# **BUILD**

SITE, SUBDIVISION, LANDSCAPING \$ LOCÁTION PLAN

CLIENT: JAAC BUILD PTY LTD

PROJECT: PROPOSED DETACHED DUAL

OCCUPANCY LOT 5 | | SUTTOR AVENUE

CAERLEON NSW 2850

REV	DATE	DESCRIPTION
Α	17/07/2023	CONCEPT PLANS FOR REVIEW
В	27/07/2023	REVISED CONCEPT PLANS
С	04/08/2023	FINAL PLANS FOR SUBMISSION
D	22/08/2023	REVISED DESIGNS FOR PCA
E	29/08/2023	UPDATED STORMWATER

PAPER SIZE: A3

02 OF 11 E REV: DRAWING NO:

ATTENTION - PLEASE NOTE:

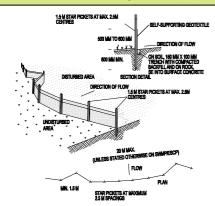
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH
  ALL SHEETS TO THIS SET OF PLANS
  SEPERATE SPECIFICATION DOCUMENTS
  STRUCTURAL ENGINEERS DOCUMENTATION
  PCA DOCUMENTS (WHERE APPLICABLE)
  BASIX CERTIFICATE
  ALL RELEVANT CODES, STANDARDS & APPROVALS

IAAC BUILD PTY LTD

POSTAL: PO BOX 1298 P. 0411 761 934 dgee NSW 2850 E. projects@jaacbuild.com.au

# SEDIMENT CONTROL



ION NOTES
CT SEDIMENT FENCES AS CLOSE AS POSSIBLE
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ARALLEL TO THE CONTOURS OF THE SITE, BUT
RETURNS AS SHOWN IN THE DRAWING TO
ATCHMENT AREA OF ANY ONE SECTION, THE
"AREA SHOULD BE SMALL ENOUGH TO LIMIT
WIF CONCENTRATED AT ONE POINT TO 50
SECOND IN THE DESIGN STORM EVENT,
E IO-YEAR EVENT.
E IO-YEAR EVENT
CO-MM. DEEP TRENCH ALONG THE UPSLOPE LINE
CE FOR THE BOTTOM OF THE FABRIC TO BE

ENCE FOR THE BOTTOM OF THE FABRIC TO BE 1-ED.

J. 5. METRE LONG STAR PICKETS INTO GROUND AT 1.5. METREVALS (MAX) AT THE DOWNSLOPE THE TRENCH: ENSURE ANY STAR PICKETS ARE 1TH SAFETY CAPS.

I.F. SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OSTS ENSURING IT GOES TO THE BASE OF THE FIX THE GEOTEXTILE WITH WIRE TIES OR AS LENDED BY THE MANUPLACTURER. ONLY USE ILE SPECIFICALLY PRODUCED FOR SEDIMENT.

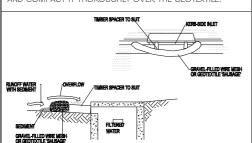
THE USE OF SHADE CLOTH FOR THIS PURPOSE ATISFACTORY.

SECTIONS OF FABRIC AT A SUPPORT POST WITH A OVERLAP.

I SU-MM OVERLAP.

6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC

AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



CONSTRUCTION NOTES

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG 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.

FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150 MM 4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A

I OO-MM SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS. 5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT

BYPASSING THE FILTER.

6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND

# SITE NOTES

SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK THIS PLAN DOES NOT PROVIDE SPECIFIC LANDSCAPE PLANTING 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.

SITE ACCESS DURING CONSTRUCTION.

### SITE COVERAGE

LOT 511 SUTTOR AVENUE, CAERLEON = 1020.00M

SITE COVERAGE
TOTAL GFA INCLUDING PORCH \$ ALFRESCO

= 330.70M AREAS

LANDSCAPING LANDSCAPING - INCLUDING GRAVEL AREAS LESS TOTAL DRIVEWAY & PATHWAYS

= 689.30M = 67.23M<sup>2</sup> = 622.07M<sup>2</sup> 60.98%

### SUBDIVISION NOTES

LOT 5 | | SUTTOR AVENUE CAERLEON DP - 1272615 - ZONING RI GENERAL RESIDENTIA

TOTAL LOT 511 AREA = 1020.00MPROPOSED LOT I (DWELLING ONE)

- PROPOSED LOT 2 (DWELLING TWO) = 491.38M . 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 (PITTOSPORUM)
   GALL ORNAMENTAL TREES TO 3.0M HIGH
   MANCHURIAN PEAR (PYRUS USSURIENSIS)

CONSULT LOCAL NURSERY FOR AVAILABILITY AND SUITABILITY OF THE SPECIES LISTED & SUBSTITUTE SIMILAR PLANTING IF

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, MASCONARY BLOCK EDGING OR SIMILAR AS

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

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



# LOCATION PLAN



# SITE, SUBDIVISION & LANDSCAPING PLAN

SCALE: 1:200