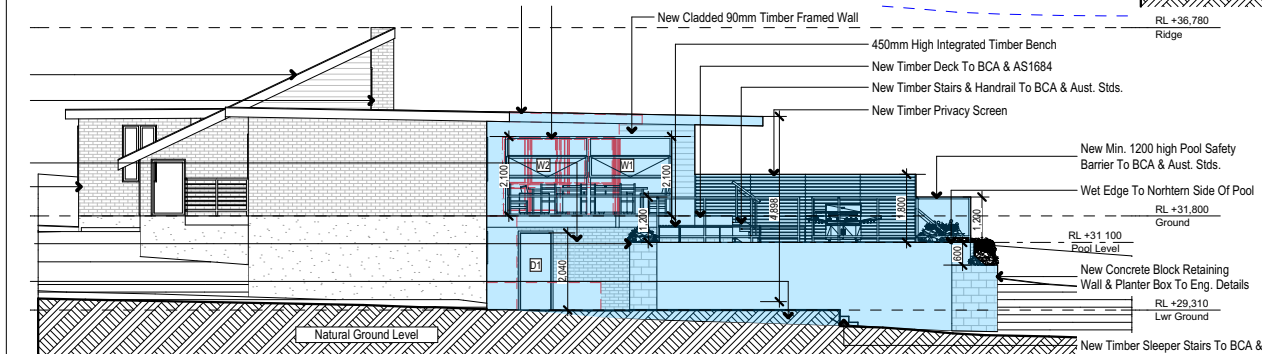
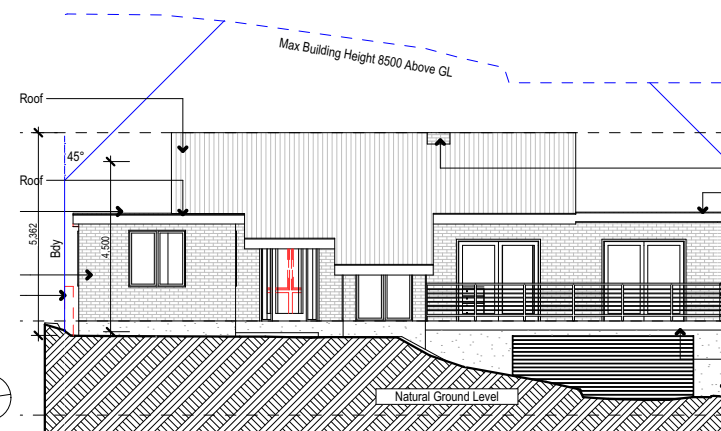


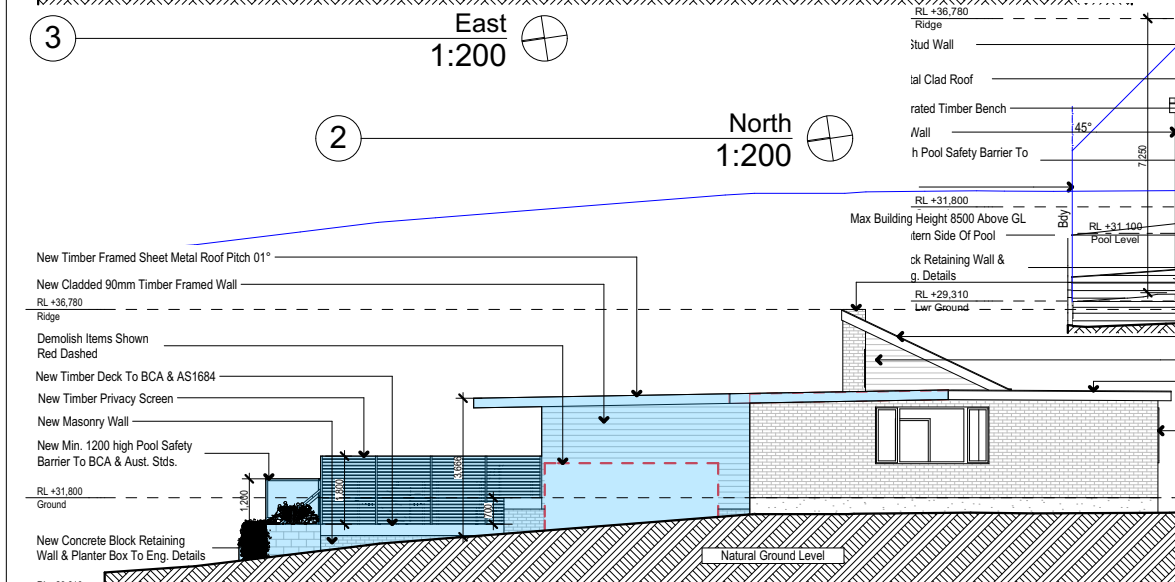
Site Plan  
1:500

South  
1:200



East  
1:200

North  
1:200



West  
1:200

**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

26 Wabash Avenue, Cromer, 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.  
26 Wabash Avenue, Cromer is not considered a heritage item.

#### Construction

Timber Framed, Cladded Timber Framed Walls.  
Roof Sheet Metal Clad Timber Framed, to have R1.74 insulation to External Cladded Timber Framed Walls.  
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 AS 1288-2017.  
Waterproofing to BCA and AS 3740.  
New Lighting to have minimum of 40% compact fluorescent lamps.

Denotes New Works

#### Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item

#### Basic

Basic Certificate Number A342658\_03  
All Plans to be read in conjunction with Basic Certificate.  
The applicant must construct the new or altered construction (floor(s), walls, and ceiling(s)), 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<sup>2</sup>; b) insulation 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.

#### 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.

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:  
**Simon Roy**  
Project Name:  
**Alterations & Additions**  
**26 Wabash Avenue, Cromer**  
**2099**

Lot 36, Sec 2, D.P.1818

Drawing Title:

Site Plans - A4 Notification Plan

Site Plan, North, South, East, West

Scale: A4 as noted

Date: 26/06/20

Status: DA

Checked By: GBJ

Project No:

Drawing No:

**RP0718ROYDA1001**