



Multi-Dwelling Development

**Certificate No. 0012898490**

Scan QR code or follow website link for rating details.

Assessor name

Noura Al Hazzouri

Accreditation No.

DMN/18/1891

Property Address

81 Cambridge Street, Umina Beach NSW, 2257



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Version 2025.0

ARTISTS IMPRESSION

Mr. David Alraheb

Lot 6 IN DP12765- 81 Cambridge Street, Umina Beach 2257

FRONT PAGE

Scale: 1:1

Job No: RAD25045

Date: 11/05/2026

Drawn by: Sandra Trad

ISSUE G

Sheet: 1.0



ACCREDITED BUILDING DESIGNER

red apple design

Sandra Trad

m 0431479201

e sandra@redappledesign.com.au

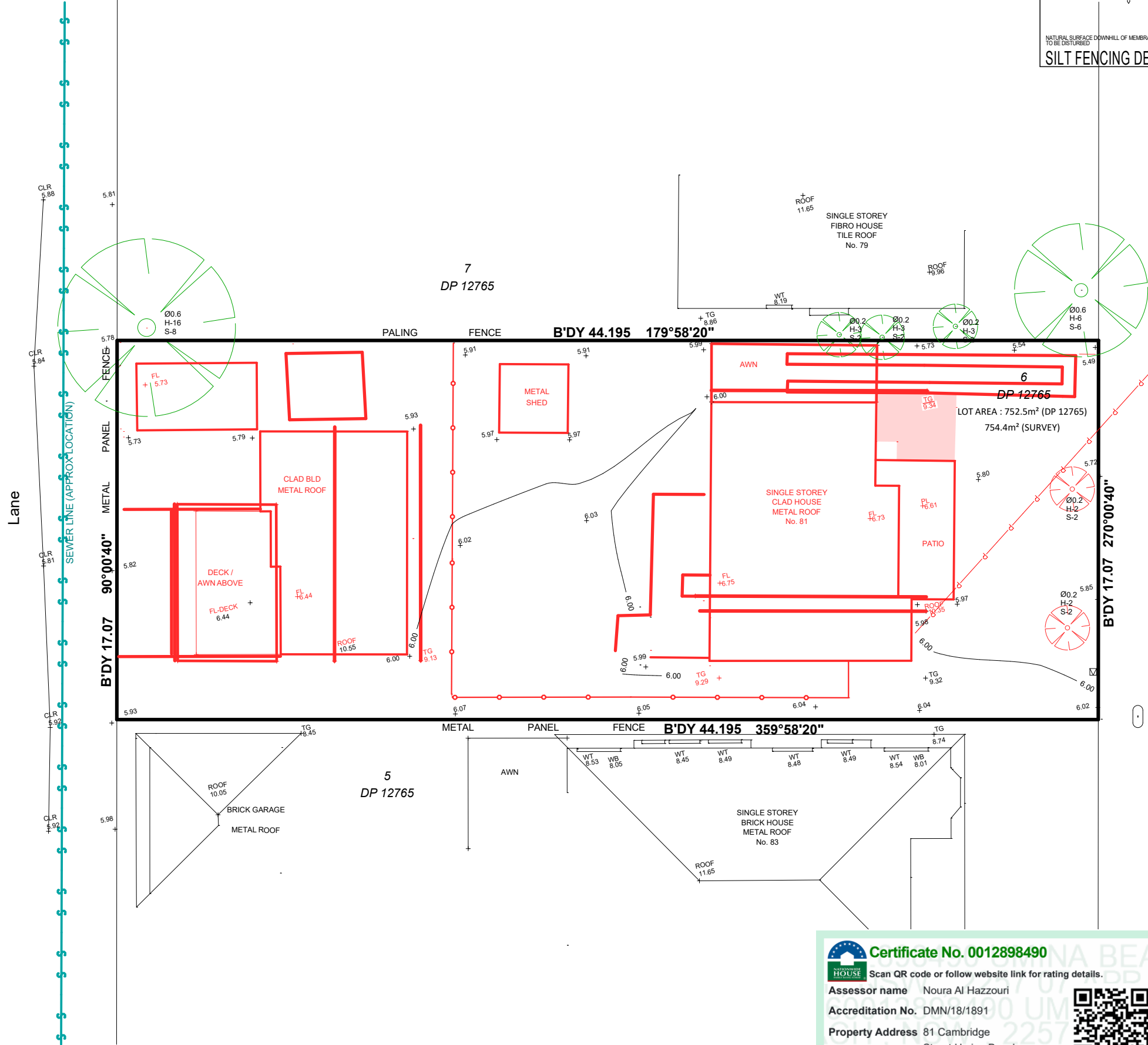
DEMOLITION PLAN

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 by Consulting Engineers.



Sediment Fence Installation

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.

SILT FENCING DETAIL

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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 tank is, 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.

AREAS	
SITE	754.4m2
DENSITY	4 Units
FSR	443.76m2 (58%)
SITE COVERAGE	00.00m2
LANDSCAPED AREA	274.60 (36%)
PARKING	7

Multi-Dwelling Development

Mr. David Alraheb

Lot 6 IN DP12765- 81 Cambridge Street, Umina Beach 2257

DEMOLITION PLAN

Scale: 1:200, 1:1

Job No: RAD25045

Date: 11/05/2026

Drawn by: Sandra Trad

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Sheet: 2.1



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EARTHWORKS & SITE PLAN

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SILT FENCING DETAIL

NATURAL SURFACE DOWNHILL OF MEMBRANE NOT TO BE DISTURBED

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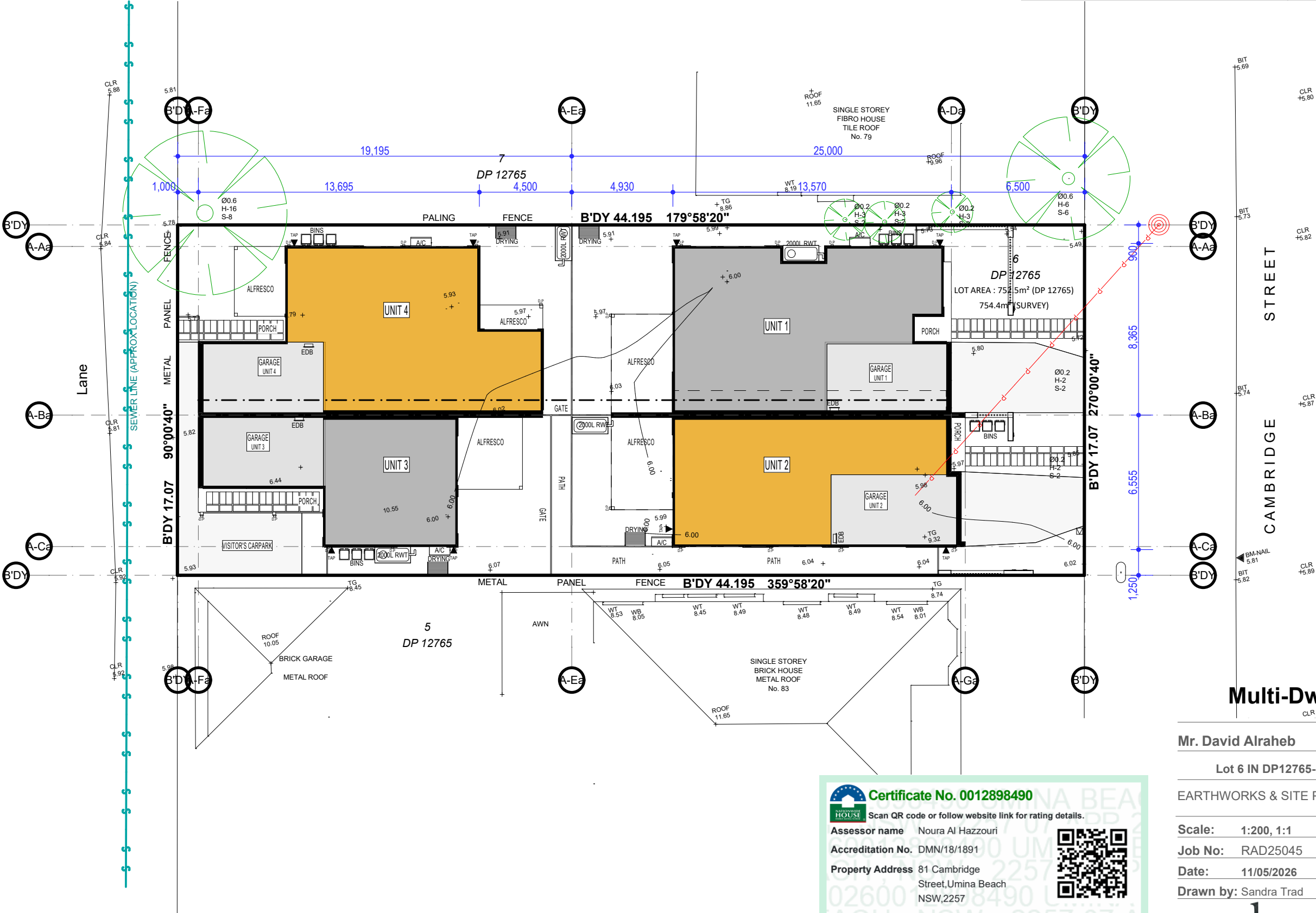
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Sediment Fence Installation

50 x 50 x 1000 STAKE OR STAR PICKET

MEMBRANE TO BE BURIED 150mm

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

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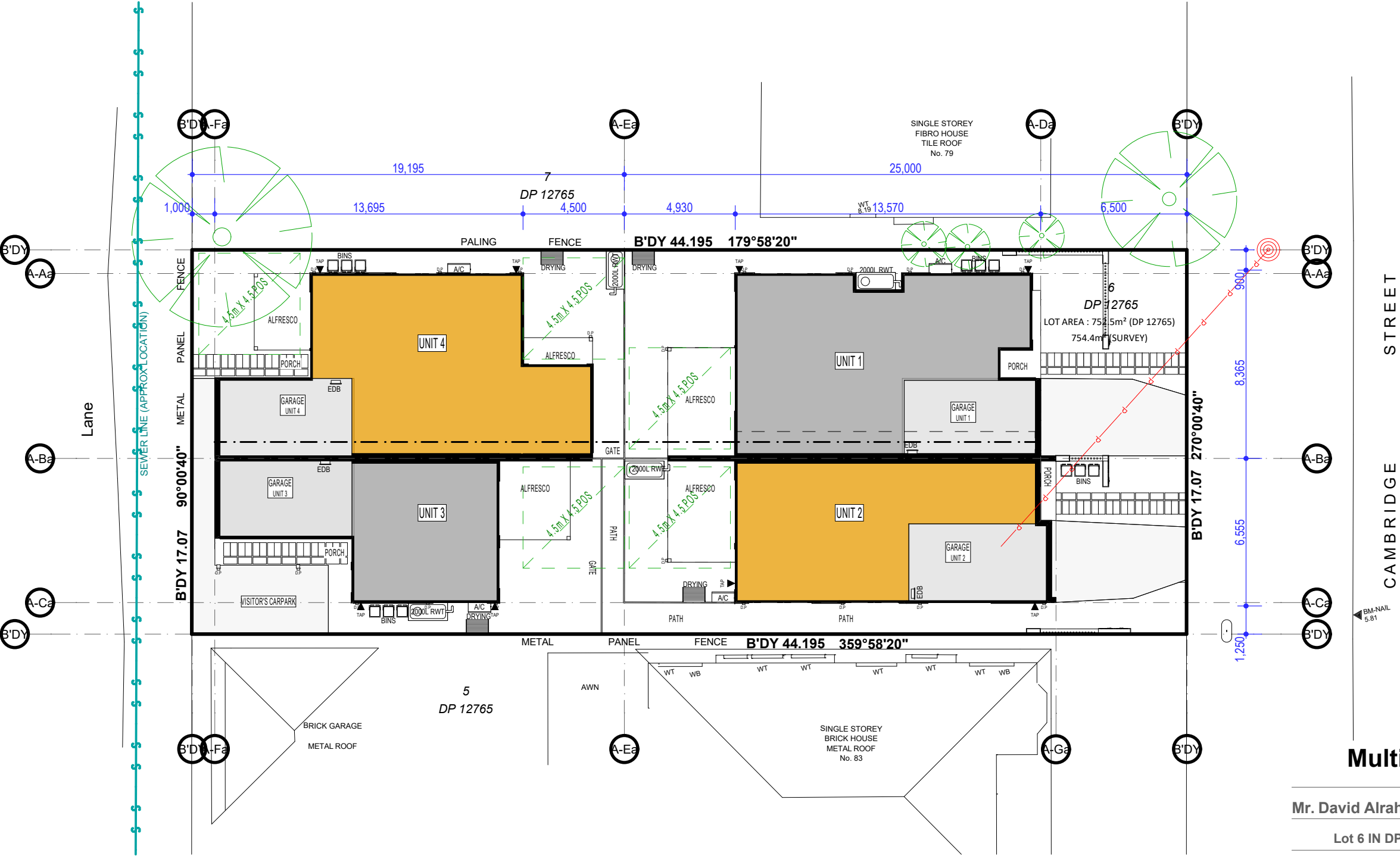
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SITE PLAN

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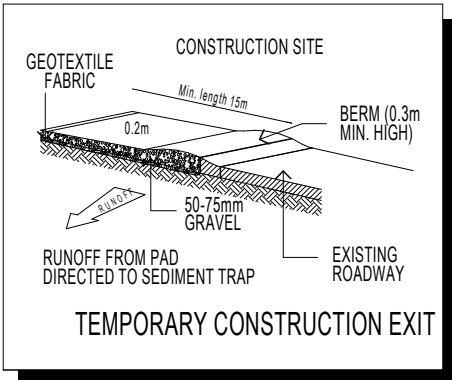
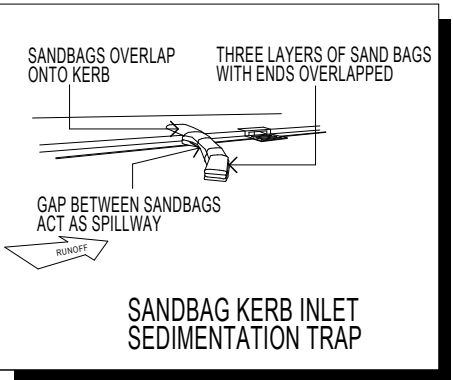
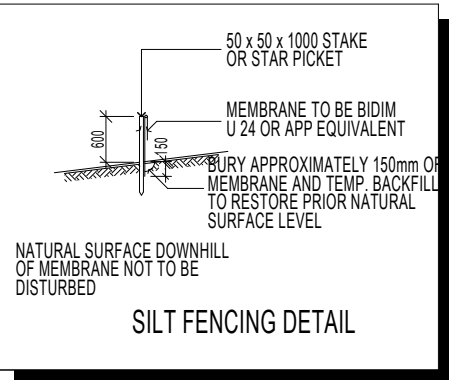
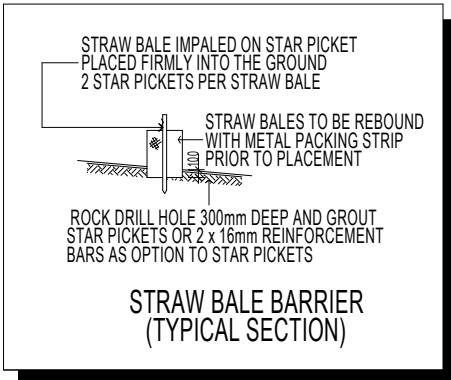
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DUST CONTROL MEASURES:

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS
(FIRSTLY) WILL SPRINKLE WATER ON THE DUST

ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY
VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS
OFF (IF REQUIRED)

NOISE & VIBRATION MEASURES:

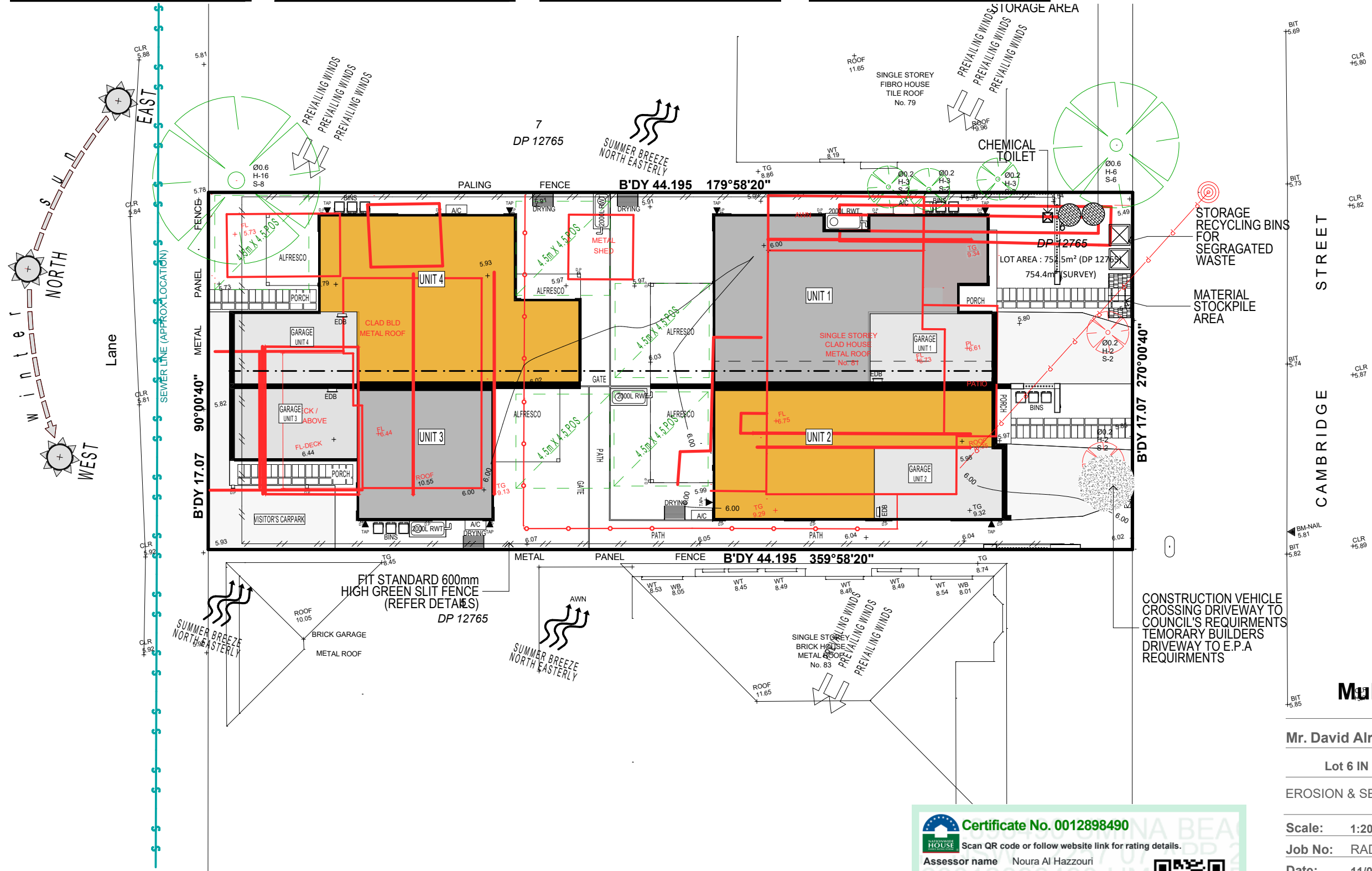
ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME
SETOUT IN THE COUNCIL CONDITIONS

MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR
THE JOB

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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EROSION & SEDIMENT CONTROL PLAN

Scale: 1:200, 1:1

Job No: RAD25045

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Sheet: 2.4



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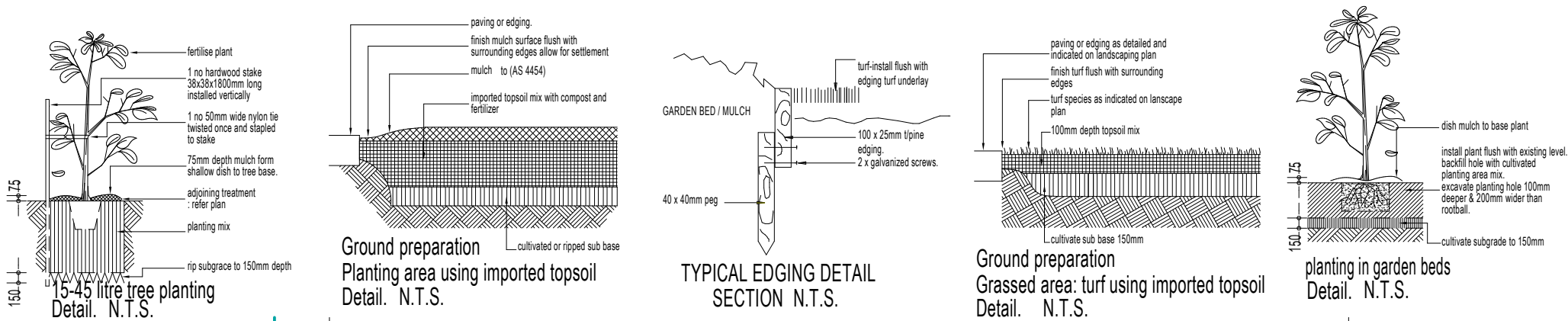
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SITE AREAS

TOTAL SITE AREA	754.4m2
TOTAL LANDSCAPED AREA	274.60 (36%)m ²
LAWN AREA	128.23m ²
PEBBLES AREA	113.91m ²
DRIVEWAY AREA	35.39m ²



BUILDING ENVELOPE



BRICK & COLORBOND 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



PERVIOUS WHITE PEBBLES TO SIDE BOUNDARIES



CONCRETE PAVERS - STEPPING STONES

LANDSCAPE SPECIFICATIONS

SOIL
ENSURE MIN. 300mm ANL ORGANIC GARDEN MIX OR EQUIVELANT 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.
TRESS 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.

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Lot 6 IN DP12765- 81 Cambridge Street, Umina Beach 2257

LANDSCAPE PLAN

Scale: 1:250, 1:100, 1:120, 1:1.43, 1:1

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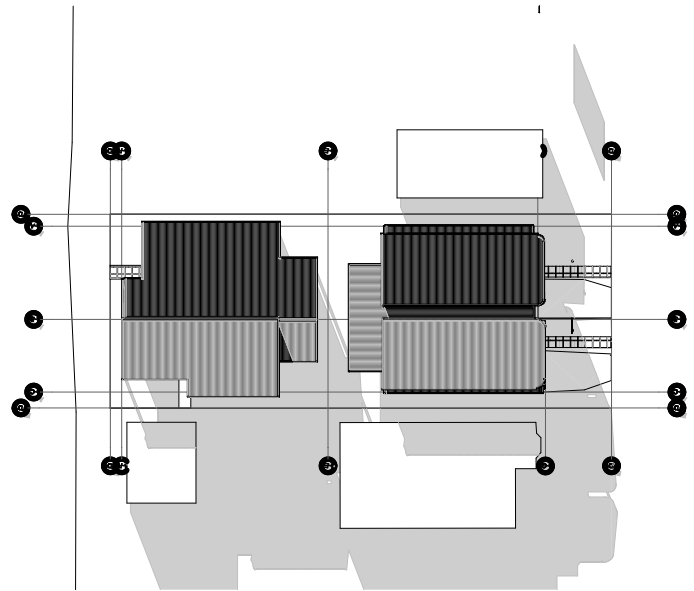
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Sheet: 2.5

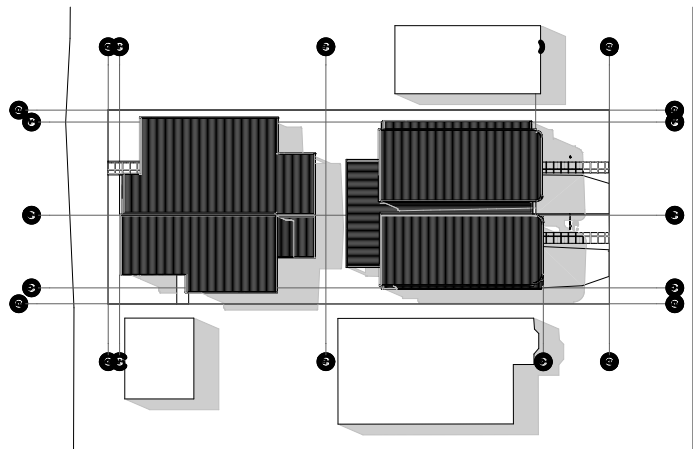


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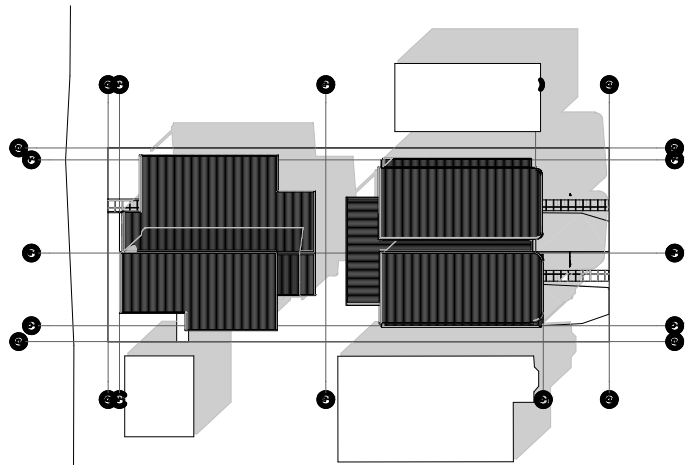
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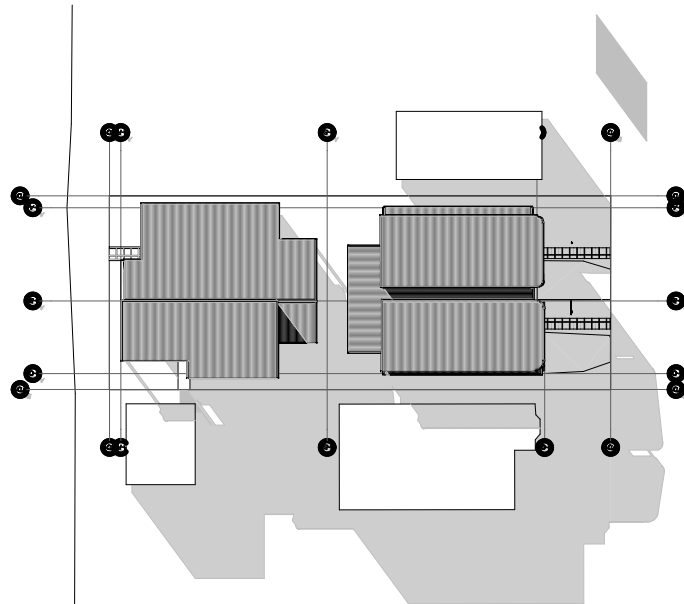
SUN SHADOWS - MARCH 20- 9AM



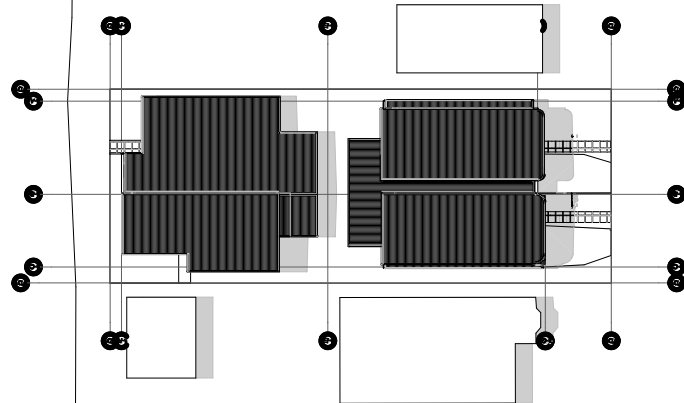
SUN SHADOWS - MARCH 20- 12PM



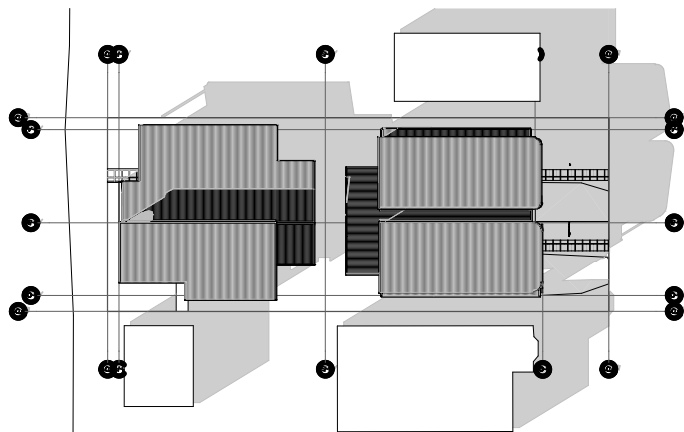
SUN SHADOWS - MARCH 20- 3PM



SUN SHADOWS - JUNE 20- 9AM



SUN SHADOWS - JUNE 20- 12PM



SUN SHADOWS - JUNE 20- 3PM


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SHADOWS

Scale: 1:666.67, 1:1

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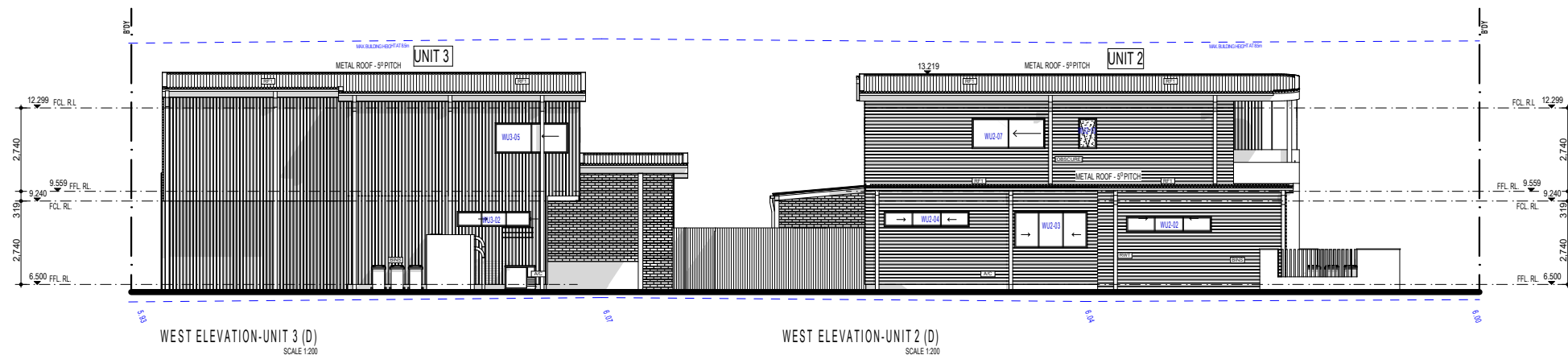
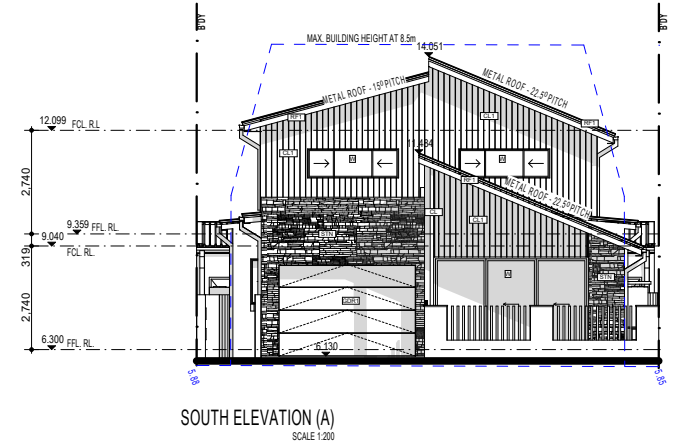
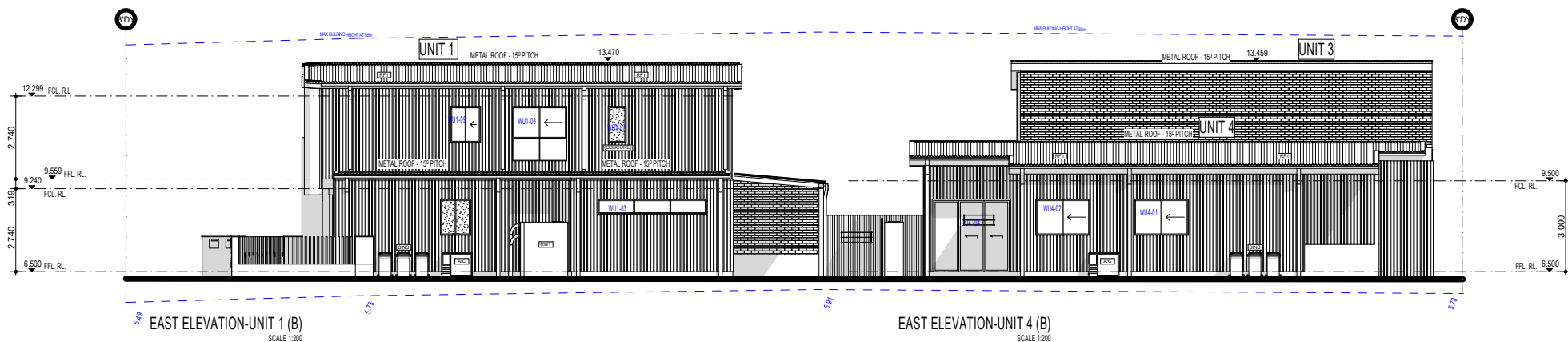
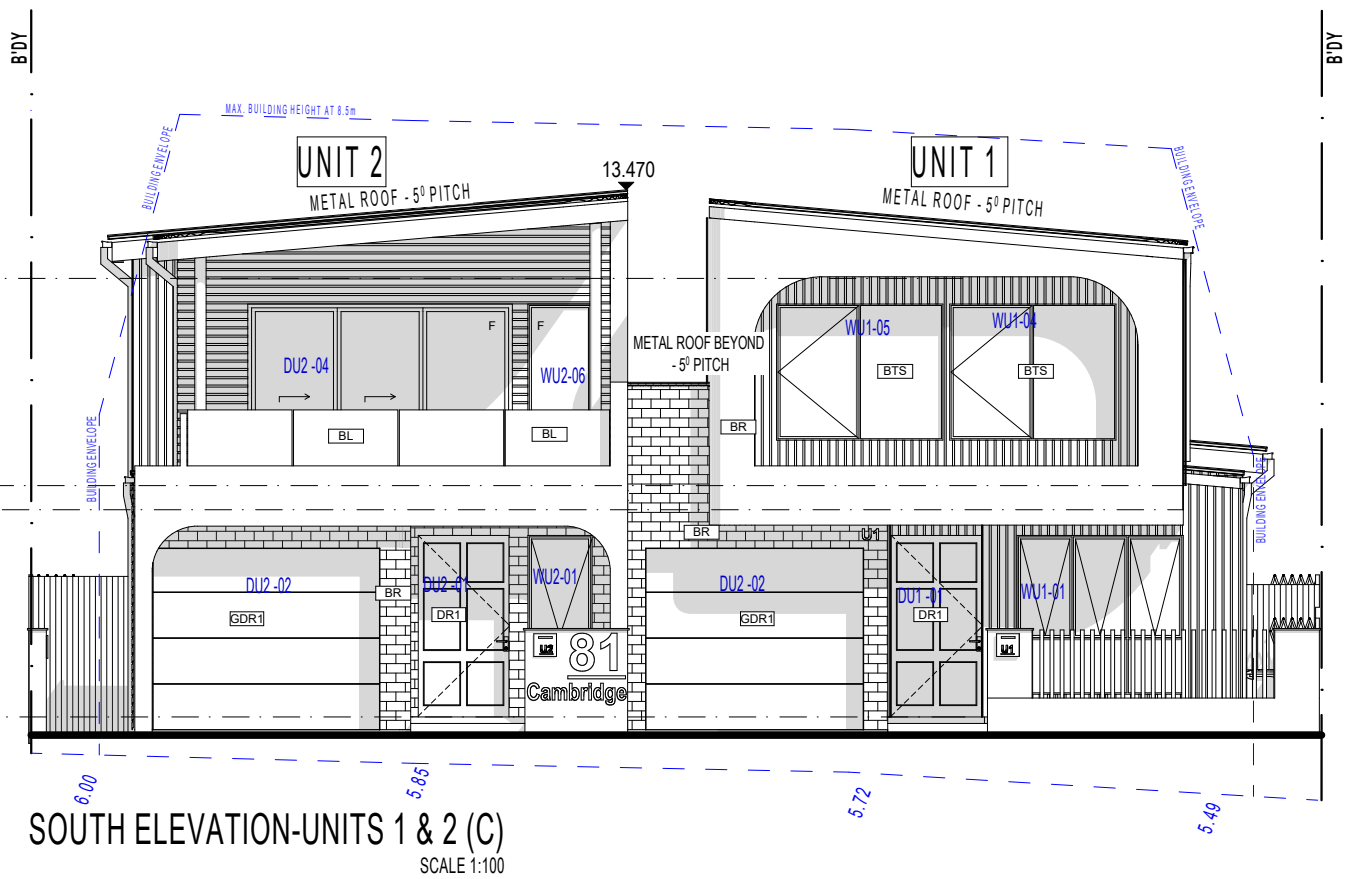
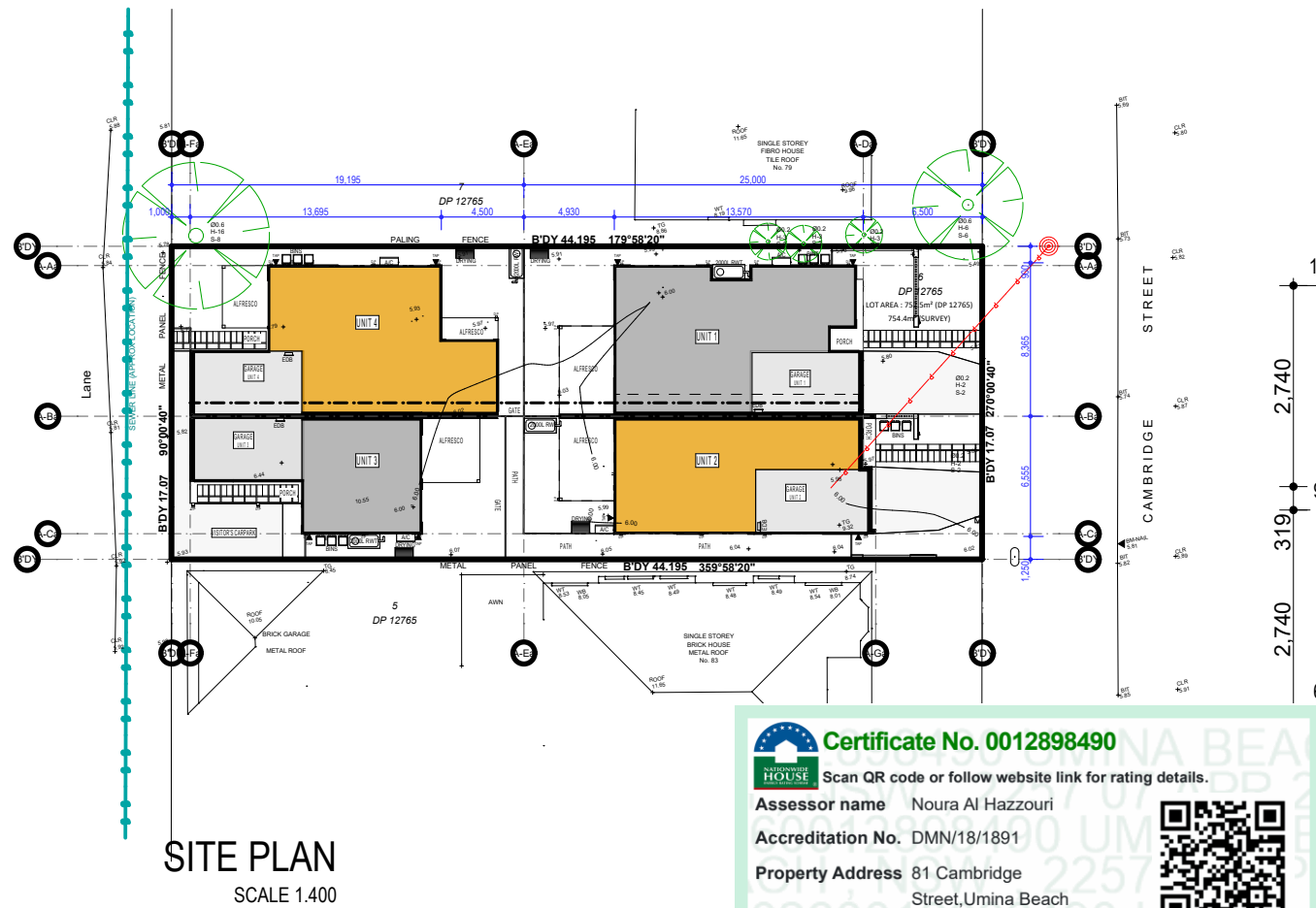
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NOTIFICATION

Scale: 1:400, 1:200, 1:100, 1:1

ISSUE G

Job No: RAD25045

Sheet: 2.7

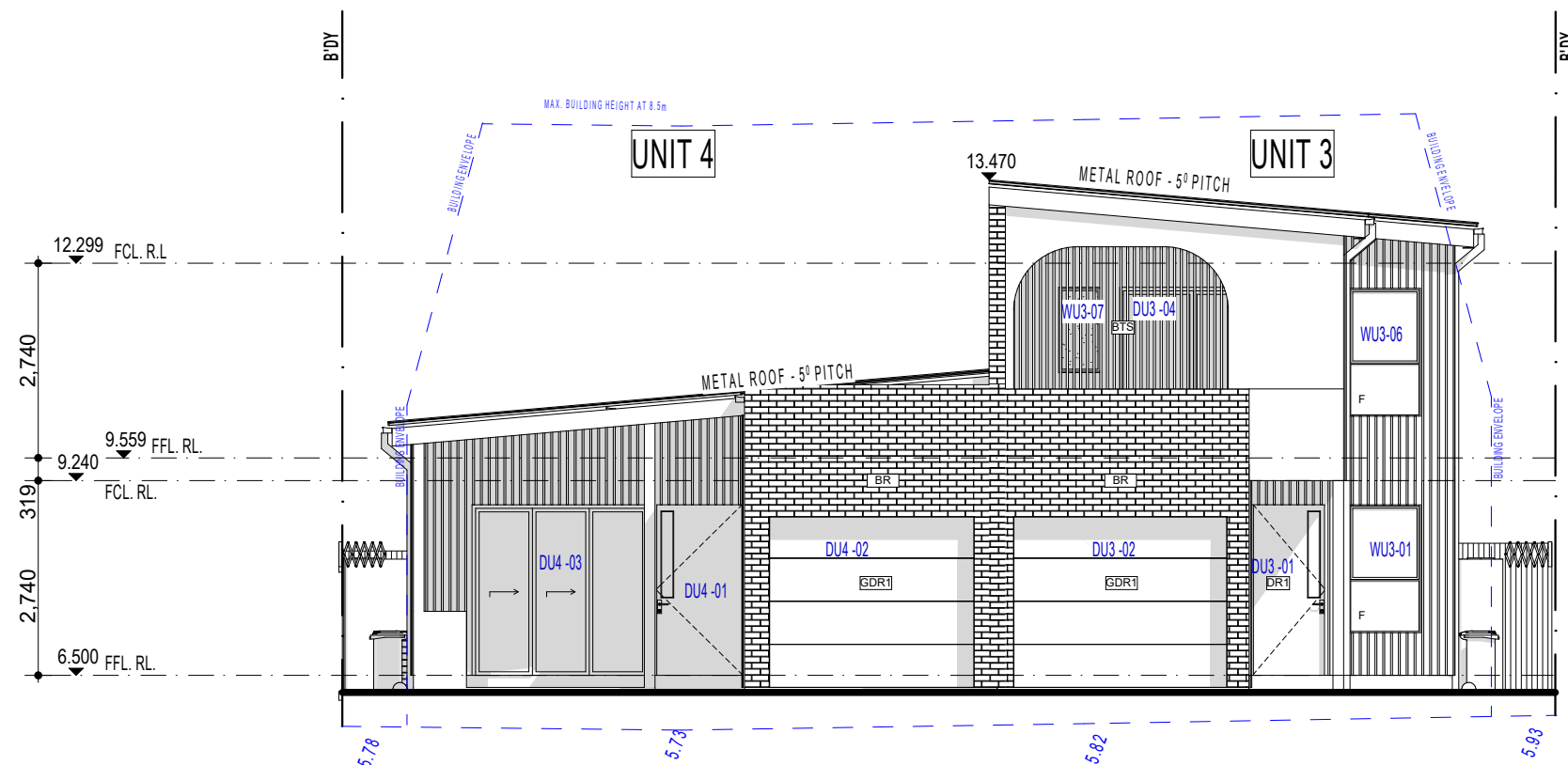
Date: 11/05/2026

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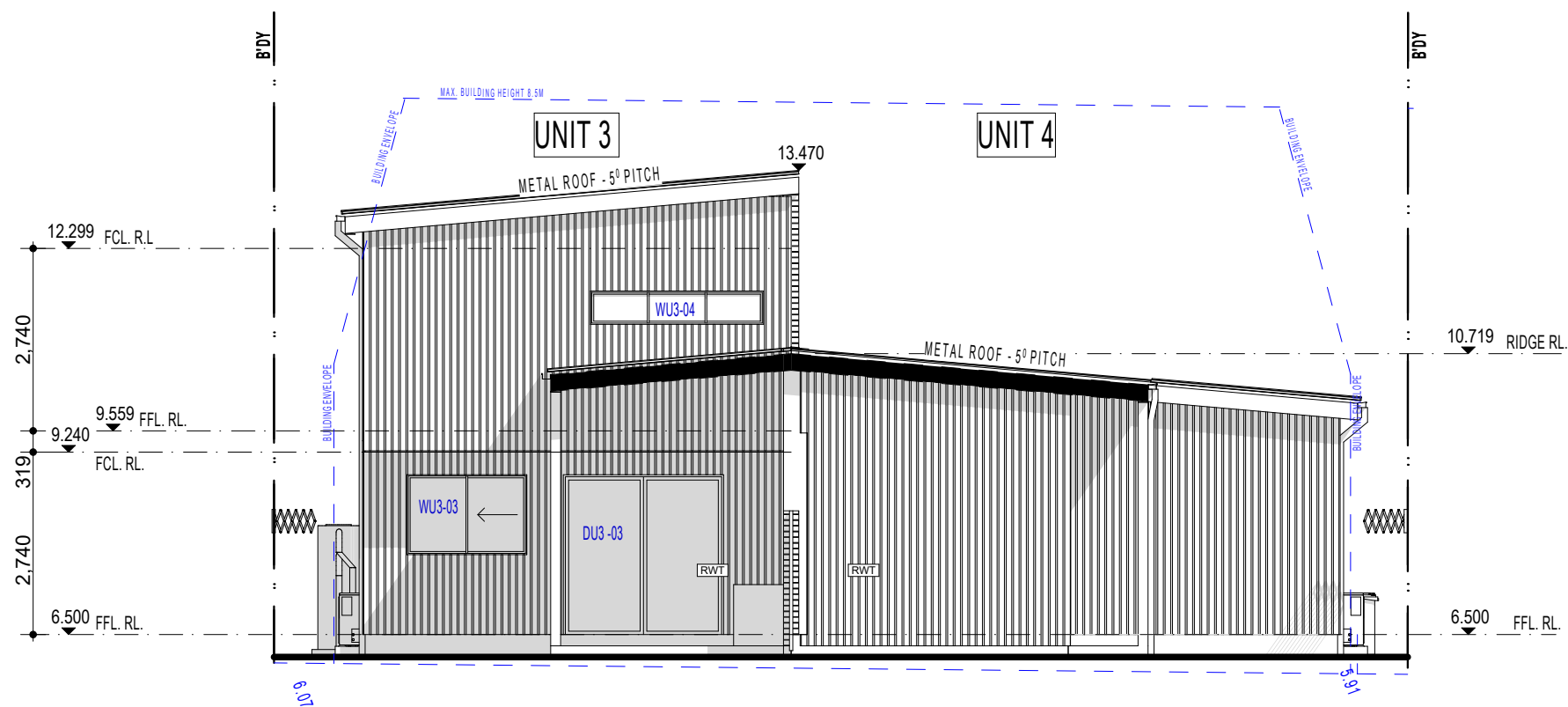


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NORTH ELEVATION-UNITS 3 & 4 (A)
SCALE 1:100



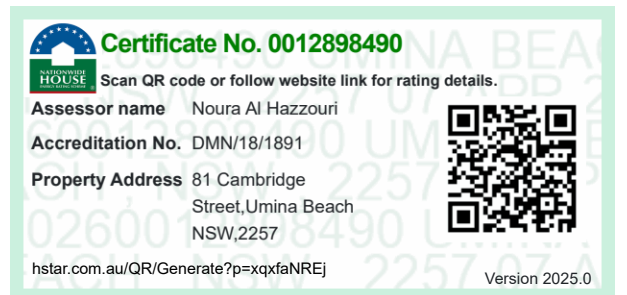
SOUTH ELEVATION (E)-UNITS 3 & 4
SCALE 1:100

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

CL	- 150 x 150 TIMBER COLUMN - DULUX LEXICON QUARTER OR SIMILAR
RT	- BRICK BAG AND PAINT - DULUX LEXICON QUARTER OR SIMILAR
CLT	- SELECTED LIGHTWEIGHT CLADDING
RF1	- COLORBOND ROOFING - LIGHT COLOUR
BG	- COLORBOND BARGE BOARD
W	- POWDER COATED ALUMINIUM FRAMED WINDOWS & DOORS
DR1	- HUMES FRONT ENTRY DOORS
SDR1	- COLORBOND STEEL PANEL LIFT GARAGE DOOR
F1	- 1800 HIGH COLORBOND FENCING
P1	- PAINTED TIMBER BEAMS AND RAFTERS AT ALFRESCOS



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ELEVATIONS

Scale: 1:100, 1:1	ISSUE G	
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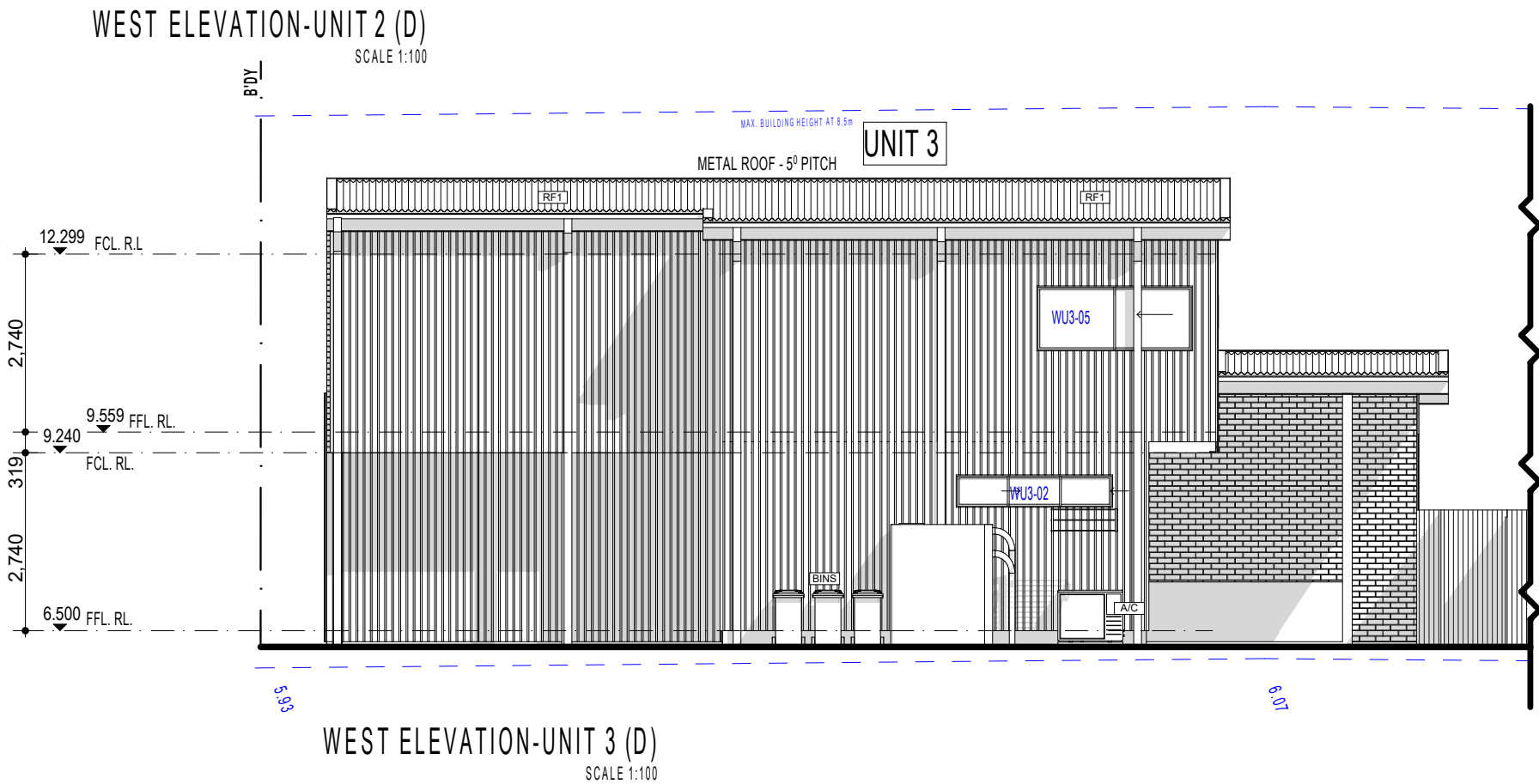
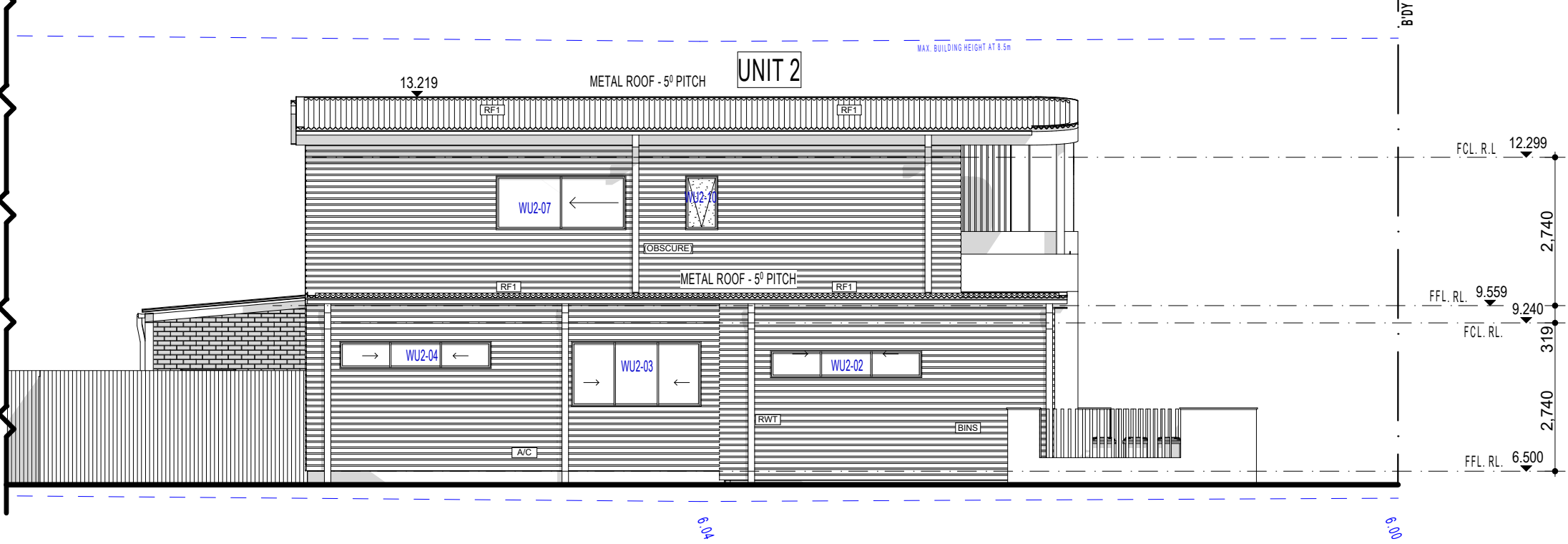
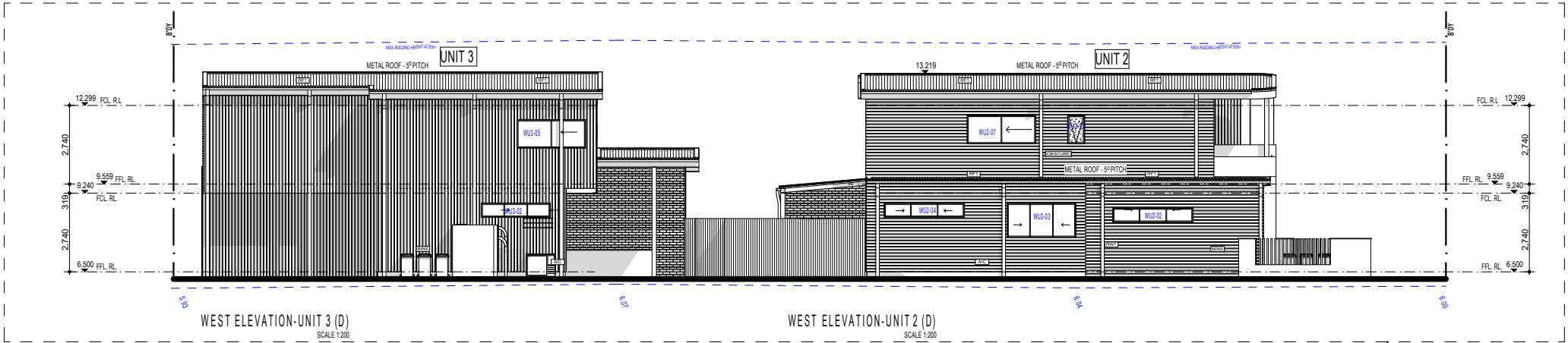
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- RF1 - KLIP-LOCK ROOFING - LIGHT COLOUR
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- W - POWDER COATED ALUMINIUM FRAMED WINDOWS & DOORS
- DR1 - HUMES FRONT ENTRY DOORS
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- F1 - 1800 HIGH COLORBOND FENCING
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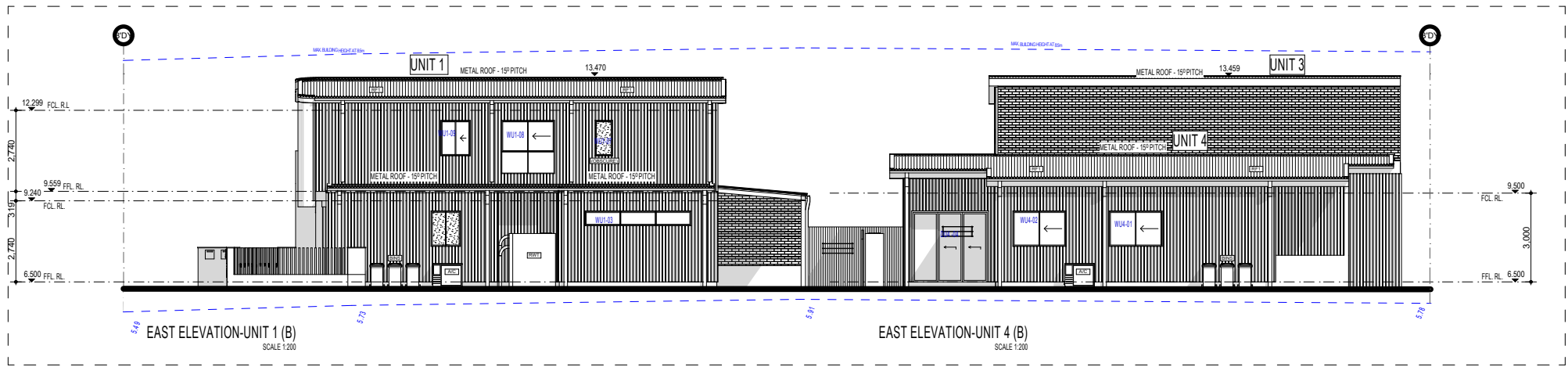
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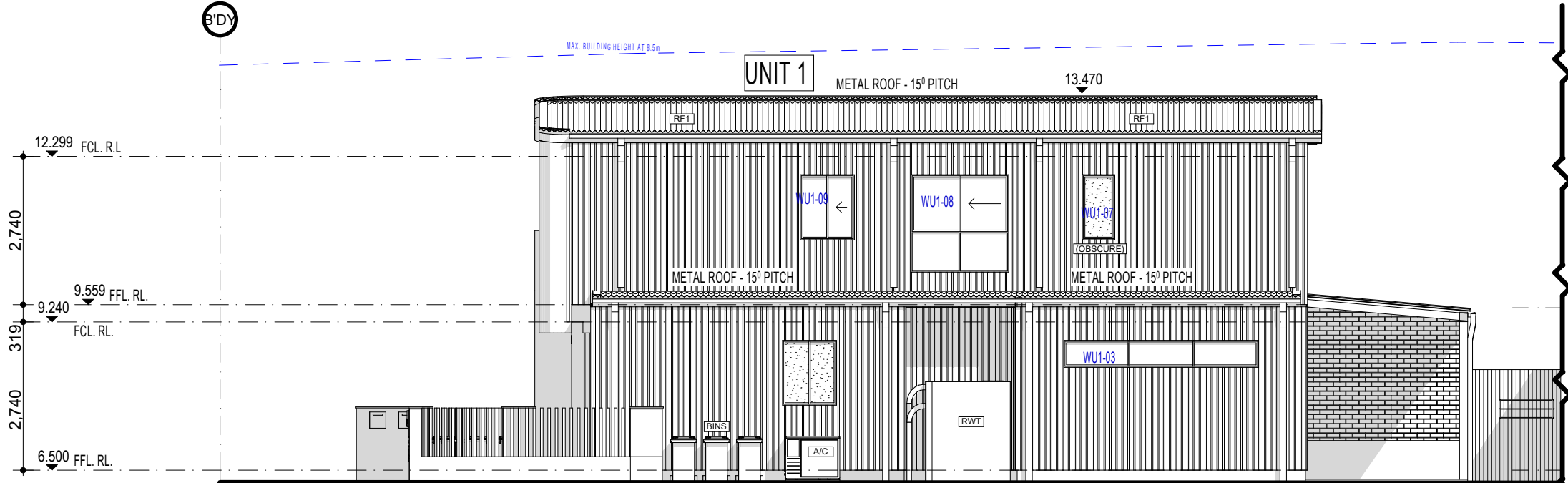


STANDARDS SUMMARY

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.

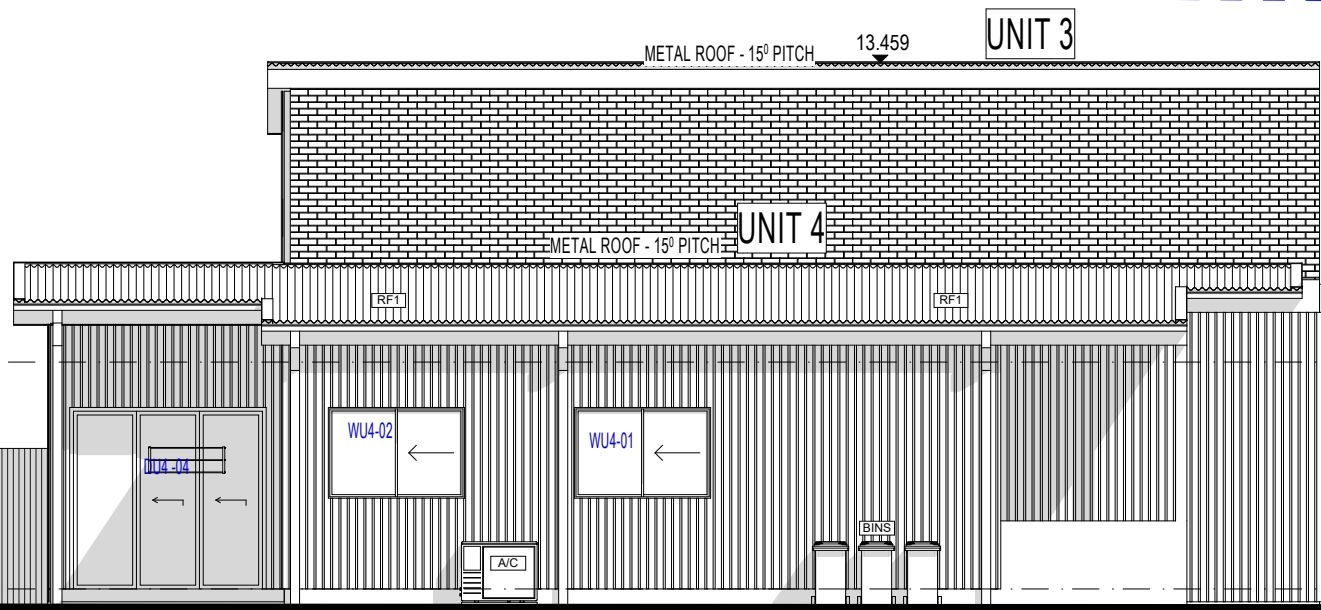
EXTERNAL FINISHES

- CL - 150 x 150 TIMBER COLUMN - DULUX LEXICON QUARTER OR SIMILAR
RT - BRICK BAG AND PAINT - DULUX LEXICON QUARTER OR SIMILAR
CLT - SELECTED LIGHTWEIGHT CLADDING
RF1 - KLIP-LOCK ROOFING - LIGHT COLOUR
BG - COLORBOND BARGE BOARD
W - POWDER COATED ALUMINIUM FRAMED WINDOWS & DOORS
DR1 - HUMES FRONT ENTRY DOORS
SDR1 - COLORBOND STEEL PANEL LIFT GARAGE DOOR
F1 - 1800 HIGH COLORBOND FENCING
PT - PAINTED TIMBER BEAMS AND RAFTERS AT ALFRESCOS



EAST ELEVATION-UNIT 1 (B)

SCALE 1:100



EAST ELEVATION-UNIT 4 (B)

SCALE 1:100

Certificate No. 0012898490

Scan QR code or follow website link for rating details.

Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

Property Address 81 Cambridge Street, Umina Beach NSW, 2257

hstar.com.au/QR/Generate?p=xqxfanREj

Version 2025.0

Multi-Dwelling Development

Mr. David Alraheb

Lot 6 IN DP12765- 81 Cambridge Street, Umina Beach 2257

ELEVATIONS

Scale: 1:100, 1:200, 1:1
Job No: RAD25045
Date: 11/05/2026
Drawn by: Sandra Trad

ISSUE G
Sheet: 2.18

bdac
ACCREDITED
BUILDING DESIGNER

red apple design

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