

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
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 APPROVED EQUIVALENT BETWEEN POST AT 30m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

BOUNDARY NOTE

BOUNDARY INFORMATION SUPPLIED BY BUILDER.
CONFIRM ALL BOUNDARY INFORMATION PRIOR TO
COMMENCEMENT OF WORK.

SETOUT NOTE

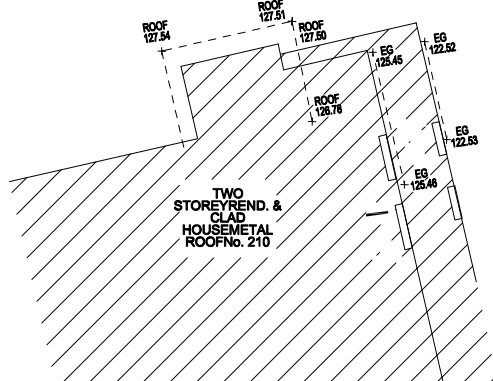
BOUNDARY DIMENSIONS AND LOCATION OF
DWELLING TO BE CONFIRMED AND SETOUT BY
SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
BUILDER TO BE PRESENT TO CONFIRM
PREFERENCE TO LOCATION.

COUNCIL NOTES:

- NO WATERWAYS, WATERCOURSES OR EXISTING DRAINAGE PROBLEMS
- EASEMENTS SHOWN ON SITE PLAN
- EXISTING VEGETATION SHOWN ON SITE PLAN
- STORMWATER DISPOSED OF TO COUNCIL'S REQUIREMENTS

REFER TO
LANDSCAPE PLANS
FOR FENCING
DETAILS

NORTH/EAST
BREEZE



New pool fence and
gate by owner and to
Australian Standards

LOT 16
DP 270902

sediment control fence
during construction

LOT 2
DP 270902

PROPOSED
RESIDENCE

LOT 17
DP 270902

614.3m²
(STATED BY DP 270902)
614.3m²
(BY CALCULATION)
VACANT
No. 212
GRASS
(G) (P) (Q) (W)

ROAD

BAY

BANTRY

CLOSE

BAYVIEW

SOUTHERLY
BREEZE

SITE AREA:
Site Cover:
Drive/Paths:

614.3m²
185.4m²
61.2m²

SITE PLAN / ANALYSIS
SCALE 1:200

REFER TO
STORMWATER
MAGEMENT PLANS
FOR STORMWATER
DETAILS

- (C) -EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (VIDE DP 270902).
(F) -POSITIVE COVENANT FOR ASSET PROTECTION ZONE 1.5,13.5 WIDE & VARIABLE WIDTH ENTIRE LOTS 1,10 & 11 (VIDE DP 270902).
(G) -POSITIVE COVENANT HAZARD REDUCTION OVER ENTIRE LOT (VIDE DP 270902).
(L) -RESTRICTION ON THE USE OF LAND FOR ASSET PROTECTION ZONE 1.5,13.5 WIDE & VARIABLE WIDTH ENTIRE LOTS 1,10 & 11 (VIDE DP 270902).
(P) -RESTRICTION ON THE USE OF LAND VARIABLE WIDTH (VIDE DP 270902).
(Q) -RESTRICTION ON THE USE OF LAND ROOF AREA AND RAINWATER TANK OVER ENTIRE LOT (VIDE DP 270902).
(W) -RESTRICTION ON THE USE OF AS TO PETS OVER ENTIRE LOT (VIDE DP 270902).

CAUTION:

1. UTILITY SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE. PRIOR TO EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR CONFIRMATION OF LOCATION OF SERVICES. **** DIAL BEFORE YOU DIG (CALL 1100) ****
2. THE BOUNDARIES SHOWN HEREON ARE APPROXIMATE ONLY. FOR ANY CONSTRUCTION ACTIVITIES PROPOSED IN CLOSE PROXIMITY TO THE BOUNDARIES, IT IS RECOMMENDED THAT THOSE BOUNDARIES BE MARKED TO AVOID POSSIBILITY OF ENCROACHMENT.



DIAL 1100
BEFORE YOU DIG

CLIENT **M Slattery**
JOB **Proposed Residence**
LOCATION **212 Bantry Bay Road
Frenchs Forest NSW 2086**

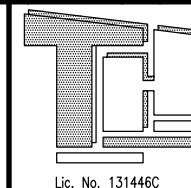
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

SHEET
1 of 6

DATE
23/02/2024

DWG No.
8214-wd4

plan prepared by
TULLIPAN HOMES

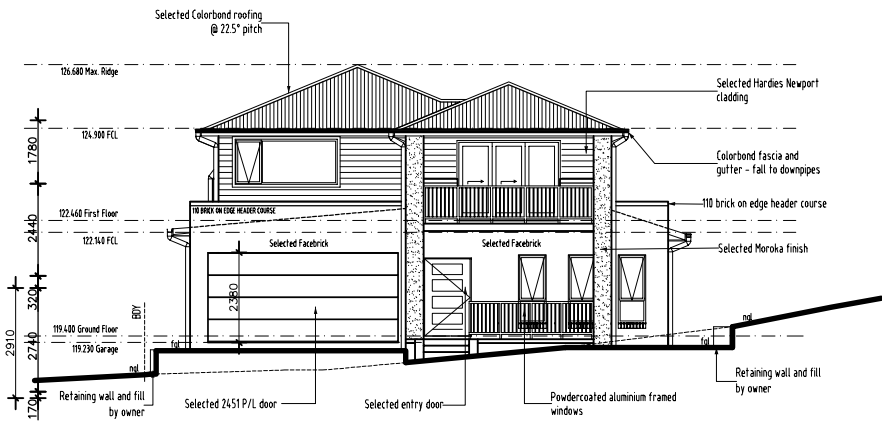


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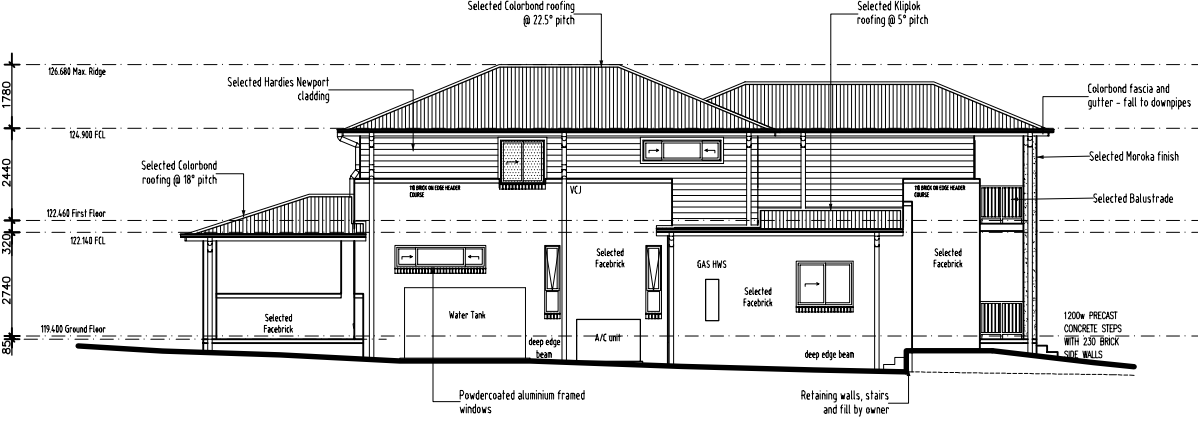
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FAX 02 4353 8655
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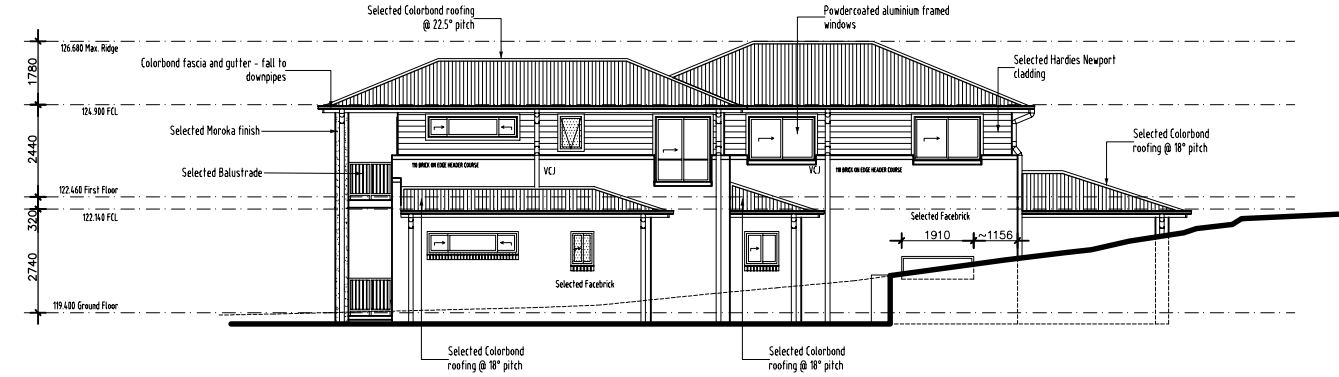
Mariners Building
Level 4, Suite 410
1 Bryant Drive
Tuggerah NSW 2259
PO Box 5148
CHITTAWAY BAY NSW 2261



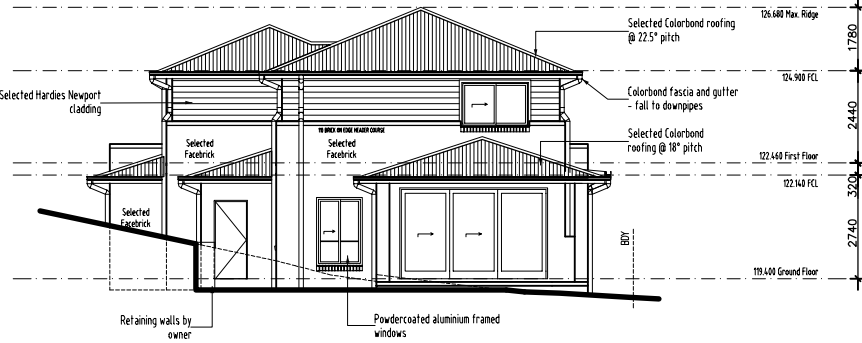
SOUTH ELEVATION



WEST ELEVATION



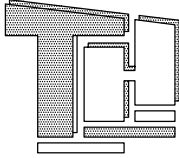
EAST ELEVATION



NORTH ELEVATION

CLIENT M Slattery		
JOB Proposed Residence		
LOCATION 212 Bantry Bay Road Frenchs Forest NSW 2086		
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SHEET 1 of 1	DATE 23/02/2024	DWG No. 8214-wd4

plan prepared by
TULLIPAN HOMES

**TULLIPAN
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Lic. No. 131446C

PH 02 4353 8644
FAX 02 4353 8655
www.tullipanhomes.com.au
www.splitlevelhomes.com.au

Mariners Building
Level 4, Suite 410
1 Bryant Drive
Tuggerah NSW 2259
PO Box 5148
CHITTAWAY BAY NSW 2261