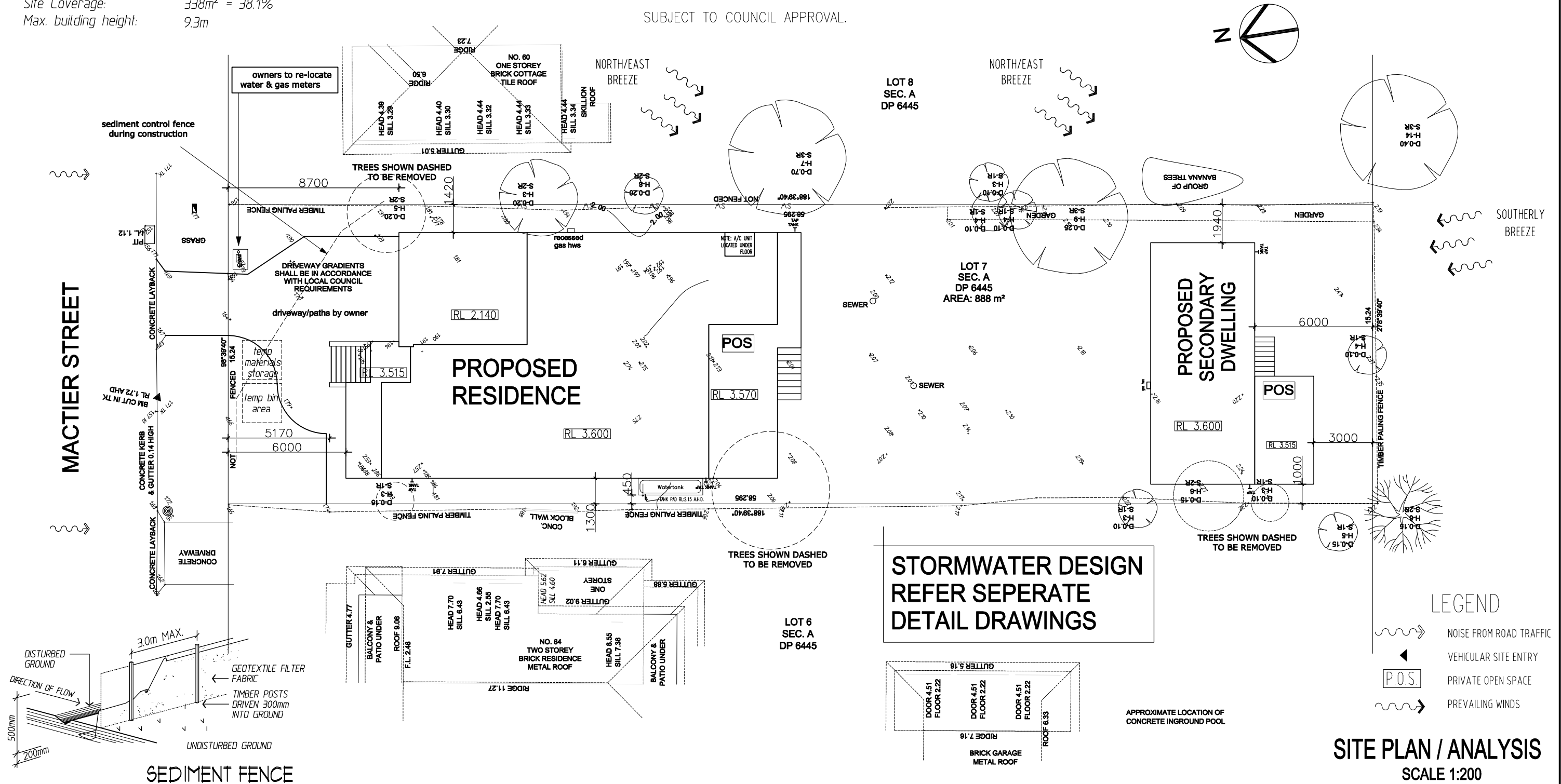


Site Area: 888m²
Driveway/paths: 70.0m²
Site Coverage: 338m² = 38.1%
Max. building height: 9.3m

NOTE: THE OWNER HAS PROVIDED TULLIPAN HOMES WITH THE REQUIRED FINISHED FLOOR LEVELS AS SHOWN ON THE PLANS. ALL PROPOSED FLOOR LEVELS ARE SUBJECT TO COUNCIL APPROVAL.

CUSTOM



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 THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
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 300mm 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.

BOUNDARY NOTE
BOUNDARY INFORMATION SUPPLIED BY BUILDER.
CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORK.

SETOUT NOTE
BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.

COUNCIL NOTES:
- NO WATERWAYS, WATERCOURSES OR EXISTING DRAINAGE PROBLEMS
- EASEMENTS SHOWN ON SITE PLAN
- EXISTING VEGETATION SHOWN ON SITE PLAN
- STORMWATER DISPOSED OF TO COUNCIL'S REQUIREMENTS

CAUTION:

1. UTILITY SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE. PRIOR TO EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR CONFIRMATION OF LOCATION OF SERVICES. **** DIAL BEFORE YOU DIG (CALL 1100) ****
2. THE BOUNDARIES SHOWN HEREON ARE APPROXIMATE ONLY. FOR ANY CONSTRUCTION ACTIVITIES PROPOSED IN CLOSE PROXIMITY TO THE BOUNDARIES, IT IS RECOMMENDED THAT THOSE BOUNDARIES BE MARKED TO AVOID POSSIBILITY OF ENCROACHMENT.

DIAL 1100 BEFORE YOU DIG

CLIENT **A & M POPOVSKI**

JOB **PROPOSED RESIDENCE**

LOCATION **62 Mactier St
Narrabeen**

SHEET 1 of 15

DATE 28/08/2019

DWG No. **7292-Wd5**

plan prepared by **TULLIPAN HOMES**

- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

00/00/00 # REVISION

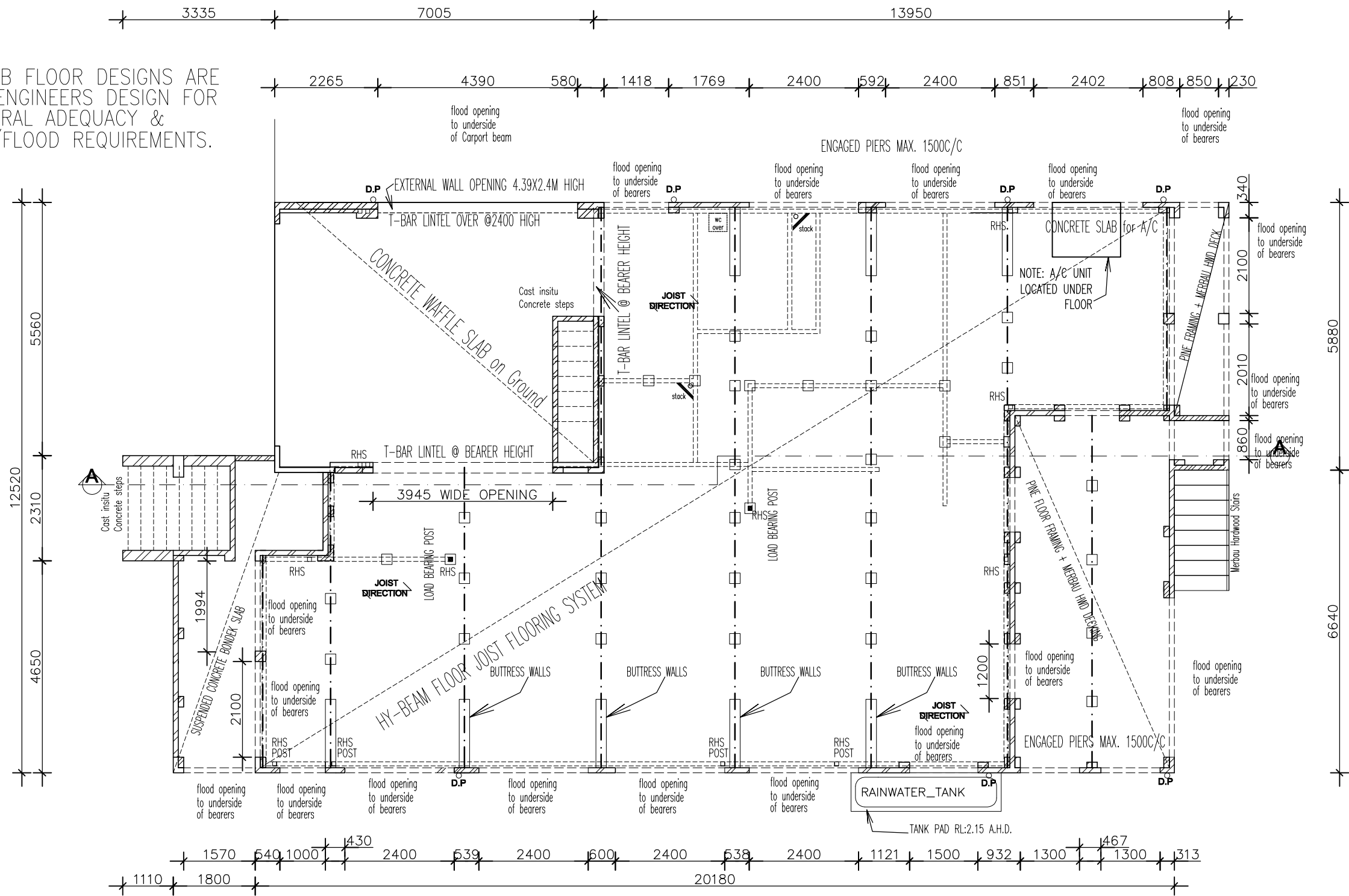
TULLIPAN HOMES PTY LTD

Lic. No. 131446C

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www.tullipanhomes.com.au
www.spittlelevelhomes.com.au

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Level 4, Suite 410
1 Bryant Drive
Tuggerah NSW 2259
PO Box 5148
CHITTAWAY BAY NSW 2261

NOTE: THE SUB FLOOR DESIGNS ARE
SUBJECT TO ENGINEERS DESIGN FOR
STRUCTURAL ADEQUACY &
STORMWATER/FLOOD REQUIREMENTS.

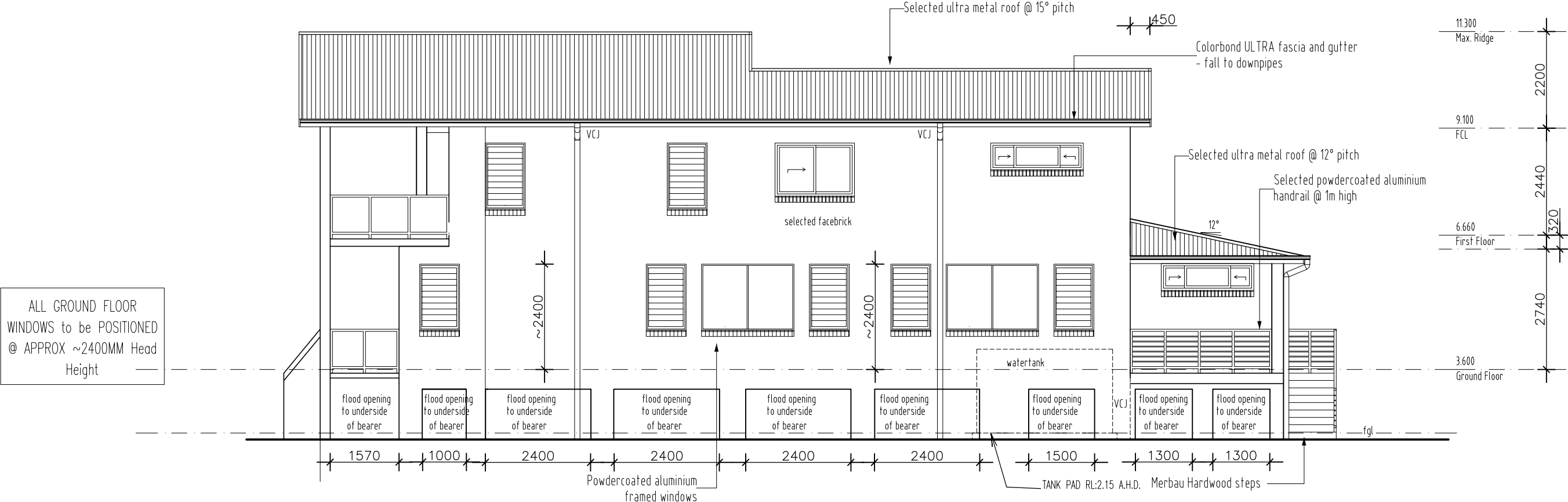


SUB-FLOOR PLAN
SCALE 1:100

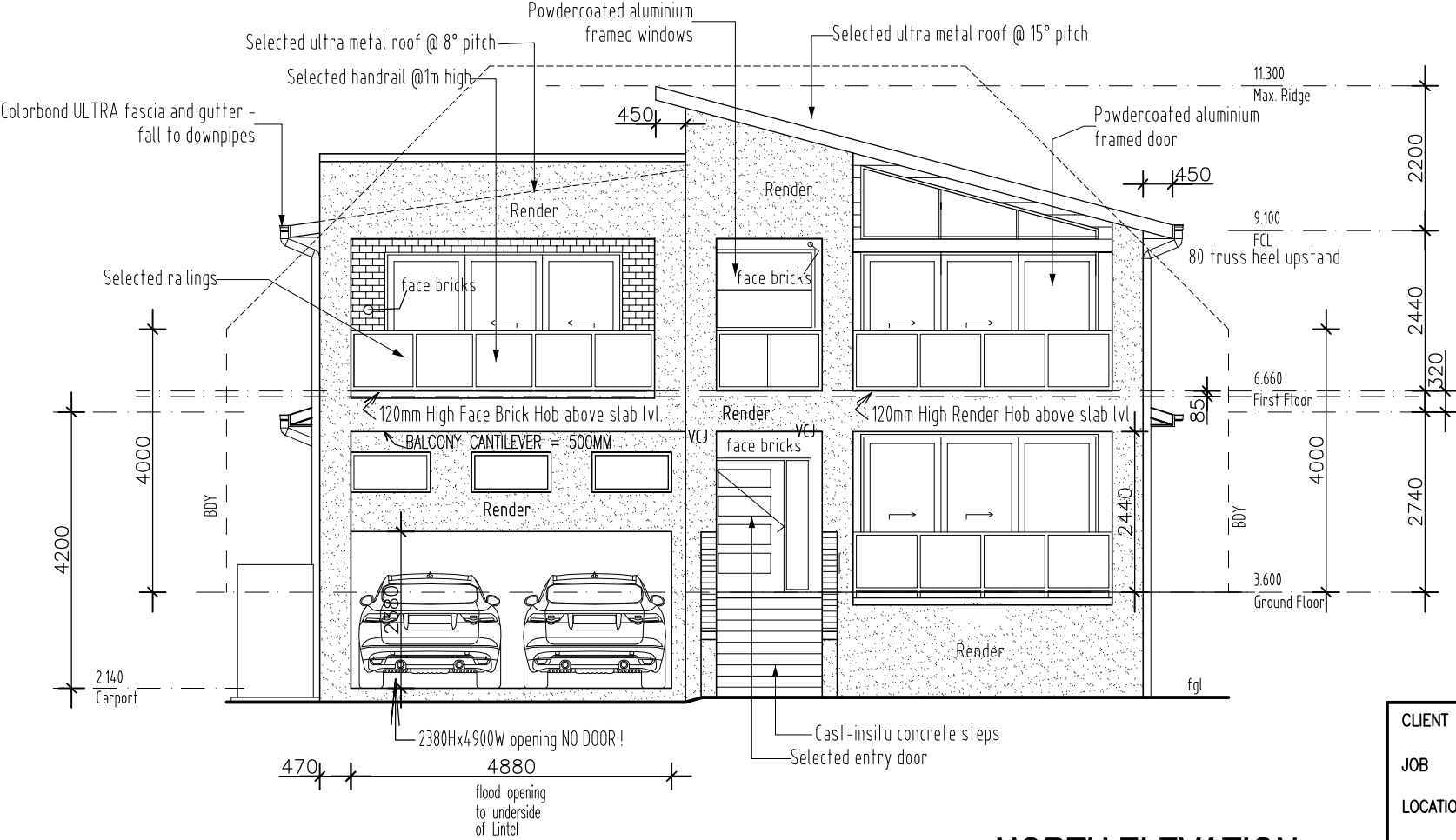
CLIENT	A & M POPOVSKI	
JOB	PROPOSED RESIDENCE	
LOCATION	62 Mactier St Narrabeen	
<div>- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.</div> <div>- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.</div>		
SHEET	DATE	DWG No.
2 of 15	28/08/2019	7292-Wd5

plan prepared by
TULLIPAN HOMES

00/00/00	#	REVISION
 TULLIPAN HOMES PTY LTD		
Lic. No. 131446C		
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Mariners Building Level 4, Suite 410 1 Bryant Drive Tuggerah NSW 2259 PO Box 5148 CHITTAWAY BAY NSW 2261		



WEST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

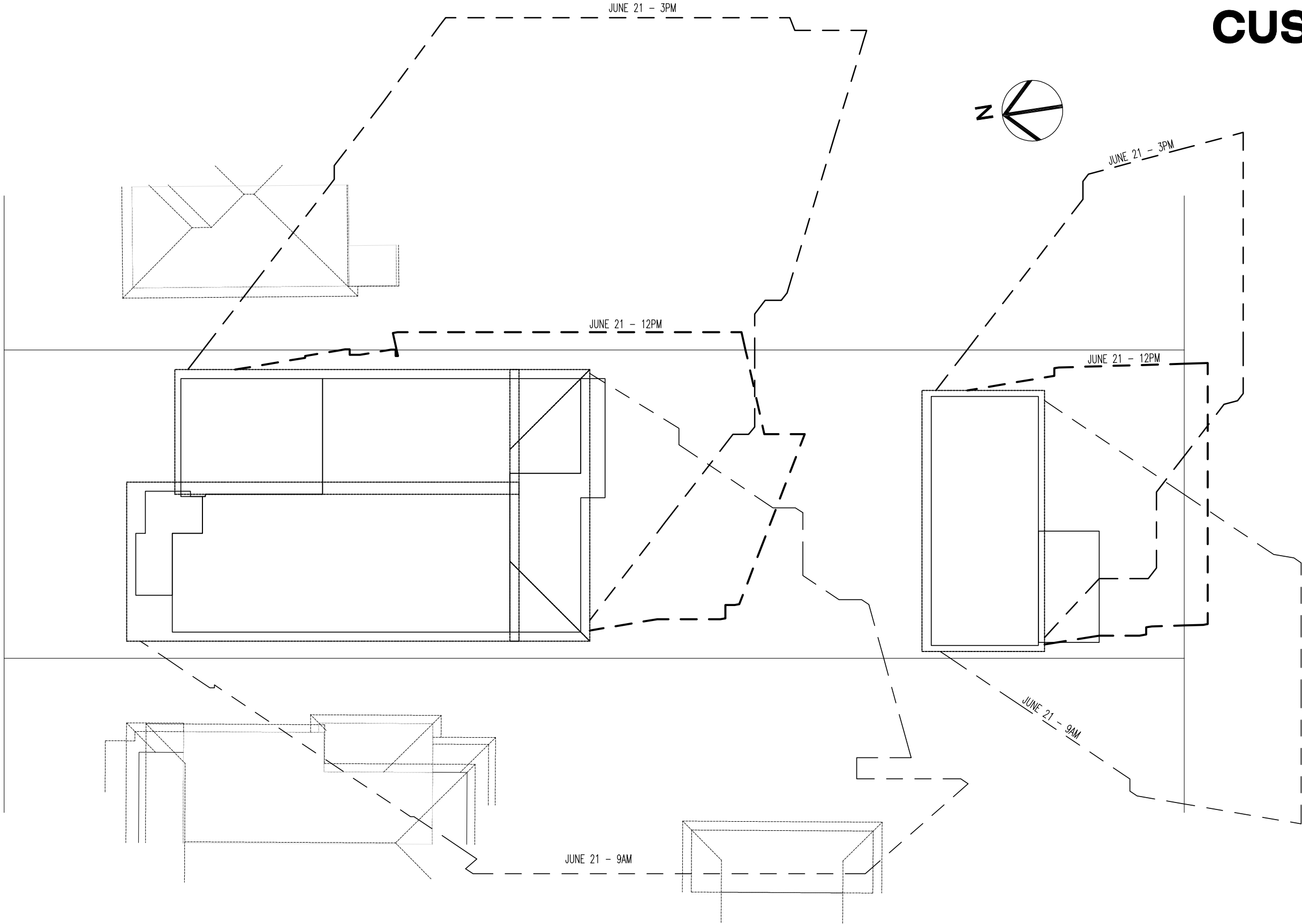
CLIENT	A & M POPOVSKI	
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SHEET	DATE	DWG No.
5 of 15	28/08/2019	7292-Wd5

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00/00/00	#	REVISION
		
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MACTIER STREET

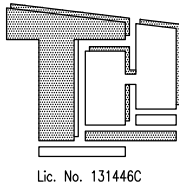
30.42m
17.76m



SHADOW DIAGRAM
SCALE 1:200

CLIENT A & M POPOVSKI		
JOB PROPOSED RESIDENCE		
LOCATION 62 Mactier St Narrabeen		
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET 8 of 15	DATE 28/08/2019	DWG No. 7292-Wd5

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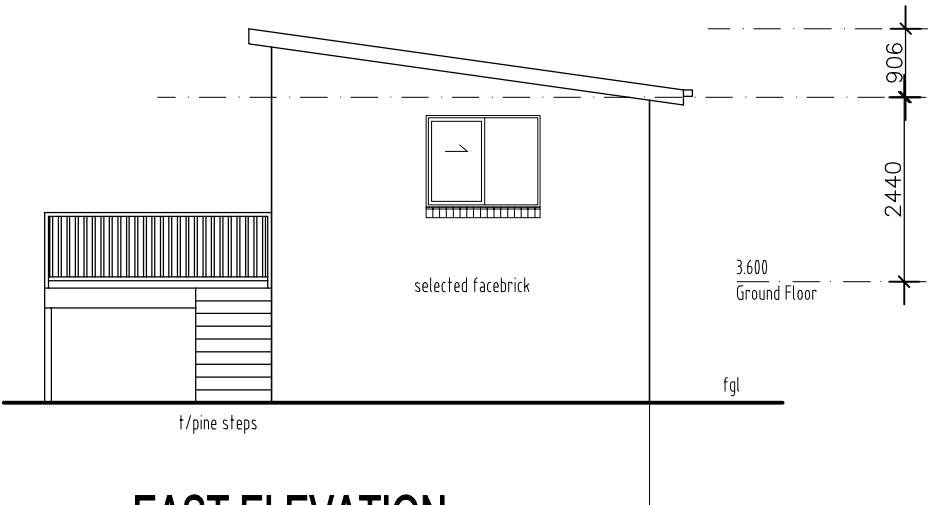


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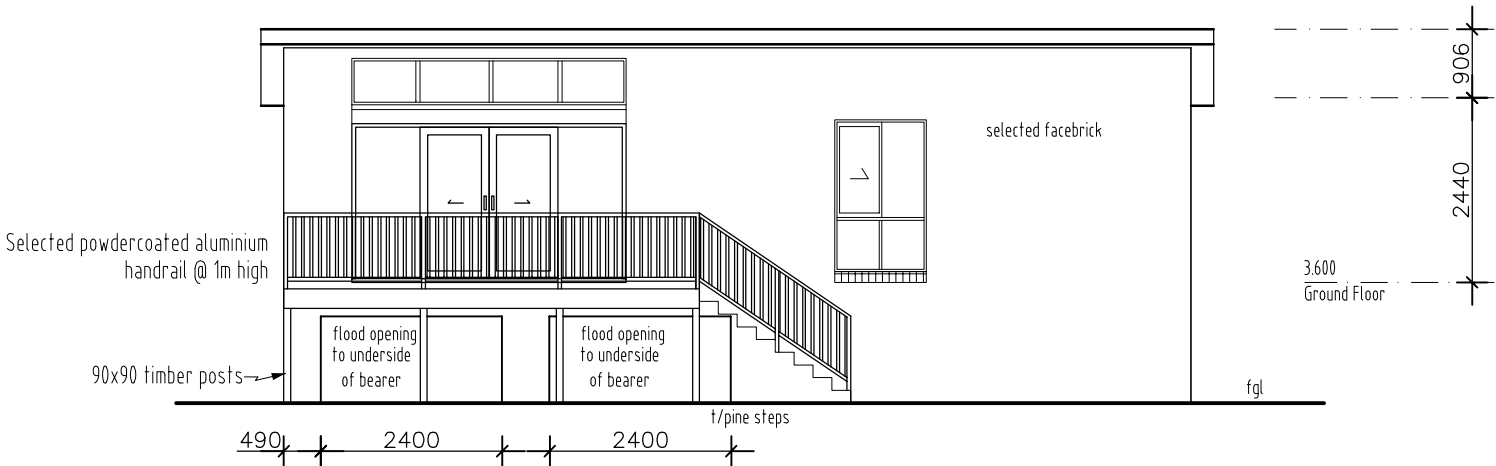
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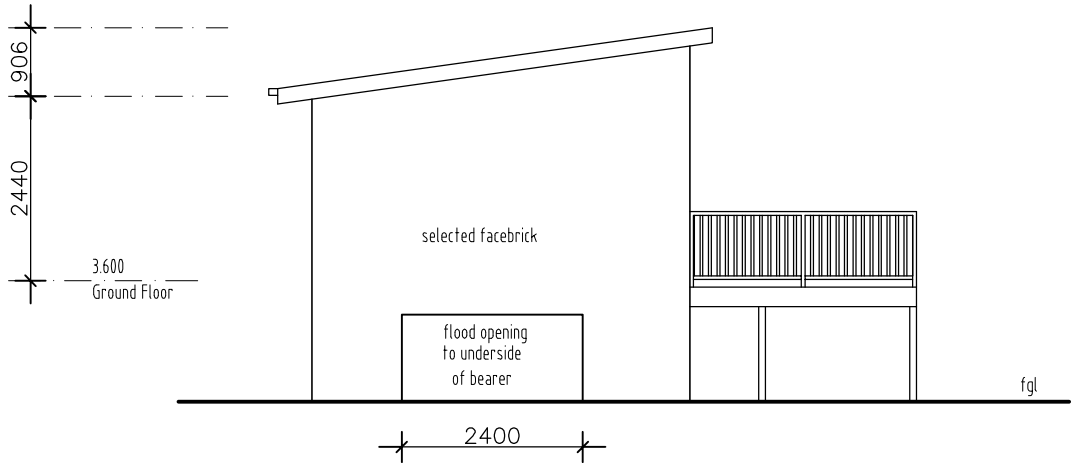
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EAST ELEVATION
SCALE 1:100



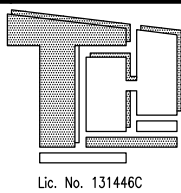
SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

CLIENT A & M POPOVSKI		
JOB PROPOSED RESIDENCE		
LOCATION 62 Mactier St Narrabeen		
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET 10 of 15	DATE 28/08/2019	DWG No. 7292-Wd5

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NOTE:
Wet area waterproofing
installation as per AS3740

ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEERS CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEERS REFERENCES TAKING PRECEDENCE.

CLIENT	A & M POPOVSKI	plan prepared by TULLIPAN HOMES	 TULLIPAN HOMES PTY LTD
JOB	PROPOSED RESIDENCE		
LOCATION	62 Mactier St Narrabeen		
— BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. — FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.			
SHEET	DATE	DWG No.	
11 of 15	28/08/2019	7292-Wd5	

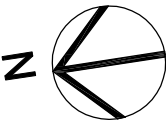
Site Area:: 888m²
Site Coverage: 527.7m² = 59.4%
(includes house, driveway, deck, paths, pool)

NOTES AND SPECIFICATIONS

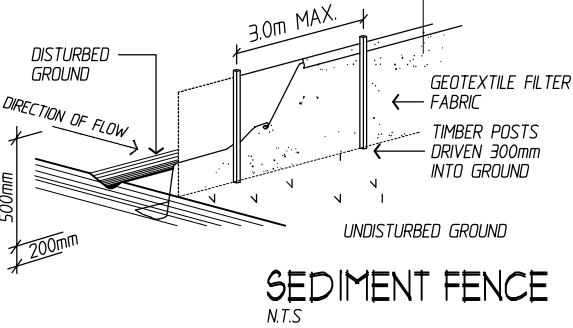
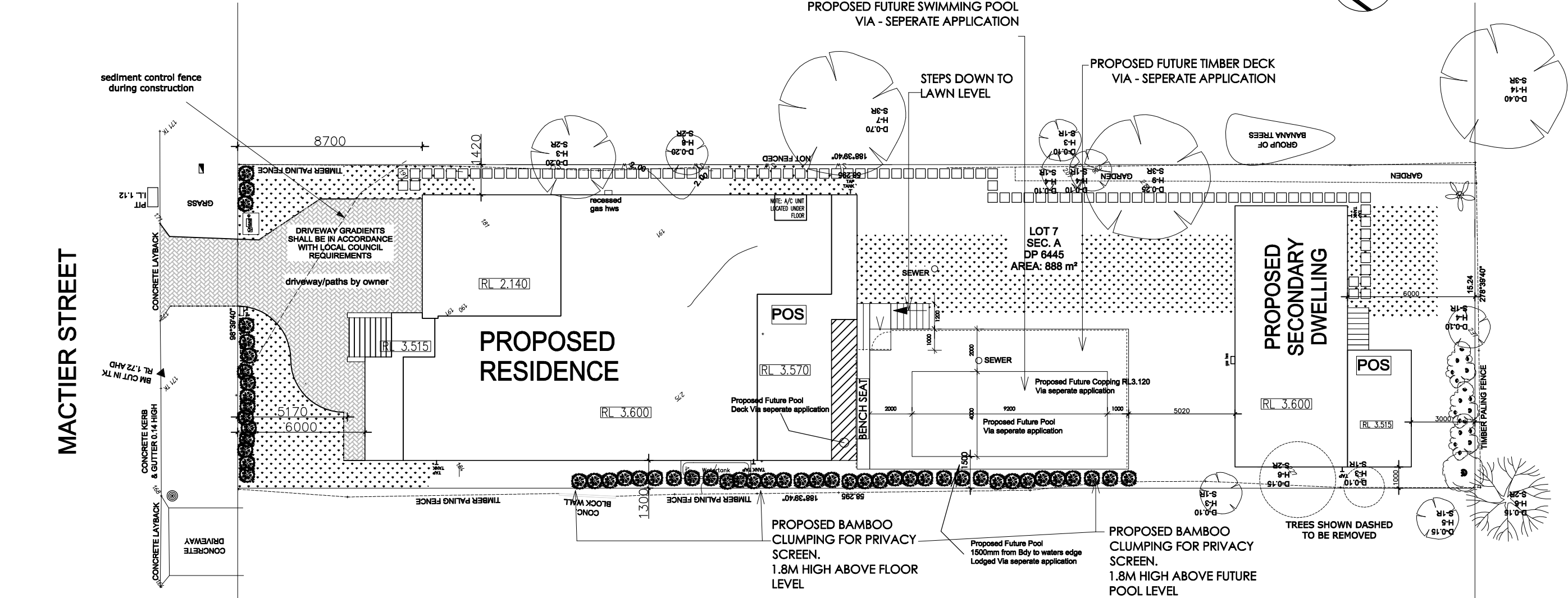
POOL AND POOL FENCING
Installation of pool shell and surrounds to be done in accordance with manufacturers specifications and details.
Installation of pool fencing to be in accordance with The Swimming Pools Act 1992 and AS 1926- the pool fence shall be not less than 1.2m all the way around with a self closing gate.
No ancillary structures not immediately associated with the swimming pool, must be kept within the pool/fenced area.
It is the property owner's responsibility to ensure the fence is maintained and the self closing pool gate is in good working order.

BASIC REQUIREMENTS

SWIMMING POOL
- MUST HAVE A POOL COVER
- MUST INSTALL A POOL PUMP TIMER FOR THE SWIMMING POOL
- MUST INSTALL A WATER TANK WITH A MINIMUM CAPACITY OF 130LITRES
- MUST INSTALL THE FOLLOWING HEATING SYSTEM FOR THE SWIMMING POOL THAT IS PART OF THIS DEVELOPMENT- GAS



MACTIER STREET



SEDIMENT FENCE
N.T.S

- SEDIMENT CONTROL NOTES
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NOTES

WEEDS
REMOVE ALL WEEDS PRIOR TO PLANTING WITH NON-RESIDUAL GLYPHOSATE HERBICIDE OR HAND REMOVAL.
SUBSOIL
CULTIVATE 100MM DEPTH. DO NOT DISTURB SERVICES. IF NECESSARY CULTIVATE THESE AREAS BY HAND. REMOVE RUBBISH AND TRIM TO LEVELS.
SOIL
INSTALL IMPORTED TOPSOIL TO DEPTH OF 300MM IN PREPARED GARDEN BEDS FREE OF DELETERIOUS MATERIALS, BUILDERS RUBBLE OR OTHER MATERIAL TOXIC TO PLANTS.
INSTALL SANDY LOAM TO DEPTH OF 100MM FOR TURFED AREAS.
ORGANIC MULCH
INSTALL FOREST MULCH FLUSH WITH SURROUNDING LEVELS 75MM THICK TO ALL PLANTED AREAS EXCEPT WHERE GRAVEL MULCH SPECIFIED.
GRAVEL MULCH
INSTALL SELECTED GRAVEL MULCH OR PEBBLES FLUSH WITH SURROUNDING LEVELS 50MM THICK WHERE SPECIFIED.
FERTILISER
INCORPORATE 9 MONTH SLOW RELEASE FERTILISER TO ALL PLANTED AREAS AFTER PLANTING AT MANUFACTURERS RECOMMENDED RATES.
TURF
SIR WALTER BUFFALO
PLANT MATERIAL
PLANTS SHALL BE VIGOROUS, HARDENED OFF, WELL ESTABLISHED AND FREE FROM DISEASE AND PESTS WITH HEALTHY ROOT SYSTEM.
GARDEN FENCING
3 X 100MM GALVANISED STEEL EDGE SECURED AT 1M INTERVALS
PAVING
SELECTED PAVING INSTALLED ONTO PREPARED SUB-BASE.
DRIVEWAY & PATHS
CONCRETE & INSTALLED BY OTHERS
MAINTENANCE
12 WEEKS
WATER DEEPLY AT PLANTING AND WEEKLY FOR SIX WEEKS AND THEN AS WEATHER DICTATES.

LEGEND

- Larastinus Viburnum (Tinus)
- Crepe Myrtle (Lagerstroemia indica)
- Frangipani
- Star Jasmine (Jasminum polyanthemum)
- SELECTED PAVING
- TURF
- STEPPING STONE PAVER

STORMWATER DESIGN
REFER SEPERATE
DETAIL DRAWINGS

LANDSCAPING PLAN
SCALE 1:200

CAUTION:

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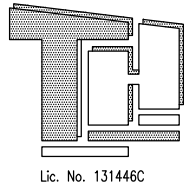
DIAL 1100
BEFORE YOU DIG

CLIENT **A & M POPOVSKI**
JOB **PROPOSED RESIDENCE**
LOCATION **62 Mactier St
Narrabeen**

- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

SHEET **Landscaping** DATE **28/08/2019** DWG No. **7292-Wd5**

plan prepared by
TULLIPAN HOMES



Lic. No. 131446C

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TULLIPAN HOMES

Schedule of Exterior Finishes

DATE: 15/05/2019
CLIENT: Mr & Mrs Aleksandar & Michelle Popovski JOB#7292 - Popovski
SITE ADDRESS: Lot 7, DP Lot 6445, 62 Mactier Street, Narrabeen NSW 2101

Dear Sir & Madam,

As part of the preparation of the plans etc to submit into council, we also need to provide a schedule of external finishes. A rough idea of colour selections is required for the front elevation of the home. Please see below blank fields for you to complete, and send back to our office as soon as possible.

These selections do not need to be exact (final colour selections will be signed off in the office at a later date at your selections meeting), if you have an idea of the colour/tone that you will be going for that is acceptable for us to submit to Council.

Please indicate rough colour selections to submit to Council:

Face Bricks:	<u>Dark</u>
Render:	<u>Grey / White</u>
Painted Cladding:	<u>Grey / White</u>
Roof Tiles/Colorbond:	<u>Dark</u>
Gutter:	<u>Dark</u>
Fascia:	<u>Light</u>
Downpipes:	<u>Dark</u>
Window Frames:	<u>Black</u>
Front Door:	<u>Dark</u>
Garage Door:	<u>n/a</u>
External Railings:	<u>Glass</u>

If you have any queries please contact me, otherwise I look forward to receiving this as soon as possible.

Kind Regards,
Shona Paddison.

Client name's :

Mr & Mrs Aleksandar & Michelle Popovski :

Signed & Dated :

M. Popovski A. Popovski