

ID	NAME	ISSUE
A.01	Cover Page	B
A.02	Site Plan & Site Analysis	B
A.03	Ground Floor Plan	B
A.04	First Floor Plan	B
A.05	Construction Management Plan	B
A.06	Cut & Fill Plan	B
A.07	Shadow Diagram	B
A.08	Elevations	B
A.09	Elevations & Sections	B
A.10	Notification Plan	B

ID	TYPE	SIZE	QTY
D01	INTERNAL FLUSH DOOR	800x2,400	1
D02	INTERNAL FLUSH DOOR	800x2,400	2
D03	INTERNAL FLUSH DOOR	900x2,400	8
D04	INTERNAL FLUSH DOOR	700x2,400	1
D06	INTERNAL FLUSH DOOR	800x2,400	9
D07	INTERNAL FLUSH DOOR	900x2,400	2
D08	POOL FENCE DOOR	900x1,200	3
D09	INTERNAL DOUBLE DOOR	1,800x2,400	2
D10	ENTRY DOUBLE DOOR WITH TRANSOM	2,600x4,000	1
D11	EXTERNAL DOUBLE DOOR WITH SIDELIGHT	3,000x2,400	2
D12	EXTERNAL DOUBLE DOOR WITH SIDELIGHT	2,700x2,400	1
D13	EXTERNAL DOUBLE DOOR WITH TRANSOM	2,000x2,400	1
D14	EXTERNAL BIFOLD SLIDING DOOR	4,000x2,700	2
D15	EXTERNAL FLUSH DOOR	800x2,100	4
D16	EXTERNAL SLIDING DOOR	4,780x2,400	1
D17	EXTERNAL SLIDING DOOR	2,710x2,400	2
D18	EXTERNAL SLIDING DOOR WITH TWO SKYLIG...	5,000x2,500	3
D19	GARAGE DOOR	5,000x2,400	1

ID	TYPE	SIZE	QTY
W01	DOUBLE HUNG	1,210x1,800	2
W02	DOUBLE HUNG	850x1,460	10
W03	DOUBLE HUNG	1,210x2,050	2
W04	DOUBLE HUNG	610x1,200	1
W05	DOUBLE HUNG	850x1,460	1
W06	DOUBLE HUNG	850x1,200	6
W07	DOUBLE HUNG	850x1,460	6
W08	DOUBLE HUNG	850x1,800	8
W09	DOUBLE HUNG	850x2,050	2
W10	DOUBLE HUNG	1,210x1,800	2
W11	DOUBLE HUNG	610x1,200	1
W12	SLIDING	1,810x1,200	5
W13	SLIDING	1,810x1,200	1
W14	SLIDING	1,810x1,800	2
W15	SLIDING	2,170x1,370	1
W16	SLIDING	2,650x1,800	2
W17	SLIDING	2,650x2,050	1
W18	SLIDING	1,570x1,200	1
W19	SLIDING	1,810x1,800	2
W20	SLIDING	2,170x1,460	1
W21	SLIDING	2,410x1,460	2
W22	SLIDING	2,650x1,800	1
W23	SLIDING	1,570x600	4
W24	FIXED GLASS	2,710x1,460	2
W25	FIXED GLASS	3,000x1,460	2
W26	LOUVRE WINDOW	610x1,414	1
W33	WINDOW OPENING	2,500x2,700	1
W33	WINDOW OPENING	5,527x1,500	1
W34	SLIDING	1,810x500	4



02 3D PERSPECTIVE FROM THE FRONT ENTRANCE



03 3D PERSPECTIVE FROM THE COURTYARD

GENERAL NOTES:

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH ALL-RELEVANT CURRENT AUSTRALIAN STANDARDS.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANT DOCUMENTATION INCLUDING DRAWINGS/ DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS.
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING BUILDING WORKS.
- THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND MEASUREMENTS ON SITE.
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED AND VERIFIED BY THE OWNER/BUILDER AND ANY DISCREPANCIES IN THE DOCUMENTS MUST BE RESOLVED BEFORE ORDERING OR COMMENCEMENT OF ANY BUILDING WORKS.
- WINDOW SIZES PROVIDED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURERS WINDOW SIZES. WINDOWS ARE TO BE FLASHED ALL AROUND IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RELEVANT AUTHORITY REQUIREMENTS & AUSTRALIA STANDARD.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY FOOTING AND/ OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING AND UNDER MINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- ALL WINDOW AND DOOR SIZES ARE TO BE CHECKED BY PROPRIETOR AND BUILDER BEFORE PLACING ORDER.
- ALL WINDOWS ARE TO BE CLEAR GLAZED UNLESS SPECIFIED OTHERWISE



01 LOCATION PLAN

SOURCE: SIX MAPS

BASIX COMMITMENTS TO CERTIFICATE NO.: 1102523S_03

- LANDSCAPE IN ACCORDANCE WITH BASIX REQUIREMENT
- FLOOR CONSTRUCTION (CONC SLAB ON GROUND), IN ACCORDANCE WITH BASIX REQUIREMENT
- WALL CONSTRUCTION IN ACCORDANCE WITH BASIX REQUIREMENT
- HOT WATER RATING IN ACCORDANCE WITH BASIX REQUIREMENT
- ALL GROUND FLOOR EXTERNAL WALLS INSULATION IN ACCORDANCE WITH BASIX REQUIREMENT
- ALL FIRST FLOOR EXTERNAL WALLS INSULATION IN ACCORDANCE WITH BASIX REQUIREMENT
- GARAGE INTERNAL WALLS INSULATION IN ACCORDANCE WITH BASIX REQUIREMENT
- ALL ROOF AREAS INSULATION AT CEILING LEVEL, IN ACCORDANCE WITH BASIX REQUIREMENT
- CONC SLAB INSULATION ON GROUND FLOOR (EXCLUDING GARAGE SLAB), IN ACCORDANCE WITH BASIX REQUIREMENT
- TIMBER FLOOR INSULATION ON FIRST FLOOR, IN ACCORDANCE WITH BASIX REQUIREMENT
- ALL WINDOWS WITH THERMAL PERFORMANCE IN ACCORDANCE WITH BASIX REQUIREMENT
- ALL WINDOWS AND DOORS SEALED IN ACCORDANCE WITH BASIX REQUIREMENT

AREA CALCULATION:

ZONE E4 - ENVIRONMENTAL LIVING

DESCRIPTION	AREA
SITE AREA	4303.00m ²
ALLOWED GROUND FLOOR FOOTPRINT (DWELLING)	500.00m ²
ALLOWED GROUND FLOOR FOOTPRINT (ASSOCIATED STRUCTURE)	100.00m ²
TOTAL ALLOWED FOOTPRINT	600.00m²
PROPOSED GROUND FLOOR FOOTPRINT (DWELLING)	499.95m ²
PROPOSED GROUND FLOOR FOOTPRINT (ASSOCIATED STRUCTURE)	95.18m ²
TOTAL PROPOSED FOOTPRINT	595.13m²
PROPOSED BASEMENT FOOTPRINT	79.18m ²
PROPOSED ALFRESCO FOOTPRINT	59.10m ²
ALLOWED FIRST FLOOR FLOOR SPACE (70%)	350.00m ²
PROPOSED FIRST FLOOR FLOOR SPACE	323.78m ²
LANDSCAPE AND DEEP SOIL AREA	2946.43m ²
CAR PARKING NO.s	04

ABBREVIATIONS

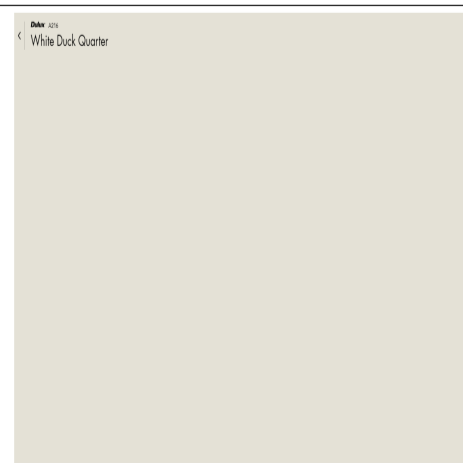
CW	CLEAR WINDOW	OW	OBSCURE WINDOW
CLB	COLORBOND ROOF	RWT	RAIN WATER TANK
COL	COLUMN	RP	RENDER PAINT
DP	DOWN PIPE	SH	SHOWER
RT	ROOF TILE	(S)	SMOKE DETECTOR
FB	FACE BRICK	MD	METAL DECK
FT	FLOOR TILES	GD	GARAGE DOOR
ENS	ENSUITE	SC	STONE CLADDING
TF	TIMBER FLOOR		
GLZ	GLAZING DOOR		



COLORBOND ROOF OR SIMILAR



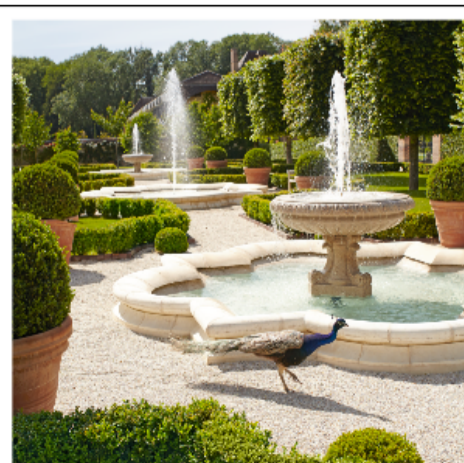
SHADOWLINE / GROOVE DETAIL IN RENDER/ SIMILAR



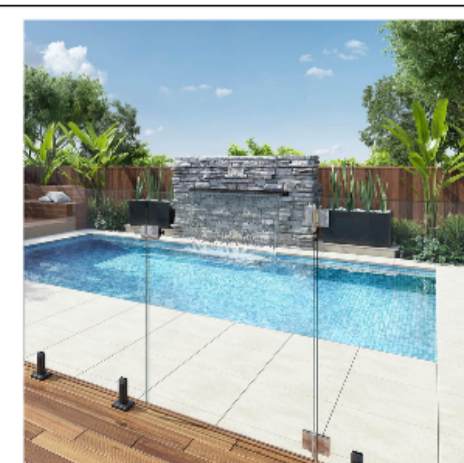
RENDER AND PAINT - OFF WHITE TONE OR SIMILAR



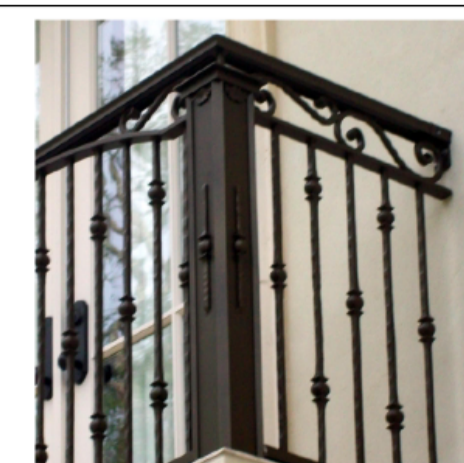
ALUMINUM WINDOWS - COLOUR TO BE SPECIFIED



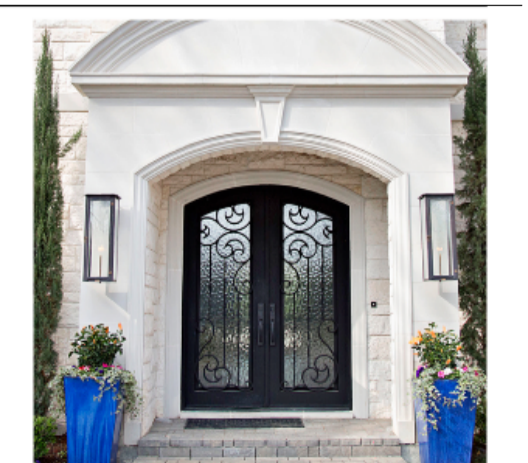
FOUNTAIN TO BE SPECIFIED



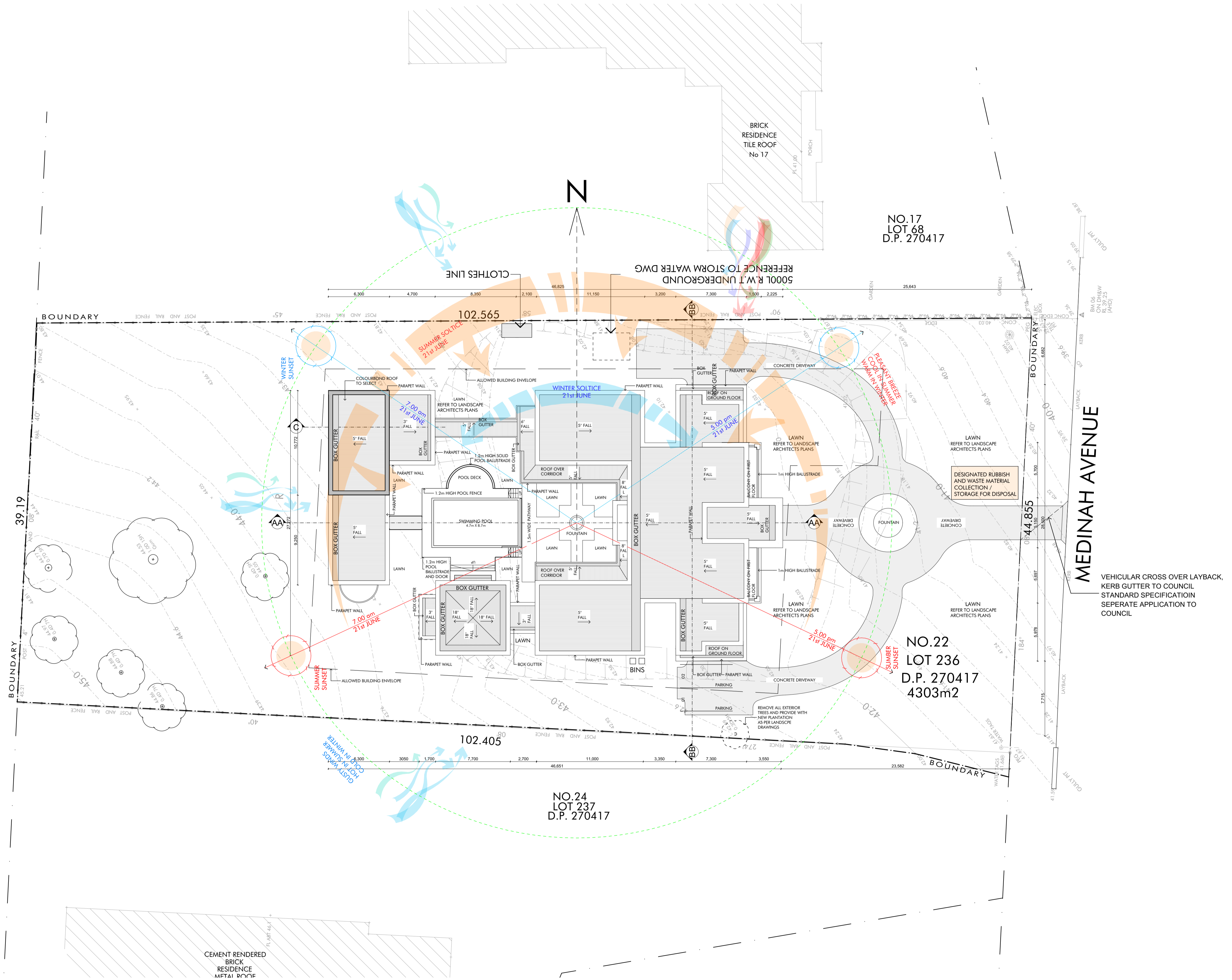
GLASS POOL FENCE AND DOOR TO BE SPECIFIED



BALUSTRADE TO SPECIFIED OR SIMILAR



ENTRY DOOR TO BE SPECIFIED OR SIMILAR



NO.17
LOT 68
D.P. 270417

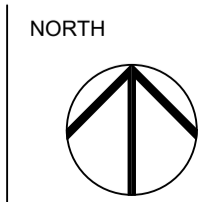
NO.22
LOT 236
D.P. 270417
4303m2

NO.24
LOT 237
D.P. 270417

MEDINAH AVENUE

VEHICULAR CROSS OVER LAYBACK,
KERB GUTTER TO COUNCIL
STANDARD SPECIFICATION
SEPERATE APPLICATION TO
COUNCIL

SITE PLAN



CLIENT
MR. & MRS. I. SADIDDIN

PROJECT
PROPOSED TWO STOREY HOUSE AT
NO-22 MEDINAH AVENUE, LUDDENHAM NSW - 2745

SCALE	DATE	REVISION
1:200	23.03.20	B
JOB NO.	DRAWN	DWG NO.
1930	IS/IAK	A.02
DWG	SITE PLAN & SITE ANALYSIS	

ISSUE	DESCRIPTIONS	DATE
A.	TWIN CREEKS APPROVAL	07/03/2019
B.	DA ISSUED	30/07/2020

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Existing dimensions are to be maintained where applicable.

All materials are to be used in accordance with manufacturer's specifications and instructions, and to comply with relevant Australian Standards.

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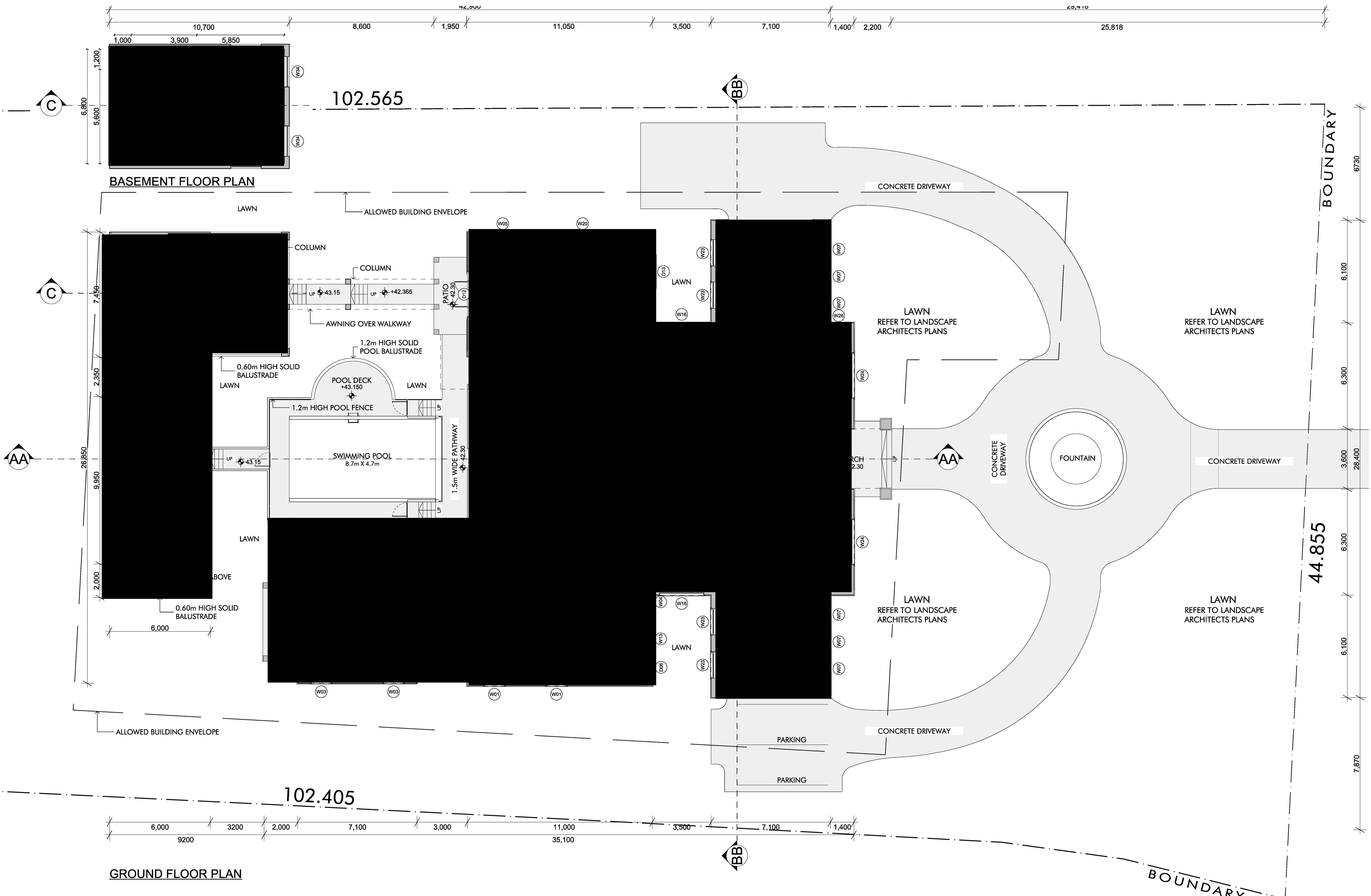


Eco Factor Architects

Nam. Arch.
Paul Herringham
7770 NSW

Suite 107 LVL 1
53-59 Great Buckingham
Redfern NSW 2016, Australia

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www.ecofactorarchitects.com.au



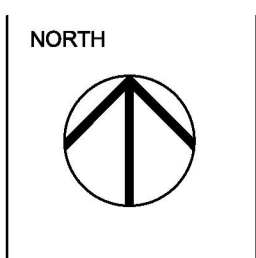
Eco Factor Architects
 Nom. Arch:
 Paul Birmingham
 7770 NSW
 Suite 107 LVL 1
 53-59 Great Buckingham
 Roadem NSW 2016, Australia
 einfo@ecofactorarchitects.com.au
 www.ecofactorarchitects.com.au

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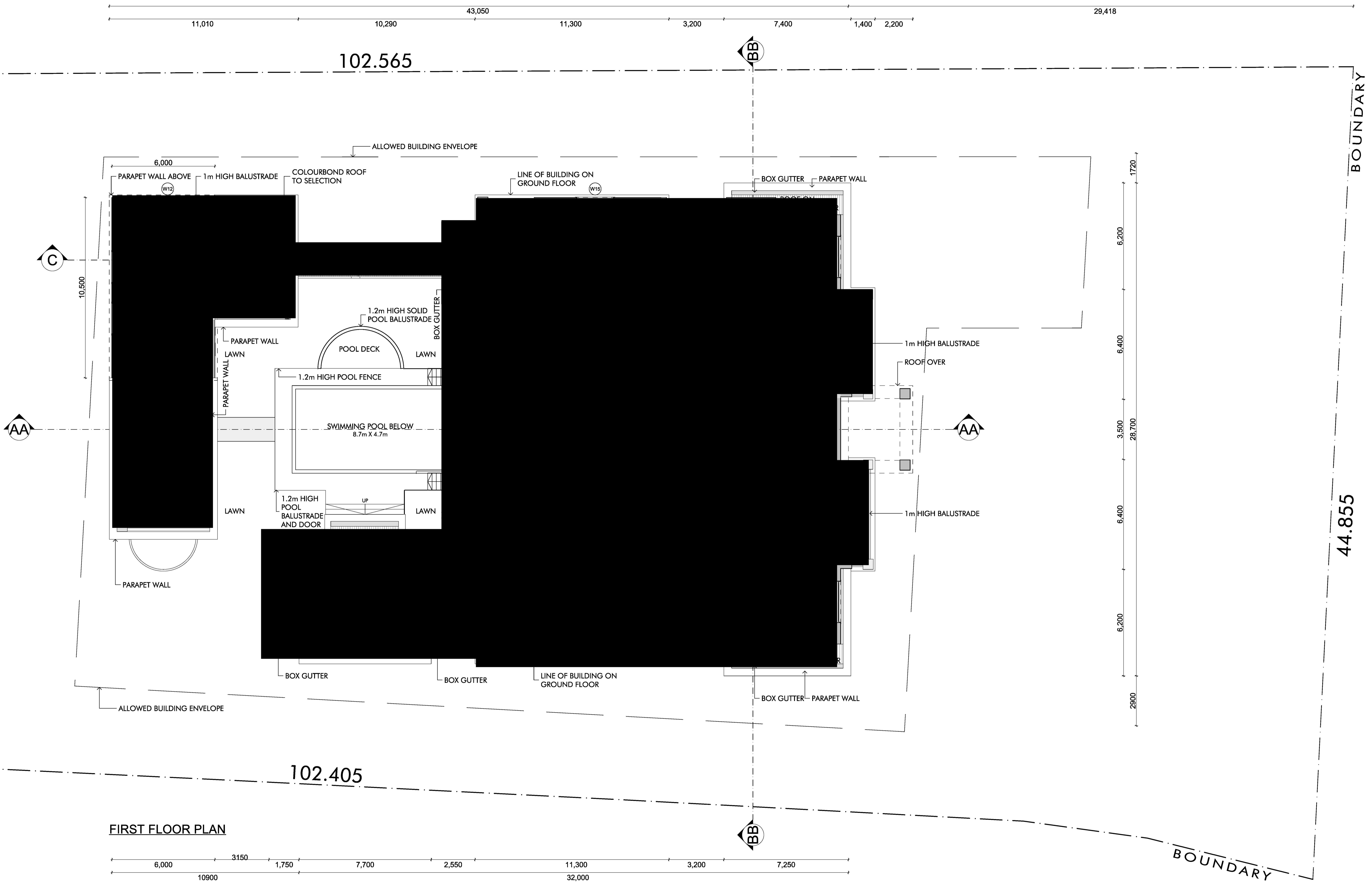
DEVELOPMENT APPLICATION

ISSUE	DESCRIPTIONS	DATE
A.	TWIN CREEKS APPROVAL DA ISSUED	07/03/2019
B.		30/07/2020



CLIENT
 MR. & MRS. I. SADIDDIN
PROJECT
 PROPOSED TWO STOREY DETACHED DWELLING, IN GROUND SWIMMING POOL & ANCILLARY STRUCTURE AT NO-22 MEDINAH AVENUE, LUDDENHAM NSW - 2745

SCALE	DATE	REVISION
1:100	23.03.20	B
JOB NO. 1930	DRAWN IS/IAK	DWG NO. A.03
DWG GROUND FLOOR PLAN		



FIRST FLOOR PLAN

Eco Factor
 ARCHITECTS
 Paul Hinchey
 7770 NSW
 Suite 107 LVL 1
 53-59 Great Buckingham
 Roadem NSW 2016, Australia
 e: info@ecofactorarchitects.com.au
 www.ecofactorarchitects.com.au

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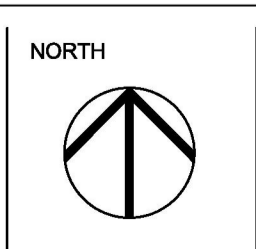


DEVELOPMENT APPLICATION

ISSUE
 A.
 B.

DESCRIPTIONS
 TWIN CREEKS APPROVAL
 DA ISSUED

DATE
 07/03/2019
 30/07/2020



CLIENT
 MR. & MRS. I. SADIDDIN

PROJECT
 PROPOSED TWO STOREY DETACHED DWELLING, IN
 GROUND SWIMMING POOL & ANCILLARY STRUCTURE AT
 NO-22 MEDINAH AVENUE, LUDDENHAM NSW - 2745

SCALE
 1:100

DATE
 23.03.20

REVISION
 B

JOB NO.
 1930

DRAWN
 IS/IAK

DWG NO.
 A.04

DWG
 FIRST FLOOR PLAN



TRAFFIC MANAGEMENT
 TRUCKS AND CONVOYS SHOULD BE ASSISTED BY OFFICIAL TRAFFIC CONTROLLERS. PEDESTRIANS AND CYCLISTS SAFETY ARE A MAIN PRIORITY.
COMPLIANCE
 SIGNAGE ON SITE TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS (AS 1742.3 2008)

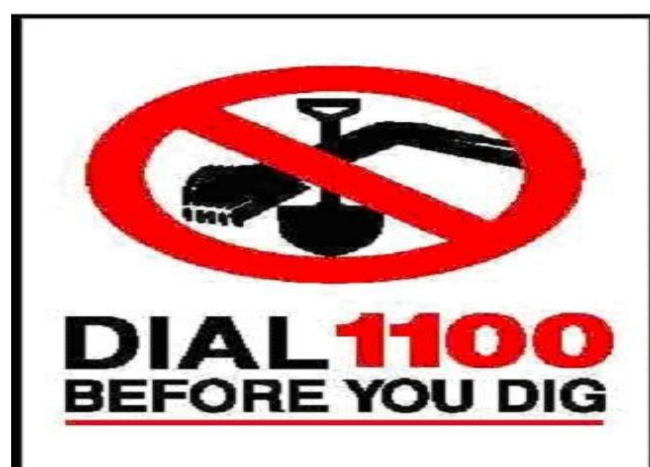
SITE REFERENCE (1800mm HIGH)



SITE AMENITIES



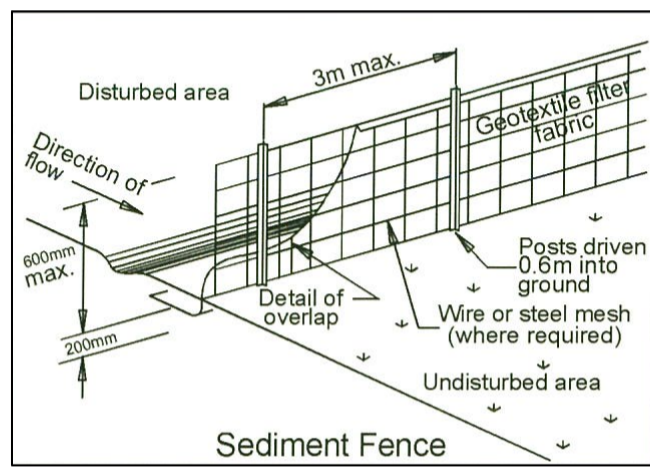
SAFETY SIGNAGE



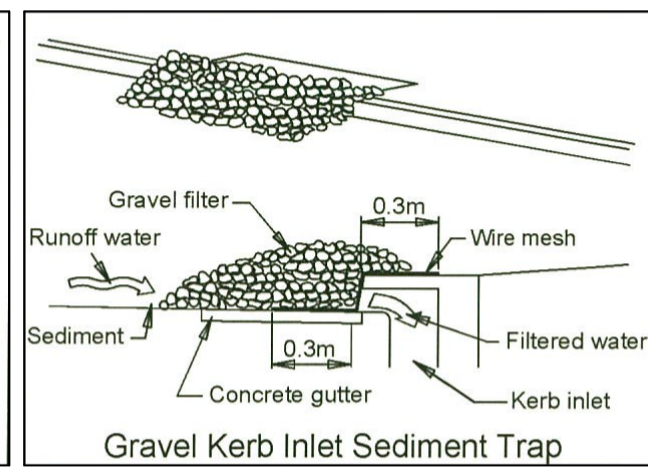
DIAL 1100 BEFORE YOU DIG



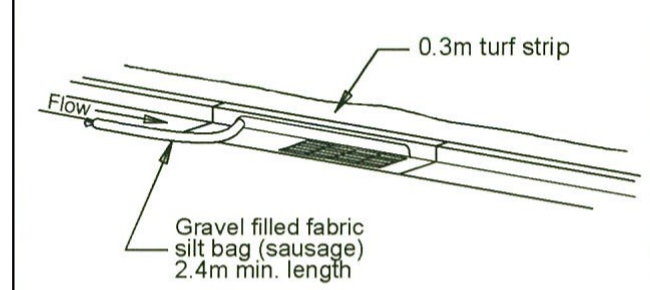
SAFETY EQUIPMENT



Sediment Fence

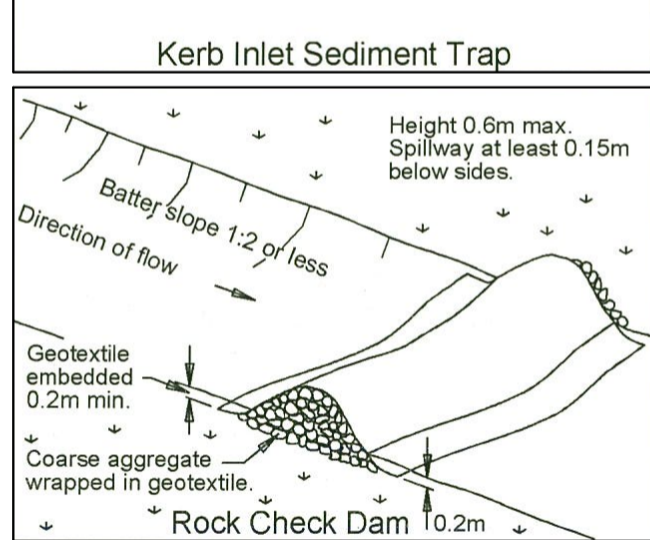


Gravel Kerb Inlet Sediment Trap

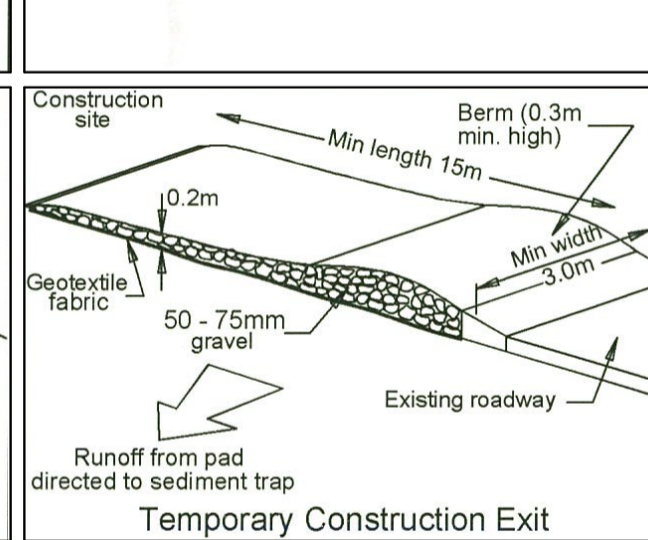


Kerb Inlet Sediment Trap

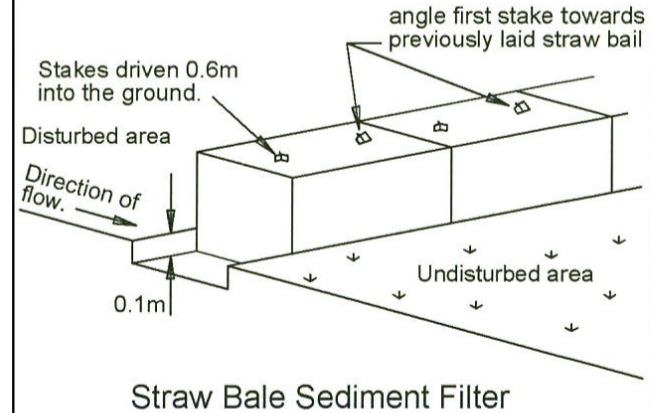
WARNING \$600 FINE
 IT IS ILLEGAL TO ALLOW SOIL, CEMENT SLURRY OR OTHER BUILDING MATERIALS TO BE PUMPED, DRAINED OR ALLOWED TO ENTER THE STORMWATER SYSTEM.



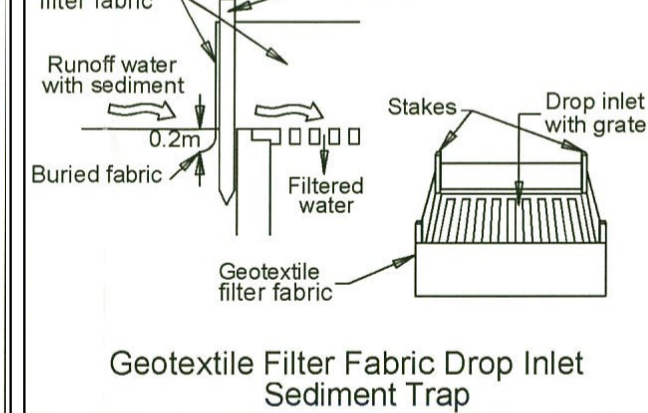
Rock Check Dam



Temporary Construction Exit

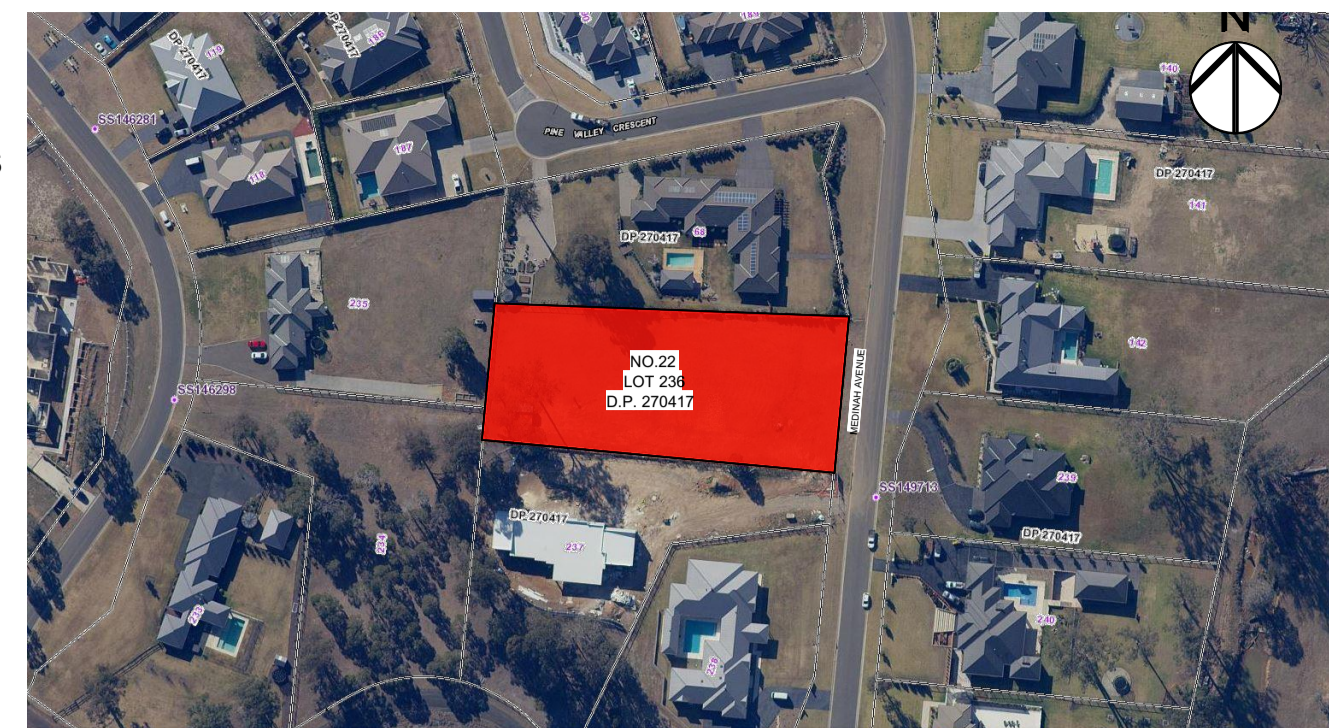


Straw Bale Sediment Filter

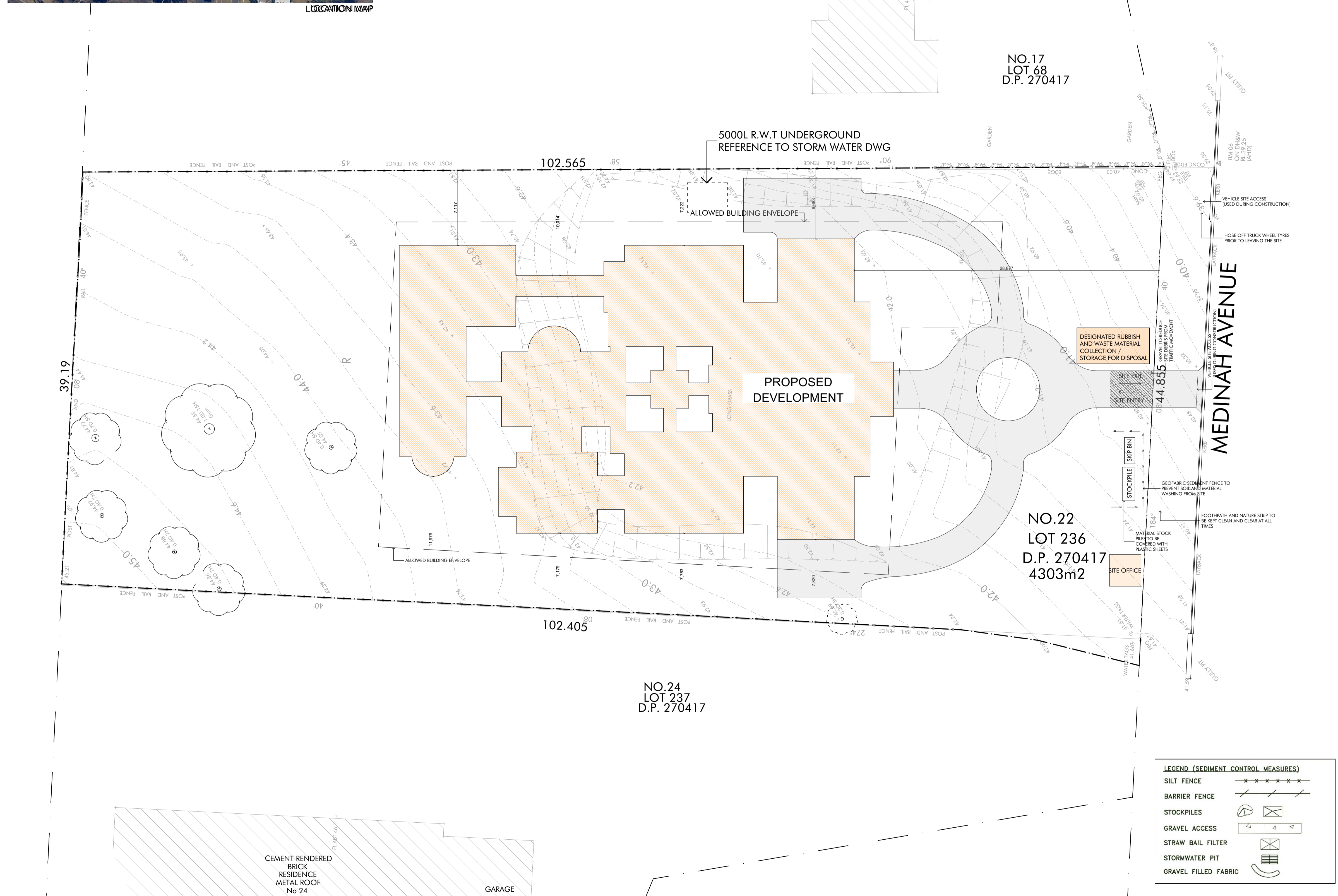


Geotextile Filter Fabric Drop Inlet Sediment Trap

- EROSION & SEDIMENT CONTROL MEASURES:**
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE AND TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
 - DISTURBED AREAS TO BE MINIMISED WHERE POSSIBLE.
 - BEFORE THE COMMENCEMENT OF GROUNDWORK, SILT FENCING SHALL BE PLACED AROUND ALL DISTURBED AREAS, MATERIAL STOCKPILES AND DESIGNATED RUBBISH PILES.
 - THE SILT FENCE IS TO BE MADE OUT OF A GEOTEXTILE FILTER FABRIC AND TO BE EMBEDDED APPROX. 200mm INTO THE GROUND AND EXTEND APPROX. 600mm MAX ABOVE THE GROUND.
 - KERB INLET TRAPS SHALL BE INSTALLED AROUND PITS, FABRIC SILT BAGS (SAUSAGES) 100mm IN DIAMETER SHALL BE LAYED ACROSS THE KERB INLET TO ALLOW SEDIMENT FILTRATION.
 - DRAINAGE TO BE INSTALLED AND CONNECTED TO STORMWATER AS SOON AS POSSIBLE.
 - ANY EXCESS MATERIALS SUCH AS PAINT WASTE AND CONCRETE OR BRICK SLURRY WILL NOT BE WASHED INTO THE STORMWATER SYSTEM, BUT DISPOSED OFF SITE AS APPROPRIATE, WHILST SOLID MATERIAL, SUCH AS CEMENT AND BRICKS, WILL BE DISPOSED OFF IN LANDFILL OR SENT TO A BUILDING MATERIAL RECYCLER IF POSSIBLE OR A SKIP BIN ON SITE.
 - STOCK PILES OF MATERIALS WILL BE STORED AWAY FROM THE DRAINAGE LINES, GUTTERS & FOOTPATH. THE MATERIAL WILL BE COVERED WHEN NOT IN USE.
 - ROAD AND FOOTPATH TO BE WESPT DAILY.
 - ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE.
 - VEHICLE ACCESS TO THE SITE WILL BE VIA A SINGLE ENTRY POINT, THAT IS STABILISED TO PREVENT TO PREVENT THE SPREADING OF SEDIMENT ONTO THE FOOTPATH AND ROAD.
 - SILT FENCES AND GRAVEL DRAINS ARE NOT TO BE REMOVED UNTIL CONSTRUCTION IS COMPLETE AND GARDEN HAS BEEN FULLY RE-VEGETATED.
 - A COPY OF THE SOIL AND WATER MANAGEMENT PLAN MUST BE KEPT ON-SITE AT ALL TIMES AND MADE AVAILABLE TO COUNCIL OFFICERS ON REQUEST.



LOCATION MAP



LEGEND (SEDIMENT CONTROL MEASURES)

SILT FENCE	XXXXXX
BARRIER FENCE	-----
STOCKPILES	⊗
GRAVEL ACCESS	⊠
STRAW BAIL FILTER	⊞
STORMWATER PIT	⊞
GRAVEL FILLED FABRIC	⊞

ECO FACTOR ARCHITECTS
 Nom. Arch: Paul Heringham
 7770 NSW
 Suite 107 LVL 1
 53-59 Great Buckingham
 Roadem NSW 2016, Australia
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 www.ecofactorarchitects.com.au

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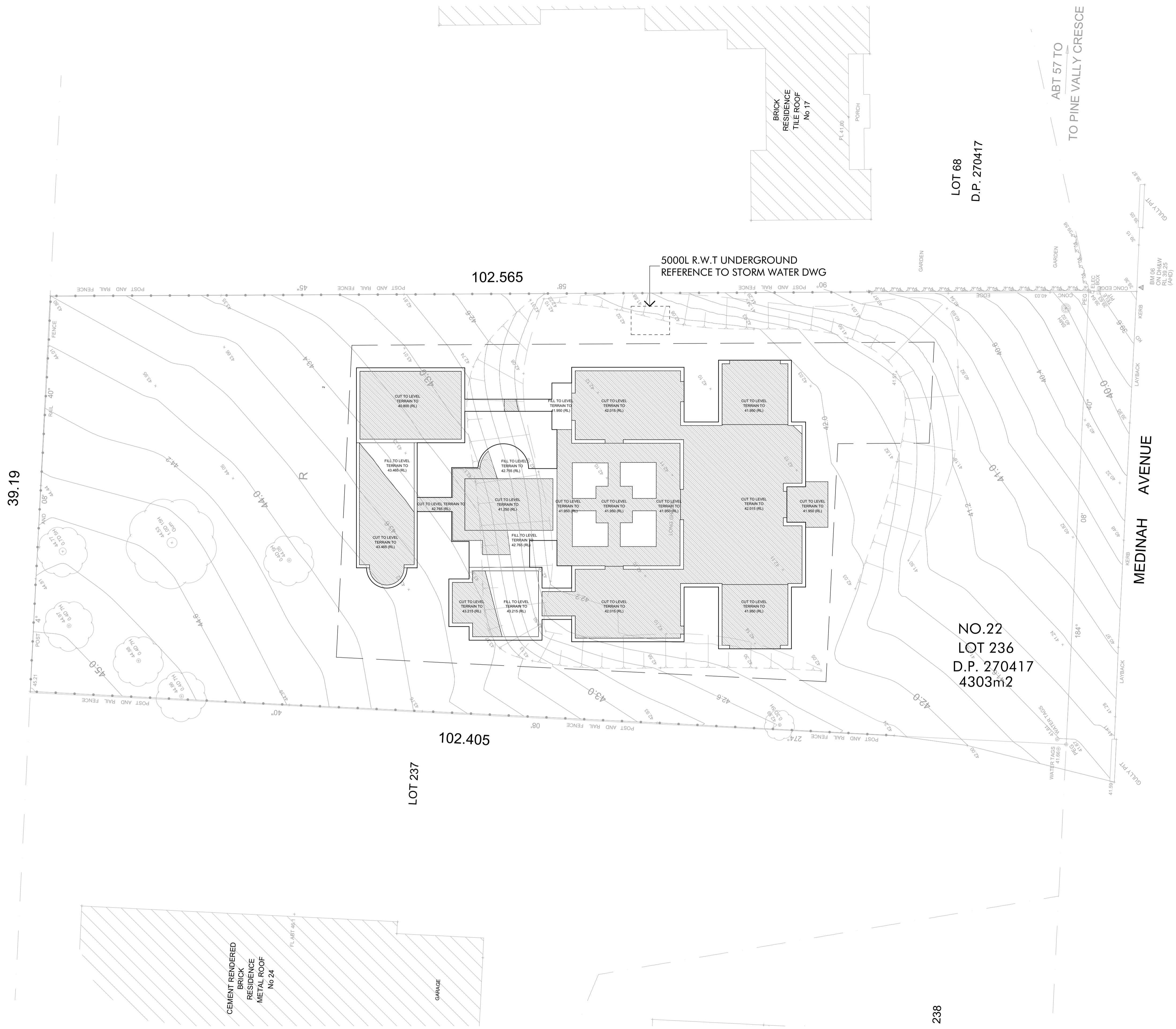
DEVELOPMENT APPLICATION

CONSTRUCTION MANAGEMENT PLAN

ISSUE	DESCRIPTIONS	DATE	NORTH	CLIENT	SCALE	DATE	REVISION
A.	TWIN CREEKS APPROVAL DA ISSUED	07/03/2019	↑	MR. & MRS. I. SADIDDIN	1:200	23.03.20	B
B.		30/07/2020					

PROJECT: PROPOSED TWO STOREY DETACHED DWELLING, IN GROUND SWIMMING POOL & ANCILLARY STRUCTURE AT NO-22 MEDINAH AVENUE, LUDDENHAM NSW - 2745

JOB NO. 1930
 DRAWN IS/AK
 DWG NO. A.05
 DWG CONSTRUCTION MANAGEMENT PLAN



39.19

102.565

5000L R.W.T UNDERGROUND
REFERENCE TO STORM WATER DWG

LOT 68
D.P. 270417

ABT 57 TO
TO PINE VALLY CRESC

MEDINAH AVENUE

NO.22
LOT 236
D.P. 270417
4303m²

102.405

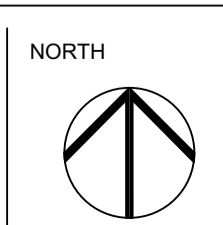
LOT 237

CEMENT RENDERED
BRICK
RESIDENCE
METAL ROOF
No 24

238

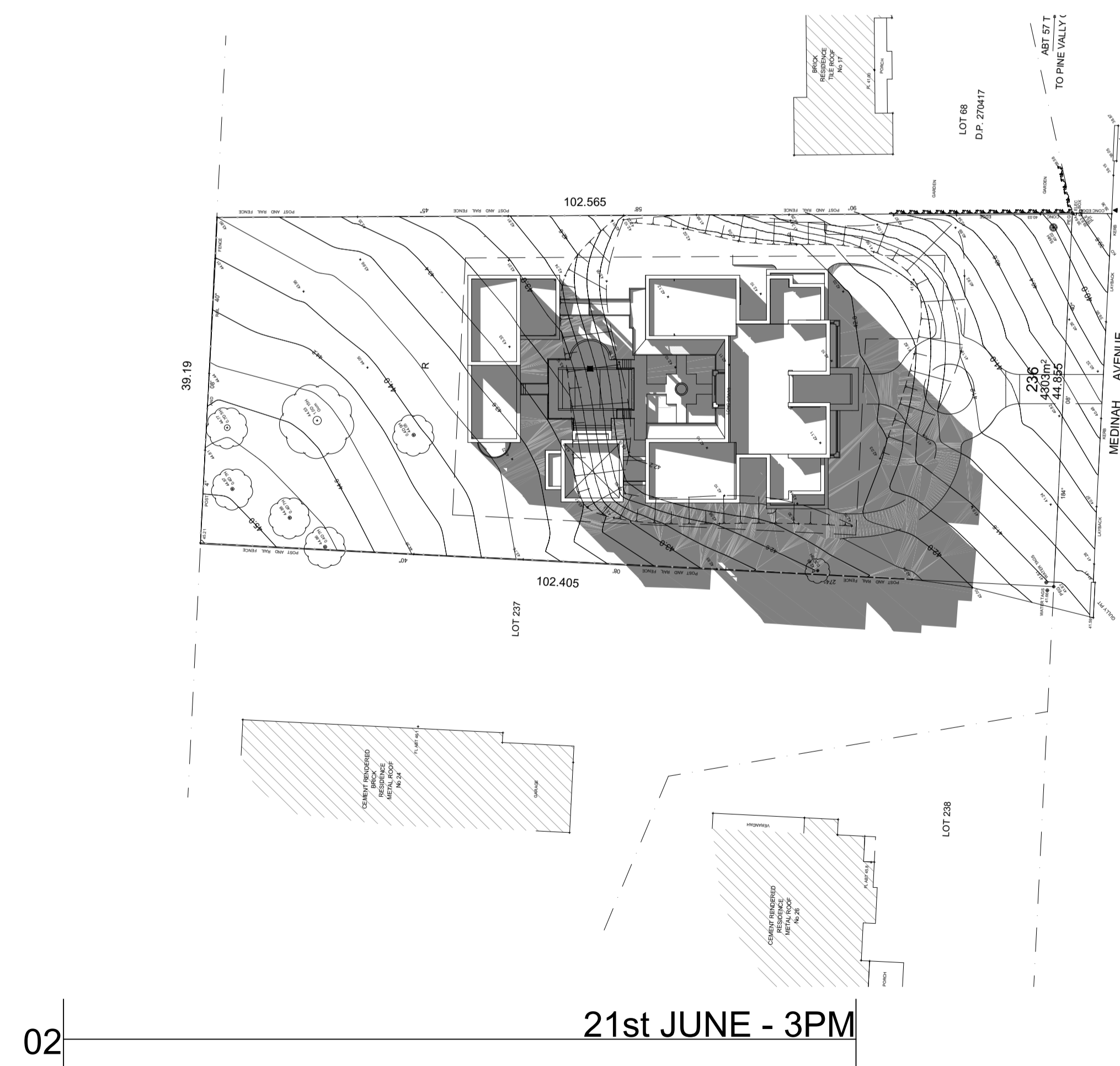
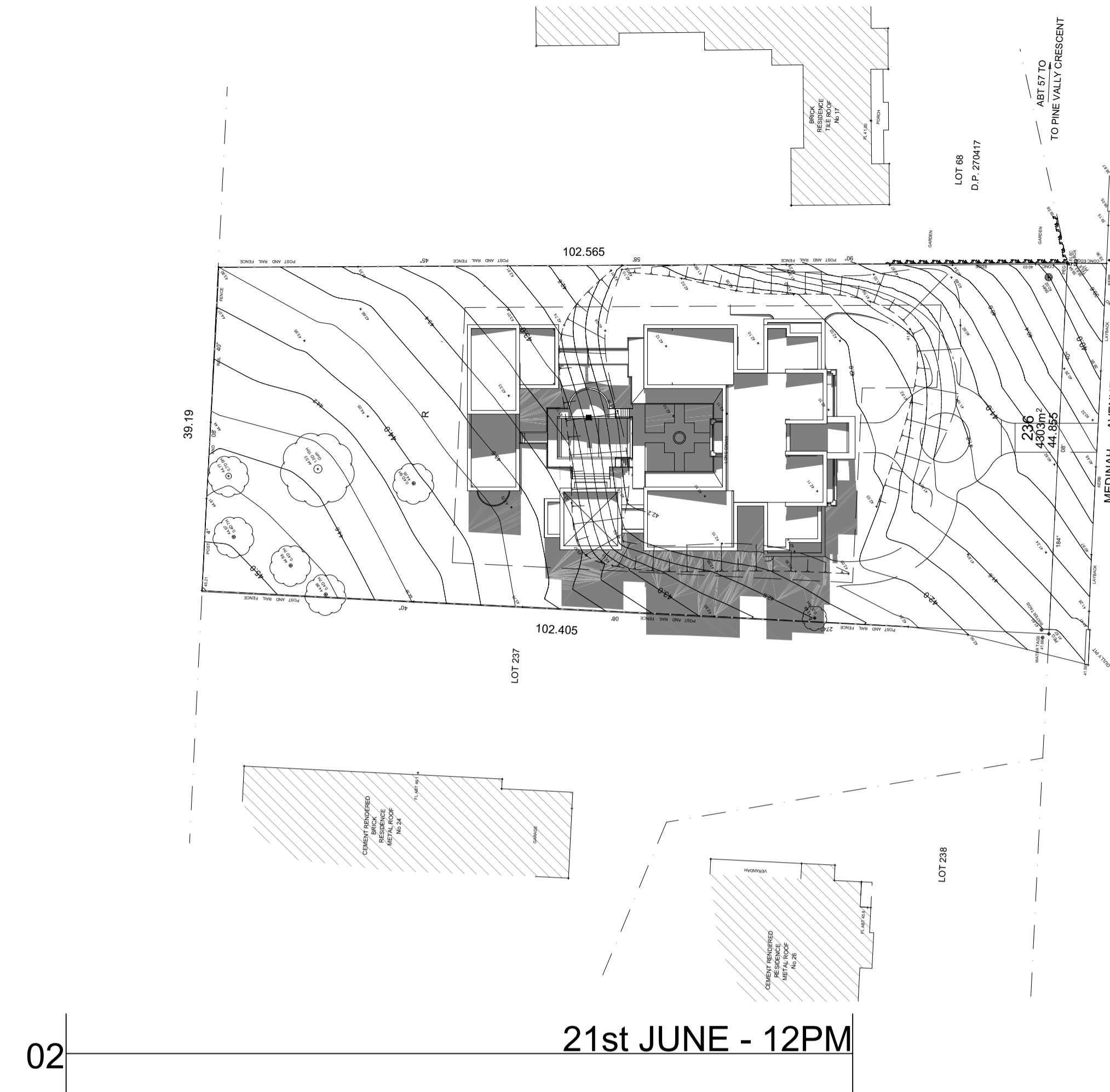
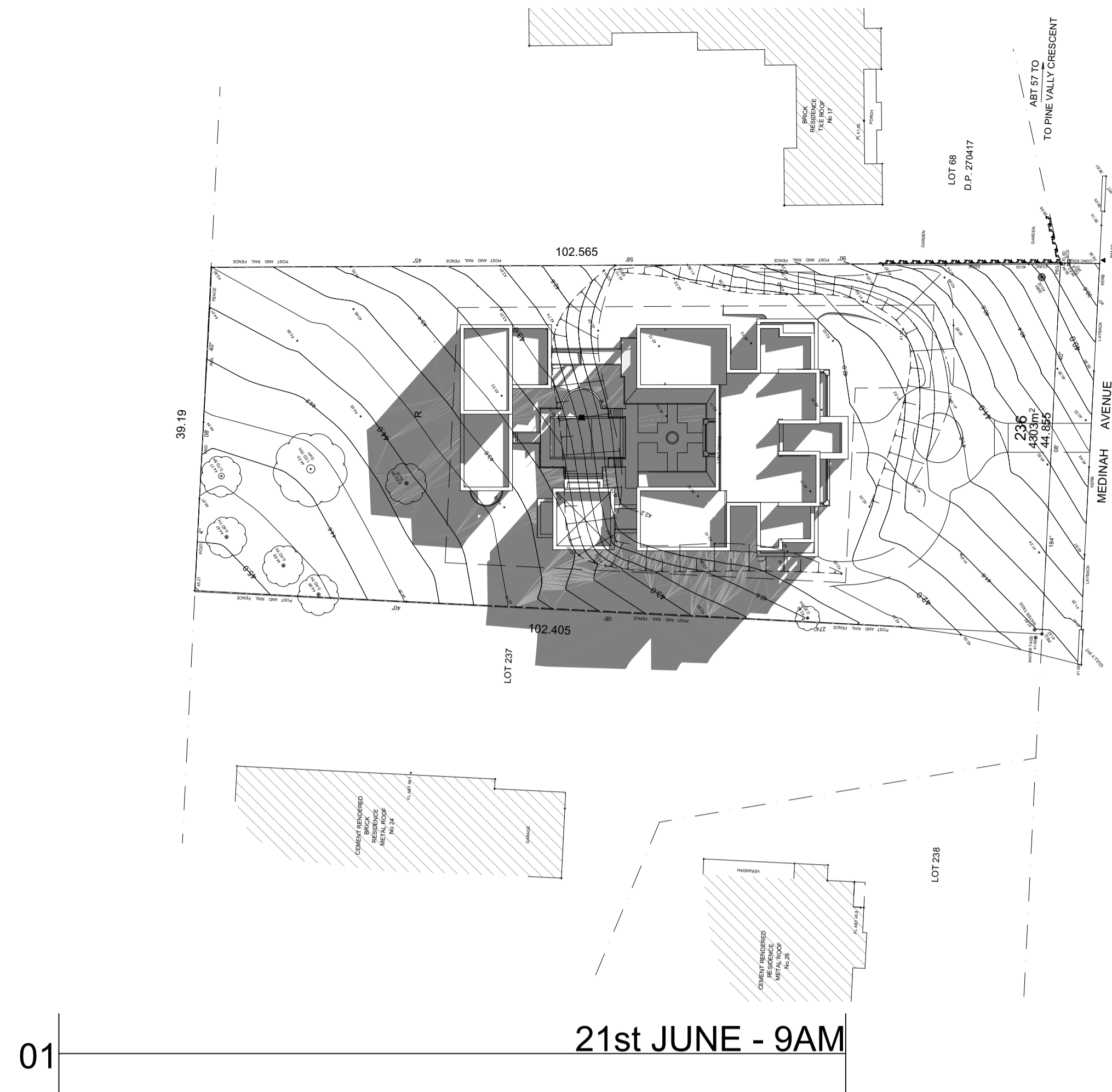
DEVELOPMENT APPLICATION

ISSUE	DESCRIPTIONS	DATE
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B.		30/07/2020



CLIENT
MR. & MRS. I. SADIDDIN
PROJECT
PROPOSED TWO STOREY DETACHED DWELLING, IN
GROUND SWIMMING POOL & ANCILLARY STRUCTURE AT
NO-22 MEDINAH AVENUE, LUDDENHAM NSW - 2745

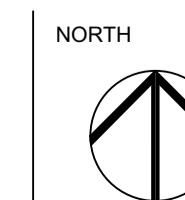
SCALE	DATE	REVISION
	23.03.20	B
JOB NO.	DRAWN	DWG NO.
1930	IS/IAK	A.06
DWG	CUT & FILL PLAN	



DEVELOPMENT APPLICATION

ISSUE	DESCRIPTIONS
A.	TWIN CREEKS APPROVAL
B.	DA ISSUED

DATE
07/03/2019
30/07/2020

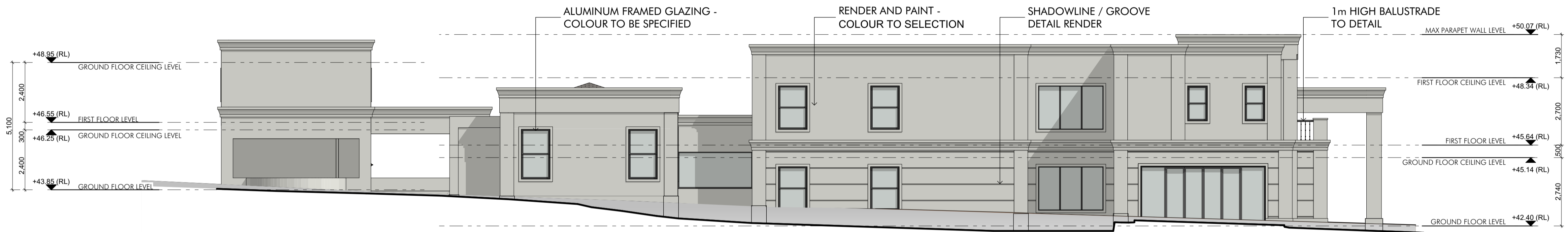


CLIENT	PROJECT
MR. & MRS. I. SADIDDIN	PROPOSED TWO STOREY DETACHED DWELLING, IN GROUND SWIMMING POOL & ANCILLARY STRUCTURE AT NO-22 MEDINAH AVENUE, LUDDENHAM NSW - 2745

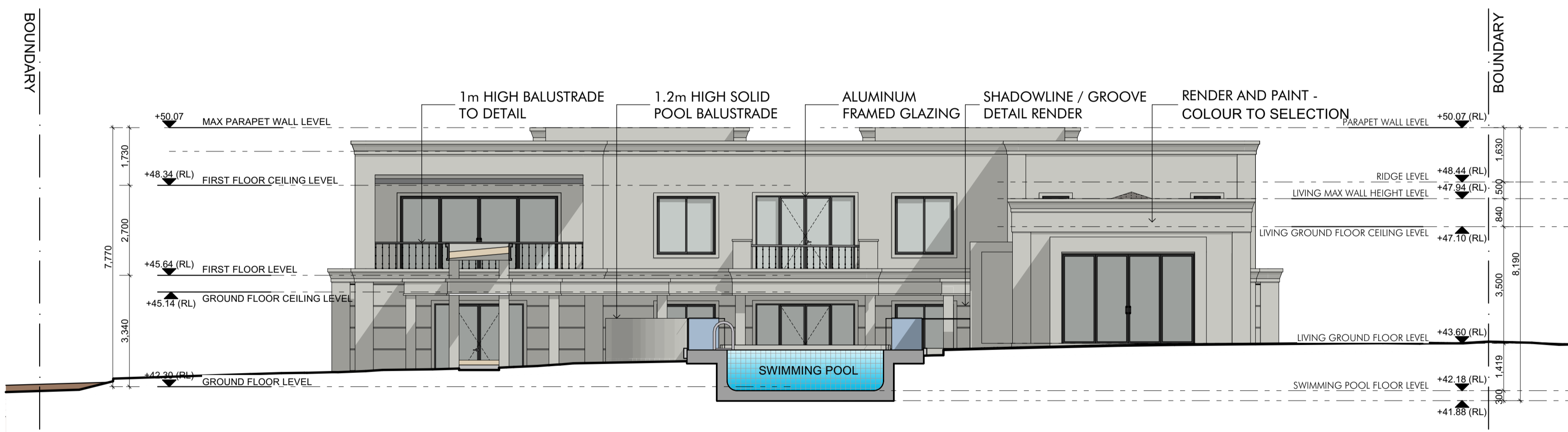
SCALE	DATE	REVISION
	23.03.20	B
JOB NO.	DRAWN	DWG NO.
1930	IS/IAK	A.07
DWG	SHADOW DIAGRAM	



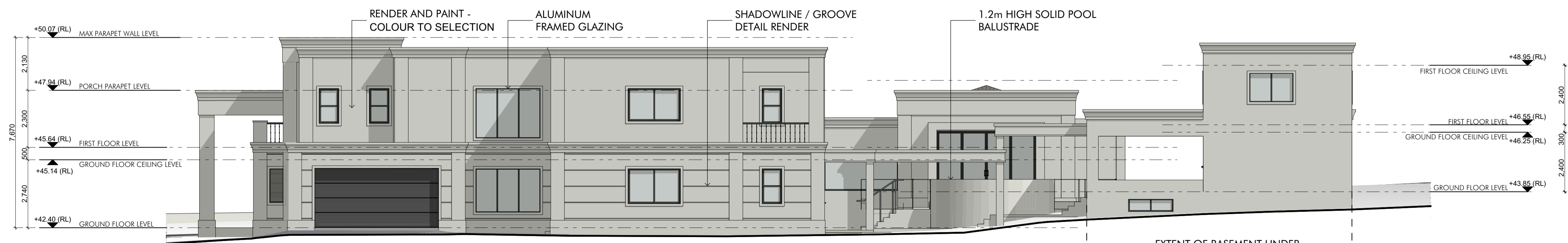
EAST ELEVATION



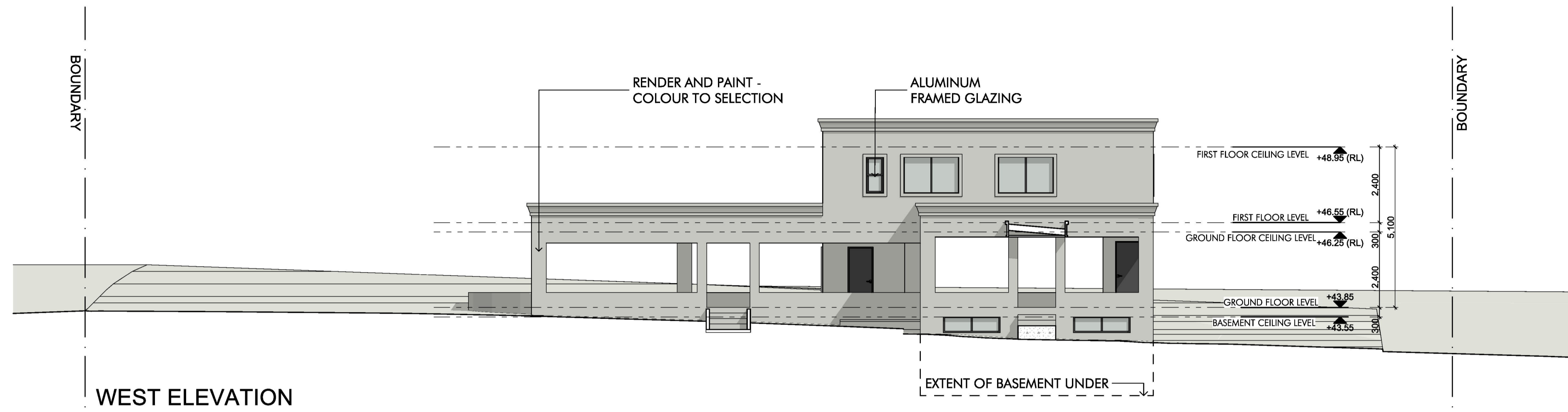
SOUTH ELEVATION



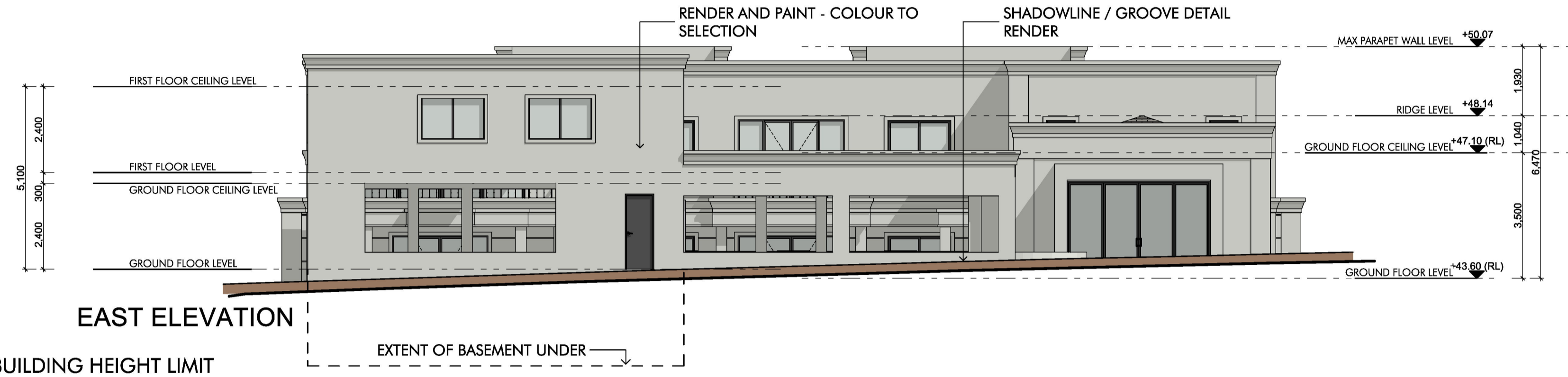
WEST ELEVATION



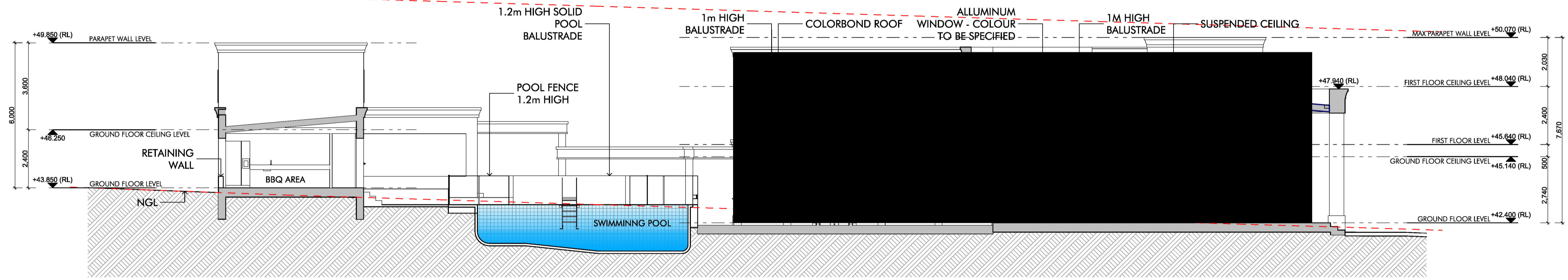
NORTH ELEVATION



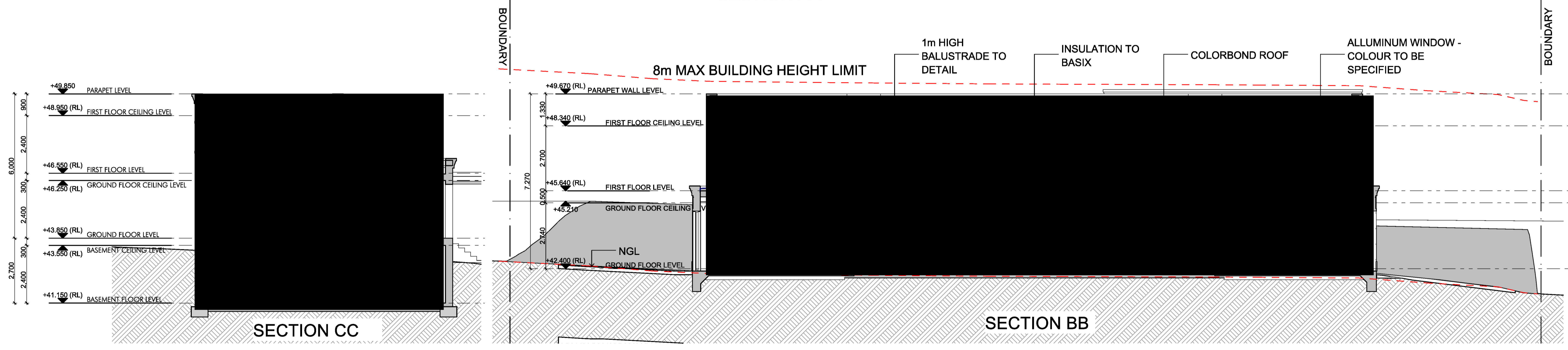
WEST ELEVATION



EAST ELEVATION



SECTION AA



SECTION CC

SECTION BB

