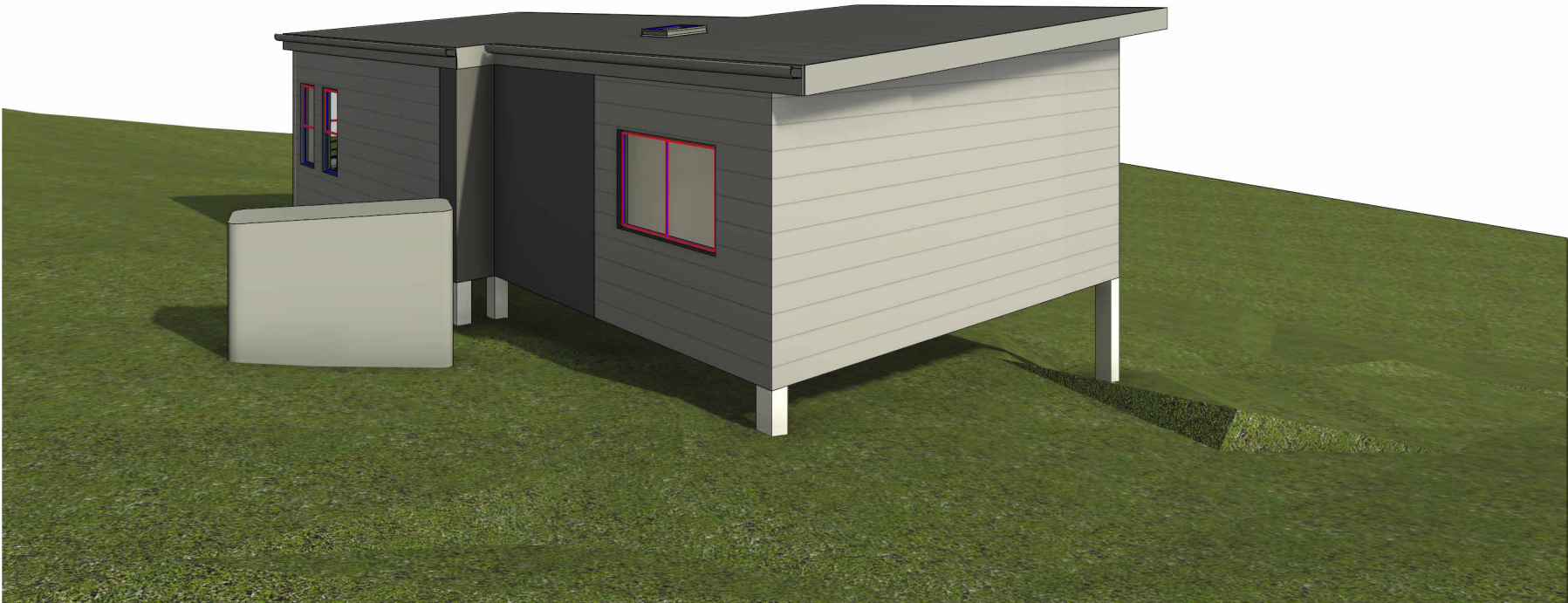
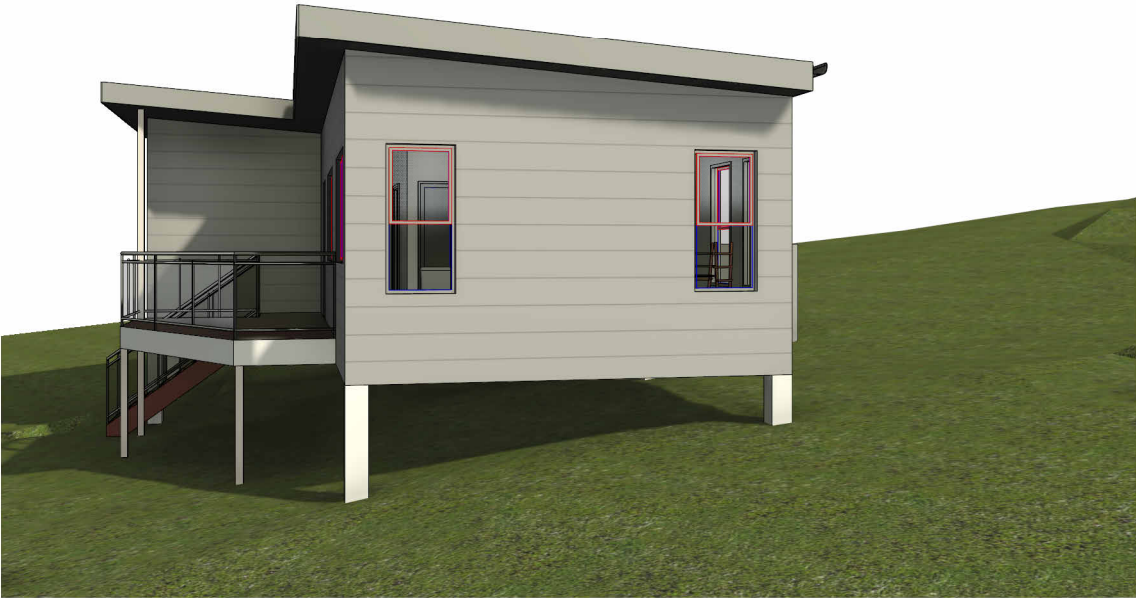
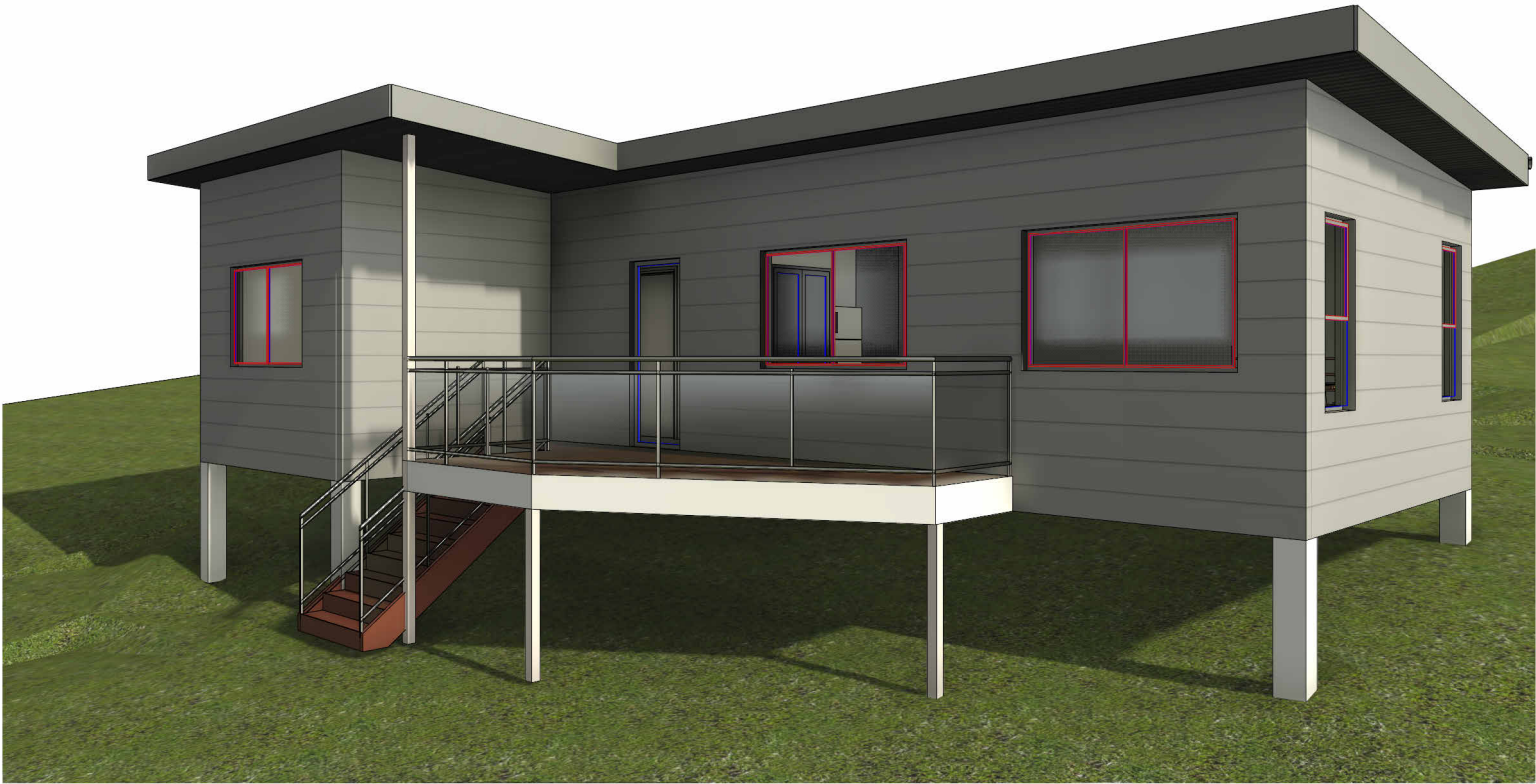


4 WOLLOMBI ROAD BILGOLA PLATEAU

RESIDENCE

SHEET LIST (A)

| SHEET NUMBER | SHEET NAME             | ISSUE |
|--------------|------------------------|-------|
| A 0          | 3D VIEWS               | G     |
| A 1          | NOTES                  | G     |
| A 2          | BASIX                  | G     |
| A 3          | SITE AND ROOF PLAN     | G     |
| A 4          | GROUND FLOOR PLAN      | G     |
| A 5          | ELEVATIONS AND SECTION | G     |
| A 6          | AREA CALCULATIONS      | G     |
| A 7          | DRIVEWAY SECTION       | G     |



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. 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.

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| LS    | 07/11/24 | E     | ISSUE FOR DA  |
| LS    | 05/03/25 | G     | ISSUE FOR RFI |

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 4 WOLLOMBI ROAD BILGOLA PLATEAU NSW 2107 LOT 217 DP16902

client

WADE ORTH

true north

drawing

3D VIEWS

project no

24-47

date

05/08/24

sheet no.

A 0

scale @ A3

issue

G

checked

?

**bdag**

ACCREDITED BUILDING DESIGNER

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

**RK**

DESIGNS



PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

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project  
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 4 WOLLOMBI ROAD BILGOLA PLATEAU NSW 2107 LOT 217 DP16902**

client  
**WADE ORTH**



true north



drawing  
**SITE AND ROOF PLAN**

| project no | date     | sheet no. | scale @ A3 | issue | checked |
|------------|----------|-----------|------------|-------|---------|
| 24-47      | 05/08/24 | A 3       | 1 : 200    | G     | ?       |

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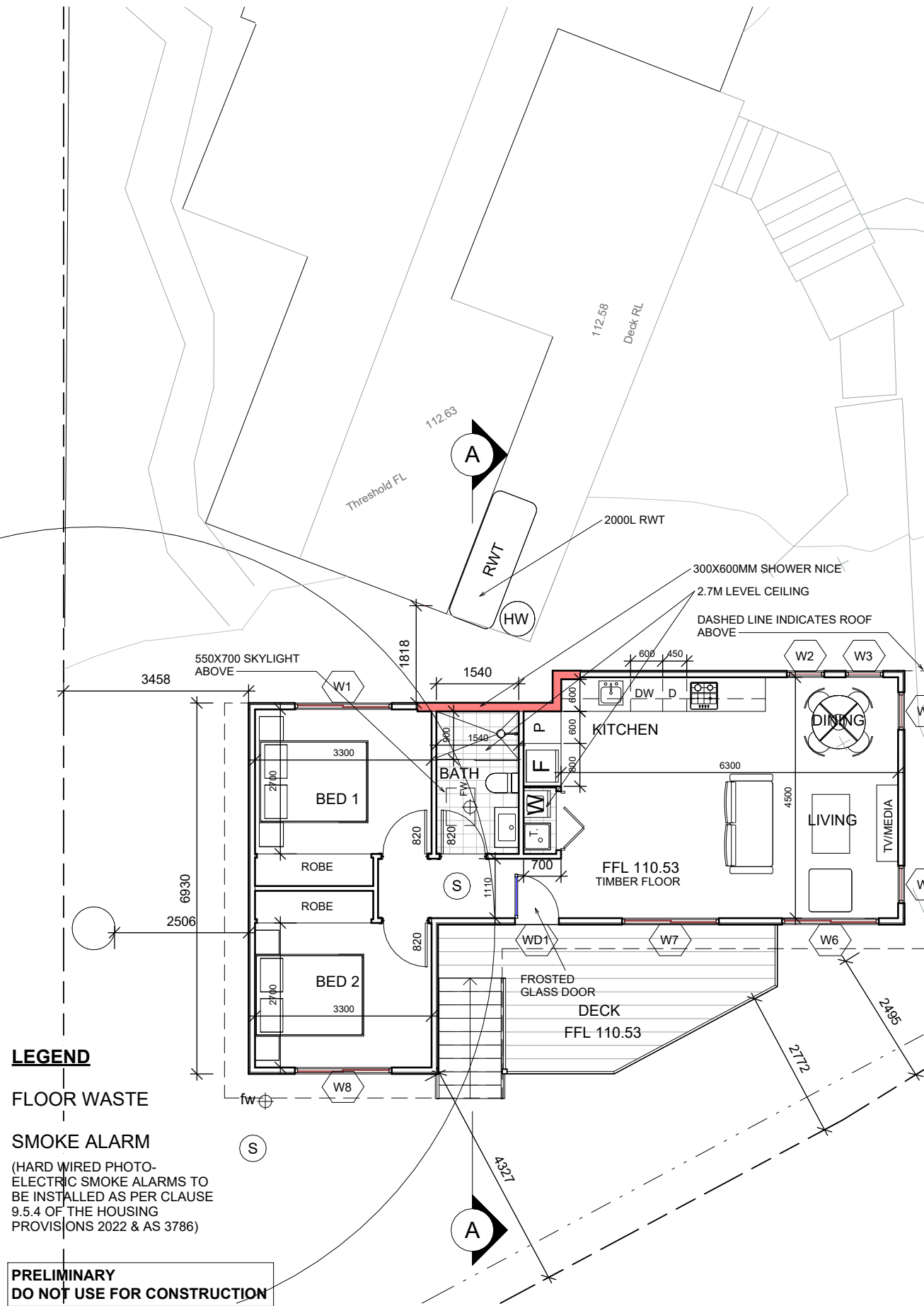
## 1 SITE AND ROOF PLAN

1 : 200



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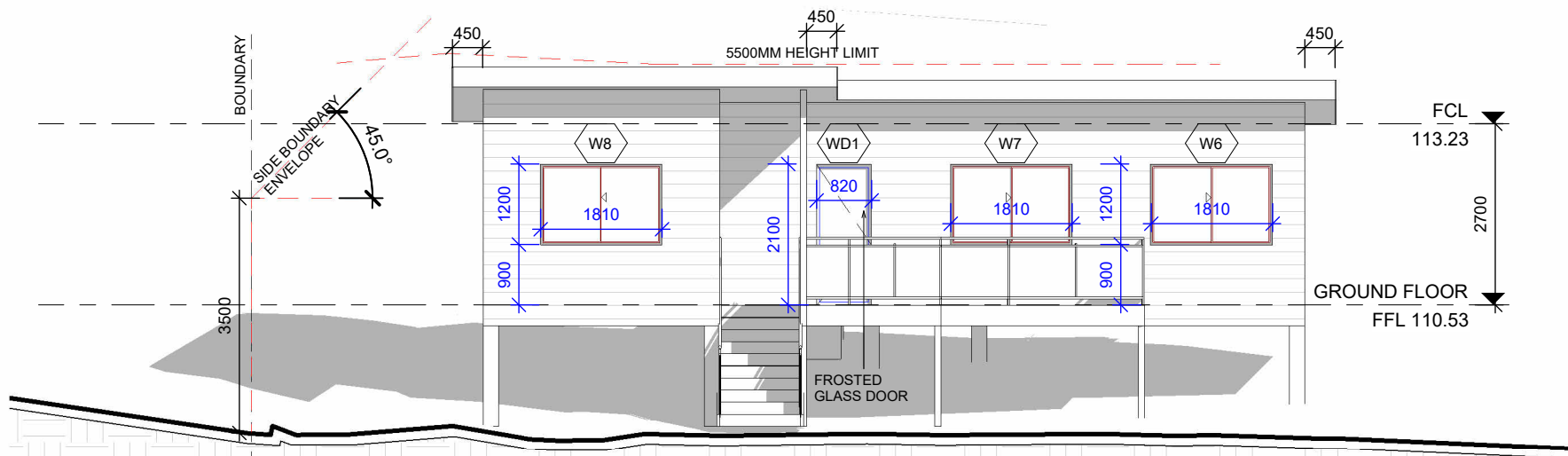
GROUND FLOOR PLAN

1 : 100

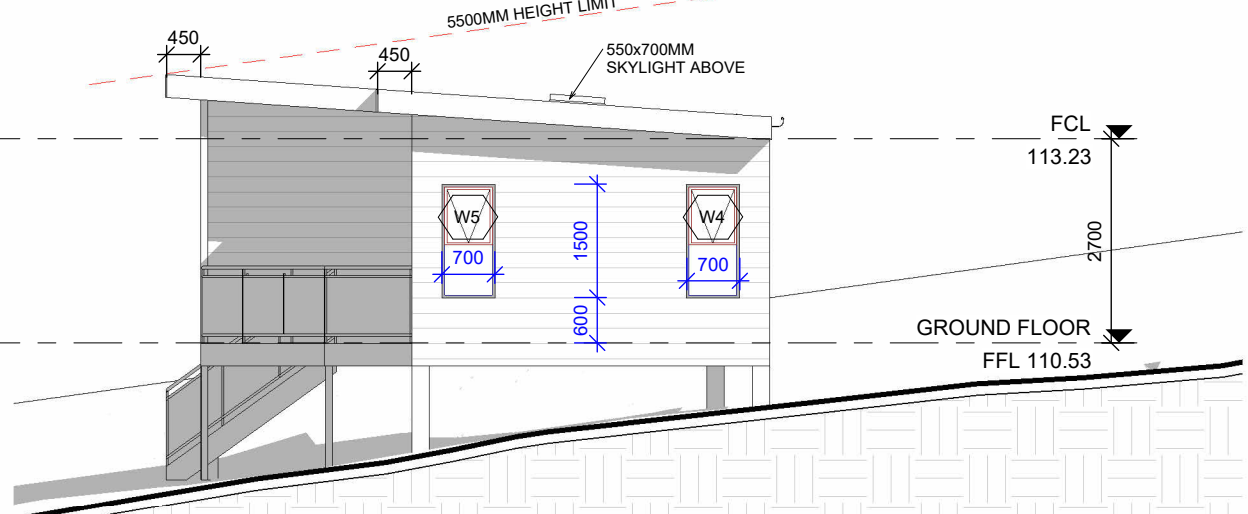
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|   |  |  |  |
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| <div>GENERAL NOTES</div> 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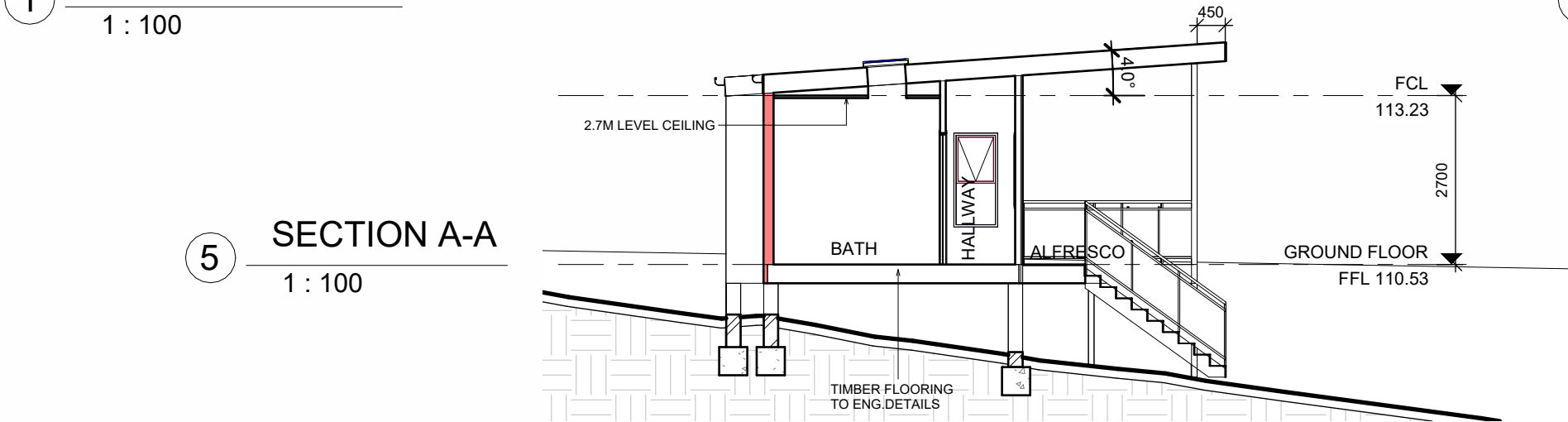


1 EAST ELEVATION  
1 : 100

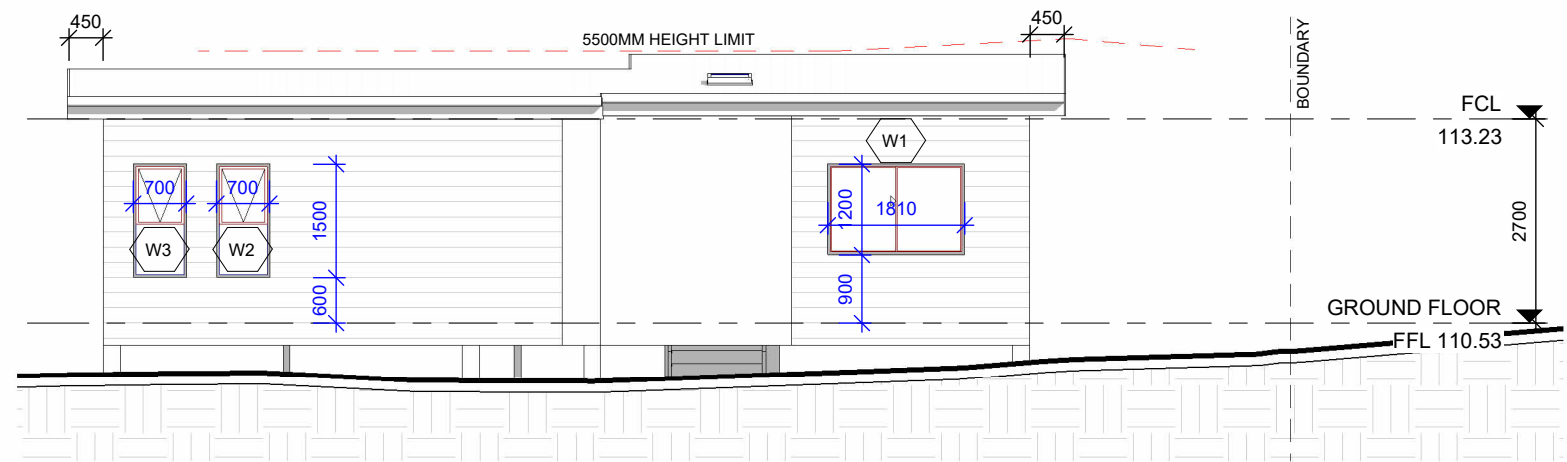


2 NORTH ELEVATION  
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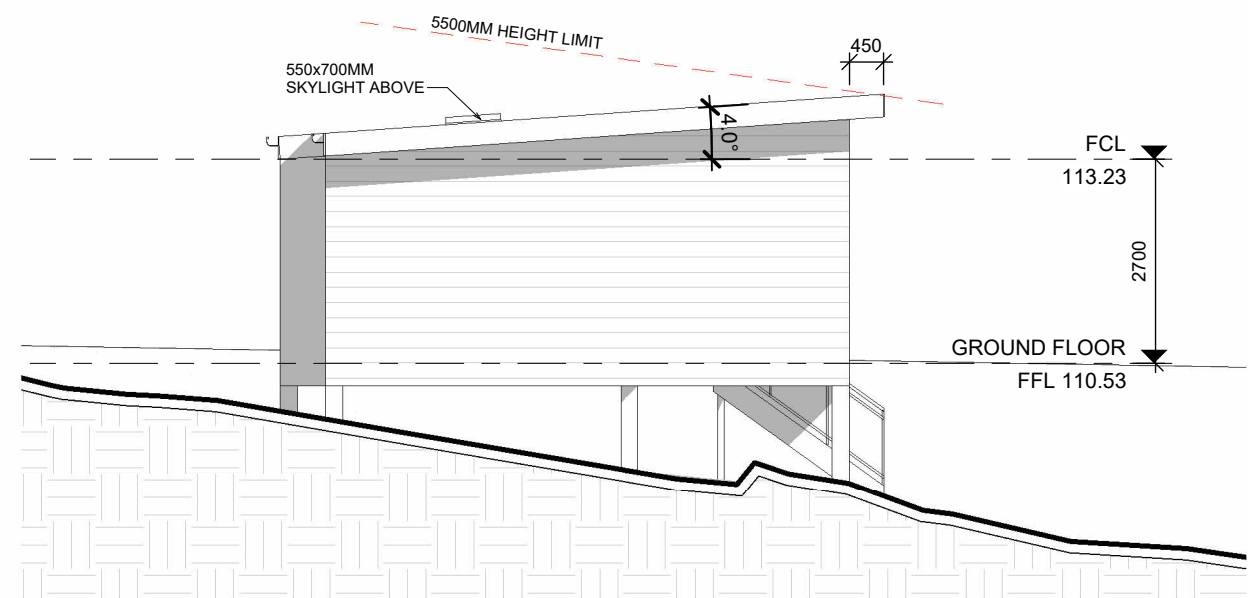
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5 SECTION A-A  
1 : 100



3 WEST ELEVATION  
1 : 100



4 SOUTH ELEVATION  
1 : 100

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| LS    | 06/09/24 | C     | ISSUE FOR DA  |
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| LS    | 07/11/24 | E     | ISSUE FOR DA  |
| LS    | 10/01/25 | F     | ISSUE FOR DA  |
| LS    | 05/03/25 | G     | ISSUE FOR RFI |

project  
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 4 WOLLOMBI ROAD BILGOLA PLATEAU NSW 2107 LOT 217 DP16902**

client  
**WADE ORTH**

true north

drawing  
**ELEVATIONS AND SECTION**

| project no | date     | sheet no. | scale @ A3 | issue | checked |
|------------|----------|-----------|------------|-------|---------|
| 24-47      | 05/08/24 | A 5       | 1 : 100    | G     | ?       |

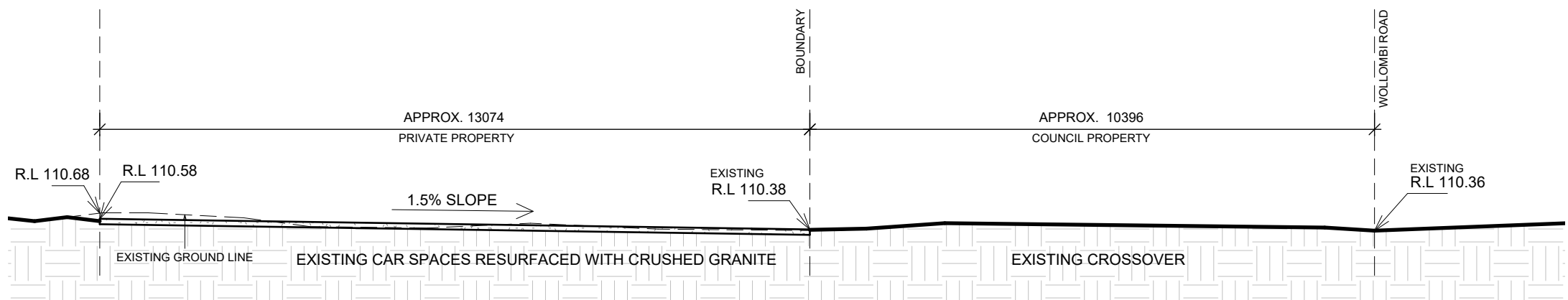
**Bungalow Homes**

**bdag**  
ACCREDITED  
BUILDING DESIGNER

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abn. 66 659 200 389  
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DESIGNS





1 SECTION B-B  
1 : 100

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| LS    | 05/08/24 | A     | ISSUE FOR DA  |
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| LS    | 06/09/24 | C     | ISSUE FOR DA  |
| LS    | 27/09/24 | D     | ISSUE FOR DA  |
| LS    | 07/11/24 | E     | ISSUE FOR DA  |
| LS    | 10/01/25 | F     | ISSUE FOR DA  |
| LS    | 05/03/25 | G     | ISSUE FOR RFI |
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project

**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 4 WOLLOMBI ROAD BILGOLA PLATEAU NSW 2107 LOT 217 DP16902**

client

**WADE ORTH**




**Bungalow Homes**

true north

drawing

**DRIVEWAY SECTION**

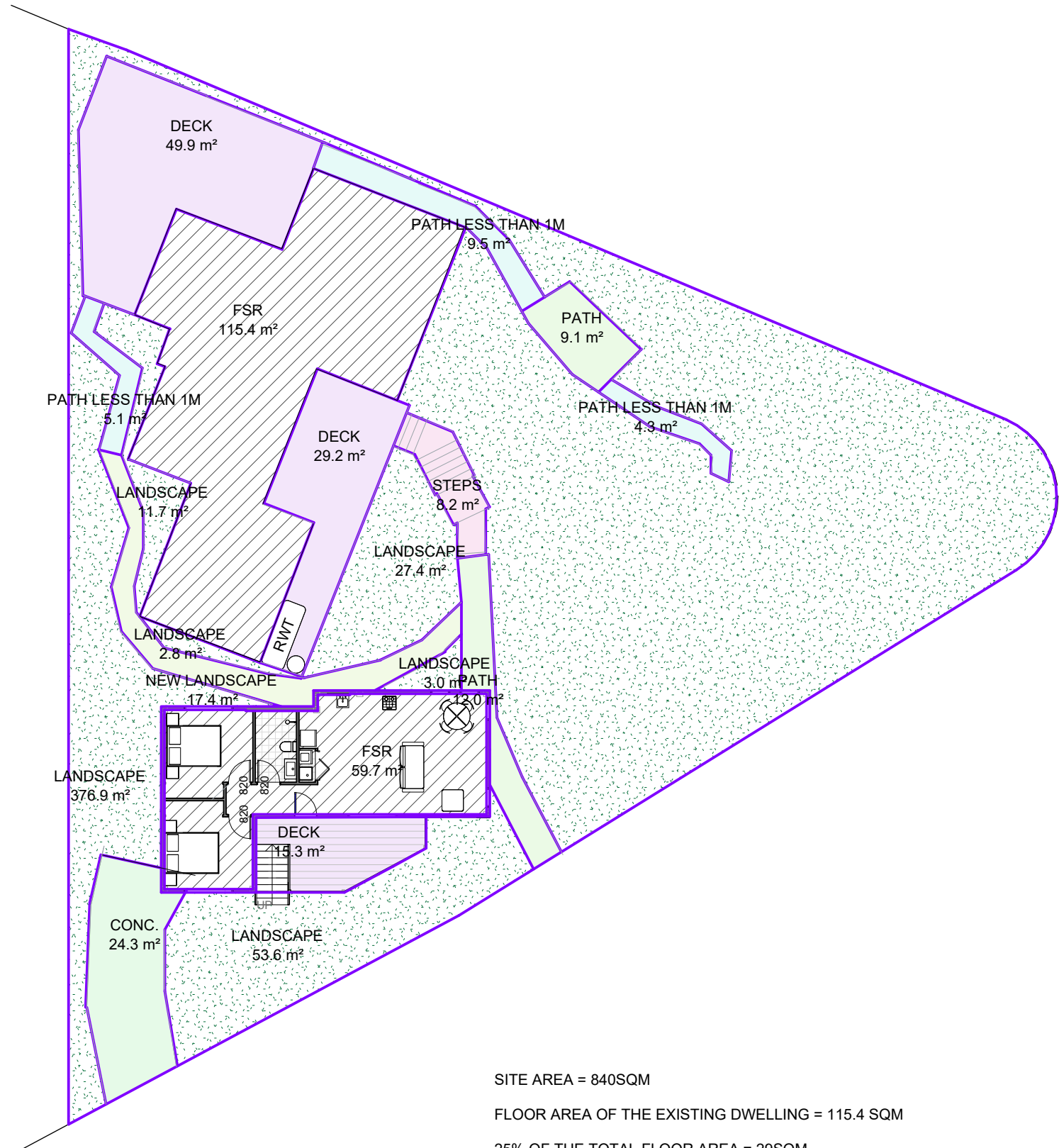
| project no | date     | sheet no. | scale @ A3 | issue | checked |
|------------|----------|-----------|------------|-------|---------|
| 24-47      | 05/08/24 | A 7       | 1 : 100    | G     | ?       |



**ACCREDITED BUILDING DESIGNER**

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02 9633 4797  
abn. 66 659 200 389  
spaces designed for life

**RK**  
DESIGNS



1 GROUND FLOOR  
1 : 200

SITE AREA = 840SQM  
FLOOR AREA OF THE EXISTING DWELLING = 115.4 SQM  
25% OF THE TOTAL FLOOR AREA = 29SQM  
TOTAL FLOOR AREA OF THE SECONDARY DWELLING =60SQM  
MINIMUM REQUIRED LANDSCAPED AREA = 60% = 504SQM  
PROPOSED LANDSCAPED AREA =511.5 SQM INCLUDING IMPERVIOUS AREAS LESS THAN 1M WIDE  
THEREFORE THE PROPOSAL COMPLIES WITH PDCP

AREA CALCULATIONS SCHEDULE

| NAME                 | LEVEL        | COUNT | TOTAL    |
|----------------------|--------------|-------|----------|
| CONC.                | GROUND FLOOR | 1     | 24.3 m²  |
| CONC.: 1             |              |       | 24.3 m²  |
| CONC.DRIVEWAY        | Not Placed   | 1     | 0.0 m²   |
| CONC.DRIVEWAY: 1     |              |       | 0.0 m²   |
| DECK                 | GROUND FLOOR | 3     | 94.5 m²  |
| DECK: 3              |              |       | 94.5 m²  |
| FSR                  | Not Placed   | 2     | 0.0 m²   |
| FSR                  | GROUND FLOOR | 2     | 175.1 m² |
| FSR: 4               |              |       | 175.1 m² |
| LANDSCAPE            | Not Placed   | 4     | 0.0 m²   |
| LANDSCAPE            | GROUND FLOOR | 6     | 475.3 m² |
| LANDSCAPE: 10        |              |       | 475.3 m² |
| NEW CONC.AREA        | Not Placed   | 1     | 0.0 m²   |
| NEW CONC.AREA: 1     |              |       | 0.0 m²   |
| NEW LANDSCAPE        | GROUND FLOOR | 1     | 17.4 m²  |
| NEW LANDSCAPE: 1     |              |       | 17.4 m²  |
| PATH                 | Not Placed   | 2     | 0.0 m²   |
| PATH                 | GROUND FLOOR | 2     | 21.1 m²  |
| PATH: 4              |              |       | 21.1 m²  |
| PATH LESS THAN 1M    | Not Placed   | 1     | 0.0 m²   |
| PATH LESS THAN 1M    | GROUND FLOOR | 3     | 18.8 m²  |
| PATH LESS THAN 1M: 4 |              |       | 18.8 m²  |
| STEPS                | GROUND FLOOR | 1     | 8.2 m²   |
| STEPS: 1             |              |       | 8.2 m²   |

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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project  
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client  
WADE ORTH



true north



drawing  
AREA CALCULATIONS

| project no | date     | sheet no. | scale @ A3 | issue | checked |
|------------|----------|-----------|------------|-------|---------|
| 24-47      | 05/08/24 | A 6       | 1 : 200    | G     | ?       |



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