

Wall Legend

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



Rapid Plans
Building Design and Architectural Drafting

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BUILDING
DESIGNERS
AUSTRALIA NSW

NOTES
23 Greenwood Avenue, Narraweena is zoned R2 - Low Density Residential.
All Plans to be read in conjunction with the Basix & Natthers Certificates
23 Greenwood Avenue, Narraweena is not considered a heritage item

Construction
Concrete & Timber Floors, Masonry & Timber Walls
Roof Sheet Metal to have R6.0 Insulation
Insulation to External Masonry & Timber Walls R2.5
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 & Natthers
Basix Certificate Number 9041285 & Natthers 000261143
All Plans to be read in conjunction with Basix & Natthers Certificates
The applicant must construct the new or altered construction (floors, 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,

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
Simone & John Magas
Project Name
New Dwelling
23 Greenwood Avenue, Narraweena
2099

Lot 78 D.P.12228

Drawing Title:

Site Plans - Stormwater Plan

Stormwater Plan

Scale: A3 as noted

Date: 1-11-2019

Status: DA Rev2

Checked By: GBJ

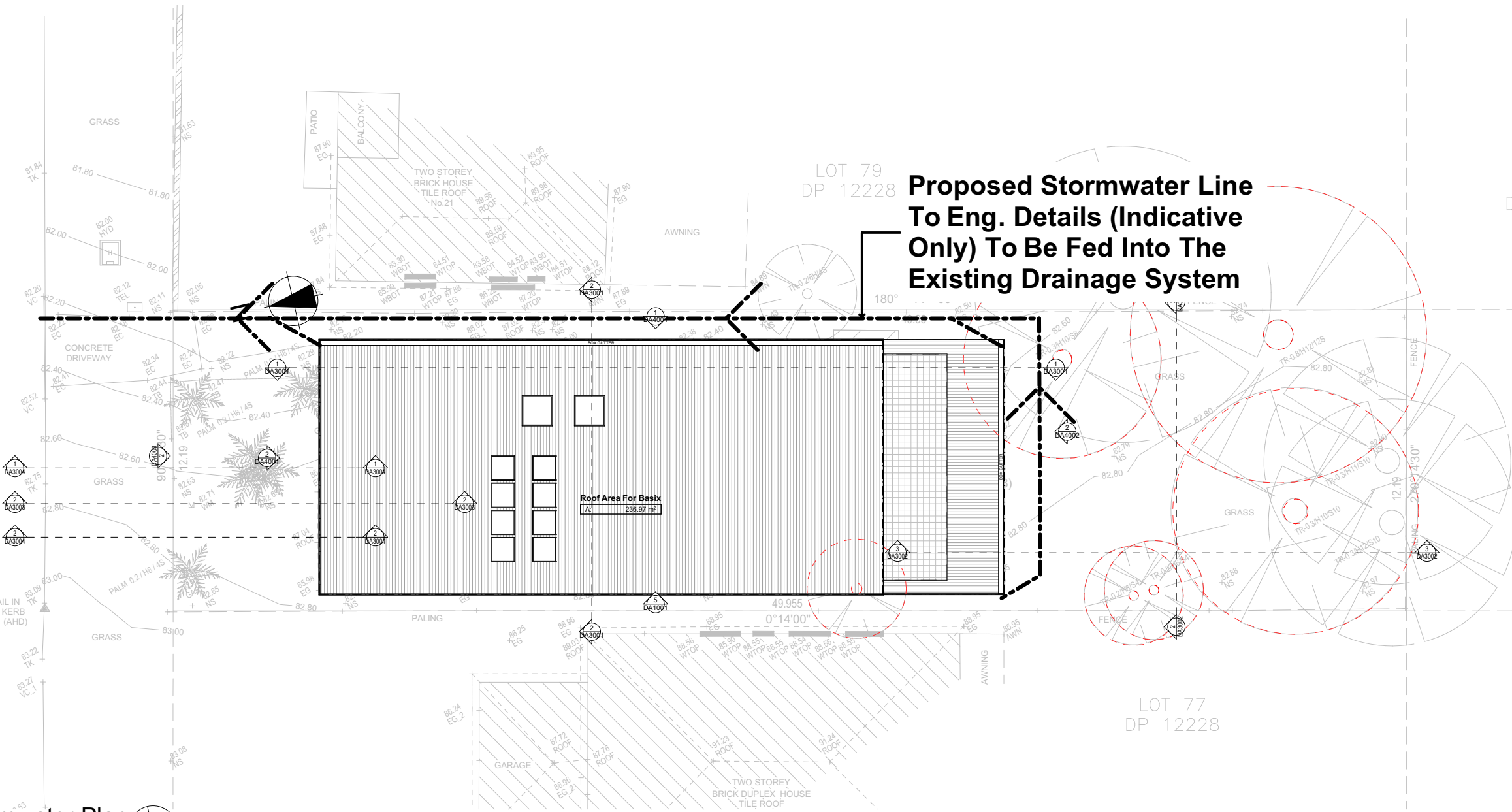
Project No:

Drawing No.

RP0917MAG

DA1010

Proposed Stormwater Line To Eng. Details (Indicative Only) To Be Fed Into The Existing Drainage System



Stormwater Plan

1:200

1

Water Commitments	
Landscape	
The applicant must plant indigenous or low water use species of vegetation throughout 200 square metres of the site.	
Fixtures	
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.	
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.	
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.	
Alternative water	
Rainwater tank	
The applicant must install a rainwater tank of at least 2700 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	
The applicant must configure the rainwater tank to collect rain runoff from at least 258.7 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).	
The applicant must connect the rainwater tank to:	
• all toilets in the development	
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)	
Swimming pool	
The swimming pool must not have a volume greater than 44 kilolitres.	

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

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