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Floor Spa	<u>ace Ratio</u>
Max.	217.31
Ex.	168.98
Prop.	184.58

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

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		Rapid Plans www.rapidplans.or PO Box 6193 Frenchs Forest Fax : (CO) 9905-8865 Mobile	DC NSW 2086	
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		BUILDING DES		
		bđe	10	
		A C C R E D I T E D BUILDING DESIGNER		
		Rapid Plans reserves all rights to this drawing, property of Rapid Plans and may not be copie content including intellectual, remain the prope this drawing will be returned to Rapid Plans up	d without written co rty of Rapid Plans, ion request.	insent, all , all copies of
		The builder shall check and verify all dimensio omissions to the Designer. Do not scale the dr used for construction purposes until issued by	awings. Drawings :	shall not be
		NOTES 45 Ernest Street, Balgowlah Heights is Residential 45 Ernest Street, Balgowlah Heights is item Al Plans to be read in conjunction with B New Works to be constructed shown in	not considered a	
		Certifying The DA Application Only plans are for DA Ap plans are not to be used for the construction Certifying Aufhority without the written permis supply of authorised Construction Certificate	plication purposes certificate applicat ssion of Rapid Plar drawings by Rapi	s only. These ion by any ns or the d Plans
		Construction Concrete Stab Filcor, Concrete Block W Insulation to External Concrete Block M All work to Engineers Specification and Timber frampio BCA and AS 1684 Termite Management to BCA and AS 1684 Termite Management to BCA and AS 1684 Termite Management to BCA and AS 1784 New Lighting to bear minimum of 40% All workmanship and materials shall be	/alls R1.70 ral details BCA 660.1	cent lamps vith the
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C		Site Information	Prop.	Comp
		Site Area	482.9m2	· ·
1 1 +		Housing Density (dwelling/m2)		Yes
- '54				
- '8		Max Bldg Ht Above Nat. GL		Yes
1 53		Max Bldg Ht Above Nat. GL Front Setback (Min.)		
4 '8			8.5m	
4 ' 68		Front Setback (Min.)	8.5m Average 3.0m	Variatio Yes
-		Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) % of landscape area	8.5m Average 3.0m	Variatio Yes
-		Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) % of landscape area (35% min)	8.5m Average 3.0m Calc 49%	Variatic Yes Variatic Yes
-		Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) % of landscape area (35% min) Impervious area (m2)	8.5m Average 3.0m Calc 49% 52%	Variatio Yes Variatio Yes Yes
- ENCHIN		Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) % of landscape area (35% min) Impervious area (m2) Maximum cut into gnd (m)	8.5m Average 3.0m Calc 49% 52% 2871mm	Variatio Yes Variatio Yes Yes Yes
- INCHN NLLIN F		Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) % of landscape area (35% min) Impervious area (m2)	8.5m Average 3.0m Calc 49% 52%	Variatio Yes Variatio Yes Yes
- ENCHIN NLLIN F		Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) % of landscape area (35% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m)	8.5m Average 3.0m Calc 49% 52% 2871mm N/A 2 d Confirm Prior to f any wor y Discrep	Variatio Yes Variatio Yes Yes Yes Yes n all ks.
- ENCHIN ALL IN F		Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) % of landscape area (35% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurement of Immediately Report an to Rapid P	8.5m Average 3.0m Calc 49% 52% 2871mm N/A 2 d Confirm Prior to f any wor y Discrep	Variatio Yes Variatio Yes Yes Yes Yes n all ks.
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ENCHIN AL IN 1 L 54.65		Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) % of landscape area (35% min) Impervious area (m2) Maximum cut into gnd (m) Maximum cut into gnd	8.5m Average 3.0m Calc 49% 52% 2871mm N/A 2 d Confirm Prior to f any wor y Discrep lans Z Balgowlah	Variatio Yes Variatio Yes Yes Yes Yes n all ks. bancie
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s are fo permis	are not to be used for the ficate application without sion of Rapid Plans	Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Min. side bdy setback (Min.) % of landscape area (35% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Drawn Checked GBJ Project North Project North Drawn Checked GBJ Project North Project North Client Danny Bell Site: 45 Ernest Street, Heights DRAWING TITLE : SITE AND LOC Storrmwate PROJECT NAME : Alteratic Additio REVISION NO. DATE	8.5m Average 3.0m Calc 49% 52% 2871mm N/A 2 2 d Confirm Prior to f any worl y Discrep lans Z Balgowlah Er Plan DnS & DNS	Variatio Yes Variatio Yes Yes Yes Yes n all ks. vancie

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