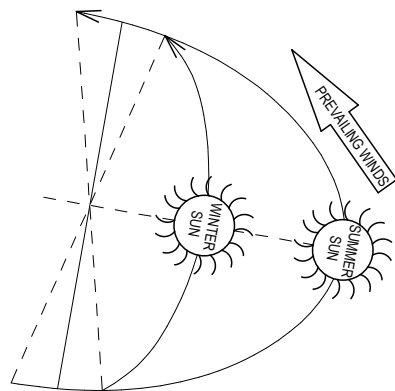


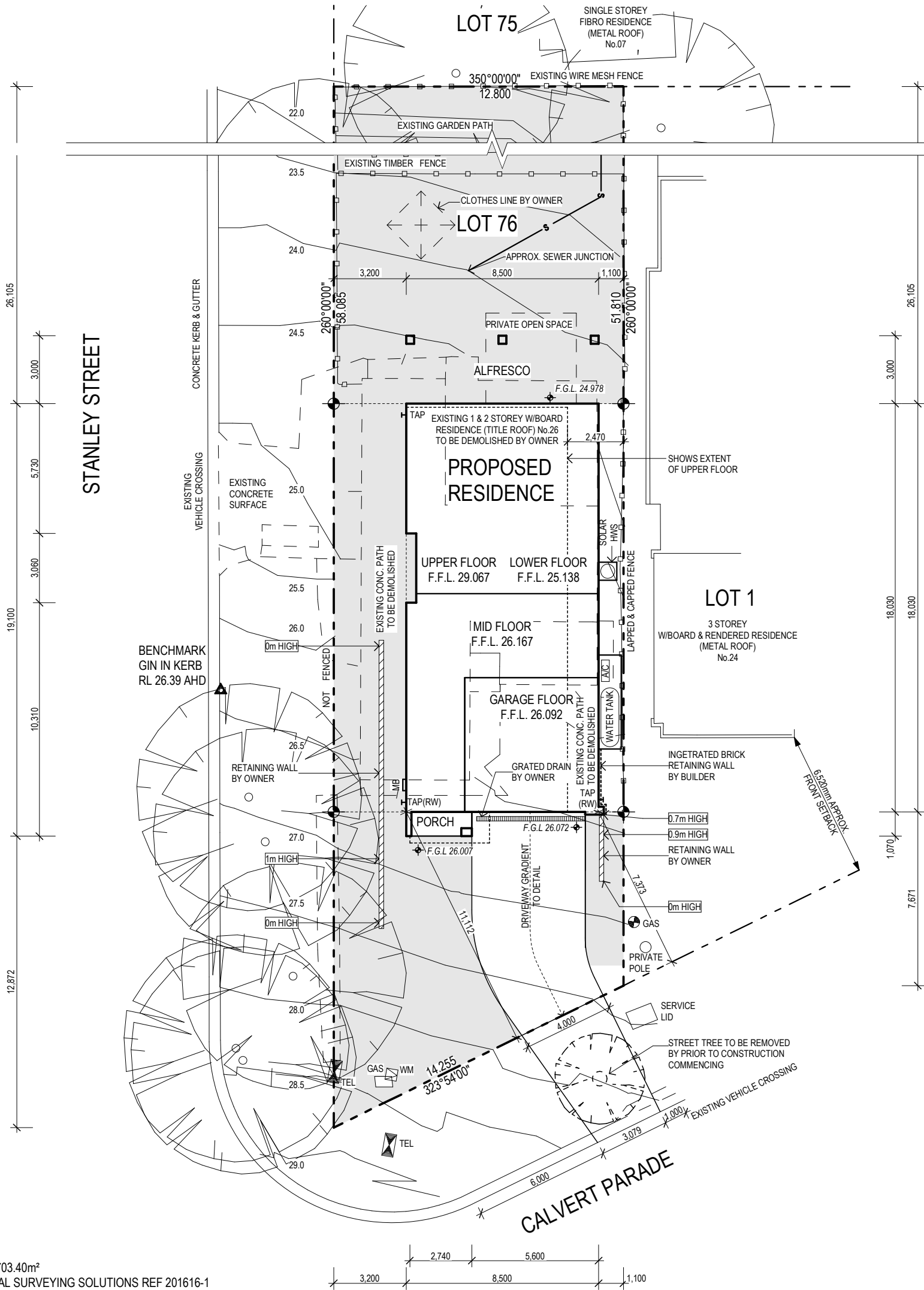
## SITE PLAN

SCALE 1:200 LOT 76 DP 661007 AREA 703.40m<sup>2</sup>  
SURVEY INFORMATION OBTAINED FROM TOTAL SURVEYING SOLUTIONS REF 201616-1



### SITE ANALYSIS

ORIGIN OF LEVELS  
LEVELS ARE BASED ON  
AUSTRALIAN HEIGHT DATUM  
(AHD) USING SSM 24928 WITH  
RL 28.328 (AHD).



## COUNCIL PLANS

### NOT FOR CONSTRUCTION

Date: .....  
Signed by owners  
.....  
.....

**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 SOIL FROM FOOTING  
TRENCHES, PIER HOLES AND/OR  
SERVICE TRENCHES (IF APPLICABLE)  
ARE TO BE **STOCKPILED & REMAIN ON  
SITE**. IF ANY SURPLUS SOIL IS UNABLE  
TO BE STOCKPILED ON SITE DUE TO  
SITE LIMITATIONS, ADDITIONAL COSTS  
WILL APPLY TO REMOVE THE SURPLUS  
SOIL.

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### SITE PLAN LEGEND

MARK	DESCRIPTION
	SURVEY SETOUT PEG
	METER BOX
TAP	TOWNWATER TAP
TAP (RW)	RECYCLED / RAINWATER TAP
	ALL RETAINING WALLS BY OWNER U.N.O.
	APPROXIMATE SEWER LOCATION
	PROPOSED FINISHED GROUND LEVELS BY OWNER PRIOR TO OCCUPATION CERTIFICATE

**SOIL CLASSIFICATION:** H1 / P

**WIND CLASSIFICATION:** N2

**GAS TYPE:** NATURAL

SITE AREA TABLE		FLOOR AREA TABLE	
AREA	m <sup>2</sup>	AREA	m <sup>2</sup>
SITE	703.40	UPPER FLOOR	121.23
LANDSCAPED (SOFT)	421.77	LOWER / MID FLOOR	117.11
DRIVEWAY	44.36	GARAGE	35.20
FOOTPRINT	159.31	PORCH	2.87
PRIVATE OPEN SPACE	16.00	ROOF AREA	190.87
<b>TOTAL FLOOR AREA:</b>	273.54	<b>SITE COVERAGE:</b>	38.85%

**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

2	ISSUE TO BASIX & ENGINEER	04/06/2021
1	ISSUE TO SALES	26/10/2020
Issue:	Description:	Date:



Sydney: (02) 8883 5400  
Newcastle: (02) 4945 4000  
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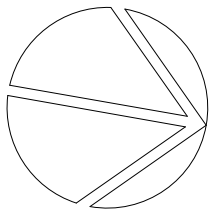
Client Name:  
**MOORE AM & BULLEN B**

Job Address:  
**PROPOSED RESIDENCE  
Lot 76, No.26 Calvert Parade,  
NEWPORT**

Design: The COOLUM - 266 - Retro 2020

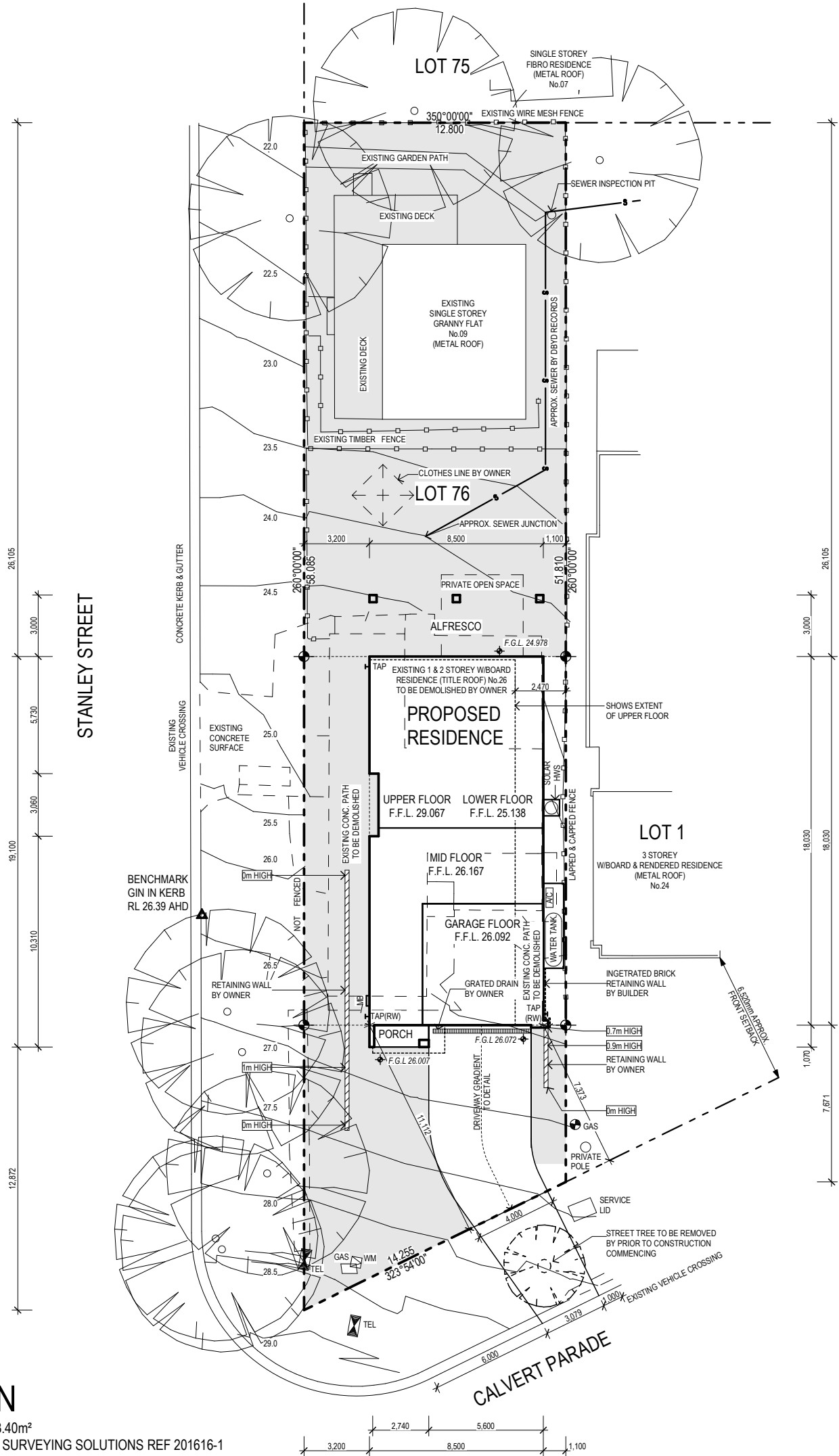
Drawn: CS	Sale: PL	Plot Date: 4/06/2021
Job No: 2741	Tender No: 44	Drg No: A1 of 10
		Revision: 2

DO NOT SCALE DRAWING



# OVERALL SITE PLAN

SCALE 1:250 LOT 76 DP 661007 AREA 703.40m<sup>2</sup>  
SURVEY INFORMATION OBTAINED FROM TOTAL SURVEYING SOLUTIONS REF 201616-1



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2	ISSUE TO BASIX & ENGINEER	04/06/2021
1	ISSUE TO SALES	26/10/2020
Issue:	Description:	Date:

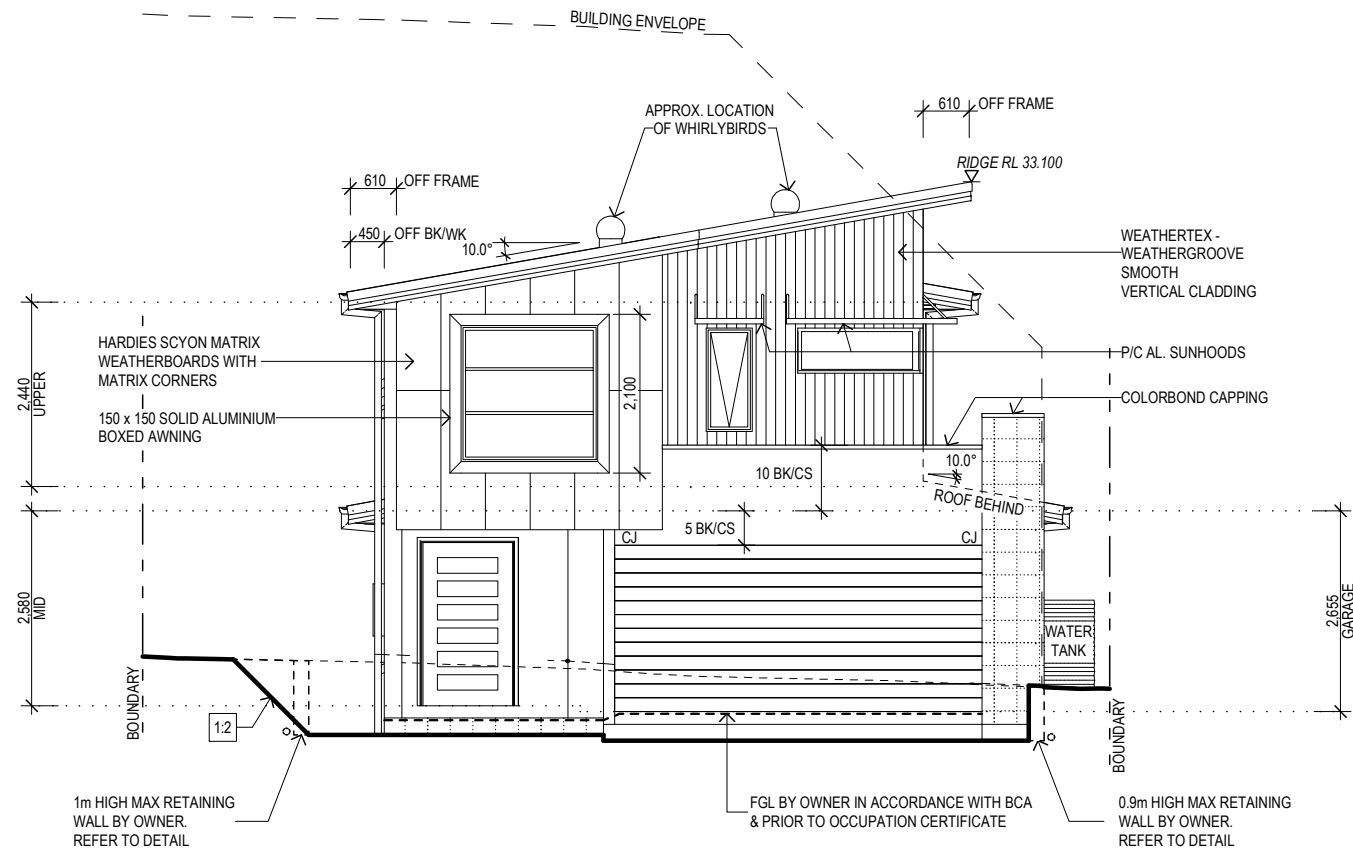


**MONTGOMERY  
HOMES**  
BUILDING ON *EVERY* LEVEL

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Newcastle: (02) 4945 4000  
Central Coast: (02) 4384 1441

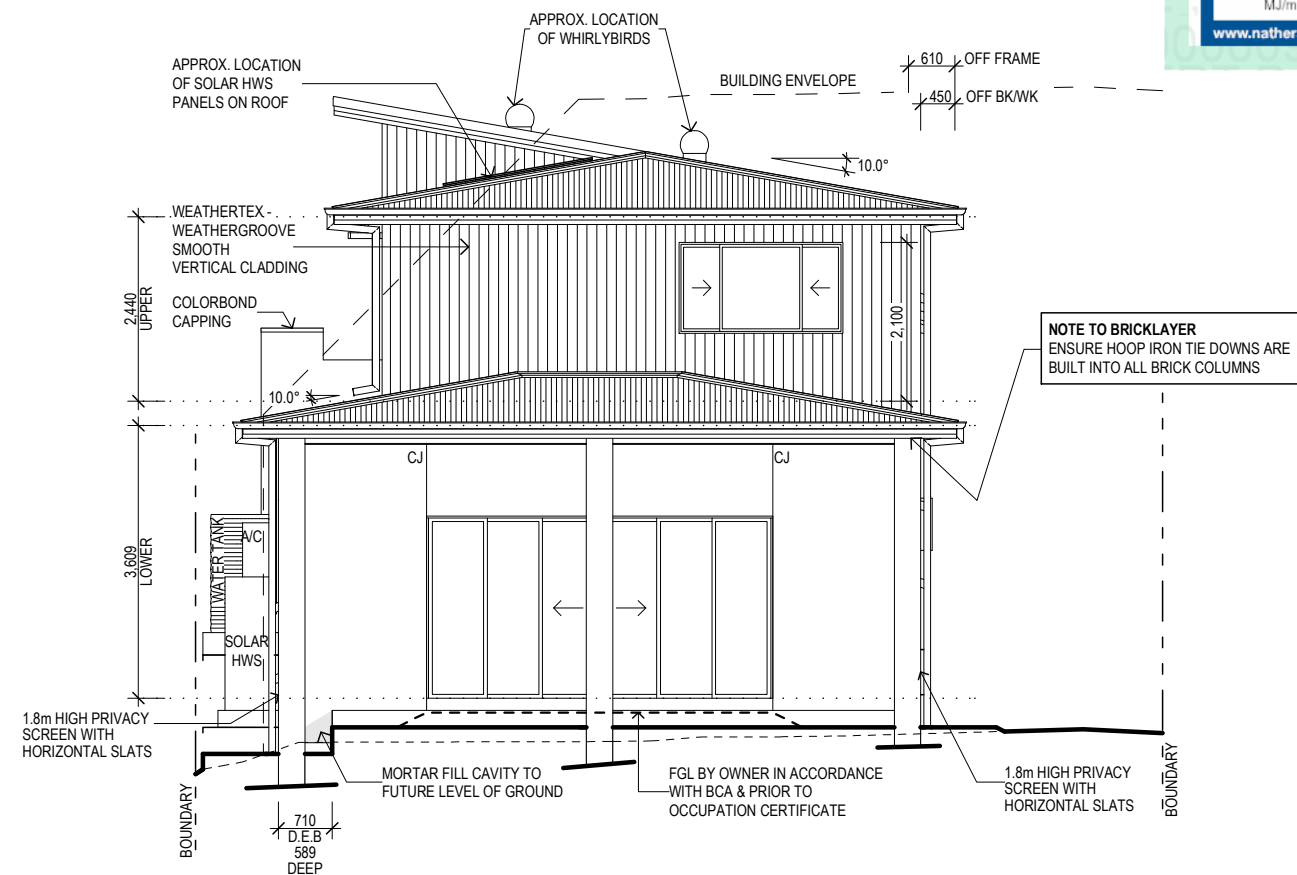
  [montgomeryhomes.com.au](http://montgomeryhomes.com.au)

Client Name: <b>MOORE AM &amp; BULLEN B</b>			
Job Address: <b>PROPOSED RESIDENCE Lot 76, No.26 Calvert Parade, NEWPORT</b>			
Design: The COOLUM - 266 - Retro 2020			
Drawn: CS	Sale: PL	Plot Date: 4/06/2021	
Job No: 2741	Tender No: 44	Drg No: A2 of 10	Revision: 2
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## EAST ELEVATION

SCALE 1:100



## WEST ELEVATION

SCALE 1:100

## COUNCIL PLANS

### NOT FOR CONSTRUCTION

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.....

.....

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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
EPG	EXPOSED PAINT GRADE
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
- WALL TILES

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

### ROOF CLADDING

- TILES
- COLORBOND



2	ISSUE TO BASIX & ENGINEER	04/06/2021
1	ISSUE TO SALES	26/10/2020
Issue:	Description:	Date:



Sydney: (02) 8883 5400  
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montgomeryhomes.com.au

Client Name:  
**MOORE AM & BULLEN B**

Job Address:  
**PROPOSED RESIDENCE**  
**Lot 76, No.26 Calvert Parade,**  
**NEWPORT**

Design: **The COOLUM - 266 - Retro 2020**

Drawn:	Sale:	Plot Date:	
CS	PL	4/06/2021	
Job No:	Tender No:	Drg No:	Revision:
2741	44	A5 of 10	2

DO NOT SCALE DRAWING

COUNCIL PLANS  
NOT FOR CONSTRUCTION

Date: \_\_\_\_\_

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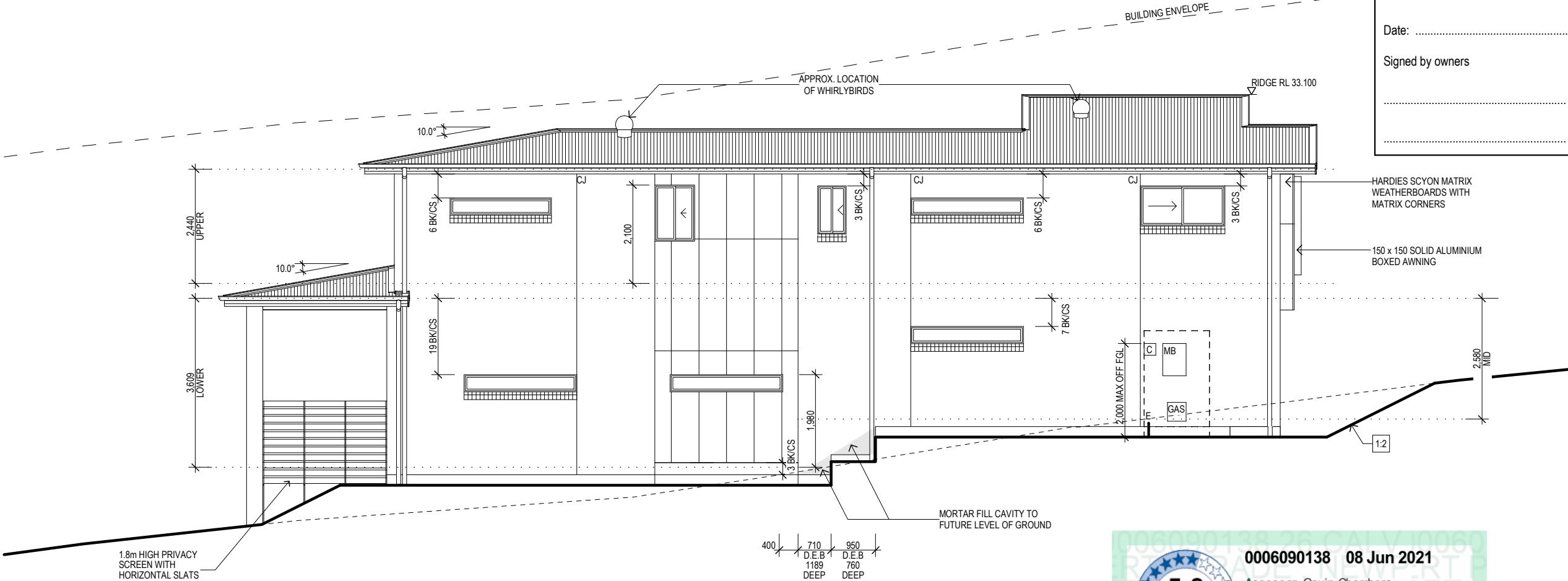
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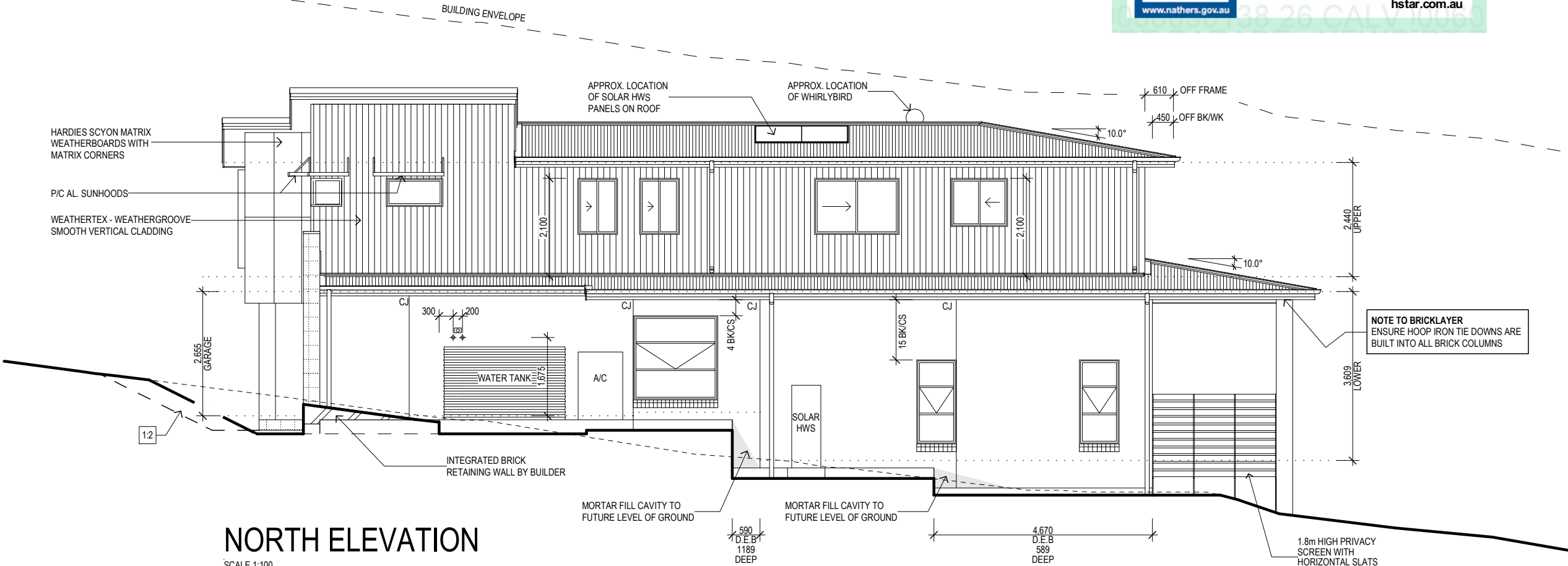
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ELEVATION / SECTION LEGEND	
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HP HWS	HEAT PUMP HOT WATER SYSTEM
MB	METER BOX

LEVEL OF EXTERNAL FINISH	
<b>EXTERNAL WALLS</b> (NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)	
	FACE BRICKWORK
	MOROKA BAG & PAINT
	RENDER
	WALL TILES
<b>PLEASE NOTE:</b> SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GAUGE OF BRICKWORK	
<b>ROOF CLADDING</b>	
	TILES
	COLORBOND



SOUTH ELEVATION  
SCALE 1:100



NORTH ELEVATION  
SCALE 1:100



**MONTGOMERY  
HOMES**  
BUILDING ON EVERY LEVEL

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Client Name: <b>MOORE AM &amp; BULLEN B</b>			
Job Address: <b>PROPOSED RESIDENCE Lot 76, No.26 Calvert Parade, NEWPORT</b>			
Design: The COOLUM - 266 - Retro 2020			
Drawn: CS	Sale: PL	Plot Date: 4/06/2021	
Job No: 2741	Tender No: 44	Drp No: A6 of 10	Revision: 2
DO NOT SCALE DRAWING			