

 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	
 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 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 2m ² . 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. Or projections described in millimetres, the eading 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 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 - Demolition Garage Floor Plan	
Demolition Garage Floor	
Scale: A3 as noted	Date: 10-04-19
Status: DA Rev1	Checked By: GBJ
Project No:	Drawing No.
RP0118MARDA1008	



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DADA2018/1176

New Skylight To Manufacturers Details



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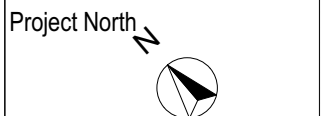


NOTES
18 Monserra Road, Allambie Heights is zoned R2 Low Density Residential.
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Construction
Timber Framed Floor, Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Cladded Walls R1.70
Refer to Engineers drawings for structural 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.

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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:

Elevations - Elevations 1

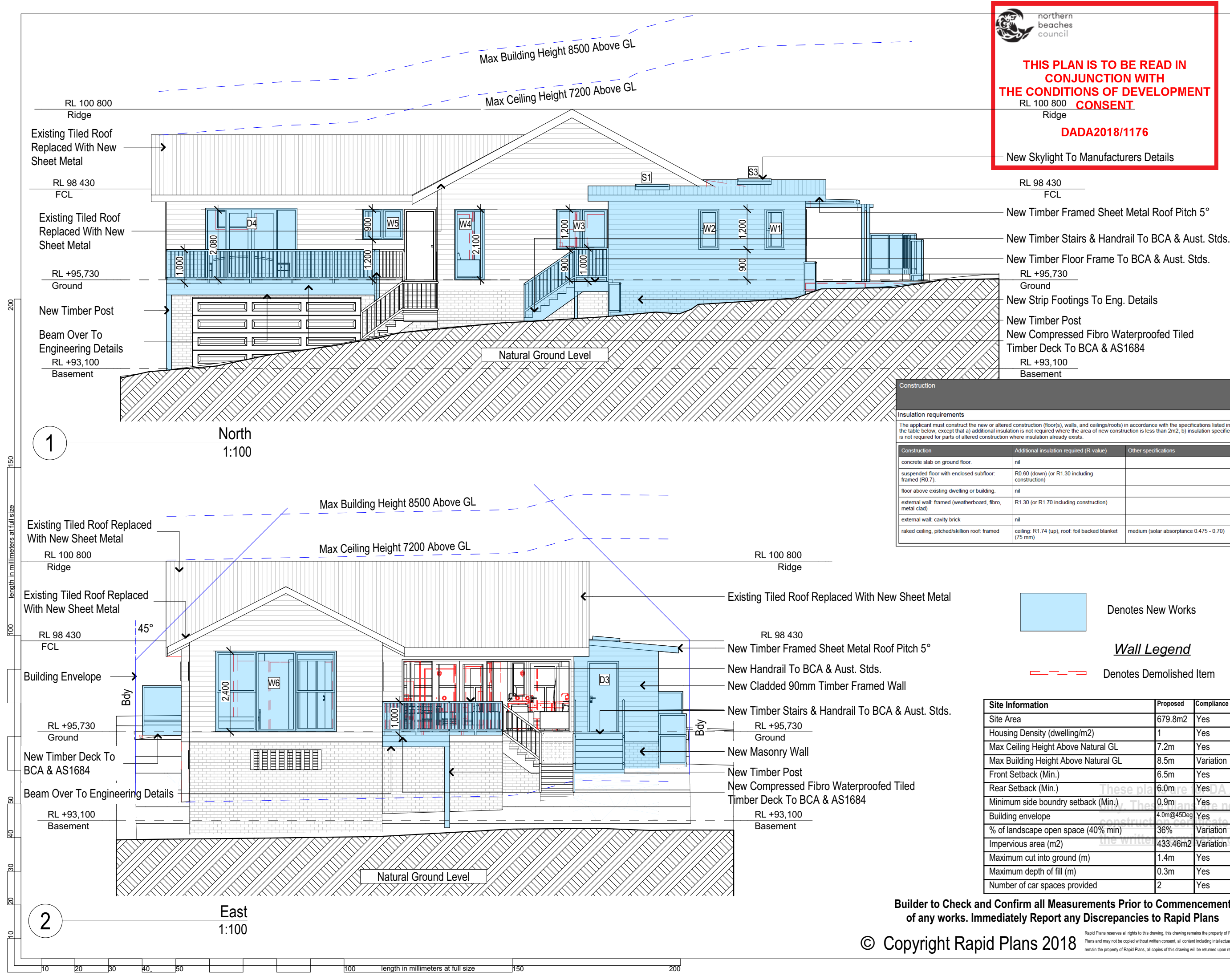
North, East

Scale: A3 as noted Date: 10-04-19

Status: DA Rev1 Checked By: GBJ

Project No: Drawing No:

RP0118MAR DA4001



Construction		
Insulation requirements		
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 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.		
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
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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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
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Basic
Basic Certificate Number A321732
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Project North

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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:
Elevations - Elevations 2
South, West

Scale: A3 as noted Date: 10-04-19
Status: DA Rev1 Checked By: GBJ
Project No: Drawing No:

RP0118MAR DA4002

