



SHEET	DESCRIPTION
00	COVER SHEET
01	CONSTRUCTION NOTES
03	SITE PLAN
04	DEMOLITION PLAN
09	GROUND FLOOR PLAN
11	FIRST FLOOR PLAN
14	EXTERNAL AREA PLAN
15	INTERNAL AREA PLAN
16	ELEVATIONS
17	ELEVATIONS
19	WINDOWS & DOORS SCHEDULES
24	PERSPECTIVES
25	PERSPECTIVES

**Certificate No. #HR-3UFBXL-01**
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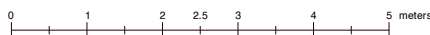
Assessor nameMark Zangari

Accreditation No.DMN/25/2274

Property Address137 Greenacre Rd, Greenacre, NSW, 2190


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SHEET NUMBER 00		SHEET NAME COVER SHEET		SCALE @ A3: 		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. FILE LOCATION: E:\P23 STUDIO\232611- 137 GREENACRE ROAD GREENACRE\ARCH\REVIT\MODEL- 137 GREENACRE ROAD GREENACRE.DA\PLANS.rvt		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: SYEDA SUMAIYA ASHRAFE (INAYA HOMES)				COUNCIL: CANTERBURY-BANKSTOWN		C	12.05.26	KO	PLAN AMENDMENTS
												D	25.05.26	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



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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
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			CLIENT'S NAME: SYEDA SUMAIYA ASHRAFE (INAYA HOMES)			COUNCIL: CANTERBURY-BANKSTOWN		D	25.05.26	KO	PLAN AMENDMENTS

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 =195.52 SQM
GARAGE FSR= (55.25- 36.00) SQM =19.25SQM
FIRST FLOOR FSR = 165.98 SQM

TOTAL (PROPOSED) FSR AREA = 53.30% (380.75 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

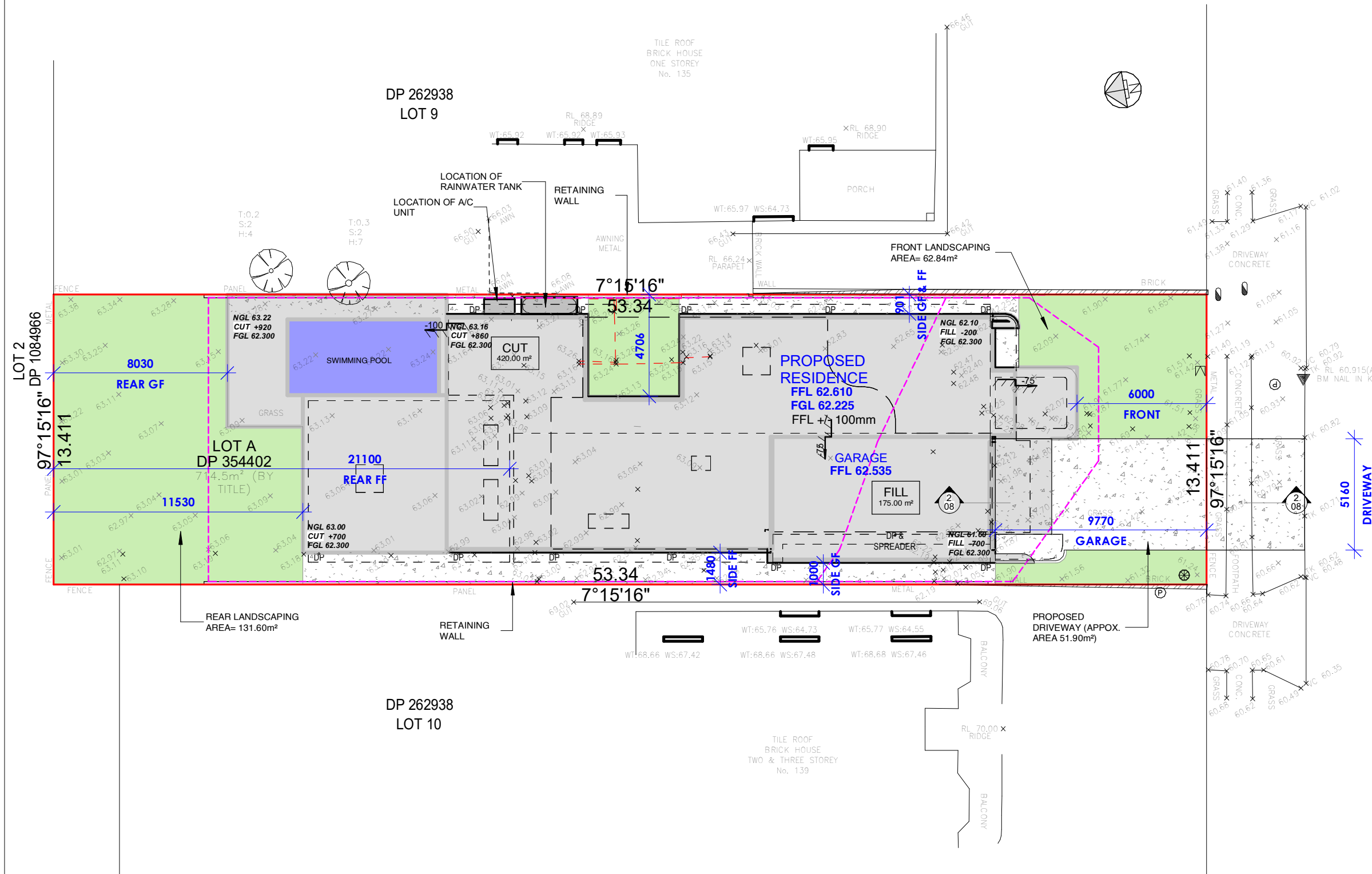
TOTAL (PROPOSED) SITE COVERAGE =
274.59 + 239.26 = 513.85 SQ.M

LANDSCAPE AREA

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

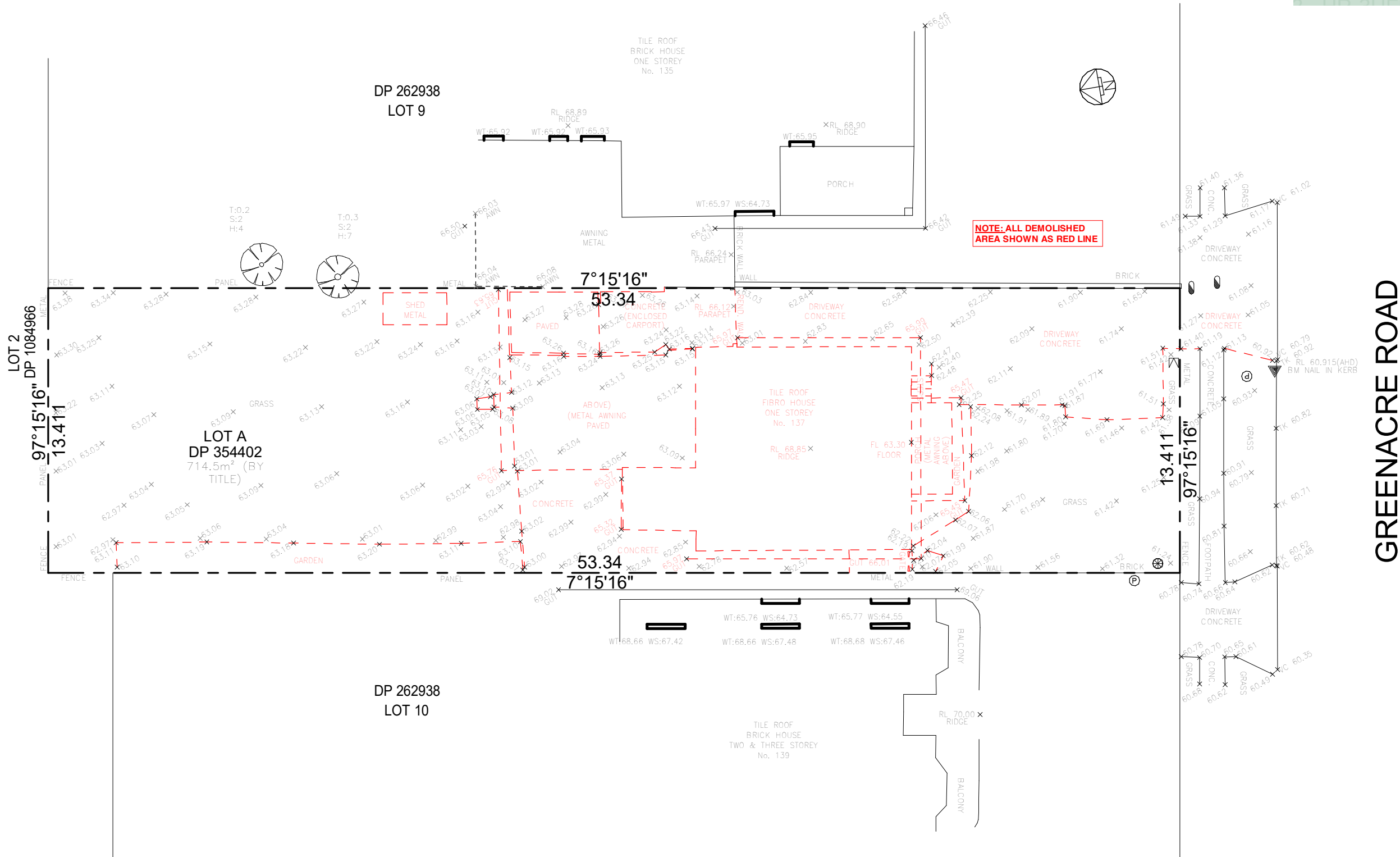
REQUIRED LANDSCAPE AREA= 100.00 SQM

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

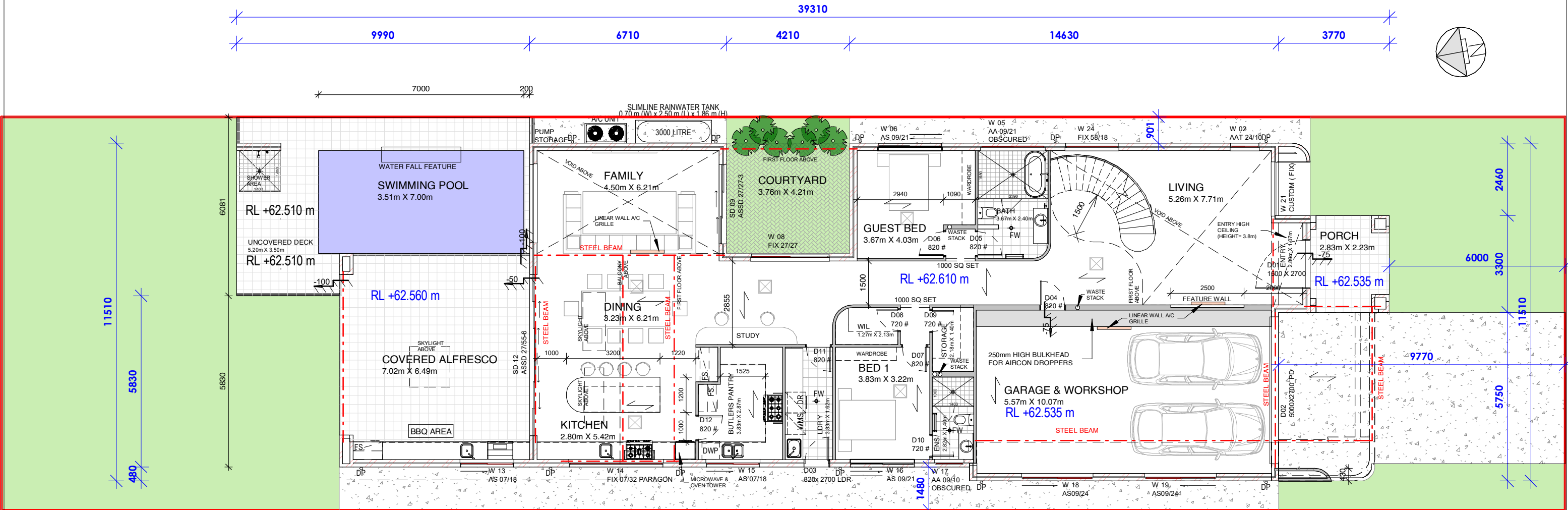


EARTHWORKS NOTE:
FILL IS NOT TO BE IMPORTED OR
EXPORTED TO ALTER THE NATURAL
SURFACE LEVEL OF THE BLOCK PRIOR TO
COMMENCING EARTHWORKS FOR
PREPARATION OF A BUILDING PLATFORM

	SHEET NUMBER 03		SHEET NAME SITE PLAN		SCALE @ A3: 1 : 200 		GENERAL NOTES		REV	DATE	DRAWN BY	DESCRIPTION		
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FILE LOCATION: E:\P23\STUDIOS\232611- 137 GREENACRE ROAD GREENACRE\ARCH\REV\REVIT\MODEL- 137 GREENACRE ROAD GREENACRE.DA\PLANS.dwg														



SHEET NUMBER		SHEET NAME		SCALE @ A3: 1 : 200		GENERAL NOTES		REV	DATE	DRAWN BY	DESCRIPTION				
04		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 RELAVANT CONSULTANTS DRAWINGS. ANY DISCRIPANCY 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: SYEDA SUMAIYA ASHRAFE (INAYA HOMES)				COUNCIL: CANTERBURY-BANKSTOWN		D	25.05.26	KO	PLAN AMENDMENTS		
FILE LOCATION INFO: E:\P23 STUDIO\232611- 137 GREENACRE ROAD GREENACRE\ARCH\REV\ITEM MODEL- 137 GREENACRE ROAD GREENACRE-DA PLANS.dwg															

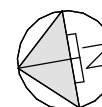


LEGEND	
MWP	MICROWAVE PROVISION
DWP	DISHWASHER PROVISION
WMS	WASHING MACHINE SPACE
FS	FRIDGE SPACE
RD	ROLLER DOOR
PD	PANELIFT DOOR
#	2340 HIGH DOORS
*	DWARF DOORS
⊙	SMOKE ALARM
⊗	EXHAUST FAN
→	FLOOR JOIST DIRECTION
G TAP	GARDEN TAP LOCATION
R TAP	RAINWATER TAP LOCATION
DP	DOWN PIPE LOCATION
FW	FLOOR 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	42.60 m²
BALCONY	9.66 m²
BALCONY 2	12.29 m²
STAIR VOID	36.05 m²
VOID 2	25.49 m²
Grand total	634.48 m²



SHEET NUMBER	SHEET NAME	SCALE @ A3: 1 : 130	GENERAL NOTES		REV	DATE	DRAWN BY	DESCRIPTION
09	GROUND FLOOR PLAN	0 1 2 2.5 3 4 5 meters	- 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		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: SYEDA SUMAIYA ASHRAFE (INAYA HOMES)	COUNCIL: CANTERBURY-BANKSTOWN		D	25.05.26	KO	PLAN AMENDMENTS
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Timeline diagram showing the sequence of events for the 2008 Beijing Olympics. The timeline starts at 0800 and ends at 2000. Key events are marked with vertical lines and labeled with their times: 0800 (Opening Ceremony), 12170 (Luge), 10300 (Cycling), and 3280 (Swimming). The total duration is 28830.



Certificate No. #HR-3UFBLX-01

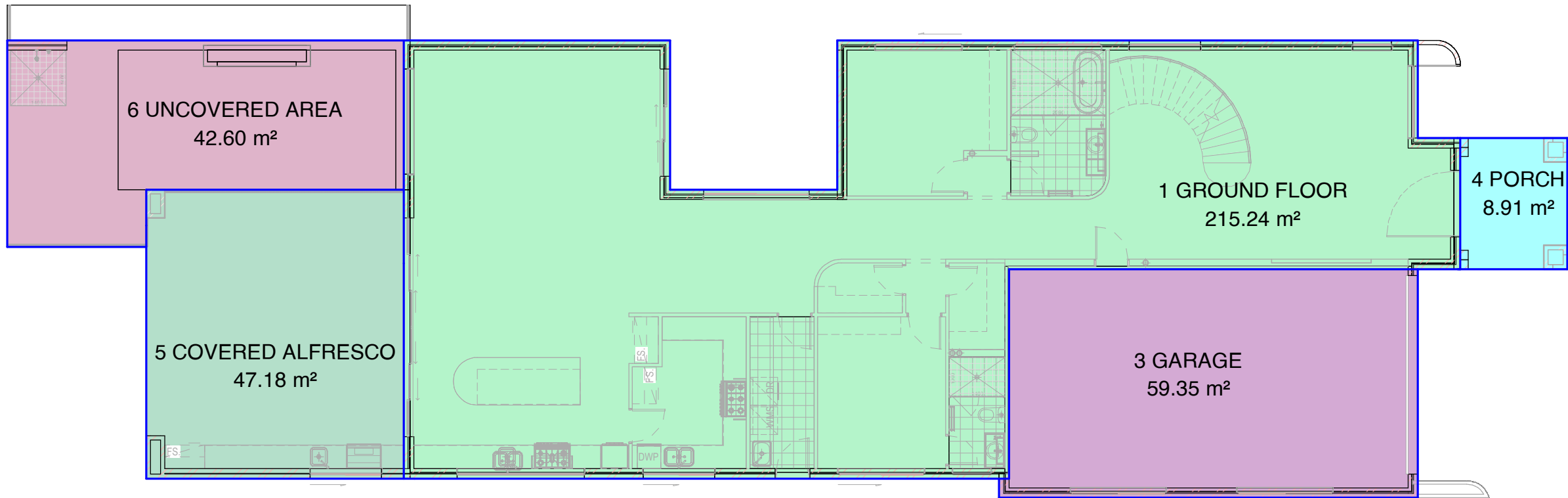
Scan QR code or follow website link for rating details.

Assessor name	Mark Zangari
Accreditation No.	DMN/25/2274
Property Address	137 Greenacre Rd, Greenacre, NSW, 2190

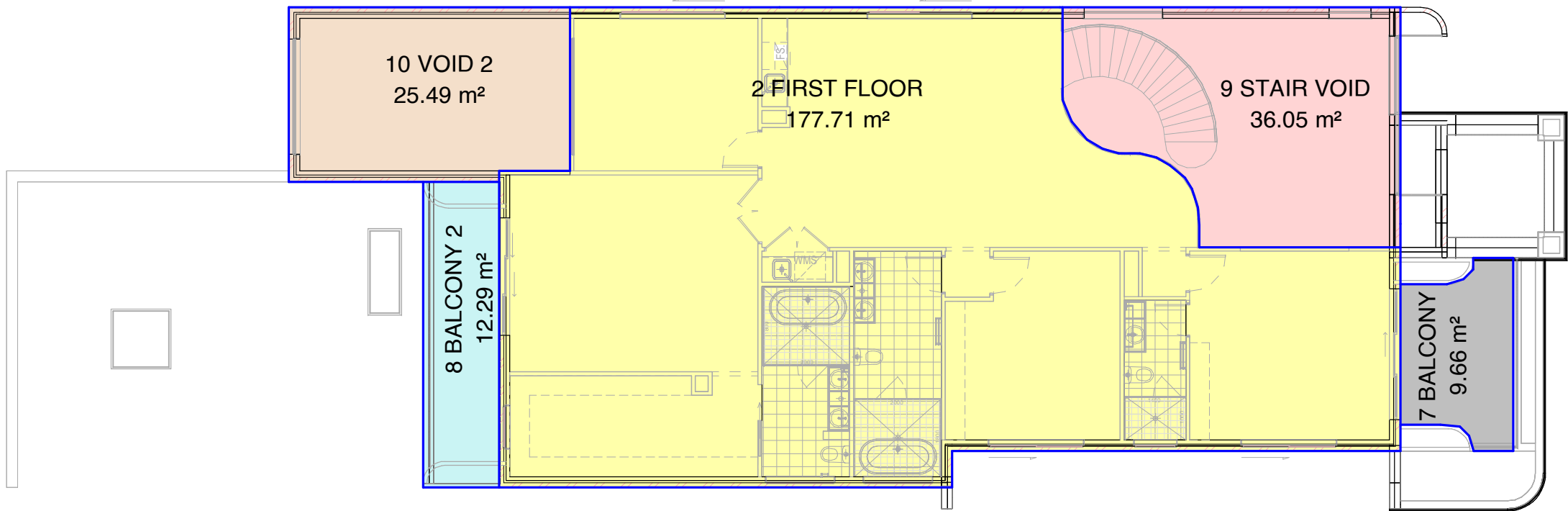


<http://www.hero-software.com.au/pdf/HR-3UFBLX-01>

	SHEET NUMBER 11		SHEET NAME FIRST FLOOR PLAN		SCALE @ A3: 1 : 130		GENERAL NOTES		REV	DATE	DRAWN BY	DESCRIPTION
							- 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
									B	08.05.26	KO	PLAN AMENDMENTS
									C	12.05.26	KO	PLAN AMENDMENTS
									D	25.05.26	KO	PLAN AMENDMENTS
SADAC DESIGN & BUILD CONSULTANTS <i>archtctural design drafting approval build consultants</i>		JOB NUMBER: 232611		PROJECT: DOUBLE STOREY RESIDENCE								
ABN: 186 919 886 46 T: 02 8751 0473 email: admin@sadacdesignandbuild.com.au Address: 20 Calotis Crescent, Denham Court, NSW 2565		LOT: A	DP:354402	SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190								
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						FILE LOCATION: F:\P23 STUDIO\02\2611- 137 GREENACRE ROAD GREENACRE\ARCH\HIVER\ITEM MODEL- 137 GREENACRE ROAD GREENACRE.DA PLANS.dwg						



1. GROUND FLOOR AREA

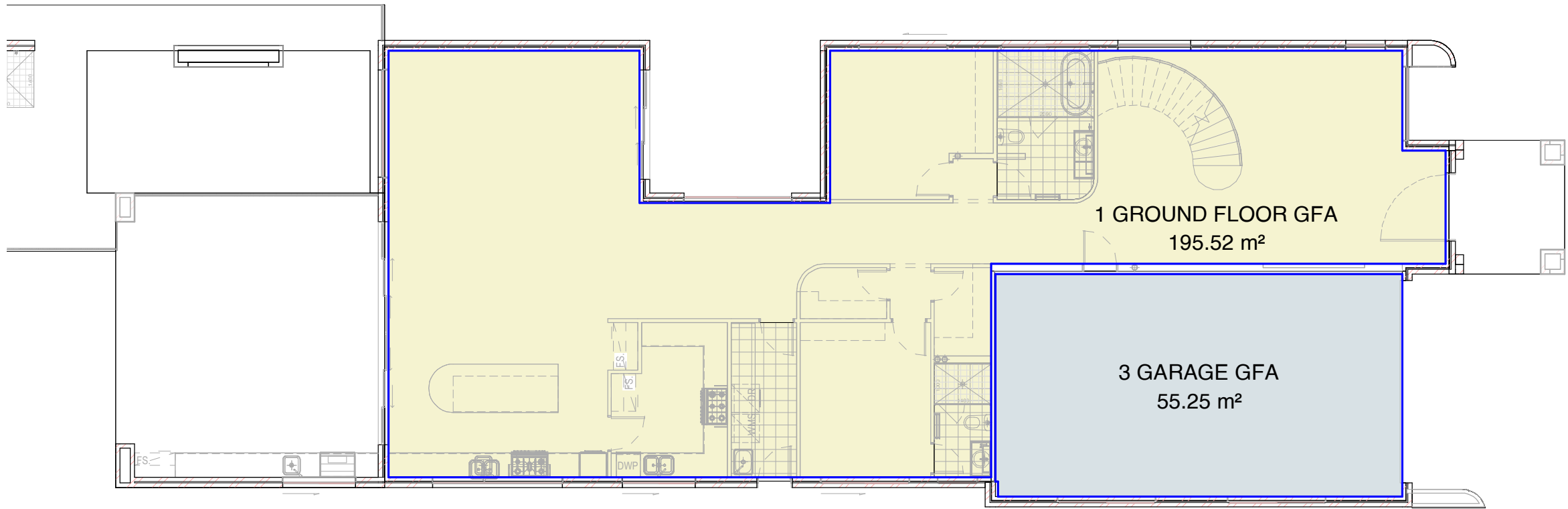


2. FIRST FLOOR AREA

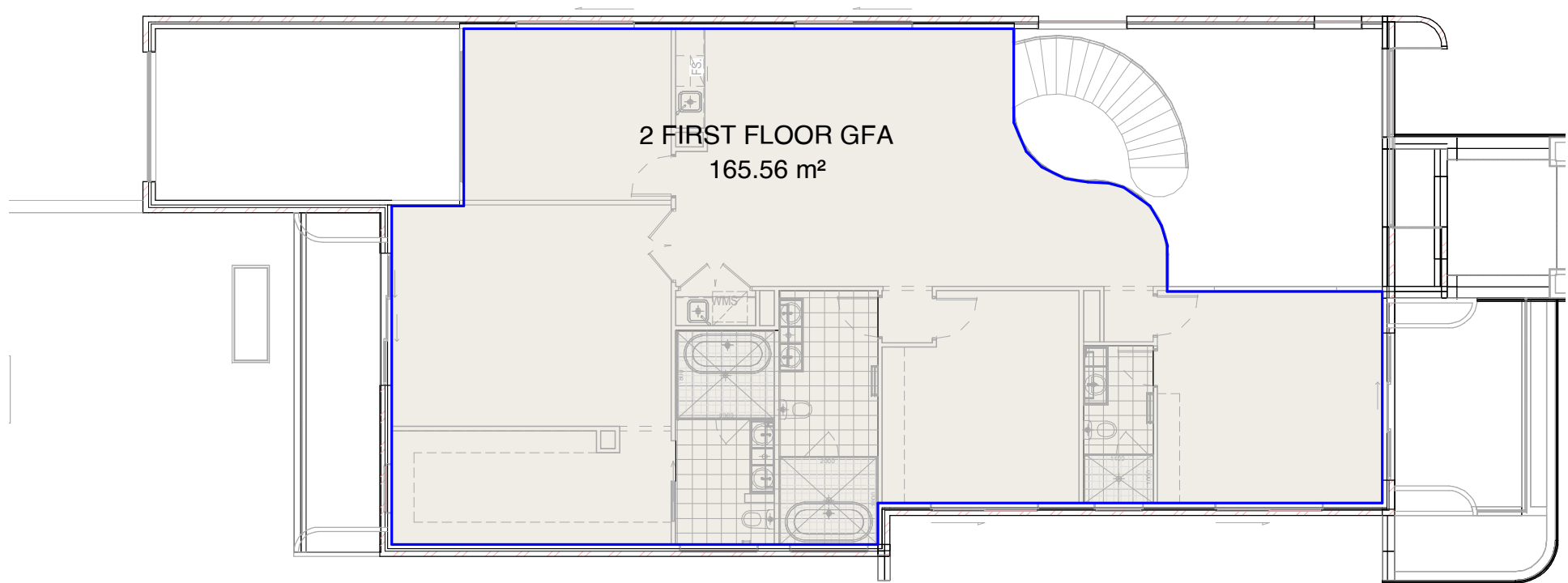
FLOOR AREAS (EXT. WALL)	
GROUND FLOOR	215.24 m ²
FIRST FLOOR	177.71 m ²
GARAGE	59.35 m ²
PORCH	8.91 m ²
COVERED ALFRESCO	47.18 m ²
UNCOVERED AREA	42.60 m ²
BALCONY	9.66 m ²
BALCONY 2	12.29 m ²
STAIR VOID	36.05 m ²
VOID 2	25.49 m ²
Grand total	634.48 m ²



SHEET NUMBER 14		SHEET NAME EXTERNAL AREA PLAN		SCALE @ A3: 1 : 125		GENERAL NOTES		REV				DATE				DRAWN BY				DESCRIPTION			
SADAC DESIGN & BUILD CONSULTANTS		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.		A				24.04.26				KO				INITIAL CONCEPT PLANS			
architectural design drafting approval build consultants		LOT: A		DP:354402		- 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.		B				08.05.26				KO				PLAN AMENDMENTS			
ABN: 186 919 886 46 T: 02 8751 0473		CLIENT'S NAME: SYEDA SUMAIYA ASHRAFE (INAYA HOMES)		COUNCIL: CANTERBURY-BANKSTOWN		- 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.		C				12.05.26				KO				PLAN AMENDMENTS			
email: admin@sadacdesignandbuild.com.au		SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190				- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ENGINEERING DESIGN AND RELAVANT CONSULTANTS DRAWINGS. ANY DISCRIPANCY MUST BE NOTIFIED TO THE DESIGNER.		D				25.05.26				KO				PLAN AMENDMENTS			
Address: 20 Calotis Crescent, Denham Court, NSW 2565						FILE LOCATION: E:\P23\STUDIO\232611- 137 GREENACRE ROAD GREENACRE\REV\REVIT\MODEL- 137 GREENACRE ROAD GREENACRE.DA\PLANS.rvt																	
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1. GROUND FLOOR GFA



2. FIRST FLOOR GFA

GROSS FLOOR AREA	
NAME	AREA
GROUND FLOOR GFA	195.52 m²
GARAGE GFA	55.25 m²
FIRST FLOOR GFA	165.56 m²
TOTAL	416.33 m²



Certificate No. #HR-3UFBXL-01

Scan QR code or follow website link for rating details.

Assessor name

Mark Zangari

Accreditation No.

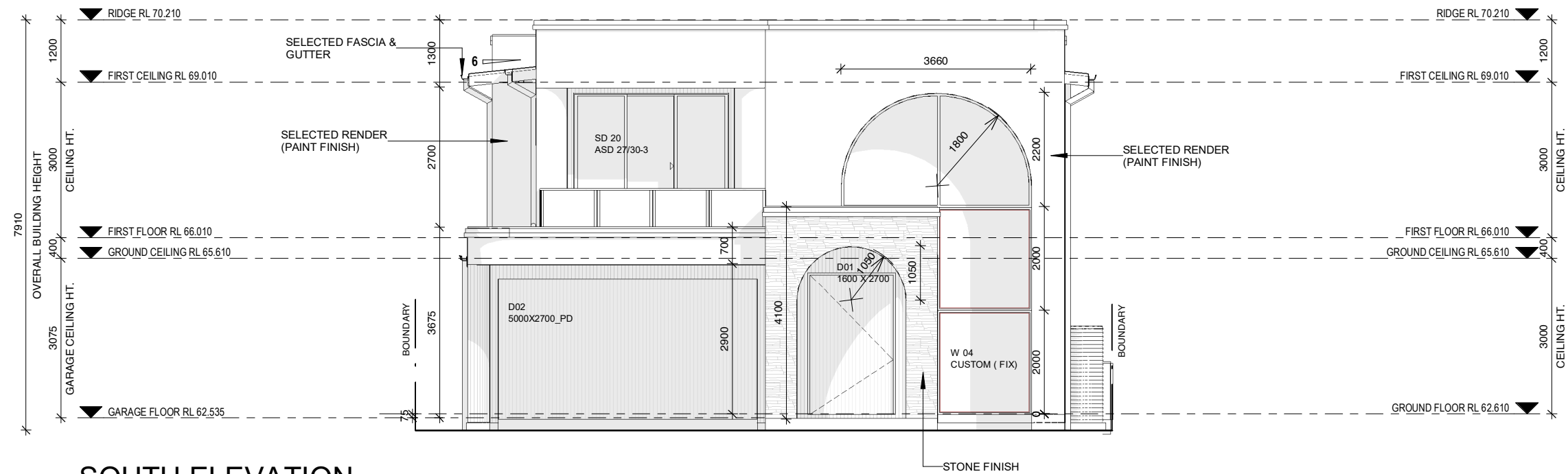
DMN/25/2274

Property Address

137 Greenacre Rd, Greenacre, NSW 2190

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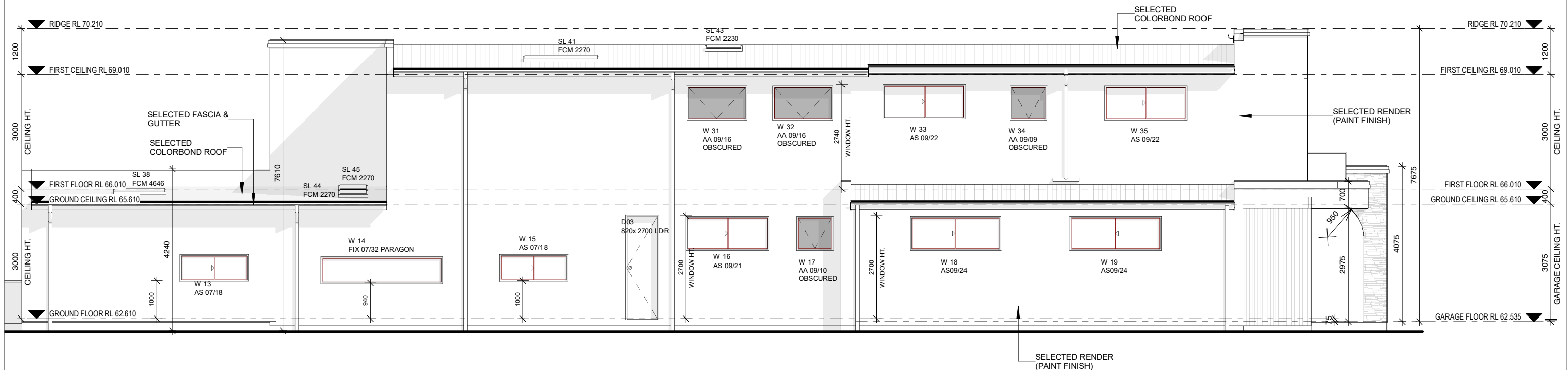




SOUTH ELEVATION

SCALE 1 : 100

FRONT ELEVATION



WEST ELEVATION

SCALE 1 : 100

SIDE ELEVATION



SHEET NUMBER	SHEET NAME	SCALE @ A3:	GENERAL NOTES	REV	DATE	DRAWN BY	DESCRIPTION
16	ELEVATIONS	1 : 100	- 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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architectural design drafting approval build consultants

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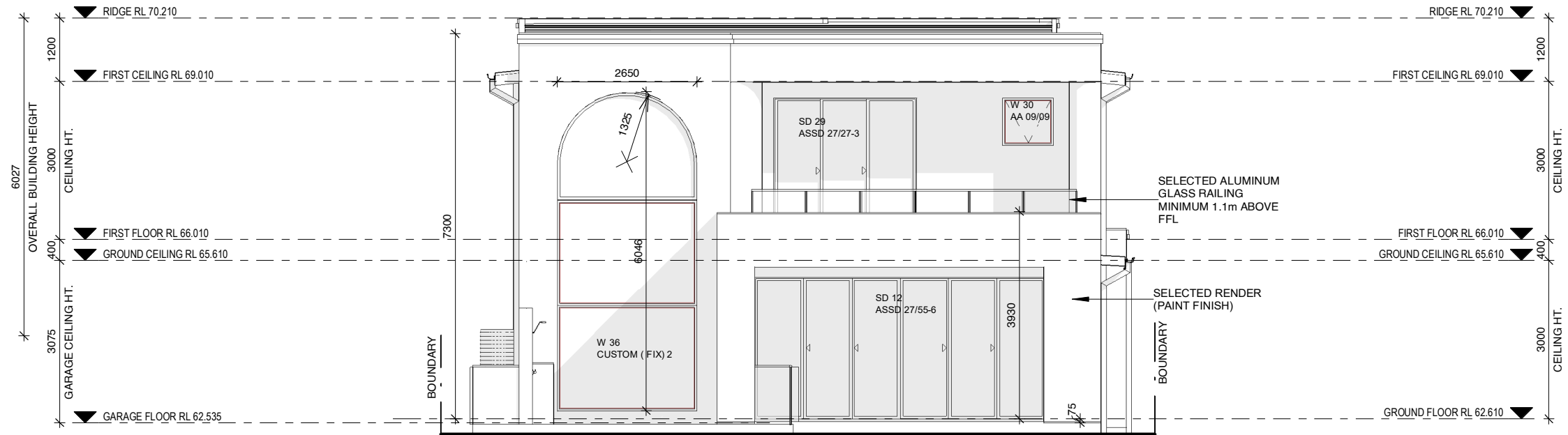
LOT: A DP:354402

CLIENT'S NAME: SYEDA SUMAIYA ASHRAFE (INAYA HOMES)

PROJECT: DOUBLE STOREY RESIDENCE

SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

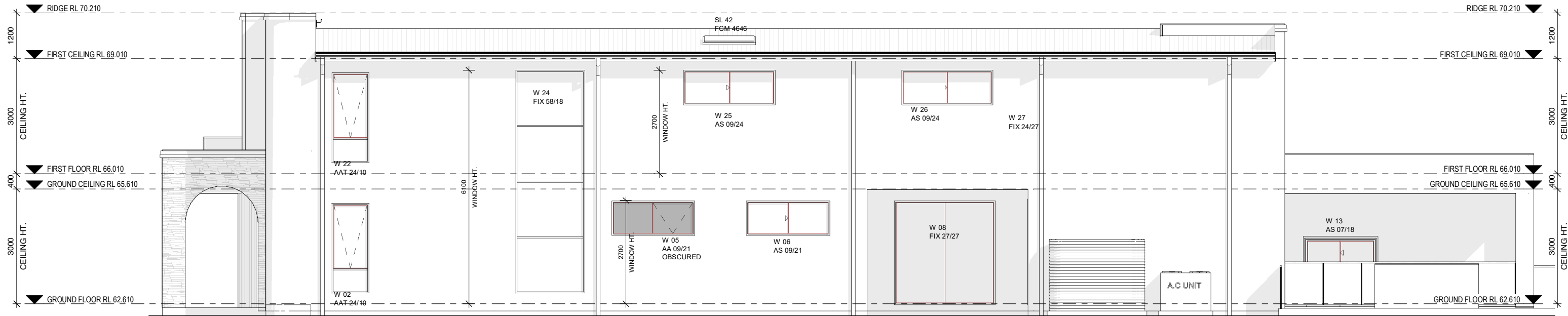
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NORTH ELEVATION

SCALE 1 : 100

REAR ELEVATION



EAST ELEVATION

SCALE 1 : 100

SIDE ELEVATION



SHEET NUMBER
17
SHEET NAME
ELEVATIONS

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LOT: A

DP:354402

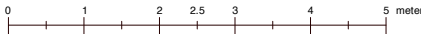
PROJECT: DOUBLE STOREY RESIDENCE

SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190

CLIENT'S NAME: SYEDA SUMAIYA ASHRAFE (INAYA HOMES)

COUNCIL: CANTERBURY-BANKSTOWN

SCALE @ A3: 1 : 100



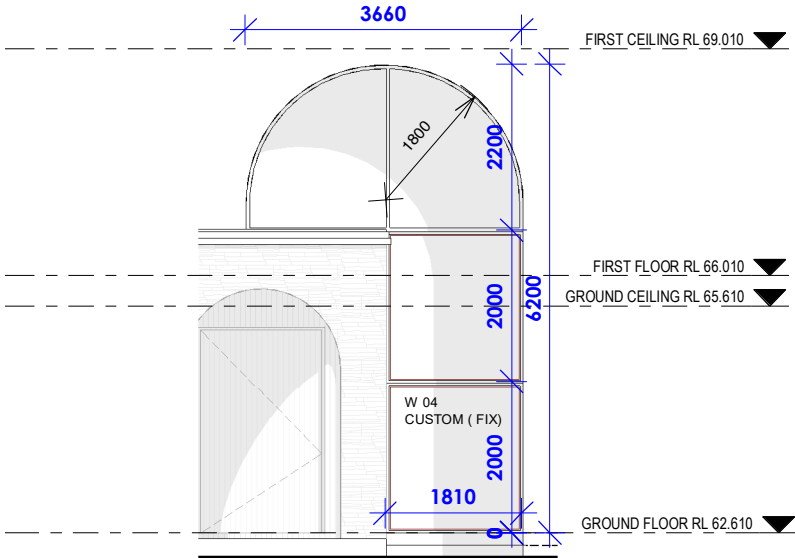
GENERAL NOTES

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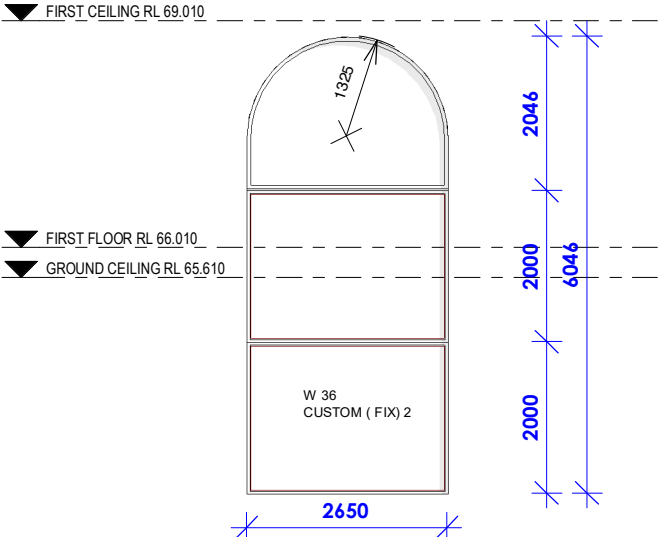
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REV	DATE	DRAWN BY	DESCRIPTION
A	24.04.26	KO	INITIAL CONCEPT PLANS
B	08.05.26	KO	PLAN AMENDMENTS
C	12.05.26	KO	PLAN AMENDMENTS
D	25.05.26	KO	PLAN AMENDMENTS

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	Cavity Sliding Door: 820 CSD #	2340	820	WIR
19	Internal Double Door: 2 x 720 #	2340	1440	MASTER BED
25	Internal Door: 820 #	2340	820	BED 4



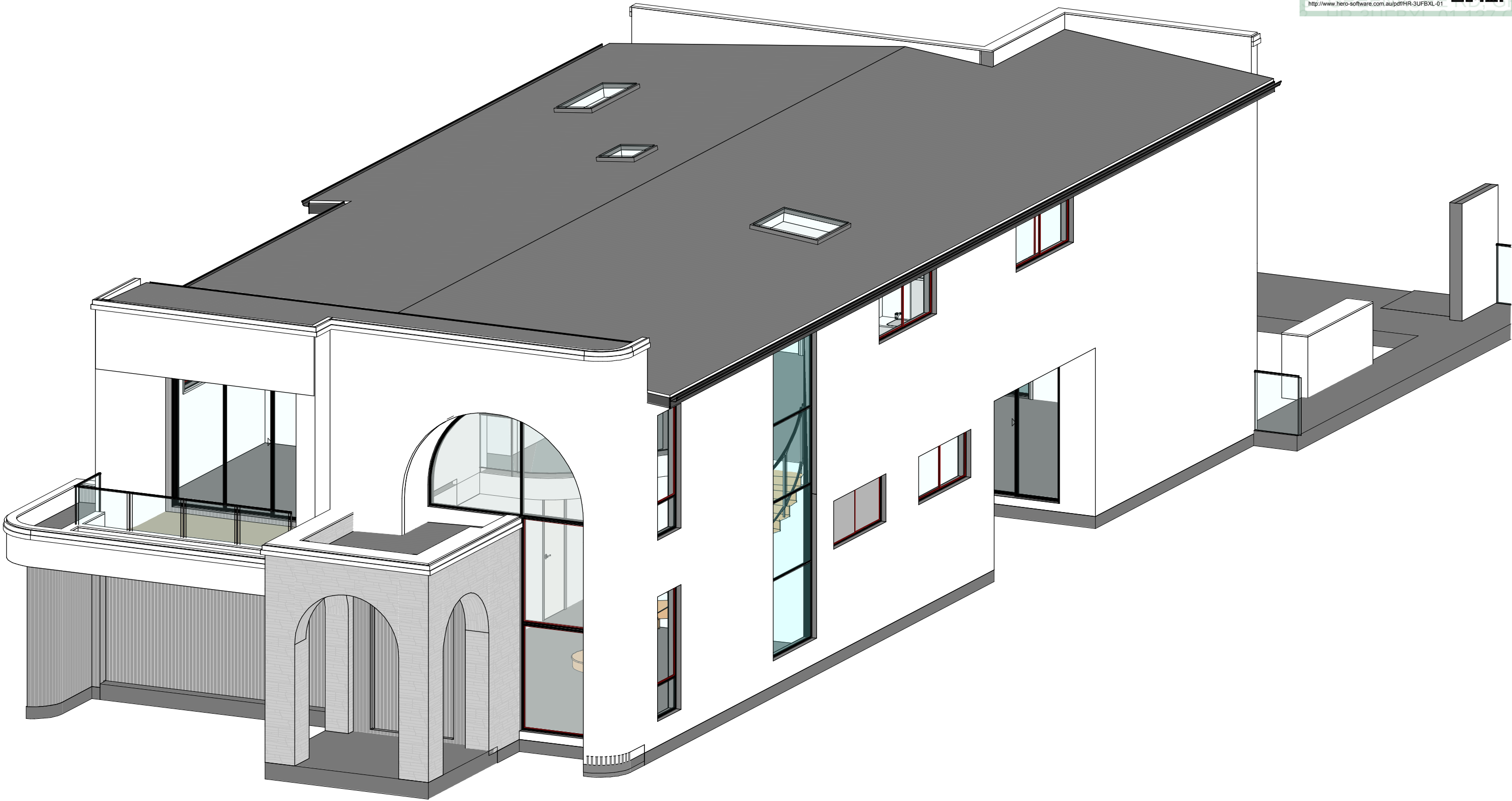
SHEET NUMBER 19	SHEET NAME WINDOWS & DOORS SCHEDULES	SCALE @ A3: 1 : 100	GENERAL NOTES - ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS. - ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED 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. FILE LOCATION: E:\P23 STUDIO\232611- 137 GREENACRE ROAD GREENACRE\BCH\REV\T MODEL- 137 GREENACRE ROAD GREENACRE.DA\PLANS.dwg	REV A B C D	DATE 24.04.26 08.05.26 12.05.26 25.05.26	DRAWN BY KO KO KO KO	DESCRIPTION INITIAL CONCEPT PLANS PLAN AMENDMENTS PLAN AMENDMENTS PLAN AMENDMENTS
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: SYEDA SUMAIYA ASHRAFE (INAYA HOMES)	PROJECT: DOUBLE STOREY RESIDENCE SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190 COUNCIL: CANTERBURY-BANKSTOWN				

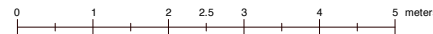


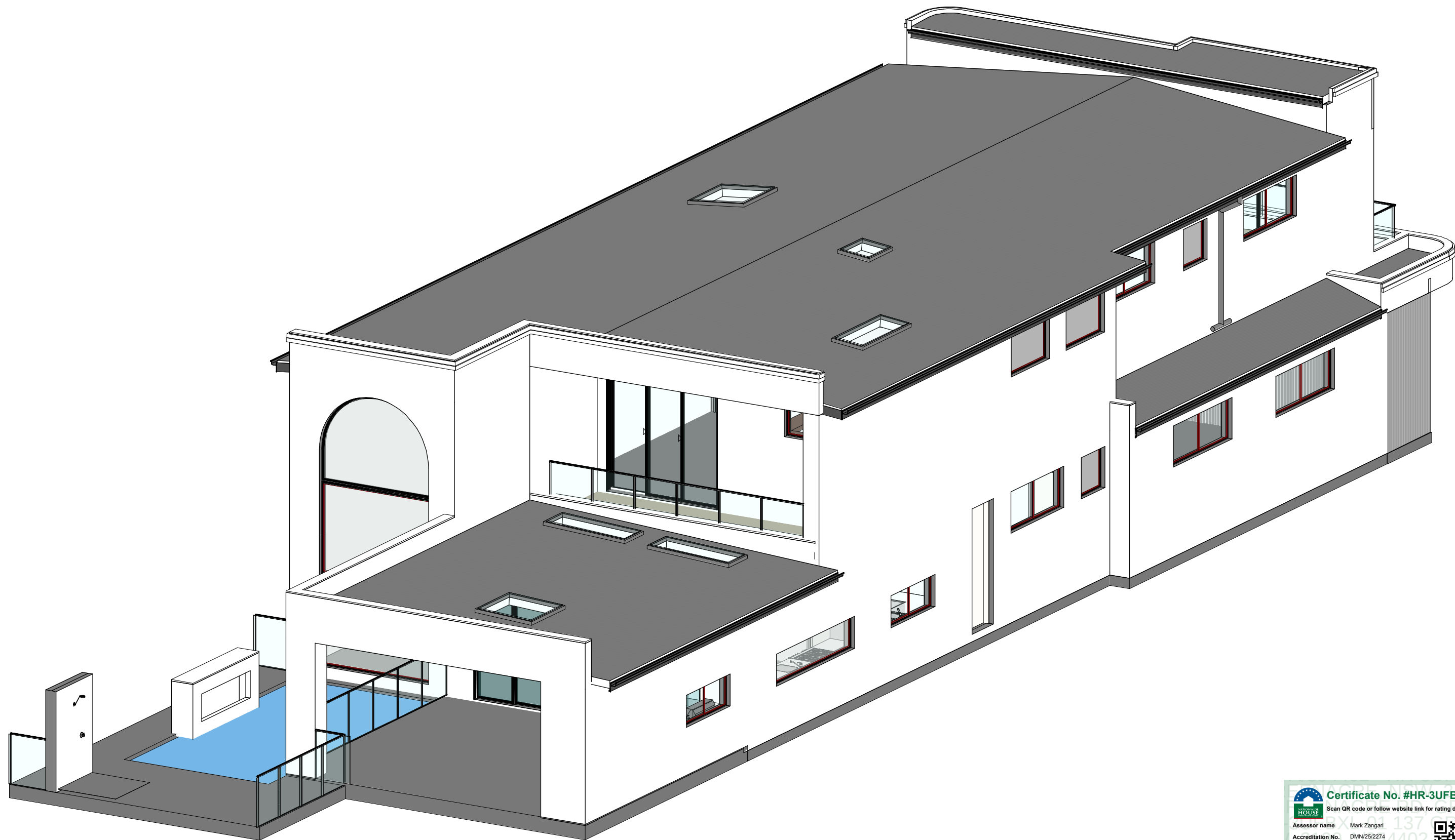
Certificate No. #HR-3UFBXL-01
Scan QR code or follow website link for rating details.

Assessor nameMark Zangari
Accreditation No.DMN/25/2274
Property Address137 Greenacre Rd, Greenacre, NSW, 2190
<http://www.hero-software.com.au/pdf/HR-3UFBXL-01>





SHEET NUMBER 24		SHEET NAME PERSPECTIVES		SCALE @ A3: 		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						- 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
								B	08.05.26	KO	PLAN AMENDMENTS
								C	12.05.26	KO	PLAN AMENDMENTS
								D	25.05.26	KO	PLAN AMENDMENTS
JOB NUMBER: 232611		PROJECT: DOUBLE STOREY RESIDENCE				FILE LOCATION: E:\P23\STUDIO\232611- 137 GREENACRE ROAD GREENACRE\REV\REVIT\MODEL- 137 GREENACRE ROAD GREENACRE.DA\PLANS.rvt					
LOT: A	DP:354402	SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190									
CLIENT'S NAME: SYEDA SUMAIYA ASHRAFE (INAYA HOMES)		COUNCIL: CANTERBURY-BANKSTOWN									



**Certificate No. #HR-3UFBXL-01**
Scan QR code or follow website link for rating details.

Assessor name Mark Zangari

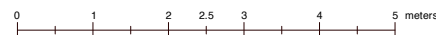
Accreditation No. DMN/25/2274

Property Address 137 Greenacre Rd, Greenacre, NSW, 2190

<http://www.hero-software.com.au/pdf/HR-3UFBXL-01>





SHEET NUMBER 25		SHEET NAME PERSPECTIVES		SCALE @ A3: 		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. FILE LOCATION: E:\P23 STUDIO\232611- 137 GREENACRE ROAD GREENACRE\ARCH\REVIT\MODEL- 137 GREENACRE ROAD GREENACRE.DA\PLANS.rvt		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				B	08.05.26	KO	PLAN AMENDMENTS
		CLIENT'S NAME: SYEDA SUMAIYA ASHRAFE (INAYA HOMES)		COUNCIL: CANTERBURY-BANKSTOWN				C	12.05.26	KO	PLAN AMENDMENTS
								D	25.05.26	KO	PLAN AMENDMENTS