

Denotes New Works Stage 1

Denotes New Works Stage 2

ROAD

Denotes New Timber Framed Wall

Denotes New Concrete Block Wall

Denotes Existing Wall

Denotes Demolished Item

Wall Legend

Rapid Plans
Building Design and Architectural Drafting

Rapid Plans www.rapidplans.com.au
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bda 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 R1.08 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.
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_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.

Project North

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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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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 2m ² , 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 Plan 1:200

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/0468

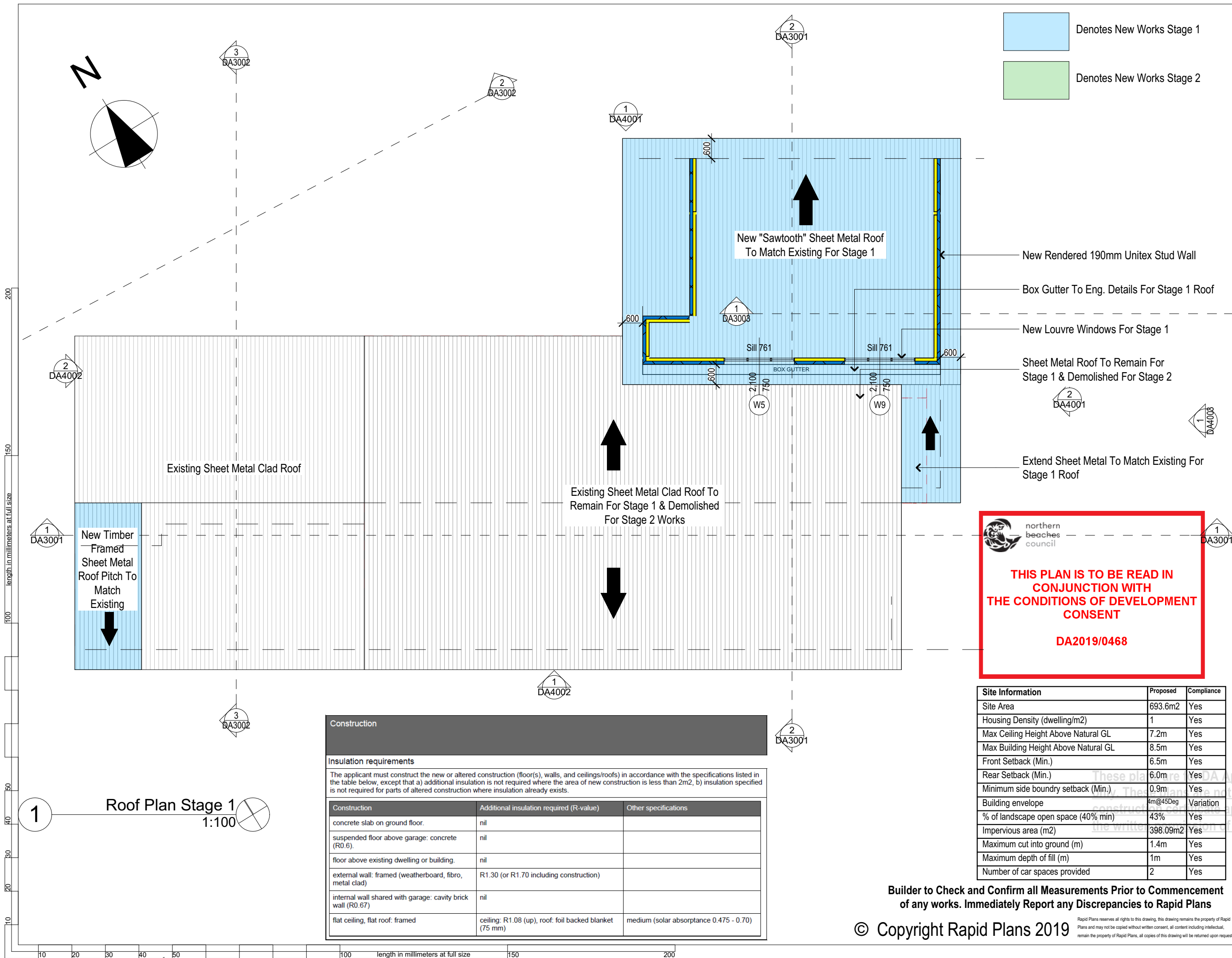
Client: Nathan Brown
Project Name: **Alterations & Additions**
2 Monserra Road, Allambie
2100

Lot 15 Sec 10
DP207445

Site Plans - Site Plan
Site Plan

Scale: A3 as noted
Status: DA Rev1
Project No: RP0818BRO

Date: 19-9-2019
Checked By: GBJ
Drawing No: DA1003



Denotes New Works Stage 1

Denotes New Works Stage 2

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Basic
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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. 201445

Plans - Roof Plan Stage 1
Roof Plan Stage 1

Scale: A3 as noted Date: 19-9-2019
Status: DA Rev1 Checked By: GBJ

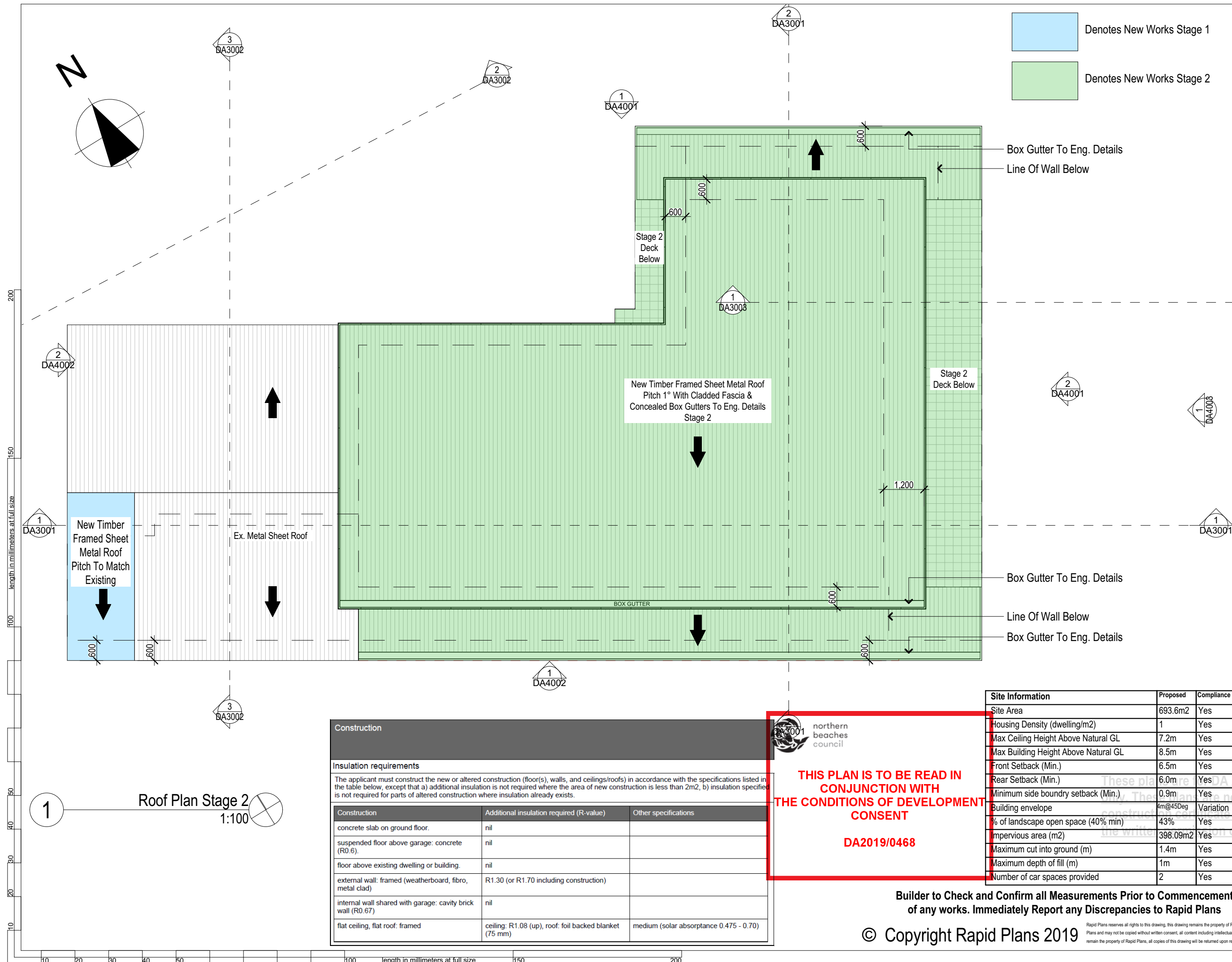
Project No: RP0818BRO
Drawing No: DA2004

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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BUILDING
DESIGNERS
AUSTRALIA NSW

NOTES

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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.

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Project North



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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. 207445

Plans - Roof Plan Stage 2

Roof Plan Stage 2

Scale: A3 as noted

Date: 19-9-2019

Status: DA Rev1

Checked By: GBJ

Project No:

Drawing No.

RP0818BRO

DA2005

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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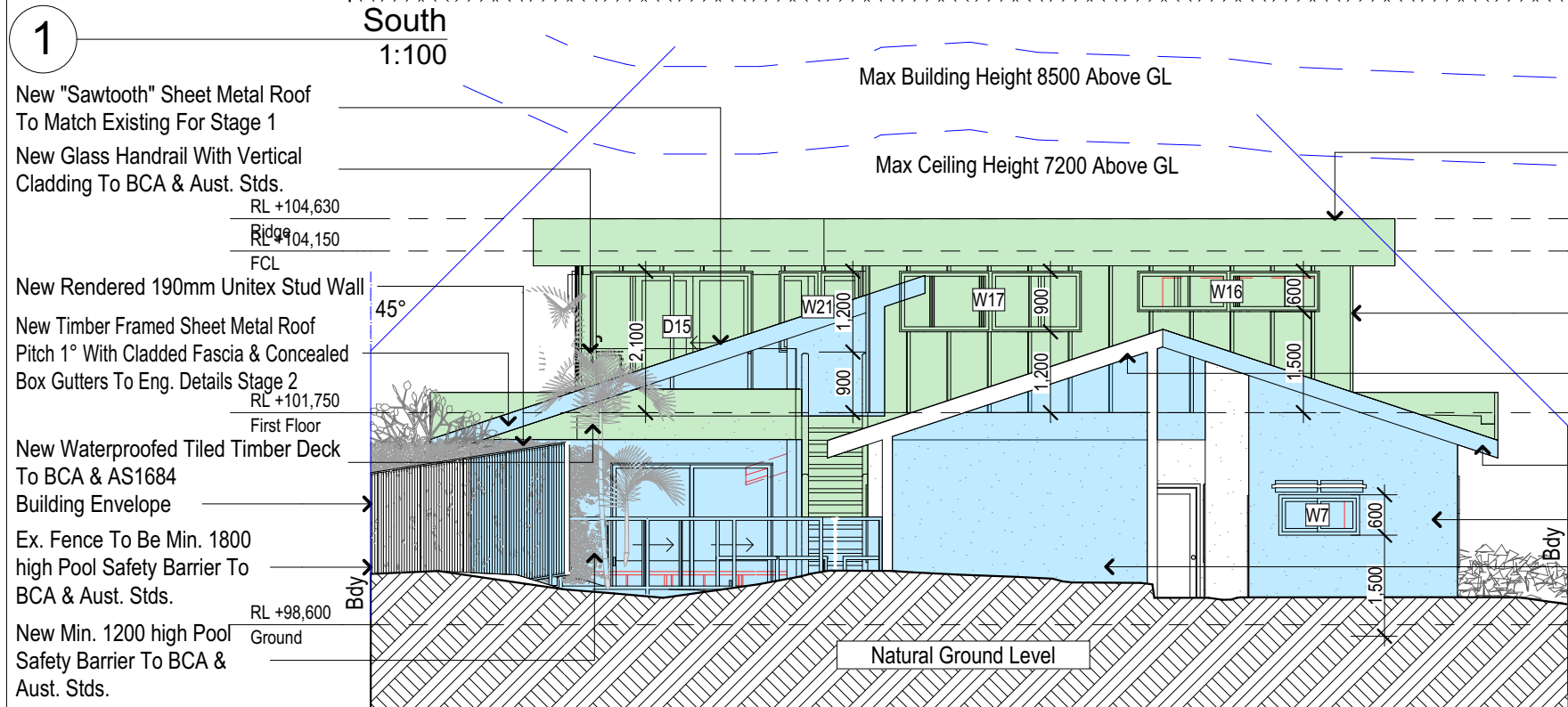
DA2019/0468

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)

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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)	
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- Denotes New Works Stage 1
- Denotes New Works Stage 2

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DA2019/0468

Site Information	Proposed	Compliance
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Max Building Height Above Natural GL	8.5m	Yes
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- Wall Legend**
- Denotes Existing Wall
- Denotes Demolished Item

NOTES
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Project North

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

Lot 15 Sec 10
DP207145

Site Plans - Landscape Plan

Landscape Plan

Scale: A3 as noted Date: 19-9-2019

Status: DA Rev1 Checked By: GBJ

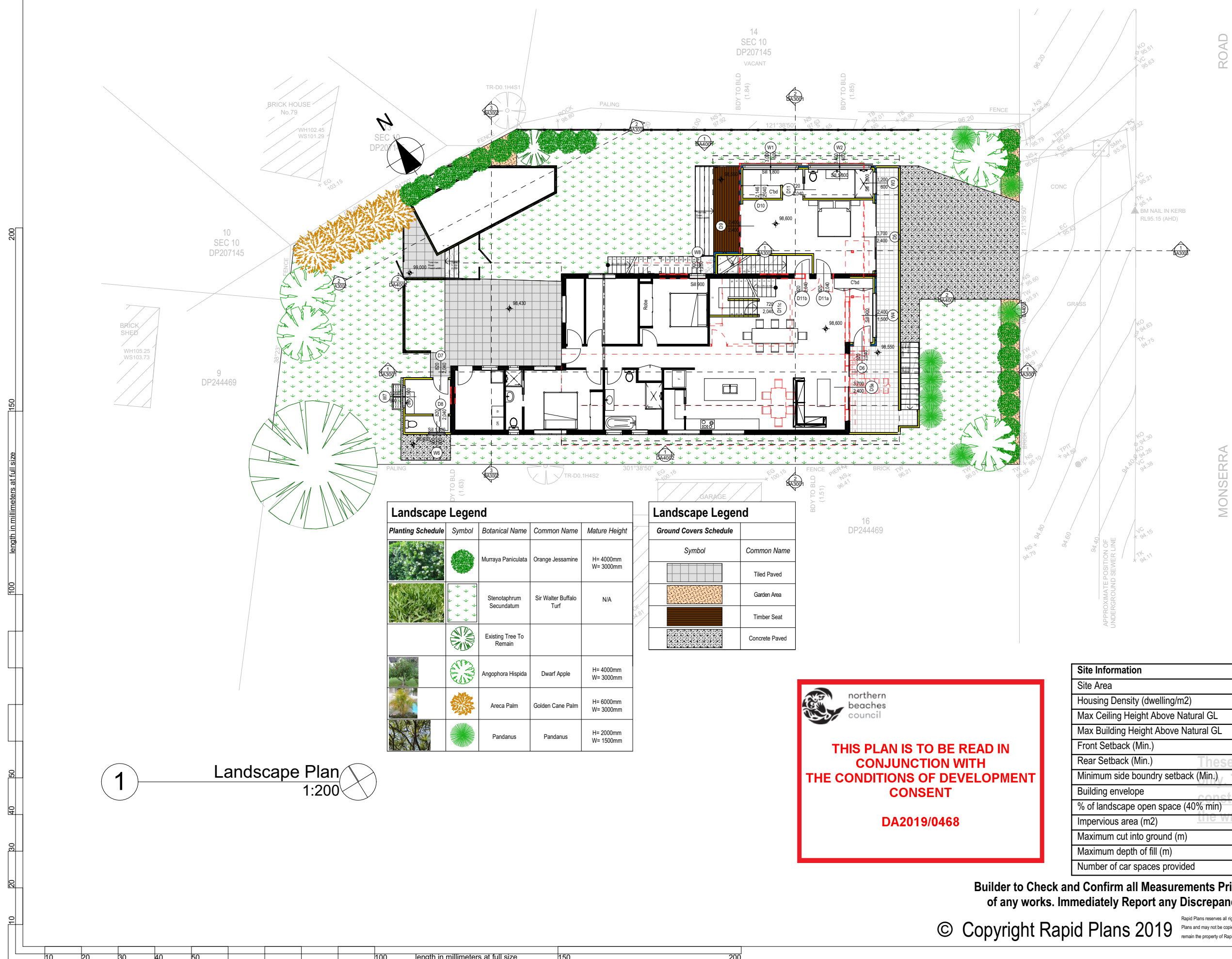
Project No: RP0818BRO Drawing No: DA1013

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
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Landscape Legend				
Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height
		Murraya Paniculata	Orange Jessamine	H= 4000mm W= 3000mm
		Stenotaphrum Secundatum	Sir Walter Buffalo Turf	N/A
			Existing Tree To Remain	
		Angophora Hispid	Dwarf Apple	H= 4000mm W= 3000mm
		Areca Palm	Golden Cane Palm	H= 6000mm W= 3000mm
		Pandanus	Pandanus	H= 2000mm W= 1500mm

Landscape Legend	
Ground Covers Schedule	
Symbol	Common Name
	Tiled Paved
	Garden Area
	Timber Seat
	Concrete Paved

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2019/0468

Landscape Plan
1:200

length in millimeters at full size

length in millimeters at full size