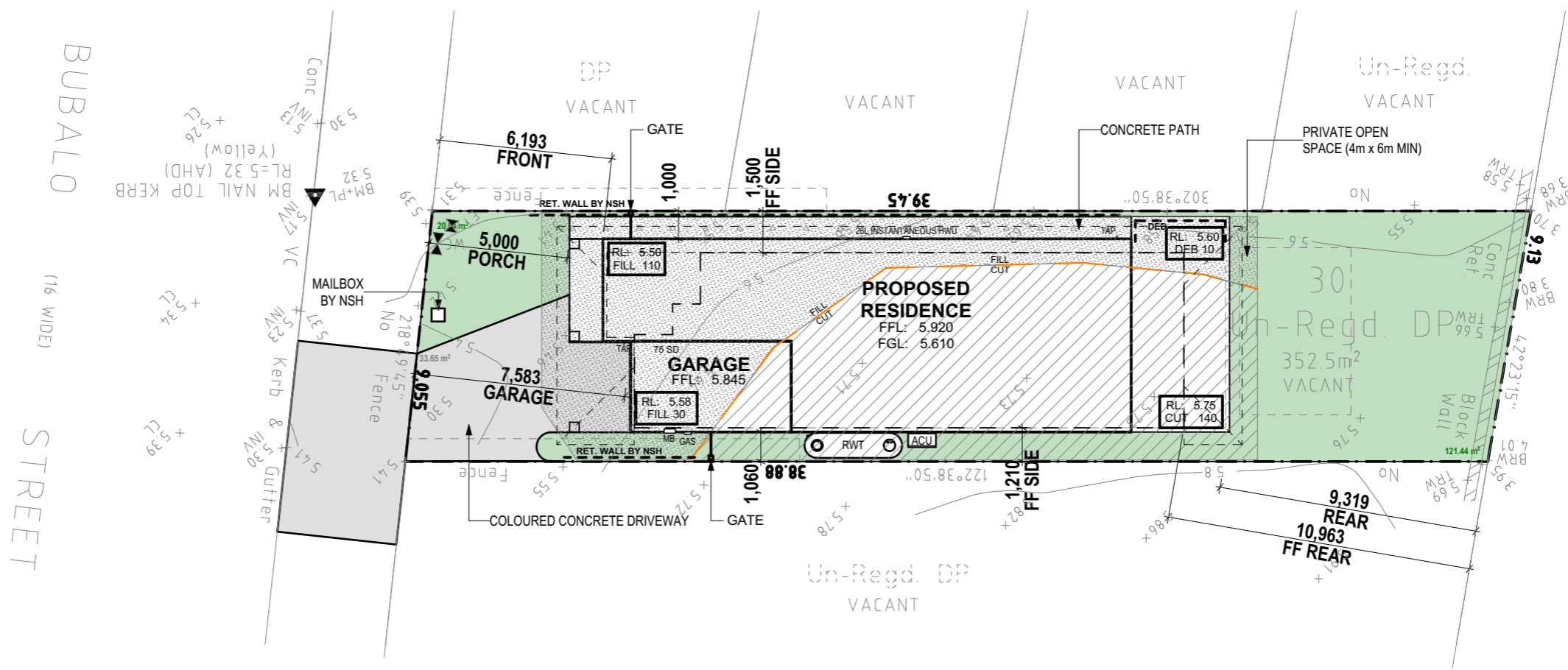




**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2019/0770**



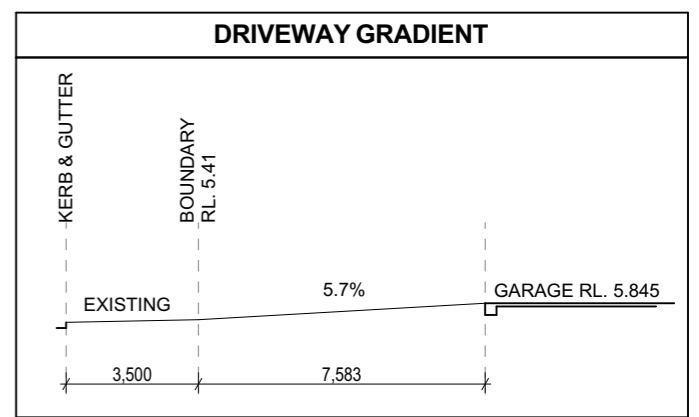
ACID SULPHATE: NA  
 BAS/BOS: NA  
 BAL RATING: NA  
 FLOOD: NA  
 HERITAGE: NA

ALL RETAINING WALLS BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE

**SITE INDUCTION**  
 BEFORE ENTERING SITE PLEASE REVIEW AND MAKE YOURSELF FAMILIAR WITH EMERGENCY CONTACTS. SITE SPECIFIC HAZARDS AND THE SITE SPECIFIC INDUCTION INFORMATION THAT IS LOCATED ON THE SITE INDUCTION SIGN. IF YOU HAVE ANY TROUBLE UNDERSTANDING THIS INSTRUCTION, CONTACT THE SITE SUPERVISOR OR EMERGENCY CONTACT NUMBER LOCATED ON THE SIGN

SITE CALCULATIONS - DA	
SITE AREA	352.5 m <sup>2</sup>
GROUND FLOOR	109.61 m <sup>2</sup>
FIRST FLOOR	136.55 m <sup>2</sup>
GARAGE	18.78 m <sup>2</sup>
BUILDING FOOTPRINT	160.13 m <sup>2</sup>
DRIVEWAY AREA	28.33 m <sup>2</sup>
CROSSOVER	NA m <sup>2</sup>
TOTAL LANDSCAPE AREA	164.04 m <sup>2</sup>
LANDSCAPE AREA (%)	46.54 %
FLOOR SPACE RATIO	0.70:1
SITE COVERAGE	53.46 %

AREA SCHEDULE	
FIRST FLOOR	136.55
GROUND FLOOR	109.61
AFRESCO	27.32
GARAGE	18.78
PORCH	4.42
	296.68 m <sup>2</sup>



**0.29m OF FALL ACCROSS THE BUILDING ENVELOPE**

[www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)

**DIAL 1100 BEFORE YOU DIG**

**NEW SOUTH HOMES**

Unit 20, 7 Sefton Road Thornleigh NSW 2120  
 Telephone: (02) 9481 7441 Facsimile: (02) 9481 7442

# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

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PRODUCT:  
**CUSTOM DWELLING  
 CUSTOM FACADE  
 SINGLE GARAGE**

Master Issued: NA Revision: A

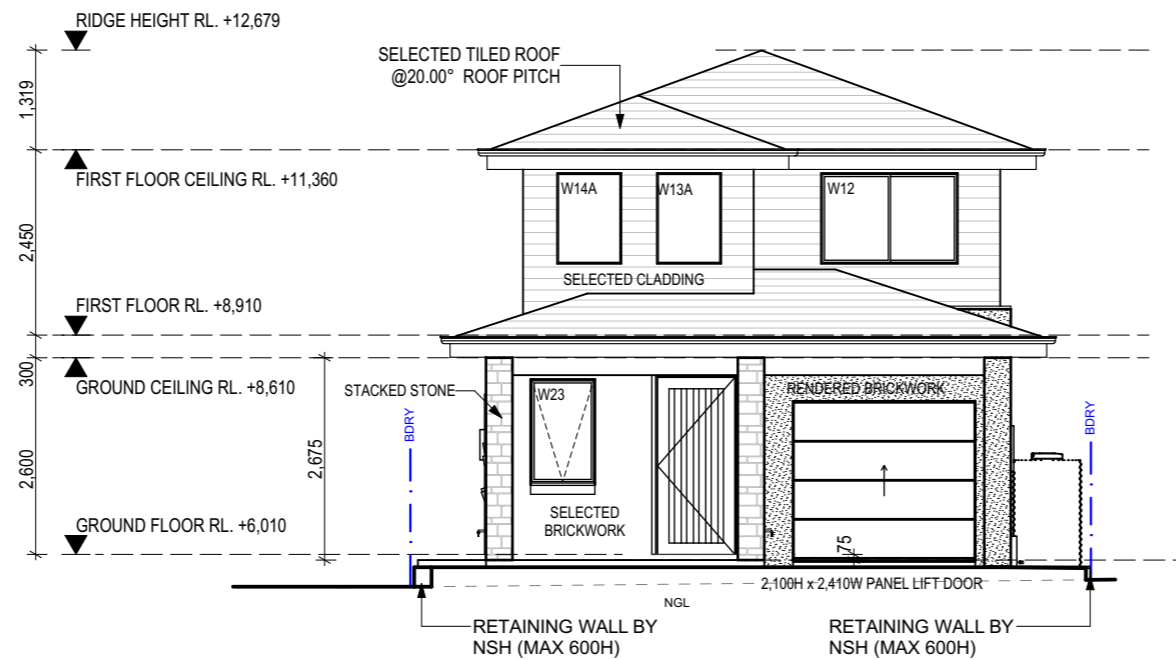
CLIENT:  
**CRAIG & PAULA WALKER**

SITE ADDRESS:  
**41 WARRIEWOOD ROAD,  
 WARRIEWOOD**

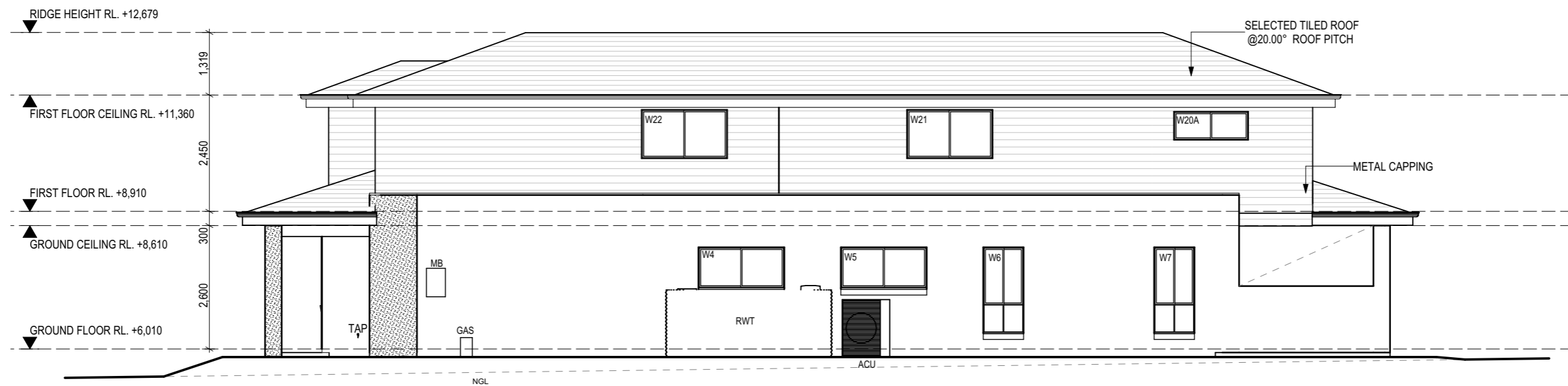
SITE PLAN		
DRAWN: #Drawn By	DATE: 15/11/2019	Rev: F
RATIO @ A3: 1:200	CHECKED: JC	
SHEET: 1	JOB No: N195509	

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2019/0770**



**ELEVATION - EAST**



**ELEVATION - NORTH**

**LANDSCAPE NOTE**  
UNLESS SPECIFIED IN YOUR CONTRACT, NO LANDSCAPING WORKS HAVE BEEN ALLOWED FOR AROUND THE BUILDING. AT COMPLETION OF LANDSCAPE WORKS, THE SLAB HEIGHT MUST REMAIN A MIN. OF 75MM ABOVE THE FINISHED LANDSCAPE LEVEL.

**GUTTER NOTE**  
WHEN BUILDING NEAR TREES, WE STRONGLY RECOMMEND YOU INSTALL GUTTER-GUARD OR A SIMILAR PRODUCT IN ALL GUTTERS AND VALLEYS, TO PREVENT LEAF BUILD-UP AND WATER TO OVERFLOW UNDER THE ROOF TILES OR SHEETING.

**FLOOR LEVELS NOTE**  
THE NATURAL GROUND LEVEL SHOWN ON THE ELEVATIONS MAY VARY SLIGHTLY ON SITE, DUE TO SITE CONDITIONS AND FINAL LEVELS AFTER DEMOLITION, EXCAVATION OR SOIL REMOVAL.



Unit 20, 7 Sefton Road Thornleigh NSW 2120  
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PRODUCT:  
**CUSTOM DWELLING  
CUSTOM FACADE  
SINGLE GARAGE**

Master Issued: NA Revision: A

CLIENT:  
**CRAIG & PAULA WALKER**

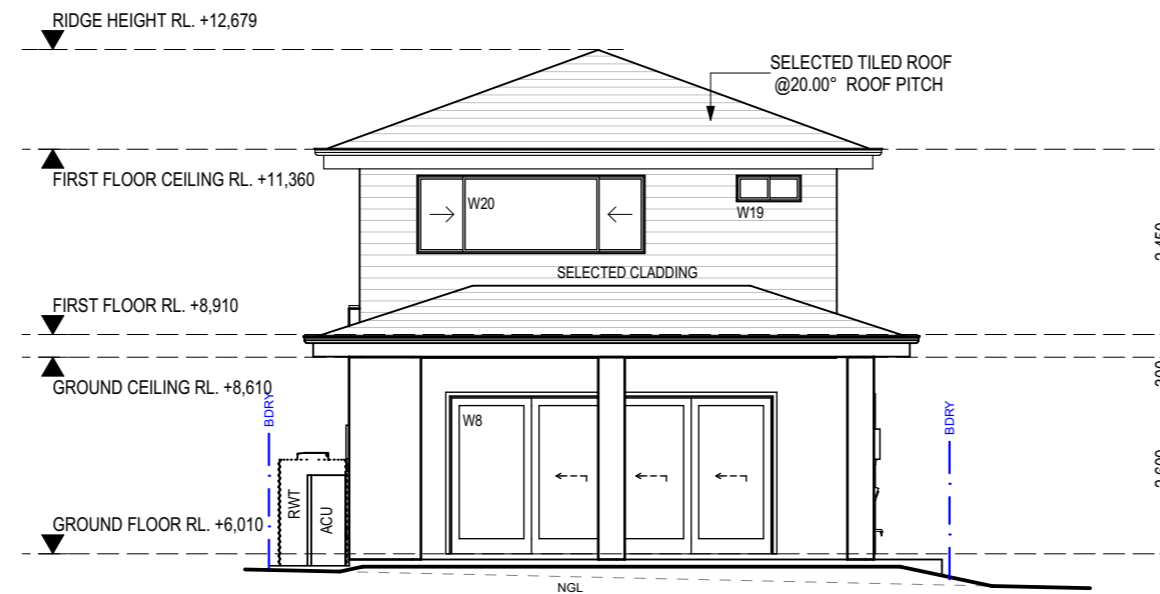
SITE ADDRESS:  
**41 WARRIEWOOD ROAD,  
WARRIEWOOD**

**ELEVATIONS 1**

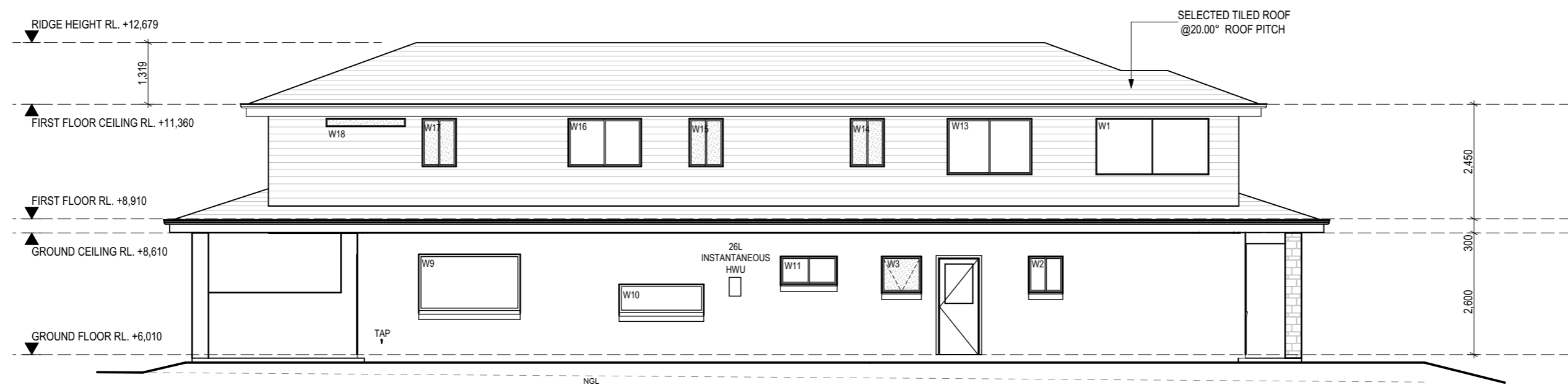
DRAWN: #Drawn By	DATE: 15/11/2019	Rev: F
RATIO @ A3: 1:100	CHECKED:	
SHEET: 4	JOB No: N195509	

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2019/0770**



**ELEVATION - WEST**



**ELEVATION - SOUTH**

**LANDSCAPE NOTE**  
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PRODUCT:  
**CUSTOM DWELLING  
CUSTOM FACADE  
SINGLE GARAGE**

Master Issued: NA Revision: A

CLIENT:  
**CRAIG & PAULA WALKER**

SITE ADDRESS:  
**41 WARRIEWOOD ROAD,  
WARRIEWOOD**

**ELEVATIONS 2**

DRAWN: #Drawn By	DATE: 15/11/2019	Rev: F
RATIO @ A3: 1:100	CHECKED:	
SHEET: 5	JOB No: N195509	