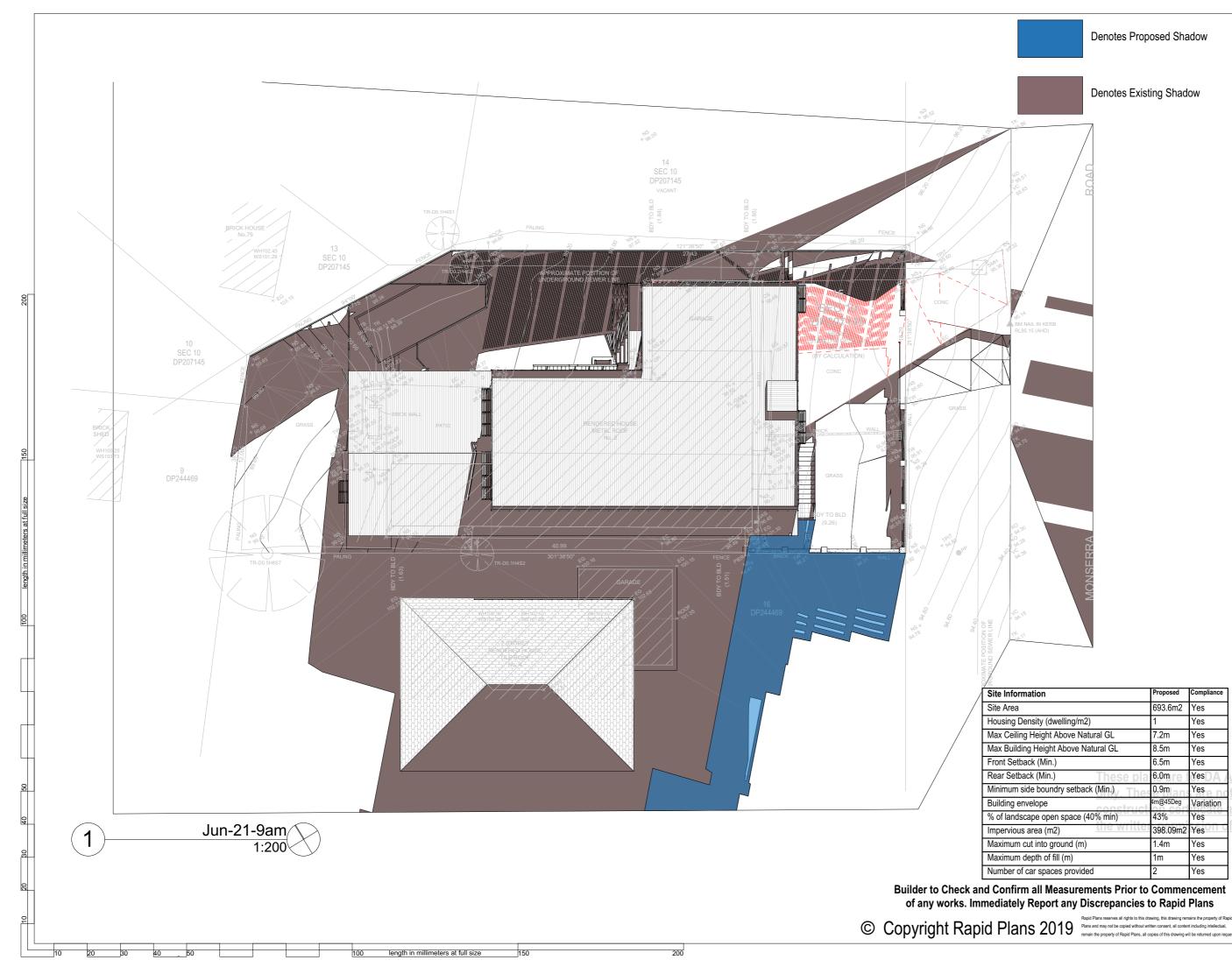


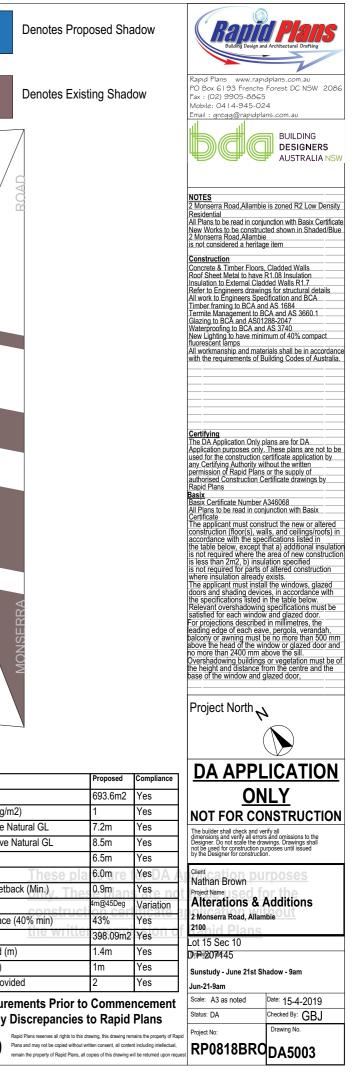
Housing Density (dv Max Ceiling Height Max Building Height Front Setback (Min. Rear Setback (Min. Minimum side boun Building envelope % of landscape ope Impervious area (m Maximum cut into g

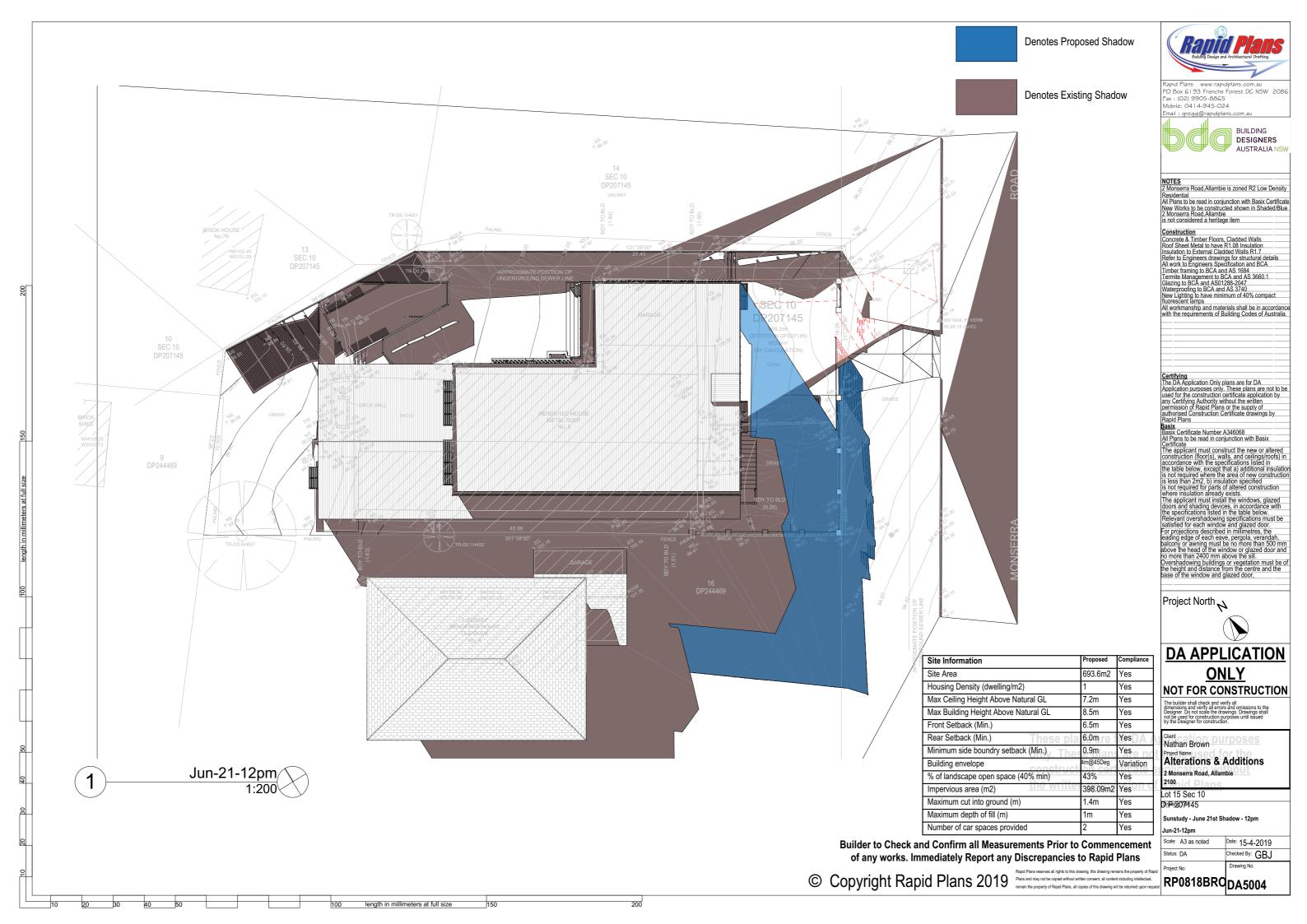
	Buildir	1g Design a	nd Arch	itectural Draft	ing
Ran	ıd Plans w	ww rap	udpla	15.com.au	
PO	Box 6193 : (02) 990	Frenchs	5 Fore		W 208
	pile: 04 4- iil : gregg@			om.au	
╢			=	BUILDING	3
ų)Q		- 111	DESIGN AUSTRAI	ERS
<u>NO1</u> 2 M	ES onserra Road	Allambi	e is 7	aned R2 Lo	w Densi
Res All P	dential lans to be rea	ad in conj	junctio	n with Basix	Certific
2 M	Works to be onserra Road of considered	I,Allambi	e		aded/Bl
Con	struction				
Roo	crete & Timb f Sheet Meta lation to Exte	l to have	R1.0	8 Insulation	
Refe	er to Enginee ork to Engine per framing to	rs drawir	ngs fo	r structural o	details A
Terr	per framing to nite Manager ing to BCA a erproofing to) BCA ar nent to E	nd AS BCA a	1684 nd AS 3660	.1
INGM	Lighting to r	lave min	d AS : imum	3740 of 40% con	npact
fluor All v	escent lamps orkmanship	s and mat	erials	shall be in a	accorda
with	the requirem	ents of t	Sullair	g Codes of	Austral
Cort	ifving				
The App	ifying DA Application ication purpo	ses only	r. The	se plans are	e not to l
used	for the cons Certifying Au	truction	certifi	cate applica	tion by
auth	orised Const orised Const id Plans	ruction C	s or tr Certific	e supply of ate drawing	is by
Basi	<u>x</u>	Number	A346	068	
All F Cert The	x Certificate lans to be re ificate applicant m	ad in cor	njunct struct	ion with Bas	alterec
con	struction (fio	or(s), Wa	alis, a	na ceilings	/roots)
the is no	able below, ot required wass than 2m2 ot required for re insulation applicant m is and shadi	except here the	that a e area ilation) additiona a of new co a specified	l insulat nstruct
is no whe	t required for re insulation	or parts already	of alto / exis	ered constr ts.	uction
The doo	applicant m s and shadi specification	ng devid	all the ces, in in the	windows, g accordan	glazed ce with
Rele	evant oversh sfied for eac	adowing h windo	g spe w and	cifications i glazed do	nust be or.
For lead	projections d ng edge of e	escribe	d in n ve, pe	nillimetres, ergola, vera	the Indah, 500 m
abov no m	ng edge of e ony or awnir the head o ore than 24	of the wi	indow above	or glazed	door ar
the h	eight and di	istance f	s or v from t	he centre a	nust be and the
	of the wind				
Pr	oject No	orth r	4		
			(-
)A Al		<u>_ (</u>	<u>CATI</u>	ON
N	ot fof	<u>UN</u> 00 7 7		<u>Y</u> TRUC	TIO
The	builder shall ch ensions and ver igner. Do not so be used for con the Designer for	eck and v ify all erro	erify al rs and awings	omissions to t	
Clie		n ni	irp	<u>oses</u>	
Proj	ect Name	ed f	٥Ľ	the	
2 M	teration onserra Roa 0	ad, Allar		S 1 1 1	
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	1207445				
	study - Pers pective Fro	•		/e Back 1	
	e: A3 as not		Date	15-4-20	
	us: DA		Cheo	ked By: G	ЗJ
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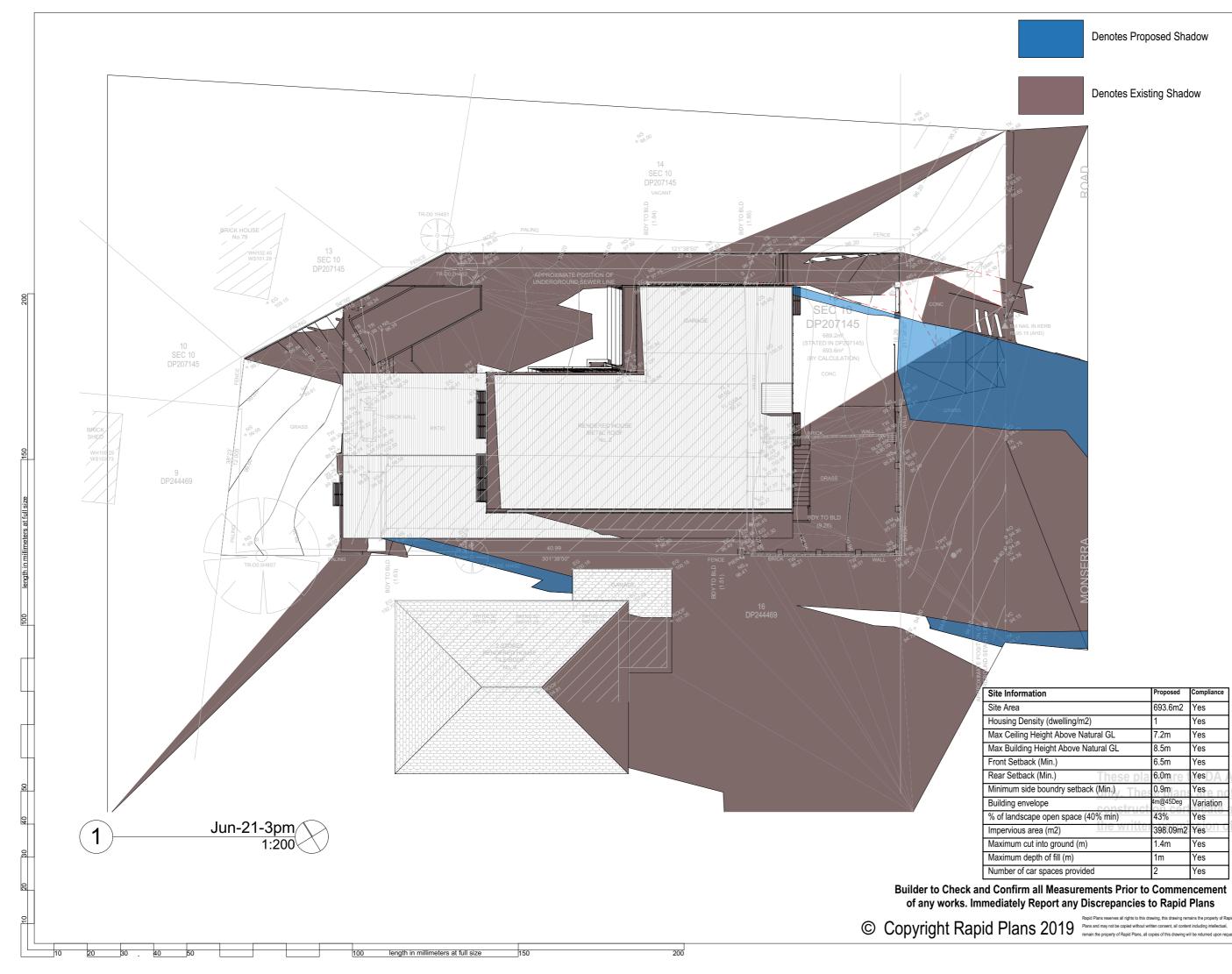
	Proposed	Compliance
	693.6m2	Yes
welling/m2)	1	Yes
Above Natural GL	7.2m	Yes
t Above Natural GL	8.5m	Yes
.)	6.5m	Yes
) These pla	6.0m re 1	YesDA
ndry setback (Min.)	0.9m	Yes
construct	4m@45Deg	Variation
en space (40% min)	43%	Yes
2) <u>the writter</u>	398.09m2	Yes
ground (m)	1.4m	Yes
fill (m)	1m	Yes
ces provided	2	Yes

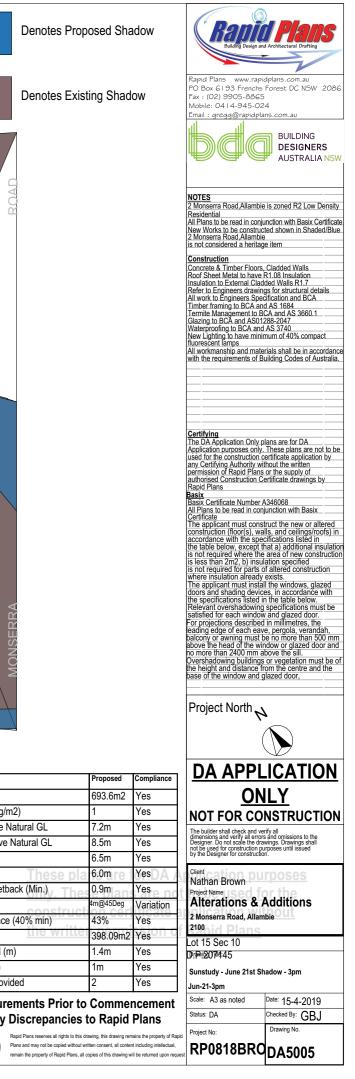
Builder to Check and Confirm all Measurements Prior to Commencemen of any works. Immediately Report any Discrepancies to Rapid Plans

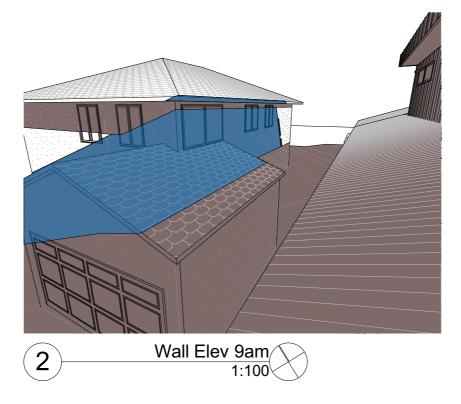


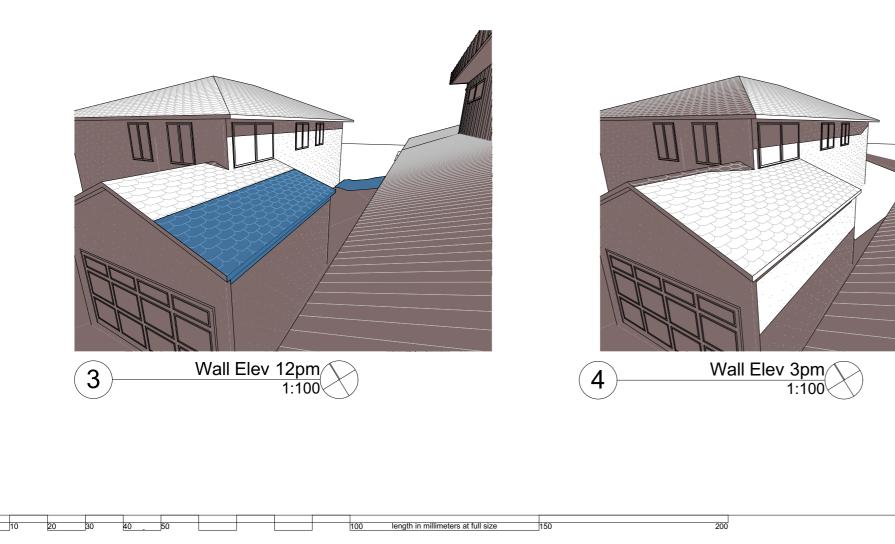












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ters at full size

in mill

Site Information Site Area

Housing Density (dwell Max Ceiling Height Abo Max Building Height Ab Front Setback (Min.) Rear Setback (Min.) Minimum side boundry Building envelope % of landscape open s Impervious area (m2) Maximum cut into grou Maximum depth of fill (n Number of car spaces

Builder to Check and Confirm all Meas of any works. Immediately Report a

			Rant	d Plane
			Building Design a	nd Architectural Drafting
Denotes Prop	osed Sha	ldow		
		Fax : (02) 9905-8865	5 Forest DC NSW 2086	
			Mobile: 0414-945-02 Email : gregg@rapidpl	
Denotes Exist	ing Shad	bđe	BUILDING DESIGNERS AUSTRALIA NSV	
			NOTES 2 Monserra Road,Allambi Residential	e is zoned R2 Low Density
			All Plans to be read in conj New Works to be constru 2 Monserra Road, Allambi is not considered a herita	unction with Basix Certificat cted shown in Shaded/Blue e ge item
			Construction Concrete & Timber Floors Roof Sheet Metal to have Insulation to External Cla Refer to Engineers Arawi All work to Engineers Spe Timber framing to BCA ar Termite Management to F Glazing to BCA and ASO Waterproofing to BCA an New Lighting to have min fluorescent lamps All workmanship and mat	K1.06 insulation dided Walls R1.7 ngs for structural details critication and BCA d AS 1684 3CA and AS 3660.1 288-2047 4 AS 3740 mum of 40% compact erials shall be in accordance
				Building Codes of Australia.
			used for the construction any Certifying Authority w permission of Rapid Plans authorised Construction C Rapid Plans Basix	. These plans are not to be certificate application by tihout the written s or the supply of Certificate drawings by
			accordance with the spe the table below, except is not required where the is less than 2m2, b) insu is not required for parts where insulation already	njunction with Basix struct the new or altered alls, and ceilings/roofs) in cifications listed in that a) additional insulatic e area of new constructio ilation specified of altered construction exists.
			above the head of the wind head of thead of the wind head of the wind head of the wind head	es, in accordance with in the table below. g specifications must be w and glazed door. d in millimetres, the ve, pergola, verandah, be no more than 500 mm ndow or glazed door and above the sill. s or vegetation must be o rom the centre and the
			Project North	<u> </u>
	Proposed	Compliance	DA APPL	<u>ICATION</u>
	693.6m2	Yes	<u> </u>	<u>ILY</u>
ng/m2)	1	Yes	NOT FOR CO	NSTRUCTION
ve Natural GL	7.2m	Yes	The builder shall check and w	erify all
ove Natural GL	8.5m	Yes	dimensions and verify all erro Designer. Do not scale the dr not be used for construction p by the Designer for constructi	awings. Drawings shall urposes until issued on.
-	6.5m	Yes		vii.
These pla	6.0m re 1	Yes DA /	Nathan Brown	<u>irposes</u>
setback (Min.)	0.9m	Yes	Project Name Sed	Additions
	4m@45Deg	Variation	Alterations & 2 Monserra Road, Allar	thout
ace (40% min)	43%	Yes	2 Monserra Road, Allan 2100	
4 (m)	398.09m2	Yes	Lot 15 Sec 10	
id (m)	1.4m	Yes	D:P:207445	
n)	1m 2	Yes	Sunstudy - Wall Elevati	on Shadow
provided	2	Yes	Site Plan, Wall Elev 9am	
urements Prior to	Comme	ncement	Estexis3pm(3 as noted	Date: 15-4-2019
ny Discrepancies t	o Rapid	Plans	Status: DA	Checked By: GBJ
Rapid Plans reserves all rights to this dra Plans and may not be copied without wri remain the property of Rapid Plans, all co	tten consent, all conten	t including intellectual,	RP0818BRC	Drawing No.