

**GENERAL NOTES**

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drawn	date	issue	amendment
EC	22/09/20	A	ISSUE FOR DA

project  
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 36  
WEEROONA AVENUE ELANORA HEIGHTS 2101 NSW  
LOT 18 DP 13152**

**bdad**  
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

client  
**NIK AND MARIA FRANK**



drawing  
**3D VIEWS**

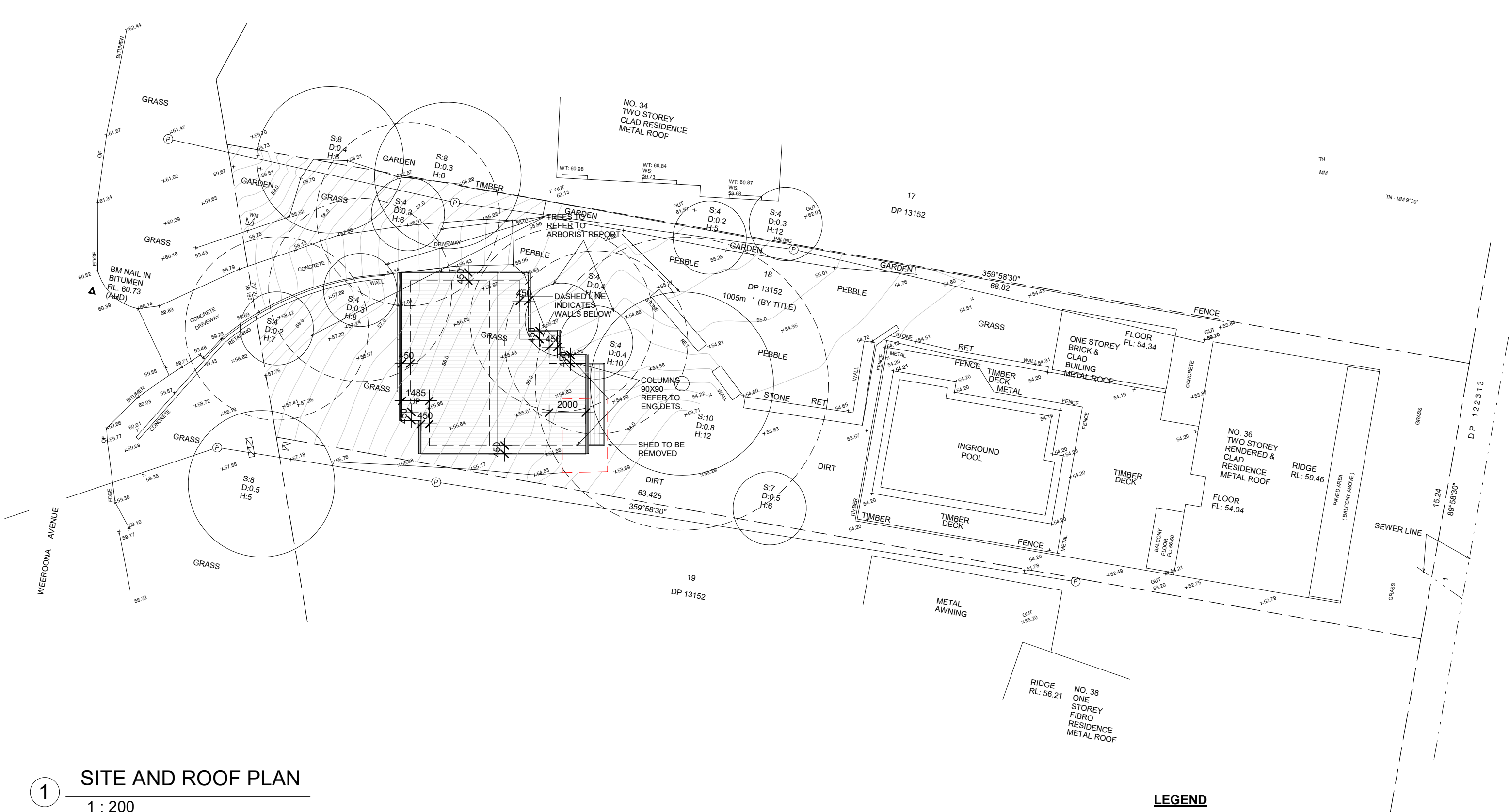
project no  
20-71

date  
22/09/20

sheet no.  
0

scale @ A3 issue drawn  
A RK

**RK**  
DESIGNS



**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

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client  
**NIK AND MARIA FRANK**

drawn  
**SITE AND ROOF PLAN**

project no  
20-71

date  
22/09/20

sheet no.  
1

scale @ A3 issue  
1 : 200 A

drawn  
RK

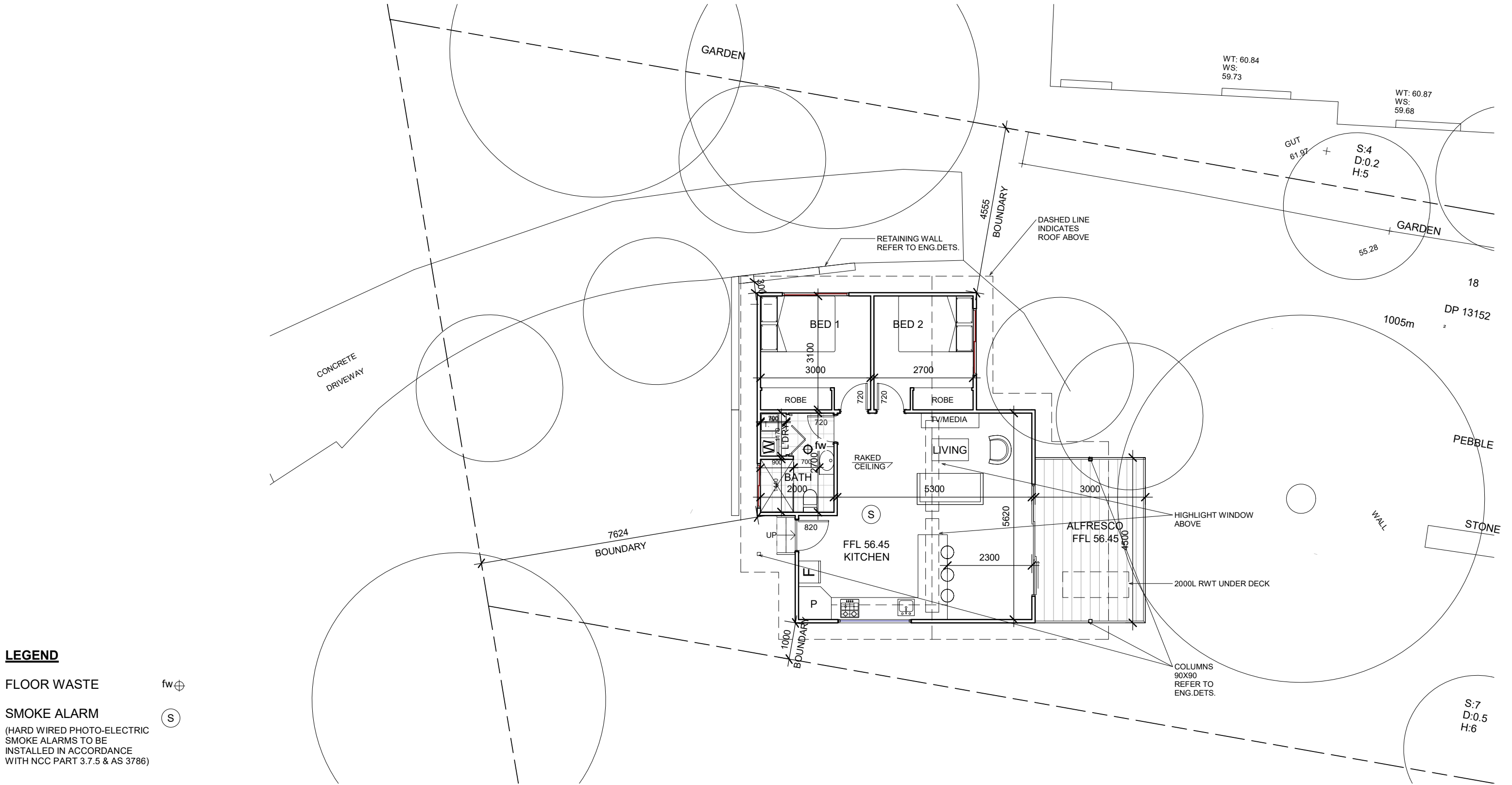
drawn  
**NIK AND MARIA FRANK**

drawn  
**Bungalow Homes**

**bdad**  
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DESIGNS



LEGEND

FLOOR WASTE fw⊕

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

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1 GROUND FLOOR PLAN 1 : 100



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client  
NIK AND MARIA FRANK

drawing  
GROUND FLOOR PLAN

project no  
20-71

date  
22/09/20

sheet no.  
2

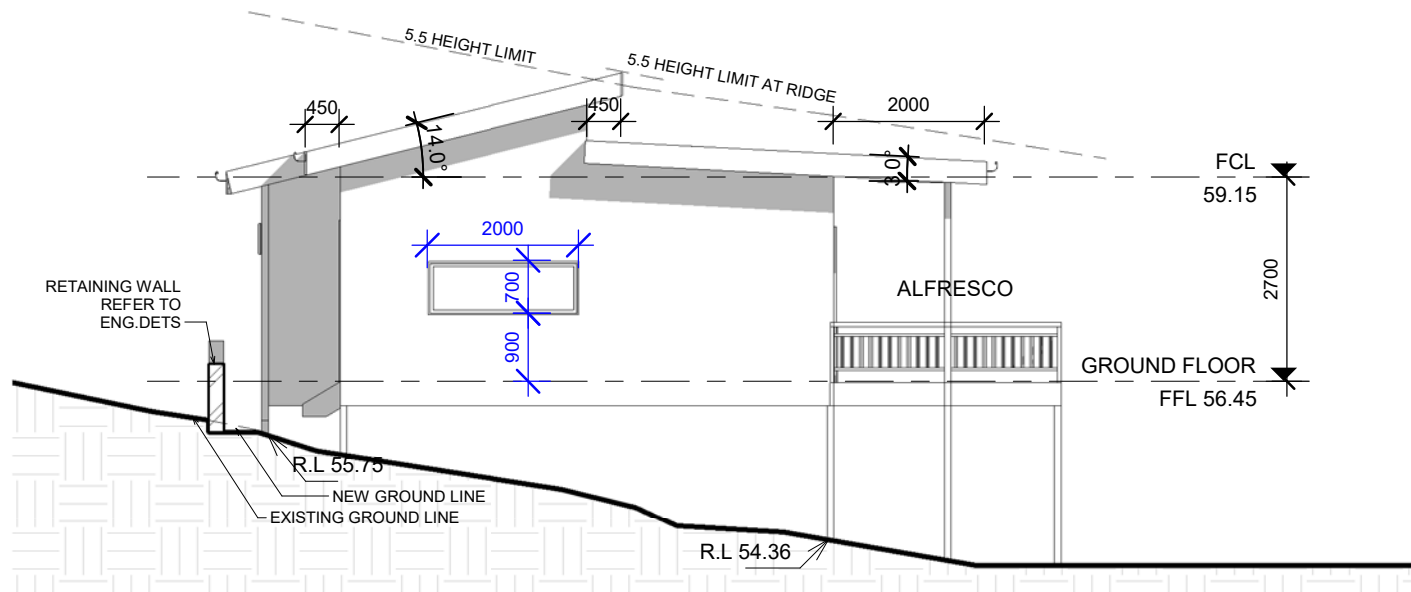
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drawn  
RK

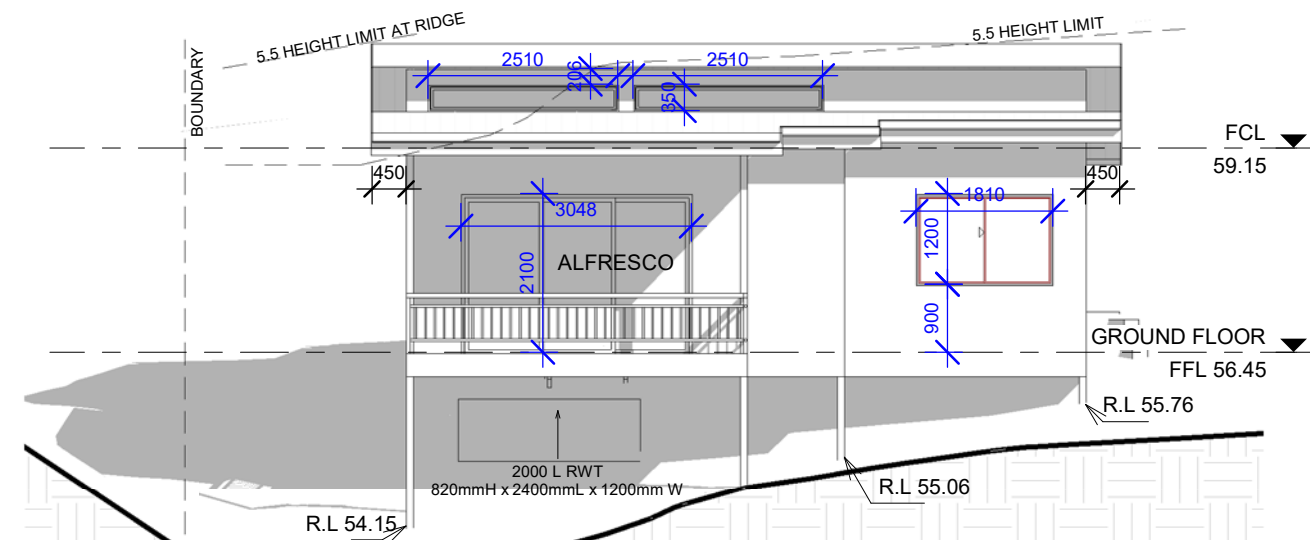
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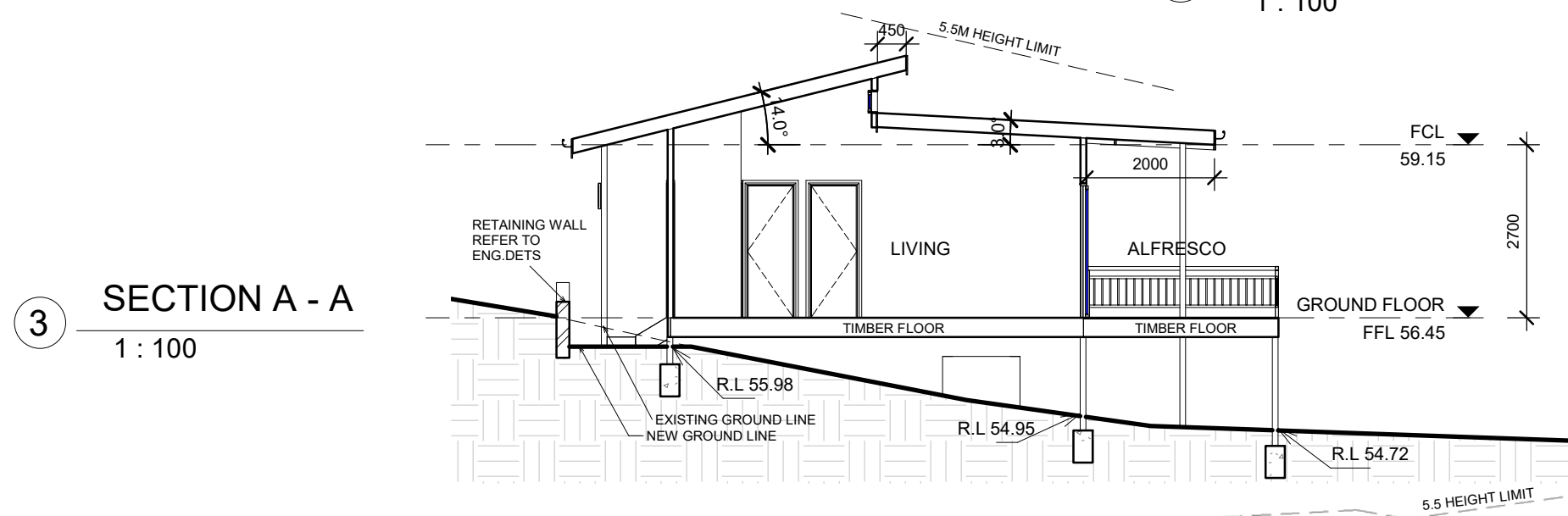




1 EAST ELEVATION  
1 : 100

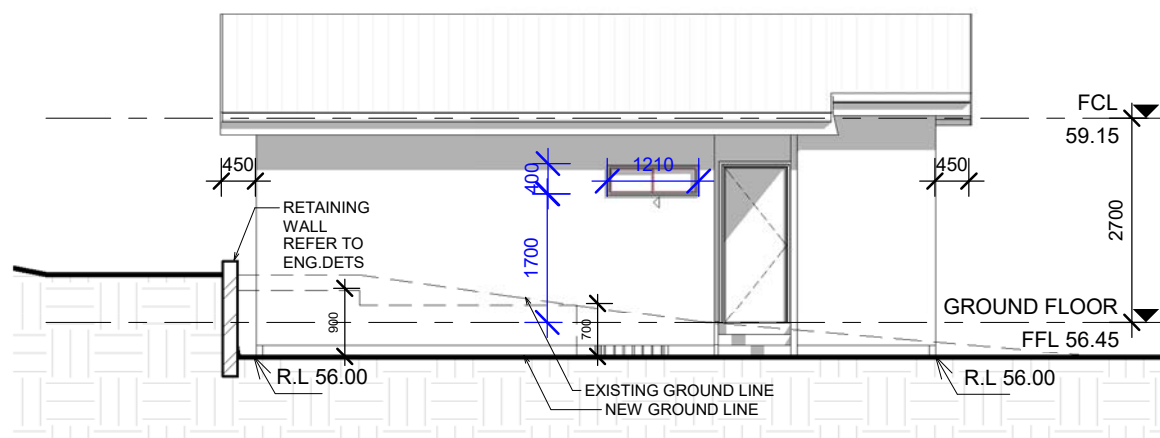


2 NORTH ELEVATION  
1 : 100

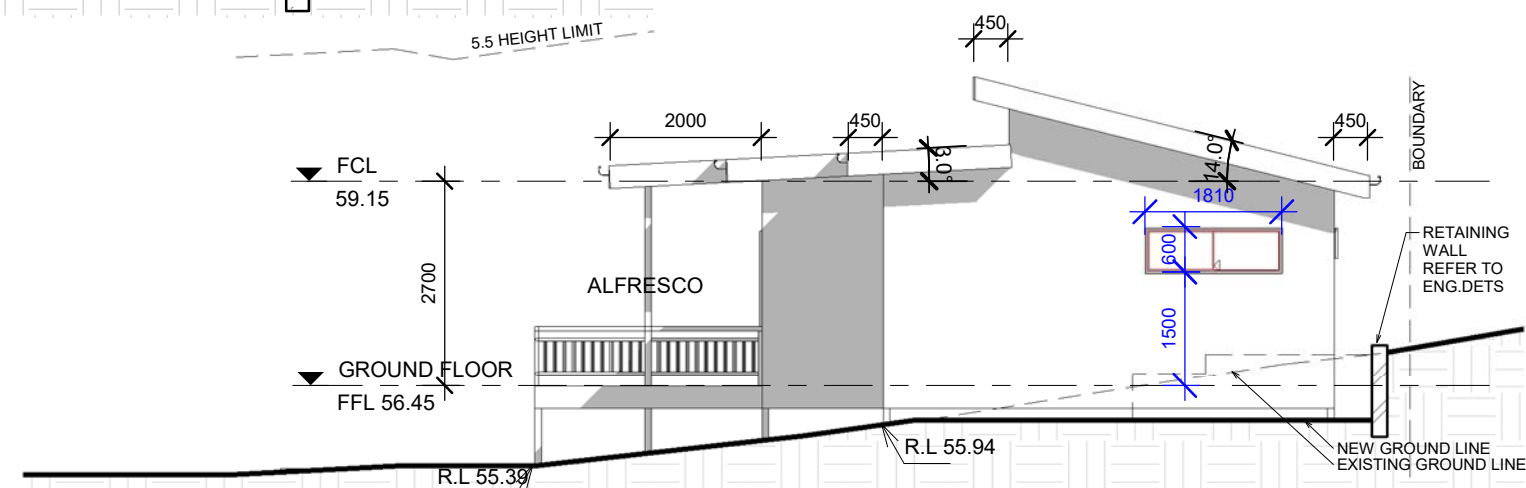


3 SECTION A - A  
1 : 100

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4 SOUTH ELEVATION  
1 : 100



5 WEST ELEVATION  
1 : 100

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drawn date issue amendment

EC 22/09/20 A ISSUE FOR DA

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 36 WEEROONA AVENUE ELANORA HEIGHTS 2101 NSW LOT 18 DP 13152

client

NIK AND MARIA FRANK

true north



drawing

ELEVATIONS AND SECTION

project no

20-71

date

22/09/20

sheet no.

3

scale @ A3 issue drawn

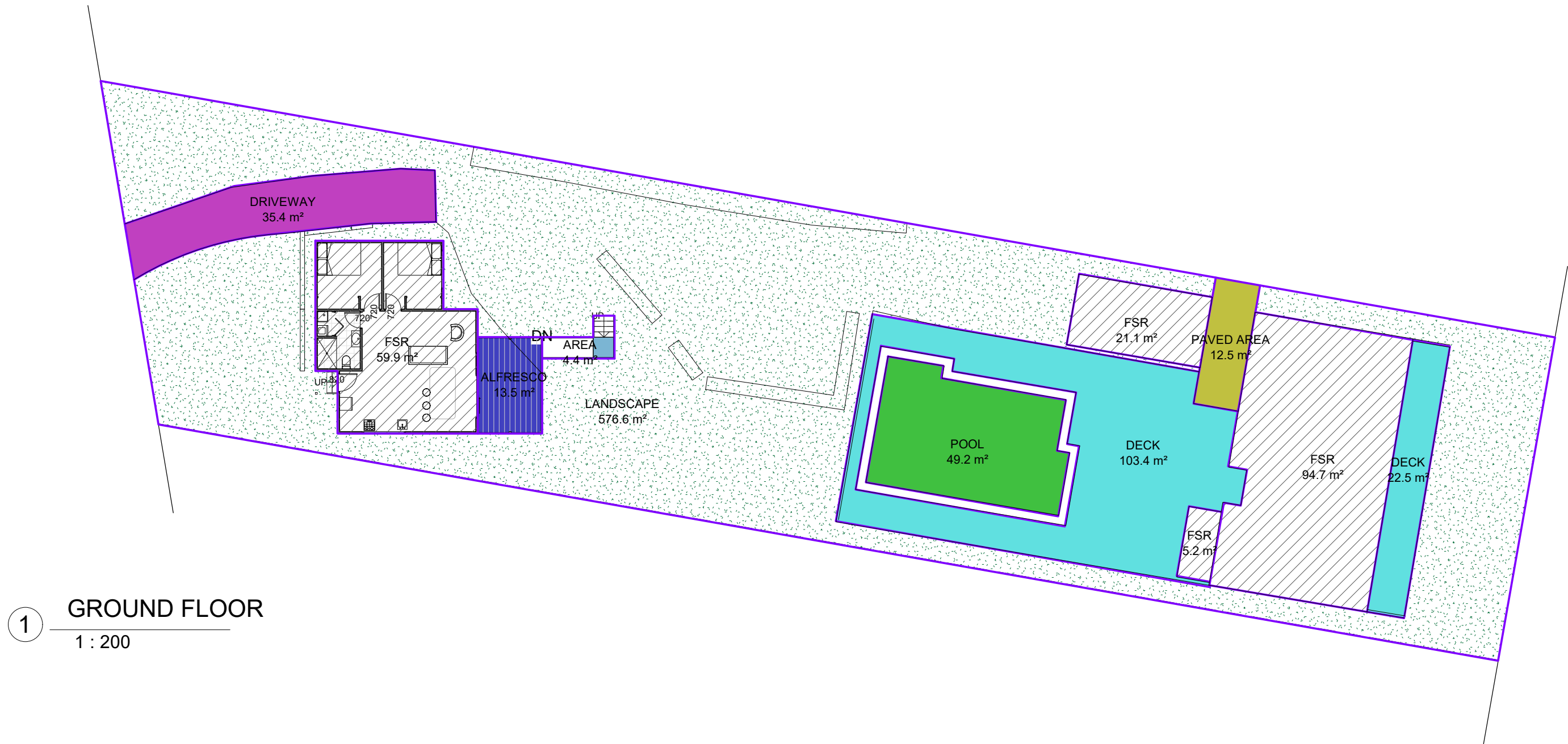
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DESIGNS



1 GROUND FLOOR  
1 : 200

SITE AREA = 1,005qm

**LANDSCAPED AREA**  
REQUIRED LANDSCAPING = 60 % OPEN SPACE = 603sqm  
(MINIMUM WIDTH NOT LESS THAN 2 METRES)  
PROPOSED LANDSCAPED AREA = 576.6 sqm  
VARIABLE RECREATIONAL OUTDOOR AREA = 6% OF THE SITE AREA = 60.3sqm  
TOTAL VARIED LANDSCAPED AREA = 636.9sqm = 63.4% OF THE SITE AREA

REFER TO 5.4 VARIATIONS OF LANDSCAPED AREA

**PRIVATE OPEN SPACE**  
REQUIRED TOTAL OPEN SPACE = 80 sqm  
PROPOSED OPEN SPACE = 80 sqm

THEREFORE, THE PROPOSAL COMPLIES WITH PDCP.

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client  
NIK AND MARIA FRANK

 Bungalow Homes



drawing  
AREA CALCULATIONS

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VEHICLES CARRYING LOOSE BUILDING MATERIALS TO BE COVERED IN COMPLIANCE WITH ROAD TRAFFIC REGULATIONS. SAFE ACCESS FOR HEAVY EQUIPMENT PLANT AND MATERIALS DELIVERY.

CONSTRUCTION MATERIALS STORAGE AREA LOCATION OF STOCKPILE MATERIAL AND WASTE. ie. BRICKS, TILES & SIMILAR MATERIALS, TIMBER OFFCUTS AND RECYCLABLE MATERIALS & WASTE FOR LANDFILL

LOCATION OF STOCKPILE MATERIAL AND WASTE. ie. BRICKS, TILES & SIMILAR MATERIALS, TIMBER OFFCUTS AND RECYCLABLE MATERIALS & WASTE FOR LANDFILL TOP SOIL, SAND STOCKPILE TO BE COVERED AND PROTECTED WITH GEOTEXTILE FABRIC

PROVIDE 1800mm HIGH SAFETY & SECURITY FENCE FOR THE DURATION OF THE DEMOLITION & CONSTRUCTION WORKS. SILT FENCE, GEOTEXTILE FABRIC OR THE EQUIVALENT TO ALL BOUNDARIES

PROVIDE 1800mm HIGH ACCESS GATE WITH PADLOCK.

DISPLAY COMPLIANCE SIGN

ANY DAMAGE TO EXISTING &/OR ADJOINING PROPERTY &/OR SERVICES IS TO BE MADE GOOD WITH MINIMAL IF ANY INCONVENIENCE TO ALL PROPRIETORS. IF ANY DAMAGE IS DUE TO NEGLIGENCE, IT IS TO BE RECTIFIED AT THE COST OF THE NEGLIGENT PARTY WHICH CAUSED THAT DAMAGE.

METHOD OF SUPPORT OF EXCAVATION ADJACENT TO ADJOINING PROPERTIES TO ENG'S DETAILS AND IT IS TO BE CERTIFIED BY A CERTIFIER ACCREDITED IN CIVIL ENGINEERING

#### NOTES

1. SOIL AND EROSION CONTROL MEASURES:
  - i) NO PARKING OR STOCKPILING OF MATERIAL IS PERMITTED ON FOOTPATH.
  - ii) ACCESS IS TO BE GAINED VIA TEMPORARY

#### ENTRY


- iii) SILT STOP FENCING TO BE PLACED ALONG THE NORTH, SOUTH AND WEST BOUNDARIES. PROVIDE SILT STOP FENCING ON THE EASTERN SIDE WHERE SHOWN ON PLAN.

#### 2. MAINTENANCE PROCEDURES DURING CONSTRUCTION:

- i) ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AT ALL TIMES SO THAT THOSE MEASURES ARE FULLY FUNCTIONAL/OPERATIONAL DURING THE CURRENCY OR WORKS. ALL SUCH CONTROLS MUST ALSO BE FULLY FUNCTIONAL/ OPERATIONAL SHOULD WORK OPERATIONS CEASE TEMPORARILY. (eg WEEKENDS, ROSTERED DAYS OFF, etc.)
  - ii) ALL FILTER BARRIERS ARE TO BE REGULARLY INSPECTED, PARTICULARLY FOLLOWING RUNOFF EVENTS, SO THAT DISLODGED OR BROKEN BALES/BAGS CAN BE IMMEDIATELY REPLACED. SEDIMENT ACCUMULATION BEHIND STRAWBALE SANDBAGS SHALL BE REMOVED.
  - iii) RESPREAD MATERIAL GAINED DURING MAINTENANCE OPERATION OR ALTERNATIVELY PLACE ON STOCKPILES.
3. MINIMISE DISTURBED AREAS.
  4. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH.
  5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
  6. ALL TRUCK LOADS ARE TO BE COVERED WHEN ENTERING AND EXITING THE SITE SO AS TO AVOID SPILLAGE.

DEMOLISH & REMOVE FROM THE SITE. AS PER THE SPECIFICATION, THE COUNCIL REQUIREMENTS & AS. 2601 ALL THE EXISTING BUILDINGS, CARPORT, FENCES, DRIVEWAY, PATHS AND THE LIKE, AS SHOWN HATCHED AND/OR AS REQUIRED TO ACHIEVE THE PROPOSED WORK. DISCONNECT, CAP OFF & SEAL ALL REDUNDANT SERVICES PRIOR TO THE COMMENCEMENT OF DEMOLITION

#### LEGEND

 - TO BE DEMOLISHED

## DEMOLITION PLAN

1 : 250

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client

NIK AND MARIA FRANK

true north



drawing

DEMOLITION PLAN

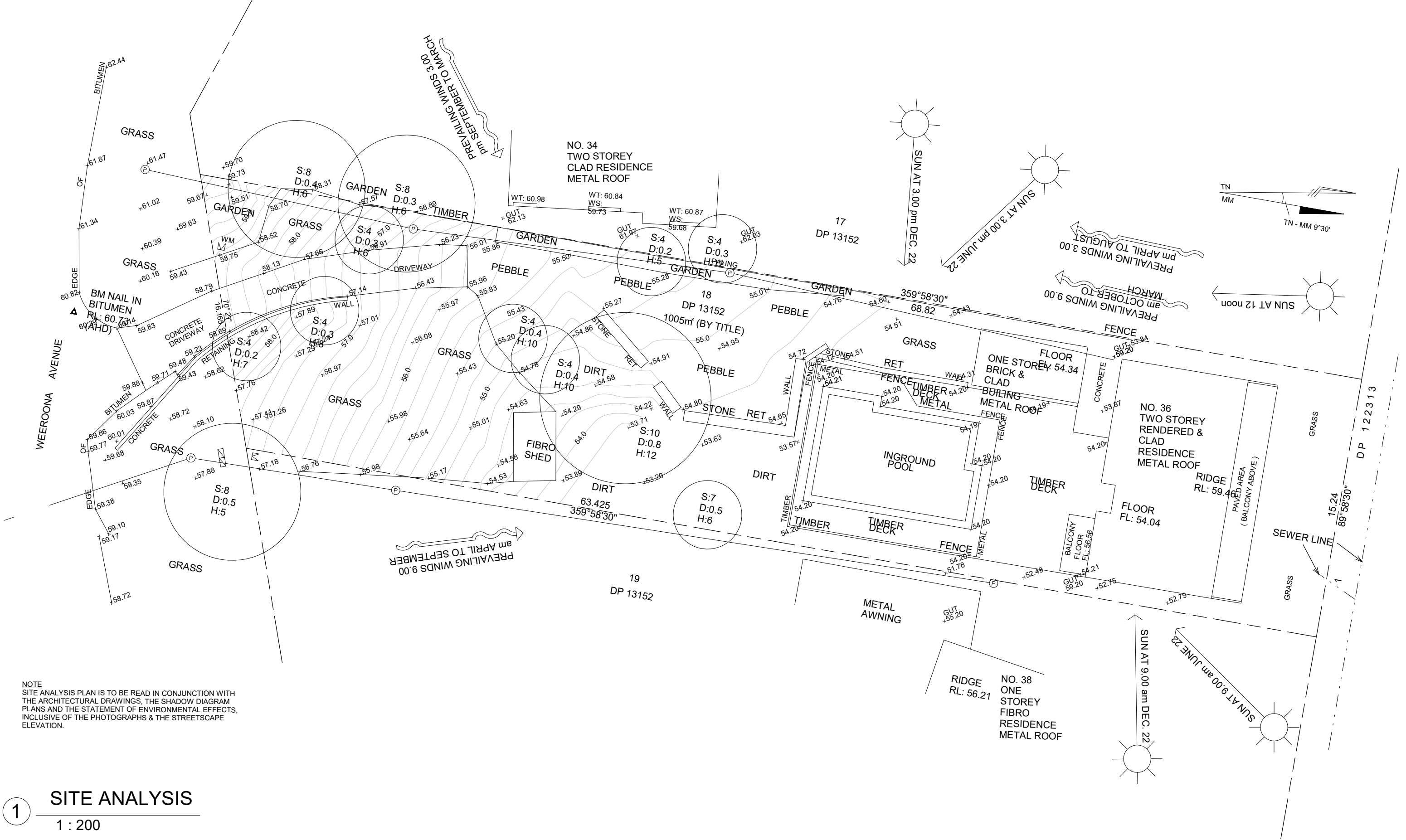
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NOTE  
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH  
THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM  
PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS,  
INCLUSIVE OF THE PHOTOGRAPHS & THE STREETScape  
ELEVATION.

# 1 SITE ANALYSIS

1 : 200

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client

NIK AND MARIA FRANK

77 Bungalow Homes

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