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NOTES:

DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

* ALL DIMENSIONS ARE IN MILLIMETRES

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RAWSON HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INSTRUCTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING

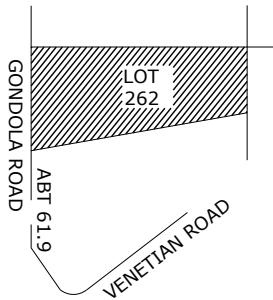
SHEET	DRAWING TITLE
01	COVER SHEET
02	DEMOLITION PLAN
03	SITE PLAN
04	GROUND FLOOR PLAN
05	FIRST FLOOR PLAN
06	ELEVATIONS 1 & 2
07	ELEVATIONS 3 & 4
08	SECTION
09	WET AREA DETAILS
10	SLAB PLAN (NOT IN SET)
11	SEDIMENT/ ANALYSIS PLAN
12	STORMWATER PLAN
13	SHADOW DIAGRAM
KD	KITCHEN DETAILS

ISSUE:	AMENDMENT DESCRIPTION:	DRAWN:	DATE:
A	APPLICATION PLANS (VAR. 1-28)	CDS	19.12.18
B	SUBMISSION PLANS (DOC VAR. 1-3)	JH	05.03.19

SUBMISSION PLANS - DA

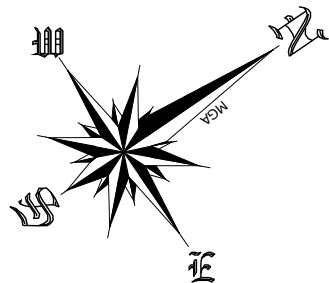
SIGNATURE.....

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			SITE ADDRESS: Lot 262 (No. 42) (DP 16719) GONDOLA ROAD NORTH NARRABEEN	DRAWING TITLE: COVER SHEET	COUNCIL AREA: NORTHERN BEACHES	SCALE: NTS		
				JOB No: A009002	DRWG No.: 01	ISSUE: B		



LOCATION PLAN

LAT: -33.7070
LONG: 151.2910



NOTE: OWNER TO PROVIDE ARBORTIST'S
REPORT PRIOR TO DA LODGEMENT

NOTE: TREE REMOVAL APPROVAL SUBJECT
TO COUNCIL ASSESSMENT AND IS THE
RESPONSIBILITY OF THE OWNER

NOTE: OWNER TO PROVIDE DEMOLITION & REMOVAL
OF EXISTING DWELLING & ANY OUTBUILDS
INCLUDING DEMOLITION APPLICATION, ALL VISIBLE
ASBESTOS SHEETING & CLEARING TO SITE OF OLD
FOOTINGS, SERVICE PIPES, TREE'S SHRUBS, ALL
RETAINING WALLS & ON-SITE DRIVEWAY.

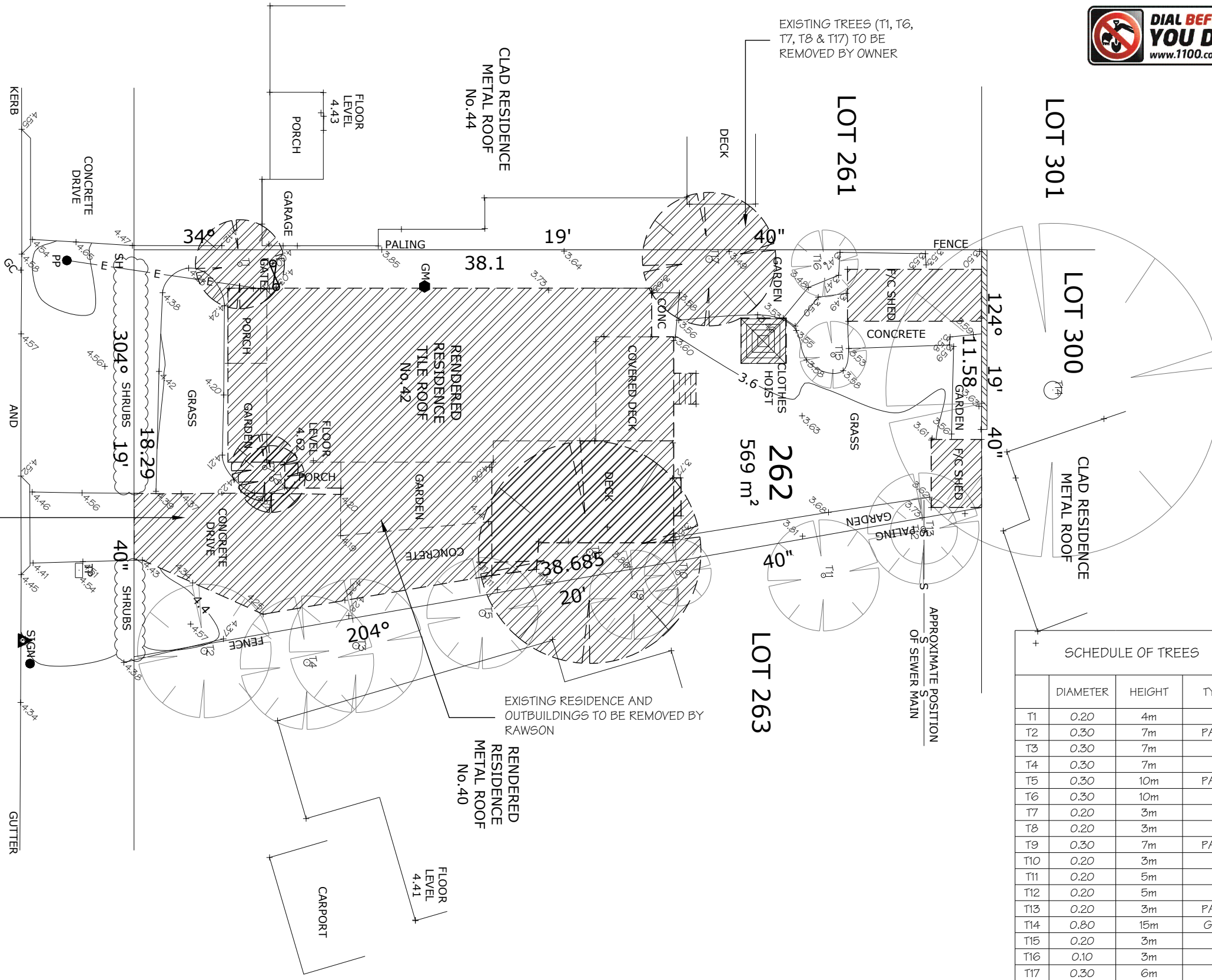
OWNER TO PROVIDE:
-CLEARANCE CERTIFICATE, TO ENSURE THAT SITE IS
CLEAR OF ANY HAZARDOUS MATERIALS;
-SERVICES DISCONNECTION CERTIFICATE (GAS &
ELECTRICITY).

GONDOLA ROAD

EXISTING DRIVEWAY, PATH AND
GARDENS TO BE REMOVED BY
RAWSON

BENCH MARK
BM 60 NAIL IN KERB
RL 4.41 (A.H.D)

PM 5313



SCHEDULE OF TREES

	DIAMETER	HEIGHT	TYPE
T1	0.20	4m	-
T2	0.30	7m	PALM
T3	0.30	7m	-
T4	0.30	7m	-
T5	0.30	10m	PALM
T6	0.30	10m	-
T7	0.20	3m	-
T8	0.20	3m	-
T9	0.30	7m	PALM
T10	0.20	3m	-
T11	0.20	5m	-
T12	0.20	5m	-
T13	0.20	3m	PALM
T14	0.80	15m	GUM
T15	0.20	3m	-
T16	0.10	3m	-
T17	0.30	6m	-

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. L. J. & Mrs. L. RUMLER

SITE ADDRESS:
Lot 262 (No. 42) (DP 16719)
GONDOLA ROAD
NORTH NARRABEEN

HOUSETYPE:
MODEL: BENHAM 32
FACADE: TREND
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
DEMOLITION PLAN

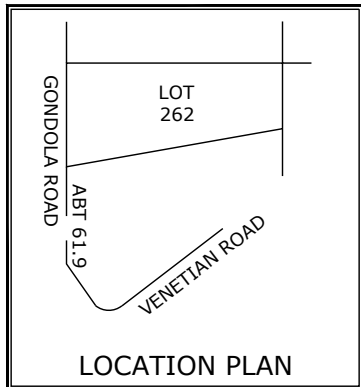
DRAWN BY: CDS	DATE DRAWN: 19.12.18	CHECKED BY: RM	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A009002	DRWG No.: 02	ISSUE: B	



RETAINING WALLS IF REQUIRED
BY OWNER AFTER HANDOVER

APPROX ROOF AREA: 208.45m²

GARAGE INT: 5.87(W) x 6.0(L)



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	SWP	- DENOTES 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 FLOOR 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.
 - ALL ALLOWANCES FOR RETAINING WALLS ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.

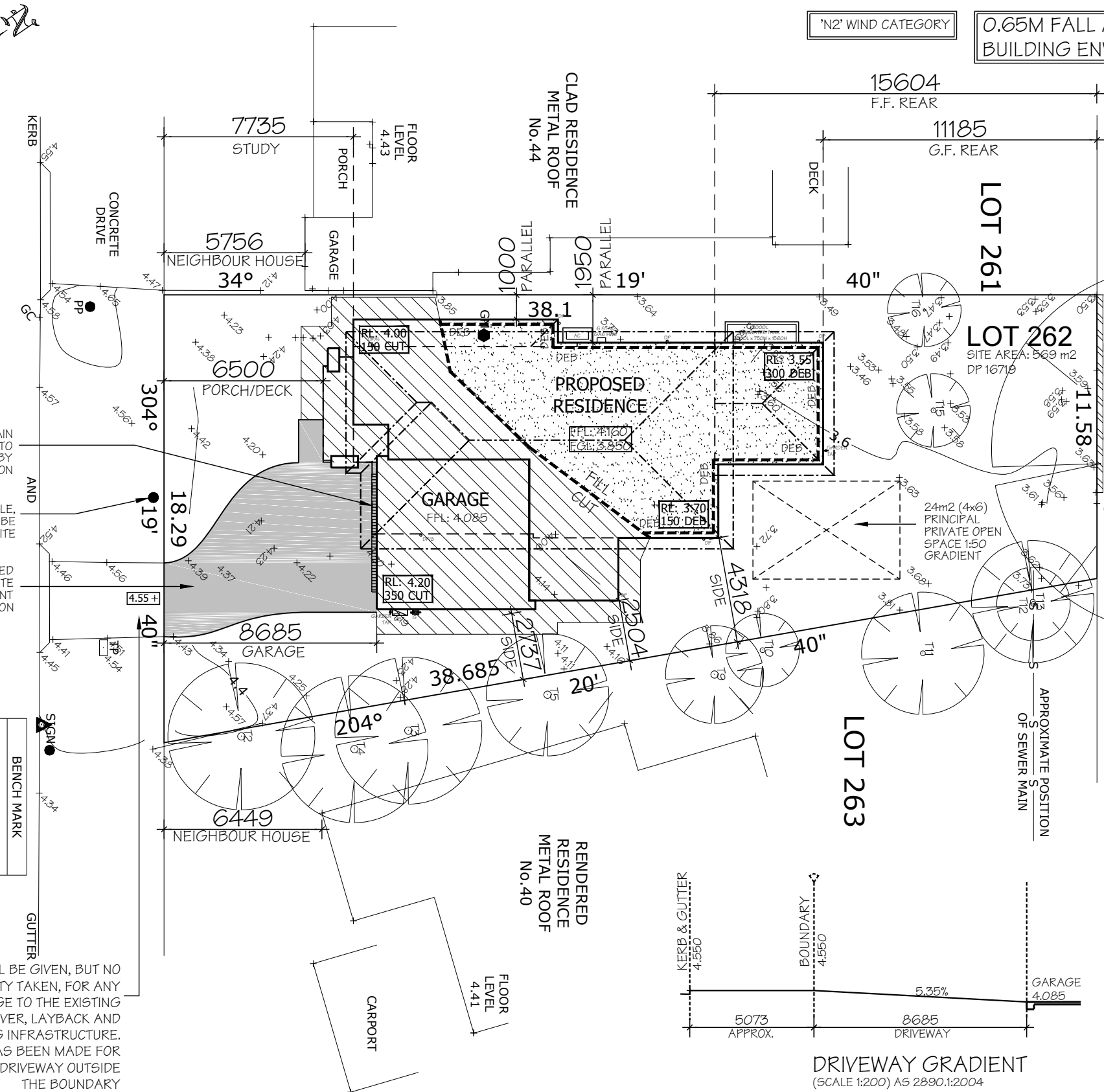
EXISTING TREES GREATER THAN 8m IN HEIGHT WITHIN 3m OF THE PROPOSED BUILDING OR ANY TREES WITHIN PROPOSED DRIVEWAY TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

SITE CALCULATIONS DA	
GROUND FLOOR	132.28 m ²
FIRST FLOOR	113.11 m ²
TOTAL LIVING AREA	245.39 m ²
SITE AREA	569.00 m ²
BUILDING FOOTPRINT	178.25 m ²
DRIVEWAY & PATH	47.61 m ²
TOTAL LANDSCAPE AREA	343.14 m ²
LANDSCAPE AREA (%)	60.31 %
FLOOR SPACE RATIO	0.43 :1
SITE COVERAGE	31.33 %

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T3	0.30	7m	-
T4	0.30	7m	-
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T6	0.30	10m	-
T7	0.20	3m	-
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T11	0.20	5m	-
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BUILDER'S LICENCE No. 33493C



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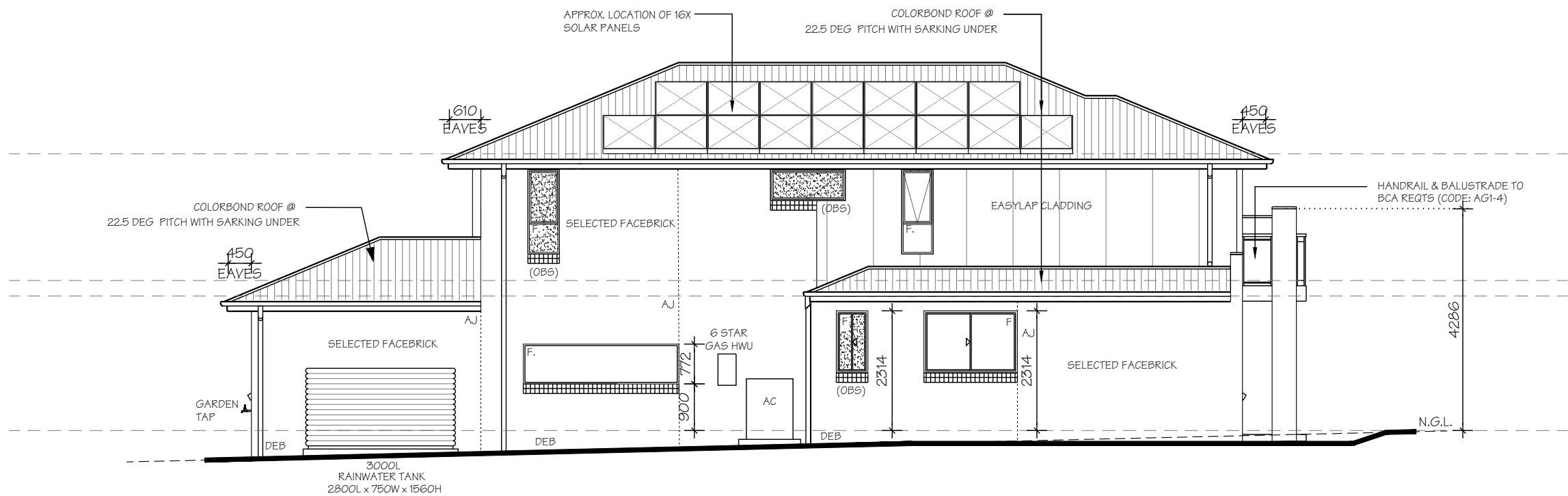
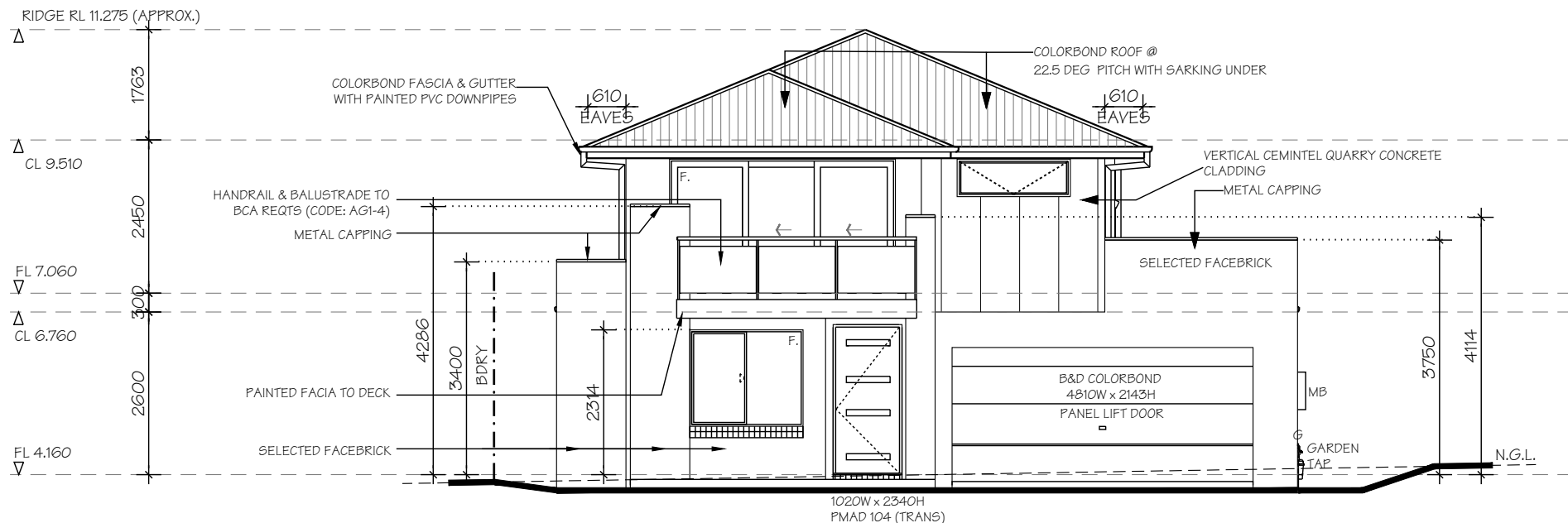
SITE ADDRESS:
Lot 262 (No. 42) (DP 16719)
GONDOLA ROAD
NORTH NARRABEEN

HOUSETYPE:
MODEL: BENHAM 32
FACADE: TREND
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
SITE PLAN

DRAWN BY: CDS	DATE DRAWN: 19.12.18	CHECKED BY: RM	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A009002	DRWG No.: 03	ISSUE: B	

NOTE:
NYLON MESH FLYSCREENS TO ALL
OPENING WINDOWS, SLIDING & STACKER
DOORS (EXCLUDING HINGED DOORS)



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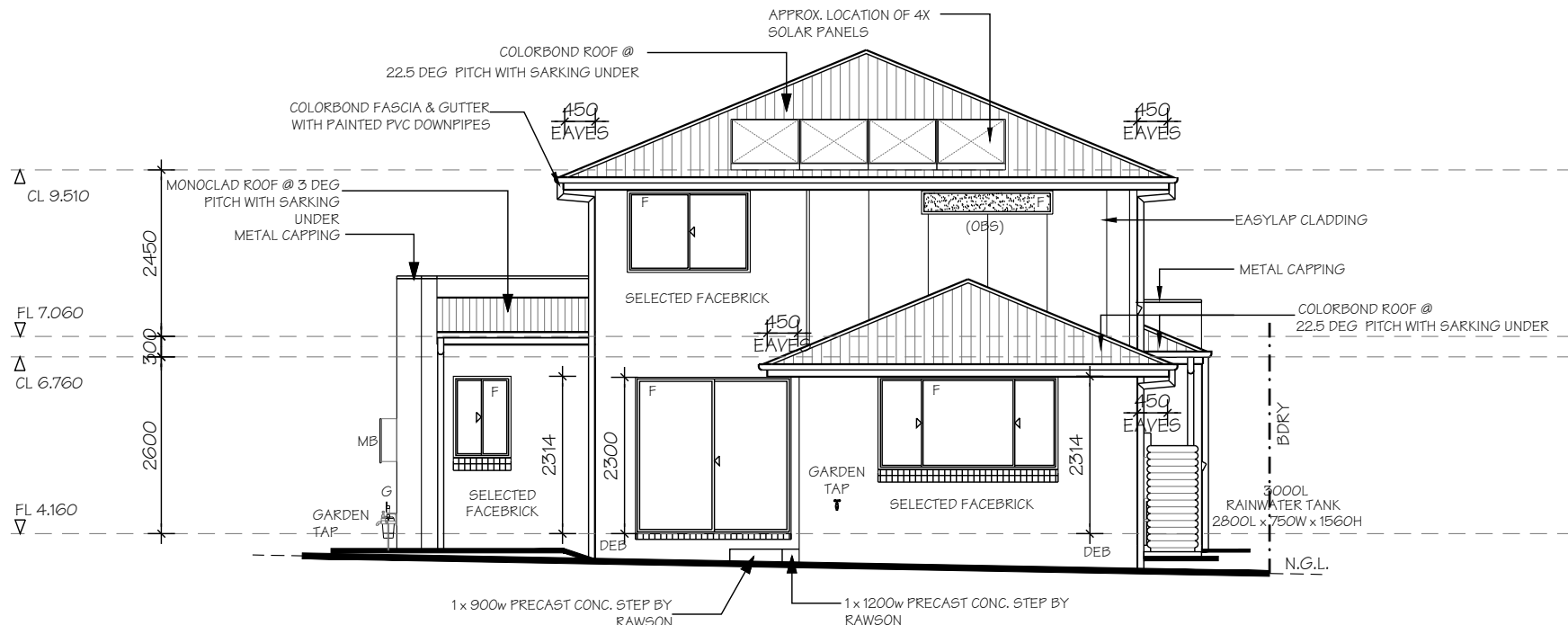
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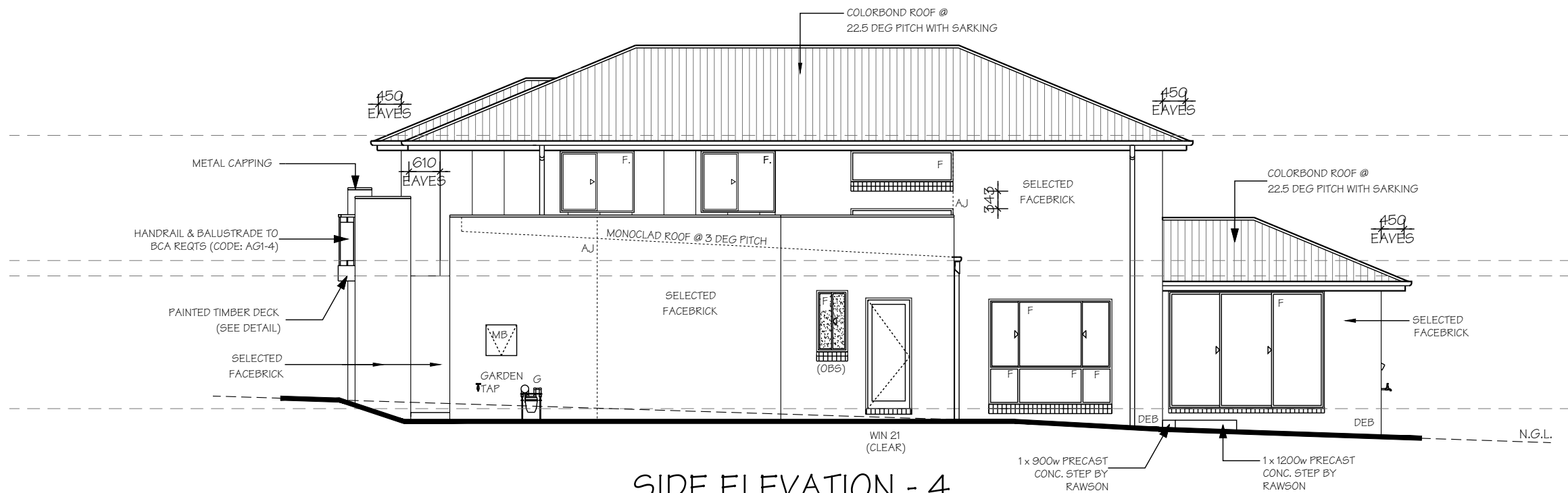
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ELEVATIONS 1 & 2

DRAWN BY: CDS	DATE DRAWN: 19.12.18	CHECKED BY: RM	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A009002	DRWG No.: 06	ISSUE: B	

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REAR ELEVATION - 3



SIDE ELEVATION - 4

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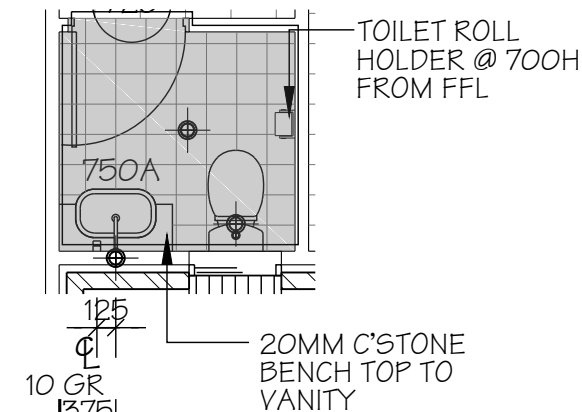
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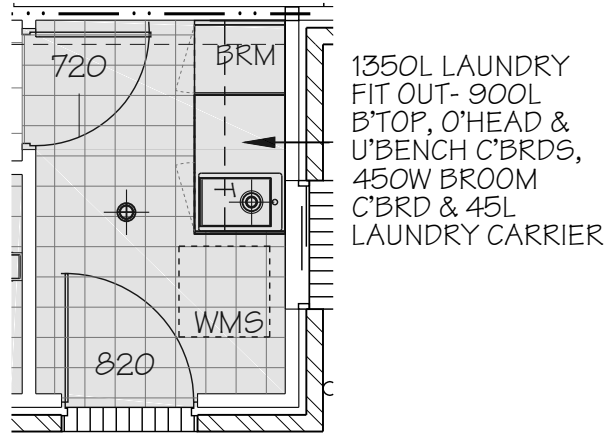
HOUSETYPE:
MODEL: BENHAM 32
FACADE: TREND
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 3 & 4

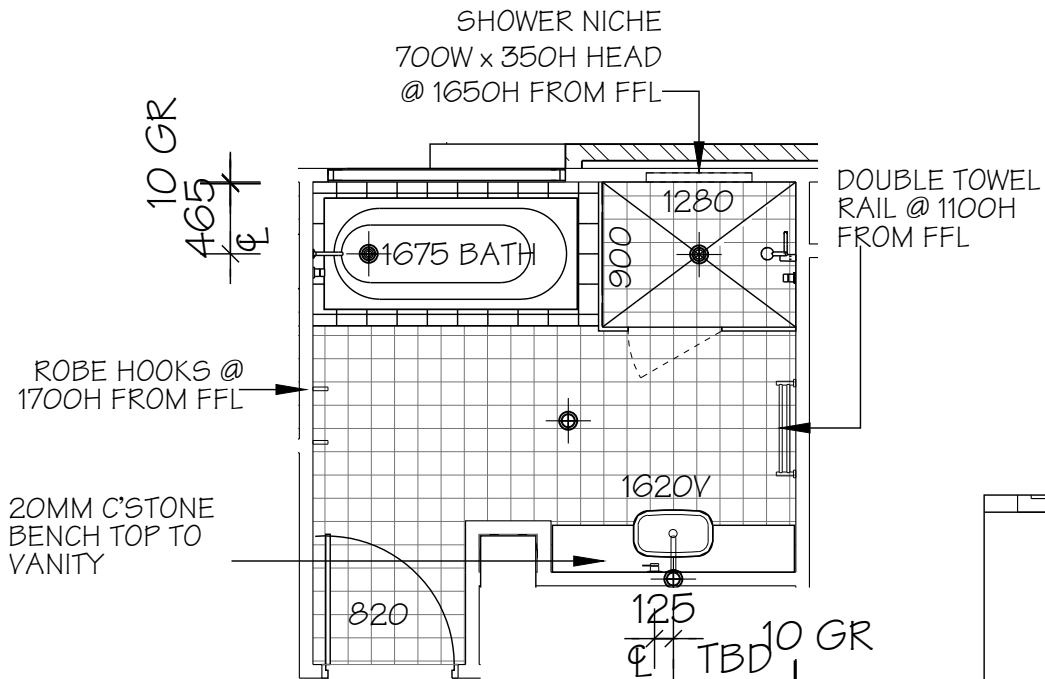
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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A009002	DRWG No.: 07	ISSUE: B	



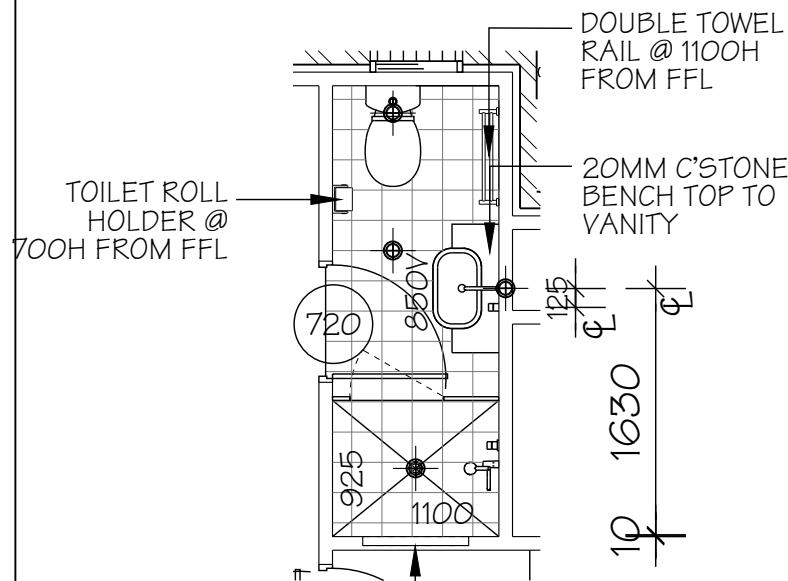
POWDER PLAN



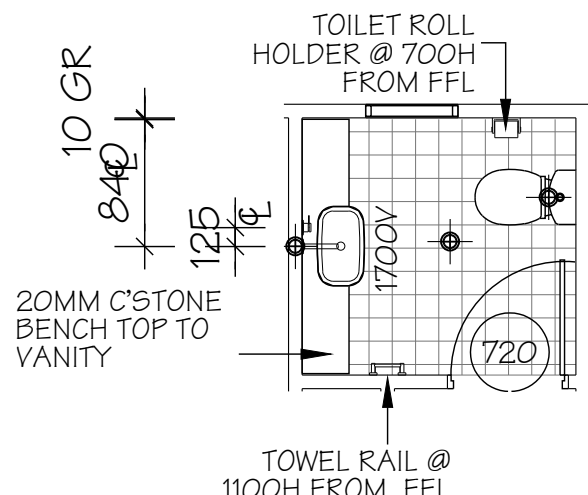
LAUNDRY PLAN



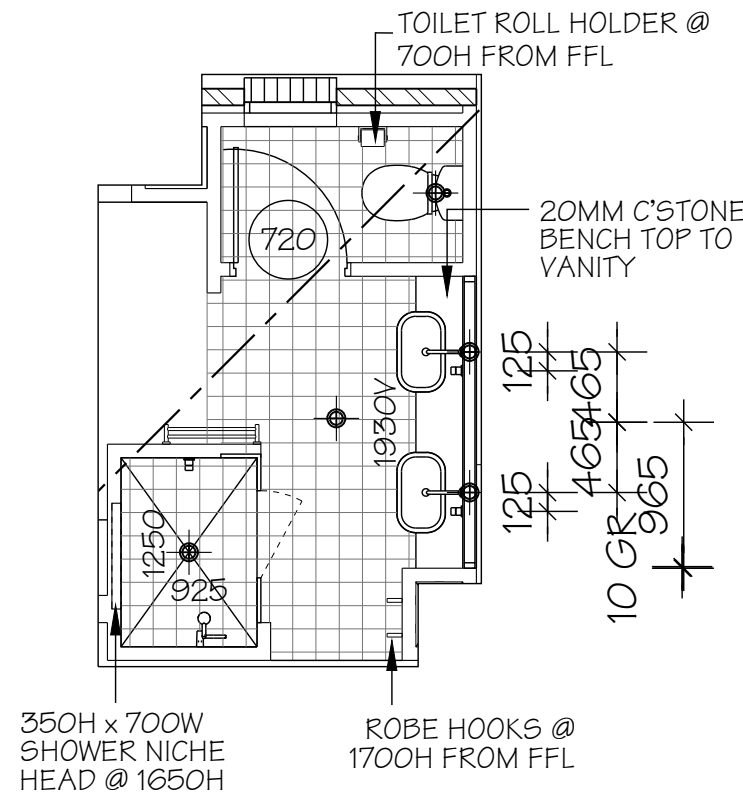
BATHROOM PLAN



ENSUITE 4 PLAN



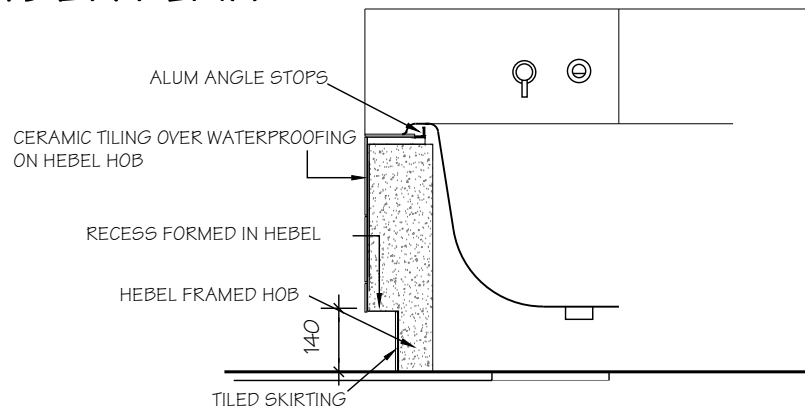
FIRST FLOOR POWDER PLAN



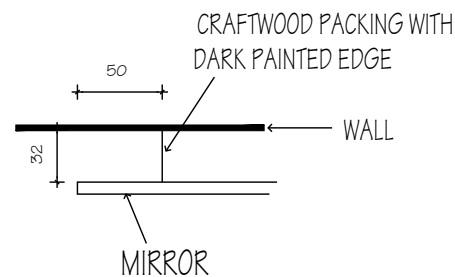
ENSUITE 1 PLAN

NOTES:

- TILING HEIGHT ABOVE TOP OF BATH 500mm
- TILING HEIGHT TO SHOWER 2100mm FROM FFL
- HEIGHT OF SHOWER SCREENS 2100mm
- SKIRTING TILE TO REMAINDER OF BATHROOM, ENSUITE AND POWDER
- RECESSED TILED KICKER TO BATH HOB 140mm HIGH, 70mm WIDE
- WALL MOUNTED SPOUT TO BATH & VANITY
- SQ. EDGE POLISHED FLOATING MIRRORS MOUNTED ON 32mm BOARD, 130mm OFFSET FROM EDGE OF VANITY & HEAD HEIGHT @ 2020mm FROM FFL. SPLASHBACK BETWEEN VANITY & MIRROR



BATH HOB DETAIL
NOT TO SCALE



MIRROR EDGE DETAIL
NOT TO SCALE

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NORTH NARRABEEN

HOUSETYPE:
MODEL: BENHAM 32
FACADE: TREND
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
WET AREA DETAILS

DRAWN BY: CDS	DATE DRAWN: 19.12.18	CHECKED BY: RM	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:50	
JOB No: A009002	DRWG No.: 08	ISSUE: B	



RETAINING WALLS IF REQUIRED
BY OWNER AFTER HANDOVER

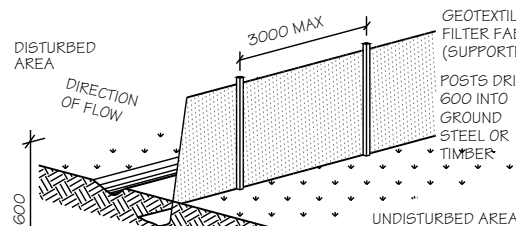
APPROX ROOF AREA: 208.45m²

GARAGE INT: 5.87(W) x 6.0(L)

SEDIMENT CONTROL

INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY COUNCIL REQUIREMENTS, REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANGEMENT.



SEDIMENT FENCE DETAIL

SUITABLE FOR DRAINAGE AREA OF 0.6HA MAX AND
SLOPE GRADIENT OF 1:2 MAX WITH LENGTH OF 60M MAX

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SEDIMENT & ANALYSIS PLAN

DRAWN BY:
CDS

DATE DRAWN:
19.12.18

CHECKED BY:
RM

APPROVED FOR
CONSTRUCTION:

COUNCIL AREA:
NORTHERN BEACHES

SCALE:
1:200

JOB No:
A009002

DRWG No.:
10

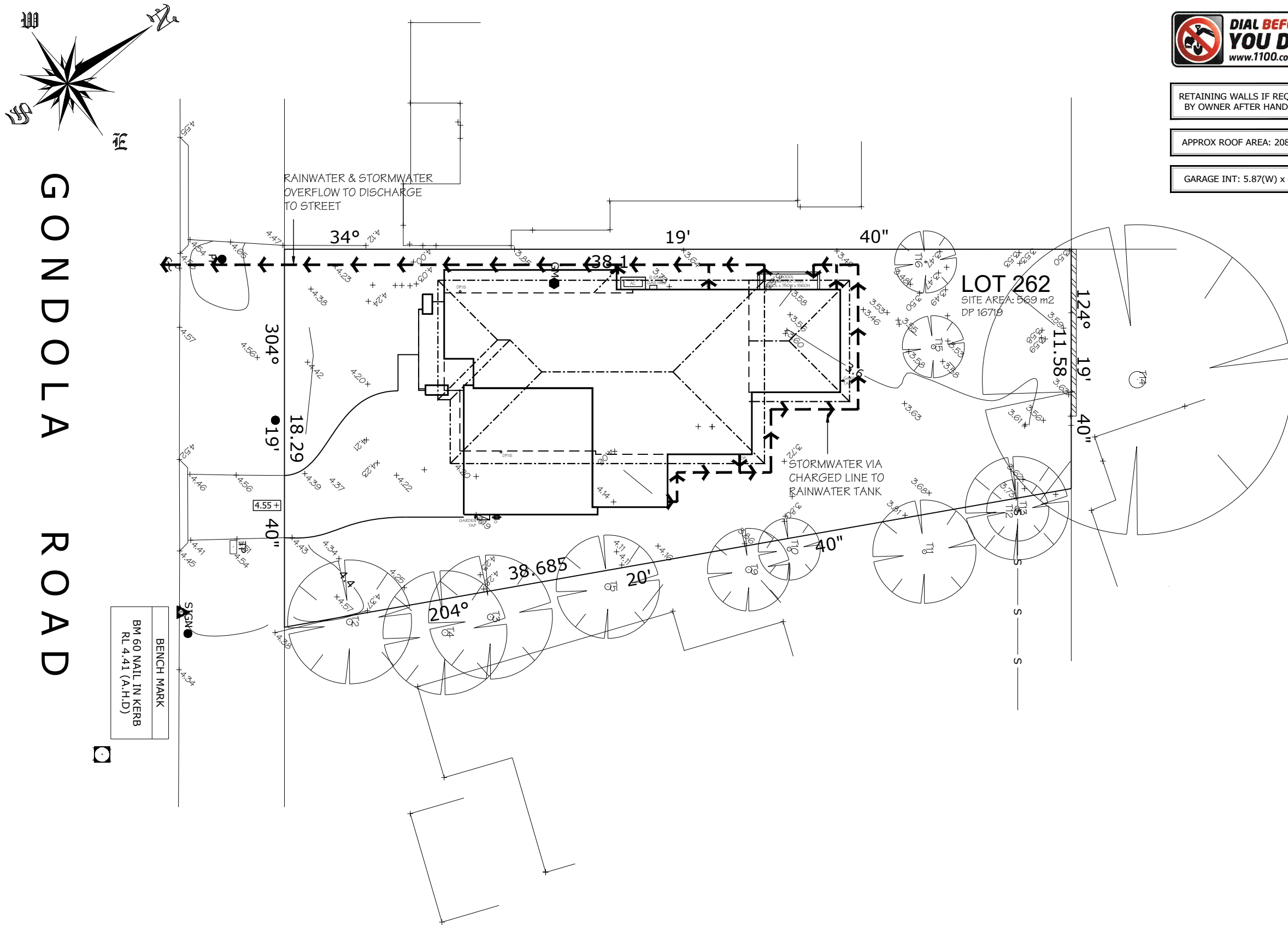
ISSUE:
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BY OWNER AFTER HANDOVER

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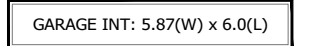
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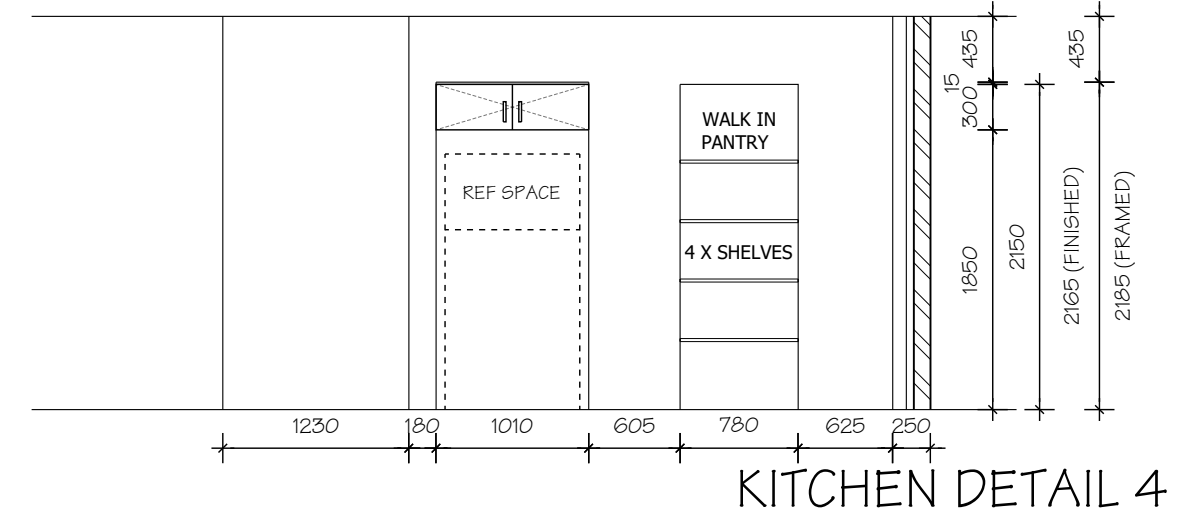
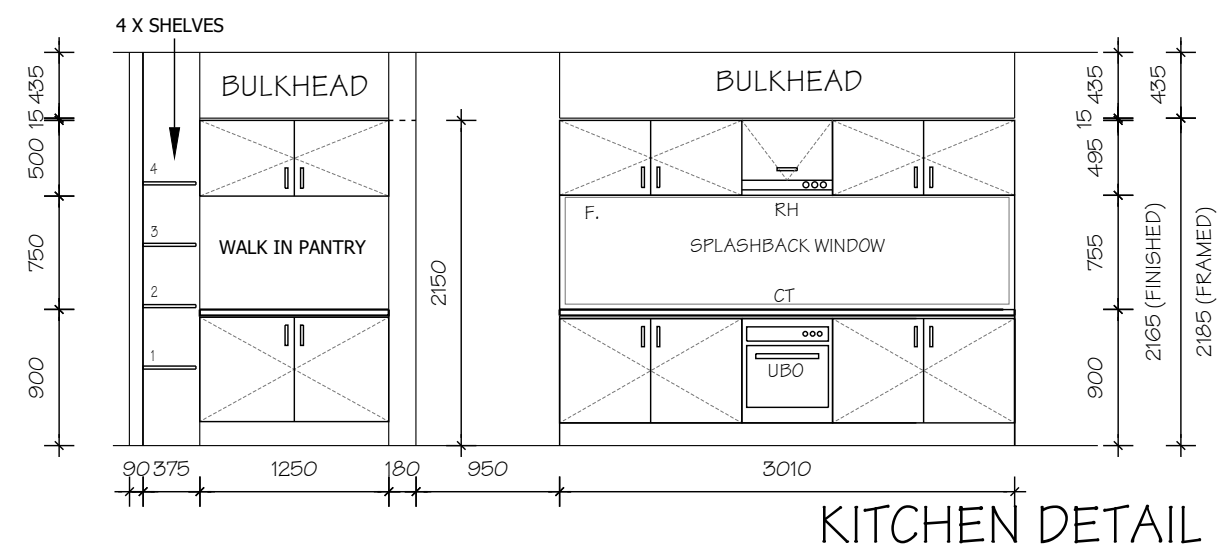
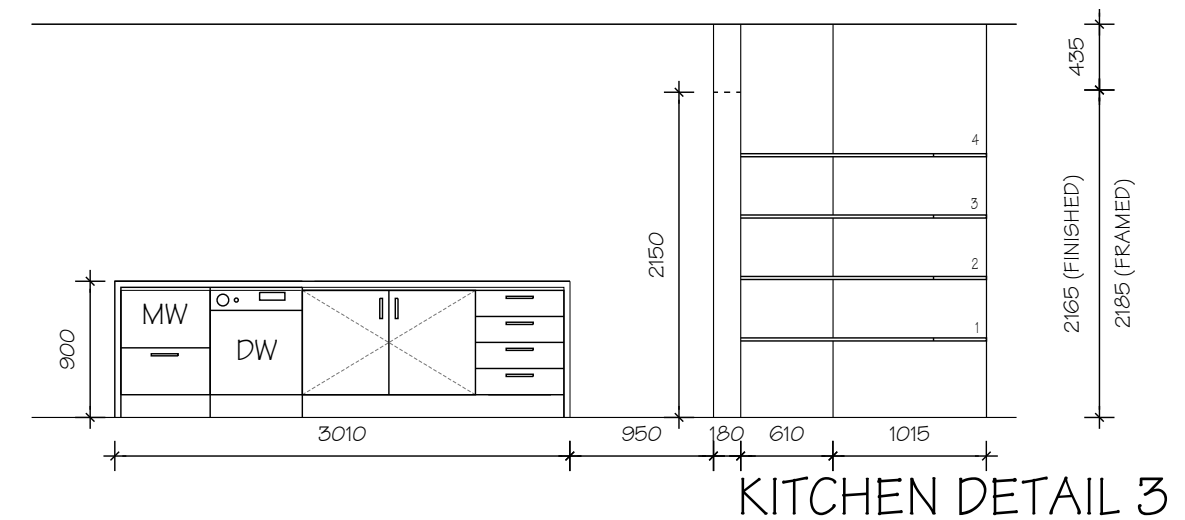
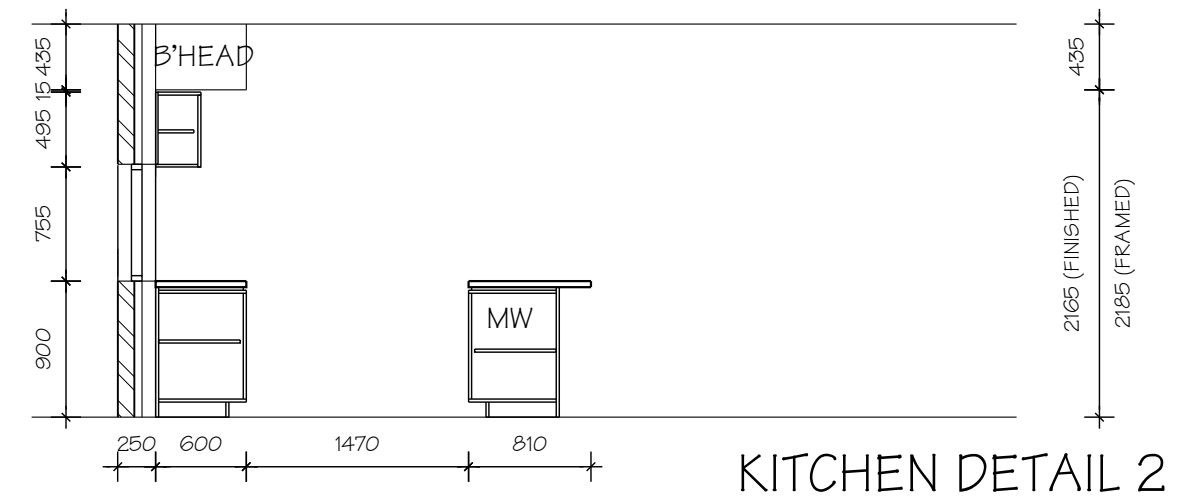
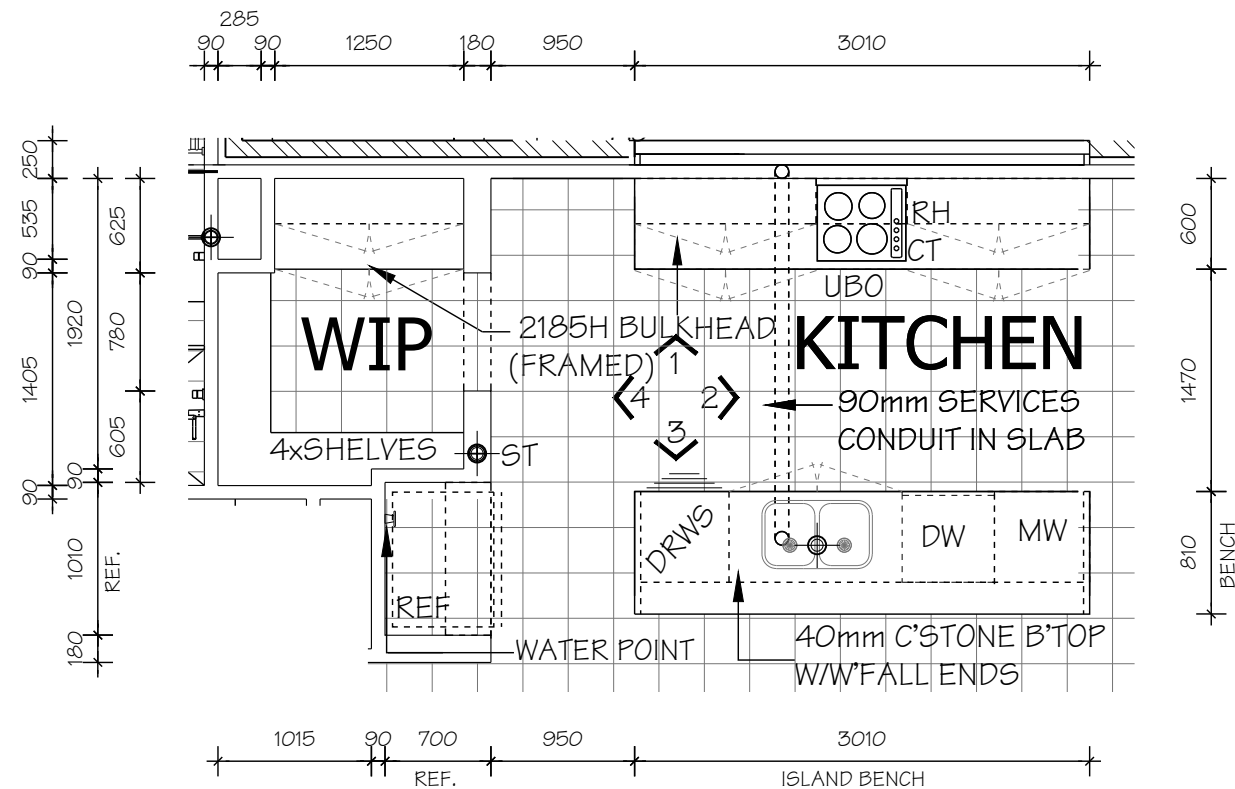
DRAWING TITLE:
STORMWATER PLAN

DRAWN BY: CDS	DATE DRAWN: 19.12.18	CHECKED BY: RM	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A009002	DRWG No.: 11	ISSUE: B	



21st JUNE SHADOWS 3:00 pm

DRAWN BY: CDS	DATE DRAWN: 19.12.18	CHECKED BY: RM	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A009002		DRWG No.: 13	ISSUE: B



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HOUSETYPE:

MODEL: BENHAM 32
FACADE: TREND
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:

KITCHEN DETAILS

DRAWN BY:

CDS

DATE DRAWN:

19.12.18

CHECKED BY:

RM

APPROVED FOR CONSTRUCTION:

COUNCIL AREA:

NORTHERN BEACHES

SCALE:

1:50

JOB No:

A009002

DRWG No.:

KD

ISSUE:

B



External Colour Selections

A/009002

Lot 262, (No.42) Gondola Road, North Narrabeen NSW 2101
Levi & Leanne Rumler



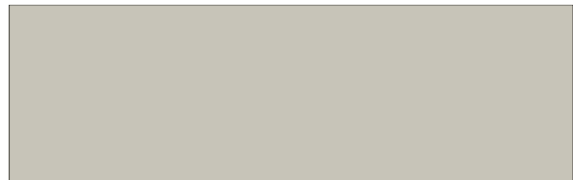
Main Brick: Austral - Titanium



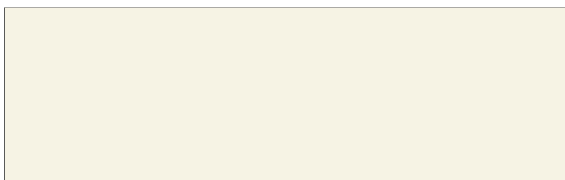
Roof: Colourbond - Night Sky



Secondary Roof: Colourbond - Night Sky



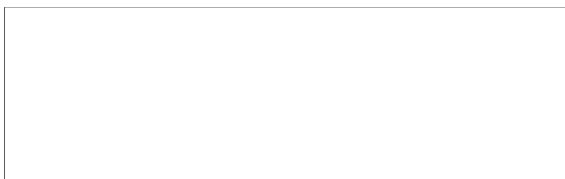
Matrix Cladding: Taubmans - Navigate



Eaves/ Alfresco: Taubmans - Crisp White



Fascia, Gutter, Metal Capping:
Colourbond - Night Sky



Driveway: Plain Concrete



Garage Door: Night Sky

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