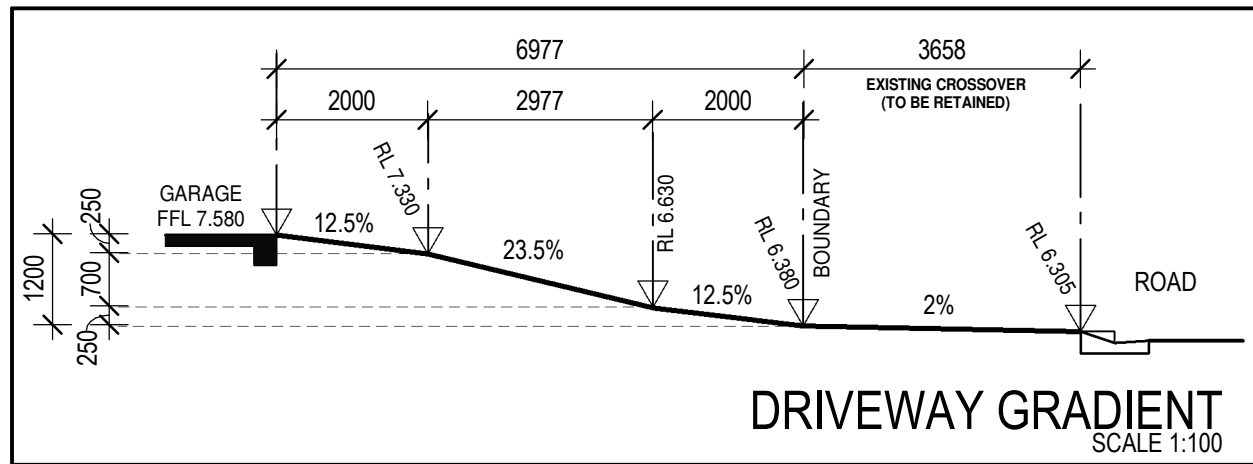


ORIGIN OF LEVELS :
SSM 24845 RL=12.835 (AHD) FOUND NEAR
THE INTERSECTION OF WARRIEWOOD
ROAD & ALMEDA WAY.
ACCURACY OF ORIGIN : ± 0.001m



| | |
|--------------|--------|
| SITE DETAILS | |
| LOT NUMBER: | 13 |
| DP NUMBER: | 271139 |

| | |
|---|-----------------|
| DRIVEWAY: | 21.67m2 |
| PRIVATE OPEN SPACE: | 70.19m2 |
| LANDSCAPE AREA: | 129.07 - 47.80% |
| PROJECT DETAILS: | |
| GROUND & FIRST FLOOR LIVING TOTAL: 217.08m2 | |
| ROOF AREA: | 189.58m2 |
| NO. OF BEDROOMS: | 4 |

STORMWATER:
RAINWATER TANK SIZE: = 4030litre
-(ABOVE GROUND / UNDER GROUND)
ROOF AREA CONNECTED TO RAINWATER
TANK: (31) % MIN MIN- 60.00m2 (to eng's details)
RAINWATER USES: GARDEN/TOILET/LAUNDRY

SITE NOTES & CONDITIONS:

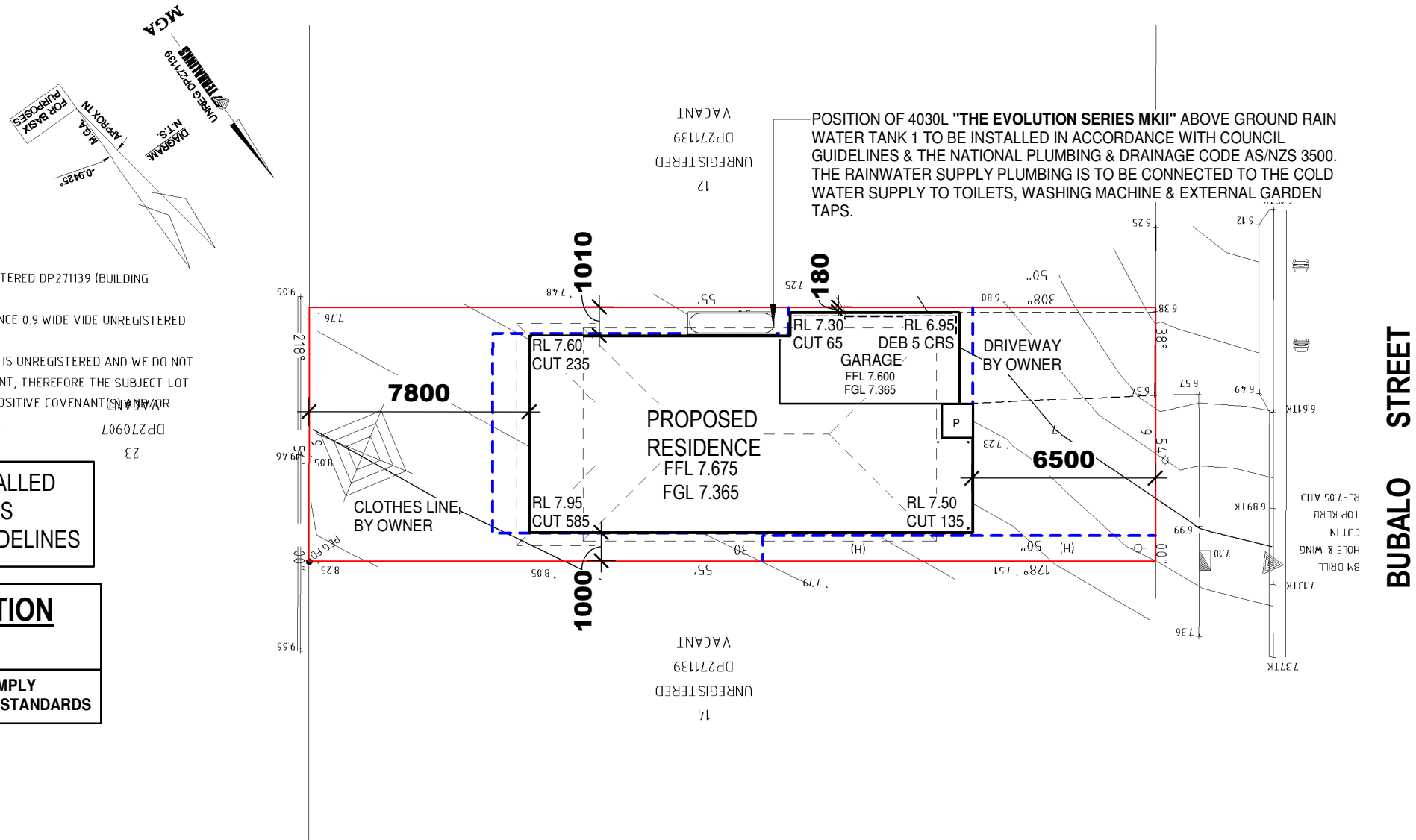
- HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE
- BY SUPERVISOR PRIOR TO CONSTRUCTION.
- EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER
- EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION AND TO REMAIN OUTSIDE OF BUILDING PLATFORM.
- EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.
- DIMENSIONS SHOWN ARE TO FRAME, UNDERSIDE OF ROOF TRUSSES AND FROM WINCREST FFL (CONCRETE) TO UNDERSIDE OF FLOOR JOIST
- FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY AND WILL VARY ON SITE
- ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER

- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS

SOLAR PANELS TO BE INSTALLED
AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES

MARINE CLASSIFICATION
SL1

ALL TRADES & SUPPLIERS TO COMPLY
WITH THE BCA AND ALL RELEVANT AUST STANDARDS



SITE PLAN

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|---|--|--|----------|--|---|--|--------------|---------------------|----------------|
| | | | | | | CLIENT: MR & MRS POWER | | JOB NO: 17264 | DATE: 24.09.19 |
| A | | PFD (EC) | 17.08.18 | | | ADDRESS: LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL | | DRAWN: EC | CHECKED: |
| B | | VARY B (EB) | 27.09.18 | | | | | | |
| C | | VARY D (EB) | 07.03.19 | | | | | | |
| D | | VARY CS (EB) | 08.04.19 | | | | | | |
| E | | VARY F (EC) | 31.07.19 | | | | | | |
| F | | FFD (EB) | 09.08.19 | | | | | | |
| G | | ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC) | 24.09.19 | | | SCALE: As indicated | SHEET NO: 01 | | |
| | | | | | | PLEASE DISCARD ALL OTHER PLANS | | | |
| LOCATION: C:\Users\lemilyc\Desktop\Current Work\17264 POWER\17264_POWER.rvt | | | | | | DO NOT SCALE DRAWING | | | |

LEGENDS

- (720) LIFT OFF DOOR HINGE
- CJ* CONTROL BRICK JOINT
- MH CEILING MAN HOLE
- SA SMOKE ALARM
- DP DOWN PIPE
- AC DUCTS
- AC CEILING GRILL

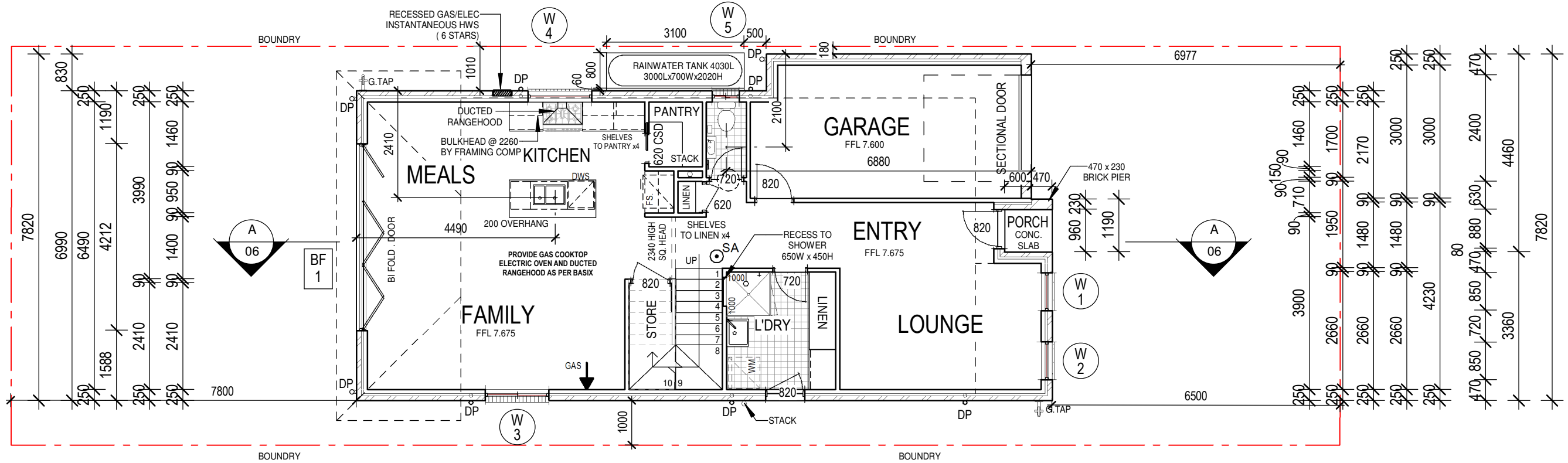
BASIX

ALL PLANS TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS, WHICH ARE TO BE COMPLIED WITH IN FULL

SEVERE MARINE CLASSIFICATION SL1

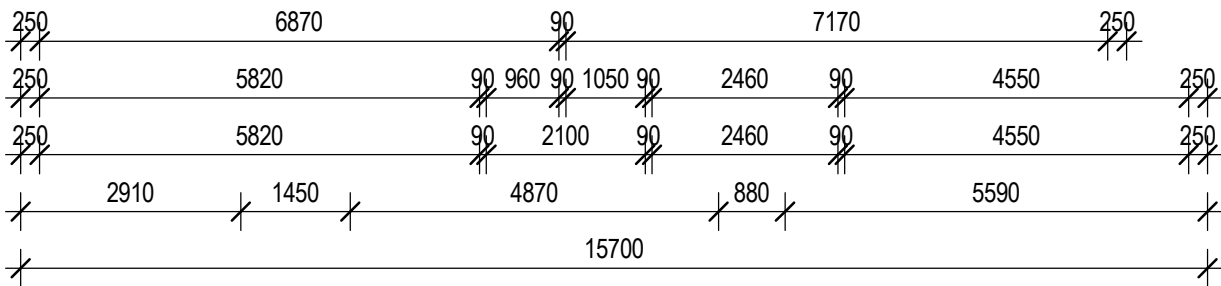
ALL TRADES & SUPPLIERS TO COMPLY WITH THE BCA AND ALL RELEVANT AUST STANDARDS

ELEVATION C



ELEVATION A

ELEVATION B



OWNER TO SUPPLY AND INSTALL 5mm VINYL FLOORING TO GROUND FLOOR DRY AREAS

OWNER TO SUPPLY AND INSTALL CARPET TO FIRST FLOOR DRY AREAS

AREAS

| | |
|--------------|-----------------------|
| GROUND FLOOR | 91.23 m ² |
| FIRST FLOOR | 77.44 m ² |
| GARAGE | 21.20 m ² |
| PORCH | 1.03 m ² |
| Grand total | 190.89 m ² |

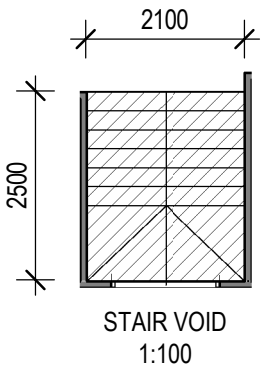
GROUND FLOOR PLAN

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|-----------|--|--|------|--|---|--|--------------------------------|----------------|
| | | | | | | CLIENT: MR & MRS POWER | JOB NO: 17264 | DATE: 24.09.19 |
| | | | | | | ADDRESS: LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL | DRAWN: EC | CHECKED: |
| | | | | | | | SCALE: 1 : 100 | SHEET NO: 02 |
| | | | | | | | PLEASE DISCARD ALL OTHER PLANS | |
| | | | | | | | DO NOT SCALE DRAWING | |
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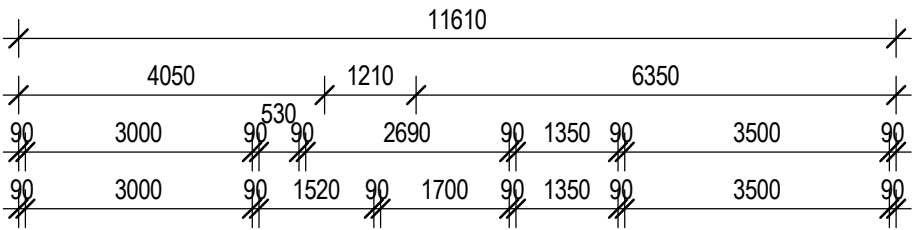
LOCATION: C:\Users\emily\Desktop\Current Work\17264 POWER\17264_POWER.rvt

LEGENDS

- (720) LIFT OFF DOOR HINGE
- CJ* CONTROL BRICK JOINT
- MH CEILING MAN HOLE
- SA SMOKE ALARM
- DP DOWN PIPE
- AC DUCTS
- AC CEILING GRILL



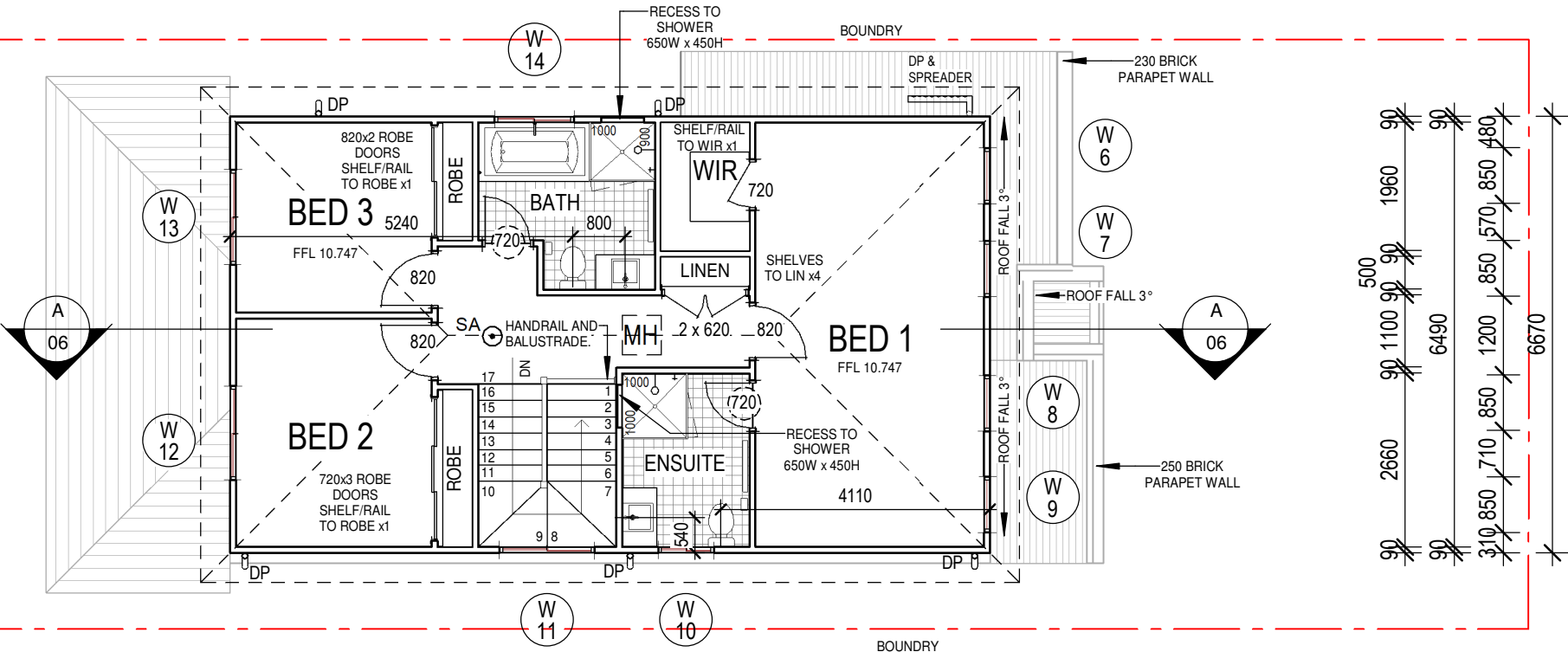
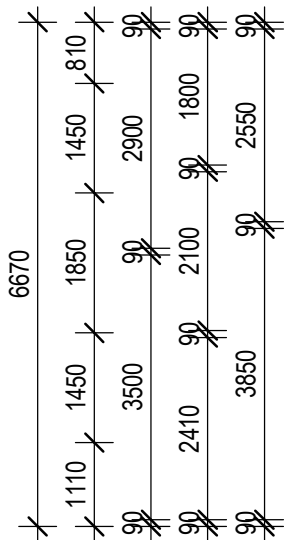
ELEVATION (D)



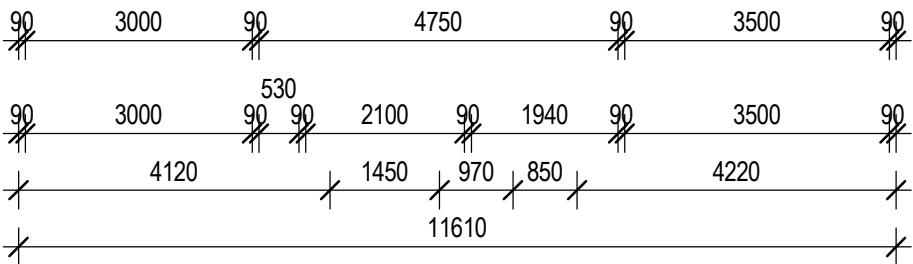
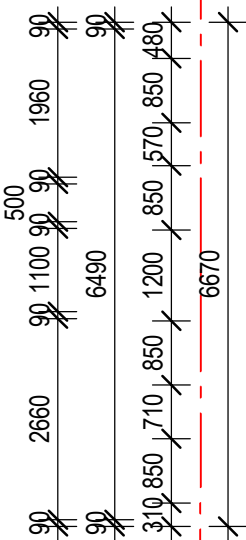
SOLAR PANELS TO BE INSTALLED
AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES

BASIX
ALL PLANS TO BE READ IN
CONJUNCTION WITH THE BASIX
CERTIFICATE AND ITS SCHEDULE OF
COMMITMENTS, WHICH ARE TO BE
COMPLIED WITH IN FULL

ELEVATION (C)



ELEVATION (A)



ELEVATION (B)

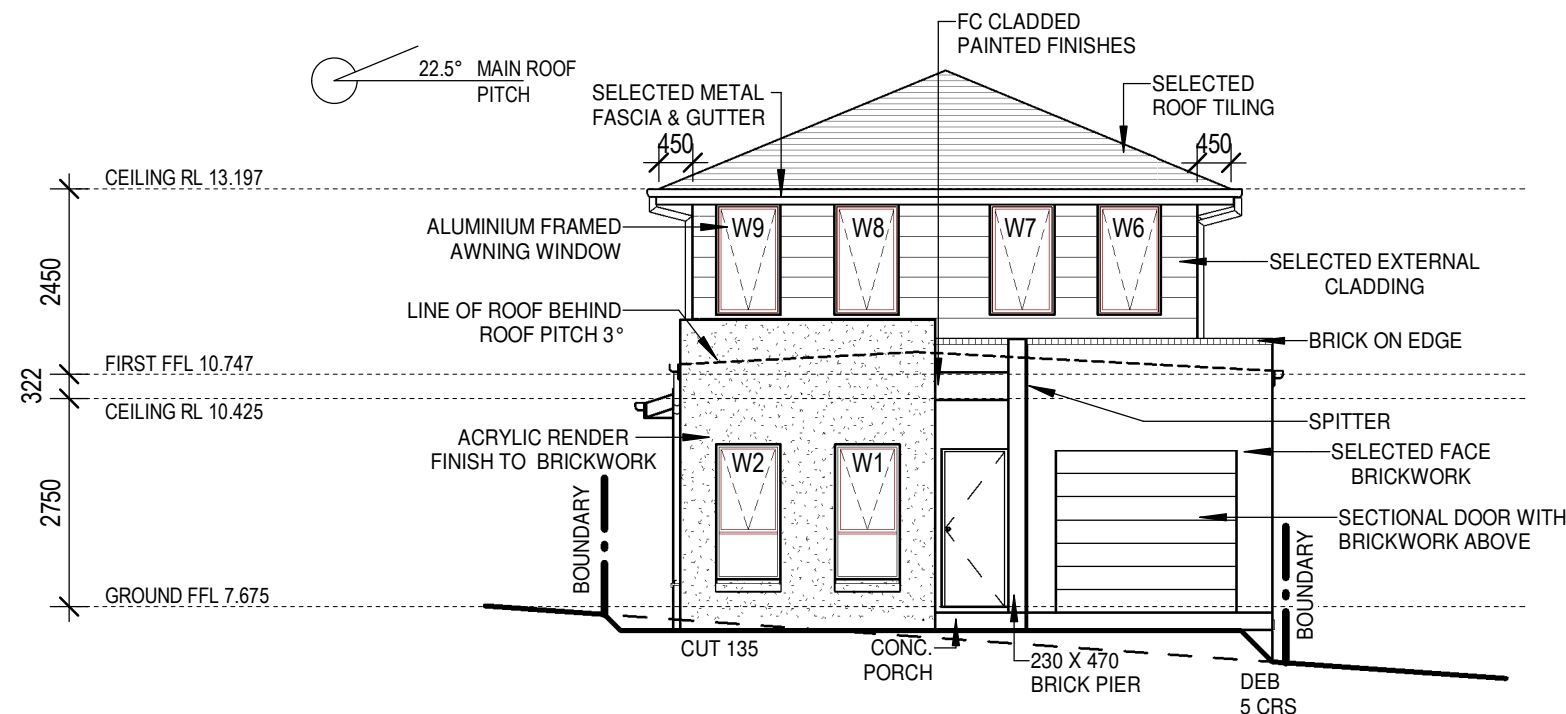
OWNER TO SUPPLY AND INSTALL 5mm VINYL
FLOORING TO GROUND FLOOR DRY AREAS

OWNER TO SUPPLY AND INSTALL CARPET TO
FIRST FLOOR DRY AREAS

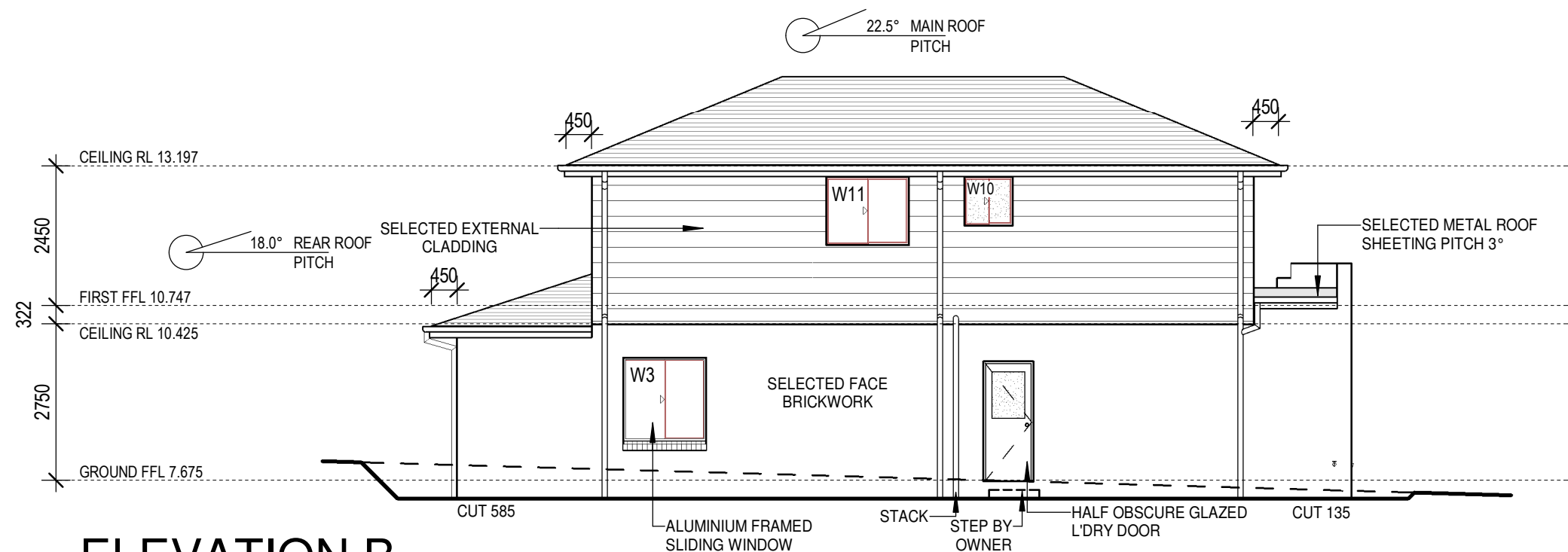
FIRST FLOOR PLAN

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|---|--|--|--|----------|--|--|---|--|--|--------------------------------|----------------|
| A | | PFD (EC) | | 17.08.18 | | | | CLIENT: MR & MRS POWER | | JOB NO: 17264 | DATE: 24.09.19 |
| B | | VARY B (EB) | | 27.09.18 | | | | ADDRESS: LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL | | DRAWN: EC | CHECKED: |
| C | | VARY D (EB) | | 07.03.19 | | | | | | SCALE: 1 : 100 | SHEET NO: 03 |
| D | | VARY CS (EB) | | 08.04.19 | | | | | | PLEASE DISCARD ALL OTHER PLANS | |
| E | | VARY F (EC) | | 31.07.19 | | | | | | DO NOT SCALE DRAWING | |
| F | | FFD (EB) | | 09.08.19 | | | | | | | |
| G | | ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC) | | 24.09.19 | | | | | | | |
| LOCATION: C:\Users\lemilyc\Desktop\Current Work\17264 POWER\17264_POWER.rvt | | | | | | | | | | | |

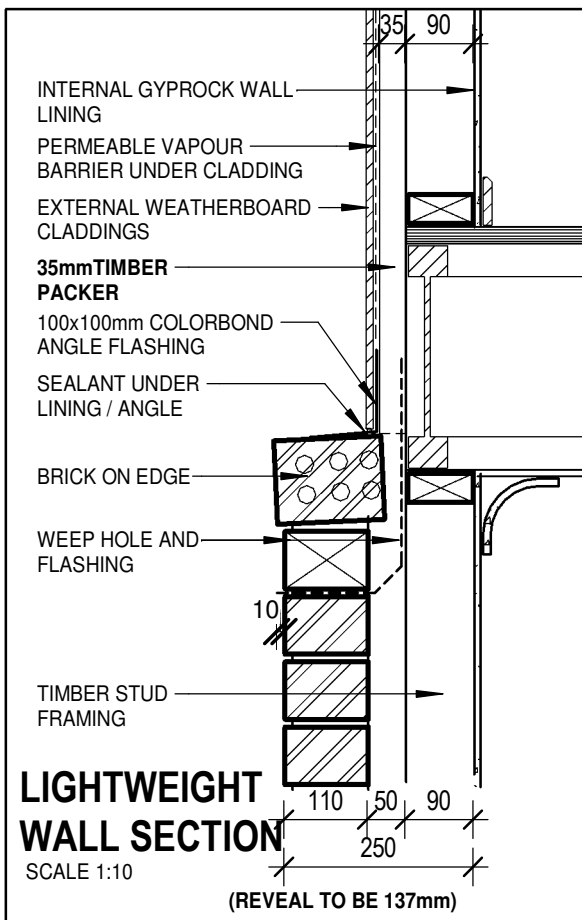
- NOTE:**
- FIRST FLOOR WINDOW HEADS TO BE PLACED DIRECTLY UNDER EAVES OR AT EQUAL HEIGHT
 - GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL TO U/S STEEL ARCH BAR **EXCEPT W5 TO BE PLACED AT HEAD HEIGHT 2400**
 - ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.



ELEVATION A
1 : 100

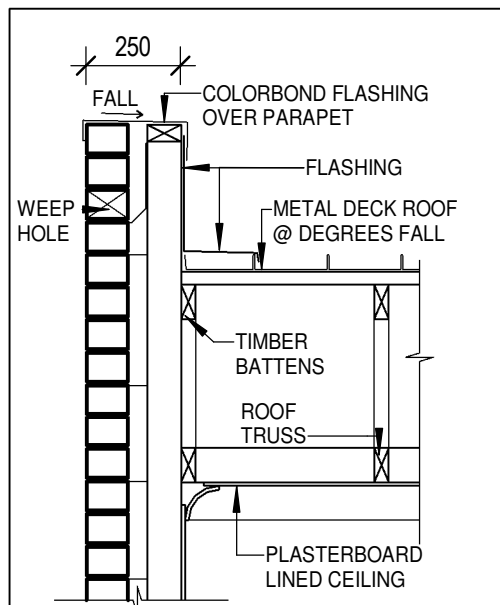


ELEVATION B
1 : 100



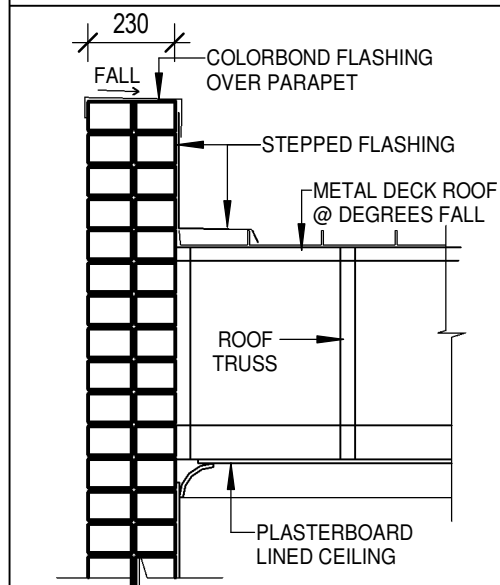
ELEVATIONS

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|--|--|--|----------|--|---|--|--|--------------------------------|----------------|--|--|
| A | | PFD (EC) | 17.08.18 | | | CLIENT: MR & MRS POWER | | JOB NO: 17264 | DATE: 24.09.19 | | |
| B | | VARY B (EB) | 27.09.18 | | | ADDRESS: LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL | | DRAWN: EC | CHECKED: | | |
| C | | VARY D (EB) | 07.03.19 | | | | | SCALE: As indicated | SHEET NO: 04 | | |
| D | | VARY CS (EB) | 08.04.19 | | | | | PLEASE DISCARD ALL OTHER PLANS | | | |
| E | | VARY F (EC) | 31.07.19 | | | DO NOT SCALE DRAWING | | | | | |
| F | | FFD (EB) | 09.08.19 | | | | | | | | |
| G | | ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC) | 24.09.19 | | | | | | | | |
| LOCATION: C:\Users\emilyc\Desktop\Current Work\17264 POWER\17264_POWER.rvt | | | | | | | | | | | |



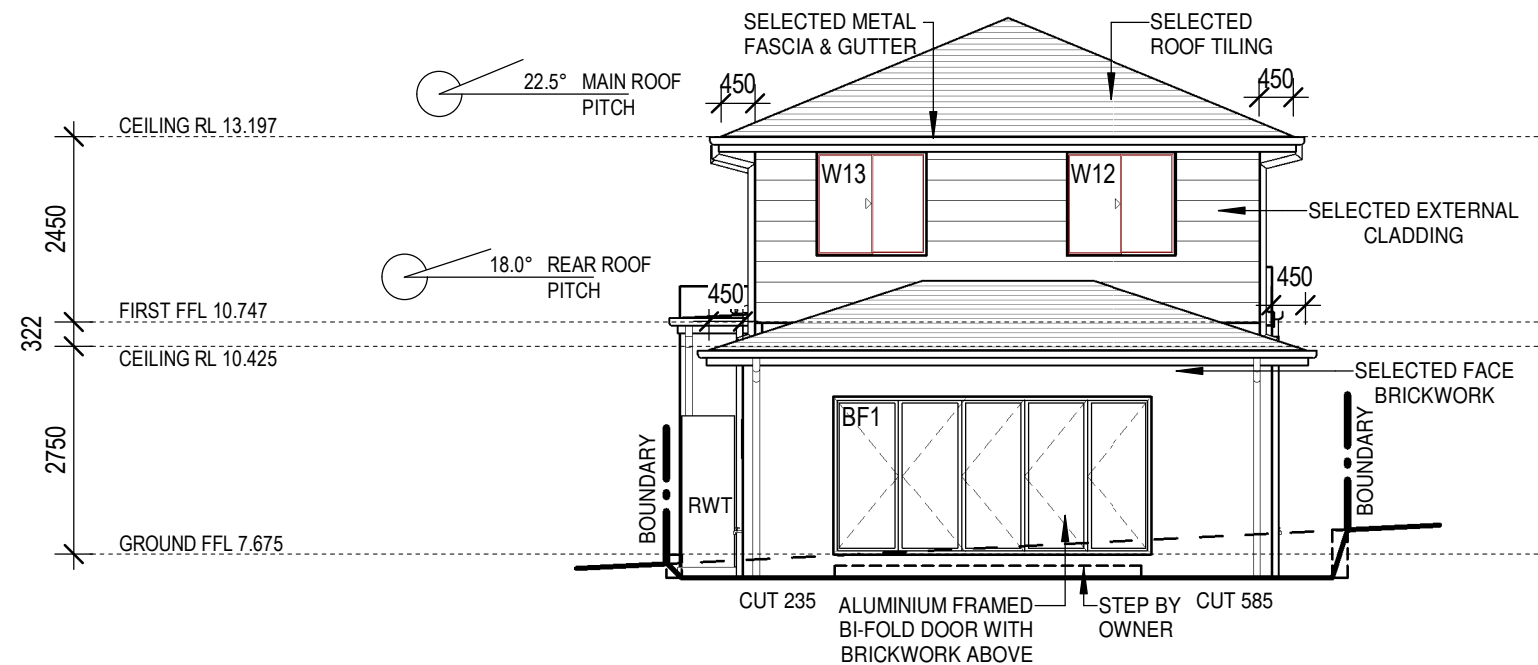
BRICK VENEER
PARAPET DETAIL

SCALE 1:20



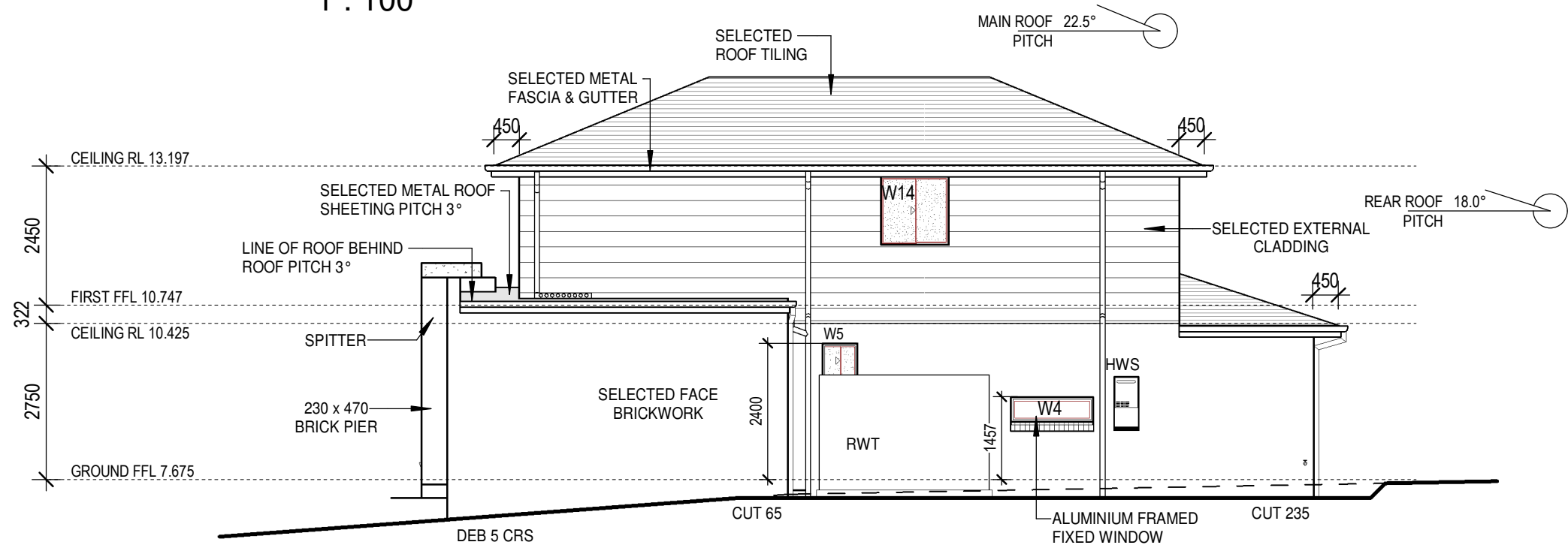
230mm BRICK
PARAPET DETAIL

SCALE 1:20



ELEVATION C

1 : 100



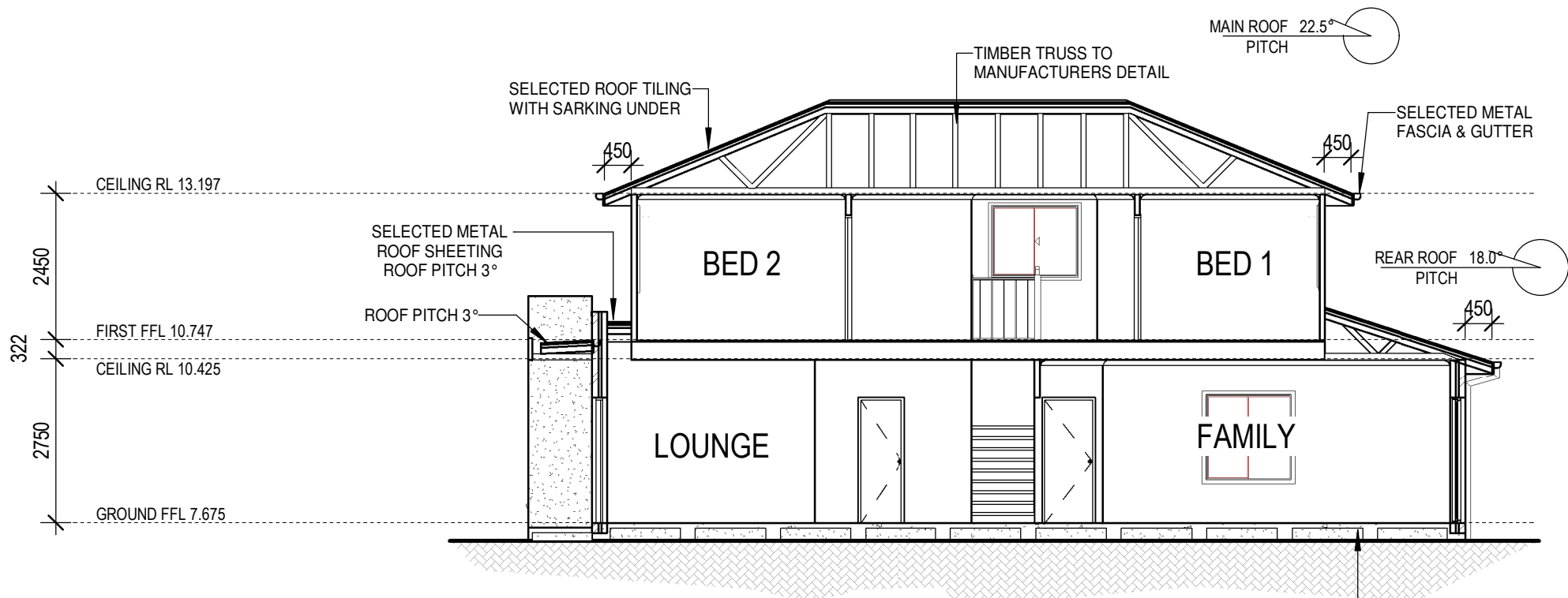
ELEVATION D

1 : 100

- NOTE:
- FIRST FLOOR WINDOW HEADS TO BE PLACED DIRECTLY UNDER EAVES OR AT EQUAL HEIGHT
 - GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL TO U/S STEEL ARCH BAR EXCEPT W5 TO BE PLACED AT HEAD HEIGHT 2400
 - ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.

ELEVATIONS

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|-------|--|--|----------|--|---|--|--|--------------------------------|----------------|
| A | | PFD (EC) | 17.08.18 | | | CLIENT: MR & MRS POWER | | JOB NO: 17264 | DATE: 24.09.19 |
| B | | VARY B (EB) | 27.09.18 | | | ADDRESS: LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL | | DRAWN: EC | CHECKED: |
| C | | VARY D (EB) | 07.03.19 | | | | | SCALE: As indicated | SHEET NO: 05 |
| D | | VARY CS (EB) | 08.04.19 | | | | | PLEASE DISCARD ALL OTHER PLANS | |
| E | | VARY F (EC) | 31.07.19 | | | | | DO NOT SCALE DRAWING | |
| F | | FFD (EB) | 09.08.19 | | | | | | |
| G | | ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC) | 24.09.19 | | | | | | |



SECTION A - A
1 : 100

NOTE: PLASTERBOARD LINING TO ALL STUD WALLS & CEILINGS
NOTE: SKIRTING & CORNICE THROUGHOUT
R.C. WAFFLE SLAB TO ENG. DETAIL

GENERAL NOTES:

- PROVIDE GRANITGARD PEST CONTROL SYSTEM OR SIMILAR TO PERIMETER OF HOME AS REQUIRED BY CERTIFYING AUTHORITY.
- AS/NZS 3000-2000 ELECTRICAL REQUIREMENTS: SAFETY SWITCH TO FRIDGE & LIGHT CIRCUITS; ISOLATING SWITCH FOR WALL OVEN.
- PROVIDE R4.0 GLASSWOOL CEILING INSULATION TO ROOF SPACE OF LIVING AREAS.
- PROVIDE R2.0 GLASSWOOL WALL INSULATION TO EXTERNAL WALLS OF LIVING AREAS.
- WELS RATED KITCHEN, LAUNDRY & VANITY BASIN TAPS REQUIRED.
- PROVIDE SHOWERHEADS '3 STAR' RATED (>7.5 BUT <=9 L/min) IN ALL SHOWERS.
- WELS RATED TOILET CISTERNS REQUIRED.
- PROVIDE 4030 LITRE COLORBOND STEEL AQUAPLATE TANK.
- NO EXHAUST FANS UNLESS REQUIRED FOR MECHANICAL VENTILATION
- PROVIDE RAVEN RP3 WEATHER STRIPS TO ALL EXTERNAL HINGED DOORS.
- GAS/ELECTRONIC INSTANTANEOUS HOT WATER SERVICE (6 STARS)
- 75mm GAP BETWEEN FRIDGE & WALL TO BE MAINTAINED.
- PROVIDE NATURAL GAS PLUMBING FOR COOKTOP & 1 INTERNAL HEATING POINT.
- MANHOLE POSITION IS APPROXIMATE ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT CONSTRUCTION CONSTRAINTS OR REQUIREMENTS
- SUPPLY AND INSTALL PRIMARY TYPE OF ARTIFICIAL LIGHTING -FLUORESCENT OR LIGHT EMITTING DIODE (LED) AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MAY ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS TO THE FOLLOWING ROOMS: AT LEAST 3 OF THE BEDROOMS / STUDY, ATLEAST 2 OF THE LIVING/DINING ROOMS & THE KITCHEN

SEVERE MARINE CLASSIFICATION SL1

ALL TRADES & SUPPLIERS TO COMPLY WITH THE BCA AND ALL RELEVANT AUST STANDARDS

BASIX

ALL PLANS TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS, WHICH ARE TO BE COMPLIED WITH IN FULL

| Window and Sl . door Schedule | | | | | |
|-------------------------------|------------|--------|-------|--------------|------------|
| wt | Window No. | Height | Width | Window Style | Glazing |
| W | 1 | 1800 | 850 | AWNING | CLEAR |
| W | 2 | 1800 | 850 | AWNING | CLEAR |
| W | 3 | 1460 | 1450 | SLIDING | CLEAR |
| W | 4 | 429 | 1450 | FIXED | CLEAR |
| W | 5 | 600 | 610 | SLIDING | OBS. / TG. |
| W | 6 | 1460 | 850 | AWNING | CLEAR |
| W | 7 | 1460 | 850 | AWNING | CLEAR |
| W | 8 | 1460 | 850 | AWNING | CLEAR |
| W | 9 | 1460 | 850 | AWNING | CLEAR |
| W | 10 | 860 | 850 | SLIDING | OBS. / TG. |
| W | 11 | 1200 | 1450 | SLIDING | CLEAR |
| W | 12 | 1372 | 1450 | SLIDING | CLEAR |
| W | 13 | 1372 | 1450 | SLIDING | CLEAR |
| W | 14 | 1200 | 1210 | SLIDING | OBS. / TG. |
| BF | 1 | 2100 | 4212 | BI-FOLD DOOR | CLEAR |

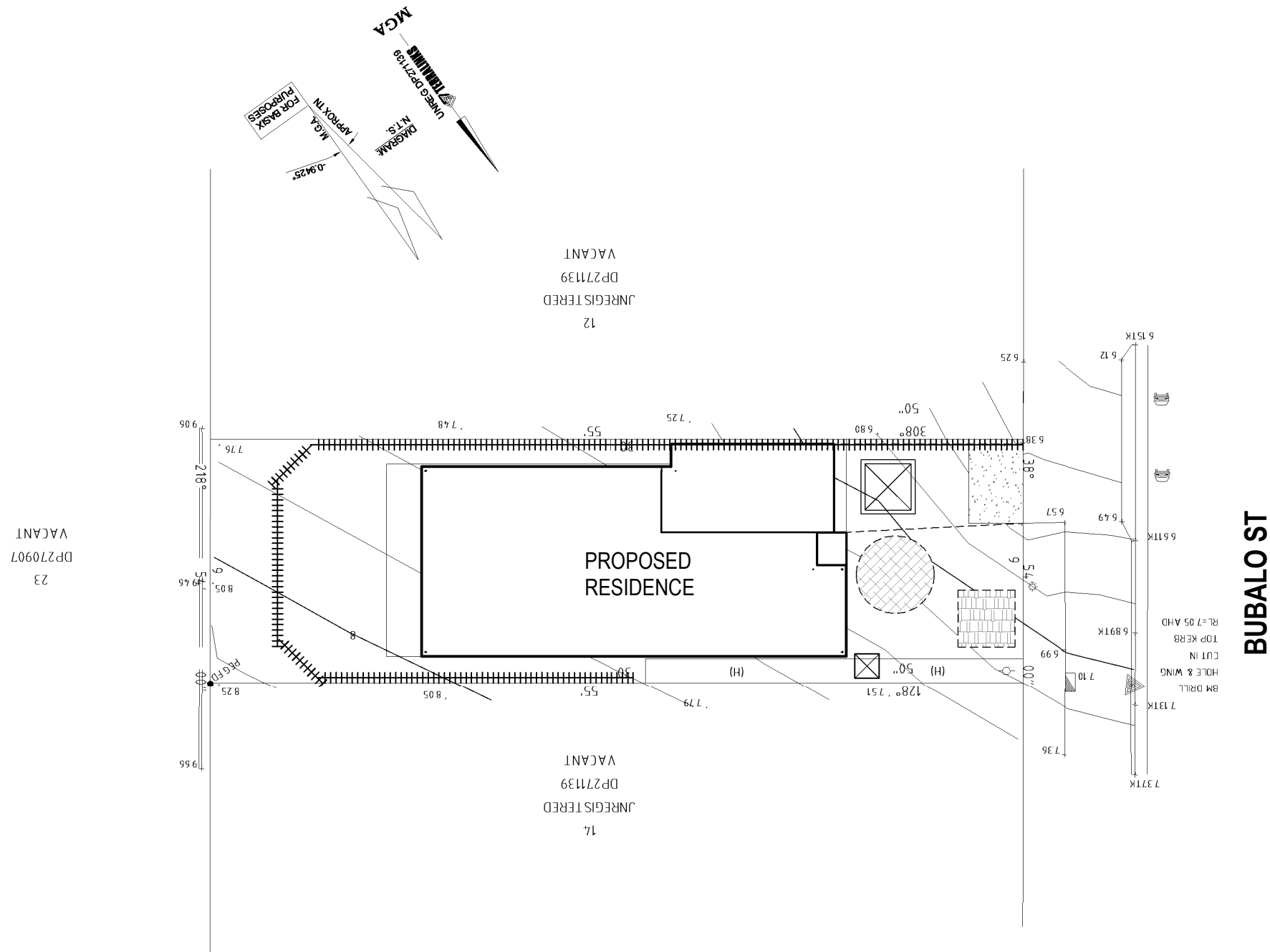
NOTE:
Windows typically with standard glass - Awning Uw 6.35 & SHGC 0.64, Sliding Uw 6.42 & SHGC 0.76, Bifold door Uw 6.12 & SHGC 0.76, Double hung Uw 6.24 & SHGC 0.74, Sliding doors and stacking doors Uw 6.25 & SHGC 0.72

NOTE:
ALL BED ROOM WINDOW OPENINGS HIGHER THAN 2.0m FROM FINISHED GROUND LEVEL TO BE PROTECTED IN ACCORDANCE WITH CLAUSE 3.9.2.5 VOLUME 2 OF THE BUILDING CODE OF AUSTRALIA


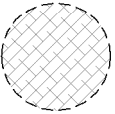



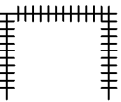
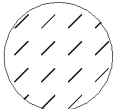
| WINDOWS | |
|---|---------------|
| ALL WINDOWS ON 250mm BRICK VENEER WALLS | 137mm REVEALS |
| ALL WINDOWS ON 90mm LIGHTWEIGHT WALLS | 137mm REVEALS |

SECTION/SCHEDULES

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|-------|--|--|----------|--|--|--|--|--------------------------------|----------------|
| A | | PFD (EC) | 17.08.18 | | | CLIENT: MR & MRS POWER | | JOB NO: 17264 | DATE: 24.09.19 |
| B | | VARY B (EB) | 27.09.18 | | | ADDRESS: LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL | | DRAWN: EC | CHECKED: |
| C | | VARY D (EB) | 07.03.19 | | | | | SCALE: 1 : 100 | SHEET NO: 06 |
| D | | VARY CS (EB) | 08.04.19 | | | | | PLEASE DISCARD ALL OTHER PLANS | |
| E | | VARY F (EC) | 31.07.19 | | | | | DO NOT SCALE DRAWING | |
| F | | FFD (EB) | 09.08.19 | | | | | | |
| G | | ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC) | 24.09.19 | | | | | | |



LEGEND

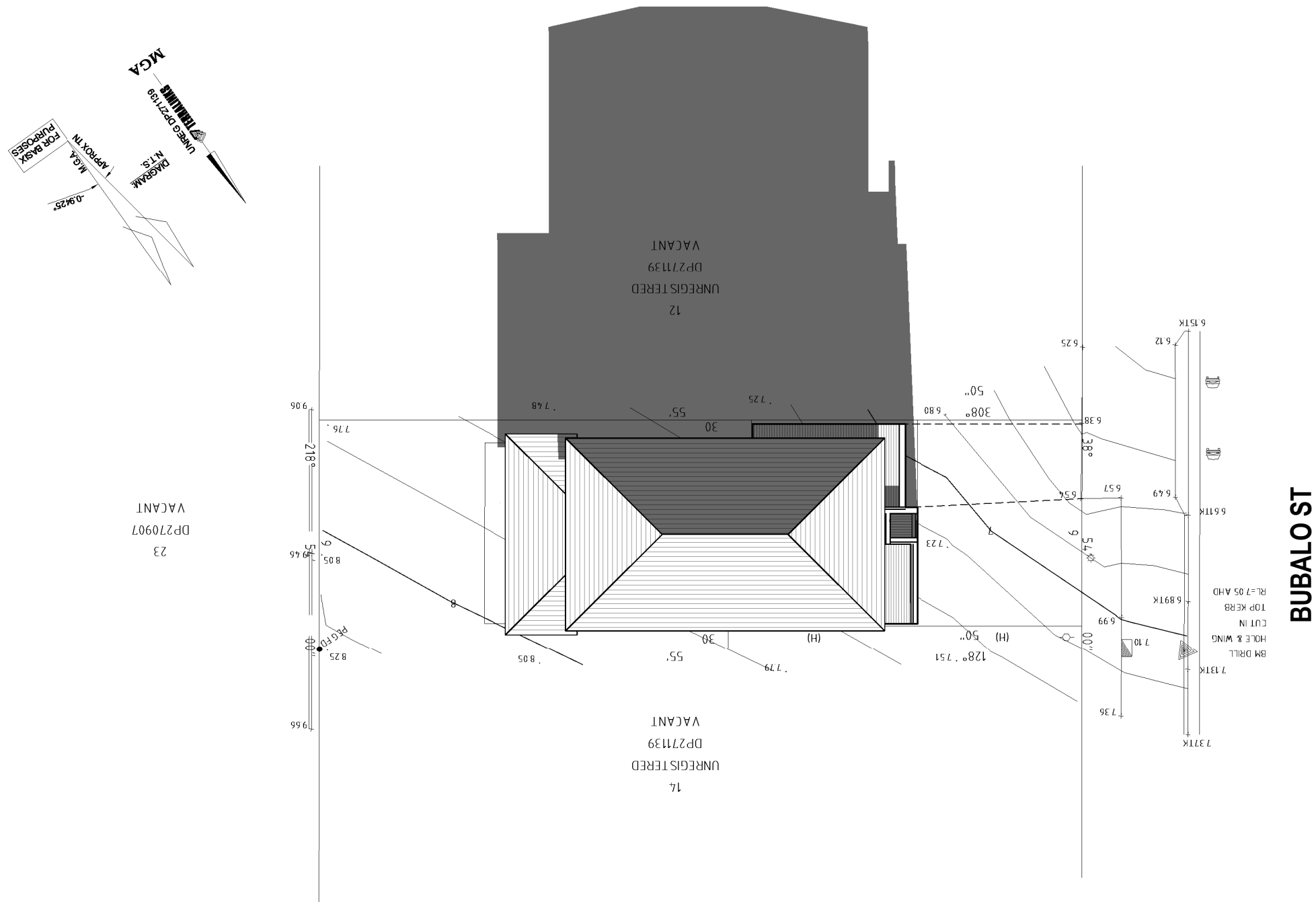
-  Material Stockpile area.
-  Waste stockpile & material sorting area.
-  Storage recycling bins for segregated waste.
-  Chemical toilets.
-  Temporary builders d/way to E.P.A. requirements.
-  Fit standard 600 high green silt fence (refer to detail).
-  Trees to be removed.

NOTE: All waste materials to be taken to an approved waste disposal site.

SOIL & SEDIMENT CONTROL PLAN

| ISSUE | AMENDMENT | DATE | | | PROPOSED RESIDENCE FOR: CLIENT: MR & MRS POWER | AFFINITY INCLUSIONS | |
|-------|--|----------|--|---|---|--------------------------------|------------------|
| | | | | | | JOB NO: 17264 | DATE: 24.09.19 |
| A | PFD (EC) | 17.08.18 | Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd. |  | ADDRESS: LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL | DRAWN: EB | CHECKED: Checker |
| B | VARY B (EB) | 27.09.18 | | | | SCALE: 1 : 200 | SHEET NO: 13 |
| C | VARY D (EB) | 07.03.19 | | | | PLEASE DISCARD ALL OTHER PLANS | |
| D | VARY CS (EB) | 08.04.19 | | | | DO NOT SCALE DRAWING | |
| E | VARY F (EC) | 31.07.19 | | | | | |
| F | FFD (EB) | 09.08.19 | | | | | |
| G | ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC) | 24.09.19 | | | | | |

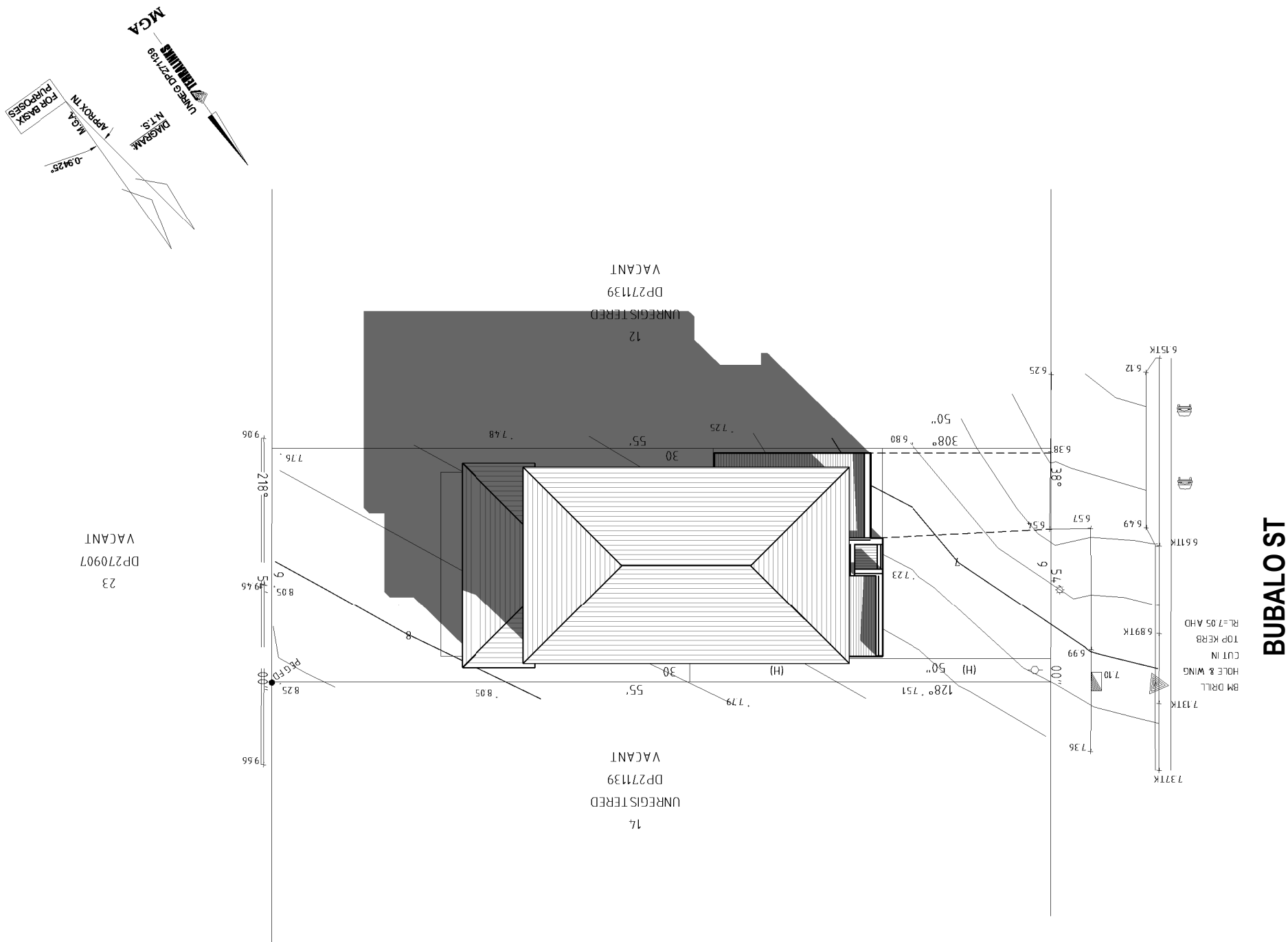
LOCATION: C:\Users\emily\Desktop\Current Work\17264 POWER\17264_POWER.rvt



SHADOW DIAGRAM JUNE 21st 9AM

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|-------|-----------|------|--|--|--|--|--------------------------------|------------------|
| | | | | | CLIENT: MR & MRS POWER | | JOB NO: 17264 | DATE: 24.09.19 |
| | | | | | ADDRESS: | | DRAWN: EB | CHECKED: Checker |
| | | | | | LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL | | SCALE: 1 : 200 | SHEET NO: 15 |
| | | | | | | | PLEASE DISCARD ALL OTHER PLANS | |
| | | | | | | | DO NOT SCALE DRAWING | |

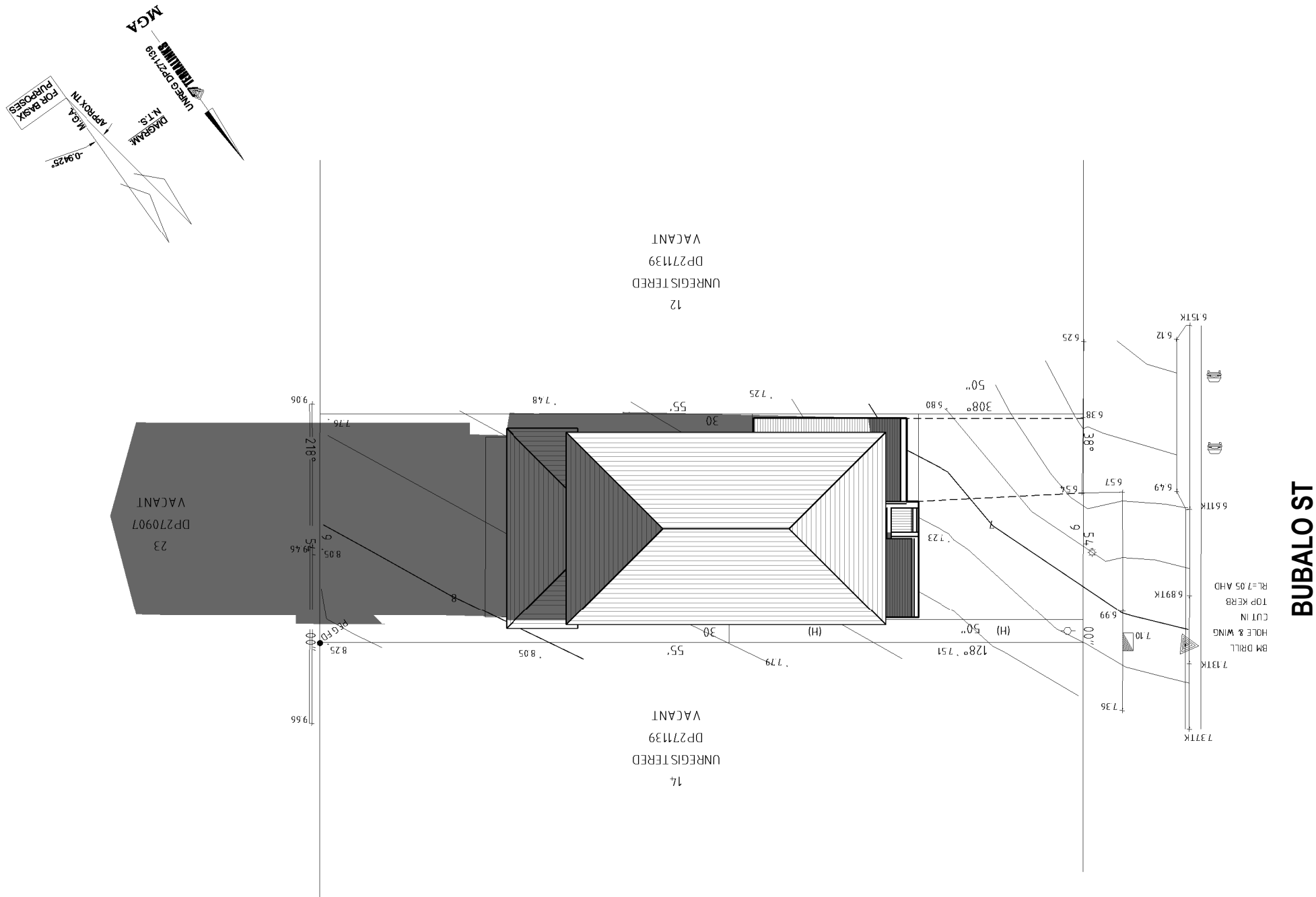
LOCATION: C:\Users\emily\Desktop\Current Work\17264 POWER\17264_POWER.rvt



SHADOW DIAGRAM JUNE 21st 12PM

| ISSUE | AMENDMENT | DATE | Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd. | <div><div>WINCREST</div><div>BESPOKE</div><div>Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph: (02) 9635 1644 Fax: (02) 9633 4806</div></div> | PROPOSED RESIDENCE FOR: | | AFFINITY INCLUSIONS | |
|-------|-----------|------|--|--|--|--|--------------------------------|------------------|
| | | | | | CLIENT: MR & MRS POWER | | JOB NO: 17264 | DATE: 24.09.19 |
| | | | | | ADDRESS: | | DRAWN: EB | CHECKED: Checker |
| | | | | | LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL | | SCALE: 1 : 200 | SHEET NO: 16 |
| | | | | | | | PLEASE DISCARD ALL OTHER PLANS | |
| | | | | | | | DO NOT SCALE DRAWING | |

LOCATION: C:\Users\emily\Desktop\Current Work\17264 POWER\17264_POWER.rvt



SHADOW DIAGRAM JUNE 21st 3PM

| ISSUE | AMENDMENT | DATE | Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd. | <div><div>WINCREST</div><div>BESPOKE</div><div>Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph: (02) 9635 1644 Fax: (02) 9633 4806</div></div> | PROPOSED RESIDENCE FOR: | | AFFINITY INCLUSIONS | |
|-------|-----------|------|--|--|--|--|--------------------------------|------------------|
| | | | | | CLIENT: MR & MRS POWER | | JOB NO: 17264 | DATE: 24.09.19 |
| | | | | | ADDRESS: | | DRAWN: EB | CHECKED: Checker |
| | | | | | LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL | | SCALE: 1 : 200 | SHEET NO: 17 |
| | | | | | | | PLEASE DISCARD ALL OTHER PLANS | |
| | | | | | | | DO NOT SCALE DRAWING | |
| | | | | | | | | |

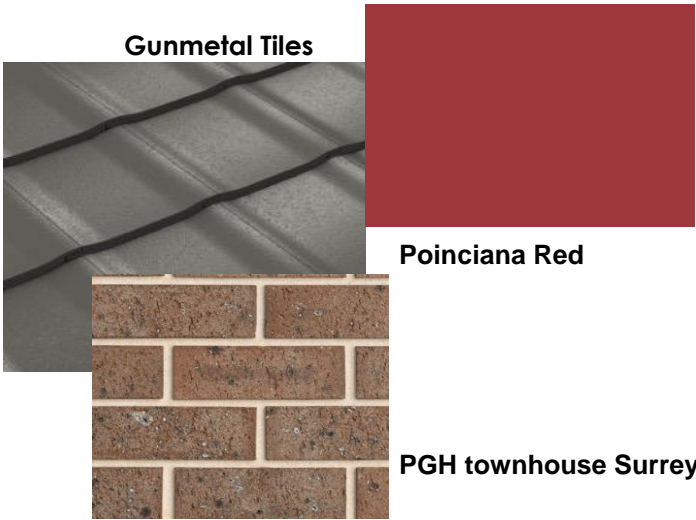
LOCATION: C:\Users\emily\Desktop\Current Work\17264 POWER\17264_POWER.rvt

External Colour Selection Schedule



BESPOKE

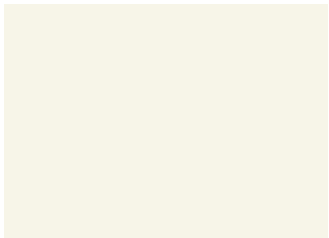
for: Lot 13 Bubalo Street, Warriewood



| EXTERNAL COLOR SELECTIONS Ref 17264 | | | | | |
|-------------------------------------|--|--|----------------------|--|--|
| Details | | | Selections | | |
| Tiled Roof | | | Gunmetal | | |
| Fascia | | | Ironstone | | |
| Gutters/dowpipes | | | Ironstone | | |
| | | | | | |
| Rainwater tank | | | Ironstone | | |
| | | | | | |
| Garage door | | | Shale Grey | | |
| Front door | | | Poinciana Red | | |
| Cladding | | | Shale Grey | | |
| Brickwork | | | PGH townhouse Surrey | | |
| Windows | | | Ironstone | | |



Ironstone



Cottonball

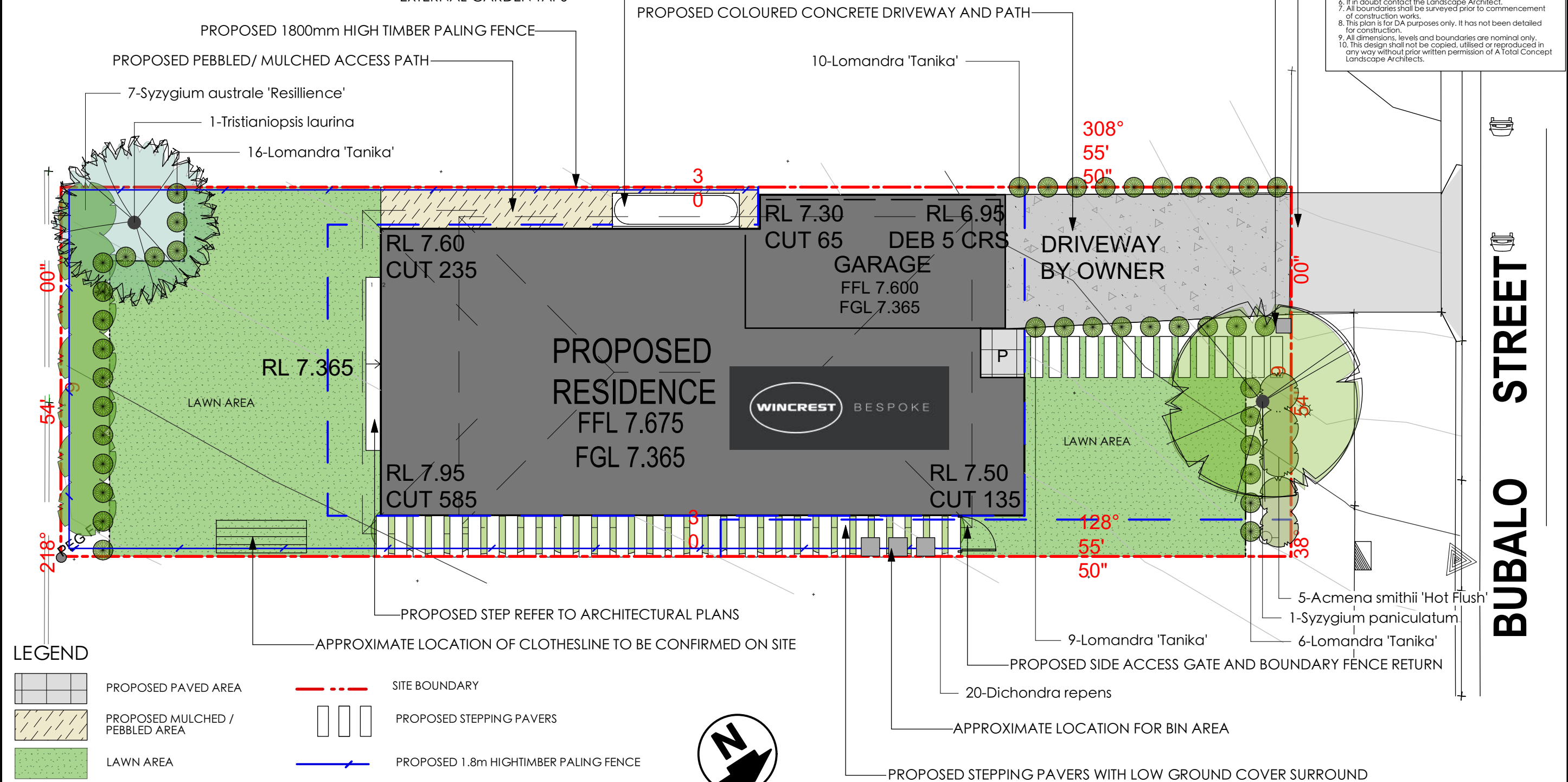


Shale Grey







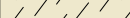

POSITION OF 4030L 'THE EVOLUTION SERIES MKII' ABOVE GROUND RAINWATER TANK 1 TO BE INSTALLED IN ACCORDANCE WITH COUNCIL GUIDELINES AND THE NATIONAL PLUMBING AND DRAINAGE CODE AS/NZ 3500. THE RAINWATER SUPPLY-PLUMBING IS TO BE CONNECTED TO THE COLD WATER SUPPLY TO TOILETS AND EXTERNAL GARDEN TAPS

PLAIN CONCRETE CROSSOVER TO COUNCIL SPECIFICATIONS
PROPOSED LOCATION FOR BRICK PIER WITH INSERT LETTERBOX-

- 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. Elevation, 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 PAVED AREA |  | SITE BOUNDARY |
|  | PROPOSED MULCHED / PEBBLED AREA |  | PROPOSED STEPPING PAVERS |
|  | LAWN AREA |  | PROPOSED 1.8m HIGH TIMBER PALING FENCE |
|  | PROPOSED CONCRETE DRIVEWAY |  | TIMBER LAWN EDGE |

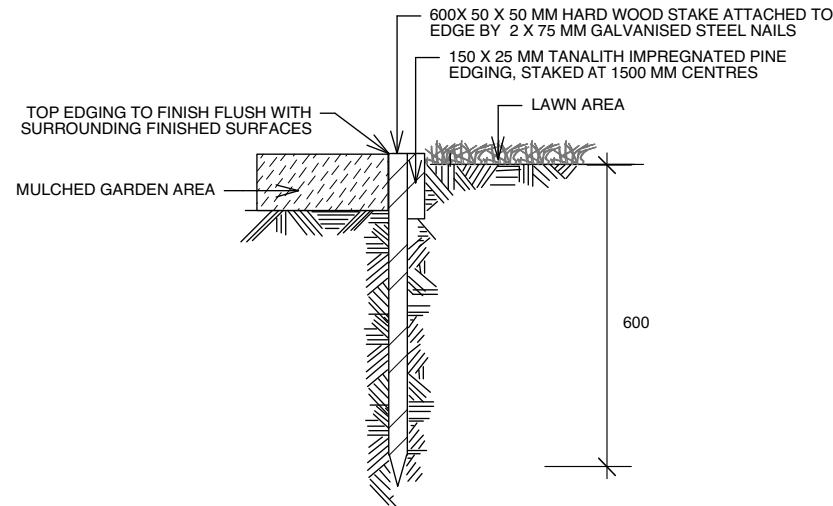
PLANTING SCHEDULE

NOTE: ALL PROPOSED PLANT SPECIES ARE AUSTRALIAN NATIVE

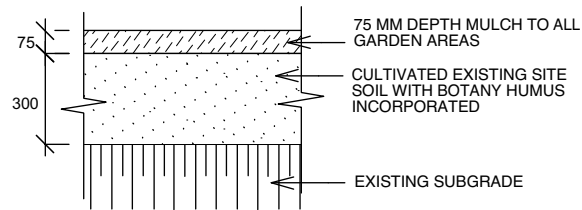
| Latin Name | Common Name | Quantity | Scheduled Size | Spread | Height |
|---------------------------------------|----------------|----------|----------------|--------|--------|
| <i>Acmena smithii</i> 'Hot Flush' | Lillypilly | 5 | 200mm | 1000 | 1000 |
| <i>Dichondra repens</i> | Kidney Weed | 20 | Tube | 1200 | 100 |
| <i>Lomandra</i> 'Tanika' | Dwarf Lomandra | 41 | Tube | 500 | 500 |
| <i>Syzygium australe</i> 'Resilience' | Lillypilly | 7 | 250mm | 1500 | 2500 |
| <i>Syzygium paniculatum</i> | Brush Cherry | 1 | 45lt | 5000 | 10000 |
| <i>Tristaniaopsis laurina</i> | Water Gum | 1 | 45lt | 4000 | 8000 |

Note:
Landscape Contractor shall undertake minor earthworks after handover by builder as required to achieve maximum gradient to all lawn and mulched areas of 1:50. and 1:4 to all garden areas. Should retaining walls be required to achieve these falls they shall be designed by an engineer and be a maximum height compliant with council and/or developer policies.

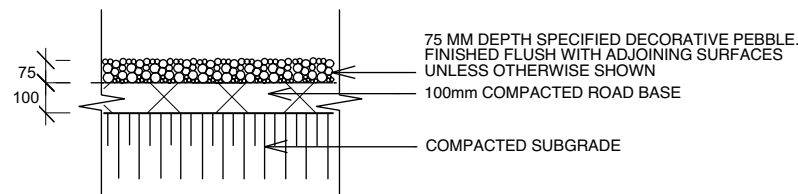
| | | |
|--|---|-----------------------------|
| DATE | REVISION | |
| DRAWING | PROPOSED LANDSCAPE PLAN | |
| ADDRESS | LOT 13 PROPOSED RD (UNREG), WARRIEWOOD. | PROJECT # WINCREST HOMES |
| CLIENT | MR. & MRS. POWER | DWG # L/01 |
| A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922 | DATE # | 14/08/19 |
| | SCALE @ A3 | 1:200 |
| | DRAWN | JC |
| | CHKD | SW |
| | | REVISION |
|  a total concept landscape architects & swimming pool designers | | |



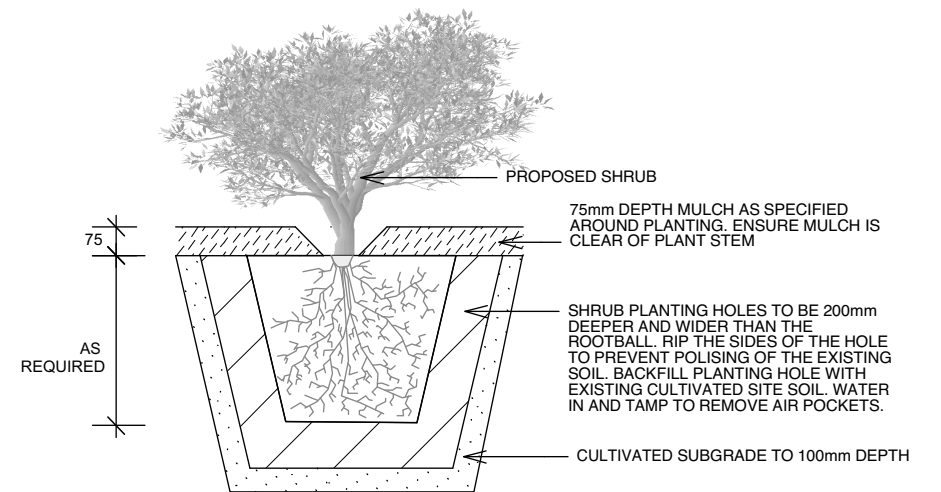
TYPICAL TIMBER EDGE DETAIL
SCALE 1:10
DO NOT SCALE



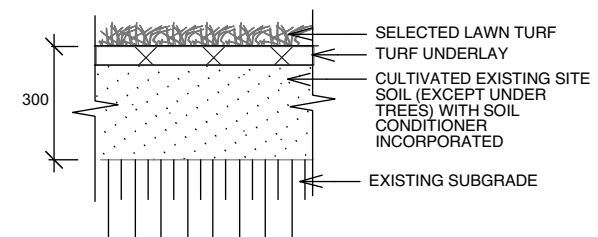
SOIL TO GARDEN AREAS
SCALE 1:20



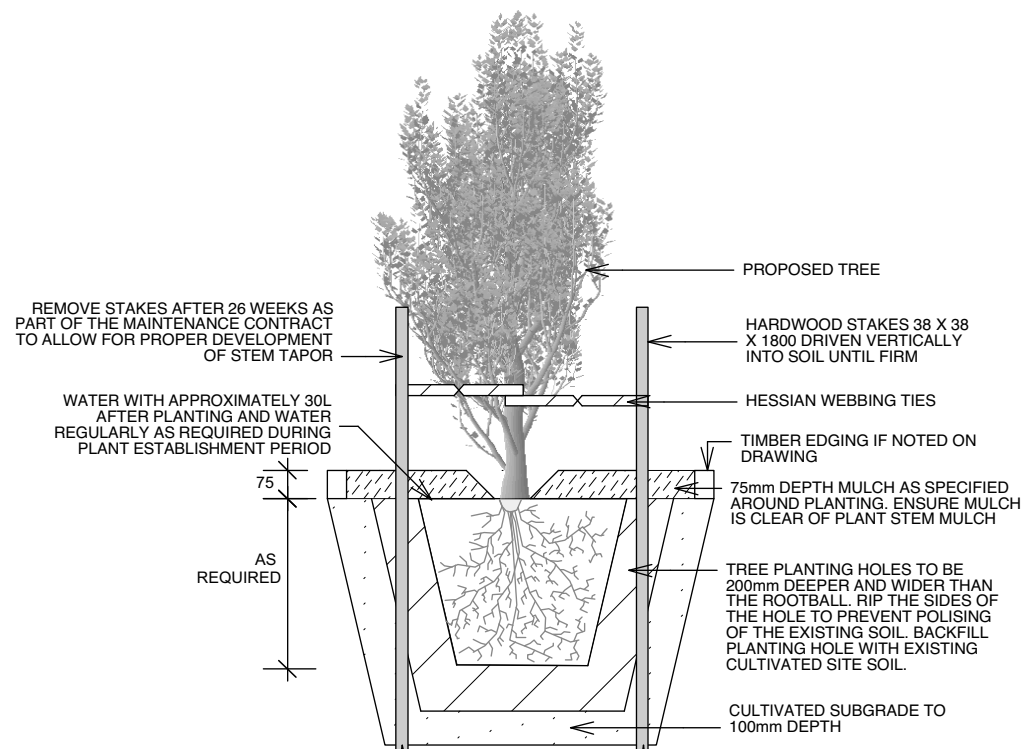
PEBBLE PATHWAY
SCALE 1:10



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.
 8. This plan is for DA purposes only. It has not been detailed for construction.
 9. All dimensions, levels and boundaries are nominal only.
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| | | | |
|---|--|------------------|--|
| DATE | | REVISION | |
| DRAWING | | | |
| LANDSCAPE DETAILS | | | |
| ADDRESS | | PROJECT # | |
| LOT 13 PROPOSED RD (UNREG), WARRIEWOOD. | | WINCREST HOMES | |
| CLIENT | | DWG # | |
| MR. & MRS. POWER | | L/02 | |
| A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922 | | DATE # 14/08/19 | |
| | | SCALE @ A3 1:200 | |
| | | DRAWN JC | |
| | | CHKD SW | |
| | | REVISION | |
| <div><div>atc</div><div>a total concept landscape architects & swimming pool designers</div></div> | | | |

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 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:

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

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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 | LANDSCAPE SPECIFICATION | | |
| ADDRESS | LOT 13 PROPOSED RD (UNREG), WARRIEWOOD. | | PROJECT # WINCREST HOMES |
| CLIENT | MR. & MRS. POWER | DATE # 14/08/19 | DWG # L/03 |
| A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922 | | SCALE @ A3 1:200 | |
| | | DRAWN JC | |
| | | CHKD SW | REVISION |
| atc a total concept landscape architects & swimming pool designers | | | |

LOCATION DIAGRAM

Scale 1:700

THIS SHEET IS BEING CONTINUALLY UPDATED TO SHOW THE
CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR
DETAILS OF UPDATES AND ADDITIONAL AND REPLACEMENT
SHEETS SEE SCHEDULE BELOW

SCHEDULE OF CHANGES TO THE SCHEME

| LOT No | DETAILS | SHEET No |
|-----------|---------|-------------|
| | | |

Subdivision Certificate No:.....

Date:

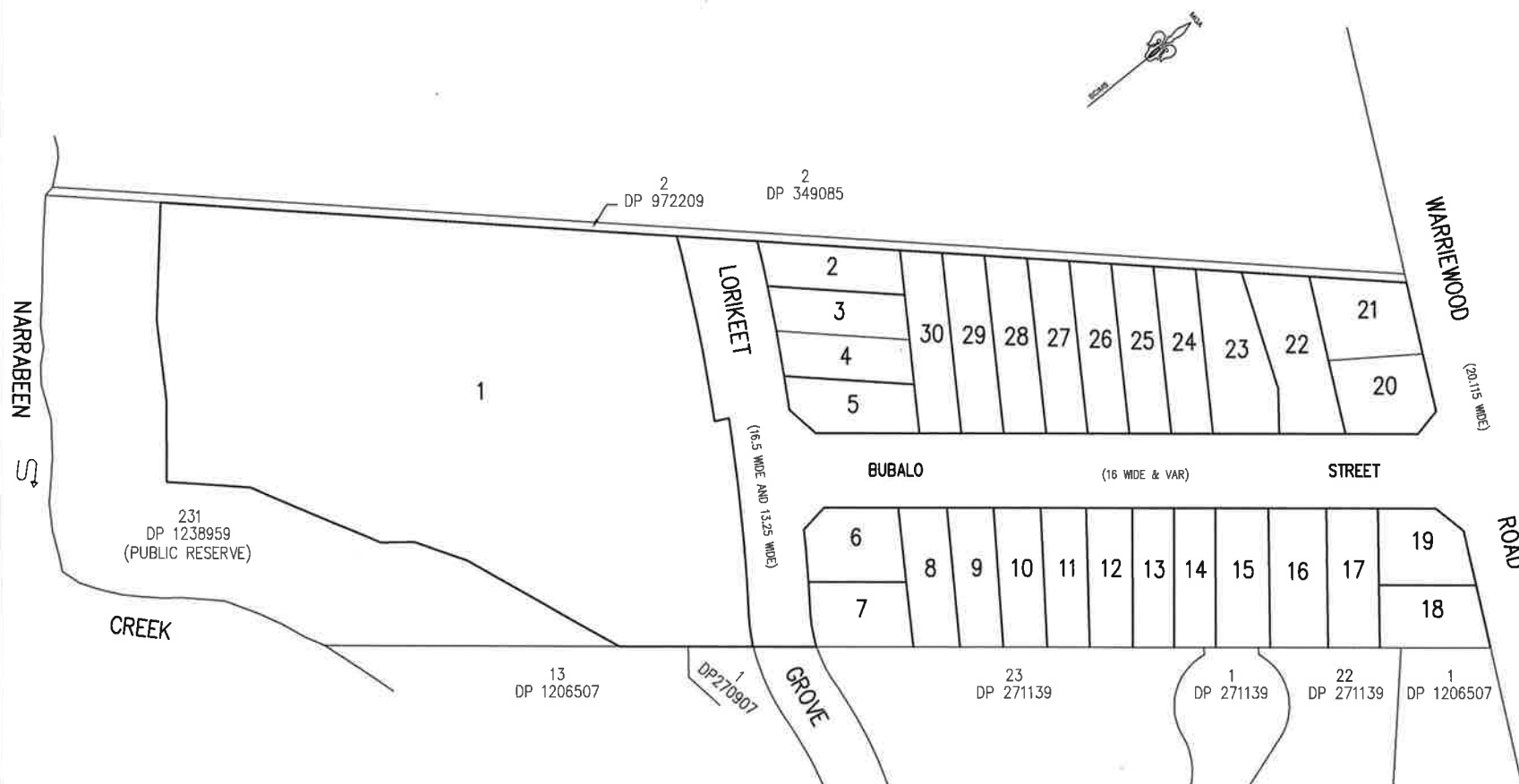
Surveyor: William L. Hamer

Surveyors Ref: 181610-2

REGISTERED:

~~COMMUNITY/PRECINCT/NEIGHBOURHOOD~~ PLAN

DP 271139

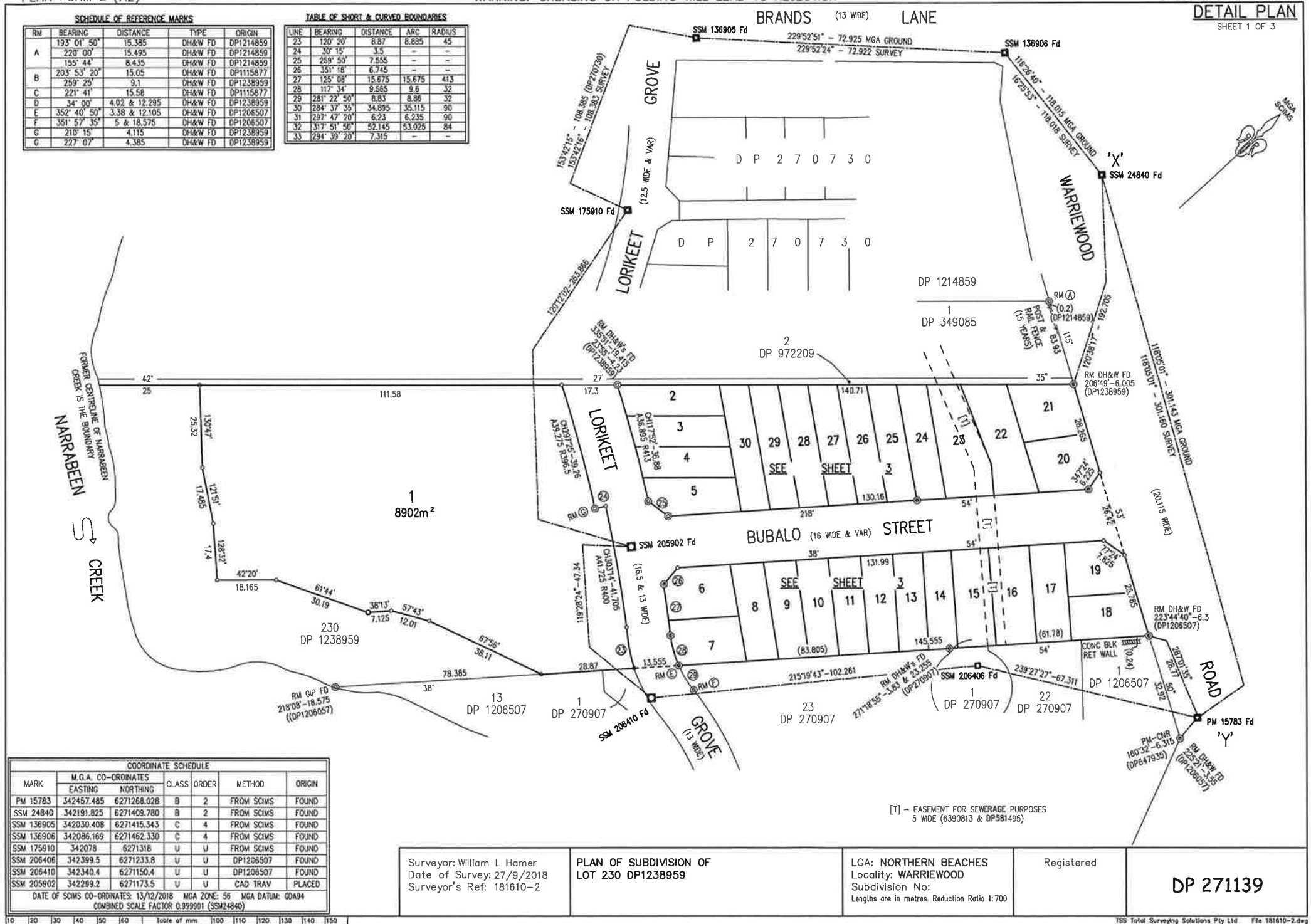


SCHEDULE OF REFERENCE MARKS

| RM | BEARING | DISTANCE | TYPE | ORIGIN |
|----|--------------|---------------|---------|-----------|
| A | 193° 01' 50" | 15.385 | DH&W FD | DP1214859 |
| | 220° 00' | 15.495 | DH&W FD | DP1214859 |
| | 155° 44' | 8.435 | DH&W FD | DP1214859 |
| B | 203° 53' 20" | 15.05 | DH&W FD | DP1115877 |
| | 259° 25' | 9.1 | DH&W FD | DP1238959 |
| C | 221° 41' | 15.58 | DH&W FD | DP1115877 |
| D | 34° 00' | 4.02 & 12.295 | DH&W FD | DP1238959 |
| E | 352° 40' 50" | 3.38 & 12.105 | DH&W FD | DP1206507 |
| F | 351° 57' 35" | 5 & 18.575 | DH&W FD | DP1206507 |
| G | 210° 15' | 4.115 | DH&W FD | DP1238959 |
| G | 227° 07' | 4.385 | DH&W FD | DP1238959 |

TABLE OF SHORT & CURVED BOUNDARIES

| LINE | BEARING | DISTANCE | ARC | RADIUS |
|------|--------------|----------|--------|--------|
| 23 | 120° 20' | 8.87 | 8.885 | 45 |
| 24 | 30° 15' | 3.5 | - | - |
| 25 | 259° 50' | 7.555 | - | - |
| 26 | 351° 18' | 6.745 | - | - |
| 27 | 125° 08' | 15.675 | 15.675 | 413 |
| 28 | 117° 34' | 9.565 | 9.6 | 32 |
| 29 | 281° 22' 50" | 8.83 | 8.86 | 32 |
| 30 | 284° 37' 35" | 34.895 | 35.115 | 90 |
| 31 | 797° 47' 20" | 6.23 | 6.235 | 90 |
| 32 | 317° 51' 50" | 52.145 | 53.025 | 84 |
| 33 | 294° 39' 20" | 7.315 | - | - |



| COORDINATE SCHEDULE | | | | | |
|--|---------------------|-------------|-------|-------|------------|
| MARK | M.G.A. CO-ORDINATES | | CLASS | ORDER | METHOD |
| | EASTING | NORTHING | | | |
| PM 15783 | 342457.485 | 6271268.028 | B | 2 | FROM SCIMS |
| SSM 24840 | 342191.825 | 6271409.780 | B | 2 | FROM SCIMS |
| SSM 136905 | 342030.408 | 6271415.343 | C | 4 | FROM SCIMS |
| SSM 136906 | 342086.169 | 6271462.330 | C | 4 | FROM SCIMS |
| SSM 175910 | 342078 | 6271318 | U | U | FROM SCIMS |
| SSM 206406 | 342399.5 | 6271233.8 | U | U | DP1206507 |
| SSM 206410 | 342340.4 | 6271150.4 | U | U | DP1206507 |
| SSM 205902 | 342299.2 | 6271173.5 | U | U | CAD TRAV |
| DATE OF SCIMS CO-ORDINATES: 13/12/2018 MGA ZONE: 56 MGA DATUM: GDA94 | | | | | |
| COMBINED SCALE FACTOR 0.999901 (SSM24840) | | | | | |

Surveyor: William L. Hamer
Date of Survey: 27/9/2018
Surveyor's Ref: 181610-2

PLAN OF SUBDIVISION OF
LOT 230 DP1238959

LGA: NORTHERN BEACHES
Locality: WARRIEWOOD
Subdivision No:
Lengths are in metres. Reduction Ratio 1:700

Registered

DP 271139

[T] - EASEMENT FOR SEWERAGE PURPOSES
5 WIDE (6390813 & DP581495)

2
DP 349085SEE SHEET 4 FOR
EASEMENT AFFECTING
LOTS 2 - 302
DP 972209

1

13
DP 1206507

DP 270907

23
DP 2709071
DP 27090722
DP 2709071
DP 1206507

TABLE OF CURVED & SHORT BOUNDARIES

| LINE | BEARING | CH DIST | ARC DIST | RADIUS |
|------|----------|---------|----------|--------|
| 1 | 115° 58' | 9.91 | 9.915 | 41.3 |
| 2 | 117° 20' | 9.84 | 9.84 | 41.3 |
| 3 | 118° 42' | 9.78 | 9.78 | 41.3 |
| 4 | 119° 53' | 7.365 | 7.365 | 41.3 |
| 5 | 124° 51' | 11.05 | 11.05 | 41.3 |
| 6 | 125° 51' | 4.625 | 4.625 | 41.3 |
| 7 | 117° 34' | 9.565 | 9.6 | 32 |

Surveyor: William L. Harner
Date of Survey: 27/9/2018
Surveyor's Ref: 181610-2

PLAN OF SUBDIVISION OF
LOT 230 DP1238959

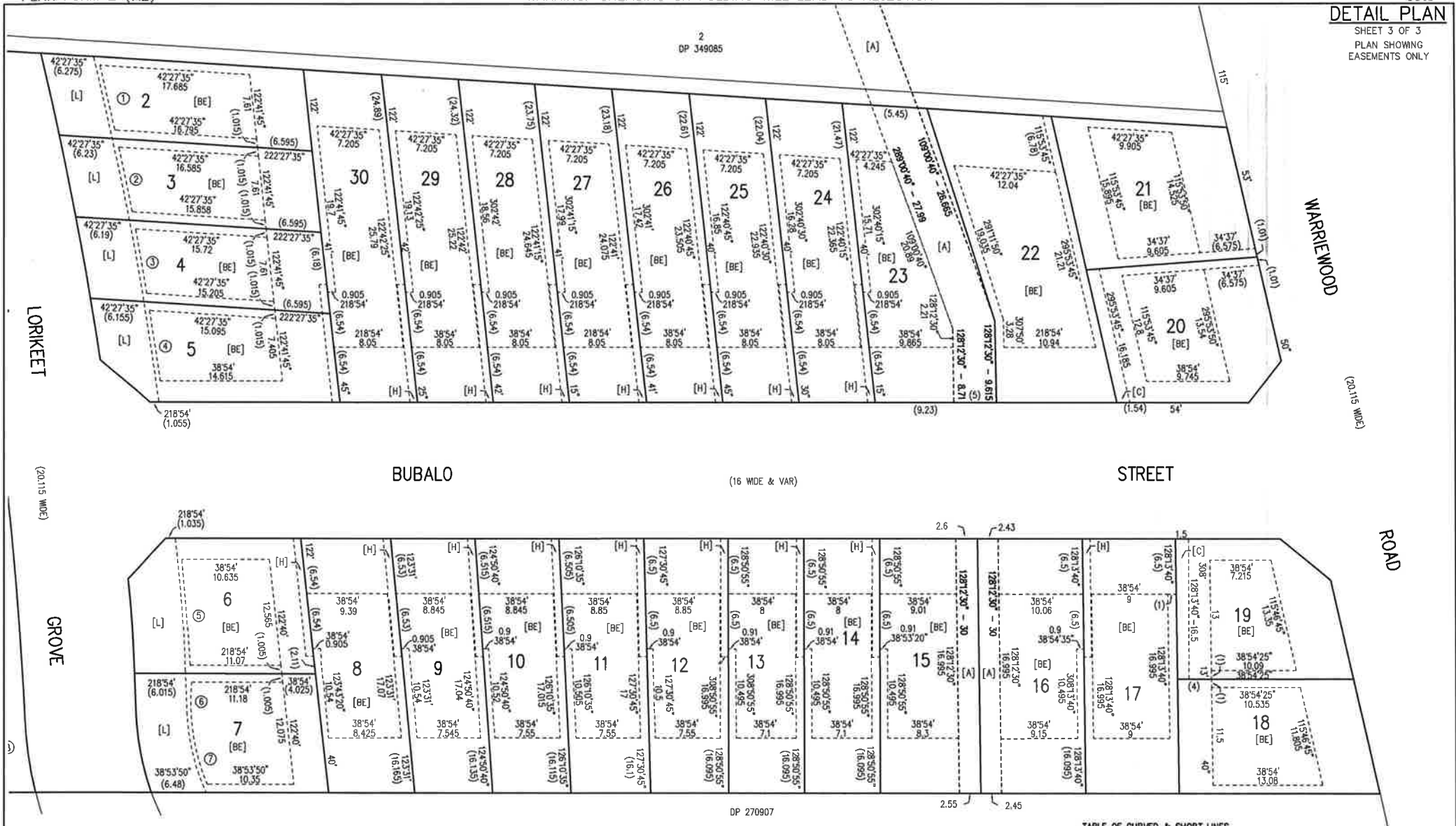
LGA: NORTHERN BEACHES
Locality: WARRIEWOOD
Subdivision No:
Lengths are in metres. Reduction Ratio 1:400

Registered

DP 271139

DETAIL PLAN

SHEET 3 OF 3

PLAN SHOWING
EASEMENTS ONLY

EASEMENTS:

- [C] - EASEMENT TO DRAIN WATER 1.5 WIDE
 [H] - EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
 [L] - POSITIVE COVENANT - VEGETATION MANAGEMENT PLAN 6 WIDE
 [BE] - RESTRICTION ON THE USE OF LAND

EXISTING EASEMENTS:

- [A] - EASEMENT FOR SEWAGE PURPOSES 5 WIDE (VIDE 6771995)

TABLE OF CURVED & SHORT LINES

| LINE | BEARING | CH DIST | ARC DIST | RADIUS |
|------|---------|---------|----------|--------|
| 1 | 116°15' | 7.81 | 7.81 | 419.5 |
| 2 | 117°38' | 7.76 | 7.76 | 419.5 |
| 3 | 118°57' | 7.69 | 7.69 | 419.5 |
| 4 | 120°19' | 8.39 | 8.39 | 419.5 |
| 5 | 124°38' | 12.535 | 12.535 | 419.5 |
| 6 | 128°00' | 3.315 | 3.315 | 419.5 |
| 7 | 116°08' | 8.91 | 8.985 | 25.5 |

Surveyor: William L Homer
 Date of Survey: 27/9/2018
 Surveyor's Ref: 181610-2

PLAN OF SUBDIVISION OF
 LOT 230 DP1238959

LGA: NORTHERN BEACHES
 Locality: WARRIEWOOD
 Subdivision No:
 Lengths are in metres. Reduction Ratio 1:300

Registered

DP 271139

