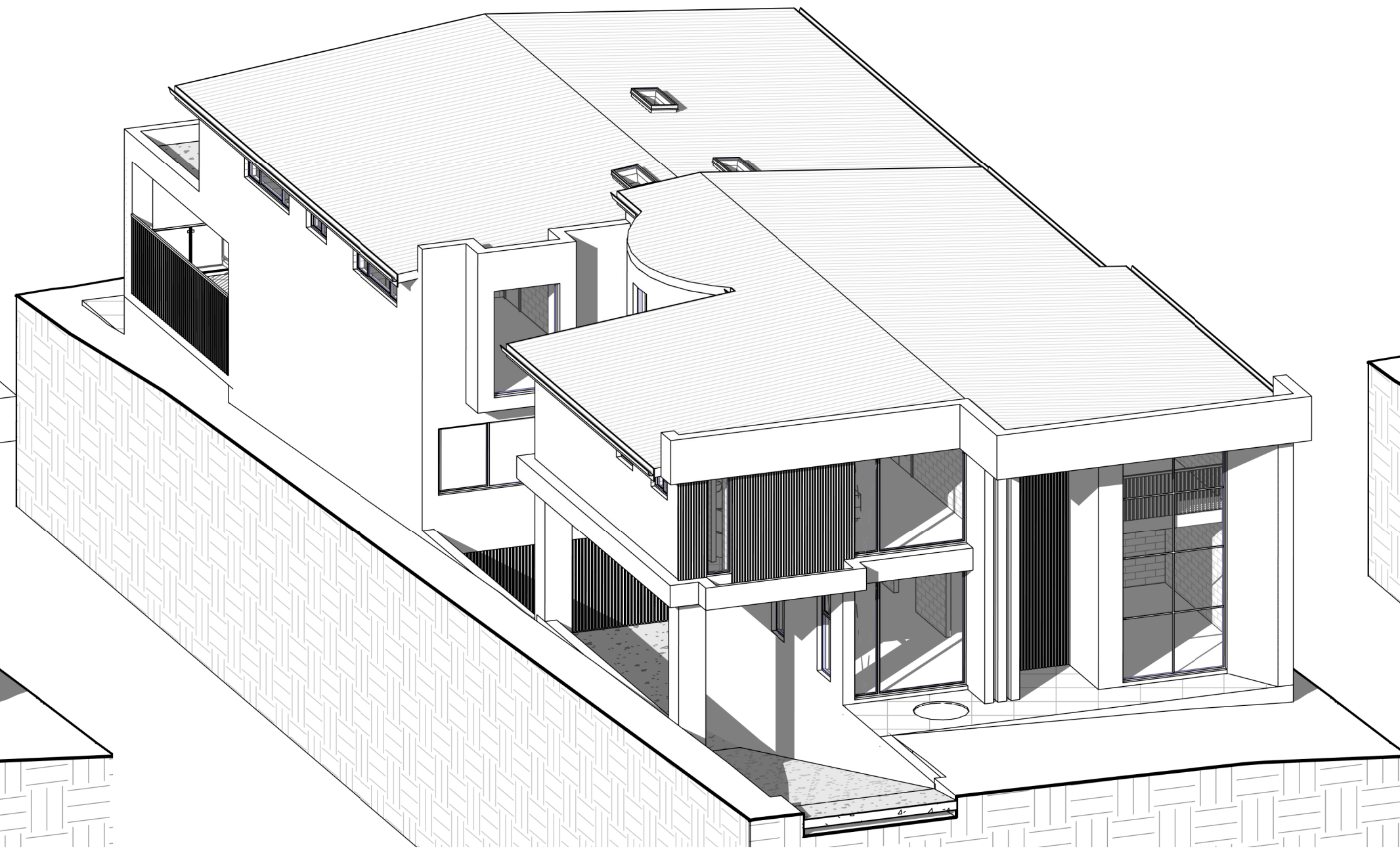
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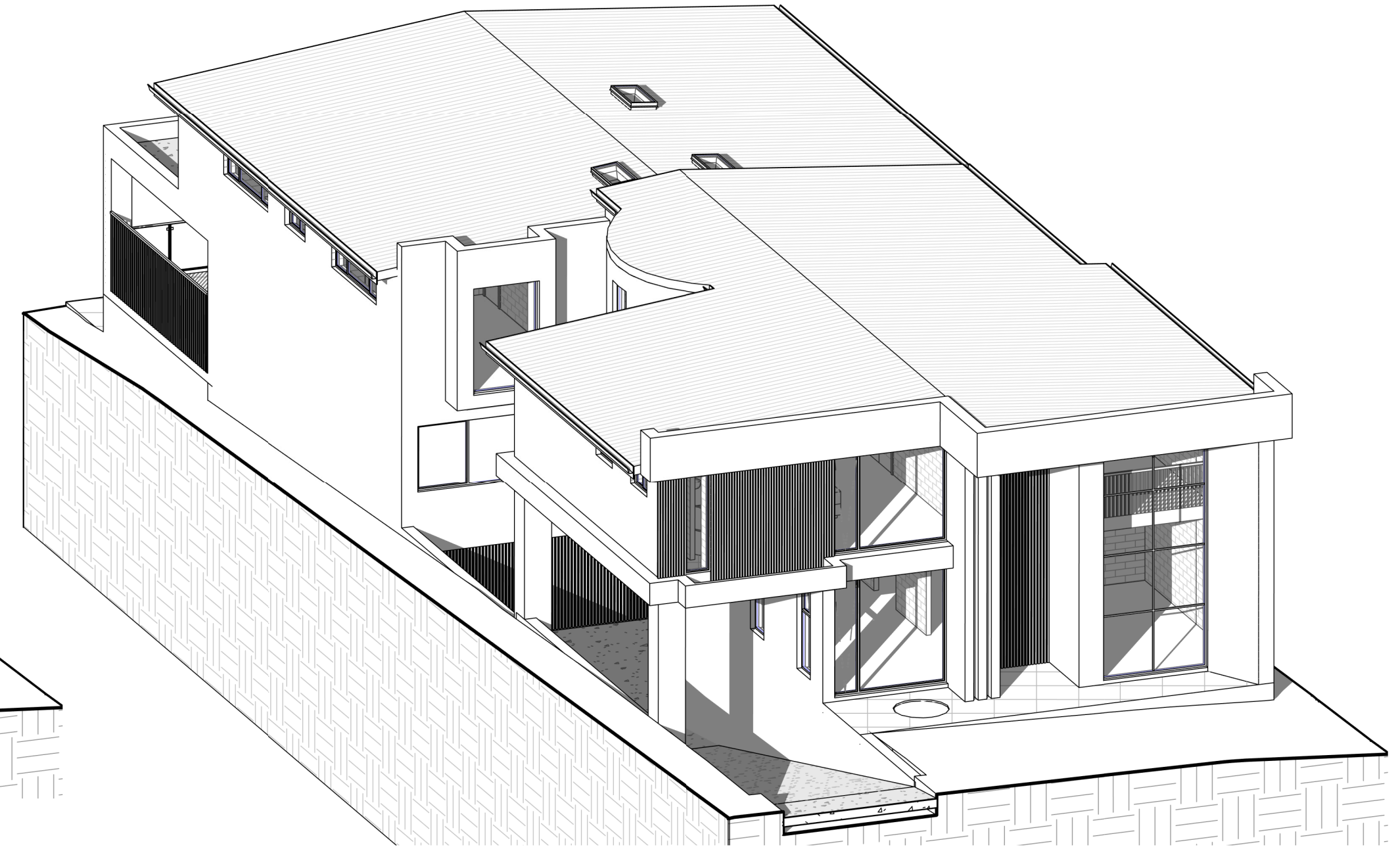
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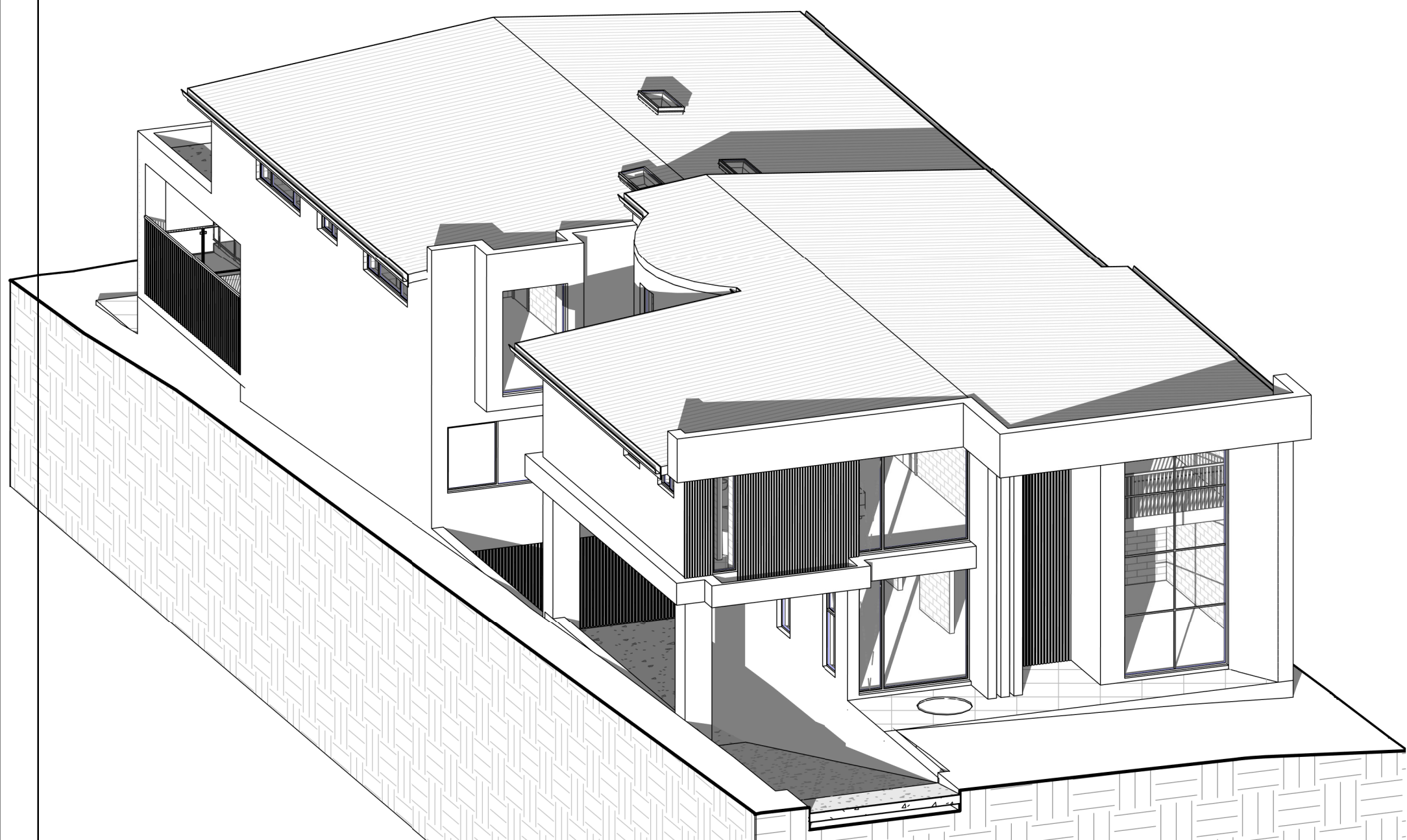
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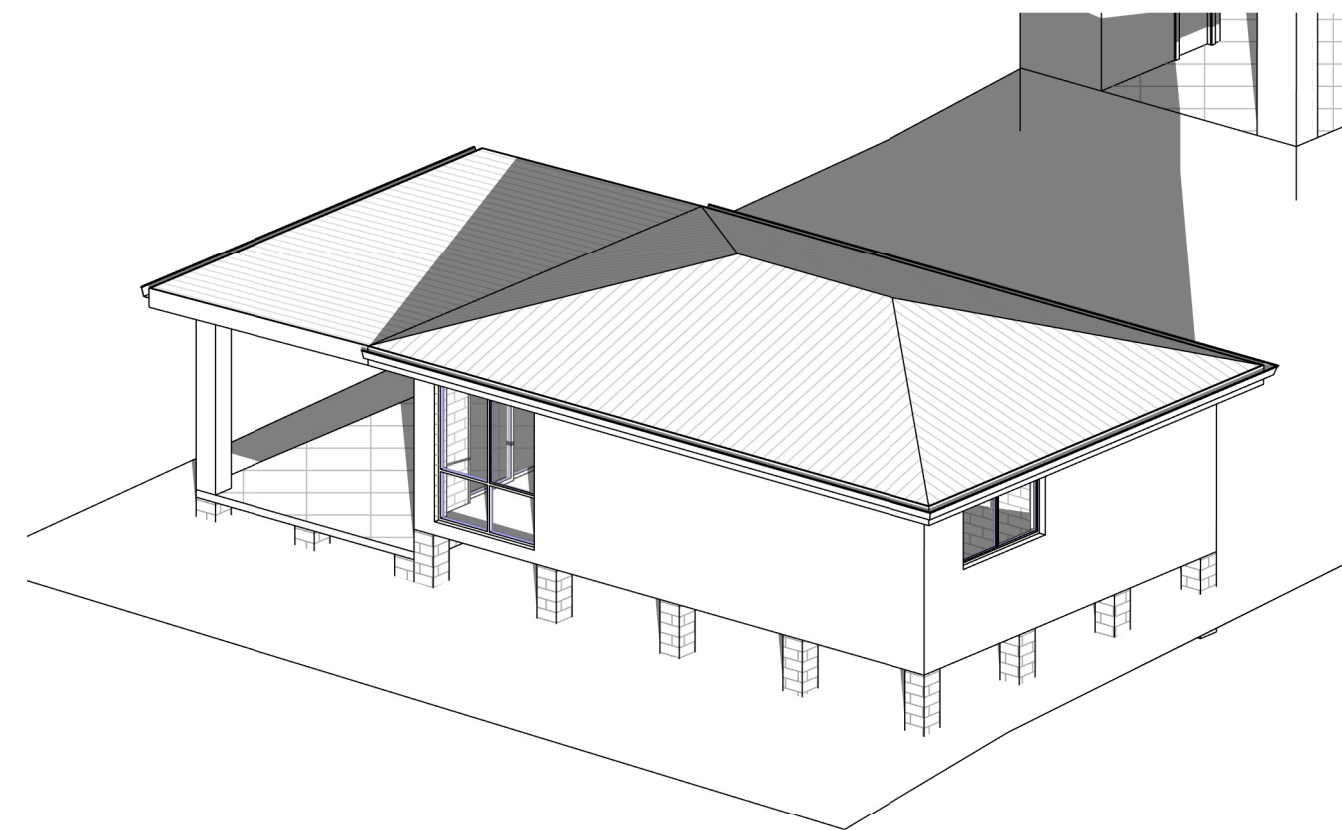
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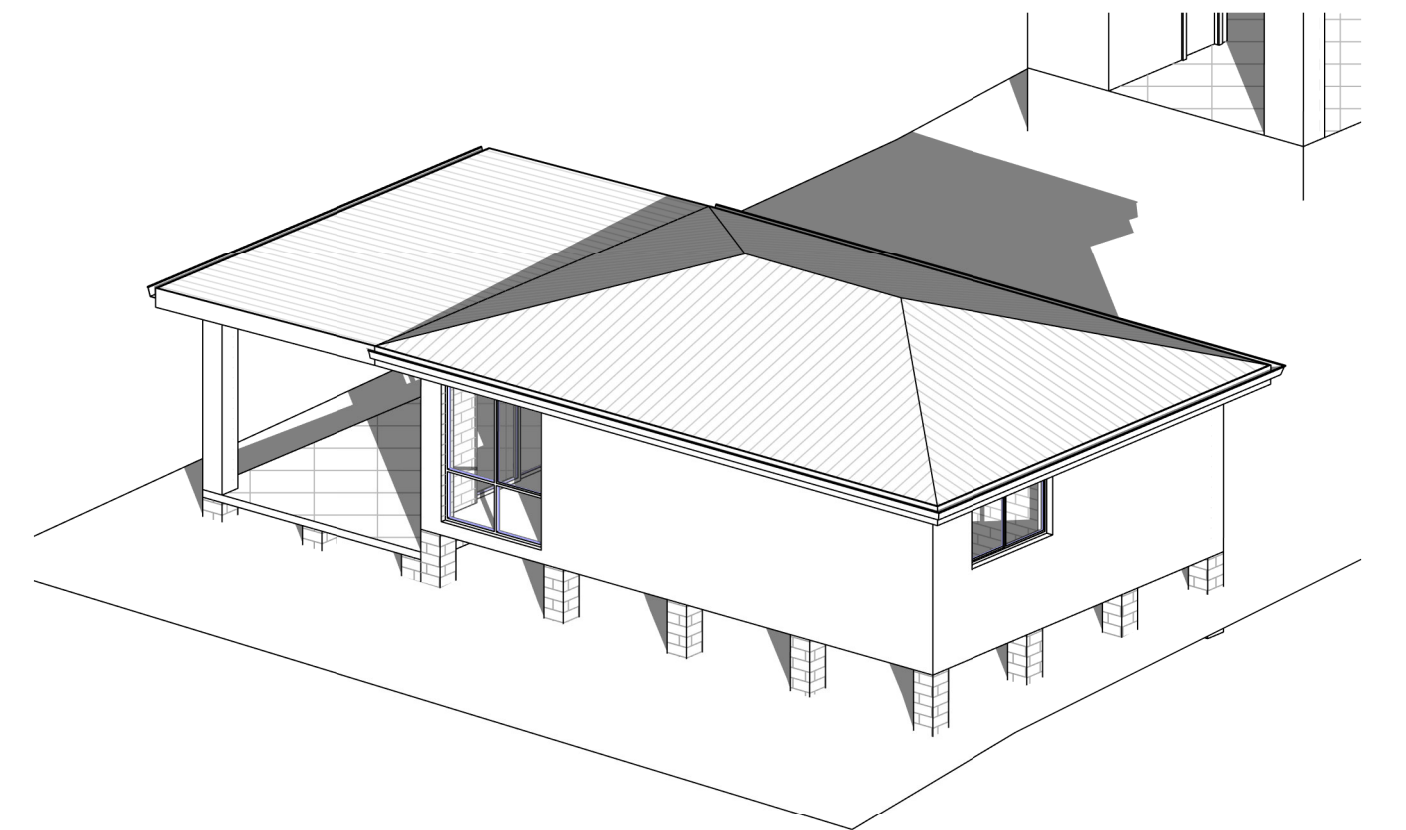
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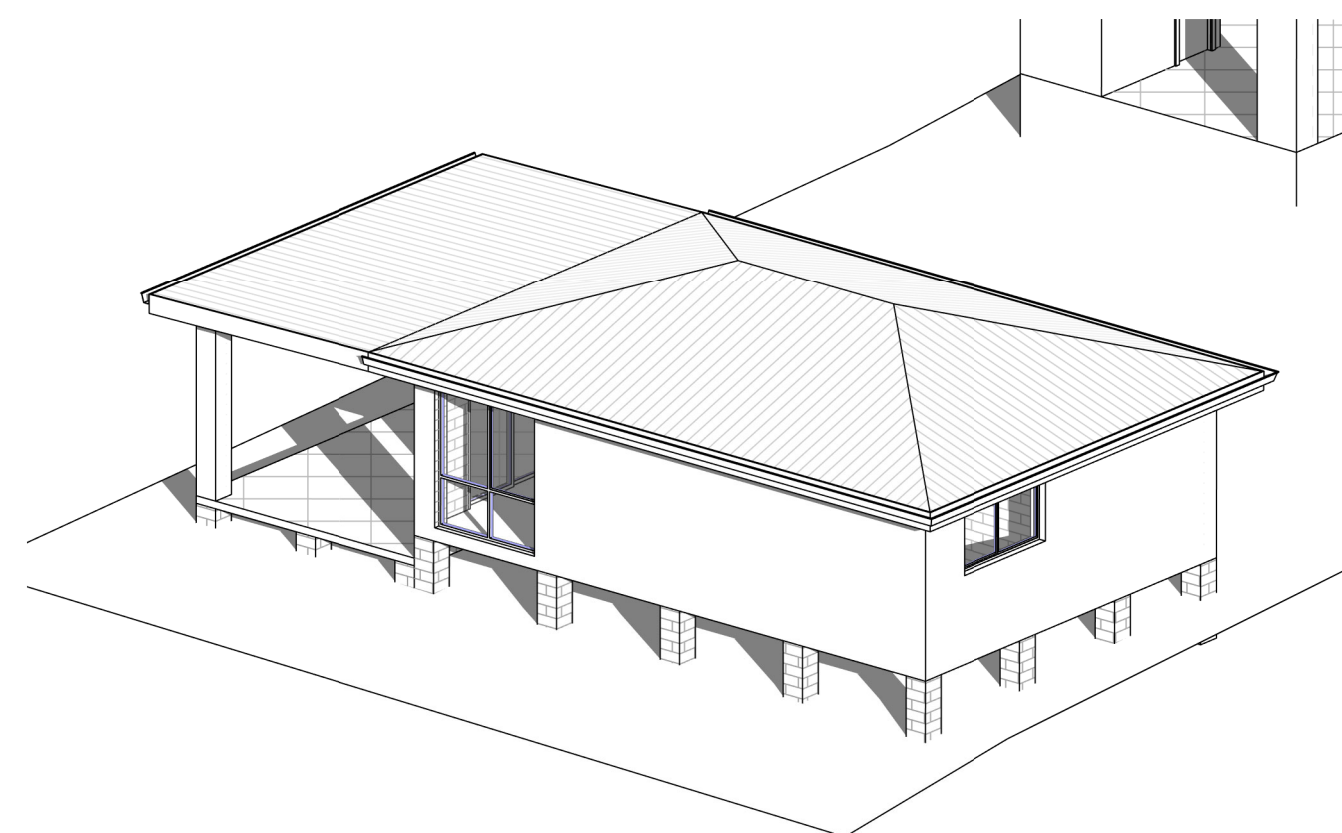
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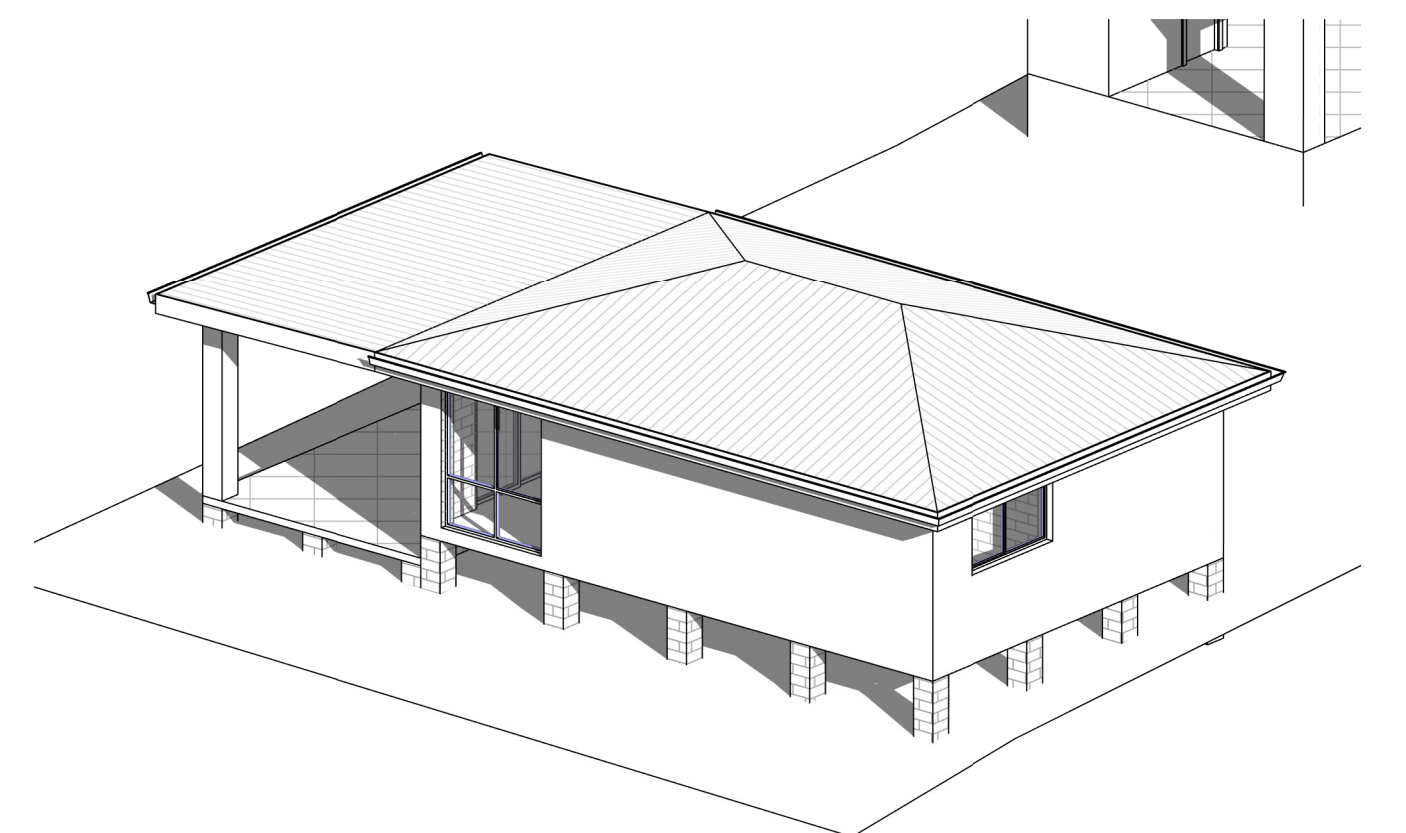
5 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 8AM



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



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



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

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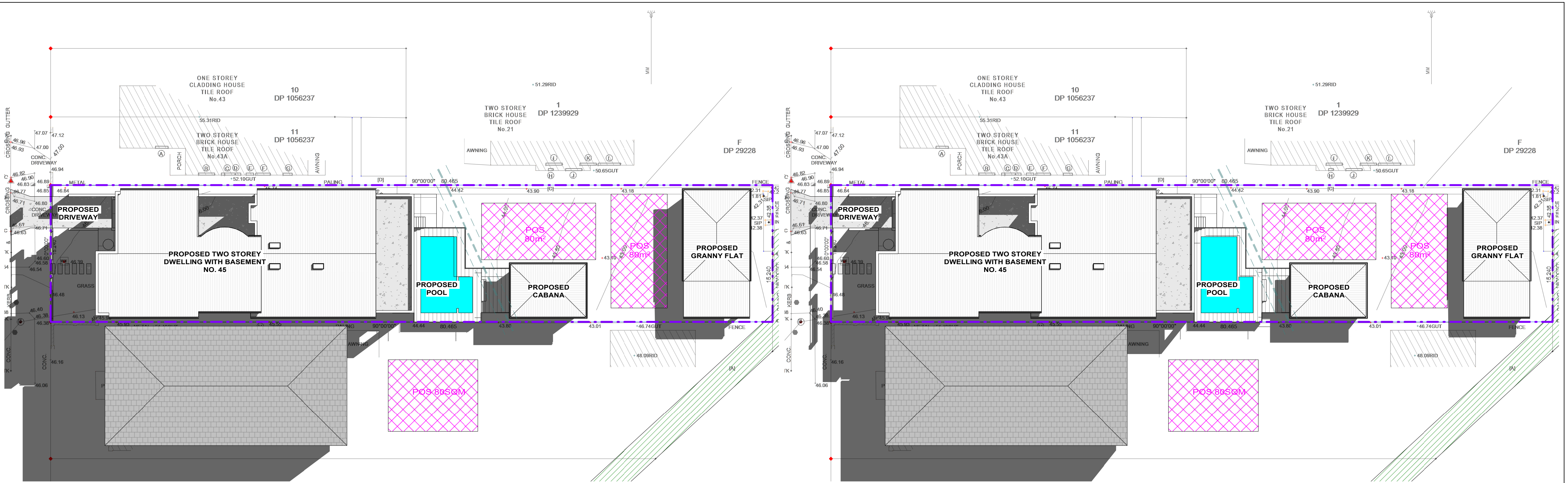
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**PROPOSED TWO STOREY DWELLING WITH
BASEMENT, POOL & SECONDARY DWELLING**
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703
**3 HOURS OF SUNLIGHT TO LIVING - 21ST
JUN**

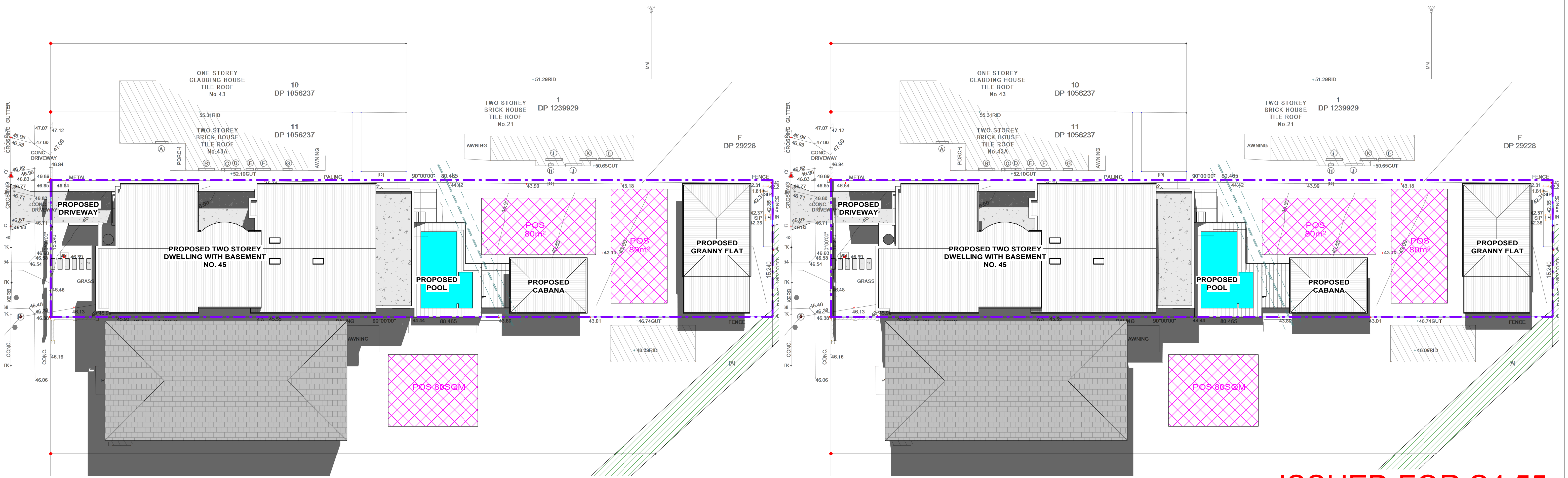
JOB NUMBER: 23611	DWG NUMBER: A18.04	ORIGINAL SIZE: A2
DESIGNED BY: A.N.	DATE: 25.02.2025	
DRAWN BY: A.N.	SCALE: AS SHOWN	

1/04/2025 1:06:38 PM



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

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



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

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

ISSUED FOR S4.55

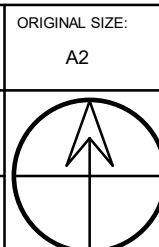
REV	DATE	DESCRIPTION	BY
D	24.03.2025	ISSUED FOR S4.55	DK
C	05.11.2024	ADDITIONAL INFORMATION REQUESTED BY COUNCIL	DK
B	04.11.2024	AMENDED FOR DA	DK
A	31.10.2024	ISSUED FOR DA	DK

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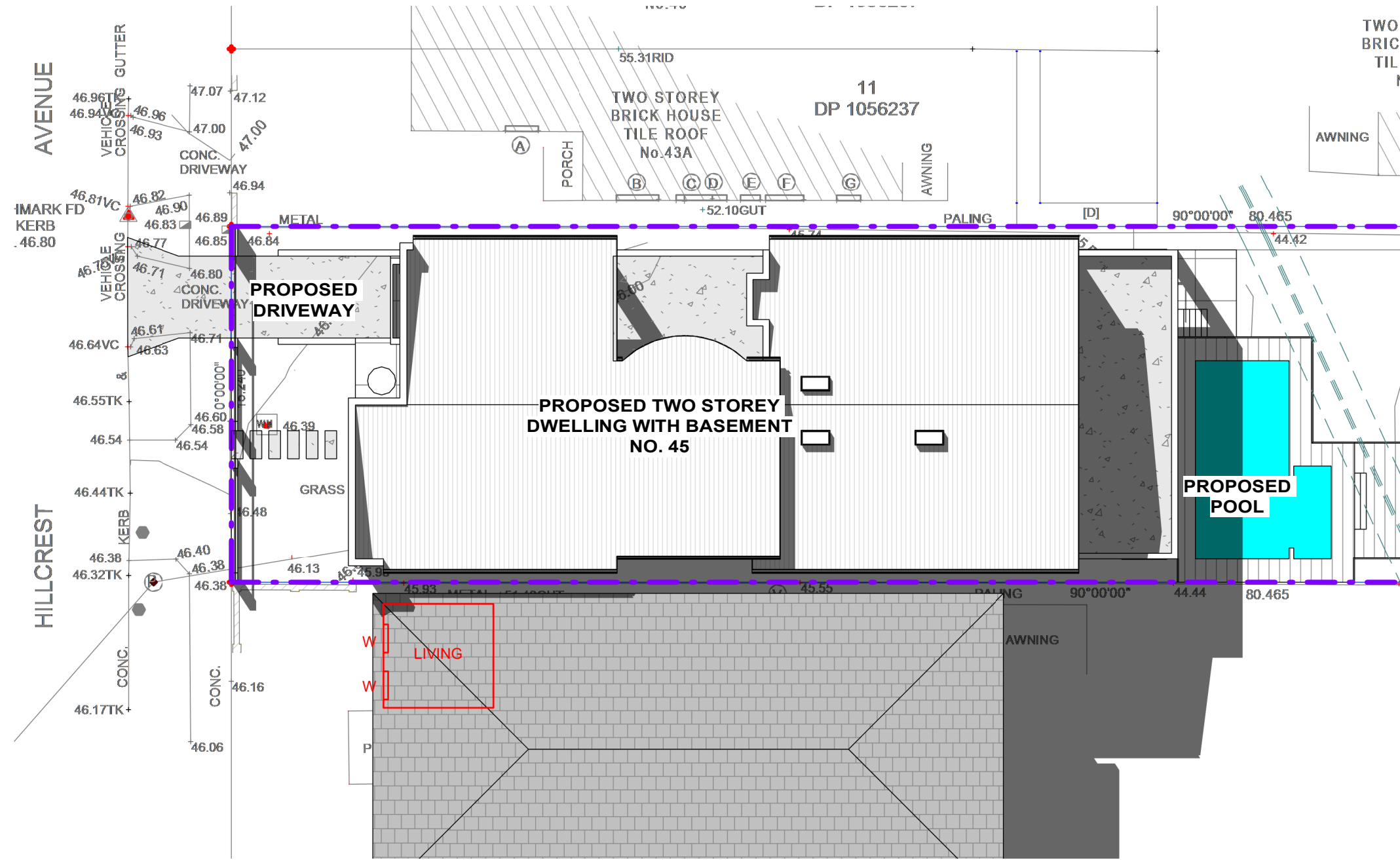
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PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY DWELLING
45 HILLCREST AVE, GREENACRE
LOT 1, DP 21703
3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR

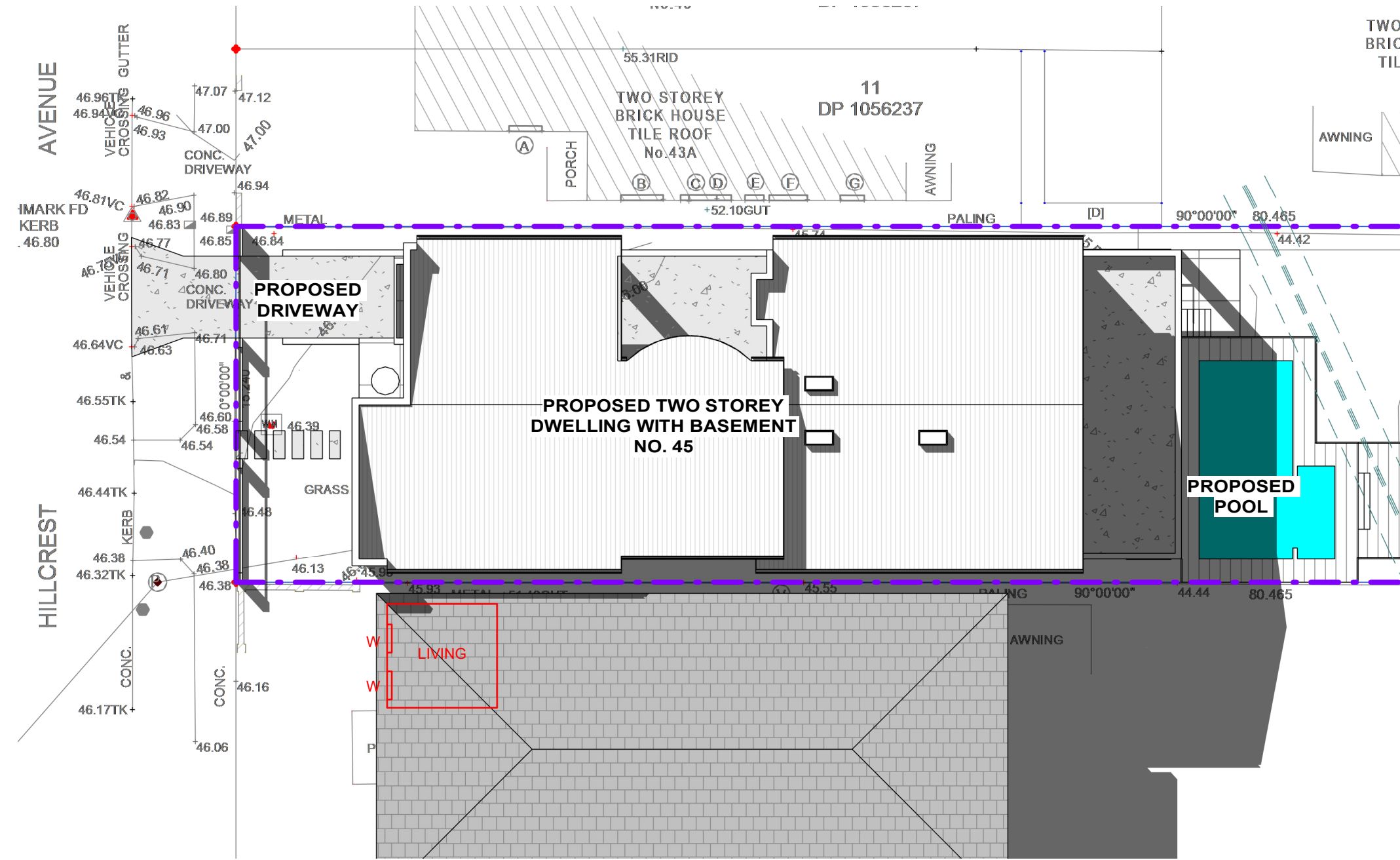
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DESIGNED BY: A.N.	DATE: 25.02.2025	
DRAWN BY: A.N.	SCALE: AS SHOWN	



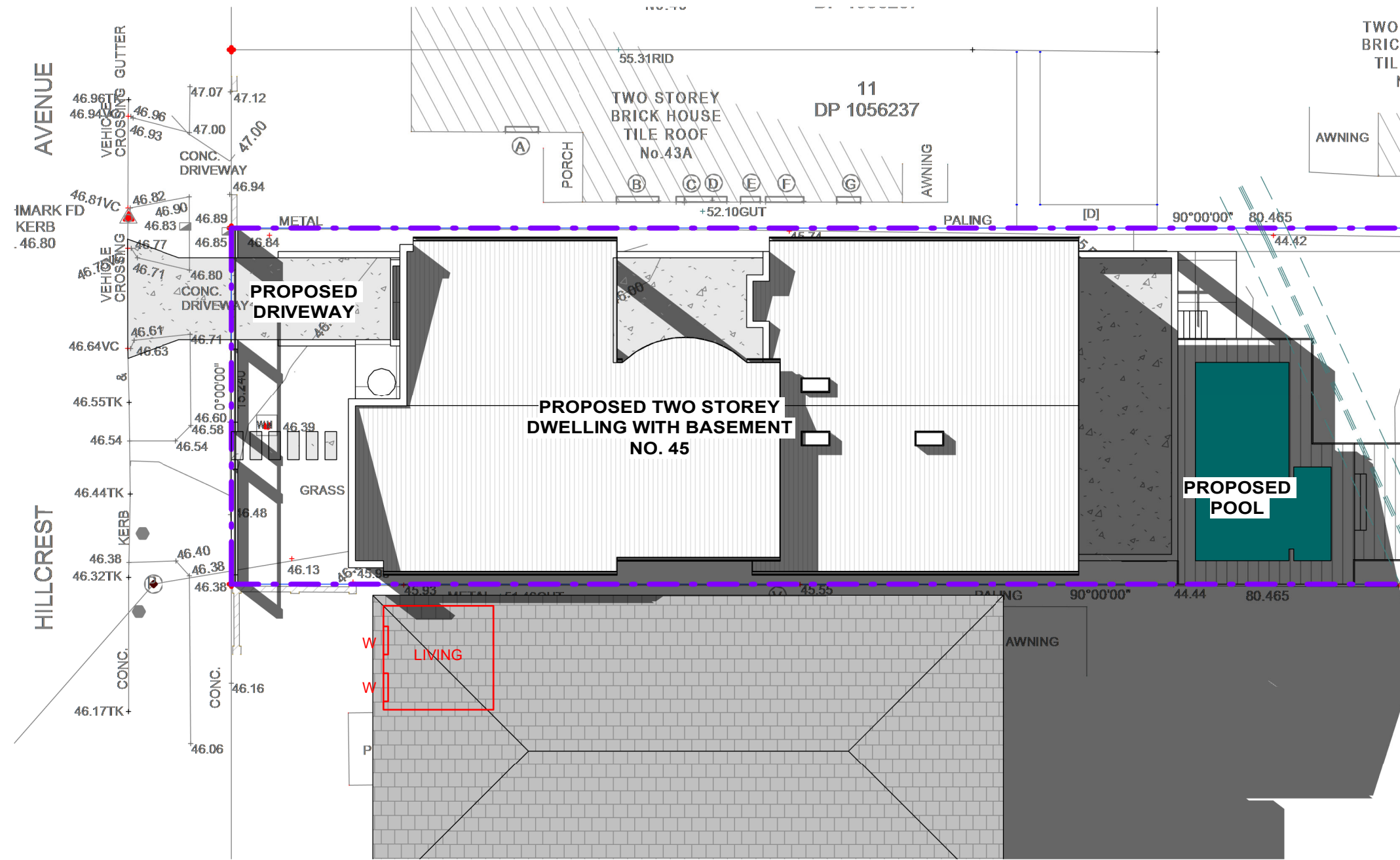
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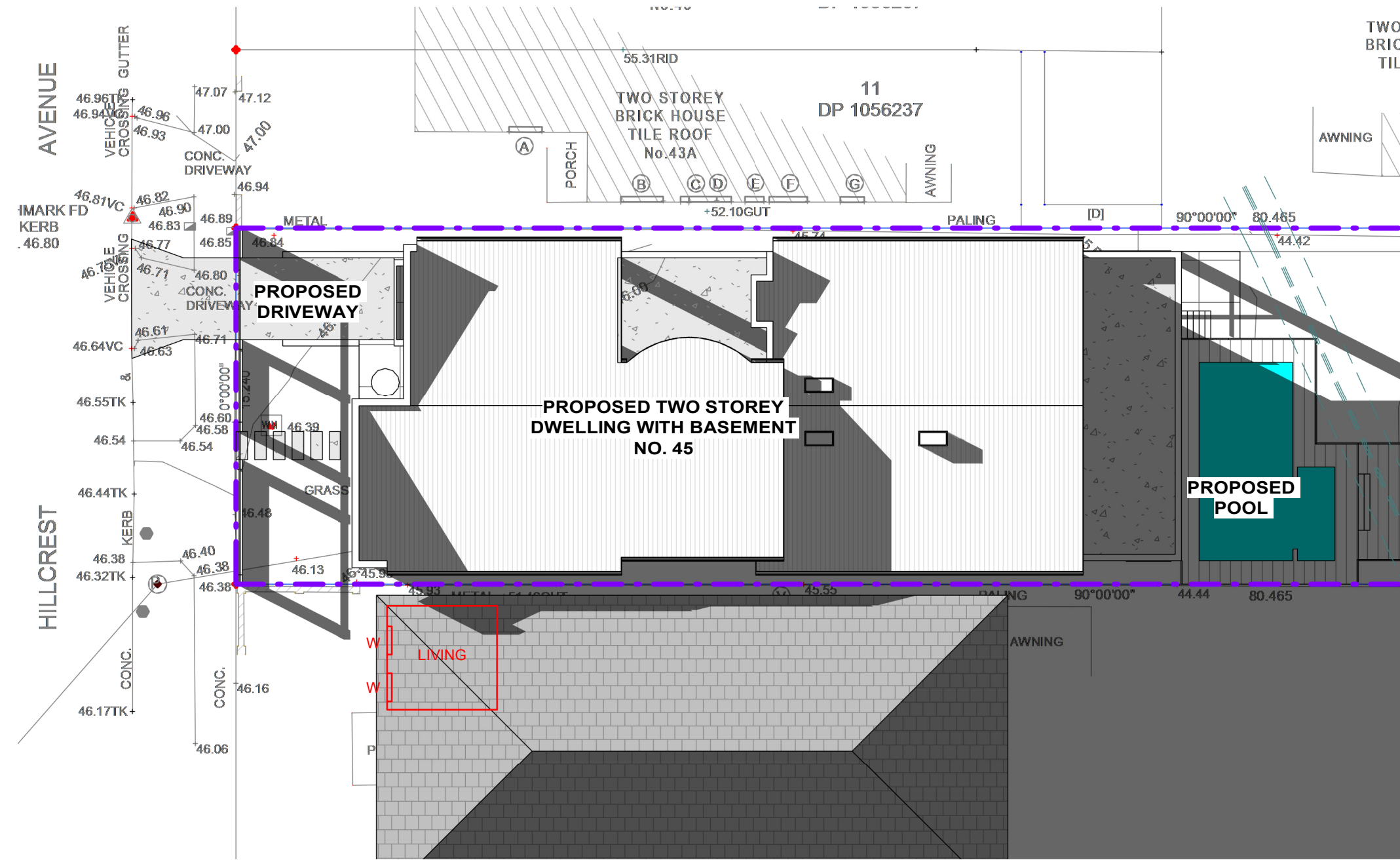
1 3 HOURS OF SUNLIGHT TO NEIGHBOURING LIVING - 21ST JUN 1PM
1 : 300



2 3 HOURS OF SUNLIGHT TO NEIGHBOURING LIVING - 21ST JUN 2PM
1 : 300



3 3 HOURS OF SUNLIGHT TO NEIGHBOURING LIVING - 21ST JUN 3PM
1 : 300



4 3 HOURS OF SUNLIGHT TO NEIGHBOURING LIVING - 21ST JUN 4PM
1 : 300

ISSUED FOR S4.55

D 24.03.2025 ISSUED FOR S4.55			DK	COPYRIGHT All rights reserved. These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.	 NEMCO DESIGN PTY LTD STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN	ADDRESS: SUITE 4, LEVEL 1, 462-410 CHAPEL RD, BANKSTOWN, NSW 2208 P: 9709 5556 M: 9422 608 228 E: shirham@nemcodesign.com.au	PROPOSED TWO STOREY DWELLING WITH BASEMENT, POOL & SECONDARY DWELLING		JOB NUMBER: 23611	DWG NUMBER: A18.06	ORIGINAL SIZE: A2
C 05.11.2024 ADDITIONAL INFORMATION REQUESTED BY COUNCIL			DK				45 HILLCREST AVE, GREENACRE LOT 1, DP 21703		DESIGNED BY: A.N.	DATE: 25.02.2025	
B 04.11.2024 AMENDED FOR DA			DK				3 HOURS OF SUNLIGHT TO NEIGHBOURING LIVING - 21ST JUN		DRAWN BY: A.N.	SCALE: AS SHOWN	
A 31.10.2024 ISSUED FOR DA			DK								
REV	DATE	DESCRIPTION	BY								

1/04/2025 1:07:24 PM