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NOTES:

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ACCURATE - HOWEVER INFORMATION WRITTEN INTO
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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

SCHEDULE OF DRAWINGS:

<u>SHEET</u>	<u>DRAWING TITLE</u>
01	COVER SHEET
02	SITE PLAN
03	GROUND FLOOR PLAN
04	FIRST FLOOR PLAN
05	ELEVATIONS 1
06	ELEVATIONS 2
07	SECTION & BASIX
08	WET AREA DETAILS
09	SLAB PLAN (NOT INCL. IN SET)
10	SEDIMENT & SITE ANALYSIS
11	SHADOW DIAGRAM

[illegible]

AMENDED SUBMISSION
PLANS - DA

SIGNATURE.....

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EXCLUDING FINISHED SURFACES

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 ROBERT ALEXANDER MCDONALD BAXTER

SITE ADDRESS:
LOT 16 (DP271139)
BUBALO STREET
WARRIEWOOD NSW 2102

HOUSETYPE:	
MODEL:	BENHAM 24 MKII
FACADE:	TREND
TYPE:	GARAGE
SPECIFICATION:	LUX

DRAWING TITLE:
COVER SHEET

DRAWN BY: QC	DATE DRAWN: 25.02.20	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: NTS	
JOB No: A008108		DRWG No.: 01	ISSUE: E

BAL LOW

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

BAS

GENERAL SITING NOTES

- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENTS SUBJECT TO CONFIRMATION UPON COMPLETION OF ARCHITECTURAL PLANS.
- ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFIRMATION 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

DRIVEWAY AND FRONT PATH TO COMPLY WITH AS2890

0.71M FALL ACROSS BUILDING ENVELOPE

N2 WIND CATEGORY



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DRAWING TITLE:
SITE PLAN

DRAWN BY: QC
DATE DRAWN: 25.02.20
CHECKED BY: QC
APPROVED FOR CONSTRUCTION:

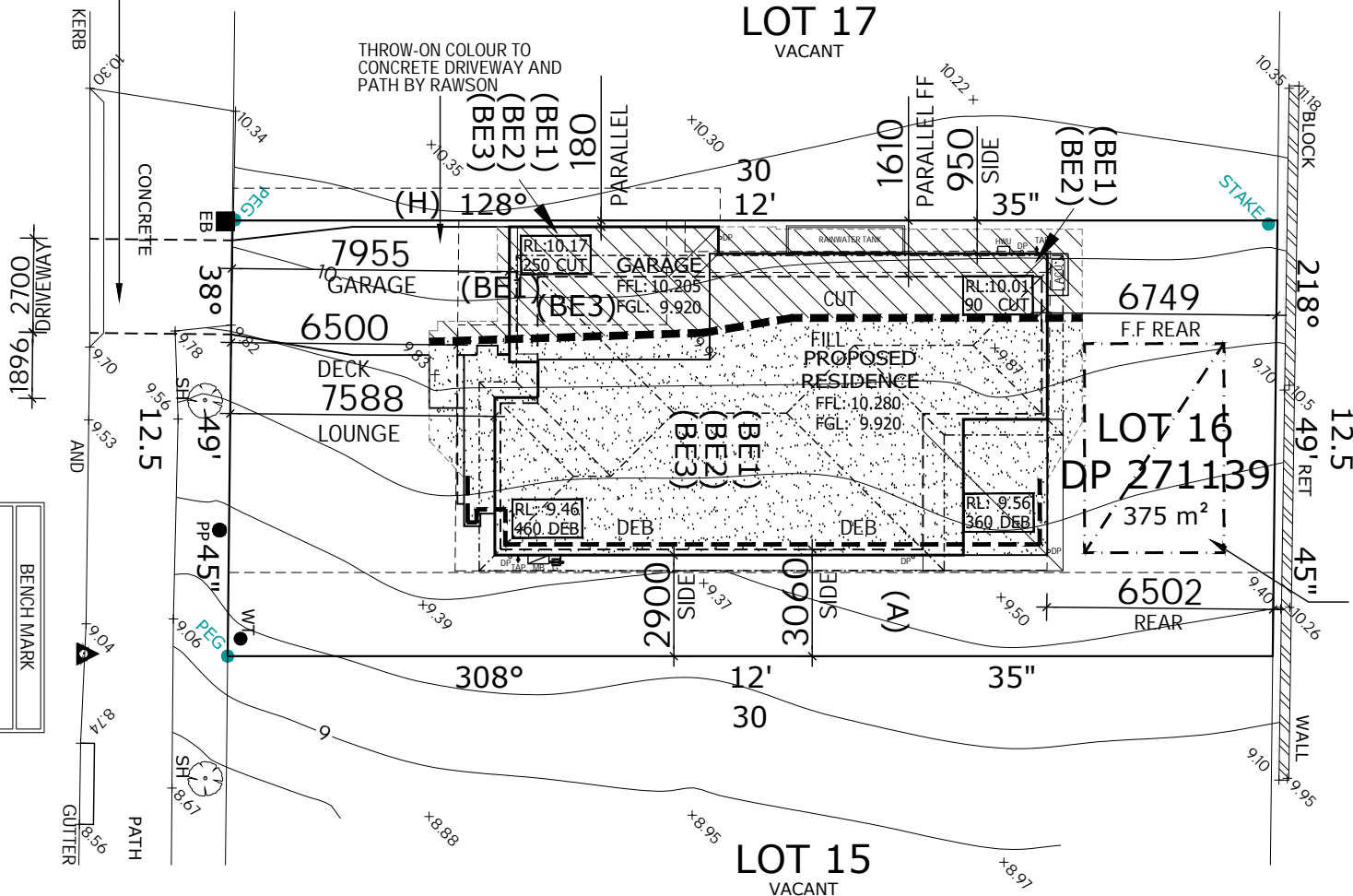
COUNCIL AREA:
PITTWATER
SCALE:
1:200

JOB No:
A008108
DRWG No.: 02
ISSUE: E

(A): EASEMENT FOR SEWER PURPOSES 5 WIDE (VIDE 6771995)
(BE1): RESTRICTION ON THE USE OF LAND
(BE2): RESTRICTION ON THE USE OF LAND
(BE3): RESTRICTION ON THE USE OF LAND
(H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

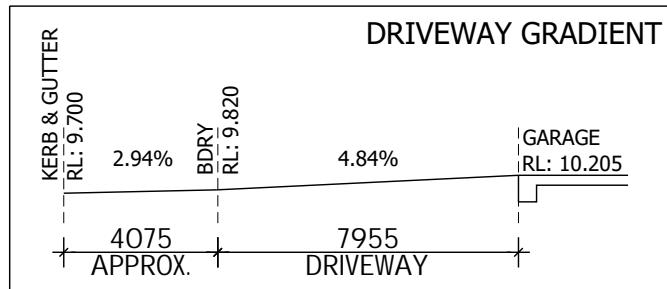
PROPOSED VEHICULAR
CROSSOVER BY DEVELOPER AS
PER SUBDIVISION PLANS

BUBALO STREET



BENCH MARK
BM 15 NAIL IN KERB
RL 8.96 (AHD)

SITE CALCULATIONS DA	
GROUND FLOOR	107.70 m ²
FIRST FLOOR	104.51 m ²
TOTAL LIVING AREA	212.21 m ²
TOTAL LANDSCAPE AREA	201.05 m ²
LANDSCAPE AREA (%)	53.61 %
BUILDING FOOTPRINT	144.95 m ²
DRIVEWAY & PATH	29.00 m ²
TOTAL LANDSCAPE AREA	201.05 m ²
FLOOR SPACE RATIO	0.57 :1
SITE COVERAGE	38.65 %



SOURCE OF LEVELS
SSM 24845 RL 12.835
S.C.I.M.S

REVISION	DESCRIPTION	DATE
A	UPDATED CONTOUR INFORMATION	01.07.2019
B	UPDATE TO REGISTERED	13.01.2020
C	UPDATE TO AHD	22.01.2020

LOCATION PLAN

LAT: -33.6869
LONG: 151.2995

WARRIEWOOD ROAD

BUBALO STREET

LOT 16

LEGEND

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

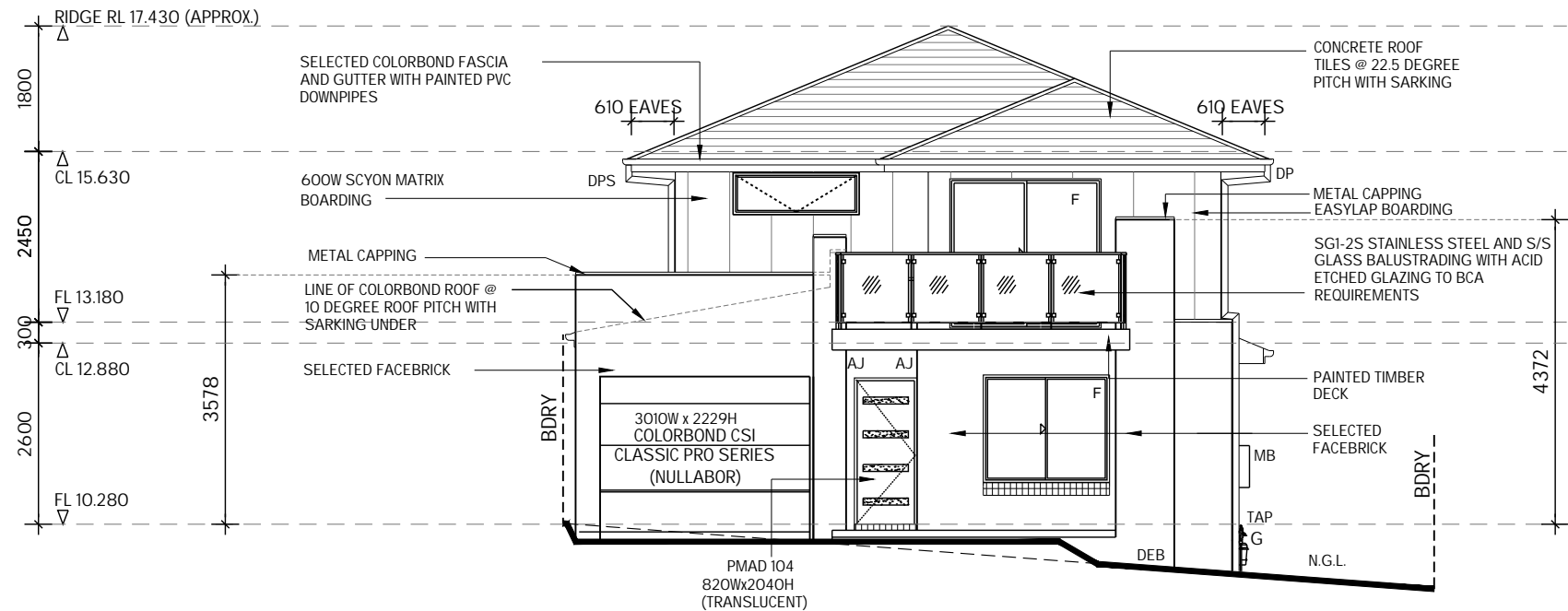
LOT 22
DP 270907

24m2 (4x6) PRINCIPAL
PRIVATE OPEN SPACE

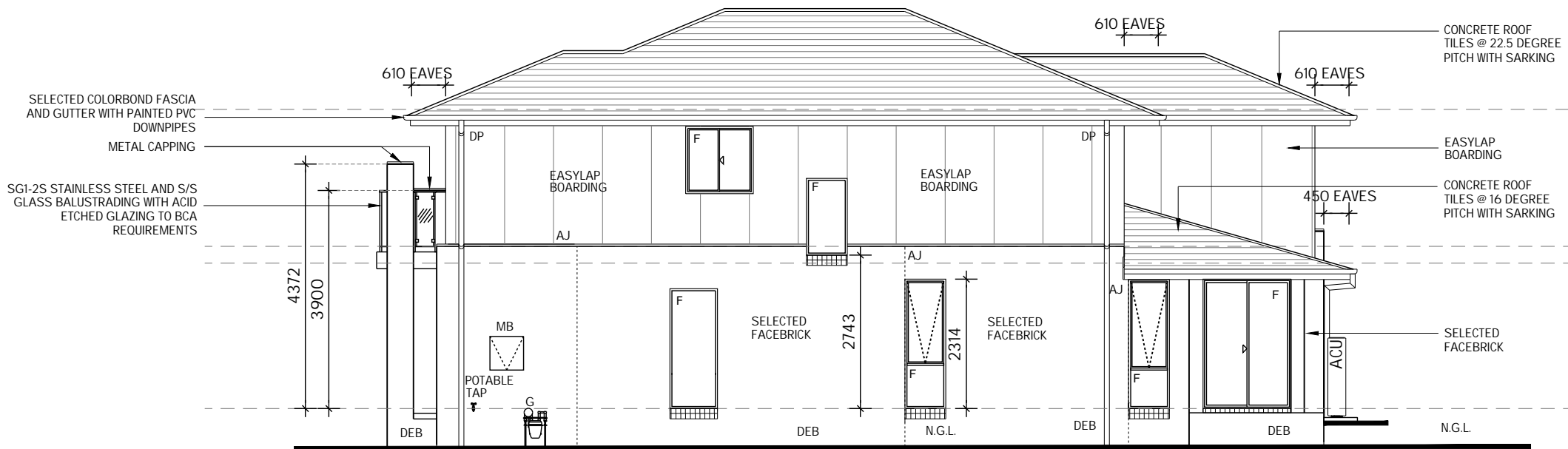
ABBREVIATIONS

- 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
- MS - MAINTENANCE SHAFT
- 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

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



FRONT ELEVATION - 1



SIDE ELEVATION - 2

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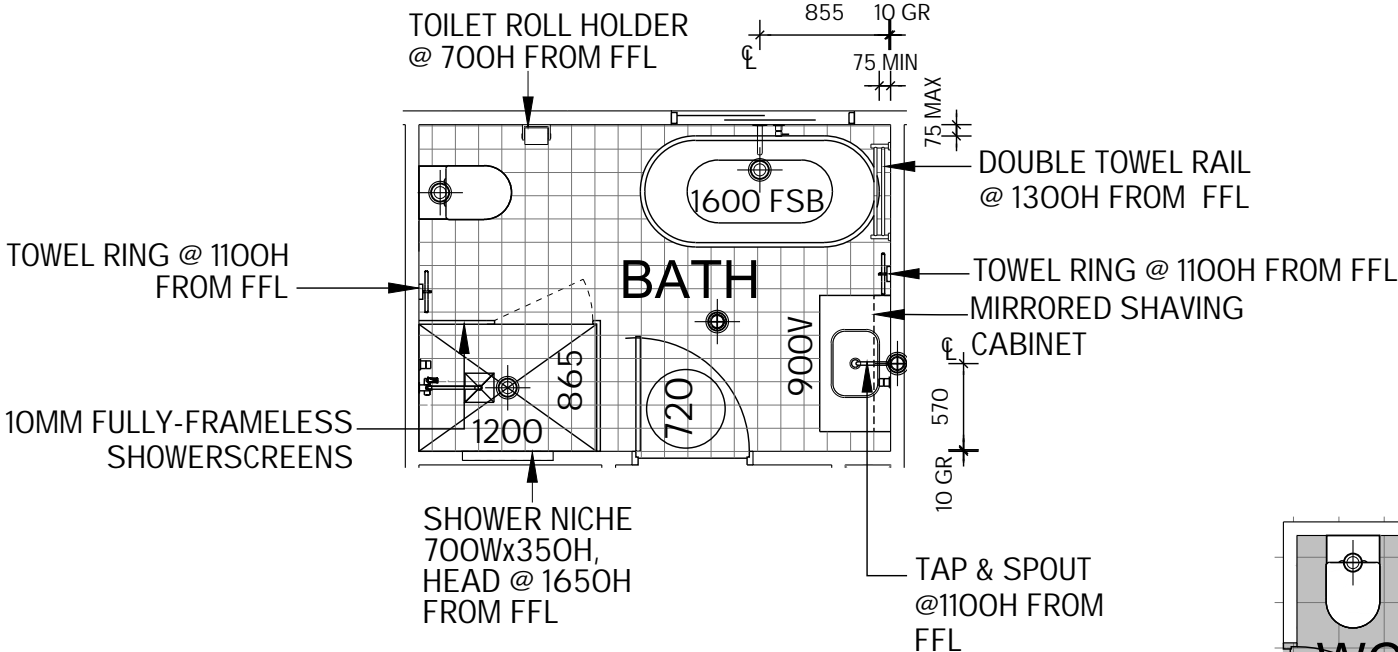
HOUSETYPE:
MODEL: BENHAM 24 MKII
FACADE: TREND
TYPE: GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 1 & 2

DRAWN BY: QC	DATE DRAWN: 25.02.20	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:100	
JOB No: A008108	DRWG No.: 05	ISSUE: E	

REFER TO ELBA DESIGN FOR DETAILS

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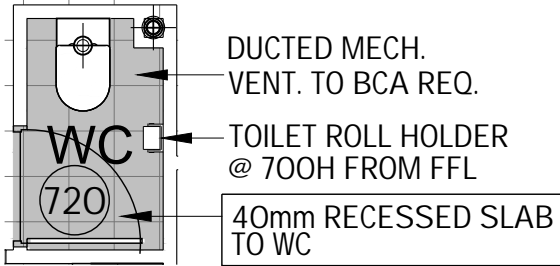


BATHROOM PLAN

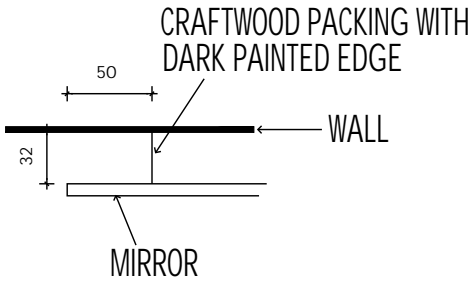
REFER TO TILE DIRECT QUOTE
SIGNED & DATED 10.04.18 FOR
DETAILS.

NOTES:

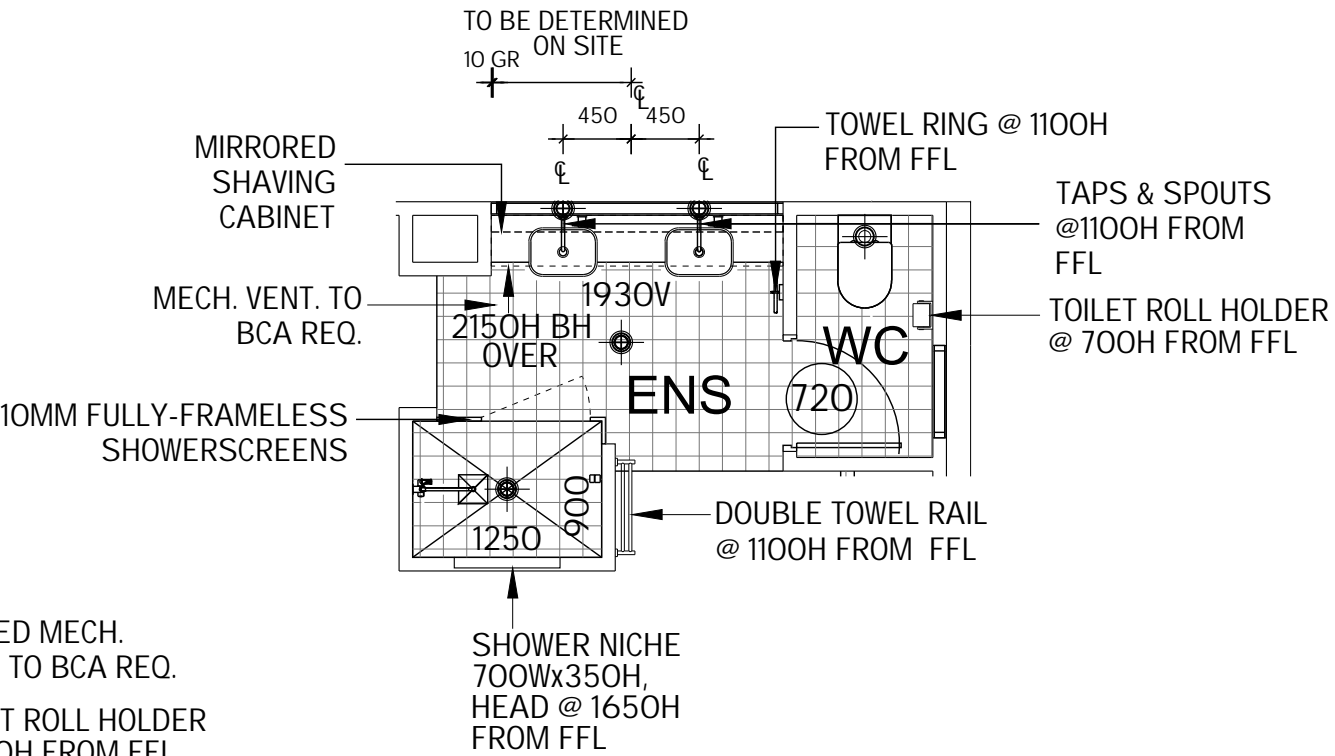
- PROVIDE 900mm HEAD HEIGHT TO BATHROOM & ENSUITE VANITY BENCHTOPS
- PROVIDE FULL HEIGHT CERAMIC WALL TILING TO MAIN BATHROOM & BEDROOM 1 ENSUITE (EX. SEPARATE WC)
- HEIGHT OF SHOWER SCREENS 2100mm
- 1/2 SKIRTING TILE TO REMAINDER OF POWDER, LAUNDRY & WC
- WALL MOUNTED SPOUT TO BATH & VANITY
- SQ. EDGE POLISHED FLOATING MIRRORS MOUNTED ON 32mm BOARD, 130mm OFFSET FROM EDGE OF VANITY & HEAD HEIGHT @ 2020mm FROM FFL. SPLASHBACK BETWEEN VANITY & MIRROR
- SMART FLOOR WASTES TO ALL WET AREAS
- 1900 SHOWER HEAD FROM FFL TO UNDER SIDE OF SHOWER HEAD



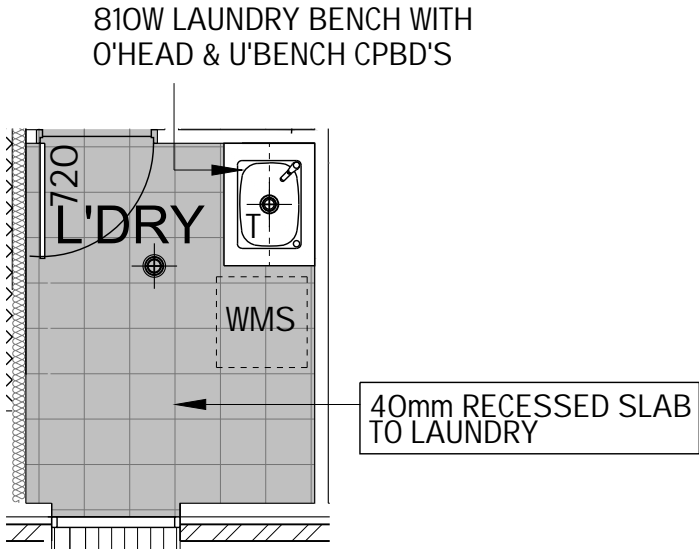
WC PLAN



MIRROR EDGE DETAIL
NOT TO SCALE



BED 1 ENSUITE



NOTE: WASHING MACHINE TAPS UNDER TUB
650H TILED SPLASHBACK AROUND TUB

LAUNDRY PLAN

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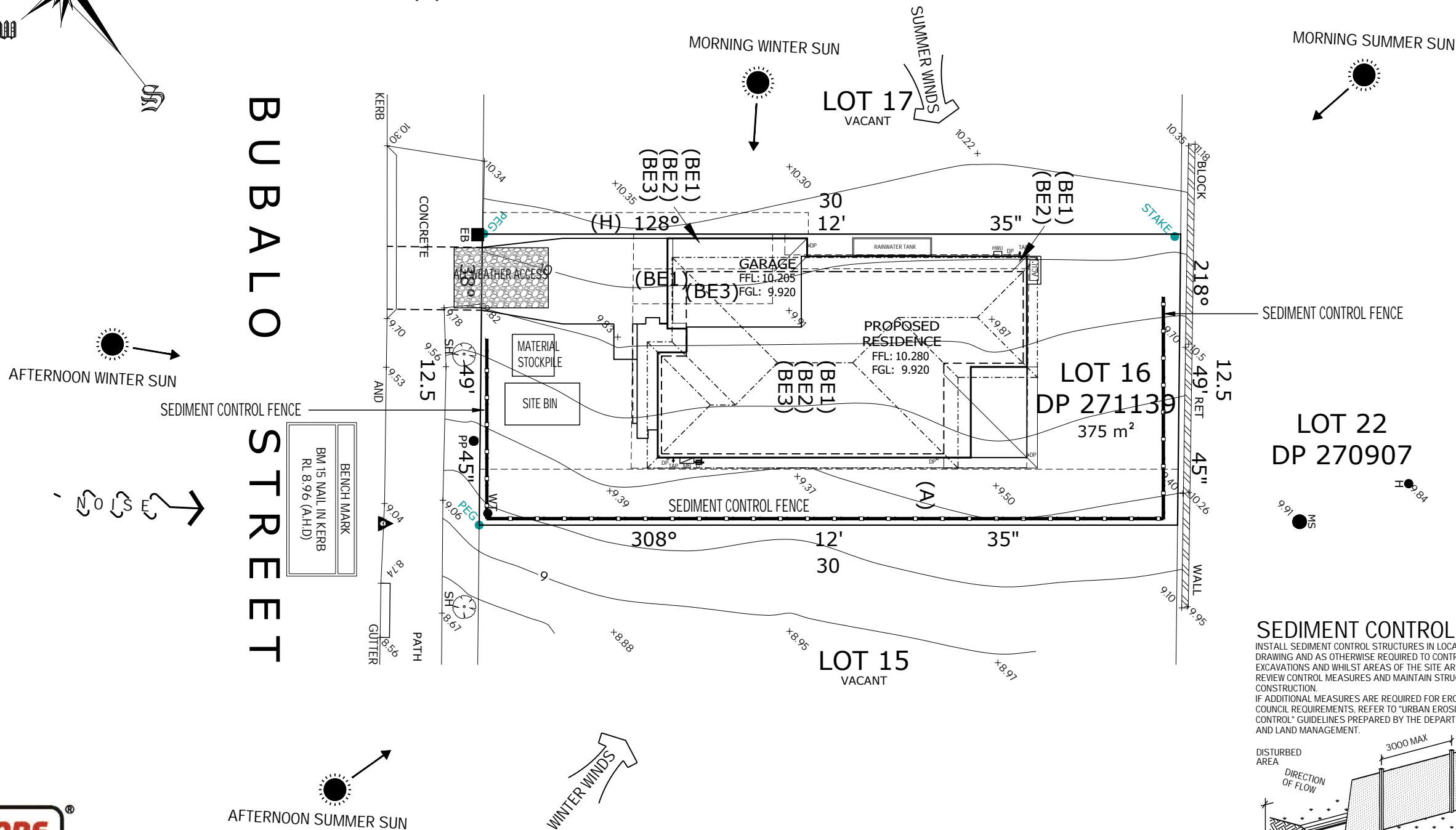
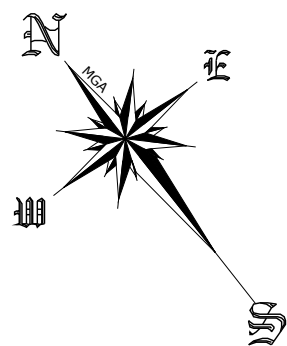
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WARRIEWOOD NSW 2102

HOUSETYPE:
MODEL: BENHAM 24 MKII
FACADE: TREND
TYPE: GARAGE
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DRAWING TITLE:
WET AREA DETAILS

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COUNCIL AREA: PITTWATER		SCALE: 1:50	
JOB No: A008108		DRWG No.: 08	ISSUE: E

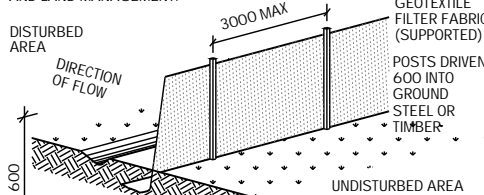
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SEDIMENT CONTROL

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 MANAGEMENT.



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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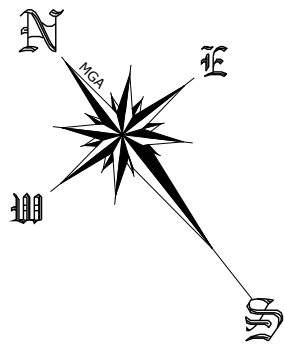
DRAWING TITLE:
SEDIMENT & SITE ANALYSIS

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APPROVED FOR CONSTRUCTION:

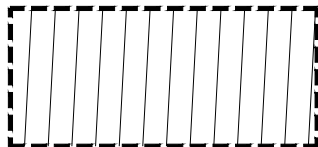
COUNCIL AREA: PITTWATER
SCALE: 1:200

JOB No: A008108
DRWG No.: 10
ISSUE: E

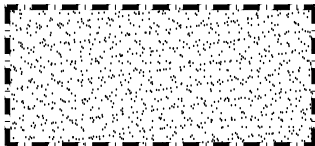
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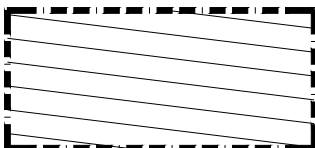
BUBALO STREET



21st JUNE SHADOWS 9:00 am

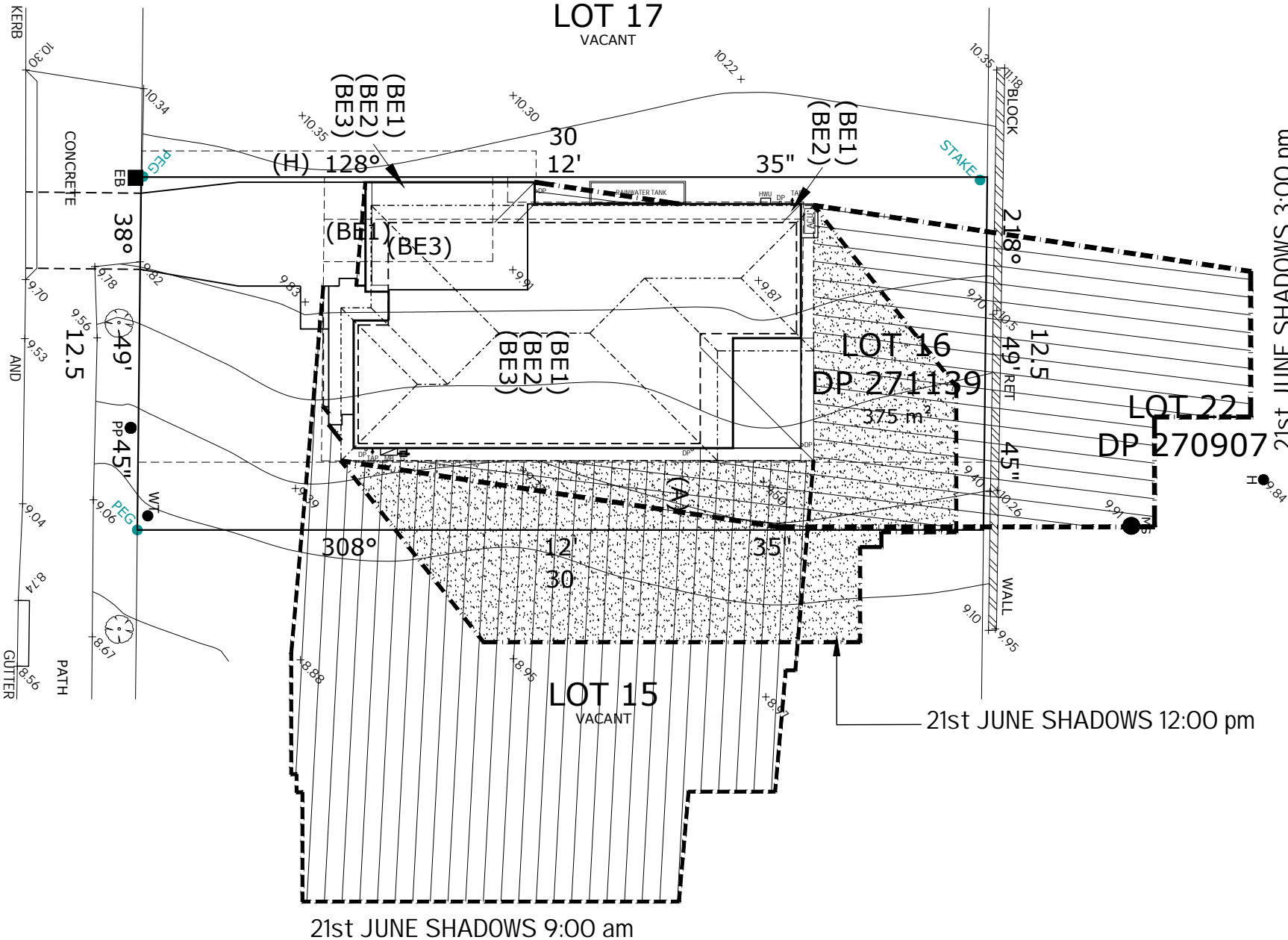


21st JUNE SHADOWS 12:00 pm



21st JUNE SHADOWS 3:00 pm

BENCH MARK
BM 15 NAIL IN KERB
RL 8.96 (A.H.D)



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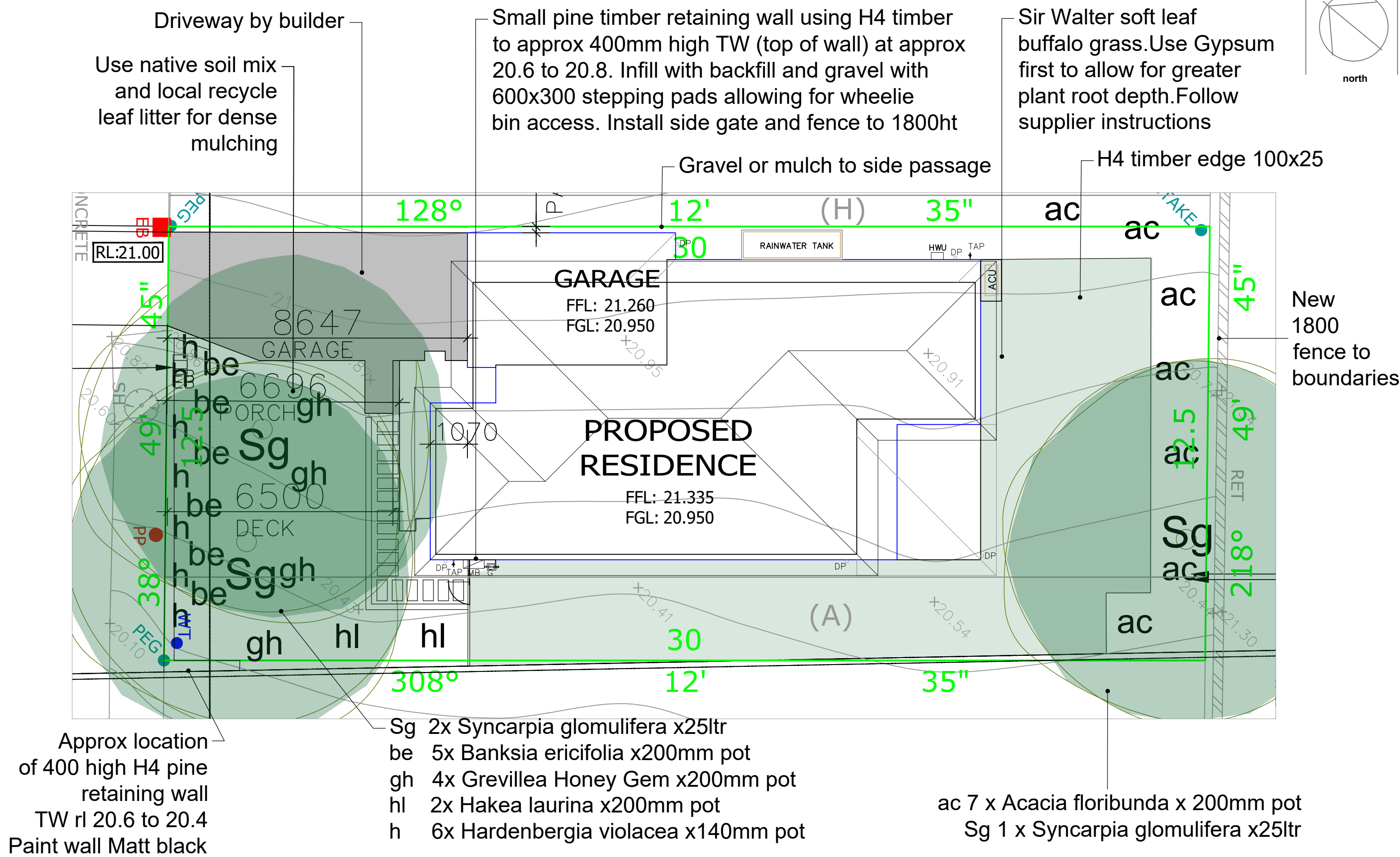
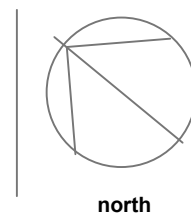
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SHADOW DIAGRAM

DRAWN BY: QC	DATE DRAWN: 25.02.20	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:200	
JOB No: A008108	DRWG No.: 11	ISSUE: E	



Landscape plan
lot 16 Bubalo Street
Warriewood

Issue: A Client DRAFT
Issue: B DA issue
Issue: C Rev house DA issue

Landscape DA Plan	
Drawing: AD/TT	Checked by: AD
Andrew Davies	Job: R12 16.1.19
Date: 8.10.19	Issue: C
Scale: 1to100 A3	
Approx	

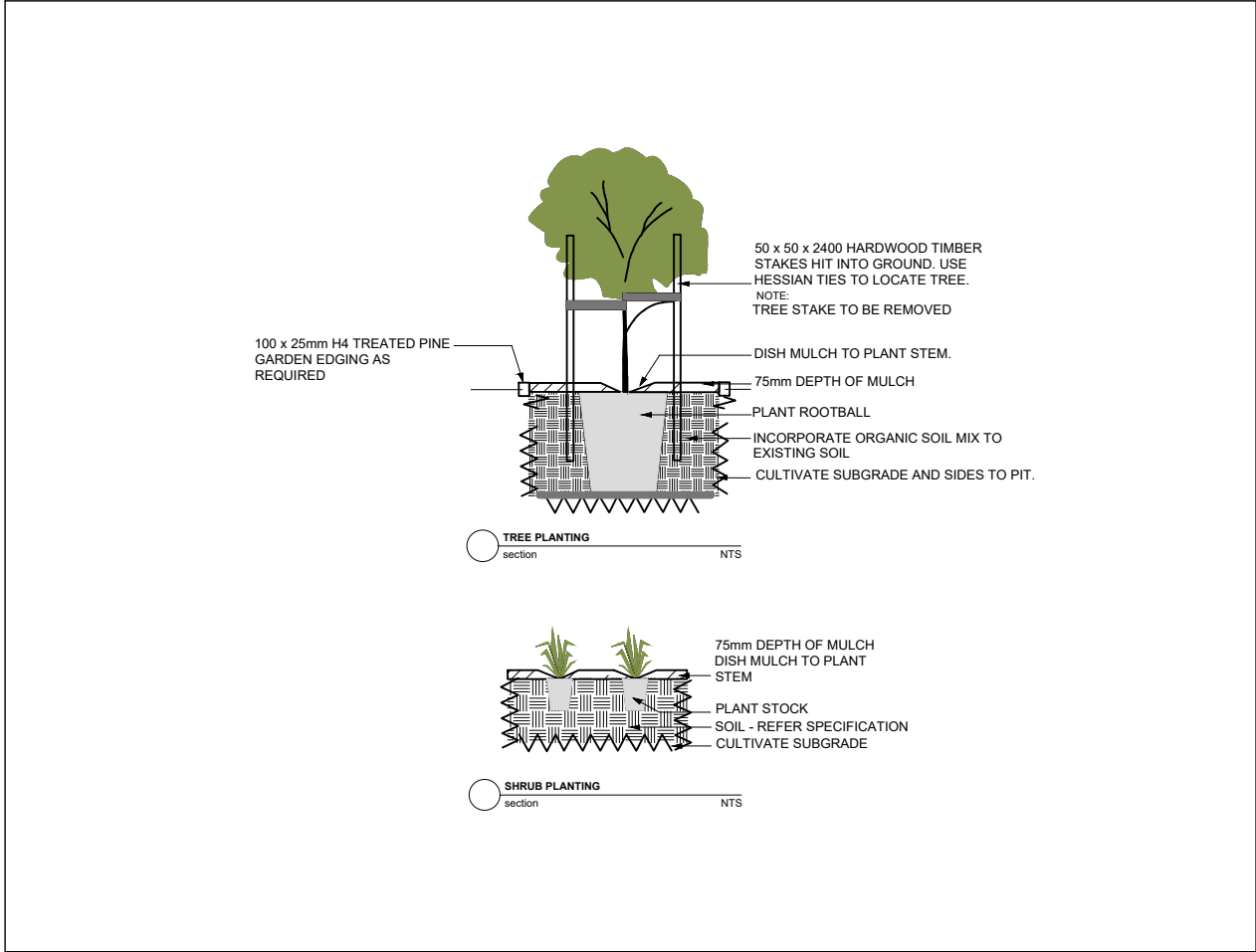


27 Turimetta Street, Mona Vale NSW 2103
andrewdaves@banksiadesigngroup.com.au
abn : 17 986 316 620
www.banksiadesigngroup.com.au 0414 2900 57

andrew daves.
LANDSCAPE DESIGN

Plant schedule

Acacia longifolia	Acacia	200	3.5x3.5	7
Banksia ericifolia	Banksia shrub	200	3.5 x 3.0	5
Grevillea Honey Gem	Grevillea	200	3.0 x 3.5plus	4
# Hardenbergia violacea	Hardenbergia	140	.8x.5	20
Hakea laurina	Hakea shrub	200	3.0 x4.0	2
Syncarpia glomifera	Turpentine tree	25ltr	5 plus x20 plus	3



Planting detail

— Landscape plans prepared as per Pittwater DCP 21 section C1.1 Landscaping

LANDSCAPE GENERAL SPECIFICATION AND NOTES

All landscape works and material supply, to be in accordance with AS 4000, LCA guidelines and Occupational Health & Safety standards.

All landscape works to comply with relevant Australian Standards and relevant Building Codes of Australia

All dimensions and locations to be checked on site and confirmed by landscape site supervisor before commencement of works

Do not scale from drawings. Dimensions take preference

Plant schedule and quantities to be used as guide only and to be confirmed by contractor before final purchase of plants

Final plant positions to be determined on site (by Landscape Supervisor).

DESIGN LIABILITY NOTE: No liability is accepted by these plans. Contractors are required to check ALL construction facts, figures and relevant information pertaining to the soft and hard scape works to be performed. Should anomalies occur, the designer or a representative of Liberty Landscapes Pty Ltd must be contacted and given due notice and sufficient documentation and, if required, due compensation to allow for adjustment/s to plans, documentation etc

REMOVAL OF NOXIOUS WEEDS: As a duty of care exists for all contractors: if a noxious weed exists onsite it should be removed after discussion with the owner or site supervisor.

ENVIRONMENTAL MANAGEMENT AND SEDIMENT CONTROL: All Landscape works to adhere with Environmental Legislation outlined in the *Protection of the environment operations act 1997*, by the EPA NSW.

It is highly recommended to use Dial Before You Dig services – contact for information at www.dialbeforeyoudig.com.au or call 1100.

TREES: All trees to be staked: use 2 x hardwood 50x50mm stakes and hessian webbing. See detail

TURF: 1. Install turf rolls diagonal to the fall of the land. Roll turf following installation, and water as required. Use soft leaf Buffalo sp

2. 50 - 70mm topsoil underlay to be used in ground preparation .Note check ph after construction and before laying turf, adjust as required for optimum plant growth

SOIL:

1. Contractor is to check soil pH levels, two weeks prior to planting, and allow for reasonable adjustments, using lime or similar to ensure plant viability

2. Break up existing ground surface using mattock, rotary hoe or tractor tine as required

3. Topsoil sandy loam 50mm depth to turf areas.

4. Where necessary mound soil to assist in soil drainage to avoid root rot and poor plant growth

5. Incorporate ¼ tonne organic soil mix into holes where trees are planted, using recycled leaf litter as mulch

6. Soil Quality to be Australian Native Landscape Standard

7. Supply and Install 'Garden Mix' to all garden beds incorporated into the top 300mm of existing site profile. Note use rotary hoe as required do not just place on top of ground

MULCH: Mulch to be installed to all planter beds to a depth of 75mm. Mulch type to be Recycled Leaf Litter ideally from local tree company based on more native plants than general exotics.

EDGING: See plan for locations. Top edge higher than lawn to allow garden beds to be aerated & mounded

DRAINAGE: fall paving to lawn area

Install Everhard drainage pit to front of house.Liaise with Rawson Homes re connection to stormwater pipes

LIGHTING: to future plans TBA

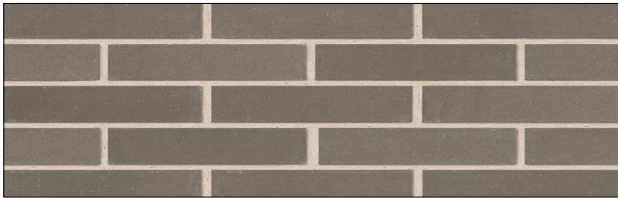
MAINTENANCE: New plants to receive regular deep irrigation for a minimum 12 weeks establishment period. Seasonal pruning, fertilising and pest and disease checks to be carried out. Advice by qualified horticulturalist recommended

IRRIGATION: Drip irrigation TBA

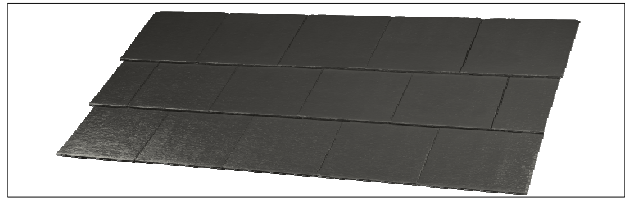


External Colour Selections

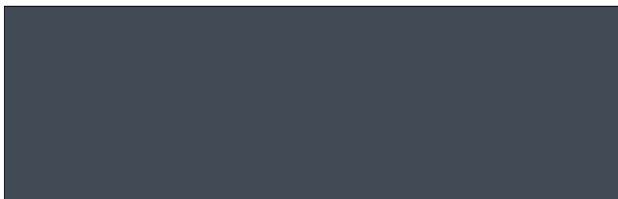
A/008108
Lot 16, Proposed Road, Warriewood NSW 2102
Robert Baxter



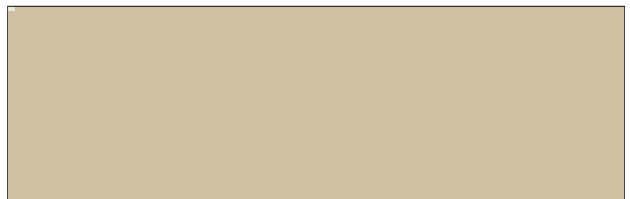
Main Brick: PGH smooth - Volcanic



Roof: Horizon profile - Camelot



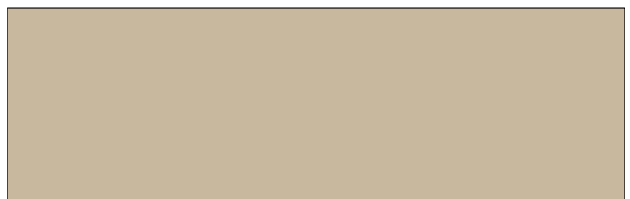
Secondary Roof: Colorbond Ironstone



Garage Door: Nullabor Woodgrain Paperbark



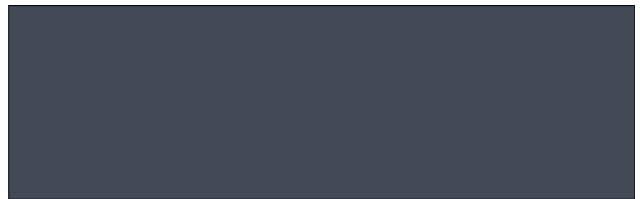
Window Frames: Stone Beige



Fascia, rainwater tank: Colorbond Paperbark



Driveway: Avista Gunmetal



Barge, Gutter, downpipes: Colourbond Ironstone



Matrix/Easylap Cladding: Taubmans Surfmist



Eaves: Taubmans Crisp White