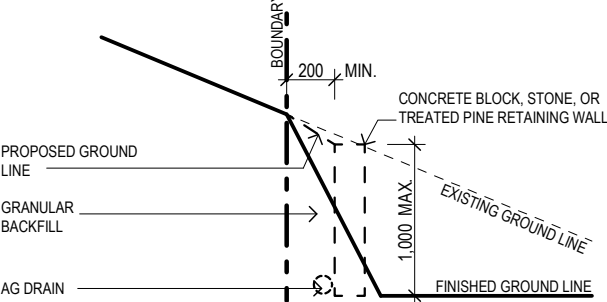
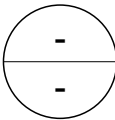


RETAINING WALL - BY OWNER

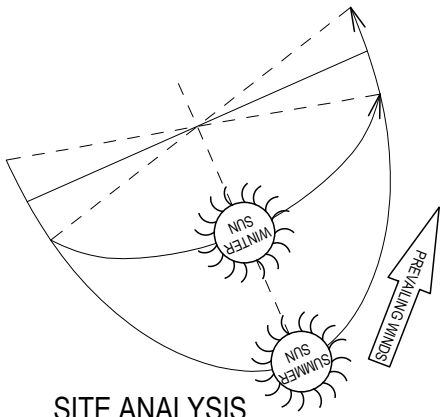
NOTE: DESIGN AND CONSTRUCTION OF RETAINING WALLS BY OWNER PRIOR TO OCCUPATION CERTIFICATE. RETAINING WALLS OVER 1m H WILL BE REQUIRED TO BE DESIGNED BY A STRUCTURAL ENGINEER AND DETAILS WILL BE REQUIRED TO BE SUBMITTED TO THE PCA.



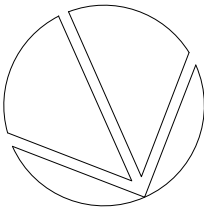
RETAINING WALL DETAIL



SCALE 1:50

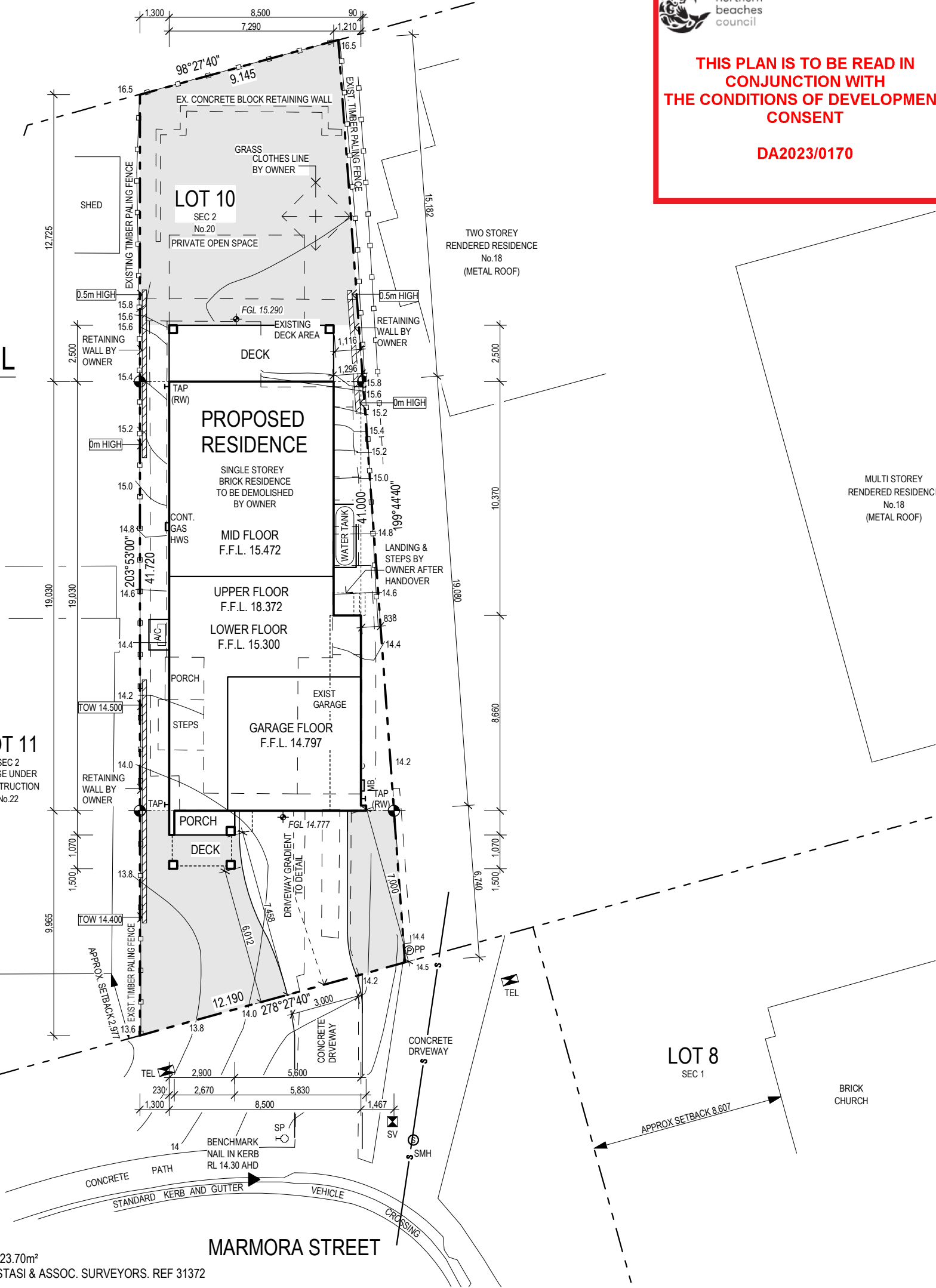


SITE ANALYSIS



SITE PLAN

SCALE 1:200 LOT 10 DP 10321 AREA 423.70m²
SURVEY INFORMATION OBTAINED FROM NASTASI & ASSOC. SURVEYORS. REF 31372



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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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	
	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	m²	AREA	m²
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

2A	RE - ISSUE TO BASIX & ENGINEER	18/04/2023
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montgomeryhomes.com.au

Client Name:
ALFONSO, P & K

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

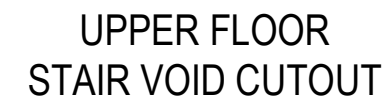
Design: the COOLUM - 266 - Executive 2022

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

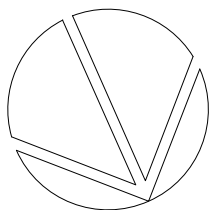
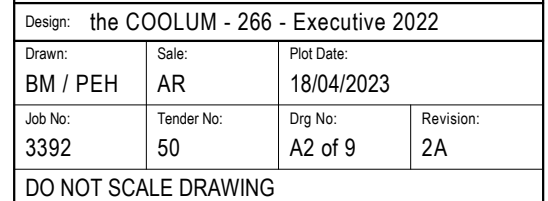
DO NOT SCALE DRAWING



NOTE:
92mm FINISH SKIRTING BOARDS
THROUGHOUT ENTIRE HOUSE.

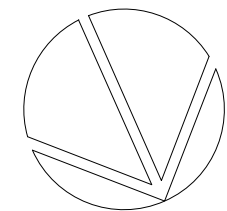


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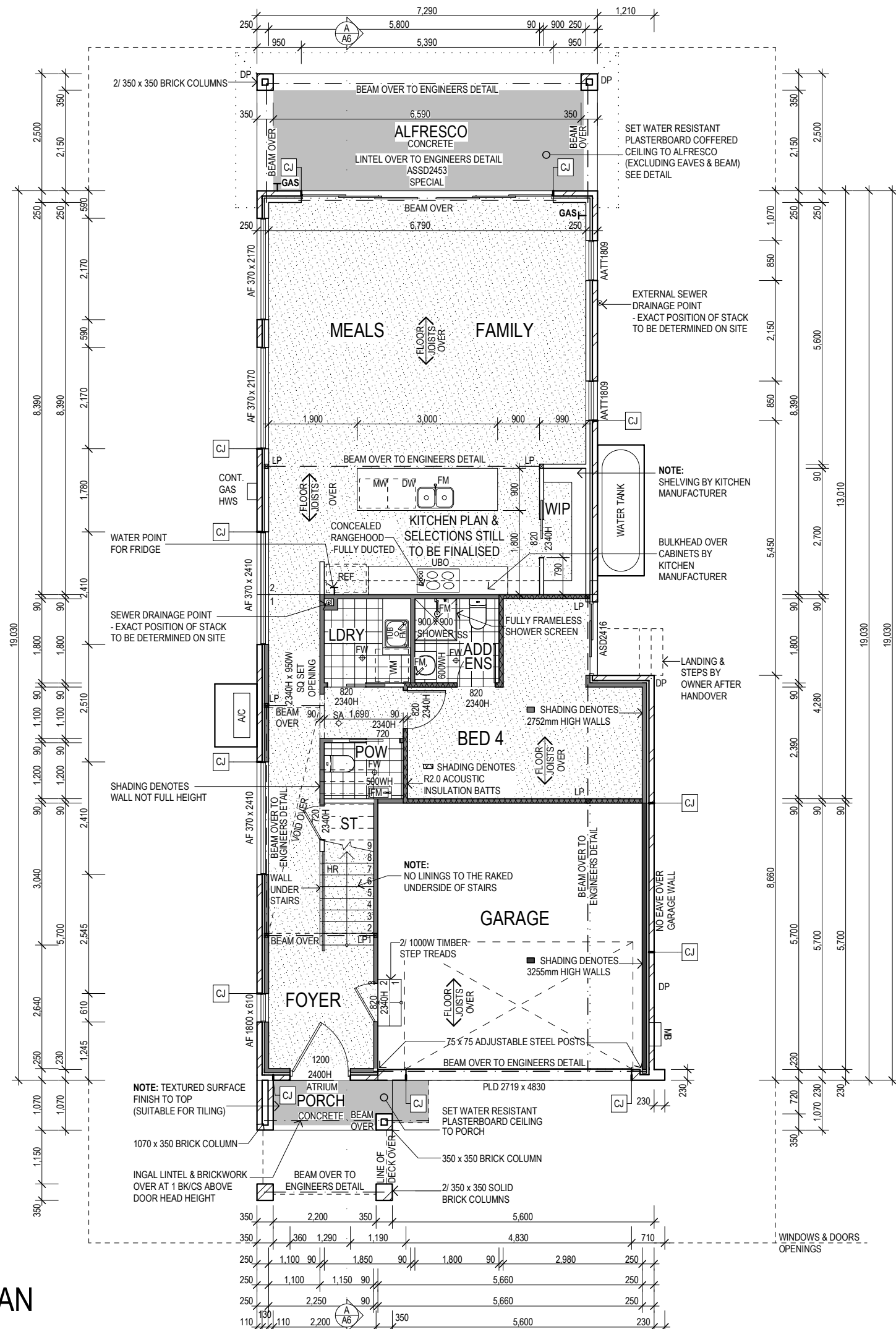
UPPER FLOOR PLAN

SCALE 1:100



LOWER FLOOR PLAN

SCALE 1:100



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.



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FLOOR / FOUNDATION PLAN LEGEND

MARK	DESCRIPTION	MARK	DESCRIPTION
GENERAL		GENERAL	
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	WINDOWS & DOORS	
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	ROOM NAMES	
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 (LOCATIONS TO BE DETERMINED ON SITE)	WIR	WALK IN ROBE
SL	SLIDING DOOR (SHOWER)		
SS	SPACE SAVER (SHOWER)		

EX	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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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

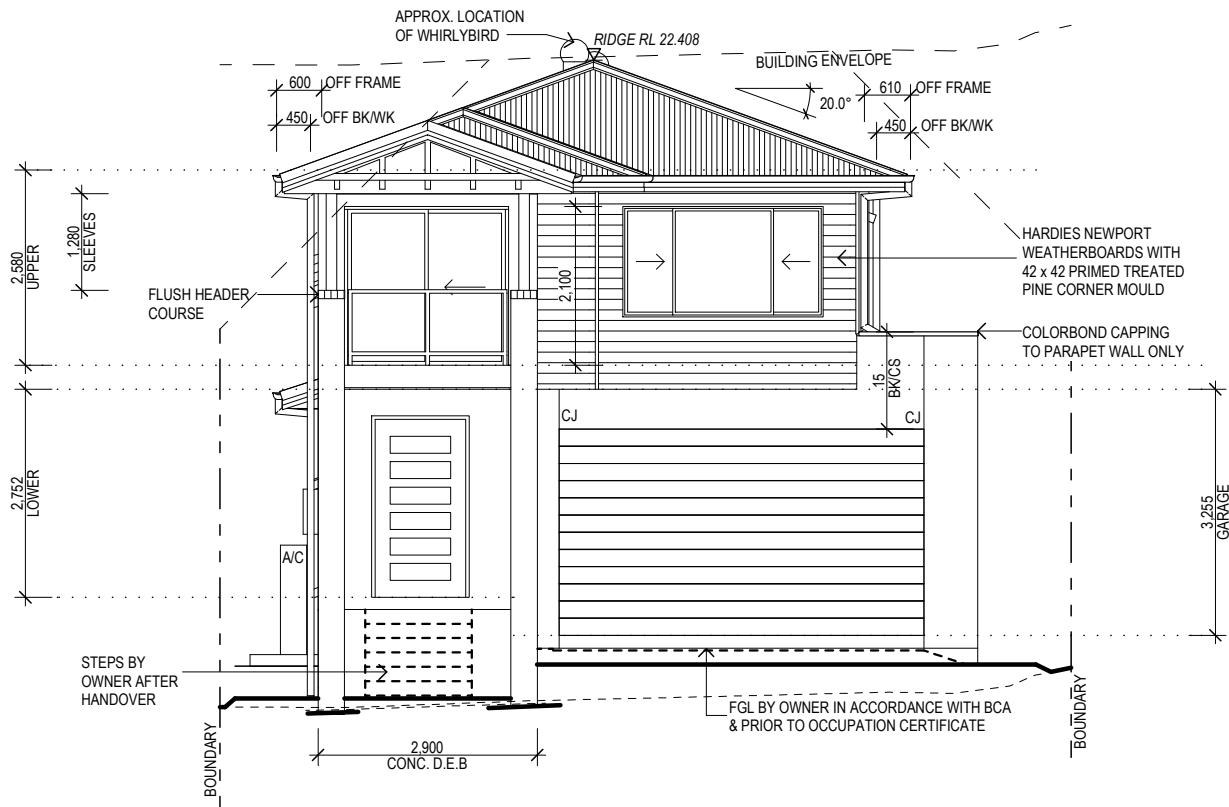
Drawn: BM / PEH	Sale: AR	Plot Date: 18/04/2023
Job No: 3392	Tender No: 50	Drp No: A3 of 9
		Revision: 2A

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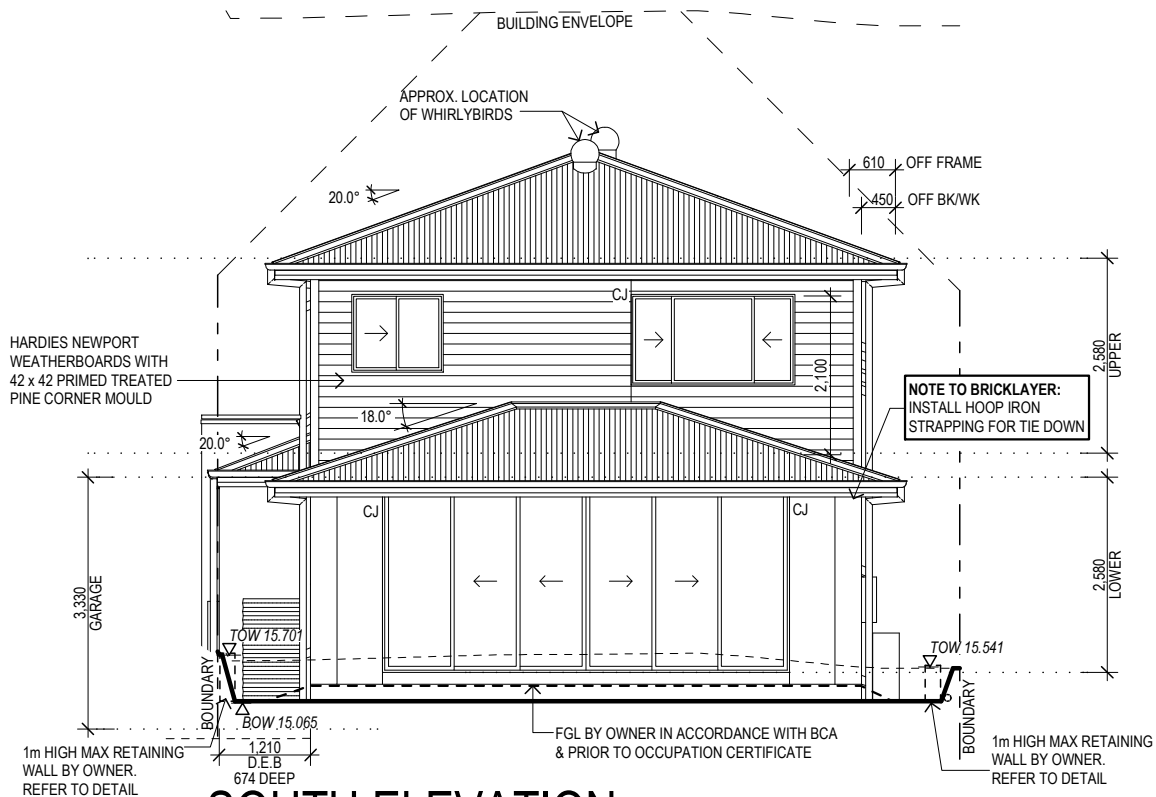
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NORTH ELEVATION

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 then 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
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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
GENERAL	
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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Client Name:
ALFONSO, P & K

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

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6.0

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

50.7

MJ/m²

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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HP HWS	HEAT PUMP HOT WATER SYSTEM
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LEVEL OF EXTERNAL FINISH

EXTERNAL WALLS
(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

FACE BRICKWORK

MOROKA BAG & PAINT

RENDER

PLEASE NOTE:

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ROOF CLADDING

TILES

COLORBOND

EAST ELEVATION
SCALE 1:100



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WEST ELEVATION
SCALE 1:100

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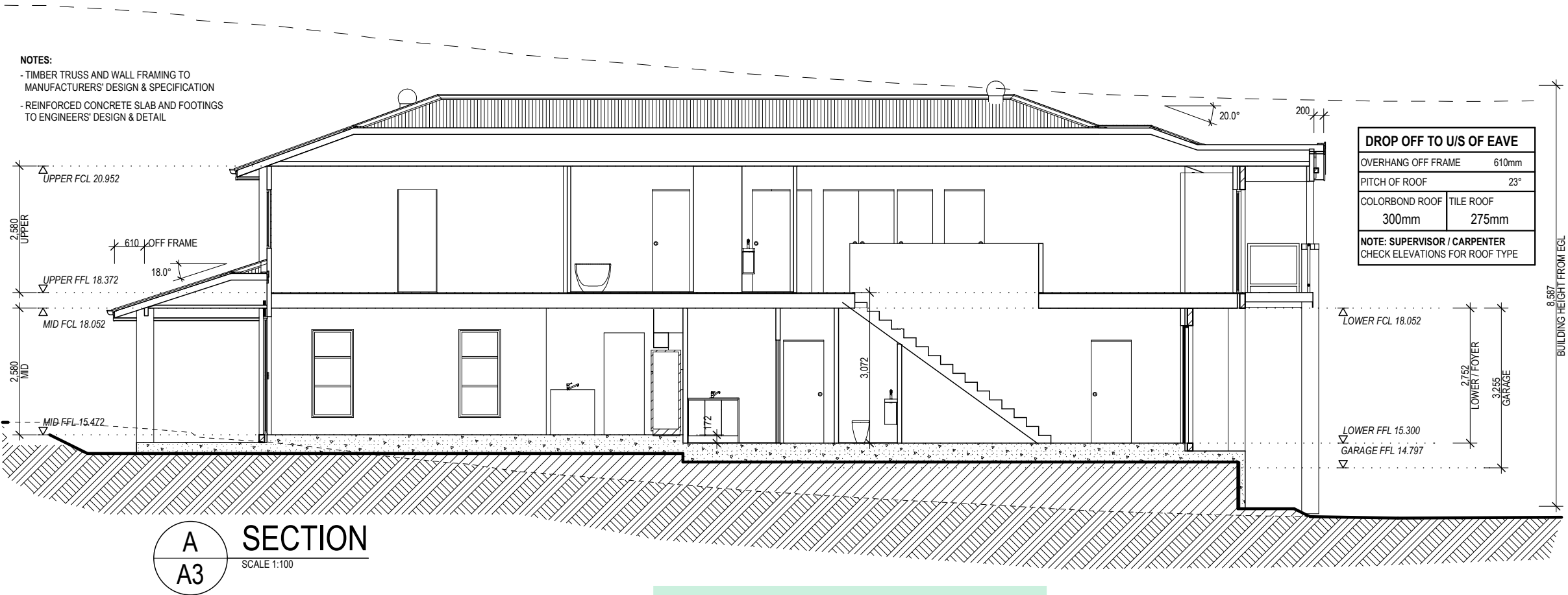
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Lot 10, No.20 Marmora Street
FRESHWATER

Design: the COOLUM - 266 - Executive 2022

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

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LEVEL OF EXTERNAL FINISH

EXTERNAL WALLS
(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

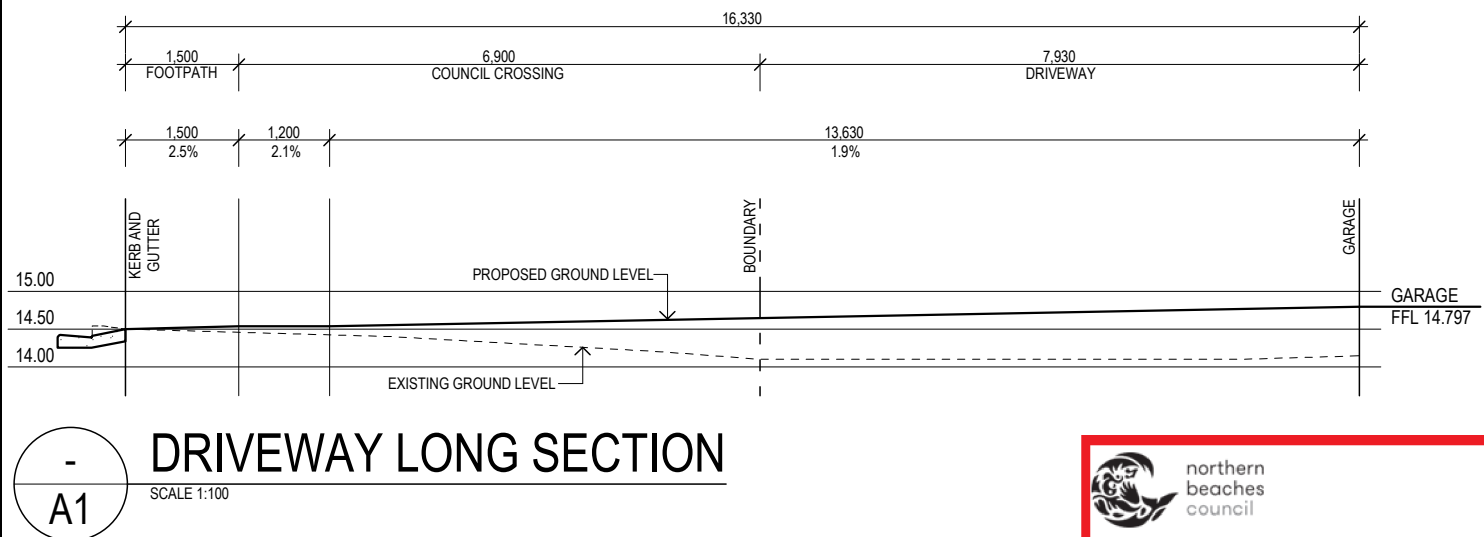
- FACE BRICKWORK
- MOROKA BAG & PAINT
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PLEASE NOTE:
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ROOF CLADDING

- TILES
- COLORBOND

Lot 10 20 Marmora Street Freshwater			
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the current BASIX Certificate for complete details. 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	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected from Roof Area (m²)	90
Tank Connected to:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
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 (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	Yes
Stove/Oven	Gas cooktop & electric oven		



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MONTGOMERY HOMES
BUILDING ON EVERY LEVEL

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Client Name:
ALFONSO, P & K

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

Design: the COOLUM - 266 - Executive 2022

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

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