

BUILDUP

DRAWING TITLE:
SITE, SUBDIVISION, LANDSCAPING & LOCATION PLAN
CLIENT:
JAAC BUILD PTY LTD
PROJECT:
PROPOSED DETACHED DUAL OCCUPANCY
LOT 511 SUTTOR AVENUE CAERLEON NSW 2850

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

FILE NO: 0499-A01	E	02 OF 11
PAPER SIZE: A3	REV:	DRAWING NO:

ATTENTION - PLEASE NOTE:
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

JAAC BUILD PTY LTD
POSTAL: PO BOX 1298
Mudgee NSW 2850
CONTACT US:
P. 0411 761 934
E. projects@jaacbuild.com.au

SEDIMENT CONTROL

1.5M STAR PICKETS AT MAX. 2.5M CENTRES
500 MM TO 600 MM
800 MM MIN.
DIRECTION OF FLOW
SECTION DETAIL
DISTURBED AREA
UNDISTURBED AREA
20 MM MAX. (UNLESS STATED OTHERWISE ON SWIMPSPEC)
FLOW
MIN. 1.5 M
STAR PICKETS AT MAXIMUM 2.5 M SPACINGS
PLAN

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 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150-MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS 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 AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
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.

TIMBER SPACER TO SUIT
KERB-SIDE INLET
GRVEL-FILLED WIRE MESH OR GEOTEXTILE BUNDAGE
OVERFLOW
TIMBER SPACER TO SUIT
SEDIMENT
GRVEL-FILLED WIRE MESH OR GEOTEXTILE BUNDAGE
FILTERED WATER
RANOFF WATER WITH SEDIMENT

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

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.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150 MM HIGH X 400 MM WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100-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 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 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 ²
SITE COVERAGE	
TOTAL GFA INCLUDING PORCH & ALFRESCO AREAS	= 330.70M ²
	= 32.42%
LANDSCAPING	
LANDSCAPING - INCLUDING GRAVEL AREAS	= 689.30M ²
LESS TOTAL DRIVEWAY & PATHWAYS	= 67.23M ²
	= 622.07M ²
	= 60.98%

SUBDIVISION NOTES

LOT 511 SUTTOR AVENUE CAERLEON
DP - 1272615 - ZONING R1 GENERAL RESIDENTIAL

TOTAL LOT 511 AREA	= 1020.00M ²
PROPOSED LOT 1 (DWELLING ONE)	= 528.62M ²
PROPOSED LOT 2 (DWELLING TWO)	= 491.38M 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 (PITTOSPORUM)

SMALL 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 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, MASCONARY 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 THE ABOVE MENTIONED SPECIES AND ALSO THE LOCATION OF GARDEN BEDS, SHOULD THE SITE LEAD TO AN ALTERNATIVE / MORE SUITABLE OPTION.

SITE LOCATION - LOT 511
SUTTOR AVENUE,
CAERLEON NSW 2850

LOCATION PLAN

SCALE: NTS

RETAINING WALLS TO 0.9M MAX. HEIGHT LEVEL REDUCING IN HEIGHT TOWARDS FRONT OF PROPERTY

PROPOSED NEW BOUNDARY - LOT 1

PROPOSED NEW BOUNDARY LOT 2

PROPOSED NEW BOUNDARY - LOT 2

POB = 144m²

POB = 144m²

475.00

474.00

C.L.

R.W.

BOUNDARY 5.1M

BOUNDARY 27.5M

300

EXTENT OF PROPOSED CUT TO SITE GROUND LEVEL - APPROX. ONLY

STORMWATER DRAINAGE DIAGRAM FOR EACH DWELLING - APPROX. LOCATION WITH 300x300 SURFACE WATER PICK-UP DRAINS

DROP EDGE BEAM SLAB CONSTRUCTION APPROX. LOCATION

ACCESS GATE

CONCRETE DRIVEWAY 3.2M WIDE

1.3M

5.5M

3.4M

EASEMENT TO DRAIN SEWAGE (3.0M MIN. WIDE)

BOUNDARY 14.5M (ARC LENGTH)

BOUNDARY 7.3M

SEWER BOUNDARY RISER LOCATION

FIXED MAIL BOX AS SELECTED

KERB & GUTTER - APPROXIMATE LOCATION

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F.F.L 474.25

DWELLING TWO
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DWELLING TWO
F.F.L 474.25

ACCESS GATE

1.2M

3c.0M

7.9M

8.8M

8.8M

7.0M

29.5M

29.5M

4.4M

475.00

474.00

C.L.

R.W.

BOUNDARY 5.1M

BOUNDARY 27.5M

300

EXTENT OF PROPOSED CUT TO SITE GROUND LEVEL - APPROX. ONLY

STORMWATER DRAINAGE DIAGRAM FOR EACH DWELLING - APPROX. LOCATION WITH 300x300 SURFACE WATER PICK-UP DRAINS

DROP EDGE BEAM SLAB CONSTRUCTION APPROX. LOCATION

ACCESS GATE

CONCRETE DRIVEWAY 3.2M WIDE

1.3M

5.5M

3.4M

EASEMENT TO DRAIN SEWAGE (3.0M MIN. WIDE)

BOUNDARY 14.5M (ARC LENGTH)

BOUNDARY 7.3M

SEWER BOUNDARY RISER LOCATION

FIXED MAIL BOX AS SELECTED

KERB & GUTTER - APPROXIMATE LOCATION

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F.F.L 474.25

DWELLING TWO
F.F.L 474.25

ACCESS GATE

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7.9M

8.8M

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