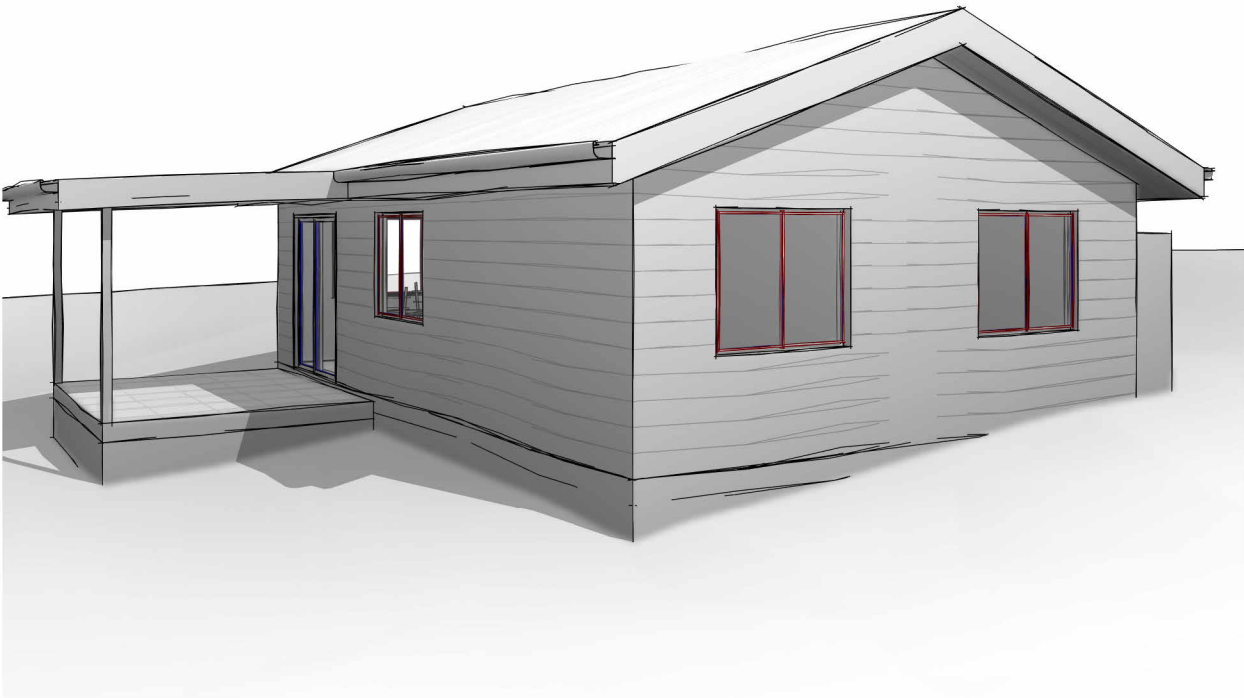
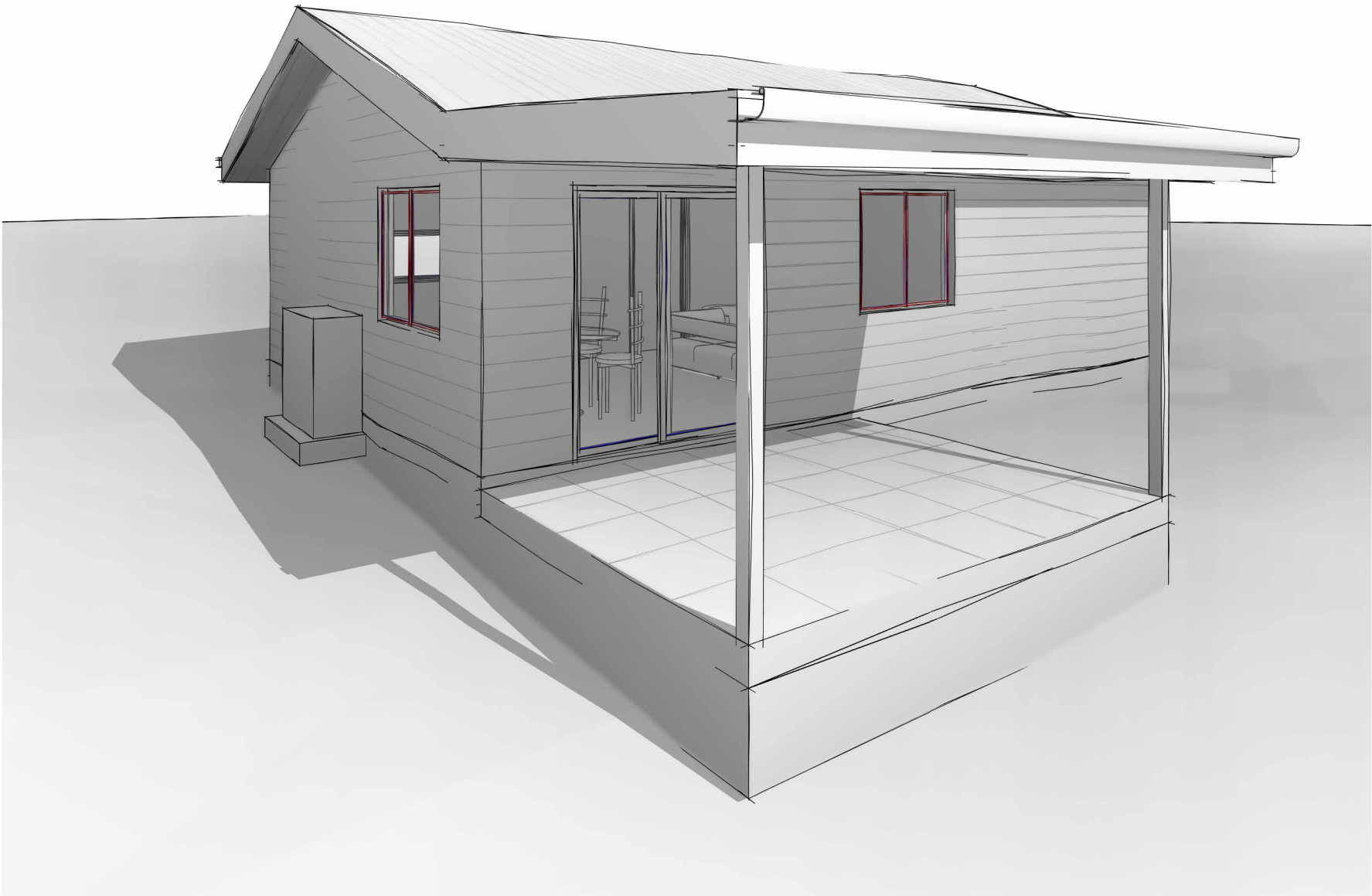
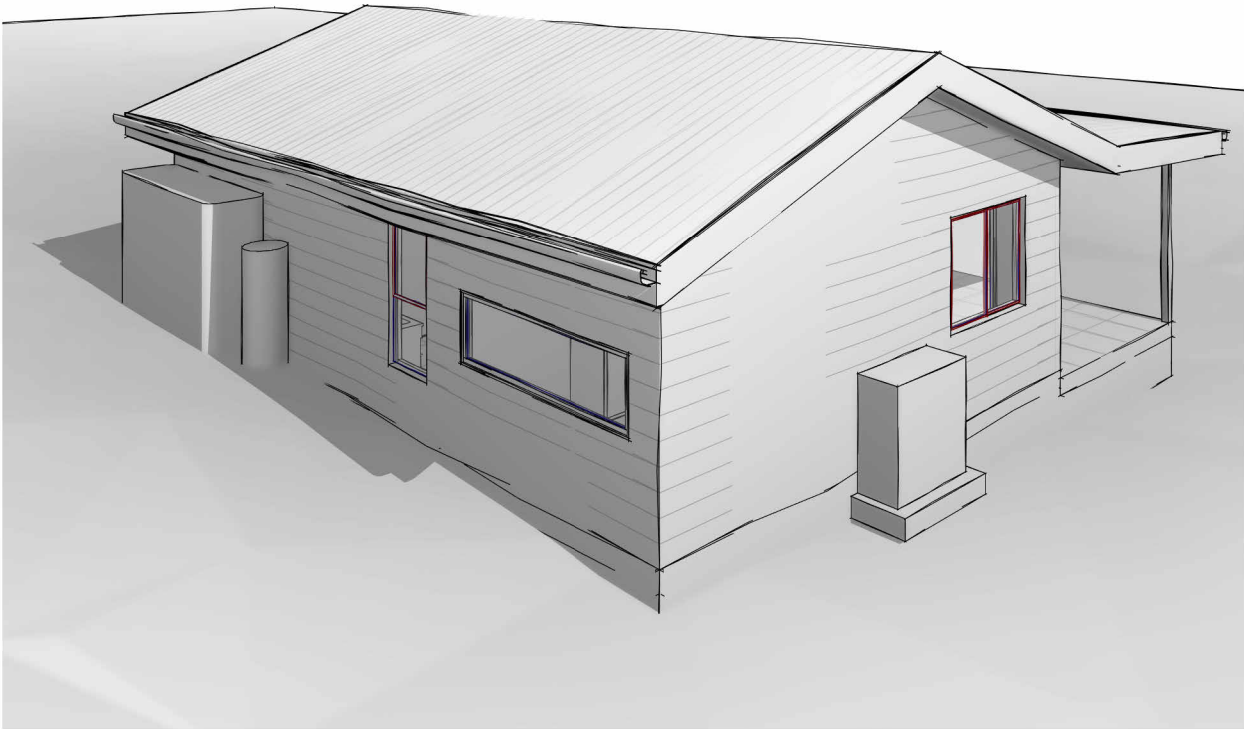


ADDRESS 33 WALTER ROAD INGLESIDE

RESIDENCE

SHEET LIST (A)

SHEET NUMBER	SHEET NAME	ISSUE
A 0	COVER PAGE	C
A 1	NOTES	C
A 2	SITE AND ROOF PLAN	C
A 3	GROUND FLOOR PLAN	C
A 4	ELEVATIONS AND SECTION	C
A 5	AREA CALCULATIONS	C
A 6	BASIX COMMITMENTS	C



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drawn	date	issue	description
EU	16/12/24	A	ISSUE FOR DA
EU	10/01/25	B	ISSUE FOR DA
EU	13/01/25	C	ISSUE FOR DA

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 33 WALTER ROAD INGLESIDE NSW 2101 LOT 2/-/DP1054614

client

LUKE AND MELINDA CHIEW

 Bungalow Homes

true north
drawing

COVER PAGE

project no	date	sheet no.	scale @ A3	issue	checked
24-84	16/12/24	A 0		C	?



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GENERAL NOTES

ALL ASPECTS OF CONSTRUCTION ARE TO COMPLY WITH THE APPLICABLE PERFORMANCE REQUIREMENTS OF THE NCC 2022 AND THE HOUSING PROVISIONS

ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE BY THE BUILDER/SUBCONTRACTOR, ANY INCONGRUENCE 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

HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 9.5.4 OF THE HOUSING PROVISIONS 2022 & AS 3786

FINISHED FLOOR LEVELS MAY VARY (+/- 50MM) FROM THOSE INDICATED
ON PLAN, DUE TO SITE CLEARING, DEMOLITION, CONTOUR INCONSISTENCIES ETC

GARAGES, RAMPS AND DRIVEWAY PROFILES ARE TO COMPLY WITH AUSTRALIAN STANDARDS AS 2890

ANY STRUCTURE SHOWN AS EXEMPT DEVELOPMENT IS TO BE WORKED OUT ON SITE, CONTRACTOR TO ENSURE THE CONSTRUCTION IS DONE IN ACCORDANCE TO THE EXEMPT DEVELOPMENT CONTROLS IN FULL PRIOR TO CONSTRUCTING

NO WORKS ARE TO BE CARRIED OUT OVER AN EASEMENT. NO WORKS ARE TO BE CARRIED OUT OVER COUNCIL PROPERTY WITHOUT PRIOR COUNCIL APPROVAL

TERMITE MANAGEMENT MUST BE CARRIED OUT IN ACCORDANCE WITH NCC 2022 PART 3.4 OF THE HOUSING PROVISIONS AND THE RELEVANT GUIDELINES SETOUT IN THE AUSTRALIAN STANDARDS AS3660.1 TERMITE MANAGEMENT

EXHAUST SYSTEMS INSTALLED IN THE KITCHEN, BATHROOMS, LAUNDRY OR SANITARY COMPARTMENTS MUST DISCHARGE DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR AND COMPLY WITH THE MINIMUM FLOW RATES AS PER CLAUSE 10.8.2 OF THE HOUSING PROVISIONS 2022

BULKHEADS TO BE INSTALLED IN ACCORDANCE WITH RELEVANT NCC REQUIREMENTS. LOCATIONS OF BULKHEADS TO BE CONFIRMED ON SITE BY THE BUILDER ON SITE

WATERPROOF WALLS & FLOORS OF ALL WET AREAS AS PER THE NCC/BCA REQUIREMENTS

CONTRACTOR IS TO ENSURE THAT ANY SHARED WALLS ARE FIRE RATED IN ACCORDANCE WITH CLAUSE 9.3.1 OF THE HOUSING PROVISIONS 2022, HAVE NO PENETRATIONS AND A SOUND SEPARATION AS PER CLAUSE 10.7.1 OF THE HOUSING PROVISIONS 2022

PROVIDE FLASHING AT ALL ROOF & WALL JUNCTIONS AND ENSURE WATER TIGHT CONNECTIONS

IF AIR CONDITIONING IS TO BE PROVIDED, ALLOW FOR THE AIR CONDITIONING TO BE CONCEALED IN THE CEILING, THE ROOF AND IN DUCTS. AIR CONDITIONING IS TO BE AS PER THE AIR CONDITIONING CONSULTANTS DETAILS AND THE BASIX CERTIFICATE REQUIREMENTS

WINDOWS AND DOORS
THE CONTRACTOR MUST ALLOW FOR ALL LABOUR AND MATERIALS NECESSARY FOR THE SUPPLY AND INSTALLATION OF ALL WINDOWS AND DOORS INDICATED THROUGHOUT THE PROPOSED BUILDING. HE MUST ALSO ALLOW FOR THE PREPARATION OF A DETAILED WINDOW AND DOOR SCHEDULE THAT PROVIDES DETAIL INFORMATION AS TO THE TYPE, NUMBER AND CONFIGURATION OF EACH AND EVERY DOOR AND WINDOW FOR THE APPROVAL OF THE OWNERS BEFORE ORDERING AND OF THE DOORS AND WINDOWS. THIS DETAIL SCHEDULE IS NOT PART OF THE CONSTRUCTION CERTIFICATE DOCUMENTATION AND MUST BE ALLOWED FOR BY THE CONTRACTOR IN THE TENDER PRICE. ALL WINDOW AND DOOR DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING THESE ITEMS

ALL WINDOWS ARE TO COMPLY WITH CLAUSE 11.3.7 OF THE HOUSING PROVISIONS 2022 PROTECTION OF OPENABLE WINDOWS

WINDOW AND DOOR HEIGHTS ON ELEVATIONS ARE APPROXIMATE ONLY AND MAY VARY ON SITE

FLOOR WASTES TO BALCONIES
THE CONTRACTOR IS TO ALLOW FOR FLOOR WASTES TO BE PROVIDED TO EACH AND EVERY BALCONY (IRRESPECTIVE OF WHETHER THEY ARE INDICATED IN THE CONSULTANTS DRAWINGS OR NOT. THESE FLOOR WASTES ARE TO BE CONNECTED TO STORMWATER GRATES PVC AND THEN TO DOWNPIPES LOCATED DIRECTLY IN ONE INTERNAL CORNER OF EACH AND EVERY BALCONY. CONFIRM THE LOCATIONS OF THESE DOWNPIPES WITH THE OWNERS. THE CONTRACTOR MUST ALLOW FOR ALL ASSOCIATED WORKS (SUCH A CONNECTION TO BE STORMWATER LINES AND THE LIKE) THAT IS REQUIRED IN ORDER FOR ALL SUCH FLOOR WASTES TO ADEQUATELY DRAIN EACH AND EVERY BALCONY

BASEMENT NOTES
CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SERVICES ARE COORDINATED WITH THE STRUCTURAL ELEMENTS IN ORDER TO ACHIEVE A MINIMUM CLEARANCE OF 2200MM THROUGHOUT THE BASEMENT CAR PARK AREA, ON THE DRIVEWAY AND IN ALL THE CAR SPACES

ALL OFF-STREET PARKING FACILITIES INCLUDING DRIVEWAY WIDTHS, RAMP GRADES, AISLE WIDTHS, TURNING PATHS, SIGHT DISTANCES AND PARKING BAY SIZES MUST CONFORM TO CURRENT AUSTRALIAN STANDARDS AS 2890.1 AND AS 2890.2-2002

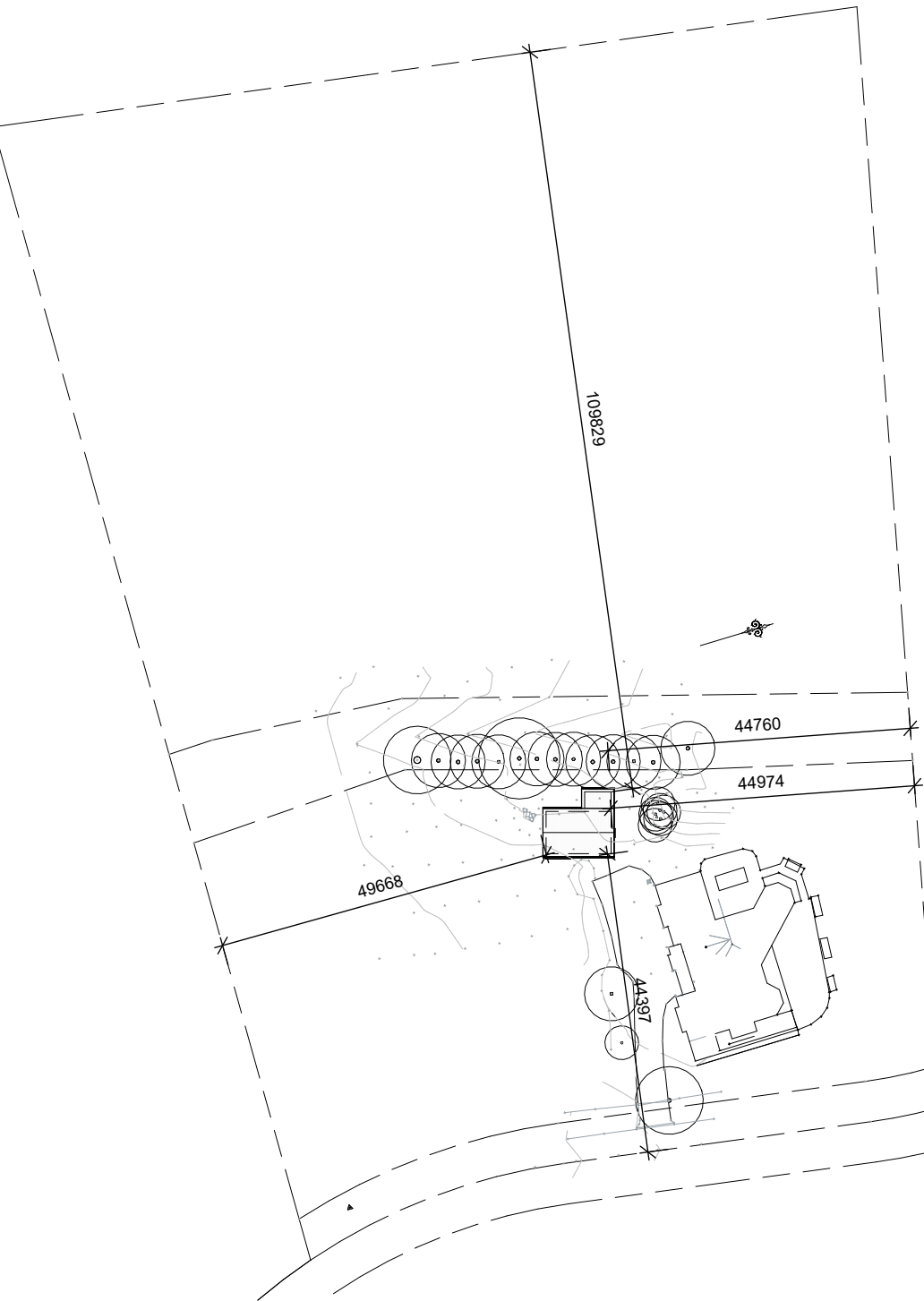
COORDINATE DRIVEWAY AND SLAB DIMENSIONS SO THAT THERE IS A MINIMUM HEAD CLEARANCE BELOW BEAMS AND MECHANICAL DUCTS OF 2200MM

PROVIDE 100MM MINIMUM AGRICULTURAL PIPE WITH A FILTER STOCKING AROUND PERIMETER OF THE BUILDING AND CONNECT TO STORMWATER LINES AS PER THE STORMWATER ENG DETAILS AND SYDNEY WATER REQUIREMENTS

LIFT NOTES
CONTRACTOR MUST ENSURE THAT THE ACCESS LIFT COMPLIES WITH THE REQUIREMENTS OF AS1735.12. THE LIFT SHAFT IS TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE MANUFACTURERS AND STRUCTURAL ENG DETAIL. THE CONTRACTOR MUST LIAISE WITH THE LIFT MANUFACTURERS AND ALLOW FOR THE ITEMS TO BE PROVIDED BY OTHER CONTRACTORS AS REQUIRED IN THE “WORK BY OTHERS” THE LIFT SHAFT AND PIT ARE TO BE WATERPROOFED AS PER THE ARCHITECTURAL SPECIFICATION AND MANUFACTURERS REQUIREMENTS

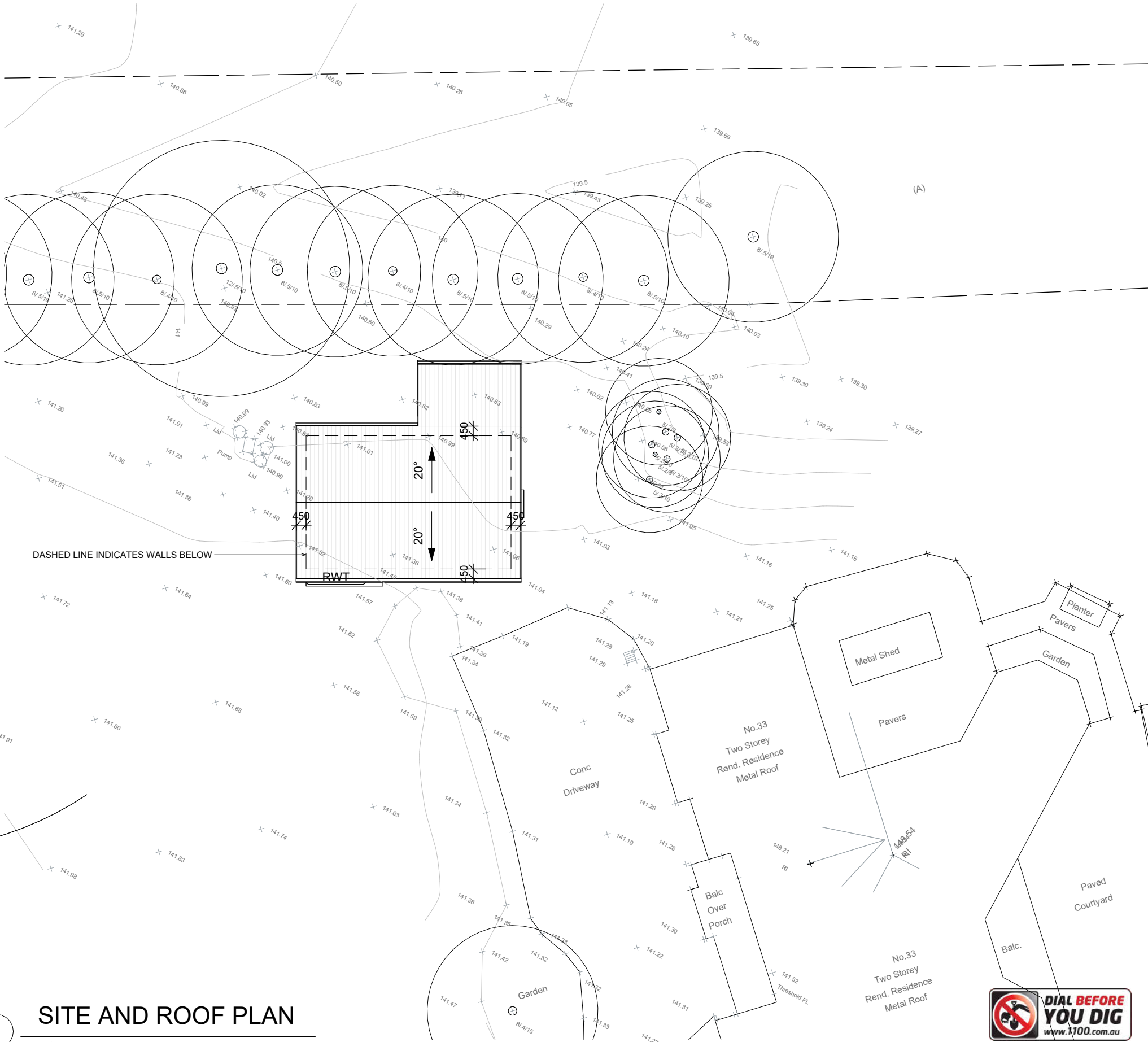
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	EU	16/12/24	A	ISSUE FOR DA		PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 33 WALTER ROAD INGLESIDE NSW 2101 LOT 2/-/DP1054614								
	EU	10/01/25	B	ISSUE FOR DA										
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2 SITE PLAN DIAGRAM

1 : 1000



1 SITE AND ROOF PLAN

1 : 200

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project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 33
WALTER ROAD INGLESIDE NSW 2101 LOT 2/-DP1054614

client
LUKE AND MELINDA CHIEW



true north



drawing
SITE AND ROOF PLAN

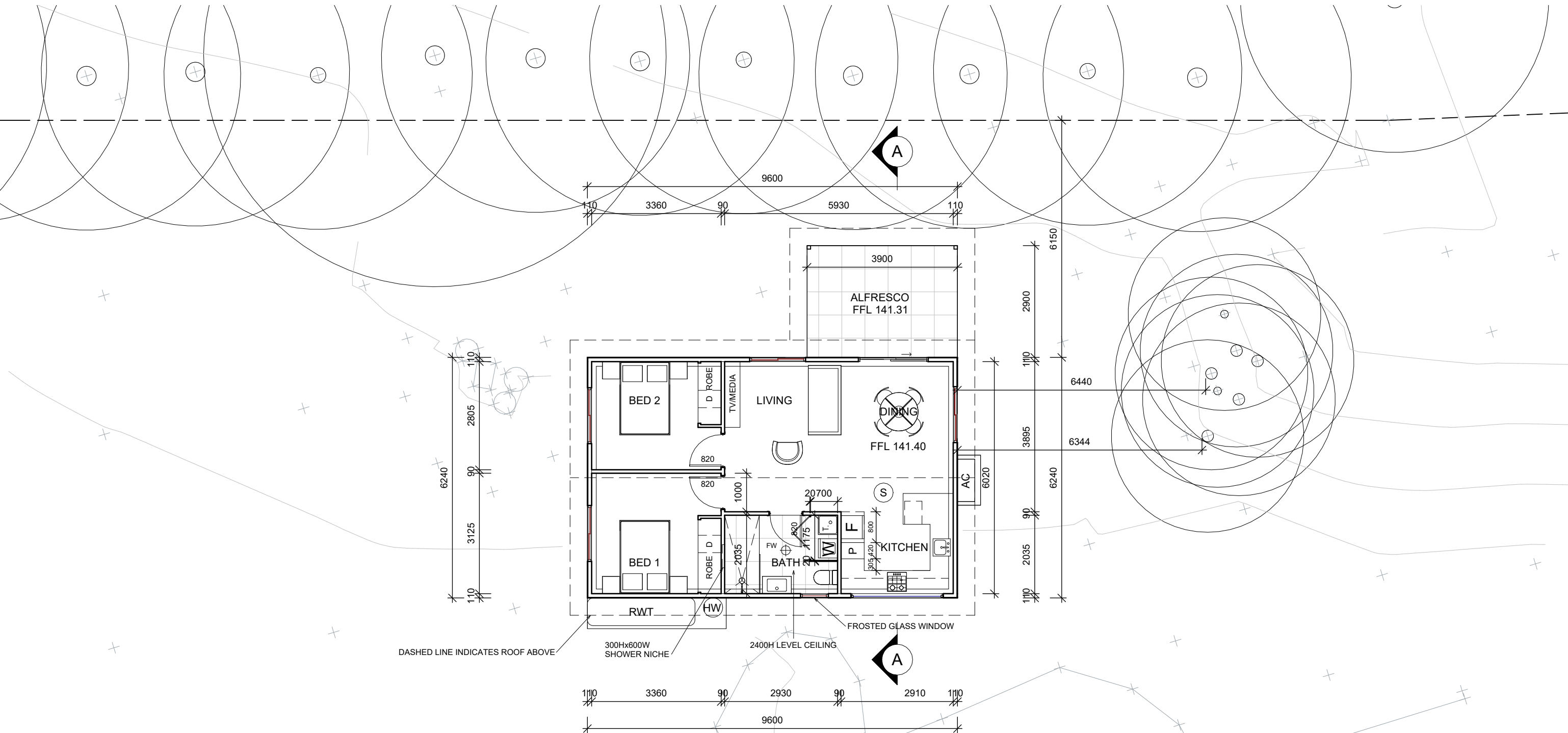
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24-84	16/12/24	A 2	As indicated	C	?



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LEGEND

FLOOR WASTE fw ⊕

SMOKE ALARM (HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED AS PER CLAUSE 9.5.4 OF THE HOUSING PROVISIONS 2022 & AS 3786) S

PRELIMINARY DO NOT USE FOR CONSTRUCTION

1 GROUND FLOOR PLAN 1 : 100

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client

LUKE AND MELINDA CHIEW

true north

drawing

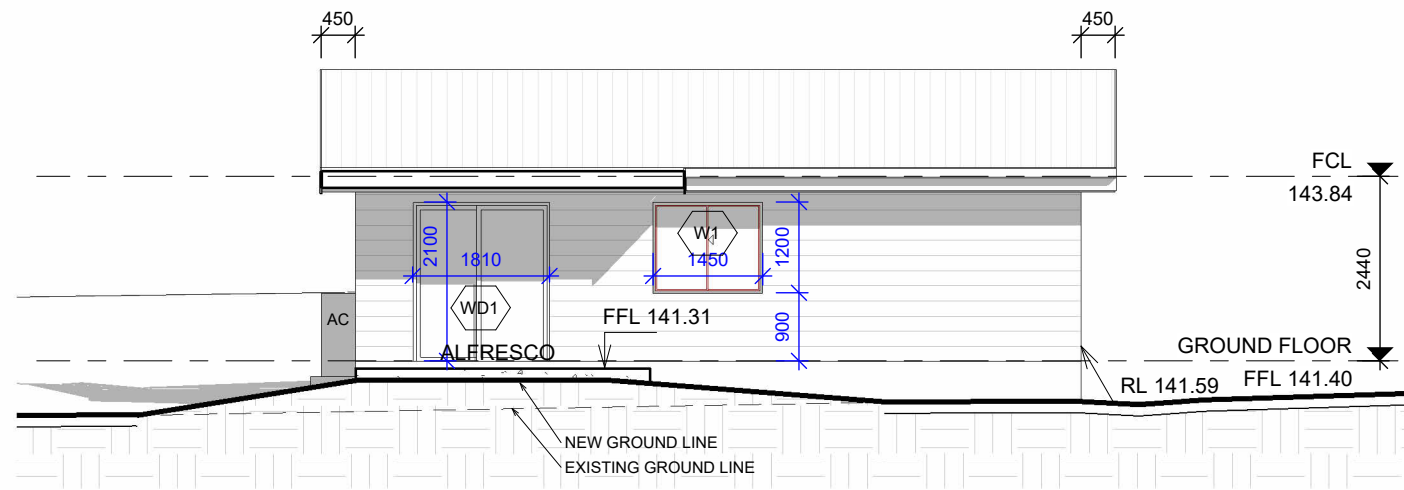
GROUND FLOOR PLAN

project no	date	sheet no.	scale @ A3	issue	checked
24-84	16/12/24	A 3	1 : 100	C	?

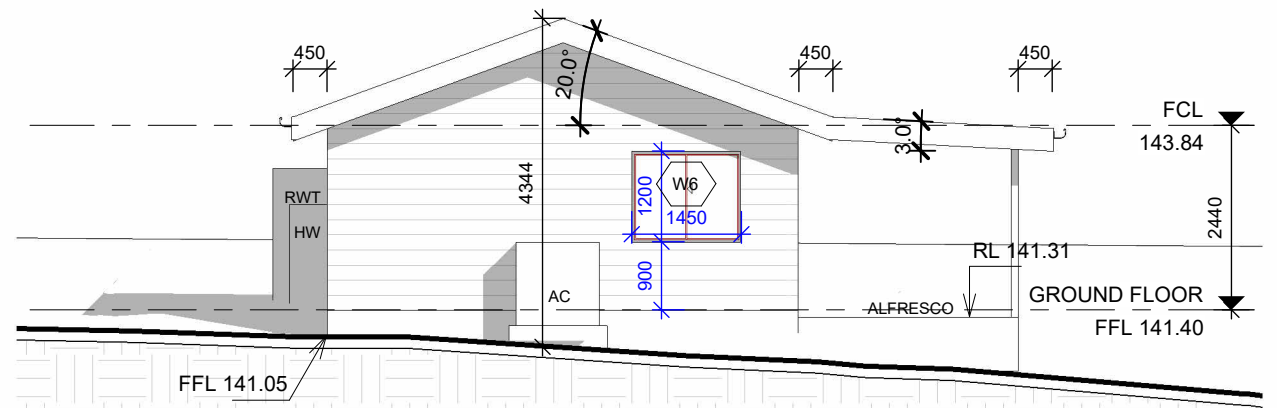
bdaa ACCREDITED BUILDING DESIGNER

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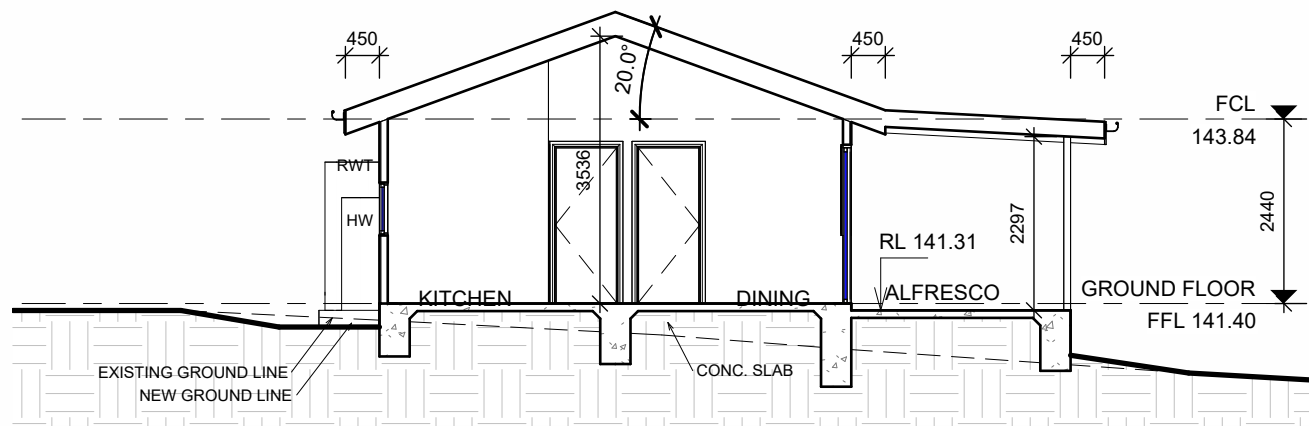


1 WEST ELEVATION
1 : 100

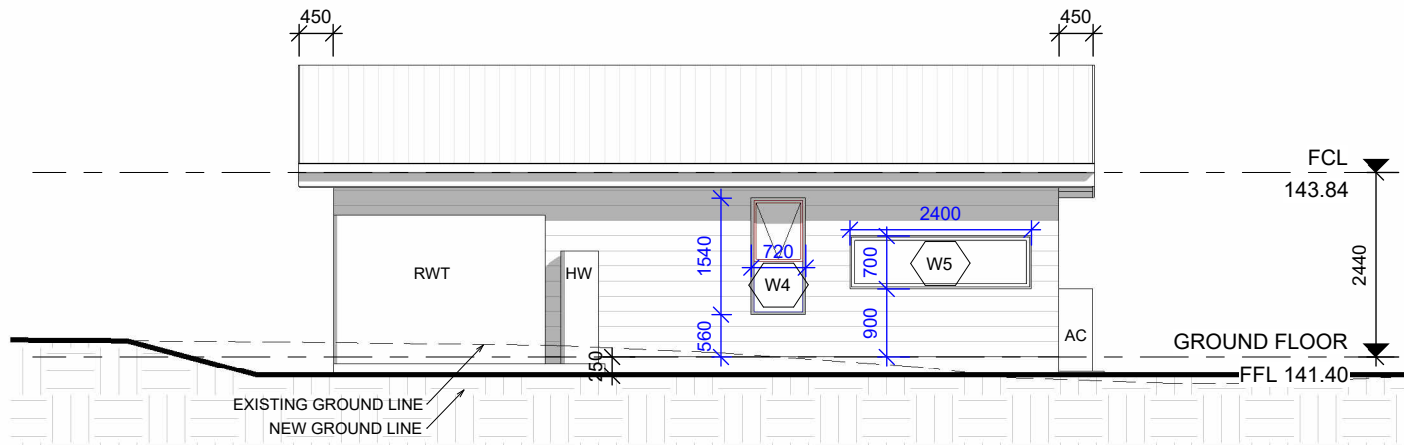


2 NORTH ELEVATION
1 : 100

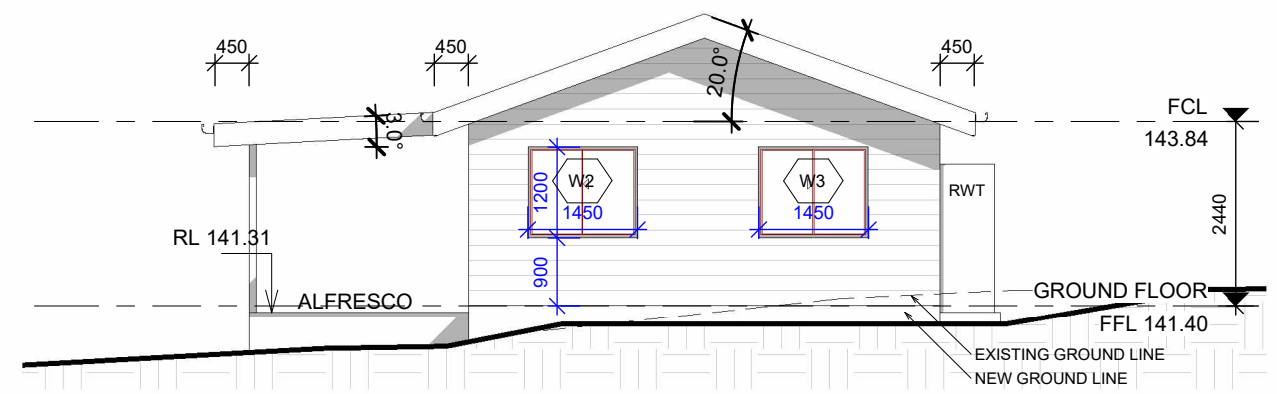
5 SECTION A-A
1 : 100



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3 EAST ELEVATION
1 : 100



4 SOUTH ELEVATION
1 : 100

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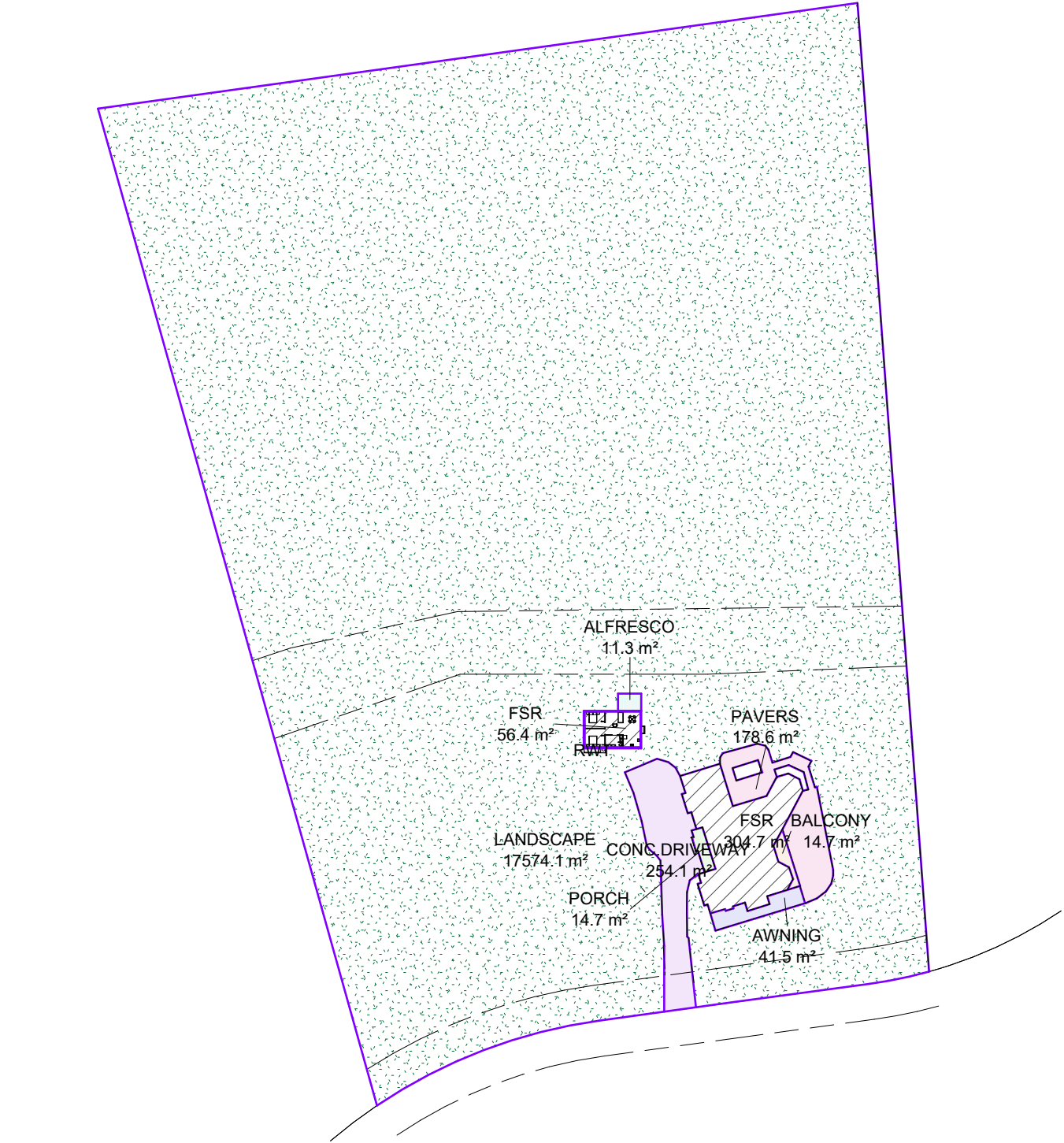
client
LUKE AND MELINDA CHIEW


project no	date	sheet no.	scale @ A3	issue	checked
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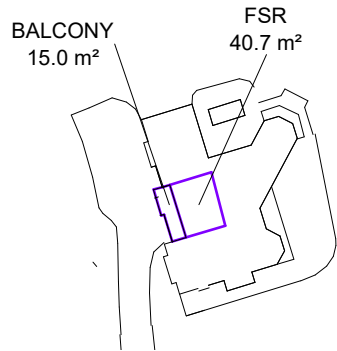

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1
GROUND FLOOR
1 : 1000



2
FIRST FLOOR
1 : 1000

AREA CALCULATIONS SCHEDULE

NAME	LEVEL	COUNT	TOTAL
ALFRESCO	GROUND FLOOR	1	11.3 m ²
ALFRESCO: 1			11.3 m ²
AWNING	GROUND FLOOR	1	41.5 m ²
AWNING: 1			41.5 m ²
BALCONY	GROUND FLOOR	1	14.7 m ²
BALCONY	FIRST FLOOR	1	15.0 m ²
BALCONY: 2			29.8 m ²
CONC.DRIVEWAY	GROUND FLOOR	1	254.1 m ²
CONC.DRIVEWAY: 1			254.1 m ²
FSR	GROUND FLOOR	2	361.1 m ²
FSR	FIRST FLOOR	1	40.7 m ²
FSR: 3			401.8 m ²
LANDSCAPE	GROUND FLOOR	1	17574.1 m ²
LANDSCAPE: 1			17574.1 m ²
PAVERS	GROUND FLOOR	1	178.6 m ²
PAVERS: 1			178.6 m ²
PORCH	GROUND FLOOR	1	14.7 m ²
PORCH: 1			14.7 m ²

SITE AREA = 18500 SQM
MINIMUM REQUIRED LANDSCAPED AREA 96% OF SITE AREA - 400 = 17360 SQM
PROPOSED LANDSCAPED AREA = 17574 SQM
THEREFORE, THE PROPOSAL COMPLIES WITH PDCP

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client
LUKE AND MELINDA CHIEW



true north



drawing
AREA CALCULATIONS

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26/03/2025

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
CONSTRUCTION OF A STUDIO AT 33 WALTER ROAD INGLESIDE**


EXTERNAL WALLS

Finish	Cladding	
Manufacturer	Dulux	
Colour	Balsa Stone	

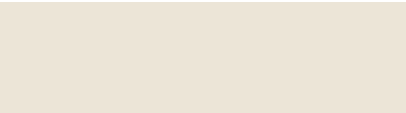
ROOF

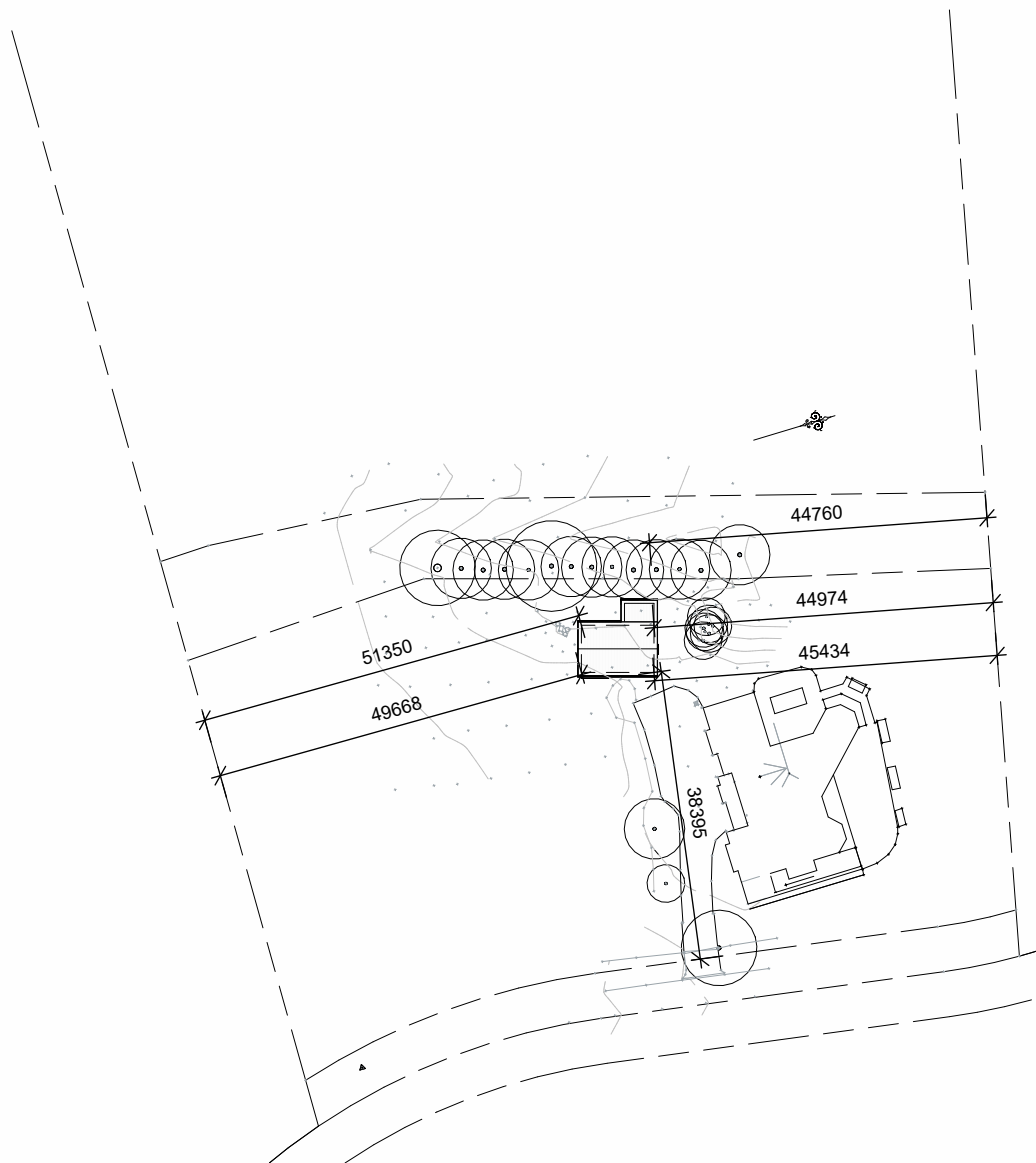
Manufacturer	Colorbond	
Colour	Deep Ocean	
Finish	Metal Finish	

Fascia and gutter

Manufacturer	Colorbond	
Colour	Deep Ocean	
Finish	Metal Finish	

DOOR TRIMS/ WINDOW TRIMS

Manufacturer	Colorbond	
Colour	Hog Bristle Quarter	
Finish	Paint Finish	



1 SITE AND ROOF PLAN .

1 : 1000



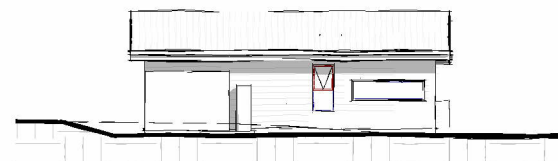
2 WEST ELEVATION .

1 : 250



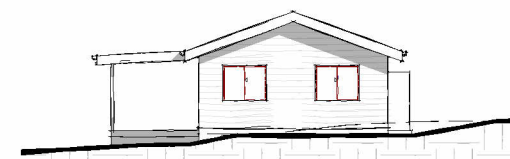
3 NORTH ELEVATION .

1 : 250



4 EAST ELEVATION .

1 : 250



5 SOUTH ELEVATION .

1 : 250

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 33
WALTER ROAD INGLESIDE NSW 2101 LOT 2/-/DP1054614

client
LUKE AND MELINDA CHIEW



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spaces designed for life

true north



drawing
NOTIFICATION PLAN

project no	date	sheet no.	scale @ A4	issue	checked
24-84	16/12/24	3	As indicated	C	?

RK
DESIGNS