





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	- DENOTED 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
	- PHOTO POINT		- VEHICULAR CROSSING

GENERAL SITING NOTES	
• ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENT SUBJECT TO CONFIRMATION UPON COMPLETION OF ARCHITECTURAL PLANS.	
• ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFIRMATION 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 ALLOWANCES 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.
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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.	

SITE CALCULATIONS DA		
GROUND FLOOR	81.48	m <sup>2</sup>
FIRST FLOOR	83.10	m <sup>2</sup>
GARAGE AREA	21.51	m <sup>2</sup>
TOTAL LIVING AREA	164.58	m <sup>2</sup>
SITE AREA	341.40	m <sup>2</sup>
BUILDING FOOTPRINT (INCLUDING UNENCLOSED AREA)	121.11	m <sup>2</sup>
DRIVEWAY & PATH	30.06	m <sup>2</sup>
CROSSOVER	10.25	m <sup>2</sup>
TOTAL FRONT AREA	97.42	m <sup>2</sup>
FRONT LANDSCAPE AREA	69.14	%
TOTAL LANDSCAPE AREA	190.23	m <sup>2</sup>
LANDSCAPE AREA (%)	55.72	%
TOTAL BUILT UPON AREA	38.97	%
FLOOR SPACE RATIO	0.48	:1
SITE COVERAGE	35.47	%
SITE COVERAGE FF	24.34	%

NOTES:  
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- \* DO NOT SCALE - USE WRITTEN DIMENSIONS
- \* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES ONLY EXCLUDING 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



CLIENT:  
**Mr VESELKO & Ms DRAGICA ROSO**

SITE ADDRESS:  
**LOT 21 (DP 271139)  
65 WARRIEWOOD ROAD  
WARRIEWOOD, NSW 2102**

HOUSE TYPE  
MODEL: **DENBY 22**  
FACADE: **VOGUE**  
TYPE: **SINGLE GARAGE**  
SPECIFICATION: **CUSTOM COLLECTIONS**

DRAWING TITLE:  
**SITE PLAN**

DRAWN BY: QC	DATE DRAWN: 26.10.20	CHECKED BY: DD	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 200	
JOB No: <b>A009589</b>	DRWG No: <b>02</b>	ISSUE: <b>D</b>	

**BOS**

COVE FINISHED COLOURED CONCRETE DRIVEWAY & FRONT PATH WITH PLAIN CONCRETE CROSSOVER AND GRATED DRAIN BY RAWSON

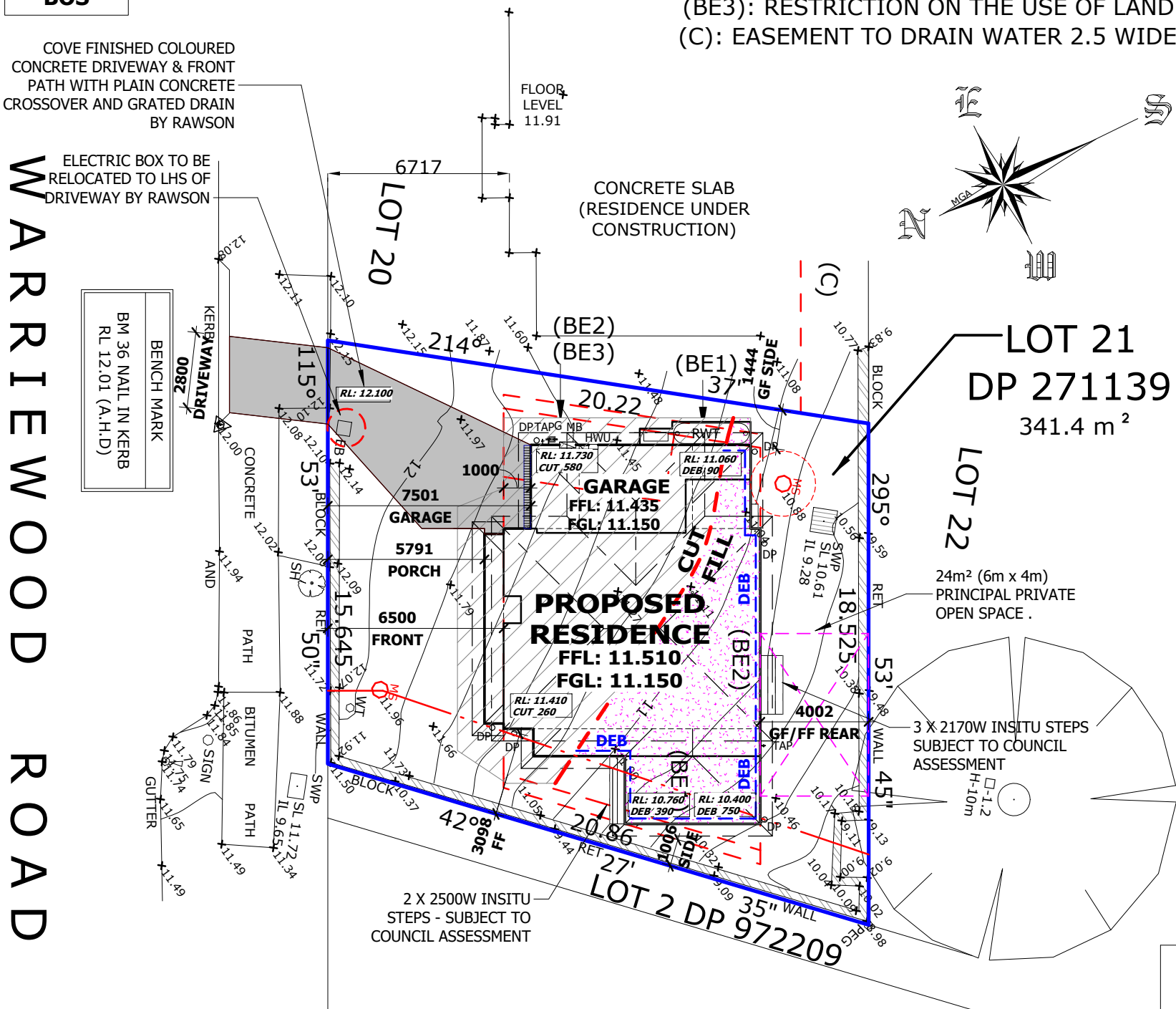
**WARRIEWOOD ROAD**

ELECTRIC BOX TO BE RELOCATED TO LHS OF DRIVEWAY BY RAWSON

BENCH MARK  
BM 36 NAIL IN KERB  
RL 12.01 (A.H.D)



(BE1): RESTRICTION ON THE USE OF LAND  
(BE2): RESTRICTION ON THE USE OF LAND  
(BE3): RESTRICTION ON THE USE OF LAND  
(C): EASEMENT TO DRAIN WATER 2.5 WIDE



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## SITE NOTES:

BEFORE STARTING WORK ON SITE CHECK FOLLOWING:

1. SERVICE LOCATIONS
2. SEWER CONNECTION POSITION
3. DRIVEWAY ALIGNMENT & LEVELS

INDICATES DOWNPIPE LOCATION 'N2' WIND CATEGORY

RETAINING WALLS BY OWNER IF REQUIRED

1330mm FALL ACROSS BUILDING ENVELOPE

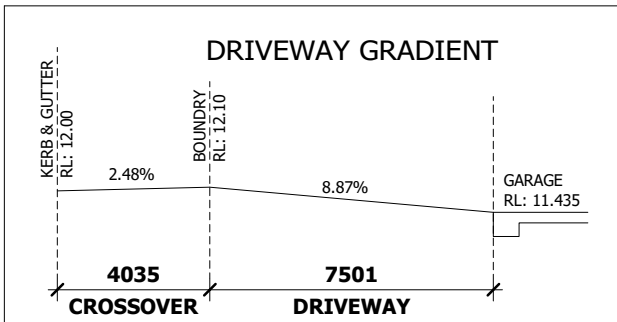
FLOOD AFFECTED



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

**DA2020/1548**

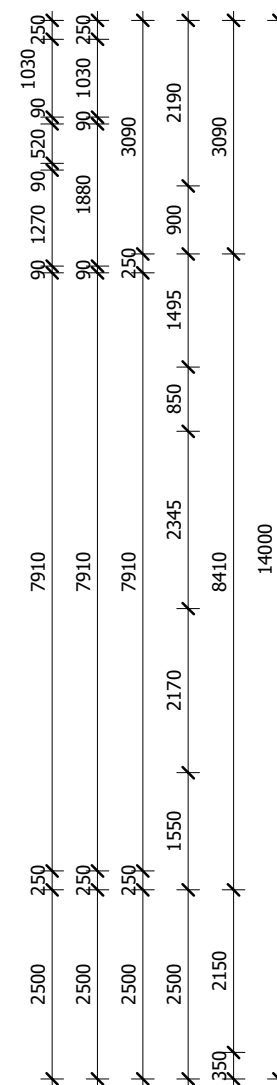
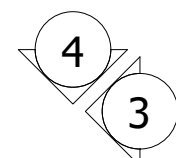
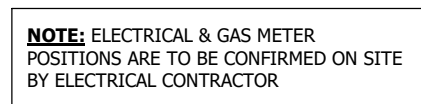
DRIVEWAY & FRONT PATH TO COMPLY WITH AS2890



- 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 SPACE TO BE VENTILATED BY EAVE VENTS
- 2340H INTERNAL DOORS & 2400H SQ. SET OPENINGS TO GROUND FLOOR ONLY
- B&D SAFETY BEAM TO GARAGE DOOR

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FLOOR AREAS	
FIRST FLOOR	83.10 m <sup>2</sup>
GROUND FLOOR	81.48 m <sup>2</sup>
GARAGE	21.51 m <sup>2</sup>
ALFRESCO	12.51 m <sup>2</sup>
PORCH	5.61 m <sup>2</sup>
<b>TOTAL</b>	204.22 m <sup>2</sup>

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CLIENT:  
Mr VESELKO & Ms DRAGICA ROSO

SITE ADDRESS:  
LOT 21 (DP 271139)  
65 WARRIEWOOD ROAD  
WARRIEWOOD, NSW 2102

HOUSE TYPE	
MODEL:	DENBY 22
FACADE:	VOGUE
TYPE:	SINGLE GARAGE
SPECIFICATION:	CUSTOM COLLECTIONS
DRAWING TITLE:	
GROUND FLOOR	

DRAWN BY: QC	DATE DRAWN: 26.10.20	CHECKED BY: DD	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A009589		DRWG No: 03	ISSUE: D

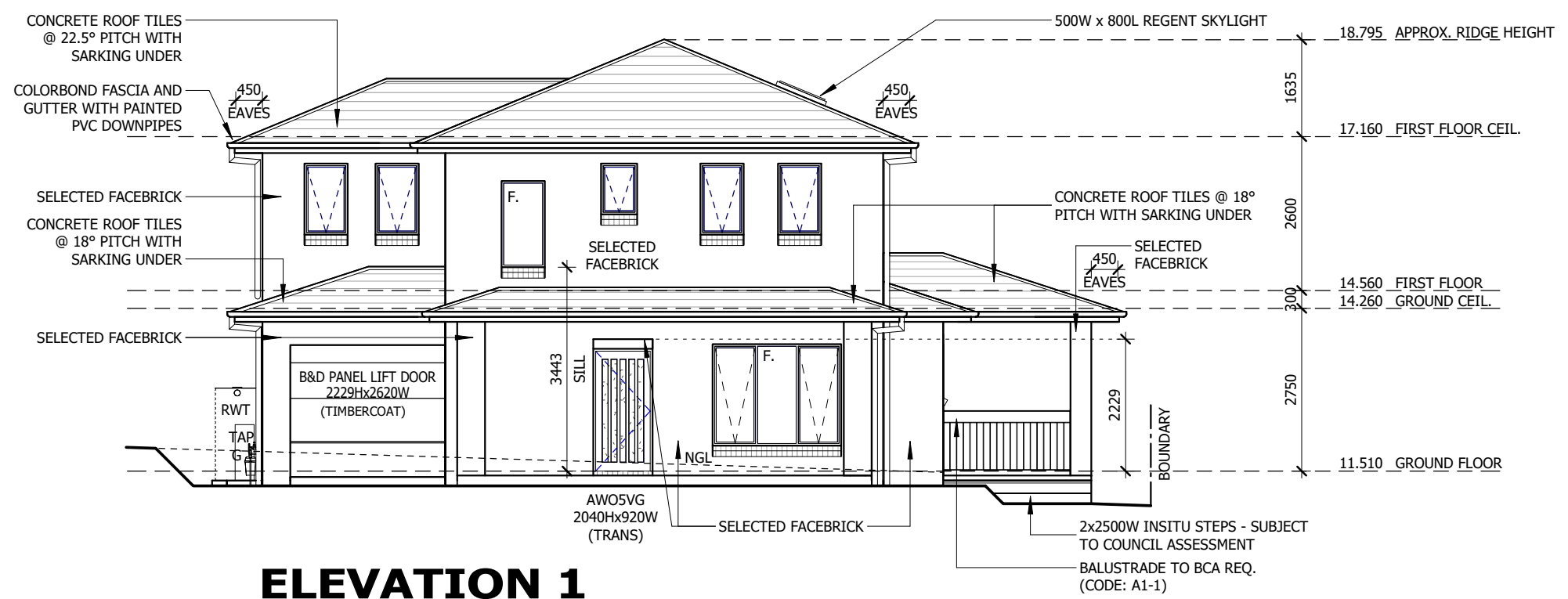




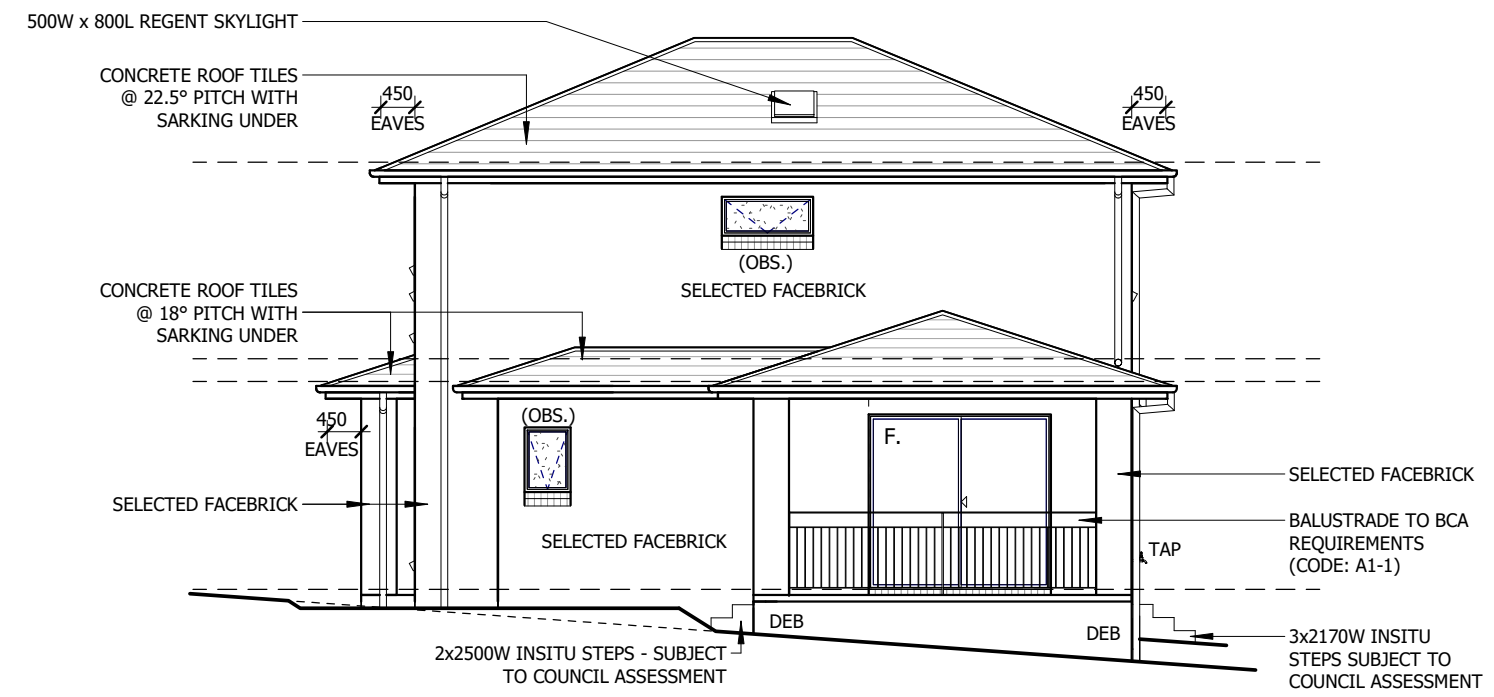
S:\17. DRAFTING\RAWSON HOMES\CONTRACTS AND JOB FILES\A009589 Veselko & Roso - Lot 21, 65 Warriewood Road, Warriewood\A009589 Amended Submission Plans 2.rvt

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NOTE: NYLON MESH FLYSCREENS TO ALL  
OPENABLE DOORS AND WINDOWS THROUGHOUT  
(EXCLUDING FRONT ENTRY DOORS)



ELEVATION 1



ELEVATION 2

 northern beaches council

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

**DA2020/1548**

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HOUSE TYPE  
MODEL: **DENBY 22**  
FACADE: **VOGUE**  
TYPE: **SINGLE GARAGE**  
SPECIFICATION: **CUSTOM COLLECTIONS**

DRAWING TITLE:  
**ELEVATIONS 1-2**

DRAWN BY: QC	DATE DRAWN: 26.10.20	CHECKED BY: DD	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: <b>NORTHERN BEACHES</b>		SCALE: <b>1 : 100</b>	
JOB No: <b>A009589</b>	DRWG No: <b>05</b>	ISSUE: <b>D</b>	

## ELEVATION 3

CONCRETE ROOF TILES @ 22.5° PITCH WITH SARKING UNDER

450 EAVES

SELECTED FACEBRICK

CONCRETE ROOF TILES @ 18° PITCH WITH SARKING UNDER

450 EAVES

SELECTED FACEBRICK

SELECTED FACEBRICK

450 EAVES

450 EAVES

SELECTED FACEBRICK

SELECTED FACEBRICK

RECESSED MB

RECESSED 6 STAR CONT GAS HWU

G TAP

ACU

RWT 3000 LITRE: 750W x 2800L x 1560H

F.

AJ

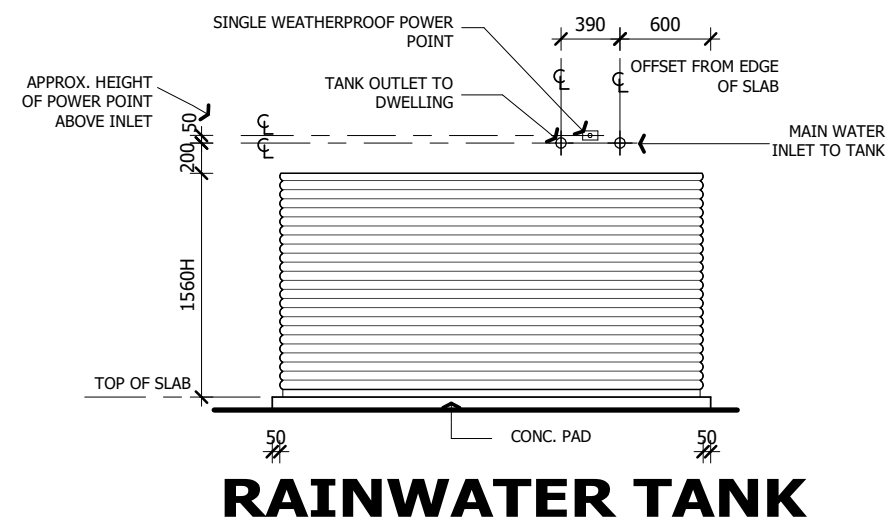
TAP

## ELEVATION 4

DRAWN BY: QC	DATE DRAWN: 26.10.20	CHECKED BY: DD	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A009589		DRWG No: 06	ISSUE: D

- 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).
- R2.0 SOUNDSCREEN INSULATION TO BED 5 INTERNAL WALLS ONLY.

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			Mr VESELKO & Ms DRAGICA ROSO	MODEL: DENBY 22	QC	26.10.20	DD	
			SITE ADDRESS:	FACADE: VOGUE	COUNCIL AREA:		SCALE:	
	LOT 21 (DP 271139)	TYPE: SINGLE GARAGE	NORTHERN BEACHES		As indicated			
	65 WARRIEWOOD ROAD	SPECIFICATION: CUSTOM COLLECTIONS						
	WARRIEWOOD, NSW 2102	DRAWING TITLE:	SECTIONS		JOB No:	DRWG No:	ISSUE:	
					A009589	07	D	