

**Quality of Work:** All work carried out must comply with: Building Code of Australia to the extent required under Environmental Planning Assessment Act 1979, all other relevant codes, standards and specifications that the work is required to comply with under any law and the conditions of any relevant development consent or complying development certificate and any construction certificate.

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

- ALL EROSION AND SEDIMENTATION CONTROL MEASURE, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM W X 300MM D TRENCH.
  3. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN AT A MAXIMUM OF 60% FULL OF SOIL MATERIALS.
  4. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
  5. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
  6. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR EQUIVALENT) BETWEEN POSTS AT 2M CENTRES. FABRIC SHALL BE BURIED 200MM ALONG THE BOTTOM EDGE.

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

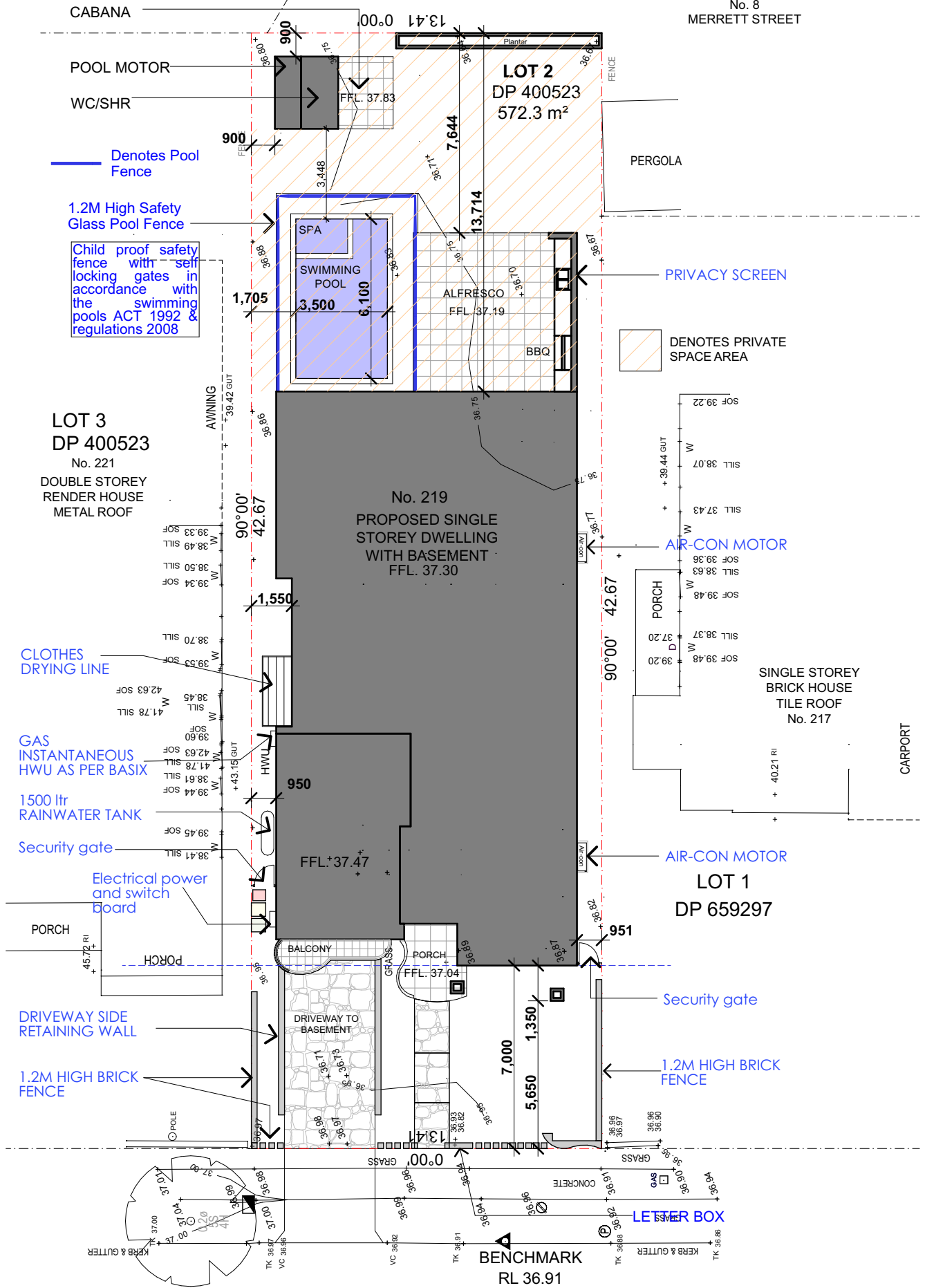
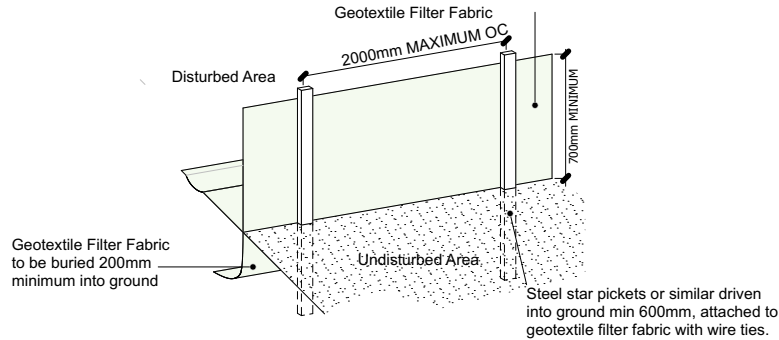
Alfresco.....38.00m<sup>2</sup>  
Front Balcony.....3.60m<sup>2</sup>  
Front Porch.....13.50m<sup>2</sup>  
Pool/Spa Area.....21.35m<sup>2</sup>

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:

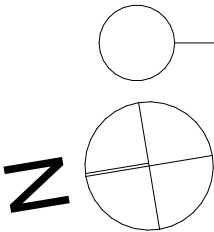
Floor Space Ratio .....216.70m<sup>2</sup> 37.80%



SITE PLAN  
1:200  
NOBLE AVENUE

THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE.THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING. ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS, DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853

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project	PROPOSED SINGLE STOREY DWELLING	Sheet Title:	SITE PLAN	Drawing No.:	219 nobleave
Client	Mr and Mrs Khadem	Address	219 NOBLE AVENUE GREENACRE	Scale	1:200
Issue	B			Date/Revision	22/05/24
				Sheet Number:	4