Landscape Legend

Ground Covers Schedule	
Symbol	*Common Name*
	Existing Pavers
	Existing Concrete Drive
	Existing Pool
	Existing Timber Deck
	New Timber Deck
	Garden Area
	Existing Grass To Remain
	Existing Tree To Remain

C&A SURVEYORS
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DETAIL & BOUNDARY IDENTIFICATION SURVEY OF
LOT 18 IN DP 249823, LOCATED AT
No.34, ROBERT AVENUE, NORTH MANLY.

TRENT JAMES VELLA
(REGISTERED SURVEYOR)
SURVEYOR ID No. 8959

INSTRUCTING PARTY:	RAPID PLANS	SURVEYED BY:	RT
LGA: NORTHERN BEACHES	AREA BY DP: 607.0 m²	DRAWN BY:	SU
SURVEY DATE: 11/10/2021	AREA BY CALC: 607.1 m²	SCALE:	1:100@A2
DATE DRAWN: 13/10/2021	CONTOUR INTERVAL 0.5 m	REV NO:	00

DATUM:
CHECKED BY:
REF NO: 19258-21 DI
SHEET: 1

Rapid Plans
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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

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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.

NOTES
34 Robert Avenue North Manly is zoned R2 Low Density

34 Robert Avenue North Manly is not considered a heritage item
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Slab & Framed Floors, Framed Walls
Roof Framed to have R1.08 Insulation
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 AS01288-2007
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 A483455_02
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor (s), walls, and ceiling/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 tie 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 Area	607.1m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	40%	Yes
Impervious area (m2)	60%	Yes
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. 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

Project North

Drawn | Checked GBJ
Plot Date: 28/02/2023
Project NO: RP0122MOH
Project Status DA

Client: Selena Mohr

Site: 34 Robert Avenue North Manly

These plans are for DA Application purposes