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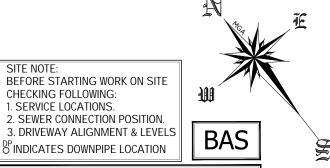
LOCATION PLAN

LOT

16

WARRIEWOOD ROAD

23.



- VEHICULAR CROSSING

WARNING UNREGISTERED PLAN

LEGEND - DENOTES DEAD TREE
- ELECTRICAL BOX SMH
- ELECTRICAL METER SIO
- GAS METER SV DT - POWER POLE - SEWER MAN HOLE - SEWER INSPECTION OPENING - SEWER VENT PIPE STOP VALVI - DENOTES TREE STUMP HYDRANT RECYCLED SWP - DENOTED STORM WATER PIT - DENOTES KERB OUTLET T
- LIGHT POLE TF - DENOTES TREE - TELESTRA PIT - I AMP POLF - WATER TAG MAN HOLE - GULLY PIT

Δ BENCH MARK 1 - PHOTO POINT

DRIVEWAY AND FRONT PATH TO COMPLY WITH AS2890

0.65M FALL ACROSS BUILDING ENVELOPE

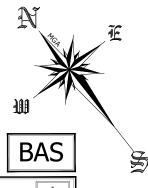
N2 WIND CATEGORY

GENERAL SITING NOTES

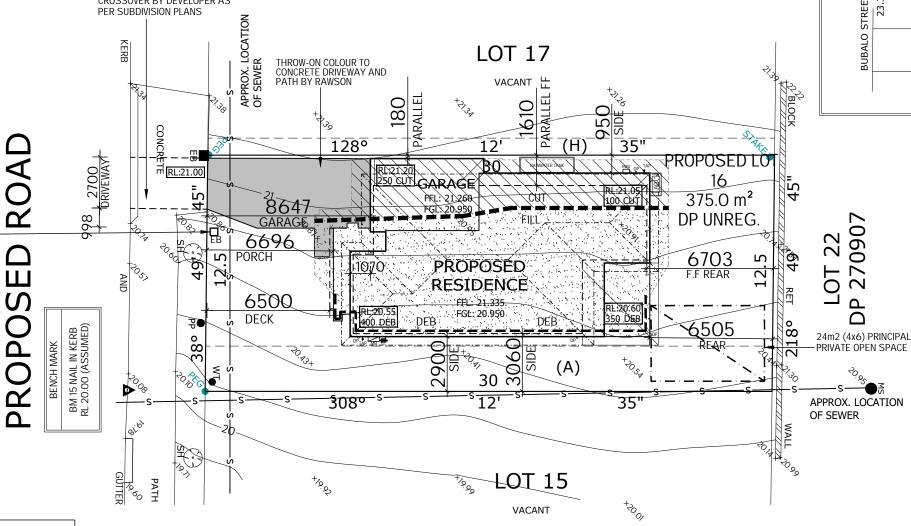
- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENTS SUBJECT TO CONFIRMATION UPON COMPLETION OF ARCHITECTURAL PLANS.
- ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFIRMATION WITH STEPDOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR.
- ALL FLOOR AREA CALCULATIONS 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





(A): EASEMENT FOR SEWER PURPOSES 5 WIDE (VIDE 6390813) (H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE PROPOSED VEHICULAR CROSSOVER BY DEVELOPER AS

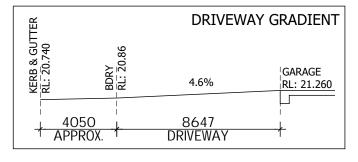


SITE CALCULATIONS DA				
GROUND FLOOR	104.98 m²			
FIRST FLOOR	104.51 m ²			
TOTAL LIVING AREA	209.49 m ²			
SITE AREA	375.00 m ²			
BUILDING FOOTPRINT	143.05 m ²			
DRIVEWAY & PATH	31.88 m ²			
TOTAL LANDSCAPE AREA	200.07 m ²			
LANDSCAPE AREA (%)	53.35 %			
FLOOR SPACE RATIO	0.56 :1			
SITE COVERAGE	38.15 %			

APPROX. LOCATION OF

ELECTRICAL BOARD

RELOCATED BY



NOTES:

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

- * ALL DIMENSIONS ARE IN MILLIMETRES
- * DO NOT SCALE USE WRITTEN DIMENSIONS
- * ALL DIMENSIONS ARE TO STRUCTURAL FRAMES ONLY **EXCLUDING FINISHED SURFACES**

RAWSON HOMES

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

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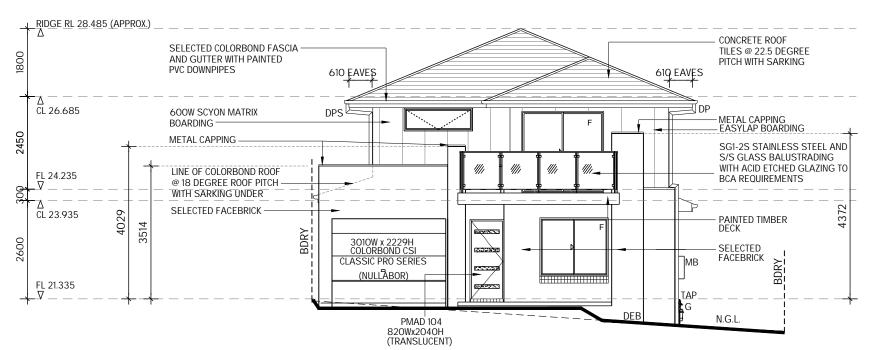
Mr ROBERT ALEXANDER MCDONALD BAXTE				
	SITE ADDRESS:			
	PROPOSED LOT 16, UNREGISTERED,			
	PROPOSED ROAD			
	WARRIEWOOD NSW 2102			

HOUSETYPE:		DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR	
MODEL:	BENHAM 24 MKII	DTT	10.07.19	DTT	CONSTRUCTION:	
FACADE:	TREND					
TYPE: GARAGE SPECIFICATION: LUX		COUNCIL AR	COUNCIL AREA:		SCALE:	
		PITTWAT	PITTWATER		1:200	
DD MAINO TITLE		100.11		DDIAG N	Lioque	
DRAWING TITLE:		JOB No:		DRWG No.:	ISSUE:	
SITE PLA	ΛN	A0081	108	02	D /	

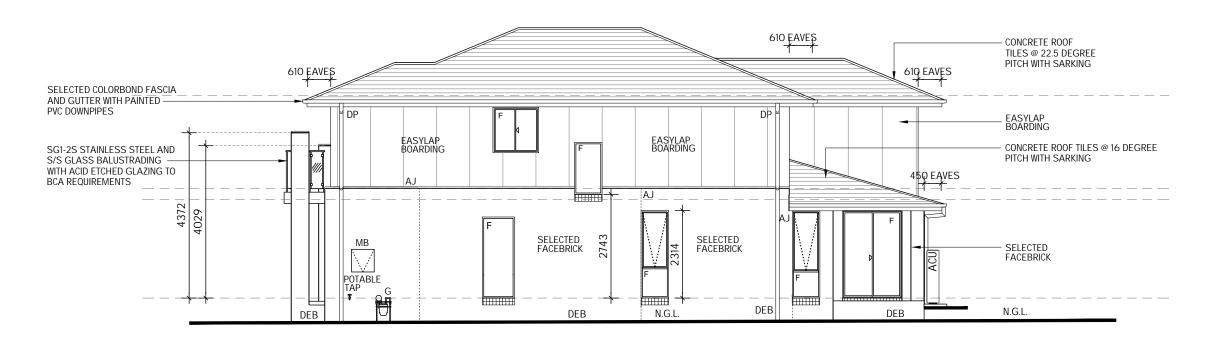
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NOTE

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



FRONT ELEVATION - 1



SIDE ELEVATION - 2

NOTES:

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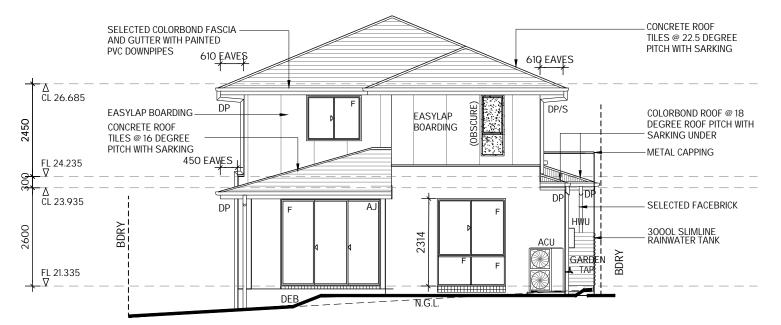
BUILDER'S LICENCE No. 33493C

CLIENT: Mr ROBERT ALEXANDER MCDONALD BAXTER SITE ADDRESS: PROPOSED LOT 16, UNREGISTERED, PROPOSED ROAD WARRIEWOOD NSW 2102

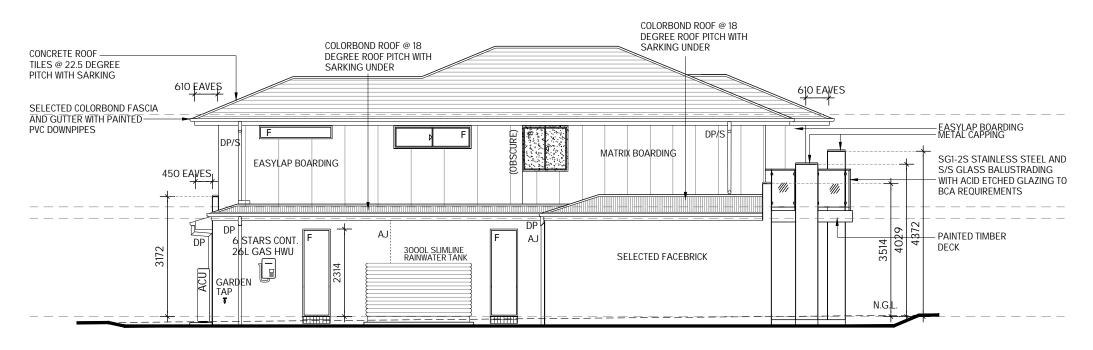
	HOUSETYPE:		DRAWN BY:	DATE DRAWN:	00	APPROVED FOR CONSTRUCTION:
	MODEL: BENHAM 24	MKII	DTT	10.07.19	DTT	CONSTRUCTION.
_	FACADE: TREND					
	TYPE: GARAGE	COUNCIL AREA:		SCALE:		
			DITTIALAT			
	SPECIFICATION: LUX		PITTWAT	EK	1:10	0
	DRAWING TITLE:		JOB No:		DRWG No.:	ISSUE:
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WINDOWS, SLIDING & STACKER DOORS
(EXCLUDING HINGED DOORS)



REAR ELEVATION - 3



SIDE ELEVATION - 4

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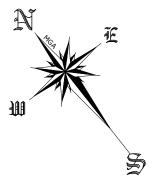
BUILDER'S LICENCE No. 33493C



CLIENT:

Mr ROBERT ALEXANDER MCDONALD BAXTER PROPOSED LOT 16, UNREGISTERED, PROPOSED ROAD WARRIEWOOD NSW 2102

HOUSETYPE:		DRAWN BY:	DATE DRAWN:	CHECKED BY:	
MODEL:	BENHAM 24 MKII	DTT	10.07.19	DTT	CONSTRUCTION:
FACADE:	TREND				
	GARAGE	COUNCIL AR	EA:	SCALE:	
TYPE:		DITTIALAT			
SPECIFICATION:	LUX	PITTWAT	EK	1:10	00
DRAWING TITLE:		JOB No:		DRWG No.:	ISSUE:
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(A): EASEMENT FOR SEWER PURPOSES 5 WIDE (VIDE 6390813)

(H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

LOT 17 VACANT 21st JUNE SHADOWS 3:00 pm 128° $\overline{(H)}$ PROPOSED LO 375.0 m² DP UNREG. **PROPOSED** BM 15 NAIL IN KERB RL 20.00 (ASSUMED) VT VT 30 APPROX. LOCATION OF SEWER LOT 15 - 21st JUNE SHADOWS 12:00 pm 21st JUNE SHADOWS 9:00 am

21st JUNE SHADOWS 9:00 am





21st JUNE SHADOWS 3:00 pm

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Mr ROBERT ALEXANDER MCDONALD BAXTER

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PROPOSED LOT 16, UNREGISTERED,
PROPOSED ROAD
WARRIEWOOD NSW 2102

HOUSETYPE:	BENHAM 24 MKII	DRAWN BY:	DATE DRAWN: 10.07.19		APPROVED FOR CONSTRUCTION:
FACADE: TYPE:	TREND GARAGE	COUNCIL AR		SCALE:	
SPECIFICATION: LUX		PITTWATER		1:200	
DRAWING TITLE:		JOB No:		DRWG No.:	ISSUE:
SHADOV	V DIAGRAM	A0081	108	12	D /