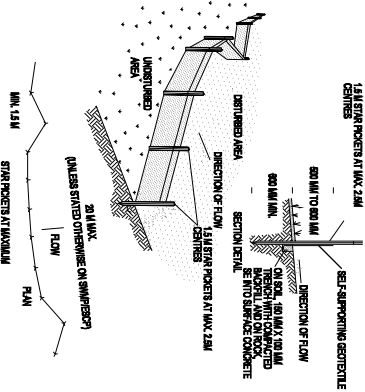
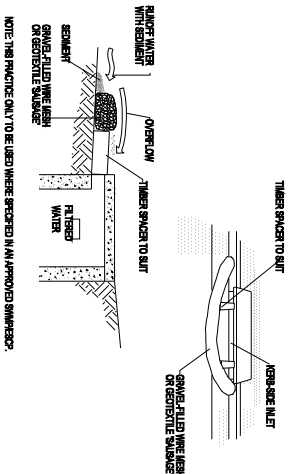


SEDIMENT CONTROL



CONSTRUCTION NOTES
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITERS PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.

1. CUT THE 50 CM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE POCKET FOR THE BOTTOM OF THE FABRIC TO BE ENDED.
2. DRIVE 1.5 METRE LONG STAP PICTETS INTO GROUND AROUND THE TRENCH.
3. BOND THE STAP PICTETS IN MAXI AT THE DOWN SLOPE OF THE TRENCH. THE ENDS OF THE STAP PICTETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS, ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR USE RECOMMENDED BY THE MANUFACTURER. ONLY USE RECOMMENDED TYPE OF STAP PRODUCED FOR STABILIZATION OF SOIL.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 MM OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



NOTE: THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN AN APPROVED SIMPLISCOPE

CONSTRUCTION NOTES

1. INSTALL FILTERS TO KEEP INLETS ONLY AT 546 POINTS
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25 MM TO 50 MM GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150 MM HIGH X 400 MM WIDE.
4. PLACE THE FILTER AT THE OPENING, LEAVING AT LEAST 100-MM SPACE BETWEEN IT AND THE KEBB INLET.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KEBB TO PREVENT SEDIMENT BYPASSING THE FILTER.
7. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THEY FIRSTLY ABUT EACH OTHER AND
8. SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

SITE NOTES

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

LEGEND

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

THIS DRAWING IS SUBJECT TO COPYRIGHT & MUST NOT BE REPRODUCED OR USED FOR MEANS OTHER THAN INTENDED WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR - LYNCH BUILDING GROUP

REV	DATE	DESCRIPTION
A	09/12/2022	FINAL SUBMISSION PLANS

NOTE:

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH

- ALL SHEETS TO THIS SET OF PLANS
- SEPARATE SPECIFICATION DOCUMENTS
- STRUCTURAL ENGINEERS DOCUMENTATION
- PCA DOCUMENTS (WHERE APPLICABLE)
- BASIS CERTIFICATE
- ALL RELEVANT CODES, STANDARDS & APPROVED



LYNCH BUILDING GROUP
CLIENT:
PROPOSED DETACHED DUAL
OCCUPANCY
LOT 534 SUTOR AVENUE
CAERLEON NSW 2850



LYNCH BUILDING
GROUP

POSTAL:
PO BOX 1298
Mudgee NSW 2850

CONTACT US:
P. 02 6372 6054
projects@lynchbuild
www.lynchbuildinggr

LOCATION, SITE, SUBDIVISION & LANDSCAPE PLAN	
DRAWING TITLE:	
DESIGN: LBG	FILE NO: 0457-A01
DRAWN: J.LYNCH	02 OF 09
CHECKED: A.LYNCH	DRAWING NO:
PAPER SIZE: A3	REV:
	A

REV:



SITE, SUBDIVISION & LANDSCAPE PLAN

SCALE: 1:200



LOCATION PLAN

SCALE: NTS

SITE COVERAGE	
LOT 534 SULTOR AVENUE, CARLETON	= 977.50M ²
TOTAL GFA INCLUDING PORCH & ALFRESCO AREAS	= 356.44M ²
	= 36.46%
LANDSCAPING	
LANDSCAPING - INCLUDING GRAVEL AREAS	= 621.06M ²
L255 TOTAL DRIVEWAY & PATHWAYS	= 89.40M ²
	= 531.66M ²
	= 54.36%

SUBDIVISION NOTES

LOT 534 SUTOR AVENUE CAERLEON
DP - 1272615 - ZONING R1 GENERAL RESIDENTIAL

TOTAL LOT 534 AREA	=	977.50M ²
PROPOSED LOT 1 (DWELLING ONE)	=	478.78M ²
PROPOSED LOT 2 (DWELLING TWO)	=	498.72M ²

- CONFIRM ALL DIMENSIONS BACK TO SPECIFIC SURVEY PLANS PRIOR TO COMMENCEMENT OF ANY WORK.
- 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 1.0M HIGH

- SURFER BOY (PHORMIUM)
 - BRONZE BABY (PHORIUM)
 - GOLF BABY (PITOSPORUM)
- SMALL ORNAMENTAL TREES TO 3.0M HIGH
- MANCHURIAN PEAR (PYRUS USSURENSIS)

MULTCH BEDS WITH WOODCHIP OR PEBBLES & FILL OUT OR LINE BEDS WITH GROUND COVERS OR SIMILAR SMALL PLANTS. EDGE BEDS WITH INSLITU FORMED CONCRETE ROLLED EDGE, SLEEPERS, MASCONARY BLOCK EDGING OR SIMILAR AS SELECTED.

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