

LEGEND			
DT	- DENOTES DEAD TREE	PP	- POWER POLE
EB	- ELECTRICAL BOX	SMH	- SEWER MAN HOLE
EM	- ELECTRICAL METER	SIO	- SEWER INSPECTION OPENING
G	- GAS METER	SV	- SEWER VENT PIPE STOP VALVE
H	- HYDRANT	S	- DENOTES TREE STUMP
R	- HYDRANT RECYCLED	SWO	- DENOTED STORM WATER PIT
KO	- DENOTES KERB OUTLET	T	- DENOTES TREE
LP	- LIGHT POLE	TP	- TELESTRA PIT
LH	- LAMP POLE	WT	- WATER TAG
MH	- MAN HOLE	WM	- WATER METER
	- BENCH MANR		- GULLY PIT
	- PHOTO POINT		- VEHICULAR CROSSING

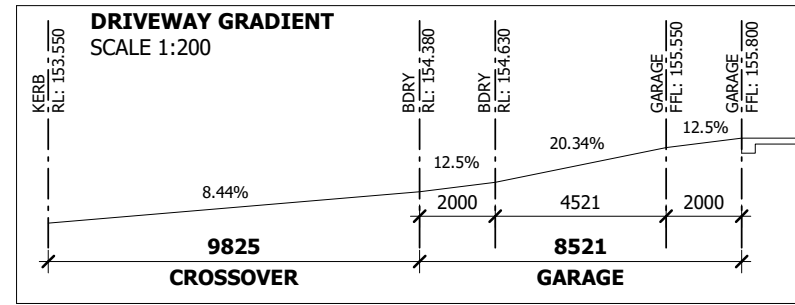
- GENERAL SITING NOTES
- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENTS SUBJECT TO CONFORMATION UPON COMPLETION OF ARCHITECTURAL PLANS.
  - ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFORMATION WITH STEP-DOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR.
  - ALL AREA CALCULATIONS ARE TO BE CONFIRMED UPON THE COMPLETION OF FINAL ARCHITECTURAL PLANS.
  - ALL ALLOWANCES FOR STEPS/STAIRS THAT MAY BE REQUIRED ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.
  - NO ALLOWANCE HAS BEEN MADE FOR RETAINING WALLS, BY OWNER AFTER HANDOVER IF REQUIRED

EXISTING TREES GREATER THAN 8m IN HEIGHT WITHIN 3m OF THE PROPOSED BUILDING OR ANY TREES WITHIN PROPOSED DRIVEWAY TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

- GENERAL SURVEY NOTES
- CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
  - DIMENSIONS SHOWN (BEARINGS & DISTANCES) HAVE BEEN DETERMINED BY NSW LAND REGISTRY SERVICES PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED. BUILDINGS AND FENCES ARE SHOWN IN APPROXIMATE POSITIONS ONLY AND COULD VARY + OR - 100MM.
  - SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC.
  - DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.

SITE CALCULATIONS DA			
GROUND FLOOR	143.40	m <sup>2</sup>	
FIRST FLOOR	106.72	m <sup>2</sup>	
GARAGE AREA	45.17	m <sup>2</sup>	
TOTAL LIVING AREA	250.12	m <sup>2</sup>	
SITE AREA	557.30	m <sup>2</sup>	
BUILDING FOOTPRINT (INCLUDING UNENCLOSED AREA)	213.46	m <sup>2</sup>	
DRIVEWAY & PATH	53.69	m <sup>2</sup>	
CROSSOVER	51.31	m <sup>2</sup>	
TOTAL FRONT AREA	103.88	m <sup>2</sup>	
FRONT LANDSCAPE AREA	48.32	%	
TOTAL LANDSCAPE AREA	290.15	m <sup>2</sup>	
LANDSCAPE AREA (%)	52.06	%	
TOTAL BUILT UPON AREA	43.47	%	
FLOOR SPACE RATIO	0.45	:1	
SITE COVERAGE	38.30	%	
SITE COVERAGE FF	19.15	%	

EXCLUDED FROM APPLICATION  
- GROUND LEVEL SUBJECT TO  
CONDITION IN DA2022/0978



RETAINING WALLS BY OWNER IF  
REQUIRED

- SITE NOTES:**
- BEFORE STARTING WORK ON SITE CHECK FOLLOWING:
- SERVICE LOCATIONS
  - SEWER CONNECTION POSITION
  - DRIVEWAY ALIGNMENT & LEVELS
- N2 WIND CATEGORY**

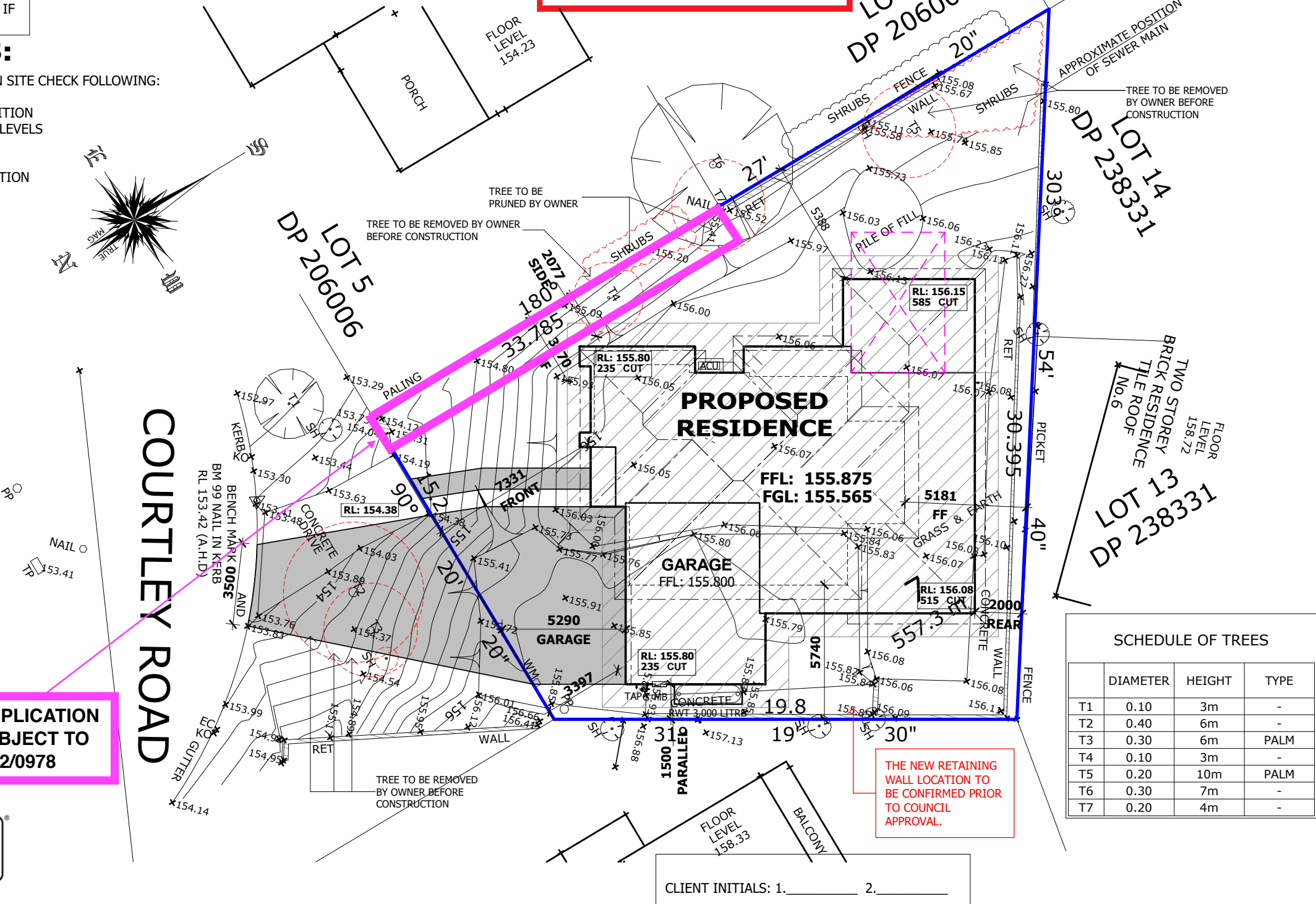
DPo INDICATES DOWNPIPE LOCATION

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council**

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CONSENT**

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SCHEDULE OF TREES			
	DIAMETER	HEIGHT	TYPE
T1	0.10	3m	-
T2	0.40	6m	-
T3	0.30	6m	PALM
T4	0.10	3m	-
T5	0.20	10m	PALM
T6	0.30	7m	-
T7	0.20	4m	-

NOTES:

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5 RIDER BOULEVARD  
LEVEL 7  
RHODES NSW 2138  
TELEPHONE 02 8765 5500  
FAX 02 8765 8099  
Builder's licence No. 33493C

CLIENT:  
**MS. OLIVIA BOYLE & MR. ANDREW IEMMA**

SITE ADDRESS:  
**LOT 7 (DP 238331)  
10 COURTLEY RD  
BEACON HILL NSW 2100**

CLIENT INITIALS: 1. \_\_\_\_\_ 2. \_\_\_\_\_

HOUSE TYPE  
MODEL: **WINDERMERE ACT 31**  
FACADE: **CLASSIC**  
TYPE: **DOUBLE GARAGE**  
SPECIFICATION: **CORE SPEC. V2**

DRAWING TITLE:  
**SITE PLAN**

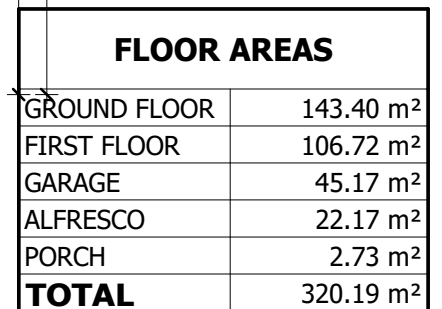
DRAWN BY: **GD** DATE DRAWN: **12.08.22** CHECKED BY: **MS** APPROVED FOR CONSTRUCTION

COUNCIL AREA: **NORTHERN BEACHES** SCALE: **1 : 200**

JOB No: **A000350** DRWG No: **02** ISSUE: **B**

- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- SQUARE SET WALL/CEILING JUNCTIONS THROUGHOUT GROUND FLOOR & FIRST FLOOR
- 2750mm H CEILING TO GROUND FLOOR ONLY
- 2340mmH INTERNAL DOORS , INCLUDING 2400H SQUARE SET OPENING TO GROUND FLOOR ONLY (EXCLUDES BEDROOM ROBES).

POSITIONS OF OUTLETS, RETURN AIR AND NUMBER OF DROPPERS IS DETERMINED BY AIR CONDITIONING CONTRACTOR



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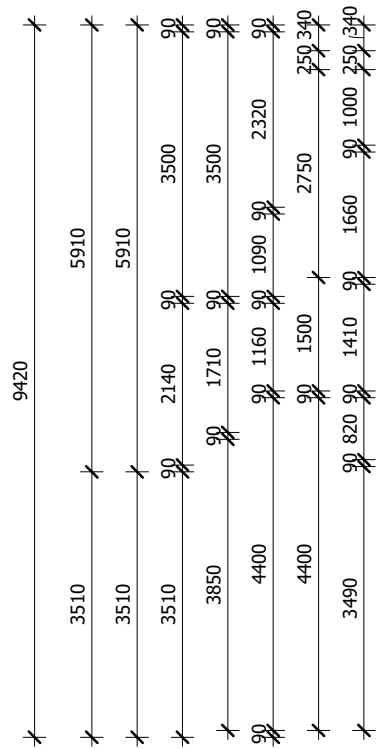
CLIENT: MS. OLIVIA BOYLE & MR. ANDREW IEMMA
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HOUSE TYPE	
MODEL:	WINDERMERE ACT 31
FACADE:	CLASSIC
TYPE:	DOUBLE GARAGE
SPECIFICATION:	CORE SPEC. V2
DRAWING TITLE:	
GROUND FLOOR	

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A000350		DRWG No: 03	ISSUE: B

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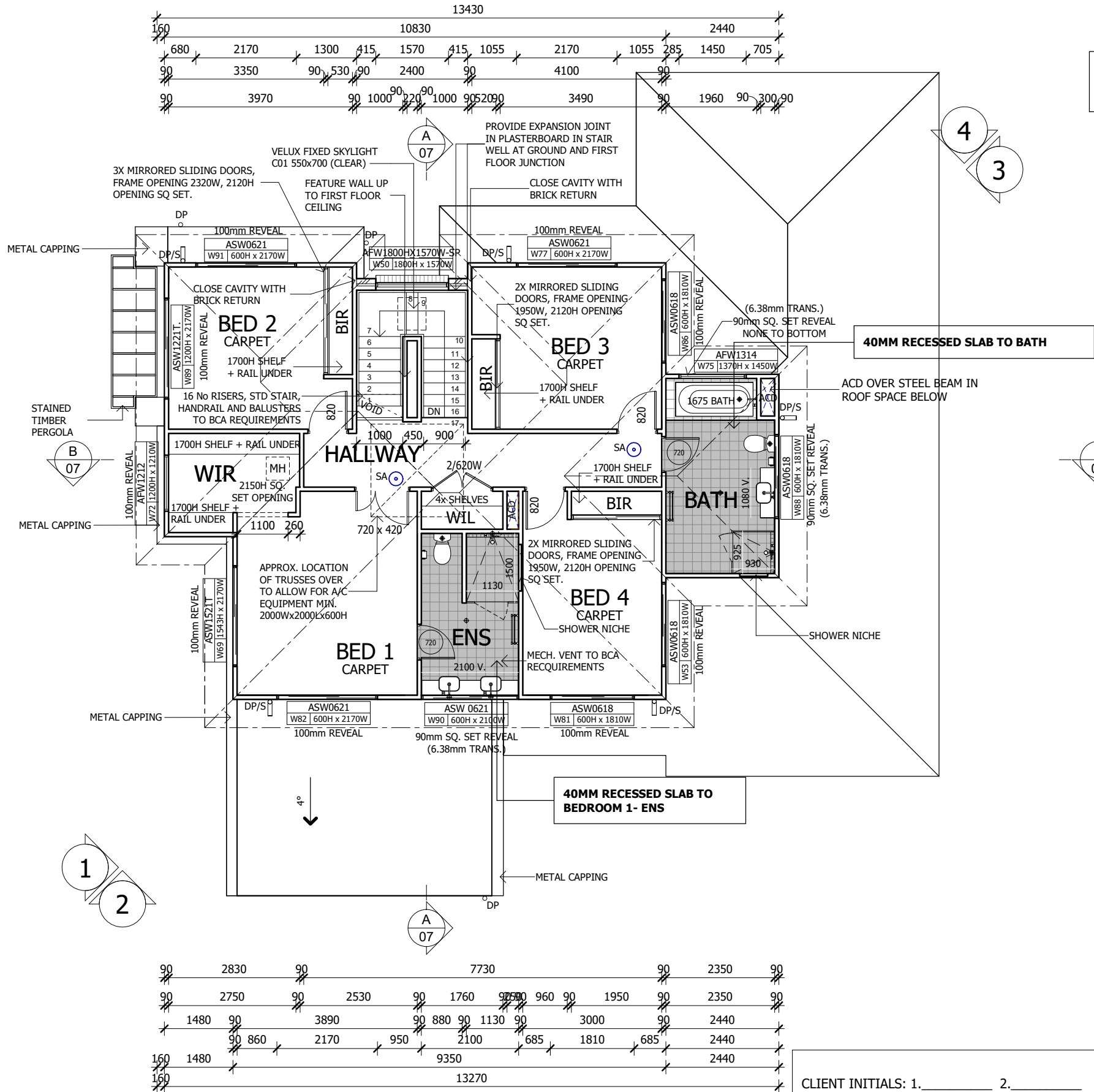




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beaches  
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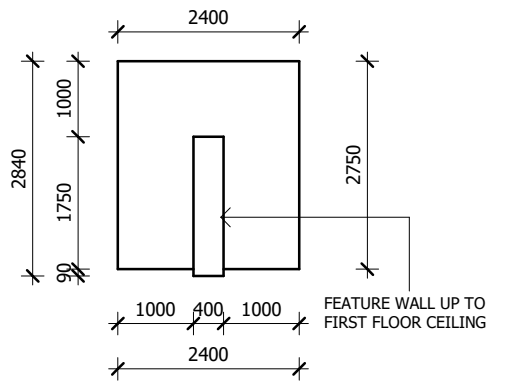
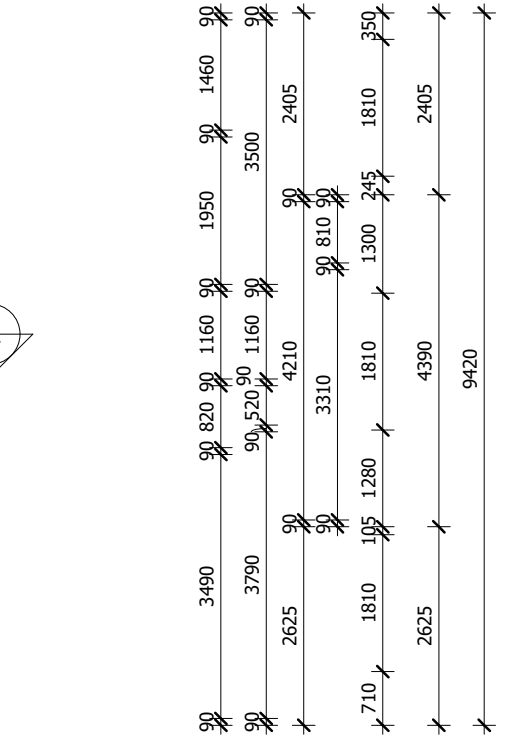
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NOTE: RESTRICTORS TO BE FITTED TO ALL 1ST FLOOR OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1.7m ABOVE FFL. IN ACCORDANCE WITH BCA CLAUSE 3.9.2.5



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BEACON HILL NSW 2100

HOUSE TYPE  
MODEL: WINDERMERE ACT 31  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CORE SPEC. V2  
DRAWING TITLE:  
FIRST FLOOR

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A000350	DRWG No: 04	ISSUE: B	

CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT



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CLIENT INITIALS: 1. \_\_\_\_\_ 2. \_\_\_\_\_

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HOUSE TYPE	
MODEL:	WINDERMERE ACT 31
FACADE:	CLASSIC
TYPE:	DOUBLE GARAGE
SPECIFICATION:	CORE SPEC. V2
DRAWING TITLE:	
ELEVATIONS 1-2	

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A000350		DRWG No: 05	ISSUE: B

CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT



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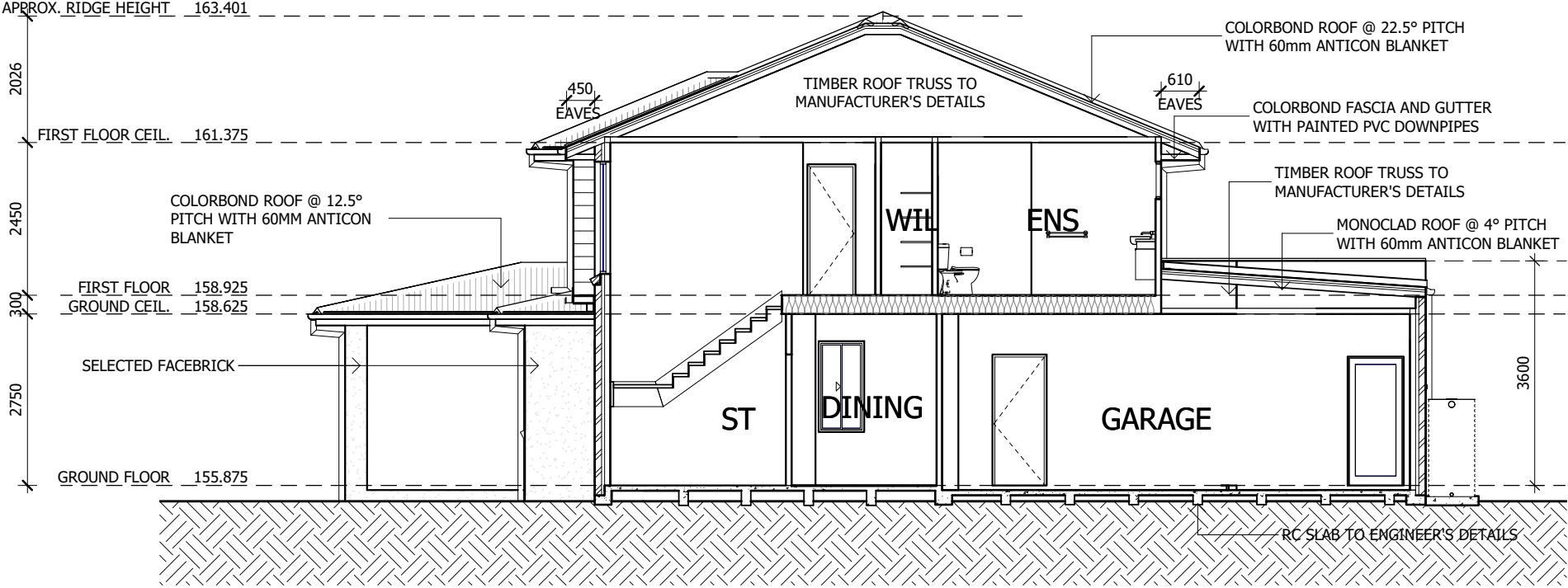
CLIENT INITIALS: 1. \_\_\_\_\_ 2. \_\_\_\_\_

DRAWING TITLE:  
**ELEVATIONS 3-4**

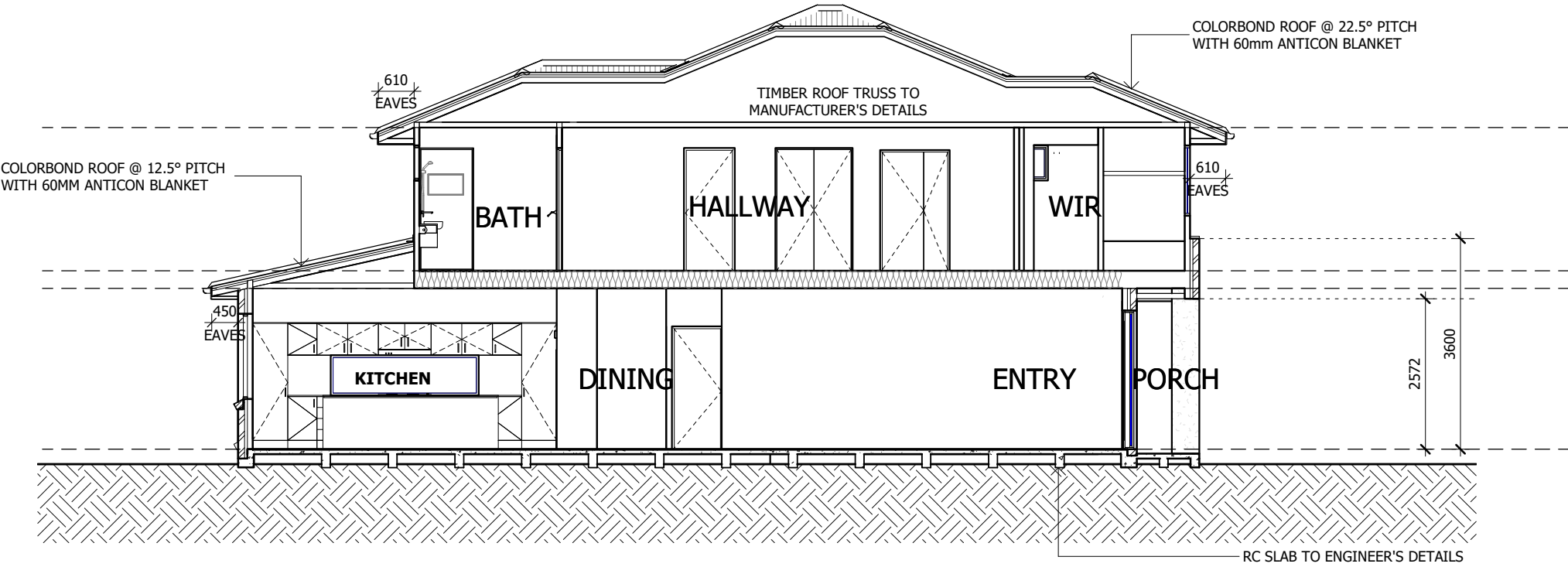
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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A000350		DRWG No: 06	ISSUE: B

S:\17. DRAFTING\RAWSON HOMES\CONTRACTS AND JOB FILES\A000350 Boyle & Lemma-10 Courtley Road, Beacon Hill\A000350 Amended Submission Plan.rvt

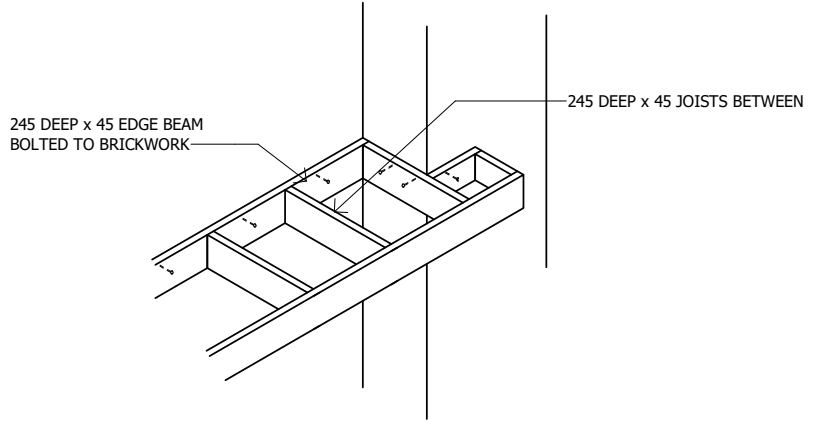
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SECTION A-A



SECTION B-B



PERGOLA DETAIL  
NOT TO SCALE

1 TYPICAL PERGOLA PERSPECTIVE  
SCALE: 1 : 50



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Builder's licence No. 33493C



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SITE ADDRESS:  
LOT 7 (DP 238331)  
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BEACON HILL NSW 2100

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HOUSE TYPE  
MODEL: WINDERMERE ACT 31  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CORE SPEC. V2

DRAWING TITLE:  
**SECTIONS**

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: As indicated	
JOB No: <b>A000350</b>	DRWG No: <b>07</b>	ISSUE: <b>B</b>	



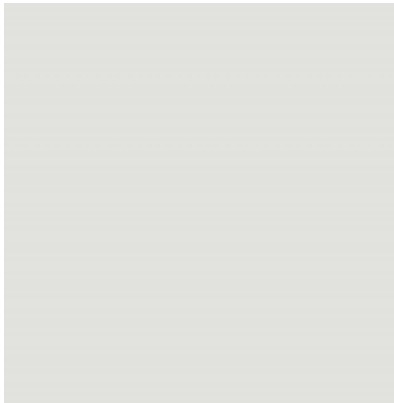
**Client Name:** Mrs Olivia Paige Boyle & Mr Andrew James lemma  
**Site Address:** Lot 7, 10 Courtley Road BEACON HILL NSW 2100

### External Materials & Fixtures Selection

#### Roofing

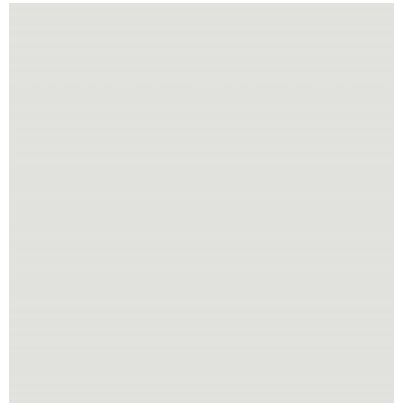
**Main Roof - Colorbond Sheet Roof**

Surfmist ®



**Secondary Roof - Colorbond Sheet Roof**

Surfmist ®



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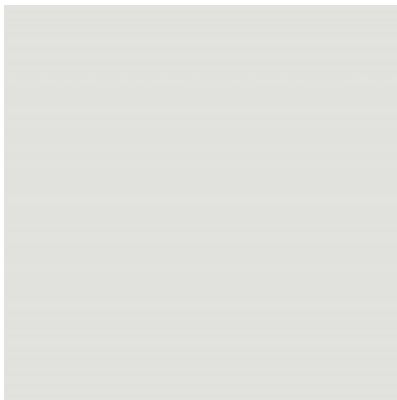
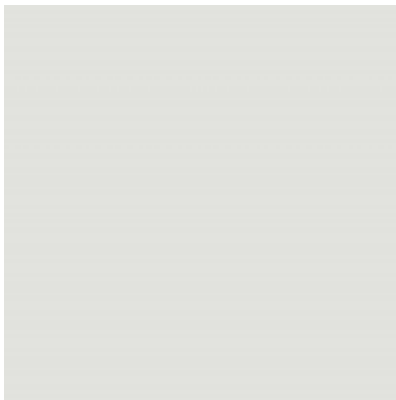
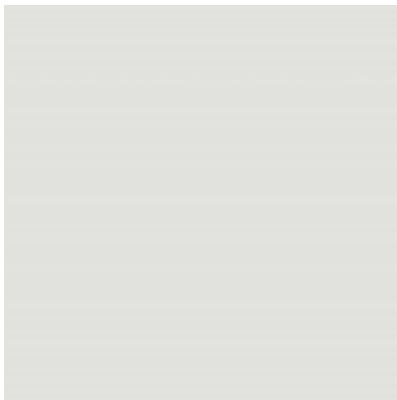
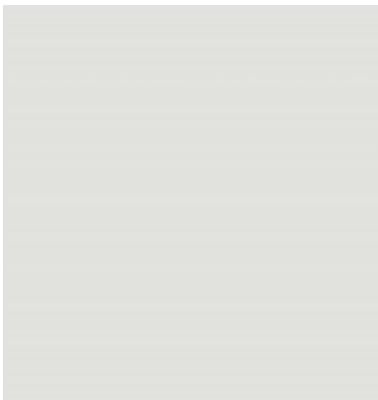
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**Client Name:** Mrs Olivia Paige Boyle & Mr Andrew James Iemma  
**Site Address:** Lot 7, 10 Courtley Road BEACON HILL NSW 2100

### Fascia, Gutter & Downpipes

Fascia	Gutter	Barge	Rainwater Tank
Surfmist ®	Surfmist ®	Surfmist ®	Surfmist ®
			

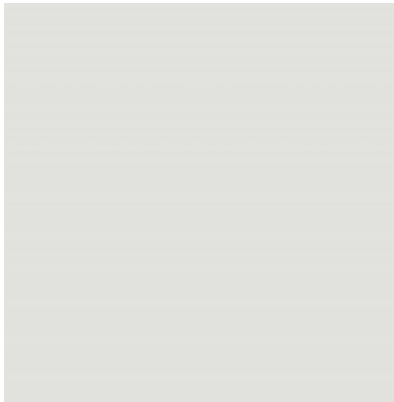
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**Metal Capping**

Surfmist ®



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**Client Name:** Mrs Olivia Paige Boyle & Mr Andrew James lemma  
**Site Address:** Lot 7, 10 Courtley Road BEACON HILL NSW 2100

### Windows & Flyscreens

#### Window & Sliding Door Frames

STD Pearl White Gloss

#### Flyscreens - Windows & Sliding Doors

STD Pearl White Gloss

#### Wet Area Glazing

Translucent

#### Wet Area Glazing 2

Translucent



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### Garage

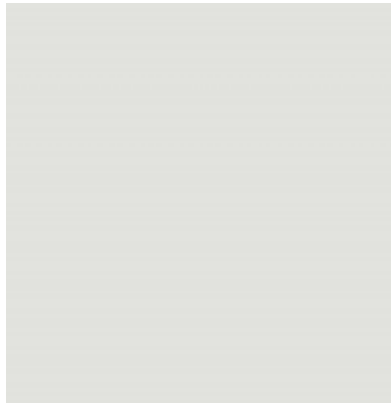
#### Garage- Main

Nullabor Woodgrain



#### Garage- Main

Surfmist ®



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HOMES**  
— EST 1978 —

**Client Name:** Mrs Olivia Paige Boyle & Mr Andrew James Iemma  
**Site Address:** Lot 7, 10 Courtley Road BEACON HILL NSW 2100

**DA2022/1978**

### External Doors

#### Entry Door

AWO5VG Blonde Oak



#### Entry Door

Clear



#### Laundry External Door

Windsor WIN 21



#### Laundry External Door

Clear



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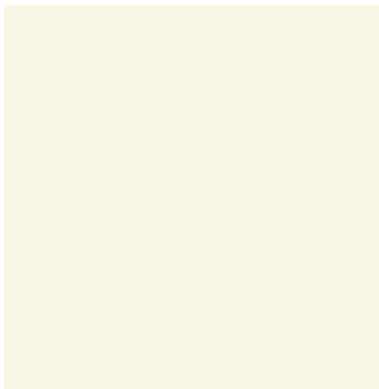
**RAWSON  
HOMES**  
— EST 1978 —

**Client Name:** Mrs Olivia Paige Boyle & Mr Andrew James Iemma  
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#### External Paint Schedule

##### Cladding Style 1

Cradle White T15 9.1



##### Entry Door

White Wash



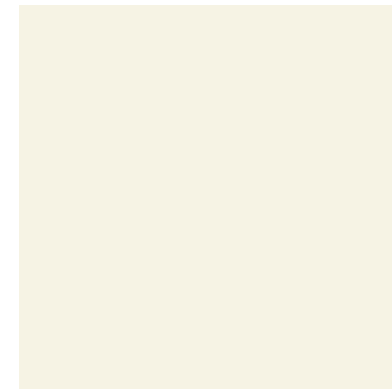
##### Entry Door Frame

White Wash



##### Laundry Door

Crisp White T15 3.1



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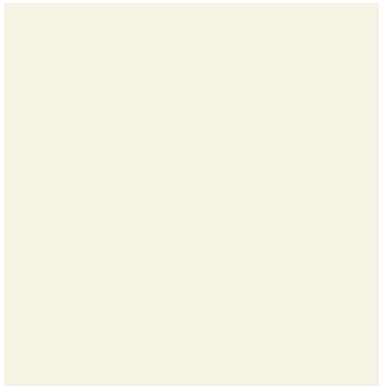
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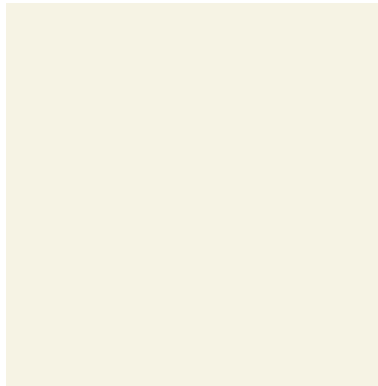
**Laundry Door Frame**

Crisp White T15 3.1



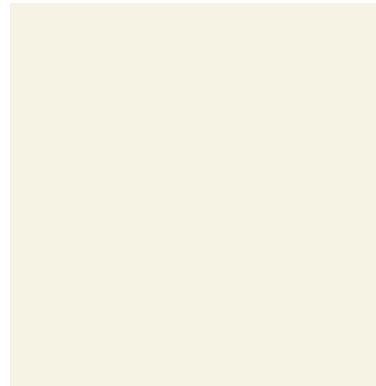
**Garage Door**

Crisp White T15 3.1



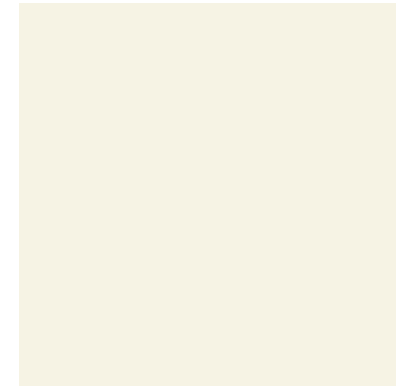
**Garage Door Frame**

Crisp White T15 3.1



**Eaves/Alfresco/Soffit**

Crisp White T15 3.1



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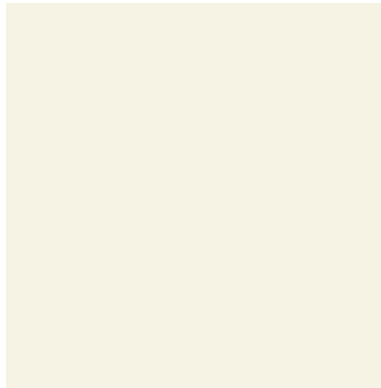
**DA2022/1978**



**Client Name:** Mrs Olivia Paige Boyle & Mr Andrew James Iemma  
**Site Address:** Lot 7, 10 Courtley Road BEACON HILL NSW 2100

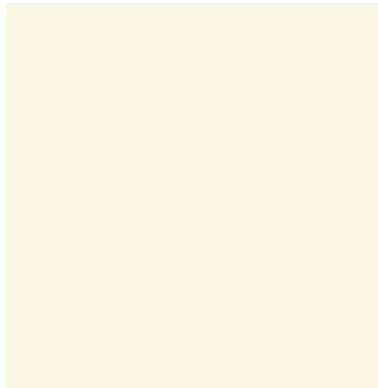
**Pergola**

Crisp White T15 3.1



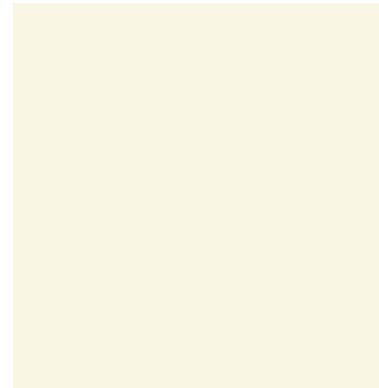
**Meter Box**

Cradle White T15 9.1



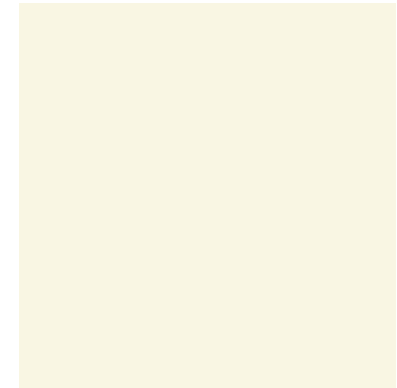
**Downpipes**

Cradle White T15 9.1



**AC Cover**

Cradle White T15 9.1



- I/we acknowledge that this colour schedule is final. No changes will be permitted unless required by the developer and or council. Changes outside of this will incur an administration fee.
- Please note colour images are an indication only and may not be a true representation of the final product.
- This DOES NOT FORM PART OF YOUR HOME BUILDING AGREEMENT. Please refer to the Complete Home Product Selection Document.

Client Signature \_\_\_\_\_

*Olivia Boyle*

*Andrew Iemma*

Date 26/09/2022

\* Please note colour images are an indication only and may not be a true representation of the final product.  
THIS DOES NOT FORM PART OF YOUR HOME BUILDING AGREEMENT. Please refer to your colour selection documentation