



Builder to Check and Confirm all Measurements Prior to Commencement

**DA APPLICATION ONLY** NOT FOR CONSTRUCTION



Rapid Plans vww.rapidplans.com.ai PO Box 6193 Frenchs Forest DC NSW 2086

· areaa@ranidalaus com a

Fax: (02) 9905-8865 Mobile: 0414-945-024



Project North

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Project Name:

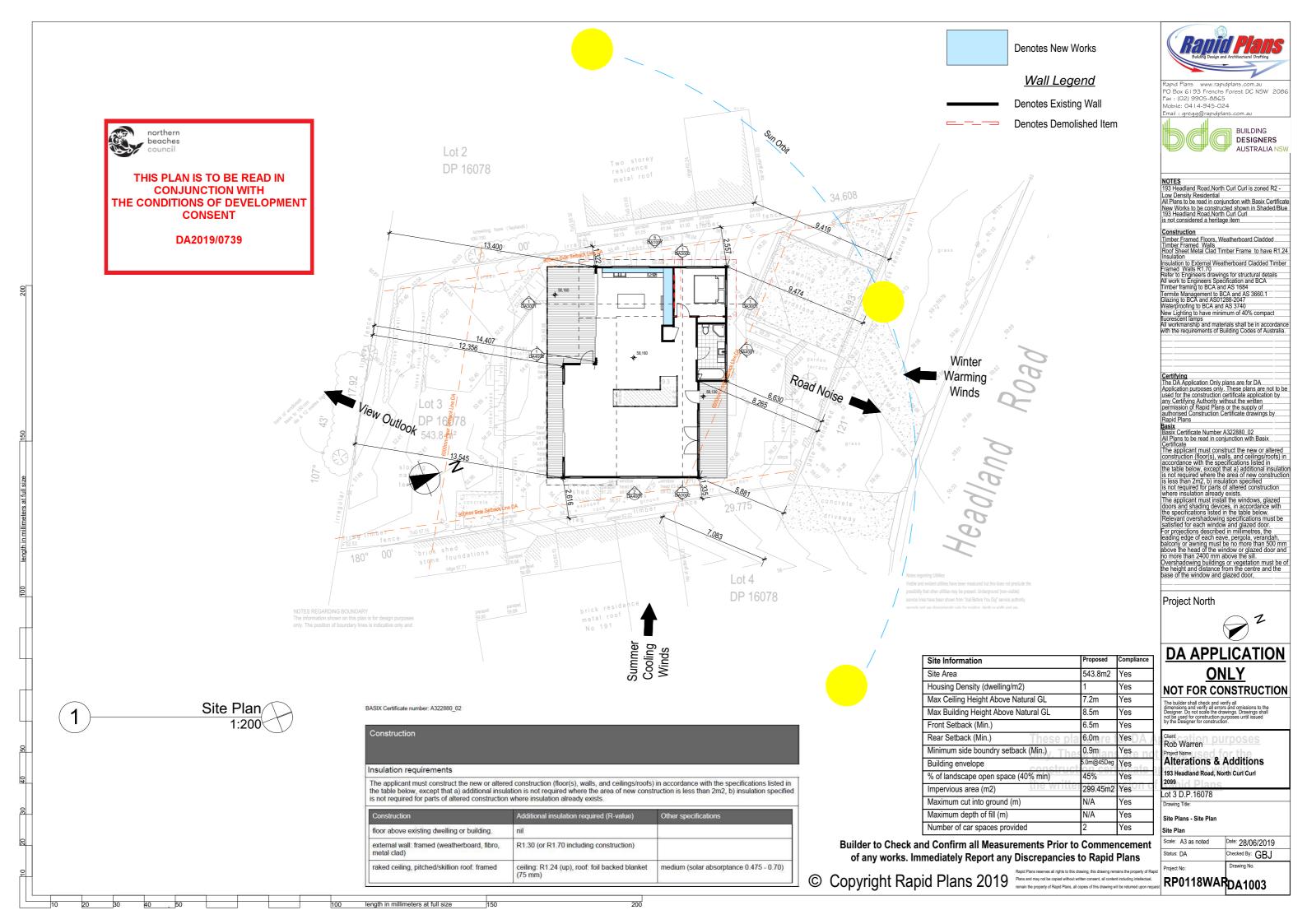
Alterations & Additions content including intellectual, remain Client

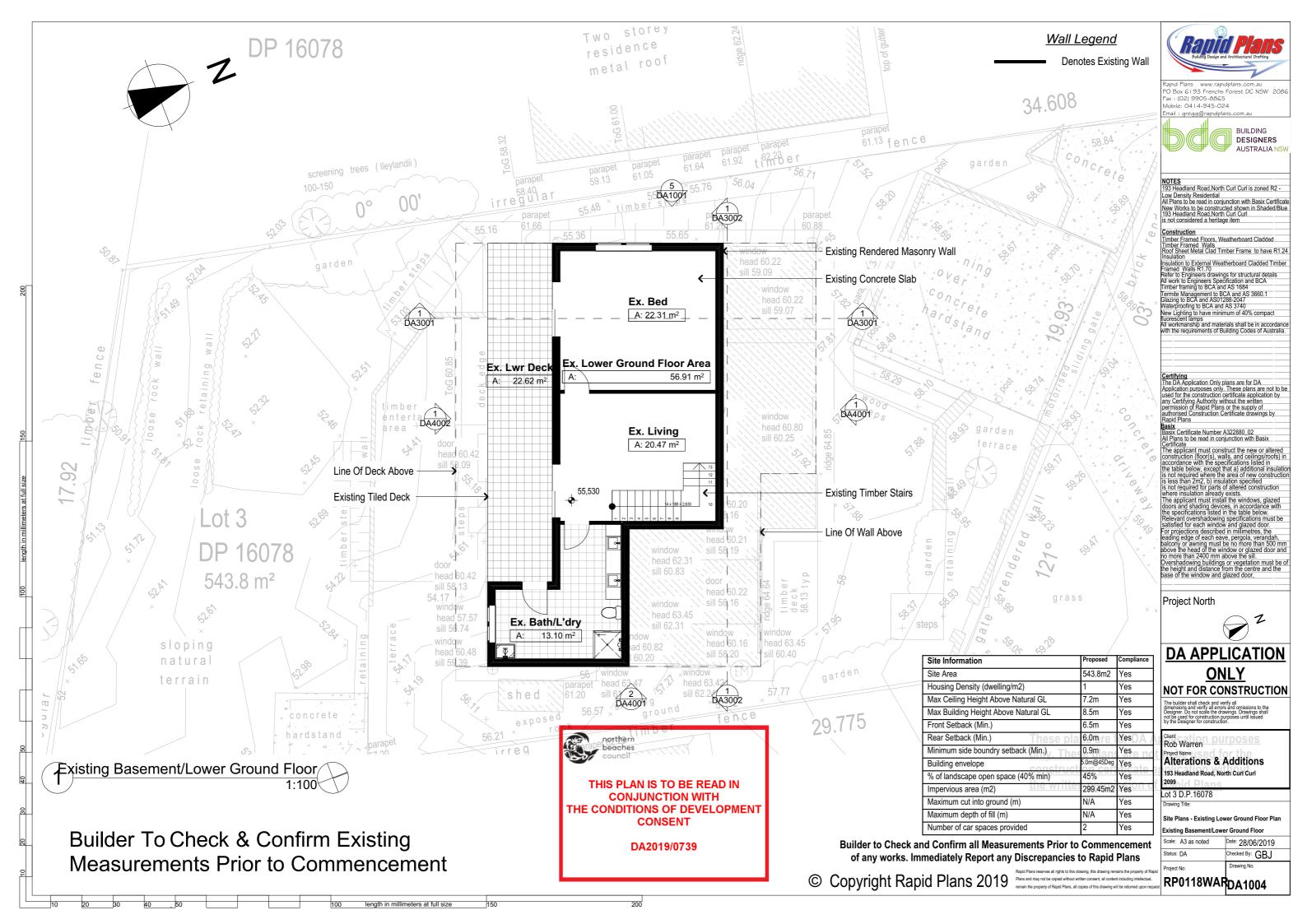
Rob Warren

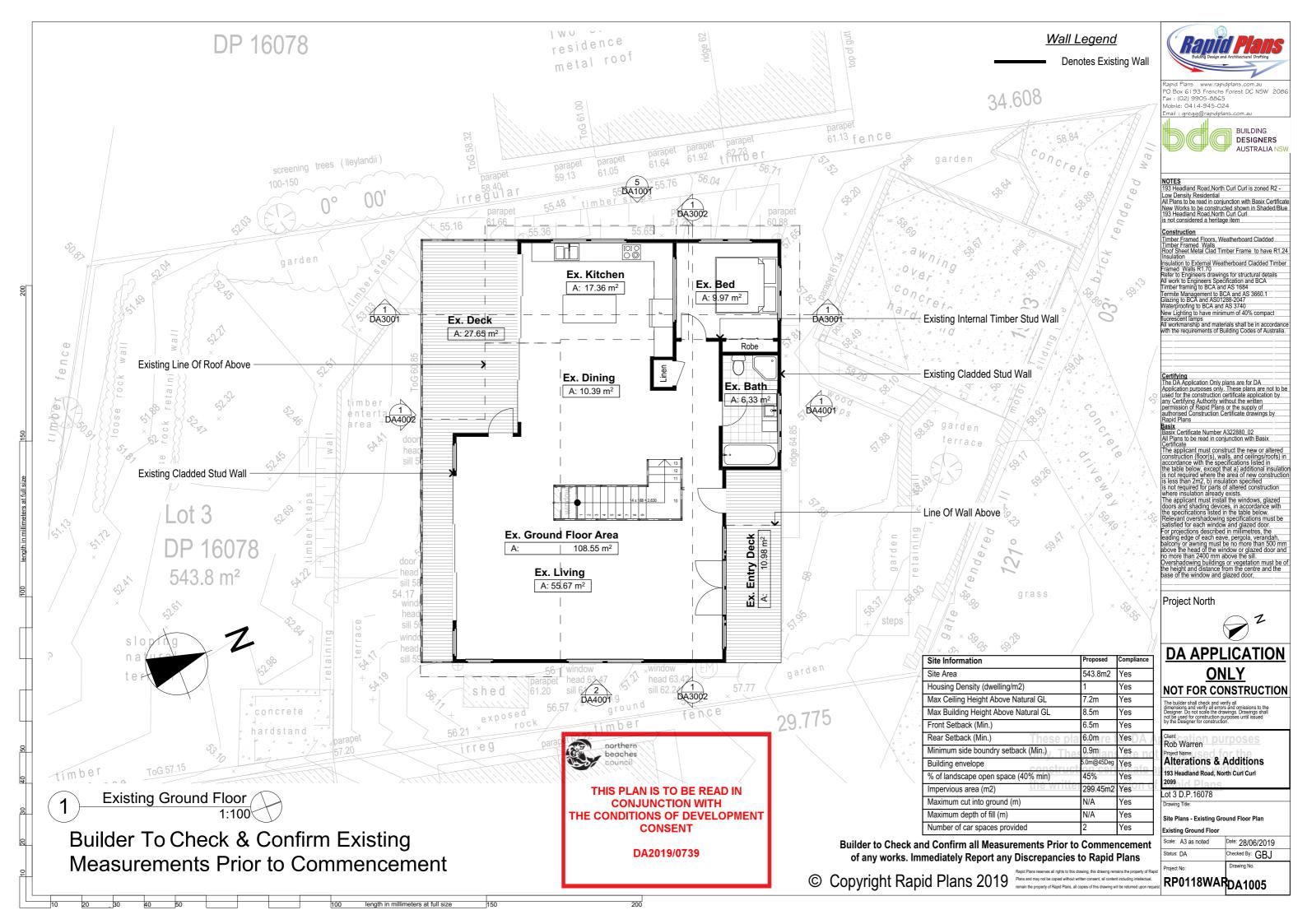
193 Headland Road, North Curl Curl

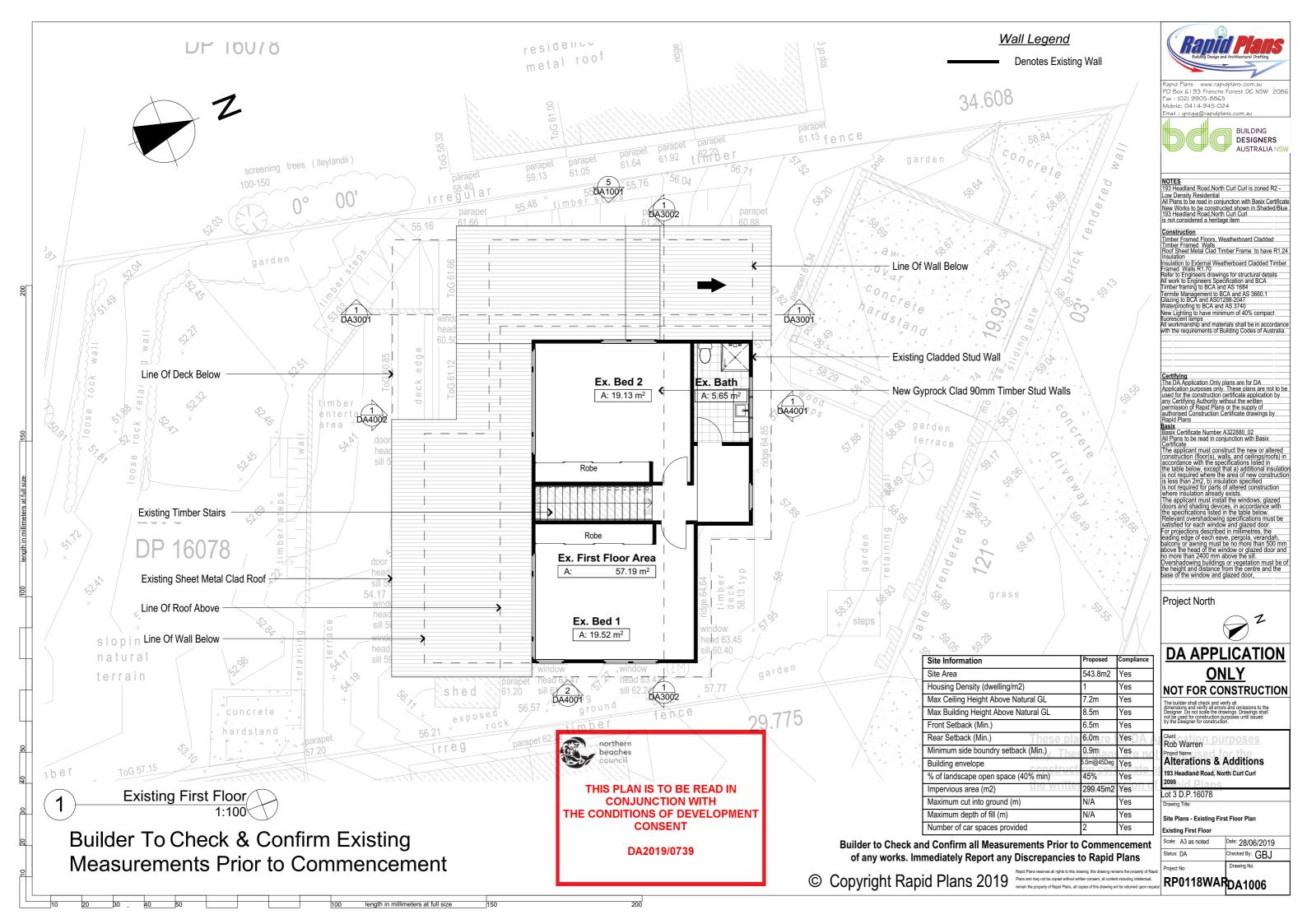
Lot 3 D.P.16078 Site Plans - Survey Plan

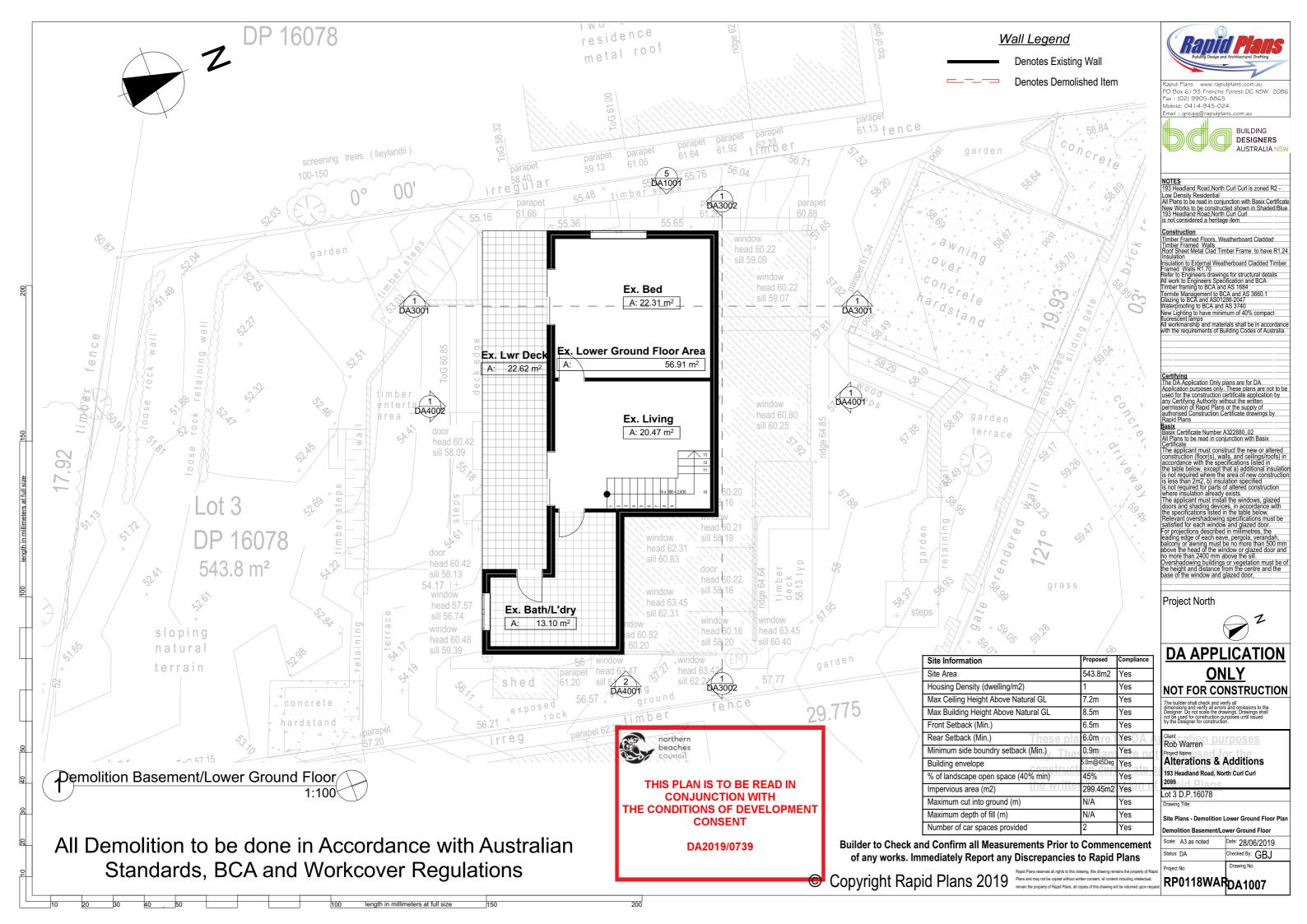
Date: 28/06/2019 Scale: A3 as noted Checked By: GBJ Status: DA Drawing No. RP0118WAR **DA1002** 

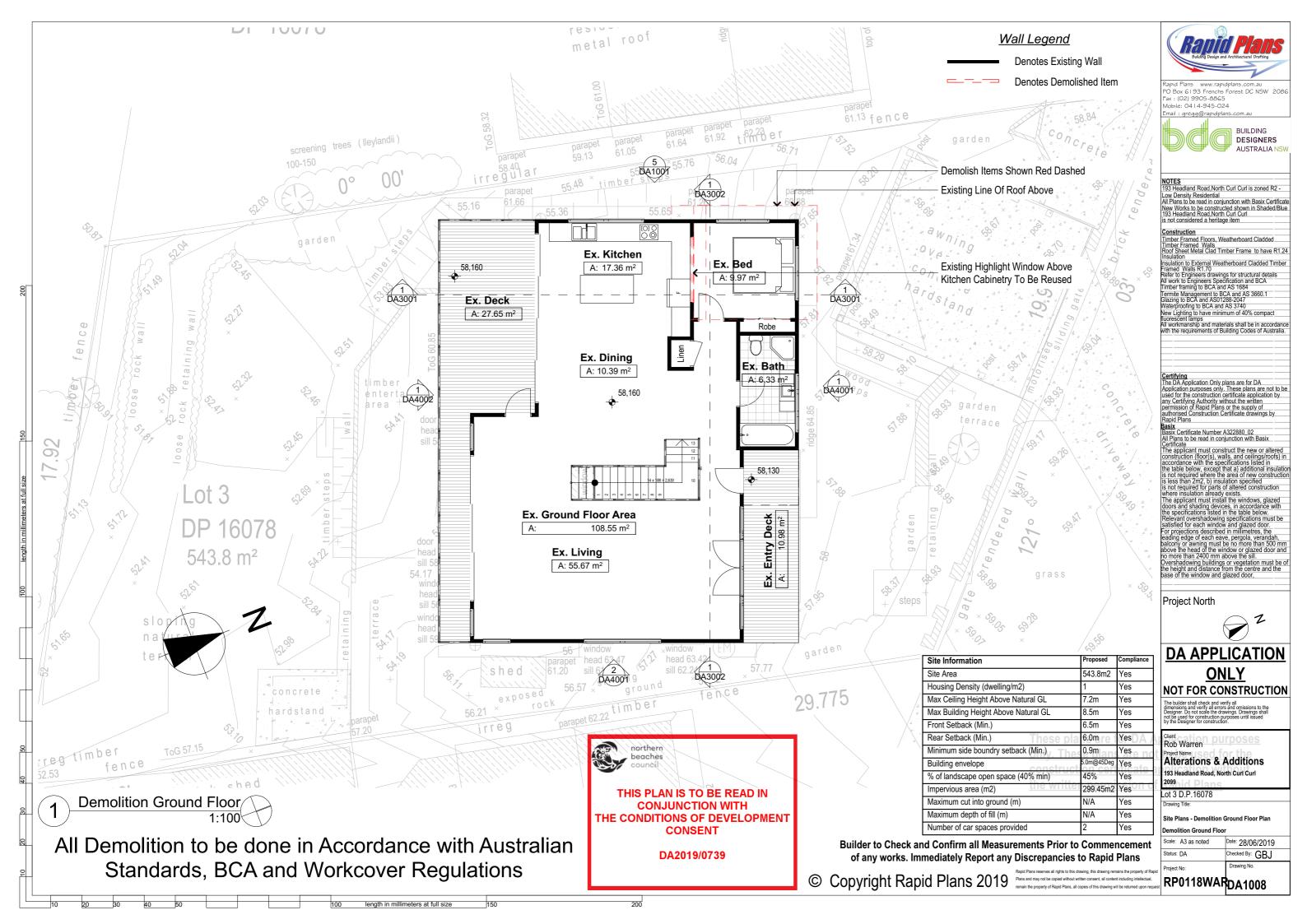


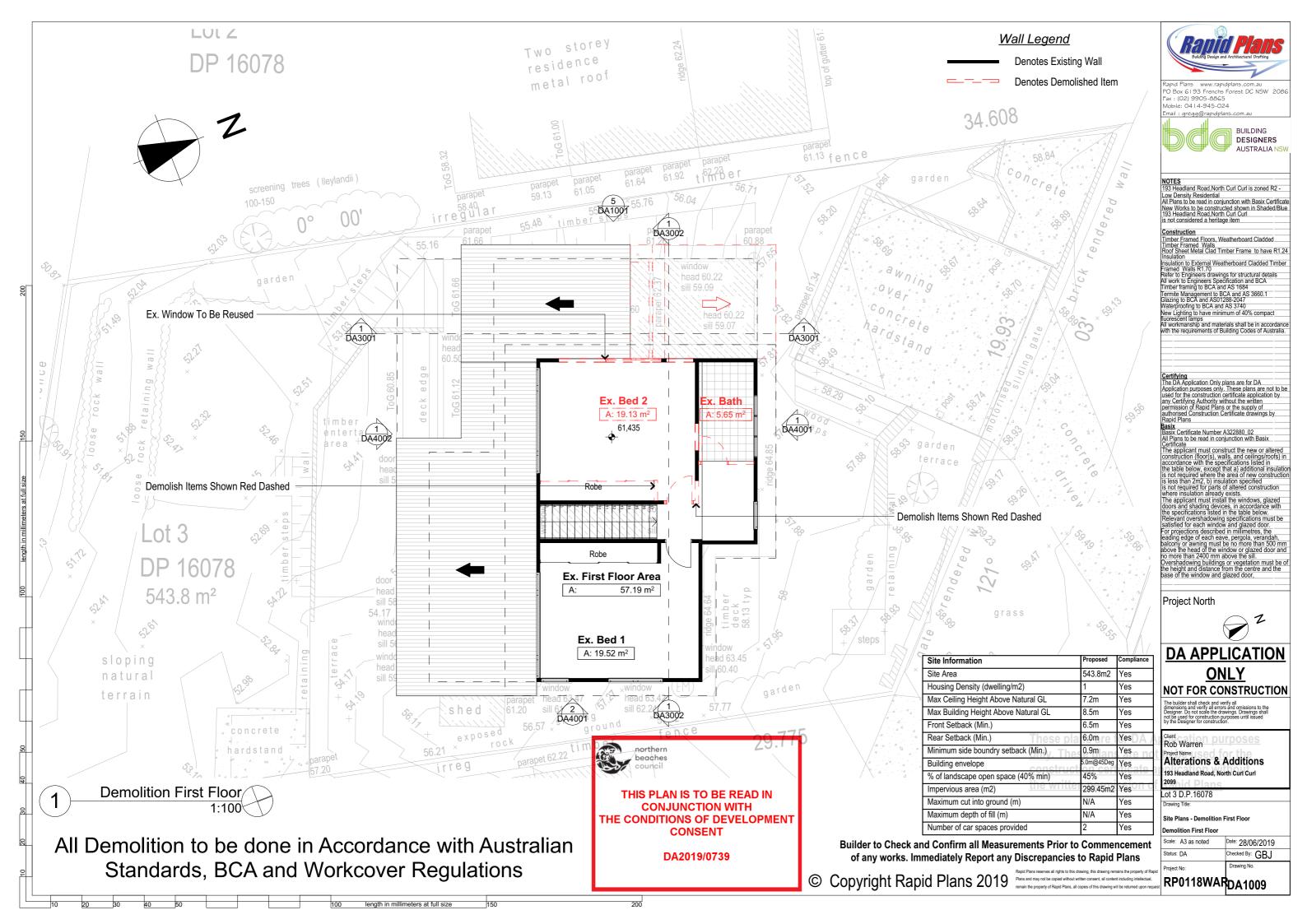


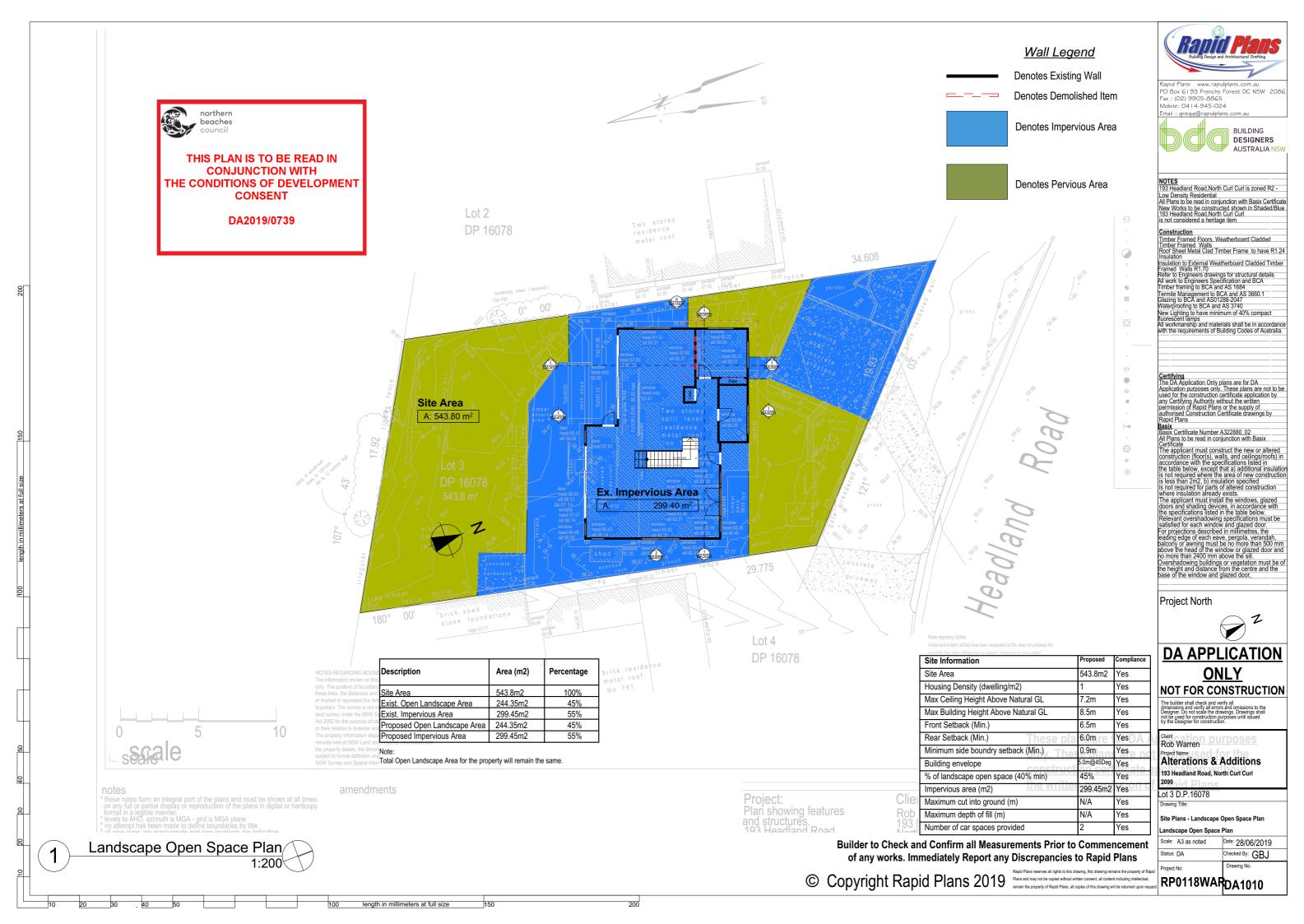


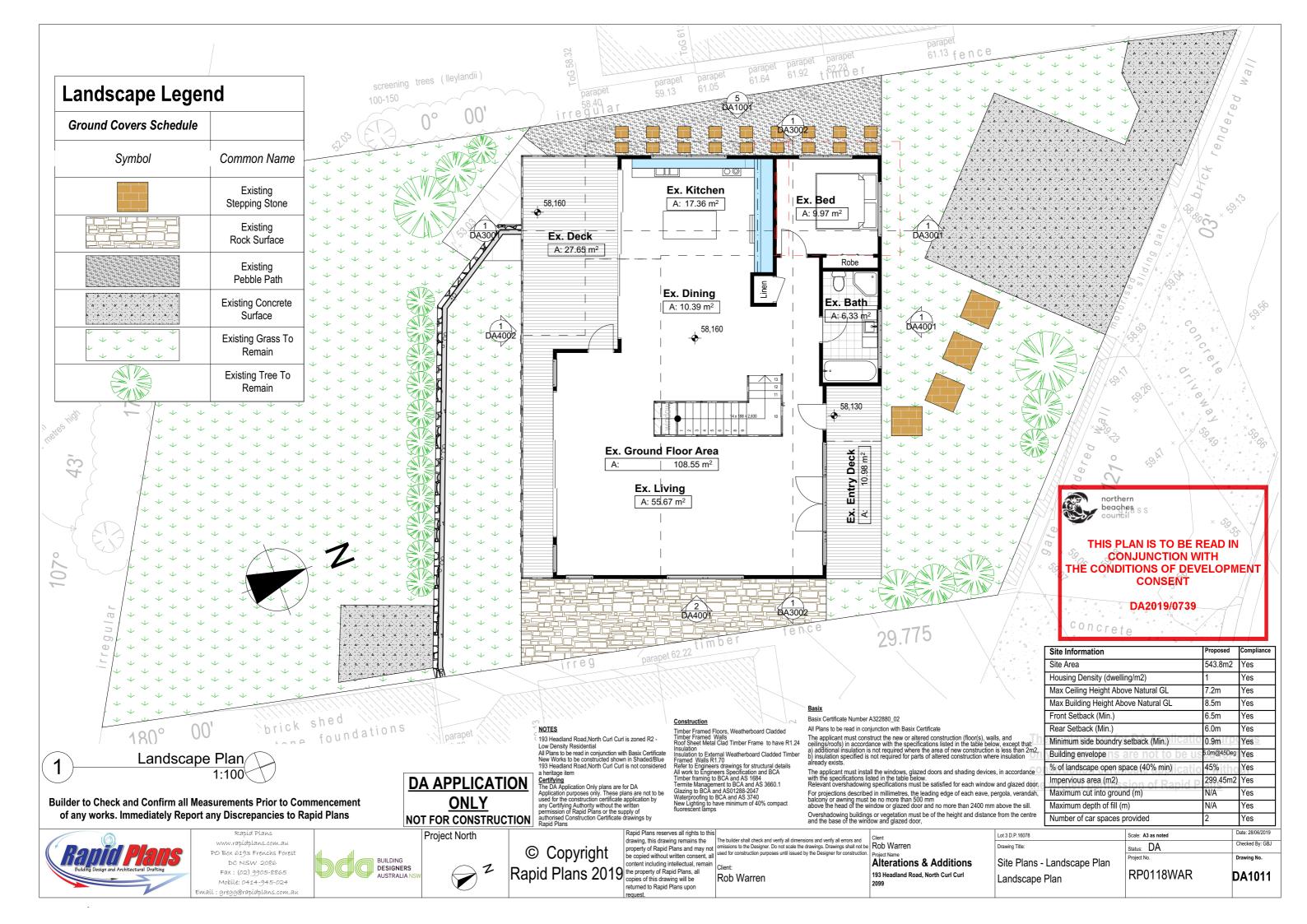


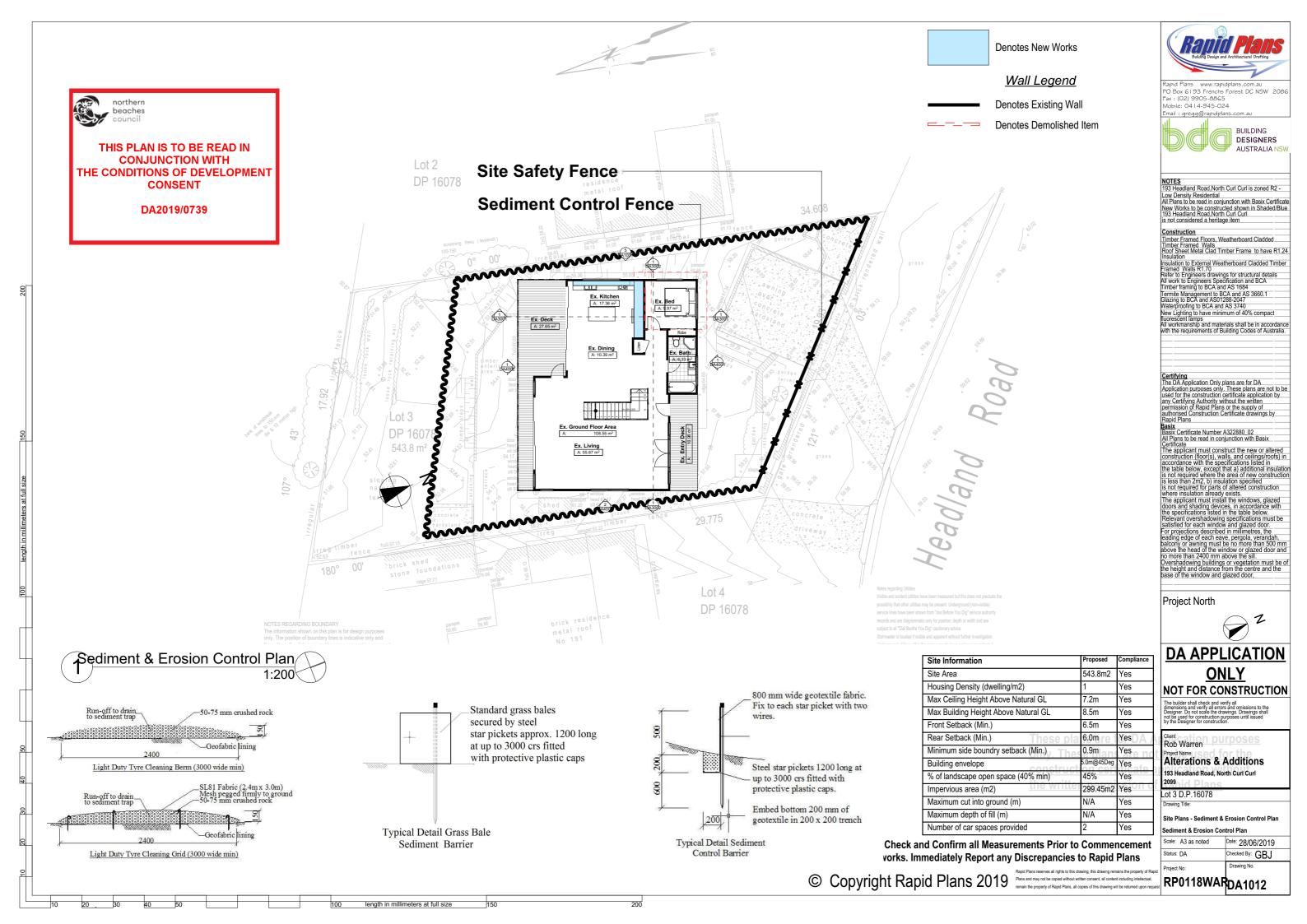


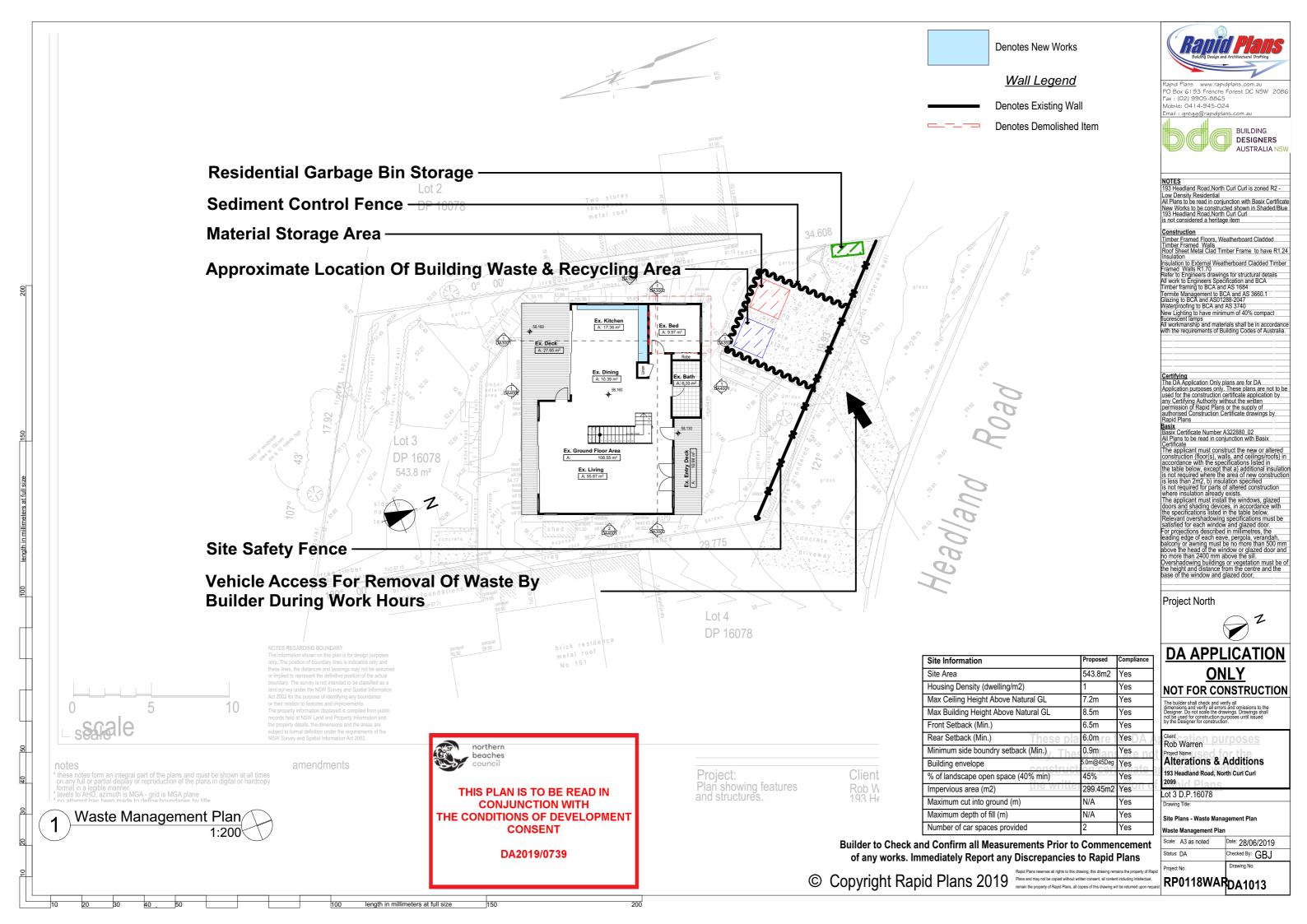


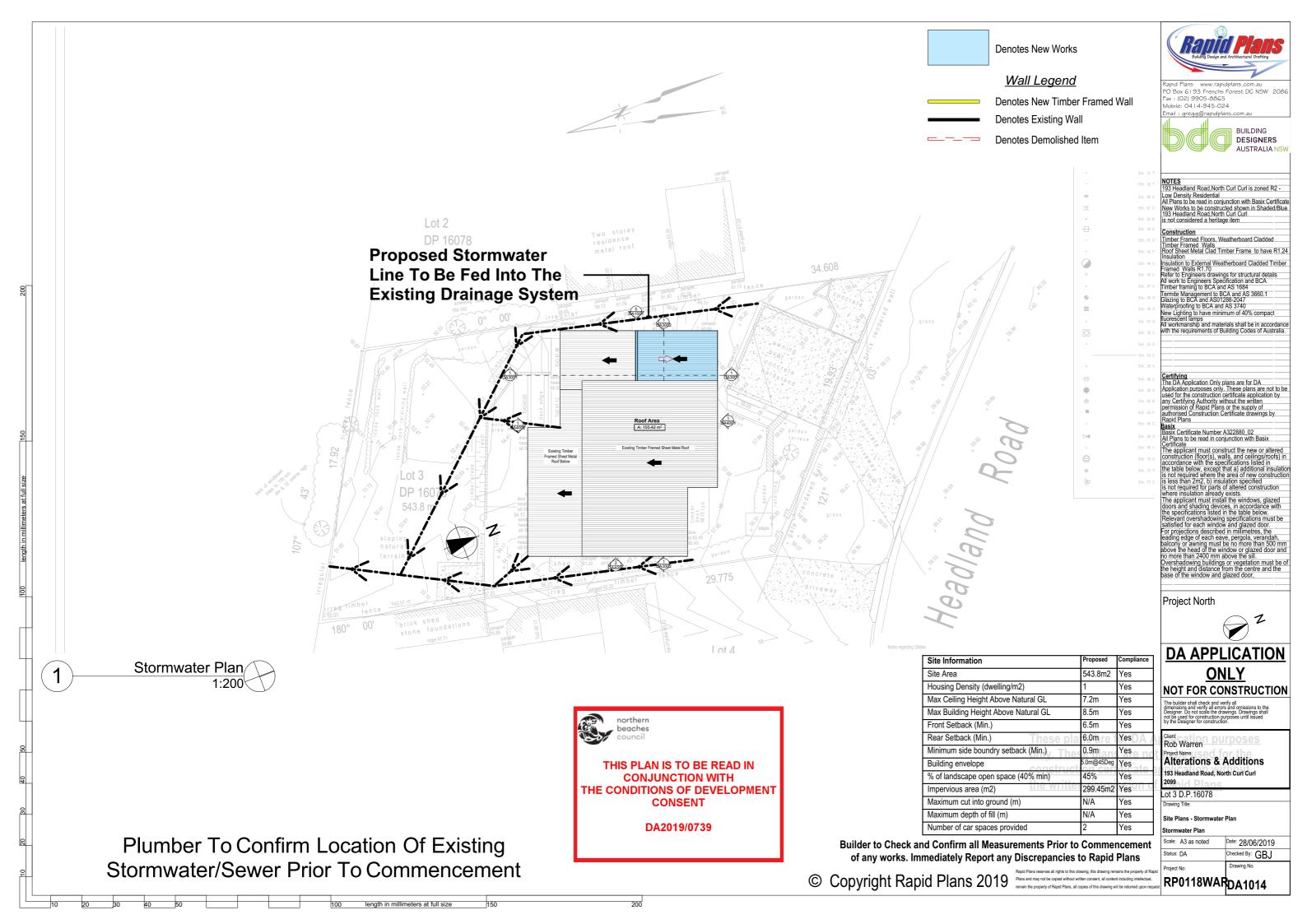


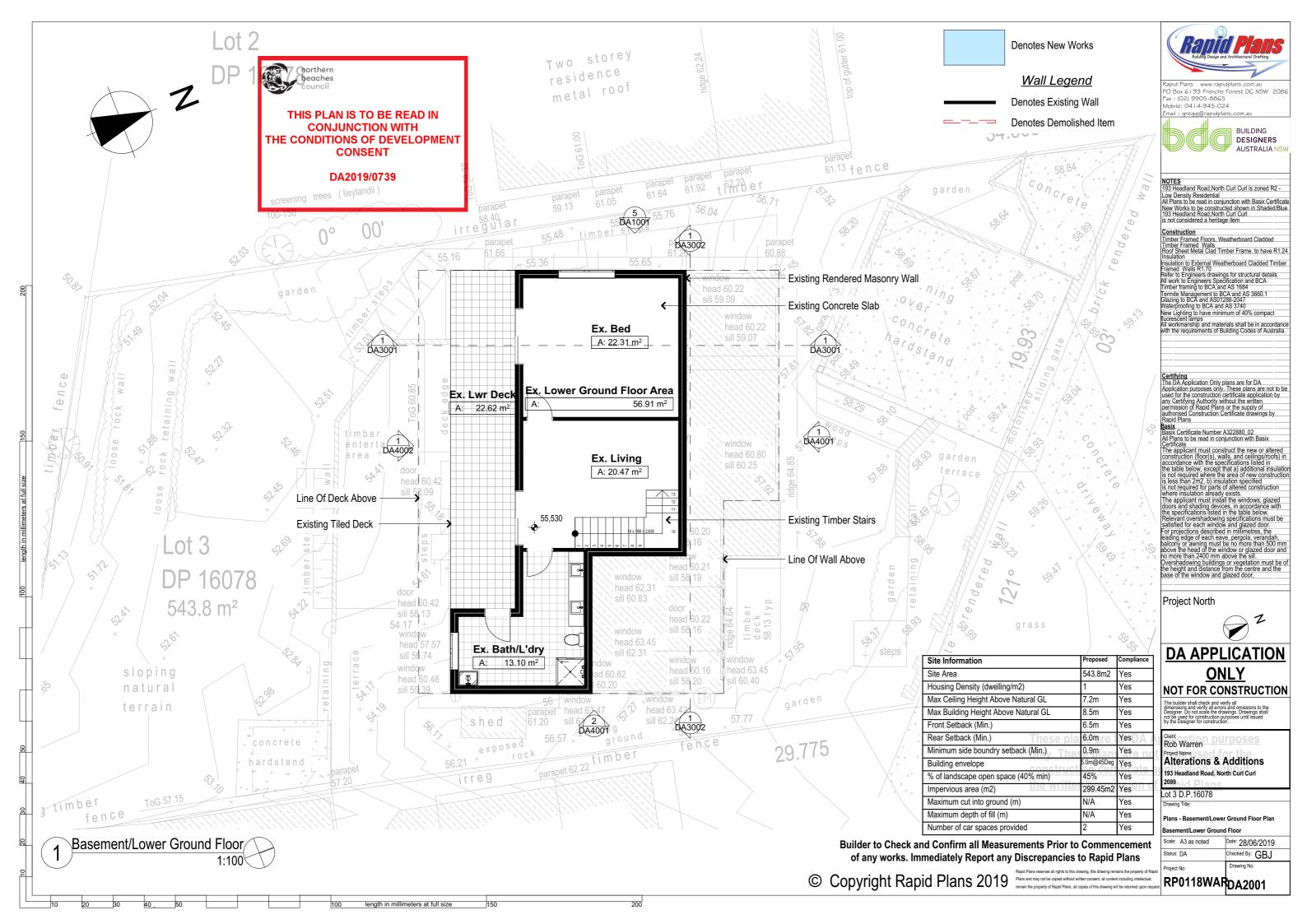


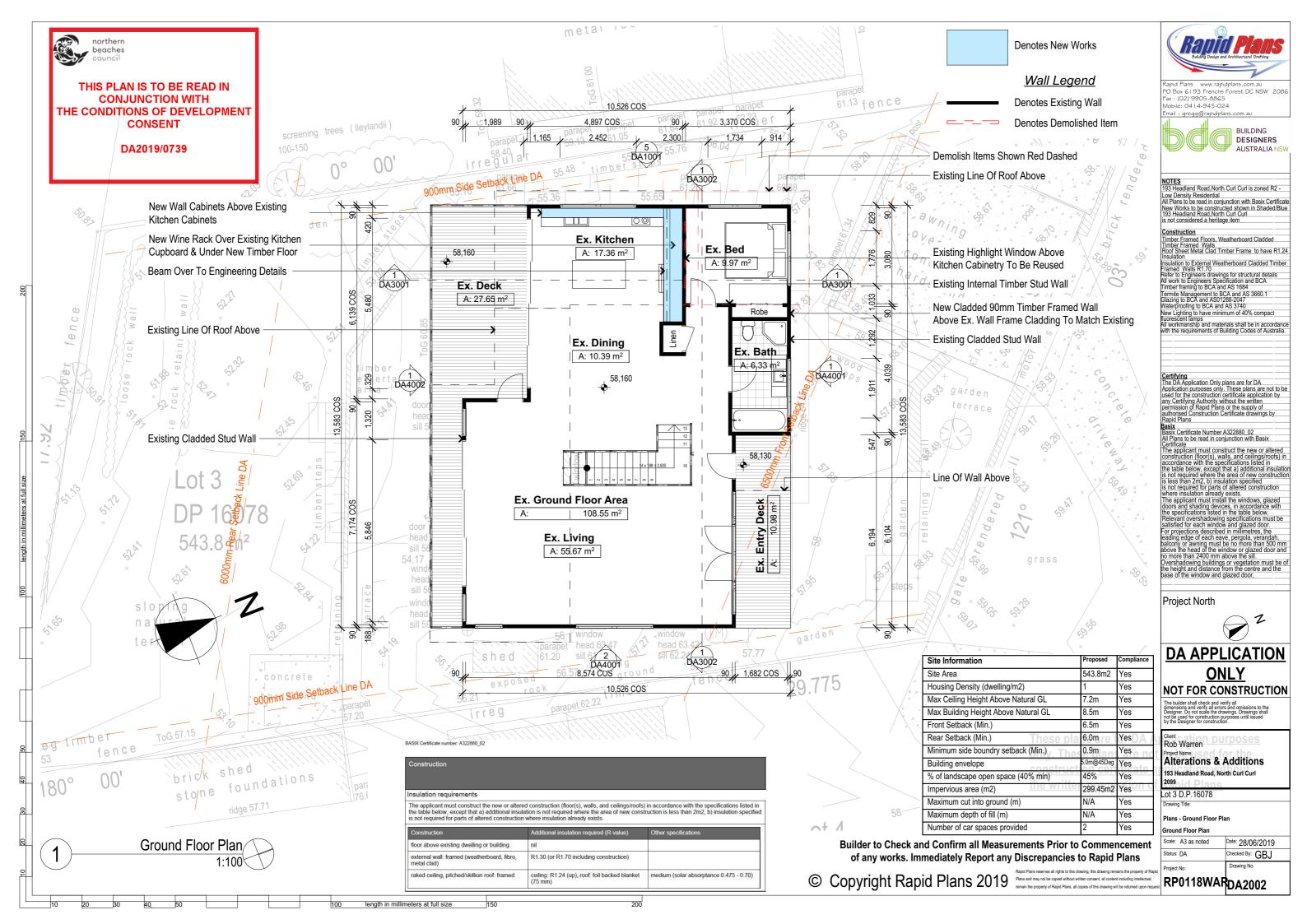


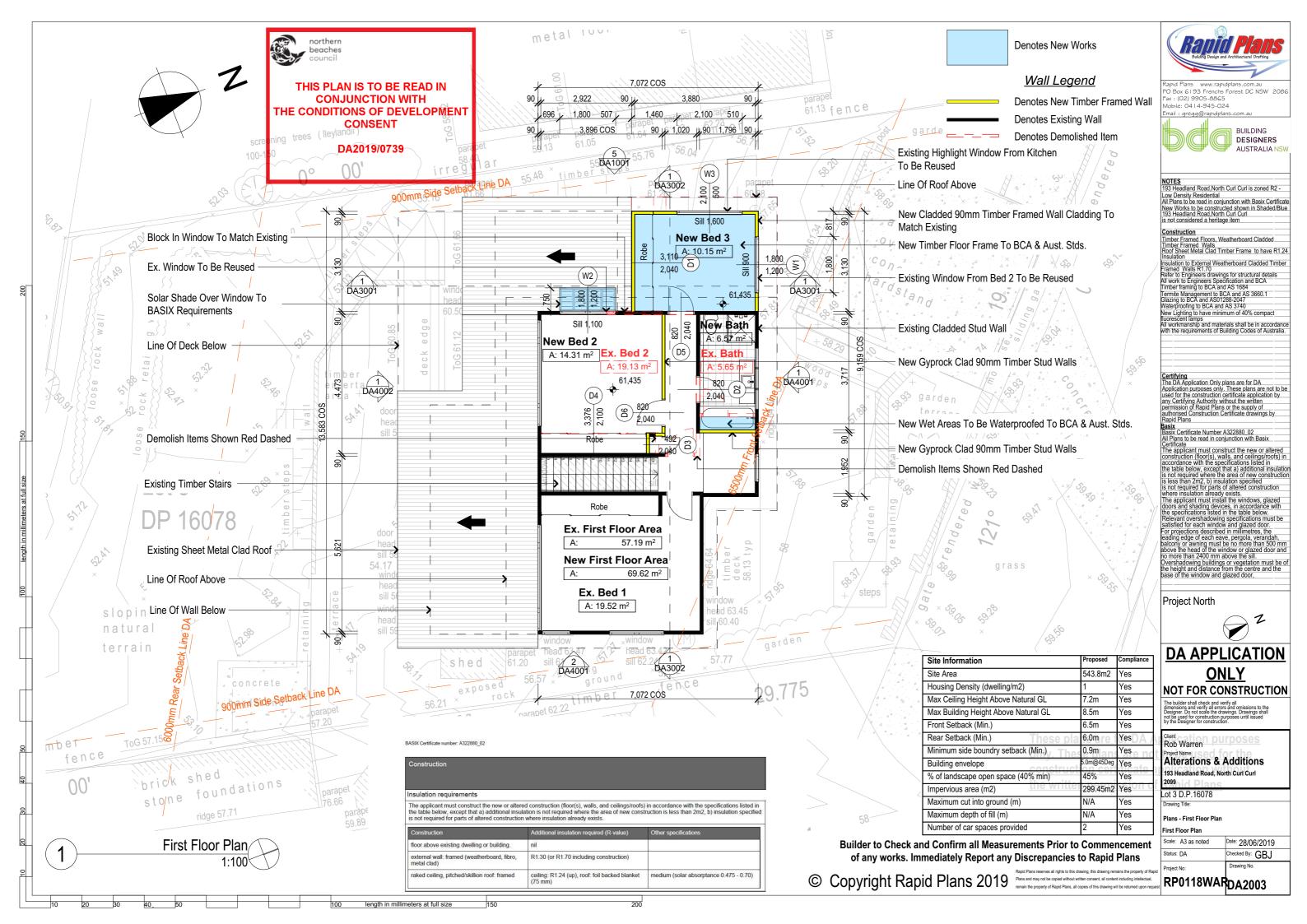


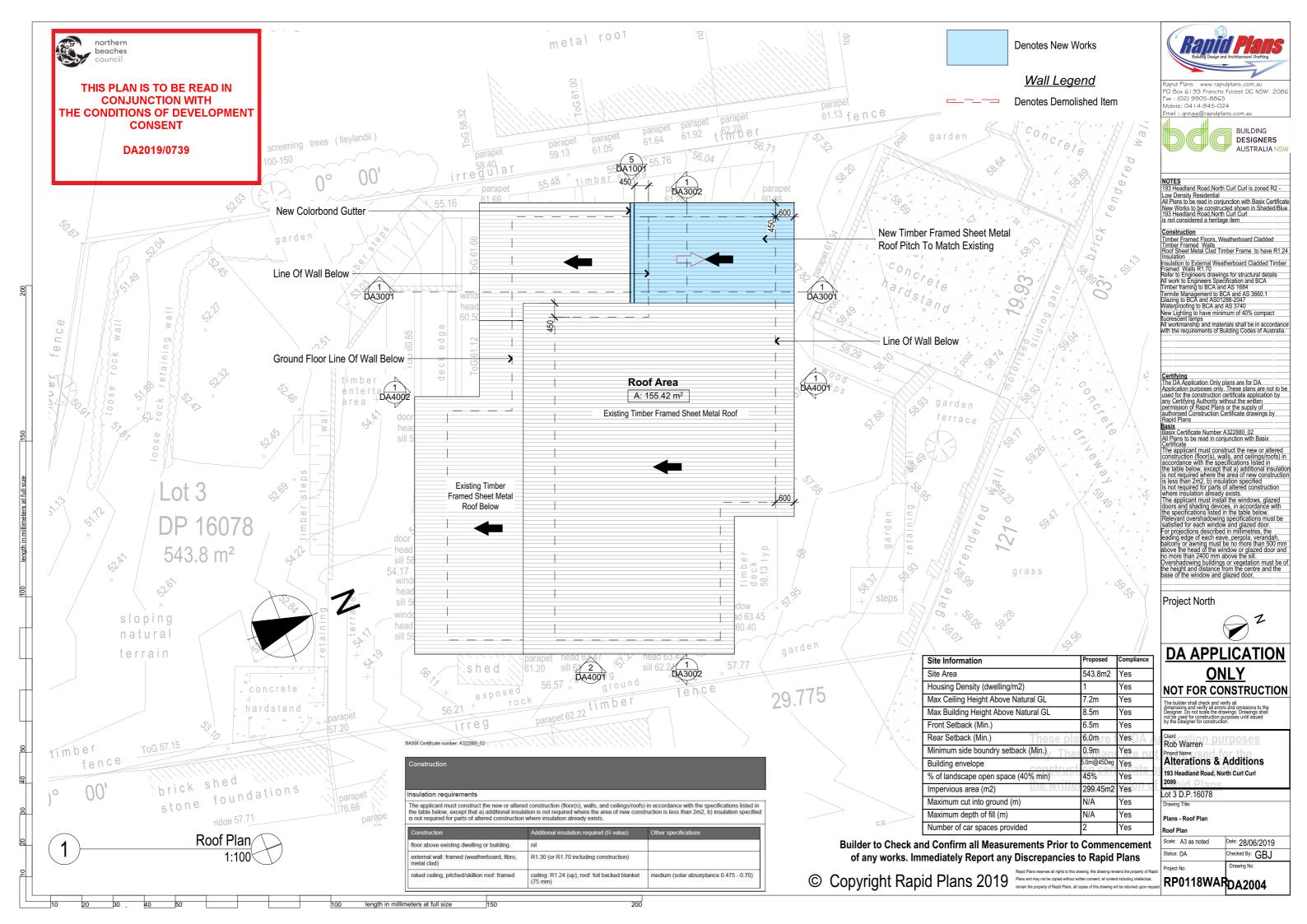


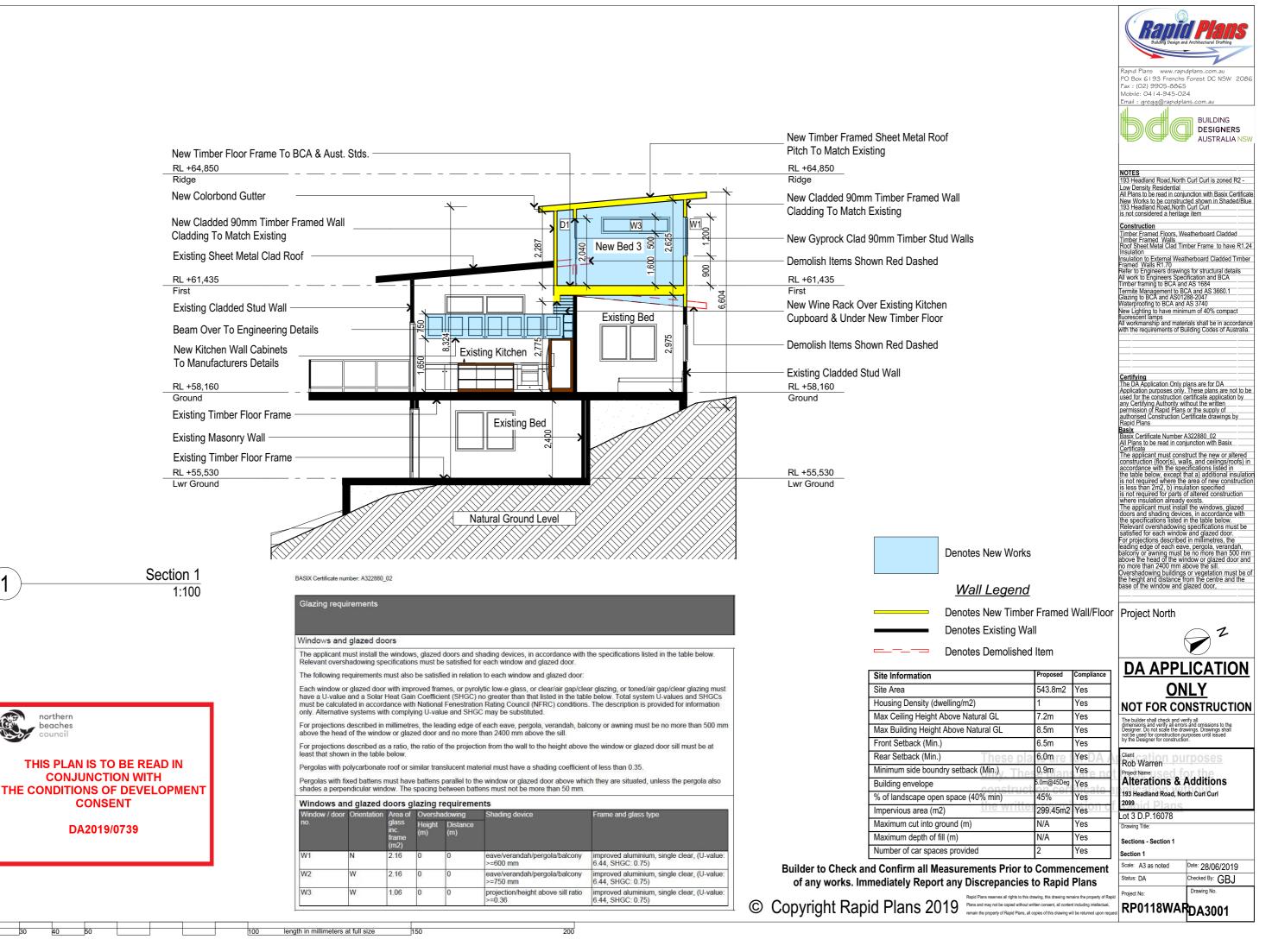




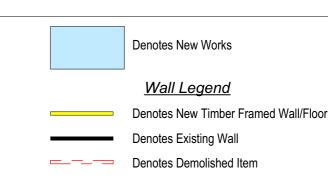


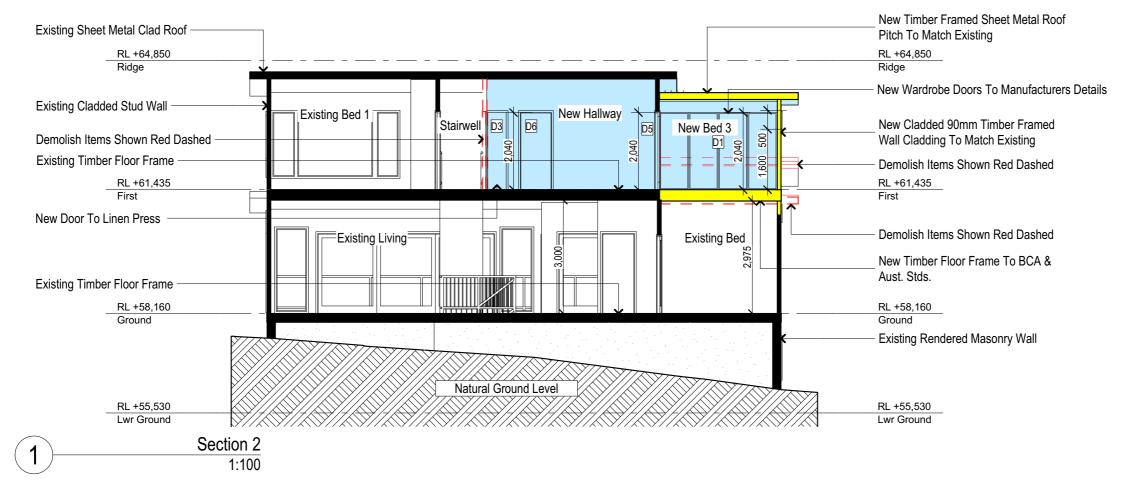






beaches







BASIX Certificate number: A322880, 02

length in millimeters at full size

Construction				
nsulation requirements				
	ed construction (floor(s), walls, and ceilings/roofs) ation is not required where the area of new const where insulation already exists			
to flot rodansa for parto of altorea conociacion	, , , , , , , , , , , , , , , , , , , ,			
Construction	Additional insulation required (R-value)	Other specifications		
	1	Other specifications		
Construction	Additional insulation required (R-value)	Other specifications		

Site Information	Proposed	Compliance	
Site Area	543.8m2	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.) These	ola 6.0m re 1	Yes	
Minimum side boundry setback (Min.)	0.9m	Yes	
Building envelope	5.0m@45Deg	Yes	
% of landscape open space (40% min)	45%	Yes	
Impervious area (m2)	299.45m2	Yes	
Maximum cut into ground (m)	N/A	Yes	
Maximum depth of fill (m)	N/A	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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BUILDING DESIGNERS AUSTRALIA NSW

NOTES 193 Headland Road, North Curl Curl 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 193 Headland Road North Curl Curl

Construction Timber Framed Floors, Weatherboard Cladded
Timber Framed Walls
Roof Sheet Metal Clad Timber Frame to have R1.24

Insulation in Stern Wear Load Initial Trainer to Have 17.29 Insulation in Statemal Weatherboard Cladded Timber Framed Walls R1.70 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
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Basix

Basix

Basix Certificate Number A322880\_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/roof(s) 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 eading 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 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 Rob Warren

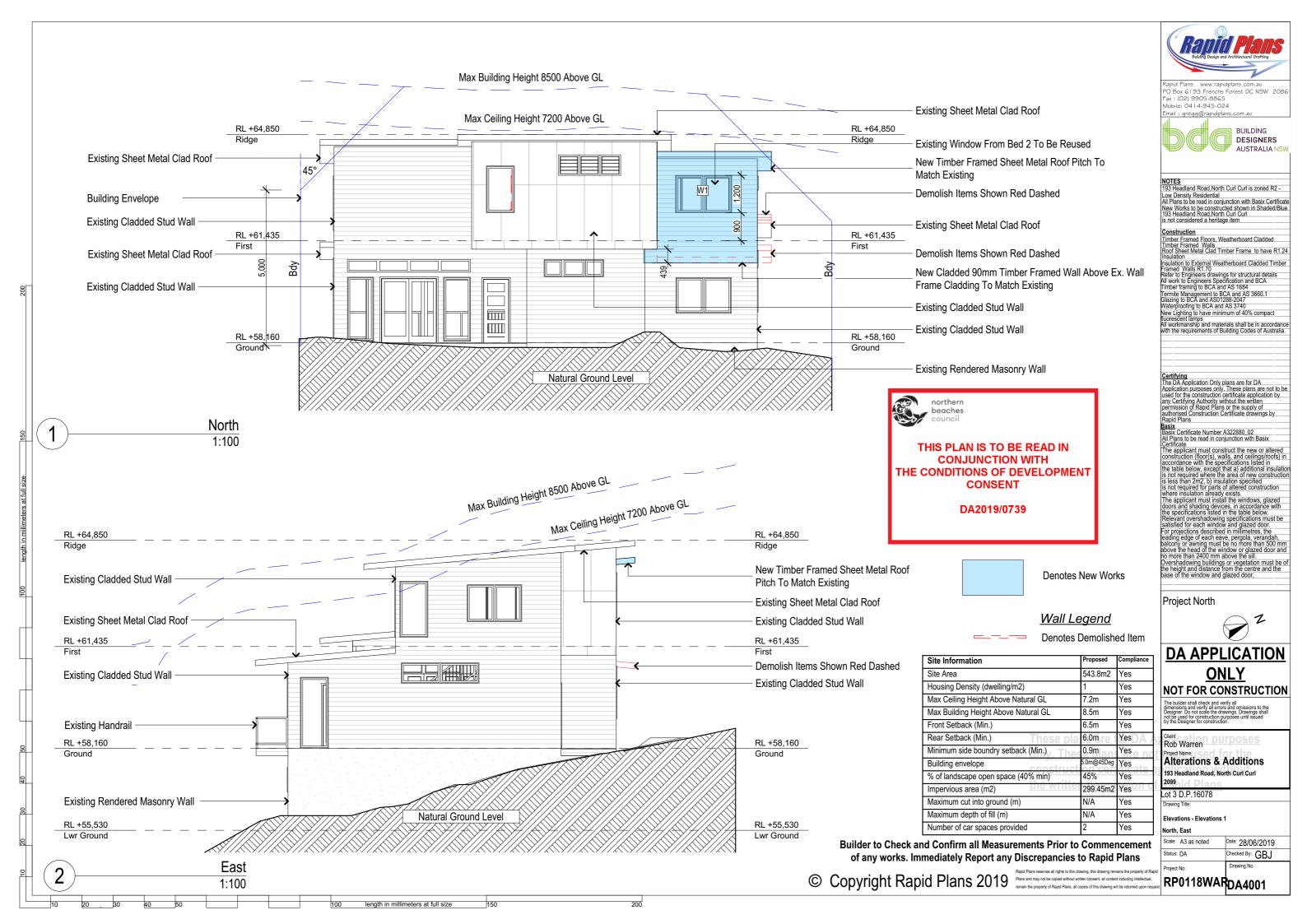
Alterations & Additions 193 Headland Road, North Curl Curl

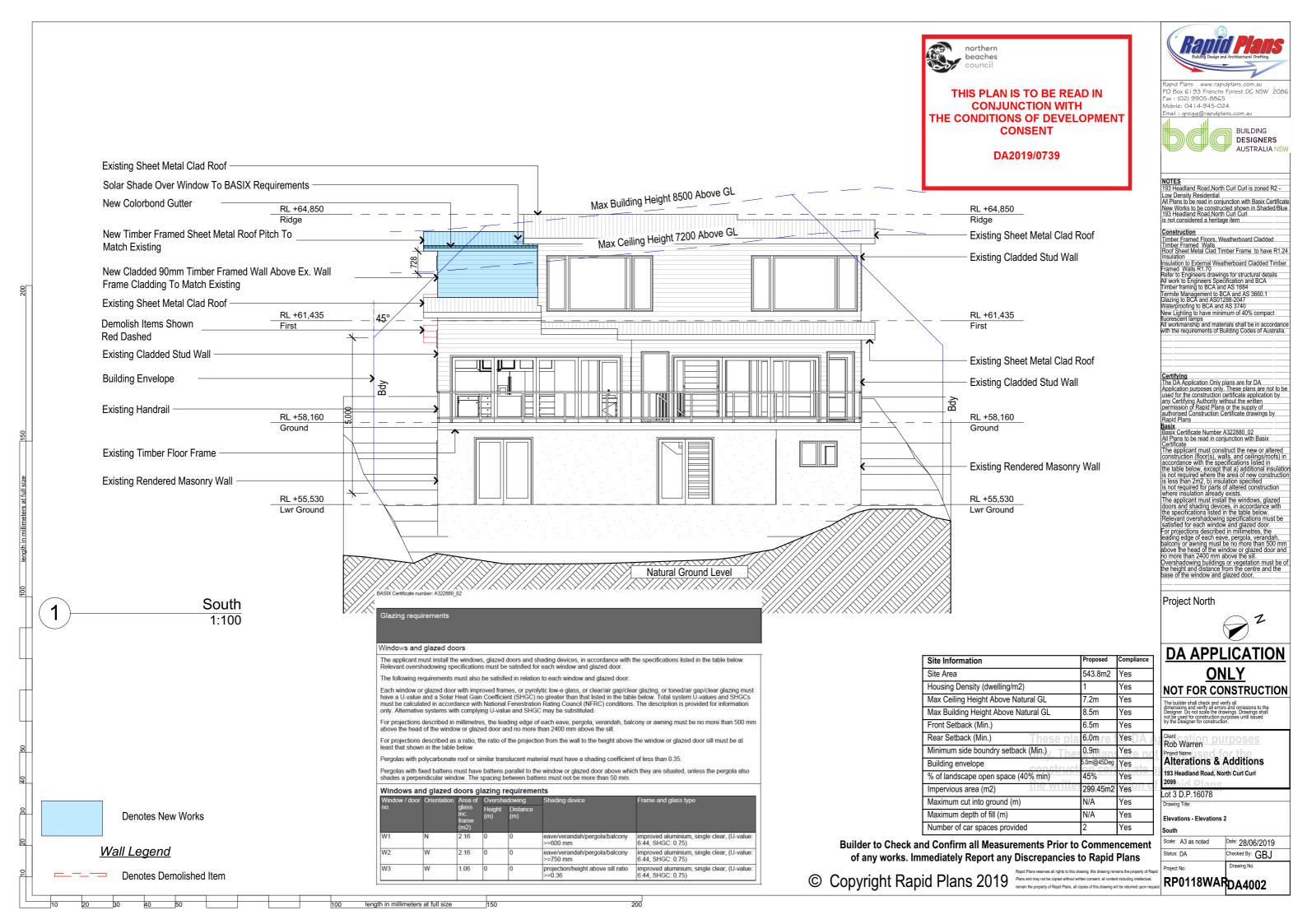
2099 Lot 3 D.P.16078

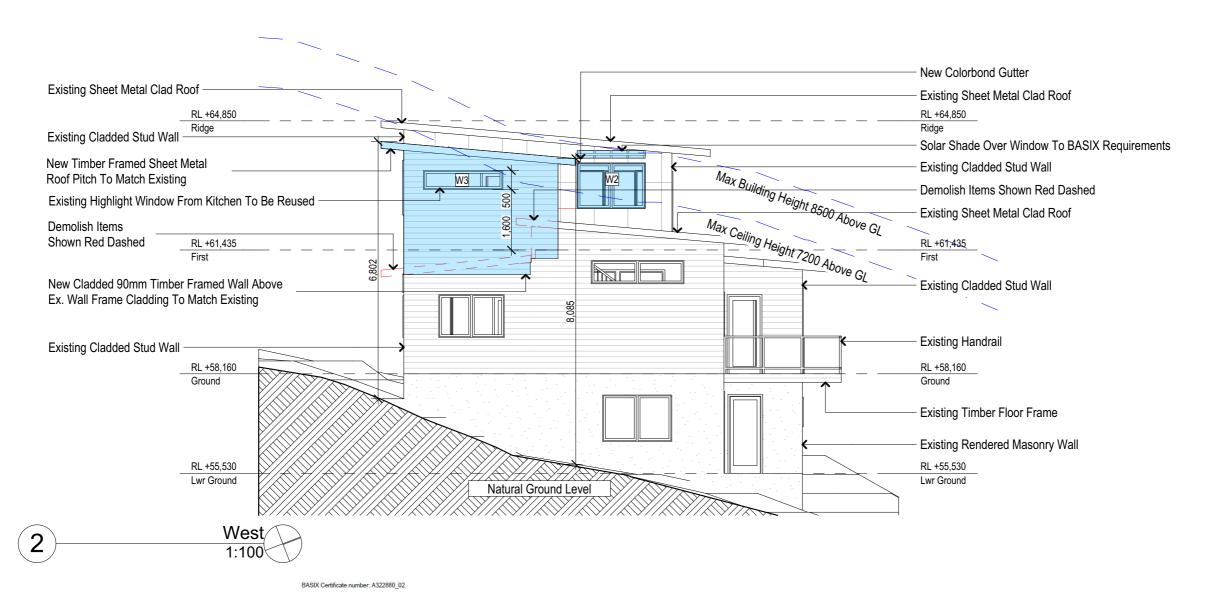
Sections - Section 2 Section 2

Date: 28/06/2019 Scale: A3 as noted Checked By: GBJ

RP0118WARDA3002







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

DA2019/0739

**Denotes New Works** 

Wall Legend

Denotes Demolished Item

length in millimeters at full size

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.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at

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 Orientation		Area of	Overshadowing		Shading device	Frame and glass type	
no.		glass inc. frame (m2)	Height (m)	Distance (m)			
W1	N	2.16	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	
W2	W	2.16	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	
W3	W	1.06	0	0	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	

Site Information	Proposed	Compliance
Site Area	543.8m2	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.) These pl	a 6.0m re 1	Yes
Minimum side boundry setback (Min.)	0.9m	Yes
Building envelope	5.0m@45Deg	Yes
% of landscape open space (40% min)	45%	Yes
Impervious area (m2)	299.45m2	Yes
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes

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BUILDING DESIGNERS AUSTRALIA NSV

NOTES 193 Headland Road, North Curl Curl 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 193 Headland Road North Curl Curl

Construction

Timber Framed Floors, Weatherboard Cladded
Timber Framed Walls
Roof Sheet Metal Clad Timber Frame to have R1.24

Insulation
Insulation to External Weatherboard Cladded Timber
Iramed Walls R1.70
Refer to Engineers Grawings for structural details
All work to Engineers Specification and BCA
Ilmber framing to BCA and AS 1684
Iermite 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 Certificate Number A322880. 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



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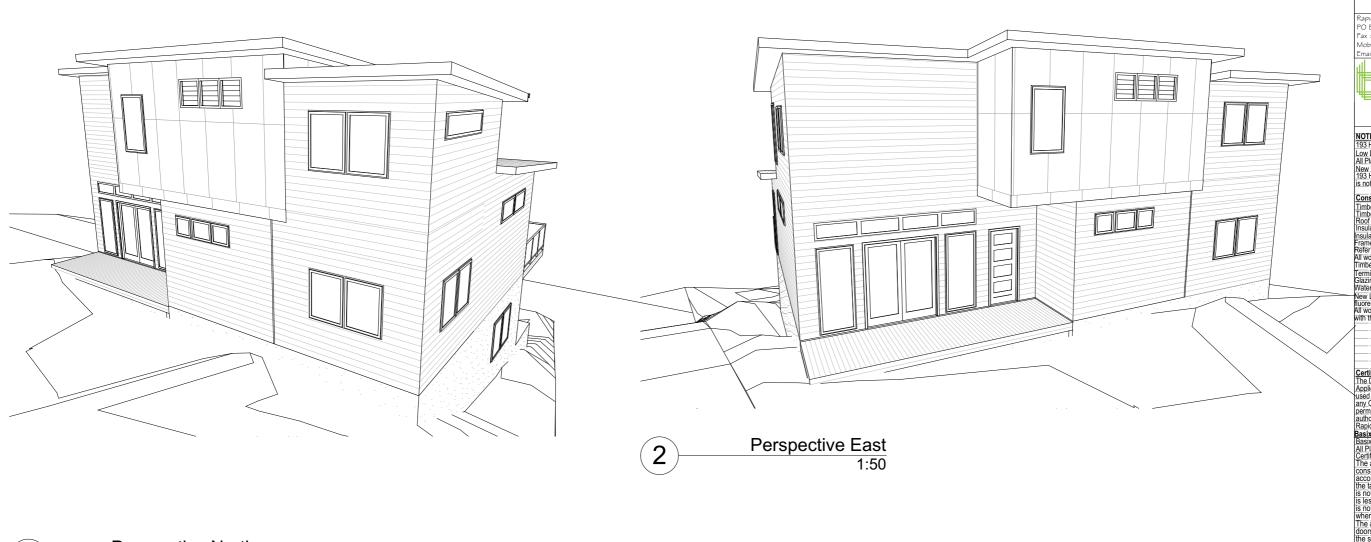
Rob Warren

**Alterations & Additions** 193 Headland Road, North Curl Curl

Lot 3 D.P.16078

Date: 28/06/2019 Checked By: GBJ

RP0118WARDA4003



Perspective North



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

DA2019/0739



Site Information	Proposed	Compliance
Site Area	543.8m2	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.) These pla	6.0m re	YesDA
Minimum side boundry setback (Min.)	0.9m	Yes no
Building envelope	5.0m@45Deg	Yes
% of landscape open space (40% min)	45%	Yes
Impervious area (m2)	299.45m2	Yes
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes

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BUILDING DESIGNERS AUSTRALIA NSW

NOTES 193 Headland Road, North Curl Curl 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 193 Headland Road, North Curl Curl

Construction
Timber Framed Floors, Weatherboard Cladded
Timber Framed Walls
Roof Sheet Metal Clad Timber Frame to have R1.24
Insulation

Insulation
Insulation to External Weatherboard Cladded Timber
Framed Walls R1.70
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
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Certificate
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Project North



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Rob Warren

Alterations & Additions 193 Headland Road, North Curl Curl

Lot 3 D.P.16078

Sunstudy - Perspective

Perspective North, Perspective East, Perspective

Date: 28/06/2019 South A3 as noted Checked By: GBJ

RP0118WARDA5001

length in millimeters at full size

1:50

Perspective South

3

**Denotes Sheet Metal Roof** (Typical). Owner To Confirm Type & Colour



**Denotes Colorbond Gutter** (Typical). Owner To Confirm Type & Colour



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



Denotes Solar Shade Awning (Typical). Owner To Confirm Type & Colour





Site Information	Proposed	Compliance
Site Area	543.8m2	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.) These p	la 6.0m re f	Yes
Minimum side boundry setback (Min.)	0.9m	Yes
Building envelope	5.0m@45Deg	Yes
% of landscape open space (40% min)	45%	Yes
Impervious area (m2)	299.45m2	Yes
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes

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IOTES 93 Headland Road, North Curl Curl is zoned R2 -

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 APPLICATION** ONLY NOT FOR CONSTRUCTION

Rob Warren

Project Name
Alterations & Additions 193 Headland Road, North Curl Curl

Lot 3 D.P.16078

Sunstudy - Material & Colour Sample Board

Scale: A3 as noted Date: 28/06/2019 Checked By: GBJ

RP0118WARDA5002