

BAL LOW

SITE NOTE:
BEFORE STARTING WORK ON SITE
CHECKING FOLLOWING:
1. SERVICE LOCATIONS.
2. SEWER CONNECTION POSITION.
3. DRIVEWAY ALIGNMENT & LEVELS
DP INDICATES DOWNPIPE LOCATION

BAS

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 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.

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DA2019/1474

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

DRIVEWAY AND FRONT PATH TO COMPLY WITH AS2890

0.71M FALL ACROSS BUILDING ENVELOPE

N2 WIND CATEGORY



**DIAL BEFORE
YOU DIG**
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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
FAX : 02 8765 8099
BUILDER'S LICENCE No. 33493C



CLIENT:
Mr ROBERT ALEXANDER MCDONALD BAXTER

SITE ADDRESS:
LOT 16 (DP 271139)
BUBALO STREET
WARRIEWOOD NSW 2102

HOUSETYPE:
MODEL: BENHAM 24 MKII
FACADE: TREND
TYPE: GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
SITE PLAN

DRAWN BY: QC
DATE DRAWN: 25.02.20
CHECKED BY: QC
APPROVED FOR CONSTRUCTION:

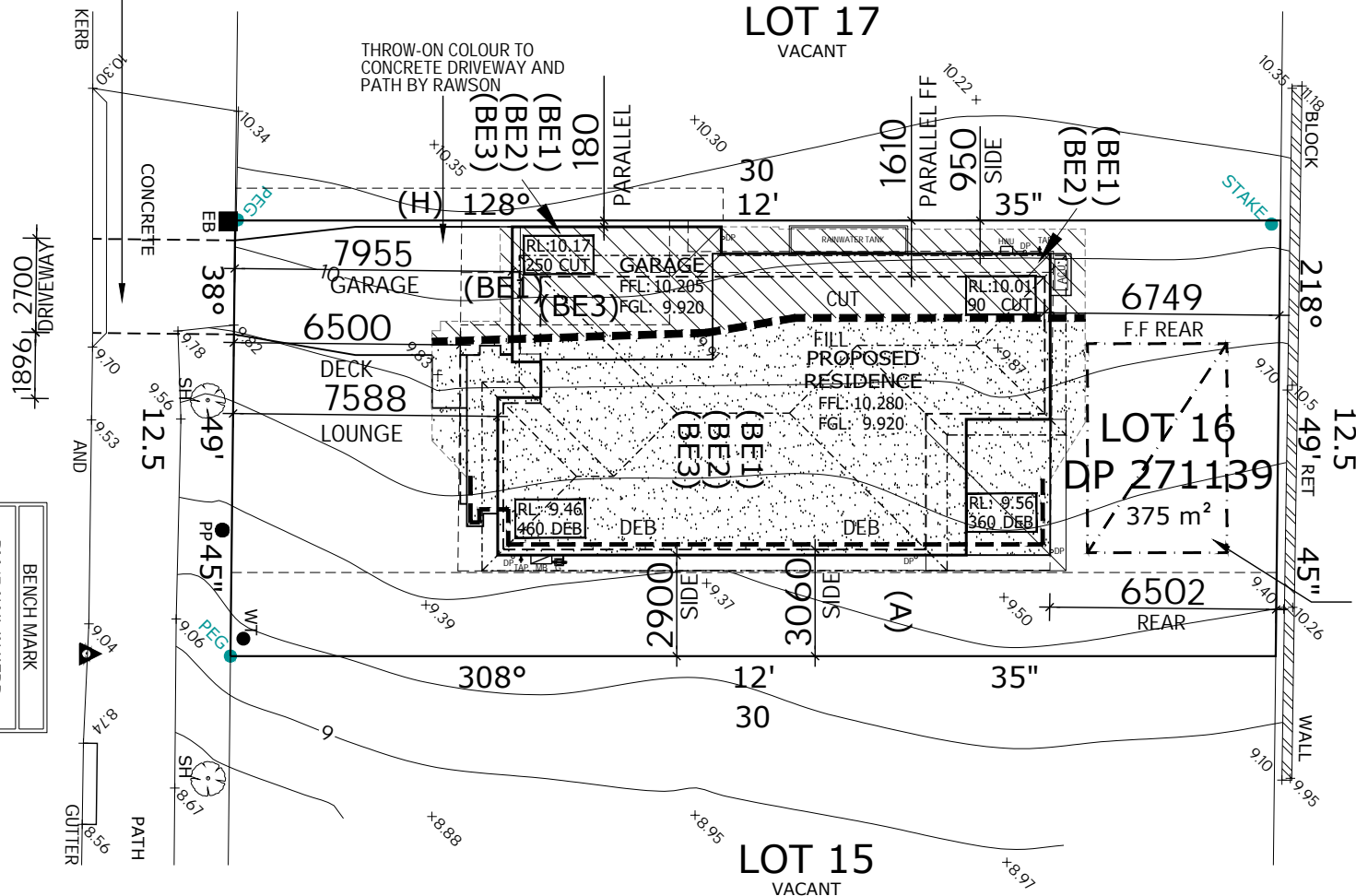
COUNCIL AREA:
PITTWATER
SCALE:
1:200

JOB No:
A008108
DRWG No.: 02
ISSUE: E

(A): EASEMENT FOR SEWER PURPOSES 5 WIDE (VIDE 6771995)
(BE1): RESTRICTION ON THE USE OF LAND
(BE2): RESTRICTION ON THE USE OF LAND
(BE3): RESTRICTION ON THE USE OF LAND
(H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

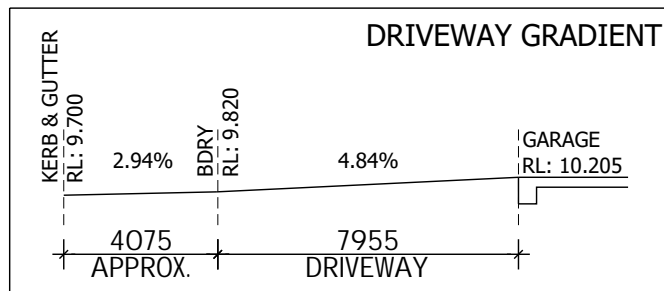
PROPOSED VEHICULAR
CROSSOVER BY DEVELOPER AS
PER SUBDIVISION PLANS

BUBALO STREET



BENCH MARK
BM 15 NAIL IN KERB
RL 8.96 (AHD)

SITE CALCULATIONS DA	
GROUND FLOOR	107.70 m ²
FIRST FLOOR	104.51 m ²
TOTAL LIVING AREA	212.21 m ²
TOTAL LANDSCAPE AREA	201.05 m ²
LANDSCAPE AREA (%)	53.61 %
BUILDING FOOTPRINT	144.95 m ²
DRIVEWAY & PATH	29.00 m ²
TOTAL LANDSCAPE AREA	201.05 m ²
FLOOR SPACE RATIO	0.57 :1
SITE COVERAGE	38.65 %



SOURCE OF LEVELS
SSM 24845 RL 12.835
S.C.I.M.S

REVISION	DESCRIPTION	DATE
A	UPDATED CONTOUR INFORMATION	01.07.2019
B	UPDATE TO REGISTERED	13.01.2020
C	UPDATE TO AHD	22.01.2020

LOCATION PLAN

LAT: -33.6869
LONG: 151.2995

WARRIEWOOD ROAD

BUBALO STREET

LOT 16

LEGEND



BENCH MARK



PHOTO POINT



GULLY PIT



VEHICULAR CROSSING

TOP OF BANK

BOTTOM OF BANK

LOT 22
DP 270907

24m2 (4x6) PRINCIPAL
PRIVATE OPEN SPACE

ABBREVIATIONS

EB - ELECTRICAL BOX
EM - ELECTRICAL METER
GM - GAS METER
H - HYDRANT
R - HYDRANT RECYCLED
KO - KERB OUTLET
LP - LIGHT POLE
LH - LAMP HOLE
MH - MAN HOLE
MS - MAINTENANCE SHAFT
PP - POWER POLE
SH - SHRUB
SMH - SEWER MAN HOLE
SIO - SEWER INSPECTION OPENING
SV - STOP VALVE
SR - STOP VALVE RECYCLED
SVP - SEWER VENT PIPE
SWP - STORM WATER PIT
T - TREE
TP - TELECOMMUNICATIONS PIT
VER - VERANDAH
WT - WATER TAG
WM - WATER METER
WMR - WATER METER RECYCLED
WC, GC, EC, TC - SERVICE CONDUIT
W/C - WATER CLOSET

DRAWN BY: QC	DATE DRAWN: 25.02.20	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:100	
JOB No: A008108		DRWG No.: 05	ISSUE: E

DRAWN BY: QC	DATE DRAWN: 25.02.20	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:100	
JOB No: A008108		DRWG No.: 06	ISSUE: E



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**RAWSON
HOMES**

External Colour Selections

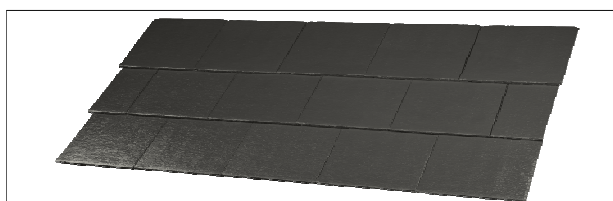
A/008108

Lot 16, Proposed Road, Warriewood NSW 2102

Robert Baxter



Main Brick: PGH smooth - Volcanic



Roof: Horizon profile - Camelot



Secondary Roof: Colorbond Ironstone



Garage Door: Nullabor Woodgrain Paperbark



Window Frames: Stone Beige



Fascia, rainwater tank: Colorbond Paperbark



Driveway: Avista Gunmetal



Barge, Gutter, downpipes: Colourbond Ironstone



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Matrix/Easylap Cladding: Taubmans Surfmist

Eaves: Taubmans Crisp White