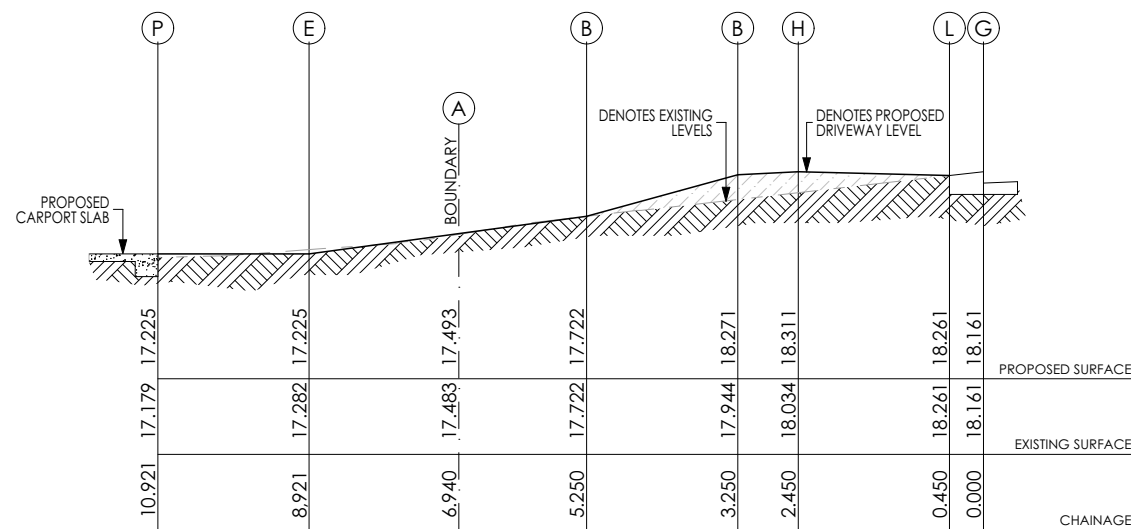
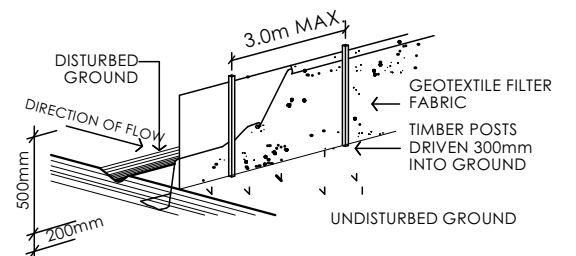


SITE AREA	467.90 m ²
LANDSCAPED AREA	31% 146.17 m ²
FSR	0.27: 1
RESIDENCE	
EXISTING LIVING	232.12 m ²
EXISTING DECK AREAS	61.08 m ²
EXISTING CARPORT (TO BE DEMOLISHED)	12.30 m ²
PROPOSED CARPORT	37.05 m ²



Scale 1:100

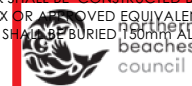
- ## SITE NOTES:
- REMOVE EXISTING STRUCTURES ON SITE AS NOTED
 - NO KNOWN WATERCOURSES OR WATERWAYS ON SITE
 - CUT AND FILL SHOWN ON SECTION
 - PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
 - HARVESTED RAINWATER TO BE DIRECTED TO EXISTING SYSTEM / STREET GUTTER
 - NO EXISTING TREES TO BE REMOVED
 - THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORISED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION
 - ALL LEVELS ARE TO AHD
 - DRAINAGE/STORMWATER INDICATIVE ONLY:-
SUBJECT TO SITE CONDITIONS



N.T.S

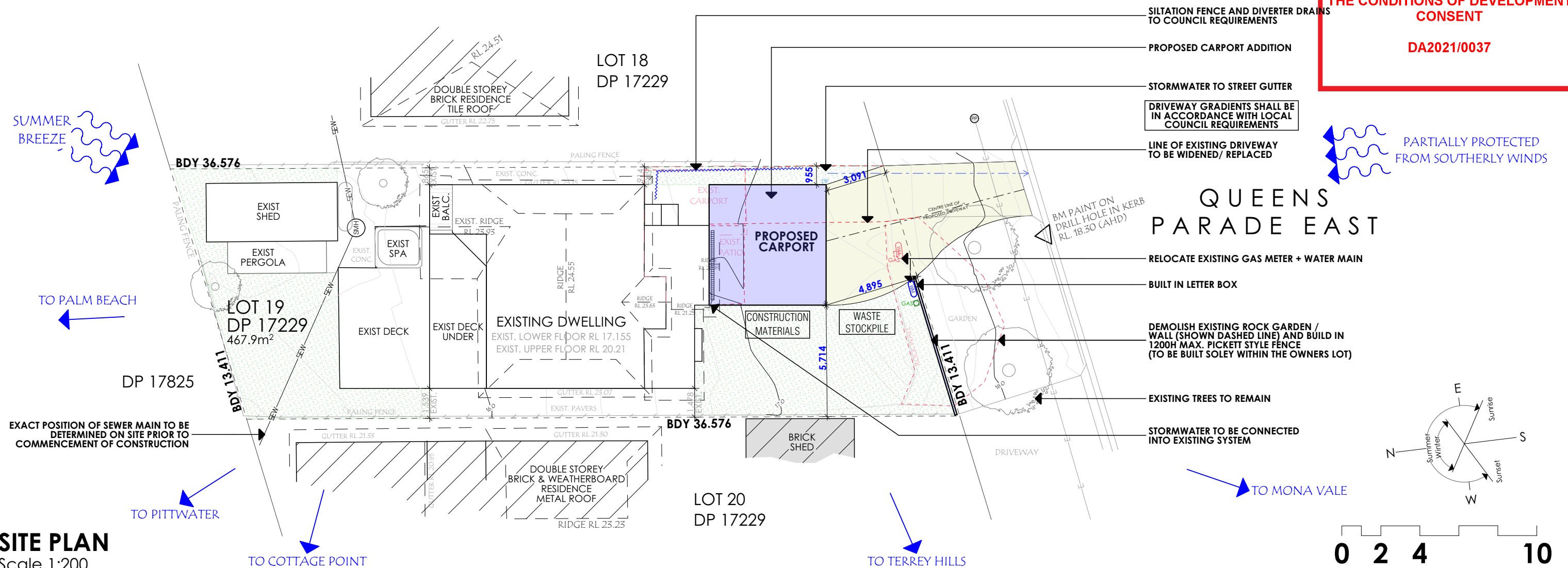
SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO COUNCIL REQUIREMENTS.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED 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 CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED 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 EQUIVALENT) BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE COVERED 150mm ALONG ITS LOWER EDGE.



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2021/0037



Scale 1:200

DESIGNS CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS ARE SUBJECT TO COPYRIGHT LAWS. THEY MUST NOT BE REPRODUCED IN WHOLE OR PART, OR USED IN ANY OTHER WAY WITHOUT WRITTEN CONSENT.

DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORKS.

IN CASE OF ANY DISCREPANCIES, IT SHOULD BE VERIFIED BEFORE CONTINUING FURTHER WORKS.

ISSUE	DATE	AMENDMENT
a	14.12.2020	DA SUBMISSION
b	23.02.2021	AMENDMENTS AS PER COUNCIL'S REQ.

PROJECT:
PROPOSED CARPORT ADDITION
LOT 19 DP 17229 No. 94 QUEENS PARADE EAST, NEWPORT

CLIENT:
HOLMES

SHEET TITLE:	
SITE PLAN + SITE ANALYSIS PLAN	
SCALE:	PROJECT No:
1:200, 1:100	2023

b2/6

Tuesday, 23 February 2021

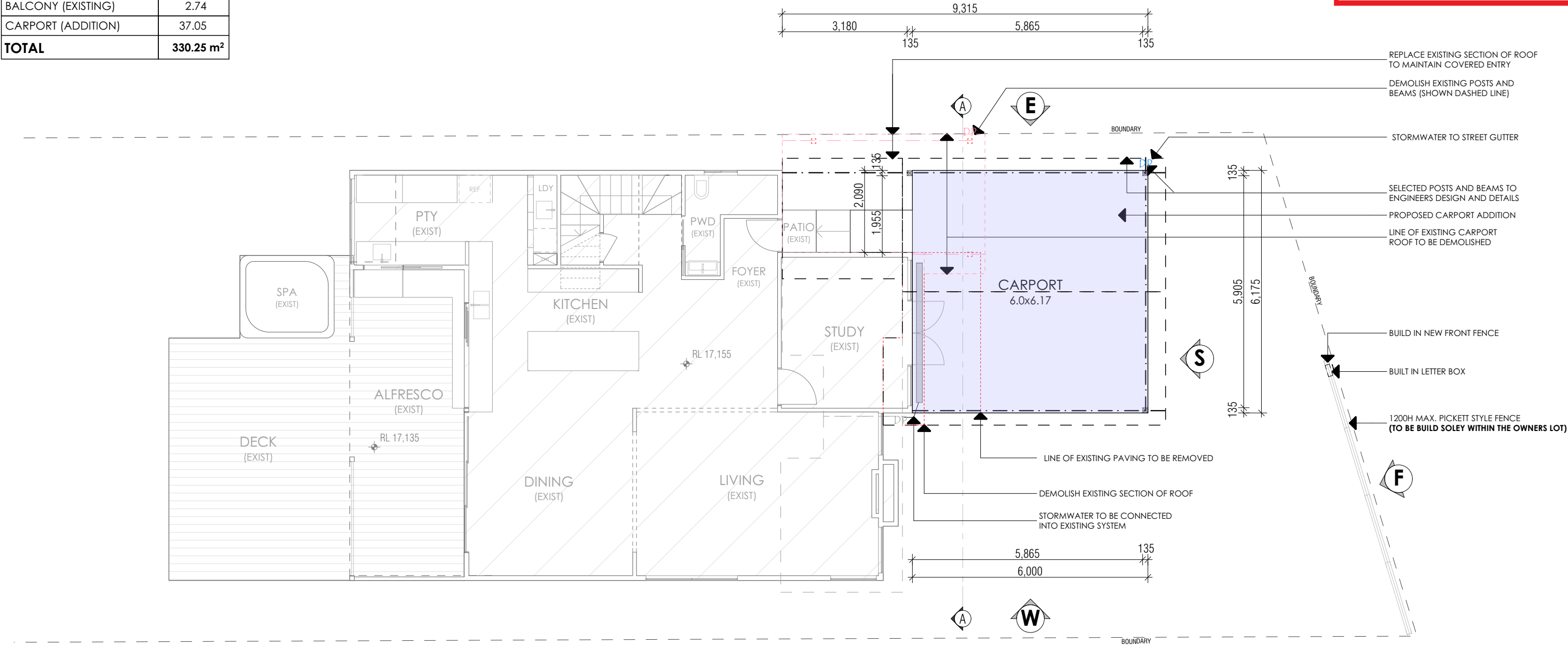
AREA TABLE	AREA m2	SURFACE m2
EXISTING ROOF SHEETING	162.50	170.00
SELECTED ROOF SHEETING TO MATCH EXISTING	56.03	58.00
TOTAL	218.53 m²	228.00 m²

LIVING AREA (EXISTING)	232.12
PATIO (EXISTING)	0.93
DECK/ALFRESCO (EXISTING)	57.41
BALCONY (EXISTING)	2.74
CARPORT (ADDITION)	37.05
TOTAL	330.25 m²



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0037



LOWER FLOOR PLAN

Scale 1:100

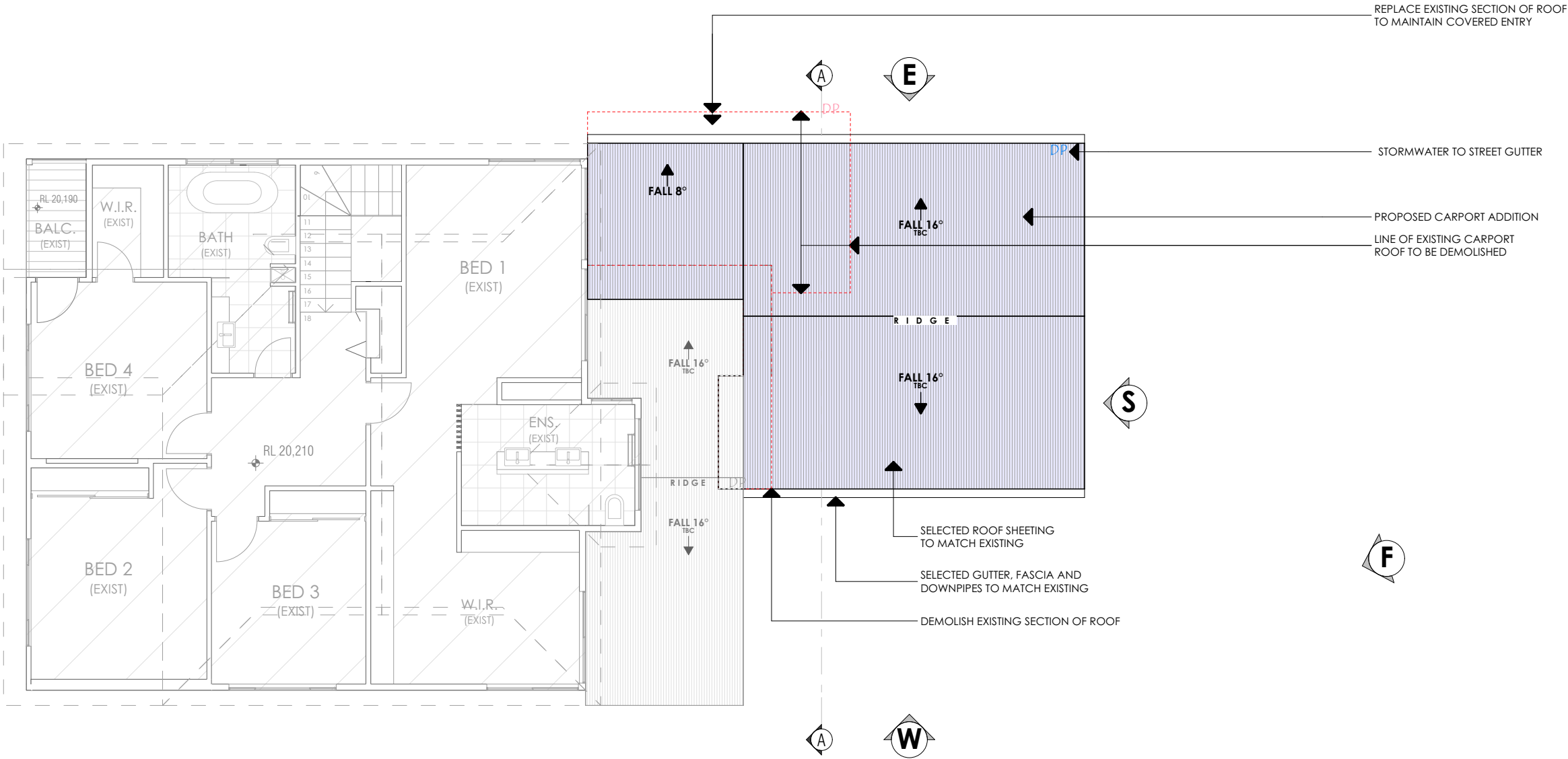
AREA TABLE	AREA m2	SURFACE m2
EXISTING ROOF SHEETING	162.50	170.00
SELECTED ROOF SHEETING TO MATCH EXISTING	56.03	58.00
TOTAL	218.53 m²	228.00 m²

LIVING AREA (EXISTING)	232.12
PATIO (EXISTING)	0.93
DECK/ALFRESCO (EXISTING)	57.41
BALCONY (EXISTING)	2.74
CARPORT (ADDITION)	37.05
TOTAL	330.25 m²



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0037



UPPER FLOOR PLAN

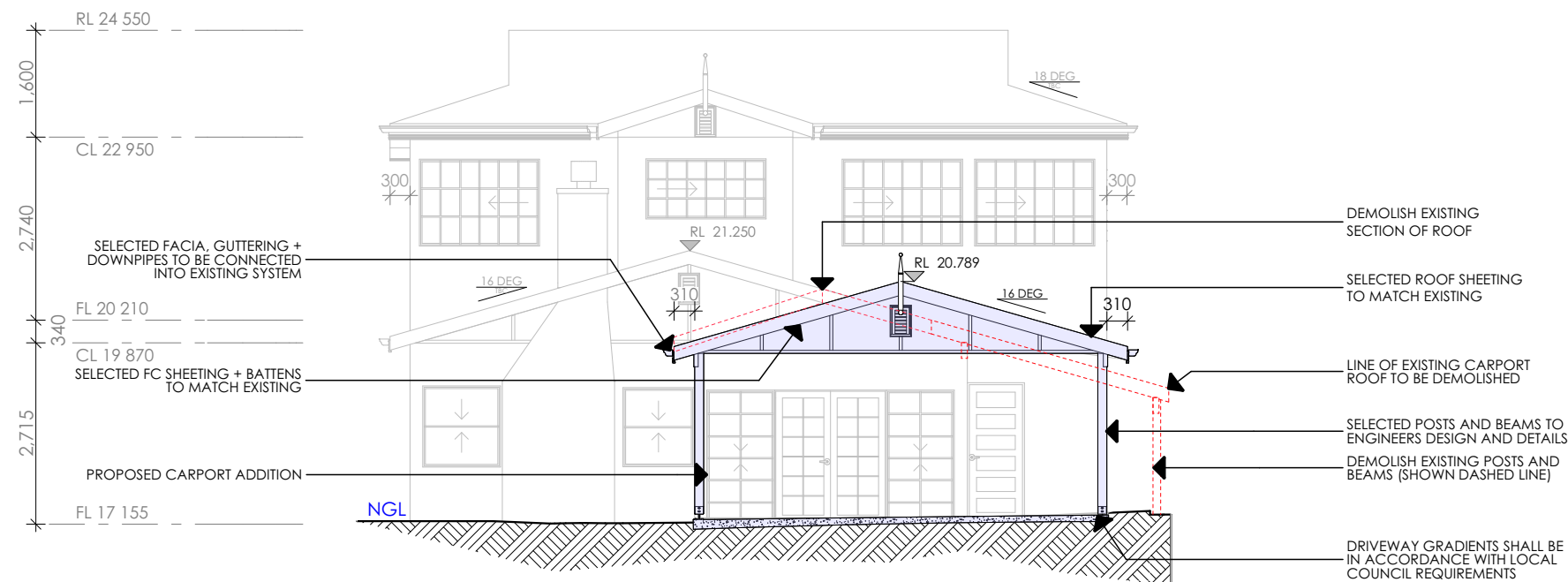
Scale 1:100

LEGEND

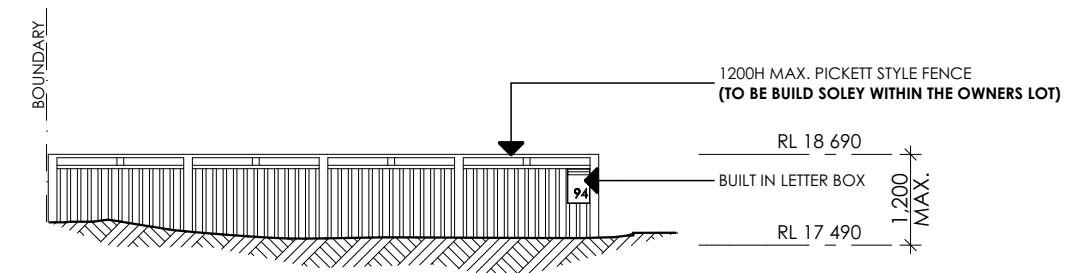
- EXISTING WALLS
- PROPOSED WALLS
- EXISTING STRUCTURES TO BE REMOVED

0 2 4 10

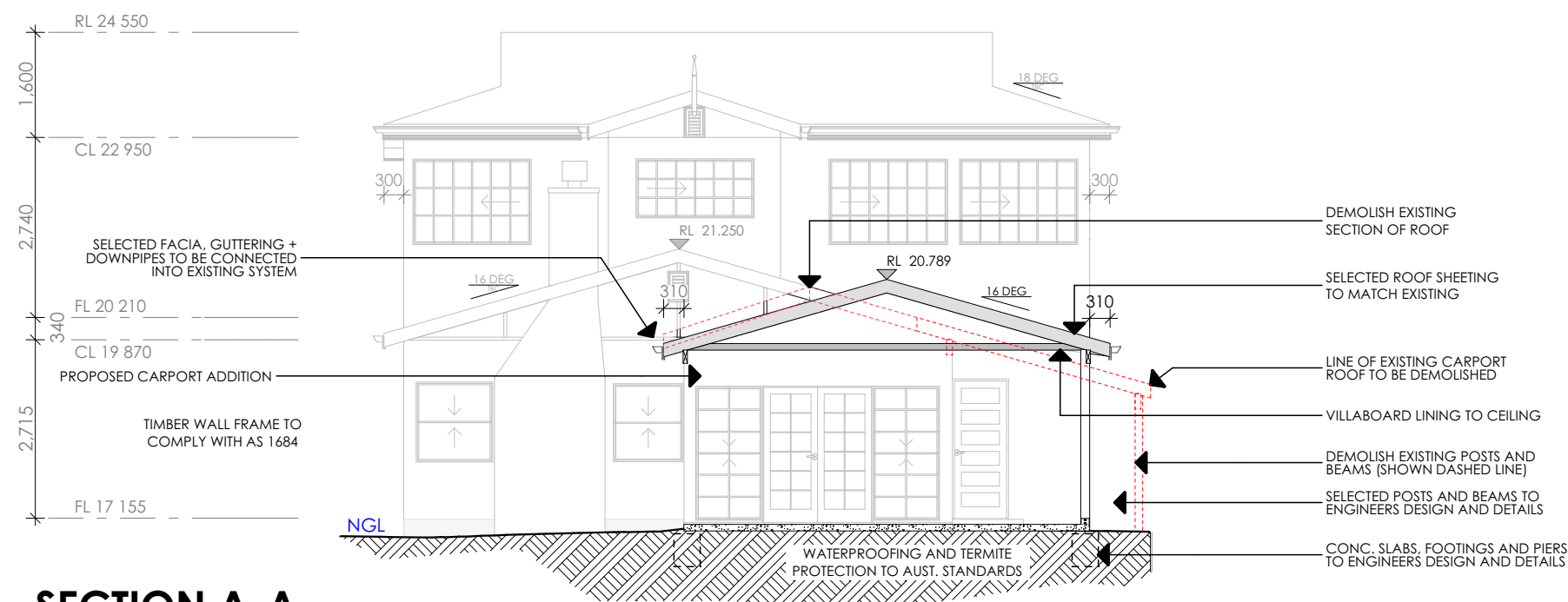
Tuesday, 23 February 2021



SOUTH ELEVATION
Scale 1:100

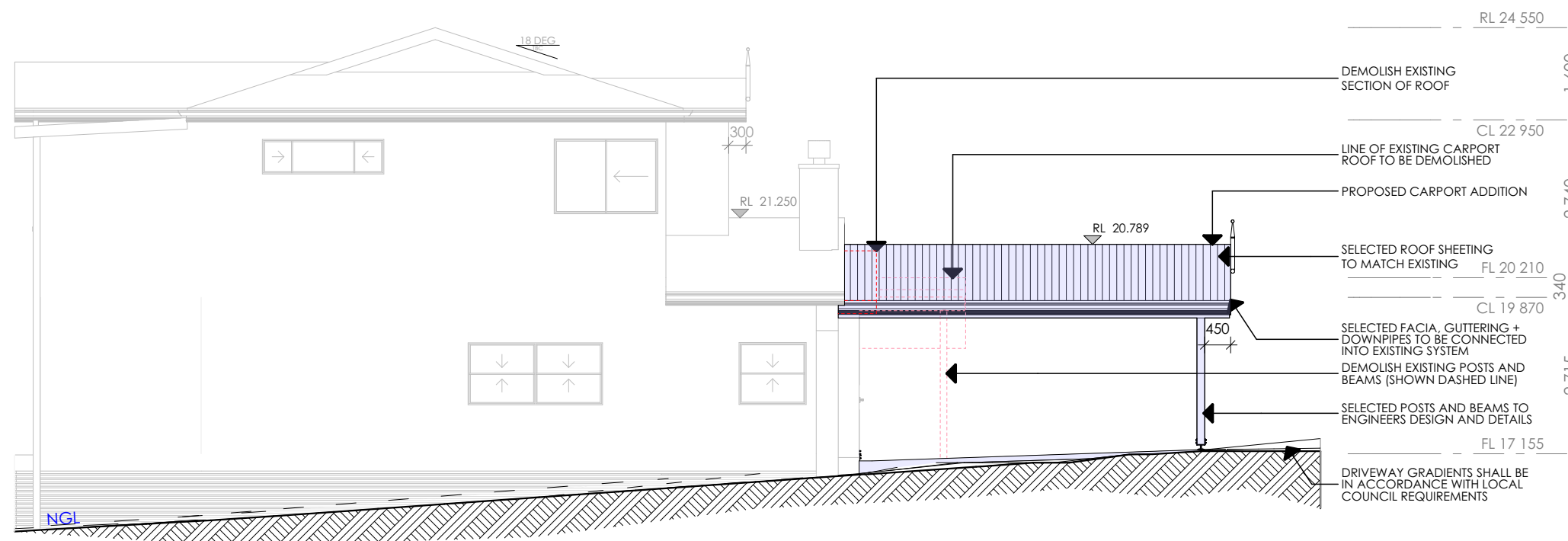


FENCE ELEVATION
Scale 1:100



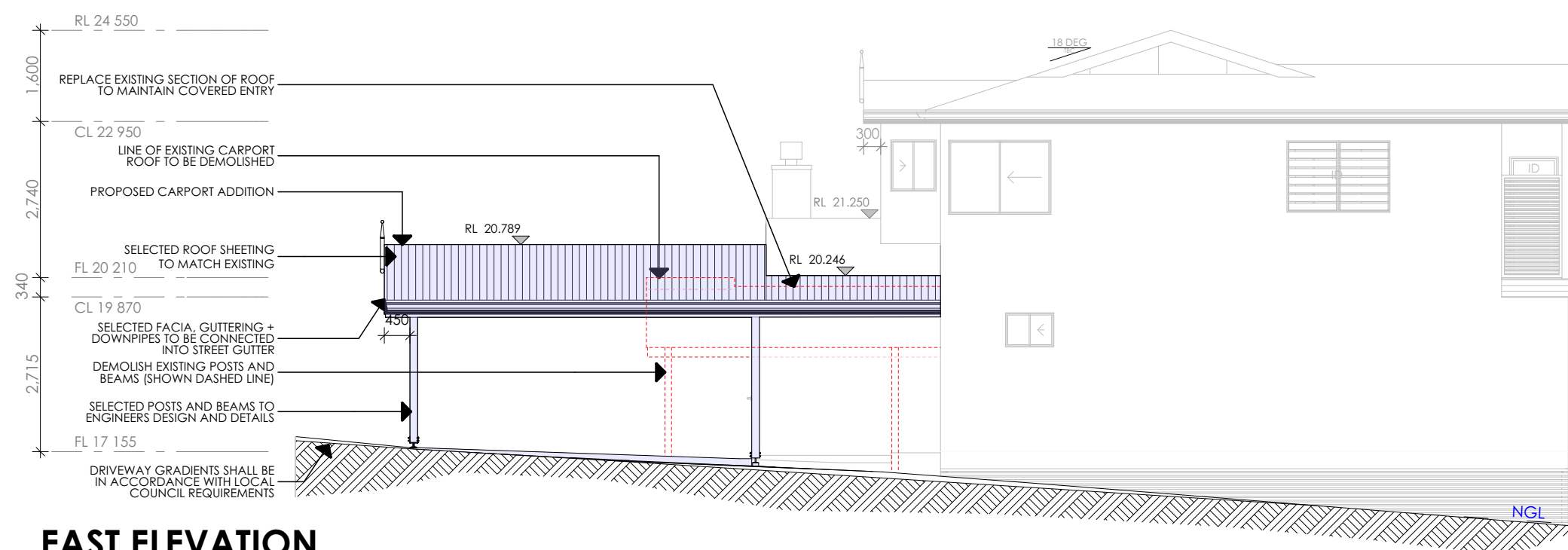
SECTION A-A
Scale 1:100

Tuesday, 23 February 2021



WEST ELEVATION

Scale 1:100



EAST ELEVATION

Scale 1:100

Tuesday, 23 February 2021