



# RAWSON HOMES

— EST 1978 —



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

\* DO NOT SCALE - USE WRITTEN DIMENSIONS

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 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	SHADOW DIAGRAM
KD	KITCHEN DETAILS

[illegible]

AMENDED SUBMISSION  
PLANS - DA

SIGNATURE.....

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EXCLUDING FINISHED SURFACES

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



SITE ADDRESS:  
LOT A, DP 161572  
71 GEORGE STREET  
AVALON BEACH NSW 2107

MODEL:	CHIFLEY 32
FACADE:	CLASSIC
TYPE:	DOUBLE GARAGE
SPECIFICATION:	LUX

DRAWING TITLE:  
**COVER SHEET**

DATE DRAWN:	12 08 19
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APPROVED FOR  
CONSTRUCTION:

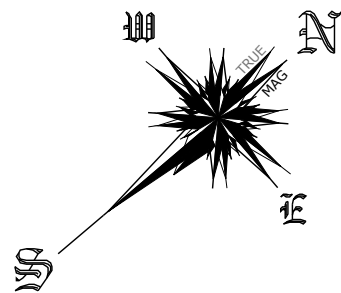
COUNCIL AREA:  
NORTHERN BEACHES

SCALE: NTS

JOB No:  
**A009118**

DRWG No.:	01
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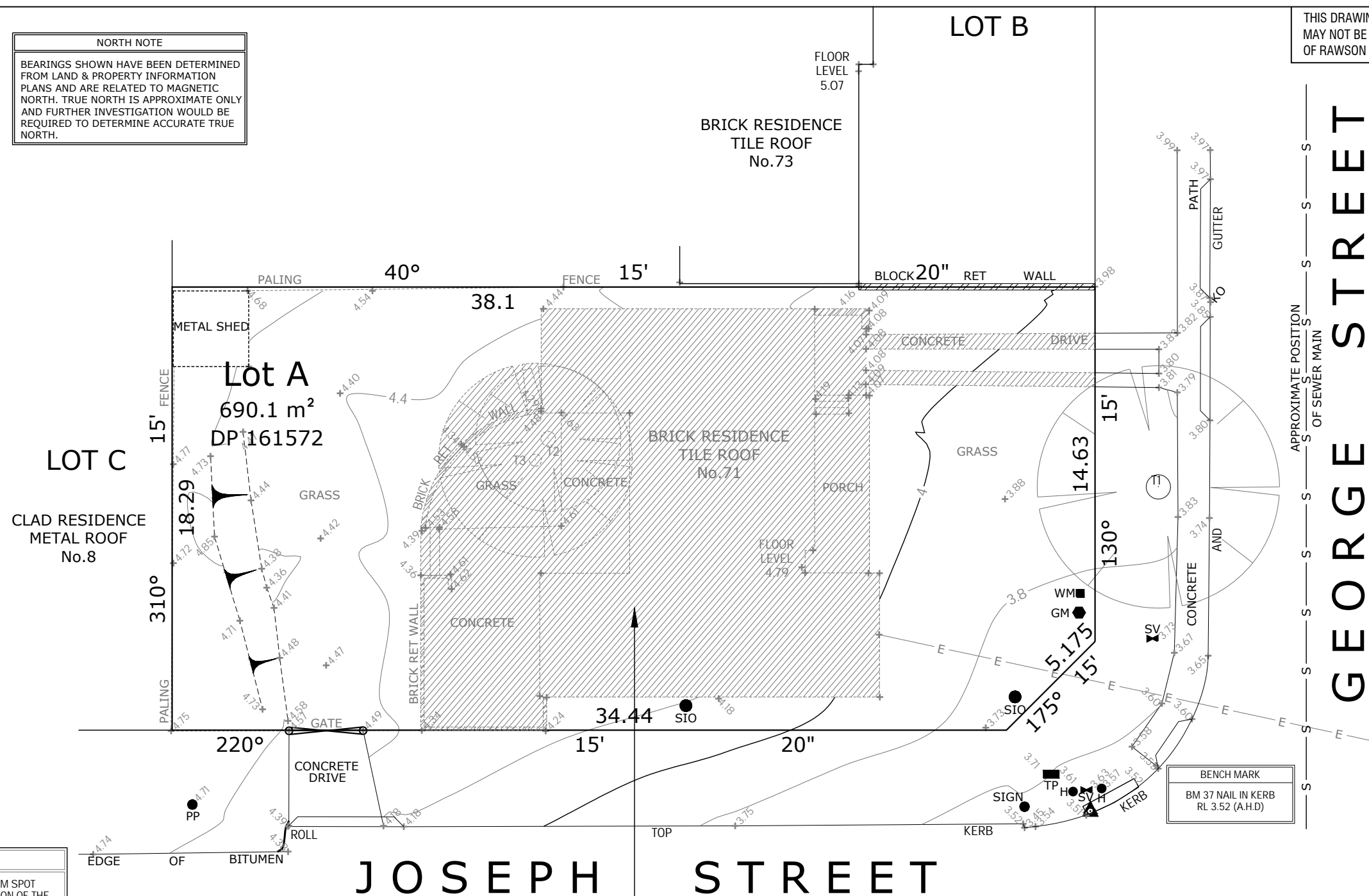
ISSUE:  
C



**NORTH NOTE**

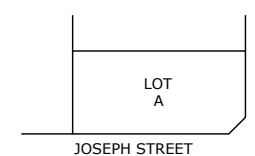
BEARINGS SHOWN HAVE BEEN DETERMINED FROM LAND & PROPERTY INFORMATION PLANS AND ARE RELATED TO MAGNETIC NORTH. TRUE NORTH IS APPROXIMATE ONLY AND FURTHER INVESTIGATION WOULD BE REQUIRED TO DETERMINE ACCURATE TRUE NORTH.

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#### LOCATION PLAN

LAT: -33.6241  
LONG: 151.3279



PM 249 RL 3.225

S.C.I.M.S

#### SCHEDULE OF TREES

	DIAMETER	HEIGHT	TYPE
T1	1.00	9m	-
T2	0.60	7m	-
T3	0.50	7m	-

#### 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
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

#### 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 LAND AND PROPERTY INFORMATION PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.

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 APPROX.



OWNER TO PROVIDE DEMOLITION & REMOVAL OF EXISTING DWELLING AND ANY OUTBUILDS INCLUDING DEMOLITION APPLICATION, ALL VISIBLE ASBESTOS SHEETING AND CLEARING TO SITE OF OLD FOOTINGS, SERVICE PIPES, TREES, SHRUBS, ALL RETAINING WALLS & ON-SITE DRIVEWAY

NOTE:  
NO ALLOWANCE HAS BEEN MADE FOR TREE REMOVAL OR AN ARBORISTS REPORT. THE OWNER IS TO PROVIDE ARBORISTS REPORT (IF REQUIRED) PRIOR TO LODGEMENT OF DEVELOPMENT APPLICATION

NOTE:  
OWNER TO PROVIDE CLEARANCE CERTIFICATE, TO ENSURE THAT THE SITE IS CLEAR OF ANY HAZARDOUS MATERIALS

NOTE:  
OWNER TO PROVIDE A SERVICES DISCONNECTION CERTIFICATE (GAS & ELECTRICITY)

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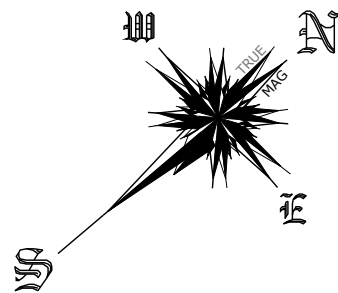
CLIENT:  
MR M.J. EVANS & MRS J.R. EVANS

SITE ADDRESS:  
LOT A, DP 161572  
71 GEORGE STREET  
AVALON BEACH NSW 2107

HOUSETYPE:  
MODEL: CHIFLEY 32  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: LUX

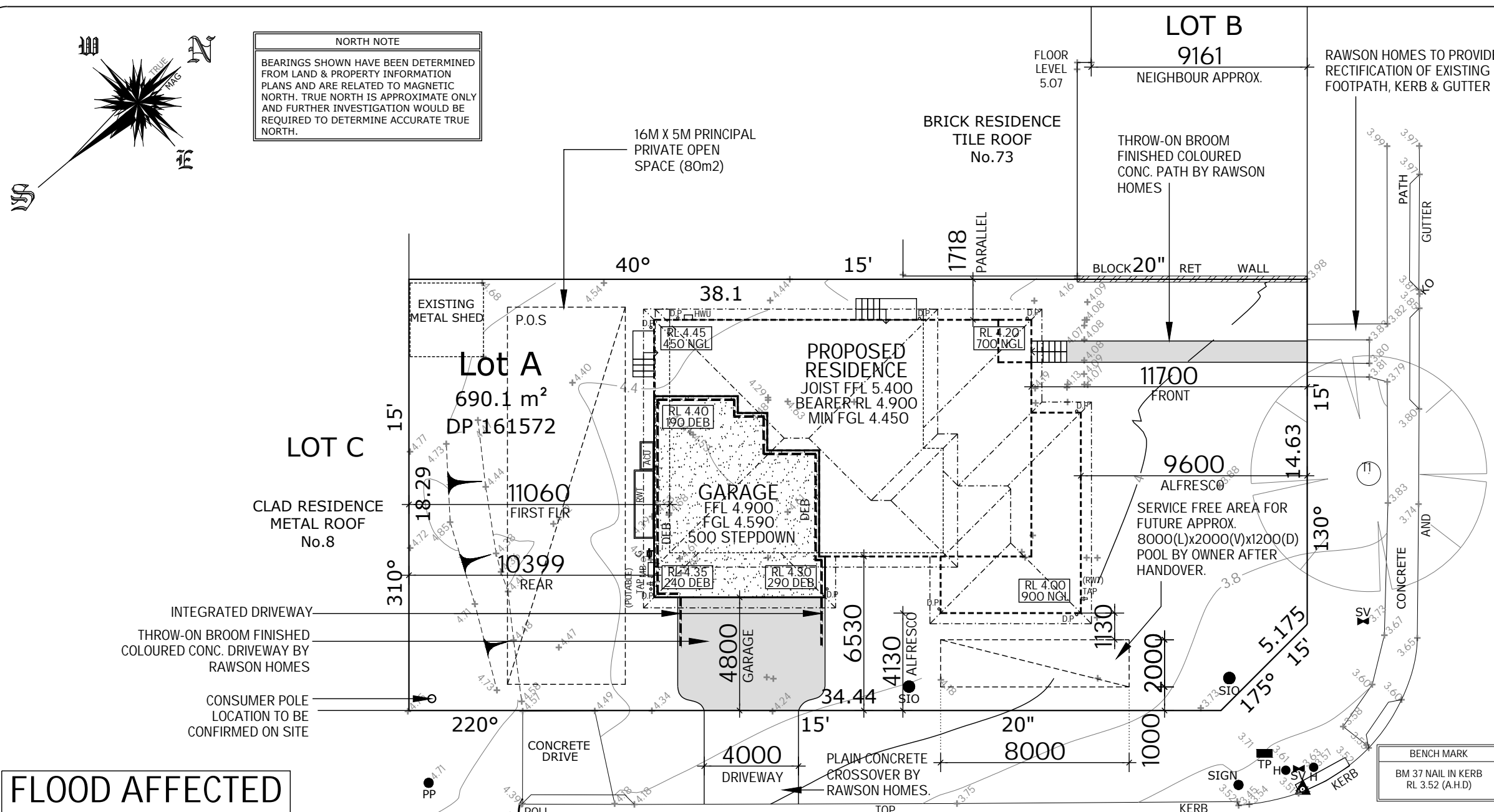
DRAWING TITLE:  
SITE DEMOLITION PLAN

DRAWN BY: DTT	DATE DRAWN: 12.08.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A009118	DRWG No.: 02	ISSUE: C	



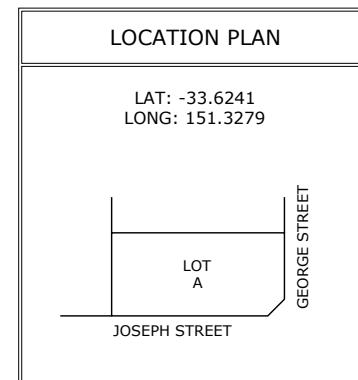
**NORTH NOTE**  
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APPROXIMATE POSITION OF SEWER MAIN

GEORGE STREET



PM 249 RL 3.225
S.C.I.M.S

SCHEDULE OF TREES			
	DIAMETER	HEIGHT	TYPE
T1	1.00	9m	-
T2	0.60	7m	-
T3	0.50	7m	-

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

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WM - WATER METER	WMR - WATER METER RECYCLED
WC, GC, EC, TC - SERVICE CONDUIT	W/C - WATER CLOSET

**FLOOD AFFECTED**

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**N2 WIND CATEGORY**

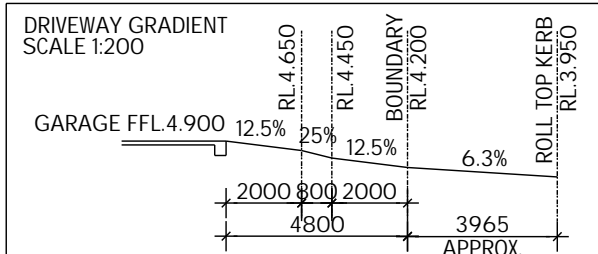
0.45M FALL ACROSS BUILDING ENVELOPE

NOTE: DRIVEWAY & FRONT PATH TO COMPLY WITH AS2890

NOTE: EXISTING LAYBACKS ON GEORGE & JOSEPH STREETS TO REMAIN AS PER CLIENT REQUEST

NOTE: PROVIDE OVERHEAD ELECTRICAL CONNECTION OF SERVICE MAINS FROM SERVICE POLE TO CONSUMER POLE WITHIN PROPERTY BOUNDARIES THEN UNDERGROUND MAINS TO METERBOX.

NOTE: RAWSON HOMES TO PROVIDE IMPORT OF FILL



SITE CALCULATIONS DA	
GROUND FLOOR	116.47 m²
FIRST FLOOR	110.03 m²
TOTAL LIVING AREA	226.50 m²
SITE AREA	690.10 m²
BUILDING FOOTPRINT	200.27 m²
DRIVEWAY	29.00 m²
PATH	10.53 m²
CROSSOVER	15.88 m²
TOTAL FRONT AREA	180.77 m²
FRONT LANDSCAPE AREA (%)	94.17 %
TOTAL LANDSCAPE AREA	450.30 m²
LANDSCAPE AREA (%)	65.25 %
FLOOR SPACE RATIO	0.33 :1
SITE COVERAGE	29.02 %

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AVALON BEACH NSW 2107

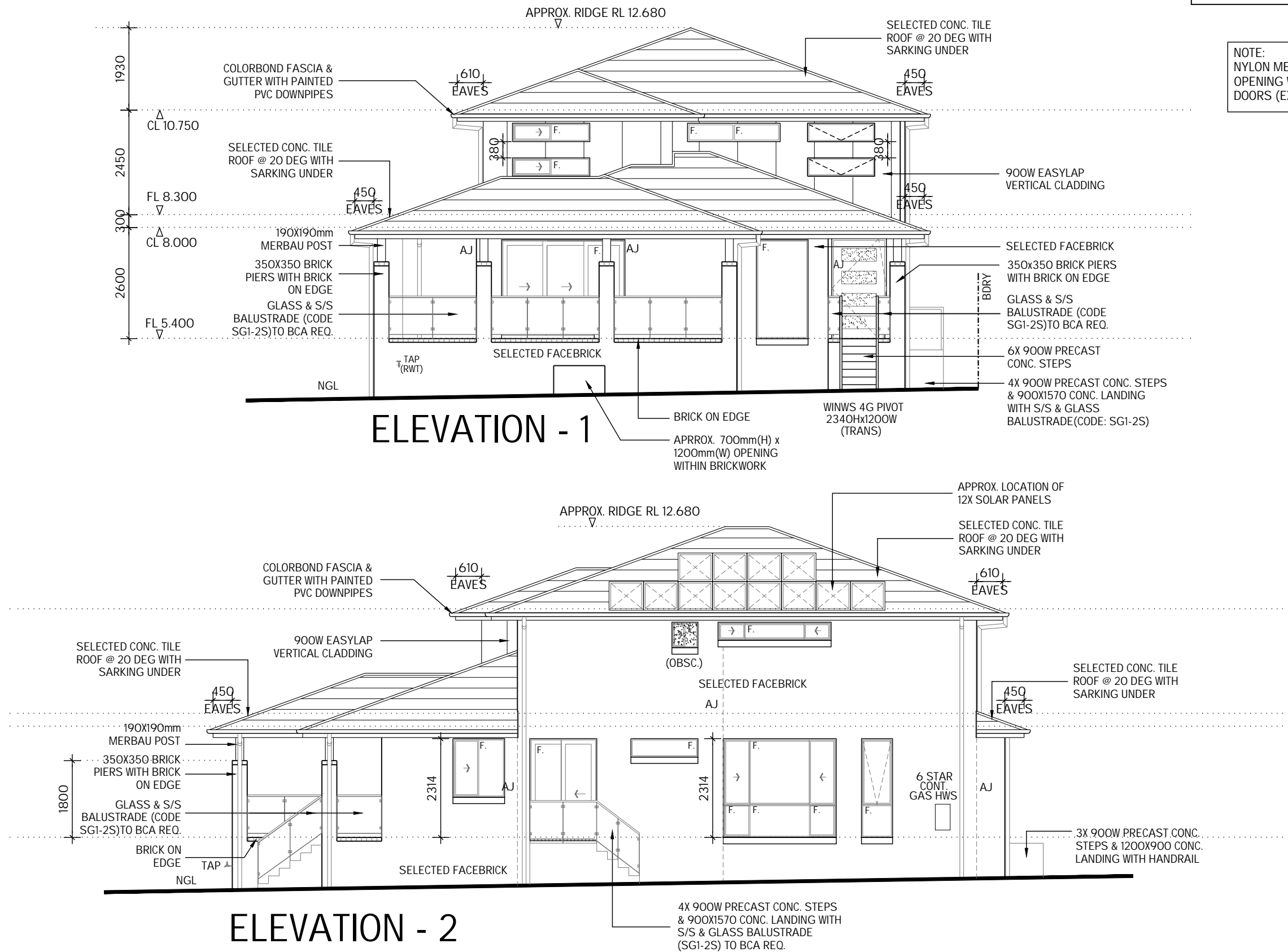
HOUSETYPE:  
MODEL: CHIFLEY 32  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: LUX

DRAWING TITLE:  
**SITE PLAN**

DRAWN BY: DTT	DATE DRAWN: 12.08.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A009118	DRWG No.: 03	ISSUE: C	



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



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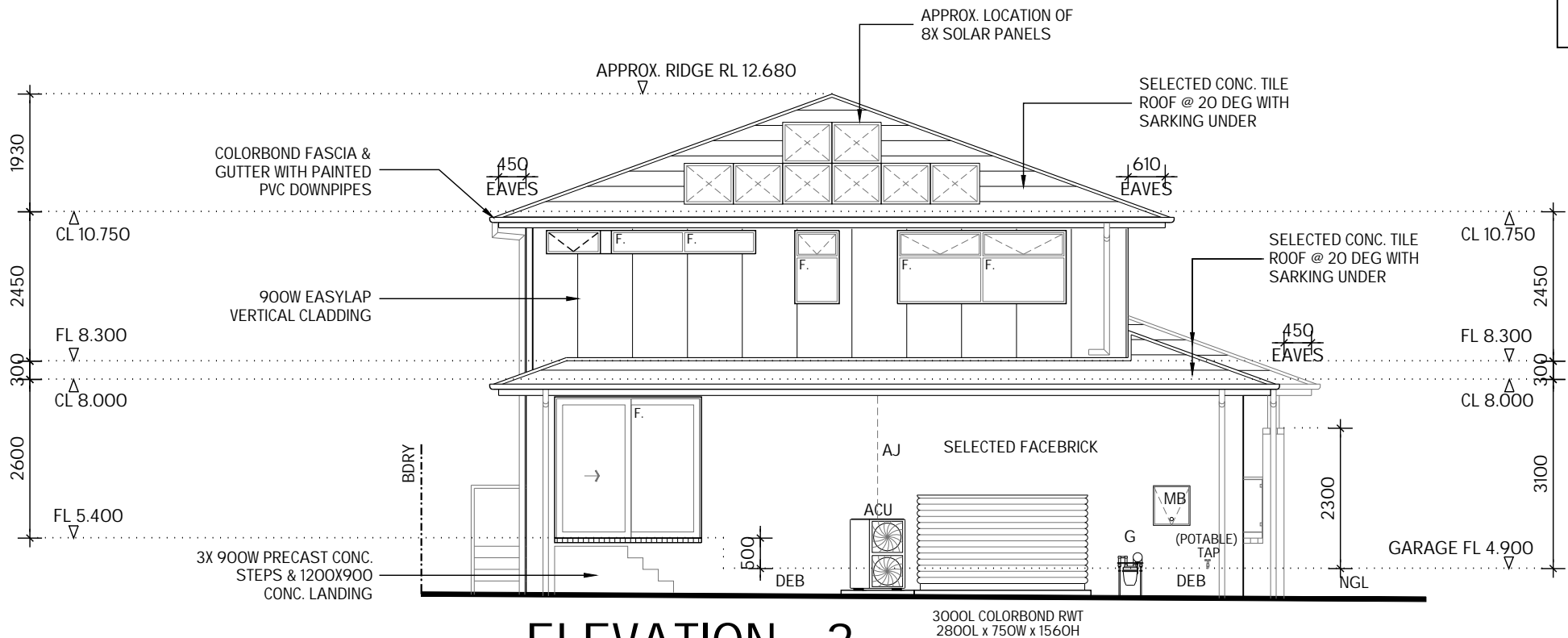
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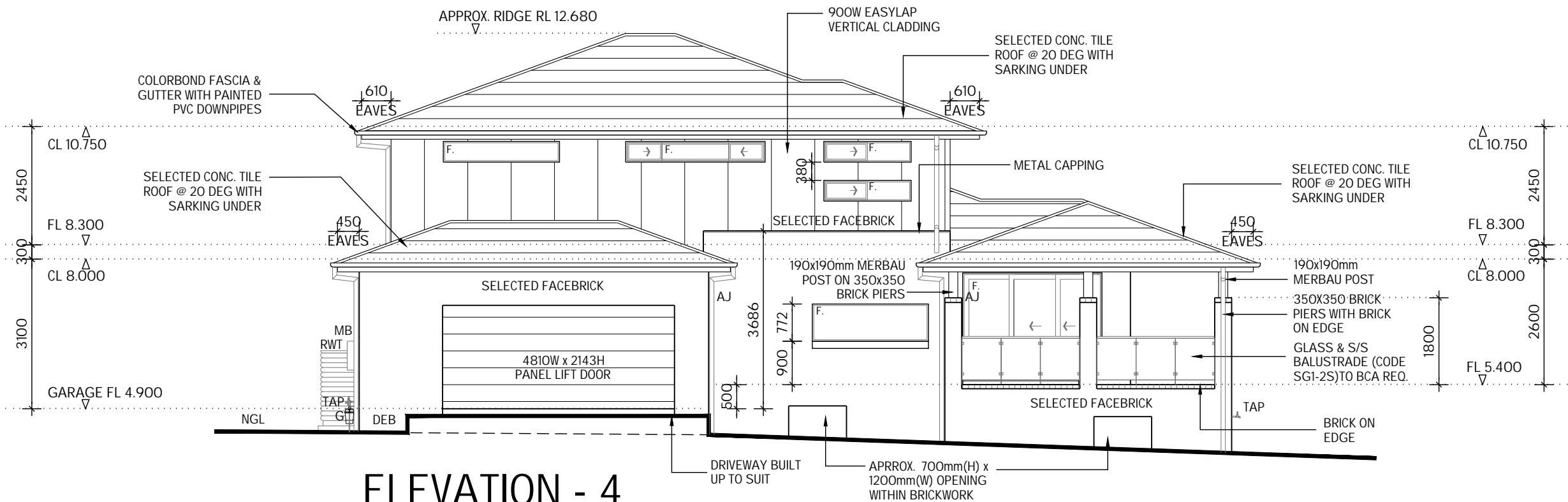
DRAWING TITLE:  
ELEVATIONS 1 & 2

DRAWN BY: DTT	DATE DRAWN: 12.08.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A009118	DRWG No.: 06	ISSUE: C	

NOTE:  
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ELEVATION - 3



ELEVATION - 4

NOTES:

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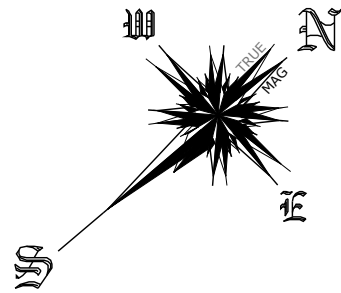
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DRAWING TITLE:  
ELEVATIONS 3 & 4

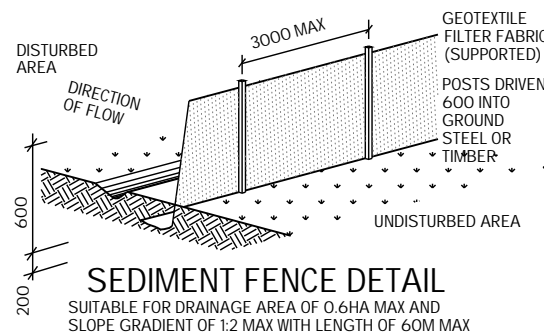
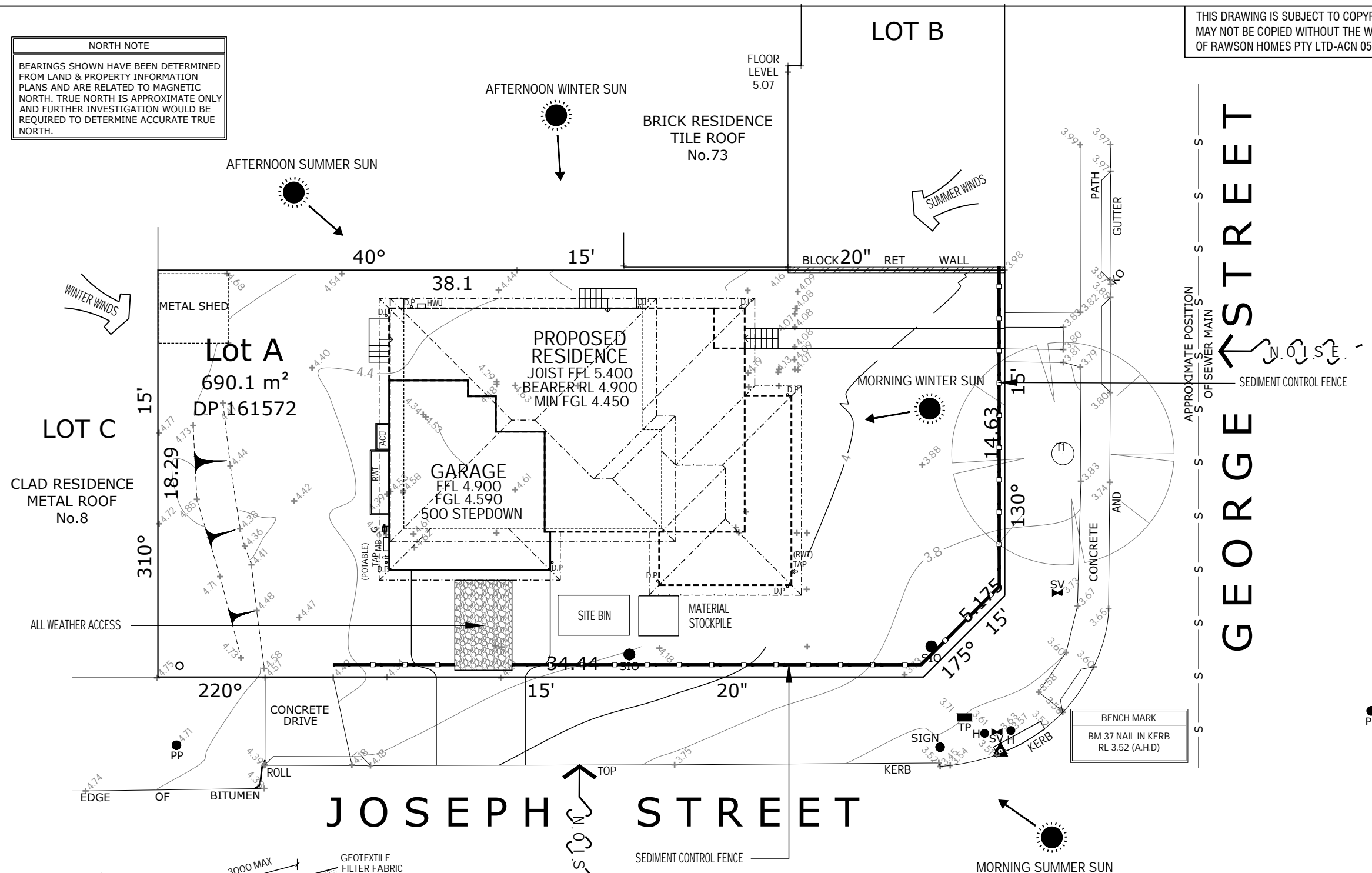
DRAWN BY: DTT	DATE DRAWN: 12.08.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A009118	DRWG No.: 07	ISSUE: C	



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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.



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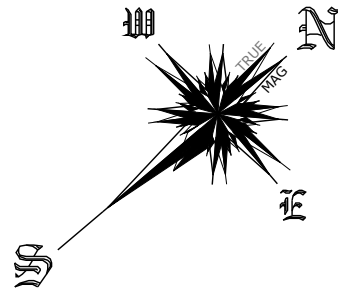
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MODEL: CHIFLEY 32  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: LUX

DRAWING TITLE:  
**SEDIMENT & ANALYSIS PLAN**

DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
DTT	12.08.19	DTT	
COUNCIL AREA:		SCALE:	
NORTHERN BEACHES		1:200	
JOB No:	DRWG No.:	ISSUE:	
A009118	11	C	



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21st JUNE SHADOWS 9:00 AM

21st JUNE SHADOWS 12:00 PM

21st JUNE SHADOWS 3:00 PM

21st JUNE SHADOWS 9:00 am

21st JUNE SHADOWS 12:00 pm

21st JUNE SHADOWS 3:00 pm

JOSEPH STREET

GEORGE STREET

APPROXIMATE POSITION  
OF SEWER MAIN



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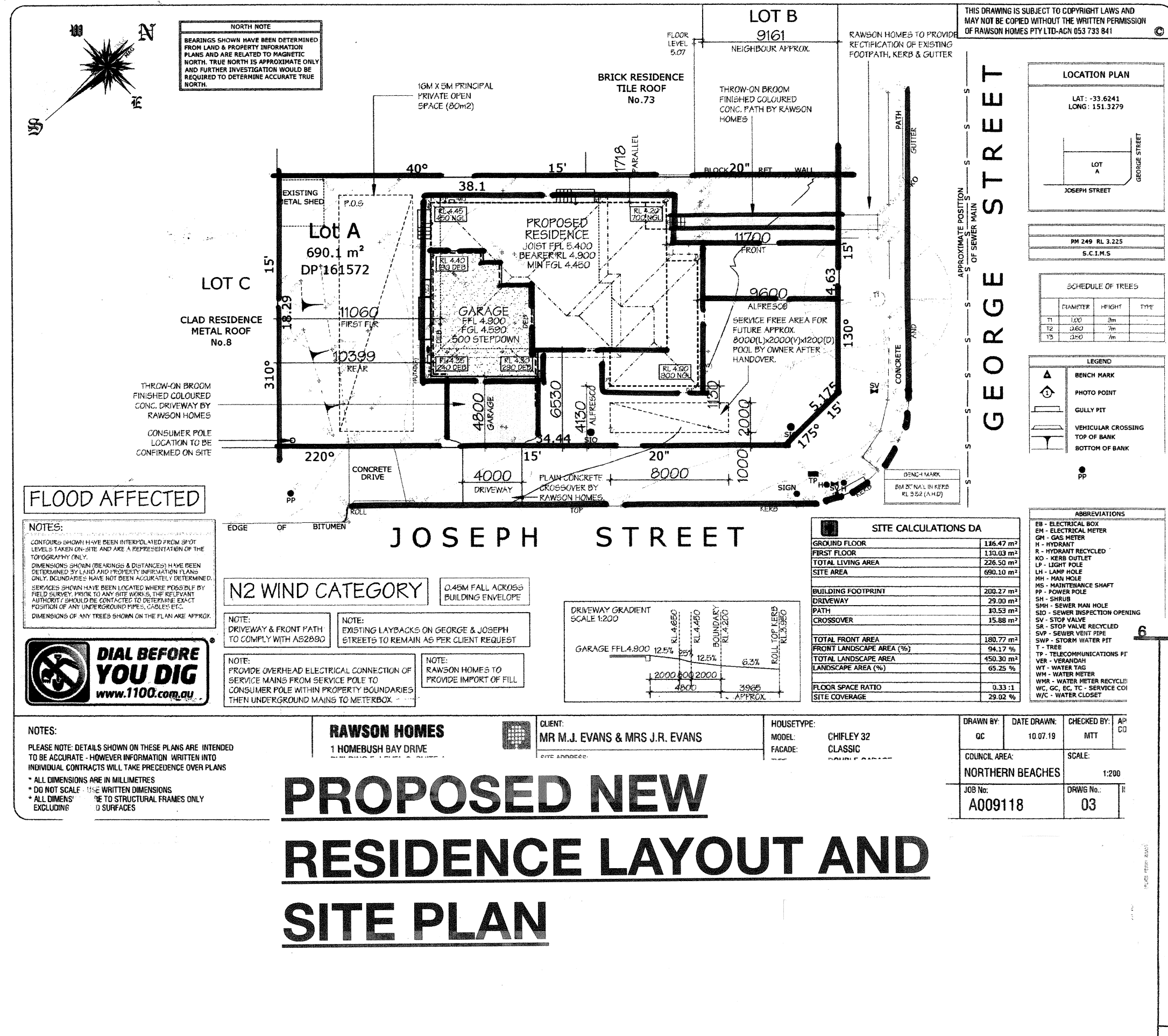
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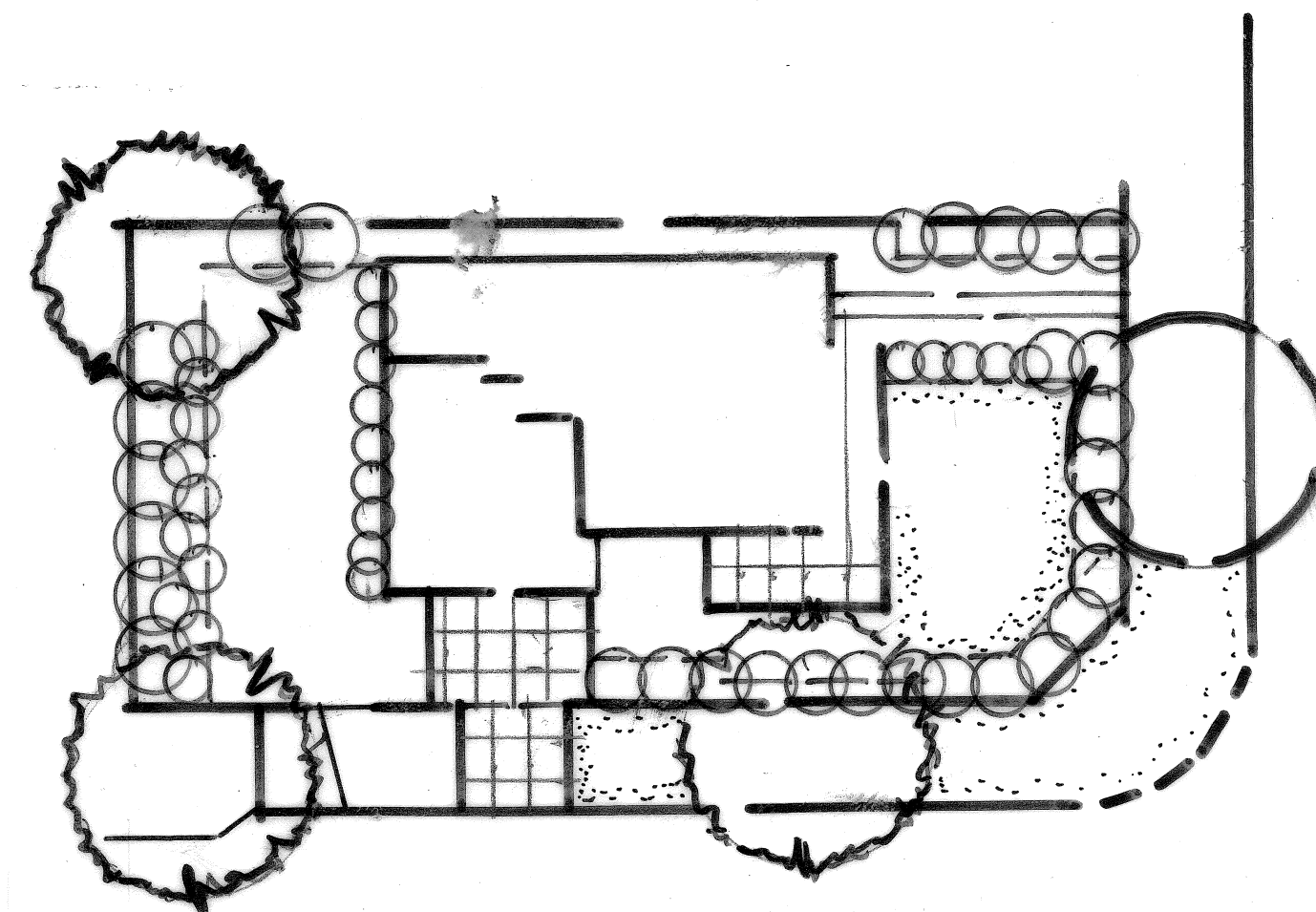
DRAWING TITLE:  
**SHADOW DIAGRAM**

DRAWN BY: DTT	DATE DRAWN: 12.08.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A009118	DRWG No.: 12	ISSUE: C	



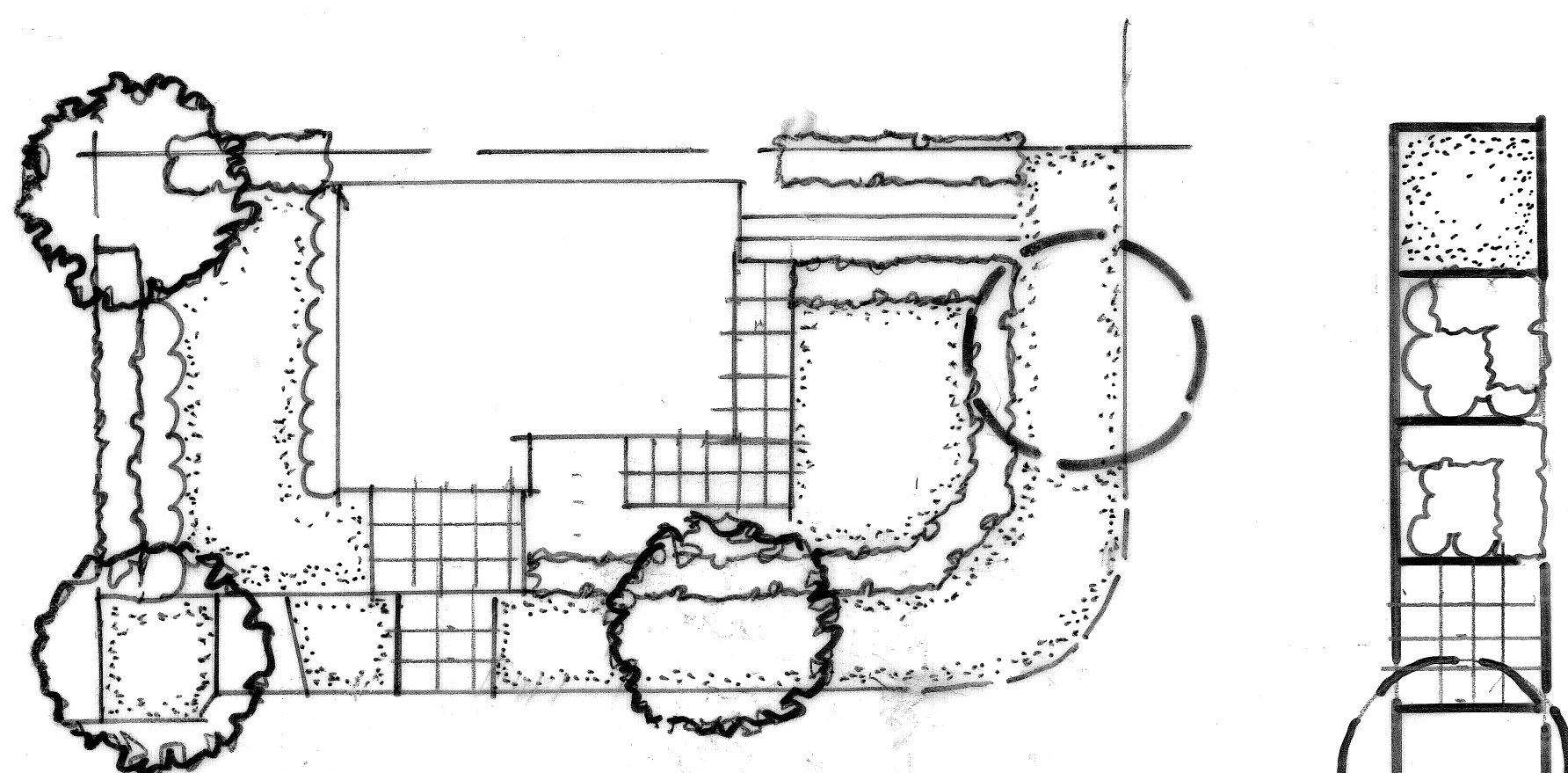


## PROPOSED NEW RESIDENCE LAYOUT AND SITE PLAN



71 George St Avalon

## PROPOSED PLANT LAYOUT



## EVANS GRAND MANOR

## LEGEND

- Proposed Lawn Area
- Soil Area/Buffer Sir Wally
- Garden Area
- Soil Treatment/ Mulch
- Selected Plant Material
- Driveway/ Paths
- Existing Tree
- Screen Wall
- Proposed Timber Fencing

## PLANT SCHEDULE

Proposed Trees..	No	Size
Magnolia Little Gem	2.	35L
Gleditsia tricanthos	1.	35L
<b>Proposed Hedge Planting</b>		
Murraya Paniculata	20	25L
Buxus macrophylla	20.	5L
Cliveas/Dianellas.	20.	5L

All existing Plant Material... Existing/Planted ...will be used in New Garden ...

## LANDSCAPE PLAN FOR NEW RESIDENCE

## THE EVANS GRAND MANOR

Mr and Mrs Evans

Landscape Plan for New Residence  
71 George St Avalon Beach

Scale 1 : 100  
Issue A1.302  
Date July 2019  
Drawn ME/EP





**RAWSON  
HOMES**

## External Colour Selections

Lot A, (No.71) George Street, Avalon Beach NSW 2107

Maxwell & Jennifer Evans



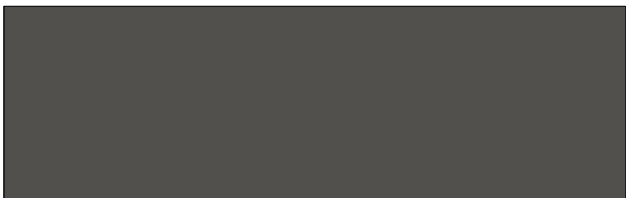
**Main Brick** Wilderness Blackberry



**Roof:** Atura Profile Tiles in Barramundi



**Secondary Roof:** Colorbond Monument



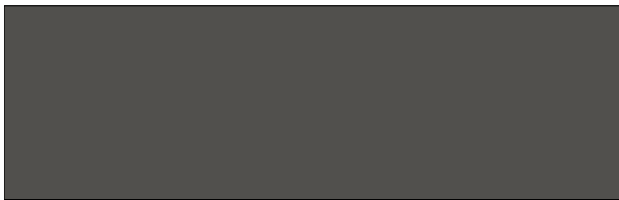
**Garage Door:** Colorbond Monument



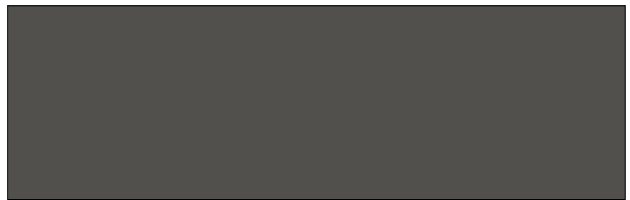
**Cladding 1:** Monument



**Posts:** Quantum Falcon



**Window Frames:** Monument



**Fascia, Gutter, DP:** Colorbond Monument



**Driveway:** Avista Granite



**Front Entry Door:** Quantum Falcon



**AC Cover, Meterbox, DP's, RWT:** Monument



**Eaves, Alfresco:** Taubmans Crisp White