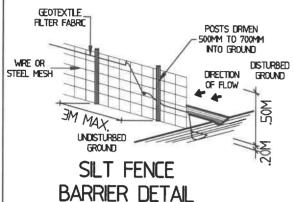


KERB INLET SEDIMENT TRAP



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. CONSERVATION OF N.S.W.

-ALL DRAINAGE 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 DRANAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

-Filter shall be constructed by stretching a filter fabric (propex or approved equivalent between post at 2,M centres), fabric shall be buried 150MM along its lower edge.

GENERAL NOTES:

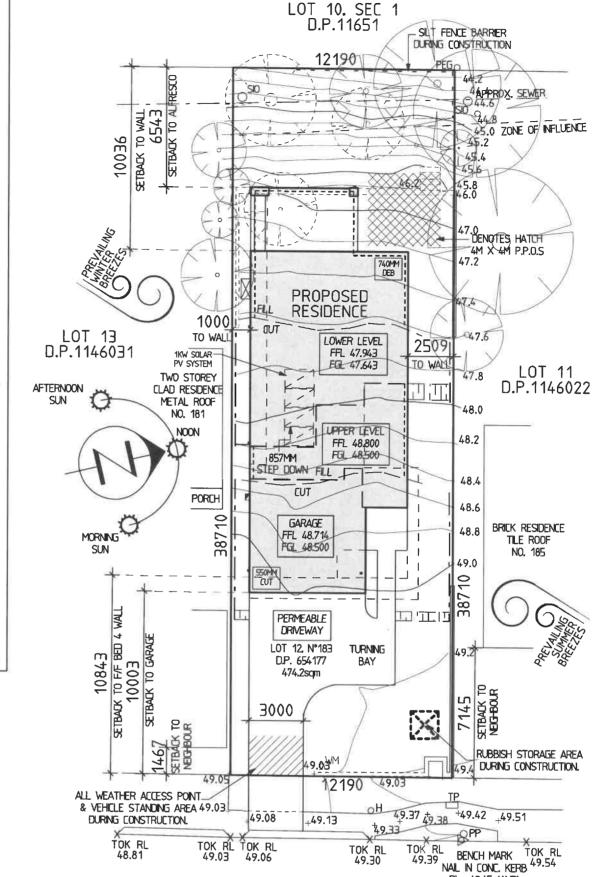
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
- * GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER, AND ARE SUBJECT TO CHANGE BY +/- 100MM
- FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
-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

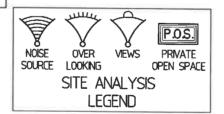
DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2601-2001

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

SITE CALCULATIONS-DA

LANDSCAPED AREA







RL 49,45 (AHD)

SITE ANALYSIS & SITE PLAN 1:200

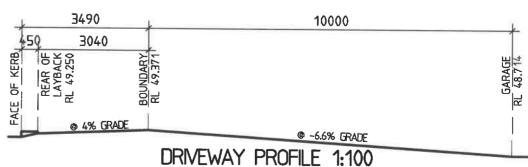


DENOTES EXISTING TREE'S TO BE REMOVED

DENOTES RETAINING TO ENG'S DETAILS DENOTES SLT

> FENCE BARRIER DENOTES DROPPED EDGE BEAM

DENOTES LINE OF BATTER TO CUT



		DRIV	PROFIL		
Α	05-11-18	CC PLANS	SN		
В	06-12-18	AMENDMENTS	SN		
C	21-01-19	amend CC Plans	SN		
D	13-02-19	amend CC Plans	SN		
-	44 44 44	DESCRIPTION OF THE PARTY OF THE			

I		54% OR 256.1SQM	63% OR 299.9SQM
ı	PRIVATE OPEN SPACE	REQURED	PROVIDED
١		80SQM	ALFRESCO= 20.6SQM
ı			FRONT YARD = 144.85QM
			TOTAL = 165.4SQM
		FLOOR AREAS	
		GROUND FLOOR AREA	111.4SQM
		GARAGE FLOOR AREA	44501

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REQUIRED

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

SITE AREA = 474.2SQM

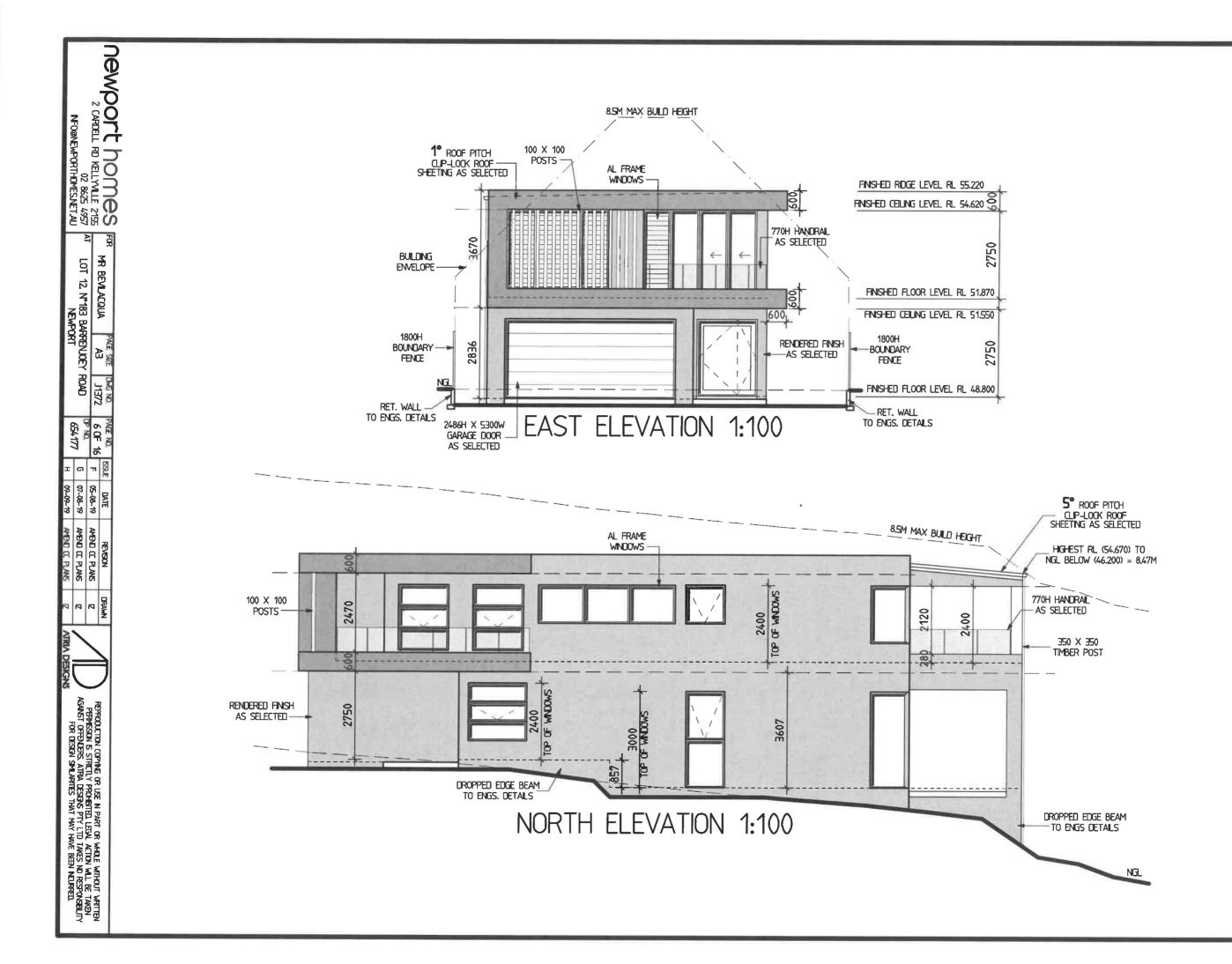
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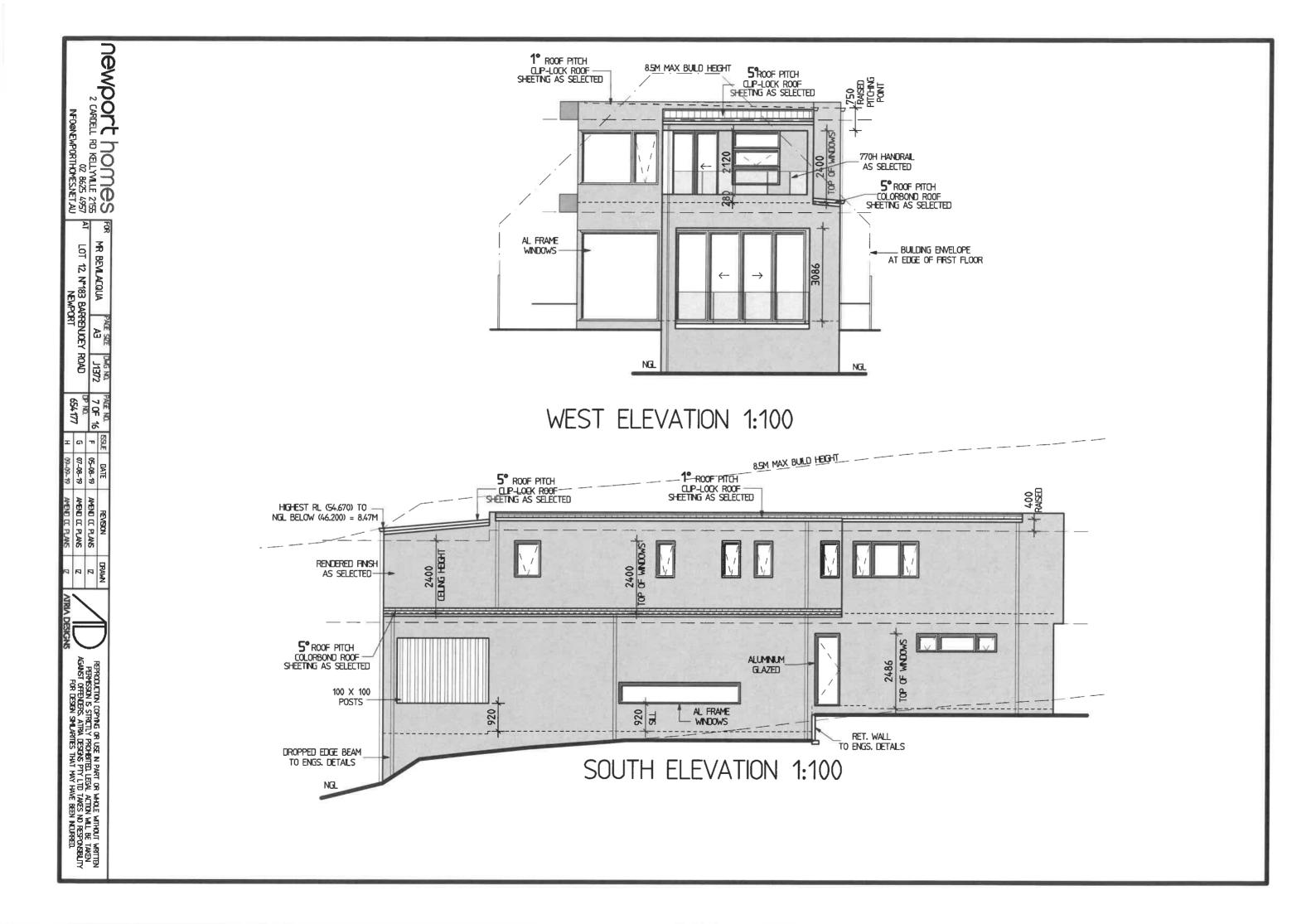
newport homes 2 CARDELL RD KELLYVILLE 2155

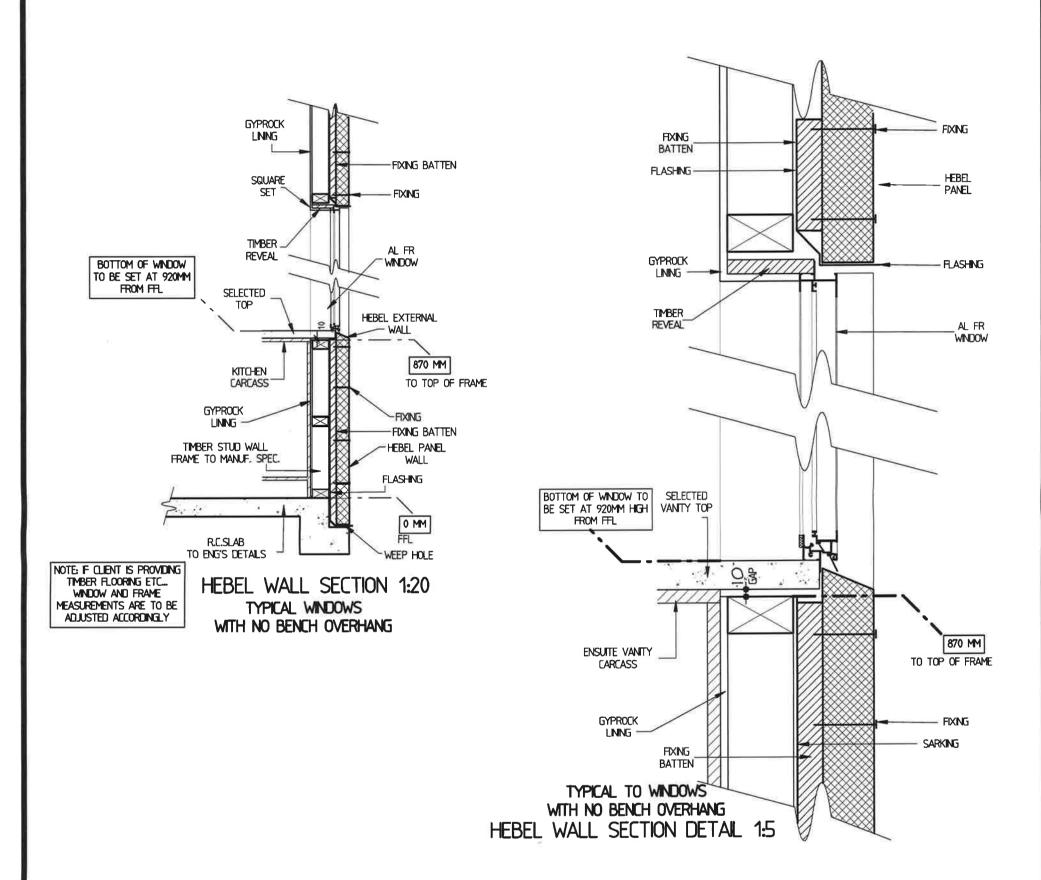
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AGAINST OFFENDERS, ATRIA DESIGNS PTY LTD TAKES NO RESPONSIBILITY
FOR DESIGN SMILARITIES THAT MAY HAVE BEEN INCURRED.



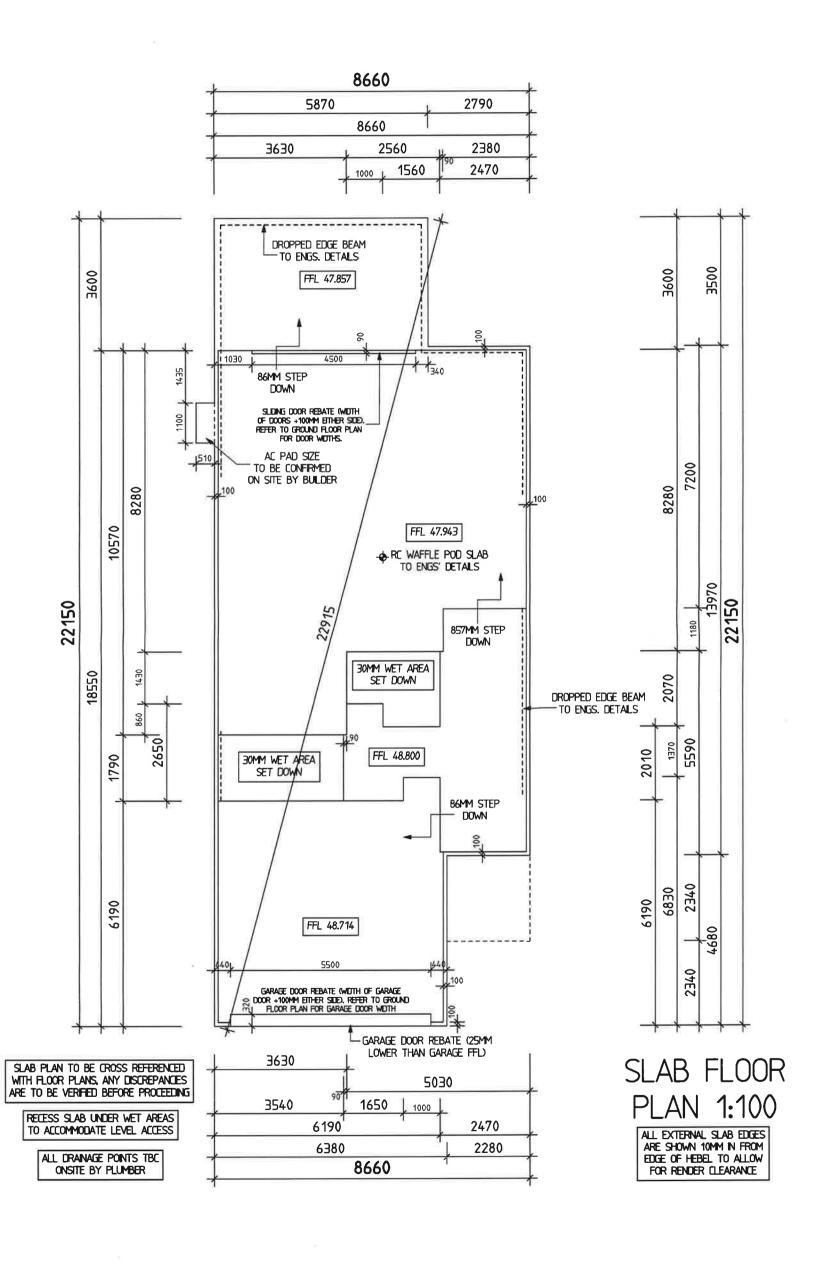




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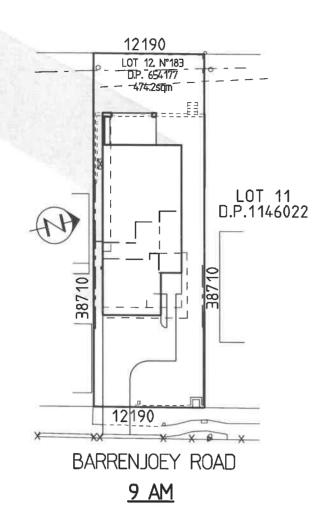


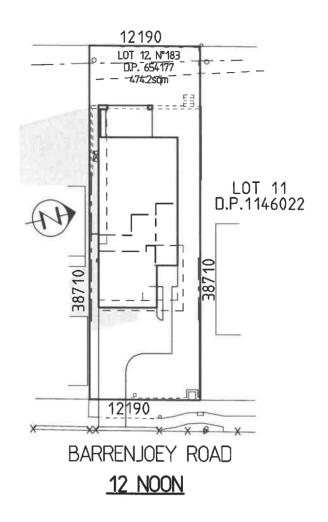


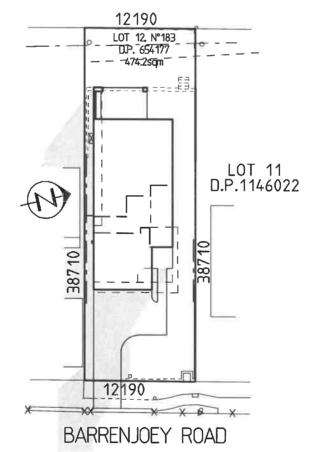
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3 PM SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:400

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

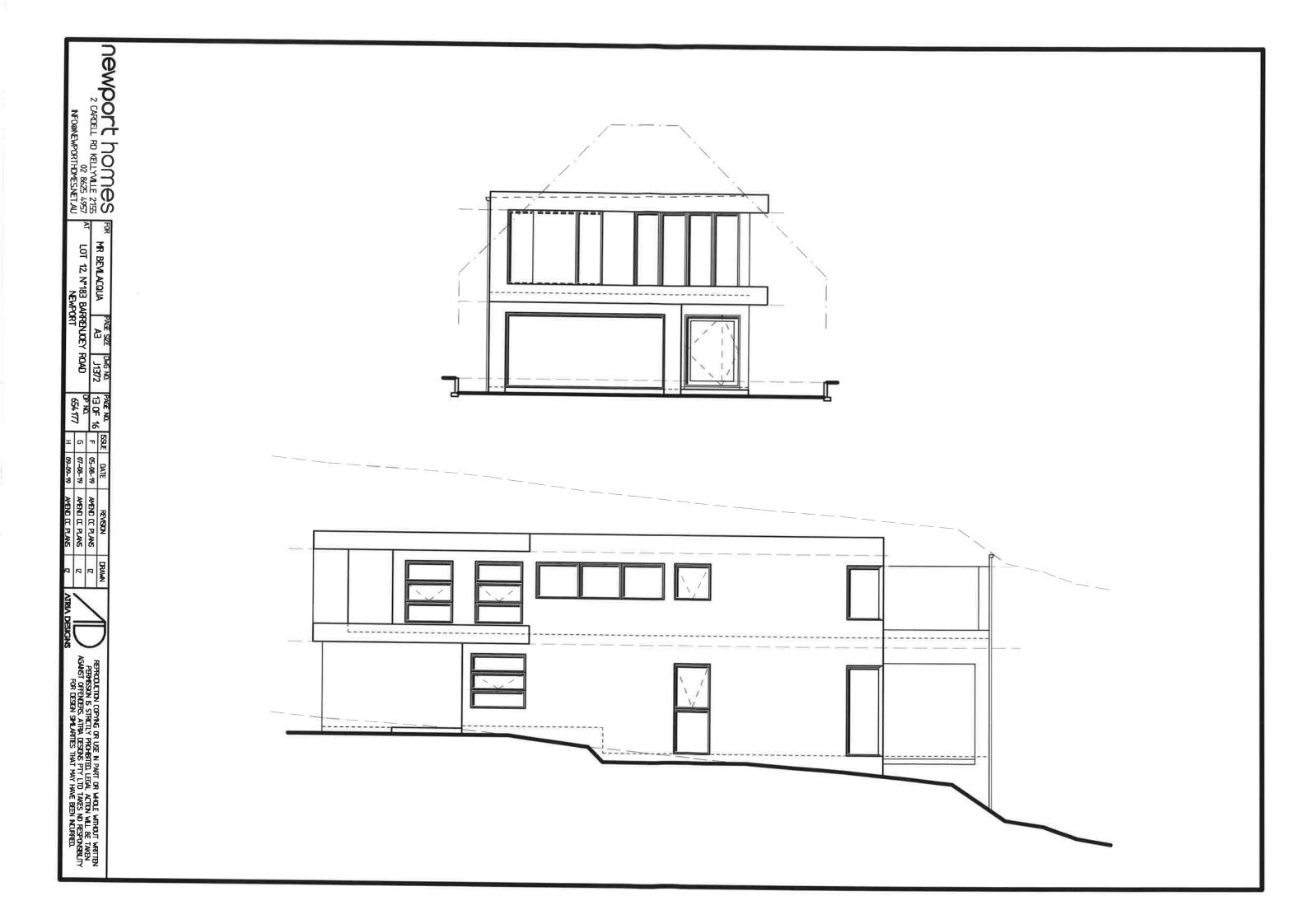
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FOR DESIGN SIMILARITIES THAT MAY HAVE BEEN INCURRED.





BASIX NOTES - CERTIFICATE NUMBER 985206S_02

STORMWATER / WATER

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

The applicant must configure the ranwater tank to collect ran runoff from at least 162 square metres of the roof area of the development excluding the area of the roof which drans to any stormwater tank or private dams.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO

All Toilets in the Development
 The Cold Water Tap That Supplies each Elothes Washer in the Development
 At Least one Outdoor Tap in the Development onote insw health does not recommend that ranwater be used for human Consumption in Areas with Potable Water Supply)

showerheads: The applicant must install showerheads with a minimum rating of 3 star 0.75 but \Leftarrow 9 l/min in all showers in the development

Tolets: The applicant must install a tolet flushing system with a minimum rating of 4 star in each tolet 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

Swipping Pool:

-The swipping Pool Must not have a volume greater than 40 kiloutres.

-The swipping Pool Must have a Pool Cover

-The swipping Pool Must heve be pool cover

-The swipping Pool Must be cuitdoors

-The development must not incorporate any heating system for the swipping Pool

-The applicant must install a timer for the swipping Pool Pump in the development

INSULATION

BASIX SCORE

R25 INSULATION TO CANTLEVERED RLOOR
R25 BULK WALL INSULATION (EXCL. GARAGE)
REFLECTIVE FOIL TO EXTERNAL WALLS (EXCL. GARAGE)
R40, CELING INSULATION TO ROOF SPACE (EXCL. GARAGE)
R25 INSULATION BETWEEN LEVELS ABOVE GARAGE INTERNAL ONLY WATER - 40% (TARGET 40%) THERMAL COMFORT - PASS (TARGET PASS) ENERGY - 55% (TARGET 40%)

artificial lighting

THE APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LIGHT EMITTING DIDDE (LEID) 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 DIDDE (LED) LAMPS: AT LEAST 4 OF THE BEDROOMS / STUDY; AT LEAST 3 OF THE LIMING / DINING ROOMS.

THE KITCHEN; ALL BATHROOMS/TOLETS;

THE LAUNDRY: ALL HALLWAYS:

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

active 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 – 35.

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

ventlation:
The applicant must install the following exhaust systems in the development:
At least 1 bath-room individual fain ducted to faade or roof; operation control: manual switch on/off
kito-en individual fain not ducted operation control: manual switch on/off
laindry; natural ventlation only, or no laundry; operation control: n/a

Natural Lehting:
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 bath-room(s)/tolet(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

other the applicant $\underline{\text{must}}$ 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 MORE 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

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

