



Proposed Alteration and First Floor

Addition to Existing Residence

Lot I in DP:25891 (No. I GA) Chiswick Road Greenacre, Nsw 2190



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	DESCRIPTION	ΒY

30.06.2 10.06.2

30.05.2

26.05.2

12.05.2

28.04.2

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5

4

3

2

NOTES:

ARTISTIC IMPRESSION IS FOR

ILLUSTRATION PURPOSES ONLY

CLIENT'S SIGNATURE

Design Matters DATE

I. FALLS, SLIPS, TRIPS

a) WORKING AT HEGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres. is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS. LOOSE OBJECTS AND UNEVEN SURFACES

HIERARCHY OF CONTROL:

ELIMINATE THE HAZARD

Remove slip and trip hazards at the design stage such as eliminating changes in floor levels and installing more power outlets to avoid trailing cords.

SUBSTITUTION

Replace flooring with a more slip-resistant surface.

ISOLATION

Prevent access to high risk areas, for example cordon off wet floor areas while cleaning is in progress.

ENGINEERING CONTROLS (REDESIGN)

- Apply floor treatments to increase slip resistance
- Improve lighting
- Stop leaks from equipment or pipes Provide adequate drainage
- Clearly mark edges of steps and any changes in floor height.

ADMINISTRATIVE CONTROLS

- Implement good housekeeping practices including keeping access ways clear and cleaning up spills immediately
- Use signage to warn of wet or slippery areas
- Provide training and supervision.

FACADE:

PERSONAL PROTECTIVE EQUIPMENT Wear slip-resistant footwear

CONTROLLING THE RISK OF SLIPPING FLOOR TYPES:

CONCRETE ROUNDED

ALL DIMENSIONS

ARE IN MILLIMETERS.

DIMENSIONS

TO FRAME. DO NOT SCALE

ARE FRAME

OFF PLANS.

ALL

aggregate can be slippery when concrete wears. Interior surface is often sealed to prevent dusting and absorption of liquids - this can increase slipperiness.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS

CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS,

TERRAZZO GIVES

good appearance and wears well but can be slippery when wet, when excess polish is used or when dusty.

QUARRY TILES, CERAMIC TILES

Low water absorption and good resistance to chemicals. Slippery in wet conditions if smooth, but can be moulded with aggregate or profiles to improve slip resistance - special cleaning equipment may then be required.

GLAZED CERAMIC TILES

Slippery when wet, particularly with soapy water. Some slip resistance treatments available, but preferable not to install these tiles on floors.

VINYL TILES AND SHEET EASY TO CLEAN

Use sheet form where frequent washing is required to avoid water getting under tiles. Slippery when wet, particularly if polished, however slip resistant vinyls are available. These have aggregates moulded in. Thicker and softer vinyls are more slip resistant than hard ones.

CORK

Must be sealed to prevent absorption of oil and water, but may then be slippery when wet.

STEEL PLATE

Tends to be slippery when wet or oily, particularly when worn.

RUBBER

Less effective in wet conditions. Must be fixed down well at the edges and joints or will cause a trip hazard.

PLASTIC MATTING

Interlocking PVC extrusions give good drainage and slip resistance. Hose down or steam clean

CARPET

Carpet has a shorter life than hard floor surfaces, but it can be a cost-effective solution. Installations should be wall to wall, to avoid the hazard of a trip on edges. When used in small local areas, such as at entrances, it should be installed in a recess in the floor. Alternatively, it should be rubber-backed and with hardwearing tapered edges. Trolleys can be harder to push on carpet, but if larger wheels are fitted and the carpet does not have a deep pile, this is not a serious problem

FIBREGLASS GRATINGS

This product can have grit particles moulded into upper surface to provide very good slip resistance. Fluids are quickly drained away.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this

occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

- Prevent or restrict access to areas below where the work is being carried out
- Provide toeboards to scaffolding or work platforms.
- Provide protective structure below the work area.
- Ensure that all persons below the work area have Personal Protective Equipment (PPF)

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loadina/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway

Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a barrier protection provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

HOUSE NAME: HEET NAME CLIENT'S NAME: (02) 4647-2324 (02) 7252-5330 Mr. & Mrs. Clifford WHS fo@ nfo@sydneydraftingconceptsanddesign.com.au Custom Suite 106, Level 1, 351 Oran Park Drive, degreesbuilding.com.au S CLIENT'S SIGNATURE ____ DRAWN JOB NO Unit 1/14 Bluett Drive, Oran Park, NSW, 2570. REV NO: 25052 SDC aton Grange, NSW 2565 Sydneydraftingconcepts.com.au 1: SITE ADDRESS DATE 7 Tradition Design Matters 勝 子 MEMBER accept and understand the plans and documents that have been provided to me by Sydney Drafting Lot I in DP:25891 & Design Pty Ltd. ALL RIGHTS RESERVED. This plan is the property of Sydney Drafting & Design Pty Ltd. Copyright in this document is owned by Sydney Drafting & Design Pty Ltd. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by Sydney Drafting & Design Pty Ltd. © COPYRIGHT SPECIFICATION: you're in good ddaa APPLY: 30.06.25 BC SHEET: SYDNEY DRAFTING STANDARD DA (No. I GA) Chiswick Road Degrees PROJECT STAGE: SCALE @ A3: GARAGE HAND ACCREDITED 2 Greenacre, Nsw 2190 Building f У in 🖾 🕫 🛗 MEMBER you're in good ha Existina-LH DA ULL DING DESIGNER

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fitout for the end-user

For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10.0THER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



BASIX[™]Certificate

Building Sustainability Index www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1799425_02

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.planningportal.nsw.gov.au/definitions

Secretary Date of issue: Thursday, 12 June 2025 To be valid, this certificate must be lodged within 3 months of the date of issue.



1)s	ABN (if applicable): 58622403141			
SW INNERT				
ixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
ighting				
he applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluoresc mitting-diode (LED) lamps.	ent, compact fluorescent, or light-		~	~
ixtures				
he applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres pe	r minute or a 3 star water rating.		~	~
he applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average ating.	ge flush or a minimum 3 star water		~	~
he applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute of	or minimum 3 star water rating.		~	

Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			~	~	~
Construction	Additional insulation required (R- value)	Other specifications			
concrete slab on ground floor.	nil	N/A			
floor above existing dwelling or building.	nil	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	~	~	~
The following requirements must also be satisfied in relation to each window and glazed door:		~	~
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		~	~
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		~	~
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	~	~	~
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		~	~
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		~	~

HOUSE NAME: HEET NAME CLIENT'S NAME: (02) 4647-2324 ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS. Mr. & Mrs. Clifford BASIX fo@ Custom $\widehat{\mathbb{S}}$ Suite 106, Level 1, 351 Oran Park Drive, 2degreesbuilding.com.au DRAWN: JOB NO: SDC 25052 CHECKED: DATE: FACADE: REV NO: : Unit 1/14 Bluett Drive, Oran Park, NSW, 2570. eaton Grange, NSW 2565 W: Sydneydraftingconcepts.com.au SITE ADDRESS: Tradition 7 MEMBER you're in good hand Lot | in DP:2589| SPECIFICATION: APPLY: 30.06.25 DOOO BC SHEET: SYDNEY DRAFTING STANDARD SCALE @ A3: DA GARAGE HAND: Existing-LH (No. I GA) Chiswick Road NECT WITH US Degrees Building f ♥ in ◎ @ 🗄 PROJECT STAGE: A C C R E D I T E D BUILDING DESIGNER 3 Greenacre, Nsw 2190 DA

Project name	Lot 1, 16A Chiswick Road Greenacre, Nsw 2190_02
Street address	16A CHISWICK Road GREENACRE 2190
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP25891
Lot number	1
Section number	-
Project type	
Dwelling type	Dwelling above existing building
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more.
N/A	N/A
Certificate Prepared by (p)	ease complete before submitting to Council or PCA)
	DRAFTING CONCEPTS & DESIGN PTY LIMITED

ASIX C	ertificate	number:A1799425	02
GI	azing	requirements	

Glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Ov he
W1	N	3.87	0
W5	N	2.6	0
W6	N	2.6	0
W7	E	1.86	0
W3	S	2.23	0

Giazing require	ements		
Window/door number	Orientation	Area of glass including frame (m2)	Ov hei
W8	S	1.3	0
W9	S	1.3	0
W4	w	0.94	0
W10	w	1.24	0
W11	w	1.24	0

Glazing requirements	
Windows and glazed doors glazing requirem	6

Window/door number	Orientation	Area of glass including frame (m2)
W12	w	2.29
SD02	S	5.83

_egend
n these commitments, "applicant" means the person carrying out the o
Commitments identified with a V in the "Show on DA plans" column n development application is to be lodged for the proposed developmen
Commitments identified with a V in the "Show on CC/CDC plans & sp certificate / complying development certificate for the proposed development
Commitments identified with a V in the "Certifier check" column must may be issued.
P: (02) 7252-5330 E: info@sydneydraftingconceptsanddesign.com.a

						page 5/8	
				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
Overshadow height (m)	ing Overshadowing distance (m)	Shading device	Frame and glass type				
0	0	eave/ verandah/ pergola/balcony >=900 mm	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)				
0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)				
0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)				
0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)				
0	0	eave/ verandah/ pergola/balcony >=900 mm	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)				
				Show on	Show on CC/CDC		
Overshadov height (m)	wing Overshadowin distance (m)	g Shading device	Frame and glass type	DA Plans	Plans & specs	Check	
0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)				
0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)				
0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)				
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0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)				
1	ļ	1		Show o			
ents				DA Plar	ns Plans & specs	Check	
ng heigl	shadowing Overshadowing ht (m)		Frame and glass type				
m2) 0	0	eave/ verandah/ pergola/balo >=450 mm		e:			
0	0	eave/ verandah/ pergola/balc >=900 mm	aluminium, double Lo-	e:			
I	I						
out the develop							
column must be elopment).	e shown on the plans a	accompanying the o	development applic	ation for the p	roposed development	(if a	
d development	L			41 46 252	ation certificate for the		
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n.com.au ve,	CLIENT'S SIG						
4.	DATE					_	
Matters National The peak body for the building design profession	& Design Pty Ltd. ALL RIGHTS RESER in this document is ov	VED. This plan is wned by Sydney Dr	the property of Syd afting & Design Pty	Iney Drafting / Ltd. Under tl	ded to me by Sydney & Design Pty Ltd. Cop ne provisions of the Co & Design Pty Ltd. © (yright opyright	т

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APPLY: BC DA (No. I GA) Chiswick Road PROJECT STAGE GARAGE HAND Greenacre, Nsw 2190 DA Existing-LH

TO FRAME. DO NOT SCALE OFF PLANS.

STANDARD

SCALE @ A3:

1:200

SHEET: THUS Degrees 4 Building f 🎽 in 🞯 🗭 🛗

Daga SYDNEY DRAFTING ACCREDITED UILDING DESIGNER

):	WIND CLASSIFICATION:	
EXISTING RESIDENC	SLAB CLASSIFICATION:	
	PROPERTY DESCR	IPTION
HARDSTAND /	L.G.A: CANTERBURY	-BANKSTOW
CONCRETE AREA	DA COUNCIL APP	
PROPOSED	COUNCIL DEVELOPMENT APPRO	
EXTENSION	REQUIRED. REFER TO COUNCIL RE	
GRASS AREA	FURTHER DETAILS	
	FLOOR SPACE RATI	O (FSR)
PROPOSED	* Areas are measured from the inter	
PEBBLES AREA	walls and excludes First floor: Voids	
	required car spacing to Australian S	
	with walls less than 1.4m high (Refe	r to the LEP or DC
TEL	for further details). SITE AREA:	F0.4.40
		594.40 m ²
	GROUND FLOOR:	84.86 m ²
	FIRST FLOOR:	73.07 m ²
	EXISTING STRUCTURE:	34.51 m²
	TOTAL GROSS FLOOR AREA:	192.44 m ²
	PROPOSED FSR:	32.38%
•	ALLOWED FSR:	75%
	LANDSCAPE	
ROAD	SITE AREA:	594.40 m ²
Ж		156.24 m ²
	APPROX DRIVEWAY AREA:	15.09 m ²
	LESS THAN 1.5m:	0.00 m ²
	EXISTING STRUCTURE:	38.34 m²
	REMAINING SOFT LANDSCAPE AREA:	384.73 m ²
	PROPOSED LANDSCAPE %: (384.73 n	n²) 64.73°
	MIN. REQUIRED BY COUNCIL: (MI	N.118.88m) 20 ^o
	SITE COVERAGE	ΔRFΔ
	EXCLUDES PORCH, ALFRESCO	
	,	
	SITE AREA:	594.40 m ²
	GROUND FLOOR AREA:	95.78 m ²
	FIRST FLOOR AREA:	82.73 m ²
BM(STN), X	GARAGE:	0.00 m ²
IN U	PORCH AREA:	10.45 m ²
ONCRETE S	ALFRESCO AREA:	50.01 m ²
2.12(AHD)	PROPOSED SITE COVERAGE:	22.56%
	MAX. REQUIRED BY COUNCIL:	50%
C		
	PRIVATE OPEN SP PRINCIPAL PRIVATE OPEN SPACE:	PACE 24.00 m ²
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THE SITE INDUCTION SIGN.	F PRIVATE OP	EN SPACE
ON, CONTACT THE SITE	PROPOSED DE	VELOPMENT
REMERGENCY CONTACT		
ED ON THE SIGN.	www.dialbeforeyou	dia.com.au
ECIFIC HAZARDS WERLINES FOR MATERIAL STOCK PILE S / OVERHEAD	DIAL	1100 YOU DIG
CLIENT'S SIGNATL		
DATE		

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ALL Cuctom		CLIENT'S NAME: Mr. ∉ Mrs. Clifford	SHEET NAME: EXISTING GROUND FLOOR PL	AN	0	P: (02) 4647-2324 E:info@		P: (02) 7252-5330 E: info@sydneydraftingconceptsand	5
TO FRAME. DO STANDARD	APPLY: DA SARAGE HAND:	site ADDRESS: Lot I in DP:25891 (No.1GA) Chiswick Road Greenacre, Nsw 2190	DRAWN: JOB NO: SDC 25052 CHECKED: DATE: BC 30.06.25 PROJECT STAGE:	REV NO: 7 SHEET:		32degreesbuilding.com.au A: Unit 1/14 Bluett Drive, Smeaton Grange, NSW 2565 MEMBER you're in good hands CONNECT WITH US f y in O 0	SYDNEY DRAFTING	A: Suite 10G, Level 1, 351 Oran F Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au	4

NOTES: • ALL EXISTING STRUCTURES AND WALLS TO BE REMOVED, REFER TO DEMOLITION PLANS IN ARCHITECTURAL PLANS.							
ACCORD ENGINEE • CENTRE AND STC FINAL KIT MANUFA • WASTE SITE, PR CONCRE • AC DUC	STACKS TO BE VERIFIED ON NOR TO THE POUR OF						
L	EGEND:						
0	AIR CONDITIONING DUCTS						
SAO	SMOKE ALARM						
\bigcirc	EXHAUST FAN						
$\triangleleft +$	GAS POINT						
(L.O.H.)	LIFT OFF HINGES						
<u> </u>	FLOOR JOIST DIRECTION						
#	2340 HIGH DOORS						
Ĵ ‡ ⊅G TAP	GARDEN TAP LOCATION						
Ĵ₽R TAP	RAINWATER TAP LOCATION						
DP O	DOWN PIPE LOCATION						
\oplus	FLOOR WASTE						
wsO	WASTE STACK						
AJ 🛛	ARTICULATION JOINTS						
	ROOF ACCESS						
SC	STRUCTURAL COLUMN TO ENGINEER'S DETAIL						
SB	STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS						
TB	TIMBER BEAMS TO ROOF/ FLOOR MANUFACTURERS SPECS.						

Existing Floor Area						
Existing Ground Floor Area	95.78 m²					
Existing Porch	10.45 m²					
Grand total	106.23 m²					

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		HOUSE NAME:		CLIENT'S NAME:	SHEET NAME	:		P:	: (02) 4647-2324		P: (02) 7252-5330	
AL	L	Custom		Mr. & Mrs. Clifford	EXISTING R	OOF PLAN			:info@	$\langle \rangle$	E: info@sydneydraftingconceptsando	5
	MENSIONS RE IN			-	DRAWN:	JOB NO:	551/110		2degreesbuilding.com.au	$\langle (\mathbf{n}) \rangle$	A: Suite 106, Level 1, 351 Oran Pa	rk Drive,
	LLIMETERS.	FACADE:					REV NO:		: Unit 1/14 Bluett Drive,		Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au	4-
AL	.L	Tradition		SITE ADDRESS:	SDC	25052	7		meaton Grange, NSW 2565		al al	Design
	MENSIONS	SPECIFICATION:	APPLY:	Lot in DP:25891	CHECKED:	DATE:	,		you're in good hands		h <i>d</i> aa	Design Matters
		STANDARD	DA	(No. I GA) Chiswick Road	BC	30.06.25	SHEET:		CONNECT WITH US	SYDNEY DRAFTING	DØØØ	National The peak body for the building design profess
NC	DT SCALE		GARAGE HAND:		PROJECT ST	TAGE:	C	Degrees				Member
OF	F PLANS.	1:100	Existing-LH	Greenacre, Nsw 2190		DA	6	Building	f 🍠 in 🖾 🧿 🛗		BUILDING DESIGNER	MEMBER you're in good ha

NOTES:

 ALL EXISTING STRUCTURES AND
WALLS TO BE REMOVED, REFER TO DEMOLITION PLANS IN ARCHITECTURAL PLANS.

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Existing-LH

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0	AIR CONDITIONING DUCTS				
SAO	SMOKE ALARM				
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$\triangleleft +$	GAS POINT				
(L.O.H.)	LIFT OFF HINGES				
~	FLOOR JOIST DIRECTION				
#	2340 HIGH DOORS				
Ĵ₽DG TAP	GARDEN TAP LOCATION				
PR TAP	RAINWATER TAP LOCATION				
DP ()	DOWN PIPE LOCATION				
Ð	FLOOR WASTE				
wsO	WASTE STACK				
AJ 🗸	ARTICULATION JOINTS				
	ROOF ACCESS				
SC	STRUCTURAL COLUMN TO ENGINEER'S DETAIL				
SB	STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS				
TB	TIMBER BEAMS TO ROOF/ FLOOR MANUFACTURERS SPECS.				



Existing Ground Floor Plan



Demolition Floor Plan

	HOUSE NAME:		CLIENT'S NAME:	SHEET NAME			P: (02) 4647-2324		P: (02) 7252-5330	
ALL	Custom		Mr. & Mrs. Clifford	DEMOLITIO	N FLOOR PLAN		E:info@		E: info@sydneydraftingconceptsand	9
DIMENSIONS	CUSLOIII						32degreesbuilding.co		A: Suite 106, Level 1, 351 Oran P.	'ark Drive,
ARE IN	FACADE:			DRAWN:	JOB NO:	REV NO:	A: Unit 1/14 Bluett D	Drive,	Oran Park, NSW, 2570.	. 4
MILLIMETERS.	Tun Julion		SITE ADDRESS:	SDC	25052		Smeaton Grange, NS	W 2565	W: Sydneydraftingconcepts.com.au	17.7
DIMENSIONS	Tradition		Late Las DR 05901	CHECKED:	DATE:	/	MEMBER			Desigr Matter
ARE FRAME	SPECIFICATION:	APPLY:	Lot I in DP:25891	BC	30.06.25	SHEET:	you're in go		þøqq	Matter
TO FRAME. DO	STANDARD	DA	(No.16A) Chiswick Road			SHEEL	CONNECT WITH US	SYDNEY DRAFTING		The peak body for the building design profes
NOT SCALE	SCALE @ A3:	GARAGE HAND:		PROJECT ST	AGE:	g	Degrees		ACCREDITED	Member
OFF PLANS.	1:100	Existing-LH	Greenacre, Nsw 2190		DA		Building f У in 🖾		BUILDING DESIGNER	MEMBER you're in good ha

LEGEND:



Existing Building

Existing Structures to be removed

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NOTE:

 ALL STEEL BEAMS AND COLUMNS IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS. CENTRE POINTS FOR KITCHEN SINKS AND STOVE MAY VARY. SUBJECT TO FINAL KITCHEN LAYOUT BY KITCHEN MANUFACTURER.

- WASTE STACKS TO BE VERIFIED ON SITE, PRIOR TO THE POUR OF CONCRETE
- SLAB AC DUCT LOCATION TO BE VERIFIED ON SITE WITH CONTRACTOR.

NOTES:

 ALL EXISTING SERVICES TO REMAIN AS EXISTING TO BE VERIFIED ON SITE.

NOTE

* FIRST FLOOR BEDROOMS WINDOWS TO BE COMPLYING WITH CLAUSE 11.3. OF NATIONAL CONSTRUCTION CODE 2022, VOLUME TWO - BUILDING CODE OF AUSTRALIA - PROTECTION OF OPENABLE WINDOWS.

STORMWATER TO STREET FRONTAGE, TO CONNECT TO EXISTING. TO BE VERIFIED ON SITE BY BUILDER/PLUMBER.

NOTES:

• ALL EXISTING STRUCTURES AND WALLS TO BE REMOVED, REFER TO DEMOLITION PLANS IN ARCHITECTURAL PLANS.

NOTES:

I. ALL PLUMBING SETOUT DIMENSIONS ARE FROM THE TIMBER FRAME. 2. INTERNAL ELEVATIONS ARE INDICATIVE ONLY. ALL CUPBOARD DIMENSIONS TO BE SITE MEASURED. 3. TRADESMAN TO ALLOW EXTRA 30-40mm FOR ANY MOUNTED TAPWARE HEIGHTS.



Proposed & Existing Ground Floor Plan

ALL DIMENSIONS	HOUSE NAME: Custom	client's name: Mr. & Mrs. Clifford	SHEET NAME: PROPOSED & EXIST. GROUND PLAN	FLOOR	P: (02) 4647-2324 E:info@ 32degreesbuilding.com.au
ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME	FACADE: Tradition SPECIFICATION: APPLY:	site address: Lot 1 in DP:25891	DRAWN: JOB NO: SDC 25052 CHECKED: DATE: BC 30.06.25	REV NO: 7	A: Suite TOS, Level 1, 351 Oran Park Drive, Oran Park, NSW, 2570. Smeaton Grange, NSW 2565 MEMBER you're in good hands CONNECT WITH US
TO FRAME. DO NOT SCALE OFF PLANS.	STANDARD DA SCALE @ A3: GARAGE HAND: I : 100 Existing-LH	(No.16A) Chiswick Road Greenacre, Nsw 2190	PROJECT STAGE: DA	0	Degrees Building f V in O O To To The second





Existing \$ Propose Area)	d Floor
Proposed First Floor Area	82.73 m²
Proposed Alfresco	50.01 m²
PROPOSED	132.75 m²
Existing Ground Floor	95.78 m²
Existing Porch	10.45 m²
EXISTING	106.23 m²
Grand total: 4	238.97 m²

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Proposed First Floor Plan

ALL DIMENSIONS	HOUSE NAME: Custom	client's name: Mr. & Mrs. Clifford	SHEET NAME: PROPOSED FIRST FLOOR PLAI	N	P: (02) 4647-2324 E:info@ 32degreesbuilding.com.au A: Suite 106, Level 1, 351 Oran Park Drive.	au
ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME	FACADE: Tradition SPECIFICATION: APPLY:	site address: Lot 1 in DP:25891	DRAWN: JOB NO: SDC 25052 CHECKED: DATE: BC 30.06.25	REV NO: 7 SHEET:	O: A: Unit 1/14 Bluett Drive, Smeaton Grange, NSW 2565 MEMBER you're in good hands Status Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au	gn ers
TO FRAME. DO NOT SCALE OFF PLANS.	STANDARD DA SCALE @ A3: GARAGE HAND: I : 100 Existing-LH	(No.16A) Chiswick Road Greenacre, Nsw 2190	PROJECT STAGE: DA		Degrees CONNECTWITHUS STONET ORAL A C C R E D I T E D Building f in Image: Connectwith Us Market B	

	ROOF SCHEDULE							
MARK	AREA	TYPE						
ROOF I	21.83 m²	EXISTING CONCRETE TILES						
ROOF 2	32.06 m²	EXISTING COLORBOND ROOF						
ROOF A	110.69 m²	SELECTED CONCRETE TILES						
ROOF B	148.23 m²	SELECTED CONCRETE TILES						
TOTAL	312.81 m²							

L	EGEND:
Ø	AIR CONDITIONING DUCTS
SAO	SMOKE ALARM
\bigcirc	EXHAUST FAN
$\triangleleft +$	GAS POINT
(L.O.H.)	LIFT OFF HINGES
~	FLOOR JOIST DIRECTION
#	2340 HIGH DOORS
Ĵ₽DG TAP	GARDEN TAP LOCATION
Ĵ₽₽R TAP	RAINWATER TAP LOCATION
DP ()	DOWN PIPE LOCATION
Ð	FLOOR WASTE
wsO	WASTE STACK
AJ 🛛	ARTICULATION JOINTS
[RA]	ROOF ACCESS
SC	STRUCTURAL COLUMN TO ENGINEER'S DETAIL
SB	STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS
TB	TIMBER BEAMS TO ROOF/ FLOOR MANUFACTURERS SPECS.
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PART 10.8 - CALCULATION - FIRST FLR EAVES VENTS (OPENNESS FACTOR OR FREE AIR - 350 cm) 7000 X 13.180 m = 92260 m / 35,000 = 2.64 = 3 Eave Vents HIGH LEVEL VENTS (OPENNESS FACTOR OR FREE AIR - 652 cm) 5000 mm / m X 13.180 m = 65900 m / 65,200 = 1 Whirly Vent (s) = 1.01

Existing & Proposed Floor Area) Proposed First Floor Area 82.73 m 50.01 m roposed Alfresco PROPOSED 132.75 m Existing Ground Floor 95.78 m 10.45 m Existing Porch XISTING 06.23 m 238.97 m Grand total: 4

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EASTERN ELEVATION

Left Elevation - Existing & Proposed



Front Elevation - Existing & Proposed

Proposed & Existing Elevations

1		0					
	HOUSE NAME:	CLIENT'S NAME:	SHEET NAME:		P: (02) 4647-2324		P: (02) 7252-5330
ALL DIMENSIONS	Custom	Mr. & Mrs. Clifford	PROPOSED & EXISTING ELEVA	TIONS	E:info@ 32degreesbuilding.com.au	$\langle \widehat{\mathbf{n}} \rangle$	E: info@sydneydraftingconceptsanddesign.com.au A: Suite 106, Level 1, 351 Oran Park Drive,
ARE IN	FACADE:		DRAWN: JOB NO:	REV NO:	A: Unit I/I4 Bluett Drive,		Oran Park, NSW, 2570.
MILLIMETERS. ALL	Tradition	SITE ADDRESS:	SDC 25052	7	Smeaton Grange, NSW 2565		W: Sydneydraftingconcepts.com.au
DIMENSIONS	SPECIFICATION: APPLY:	— Lot I in DP:25891	CHECKED: DATE:	/	MEMBER you're in good hands		Design Matters
ARE FRAME TO FRAME. DO	STANDARD DA	(No. I GA) Chiswick Road	BC 30.06.25	SHEET:	CONNECT WITH US	SYDNEY DRAFTING	National The park body for the bulk group roteation
NOT SCALE OFF PLANS.	SCALE @ A3: GARAGE HAND:	Greenacre New 2190	PROJECT STAGE:		Degrees Building f ⊻ in © Ø		A C C R E D I T E D BUILDING DESIGNER
OFF FLANG.	I : 100 Existing-L		DA		Building f У in 🖾 🕫 🛗		BUILDING DESIGNER

	STORMWATER TO STREET FRONTAGE, TO CONNECT TO EXISTING. TO BE VERIFIED ON SITE BY BUILDER/PLUMBER.
	NOTES: • ALL EXISTING STRUCTURES AND WALLS TO BE REMOVED, REFER TO DEMOLITION PLANS IN ARCHITECTURAL PLANS.
	NOTE: * FIRST FLOOR BEDROOMS WINDOWS TO BE COMPLYING WITH CLAUSE 11.3.7 OF NATIONAL CONSTRUCTION CODE 2022, VOLUME TWO - BUILDING CODE OF AUSTRALIA - PROTECTION OF OPENABLE WINDOWS.
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Side_Elevation - Existing & Proposed

Greenacre, Nsw 2190

ALL DIMENSIONS

ARE IN MILLIMETERS.

ALL DIMENSIONS ARE FRAME

TO FRAME. DO NOT SCALE OFF PLANS.

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Existing-LH



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STORMWATER TO STREET FRONTAGE, TO CONNECT TO EXISTING. TO BE VERIFIED ON SITE BY BUILDER/PLUMBER.

NOTES:

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LEGEND:

EXISTING BUILDING PROPOSED BRICK WORKS PROPOSED TIMBER -CLADDING WALL PROPOSED CONCRETE PROPOSED CONCRETE ROOF TILES PROPOSED COLORBOND - STEEL EXISTING STRUCTURES TO BE REMOVED

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Proposed Roof Plan

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ALL DIMENSIONS	Custom	Mr. & Mrs. Clifford	PROPOSED ROOF PLAN		E:info@ 32degreesbuilding.com.au		E: info@sydneydraftingconceptsanddesign.com.au A: Suite 106, Level 1, 351 Oran Park Drive,
ARE IN MILLIMETERS.	FACADE:		DRAWN: JOB NO: SDC 25052	REV NO:	A: Unit 1/14 Bluett Drive, Smeaton Grange, NSW 25		Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au
ALL DIMENSIONS	Tradition	site address: Lot I in DP:25891	SDC 25052 CHECKED: DATE:	7	MEMBER		Design
ARE FRAME	SPECIFICATION: APPLY: STANDARD DA	(No. I GA) Chiswick Road	BC 30.06.25	SHEET:	CONNECT WITH US	SYDNEY DRAFTING	
	SCALE @ A3: GARAGE HAND: I : 100 Existing-LH	Greenacre, Nsw 2190	PROJECT STAGE: DA	13	Degrees Building f У in 🗵 🖗	CONCEPTS & DESIGN	A C C R E D I T E D BUILDING DESIGNER



	ROOF SCHEDULE							
MARK	AREA	TYPE						
ROOF I	21.83 m²	EXISTING CONCRETE TILES						
ROOF 2	32.06 m²	EXISTING COLORBOND ROOF						
ROOF A	110.69 m²	SELECTED CONCRETE TILES						
ROOF B	148.23 m²	SELECTED CONCRETE TILES						
TOTAL	312.81 m²							

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Existing-LH

STORMWATER TO STREET FRONTAGE, TO CONNECT TO EXISTING. TO BE VERIFIED ON SITE BY BUILDER/PLUMBER.

NOTES:

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GROUND FLOOR PLAN

			WINI	DOW \$	SLIDING	DOOR SCHEDULE		
TYPE	MARK	CODE	HEIGHT	WIDTH	STYLE	FRAME TYPE	GLAZING	OBSCURED GLAZING
EXIST G	ROUND F	LOOR						
W	01	AS 15/27	1460	2650	SLIDING	STANDARD ALUMINIUM	DOUBLE LO-Tsol/aır gap/clear	No
SD	02	ASSD 21/27-3	2154	2676	STACKING	STANDARD ALUMINIUM	DOUBLE LO-Tsol/air gap/clear	No
W	03	AS 10/22	1030	2170	SLIDING	STANDARD ALUMINIUM	DOUBLE LO-Tsol/aır gap/clear	No
W	04	FIX OG/IG	600	1620	FIXED	STANDARD ALUMINIUM	DOUBLE LO-Tsol/aır gap/clear	No
PROPO:	SED FIRS	T FLOOR						
W	05	AS 12/22	1200	2170	SLIDING	STANDARD ALUMINIUM	DOUBLE LO-Tsol/air gap/clear	No
W	06	AS 12/22	1200	2170	SLIDING	STANDARD ALUMINIUM	DOUBLE LO-Tsol/air gap/clear	No
W	07	AS 10/18	1030	1810	SLIDING	STANDARD ALUMINIUM	DOUBLE LO-Tsol/air gap/clear	No
W	08	AS 06/22	600	2170	SLIDING	STANDARD ALUMINIUM	DOUBLE LO-Tsol/air gap/clear	No
W	09	AS 06/22	600	2170	SLIDING	STANDARD ALUMINIUM	DOUBLE LO-Tsol/aır gap/clear	No
W	10	AS 10/12	1030	1210	SLIDING	STANDARD ALUMINIUM	DOUBLE LO-Tsol/aır gap/clear	No
W	11	AS 10/12	1030	1210	SLIDING	STANDARD ALUMINIUM	DOUBLE LO-Tsol/air gap/clear	No
W	12	FIX 15/16	1460	1570	FIXED WINDOW	STANDARD ALUMINIUM	DOUBLE LO-Tsol/air gap/clear	No

	DOOR SCHEDULE			
MARK	TYPE	HEIGHT	WIDTH	TO ROOM
EXIST GROUND	FLOOR			
01	Internal_Door: 820	2040	820	Hall / Entry
PROPOSED FIR	ST FLOOR			
02	Internal_Door: 820	2040	820	Bed 4
03	Robe Doors_Sliding_3_door: 3/620 SLIDING DOOR	2040	1865	Linen
04	Internal_Door: 820	2040	820	Bed 3
05	Internal_Door: 820	2040	820	Bed 2
06	Robe Doors_Sliding_3_door: 3/620 SLIDING DOOR	2040	1865	Linen
07	Internal Door: 820	2040	820	Bath



WINDOWS TO BE IN ACCORDANCE WITH CURRENT BASIX CERTIFICATE.

* WINDOWS SIZES TO BE CHECKED BY BUILDER \$ WINDOW MANUFACTURE. REPORT ANY DISCREPANCIES PRIOR ORDERING.

* CONFIRM HEIGHTS & WIDTS OF DOORS PRIOR ORDERING.

	HOUSE NAME:	CLIENT'S NAME:	SHEET NAME:	P: (02) 4647-2324 P: (02) 7252-5330
ALL DIMENSIONS	Custom	Mr. & Mrs. Clifford	WINDOWS & DOORS SCHEDULES	E: info@ 32degreesbuilding.com.au A: Suite 106, Level 1, 351 Oran Park Drive, Oran Park NSW 2570
ARE IN MILLIMETERS.	FACADE:		DRAWN: JOB NO: REV NO:	A: Unit 1/14 Bluett Drive, Oran Park, NSW, 2570.
ALL DIMENSIONS	Tradition	SITE ADDRESS: Lot in DP:2589	SDC 25052 7	Smeaton Grange, NSW 2565 MEMBER you're in good hands
ARE FRAME TO FRAME. DO	SPECIFICATION: APPLY: STANDARD DA	(No. I GA) Chiswick Road	BC 30.06.25 SHEET:	CONNECT WITH US SYDNEY DRAFTING Number of Sydney Connect with US
NOT SCALE OFF PLANS.	SCALE®A3: GARAGE HAND I:100 Existing-I	Chappage New 2190	DA PROJECT STAGE:	Degrees Building f I in I P III I P IIII I P III I P IIII I P III I P III I P III I P IIII I P III I P IIII I P III I P III I P IIII I P IIIII P IIII I P IIIII I P IIII I P IIIII I P IIII I P IIIII I P IIII I P IIIII P IIIII P IIIII P IIIII P IIIII P II

PROPOSED FIRST FLOOR PLAN

	DOOR SCHEDULE			
MARK	TYPE	HEIGHT	WIDTH	TO ROOM
EXIST GROUND FL	OOR			
01	Internal_Door: 820	2040	820	Hall / Entry
PROPOSED FIRST	FLOOR			
02	Internal_Door: 820	2040	820	Bed 4
03	Robe Doors_Sliding_3_door: 3/620 SLIDING DOOR	2040	1865	Linen
04	Internal_Door: 820	2040	820	Bed 3
05	Internal_Door: 820	2040	820	Bed 2
06	Robe Doors_Sliding_3_door: 3/620 SLIDING DOOR	2040	1865	Linen
07	Internal_Door: 820	2040	820	Bath

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ELEVATION D

NOTES:
I. ALL PLUMBING SETOUT DIMENSIONS
ARE FROM THE TIMBER FRAME.
2. INTERNAL ELEVATIONS ARE
INDICATIVE ONLY. ALL CUPBOARD
DIMENSIONS TO BE SITE MEASURED.
3. TRADESMAN TO ALLOW EXTRA
30-40mm FOR ANY MOUNTED TAPWARE
HEIGHTS.

	HOUSE NAME:		CLIENT'S NAME:	SHEET NAME	-		P: (02) 4647-2324 P: (02) 7252-5330	
ALL DIMENSIONS	Custom		Mr. \$ Mrs. Clifford	BATHROON	I DETAILS		E: info@ 32degreesbuilding.com.au Ulart Uld Bluett Dovid	
ARE IN MILLIMETERS.	FACADE:			DRAWN:	JOB NO:	REV NO:	A. DINE 1/14 DIDELE DIVE,	.4
ALL	Tradition		SITE ADDRESS:	SDC	25052	7	Smeaton Grange, NSW 2565 W: Sydneydraftingconcepts.com.au	11
DIMENSIONS	SPECIFICATION:	APPLY:	Lot I in DP:25891	CHECKED:	DATE:	/	MEMBER you're in good hands	Desig Matte
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Existing \$ Proposed Floor Area)						
Proposed First Floor Area	82.73 m²					
Proposed Alfresco	50.01 m²					
PROPOSED	132.75 m²					
Existing Ground Floor	95.78 m²					
Existing Porch	10.45 m²					
EXISTING	106.23 m²					
Grand total: 4	238.97 m²					



PROPOSED FIRST FLOOR



FLOOR SPACE AREA						
NAME	AREA					
PROPOSED FIRST FLOOR FSR	73.07 m²					
PROPOSED	73.07 m²					
EXISTING GROUND FLOOR FSR	84.86 m²					
EXISTING	84.86 m²					
TOTAL	157.93 m ²					

EXISTING

1(01 0020	/ 0.0/
XISTING GROUND FLOOR FSR	84.86 m²
XISTING	84.86 m²
OTAL	157.93 m²



2. PROPOSED FIRST FLOOR FSR



I. EXISTING GROUND

	HOUSE NAME:	CLIENT'S NAME:	SHEET NAME:		P: (02) 4647-2324		P: (02) 7252-5330	
ALL DIMENSIONS	Custom	Mr. & Mrs. Clifford	FLOOR AREAS		E:info@ 32degreesbuilding.com.au	$\langle \widehat{\mathbf{n}} \rangle$	E: info@sydneydraftingconceptsandde A: Suite 106, Level I, 351 Oran Park	
ARE IN MILLIMETERS.	FACADE:		DRAWN: JOB NO:	REV NO:	A: Unit 1/14 Bluett Drive,		Oran Park, NSW, 2570.	,4
ALL	Tradition	SITE ADDRESS:	SDC 25052	7	Smeaton Grange, NSW 2565		W: Sydneydraftingconcepts.com.au	17
DIMENSIONS	SPECIFICATION: APPLY:	Lot I in DP:25891	CHECKED: DATE:	/	MEMBER you're in good hands		h <i>d</i> aa	Design Matter National
ARE FRAME TO FRAME. DO	STANDARD DA	(No. I GA) Chiswick Road	BC 30.06.25	SHEET:	CONNECT WITH US	SYDNEY DRAFTING	DQQQ	The peak body for the building design profe
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OFF PLANS.	I : 200 Existina	g-LH Orechaere, NSW 2100	DA	17	Building f 💆 in 🖾 🕫 🛅		BUILDING DESIGNER	MEMBER you're in good h



ORIVEWAY AREA								
		-BANKSTOWN						
	DA COUNCIL APPF							
		COUNCIL DEVELOPMENT APPROVAL PROCESS REQUIRED. REFER TO COUNCIL REGULATIONS FOR						
	FURTHER DETAILS							
	FLOOR SPACE RATI							
	* Areas are measured from the inter	· /						
	walls and excludes First floor: Voids	, Stairs, Lifts,						
	required car spacing to Australian S	tandards, Balconies						
	with walls less than 1.4m high (Refe	r to the LEP or DCP						
	for further details).							
	SITE AREA:	594.40 m ²						
	GROUND FLOOR:	84.86 m ²						
	FIRST FLOOR:	73.07 m ²						
	EXISTING STRUCTURE:	34.51 m ²						
	TOTAL GROSS FLOOR AREA:	192.44 m²						
	PROPOSED FSR:	32.38%						
	ALLOWED FSR:	75%						
	LANDSCAPE							
	SITE AREA:	594.40 m ²						
	TOTAL HARDSTAND AREA:	156.24 m ²						
	APPROX DRIVEWAY AREA:	15.09 m ²						
	LESS THAN 1.5m:	0.00 m ²						
	EXISTING STRUCTURE:	38.34 m ²						
	REMAINING SOFT LANDSCAPE AREA:	384.73 m ²						
	PROPOSED LANDSCAPE %: (384.73 n							
		N.118.88m) 20%						
	WIN. RECORCED BY COONCIE. (IVI)	N.110.0011) 207						
	SITE COVERAGE AREA							
	EXCLUDES PORCH, ALFRESCO							
	SITE AREA:	594.40 m ²						
	GROUND FLOOR AREA:	95.78 m ²						
	FIRST FLOOR AREA:	82.73 m ²						
T	GARAGE:	0.00 m ²						
	PORCH AREA:	10.45 m ²						
	ALFRESCO AREA:	50.01 m ²						
2	PROPOSED SITE COVERAGE:	22.56%						
	MAX. REQUIRED BY COUNCIL:	50%						
1.244.2								
	PRIVATE OPEN SP	ACE						
GROUND	PRINCIPAL PRIVATE OPEN SPACE:	24.00 m ²						
SR	PRIVATE OPEN SPACE:	178.43 m ²						
n²								
	MIN. ALLOWABLE BY COUNCIL:	80.00 m ²						
	MIN. ALLOWABLE BY COUNCIL:	0.00%						
	PRIVATE OPE	EN SPACE						
	PROPOSED DE	VELOPINENT						
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CONSTRUCTION MANAGEMENT PLAN

	HOUSE NAME:	CLIENT'S NAME:	SHEET NAME:		P: (02) 4647-2324 P: (02) 7252-5330	Τ
ALL DIMENSIONS	Custom	Mr. & Mrs. Clifford	CONSTRUCTION MANAGEMEN	t plan	E: info@sydneydraftingconceptsanddesign.com.au 32degreesbuilding.com.au A: Suite 106, Level 1, 351 Oran Park Drive, Oran Park DSW 2520	
ARE IN MILLIMETERS.	FACADE:			REV NO:		TĽ
ALL	Tradition	SITE ADDRESS:	SDC 25052 CHECKED: DATE:	7	Smeaton Grange, NSW 2565 MEMBER you're in good hands W: Sydneydraftingconcepts.com.au	li
ARE FRAME	SPECIFICATION: APPLY:	Lot I in DP:25891	BC 30.06.25	SHEET:		- I A
TO FRAME. DO NOT SCALE	STANDARD DA SCALE @ A3: GARAGE HAND:	(No.16A) Chiswick Road Greenacre, Nsw 2190	PROJECT STAGE:	18	Degrees	A
OFF PLANS.	As indicated Existing-LH	Greenacie, NSW 2130	DA	10	Building f in © @	ds

NOISE AND VIBRATION CONTROL:

-BOREHOLE REPORT SHOWS NO ROCK WITHIN SITE. MINIMAL VIBRATION AND NOISE DURING PIER HOLE DRILLING.

- SITE PLAN INDICATES MINIMAL CUT AND FILL PLANT USE WILL BE LOW IMPACT AND FOR MINIMAL TIMBERFRAMES.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.

2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.

4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

6 SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEPT DAILY.

7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

SEDIMENT FENCE NOT TO SCALE GEOTEXTILE FILTER

FABRIC ATTACHED TO TIMBER POSTS

GEOTEXTILE FILTER FABRIC TO BE LAID BELOW TRENCH

MIN. 150x100mm TRENCH WITH COMPACTED BACKFILL (SET INTO CONCRETE IF ON ROCK)

LEGEND

UNDIST

. 1.5m HIGH TIMBE POSTS @ 3.0m C/C MAX. DRIVEN MIN. 500mm INTO GROUND

	CONSTRUCTION FENCE
	SEDIMENT CONTROL FENCE
	WASTE STOCKPILE
	BUILDERS WASTE
4	ALL WEATHER ACCESS
X	ONSITE PORTABLE TOILET

ROAD

BM(STN) NAIL IN CONCRETE RL: 42.12(AHD)

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ALL DIMENSIONS Custom S ARE IN MILLIMETERS. JOB NO Unit 1/14 Bluett Drive, Oran Park, NSW, 2570. FACADE: REV NO: 25052 ton Grange, NSW 2565 SDC vdnevdraftingconcepts.com.au SITE ADDRESS 7 Tradition ALL 表 子 MEMBER DIMENSIONS ARE FRAME CHECKED: DATE Lot | in DP:25891 SPECIFICATION: you're in g APPLY: 30.06.25 BC D qqq SHEET: SYDNEY DRAFTING TO FRAME. DO NOT SCALE STANDARD DA (No. I GA) Chiswick Road The peak body for the building design profession Member Degrees ROJECT STAGE SCALE @ A3: GARAGE HAND ACCREDITED Greenacre, Nsw 2190 19 OFF PLANS. Building f 🔰 in 🞯 ወ 🛗 MEMBER you're in good h DA 1:200 Existing-LH JILDING DESIGNER

Design Matters DATE

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ALL DIMENSIONS	HOUSE NAME: Custom	CLIENT'S NAME: Mr. ∉ Mrs. Clifford	SHEET NAME: 9AM Proposed SHADOW DIAGRAM, 21st JUNE	P: (02) 7252-5330 E: info@sydneydraftingconceptsanddesign.com.au 32degreesbuilding.com.au
TO FRAME. DO	FACADE: Tradition SPECIFICATION: STANDARD SCALE @ A3: I: 200 Existing-LH	site address: Lot I in DP:25891 (No.16A) Chiswick Road Greenacre, Nsw 2190	SDC 25052 CHECKED: DATE: BC 30.06.25 SHEE	Rev No: 7 7 A: Unit 1/14 Bluett Drive, Smeaton Grange, NSW 2565 Sheett: 20 Degrees Building

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Proposed Shadow Diagram, 12Nn 21st of June

ALL DIMENSIONS	HOUSE NAME: Custom	Mr & Mrs Clifford	SHEET NAME: I 2Nn, Proposed Shadow Diag JUNE	ram, 21st	P: (02) 4647-2324 E:info@ 32degreesbulding.com.au A: Suite 106, Level 1, 351 Oran Park Drive, Oran Park DSW 2570	
ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	FACADE: Tradition SPECIFICATION: STANDARD SCALE @ A3: I : 200 Existing-LH	site address: Lot I in DP:25891 (No.16A) Chiswick Road Greenacre, Nsw 2190	DRAWN: JOB NO: SDC 25052 CHECKED: DATE: BC 30.06.25 PROJECT STAGE: DA	· · · ·	A: Unit 1714 Digett Drive, Smeaton Grange, NSW 2565 MEMBER you're in good hands	esigr atter ional sat body for the no design protes mber

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Proposed Shadow Diagram, 3pm 21st of June

ALL DIMENSIONS	house name: Custom	CLIENT'S NAME: Mr. & Mrs. Clifford	SHEET NAME: 3PM, Proposed Shadow Diagi JUNE	ram, 21st	E. mo@sydrey	330 draftingconceptsanddesign.com.au evel 1, 351 Oran Park Drive,
ARE IN MILLIMETERS. ALL DIMENSIONS	Iradición	site address: Lot 1 in DP:25891	DRAWN: JOB NO: SDC 25052 CHECKED: DATE:	rev no: 7	Sine 1/14 Didette Unive, Smeaton Grange, NSW 2565 MEMBER	ngconcepts.com.au
	SPECIFICATION: APPLY: STANDARD DA SCALE @ A3: GARAGE HAND: 1 : 200 Existing-LH	(No. I GA) Chiswick Road Greenacre, Nsw 2190	BC 30.06.25 PROJECT STAGE: DA	sheet: 22	you're in good hands	TED Member

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ALL DIMENSIONS	Custom	Mr. & Mrs. Clifford	NOTIFICATION PLAN		E: info@sydneydraftingconceptsanddesign.co	m.a
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