

Rapid Plans www.rapidplans.com.au
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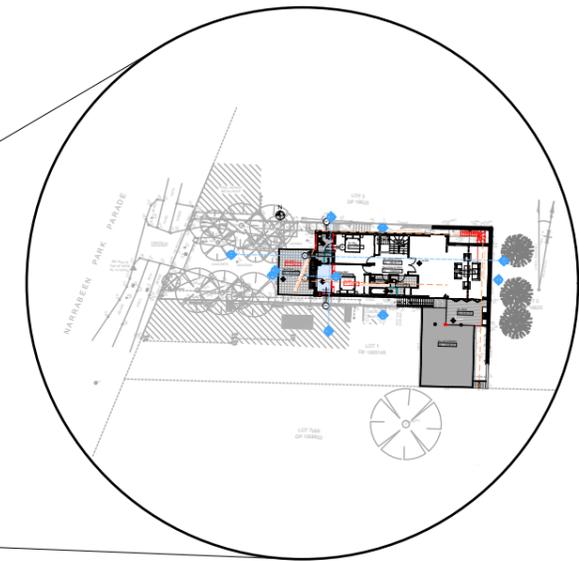


Alterations & Additions To Existing Residence For Nigel Bramley

3 Narrabeen Park Parade, North Narrabeen

Lot 2 D.P. 1005148

Project Number: RP0523BRA



DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	-	4-03-2024
DA1001	A4 NOTIFICATION PLAN	-	4-03-2024
DA1002	SITE SURVEY	-	4-03-2024
DA1003	SITE PLAN	-	4-03-2024
DA1004	Existing Lower Ground Floor Plan	-	4-03-2024
DA1005	Existing Ground Floor Plan	-	4-03-2024
DA1006	Existing First Floor Plan	-	4-03-2024
DA1007	Demolition Lower Ground Floor Plan	-	4-03-2024
DA1008	Demolition Ground Floor Plan	-	4-03-2024
DA1009	Demolition First Floor Plan	-	4-03-2024
DA1010	Landscape Open Space Plan Existing	-	4-03-2024
DA1011	Landscape Open Space Plan Proposed	-	4-03-2024
DA1012	Landscape Plan	-	4-03-2024
DA1013	Sediment & Erosion Plan	-	4-03-2024
DA1014	Waste Management Plan	-	4-03-2024
DA1015	Stormwater Plan	-	4-03-2024
DA2001	LOWER GROUND FLOOR	-	4-03-2024
DA2002	GROUND FLOOR	-	4-03-2024
DA2003	FIRST FLOOR	-	4-03-2024
DA2004	ROOF	-	4-03-2024
DA3000	SECTION 1	-	4-03-2024
DA3001	SECTION 2	-	4-03-2024
DA4000	ELEVATIONS 1	-	4-03-2024
DA4001	ELEVATIONS 2	-	4-03-2024
DA5000	PERSPECTIVE	-	4-03-2024
DA5001	MATERIAL & COLOUR SAMPLE BOARD	-	4-03-2024
DA5002	SHADOW PLAN 21st June 9am	-	4-03-2024
DA5003	SHADOW PLAN 21st June 12pm	-	4-03-2024
DA5004	SHADOW PLAN 21st June 3pm	-	4-03-2024

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

Alterations and Additions

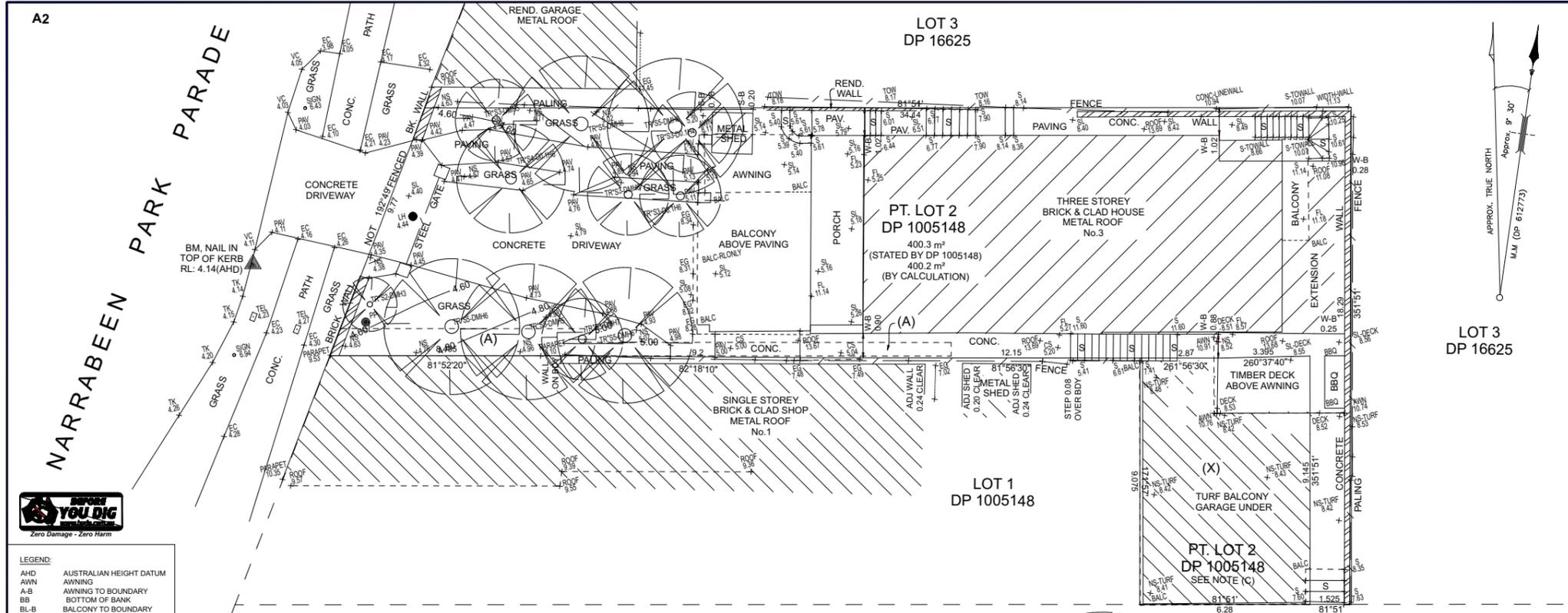
Certificate number: A1377533

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
 Date of issue: Monday, 27 November 2023
 To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Bramley
Street address	3 NARRABEEN PARK - NORTH NARRABEEN 2101
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP1005148
Lot number	2
Section number	-
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).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	RAPID PLANS PTY LTD
ABN (if applicable):	43150064592



LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
A-B	AWNING TO BOUNDARY
BB	BOTTOM OF BANK
BL-B	BALCONY TO BOUNDARY
BM	BENCH MARK
BOW	BOTTOM OF WALL
BRW	BOTTOM OF RETAINING WALL
CL	CENTRE LINE
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EB	EDGE OF BITUMEN
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
EP	ELECTRICAL BOX
EXR	EXPOSED ROCK
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IC	INSPECTION COVER
INV	INVERT LEVEL
KO	KERB OUTLET
LH	LAMP HOLE
LIP	LIP OF KERB
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
PR	PLANTER
RL	REDUCED LEVEL
RTK	ROLLING TOP OF KERB
S	STEPS
S-B	SHED TO BOUNDARY
SL	SURFACE LEVEL
SILL	WINDOW SILL
SIP	SEWER INSPECTION POINT
SMH	SEWER MAN HOLE
SV	STOP VALE
TB	TOP OF BANK
TEL	TELSTRA PIT
TK	TOP OF KERB
TOWTW	TOP OF WALL
TRW	TOP OF RETAINING WALL
UC	UNDER SIDE OF EAVES
VC	VEHICLE CROSSING
W-B	WALL TO BOUNDARY
WM	WATER METER
WTP	TOP OF WINDOW

NOTE (C) - LOT 2 INCLUDES THE AREA ABOVE LOT 1 BEING A REGULAR INCLINED PLAN AS IDENTIFIED IN DP 1005148 AND IS UNLIMITED IN HEIGHT (SEE ELEVATION ON DP 1005148 FOR MORE DETAIL)

(A) - EASEMENT TO DRAIN 0.5 AND 1 WIDE (WIDE DP 612773 & DP 1005148)

(X) - COVENANT - (ON LOT 2)

- BENEFITED BY EASEMENT TO DRAIN SEWAGE 0.5 & 1 WIDE - DP 612773 (ON LOT 2)

LOT 7069
DP 1058602

MARK ANTHONY REID
(REGISTERED SURVEYOR)
SURVEYOR ID No. 183

- THE SUBJECT TITLE NOTES : AS AT 2/5/2023
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN THE TITLE DIAGRAM
 - C895243 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
 - DP612773 EASEMENT TO DRAIN SEWAGE 0.5 AND 1 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - C895242 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
 - S119779 VARIATION
 - DP612773 EASEMENT TO DRAIN SEWAGE 0.5 AND 1 WIDE APPURTENANT TO THE PART SHOWN SO BENEFITED AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 7435025 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTES:

A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY

B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.

D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM ORIGIN OF LEVELS - PM 46375, RL 13.19(AHD), CLASS LC.

E) USE STATED DIMENSIONS. DO NOT SCALE.

F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.

G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

REVISION No.	DESCRIPTION	DATE
V1	PLAN ISSUED	8/5/23
V2		J.J.
V3		J.J.
V4		J.J.

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C&A SURVEYORS
30 Grose Street, Parramatta, NSW 2150
Ph: 96309299 email: Operations@candasurveyors.com.au
www.candasurveyors.com.au

DETAIL & BOUNDARY IDENTIFICATION SURVEY OF
LOT 2 IN DP 1005148, LOCATED AT
NO. 3, NARRABEEN PARK PARADE, NORTH NARRABEEN.



INSTRUCTING PARTY:	CARLY TRACEY	SURVEYED BY:	EH	DATUM:	AHD
LGA:	NORTHERN BEACHES	AREA BODY DP:	400.3 m ²	DRAWN BY:	KO
SURVEY DATE:	3/5/2023	AREA BY CALC:	343.4 m ²	SCALE:	1:100@A2
DATE DRAWN:	5/5/2023	CONTOUR INTERVAL:	0.2 m	REV No:	V1
				SHEET:	1 OF 1

1 SURVEY PLAN 1:200

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Rapid Plans
Building Design and Architectural Drafting
www.rapidplans.com.au
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Email: greg@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.

bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

bdaa ACCREDITED BUILDING DESIGNER

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

Project North

Checked Plot Date: GBJ 12/4/24
Project No: RP0523BRA
Project Status: DA Rev1

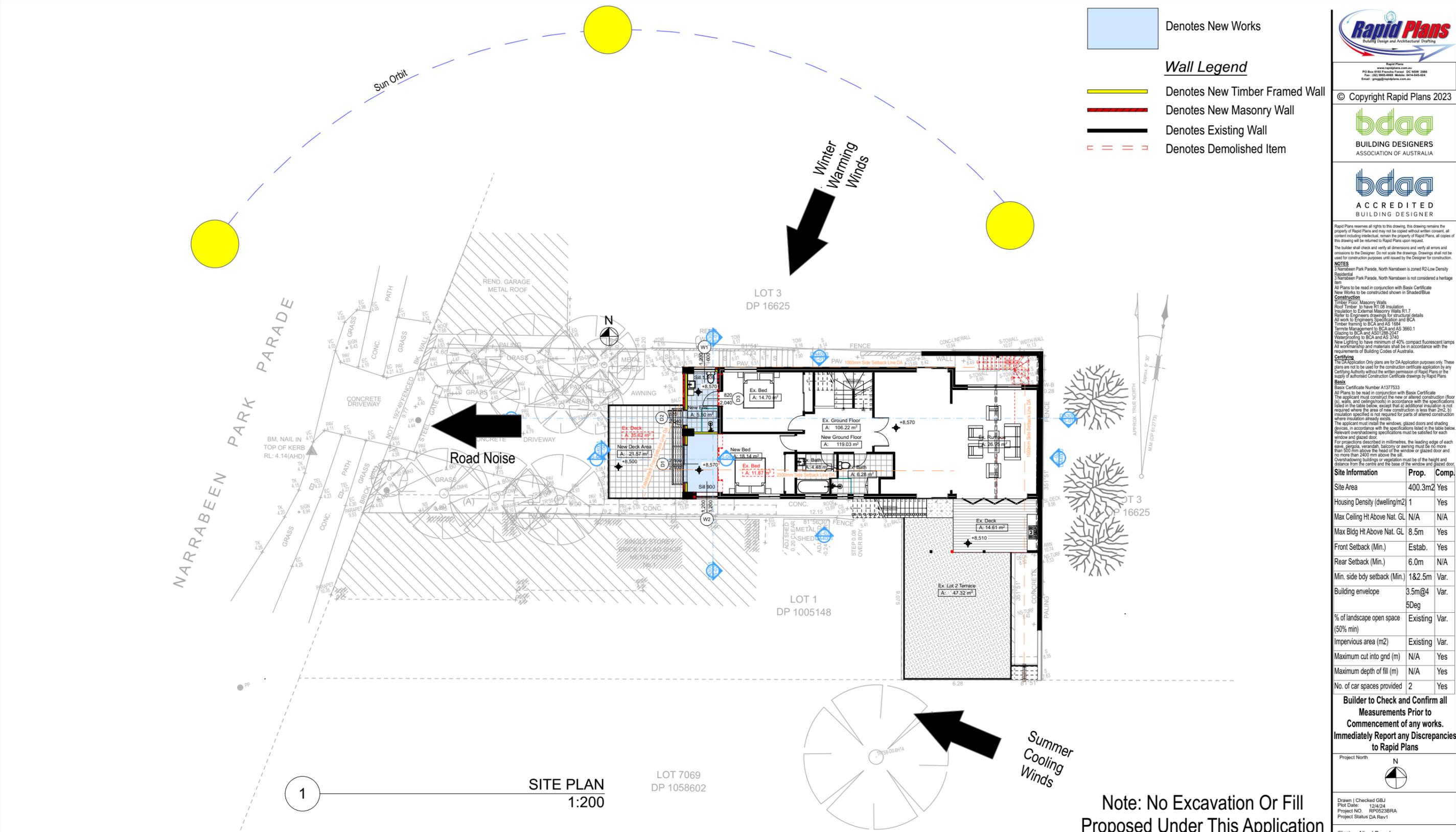
Client Site: Nigel Bramley
3 Narrabeen Park Parade, North Narrabeen

Sheet Size: A3

DRAWING TITLE : **SITE AND LOCATION SITE SURVEY**

PROJECT NAME : **Alterations & Additions**

REVISION NO.	-
DATE:	4-03-2024
DRAWING NO.	DA1002



- Denotes New Works
- Wall Legend**
- Denotes New Timber Framed Wall
 - Denotes New Masonry Wall
 - Denotes Existing Wall
 - Denotes Demolished Item

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NOTES

3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential

3 Narrabeen Park Parade, North Narrabeen 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

Timber Floor, Masonry Walls

Roof Timber to have R1.08 insulation

Insulation to External Masonry 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 AS1788-2007

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.

Noting

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 Certificate

Basic Certificate Number A1377533

All Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor, 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

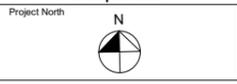
Relevant overshadowing specifications must be satisfied for each window and glazed door

For projections described in millimetres, the leading edge of each awning, pergola, verandah, balcony or awning must be no more than 500 mm above the head of a 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	400.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into gnd (m)	N/A	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



Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO.: R205238RA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE:
SITE AND LOCATION
SITE PLAN

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 4-03-2024

DRAWING NO.
DA1003

Plot Date: 12/4/24
Sheet Size: A3

Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

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
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Note: No Excavation Or Fill Proposed Under This Application

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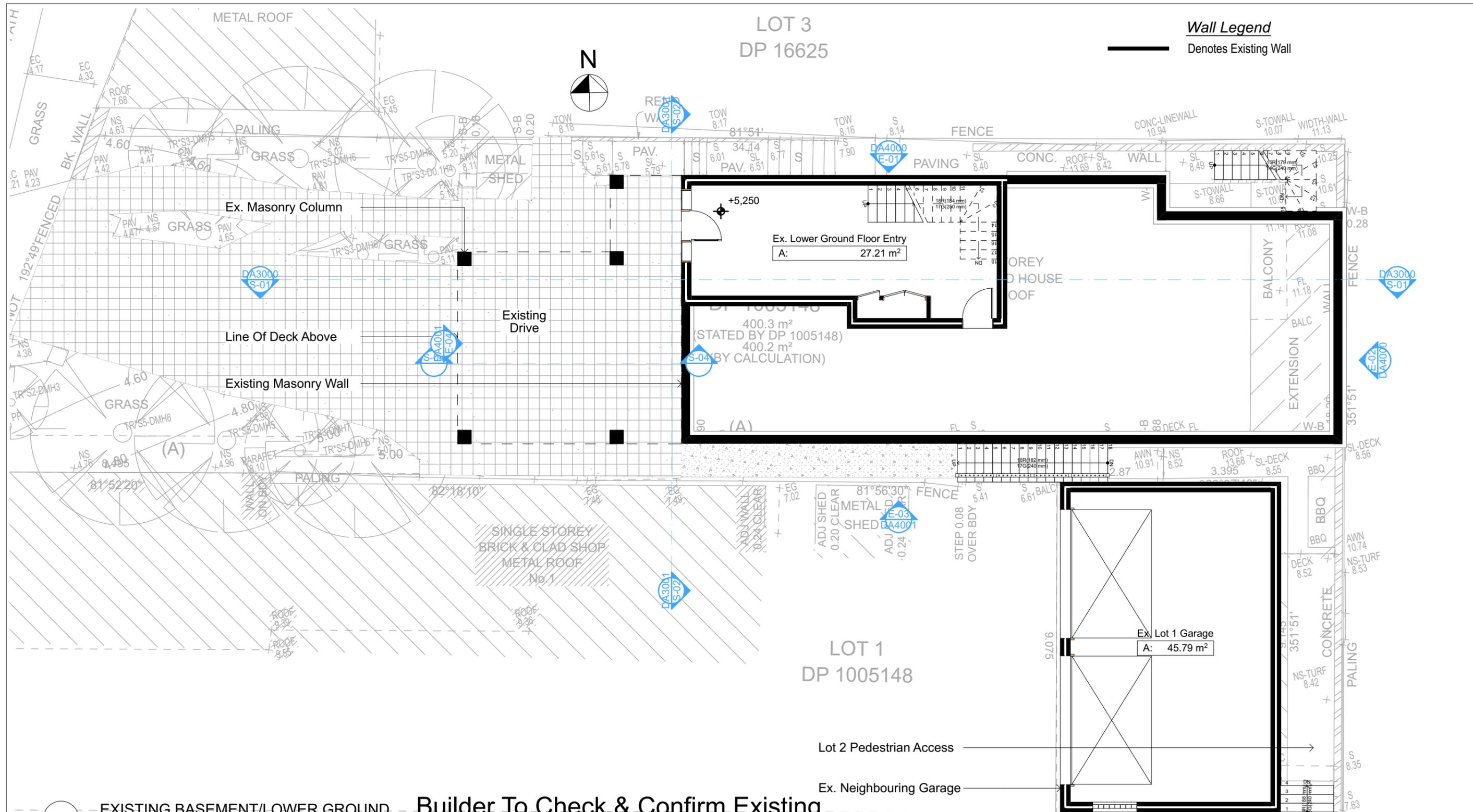
DA APPLICATION ONLY
NOT FOR CONSTRUCTION

1 SITE PLAN 1:200

LOT 7069 DP 1058602

LOT 1 DP 1005148

LOT 3 DP 16625



1 - EXISTING BASEMENT/LOWER GROUND 1:100

Builder To Check & Confirm Existing Measurements Prior to Commencement

NOTES
 3 Narrabeen Park Parade, North Narrabeen 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
 3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item

Certifying
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Construction
 Timber Floor, Masonry Walls
 Roof Timber to have R1.08 Insulation
 Insulation to External Masonry 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 A1377533
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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	400.3m ²	Yes	Building envelope	3.5m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (50% min)	Existing	Variation
Max Ceiling Ht Above Nat. GL	N/A	N/A	Impervious area (m ²)	Existing	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	N/A	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1&2.5m	Variation			

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

Project North
 Checked: GBJ
 Plot Date: 12/4/24
 Project NO: RPU523BRA
 Project Status: DA Rev1
 Client: Nigel Bramley
 Site: 3 Narrabeen Park Parade, North Narrabeen
 Sheet Size: A3

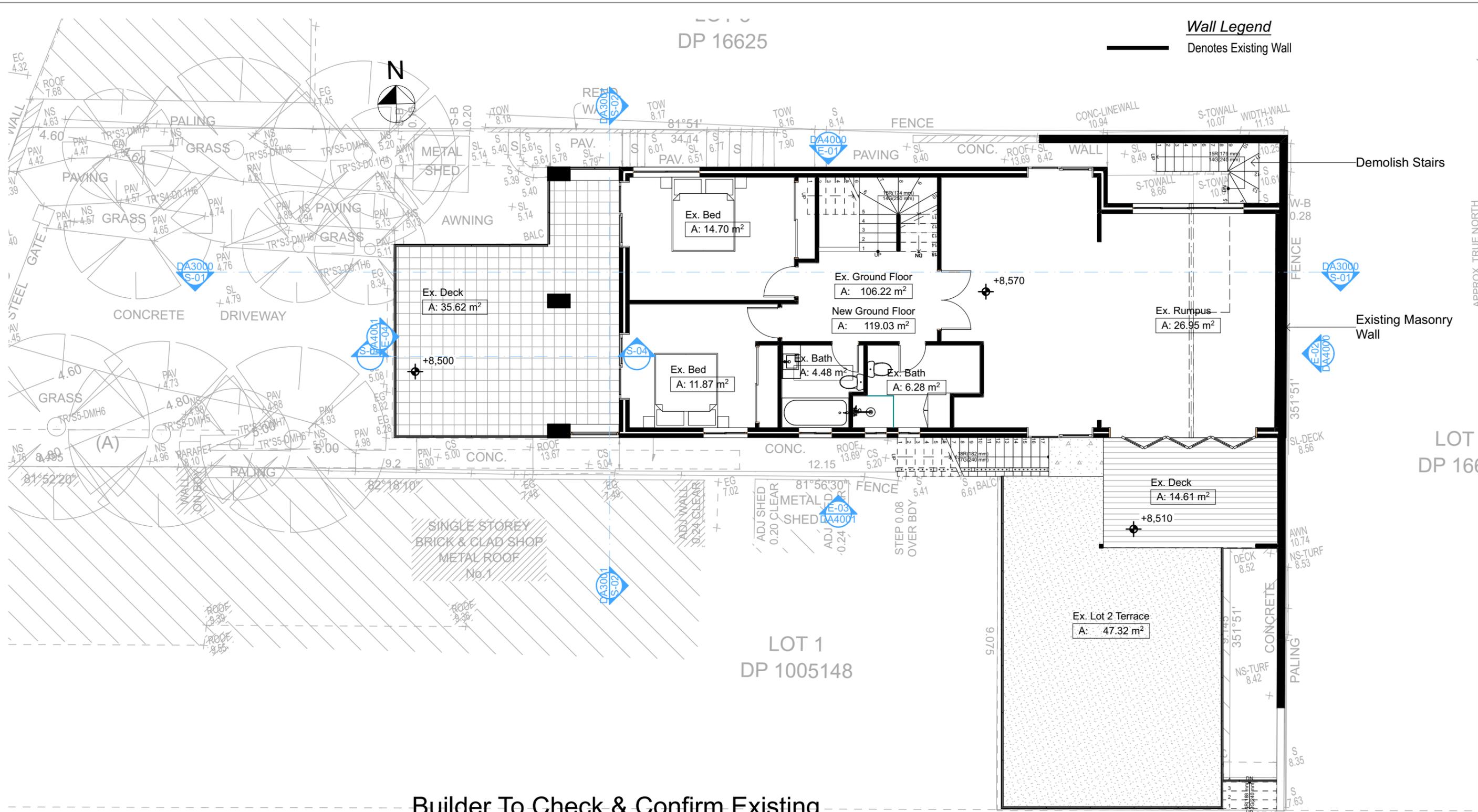
DRAWING TITLE : SITE AND LOCATION
Existing Lower Ground Floor Plan
 PROJECT NAME : **Alterations & Additions**

REVISION NO.
 DATE: 4-03-2024
 DRAWING NO. DA1004

DP 16625

Wall Legend

Denotes Existing Wall



Builder To Check & Confirm Existing Measurements Prior to Commencement

1 EXISTING GROUND FLOOR 1:100

NOTES

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Construction

Timber Floor, Masonry Walls
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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	400.3m ²	Yes	Building envelope	3.5m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (50% min)	Existing	Variation
Max Ceiling Ht Above Nat. GL	N/A	N/A	Impervious area (m ²)	Existing	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	N/A	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1&2.5m	Variation			



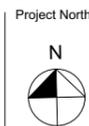
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Checked: GBJ
Plot Date: 12/4/24
Project NO: RPU523BRA
Project Status: DA Rev1

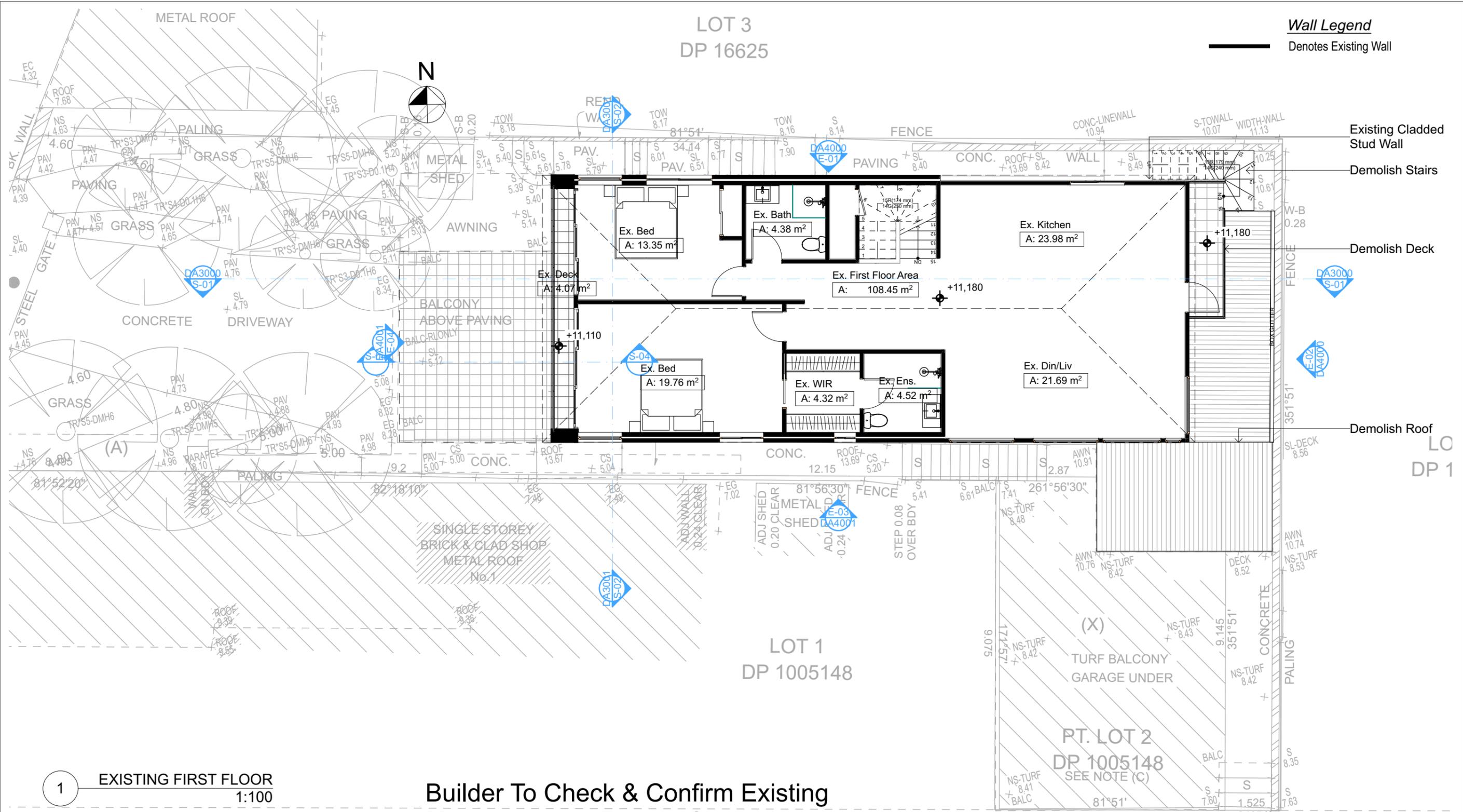
Client: Nigel Bramley
Site: 3 Narrabeen Park Parade, North Narrabeen
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Existing Ground Floor Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
DATE:
4-03-2024
DRAWING NO.
DA1005

LOT 3
DP 16625

Wall Legend
Denotes Existing Wall



Builder To Check & Confirm Existing Measurements Prior to Commencement

1 EXISTING FIRST FLOOR
1:100

NOTES
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Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	400.3m ²	Yes	Building envelope	3.5m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (50% min)	Existing	Variation
Max Ceiling Ht Above Nat. GL	N/A	N/A	Impervious area (m ²)	Existing	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	N/A	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1&2.5m	Variation			

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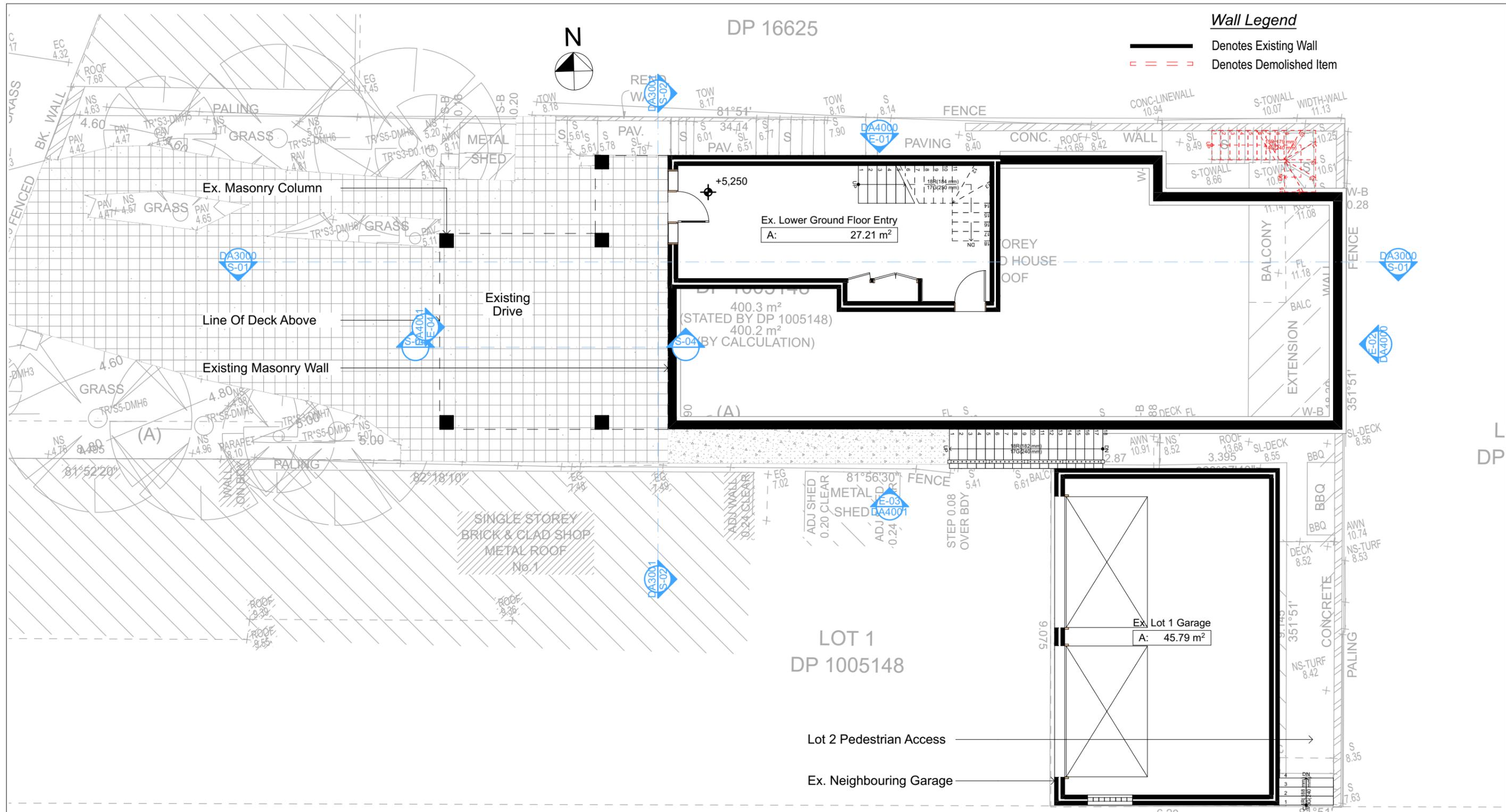


Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North
Checked: GBJ
Plot Date: 12/4/24
Project NO: RPU523BRA
Project Status: DA Rev1
Client: Nigel Bramley
Site: 3 Narrabeen Park Parade, North Narrabeen
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Existing First Floor Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
DATE:
4-03-2024
DRAWING NO.
DA1006



1 DEMOLITION BASEMENT/LOWER GROUND 1:100

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

NOTES
 3 Narrabeen Park Parade, North Narrabeen 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
 3 Narrabeen Park Parade, North Narrabeen 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 Floor, Masonry Walls
 Roof Timber to have R1.08 Insulation
 Insulation to External Masonry 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 A1377533
 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	400.3m ²	Yes	Building envelope	3.5m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (50% min)	Existing	Variation
Max Ceiling Ht Above Nat. GL	N/A	N/A	Impervious area (m ²)	Existing	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	N/A	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1&2.5m	Variation			

DA APPLICATION ONLY
 NOT FOR CONSTRUCTION



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

Project North

Checked Plot Date: GBJ 12/4/24
 Project NO: RPU523BRA
 Project Status: DA Rev1

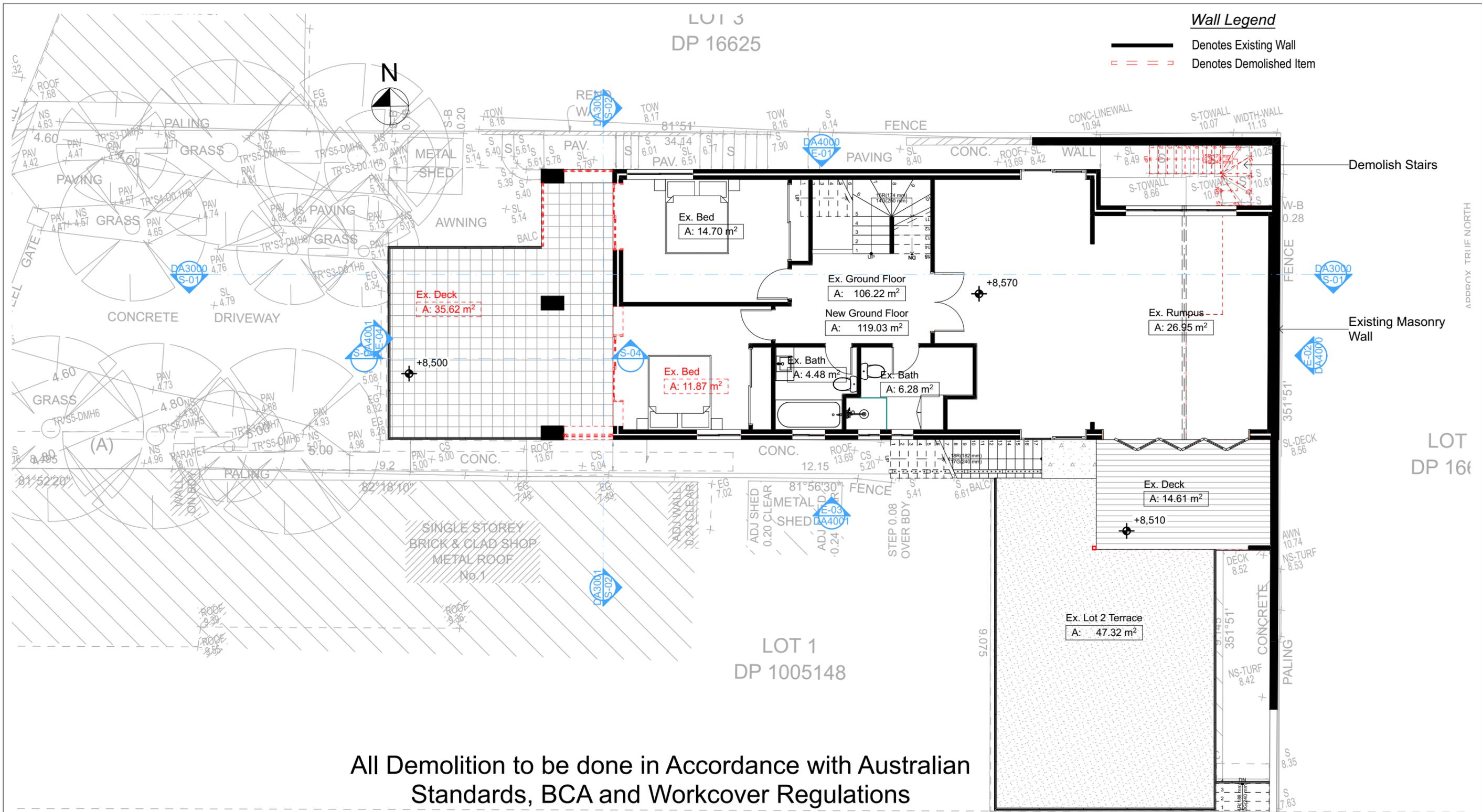
Client: Nigel Bramley
 Site: 3 Narrabeen Park Parade, North Narrabeen

Sheet Size: A3

DRAWING TITLE : **SITE AND LOCATION Demolition Lower Ground Floor Plan**

PROJECT NAME : **Alterations & Additions**

REVISION NO. -
 DATE: **4-03-2024**
 DRAWING NO. **DA1007**



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

1 DEMOLITION GROUND FLOOR
1:100

NOTES

3 Narrabeen Park Parade, North Narrabeen 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
3 Narrabeen Park Parade, North Narrabeen 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 Floor, Masonry Walls
Roof Timber to have R1.08 Insulation
Insulation to External Masonry 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 A1377533
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	400.3m ²	Yes	Building envelope	3.5m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (50% min)	Existing	Variation
Max Ceiling Ht Above Nat. GL	N/A	N/A	Impervious area (m ²)	Existing	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	N/A	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1&2.5m	Variation			

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

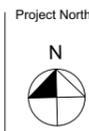


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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked: GBJ
Plot Date: 12/4/24
Project NO: RPU523BRA
Project Status: DA Rev1
Client: Nigel Bramley
Site: 3 Narrabeen Park Parade, North Narrabeen
Sheet Size: A3

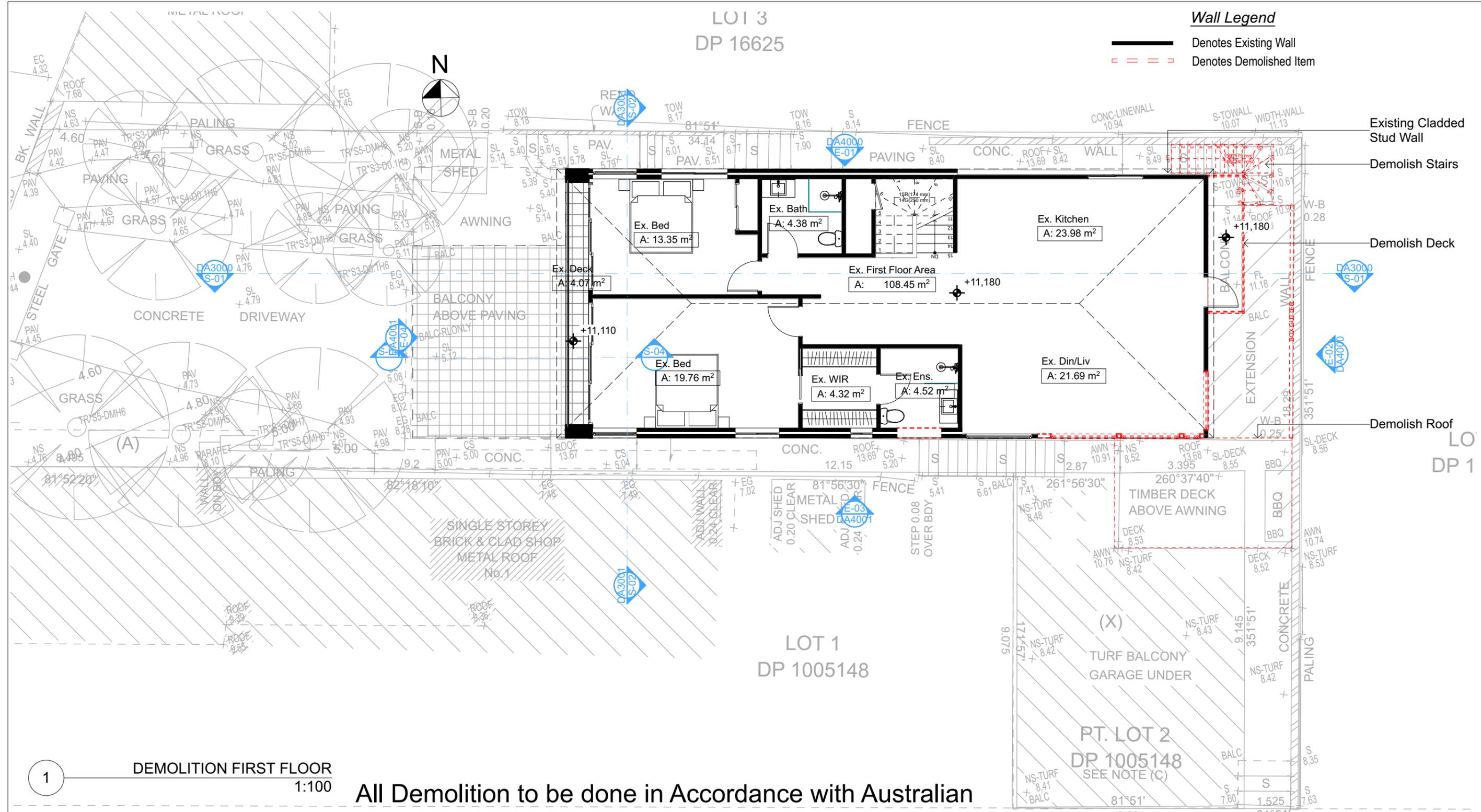
DRAWING TITLE : **SITE AND LOCATION Demolition Ground Floor Plan**
PROJECT NAME : **Alterations & Additions**

REVISION NO. -
DATE: **4-03-2024**
DRAWING NO. **DA1008**

LOT 3
DP 16625

Wall Legend

-  Denotes Existing Wall
-  Denotes Demolished Item



1 DEMOLITION FIRST FLOOR
1:100

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

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	400.3m2	Yes	Building envelope	3.5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (50% min)	Existing	Variation
Max Ceiling Ht Above Nat. GL	N/A	N/A	Impervious area (m2)	Existing	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	N/A	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1&2.5m	Variation			

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
3 Narrabeen Park Parade, North Narrabeen 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
3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item
Certifying
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Construction
Timber Floor, Masonry Walls
Roof Timber to have R1.08 Insulation
Insulation to External Masonry 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 A1377533
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.



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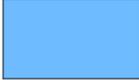
Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North
Checked: GBJ
Plot Date: 12/4/24
Project NO: RPU0523BRA
Project Status: DA Rev1
Client: Nigel Bramley
Site: 3 Narrabeen Park Parade, North Narrabeen
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Demolition First Floor Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE:
4-03-2024
DRAWING NO.
DA1009

Wall Legend

-  Denotes Existing Wall
-  Denotes Impervious Area
-  Denotes Pervious Area



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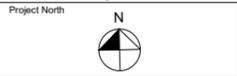
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NOTES
 3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential.
 3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item.
 All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue Construction.
 Timber Floor, Masonry Walls.
 Roof Timber to have R1.50 insulation.
 Insulation to External Masonry Walls R1.7.
 Refer to Engineers drawing for structural details.
 All work to Engineers Specification and BCA.
 Timber framing to BCA and AS 1684.
 Termite Management to SCA and AS 3660.1.
 Glazing to BCA and AS1728-2010.
 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 A1377533
 All Plans to be read in conjunction with Basic Certificate.
 The applicant must construct the new or altered construction (floor slabs, walls, and ceilings) in accordance with the specifications listed in the table below, except that additional insulation is not required where the area of new construction is less than 20m².
 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 awning, 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 Area	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into gnd (m)	N/A	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



Drawn | Checked GBJ
 Plot Date: 12/4/24
 Project NO.: R205238RA
 Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

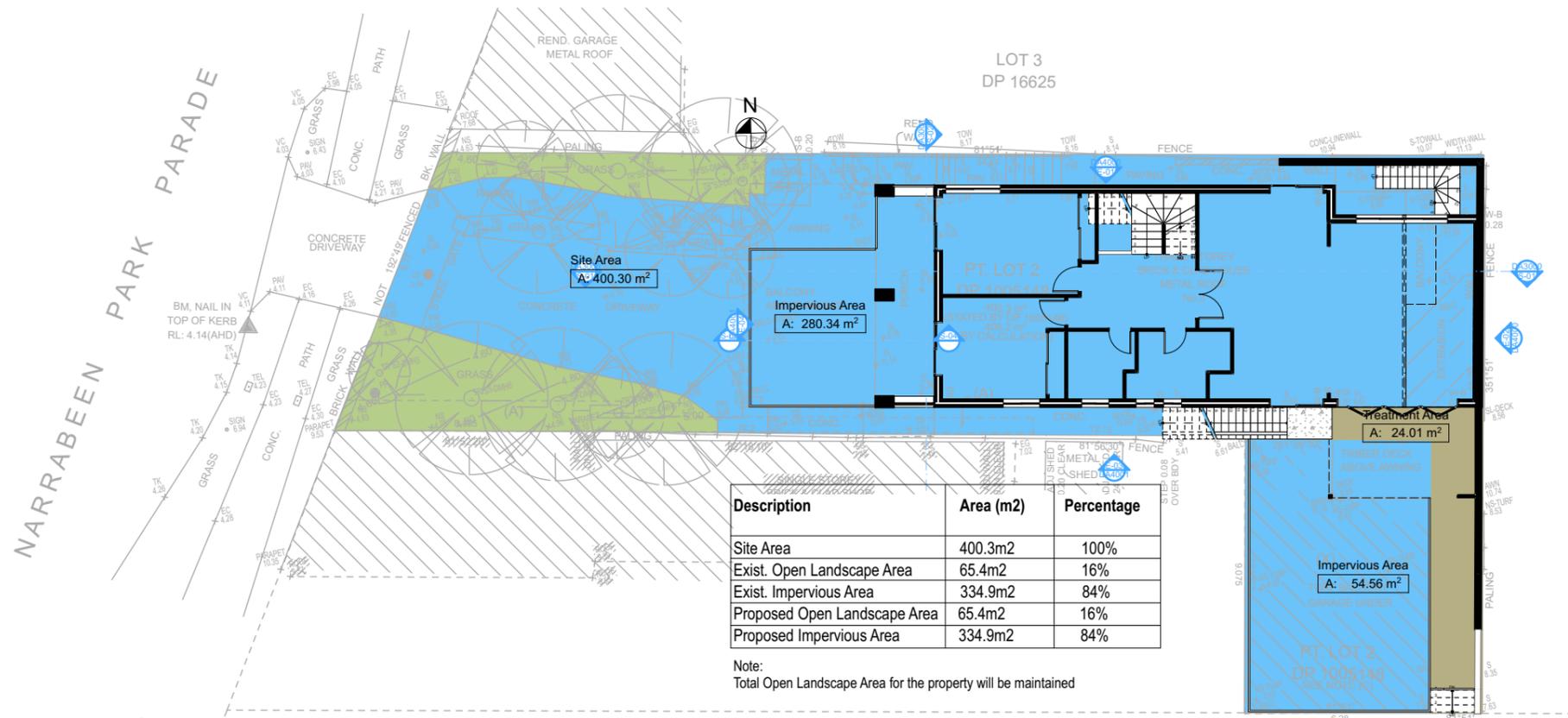
DRAWING TITLE SITE AND LOCATION
 Landscape Open Space Plan Existing

PROJECT NAME:
 Alterations & Additions

REVISION NO. DATE
 - 4-03-2024

DRAWING NO.
DA1010

Plot Date: 12/4/24
 Sheet Size: A3



Description	Area (m2)	Percentage
Site Area	400.3m ²	100%
Exist. Open Landscape Area	65.4m ²	16%
Exist. Impervious Area	334.9m ²	84%
Proposed Open Landscape Area	65.4m ²	16%
Proposed Impervious Area	334.9m ²	84%

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

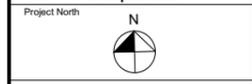
1 LANDSCAPE OPEN SPACE EXISTING 1:200

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Site Information	Prop.	Comp.
Site Area	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side body setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into gnd (m)	N/A	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



Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO.: R205238RA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE SITE AND LOCATION
Landscape Open Space Plan Proposed

PROJECT NAME:
Alterations & Additions

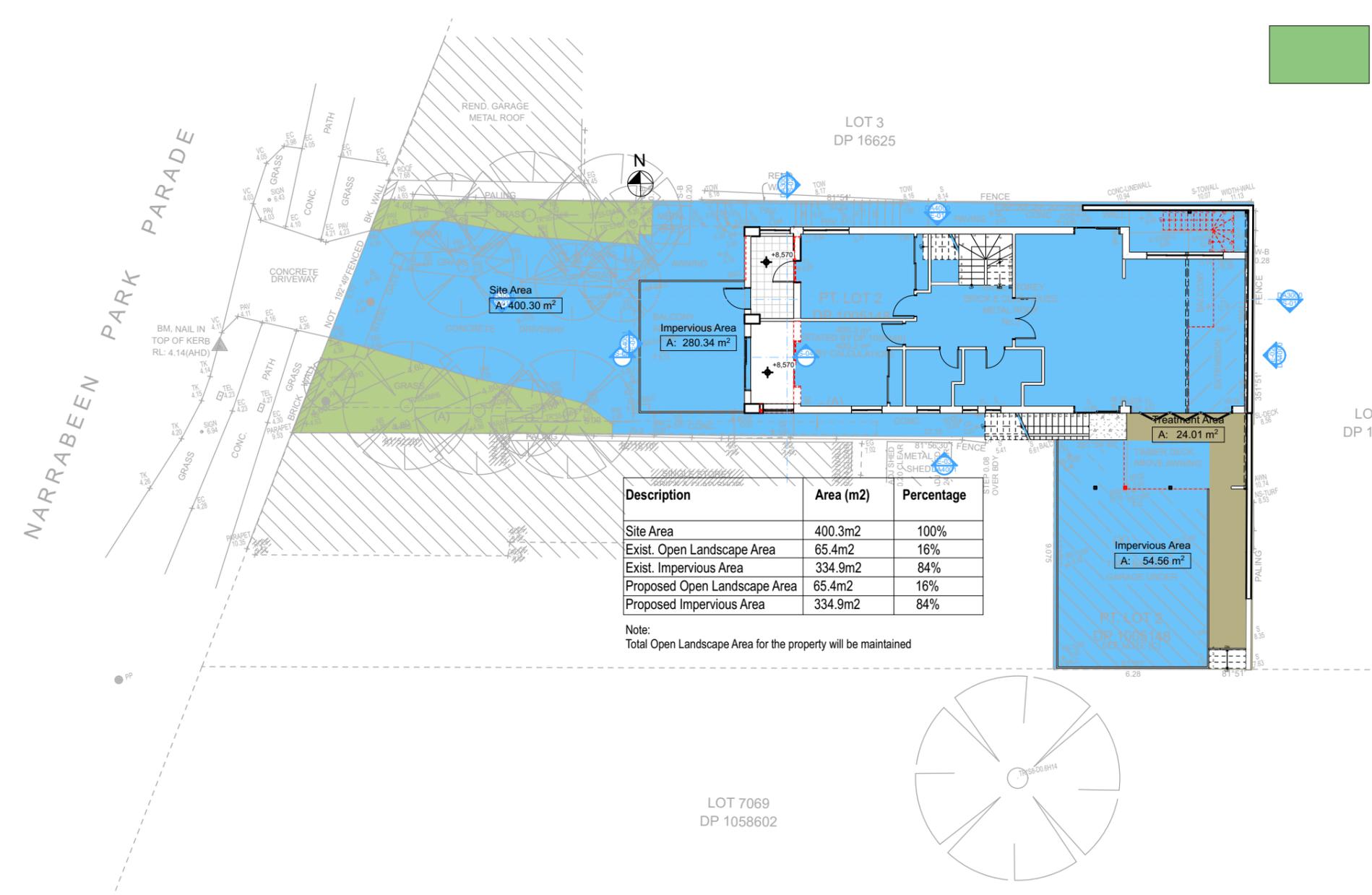
REVISION NO. DATE
- 4-03-2024

DRAWING NO.
DA1011

Plot Date: 12/4/24
Sheet Size: A3

Wall Legend

-  Denotes New Timber Framed Wall
-  Denotes New Masonry Wall
-  Denotes Existing Wall
-  Denotes Demolished Item
-  Denotes Impervious Area
-  Denotes Pervious Area



Description	Area (m ²)	Percentage
Site Area	400.3m ²	100%
Exist. Open Landscape Area	65.4m ²	16%
Exist. Impervious Area	334.9m ²	84%
Proposed Open Landscape Area	65.4m ²	16%
Proposed Impervious Area	334.9m ²	84%

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

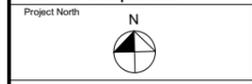
1 LANDSCAPE OPEN SPACE PROPOSED
1:200

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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Site Information	Prop.	Comp.
Site Area	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into gnd (m)	N/A	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



Drawn | Checked GBJ
 Plot Date: 12/4/24
 Project NO.: RPOS23BRA
 Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

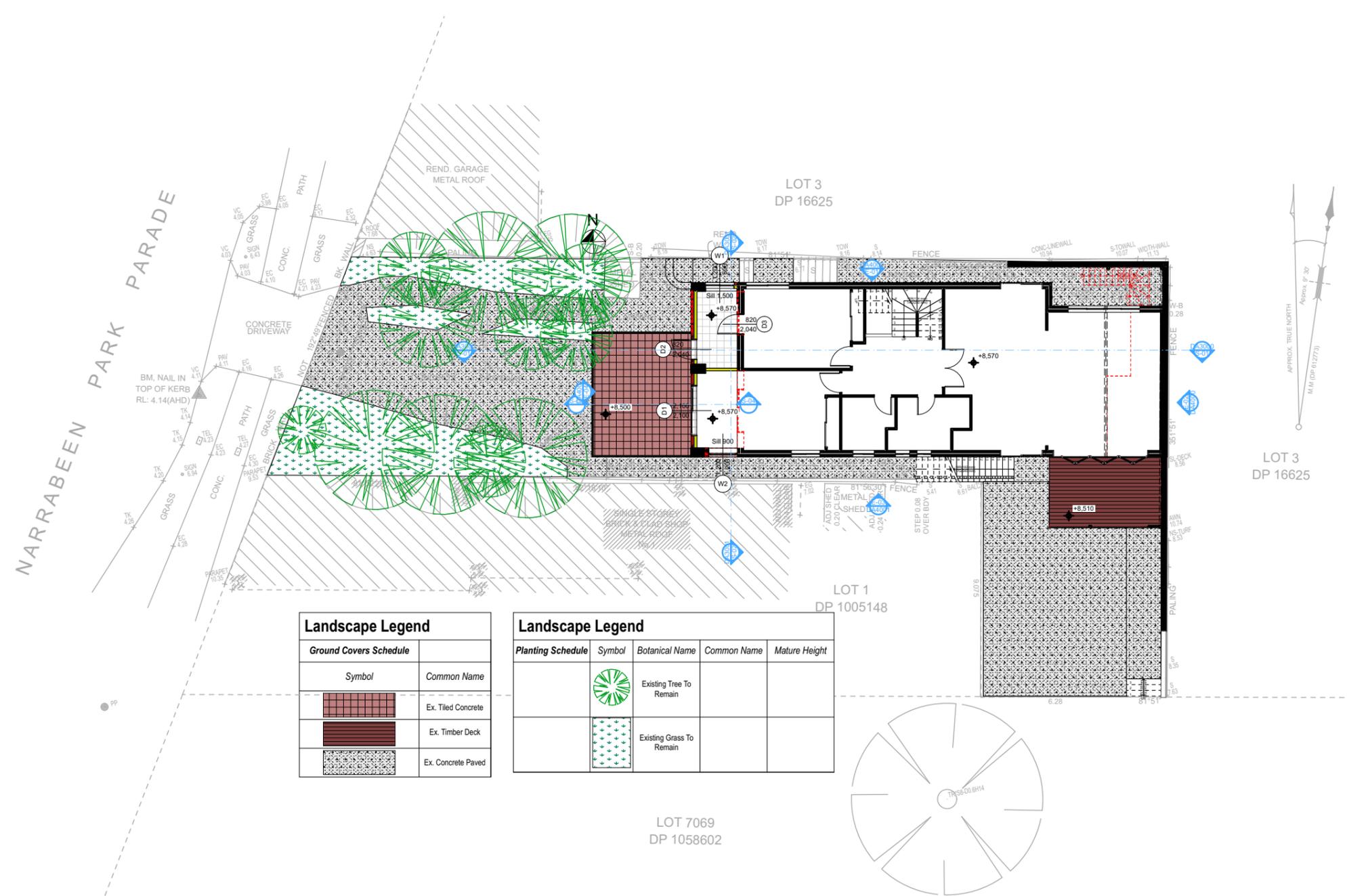
DRAWING TITLE:
 SITE AND LOCATION
Landscape Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
 - 4-03-2024

DRAWING NO.
DA1012

Plot Date: 12/4/24
 Sheet Size: A3



Landscape Legend

Ground Covers Schedule	
Symbol	Common Name
[Red grid pattern]	Ex. Tiled Concrete
[Brown grid pattern]	Ex. Timber Deck
[Grey grid pattern]	Ex. Concrete Paved

Landscape Legend

Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height
Existing Tree To Remain	[Green tree symbol]			
Existing Grass To Remain	[Green grass symbol]			

LANDSCAPE PLAN
 1:200

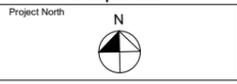
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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

- Denotes New Works
- Wall Legend**
- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item

Site Information	Prop.	Comp.
Site Area	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into gnd (m)	N/A	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



Drawn | Checked GBJ
 Plot Date: 12/4/24
 Project NO.: R20528RA
 Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

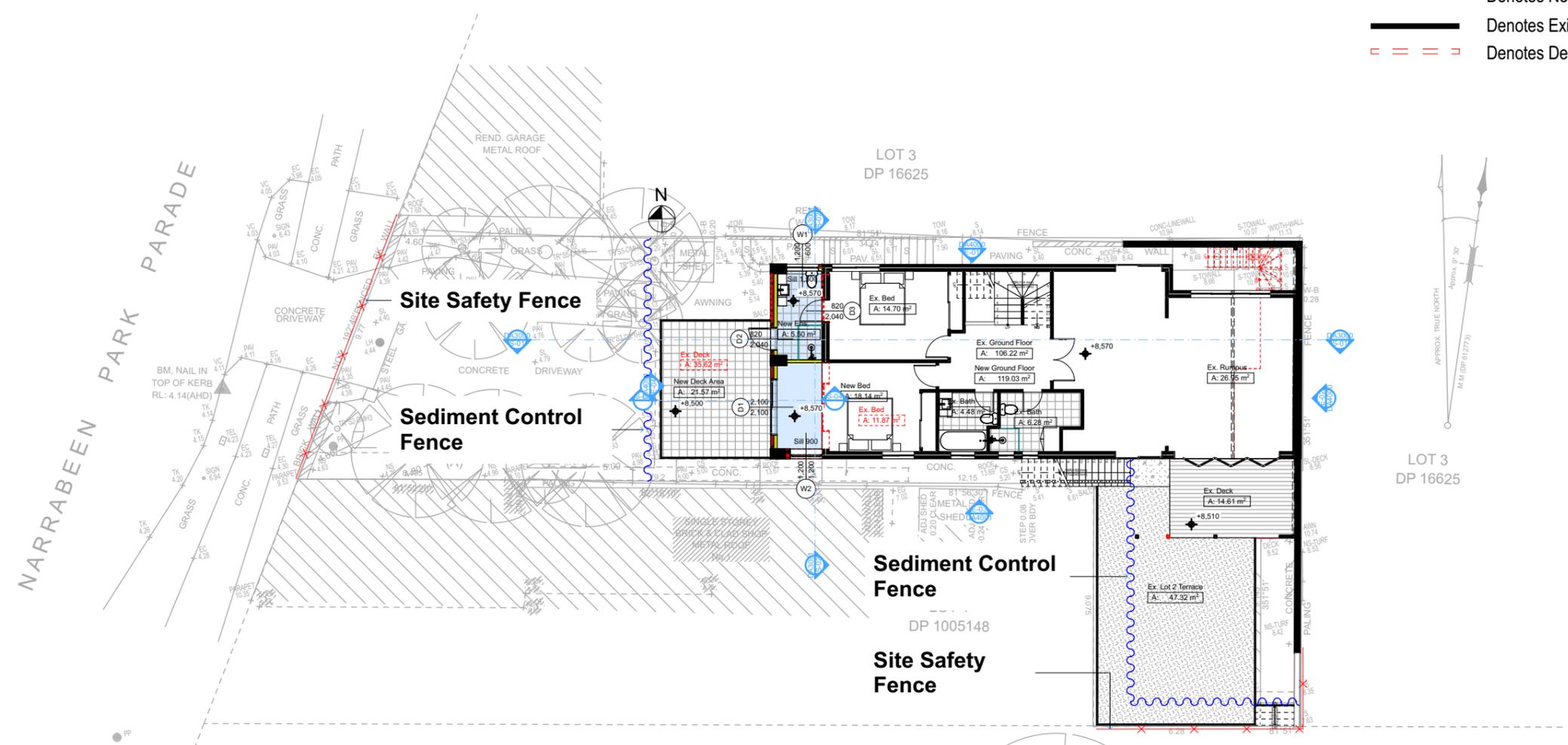
DRAWING TITLE:
 SITE AND LOCATION
Sediment & Erosion Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
 - 4-03-2024

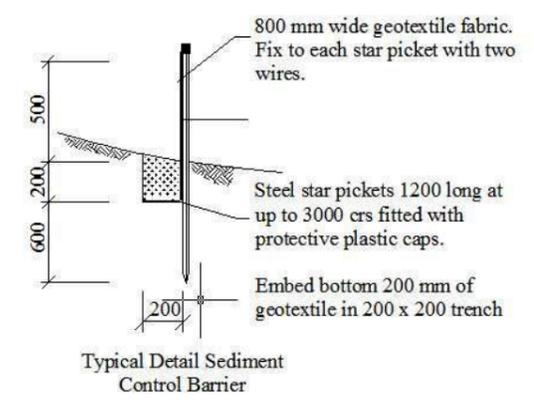
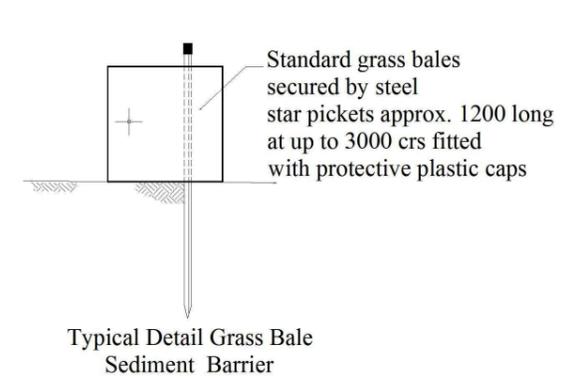
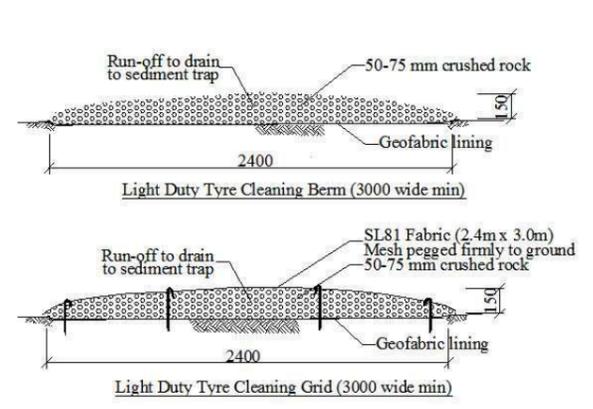
DRAWING NO.
DA1013

Plot Date: 12/4/24
 Sheet Size: A3



1 SEDIMENT & EROSION CONTROL PLAN
 1:200

LOT 7069
 DP 1058602



These plans are for DA Application purposes only. These plans are not to be used for construction certificate application without the written permission of Rapid Plans

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Denotes New Works

Wall Legend

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



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NOTES

3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential.
3 Narrabeen Park Parade, North Narrabeen 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.

Timber Floor, Masonry Walls
Roof Timber to have R1.50 insulation
Insulation to External Masonry 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 SCA and AS 3660.1
Glazing to BCA and AS1788-2007
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 Certificate Number A1377533

All Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor slabs, walls, and ceilings) in accordance with the specifications listed in the table below, except that additional insulation is not required where the area of new construction is less than 30m². Insulation specified is not required for parts of altered construction where insulation already exists.

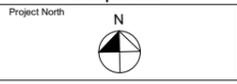
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each awning, 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 Area	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into gnd (m)	N/A	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



Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO.: R205238RA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

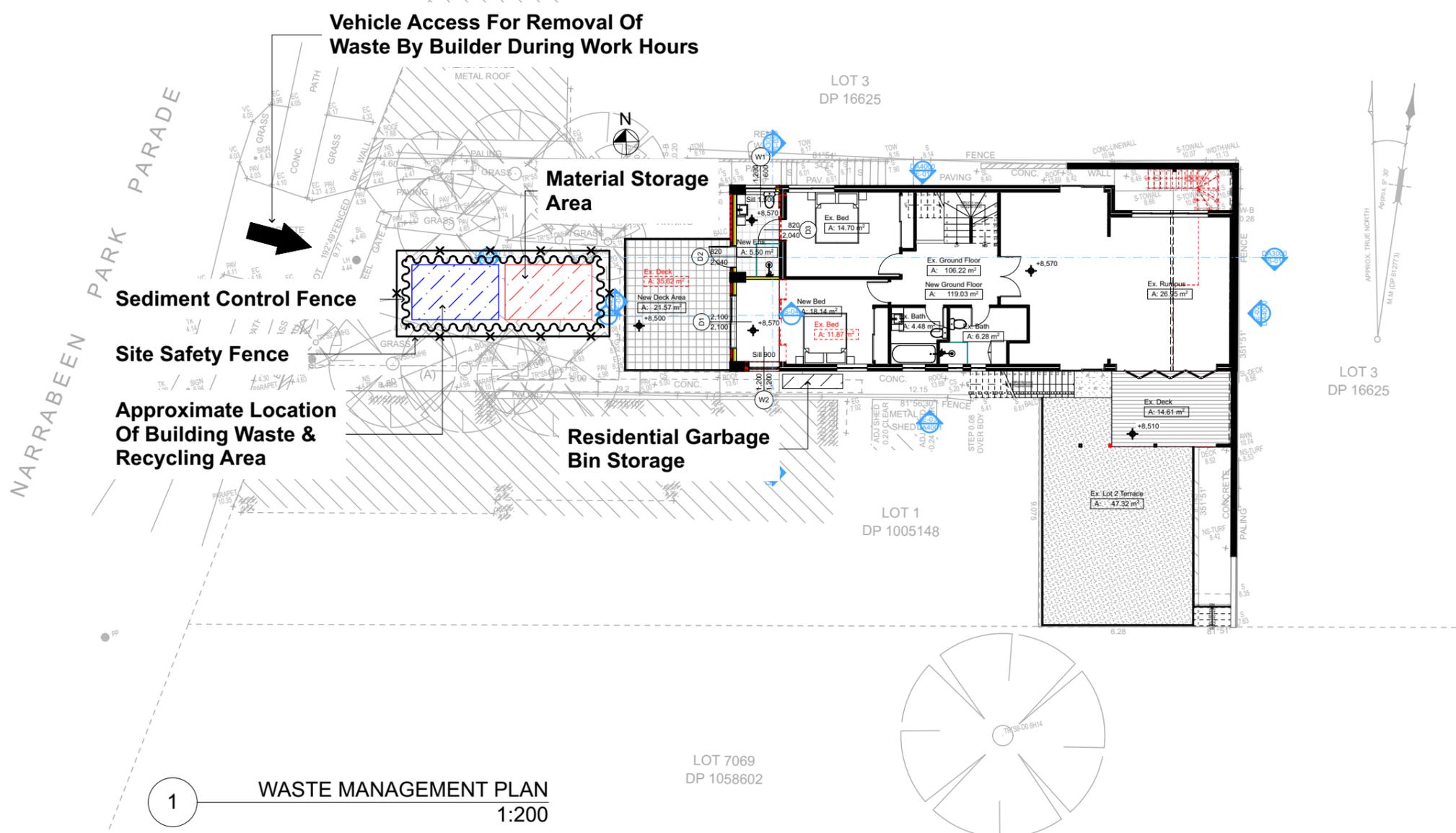
DRAWING TITLE:
SITE AND LOCATION
Waste Management Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 4-03-2024

DRAWING NO.
DA1014

Plot Date: 12/4/24
Sheet Size: A3



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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

- Denotes New Works
- Wall Legend**
- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item



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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.

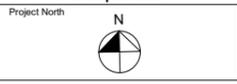
NOTES
3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential.
3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue Construction.
Timber Floor, Masonry Walls
Roof Timber to have R1.50 insulation
Insulation to External Masonry 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 AS1788-2007
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
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 Certificate Number A1377533
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings) in accordance with the specifications listed in the table below, except that additional insulation is not required where the area of new construction is less than 30m². 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 awning, pergola, verandah, balcony or awning must be no more than 500 mm above the head of 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	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into gnd (m)	N/A	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



Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO.: RPO523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

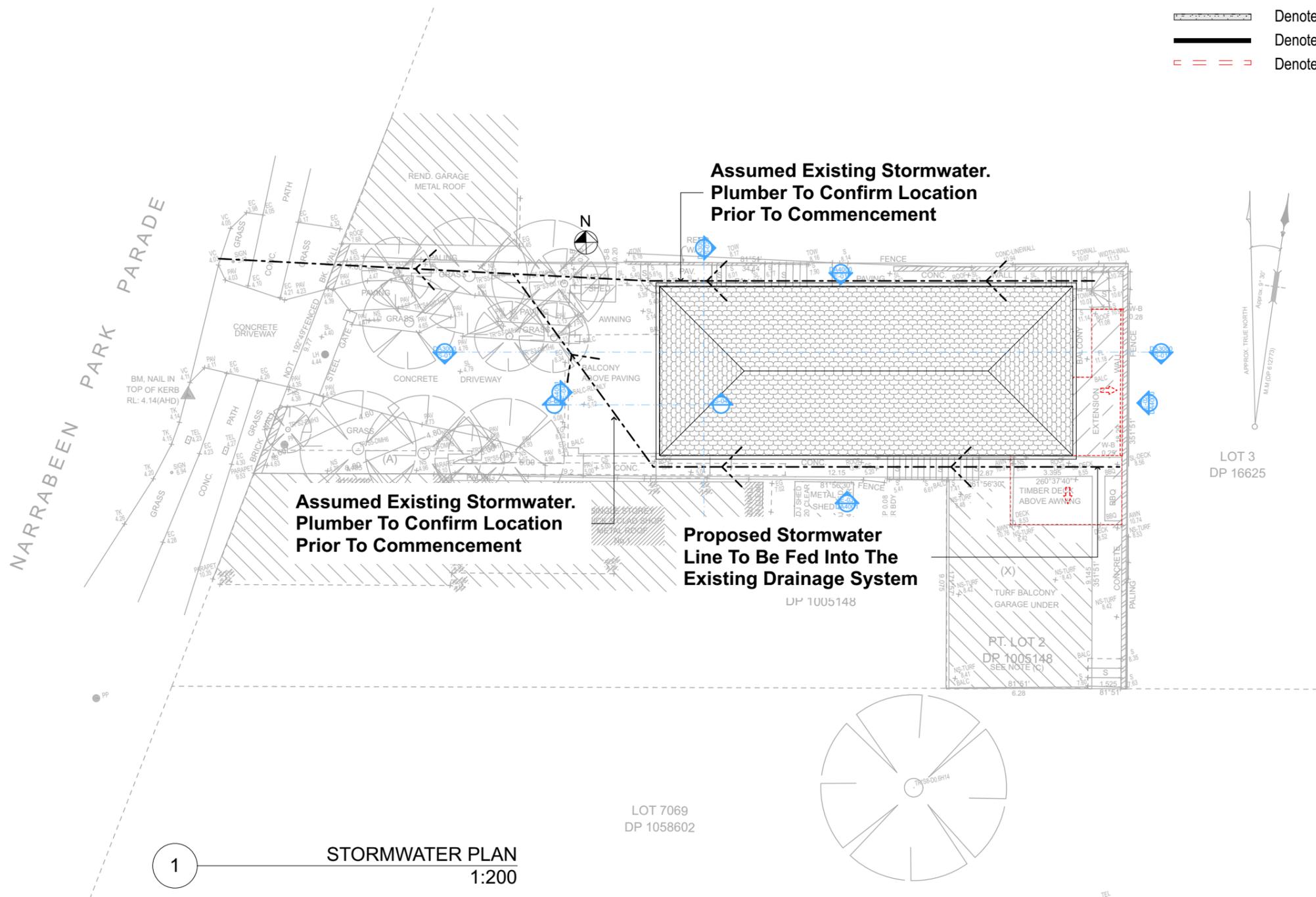
DRAWING TITLE :
SITE AND LOCATION
Stormwater Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. DATE
- 4-03-2024

DRAWING NO.
DA1015

Plot Date: 12/4/24
Sheet Size: A3



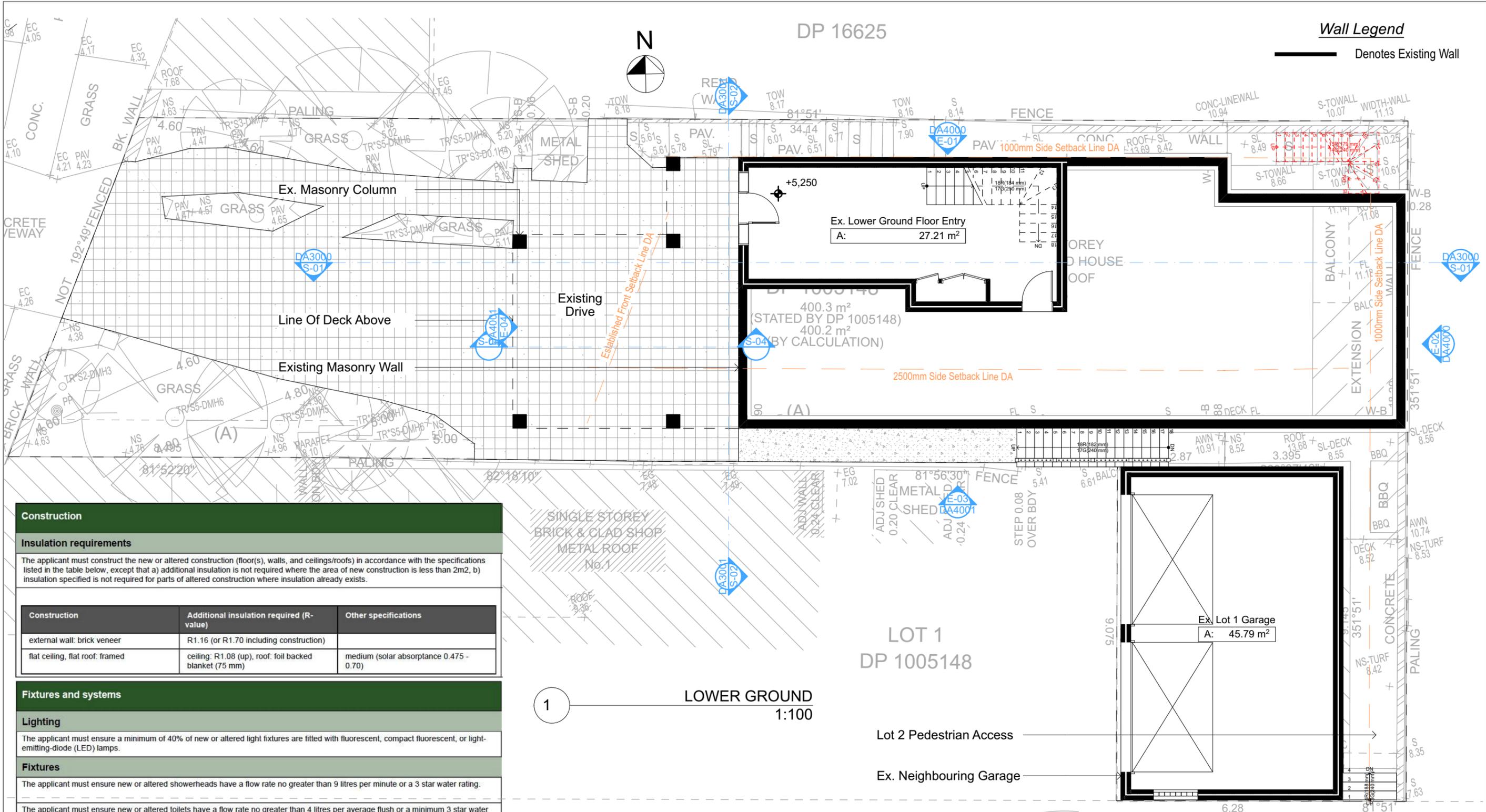
1 STORMWATER PLAN 1:200

Plumber To Confirm Location Of Existing Stormwater/Sewer Prior To Commencement

DA APPLICATION ONLY NOT FOR CONSTRUCTION

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Denotes Existing Wall



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
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
3 Narrabeen Park Parade, North Narrabeen 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
3 Narrabeen Park Parade, North Narrabeen 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 Floor, Masonry Walls
Roof Timber to have R1.08 Insulation
Insulation to External Masonry 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 A1377533
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.



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Project North
Checked: GBJ
Plot Date: 12/4/24
Project NO: RP0523BRA
Project Status: DA Rev1

Client: Nigel Bramley
Site: 3 Narrabeen Park Parade, North Narrabeen

Sheet Size: A3

DRAWING TITLE :
PLANS
LOWER GROUND FLOOR

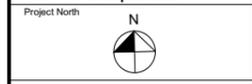
PROJECT NAME :
Alterations & Additions

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	400.3m2	Yes	Building envelope	3.5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (50% min)	Existing	Variation
Max Ceiling Ht Above Nat. GL	N/A	N/A	Impervious area (m2)	Existing	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	N/A	Yes
Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	N/A	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1&2.5m	Variation			

REVISION NO.
-
DATE:
4-03-2024
DRAWING NO.
DA2001

Site Information	Prop.	Comp.
Site Area	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into grd (m)	N/A	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



Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO.: RPO528BRA
Project Status DA Rev1

Client: Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE: PLANS
GROUND FLOOR

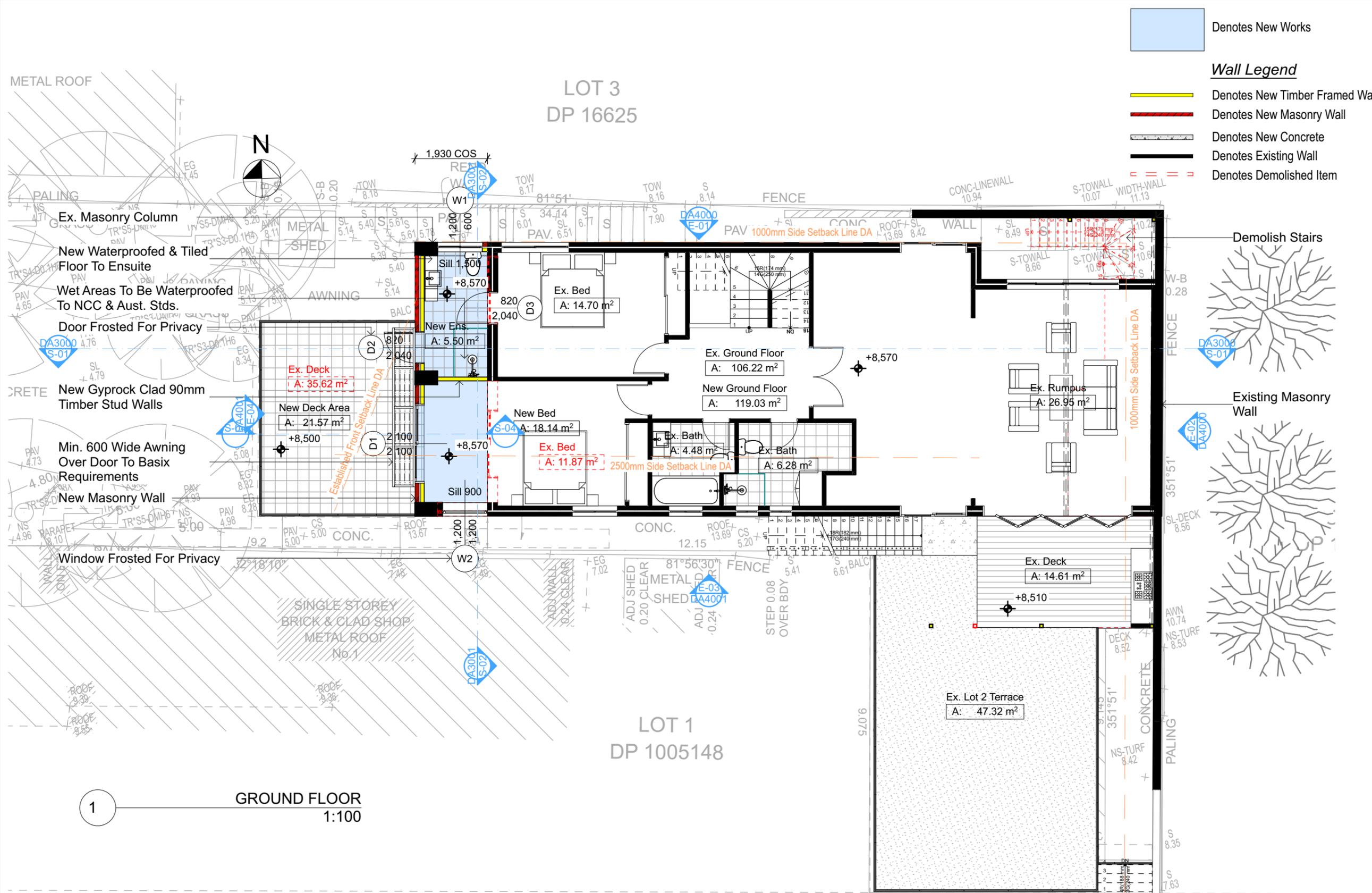
PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE
- 4-03-2024

DRAWING NO. **DA2002**

Plot Date: 12/4/24
Sheet Size: A3

- Denotes New Works
- Wall Legend**
- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item



1 GROUND FLOOR
1:100

Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

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
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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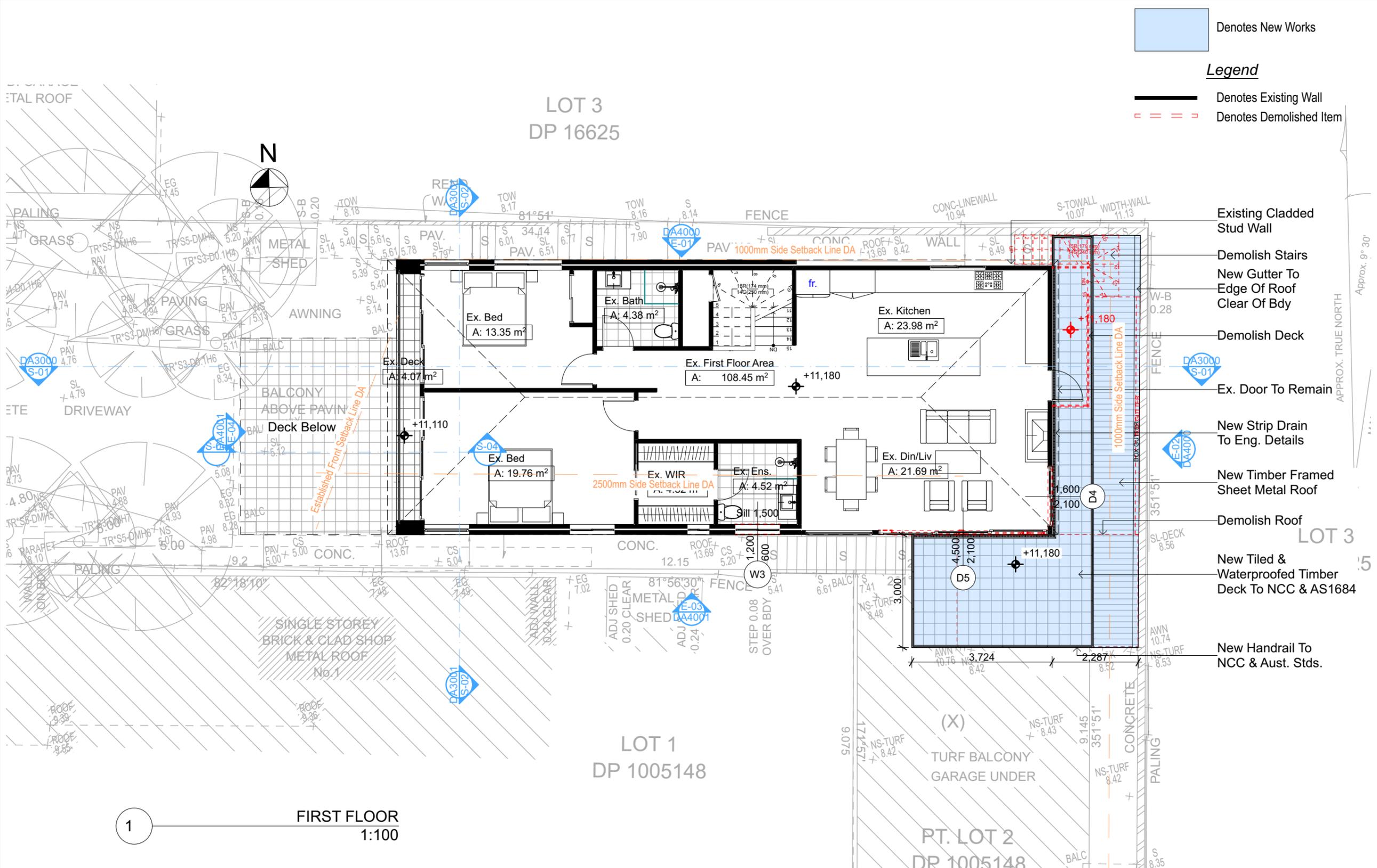
DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Site Information	Prop.	Comp.
Site Area	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into gnd (m)	N/A	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

Legend

- Denotes New Works
- Denotes Existing Wall
- Denotes Demolished Item



Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

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
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Denotes New Works

Legend

Denotes Demolished Item



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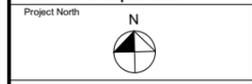
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NOTES
 3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential.
 3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item.
 All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue Construction.
 Timber Floor, Masonry Walls
 Roof Timber to have R1.00 insulation
 Insulation to External Masonry Walls R1.7
 Refer to Engineers Drawing 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 AS1743-2010
 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
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Basic
 Basic Certificate Number A1377533
 All Plans to be read in conjunction with Basic Certificate
 The applicant must construct the new or altered construction (floor, 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 level of a 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	400.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into grd (m)	N/A	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



Drawn | Checked GBJ
 Plot Date: 12/4/24
 Project NO.: R20528BRA
 Project Status DA Rev1

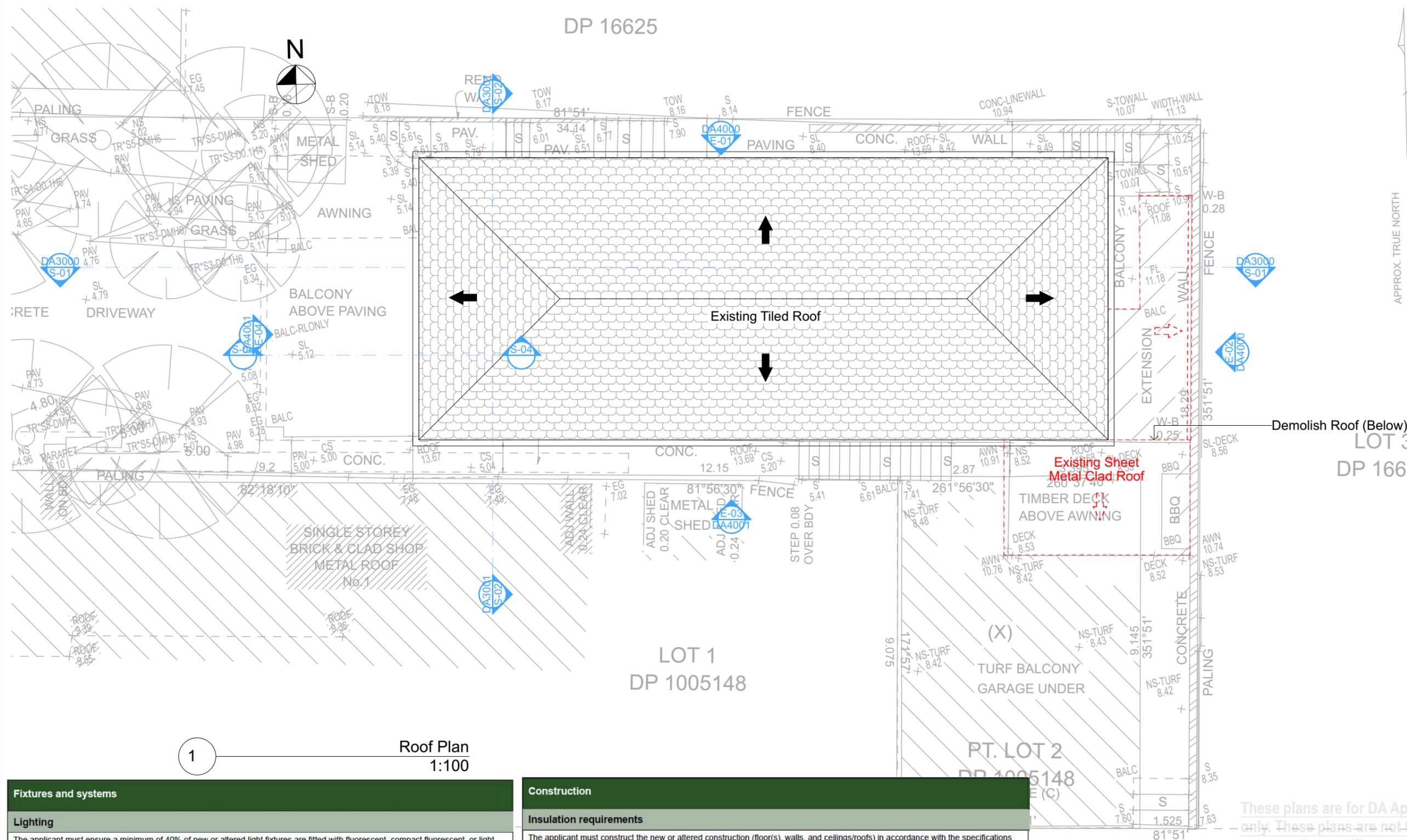
Client Nigel Bramley
 Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE: PLANS ROOF

PROJECT NAME: Alterations & Additions

REVISION NO. DATE
 - 4-03-2024

DRAWING NO. DA2004
 Plot Date: 12/4/24
 Sheet Size: A3



1

Roof Plan 1:100

Fixtures and systems
Lighting The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

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
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

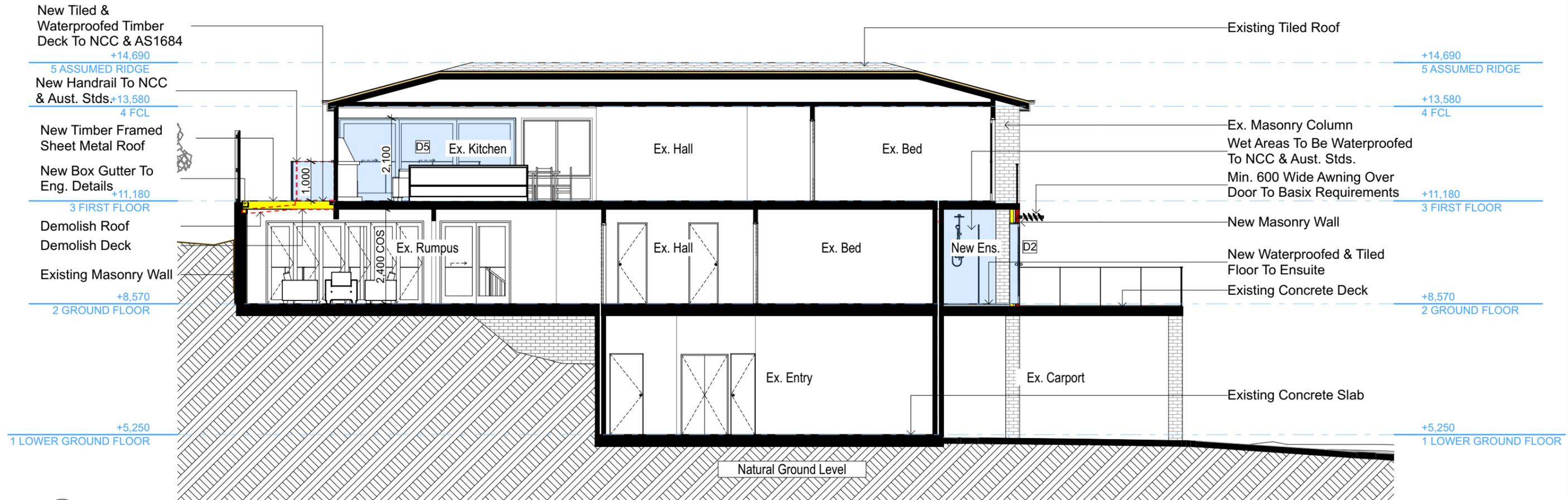
Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

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
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)

Denotes New Works

Wall Legend

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



S-01 SECTION 1
1:100

NOTES
 3 Narrabeen Park Parade, North Narrabeen 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
 3 Narrabeen Park Parade, North Narrabeen 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 Floor, Masonry Walls
 Roof Timber to have R1.08 Insulation
 Insulation to External Masonry 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 A1377533
 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	400.3m ²	Yes	Building envelope	3.5m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (50% min)	Existing	Variation
Max Ceiling Ht Above Nat. GL	N/A	N/A	Impervious area (m ²)	Existing	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	N/A	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1&2.5m	Variation			

DA APPLICATION ONLY
 NOT FOR CONSTRUCTION

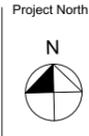


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Checked Plot Date: GBJ 12/4/24
 Project NO: RPU523BRA
 Project Status: DA Rev1

Client: Nigel Bramley
 Site: 3 Narrabeen Park Parade, North Narrabeen

Sheet Size: A3

DRAWING TITLE :
SECTIONS SECTION 1

PROJECT NAME :
Alterations & Additions

REVISION NO.
 -
 DATE:
4-03-2024
 DRAWING NO.
DA3000

Denotes New Works

Wall Legend

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

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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.

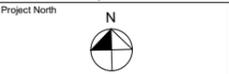
NOTES
3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential
3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue Construction
Timber Floor, Masonry Walls
Roof Timber to have R1.08 insulation
Insulation to External Masonry 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 AS1748-2010
Waterproofing to BCA and AS 3745
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

Basic
Basic Certificate Number A1377533
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, 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 base of the window or glazed door and no more than 2400 mm above the sill.
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	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into gnd (m)	N/A	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



Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO.: RP0523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

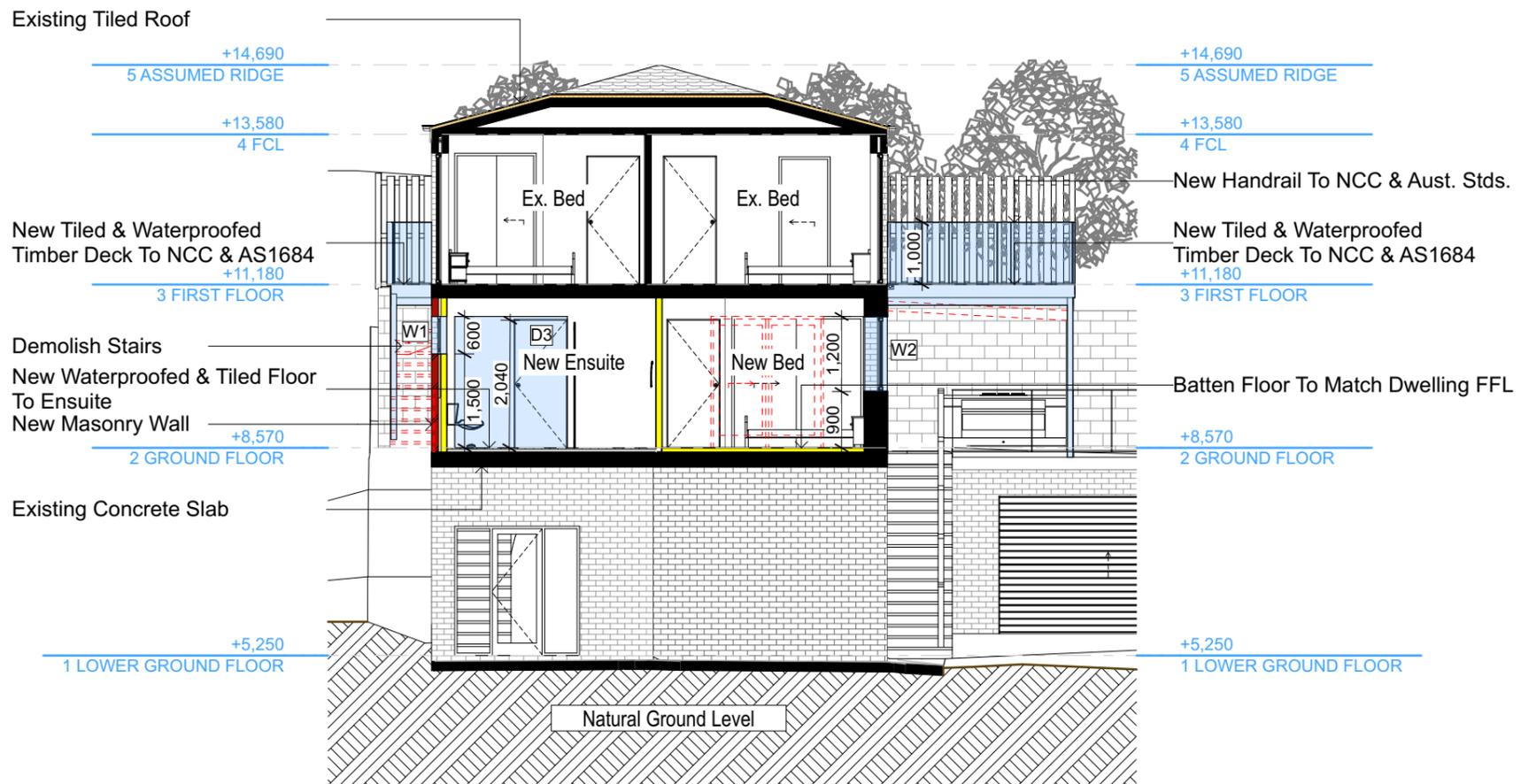
DRAWING TITLE: SECTIONS
SECTION 2

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE
- 4-03-2024

DRAWING NO. **DA3001**

Plot Date: 12/4/24
Sheet Size: A3



S-02 SECTION 2
1:100

Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

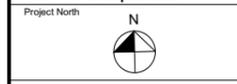
Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less 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
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

These plans are for DA Application purposes only. These plans are not to be used for construction certificate application without the written permission of Rapid Plans

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Site Information	Prop.	Comp.
Site Area	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side body setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4°	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into gnd (m)	N/A	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



Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO.: RPD228RA
Project Status DA Rev1

Client Nigel Bramley

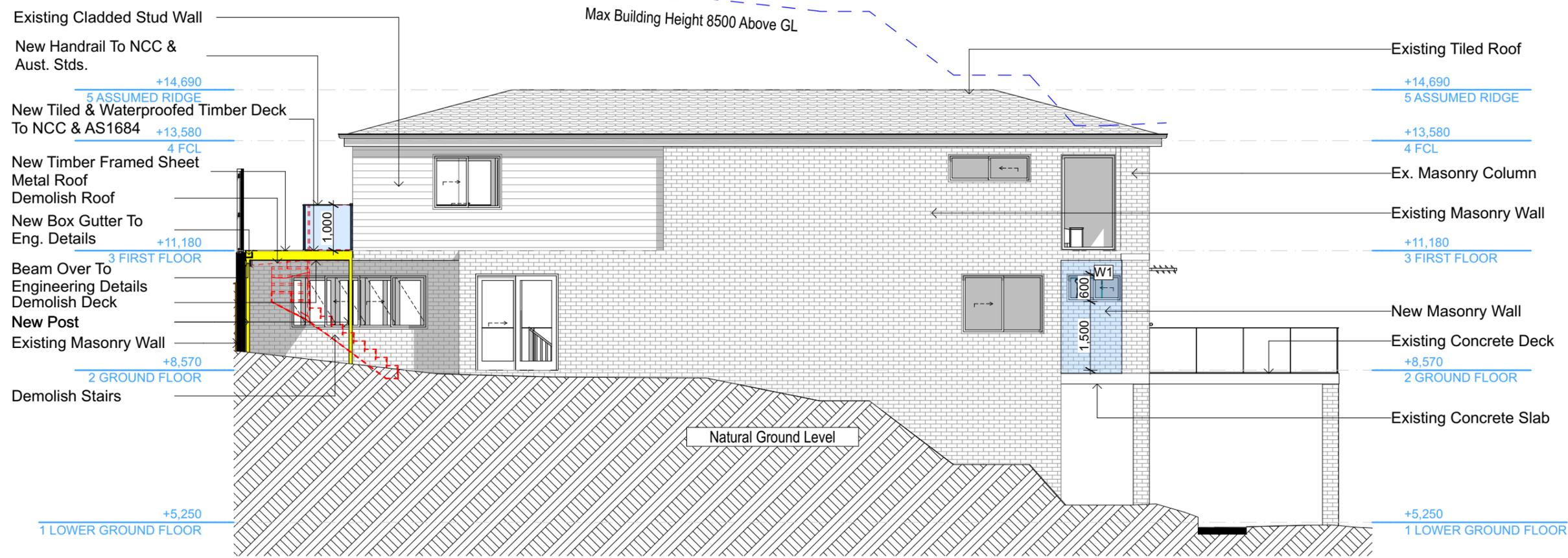
Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE: ELEVATIONS
ELEVATIONS 1

PROJECT NAME: Alterations & Additions

REVISION NO. DATE
- 4-03-2024

DRAWING NO. DA4000
Plot Date: 12/4/24
Sheet Size: A3



E-01 North 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.

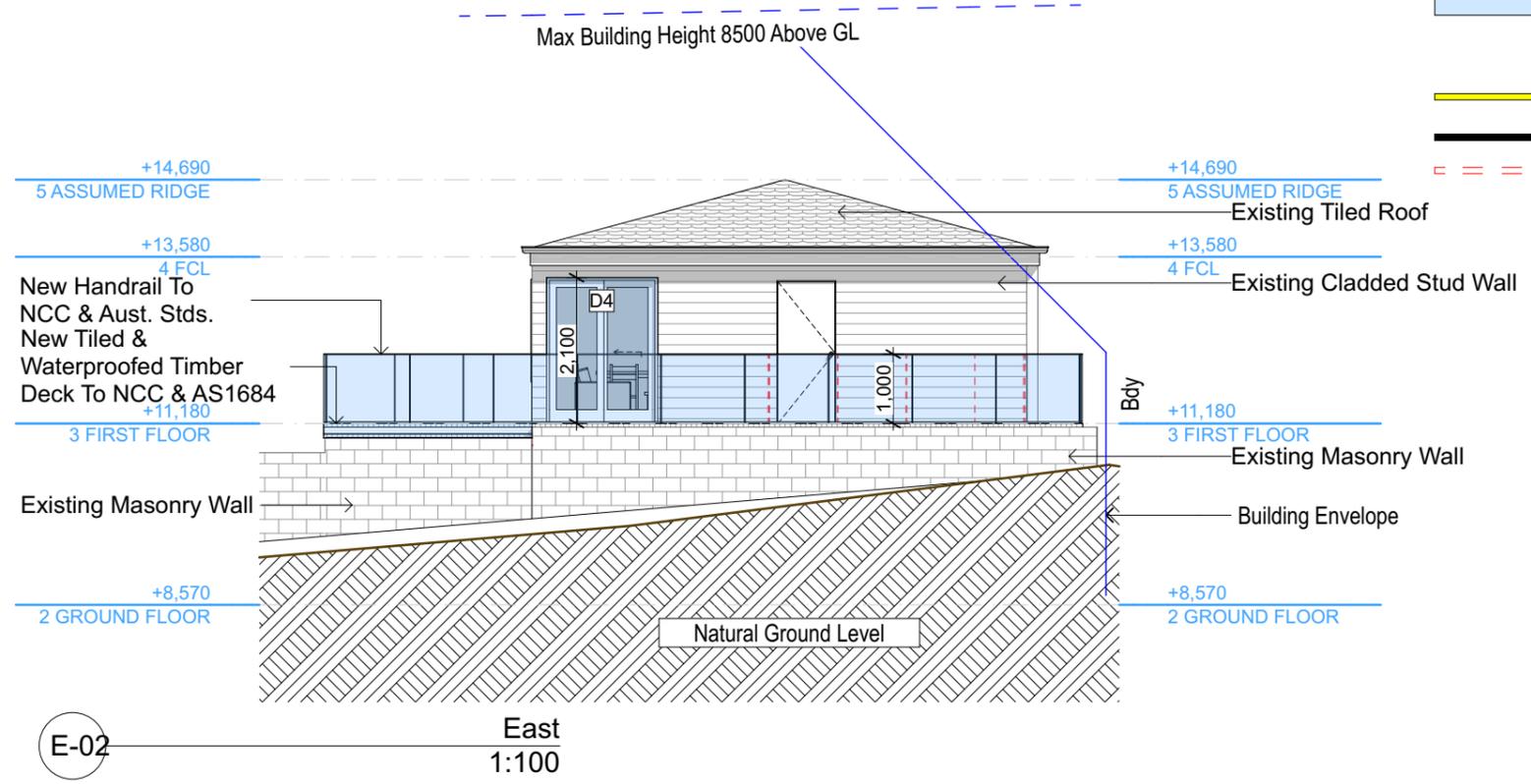
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Glazing requirements

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	0.72	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	1.44	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	S	0.75	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	W	4.41	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D2	W	1.75	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	E	3.36	1.8	2.2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	S	9.45	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

- Denotes New Works
 - Denotes New Timber Framed Wall
 - Denotes Existing Wall
 - Denotes Demolished Item
- Wall Legend**



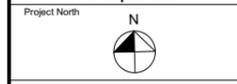
E-02 East 1:100

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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Site Information	Prop.	Comp.
Site Area	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side body setback (Min.)	1.82.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into grd (m)	N/A	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



Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO.: RP0528RA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE: ELEVATIONS 2

PROJECT NAME: Alterations & Additions

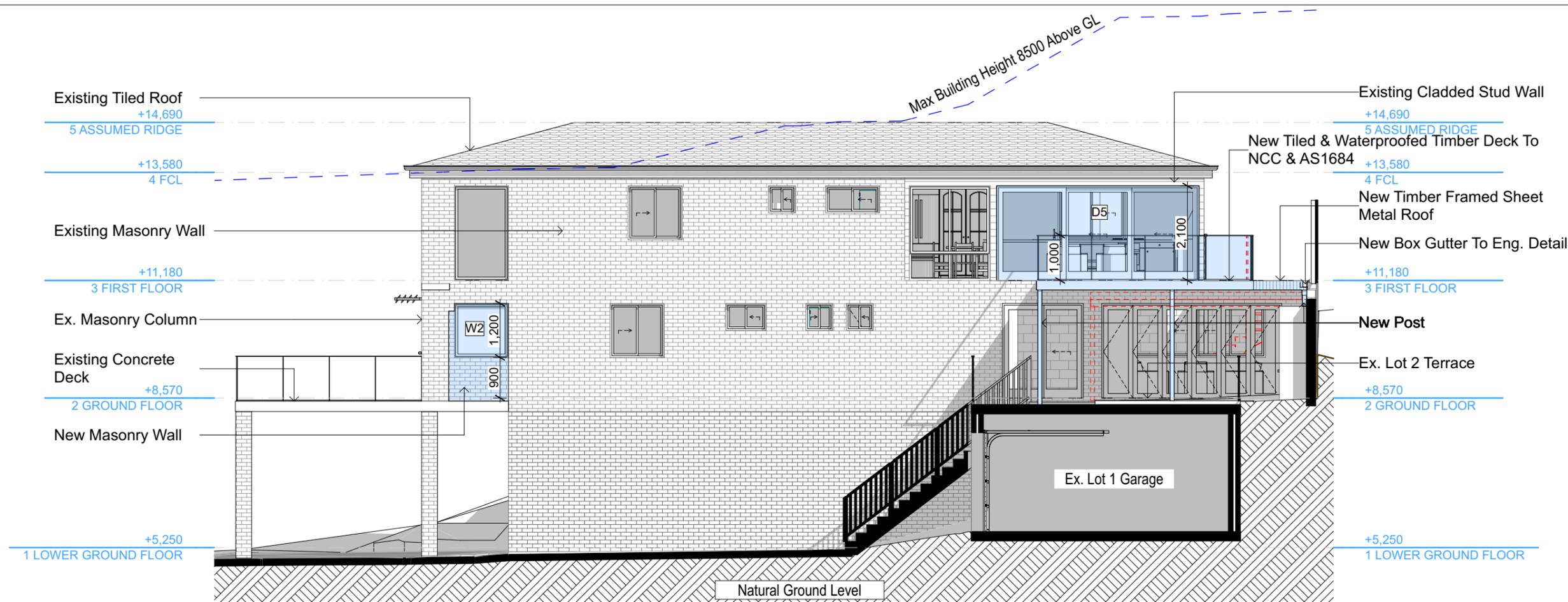
REVISION NO. DATE

- 4-03-2024

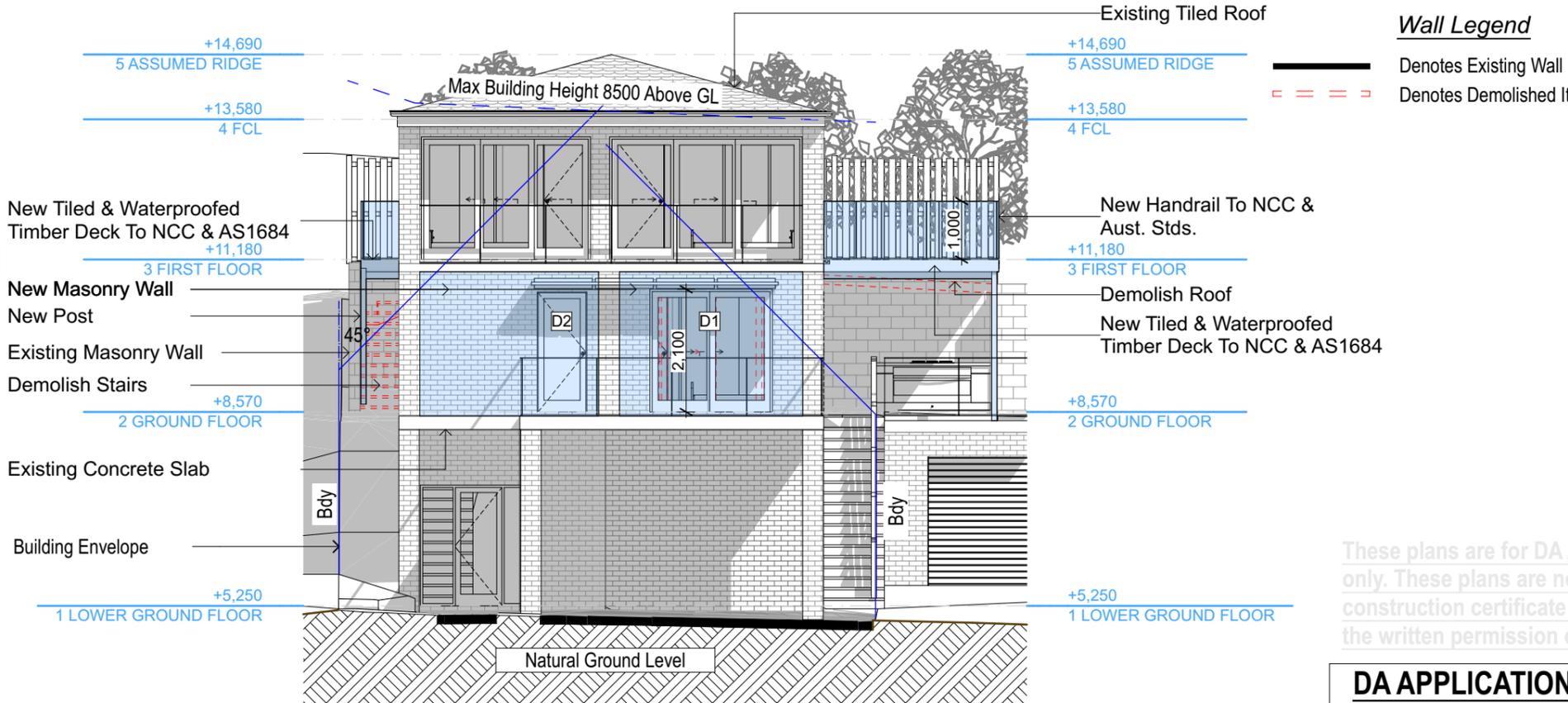
DRAWING NO. DA4001

Plot Date: 12/4/24

Sheet Size: A3



E-03 South 1:100



E-04 West 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 louvered/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.

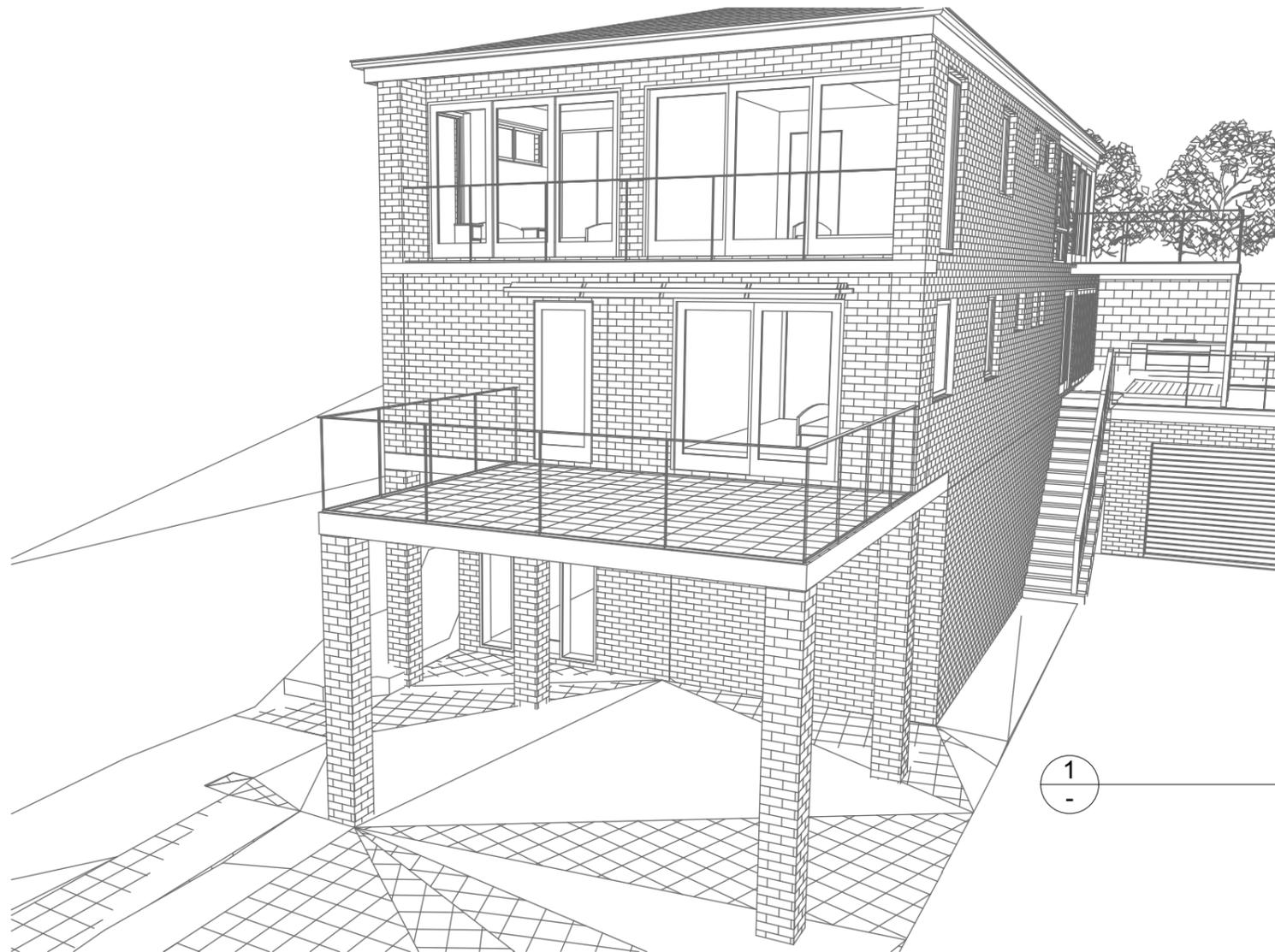
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Glazing requirements

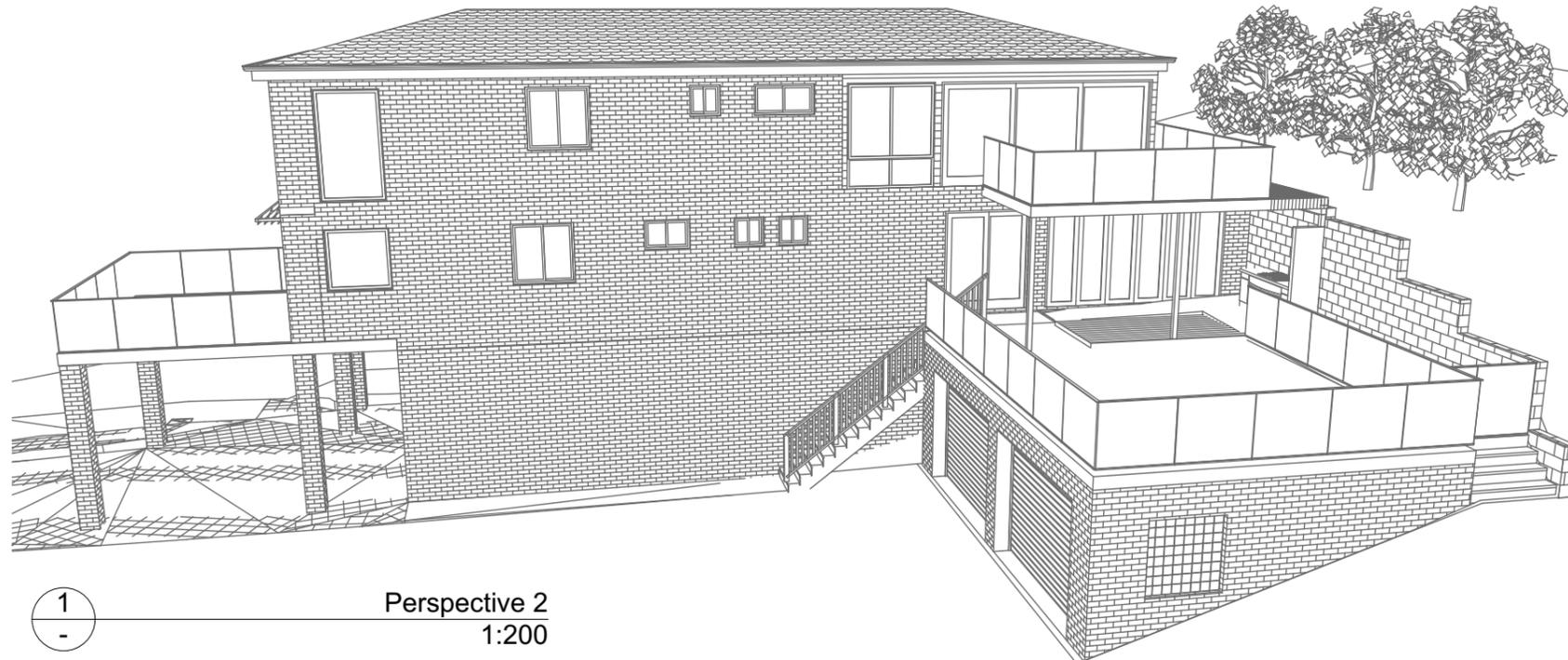
Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	0.72	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	1.44	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	S	0.75	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	W	4.41	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D2	W	1.75	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	E	3.36	1.8	2.2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	S	9.45	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

DA APPLICATION ONLY
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Perspective 1
1:200

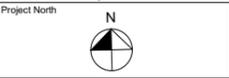


Perspective 2
1:200

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.						
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						
Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	0.72	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	1.44	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	S	0.75	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	W	4.41	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D2	W	1.75	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	E	3.36	1.8	2.2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	S	9.45	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Site Information	Prop.	Comp.
Site Area	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into gnd (m)	N/A	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



Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO.: RP05238RA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE: SHADOW PLANS
PERSPECTIVE

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE
- 4-03-2024

DRAWING NO. **DA5000**

Plot Date: 12/4/24
Sheet Size: A3

These plans are for DA Application purposes only. These plans are not to be used for construction certificate application without the written permission of Rapid Plans

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

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.									
<table border="1"> <thead> <tr> <th>Construction</th> <th>Additional insulation required (R-value)</th> <th>Other specifications</th> </tr> </thead> <tbody> <tr> <td>external wall: brick veneer</td> <td>R1.16 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>flat ceiling, flat roof: framed</td> <td>ceiling: R1.08 (up), roof: foil backed blanket (75 mm)</td> <td>medium (solar absorptance 0.475 - 0.70)</td> </tr> </tbody> </table>	Construction	Additional insulation required (R-value)	Other specifications	external wall: brick veneer	R1.16 (or R1.70 including construction)		flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
Construction	Additional insulation required (R-value)	Other specifications							
external wall: brick veneer	R1.16 (or R1.70 including construction)								
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)							



Denotes Tiled Deck (Typical).
Owner To Confirm Type & Colour

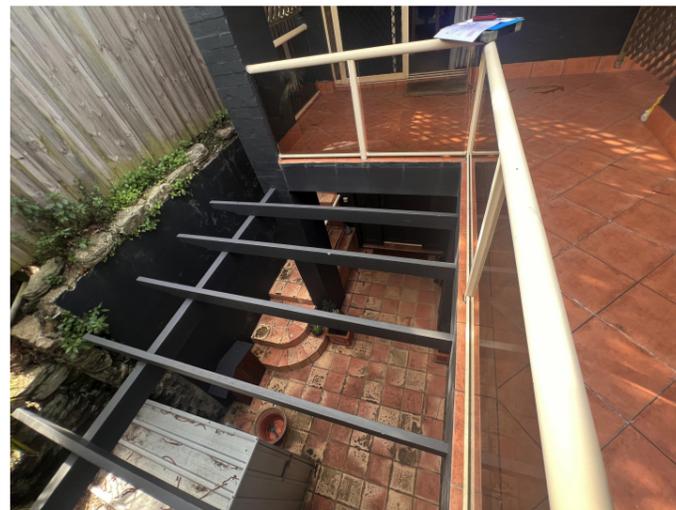
Denotes Alloy Doors & Windows (Typical).
Owner To Confirm Type & Colour

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.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Glazing requirements																																																								
Windows and glazed doors glazing requirements																																																								
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Denotes Painted Brick Wall (Typical).
Owner To Confirm Type & Colour



Denotes Glass Handrail (Typical).
Owner To Confirm Type & Colour

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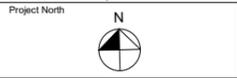
NOTES
3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential
3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue Construction
Timber Floor, Masonry Walls
Roof Timber to have R1.158 insulation
Insulation to External Masonry 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 AS1748-2010
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

Basic
Basic Certificate Number A1377533
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.

Site Information	Prop.	Comp.
Site Area	400.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into gnd (m)	N/A	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



Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO.: R2023BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE SHADOW PLANS MATERIAL & COLOUR SAMPLE BOARD

PROJECT NAME: Alterations & Additions

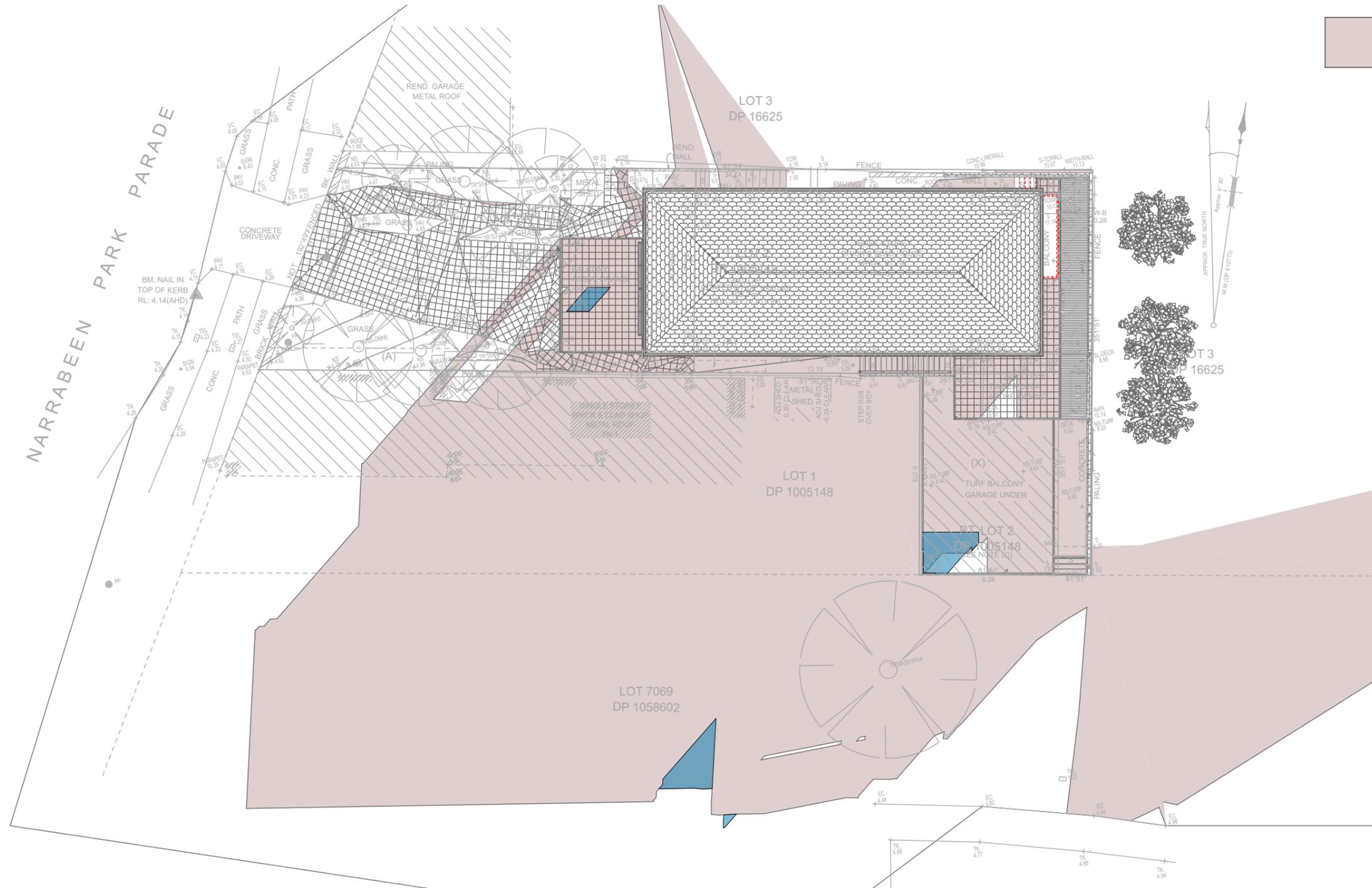
REVISION NO. DATE
- 4-03-2024

DRAWING NO. DA5001

Plot Date: 12/4/24
Sheet Size: A3

 Denotes Proposed Shadow

 Denotes Existing Shadow



8
-
Shadow 21st June 9am
1:200

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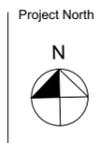
Rapid Plans
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Immediately Report any
Discrepancies to Rapid Plans**



Checked: GBJ
Plot Date: 12/4/24
Project NO: RP0523BRA
Project Status: DA Rev1

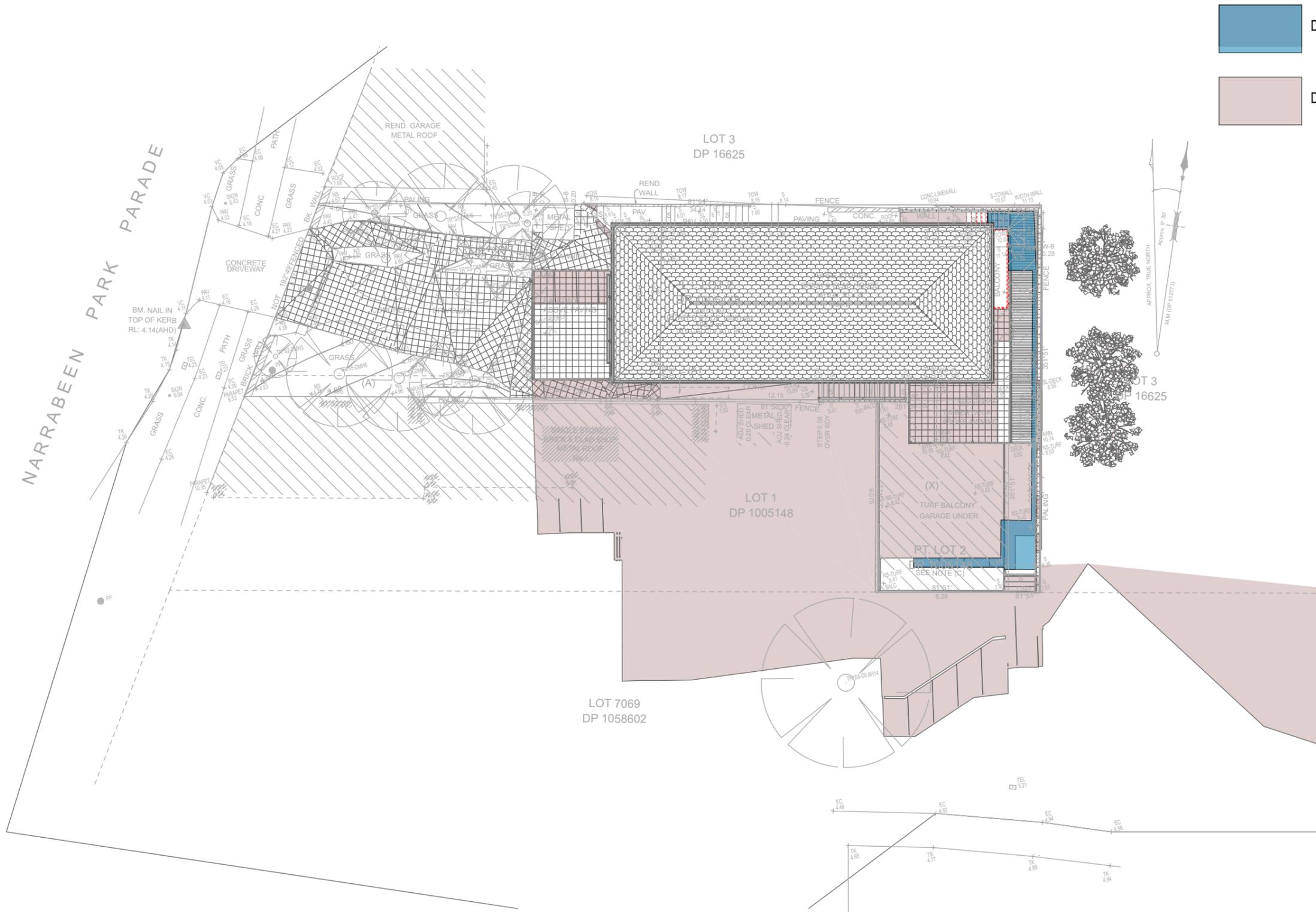
Client: Nigel Bramley
Site: 3 Narrabeen Park Parade, North Narrabeen

Sheet Size: A3

DRAWING TITLE : SHADOW PLANS
**SHADOW PLAN 21st June
9am**

PROJECT NAME : **Alterations & Additions**

REVISION NO.
-
DATE: **4-03-2024**
DRAWING NO.
DA5002



 Denotes Proposed Shadow
 Denotes Existing Shadow

9
 -
 Shadow 21st June 12pm
 1:200

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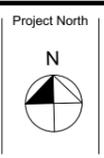


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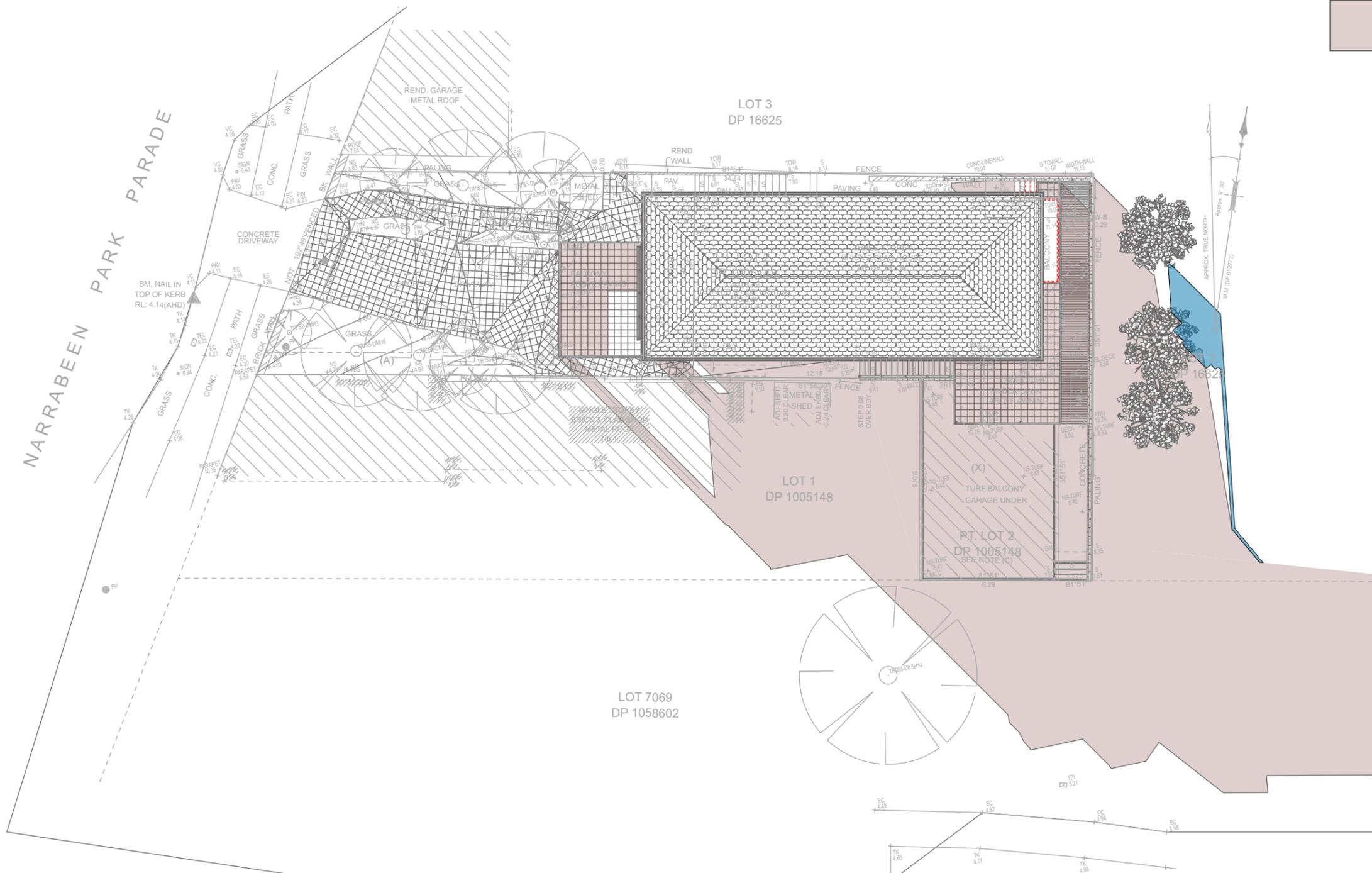
Project North
 Checked: GBJ
 Plot Date: 12/4/24
 Project NO: RPU5238RA
 Project Status: DA Rev1
 Client: Nigel Bramley
 Site: 3 Narrabeen Park Parade, North Narrabeen
 Sheet Size: A3

DRAWING TITLE : SHADOW PLANS
**SHADOW PLAN 21st June
 12pm**
 PROJECT NAME : **Alterations & Additions**

REVISION NO. -
 DATE: **4-03-2024**
 DRAWING NO. **DA5003**

 Denotes Proposed Shadow

 Denotes Existing Shadow



10
-
Shadow 21st June 3pm
1:200

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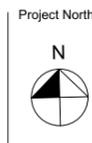


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Project North
Checked Plot Date: GBJ 12/4/24
Project NO: RP0523BRA
Project Status: DA Rev1
Client: Nigel Bramley
Site: 3 Narrabeen Park Parade, North Narrabeen
Sheet Size: A3

DRAWING TITLE : SHADOW PLANS
SHADOW PLAN 21st June 3pm
PROJECT NAME : **Alterations & Additions**

REVISION NO. -
DATE: **4-03-2024**
DRAWING NO. **DA5004**