

JAAC BUILD

PROPOSED DETACHED
DUAL OCCUPANCY

LOT 515, 51 SUTTOR AVENUE,
CAERLEON, NSW, 2850

DRAWING SCHEDULE

0445-01	TITLE & LOCATION PLAN
0445-02	BASIX CERTIFICATE COMMITMENTS
0445-03	SITE, SUBDIVISON & LANDSCAPE PLAN
0445-04	DWELLING ONE FLOOR PLAN
0445-05	DWELLING TWO FLOOR PLAN
0445-06	DWELLING ONE ELEVATIONS
0445-07	DWELLING ONE ELEVATIONS
0445-08	DWELLING TWO ELEVATIONS
0445-09	DWELLING TWO ELEVATIONS
0445-10	SECTION & GENERAL NOTES
0445-11	DWELLING ONE ELECTRICAL & MECHANICAL PLAN
0445-12	DWELLING TWO ELECTRICAL & MECHANICAL PLAN



01 | LOCALITY PLAN
SCALE: 1 : 1 (A3)

Drawing Title:
TITLE & LOCATION PLAN

Client:
JAAC BUILD

Project:
PROPOSED RESIDENCE AT
LOT 515, 51 SUTTOR
AVENUE, CAERLEON

Rev	Date	Amendment
A	18/10/24	ISSUED FOR REVIEW
B	4/12/24	ISSUED FOR APPROVAL

ATTENTION PLEASE NOTE:
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH
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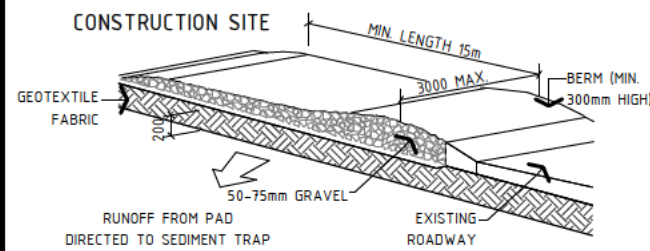
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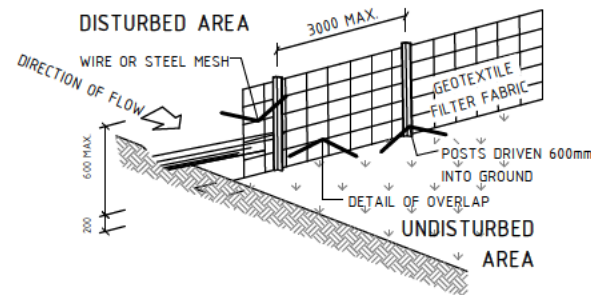
Job Number Revision

0445 - A01 B

Page Size A3 Sheet 01 of 12



DETAIL PLAN: CONSTRUCTION ENTRY / EXIT
NOT TO SCALE



DETAIL PLAN: SEDIMENT FENCE
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES

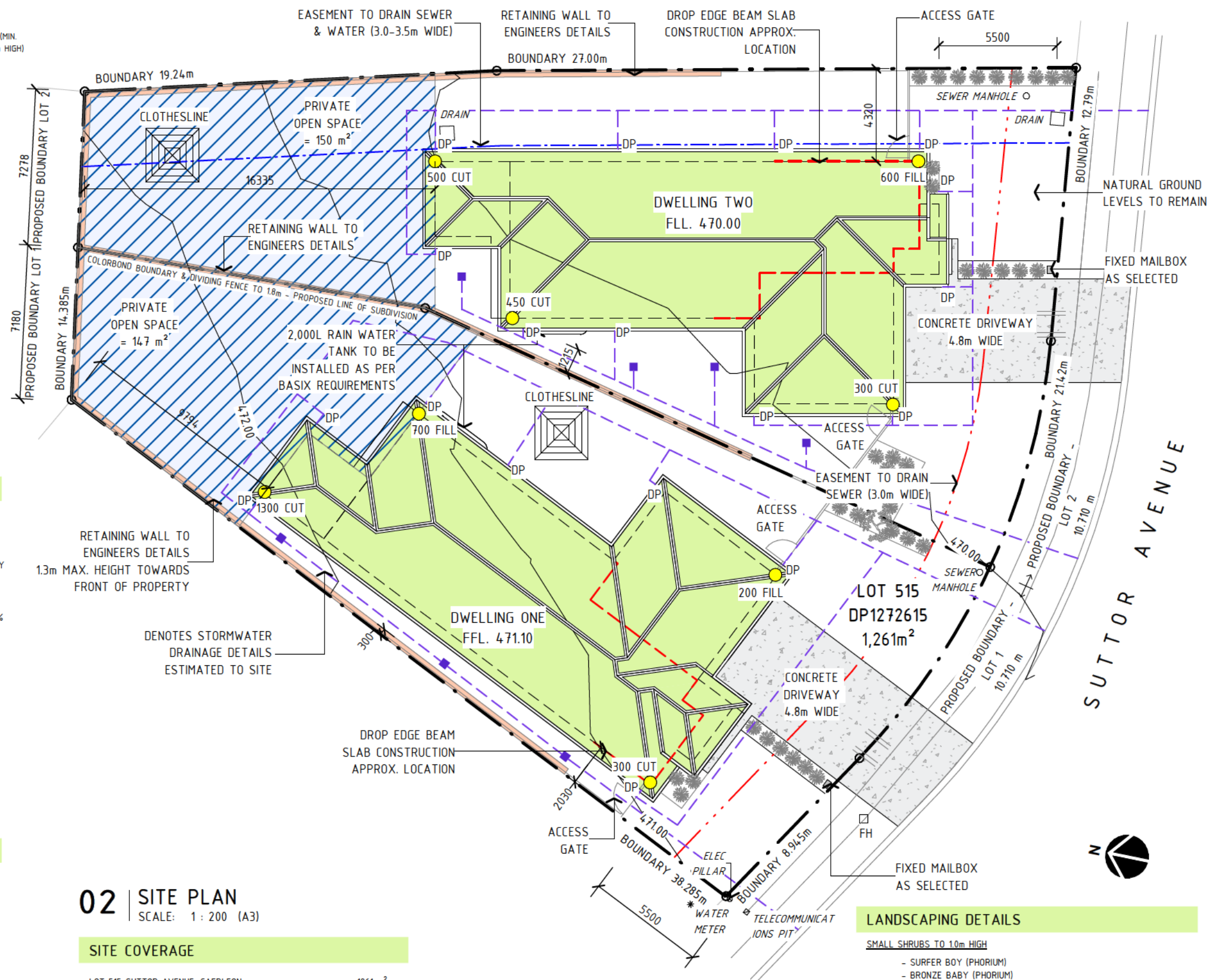
1. ALL EROSION & SEDIMENT CONTROL STRUCTURES ARE TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
2. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED & MAINTAINED BY THE BUILDER AT LEAST WEEKLY. IF STRUCTURES ARE TO BE REMOVED, THEY ARE TO BE REINSTALLED & INSPECTED BY THE BUILDER.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY & SPREAD ON DISTURBED AREA.
4. ACCESS TO SITE IS TO BE THROUGH USE OF THE ENTRY/EXIT SHOWN
5. ALL VEGETATION OUTSIDE OF THE CONSTRUCTION AREA IS TO BE RETAINED WHERE POSSIBLE (VEGETATION BUFFER)
6. STOCKPILES OF ERODIBLE BUILDING MATERIALS INCLUDING SAND & SOIL MUST BE LOCATED WITHIN THE DESIGNATED MATERIAL STOCKPILE AREA (MSA) & PROTECTED WITH SEDIMENT FENCE OR STRAW BALE SEDIMENT FILTERS. THE BUILDER MAY NOMINATE FURTHER STORAGE AREAS WITHIN THE SITE.
7. NO STORAGE OF MATERIALS OR VEHICLE MOVEMENTS ARE TO OCCUR OUTSIDE THE SITE BOUNDARIES.

SITWORK NOTES

1. CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK
2. THIS PLAN DOES NOT PROVIDE SPECIFIC LANDSCAPE PLANTING LOCATIONS
3. THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
4. THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.
5. BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.

LEGEND

- TEMPORARY SITE MATERIAL DISPOSAL AREA DURING CONSTRUCTION. TO BE PROTECTED BY A SEDIMENT FENCE OR STRAW BALE FILTER.
- SITE ACCESS DURING CONSTRUCTION



02 | SITE PLAN

SCALE: 1 : 200 (A3)

SITE COVERAGE

LOT 515 SUTTOR AVENUE, CAERLEON	1261 m ²
SITE COVERAGE	
TOTAL GFA INCLUDING PORCH & ALFRESCO AREAS	356 m ²
	28.2%
LANDSCAPING	
LANDSCAPING - INCLUDING GRAVEL AREAS LESS TOTAL DRIVEWAY & PATHWAYS	905 m ²
	63 m ²
	842 m ²
	66.77%
PRIVATE OPEN SPACE (POS)	
DWELLING ONE	147 m ²
DWELLING TWO	150 m ²
	297 m ²
	23.55%

SUBDIVISION NOTES

LOT 515 SUTTOR AVENUE, CAERLEON
DP1273341 - ZONING R1 GENERAL RESIDENTIAL

TOTAL LOT 515 AREA	1261.00 m ²
PROPOSED LOT 1 (DWELLING ONE)	605.15 m ²
PROPOSED LOT 2 (DWELLING TWO)	655.85 m ²

- CONFIRM ALL DIMENSIONS BACK TO SPECIFIC SURVEY PLANS PRIOR TO COMMENCEMENT OF ANY WORKS
- PROPOSED DIVIDING SUBDIVISION BOUNDARY IS APPROXIMATE ONLY AND TO BE CONFIRMED AS ABOVE
- PROPOSED LOT AREAS ARE APPROXIMATE ONLY & SHOULD BE READ IN CONJUNCTION WITH SPECIFIC SURVEY PLANS

LANDSCAPING DETAILS

SMALL SHRUBS TO 10m HIGH

- SURFER BOY (PHORIUM)
- BRONZE BABY (PHORIUM)
- GOLF BABY (PITTOSPORUM)

SMALL ORNAMENTAL TREES TO 3.0m HIGH

- MANCHURIAN PEAR (PYRUS USSURIENSIS)

CONSULT LOCAL NURSERY FOR AVAILABILITY AND SUSTAINABILITY OF SPECIES LISTED & SUBSTITUTE SIMILAR PLANTING IF REQUIRED.
MULCH BEDS WITH WOODCHIP OR PEBBLES & FILL OUT OR LINE BEDS WITH GROUND COVERS OR SIMILAR SMALL PLANTS.
EDGE BEDS WITH INSITU FORMED CONCRETE ROLLED EDGE, SLEEPERS, MASONRY BLOCK EDGING OR SIMILAR AS SELECTED.

KIKUYU TURF TO ALL AREAS, UNLESS GRAVEL IS STATED AND DISPLAYED OTHERWISE.

AT BUILDERS DISCRETION SUBSTITUTE SHRUBS AND TREES MAY BE USED TO REPLACE THIS ABOVE MENTIONED SPECIES AND ALSO THE LOCATION OF GARDEN BEDS, SHOULD THE SITE LEAD TO AN ALTERNATIVE / MORE SUITABLE OPTION.

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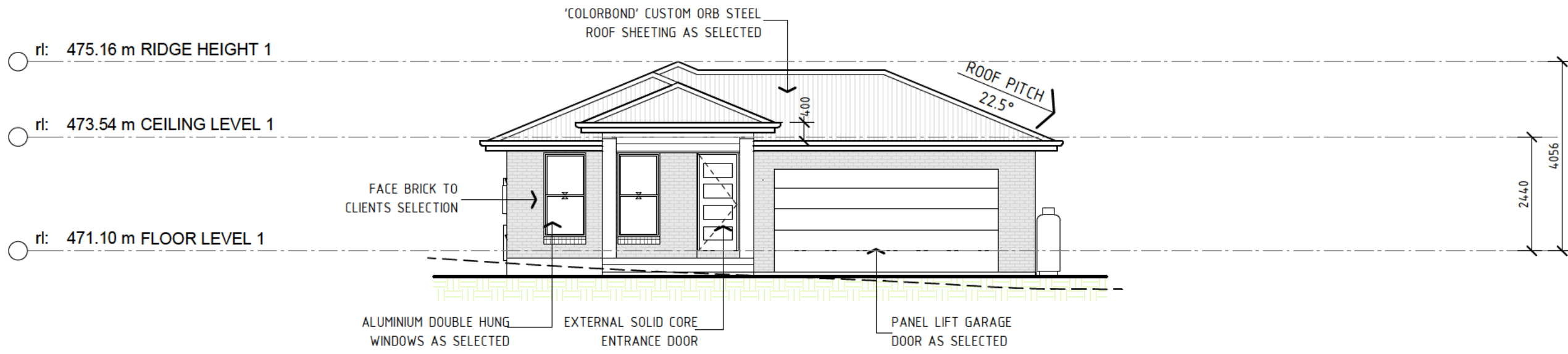
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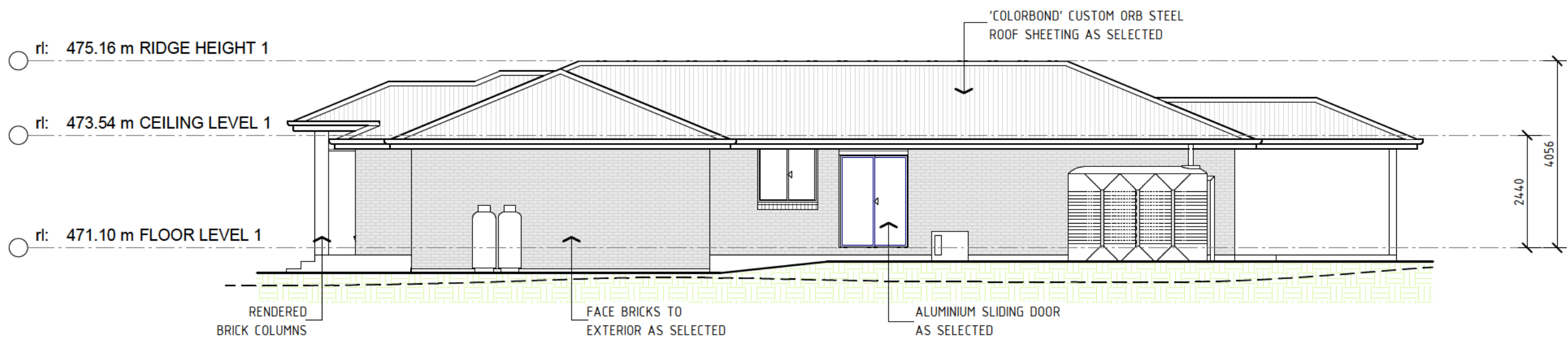
0445 - A03 **B**

Page Size A3 Sheet 03 of 12

DWELLING ONE



05 | ELEVATION: SOUTH FACADE
SCALE: 1 : 100 (A3)



06 | ELEVATION: EAST FACADE
SCALE: 1 : 100 (A3)

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DWELLING ONE ELEVATIONS

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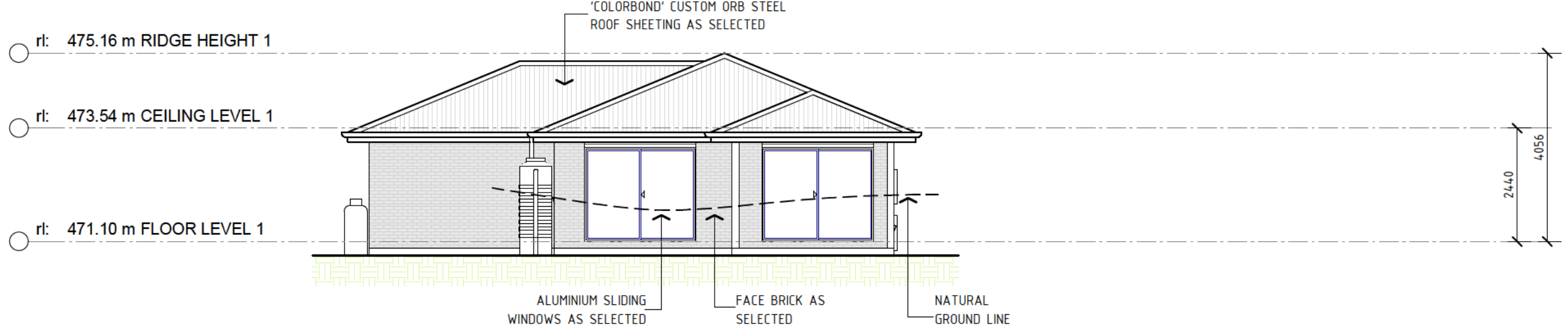
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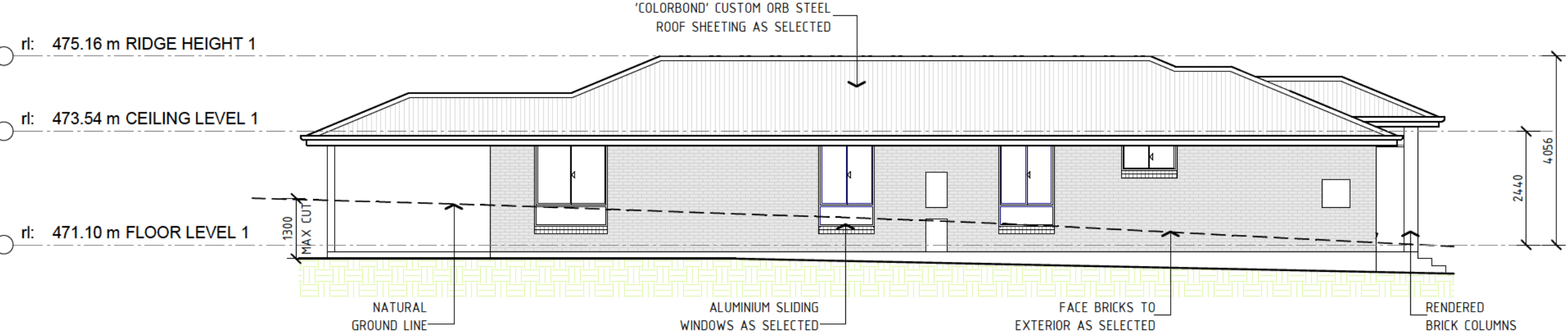
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DWELLING ONE



07 | ELEVATION: NORTH FACADE
SCALE: 1 : 100 (A3)



08 | ELEVATION: WEST FACADE
SCALE: 1 : 100 (A3)

Drawing Title:
DWELLING ONE ELEVATIONS

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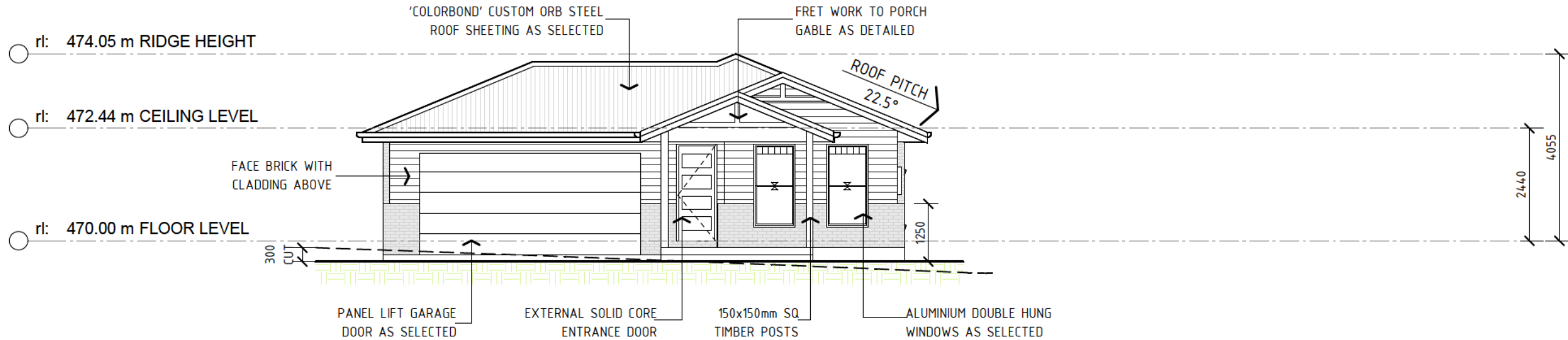
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0445 - A07	B

Page Size A3 Sheet 07 of 12

DWELLING TWO



09 | ELEVATION: SOUTH FACADE
SCALE: 1 : 100 (A3)



10 | ELEVATION: EAST FACADE
SCALE: 1 : 100 (A3)

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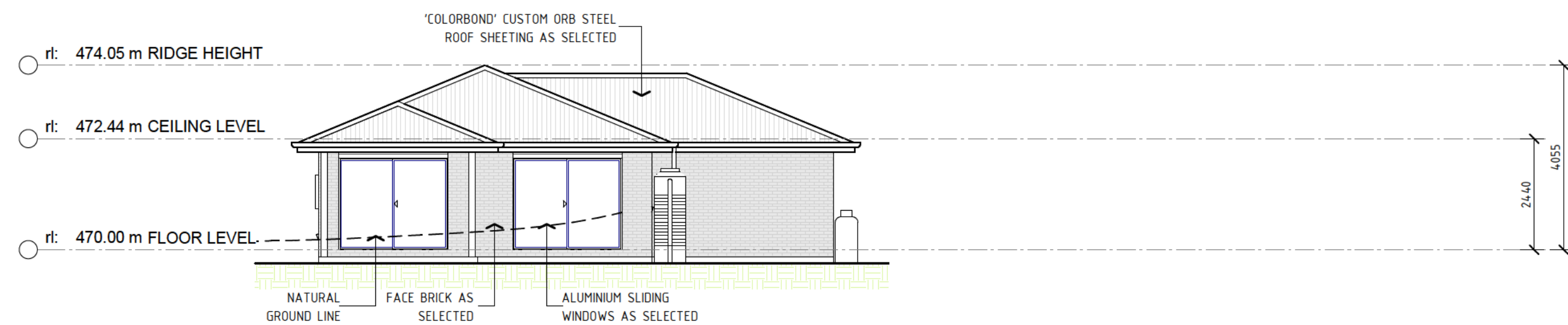
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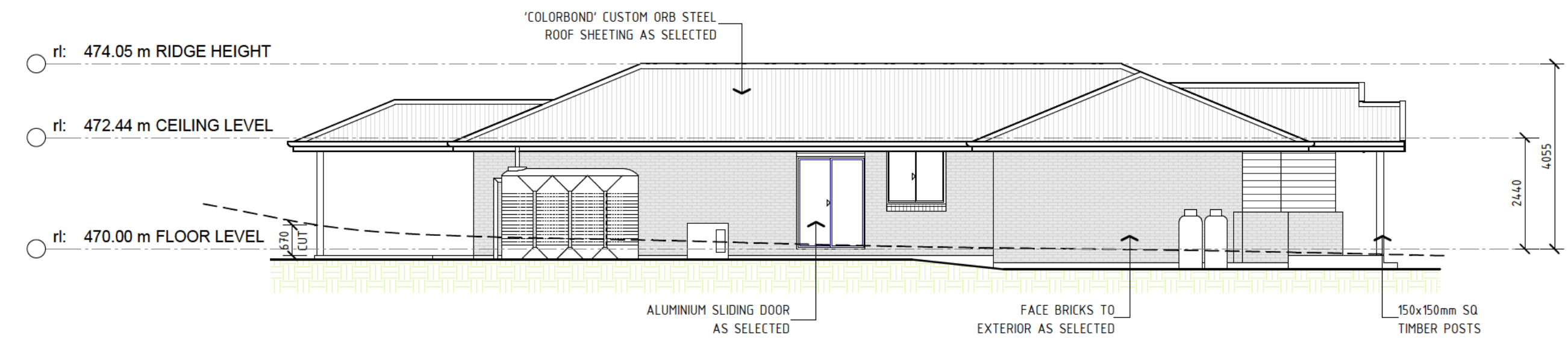
0445 - A08 B

Page Size A3 Sheet 08 of 12

DWELLING TWO



11 | ELEVATION: NORTH FACADE
SCALE: 1 : 100 (A3)



12 | ELEVATION: WEST FACADE
SCALE: 1 : 100 (A3)

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DWELLING TWO ELEVATIONS

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Page Size A3	Sheet 09 of 12

