

**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**

**- WARNING -**  
**UNREGISTERED PLAN**

**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 - LAMP POLE	WT - WATER TAG
MH - MAN HOLE	WM - WATER METER
▲ - BENCH MARK	□ - GULLY PIT
① - PHOTO POINT	— - VEHICULAR CROSSING

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 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	93.70 m <sup>2</sup>
FIRST FLOOR	94.80 m <sup>2</sup>
TOTAL LIVING AREA	188.50 m <sup>2</sup>
SITE AREA	375.00 m <sup>2</sup>
BUILDING FOOTPRINT	140.18 m <sup>2</sup>
DRIVEWAY & PATH	29.67 m <sup>2</sup>
TOTAL LANDSCAPE AREA	205.15 m <sup>2</sup>
LANDSCAPE AREA (%)	54.71 %
FLOOR SPACE RATIO	0.50 :1
SITE COVERAGE	37.38 %

**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

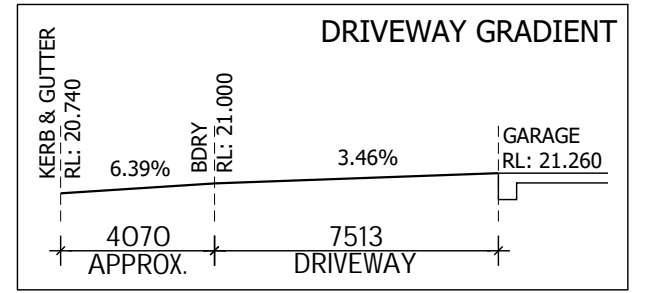
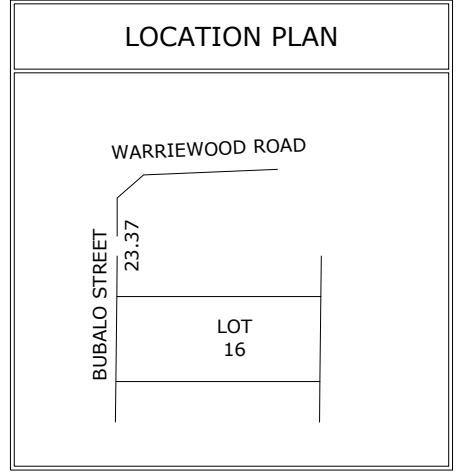
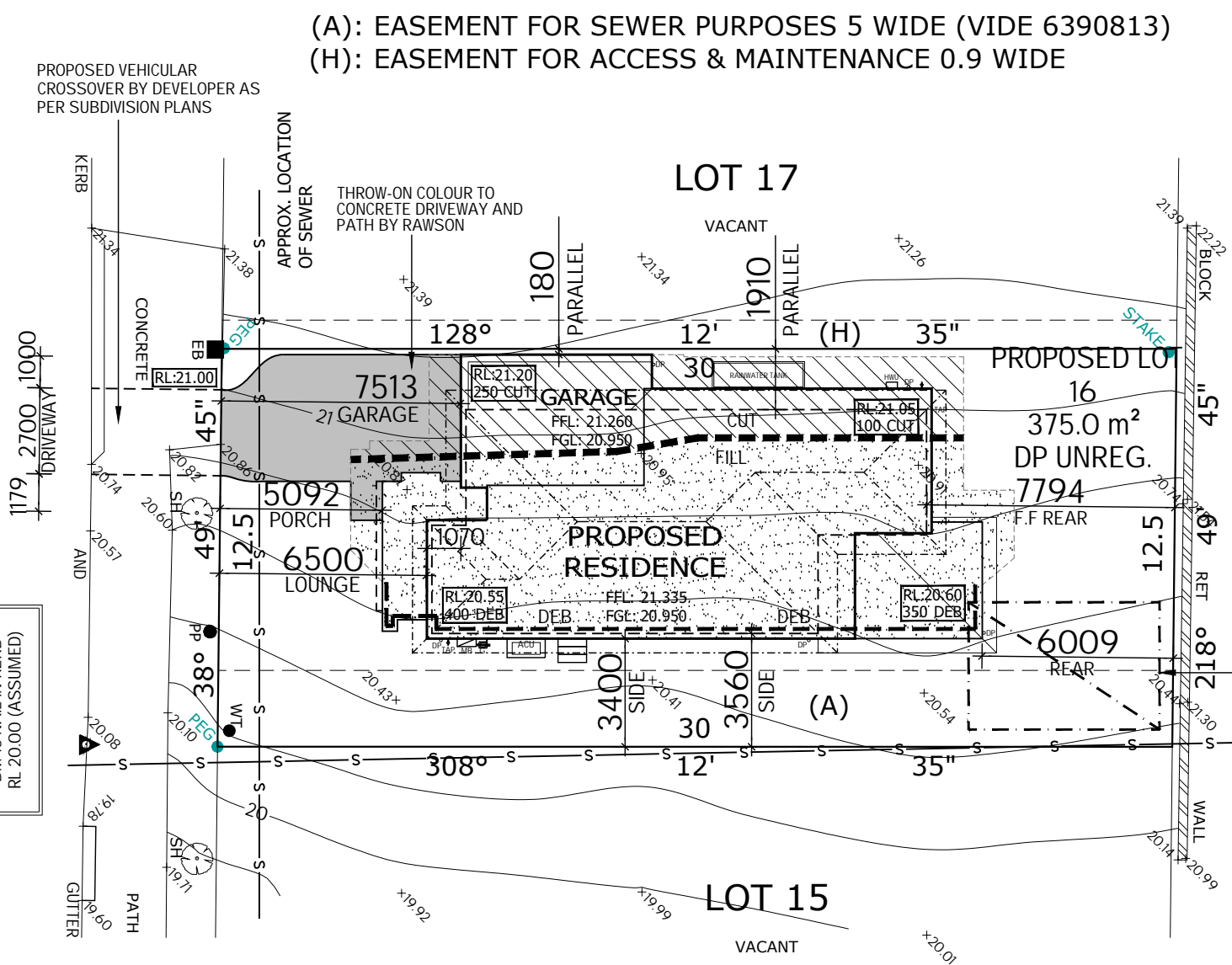


**CLIENT:**  
Mr ROBERT ALEXANDER MCDONALD BAXTER  
**SITE ADDRESS:**  
PROPOSED LOT 16, UNREGISTERED,  
PROPOSED ROAD  
WARRIEWOOD NSW 2102

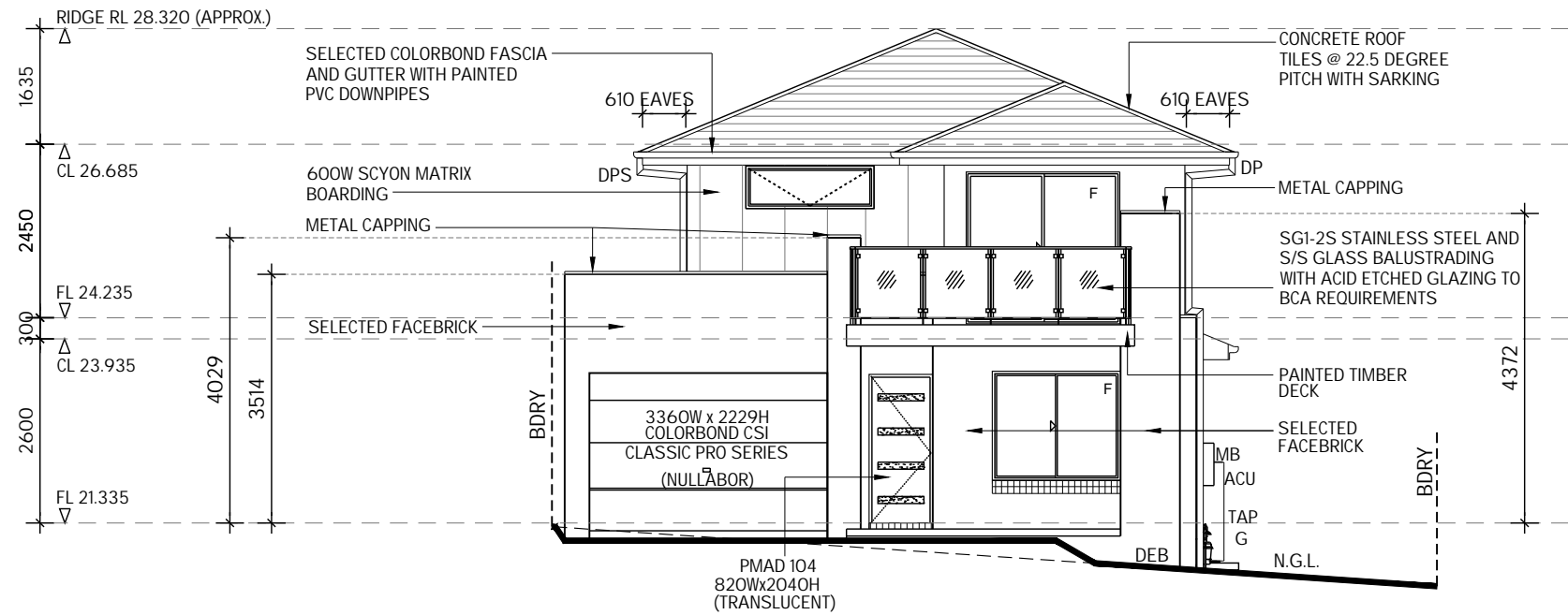
**HOUSETYPE:**  
MODEL: BENHAM 24 MKII  
FACADE: TREND  
TYPE: GARAGE  
SPECIFICATION: LUX  
**DRAWING TITLE:**  
SITE PLAN

<b>DRAWN BY:</b> DTT	<b>DATE DRAWN:</b> 10.07.19	<b>CHECKED BY:</b> DTT	<b>APPROVED FOR CONSTRUCTION:</b>
<b>COUNCIL AREA:</b> PITTWATER		<b>SCALE:</b> 1:200	
<b>JOB No:</b> A008108	<b>DRWG No.:</b> 02	<b>ISSUE:</b> C	

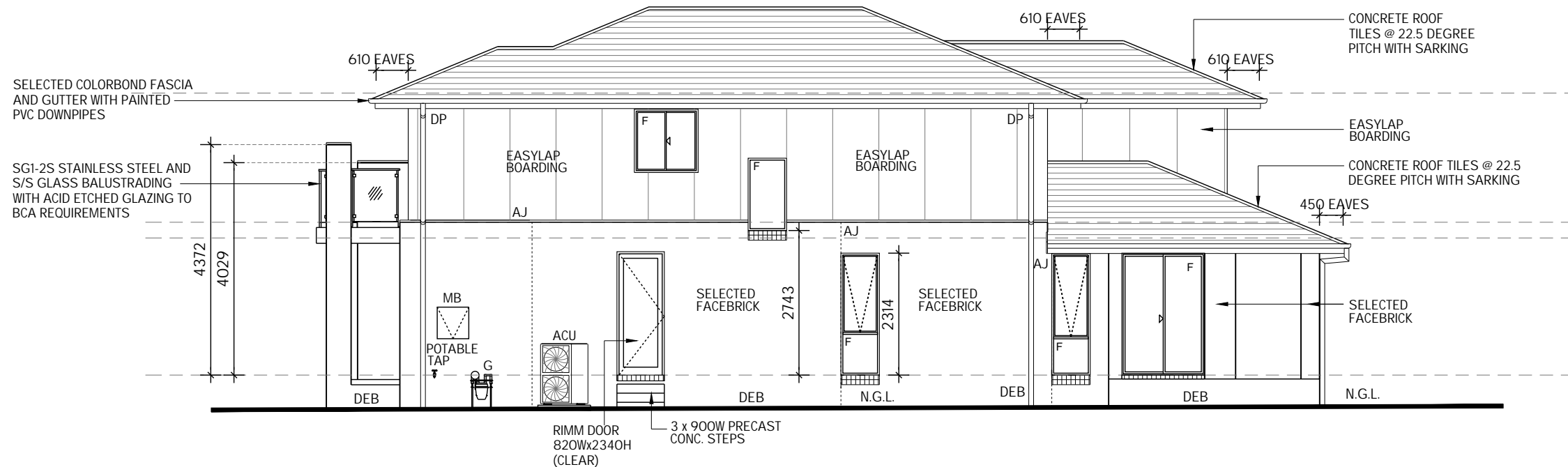
**PROPOSED ROAD**



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



FRONT ELEVATION - 1



SIDE ELEVATION - 2

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

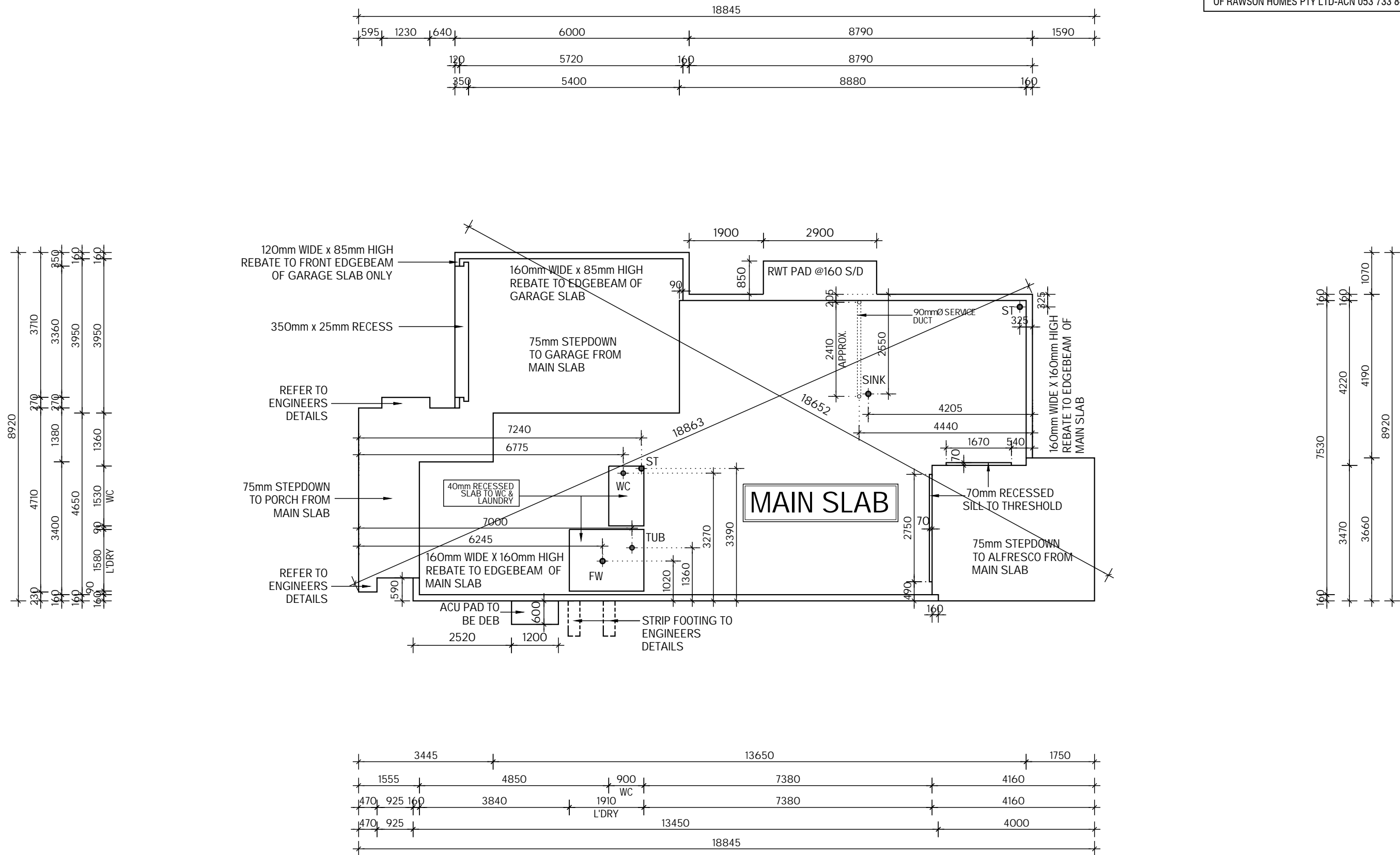
SITE ADDRESS:  
PROPOSED LOT 16, UNREGISTERED,  
PROPOSED ROAD  
WARRIEWOOD NSW 2102

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

DRAWING TITLE:  
**ELEVATIONS 1 & 2**

DRAWN BY: DTT	DATE DRAWN: 10.07.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:100	
JOB No: A008108	DRWG No.: 05	ISSUE: C	





**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



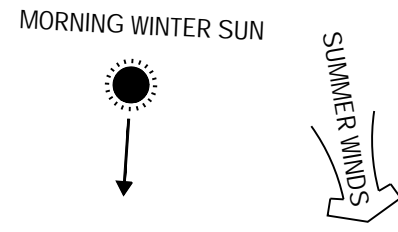
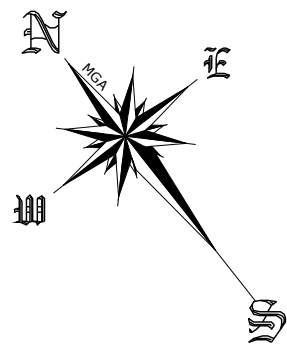
CLIENT:  
**Mr ROBERT ALEXANDER MCDONALD BAXTER**

SITE ADDRESS:  
PROPOSED LOT 16, UNREGISTERED,  
PROPOSED ROAD  
WARRIEWOOD NSW 2102

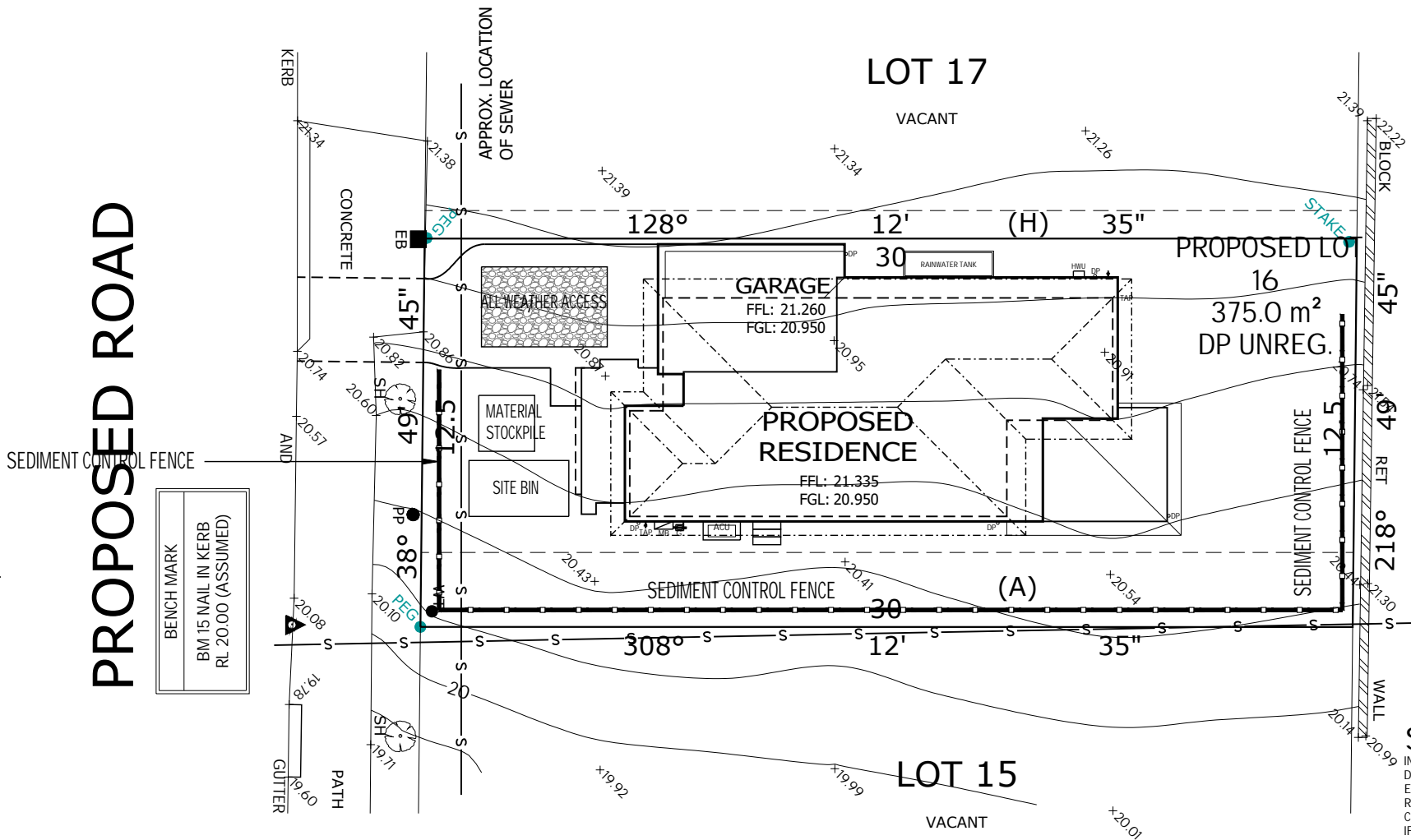
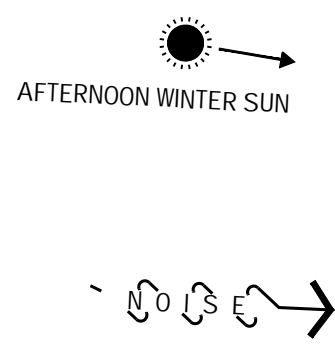
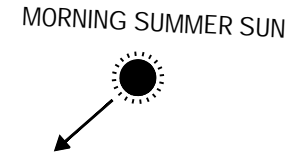
HOUSETYPE:  
MODEL: BENHAM 24 MKII  
FACADE: TREND  
TYPE: GARAGE  
SPECIFICATION: LUX

DRAWING TITLE:  
**SLAB PLAN**

DRAWN BY: DTT	DATE DRAWN: 10.07.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:100	
JOB No: A008108	DRWG No.: 09	ISSUE: C	

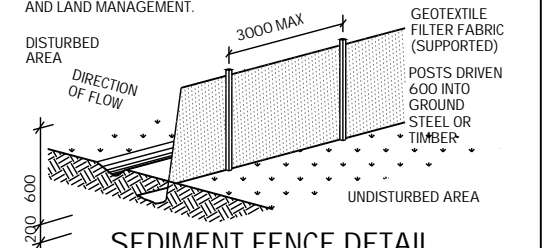


(A): EASEMENT FOR SEWER PURPOSES 5 WIDE (VIDE 6390813)  
 (H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE



**SEDIMENT CONTROL**  
 INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY COUNCIL REQUIREMENTS, REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.



**SEDIMENT FENCE DETAIL**  
 SUITABLE FOR DRAINAGE AREA OF 0.6HA MAX AND SLOPE GRADIENT OF 1:2 MAX WITH LENGTH OF 60M MAX



**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

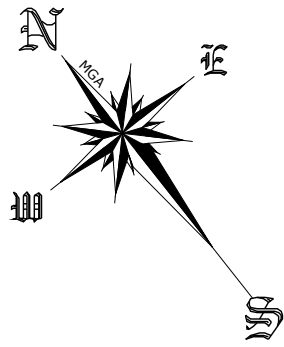
**RAWSON HOMES**  
 1 HOMEBUSH BAY DRIVE  
 BUILDING F, LEVEL 2, SUITE 1  
 RHODES NSW 2138  
 TELEPHONE: 02 8765 5500  
 FAX : 02 8765 8099  
 BUILDER'S LICENCE No. 33493C

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

HOUSETYPE:  
 MODEL: BENHAM 24 MKII  
 FACADE: TREND  
 TYPE: GARAGE  
 SPECIFICATION: LUX  
 DRAWING TITLE:  
**SEDIMENT & SITE ANALYSIS**

DRAWN BY: DTT	DATE DRAWN: 10.07.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:200	
JOB No: A008108	DRWG No.: 10	ISSUE: C	

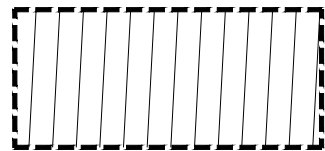
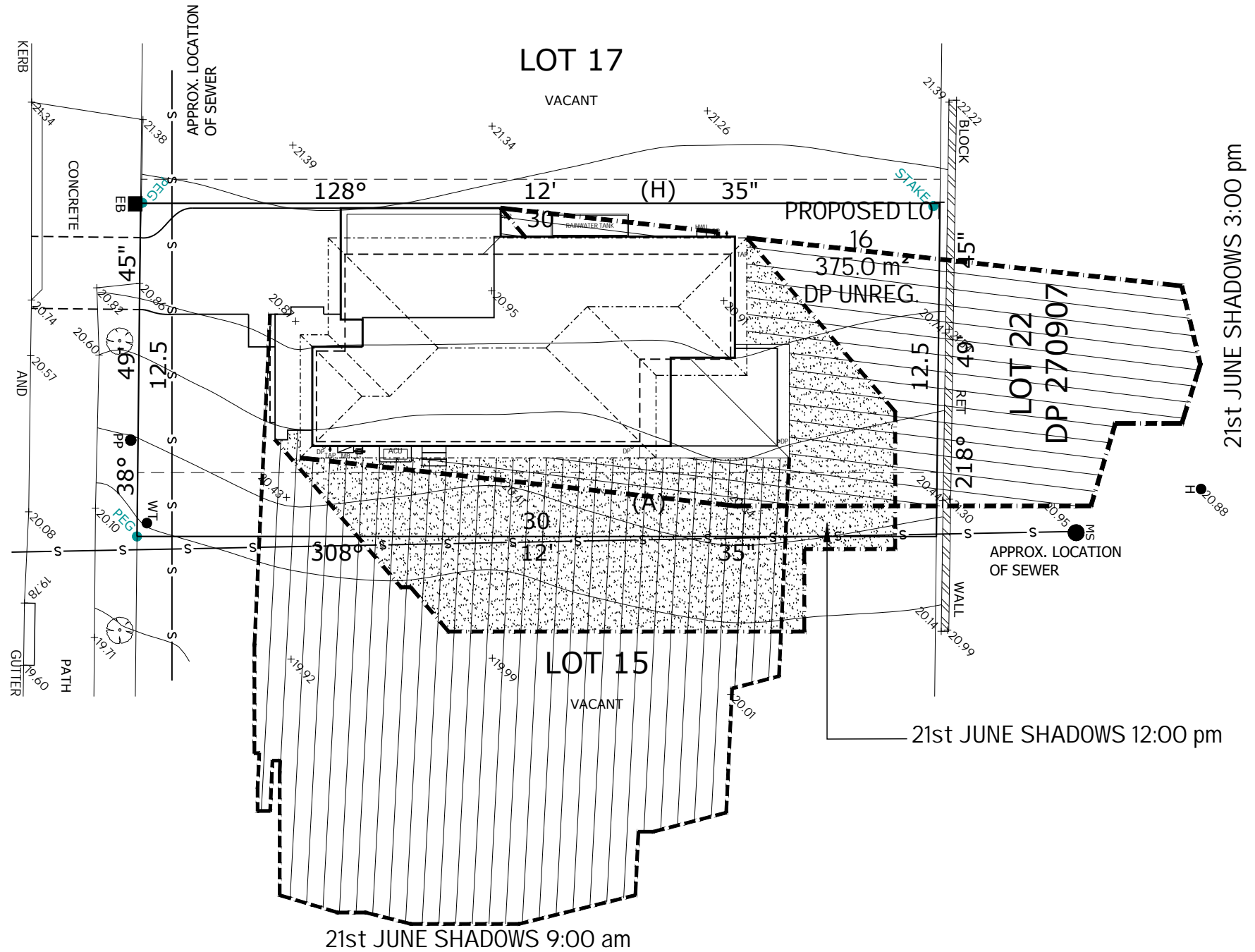




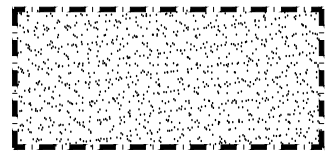
(A): EASEMENT FOR SEWER PURPOSES 5 WIDE (VIDE 6390813)  
(H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

**PROPOSED ROAD**

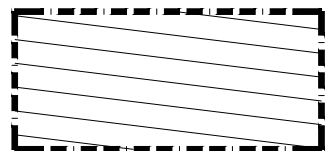
BENCH MARK  
BM 15 NAIL IN KERB  
RL 20.00 (ASSUMED)



21st JUNE SHADOWS 9:00 am



21st JUNE SHADOWS 12:00 pm



21st JUNE SHADOWS 3:00 pm

**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:  
PROPOSED LOT 16, UNREGISTERED,  
PROPOSED ROAD  
WARRIEWOOD NSW 2102

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

DRAWING TITLE:  
**SHADOW DIAGRAM**

DRAWN BY: DTT	DATE DRAWN: 10.07.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:200	
JOB No: A008108	DRWG No.: 12	ISSUE: C	