

. 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

Only the last bear insection in Bostinians, an insection, and insection in 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

In the event of encountering any discrepancies on these grawings, 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.

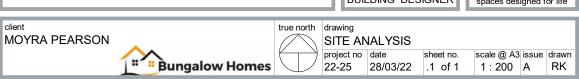
All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
MZ	28/03/22	Α	ISSUE FOR DA

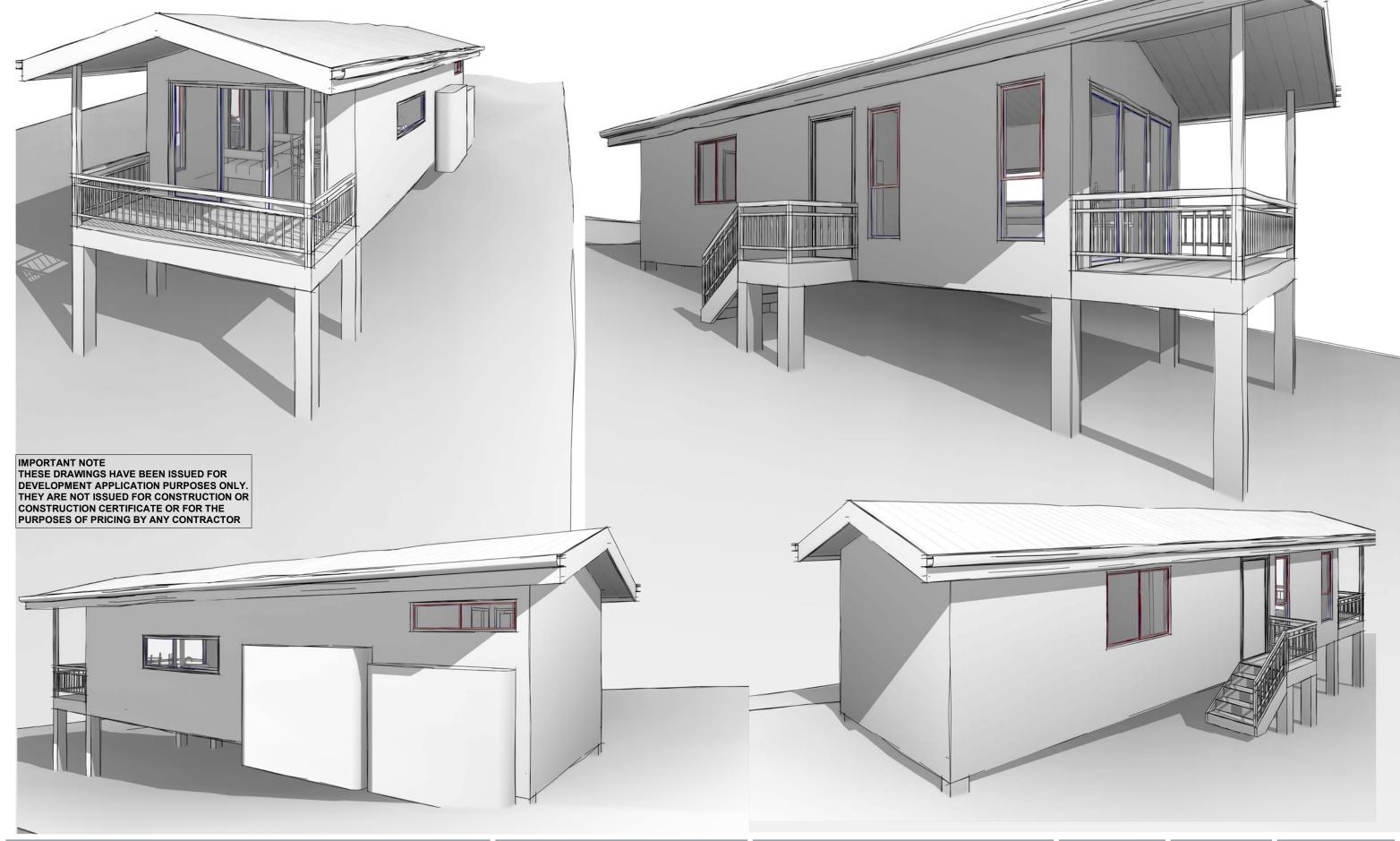
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 33 COOLANGATTA AVENUE, ELANORA HEIGHTS 2101 LOT 162 DP 13643.



6/7 Parkes Street, Parramatta NSW 2150 www.rkdesigns.com.au abn. 393 300 330 53 spaces designed for life







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.

1	drawn	date	issue	description
ı	LS	28/03/22	Α	ISSUE FOR DA
ı				
1				
1				
1				
1				
1				
1				
1				
1				
1				

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 33 COOLANGATTA AVENUE, ELANORA HEIGHTS 2101 LOT 162 DP 13643.



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

MOYRA PEARSON

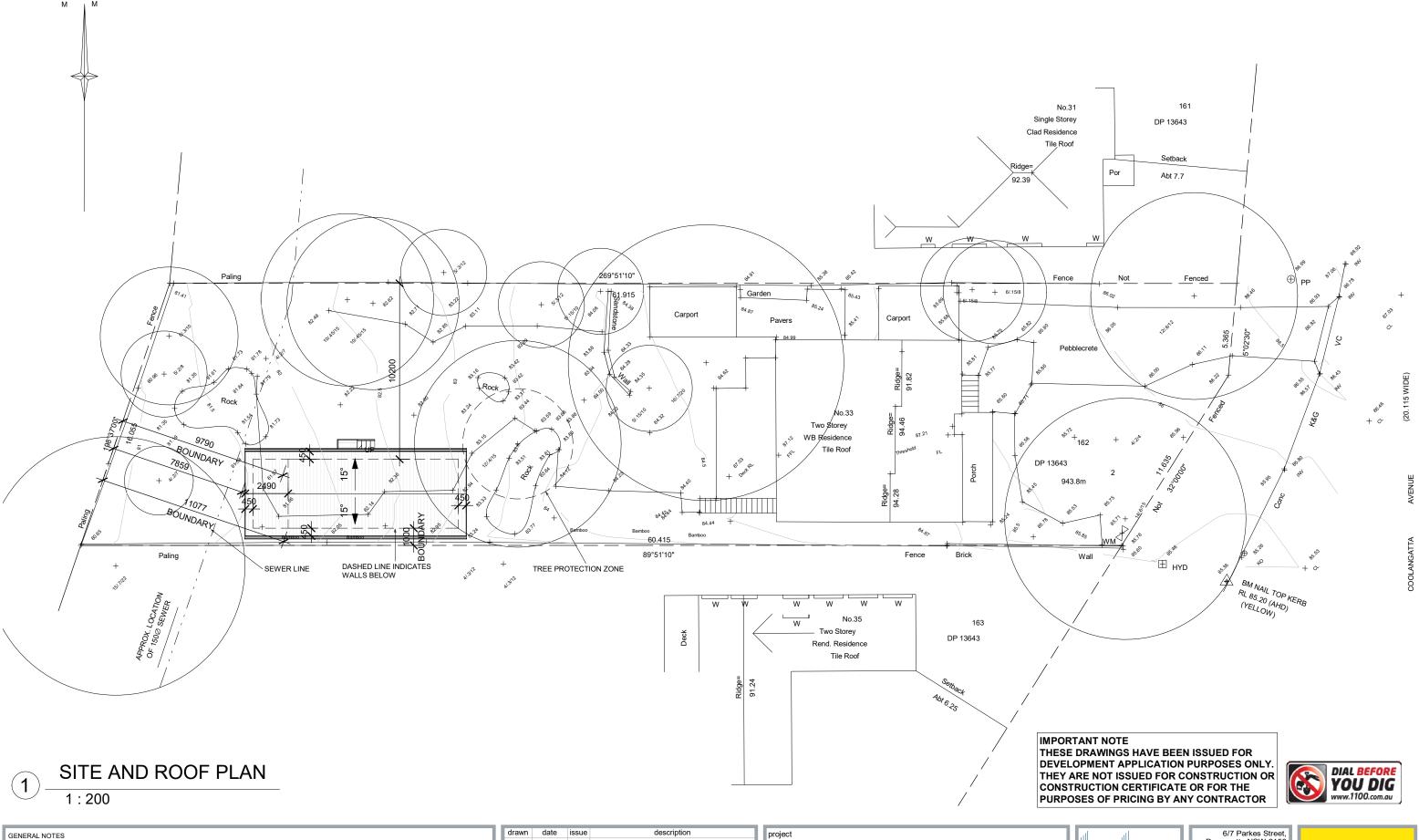


true north drawing

3D VIEWS

project no date sheet no. scale @ A3 issue checked 22-25 28/03/22 0





. 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

No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plant. The total 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

In the event of encountering any discrepancies on these drawings, specification of subsequent insurcious issued, the building 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.

Indicate the start of any work.

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
LS	28/03/22	Α	ISSUE FOR DA

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 33 COOLANGATTA AVENUE, ELANORA HEIGHTS 2101 LOT 162 DP 13643.

Bungalow Homes

MOYRA PEARSON



SITE AND ROOF PLAN

project no date

22-25 28/03/22

true north drawing

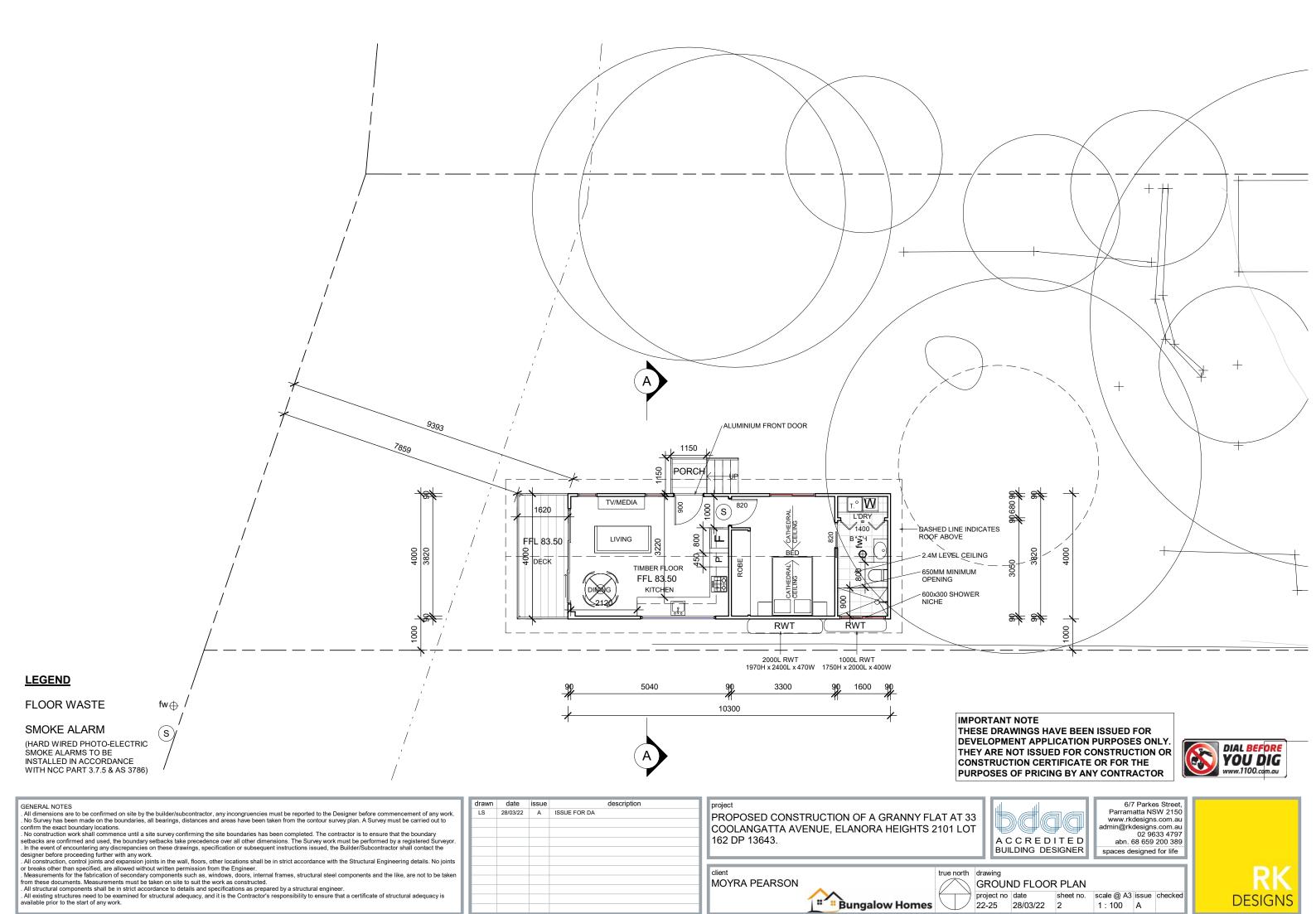
Parramatta NSW 2150 www.rkdesigns.com.au spaces designed for life

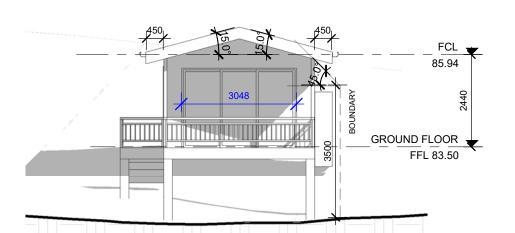
scale @ A3 issue checked

1:200 A









**WEST ELEVATION** 

1:100

SEC A-A

FCL 🛨 85.94 PORCH GROUND FLOOR **KITCHEN** TIMBER FLOOR FFL 83.50

NORTH ELEVATION

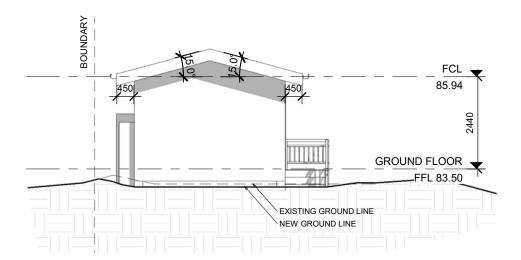
1:100

## IMPORTANT NOTE

2070

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

5500MM HEIGHT LIMIT



**EAST ELEVATION** 

1:100

FCL 85.94 2070 1450 GROUND FLOOR FFL 83.50 NEW GROUND LINE EXISTING GROUND LINE 1000L RWT 2000L RWT 1970H x 2400L x 470W 1750H x 2000L x 400W SOUTH ELEVATION

5500MM HEIGHT LIMIT

5500MM HEIGHT LIMIT

PORCH

. 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

Only 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

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 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.

date issue 28/03/22 A ISSUE FOR DA

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 33 COOLANGATTA AVENUE, ELANORA HEIGHTS 2101 LOT 162 DP 13643.

ACCREDITED BUILDING DESIGNER

3

project no date

22-25 28/03/22

6/7 Parkes Street, Parramatta NSW 2150 www.rkdesigns.com.au admin@rkdesigns.com.au 02 9633 4797 abn. 68 659 200 389

true north drawing MOYRA PEARSON **ELEVATIONS AND SECTIONS** 

Bungalow Homes

spaces designed for life

sheet no. scale @ A3 issue checked

1:100 A

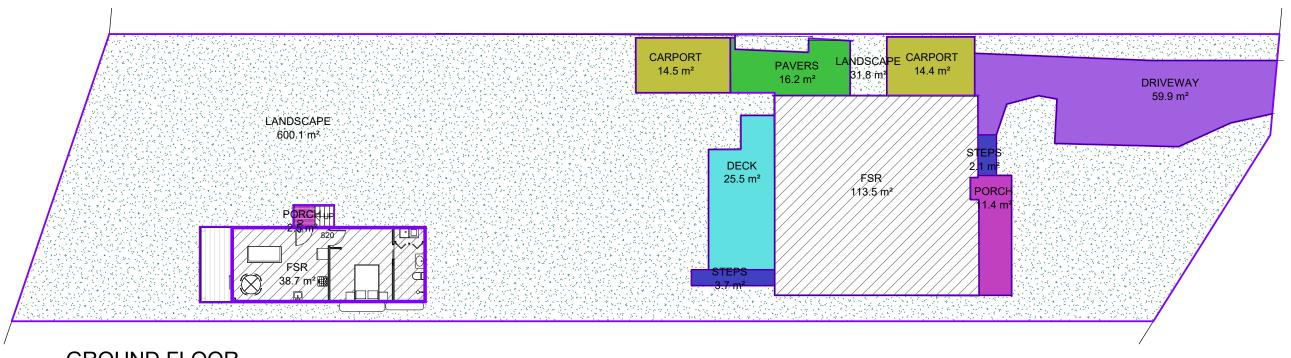


FCL T

85.94

GROUND FLOOR

FFL 83.50



**GROUND FLOOR** 

1:200

SITE AREA = 943.8 SQM REQUIRED LANDSCAPING 60% OF SITE AREA MINIMUM REQUIRED = 566.28 sqm PROPOSED LANDSCAPE = 632.4 sqm (COMPLIES)

FSR 113.8 m<sup>2</sup>

## FIRST FLOOR

### 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

- . 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
- No Survey has been made on the boundaries, all bearings, distances and aleas have been dated in the control and the poundaries, all bearings, distances and aleas have been dated in the control of the contractor is to ensure that the boundary setbacks are confirmed and used, 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

- 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 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
LS	28/03/22	Α	ISSUE FOR DA

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 33 COOLANGATTA AVENUE, ELANORA HEIGHTS 2101 LOT 162 DP 13643.



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

MOYRA PEARSON





scale @ A3 issue checked 22-25 28/03/22 4 1:200 A





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

5/05/2022

# PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE CONSTRUCTION OF A GRANNY FLAT AT 33 COOLANGATTA AVENUE, ELANORA HEIGHTS 2101 LOT 162 DP 13643.

## **EXTERNAL WALLS**

Finish Paint Finish
Manufacturer Dulux
Colour Grey Pail

## **ROOF**

Type Gable
Manufacturer Colorbond
Colour Ironstone
Finish Metal Finish

## **GUTTERS, DOWNPIPES AND FASCIA**

Colour Ironstone
Finish Paint Finish



