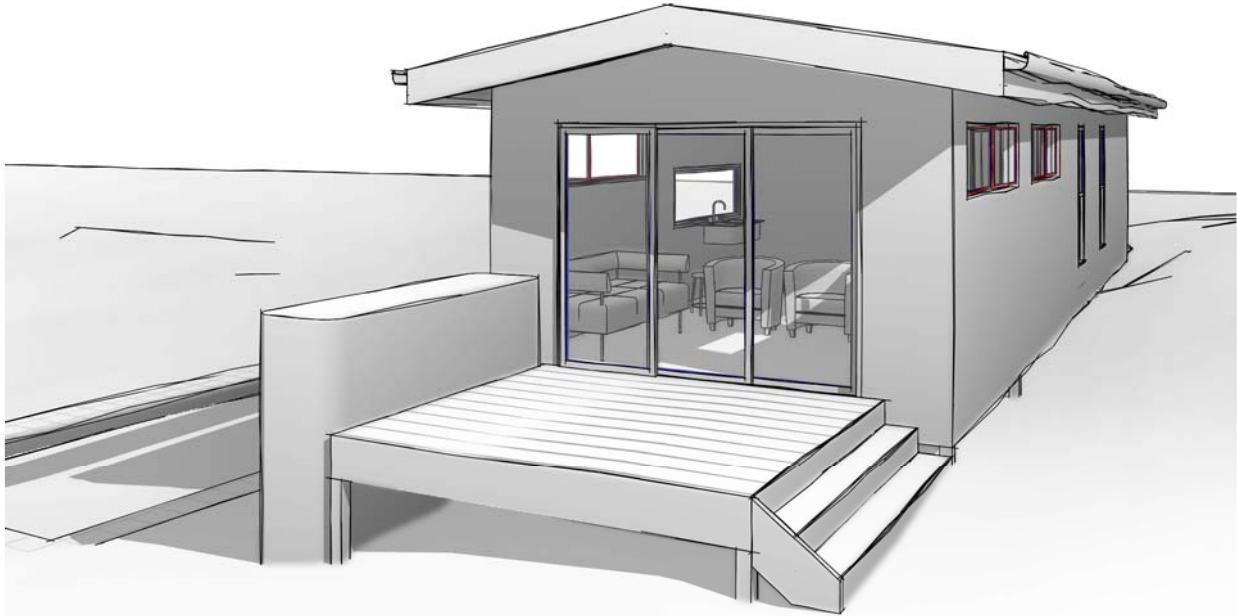
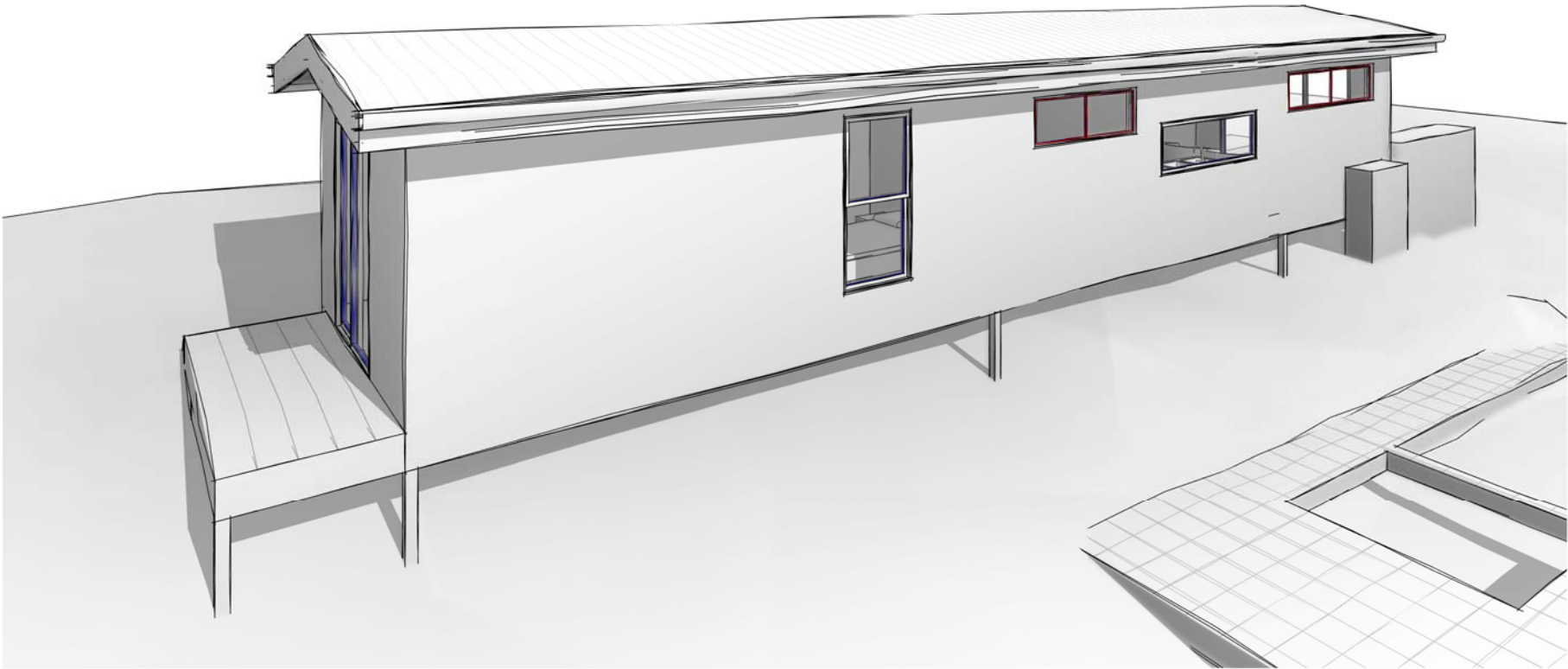


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drawn	date	issue	amendment
EU	17/03/21	A	ISSUE FOR DA
LS	07/09/21	B	ISSUE FOR ADDITIONAL INFO

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 8 BATE AVENUE, ALLAMBIE HEIGHTS 2100 LOT E DP 399909

client

MARI AND JAMES ELLIOTT

ACCREDITED BUILDING DESIGNER

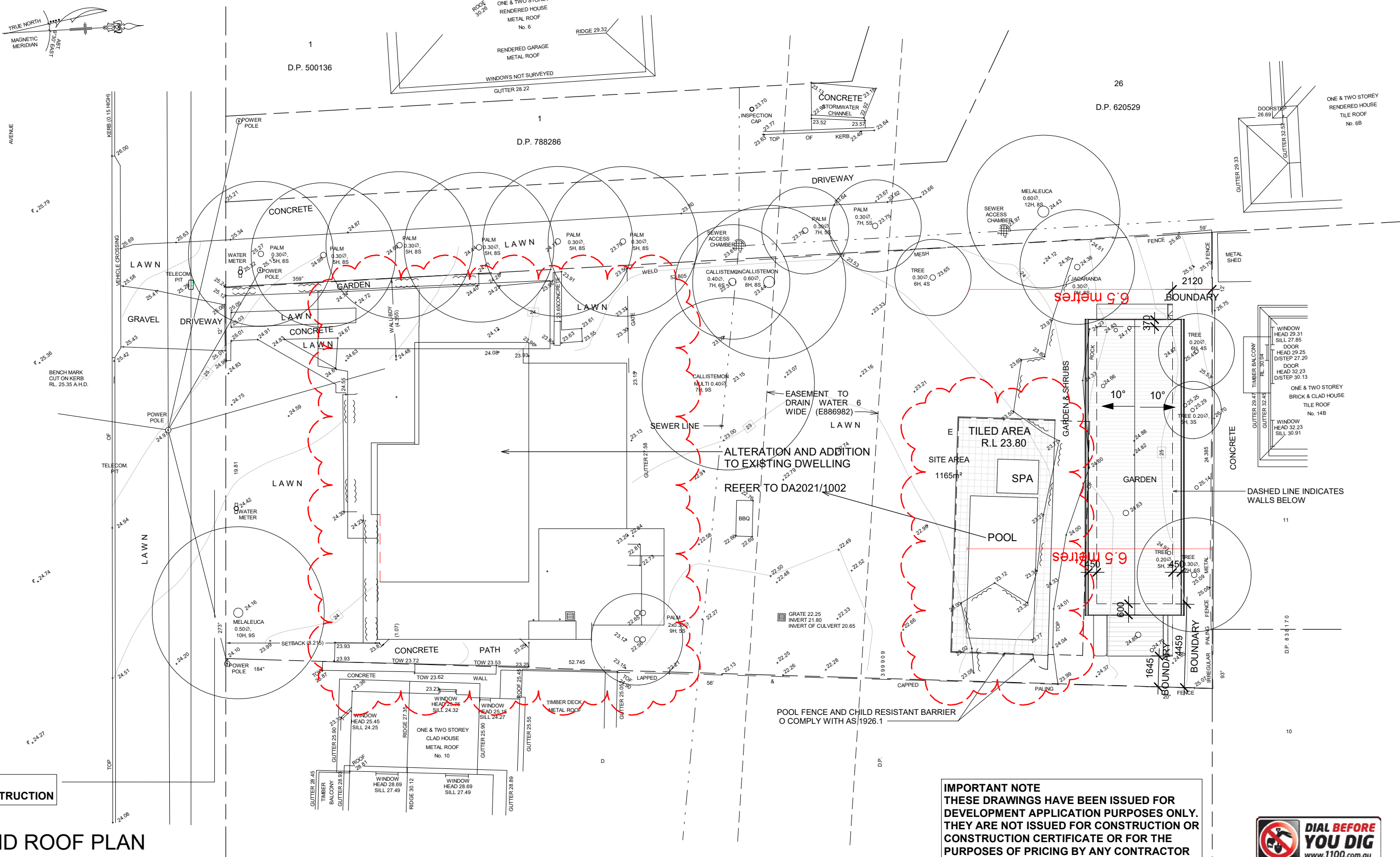
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RK DESIGNS

true north
drawing

3D VIEWS

project no	date	sheet no.	scale @ A3	issue	drawn
21-27	17/03/21	0		B	RK



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

1 SITE AND ROOF PLAN

1 : 200

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client
MARI AND JAMES ELLIOTT

drawn
SITE AND ROOF PLAN

project no
21-27

date
17/03/21

sheet no.
1

scale @ A3 issue
1 : 200 B

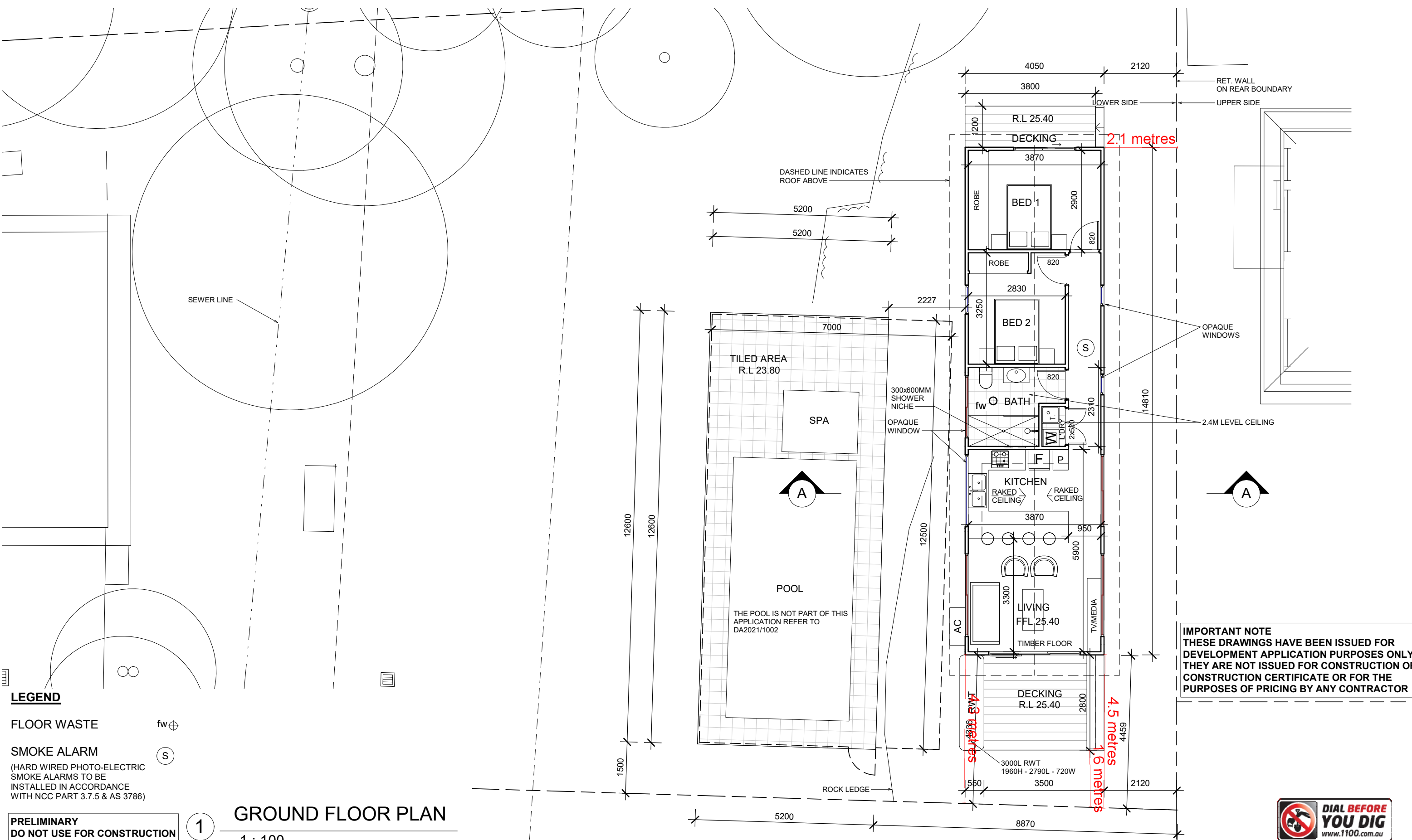
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LEGEND

- 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

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

1
GROUND FLOOR PLAN
1 : 100

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client
MARI AND JAMES ELLIOTT

true north

drawing
GROUND FLOOR PLAN

project no
21-27

date
17/03/21

sheet no.
2

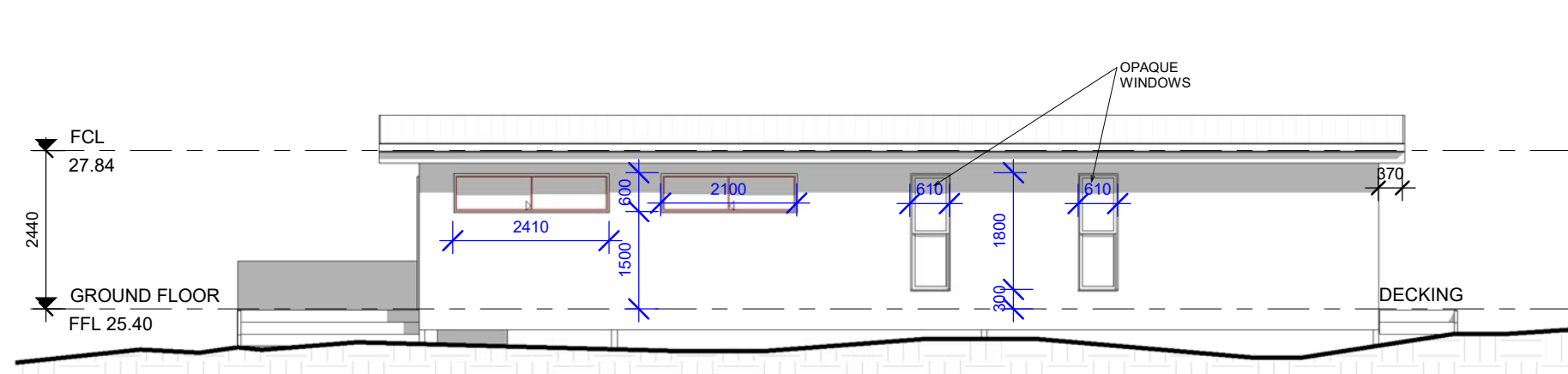
scale @ A3 issue
1 : 100 B

drawn
RK

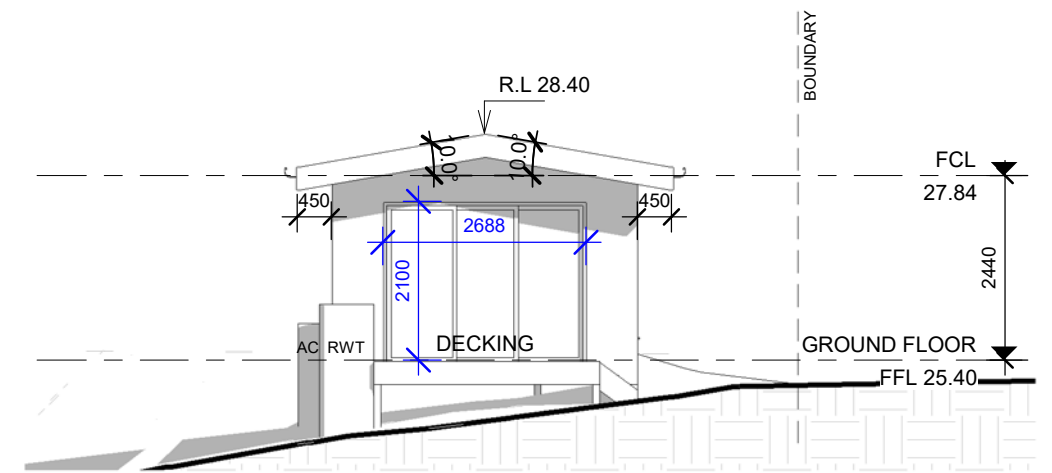
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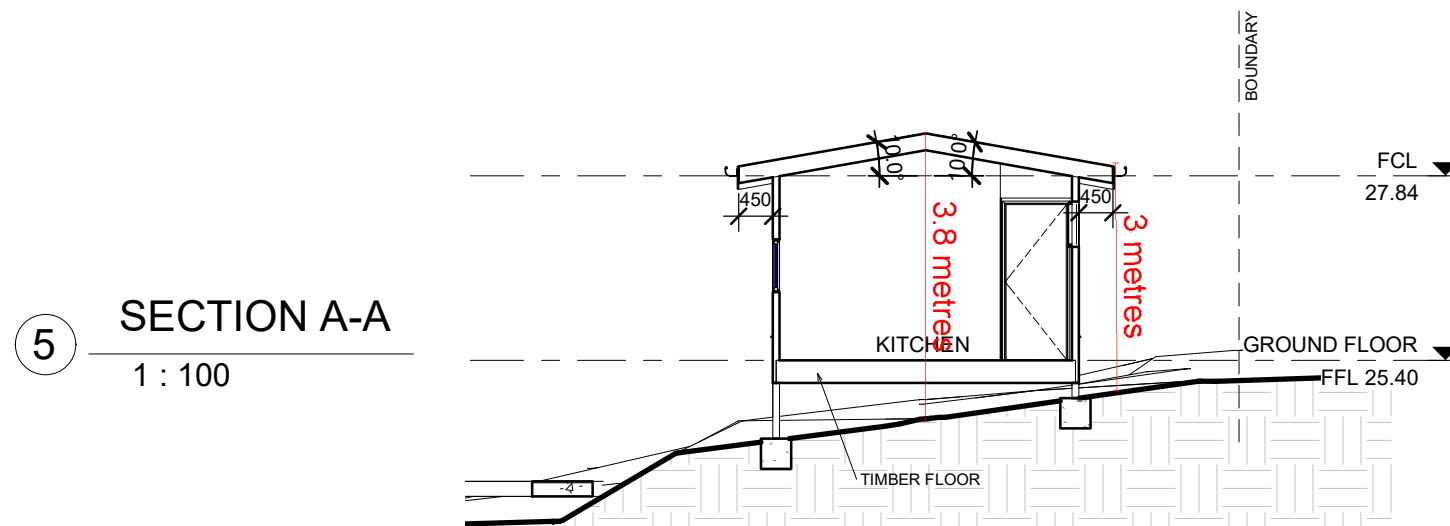
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DESIGNS



1 NORTH ELEVATION
1 : 100

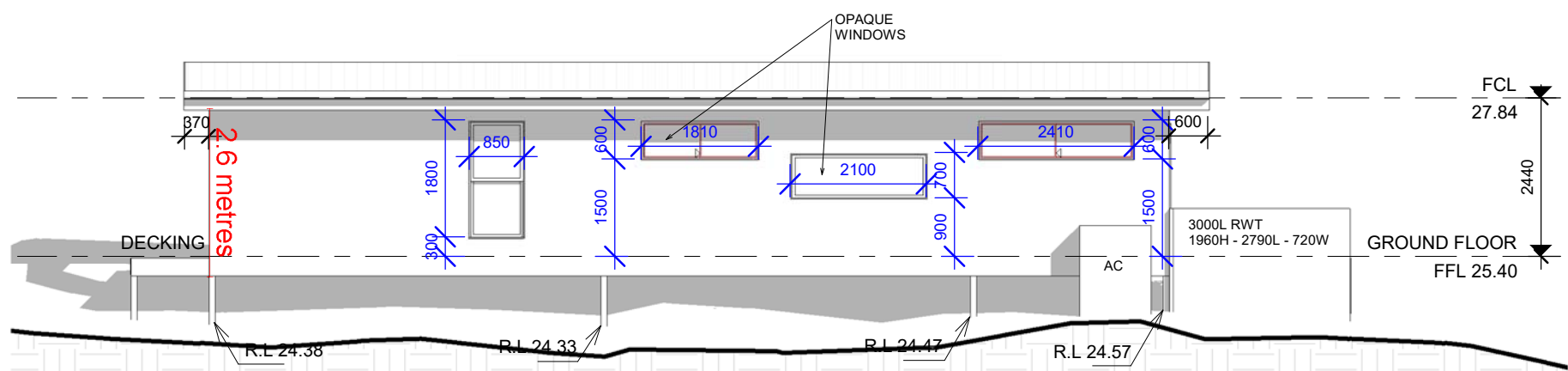


2 EAST ELEVATION
1 : 100

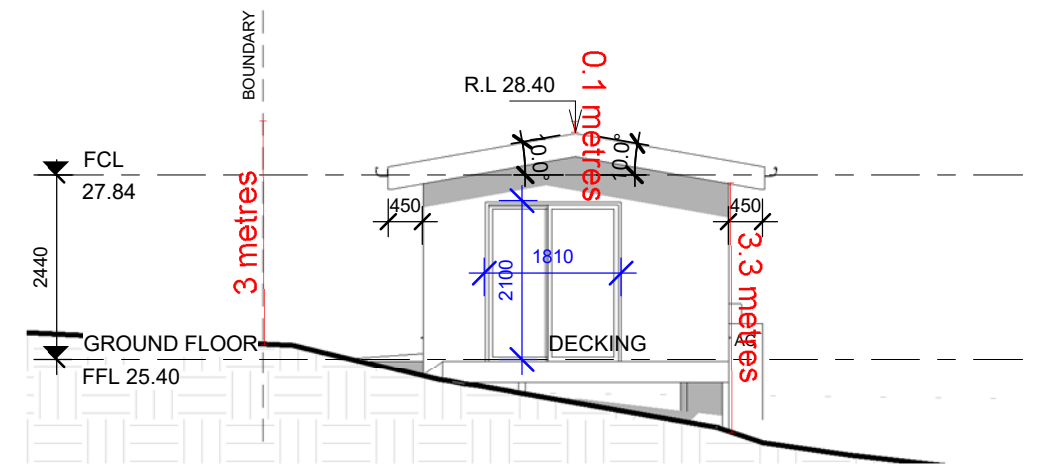


5 SECTION A-A
1 : 100

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3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

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client
MARI AND JAMES ELLIOTT

Bungalow Homes

true north

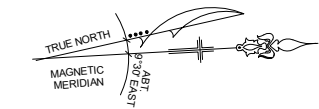
drawing
ELEVATIONS AND SECTION

project no	date	sheet no.	scale @ A3	issue	drawn
21-27	17/03/21	3	1 : 100	B	RK

bdad
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DESIGNS



PREVAILING WINDS 3:00
pm SEPTEMBER TO MARCH

PREVAILING WINDS 9:00
am APRIL TO SEPTEMBER

SUN AT 12 noon

PREVAILING WINDS 3:00
pm APRIL TO AUGUST

PREVAILING WINDS 9:00
am OCTOBER TO MARCH

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
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drawn
SITE ANALYSIS

project no
21-27

date
17/03/21

sheet no.
.1 of 1

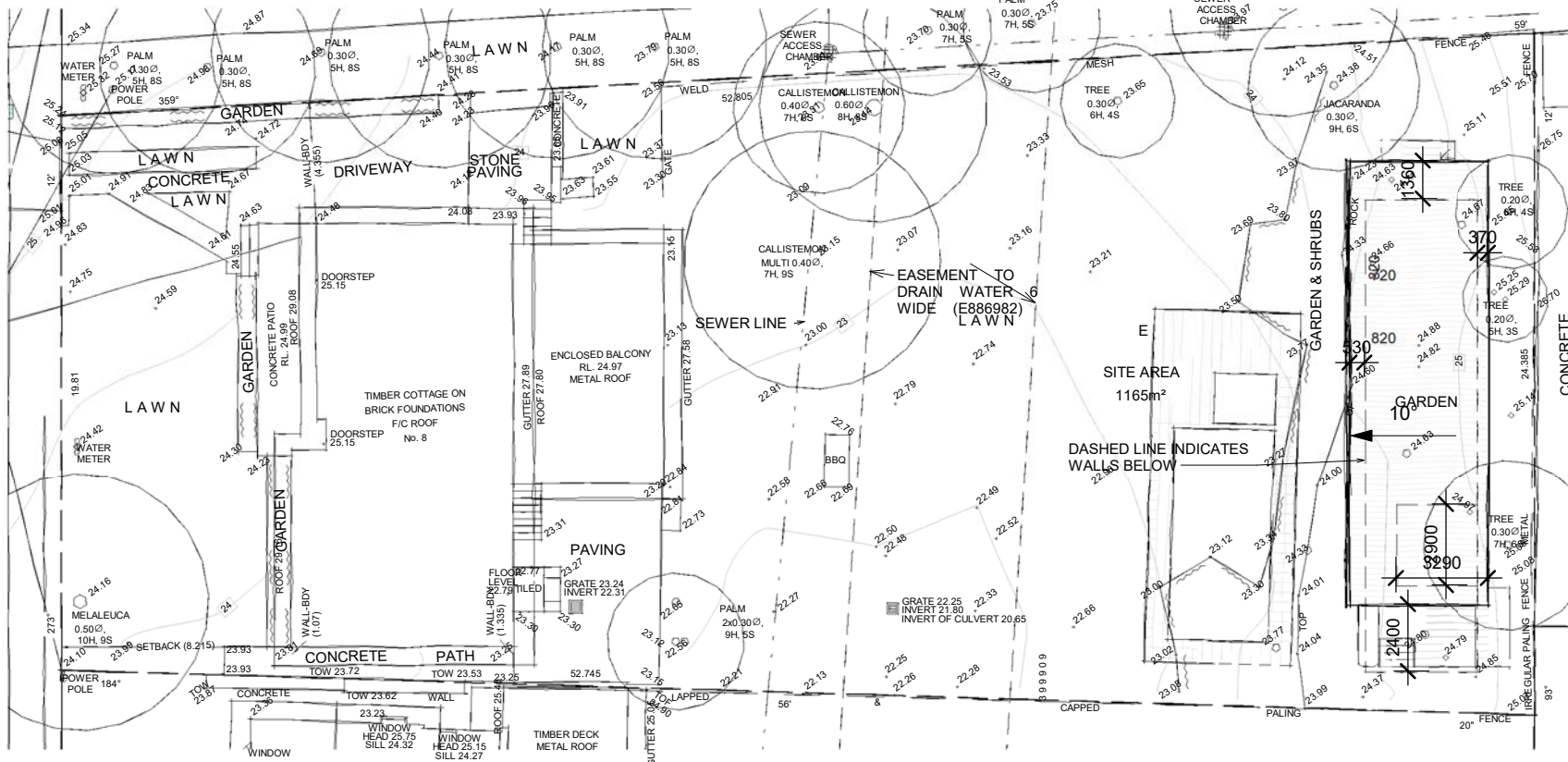
scale @ A3 issue
1 : 200 A

drawn
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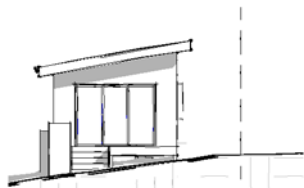
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1

SITE AND ROOF PLAN.

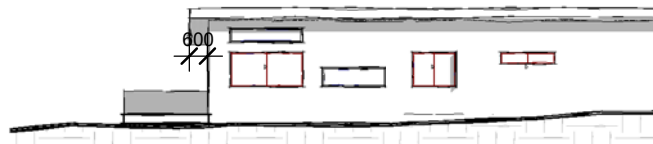
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2

EAST ELEVATION.

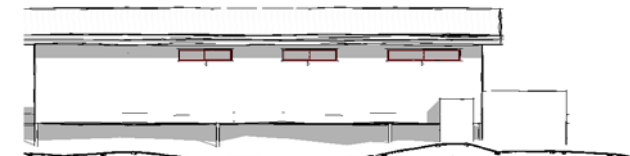
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3

NORTH ELEVATION.

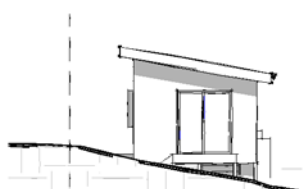
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4

SOUTH ELEVATION.

1 : 250



5

WEST ELEVATION.

1 : 250

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 8
BATE AVENUE, ALLAMBIE HEIGHTS 2100 LOT E DP
399909

client

MARI AND JAMES ELLIOTT

true north



drawing

NOTIFICATION PLAN

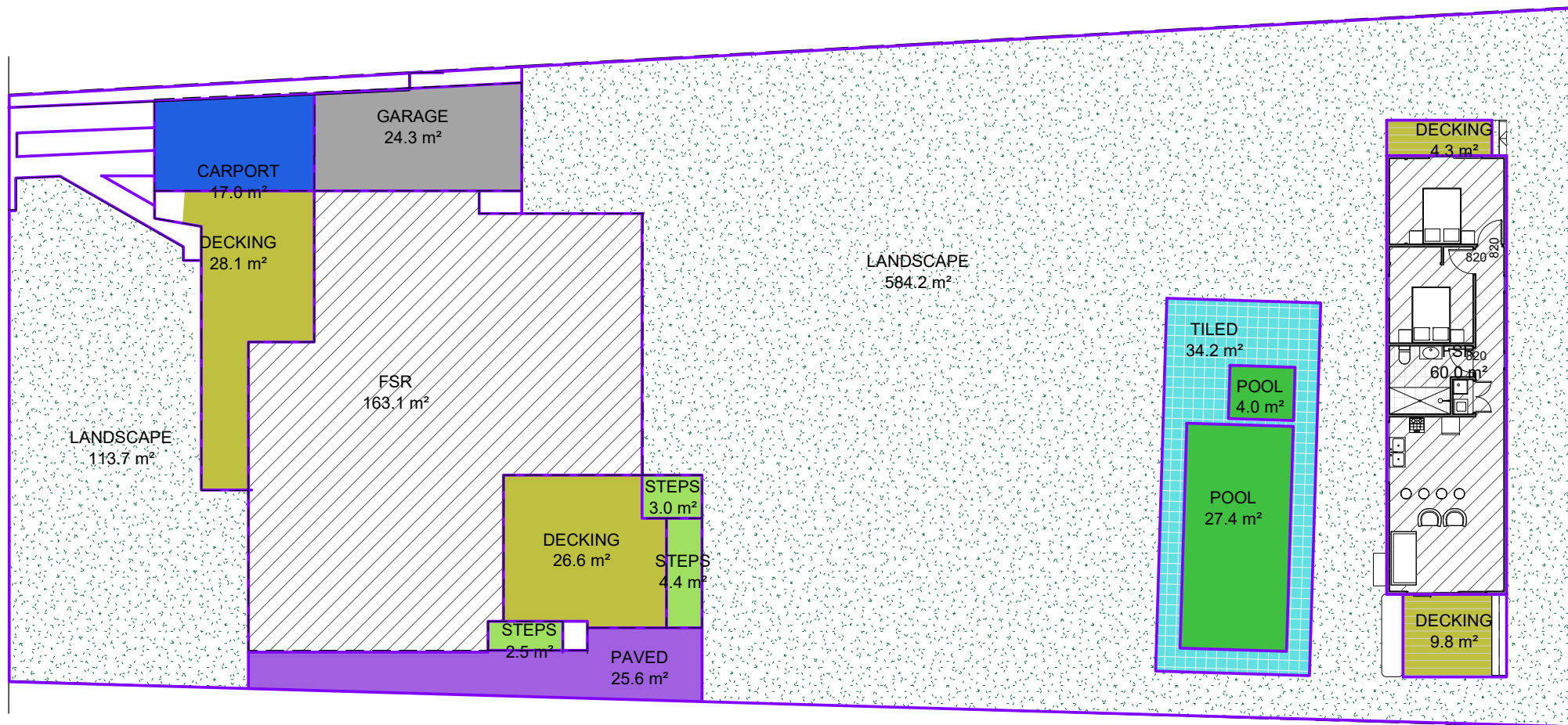
project no	date	sheet no.	scale @ A4	issue	drawn
21-27	17/03/21	.1 of 1	1 : 250	A	RK



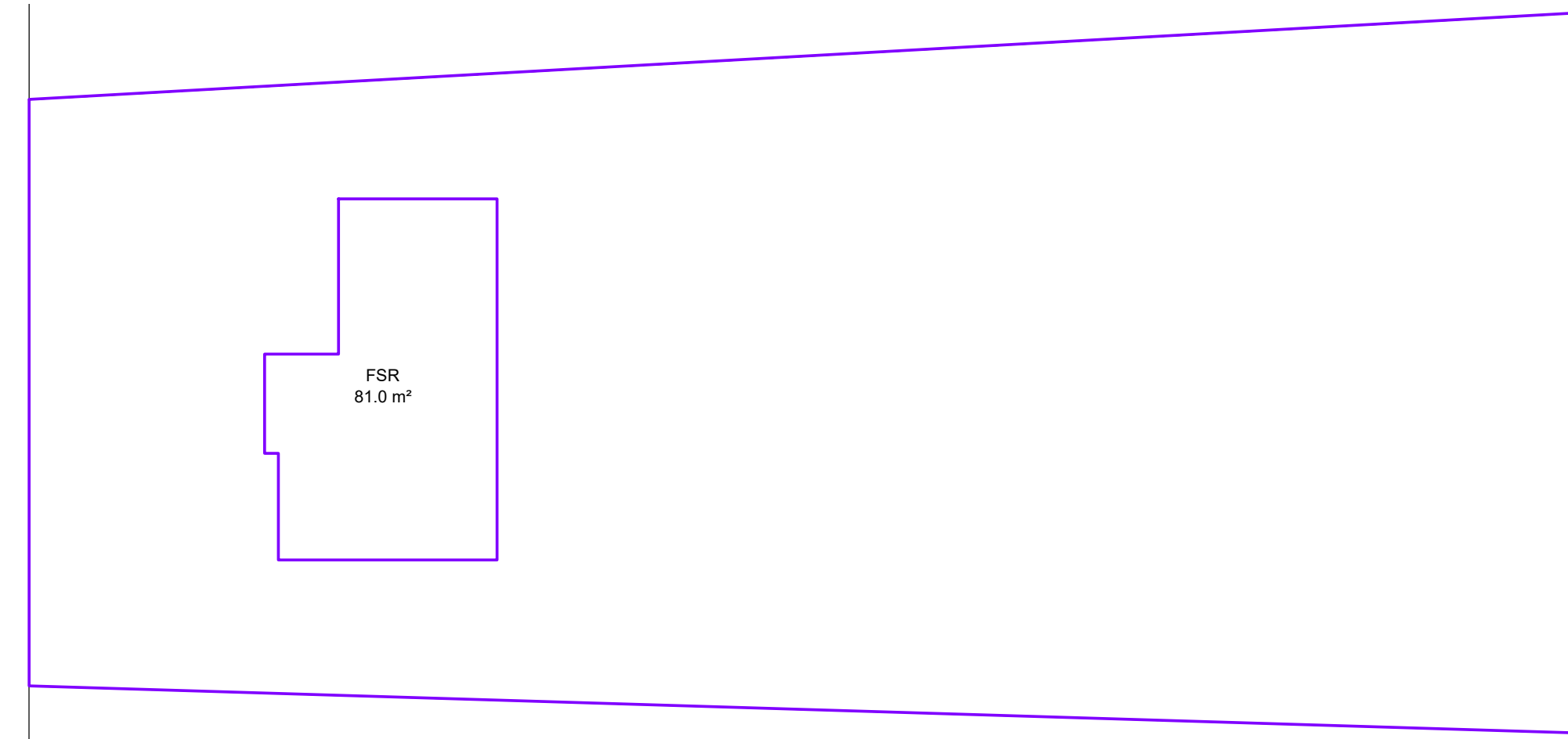
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DESIGNS



1 GROUND FLOOR
1 : 200



2 FIRST FLOOR
1 : 200

SITE AREA = 1,165SQM

LANDSCAPED AREA
REQUIRED LANDSCAPING = 40 % OF SITE AREA = 466SQM
(MINIMUM LANDSCAPE DIMENSION NOT LESS THAN 1M)

PROPOSED LANDSCAPED AREA = 698 SQM
PROPOSED LANDSCAPED AREA AS % OF SITE AREA = 60%.

THEREFORE, THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF
THE DEVELOPMENT CONTROL PLAN.

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BATE AVENUE, ALLAMBIE HEIGHTS 2100 LOT E DP
399909

client
MARI AND JAMES ELLIOTT



drawing
AREA CALCULATIONS

project no	date	sheet no.	scale @ A3	issue	drawn
21-27	17/03/21	4	1 : 200	B	RK



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22-06-21
ref : xxxxx

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
CONSTRUCTION OF 8 BATE AVENUE, ALLAMBIE HEIGHTS**

EXTERNAL WALLS

Finish	Cladding (vertical)	
Manufacturer	Colorbond	
Colour	Monument	

ROOF

Type	Skillion	
Manufacturer	Colorbond	
Colour	Basalt - Matt	
Finish	Metal Finish	

GUTTERS, DOWNPIPES AND FASCIA

Colour	Basalt - Matt	
Finish	Metal Finish	

ALUMINIUM FRAME WINDOWS & SLIDING DOOR

Finish	Metal Finish	
Paint manufacturer	Dulux	
Colour	Monument	