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SHEET NUMBER

00

SHEET NAME

COVER SHEET

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JOB NUMBER: 232611

PROJECT: DOUBLE STOREY RESIDENCE

LOT: A

DP:354402

SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

COUNCIL: CANTERBURY-BANKSTOWN



GENERAL NOTES

- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS.

- ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS.

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REV	DATE	DRAWN BY	DESCRIPTION
A	24.04.26	KO	INITIAL CONCEPT PLANS
B	08.05.26	KO	PLAN AMENDMENTS
C	12.05.26	KO	PLAN AMENDMENTS
D	23.05.26	KO	PLAN AMENDMENTS
E	16.06.26	KO	DA PLANS
F	18.06.26	KO	PLAN AMENDMENTS

CONSTRUCTION NOTES:

EXECUTION OF THE WORKS:

EXECUTE THE WORKS IN ACCORDANCE AND COMPLIANCE WITH:
-THE APPROVED DEVELOPMENT APPLICATION AND IN ACCORDANCE WITH THE RELEVANT CONDITIONS OF CONSENT AND OTHER RELEVANT LOCAL AUTHORITY REQUIREMENTS;
-THE REQUIREMENTS SCHEDULES BY A CURRENT BASIX CERTIFICATE CONSISTENT WITH THE WORKS.
-THE CURRENT EDITION OF THE NATIONAL CONSTRUCTION CODE (NCC 2022 VOLUME 2); AND
-CURRENT EDITIONS OF THE RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS RELEVANT TO THE EXECUTION OF THE WORKS.

COORDINATION:

REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND DOCUMENTATION OF OTHER CONSULTANTS. NOTIFY ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND/OR OTHER CONSULTANTS DOCUMENTATION PRIOR TO PROCEEDING WITH THE WORKS.

UNITS OF MEASUREMENT:

DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS NOTED OTHERWISE.

MATERIALS HANDLING AND STORAGE:

MATERIAL, FIXTURES AND FITTINGS ARE TO BE HANDLED, STORED AND INSTALLED IN ACCORDANCE WITH THE CURRENT MANUFACTURER'S SPECIFICATIONS

STRUCTURE:

FOUNDATIONS, FOOTINGS, REINFORCED CONCRETE SLABS, RETAINING WALLS, FRAMING, BRACING, TIE-DOWN AND OTHER STRUCTURAL ELEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

HYDRAULICS:

STORMWATER DRAINAGE, WASTE WATER DRAINAGE, FRESH WATER, GAS SUPPLY AND OTHER HYDRAULIC SERVICES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY AND HYDRAULIC ENGINEER'S REQUIREMENTS.

SLAB REBATES:

ALL SLAB REBATES TO BE 160mm UNLESS OTHERWISE NOTED.
GARAGE REBATES ARE 280mm WIDE X 15mm RECESS. ALL DIMENSIONS ARE TAKEN FROM EXTERNAL EDGE OF BRICK WALL.

WET AREAS:

FIXTURES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. ALL SIZES DEPICTED MAY VARY DEPENDING ON AVAILABILITY AND PRODUCT SELECTION. HEIGHT OF TILES MAY VARY ACCORDING TO SELECTION OF TILES. F.W. LOCATION IS DIAGRAMATIC ONLY AND POSITION MAY VARY. ALL FIXTURES SHOWN ARE BASED ON STANDARD INCLUSIONS. MEASUREMENTS MAY VARY AS PER THE AVAILABILITY AND PRODUCT SELECTION.

CONSULTANTS:

ALL RELEVANT CONSULTANT DRAWINGS TO BE REFERRED BACK TO ORIGINAL DRAWINGS PROVIDED.

MEASUREMENTS:

ALL MEASUREMENTS ARE TAKEN FRAME TO FRAME AND TO FINISH FLOOR LEVEL. NO CONSIDERATION OF FLOOR FINISH MATERIAL HAVE BEEN TAKEN. WHERE NEEDED, MEASUREMENTS MAY NEED TO BE ACCOUNTED FOR FINISH ONTOP OF CURRENT DIMENSION.

SITE PLAN:

BEARINGS AND DISTANCES ARE BY TITLE AND/OR DEED ONLY.

THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.

SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

TREE LOCATIONS ARE ACCURATE TO +/- 0.30m.

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:200M.

SITE SPECIFIC HAZARDS:

- OVERHEAD POWERLINES
- NO STREET PARKING
- LIMITED SPACE FOR MATERIAL STOCK PILE
- EXISTING POOL
- CLOSE TO SCHOOL
- FOOTPATH / PEDESTRIAN TRAFFIC
- TRAFFIC CONTROL REQUIRED
- EXISTING TREES / OVERHEAD CONSTRUCTION
- DROP EDGE BEAM
- ELECTRICAL TURRET / INSTALLATION

SITE INDUCTION:

BEFORE ENTERING SITE PLEASE REVIEW. AND MAKE YOURSELF FAMILIAR WITH EMERGENCY CONTACTS. SITE SPECIFIC HAZARDS AND THE SITE SPECIFIC INDUCTION INFORMATION THAT IS LOCATED ON THE SITE INDUCTION SIGN. IF YOU HAVE ANY TROUBLE UNDERSTANDING THIS INSTRUCTION, CONTACT THE SITE SUPERVISOR OR EMERGENCY CONTACT NUMBER LOCATED ON THE SIGN.

GENERAL SPECIFICATIONS:

EXECUTE THE WORKS IN COMPLIANCE WITH THE RELEVANT DEEMED-TO-SATISFY PROVISIONS OF THE NATIONAL CONSTRUCTION CODE (NCC- VOLUME 2), CURRENT EDITIONS OF RELEVANT AUSTRALIAN STANDARDS, OTHER APPLICABLE PUBLISHED STANDARDS AND THE RELEVANT REQUIREMENTS OF LOCAL AND/OR STATUTORY AUTHORITIES APPLICABLE TO THE EXECUTION OF THE WORKS. THIS SCHEDULE OF CODES AND STANDARDS OUTLINES THE MINIMUM ACCEPTABLE STANDARDS.

TERMITE PROTECTION:

PROVIDE TERMITE PROTECTION: IN ACCORDANCE WITH PART 3.4 - TERMITE RISK MANAGEMENT OF THE NCC (VOLUME 2) AND TO AS 3660.1: TERMITE MANAGEMENT - NEW BUILDING WORK)
PROVIDE PROFESSIONAL CERTIFICATION OF THE TERMITE PROTECTION MEASURES TO THE PRINCIPAL CERTIFYING AUTHORITY, CONFIRMING COMPLIANCE WITH THE PROVISIONS OF THE NCC AND AUSTRALIAN STANDARDS.

FLASHING AND DAMP - PROOF COURSES:

FLASHING AND DAMP - PROOF COURSES: TO AS 2904: DAMP PROOF COURSES AND FLASHINGS.

FASTENERS:

STEEL NAILS: HOT-DIP GALVANISED TO AS/NZS 4680: HOT-DIP GALVANISED (ZINC) COATINGS ON FABRICATED FERROUS ARTICLES.
SELF-DRILLING SCREWS: TO AS 3566.1: SELF-DRILLING SCREWS FOR BUILDING AND CONSTRUCTION INDUSTRIES

METAL FINISHES:

CORROSION PROTECTION: TO NCC VOLUME 2 CLAUSE 6.3.9 (STRUCTURAL STEEL MEMBERS- CORROSION PROTECTION)

SITE PREPARATION:

DEMOLITION:

DEMOLISH EXISTING STRUCTURES AS SHOWN: TO AS 2601: DEMOLITION OF STRUCTURES.

EARTHWORKS:

TO BE CARRIED OUT IN ACCORDANCE WITH: THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979; RELEVANT CONDITIONS OF THE DEVELOPMENT CONSENT; AND THE RELEVANT REQUIREMENTS OF PART 3.2 OF THE NCC (VOLUME 2).

STORMWATER DRAINAGE:

PART 3.3 OF THE NCC (VOLUME 2) AND AS3500.3 (PLUMBING AND DRAINAGE, PART 3: STORMWATER DRAINAGE).

STRUCTURAL DESIGN:

FOR DETAILS OF STRUCTURAL FOOTINGS, SLABS, FRAMING AND THE LIKE REFER TO STRUCTURAL ENGINEERING DETAILS, TO BE PREPARED BY A QUALIFIED STRUCTURAL ENGINEER.
STRUCTURAL DESIGN IS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS & STRUCTURAL DESIGN MANUALS.

STRUCTURAL DESIGN MANUALS:

AS 1170.0: STRUCTURAL DESIGN ACTIONS - GENERAL PRINCIPLES.
AS 1170.1: STRUCTURAL DESIGN ACTIONS - PERMANENT,IMPOSED AND OTHER ACTIONS
AS 1170.2: STRUCTURAL DESIGN ACTIONS - WIND ACTIONS
AS 1170.4: STRUCTURAL DESIGN ACTIONS - EARTHQUAKE ACTIONS IN AUSTRALIA
AS 1720.1: TIMBER STRUCTURES
AS 2159: PILING-DESIGN AND INSTALLATION
AS 3600: CONCRETE STRUCTURES CODE
AS 4100: STEEL STRUCTURES
AS 4678: EARTH RETAINING STRUCTURES.

DRIVEWAY:

DRIVEWAY TO BE IN ACCORDANCE WITH AS 2890.1:2004

CONCRETE CONSTRUCTION:

CONCRETE STRUCTURES TO COMPLY WITH-
AS 3600: CONCRETE STRUCTURES
AS 3610: FORMWORK FOR CONCRETE
AS 2870: RESIDENTIAL SLABS AND FOOTINGS
AS 1379: SPECIFICATION AND SUPPLY OF CONCRETE

FOOTINGS AND SLABS:

DESIGN AND CONSTRUCTION OF FOOTINGS AND SLABS: IN ACCORDANCE WITH PART 4.2 OF THE NCC (VOLUME 2) AND AS 2870: RESIDENTIAL SLABS AND FOOTINGS, AS 3600: CONCRETE STRUCTURES AND AS 2159: PILING-DESIGN AND INSTALLATION.

BRICK & BLOCK CONSTRUCTION (MASONRY):

MASONRY CONSTRUCTION: TO BE IN ACCORDANCE WITH PART 5 OF THE NCC (VOLUME 2) AND TO AS 3700: MASONRY STRUCTURES
AS 4455.1: MASONRY UNITS, PAVERS, FLAGS AND SEGMENTAL RETAINING WALL UNITS - MASONRY UNITS.
CLAY BRICK DURABILITY BELOW DAMP-PROOF COURSE: USE EXPOSURE CATEGORY TO AS4456.10: MASONRY UNITS, SEGMENTAL PAVERS AND FLAGS - METHODS OF TEST, METHOD 10: DETERMINING RESISTANCE TO SALT ATTACK

GALVANISING:

GALVANISING MILD STEEL COMPONENTS (INCLUDING FASTENERS) TO AS 1214 OR AS 4680, AS APPROPRIATE. WHERE EXPOSED TO WEATHER, EMBEDDED IN MASONRY OR IN CONTACT WITH CHEMICALLY TREATED TIMBER.

FIRE SAFETY:

FIRE SEPARATION:

TO BE IN ACCORDANCE WITH PART 9.2 & 9.3 OF THE NCC (VOLUME 2).
FIRE SEPARATION-ROOF LIGHTS: PART 9.2.10 OF THE NCC (VOLUME 2).
REFER TO ARCHITECTURAL DETAILS OF FIRE SEPARATION METHODS.

SMOKE ALARMS:

TO BE IN ACCORDANCE WITH PART 9.5 OF THE NCC (VOLUME 2); AND AS 3786: SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION.

LINING:

PLASTERBOARD IN ACCORDANCE WITH AS/NZS 2588: GYPSUM PLASTERBOARD.
PLASTERBOARD INSTALLATION IN ACCORDANCE WITH AS/NZS 2589.1: GYPSUM LININGS IN RESIDENTIAL AND LIGHT COMMERCIAL CONSTRUCTION-APPLICATION AND FINISHING-GYPSUM PLASTERBOARD (LEVEL 4 FINISH).
FIBRE CEMENT IN ACCORDANCE WITH AS/NZS 2908.2: CELLULOSE-CEMENT PRODUCTS-FLAT SHEETS), TYPE B, CATGEORY 2.

TIMBER & STEEL FRAMED CONSTRUCTION:

SUB-FLOOR VENTILATION:

TO BE IN ACCORDANCE WITH PART 6.2 OF THE NCC (VOLUME 2).

TIMBER WALL, FLOOR AND ROOF FRAMING:

TIMBER FRAMING: TO BE IN ACCORDANCE WITH: PART 6 & 7 OF THE NCC (VOLUME 2)
AS1684.2: RESIDENTIAL TIMBER FRAMED CONSTRUCTION.
AS 1684.4: RESIDENTIAL TIMBER-FRAMED CONSTRUCTION- SIMPLIFIED-NON-CYCLONIC)
AS 1720.1:TIMBER STRUCTURES

STEEL FRAMING AND STRUCTURAL STEEL MEMBERS:

STEEL FRAMING: TO BE IN ACCORDANCE WITH: PART 6.3 OF THE NCC (VOLUME 2).
AS 4100: STEEL STRUCTURES
AS 1554.1: STRUCTURAL STEEL WELDING
AS 4600: COLD FORMED STEEL STRUCTURES
AS 3623: DOMESTIC METAL FRAMING
AS 4671: STEEL REINFORCING MATERIALS

ROOF AND WALL CLADDING:

ROOF TILING:

TO BE IN ACCORDANCE WITH:
PART 7.3 OF THE NCC (VOLUME 2)
AS 2049: ROOF TILES
AS 2050: INSTALLATION OF ROOF TILES

METAL ROOF SHEETING:

TO BE IN ACCORDANCE WITH:
PART 7.2 OF THE NCC (VOLUME 2)
METAL ROOFING DESIGN AND INSTALLATION IN ACCORDANCE WITH AS 1562.1: DESIGN AND INSTALLATION OF METAL ROOF AND WALL CLADDING

ROOF PLUMBING:

TO BE IN ACCORDANCE WITH:
PART 7.4 OF THE NCC (VOLUME 2)
AS/NZS 3500.2: SANITARY PLUMBING AND DRAINAGE
AS/NZS 3500.3: STORMWATER DRAINAGE
AS/NZS 3500.5: HOUSING INSTALLATIONS

WALL CLADDING:

TO BE IN ACCORDANCE WITH PART 7.5 OF THE NCC (VOLUME 2).

INSULATION AND SARKING:

BULK INSULATION: IN ACCORDANCE WITH AS/NZS 4859.1: THERMAL INSULATION MATERIALS FOR BUILDINGS, PART 1: GENERAL CRITERIA AND TECHNICAL PROVISIONS
SARKING MATERIAL: IN ACCORDANCE WITH AS/NZS 4200.1: PLIABLE BUILDING MEMBRANES AND UNDERLAYS, PART 1-MATERIALS

WINDOWS AND DOORS:

GLAZING TO BE IN ACCORDANCE WITH PART 8 OF THE NCC (VOLUME 2).
GLASS SELECTION AND INSTALLATIONS-
AS 1288: GLASS IN BUILDINGS-SELECTION AND INSTALLATION
TIMBER DOORSETS- AS 2688: TIMBER AND COMPOSITE DOORS
SECURITY SCREEN DOORS AND WINDOW GRILLES-
AS 5039: SECURITY SCREEN DOORS AND SECURITY WINDOW GRILLES
WINDOW SELECTION AND INSTALLATION-
AS 2047: WINDOWS AND EXTERNAL GLAZED DOORS IN BUILDINGS
GARAGE DOORS- AS/NZS 4505: GARAGE DOORS AND OTHER LARGE ACCESS DOORS.

HEALTH AND AMENITY:

WET AREAS:

TO BE IN ACCORDANCE WITH PART 10.2 OF THE NCC (VOLUME 2)

ROOM HEIGHTS:

TO BE IN ACCORDANCE WITH PART 10.3 OF THE NCC (VOLUME 2).

KITCHEN, SANITARY AND WASHING FACILITIES:

TO BE IN ACCORDANCE WITH PART 10.4 OF THE NCC (VOLUME 2).

NATURAL AND ARTIFICIAL LIGHT:

TO BE IN ACCORDANCE WITH PARTS 10.5 OF THE NCC (VOLUME 2).

VENTILATION:

TO BE IN ACCORDANCE WITH PART 10.6 OF THE NCC (VOLUME 2).

SOUND INSULATION:

TO BE IN ACCORDANCE WITH PART 10.7 OF THE NCC (VOLUME 2).

CONDENSATION MANAGEMENT:

EXTERNAL WALL CONSTRUCTION TO BE IN ACCORDANCE WITH PART 10.8.1 OF THE NCC (VOLUME 2).
EXHAUST SYSTEM TO BE IN ACCORDANCE WITH PART 10.8.2 OF THE NCC (VOLUME 2).
VENTILATION OF ROOF SPACES TO BE IN ACCORDANCE WITH PART 10.8.3 OF THE NCC (VOLUME 2).

SAFE MOVEMENT AND ACCESS:

STAIR CONSTRUCTION:

TO BE IN ACCORDANCE WITH PART 11.2 OF THE NCC (VOLUME 2)

BALUSTRADES:

TO BE IN ACCORDANCE WITH PART 11.3.3, 11.3.4 & 11.3.5 OF THE NCC (VOLUME 2)

PROTECTION OF OPENABLE WINDOWS:

TO BE IN ACCORDANCE WITH PART 11.3.7 & 11.3.8 OF THE NCC (VOLUME 2)

BLOCK AND TILE FINISHES:

CERAMIC TILING: IN ACCORDANCE WITH AS 3958.1: CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES
AS 3958.2: CERAMIC TILES - GUIDE TO THE SELECTION OF A CERAMIC TILING SYSTEM
ADHESIVES: IN ACCORDANCE WITH AS 2358: ADHESIVES - FOR FIXING CERAMIC TILES

WATERPROOFING:

TO BE IN ACCORDANCE WITH PART 10.2 OF THE NCC (VOLUME 2).
AS 3740: WATERPROOFING OF DOMESTIC WET AREAS
REFER TO ARCHITECTURAL DETAILS FOR WATERPROOFING.

FLOOR COATINGS AND COVERINGS:

CARPETING- AS/NZS 2455.1: TEXTILE FLOOR COVERINGS - INSTALLATION PRACTICE - GENERAL
RESILIENT FINISHES- AS 1884: FLOOR COVERINGS - RESILIENT SHEET AND TILES - INSTALLATION PRACTICES.

PAINTING:

PAINTING IN ACCORDANCE WITH AS/NZS 2311:GUIDE TO THE PAINTING OF BUILDINGS
AS/NZS 2312: GUIDE TO THE PROTECTION OF STRUCTURAL STEEL AGAINST ATMOSPHERIC CORROSION BY THE USE OF PROTECTIVE COATINGS

ENERGY EFFICIENCY:

BUILDING SEALING:

TO BE IN ACCORDANCE WITH PART 13.4 OF THE NCC (VOLUME 2)

EXTERNAL WINDOWS & DOORS:

TO BE IN ACCORDANCE WITH PART 13.4.4 OF THE NCC (VOLUME 2)

EXHAUST FANS:

TO BE IN ACCORDANCE WITH PART 13.4.5 OF THE NCC (VOLUME 2)

CONSTRUCTION OF CEILINGS, WALLS & FLOORS:

TO BE IN ACCORDANCE WITH PART 13.4.6 OF THE NCC (VOLUME 2)

PLUMBING INSTALLATIONS:

PLUMBING AND DRAINING PRODUCTS-
AS/NZS 3718: WATER SUPPLY - TAP WARE
MP52: MANUAL OF AUTHORIZATION PROCEDURES FOR PLUMBING AND DRAINAGE PRODUCTS
STORMWATER & DRAINAGE-
AS/NZS 3500.1: WATER SERVICES
AS/NZS 3500.2: SANITARY PLUMBING AND DRAINAGE
AS/NZS 3500.3: STORMWATER DRAINAGE
AS/NZS 3500.5: HOUSING INSTALLATIONS
WASTEWATER-
AS/NZS 3500.3: STORMWATER DRAINAGE
AS/NZS 3500.4: HEATED WATER SERVICES
GAS-
AS 5601: GAS INSTALLATIONS

MECHANICAL INSTALLATIONS:

MECHANICAL VENTILATION IN ACCORDANCE WITH-
AS 1668.2: THE USE OF VENTILATION AND AIRCONDITIONING IN BUILDINGS, PART 2: VENTILATION DESIGN FOR INDOOR AIR CONTAMINANT CONTROL



SHEET NUMBER	01	SHEET NAME	CONSTRUCTION NOTES
SADAC DESIGN & BUILD CONSULTANTS architectural design drafting approval build consultants			
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LOT: A

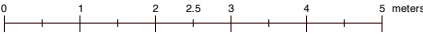
DP:354402

SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

COUNCIL: CANTERBURY-BANKSTOWN

SCALE @ A3:



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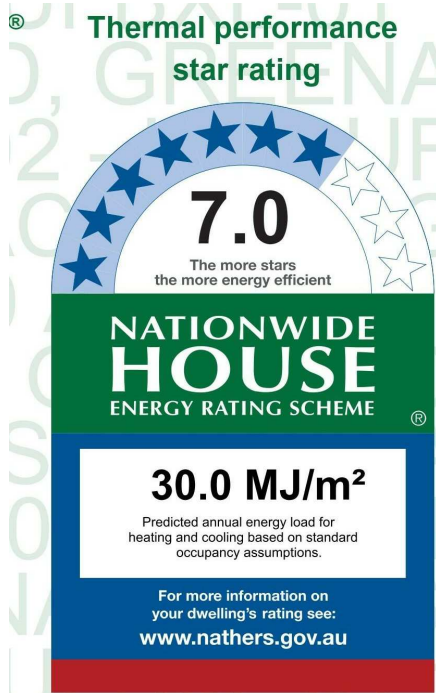
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Construction	Area - m ²	Insulation
floor - concrete slab on ground, waffle pod slab.	190.7	none
floor - suspended floor above enclosed subfloor, concrete - suspended; frame: light steel frame.	133	fibreglass batts or roll
floor - suspended floor above open subfloor, concrete - suspended; frame: light steel frame.	14.7	fibreglass batts or roll
floor - suspended floor above garage, concrete - suspended; frame: light steel frame.	41.7	fibreglass batts or roll
garage floor - concrete slab on ground, waffle pod slab.	56	none
external wall: cavity brick; frame: no frame.	all external walls	foil-foam composite board+ foil/sarking
external garage wall: cavity brick; frame: no frame.	30.5	none
internal wall: plasterboard; frame: timber - H2 treated softwood.	196.1	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	177.71	ceiling: fibreglass batts or roll; roof: foil backed blanket.

Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			
The applicant must install a fixed outdoor clothes drying line as part of the development.			

SHEET NUMBER 02		SHEET NAME BASIX REQUIREMENTS		SCALE @ A3: 		GENERAL NOTES		REV	DATE	DRAWN BY	DESCRIPTION	
SADAC DESIGN & BUILD CONSULTANTS <i>architectural design drafting approval build consultants</i>		JOB NUMBER: 232611		PROJECT: DOUBLE STOREY RESIDENCE		- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS. - ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELAVANT CONSULTANTS DRAWINGS. ANY DISCRIPANCY MUST BE NOTIFIED TO THE DESIGNER.		A	24.04.26	KO	INITIAL CONCEPT PLANS	
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email: admin@sadacdesignandbuild.com.au								D	23.05.26	KO	PLAN AMENDMENTS	
Address: 20 Calotis Crescent, Denham Court, NSW 2565	CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE		COUNCIL: CANTERBURY-BANKSTOWN		E			16.06.26	KO	DA PLANS		
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Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	14.5	15.5
Load limits	25	18

Features determining load limits

Floor type	
(lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-3UFBXL-01>.

When using either link, ensure you are visiting <http://www.hero-software.com.au>



Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
WID-101-001	Horizon Awning Window	6.4	0.66	0.62	0.69
WID-101-020	Horizon Awning Window	4.8	0.54	0.51	0.56
WID-102-001	Horizon Sliding Window	6.3	0.76	0.72	0.79
WID-102-002	Horizon Sliding Window	4.5	0.61	0.58	0.64
WID-104-002	Horizon Sliding Door	3.7	0.66	0.63	0.69
WID-106-003	Horizon Fixed Window	3.9	0.66	0.63	0.69

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Shading device*
BATH	WID-101-001	W05	900	2170	Awning	45	ESE	None
BATH	WID-101-001	W32	900	1570	Awning	45	WNW	None
BED 1	WID-102-002	W16	900	2170	Sliding	45	WNW	None
BED 2	WID-104-002	SD20	2800	3000	Sliding Door	45	SSW	None
BED 2	WID-102-002	W35	900	2170	Sliding	45	WNW	None
BED 3	WID-102-002	W33	900	2170	Sliding	45	WNW	None
BED 4	WID-102-002	W26	900	2390	Sliding	45	ESE	None
Butlers Pantry	WID-102-002	W15	700	1800	Sliding	45	WNW	None
ENS BED 1	WID-101-020	W17	900	970	Awning	90	WNW	None
ENS 2	WID-101-020	W34	900	970	Awning	90	WNW	None
ENSUITE	WID-101-020	W31	900	1570	Awning	45	WNW	None
Entry/Living	WID-101-020	W02	2340	970	Awning	60	ESE	None
Entry/Living	WID-106-003	W24-1	2900	1800	Fixed	0	ESE	None
Entry/Living	WID-106-003	W21	3000	1810	Fixed	0	SSW	None
Garage	WID-102-001	W18	900	2400	Sliding	45	WNW	None
Garage	WID-102-001	W19	900	2400	Sliding	45	WNW	None
Guest Bedroom	WID-102-002	W06	900	2170	Sliding	45	ESE	None

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Shading device*
Kitchen/Dining/Living	WID-104-002	SD09	2750	2700	Sliding Door	66	SSW	None
Kitchen/Dining/Living	WID-106-003	W08	2700	2650	Fixed	0	ESE	None
Kitchen/Dining/Living	WID-106-003	W14	700	3200	Fixed	0	WNW	None
Kitchen/Dining/Living	WID-104-002	SD12	2700	5500	Sliding Door	66	NNE	None
Kitchen/Dining/Living	WID-106-003	W36-1	3000	2650	Fixed	0	NNE	None
LIVING	WID-106-003	W21-2	1000	1810	Fixed	0	SSW	None
LIVING	WID-106-003	W21-3	2200	3660	Fixed	0	SSW	None
LIVING	WID-101-020	W22	2340	970	Awning	90	ESE	None
LIVING	WID-106-003	W24-2	2900	1800	Fixed	0	ESE	None
LIVING	WID-102-002	W25	900	2390	Sliding	45	ESE	None
MASTER BED	WID-104-002	SD29	2750	2700	Sliding Door	66	NNE	None
Kitchen/Dining/Living	WID-106-003	W36-1	1000	2650	Fixed	0	NNE	None
Kitchen/Dining/Living	WID-106-003	W36-2	2046	2650	Fixed	0	NNE	None
WIR	WID-101-020	W30	900	970	Awning	90	NNE	None

Roof window type and performance value

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window schedule

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
None								

Skylight type and performance

Skylight ID	Skylight description
GEN-04-004a	Double-glazed Clear Skylight

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Shaft Reflectance
ENSUITE	GEN-04-004a	SL43	600	0.58	NNE	None	No	80
Kitchen/Dining/Living	GEN-04-004a	SL44	600	1.25	SE	None	No	80
Kitchen/Dining/Living	GEN-04-004a	SL45	600	1.25	NNE	None	No	80
LIVING	GEN-04-004a	SL42	600	1.63	WSW	None	No	80
WIR	GEN-04-004a	SL41	600	1.25	SE	None	No	80

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Entry/Living	2700	1600	90	SSW
Garage	2700	5000	90	SSW
Laundry	2700	820	90	WNW

External wall type

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
CAV-BRICK-110-110-REN-A	Cavity Brick Wall - 110mm/110mm Rendered Internally	0.30	Light	0.00	No
CAV-BRICK-110-110-REN-B	Cavity Brick Wall - 110mm/110mm Rendered Internally	0.30	Light	0.71	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATH	CAV-BRICK-110-110-REN-B	3000	2355	ESE		Yes
BATH	CAV-BRICK-110-110-REN-B	3000	1992	WNW	450	No
BATH	CAV-BRICK-110-110-REN-B	3000	839	SSW	450	Yes
BED 1	CAV-BRICK-110-110-REN-B	3000	3218	WNW		Yes
BED 2	CAV-BRICK-110-110-REN-B	3000	4338	SSW	2543	Yes
BED 2	CAV-BRICK-110-110-REN-B	3000	4579	WNW	450	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
BED 3	CAV-BRICK-110-110-REN-B	3000	3980	WNW	450	Yes
BED 4	CAV-BRICK-110-110-REN-B	3000	4192	ESE	450	No
Butlers Pantry	CAV-BRICK-110-110-REN-B	3000	2870	WNW		Yes
ENS BED 1	CAV-BRICK-110-110-REN-B	3000	1389	WNW		Yes
ENS 2	CAV-BRICK-110-110-REN-B	3000	1419	WNW	450	Yes
ENSUITE	CAV-BRICK-110-110-REN-B	3000	2019	WNW	450	No
Entry/Living	CAV-BRICK-110-110-REN-B	3000	7524	ESE		Yes
Entry/Living	CAV-BRICK-110-110-REN-B	3000	2459	SSW		Yes
Entry/Living	CAV-BRICK-110-110-REN-B	3800	1070	ESE		Yes
Entry/Living	CAV-BRICK-110-110-REN-B	3800	2797	SSW	2679	Yes
Entry/Living	CAV-BRICK-110-110-REN-B	3800	1070	WNW		Yes
Garage	CAV-BRICK-110-110-REN-A	3000	5568	SSW		Yes
Garage	CAV-BRICK-110-110-REN-A	3000	10066	WNW		Yes
Garage	CAV-BRICK-110-110-REN-A	3000	482	NNE		Yes
Guest Bedroom	CAV-BRICK-110-110-REN-B	3000	3657	NNE		Yes
Guest Bedroom	CAV-BRICK-110-110-REN-B	3000	4060	ESE		Yes
Kitchen/Dining/Living	CAV-BRICK-110-110-REN-B	3000	3757	SSW		Yes
Kitchen/Dining/Living	CAV-BRICK-110-110-REN-B	3000	4597	ESE	3819	Yes
Kitchen/Dining/Living	CAV-BRICK-110-110-REN-B	3000	5417	WNW		Yes
Kitchen/Dining/Living	CAV-BRICK-110-110-REN-B	3000	10524	NNE	6467	Yes
Kitchen/Dining/Living	CAV-BRICK-110-110-REN-B	3000	6209	ESE		Yes
LIVING	CAV-BRICK-110-110-REN-B	3000	5256	SSW		Yes
LIVING	CAV-BRICK-110-110-REN-B	3000	14416	ESE	450	No
Laundry	CAV-BRICK-110-110-REN-B	3000	1621	WNW		Yes
MASTER BED	CAV-BRICK-110-110-REN-B	3000	4520	NNE	1749	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
Kitchen/Dining/Living	CAV-BRICK-110-110-REN-B	3000	6209	ESE	450	No
Kitchen/Dining/Living	CAV-BRICK-110-110-REN-B	3000	3506	NNE		No
Kitchen/Dining/Living	CAV-BRICK-110-110-REN-B	3000	4838	WNW		Yes
WIR	CAV-BRICK-110-110-REN-B	3000	5697	WNW	450	No
WIR	CAV-BRICK-110-110-REN-B	3000	2319	NNE	1749	Yes

Internal wall type

Wall ID	Wall Type	Area (m ²)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	128.6	2.50
INT-PB	Internal Plasterboard Stud Wall	196.0	0.00

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATH	WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm)	8.6	N/A	0.56	Tile (8mm)
BATH	SUSP-CONC-100: Suspended Concrete Slab Floor (100mm)	10.2	N/A	2.50	Tile (8mm)
BED 1	WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm)	12.3	N/A	0.56	Timber (12mm)
BED 2	SUSP-CONC-100: Suspended Concrete Slab Floor (100mm)	19.8	N/A	2.50	Timber (12mm)
BED 3	SUSP-CONC-100: Suspended Concrete Slab Floor (100mm)	16.1	N/A	2.50	Timber (12mm)
BED 4	SUSP-CONC-100-LINED: Suspended Concrete Slab Floor (100mm) - Lined Below	14.7	N/A	2.50	Timber (12mm)
Butlers Pantry	WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm)	10.0	N/A	0.56	Tile (8mm)
ENS BED 1	WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm)	3.9	N/A	0.56	Tile (8mm)
ENS 2	SUSP-CONC-100: Suspended Concrete Slab Floor (100mm)	4.6	N/A	2.50	Tile (8mm)
ENSUITE	SUSP-CONC-100: Suspended Concrete Slab Floor (100mm)	8.8	N/A	2.50	Tile (8mm)
Entry/Living	WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm)	55.0	N/A	0.56	Tile (8mm)
Garage	WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm)	56.0	N/A	0.56	Exposed
Guest Bedroom	WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm)	13.6	N/A	0.56	Timber (12mm)

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Kitchen/Dining/Living	WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm)	75.3	N/A	0.56	Tile (8mm)
LIVING	SUSP-CONC-100: Suspended Concrete Slab Floor (100mm)	80.3	N/A	2.50	Timber (12mm)
Laundry	WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm)	6.2	N/A	0.56	Tile (8mm)
MASTER BED	SUSP-CONC-100: Suspended Concrete Slab Floor (100mm)	25.8	N/A	2.50	Timber (12mm)
STORAGE	WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm)	3.0	N/A	0.56	Tile (8mm)
WIR	WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm)	2.7	N/A	0.56	Tile (8mm)
WIR	SUSP-CONC-100: Suspended Concrete Slab Floor (100mm)	13.2	N/A	2.50	Timber (12mm)

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENS 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENSUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Entry/Living	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Garage	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Kitchen/Dining/Living	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
LIVING	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
MASTER BED	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
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SHEET NUMBER		SHEET NAME		SCALE @ A3:		GENERAL NOTES		REV	DATE	DRAWN BY	DESCRIPTION				
02.1		NATHERS (MAIN DWELLING)				- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS. - ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELEVANT CONSULTANTS DRAWINGS. ANY DISCREPANCY MUST BE NOTIFIED TO THE DESIGNER.		A	24.04.26	KO	INITIAL CONCEPT PLANS				
SADAC DESIGN & BUILD CONSULTANTS architectural design drafting approval build consultants ABN: 186 919 886 46 T: 02 8751 0473 email: admin@sadacdesignandbuild.com.au Address: 20 Calotis Crescent, Denham Court, NSW 2565 ALL RIGHTS RESERVED. THESE DRAWINGS ARE THE PROPERTY OF SADAC DESIGN & BUILD CONSULTANTS UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968				JOB NUMBER: 232611				PROJECT: DOUBLE STOREY RESIDENCE		B	08.05.26	KO	PLAN AMENDMENTS		
				LOT: A				DP:354402		SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190		C	12.05.26	KO	PLAN AMENDMENTS
				CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE				COUNCIL: CANTERBURY-BANKSTOWN		D	23.05.26	KO	PLAN AMENDMENTS		
										E	16.06.26	KO	DA PLANS		
										F	18.06.26	KO	PLAN AMENDMENTS		
FILE LOCATION: E:\923 STUDIO\232611 - 137 GREENACRE ROAD GREENACRE\232611 - AUTHORITY PLAN.rvt															

DA COMPLIANCE
(CANTERBURY- BANKSTOWN
DEVELOPMENT CONTROL PLAN)

AREA CALCULATIONS:

TOTAL SITE AREA = 714.50SQ.M.
ALLOWABLE FLOOR SPACE RATIO (FSR)
= 50% (357.25 SQM)

GROUND FLOOR FSR =192.06 SQM
GARAGE FLOOR FSR = (55.95 SQM - 36.00 SQM) = 19.95 SQM
FIRST FLOOR FSR = 164.37 SQM

TOTAL (PROPOSED) FSR AREA = 52.67% (376.38 SQM)

TOTAL SITE AREA = 714.50 SQ.M.
ALLOWABLE SITE COVERAGE =
N/A

GROUND FLOOR SITE COVERAGE = 274.59 SQM
FIRST FLOOR SITE COVERAGE = 239.26 SQM

TOTAL (PROPOSED) SITE COVERAGE =
274.59 + 239.26 = 513.85 SQ.M

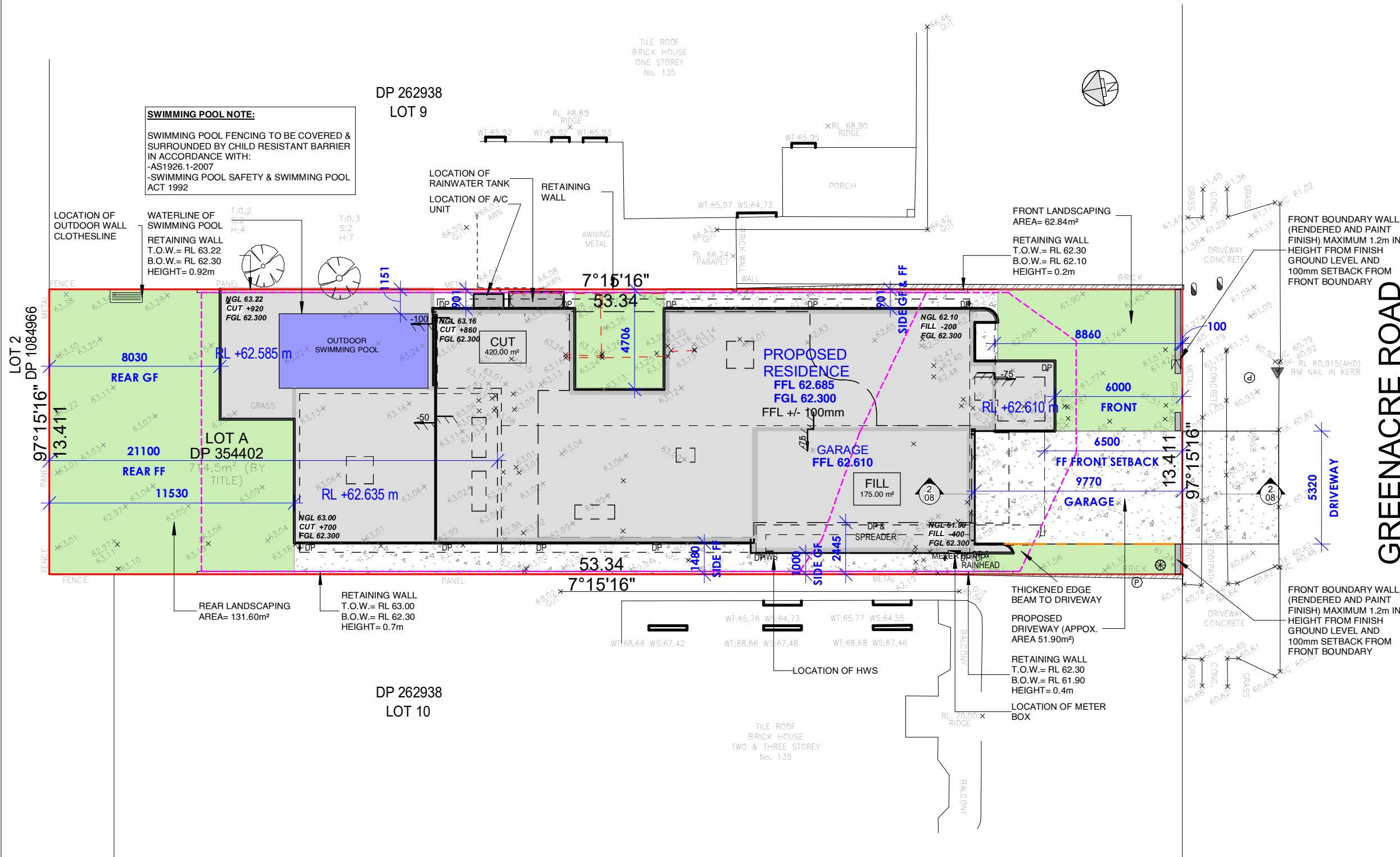
LANDSCAPE AREA

FRONT LANDSCAPE AREA= 62.84 SQM
REAR LANDSCAPE AREA= 131.60 SQM

TOTAL AREA FORWARD OF BUILDING LINE= 131.07 SQM
TOTAL LANDSCAPE AREA FORWARD OF BUILDING LINE
= 62.84 SQM (47.94%)

REQUIRED LANDSCAPE AREA FORWARD OF BUILDING
LINE= 45%
REQUIRED PRIVATE OPEN SPACE BEHIND BUILDING LINE
=80 SQM (MINIMUM WIDTH =5m)

TOTAL PROPOSED LANDSCAPE AREA=
62.84 + 131.60= 194.44 SQ.M.



EARTHWORKS NOTE:
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EXPORTED TO ALTER THE NATURAL
SURFACE LEVEL OF THE BLOCK PRIOR TO
COMMENCING EARTHWORKS FOR
PREPARATION OF A BUILDING PLATFORM

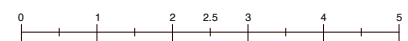


SHEET NUMBER
03
SHEET NAME
SITE PLAN
SADAC DESIGN & BUILD CONSULTANTS
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Address: 20 Calotis Crescent, Denham Court, NSW 2565
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JOB NUMBER: 232611
LOT: A
DP:354402
CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

PROJECT: DOUBLE STOREY RESIDENCE
SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190
COUNCIL: CANTERBURY-BANKSTOWN

SCALE @ A3: 1 : 200



GENERAL NOTES

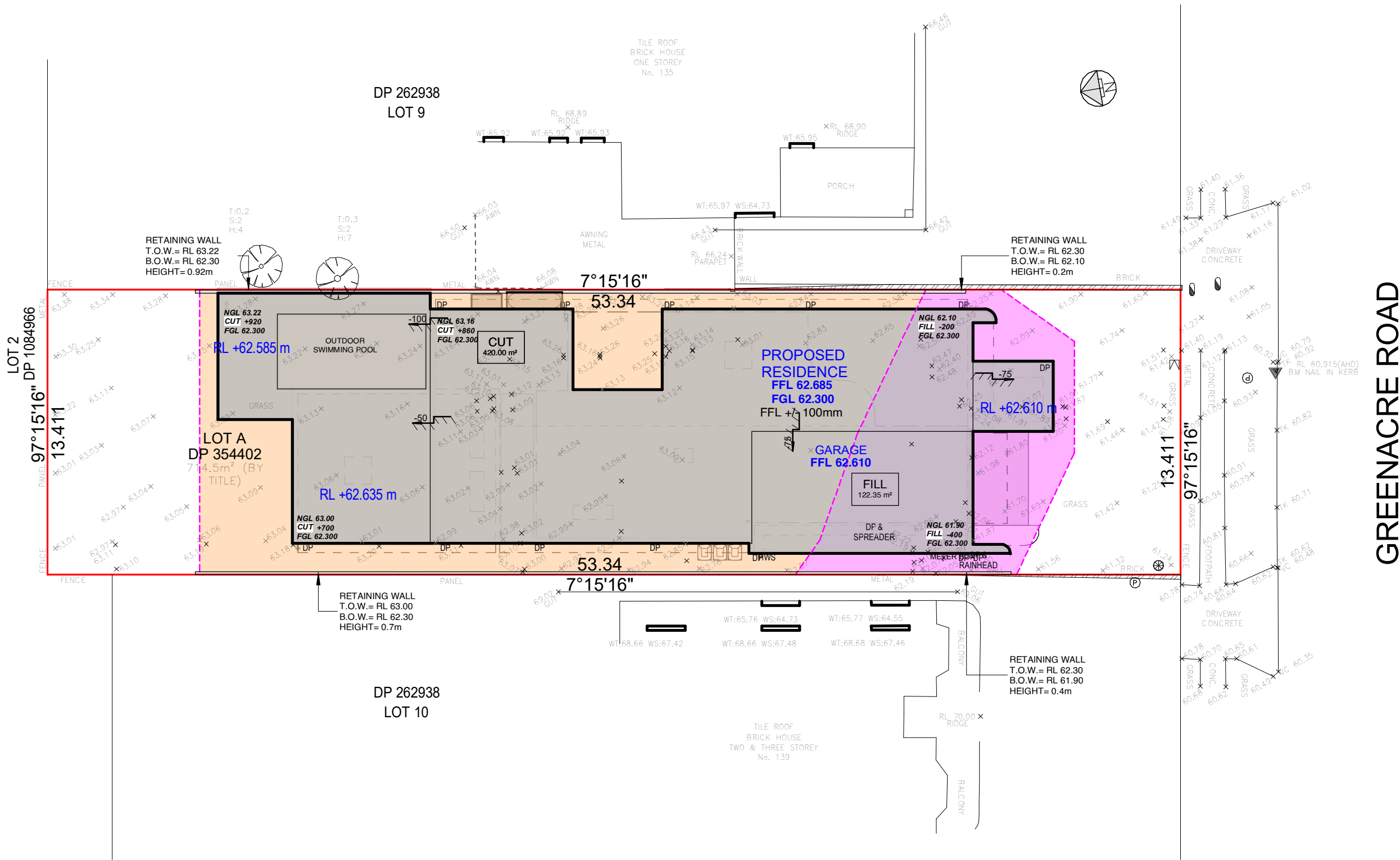
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A	24.04.26	KO	INITIAL CONCEPT PLANS
B	08.05.26	KO	PLAN AMENDMENTS
C	12.05.26	KO	PLAN AMENDMENTS
D	23.05.26	KO	PLAN AMENDMENTS
E	16.06.26	KO	DA PLANS
F	18.06.26	KO	PLAN AMENDMENTS

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LEGEND	
	PROPOSED CUT AREA
	PROPOSED FILL AREA
	PROPOSED BUILDING OUTLINE



SHEET NUMBER
03.1

SHEET NAME
CUT & FILL PLAN

SADAC DESIGN & BUILD CONSULTANTS
architectural design drafting approval build consultants

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email: admin@sadacdesignandbuild.com.au
Address: 20 Calotis Crescent, Denham Court, NSW 2565

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JOB NUMBER: 232611

PROJECT: DOUBLE STOREY RESIDENCE

LOT: A **DP:** 354402

SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

COUNCIL: CANTERBURY-BANKSTOWN

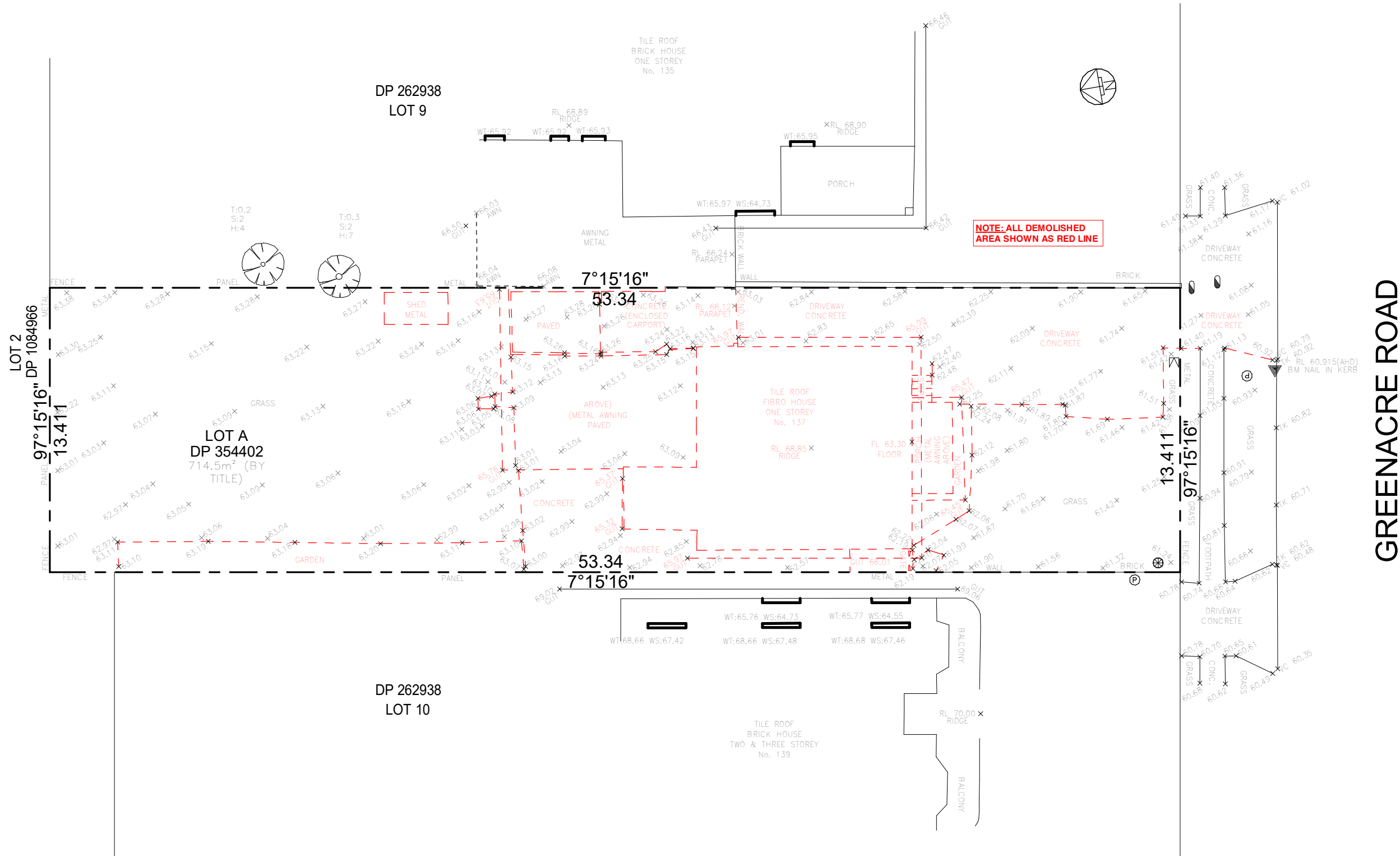


GENERAL NOTES

- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS.
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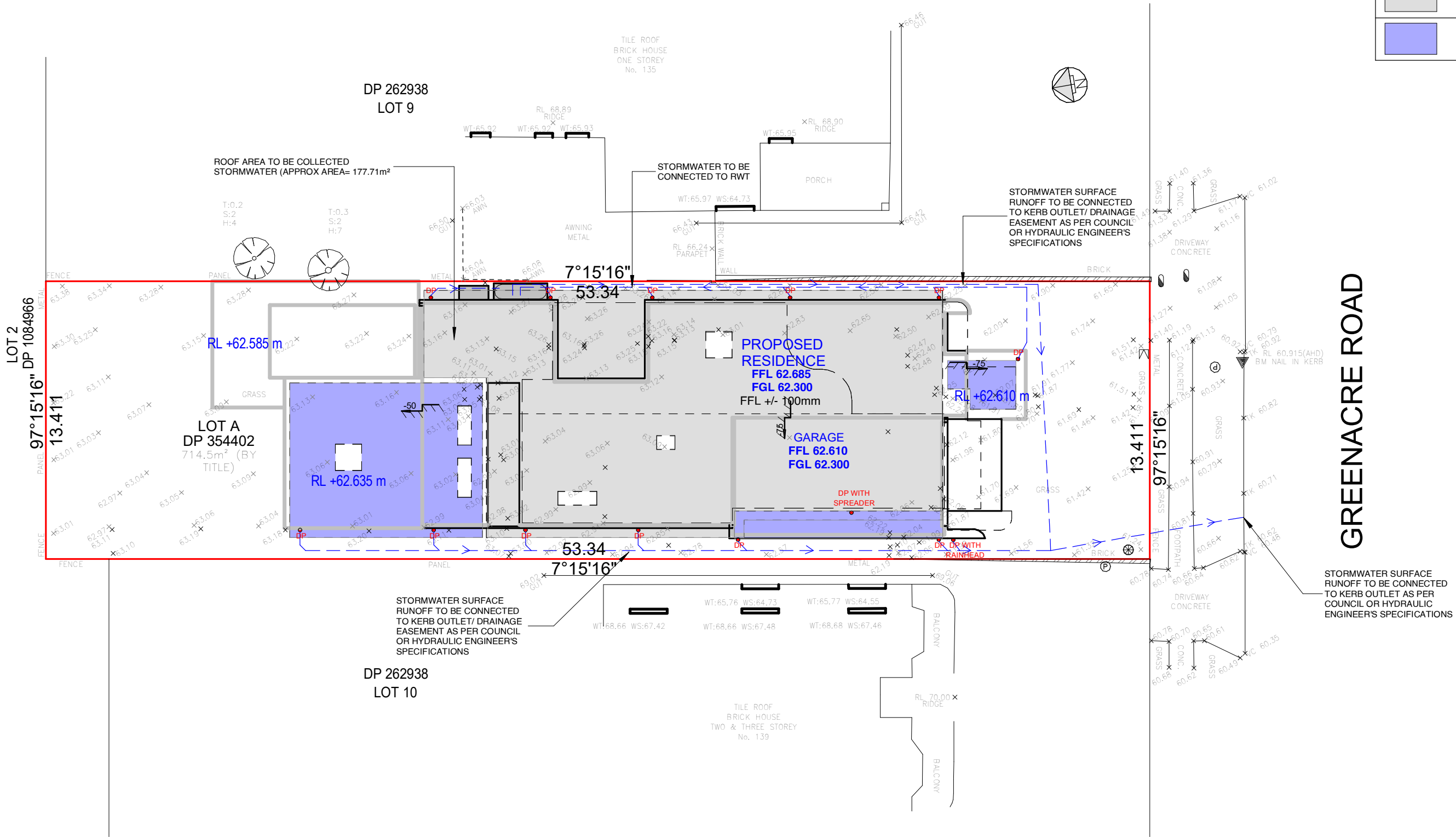
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REV	DATE	DRAWN BY	DESCRIPTION
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C	12.05.26	KO	PLAN AMENDMENTS
D	23.05.26	KO	PLAN AMENDMENTS
E	16.06.26	KO	DA PLANS
F	18.06.26	KO	PLAN AMENDMENTS

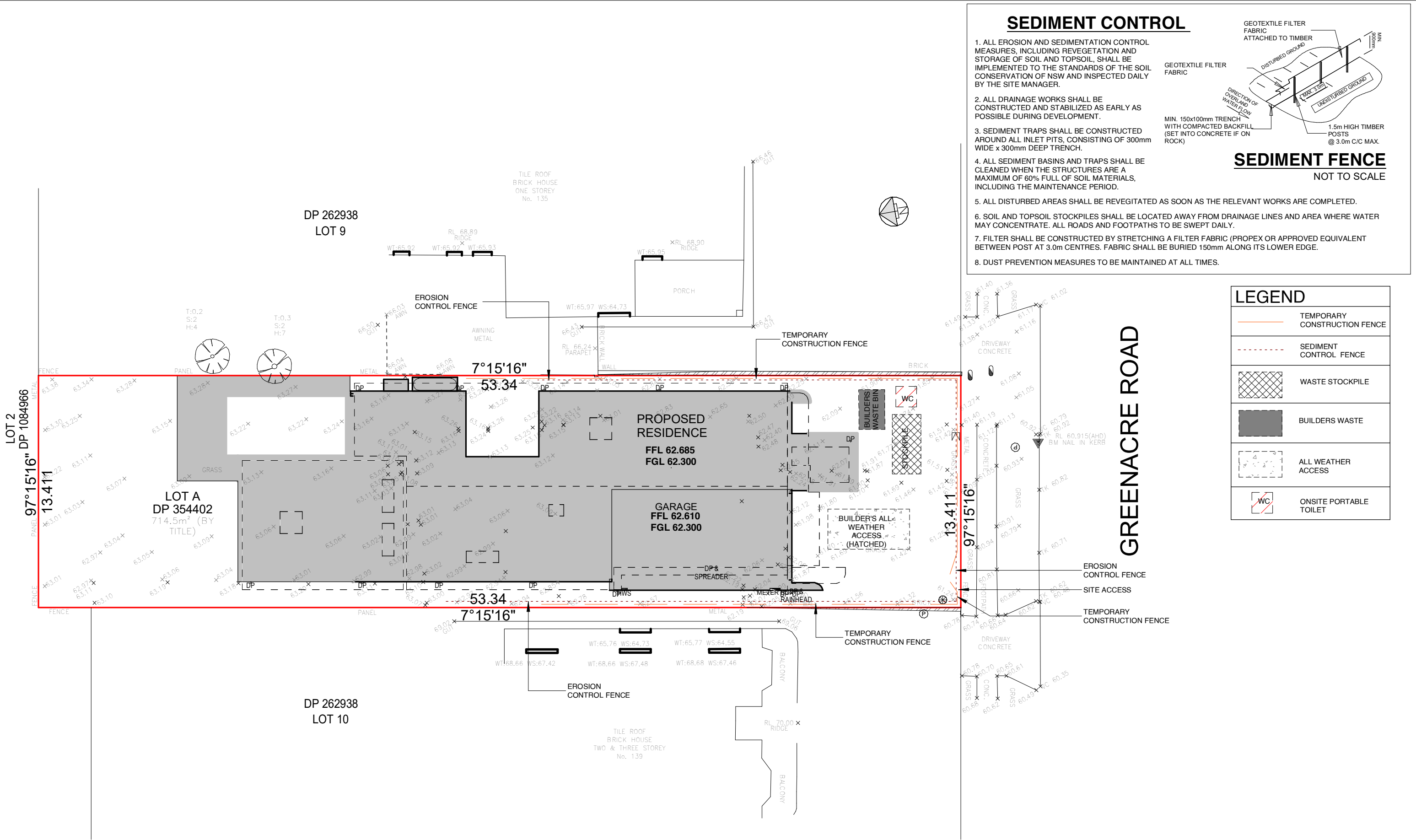


SHEET NUMBER		SHEET NAME		SCALE @ A3: 1 : 200		GENERAL NOTES		REV	DATE	DRAWN BY	DESCRIPTION		
03.2		DEMOLITION PLAN				- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS. - ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELEVANT CONSULTANTS DRAWINGS. ANY DISCREPANCY MUST BE NOTIFIED TO THE DESIGNER.		A	24.04.26	KO	INITIAL CONCEPT PLANS		
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		LOT: A		DP:354402				SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190		C	12.05.26	KO	PLAN AMENDMENTS
		CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE		COUNCIL: CANTERBURY-BANKSTOWN				D	23.05.26	KO	PLAN AMENDMENTS		
								E	16.06.26	KO	DA PLANS		
								F	18.06.26	KO	PLAN AMENDMENTS		
				FILE LOCATION: E:\P23\STUDIO\232611 - 137 GREENACRE ROAD GREENACRE\232611 - AUTHORITY PLAN.dwg									

LEGEND	
	STORMWATER SURFACE DRAINAGE
	UPPER ROOF
	LOWER ROOF

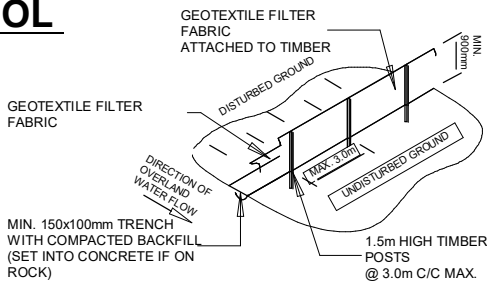


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04		CONCEPT STORMWATER PLAN				- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS. - ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELAVANT CONSULTANTS DRAWINGS. ANY DISCRIPANCY MUST BE NOTIFIED TO THE DESIGNER.		A	24.04.26	KO	INITIAL CONCEPT PLANS
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		LOT: A DP:354402		SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190				C	12.05.26	KO	PLAN AMENDMENTS
		CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE		COUNCIL: CANTERBURY-BANKSTOWN				D	23.05.26	KO	PLAN AMENDMENTS
								E	16.06.26	KO	DA PLANS
								F	18.06.26	KO	PLAN AMENDMENTS



SEDIMENT CONTROL

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 REVEGETATED 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 SWEEPED 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

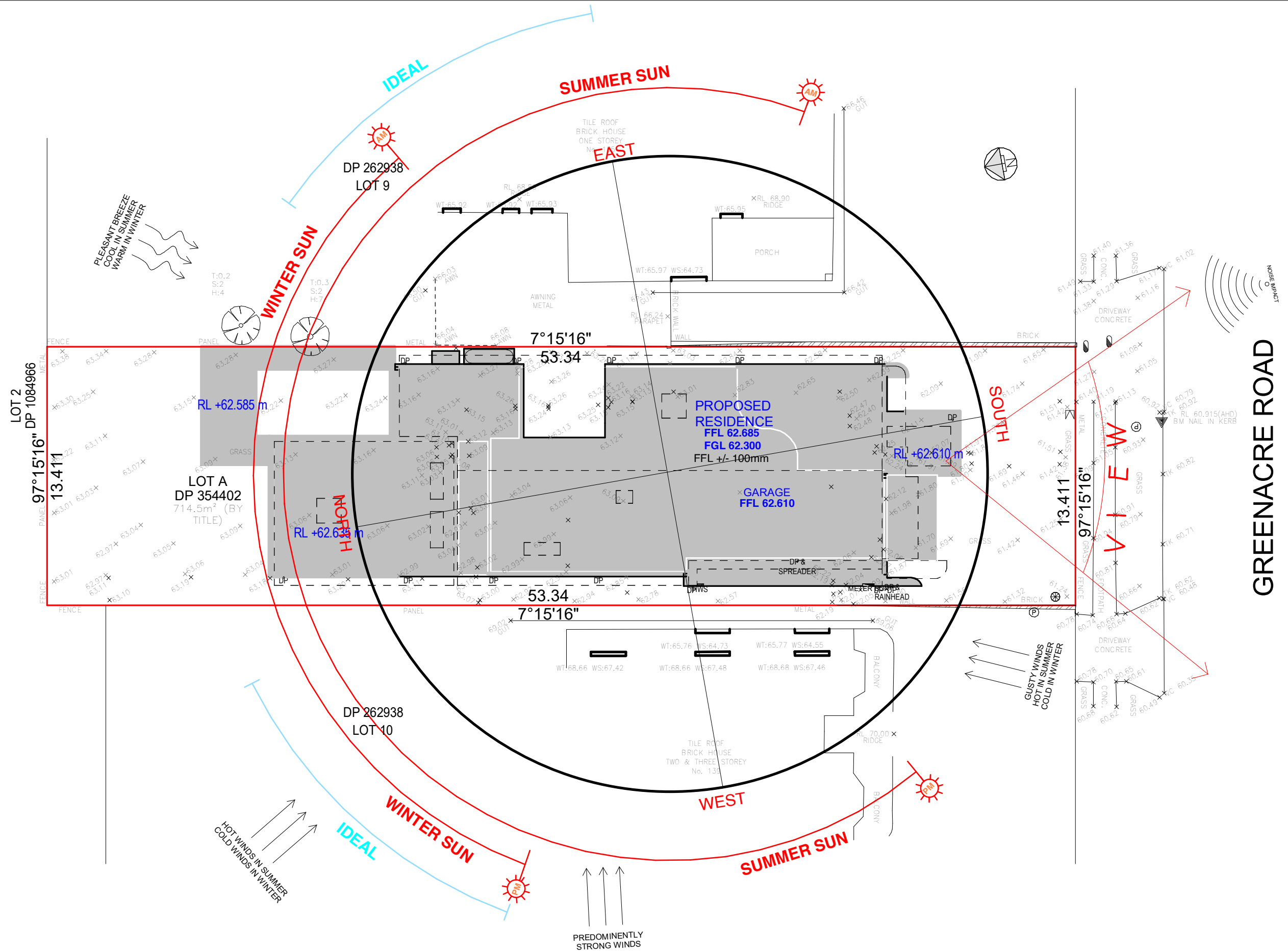
NOT TO SCALE

LEGEND

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



SHEET NUMBER	SHEET NAME	SCALE @ A3: 1 : 200		GENERAL NOTES	REV	DATE	DRAWN BY	DESCRIPTION	
05	SITE MANAGEMENT PLAN			- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS. - ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELAVANT CONSULTANTS DRAWINGS. ANY DISCRIPANCY MUST BE NOTIFIED TO THE DESIGNER.	A	24.04.26	KO	INITIAL CONCEPT PLANS	
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		LOT: A	DP:354402		SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190	C	12.05.26	KO	PLAN AMENDMENTS
		CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE			COUNCIL: CANTERBURY-BANKSTOWN	D	23.05.26	KO	PLAN AMENDMENTS
						E	16.06.26	KO	DA PLANS
						F	18.06.26	KO	PLAN AMENDMENTS
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SHEET NUMBER
06

SHEET NAME
SITE ANALYSIS PLAN

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architectural design drafting approval build consultants

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JOB NUMBER: 232611

PROJECT: DOUBLE STOREY RESIDENCE

LOT: A DP:354402

SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

COUNCIL: CANTERBURY-BANKSTOWN

SCALE @ A3: 1 : 200

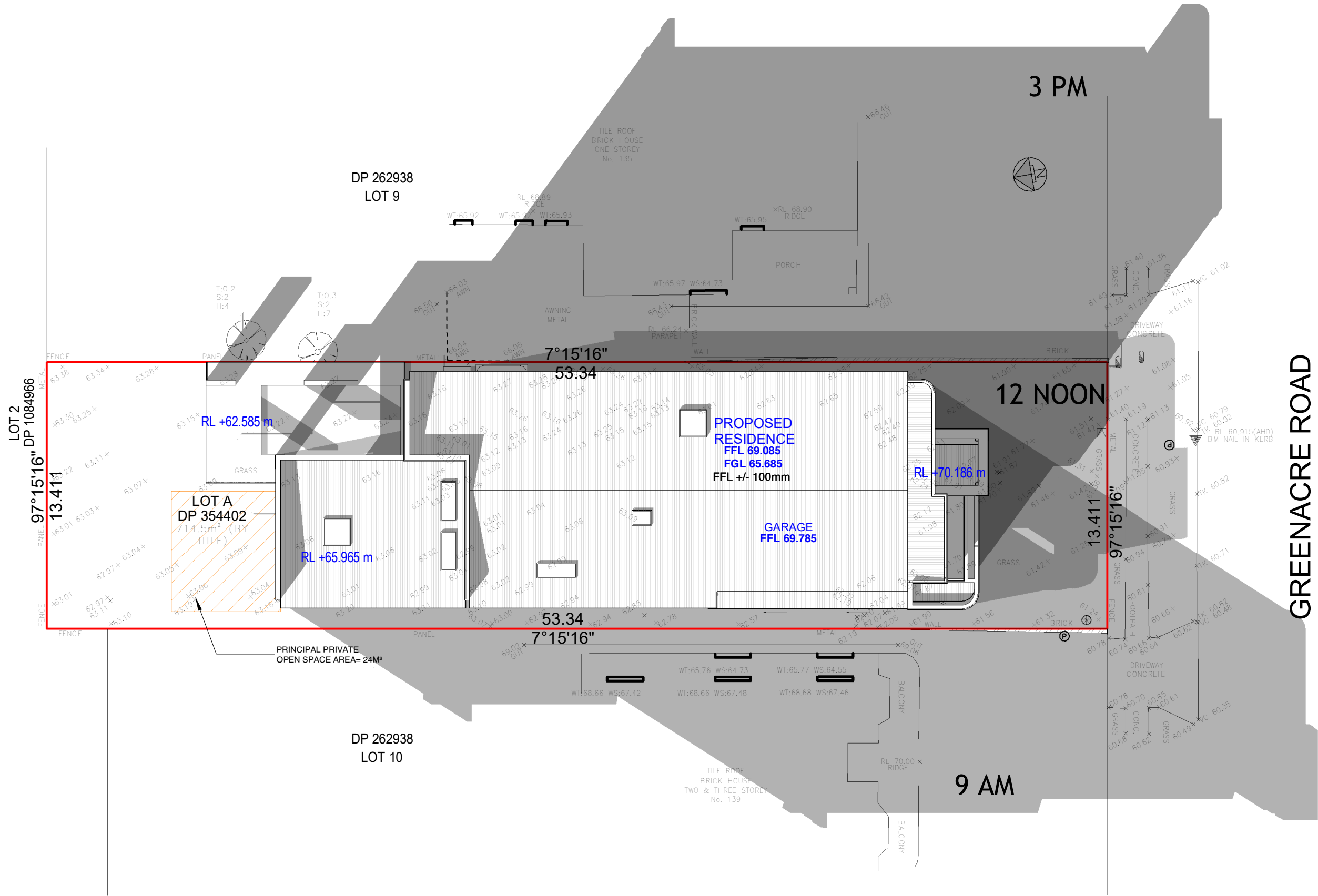
0 1 2 2.5 3 4 5 meters

GENERAL NOTES

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B	08.05.26	KO	PLAN AMENDMENTS
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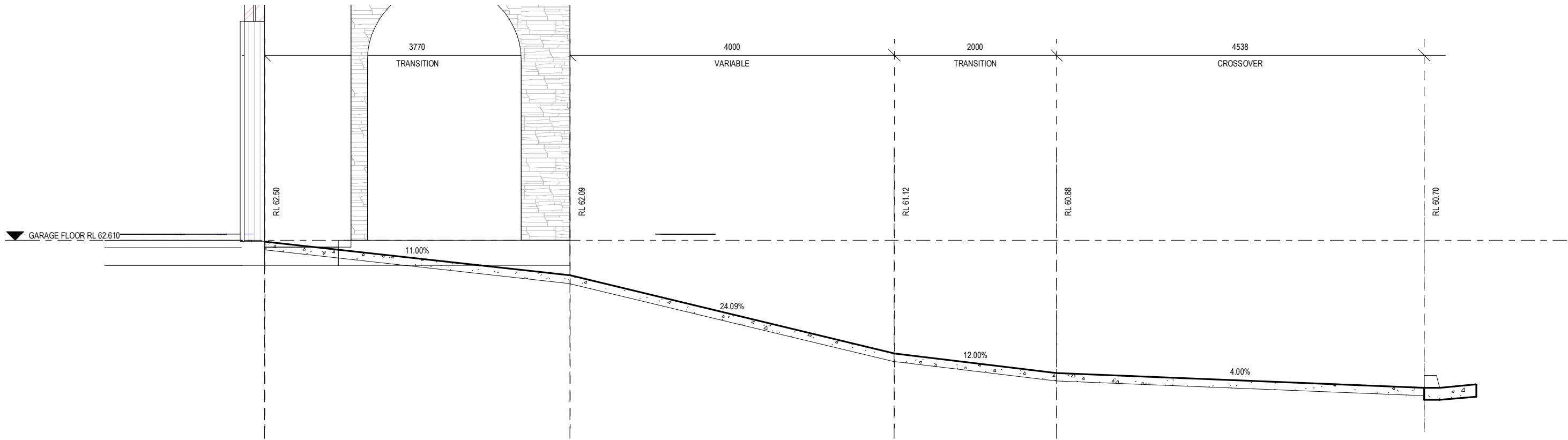


SHADOW DIAGRAM FOR 21ST JUNE FROM 9AM TO 3PM



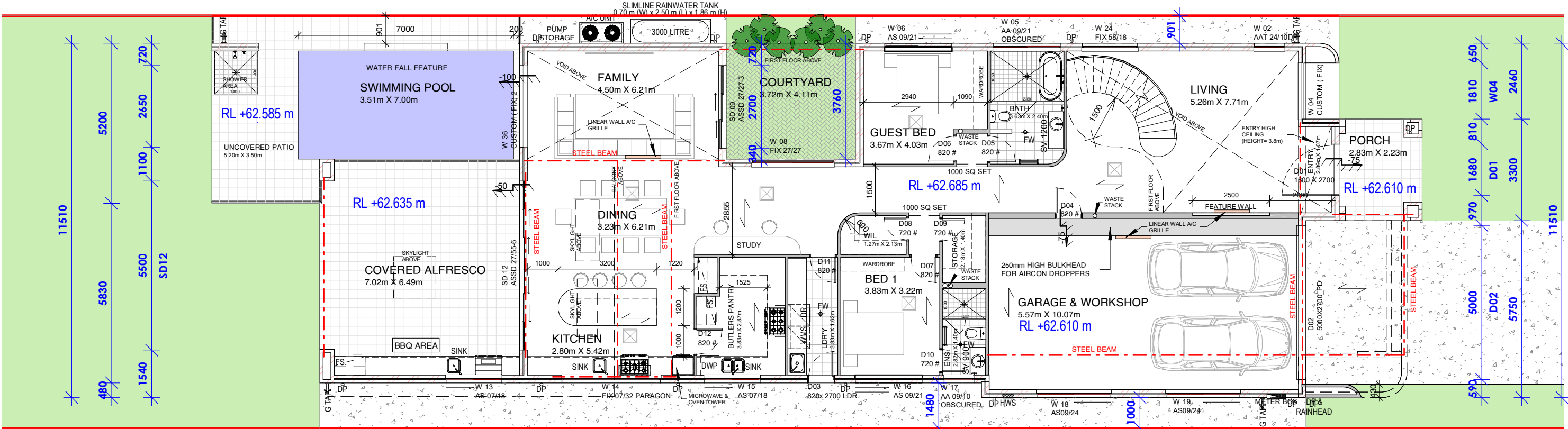
SHEET NUMBER		SHEET NAME		SCALE @ A3: 1 : 200		GENERAL NOTES		REV	DATE	DRAWN BY	DESCRIPTION
07		SHADOW DIAGRAMS, 21st JUNE				- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS. - ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELAVANT CONSULTANTS DRAWINGS. ANY DISCRIPANCY MUST BE NOTIFIED TO THE DESIGNER. FILE LOCATION : E:\P23\STUDIO\232611- 137 GREENACRE ROAD GREENACRE\232611 - AUTHORITY PLAN.dwg		A	24.04.26	KO	INITIAL CONCEPT PLANS
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		LOT: A DP:354402		SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190				C	12.05.26	KO	PLAN AMENDMENTS
		CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE		COUNCIL: CANTERBURY-BANKSTOWN				D	23.05.26	KO	PLAN AMENDMENTS
								E	16.06.26	KO	DA PLANS
								F	18.06.26	KO	PLAN AMENDMENTS

NOTE: DRIVEWAY TO COMPLY WITH
AS 2890.1:2004

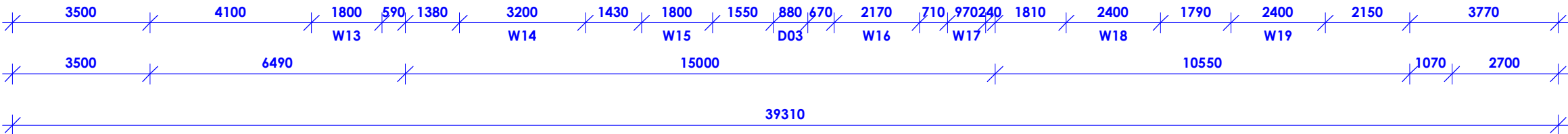


SHEET NUMBER 08		SHEET NAME DRIVEWAY DETAILS		SCALE @ A3: 1 : 50 		GENERAL NOTES - ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS. - ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELAVANT CONSULTANTS DRAWINGS. ANY DISCRIPANCY MUST BE NOTIFIED TO THE DESIGNER.		REV	DATE	DRAWN BY	DESCRIPTION				
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						LOT: A		DP:354402	SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190		B	08.05.26	KO	PLAN AMENDMENTS	
						CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE				COUNCIL: CANTERBURY-BANKSTOWN		C	12.05.26	KO	PLAN AMENDMENTS
												D	23.05.26	KO	PLAN AMENDMENTS
												E	16.06.26	KO	DA PLANS
				F	18.06.26	KO	PLAN AMENDMENTS								
						FILE LOCATION: E:\P23\STUDIO\232611- 137 GREENACRE ROAD GREENACRE\232611 - AUTHORITY PLAN.dwg									

SWIMMING POOL NOTE:
SWIMMING POOL FENCING TO BE COVERED & SURROUNDED BY CHILD RESISTANT BARRIER IN ACCORDANCE WITH:
-AS1926.1-2007
-SWIMMING POOL SAFETY & SWIMMING POOL ACT 1992



LEGEND	
MWP	MICROWAVE PROVISION
DWP	DISHWASHER PROVISION
WMS	WASHING MACHINE SPACE
FS	FRIDGE SPACE
RD	ROLLER DOOR
PD	PANELIFT DOOR
#	2340 HIGH DOORS
*	DWARF DOORS
⊙	SMOKE ALARM
⊗	EXHAUST FAN
↔	FLOOR JOIST DIRECTION
G TAP	GARDEN TAP LOCATION
R TAP	RAINWATER TAP LOCATION
DP	DOWN PIPE LOCATION
FW	FLOOR WASTE
WS	WASTE STACK
AJ	ARTICULATION JOINTS
RA	ROOF ACCESS
⊠	AIR CONDITIONING OUTLET
SC	STRUCTURAL COLUMN TO ENGINEER'S DETAIL
SB	STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS
TB	TIMBER BEAMS TO ROOF/ FLOOR MANUFACTURERS SPECS.



FLOOR AREAS (EXT. WALL)	
GROUND FLOOR	215.24 m²
FIRST FLOOR	177.71 m²
GARAGE	59.35 m²
PORCH	8.91 m²
COVERED ALFRESCO	47.18 m²
UNCOVERED AREA	51.96 m²
BALCONY	9.66 m²
BALCONY 2	12.29 m²
STAIR VOID	36.05 m²
VOID 2	25.49 m²
Grand total	643.83 m²



SHEET NUMBER
09

SHEET NAME
GROUND FLOOR PLAN

SADAC DESIGN & BUILD CONSULTANTS
architectural design drafting approval build consultants

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JOB NUMBER: 232611

LOT: A

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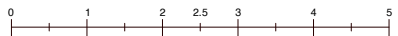
PROJECT: DOUBLE STOREY RESIDENCE

SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

COUNCIL: CANTERBURY-BANKSTOWN

SCALE @ A3: 1 : 130



GENERAL NOTES

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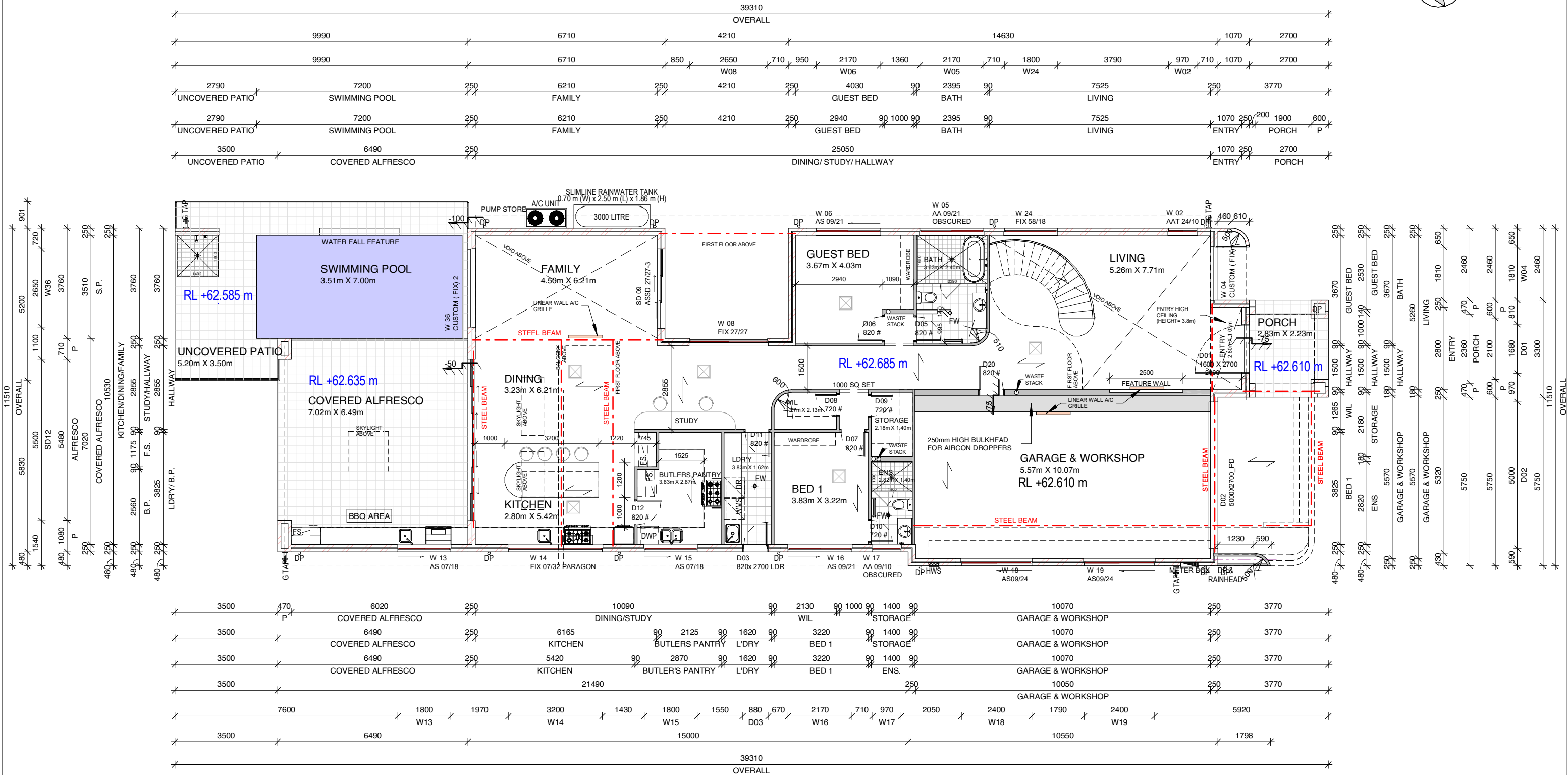
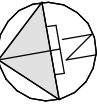
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SWIMMING POOL NOTE:

SWIMMING POOL FENCING TO BE COVERED & SURROUNDED BY CHILD RESISTANT BARRIER IN ACCORDANCE WITH:

- AS1926.1-2007
- SWIMMING POOL SAFETY & SWIMMING POOL ACT 1992



SHEET NUMBER
10

SHEET NAME
GROUND FLOOR DIMENSION PLAN

SADAC DESIGN & BUILD CONSULTANTS
architectural design drafting approval build consultants

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JOB NUMBER: 232611

PROJECT: DOUBLE STOREY RESIDENCE

LOT: A

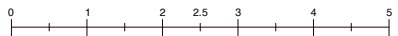
DP:354402

SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

COUNCIL: CANTERBURY-BANKSTOWN

SCALE @ A3: 1 : 130



GENERAL NOTES

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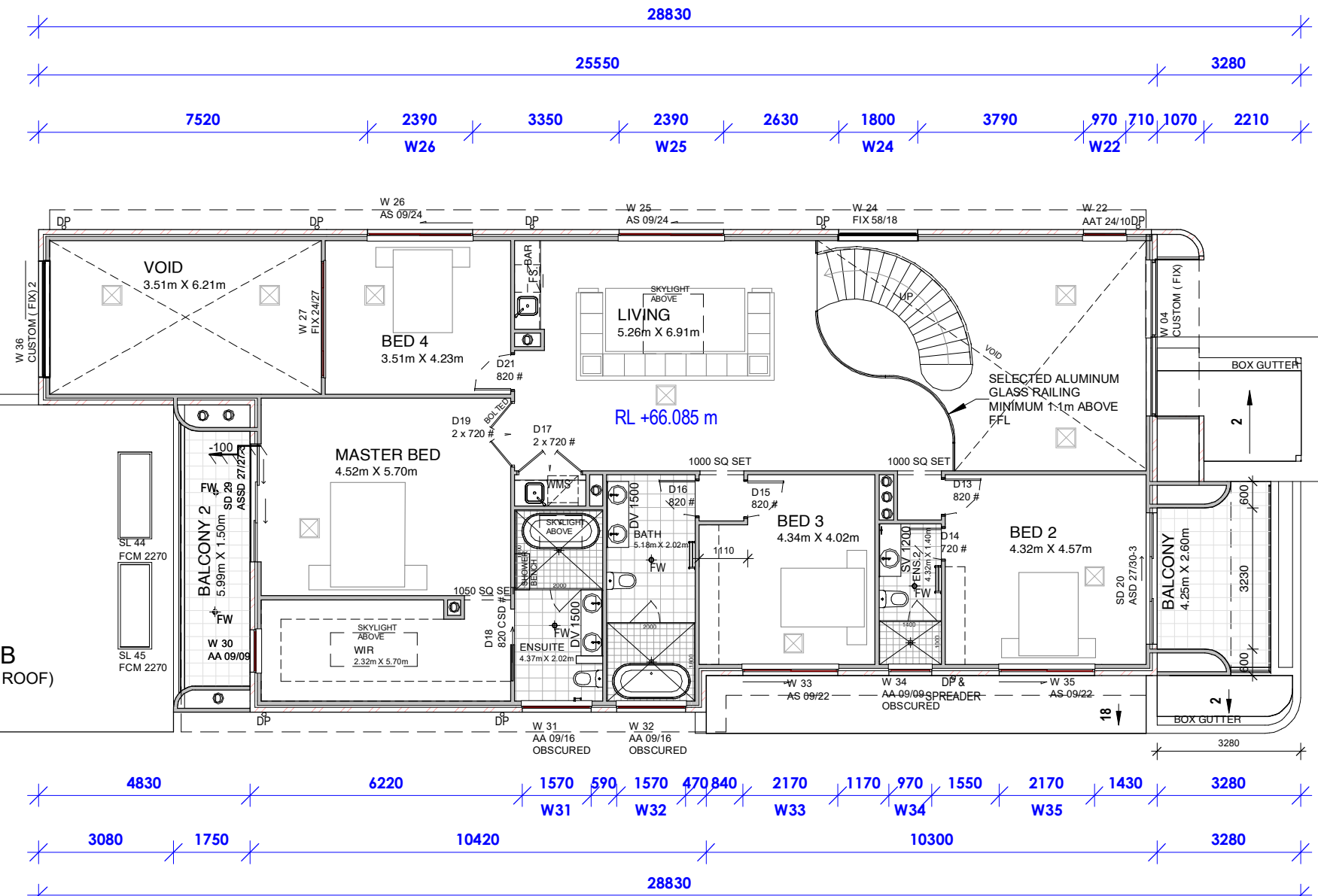
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LEGEND	
MWP	MICROWAVE PROVISION
DWP	DISHWASHER
WMS	WASHING MACHINE SPACE
FS	FRIDGE SPACE
RD	ROLLER DOOR
PD	PANELIFT
#	2340 HIGH
*	DWARF DOORS
⊙	SMOKE ALARM
⊗	EXHAUST
↔	FLOOR JOIST
G	GARDEN TAP
R	RAINWATER TAP
DP	DOWN PIPE
FW	FLOOR WASTE
WS	WASTE STACK
AJ	ARTICULATION
RA	ROOF ACCESS
⊠	AIR CONDITIONING
SC	STRUCTURAL TO ENGINEER'S
SB	STRUCTURAL BEAMS ENGINEER'S
TB	TIMBER BEAMS TO ROOF/ FLOOR MANUFACTURERS

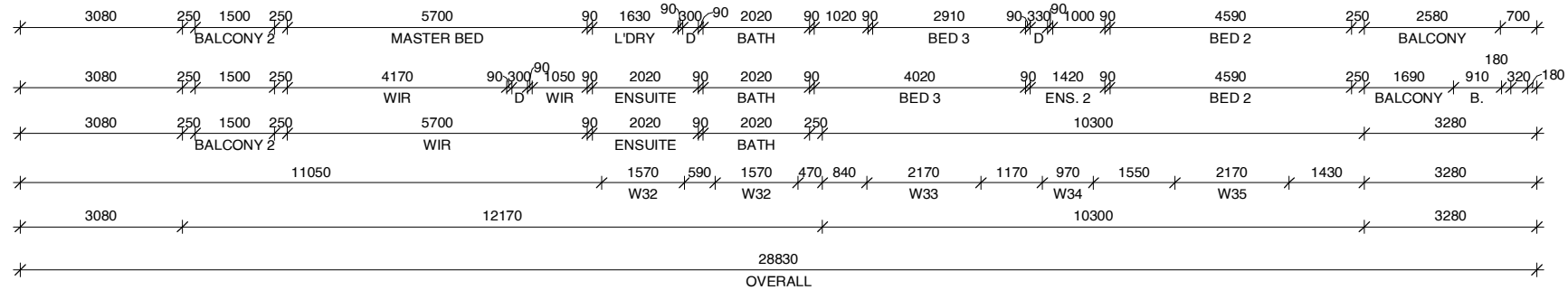
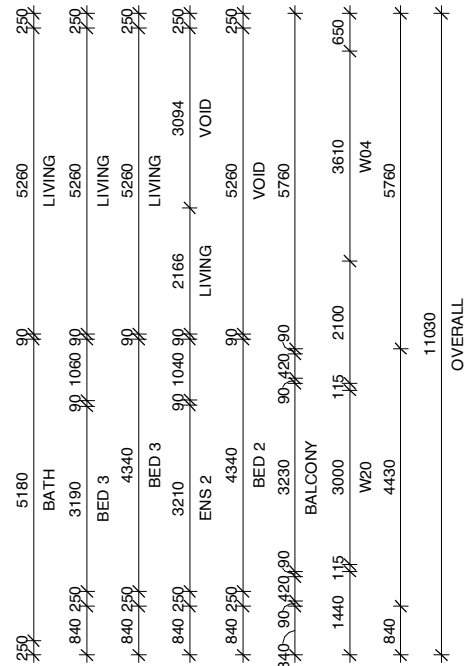
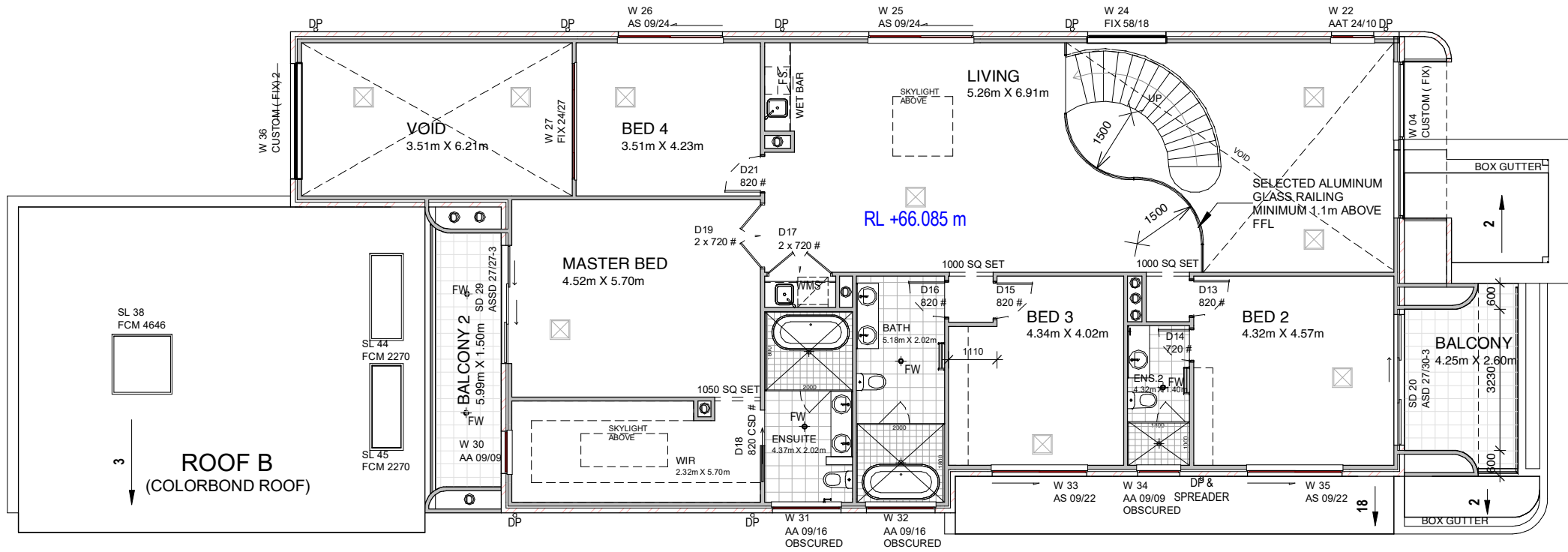
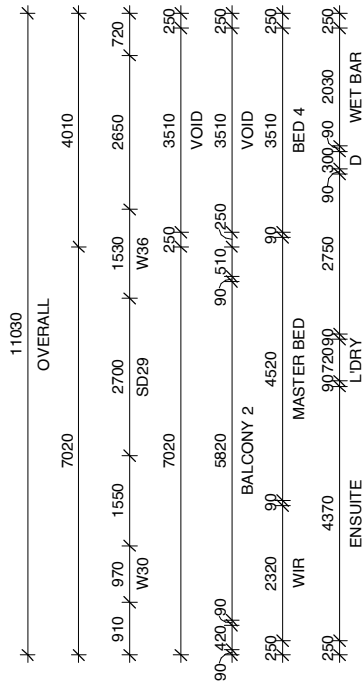


SHEET NUMBER	11	SHEET NAME	FIRST FLOOR PLAN
SADAC DESIGN & BUILD CONSULTANTS architectural design drafting approval build consultants			
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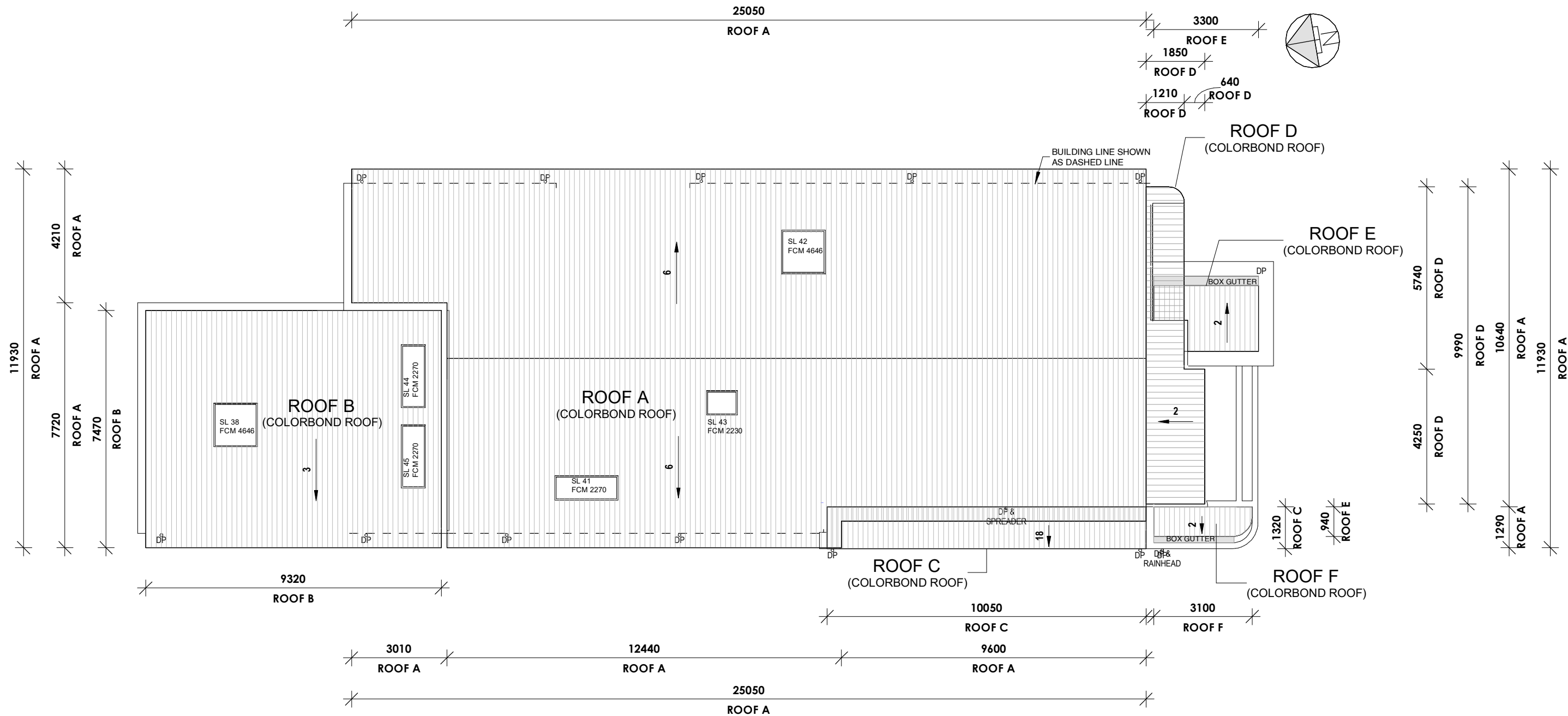


FLOOR AREAS (EXT. WALL)	
GROUND FLOOR	215.24 m²
FIRST FLOOR	177.71 m²
GARAGE	59.35 m²
PORCH	8.91 m²
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UNCOVERED AREA	51.96 m²
BALCONY	9.66 m²
BALCONY 2	12.29 m²
STAIR VOID	36.05 m²
VOID 2	25.49 m²
Grand total	643.83 m²

	SHEET NUMBER 11		SHEET NAME FIRST FLOOR PLAN		SCALE @ A3: 1 : 130 		GENERAL NOTES		REV	DATE	DRAWN BY	DESCRIPTION	
	SADAC DESIGN & BUILD CONSULTANTS architectural design drafting approval build consultants ABN: 186 919 886 46 T: 02 8751 0473 email: admin@sadacdesignandbuild.com.au Address: 20 Calotis Crescent, Denham Court, NSW 2565 © ALL RIGHTS RESERVED. THESE DRAWINGS ARE THE PROPERTY OF SADAC DESIGN & BUILD CONSULTANTS UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968				JOB NUMBER: 232611		PROJECT: DOUBLE STOREY RESIDENCE		A	24.04.26	KO	INITIAL CONCEPT PLANS	
					LOT: A		DP:354402	SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190		B	08.05.26	KO	PLAN AMENDMENTS
					CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE		COUNCIL: CANTERBURY-BANKSTOWN		C	12.05.26	KO	PLAN AMENDMENTS	
									D	23.05.26	KO	PLAN AMENDMENTS	
									E	16.06.26	KO	DA PLANS	
									F	18.06.26	KO	PLAN AMENDMENTS	
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SHEET NUMBER		SHEET NAME		SCALE @ A3: 1 : 130		GENERAL NOTES		REV	DATE	DRAWN BY	DESCRIPTION
12		FIRST FLOOR DIMENSION PLAN				- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS. - ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELAVANT CONSULTANTS DRAWINGS. ANY DISCRIPANCY MUST BE NOTIFIED TO THE DESIGNER. FILE LOCATION: I:\WP23\STUDIO\232611- 137 GREENACRE ROAD GREENACRE\232611 - AUTHORITY PLAN.dwg		A	24.04.26	KO	INITIAL CONCEPT PLANS
SADAC DESIGN & BUILD CONSULTANTS architectural design drafting approval build consultants ABN: 186 919 886 46 T: 02 8751 0473 email: admin@sadacdesignandbuild.com.au Address: 20 Calotis Crescent, Denham Court, NSW 2565 © ALL RIGHTS RESERVED. THESE DRAWINGS ARE THE PROPERTY OF SADAC DESIGN & BUILD CONSULTANTS UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968		JOB NUMBER: 232611		PROJECT: DOUBLE STOREY RESIDENCE				B	08.05.26	KO	PLAN AMENDMENTS
								C	12.05.26	KO	PLAN AMENDMENTS
								D	23.05.26	KO	PLAN AMENDMENTS
								E	16.06.26	KO	DA PLANS
						F	18.06.26	KO	PLAN AMENDMENTS		
LOT: A		DP:354402		SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190							
CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE		COUNCIL: CANTERBURY-BANKSTOWN									



ROOF SCHEDULE		
MARK	AREA	TYPE
ROOF A	265.56 m²	COLORBOND ROOF
ROOF B	65.58 m²	COLORBOND ROOF
ROOF C	13.95 m²	COLORBOND ROOF
ROOF D	14.76 m²	COLORBOND ROOF
ROOF E	5.75 m²	COLORBOND ROOF
ROOF F	2.83 m²	COLORBOND ROOF
TOTAL	368.44 m²	



SHEET NUMBER
13

SHEET NAME
ROOF PLAN

SADAC DESIGN & BUILD CONSULTANTS
architectural design drafting approval build consultants

ABN: 186 919 886 46 T: 02 8751 0473
email: admin@sadacdesignandbuild.com.au
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JOB NUMBER: 232611

PROJECT: DOUBLE STOREY RESIDENCE

LOT: A DP:354402

SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

COUNCIL: CANTERBURY-BANKSTOWN

SCALE @ A3: **1 : 130**

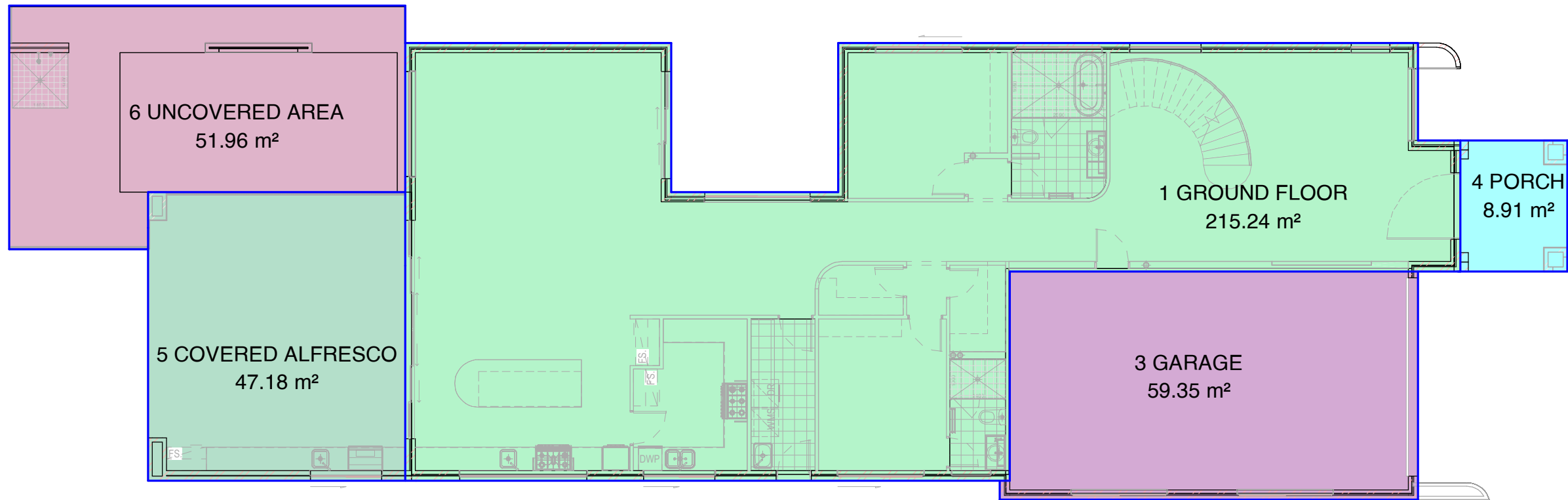
0 1 2 2.5 3 4 5 meters

GENERAL NOTES

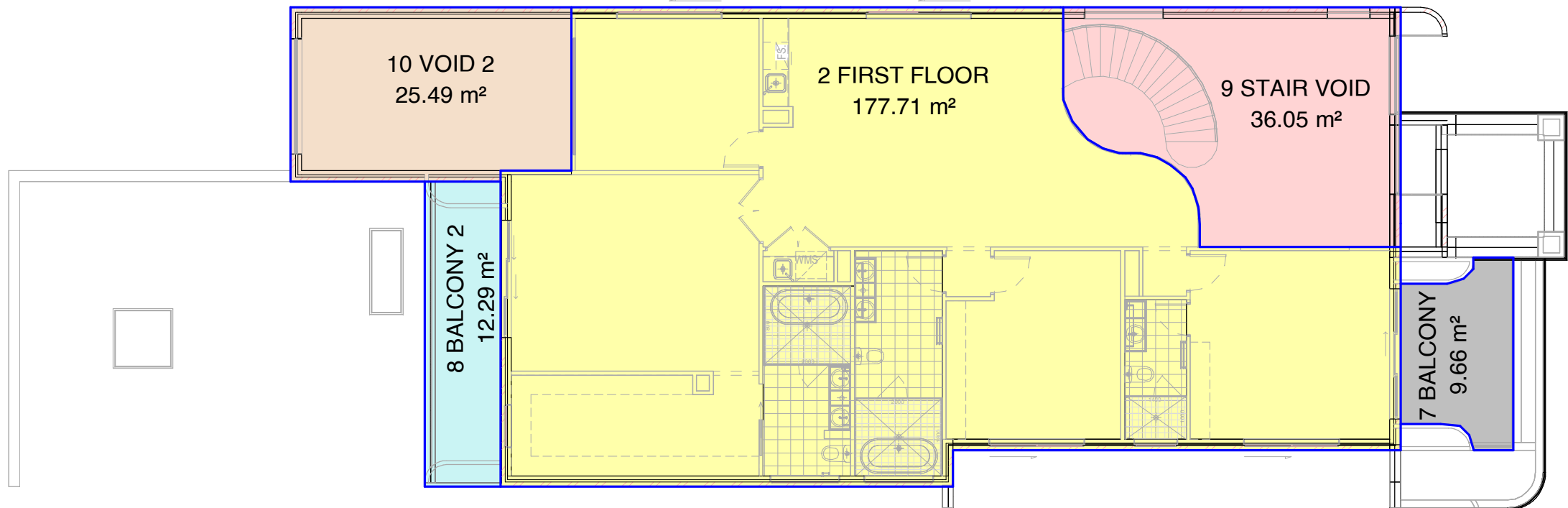
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1. GROUND FLOOR AREA

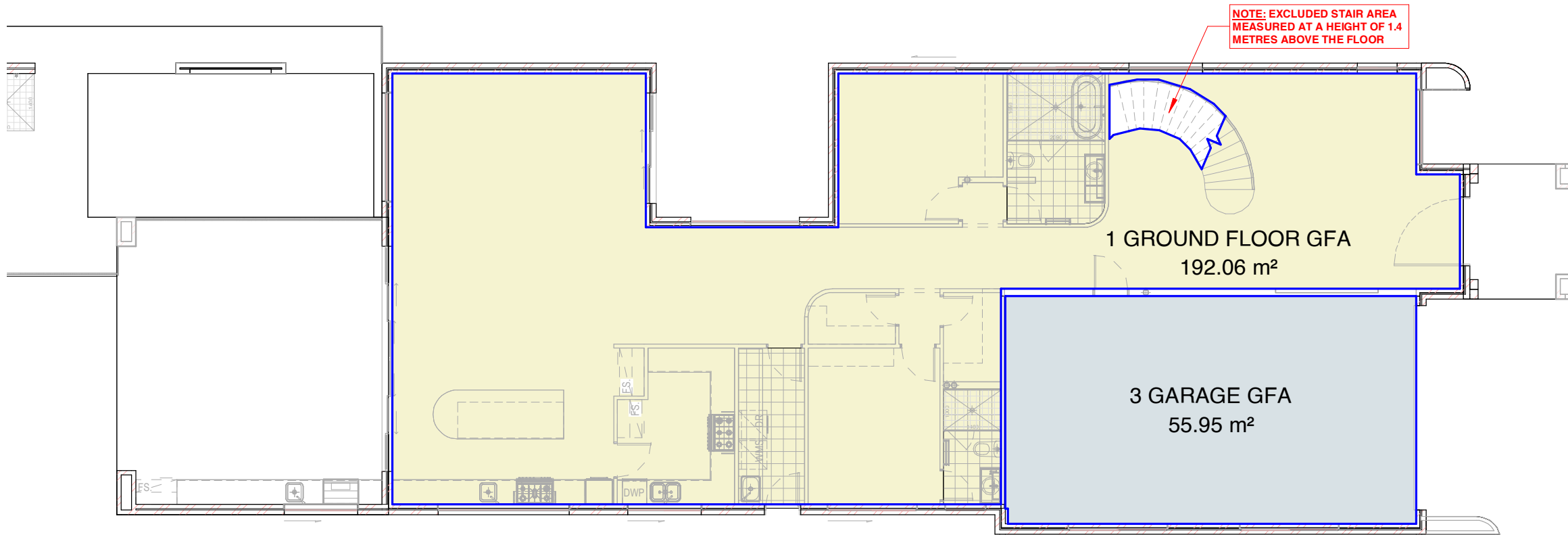


2. FIRST FLOOR AREA

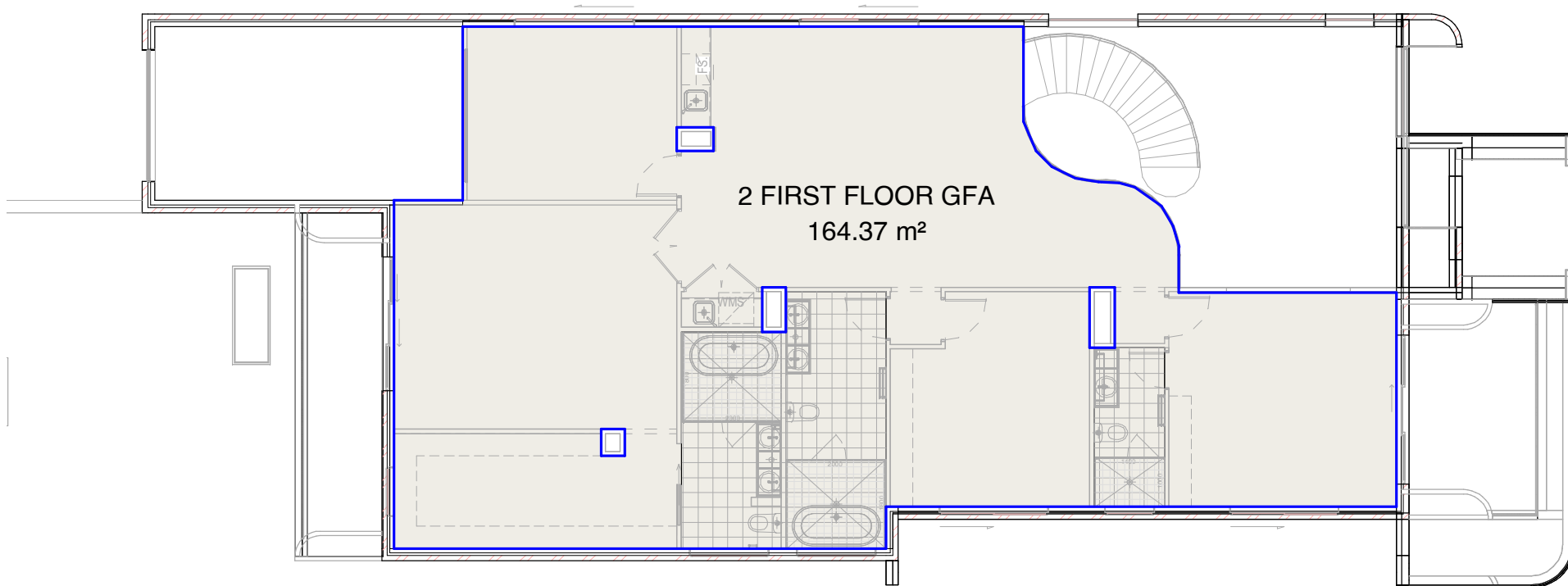
FLOOR AREAS (EXT. WALL)	
GROUND FLOOR	215.24 m ²
FIRST FLOOR	177.71 m ²
GARAGE	59.35 m ²
PORCH	8.91 m ²
COVERED ALFRESCO	47.18 m ²
UNCOVERED AREA	51.96 m ²
BALCONY	9.66 m ²
BALCONY 2	12.29 m ²
STAIR VOID	36.05 m ²
VOID 2	25.49 m ²
Grand total	643.83 m ²



SHEET NUMBER		SHEET NAME		SCALE @ A3: 1 : 125		GENERAL NOTES		REV	DATE	DRAWN BY	DESCRIPTION				
14		EXTERNAL AREA PLAN				- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS. - ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELAVANT CONSULTANTS DRAWINGS. ANY DISCRIPANCY MUST BE NOTIFIED TO THE DESIGNER.		A	24.04.26	KO	INITIAL CONCEPT PLANS				
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				LOT: A				DP:354402		SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190		C	12.05.26	KO	PLAN AMENDMENTS
				CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE				COUNCIL: CANTERBURY-BANKSTOWN		D	23.05.26	KO	PLAN AMENDMENTS		
										E	16.06.26	KO	DA PLANS		
										F	18.06.26	KO	PLAN AMENDMENTS		



1. GROUND FLOOR GFA

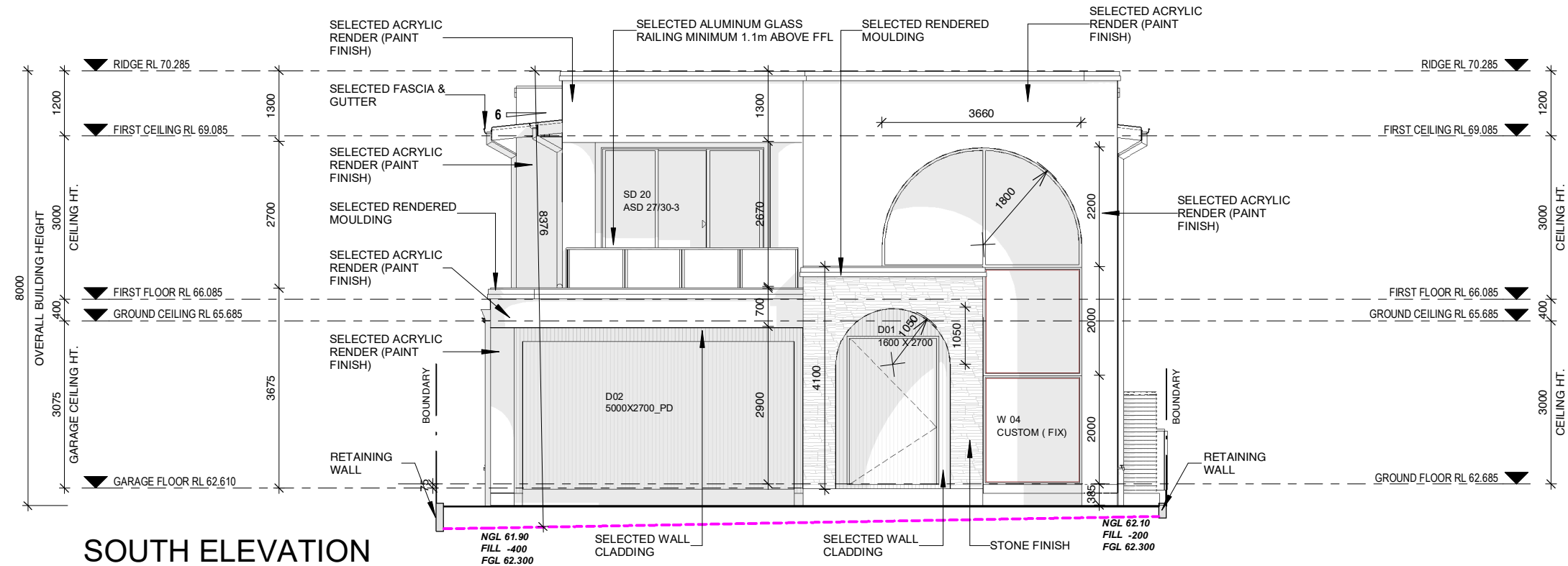


2. FIRST FLOOR GFA

GROSS FLOOR AREA	
NAME	AREA
GROUND FLOOR GFA	192.06 m²
GARAGE GFA	55.95 m²
FIRST FLOOR GFA	164.37 m²
TOTAL	412.38 m²



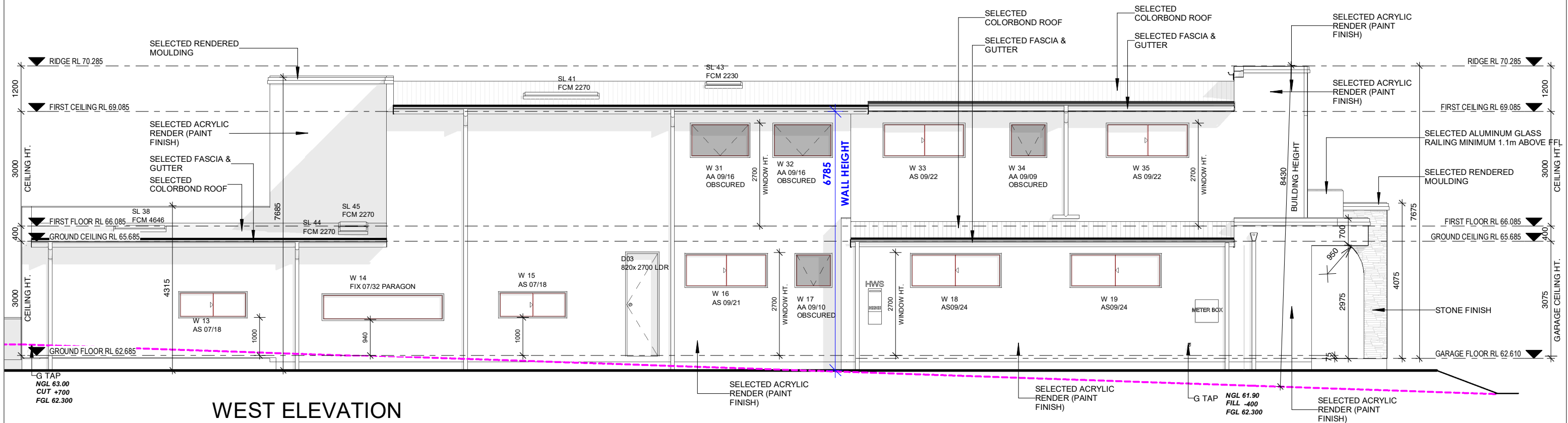
SHEET NUMBER	SHEET NAME	SCALE @ A3:	GENERAL NOTES	REV	DATE	DRAWN BY	DESCRIPTION
15	INTERNAL AREA PLAN	1 : 125	- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS. - ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELAVANT CONSULTANTS DRAWINGS. ANY DISCRIPANCY MUST BE NOTIFIED TO THE DESIGNER.	A	24.04.26	KO	INITIAL CONCEPT PLANS
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		CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE		F	18.06.26	KO	PLAN AMENDMENTS
		COUNCIL: CANTERBURY-BANKSTOWN		FILE LOCATION: E:\P23\STUDIO\232611- 137 GREENACRE ROAD GREENACRE\232611 - AUTHORITY PLAN.dwg			



SOUTH ELEVATION

SCALE 1 : 100

FRONT ELEVATION



WEST ELEVATION

SCALE 1 : 100

SIDE ELEVATION



SHEET NUMBER
16

SHEET NAME
ELEVATIONS

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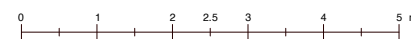
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SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

COUNCIL: CANTERBURY-BANKSTOWN

SCALE @ A3: 1 : 100

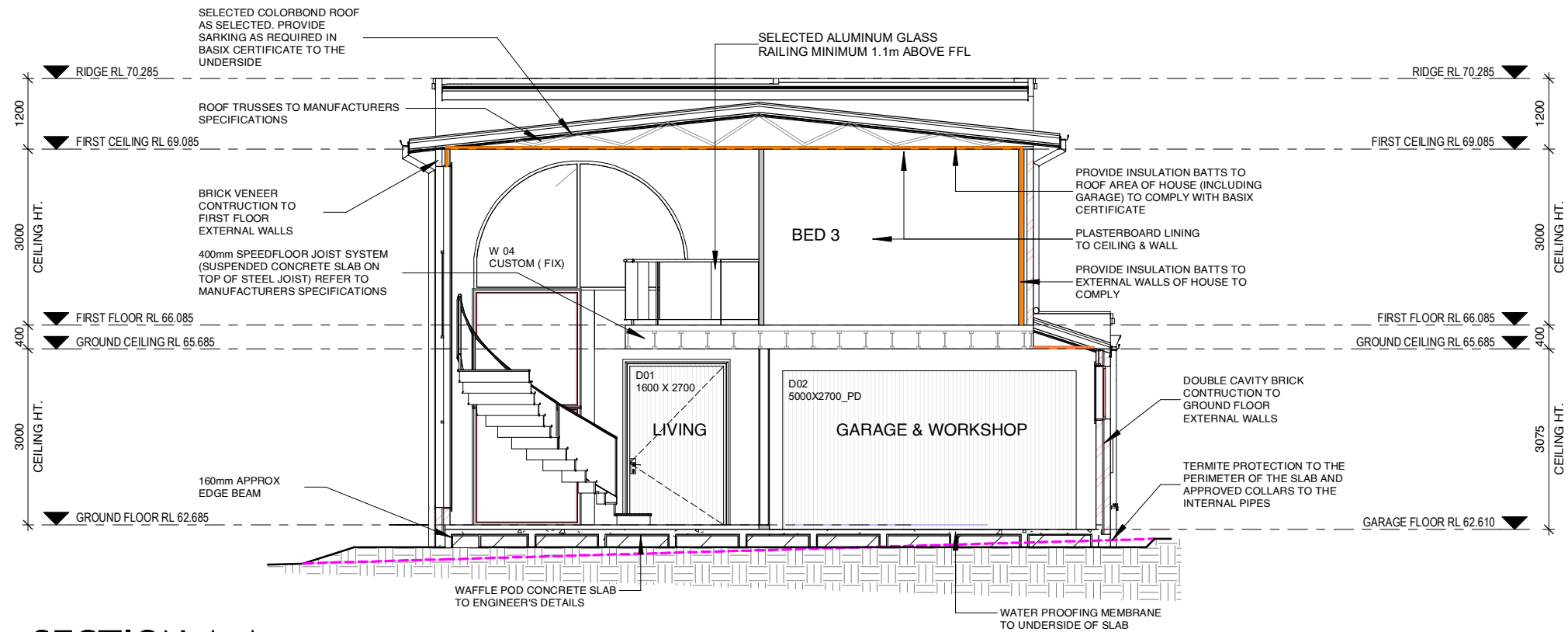


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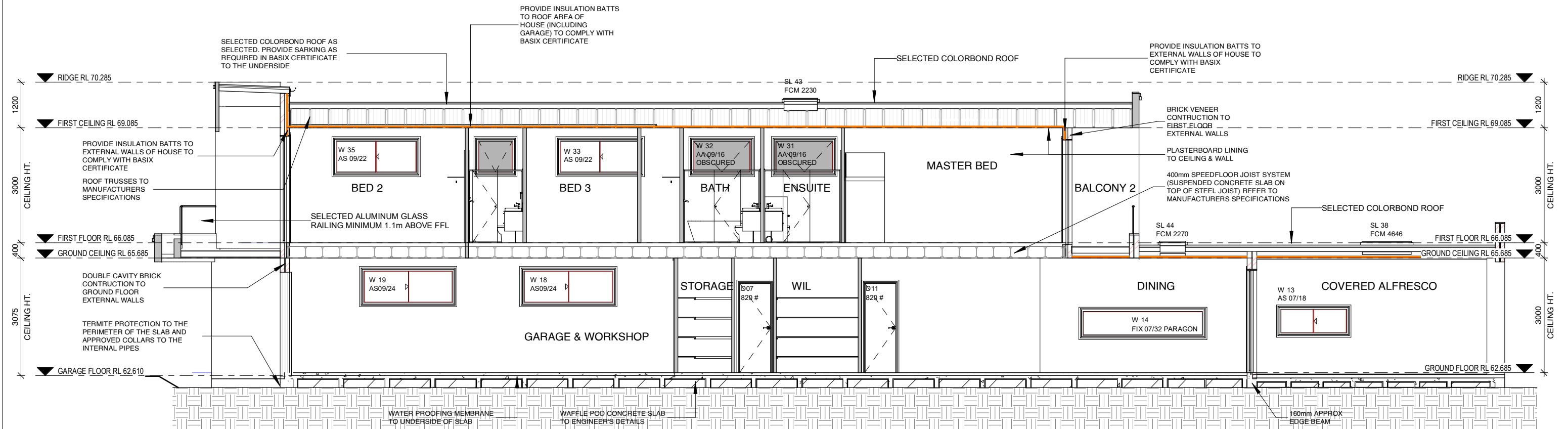
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SECTION A-A



SECTION B-B



SHEET NUMBER
18

SHEET NAME
SECTIONS

SADAC DESIGN & BUILD CONSULTANTS
architectural design drafting approval build consultants

ABN: 186 919 886 46 T: 02 8751 0473
email: admin@sadacdesignandbuild.com.au
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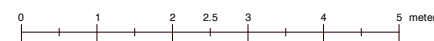
CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

PROJECT: DOUBLE STOREY RESIDENCE

SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

COUNCIL: CANTERBURY-BANKSTOWN

SCALE @ A3: 1 : 100



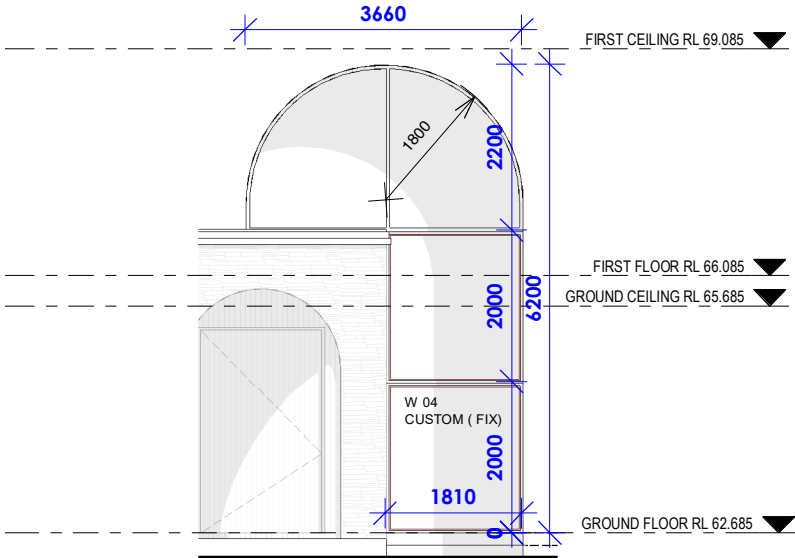
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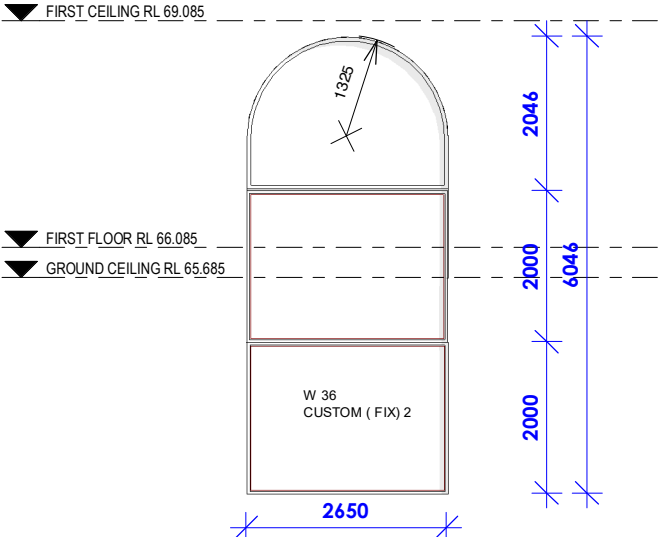
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F	18.06.26	KO	PLAN AMENDMENTS

WINDOW & SLIDING DOOR SCHEDULE								
TYPE	MARK	CODE	HEIGHT	WIDTH	STYLE	FRAME TYPE	GLAZING	OBSCURED GLAZING
W	02	AAT 24/10	2340	970	AWNING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	05	AA 09/21	900	2170	AWNING	STANDARD ALUMINIUM	SINGLE CLEAR	Yes
W	06	AS 09/21	900	2170	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	08	FIX 27/27	2700	2650	FIXED	STANDARD ALUMINIUM	SINGLE CLEAR	No
SD	09	ASSD 27/27-3	2750	2700	STACKING	STANDARD ALUMINIUM	SINGLE CLEAR	No
SD	12	ASSD 27/55-6	2700	5500	STACKING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	13	AS 07/18	700	1800	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	14	FIX 07/32 PARAGON	700	3200	PARAGON	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	15	AS 07/18	700	1800	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	16	AS 09/21	900	2170	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	17	AA 09/10	900	970	AWNING	STANDARD ALUMINIUM	SINGLE CLEAR	Yes
W	18	AS09/24	900	2400	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	19	AS09/24	900	2400	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
SD	20	ASD 27/30-3	2800	3000	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	22	AAT 24/10	2340	970	AWNING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	24	FIX 58/18	5800	1800	FIXED WINDOW	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	25	AS 09/24	900	2390	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	26	AS 09/24	900	2390	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	27	FIX 24/27	2400	2650	FIXED	STANDARD ALUMINIUM	SINGLE CLEAR	No
SD	29	ASSD 27/27-3	2750	2700	STACKING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	30	AA 09/09	900	970	AWNING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	31	AA 09/16	900	1570	AWNING	STANDARD ALUMINIUM	SINGLE CLEAR	Yes
W	32	AA 09/16	900	1570	AWNING	STANDARD ALUMINIUM	SINGLE CLEAR	Yes
W	33	AS 09/22	900	2170	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	34	AA 09/09	900	970	AWNING	STANDARD ALUMINIUM	SINGLE CLEAR	Yes
W	35	AS 09/22	900	2170	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
SL	38	FCM 4646	1275	1275	SKYLIGHT	STANDARD ALUMINIUM	SINGLE CLEAR	
SL	41	FCM 2270	1885	665	SKYLIGHT	STANDARD ALUMINIUM	SINGLE CLEAR	
SL	42	FCM 4646	1275	1275	SKYLIGHT	STANDARD ALUMINIUM	SINGLE CLEAR	
SL	43	FCM 2230	870	665	SKYLIGHT	STANDARD ALUMINIUM	SINGLE CLEAR	
SL	44	FCM 2270	1885	665	SKYLIGHT	STANDARD ALUMINIUM	SINGLE CLEAR	
SL	45	FCM 2270	1885	665	SKYLIGHT	STANDARD ALUMINIUM	SINGLE CLEAR	
Grand total: 32								



CUSTOM W04



CUSTOM W36

DOOR SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	TO ROOM
01	Entry Door: 1600 X 2700	2700	1600	ENTRY
02	Garage_Door: 5000X2700_PD	2700	5000	GARAGE & WORKSHOP
03	Laundry_Door: 820x 2700 LDR	2700	820	
04	Internal_Door: 820 #	2340	820	LIVING
05	Internal_Door: 820 #	2340	820	BATH
06	Internal_Door: 820 #	2340	820	GUEST BED
07	Internal_Door: 820 #	2340	820	BED 1
08	Internal_Door: 720 #	2340	720	WIL
09	Internal_Door: 720 #	2340	720	STORAGE
10	Internal_Door: 720 #	2340	720	ENS.
11	Internal_Door: 820 #	2340	820	LDR'Y
12	Internal_Door: 820 #	2340	820	BUTLERS PANTRY
13	Internal_Door: 820 #	2340	820	BED 2
14	Internal_Door: 720 #	2340	720	ENS.2
15	Internal_Door: 820 #	2340	820	BED 3
16	Internal_Door: 820 #	2340	820	BATH
17	Internal_Double_Door: 2 x 720 #	2340	1440	LIVING
18	Cavitiy_Sliding_Door: 820 CSD #	2340	820	WIR
19	Internal_Double_Door: 2 x 720 #	2340	1440	MASTER BED
21	Internal_Door: 820 #	2340	820	BED 4



SHEET NUMBER 19	SHEET NAME WINDOWS & DOORS SCHEDULES
SADAC DESIGN & BUILD CONSULTANTS architectural design drafting approval build consultants	
ABN: 186 919 886 46 T: 02 8751 0473 email: admin@sadacdesignandbuild.com.au Address: 20 Calotis Crescent, Denham Court, NSW 2565	
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JOB NUMBER: 232611

PROJECT: DOUBLE STOREY RESIDENCE

LOT: A

DP:354402

SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

COUNCIL: CANTERBURY-BANKSTOWN

SCALE @ A3: 1 : 100

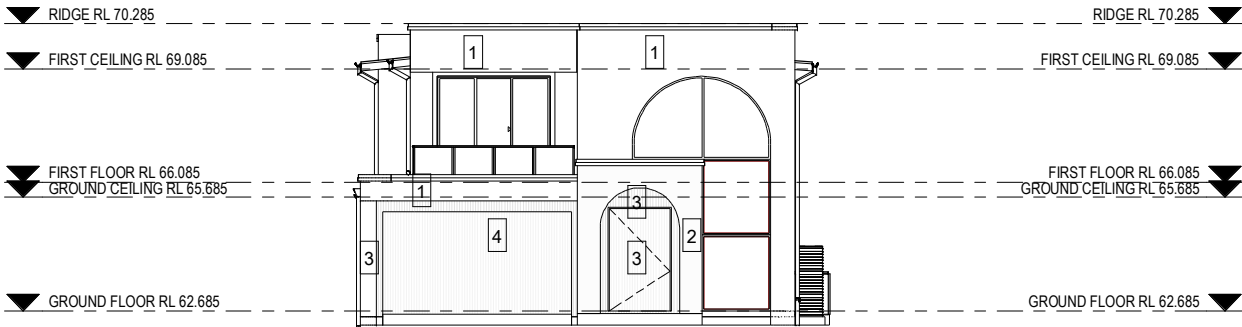


GENERAL NOTES

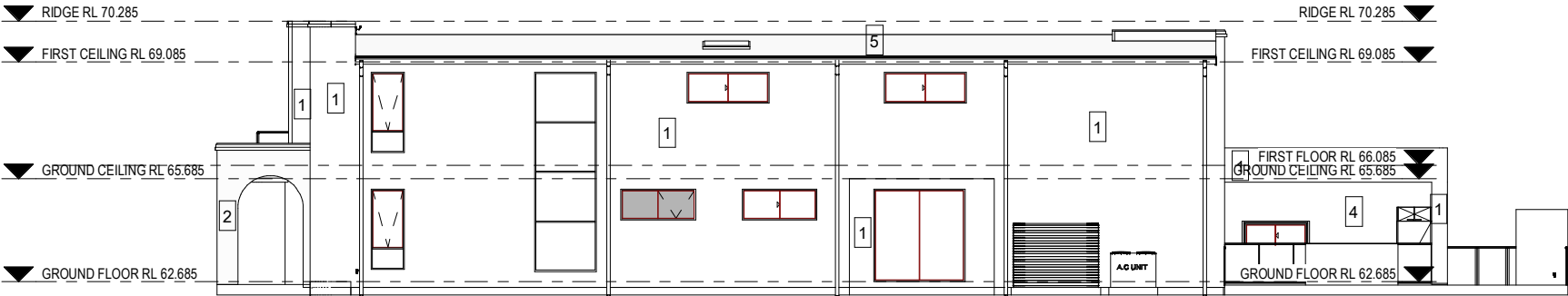
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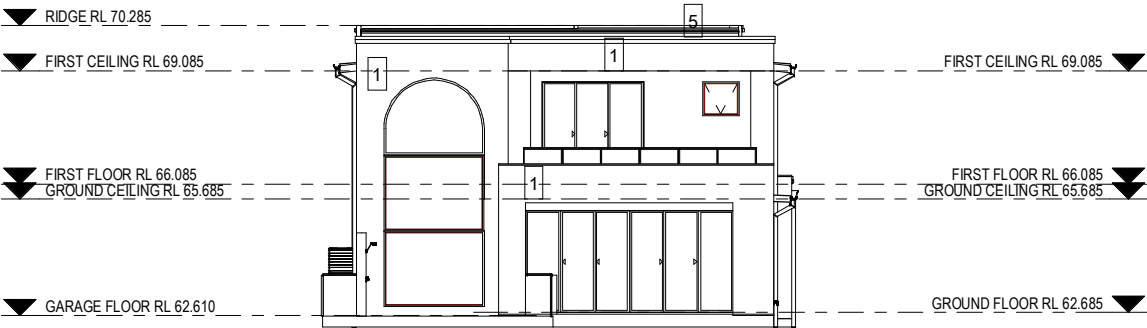
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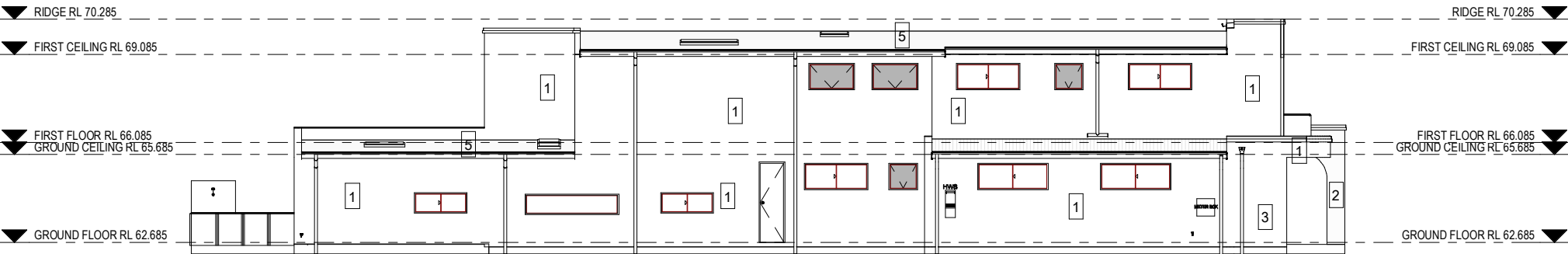
SOUTH ELEVATION



EAST ELEVATION

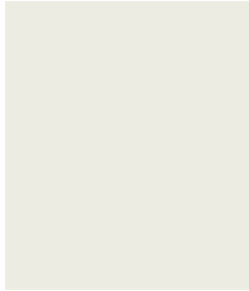


NORTH ELEVATION



WEST ELEVATION

EXTERNAL WALL



1. DULUX WHITE ON WHITE (PAINT FINISH)



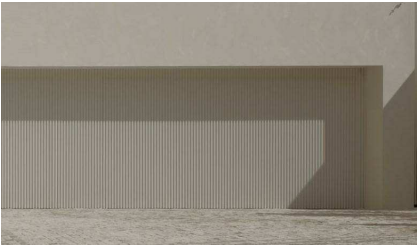
2. STONE WALL FINISH (COTTEE ORGANIC LOOSE STONE WALL CLADDING)
<https://www.armstone.com.au/products/wall-cladding/loose-stone-cladding/cottee/#gallery>



3. KNOTWOOD ALUMINIUM WALL CLADDING

PRODUCT:25 X 25MM PANEL BATTENS
COLOUR: MIST
APPLICATION:GARAGE DOORS, ENTRY DOORS, FRONT FACADE WALL
<https://knotwood.com/au/projects/grece/>

EXTERNAL BUILDING



4. KNOTWOOD ALUMINIUM WALL CLADDING

PRODUCT:25 X 25MM PANEL BATTENS
COLOUR: MIST
APPLICATION:GARAGE DOORS, ENTRY DOORS, FRONT FACADE WALL



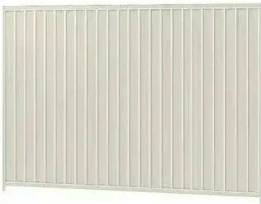
05. COLORBOND SURFMIST

APPLICATION: ROOF, FASCIA GUTTER, DOWNPIPE, WINDOWS & TRIMS

SITE & HARDSCAPE



06. DRIVEWAY: COBBLESTONE DRIVEWAY PAVER, COLOR: LIGHT CREAM



07. FENCING: COLORBOND SURFMIST



08. LETTERBOX (SANDLEFORD BUILT IN RENDERED WALL)



SHEET NUMBER		SHEET NAME		SCALE @ A3: 1 : 200		GENERAL NOTES		REV	DATE	DRAWN BY	DESCRIPTION
20		MATERIALS & FINISHES				- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS. - ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELAVANT CONSULTANTS DRAWINGS. ANY DISCRIPANCY MUST BE NOTIFIED TO THE DESIGNER. FILE LOCATION: E:\9F23 STUDIO\232611 - 137 GREENACRE ROAD GREENACRE\232611 - AUTHORITY PLAN.dwg		A	24.04.26	KO	INITIAL CONCEPT PLANS
SADAC DESIGN & BUILD CONSULTANTS architectural design drafting approval build consultants ABN: 186 919 886 46 T: 02 8751 0473 email: admin@sadacdesignandbuild.com.au Address: 20 Calotis Crescent, Denham Court, NSW 2565 © ALL RIGHTS RESERVED. THESE DRAWINGS ARE THE PROPERTY OF SADAC DESIGN & BUILD CONSULTANTS UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968		JOB NUMBER: 232611 LOT: A DP:354402 CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE		PROJECT: DOUBLE STOREY RESIDENCE SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190 COUNCIL: CANTERBURY-BANKSTOWN				B	08.05.26	KO	PLAN AMENDMENTS
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LEGEND



PROPOSED NATIVE TREE PLANTING (MINIMUM 1m HIGH WHILE PLANTED) TO COMPLY WITH SUSTAINABLE LANDSCAPING



PROPOSED NATIVE SHRUB PLANTING TO COMPLY WITH SUSTAINABLE LANDSCAPING



PROPOSED LOW WATER USE GROUNDCOVER/ SCRAMBLERS TO COMPLY WITH BASIX



PROPOSED NATIVE SEASONAL FLOWER PLANTING



SIR WALTER BUFFALO TURF



SELECTED TIMBER LOG FOR RETENTION OF MUD AND TREE.



SELECTED 300X600 PRECAST CONCRETE BLOCKS.



SELECTED DECORATIVE



PROPOSED HOUSE



RETAINING WALL.



LOW WATER USE PLANTING



SITE BOUNDARY



OUTLINE FOR P.P.O.S.



FRONT FENCE/ BOUNDARY WALL



REAR FENCE

DP 262938
LOT 9

PLANT REGISTER

ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	SPREA	HEIGHT
CD	20	CORREA DECUMBENS	SPREADING CORREA	140mm	800mm	600mm
DR	15	DIANELLA REVOLUTA	SPREADING FLAX LILY	TUBE STOCK	800mm	800mm
ML	01	MELALEUCA LINARIIFOLIA	SNOW IN SUMMER	45 LITRE	5000mm	8000mm
PL	25	PIMELEA LINIFOLIA	SLENDER RICE FLOWER	200mm	1000mm	1000mm
TA	10	THEMEDA AUSTRALIS	KANGAROO GRASS	150mm	500mm	1000mm
TL	01	TRISTANIOPSIS LAURINA	WATER GUM	75 LITRE	6000mm	8000mm
OM	30	OLEARIA MICROPHYLLA	SMALL-LEAVED DAISY BUSH	200mm	800mm	1000mm
VH	10	VIOLA HEDERACEA	NATIVE VIOLET	140mm	600mm	600mm

NOTE:
(I) LANDSCAPING MUST NOT ENCROACH INTO ANY EASEMENTS FOR ACCESS AND MAINTENANCE OR DRAINAGE AS DETAILED IN 88B INSTRUMENT
(II) LANDSCAPE MUST COMPLY WITH PLANNING FOR BUSHFIRE PROTECTION (PBP) 2019
(III) ALL EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION

SHEET NUMBER
21
SHEET NAME
LANDSCAPE PLAN
SADAC DESIGN & BUILD CONSULTANTS
architectural design drafting approval build consultants
ABN: 186 919 886 46 T: 02 8751 0473
email: admin@sadacdesignandbuild.com.au
Address: 20 Calotis Crescent, Denham Court, NSW 2565
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JOB NUMBER: 232611

LOT: A

DP:354402

PROJECT: DOUBLE STOREY RESIDENCE

SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

COUNCIL: CANTERBURY-BANKSTOWN

SCALE @ A3: 1 : 200

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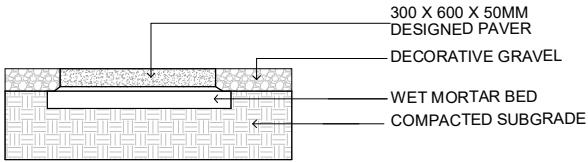
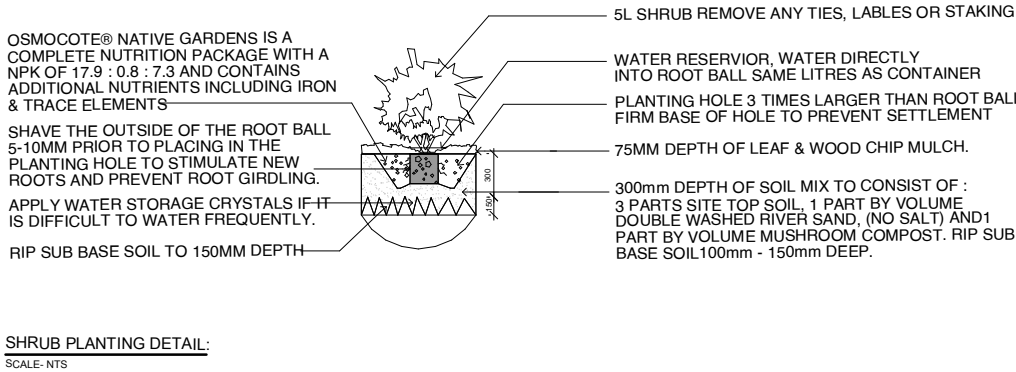
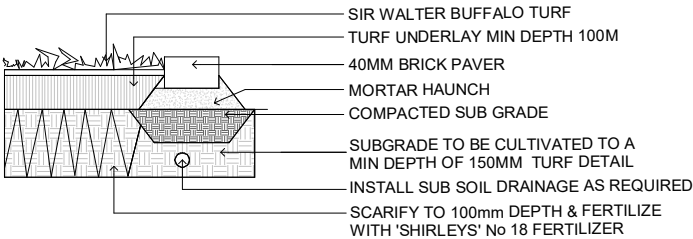
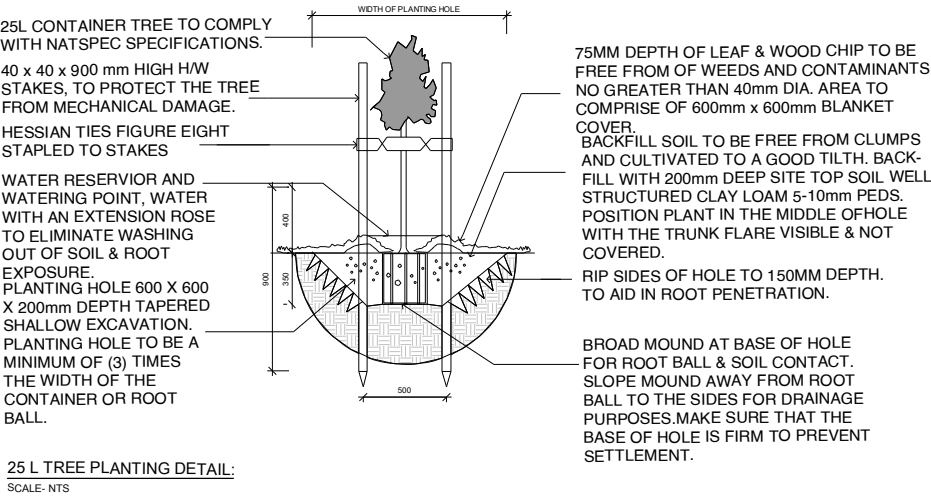
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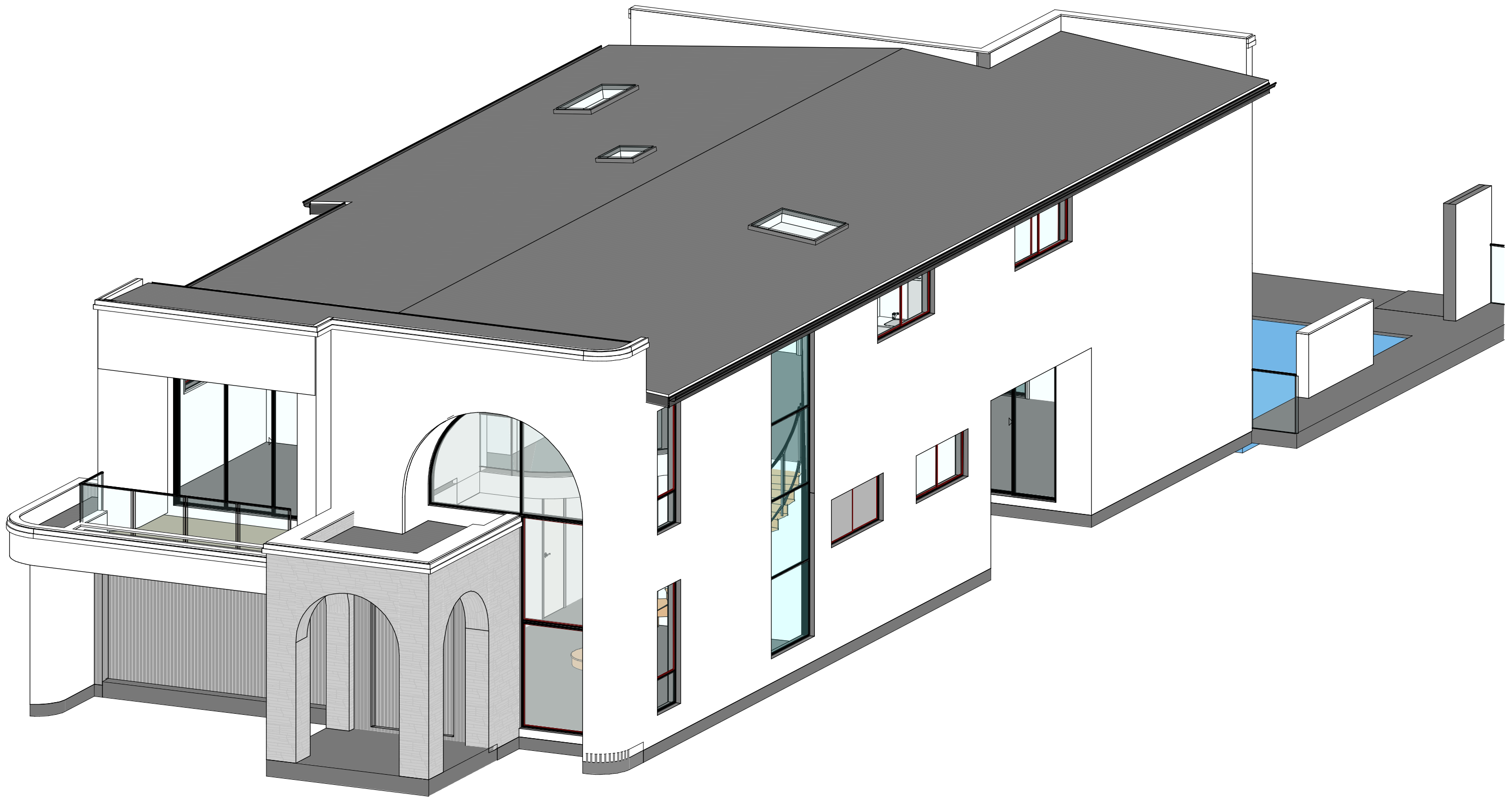
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VH	10	VIOLA HEDERACEA	NATIVE VIOLET	140mm	600mm	600mm

NOTE:
01. RETAINED AND PROTECTED SIR WALTER BUFFALO TURF TO BE PROVIDED TO NATURE STRIP

02. RETAINING WALLS VISIBLE FROM THE STREET MUST BE OF MASONRY CONSTRUCTION



SHEET NUMBER	SHEET NAME	SCALE @ A3:	GENERAL NOTES	REV	DATE	DRAWN BY	DESCRIPTION
22	LANDSCAPE DETAILS	1 : 150	- ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS. - ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELAVANT CONSULTANTS DRAWINGS. ANY DISCRIPANCY MUST BE NOTIFIED TO THE DESIGNER.	A	24.04.26	KO	INITIAL CONCEPT PLANS
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SHEET NUMBER
24

SHEET NAME
PERSPECTIVES

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architectural design drafting approval build consultants

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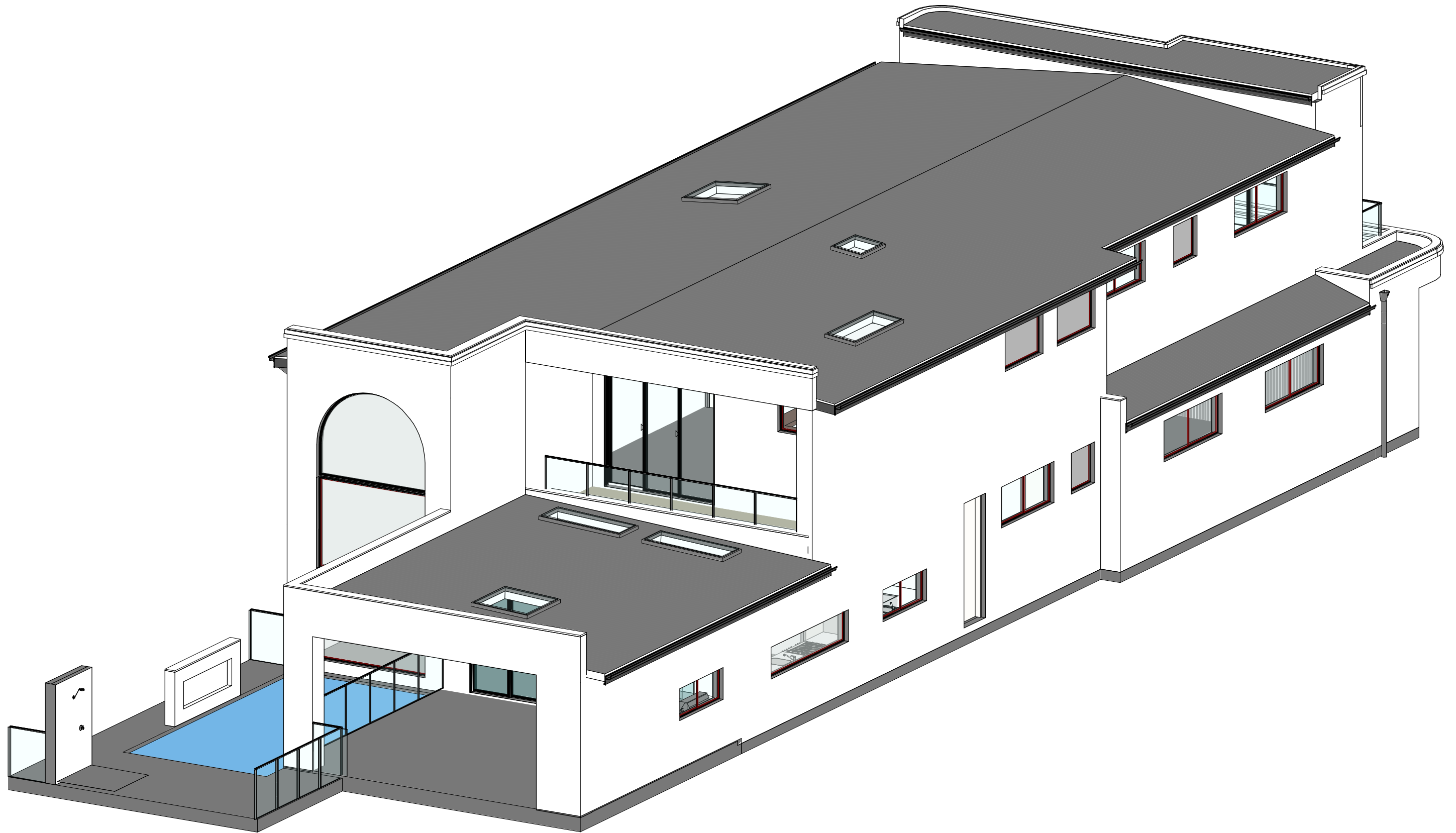


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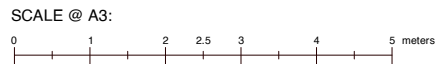
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25	PERSPECTIV
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