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### NOTES:

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\* DO NOT SCALE THE DRAWING - USE WRITTEN  
DIMENSIONS

\* IT IS THE RESPONSIBILITY OF THE OWNER TO  
ENSURE THAT THE LAYOUT AND ALL SPECIAL  
INCLUSIONS ARE CORRECT

\* RAWSON HOMES PTY. LIMITED WILL TAKE NO  
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053 733 841

### SCHEDULE OF DRAWINGS:

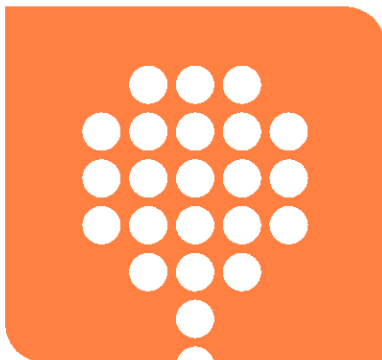
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3	OVERALL SITE
4	SITE PLAN
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9	SECTIONS
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11	WET AREAS PLAN (B)
12	SLAB SETOUT PLAN (NOT IN SET)
13	SEDIMENT/ANALYSIS PLAN
14	SHADOW DIAGRAM
15	BASIX COMMITMENT
D250	TYPICAL PARTY WALL DETAILS DUPLEX HOMES
KD1	KITCHEN PLAN (A)
KD2	KITCHEN PLAN (B)

### AMENDMENTS

ISS	DESCRIPTION	BY	DATE
A	APPLICATION PLANS (VARI:1-31)(TV:1)	TF	15.07.21
B	SUBMISSION PLANS(TV:1-4)	SM	19.08.21
C	AMENDED SUBMISSION PLANS(BASIX REQUIREMENTS)	SM	13.09.21

### AMENDED SUBMISSION PLANS - DA

SIGNATURE: _____			
DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
SM	16.08.21	MS	
COUNCIL AREA:		SCALE:	
PENRITH			
DRAWING TITLE:	JOB No:	DRWG No:	ISSUE:
COVER SHEET	A009923	1	C



RAWSON  
HOMES

- EST 1978 -

DUPLEX

### NOTES:

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED  
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VARIATIONS AND UPGRADES ARE TO STRUCTURAL FRAMES ONLY AND  
EXCLUDE FINISHED SURFACES

### RAWSON HOMES

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



SITE ADDRESS:  
LOT 30 (DP 16478)  
(NO. 4) INKERMANN ROAD  
EMU HEIGHTS, NSW 2750

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CUSTOM COLLECTIONS

DRAWING TITLE:  
COVER SHEET

©

**OWNER TO PROVIDE DEMOLITION AND REMOVAL OF EXISTING DWELLING AND ANY OUTBUILDS, POOLS AND OR WATER FEATURES INCLUDING DEMOLITION APPLICATION, ALL VISIBLE ASBESTOS SHEETING AND CLEARING TO SITE OF OLD FOOTINGS, SERVICE PIPES, TREES, SHRUBS, BUILDING WASTE, PILES OF FILL, ALL RETAINING WALLS AND ON-SITE DRIVEWAY. SEWER AND STORMWATER TO BE CAPPED OFF AND A WRITTEN CONFIRMATION IS REQUIRED FROM THE DEMOLITION COMPANY THAT THEY HAVE CAPPED OFF THESE SERVICES. THE REDUNDANT SERVICES MUST BE REMOVED UP TO MAINS CONNECTION OR TO THE NEAREST BOUNDARY.**

**OWNER TO PROVIDE:**

- CLEARANCE CERTIFICATE, TO ENSURE THAT THE SITE IS CLEAR OF ANY HAZARDOUS MATERIALS; AND
- SERVICES DISCONNECTION CERTIFICATE (GAS & ELECTRICITY)



CLIENT INITIALS: 1. 2.

HOUSE TYPE	<b>CUSTOM</b> <b>CUSTOM</b> <b>DOUBLE GARAGE</b> <b>CUSTOM COLLECTIONS</b>	DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION
MODEL:		SM	16.08.21	MS	
FACADE:		COUNCIL AREA:		SCALE:	
TYPE:		PENRITH		1 : 250	
SPECIFICATION:		JOB No:		DRWG No:	ISSUE:
		A009923		2	C

**NOTES:**

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

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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 - 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 MARK	— - GULLY PIT
① - 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

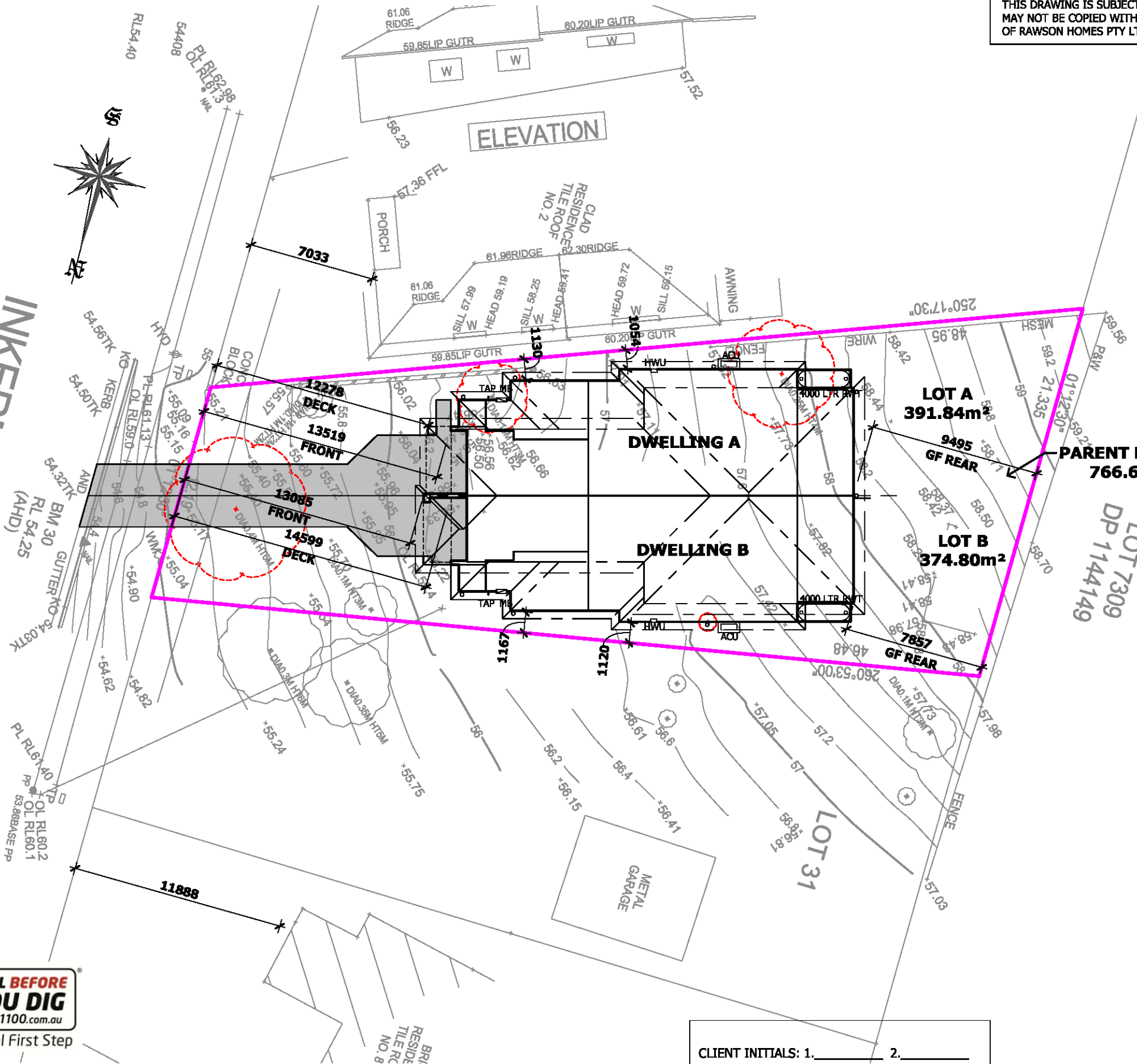
EXISTING TREES GREATER THAN 8m IN HEIGHT WITHIN 3m OF THE PROPOSED BUILDING OR ANY TREES WITHIN PROPOSED DRIVEWAY TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

#### 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.



INKERMAN ROAD



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#### NOTES:

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TELEPHONE 02 8765 5500  
FAX 02 8765 8099  
Builder's licence No. 33493C



SITE ADDRESS:  
LOT 30 (DP 16478)  
(NO. 4) INKERMAN ROAD  
EMU HEIGHTS, NSW 2750

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

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CUSTOM COLLECTIONS

DRAWING TITLE:  
**OVERALL SITE**

DRAWN BY: SM	DATE DRAWN: 16.08.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: PENRITH		SCALE: 1 : 250	
JOB No: A009923	DRWG No: 3	ISSUE: C	



RETAINING WALL BY OWNER IF REQUIRED.  
RETAINING WALLS  
GREATER THAN 600mm IN HEIGHT, THE OWNER  
IS TO ORGANISE THE RETAINING WALLS TO BE  
STRUCTURALLY ENGINEER DESIGNED,  
CONSTRUCTED AND INSPECTED AFTER HANDOVE

**SUGGESTED  
BAL 40**

156mm CUT TO ACHIEVE 12.5%  
MAX GRADIENT FOR CROSS  
OVER, ALL DUE CARE BY  
RAWSON

PROVIDE NEW 3.5m  
WIDE NEW LAYBACK  
TO ROAD/COUNCIL  
VERGE IN LIEU OF  
OLD KERB AND  
GUTTER AND  
RETIFICATION  
OF KERB & GUTTER

## SITE NOTES:

BEFORE STARTING WORK ON SITE CHECK FOLLOWING:

1. SERVICE LOCATIONS
  2. SEWER CONNECTION POSITION
  3. DRIVEWAY ALIGNMENT & LEVELS
- \*N2 WIND CATEGORY**

DP o INDICATES DOWNPIPE LOCATION

### SITE CALCULATIONS DA A

GROUND FLOOR	97.92	m <sup>2</sup>
FIRST FLOOR	110.59	m <sup>2</sup>
GARAGE AREA	22.78	m <sup>2</sup>
TOTAL LIVING AREA	208.51	m <sup>2</sup>
SITE AREA	391.84	m <sup>2</sup>
BUILDING FOOTPRINT (INCLUDING UNENCLOSED AREA)	141.95	m <sup>2</sup>
DRIVEWAY & PATH	38.75	m <sup>2</sup>
CROSSOVER	9.02	m <sup>2</sup>
TOTAL FRONT AREA	94.50	m <sup>2</sup>
FRONT LANDSCAPE AREA	58.99	%
TOTAL LANDSCAPE AREA	211.14	m <sup>2</sup>
LANDSCAPE AREA (%)	53.88	%
TOTAL BUILT UPON AREA	40.69	%
SITE COVERAGE	36.23	%



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SITE ADDRESS:  
LOT 30 (DP 16478)  
(NO. 4) INKERMAN ROAD  
EMU HEIGHTS, NSW 2750

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CUSTOM COLLECTIONS  
DRAWING TITLE:  
**SITE PLAN**

DRAWN BY: SM	DATE DRAWN: 16.08.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: PENRITH		SCALE: 1 : 200	
JOB No: A009923	DRWG No: 4	ISSUE: C	

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FRONT SETBACK  
NEIGHBOUR 8 : 11888mm  
NEIGHBOUR 2 : 7033mm  
AVERAGE : 9461mm

RETAINING WALL BY OWNER IF  
REQUIRED

(6m x 5m) PRINCIPAL  
PRIVATE OPEN SPACE .

**LOT A**  
391.84m<sup>2</sup>

**PARENT LOT 30**  
766.6m<sup>2</sup>

**LOT B**  
374.80m<sup>2</sup>

(6m x 5m) PRINCIPAL  
PRIVATE OPEN SPACE .

1.98m OF FALL ACROSS BUILDING ENVELOPE

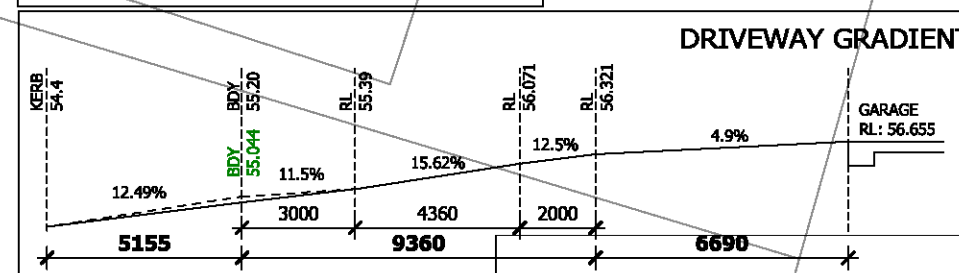
**NOTE:** BATTER GRATER THAN  
600mm TO COMPLY WITH BCA  
C13.1.1

CONSUMER POLE LOCATION TO BE DETERMINED  
ON SITE

### SITE CALCULATIONS DA B

GROUND FLOOR	97.92	m <sup>2</sup>
FIRST FLOOR	110.59	m <sup>2</sup>
GARAGE AREA	22.78	m <sup>2</sup>
TOTAL LIVING AREA	208.51	m <sup>2</sup>
SITE AREA	374.80	m <sup>2</sup>
BUILDING FOOTPRINT (INCLUDING UNENCLOSED AREA)	141.95	m <sup>2</sup>
DRIVEWAY & PATH	38.42	m <sup>2</sup>
CROSSOVER	9.02	m <sup>2</sup>
TOTAL FRONT AREA	103.99	m <sup>2</sup>
FRONT LANDSCAPE AREA	63.06	%
TOTAL LANDSCAPE AREA	194.44	m <sup>2</sup>
LANDSCAPE AREA (%)	51.88	%
TOTAL BUILT UPON AREA	42.45	%
SITE COVERAGE	37.87	%

### DRIVEWAY GRADIENT



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

## NOTES:

- 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 TO BE VENTILATED BY EAVE VENTS
- 2040H INTERNAL DOORS
- 2150H SQ. SET OPENINGS

**NOTE:** ELECTRICAL & GAS METER POSITIONS ARE TO BE CONFIRMED ON SITE BY ELECTRICAL CONTRACTOR

**PORCH**  
75mm S/D  
BRUSHED CONC.

3 x 900mm(W) PRE-CAST CONC. STEPS BY RAWSON

LINE OF DECK OVER

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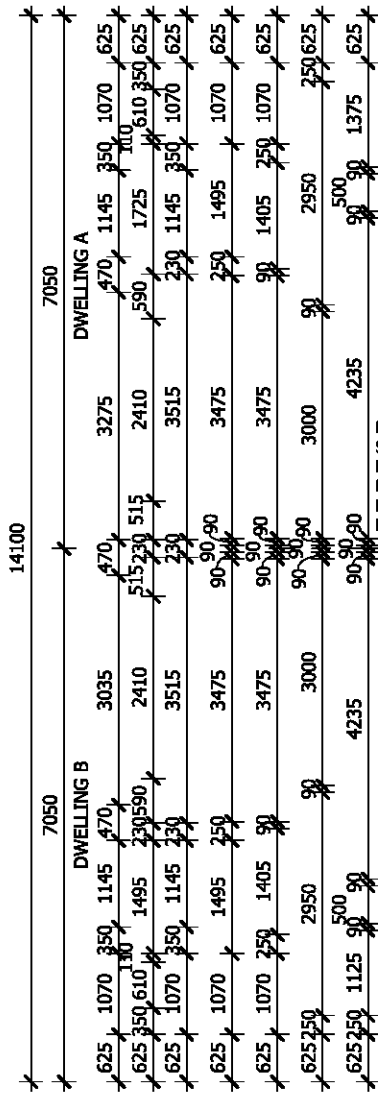
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**NOTE:** ELECTRICAL & GAS METER POSITIONS ARE TO BE CONFIRMED ON SITE BY ELECTRICAL CONTRACTOR

**NOTE:** 6mm TOUGHENED GLASS TO WINDOWS AND EXTERNAL SLIDING DOORS

## NOTES:

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SITE ADDRESS:  
LOT 30 (DP 16478)  
(NO. 4) INKERMANN ROAD  
EMU HEIGHTS, NSW 2750

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CUSTOM COLLECTIONS

DRAWING TITLE:  
**GROUND FLOOR**

DRAWN BY: SM  
DATE DRAWN: 16.08.21  
CHECKED BY: MS  
APPROVED FOR CONSTRUCTION

COUNCIL AREA: PENRITH  
SCALE: 1 : 100

JOB No: A009923  
DRWG No: 5  
ISSUE: C

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

## FLOOR AREAS DWELLING A

FIRST FLOOR	110.59 m <sup>2</sup>
LIVING	97.92 m <sup>2</sup>
GARAGE	22.78 m <sup>2</sup>
ALFRESCO	18.99 m <sup>2</sup>
DECK	3.31 m <sup>2</sup>
PORCH	2.24 m <sup>2</sup>
<b>TOTAL</b>	<b>255.85 m<sup>2</sup></b>

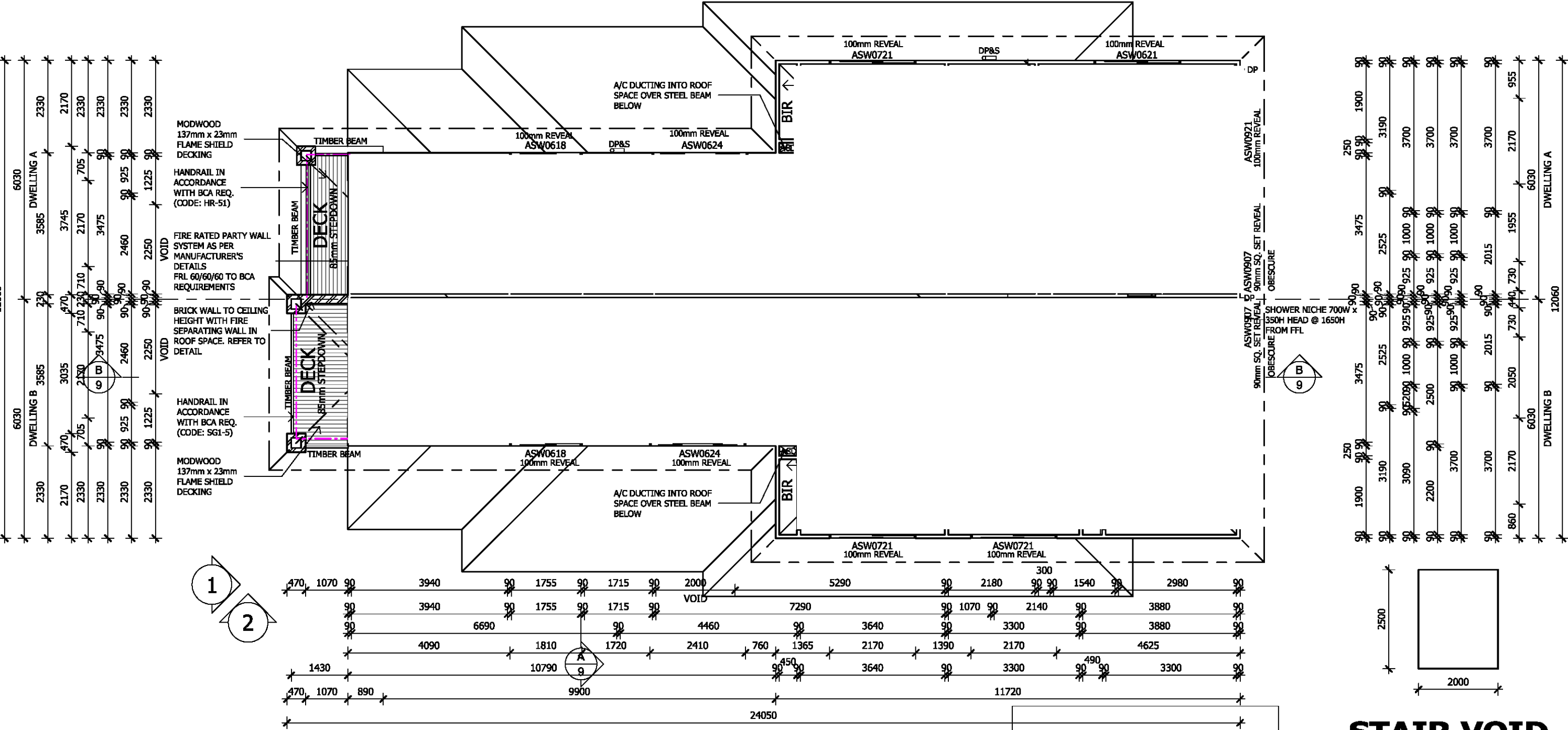
## FLOOR AREAS DWELLING B

FIRST FLOOR	110.59 m <sup>2</sup>
LIVING	97.92 m <sup>2</sup>
GARAGE	22.78 m <sup>2</sup>
ALFRESCO	18.99 m <sup>2</sup>
DECK	4.98 m <sup>2</sup>
PORCH	2.24 m <sup>2</sup>
<b>TOTAL</b>	<b>257.52 m<sup>2</sup></b>


- NOTES:**
- 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 TO BE VENTILATED BY EAVE VENTS

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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

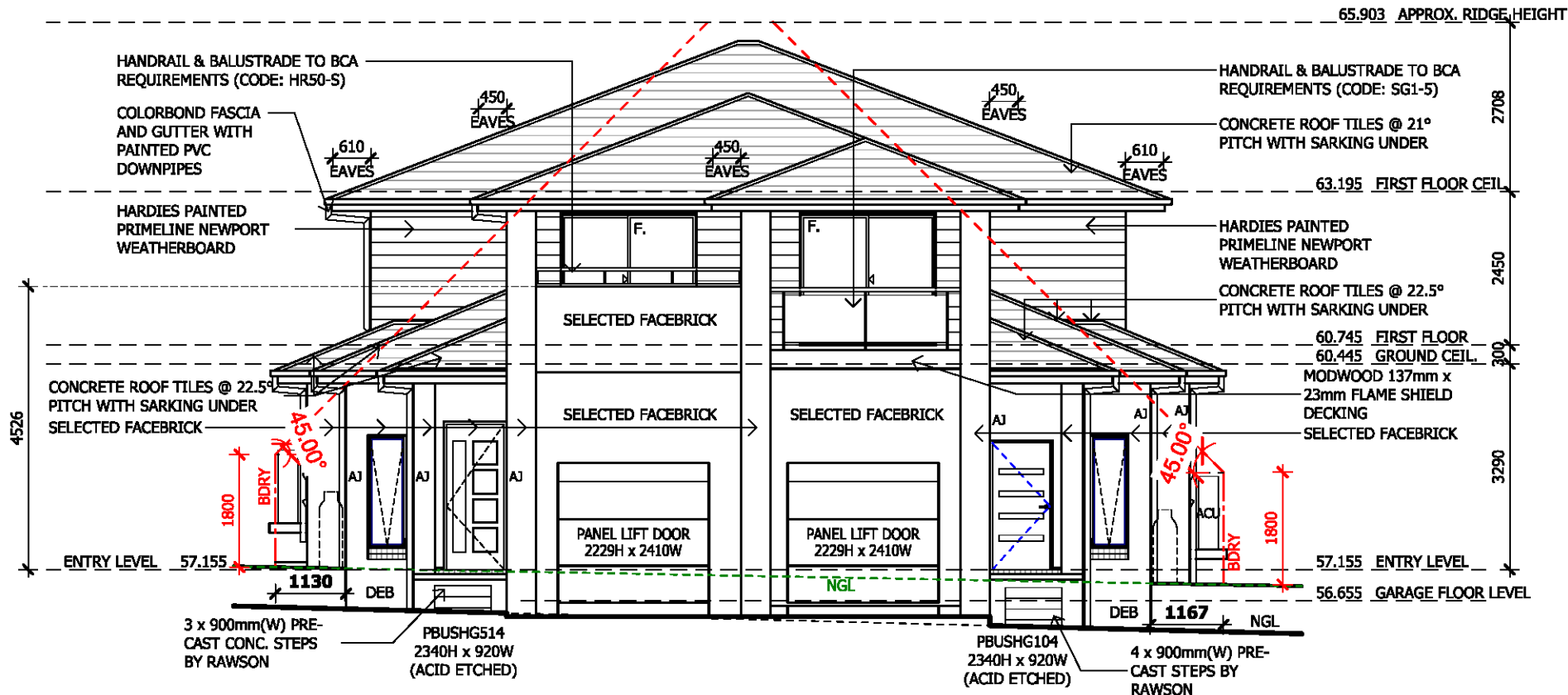


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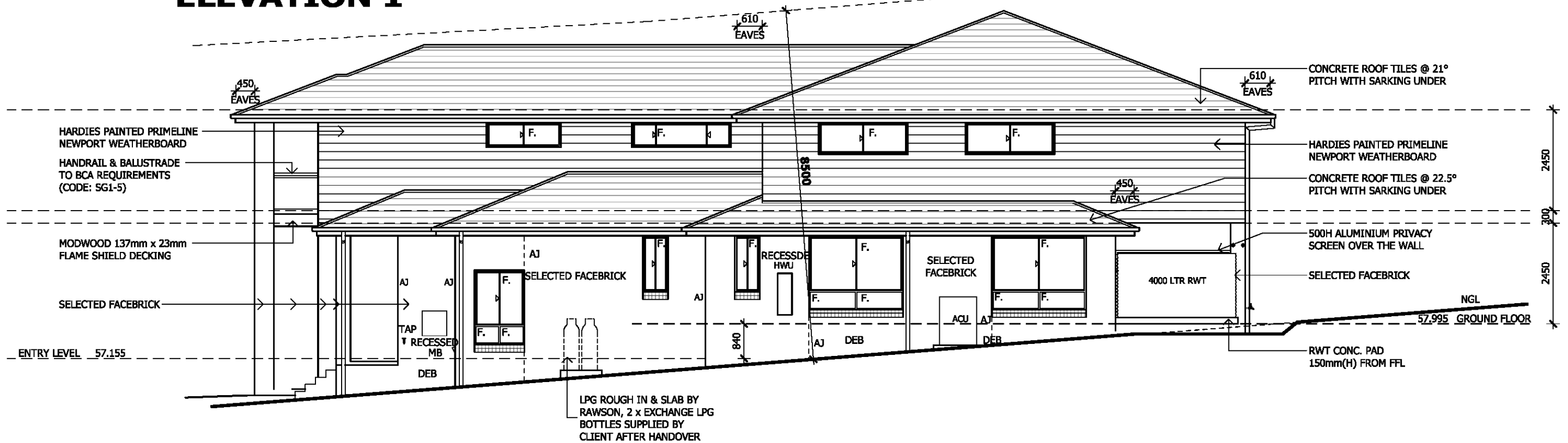
NOTES:  PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS * ALL DIMENSIONS ARE IN MILLIMETRES * DO NOT SCALE - USE WRITTEN DIMENSIONS * ALL DIMENSIONS STATED ON THE PLANS, SPECIFICATIONS, VARIATIONS AND UPGRADES ARE TO STRUCTURAL FRAMES ONLY AND EXCLUDE FINISHED SURFACES	<b>RAWSON HOMES</b> 5 RIDER BOULEVARD LEVEL 7 RHODES NSW 2138 TELEPHONE 02 8765 5500 FAX 02 8765 8099 Builder's licence No. 33493C		HOUSE TYPE MODEL: CUSTOM FACADE: CUSTOM TYPE: DOUBLE GARAGE SPECIFICATION: CUSTOM COLLECTIONS	DRAWN BY: SM	DATE DRAWN: 16.08.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
				COUNCIL AREA: PENRITH		SCALE: 1 : 100	
				JOB No: A009923		DRWG No: 6	ISSUE: C
				DRAWING TITLE: FIRST FLOOR			



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ELEVATION 1



ELEVATION 2

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CORROSION-RESISTANT STEEL MESH FLYSCREENS TO ALL OPENING WINDOWS, SLIDING AND STACKER DOORS (INCLUDING FRONT ENTRY DOORS)

CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT

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(NO. 4) INKERMANN ROAD  
EMU HEIGHTS, NSW 2750

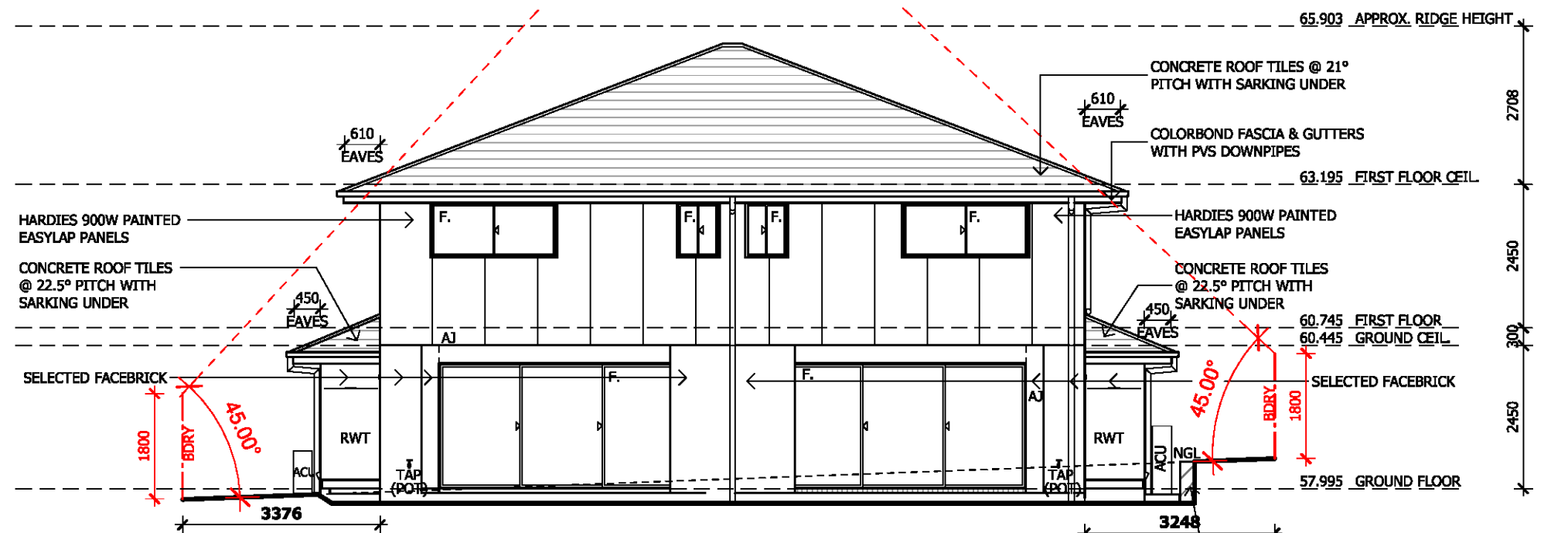
CLIENT INITIALS: 1. \_\_\_\_\_ 2. \_\_\_\_\_

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CUSTOM COLLECTIONS

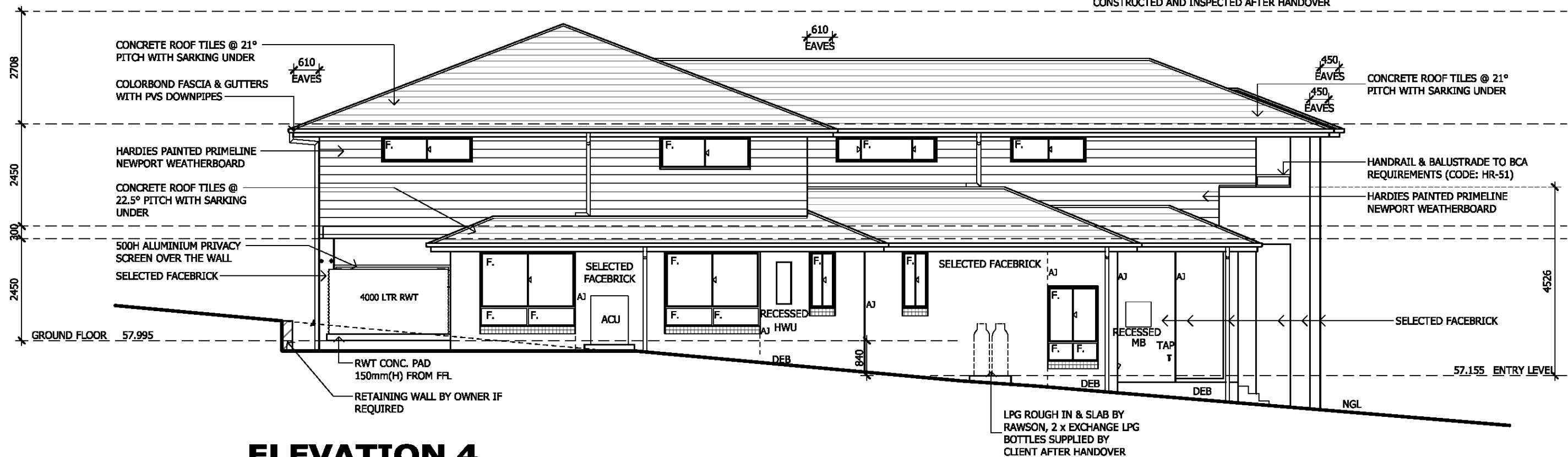
DRAWING TITLE:  
**ELEVATIONS 1-2**

DRAWN BY: SM	DATE DRAWN: 16.08.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: PENRITH		SCALE: 1 : 100	
JOB No: A009923		DRWG No: 7	ISSUE: C

S:\17. DRAFTING\RAWSON HOMES\CONTRACTS AND JOB FILES\A009923 Provic - Lot 30, 4 Inkerman Rd Emu Heights\A009923 Amended Submission Plans.rvt



ELEVATION 3



ELEVATION 4

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CORROSION-RESISTANT STEEL MESH FLYSCREENS TO ALL OPENING WINDOWS, SLIDING AND STACKER DOORS (INCLUDING FRONT ENTRY DOORS)

CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT

RETAINING WALL BY OWNER IF REQUIRED. RETAINING WALLS GREATER THAN 600mm IN HEIGHT, THE OWNER IS TO ORGANISE THE RETAINING WALLS TO BE STRUCTURALLY ENGINEER DESIGNED, CONSTRUCTED AND INSPECTED AFTER HANDOVER

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Builder's licence No. 33493C



SITE ADDRESS:  
LOT 30 (DP 16478)  
(NO. 4) INKERMANN ROAD  
EMU HEIGHTS, NSW 2750

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

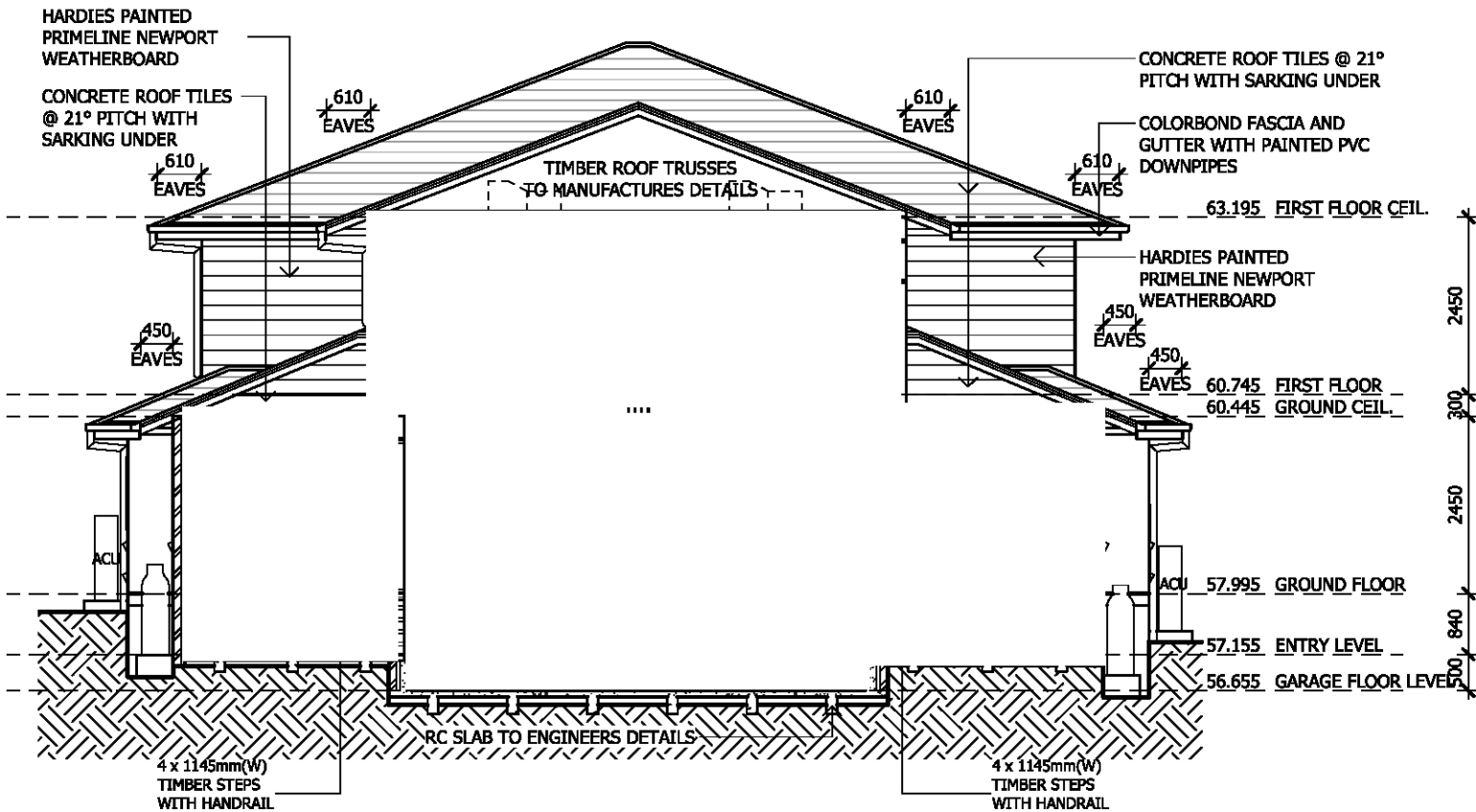
HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CUSTOM COLLECTIONS

DRAWING TITLE:  
**ELEVATIONS 3-4**

DRAWN BY: SM	DATE DRAWN: 16.08.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: PENRITH		SCALE: 1 : 100	
JOB No: <b>A009923</b>	DRWG No: <b>8</b>	ISSUE: <b>C</b>	



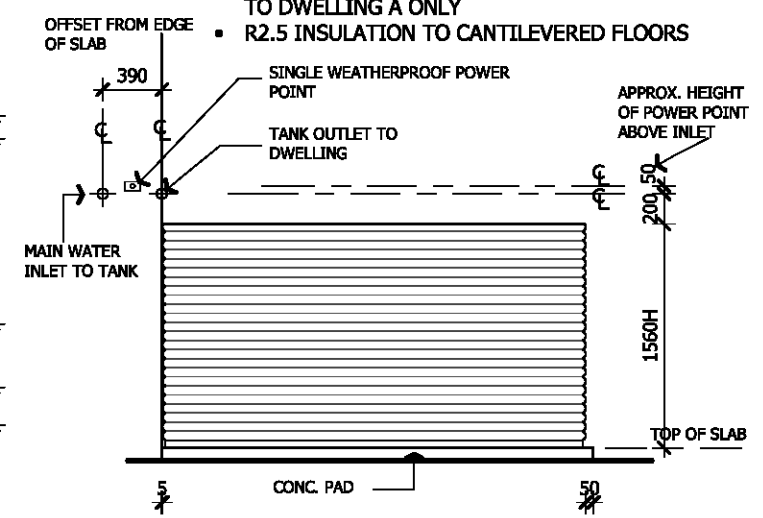
- BUSHFIRE REQUIREMENTS - BAL 12.5 - SUBJECT TO ASSESSMENT**
- Provide a bushfire assessment report by an independent qualified consultant.
  - If colorbond roof option is selected a 60mm anticon blanket is required to the underside of colorbond roof, including (hips, ridge and valleys) in lieu of standard sarking.
  - Provide all windows (Both openable and fixed portions) to be fitted with corrosion-resistant steel mesh screens with a maximum aperture size of 2mm as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide 600 thick Hardiflex external eave sheets in lieu of 4.5mm as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide minimum 9mm thick wall cladding (Primeline Newport and Easylap in lieu of standard) as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide all external doors to be fitted with weather strips as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide 45x19 Scyon Accent timber eave trims, Hardiflex joining strip, decking and timber trims in lieu of standard pine as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide Scyon Axent Trim Smooth 89mm x 38mm to windows (where applicable).
  - Provide fascia to be fixed at 450mm centres (including additional timber to end of trusses, trusses to remain at 600mm centres) as per AS3959 - Construction of building in bushfire-prone areas.
  - Provide 6mm toughened glass in lieu of standard glass to windows and external sliding doors as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide all external hinged door frames to be certified as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide all external doors to be fitted with weather strips as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide all external hung doors to be fitted with corrosion-resistant steel mesh screens with a maximum aperture size of 2mm as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide all external sliding doors (Both the fixed and openable portion) to be fitted with corrosion-resistant steel mesh screens with a maximum aperture size of 2mm as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide ember seal Garage door kit as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide all weep holes and vents to be fitted with spark guards made from corrosion-resistant aluminium with a maximum aperture size of 2mm as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide Modwood 137mm x 23mm Flame shield decking to deck (where applicable) in lieu of standard treated pine. Note: Includes underside of deck, Maximum 3mm spacing as per AS3959 - Construction of buildings in bushfire-prone areas.
  - Provide standard range facebrick piers in lieu of timber posts (where applicable).
  - Provide corner aluminium window mullion in lieu of silicone jointed window (where applicable).
  - Provide corner brick support in lieu of aluminium corner stacker door (where applicable).
  - Provide metal gutter protection to standard gutter and valleys - Construction of buildings in bushfire-prone areas.
  - **Note:** Selection of Front Entry Door is to be chosen within Corinthian and Rawson Homes standard range to comply with Bushfire Requirements.



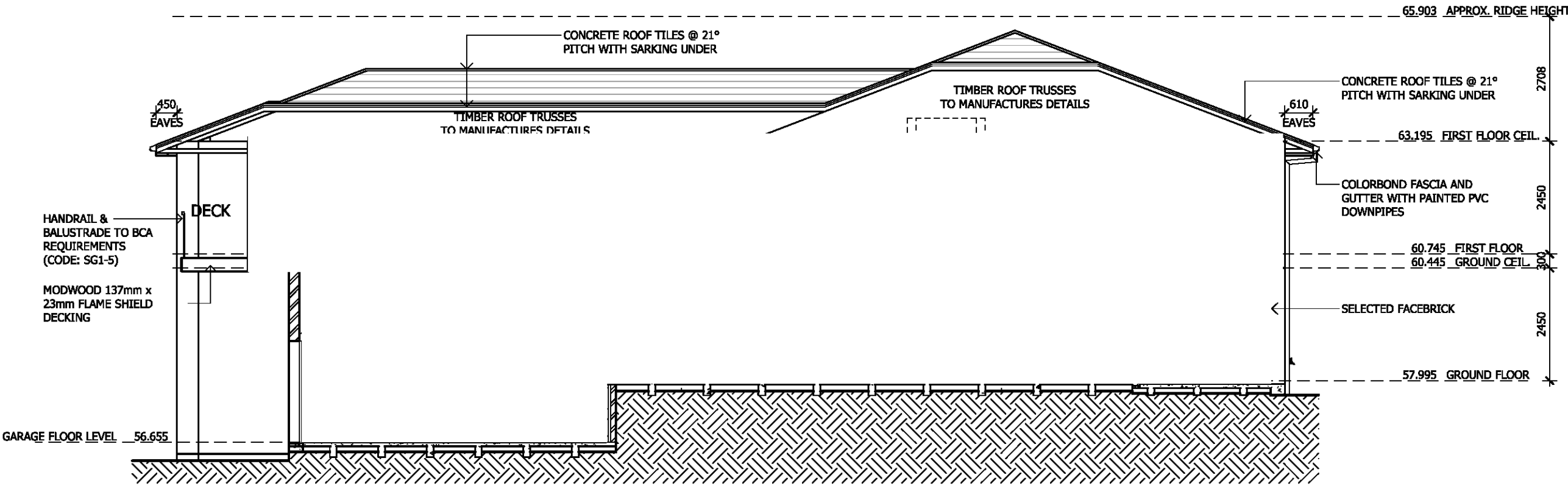
SECTION A-A

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- INSULATION NOTE:**
- R2.5 THERMAL BATTS TO EXTERNAL WALLS INCLUDING INTERNAL WALL BETWEEN GARAGE & HOUSE (EXCLUDES EXTERNAL WALLS OF GARAGE).
  - R4.1 THERMAL BATTS TO CEILINGS WITH ROOF OVER (EXCLUDING CEILINGS OVER GARAGE, PORCH, ALFRESCO & DECK).
  - R2.5 INSULATION ABOVE GARAGE TO ROOM ABOVE TO DWELLING A ONLY
  - R2.5 INSULATION TO CANTILEVERED FLOORS



RAINWATER TANK



SECTION B-B

**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

**SITE ADDRESS:**  
LOT 30 (DP 16478)  
(NO. 4) INKERMANN ROAD  
EMU HEIGHTS, NSW 2750

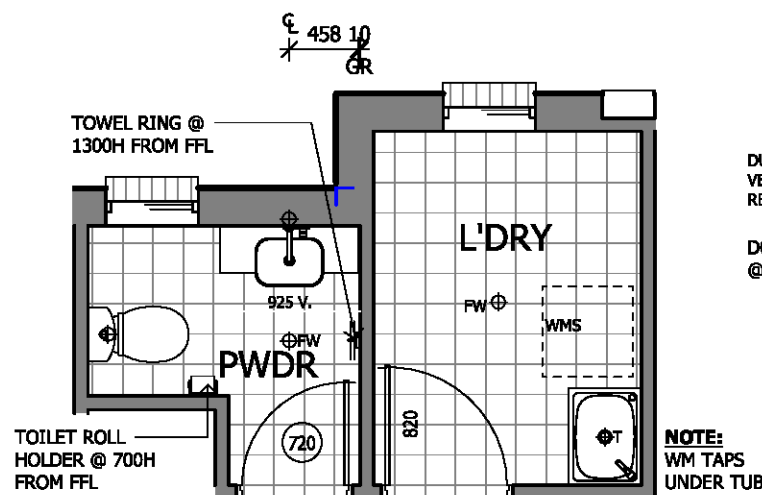
CLIENT INITIALS: 1. _____ 2. _____			
HOUSE TYPE	MODEL:	DATE DRAWN:	CHECKED BY:
MODEL:	CUSTOM	17.08.21	MS
FACADE:	CUSTOM	COUNCIL AREA:	
TYPE:	DOUBLE GARAGE	PENRITH	
SPECIFICATION:	CUSTOM COLLECTIONS	SCALE:	
DRAWING TITLE:		As indicated	
SECTIONS		JOB No:	DRWG No:
		A009923	9
		ISSUE:	
		C	

## LAUNDRY / WC

- PROVIDE SKIRTING TILE TO PERIMETER WALLS OF LAUNDRY
- TILED SPLASHBACK OVER LAUNDRY TUB & BENCH @ 300mm HIGH

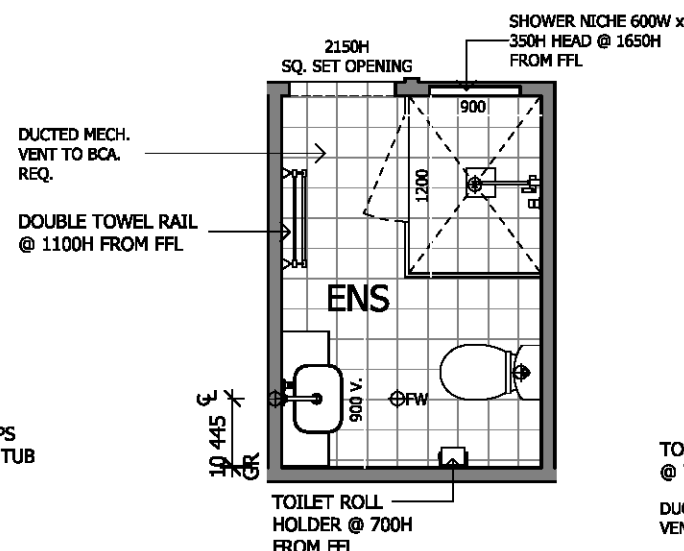
## BATHROOM

- 1900H SHOWER HEAD FROM FFL TO UNDERSIDE OF SHOWER HEAD
- FLOATING VANITIES
- TILED SPLASHBACKS ABOVE VANITIES WITH FLOATING MIRROR OVER ON 32mm BOARD, 130mm FROM SIDE OF VANITY, MAX. HEIGHT 880mm
- PROVIDE KICKER TO BATH HOB 140H x 70W
- WALL MOUNTED TAPS & SPOUT TO VANITIES & BATH
- SQUARE SET WALL/CEILING JUNCTION TO MAIN BATHROOM, ENSUITE AND POWDER ROOM (INCLUDING SEPARATE WC ONLY WHEN WITHIN BATHROOM OR ENSUITE)
- SQ. SET WINDOW TO MAIN BATHROOM ENSUITE, POWDER ROOM AND WC
- 20mm CAESARSTONE BENCHTOP TO VANITIES
- GRANGE SEMI FRAMELESS SHOWER SCREENS



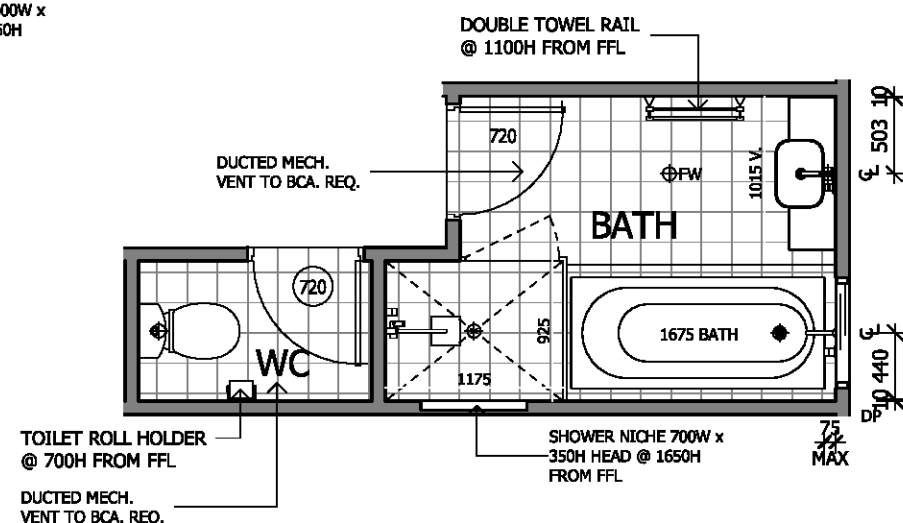
## POWDER/L'DRY-A

SCALE: 1 : 50



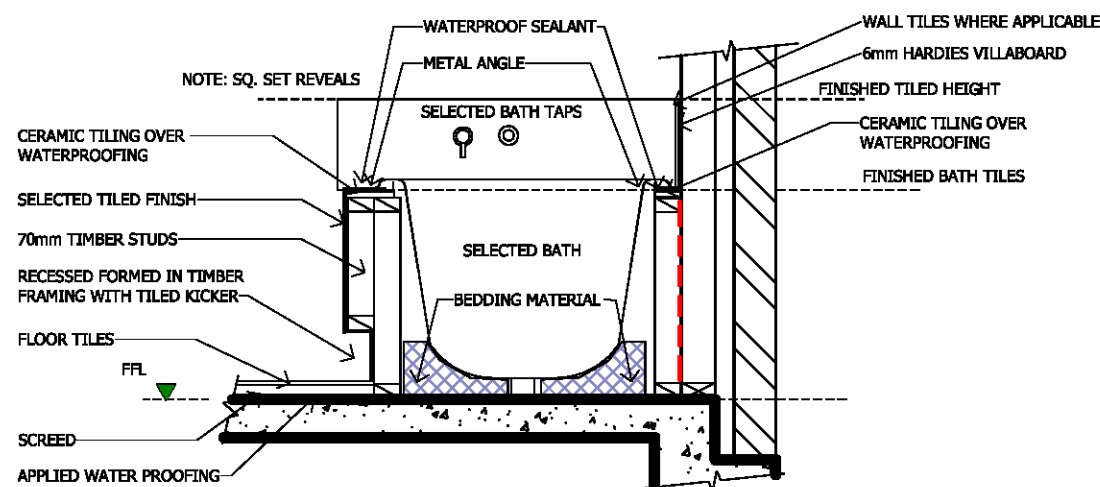
## ENSUITE-A

SCALE: 1 : 50



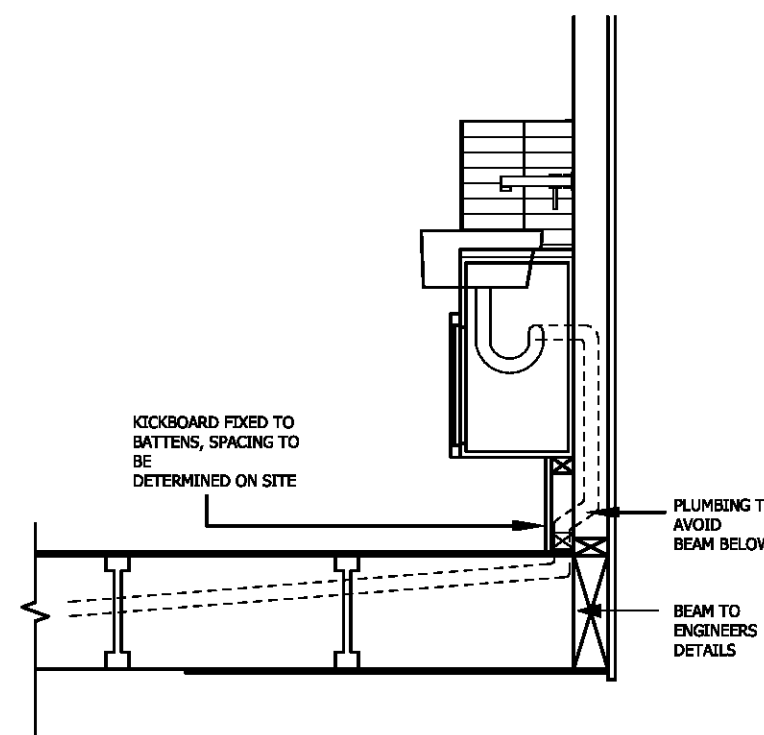
## BATH/WC-A

SCALE: 1 : 50



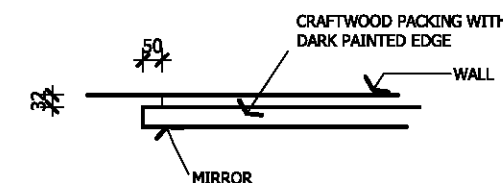
## BATH HOB - GROUND AT WALL-A

SCALE: 1 : 20



## VANITY DETAIL - OVER BEAM

SCALE: 1 : 20



## MIRROR EDGE PLAN DETAIL

SCALE: 1 : 20

### NOTES:

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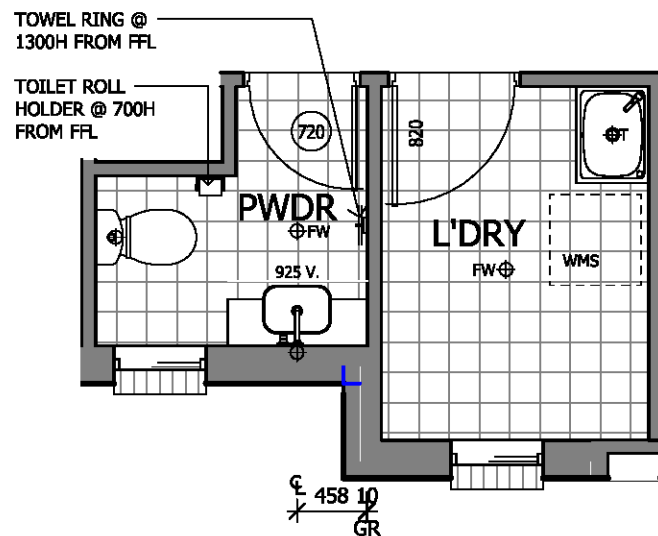
SITE ADDRESS:  
LOT 30 (DP 16478)  
(NO. 4) INKERMANN ROAD  
EMU HEIGHTS, NSW 2750

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

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CUSTOM COLLECTIONS

DRAWING TITLE:  
**WET AREA PLANS (A)**

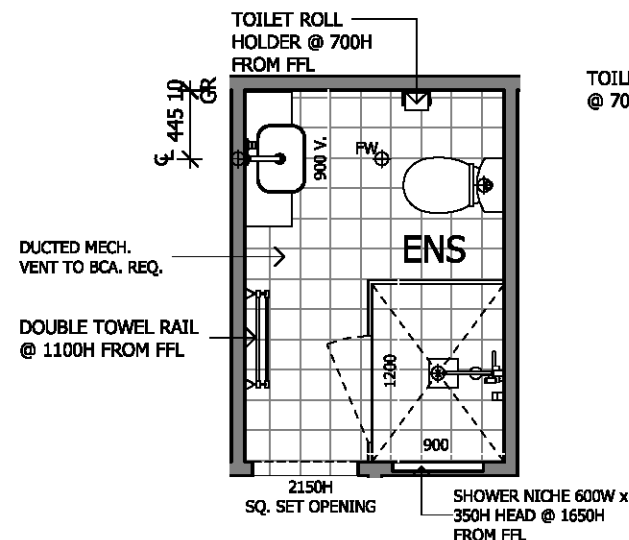
DRAWN BY: SM	DATE DRAWN: 17.08.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: PENRITH		SCALE: As indicated	
JOB No: A009923	DRWG No: 10	ISSUE: C	



**NOTE:**  
WM TAPS  
UNDER TUB

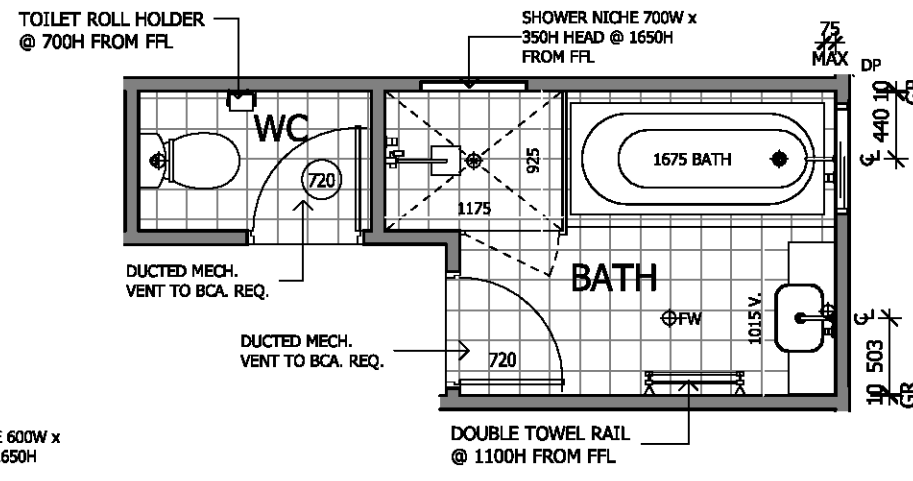
## PWDER/L'DRY-B

SCALE: 1 : 50



## ENSUITE-B

SCALE: 1 : 50



## BATH/WC-B

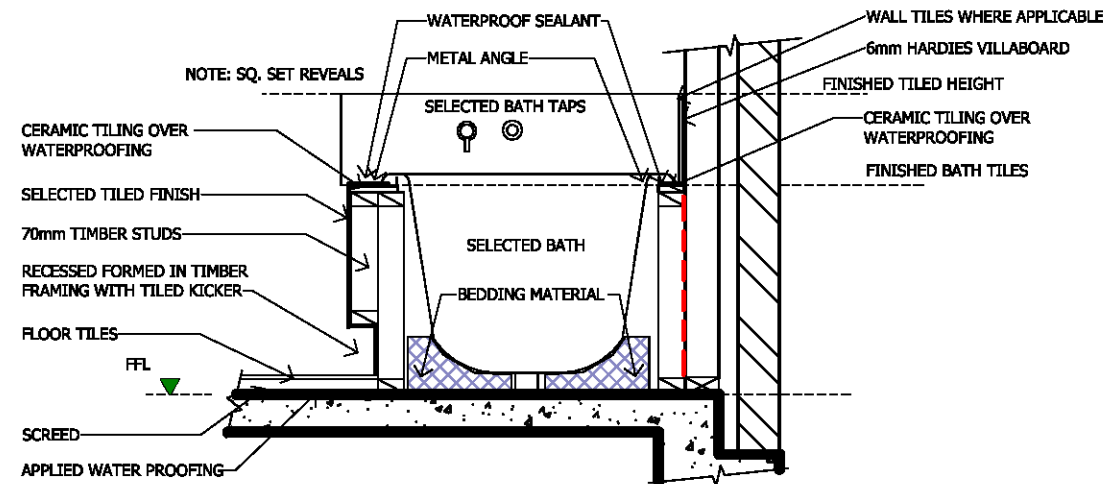
SCALE: 1 : 50

### LAUNDRY / WC

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- TILED SPLASHBACK OVER LAUNDRY TUB & BENCH @ 300mm HIGH

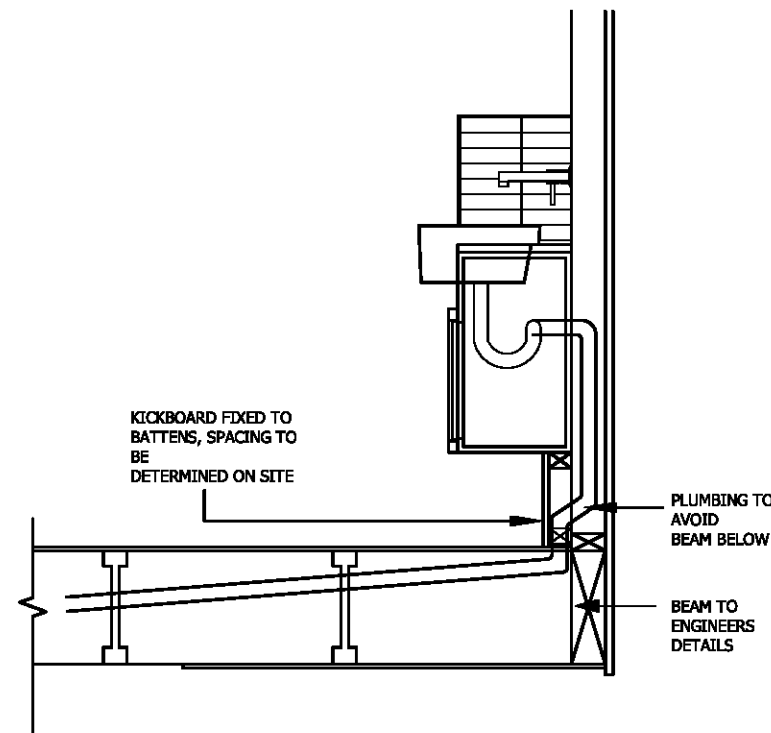
### BATHROOM

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- FLOATING VANITIES
- TILED SPLASHBACKS ABOVE VANITIES WITH FLOATING MIRROR OVER ON 32mm BOARD, 130mm FROM SIDE OF VANITY, MAX. HEIGHT 880mm
- PROVIDE KICKER TO BATH HOB 140H x 70W
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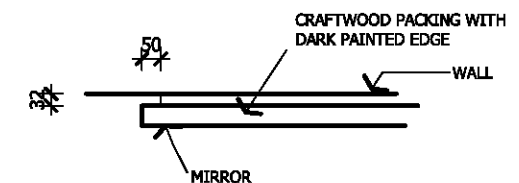
## BATH HOB - GROUND AT WALL-A

SCALE: 1 : 20



## VANITY DETAIL - OVER BEAM

SCALE: 1 : 20



## MIRROR EDGE PLAN DETAIL

SCALE: 1 : 20

### NOTES:

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**RAWSON HOMES**  
5 RIDER BOULEVARD  
LEVEL 7  
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FAX 02 8765 8099  
Builder's licence No. 33493C



SITE ADDRESS:  
LOT 30 (DP 16478)  
(NO. 4) INKERMANN ROAD  
EMU HEIGHTS, NSW 2750

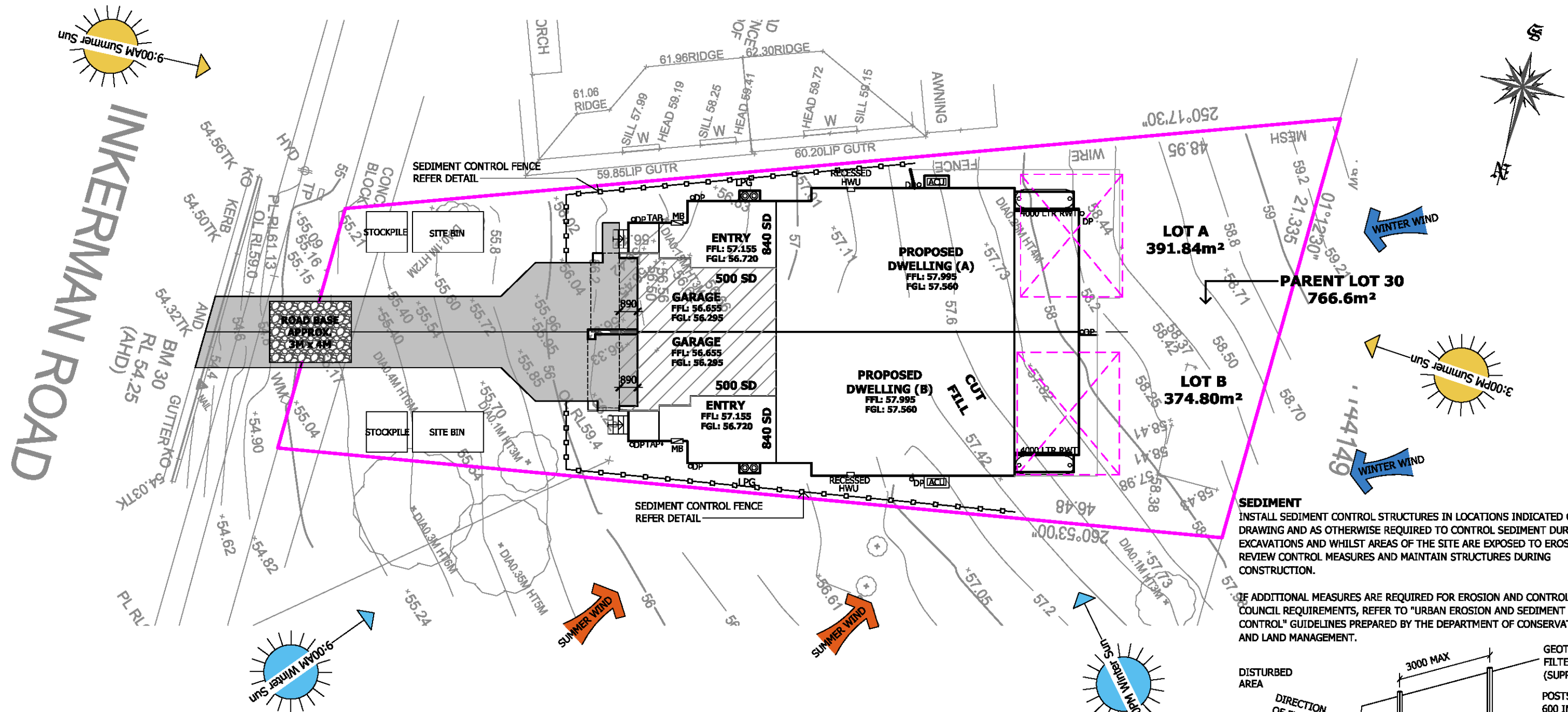
CLIENT INITIALS: 1. \_\_\_\_\_ 2. \_\_\_\_\_

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CUSTOM COLLECTIONS

DRAWING TITLE:  
**WET AREAS PLAN (B)**

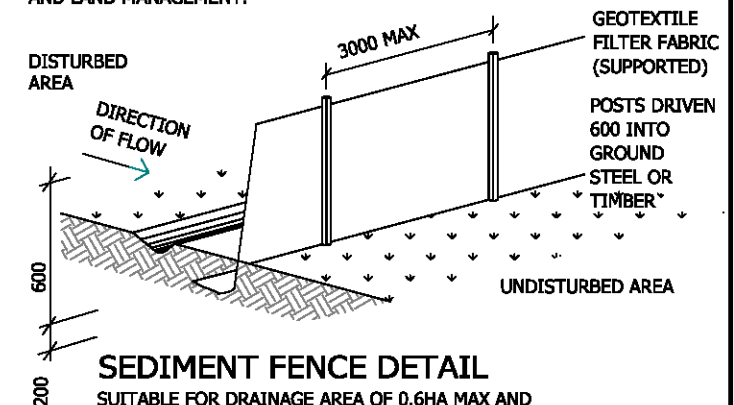
DRAWN BY: SM	DATE DRAWN: 17.08.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: PENRITH		SCALE: As indicated	
JOB No: A009923	DRWG No: 11	ISSUE: C	





**SEDIMENT**  
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.



**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



**SITE ADDRESS:**  
LOT 30 (DP 16478)  
(NO. 4) INKERMAN ROAD  
EMU HEIGHTS, NSW 2750

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

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CUSTOM COLLECTIONS

DRAWING TITLE:  
**SEDIMENT/ANALYSIS PLAN**

DRAWN BY: SM	DATE DRAWN: 17.08.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: PENRITH		SCALE: 1 : 200	
JOB No: A009923	DRWG No: 13	ISSUE: C	

©



## The Essential First Step



DRAWN BY: SM	DATE DRAWN: 17.08.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: PENRITH		SCALE: 1 : 200	
JOB No: A009923		DRWG No: 14	ISSUE: C



BASIX COMMITMENTS														
PROJECT DETAILS			Dwelling 1		RAINWATER	Dwelling 2		ENERGY	LIGHTING					
Site area	766.6	m²	Rainwater to have a capacity of at least 4000L		Rainwater to have a capacity of at least 4000L		<b>ACTIVE COOLING/HEATING TO DWELLING 1&amp;2</b>			Applicant must provide a window or skylight for natural lighting to 2 bathrooms/toilets and kitchen to both dwellings				
Roof area	268.4	m²	Collect rain runoff of at least 134.2m² of the roof area & connected to all toilets, cold water taps connected to cotes & one tap		Collect rain runoff of at least 134.2m² of the roof area & connected to all toilets, cold water taps connected to cotes & one tap		Provide fully ducted reverse cycle 3 phase air conditioner with EER rating of 3.0-3.5 for cooling to both dwellings							
ABSA Certificate Number (if applicable)	0006445090						Provide fully ducted reverse cycle 3 phase air conditioner with EER rating of 3.0-3.5 for heating to both dwellings			Applicant must provide artificial lighting to all bedrooms/study, 5 of living/dining, kitchen, laundry, all bathroom/toilets and all hallways for both dwellings				
Total Area of Vegetation (garden & lawn)	422.58	m²	Dwelling 1		Dwelling 2									
Number of bedrooms	3	4			Gas Instantaneous hot water system with performance of 6 stars		Gas Instantaneous hot water system with performance of 6 stars		<b>VENTILATION DWELLING 1 &amp; 2</b>					
Net conditioned floor area	172	172	m²						<b>COOKING (KITCHEN APPLIANCES)</b>					
Net unconditioned floor area	12	12	m²		<b>WATER</b>				Install a gas cooktop and electric oven to both dwellings					
Cooling load (if applicable)	31.5	26.5	MJ/m²/ps		All showers with in the development are to have a minimum rating of 3 stars shower head		manual switch on/off ducted to roof or facade		<b>DESIGN ENHANCEMENTS</b>					
Heating load (if applicable)	54	49.5	MJ/m²/ps		Each toilet is to have a flushing system of no less than a 4 star rating		Natural Ventilation to laundry or no laundry		Install an outdoor clothes drying line to both dwellings					
Area of garden & lawn	211.14	211.44	m²		All taps in the kitchen and bathrooms are to have a minimum rating of 4 star		Provide window(s) and/or skylight to 3 bathroom(s) / toilet(s) and kitchens		Install an indoor or sheltd clothes drying line to both dwellings					
										Dwelling 1		INSULATION	Dwelling 2	
										External wall R2.5 [excluding garage]		External wall R2.5 [excluding garage]		
										Ceiling R4.1		Ceiling R4.1		
										Garage Ceiling R2.5		[excluding garage]		

NOTES:

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RAWSON HOMES

5 RIDER BOULEVARD

LEVEL 7

RHODES NSW 2138

TELEPHONE 02 8765 5500

FAX 02 8765 8099

Builder's licence No. 33493C

SITE ADDRESS:

LOT 30 (DP 16478)

(NO. 4) INKERMANN ROAD

EMU HEIGHTS, NSW 2750

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

HOUSE TYPE

MODEL: CUSTOM

FACADE: CUSTOM

TYPE: DOUBLE GARAGE

SPECIFICATION: CUSTOM COLLECTIONS

DRAWING TITLE:

BASIX COMMITMENT

DRAWN BY: SM

DATE DRAWN: 13.09.21

CHECKED BY: Checker

APPROVED FOR CONSTRUCTION

COUNCIL AREA: PENRITH

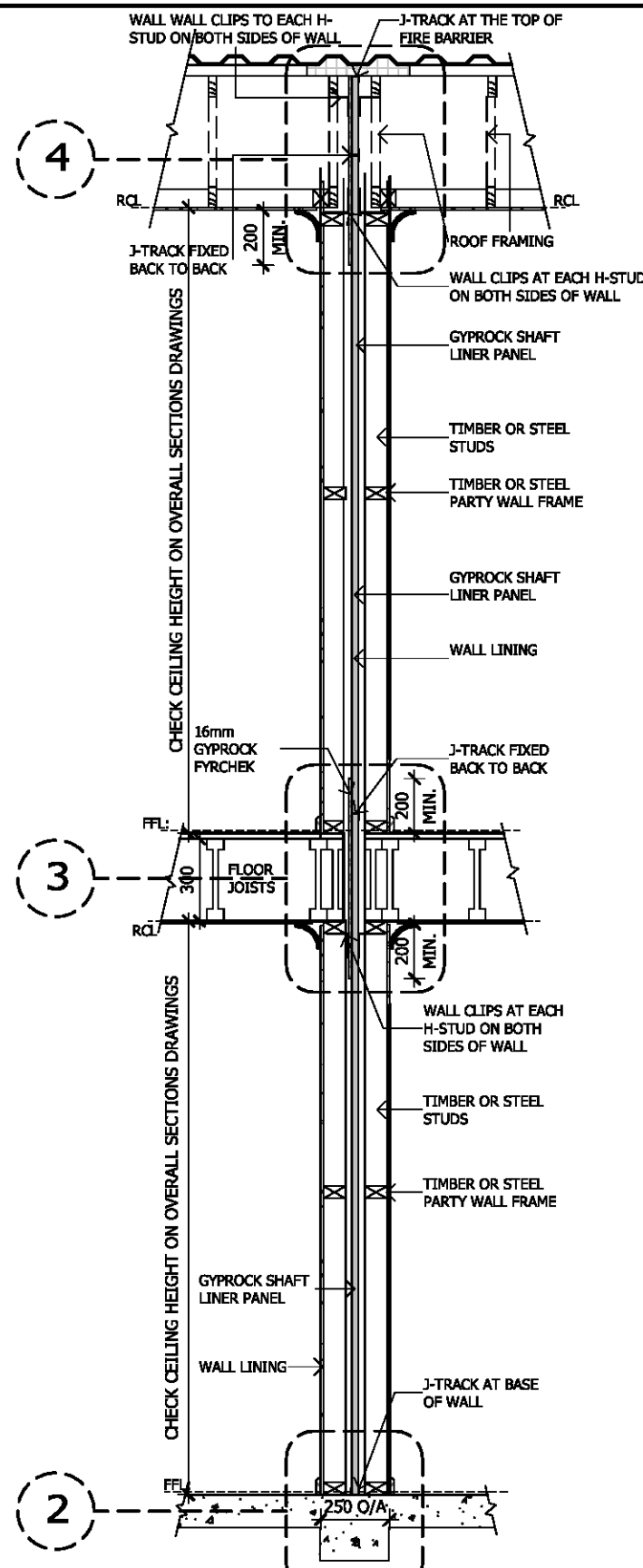
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JOB No: A009923

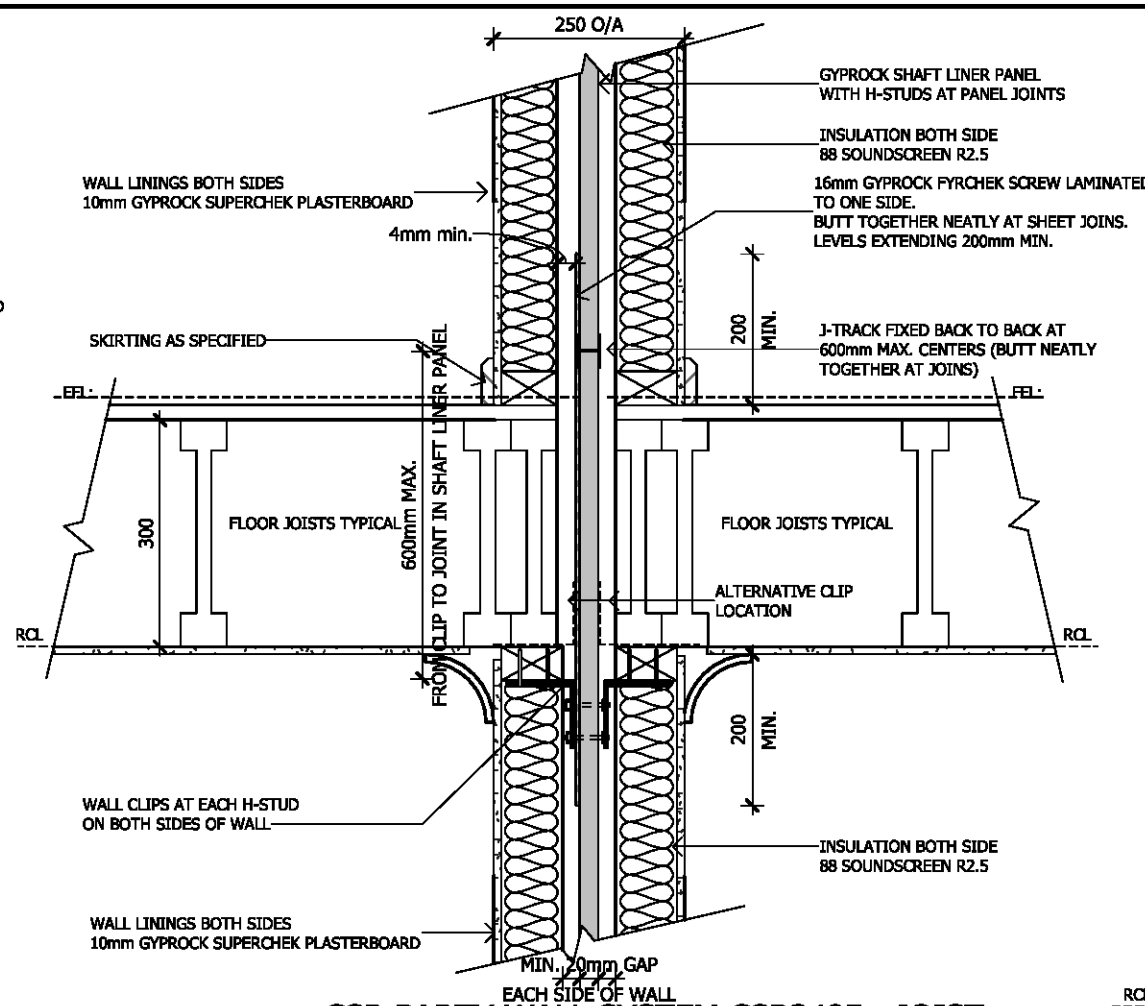
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ISSUE: C

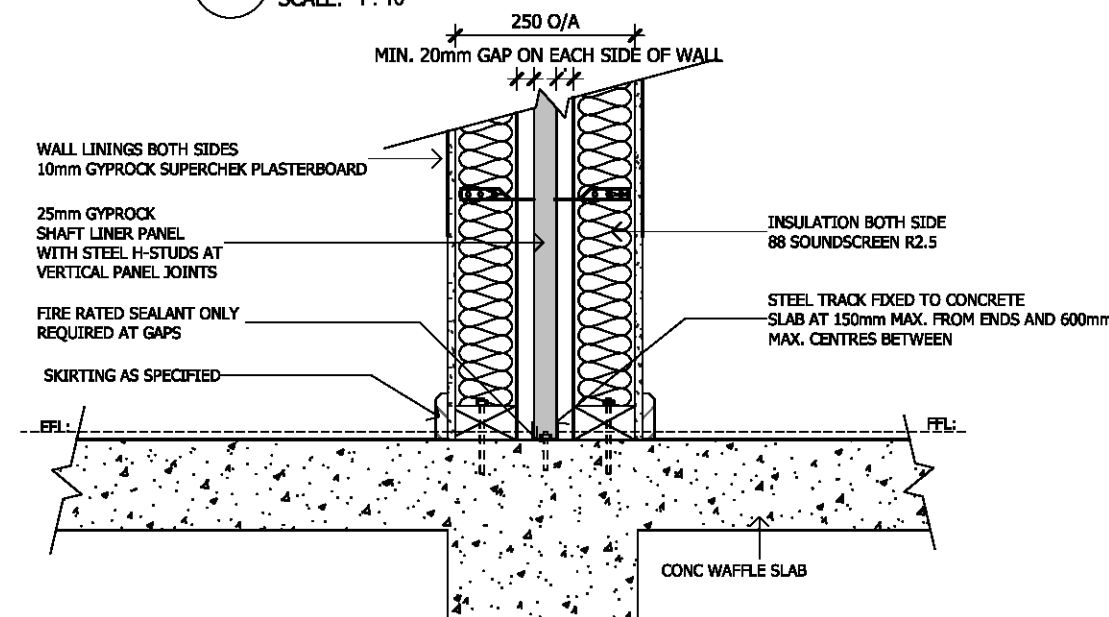




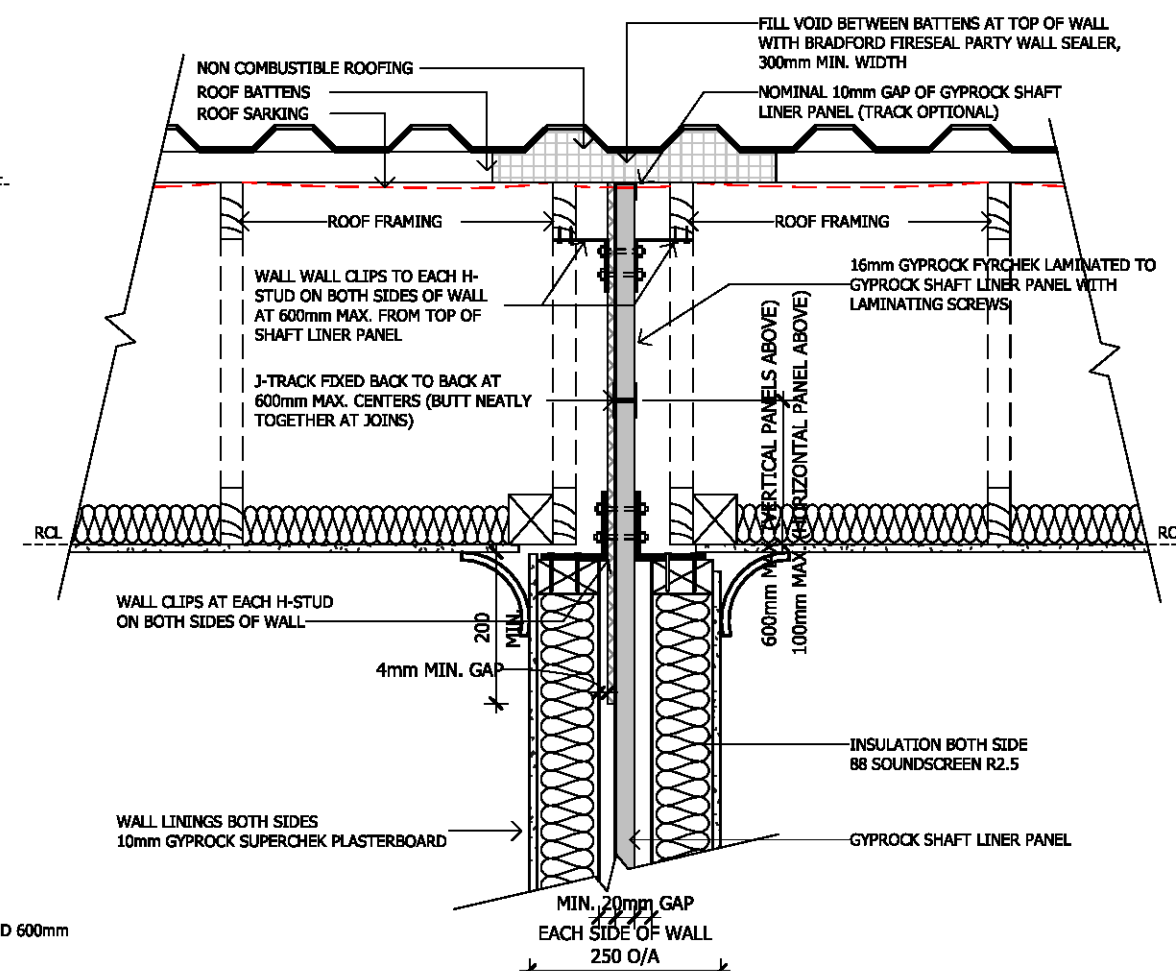
**1** CSR PARTY WALL SYSTEM CSR2405 - TYPICAL  
SCALE: 1:25



**3** LEVEL CSR PARTY WALL SYSTEM CSR2405 - JOIST  
SCALE: 1:10



**2** CSR PARTY WALL SYSTEM CSR2405 - BASE LEVEL  
SCALE: 1:10



**4** CSR PARTY WALL SYSTEM CSR2405 - ROOF  
SCALE: 1:10

**RAWSON HOMES**

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FAX 02 8765 8099  
Builder's licence No. 33493C



JAMES HIND (16478)  
(NO. 4) INKERMANN ROAD  
EMU HEIGHTS, NSW 2750

DRAWING TITLE:

**TYPICAL PARTY WALL DETAILS  
DUPLEX HOMES**

DRAWN BY: Author  
CHECKED BY: Checker

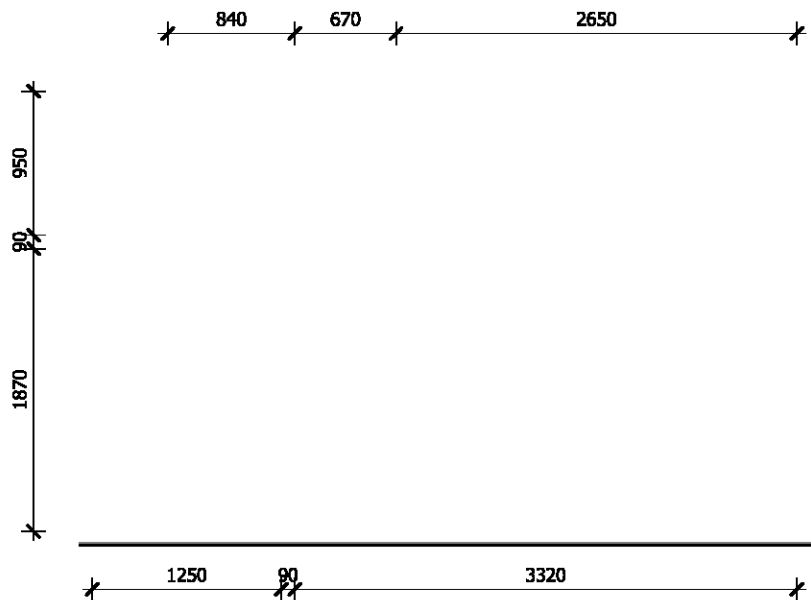
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DATE: 19.08.21

DRWG No: D250  
ISSUE: B

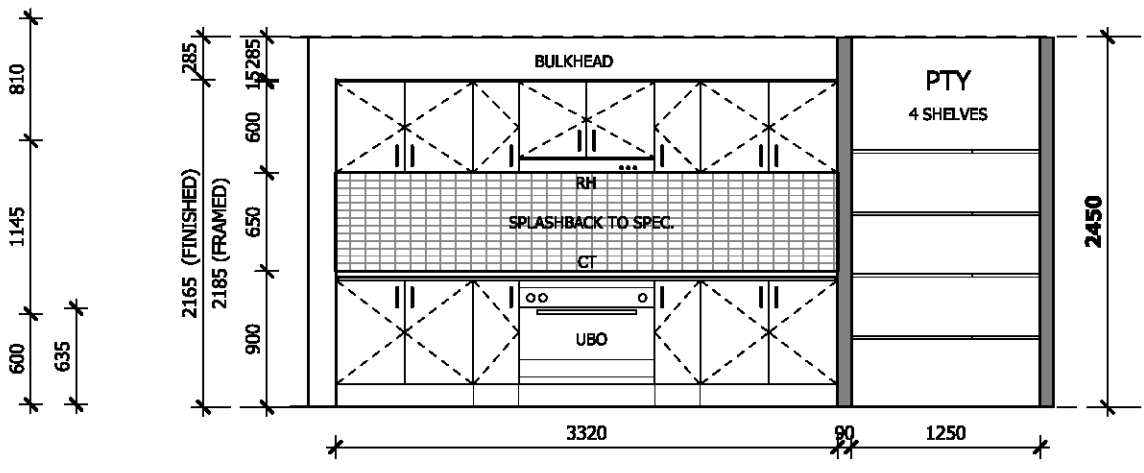
NOTE: PERSPECTIVE IS FOR DIAGRAMATIC PURPOSES ONLY

THE KITCHEN LAYOUT SHOWN IS ONLY DIAGRAMATIC  
ALL DETAILS AND DIMENSIONS TO BE CONFIRMED BY  
THE MAKER PRIOR TO MANUFACTURE

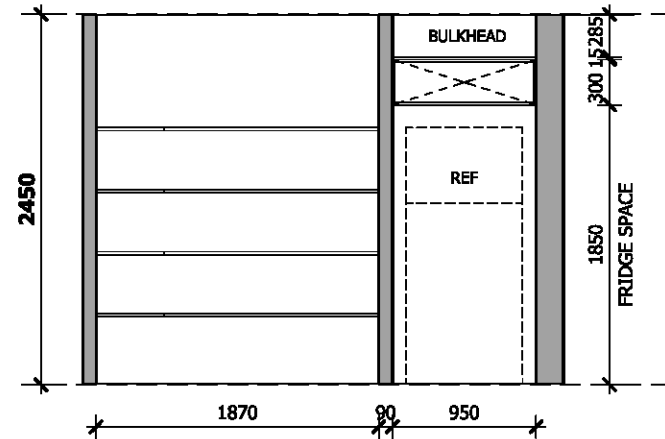
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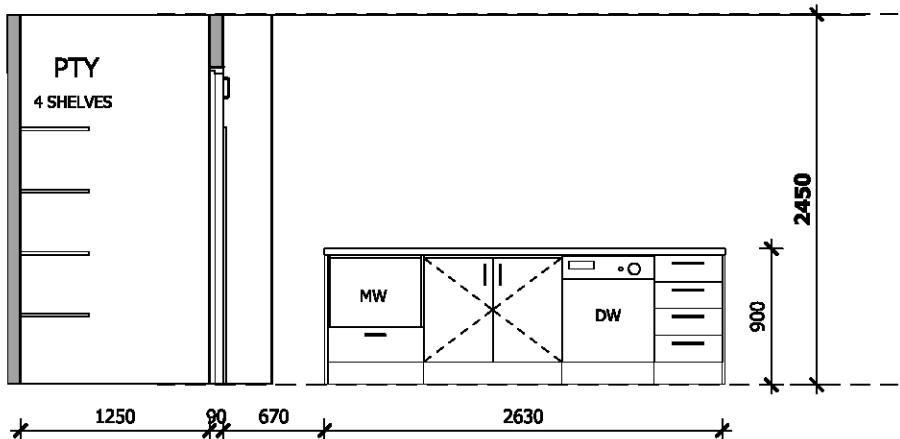
KITCHEN LAYOUT-A



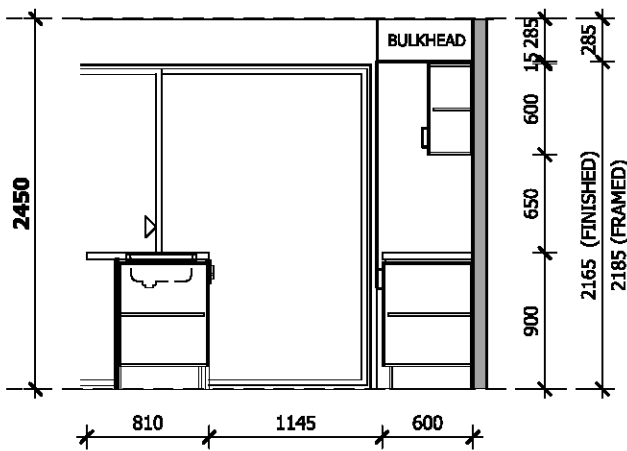
ELAVATION K1-A



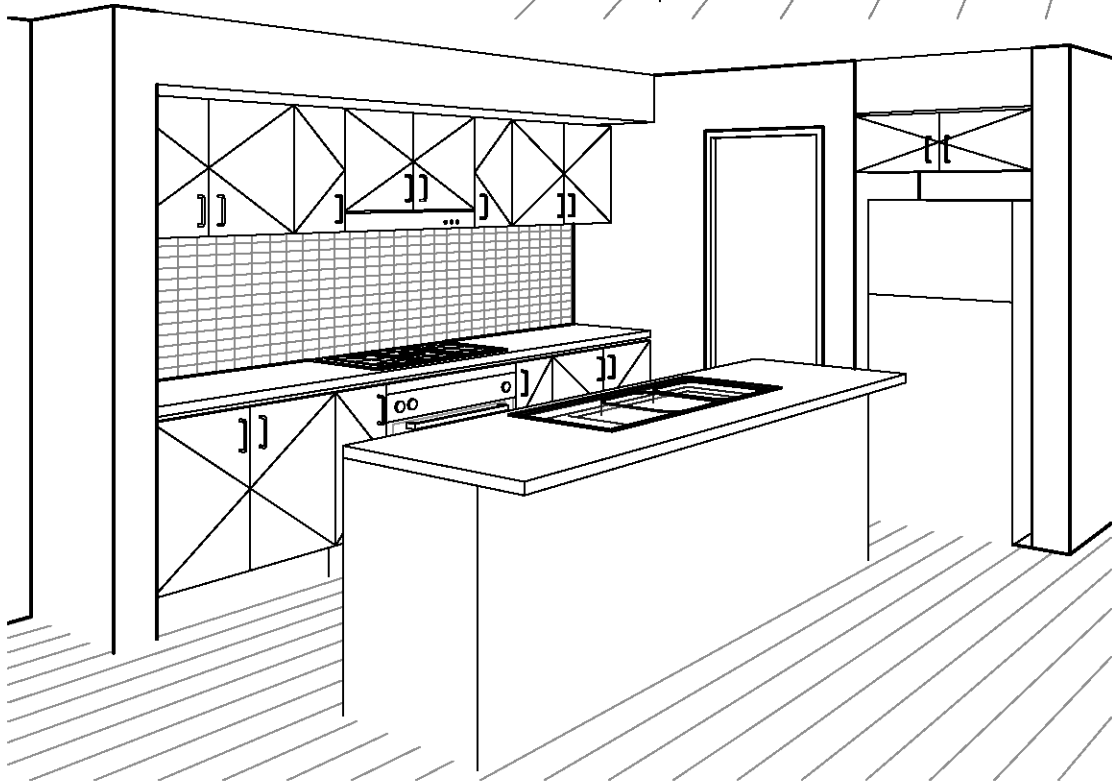
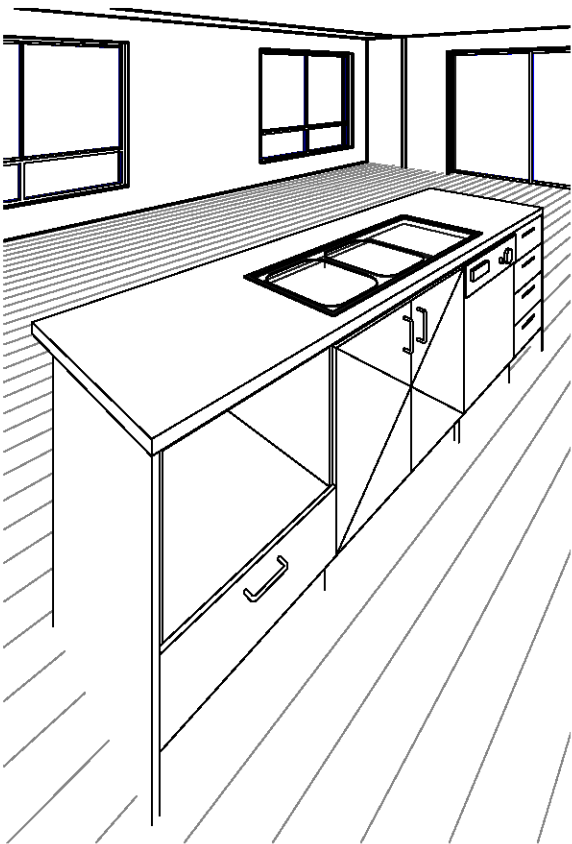
ELEVATION K2-A



ELEVATION K3-A



ELEVATION K4-A



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

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INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS  
\* ALL DIMENSIONS ARE IN MILLIMETRES  
\* DO NOT SCALE - USE WRITTEN DIMENSIONS  
\* ALL DIMENSIONS STATED ON THE PLANS, SPECIFICATIONS, VARIATIONS  
AND UPGRADES ARE TO STRUCTURAL FRAMES ONLY AND EXCLUDE  
FINISHED SURFACES

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



SITE ADDRESS:  
LOT 30 (DP 16478)  
(NO. 4) INKERMANN ROAD  
EMU HEIGHTS, NSW 2750

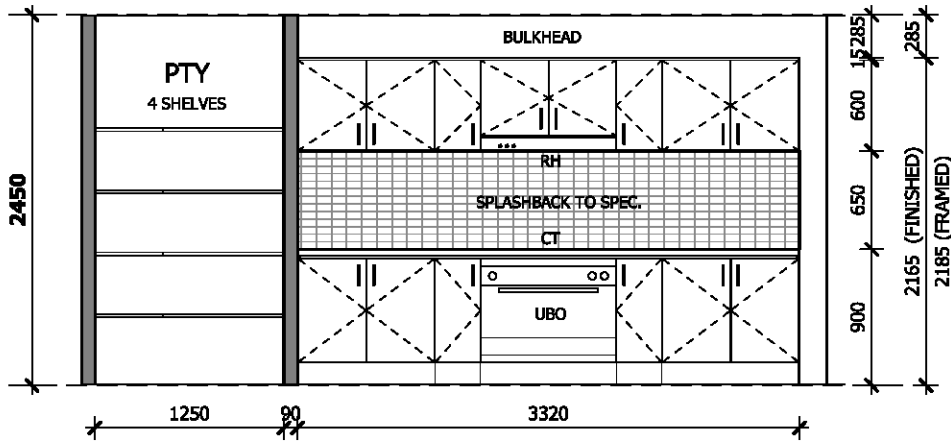
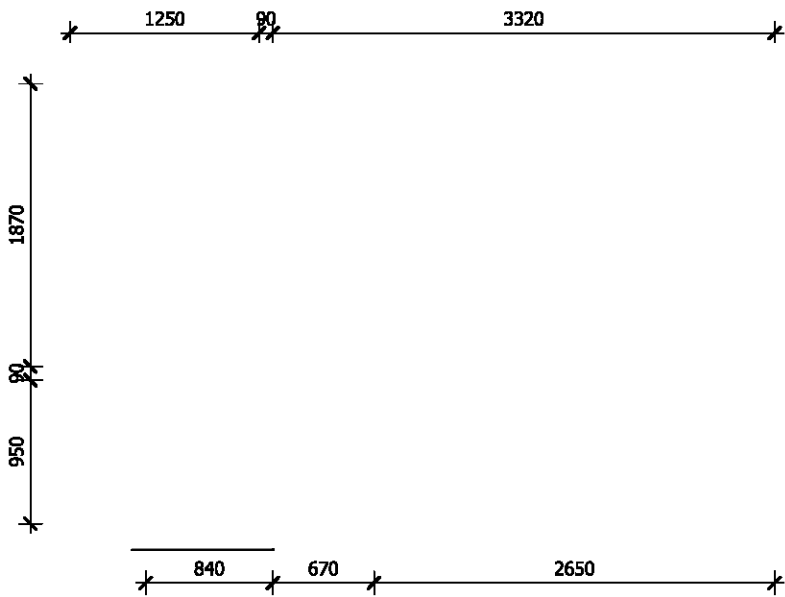
HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CUSTOM COLLECTIONS  
DRAWING TITLE:  
**KITCHEN PLAN (A)**

DRAWN BY: SM	DATE DRAWN: 17.08.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: PENRITH		SCALE: 1 : 50	
JOB No: A009923	DRWG No: KD1	ISSUE: C	

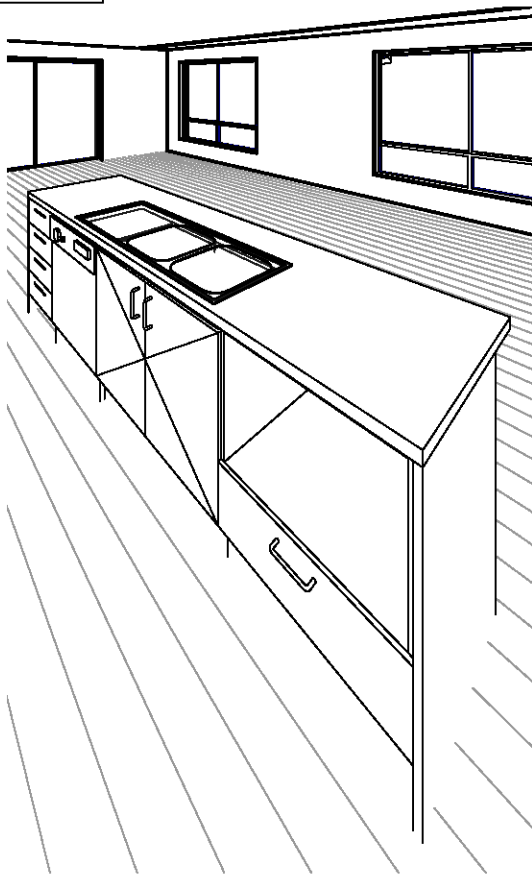
NOTE: PERSPECTIVE IS FOR DIAGRAMATIC PURPOSES ONLY

THE KITCHEN LAYOUT SHOWN IS ONLY DIAGRAMATIC  
ALL DETAILS AND DIMENSIONS TO BE CONFIRMED BY  
THE MAKER PRIOR TO MANUFACTURE

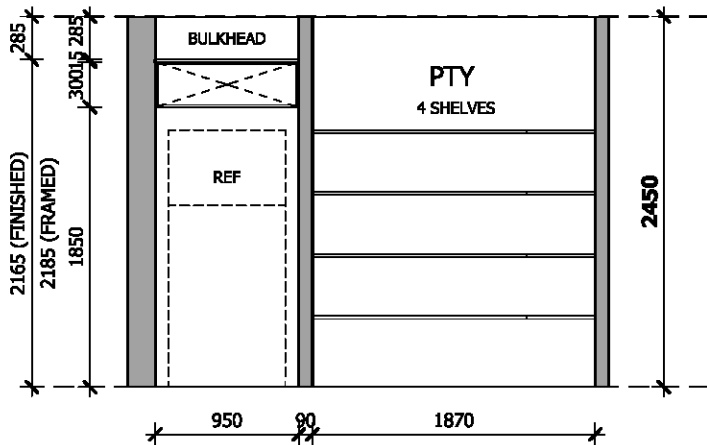
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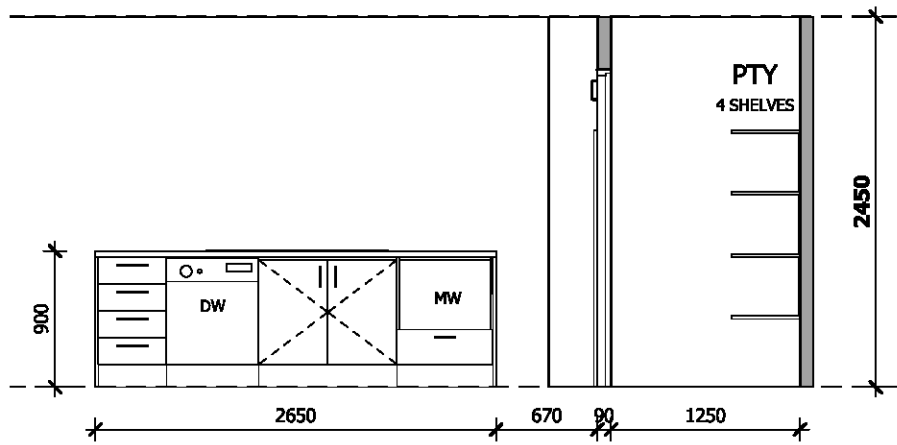
ELEVATION K1-B



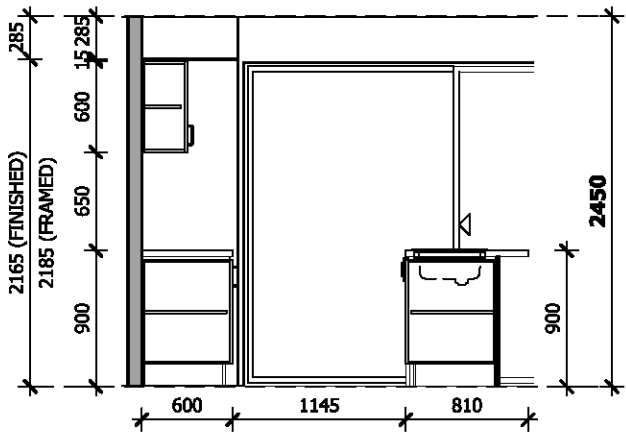
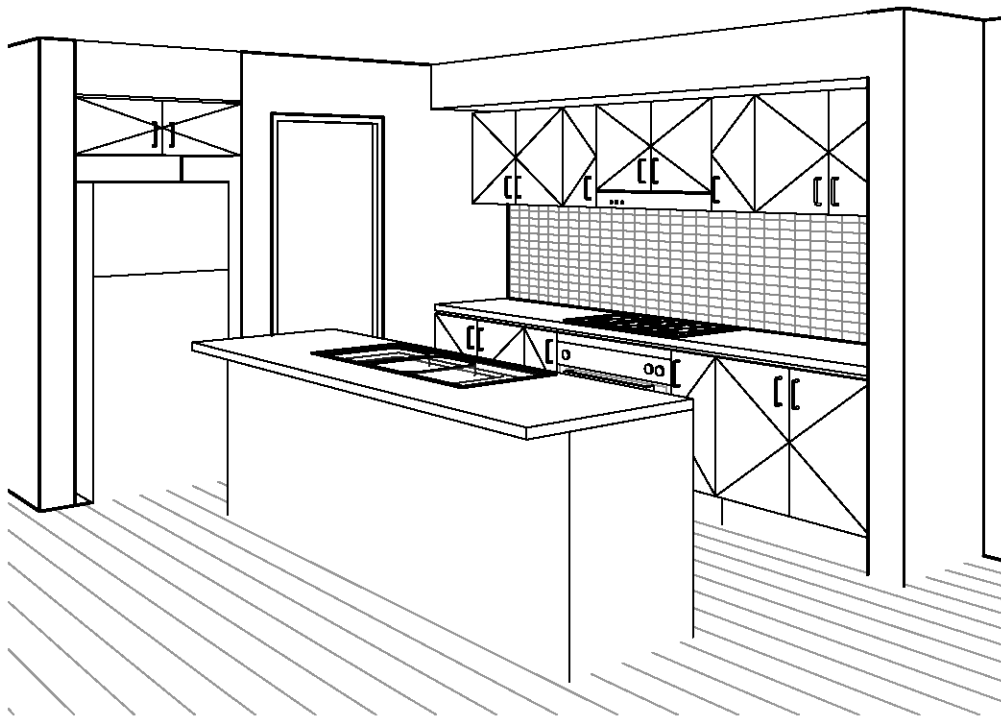
KITCHEN LAYOUT-B



ELEVATION K2-B



ELEVATION K3-B



ELEVATION K4-B

NOTES:

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED  
TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO  
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CLIENT INITIALS: 1. \_\_\_\_\_ 2. \_\_\_\_\_

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DRAWN BY: SM	DATE DRAWN: 17.08.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: PENRITH		SCALE: 1 : 50	
DRAWING TITLE: KITCHEN PLAN (B)	JOB No: A009923	DRWG No: KD2	ISSUE: C