



97 Mimiwali Drive BONVILLE, NSW

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### Brand New "Sawtell Ridge Estate"

Are you looking for that brand new family home close to Sawtell? Than look no further. Situated in the "Sawtell Ridge Estate" is this four bedroom + study home with elevated views. Features include open plan living, modern kitchen with stainless steel appliances & island bench, remote double lockup garage and covered entertaining deck.

**Price:** \$549,000



**Shane Brooks**

0403 266 707

### WINDOW SCHEDULE

No.	Location	Height	Width	Head Height	Description	Frame Material	Glazing	Area
01	BED 1	1800	600	2100	AWNING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	1.08
02	BED 1	1800	600	2100	AWNING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	1.08
04	BED 1	600	2100	2100	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	1.26
05	ENS	600	1200	2100	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	1.26
06	BED 4	1200	2100	2100	SLIDING WINDOW	IMPROVED ALUMINIUM	OBSCURE - SAFETY	0.72
07	LIVING	1500	2700	2100	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	2.52
08	LIVING	2100	2700	2100	STACKING SLIDING DOOR	IMPROVED ALUMINIUM	CLEAR - SAFETY	4.86
09	DINING	2100	2700	2100	STACKING SLIDING DOOR	IMPROVED ALUMINIUM	CLEAR - SAFETY	5.67
10	DINING	1800	2400	2100	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	4.32
11	BED 2	1200	2100	2100	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	2.52
12	LDRY	900	600	2100	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	0.54
13	BATH	900	1800	2500	SLIDING WINDOW	IMPROVED ALUMINIUM	OBSCURE - SAFETY	1.62
14	BED 3	1200	2100	2500	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	3.60
15	GARAGE	600	3800	2300	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	1.08

### AREAS (BASIX)

Name	Area
Conditioned Floor Area	126.56 m <sup>2</sup>
Unconditioned Floor Area	10.88 m <sup>2</sup>
Total Roof Area	246.77 m <sup>2</sup>
Total Site Area	654.90 m <sup>2</sup>

### DWELLING AREAS

Name	Area
Dwelling /Garage Area	194.12 m <sup>2</sup>
Front Porch Area	2.70 m <sup>2</sup>
Rear Deck Area	11.81 m <sup>2</sup>
Grand total	208.63 m <sup>2</sup>

### LEGEND

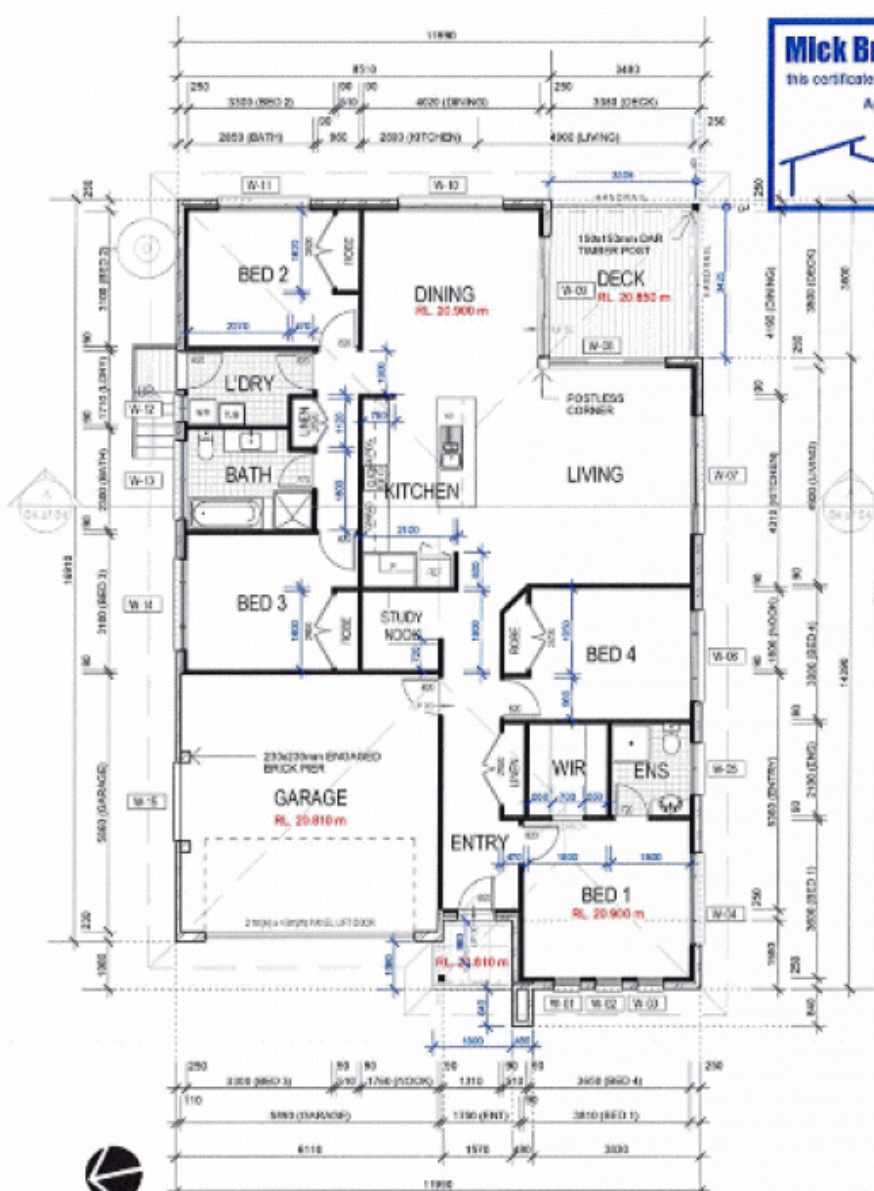
**Mick Brooks building certifiers**  
 This certificate has been issued subject to the BASIX conditions

Application No **CDC 2016/0564**

Date **05.05.16**

WASHING MACHINE SPACE

**APPROVED**



- (C) CARPET
- (T) CERAMIC TILES
- (TR) TONGUE & GROOVE TIMBER FLOORING
- (SD) SMOKE DETECTOR
- (TO) TELEVISION OUTLET
- (S) SOLAR TUBE SKYLIGHT
- (D) DOWNPIPE
- (CF) CEILING FAN

### REVISION SCHEDULE

No.	Description	Date
1	Reduce clock size to meet CD requirements	28.04.16

**NOTES:**  
 The builder is responsible for verifying all dimensions, timber sizes, material lists, wind ratings, and details prior to commencing construction of any work.  
 Only written measurements and dimensions are to be used. Do not obtain measurements by reading off drawings.  
 Building works are to be set out by a registered surveyor.  
 Provide smoke detectors as per BCA Vol 2 3.7.2 and AS 3786.

**PROJECT:**  
 PROPOSED DWELLING & RETAINING WALLS AT LOT 110 DP 1219779 MIMIWALI DRIVE BONVILLE

**CLIENT:**  
 ARAKOON HOMES (BUILDERS) PTY LTD (ACN 054 235 399)

**midcoast design and drafting**

PO BOX 485 HANLEY 2016 WA 9250 822 488  
 0800 000 000 gng@perth.com.au

**FLOOR PLAN** NOTE: PROVIDE SMOKE DETECTORS AS PER BCA Vol 2 3.7.2 AND AS3786  
 SCALE 1:100

Scale	1:100	02 of 04
Drawn by	ROM	
Date	21/04/2016	
Project no.	61217H	
Revision	01	