

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
BM	BENCH MARK
CONC	CONCRETE
CS	CONCRETE SURFACE
DP	DOWN PIPE
D/H/S	DIAMETER/HEIGHT/SPREAD
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
FL	FLOOR LEVEL
GAR	GARAGE
IL	INVERT LEVEL
KO	KERB OUTLET
NS	NATURAL SURFACE
PP	POWER POLE
S	STEPS
SMH	SEWER MANHOLE
TB	TOP OF BANK
TK	TOP OF KERB
TPIT	TELECOMMUNICATION PIT
TW	TOP OF WALL
TR	TOP OF ROCK
VC	VEHICLE CROSSING
WH	WINDOW HEAD
WM	WATER METER
WS	WINDOW SILL

1
Survey
1:200

Builder to Check and Confirm all
Measurements Prior to
Commencement

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

NOTES:

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.




B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.

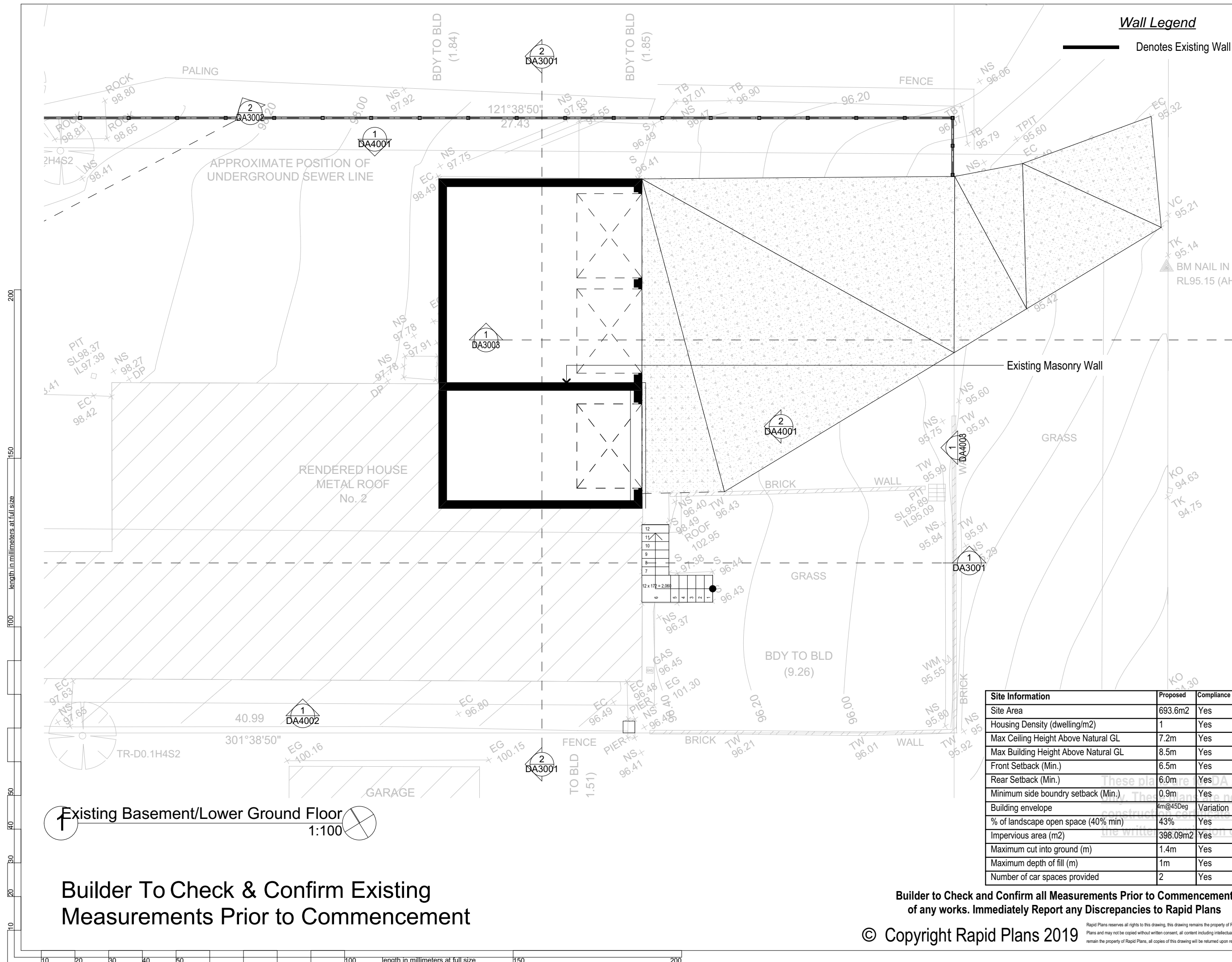
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

D) ORIGIN OF LEVELS : PM 5923, RL 96.774 (AHD), CLASS LB, ORDER L2.

E) DUE STATED DIMENSIONS. DO NOT SCALE.

F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.

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								SURVEY DATE: 02/08/2018		DRAWN BY: AI	
								DATE DRAWN: 10/08/2018		SCALE: 100@A1	
								REFERENCE: 9324-18 DET		SHEET: 1 OF 1	
 Rapid Plans www.rapidplans.com.au PO Box 6193 Frenchs Forest DC NSW 2086 Fax : (02) 9905-8865 Mobile: 0414-945-024 Email : gregg@rapidplans.com.au		 BDA BUILDING DESIGNERS AUSTRALIA NSW		Project North 		© Copyright Rapid Plans 2019		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: Nathan Brown		Project Name: Alterations & Additions 2 Monserra Road, Allambie 2100	
Lot 15 Sec 10 D.P.207145 Drawing Title: Site Plans - Survey Plan		Status: DA Project No. RP0818BRO		Date: 15-4-2019 Checked By: GBJ Drawing No. DA1002							





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BUILDING
DESIGNERS
AUSTRALIA NSW

NOTES

2 Monserra Road Allambie 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.

2 Monserra Road Allambie is not considered a heritage item.

Construction

Concrete & Timber Floors, Cladded Walls.

Roof Sheet Metal to have R1.02 Insulation

Insulation to External Cladded 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 A346068

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.

Project North



DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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Client	Nathan Brown	
Project Name	Alterations & Additions	
2 Monserra Road, Allambie		
2100		

Lot 15 Sec 10

D.P. 201445

Site Plans - Existing Lower Ground Floor Plan

Existing Basement/Lower Ground Floor

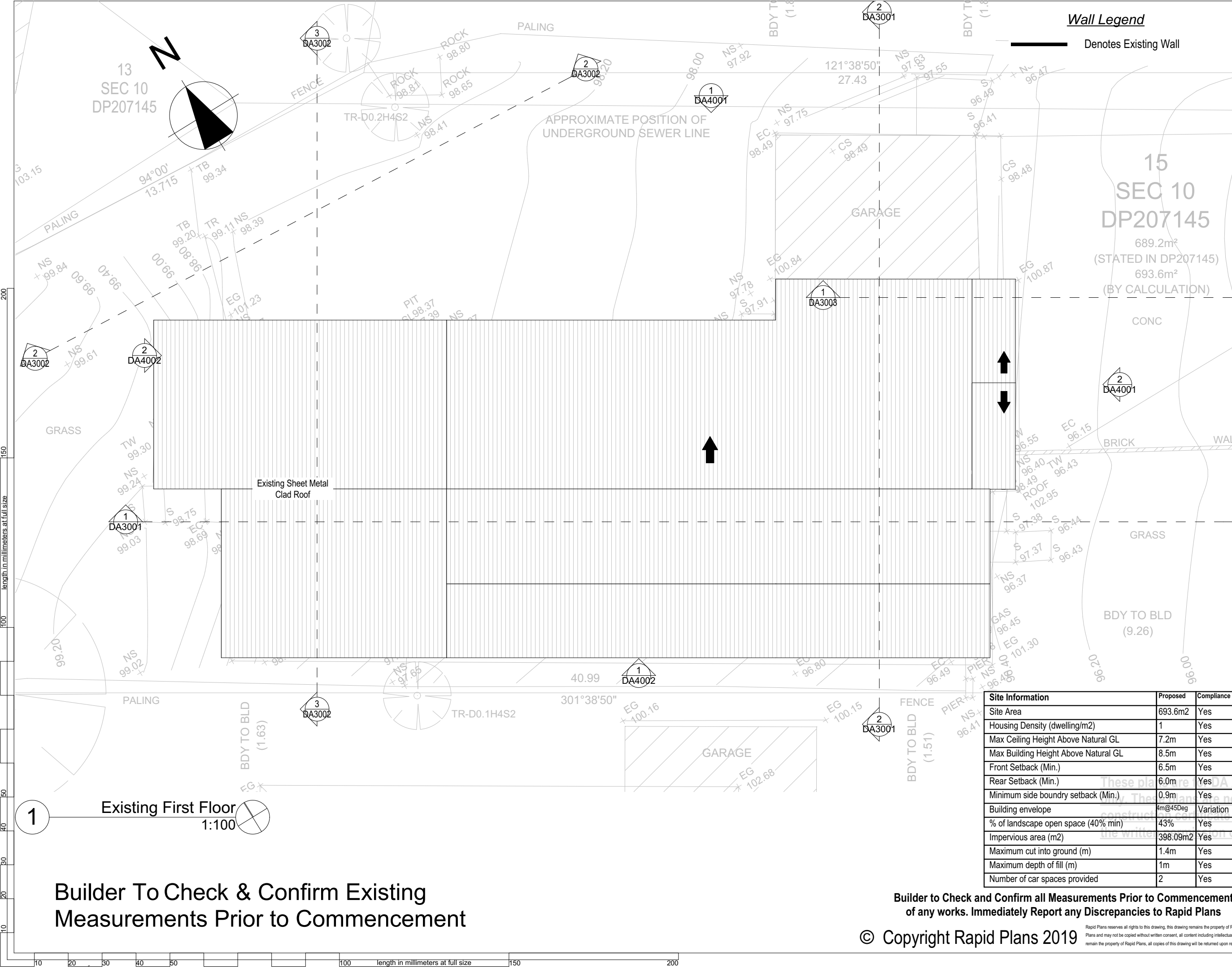
Scale: A3 as noted	Date: 15-4-2019
Status: DA	Checked By: GBJ
Project No: RP0818BRO	Drawing No: DA1004

Site Information	Proposed	Compliance
Site Area	693.6m 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	Variation
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	398.09m ²	Yes
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	1m	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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Wall Legend
Denotes Existing Wall



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BUILDING
DESIGNERS
AUSTRALIA NSW

NOTES
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2 Monserra Road, Allambie is not considered a heritage item.

Construction
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Roof Sheet Metal to have R1.08 Insulation
Insulation to External Cladded Walls R1.7.
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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
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Project North 

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Site Information	Proposed	Compliance
Site Area	693.6m2	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	Variation
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	398.09m2	Yes
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	1m	Yes
Number of car spaces provided	2	Yes

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Client
Nathan Brown

Project Name
Alterations & Additions

2 Monserra Road, Allambie
2100

Lot 15 Sec 10
DP207145

Site Plans - Existing First Floor Plan

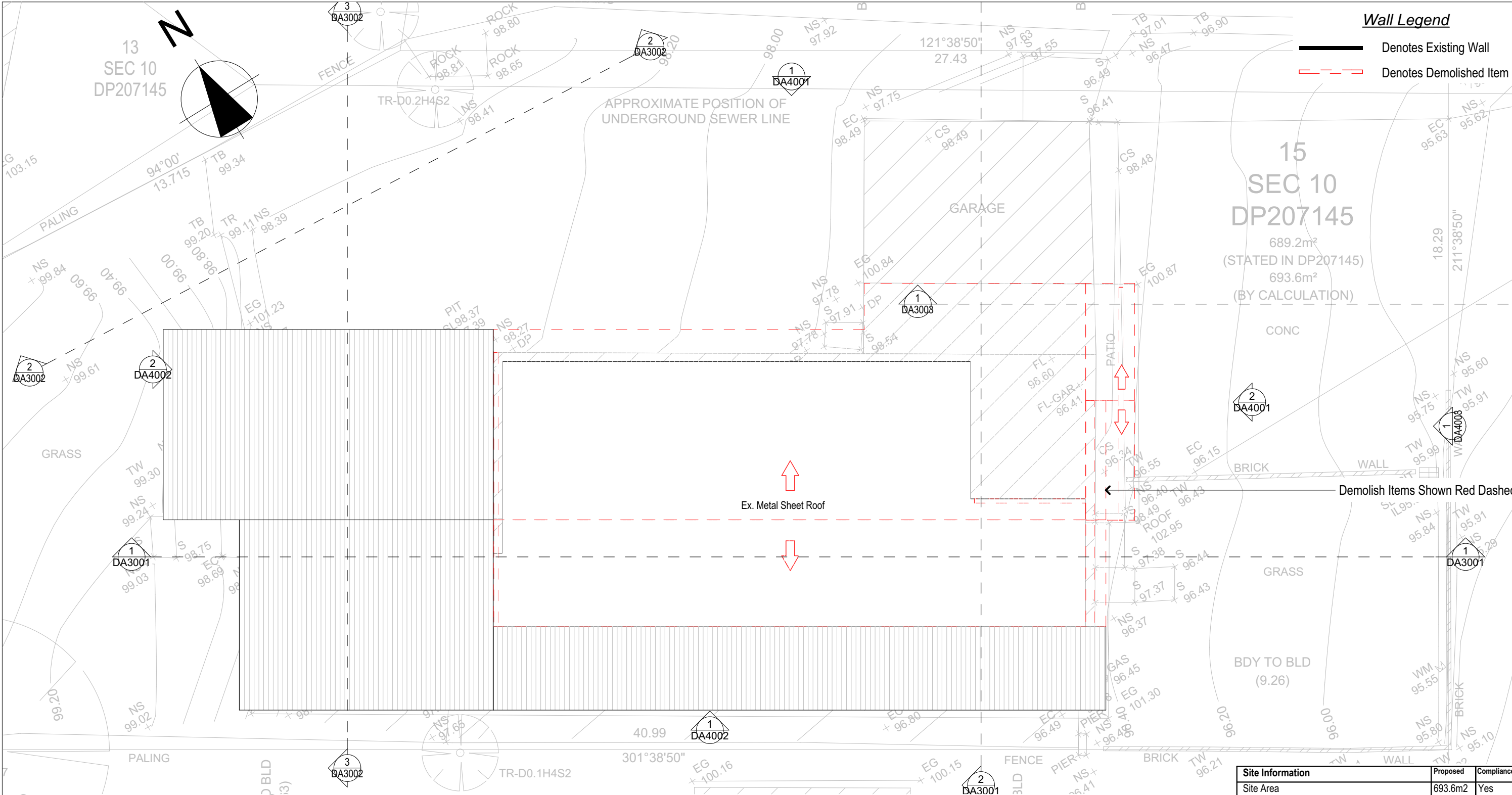
Existing First Floor

Scale: A3 as noted
Status: DA

Date: 15-4-2019
Checked By: GBJ

Project No:
RP0818BRO

Drawing No:
DA1006



1 Demolition First Floor 1:100

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

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

2 Monserra Road, Allambie 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

2 Monserra Road, Allambie is not considered a heritage item

Certifying

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Construction

Concrete & Timber Floors, Cladded Walls

Roof Sheet Metal to have R1.08 Insulation

Insulation to External Cladded 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 A346068

All Plans to be read in conjunction with Basix Certificate

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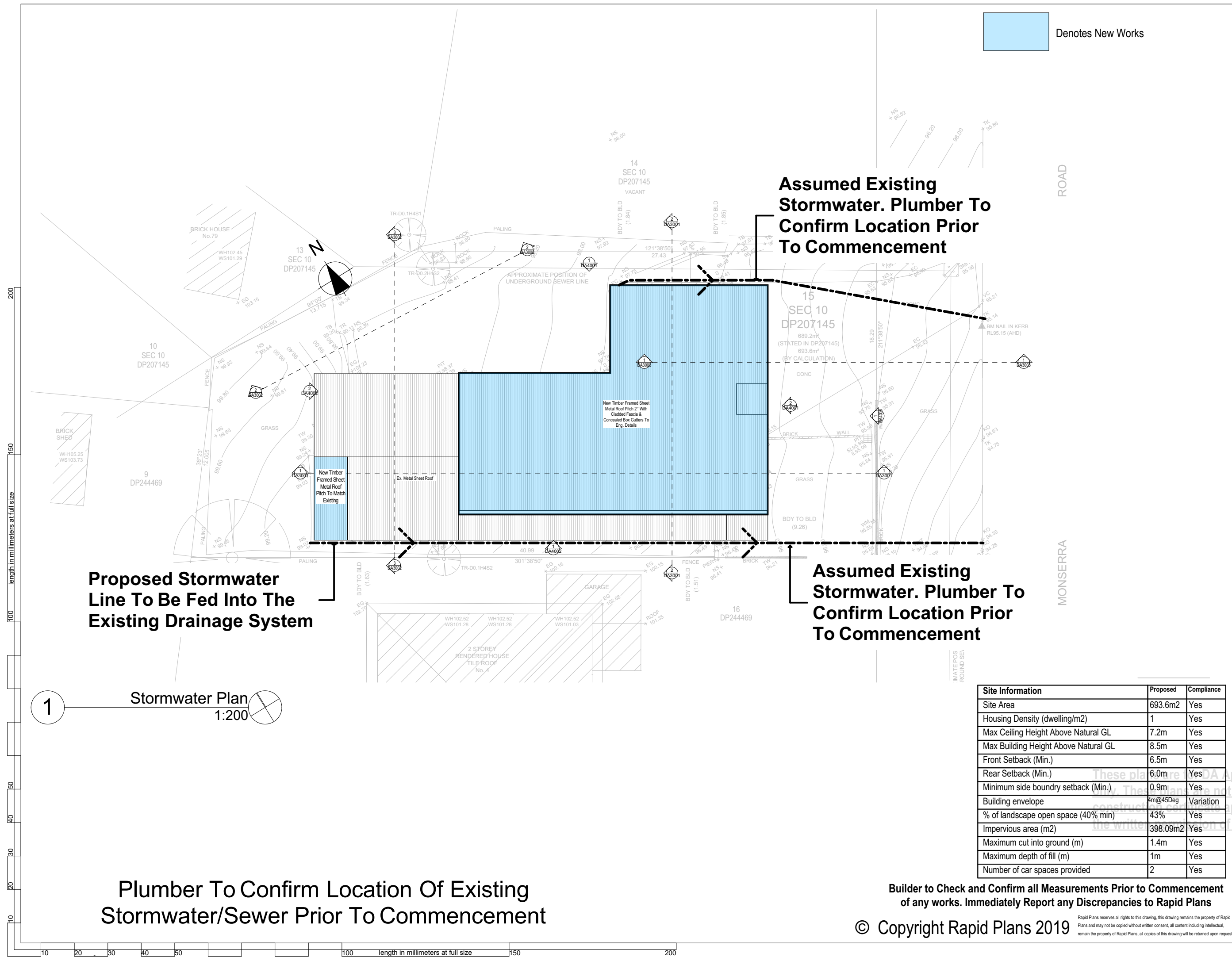
Client:
Nathan Brown

Client
Nathan Brown
Project Name
Alterations & Additions
2 Monserra Road, Allambie
2100

Lot 15 Sec 10 D.P.207145
Drawing Title:
Site Plans - Demolition First
Floor
Demolition First Floor

Scale: A3 as noted
Status: DA
Project No.
RP0818BRO

Date: 15-4-2019
Checked By: GBJ
Drawing No.
DA1009



Denotes New Works

NOTES
2 Monserra Road, Allambie 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.
2 Monserra Road, Allambie is not considered a heritage item.

Construction
Concrete & Timber Floors, Cladded Walls.
Roof Sheet Metal to have R1.02 Insulation.
Insulation to External Cladded Walls R1.7.
Refer to Engineers drawings for structural details.
All work to Engineers Specification and BCA.
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Termite Management to BCA and AS 3660.1.
Glazing to BCA and AS01288-2047.
Waterproofing to BCA and AS 3740.
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Project North

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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Client: Nathan Brown
Project Name: **Alterations & Additions**
2 Monserra Road, Allambie
2100

Lot 15 Sec 10
DP207145

Site Plans - Stormwater Plan
Stormwater Plan

Scale: A3 as noted
Status: DA
Date: 15-4-2019
Checked By: GBJ

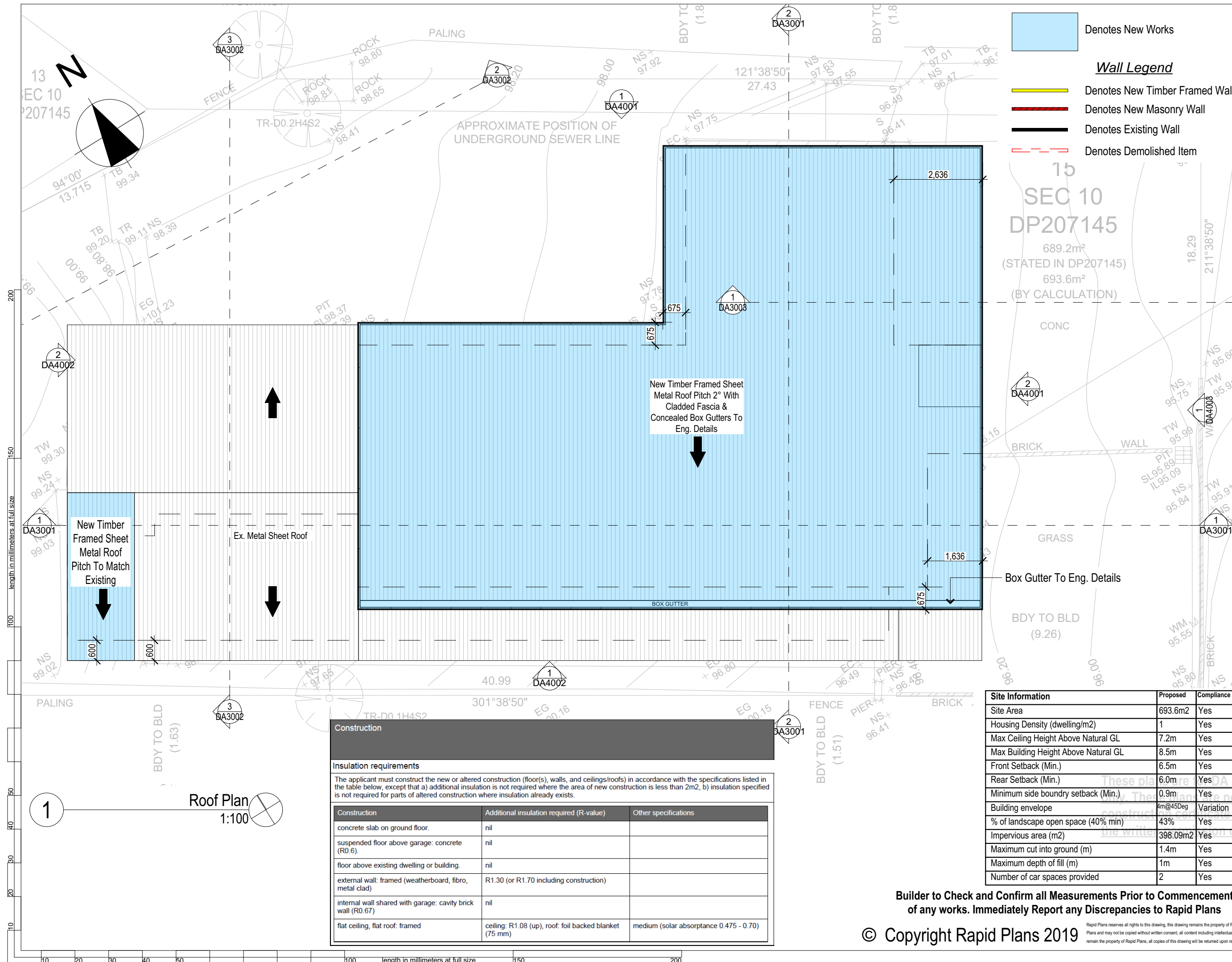
Project No: RP0818BRO
Drawing No: DA1016

Site Information	Proposed	Compliance
Site Area	693.6m 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	Variation
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	398.09m ²	Yes
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	1m	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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Denotes New Works

Wall Legend

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



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NOTES
2 Monserra Road, Allambie 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.
2 Monserra Road, Allambie is not considered a heritage item.

Construction
Concrete & Timber Floors, Cladded Walls.
Roof Sheet Metal to have R1.08 Insulation
Insulation to External Cladded 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
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Project North

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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Client
Nathan Brown

Project Name
Alterations & Additions

2 Monserra Road, Allambie
2100

Lot 15 Sec 10
DP207145

Plans - Roof Plan
Roof Plan

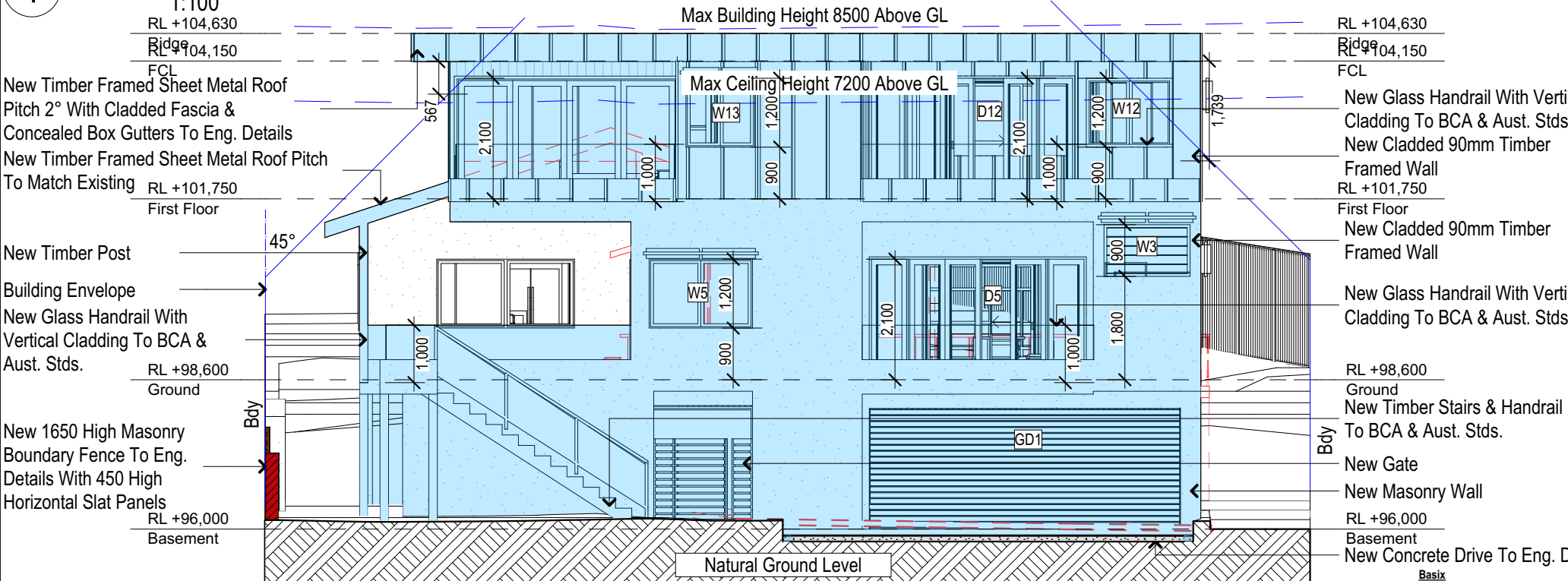
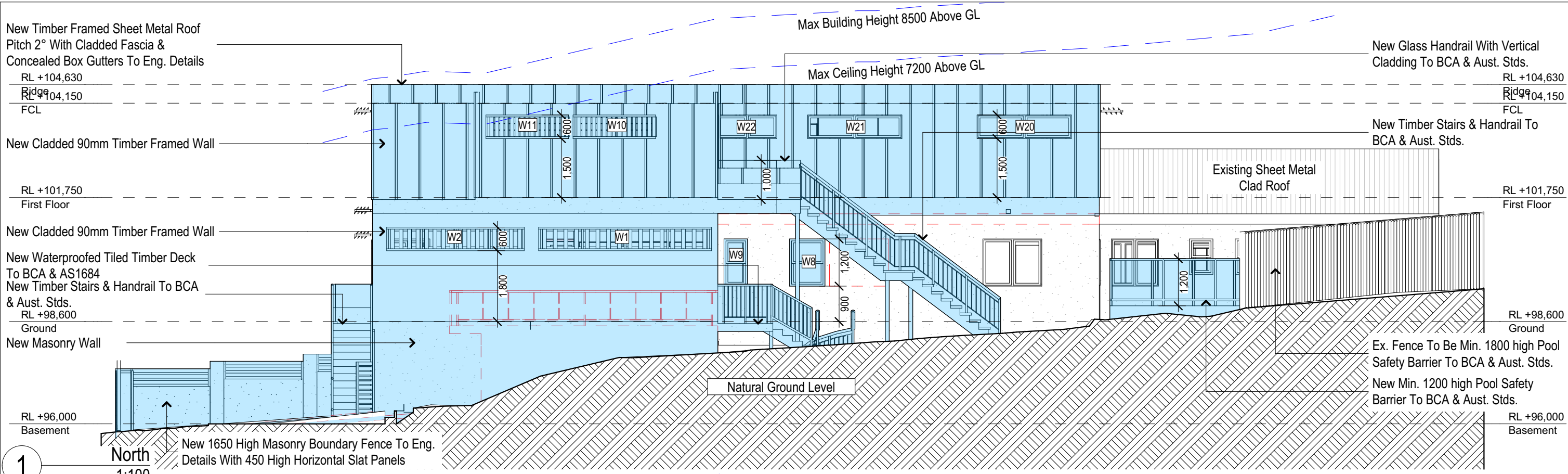
Scale: A3 as noted	Date: 15-4-2019
Status: DA	Checked By: GBJ
Project No: RP0818BRO	Drawing No: DA2004

Site Information	Proposed	Compliance
Site Area	693.6m 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	Variation
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	398.09m ²	Yes
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	1m	Yes
Number of car spaces provided	2	Yes

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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 above garage: concrete (R0.6).	nil	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: cavity brick wall (R0.67)	nil	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Site Information	Proposed	Compliance
Site Area	693.6m2	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	Variation
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	398.09m2	Yes
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	1m	Yes
Number of car spaces provided	2	Yes

2

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

Denotes New Works

Denotes New Masonry Wall

Denotes Existing Wall

Denotes Demolished Item

NOTES

2 Monserra Road, Allambie 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

2 Monserra Road, Allambie is not considered a heritage item

Certifying

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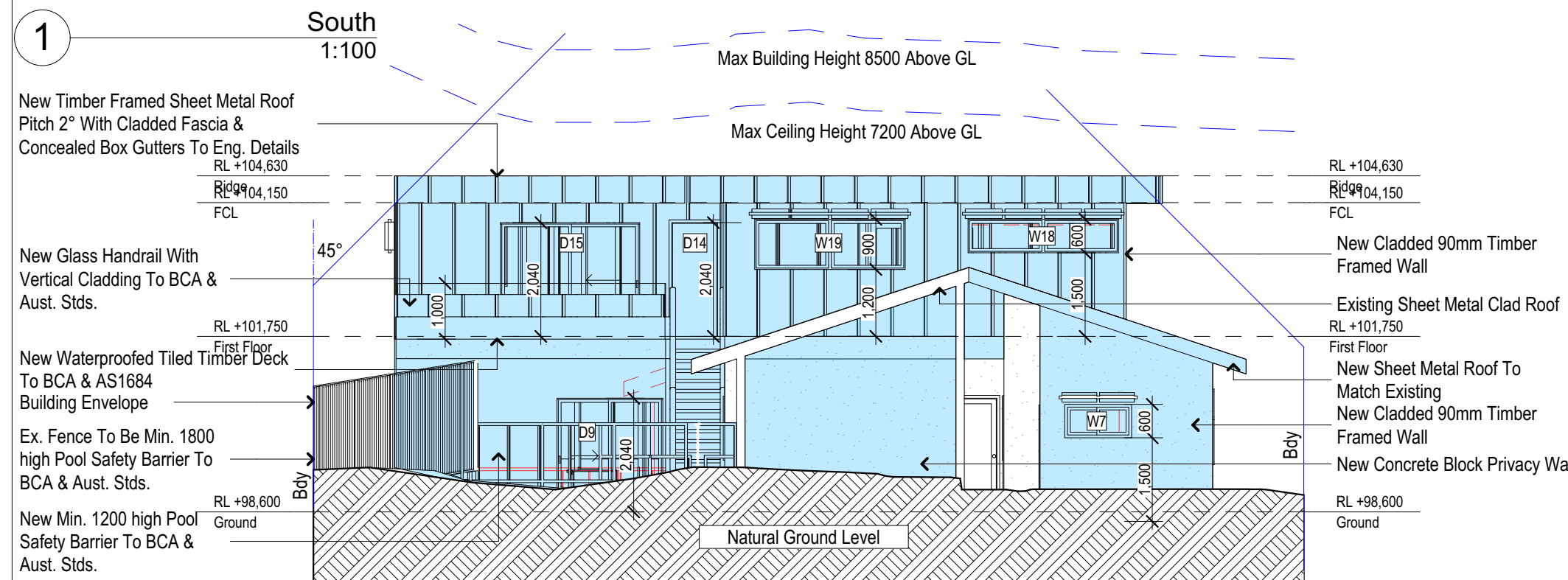
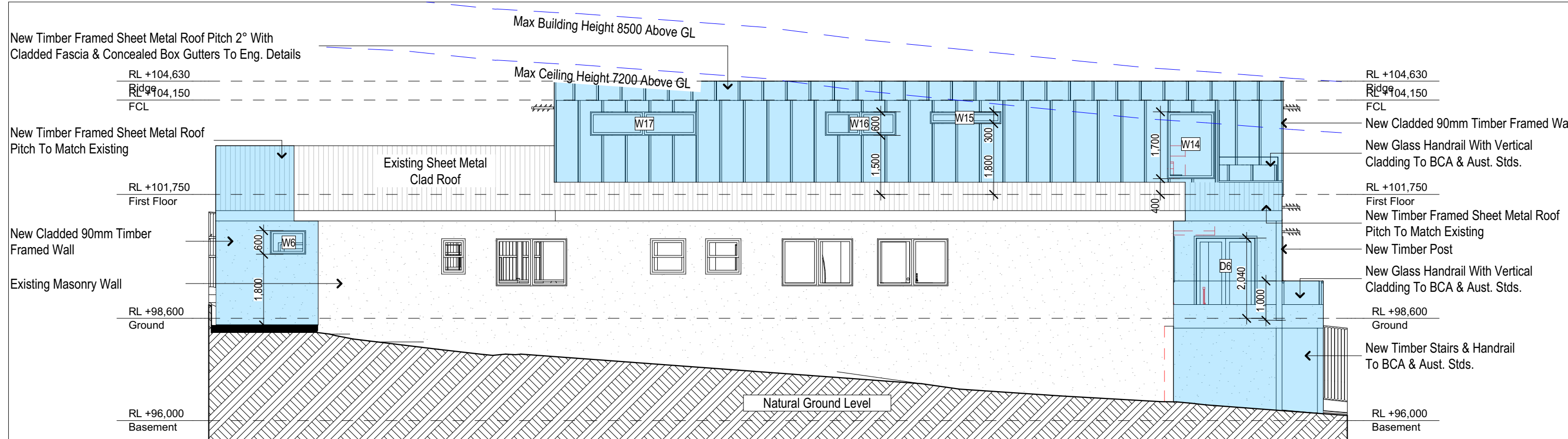
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Construction		
Insulation requirements		
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Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor above garage: concrete (R0.6).	nil	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: cavity brick wall (R0.67)	nil	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Site Information	Proposed	Compliance
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Impervious area (m2)	398.09m2	Yes
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	1m	Yes
Number of car spaces provided	2	Yes

1

South
1:100

2

West
1:100

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

Denotes New Works

Denotes Existing Wall

Denotes Demolished Item

Wall Legend

NOTES

2 Monserra Road, Allambie 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

2 Monserra Road, Allambie 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

Concrete & Timber Floors, Cladded Walls

Roof Sheet Metal to have R1.08 Insulation

Insulation to External Cladded 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 A346068

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,

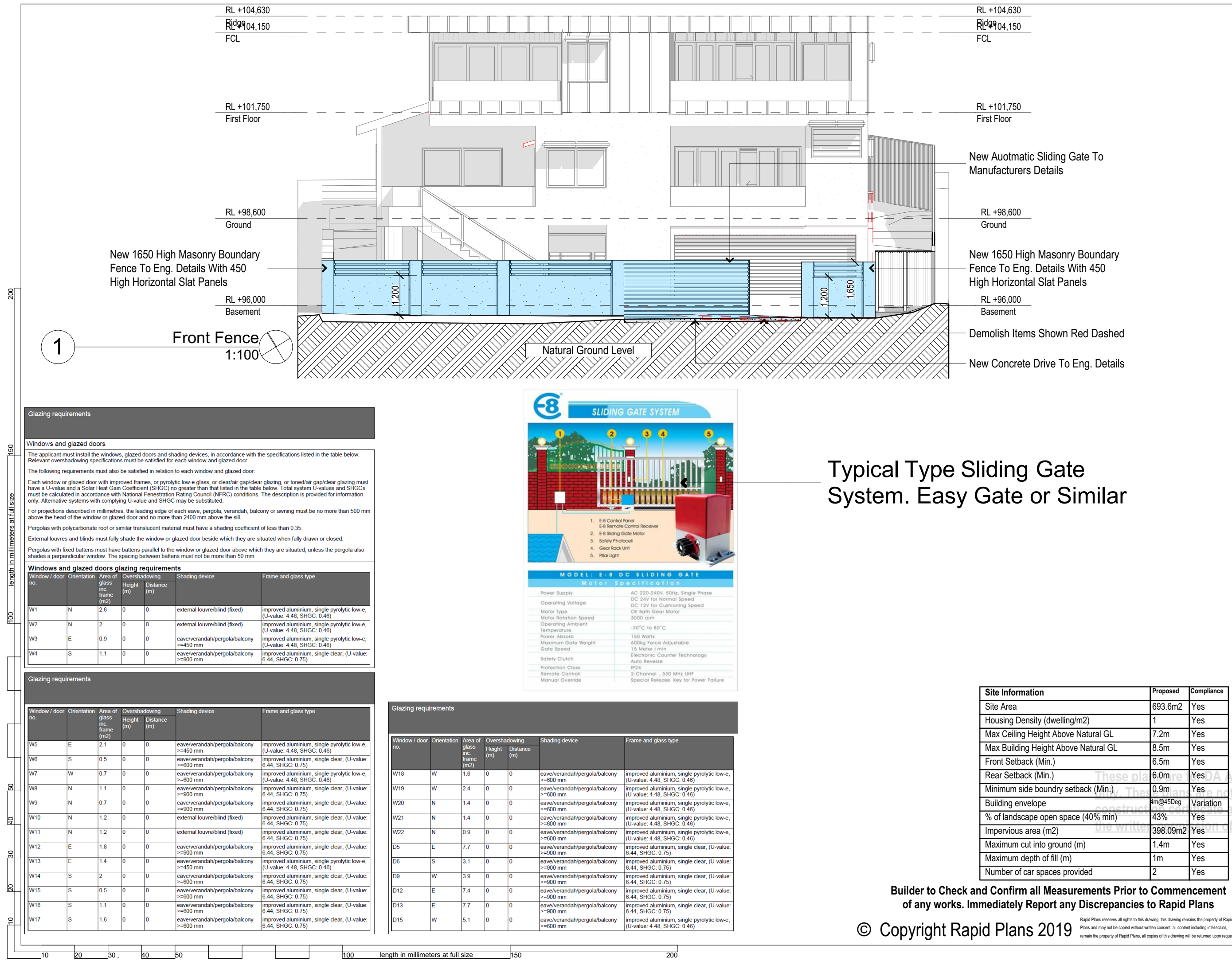
b) insulation specified is not required for parts of altered construction where insulation already exists.


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,





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BD&A BUILDING DESIGNERS AUSTRALIA NSW


NOTES
2 Monserra Road, Allambie 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.
2 Monserra Road, Allambie is not considered a heritage item.

Construction
Concrete & Timber Floors, Cladded Walls.
Roof Sheet Metal to have R1.02 Insulation.
Insulation to External Cladded 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 A346068.
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.

Project North



Site Information	Proposed	Compliance
Site Area	693.6m 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	Variation
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	398.09m ²	Yes
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	1m	Yes
Number of car spaces provided	2	Yes

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: Nathan Brown
Project Name: Alterations & Additions
2 Monserra Road, Allambie
2100
Lot 15 Sec 10
DP 207445

Elevations - Elevation Front Fence

Front Fence

Scale: A3 as noted	Date: 15-4-2019
Status: DA	Checked By: GBJ
Project No: RP0818BRO	Drawing No. DA4003

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

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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.						
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.						
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 (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	N	2.6	0	0	external louvre/blind (fixed)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	N	2	0	0	external louvre/blind (fixed)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	E	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	S	1.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W5	E	2.1	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W6	S	0.5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	W	0.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	N	1.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W9	N	0.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W10	N	1.2	0	0	external louvre/blind (fixed)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W11	N	1.2	0	0	external louvre/blind (fixed)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W12	E	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W13	E	1.4	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W14	S	2	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W15	S	0.5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W16	S	1.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W17	S	1.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)



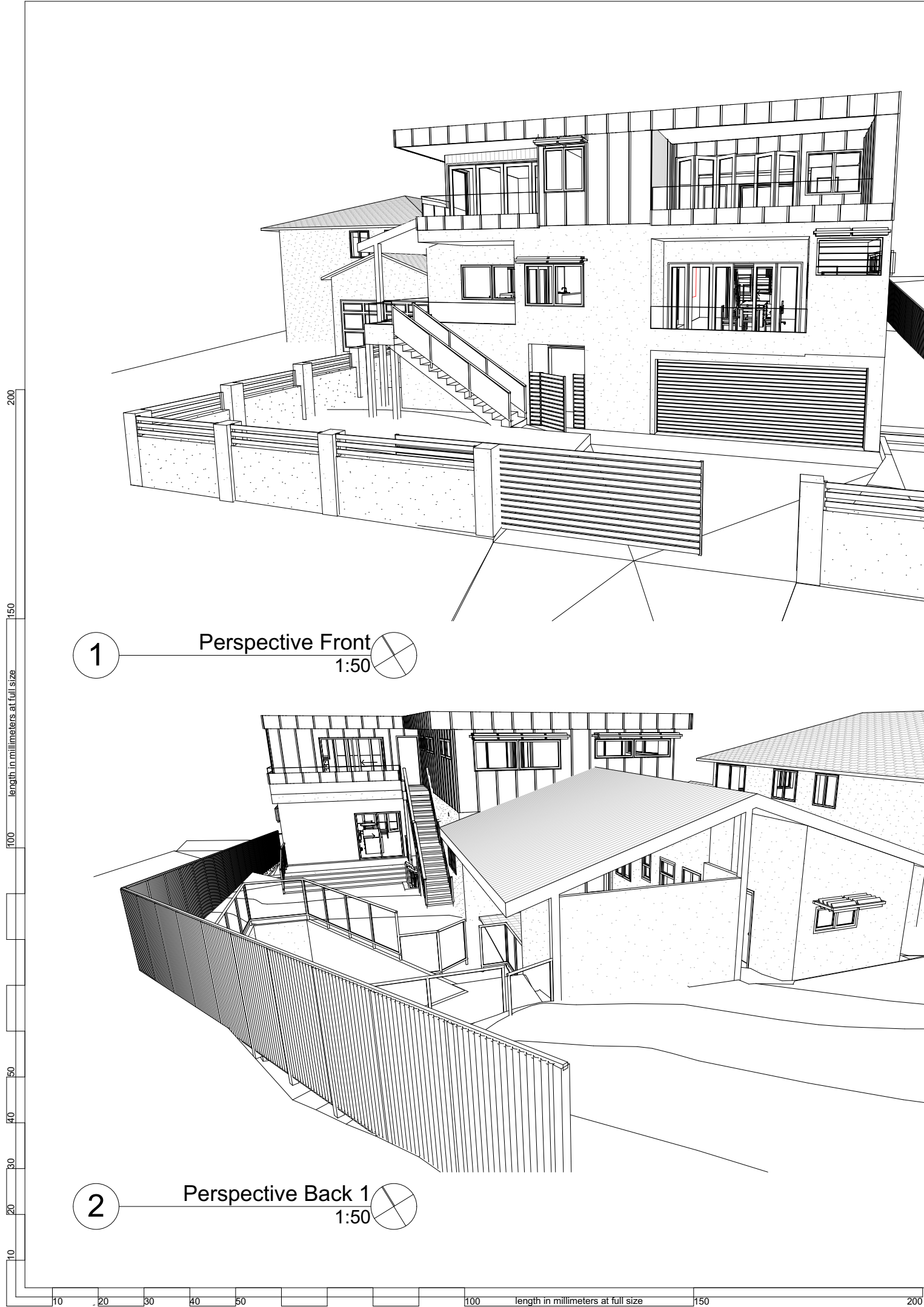
SLIDING GATE SYSTEM



MODEL: E-8 DC SLIDING GATE

Motor Specification	
Power Supply	AC 220-240V, 50Hz, Single Phase
Operating Voltage	DC 24V for Normal Speed
Motor Type	DC 12V for Cushioning Speed
Motor Rotation Speed	Oil Bath Gear Motor
Operating Ambient Temperature	3000 rpm
Power Absorb	-20°C to 80°C
Maximum Gate Weight	150 Watts
Gate Speed	60kg Force Adjustable
Safety Clutch	15 Meter / min
Protection Class	Electronic Counter Technology
Remote Control	Auto Reverse
Manual Override	IP24
	2-Channel, 330 MHz UHF
	Special Release Key for Power Failure

Typical Type Sliding Gate System. Easy Gate or Similar

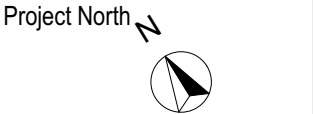


NOTES
2 Monserra Road, Allambie is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basix Certificate New Works to be constructed shown in Shaded/Blue.
2 Monserra Road, Allambie is not considered a heritage item.

Construction
Concrete & Timber Floors, Cladded Walls.
Roof Sheet Metal to have R1.00 Insulation
Insulation to External Cladded 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 A346068
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.



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
Nathan Brown
Project Name
Alterations & Additions
2 Monserra Road, Allambie
2100

Lot 15 Sec 10
D.P. 207445

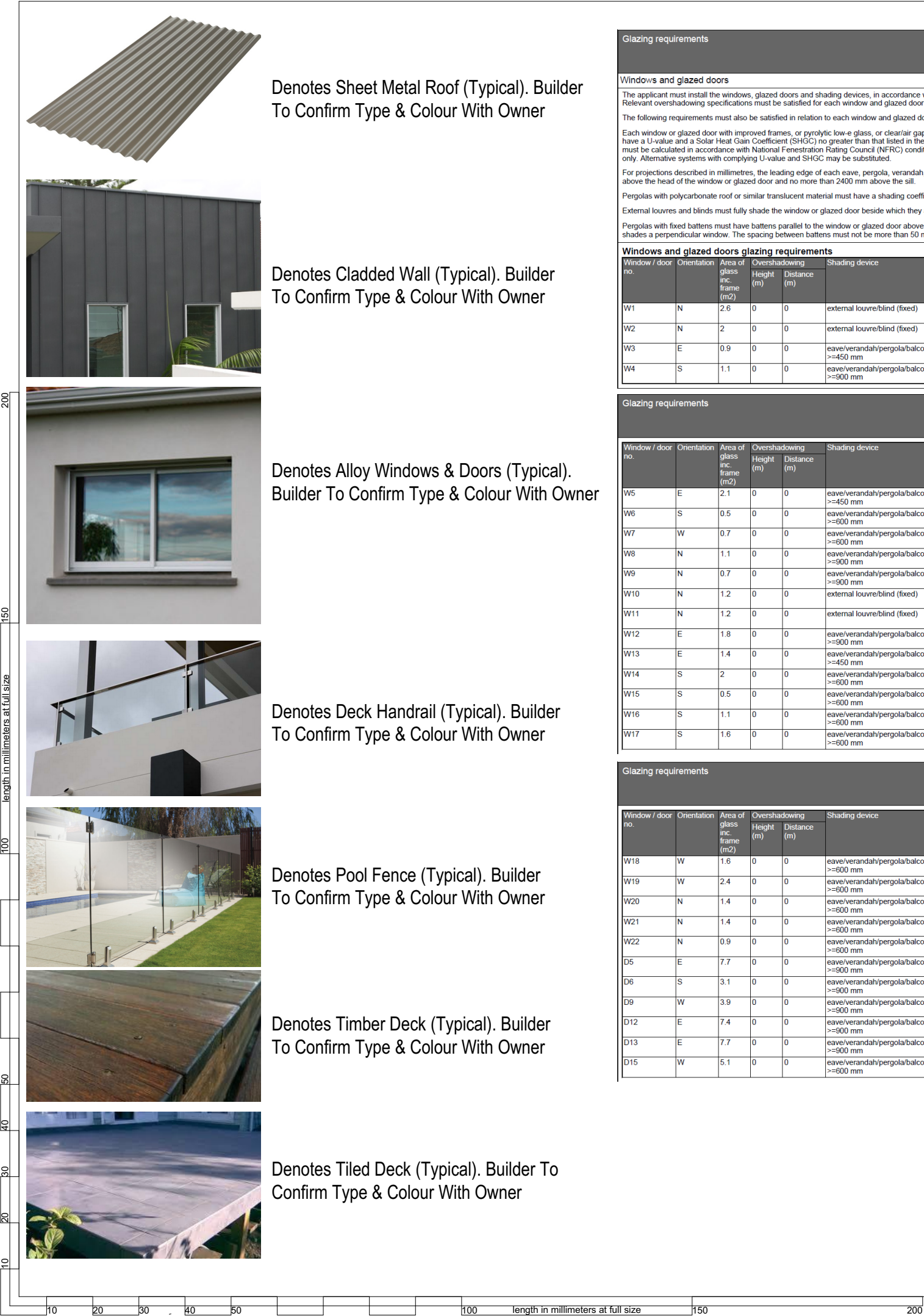
Sunstudy - Perspective
Perspective Front, Perspective Back 1

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

Date: 15-4-2019
Checked By: GBJ
Drawing No:
RP0818BRO DA5001

Site Information	Proposed	Compliance
Site Area	693.6m2	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	Variation
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	398.09m2	Yes
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	1m	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



Denotes Sheet Metal Roof (Typical). Builder To Confirm Type & Colour With Owner

Denotes Cladded Wall (Typical). Builder To Confirm Type & Colour With Owner

Denotes Alloy Windows & Doors (Typical). Builder To Confirm Type & Colour With Owner

Denotes Deck Handrail (Typical). Builder To Confirm Type & Colour With Owner

Denotes Pool Fence (Typical). Builder To Confirm Type & Colour With Owner

Denotes Timber Deck (Typical). Builder To Confirm Type & Colour With Owner

Denotes Tiled Deck (Typical). Builder To Confirm Type & Colour With Owner

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.						
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.						
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)		
W1	N	2.6	0	0	external louvre/blind (fixed)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	N	2	0	0	external louvre/blind (fixed)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	E	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	S	1.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Glazing requirements						
Windows and glazed doors						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W5	E	2.1	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W6	S	0.5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	W	0.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	N	1.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W9	N	0.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W10	N	1.2	0	0	external louvre/blind (fixed)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W11	N	1.2	0	0	external louvre/blind (fixed)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W12	E	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W13	E	1.4	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W14	S	2	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W15	S	0.5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W16	S	1.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W17	S	1.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Glazing requirements						
Windows and glazed doors						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W18	W	1.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W19	W	2.4	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W20	N	1.4	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W21	N	1.4	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W22	N	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	E	7.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D6	S	3.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D9	W	3.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D12	E	7.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D13	E	7.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D15	W	5.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)



Denotes Concrete Drive (Typical). Builder To Confirm Type & Colour With Owner



Denotes Front Fence (Typical). Builder To Confirm Type & Colour With Owner

Site Information	Proposed	Compliance
Site Area	693.6m2	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	Variation
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	398.09m2	Yes
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	1m	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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Rapid Plans
Building Design and Architectural Drafting

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PO Box 6193 Frenchs Forest DC NSW 2086
Fax : (02) 9905-8865
Mobile : 0414-945-024
Email : gregg@rapidplans.com.au

bda BUILDING DESIGNERS AUSTRALIA NSW

NOTES
2 Monserra Road, Allambie 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.
2 Monserra Road, Allambie is not considered a heritage item.

Construction
Concrete & Timber Floors, Cladded Walls.
Roof Sheet Metal to have R1.00 Insulation
Insulation to External Cladded 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 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 A346068
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.

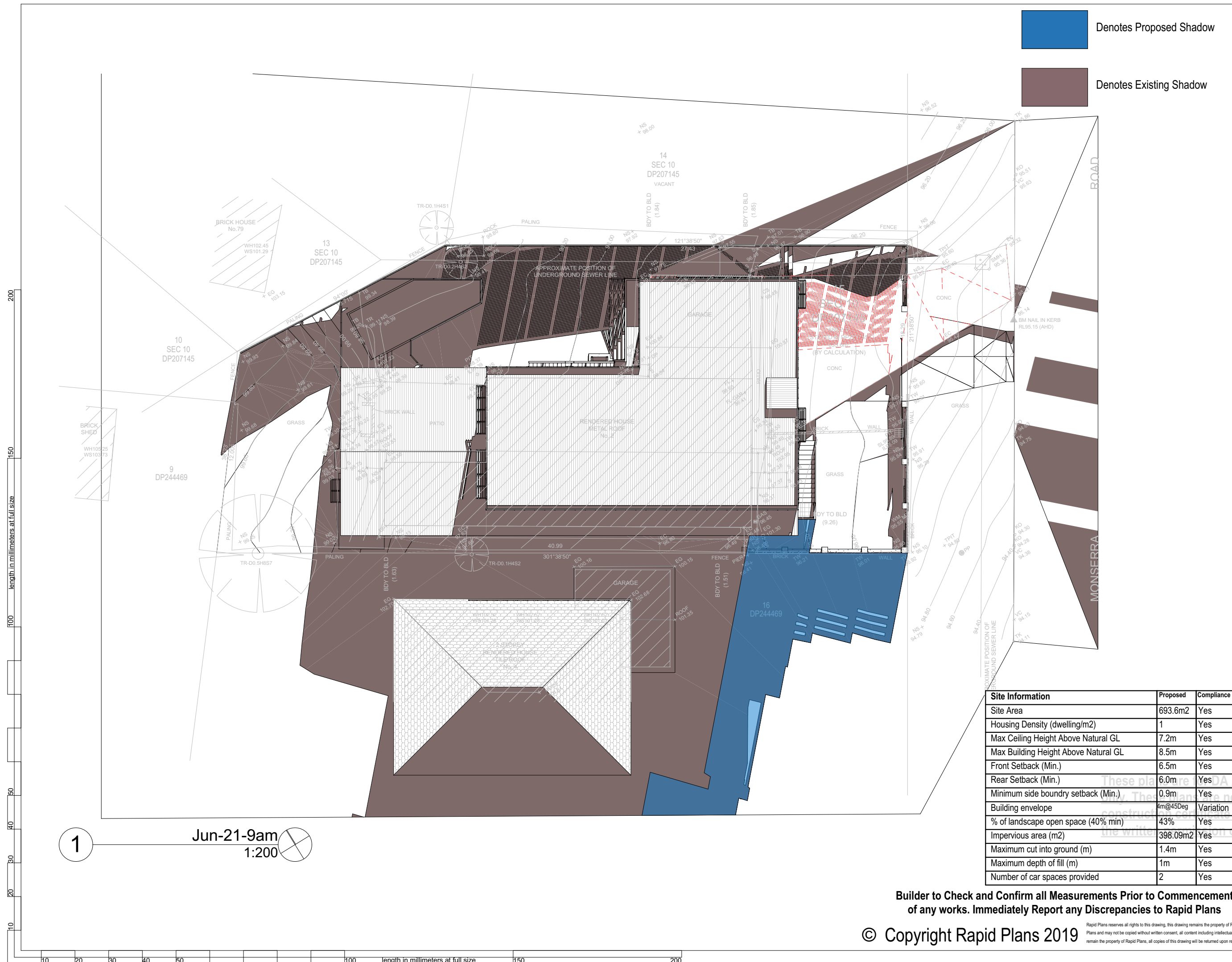
Project North

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 Nathan Brown	Project Name Alterations & Additions
2 Monserra Road, Allambie 2100	
Lot 15 Sec 10 D.P. 207445	
Sunstudy - Material & Colour Sample Board	

Scale: A3 as noted	Date: 15-4-2019
Status: DA	Checked By: GBJ
Project No: RP0818BRO	Drawing No. DA5002



Site Information	Proposed	Compliance
Site Area	693.6m2	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	Variation
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	398.09m2	Yes
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	1m	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 Design and Architectural Drafting

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Fax : (02) 9905-8865
Mobile: 0414-945-024
Email : gregg@rapidplans.com.au




BUILDING
DESIGNERS
AUSTRALIA NSW

NOTES
2 Monserra Road, Allambie 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.
2 Monserra Road, Allambie is not considered a heritage item.

Construction
Concrete & Timber Floors, Cladded Walls.
Roof Sheet Metal to have R1.02 Insulation
Insulation to External Cladded 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.

Basic
Basic Certificate Number A346068
All Plans to be read in conjunction with Basic 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.

Project North 

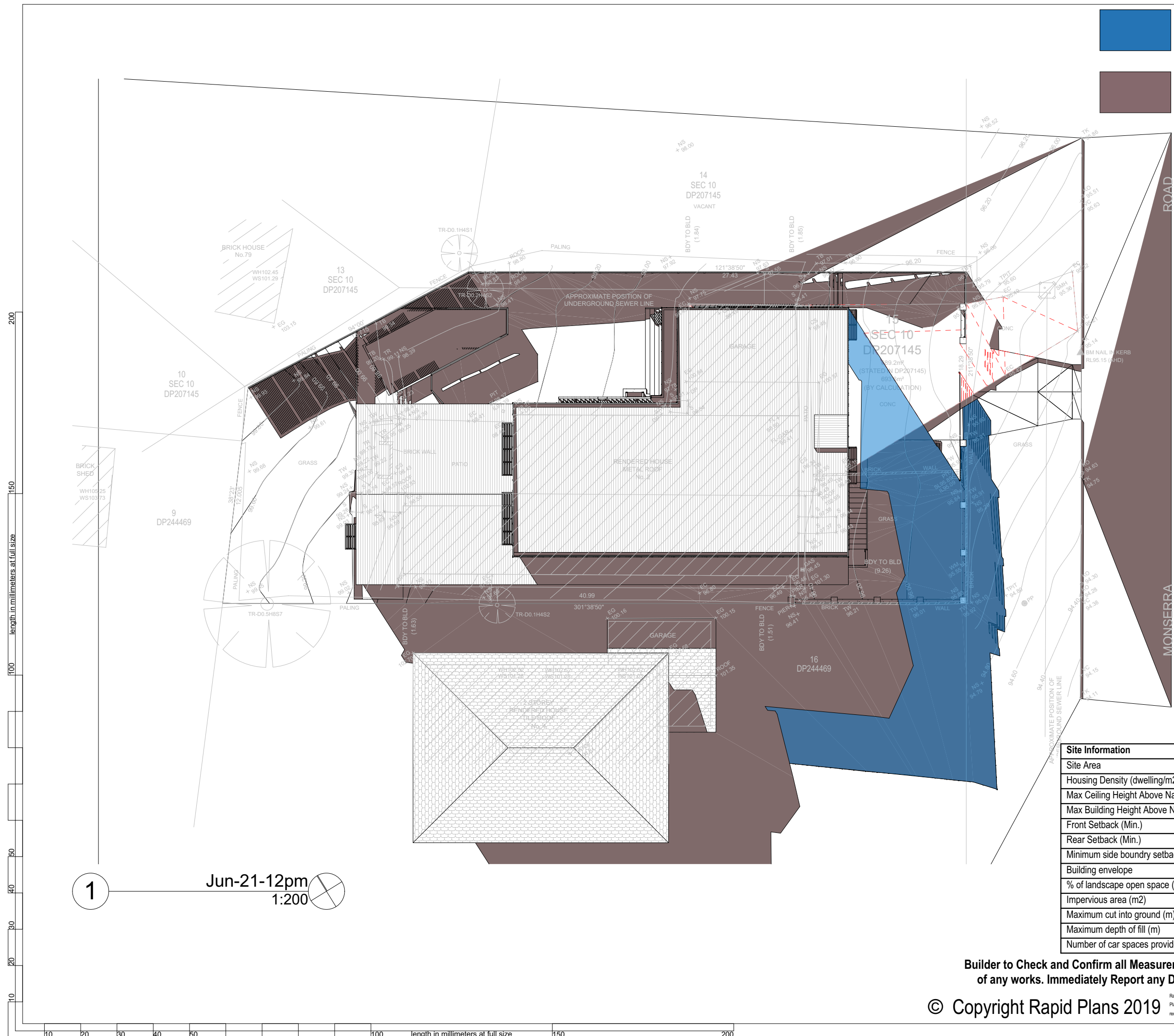
DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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
Nathan Brown
Project Name
Alterations & Additions
2 Monserra Road, Allambie
2100

Lot 15 Sec 10
DP207145
Sunstudy - June 21st Shadow - 9am
Jun-21-9am

Scale: A3 as noted	Date: 15-4-2019
Status: DA	Checked By: GBJ
Project No:	Drawing No.
RP0818BRO	DA5003



Denotes Proposed Shadow



Denotes Existing Shadow

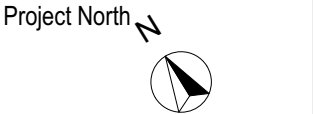


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NOTES
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All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue. 2 Monserra Road, Allambie is not considered a heritage item.
Construction
Concrete & Timber Floors, Cladded Walls.
Roof Sheet Metal to have R1.02 Insulation.
Insulation to External Cladded 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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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.



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: Nathan Brown
Project Name: **Alterations & Additions**
2 Monserra Road, Allambie
2100

Lot 15 Sec 10
DP207145

Sunstudy - June 21st Shadow - 12pm
Jun-21-12pm

Scale: A3 as noted
Status: DA
Checked By: GBJ

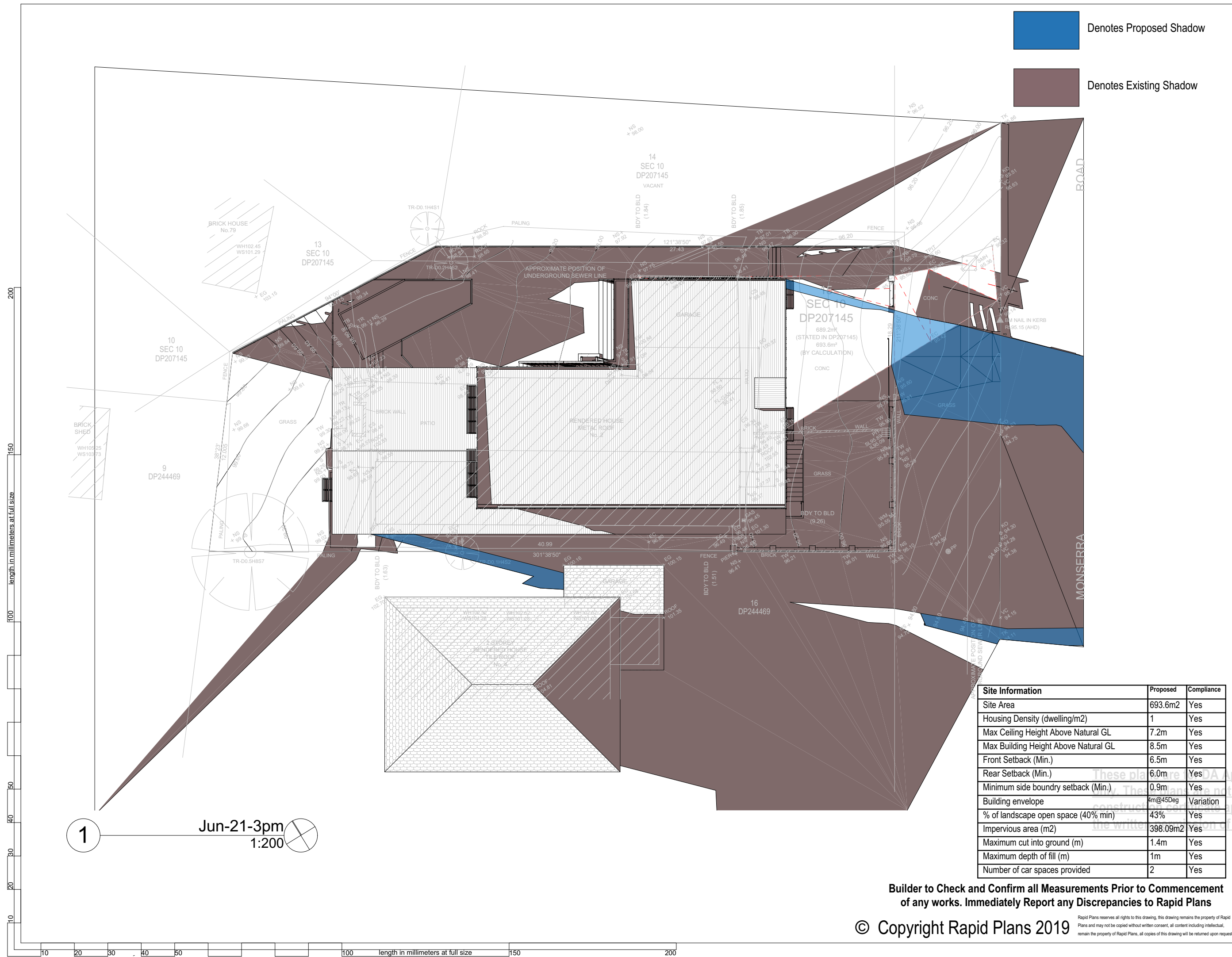
Project No:
Drawing No:
RP0818BRO DA5004

Site Information	Proposed	Compliance
Site Area	693.6m2	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	Variation
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	398.09m2	Yes
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	1m	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

2 Monserra Road, Allambie 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.

2 Monserra Road, Allambie is not considered a heritage item.

Construction

Concrete & Timber Floors, Cladded Walls.

Roof Sheet Metal to have R1.02 Insulation

Insulation to External Cladded 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 A346068

All Plans to be read in conjunction with Basic 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

Site Information	Proposed	Compliance
Site Area	693.6m 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	Variation
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	398.09m ²	Yes
Maximum cut into ground (m)	1.4m	Yes
Maximum depth of fill (m)	1m	Yes
Number of car spaces provided	2	Yes

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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Client
Nathan Brown

Project Name
Alterations & Additions

2 Monserra Road, Allambie

2100

Lot 15 Sec 10

DP207145

Sunstudy - June 21st Shadow - 3pm

Jun-21-3pm

Scale: A3 as noted	Date: 15-4-2019
Status: DA	Checked By: GBJ
Project No: RP0818BRO	Drawing No: DA5005

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