

NOTES

1 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
1 Allambie Road Allambie Heights is not considered a heritage item

Construction

Timber Framed Floors, Cladded Timber Frame Walls
Sheet Metal Clad Roof to have R1.45 Insulation
Insulation to External Cladded Timber Frame 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 A3504894
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Project North N



DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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

Client David Watkins

Project Name: Alterations & Additions

1 Allambie Road, Allambie Heights

2100

Lot 2 D.P. 855598

Drawing Title:

Elevations - Elevations 1

North, East

Scale: A3 as noted Date: 12/07/19

Status: DA Checked By: GBJ

Project No: RP1218WAT

Drawing No. DA4001

Max Building Height 8500 Above GL

Max Ceiling Height 7200 Above GL

New Timber Framed Sheet Metal Roof Pitch 21°

RL +46,568
Ridge

Existing Cladded Stud Wall

Building Envelope

RL +44,580
FCL

New Handrail To
BCA & Aust. Stds.

New Timber Deck To BCA &
AS1684

RL +41,880
Ground

Existing Tiled Roof To
Be Demolished

RL +46,568
Ridge

Block In Window To
Match Existing

RL +44,580
FCL

New Cladded 90mm
Timber Framed Wall

RL +41,880
Ground

New Strip Footings
To Eng. Details

Natural Ground Level

North
1:100

Max Building Height 8500 Above GL
Max Ceiling Height 7200 Above GL

New Timber Framed Sheet Metal Roof Pitch 21°

RL +46,568
Ridge

Existing Tiled Roof To Be Demolished

New Timber Framed Pergola With Polycarbonate Sheet Roof To AS1684

RL +44,580
FCL

New Timber Post

New Timber Deck To BCA & AS1684

New Timber Framed Sheet Metal Roof Pitch 2°

RL +41,880
Ground

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

New Timber Front Fence

RL +39,190
Store

RL +46,568
Ridge

New Cladded 90mm
Timber Framed Wall

RL +44,580
FCL

New Handrail To
BCA & Aust. Stds.

Existing Cladded
Stud Wall

RL +41,880
Ground

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

Natural Ground Level

East
1:100

Glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W6	N	1.35	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	N	1.05	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W8	N	1.35	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W9	N	0.68	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	E	8.07	0	0	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D7	S	4.41	0	0	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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

DA2019/0929

Legend



Denotes New Works

Denotes Demolished Item

Site Information	Proposed	Compliance
Site Area	511.3m 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	Variation
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	27%	Variation
Impervious area (m ²)	374.67m ²	Variation
Maximum cut into ground (m)	0.4m	Yes
Maximum depth of fill (m)	0.5m	Yes
Number of car spaces provided	2	Yes

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

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New Timber Framed Pergola With Polycarbonate Sheet Roof To AS1684

New Timber Deck To BCA & AS1684

New Timber Post

New Cladded 90mm Timber Framed Wall

New Strip Footings To Eng. Details

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

Max Building Height 8500 Above GL

Max Ceiling Height 7200 Above GL

New Timber Framed Sheet Metal Roof Pitch 21°

Existing Cladded Stud Wall

Block In Window To Match Existing

New Timber Deck To BCA & AS1684

New Timber Post

New Handrail To BCA & Aust. Stds.

Ground New Timber Stairs

& Handrail To BCA & Aust. Stds.

New Earth Fill To Demolished Driveway

RL +39,190 Store

Existing Concrete Driveway

South
1:100



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

DA2019/0929

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	S	2.88	0	0	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	4.32	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	W	2.88	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	W	0.68	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W5	W	2.52	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

Existing Tiled Roof To Be Demolished

RL +46,568 Ridge

New Timber Framed Sheet Metal Roof Pitch 21°

RL +44,580 FCL

New Cladded 90mm Timber Framed Wall

RL +41,880 Ground

New Strip Footings To Eng. Details

RL +39,190 Store

Max Building Height 8500 Above GL

Max Ceiling Height 7200 Above GL

New Timber Deck To BCA & AS1684

New Timber Framed Pergola With Polycarbonate Sheet Roof To AS1684

RL +44,580 FCL

New Handrail To BCA & Aust. Stds.

New Timber Post

New Timber Framed Sheet Metal Roof Pitch 2°

RL +41,880 Ground

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

RL +39,190 Store

New Timber Front Fence

Natural Ground Level

Legend

Denotes New Works

Denotes Demolished Item

West
1:100

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Project North



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NOT FOR CONSTRUCTION

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Client: David Watkins
Project Name: **Alterations & Additions**
1 Allambie Road, Allambie Heights
2100
Lot 2 D.P. 855598

Drawing Title:

Elevations - Elevations 2

South, West

Scale: A3 as noted Date: 12/07/19

Status: DA Checked By: GBJ

Project No: RP1218WAT

Drawing No: DA4002

