

Proposed Stormwater Line To Be Fed Into The Existing Drainage System

Assumed Existing Stormwater. Plumber To Confirm Location Prior To Commencement

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

4 **STORMWATER PLAN**
1:200

- AUSTRALIAN HEIGHT DATUM
- AWNING
- BENCH MARK
- CONCRETE
- CONCRETE SURFACE
- DIAMETER/HEIGHT/SPREAD
- DOOR
- DECK LEVEL
- EDGE OF CONCRETE
- EAVE & GUTTER
- FLOOR LEVEL
- GARDEN
- HYDRANT
- INVERT LEVEL

THE SUBJECT TITLE NOTES :
SEARCH DATE: 15/10/2020

NOTES
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1058 Barrenjoey Road, Palm Beach 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
Framed Floors, Framed Walls
Insulation to External Framed 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 A408854
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	821.2m ²	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m ²)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

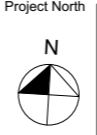


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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not trace the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



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



Checked: GBJ
Plot Date: 4/03/2021
Project NO: RP1120DAR
Project Status: DA
Client: Hilary and Stephen Darke
Site: 1058 Barrenjoey Road, Palm Beach
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Stormwater Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
DATE: 4/3/21
DRAWING NO.
DA1015