

Wall Legend

- Denotes Existing Wall
- Denotes Demolished Item

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
 All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Basix
 Basix Certificate Number A321732
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 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.

Project North

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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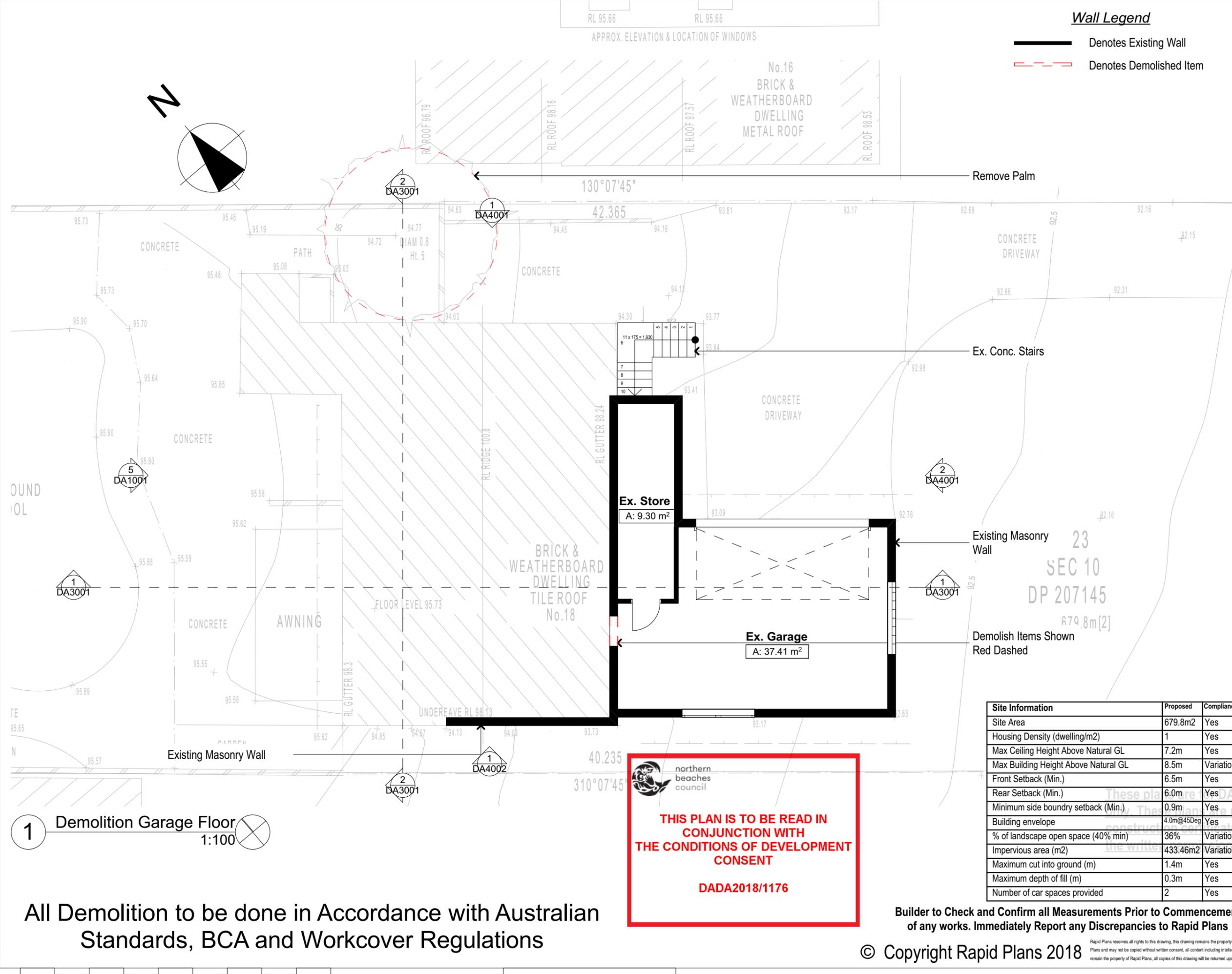
Client: **Harnish & Maria Martyn**
 Project Name: **Alterations & Additions**
18 Monserra Road, Allambie Heights
2100

Lot 23 D.P.207145
 Drawing Title:

Site Plans - Demolition Garage Floor Plan
Demolition Garage Floor

Scale: A3 as noted Date: 10-04-19
 Status: DA Rev1 Checked By: GBJ

Project No: **RP0118MAR**
 Drawing No: **DA1008**



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DADA2018/1176

Site Information	Proposed	Compliance
Site Area	679.8m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4.0m@45Deg	Yes
% of landscape open space (40% min)	36%	Variation
Impervious area (m ²)	433.46m ²	Variation
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	0.3m	Yes
Number of car spaces provided	2	Yes

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

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1 Demolition Garage Floor
 1:100

All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

length in millimeters at full size

length in millimeters at full size

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DADA2018/1176

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Project North

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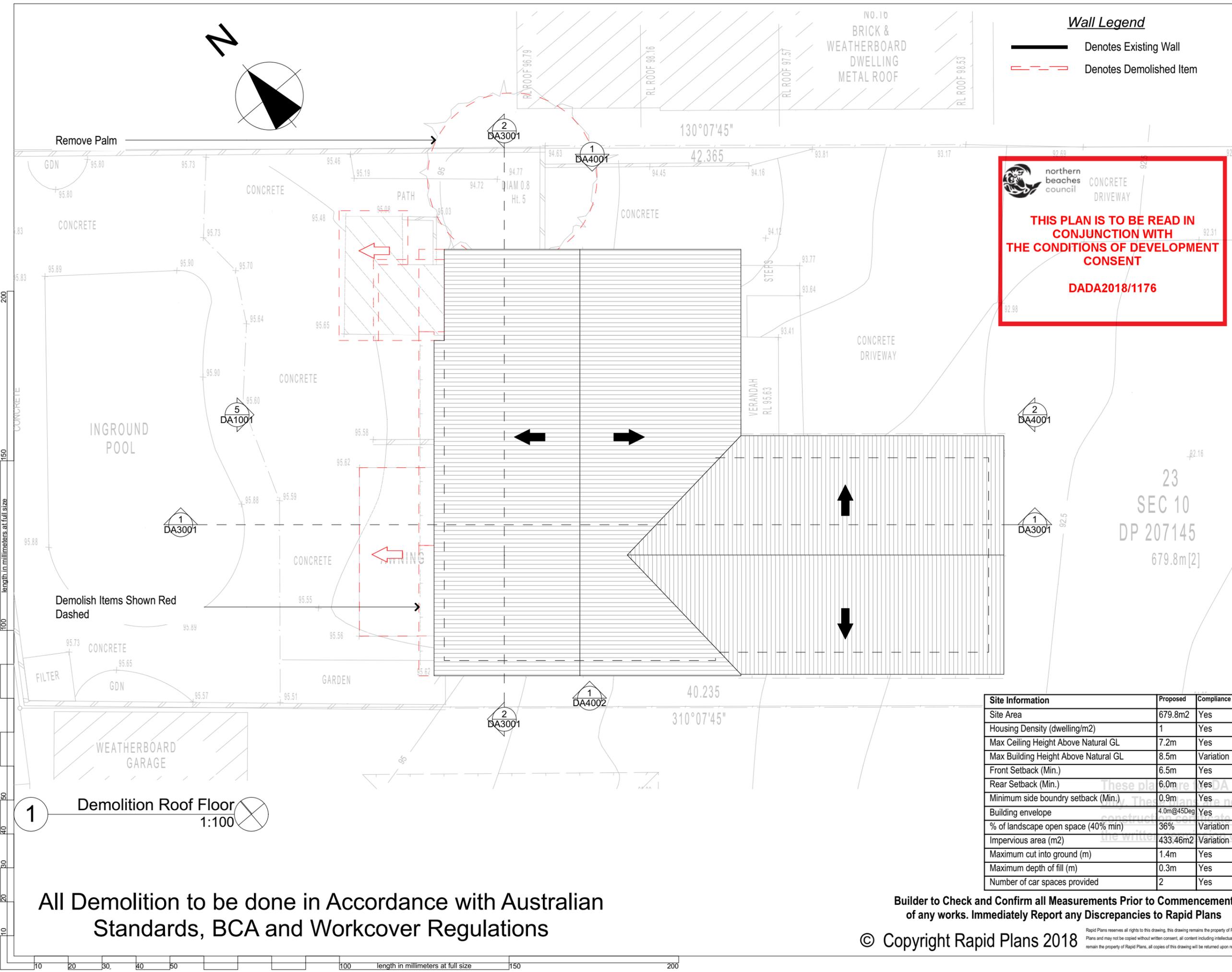
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Client: **Hamish & Maria Martyn**
 Project Name: **Alterations & Additions**
18 Monserra Road, Allambie Heights
2100

Lot 23 D.P.207145
 Drawing Title: **Site Plans - Demolition Roof Plan**
Demolition Roof Floor

Scale: A3 as noted Date: 10-04-19
 Status: DA Rev1 Checked By: GBJ

Project No: **RP0118MAR**
 Drawing No: **DA1010**



Site Information	Proposed	Compliance
Site Area	679.8m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4.0m@45Deg	Yes
% of landscape open space (40% min)	36%	Variation
Impervious area (m ²)	433.46m ²	Variation
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	0.3m	Yes
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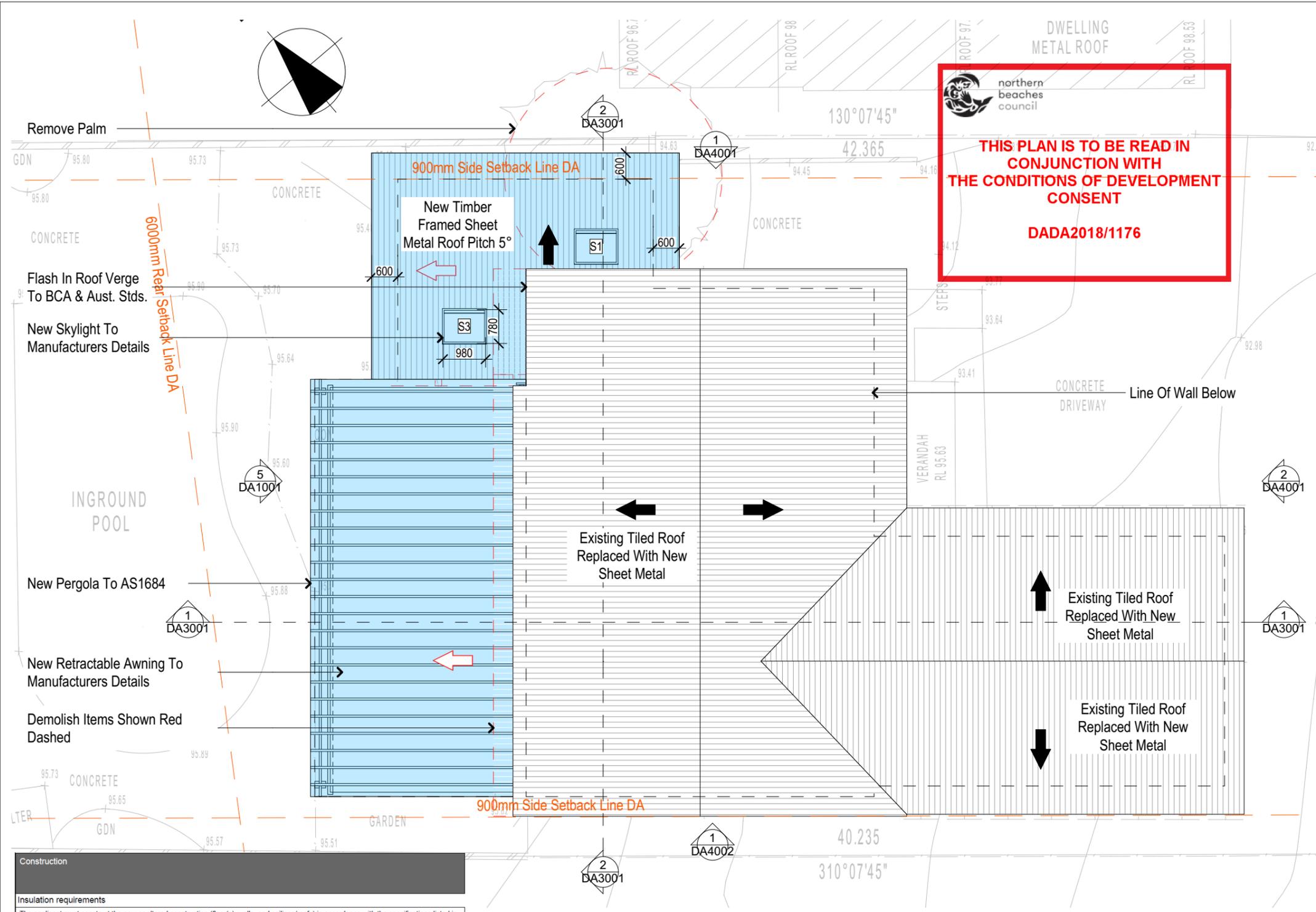
200 length in millimeters at full size

150 length in millimeters at full size

100 length in millimeters at full size

50 length in millimeters at full size

100 length in millimeters at full size



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DADA2018/1176

Window / door no.	Orientation	Area of glass in frame (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type
W19	NW	0.5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D4	SE	3.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D5	SW	4.4	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D6	SW	11.3	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D19	SE	3.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below. The following requirements must also be satisfied in relation to each skylight: Each skylight may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

Skylight number	Area of glazing in frame (m ²)	Shading device	Frame and glass type
S1	0.8	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2	0.8	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S3	0.8	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

SEC 0
DP 2017/45
679.8m²

6500mm Front Setback Line DA

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 RL 100 800 Ridge
DADA2018/1176
 New Skylight To Manufacturers Details

Rapid Plans
 Building Design and Architectural Drafting
 Rapid Plans www.rapidplans.com.au
 PO Box 6193 Frenchs Forest DC NSW 2086
 Fax : (02) 9905-8865
 Mobile: 0414-945-024
 Email : gregg@rapidplans.com.au

bda BUILDING DESIGNERS AUSTRALIA NSW

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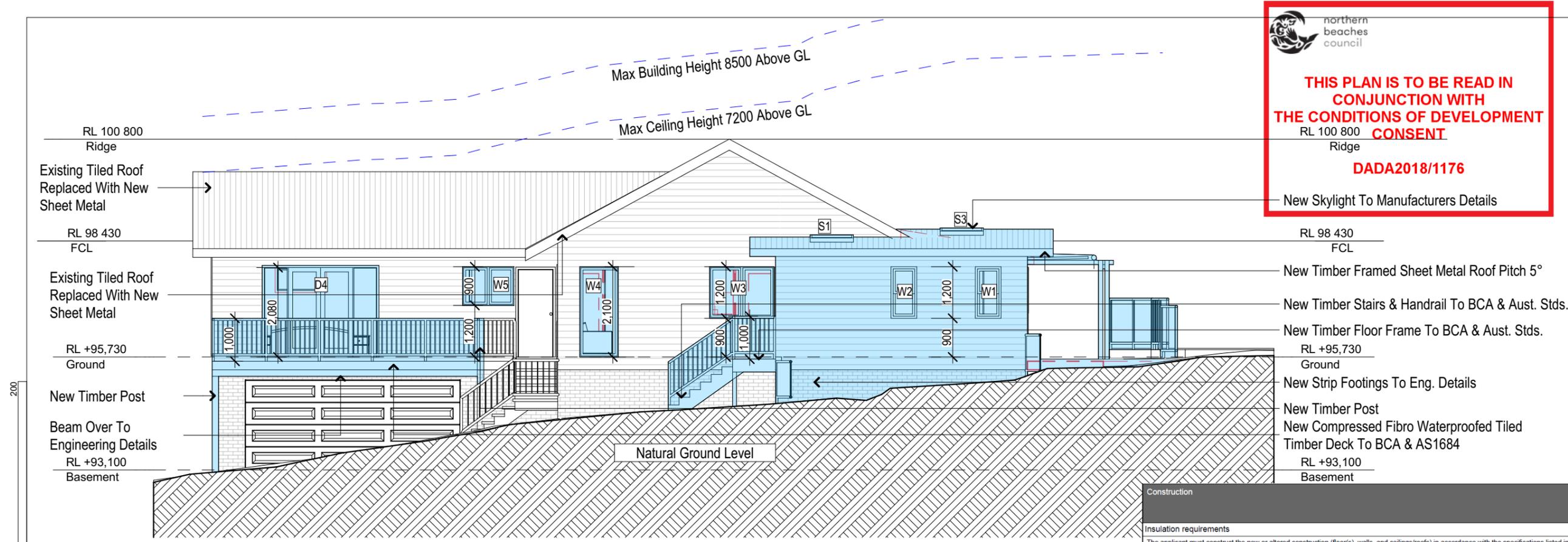
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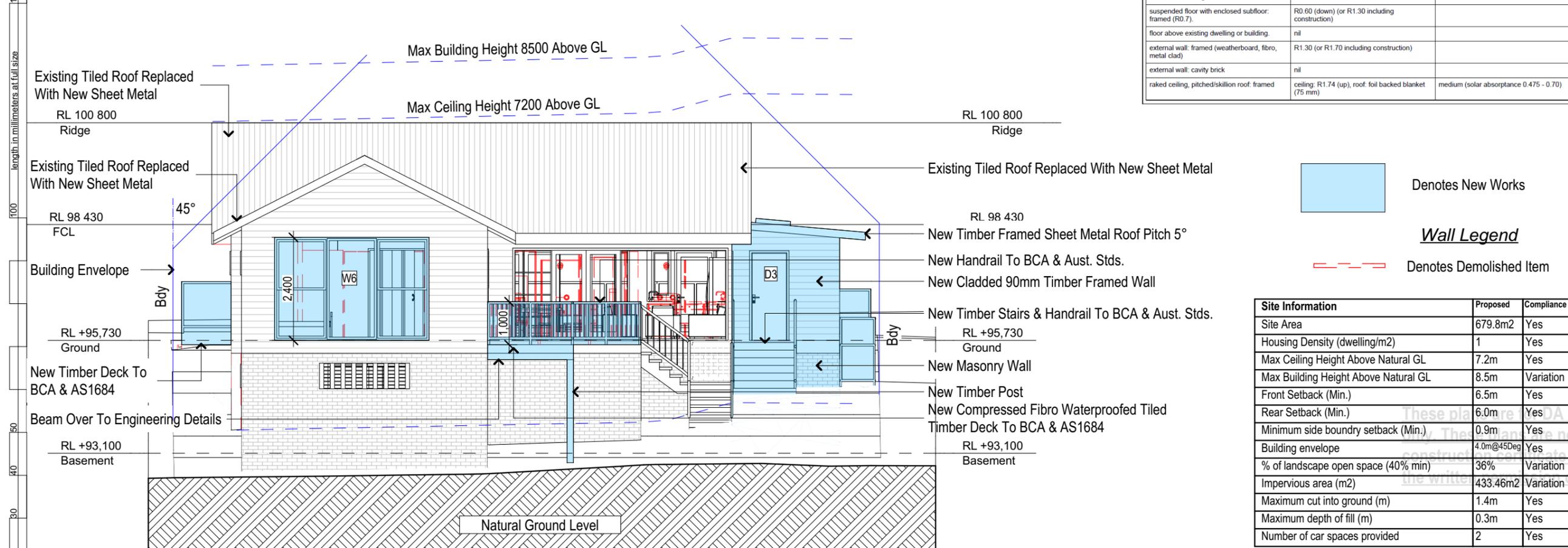
Lot 23 D.P.207145
 Drawing Title:
Elevations - Elevations 1
 North, East

Scale: A3 as noted Date: 10-04-19
 Status: DA Rev1 Checked By: GBJ

Project No: **RP0118MAR**
 Drawing No: **DA4001**



1 North 1:100



2 East 1:100

Construction

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Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: cavity brick	nil	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)

Denotes New Works
 Wall Legend
 Denotes Demolished Item

Site Information	Proposed	Compliance
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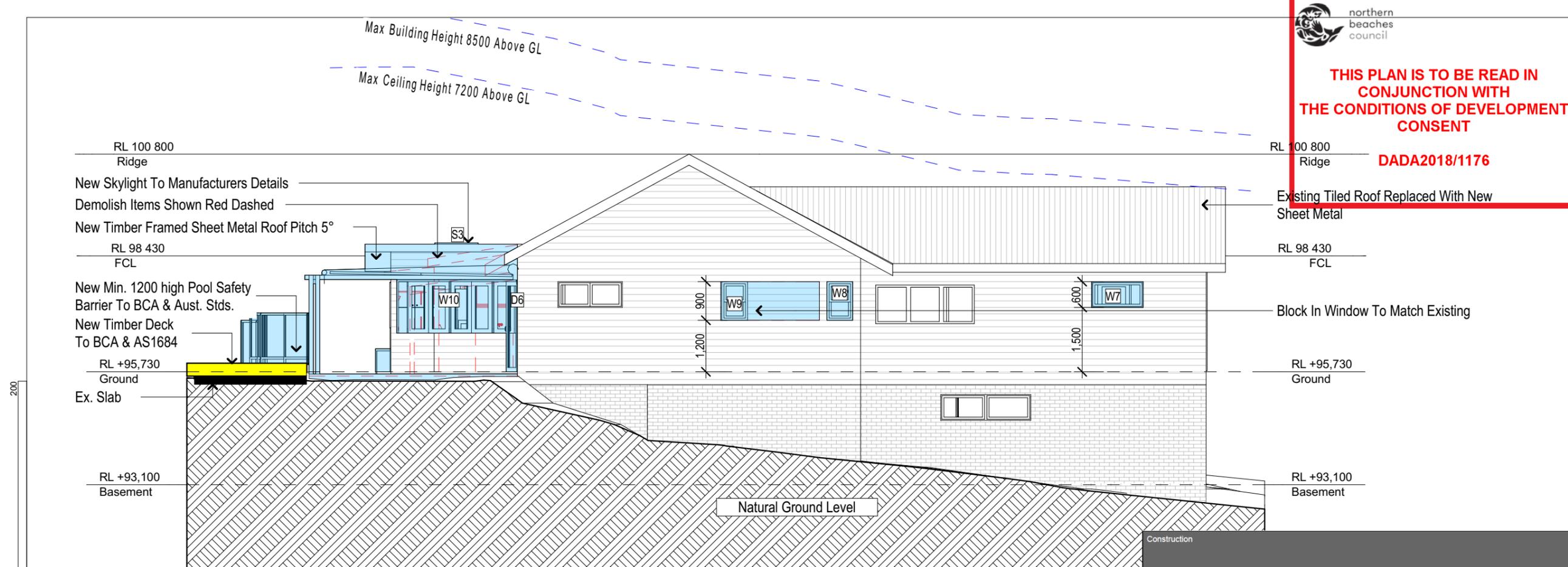
length in millimeters at full size

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DADA2018/1176

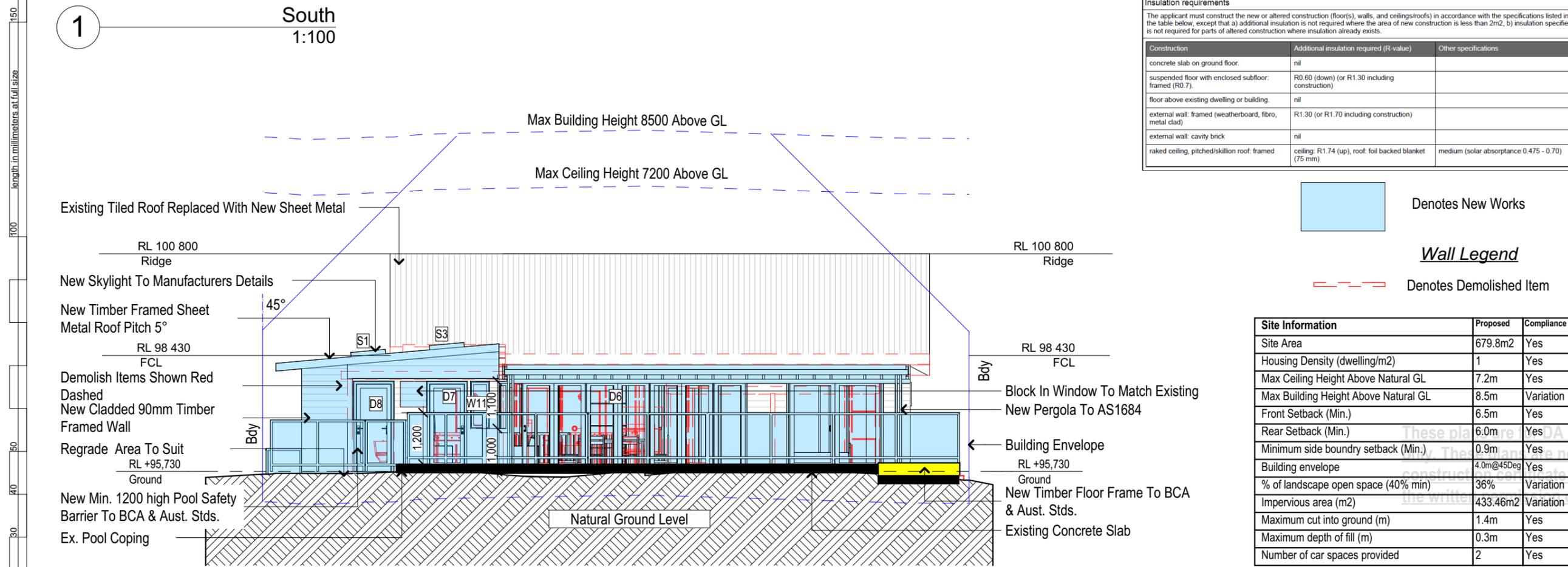


1 South 1:100

Construction

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suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: cavity brick	nil	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)



2 West 1:100

Denotes New Works

Wall Legend

Denotes Demolished Item

Site Information	Proposed	Compliance
Site Area	679.8m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4.0m@45Deg	Yes
% of landscape open space (40% min)	36%	Variation
Impervious area (m ²)	433.46m ²	Variation
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	0.3m	Yes
Number of car spaces provided	2	Yes

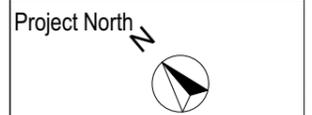
Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

NOTES
18 Monserra Road, Allambie Heights is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basic 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 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
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

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.



DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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: **Harnish & Maria Martyn**
Project Name: **Alterations & Additions**
18 Monserra Road, Allambie Heights 2100
Lot 23 D.P.207145

Drawing Title: **Elevations - Elevations 2**
South, West

Scale: A3 as noted Date: 10-04-19
Status: DA Rev1 Checked By: GBJ

Project No: **RP0118MAR** Drawing No: **DA4002**