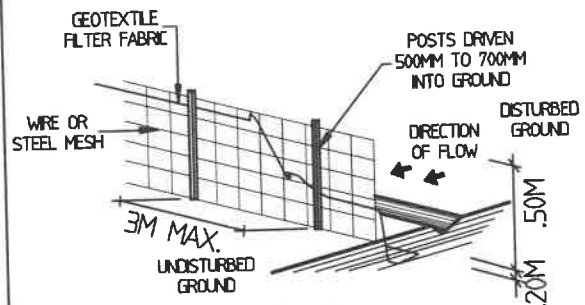


KERB INLET SEDIMENT TRAP



SILT FENCE BARRIER DETAIL

SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING 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 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.

NOTES:

- FULL CIVIL PLANS DETAILS WILL BE PROVIDED AT C.C. STAGE.
- FULL LANDSCAPE DETAILS WILL BE PROVIDED AT C.C. STAGE.
- FINAL SETBACKS, ROOM SIZES, FLOOR AREA & SITE DATA TO VERIFIED AT C.C. STAGE.
- ALL DWELLINGS WITH INTERNAL BATHROOMS & L'DRYS TO BE PROVIDED WITH MECHANICAL VENTILATION. FULL DETAILS AT C.C. STAGE.
- MIN 300MM FROM FFL OF DWELLINGS TO FGL UNLESS NOTED OTHERWISE.
- GARBAGE & RECYCLE BINS TO BE STORED IN REAR COURTYARDS AND PLACED OUT FOR COLLECTION ON KERB & GUTTER ON COLLECTION NIGHT ONLY

SITE CALCULATIONS (LOT A) SITE AREA = 398.5SQM		
PRIVATE OPEN SPACE	REQUIRED 80SQM	PROVIDED 104.6SQM
LANDSCAPED AREA	REQUIRED 50% OR 199.25SQM	PROVIDED 201.2SQM OR 50.5%
FLOOR SPACE RATIO	REQUIRED 40% OR 159.45SQM	PROVIDED 157.2SQM OR 39.4%
FIRST FLOOR SITE COVERAGE	REQUIRED 50% OR 81SQM	PROVIDED 80.8SQM OR 49.9%

SITE CALCULATIONS (LOT B) SITE AREA = 398.5SQM		
PRIVATE OPEN SPACE	REQUIRED 80SQM	PROVIDED 98.8SQM
LANDSCAPED AREA	REQUIRED 50% OR 199.25SQM	PROVIDED 207.7SQM OR 52.1%
FLOOR SPACE RATIO	REQUIRED 40% OR 159.45SQM	PROVIDED 153.9SQM OR 38.7%
FIRST FLOOR SITE COVERAGE	REQUIRED 50% OR 78.8SQM	PROVIDED 78.8SQM OR 50%

LOT A GROUND FLOOR AREAS	
OVERALL FLOOR AREA	161.9SQM OR 17.4SQS
GROUND FLOOR AREA	94.8SQM
GARAGE FLOOR AREA	38.3SQM
PORCH FLOOR AREA	13.7SQM
ALFRESCO AREA	15.1SQM

LOT A FIRST FLOOR AREA	
FIRST FLOOR AREA	85.1SQM OR 9.2SQS

LOT B GROUND FLOOR AREAS	
OVERALL FLOOR AREA	147.1SQM OR 15.8SQS
GROUND FLOOR AREA	90.6SQM
GARAGE FLOOR AREA	35.8SQM
PORCH FLOOR AREA	7.7SQM
ALFRESCO AREA	13SQM

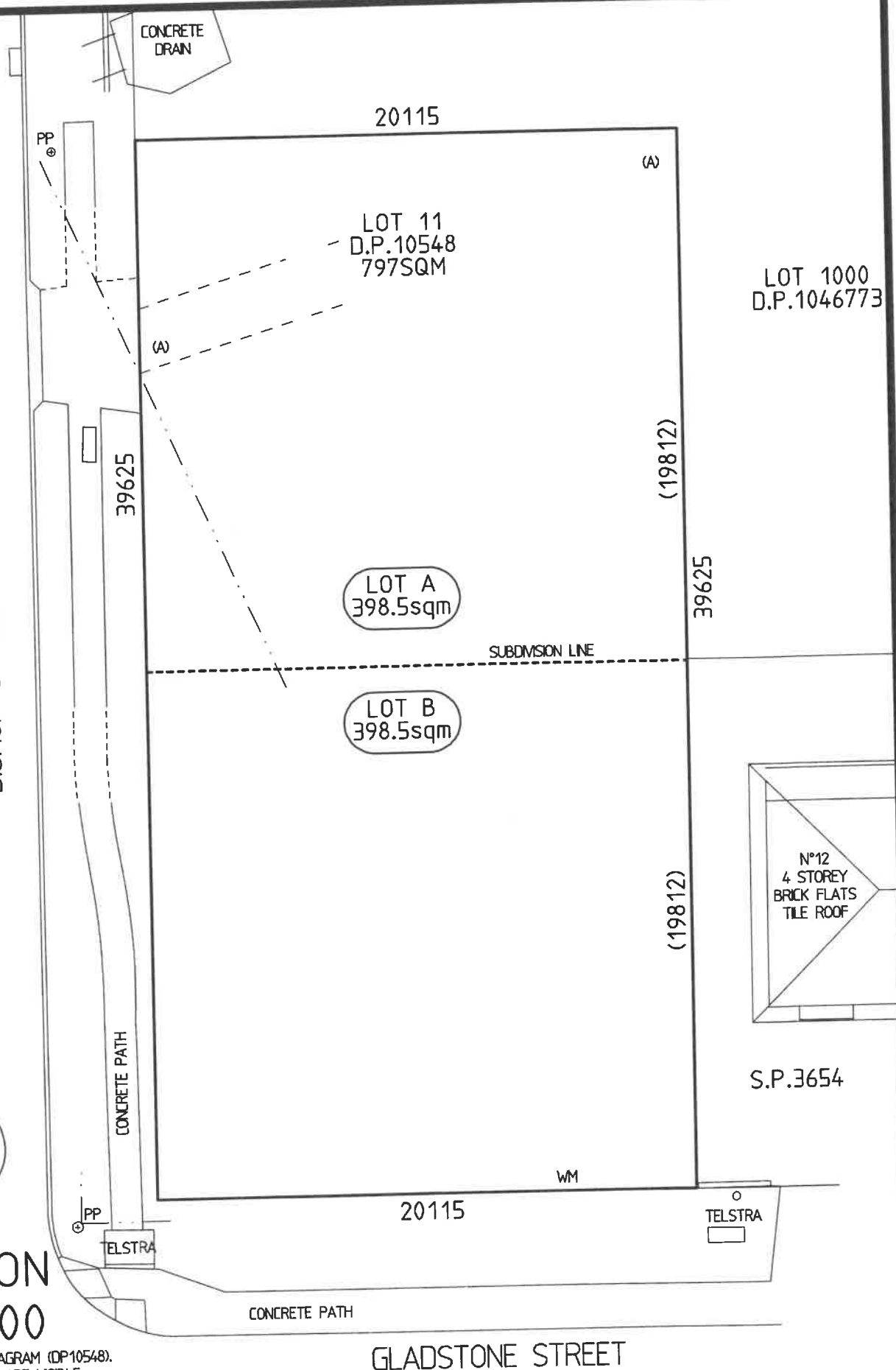
LOT B FIRST FLOOR AREA	
FIRST FLOOR AREA	78.8SQM OR 8.5SQS

BISHOP STREET



SUBDIVISION PLAN 1:200

(A) CREEK SHOWN ON TITLE DIAGRAM (DP10548). NO CREEK OR PIPES ARE VISIBLE



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FOR	PAGE SIZE	DWG NO.	PAGE NO.	ISSUE	DATE	REVISION	DRAWN
MR FIEDLER	A3	J1317	1 OF 13	A	18-10-19	DA PLANS	RK
AT LOT 11, N14 GLADSTONE STREET, NEWPORT			UP NO. 10548	B	19-11-19	AMEND PLANS	IZ

AD
ATRIA DESIGNS

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