



PROPOSAL: PROPOSED CONSTRUCTION OF **DUAL-OCCUPANCY DWELLING WITH FRONT** FENCE. AND TORRENS TITLE SUBDIVISION.

\$4.55 (2) APPLICATION FOR MAJOR FACADE **UPGRADE AND MINOR WINDOW SIZE** CHANGES.

Drawing List					
Sheet Number					
INHAUS-00	COVER SHEET	JE			
INHAUS-01	SITE PLAN GROUND FLOOR PLAN	JE JE			
INHAUS-03	FIRST FLOOR PLAN	JE			
INHAUS-04 INHAUS-05	ROOF PLAN ELEVATIONS	JE JE			
INHAUS-05	ELEVATIONS	JE			
INHAUS-07	WINDOW/ DOOR SCHEDULE	JE			
INHAUS-08	DEMOLITION PLAN	JE			
INHAUS-09 INHAUS-10	SUBDIVISION PLAN SHADOW ANALYSIS - WINTER SOLSTICE	JE Author			
INHAUS-11	SHADOW ANALYSIS - EQUINOX	Author			
INHAUS-13	SEDIMENT CONTROL PLAN	JE 			
INHAUS-14	SCHEDULE OF COLOURS AND FINSHES	JE			

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Α	01.09.2022	ISSUED FOR S4.44 (2)				

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_	17 TEMPE ST, GREENACRE

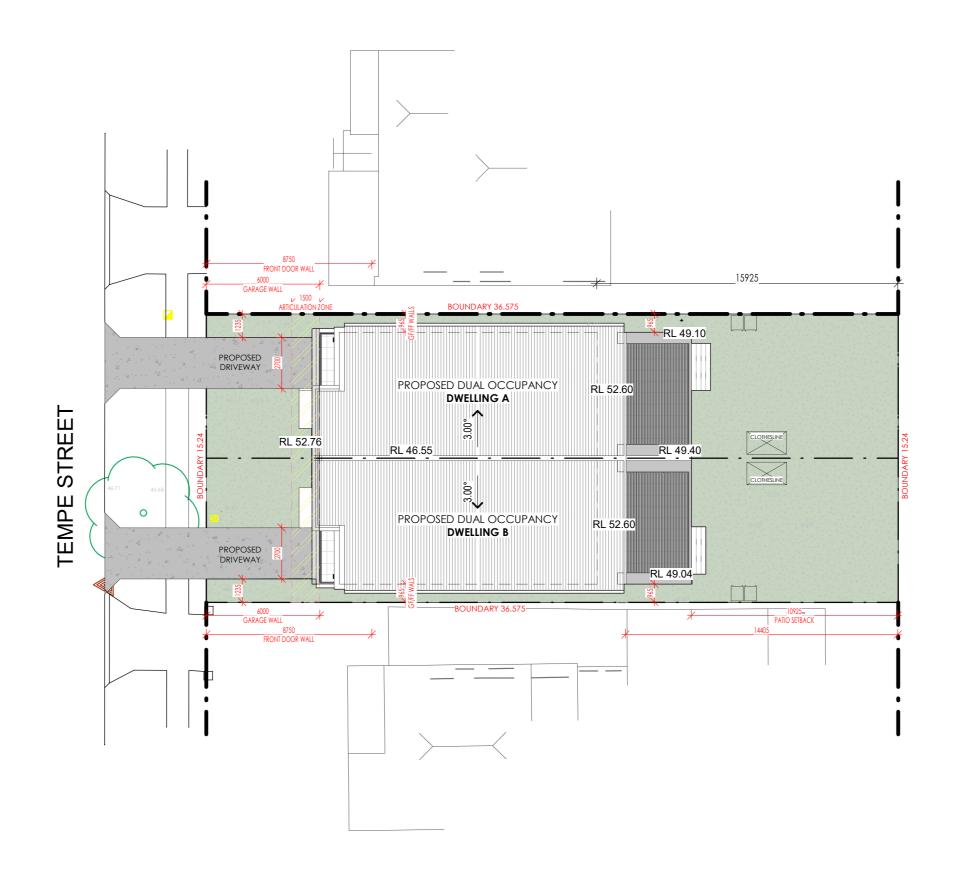
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. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.



# SITE PLAN

Designer Name: Justin Elazzi Membership No: 3319-20 Email: admin@inhausdesigns.com.au
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Residential / Commercial / Interiors

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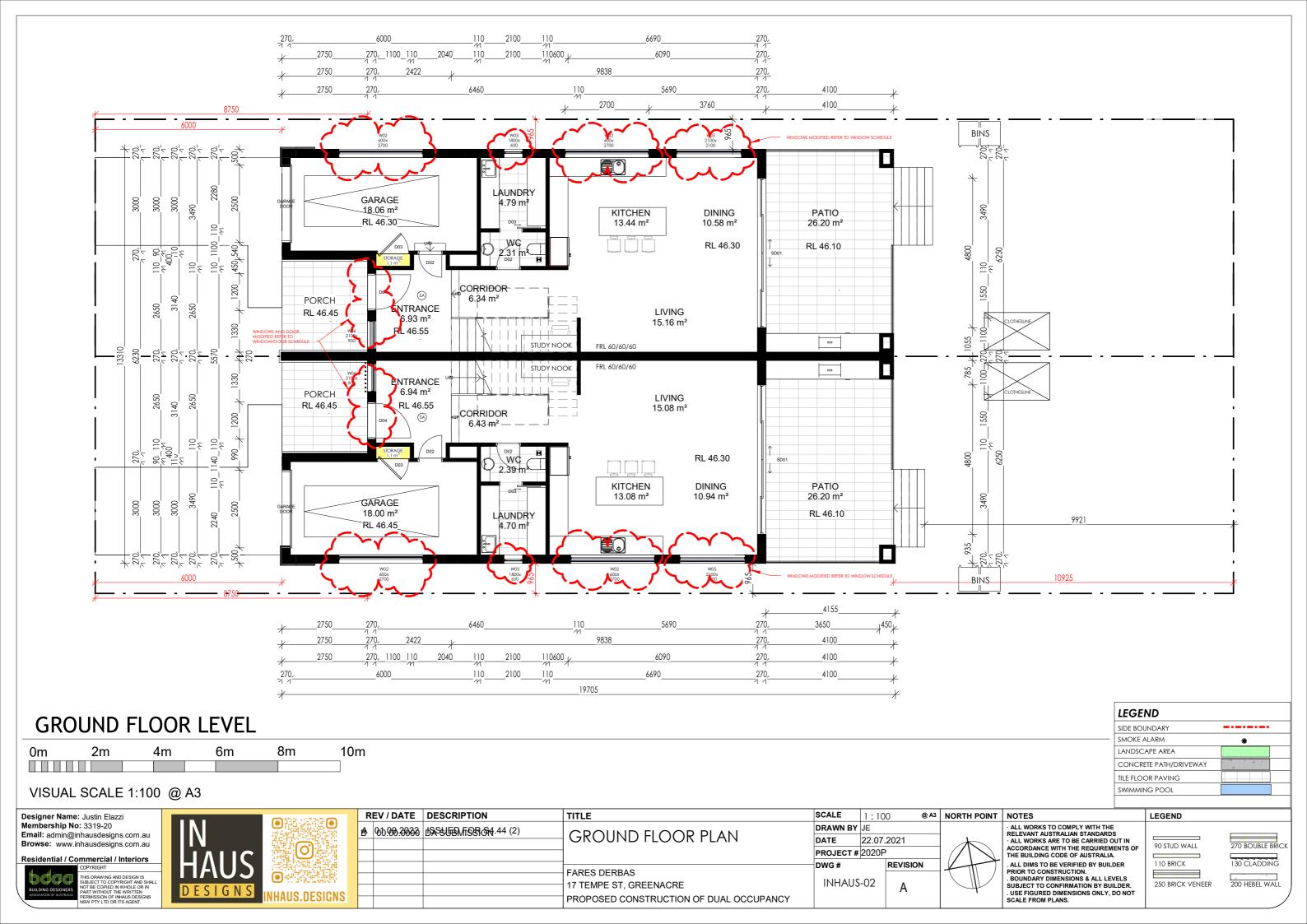
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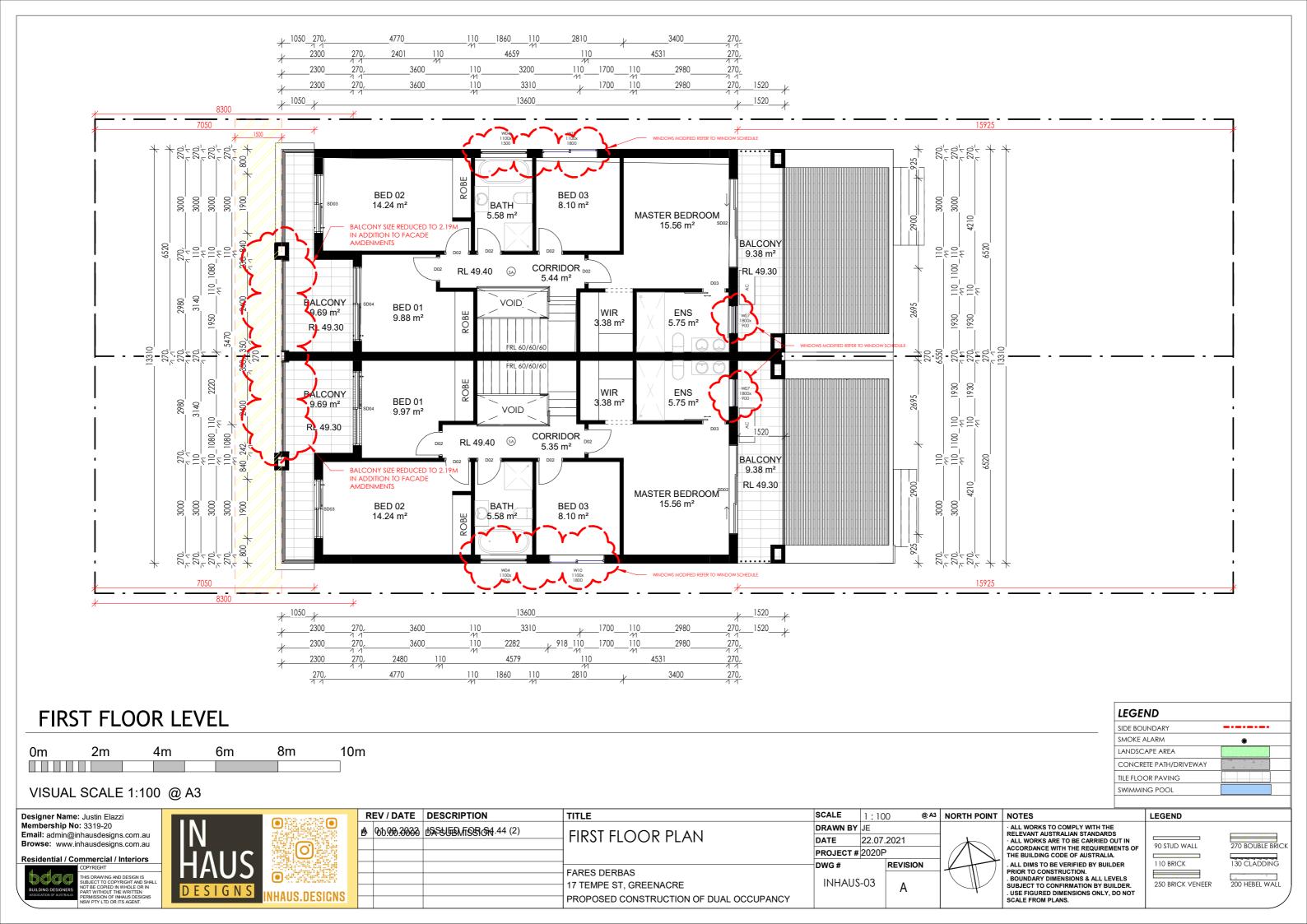
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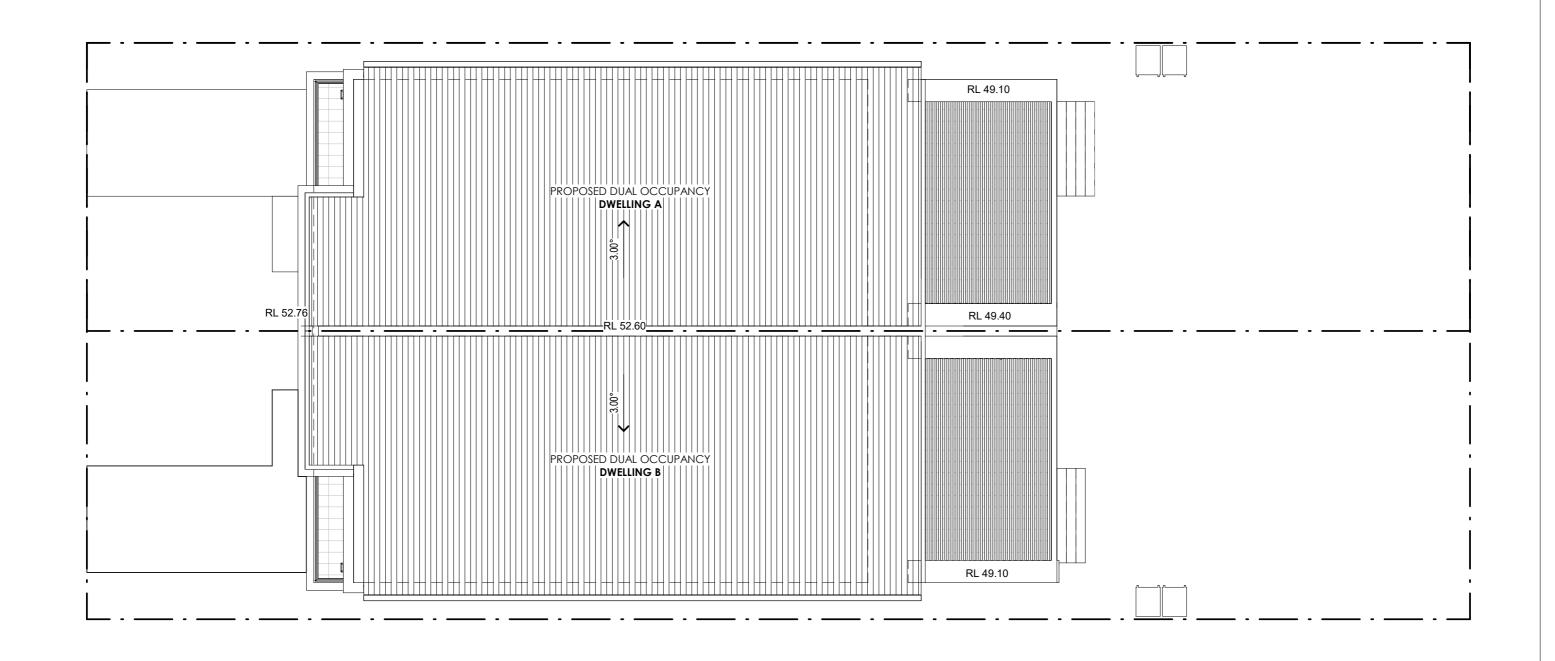
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LEGEND







PROPOSED CONSTRUCTION OF DUAL OCCUPANCY



8m 10m 2m 6m 4m

VISUAL SCALE 1:100 @ A3

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LEGEND SIDE BOUNDARY SMOKE ALARM

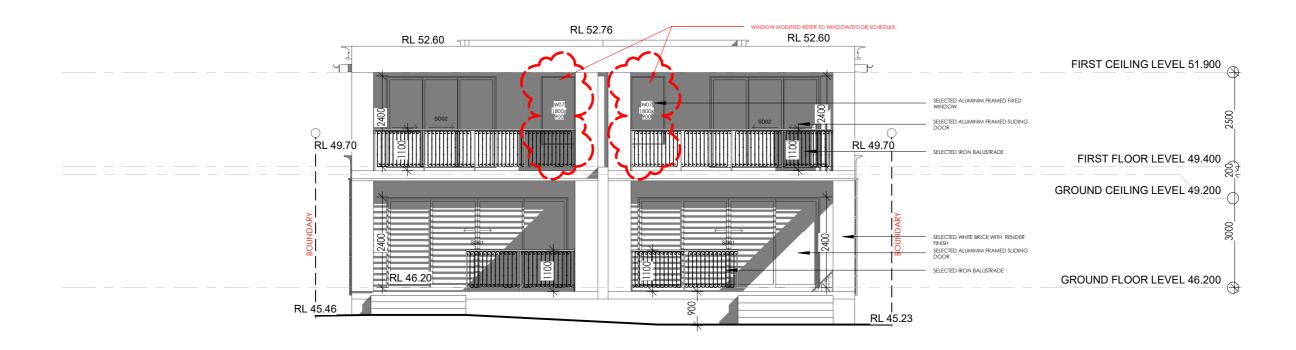
LANDSCAPE AREA

CONCRETE PATH/DRIVEWAY TILE FLOOR PAVING SWIMMING POOL

> LEGEND 270 BOUBLE BRICK 90 STUD WALL 110 BRICK 130 CLADDING 200 HEBEL WALL 250 BRICK VENEER



### **WEST ELEVATION**



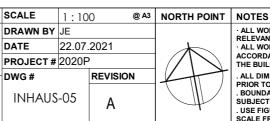
## **EAST ELEVATION**

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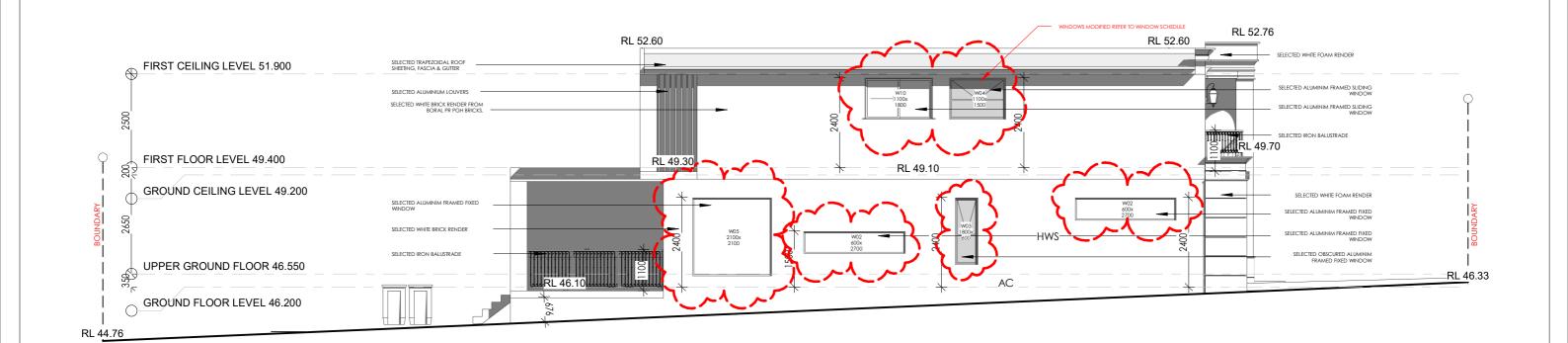
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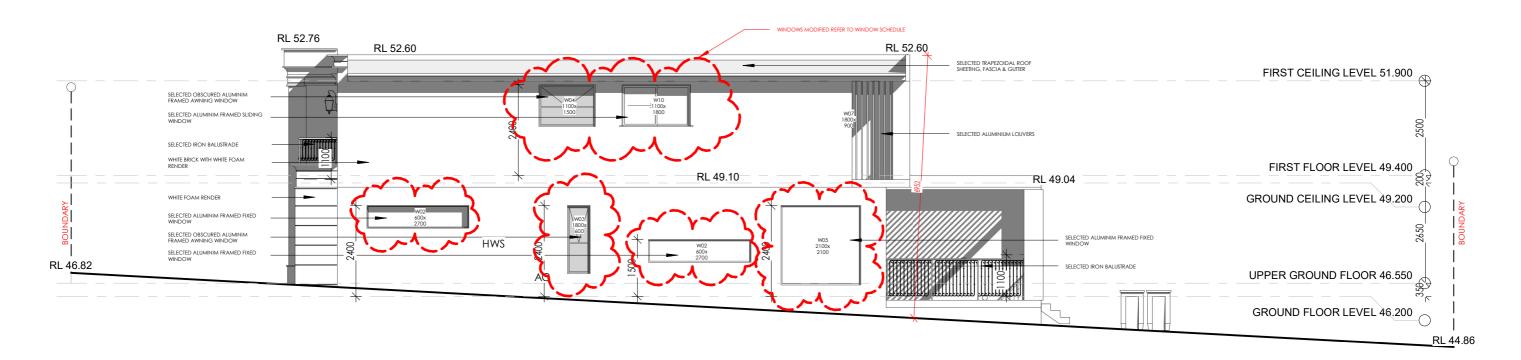
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90 STUD WALL
110 BRICK
TIO BRICK

LEGEND

270 BOUBLE BRICK 130 CLADDING 200 HEBEL WALL



## **NORTH ELEVATION**



## **SOUTH ELEVATION**





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90 STUD WALL
110 BRICK
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250 BRICK VENEEI

LEGEND

D WALL 270 BOUBLE BRICH
RICK 130 CLADDING
RICK VENEER 200 HEBEL WALL

#### NCC and Australian Standards:

- + all aspects of construction to be complaint with relevant performance requirements of the NCC and Australian Standards including, but not limited to. the following:
- termite control measures: redstop pipe penetrations
  - granite guard application to perimeter walls in accordance with AS3660.1 Clause 6.59 & 6.60
- structural post note: - steel & h/w fimber posts to eng's details to support steel beams over, to be located within
  - timber stud wall frames. - balcony attachments & supports to be in accordance with Clause 3.10.6 of Volume 2 of the NCC
  - isolated masonry piers to be constructed in accordance with Clause Part 3.3.6 of Volume 2 of
  - refer to structural engineers plans for post type & locations.
- bricklayer note: bricklayers to verify all brick dimensions on site before commencing any work, if there is any discrepancy or doubt do not hesitate to contact the builder
- stains and balustrade note:
- the stairs will be constructed in accordance with the requirements of Clause 3.9.1.2 of Volume 2
- the firsh of all stairs will meet the requirements of Clause 3.9.1.4 of Volume 2 of the NCC
- any landings will meet the requirements of Clause 3.9.1.5 of Volume 2 of the NCC - the stairs will be serviced by a handrail in
- accordance with the requirements of Clause 3.9.2.4 of Volume 2 of the NCC
- the balustrades servicing the dwelling (both internal & external) to meet the requirements of Clause 3.9.2.3 Volume 2 of the NCC
- note all first floor bedroom windows to be provided with protection in accordance with Clause 3.9.2.6. of Volume 2 of the NCC first floor rooms other than bedrooms in accordance with Clause 3.9.2.7 of Volume 2 of the NCC
- exhaust system to be installed as per flow rates specified in Clause 3.8.7.3 of Volume 2 of the NCC & must be discharged directly via shaft or duct to outdoor air or ventilated roof space in accordance with Clause 3.8.7.4 of Volume 2 of the NCC
- hard whed photo-electric smoke alarms to be installed in accordance with Clause 3.7.5 of Volume 2 of the NCC and associate standard AS 3786

- articulation joints will be provided in brickwork In accordance with the requirements of Clause 3.3.5.13 of Volume 2 of the NCC and associated standard AS4773.1-2015
- lift off hinges to be provided where a door is within 1200mm of a toilet pan in accordance with req. of Clause 3.8.3.3 of Volume 2 of the NCC
- note: external cladding as selected to be in accordance with Clause 3.5.4 of Volume 2 of the NCC
- waterproofing of the wet areas will be carried out in accordance with AS3740 and Clause 3.8.1.2 and 3.8.1.3 of Volume 2 of the NCC
- building sealing to roof lights, external doors and windows and construction of ceilings, walls and floors to be provided in accordance with Clauses 3.12.3.1-6 of Volume 2 of the NCC
- garage and driveway profiles/grades to comply in accordance with associated standard AS2890

Window Schedule				
Type Mark	Width	Height		
W02	2700	600		
W03	600	1800		
W02	2700	600		
W10	1800	1100		
W02	2700	600		
W03	600	1800		
W02	2700	600		
W04	1500	1100		
W05	2100	2100		
W05	2100	2100		
W06	900	2100		
W06	900	2100		
W10	1800	1100		
W04	1500	1100		
W07	900	1800		
W07	900	1800		

Door Schedule				
Type Mark	Height	Width	Level	
D03	2100	775	GROUND FLOOR LEVEL	
D02	2100	820	GROUND FLOOR LEVEL	
D03	2100	1000	GROUND FLOOR LEVEL	
SD01	2360	4720	GROUND FLOOR LEVEL	
D03	2100	775	GROUND FLOOR LEVEL	
D02	2100	820	GROUND FLOOR LEVEL	
D03	2100	1000	GROUND FLOOR LEVEL	
D02	2100	820	GROUND FLOOR LEVEL	
SD01	2360	4720	GROUND FLOOR LEVEL	

D04	2100	1200	UPPER GROUND FLOOR
GARAGE DOOR	2300	2500	UPPER GROUND FLOOR
D02	2100	820	UPPER GROUND FLOOR
D01	2100	1200	UPPER GROUND FLOOR
GARAGE DOOR	2300	2500	UPPER GROUND FLOOR

<b>UPPER</b>	<b>GROUND</b>	FLOOR:	5
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D02	2100	820	FIRST FLOOR LEVEL
D02	2100	820	FIRST FLOOR LEVEL
D02	2100	820	FIRST FLOOR LEVEL
D02	2100	820	FIRST FLOOR LEVEL
D02	2100	820	FIRST FLOOR LEVEL
D03	2100	775	FIRST FLOOR LEVEL
D02	2100	820	FIRST FLOOR LEVEL
D02	2100	820	FIRST FLOOR LEVEL
D02	2100	820	FIRST FLOOR LEVEL
D02	2100	820	FIRST FLOOR LEVEL
D02	2100	820	FIRST FLOOR LEVEL
D03	2100	775	FIRST FLOOR LEVEL
SD04	2400	2400	FIRST FLOOR LEVEL
SD04	2400	2400	FIRST FLOOR LEVEL
SD03	2400	1900	FIRST FLOOR LEVEL
SD03	2400	1900	FIRST FLOOR LEVEL
SD02	2360	2820	FIRST FLOOR LEVEL
SD02	2360	2820	FIRST FLOOR LEVEL

FIRST FLOOR LEVEL: 18

Grand total: 32

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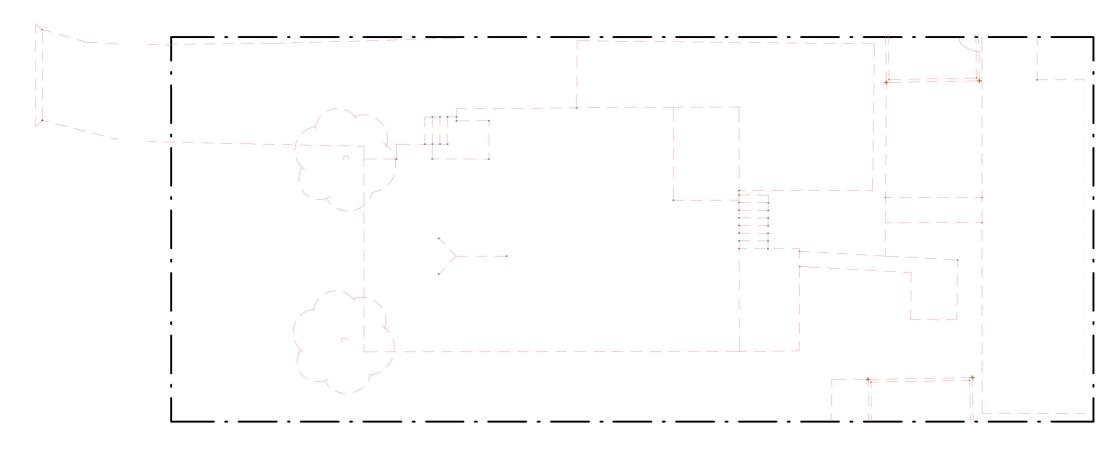
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NORTH POINT | NOTES LEGEND . USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.



RED DASH INDICATE WHATS TO BE DEMOLISHED

# **DEMOLITION PLAN**

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	REV / DATE	DESCRIPTION	TITLE	SCALE	1:150	@ A3	NORTH POINT	NOTES
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**BOUNDARY 36.575** LOT A 278.702 Sqm LOT B 278.702 Sqm

BOUNDARY 36.575

# SUBDIVISION PLAN

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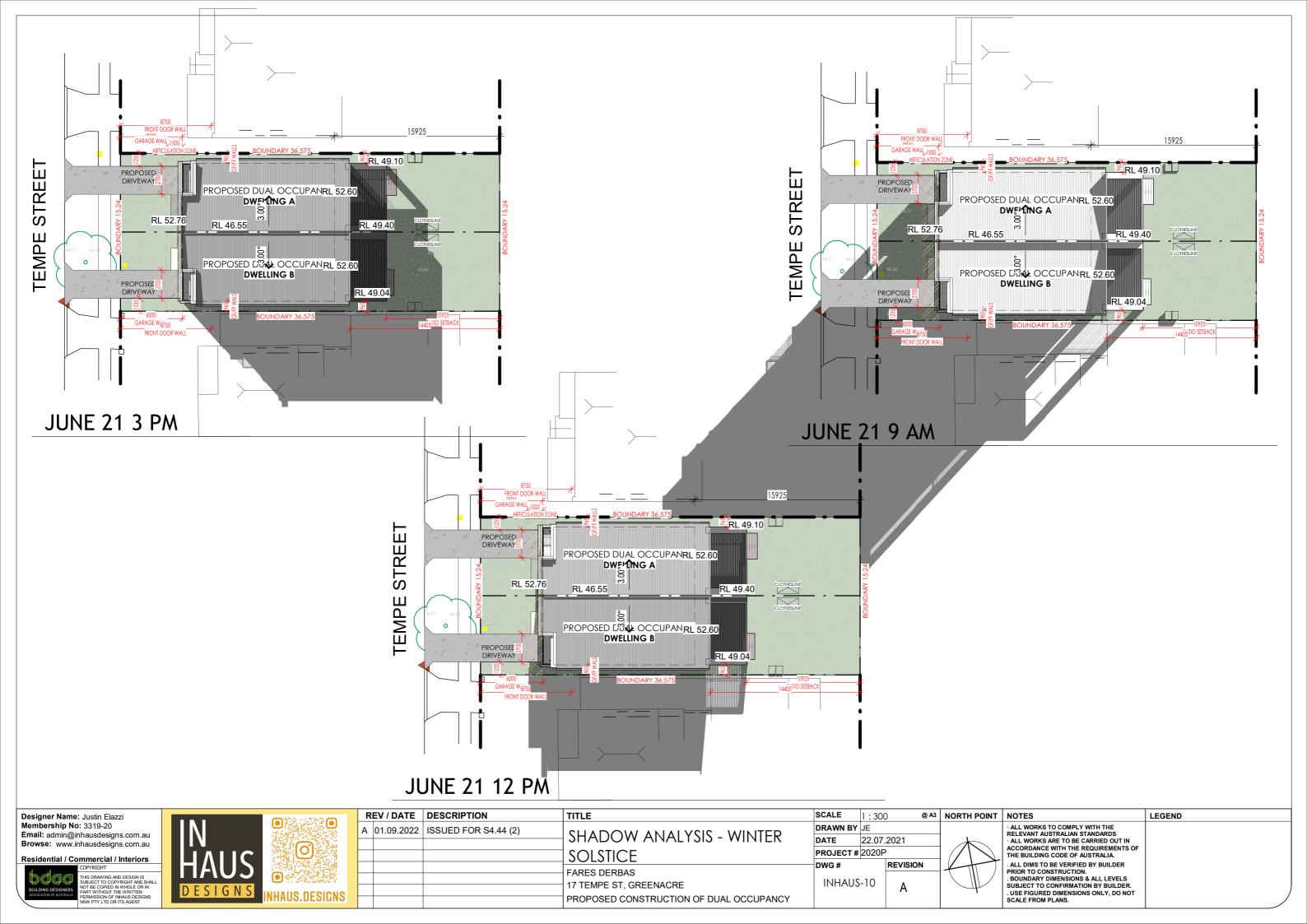
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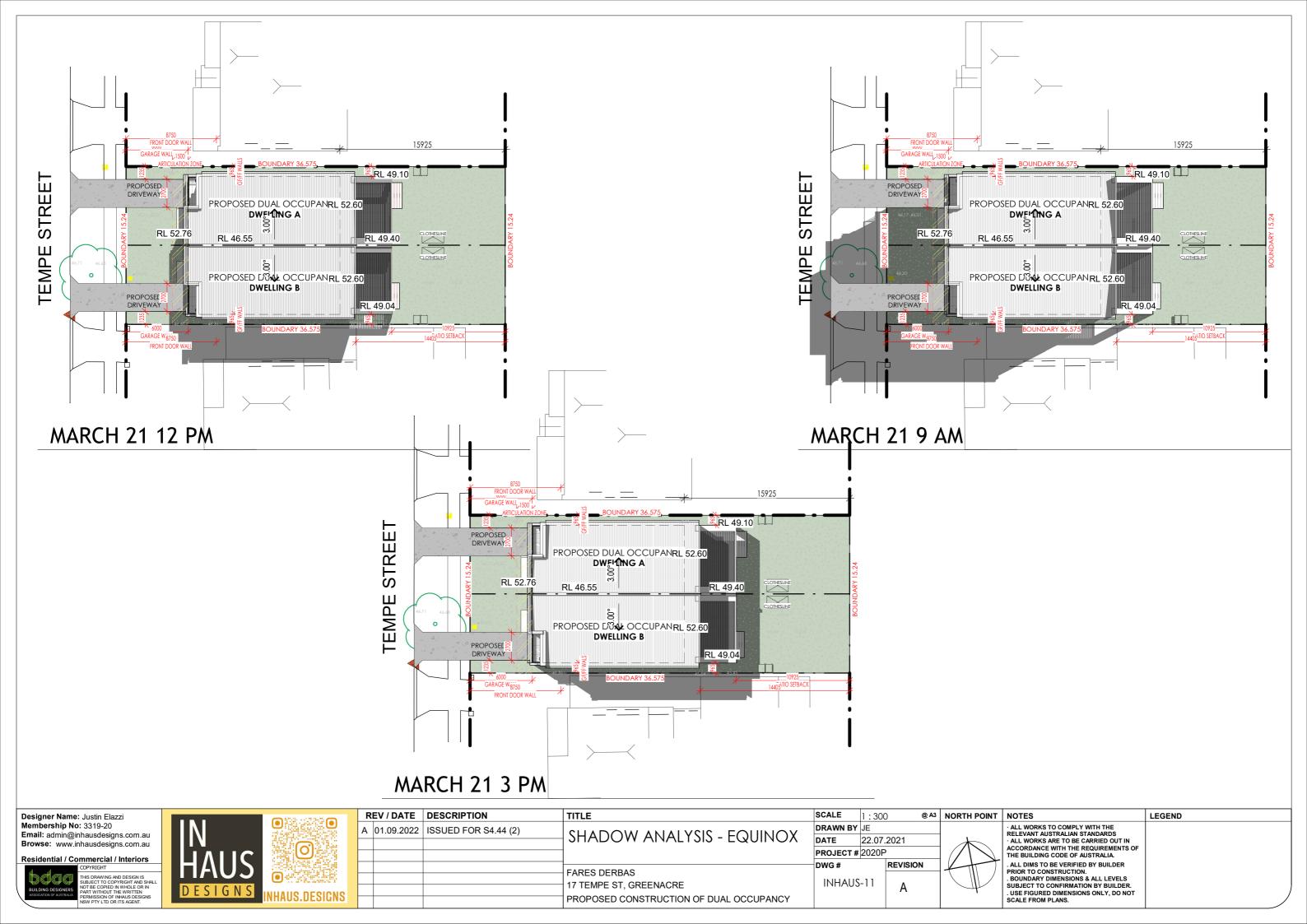
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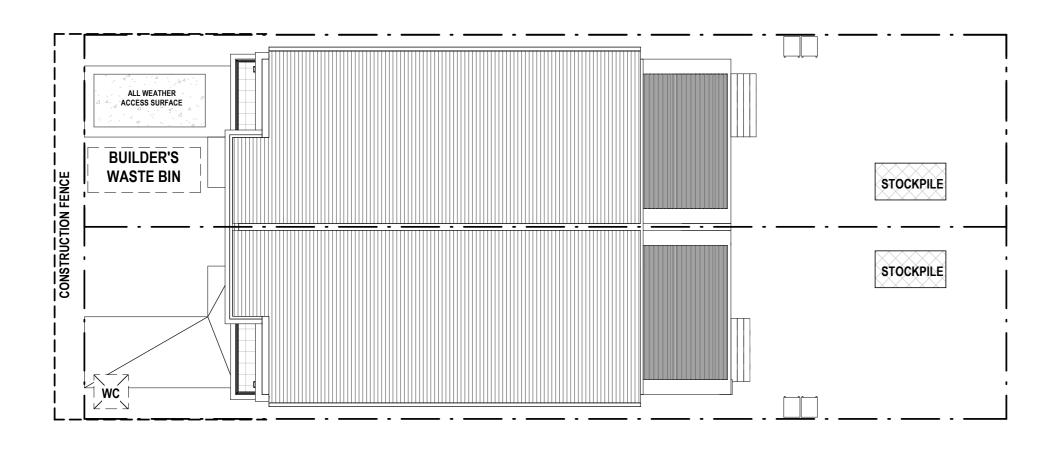
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### CONST. MANAGEMENT LEGEND:

×××× SILT FENCE WSC WASTE STORAGE CONTAINER

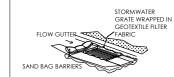
WOA WASH OUT AREA ( ) TREE TO BE REMOVED

WR WASTE/
RECYCLE BINS - SEWER MATERIALS STORAGE AREA

#### SEDIMENT CONTROL NOTES

- 1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS.
- 2. SAND BAGS SHALL BE WELL PACKED AGAINST
- 2. SAYU BAGS STALL BE WELL FACKED AGAINST ADJOINING BAGS. 3. FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75mm FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS
- REINSTALLED.

  4. ALL EROSION AND SEDIMENTATION CONTROL
- MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE



#### SEDIMENT DAM

- . 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. 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
- 4. ALL SEDIMENT DESIRES AND THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD. 5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS
- SOON AS THE RELEVANT WORKS ARE COMPLETED, 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- 7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER

SEDIMENT FENCE

MAX.GEOTEXTILE FILTER

NTO GROUND

#### **EROSION CONTROL NOTES**

- 1. All erosion and sediment control measures to be installed prior to any site disturbance.
- 2. All control measure to be inspected and maintained daily by site
- 3. Stripping of grass and other vegetation shall be kept to a minimum.
- 4. Topsoil from all areas that will be that will be disturbed to be stripped and stockpiled, and to be kept clear from
- gutters, drains, stormwater, and footpaths.
- 5. Drainage to be connected to storm water as soon as possible.
- 6. Road and footpath to be kept clean, and must be swept daily. 7. All sediment control structures must be inspected after rainfall for any
- structural damage, all trapped sediment will be removed to a nominated stockpile.
- 1. Erect silt fence and gravel drain
- 2. Demolish existing structures
- 3. Excavate strip footings, according to enginners details.
- 4. Finish construction
- 5. Finish landscaping.
- 6. Silt fences are not to be removed until all construction and vegatation has been completed.



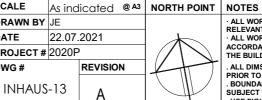
# SEDIMENT CONTROL PLAN

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**LEGEND** 



SELECTED DULUX RENDER PAINT: - WHITE DULUX



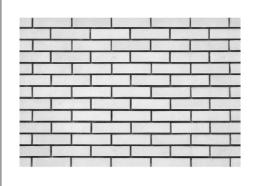
SELECETD WHITE RENDER







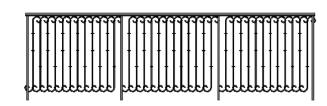
SELECTED MONUMENT GREY COLOUR FOR COLORBOND FASCIA/GUTTER AND EXTERNAL WINDOW FRAMES.



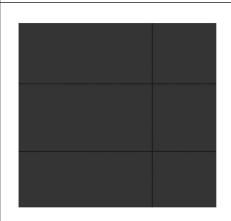
SELECTED WHITE BRICK RENDER FROM BORAL PR PGH BRICKS.



SELECTED TRAPEZOIDAL ROOF SHEETING, FASCIA & GUTTER



SELECTED IRON BALUSTRADES



SELECTED MONUMENT GREY FC SHEETING MATRIX.



LEGEND

SELECTED ALUMINUM LOUVERS

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Residential / Commercial / Interiors



REV / DATE		DESCRIPTION	TITLE	
Α	01.09.2022	ISSUED FOR S4.44 (2)	SCHEDULE OF COLOURS AND	
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DATE	22.07.	2021	
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NORTH POINT NOTES ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
- ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
- BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
- USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.