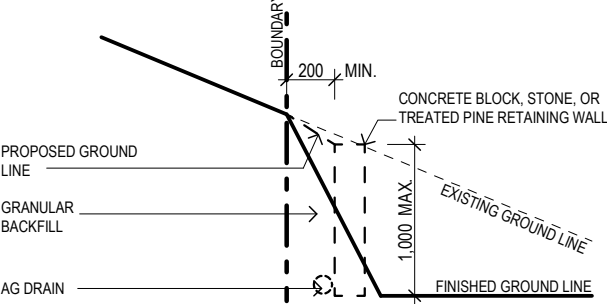
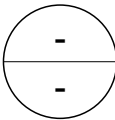


RETAINING WALL - BY OWNER

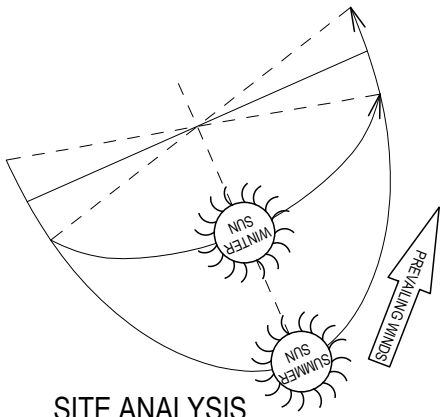
NOTE: DESIGN AND CONSTRUCTION OF RETAINING WALLS BY OWNER PRIOR TO OCCUPATION CERTIFICATE.  
RETAINING WALLS OVER 1m H WILL BE REQUIRED TO BE DESIGNED BY A STRUCTURAL ENGINEER AND DETAILS WILL BE REQUIRED TO BE SUBMITTED TO THE PCA.



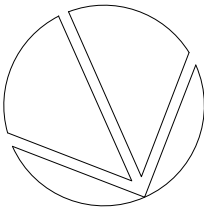
RETAINING WALL DETAIL



SCALE 1:50

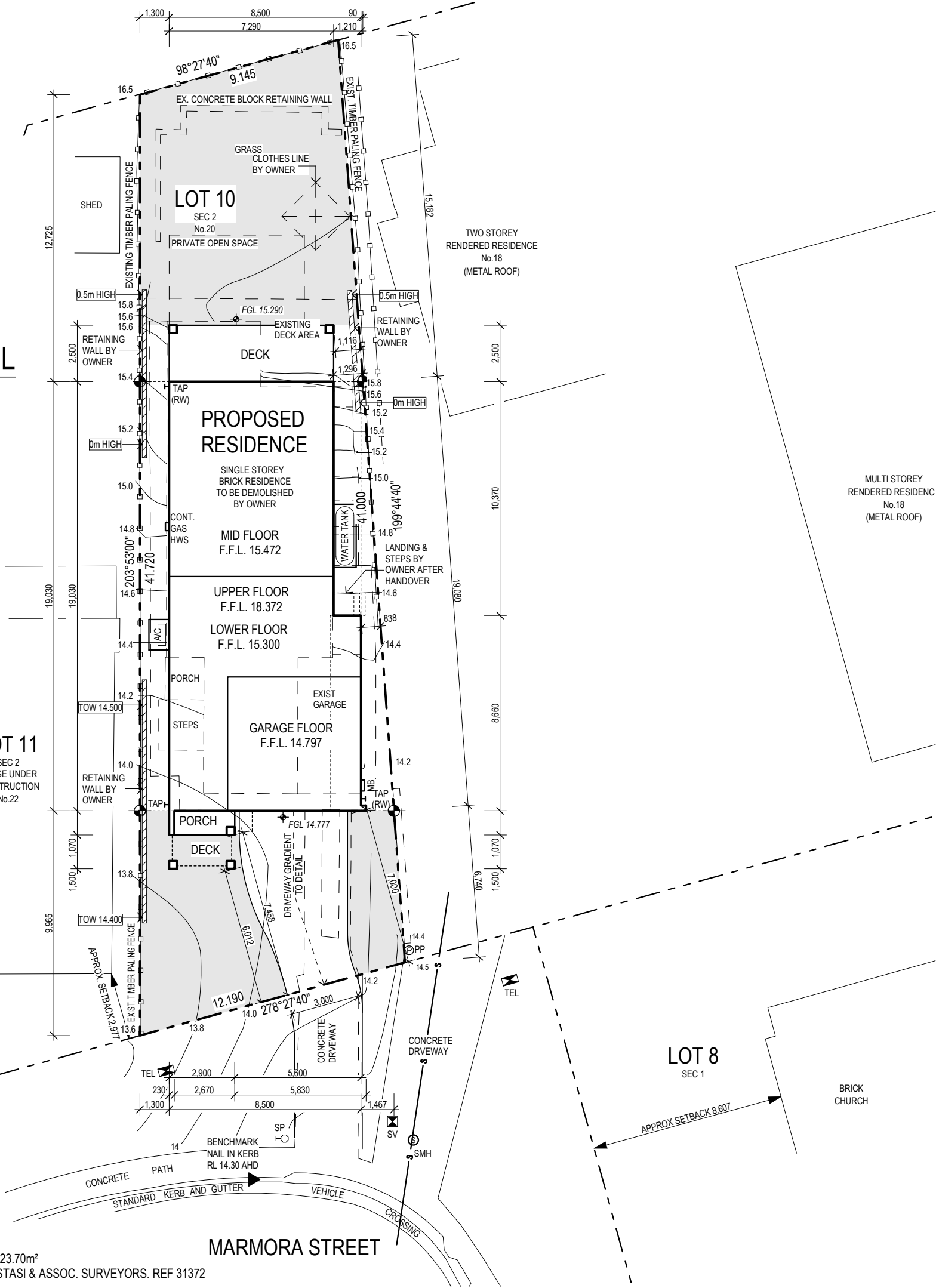


SITE ANALYSIS



SITE PLAN

SCALE 1:200 LOT 10 DP 10321 AREA 423.70m<sup>2</sup>  
SURVEY INFORMATION OBTAINED FROM NASTASI & ASSOC. SURVEYORS. REF 31372








**NOTE: DEMOLITION BY OWNER**  
THE OWNER IS RESPONSIBLE FOR DEMOLITION OF EXISTING HOUSE, INCLUDING REMOVAL OF ALL BUILDING DEBRIS & DISCONNECTION OF SERVICES (IE. POWER, WATER, SEWER, STORMWATER & GAS)

**NOTE: FINISHED GROUND & FLOOR LEVELS**  
FINISHED GROUND & FLOOR LEVELS INDICATIVE TO A TOLERANCE OF  $\pm 100\text{mm}$ , THEREFORE EXTENT OF CUT / FILL BATTERS IS TO BE DETERMINED ON SITE IN CONJUNCTION WITH VOLUME / DENSITY OF SOIL MATERIALS.

**NOTE: SURPLUS SOIL**  
ANY SURPLUS SOILS FROM FOOTING TRENCHES, PIER HOLES AND/OR SERVICE TRENCHES ARE TO BE REMOVED FROM SITE DUE TO SITE LIMITATIONS

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SITE PLAN LEGEND

| MARK   | DESCRIPTION  |  |
|--|--|--|
|             | SURVEY SETOUT PEG  |  |
| <br>MB      | METER BOX  |  |
| TAP  | TOWNWATER TAP  | NOTE: EXACT POSITION OF TAP TO BE DETERMINED ON SITE |
| TAP (RW)   | RECYCLED / RAINWATER TAP   |  |
|             | ALL RETAINING WALLS BY OWNER U.N.O.                                      |  |
|  S -        | APPROXIMATE SEWER LOCATION   |  |
|  FGL XX.XXX | PROPOSED FINISHED GROUND LEVELS BY OWNER PRIOR TO OCCUPATION CERTIFICATE |  |

SOIL CLASSIFICATION: H1

WIND CLASSIFICATION: N2

GAS TYPE: NATURAL

| SITE AREA TABLE    |                | FLOOR AREA TABLE |                |
|--------------------|----------------|------------------|----------------|
| AREA               | m <sup>2</sup> | AREA             | m <sup>2</sup> |
| SITE               | 423.70         | UPPER FLOOR      | 113.94         |
| LANDSCAPED (SOFT)  | 168.41         | LOWER /MID FLOOR | 114.41         |
| DRIVEWAY           | 32.2           | GARAGE           | 35.10          |
| FOOTPRINT          | 174.60         | ALFRESCO         | 18.23          |
| PRIVATE OPEN SPACE | 24.00          | DECK             | 3.52           |
| TOTAL FLOOR AREA:  | 263.45         | PORCH            | 2.86           |
| SITE COVERAGE:     | 41.2%          | ROOF AREA        | 209.73         |

NOTE: PROPOSED DRIVEWAY BY OWNER

WATER TANK -1 x 3,000 LITRE (2.6m LONG x 0.8m WIDE x 1.5m HIGH)  
- SEPARATE WATER LINES / PIPING TO ALL TOILETS, WASHING MACHINE & 2 YARD TAPS

CERTIFYING AUTHORITY: DA - NORTHERN BEACHES

|        |                                |            |
|--------|--------------------------------|------------|
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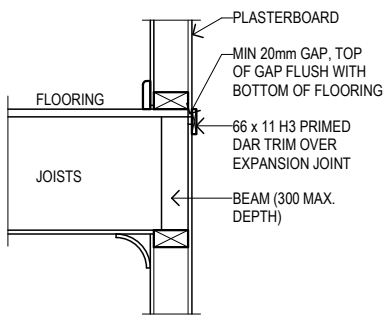
Client Name:  
**ALFONSO, P & K**

Job Address:  
**PROPOSED RESIDENCE  
Lot 10, No.20 Marmora Street  
FRESHWATER**

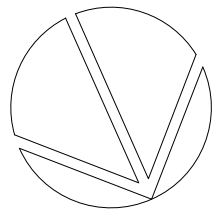
Design: the COOLUM - 266 - Executive 2022

|                    |                  |                          |                 |
|--------------------|------------------|--------------------------|-----------------|
| Drawn:<br>BM / PEH | Sale:<br>AR      | Plot Date:<br>18/04/2023 |                 |
| Job No:<br>3392    | Tender No:<br>50 | Drg No:<br>A1 of 9       | Revision:<br>2A |

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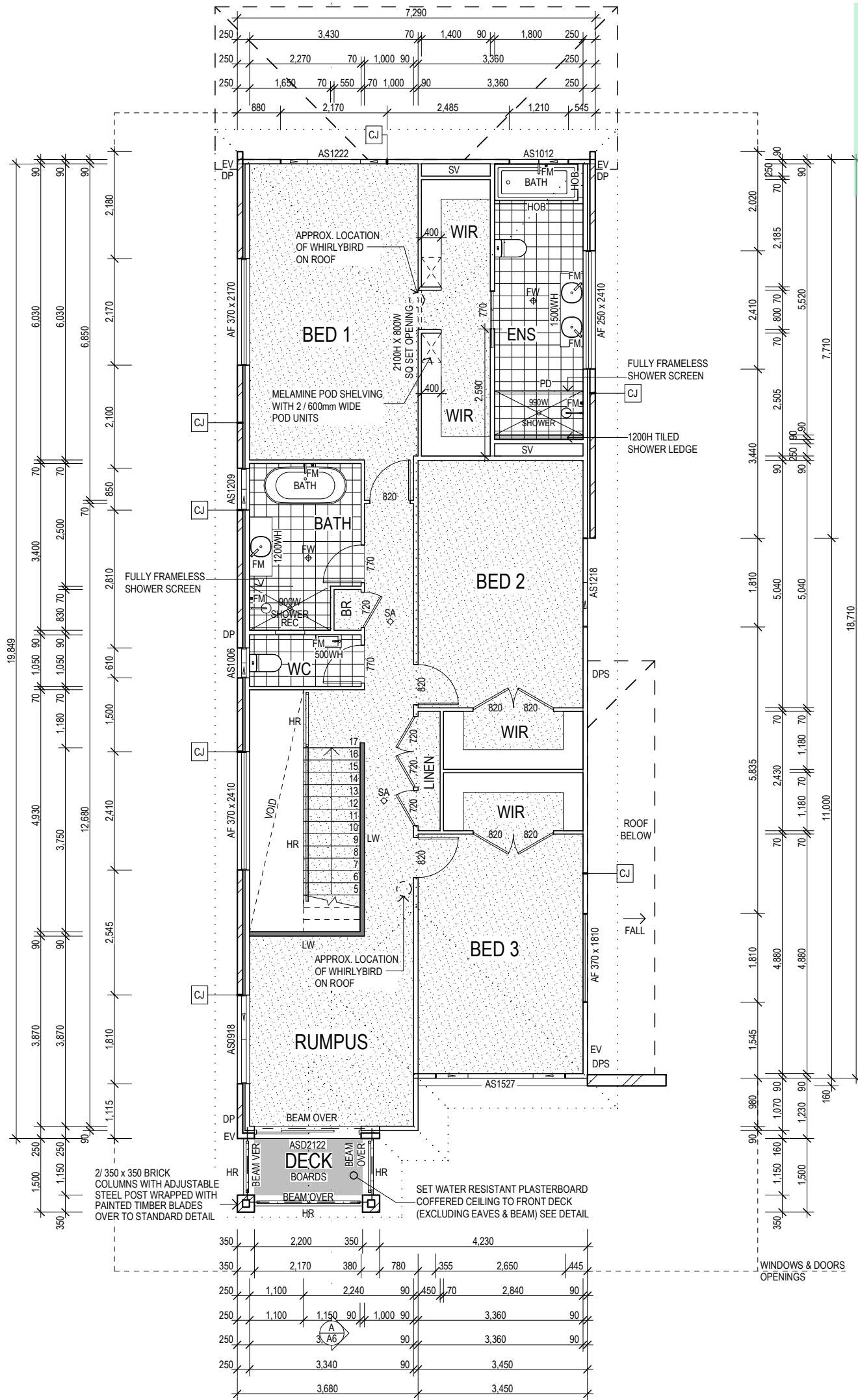


WALL EXPANSION  
JOINT DETAIL  
SCALE 1:20



## UPPER FLOOR PLAN

SCALE 1:100



**6.0**  
NATIONWIDE  
HOUSE  
ENERGY RATING SCHEME  
50.7  
MJ/m<sup>2</sup>  
www.nathers.gov.au

**0008316119 16 Dec 2022**  
Assessor Gavin Chambers  
Accreditation No. DMN/13/1491  
Address  
20 Marmora Street,  
Freshwater, NSW, 2096  
hstar.com.au

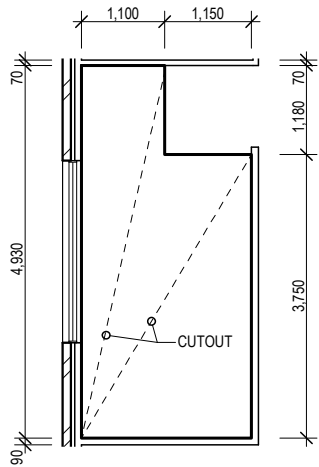
**NOTE:**  
- TERMITE RESISTANT T2 FRAMING  
AND TRUSSES.  
- H2 TERMITE TREATED SHEET  
FLOORING (IF APPLICABLE)

**NOTE:**  
SQUARE SET CEILING / WALL JUNCTION  
TO LOWER FLOOR, BATHROOM &  
ENSUITE ONLY.

**NOTE:**  
R2.0 ACOUSTIC INSULATION BATTS TO  
BED 4 INTERNAL WALLS ONLY &  
BETWEEN LOWER & UPPER FLOORS.

**NOTE:**  
MELAMINE SHELVING TO REMAINING  
BED ROBES, WIL / LINEN & BROOM  
CUPBOARDS.

**NOTE:**  
92mm FINISH SKIRTING BOARDS  
THROUGHOUT ENTIRE HOUSE.



## UPPER FLOOR STAIR VOID CUTOUT

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### FLOOR / FOUNDATION PLAN LEGEND

| MARK           | DESCRIPTION  | MARK                       | DESCRIPTION             |
|----------------|--|----------------------------|-------------------------|
| <b>GENERAL</b> |  | <b>GENERAL</b>             |                         |
| A/C            | AIR-CONDITIONING UNIT                                  | SV                         | SERVICE VOID            |
| BB             | BREAKFAST BAR  | UBO                        | UNDER BENCH OVEN        |
| CJ             | CONTROL JOINT  | VFS                        | VENTILATED FRIDGE SPACE |
| CU             | CONTROL UNIT   | WH                         | WALL-HUNG               |
| C/O            | CUTOUT   | WM                         | WASHING MACHINE         |
| DW             | DISHWASHER   | WO                         | WALL OVEN               |
| DP             | DOWNPIPE   | <b>WINDOWS &amp; DOORS</b> |                         |
| DPS            | DOWNPIPE WITH SPREADER                                 | AA                         | AWNING WINDOW           |
| D.E.B.         | DROPPED EDGE BEAM                                      | ABF                        | BI-FOLD DOORS           |
| EV             | EAVE VENT  | AD                         | DOUBLE HUNG WINDOW      |
| FM             | FLICKMIXER   | AF                         | FIXED WINDOW            |
| FCO            | FOOT-CUT OUTLET  | AK                         | SERVERY SLIDING WINDOW  |
| FSO            | FREE STANDING OVEN                                     | ALV                        | LOUVRE WINDOW           |
| FW             | FLOOR WASTE  | AS                         | SLIDING WINDOW          |
| HR             | HANDRAIL   | ASD                        | SLIDING DOOR            |
| HWS            | HOT WATER SYSTEM                                       | ASSD                       | STACKING SLIDING DOOR   |
| LP             | LOAD POINT   | OBS                        | OBSCURE GLASS           |
| LW             | LOW WALL   | SAL                        | SASH LOCK               |
| MB             | METER BOX  | VEL                        | VENT LOCK               |
| MRD            | MANUAL ROLLER DOOR                                     | <b>ROOM NAMES</b>          |                         |
| MW             | MICROWAVE CUPBOARD                                     | BR                         | BROOM CUPBOARD          |
| OBS            | OBSCURE GLASS  | ENS                        | ENSUITE                 |
| PLD            | PANEL LIFT DOOR  | LDY                        | LAUNDRY                 |
| PD             | PIVOT DOOR (SHOWER)                                    | PAN                        | PANTRY                  |
| RD             | ROLLER DOOR  | POW                        | POWDER ROOM             |
| REC            | SQUARE SET RECESS                                      | WC                         | WATER CLOSET            |
| REF            | REFRIGERATOR   | WIL                        | WALK IN LINEN           |
| RLW            | RAKING LOW WALL  | WIP                        | WALK IN PANTRY          |
| SA             | SMOKE ALARM<br>(LOCATIONS TO BE<br>DETERMINED ON SITE) | WIR                        | WALK IN ROBE            |
| SL             | SLIDING DOOR (SHOWER)                                  |                            |                         |
| SS             | SPACE SAVER (SHOWER)                                   |                            |                         |

|    |   |
|----|---|
| EX | EXCAVATION LINE   |
|    | DENOTES 250 BRICK VENEER/WEATHERBOARD<br>WALL (REFER TO DETAIL) |
|    | SHOWS EXTENT OF WET AREA FLOOR TILES                            |
|    | SHOWS EXTENT OF FLOOR TILES                                     |
|    | SHOWS EXTENT OF FLOATING FLOOR                                  |
|    | SHOWS EXTENT OF T & G FLOORING                                  |

|        |                                |            |
|--------|--------------------------------|------------|
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| Issue: | Description:                   | Date:      |



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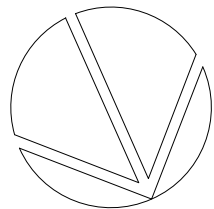
Client Name:  
**ALFONSO, P & K**

Job Address:  
**PROPOSED RESIDENCE  
Lot 10, No.20 Marmora Street  
FRESHWATER**

Design: the COOLUM - 266 - Executive 2022

|                    |                  |                          |                 |
|--------------------|------------------|--------------------------|-----------------|
| Drawn:<br>BM / PEH | Sale:<br>AR      | Plot Date:<br>18/04/2023 |                 |
| Job No:<br>3392    | Tender No:<br>50 | Drp No:<br>A2 of 9       | Revision:<br>2A |

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SCALE 1:100



**0008316119 16 Dec 2022**

**Assessor** Gavin Chambers

**Accreditation No.** DMN/13/1491

**Address**  
20 Marmora Street,  
Freshwater, NSW, 2096

**50.7**  
MJ/m<sup>2</sup>

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## FLOOR / FOUNDATION PLAN LEGEND

| MARK   | DESCRIPTION  | MARK | DESCRIPTION                       |
|--------|--|------|-----------------------------------|
|        | <u><b>GENERAL</b></u>                                  |      | <u><b>GENERAL</b></u>             |
| A/C    | AIR-CONDITIONING UNIT                                  | SV   | SERVICE VOID                      |
| BB     | BREAKFAST BAR  | UBO  | UNDER BENCH OVEN                  |
| CB     | CONTROL JOINT  | VFS  | VENTILATED FRIDGE SPACE           |
| CU     | CONTROL UNIT   | WH   | WALL-HUNG                         |
| C/O    | CUTOUT   | WM   | WASHING MACHINE                   |
| DW     | DISHWASHER   | WO   | WALL OVEN                         |
| DP     | DOWNPIPE   |      | <u><b>WINDOWS &amp; DOORS</b></u> |
| DPS    | DOWNPIPE WITH SPREADER                                 | AA   | AWNING WINDOW                     |
| D.E.B. | DROPPED EDGE BEAM                                      | ABF  | BI-FOLD DOORS                     |
| EV     | EAVE VENT  | AD   | DOUBLE HUNG WINDOW                |
| FM     | FLOOTMIXER   | AF   | FIXED WINDOW                      |
| FCO    | FOOT-CUT OUTLET  | AK   | SERVERY SLIDING WINDOW            |
| FSO    | FREE STANDING OVEN                                     | ALV  | LOUVRE WINDOW                     |
| FW     | FLOOR WASTE  | AS   | SLIDING WINDOW                    |
| HR     | HANDRAIL   | ASD  | SLIDING DOOR                      |
| HWS    | HOT WATER SYSTEM                                       | ASSD | STACKING SLIDING DOOR             |
| LP     | LOAD POINT   | OBS  | OBSCURE GLASS                     |
| LW     | LOW WALL   | SAL  | SASH LOCK                         |
| MB     | METER BOX  | VEL  | VENT LOCK                         |
| MRD    | MANUAL ROLLER DOOR                                     |      | <u><b>ROOM NAMES</b></u>          |
| MW     | MICROWAVE CUPBOARD                                     | BR   | BROOM CUPBOARD                    |
| OBS    | OBSCURE GLASS  | ENS  | ENSUITE                           |
| PLD    | PANEL LIFT DOOR  | LDRY | LAUNDRY                           |
| PD     | PIVOT DOOR (SHOWER)                                    | PAN  | PANTRY                            |
| RD     | ROLLER DOOR  | POW  | POWDER ROOM                       |
| REC    | SQUARE SET RECESS                                      | WC   | WATER CLOSET                      |
| REF    | REFRIGERATOR   | WIL  | WALK IN LINEN                     |
| RLW    | RAKING LOW WALL  | WIP  | WALK IN PANTRY                    |
| SA     | SMOKE ALARM<br>(LOCATIONS TO BE<br>DETERMINED ON SITE) | WIR  | WALK IN ROBE                      |
| SL     | SLIDING DOOR (SHOWER)                                  |      |                                   |
| SS     | SPACE SAVER (SHOWER)                                   |      |                                   |

|   |  |
|---|--|
|  | EXCAVATION LINE  |
|  | DENOTES 250 BRICK VENEER/WEATHERBOARD WALL (REFER TO DETAIL) |
|  | SHOWS EXTENT OF WET AREA FLOOR TILES                         |
|  | SHOWS EXTENT OF FLOOR TILES                                  |
|  | SHOWS EXTENT OF FLOATING FLOOR                               |
|  | SHOWS EXTENT OF T & G FLOORING                               |

|        |                                |            |
|--------|--------------------------------|------------|
|        |                                |            |
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Client Name:  
ALFONSO, P & K

Job Address:

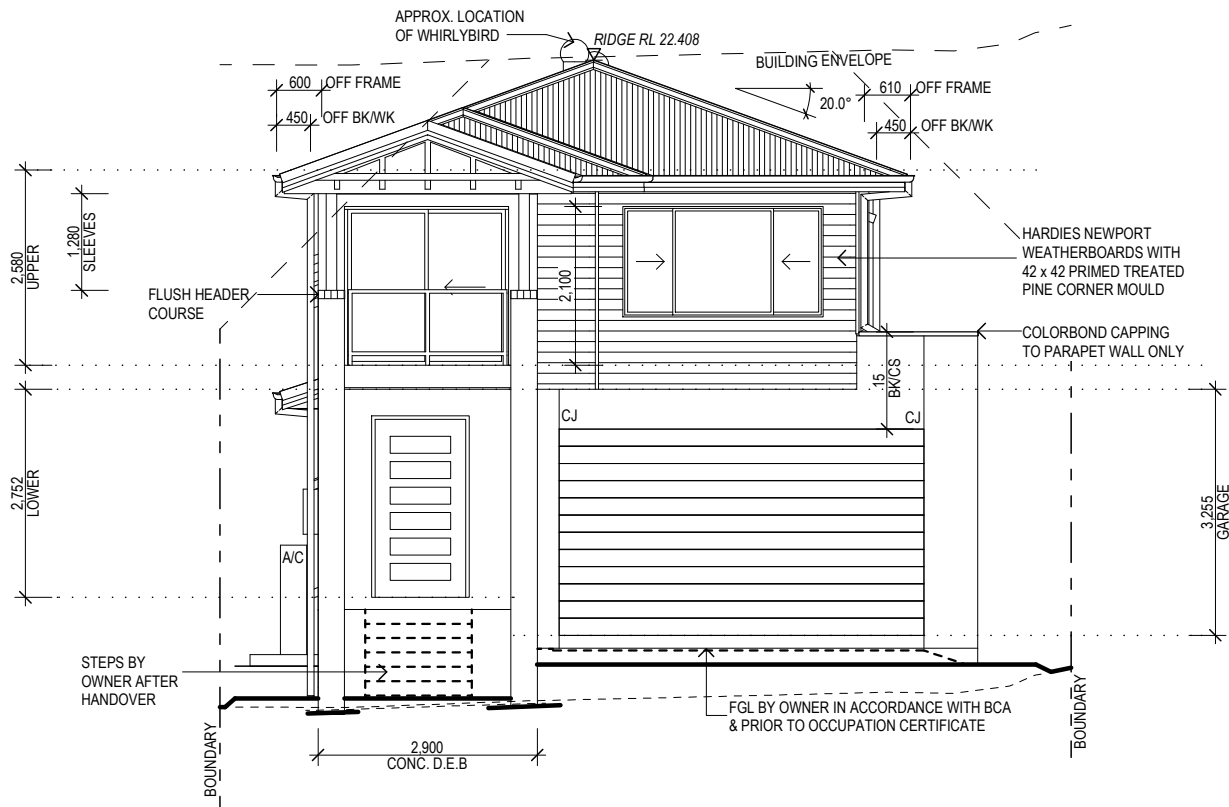
PROPOSED RESIDENCE  
Lot 10, No.20 Marmora Street  
FRESHWATER

Design: the COOLUM - 266 - Executive 2022

|                           |                         |                                 |                        |
|---------------------------|-------------------------|---------------------------------|------------------------|
| Drawn:<br><b>BM / PEH</b> | Sale:<br><b>AR</b>      | Plot Date:<br><b>18/04/2023</b> |                        |
| Job No:<br><b>3392</b>    | Tender No:<br><b>50</b> | Drg No:<br><b>A3 of 9</b>       | Revision:<br><b>2A</b> |

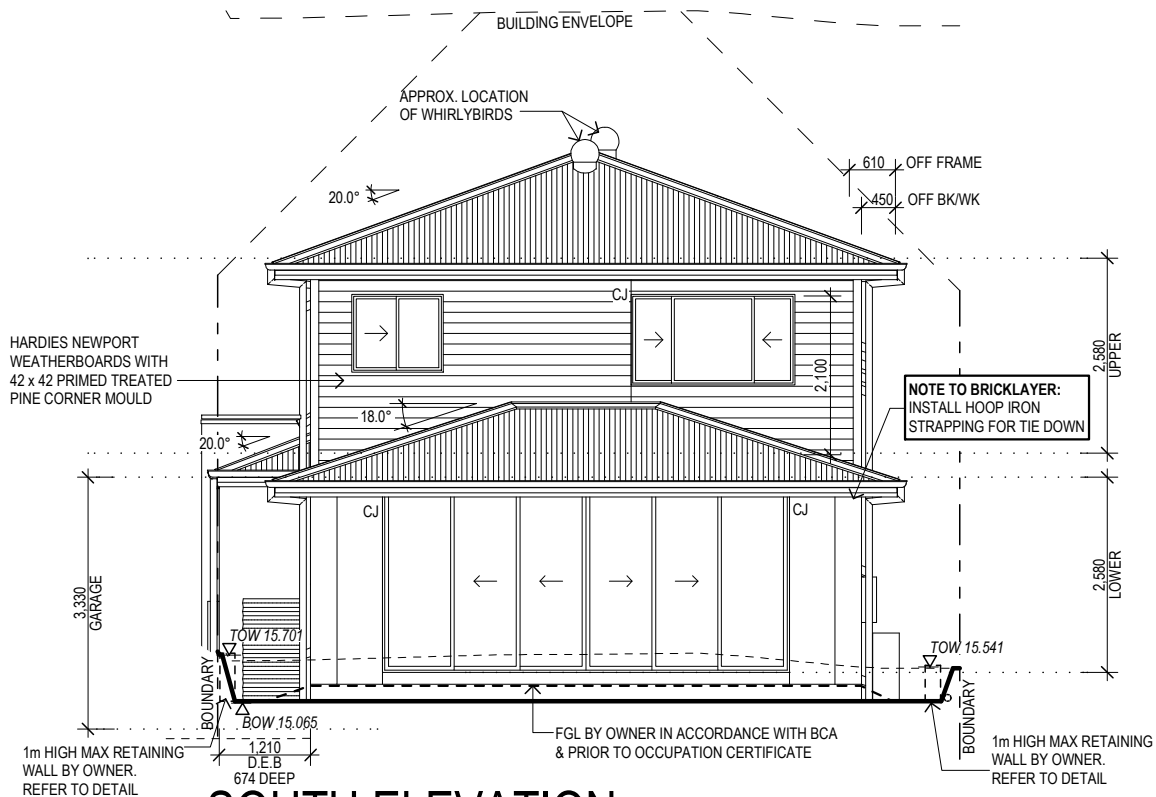
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## NORTH ELEVATION

SCALE 1:100



## SOUTH ELEVATION

SCALE 1:100



|  |  |                               |  |                   |                       |
|--|--|-------------------------------|--|-------------------|-----------------------|
| December 2022  |  |                               | BSA Reference: 19229                                 |                   |                       |
| Building Sustainability Assessments  |  |                               | Ph: (02) 4962 3439                                   |                   |                       |
| enquiries@buildingsustainability.net.au  |  |                               | www. buildingsustainability.net.au                   |                   |                       |
| Important Note   |  |                               |  |                   |                       |
| The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. |  |                               |  |                   |                       |
| In NSW both BASIX & the BCA variations must be complied with, in particular the following:   |  |                               |  |                   |                       |
| - Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1  |  |                               |  |                   |                       |
| - Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)   |  |                               |  |                   |                       |
| - Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e)  |  |                               |  |                   |                       |
| - Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.   |  |                               |  |                   |                       |
| Thermal Performance Specifications (does not apply to garage)  |  |                               |  |                   |                       |
| External Wall Construction   |  |                               | Added Insulation                                     |                   |                       |
| Brick Veneer & Lightweight   |  |                               | R2.0   |                   |                       |
|  |  |                               |  |                   |                       |
| Internal Wall Construction   |  |                               | Added Insulation                                     |                   |                       |
| Plasterboard on studs  |  |                               | R2.0 to walls adjacent to garage & as noted on plans |                   |                       |
|  |  |                               |  |                   |                       |
| Ceiling Construction   |  |                               | Added Insulation                                     |                   |                       |
| Plasterboard   |  |                               | R3.5 to ceilings adjacent to roof space              |                   |                       |
| Roof Construction  |  |                               | Colour (Solar Absorptance)                           | Added Insulation  |                       |
| Metal  |  |                               | Medium SA 0.50                                       | Foil              |                       |
|  |  |                               |  |                   |                       |
| Floor Construction   |  |                               | Covering (if not noted default values used)          | Added Insulation  |                       |
| Concrete (175mm waffle pod)  |  |                               | As drawn   | None              |                       |
| Timber   |  |                               | As drawn   | As noted on plans |                       |
| Windows  |  | Glass and frame type          | U value  | SHGC Range        | Area sq m             |
| ALM-001-01 A   |  | Aluminium Type A Single clear | 6.70   | 0.51 - 0.63       | As drawn              |
| ALM-002-01 A   |  | Aluminium Type B Single clear | 6.70   | 0.63 - 0.77       | As drawn              |
|  |  |                               |  |                   |                       |
| Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors   |  |                               |  |                   |                       |
| Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres   |  |                               |  |                   |                       |
| Skylights  |  | Glass and frame type          | U  | SHGC              | Area sq m      Detail |
|  |  |                               |  |                   |                       |
| U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified   |  |                               |  |                   |                       |
| Shade elements   |  |                               | (eaves, verandahs, awnings etc)                      |                   |                       |
| All shade elements modelled as drawn   |  |                               |  |                   |                       |
| Ceiling Penetrations   |  |                               | (downlights, exhaust fans, flues etc)                |                   |                       |
| Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA  |  |                               |  |                   |                       |
| Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.   |  |                               |  |                   |                       |
| Additional Notes   |  |                               |  |                   |                       |
| Nil  |  |                               |  |                   |                       |

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### ELEVATION / SECTION LEGEND

| MARK           | DESCRIPTION                |
|----------------|----------------------------|
| <b>GENERAL</b> |                            |
| A/C            | AIR-CONDITIONING UNIT      |
| C              | COMMUNICATIONS BOX         |
| CJ             | CONTROL JOINT              |
| CU             | CONTROL UNIT               |
| D.E.B.         | DROPPED EDGE BEAM          |
| E              | EARTHSTAKE                 |
| FC             | FIBRE CEMENT               |
| FCL            | FINISHED CEILING LEVEL     |
| FFL            | FINISHED FLOOR LEVEL       |
| FGL            | FINISHED GROUND LEVEL      |
| HWS            | HOT WATER SYSTEM           |
| HP HWS         | HEAT PUMP HOT WATER SYSTEM |
| MB             | METER BOX                  |

### LEVEL OF EXTERNAL FINISH

#### EXTERNAL WALLS

(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

- FACE BRICKWORK
- MOROKA BAG & PAINT
- RENDER

#### PLEASE NOTE:

SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GAUGE OF BRICKWORK

#### ROOF CLADDING

- TILES
- COLORBOND

|        |                                |            |
|--------|--------------------------------|------------|
|        |                                |            |
|        |                                |            |
|        |                                |            |
|        |                                |            |
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FRESHWATER**

Design: the COOLUM - 266 - Executive 2022

|          |            |            |           |
|----------|------------|------------|-----------|
| Drawn:   | Sale:      | Plot Date: |           |
| BM / PEH | AR         | 18/04/2023 |           |
| Job No:  | Tender No: | Drg No:    | Revision: |
| 3392     | 50         | A4 of 9    | 2A        |

DO NOT SCALE DRAWING

6.0

NATIONWIDE HOUSE

ENERGY RATING SCHEME

50.7

MJ/m<sup>2</sup>

www.nathers.gov.au

0008316119

16 Dec 2022

Assessor Gavin Chambers

Accreditation No. DMN/13/1491

Address

20 Marmora Street ,

Freshwater , NSW , 2096

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### ELEVATION / SECTION LEGEND

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| D.E.B.         | DROPPED EDGE BEAM          |
| E              | EARTHSTAKE                 |
| FC             | FIBRE CEMENT               |
| FCL            | FINISHED CEILING LEVEL     |
| FFL            | FINISHED FLOOR LEVEL       |
| FGL            | FINISHED GROUND LEVEL      |
| HWS            | HOT WATER SYSTEM           |
| HP HWS         | HEAT PUMP HOT WATER SYSTEM |
| MB             | METER BOX                  |

### LEVEL OF EXTERNAL FINISH

**EXTERNAL WALLS**  
(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

-  FACE BRICKWORK
-  MOROKA BAG & PAINT
-  RENDER

**PLEASE NOTE:**  
SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GAUGE OF BRICKWORK

### ROOF CLADDING

-  TILES
-  COLORBOND

## EAST ELEVATION

SCALE 1:100

## WEST ELEVATION

SCALE 1:100

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Newcastle: (02) 4945 4000  
Central Coast: (02) 4384 1441  
montgomeryhomes.com.au

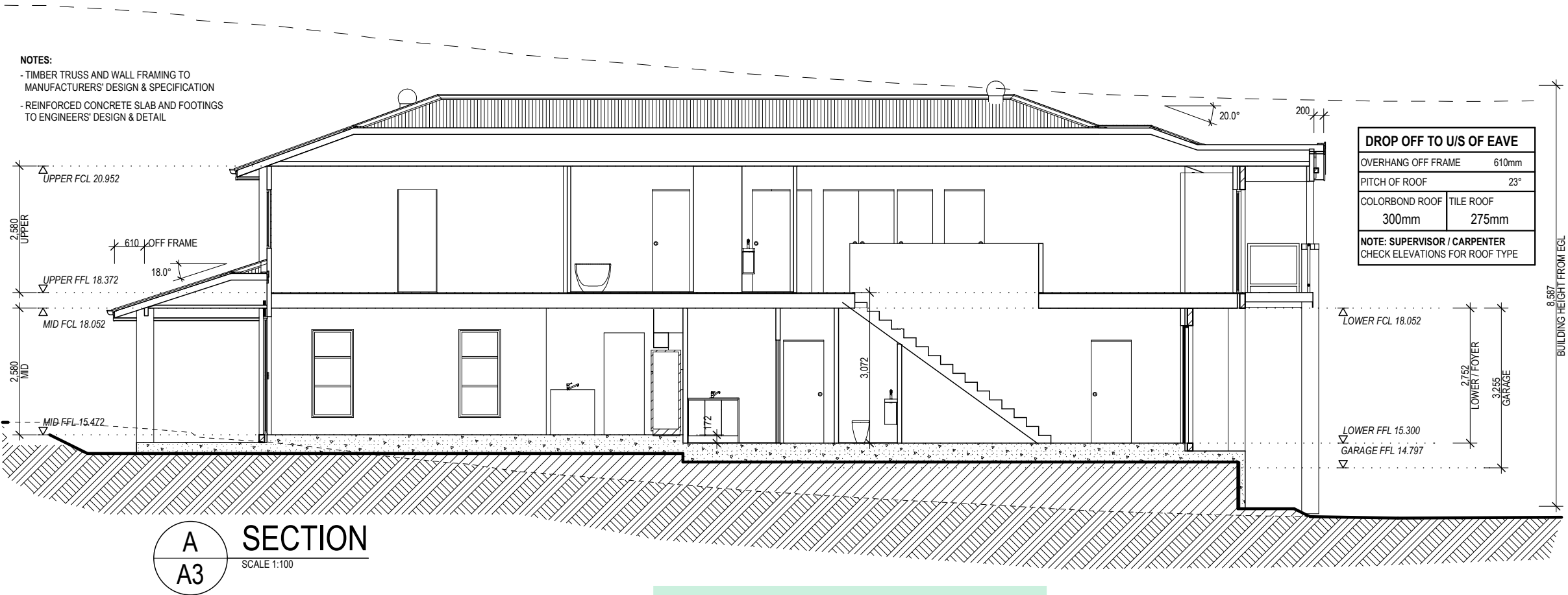
Client Name:  
**ALFONSO, P & K**

Job Address:  
**PROPOSED RESIDENCE**  
**Lot 10, No.20 Marmora Street**  
**FRESHWATER**

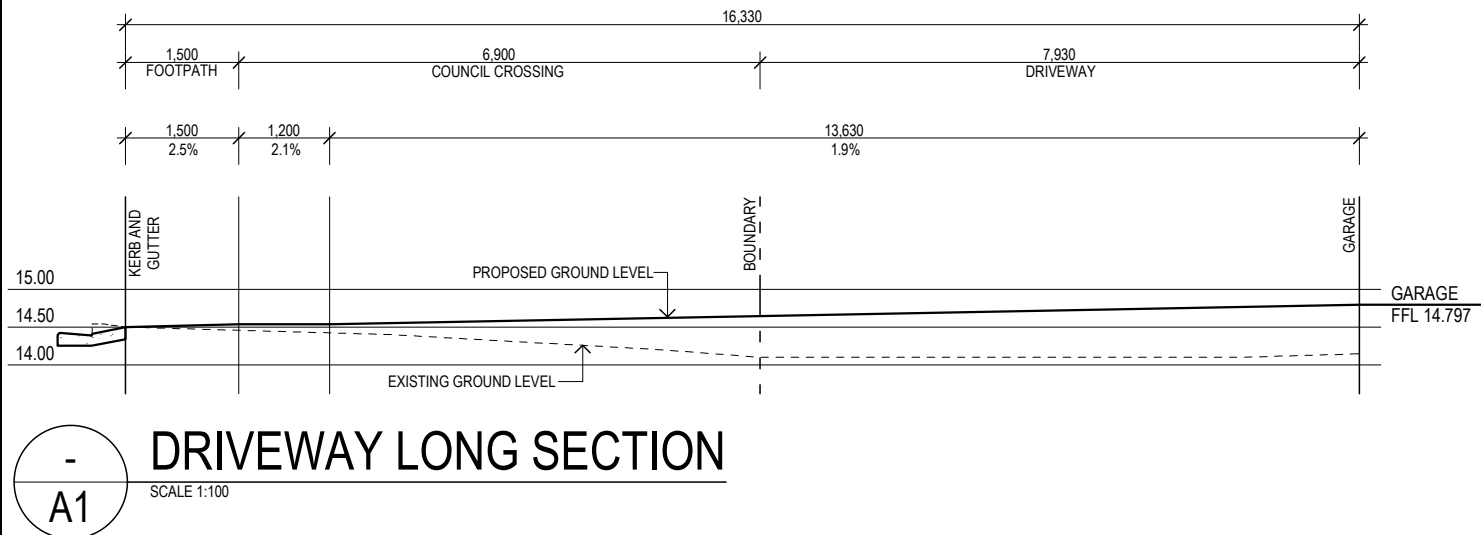
Design: the COOLUM - 266 - Executive 2022

|                    |                  |                          |
|--------------------|------------------|--------------------------|
| Drawn:<br>BM / PEH | Sale:<br>AR      | Plot Date:<br>18/04/2023 |
| Job No:<br>3392    | Tender No:<br>50 | Drp No:<br>A5 of 9       |
|                    |                  | Revision:<br>2A          |

DO NOT SCALE DRAWING



|   |                                      |  |  |                      |
|---|--------------------------------------|--|--|----------------------|
| Lot 10 20 Marmora Street Freshwater   |                                      |  |  |                      |
| SUMMARY OF BASIX COMMITMENTS  |                                      |  |  |                      |
| This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.<br>Refer to the current BASIX Certificate for complete details.<br>For definitions refer to basix.nsw.gov.au |                                      |  |  |                      |
| WATER COMMITMENTS   |                                      |  |  |                      |
| Fixtures  |                                      |  |  |                      |
| 3 star ( > 7.5 but <= 9 L/min) Shower Heads   |                                      |  | Yes  |                      |
| 3 Star Kitchen & Basin taps   |                                      | Yes                                      | 3 Star Toilet                              |                      |
| Alternative Water   |                                      |  |  |                      |
| Minimum Tank Size (L)   |                                      | 3000                                     | Collected from Roof Area (m <sup>2</sup> ) |                      |
|   |                                      |  | 90   |                      |
| Tank Connected to:  |                                      |  |  |                      |
| All Toilets   |                                      | Yes                                      | Laundry W/M Cold Tap                       |                      |
| One outdoor tap   |                                      | Yes                                      |  |                      |
| THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans   |                                      |  |  |                      |
| ENERGY COMMITMENTS  |                                      |  |  |                      |
| Hot Water   |                                      | Gas instantaneous                        |  |                      |
| Cooling System  | Living                               | 1 Phase A/C Zoned                        |  | EER 3.0 - 3.5        |
|   | Bedrooms                             | 1 Phase A/C Zoned                        |  | EER 3.0 - 3.5        |
| Heating System  | Living                               | 1 Phase A/C Zoned                        |  | EER 3.0 - 3.5        |
|   | Bedrooms                             | 1 Phase A/C Zoned                        |  | EER 3.0 - 3.5        |
| Ventilation   | 1 x Bathroom                         | Individual fan, ducted to façade or roof |  | Manual switch on/off |
|   | Kitchen                              | Individual fan, ducted to façade or roof |  | Manual switch on/off |
|   | Laundry                              | Individual fan, ducted to façade or roof |  | Manual switch on/off |
| Natural Lighting  | Window/Skylight in Kitchen           |  |  | No                   |
|   | Window/Skylight in Bathrooms/Toilets |  | Yes to                                     | 3                    |
| Artificial Lighting<br>(rooms to be primarily lit by fluorescent or LED lights)   | Number of bedrooms                   |  | 4  | Dedicated No         |
|   | Number of Living/Dining rooms        |  | 3  | Dedicated No         |
|   | Kitchen                              |  | Yes  | Dedicated No         |
|   | All Bathrooms/toilets                |  | Yes  | Dedicated No         |
|   | Laundry                              |  | Yes  | Dedicated No         |
|   | All Hallways                         |  | Yes  | Dedicated No         |
| OTHER COMMITMENTS   |                                      |  |  |                      |
| Outdoor clothes line  |                                      | Yes                                      | Ventilated refrigerator space              |                      |
| Stove/Oven  |                                      | Gas cooktop & electric oven              |  |                      |



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#### ELEVATION / SECTION LEGEND

| MARK           | DESCRIPTION                |
|----------------|----------------------------|
| <b>GENERAL</b> |                            |
| A/C            | AIR-CONDITIONING UNIT      |
| C              | COMMUNICATIONS BOX         |
| CJ             | CONTROL JOINT              |
| CU             | CONTROL UNIT               |
| D.E.B.         | DROPPED EDGE BEAM          |
| E              | EARTHSTAKE                 |
| FC             | FIBRE CEMENT               |
| FCL            | FINISHED CEILING LEVEL     |
| FFL            | FINISHED FLOOR LEVEL       |
| FGL            | FINISHED GROUND LEVEL      |
| HWS            | HOT WATER SYSTEM           |
| HP HWS         | HEAT PUMP HOT WATER SYSTEM |
| MB             | METER BOX                  |

#### LEVEL OF EXTERNAL FINISH

**EXTERNAL WALLS**  
(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

- FACE BRICKWORK
- MOROKA BAG & PAINT
- RENDER

**PLEASE NOTE:**  
SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GAUGE OF BRICKWORK

#### ROOF CLADDING

- TILES
- COLORBOND

|        |                                |            |
|--------|--------------------------------|------------|
|        |                                |            |
|        |                                |            |
|        |                                |            |
| 2A     | RE - ISSUE TO BASIX & ENGINEER | 18/04/2023 |
| 2      | ISSUE TO BASIX & ENGINEER      | 14/12/2022 |
| 1      | ISSUE TO SALES                 | 10/11/2022 |
| Issue: | Description:                   | Date:      |



**MONTGOMERY HOMES**  
BUILDING ON EVERY LEVEL

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Newcastle: (02) 4945 4000  
Central Coast: (02) 4384 1441  
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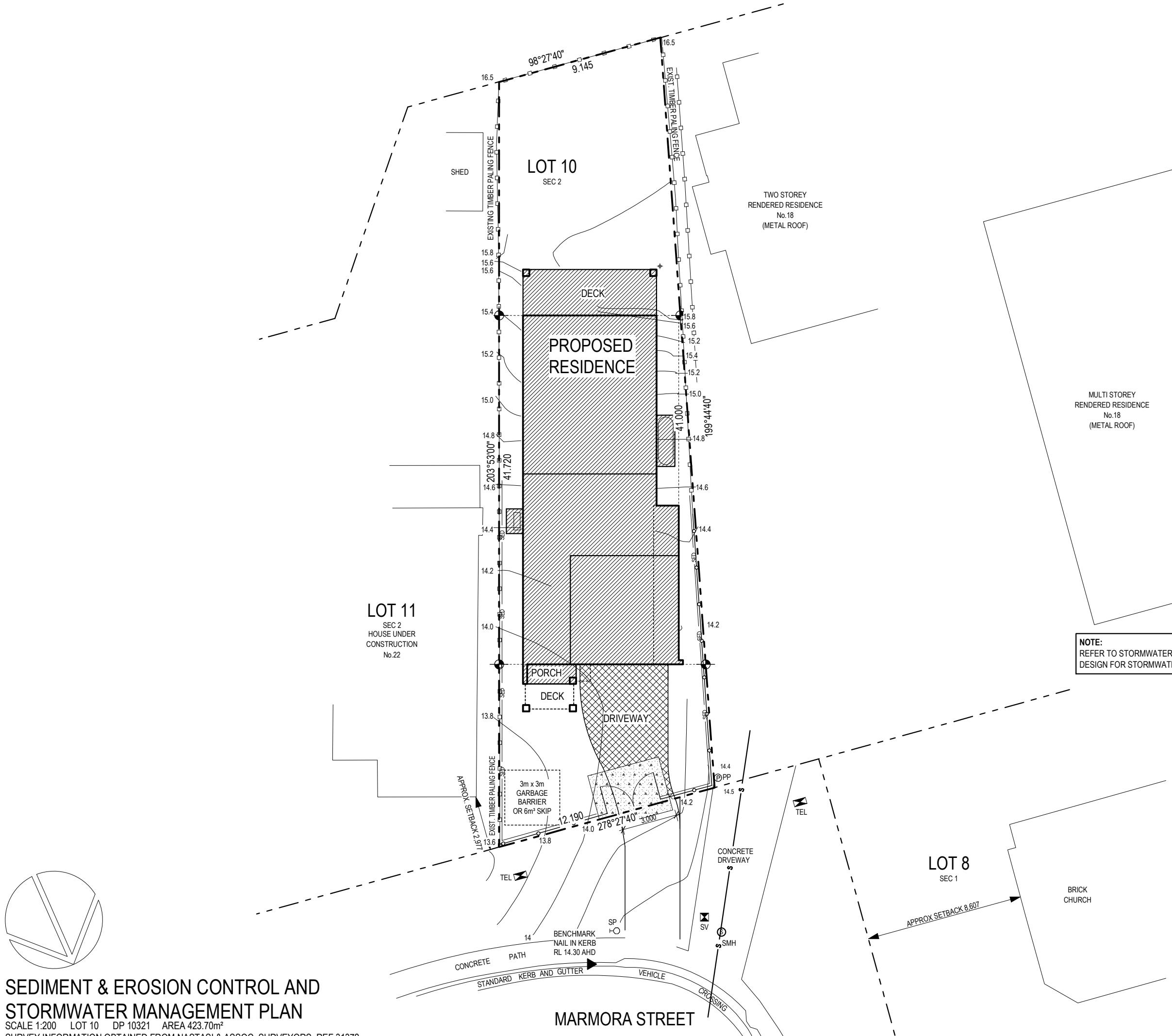
Client Name:  
**ALFONSO, P & K**

Job Address:  
**PROPOSED RESIDENCE  
Lot 10, No.20 Marmora Street  
FRESHWATER**

Design: the COOLUM - 266 - Executive 2022

|                    |                  |                          |                 |
|--------------------|------------------|--------------------------|-----------------|
| Drawn:<br>BM / PEH | Sale:<br>AR      | Plot Date:<br>18/04/2023 |                 |
| Job No:<br>3392    | Tender No:<br>50 | Drp No:<br>A6 of 9       | Revision:<br>2A |

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SEDIMENT & EROSION CONTROL LEGEND

|  |                                 |
|--|---------------------------------|
|  | FOOTPRINT OF PROPOSED RESIDENCE |
|  | DRIVEWAY                        |
|  | SEDIMENT CONTROL FENCE          |
|  | STABILISED SITE ACCESS          |
|  | SECURITY FENCE & GATES          |
|  | SEWER                           |
|  | EXISTING FENCE                  |

NOTE: PROPOSED DRIVEWAY BY OWNER

SEDIMENT CONTROL NOTES

- ATTENTION IS DRAWN TO THE ENVIRONMENT PROTECTION ACT AND THE REQUIREMENTS FOR THE PREVENTION OF DISCHARGE OF ANY POLLUTANTS FROM THE SITE.
- ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.
- ALL SEDIMENT RETAINING STRUCTURES SHALL BE CLEANED UPON REACHING A MAXIMUM OF 75% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITH DISTURBED AREAS ON SITE.
- IMMEDIATELY FOLLOWING THE COMPLETION OF WORKS ALL EXPOSED AREAS SHALL BE STABILISED BY TURFING (BY OWNER) OR MULCHING. SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

|        |                                |            |
|--------|--------------------------------|------------|
|        |                                |            |
|        |                                |            |
|        |                                |            |
| 2A     | RE - ISSUE TO BASIX & ENGINEER | 18/04/2023 |
| 2      | ISSUE TO BASIX & ENGINEER      | 14/12/2022 |
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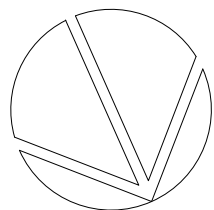
Client Name:  
**ALFONSO, P & K**

Job Address:  
**PROPOSED RESIDENCE  
Lot 10, No.20 Marmora Street  
FRESHWATER**

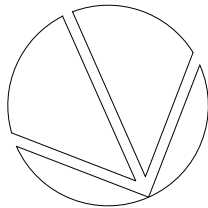
Design: the COOLUM - 266 - Executive 2022

|                    |                  |                          |                 |
|--------------------|------------------|--------------------------|-----------------|
| Drawn:<br>BM / PEH | Sale:<br>AR      | Plot Date:<br>18/04/2023 |                 |
| Job No:<br>3392    | Tender No:<br>50 | Drp No:<br>A7 of 9       | Revision:<br>2A |

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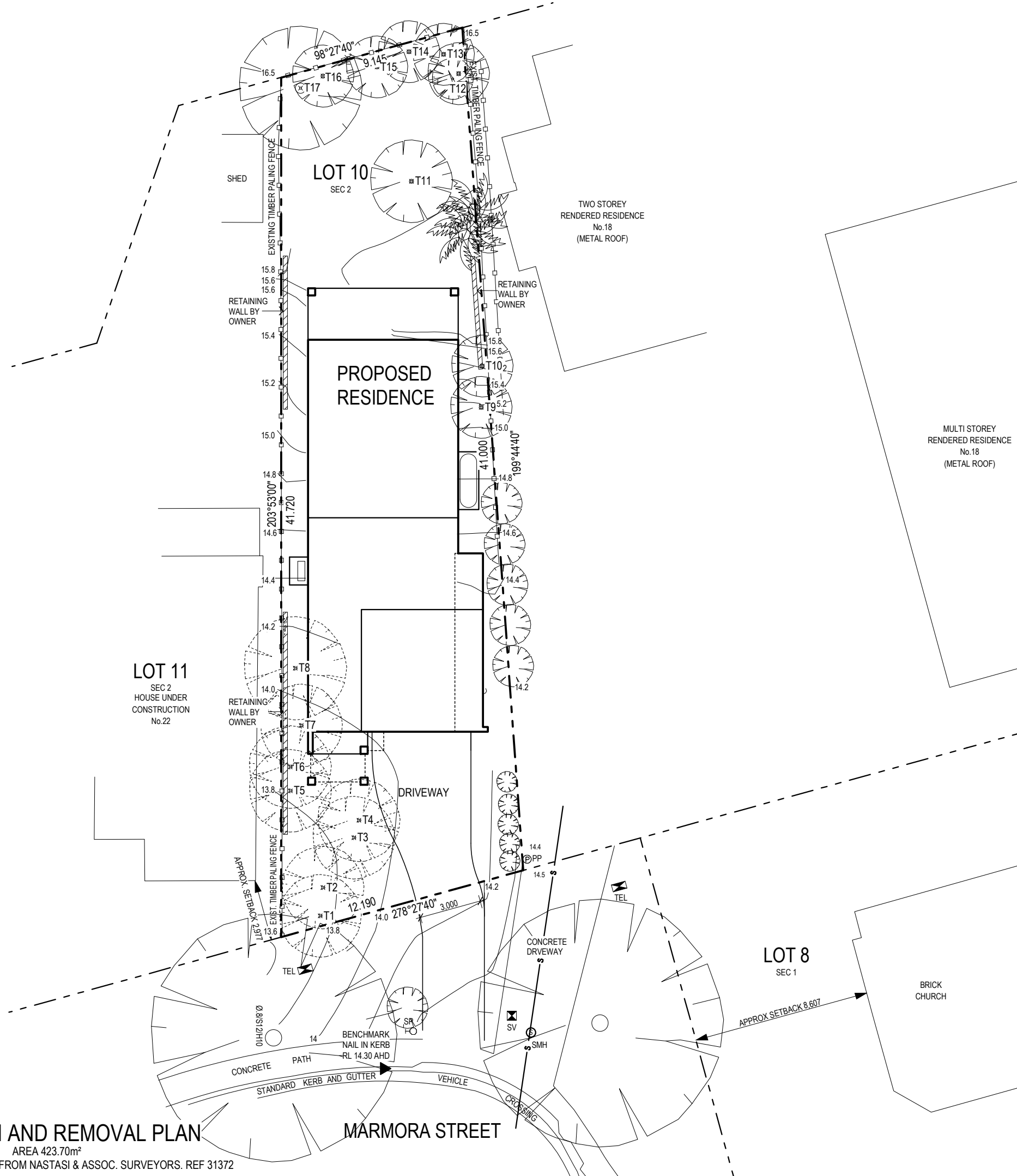


SEDIMENT & EROSION CONTROL AND  
STORMWATER MANAGEMENT PLAN  
SCALE 1:200 LOT 10 DP 10321 AREA 423.70m<sup>2</sup>  
SURVEY INFORMATION OBTAINED FROM NASTASI & ASSOC. SURVEYORS. REF 31372



## TREE RETENTION AND REMOVAL PLAN

SCALE 1:200 LOT 10 DP 10321 AREA 423.70m<sup>2</sup>  
SURVEY INFORMATION OBTAINED FROM NASTASI & ASSOC. SURVEYORS. REF 31372



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### TREE LEGEND

| #   | RET. | REM. | SPECIES | HEIGHT | DIAMETER |
|-----|------|------|---------|--------|----------|
| T1  |      | ×    |         | 6m     | 0.2m     |
| T2  |      | ×    |         | 6m     | 0.2m     |
| T3  |      | ×    |         | 6m     | 0.2m     |
| T4  |      | ×    |         | 6m     | 0.2m     |
| T5  |      | ×    |         | 6m     | 0.2m     |
| T6  |      | ×    |         | 6m     | 0.2m     |
| T7  |      | ×    |         | 6m     | 0.2m     |
| T8  |      | ×    |         | 6m     | 0.2m     |
| T9  | ×    |      |         | 6m     | 0.2m     |
| T10 | ×    |      |         | 4m     | 0.2m     |
| T11 | ×    |      |         | 8m     | 0.2m     |
| T12 | ×    |      |         | 4m     | 0.2m     |
| T13 | ×    |      |         | 4m     | 0.2m     |
| T14 | ×    |      |         | 4m     | 0.2m     |
| T15 | ×    |      |         | 4m     | 0.2m     |
| T16 | ×    |      |         | 4m     | 0.2m     |
| T17 | ×    |      |         | 10m    | 0.5m     |

|   |  |
|---|--|
| ← | OVERFLOW PIPE / STORMWATER LINE                  |
|   | TREES TO BE REMOVED<br>(BY SEPARATE APPLICATION) |
|   | TREES TO REMAIN                                  |

|        |                                |            |
|--------|--------------------------------|------------|
|        |                                |            |
|        |                                |            |
|        |                                |            |
| 2A     | RE - ISSUE TO BASIX & ENGINEER | 18/04/2023 |
| 2      | ISSUE TO BASIX & ENGINEER      | 14/12/2022 |
| 1      | ISSUE TO SALES                 | 10/11/2022 |
| Issue: | Description:                   | Date:      |



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Client Name:  
**ALFONSO, P & K**

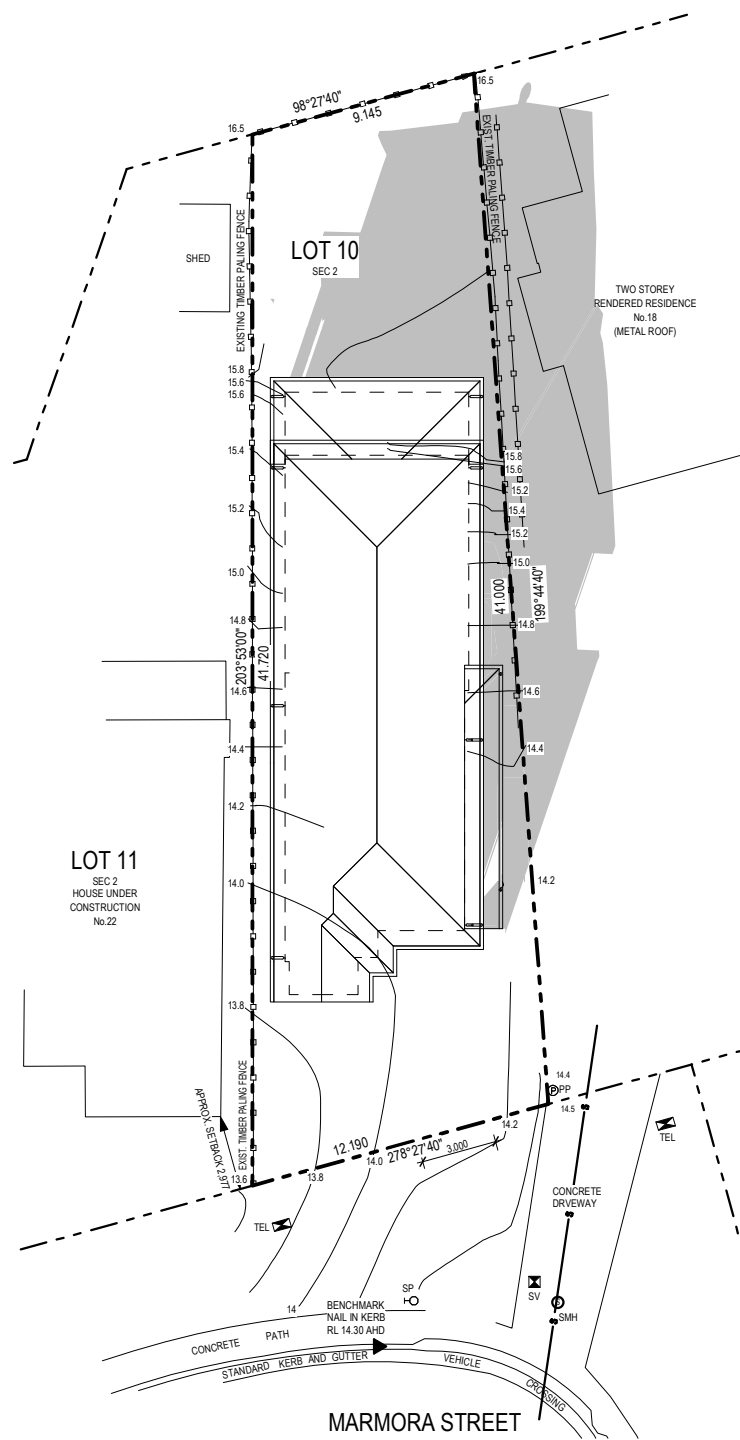
Job Address:  
**PROPOSED RESIDENCE  
Lot 10, No.20 Marmora Street  
FRESHWATER**

Design: the COOLUM - 266 - Executive 2022

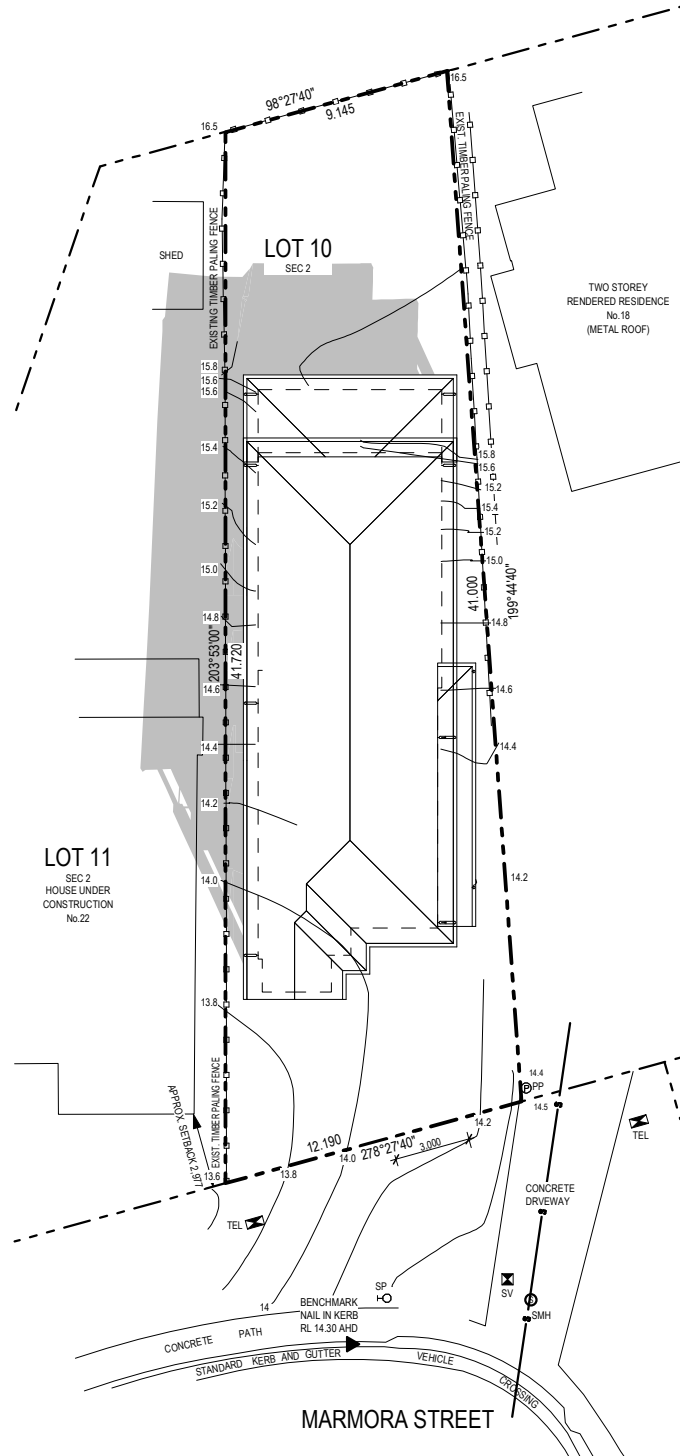
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|--------------------|------------------|--------------------------|
| Drawn:<br>BM / PEH | Sale:<br>AR      | Plot Date:<br>18/04/2023 |
| Job No:<br>3392    | Tender No:<br>50 | Drp No:<br>A8 of 9       |
|                    |                  | Revision:<br>2A          |

DO NOT SCALE DRAWING

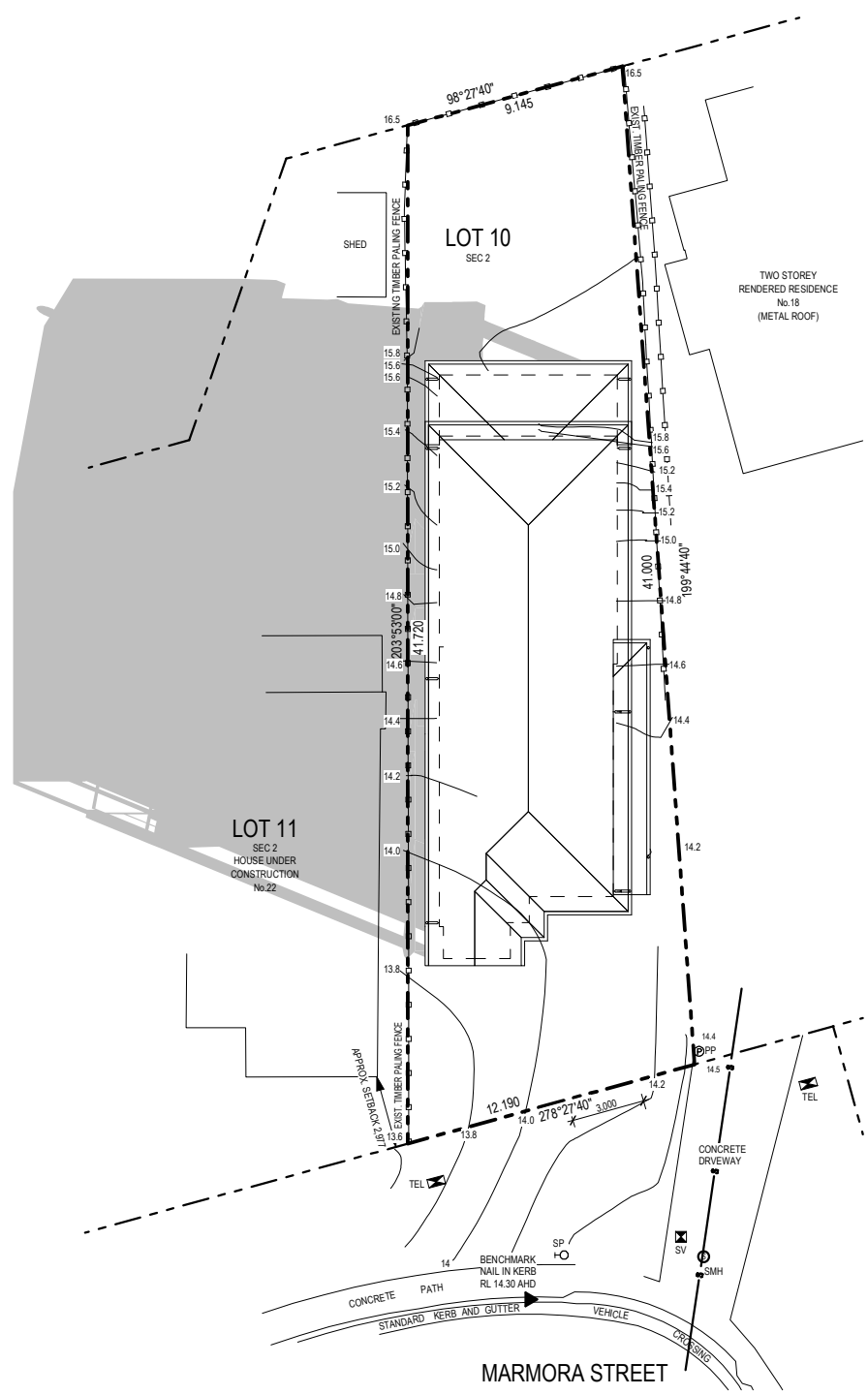




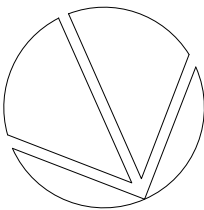
JUNE 21 - 9:00am



JUNE 21 - 12:00pm



JUNE 21 - 3:00pm



**SUN STUDY**  
SCALE 1:300 LOT 10 DP 10321 AREA 423.70m<sup>2</sup>  
SURVEY INFORMATION OBTAINED FROM NASTASI & ASSOC. SURVEYORS. REF 31372

|        |                                |            |
|--------|--------------------------------|------------|
|        |                                |            |
|        |                                |            |
|        |                                |            |
| 2A     | RE - ISSUE TO BASIX & ENGINEER | 18/04/2023 |
| 2      | ISSUE TO BASIX & ENGINEER      | 14/12/2022 |
| 1      | ISSUE TO SALES                 | 10/11/2022 |
| Issue: | Description:                   | Date:      |



**MONTGOMERY  
HOMES**  
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Central Coast: (02) 4384 1441

[montgomeryhomes.com.au](https://www.montgomeryhomes.com.au)

|   |                  |                          |                 |
|---|------------------|--------------------------|-----------------|
| Client Name:<br><b>ALFONSO, P &amp; K</b>   |                  |                          |                 |
| Job Address:<br><b>PROPOSED RESIDENCE<br/>Lot 10, No.20 Marmora Street<br/>FRESHWATER</b> |                  |                          |                 |
| Design: the COOLUM - 266 - Executive 2022   |                  |                          |                 |
| Drawn:<br>BM / PEH  | Sale:<br>AR      | Plot Date:<br>18/04/2023 |                 |
| Job No:<br>3392   | Tender No:<br>50 | Drp No:<br>A9 of 9       | Revision:<br>2A |
| DO NOT SCALE DRAWING  |                  |                          |                 |

PLANTING SCHEDULE

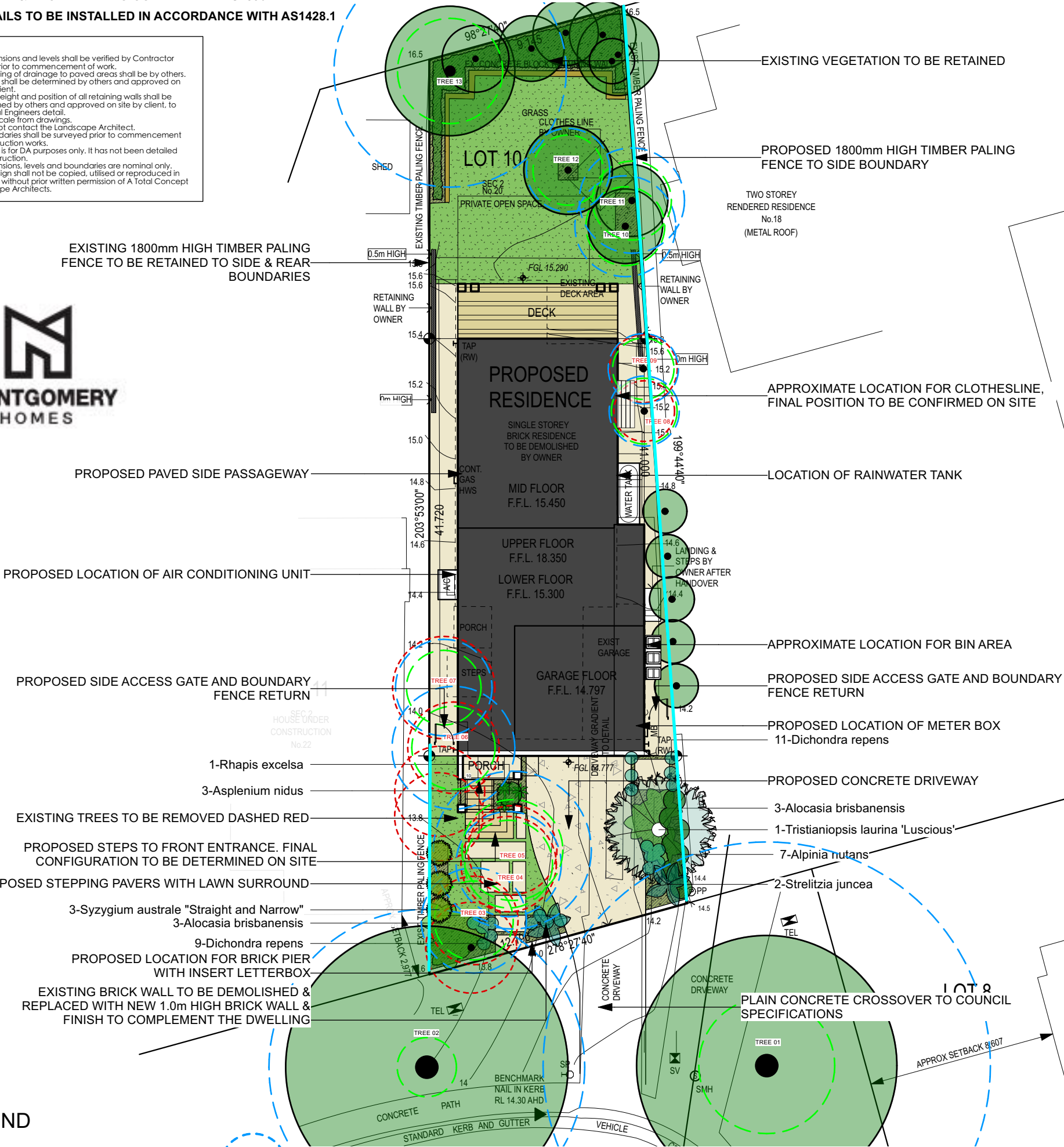
| Latin Name                              | Common Name                      | Quantity | Scheduled Size | Spread | Height |
|---|----------------------------------|----------|----------------|--------|--------|
| Alocasia brisbanensis                   | Elephant Ears                    | 6        | 200mm          | 2000   | 2000   |
| Alpinia nutans                          | Dwarf Cardamom                   | 7        | 150mm          | 1000   | 1200   |
| Asplenium nidus                         | Birds Nest Fern                  | 3        | 200mm          | 800    | 800    |
| Dichondra repens                        | Kidney Weed                      | 20       | Tube           | 600    | 600    |
| Rhapis excelsa                          | Lady Palm                        | 1        | 250mm          | 1200   | 2000   |
| Strelitzia juncea                       | Bird of Paradise                 | 2        | 200mm          | 2000   | 1500   |
| Syzygium australe "Straight and Narrow" | Lillypilly "Straight and Narrow" | 3        | 45lt           | 1200   | 1600   |
| Tristaniopsis laurina 'Luscious'        | Water Gum                        | 1        | 75lt           | 5000   | 8000   |



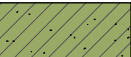


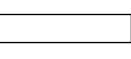


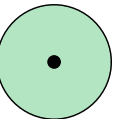



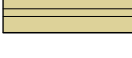

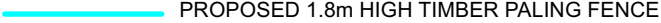
DRIVEWAY & FRONT PATH TO COMPLY WITH AS2890  
HANDRAILS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1

Notes:

1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. All detailing of drainage to paved areas shall be by others.
3. All levels shall be determined by others and approved on site by client.
4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.
5. Do not scale from drawings.
6. If in doubt contact the Landscape Architect.
7. All boundaries shall be surveyed prior to commencement of construction works.
8. This plan is for DA purposes only. It has not been detailed for construction.
9. All dimensions, levels and boundaries are nominal only.
10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

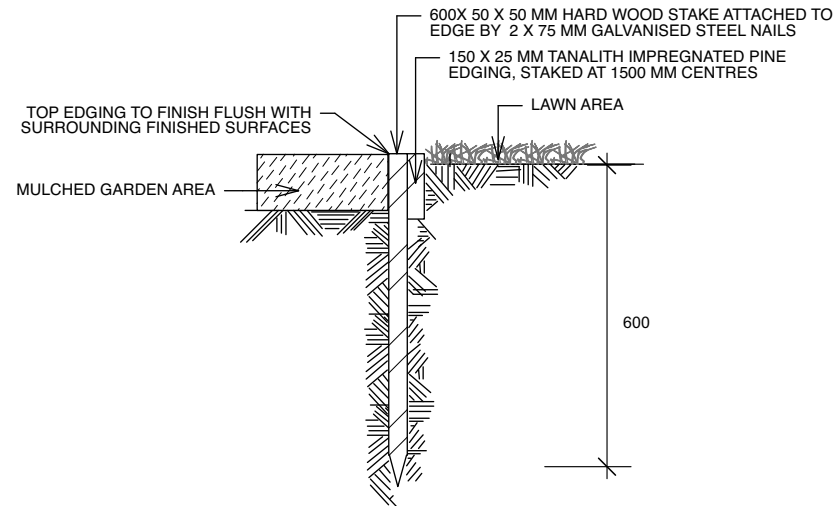


LEGEND

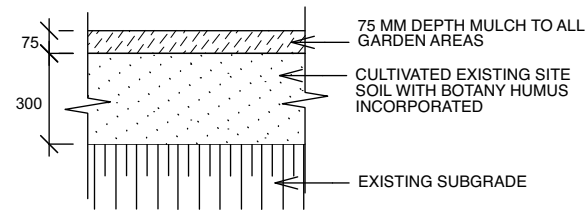
-  PROPOSED GARDEN AREA
-  PROPOSED COLOURED CONCRETE DRIVEWAY
-  PROPOSED PAVED AREA
-  LAWN AREA
-  PROPOSED RETAINING WALL
-  EXISTING RETAINING WALL
-  EXISTING TREE TO BE RETAINED
-  TREE PROTECTION ZONE
-  STRUCTURAL ROOT ZONE
-  PROPOSED PAVED AREA
-  PROPOSED TIMBER DECK AREA
-  EXISTING TREE TO BE RETAINED
-  PROPOSED 1.8m HIGH TIMBER PALING FENCE

NOTE: LANDSCAPE DOCUMENTS SHALL BE READ IN CONJUNCTION WITH THE ARBORICULTURAL IMPACT ASSESSMENT REPORT PREPARED BY ARBORLOGIX DATED JANUARY 2023

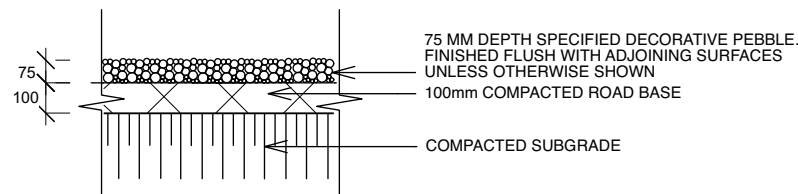
| DATE   | REVISION  |
|--|---|
| DRAWING  |   |
| <b>PROPOSED LANDSCAPE PLAN</b>   |   |
| ADDRESS  | LOT 10, NO.20 MARMORA STREET, FRESHWATER NSW 2096 |
| CLIENT   | PETER & KARIN ALFONSO                             |
| DATE #   | 04.12.20  |
| SCALE @ A3   | 1:200   |
| DRAWN  | JC  |
| CHKD   | JC  |
| REVISION   |   |
| PROJECT # MONTGOMERY HOMES   |   |
| DWG # L/01   |   |
| <b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b><br>65 West Street, North Sydney NSW 2060<br>Tel: (02) 9957 5122 Fx: (02) 9957 5922 |   |
|  a total concept landscape architects & swimming pool designers         |   |



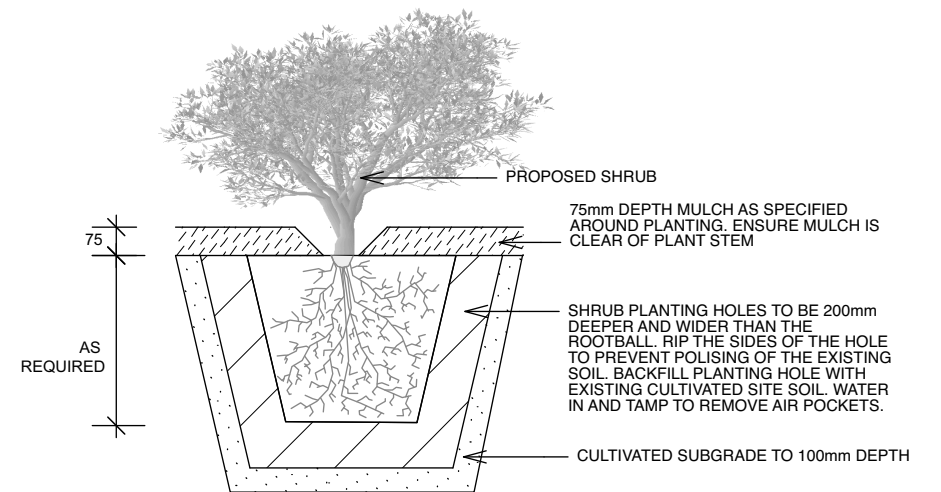
**TYPICAL TIMBER EDGE DETAIL**  
SCALE 1:10  
DO NOT SCALE



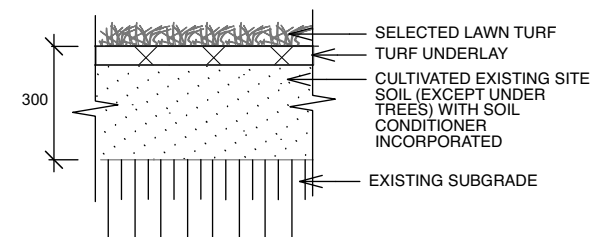
**SOIL TO GARDEN AREAS**  
SCALE 1:20



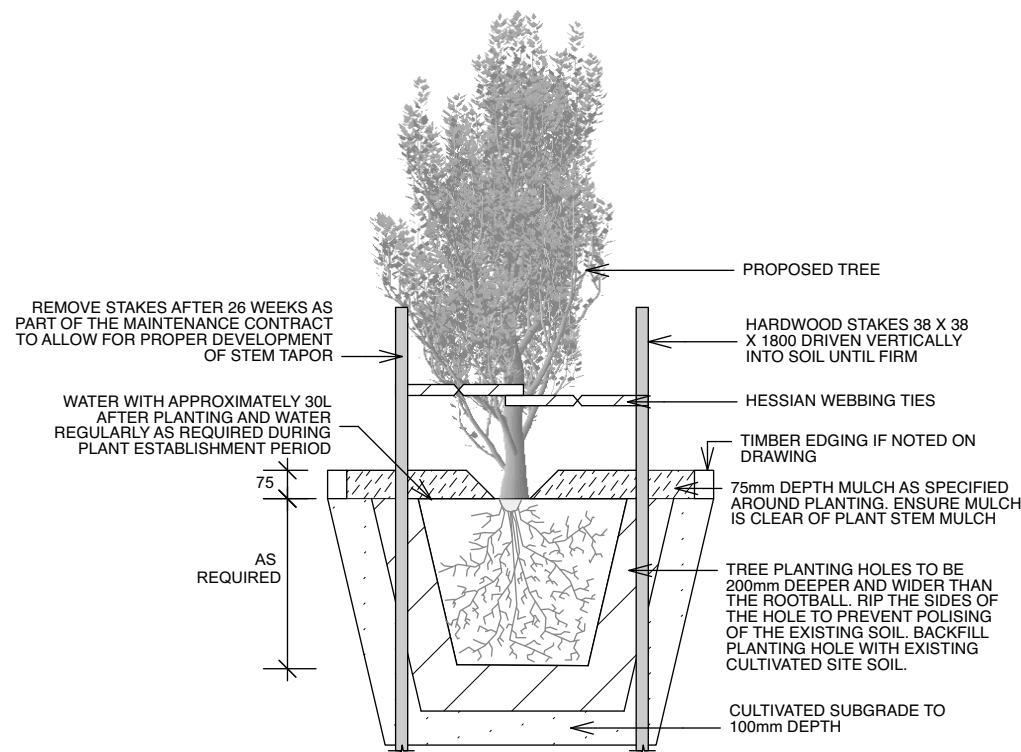
**PEBBLE PATHWAY**  
SCALE 1:10



**PLANTING DETAIL**  
SCALE 1:20




**TYPICAL TURF DETAIL**  
SCALE 1:20



**TREE PLANTING  
& STAKING DETAIL**  
SCALE 1:20

- Notes:**
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
  2. All detailing of drainage to paved areas shall be by others.
  3. All levels shall be determined by others and approved on site by client.
  4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client.
  5. Do not scale from drawings.
  6. If in doubt contact the Landscape Architect.
  7. All boundaries shall be surveyed prior to commencement of construction works.
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|  |  |   |                                      |
|--|--|---|--------------------------------------|
| DATE   | REVISION   |   |                                      |
| DRAWING  | <b>LANDSCAPE DETAILS</b>                                 |   |                                      |
| ADDRESS  | <b>LOT 10, NO.20 MARMORA STREET, FRESHWATER NSW 2096</b> |   | PROJECT #<br><b>MONTGOMERY HOMES</b> |
| CLIENT   | <b>PETER &amp; KARIN ALFONSO</b>                         |   | DWG #<br><b>L/02</b>                 |
| <b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b><br>65 West Street, North Sydney NSW 2060<br>Tel: (02) 9957 5122 Fx: (02) 9957 5922 |  | DATE #  | <b>04.12.20</b>                      |
|  |  | SCALE @ A3  | <b>1:200</b>                         |
|  |  | DRAWN   | <b>JC</b>                            |
|  |  | CHKD  | <b>JC</b>                            |
|  |  | REVISION  |                                      |
|  |  |  |                                      |



OUTLINE LANDSCAPE SPECIFICATION

**Preparation by Builder:** Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

**Initial Preparation:** Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

**Tree Protection:** Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

**Soil Preparation:** Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

**Lawn Edging and Stepping Stones:**(i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging. (ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

**Retaining Walls:** Positions, detail and heights of retaining walls shall be by others.

**Planting:** Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

**Staking:** All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

**Mulching:** Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

**Turfing:** Prepare for, level & lay cultivated Palmetto Buffulo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and returf councils nature strip as required.

**Fencing:** Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

**Paving:** Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

**Irrigation:** Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

**Clotheslines:** Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.

**Completion:** Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

**Maintenance Period:** A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

**(a) Recurrent works** Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

**(b) Watering** Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

**(c) Replacements** Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

**(d) Mulched surfaces** Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

**(e) Stakes & ties** Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

**(f) Lawn areas** Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

**(g) Weeding** Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

**(h) Pruning** Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

**(i) Spraying** Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

**(j) Tree Care** Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

Notes:

1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.

2. All detailing of drainage to paved areas shall be by others.

3. All levels shall be determined by others and approved on site by client.

4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client.

5. Do not scale from drawings.

6. If in doubt contact the Landscape Architect.

7. All boundaries shall be surveyed prior to commencement of construction works.

8. This plan is for DA purposes only. It has not been detailed for construction.

9. All dimensions, levels and boundaries are nominal only.

10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

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| DATE   |  | REVISION   |  |
| DRAWING  |  |  |  |
| LANDSCAPE SPECIFICATION  |  |  |  |
| ADDRESS  |  | PROJECT #  |  |
| LOT 10, NO.20 MARMORA STREET, FRESHWATER                       |  | MONTGOMERY HOMES   |  |
| NSW 2096   |  | DWG #  |  |
| CLIENT   |  | DATE #   |  |
| PETER & KARIN ALFONSO  |  | 04.12.20   |  |
|  |  | SCALE @ A3   |  |
|  |  | 1:200  |  |
|  |  | DRAWN  |  |
|  |  | JC   |  |
|  |  | CHKD   |  |
|  |  | JC   |  |
|  |  | REVISION   |  |
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