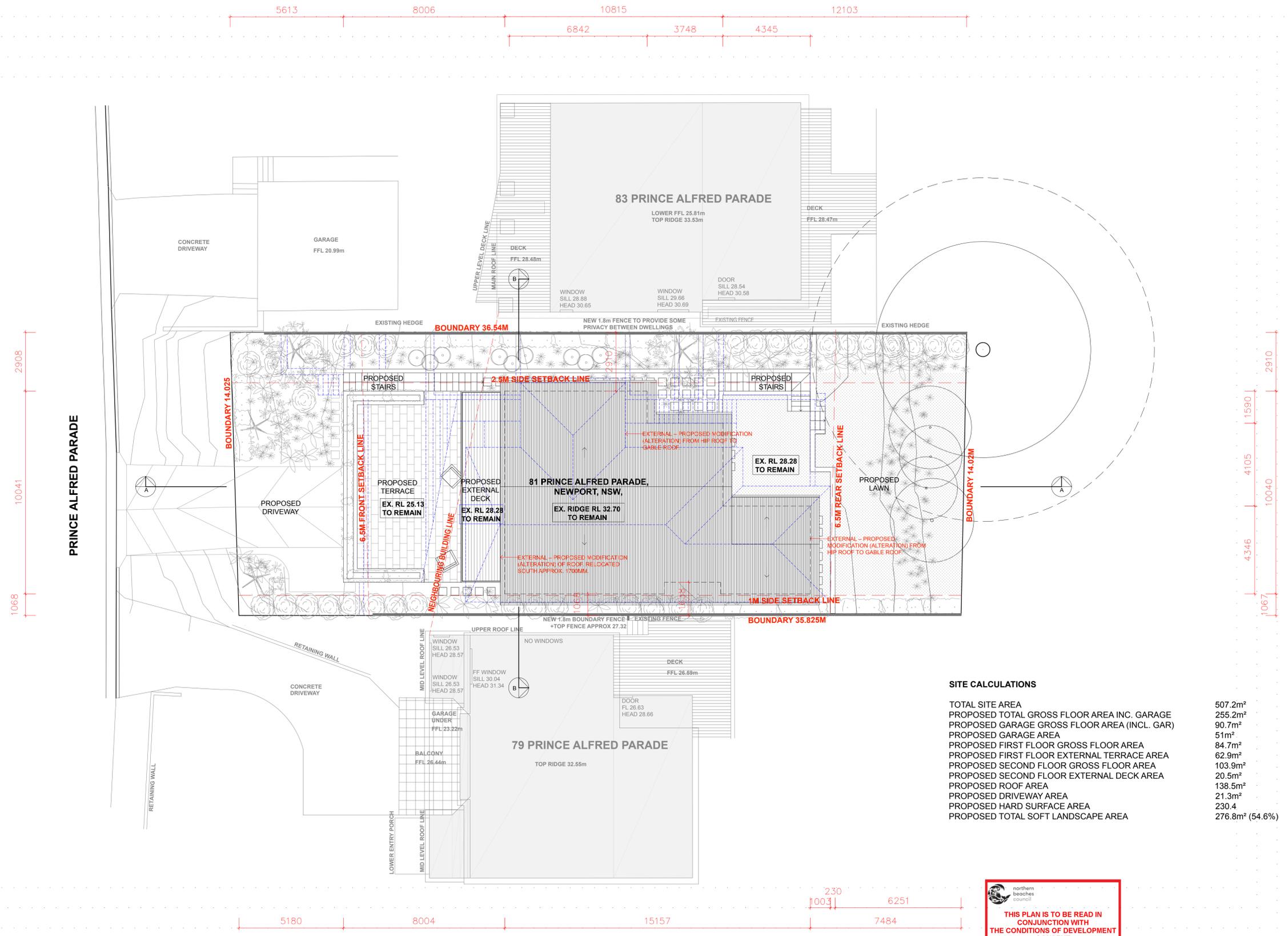


Certificate no.: 0004008983-01  
 Assessor Name: Scott Douglass  
 Accreditation no.: 13/1547  
 Certificate date: 01 Oct 2019  
 Dwelling Address:  
 81 Prince Alfred Parade  
 Newport, NSW  
 2106  
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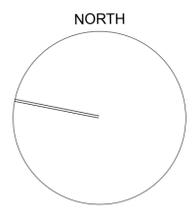




| SITE CALCULATIONS                            |                             |
|--|-----------------------------|
| TOTAL SITE AREA                              | 507.2m <sup>2</sup>         |
| PROPOSED TOTAL GROSS FLOOR AREA INC. GARAGE  | 255.2m <sup>2</sup>         |
| PROPOSED GARAGE GROSS FLOOR AREA (INCL. GAR) | 90.7m <sup>2</sup>          |
| PROPOSED GARAGE AREA                         | 51m <sup>2</sup>            |
| PROPOSED FIRST FLOOR GROSS FLOOR AREA        | 84.7m <sup>2</sup>          |
| PROPOSED FIRST FLOOR EXTERNAL TERRACE AREA   | 62.9m <sup>2</sup>          |
| PROPOSED SECOND FLOOR GROSS FLOOR AREA       | 103.9m <sup>2</sup>         |
| PROPOSED SECOND FLOOR EXTERNAL DECK AREA     | 20.5m <sup>2</sup>          |
| PROPOSED ROOF AREA                           | 138.5m <sup>2</sup>         |
| PROPOSED DRIVEWAY AREA                       | 21.3m <sup>2</sup>          |
| PROPOSED HARD SURFACE AREA                   | 230.4                       |
| PROPOSED TOTAL SOFT LANDSCAPE AREA           | 276.8m <sup>2</sup> (54.6%) |

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
 MOD2019/0484

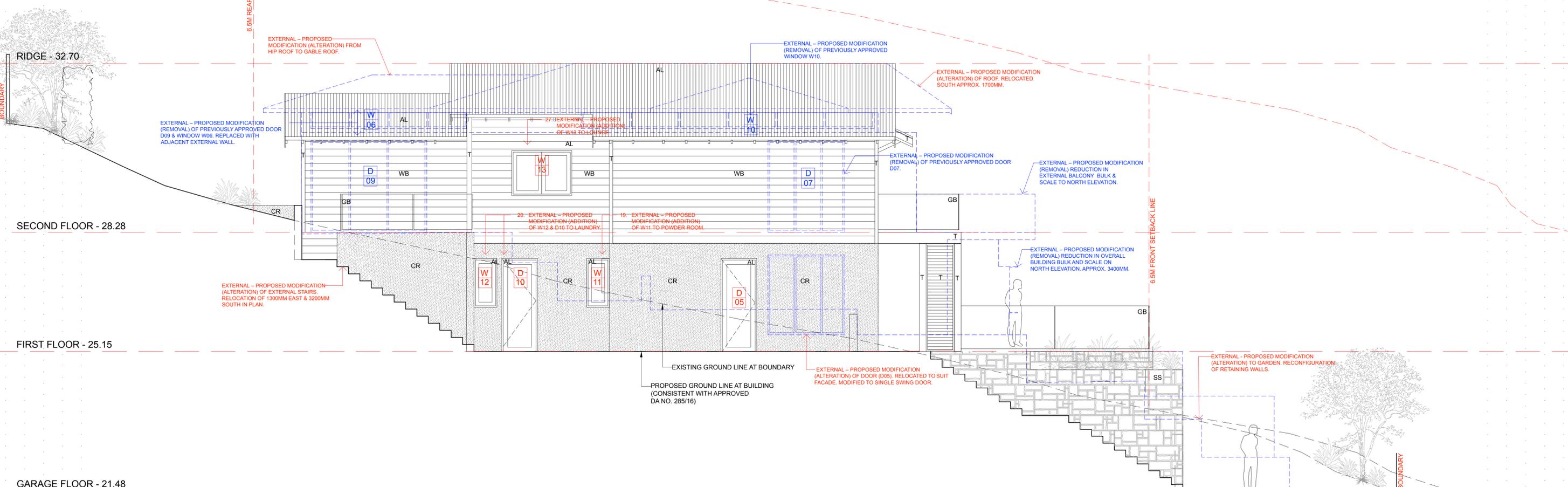
SITE PLAN 1:100 @ A1 OR 1:200 @ A3

|   |   |   |  |   |  |
|---|---|---|--|---|--|
|   | <p><b>KEY:</b></p> <p>--- DENOTES OUTLINE OF AREA/ELEMENT OF PREVIOUSLY APPROVED BUILDING UNDER DA 285/16 TO BE MODIFIED</p> <p>■ DENOTES AREA/ELEMENT OF BUILDING PREVIOUSLY APPROVED UNDER DA0285/16 TO REMAIN IN EXISTING LOCATION</p> | <p><b>PROJECT:</b><br/>DEMOLITION OF AN EXISTING DWELLING &amp; PROPOSED NEW RESIDENTIAL DWELLING</p> | <p><b>PROJECT STAGE:</b><br/>S4.55</p>     | <p><b>DATE OF ISSUE:</b><br/>20.09.2019</p> |  <p>             daniel raymond<br/>             architect<br/>             new reg. #9788<br/>             thomas martin<br/>             architect<br/>             new reg. #10383<br/>             6/20 AVALON PARADE,<br/>             AVALON BEACH, NSW. 2107<br/>             www.ramaarchitects.com<br/>             e. info@ramaarchitects.com<br/>             ABN 612 713 425<br/>             COPYRIGHT OF RAMA ARCHITECTS PTY LTD.<br/>             THIS DRAWING IS NOT TO BE USED OR REPRODUCED<br/>             IN ANY FORM WITHOUT CONSENT.<br/>             DO NOT SCALE FROM THIS DRAWING.           </p> |
|   |   | <p><b>CLIENT:</b><br/>MATTHEW &amp; KELLY SCHOTT</p>  | <p><b>DRAWING TITLE:</b><br/>SITE PLAN</p> | <p><b>DRAWING NO.:</b><br/>S4.55-001</p>    |  |
| <p><b>IMPORTANT NOTE:</b> ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION</p> <p>             NOTE: DO NOT SCALE OFF THIS DRAWING<br/>             NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE B.C.A.<br/>             NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.<br/>             NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BASIX REQUIREMENTS<br/>             NOTE: ALL STRUCTURAL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS<br/>             NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA CONSENT, CC &amp; ALL RELEVANT SUPPORTING DOCUMENTS           </p> |   | <p><b>LOCATION:</b><br/>81 PRINCE ALFRED PARADE,<br/>NEWPORT, NSW.</p>                                | <p><b>SCALE:</b><br/>1:100 @ A1</p>        | <p><b>REVISION:</b><br/>A</p>               |  |





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 Dwelling Address: 81 Prince Alfred Parade  
 Newport, NSW 2106  
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**SCHEDULE OF FINISHES:**

- AL - ALUMINIUM
- CR - CEMENT RENDER
- DP - DOWN PIPE
- D - DOOR
- GB - GLASS BALUSTRADING
- MT - METAL
- SS - SANDSTONE
- T - TIMBER
- WB - WEATHER BOARD
- W - WINDOW

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2019/0484

EAST ELEVATION 1:50 @ A1 OR 1:100 @ A3

|   |   |   |   |   |
|---|---|---|---|---|
| <p><b>KEY:</b></p> <p>--- DENOTES OUTLINE OF AREA/ELEMENT OF PREVIOUSLY APPROVED BUILDING UNDER DA 285/16 TO BE MODIFIED</p> <p>■ DENOTES AREA/ELEMENT OF BUILDING PREVIOUSLY APPROVED UNDER DA0285/16 TO REMAIN IN EXISTING LOCATION</p> <p><small>IMPORTANT NOTE: ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION</small></p> <p><small>NOTE: DO NOT SCALE OFF THIS DRAWING</small></p> <p><small>NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE B.C.A.</small></p> <p><small>NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.</small></p> <p><small>NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BASIX REQUIREMENTS</small></p> <p><small>NOTE: ALL STRUCTURAL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS</small></p> <p><small>NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA CONSENT, CC &amp; ALL RELEVANT SUPPORTING DOCUMENTS</small></p> | <p><b>PROJECT:</b><br/>DEMOLITION OF AN EXISTING DWELLING &amp; PROPOSED NEW RESIDENTIAL DWELLING</p> <p><b>CLIENT:</b><br/>MATTHEW &amp; KELLY SCHOTT</p> <p><b>LOCATION:</b><br/>81 PRINCE ALFRED PARADE,<br/>NEWPORT, NSW.</p> | <p><b>PROJECT STAGE:</b><br/>S4.55</p> <p><b>DRAWING TITLE:</b><br/>ELEVATION SHEET 02</p> <p><b>SCALE:</b><br/>1:50 @ A1</p> | <p><b>DATE OF ISSUE:</b><br/>20.09.2019</p> <p><b>DRAWING NO.</b><br/>S4.55-301</p> <p><b>REVISION:</b><br/>A</p> | <p style="text-align: center; font-size: 2em; font-weight: bold;">r a m a</p> <p style="text-align: center; font-size: 0.8em;">       daniel raymond<br/>architect<br/>new reg. #9788<br/><br/>       thomas martin<br/>architect<br/>new reg. #10383<br/><br/>       6/20 AVALON PARADE,<br/>AVALON BEACH, NSW. 2107<br/>www.ramaarchitects.com<br/>e. info@ramaarchitects.com<br/>ABN 612 713 425<br/><br/> <small>COPYRIGHT OF RAMA ARCHITECTS PTY LTD.<br/>THIS DRAWING IS NOT TO BE USED OR REPRODUCED<br/>IN ANY FORM WITHOUT CONSENT<br/>DO NOT SCALE FROM THIS DRAWING</small> </p> |
|---|---|---|---|---|



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RIDGE - 32.70

SECOND FLOOR - 28.28

FIRST FLOOR - 25.15

GARAGE FLOOR - 21.48

EXTERNAL - PROPOSED MODIFICATION (ALTERATION) OF ROOF RELOCATED SOUTH APPROX. 1700MM.

8.5M MAX HEIGHT LINE

EXTERNAL - PROPOSED MODIFICATION (ALTERATION) FROM HIP ROOF TO GABLE ROOF.

6.5M REAR SETBACK LINE

6.5M FRONT SETBACK LINE

EXTERNAL - PROPOSED MODIFICATION (REMOVAL) REDUCTION IN OVERALL BUILDING BULK AND SCALE ON NORTH ELEVATION. APPROX. 3400MM.

EXTERNAL - PROPOSED MODIFICATION (REMOVAL) OF PREVIOUSLY APPROVED DOOR D03 & WINDOWS W03, W04.

EXTERNAL - PROPOSED MODIFICATION (ALTERATION) OF W02 ON WEST ELEVATION MODIFIED TO CASEMENT WINDOW.

EXTERNAL - PROPOSED MODIFICATION (ALTERATION) OF W01 ON WEST ELEVATION. RELOCATED 1000MM NORTH IN PLAN.

EXTERNAL - PROPOSED MODIFICATION (ALTERATION) TO GARDEN. RECONFIGURATION OF RETAINING WALLS.

PROPOSED GROUND LINE AT BUILDING  
 EXISTING GROUND LINE AT BOUNDARY

**SCHEDULE OF FINISHES:**

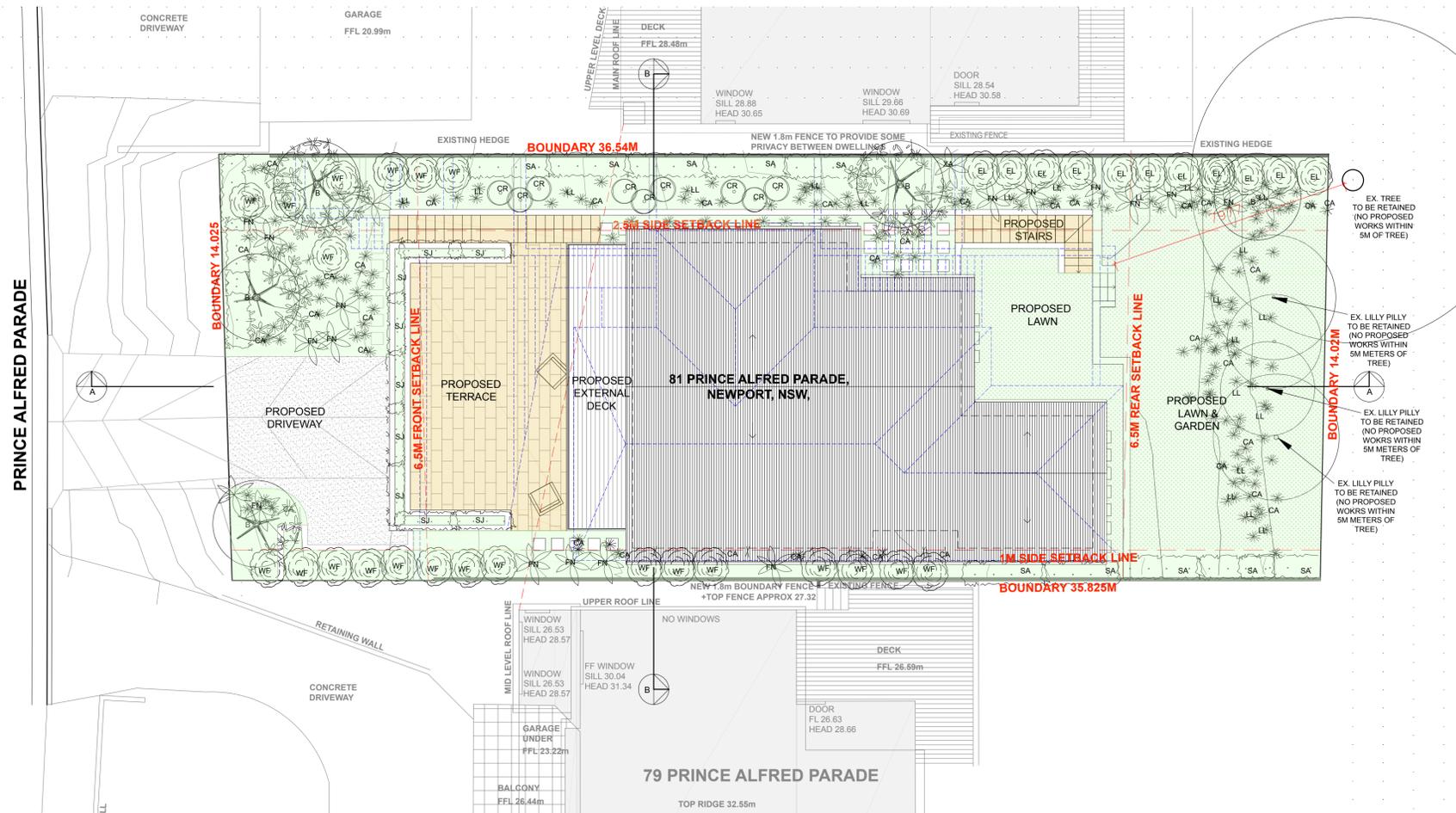
- AL - ALUMINIUM
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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
 MOD2019/0484

WEST ELEVATION 1:50 @ A1 OR 1:100 @ A3

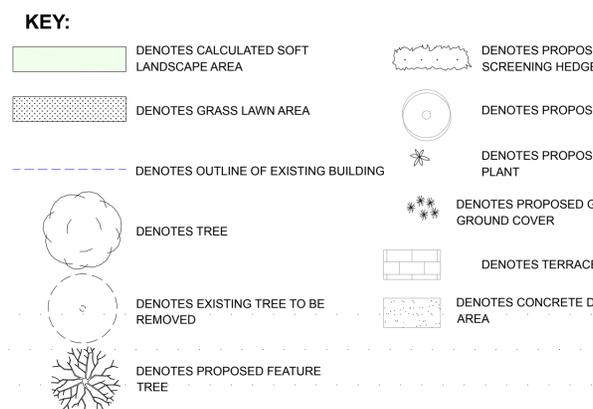
|   |   |   |   |  |
|---|---|---|---|--|
| <p><b>KEY:</b></p> <p>--- DENOTES OUTLINE OF AREA/ELEMENT OF PREVIOUSLY APPROVED BUILDING UNDER DA 285/16 TO BE MODIFIED</p> <p>■ DENOTES AREA/ELEMENT OF BUILDING PREVIOUSLY APPROVED UNDER DA0285/16 TO REMAIN IN EXISTING LOCATION</p> <p><b>IMPORTANT NOTE:</b> ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION</p> <p><b>NOTE:</b> DO NOT SCALE OFF THIS DRAWING</p> <p><b>NOTE:</b> ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE B.C.A.</p> <p><b>NOTE:</b> ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.</p> <p><b>NOTE:</b> ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p> <p><b>NOTE:</b> ALL STRUCTURAL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS</p> <p><b>NOTE:</b> ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA CONSENT, CC &amp; ALL RELEVANT SUPPORTING DOCUMENTS</p> | <p><b>PROJECT:</b><br/>DEMOLITION OF AN EXISTING DWELLING &amp; PROPOSED NEW RESIDENTIAL DWELLING</p> <p><b>CLIENT:</b><br/>MATTHEW &amp; KELLY SCHOTT</p> <p><b>LOCATION:</b><br/>81 PRINCE ALFRED PARADE,<br/>NEWPORT, NSW.</p> | <p><b>PROJECT STAGE:</b><br/>S4.55</p> <p><b>DRAWING TITLE:</b><br/>ELEVATION<br/>SHEET 03</p> <p><b>SCALE:</b><br/>1:50 @ A1</p> | <p><b>DATE OF ISSUE:</b><br/>20.09.2019</p> <p><b>DRAWING NO.</b><br/>S4.55-302</p> <p><b>REVISION:</b><br/>A</p> | <p style="text-align: center;"><b>rama</b></p> <p style="font-size: small; text-align: center;">daniel raymond<br/>architect<br/>new reg. #9788</p> <p style="font-size: small; text-align: center;">thomas martin<br/>architect<br/>new reg. #10383</p> <p style="font-size: x-small; text-align: center;">6/20 AVALON PARADE,<br/>AVALON BEACH, NSW. 2107<br/>www.ramaarchitects.com<br/>e. info@ramaarchitects.com<br/>ABN 612 713 425</p> <p style="font-size: x-small; text-align: center;">COPYRIGHT © RAMA ARCHITECTS PTY LTD.<br/>THIS DRAWING IS NOT TO BE USED OR REPRODUCED<br/>IN ANY FORM WITHOUT CONSENT.<br/>DO NOT SCALE FROM THIS DRAWING</p> |
|---|---|---|---|--|

| ID                       | QUANTITY | BOTANICAL NAME  | COMMON NAME   | SCHEDULED SIZE |
|--------------------------|----------|---|---|----------------|
| TREES                    |          |   |   |                |
| B                        | 5        | Banksia Integrifolia  | Coastal Banksia   | 75Lt           |
| SA                       | 10       | acmena smithii  | Lilly Pilly/ Broad-leaf   |                |
| EL                       | 11       | allocasuarina distyla<br>allocasuarina<br>elaecarpus  | Coastal She-Oak<br>Drooping She-oak<br>Blueberry Ash  |                |
| SHRUBS                   |          |   |   |                |
| WF                       | 22       | Westringia Fruticosa<br>Acacia longifolia var.<br>Acacia myrtifolia<br>suaveolens<br>Breyinia oblongifolia<br>Common Correa<br>Callistemon rigidus<br>gahnia melonocarpa<br>goodenia<br>Hakea teretifolia<br>Jacksonia scoparia<br>Kunzea ambigua<br>Lasiopetalum<br>Leptospermum<br>Lomatia silaifolia<br>Olearia tomentosa<br>Melaleuca<br>Pittosporum revolutum<br>Platysace lanceolata<br>Native Parsnip<br>Pultenaea daphnoides<br>Pultenaea elliptica<br>Rapanea variabilis<br>Zieria smithii | Coastal Rosemary<br>Sydney golden Wattle<br>Myrtle Wattle<br>Sweet-Scented acacia<br>Breyinia<br>Correa reflexa<br>Stiff Bottlebrush<br>Saw Sedge<br>goodenia ovata<br>Dagger Hakea<br>Dogwood<br>Butter y Bush/ White<br>Rusty Petals<br>Coastal Tee Tree<br>Native Parsley Bush<br>Toothed Daisy Bush/<br>Melaleuca<br>Rough Fruit Pittosporum<br>Native Parsnip<br>Large-leaved Bush Pea<br>Elliptical bush-pea<br>Rapanea<br>Zieria |                |
| CR                       | 10       |   |   |                |
| GRASSES/<br>GROUNDCOVERS |          |   |   |                |
| CA                       | 35       | actinotus helianthi<br>Billardiera scandens<br>Centella asiatica<br>Clematis<br>Desmodium varians<br>Dianella caerulea<br>Ficinia nodosa<br>glycine sp.<br>goodenia ovata<br>Hibbertia scandens<br>Kennedia rubicunda<br>Lomandra longifolia<br>Stephania japonica<br>Themeda australis   | Flannel Flowers<br>Appleberry<br>Centella<br>Native Clematis<br>Desmodium<br>Dianella<br>Knobbly Club Rush<br>Love Creeper<br>Hop goodenia<br>golden guinea<br>Dusky Coral Pea<br>Spiny-headed Mat-<br>Snake Vine<br>Kangaroo grass   |                |
| FN                       | 17       |   |   |                |
| LL                       | 21       |   |   |                |
| SJ                       | 10       |   |   |                |



**SITE CALCULATIONS**

|  |                             |
|--|-----------------------------|
| TOTAL SITE AREA                              | 507.2m <sup>2</sup>         |
| PROPOSED TOTAL GROSS FLOOR AREA INC. GARAGE  | 255.2m <sup>2</sup>         |
| PROPOSED GARAGE GROSS FLOOR AREA (INCL. GAR) | 90.7m <sup>2</sup>          |
| PROPOSED GARAGE AREA                         | 51m <sup>2</sup>            |
| PROPOSED FIRST FLOOR GROSS FLOOR AREA        | 84.7m <sup>2</sup>          |
| PROPOSED FIRST FLOOR EXTERNAL TERRACE AREA   | 62.9m <sup>2</sup>          |
| PROPOSED SECOND FLOOR GROSS FLOOR AREA       | 103.9m <sup>2</sup>         |
| PROPOSED SECOND FLOOR EXTERNAL DECK AREA     | 20.5m <sup>2</sup>          |
| PROPOSED ROOF AREA                           | 138.5m <sup>2</sup>         |
| PROPOSED DRIVEWAY AREA                       | 21.3m <sup>2</sup>          |
| PROPOSED HARD SURFACE AREA                   | 230.4                       |
| PROPOSED TOTAL SOFT LANDSCAPE AREA           | 276.8m <sup>2</sup> (54.6%) |



**LANDSCAPE CONSTRUCTION NOTES**

**TREE PROTECTION**  
All trees nominated to be retained are to be protected throughout the duration of the demolition and construction periods. All tree protection enclosures must be established prior to commencement of demolition works and shall comprise a fence enclosure around the PZ of the tree. The project Arborist must be present to supervise any excavation, trenching or tunnelling within the PZ of any retained trees if required. Keep the area within the enclosure free of construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Invert wind-blow materials such as cement from hammering trees and plants. Do not cut tree roots exceeding 50mm diameter. Where it is necessary to cut tree roots, use hand saw, cut cleanly, do not rip with machinery and such that cutting does not unduly disturb the remaining root system. If damage does occur to a tree, the project Arborist is to attend prior to repairing damage and during repair work. If a tree is damaged and repair work is considered impractical, or is attempted and fails, give notice and obtain instructions.

**SUBSOIL**  
Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm. Remove all building rubble, waste soil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil. Cultivate to a minimum depth of 100mm over areas to be planted or grassed. Do not disturb services or tree roots. If necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25mm, clods of earth exceeding 50mm and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation. Confirm that the planting beds are free draining. If not install sub-soil drainage lines and connect to stormwater system.

**TOPSOIL**  
Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden beds areas or Turf Underlay mix for turf areas. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction. Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting. Spread topsoil to the following typical depths:  
Planting beds: 300mm  
Grass areas: 100mm

**PLANTING**  
Trees: Excavate a plant hole to twice the diameter of the root ball and at least 100mm deeper than the root ball. Break up the base of the hole to a further depth of 100mm and loosen the compacted sides of the hole. Provide plants which have large healthy root systems, with no evidence of root curl, restriction or damage, are vigorous, well established, free from disease and pests, of good form consistent with the species or variety and are hardened off, not soft or forked, and suitable for planting in the natural climatic conditions prevailing at the site. Trees: Provide trees which, unless required to be multi-stemmed, have a single leading shoot. Trees should be staked as specified. Label at least one plant of each species or variety in a batch using a durable, readable tag. Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods. When the hold is of the correct size, remove the plant from the container with minimum disturbance to the root ball. Ensure that the root ball is moist and place in the final position, in the hole and plant, with the top soil level of the plant root ball level with the finished surface of the surrounding soil, or 75mm below paving level to allow placement of mulch. Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the rootball, so that the plant stem is the same height as in the container. Thoroughly water plants before planting and immediately after planting. In planting beds and individual plantings, place slow release fertiliser pellets around plants at the time of planting at the rate recommended by the manufacturer.

**MULCHING**  
All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend. Provide mulch/gravel which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks. Place mulch/gravel clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

**DECORATIVE GRAVEL**  
All areas nominated as Decorative Gravel are to be finished as detailed with sandstone pebbles 10mm-20mm average diameter, same or similar to that supplied by Australian Native Landscapes.

**Selected pebbles are to be free of deleterious and extraneous matter such as stones, cement, soil, weeds and sticks. Tamp pebbles to an even surface flush with the surrounding finished levels.**

**DECORATIVE ROCK MULCH**  
All areas nominated as Decorative Rock Mulch are to be finished with sandstone spalls, average diameter 80mm-120mm, same or similar to those supplied by Beneficial Sand and Gravel.

**DECOMPOSED GRANITE PAVEMENT**  
Decomposed granite is to be fine-crushed river gravel (5mm-7mm), to a depth of 50mm, placed on a 50mm bed of coarse gravel on 100mm consolidated hardcore. Gravel is to be compacted and trimmed to provide falls and a free draining surface.

**INSTALLATION OF BRICK GARDEN EDGE**  
A stretcher or single paver brick edge is to be installed to separate turf and garden beds. Secure pavers on rough mortar footing 100mm thick and ensure uniform 10mm joints between each brick to create flush struck joints. Refer to edging and turling detail.

**FERTILISER**  
Fertiliser is to be slow release fertiliser equivalent to "Osmocote" and is to be applied at manufacturer's specified rates.

**Ensure adequate drainage to all garden beds, gravel and lawn areas. Install 100mm agricultural pipe with sock as required in garden beds and behind all retaining walls. Agricultural pipes to drain to junction pits and connect to stormwater system. Ensure paved areas are free draining. Install pits if required.**

**RETAINING WALLS**  
Retaining walls to be constructed as per Engineer's details.

**CONCRETE WORKS**  
All paths, steps, slabs and footings shall be to Engineer's specification. Materials and construction to AS3600 and AS1010.

**Supply and install ready mixed concrete to AS1378 with selected aggregate. Ensure all appropriate PVC conduits for garden lighting and irrigation systems are placed before concrete and paving installation.**

**MAINTENANCE**  
Throughout the planting establishment period (minimum 12 weeks), carry out maintenance work including watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, re-turfing, staking and tying, replanting, cutting, pruning, hedges clipping, aerating, reinstatement of mulch, renovating, top dressing and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.

**GENERAL NOTES**

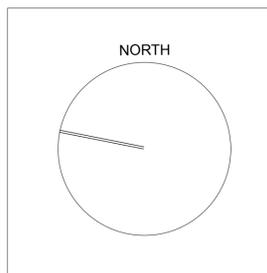
- I advise that this plan has been designed to comply with council requirements.
- Lighting and irrigation to be designed and installed by specialist.
- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- Detailing of all structural components of design shall be by Consulting Structural Engineer.
- Existing levels refer survey by others.
- All landscape components of this design require Council Approval prior to construction.

Certificate no.: 0004008983-01  
Assessor Name: Scott Douglass  
Accreditation no.: 13/1547  
Certificate date: 01 Oct 2019  
Dwelling Address: 81 Prince Alfred Parade, Newport, NSW 2106

**5.8**  
NATIONWIDE HOUSE ENERGY RATING SCHEME  
53.9 MJ/m<sup>2</sup>

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LANDSCAPE CONCEPT PLAN 1:100 @ A1 OR 1:200 @ A3



**KEY:**

- Blue dashed line: DENOTES OUTLINE OF AREA/ELEMENT OF PREVIOUSLY APPROVED BUILDING UNDER DA 285/16 TO BE MODIFIED
- Green shaded area: DENOTES AREA/ELEMENT OF BUILDING PREVIOUSLY APPROVED UNDER DA0285/16 TO REMAIN IN EXISTING LOCATION

IMPORTANT NOTE: ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION

NOTE: DO NOT SCALE OFF THIS DRAWING  
NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE B.C.A.  
NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.  
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NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA CONSENT, CC & ALL RELEVANT SUPPORTING DOCUMENTS

**PROJECT:**  
DEMOLITION OF AN EXISTING DWELLING & PROPOSED NEW RESIDENTIAL DWELLING

**CLIENT:**  
MATTHEW & KELLY SCHOTT

**LOCATION:**  
81 PRINCE ALFRED PARADE, NEWPORT, NSW.

**PROJECT STAGE:**  
S4.55

**DRAWING TITLE:**  
LANDSCAPE CONCEPT PLAN

**SCALE:**  
1:100 @ A1

**DATE OF ISSUE:**  
20.09.2019

**DRAWING NO.:**  
S4.55-500

**REVISION:**  
A

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

MOD2019/0484

**r a m a**

daniel raymond  
architect  
new reg. #9788

thomas martin  
architect  
new reg. #10383

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