

1 SITE ANALYSIS

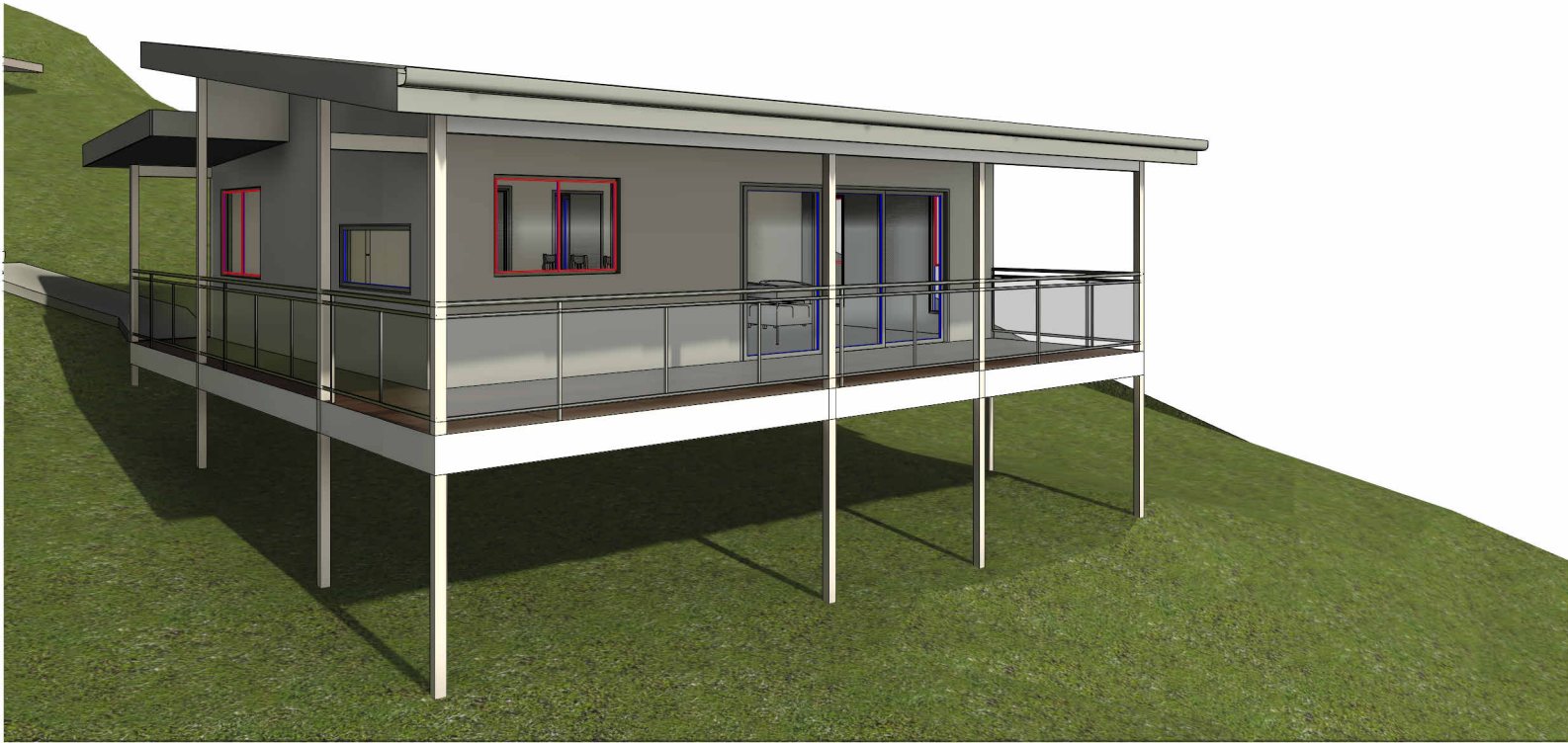
1 : 500

<div>GENERAL NOTES</div> <div><div><div>. 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.</div><div>. 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.</div><div>. 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.</div><div>. 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.</div><div>. 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.</div><div>. 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.</div><div>. All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.</div><div>. 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.</div></div></div>	drawn	date	issue	description	project		<div><div><div><div>b</div><div>d</div><div>c</div><div>a</div></div></div><div>ACCREDITED</div><div>BUILDING DESIGNER</div></div> <div><div>6/7 Parkes Street, Parramatta NSW 2150 www.rkdesigns.com.au admin@rkdesigns.com.au 02 9633 4797 abn. 66 659 200 389 spaces designed for life</div></div>			
	LS	01/08/24	A	ISSUE FOR DA	PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 111					
	LS	17/10/24	B	ISSUE FOR DA	WOORARRA AVENUE ELANORA HEIGHTS NSW 2101 LOT					
					2/-/DP564711					
					client	true north	drawing			
					ALLIE GIESEN	<div><div><div><div></div><div></div><div></div></div></div><div>Bungalow Homes</div></div> <div><div><div><div></div><div></div><div></div></div></div></div>	SITE ANALYSIS			
					project no	date	sheet no.	scale @ A3	issue	checked
					24-46	01/08/24	.1 of 1	1 : 500	B	?

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LS	04/02/25	C	ISSUE FOR DA

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 111  
WOORARRA AVENUE ELANORA HEIGHTS NSW 2101 LOT  
2/-/DP564711

client

ALLIE GIESEN



Bungalow Homes

true north

drawing

3D VIEWS

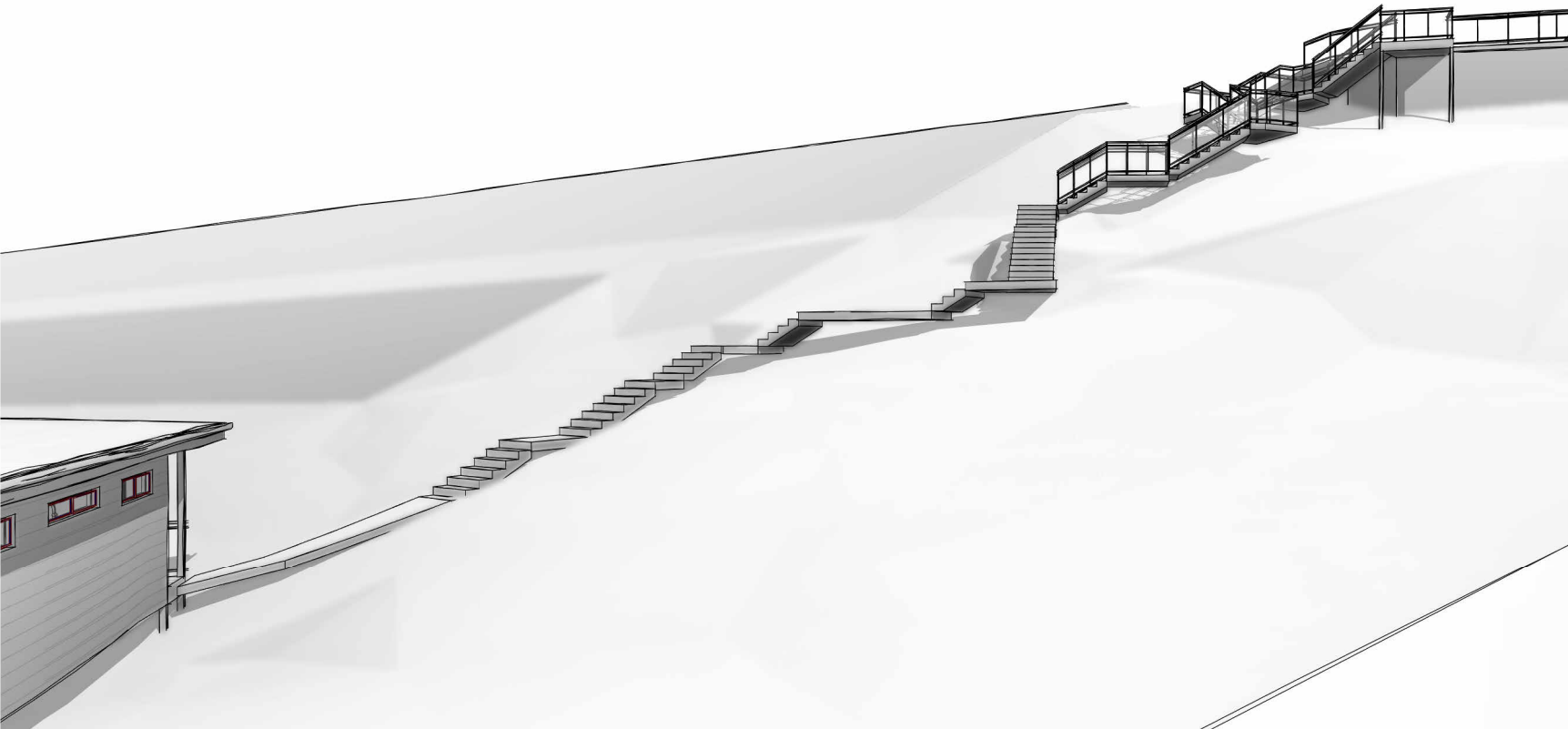
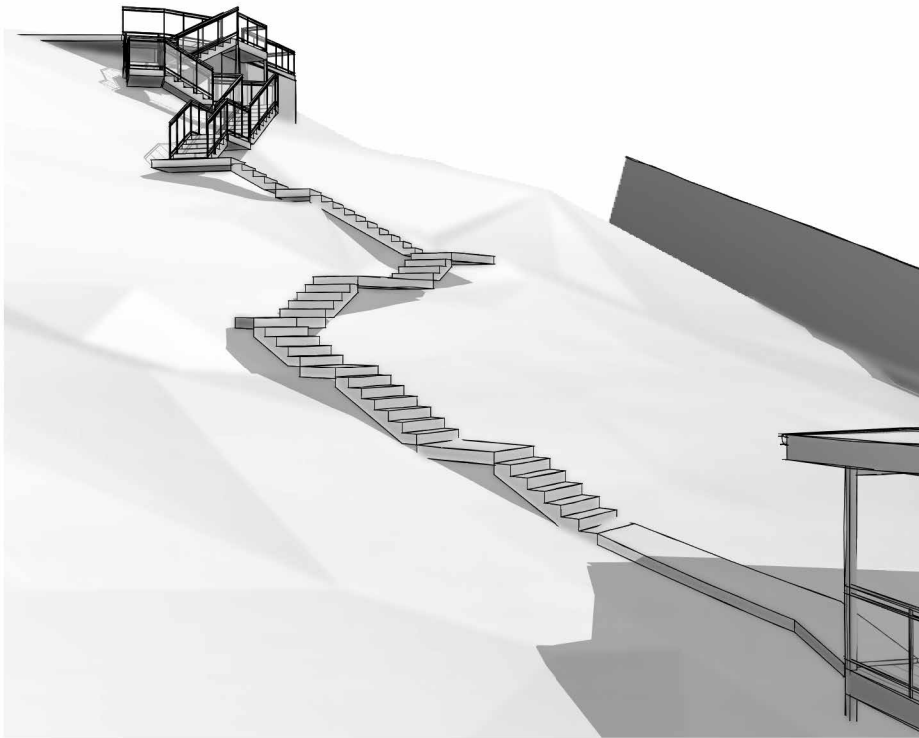
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24-46	01/08/24	0.2		C	?



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WINDOW SCHEDULE (W)			
ALL WINDOW AND DOOR DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING			
MARK	LEVEL	HEIGHT	WIDTH
W1	GROUND FLOOR	1200	1810
W2	GROUND FLOOR	700	2000
W3	GROUND FLOOR	1029	1450
W4	GROUND FLOOR	1800	610
W5	GROUND FLOOR	1800	610
W6	GROUND FLOOR	1200	1810
W7	GROUND FLOOR	400	1450
W8	GROUND FLOOR	300	1810
W9	GROUND FLOOR	400	1450
W10	FCL	250	2000
W11	FCL	250	1620
W12	FCL	250	2000

GLAZED DOOR SCHEDULE (WD)			
ALL WINDOW AND DOOR DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING			
MARK	LEVEL	HEIGHT	WIDTH
WD1	GROUND FLOOR	2100	3588

## LEGEND

FLOOR WASTE



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



PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

1

## GROUND FLOOR PLAN

1 : 100

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LS	04/02/25	C	ISSUE FOR DA

project  
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 111 WOORARRA AVENUE ELANORA HEIGHTS NSW 2101 LOT 2/-DP564711

client  
ALLIE GIESEN



drawing  
GROUND FLOOR PLAN

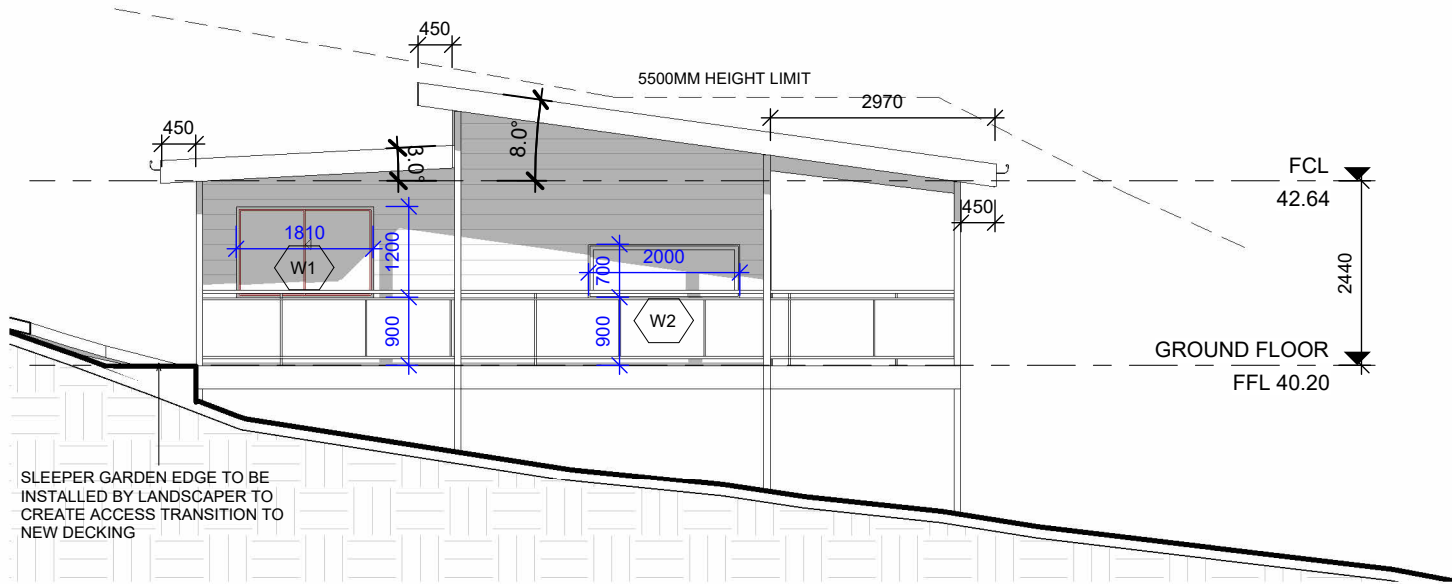
project no	date	sheet no.	scale @ A3	issue	checked
24-46	01/08/24	3	1 : 100	C	?

bdca  
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BUILDING DESIGNER

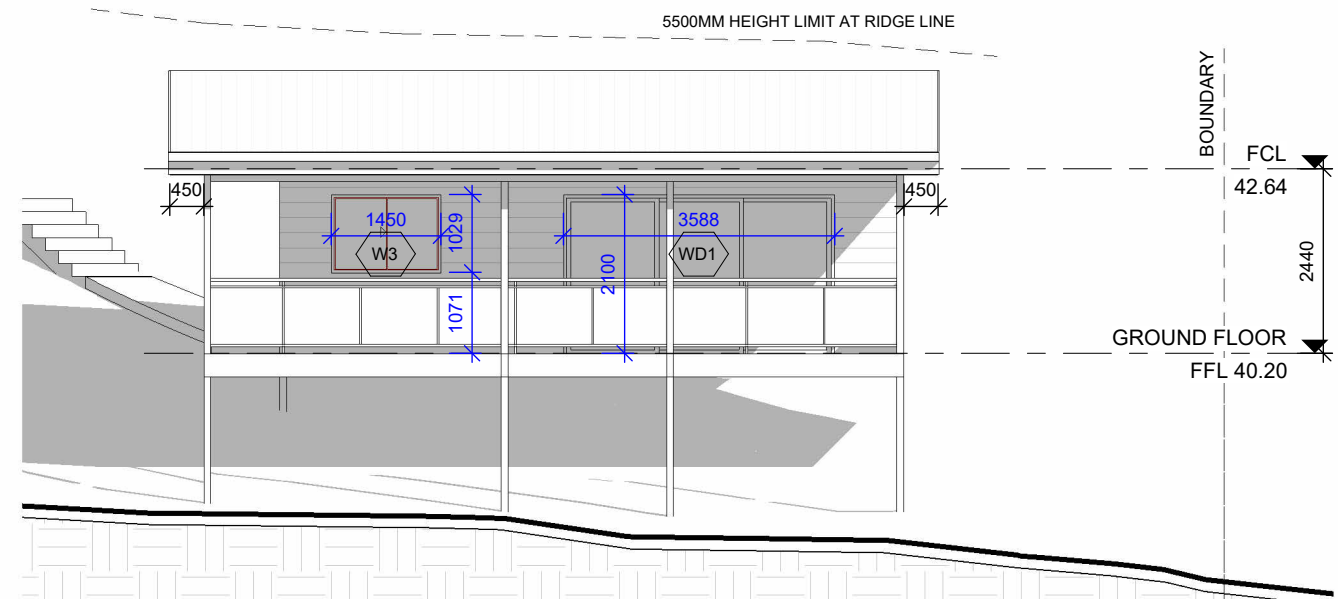
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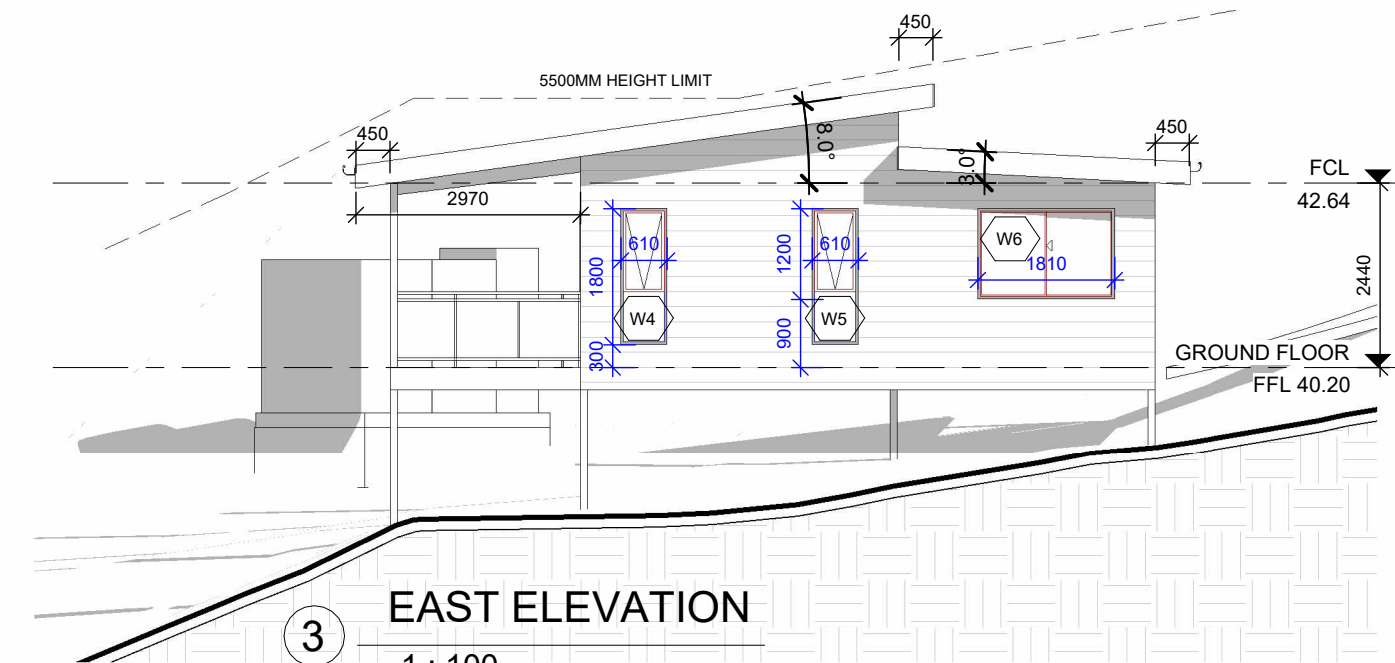


1 WEST ELEVATION  
1 : 100

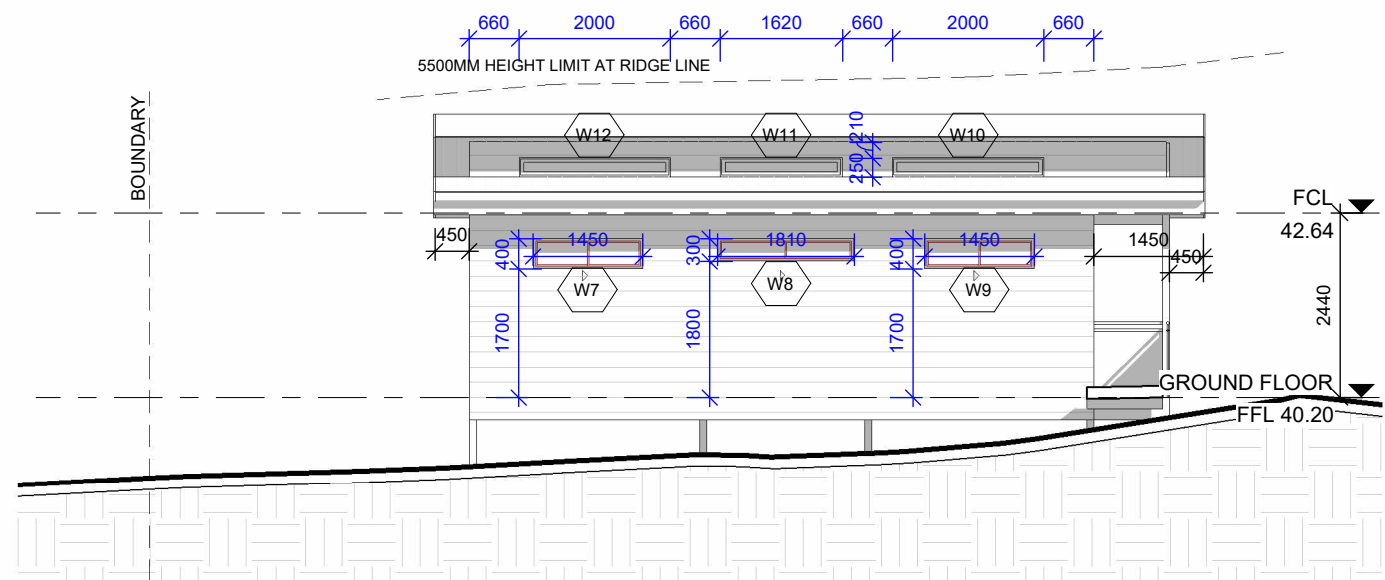


2 SOUTH ELEVATION  
1 : 100

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3 EAST ELEVATION  
1 : 100



4 NORTH ELEVATION  
1 : 100

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LS	04/02/25	C	ISSUE FOR DA

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 111 WOORARRA AVENUE ELANORA HEIGHTS NSW 2101 LOT 2/-DP564711

client

ALLIE GIESEN



true north

drawing

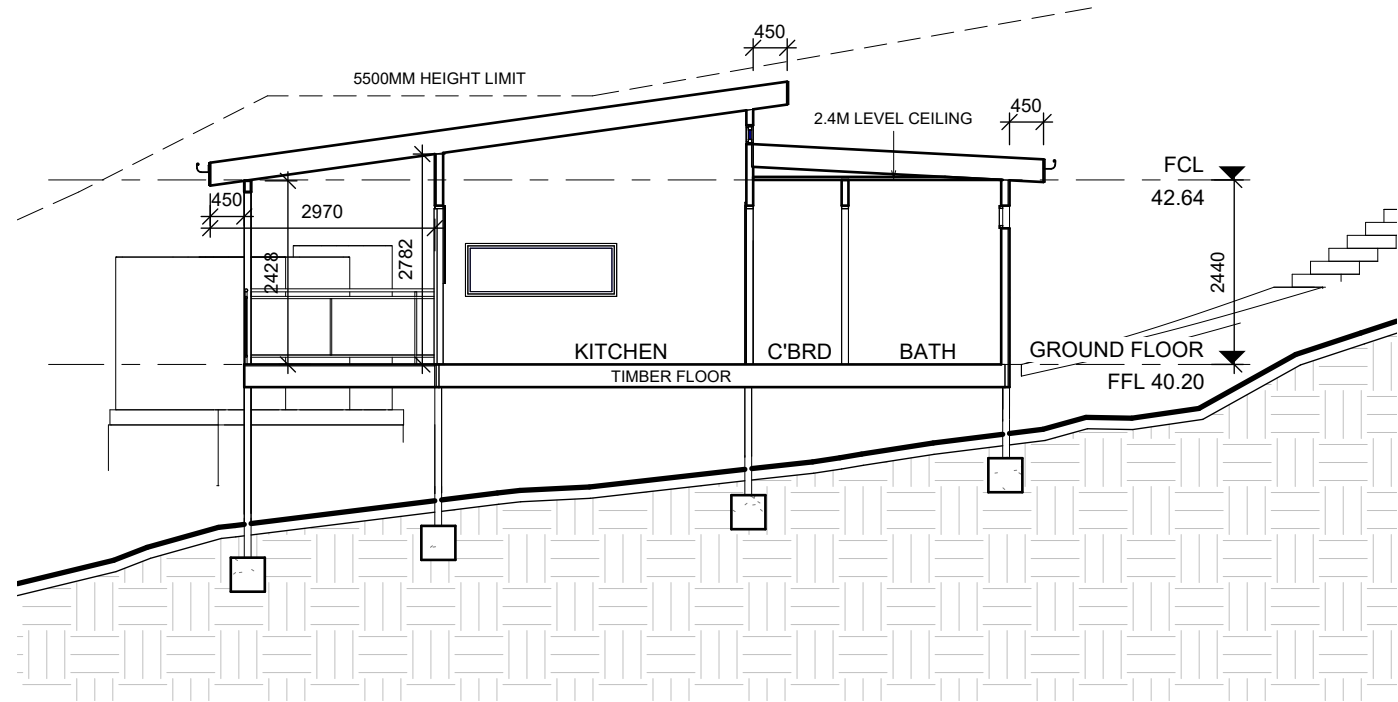
ELEVATIONS

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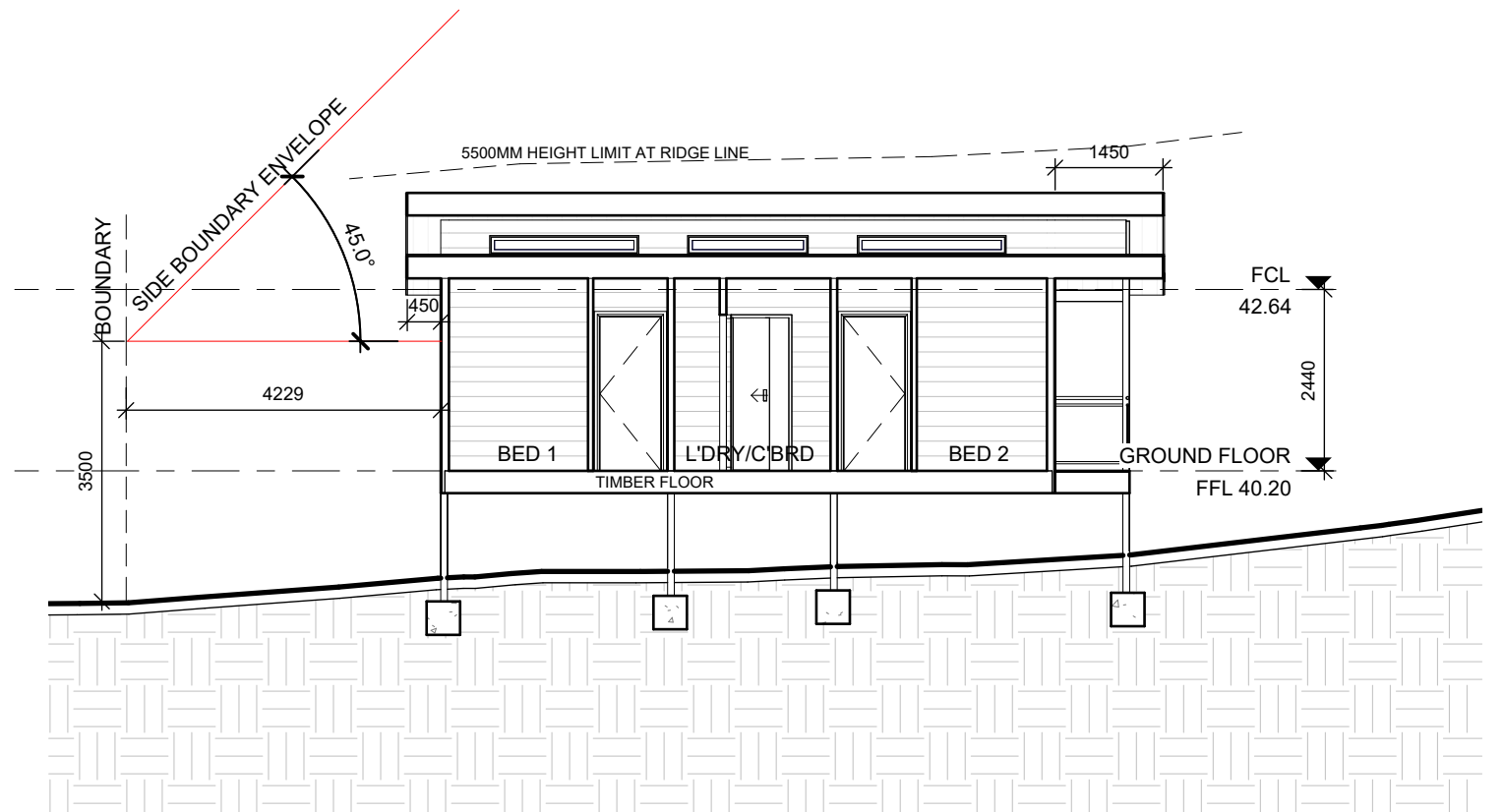


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1 SECTION A-A  
1 : 100



2 SECTION B-B  
1 : 100

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 **Bungalow Homes**

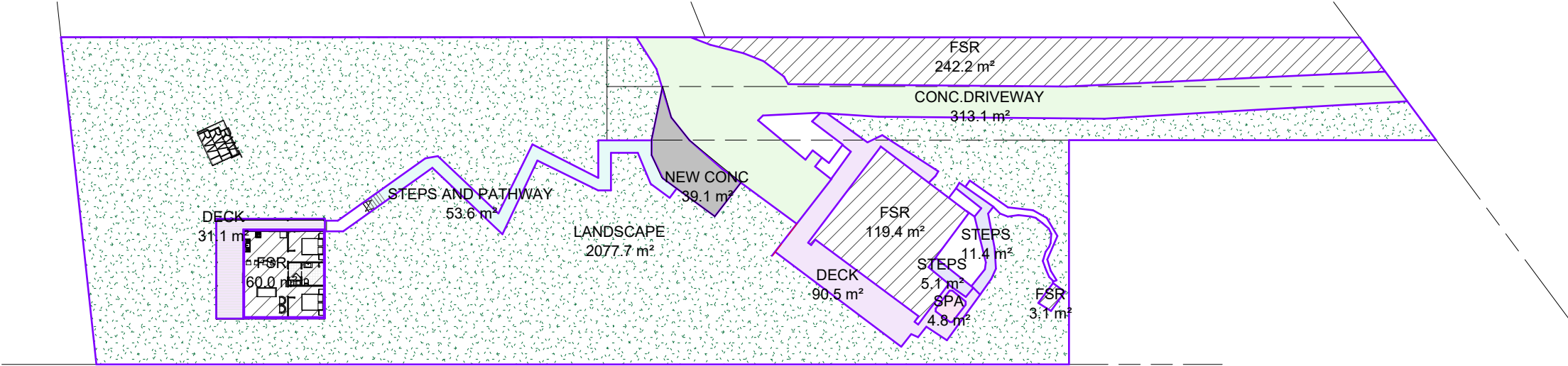
drawing	project no	date	sheet no.	scale @ A3	issue	checked
SECTIONS	24-46	01/08/24	5	1 : 100	C	?

  
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1 GROUND FLOOR  
1 : 500

SITE AREA = 2775SQM

FLOOR AREA

FLOOR AREA OF THE PRIMARY DWELLING = 239 SQM

25% OF THE FLOOR AREA =59.7 SQM

TOTAL FLOOR AREA OF THE SECONDARY DWELLING = 60 SQM

LANDSCAPED AREA

MINIMUM REQUIRED LANDSCAPED AREA = 60% SITE AREA = 1665 SQM

PROPOSED LANDSCAPED AREA = 2077.7 SQM = 75%

AREA CALCULATIONS SCHEDULE

NAME	LEVEL	COUNT	TOTAL
CONC.DRIVEW AY	GROUND FLOOR	1	313.1 m²
CONC.DRIVEWAY: 1			313.1 m²
DECK	GROUND FLOOR	2	121.5 m²
DECK: 2			121.5 m²
FSR	GROUND FLOOR	4	424.7 m²
FSR: 4			424.7 m²
LANDSCAPE	GROUND FLOOR	1	2077.7 m²
LANDSCAPE: 1			2077.7 m²
NEW CONC	GROUND FLOOR	1	39.1 m²
NEW CONC: 1			39.1 m²
NEW CONC.AREA	Not Placed	1	0.0 m²
NEW CONC.AREA: 1			0.0 m²
SPA	GROUND FLOOR	1	4.8 m²
SPA: 1			4.8 m²
STEPS	GROUND FLOOR	2	16.5 m²
STEPS: 2			16.5 m²
STEPS AND PATHWAY	GROUND FLOOR	1	53.6 m²
STEPS AND PATHWAY: 1			53.6 m²

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client  
ALLIE GIESEN  
 Bungalow Homes



drawing	project no	date	sheet no.	scale @ A3	issue	checked
AREA CALCULATIONS	24-46	01/08/24	6	1 : 500	C	?



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22/11/2024

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE  
CONSTRUCTION OF GRANNY FLAT AT 111 WOORARRA AVENUE ELANORA HEIGHTS**


**EXTERNAL WALLS, DOWNPIPES**

Manufacturer	Dulux	
Colour	Snow Season	
Finish	Paint Finish	

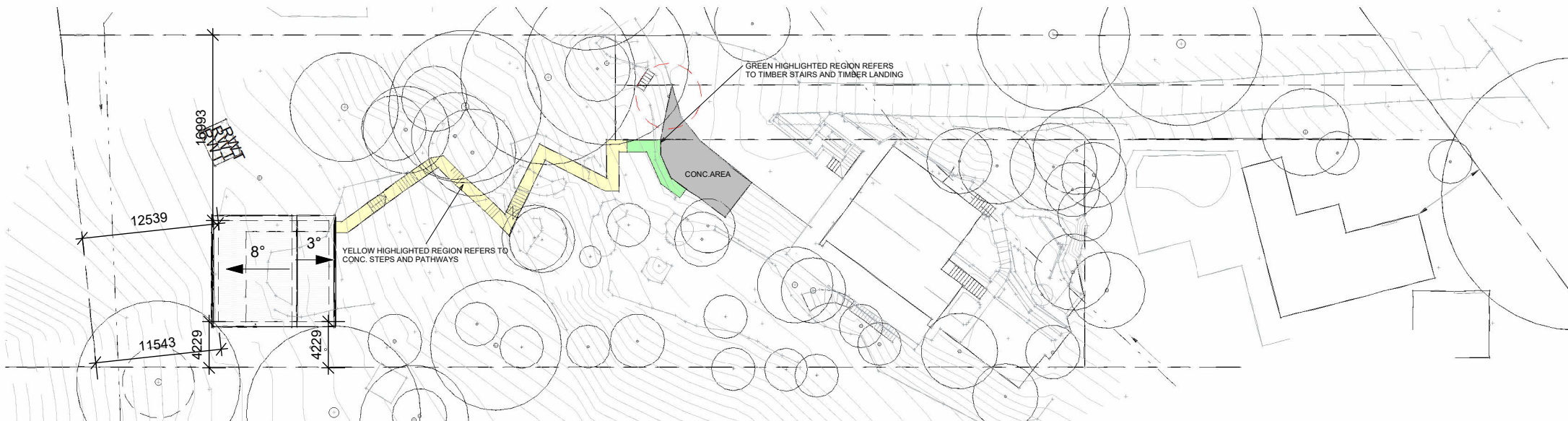
**ROOF, FASCIA & GUTTERS**

Manufacturer	Colorbond	
Colour	Basalt	
Finish	Metal Finish	

**WINDOWS & DOOR TRIMS**

Manufacturer	Dulux	
Colour	Vivid White	
Finish	Paint Finish	

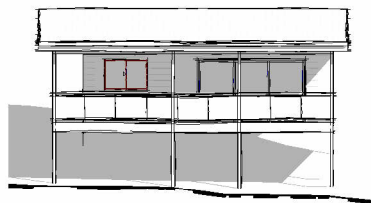




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## SITE AND ROOF PLAN .

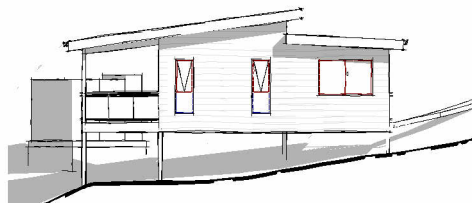
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2

## SOUTH ELEVATION .

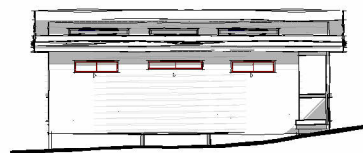
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3

## EAST ELEVATION .

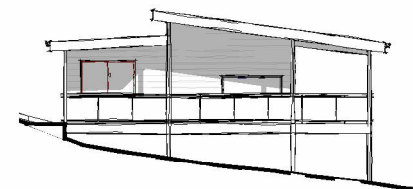
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4

## NORTH ELEVATION .

1 : 250



5

## WEST ELEVATION .

1 : 250

project

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client

ALLIE GIESEN



true north



drawing

NOTIFICATION PLAN

project no  
24-46

date  
01/08/24

sheet no.  
.1 of 1

scale @ A4  
As  
indicated

issue  
C

checked  
?

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