

PROPOSED DETACHED GARAGE

LOT 101/-/DP13700
6 SKETCHLEY PDE
NEW LAMBTON



Sheet List					
Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date	Drawn By
A01.01	COVER SHEET	1	DA APPLICATION	24.09.25	DKL
A02.01	SITE ANALYSIS PLAN	1	DA APPLICATION	24.09.25	DKL
A02.02	SITE PLAN	1	DA APPLICATION	24.09.25	DKL
A03.01	GARAGE PLAN	1	DA APPLICATION	24.09.25	DKL
A03.02	GARAGE ELEVATIONS	1	DA APPLICATION	24.09.25	DKL
A03.03	GARAGE SECTIONS	1	DA APPLICATION	24.09.25	DKL

GENERAL NOTES:

- ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN.
- WORK TO FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
- VERIFY ALL DIMENSIONS AND LEVELS ON-SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. REPORT ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY
- DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, ENGINEER'S DRAWINGS, AND ALL CONSULTANT INFORMATION. REPORT ANY DISCREPANCIES TO OWNER.
- ALL WORK ON BUSH FIRE PRONE LAND TO BE CONSTRUCTED IN ACCORDANCE WITH BUSH FIRE CONSULTANTS REPORT, AS3959 AND ITS AMMENDMENTS, THE NCC (BCA) AND GOVERNMENT REQUIREMENTS
- ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONDITIONS OF CONSENT AS DETERMINED BY THE APPROVING AUTHORITY
- DETAILS AND DRAWINGS BY D LAWLESS COMMUNICATE 'DESIGN INTENT' ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE STRUCTURAL/TECHNICAL ADEQUECY WITH EXISTING STRUCTURE ON SITE, COMPATIBILITY WITH SELECTED COMPONENTS/MATERIALS AND ENGINEERS SPECIFICATION
- ALL FLASHINGS, CAPPINGS, TERMITE TREATMENT, WATERPROOFING TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND BCA REQ'S AS PER THE SPECIFICATION
- ALL STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS.
- UPON RECEIVAL OF THESE PLANS THE CLIENT AND ALL OTHERS EXEMPTS THE PRODUCER FROM ANY COSTS OR INCURSIONS ARISING FROM THEIR USE AND WAIVERS ANY RECOVERY OF COSTS OR CHARGES THEREAFTER ARISING FROM ANY USE OF THESE PLANS WHATSOEVER THROUGH OMISSIONS, INCLUSIONS, ERROR, CONFLICT OR ANY OTHER CAUSE. BUILDERS ARE TO VISIT THE SITE, VERIFY AND ASSUME RESPONSIBILITY FOR ALL LEVELS AND DIMENSIONS AND EXTENTS OF WORKS AND FULLY AVAIL THEMSELVES OF ALL REQUIREMENTS.
- COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF DK LAWLESS DRAFTING SERVICE. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. DK LAWLESS DRAFTING SERVICE CANNOT GUARANTEE THE ACCURACY, CONTENT OR FORMAT OF DRAWINGS ISSUED ELECTRONICALLY. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNTIL THERE ARE FOUR (4) SIGNATURES ON EACH PAGE, COMPRISING THE CLIENT, CONSTRUCTION DRAFTER, ESTIMATOR AND CONSTRUCTION MANAGER.

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ALL BUILDING WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS.

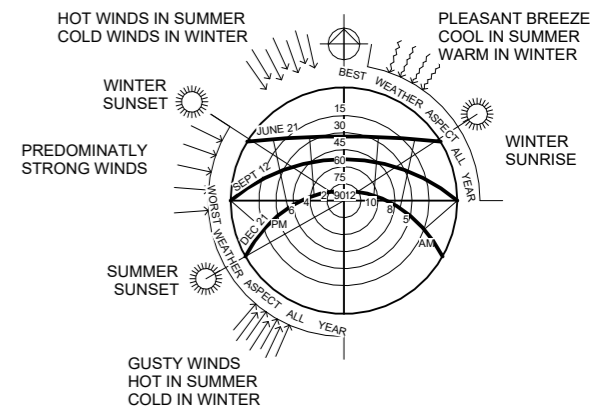
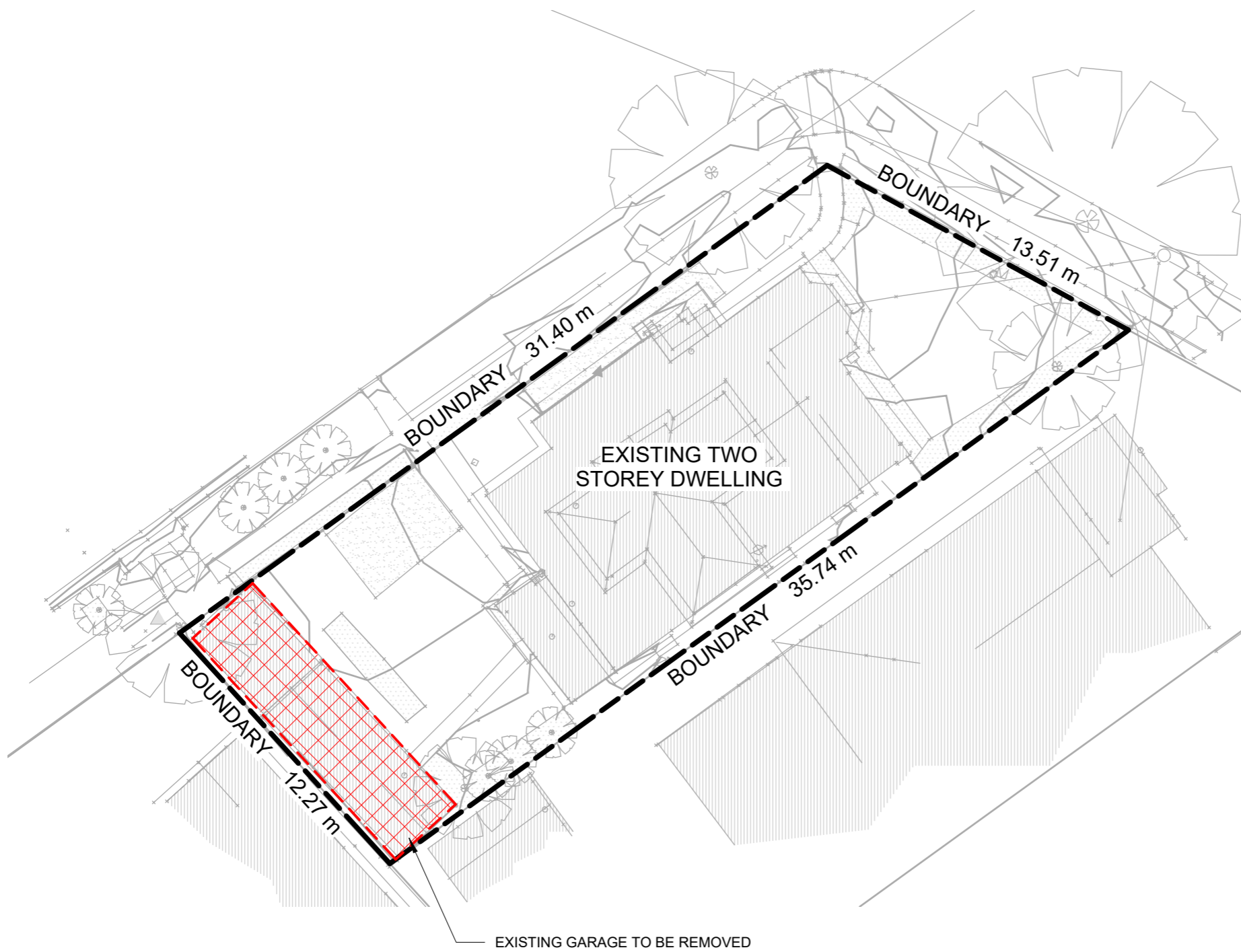


No.	Description	Date
1	DA APPLICATION	24.09.25

RICHARDS		COVER SHEET	A01.01
PROPOSED DETACHED GARAGE		Project number	J388
LOT 101/-/DP13700		Date	16-09-21
6 SKETCHLEY PDE		Drawn by	DKL
NEW LAMBTON		Scale	
		DANIEL LAWLESS DRAFTING SERVICE 23 Terence St, Adamstown Heights E: dklawless@gmail.com P: 0413 013 187 ABN: 63 885 522 688	

Legend

Electricity Cable	
Gas Main	
Sewer Main	
Telstra Cable	
Water Main	
Telstra Pit	TEL
Power Pole	PP
Vehicle Crossing	VC
Sewer Manhole	SMH
Sewer Inspection Cover	SIC
Sewer vent	VENT
Level on Top of Kerb	KB
Water Meter	WM
Gas Meter	GM
Hydrant	HYD
Existing Fence	
Retaining Wall	
Erosion Control Fence	
Private Open Space	
Concrete Driveway & Paths	
Clothes Drying Line	
Waste & Recycle Bins	
Electricity Meter Box	
Hot Water Service	
Air Conditioning Unit	
External Yard Tap	
Gas Outlet	



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RICHARDS		SITE ANALYSIS PLAN		A02.01	
PROPOSED DETACHED GARAGE		Project number J388		DANIEL LAWLESS DRAFTING SERVICE 23 Terence St, Adamstown Heights E: dklawless@gmail.com P: 0413 013 187 ABN: 63 885 522 688	
LOT 101/-/DP13700		Date 16-09-21			
6 SKETCHLEY PDE		Drawn by DKL			
NEW LAMBTON		Scale 1 : 200			

No.	Description	Date
1	DA APPLICATION	24.09.25



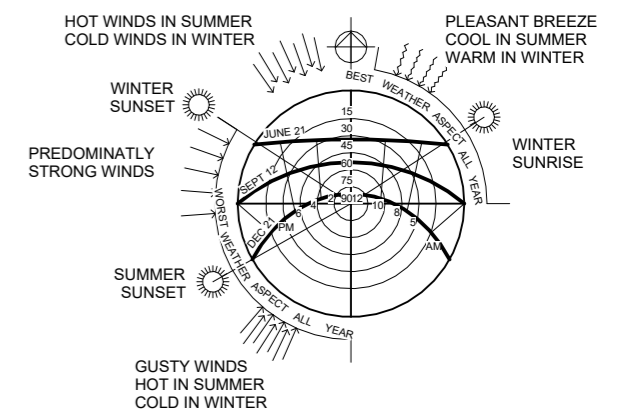
BUILDING ELEMENTS WITHIN 900mm OF BOUNDARY TO BE CONSTRUCTED FROM NON-COMBUSTABLE MATERIALS AND HAVE AN FRL OF 60/60/60

SITE PLAN

SCALE 1 : 200

Legend

- Electricity Cable —
- Gas Main —
- Sewer Main —
- Telstra Cable —
- Water Main —
- Telstra Pit TEL
- Power Pole PP
- Vehicle Crossing VC
- Sewer Manhole SMH
- Sewer Inspection Cover SIC
- Sewer vent VENT
- Level on Top of Kerb KB
- Water Meter WM
- Gas Meter GM
- Hydrant HYD
- Existing Fence - - -
- Retaining Wall —
- Erosion Control Fence - - -
- Private Open Space |||||
- Concrete Driveway & Paths —
- Clothes Drying Line —
- Waste & Recycle Bins BIN
- Electricity Meter Box —
- Hot Water Service HWS
- Air Conditioning Unit AC
- External Yard Tap ⊗
- Gas Outlet *



NOTES:

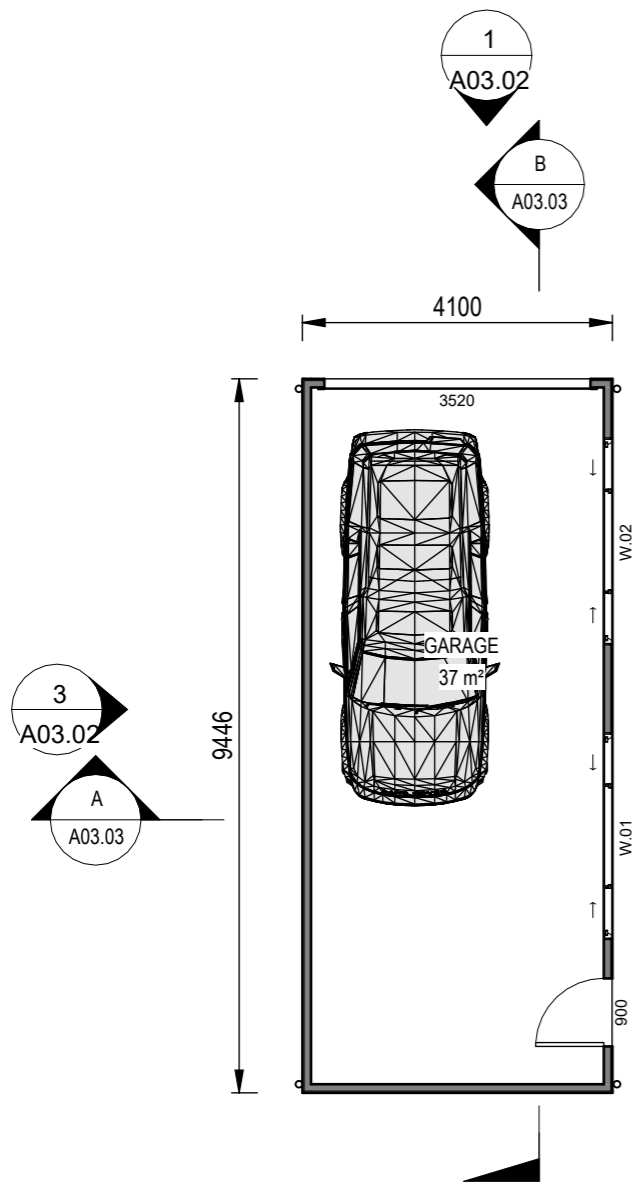
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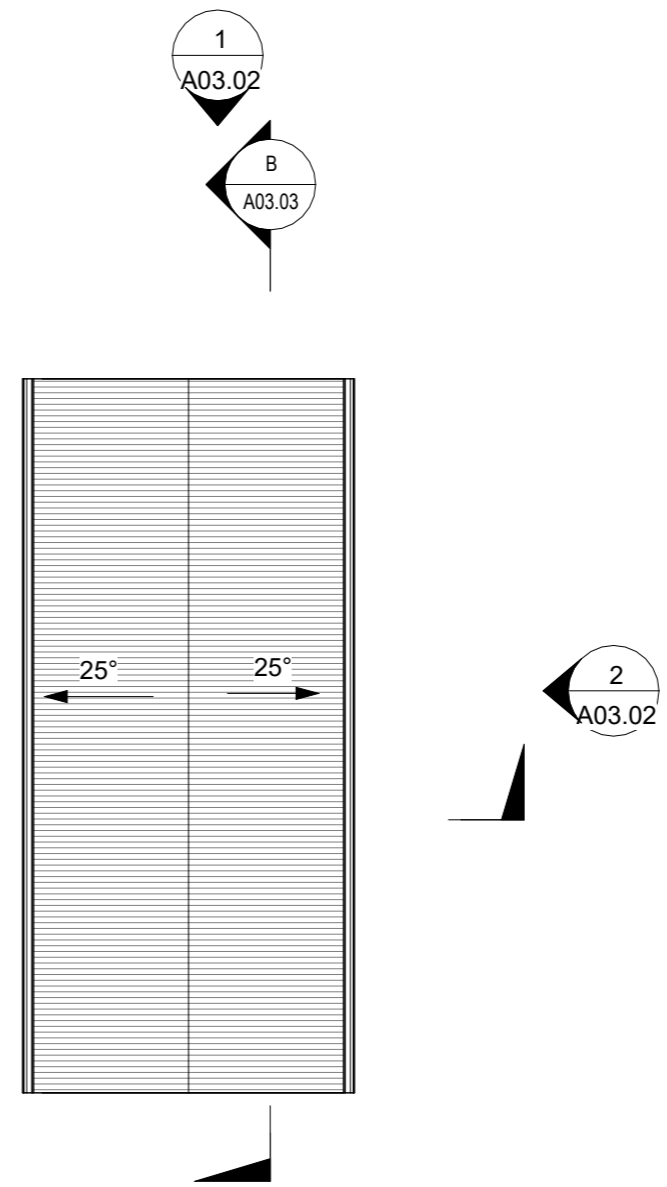
No.	Description	Date
1	DA APPLICATION	24.09.25

RICHARDS		SITE PLAN		A02.02	
PROPOSED DETACHED GARAGE		Project number J388		DANIEL LAWLESS DRAFTING SERVICE 23 Terence St, Adamstown Heights E: dklawless@gmail.com P: 0413 013 187 ABN: 63 885 522 688	
LOT 101/-/DP13700		Date 16-09-21			
6 SKETCHLEY PDE		Drawn by DKL			
NEW LAMBTON		Scale 1 : 200			



GARAGE PLAN

SCALE 1 : 100



GARAGE ROOF

SCALE 1 : 100

Legend

Masonry Control Joint	CJ
Carpet	CP
Ceramic Tile	CT
Range Hood	RH
Hot Plates	HP
Dishwasher Space	DW
Overhead Cupboards	OHC
Wall Oven Space	WO
Down pipe	DP
Shower	SHR
Floor Waste	FW
Under Bench Oven Space	UBO
Washing Machine Space	WM
Refridgerator Space	REF
Laundry Tub	T
Smoke Detector	(SD)
Waste & Recycle Bins	(BIN)
Electricity Meter Box	(EM)
Hot Water Service	(HWS)
Air Conditioning Unit	(AC)
External Yard Tap	(XT)
Gas Outlet	(G)

NOTES:

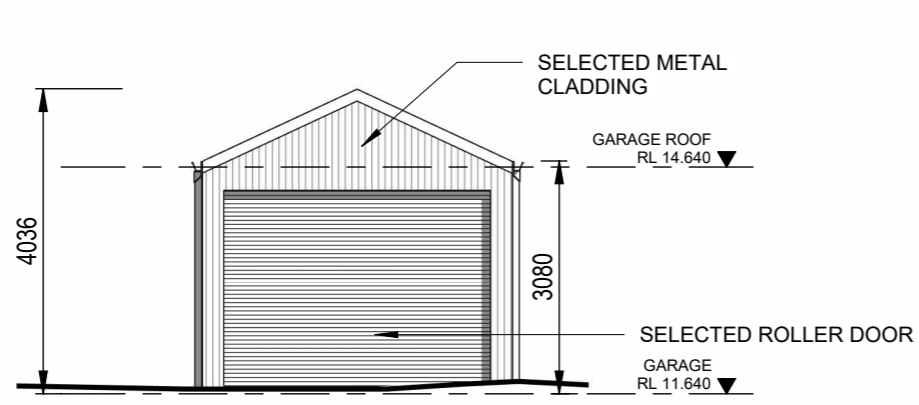
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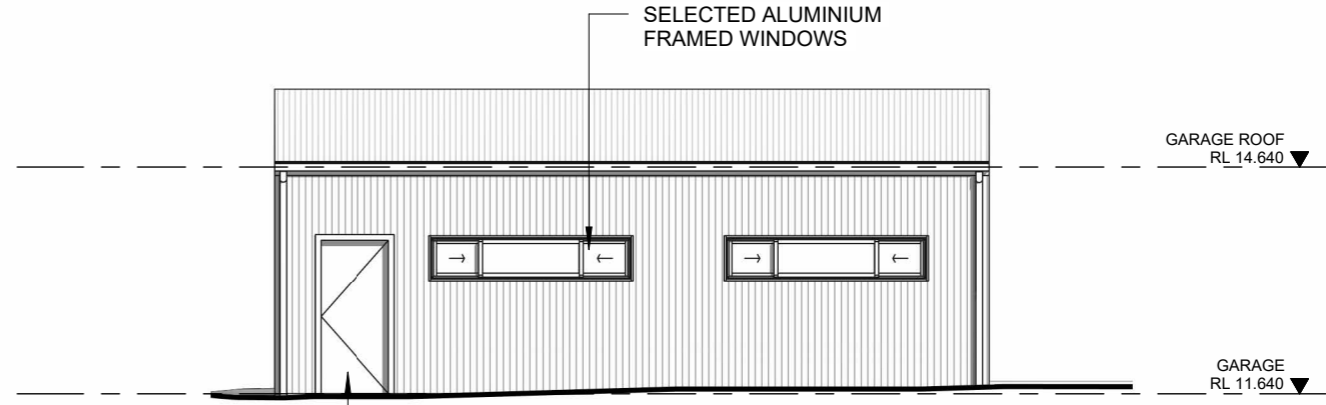


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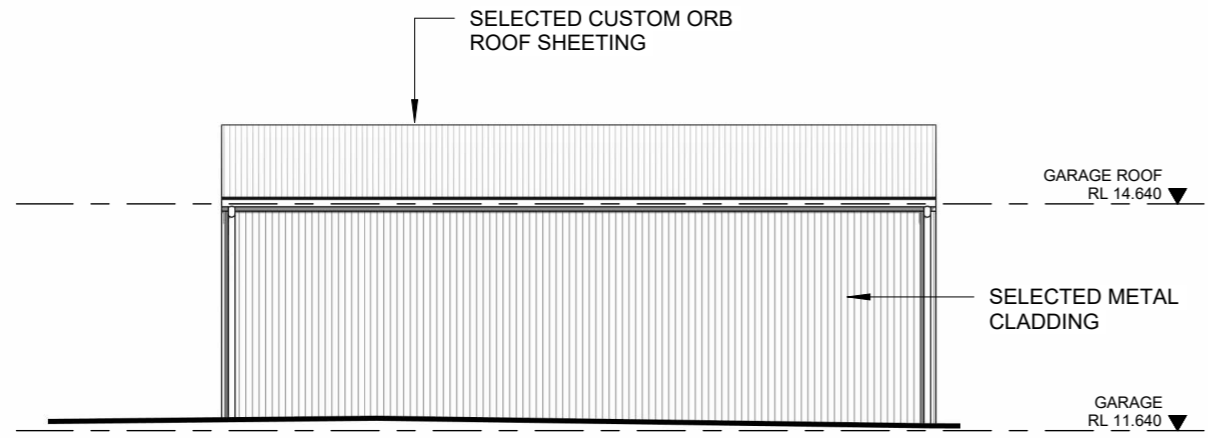
RICHARDS PROPOSED DETACHED GARAGE LOT 101/-/DP13700 6 SKETCHLEY PDE NEW LAMBTON	GARAGE PLAN		A03.01
	Project number	J388	
	Date	16-09-21	DANIEL LAWLESS DRAFTING SERVICE 23 Terence St, Adamstown Heights E: dklawless@gmail.com P: 0413 013 187 ABN: 63 885 522 688
	Drawn by	DKL	
	Scale	1 : 100	



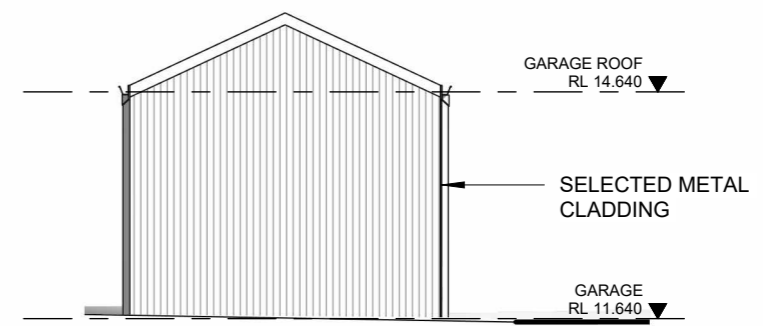
ELEVATION 1
1:100 A03.01



ELEVATION 2
1:100 A03.01



ELEVATION 3
1:100 A03.01



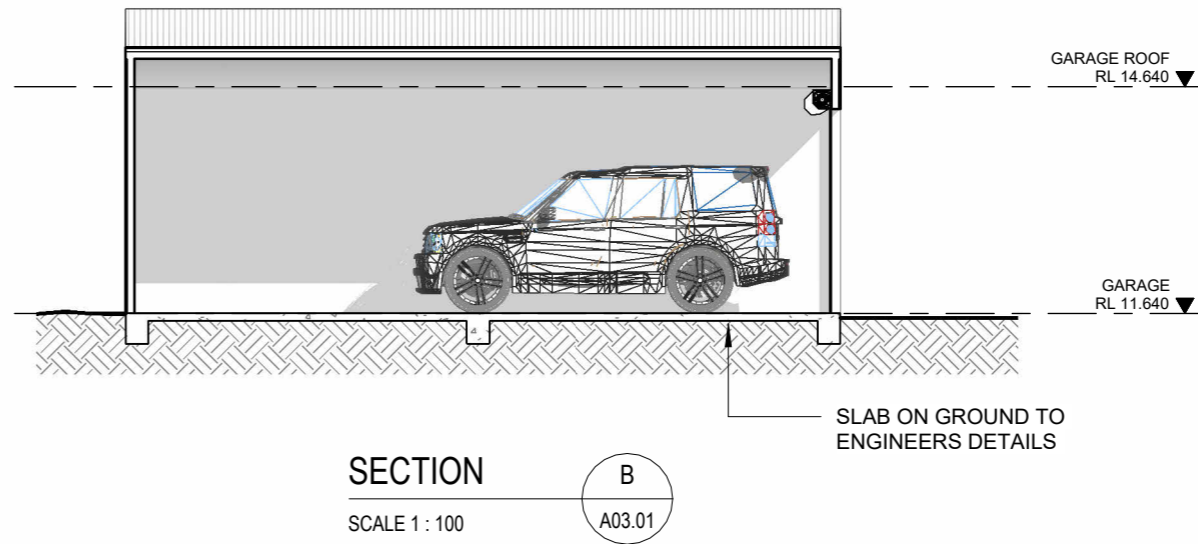
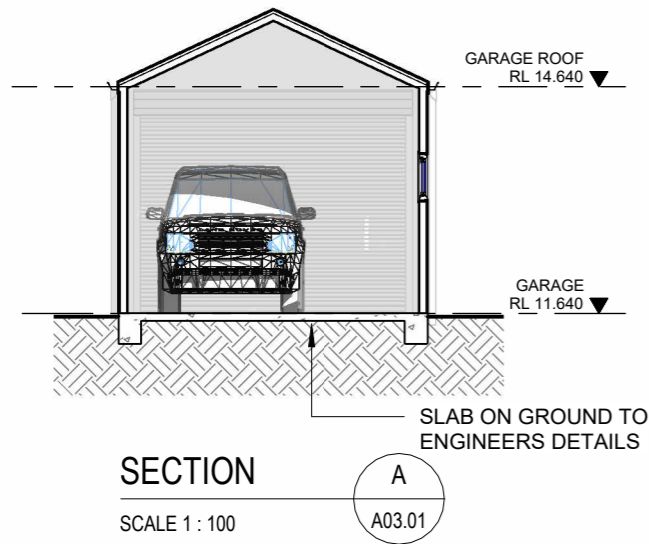
ELEVATION 4
1:100 A03.01

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		Scale		1:100	
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Window Schedule							
Mark	Window Style	Width	Height	Head Height	Frame Material	Glazing	Remarks
W.01	Sliding	2700	600	2100	Standard Aluminium	Single Clear	
W.02	Sliding	2700	600	2100	Standard Aluminium	Single Clear	

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RICHARDS	GARAGE SECTIONS		A03.03
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