

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
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.
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Project North

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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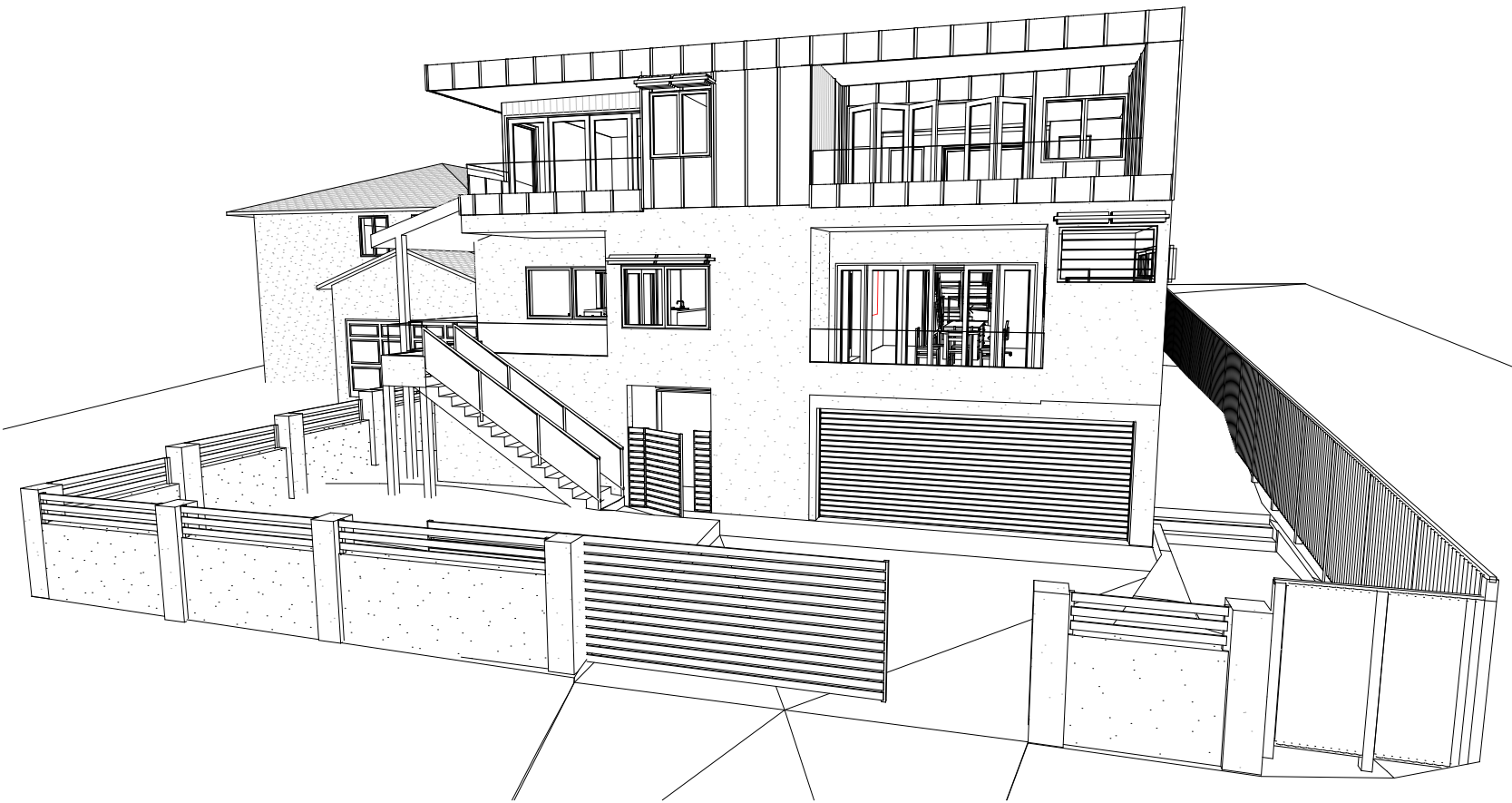
Client
Nathan Brown
Project Name
Alterations & Additions
2 Monserra Road, Allambie
2100

Lot 15 Sec 10
D.P. 207445

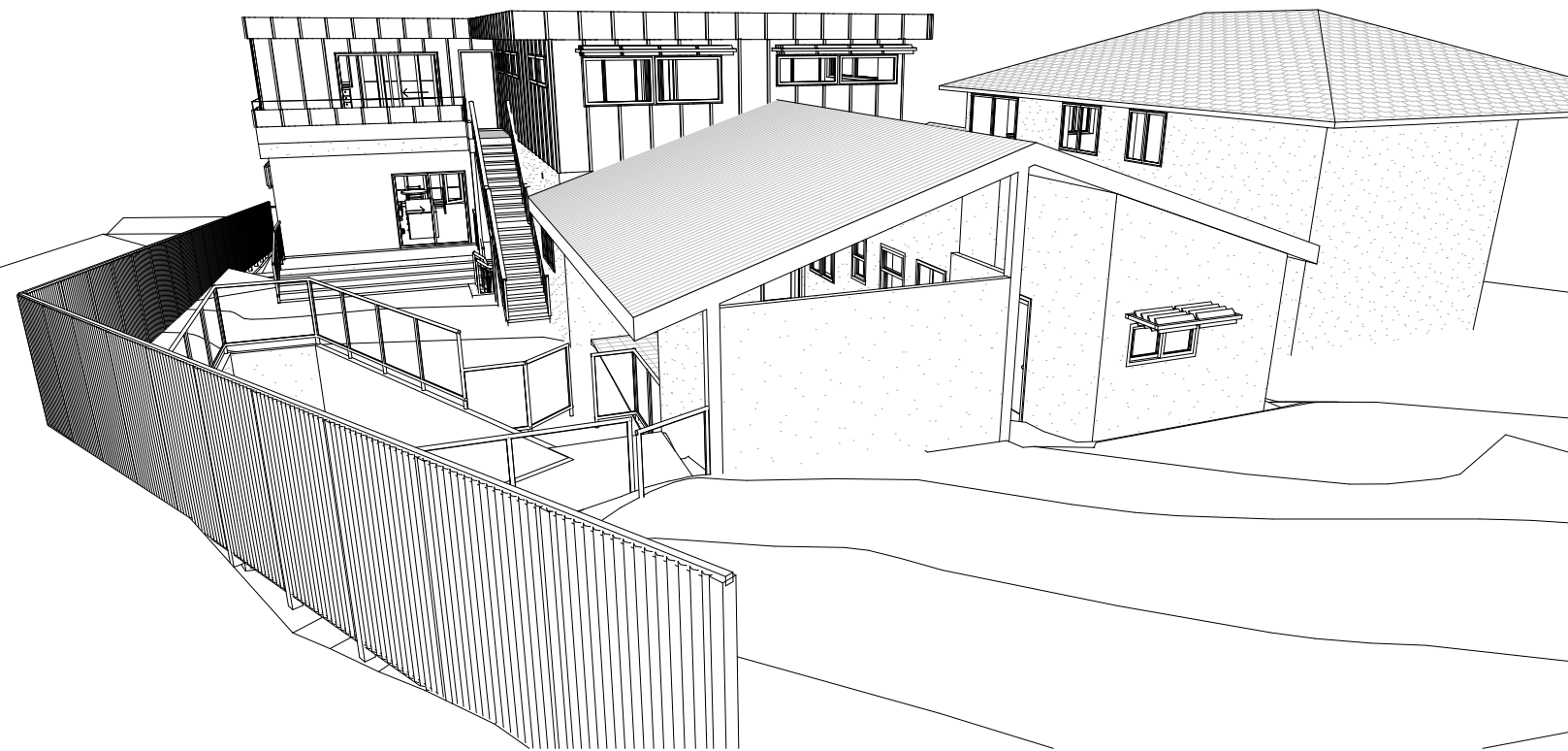
Sunstudy - Perspective
Perspective Front, Perspective Back 1

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

Project No:
RP0818BRO
Drawing No:
DA5001



1 Perspective Front 1:50



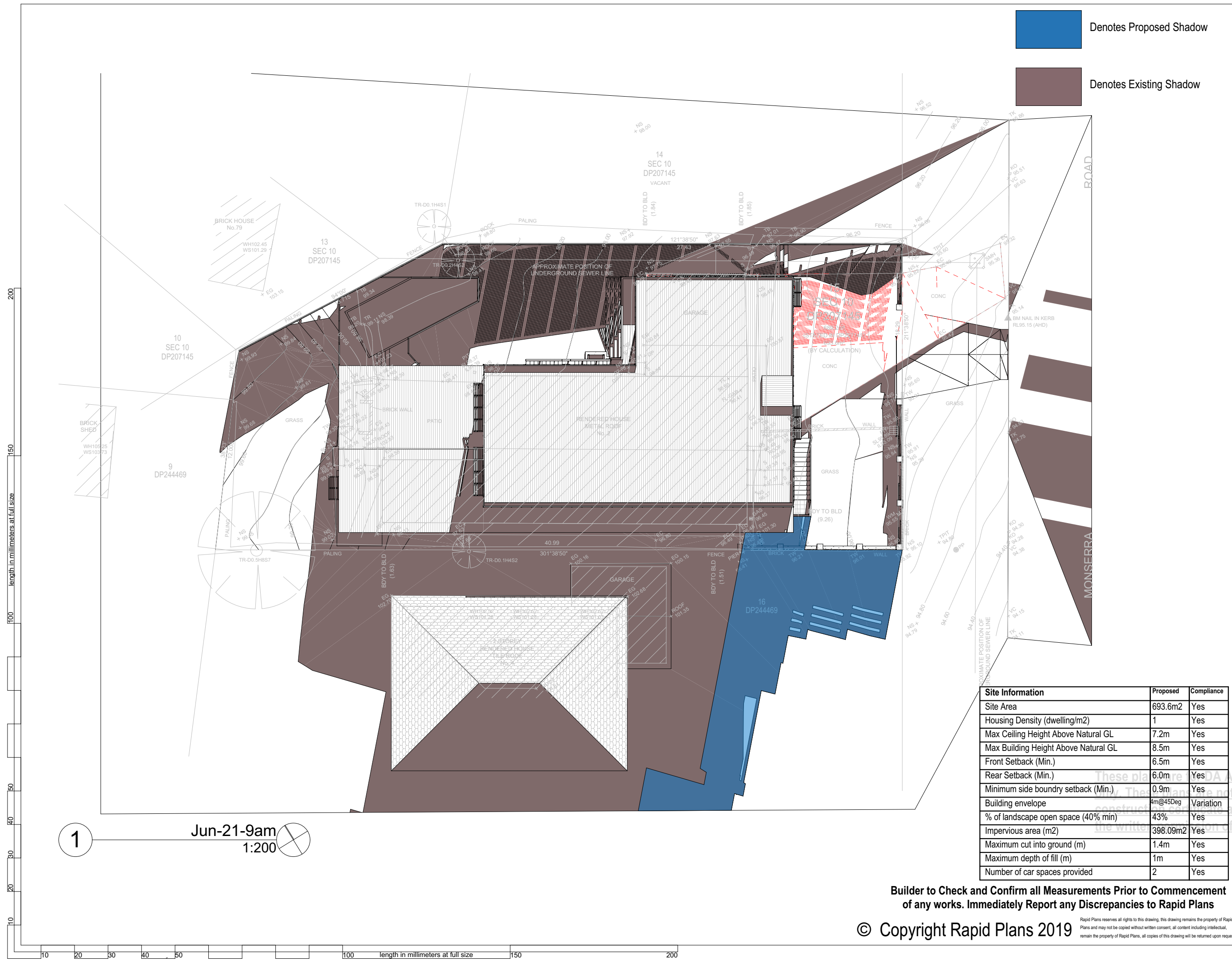
2 Perspective Back 1 1:50

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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Denotes Proposed Shadow

Denotes Existing Shadow

Rapid Plans
Building Design and Architectural Drafting

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

BUILDING DESIGNERS AUSTRALIA NSW

NOTES

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Insulation to External Cladded Walls R1.7

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Basic

Basic Certificate Number A346068

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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

Sunstudy - June 21st Shadow - 9am

Jun-21-9am

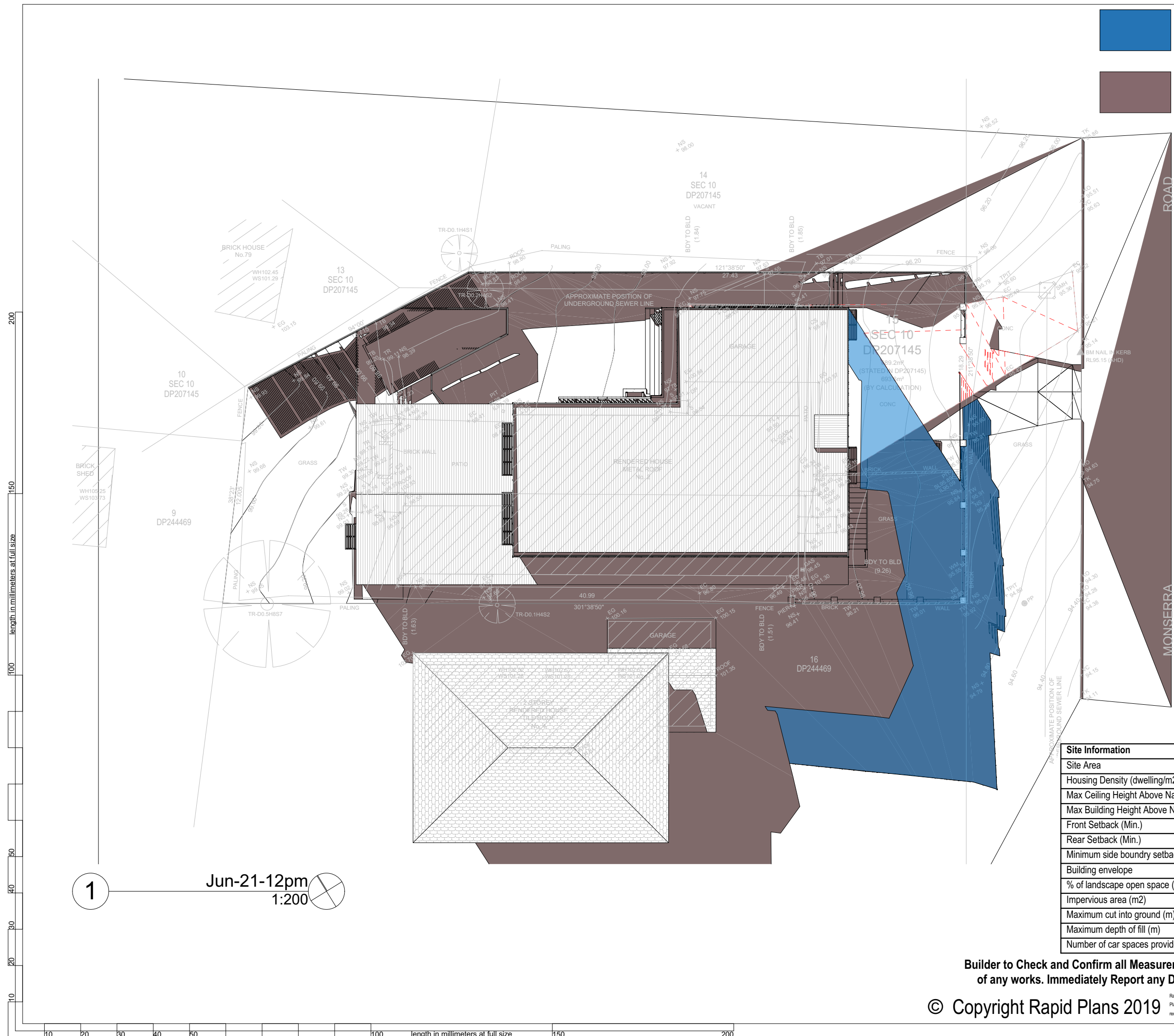
Scale: A3 as noted	Date: 15-4-2019
Status: DA	Checked By: GBJ
Project No:	Drawing No.
RP0818BRO	DA5003

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

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Project North 

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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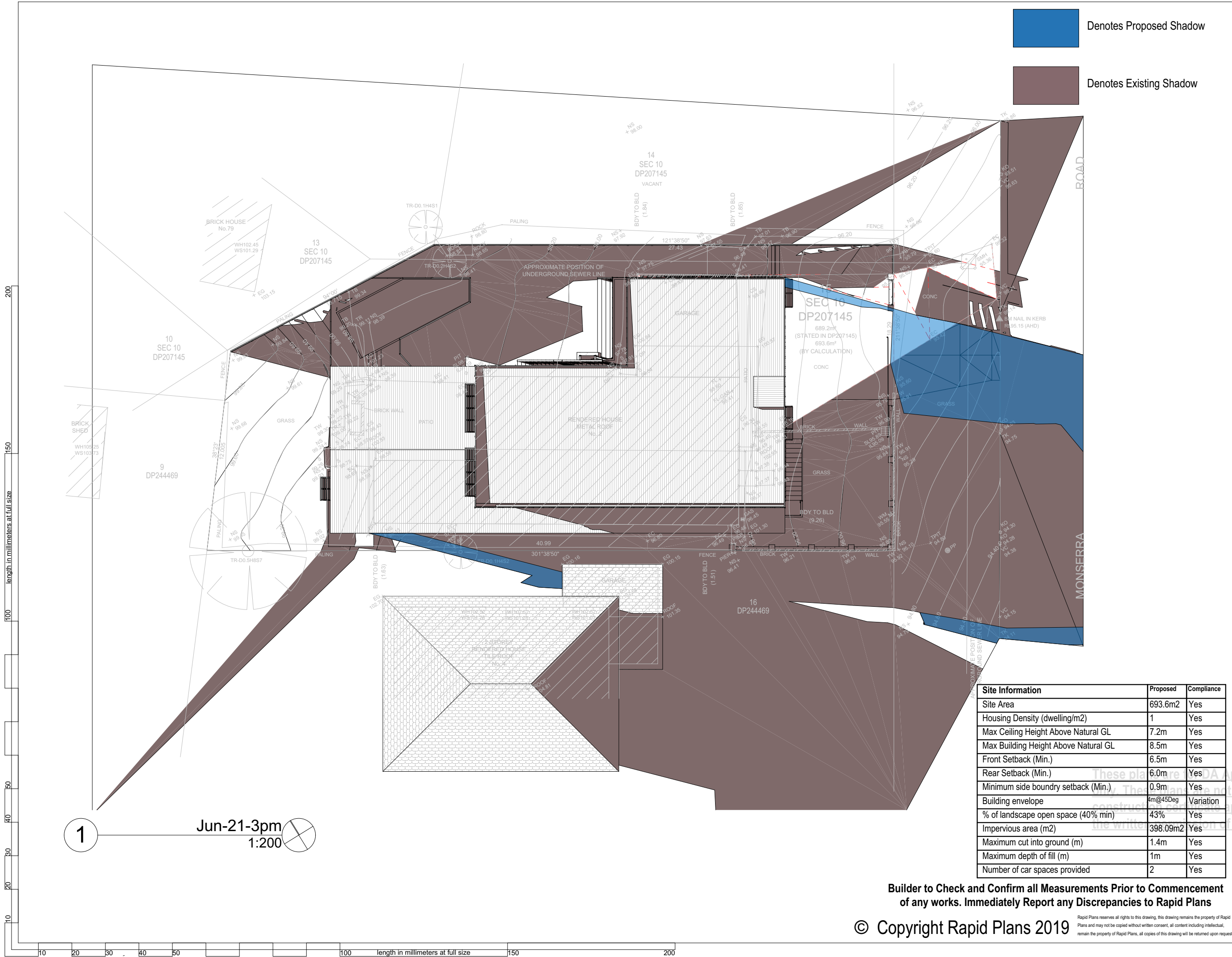
Client
Nathan Brown


Project Name
Alterations & Additions
2 Monserra Road, Allambie
2100

Lot 15 Sec 10
DP207145

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


Scale: A3 as noted	Date: 15-4-2019
Status: DA	Checked By: GBJ
Project No: RP0818BRO	Drawing No: DA5004





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Project North



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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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200

150

length in millimeters at full size

100

50

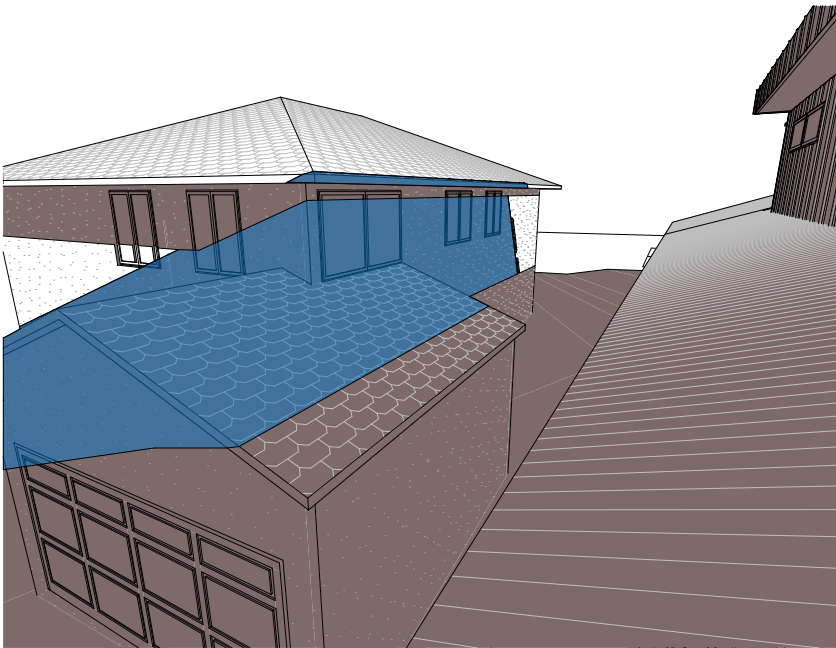
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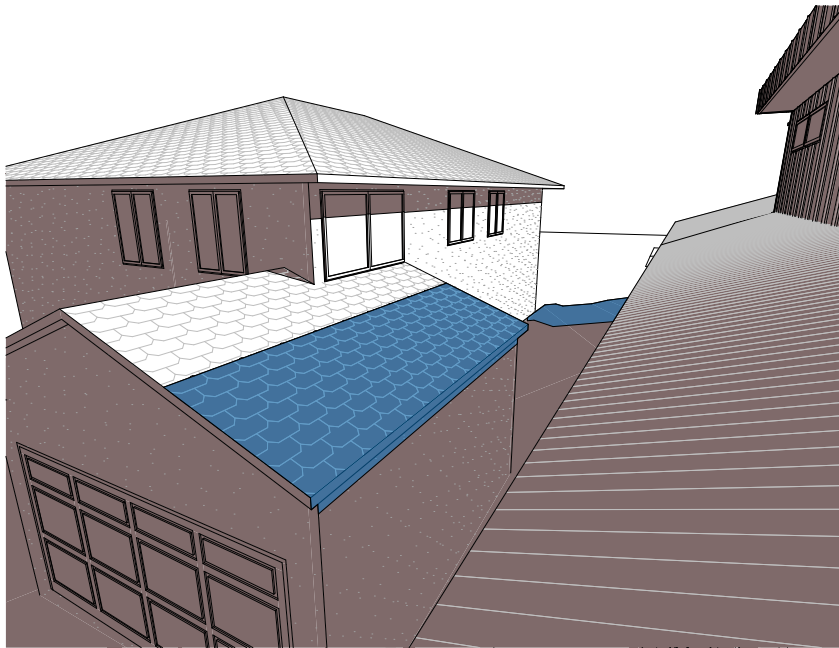
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10

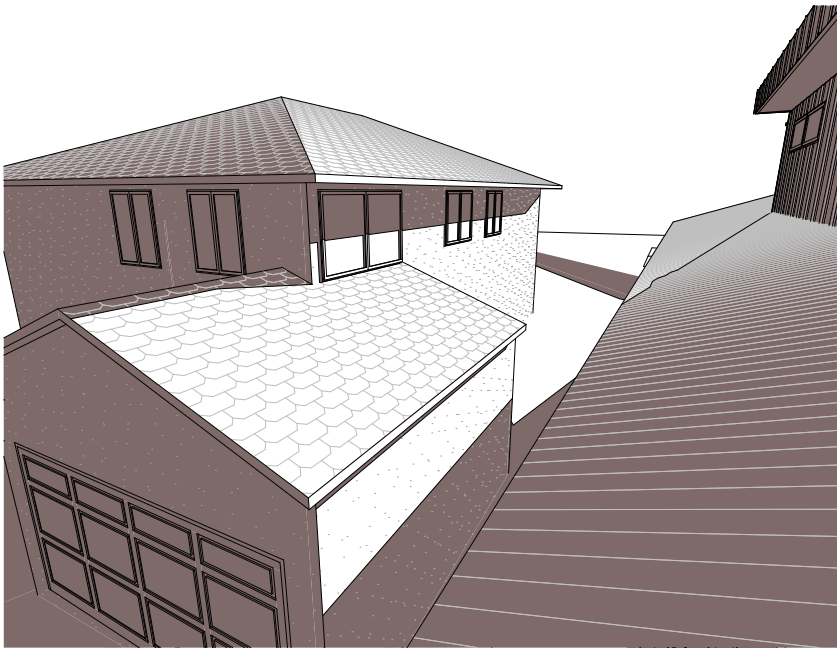
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2 Wall Elev 9am 1:100



3 Wall Elev 12pm 1:100



4 Wall Elev 3pm 1:100

Denotes Proposed Shadow

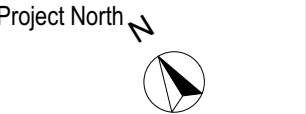
Denotes Existing Shadow

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Project Name
Alterations & Additions
2 Monserra Road, Allambie
2100

Lot 15 Sec 10
D.P. 207445

Sunstudy - Wall Elevation Shadow
Site Plan, Wall Elev 9am, Wall Elev 12pm, Wall Elev 3pm as noted

Status: DA
Checked By: GBJ

Project No:
Drawing No:
RP0818BRO DA5006

Site Information	Proposed	Compliance
Site Area	693.6m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
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