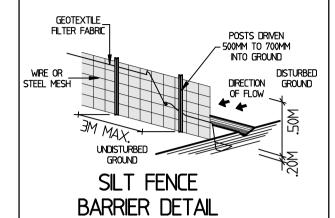


KERB INLET SEDIMENT TRAP



SEDIMENT CONTROL NOTES:

-ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, NCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL

-ALL DRANAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT

-SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS. INCLUDING THE MAINTENANCE PERIOD.

ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

-SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

-FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES), FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

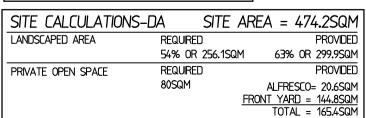
GENERAL NOTES:

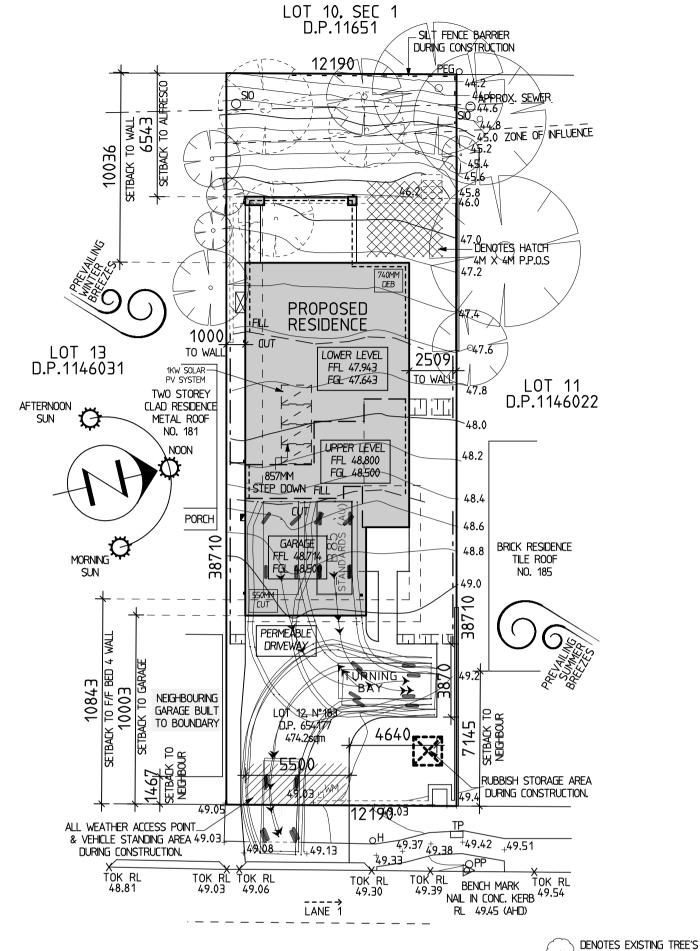
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
- GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER, AND ARE SUBJECT TO CHANGE BY +/- 100MM
- + FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
- ♦ WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO ATRIA DESIGNS BEFORE PROCEEDING

DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2601-2001

REFER TO HYDRAULICS ENGINEERS PLAN FOR FULL DETAILS, SITE PLAN TO BE CROSSED REFERENCED WITH HYDRAULIC PLANS. ANY DESCREPANCIES ARE TO BE VARIFIED BEFORE PROCEEDING

FLOOR AREAS	
GROUND FLOOR AREA	111.4SQM
GARAGE FLOOR AREA	40SQM
PORCH AREA	5.3SQM
ALFRESCO AREA	20.6SQM
FIRST FLOOR AREA	139.2SQM
FRONT BALCONY AREA	4.8SQM
REAR BALCONY AREA	17.5SQM
TOTAL FLOOR AREA	338.8SQM OR 36.5SQS







LEGEND

PAGE NO.

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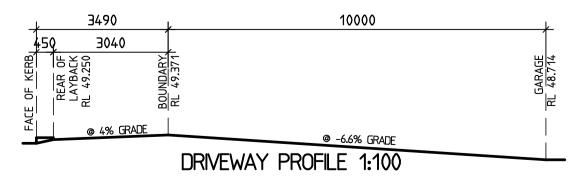
BARRENJOEY ROAD FENCE BARRIER

DENOTES DROPPEL

EDGE BEAM

DENOTES LINE OF
BATTER TO CUT ---- DENOTES DROPPED SITE PLAN 1:200

LANE 2



CC PLANS AMENDMENTS 06-12-18 21-01-19 SN SN AMEND CC PLANS 13-02-19 AMEND CC PLANS SN RESUBMISSION PLANS RK 01-08-19 05-08-19 AMEND CC PLANS

REVISION

AMEND CC PLANS

AMEND CC PLANS

DWG NO. MR BEVILACQUA **A3** J1372 2 CARDELL RD KELLYVILLE 2155 LOT 12, N°183 BARRENJOEY ROAD 02 8625 4957 INFO@NEWPORTHOMES.NET.AU **NEWPORT**

DRAWN ΙZ ΙZ SWEPT PATH PLAN ATRIA DESIGNS RK

REPRODUCTION COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED, LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS. ATRIA DESIGNS PTY LTD TAKES NO RESPONSIBILITY FOR DESIGN SIMILARITIES THAT MAY HAVE BEEN INCURRED.

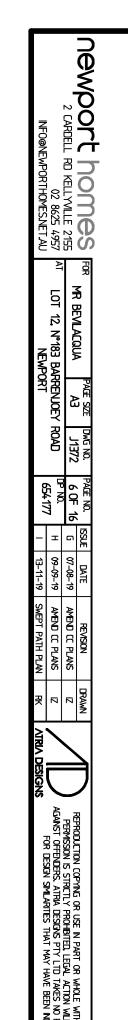
DENOTES EXISTING TREE'S

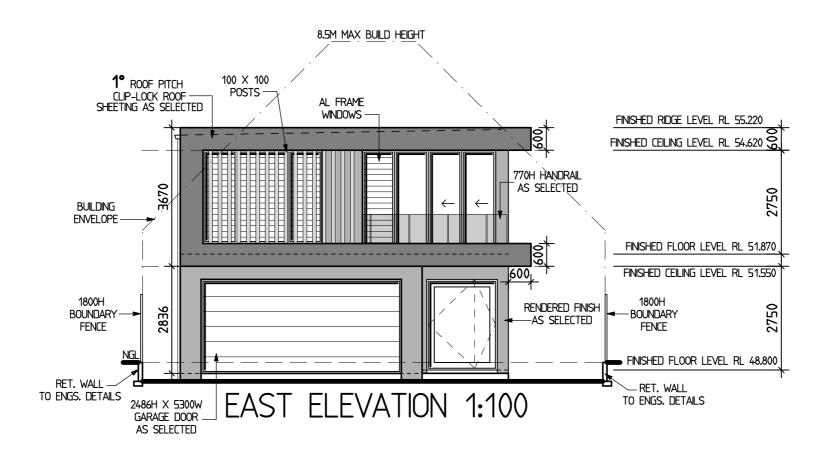
DENOTES RETAINING

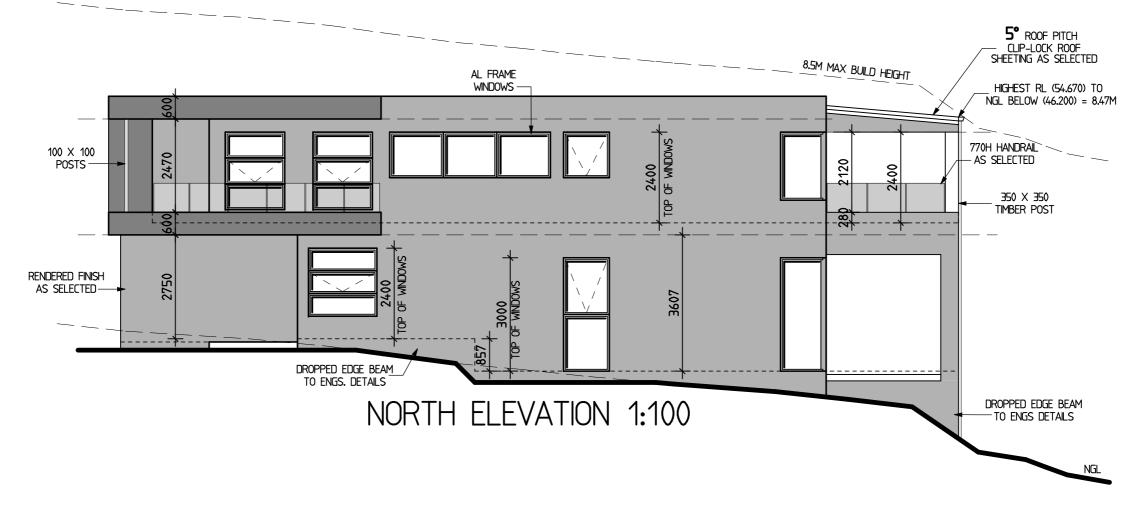
TO ENG'S DETAILS

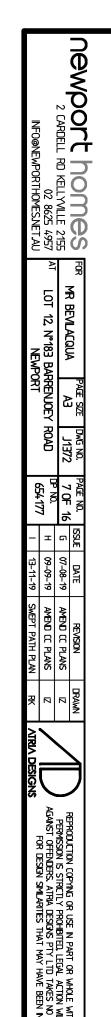
TO BE REMOVED

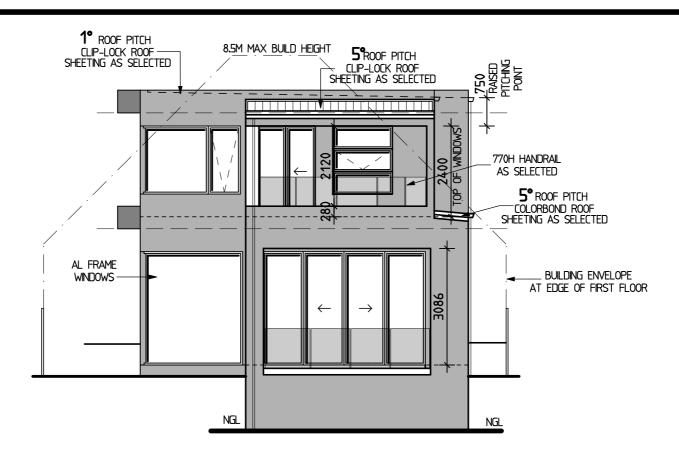
- DENOTES SILT



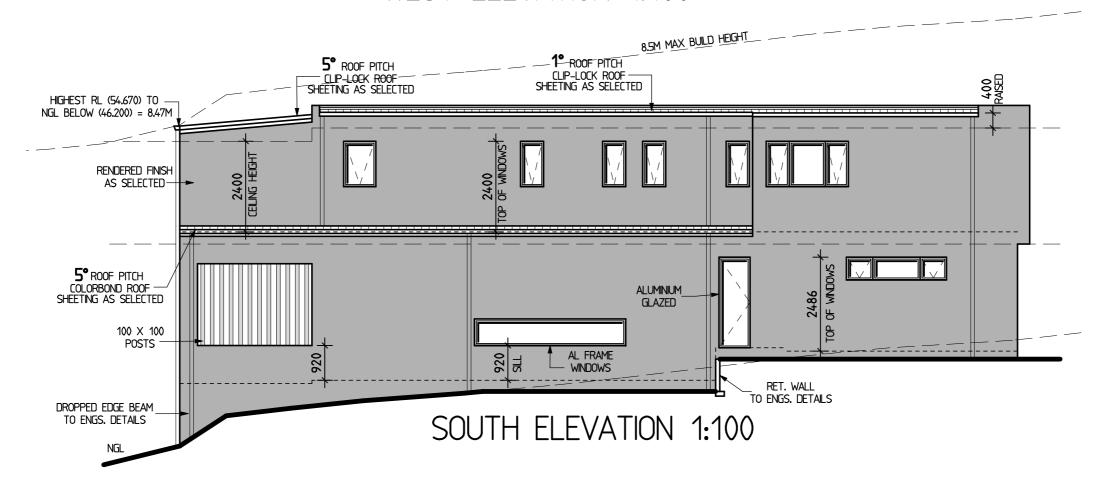


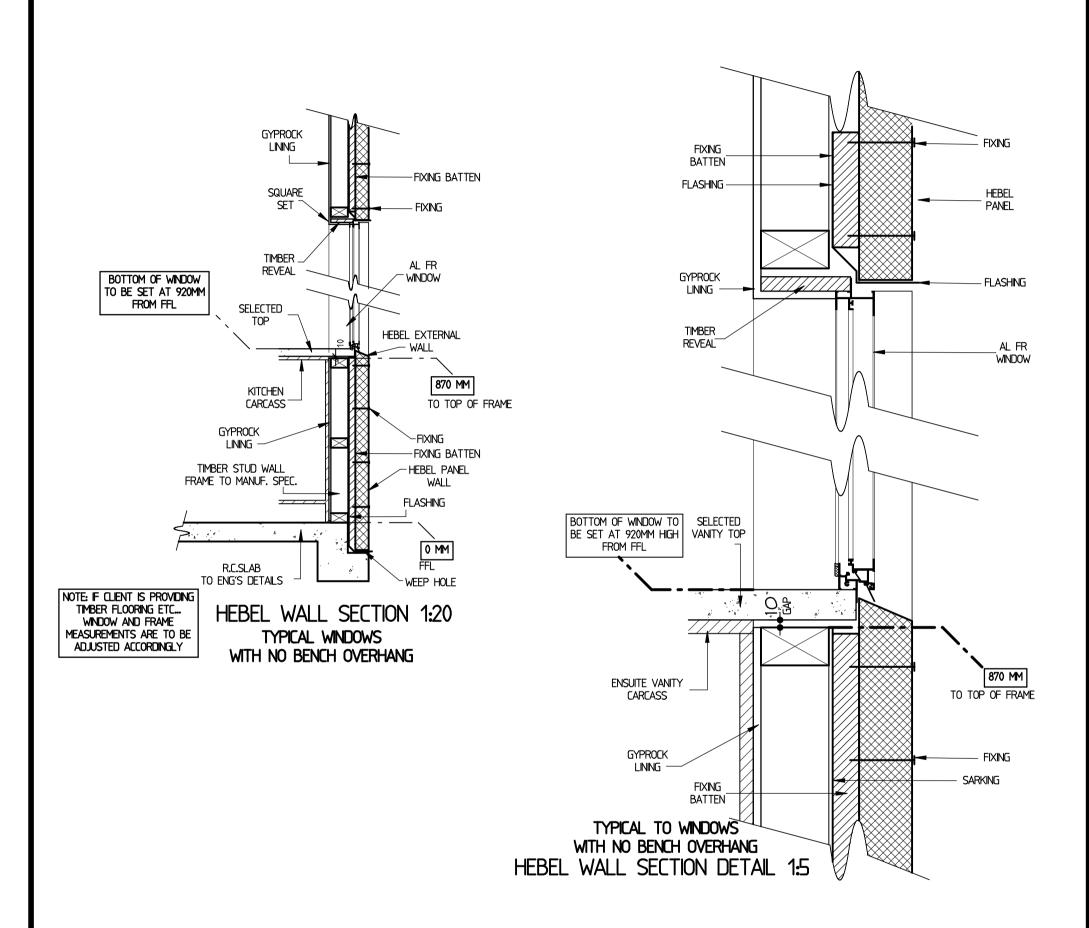






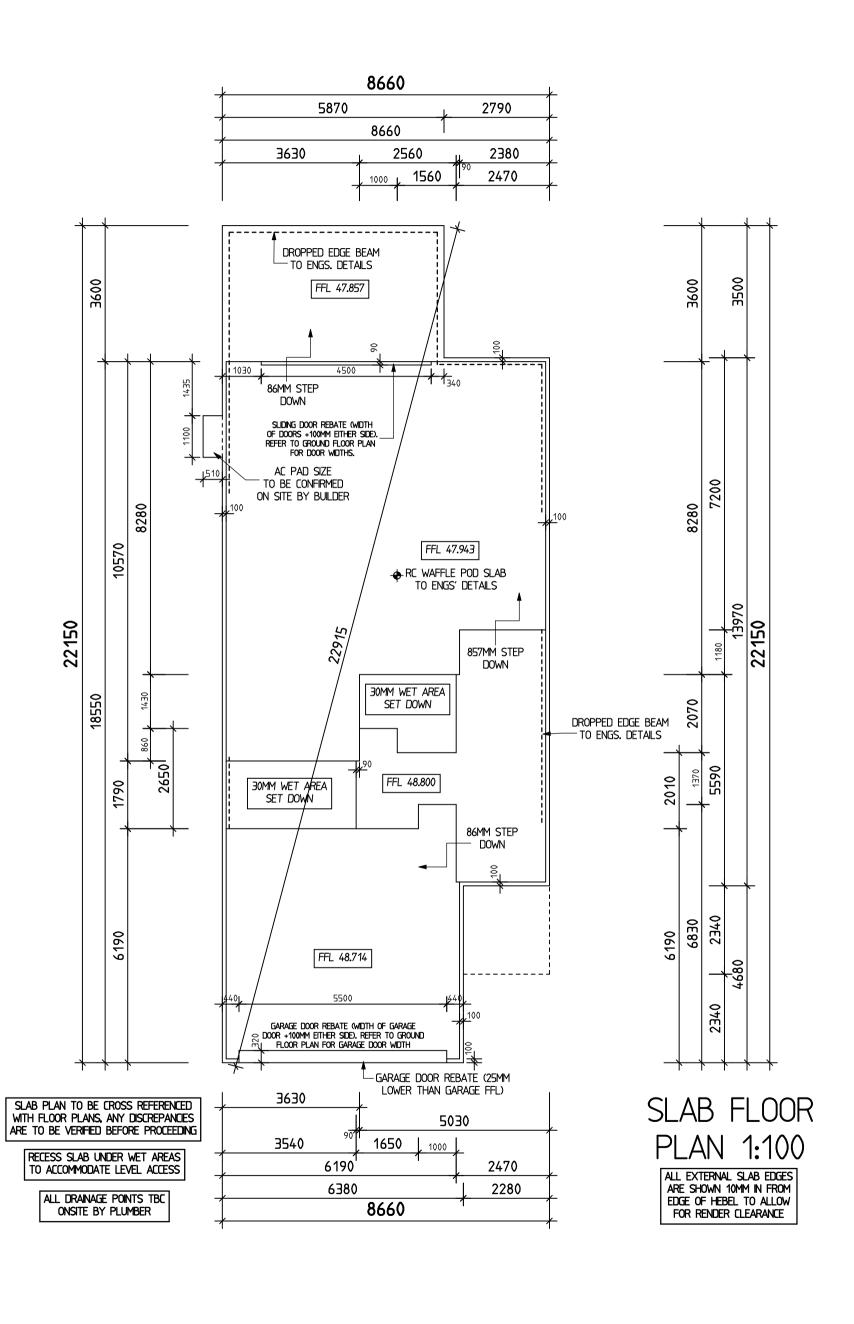
WEST ELEVATION 1:100





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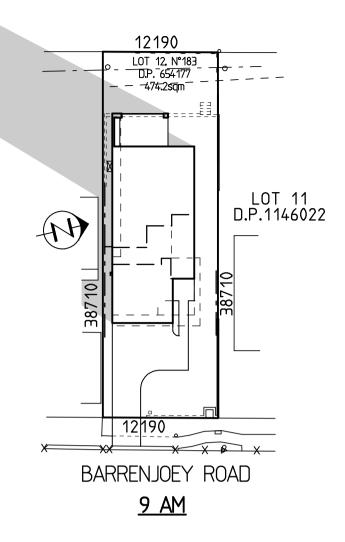


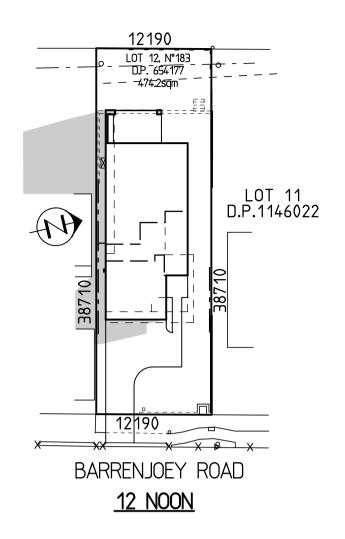


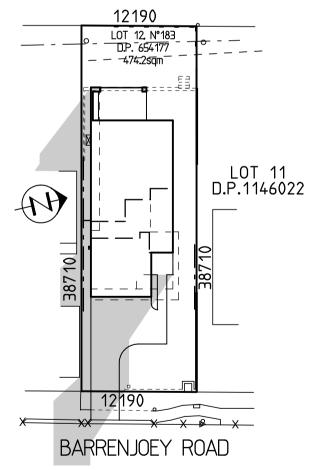
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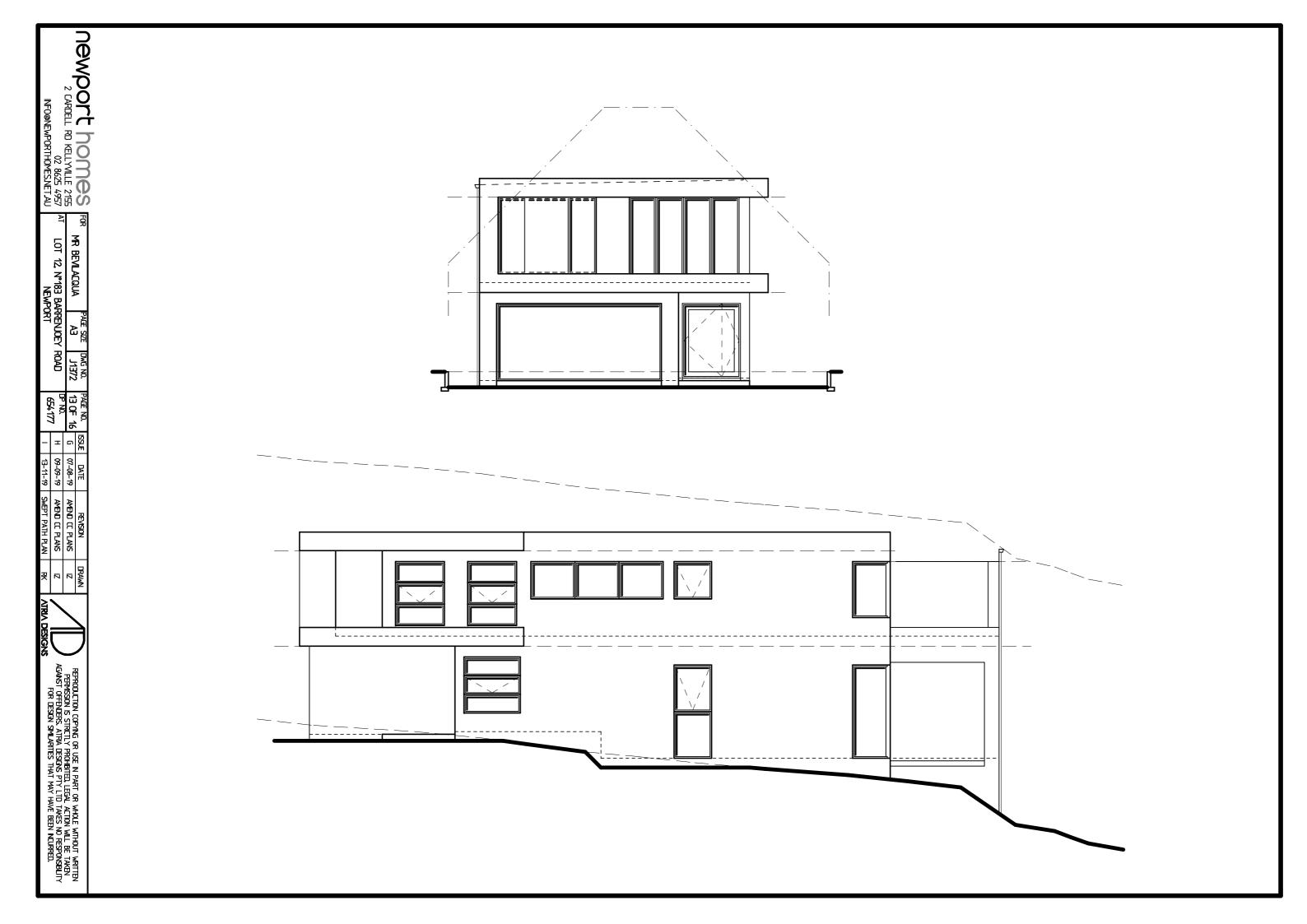
3 PM SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:400

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS



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	NEWPO	0541//	1	13-11-19	SWEPT PATH PLAN	RK	1		







BASIX NOTES - CERTIFICATE NUMBER 985206S_02 STORMWATER / WATER

COLLECTION OF RANWATER & STORMWATER
THE APPLICANT MUST INSTALL A RANWATER TANK OF AT LEAST 3000 LITRES ON THE SITE.
THIS RANWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH,
THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.

THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 162 SQUARE METRES OF THE ROOF AREA OF THE DEVELOPMENT (EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM).

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:

- ALL TOLETS IN THE DEVELOPMENT

- THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT

- 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.)

Showerheads. The applicant must install showerheads with a minimum rating of 3 star 0 7.5 but \Leftarrow 9 L/Min) IN ALL SHOWERS IN THE DEVELOPMENT

THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS: THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT

SWMMING POOL:
-THE SWMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 40 KILOLITRES.
-THE SWMMING POOL MUST HAVE A POOL COVER
-THE SWMMING POOL MUST BE OUTDOORS
-THE DEVELOPMENT MUST NOT INCORPORATE ANY HEATING SYSTEM FOR THE SWMMING POOL.
-THE APPLICANT MUST INSTALL A TIMER FOR THE SWMMING POOL PUMP IN THE DEVELOPMENT

INSULATION

BASIX SCORE Water – 40% (target 40%) Thermal comfort – Pass (target Pass) Energy – 55% (target 40%)

R2.5 INSULATION TO CANTLEVERED FLOOR
R2.5 BULK WALL INSULATION (EXCL. GARAGE)
REFLECTIVE FOIL TO EXTERNAL WALLS (EXCL. GARAGE)
R4.0 CELING INSULATION TO ROOF SPACE (EXCL. GARAGE)
R2.5 INSULATION BETWEEN LEVELS ABOVE GARAGE INTERNAL ONLY

ARTIFICIAL LIGHTING

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting dode (led) lighting in each of the following rooms, and where the word dedicated appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting dode (led) lamps, at least 4 of the bedrooms / study; at least 3 of the buying / doing rooms; the kitchen

THE KITCHEN;
ALL BATHROOMS/TOLETS;

THE LAUNDRY:

HOT WATER.
THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGHER ENERGY RATING GAS INSTANTANEOUS WITH A PERFORMANCE OF 6 STARS

altive cooling: The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area; 3-phase arconditioning energy rating eer 3.0 – 3.5

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM OR A SYSTEM WITH A HIGHER ENERGY RATING. In at least 1 bedroom: 3-phase arconditioning; energy rating; eer 3.0 - 3.5

THE COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS

ACTIVE HEATING:

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 3-PHASE ARCONDITIONING ENERGY RATING, EER 3.0 - 3.5

The applicant must install the following heating system or a system with a higher energy rating, in at least 1 bedroom: 3-phase arconditioning energy rating eer 3.0 – 3.5

THE HEATING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS

THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT: AT LEAST 1 BATHROOM: INDIVIDUAL FAN, DUCTED TO FAADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY: OPERATION CONTROL: N/A

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING. THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

ALTERNATIVE ENERGY:
THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 1
PEAK KLOWATTS OF ELECTRICITY AS PART OF THE DEVELOPMENT.
THE APPLICANT MUST CONNECT THIS SYSTEM TO THE DEVELOPMENT'S ELECTRICAL SYSTEM.

THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

other. The applicant must install a fixed outdoor clothes drying line as part of the development

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE ASSESSOR CERTIFICATE, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS. THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DWELLING IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

Floor and wall construction: Floor – concrete slab on ground Floor – suspended floor above garage

ALL OR PART OF FLOOR AREA SQUARE METERS ALL OR PART OF FLOOR AREAS

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MR BEVILACQUA **A3** J1372 LOT 12, N°183 BARRENJOEY ROAD NEWPORT

DWG NO.

PAGE NO. ISSUE DATE REVISION DRAWN 16 OF 16 AMEND CC PLANS G 07-08-19 ΙZ DP NO. Н 09-09-19 AMEND CC PLANS ΙZ 654177 13-11-19 SWEPT PATH PLAN RK



newport homes

Client: Name: Paul Bevilacqua

Site address: Lot 12 (183) Barrenjoey Road, Newport NSW 2106

Click Lock Roof

Black



FASCIA AND GUTTER

Black



Window Frames

Black



FRONT DOOR



GARAGE DOOR

Cedar



RENDER 1

Taubmans - Black



RENDER 2

Taubmans - Alpine Snow



CEDAR CLADDING

