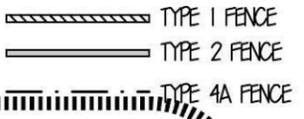
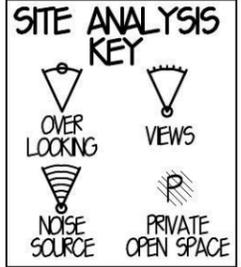
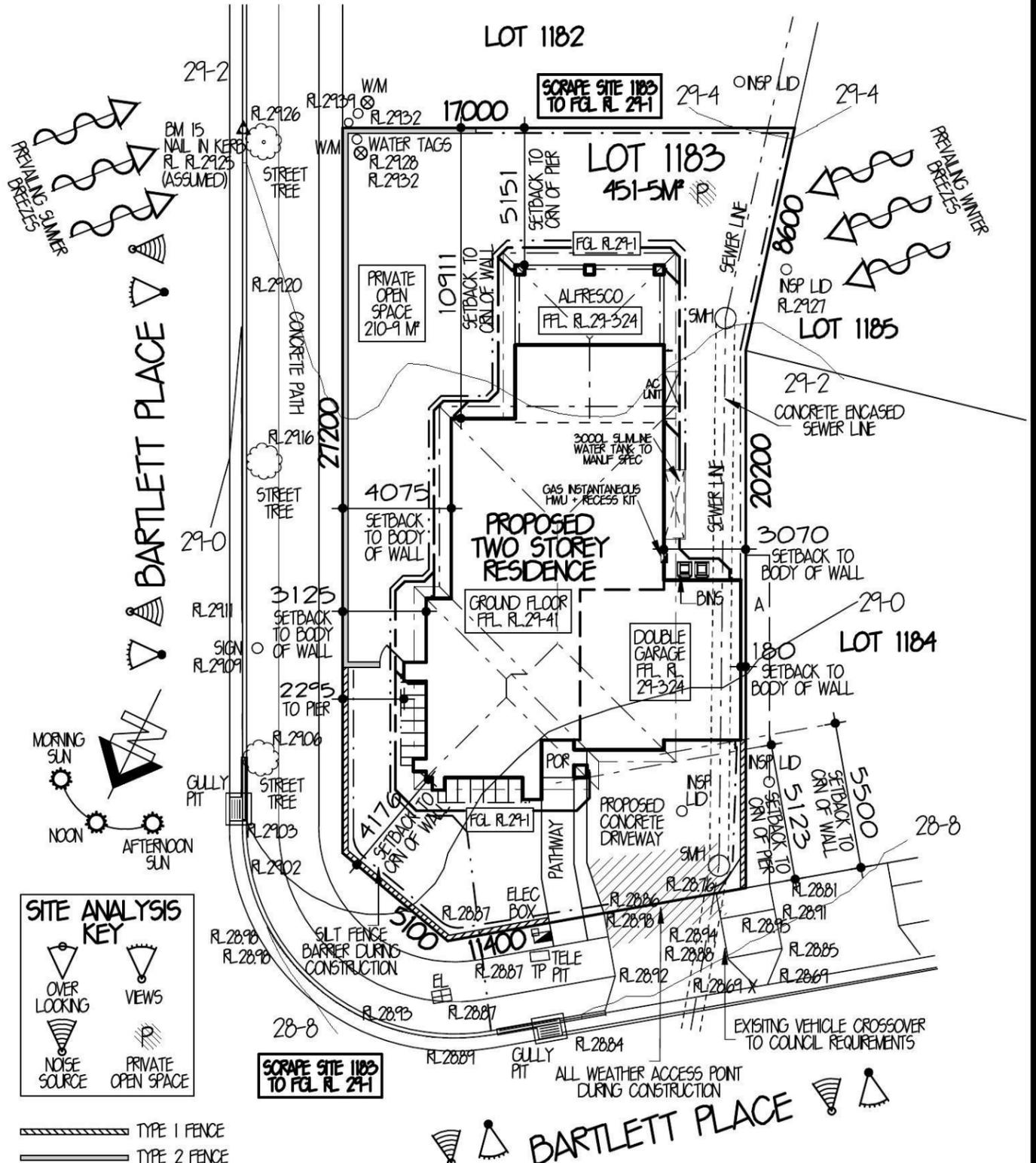


- GENERAL NOTES:**
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
 - SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
 - ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER
 - FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
 - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO ASN DESIGN BEFORE PROCEEDING
 - SITE CLASSIFICATION M
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 29-1 GARAGE TO RL 29-1
 - HOUSE FLOOR LEVEL RL 29-41, 310MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 29-324, 224MM ABOVE PLATFORM LEVEL

RAWSON HOMES
 UNIT 34/11-21 UNDERWOOD ROAD
 HOMEBUSH NSW 2140
 PH: 02 9764 6442
 FAX: 02 9764 6912
 WWW.RAWSONHOMES.NET.AU

FOR	RAWSON HOMES	
AT	LOT 1183 BARTLETT PLACE, THORNTON	
THORNTON BLOCK PLAN LABEL	D	JOB NO. J1003340
STAGE	CC PLANS	
HOUSE TYPE	BENHAM 29	HAND RH
DATE	SEPT 12	PAGE NO. 1 OF 9
DWG NO.	A18852	



ABSA Class 1 Building Single-Dwelling Certification
 Association of Building Sustainability Assessors

Certification Number	1006537458
Certification Date	11/07/2014
Assessor Name	Fadi Sweis
Assessor Number	20390
Assessor Signature	<i>[Signature]</i>

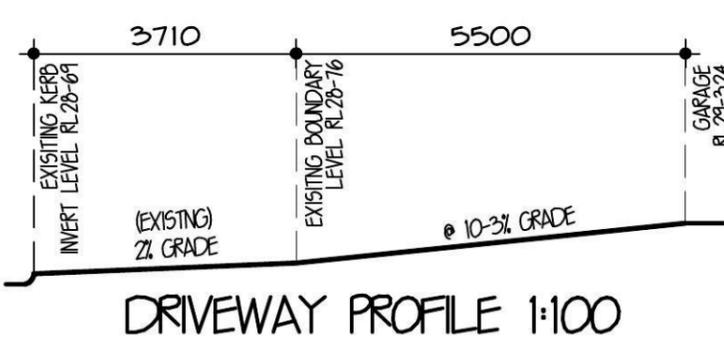
Simulated Energy: HEATING: 56.0 MJ/m2 pa
 Simulated Energy: COOLING: 42.0 MJ/m2 pa
 Rated with Downlights: No
 NatHERS Rating 98.0 MJ/m2 pa
5.5/10

SITE DATA

TOTAL SITE AREA 451.5 M²
 PRIVATE OPEN SPACE
 REQUIRED = 20% OF TOTAL SITE AREA OR 90-350M
 PROVIDED = 46.7% OF TOTAL SITE AREA OR 210-950M

FLOOR AREAS

GROUND FLOOR	105.0 M²
GARAGE	36.3 M²
PORCH	2.2 M²
ALFRESCO	16.7 M²
FIRST FLOOR	106.8 M²
TOTAL	267 M² OR 28.7 SQ



NOTE: REFER TO LANDSCAPE PLANS FOR FENCING TYPES LOCATIONS & HEIGHTS TOGETHER WITH LETTERBOX LOCATION & RETAINING WALL DETAILS

SITE ANALYSIS & SITE PLAN 1:200 (DRAINAGE PLAN)

(A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 M WIDE N DP118391

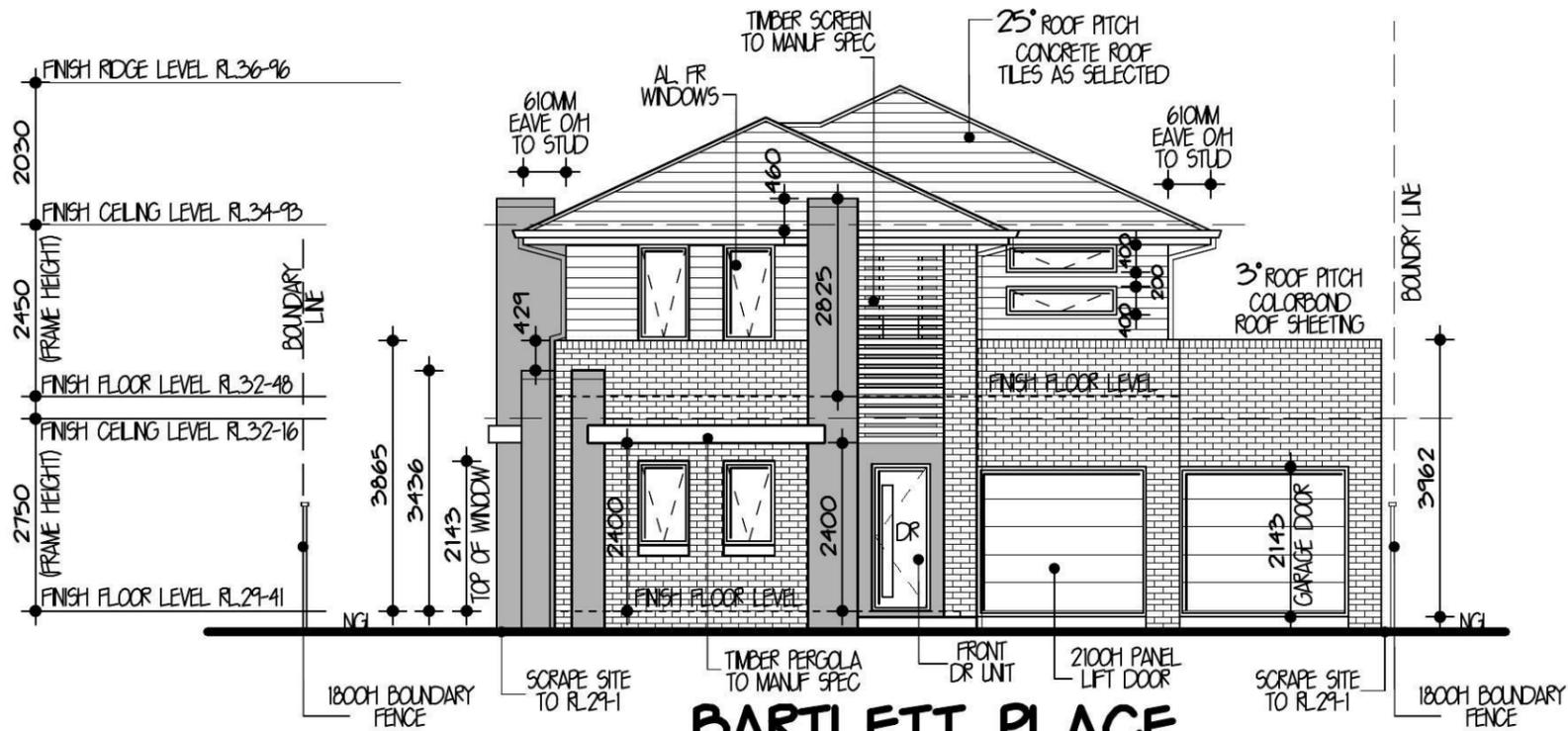
DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

DENOTES STORMWATER TO BE DIRECTED INTO KERB & GUTTER FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

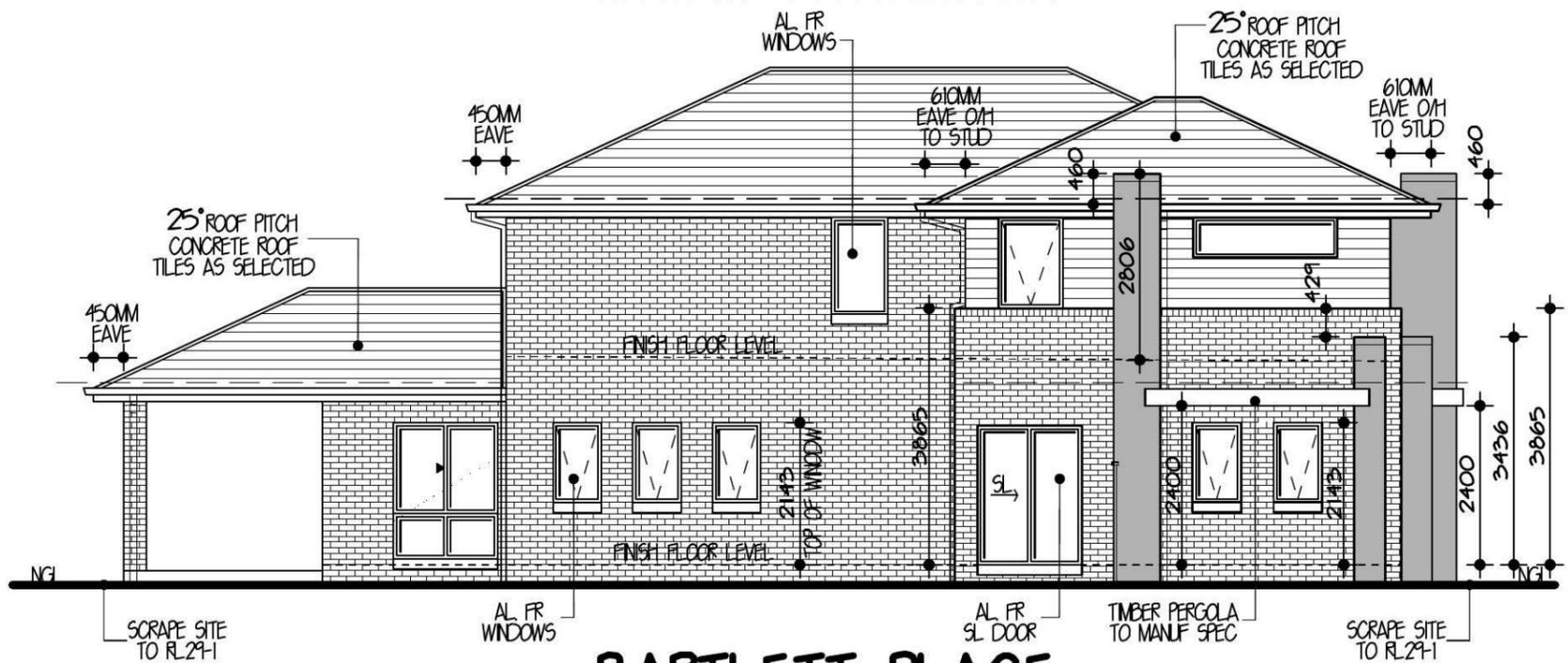
A&N DESIGN SYDNEY
 LEVEL 2 SUITE 216 MACARTHUR POINT
 NO. 25-27 SOLENT CIRCUIT
 BALKHAM HILLS
 PO BOX 6410 BALKHAM HILLS
 BUSINESS CENTRE NSW, 2153
 PHONE: (02) 8824 3533
 FAX: (02) 8824 2544
 WWW.AANDDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	12-04-12	DA PLANS	SK
B	2-10-12	AMENDMENTS	CM
C	17-1-13	AMENDMENTS	CL
D	21-01-13	SHADOWS	SK
E	24-04-14	REVISED FLOOR PLANS	JG
F	08-05-14	CC PLANS	JM

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BARTLETT PLACE
NORTH WEST ELEVATION 1:100



BARTLETT PLACE
NORTH EAST ELEVATION 1:100

ABSA Association of Building Sustainability Assessors

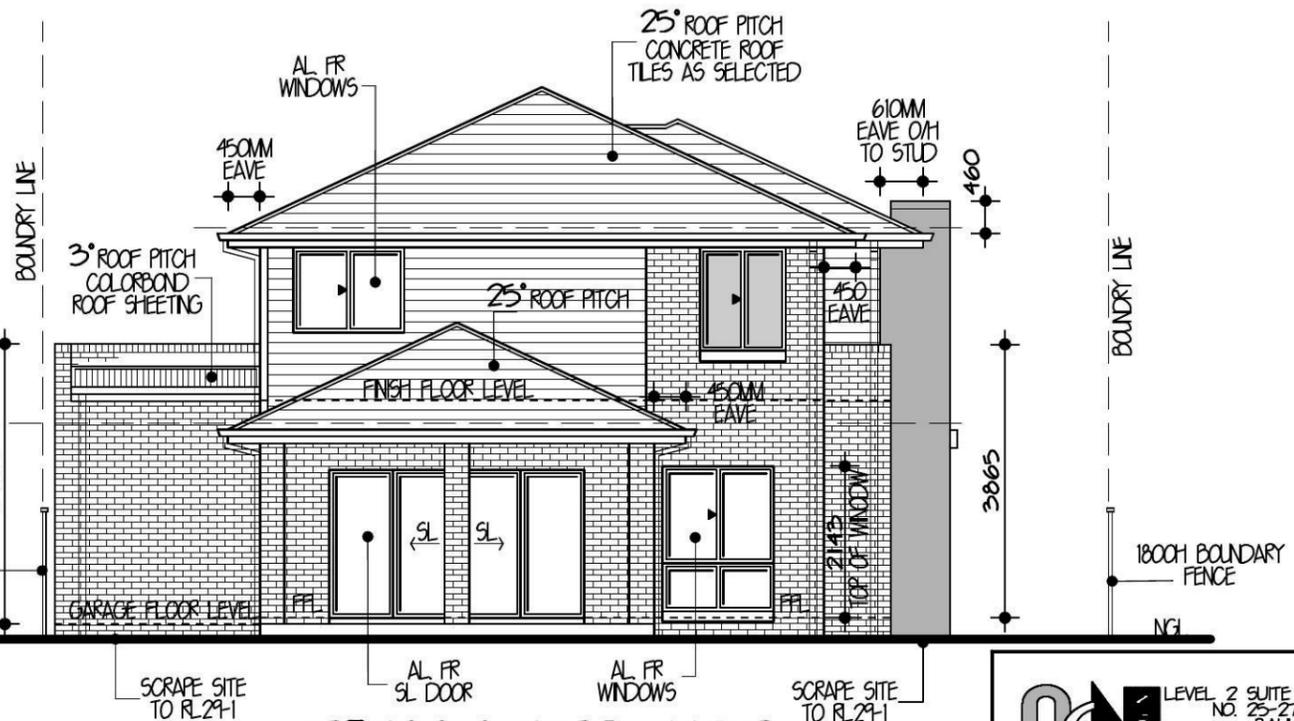
Class 1 Building Single-Dwelling Certification

Certification Number	1006537458
Certification Date	11/07/2014
Assessor Name	Fadi Sweis
Assessor Number	20390
Assessor Signature	

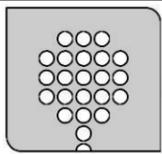
Simulated Energy: HEATING: 56.0 MJ/m² pa
Simulated Energy: COOLING: 42.0 MJ/m² pa
Rated with Downlights: No

NATHERS Rating 98.0 MJ/m² pa

5.5/10



FROM LOTS 1182
SOUTH EAST ELEVATION 1:100



RAWSON HOMES

UNIT 34/11-21 UNDERWOOD ROAD
HOMEBUSH NSW 2140
PH: 02 9764 6442
FAX: 02 9764 6992
WWW.RAWSONHOMES.NET.AU

FOR	RAWSON HOMES	
AT	LOT 1183 BARTLETT PLACE, THORNTON	
THORNTON BLOCK PLAN LABEL	JOB NO.	
D	J/003340	
STAGE	CC PLANS	
HOUSE TYPE	FACADE	HAND
BENHAM 29	VOGUE CORNER	RH
DATE	DWG NO.	PAGE NO.
SEPT 12	A18852	4 OF 9

WALL FINISHES SCHEDULE

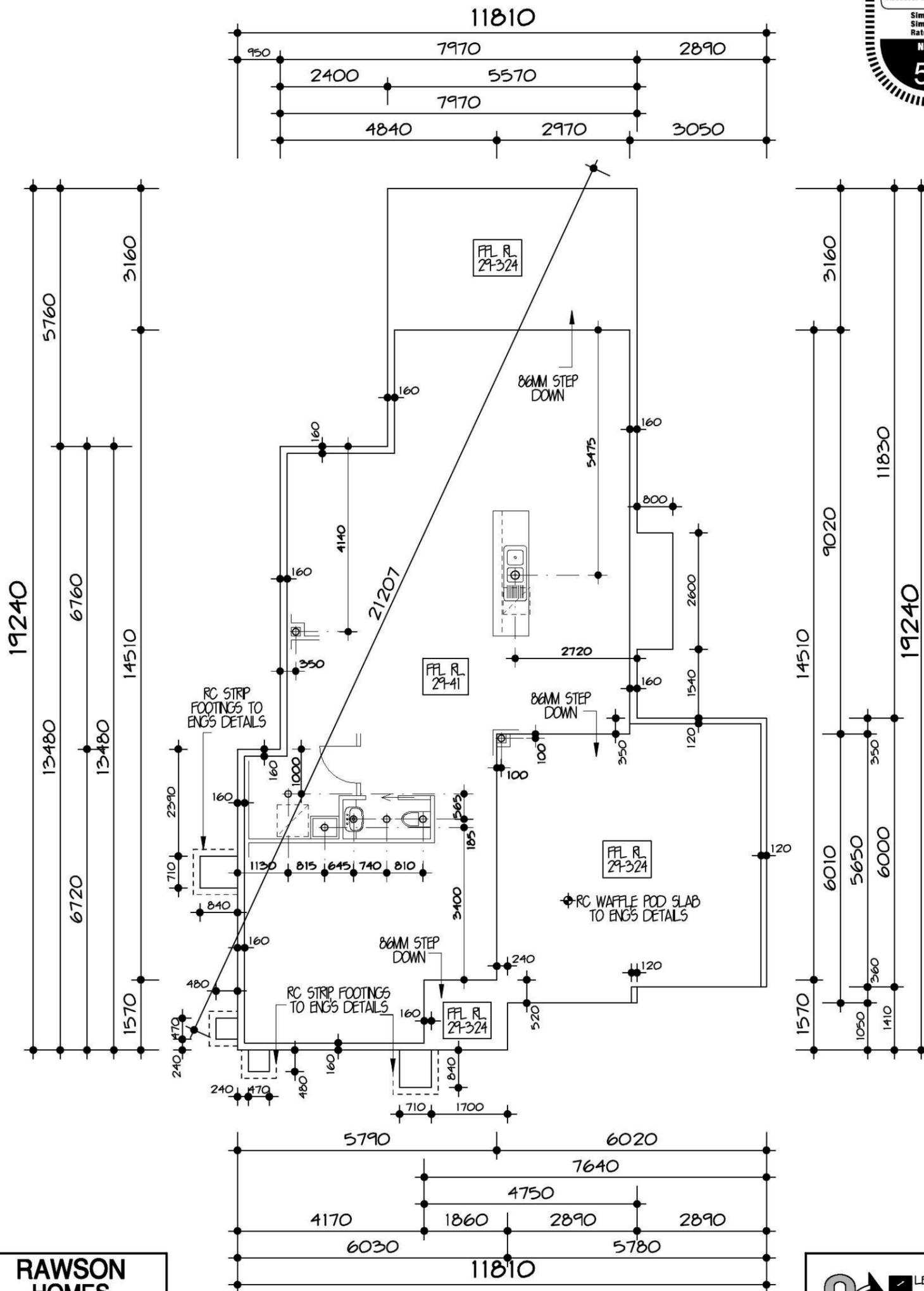
	FACE BRICKWORK AS SELECTED
	FEATURE MORTAR TO BRICKWORK
	CLADDING AS SELECTED



LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT
BULLKHAM HILLS
PO BOX 6410 BULLKHAM HILLS
BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3535
FAX: (02) 8824 3544
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ISSUE	DATE	REVISION	DRAWN
A	12-09-12	DA PLANS	SK
B	2-10-12	AMENDMENTS	CM
C	17-1-13	AMENDMENTS	CL
D	21-01-13	SHADOWS	SK
E	24-04-14	REVISED FLOOR PLANS	JG
F	08-05-14	CC PLANS	JM

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SLAB FLOOR PLAN 1:100

SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS, ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

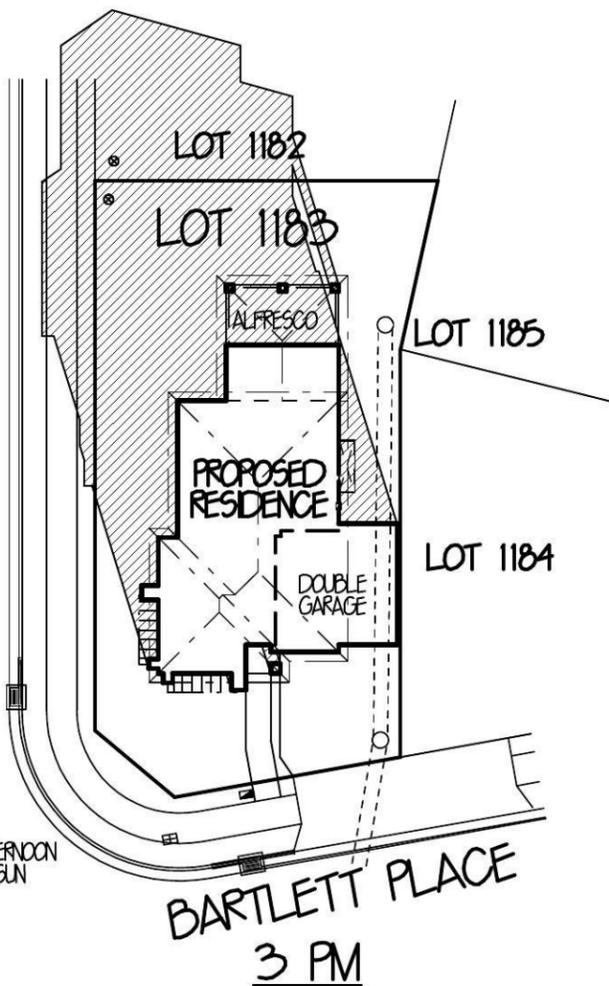
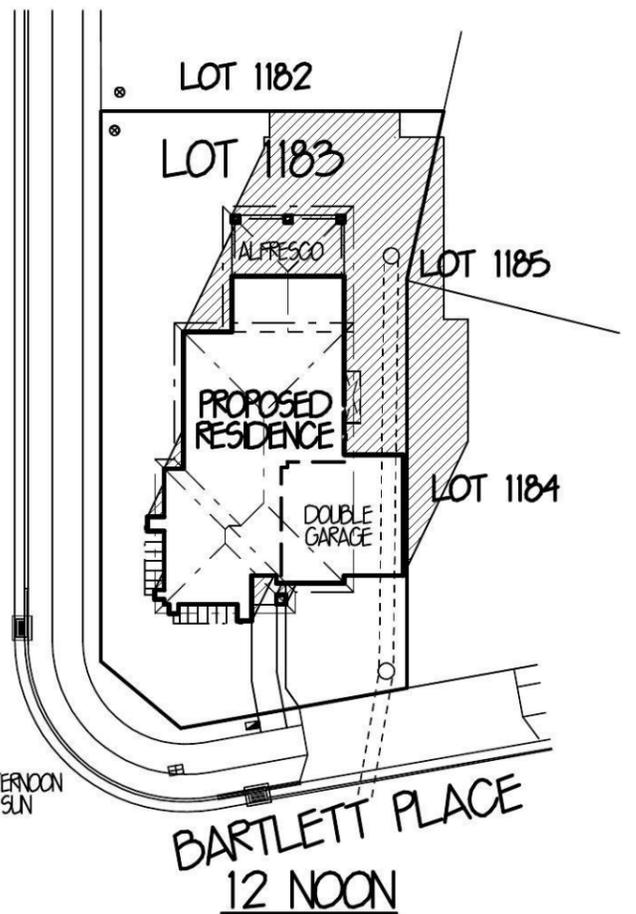
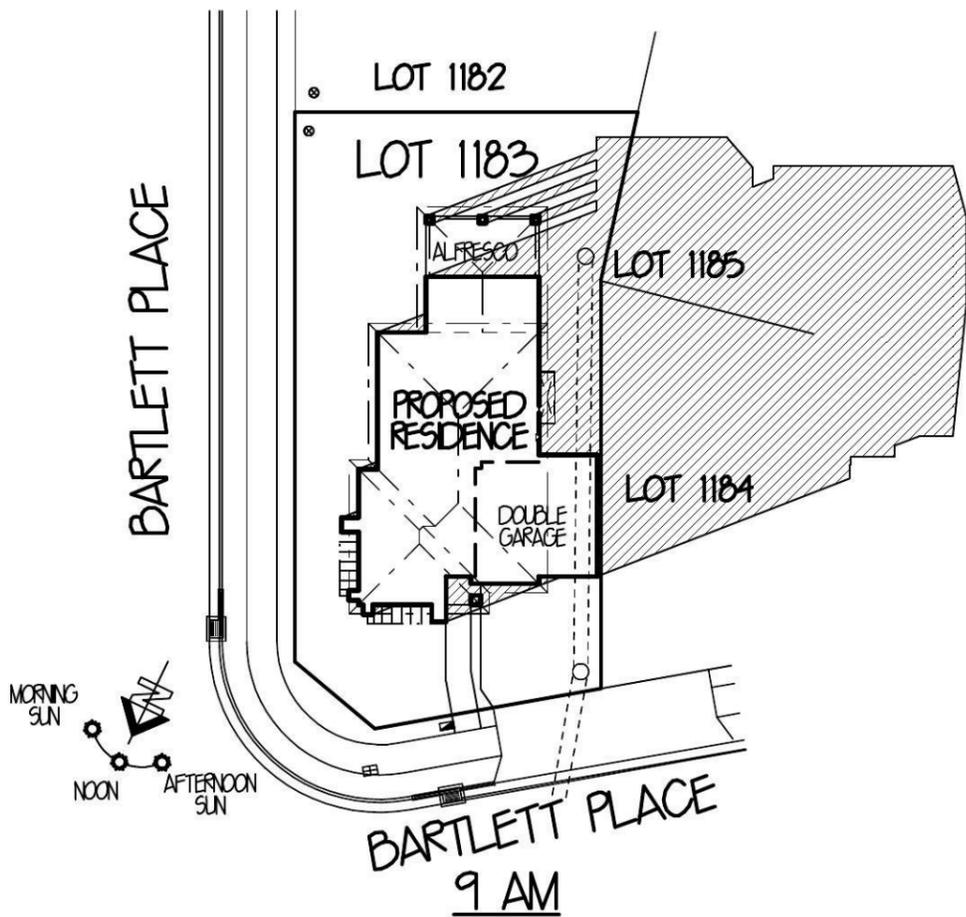
RAWSON HOMES
 UNIT 34/11-21 UNDERWOOD ROAD
 HOME BUSH NSW 2140
 PH: 02 9764 6442
 FAX: 02 9764 6992
 WWW.RAWSONHOMES.NET.AU

FOR RAWSON HOMES		
AT LOT 1183 BARTLETT PLACE, THORNTON		
THORNTON BLOCK PLAN LABEL D	JOB NO. J/003340	
STAGE CC PLANS		
HOUSE TYPE BENHAM 29	FACADE VOGUE CORNER	HAND RH
DATE SEPT 12	DWG NO. A18852	PAGE NO. 6 OF 9

LEVEL 2 SUITE 216 MACARTHUR POINT
 NO. 25-27 SOLENT CIRCUIT
 BULLKHAM HILLS
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 Association of Building Sustainability Assessors

Certification Number	1006537458
Certification Date	11/07/2014
Assessor Name	Fadi Sweis
Assessor Number	20390
Assessor Signature	

Simulated Energy: HEATING: 56.0 MJ/m² pa
 Simulated Energy: COOLING: 42.0 MJ/m² pa
 Rated with Downlights: No

NatHERS Rating 98.0 MJ/m² pa

5.5/10

RAWSON HOMES
 UNIT 24/11-21 UNDERWOOD ROAD
 HOME BUSH NSW 2140
 PH: 02 9161 6442
 FAX: 02 9164 6912
 WWW.RAWSONHOMES.NET.AU

FOR	RAWSON HOMES		
AT	LOT 1183 BARTLETT PLACE, THORNTON		
THORNTON BLOCK PLAN LABEL	D	JOB NO.	J/003340
STAGE	CC PLANS		
HOUSE TYPE	BENHAM 29	FACADE	VOGUE CORNER
		HAND	RH
DATE	SEPT 12	DWG NO.	A18852
		PAGE NO.	9 OF 9

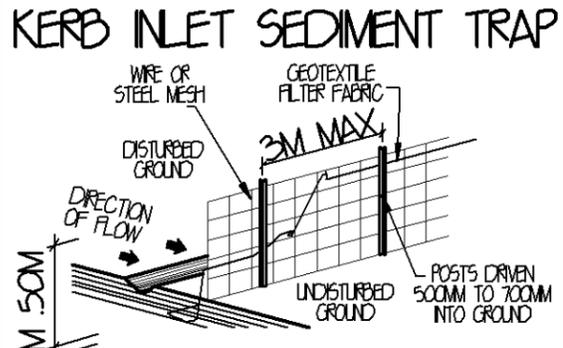
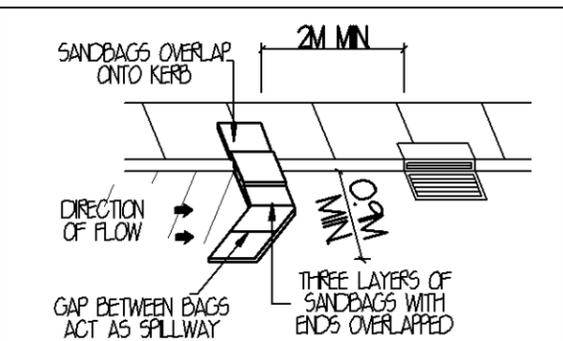
SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS

A&N DESIGN LEVEL 2 SUITE 216 MACARTHUR POINT
 NO. 25-27 SOLENT CIRCUIT
 BALKHAM HILLS
 PO BOX 6410 BALKHAM HILLS
 BUSINESS CENTRE NSW 2153
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ISSUE	DATE	REVISION	DRAWN
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KERB INLET SEDIMENT TRAP

SILT FENCE DETAIL

SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

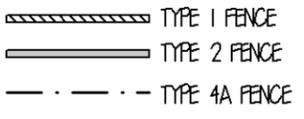
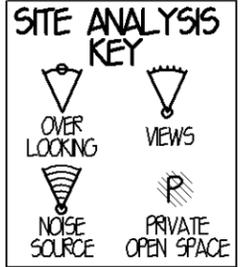
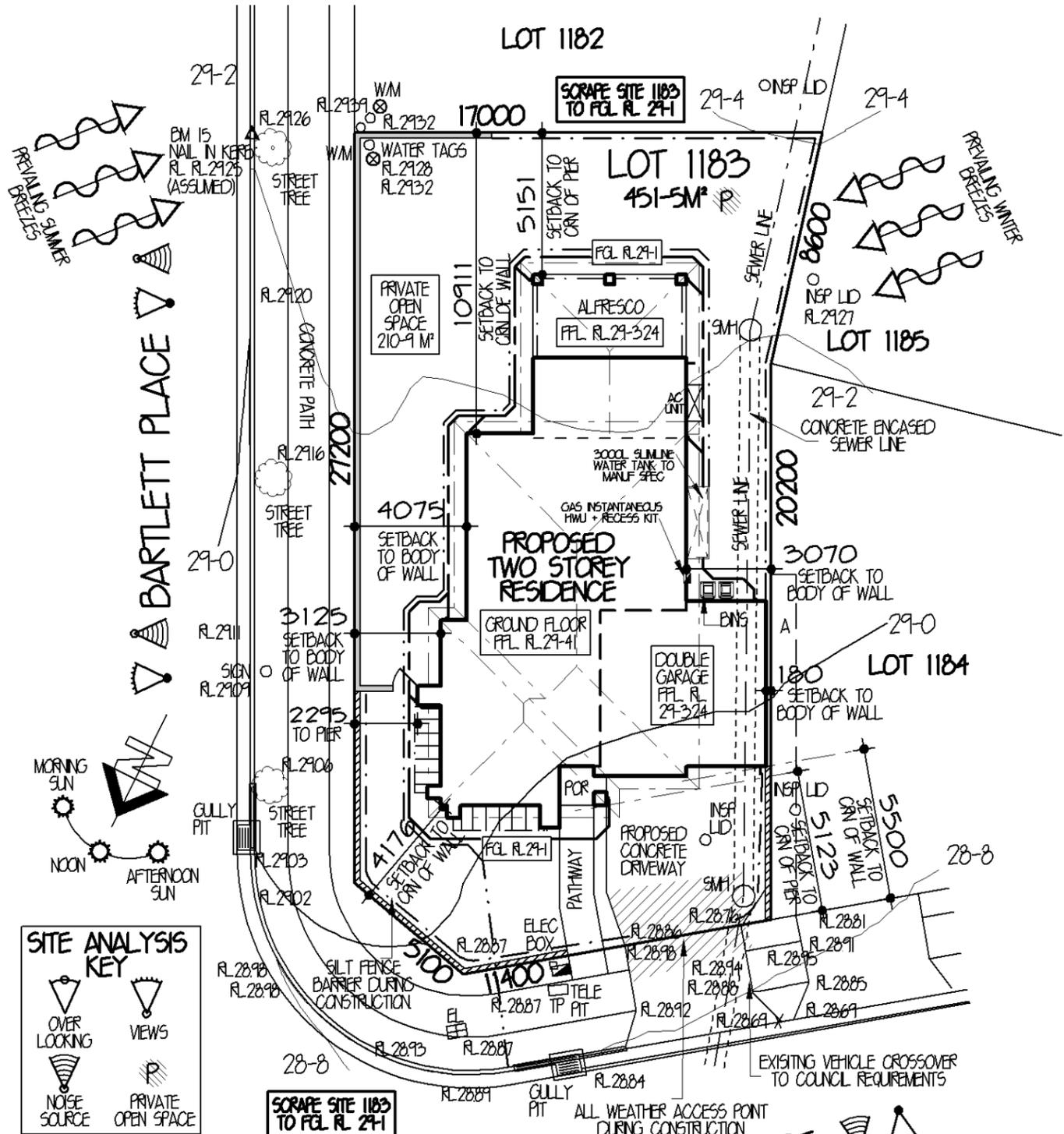
SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES). FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.



NOTE: REFER TO LANDSCAPE PLANS FOR FENCING TYPES LOCATIONS & HEIGHTS TOGETHER WITH LETTERBOX LOCATION & RETAINING WALL DETAILS

SITE ANALYSIS & SITE PLAN 1:200 (DRAINAGE PLAN)

⚡ DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

⚡ DENOTES STORMWATER TO BE DIRECTED INTO KERB & GUTTER FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

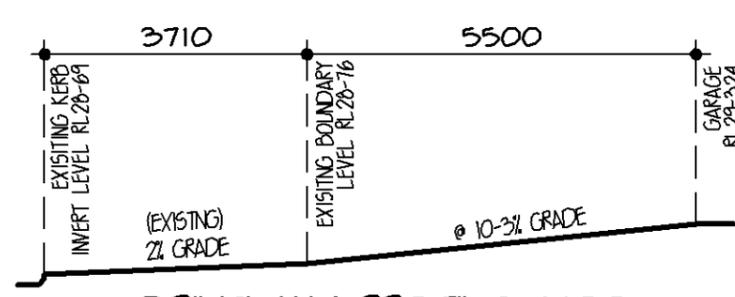
- GENERAL NOTES**
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
 - SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
 - ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER
 - FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR
 - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING
 - SITE CLASSIFICATION M
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 29-1 GARAGE TO RL 29-1
 - HOUSE FLOOR LEVEL RL 29-41, 310MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 29-324, 224MM ABOVE PLATFORM LEVEL

SITE DATA

TOTAL SITE AREA	451.5 M²
PRIVATE OPEN SPACE REQUIRED = 20% OF TOTAL SITE AREA OR 90-350M	PROVIDED = 46.7% OF TOTAL SITE AREA OR 210-950M

FLOOR AREAS

GROUND FLOOR	105.0 M ²
GARAGE	36.3 M ²
PORCH	2.2 M ²
ALFRESCO	16.7 M ²
FIRST FLOOR	106.8 M ²
TOTAL	267 M² OR 28-7 SQ



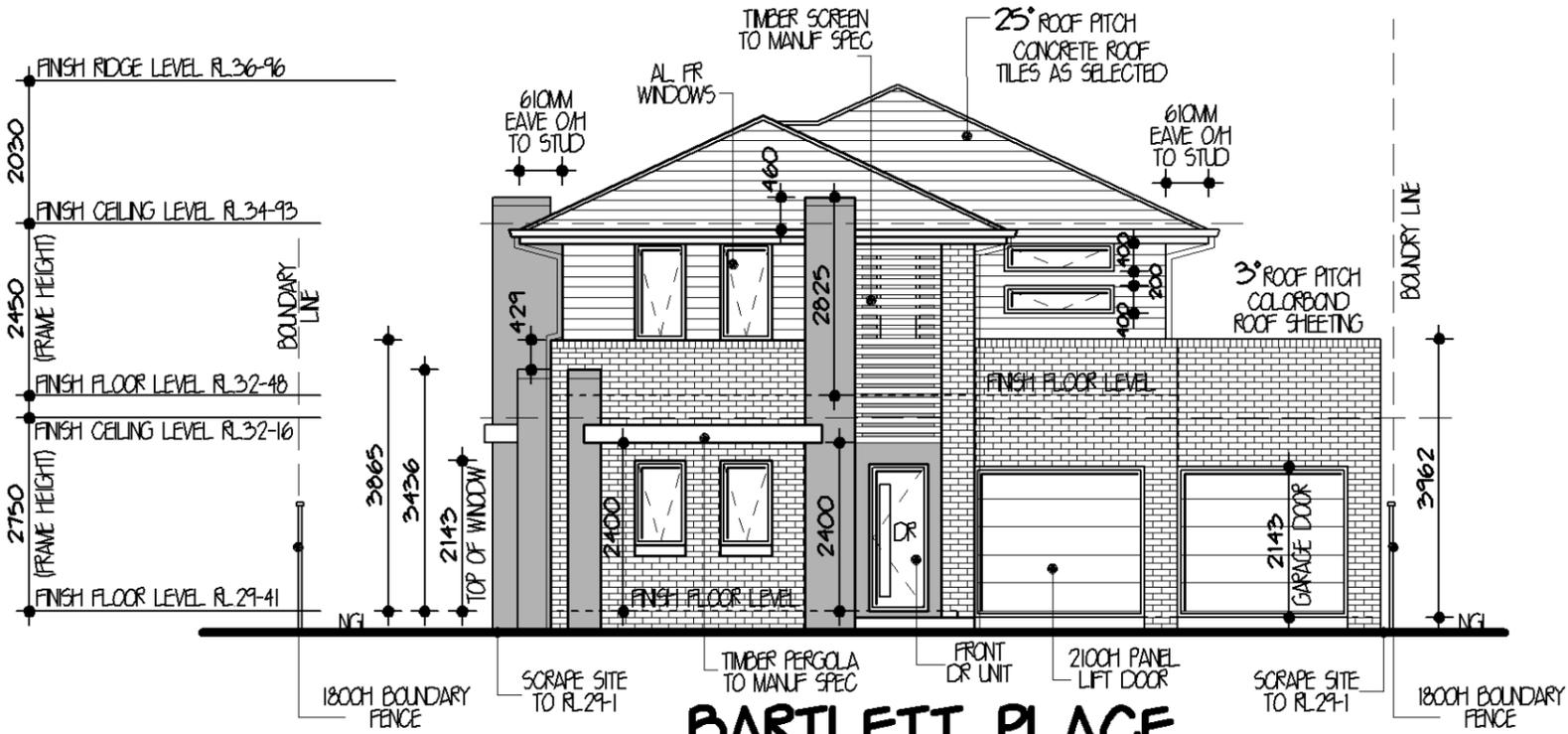
RAWSON HOMES
 UNIT 34/11-21 UNDERWOOD ROAD
 HOMEBUSH NSW 2140
 PH: 02 9764 6442
 FAX: 02 9764 6912
 WWW.RAWSONHOMES.NET.AU

FOR **RAWSON HOMES**
 AT **LOT 1183 BARTLETT PLACE, THORNTON**
 THORNTON BLOCK PLAN LABEL **D** JOB NO. **J1003340**
 STAGE **CC PLANS**
 HOUSE TYPE **BENHAM 29** FACADE **VOGUE CORNER** HAND **R1**
 DATE **SEPT 12** DWG NO. **A18852** PAGE NO. **1 OF 9**

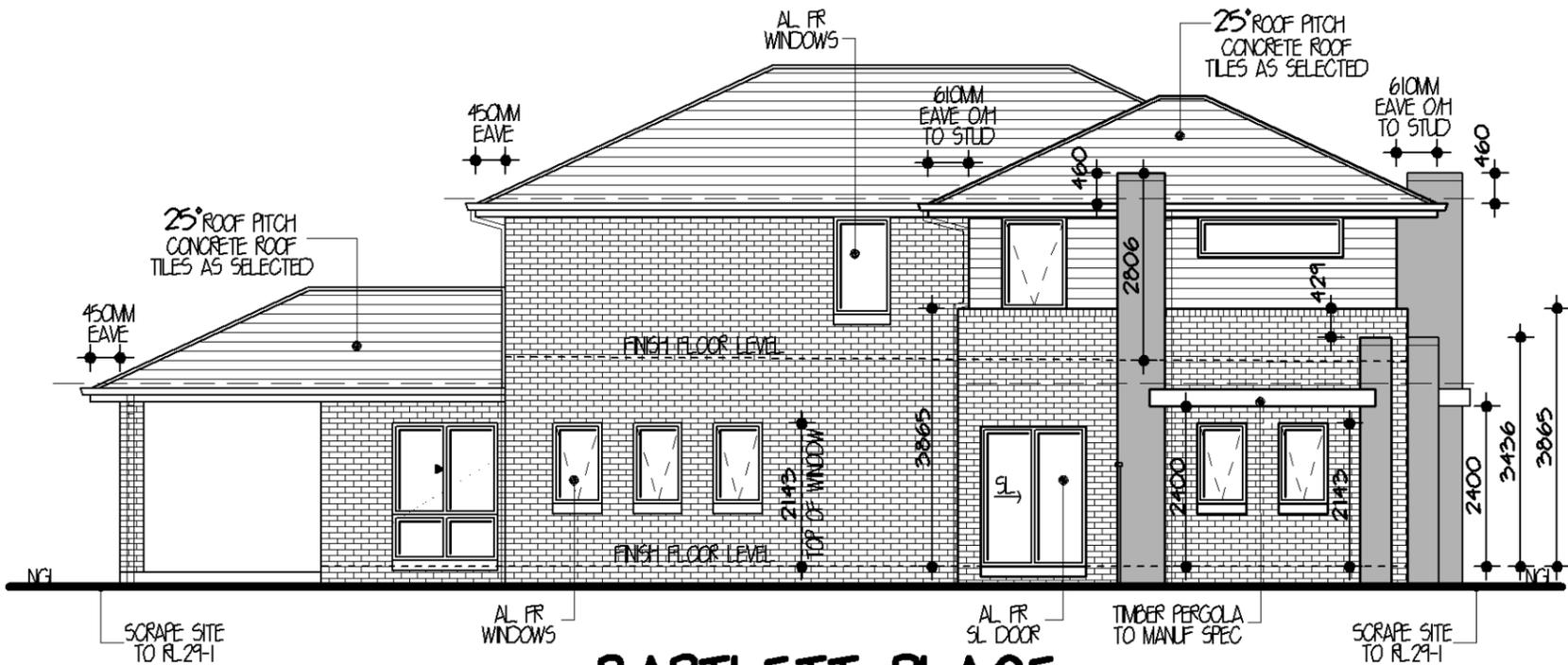
A&N DESIGN SYDNEY
 LEVEL 2 SUITE 216 MACARTHUR POINT
 NO. 25-27 SOLENT CIRCUIT
 Baulkham Hills
 PO BOX 6410 Baulkham Hills
 BUSINESS CENTRE NSW, 2153
 PHONE: (02) 8824 3533
 FAX: (02) 8824 3544
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ISSUE	DATE	REVISION	DRAWN
A	12-04-12	DA PLANS	SK
B	2-10-12	AMENDMENTS	CM
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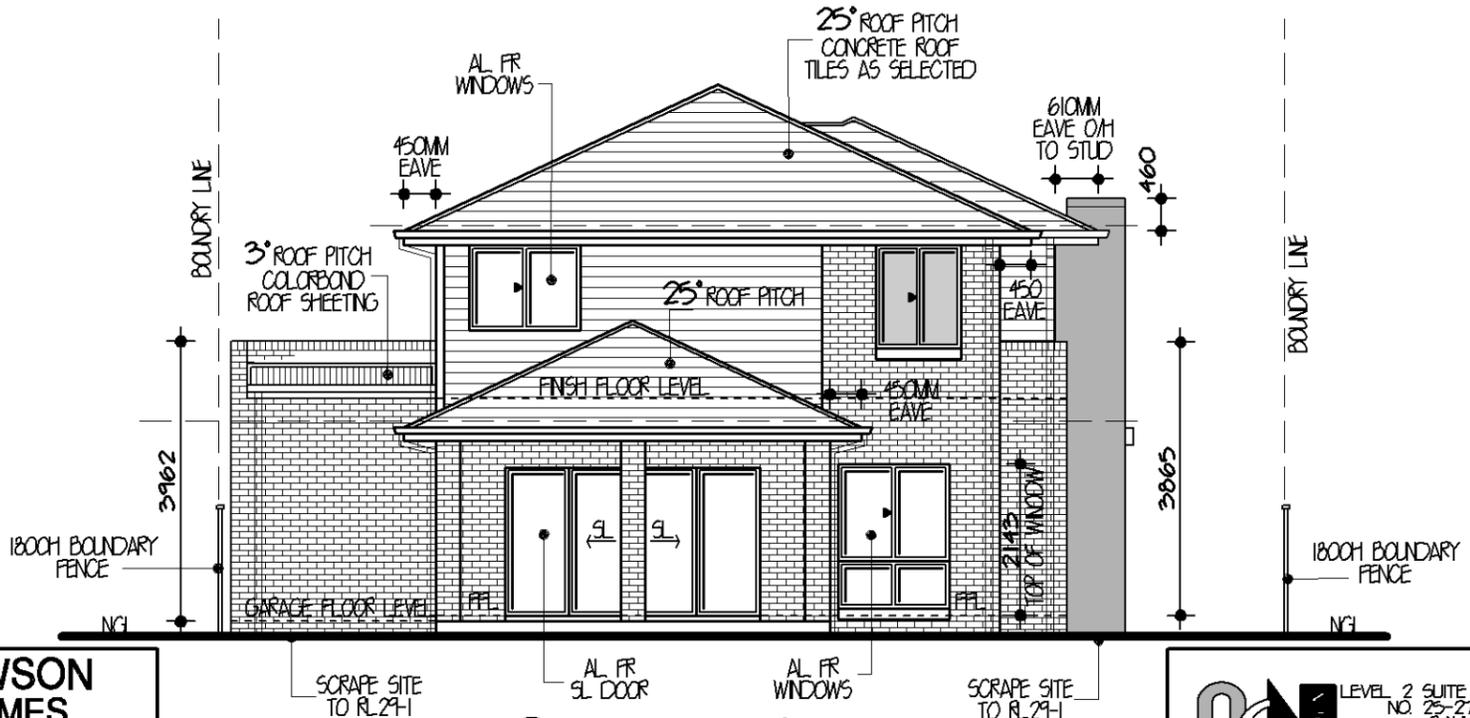
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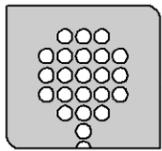
BARTLETT PLACE
NORTH WEST ELEVATION 1:100



BARTLETT PLACE
NORTH EAST ELEVATION 1:100



FROM LOTS 1182
SOUTH EAST ELEVATION 1:100



RAWSON HOMES

UNIT 34/11-21 UNDERWOOD ROAD
HOMEBUSHS NSW 2140
PH: 02 9764 6442
FAX: 02 9764 6992
WWW.RAWSONHOMES.NET.AU

FOR	RAWSON HOMES	
AT	LOT 1183 BARTLETT PLACE, THORNTON	
THORNTON BLOCK PLAN LABEL	D	JOB NO. J/003340
STAGE	CC PLANS	
HOUSE TYPE	BENHAM 29	FACADE VOGUE CORNER
DATE	SEPT 12	PAGE NO. 4 OF 9

WALL FINISHES SCHEDULE

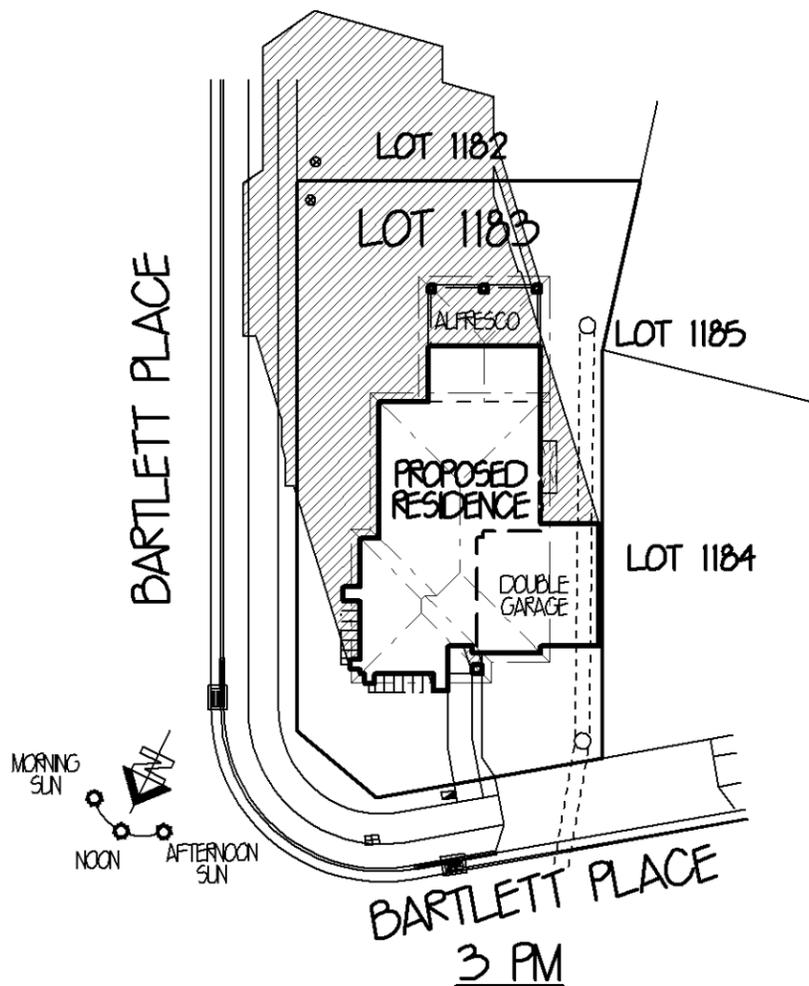
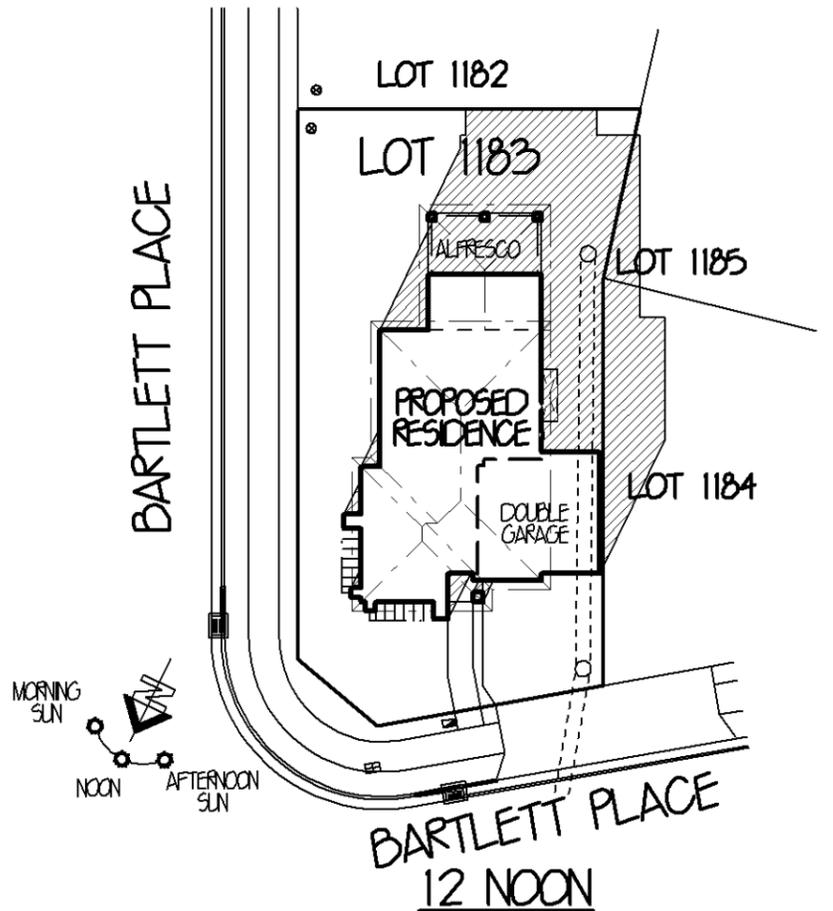
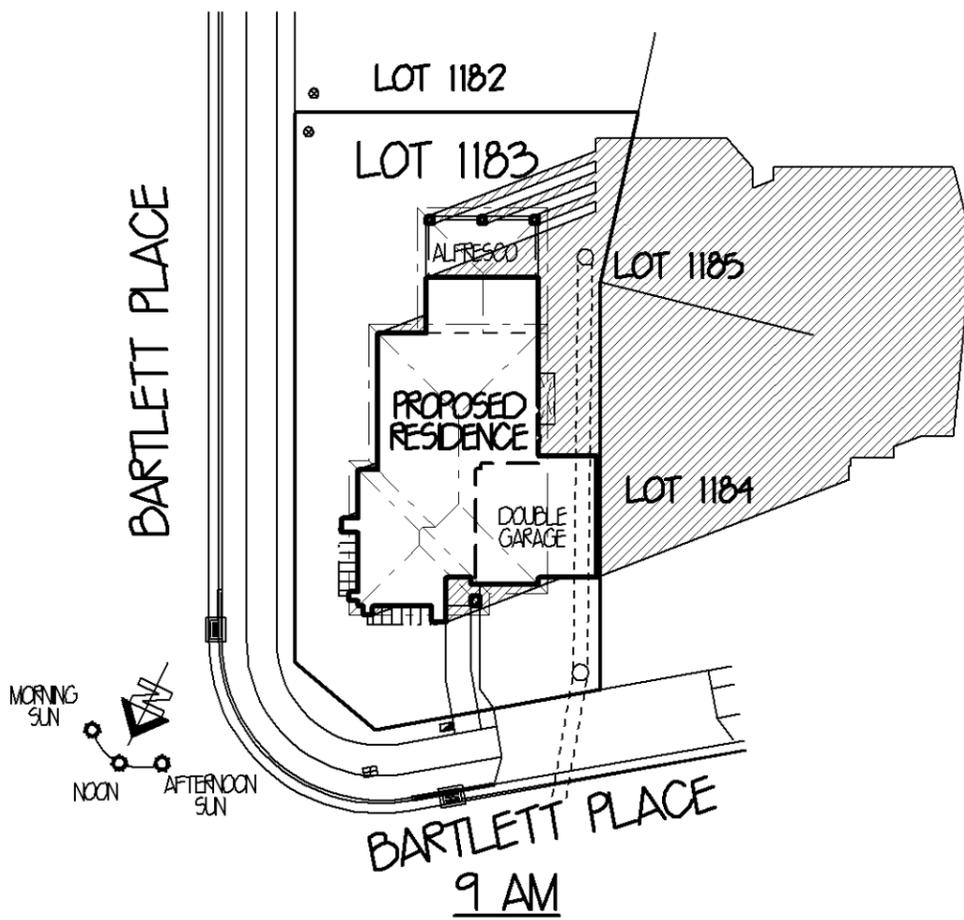
	FACE BRICKWORK AS SELECTED
	FEATURE MOROKA TO BRICKWORK
	CLADDING AS SELECTED



LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT
BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3535
FAX: (02) 8824 3544
WWW.AANDDESIGNSYDNEY.COM.AU

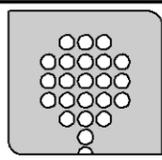
ISSUE	DATE	REVISION	DRAWN
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C	17-1-13	AMENDMENTS	CL
D	21-01-13	SHADOWS	SK
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F	08-05-14	CC PLANS	JM

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SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS



RAWSON HOMES

LNT 34/11-21 UNDERWOOD ROAD
HOME BUSH NSW 2140
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FOR	RAWSON HOMES	
AT	LOT 1183 BARTLETT PLACE, THORNTON	
THORNTON BLOCK PLAN LABEL	D	JOB NO. J/003340
STAGE	CC PLANS	
HOUSE TYPE	BENHAM 29	FACADE VOGUE CORNER
		HAND RH
DATE	SEPT 12	PAGE NO. 9 OF 9
	DWG NO. A18852	



LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT
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