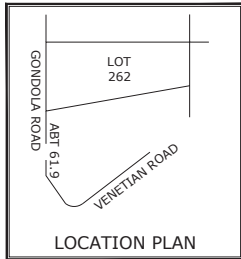




RETAINING WALLS IF REQUIRED  
BY OWNER AFTER HANDOVER

APPROX ROOF AREA: 208.45m<sup>2</sup>

GARAGE INT: 5.87(W) x 6.0(L)



**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	SWP	- DENOTES STORM WATER PIT
KO	- DENOTES KERB OUTLET	T	- DENOTES TREE
LP	- LIGHT POLE	TP	- TELESTRA PIT
LH	- LAHPI POLE	WT	- WATER TAG
MH	- MAN HOLE	WM	- WATER METER
▲	- BENCH MARK	—	- GULLY PIT
①	- PHOTO POINT	—	- VEHICULAR CROSSING

**GENERAL SITING NOTES**

- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENTS SUBJECT TO CONFORMATION UPON COMPLETION OF ARCHITECTURAL PLANS.
- ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFORMATION WITH STEP-DOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR.
- ALL FLOOR 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.
- ALL ALLOWANCES FOR RETAINING WALLS ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.

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

**SITE CALCULATIONS DA**

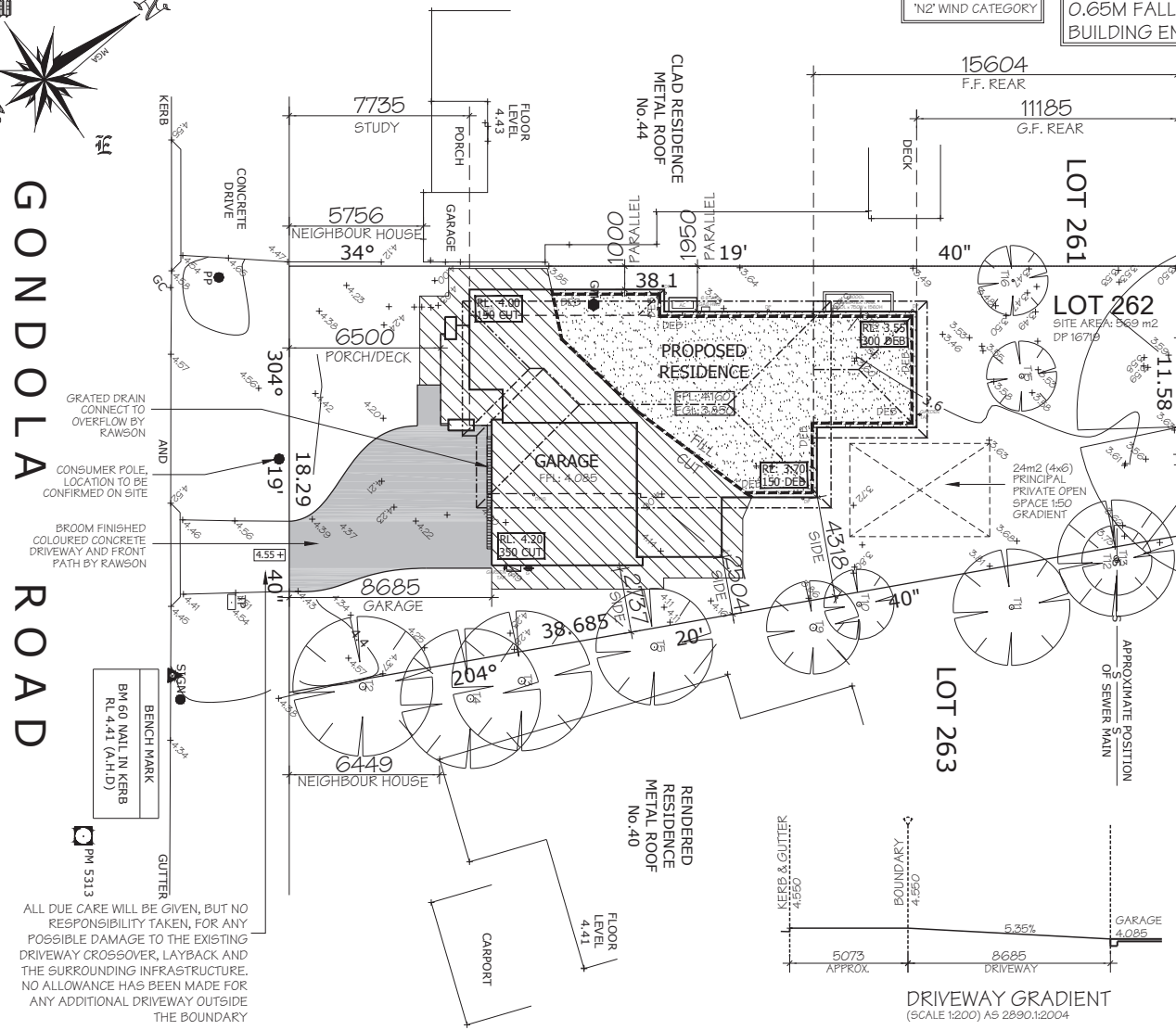
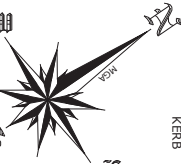
GROUND FLOOR	132.28 m <sup>2</sup>
FIRST FLOOR	113.11 m <sup>2</sup>
TOTAL LIVING AREA	245.39 m <sup>2</sup>
SITE AREA	569.00 m <sup>2</sup>
BUILDING FOOTPRINT	178.25 m <sup>2</sup>
DRIVEWAY & PATH	47.61 m <sup>2</sup>
TOTAL LANDSCAPE AREA	343.14 m <sup>2</sup>
LANDSCAPE AREA (%)	60.31 %
FLOOR SPACE RATIO	0.43 : 1
SITE COVERAGE	31.33 %

**NOTES:**

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

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GONDOLA ROAD



**SCHEDULE OF TREES**

	DIAMETER	HEIGHT	TYPE
T1	0.20	4m	-
T2	0.30	7m	PALM
T3	0.30	7m	-
T4	0.30	7m	-
T5	0.30	10m	PALM
T6	0.30	10m	-
T7	0.20	3m	-
T8	0.20	3m	-
T9	0.30	7m	PALM
T10	0.20	3m	-
T11	0.20	5m	-
T12	0.20	5m	-
T13	0.20	3m	PALM
T14	0.80	15m	GUM
T15	0.20	3m	-
T16	0.10	3m	-
T17	0.30	6m	-

ALL DUE CARE WILL BE GIVEN, BUT NO RESPONSIBILITY TAKEN, FOR ANY POSSIBLE DAMAGE TO THE EXISTING DRIVEWAY CROSSOVER, LAYBACK AND THE SURROUNDING INFRASTRUCTURE. NO ALLOWANCE HAS BEEN MADE FOR ANY ADDITIONAL DRIVEWAY OUTSIDE THE BOUNDARY

**RAWSON HOMES**

1 HOMEBUSH BAY DRIVE  
BUILDING F, LEVEL 2, SUITE 1  
RHODES NSW 2138  
TELEPHONE: 02 8765 5500  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C



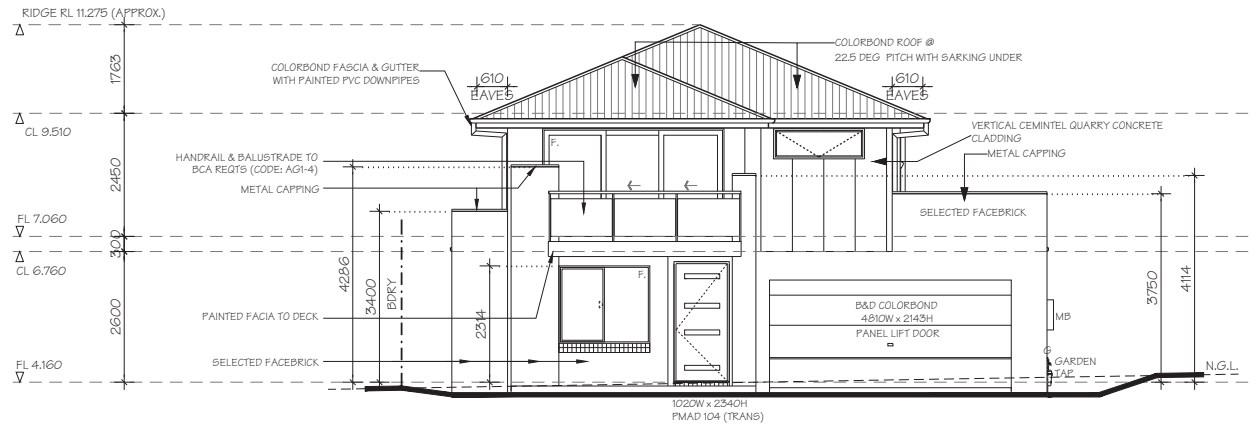
CLIENT:  
Mr. L. J. & Mrs. L. RUMLER

SITE ADDRESS:  
Lot 262 (No. 42) (DP 16719)  
GONDOLA ROAD  
NORTH NARRABEEN

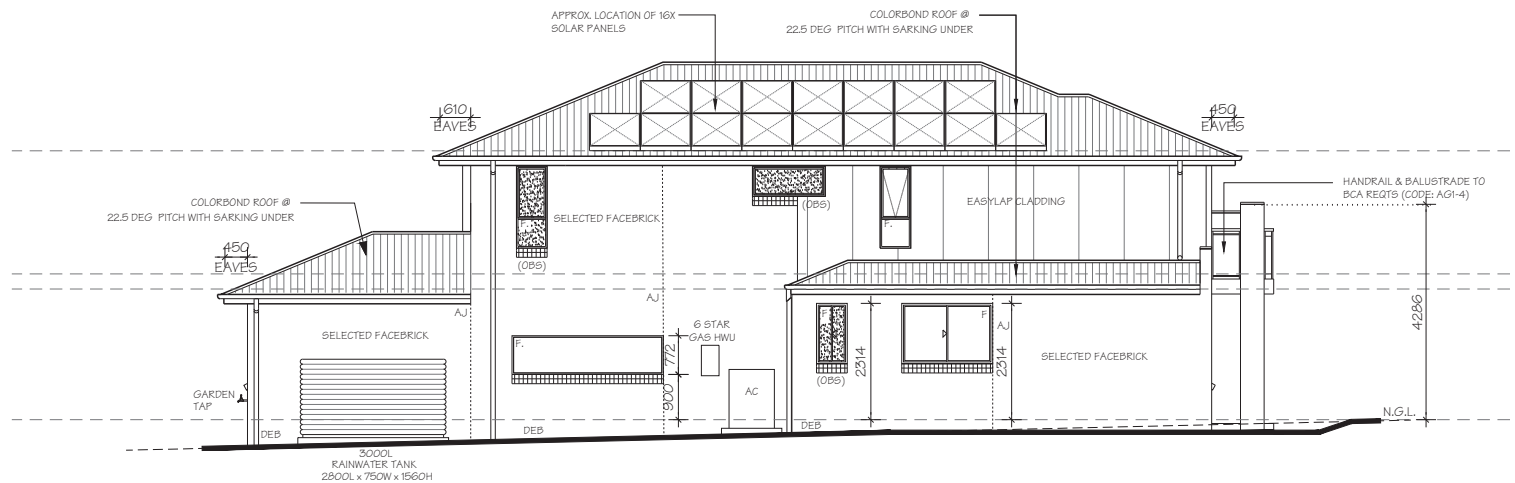
HOUSETYPE:  
MODEL: BENHAM 32  
FACADE: TREND  
TYPE: DOUBLE GARAGE  
SPECIFICATION: LUX  
DRAWING TITLE:  
**SITE PLAN**

DRAWN BY: CDS	DATE DRAWN: 19.12.18	CHECKED BY: RM	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A009002		DRWG No.: 03	ISSUE: B

NOTE:  
NYLON MESH FLYSCREENS TO ALL  
OPENING WINDOWS, SLIDING & STACKER  
DOORS (EXCLUDING HINGED DOORS)



FRONT ELEVATION - 1



SIDE ELEVATION - 2

NOTES:

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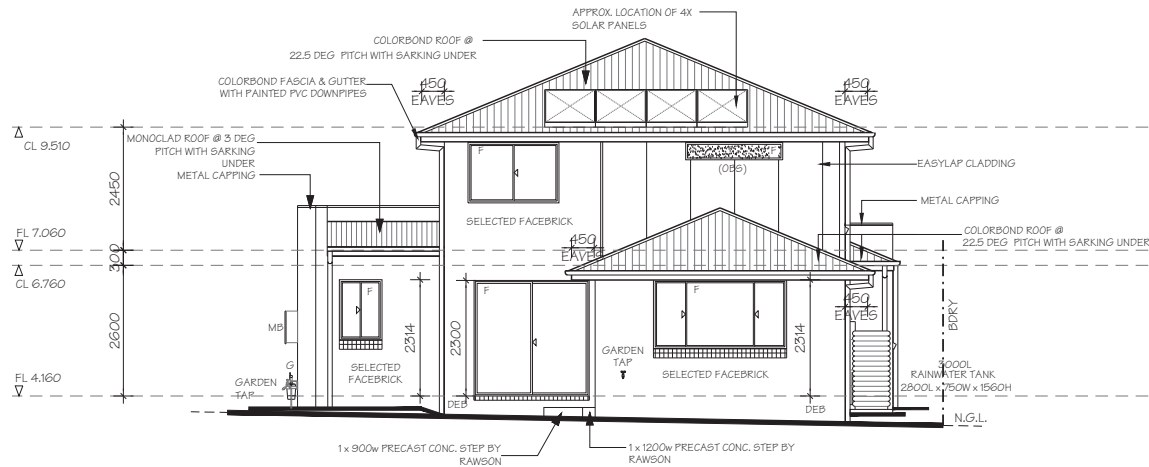
CLIENT:  
Mr. L. J. & Mrs. L. RUMLER

SITE ADDRESS:  
Lot 262 (No. 42) (DP 16719)  
GONDOLA ROAD  
NORTH NARRABEEN

HOUSETYPE:  
MODEL: BENHAM 32  
FACADE: TREND  
TYPE: DOUBLE GARAGE  
SPECIFICATION: LUX  
DRAWING TITLE:  
**ELEVATIONS 1 & 2**

DRAWN BY: CDS	DATE DRAWN: 19.12.18	CHECKED BY: RM	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A009002		DRWG No.: 06	ISSUE: B

NOTE:  
NYLON MESH FLYSCREENS TO ALL  
OPENING WINDOWS, SLIDING & STACKER  
DOORS (EXCLUDING HINGED DOORS)



REAR ELEVATION - 3



SIDE ELEVATION - 4

NOTES:

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**RAWSON HOMES**

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RHODES NSW 2138  
TELEPHONE: 02 8765 5500  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C



CLIENT:  
Mr. L. J. & Mrs. L. RUMLER

SITE ADDRESS:  
Lot 262 (No. 42) (DP 16719)  
GONDOLA ROAD  
NORTH NARRABEEN

HOUSETYPE:  
MODEL: BENHAM 32  
FACADE: TREND  
TYPE: DOUBLE GARAGE  
SPECIFICATION: LUX

DRAWING TITLE:  
**ELEVATIONS 3 & 4**

DRAWN BY: CDS  
DATE DRAWN: 19.12.18  
CHECKED BY: RM  
APPROVED FOR CONSTRUCTION:

COUNCIL AREA:  
**NORTHERN BEACHES**

JOB No:  
**A009002**

SCALE:  
1:100

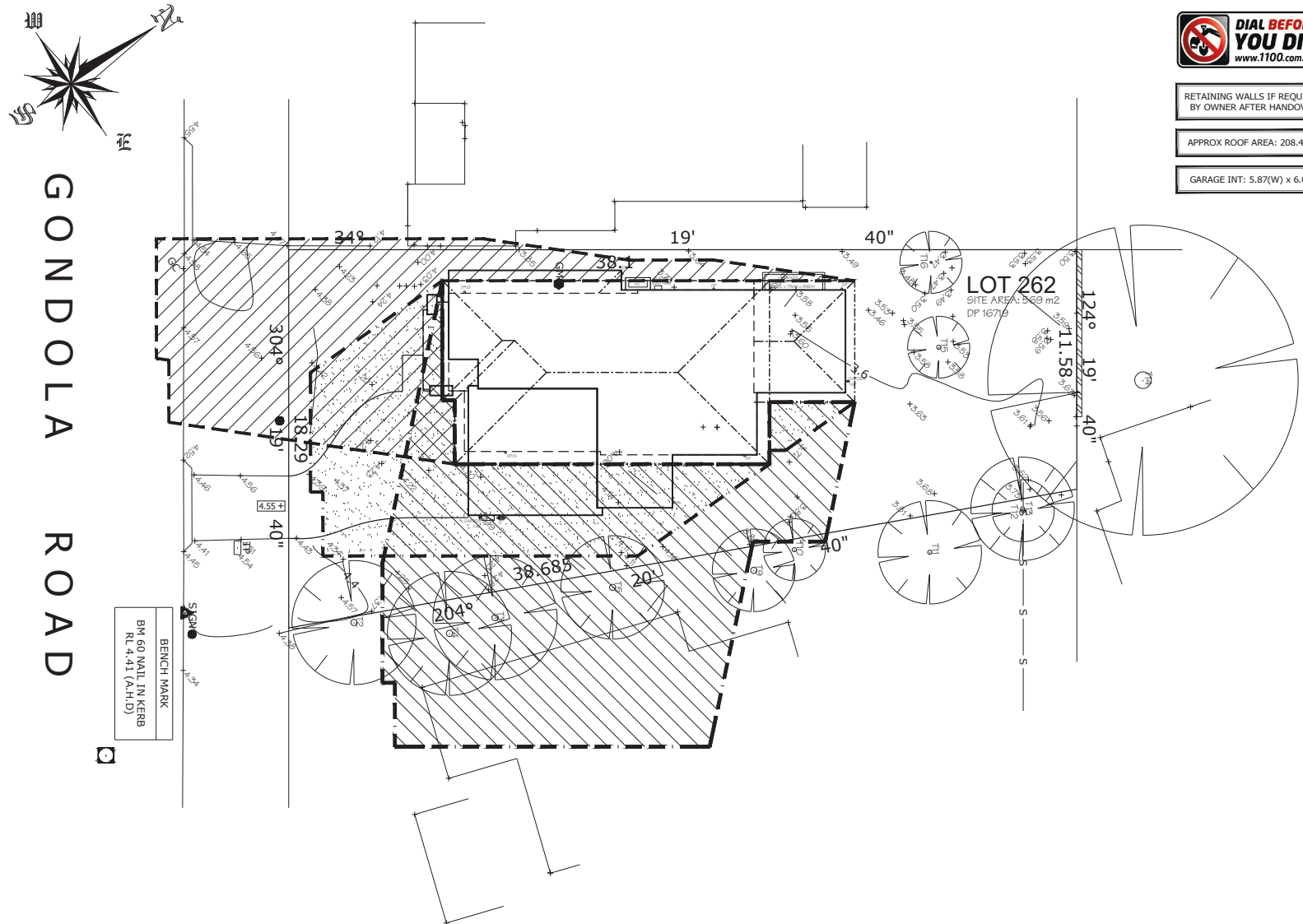
DRWG No.: 07  
ISSUE: B



RETAINING WALLS IF REQUIRED  
BY OWNER AFTER HANDOVER

APPROX ROOF AREA: 208.45m<sup>2</sup>

GARAGE INT: 5.87(W) x 6.0(L)



#### NOTES:

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED  
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EXCLUDING FINISHED SURFACES

#### RAWSON HOMES

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RHODES NSW 2138  
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FAX : 02 8765 8099  
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CLIENT:  
Mr. L. J. & Mrs. L. RUMLER

SITE ADDRESS:  
Lot 262 (No. 42) (DP 16719)  
GONDOLA ROAD  
NORTH NARRABEEN

HOUSETYPE:  
MODEL: BENHAM 32  
FACADE: TREND  
TYPE: DOUBLE GARAGE  
SPECIFICATION: LUX

DRAWING TITLE:  
**SHADOW DIAGRAM**

DRAWN BY: CDS  
DATE DRAWN: 19.12.18  
CHECKED BY: RM  
APPROVED FOR CONSTRUCTION:

COUNCIL AREA:  
**NORTHERN BEACHES**

JOB No:  
**A009002**

SCALE:  
1:200

DRWG No.: **13**  
ISSUE: **B**