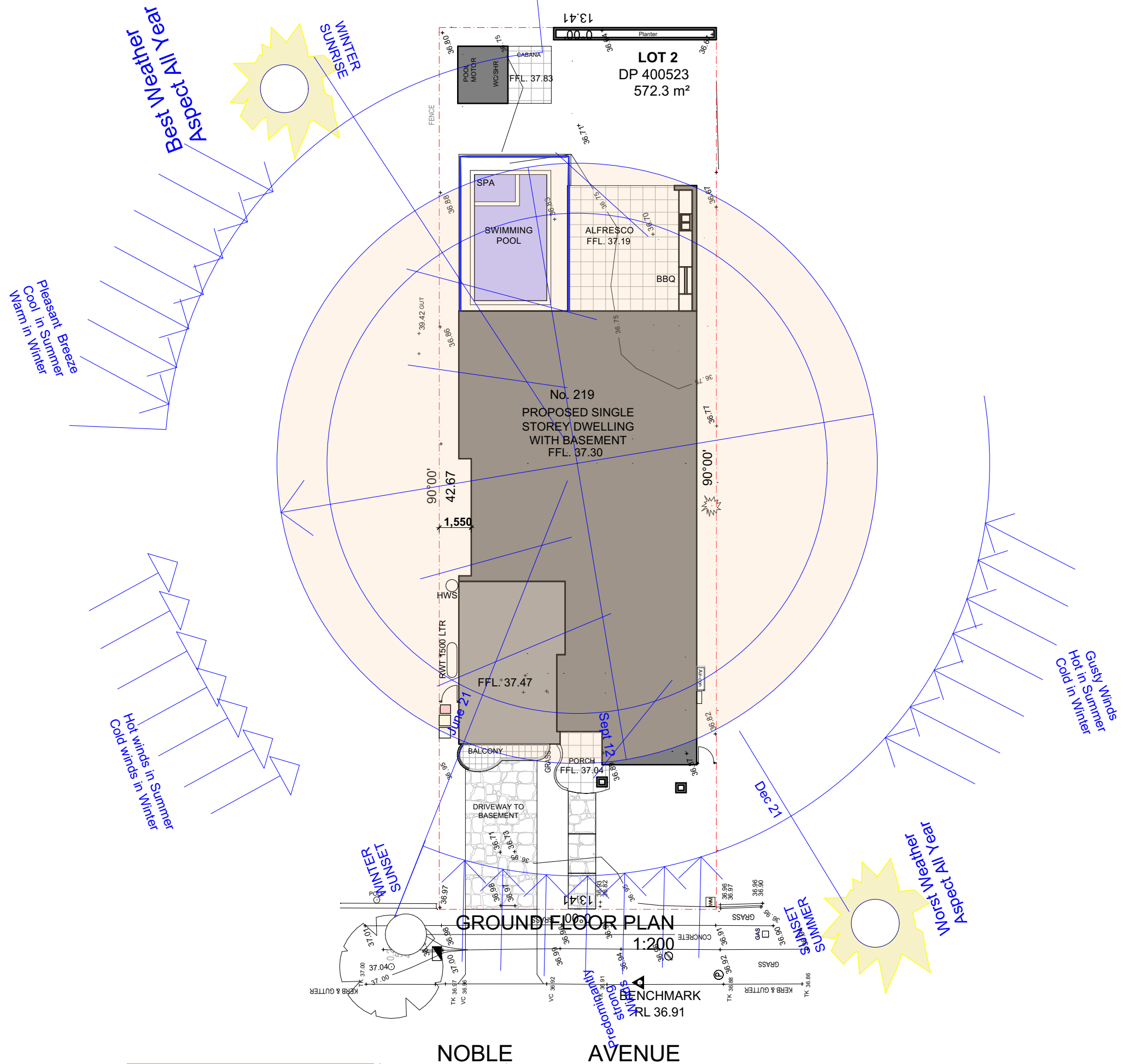
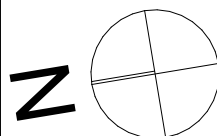


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project

## PROPOSED SINGLE STOREY DWELLING

Client

Mr and Mrs Khadem

---

Address

219 NOBLE AVENUE  
GREENACRE

Sheet Title:

## SITE ANALYSIS

Scale

1:200

Issue

C

Drawing No.: 219 nobleave

Date/Revision 23/05/24

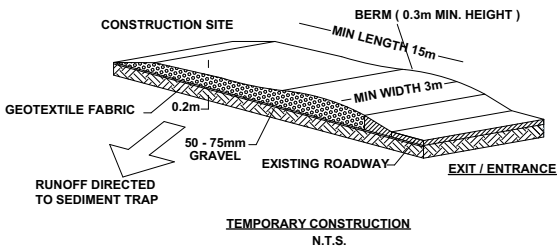
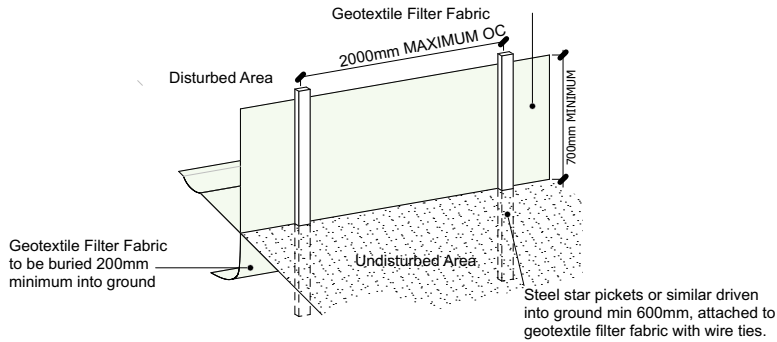
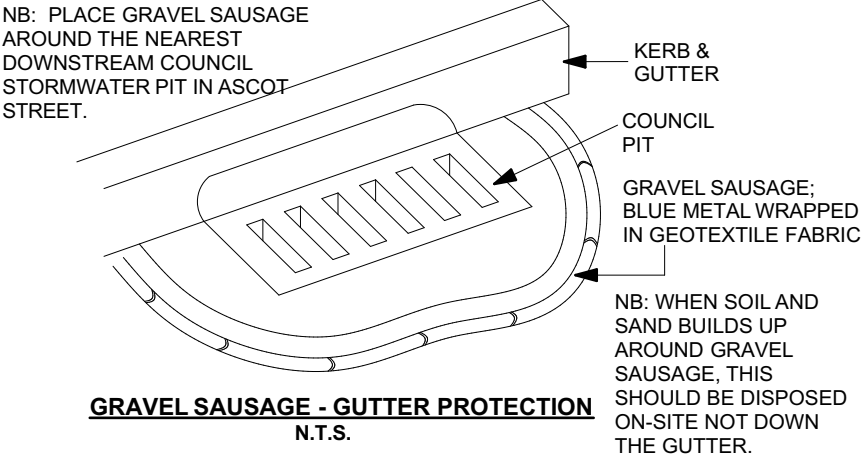
Sheet Number: **1**

1

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**SEDIMENTATION CONTROL NOTES**

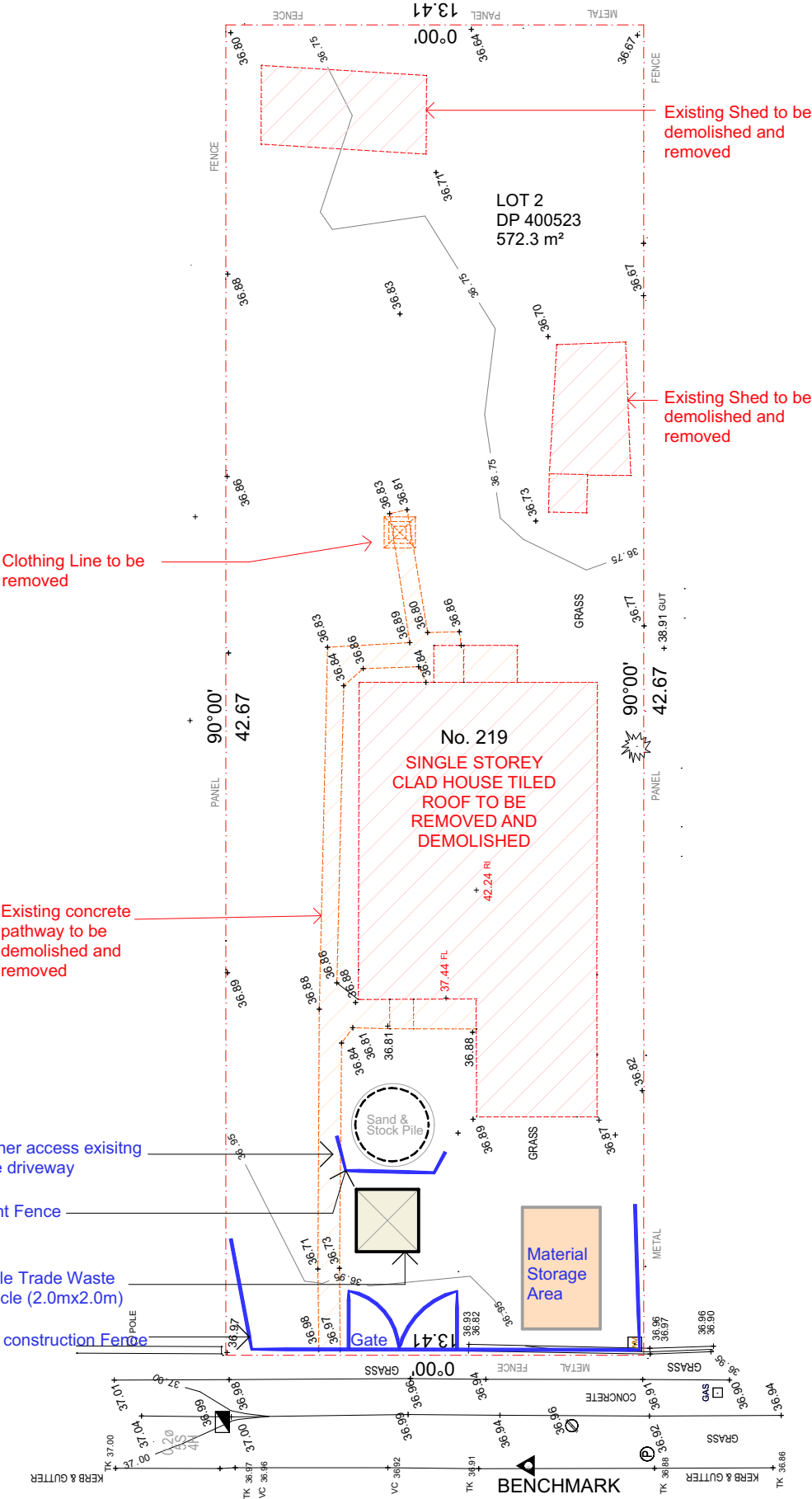
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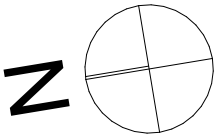
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DEMOLITION PLAN  
1:200



project	PROPOSED SINGLE STOREY DWELLING	
Client	Mr and Mrs Khadem	Address 219 NOBLE AVENUE GREENACRE

Sheet Title: DEMOLITION PLAN

Scale: 1:200

Issue: C

Drawing No.: 219 nobleave

Date/Revision: 23/05/24

Sheet Number: 2

**Construction Management Plan**

The following Construction Management Plan will highlight the following:

- Location of material storage.
- Location of any plant & equipment (cranes,hoists.etc)
- Maximum intended weight and size of construction and delivery vehicles
- Intended timing of deliveries to site.
- Contact details for of person with authority to respond to any construction related access issues.
- Intended communication of construction details to adjoining residents
- Details of any signage to be erected on the site

**Location of any plant or equipment**

Plant and equipment (cranes, hoists, rubbish bins etc) will be located in Location "B" (front yard) to avoid damage to existing established landscape to the rear of the

NOTE - Use of plant & equipment is to be timed so that material storage does not interfere with locating plant or equipment in the required area.

**Construction and delivery vehicles**

Construction vehicles will generally take the shape of trade utes/vans. Delivery vehicles are to be of fixed tray type with maximum weight of 3 tonnes. Concrete delivery is to be in the more of mini-mix vehicle. Rubbish bins are to be limited to 4 cubic metre bins during demolition stage and reduced to 3 cubic metre bins for general site cleaning as necessary.

**Vehicle access and egress**

Construction vehicles (utes/vans) can access and egress the site without any special requirements. Delivery trucks are not to enter the site and must stay on the public, road to avoid damage to road crossing, footpath and or driveway.

**Material delivery and handling**

Materials delivered to site are to be unloaded from delivery truck on site wherever possible and stored in appropriate location as specified immediately. Where unloading is not possible on site materials are to be unloaded at street level and manually carried onto site and stored in appropriate locations as specified immediately.

NOTE- At no time are materials to be stored on the road, access handle, nature strip or adjoining properties.

**Hours of Work**

All Construction /Demolition work relating to the Development Consent within the city must be carried out between the hours of 7:00am to 5:00pm Mondays to Fridays and 7:00am to 12:00 noon on Saturday. No work is to be done on Sunday and Public Holidays. Refer Council's DA Determination Notes.

**Timing of deliveries**

Material deliveries will generally take place between 8:00am and 3:00pm the day before the materials will be required on site.

**Communication with adjoining residents**

Upon receipt of the Construction Certificate the adjoining residents will be notified that works are being arranged to begin. This will provide approximately 3 weeks' notice in this regard. This notification will include all contact details per above. Further to this the Construction Supervisor will introduce himself to these residents a minimum of 48 hours prior to commencement.

**Location of Material Storage**

Materials will be stored on site in locations marked or shown Below:  
Location marked = (side access for proposed driveway) heavy/bulky materials such as bricks/steel/roof tiles etc will be stored in this area in order to allow lifting off delivery truck and placement for storage without "double handling" of materials. Timber/Pre-Fabricated frames and trusses etc will be stored on the front lawn. These materials are generally of longer lengths and light enough to allow manual handling from delivery truck to storage area.

Location "C" - New floor platform- internal finishing materials (Skirting/architraves/doors etc\_ will be stored internally within the new area as directed by the builder for protection from weather. Fragile materials such as tiles, plumbing fittings and fixtures etc will be stored in the old study/bedroom area o r rooms not generally used by the proprietors so as to minimize possibility of damage and to provide security against theft.

NOTE - Material deliveries are to be timed so that only materials required for the scope of works to be carried out at that stage are on site in order to ensure the site is not cluttered and to allow easy access for trades/residents to and from the site.

**Signage**

Signage in the form of a site sign to identify the Builder's and Architects names and contact details and the Principal certifying Authority will be required on site. The location of this signage is shown on the associated plans

**Soil & Water Management Plans**

All sediment controls are to be installed before work commence. Any areas of exposed soil are to be minimised. All top-soil is to be retained on site for re-use. Material & soil stockpiles are to be protected sediment fencing. Stockpiles and work areas are to be as indicated by the Construction Management Plan to preserve existing vegetation. Surface water flows during construction are to be controlled as

Clean run off is to be diverted around disturbed areas  
Disturbed areas are to be promptly rehabilitated  
Sediment fence are to be regularly monitored and manufactured during construction.  
Slope gradient & flow distance are to be minimised



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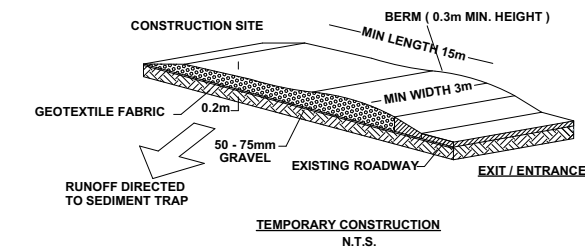
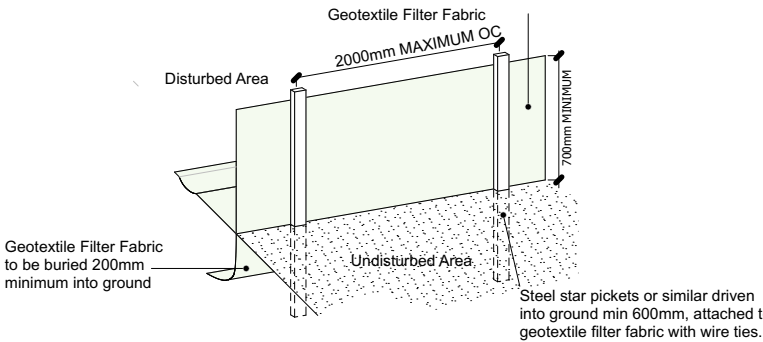
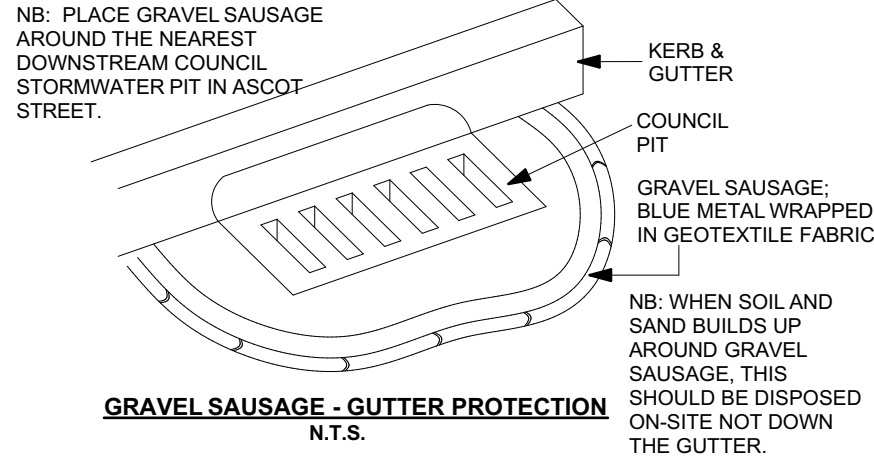
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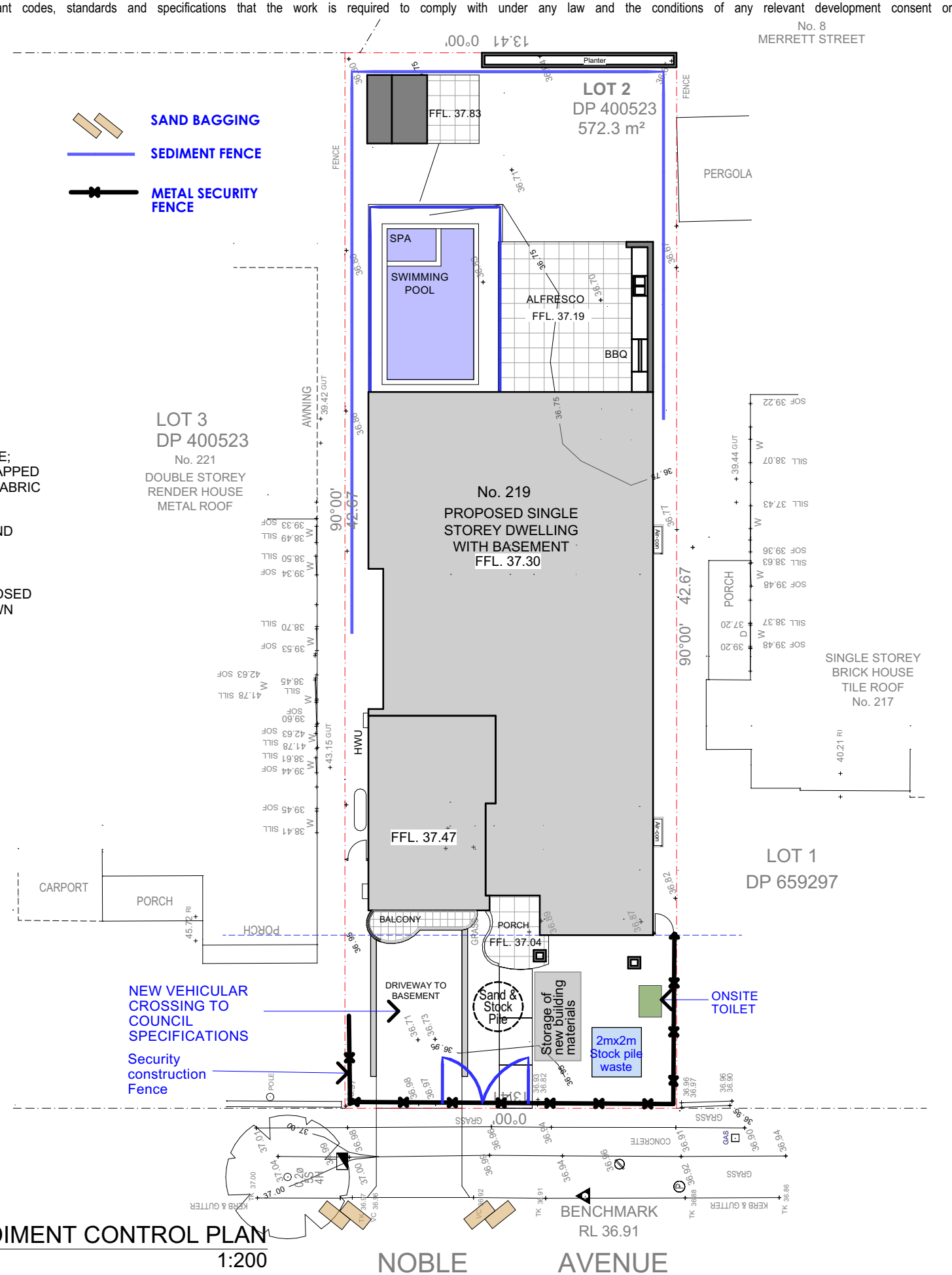
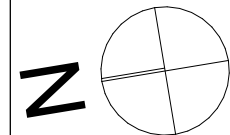
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**SEDIMENT CONTROL PLAN**

1:200

**NOBLE AVENUE**

project		Sheet Title:		Drawing No.:	
PROPOSED SINGLE STOREY DWELLING		SEDIMENT CONTROL PLAN		219 nobleave	
Client	Address	Scale	1:200	Date/Revision	23/05/24
Mr and Mrs Khadem	219 NOBLE AVENUE GREENACRE	Issue	C	Sheet Number:	3

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ENVIRONMENTAL SITE MANAGEMENT NOTES

- All existing trees to be retained unless shown otherwise on approved Architect's or Landscape drawings. Trees retained are to be protected with a high visibility fence, plus flagging to individual trees as necessary.
- Retain all existing grass cover wherever possible.
- Sediment and erosion controls must be in place prior to the commencement of any earthworks of demolition activity.
- Install temporary sediment barriers to all inlet pits likely to collect silt laden water, until surrounding areas are paved or regrassed.
- All silt fences and barriers are to be maintained in good order and regularly desilted during the construction period.
- It is the responsibility of the contractor to ensure that all measures are taken during the course of construction to prevent sediment erosion and pollution of the downstream system. Supervising engineer should be contacted if in doubt.
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- Waste materials are to be stockpiled or loaded into Utility vehicles located as shown on plan.
- stockpiles of loose material such as sand, soil, gravel must be covered with geotextile silt fence material. Plastic sheeting or membrane must not be used. Safety barricading should be used to isolate stockpiles of solid materials such as steel reinforcing, formwork, scaffolding.
- All vehicles leaving the site must pass over the 'ballast' area to shake off site clay and soil. If necessary wheels and axles are to be hose down. Ballast is to be maintained and replaced as necessary during the construction period.
- Delivery and other motor vehicles removing excavated material should travel on stabilised construction paths and material should be taken to the truck to reduce truck movement on the site.
- Any sediment deposit on the public way, including footpath reserve and road surface, is to be removed immediately.
- Provide barriers round all construction works within the footpath area to provide safe access for pedestrians.
- Concrete pumps and cranes are to operate from within the ballast entry driveway area and are not to operate from the public roadway unless specific council permission is obtained.
- delivery vehicles must not stand within the public roadway for more than 20 minutes at a time.
- Any excavation work adjacent to adjoining properties or the public roadway is not to be commenced until the structural engineer is consulted and specific instructions received from the engineer.
- Toilet facilities must be either a flushing type or approved portable chemical closet. Chemical closets are to be maintained and serviced on a regular basis so that offensive odour is not emitted.

SEDIMENTATION CONTROL NOTES

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Soil Management
All excess soil on site generated as a result of necessary excavations to be re-used as fill to sub base of raft slab and to achieve a levelled building platform.
Termite Protection Note
Kordon Termite Barrier to be installed to perrimeter of building and to all drainage pipe penetrations
Soil Note
Slab Level to form Datum to be Determined on Site & to Existing FFL Retaining walls to be completed to engineers details (if required) Sewer connection to Existing Connection Dish drains (if Needed) to Authorities Details Smoke Alarms to be Mains Connected There are no existing trees to be removed.

Areas:

Basement Floor.....154.80m<sup>2</sup>  
Ground Floor .....216.70m<sup>2</sup>  
Outbuilding Pool Motor, WC/Shr.....5.80m<sup>2</sup>

**Total internal Floor Area.....377.30m<sup>2</sup>**

POOL TERRACE AREA

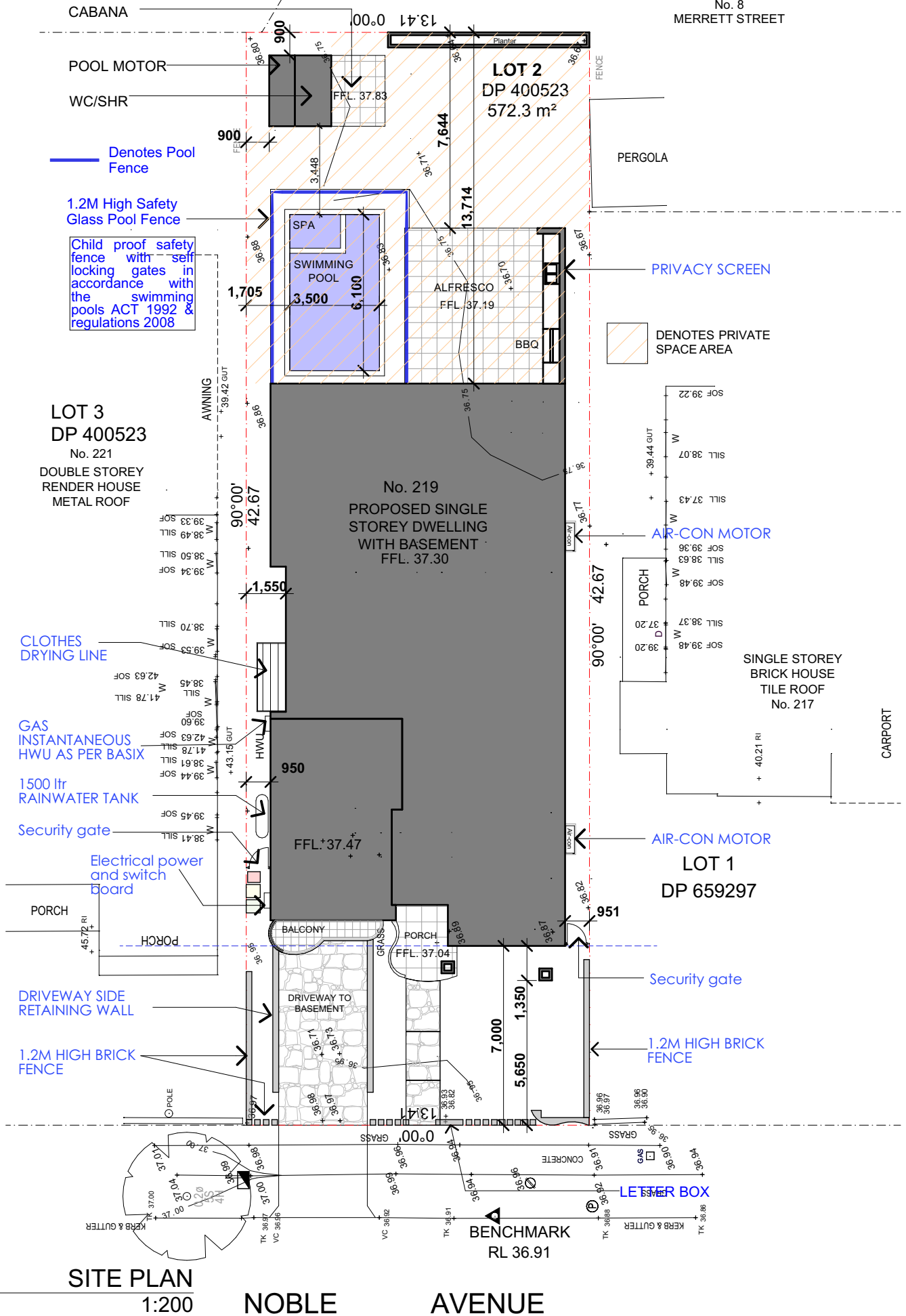
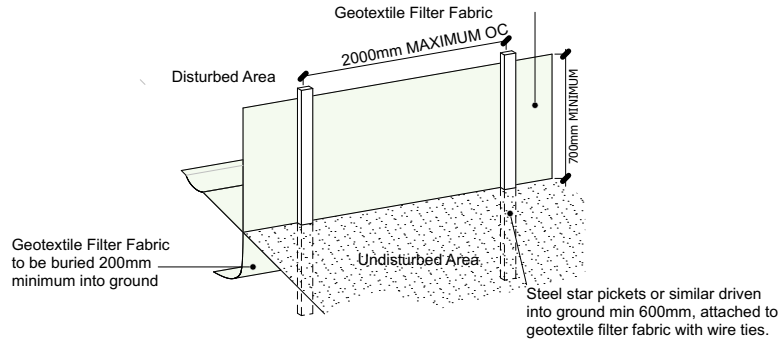
Alfresco.....38.00m<sup>2</sup>  
Front Balcony.....3.60m<sup>2</sup>  
Front Porch.....13.50m<sup>2</sup>  
Pool/Spa Area.....21.35m<sup>2</sup>

SITE COVERAGE:

Site Area .....572.30m<sup>2</sup>  
Landscape (Front) Area.....60.30m<sup>2</sup> 28.50%  
Landscape (Total) Area.....211.25m<sup>2</sup> 40%  
Private Open Space.....106.95m<sup>2</sup>  
(Includes Pool, Alfresco and Cabana Area)

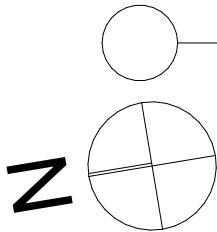
DESIGN CRITERIA:

Floor Space Ratio .....216.70m<sup>2</sup> 37.80%



SITE PLAN  
1:200  
NOBLE AVENUE

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SITE PLAN

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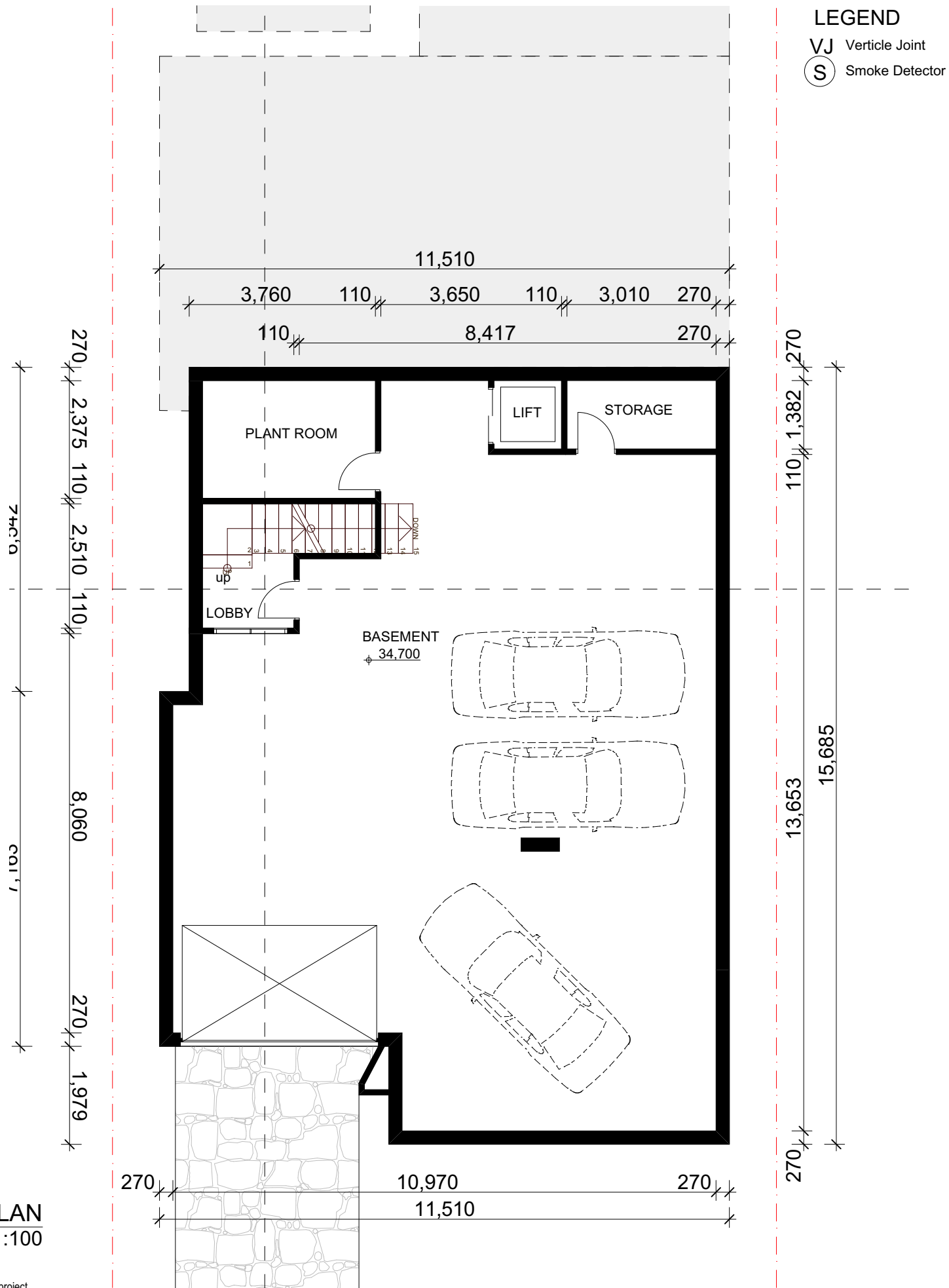
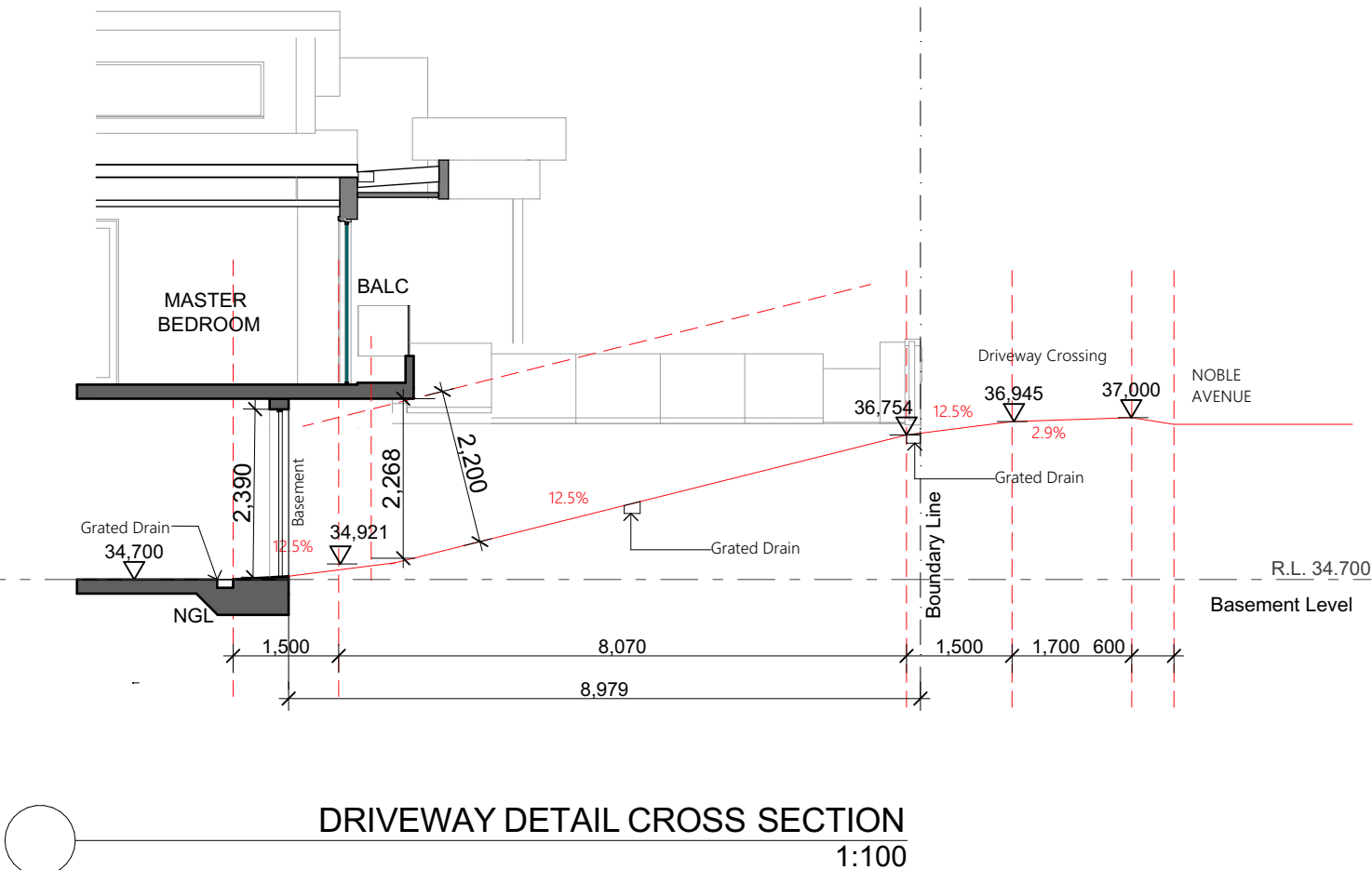
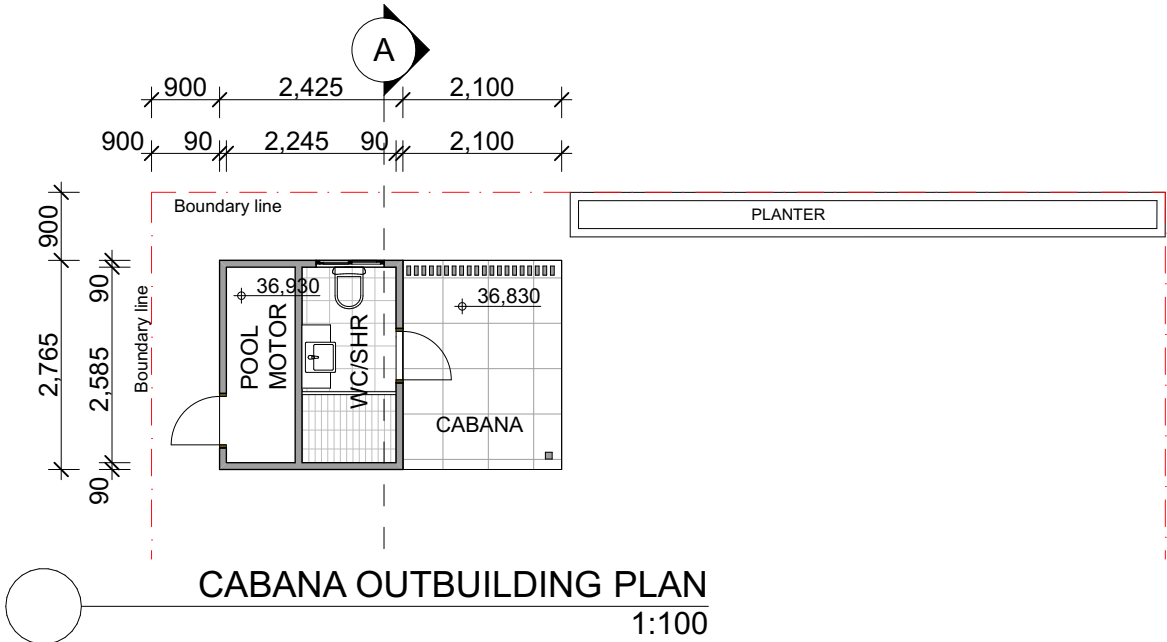
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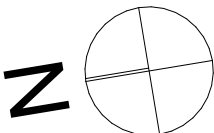


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**AKTREUM**  
Building Designers  
0435 237 853



project

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219 NOBLE AVENUE  
GREENACRE

Sheet Title:

## BASEMENT PLAN

Scale

1:100

## Issue

C

Drawing No.: 219 nobleave

Date/Revision 23/05/24

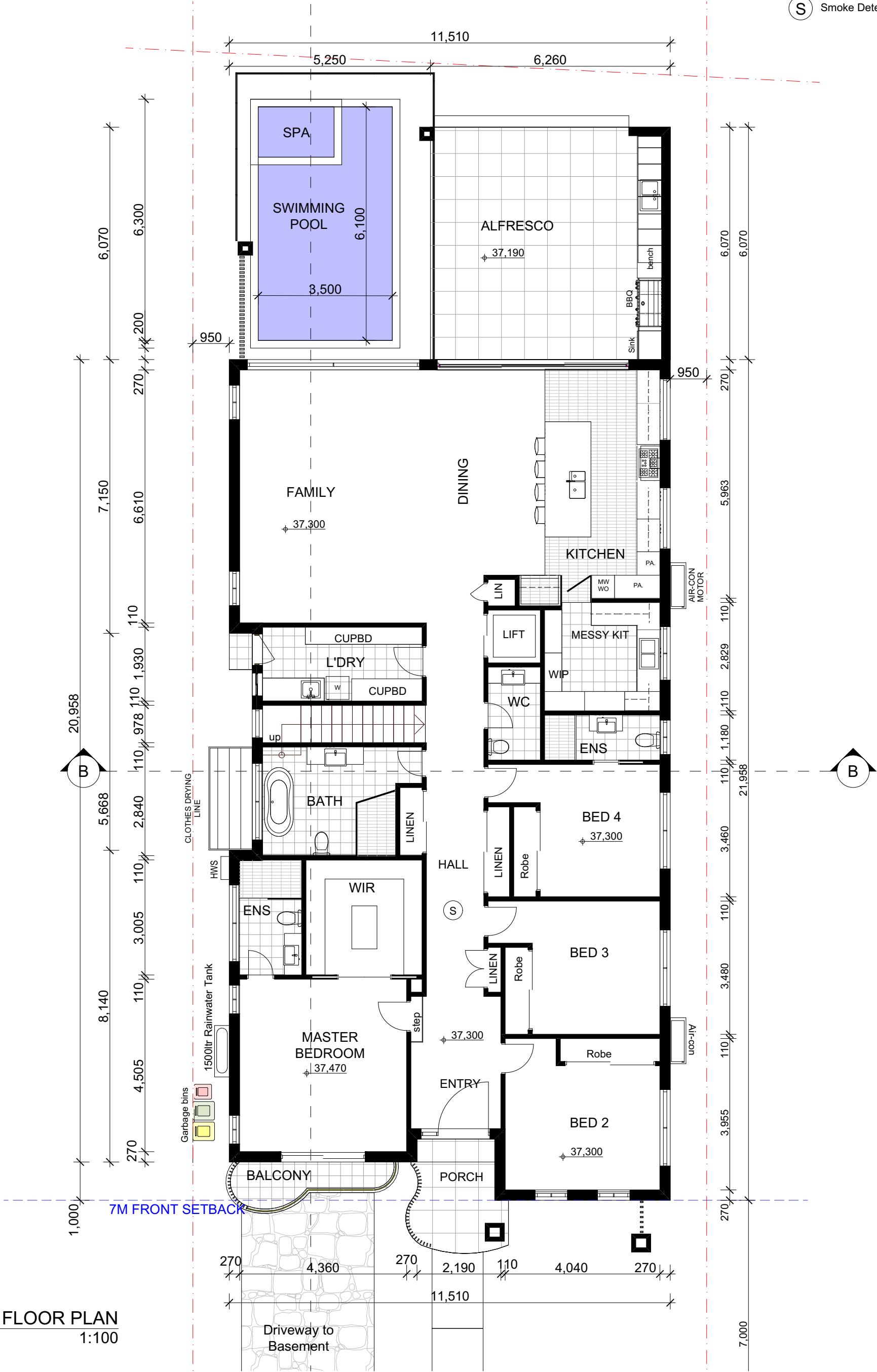
Sheet Number: 5

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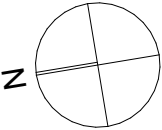
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LEGEND

S Smoke Detector



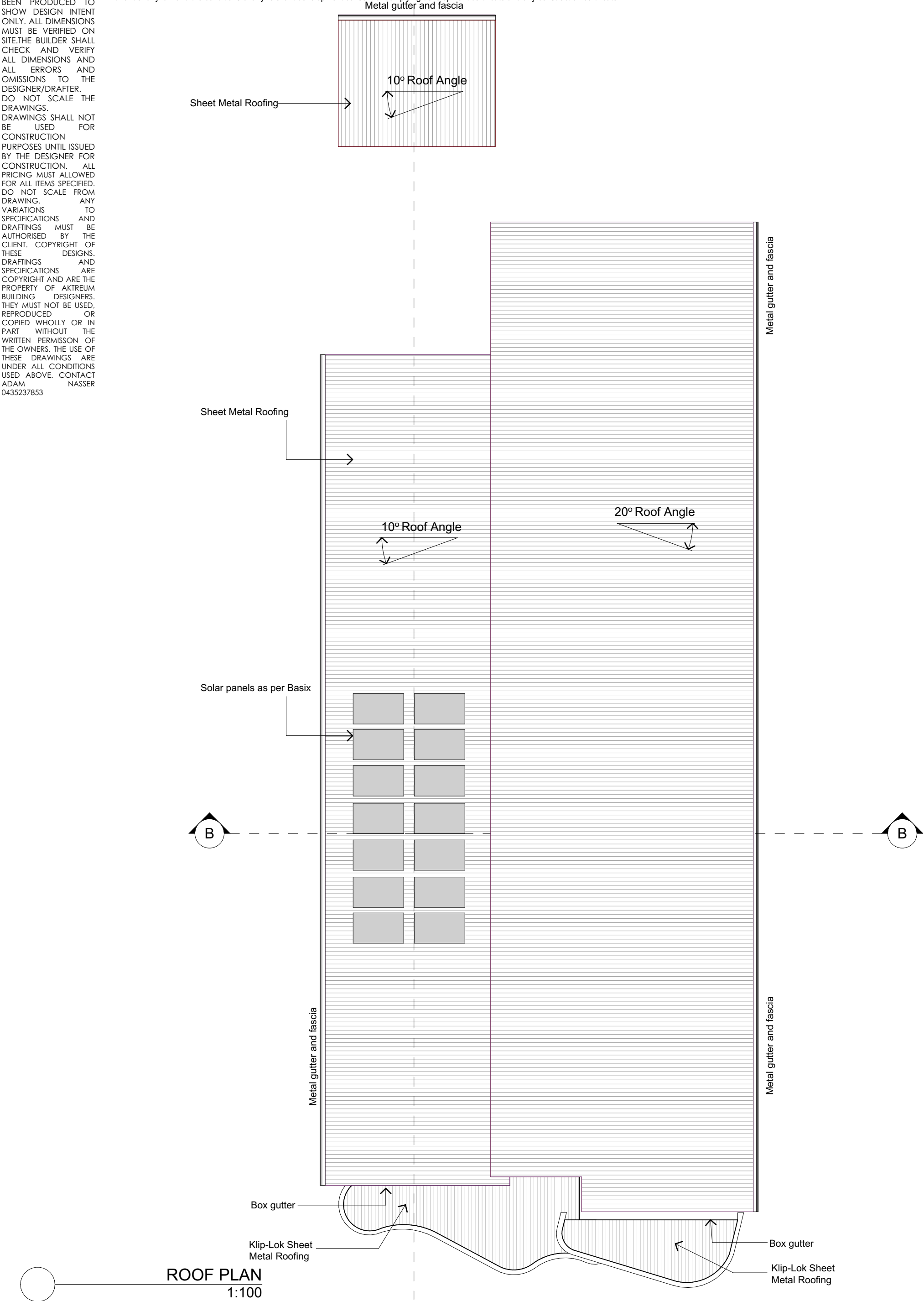
GROUND FLOOR PLAN  
1:100



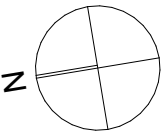


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ROOF PLAN  
1:100



project

**PROPOSED SINGLE  
STOREY DWELLING**

Client

Mr and Mrs Khadem

Sheet Title:

**ROOF PLAN**

Address

219 NOBLE AVENUE  
GREENACRE

Scale

**1:100**

Issue

**C**

Drawing No.:

219 nobleave

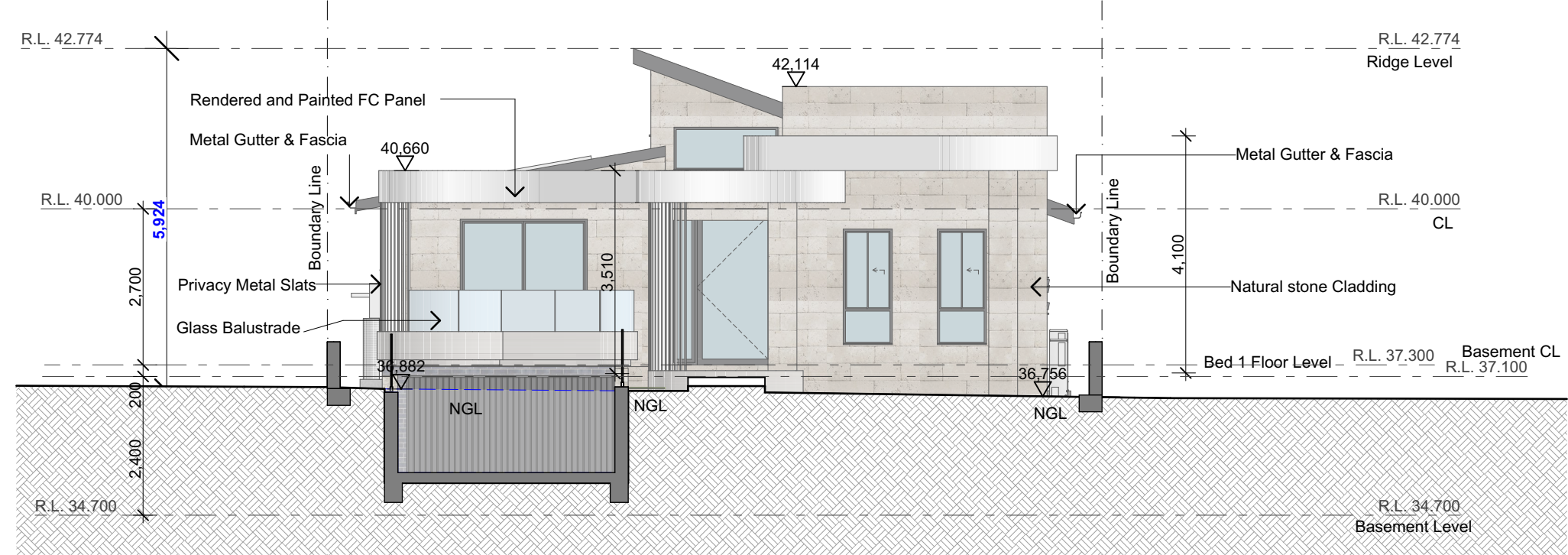
Date/Revision

22/05/24

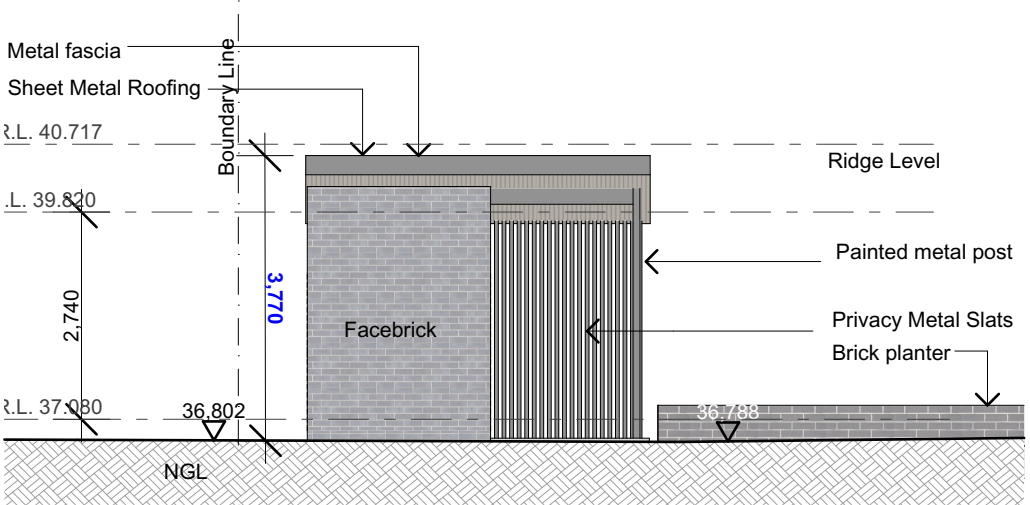
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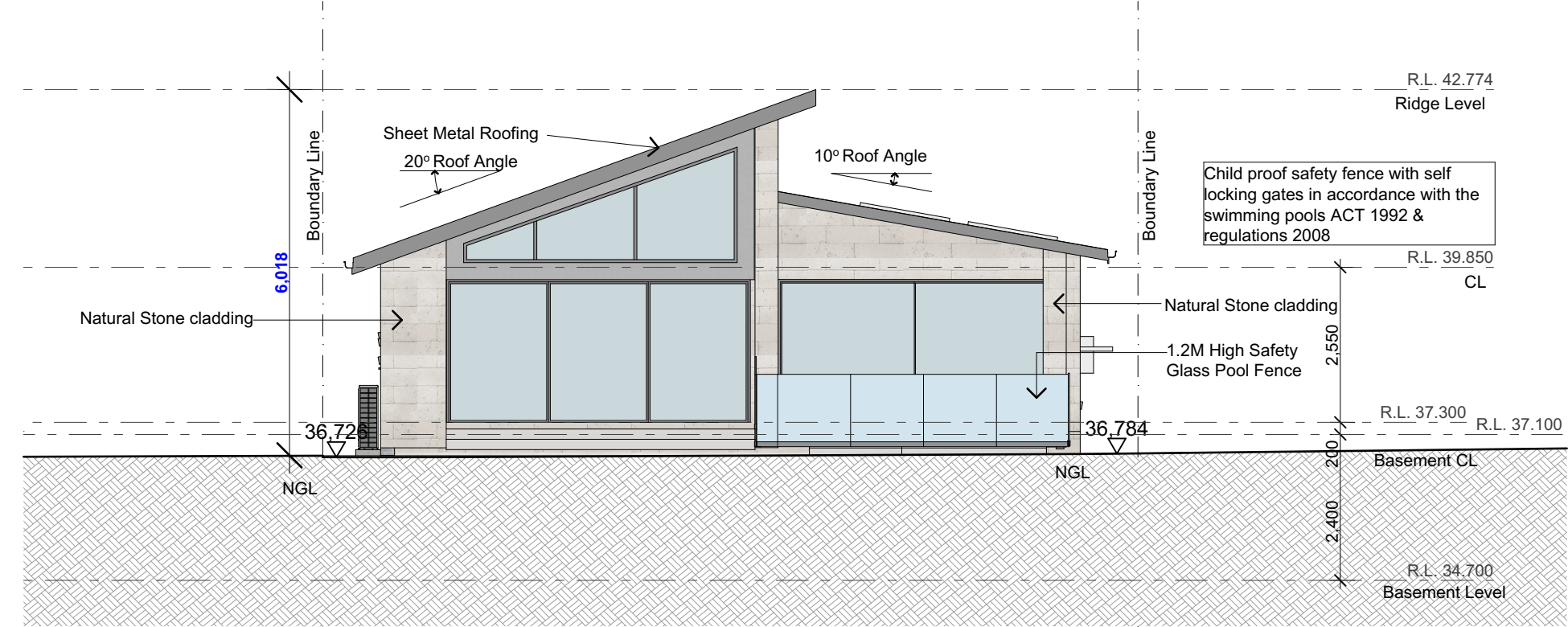
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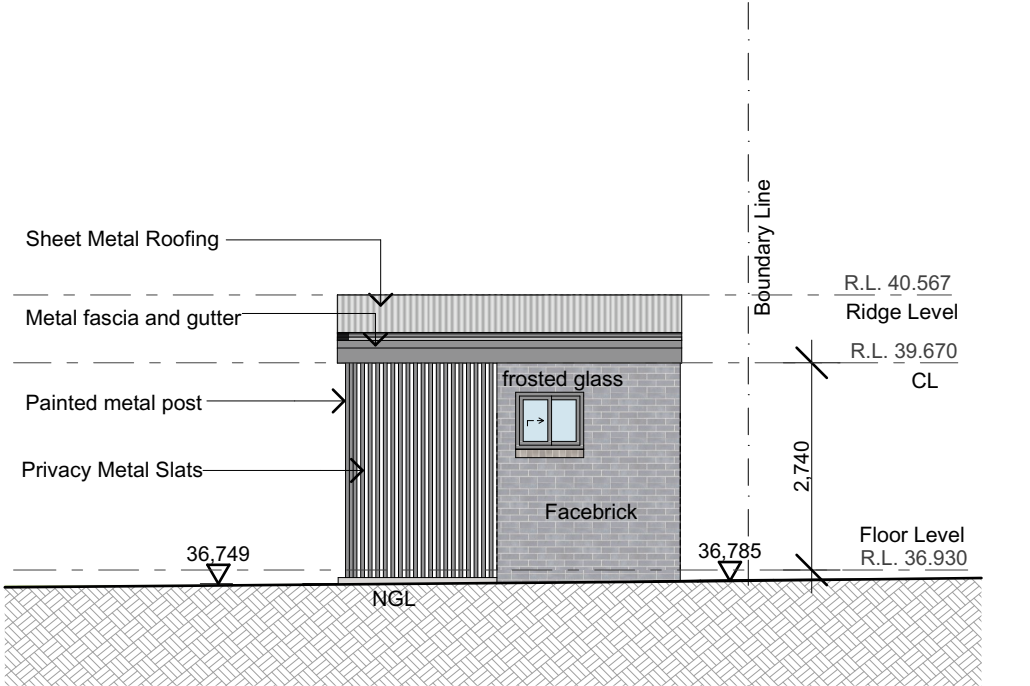
WEST ELEVATION  
1:100



CABANA WEST ELEVATION  
1:100



EAST ELEVATION  
1:100



CABANA EAST ELEVATION  
1:100

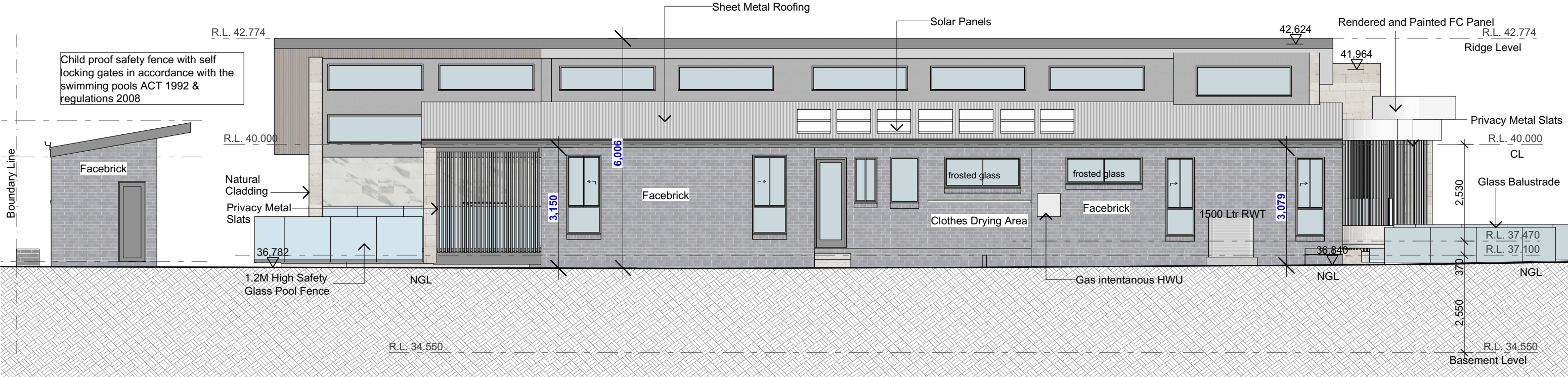
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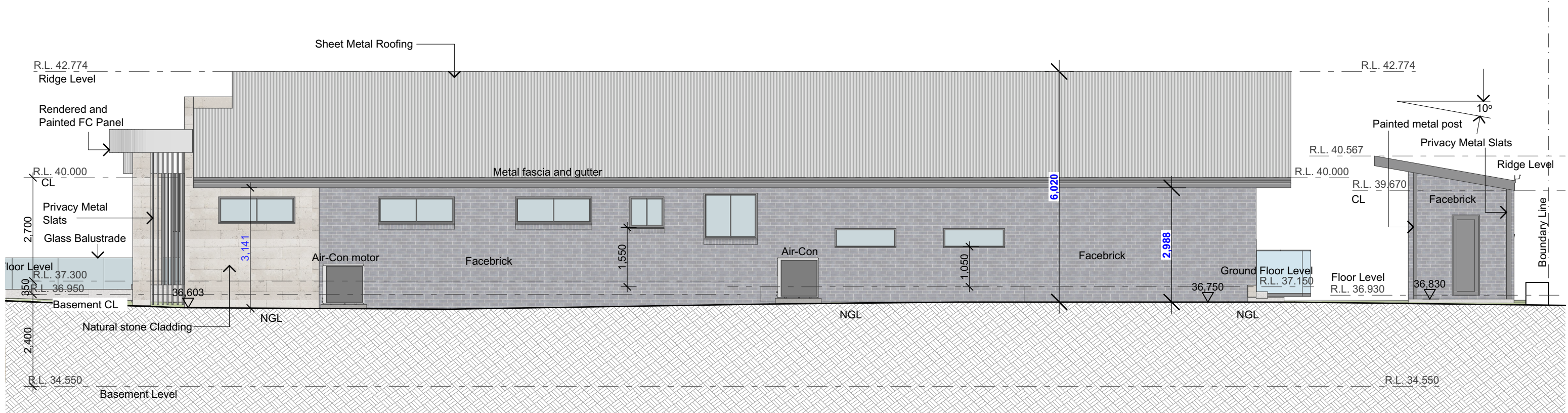
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PROPOSED SINGLE STOREY DWELLING					
Client	Address	Scale	1:100	Date/Revision	23/05/24
Mr and Mrs Khadem	219 NOBLE AVENUE GREENACRE	Issue	C	Sheet Number:	8



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**NORTH ELEVATION**  
1:100



 SOUTH ELEVATION  
1:100

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projec

## PROPOSED SINGLE STOREY DWELLING

Sheet Title: **ELEVATIONS**

Drawing No.: 219 nobleave

Client

Mr and Mrs Khadem

Address

219 NOBLE AVENUE  
GREENACRE

Scale

1.100

## Issue

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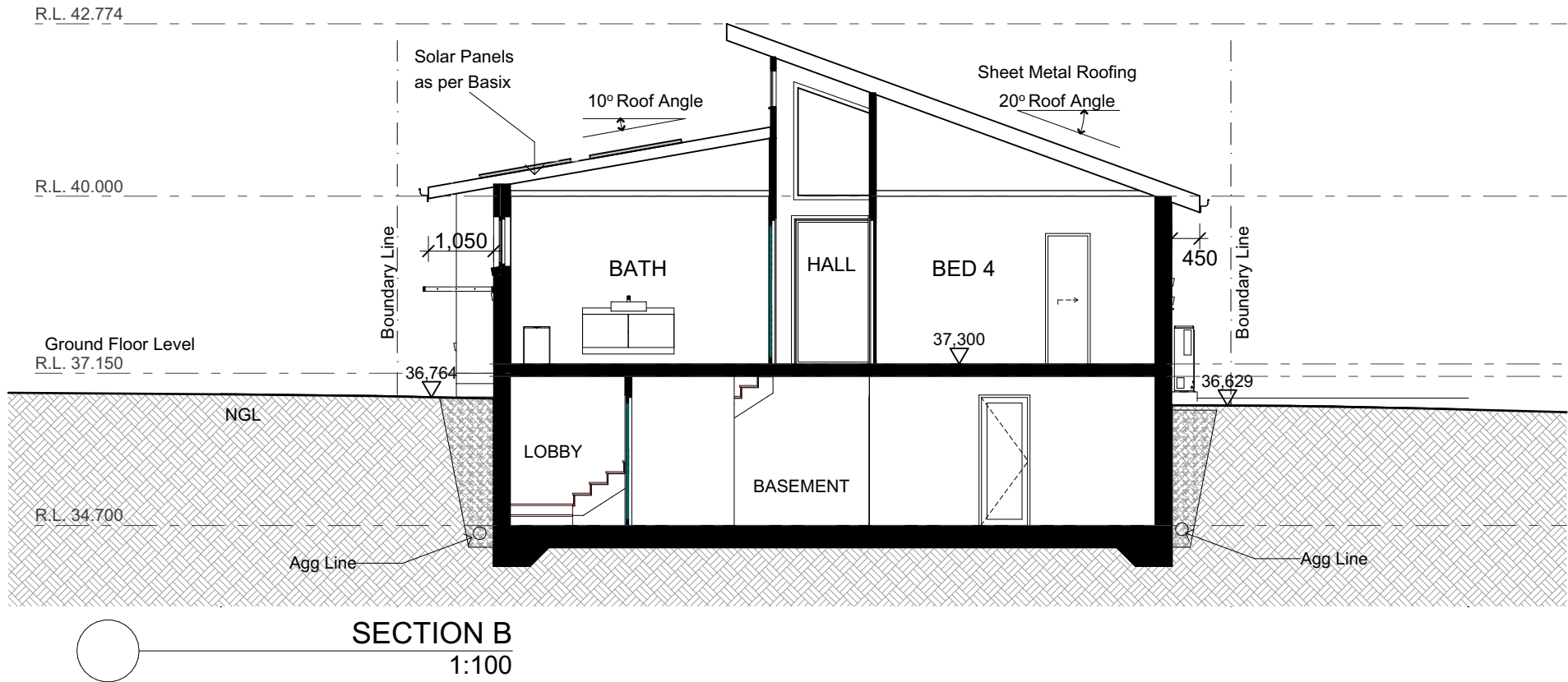
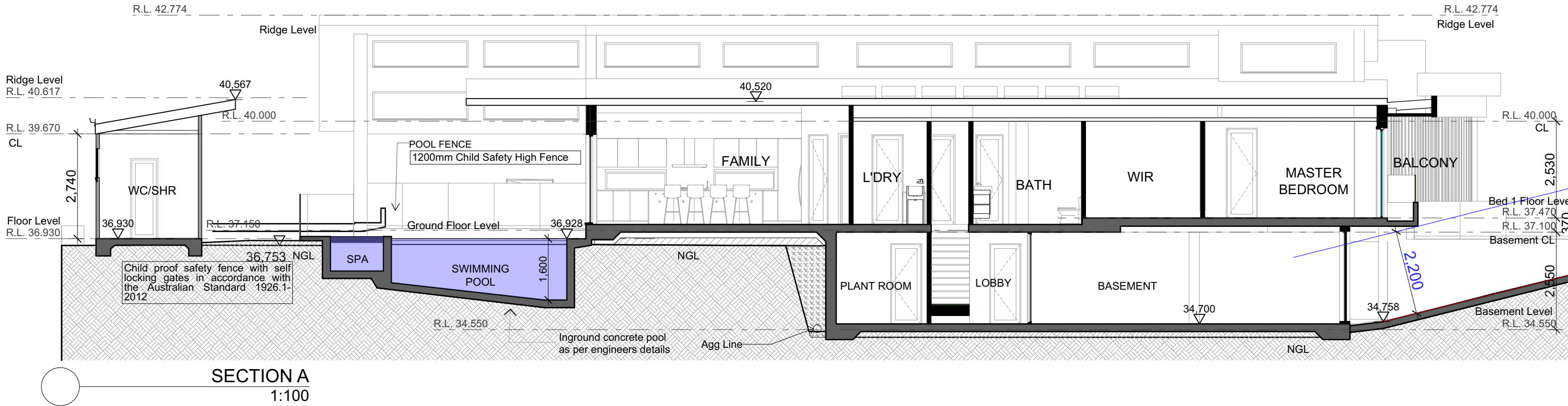
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23/05/24

Sheet Numb

Order Number

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**AKTREUM**  
Building Designers  
0435 237 853

project

PROPOSED SINGLE STOREY DWELLING

Sheet Title: SECTIONS

Drawing No.: 219 nobleave

Client

Mr and Mrs Khadem

Address

219 NOBLE AVENUE  
GREENACRE

Scale

1:100

Date/Revision

23/05/24

Issue

C

Sheet Number:

10



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Single Dwelling

Certificate number: 1746857S

Water Commitments	Thermal Performance and Materials commitments	The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.
Fixtures	Glazed windows, doors and skylights	Swimming pool
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.	The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar only
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.	The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: multi-speed with a performance of 7 stars.
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.	The following requirements must also be satisfied in relation to each window and glazed door:	The applicant must install a timer for the swimming pool pump in the development.
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.	<ul style="list-style-type: none"><li>The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.</li><li>Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.</li></ul>	Outdoor spa
Alternative water		The development must not incorporate any heating system for the spa.
Rainwater tank		The applicant must install a timer for the spa pump in the development.
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	Alternative energy
The applicant must configure the rainwater tank to collect rain runoff from at least 300 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).	Energy Commitments	The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"><li>all toilets in the development</li><li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li></ul>	Hot water	The photovoltaic system must consist of: <ul style="list-style-type: none"><li>photovoltaic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north</li></ul>
Swimming Pool	Cooling system	Other
The swimming pool must not have a volume greater than 18 kilolitres.	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5	The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
The swimming pool must have a pool cover.	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5	The applicant must install a fixed outdoor clothes drying line as part of the development.
The swimming pool must be shaded.	Heating system	Thermal Performance and Materials commitments
The swimming pool must be outdoors.	The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5	Ceiling fans
Outdoor Spa	The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5	The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.
The spa must not have a volume greater than 2.5 kilolitres.	Ventilation	<ul style="list-style-type: none"><li>The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .</li></ul>
The spa must have a spa cover.	The applicant must install the following exhaust systems in the development:  At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual on / timer off  Kitchen: individual fan, ducted to façade or roof; Operation control: manual on / timer off  Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off	
The spa must be shaded.	Artificial lighting	
Thermal Performance and Materials commitments	The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.	
Do-it-yourself Method	Natural lighting	
General features	The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.		
The conditioned floor area of the dwelling must not exceed 300 square metres.		
The dwelling must not contain open mezzanine area exceeding 25 square metres.		
The dwelling must not contain third level habitable attic room.		
Floor, walls and ceiling/roof		
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.		
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.		
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.		

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AKTREUM

Building Designers

0435 237 853

project

PROPOSED SINGLE STOREY DWELLING

Client

Mr and Mrs Khadem

Address

219 NOBLE AVENUE  
GREENACRE

Sheet Title:

BASIX COMMITMENTS

Scale

1:1, 1:1.45

Issue

C

Drawing No.:

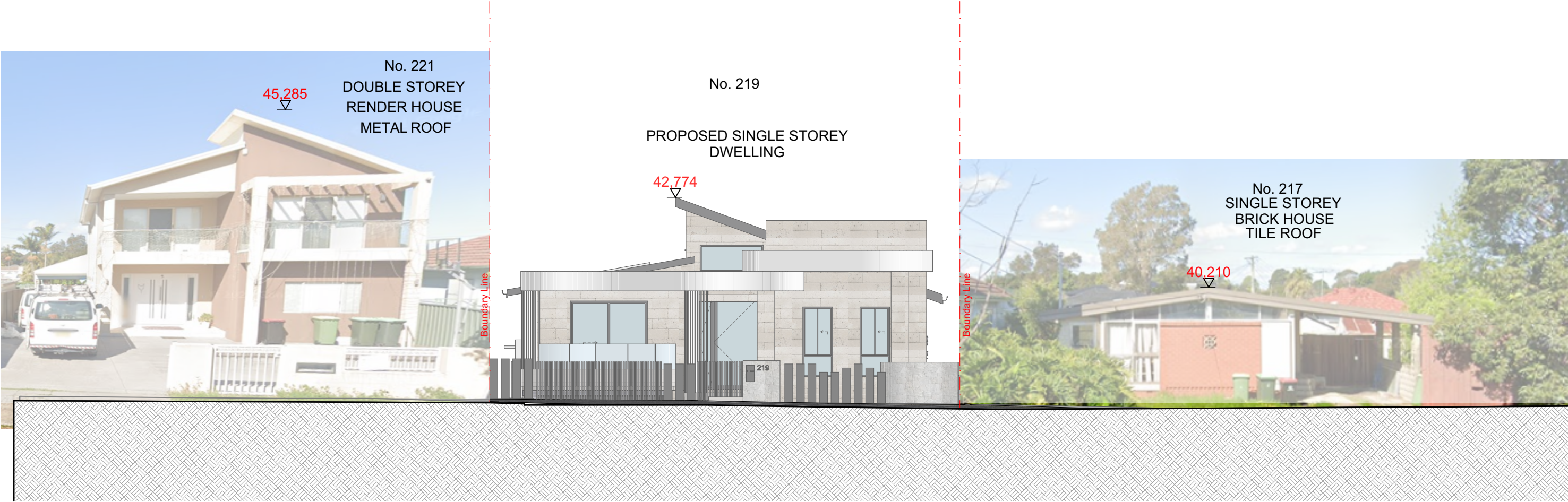
219 nobleave

Date/Revision

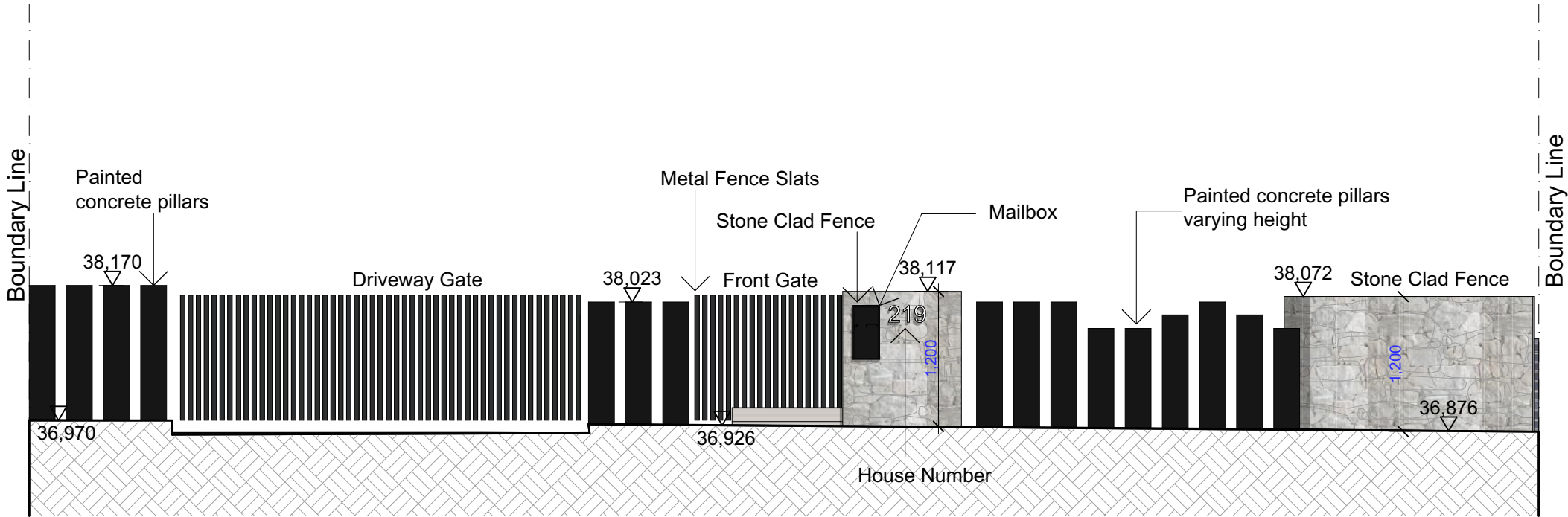
23/05/24

Sheet Number:

11



Streetscape Elevation



FD Fence Detail  
1:50

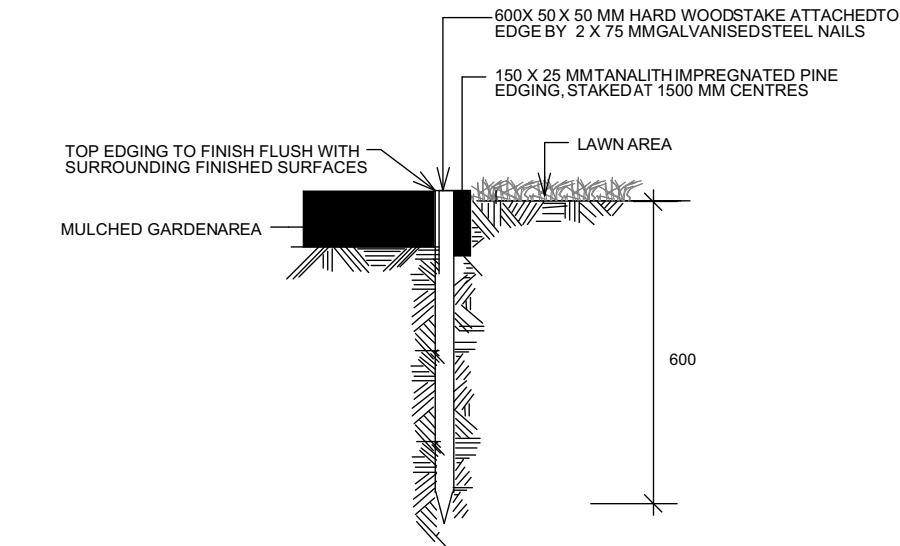
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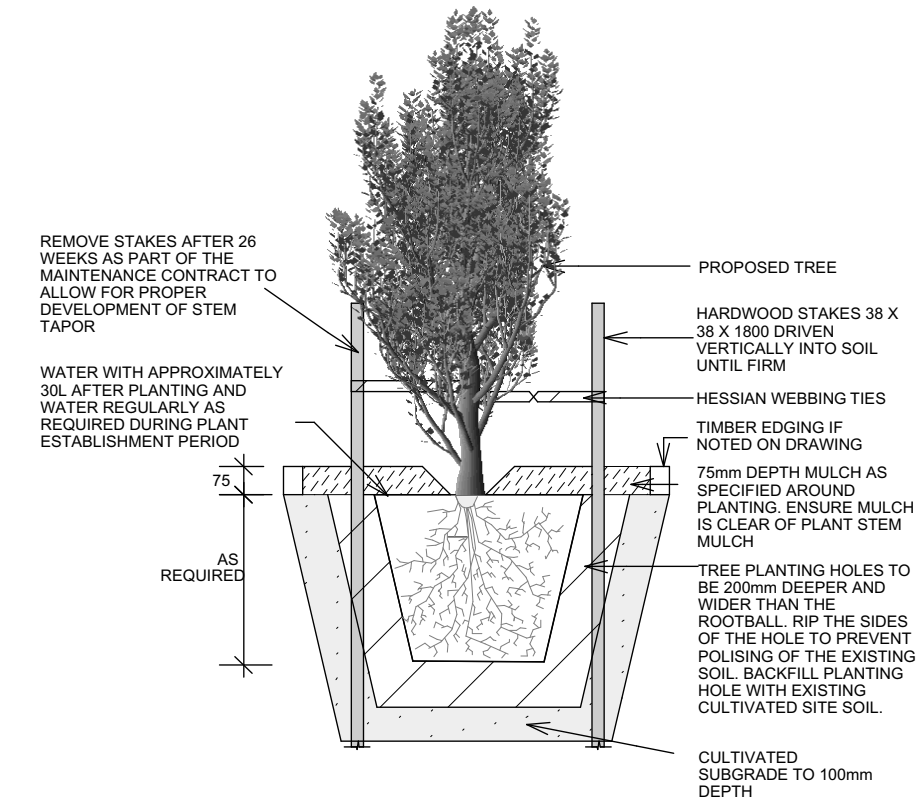
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Client	Mr and Mrs Khadem	Address	219 NOBLE AVENUE GREENACRE	Scale	1:50	Date/Revision	23/05/24
				Issue	C	Sheet Number:	12



# LANDSCAPE DETAILS

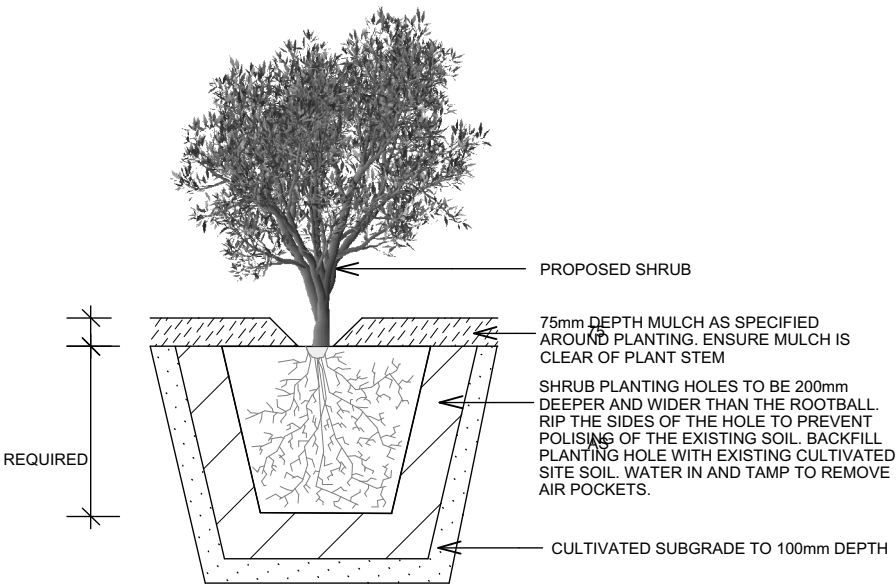


TYPICAL TIMBER EDGE DETAIL  
SCALE 1:10  
DO NOT SCALE

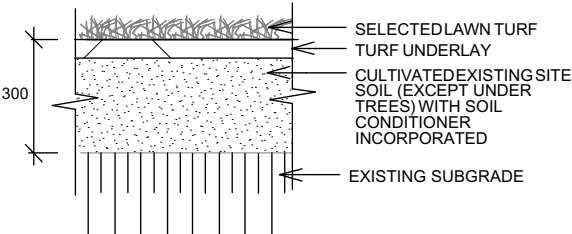


TREE PLANTING  
& STAKING DETAIL

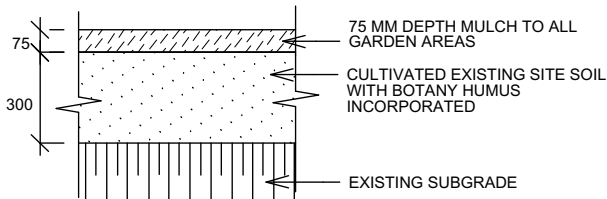
SCALE 1:20



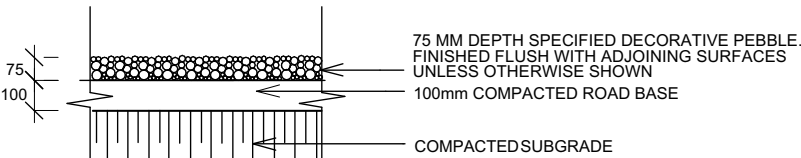
PLANTING DETAIL  
SCALE 1:20



TYPICAL TURF DETAIL  
SCALE 1:20



SOIL TO GARDEN AREAS  
SCALE 1:20



PEBBLE PATHWAY  
SCALE 1:10

## SOFTWORKS NOTES

### GARDEN EDGING

- Garden edging to be brick paver, steel or timber as specified
- Brick edging to be laid on a sand/cement mortar bed and haunched around the edges.
- Bricks to be laid length-ways unless otherwise specified
- Steel to be 5 x 75mm w/ rods welded in-situ every 1.2m
- Timber to be treated pine w/ hardwood pegs screwed every 1.2m

### GARDEN BEDS

- Garden beds to have organic garden mix cultivated into site soil
- Imported soil to be free of weeds and toxins
- Excavate holes for plants twice the size of the plants root ball
- Ensure to remove pots from plants prior to installation
- Trees to be staked and tied as required (refer to tree detail if required)
- Water plants after planting
- Install selected mulch to a depth between 50-75mm
- Keep mulch free from touching the stem of the plant
- Plant material showing poor signs of health, poor root to shoot ratio and any signs of pest & diseases or weed infestation should be rejected
- Mulch & garden material is to be kept clear of house slab due to Termguard requirements

### LAWN

- Grade areas of lawn removing large stones, rocks & sticks
- Install drainage lines as required and grade lawn toward stormwater pits
- Spread out a high quality top soil mix to a thickness of 75-100mm
- Screen soil to the desired levels & grades
- Roll out selected turf (to be selected by client)
- Water well after installation

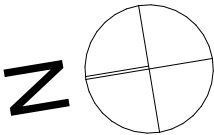
### IRRIGATION

- All garden beds and planter boxes to have irrigation installed
- Irrigation layout, pipe & fittings to be nominated by qualified tradesperson
- Irrigation to be installed by qualified tradesperson
- Irrigation system to be run as per installers recommendations

### PLANT ESTABLISHMENT/ MAINTENANCE PERIOD

Regular maintenance is to be carried out, including the following works:

- Watering to maintain healthy growth, adjusted on regular basis to suit seasons
- Weeding to all garden and lawn areas
- Pest and disease control
- Trim hedge plantings to maintain desired heights
- Tip pruning as required and fertilising to species recommendations
- Mowing and edging of all turfed areas



project

PROPOSED SINGLE STOREY DWELLING

Client

Mr and Mrs Khadem

Address

219 NOBLE AVENUE  
GREENACRE

Sheet Title:

LANDSCAPE NOTES AND DETAILS

Scale

Issue

C

Drawing No.:

219 nobleave

Date/Revision

23/05/24

Sheet Number:

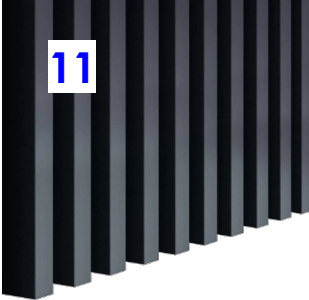
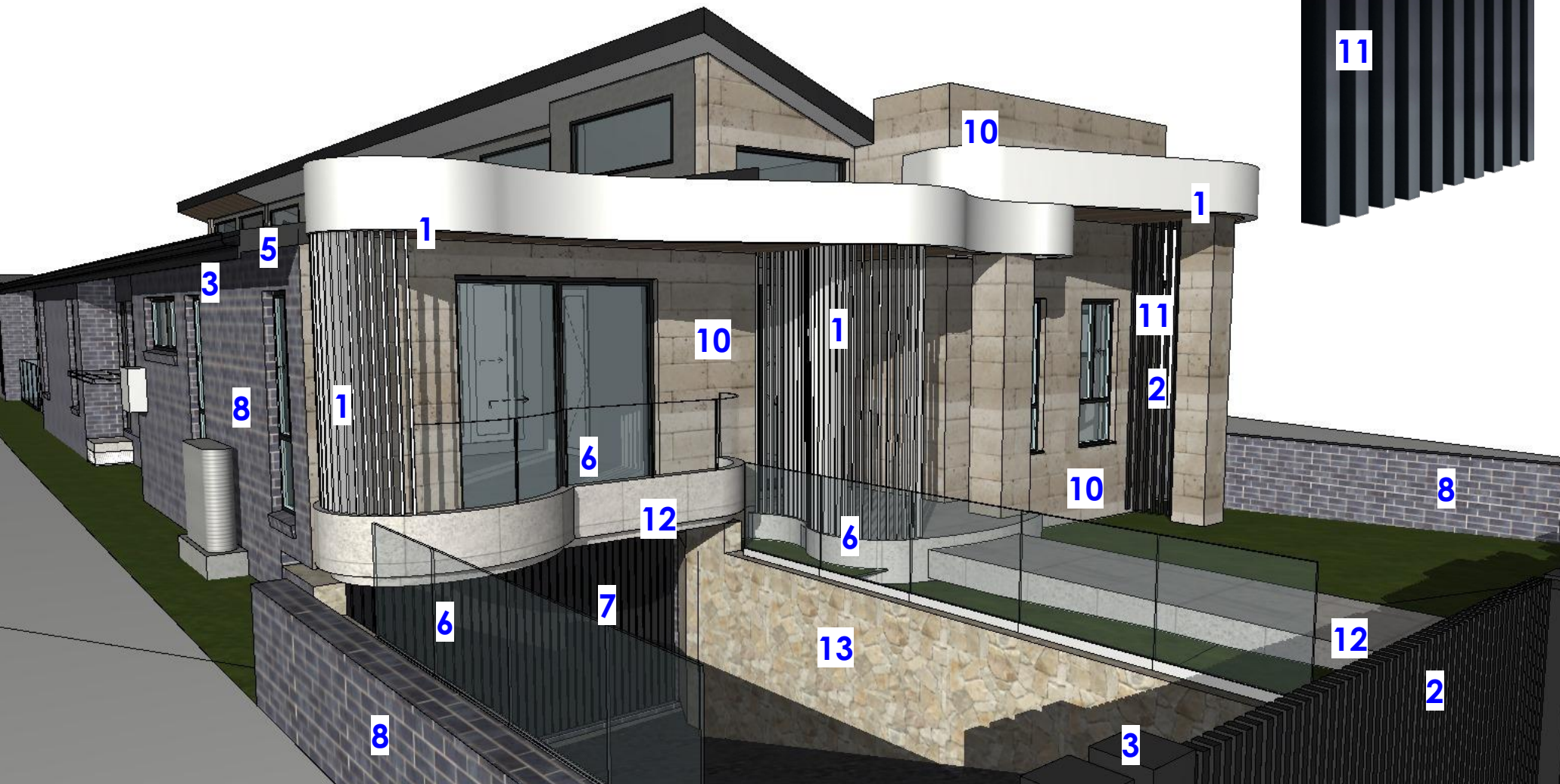
13







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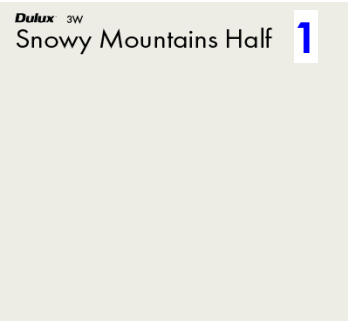
Natural Stone - Limestone wall cladding



Natural Stone - Limestone wall cladding



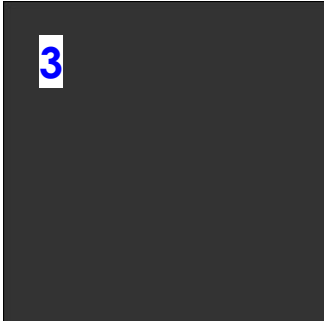
Travertine - Silver white non slip exterior tiles



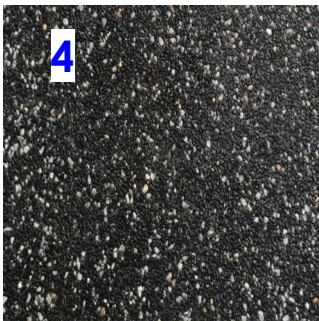
Dulux: Snowy Mountains Half



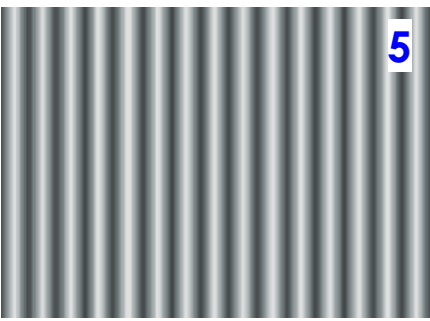
Dulux: Black Anodised aluminium



Dulux: Monument



Exposed aggregate with white crushed stone driveway and crossover sealed finish



Corrugated Metal Roof - Color Bond Windspray



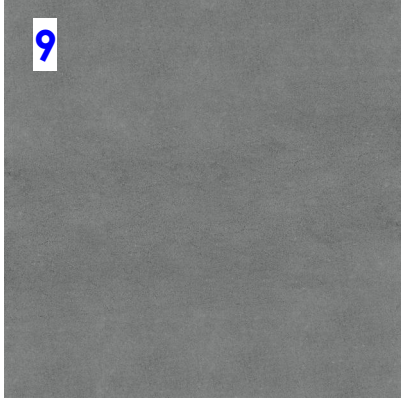
Austral Bricks - Metallic 2



FRAMELESS GLASS BALUSTRADES AND POOL SAFETY FENCE



As selected panel lift garage doors



Dulux - Mid Grey textured paint



DULUX BLACK CAVIAR OR SIMILAR - MAIN ENTRY DOOR AND FRAME

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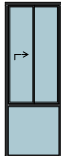
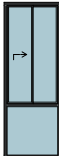






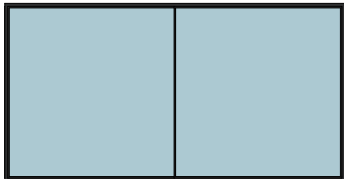
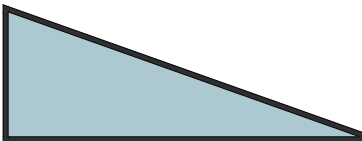
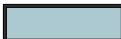
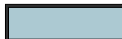

















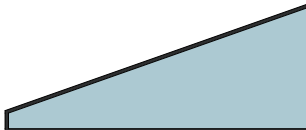
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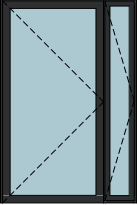
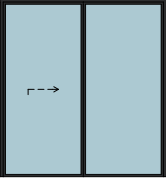
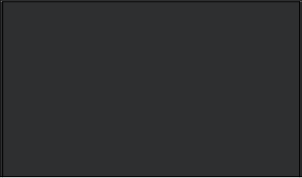
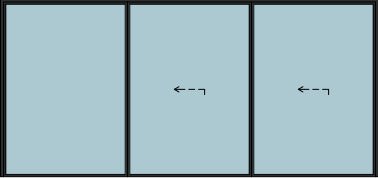
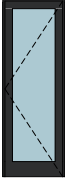
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project		Sheet Title:		Drawing No.:	
PROPOSED SINGLE STOREY DWELLING		COLOURS & FINISHES SCHEDULE		219 nobleave	
Client		Address		Date/Revision	
Mr and Mrs Khadem		219 NOBLE AVENUE GREENACRE		23/05/24	
Scale		1:200		Sheet Number:	
Issue		C		15	



ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11
W x H Size	850×2,000	850×2,000	750×2,060	750×2,060	2,000×700	2,000×800	750×1,200	600×1,200	900×2,060	900×2,060	4,500×2,350
3D Front View											
Window List											
ID	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22
W x H Size	5,000×1,900	1,600×500	1,600×500	1,400×1,200	900×800	2,000×700	2,000×700	2,000×700	1,800×750	2,500×800	2,500×650
3D Front View											
ID	W23	W24	W25	W26	W27	W28	W30	W30	W31	W32	
W x H Size	2,500×650	2,500×650	2,500×650	2,500×650	2,500×702	2,500×702	2,500×750	900×750	2,500×750	4,500×1,900	
3D Front View											

WINDOW SCHEDULE  
1:1

Door List					
ID	D01	D02	D03	D04	D04
W x H Size	1,800×2,700	2,200×2,350	4,000×2,350	5,000×2,350	820×2,350
3D Front View					

DOOR SCHEDULE  
1:1