

1

SITE AND ROOF PLAN

1 : 100



IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR

GENERAL NOTES

- . All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- . Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
LS	27/08/20	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 5 WINDERMERE PLACE, WHEELER HEIGHTS 2097 LOT 31 DP 209826

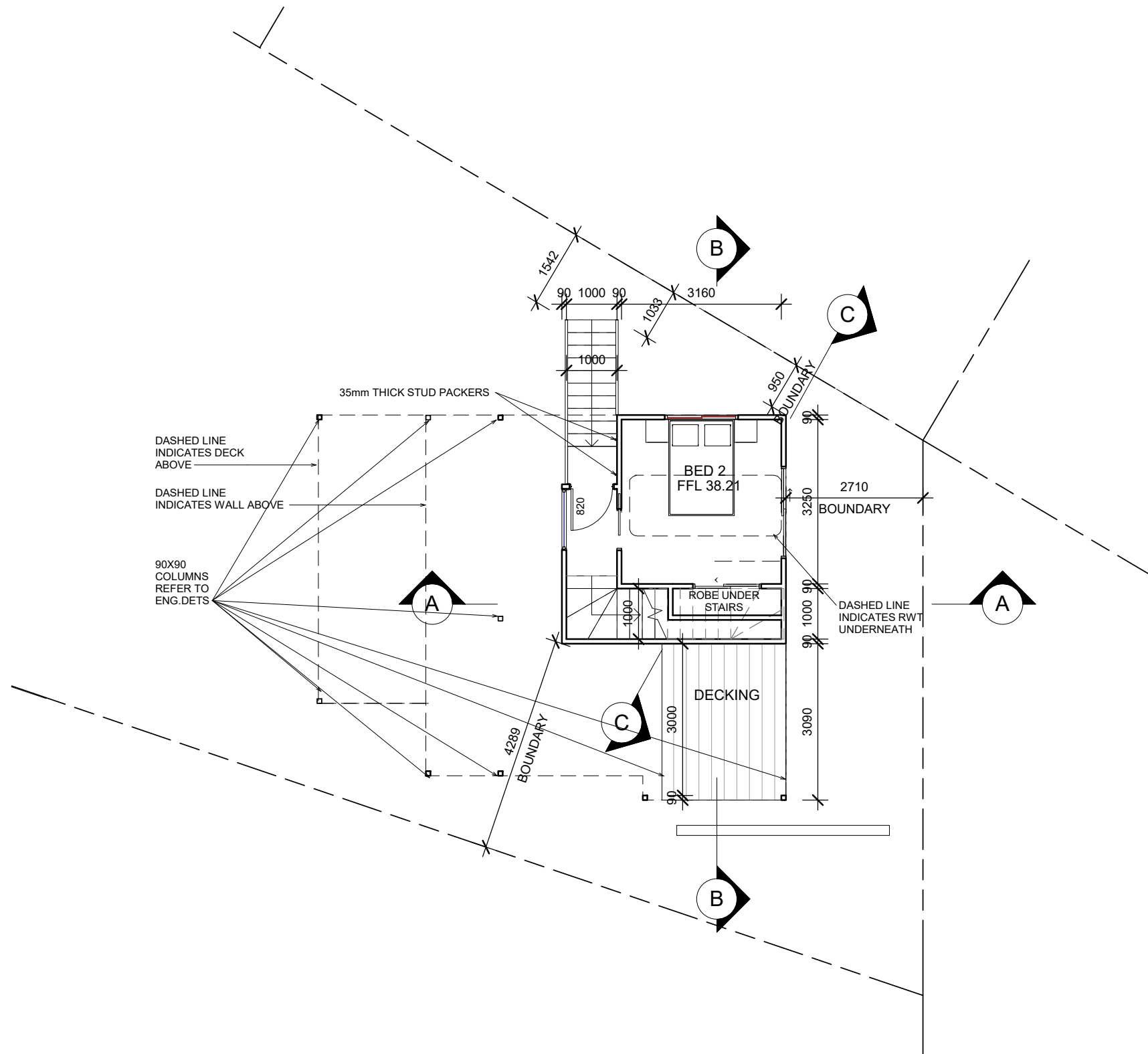
client
SIMONE SHAW

drawing SITE AND ROOF PLAN	project no 20-67	date 27/08/20	sheet no. 1	scale @ A3 1 : 100	issue A	drawn RK
--------------------------------------	---------------------	------------------	----------------	-----------------------	------------	-------------



6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life





LEGEND

FLOOR WASTE fw

SMOKE ALARM S
(HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.5 & AS 3786)



IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR

1 GROUND FLOOR PLAN
1 : 100

GENERAL NOTES
All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
LS	27/08/20	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 5 WINDERMERE PLACE, WHEELER HEIGHTS 2097 LOT 31 DP 209826

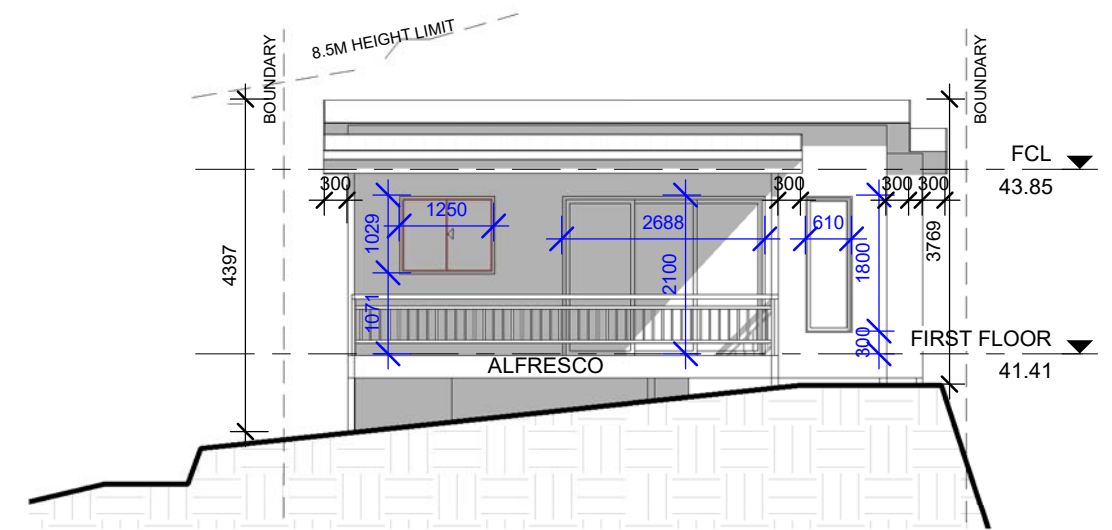
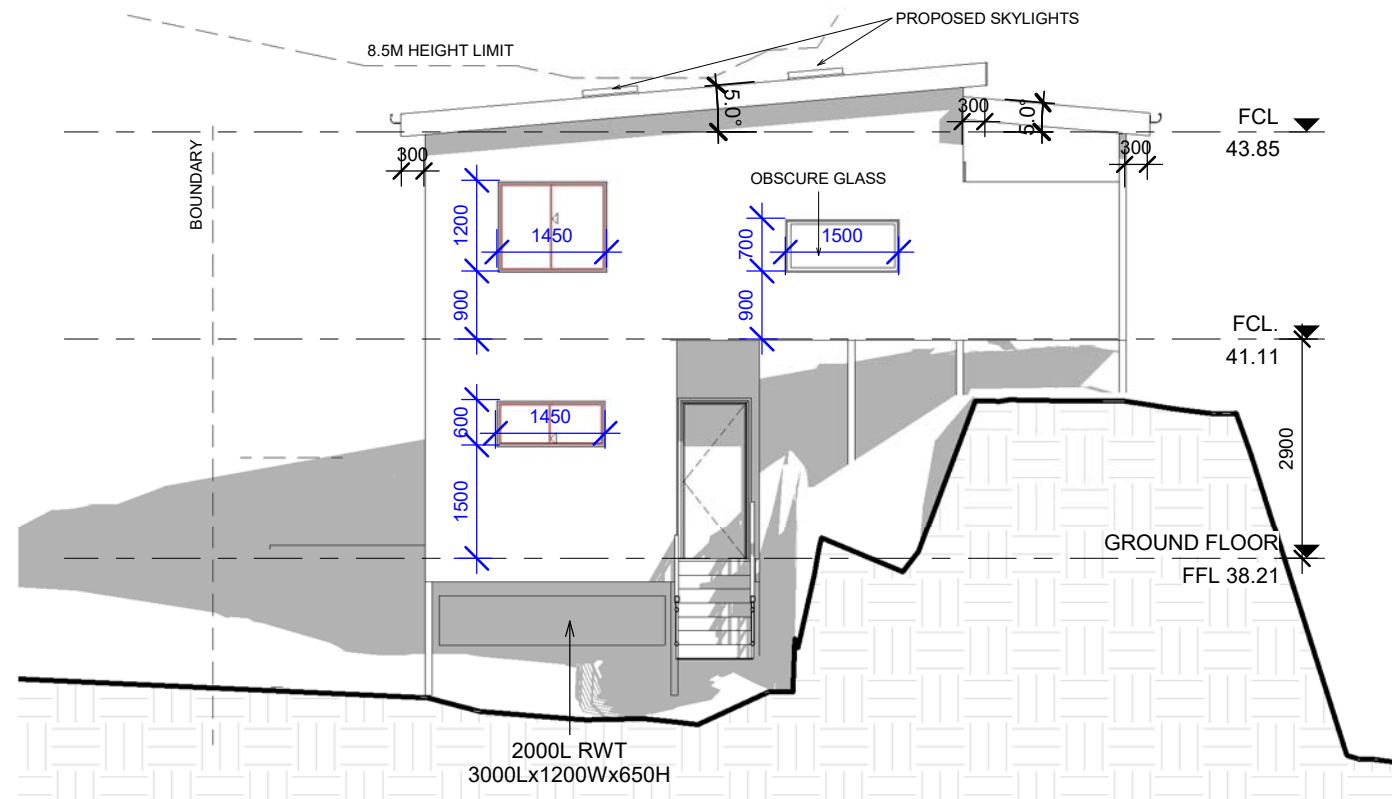
client
SIMONE SHAW

Bungalow Homes

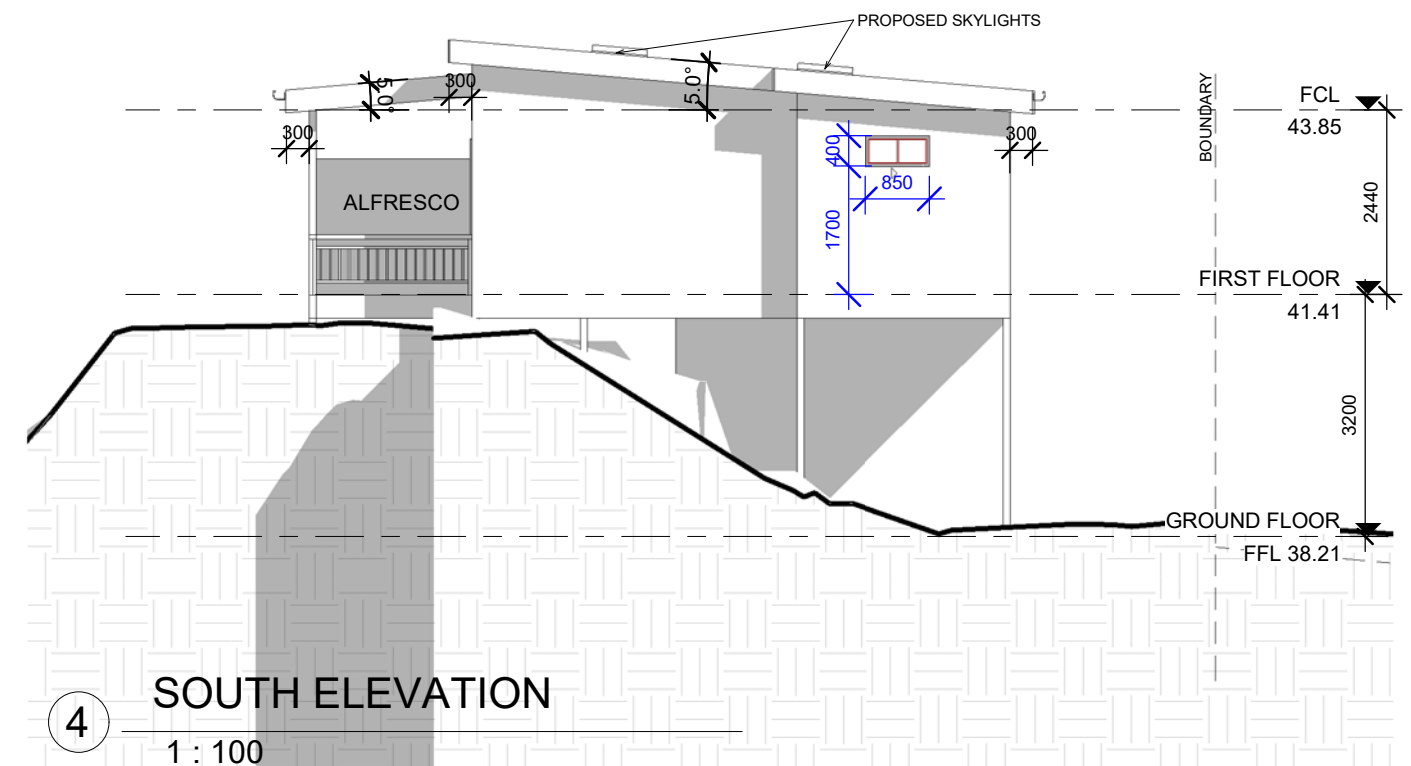
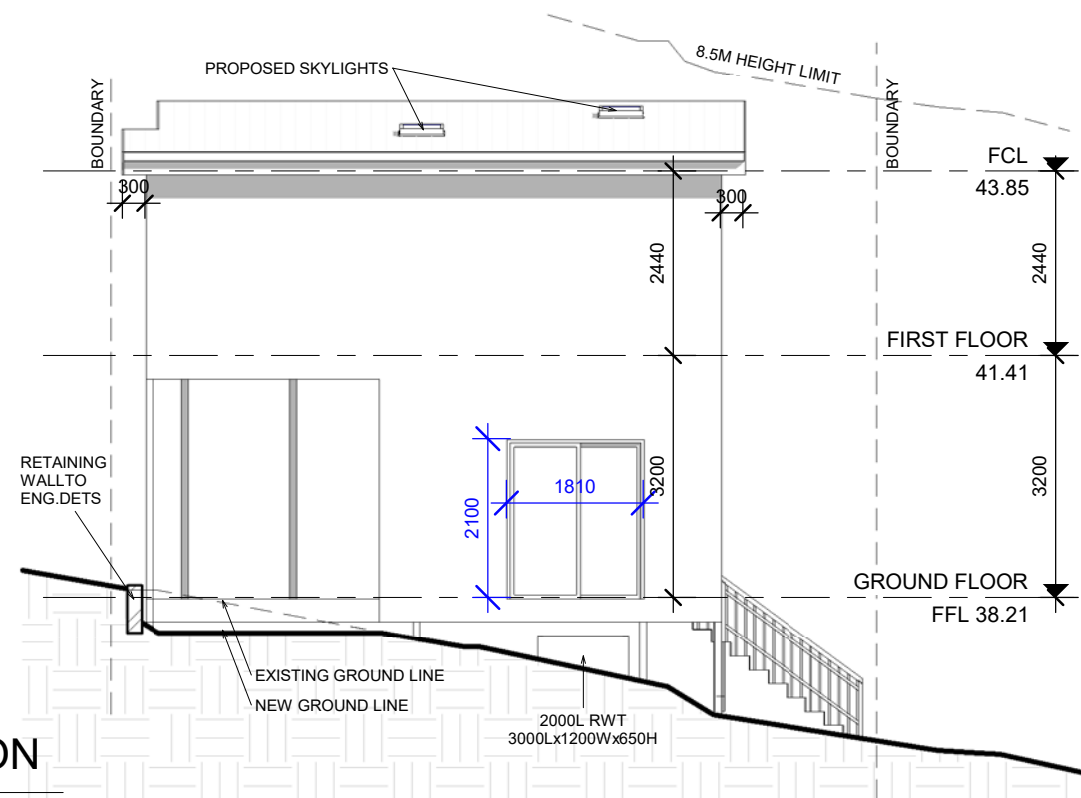
ACCREDITED BUILDING DESIGNER

6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

drawing
GROUND FLOOR PLAN
project no 20-67 date 27/08/20 sheet no. 3 scale @ A3 issue A drawn RK



IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR
DEVELOPMENT APPLICATION PURPOSES ONLY.
THEY ARE NOT ISSUED FOR CONSTRUCTION OR
CONSTRUCTION CERTIFICATE OR FOR THE
PURPOSES OF PRICING BY ANY CONTRACTOR



GENERAL NOTES

All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.

No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.

No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.

In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.

All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.

Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.

All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.

All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
LS	27/08/20	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 5
WINDERMERE PLACE, WHEELER HEIGHTS 2097 LOT 31
DP 209826

client **SIMONE SHAW**

true north

ELEVATIONS

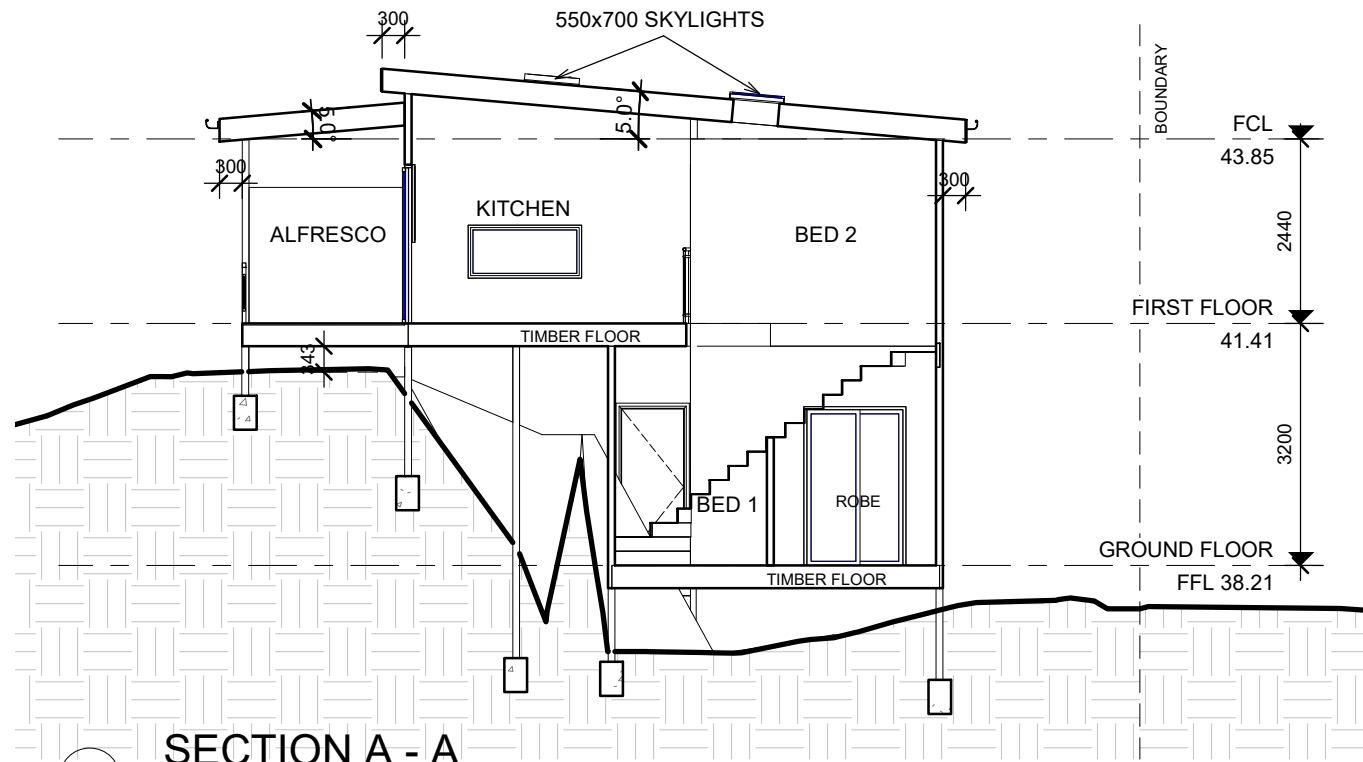
project no	date	sheet no.	scale @ A3	issue	drawn
20-67	27/08/20	4	1 : 100	A	BK



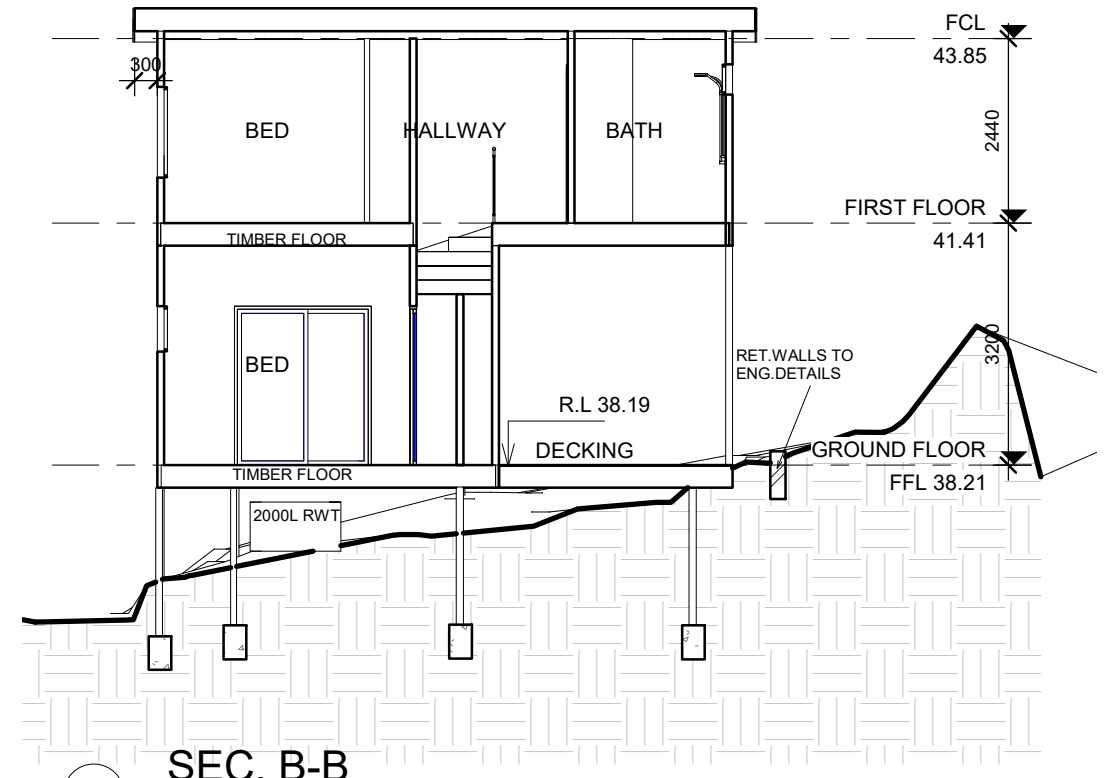
**ACCREDITED
BUILDING DESIGNER**

6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

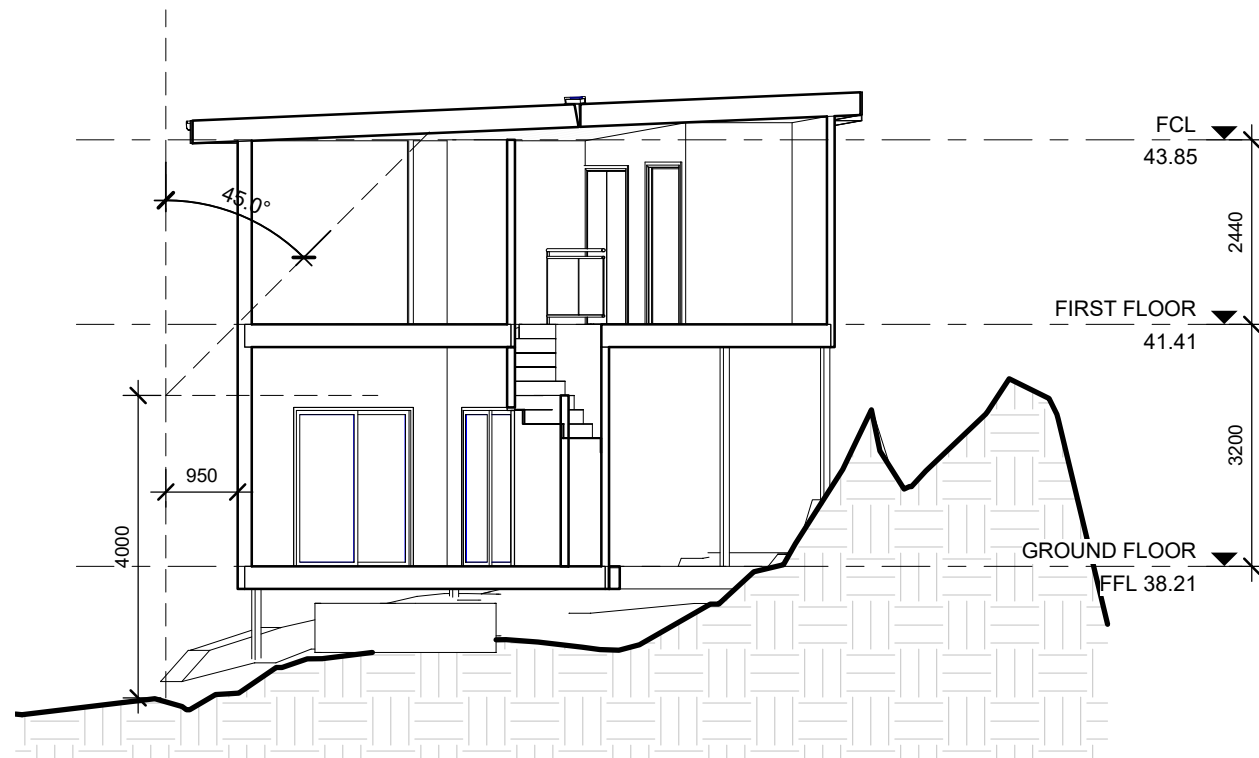
RK
DESIGNS



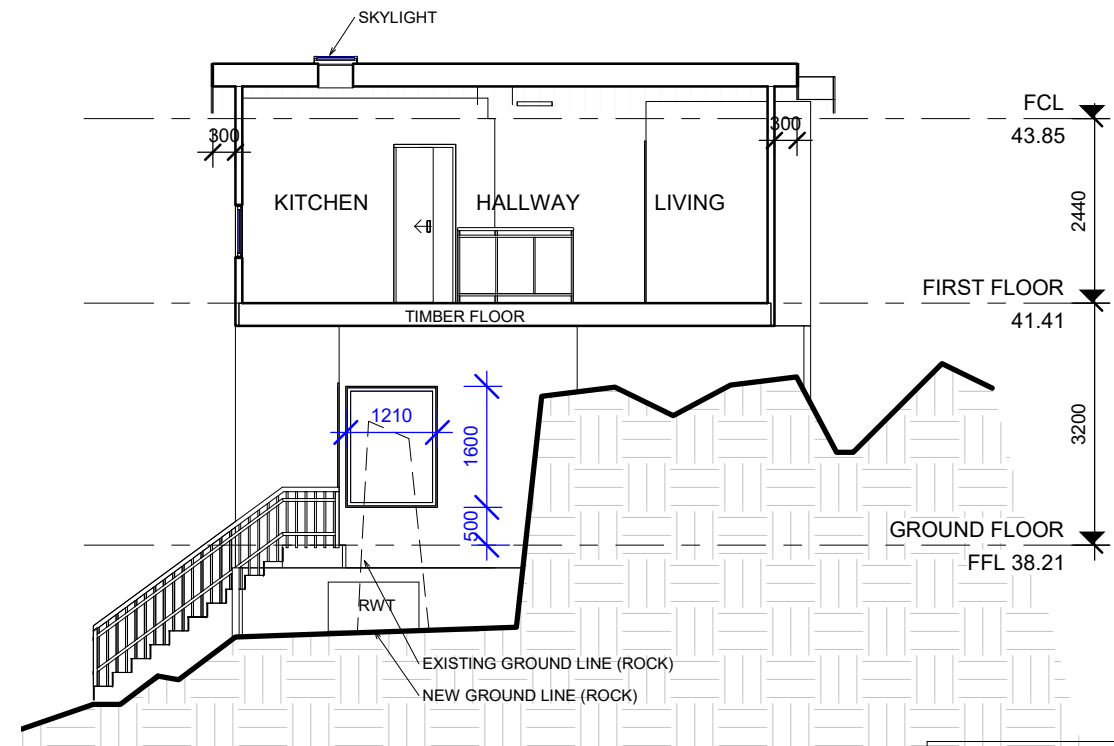
1 SECTION A - A
1 : 100



2 SEC. B-B
1 : 100



3 SEC. C-C
1 : 100



4 EAST ELEVATION .
1 : 100



IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR

GENERAL NOTES
All dimensions are to be confirmed on site by the builder/subcontractor, any incongruities must be reported to the Designer before commencement of any work.
No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
LS	27/08/20	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 5 WINDERMERE PLACE, WHEELER HEIGHTS 2097 LOT 31 DP 209826

client
SIMONE SHAW



true north

drawing
SECTION

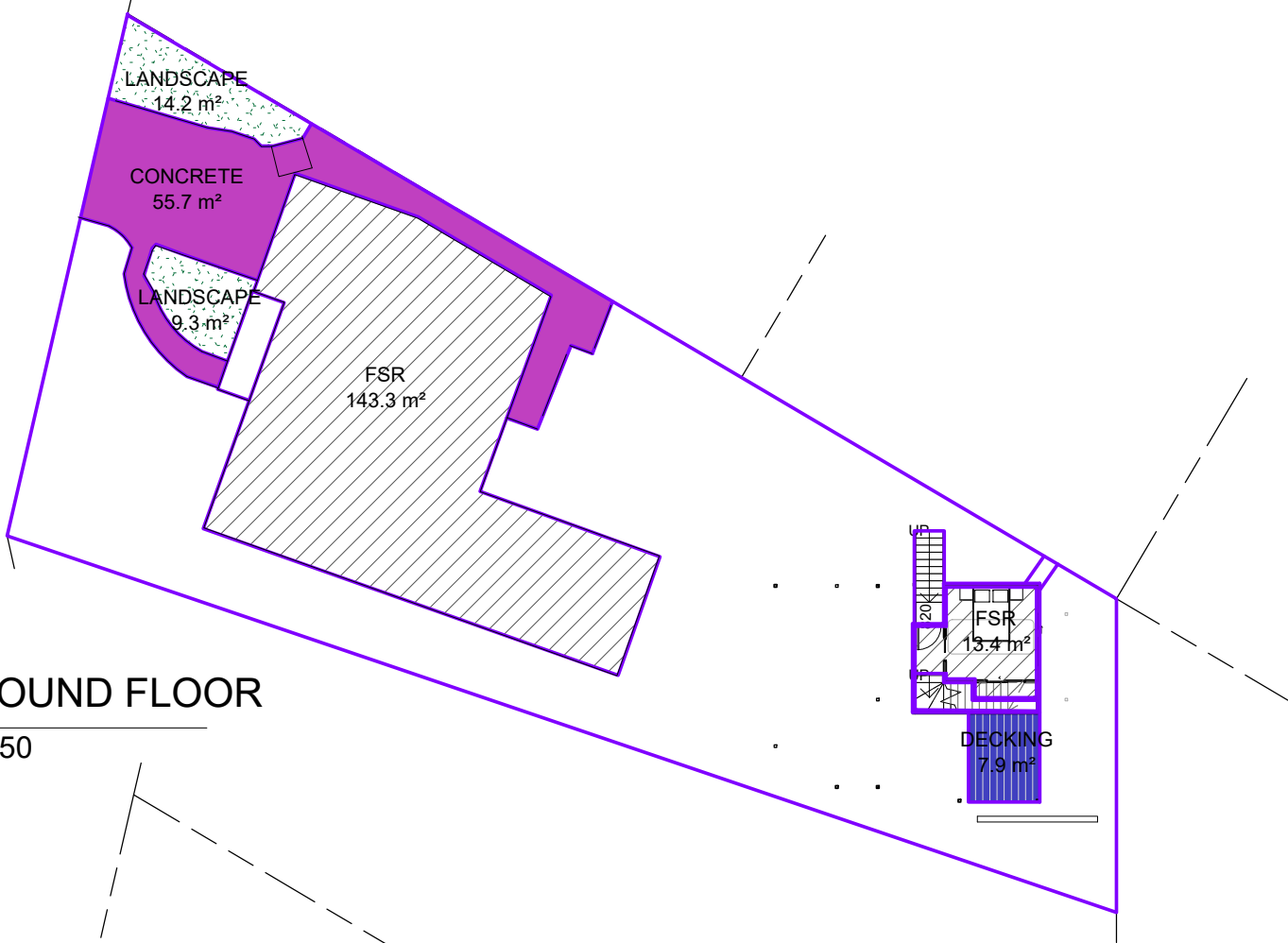
project no	date	sheet no.	scale @ A3	issue	drawn
20-67	27/08/20	5	1 : 100	A	RK



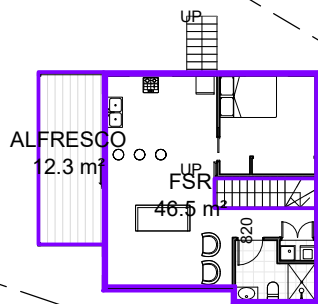
6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

RK
DESIGNS

1 GROUND FLOOR
1 : 250



2 FIRST FLOOR
1 : 250



AREA CALCULATIONS

SITE AREA = 556.4sqm
MINIMUM REQUIRED LANDSCAPED AREA = 40% OF THE SITE AREA = 222.6sqm
PROPOSED LANDSAPED AREA = 340.2sqm

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR

GENERAL NOTES

- . All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- . Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
LS	27/08/20	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 5
WINDERMERE PLACE, WHEELER HEIGHTS 2097 LOT 31
DP 209826

client
SIMONE SHAW



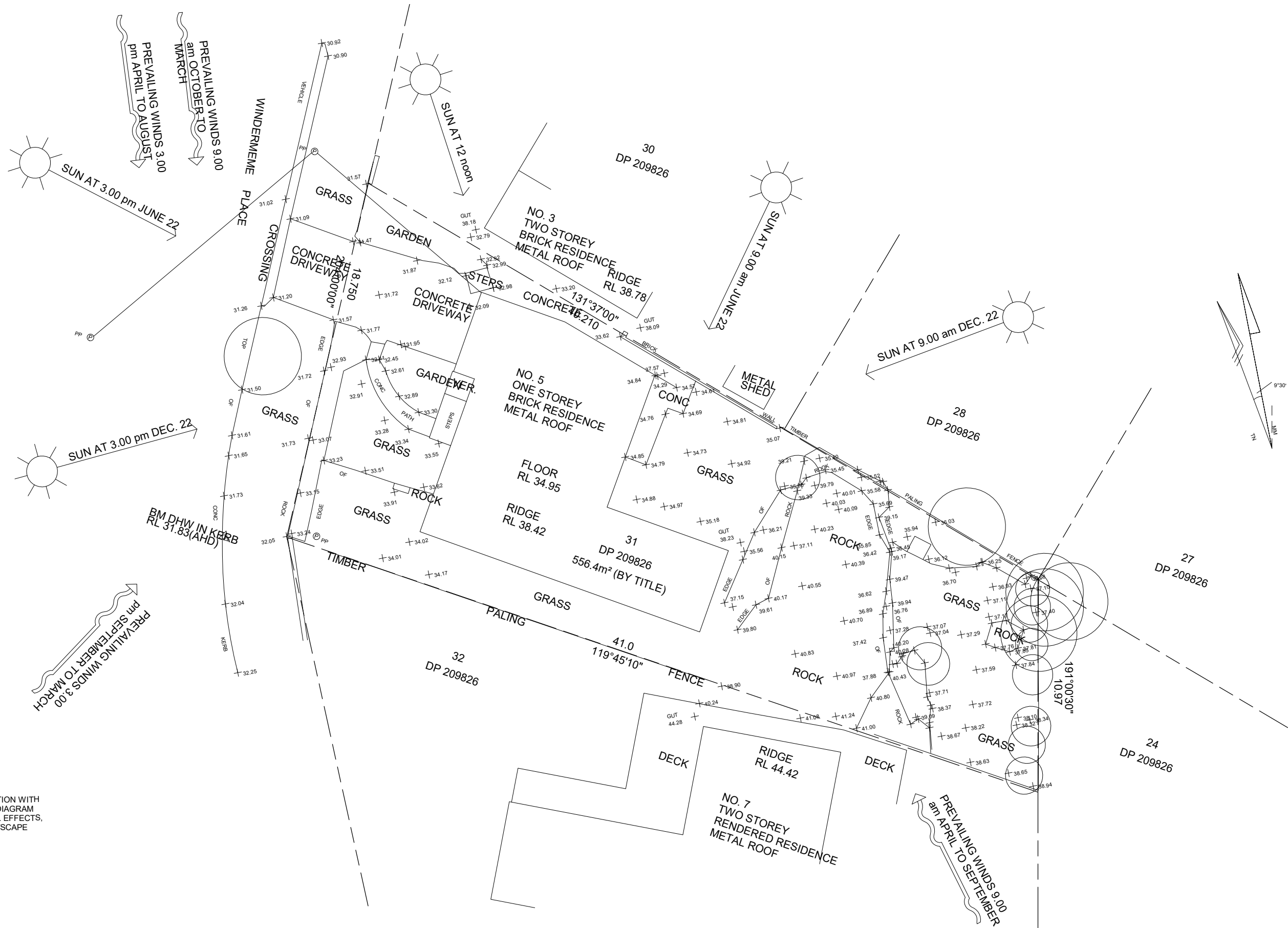
drawing
AREA CALCULATIONS

project no	date	sheet no.	scale @ A3	issue	drawn
20-67	27/08/20	6	1 : 250	A	RK



6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

RK
DESIGNS



NOTE
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH
THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM
PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS,
INCLUSIVE OF THE PHOTOGRAPHS & THE STREETSCAPE
ELEVATION.

1 SITE ANALYSIS

1 : 200

GENERAL NOTES

- All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
EC	27/08/20	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 5
WINDERMERE PLACE, WHEELER HEIGHTS 2097 LOT 31
DP 209826

client
SIMONE SHAW



drawing
SITE ANALYSIS

project no	date	sheet no.	scale @ A3	issue	drawn
20-67	27/08/20	.1 of 1	1 : 200	A	RK



6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

RK
DESIGNS



Suite 6, 7 Parkes Street
Parramatta NSW 2150
02 9633 4797
www.rkdesigns.com.au
admin@rkdesigns.com.au

07-06-21
ref : xxxxx

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
CONSTRUCTION OF A SECONDARY DWELLING AT 5 WINDEMERE PLACE, WHEELER HEIGHTS**

EXTERNAL WALLS

Finish	Cladding
Manufacturer	Dulux
Colour	Blue Heeler



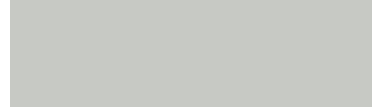
ROOF

Type	Double Skillion
Manufacturer	Colorbond
Colour	Shale Grey
Finish	Metal Finish



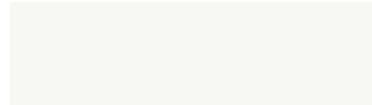
GUTTERS, DOWNPIPES AND FASCIA

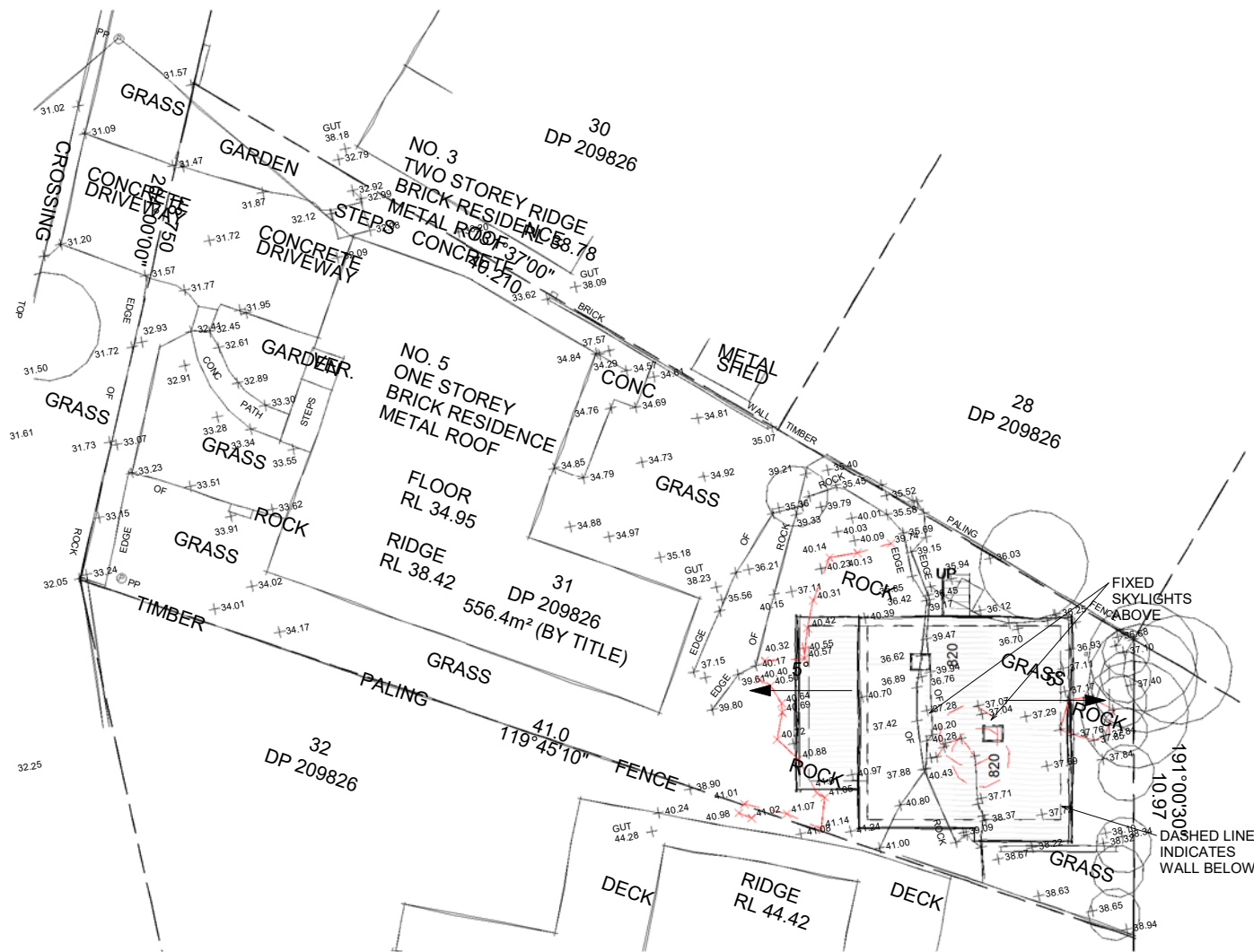
Colour	Shale Grey
Finish	Metal Finish
Manufacturer	Colorbond



ALUMINIUM FRAME WINDOWS & SLIDING DOOR

Finish	Paint Finish
Paint manufacturer	Dulux
Colour	Vivid White





1 SITE AND ROOF PLAN.

1 : 250



5 WEST ELEVATION.

1 : 250



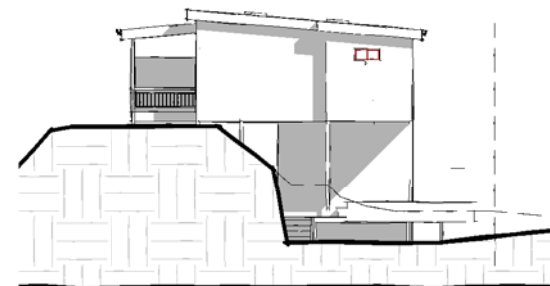
2 EAST ELEVATION.

1 : 250



3 NORTH ELEVATION.

1 : 250

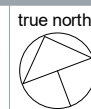


4 SOUTH ELEVATION.

1 : 250

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 5
WINDERMERE PLACE, WHEELER HEIGHTS 2097 LOT 31
DP 209826

client
SIMONE SHAW



6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

drawing
NOTIFICATION PLAN

project no	date	sheet no.	scale @ A4	issue	drawn
20-67	27/08/20	.1 of 1	1 : 250	A	RK

RK
DESIGNS