

BAS



LEGEND	
	BENCH MARK
	PHOTO POINT
	GULLY PIT
	VEHICULAR CROSSING
	TOP OF BANK
	BOTTOM OF BANK

ABBREVIATIONS	
EB	ELECTRICAL BOX
EM	ELECTRICAL METER
GM	GAS METER
H	HYDRANT
R	HYDRANT RECYCLED
KO	KERB OUTLET
LP	LIGHT POLE
LH	LAMP HOLE
MH	MAN HOLE
PP	POWER POLE
SH	SHRUB
SMH	SEWER MAN HOLE
SIO	SEWER INSPECTION OPENING
SV	STOP VALVE
SR	STOP VALVE RECYCLED
SVP	SEWER VENT PIPE
SWP	STORM WATER PIT
T	TREE
TP	TELECOMMUNICATIONS PIT
VER	VERANDAH
WT	WATER TAG
WM	WATER METER
WMR	WATER METER RECYCLED
WC, GC, EC, TC	SERVICE CONDUIT
W/C	WATER CLOSET



#### NOTES:

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#### RAWSON HOMES

1 HOMEBUSH BAY DRIVE  
BUILDING F, LEVEL 2, SUITE 1  
RHODES NSW 2138  
TELEPHONE: 02 8765 5500  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C



CLIENT:  
MR A. M. CAMILLERI

SITE ADDRESS:  
LOT 22, DP. UNREGISTERED,  
WARRIEWOOD ROAD,  
WARRIEWOOD

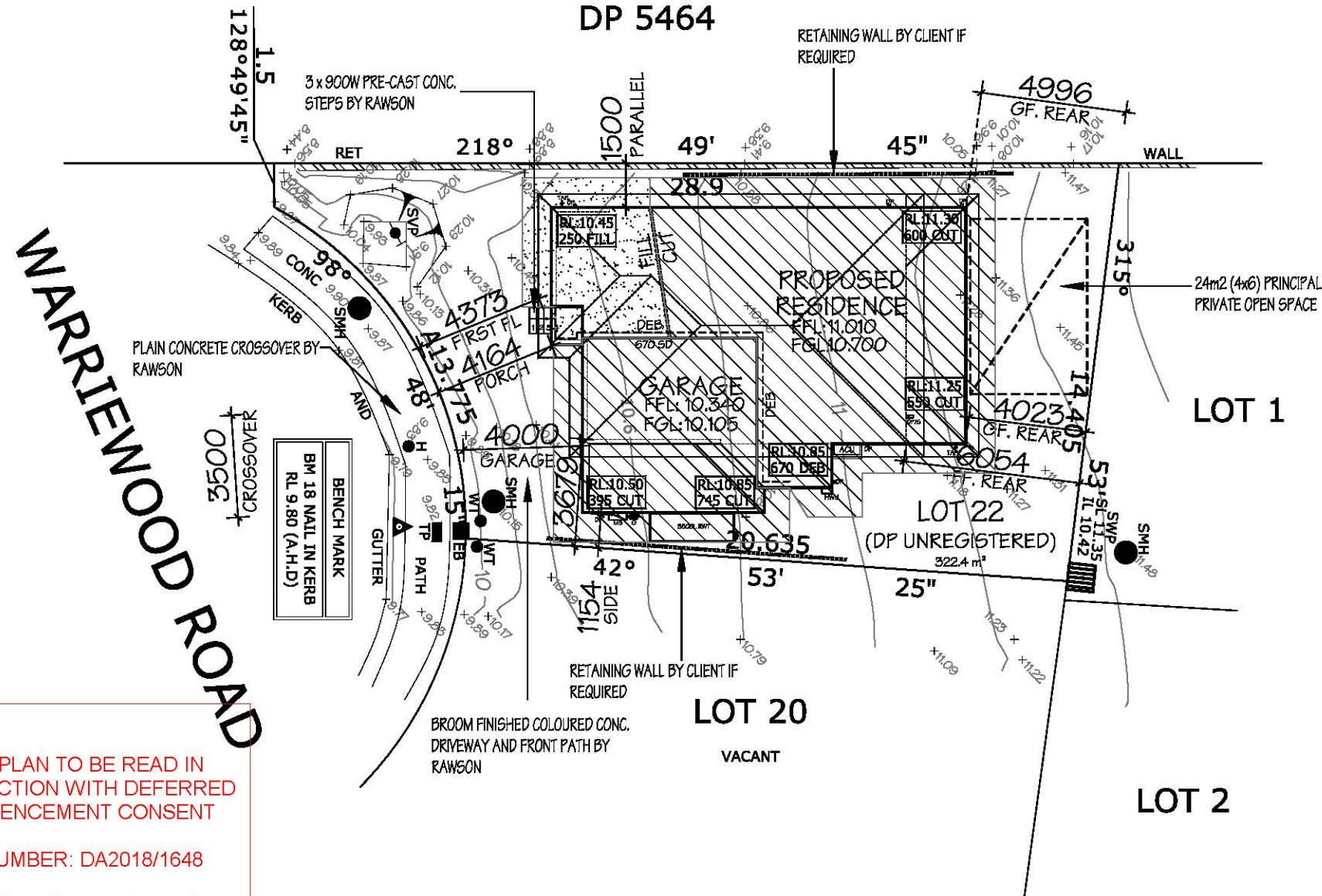
HOUSETYPE:  
MODEL: KINGSTON 24  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: LUX

DRAWING TITLE:  
SITE PLAN

DRAWN BY: TH	DATE DRAWN: 25.07.17	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:200	
JOB No: A007533	DRWG No.: 02	ISSUE: D	

LOT 32  
SEC 2  
DP 5464

WARRIEWOOD ROAD



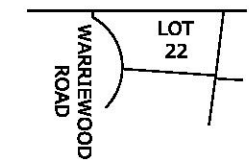
0.85m FALL ACROSS BUILDING ENVELOPE

N2 WIND CATEGORY

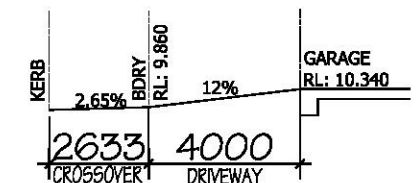
PROVIDE UNDER GROUND ELECTRICAL  
CONNECTION FROM NEAR SIDE TURRET TO  
METERBOX LOCATED ON SIDE OF DWELLING

SITE NOTE:  
BEFORE STARTING WORK ON SITE CHECKING  
FOLLOWING:  
1. SERVICE LOCATIONS.  
2. SEWER CONNECTION POSITION.  
3. DRIVEWAY ALIGNMENT & LEVELS  
DP INDICATES DOWNPIPE LOCATION

#### LOCATION PLAN



#### DRIVEWAY GRADIENT



#### SITE CALCULATIONS DA

GROUND FLOOR (EXCLUDING EXTERNAL WALLS & STAIR AREAS)	92.17 m <sup>2</sup>
FIRST FLOOR (EXCLUDING EXTERNAL WALLS & VOID AREAS)	92.20 m <sup>2</sup>
TOTAL LIVING AREA	184.37 m <sup>2</sup>
SITE AREA	322.40 m <sup>2</sup>
BUILDING FOOTPRINT	129.41 m <sup>2</sup>
DRIVEWAY & PATH	36.73 m <sup>2</sup>
TOTAL LANDSCAPE AREA	156.26 m <sup>2</sup>
LANDSCAPE AREA (%)	48.47 %
FLOOR SPACE RATIO	0.57 :1
SITE COVERAGE	40.14 %

THIS PLAN TO BE READ IN  
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COMMENCEMENT CONSENT

DA NUMBER: DA2018/1648

(Activation of consent must be  
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NORTHERN BEACHES COUNCIL

**NOTE:**  
COMFORT PLUS 6mm LOW E CLEAR ENERGY  
EFFICIENT GLAZING TO ALL WINDOWS AND  
SLIDING DOORS. (EXCLUDES ALL WINDOWS AND  
SLIDING DOORS TO BAL 19, BAL 29 AND BAL 40  
JOBS)

NOTE:  
DOWNPIPE AGAINST CLADDING TO BE PAINTED  
IN CLADDING COLOUR ( COLOUR: 3/4 STRENGTH  
SURFMIST) AND DOWNPIPE AGAINST BRICK TO  
BE PAINTED TO MATCH BRICK ( COLOUR:  
MONUMENT)

NOTE:  
PROVIDE PAINTED TAUBMANS (COLOUR: 3/4  
STRENGTH SURFMIST) TO DOWNPIPES ON  
CLADDING

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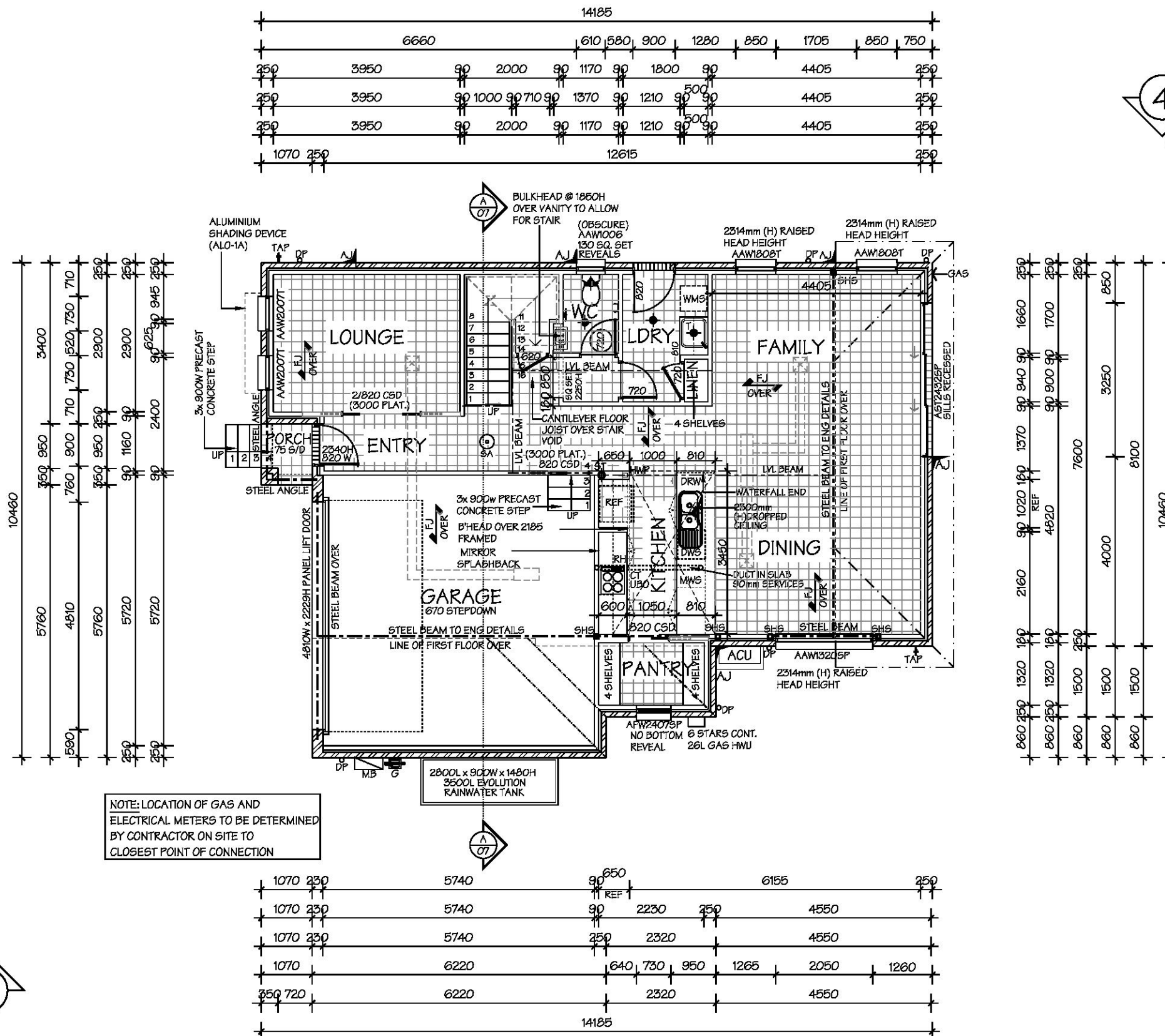
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OF RAWSON HOMES PTY LTD-ACN 053 733 841

(720) LIFT OFF HINGE TO WC

☒ ☐ AC DUCTING

- HEIGHT OF ALL SQ. SETS 2400MM FROM FFL  
UNLESS OTHERWISE SHOWN

- HEIGHT OF ALL INTERNAL DOORS 2340 mm  
FROM FFL TO GROUND FLOOR ONLY (EXCLUDES  
BEDROOM ROBES & DOOR UNDER STAIR)



AREA SCHEDULE	
GROUND FLOOR	92.17 m <sup>2</sup>
FIRST FLOOR	92.20 m <sup>2</sup>
GARAGE	35.85 m <sup>2</sup>
PORCH	1.39 m <sup>2</sup>
TOTAL	221.61 m <sup>2</sup>

**NOTES:**

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BUILDER'S LICENCE No. 33493C**



CLIENT:  
MR A. M. CAMILLERI

**SITE ADDRESS:**  
**LOT 22, DP. UNREGISTERED,**  
**WARRIEWOOD ROAD,**  
**WARRIEWOOD**

HOUSETYPE:	
MODEL:	KINGSTON 24
FACADE:	CLASSIC
TYPE:	DOUBLE GARAGE
SPECIFICATION:	LUX

DRAWING TITLE:  
**GROUND FLOOR PLAN**

DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
TH	25.07.17	QC	

COUNCIL AREA: <b>PITTSWATER</b>	SCALE: <b>1:100</b>
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JOB No:	DRWG No.:	ISSUE:
A007533	03	D

NOTE: ROOF SPACE TO BE VENTILATED BY ROOF EAVE VENTS

NOTE: RESTRICTORS TO BE FITTED TO ALL 1st FLOOR OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1.7m ABOVE FFL IN ACCORDANCE WITH BCA CLAUSE 3.9.2.5

NOTE: COMFORT PLUS 6mm LOW E CLEAR ENERGY EFFICIENT GLAZING TO ALL WINDOWS AND SLIDING DOORS. (EXCLUDES ALL WINDOWS AND SLIDING DOORS TO BAL 19, BAL 29 AND BAL 40 JOBS)

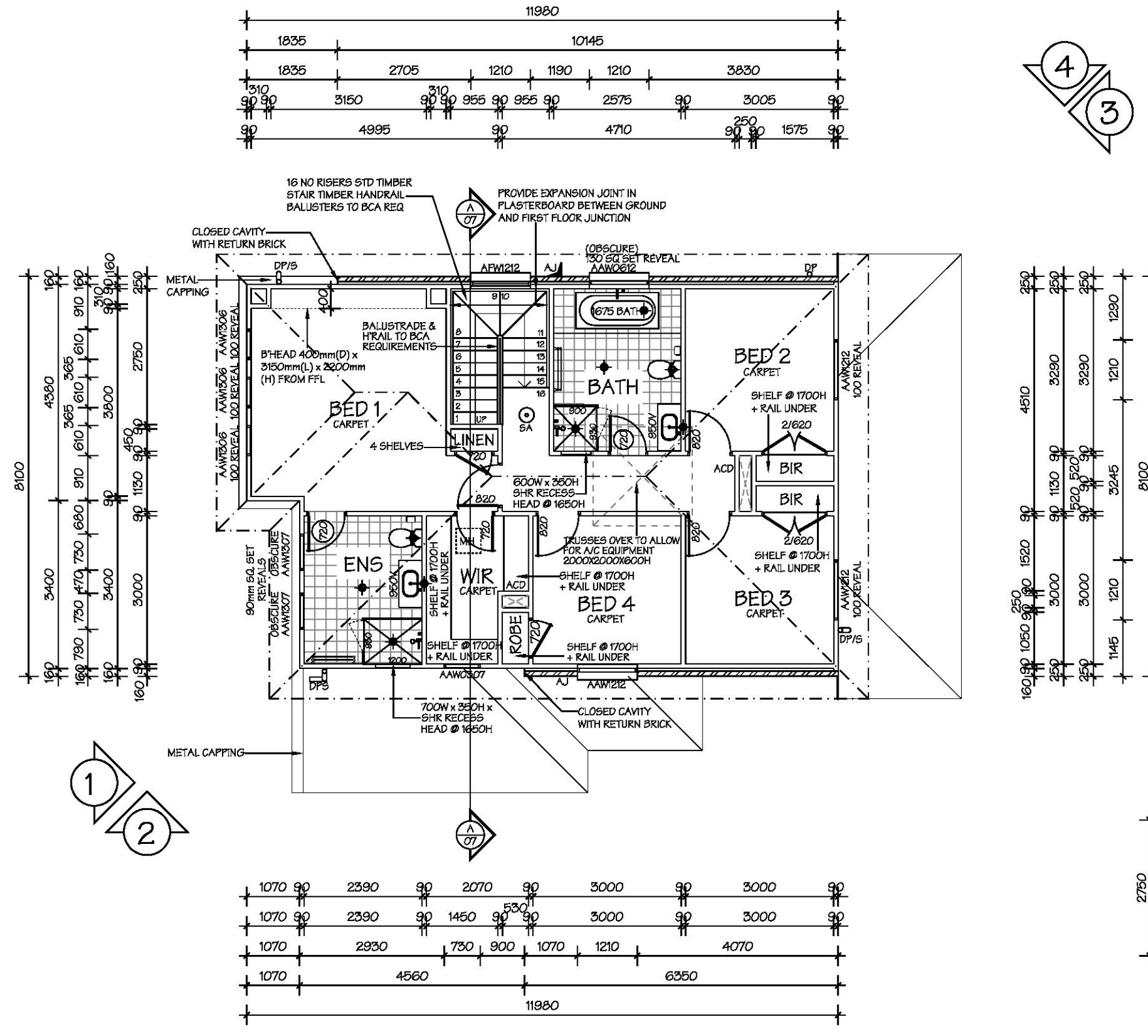
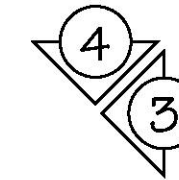
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(720) LIFT OFF HINGE TO WC

AC DUCTING

- HEIGHT OF ALL SQ. SETS 2150MM FROM FFL UNLESS OTHERWISE SHOWN



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DA NUMBER: DA2018/1648

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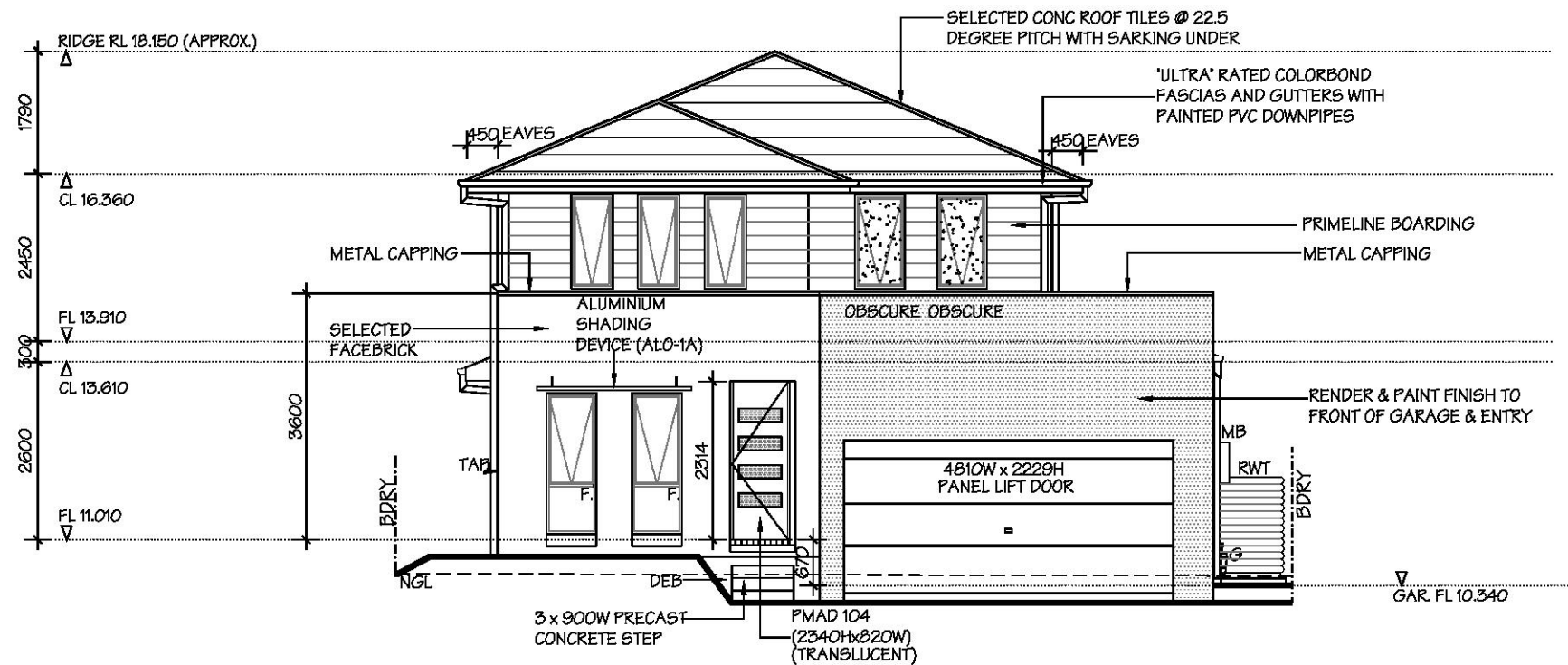
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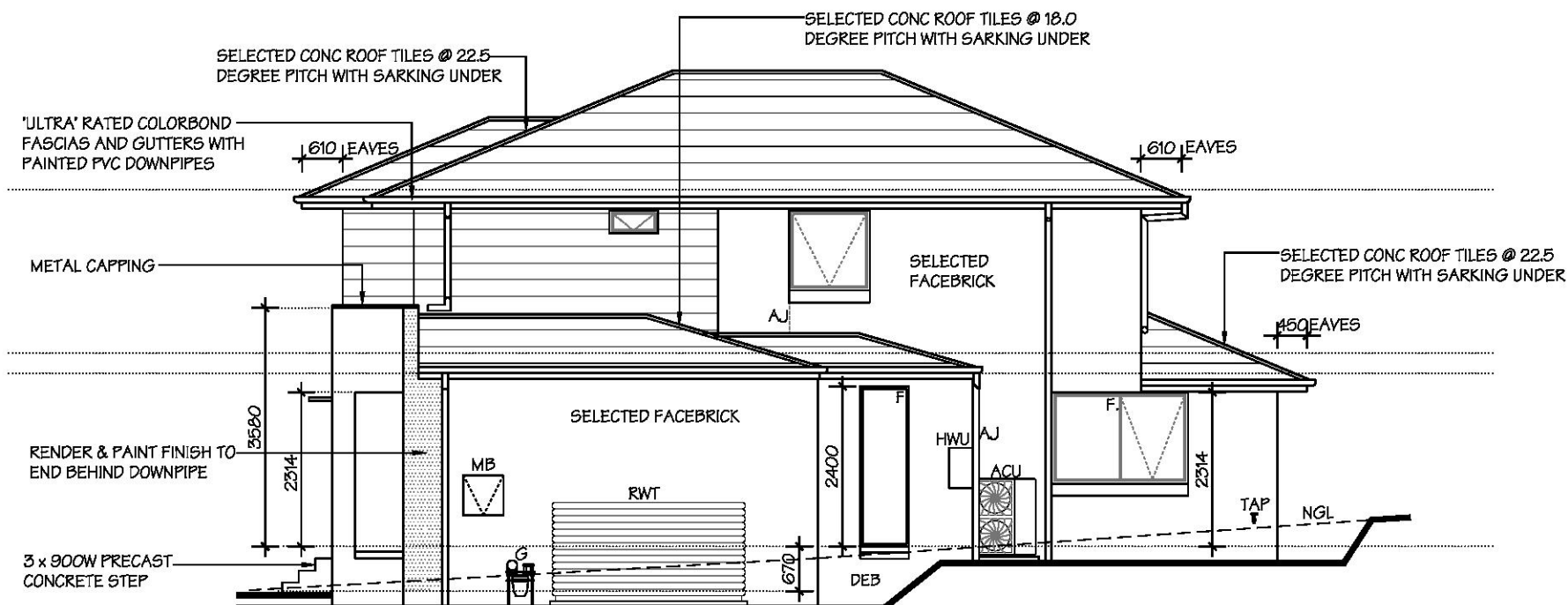
HOUSETYPE:  
MODEL: KINGSTON 24  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: LUX

DRAWING TITLE:  
FIRST FLOOR PLAN

DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
TH	25.07.17	QC	
COUNCIL AREA:		SCALE:	
PITTWATER		1:100	
JOB No:	DRWG No.:	ISSUE:	
A007533	04	D	



ELEVATION - 1



ELEVATION - 2

NOTE:  
- COLORBOND 'ULTRA' RATING TO FASCIA AND GUTTER TO COMPLY WITH BUILDING WITHIN MARINE ENVIRONMENT  
- COLORBOND 'ULTRA' RATING TO WINDOWS & STACKER DOOR FLYSCREENS TO COMPLY WITH BUILDING WITHIN MARINE ENVIRONMENT (EXCLUDING HINGED DOORS)

THIS PLAN TO BE READ IN  
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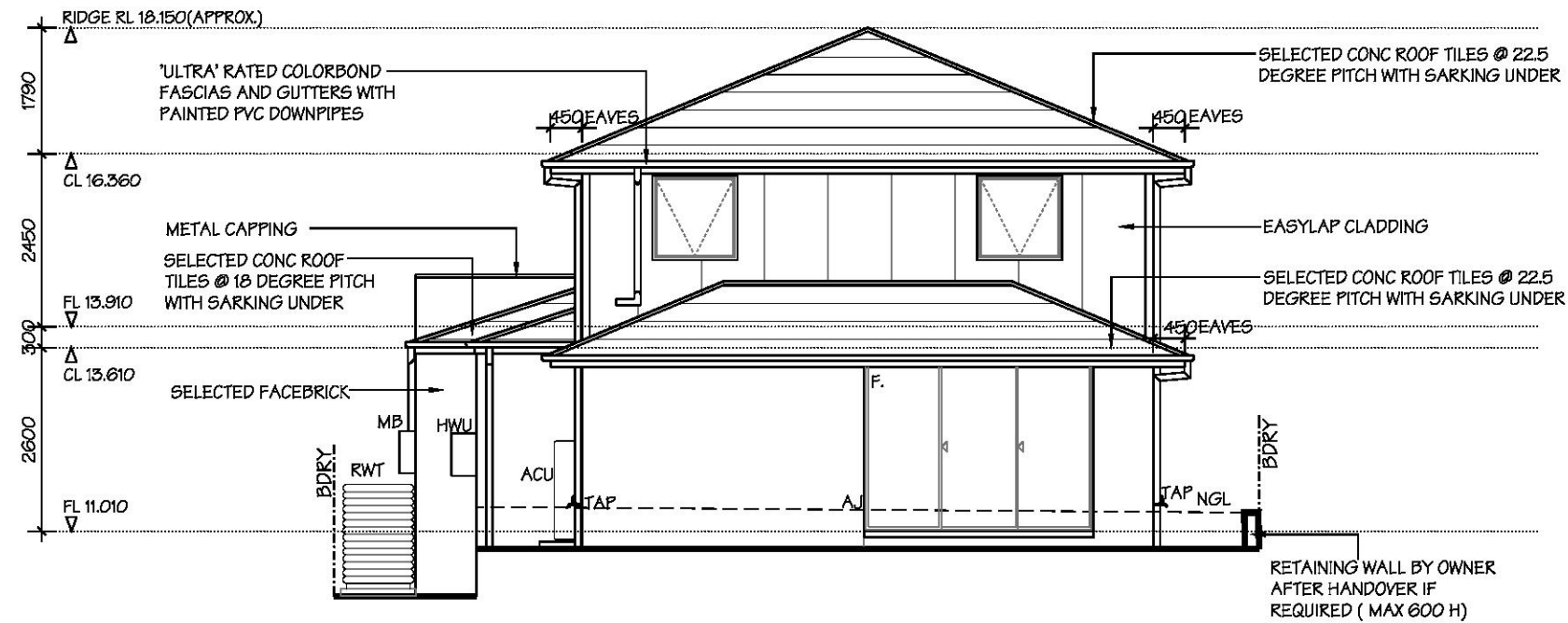
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HOUSETYPE:  
MODEL: KINGSTON 24  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: LUX

DRAWING TITLE:  
ELEVATIONS 1 & 2

DRAWN BY: TH	DATE DRAWN: 25.07.17	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:100	
JOB No: A007533	DRWG No.: 05	ISSUE: D	



ELEVATION - 3

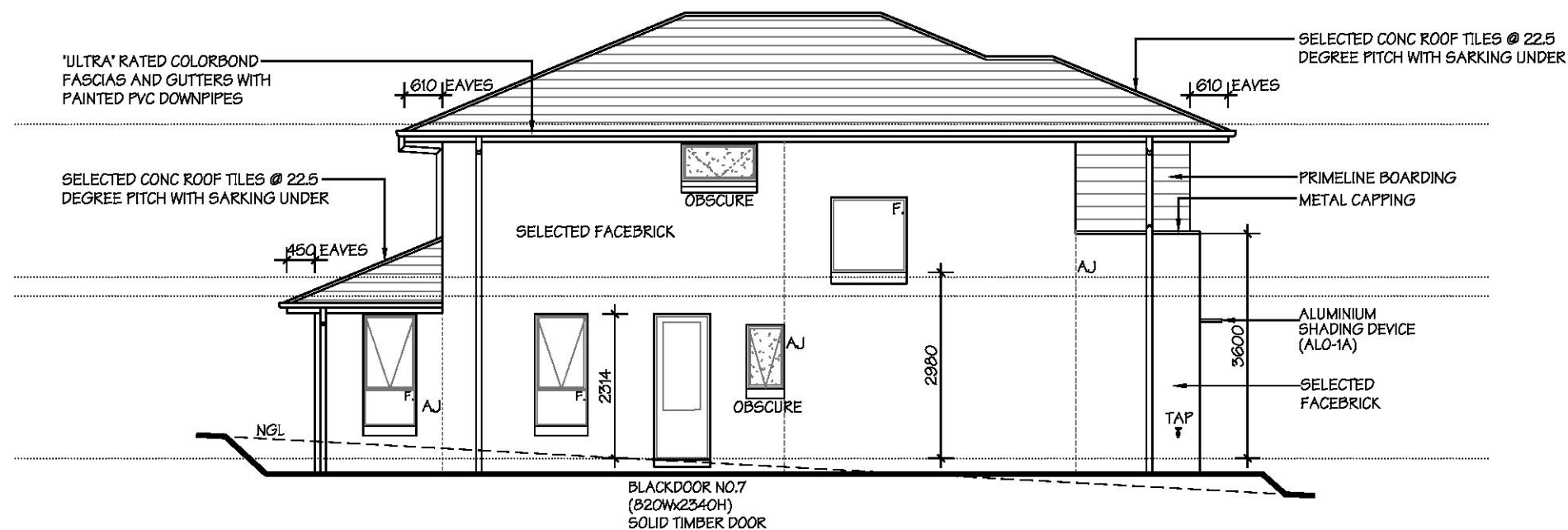
NOTE:  
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ELEVATION - 4

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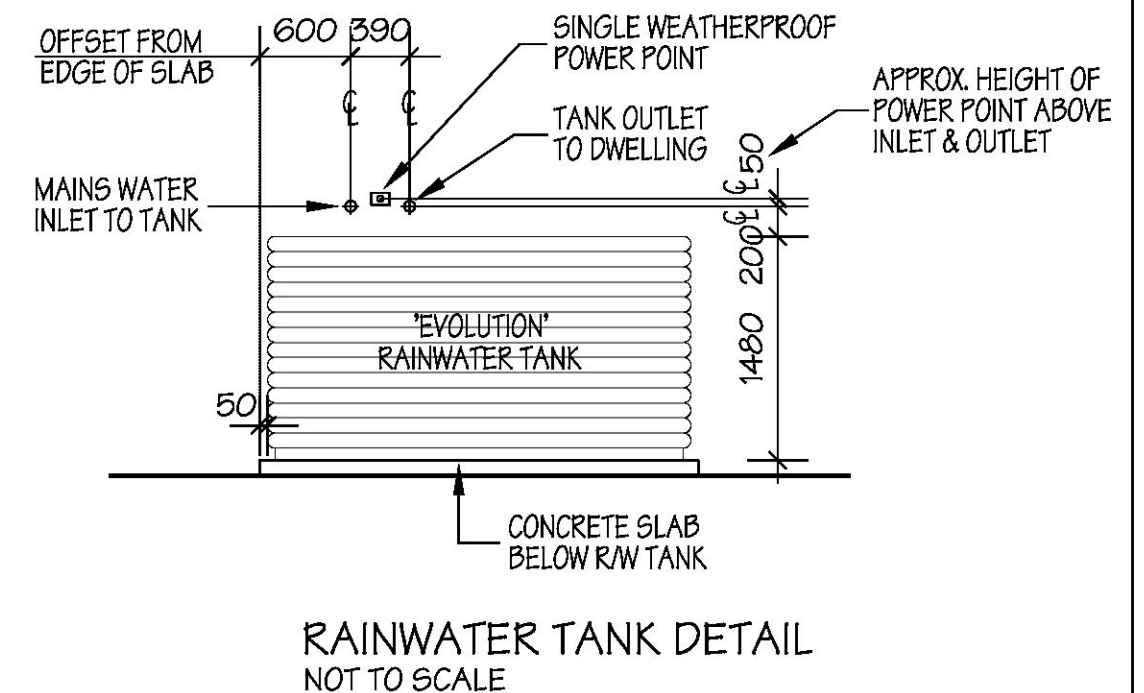
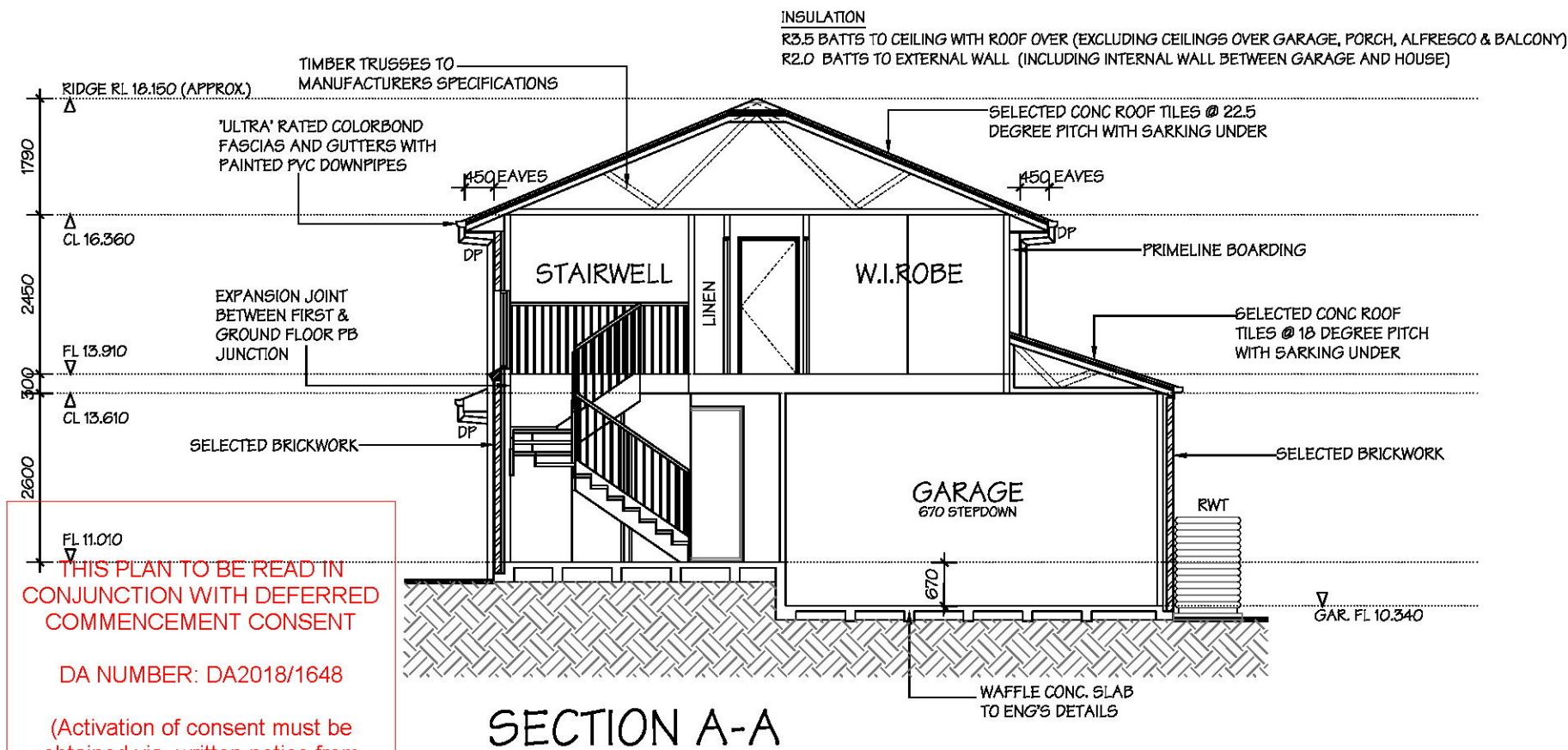
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SITE ADDRESS:  
LOT 22, DP. UNREGISTERED,  
WARRIEWOOD ROAD,  
WARRIEWOOD

HOUSETYPE:  
MODEL: KINGSTON 24  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: LUX

DRAWING TITLE:  
ELEVATIONS 3 & 4

DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
TH	25.07.17	QC	
COUNCIL AREA:		SCALE:	
PITTWATER		1:100	
JOB No:	DRWG No.:	ISSUE:	
A007533	06	D	



BASIX COMMITMENTS				
PROJECT DETAILS			RAINWATER	ENERGY
Site area	322	m2	Rainwater tank capacity of 3500L to collect rain runoff of at least 72m² of the roof area & connected to all toilets, cold water taps connected to clothes washers & at least one outdoor tap on development.	ACTIVE COOLING/HEATING
Roof area	144	m2		Provide fully ducted reverse cycle 3 phase air conditioner with EER rating of 3.0-3.5 for cooling
number of bedrooms	4			Provide fully ducted reverse cycle 3 phase air conditioner with EER rating of 3.5-4.0 for heating
Total area of vegetation (garden & lawn)	157	m2		Provide day/night zoning between living areas and bedrooms
ABSA Certificate Number (if applicable)	0001841345			VENTILATION
Net conditioned floor area	142	m2		Exhaust systems to kitchen and at least 1 bathroom with manual switch on/off ducted to roof or facade.
Net unconditioned floor area	15	m2		Natural Ventilation to laundry.
Cooling load (if applicable)	20	MJ/m2/pa		ARTIFICIAL LIGHTING
Heating load (if applicable)	32	MJ/m2/pa		The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms: the kitchen, all bathrooms/toilets, the laundry & all hallways
			HOT WATER	
			Gas instantaneous hot water system with a performance of 5 stars or higher.	
				NATURAL LIGHTING
				Provide window(s) and/or skylight to 3 bathroom(s) & toilet(s)
				COOKING (KITCHEN APPLIANCES)
				Install a gas cooktop and electric oven
				DESIGN ENHANCEMENTS
				Install an outdoor clothes drying line
				INSULATION
				External wall R2.0 [including garage]
				Ceiling R3.5 [excluding garage]

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SECTION

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JOB No: A007533	DRWG No.: 07	ISSUE: D	