

768C HENRY LAWSON DRIVE,
PICNIC POINT , NSW 2213
LOT 21 DP 1151940
S4.55 APPLICATION
APPROVED DA-1112/2020

The attached S4.55 application seeks approval for amendments to the previously approved DA-1112/2020 for 768C Henry Lawson Drive, Picnic Point.

The revised proposal generally retains the approved development footprint and includes internal reconfiguration of the dwelling to improve amenity, functionality and circulation, including revised living areas, stair/entry arrangement and updated bedroom configuration incorporating 4 bedrooms plus office/theatre spaces.

The proposal also includes a revised detached double garage arrangement, updated driveway and landscaping works, and minor amendments to external terraces and the pool interface. The swimming pool remains generally within the approved location with minor RL adjustments to suit site conditions.



Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point
Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation External Walls: Cavity Brick Wall - 110mm/110mm Plasterboard Internally SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation Internal Walls: Single 110mm Brick Wall - Rendered both sides Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium

S4.55 DRAWING LIST			S4.55 DRAWING LIST		
Drawing #	Drawing Name	Rev.	Drawing #	Drawing Name	Rev.
00. COVER			09. ELEVATIONS		
DA00.00	COVER PAGE	DA1	DA09.01	SOUTH ELEVATION	DA1
DA00.01	SCHEDULE & CALCULATIONS	DA1	DA09.02	EAST ELEVATION	DA1
01. SITE			DA09.03	EAST ELEVATION (GARAGE)	DA1
DA01.01	SITE PLAN OVERALL	DA1	DA09.04	WEST ELEVATION	DA1
DA01.02	SITE PLAN	DA1	DA09.05	WEST ELEVATION (GARAGE)	DA1
DA01.03	SITE ANALYSIS PLAN	DA1	DA09.06	NORTH ELEVATION (NO GARAGE)	DA1
DA01.04	WASTE MANAGEMENT PLAN	DA1	DA09.07	NORTH ELEVATION (GARAGE)	DA1
03. GA PLANS			10. SECTIONS		
DA03.01	GA PLAN - LOWER GROUND	DA1	DA10.01	BUILDING SECTIONS	DA1
DA03.02	GA PLAN - GROUND LEVEL	DA1	DA10.02	BUILDING SECTIONS	DA1
DA03.03	GA PLAN - UPPER GARAGE LEVEL	DA1	95. NOTIFICATION PLAN		
DA03.04	GA PLAN - ROOF	DA1	DA95.01	NOTIFICATION PLAN	DA1

© COPYRIGHT This drawing remains the property of PS ARC Pty Ltd / KISIO Desgin Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission. Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.				REVISION	DATE	NOTES	PROJECT NO	26-007	Project	768C HENRY LAWSON DRIVE		
				DA1	14.05.26	DA ISSUE	DRAWN	AJB	PICNIC POINT, NSW, 2213			
							CHECKED	PS	Drawing	COVER PAGE		
							SCALE	As indicated @A3		Drawing No.	Revision	
										DA00.00	DA1	
				0m		1m	2m	3m	4m	5m	0400 714 527 hello@kisio.com.au kisio.com.au	

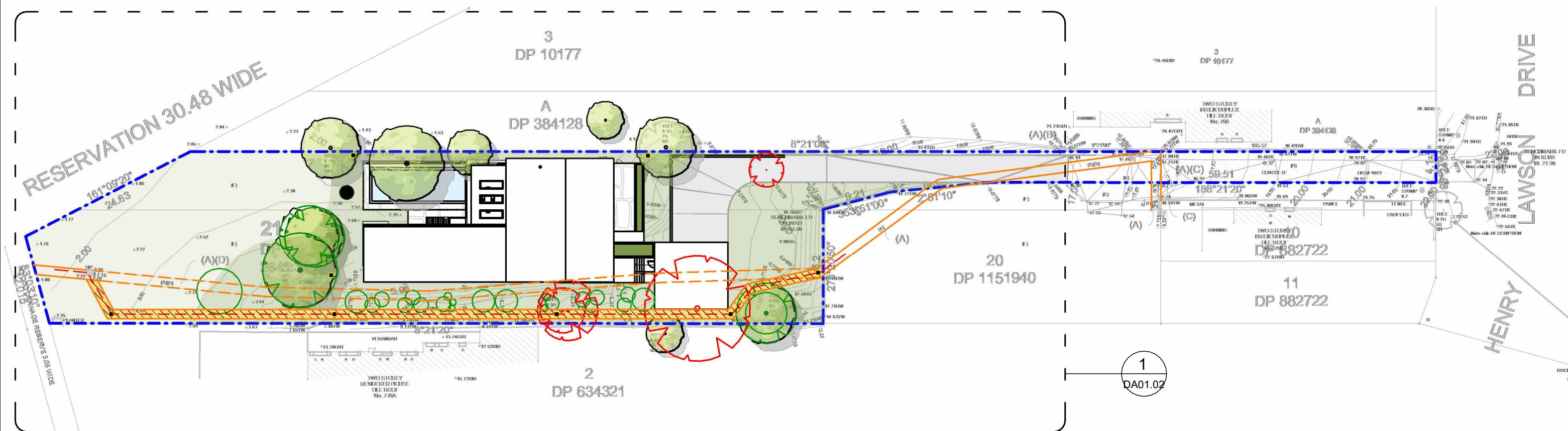


S4.55 Schedule of Changes - Ground Floor	
Ref	Proposed Modification
01	Master Bedroom Suite - Internal layout reconfigured with Master Bedroom Suite moved to Ground Floor from Lower Ground Floor
02	Entry / Stairs - Entry and Stair location reconfigured to suit new layout. Main entry on Ground Floor only
03	Void - A Ground Floor void has been introduced. This highlights views to the nearby Georges River
04	Bedrooms - Bedrooms have been relocated to the Ground Floor. Creating a more functional/usable living area space on the Lower Ground Level incorporating the use of the outdoor areas and pool.
05	Alfresco / Terrace Area - Reduced depth for the alfresco/terrace area off the Master Suite
06	Entry Car Bay - Removed from the design - external garage proposed. Improved amenity and entry experience.
07	Building Envelope - Minor adjustment to external wall location to accommodate revised internal layout.

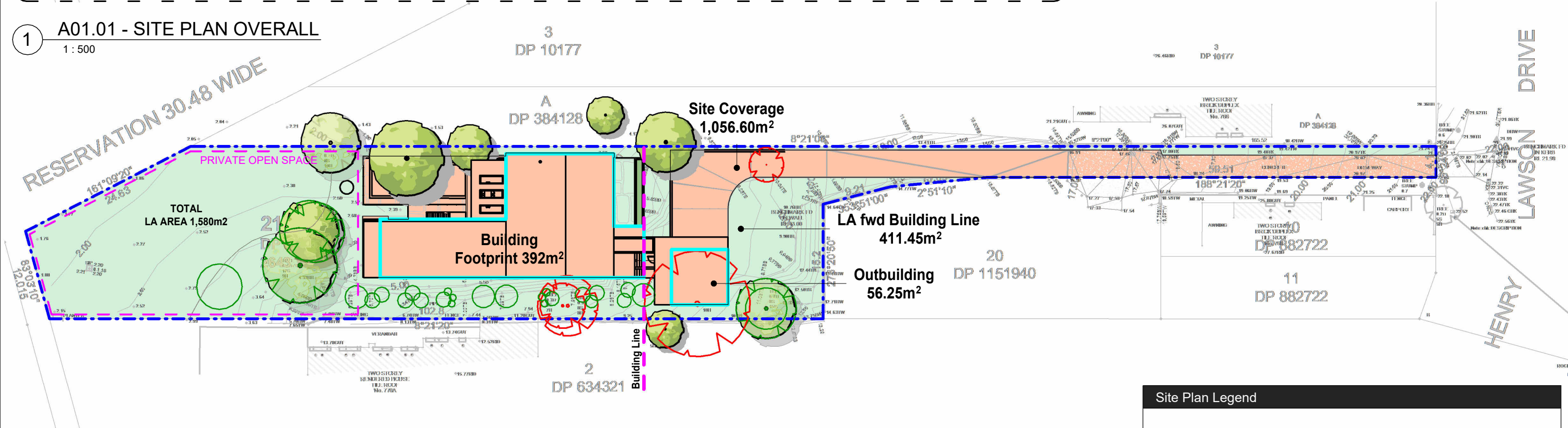
Refer to Floor Plans for Context DA03.01 & DA03.02

S4.55 CANTERBURY BANKSTOWN DCP / LEP COMPLIANCE	
768c Henry Lawson Drive Picnic Point Lot 21 DP 1151940 - Zone R2 Low Density Residential	
AREA CALCULATIONS	
Site Area Calculations	
Total Site Area:	2,643.30 m ²
Allowable Site Coverage	430m ² Building Footprint + 40% Site Coverage for all elements (1,057.32m ²) Outbuildings 60m ²
Proposed Site Coverage	392m ² Building Footprint - Compliant
<i>Refer to Site Plan for calculations</i>	Site Coverage Overall 1,056.60m ² (39.97%) - Compliant Outbuilding 56.25m ² - Compliant
FSR Calculations	
Proposed Lower Ground Floor	287 m ²
Proposed Ground Floor	197 m ²
Total Proposed Dwelling	484 m ²
Allowable FSR	0.5:1 (Max 1,321.65 m ²)
Proposed FSR	484m ² / 2,643.30m ² = 0.18:1 - Compliant
Landscaped Area	
Allowable LA	Min Deep Soil 25% of site area (min 2.5m) = 660.83m ² Min 45% of area forward of building
Proposed LA	Deep Soil = 874m ² (33%) - Compliant Area forward of Building = 905m ² (45%) = 407.25m ² Proposed LA forward of building line = 411.45m ² (45.46%) - Compliant
<i>Refer to Site Plan for calculations</i>	
Private Open Space	
Allowable POS	80m ² Behind Building Line (min 5m)
Proposed POS	840m ² - Compliant

REVISION	DATE	NOTES	PROJECT NO	26-007	Project 768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213		DA ISSUE  DESIGN STUDIO 0400 714 527 hello@kisio.com.au kisio.com.au
DA1	14.05.26	DA ISSUE	DRAWN	AJB	Drawing SCHEDULE & CALCULATIONS		
			CHECKED	PS			
			SCALE	As indicated @A3			
			0m 1m 2m 3m 4m 5m		Drawing No. DA00.01	Revision DA1	



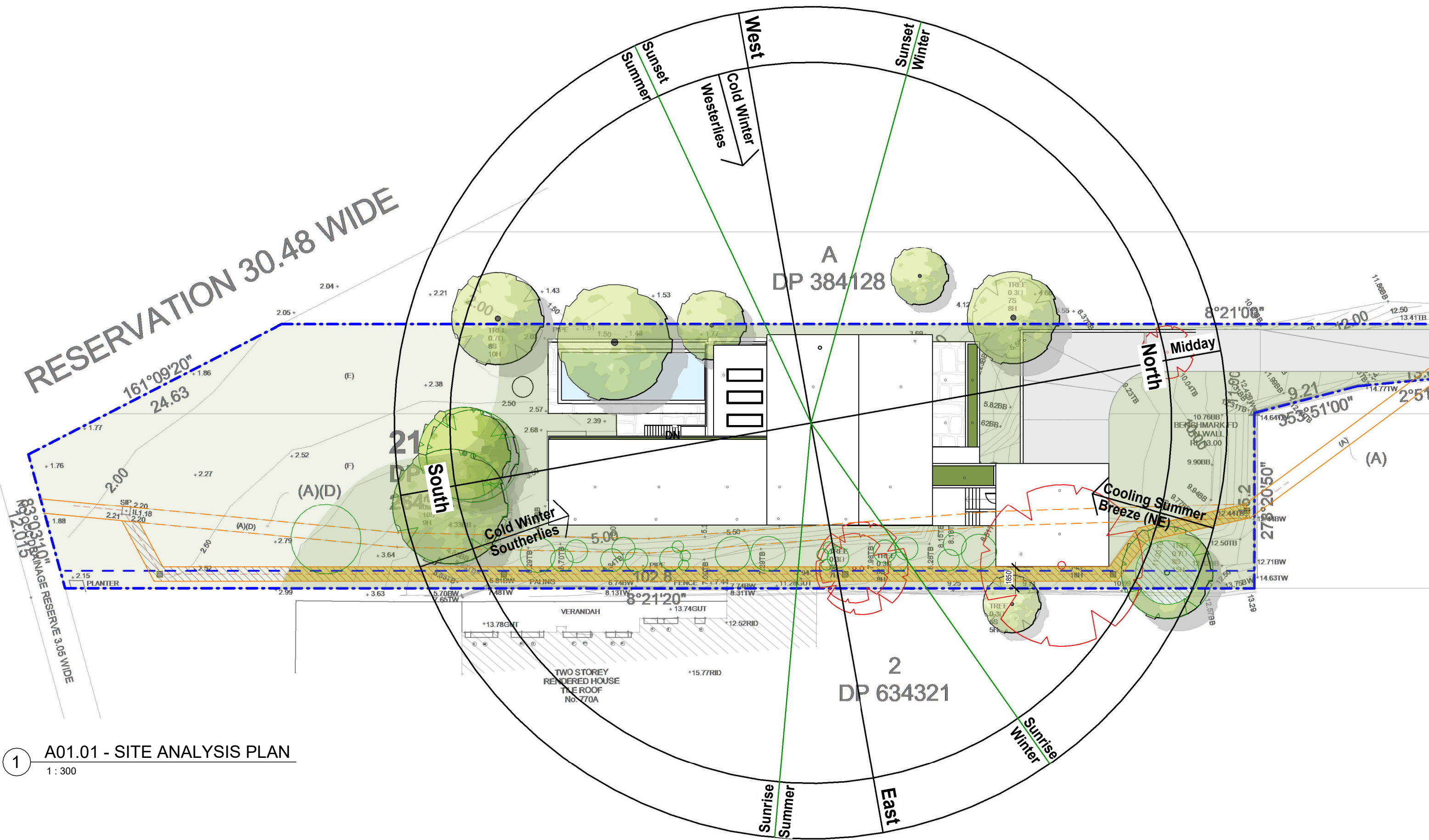
1 A01.01 - SITE PLAN OVERALL
1 : 500



2 A01.01 - SITE PLAN CALCULATIONS
1 : 500

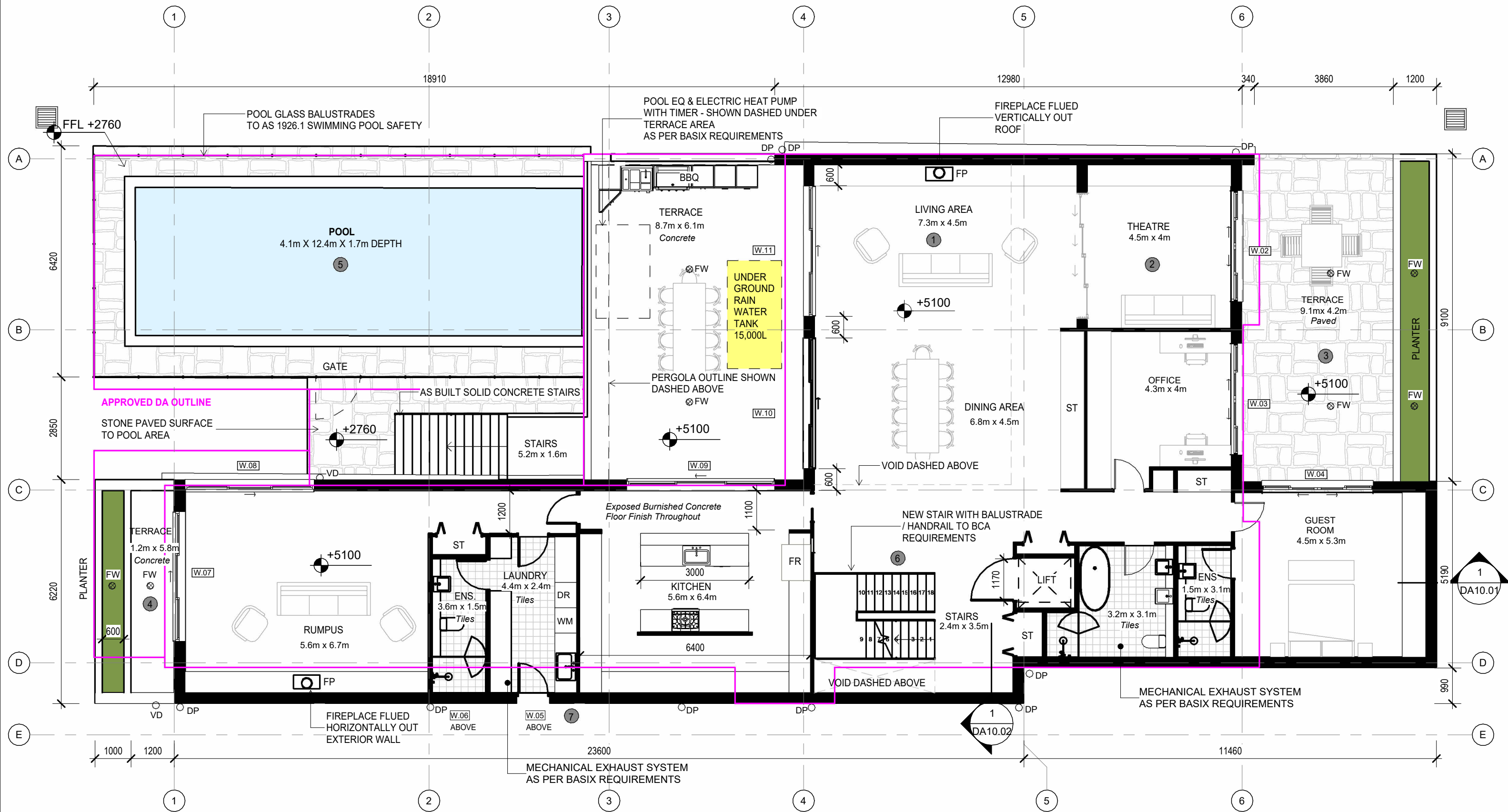
Site Plan Legend	
	Building + Outbuilding Footprint
	Site Coverage
	Private Open Space outline 840m²
	Landscaped Area

© COPYRIGHT This drawing remains the property of PS ARC Pty Ltd / KISIO Desgin Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission. Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.			<table><tr><th>REVISION</th><th>DATE</th><th>NOTES</th></tr><tr><td>DA1</td><td>14.05.26</td><td>DA ISSUE</td></tr></table>	REVISION	DATE	NOTES	DA1	14.05.26	DA ISSUE	<table><tr><td>PROJECT NO</td><td>26-007</td></tr><tr><td>DRAWN</td><td>AJB</td></tr><tr><td>CHECKED</td><td>PS</td></tr><tr><td>SCALE</td><td>As indicated @A3</td></tr><tr><td colspan="2"> 0m1m2m3m4m5m </td></tr></table>	PROJECT NO	26-007	DRAWN	AJB	CHECKED	PS	SCALE	As indicated @A3	0m1m2m3m4m5m		<table><tr><td colspan="2">Project 768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213</td></tr><tr><td colspan="2">Drawing SITE PLAN OVERALL</td></tr><tr><td>Drawing No. DA01.01</td><td>Revision DA1</td></tr></table>	Project 768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213		Drawing SITE PLAN OVERALL		Drawing No. DA01.01	Revision DA1	<table><tr><td colspan="2">DA ISSUE</td></tr><tr><td colspan="2"></td></tr><tr><td>0400 714 527</td><td>hello@kisio.com.au</td></tr><tr><td colspan="2">kisio.com.au</td></tr></table>	DA ISSUE				0400 714 527	hello@kisio.com.au	kisio.com.au	
REVISION	DATE	NOTES																																		
DA1	14.05.26	DA ISSUE																																		
PROJECT NO	26-007																																			
DRAWN	AJB																																			
CHECKED	PS																																			
SCALE	As indicated @A3																																			
0m1m2m3m4m5m																																				
Project 768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213																																				
Drawing SITE PLAN OVERALL																																				
Drawing No. DA01.01	Revision DA1																																			
DA ISSUE																																				
																																				
0400 714 527	hello@kisio.com.au																																			
kisio.com.au																																				



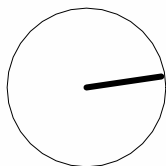
1 A01.01 - SITE ANALYSIS PLAN
1 : 300

© COPYRIGHT This drawing remains the property of PS ARC Pty Ltd / KISIO Design Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission. Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.						<table><tr><th>REVISION</th><th>DATE</th><th>NOTES</th></tr><tr><td>DA1</td><td>14.05.26</td><td>DA ISSUE</td></tr></table>		REVISION	DATE	NOTES	DA1	14.05.26	DA ISSUE	<table><tr><td>PROJECT NO</td><td>26-007</td></tr><tr><td>DRAWN</td><td>AJB</td></tr><tr><td>CHECKED</td><td>PS</td></tr><tr><td>SCALE</td><td>As indicated @A3</td></tr><tr><td> 0m1m2m3m4m5m </td><td></td></tr></table>		PROJECT NO	26-007	DRAWN	AJB	CHECKED	PS	SCALE	As indicated @A3	0m1m2m3m4m5m		<table><tr><td colspan="2">Project 768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213</td></tr><tr><td colspan="2">Drawing SITE ANALYSIS PLAN</td></tr><tr><td>Drawing No. DA01.03</td><td>Revision DA1</td></tr></table>		Project 768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213		Drawing SITE ANALYSIS PLAN		Drawing No. DA01.03	Revision DA1	<table><tr><td colspan="2">DA ISSUE</td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2">DESIGN STUDIO</td></tr><tr><td>0400 714 527</td><td>hello@kisio.com.au kisio.com.au</td></tr></table>		DA ISSUE				DESIGN STUDIO		0400 714 527	hello@kisio.com.au kisio.com.au
REVISION	DATE	NOTES																																									
DA1	14.05.26	DA ISSUE																																									
PROJECT NO	26-007																																										
DRAWN	AJB																																										
CHECKED	PS																																										
SCALE	As indicated @A3																																										
0m1m2m3m4m5m																																											
Project 768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213																																											
Drawing SITE ANALYSIS PLAN																																											
Drawing No. DA01.03	Revision DA1																																										
DA ISSUE																																											
																																											
DESIGN STUDIO																																											
0400 714 527	hello@kisio.com.au kisio.com.au																																										



1 PROPOSED - LOWER GROUND FLOOR PLAN
1 : 100

© COPYRIGHT
This drawing remains the property of PS ARC Pty Ltd /
KISIO Design Studio. ABN 99 435 193 586. The designs,
concepts, details and information described in the drawings
are copyright. Other than for the purposes prescribed under
the Copyright Act, no part of it may in any form or by any
means be used or reproduced without prior permission.
Contractor shall verify all levels and dimensions on site prior
to commencing any work or shop drawings. Use figured
dimensions only. Do not scale drawings. This drawing is
subject to modification of its design and measurement to suit
construction purposes.



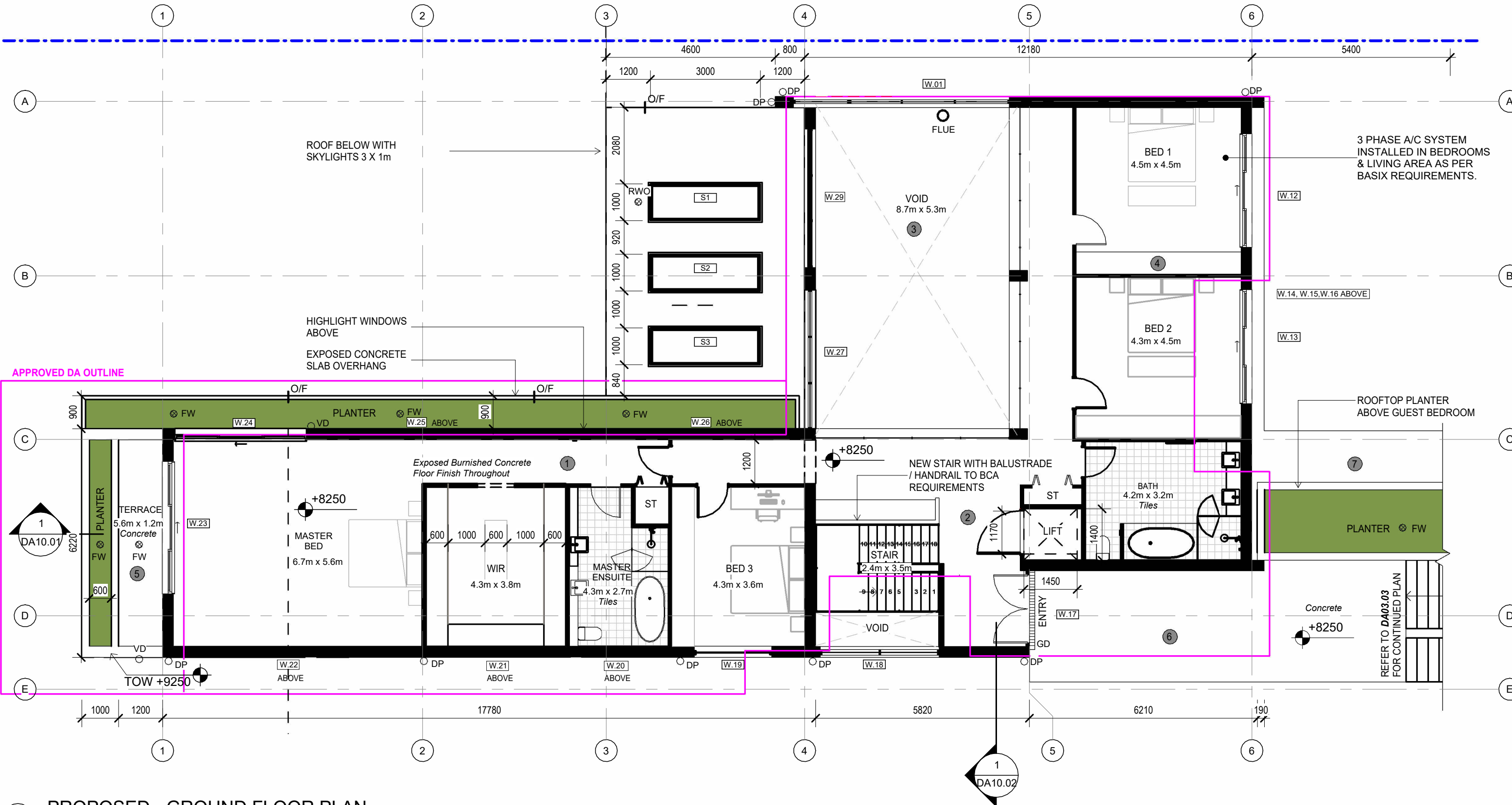
REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	GA PLAN - LOWER GROUND
Drawing No.	DA03.01

Revision	DA1
----------	-----

DA ISSUE
0400 714 527 hello@kisio.com.au kisio.com.au

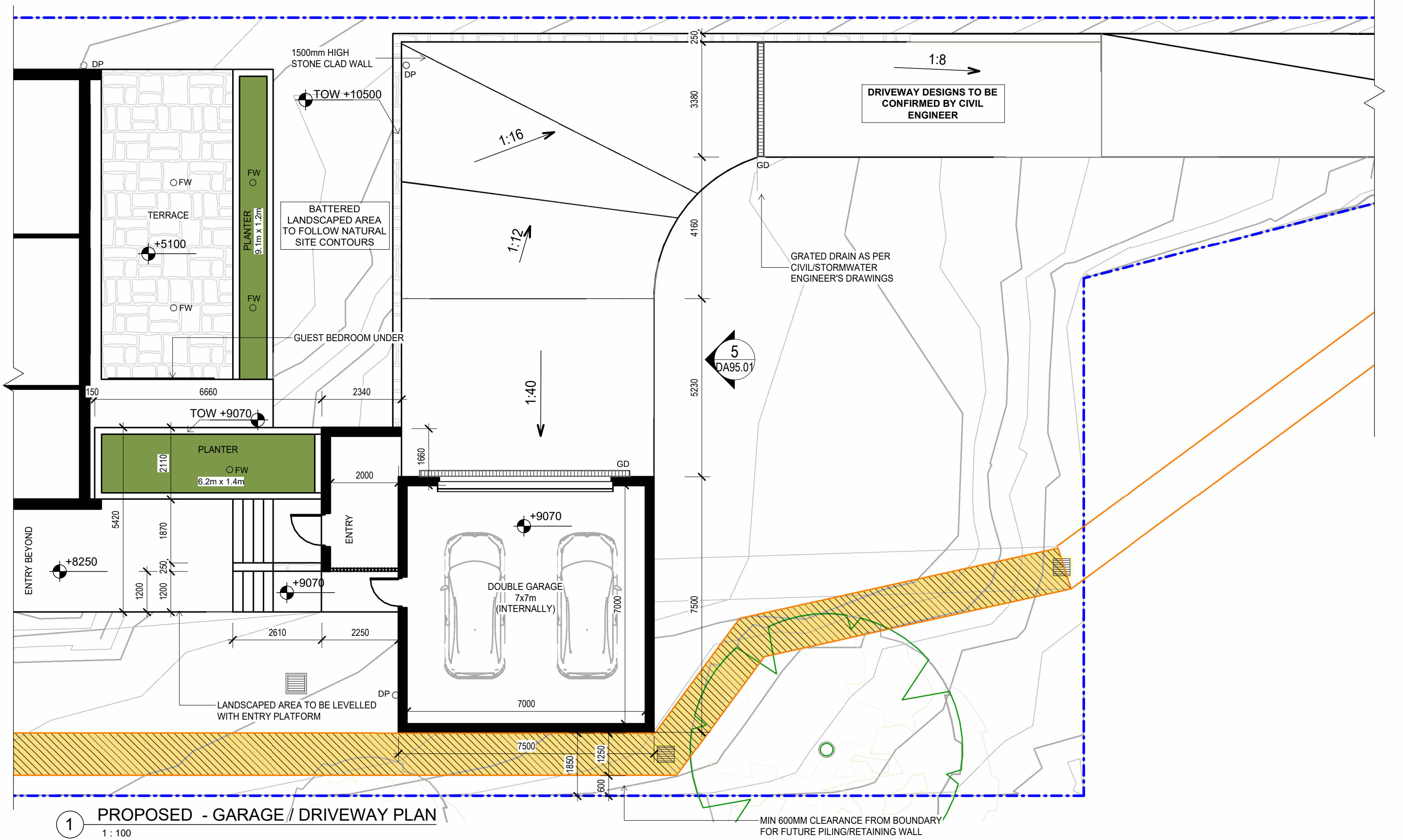


1 PROPOSED - GROUND FLOOR PLAN
1 : 100

© COPYRIGHT This drawing remains the property of PS ARC Pty Ltd / KISIO Desgin Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission. Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.				REVISION	DATE	NOTES	PROJECT NO	26-007	Project 768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213	Drawing GA PLAN - GROUND LEVEL	Drawing No. DA03.02	Revision DA1	0400 714 527 hello@kisio.com.au kisio.com.au
				DA1	14.05.26	DA ISSUE	DRAWN	AJB					
							CHECKED	PS					
							SCALE	1 : 100 @A3					
							0m1m2m3m4m5m						

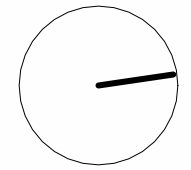
DA ISSUE

DESIGN STUDIO



1 PROPOSED - GARAGE / DRIVEWAY PLAN
1 : 100

© COPYRIGHT
This drawing remains the property of PS ARC Pty Ltd /
KISIO Design Studio. ABN 99 435 193 586. The designs,
concepts, details and information described in the drawings
are copyright. Other than for the purposes prescribed under
the Copyright Act, no part of it may in any form or by any
means be used or reproduced without prior permission.
Contractor shall verify all levels and dimensions on site prior
to commencing any work or shop drawings. Use figured
dimensions only. Do not scale drawings. This drawing is
subject to modification of its design and measurement to suit
construction purposes.



REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

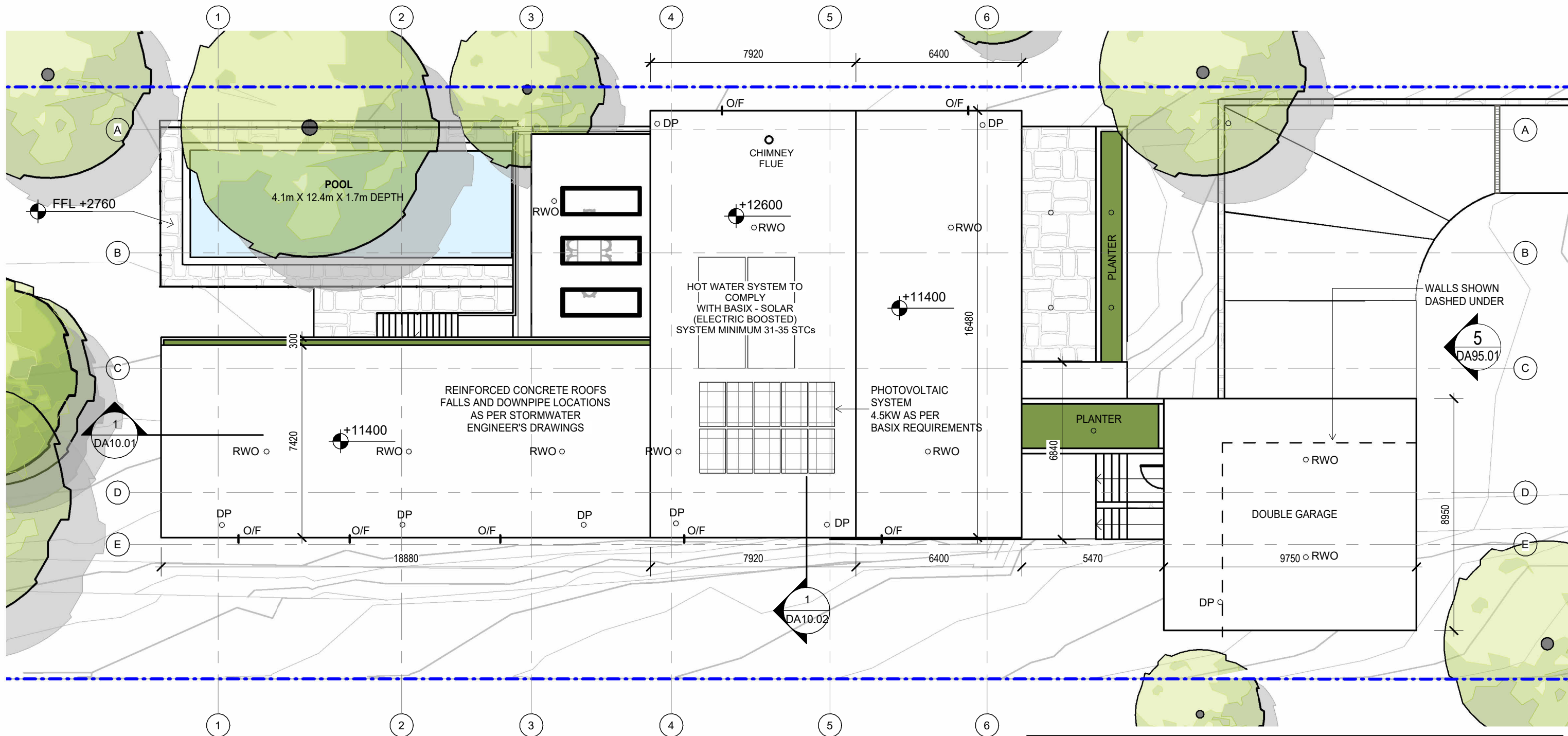
PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	GA PLAN - UPPER GARAGE LEVEL
Drawing No.	DA03.03
Revision	DA1

DA ISSUE

KISIO
DESIGN STUDIO

0400 714 527 hello@kisio.com.au kisio.com.au



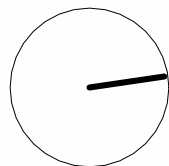
PROPOSED - ROOF PLAN

1 : 150

Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet
Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges
External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
External Walls: Cavity Brick Wall - 110mm/110mm Plasterboard Internally SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation
Internal Walls: Single 110mm Brick Wall - Rendered both sides
Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light
Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium

© COPYRIGHT
This drawing remains the property of PS ARC Pty Ltd / KISIO Design Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission.
Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.

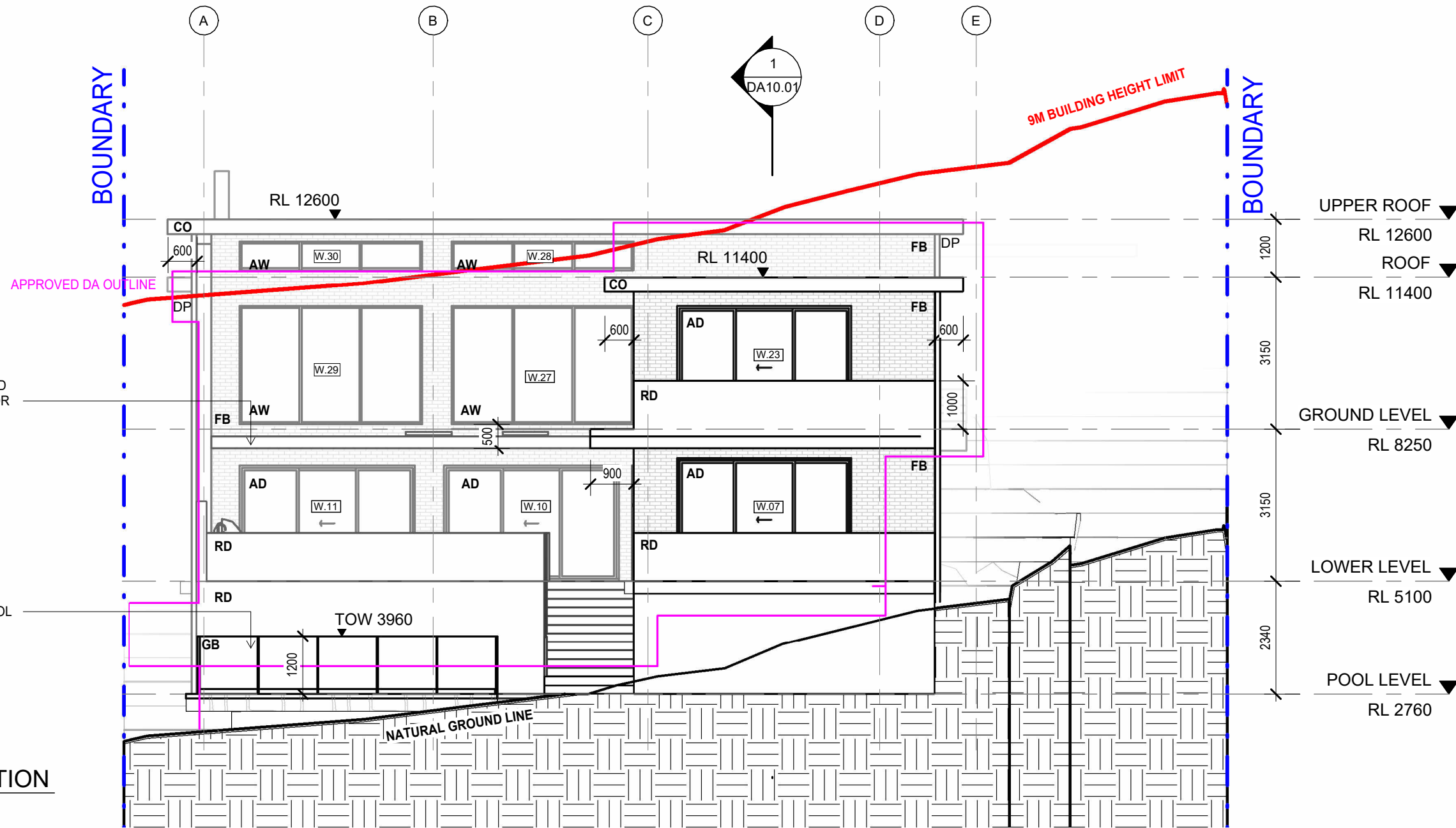


REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	As indicated @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	GA PLAN - ROOF
Drawing No.	DA03.04
Revision	DA1

DA ISSUE
0400 714 527 hello@kisio.com.au kisio.com.au



FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

- MEASURE UP AND SITE INVESTIGATION REQUIRED TO DETERMINE EXISTING SITE CONDITIONS
- DO NOT SCALE OFF DRAWINGS
- GENERALLY, ALL CONSTRUCTION WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE BCA
- AREA CALCULATIONS MEASURED FROM CAD DRAWINGS
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE CONSULTANTS REPORTS, DRAWINGS AND DOCUMENTATION SUBMITTED WITH THE DEVELOPMENT APPLICATION

Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet
Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges
External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
Internal Walls: Cavity Brick Wall - 110mm/110mm Plasterboard Internally SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation
Internal Walls: Single 110mm Brick Wall - Rendered both sides
Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light
Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium

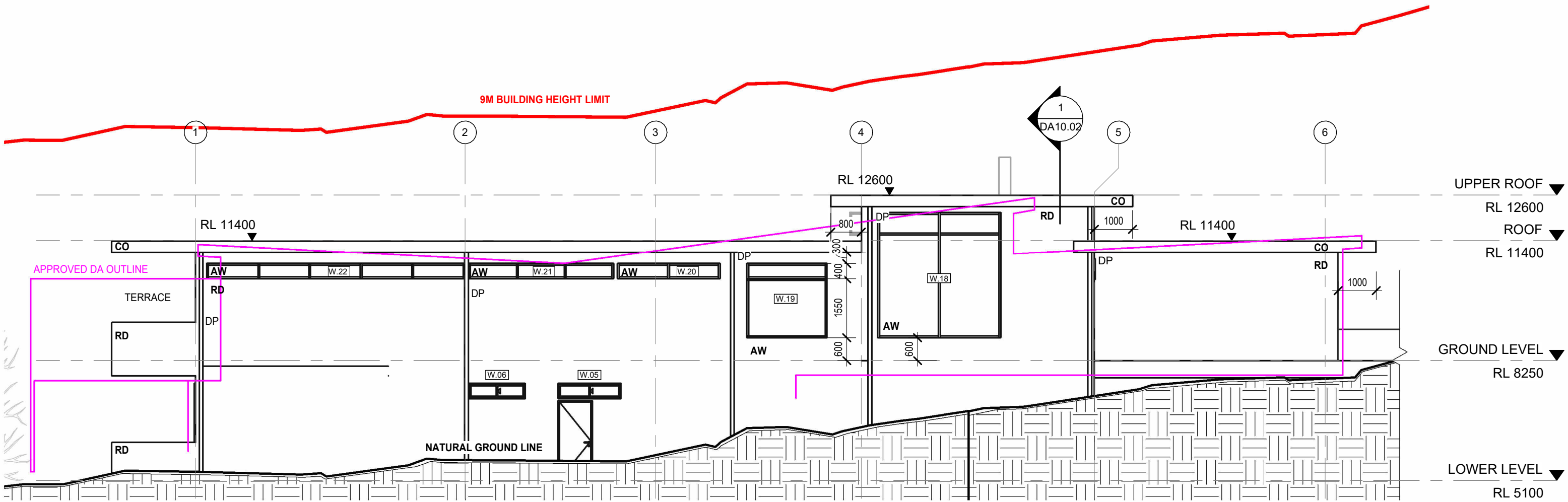
© COPYRIGHT
This drawing remains the property of PS ARC Pty Ltd / KISIO Design Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission.
Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.

REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	Checker
SCALE	1 : 100 @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	SOUTH ELEVATION
Drawing No.	DA09.01

Revision	DA1
0400 714 527	hello@kisio.com.au
kisio.com.au	



1 EAST ELEVATION
1 : 100

FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

- MEASURE UP AND SITE INVESTIGATION REQUIRED TO DETERMINE EXISTING SITE CONDITIONS
- DO NOT SCALE OFF DRAWINGS
- GENERALLY, ALL CONSTRUCTION WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE BCA
- AREA CALCULATIONS MEASURED FROM CAD DRAWINGS
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE CONSULTANTS REPORTS, DRAWINGS AND DOCUMENTATION SUBMITTED WITH THE DEVELOPMENT APPLICATION

Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet
Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges
External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
External Walls: Cavity Brick Wall - 110mm/110mm Plasterboard Internally SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation
Internal Walls: Single 110mm Brick Wall - Rendered both sides
Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light
Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium

© COPYRIGHT
This drawing remains the property of PS ARC Pty Ltd / KISIO Design Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission.

Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.

REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3



Project
768C HENRY LAWSON DRIVE
PICNIC POINT, NSW, 2213
Drawing
EAST ELEVATION

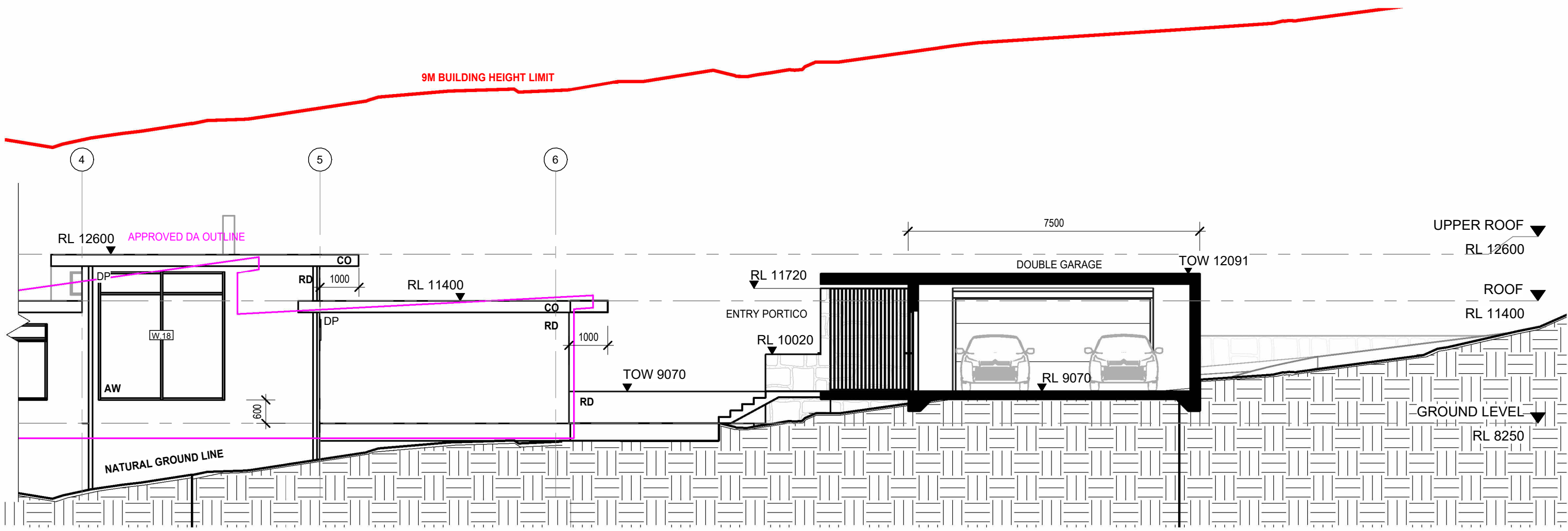
Drawing No.
DA09.02

Revision
DA1

DA ISSUE

KISIO
DESIGN STUDIO

0400 714 527 hello@kisio.com.au kisio.com.au



1 EAST ELEVATION GARAGE
1 : 100

FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

- MEASURE UP AND SITE INVESTIGATION REQUIRED TO DETERMINE EXISTING SITE CONDITIONS
- DO NOT SCALE OFF DRAWINGS
- GENERALLY, ALL CONSTRUCTION WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE BCA
- AREA CALCULATIONS MEASURED FROM CAD DRAWINGS
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE CONSULTANTS REPORTS, DRAWINGS AND DOCUMENTATION SUBMITTED WITH THE DEVELOPMENT APPLICATION

Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet

Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet

Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges

External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation

External Walls: Cavity Brick Wall - 110mm/110mm Plasterboard Internally SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation

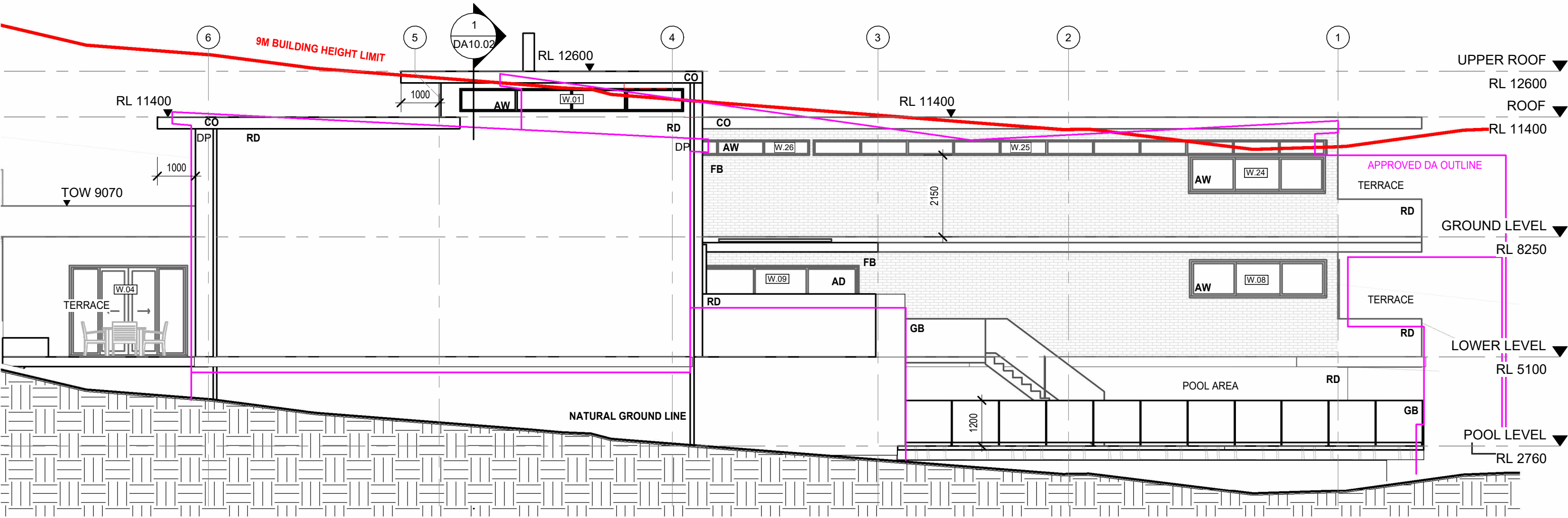
Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation

Internal Walls: Single 110mm Brick Wall - Rendered both sides

Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light

Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium

© COPYRIGHT This drawing remains the property of PS ARC Pty Ltd / KISIO Desgin Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission. Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.				REVISION	DATE	NOTES	PROJECT NO	26-007	Project		DA ISSUE	
				DA1	14.05.26	DA ISSUE	DRAWN	AJB	768C HENRY LAWSON DRIVE			
							CHECKED	PS	PICNIC POINT, NSW, 2213			
							SCALE	1 : 100 @A3	Drawing			
									EAST ELEVATION (GARAGE)			
									Drawing No.	Revision		
									DA09.03	DA1		
				0m	1m	2m	3m	4m	5m			
0400 714 527 hello@kisio.com.au kisio.com.au												



1 WEST ELEVATION
1 : 100

FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

- MEASURE UP AND SITE INVESTIGATION REQUIRED TO DETERMINE EXISTING SITE CONDITIONS
- DO NOT SCALE OFF DRAWINGS
- GENERALLY, ALL CONSTRUCTION WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE BCA
- AREA CALCULATIONS MEASURED FROM CAD DRAWINGS
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE CONSULTANTS REPORTS, DRAWINGS AND DOCUMENTATION SUBMITTED WITH THE DEVELOPMENT APPLICATION

Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet
Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges
External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
External Walls: Cavity Brick Wall - 110mm/110mm Plasterboard Internally SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation
Internal Walls: Single 110mm Brick Wall - Rendered both sides
Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light
Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium

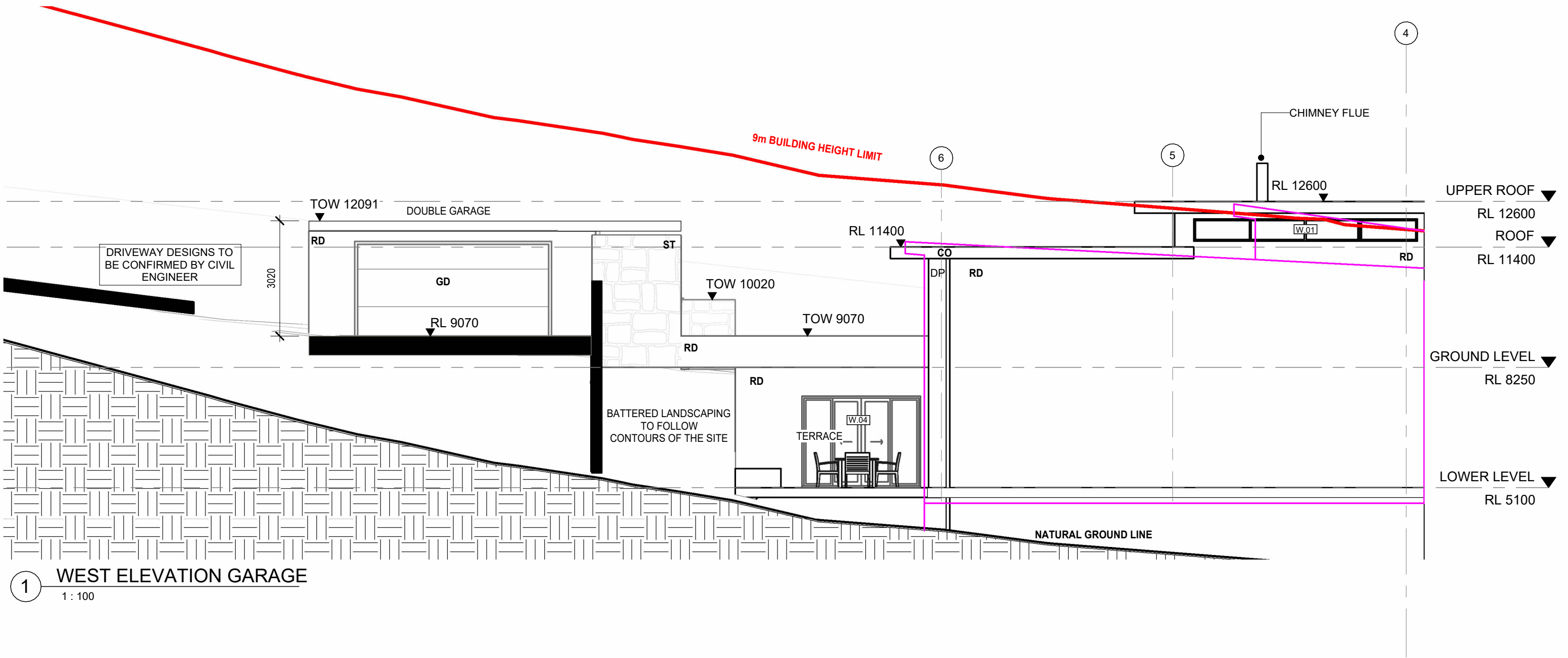
© COPYRIGHT
This drawing remains the property of PS ARC Pty Ltd / KISIO Desgin Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission.
Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.

REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	WEST ELEVATION
Drawing No.	DA09.04

Revision	DA1
0400 714 527	hello@kisio.com.au
kisio.com.au	



FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

- MEASURE UP AND SITE INVESTIGATION REQUIRED TO DETERMINE EXISTING SITE CONDITIONS
- DO NOT SCALE OFF DRAWINGS
- GENERALLY, ALL CONSTRUCTION WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE BCA
- AREA CALCULATIONS MEASURED FROM CAD DRAWINGS
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE CONSULTANTS REPORTS, DRAWINGS AND DOCUMENTATION SUBMITTED WITH THE DEVELOPMENT APPLICATION

Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

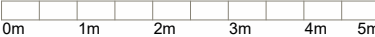
Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet
Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges
External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
External Walls: Cavity Brick Wall - 110mm/110mm Plasterboard Internally SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation
Internal Walls: Single 110mm Brick Wall - Rendered both sides
Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light
Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium

© COPYRIGHT
This drawing remains the property of PS ARC Pty Ltd / KISIO Design Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission.

Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.

REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3



Project
768C HENRY LAWSON DRIVE
PICNIC POINT, NSW, 2213
Drawing
WEST ELEVATION (GARAGE)

Drawing No.
DA09.05

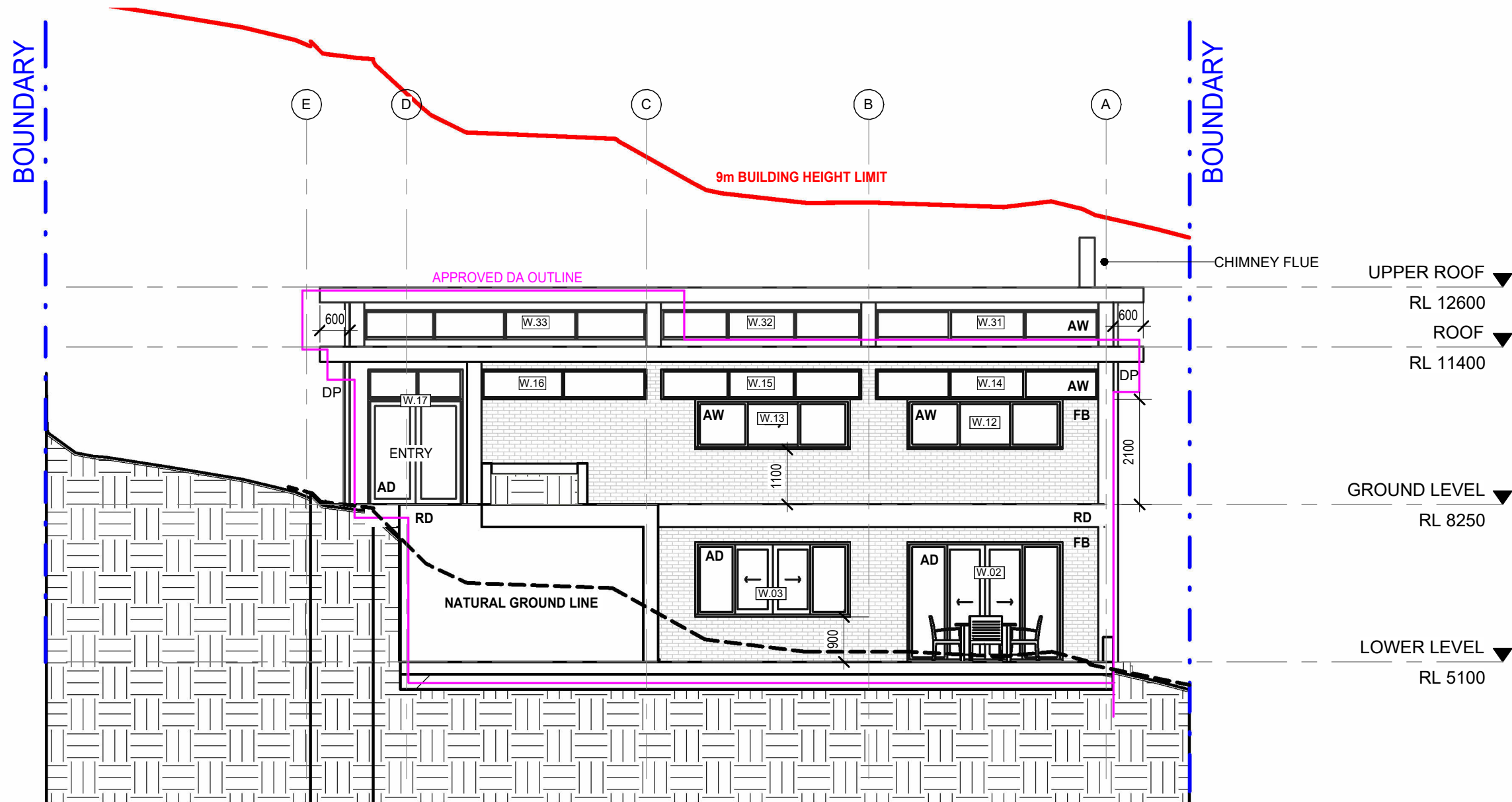
Revision
DA1

DA ISSUE



DESIGN STUDIO

0400 714 527 hello@kisio.com.au kisio.com.au



1 NORTH ELEVATION (NO GARAGE)
1 : 100

FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

- MEASURE UP AND SITE INVESTIGATION REQUIRED TO DETERMINE EXISTING SITE CONDITIONS
- DO NOT SCALE OFF DRAWINGS
- GENERALLY, ALL CONSTRUCTION WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE BCA
- AREA CALCULATIONS MEASURED FROM CAD DRAWINGS
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE CONSULTANTS REPORTS, DRAWINGS AND DOCUMENTATION SUBMITTED WITH THE DEVELOPMENT APPLICATION

Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet
Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges
External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
Internal Walls: Cavity Brick Wall - 110mm/110mm Plasterboard Internally SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation
Internal Walls: Single 110mm Brick Wall - Rendered both sides
Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light
Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium

© COPYRIGHT
This drawing remains the property of PS ARC Pty Ltd / KISIO Design Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission.
Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.

REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3

0m

1m

2m

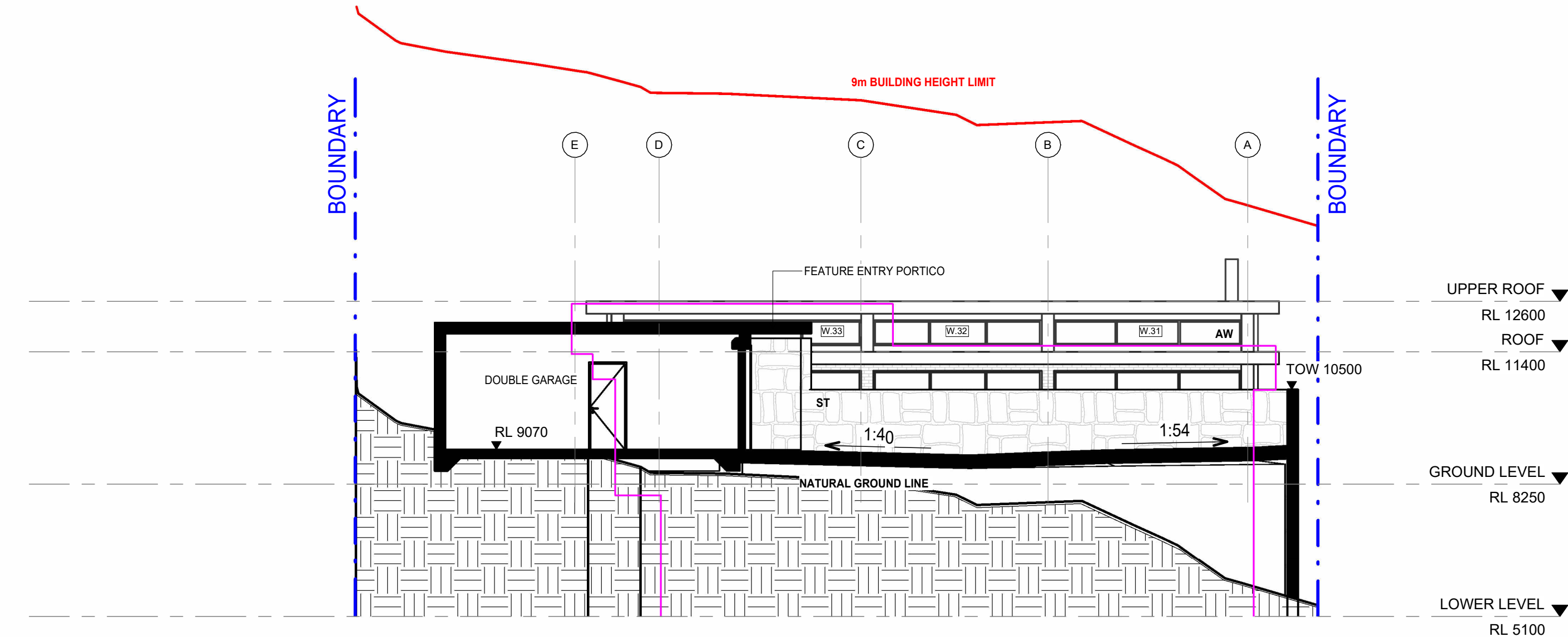
3m

4m

5m

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	NORTH ELEVATION (NO GARAGE)
Drawing No.	DA09.06
Revision	DA1

DA ISSUE
KISIO DESIGN STUDIO
0400 714 527 hello@kisio.com.au kisio.com.au



1 NORTH ELEVATION (GARAGE)
1 : 100

FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

- MEASURE UP AND SITE INVESTIGATION REQUIRED TO DETERMINE EXISTING SITE CONDITIONS
- DO NOT SCALE OFF DRAWINGS
- GENERALLY, ALL CONSTRUCTION WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE BCA
- AREA CALCULATIONS MEASURED FROM CAD DRAWINGS
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE CONSULTANTS REPORTS, DRAWINGS AND DOCUMENTATION SUBMITTED WITH THE DEVELOPMENT APPLICATION

Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet
Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges
External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
Internal Walls: Cavity Brick Wall - 110mm/110mm Plasterboard Internally SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation
Internal Walls: Single 110mm Brick Wall - Rendered both sides
Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light
Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium

© COPYRIGHT
This drawing remains the property of PS ARC Pty Ltd / KISIO Design Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission.
Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.

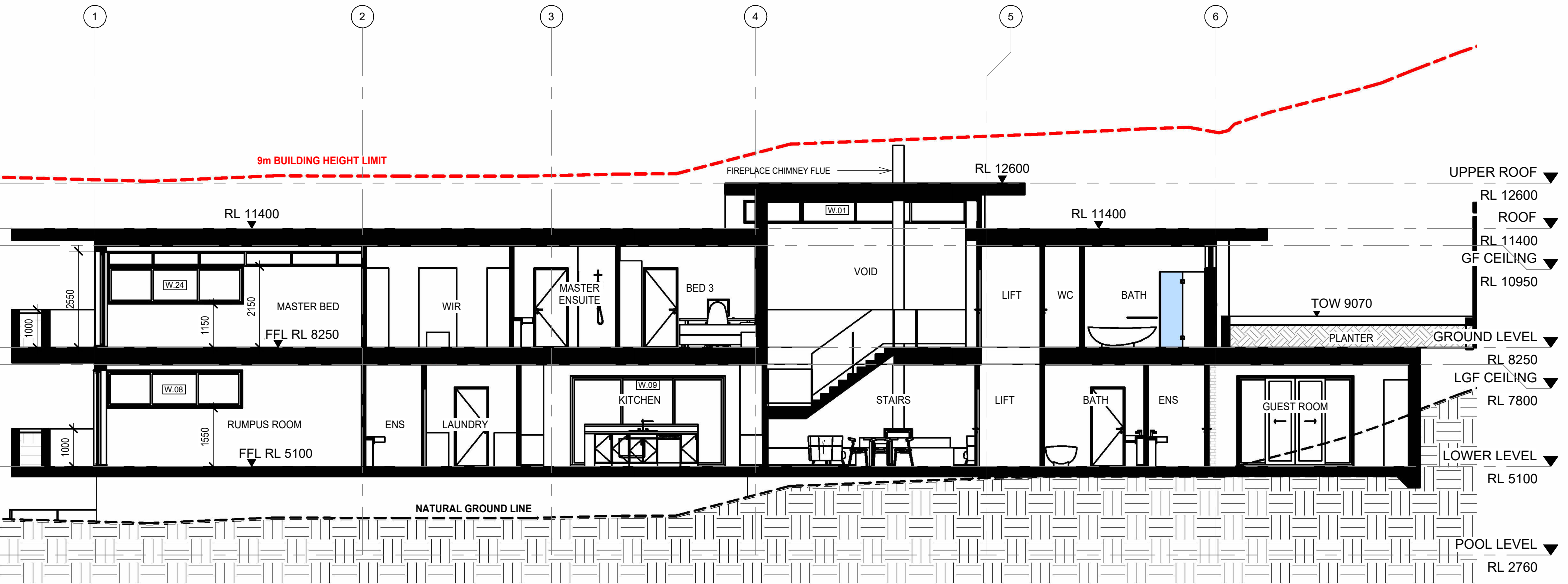
REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3
0m1m2m3m4m5m	

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	NORTH ELEVATION (GARAGE)
Drawing No.	DA09.07
Revision	DA1

DA ISSUE

KISIO
DESIGN STUDIO
0400 714 527 hello@kisio.com.au kisio.com.au



1 LONGITUDINAL SECTION
1 : 100

FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

- MEASURE UP AND SITE INVESTIGATION REQUIRED TO DETERMINE EXISTING SITE CONDITIONS
- DO NOT SCALE OFF DRAWINGS
- GENERALLY, ALL CONSTRUCTION WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE BCA
- AREA CALCULATIONS MEASURED FROM CAD DRAWINGS
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE CONSULTANTS REPORTS, DRAWINGS AND DOCUMENTATION SUBMITTED WITH THE DEVELOPMENT APPLICATION

Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet
Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges
External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
External Walls: Cavity Brick Wall - 110mm/110mm Plasterboard Internally SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation
Internal Walls: Single 110mm Brick Wall - Rendered both sides
Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light
Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium

© COPYRIGHT
This drawing remains the property of PS ARC Pty Ltd / KISIO Design Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission.
Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.

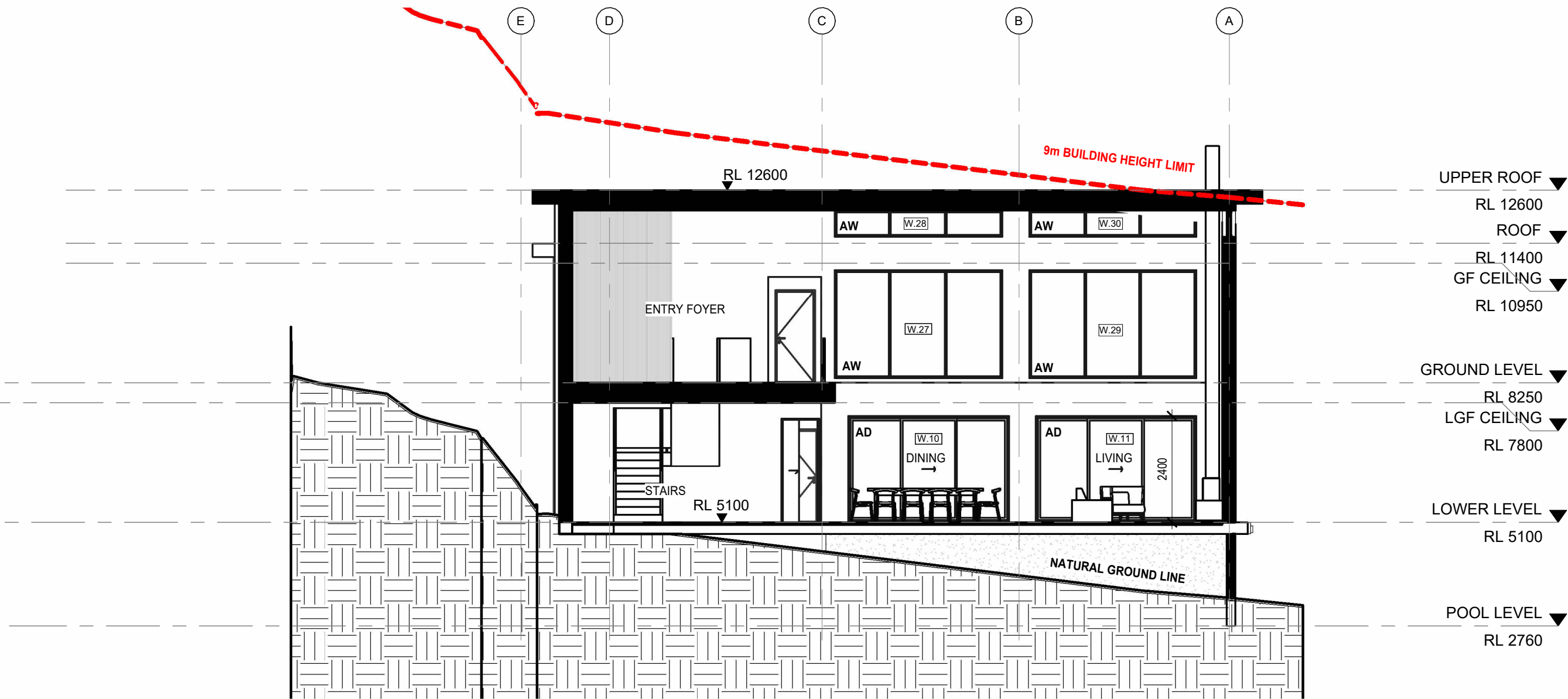
REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3
0m1m2m3m4m5m	

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	BUILDING SECTIONS
Drawing No.	DA10.01

Revision	DA1
----------	-----

DA ISSUE		
KISIO DESIGN STUDIO		
0400 714 527	hello@kisio.com.au	kisio.com.au



1 CROSS SECTION
1 : 100

FINISHES LEGEND

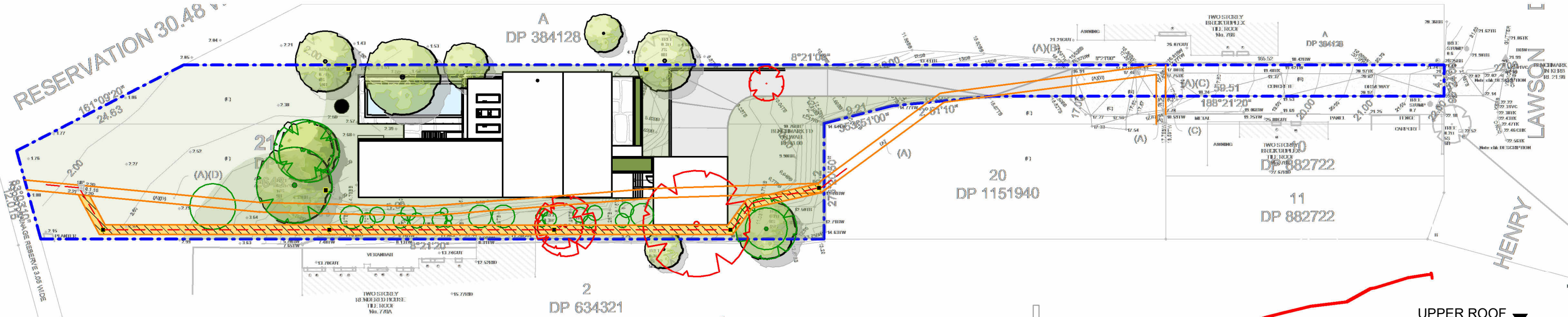
AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

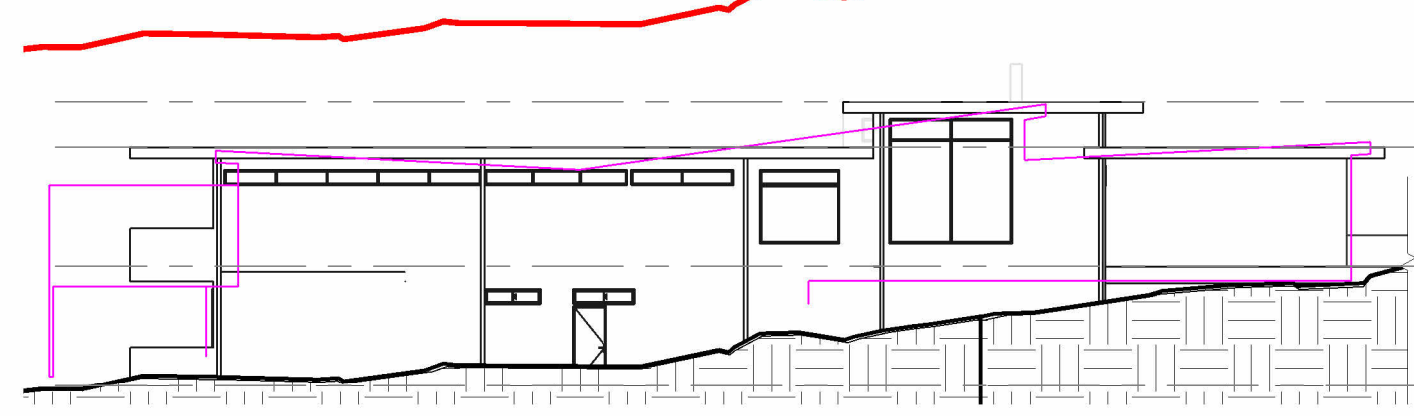
- MEASURE UP AND SITE INVESTIGATION REQUIRED TO DETERMINE EXISTING SITE CONDITIONS
- DO NOT SCALE OFF DRAWINGS
- GENERALLY, ALL CONSTRUCTION WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE BCA
- AREA CALCULATIONS MEASURED FROM CAD DRAWINGS
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE CONSULTANTS REPORTS, DRAWINGS AND DOCUMENTATION SUBMITTED WITH THE DEVELOPMENT APPLICATION

Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point	
Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet	
Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet	
Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges	
External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation	
Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation	
Internal Walls: Single 110mm Brick Wall - Rendered both sides	
Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light	
Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium	

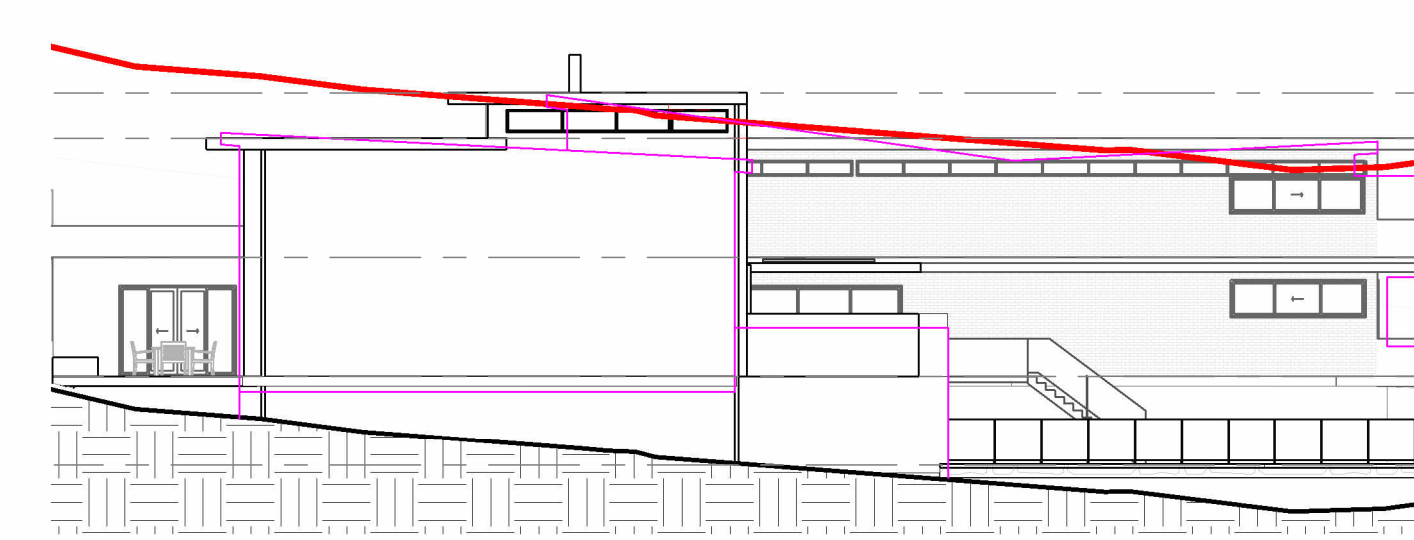
© COPYRIGHT This drawing remains the property of PS ARC Pty Ltd / KISIO Desgin Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission. Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.				REVISION	DATE	NOTES	PROJECT NO	26-007	Project		DA ISSUE	
				DA1	14.05.26	DA ISSUE			768C HENRY LAWSON DRIVE			
							DRAWN	AJB	PICNIC POINT, NSW, 2213			
							CHECKED	Checker	Drawing			
							SCALE	1 : 100 @A3		BUILDING SECTIONS		
									Drawing No.	Revision		
									DA10.02	DA1		



1 PROPOSED SITE PLAN
1 : 500



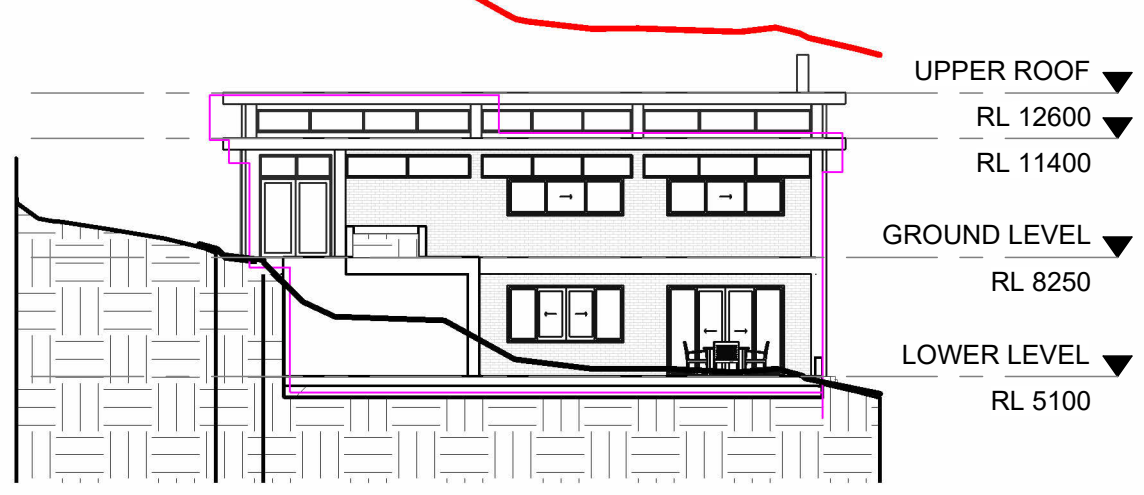
2 EAST ELEVATION
1 : 200



4 WEST ELEVATION
1 : 200



3 SOUTH ELEVATION
1 : 200



5 NORTH ELEVATION (NO GARAGE)
1 : 200

© COPYRIGHT This drawing remains the property of PS ARC Pty Ltd / KISIO Design Studio. ABN 99 435 193 586. The designs, concepts, details and information described in the drawings are copyright. Other than for the purposes prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior permission. Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Use figured dimensions only. Do not scale drawings. This drawing is subject to modification of its design and measurement to suit construction purposes.		= APPROVED DA OUTLINE	<table><tr><th>REVISION</th><th>DATE</th><th>NOTES</th></tr><tr><td>DA1</td><td>14.05.26</td><td>DA ISSUE</td></tr></table>	REVISION	DATE	NOTES	DA1	14.05.26	DA ISSUE	<table><tr><td>PROJECT NO</td><td>26-007</td></tr><tr><td>DRAWN</td><td>AJB</td></tr><tr><td>CHECKED</td><td>PS</td></tr><tr><td>SCALE</td><td>As indicated @A3</td></tr></table>	PROJECT NO	26-007	DRAWN	AJB	CHECKED	PS	SCALE	As indicated @A3	<table><tr><td>Project</td><td>768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213</td></tr><tr><td>Drawing</td><td>NOTIFICATION PLAN</td></tr><tr><td>Drawing No.</td><td>DA95.01</td></tr><tr><td>Revision</td><td>DA1</td></tr></table>	Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213	Drawing	NOTIFICATION PLAN	Drawing No.	DA95.01	Revision	DA1	<table><tr><td colspan="2">DA ISSUE</td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2">0400 714 527 hello@kisio.com.au kisio.com.au</td></tr></table>	DA ISSUE				0400 714 527 hello@kisio.com.au kisio.com.au	
			REVISION	DATE	NOTES																													
DA1	14.05.26	DA ISSUE																																
PROJECT NO	26-007																																	
DRAWN	AJB																																	
CHECKED	PS																																	
SCALE	As indicated @A3																																	
Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213																																	
Drawing	NOTIFICATION PLAN																																	
Drawing No.	DA95.01																																	
Revision	DA1																																	
DA ISSUE																																		
0400 714 527 hello@kisio.com.au kisio.com.au																																		
			<table><tr><td>0m</td><td>1m</td><td>2m</td><td>3m</td><td>4m</td><td>5m</td></tr></table>	0m	1m	2m	3m	4m	5m																									
0m	1m	2m	3m	4m	5m																													