

Drawing No:	Description	...	Issue/Revision	Date
	Cover Sheet			15-12-2020
DAMod1001	A4 Notification Plan			15-12-2020
DAMod1002	Survey Plan No.92			15-12-2020
DAMod1003	Survey Plan No.94			15-12-2020
DAMod1004	Proposed Consolidation Plan			15-12-2020
DAMod1005	Site Plan			15-12-2020
DAMod1006	Existing Ground Floor Plan No.92			15-12-2020
DAMod1007	Existing Ground Floor Plan No.94			15-12-2020
DAMod1008	Existing First Floor Plan No.92			15-12-2020
DAMod1009	Existing Roof Plan No.92			15-12-2020
DAMod1010	Existing Roof Plan No.94			15-12-2020
DAMod1011	Demolition Ground Floor Plan No.92			15-12-2020
DAMod1012	Demolition Ground Floor Plan No.94			15-12-2020
DAMod1013	Demolition First Floor			15-12-2020
DAMod1014	Demolition Roof Plan No.92			15-12-2020
DAMod1015	Demolition Roof Plan No.94			15-12-2020
DAMod1016	Excavation & Fill Plan			15-12-2020
DAMod1017	Landscape Open Space Plan No 92 & 94			15-12-2020
DAMod1018	Landscape Open Space Plan Consolidated			15-12-2020
DAMod1019	Landscape Plan			15-12-2020
DAMod1020	Sediment & Erosion Control Plan			15-12-2020
DAMod1021	Waste Management Plan			15-12-2020
DAMod1022	Stormwater Plan			15-12-2020
DAMod2001	Ground Floor Plan 92			15-12-2020
DAMod2002	Ground Floor Plan 94			15-12-2020
DAMod2003	First Floor Plan 92			15-12-2020
DAMod2004	Roof Plan 92			15-12-2020
DAMod2005	Roof Plan 94			15-12-2020
DAMod3001	Section 1			15-12-2020
DAMod3002	Section 2			15-12-2020
DAMod3003	Section 3			15-12-2020
DAMod3004	Section 4			15-12-2020
DAMod3005	Section 5			15-12-2020
DAMod4001	Elevations 1			15-12-2020
DAMod4002	Elevations 2			15-12-2020
DAMod4003	Elevation 3			15-12-2020
DAMod5001	Perspective			15-12-2020
DAMod5002	Material & Colour Sample Board			15-12-2020
DAMod5003	June 21st Shadow - 9am			15-12-2020
DAMod5004	June 21st Shadow - 12pm			15-12-2020
DAMod5005	June 21st Shadow - 3pm			15-12-2020

MODIFICATION TO DA2018/1453

CONSOLIDATION OF LOTS/

ALTERATIONS & ADDITIONS TO

EXISTING DWELLINGS

For Brian Mills

92 & 94 Allambie Road,

Allambie Heights

Lot 2183 & Lot 2184 D.P.752038

Project Number: RP1217MIL



BASIX Certificate

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

Alterations and Additions

Certificate number: A325164_02

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 Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Monday, 27, August 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.



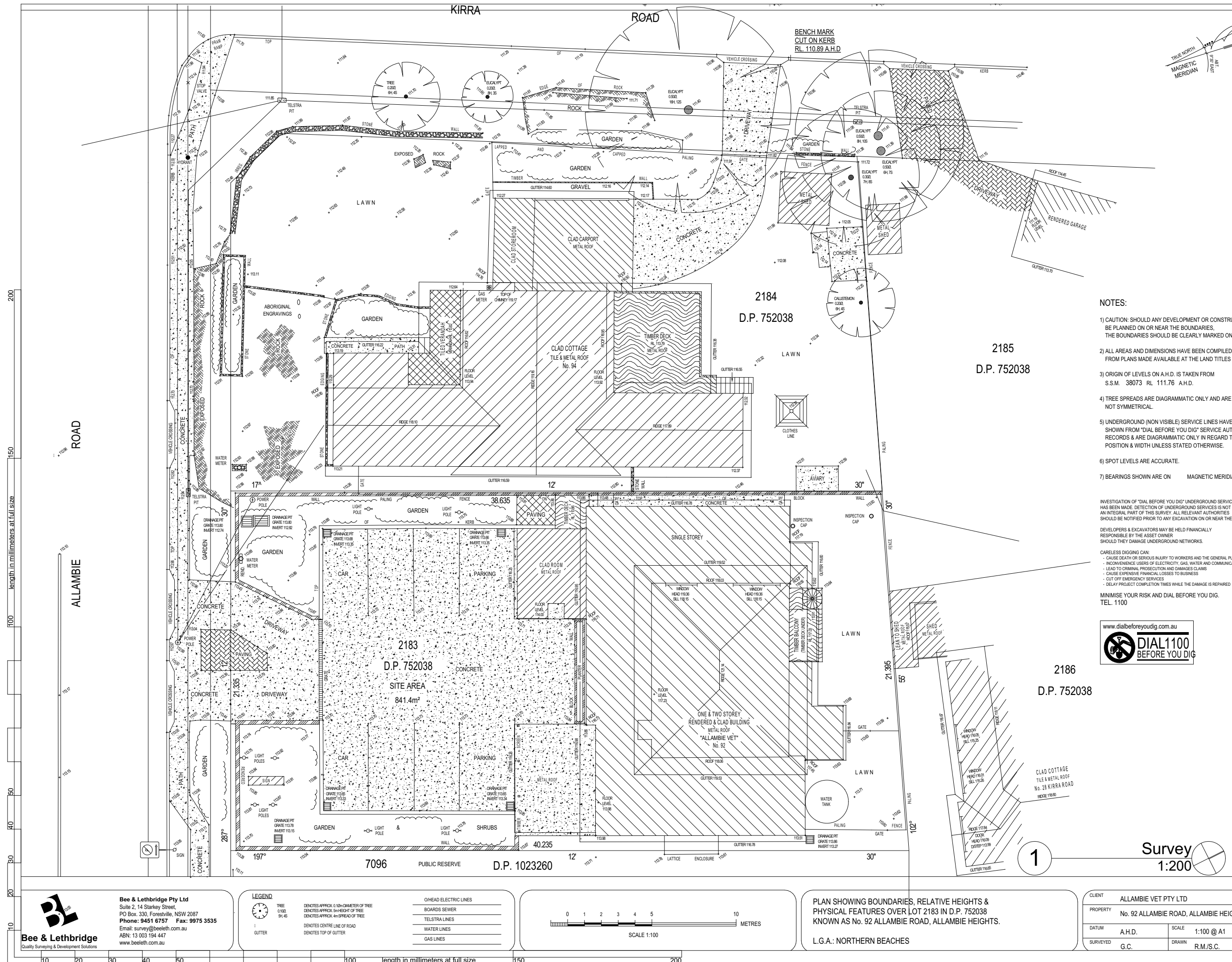
Description of project

Project address	
Project name	Mills-Vet_02
Street address	92-94 Allambie Road Allambie Heights 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 752038
Lot number	2183-4
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include 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



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Building Design and Architectural Drafting

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BUILDING DESIGNERS AUSTRALIA NSW

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- 4) TREE SPREADS ARE DIAGMATIC ONLY AND ARE NOT SYMMETRICAL.
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- 6) SPOT LEVELS ARE ACCURATE.
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Project North

DA MOD

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
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P.752038
Drawing Title:
Site Plans - Survey Plan No.92

Survey

Scale: A3 as noted	Date: 15-12-2020
Status: DA Mod	Checked By: GBJ
Project No: RP1217MIL	Drawing No. DAMod1002

CLIENT	ALLAMBIE VET PTY LTD			REF No.	16598
PROPERTY	No. 92 ALLAMBIE ROAD, ALLAMBIE HEIGHTS			SHEET No.	1 of 1
DATUM	A.H.D.	SCALE	1:100 @ A1	DATE	21/09/2017
SURVEYED	G.C.	DRAWN	R.M./S.C.	DWG No.	16598B
				REV No.	00

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Project North



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Client
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:

Site Plans - Survey Plan No.94

Survey

Scale: A3 as noted Date: 15-12-2020

Status: DA Mod Checked By: GBJ

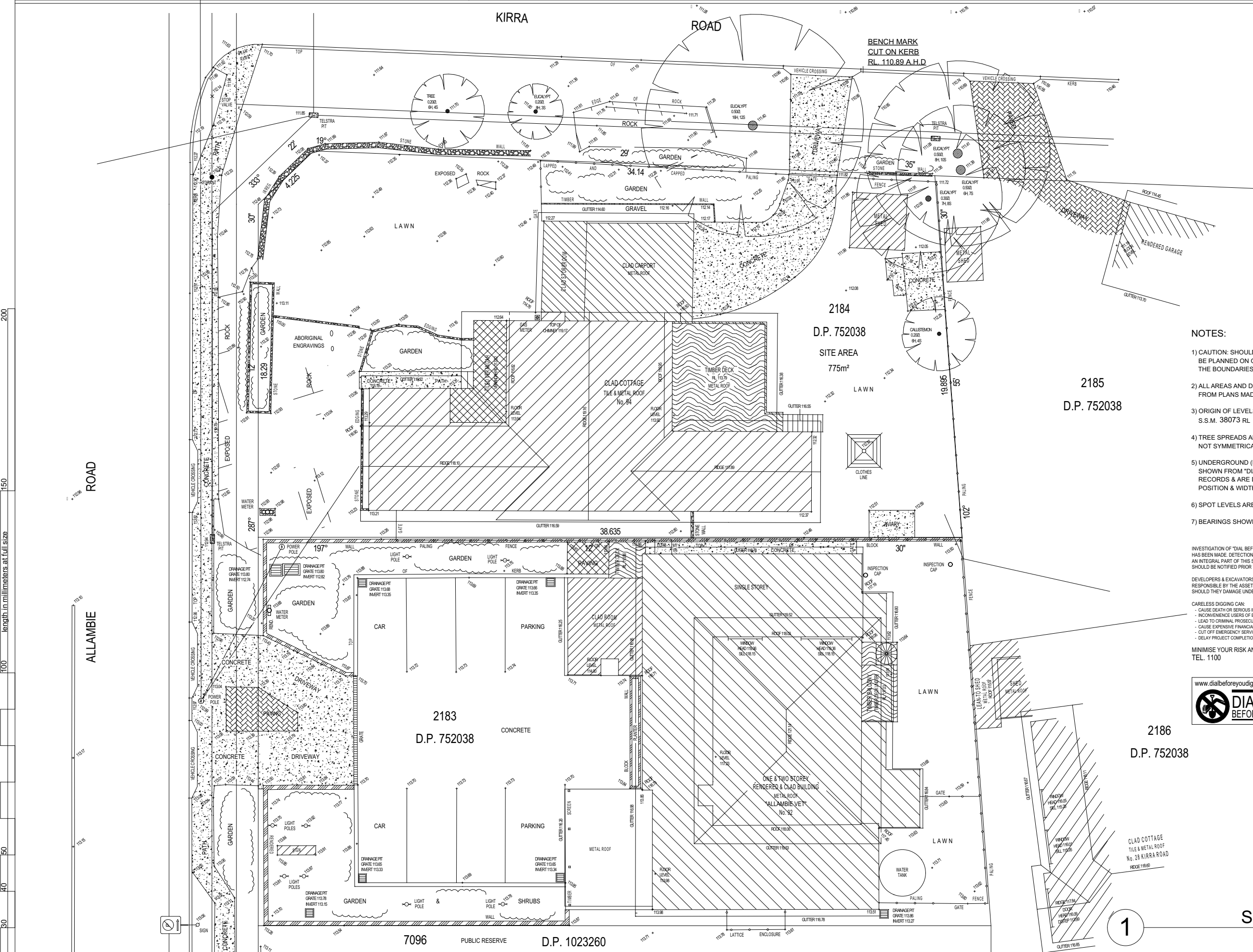
Project No: Drawing No.

RP1217MIL DAMod1003

Survey 1:200



1

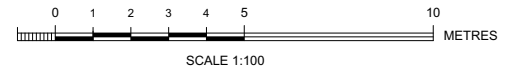


LEGEND



TREE
0.100
94.45
DENOTES APPROX. 0.10m DIAMETER OF TREE
DENOTES APPROX. 9m HEIGHT OF TREE
DENOTES APPROX. 4m SPREAD OF TREE
DENOTES CENTRE LINE OF ROAD
DENOTES TOP OF GUTTER

O/H ELECTRIC LINES
BOARDS SEWER
TELSTRA LINES
WATER LINES
GAS LINES



PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 2184 IN D.P. 752038 KNOWN AS No. 94 ALLAMBIE ROAD, ALLAMBIE HEIGHTS.

L.G.A.: NORTHERN BEACHES

CLIENT	ALLAMBIE VET PTY LTD	REF No.	16598
PROPERTY	No. 94 ALLAMBIE ROAD, ALLAMBIE HEIGHTS	SHEET No.	1 of 1
DATUM	A.H.D.	SCALE	1:100 @ A1
SURVEYED	G.C.	DATE	21/09/2017
DRAWN	R.M./S.C.	DWG No.	16598A
REV No.	00		

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Project North



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Client
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:

Site Plans - Proposed Consolidation Plan

Proposed Consolidation Plan

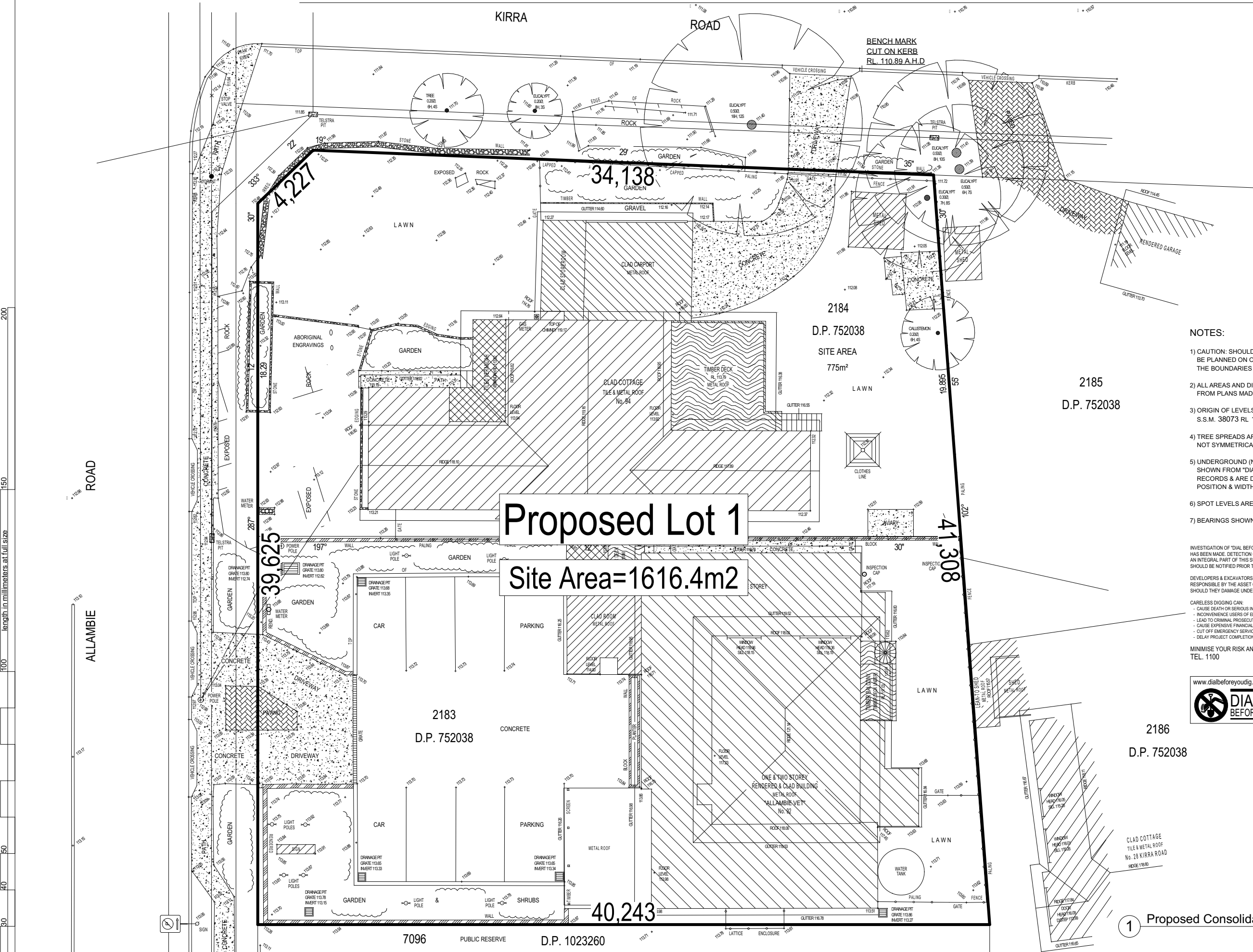
Scale: A3 as noted Date: 15-12-2020

Status: DA Mod Checked By: GBJ

Project No: Drawing No.

RP1217MIL DAMod1004

1 Proposed Consolidation Plan 1:200



Proposed Lot 1
Site Area=1616.4m2

Bee & Lethbridge
Quality Surveying & Development Solutions

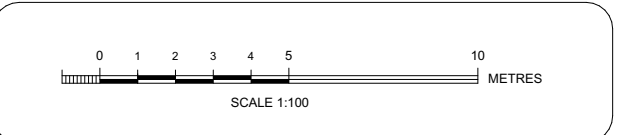
Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box 330, Forestville, NSW 2087
Phone: 9451 6757 Fax: 9975 3535
Email: survey@beeleth.com.au
ABN: 13 003 194 447
www.beeleth.com.au

LEGEND

TREE
0.100
94.45
DENOTES APPROX. 0.10m DIAMETER OF TREE
DENOTES APPROX. 5m HEIGHT OF TREE
DENOTES APPROX. 4m SPREAD OF TREE

GUTTER
DENOTES CENTRE LINE OF ROAD
DENOTES TOP OF GUTTER

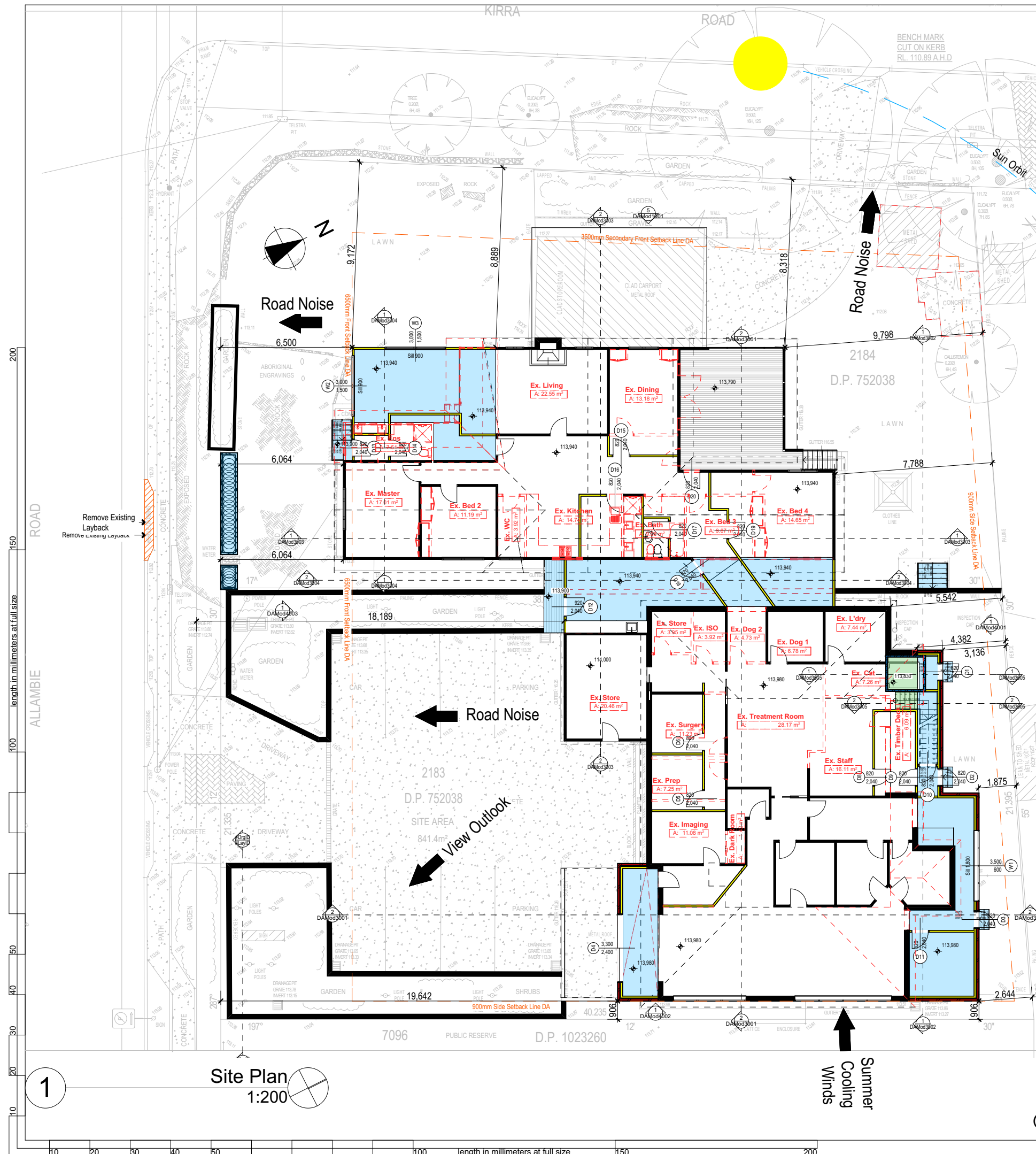
O/H ELEC. LINES
BOARDS SEWER
TELSTRA LINES
WATER LINES
GAS LINES



PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 2184 IN D.P. 752038 KNOWN AS No. 94 ALLAMBIE ROAD, ALLAMBIE HEIGHTS.

L.G.A.: NORTHERN BEACHES

CLIENT		ALLAMBIE VET PTY LTD		REF No.	
PROPERTY		No. 94 ALLAMBIE ROAD, ALLAMBIE HEIGHTS		16598	
DATUM	A.H.D.	SCALE	1:100 @ A1	DATE	21/09/2017
SURVEYED	G.C.	DRAWN	R.M./S.C.	DWG No.	16598A
				SHEET No.	1 of 1
				REV No.	00



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
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)



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BUILDING DESIGNERS AUSTRALIA NSW

Construction

Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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.

NOTES

92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights 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

Basic

Basic Certificate Number A325164_02
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.

Wall Legend

- Denotes New Works Under This Application
- Denotes New Works Approved Under DA2018/1453
- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item

Site Information		
Site Area	1616.4m2	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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m2)	643.23m2	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

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Client
Brian Mills

Project Name
Alterations & Additions

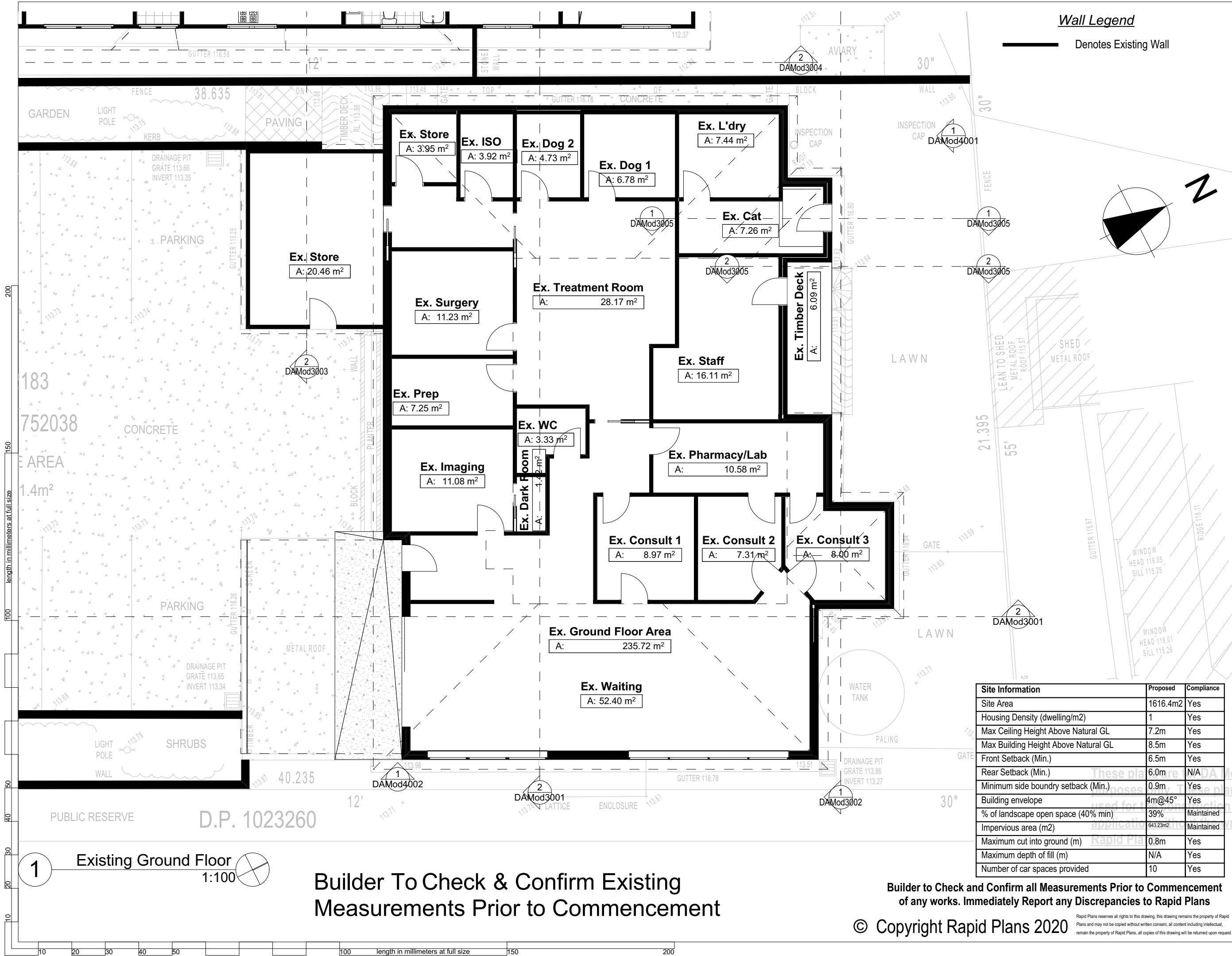
92 & 94 Allambie Road, Allambie Heights 2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:
Site Plans - Site Plan

Scale: A3 as noted
Status: DA Mod
Project No:
RP1217MIL

Date: 15-12-2020
Checked By: GBJ
Drawing No:
DAMod1005



Wall Legend
Denotes Existing Wall



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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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 AS1288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
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Project North

DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

Site Information	Proposed	Compliance
Site Area	1616.4m2	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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m2)	643.23m2	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

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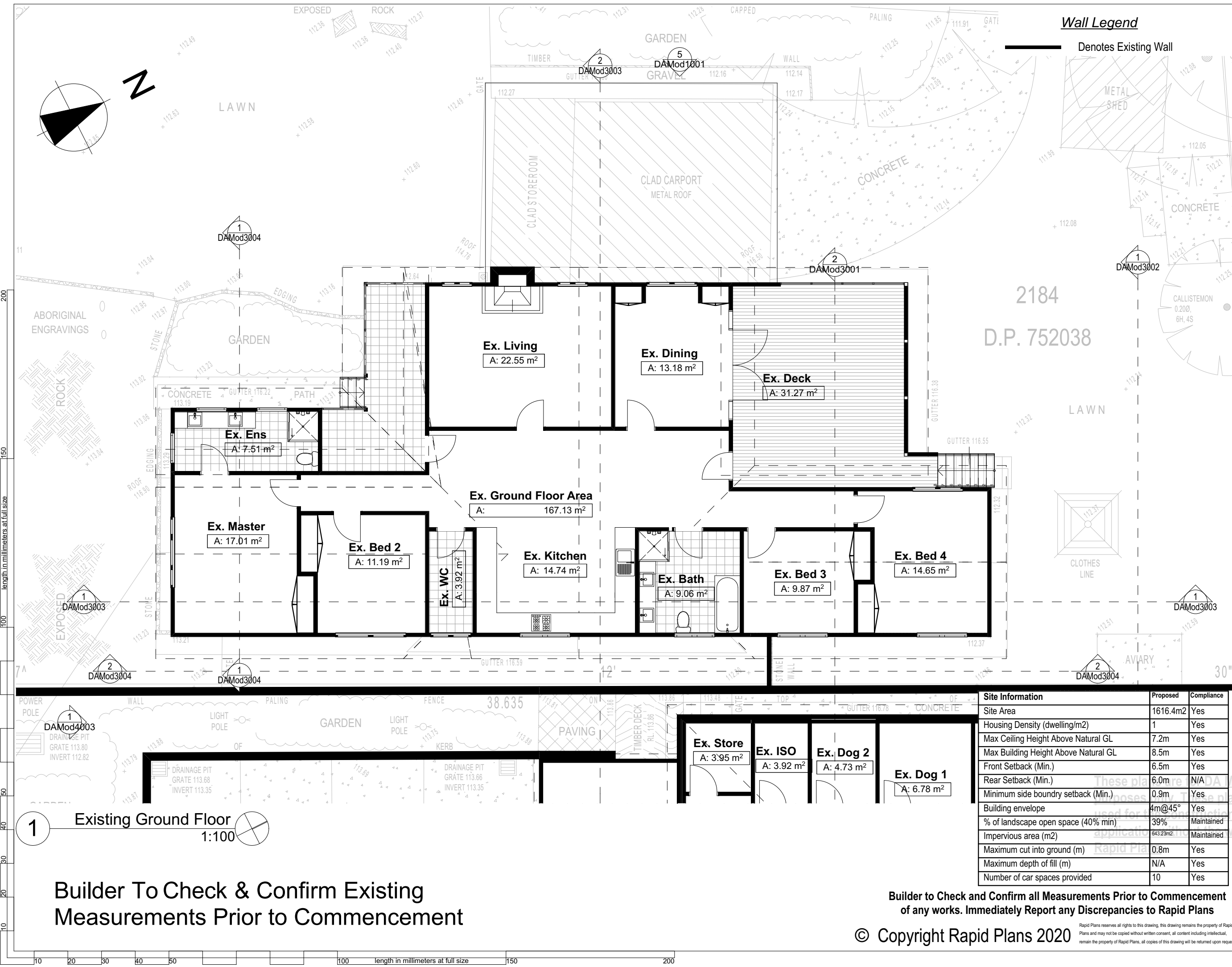
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:
Site Plans - Existing Ground Floor Plan No.92
Existing Ground Floor

Scale: A3 as noted
Status: DA Mod
Project No:
RP1217MIL

Date: 15-12-2020
Checked By: GBJ
Drawing No:
DAMod1006



Wall Legend
Denotes Existing Wall



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Email : grega@rapidplans.com.au



BUILDING
DESIGNERS
AUSTRALIA NSW

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Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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.

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Basic Certificate Number A325164_02
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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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 MOD
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
Brian Mills

Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:
Site Plans - Existing Ground Floor Plan No.94
Existing Ground Floor

Scale: A3 as noted	Date: 15-12-2020
Status: DA Mod	Checked By: GBJ
Project No: RP1217MIL	Drawing No: DAMod1007

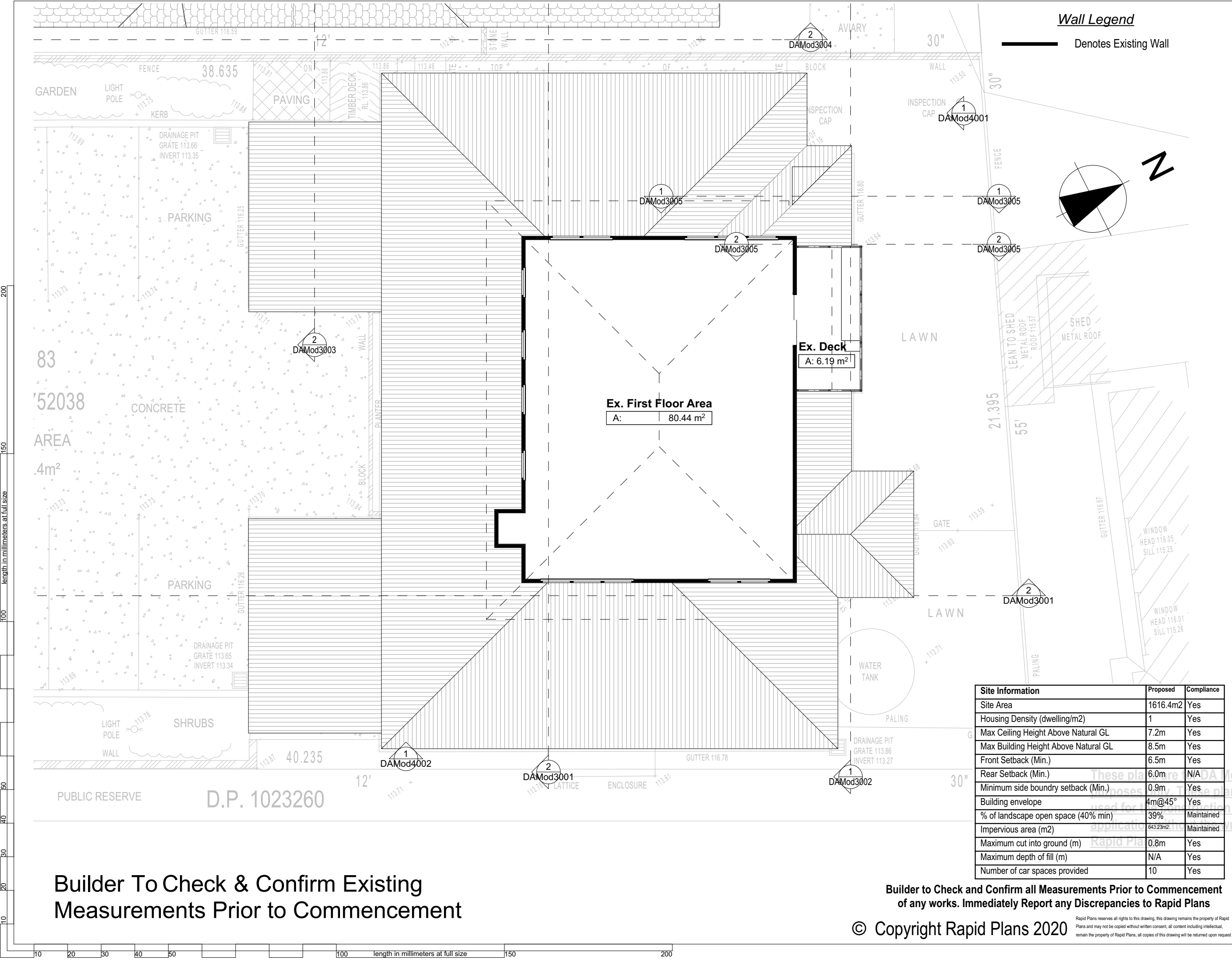
Site Information	Proposed	Compliance
Site Area	1616.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m ²)	643.23m ²	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

Builder To Check & Confirm Existing Measurements Prior to Commencement

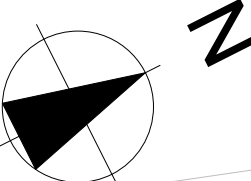
Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

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Wall Legend
Denotes Existing Wall



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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have 74 Insulation
Insulation to External Masonry & 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 A325164_02
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 MOD APPLICATION ONLY NOT FOR CONSTRUCTION

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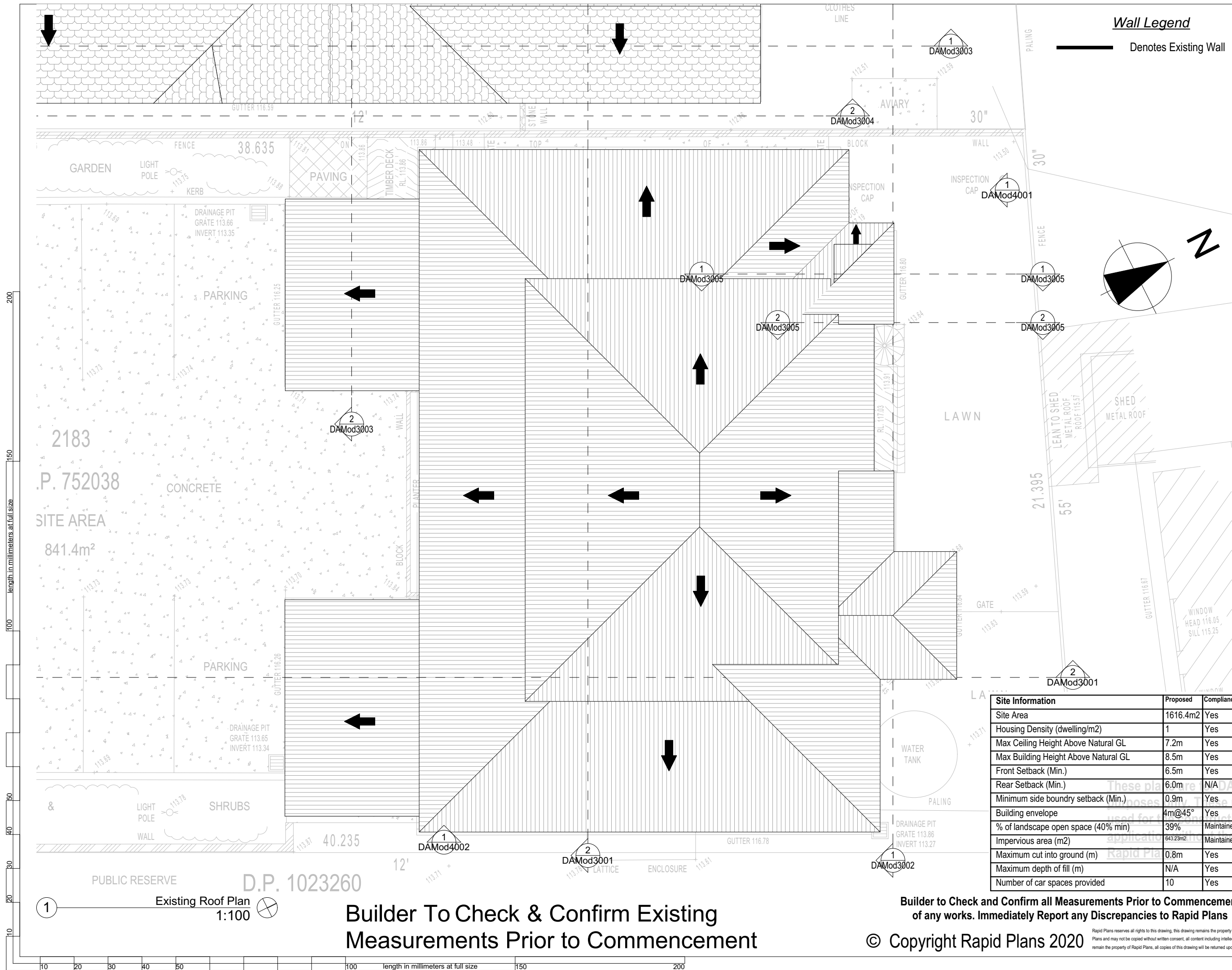
Client	Brian Mills		
Project Name	Alterations & Additions		
92 & 94 Allambie Road, Allambie Heights			
2100			
Lot 2183 & Lot 2184 D.P.752038			
Drawing Title:			
Site Plans - Existing First Floor Plan No.92			
Existing First Floor			
Scale: A3 as noted	Date:	15-12-2020	
Status: DA Mod	Checked By:	GBJ	
Project No:	Drawing No.		
RP1217MIL	DAMod1008		

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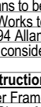
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BDA

**BUILDING
DESIGNERS
AUSTRALIA NSW**

NOTES

92 & 94 Allambie Road, Allambie Heights 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
 92 & 94 Allambie Road, Allambie Heights
 is not considered a heritage item

Construction

Timber Framed Floors, Masonry & Cladded Walls
 Roof Sheet Metal to have R1.74 Insulation
 Insulation to External Masonry & 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 A325164_02
 All Plans to be read in conjunction with Basix
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 is not required where the area of new construction
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 where insulation already exists.
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 the height and distance from the centre and the
 base of the window and glazed door.

Project North



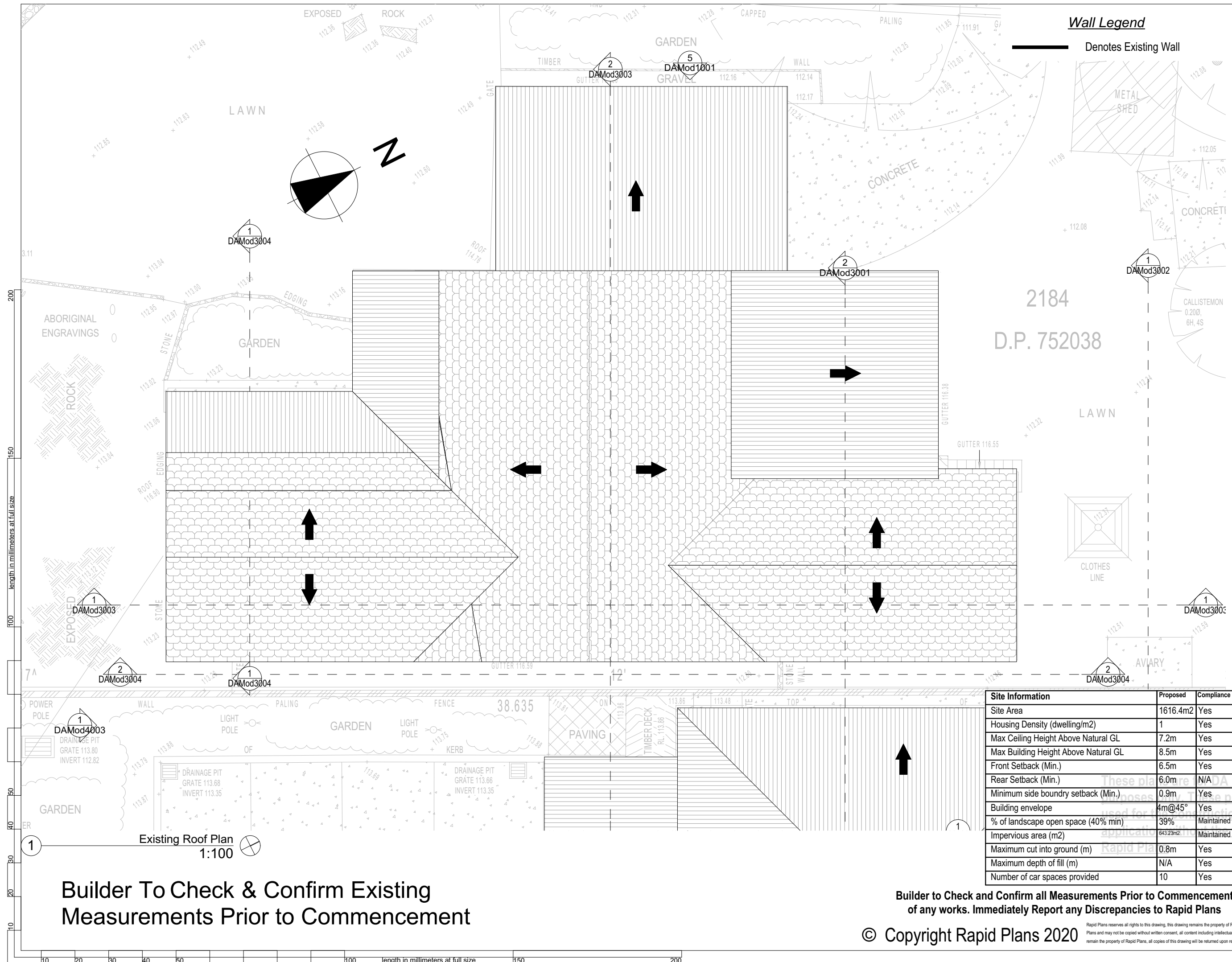
DA MOD

APPLICATION ONLY

NOT FOR CONSTRUCTION

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 by the Designer for construction.

Client Brian Mills	
Project Name Alterations & Additions	
92 & 94 Allambie Road, Allambie Heights 2100	
Tel 2183 & Lot 2184 D.P.752038	
Drawing Title: Site Plans - Existing Roof Plan No.92	
Existing Roof Plan	
Scale: A3 as noted	Date: 15-12-2020
Status: DA Mod	Checked By: GBJ
Project No:	Drawing No.
RP1217MIL	DAMod1009



Wall Legend
Denotes Existing Wall

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Email : grega@rapidplans.com.au

bda BUILDING DESIGNERS AUSTRALIA NSW

NOTES
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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 A325164_02
All Plans to be read in conjunction with Basix Certificate
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Project North

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Client
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights 2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:
Site Plans - Existing Roof Plan No.94
Existing Roof Plan

Scale: A3 as noted Date: 15-12-2020
Status: DA Mod Checked By: GBJ
Project No: RP1217MIL Drawing No: DAMod1010

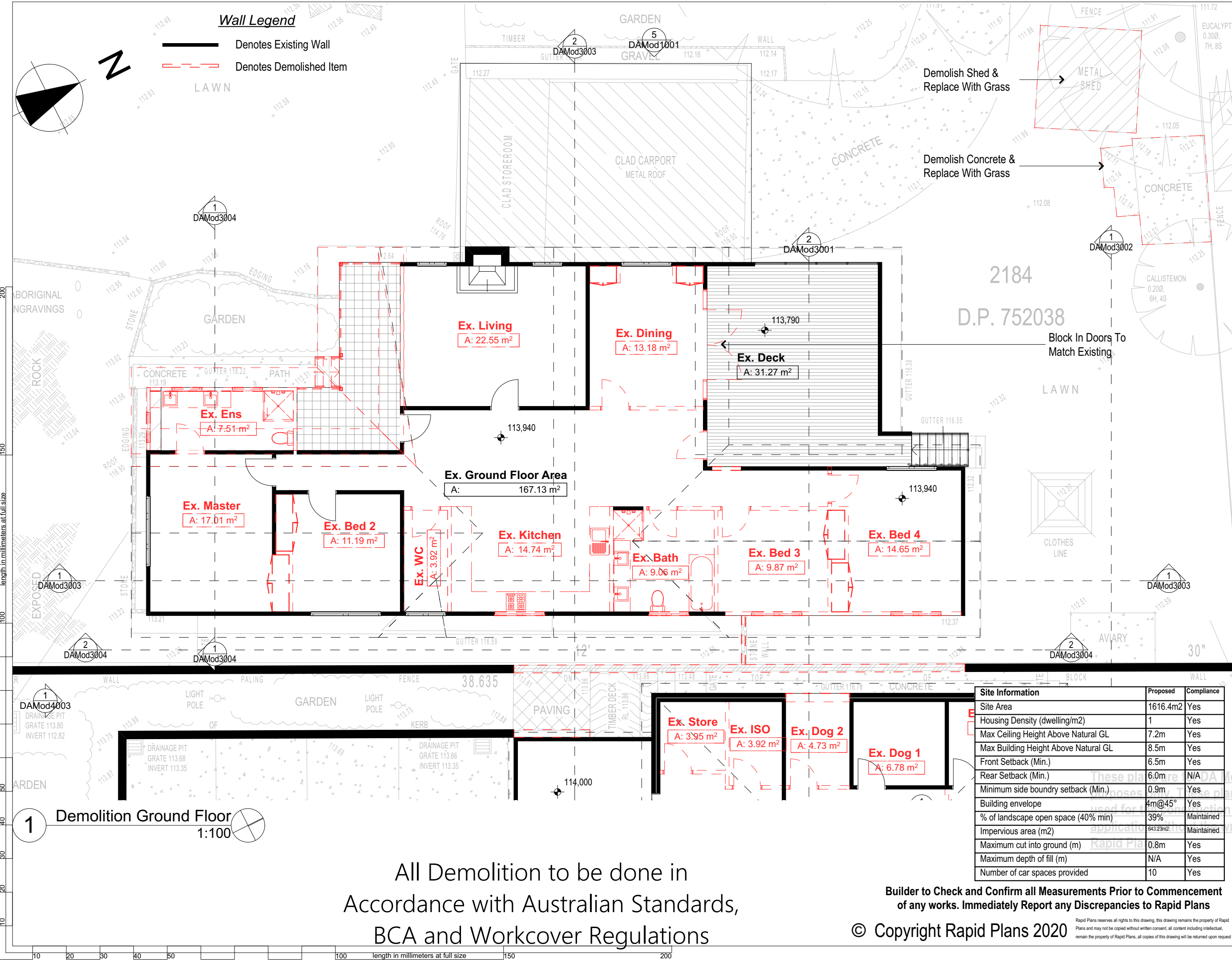
Site Information	Proposed	Compliance
Site Area	1616.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m ²)	643.23m ²	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

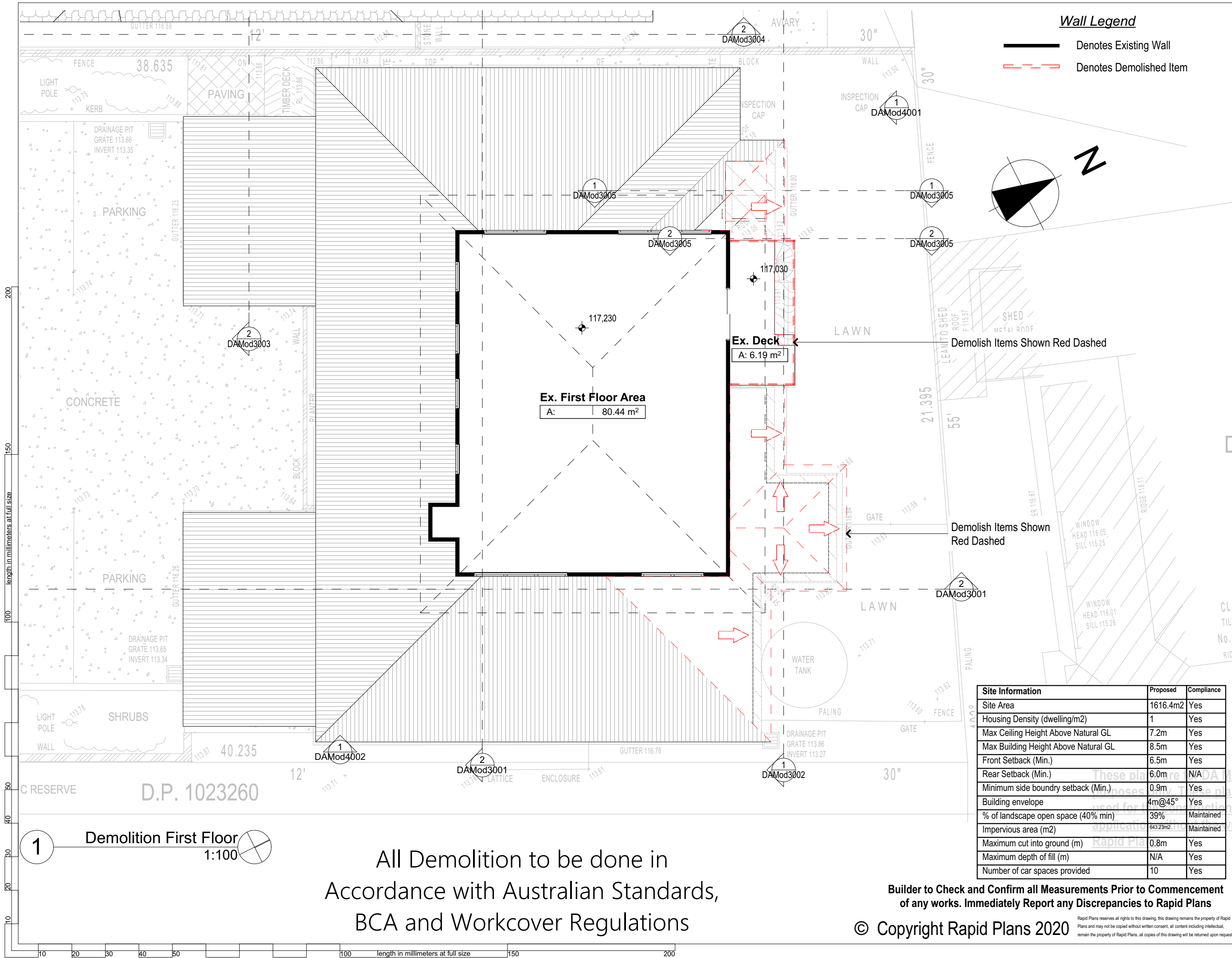
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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & Cladded Walls R1.7
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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



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Client
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100
Lot 2183 & Lot 2184 D.P.752038
Drawing Title:
Site Plans - Demolition First Floor
Demolition First Floor

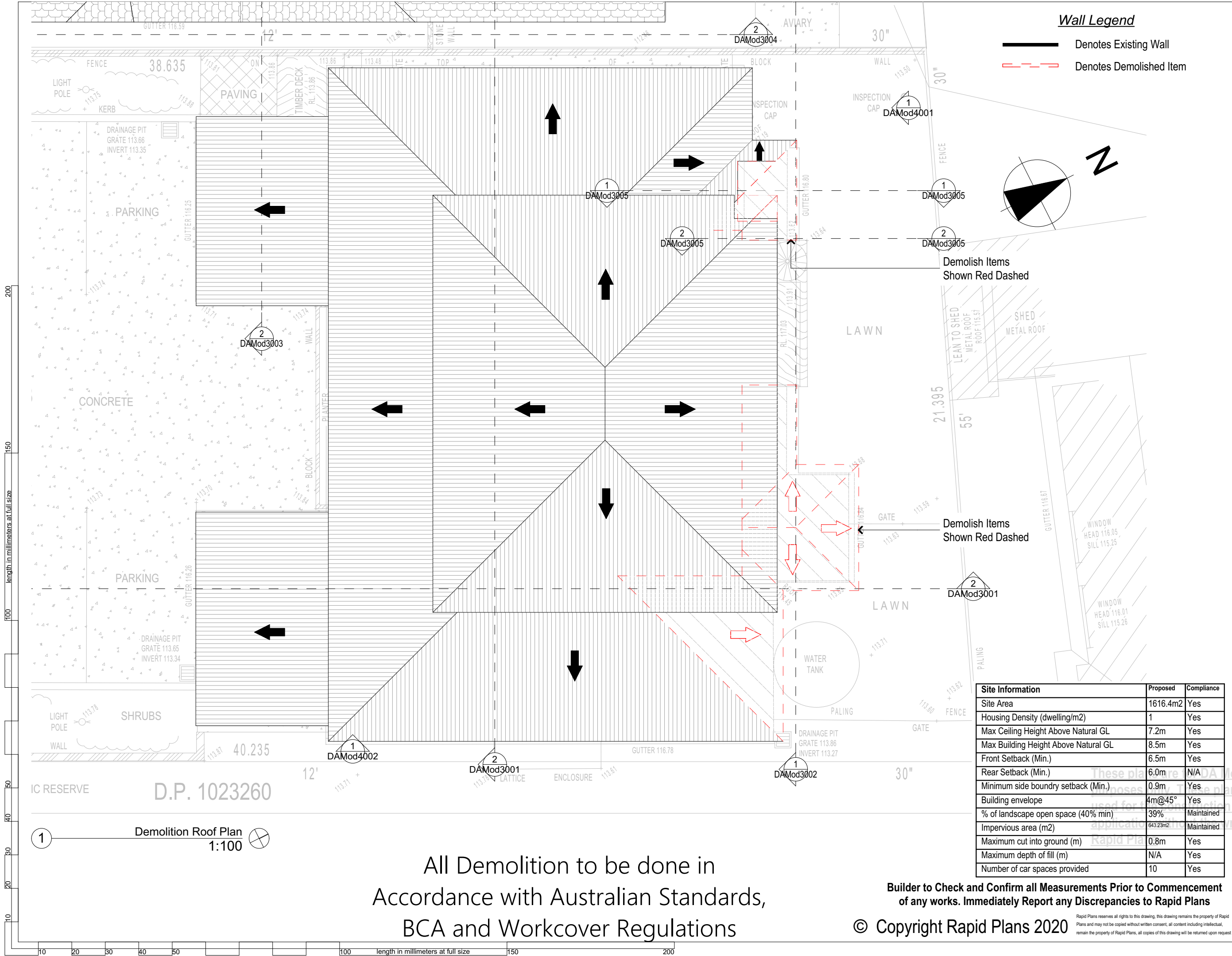
Scale: A3 as noted	Date: 15-12-2020
Status: DA Mod	Checked By: GBJ
Project No: RP1217MIL	Drawing No. DAMod1013

Site Information	Proposed	Compliance
Site Area	1616.4m2	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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m2)	643.23m2	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

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Wall Legend

- Denotes Existing Wall
- Denotes Demolished Item



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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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 A325164_02
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Project North

DA MOD APPLICATION ONLY
NOT FOR CONSTRUCTION

Site Information	Proposed	Compliance
Site Area	1616.4m2	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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m2)	643.23m2	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

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

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Client
Brian Mills

Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

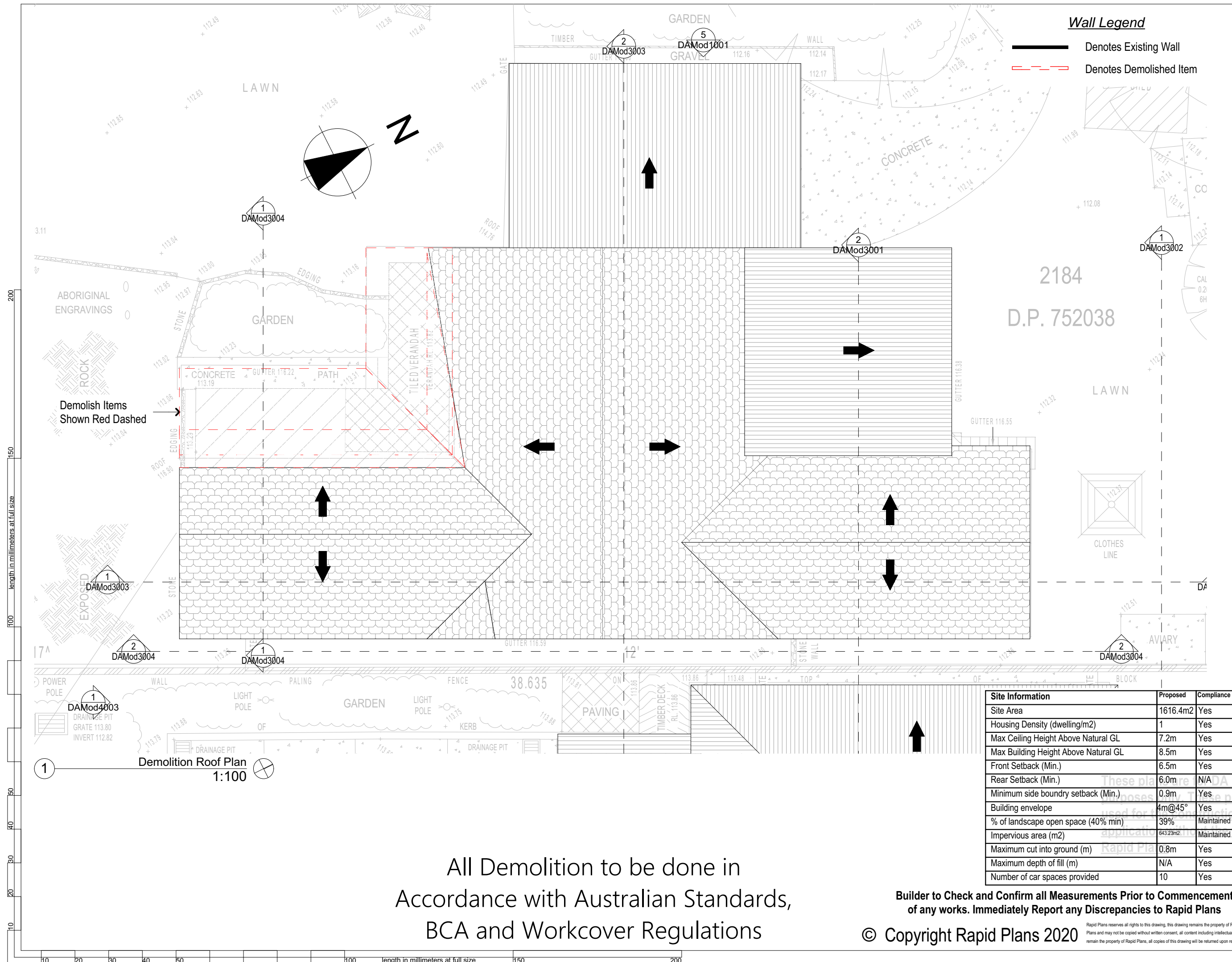
Drawing Title:
Site Plans - Demolition Roof Plan No.92

Scale: A3 as noted
Status: DA Mod

Date: 15-12-2020
Checked By: GBJ

Project No:
RP1217MIL

Drawing No.
DAMod1014



Wall Legend

- Denotes Existing Wall
- Denotes Demolished Item

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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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 A325164_02
All Plans to be read in conjunction with Basix Certificate
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Project North

DA MOD APPLICATION ONLY NOT FOR CONSTRUCTION

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Client	Brian Mills	
Project Name	Alterations & Additions	
92 & 94 Allambie Road, Allambie Heights 2100		
Lot 2183 & Lot 2184 D.P.752038		
Drawing Title:		
Site Plans - Demolition Roof Plan No.94		
Demolition Roof Plan		
Scale: A3 as noted	Date:	15-12-2020
Status: DA Mod	Checked By:	GBJ
Project No:	Drawing No.	
RP1217MIL	DAMod1015	

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

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NOTES
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & Cladded 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
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Certifying
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Basic
Basic Certificate Number A325164_02
All Plans to be read in conjunction with Basic Certificate

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Project North



DA MOD

APPLICATION ONLY
NOT FOR CONSTRUCTION

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Client
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:

Site Plans - Excavation & Fill Plan

Excavation & Fill Plan

Scale: A3 as noted Date: 15-12-2020

Status: DA Mod Checked By: GBJ

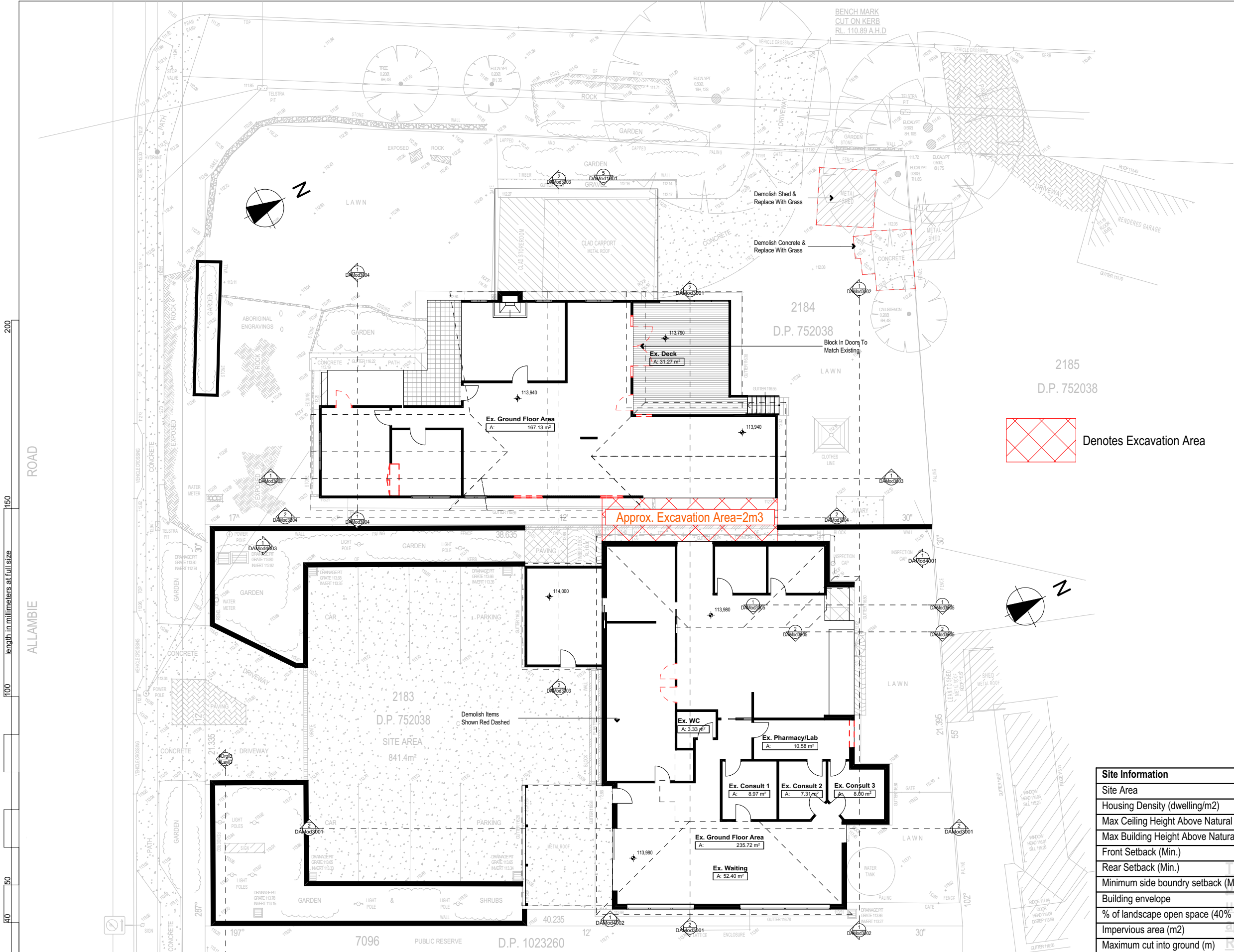
Project No: RP1217MIL Drawing No: DAMod1016

Site Information	Proposed	Compliance
Site Area	1616.4m 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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m ²)	643.23m ²	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	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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1

Excavation & Fill Plan
1:200

length in millimeters at full size

ROAD ALLAMBIE

1

10

20

30

40

50

100

150

200

length in millimeters at full size

10

20

30

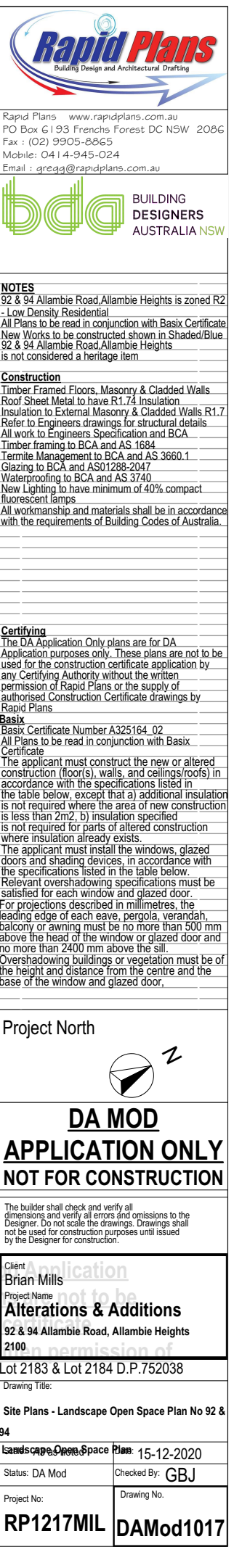
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50

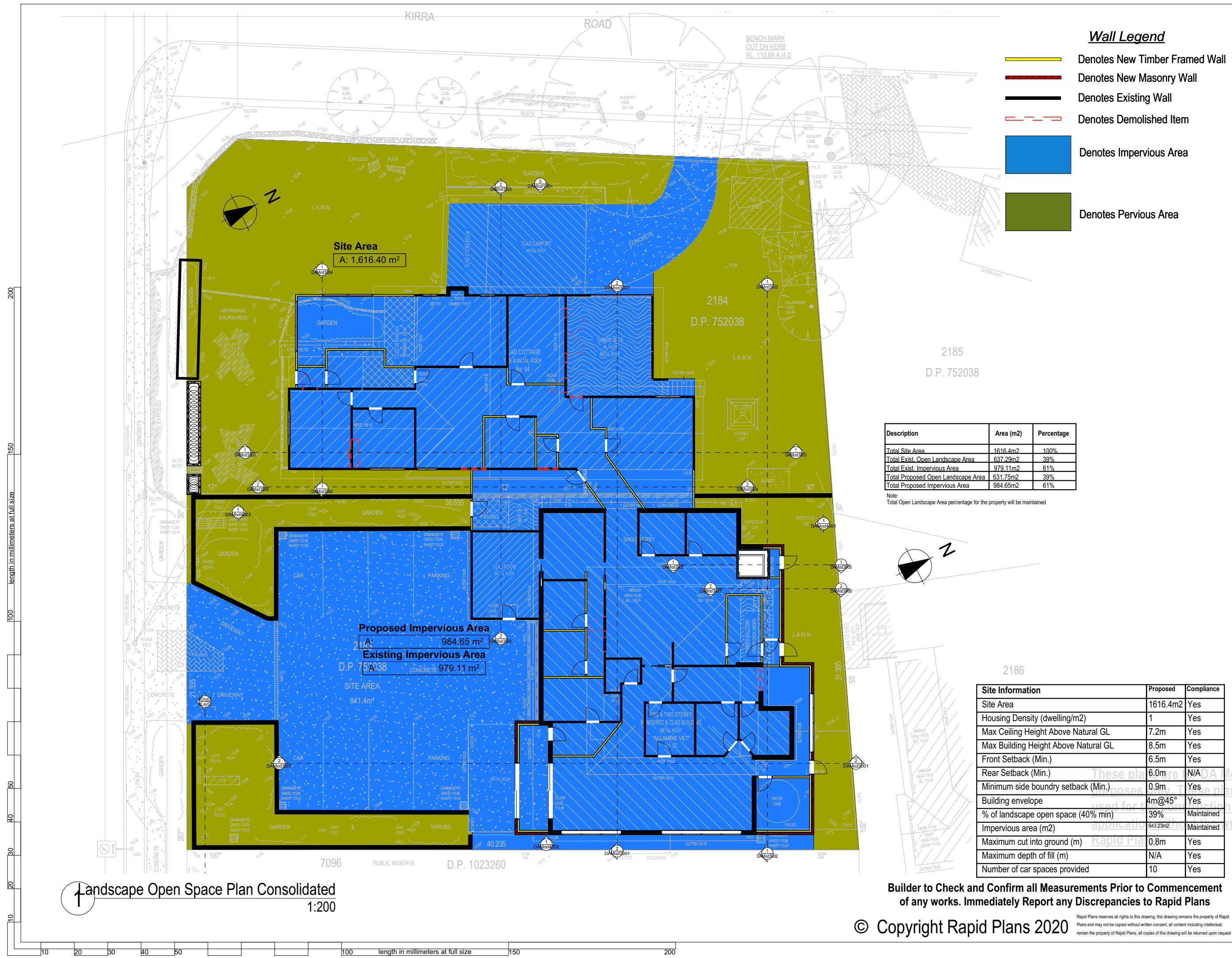
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150

200



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BUILDING
DESIGNERS
AUSTRALIA NSW

NOTES
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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 A325164_02
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 MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

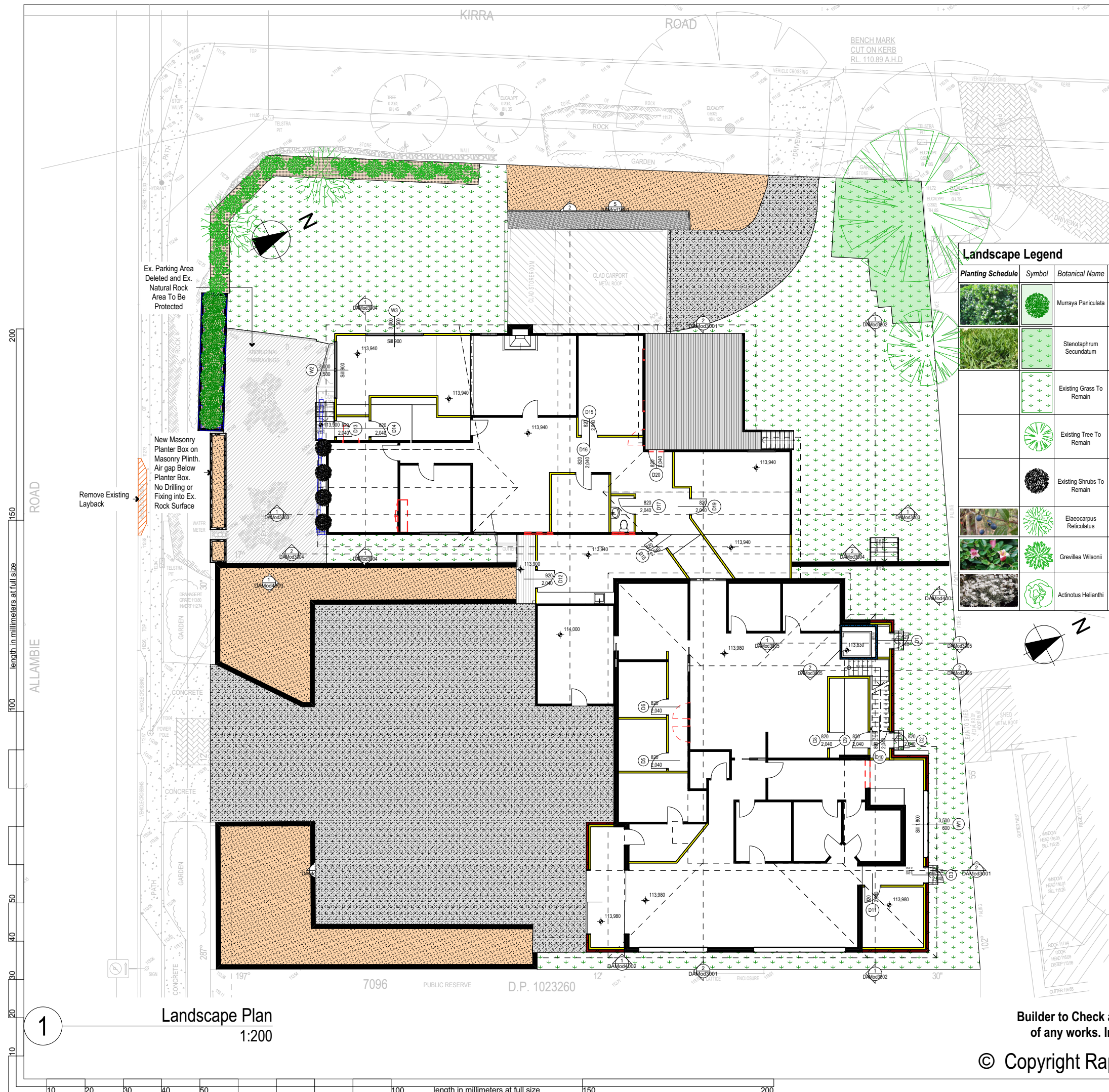
The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

Client	Brian Mills
Project Name	Alterations & Additions
92 & 94 Allambie Road, Allambie Heights 2100	
Lot 2183 & Lot 2184 D.P.752038	
Drawing Title:	Site Plans - Landscape Open Space Plan Consolidated
Status: DA Mod	Checked By: GBJ
Project No:	RP1217MIL
Drawing No:	DAMod1018

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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 Grass To Remain	
			Existing Tree To Remain	
			Existing Shrubs To Remain	
		Elaeocarpus Reticulatus	Blueberry Ash	H= 7000mm W= 5000mm
		Grevillea Wilsonii	Native Fuchsia	H= 1500mm W= 1500mm
		Actinotus Helianthii	Flannel Flower	H= 500mm W= 500mm

Landscape Legend	
Ground Covers Schedule	
Symbol	Common Name
	Existing Timber Deck To Remain
	Existing Masonry Stone Edge To Remain
	Existing Garden Area To Remain
	Existing Gravel Area To Remain
	Existing Concrete Paved To Remain

Site Information	Proposed	Compliance
Site Area	1616.4m2	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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m2)	643.23m2	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

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

bda BUILDING DESIGNERS AUSTRALIA NSW

NOTES
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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 A325164_02
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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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 MOD APPLICATION ONLY NOT FOR CONSTRUCTION

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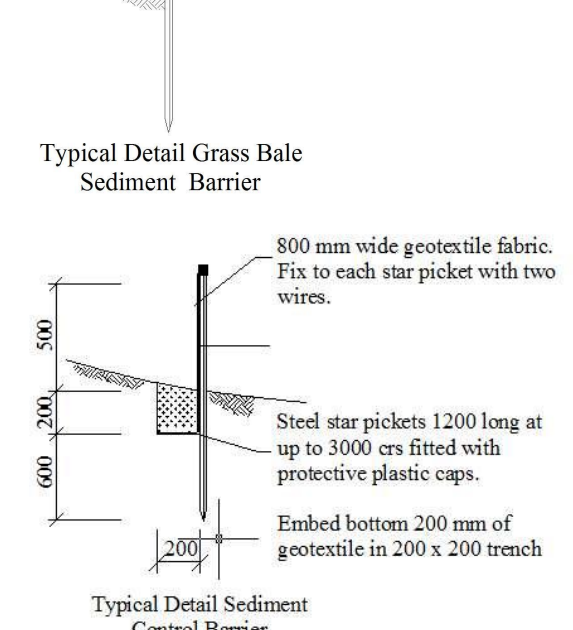
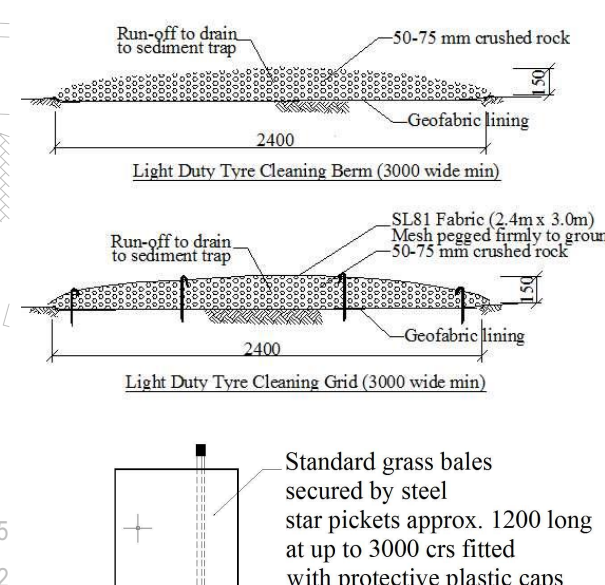
Client Brian Mills	Project Name Alterations & Additions 92 & 94 Allambie Road, Allambie Heights 2100
Lot 2183 & Lot 2184 D.P.752038	
Drawing Title: Site Plans - Landscape Plan Landscape Plan	
Scale: A3 as noted	Date: 15-12-2020
Status: DA Mod	Checked By: GBJ
Project No: RP1217MIL	Drawing No: DAMod1019

Landscape Plan
1:200

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



- Wall Legend**
- Denotes New Works Under This Application
 - Denotes New Works Approved Under DA2018/1453
 - Denotes Existing Wall
 - Denotes Demolished Item



Site Information	Proposed	Compliance
Site Area	1616.4m2	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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m2)	643.23m2	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

Sediment & Erosion Control Plan
1:200

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
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 insulation
Insulation to External Masonry & 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 A325164_02
All Plans to be read in conjunction with Basix Certificate
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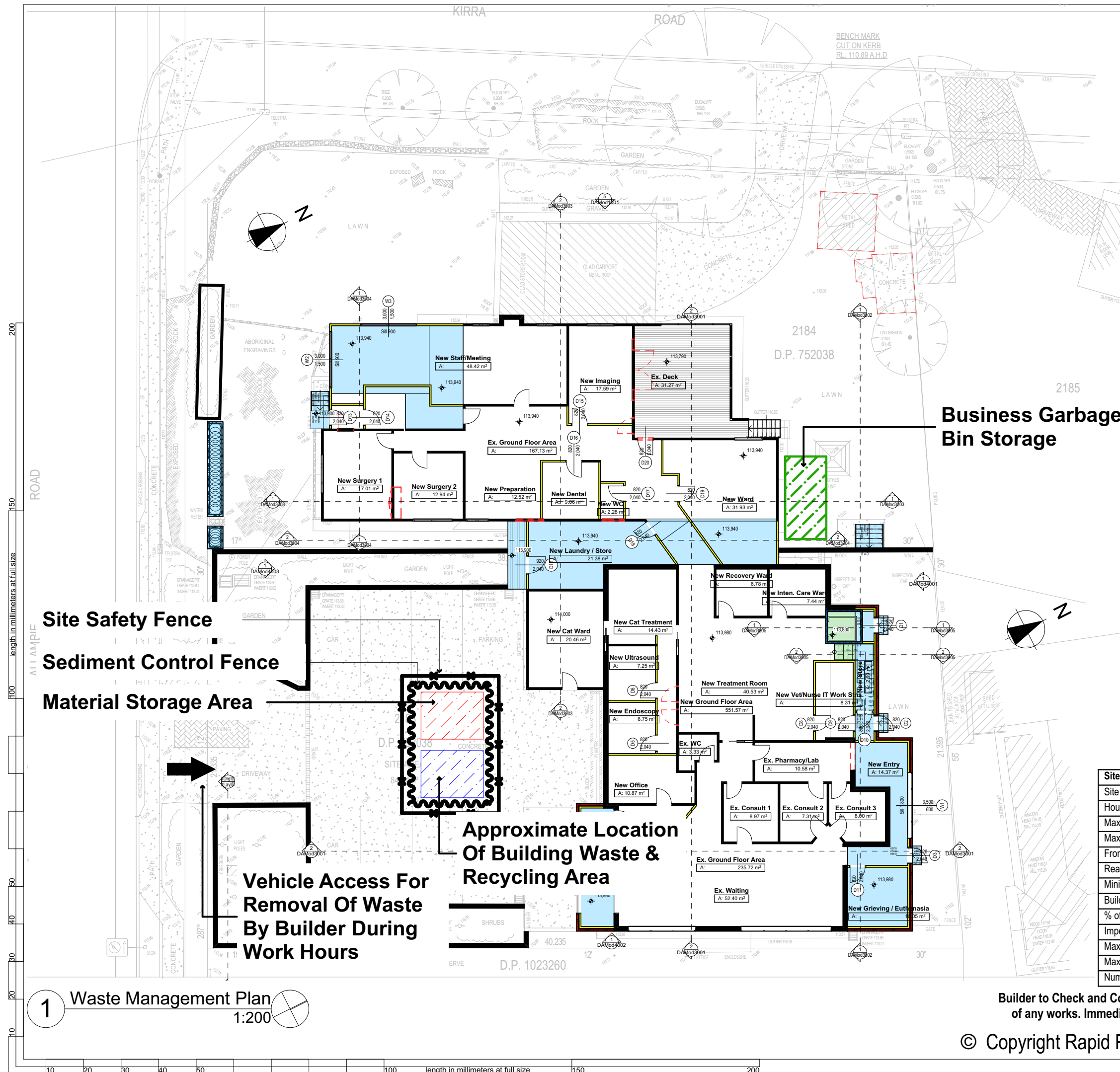
Project North

DA MOD 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
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights 2100
Lot 2183 & Lot 2184 D.P.752038
Drawing Title:
Site Plans - Sediment & Erosion Control Plan
Sediment & Erosion Control Plan

Scale: A3 as noted	Date: 15-12-2020
Status: DA Mod	Checked By: GBJ
Project No: RP1217MIL	Drawing No: DAMod1020



Denotes New Works Under This Application

Denotes New Works Approved Under DA2018/1453

Wall Legend

Denotes New Timber Framed Wall

Denotes New Masonry Wall

Denotes Existing Wall

Denotes Demolished Item

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BUILDING DESIGNERS AUSTRALIA NSW

NOTES

92 & 94 Allamby Road Allamby Heights 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

92 & 94 Allamby Road Allamby Heights is not considered a heritage item

Construction

Timber Framed Floors, Masonry & Cladded Walls

Roof Sheet Metal to have R1.74 Insulation

Insulation to External Masonry & 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 AS1288-2047

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 A325164_02

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.

Project North

Site Information	Proposed	Compliance
Site Area	1616.4m 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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m ²)	643.23m ²	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

DA MOD APPLICATION ONLY NOT FOR CONSTRUCTION

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Client
Brian Mills

Project Name
Alterations & Additions

92 & 94 Allamby Road, Allamby Heights 2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:
Site Plans - Waste Management Plan

Waste Management Plan

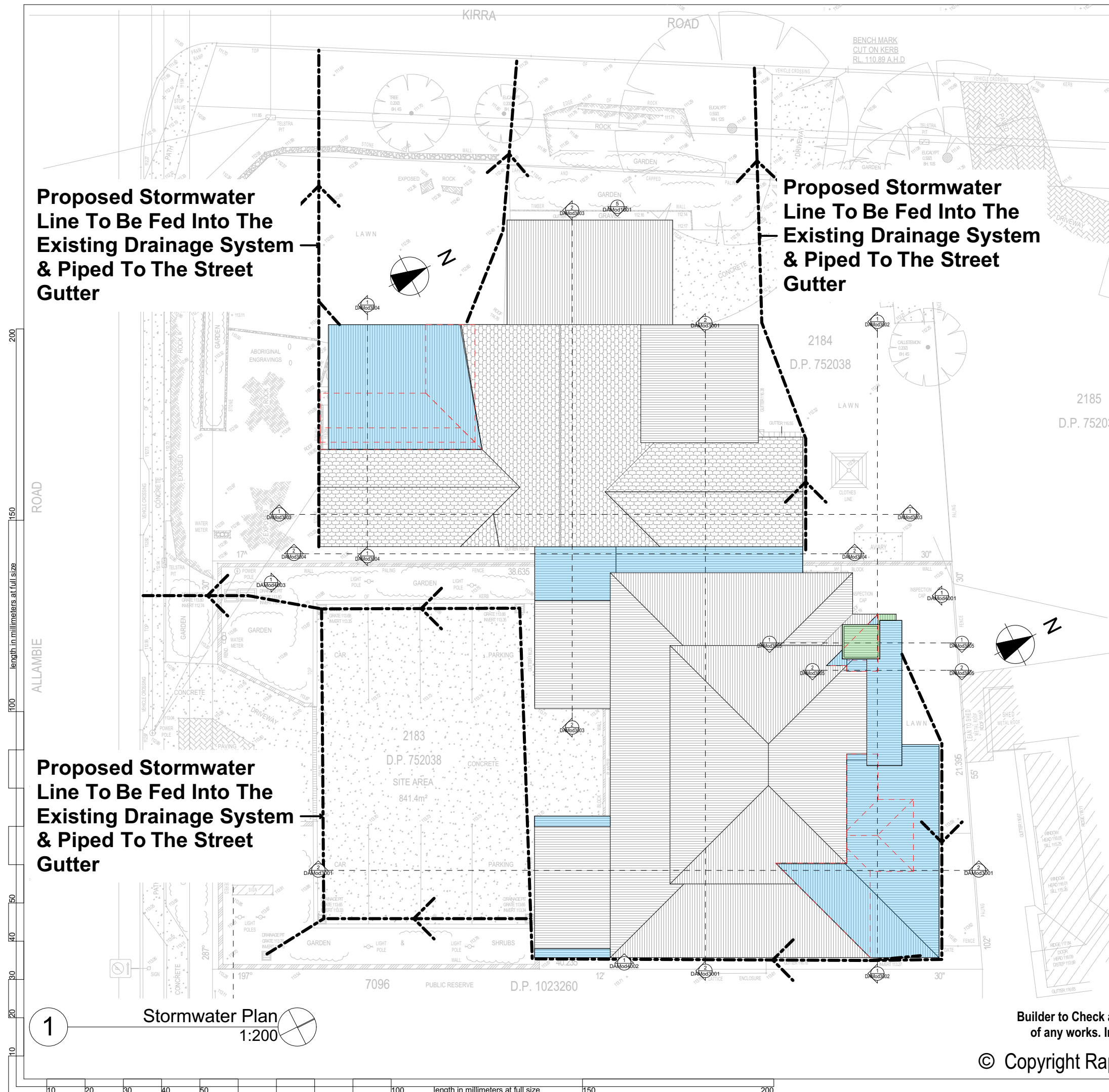
Scale: A3 as noted
Status: DA Mod
Project No: RP1217MIL

Date: 15-12-2020
Checked By: GBJ
Drawing No: DAMod1021

1 Waste Management Plan 1:200

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 Approved Under DA2018/1453

Denotes Demolished Item



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Mobile: 0414-945-024

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BUILDING DESIGNERS AUSTRALIA NSW

NOTES

92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction

Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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.

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Project North



DA MOD

APPLICATION ONLY

NOT FOR CONSTRUCTION

Client

Brian Mills

Project Name

Alterations & Additions

92 & 94 Allambie Road, Allambie Heights

2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:

Site Plans - Stormwater Plan

Scale: A3 as noted

Date: 15-12-2020

Status: DA Mod

Checked By: GBJ

Project No:

RP1217MIL

Drawing No.

DAMod1022

Site Information	Proposed	Compliance
Site Area	1616.4m2	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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m2)	643.23m2	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

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ADJOINING PLAN DA2002

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
suspended floor with enclosed outdoor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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bda BUILDING DESIGNERS AUSTRALIA NSW

NOTES
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 insulation
Insulation to External Masonry & 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
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
Basic Certificate Number A325164_02
All Plans to be read in conjunction with Basic Certificate

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Project North



DA MOD

APPLICATION ONLY
NOT FOR CONSTRUCTION

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Client
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:

Plans - Ground Floor Plan 92

Ground Floor Plan 92

Scale: A3 as noted

Date: 15-12-2020

Status: DA Mod

Checked By: GBJ

Project No:

Drawing No.

RP1217MIL

DAMod2001

Stairs To Turn With Landing Under This Application
New Elevator To Manufacturers Details

Move Wall To Align With Existing Wall Under This Application
Extend Floor Under This Application

New Timber Stairs & Handrail To BCA & Aust. Stds.

New Timber Stairs & Handrail To BCA & Aust. Stds. With Store Under
New 240mm Rendered Brick Veneer Wall

New Timber Stairs To BCA & Aust. Stds.

New Opening With Beam Over To Eng. Details

Existing Rendered Masonry Wall

New Timber Floor Frame To BCA & Aust. Stds.

New Timber Stairs To BCA & Aust. Stds.

Denotes New Works Under This Application

Denotes New Works Approved Under DA2018/1453

Wall Legend

Denotes New Timber Framed Wall

Denotes New Masonry Wall

Denotes Existing Wall

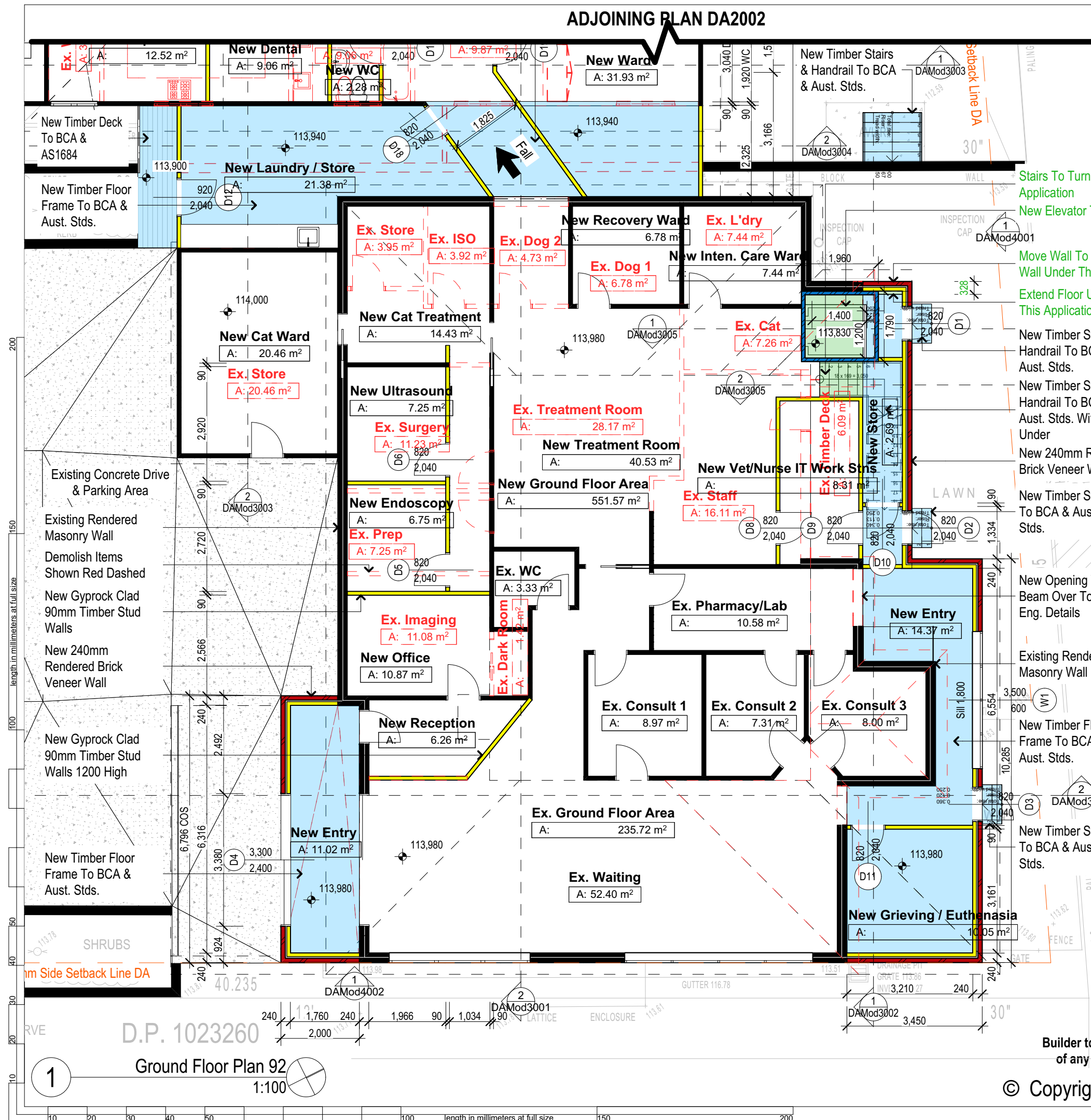
Denotes Demolished Item

Site Information	Proposed	Compliance
Site Area	1616.4m 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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m ²)	643.23m ²	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	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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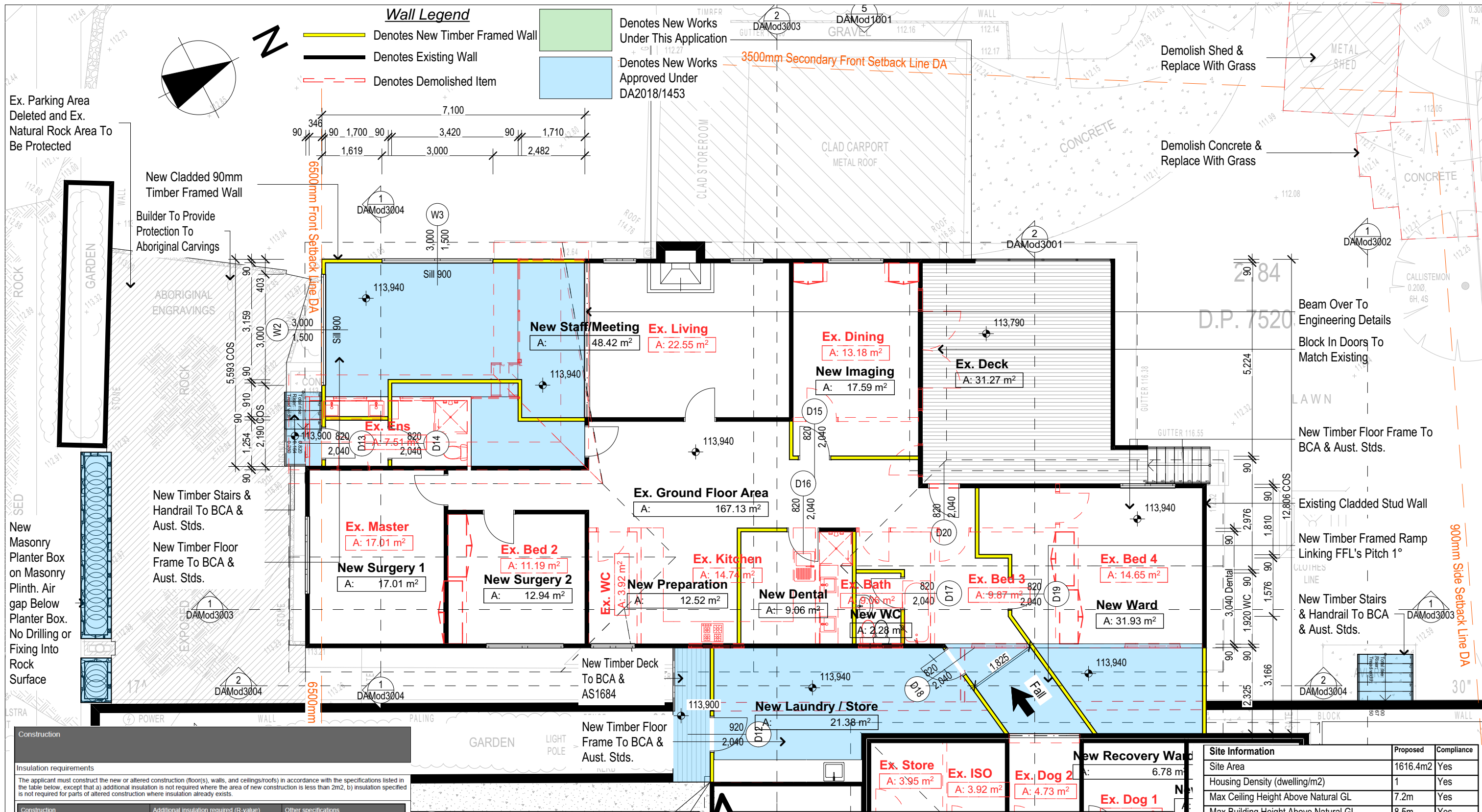
D.P. 1023260

Ground Floor Plan 92

1:100

1

length in millimeters at full size



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Project North

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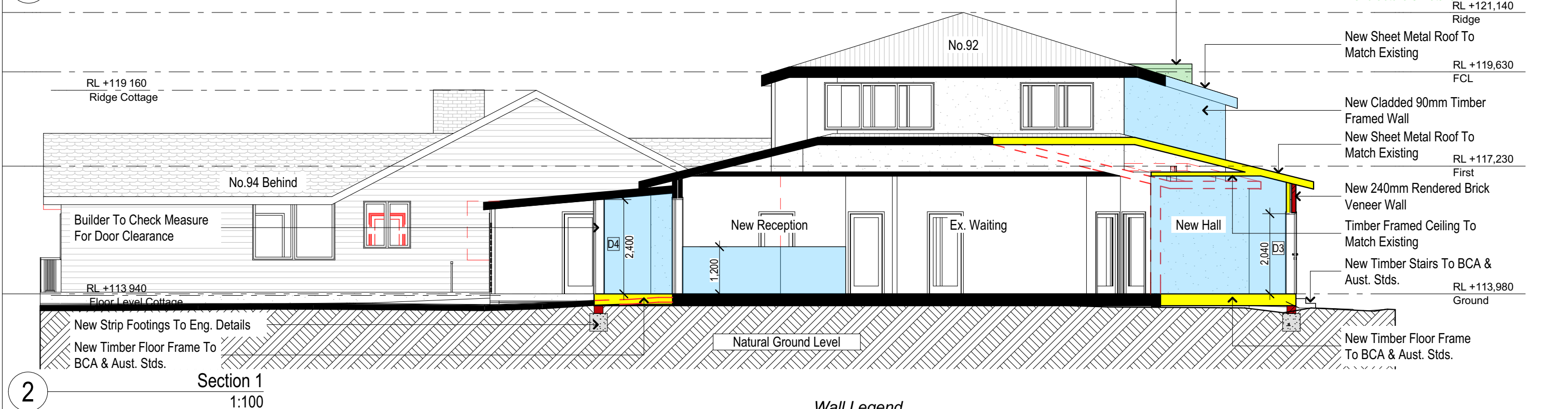
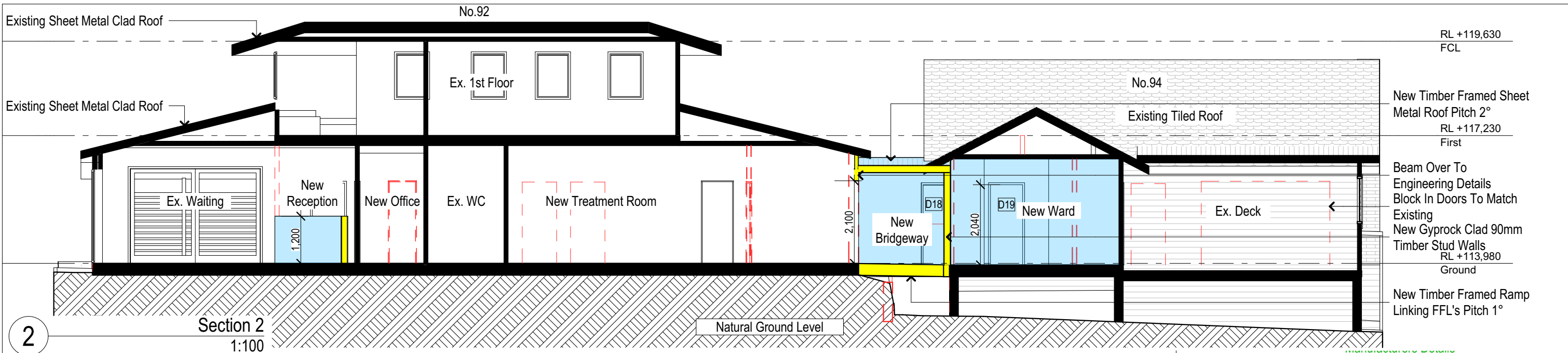
Client:
Brian Mills

Client:
Brian Mills
Project Name:
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P. 752038
Drawing Title:
Plans - Ground Floor Plan 94
Ground Floor Plan 94

Scale: A3 as noted
Status: DA Mod
Project No.
RP1217MIL

Date: 15-12-2020
Checked By: GBJ
Drawing No.
DAMod2002



	Denotes New Works Under This Application		Denotes New Timber Framed Wall/Floor
	Denotes New Works Approved Under DA2018/1453		Denotes New Masonry Wall
			Denotes Existing Wall
			Denotes Demolished Item

Wall Legend

NOTES

92 & 94 Allambie Road, Allambie Heights 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
92 & 94 Allambie Road, Allambie Heights 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, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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 A325164_02

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.

Site Information	Proposed	Compliance
Site Area	1616.4m 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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m ²)	643.23m ²	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

DA MOD
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Client:
Brian Mills

Client
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P. 752038

Drawing Title:

Sections - Section 1
Section 1, Section 2

Scale: A3 as noted

Status: DA Mod

Project No.

RP1217MIL

Date: 15-12-2020

Checked By: GBJ

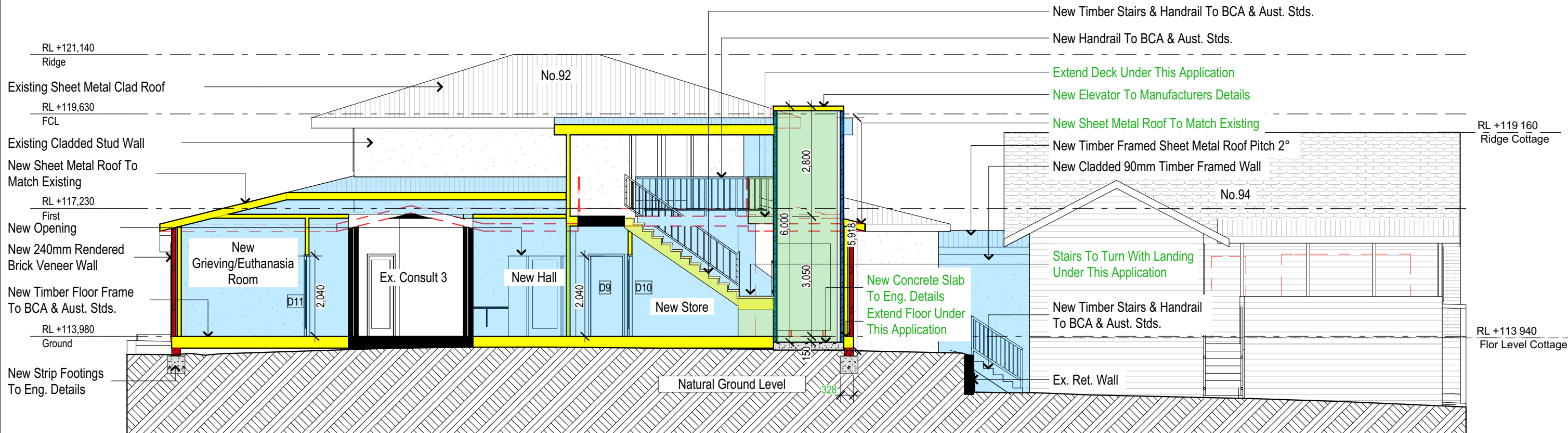
Drawing No.

DAMod3001



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1

Section 6
1:100

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 (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	N	2.1	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	4.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	W	4.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	S	7.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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

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Client:
Brian Mills

Basix

Basix Certificate Number A325164_02

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,

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
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

NOTES

92 & 94 Allambie Road, Allambie Heights 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

92 & 94 Allambie Road, Allambie Heights is not considered a heritage item

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

Construction

Timber Framed Floors, Masonry & Cladded Walls

Roof Sheet Metal to have R1.74 Insulation

Insulation to External Masonry & 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

Denotes New Works Under This Application

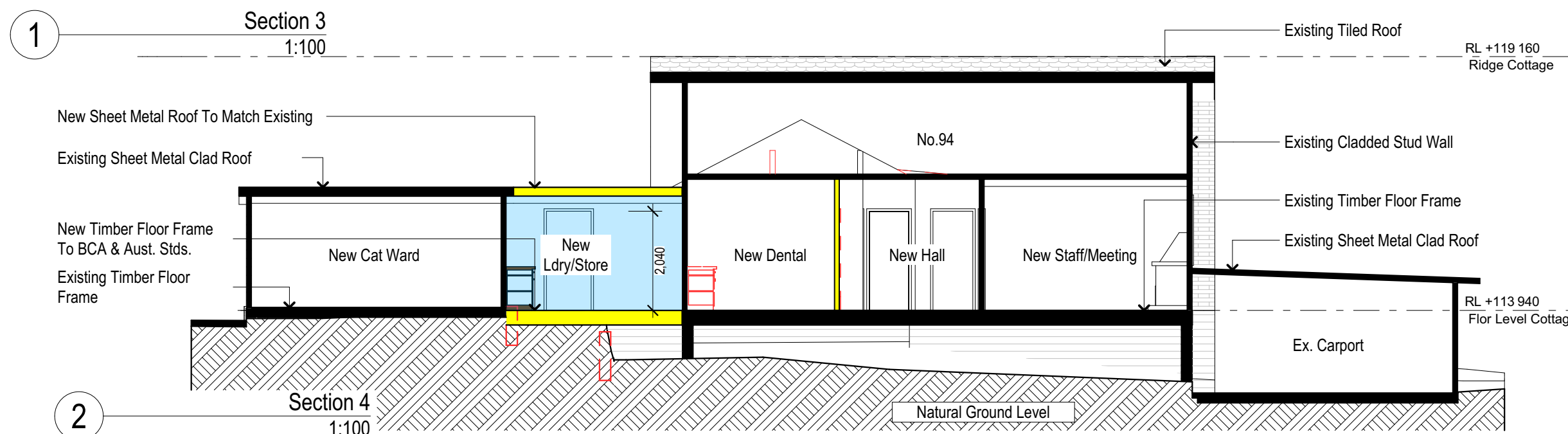
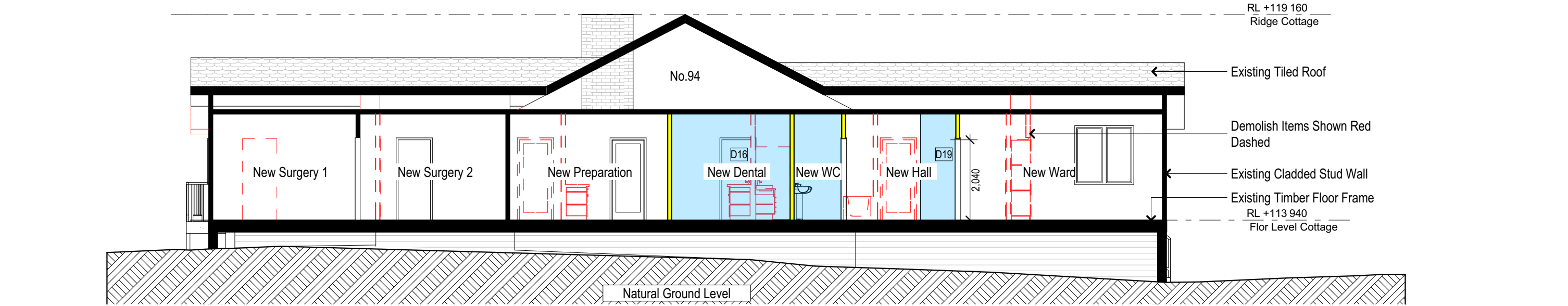
Denotes New Works Approved Under DA2018/1453

Wall Legend

Denotes New Timber Framed Wall/Floor
Denotes New Masonry Wall
Denotes Existing Wall
Denotes Demolished Item

Site Information	Proposed	Compliance
Site Area	1616.4m 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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m ²)	643.23m ²	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

Lot 2183 & Lot 2184 D.P. 752038	Scale: A3 as noted	Date: 15-12-2020
Drawing Title:	Status: DA Mod	Checked By: GBJ
Sections - Section 2 Section 6	Project No. RP1217MIL	Drawing No. DAMod3002



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 Height (m)	Distance (m)	Shading device
W1	N	2.1	0	0	eave/verandah/pergola/balcony >=450 mm
W2	S	4.5	0	0	eave/verandah/pergola/balcony >=450 mm
W3	W	4.5	0	0	eave/verandah/pergola/balcony >=450 mm
D4	S	7.9	0	0	eave/verandah/pergola/balcony >=900 mm
Frame and glass type					
Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)					
Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)					
Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)					
Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)					

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

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
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

NOTES

92 & 94 Allambie Road, Allambie Heights 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

92 & 94 Allambie Road, Allambie Heights is not considered a heritage item

Certifying

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Construction

Timber Framed Floors, Masonry & Cladded Walls

Roof Sheet Metal to have R1.74 Insulation

Insulation to External Masonry & 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

DA MOD APPLICATION ONLY NOT FOR CONSTRUCTION

Wall Legend

Denotes New Timber Framed Wall/Floor

Denotes New Masonry Wall

Denotes Existing Wall

Denotes Demolished Item

Basix

Basix Certificate Number A325164_02

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:

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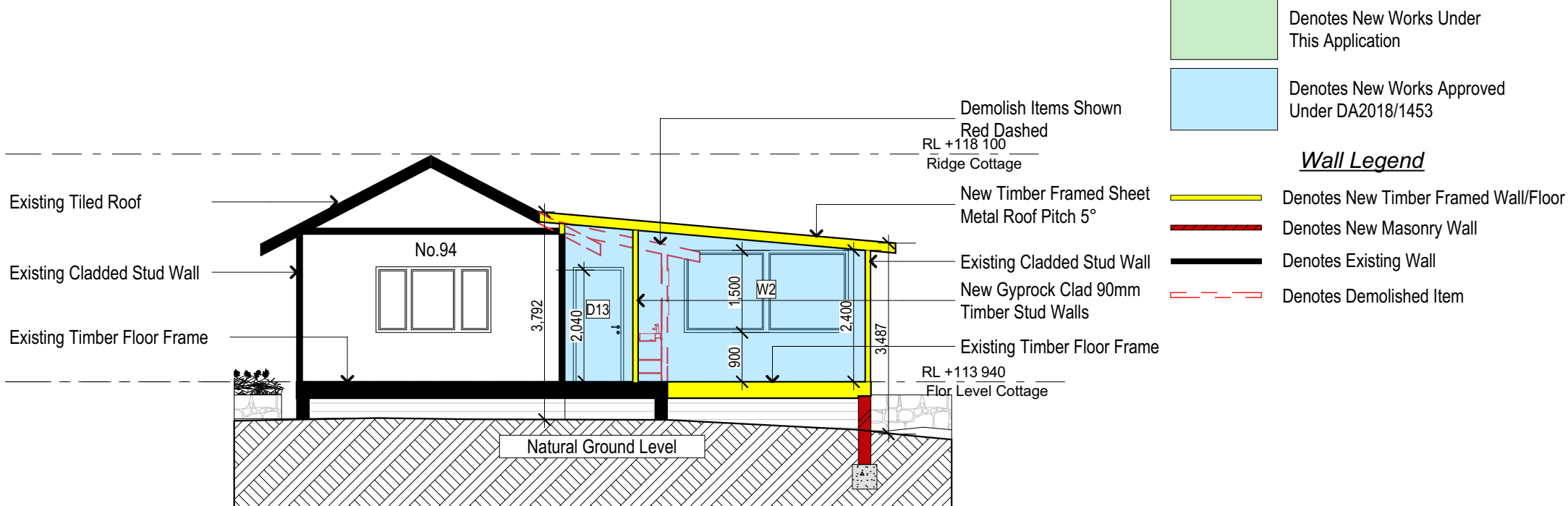
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

Denotes New Works Under This Application

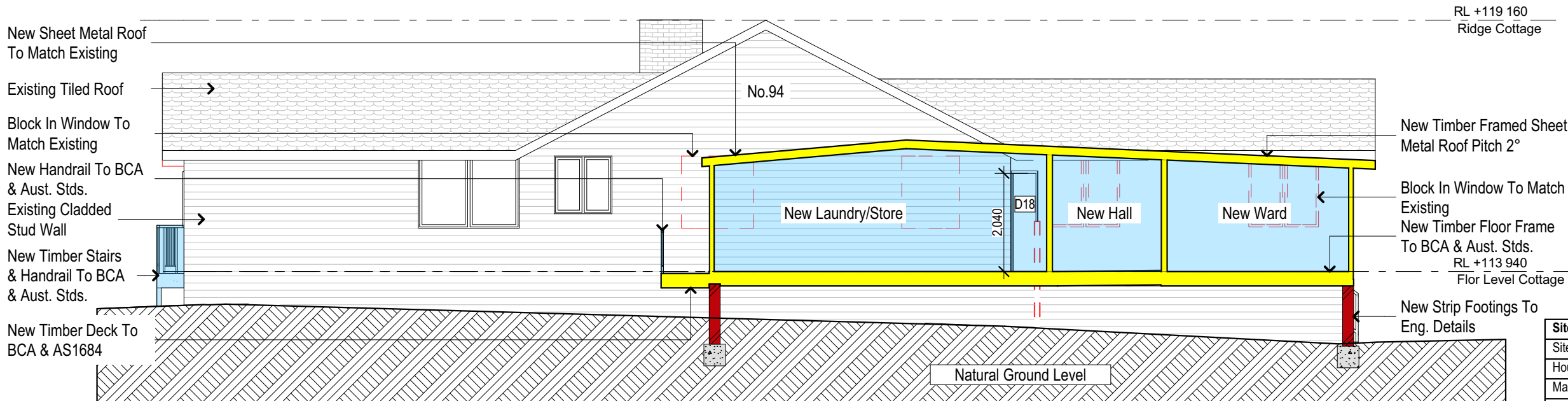
Denotes New Works Approved Under DA2018/1453

Site Information	Proposed	Compliance
Site Area	1616.4m2	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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m2)	643.23m2	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes



1

Section 5
1:100



2

Section 7
1:100

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

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NOTES

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Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & Cladded 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

Basix

Basix Certificate Number A325164_02

All Plans to be read in conjunction with Basix Certificate

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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.

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Windows and glazed doors glazing requirements

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W1	N	2.1	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	4.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	W	4.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	S	7.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	
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external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
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
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Max Building Height Above Natural GL	8.5m	Yes
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Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m ²)	643.23m ²	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes



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Client:
Brian Mills

Client
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P. 752038

Drawing Title:

Sections - Section 4
Section 7, Section 5

Scale: A3 as noted

Status: DA Mod
Project No.

RP1217MIL

Date: 15-12-2020

Checked By: GBJ

Drawing No.

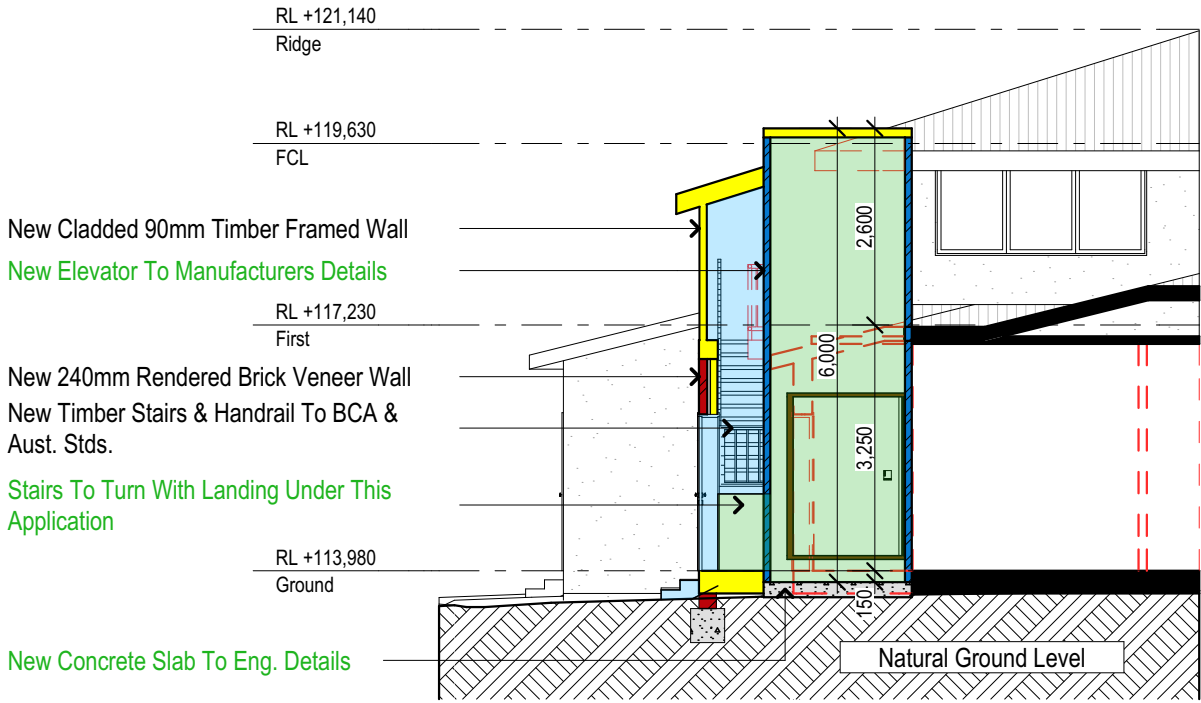
DAMod3004

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
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

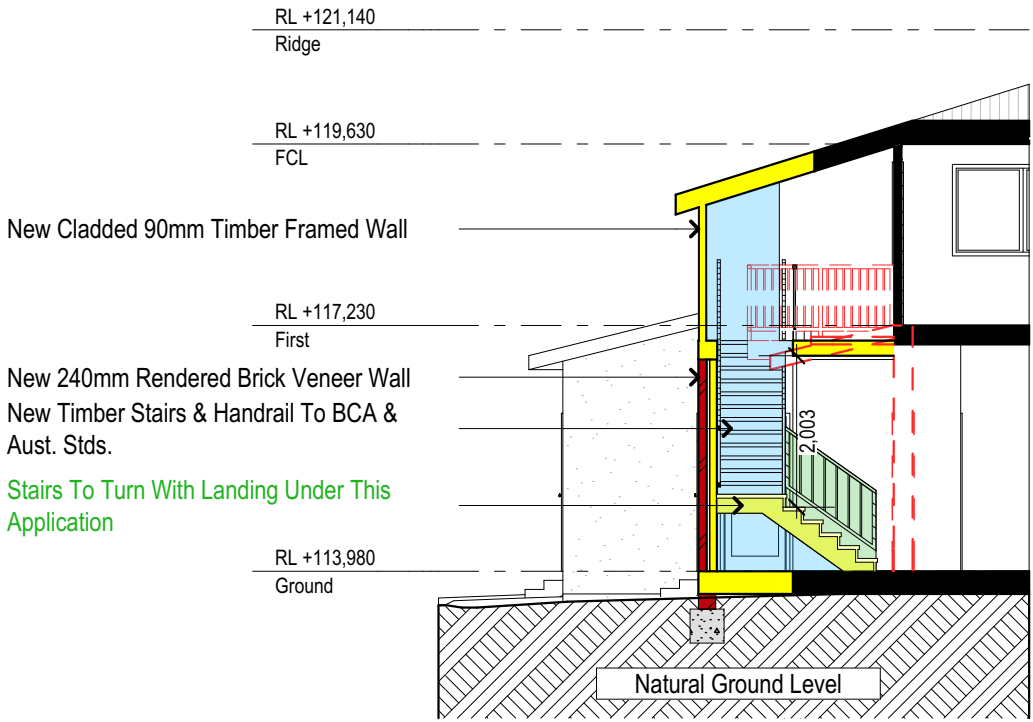
	Denotes New Works Under This Application
	Denotes New Works Approved Under DA2018/1453

Wall Legend

	Denotes New Timber Framed Wall/Floor
	Denotes New Masonry Wall
	Denotes Existing Wall
	Denotes Demolished Item



1 Section Lift 1
1:100



2 Section Stair
1:100

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

DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES

92 & 94 Allambie Road, Allambie Heights 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
92 & 94 Allambie Road, Allambie Heights is not considered a heritage item

Certifying

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Construction

Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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 A325164_02

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,

Site Information	Proposed	Compliance
Site Area	1616.4m2	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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m2)	643.23m2	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

Project North



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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:
Brian Mills

Client
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P. 752038

Drawing Title:

Sections - Section 5
Section Lift 1, Section Stair

Scale: A3 as noted

Status: DA Mod
Project No.
RP1217MIL

Date: 15-12-2020

Checked By: GBJ

Drawing No.

DAMod3005

NOTES

92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction

Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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 A325164_02
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 MOD

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
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100
Lot 2183 & Lot 2184 D.P.752038

Drawing Title:

Elevations - Elevations 1

North

Scale: A3 as noted

Date: 15-12-2020

Status: DA Mod

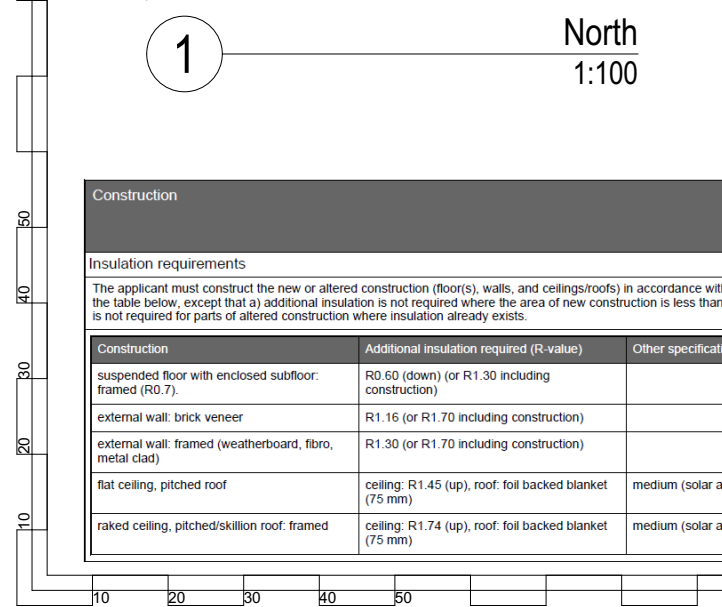
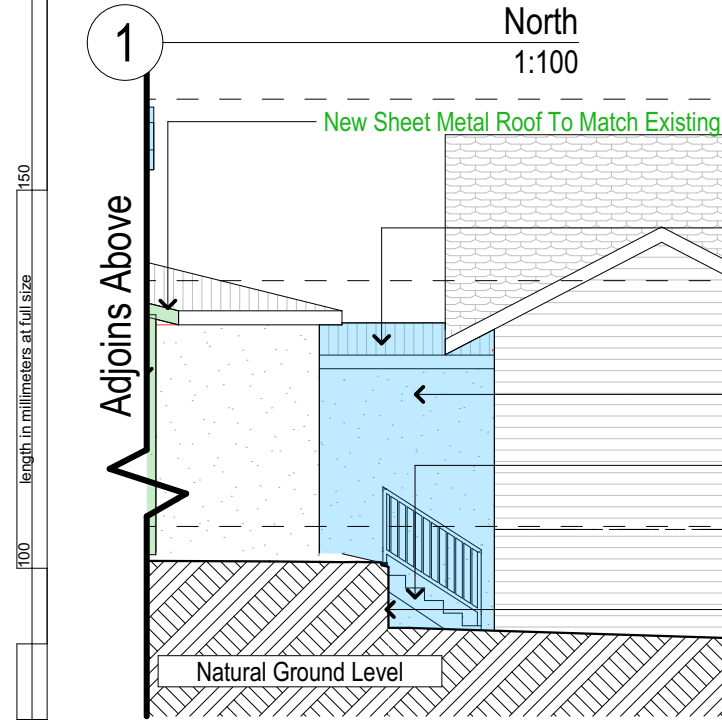
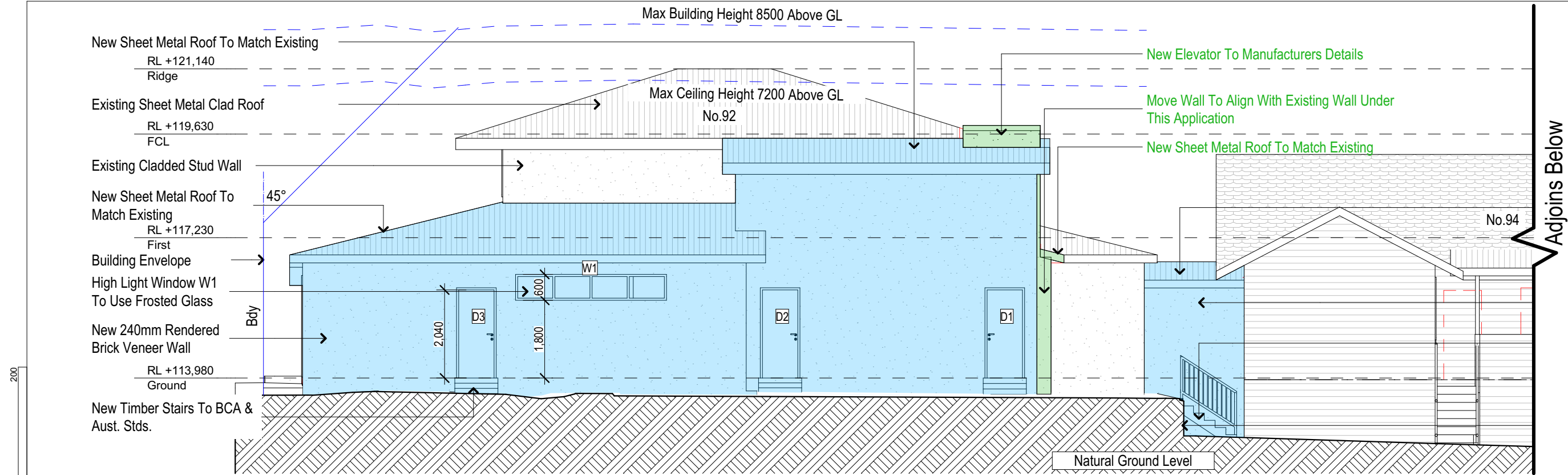
Checked By: GBJ

Project No:

RP1217MIL

Drawing No.

DAMod4001



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 (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	N	2.1	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	4.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	W	4.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	S	7.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

- Denotes New Works Under This Application
- Denotes New Works Approved Under DA2018/1453

Wall Legend

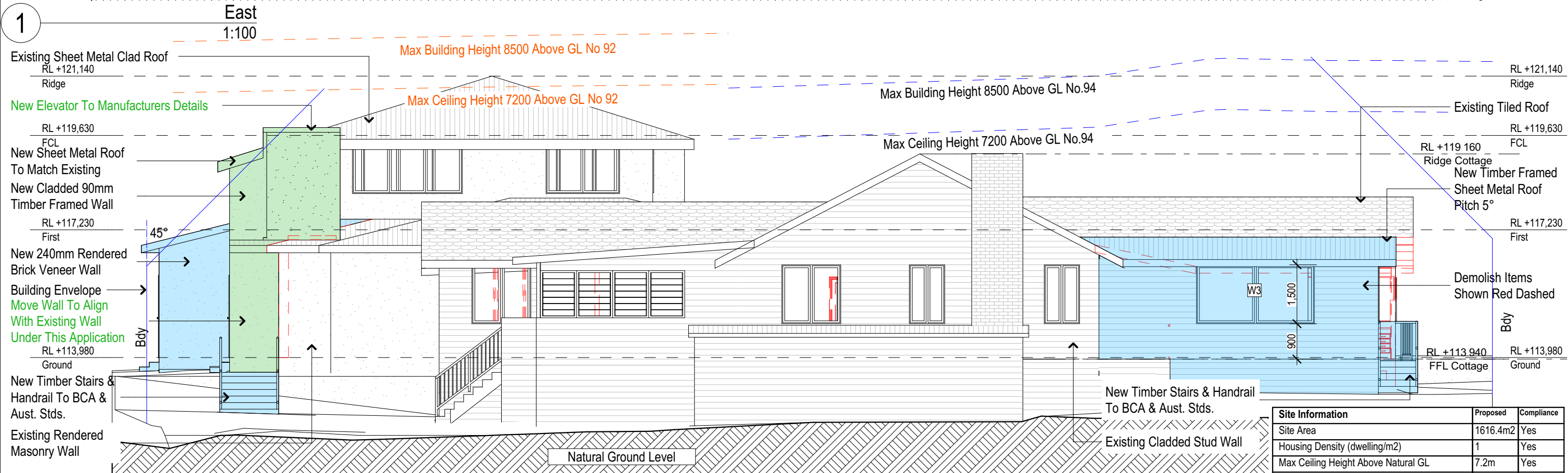
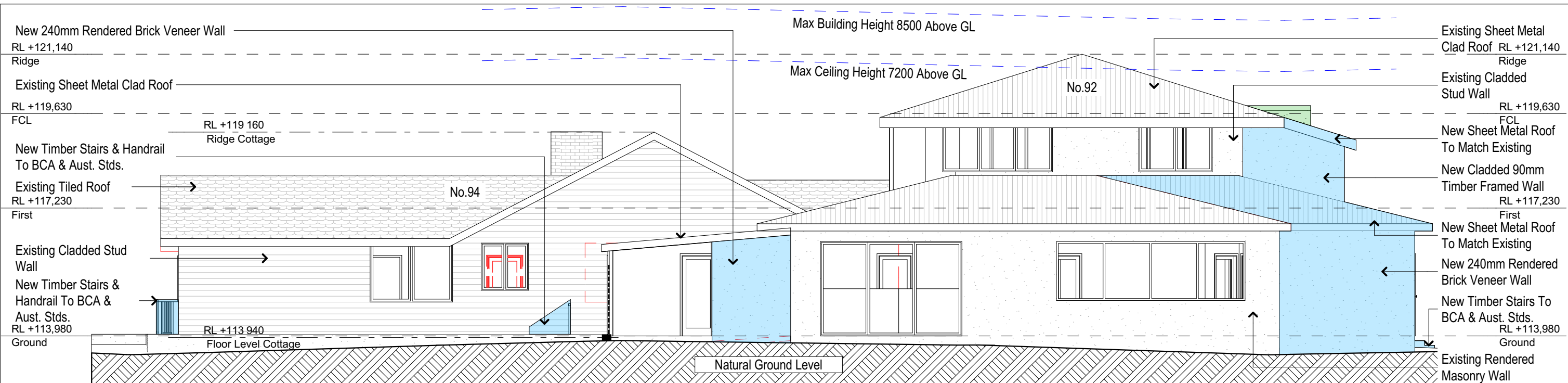
- Denotes New Timber Framed Wall/Floor
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item

Site Information	Proposed	Compliance
Site Area	1616.4m 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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m ²)	643.23m ²	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	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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2
West
1:100

Denotes New Works Under This Application

Denotes New Works Approved Under DA2018/1453

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

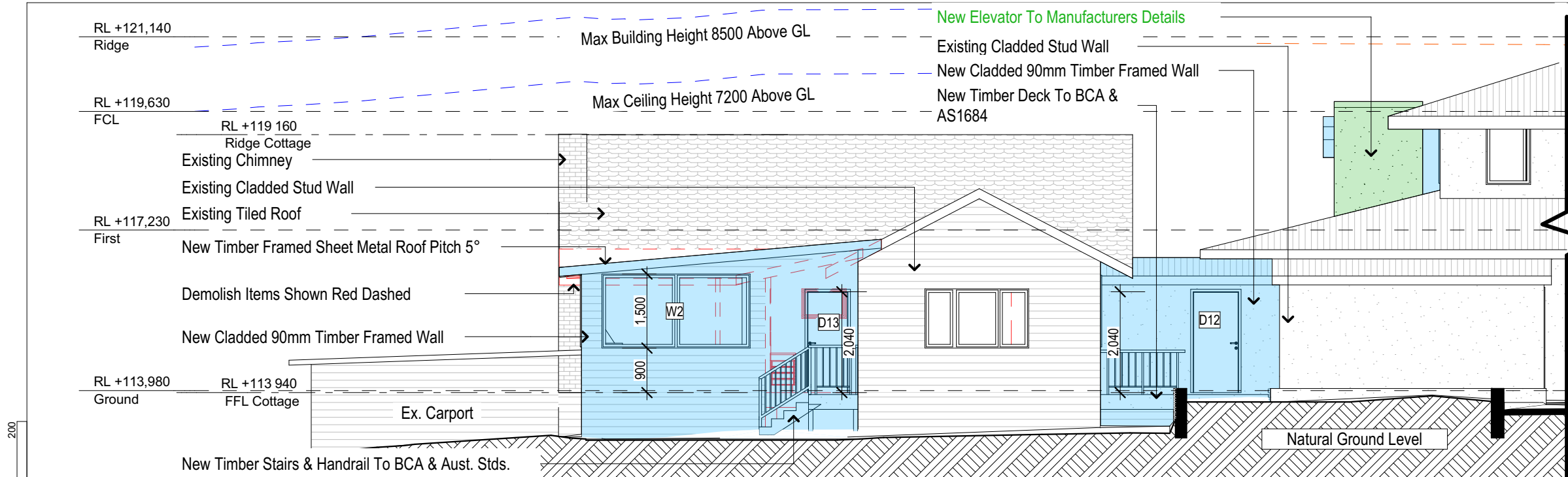
DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
92 & 94 Allambie Road, Allambie Heights 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
92 & 94 Allambie Road, Allambie Heights is not considered a heritage item
Certifying
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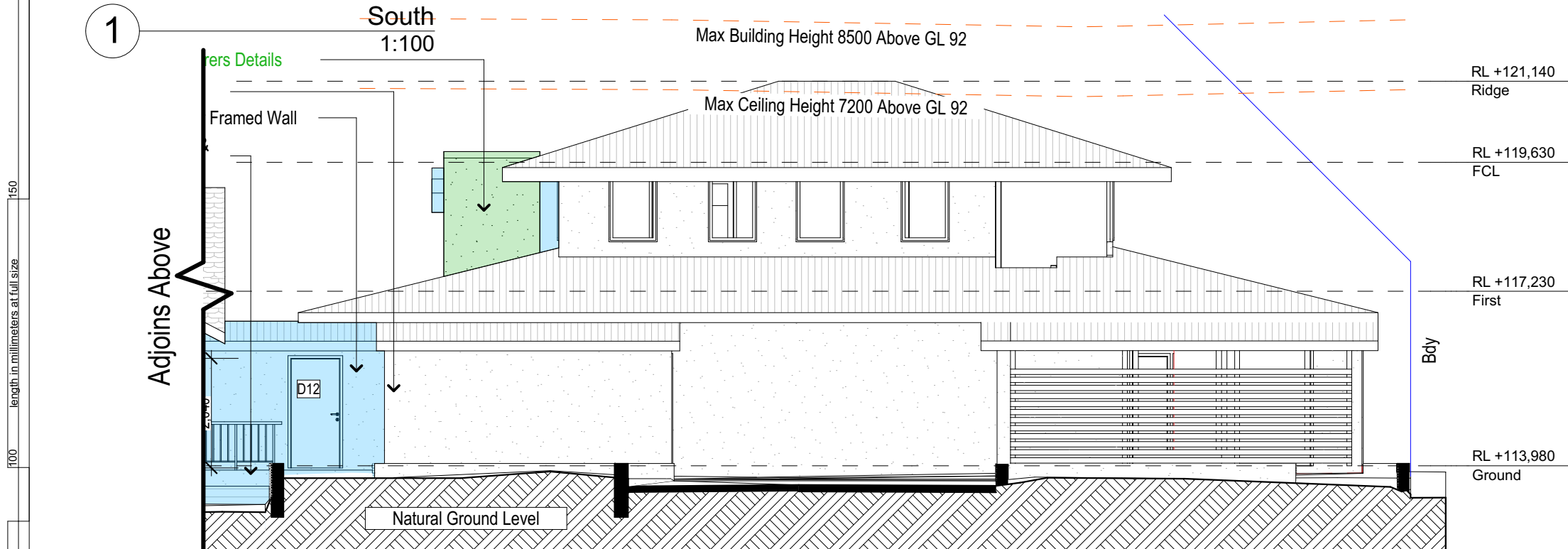
Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & Cladded Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management 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 A325164_02
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,

Site Information	Proposed	Compliance
Site Area	1616.4m 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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m ²)	643.23m ²	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes



Adjoins Below



Denotes New Works Under This Application

Denotes New Works Approved Under DA2018/1453

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
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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 (m ²)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device
W1	N	2.1	0	0	eave/verandah/pergola/balcony >=450 mm
W2	S	4.5	0	0	eave/verandah/pergola/balcony >=450 mm
W3	W	4.5	0	0	eave/verandah/pergola/balcony >=450 mm
D4	S	7.9	0	0	eave/verandah/pergola/balcony >=900 mm
Frame and glass type					
improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)					
improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)					
improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)					
improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)					

Site Information	Proposed	Compliance
Site Area	1616.4m 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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m ²)	643.23m ²	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

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NOTES
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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.

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Basix
Basix Certificate Number A325164_02
All Plans to be read in conjunction with Basix Certificate
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Project North



DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

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Client
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100
Lot 2183 & Lot 2184 D.P.752038

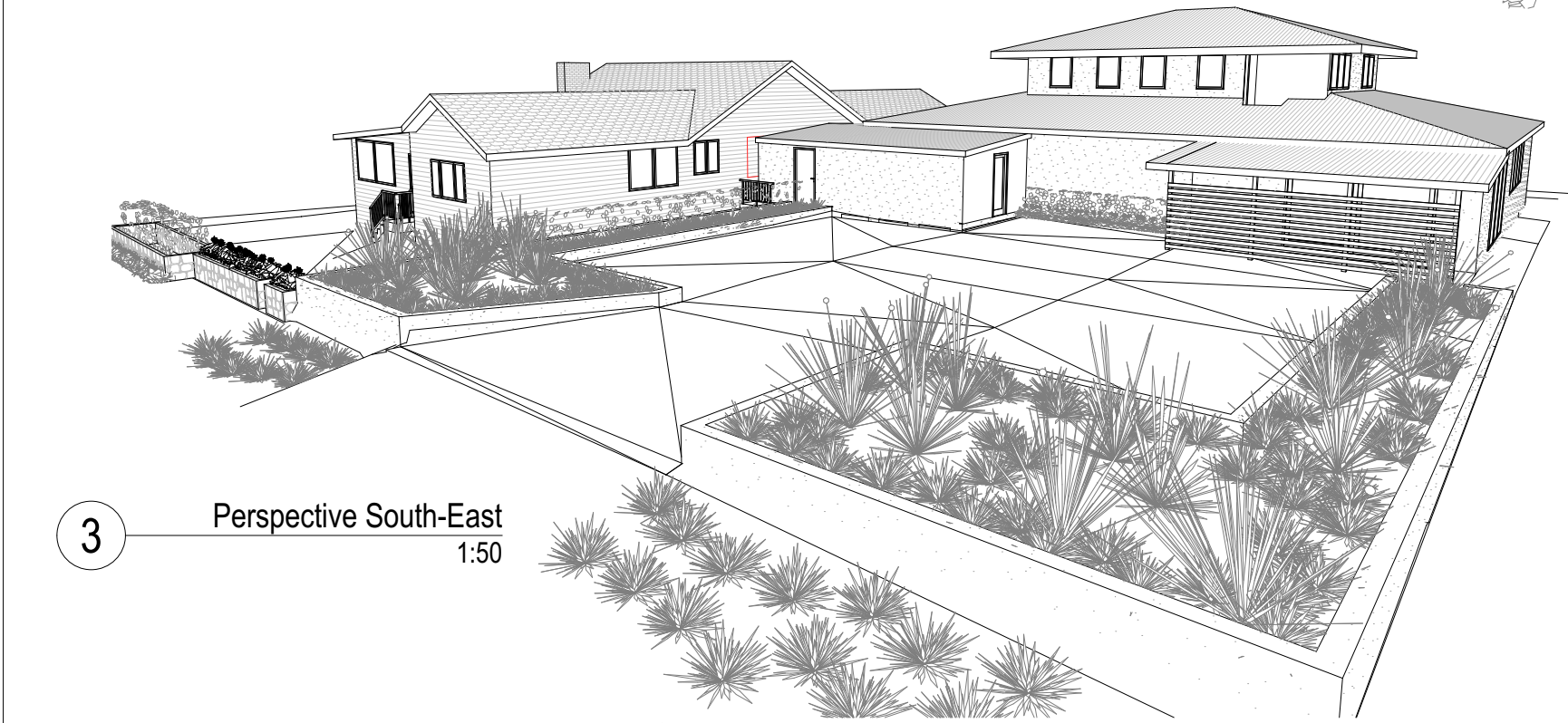
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Elevations - Elevation 3
South
Scale: A3 as noted
Date: 15-12-2020
Status: DA Mod
Checked By: GBJ
Project No:
RP1217MIL
Drawing No:
DAMod4003



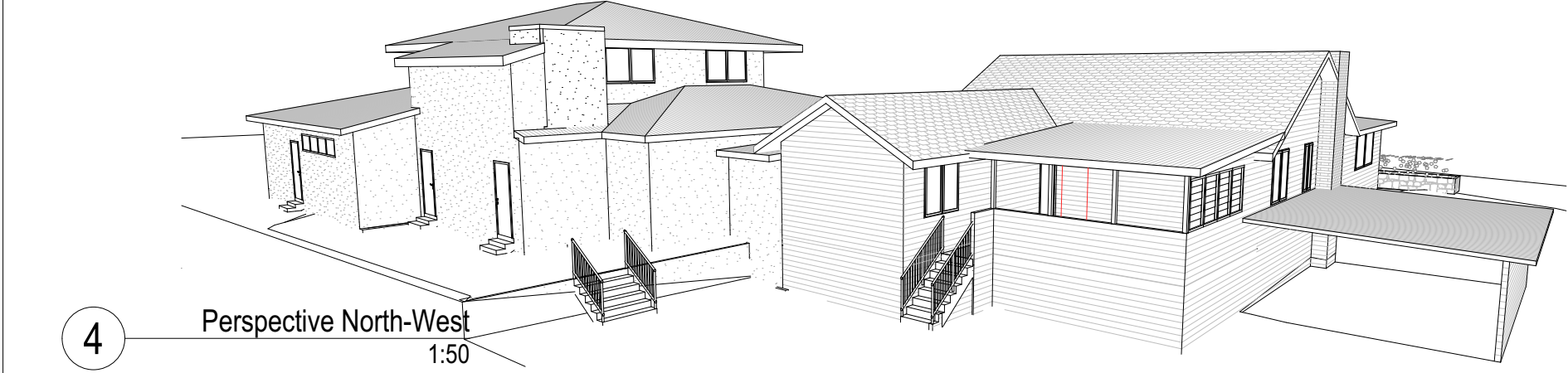
1 Perspective South
1:50



2 Perspective South-West
1:50



3 Perspective South-East
1:50



4 Perspective North-West
1:50

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.

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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
W1	N	2.1	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	4.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	W	4.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	S	7.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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.

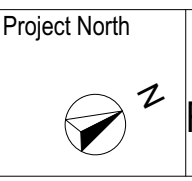
Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Builder to Check and Confirm all
Measurements Prior to
Commencement

**DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION**



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DC NSW 2086
Fax : (02) 9905-8865
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Email : gregg@rapidplans.com.au



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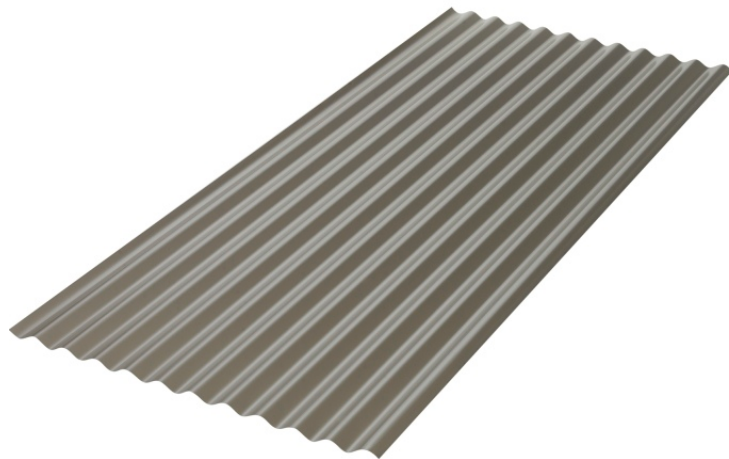
The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.
Client:
Brian Mills

Project Name:
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P.752038
Drawing Title:
Sunstudy - Perspective

Scale: A3 as noted
Status: DA Mod
Project No.
RP1217MIL

Date: 15-12-2020
Checked By: GBJ
Drawing No.
DAMod5001



Denotes Sheet Metal Roof Medium to Dark In Colour (Typical). Owner To Confirm Colour



Denotes Horizontal Cladded Wall (Typical). Owner To Confirm Colour



Denotes Rendered Masonry Wall (Typical). Owner To Confirm Colour



Denotes Timber Stairs (Typical). Owner To Confirm Colour



Denotes Alloy Windows (Typical). Owner To Confirm Colour

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
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	N	2.1	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	4.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	W	4.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	S	7.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Site Information	Proposed	Compliance
Site Area	1616.4m2	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	N/A
Minimum side boundry setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m2)	643.23m2	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	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
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NOTES

92 & 94 Allambie Road, Allambie Heights 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
92 & 94 Allambie Road, Allambie Heights is not considered a heritage item

Construction

Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
Insulation to External Masonry & 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 A325164_02
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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 MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

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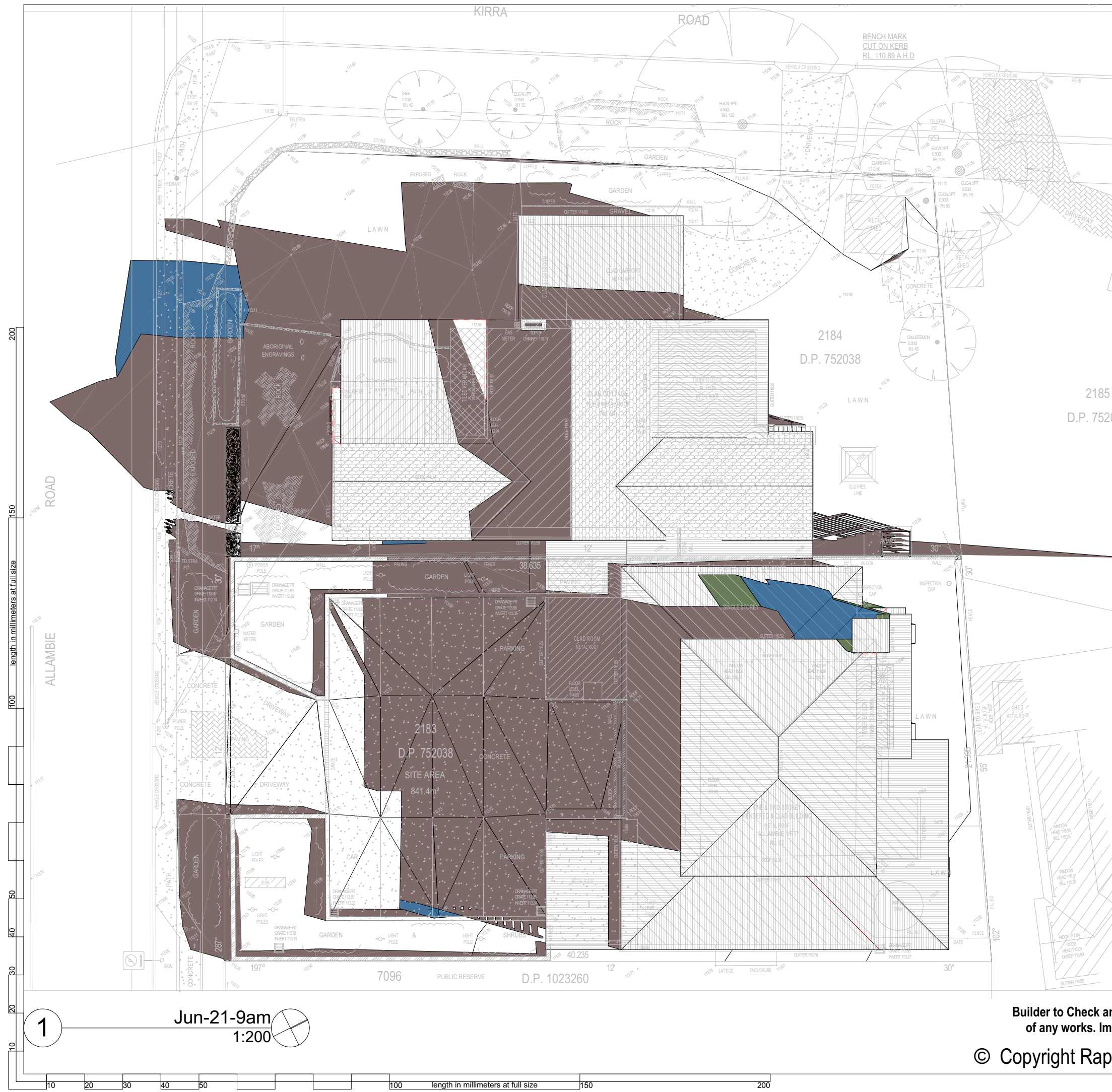
Client
Brian Mills

Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:
Sunstudy - Material & Colour Sample Board

Scale: A3 as noted	Date: 15-12-2020
Status: DA Mod	Checked By: GBJ
Project No: RP1217MIL	Drawing No. DAMod5002



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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
92 & 94 Allambie Road Allambie Heights 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.
92 & 94 Allambie Road Allambie Heights is not considered a heritage item.

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation.
Insulation to External Masonry & 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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Basic
Basic Certificate Number A325164_02
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Project North



DA MOD

APPLICATION ONLY

NOT FOR CONSTRUCTION

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Client
Brian Mills
Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:

Sunstudy - June 21st Shadow - 9am

Jun-21-9am

Scale: A3 as noted Date: 15-12-2020

Status: DA Mod Checked By: GBJ

Project No: RP1217MIL Drawing No.

DAMod5003

Site Information	Proposed	Compliance
Site Area	1616.4m2	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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m2)	643.23m2	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

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BUILDING DESIGNERS AUSTRALIA NSW

NOTES
92 & 94 Allambie Road Allambie Heights 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
92 & 94 Allambie Road Allambie Heights is not considered a heritage item

Construction
Timber Framed Floors, Masonry & Cladded Walls
Roof Sheet Metal to have R1.74 Insulation
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Basix
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Project North



DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

Site Information	Proposed	Compliance
Site Area	1616.4m2	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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m2)	643.23m2	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

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Client
Brian Mills

Project Name
Alterations & Additions
92 & 94 Allambie Road, Allambie Heights
2100

Lot 2183 & Lot 2184 D.P.752038

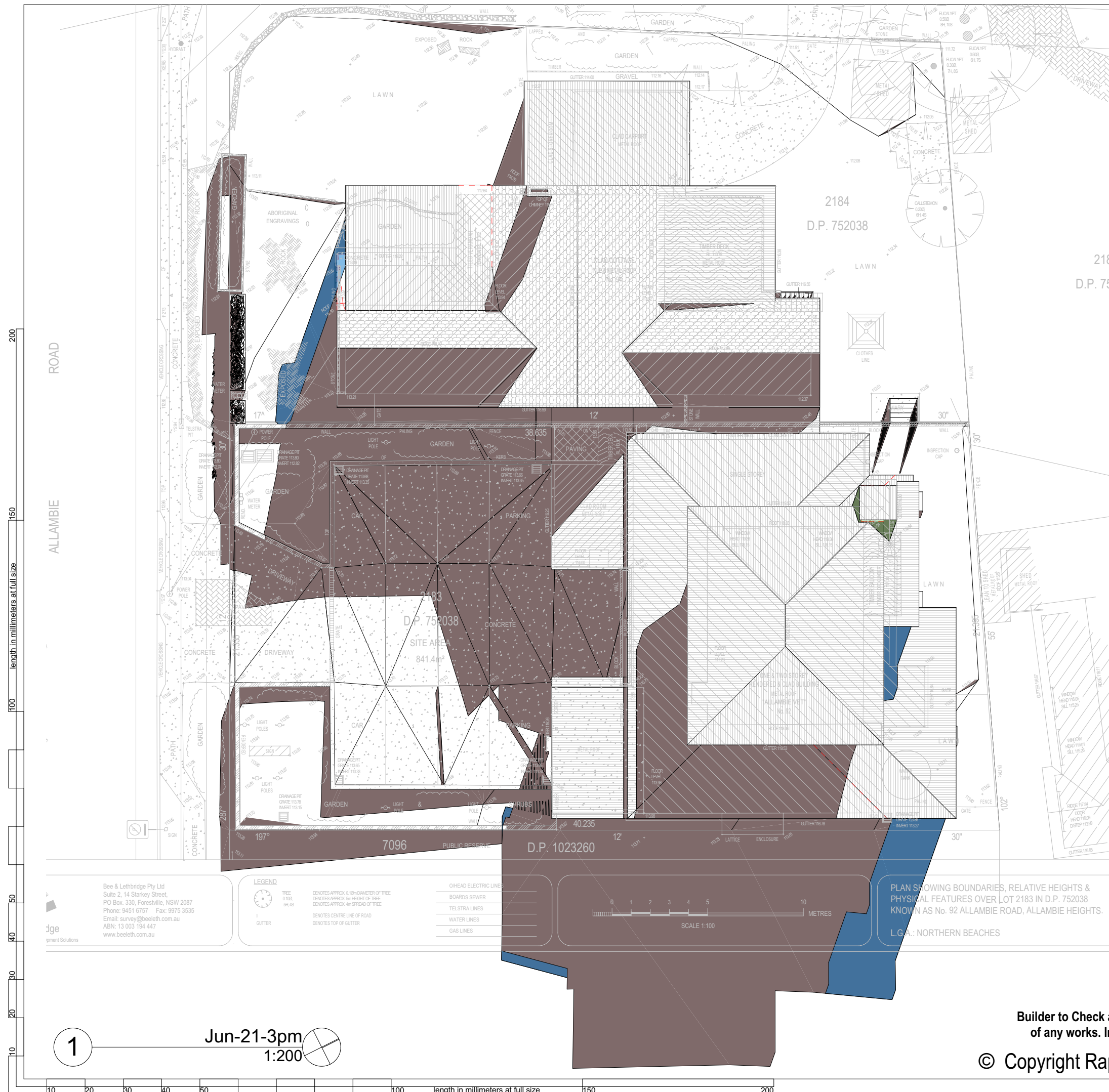
Drawing Title:
Sunstudy - June 21st Shadow - 12pm
Jun-21-12pm

Scale: A3 as noted
Status: DA Mod

Date: 15-12-2020
Checked By: GBJ

Project No:
RP1217MIL

Drawing No.
DAMod5004



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NOTES
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Construction
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Basix
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Project North



DA MOD

APPLICATION ONLY

NOT FOR CONSTRUCTION

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Client

Brian Mills

Project Name

Alterations & Additions

92 & 94 Allambie Road, Allambie Heights

2100

Lot 2183 & Lot 2184 D.P.752038

Drawing Title:

Sunstudy - June 21st Shadow - 3pm

Jun-21-3pm

Scale: A3 as noted

Date: 15-12-2020

Status: DA Mod

Checked By: GBJ

Project No:

RP1217MIL

Drawing No:

DAMod5005

Site Information	Proposed	Compliance
Site Area	1616.4m 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	N/A
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45°	Yes
% of landscape open space (40% min)	39%	Maintained
Impervious area (m ²)	643.23m ²	Maintained
Maximum cut into ground (m)	0.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	10	Yes

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