

**DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION**



**Rapid Plans**  
Building Design and Architectural Drafting

World Plans  
PO Box 6239 Fitzroy Street, DO NSW 2086  
Fax: (02) 9350-8845, Mobile: 0414-945-024  
Email: [info@rapidplans.com.au](mailto:info@rapidplans.com.au)

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**bdaa**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

**bdaa**  
ACCREDITED  
BUILDING DESIGNER

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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.

**NOTES**  
38 Elaine Avenue Avalon Beach is zoned R2-Low Density Residential.  
38 Elaine Avenue Avalon Beach is not considered a heritage item.  
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue Construction.  
Concrete Floor Drive  
Roof Sheet Metal to have NIA Insulation  
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 AS01288-2017  
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.

**Setbacks**  
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 a written Construction Certificate drawings by Rapid Plans.

Basic Certificate Number A1707594  
All Plans to be read in conjunction with Basic Certificate.  
The applicant must construct the new or altered construction (floor slabs, 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 20m², 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, gorgola, 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	Prop.	Comp.
Site Area	792m²	Yes
Housing Density (dwelling/m²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Variation
Rear Setback (Min.)	6.5m	Yes
Min. side bdy setback (Min.)	2.5m & 1m	Variation
Building envelope	3.5m@ 45Deg	Yes
% of landscape open space (50% min)	35%	Exist
Impervious area (m²)	65%	Exist
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. 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**

Project North  


Drawn | Checked GBJ  
Plot Date: 29/05/2025  
Project NO.: RP03250AN  
Project Status DA

Client Christina Daniel

Site: 38 Elaine Avenue Avalon Beach

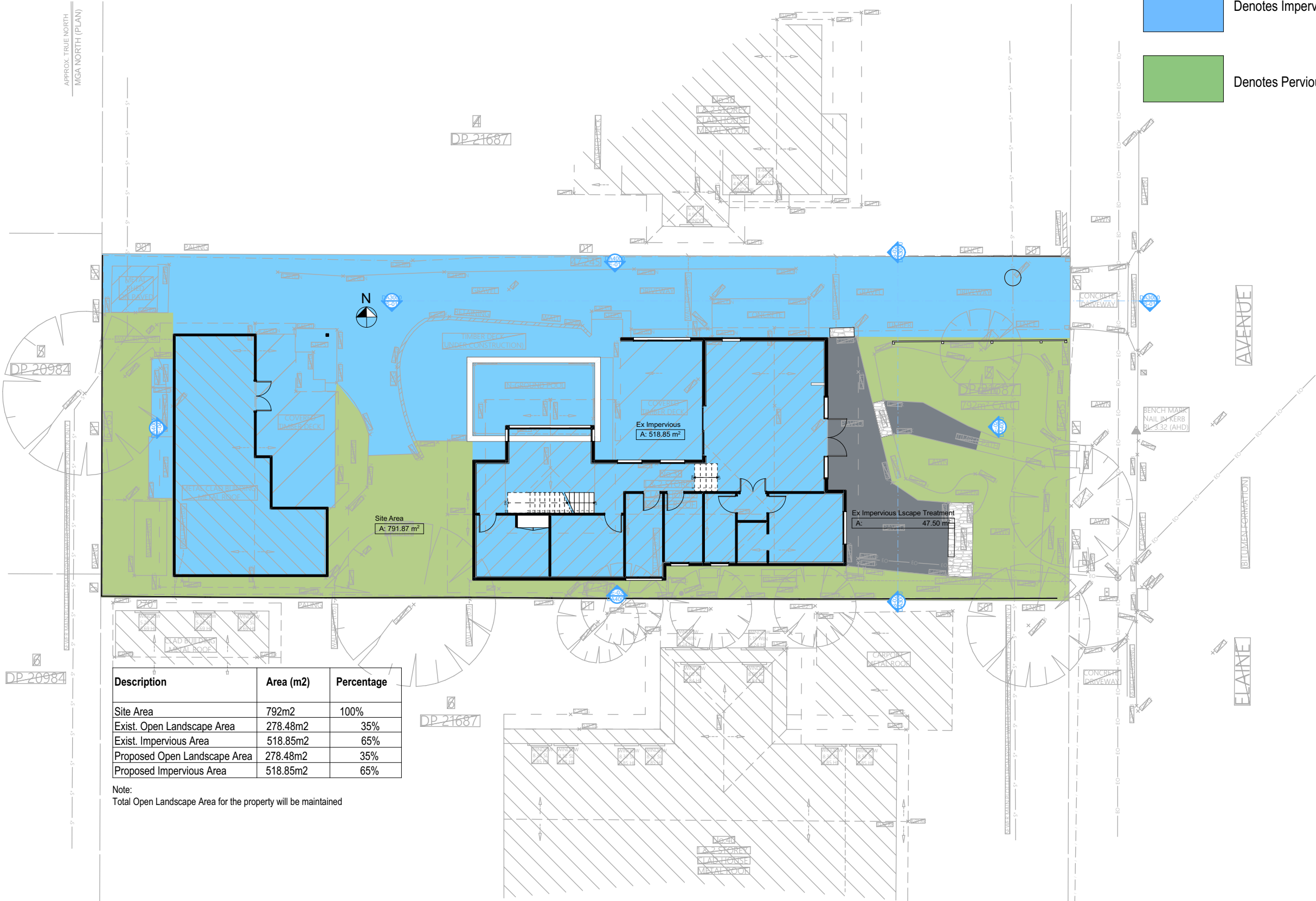
**DRAWING TITLE:**  
SITE AND LOCATION  
**SITE PLAN**

**PROJECT NAME:**  
**Alterations & Additions**

REVISION NO.	DATE
-	29-5-2025

DRAWING NO.  
**DA1003**

Plot Date: 29/05/2025  
Sheet Size: A3



1 LANDSCAPE OPEN SPACE EXISTING 1:200

**Wall Legend**

Denotes Existing Wall

Denotes Impervious Area

Denotes Pervious Area

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All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1884  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS1728-2017  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
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Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	792m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Variation
Rear Setback (Min.)	6.5m	Yes
Min. side bdy setback (Min.)	2.5m & 1m	Variation
Building envelope	3.5m@ 45Deg	Yes
% of landscape open space (50% min)	35%	Exist
Impervious area (m2)	65%	Exist
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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Project North

Drawn | Checked GBJ  
Plot Date: 29/05/2025  
Project NO.: RP03250AN  
Project Status DA

Client Christina Daniel

Site: 38 Elaine Avenue Avalon Beach

DRAWING TITLE SITE AND LOCATION  
**Landscape Open Space Plan Existing**

PROJECT NAME:  
**Alterations & Additions**

REVISION NO.	DATE
-	29-5-2025

DRAWING NO.  
**DA1009**

Plot Date: 29/05/2025  
Sheet Size: A3



APPROX. TRUE NORTH



Description	Area (m2)	Percentage
Site Area	792m2	100%
Exist. Open Landscape Area	278.48m2	35%
Exist. Impervious Area	518.85m2	65%
Proposed Open Landscape Area	278.48m2	35%
Proposed Impervious Area	518.85m2	65%

Note:  
Total Open Landscape Area for the property will be maintained

1

LANDSCAPE OPEN SPACE PROPOSED  
1:200

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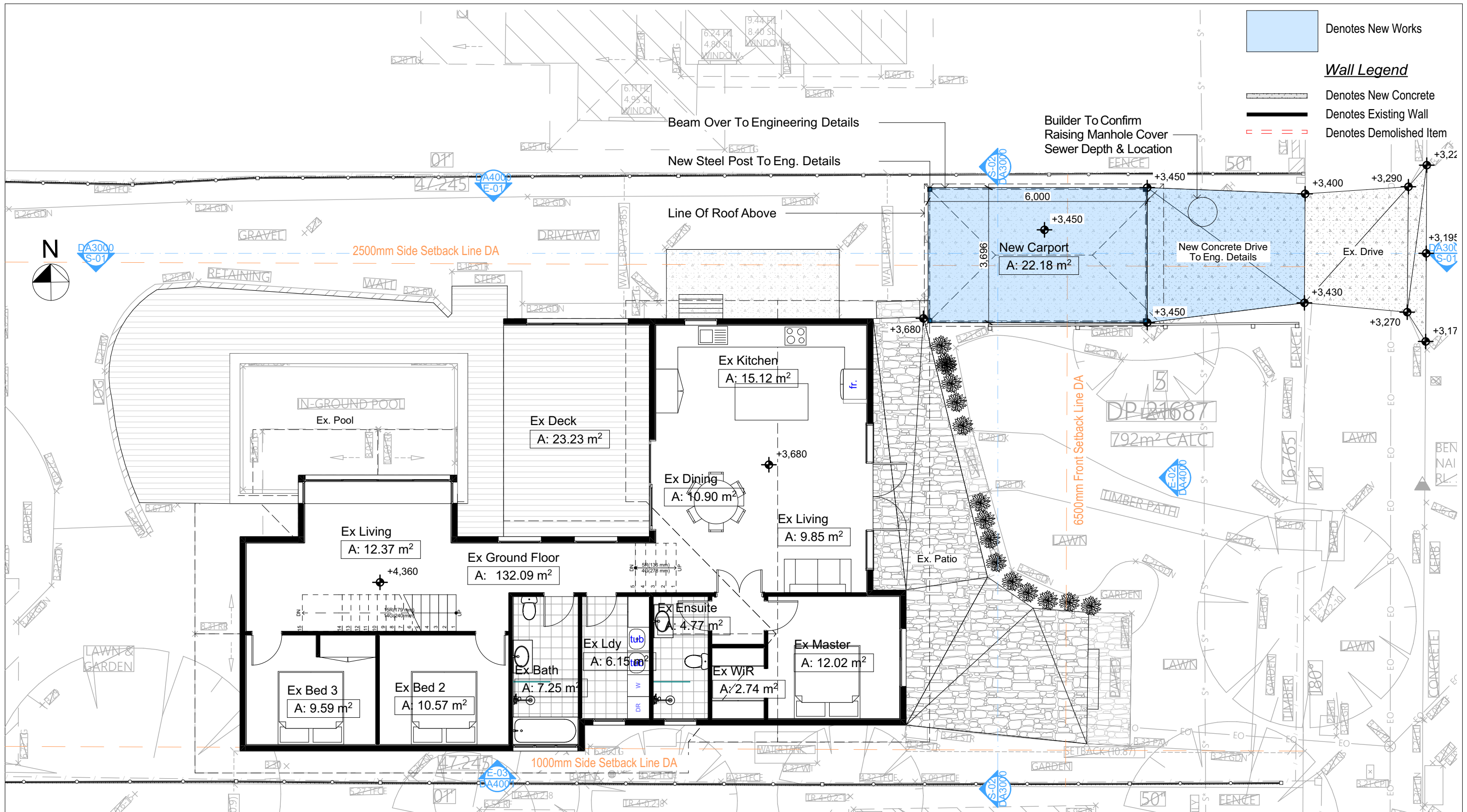
DRAWING TITLE AND LOCATION	Landscape Open Space Plan Proposed
PROJECT NAME:	Alterations &

**DA APPLICATION**  
**ONLY**  
**NOT FOR CONSTRUCTION**

<div><div><div><b>DA APPLICATION</b></div><div><b>ONLY</b></div><div><b>NOT FOR CONSTRUCTION</b></div></div></div>	<b>DRAWING TITLE:</b> SITE AND LOCATION <b>Landscape Open Space Plan Proposed</b>
	<b>PROJECT NAME:</b> <b>Alterations &amp; Additions</b>
	<b>REVISION NO.</b> <b>DATE</b>  - <b>29-5-2025</b>
	<b>DRAWING NO.</b> <b>DA1010</b>
	<b>Plot Date:</b> 29/05/2025 <b>Sheet Size:</b> A3 <small>Submittals on the professional Engineer's stamp</small>







1 GROUND FLOOR  
1:100

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**Construction**  
Concrete Floor/Drive  
Roof Sheet Metal to have N/A Insulation  
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 A1797594  
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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,

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	792m2	Yes	Building envelope	3.5m@45Deg	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (50% min)	35%	Exist
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	65%	Exist
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	0.5m	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	2.5m & 1m	Variation			

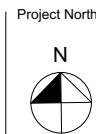


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Checked  
Plot Date:  
Project NO.  
Project Status  
Client  
Site:  
Sheet Size: A3

GBJ  
29/05/2025  
RP0325DAN  
DA  
Christina Daniel  
38 Elaine Avenue Avalon Beach

DRAWING TITLE :

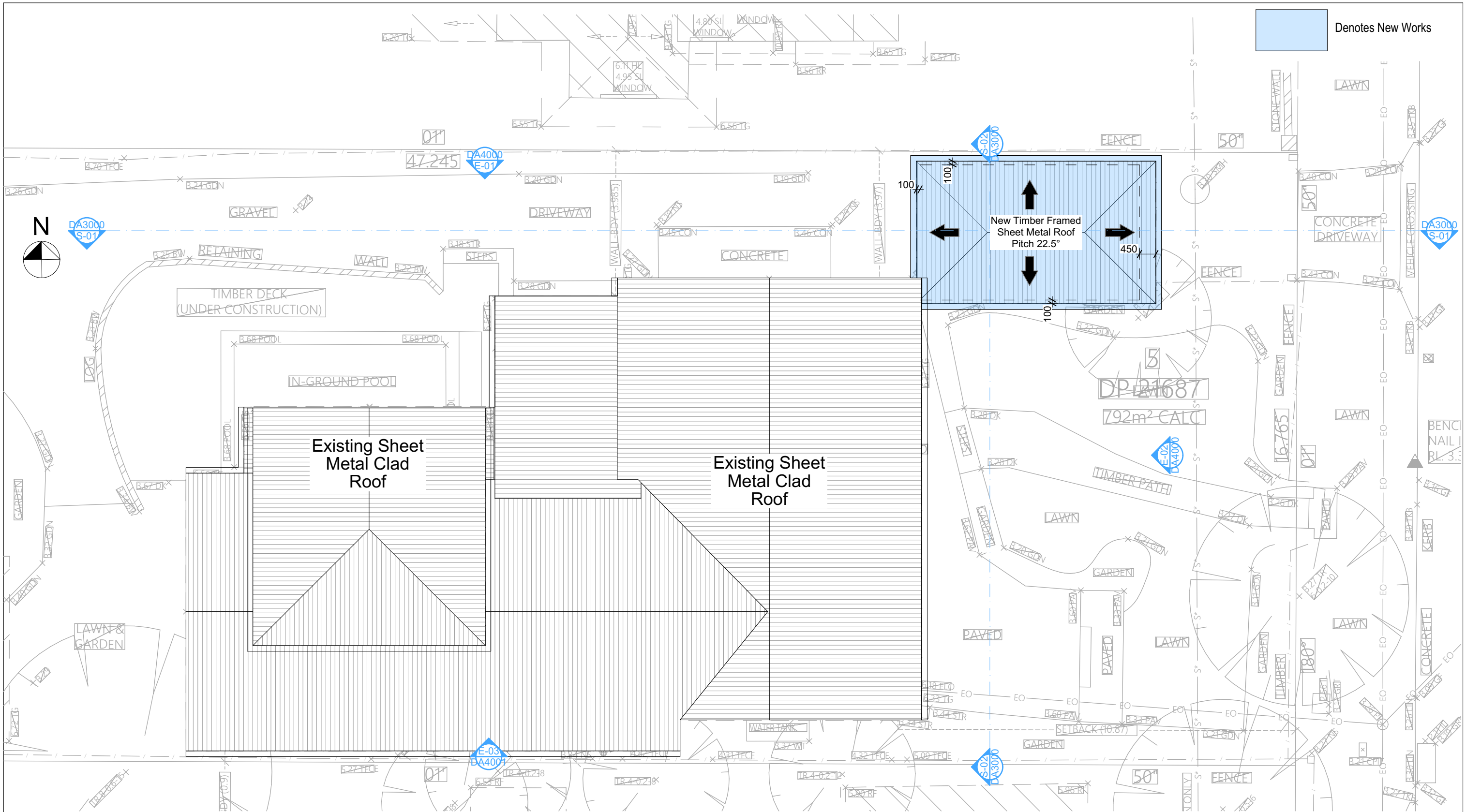
PLANS  
GROUND FLOOR

PROJECT NAME :

**Alterations & Additions**

REVISION NO.

DATE:  
**29-5-2025**  
DRAWING NO.  
**DA2001**



1 Roof Plan  
1:100

**DA APPLICATION  
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Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
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New Lighting to have minimum of 40% compact fluorescent lamps

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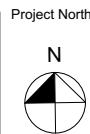
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	792m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (50% min)	35%	Exist
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m <sup>2</sup> )	65%	Exist
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	0.5m	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	2.5m & 1m	Variation			



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Checked  
Plot Date:  
Project NO.  
Project Status

Client  
Site:

Sheet Size: A3

DRAWING TITLE :

PLANS  
ROOF

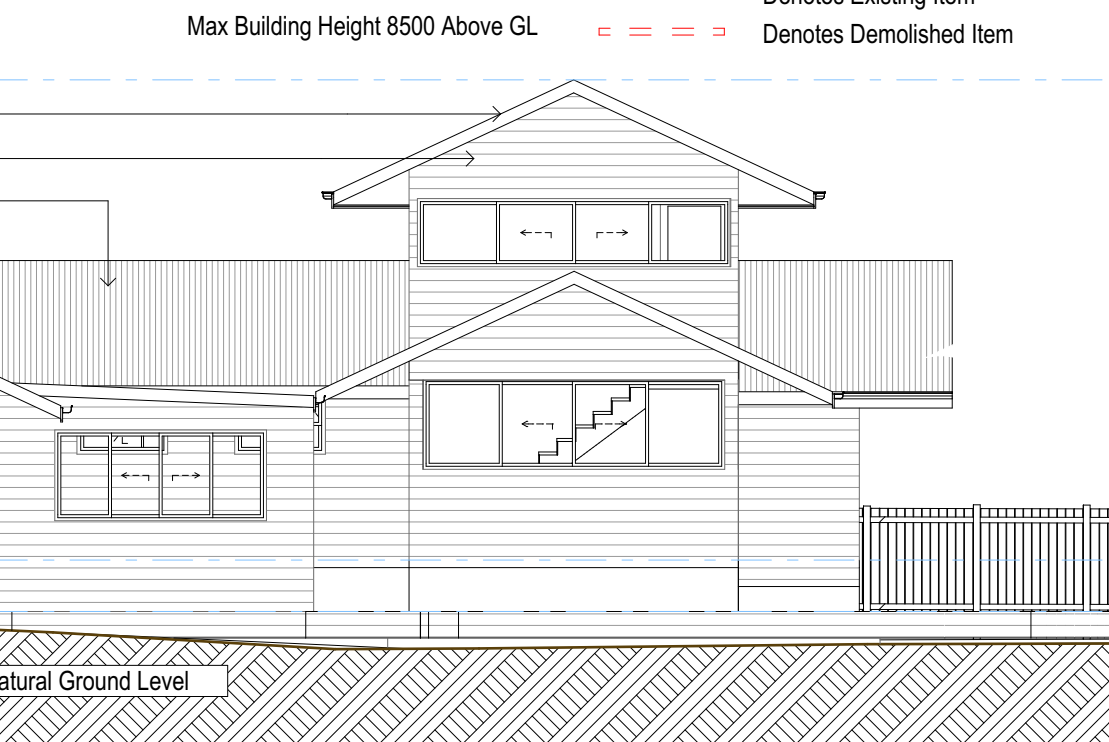
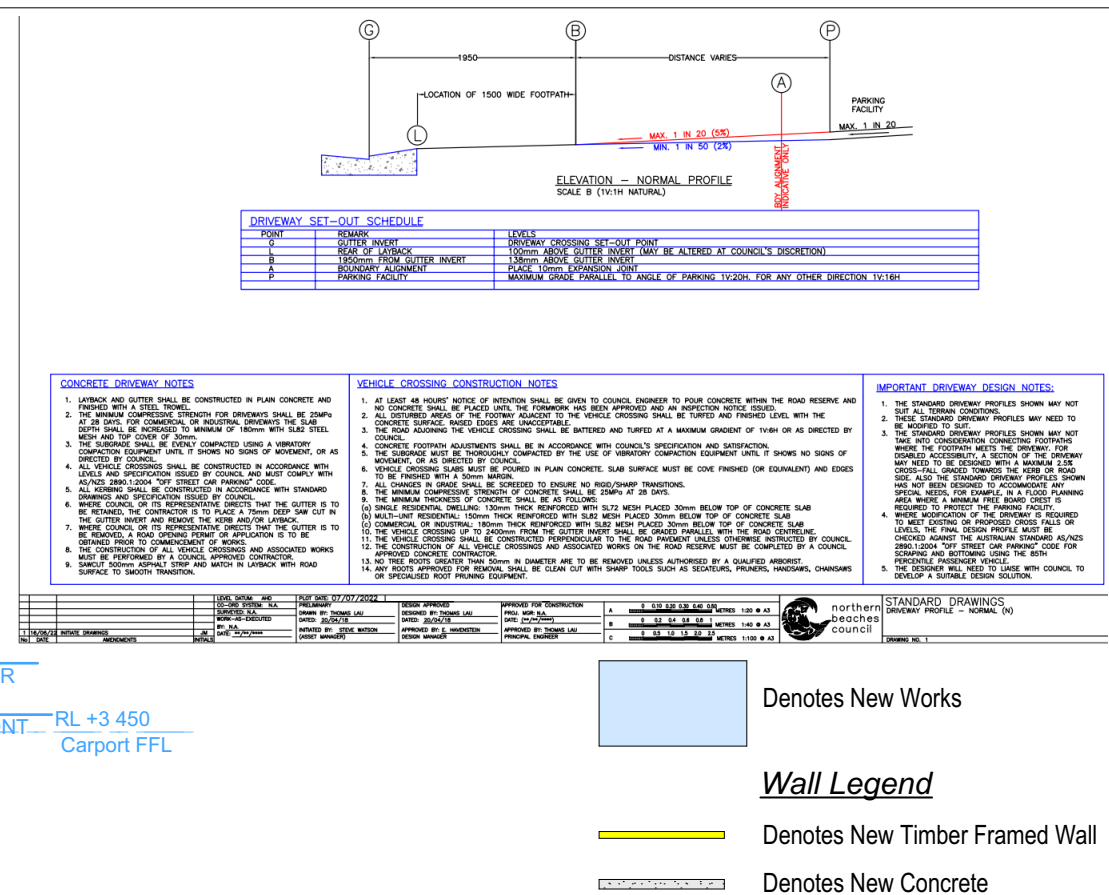
PROJECT NAME :

**Alterations & Additions**

REVISION NO.

DATE:  
**29-5-2025**  
DRAWING NO.  
**DA2003**





S-01

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

SECTION 1

1:100

NOTES

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Constructing

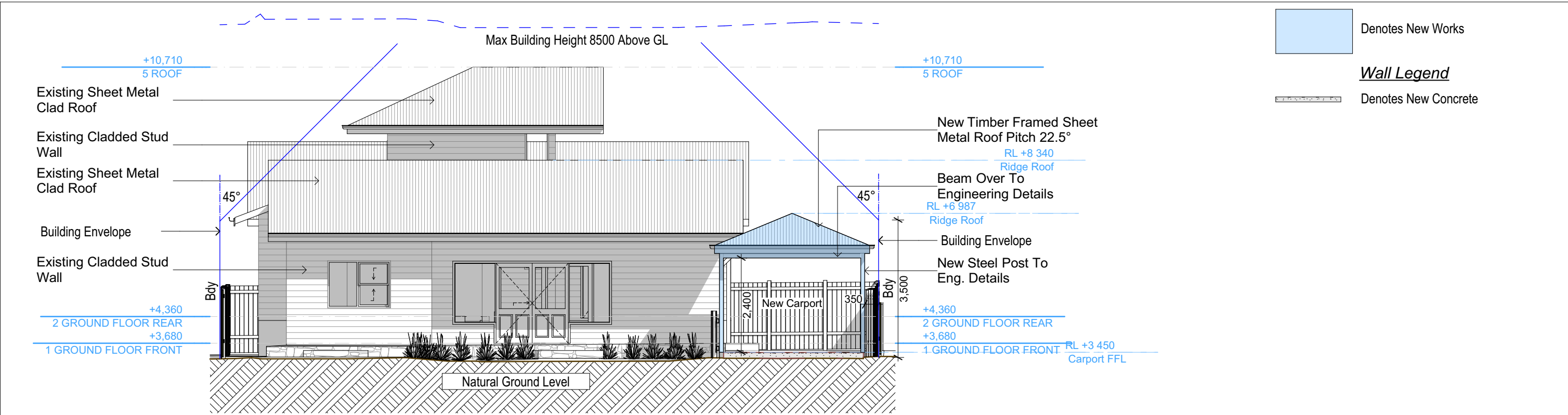
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Construction

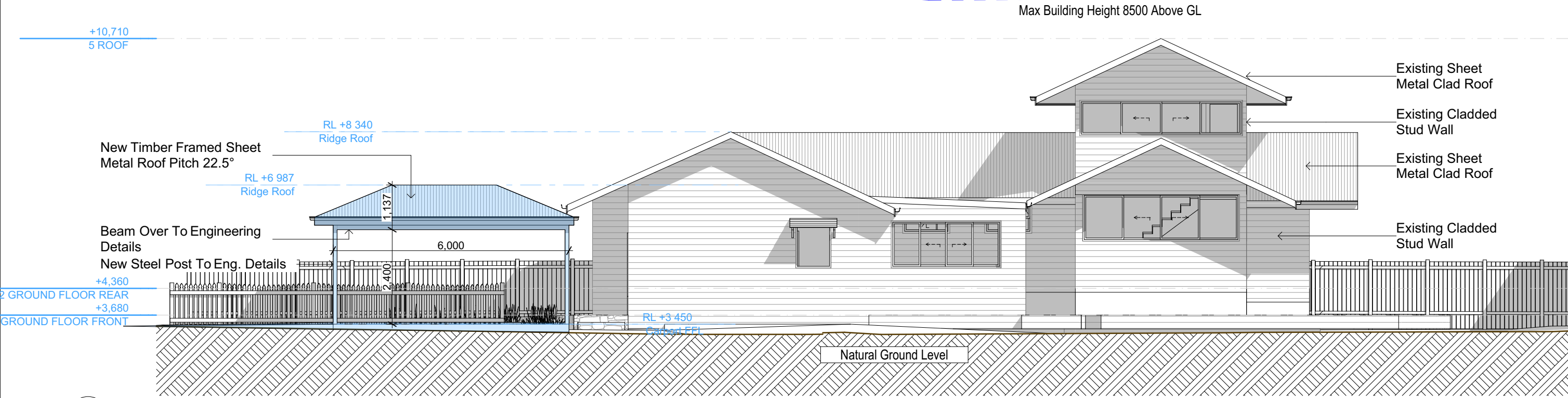
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Basix

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E-02  
East  
1:100



E-01  
North  
1:100

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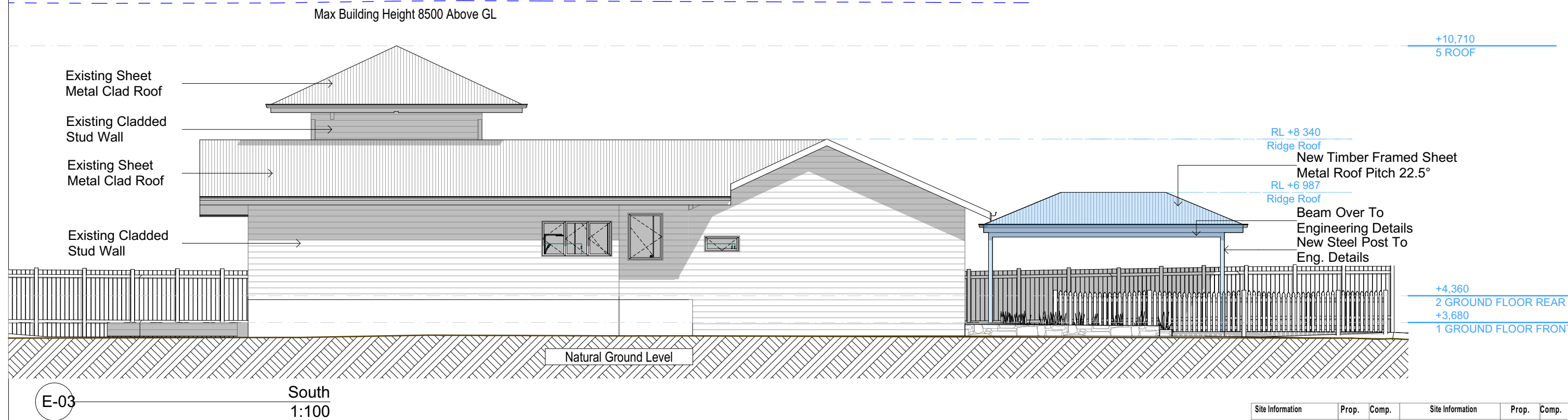
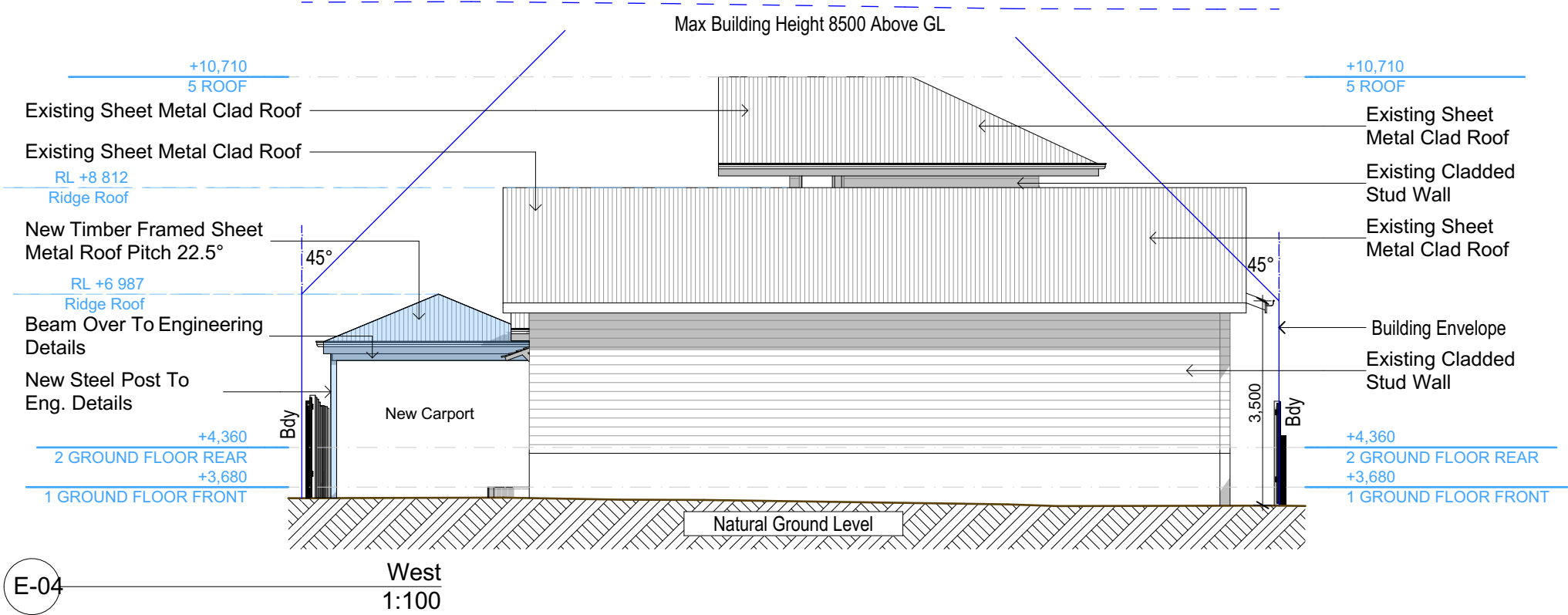
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Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	2.5m & 1m	Variation			



Denotes New Works



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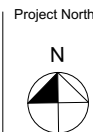
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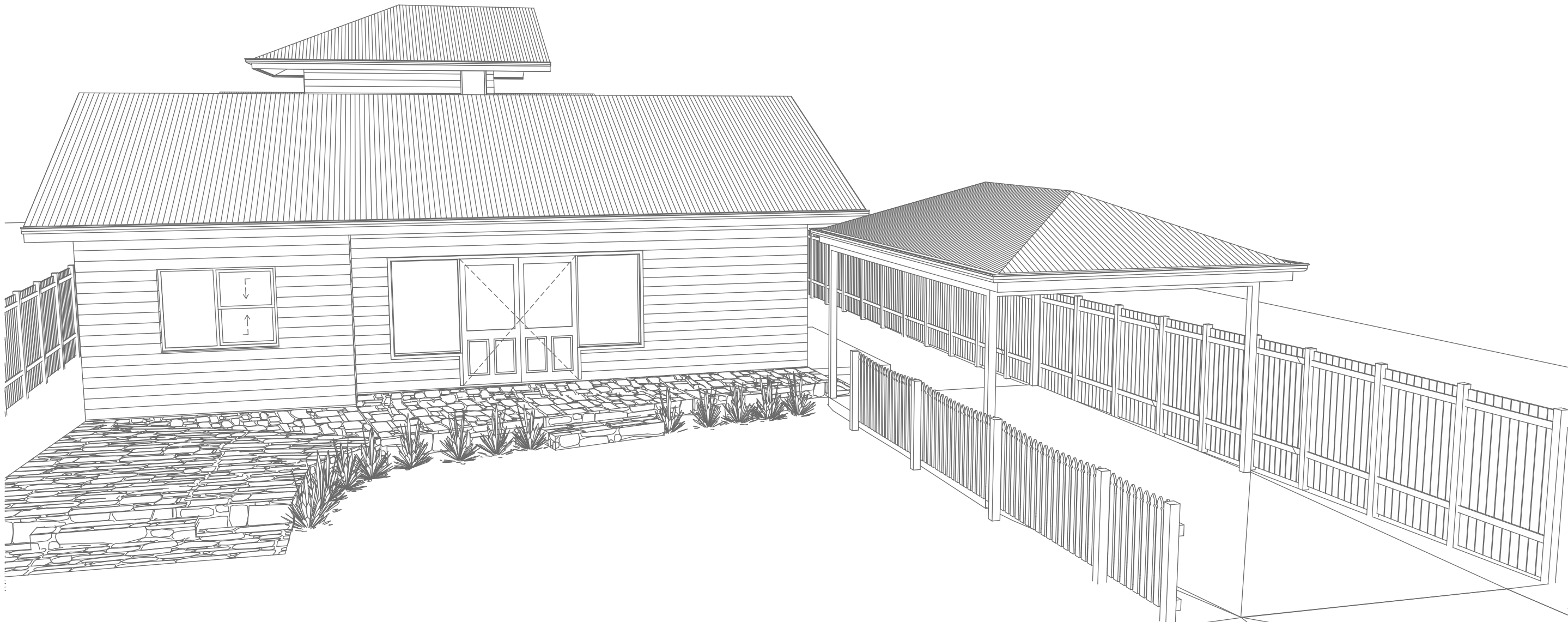
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Checked  
Plot Date: 29/05/2025  
Project NO. RP0325DAN  
Project Status DA  
Client  
Site: Christina Daniel  
38 Elaine Avenue Avalon Beach  
Sheet Size: A3

DRAWING TITLE :  
**ELEVATIONS  
ELEVATIONS 2**  
PROJECT NAME :  
**Alterations & Additions**

REVISION NO.  
-  
DATE:  
**29-5-2025**  
DRAWING NO.  
**DA4001**



01  
-

Perspective  
1:130

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38 Elaine Avenue Avalon Beach 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**

Concrete Floor/Drive  
Roof Sheet Metal to have N/A Insulation  
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 A1797594  
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	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	792m2	Yes	Building envelope	3.5m@45Deg	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (50% min)	35%	Exist
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	65%	Exist
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	0.5m	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	2.5m & 1m	Variation			



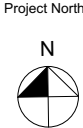
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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



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



Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
29/05/2025  
RP0325DAN  
DA

Client  
Site:

Christina Daniel  
38 Elaine Avenue Avalon Beach

Sheet Size: A3

DRAWING TITLE :

SHADOW PLANS  
PERSPECTIVE

PROJECT NAME :

**Alterations & Additions**

REVISION NO.

-  
DATE:  
**29-5-2025**  
DRAWING NO.  
**DA5000**