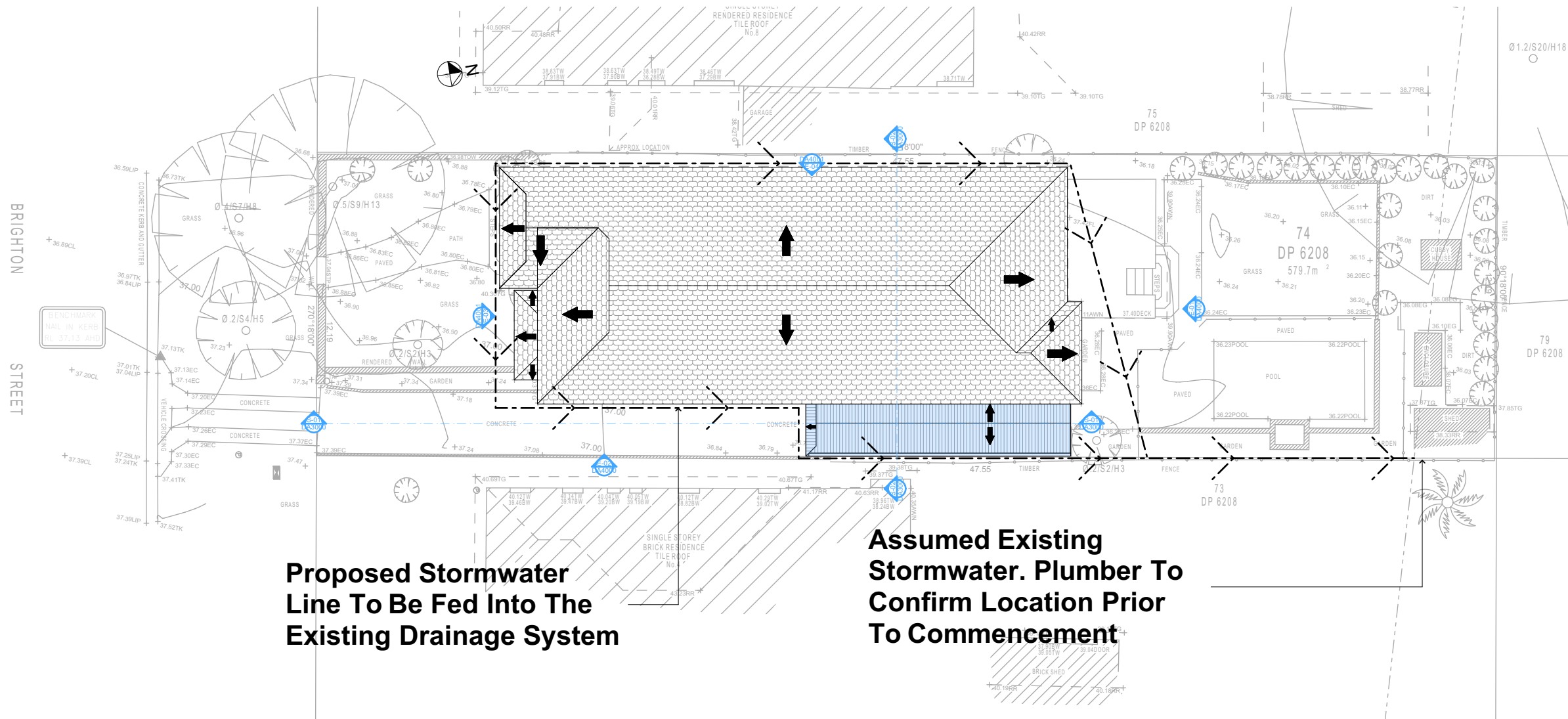


Denotes New Works



Proposed Stormwater Line To Be Fed Into The Existing Drainage System

Assumed Existing Stormwater. Plumber To Confirm Location Prior To Commencement

4 STORMWATER PLAN 1:200

Plumber To Confirm Location Of Existing Stormwater/Sewer Prior To Commencement

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

NOTES

6 Brighton Street, Balgowlah is zoned R1-General Residential. All Plans to be read in conjunction with Basix Certificate. New Works to be constructed shown in Shaded/Blue. 6 Brighton Street, Balgowlah is not considered a heritage item.

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.

Construction

Concrete Slab Floor, Masonry Walls. Roof Framed to have R1.24 Insulation. 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 A402307_02. 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.

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	579.7m ²	Yes	% of landscape open space (35% min)	54%	Yes
Housing Density (dwelling/m ²)	1	Yes	Impervious area (m ²)	44%	Yes
Max Bldg Ht Above Nat. GL 8.5m	6463mm	Yes	Maximum cut into gnd (m)	390mm	Yes
Front Setback (Min. 6771mm)	19724mm	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min. 8m)	17605mm	Yes	No. of car spaces provided	2	Yes
Side bdy setback 1/3 Wall Height	11mm	Variable			

Rapid Plans

Building Design and Architectural Drafting

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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.

bdaa

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

bdaa

ACCREDITED BUILDING DESIGNER

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

Project North

Checked Plot Date: 7/05/2021 Project NO: RP0720LYN Project Status: DA

Client Site: Saxon and Amber Lyne 6 Brighton Street, Balgowlah

Sheet Size: A3

DRAWING TITLE :

SITE AND LOCATION

Stormwater Plan

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE: 17/12/20

DRAWING NO. DA1014