

DEVELOPMENT APPLICATION

PROPOSED CARPORT ADDITION No. 94 QUEENS PARADE EAST, NEWPORT



ARTISTS IMPRESSIONS

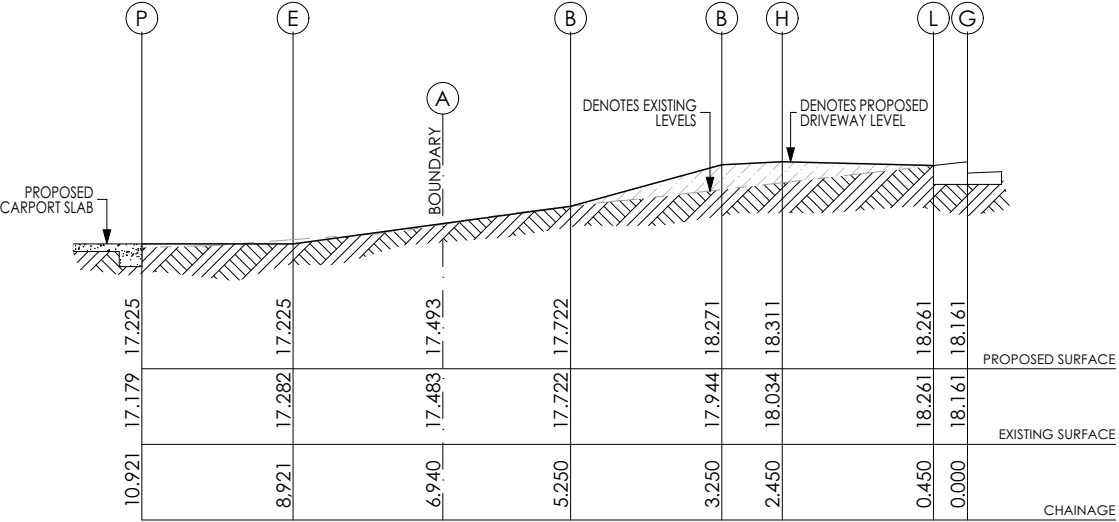


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SITE CALCULATIONS

SITE AREA	467.90 m ²
LANDSCAPED AREA	31% 146.17 m ²
FSR RESIDENCE	0.27: 1
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

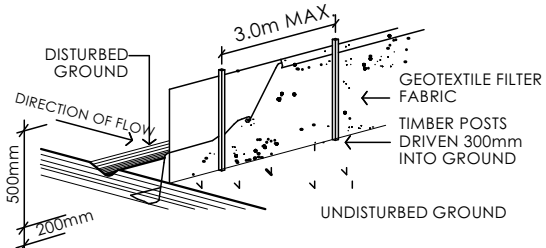


DRIVEWAY LONGITUDINAL SECTION

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

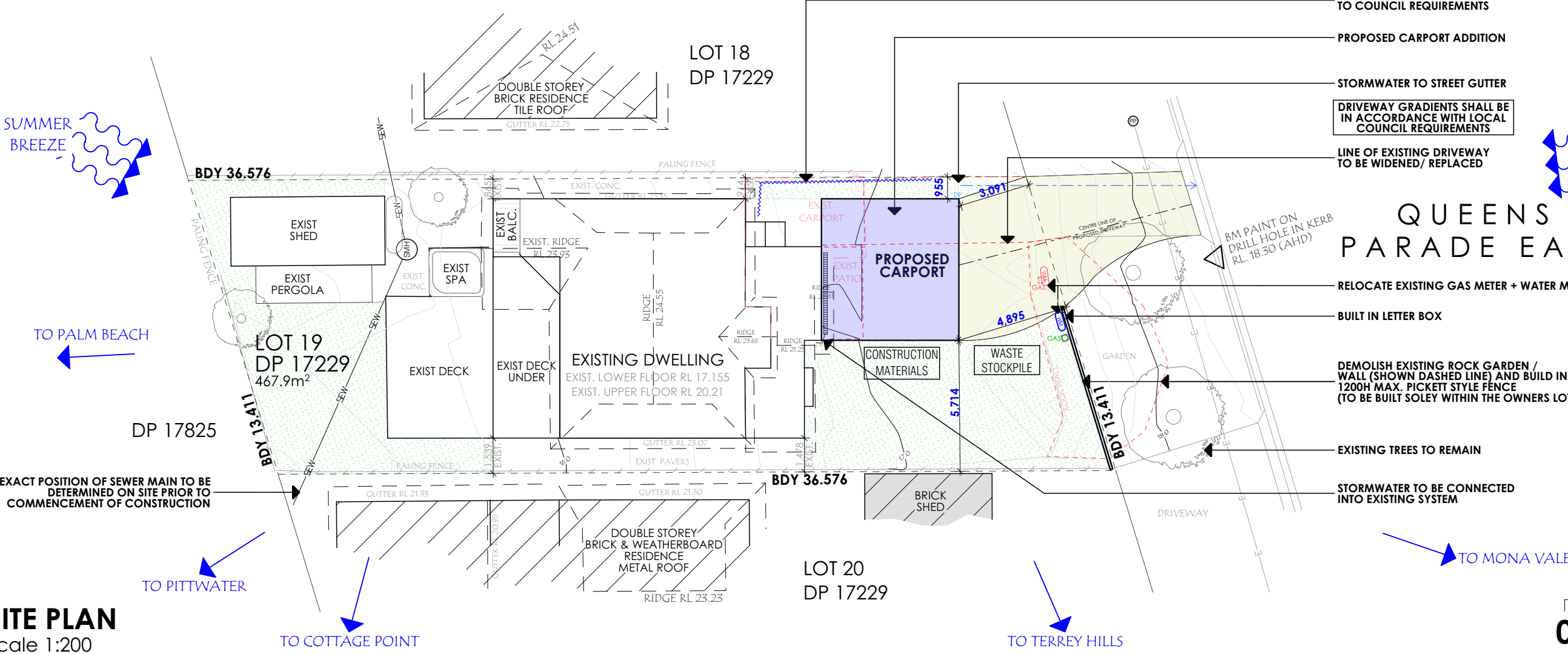


SEDIMENT FENCE

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 900mm 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 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



SITE PLAN

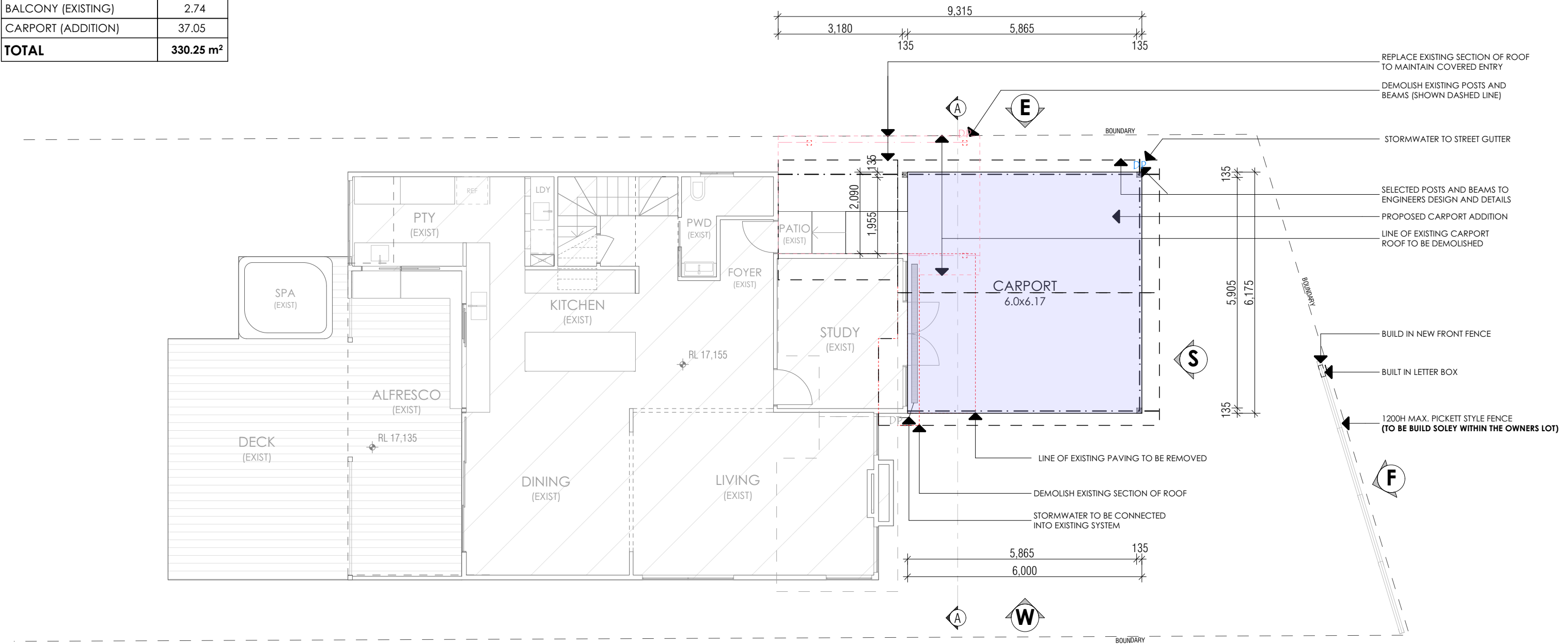
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0 2 4 10

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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



LOWER FLOOR PLAN
Scale 1:100

LEGEND

= EXISTING WALLS

= PROPOSED WALLS

= EXISTING STRUCTURES TO BE REMOVED

0

2

4

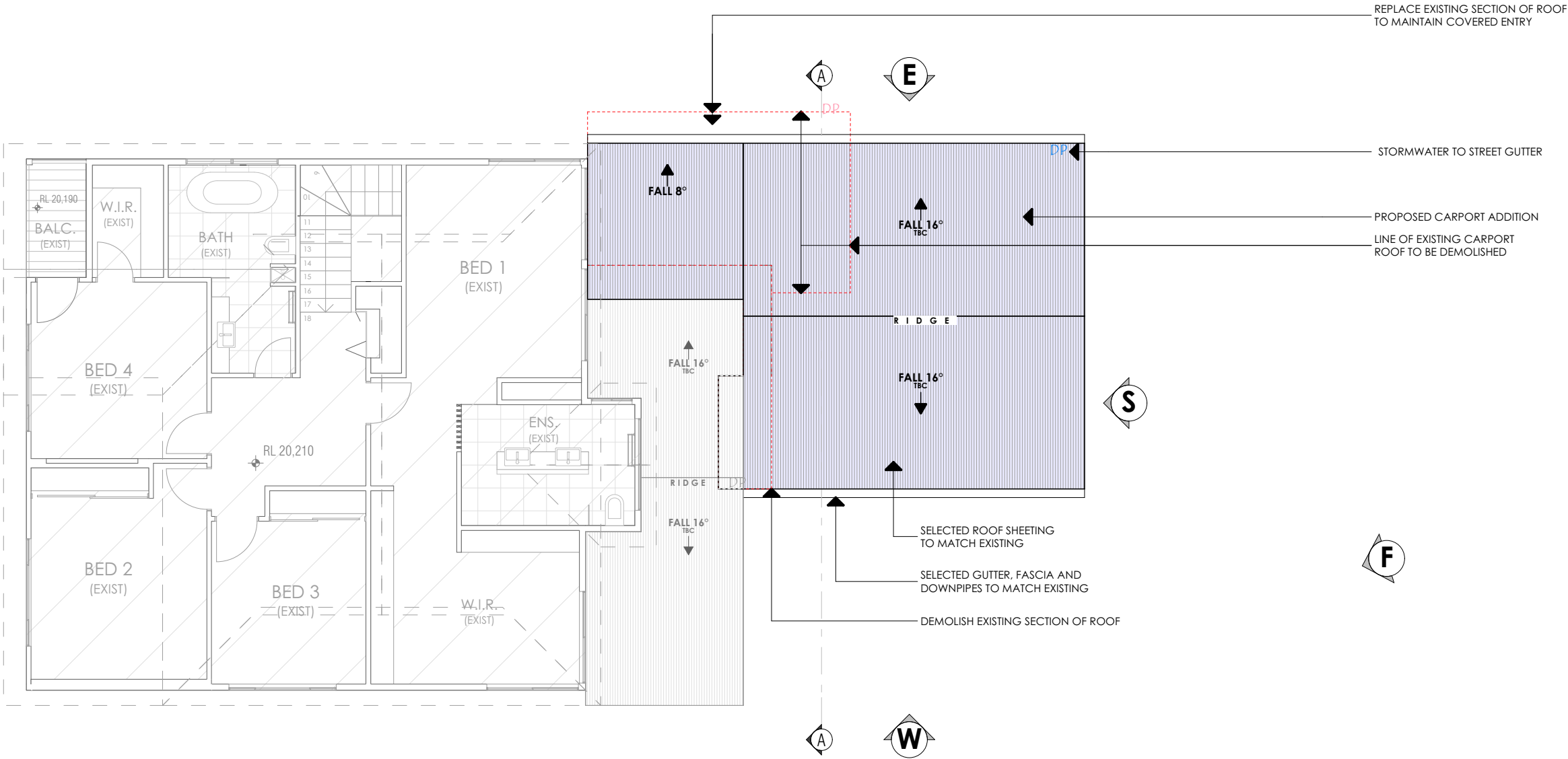
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AREA TABLE	AREA m2	SURFACE m2
EXISTING ROOF SHEETING	162.50	170.00
SELECTED ROOF SHEETING TO MATCH EXISTING	56.03	58.00
TOTAL	218.53 m²	228.00 m²

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



UPPER FLOOR PLAN
Scale 1:100

LEGEND

= EXISTING WALLS

= PROPOSED WALLS

= EXISTING STRUCTURES TO BE REMOVED

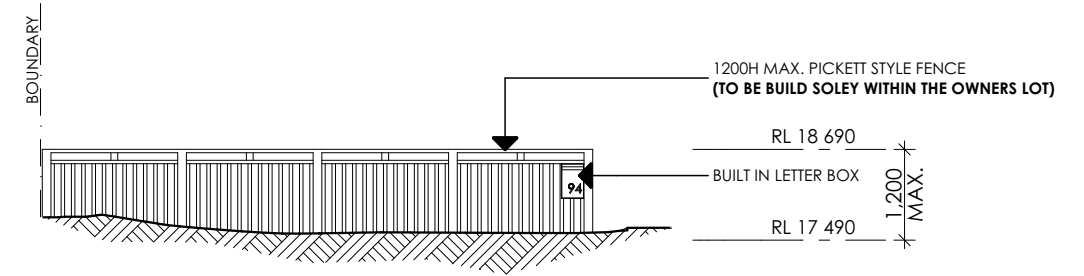
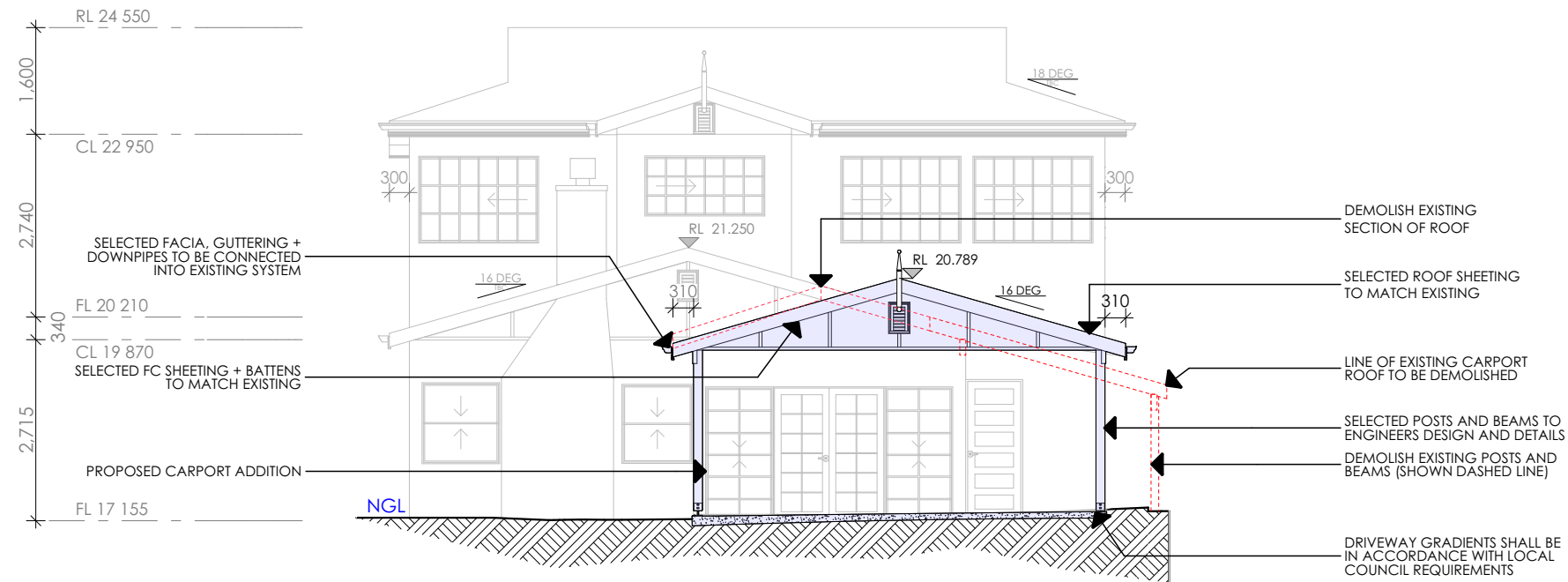
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2

4

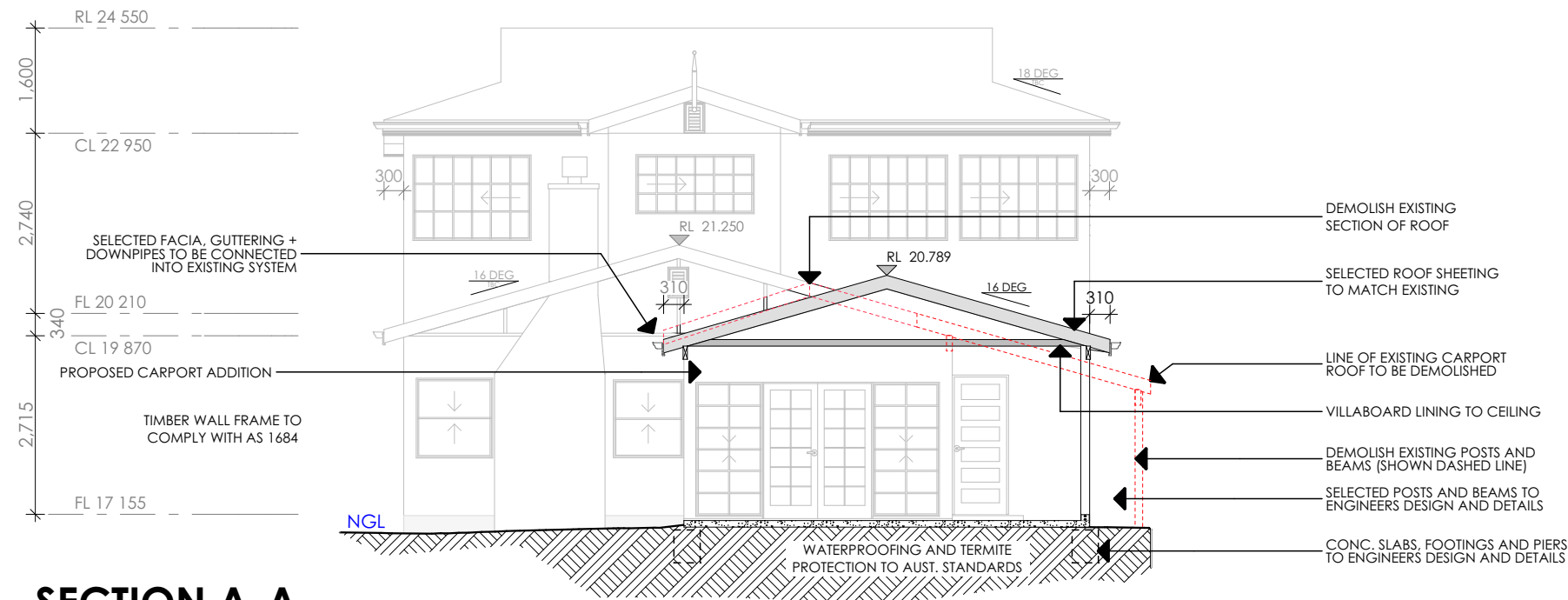
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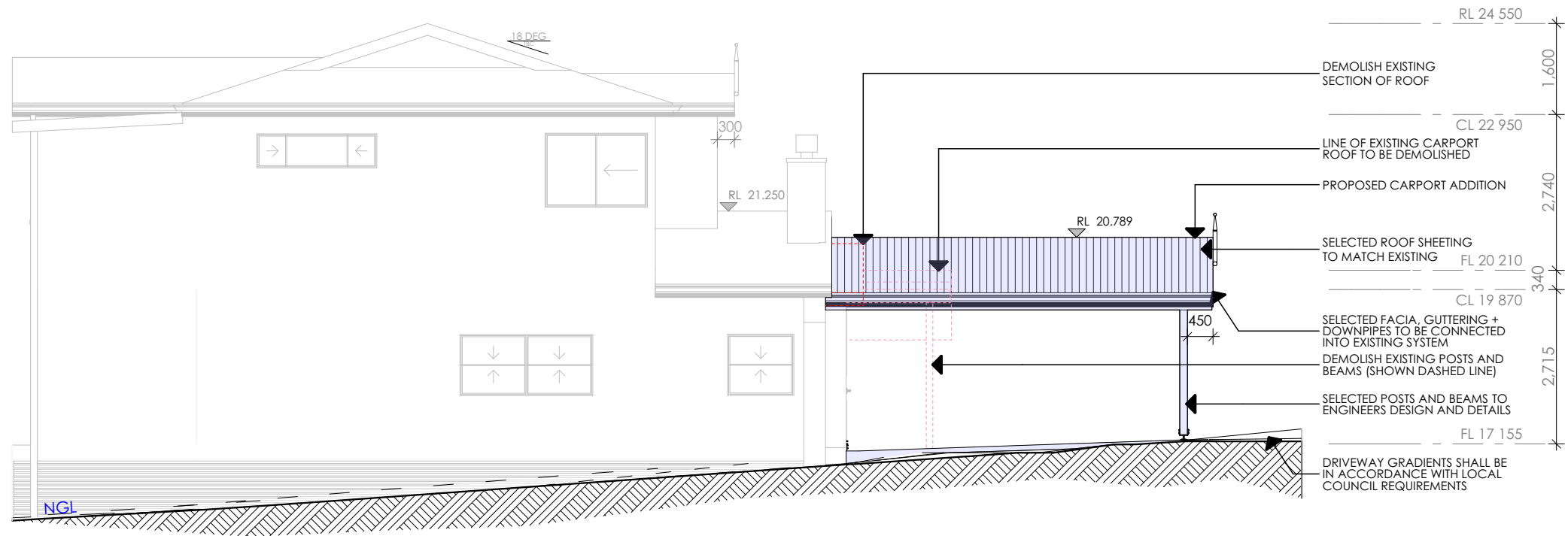
SOUTH ELEVATION
Scale 1:100

FENCE ELEVATION
Scale 1:100

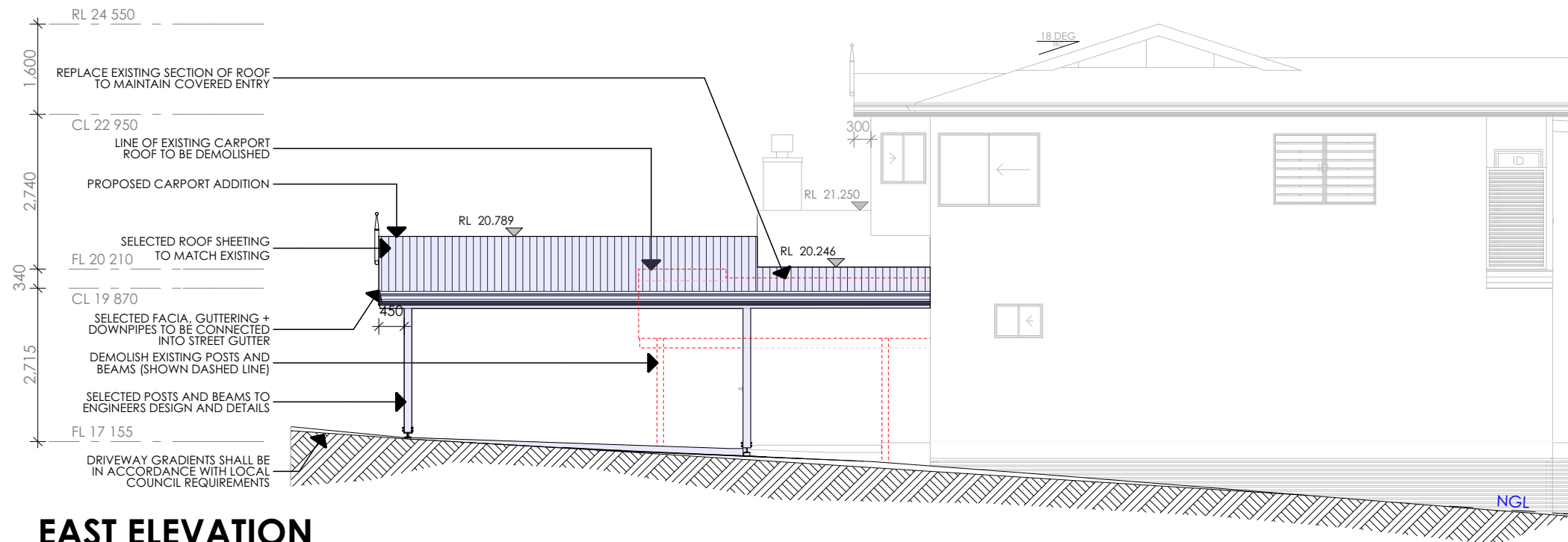


SECTION A-A
Scale 1:100

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WEST ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100

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