



Alterations & Additions To Existing Residence

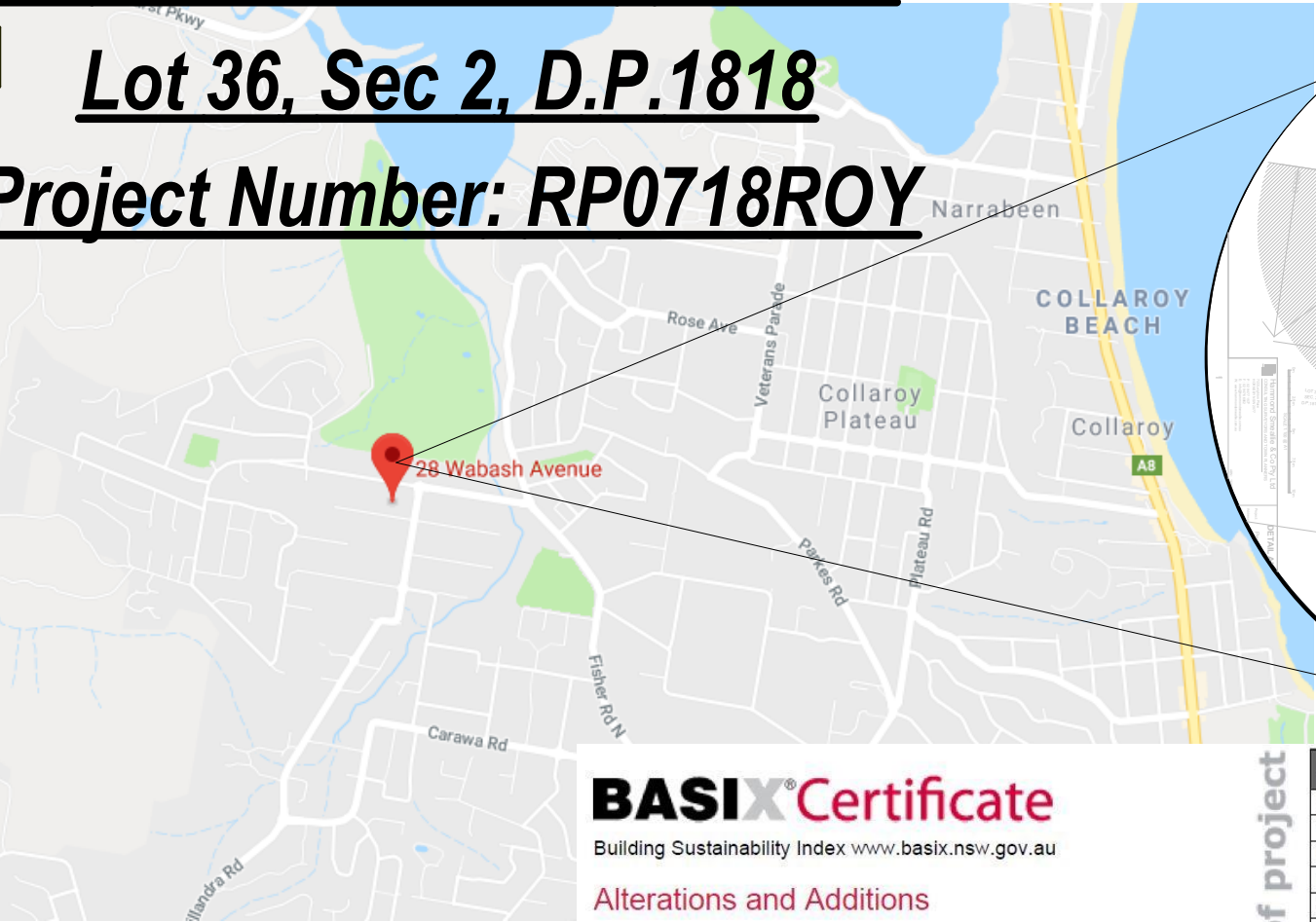
For Simon Roy

26 Wabash Avenue, Cromer

Lot 36, Sec 2, D.P.1818

Project Number: RP0718ROY

Drawing No:	Description	...	Issue/Revision	Date
	Cover Sheet			26/06/20
DA1001	A4 Notification Plan			26/06/20
DA1002	Survey Plan			26/06/20
DA1003	Site Plan			26/06/20
DA1004	Existing Lower Ground Floor Plan			26/06/20
DA1005	Existing Ground Floor Plan			26/06/20
DA1006	Existing Roof Plan			26/06/20
DA1007	Demolition Lower Ground Floor Plan			26/06/20
DA1008	Demolition Ground Floor Plan			26/06/20
DA1009	Demolition Roof			26/06/20
DA1010	Excavation & Fill Plan			26/06/20
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DA1012	Pro. Landscape Open Space Plan			26/06/20
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DA5001	Perspective			26/06/20
DA5002	Material & Colour Sample Board			26/06/20
DA5003	June 21st Shadow - 9am			26/06/20
DA5004	June 21st Shadow - 12pm			26/06/20
DA5005	June 21st Shadow - 3pm			26/06/20
DA5006	Wall Elevation Shadow #24 Wabash Ave			26/06/20
DA5007	Wall Elevation Shadow #29 Carrington Ave			26/06/20



BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A342658_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

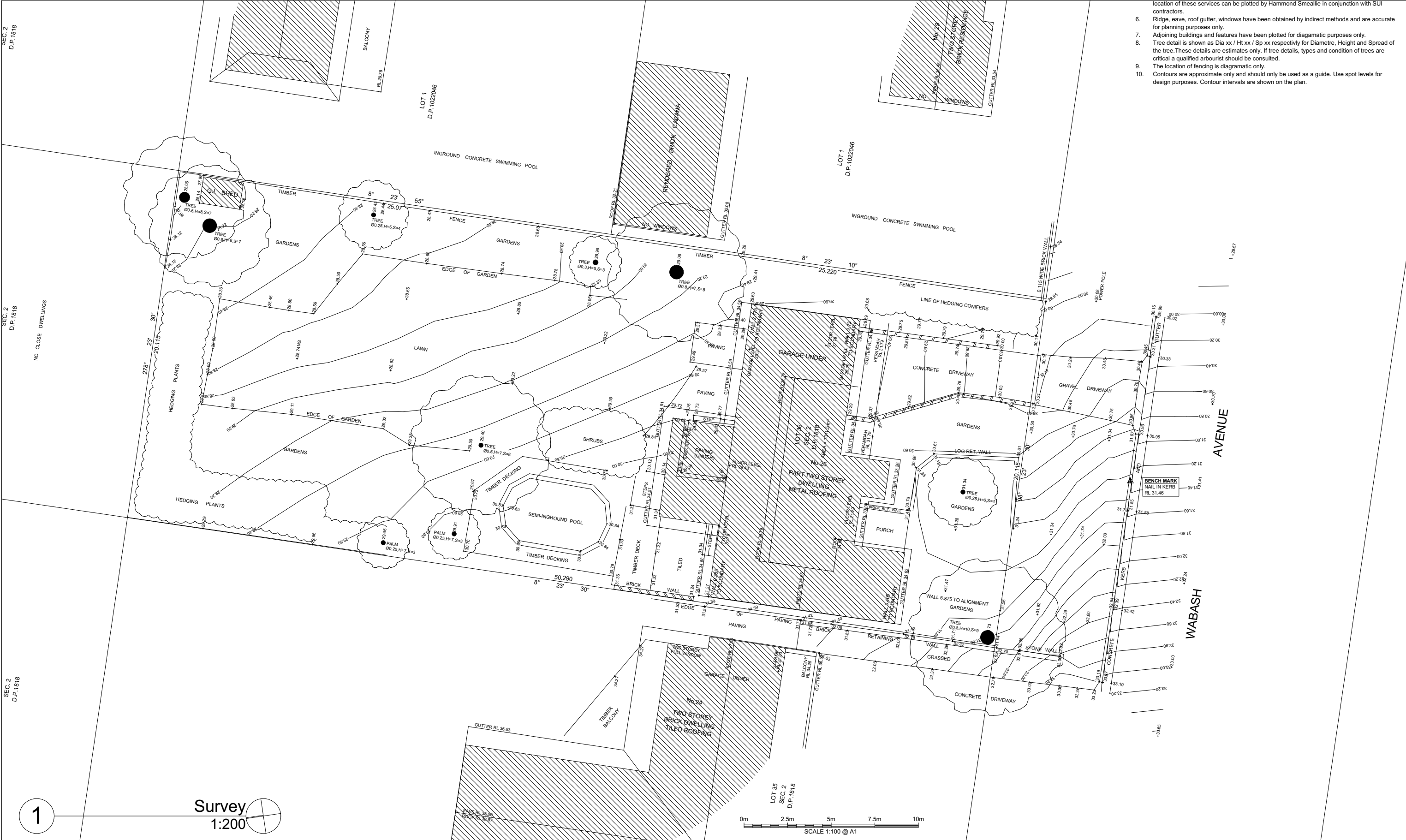
Secretary
Date of issue: Friday, 26, June 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Roy_03
Street address	26 Wabash Avenue Cromer 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 1818
Lot number	36
Section number	2
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Rapid Plans
ABN (if applicable):	43150064592



- location of these services can be plotted by Hammond Smeallie in conjunction with SUI contractors.
6. Ridge, eave, roof gutter, windows have been obtained by indirect methods and are accurate for planning purposes only.
 7. Adjoining buildings and features have been plotted for diagrammatic purposes only.
 8. Tree detail is shown as Dia xx / Ht xx / Sp xx respectively for Diameter, Height and Spread of the tree. These details are estimates only. If tree details, types and condition of trees are critical a qualified arbourist should be consulted.
 9. The location of fencing is diagrammatic only.
 10. Contours are approximate only and should only be used as a guide. Use spot levels for design purposes. Contour intervals are shown on the plan.

1 Survey 1:200

Builder to Check and Confirm all Measurements Prior to Commencement

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Hammond Smeallie & Co Pty Ltd
CONSULTING SURVEYORS AND TOWN PLANNERS
7/22 Leighton Place
HORNSBY NSW 2077
P: 02 9477 1577
F: 02 9476 6062
E: info@hammondsmeallie.com.au
W: www.hammondsmeallie.com.au
ABN: 16 001 894 800

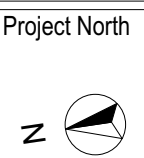
DETAIL AND LEVELS PLAN
Project: Pearce Residence
Address: 26 Wabash Avenue, Cromer
Title: Lot 36, Section 2 in D.P.1818
Client: Additional Concepts Pty Ltd

Horizontal Datum
Co-ordinate system: MGA
Azimuth adopted from: PM 7468 - PM 7469
Vertical Datum
Datum: AHD Level: 25.724
Source: PM 7469
Source: SCIMS LbL2 (1/8/16)

Sheet No: 1 of 1	Date of survey: 01/08/2016	Plan No: 1
Scale: 1:100 @ A1	Surveyed by: G. Jewkes	Revision No:
Project No: 13878		



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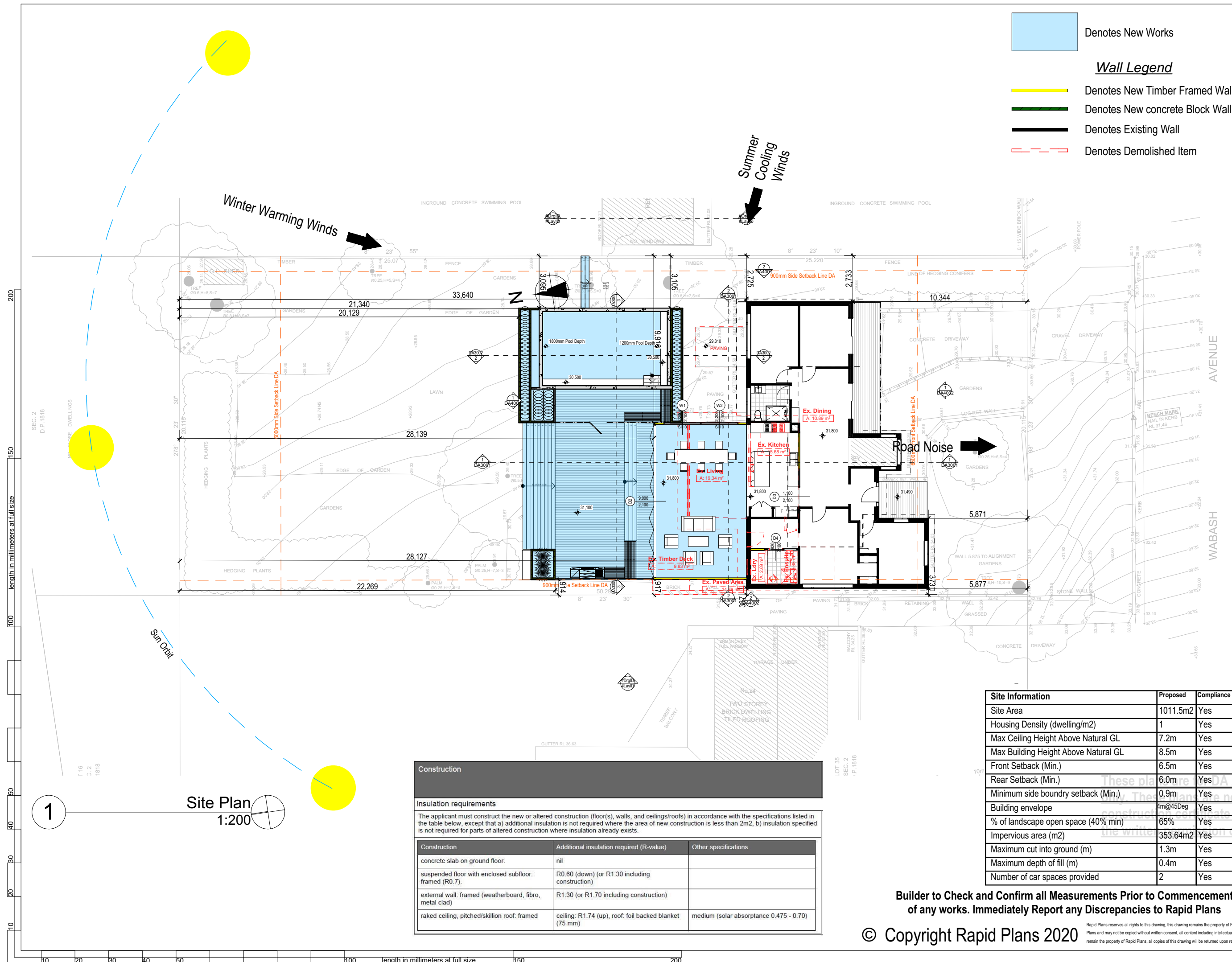
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Client: Simon Roy

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

Lot 36, Sec 2, D.P.1818
Drawing Title: Site Plans - Survey Plan

Scale: A3 as noted	Date: 26/06/20
Status: DA	Checked By: GBJ
Project No. RP0718ROY	Drawing No. DA1002



- Denotes New Works
- Denotes New Timber Framed Wall
- Denotes New concrete Block Wall
- Denotes Existing Wall
- Denotes Demolished Item

Wall Legend

Construction		
Insulation requirements		
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.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Site Information	Proposed	Compliance
Site Area	1011.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m2)	353.64m2	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number 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

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Email : gregg@rapidplans.com.au

BUILDING DESIGNERS AUSTRALIA NSW

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 Floors, Cladded Timber Framed Walls
Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation
Insulation to External Cladded Timber Framed Walls R1.7
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
Basix Certificate Number A342658_03
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.
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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

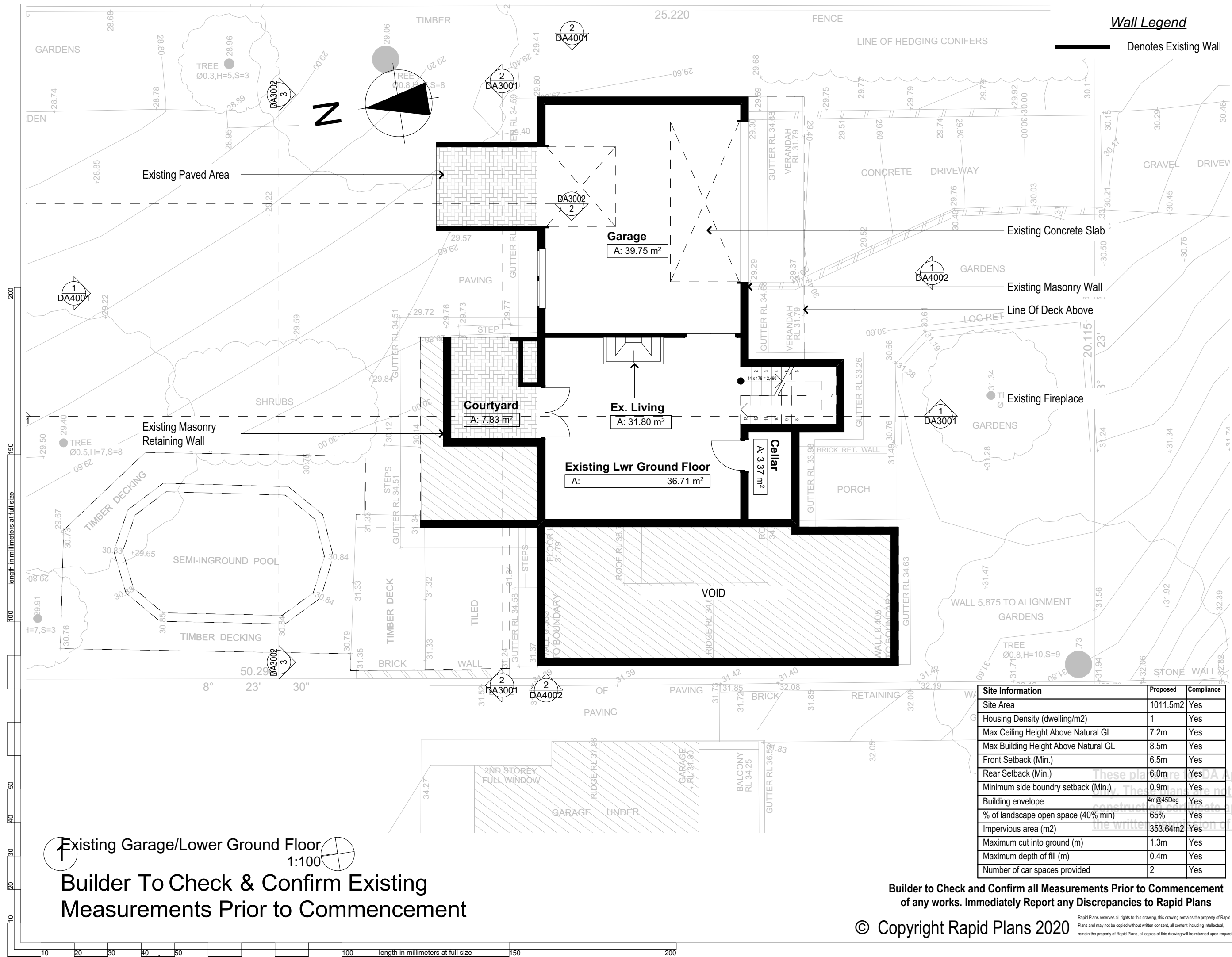
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Client
Simon Roy
Project Name
Alterations & Additions
26 Wabash Avenue, Cromer
2099

Lot 36, Sec 2, D.P.1818
Drawing Title:
Site Plans - Site Plan
Site Plan

Scale: A3 as noted	Date: 26/06/20
Status: DA	Checked By: GBJ
Project No: RP0718ROY	Drawing No: DA1003



Wall Legend
Denotes Existing Wall

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bda BUILDING DESIGNERS AUSTRALIA NSW

NOTES
26 Wabash Avenue, Cromer is zoned R2 Low Density Residential.
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Construction
Timber Framed Floors, Cladded Timber Framed Walls
Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation
Insulation to External Cladded Timber Framed Walls R1.7
Refer to Engineers drawings for structural details
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Project North

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

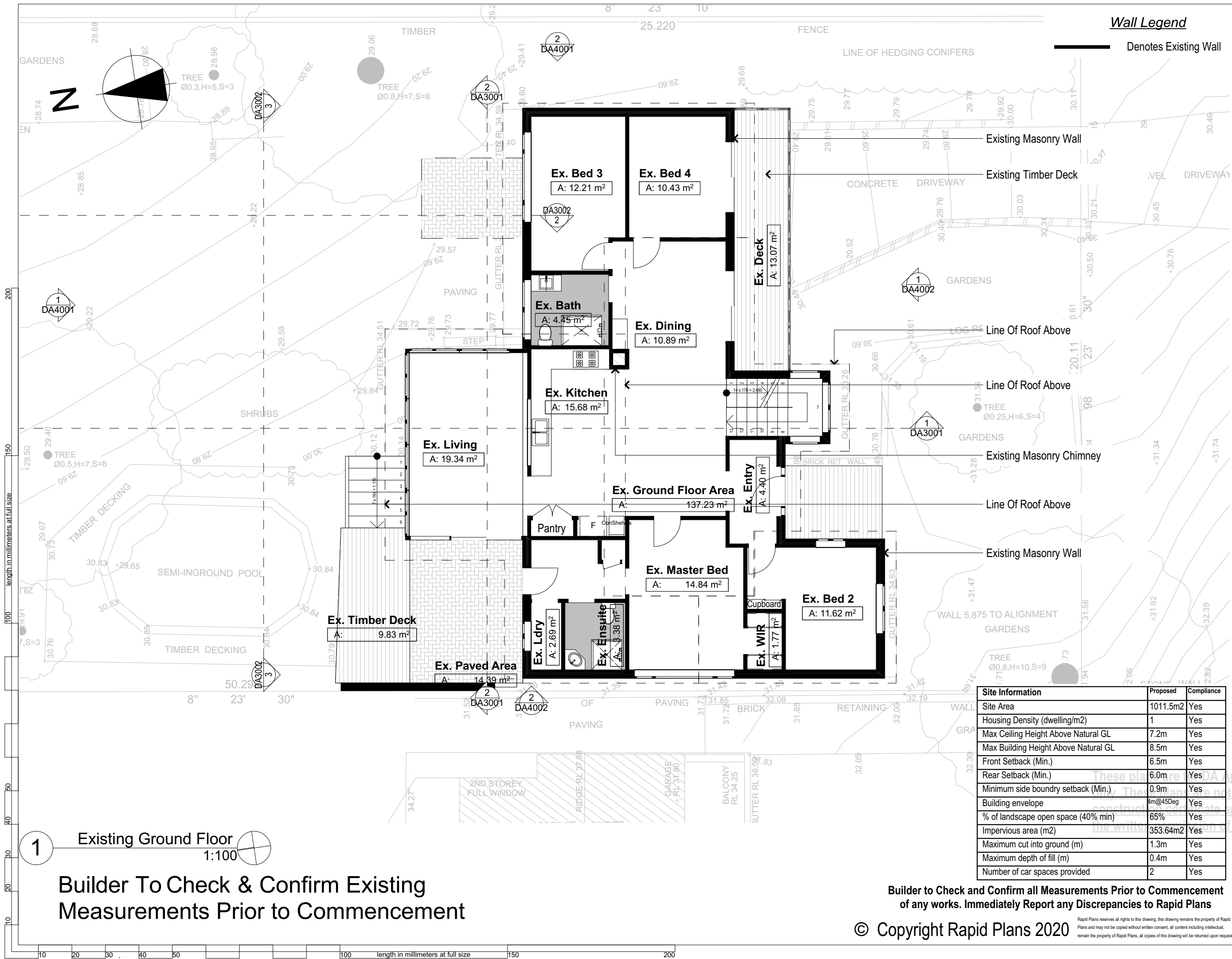
Lot 36, Sec 2, D.P.1818
Drawing Title:
Site Plans - Existing Lower Ground Floor Plan
Existing Garage/Lower Ground Floor
Scale: A3 as noted Date: 26/06/20
Status: DA Checked By: GBJ
Project No: RP0718ROY Drawing No: DA1004

Site Information	Proposed	Compliance
Site Area	1011.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m2)	353.64m2	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number of car spaces provided	2	Yes

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BD&A BUILDING DESIGNERS AUSTRALIA NSW

NOTES
26 Wabash Avenue, Cromer is zoned R2 Low Density Residential.
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Construction
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Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation
Insulation to External Cladded Timber Framed Walls R1.7
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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.

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Basic Certificate Number A342658_03
All Plans to be read in conjunction with Basic Certificate
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Project North



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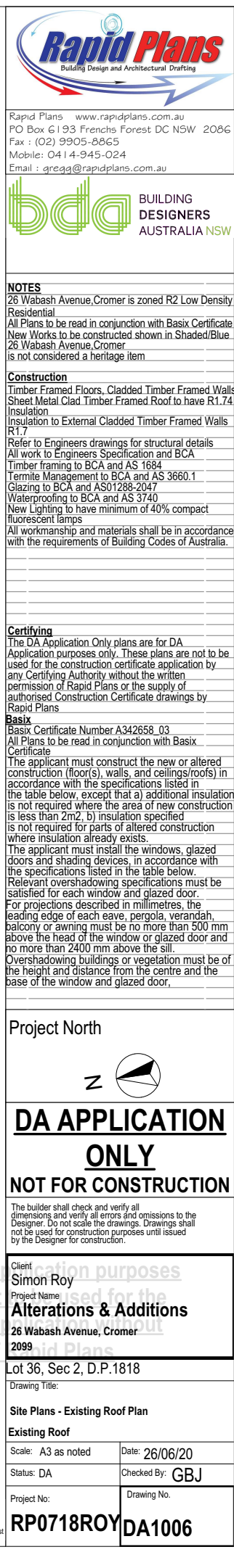
Client: Simon Roy
Project Name: **Alterations & Additions**
26 Wabash Avenue, Cromer 2099
Lot 36, Sec 2, D.P. 1818
Drawing Title: **Site Plans - Existing Ground Floor Plan**
Existing Ground Floor
Scale: A3 as noted
Status: DA
Project No: RP0718ROY
Date: 26/06/20
Checked By: GBJ
Drawing No: DA1005

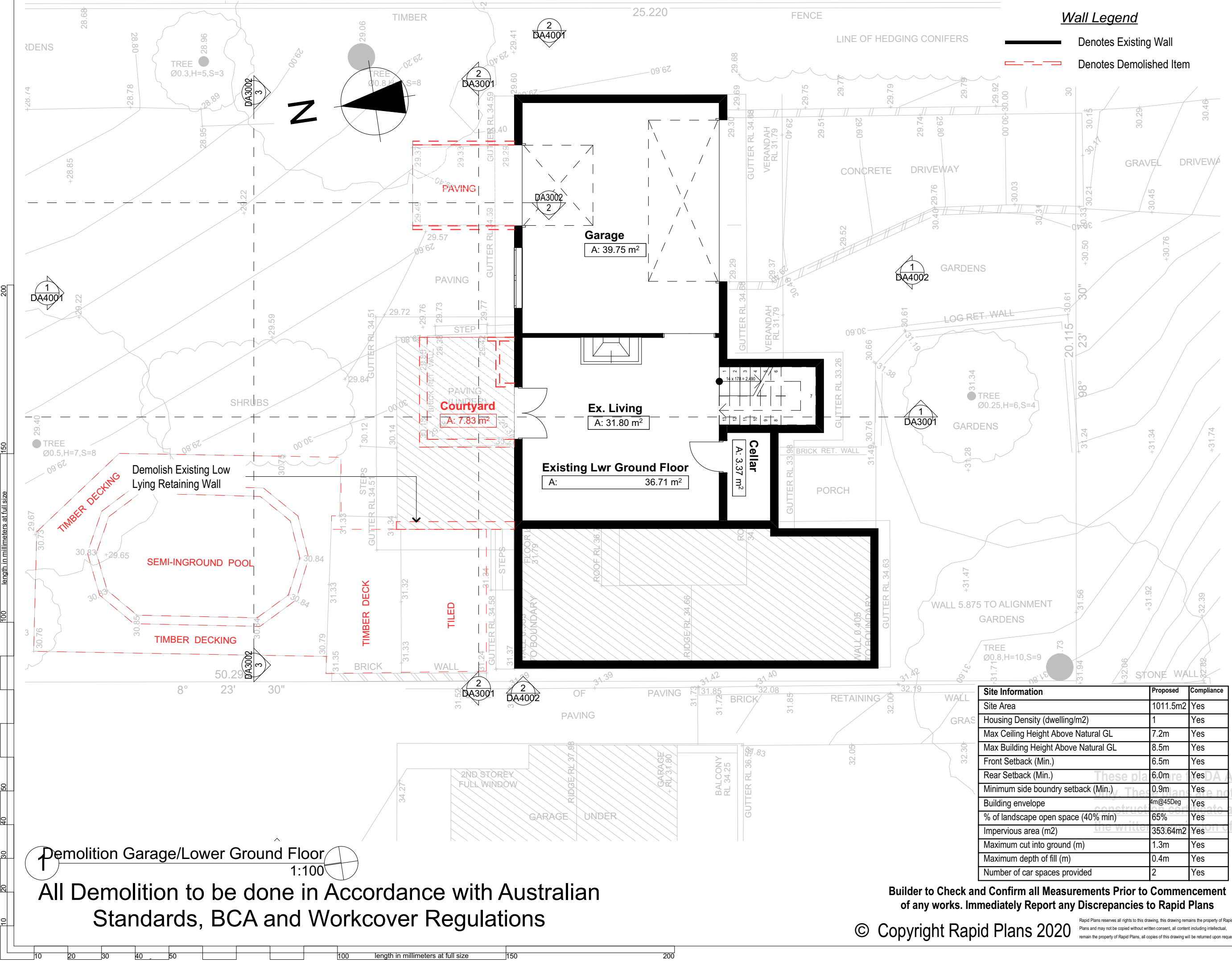
Site Information	Proposed	Compliance
Site Area	1011.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m2)	353.64m2	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number of car spaces provided	2	Yes

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Wall Legend

———— Denotes Existing Wall

- - - - - Denotes Demolished Item

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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
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All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue.
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Construction
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Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation
Insulation to External Cladded Timber Framed Walls R1.7
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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
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Basic
Basic Certificate Number A342658_03
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Project North

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NOT FOR CONSTRUCTION

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Client
Simon Roy

Project Name
Alterations & Additions

26 Wabash Avenue, Cromer 2099

Lot 36, Sec 2, D.P.1818

Drawing Title:
Site Plans - Demolition Lower Ground Floor Plan

Demolition Garage/Lower Ground Floor

Scale: A3 as noted
Status: DA
Project No:
RP0718ROY

Date: 26/06/20
Checked By: GBJ
Drawing No:
DA1007

Site Information	Proposed	Compliance
Site Area	1011.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m2)	353.64m2	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number of car spaces provided	2	Yes

Demolition Garage/Lower Ground Floor
1:100

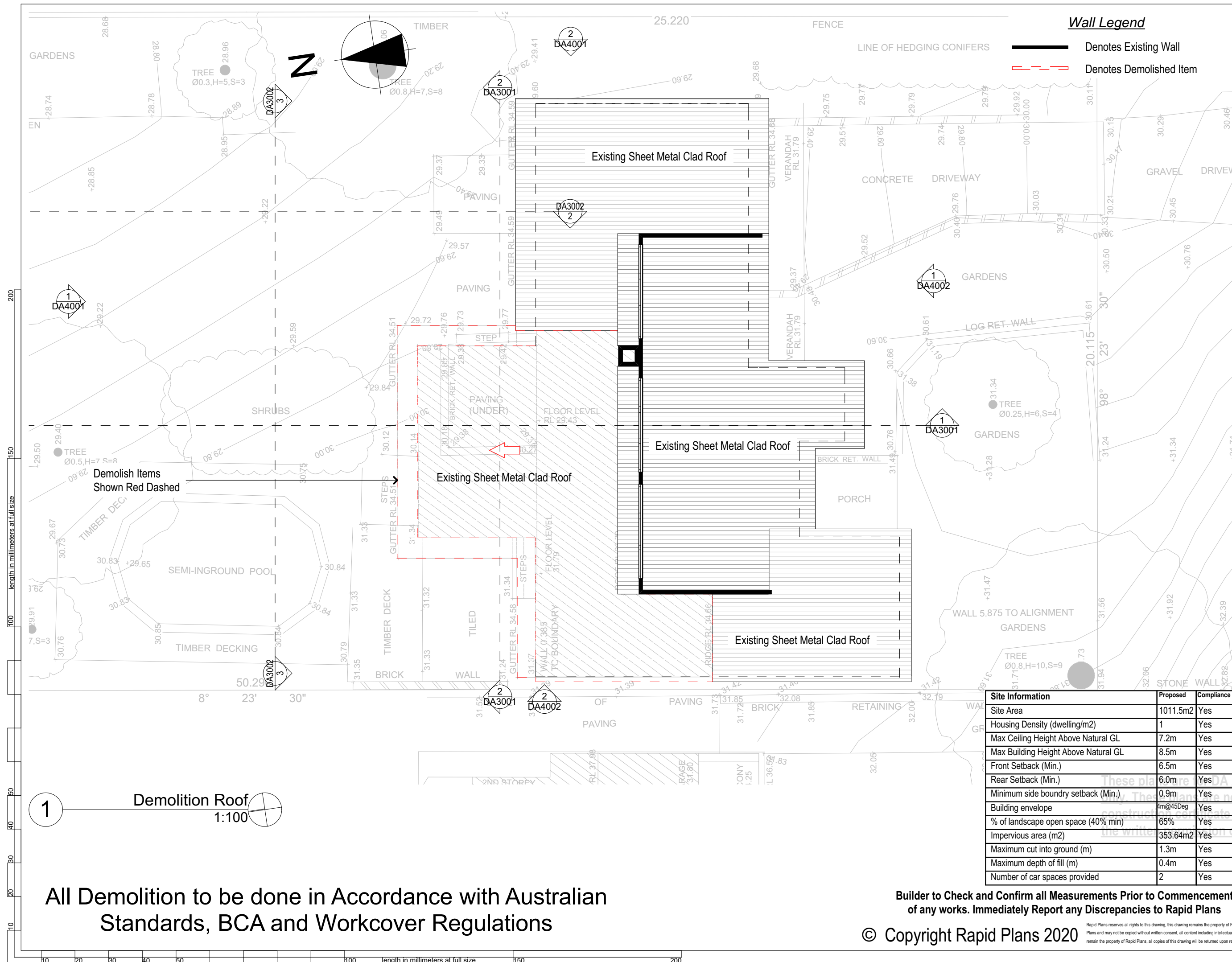
All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

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Wall Legend
— Denotes Existing Wall
- - - Denotes Demolished Item

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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
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All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue.
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Construction
Timber Framed Floors, Cladded Timber Framed Walls
Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation
Insulation to External Cladded Timber Framed Walls R1.7
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
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New Lighting to have minimum of 40% compact fluorescent lamps
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Basic
Basic Certificate Number A342658_03
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Project North

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

Lot 36, Sec 2, D.P. 1818
Drawing Title: **Site Plans - Demolition Roof**

Scale:	A3 as noted	Date:	26/06/20
Status:	DA	Checked By:	GBJ
Project No:	RP0718ROY	Drawing No:	DA1009

Site Information	Proposed	Compliance
Site Area	1011.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m ²)	353.64m ²	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number 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

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All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

NOTES
26 Wabash Avenue, Cromer is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basix Certificate New Works to be constructed shown in Shaded/Blue.
26 Wabash Avenue, Cromer is not considered a heritage item.

Construction
Timber Framed Floors, Cladded Timber Framed Walls
Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation
Insulation to External Cladded Timber Framed Walls R1.7
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
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Basix
Basix Certificate Number A342658_03
All Plans to be read in conjunction with Basix Certificate
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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
Simon Roy
Project Name
Alterations & Additions
26 Wabash Avenue, Cromer
2099

Lot 36, Sec 2, D.P.1818

Drawing Title:

Site Plans - Excavation & Fill Plan

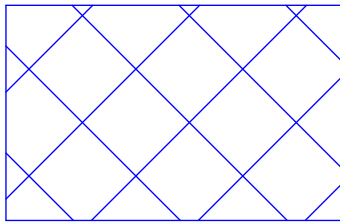
Excavation & Fill Plan

Scale: A3 as noted Date: 26/06/20

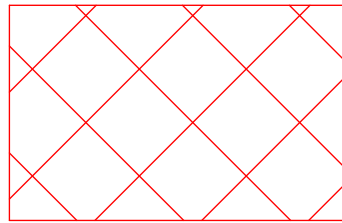
Status: DA Checked By: GBJ

Project No: RP0718ROY Drawing No.

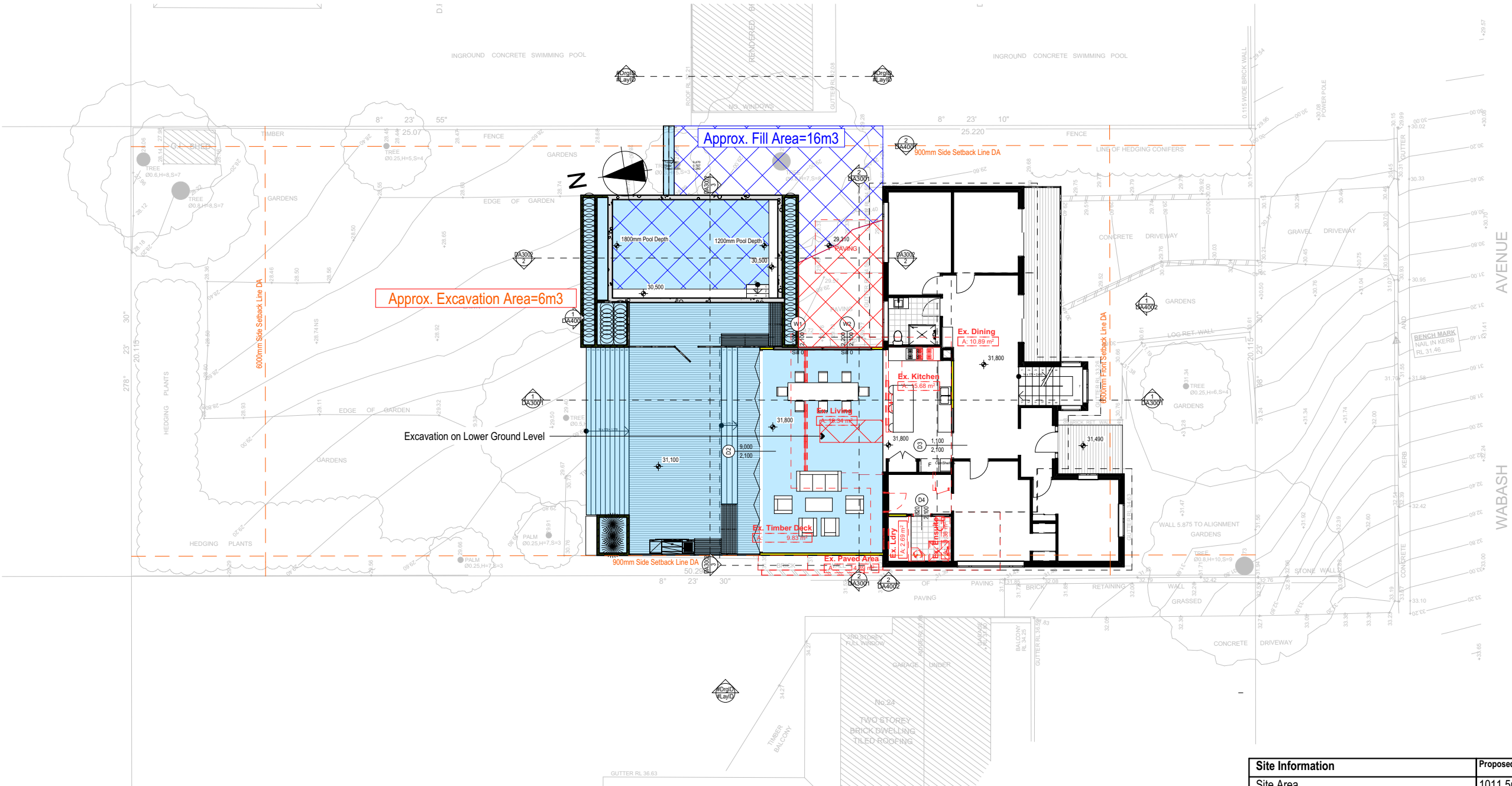
DA1010



Denotes Fill Area



Denotes Excavation Area



Approx. Excavation Area=6m³

Approx. Fill Area=16m³

Excavation on Lower Ground Level



Denotes New Works

Wall Legend



Denotes New Timber Framed Wall



Denotes New concrete Block Wall



Denotes Existing Wall



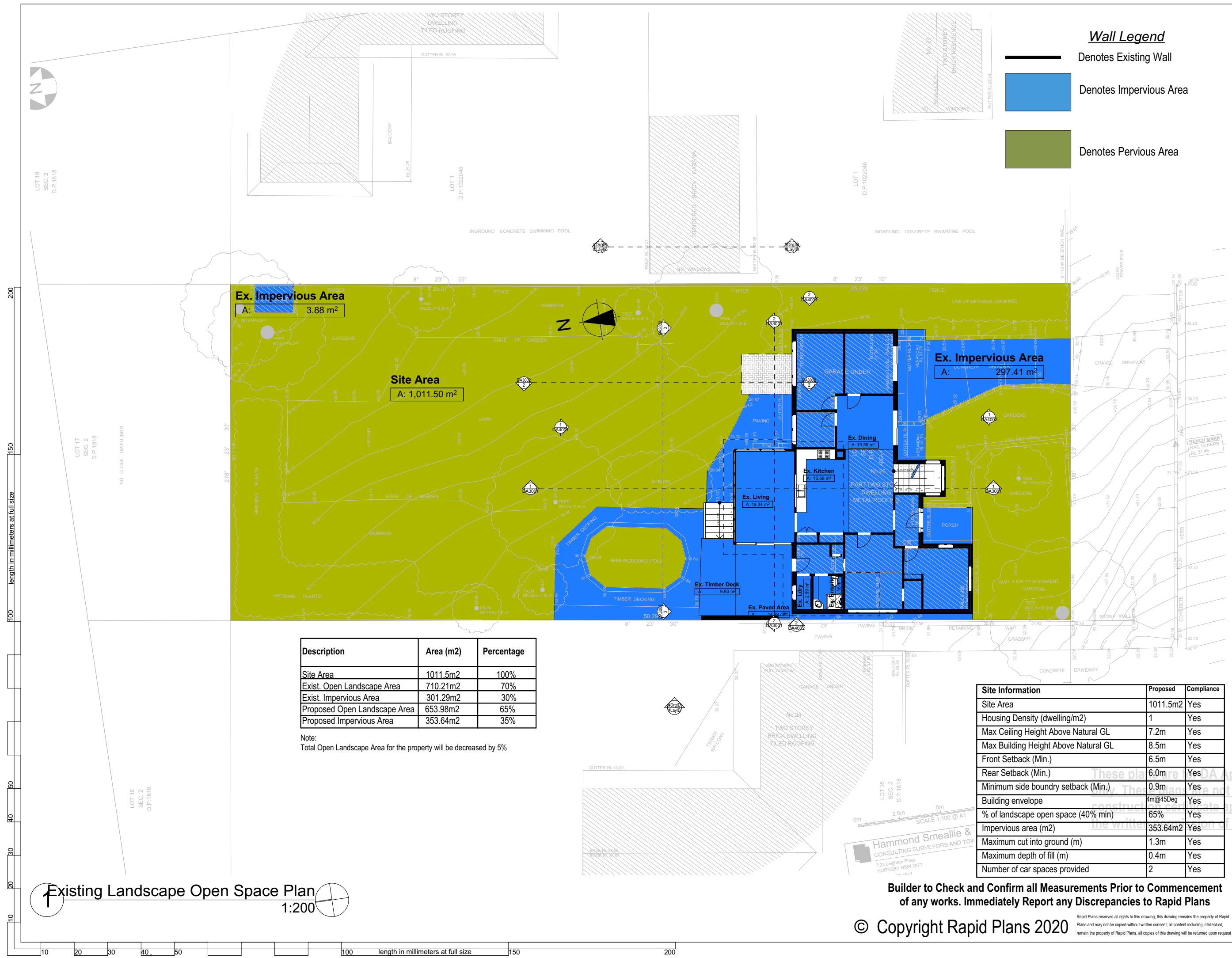
Denotes Demolished Item

1 Excavation & Fill Plan
1:200

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Email : gregg@rapidplans.com.au

BUILDING DESIGNERS AUSTRALIA NSW

NOTES
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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 Floors, Cladded Timber Framed Walls Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation to External Cladded Timber Framed Walls R1.7
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Glazing to BCA and AS01288-2047
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Basic
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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.
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Project North

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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

Lot 36, Sec 2, D.P. 1818

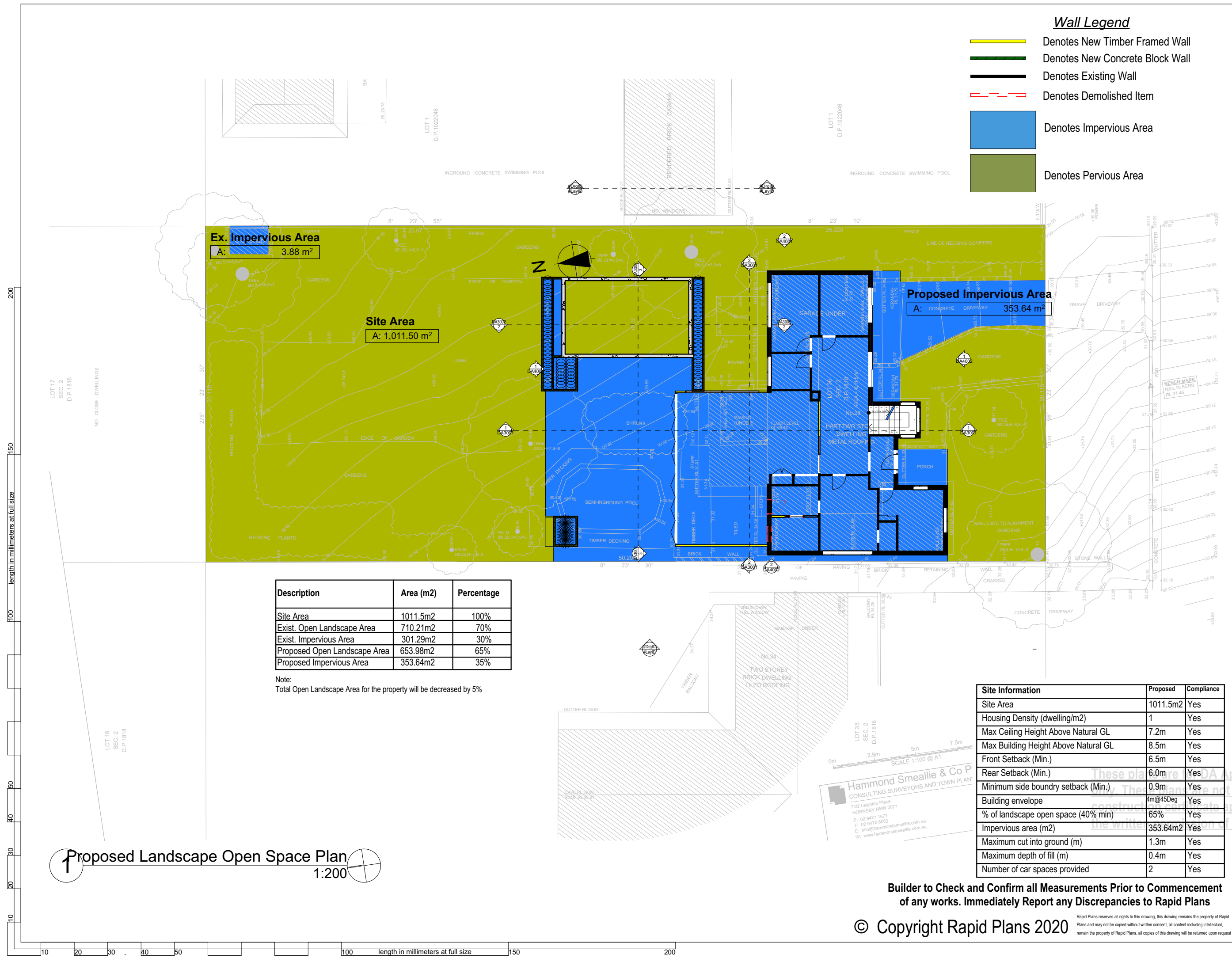
Drawing Title: **Site Plans - Ex. Landscape Open Space Plan**
Existing Landscape Open Space Plan


Scale: A3 as noted	Date: 26/06/20
Status: DA	Checked By: GBJ
Project No: RP0718ROY	Drawing No. DA1011

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BUILDING DESIGNERS AUSTRALIA NSW


NOTES
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Construction
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Glazing to BCA and AS01288-2047
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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



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NOT FOR CONSTRUCTION

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

Lot 36, Sec 2, D.P. 1818

Drawing Title:

Site Plans - Pro. Landscape Open Space Plan

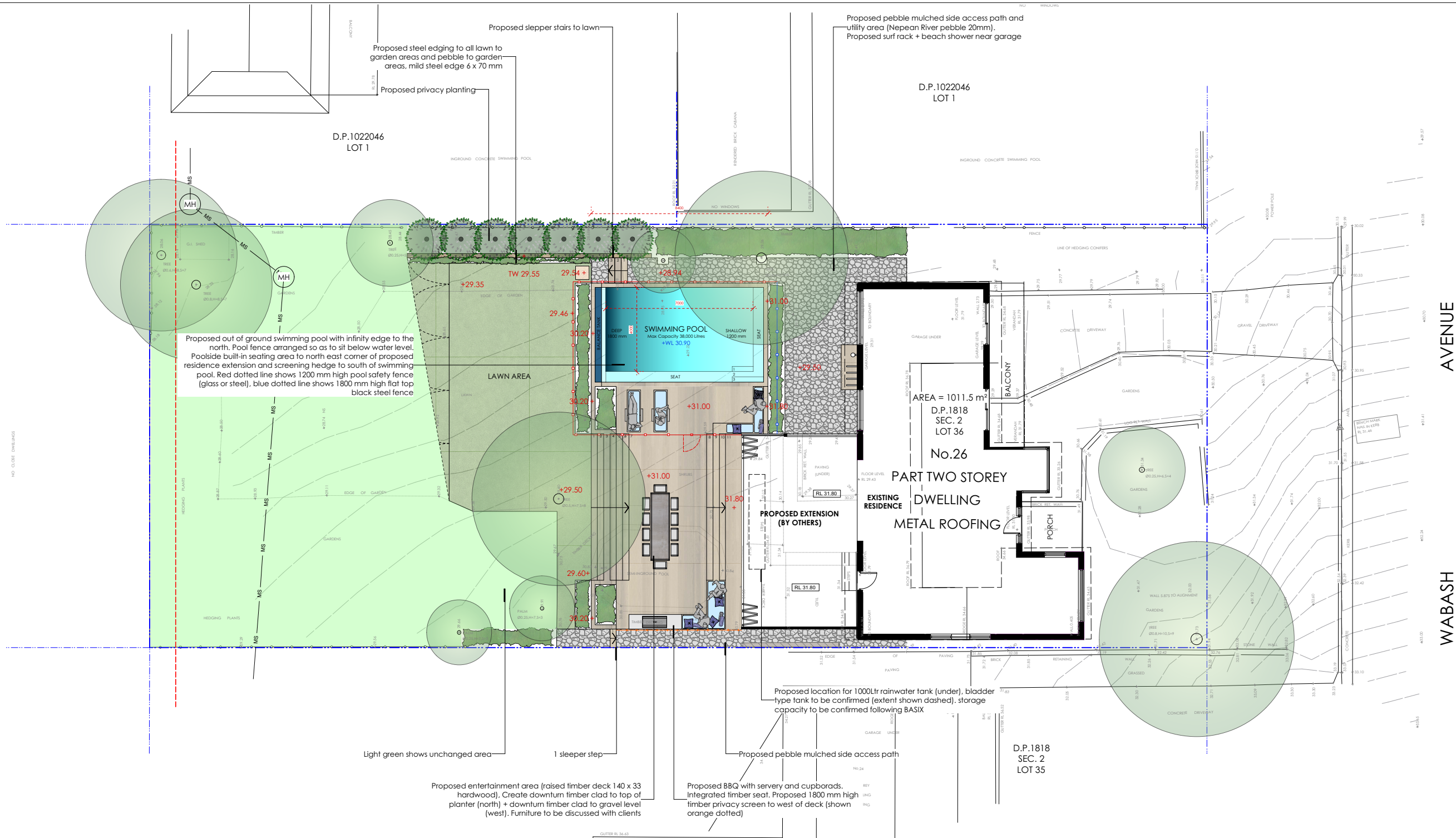
Proposed Landscape Open Space Plan

Scale: A3 as noted	Date: 26/06/20
Status: DA	Checked By: GBJ
Project No: RP0718ROY	Drawing No. DA1012

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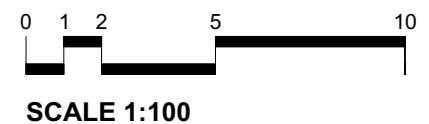
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1 Landscape Plan 1:200

CONCEPT NOTES:
This drawing is for design guidance only. Not for construction. All work to comply with the Building Code of Australia + relevant by-laws. Verify all dimensions on site with a detailed site survey prior to fabrication. All work to be installed by licensed contractors to engineers drawings and specifications. Proposed works require Ku-ring-gai Council approval. Due to the illegal nature of works previously undertaken by others, it is a possibility that Ku-ring-gai Council to require the demolition of these illegal works after review of proposed Development Application.



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FIGURED DIMENSIONS.

True north
Project North

CLIENT
Mrs Kim and Mr Chad Pearce

PROJECT #7636.0
26 Wabash Ave
Cromer NSW 2099

DRAWING
Landscape Concept Plan

DATE
28/08/17

DRAWN: TC
CHECKED: ML

SCALE
1:100@A1

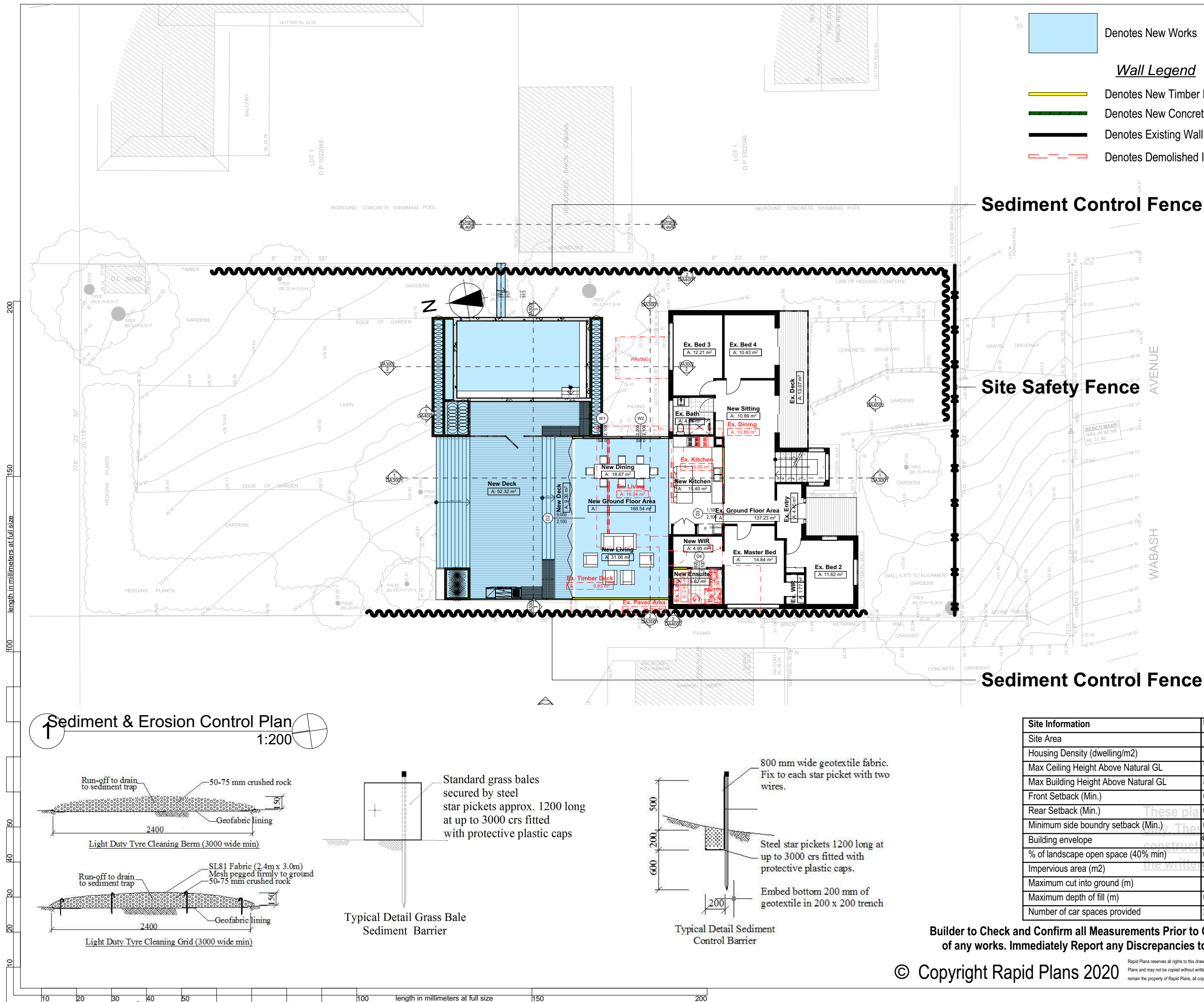
DWG NO
LCP 02

REVISION
C
04.04.18

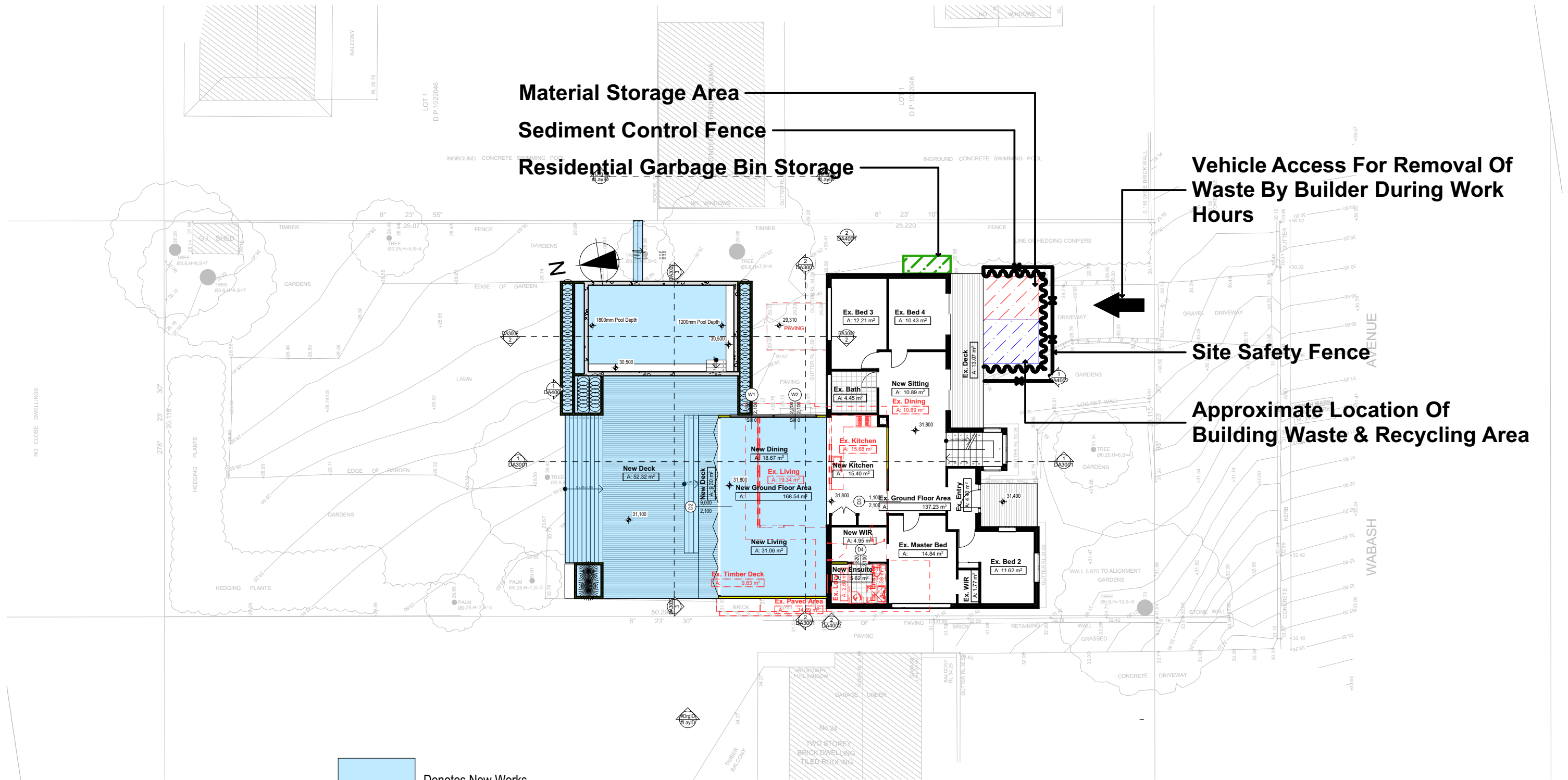


DA APPLICATION ONLY NOT FOR CONSTRUCTION		Client Simon Roy Project Name Alterations & Additions 26 Wabash Avenue, Cromer 2099	Date: 26/06/20 Drawing No. DA1013	Drawing Title: Site Plans - Landscape Plan Landscape Plan
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	BUILDING DESIGNERS AUSTRALIA NSW
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 Floors, Cladded Timber Framed Walls Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation Insulation to External Cladded Timber Framed Walls R1.7 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 Basix Certificate Number A342658_03 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 2m ² . 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. or Projections described in millimetres, the eading 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 more than 2400 mm above the sill. Overshadowing buildings or vegetation must be of the height and distance from the centre and the eadse of the window and glazed door,	
Project North  N	
DA APPLICATION ONLY NOT FOR CONSTRUCTION	
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Client Simon Roy Project Name Alterations & Additions 26 Wabash Avenue, Cromer 2099	
Lot 36, Sec 2, D.P.1818 Drawing Title: Site Plans - Sediment & Erosion Control Plan Sediment and Erosion Control Plan Scale: A3 as noted Date: 26/06/20 Status: DA Checked By: GBJ	
Project No: RP0718ROY	Drawing No. DA1014



1 Waste Management Plan
1:200

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Concrete Block Wall
- Denotes Existing Wall
- Denotes Demolished Item

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

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

NOTES
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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
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Basix

Basix Certificate Number A342658_03

All Plans to be read in conjunction with Basic Certificate

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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	Proposed	Compliance
Site Area	1011.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m ²)	353.64m ²	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number of car spaces provided	2	Yes



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Project North
z

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Client:
Simon Roy

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

Lot 36, Sec 2, D.P.1818
Drawing Title:
Site Plans - Waste
Management Plan
Waste Management Plan

Scale: A3 as noted
Status: DA
Project No.
RP0718ROY

Date: 26/06/20
Checked By: GBJ
Drawing No.
DA1015

Assumed Existing Stormwater. Plumber To Confirm Location Prior To Commencement

Approx. Location Of New Min. 992L Rain Tank To Basix Requirements
Proposed Stormwater Line To Be Fed Into The Existing Drainage System

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

Pool and Spa

Rainwater tank

The applicant must install a rainwater tank of at least 992 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 rainwater runoff from at least 228.25 square metres of roof area.

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 38 kilolitres.

The swimming pool must have a pool cover.

The applicant must install a pool pump timer for the swimming pool.

The applicant must install the following heating system for the swimming pool that is part of this development: gas.



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NOTES

26 Wabash Avenue, Cromer is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basix Certificate New Works to be constructed shown in Shaded/Blue.
26 Wabash Avenue, Cromer is not considered a heritage item.

Construction

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Project North



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

Lot 36, Sec 2, D.P. 1818

Drawing Title:

Site Plans - Stormwater Plan

Stormwater Plan

Scale: A3 as noted Date: 26/06/20

Status: DA Checked By: GBJ

Project No: RP0718ROY

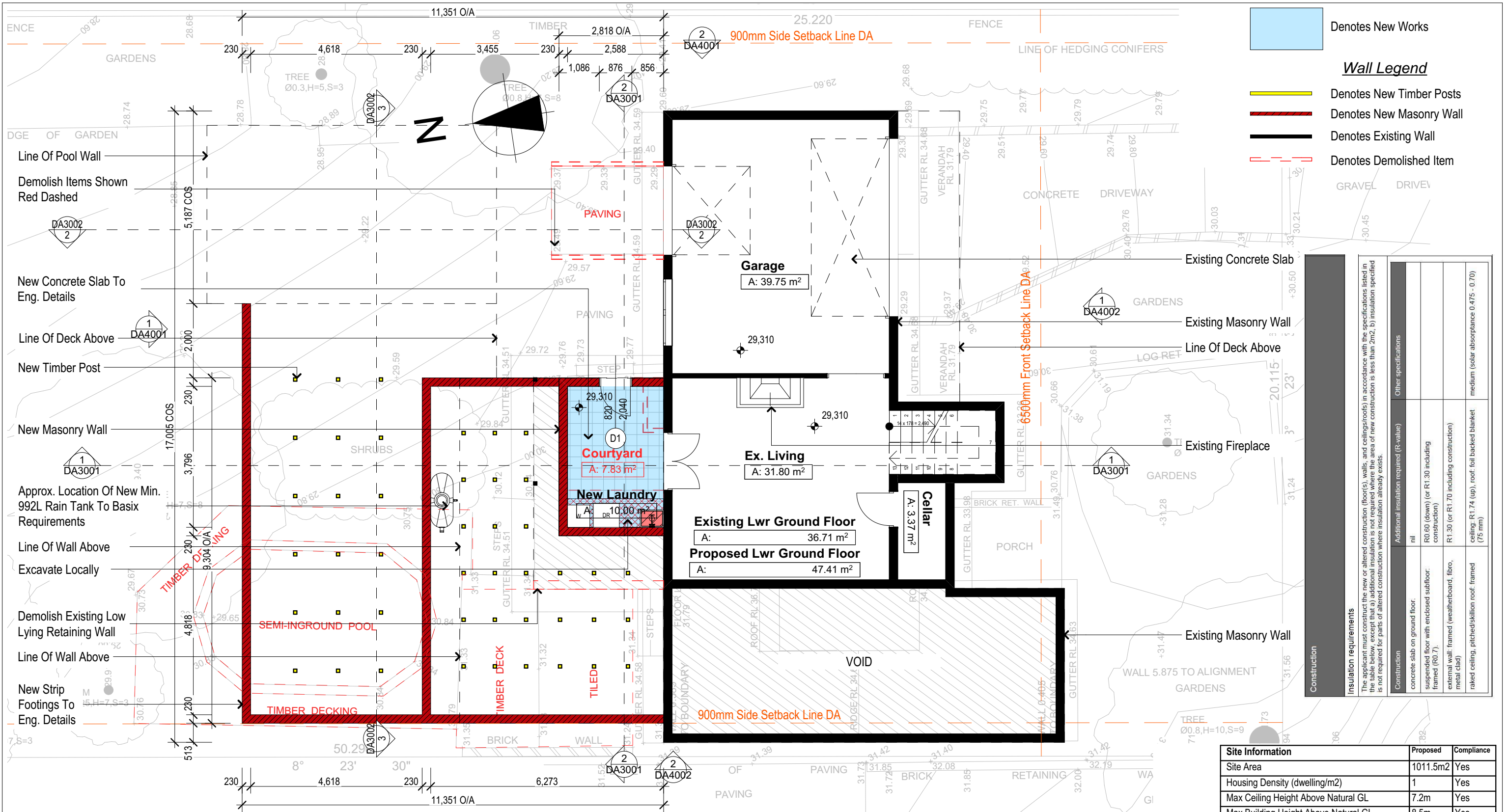
Drawing No: DA1016

Site Information	Proposed	Compliance
Site Area	1011.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m ²)	353.64m ²	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number of car spaces provided	2	Yes

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- Denotes New Works
- Wall Legend**
- Denotes New Timber Posts
 - Denotes New Masonry Wall
 - Denotes Existing Wall
 - Denotes Demolished Item

Insulation requirements		
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.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor.	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)

1 Garage/Lower Ground Floor 1:100

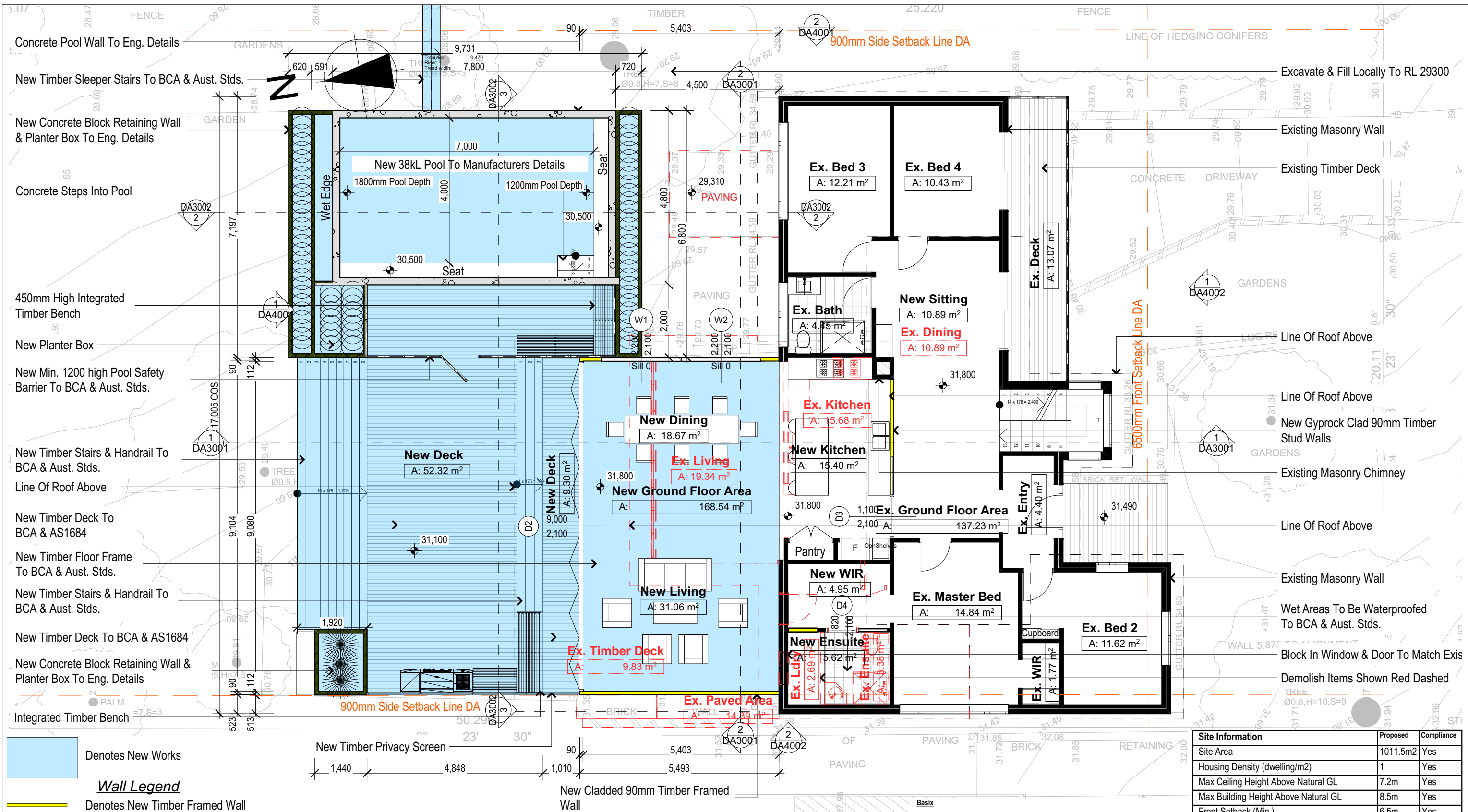
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NOTES
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Basix
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

Site Information	Proposed	Compliance
Site Area	1011.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m2)	353.64m2	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number of car spaces provided	2	Yes



- Denotes New Works
- Wall Legend**
- Denotes New Timber Framed Wall
 - Denotes New Concrete Block Wall
 - Denotes Existing Wall
 - Denotes Demolished Item

1 Ground Floor Plan
1:100

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

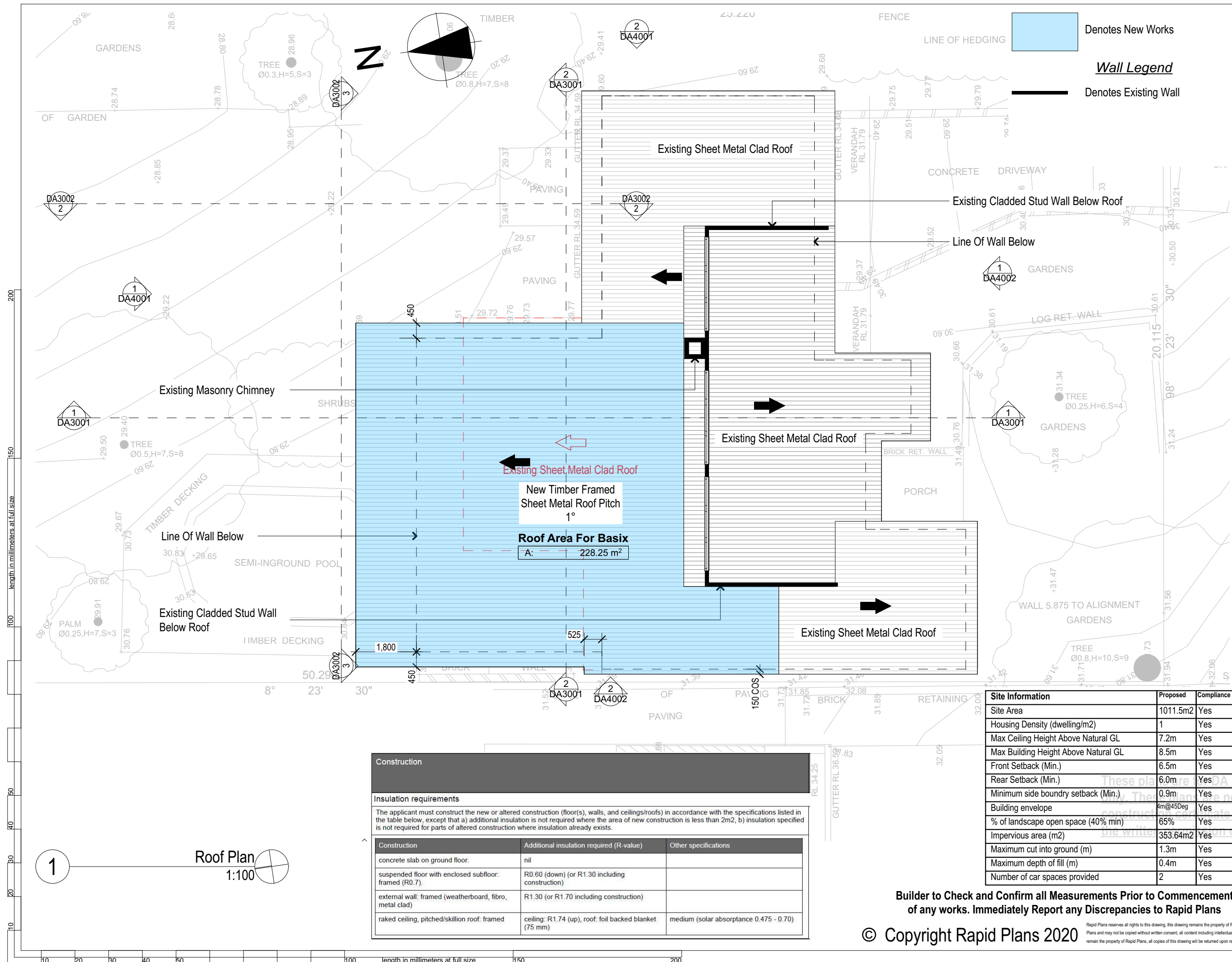
DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
26 Wabash Avenue, Cromer is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
26 Wabash Avenue, Cromer is not considered a heritage item
Certifying
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Construction
Timber Framed Floors, Cladded Timber Framed Walls
Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation
Insulation to External Cladded Timber Framed Walls R1.7
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 A342658_03
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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	Proposed	Compliance
Site Area	1011.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m ²)	353.64m ²	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number of car spaces provided	2	Yes



Rapid Plans
Building Design and Architectural Drafting

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Mobile: 0414-945-024
Email : gregg@rapidplans.com.au

BD&A BUILDING DESIGNERS AUSTRALIA NSW

NOTES
26 Wabash Avenue, Cromer is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basix Certificate New Works to be constructed shown in Shaded/Blue.
26 Wabash Avenue, Cromer is not considered a heritage item.

Construction
Timber Framed Floors, Cladded Timber Framed Walls Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation
Insulation to External Cladded Timber Framed Walls R1.7
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
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Basix
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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
Simon Roy
Project Name
Alterations & Additions
26 Wabash Avenue, Cromer
2099

Lot 36, Sec 2, D.P.1818
Drawing Title:
Plans - Roof Plan
Roof Plan

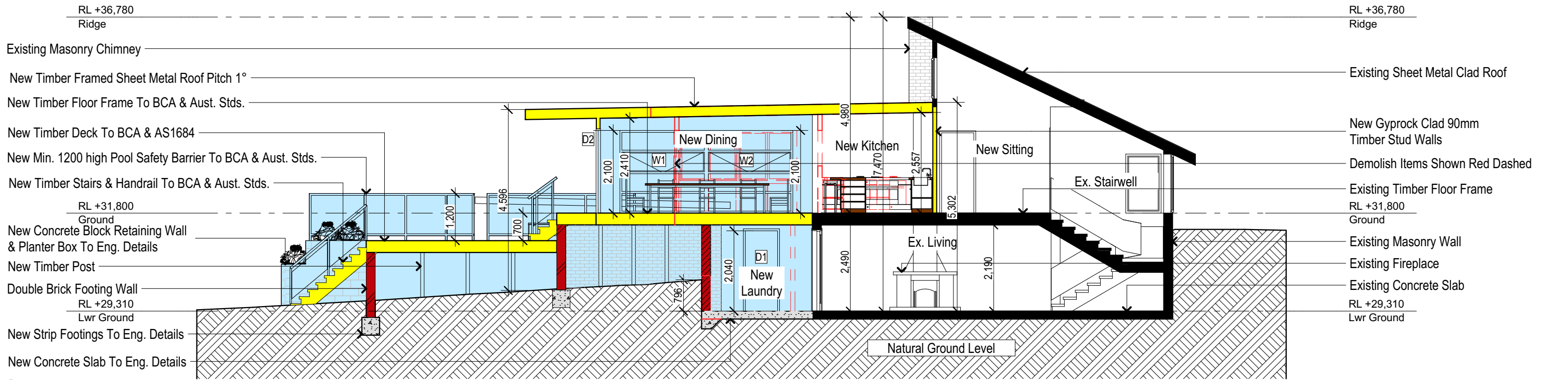
Scale: A3 as noted
Status: DA
Project No:
RP0718ROY

Date: 26/06/20
Checked By: GBJ
Drawing No:
DA2003

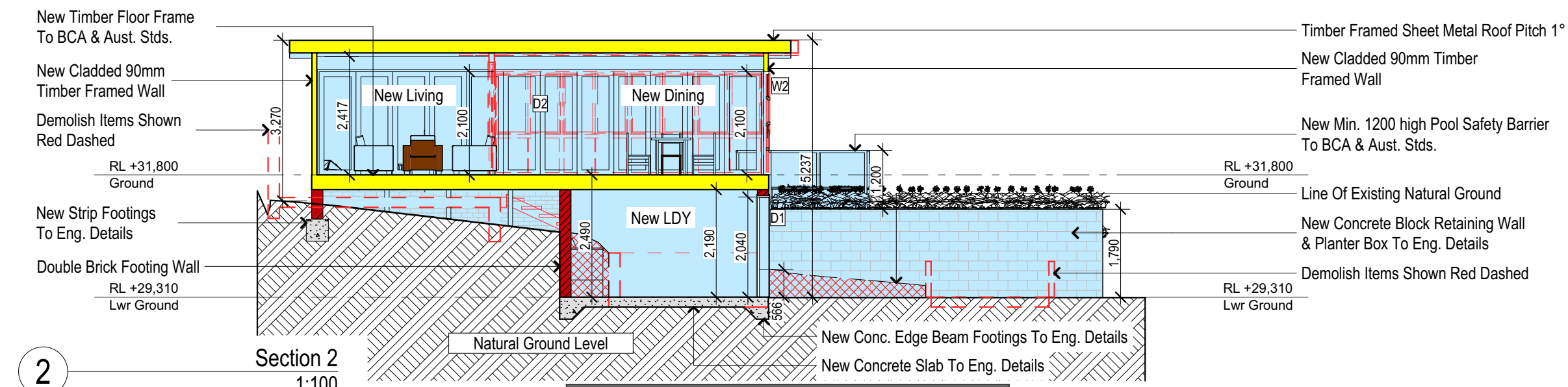
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1 Section 1
1:100



2 Section 2
1:100

- Denotes Excavation Area
 - Denotes New Works
 - Denotes New Timber Framed Wall/Floor
 - Denotes New Masonry Wall
 - Denotes Existing Wall
 - Denotes Demolished Item
- Wall Legend**
- Denotes New Timber Framed Wall/Floor
 - Denotes New Masonry Wall
 - Denotes Existing Wall
 - Denotes Demolished Item

Construction		
Insulation requirements		
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.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Pool and Spa
Rainwater tank
The applicant must install a rainwater tank of at least 992 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 rainwater runoff from at least 228.25 square metres of roof area.
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.
Outdoor swimming pool
The swimming pool must be outdoors.
The swimming pool must not have a capacity greater than 38 kilolitres.
The swimming pool must have a pool cover.
The applicant must install a pool pump timer for the swimming pool.
The applicant must install the following heating system for the swimming pool that is part of this development: gas.

NOTES

26 Wabash Avenue, Cromer is zoned R2 Low Density Residential

All Plans to be read in conjunction with Basix Certificate

New Works to be constructed shown in Shaded/Blue

26 Wabash Avenue, Cromer is not considered a heritage item

Certifying

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Construction

Timber Framed Floors, Cladded Timber Framed Walls

Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation

Insulation to External Cladded Timber Framed Walls R1.7

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 A342658_03

All Plans to be read in conjunction with Basix Certificate

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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.

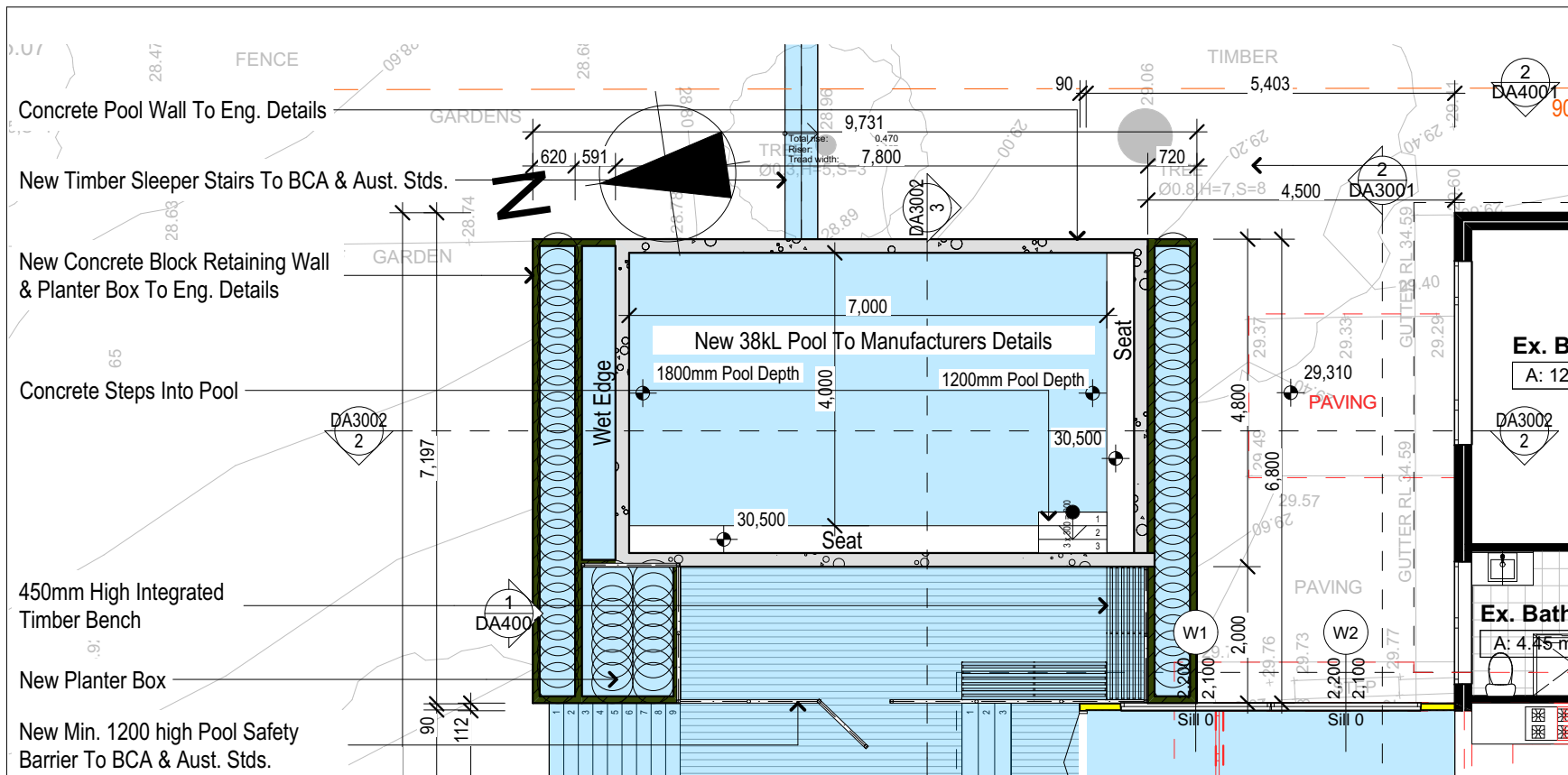
Relevant overshadowing specifications must be satisfied for each window and glazed door.

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.

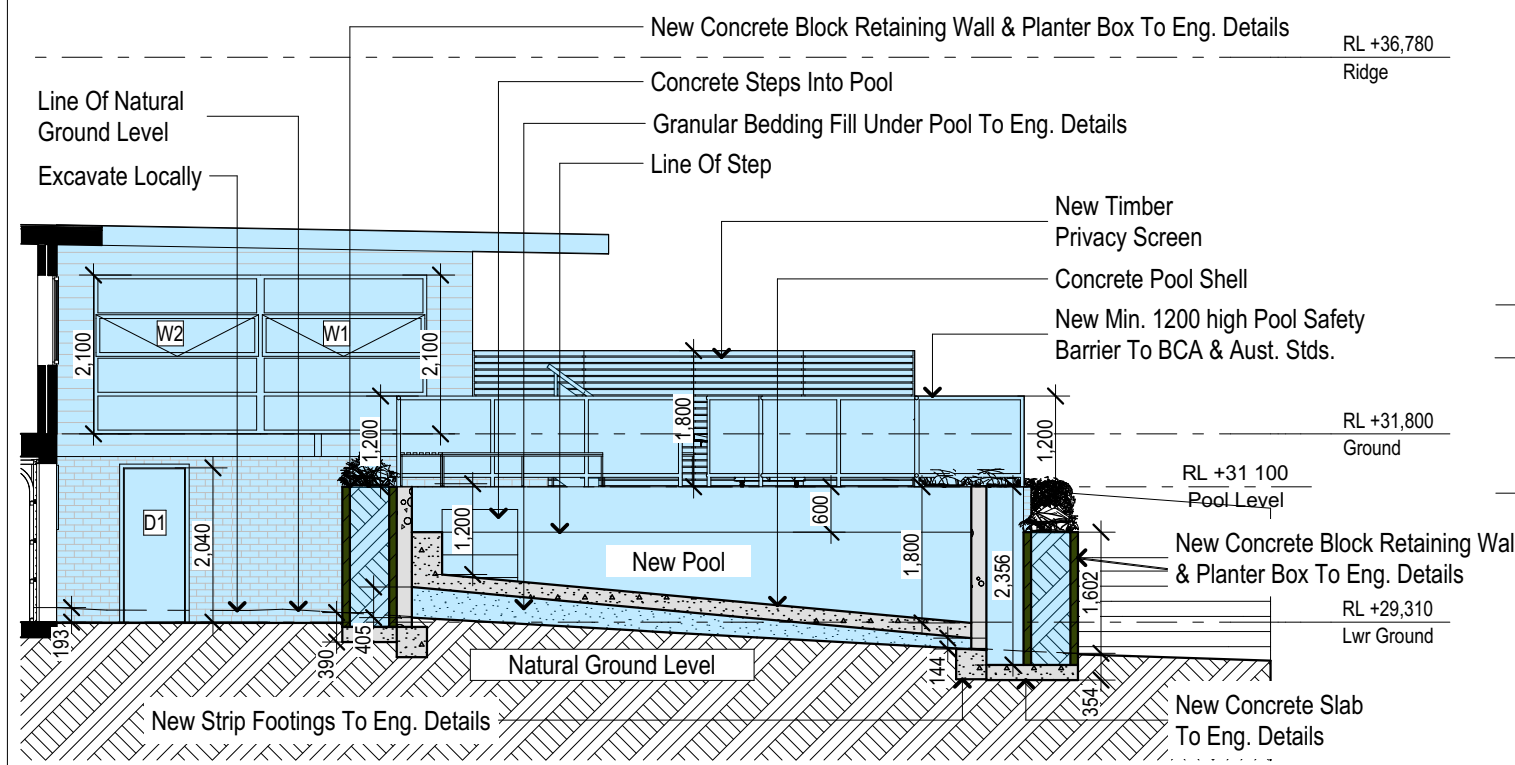
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION



1 Ground Floor Plan 1:100



2 Pool Section 1 1:100

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

DA APPLICATION ONLY NOT FOR CONSTRUCTION

Denotes New Works

Denotes New Timber Framed Wall/Floor

Denotes New Masonry Wall

Denotes Concrete Block Wall

Denotes Concrete Slab/Wall

Denotes Existing Wall

Denotes Demolished Item

Wall Legend

Pool and Spa

Rainwater tank

The applicant must install a rainwater tank of at least 992 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 rainwater runoff from at least 228.25 square metres of roof area.

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

Outdoor swimming pool

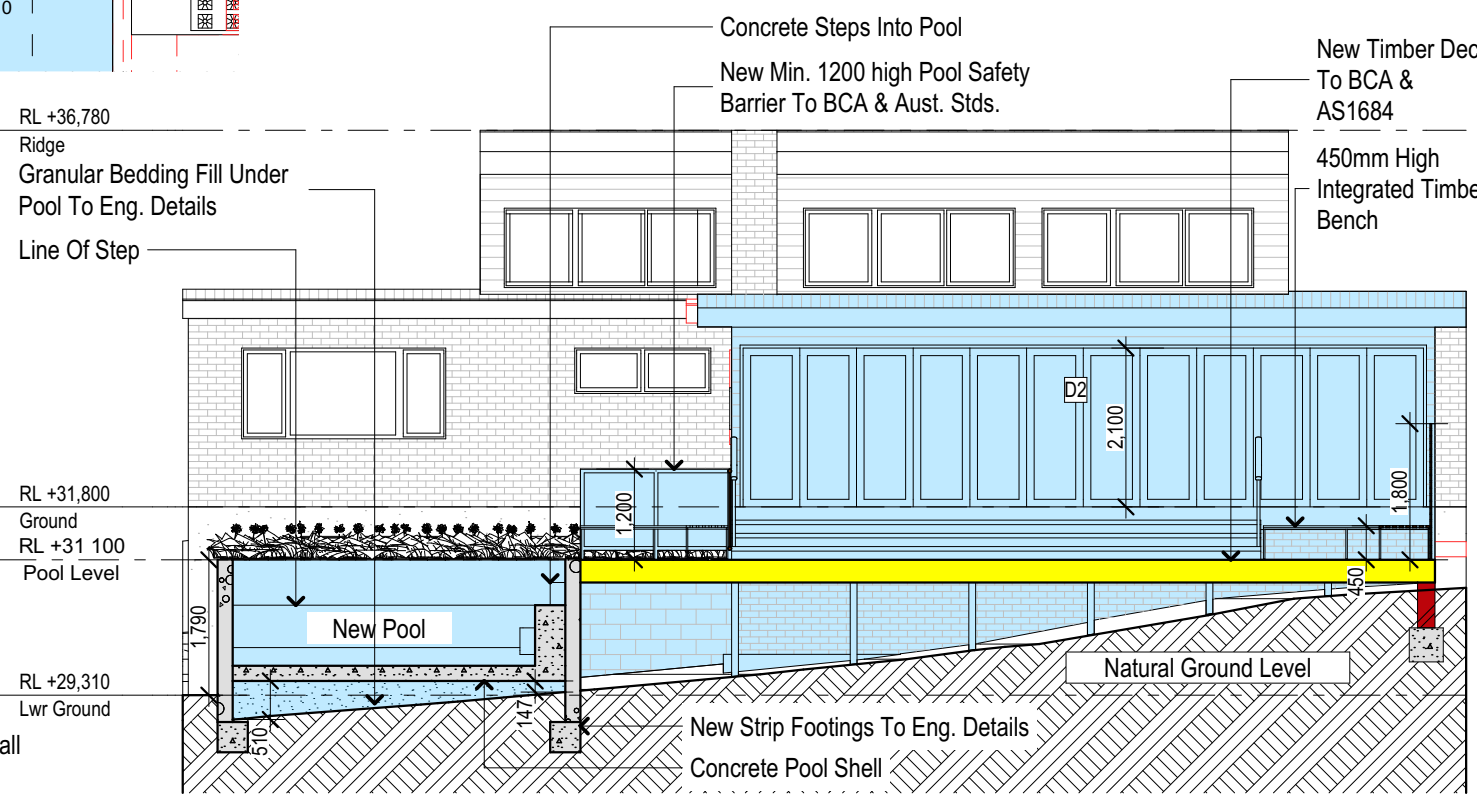
The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 38 kilolitres.

The swimming pool must have a pool cover.

The applicant must install a pool pump timer for the swimming pool.

The applicant must install the following heating system for the swimming pool that is part of this development: gas.



3 Pool Section 2 1:100

NOTES

26 Wabash Avenue, Cromer is zoned R2 Low Density Residential

All Plans to be read in conjunction with Basix Certificate

New Works to be constructed shown in Shaded/Blue

26 Wabash Avenue, Cromer is not considered a heritage item

Certifying

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Construction

Timber Framed Floors, Cladded Timber Framed Walls

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Insulation to External Cladded Timber Framed Walls R1.7

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Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

Basix

Basix Certificate Number A342658_03

All Plans to be read in conjunction with Basix Certificate

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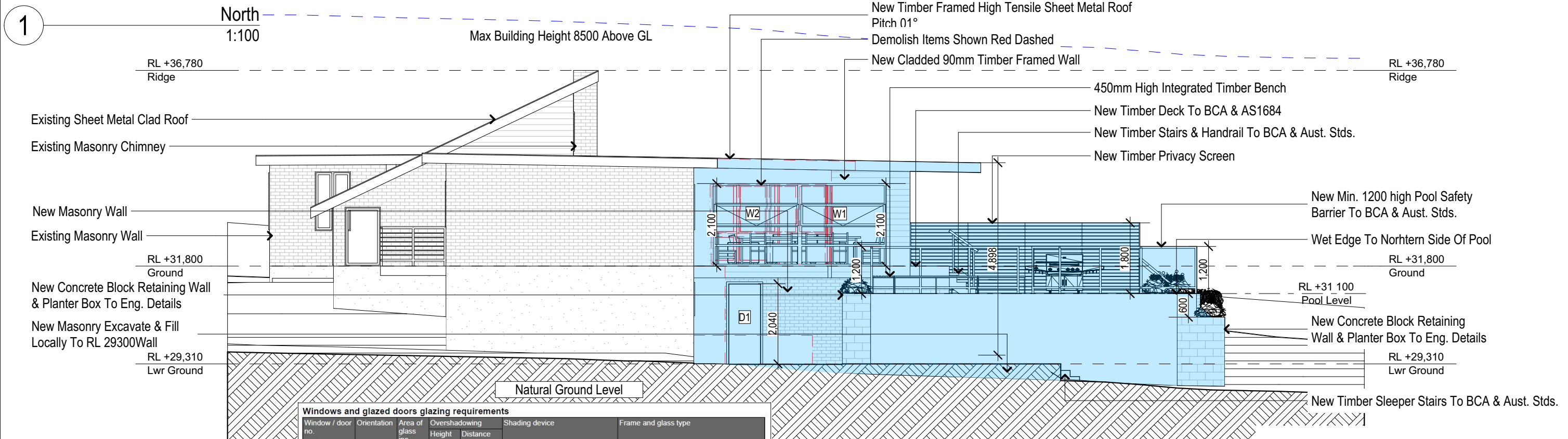
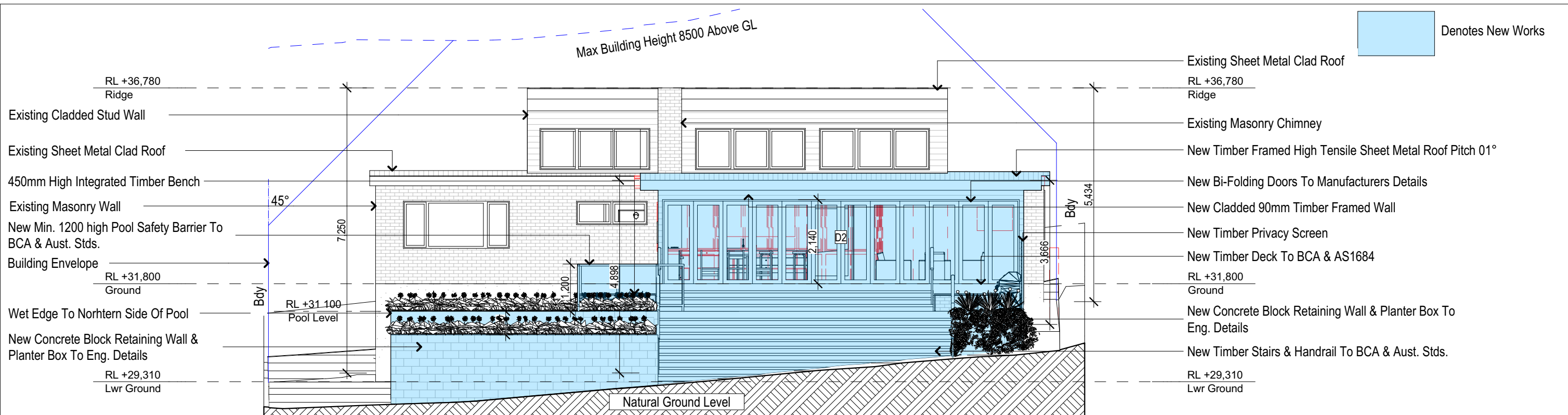
b) insulation specified is not required for parts of altered construction where insulation already exists.

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.

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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,



Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
D2	NE	19.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W1	SW	4.62	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	SW	4.62	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

2

East
1:100

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

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

Project North

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Client:

Simon Roy

Client

Simon Roy

Project Name

Alterations & Additions

26 Wabash Avenue, Cromer 2099

Lot 36, Sec 2, D.P.1818

Drawing Title:

Elevations - Elevations 1

North, East

Scale: A3 as noted

Status: DA

Project No.

RP0718ROY

Date: 26/06/20

Checked By: GBJ

Drawing No.

DA4001

Basix

Basix Certificate Number A342658_03

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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

Construction

Timber Framed Floors, Cladded Timber Framed Walls

Sheet Metal Clad Timber Framed Roof to have R1.74

Insulation

Insulation to External Cladded Timber Framed Walls R1.7

Refer to Engineers drawings for structural details

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Glazing to BCA and AS01288-2047

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

Rapid Plans

www.rapidplans.com.au

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DC NSW 2086

Fax : (02) 9905-8865

Mobile: 0414-945-024

Email : gregg@rapidplans.com.au

BUILDING DESIGNERS AUSTRALIA NSW

Project North

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Client:

Simon Roy

Client

Simon Roy

Project Name

Alterations & Additions

26 Wabash Avenue, Cromer 2099

Lot 36, Sec 2, D.P.1818

Drawing Title:

Elevations - Elevations 1

North, East

Scale: A3 as noted

Status: DA

Project No.

RP0718ROY

Date: 26/06/20

Checked By: GBJ

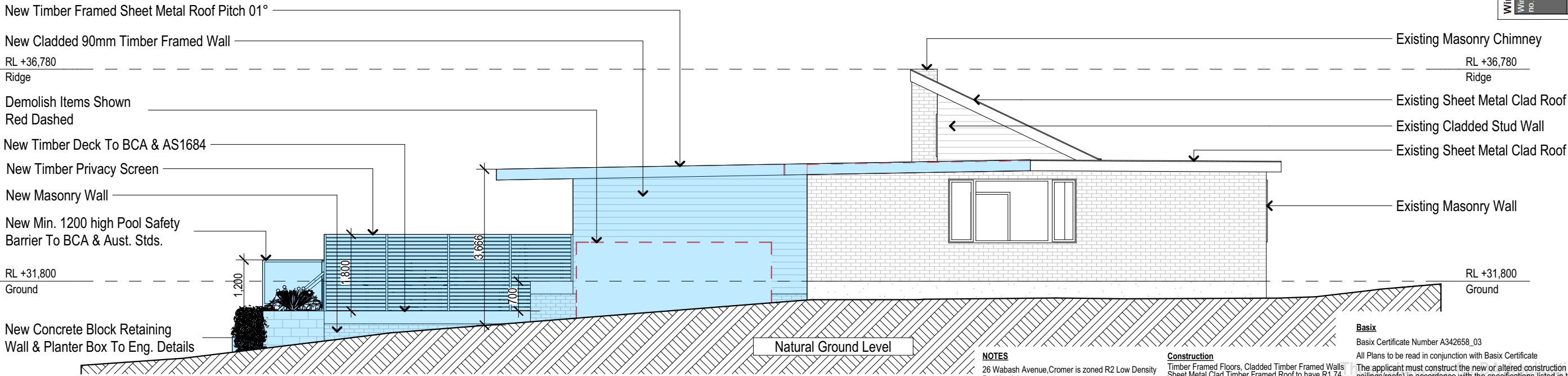
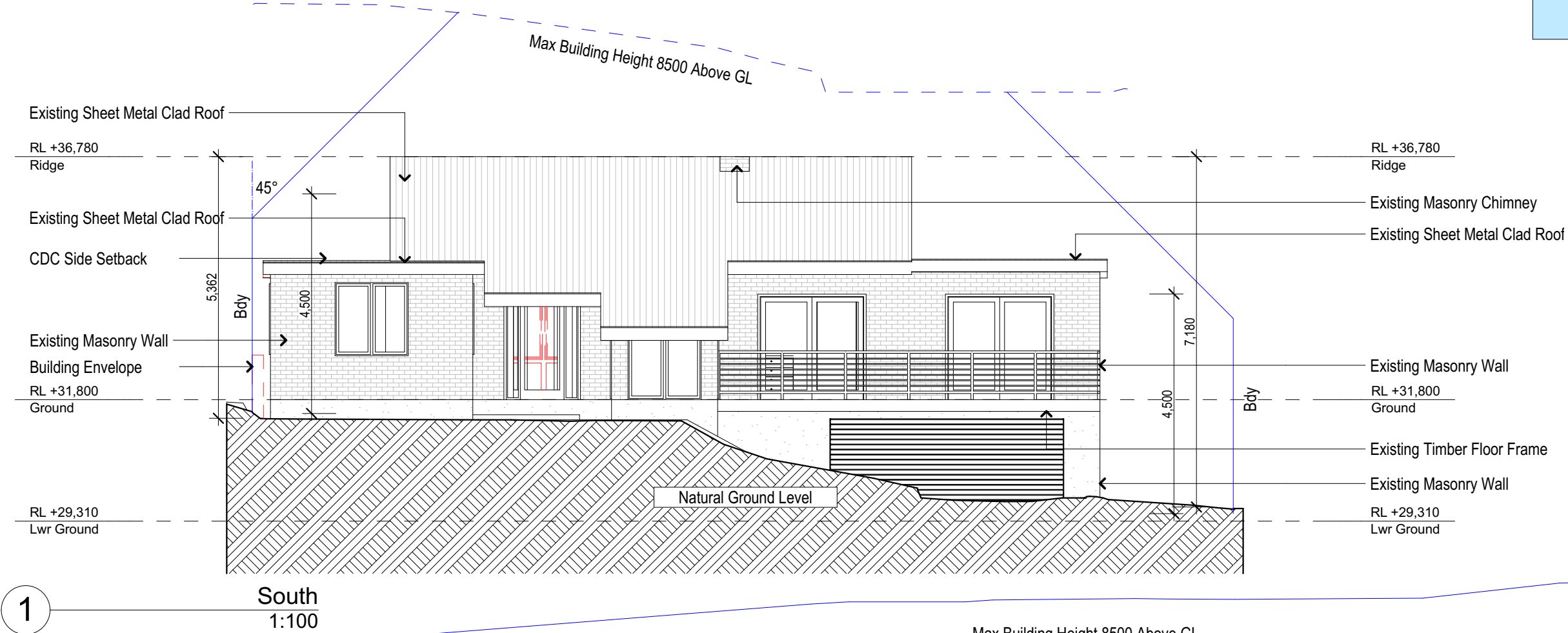
Drawing No.

DA4001



Denotes New Works

Windows and glazed doors glazing requirements					Shading device		Frame and glass type	
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Height (m)	Distance (m)	Shading device	Shading device	Frame and glass type	Frame and glass type
D2	NE	19.4	0	0	eave/verandah/ pergola/balcony	>=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W1	SW	4.62	0	0	eave/verandah/ pergola/balcony	>=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	SW	4.62	0	0	eave/verandah/ pergola/balcony	>=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)



2
West
1:100

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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
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New Works to be constructed shown in Shaded/Blue
26 Wabash Avenue, Cromer is not considered a heritage item
Certifying
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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 A342658_03
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Project North
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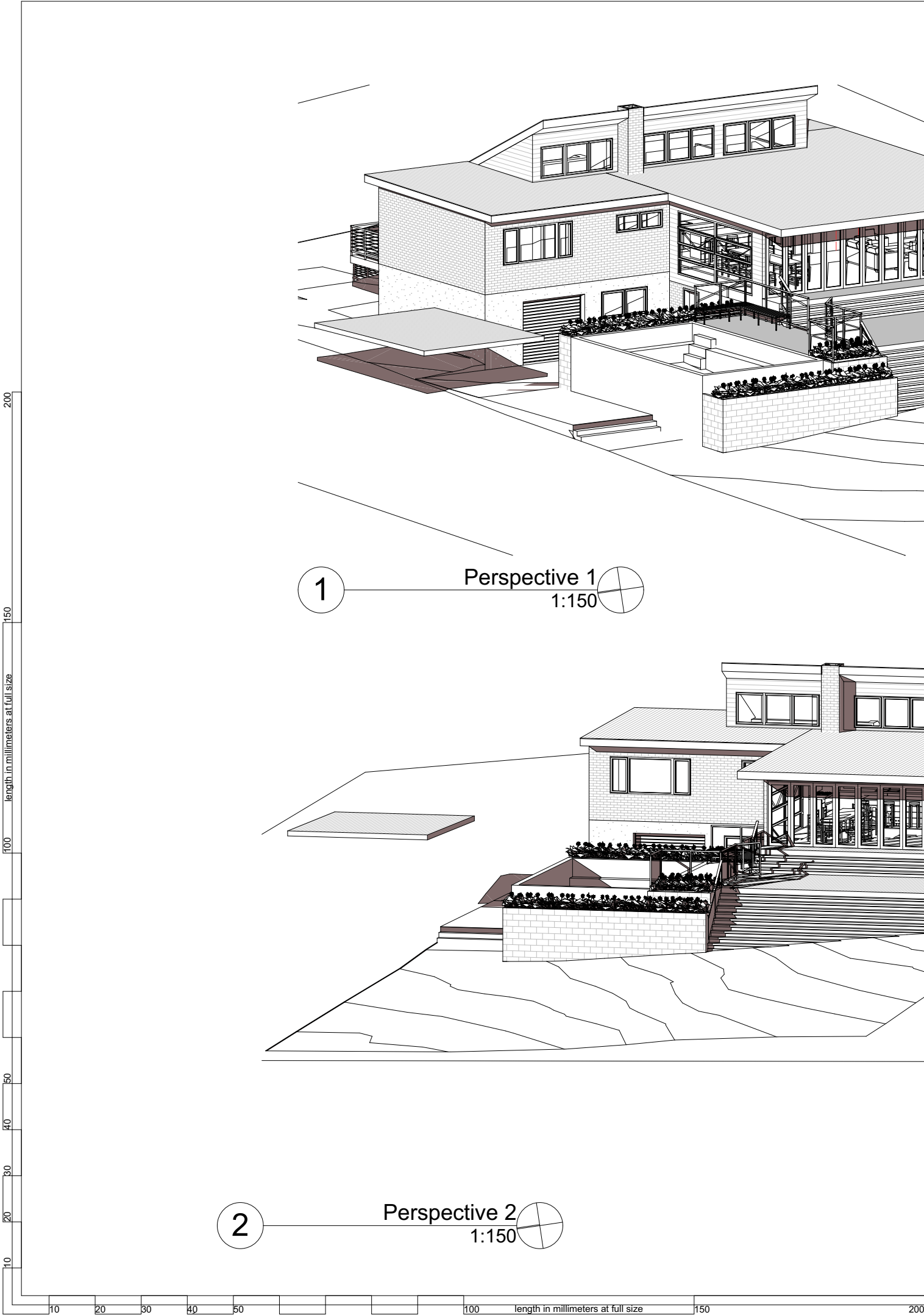
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Client:
Simon Roy

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

Lot 36, Sec 2, D.P.1818
Drawing Title:
Elevations - Elevations 2
South, West

Scale: A3 as noted
Status: DA
Project No.
RP0718ROY

Date: 26/06/20
Checked By: GBJ
Drawing No.
DA4002



1 Perspective 1
1:150

2 Perspective 2
1:150

Site Information	Proposed	Compliance
Site Area	1011.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m2)	353.64m2	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number of car spaces provided	2	Yes

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Email : gregg@rapidplans.com.au



BUILDING
DESIGNERS
AUSTRALIA NSW

NOTES
26 Wabash Avenue, Cromer is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue.
26 Wabash Avenue, Cromer
is not considered a heritage item.

Construction
Timber Framed Floors, Cladded Timber Framed Walls
Sheet Metal Clad Timber Framed Roof to have R1.74
Insulation
Insulation to External Cladded Timber Framed Walls
R1.7
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
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Application purposes only. These plans are not to be
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any Certifying Authority without the written
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Rapid Plans

Basix
Basix Certificate Number A342658_03
All Plans to be read in conjunction with Basix
Certificate
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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



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

Lot 36, Sec 2, D.P.1818

Drawing Title:

Sunstudy - Perspective

Perspective 1, Perspective 2

Scale: A3 as noted

Date: 26/06/20

Status: DA

Checked By: GBJ

Project No:

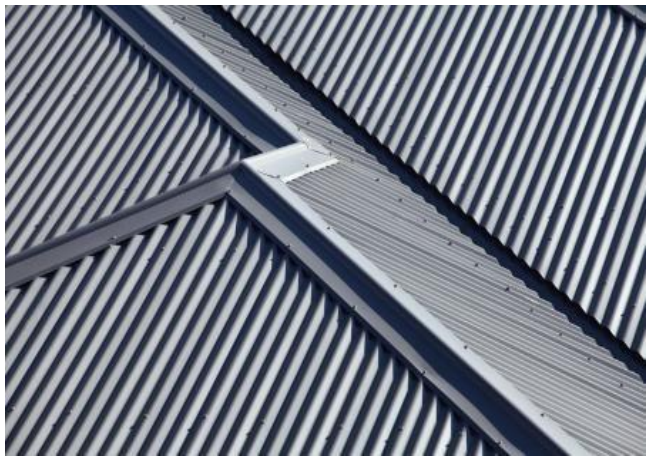
Drawing No.

RP0718ROY

DA5001



Denotes Aluminium Bi-Folding Doors (Typical). Owner To Chose Type & Colour.



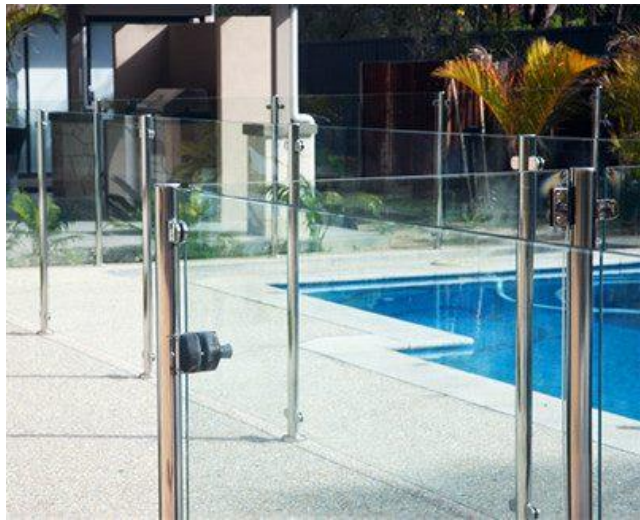
Denotes Sheet Metal Roofing(Typical). Owner To Chose Type & Colour.



Denotes Timber Deck & Stairs (Typical). Owner To Chose Type & Colour.



Denotes Horizontal Cladding(Typical). Owner To Chose Type & Colour.



Denotes Glass Pool Fence & Gate (Typical). Owner To Chose Type & Colour.

Glazing requirements						
Windows and glazed doors						
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.						
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						
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.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
D2	NE	19.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W1	SW	4.62	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	SW	4.62	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Site Information	Proposed	Compliance
Site Area	1011.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundry setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m2)	353.64m2	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number 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

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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
26 Wabash Avenue, Cromer is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basix Certificate New Works to be constructed shown in Shaded/Blue.
26 Wabash Avenue, Cromer is not considered a heritage item.

Construction
Timber Framed Floors, Cladded Timber Framed Walls
Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation
Insulation to External Cladded Timber Framed Walls R1.7
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
Basix Certificate Number A342658_03
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.
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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



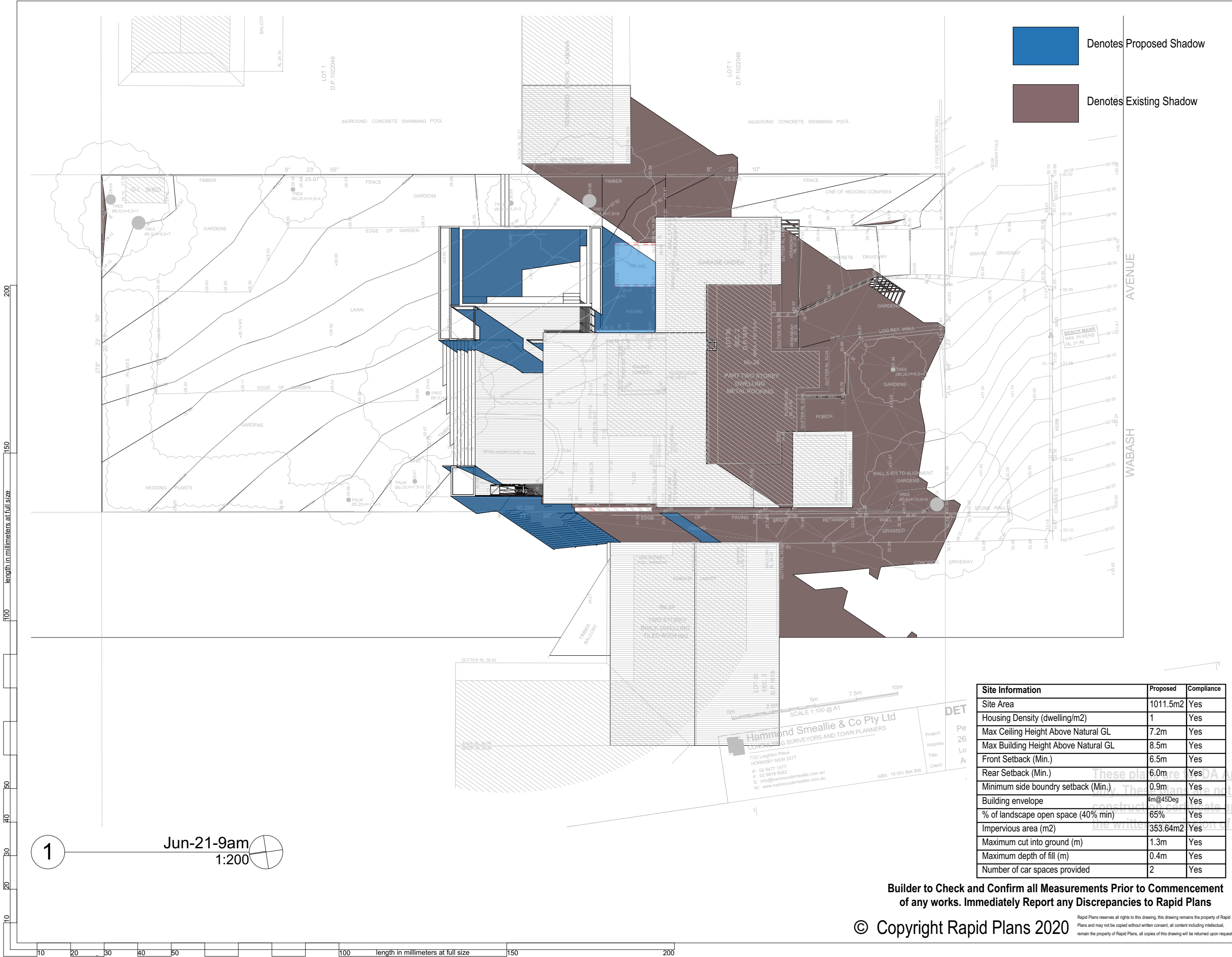
DA APPLICATION ONLY
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Client
Simon Roy
Project Name
Alterations & Additions
26 Wabash Avenue, Cromer
2099

Lot 36, Sec 2, D.P.1818
Drawing Title:
Sunstudy - Material & Colour Sample Board

Scale: A3 as noted	Date: 26/06/20
Status: DA	Checked By: GBJ
Project No: RP0718ROY	Drawing No. DA5002



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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
26 Wabash Avenue, Cromer is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basix Certificate New Works to be constructed shown in Shaded/Blue.
26 Wabash Avenue, Cromer is not considered a heritage item.

Construction
Timber Framed Floors, Cladded Timber Framed Walls
Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation
Insulation to External Cladded Timber Framed Walls R1.7
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
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Basix
Basix Certificate Number A342658_03
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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
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Site Information	Proposed	Compliance
Site Area	1011.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m ²)	353.64m ²	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number of car spaces provided	2	Yes

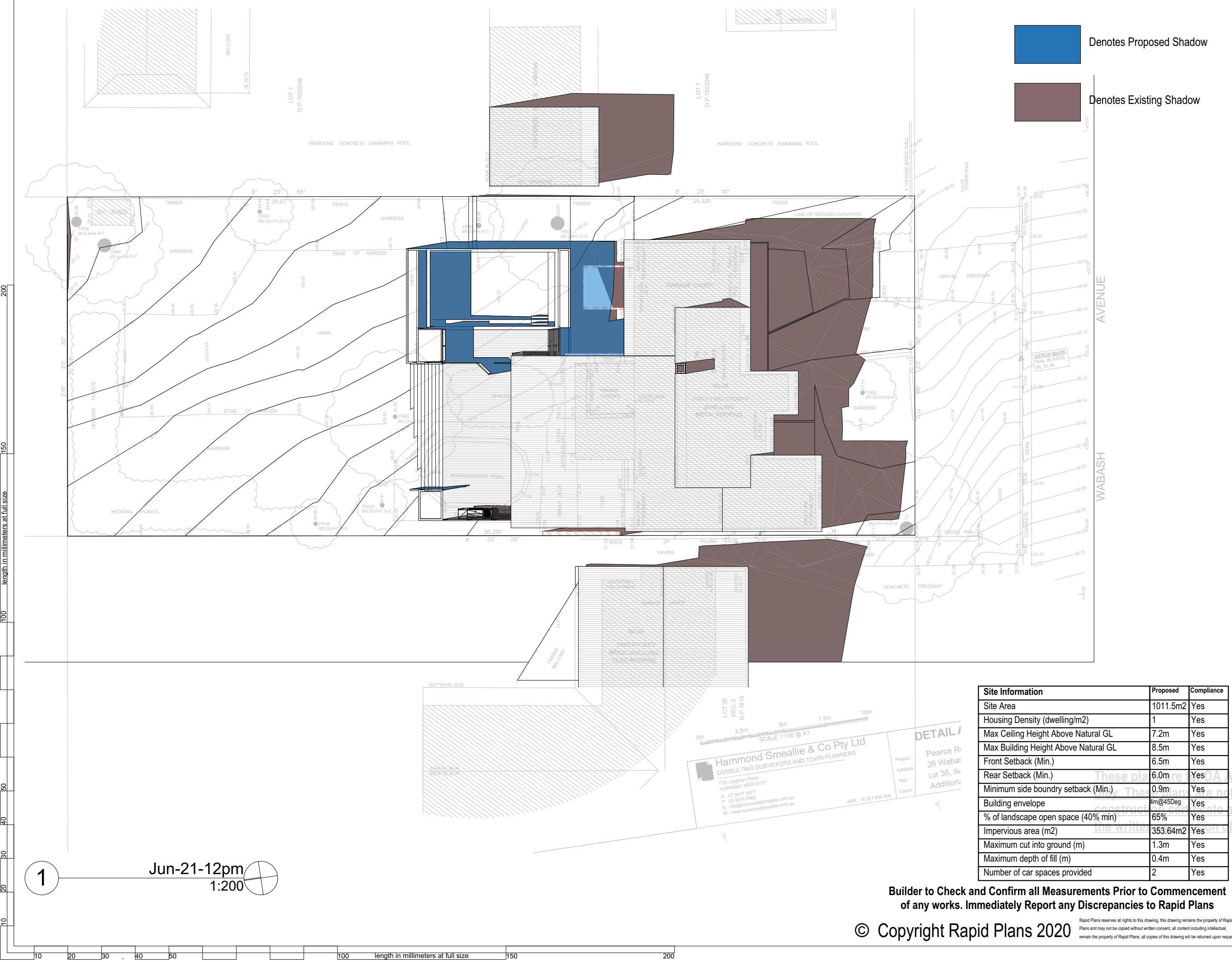
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Client: Simon Roy
Project Name: **Alterations & Additions**
26 Wabash Avenue, Cromer 2099
Lot 36, Sec 2, D.P. 1818
Drawing Title: Sunstudy - June 21st Shadow - 9am
Jun-21-9am

Scale: A3 as noted	Date: 26/06/20
Status: DA	Checked By: GBJ
Project No: RP0718ROY	Drawing No. DA5003



Denotes Proposed Shadow

Denotes Existing Shadow

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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
26 Wabash Avenue, Crompton is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basix Certificate New Works to be constructed shown in Shaded/Blue.
26 Wabash Avenue, Crompton is not considered a heritage item.

Construction
Timber Framed Floors, Cladded Timber Framed Walls
Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation
Insulation to External Cladded Timber Framed Walls R1.7
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
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Basix
Basix Certificate Number A342658_03
All Plans to be read in conjunction with Basix Certificate
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.
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Relevant overshadowing specifications must be satisfied for each window and glazed door.
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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

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Client
Simon Roy
Project Name
Alterations & Additions
26 Wabash Avenue, Crompton
2099

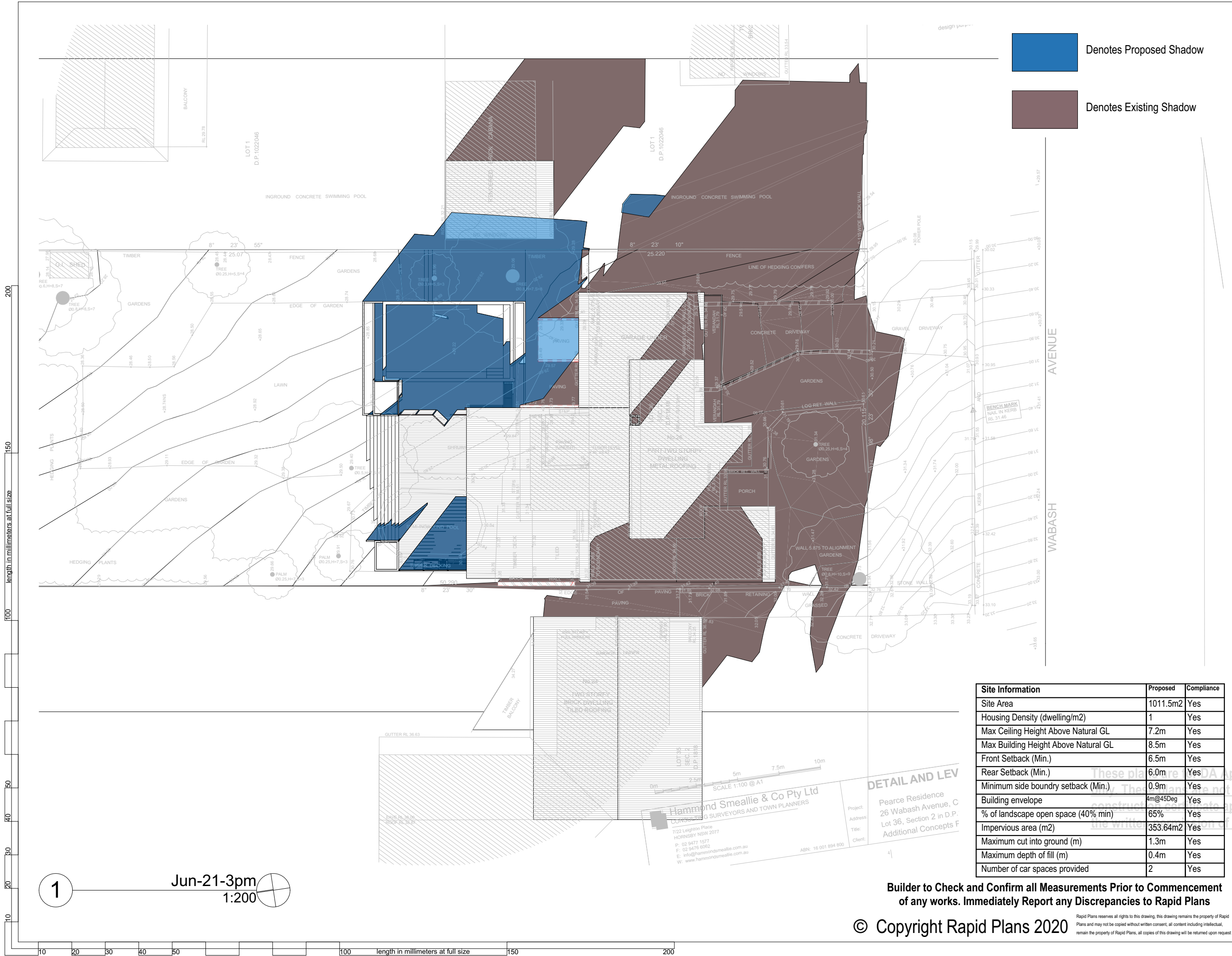
Lot 36, Sec 2, D.P. 1818

Drawing Title:
Sunstudy - June 21st Shadow - 12pm
Jun-21-12pm

Scale: A3 as noted	Date: 26/06/20
Status: DA	Checked By: GBJ
Project No: RP0718ROY	Drawing No. DA5004

Site Information	Proposed	Compliance
Site Area	1011.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m2)	353.64m2	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number of car spaces provided	2	Yes

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Denotes Proposed Shadow

Denotes Existing Shadow



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BUILDING DESIGNERS AUSTRALIA NSW

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 Floors, Cladded Timber Framed Walls
Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation
Insulation to External Cladded Timber Framed Walls R1.7
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
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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 (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.
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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



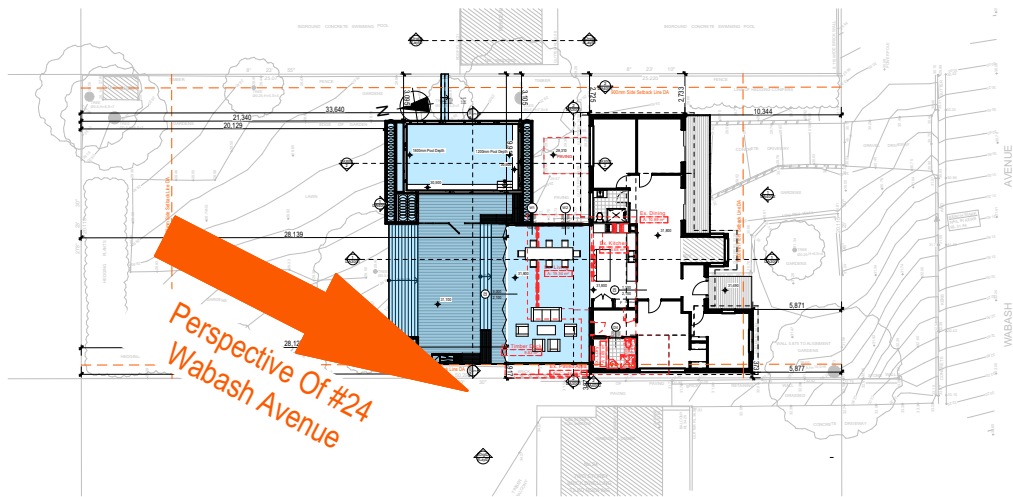
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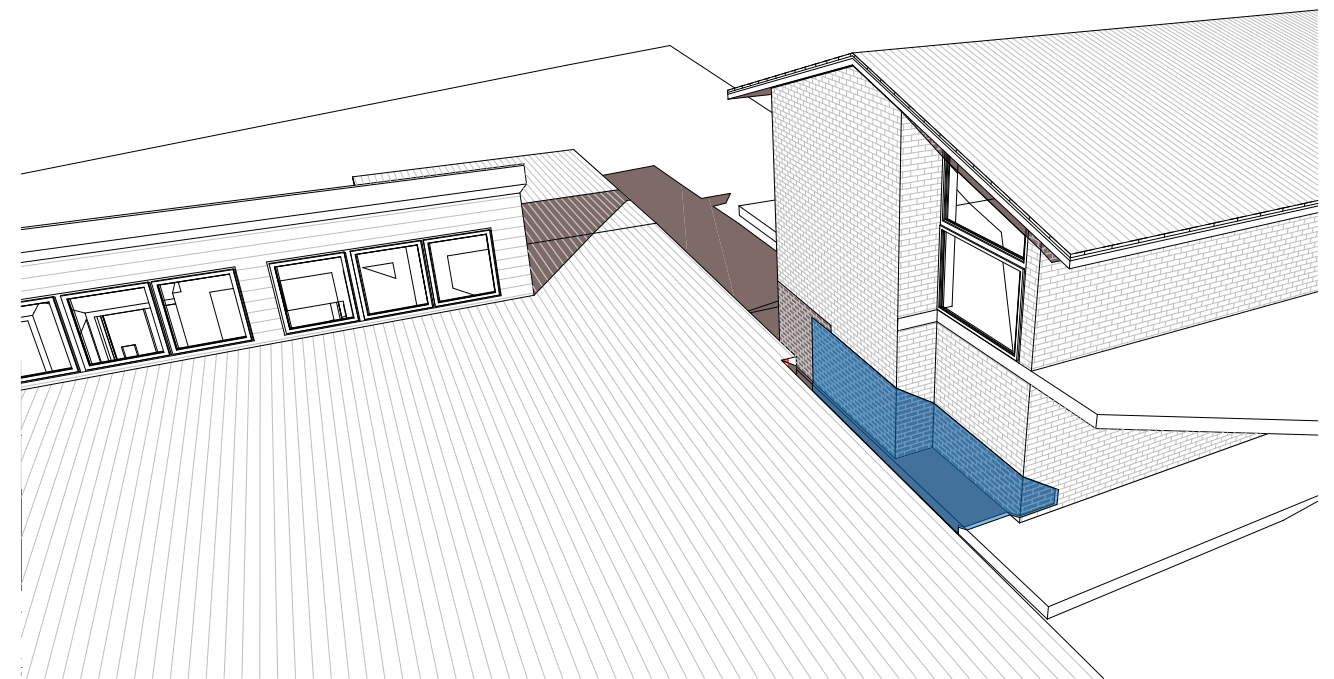
Client	Simon Roy
Project Name	Alterations & Additions
26 Wabash Avenue, Cromer 2099	
Lot 36, Sec 2, D.P. 1818	
Drawing Title:	
Sunstudy - June 21st Shadow - 3pm	
Jun-21-3pm	
Scale: A3 as noted	Date: 26/06/20
Status: DA	Checked By: GBJ
Project No:	Drawing No:
RP0718ROY	DA5005

Site Information	Proposed	Compliance
Site Area	1011.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundry setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	65%	Yes
Impervious area (m2)	353.64m2	Yes
Maximum cut into ground (m)	1.3m	Yes
Maximum depth of fill (m)	0.4m	Yes
Number of car spaces provided	2	Yes

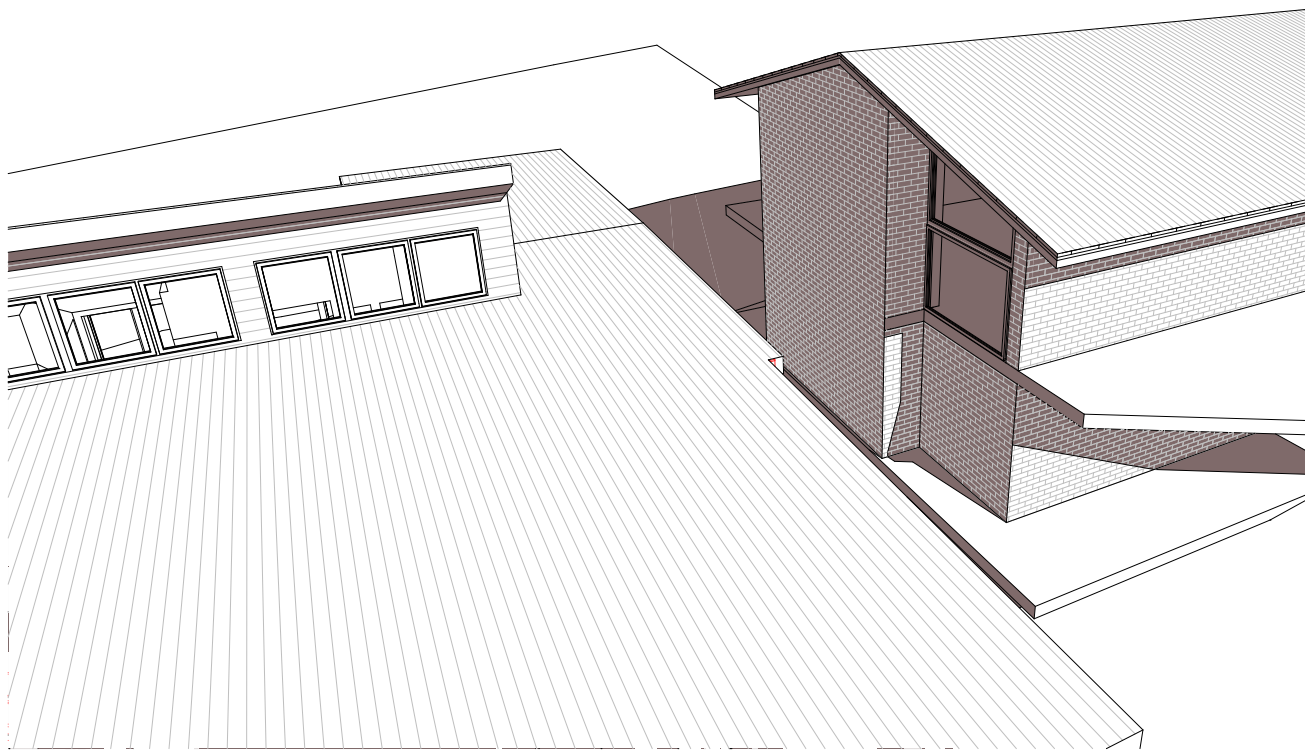
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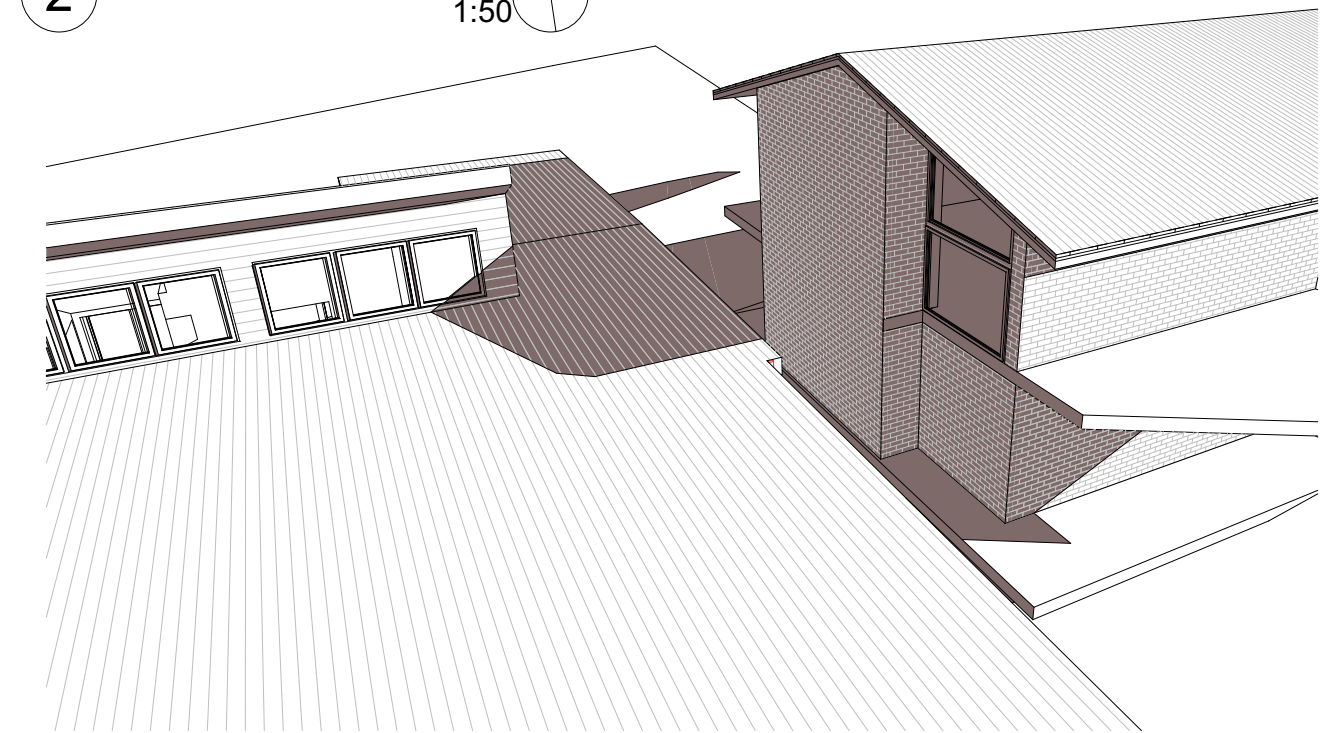
1 Site Plan 1:500



2 Wall Elev 9am 1:50



3 Wall Elev 12pm 1:50



4 Wall Elev 3pm 1:50



Denotes Existing Shadow



Denotes Proposed Shadow

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



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Project North



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Client:
Simon Roy

NOTES

26 Wabash Avenue, Cromer is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
26 Wabash Avenue, Cromer 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

Timber Framed Floors, Cladded Timber Framed Walls
Sheet Metal Clad Timber Framed Roof to have R1.74
Insulation
Insulation to External Cladded Timber Framed Walls R1.7
Refer to Engineers drawings for structural details
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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 A342658_03

All Plans to be read in conjunction with Basix Certificate

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Lot 36, Sec 2, D.P.1818

Drawing Title:
Sunstudy - Wall Elevation Shadow #24
Wabash Ave
Wall Elev 9am, Wall Elev 12pm, Wall
Elev 3pm, Site Plan

Scale: **A3 as noted**

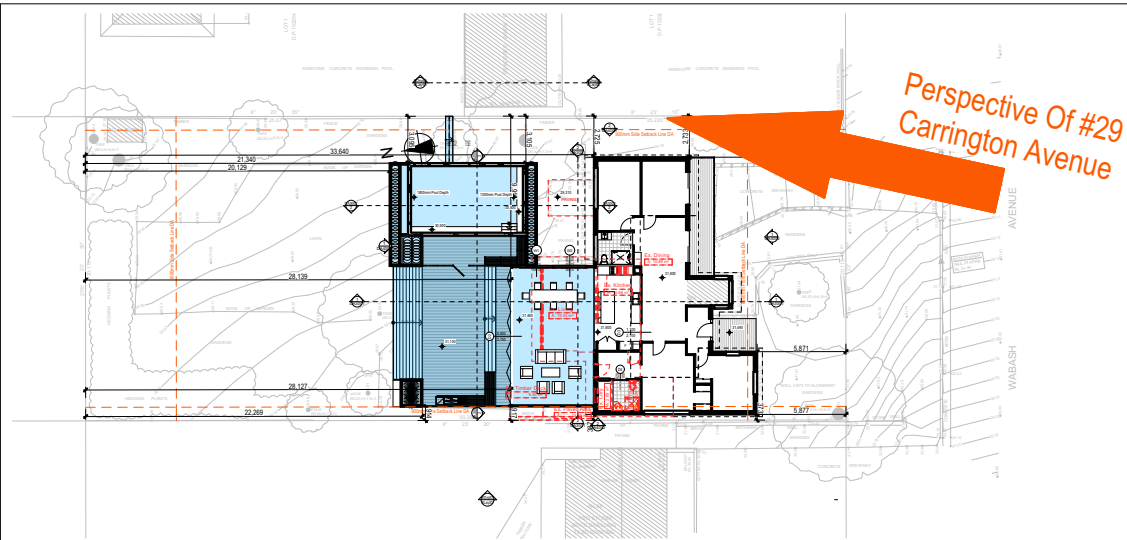
Status: **DA**
Project No.
RP0718ROY

Date: 26/06/20

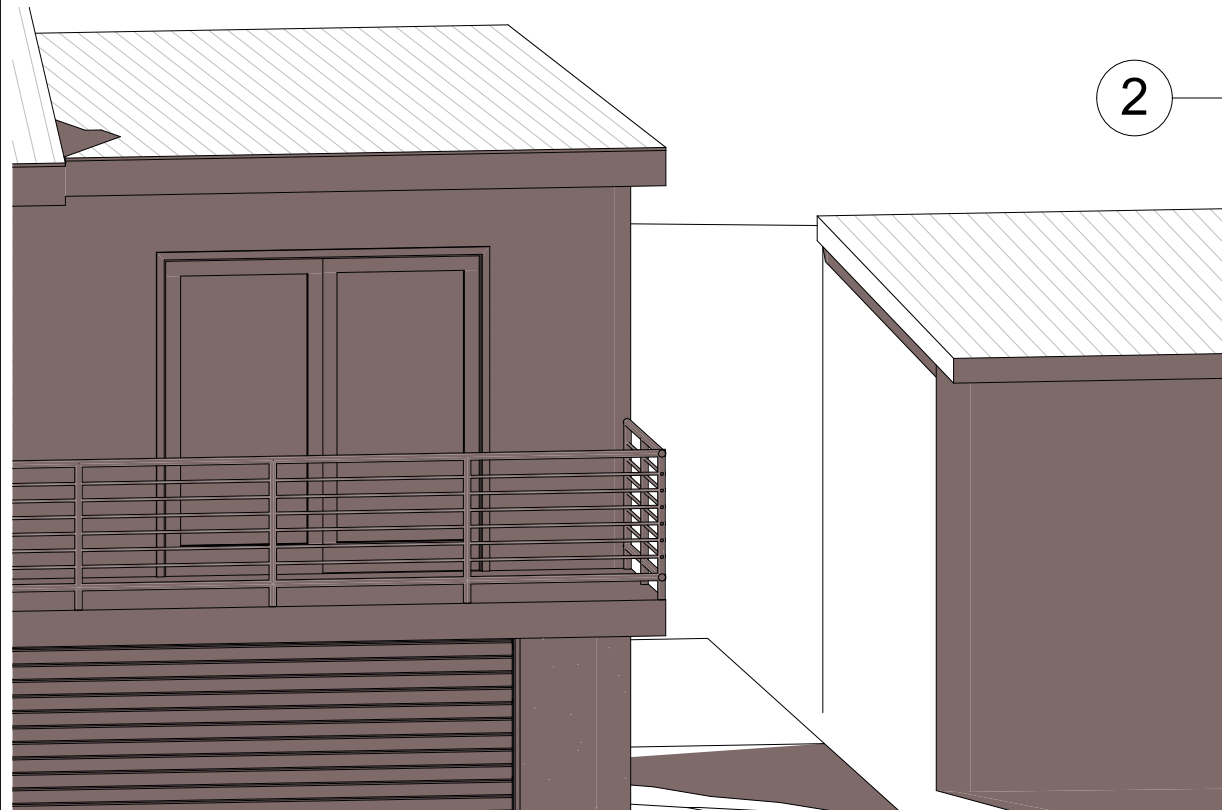
Checked By: GBJ

Drawing No.

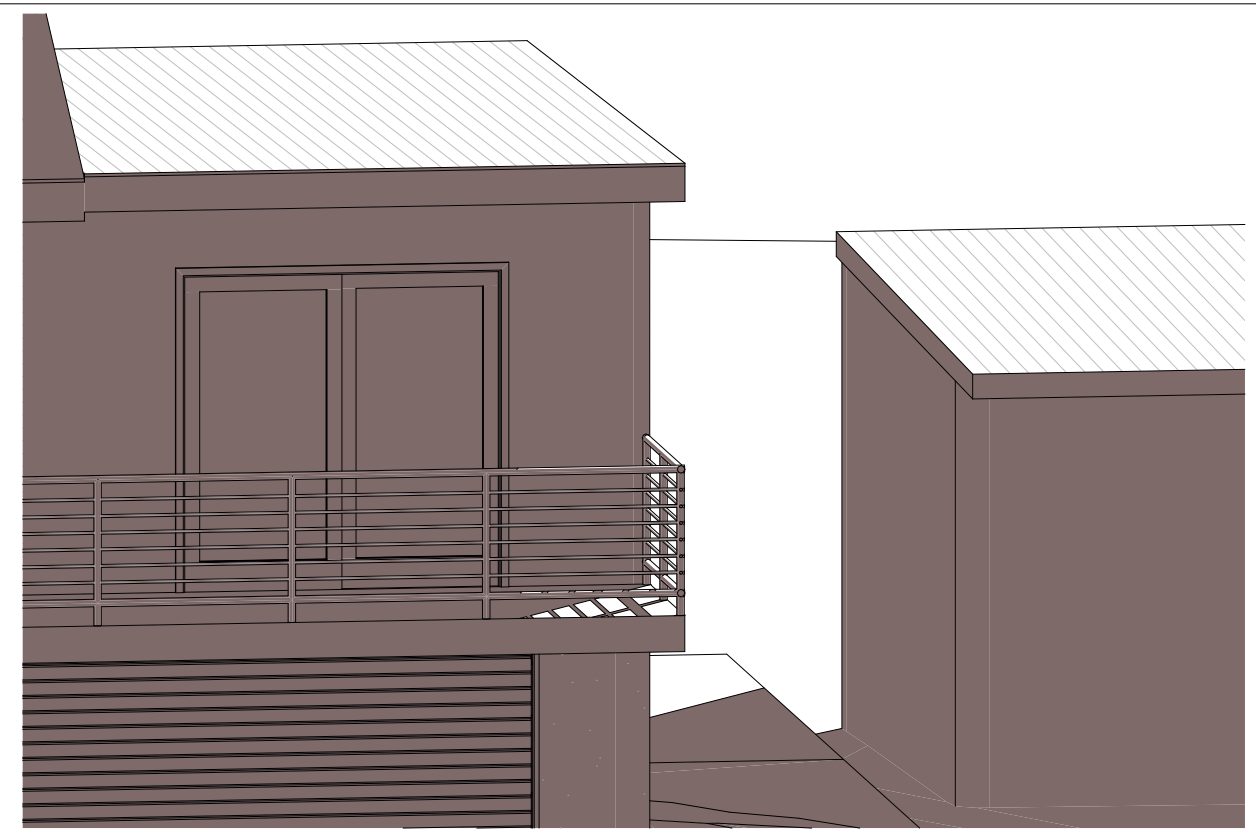
DA5006



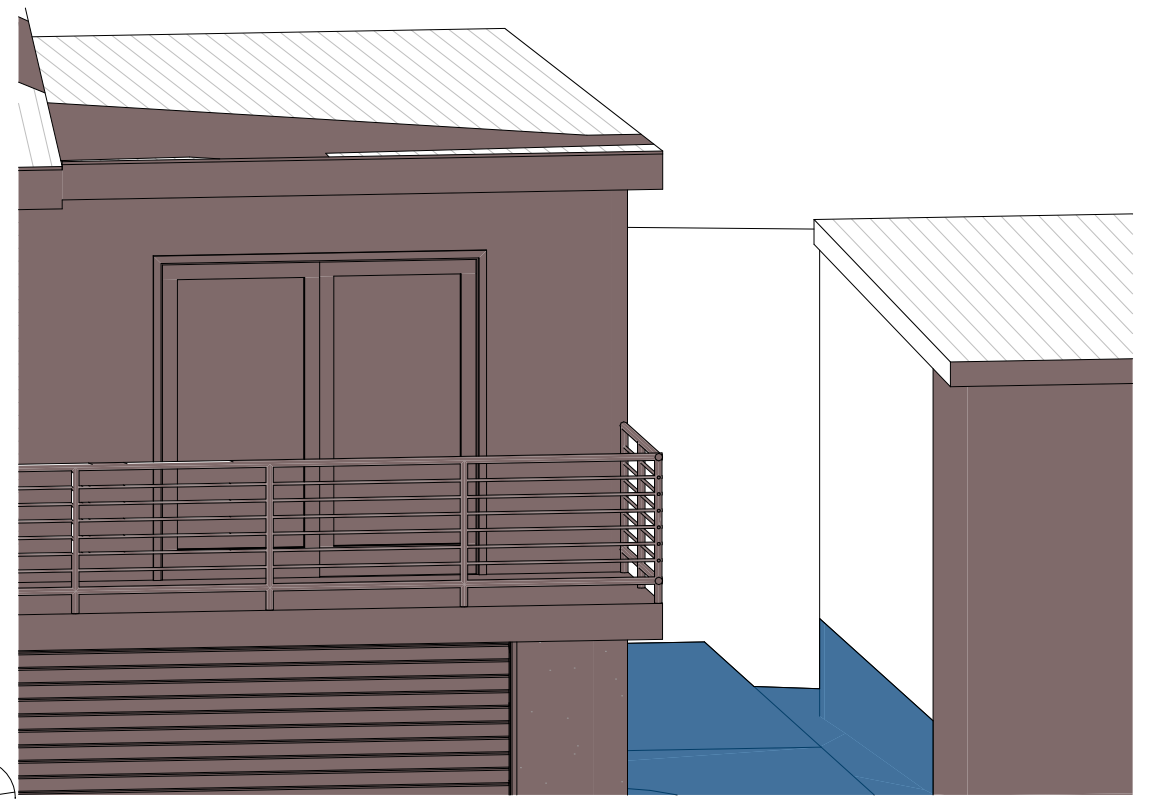
1 Site Plan 1:500



2 Wall Elev 9am 1:50



3 Wall Elev 12pm 1:50



4 Wall Elev 3pm 1:50

Denotes Existing Shadow Denotes Proposed Shadow

DA APPLICATION ONLY NOT FOR CONSTRUCTION

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

NOTES 26 Wabash Avenue, Cromer is zoned R2 Low Density Residential All Plans to be read in conjunction with Basix Certificate New Works to be constructed shown in Shaded/Blue 26 Wabash Avenue, Cromer 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 Timber Framed Floors, Cladded Timber Framed Walls Sheet Metal Clad Timber Framed Roof to have R1.74 Insulation Insulation to External Cladded Timber Framed Walls R1.7 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 AS01238-2047 Waterproofing to BCA and AS 3740 New Lighting to have minimum of 40% compact fluorescent lamps Basix Basix Certificate Number A342658_03 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,