

1 SITE ANALYSIS

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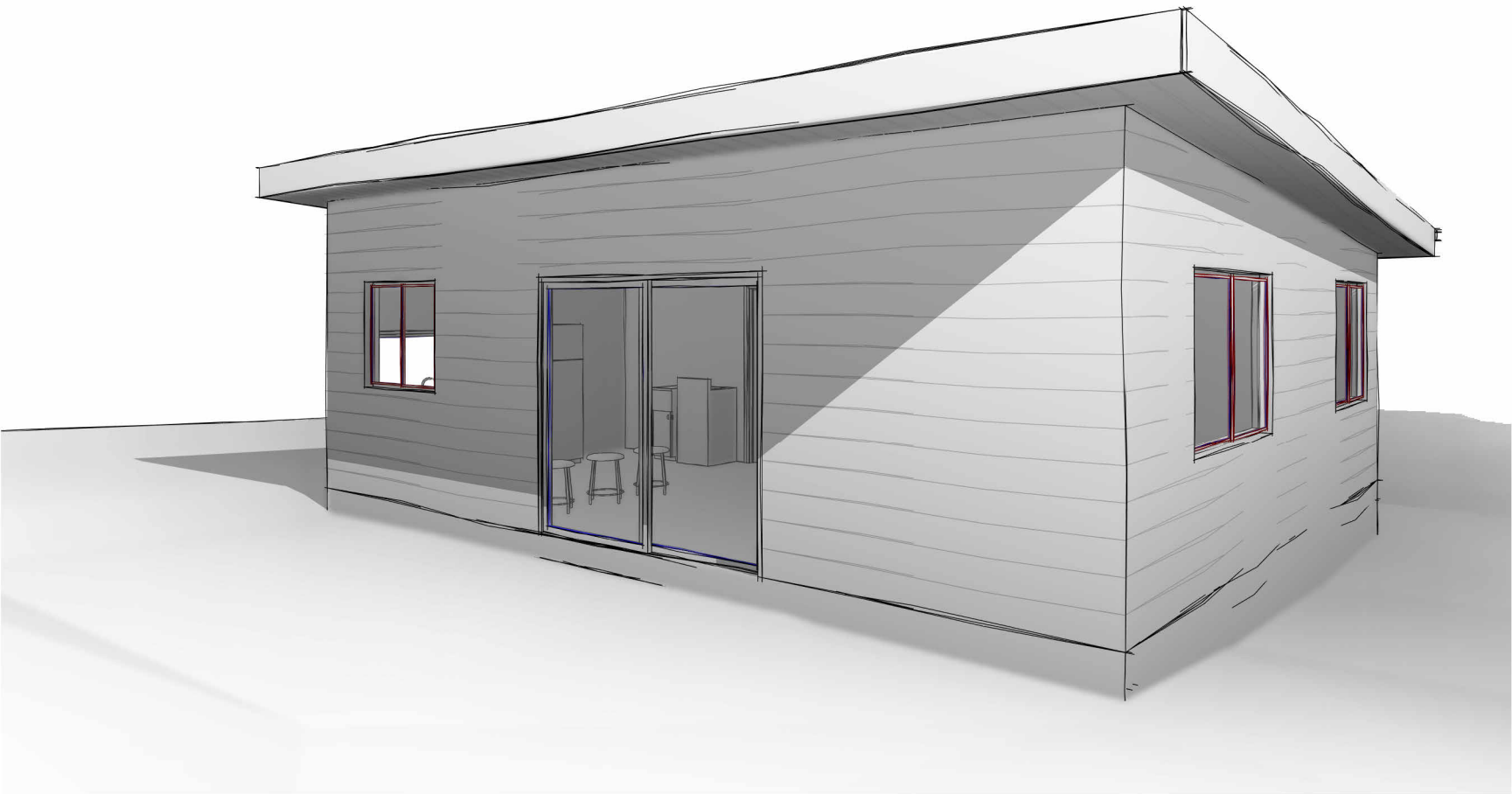
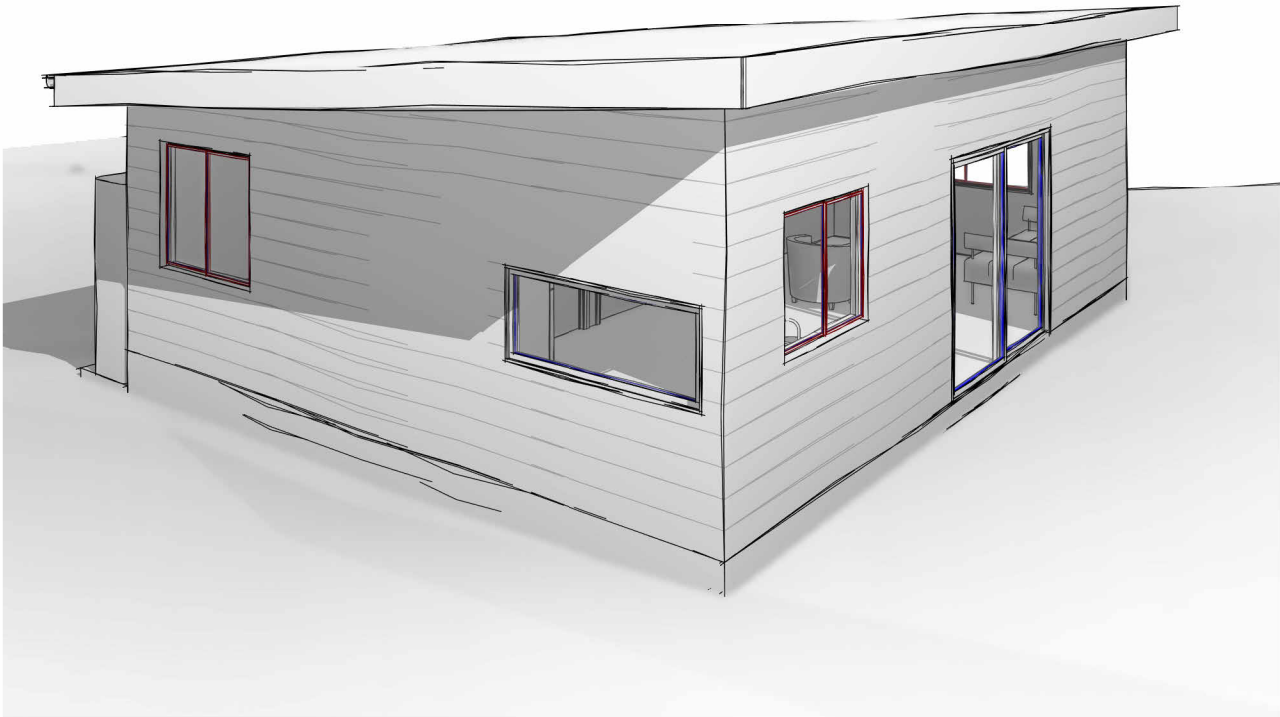
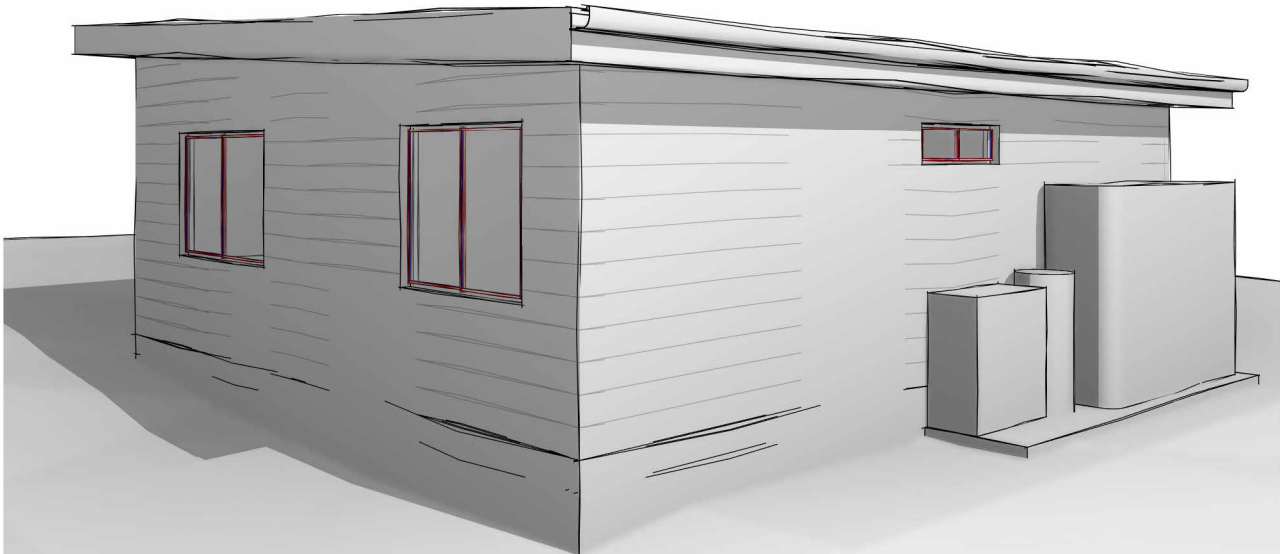
<div>GENERAL NOTES</div> <div><div><div></div><div>All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.</div><div>No Survey has been made on the boundaries, all bearings, distances and areas have 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><div></div><div></div></div><div>6/7 Parkes Street, Parramatta NSW 2150 www.rkdesigns.com.au admin@rkdesigns.com.au 02 9633 4797 abn. 68 659 200 389 spaces designed for life</div></div>	<div><div></div><div>RK DESIGNS</div></div>					
	LS	26/03/25	B	ISSUE FOR DA		PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 100 WAKEHURST PARKWAY ELANORA HEIGHTS NSW 2101 LOT 11/-DP1177671								
						client								
						RICK AND RACHEL CAVANAGH								
							true north	drawing		<div><div></div><div></div></div>				
								project no		date	sheet no.	scale @ A3	issue	checked
								25-02		15/01/25	1	1 : 200	B	?

ADDRESS 100 WAKEHURST PARKWAY ELANORA HEIGHTS

RESIDENCE

SHEET LIST (A)

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



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	description
EU	15/01/25	A	ISSUE FOR DA
EU	21/02/25	B	ISSUE FOR DA

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 100 WAKEHURST PARKWAY ELANORA HEIGHTS NSW 2101 LOT 1/-/DP1177671

client

RICK AND RACHEL CAVANAGH

 Bungalow Homes

drawing	COVER PAGE	project no	date	sheet no.	scale @ A3	issue	checked
		25-02	15/01/25	A 0		B	?



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spaces designed for life

RK
DESIGNS

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

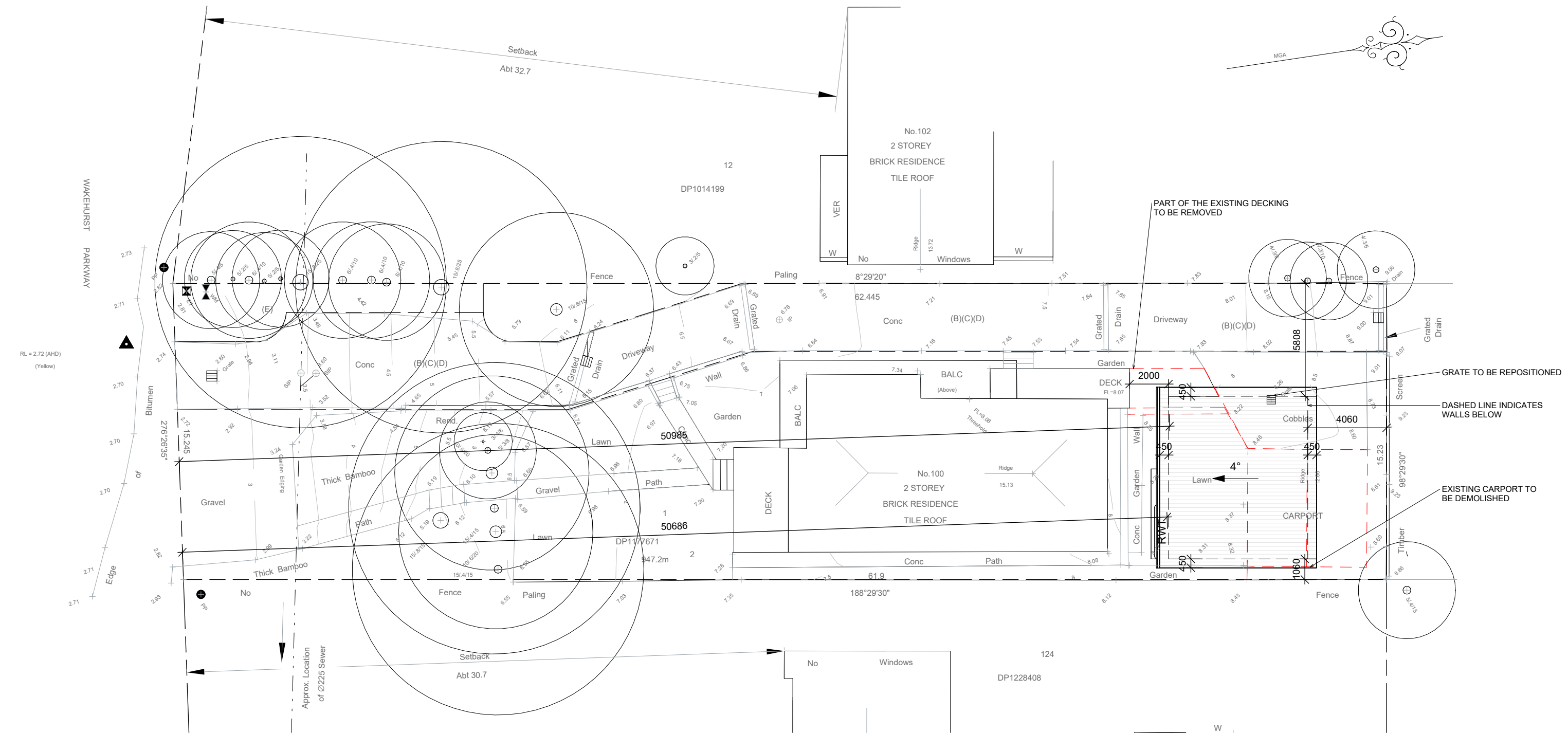
ALL OFF-STREET PARKING FACILITIES INCLUDING DRIVEWAY WIDTHS, RAMP GRADES, AISLE WIDTHS, TURNING PATHS, SIGHT DISTANCES AND PARKING BAY SIZES MUST CONFORM TO CURRENT AUSTRALIAN STANDARDS AS 2890.1 AND AS 2890.2-2002

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

<div>GENERAL NOTES</div> 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PRELIMINARY
DO NOT USE FOR CONSTRUCTION

1 SITE AND ROOF PLAN

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.
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- . 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	description
EU	15/01/25	A	ISSUE FOR DA
EU	21/02/25	B	ISSUE FOR DA

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 100 WAKEHURST PARKWAY ELANORA HEIGHTS NSW 2101 LOT 11/-DP1177671

client

RICK AND RACHEL CAVANAGH

Bungalow Homes

true north

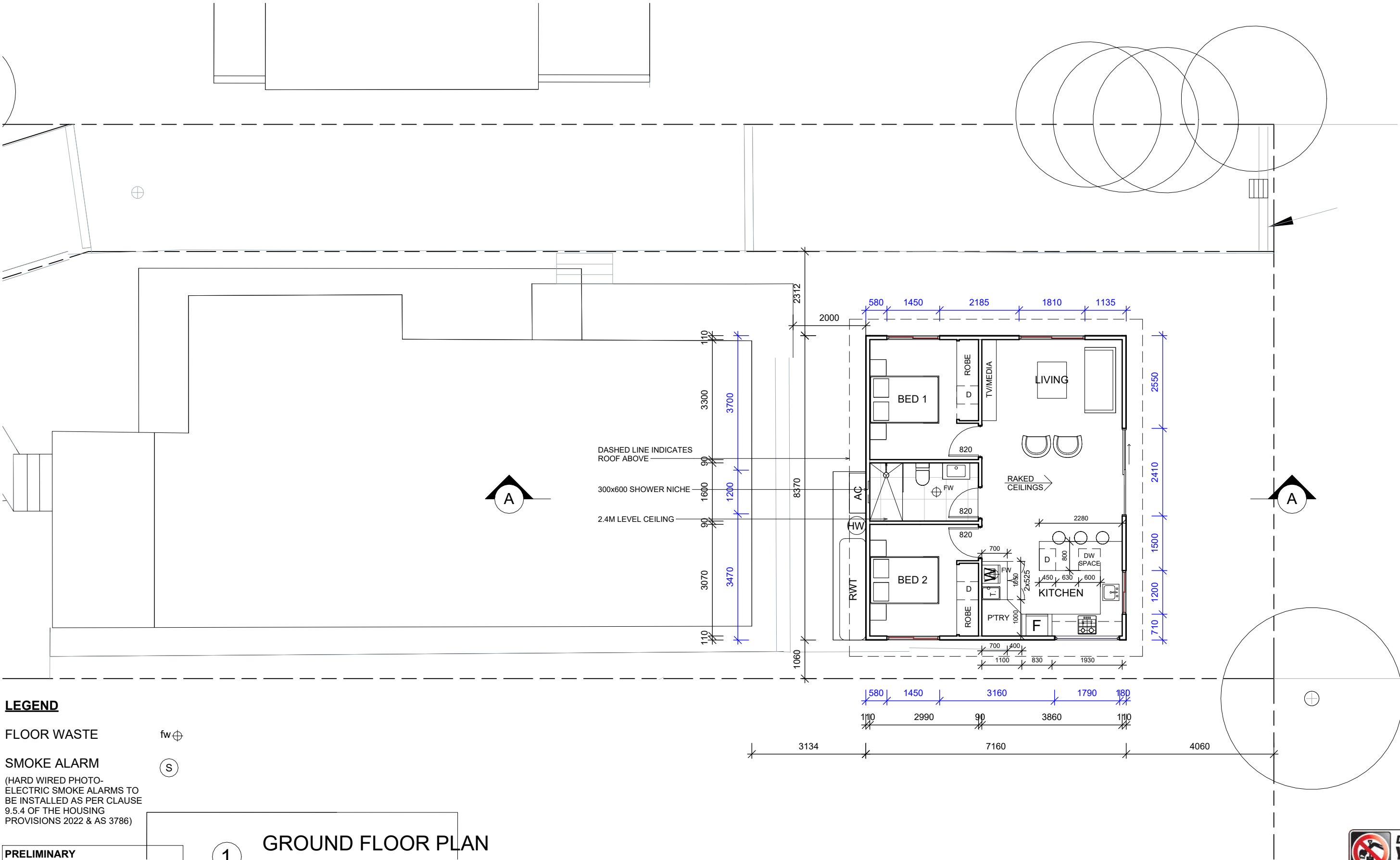
drawing

SITE AND ROOF PLAN

project no	date	sheet no.	scale @ A3	issue	checked
25-02	15/01/25	A 2	1 : 200	B	?

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



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

GENERAL NOTES

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EU	21/02/25	B	ISSUE FOR DA

project
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client
RICK AND RACHEL CAVANAGH



true north



drawing
GROUND FLOOR PLAN

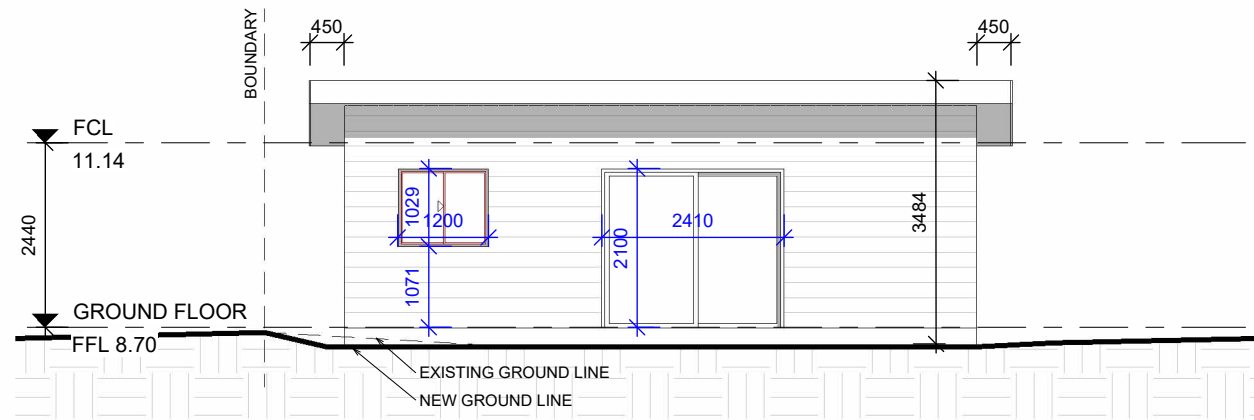
project no	date	sheet no.	scale @ A3	issue	checked
25-02	15/01/25	A 3	1 : 100	B	?



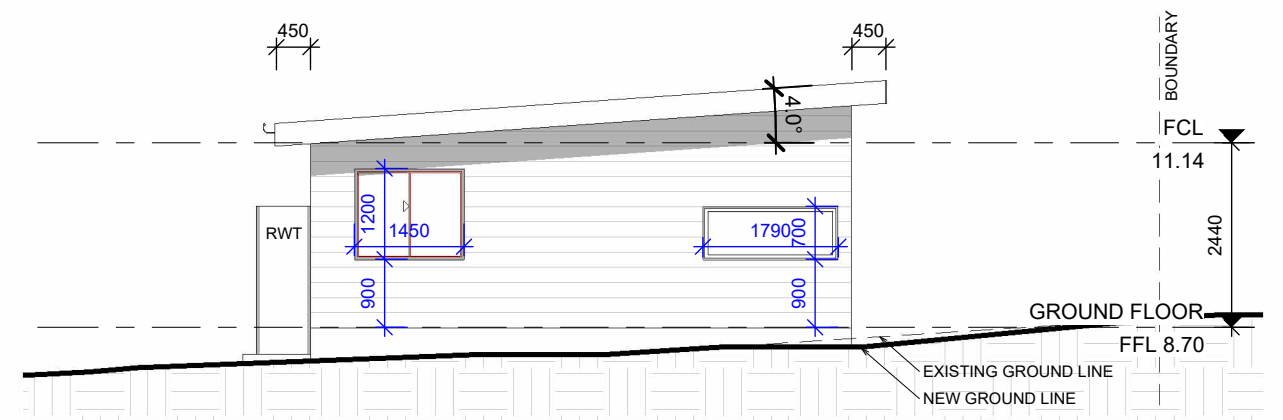
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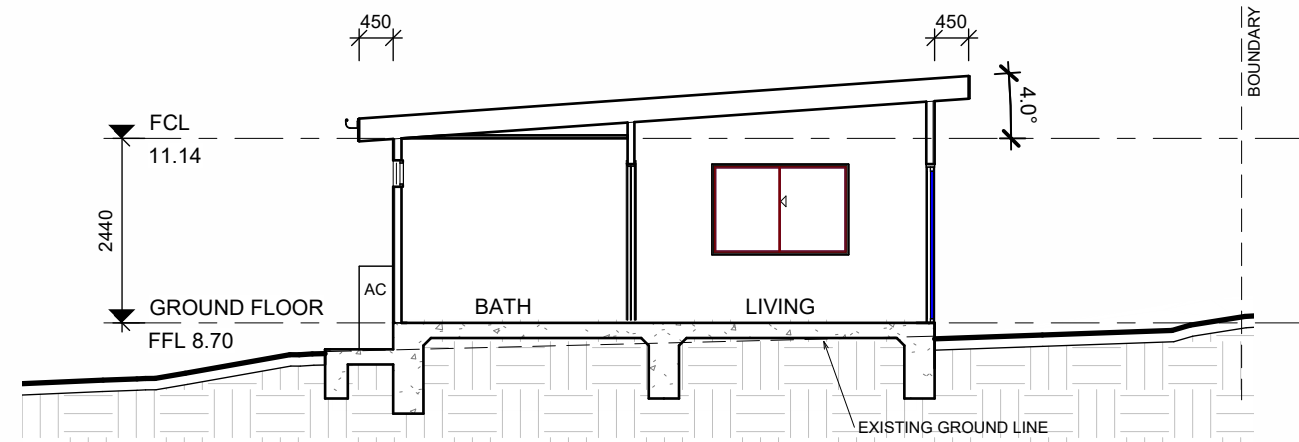
RK
DESIGNS



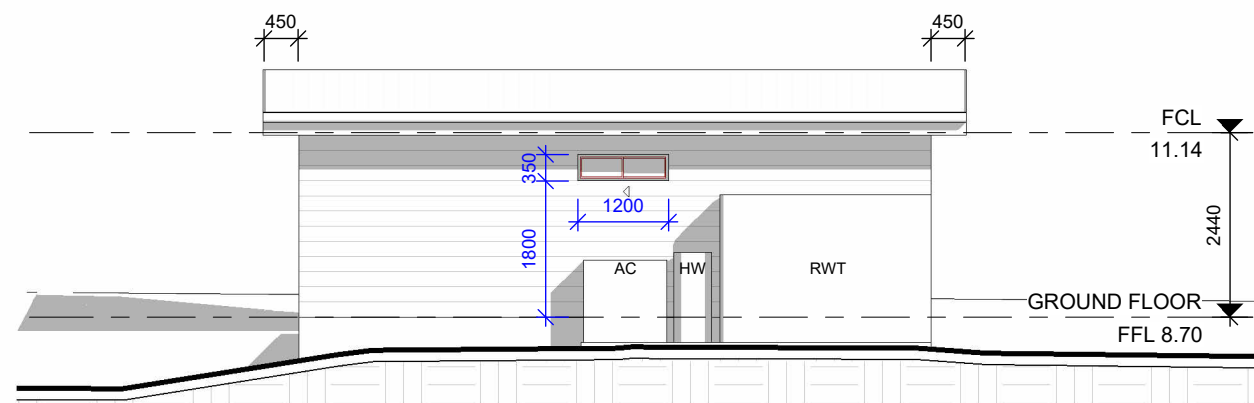
1 NORTH ELEVATION
1 : 100



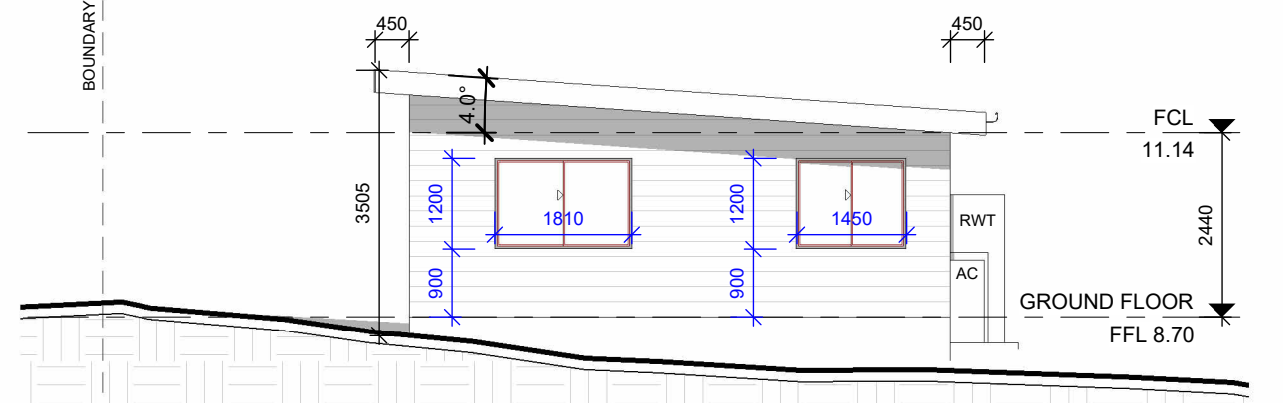
2 EAST ELEVATION
1 : 100



5 SECTION A-A
1 : 100



3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

GENERAL NOTES

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EU	15/01/25	A	ISSUE FOR DA
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project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 100 WAKEHURST PARKWAY ELANORA HEIGHTS NSW 2101 LOT 1/-/DP1177671

client

RICK AND RACHEL CAVANAGH



true north

drawing

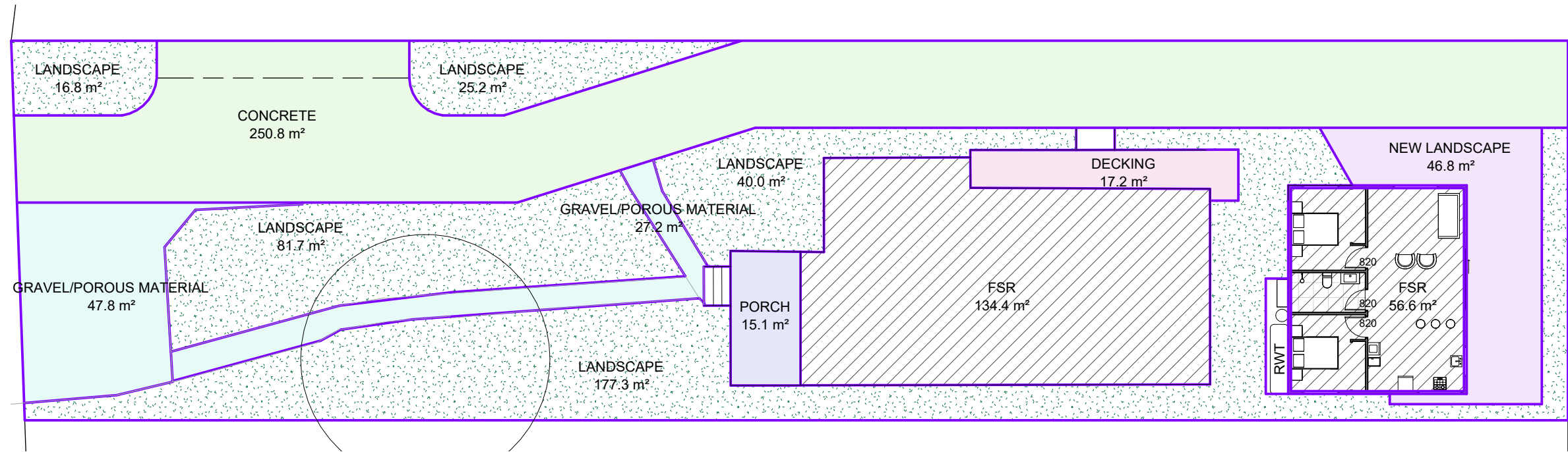
ELEVATIONS AND SECTION

project no	date	sheet no.	scale @ A3	issue	checked
25-02	15/01/25	A 4	1 : 100	B	?



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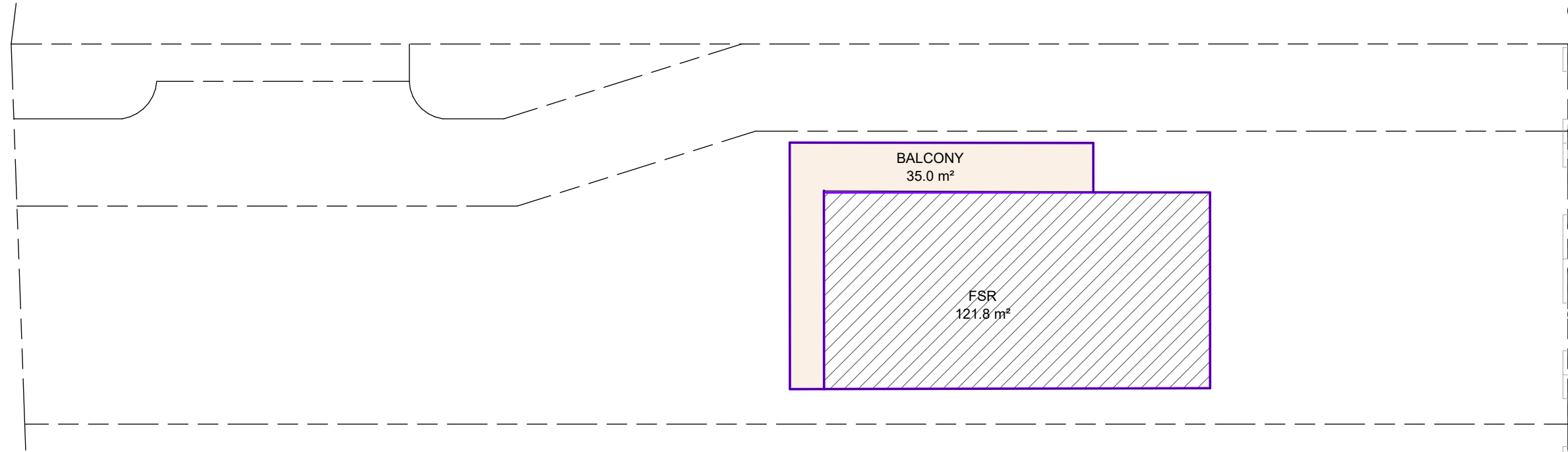
RK
DESIGNS



AREA CALCULATION
SITE AREA = 947.2 sqm
EXISTING FLOOR AREA = 256.2 sqm
PROPOSED GRANNY FLAT AREA = 59.9 sqm
MINIMUM LANDSCAPED AREA
60% OF LOT AREA
MINIMUM LANDSCAPE AREA REQUIRED = 568.32 sqm
PROPOSED LANDSCAPE = 462.7 sqm (NOT COMPLIES)

AREA CALCULATIONS SCHEDULE

NAME	LEVEL	COUNT	TOTAL
BALCONY	FIRST FLOOR	1	35.0 m²
BALCONY: 1			35.0 m²
CONCRETE	GROUND FLOOR	1	250.8 m²
CONCRETE: 1			250.8 m²
DECKING	GROUND FLOOR	1	17.2 m²
DECKING: 1			17.2 m²
FSR	GROUND FLOOR	2	191.0 m²
FSR	FIRST FLOOR	1	121.8 m²
FSR: 3			312.8 m²
GRAVEL/PORO US MATERIAL	Not Placed	1	0.0 m²
GRAVEL/PORO US MATERIAL	GROUND FLOOR	2	75.0 m²
GRAVEL/POROUS MATERIAL: 3			75.0 m²
LANDSCAPE	Not Placed	1	0.0 m²
LANDSCAPE	GROUND FLOOR	5	340.9 m²
LANDSCAPE: 6			340.9 m²
NEW LANDSCAPE	GROUND FLOOR	1	46.8 m²
NEW LANDSCAPE: 1			46.8 m²
PORCH	GROUND FLOOR	1	15.1 m²
PORCH: 1			15.1 m²



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	description
EU	15/01/25	A	ISSUE FOR DA
EU	21/02/25	B	ISSUE FOR DA

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 100 WAKEHURST PARKWAY ELANORA HEIGHTS NSW 2101 LOT 11/-DP1177671

client

RICK AND RACHEL CAVANAGH

6/7 Parkes Street,
Parramatta NSW 2150
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02 9633 4797
abn. 66 659 200 389
spaces designed for life

**ACCREDITED
BUILDING DESIGNER**

drawing

AREA CALCULATIONS

project no	date	sheet no.	scale @ A3	issue	checked
25-02	15/01/25	A 5	1 : 200	B	?

project north

Bungalow Homes

**RK
DESIGNS**



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

1/04/2025

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
CONSTRUCTION OF A GRANNY FLAT AT 100 WAKEHURST PARKWAY ELANORA HEIGHTS**

EXTERNAL WALLS, DOWNPIPES

Manufacturer	Dulux
Colour	Balsa Stone
Finish	Paint Finish



ROOF

Manufacturer	Colorbond
Colour	Dune
Finish	Metal Finish



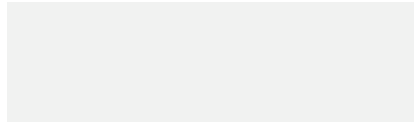
FACIA AND GUTTER

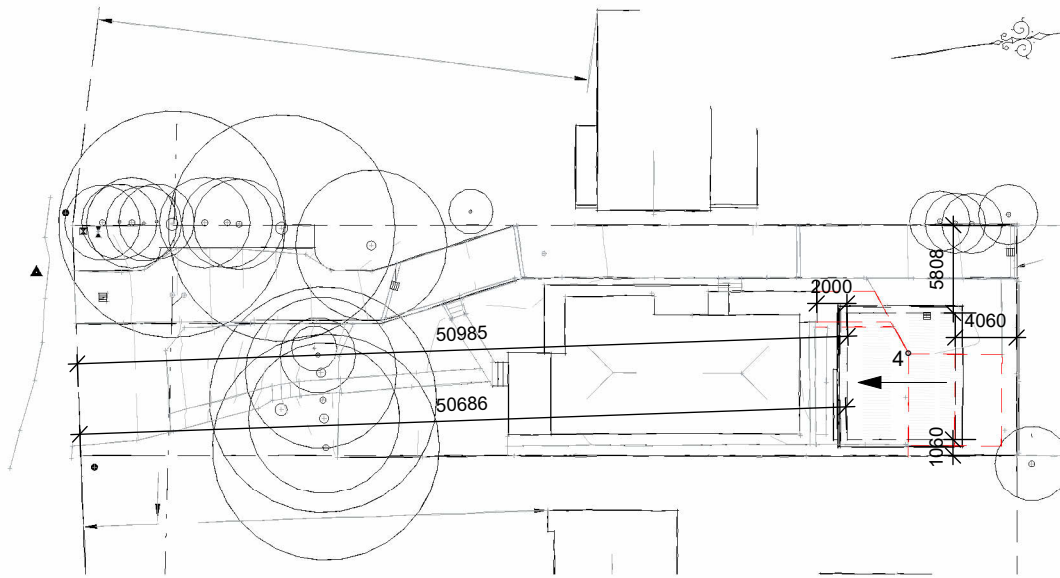
Manufacturer	Colorbond
Colour	Dune
Finish	Metal Finish



WINDOWS & DOOR TRIMS

Manufact	Dulux
Colour	White
Finish	Paint Finish

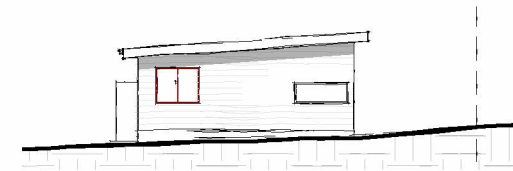




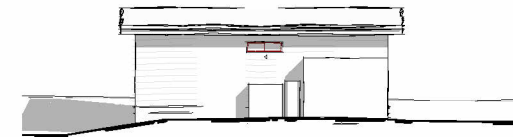
1 SITE AND ROOF PLAN .
1 : 500



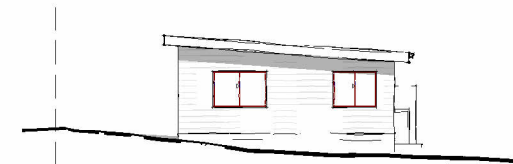
2 NORTH ELEVATION .
1 : 250



3 EAST ELEVATION .
1 : 250



4 SOUTH ELEVATION .
1 : 250



5 WEST ELEVATION .
1 : 250

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 100
WAKEHURST PARKWAY ELANORA HEIGHTS NSW 2101 LOT
1/-/DP1177671

client
RICK AND RACHEL CAVANAGH



true north



drawing
NOTIFICATION PLAN

project no	date	sheet no.	scale @ A4	issue	checked
25-02	15/01/25	3	As indicated	B	?



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