



CONCEPT ONLY

Multi-Dwelling Development

Mr. Stephen Sallows, Mr. Omer Catic & Mr. Chris Kearns		
Lot 32/2/DP19850 - 7 Winifred Avenue, Umina Beach NSW 2257		
PERSPECTIVE		
Scale:	1:1.43	ISSUE I
Job No:	RAD160	Sheet: 001.4
Date:	22/06/2026	 ACCREDITED BUILDING DESIGNER
Drawn by:	Sandra Trad	

red apple design

Sandra Trad m 0431479201 e sandra@redappledesign.com.au

DEMOLITION PLAN

Note: Builder to verify all dimensions and levels prior to and during construction works.

Note: Builder to provide on-site temporary site fencing to building platform, as required.

Note: Surveyor to check levels on site to set finished floor level as required, prior to works commencing.

Note: Refer to separate Stormwater & Driveway Plans for Design Details being provided Halcrow & Associates - Consulting Engineers.

Sediment Fence Installation

50 x 50 x 1000 STAKE OR STAKPICKET

MEMBRANE TO BE BDM 1/24 OR APP EQUIVALENT

BURY APPROXIMATELY 150mm OF MEMBRANE AND TEMP BACKFILL TO RESTORE PRIOR NATURAL SURFACE LEVEL

NATURAL SURFACE DOWNHILL OF MEMBRANE NOT TO BE DISTURBED

SILT FENCING DETAIL

Construction Notes

- Construct sediment fences as close as possible to follow the contours of the site.
- Drive 1.5 metre long posts into ground, maximum 3 metres apart.
- Staple to 40 mm square hardwood posts or wire tied to steel posts.
- Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
- Backfill trench over base of fabric and compact on both sides.

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STORMWATER LEGEND

RAINWATER TANK No.1

1 x 1000 LITRE SLIMLINE C/BOND RAINWATER STORAGE TANK

D.P

DOWNPIPE (90Ø PVC)

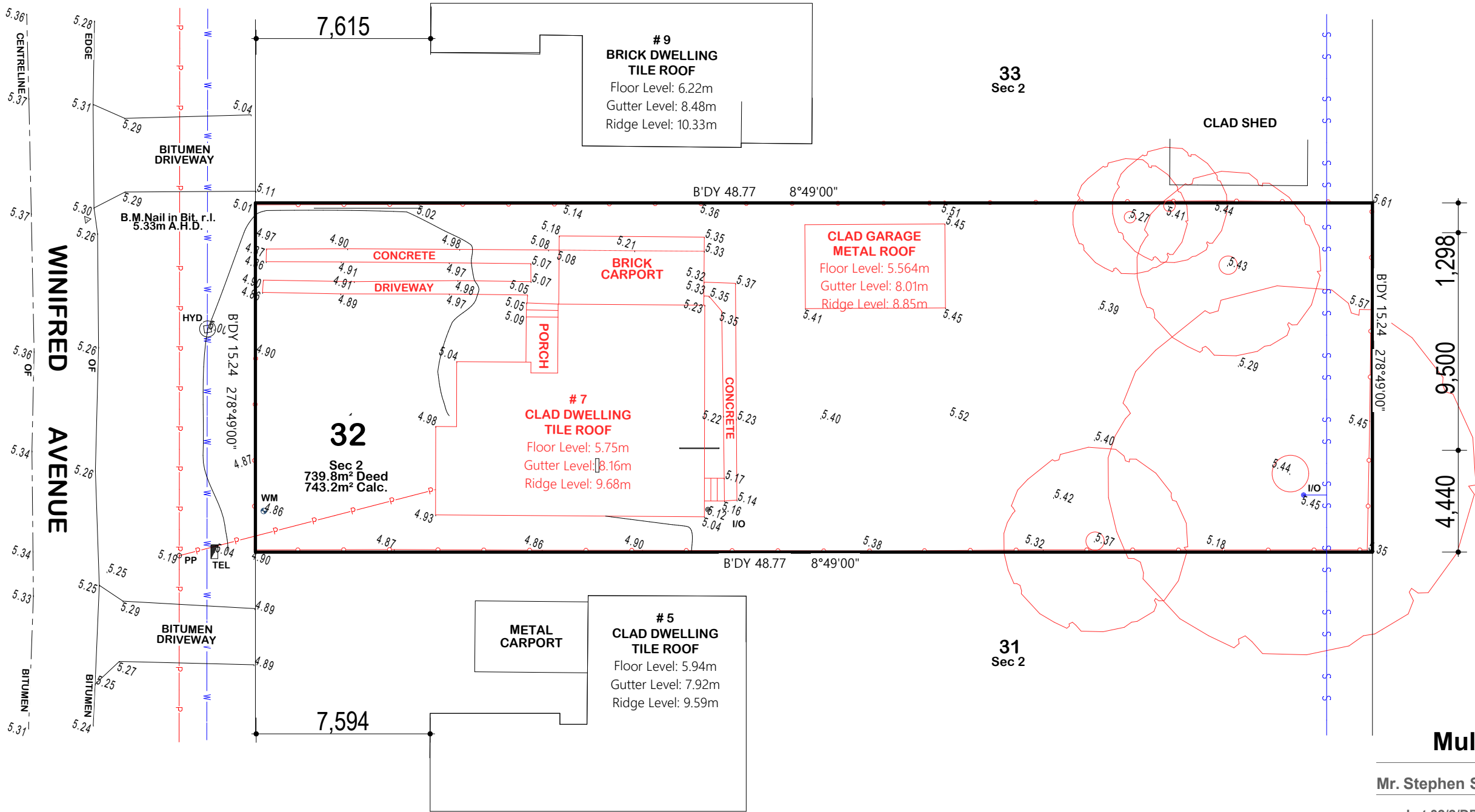
STORMWATER NOTES

All surface water drainage and Rainwater Storage Tank overflows to Hydraulic Engineer's Details.

All DP's are to be connected to the rainwater tanks, unless otherwise noted on the Engineer's Details.

Roof water collected from the rainwater tank is to be reticulated to the toilet cisterns, washing machine cold water tap and at least one external tap, with mains top up installed to maintain 10 to 15% of the tank capacity.

Total Roof Area of development is 00.00m².
Unit 1 - Roof Area to Rainwater Tank is 00.00m².
Unit 2 - Roof Area to Rainwater Tank is 00.00m².



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Lot 32/2/DP19850 - 7 Winifred Avenue, Umina Beach NSW 2257

DEMOLITION PLAN

Scale: 1:200
Job No: RAD160
Date: 22/06/2026
Drawn by: Sandra Trad

ISSUE I
Sheet: 001.6



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Sandra Trad m 0431479201 e sandra@redappledesign.com.au

SITE WORKS PLAN CONCEPT PLAN

Note: Builder to verify all dimensions and levels prior to and during construction works.
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Note: Refer to separate Stormwater & Driveway Plans for Design Details being provided Halcrow & Associates - Consulting Engineers.



AREAS (m²)

SITE	743.2m ²
DENSITY	3 Units
PARKING	5
FSR	334.99 (45%)
SITE COVERAGE	249 (33.5%)
LANDSCAPED AREA	267.41 (29%)
SOFT LANDSCAPE	163.09m ² (21.9%)
DRIVEWAY	281.44

1 x 1000 LITRE SLIMLINE C/BOND
RAINWATER STORAGE TANK

D.P. DOWNPIPE (900 PVC)

STORMWATER LEGEND

All surface water drainage and Rainwater Storage Tank overflows to Hydraulic Engineer's Details.
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2. Drive 1.5 metre long posts into ground, maximum 3 metres apart.
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4. Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
5. Backfill trench over base of fabric and compact on both sides.

Certificate No. 0009462260

Scan QR code or follow website link for rating details.

Assessor name

Noura Al Hazzouri

Accreditation No.

DMN/18/1891

Property Address

7 Winifred Avenue,UMINA BEACH NSW,2257

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SITE PLAN

Scale: 1:200, 1:1

Job No: RAD160

Date: 22/06/2026

Drawn by: Sandra Trad

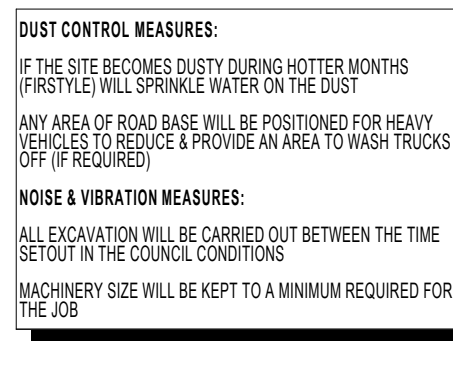
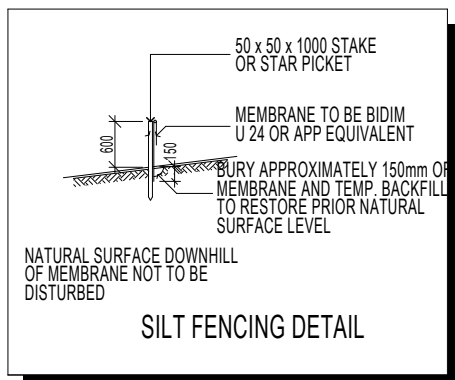
ISSUE I

Sheet: 001.7

ACCREDITED
BUILDING DESIGNER

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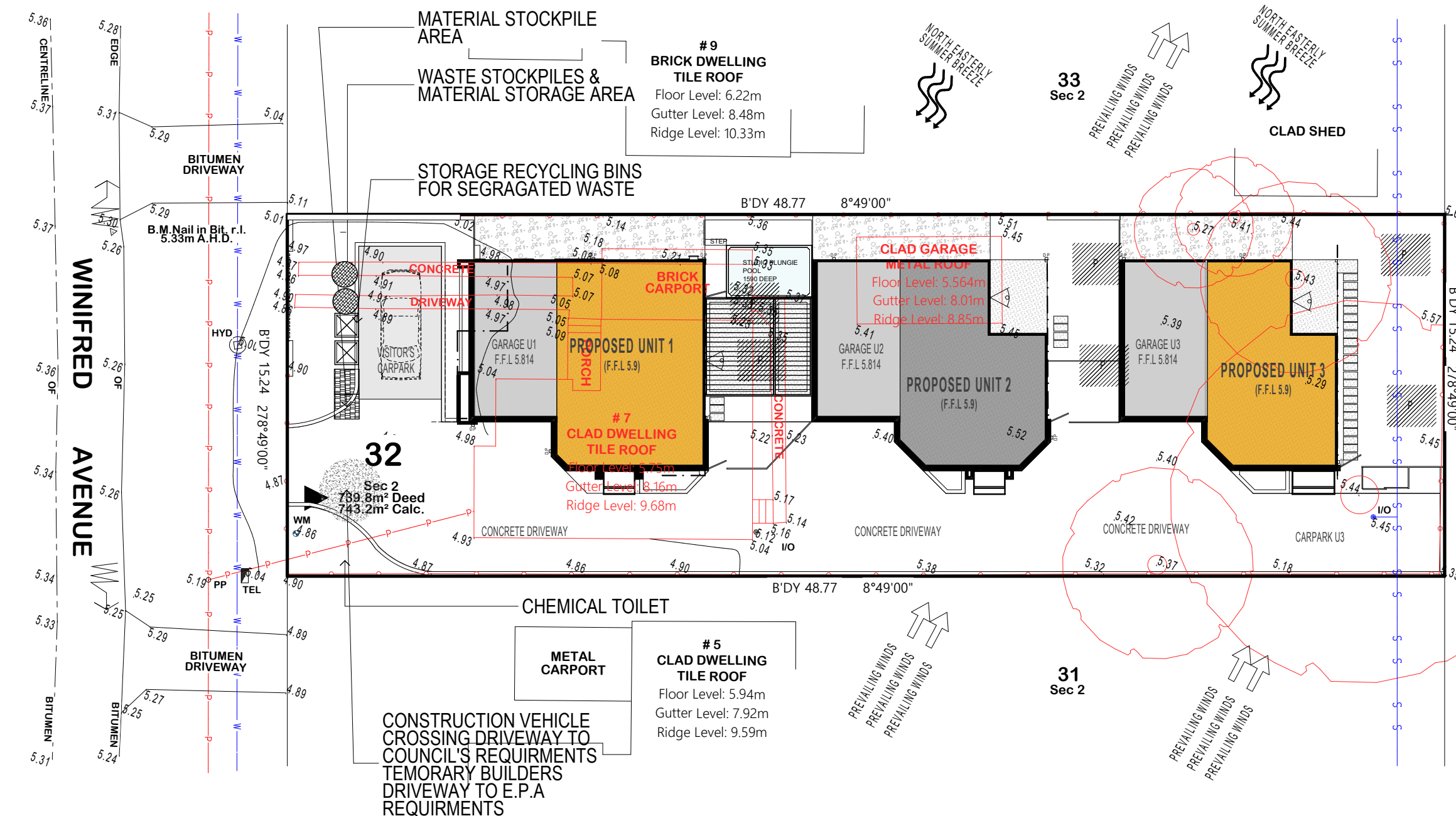


KEY	
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVAILING WINDS
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK
	A/C UNIT (if required)

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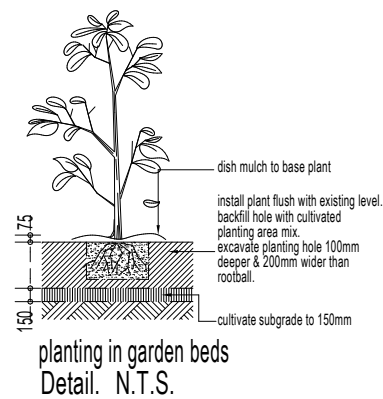
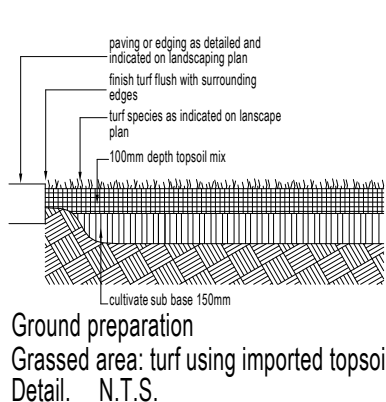
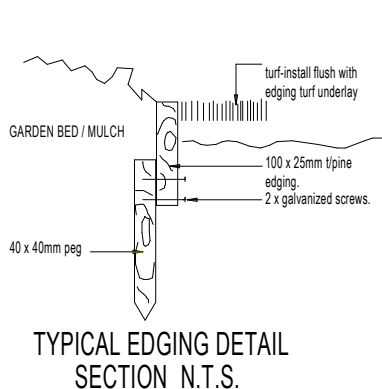
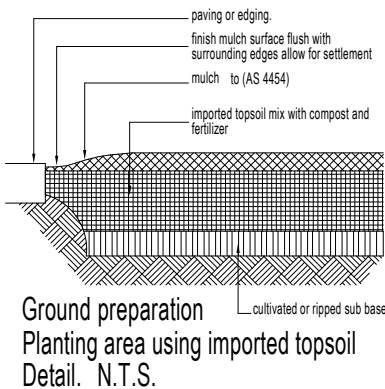
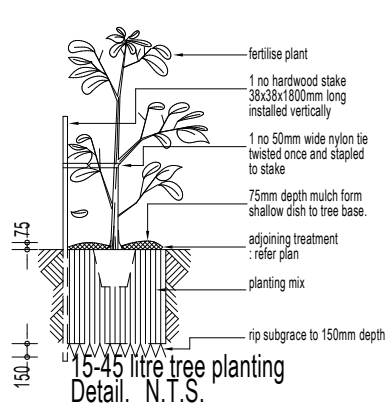
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EROSION & SEDIMENT CONTROL PLAN

Scale: 1:200, 1:1	ISSUE I	 ACCREDITED BUILDING DESIGNER
Job No: RAD160	Sheet: 001.8	
Date: 22/06/2026		
Drawn by: Sandra Trad		

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Sandra Trad 0431479201 sandra@redappledesign.com.au



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BUILDING ENVELOPE



BRICK & TIMBER FEATURE FENCING



TREE TO BE REMOVED



ADVANCED FEATURE TREE



MEDIUM SCALED FEATURE TREE



LOW SCALE HEDGING SCHRUBS



DENSE SCREEN PLANTED BEDDING



TURFED AREAS



FEATURE HARD PAVED



COLOURED CONCRETE DRIVEWAYS & CARPORTS



WHITE PEBBLES

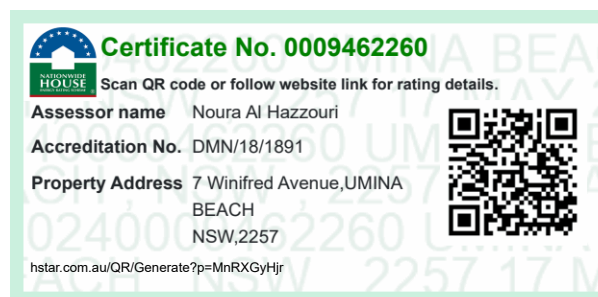
LANDSCAPE SPECIFICATIONS

SOIL
ENSURE MIN. 300mm ANL ORGANIC GARDEN MIX OR EQUIVALANT TO ALL PLANTED AREAS

FERTILIZER
APPLY DYNAMIC LIFTER TO ALL PLANTED AREAS AT A RATE OF 200 GAL/SQ METER

MULCHING
SPREAD MULCH EVENLY TO A DEPTH OF 75mm TO ALL GARDEN BED AREAS AS SHOWN ON DRAWINGS AND RAKE TO SMOOTH FINISH FLUSH WITH THE SURROUNDING FINISHES.
MULCH SHALL BE FREE FROM SOIL, WOODS, STONES, VERMIN INSECTS AND OTHER FOREIGN MATERIALS.

STAKING & TYING
ALL STAKES SHALL BE DURABLE HARDWOOD SHARPENED TO A POINT AT ONE AND FREE FROM KNOTS.
TREES TO BE STAKED AS REQUIRED.
15 LITRE TO 35 LITRE: 25x25x1500mm, 2 STAKES PER PLANT.
45 LITRE TO 100 LITRE: 38x38x1800mm, 2 STAKES PER PLANT.
TREES SHALL BE 50mm WIDE WEBBING.



TREES (35 LITRE POTS)

EU EUCALYPTUS HAEMASTROMA (SCRIBBLY GUM) (15h.m)
TL TRISTANIOPSIS LAURINA (WATER GUM) (3-10 h.m)

SHRUBS

PP PULTENAEA PARVIFLORA (1.0 h.m)

GRASSES/TUFTED PLANTS

DR DANTHONIA RACEMOSA (WALLABY GRASS) (0.5-0.7 h.m)

NOTE: BUILDER IS TO USE LOW MAINTENANCE/INDIGINEOUS VARIETY PLANTS/ TREES SUBJECT TO AVAILABILITY OF SPECIES & TO COMPLY WITH THE BASIX CERTIFICATE.

Multi-Dwelling Development

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Lot 32/2/DP19850 - 7 Winifred Avenue, Umina Beach NSW 2257

LANDSCAPE PLAN

Scale: 1:250, 1:100, 1:120, 1:1

Job No: RAD160

Date: 22/06/2026

Drawn by: Sandra Trad

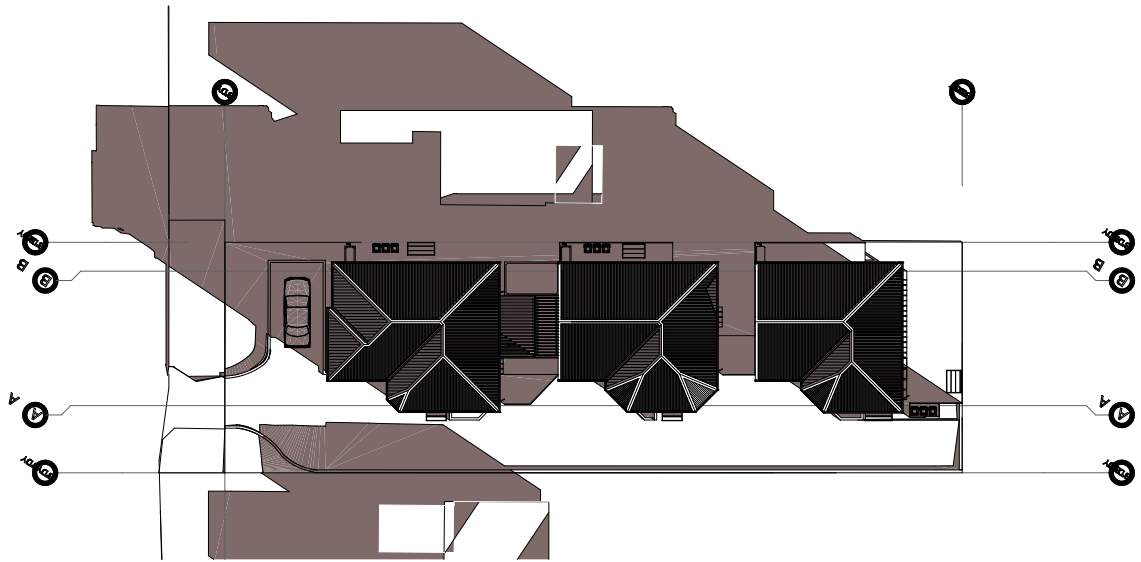
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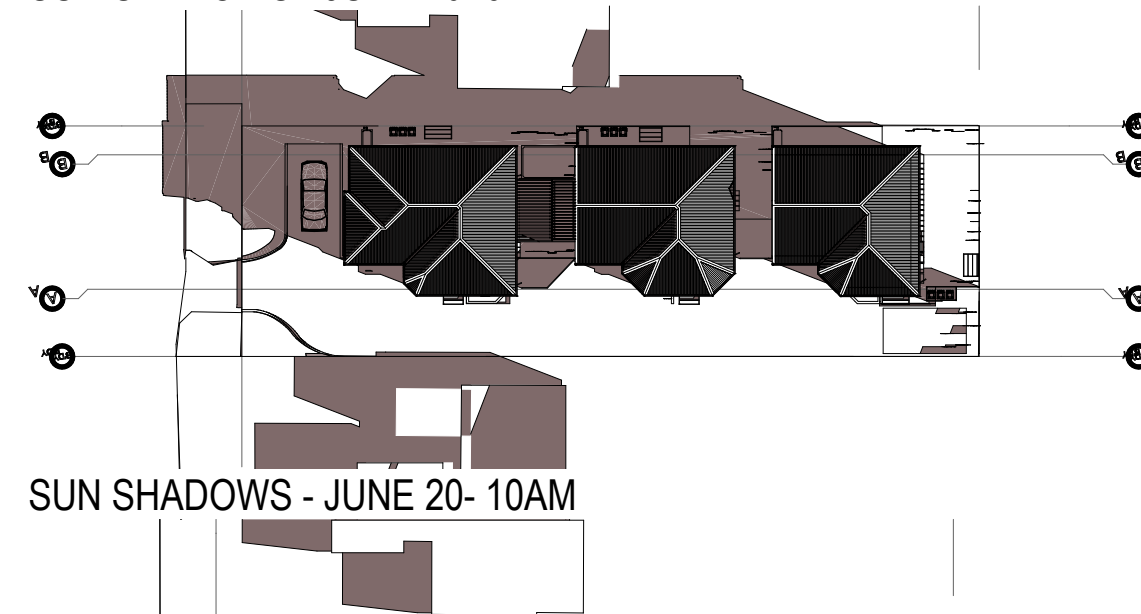


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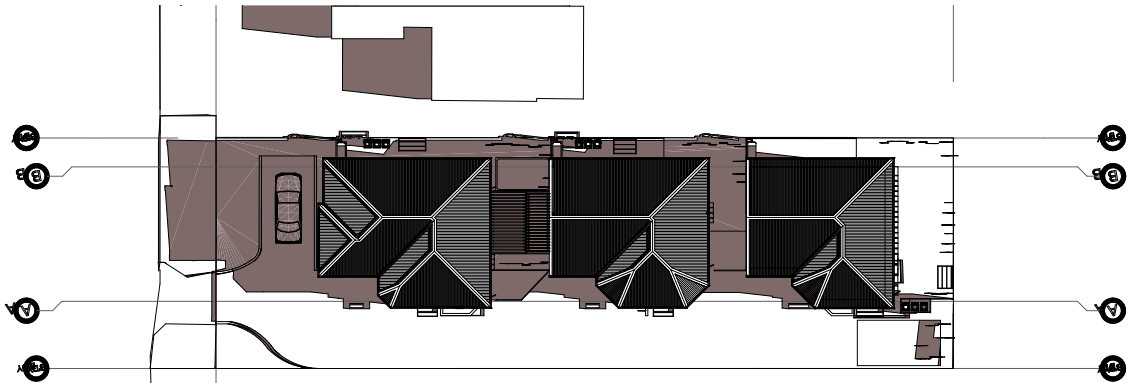
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SUN SHADOWS - JUNE 20- 9AM



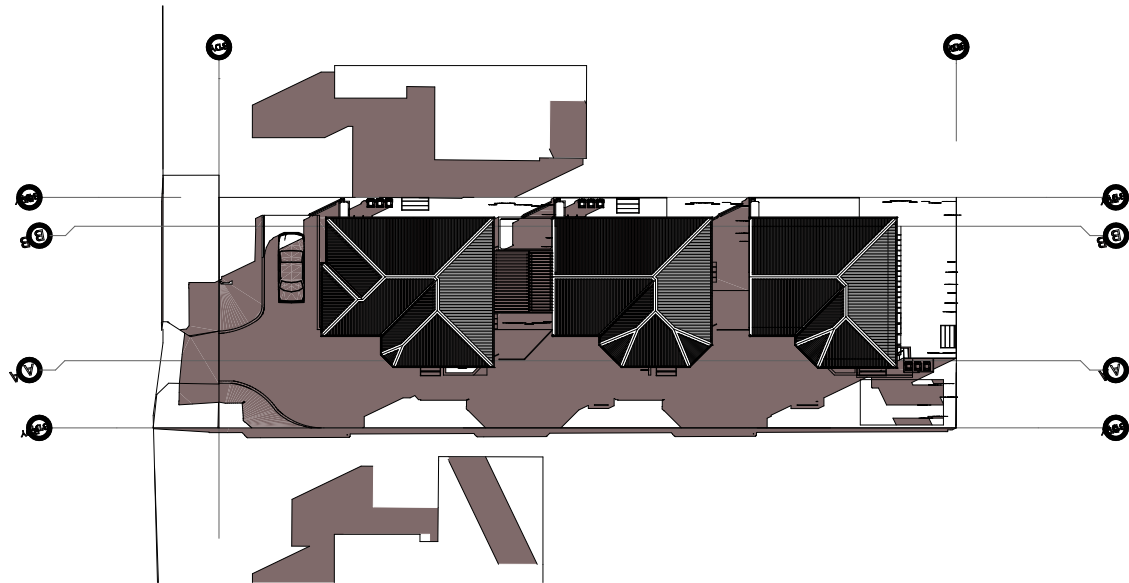
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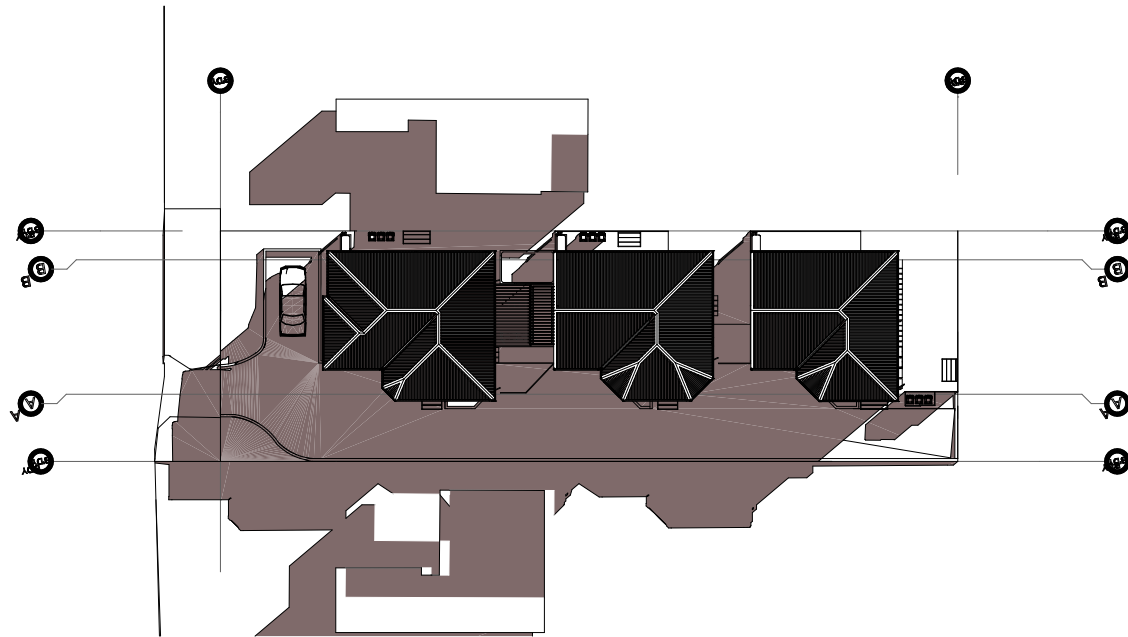
SUN SHADOWS - JUNE 20- 11AM



SUN SHADOWS - JUNE 20- 12PM



SUN SHADOWS - JUNE 20- 2PM



SUN SHADOWS - JUNE 20- 3PM

**Certificate No. 0009462260**
Scan QR code or follow website link for rating details.

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Accreditation No. DMN/18/1891
Property Address 7 Winifred Avenue,UMINA BEACH NSW,2257


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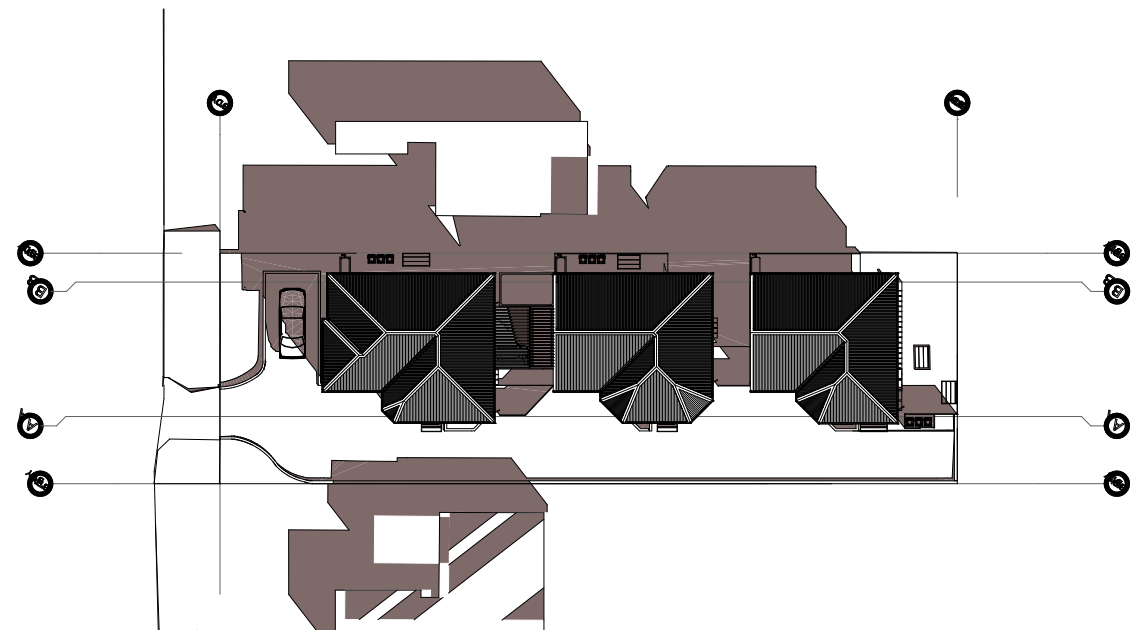
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JUNE SHADOWS

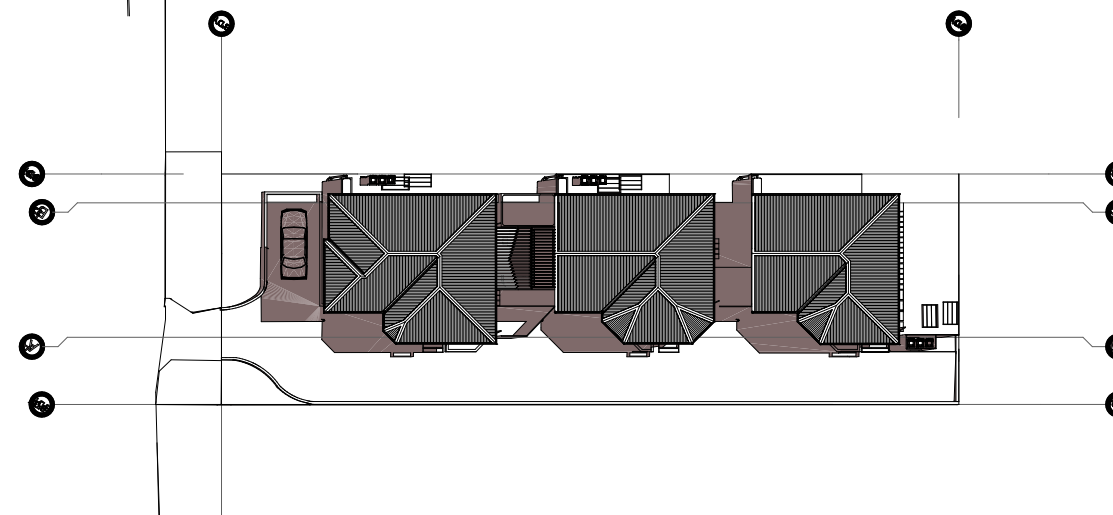
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Job No: RAD160	Sheet: 001.10	
Date: 22/06/2026		
Drawn by: Sandra Trad		

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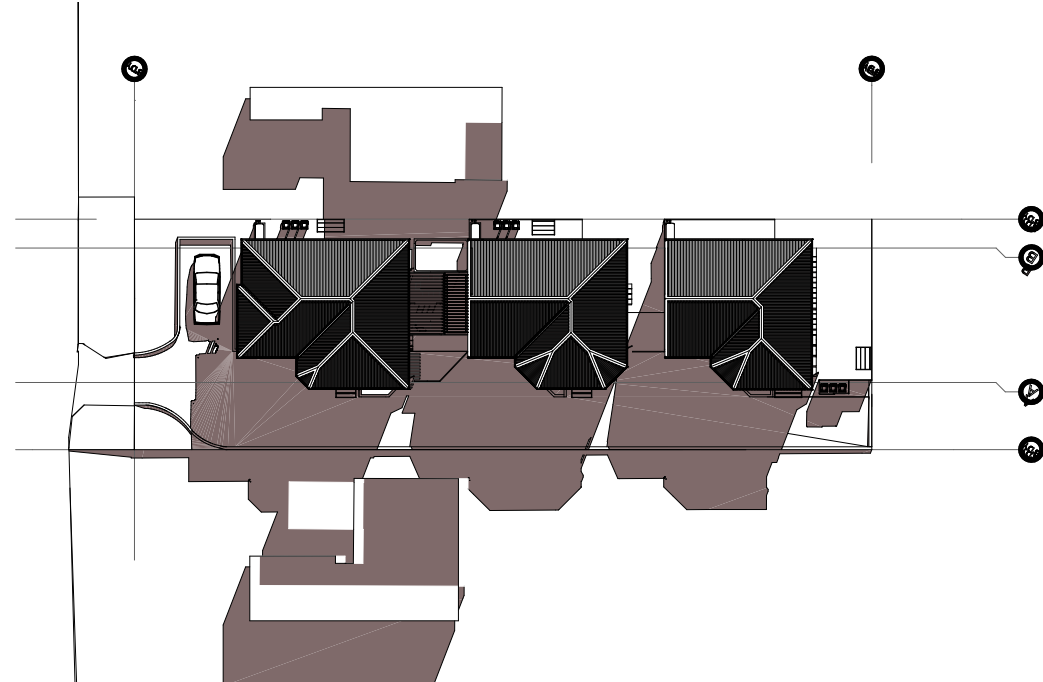
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SUN SHADOWS - MARCH 20- 9AM



SUN SHADOWS - MARCH 20- 12PM



SUN SHADOWS - MARCH 20- 3PM

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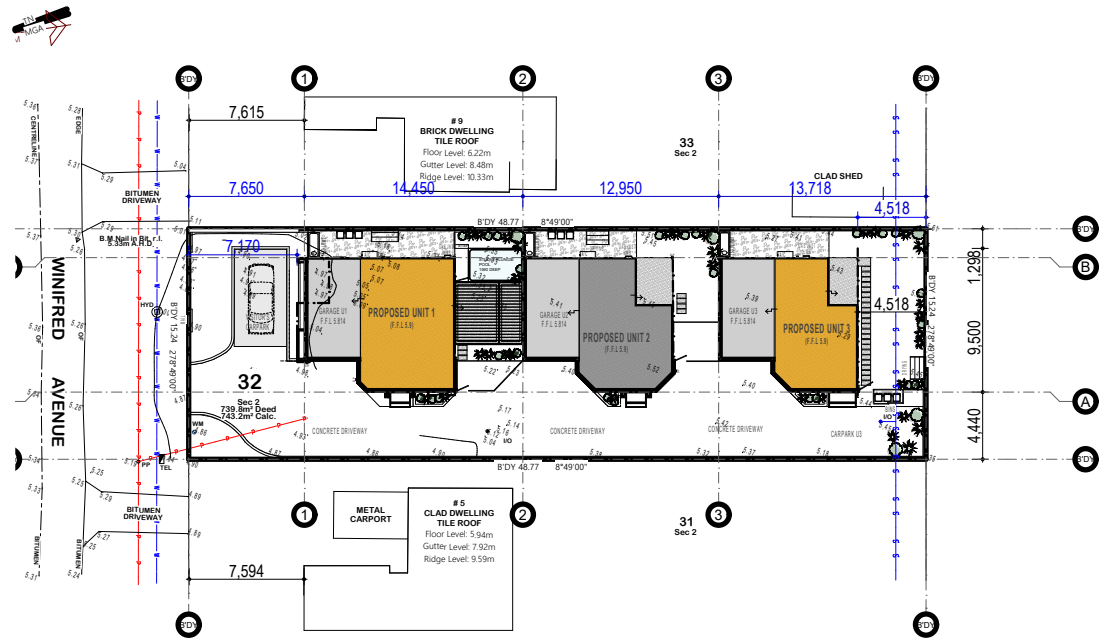
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MARCH SHADOWS

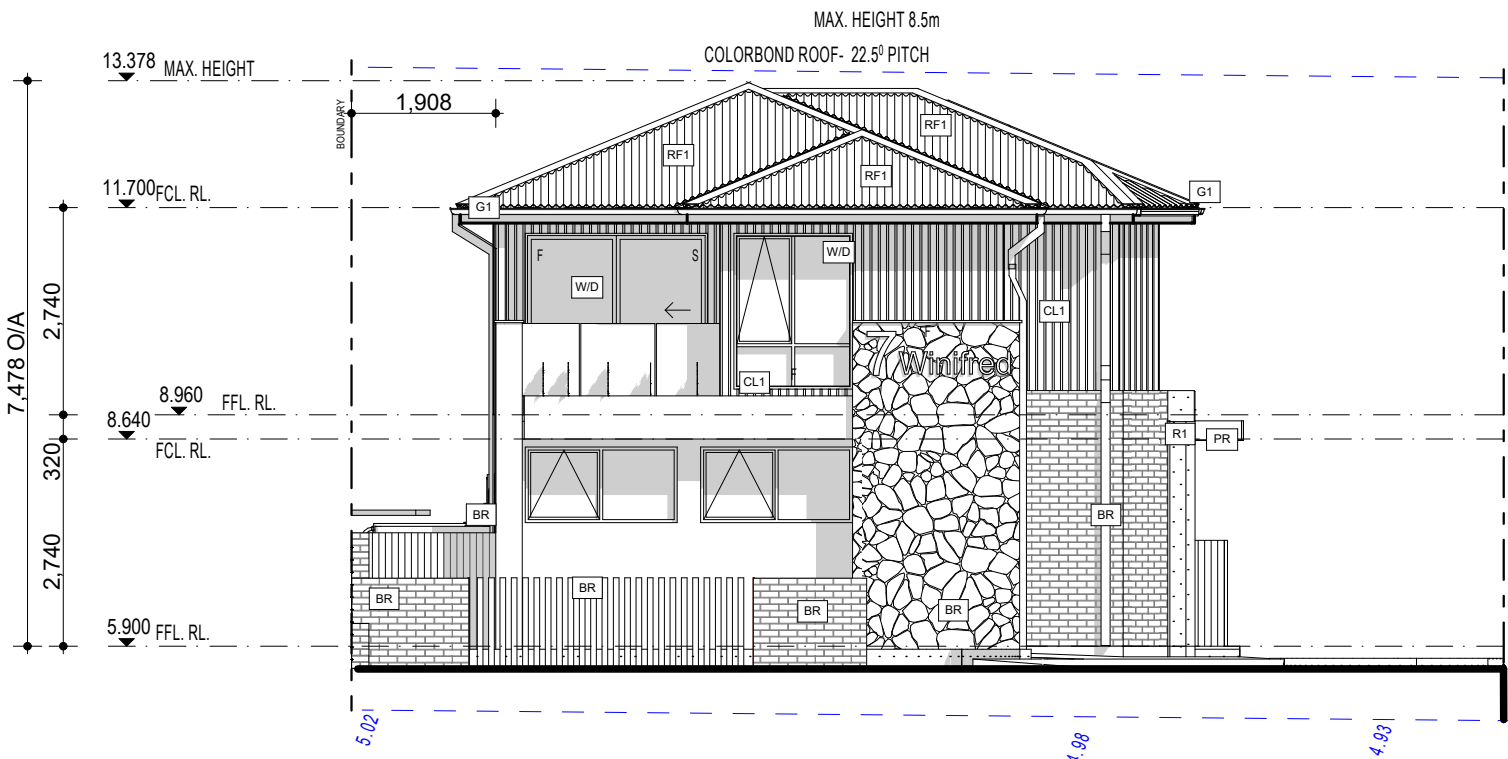
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Job No: RAD160	Sheet: 001.11	
Date: 22/06/2026		
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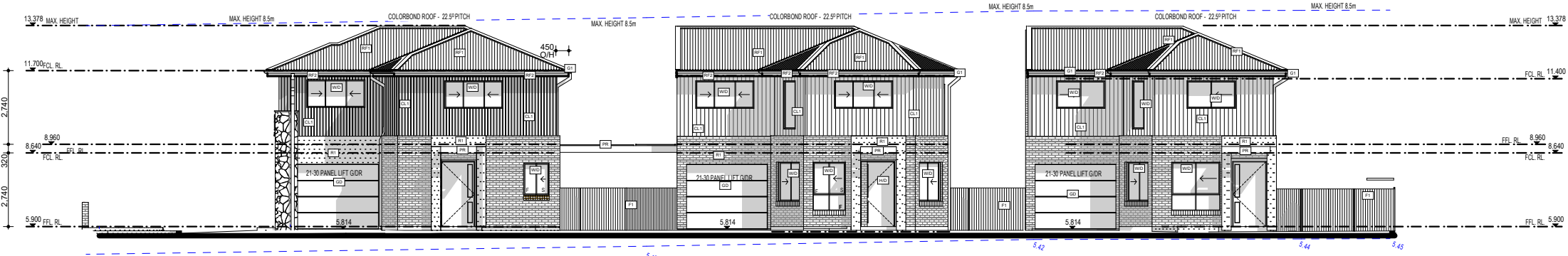
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SITE PLAN
SCALE 1:500

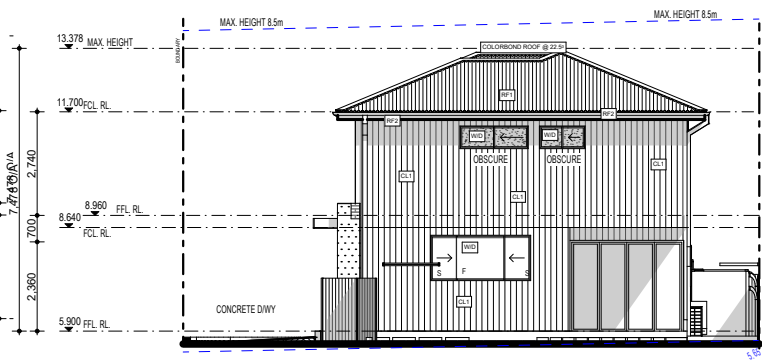


SOUTH WEST ELEVATION - U1
SCALE 1:100

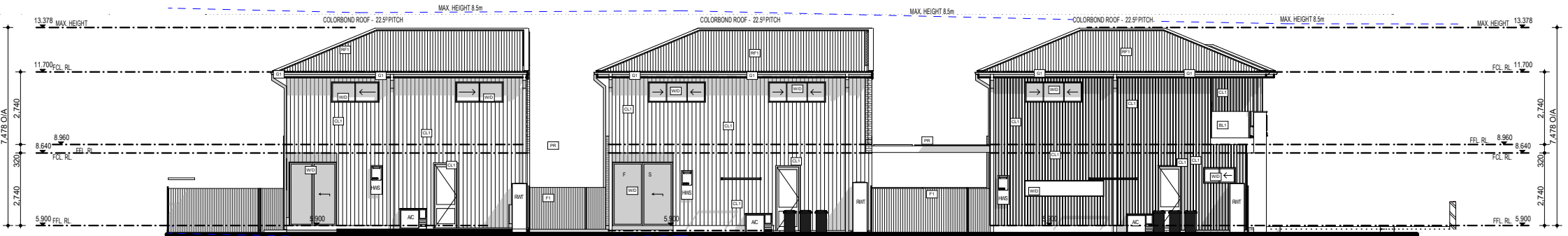


SOUTH EAST ELEVATION - U1, U2 & U3
SCALE 1:200

SOUTH EAST ELEVATION - U1, U2 & U3
SCALE 1:200



NORTH EAST ELEVATION - U3
SCALE 1:200



NORTH WEST ELEVATION - U1, U2 & U3
SCALE 1:200

NORTH WEST ELEVATION - U1, U2 & U3
SCALE 1:200

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NOTIFICATION

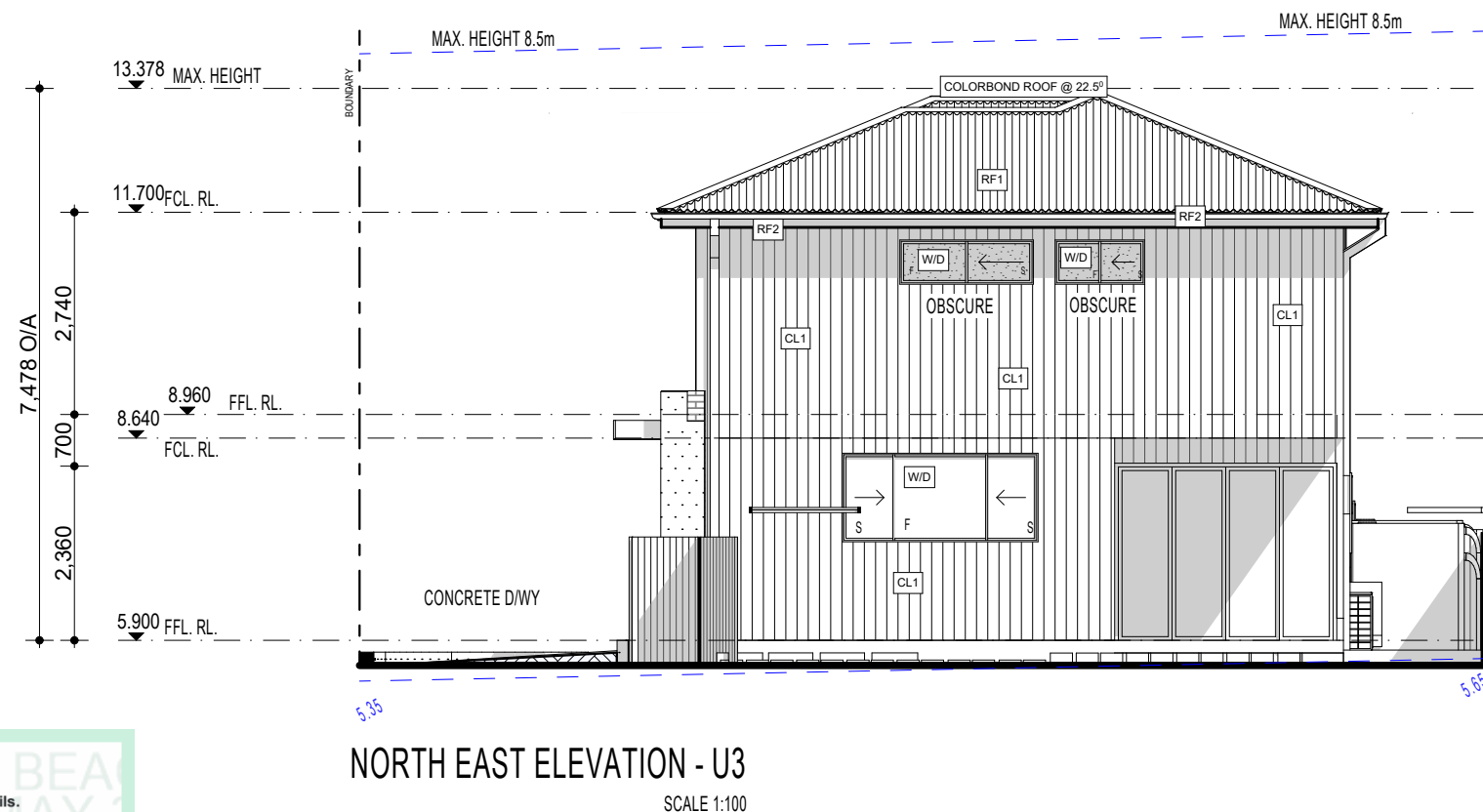
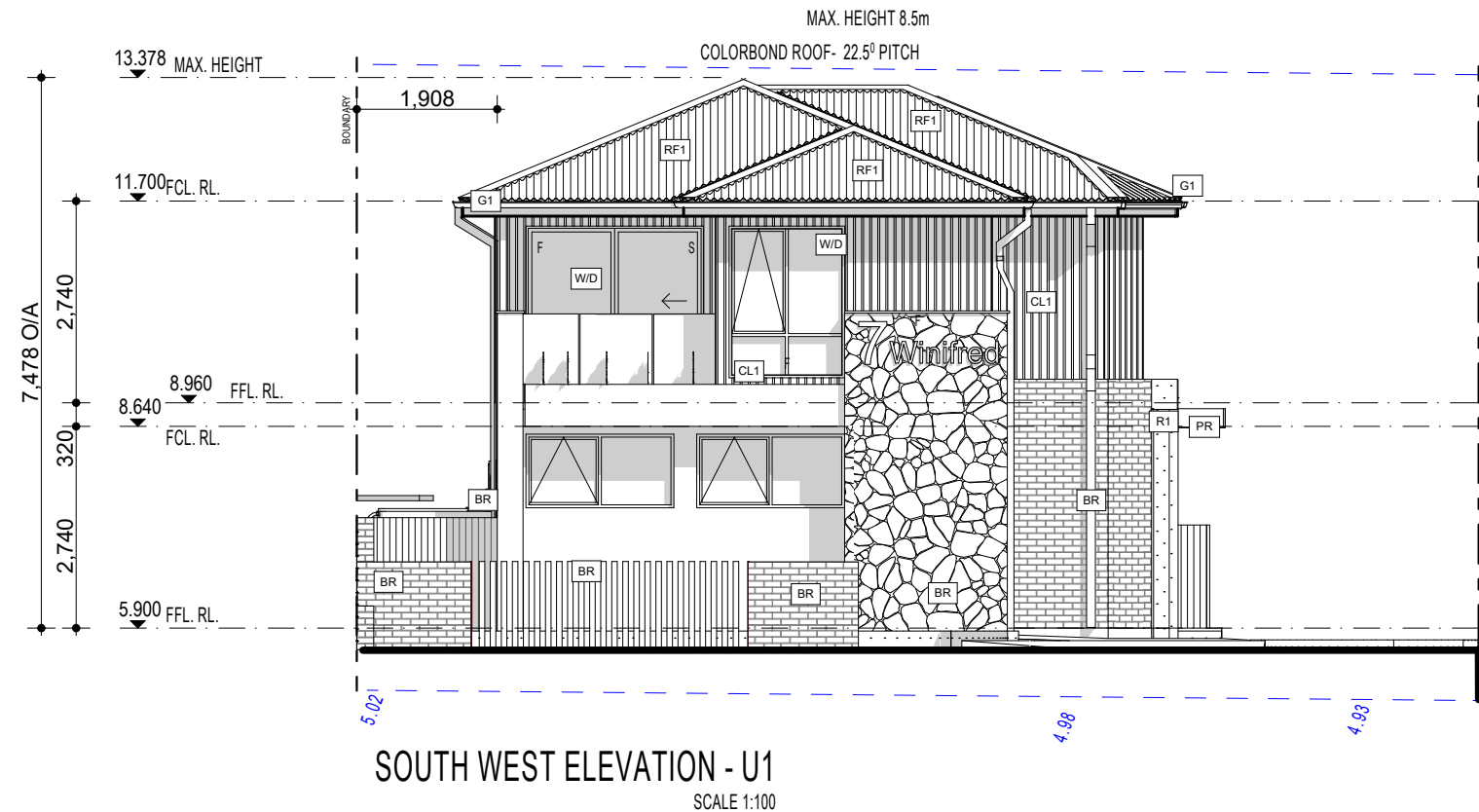
Scale: 1:500, 1:200, 1:100, 1:1
Job No: RAD160
Date: 22/06/2026
Drawn by: Sandra Trad

ISSUE I
Sheet: 001.12



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Sandra Trad m 0431479201 e sandra@redappledesign.com.au



STANDARDS SUMMARY
CONCRETE - To AS2870.1-1996 and AS3600-2009. TERMITE PROTECTION - To comply with the provisions of Part 3.1.3 of the NCC and with AS3660.1-2000. SMOKE DETECTORS - To comply with the provisions of Part 3.7.2 of the NCC & to relevant Australian Standards. MASONRY - To comply with AS 3700. BRICK TIES & ARTICULATION JOINTS - To AS 3700. TIMBER - To AS1684.2 - 2010. WET AREAS - To comply with the provisions of Part 3.8.1 of the NCC & to relevant Australian Standards. INSULATION - Bulk Insulation to AS3999-1992, Sarking to AS4200.1-1994. ROOFING - Concrete tiles to AS2049-2002 to be fixed in accordance with AS2050-2002, plumbing to AS3500-2003. GLASS - All glazing to conform to AS1288-2006.

EXTERNAL FINISHES
R1 - SMOOTH CEMENT RENDER - DULUX LEXICON QUARTER
BR - RECLAIMED BRICK
CL1 - WEATHERTEX WEATHERGROOVE 150mm SMOOTH - WHITE LEXICON QUARTER
RF1 - COLORBOND ROOF - SURFMIST
RF2 - COLORBOND FASCIA & BARGE CAPPING
RF3 - COLORBOND QUAD GUTTERS
G1 - POWDER COATED ALUMINIUM FRAMED WINDOWS & DOORS
W/D - HUMES XLR500 -1200 FRONT ENTRY DOORS - WHITE
H/D - COLORBOND STEEL PANEL LIFT GARAGE DOOR
GD - 1800 HIGH COLORBOND FENCING
BL1 - TIMBER BALUSTRADES
PR - VERGOLA - FEATURE OPERABLE LOUVERED PERGOLA

Fire separation must achieve compliance with the Performance Requirement of the BCA (compliance with BCA p2.3.1 and be deemed to satisfy BCA P3.7.1.8).

Note:
Mechanical light and ventilation to any bath room, WC and Laundry that does not have access to natural supply.

Note:
All fire separating walls to comply with 60/60/60 & acoustic requirements.

Multi-Dwelling Development

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Lot 32/2/DP19850 - 7 Winifred Avenue, Umina Beach NSW 2257

ELEVATIONS

Scale: 1:100, 1:1	ISSUE I	
Job No: RAD160	Sheet: 001.21	
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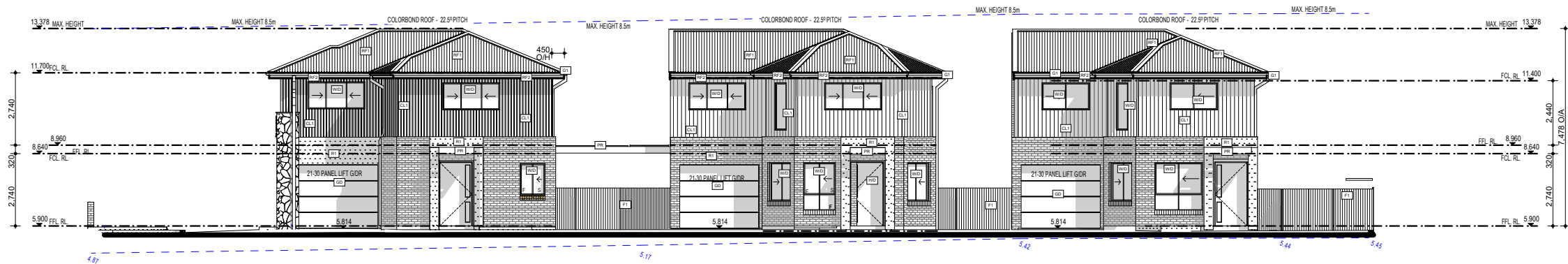
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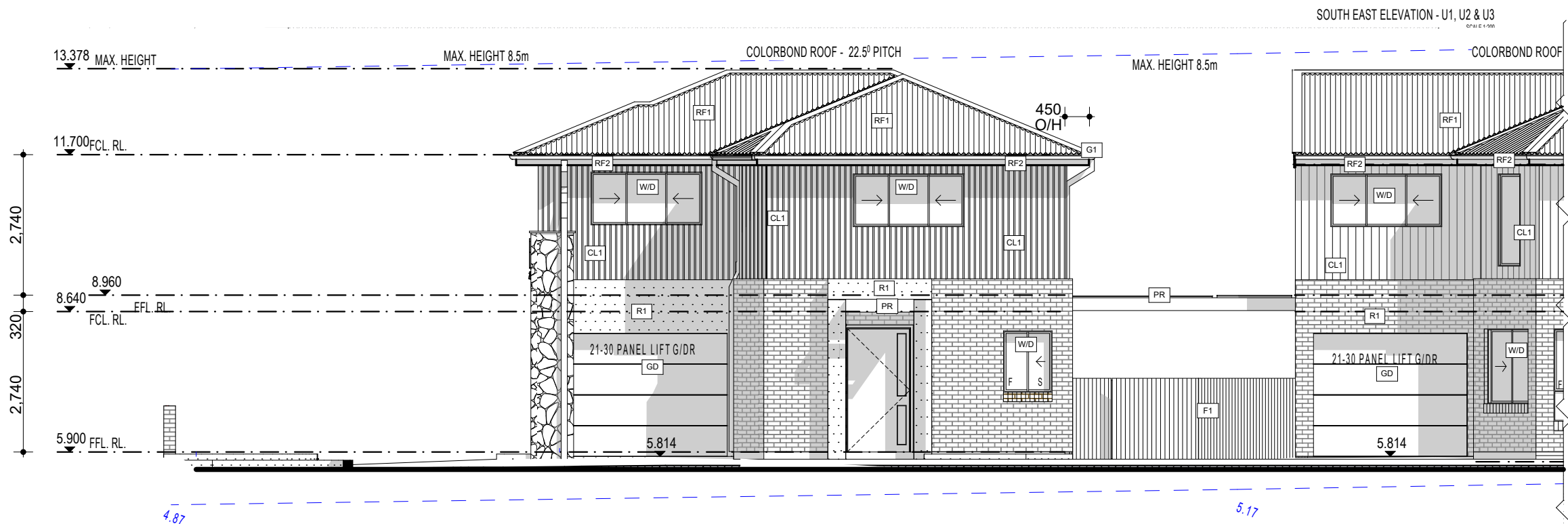
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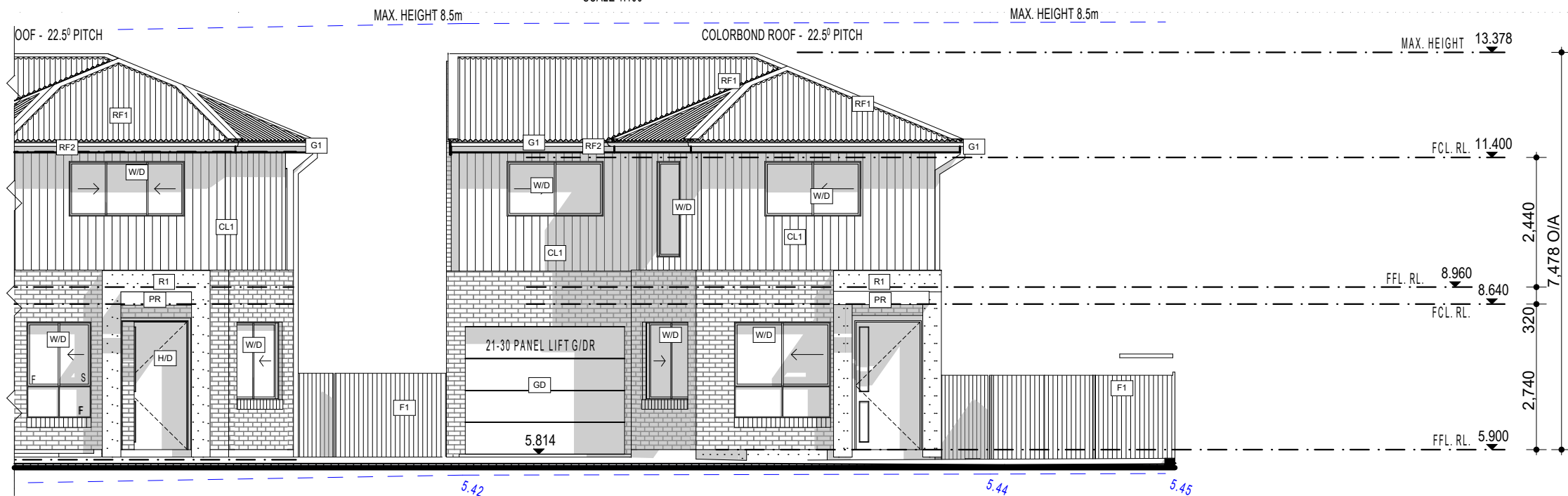




SOUTH EAST ELEVATION - U1, U2 & U3
SCALE 1:200



SOUTH EAST ELEVATION - U1, U2 & U3
SCALE 1:100



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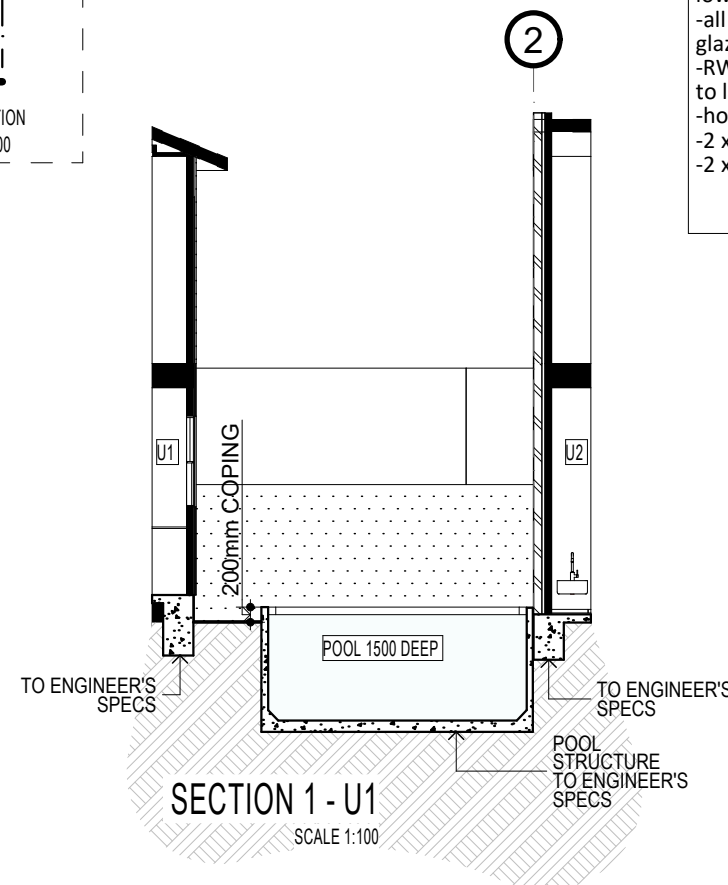
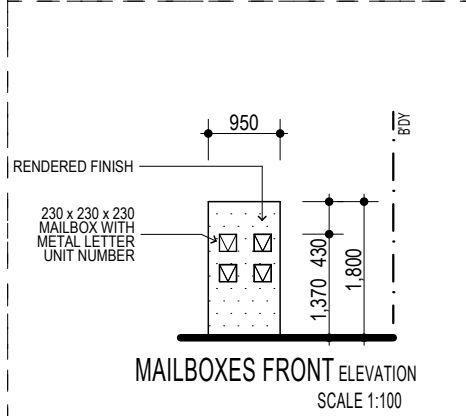
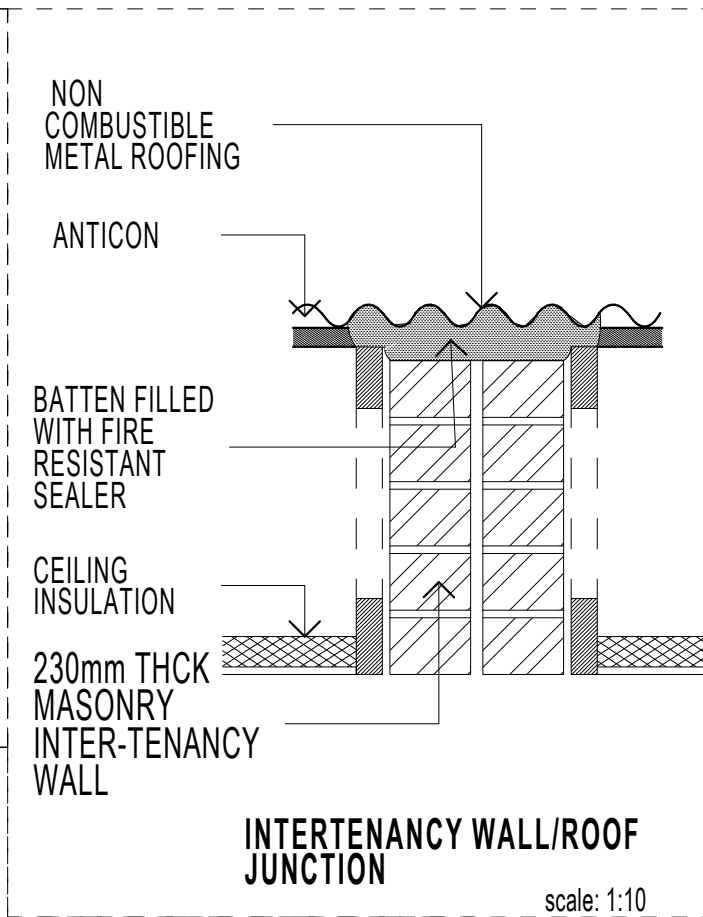
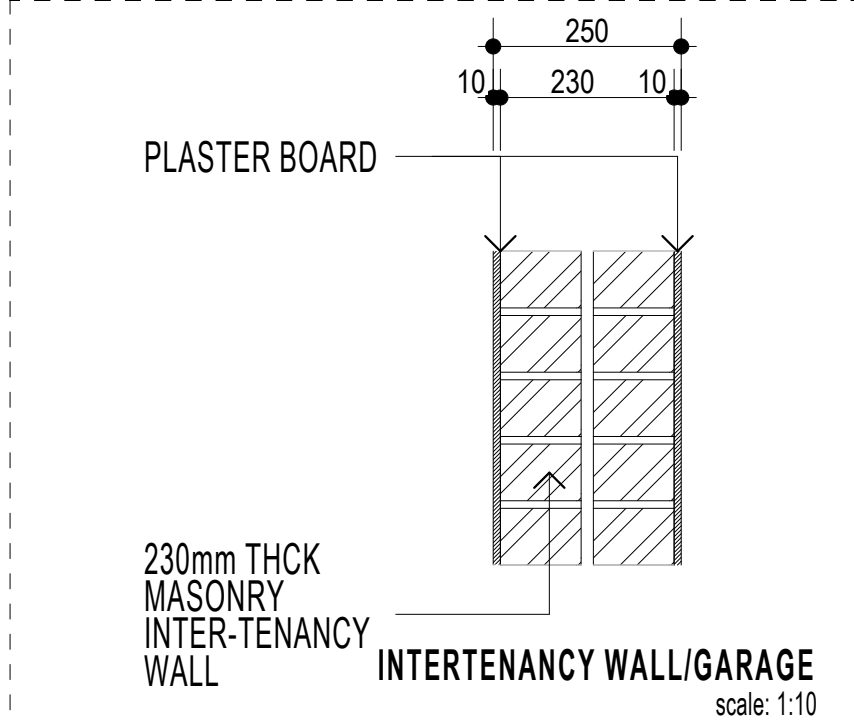
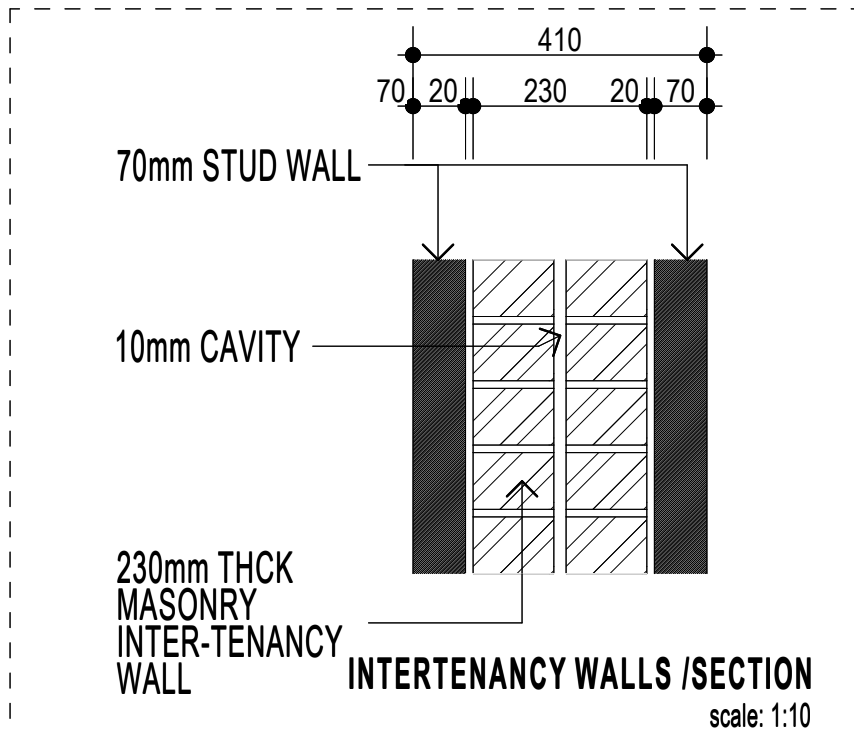
Lot 32/2/DP19850 - 7 Winifred Avenue, Umina Beach NSW 2257

ELEVATIONS

Scale: 1:100, 1:200, 1:1	ISSUE I	 ACCREDITED BUILDING DESIGNER
Job No: RAD160	Sheet: 001.22	
Date: 22/06/2026		
Drawn by: Sandra Trad		

red apple design

Sandra Trad m 0431479201 e sandra@redappledesign.com.au



Basix and Natthers commitments are:

Unit 1:

- R4.0 insulation to plasterboard ceiling
- R1.3 foil blanket and sisalation underneath metal roof
- R2.0 insulation to garage ceiling with balcony above
- foil+R2.7 to all brick veneer external walls
- foil+R2.7 to all lightweight external walls
- R1.5 insulation to the underside of cantilevered first floor
- R1.5 insulation under the ground floor slab
- R2.0 insulation to all garage internal walls
- garage, P'dr, Idry and ensuite windows shall be: Aluminium standard single-glazed: clear glass: U = 6.70& SHGC = 0.70
- all other Windows and sliding doors shall be: Aluminium standard single-glazed: low-e glass: U = 5.40& SHGC = 0.58
- RWT: 1,500L to collect 45sqm of roof area and to be connected to landscape
- hot water system: 7star gas instantaneous or equivalent
- pool capacity: 10 KI
- 2 x 1400 dia ceiling fans in Kit/Liv
- 2 x 1400 dia ceiling fans in retreat

Unit 2:

- R4.0 insulation to plasterboard ceiling
- R1.3 foil blanket and sisalation underneath metal roof
- foil+R2.7 to all brick veneer external walls
- foil+R2.7 to all lightweight external walls
- R1.5 insulation under the ground floor slab
- R2.0 insulation to all garage internal walls
- garage, P'dr, Idry and ensuite windows shall be: Aluminium standard single-glazed: clear glass: U = 6.70& SHGC = 0.70
- all other Windows and sliding doors shall be: Aluminium standard single-glazed: low-e glass: U = 5.40& SHGC = 0.58
- RWT: 1,500L to collect 45 sqm of roof area and to be connected to landscape
- hot water system: 7star gas instantaneous or equivalent
- 2 x 1400 dia ceiling fans in Kit/Liv
- 2 x 1400 dia ceiling fans in retreat

Unit 3:

- R4.0 insulation to plasterboard ceiling
- R1.3 foil blanket and sisalation underneath metal roof
- foil+R2.7 to all brick veneer external walls
- foil+R2.7 to all lightweight external walls
- R1.5 insulation to the underside of cantilevered first floor
- R1.5 insulation under the ground floor slab
- R2.0 insulation to all garage internal walls
- garage, P'dr, Idry and ensuite windows shall be: Aluminium standard single-glazed: clear glass: U = 6.70& SHGC = 0.70
- all other windows shall be: Aluminium standard single-glazed: low-e glass: U = 5.40& SHGC = 0.58
- all GF sliding doors shall be: Aluminium standard double glazed, argon filled, low-e glass : U= 4.10 & SHGC= 0.52
- RWT: 1,500L to collect 45 sqm of roof area and to be connected to landscape
- hot water system: 7star gas instantaneous or equivalent
- 2 x 1400 dia ceiling fans in Kit/Liv
- 2 x 1400 dia ceiling fans in retreat

STANDARDS SUMMARY

CONCRETE - To AS2870.1-1996 and AS3600-2009.
TERMITE PROTECTION - To comply with the provisions of Part 3.1.3 of the NCC and with AS3660.1-2000.
SMOKE DETECTORS - To comply with the provisions of Part 3.7.2 of the NCC & to relevant Australian Standards.
MASONRY - To comply with AS 3700.
BRICK TIES & ARTICULATION JOINTS - To AS 3700.
TIMBER - To AS1684.2 - 2010.
WET AREAS - To comply with the provisions of Part 3.8.1 of the NCC & to relevant Australian Standards.
INSULATION - Bulk Insulation to AS3999-1992, Sarking to AS4200.1-1994.
ROOFING - Concrete tiles to AS2049-2002 to be fixed in accordance with AS2050-2002, plumbing to AS3500-2003.
GLASS - All glazing to conform to AS1288-2006.

Fire separation must achieve compliance with the Performance Requirement of the BCA (compliance with BCA p2.3.1 and be deemed to satisfy BCA P3.7.1.8).

Note:
Mechanical light and ventilation to any bath room, WC and Laundry that does not have access to natural supply.

Note:
All fire separating walls to comply with 60/60/60 & acoustic requirements.

Multi-Dwelling Development

Mr. Stephen Sallows, Mr. Omer Catic & Mr. Chris Kearns

Lot 32/2/DP19850 - 7 Winifred Avenue, Umina Beach NSW 2257

INTER-TENANCY WALL DETAILS

Scale: 1:100, 1:10, 1:1

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Sandra Trad m 0431479201 e sandra@redappledesign.com.au

