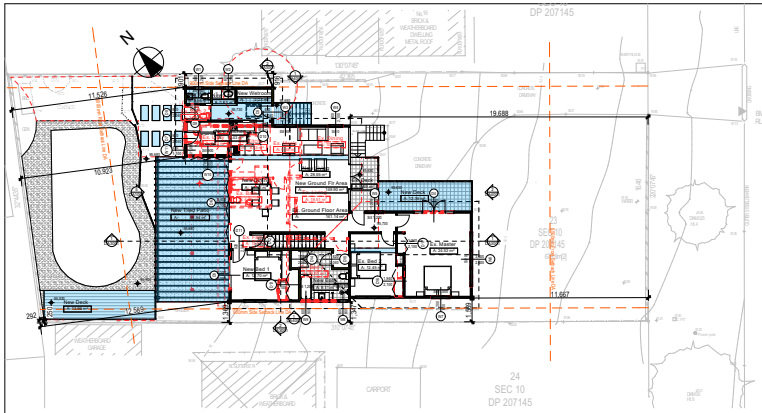
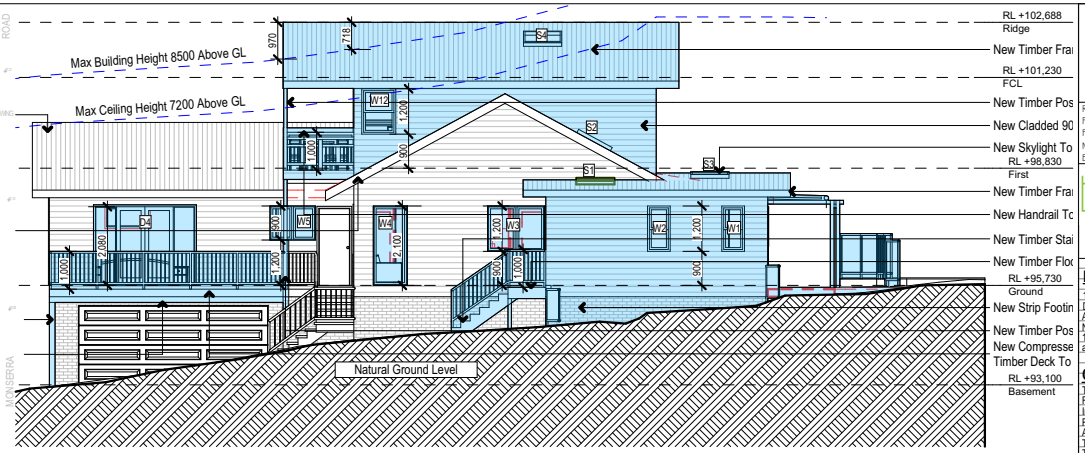
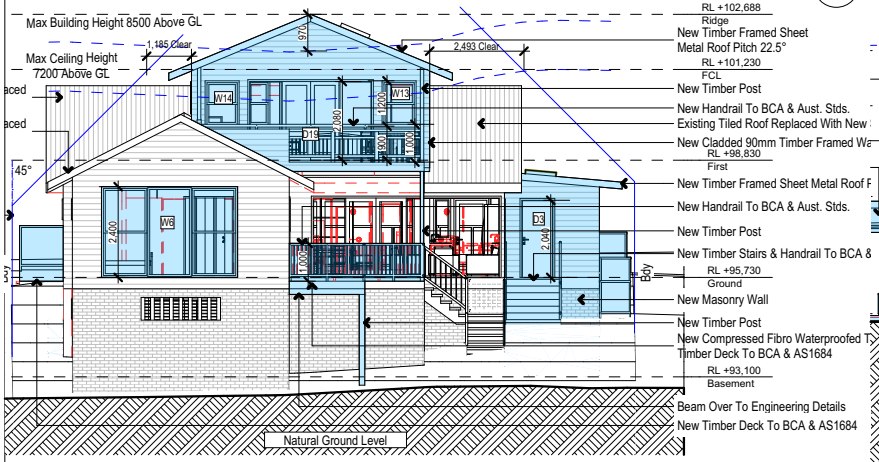


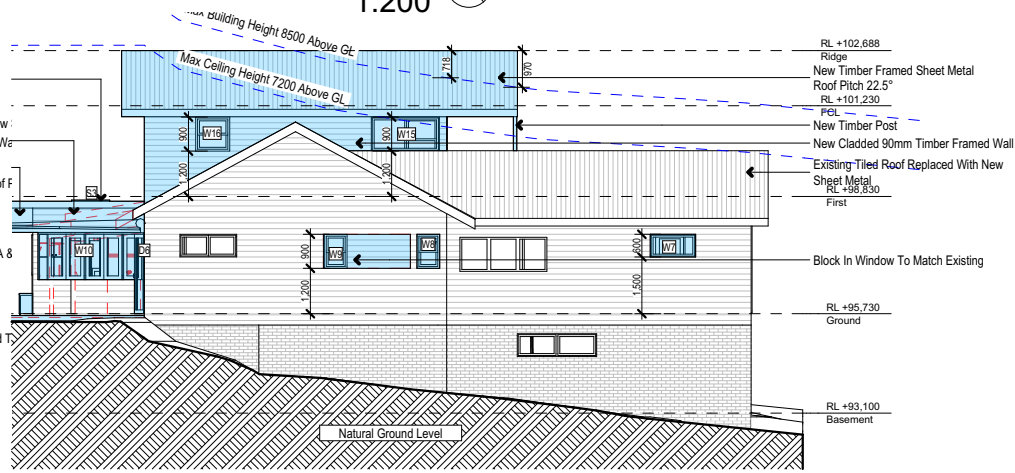
1 Site Plan 1:500



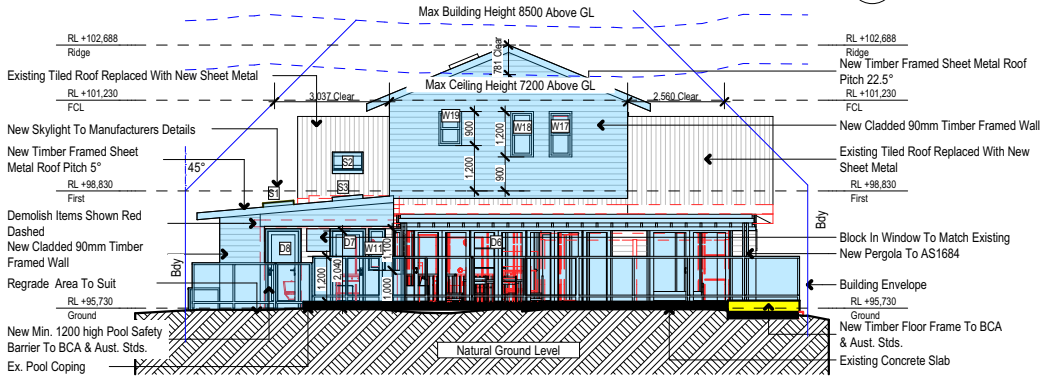
2 North 1:200



3 East 1:200



4 South 1:200



5 West 1:200

Denotes New Works

Wall Legend

Denotes New Timber Framed Wall

Denotes New Masonry Wall

Denotes Existing Wall

Denotes Demolished Item

DA ONLY
NOT FOR CONSTRUCTION

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

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BUILDING DESIGNERS AUSTRALIA NSW

NOTES

18 Monserra Road,Allambie Heights is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
18 Monserra Road,Allambie Heights is not considered a heritage item

Construction

Timber Framed Floor, Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Cladded Walls R1.70
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix

Basix Certificate Number A321732
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified
is not required for parts of altered construction where insulation already exists.

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Certifying

The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

Client
Hamish & Maria Martyn
Project Name
Alterations & Additions
18 Monserra Road, Allambie Heights 2100

Lot 23 D.P.207145

Drawing Title:
Site Plans - A4 Notification Plan
Site Plan, North, South, West, East

Scale: A4 as noted	Date: 9-7-2018
Status: DA	Checked By: GBJ
Project No: RP0118MAR	Drawing No. DA1001