

Rapid Plans www.rapidplans.com.au
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Fax: (02) 9905-8865 Mobile: 0414-945-024
Email: gregg@rapidplans.com.au



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



ACCREDITED
BUILDING DESIGNER

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



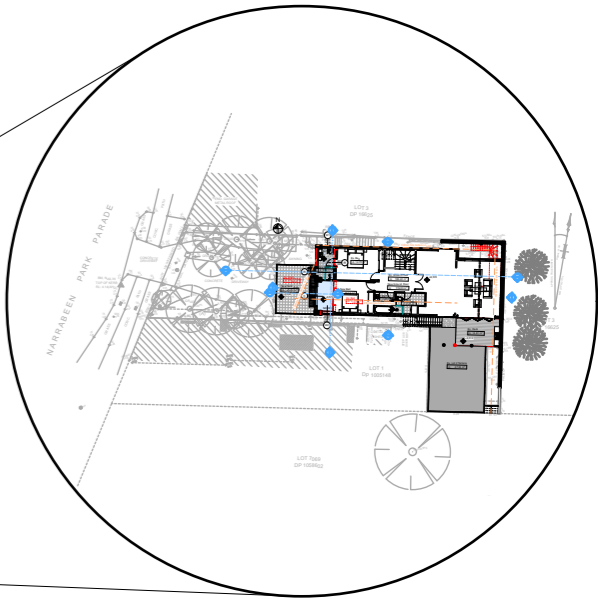
BASIX® Certificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

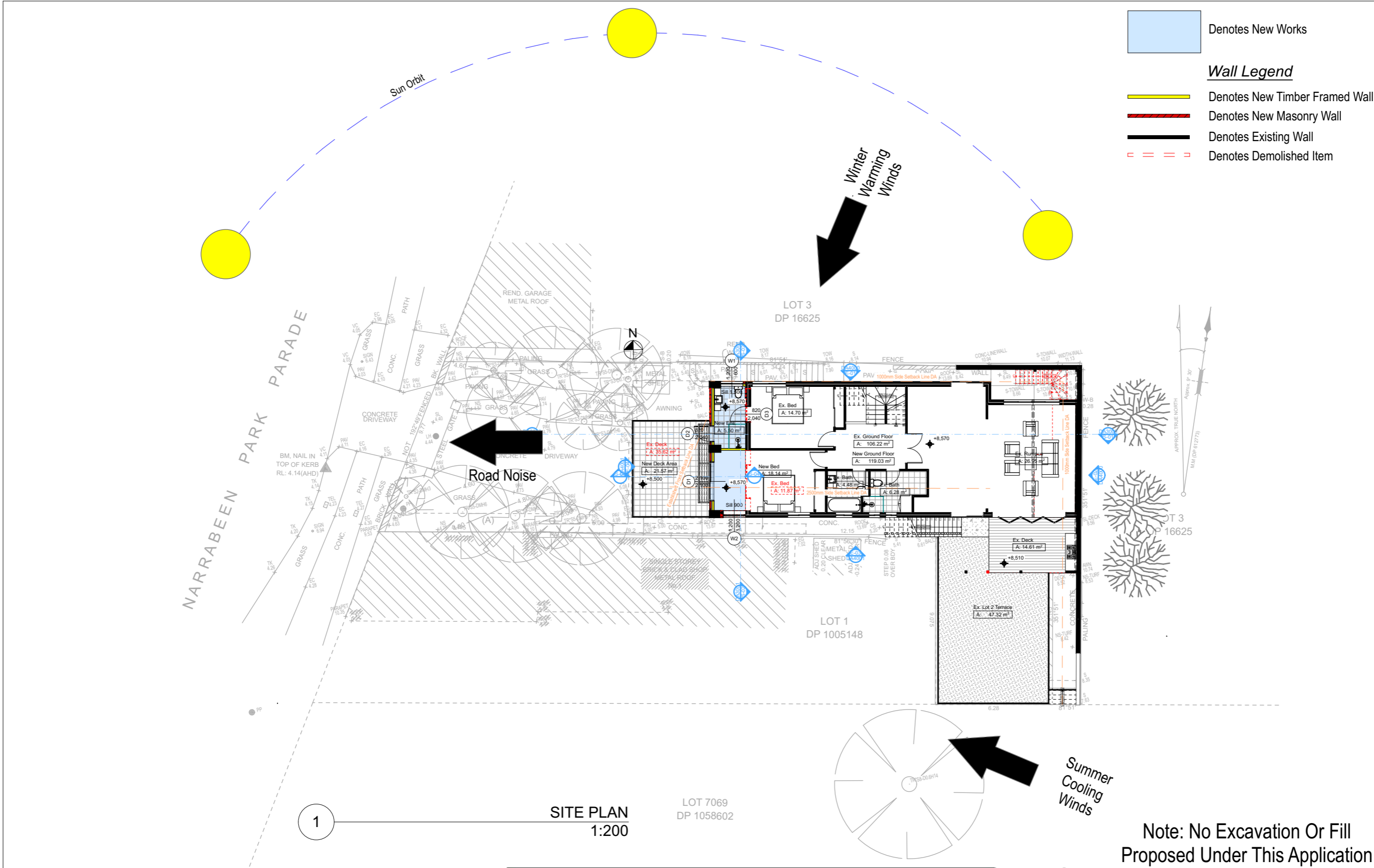
Certificate number: A1377533

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	



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)

Denotes New Works

Wall Legend

Denotes New Timber Framed Wall

Denotes New Masonry Wall

Denotes Existing Wall

Denotes Demolished Item

Rapid Plans

Building Design and Architectural Drafting

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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 ShadedBlue Construction

Timber Floor, Masonry Walls

Roof Timber to have R1.08 insulation

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to SCA and AS 3660.1

Glazing to BCA and AS1743

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

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 base 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	400.3m2	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.)	1.82.5m	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

Project North

N

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 :
SITE AND LOCATION
SITE PLAN

PROJECT NAME :
Alterations & Additions

REVISION NO. DATE
- 4-03-2024

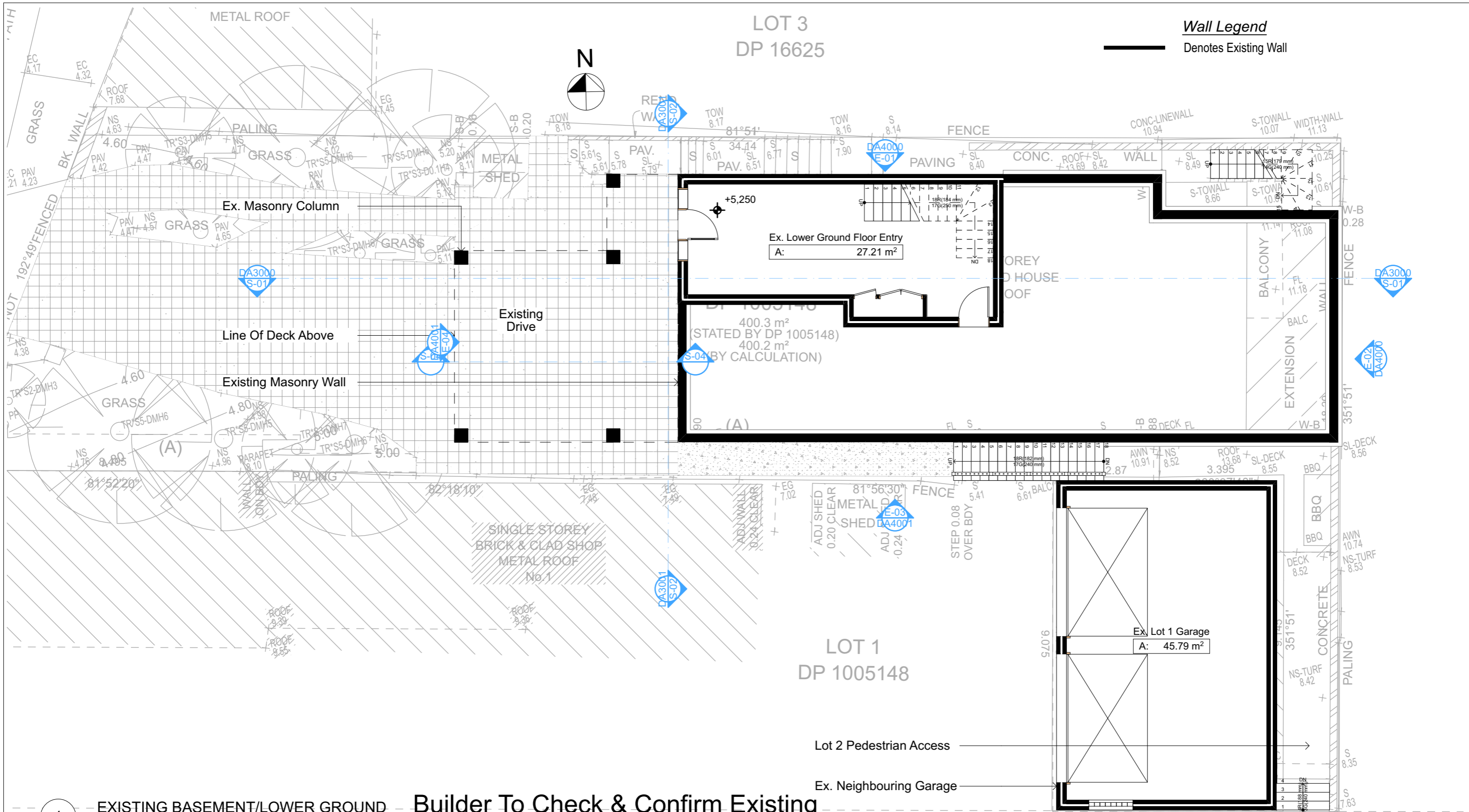
DRAWING NO.
DA1003

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

Note: No Excavation Or Fill Proposed Under This Application

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DA APPLICATION ONLY
NOT FOR CONSTRUCTION



1

EXISTING BASEMENT/LOWER GROUND
1:100

Builder To Check & Confirm Existing
Measurements Prior to Commencement

**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

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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			

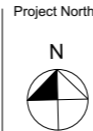


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Immediately Report any
Discrepancies to Rapid Plans



Project North

Checked
Plot Date:
Project NO.
Project Status

GBJ
12/4/24
RP0523BRA
DA Rev1

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

Sheet Size: A3

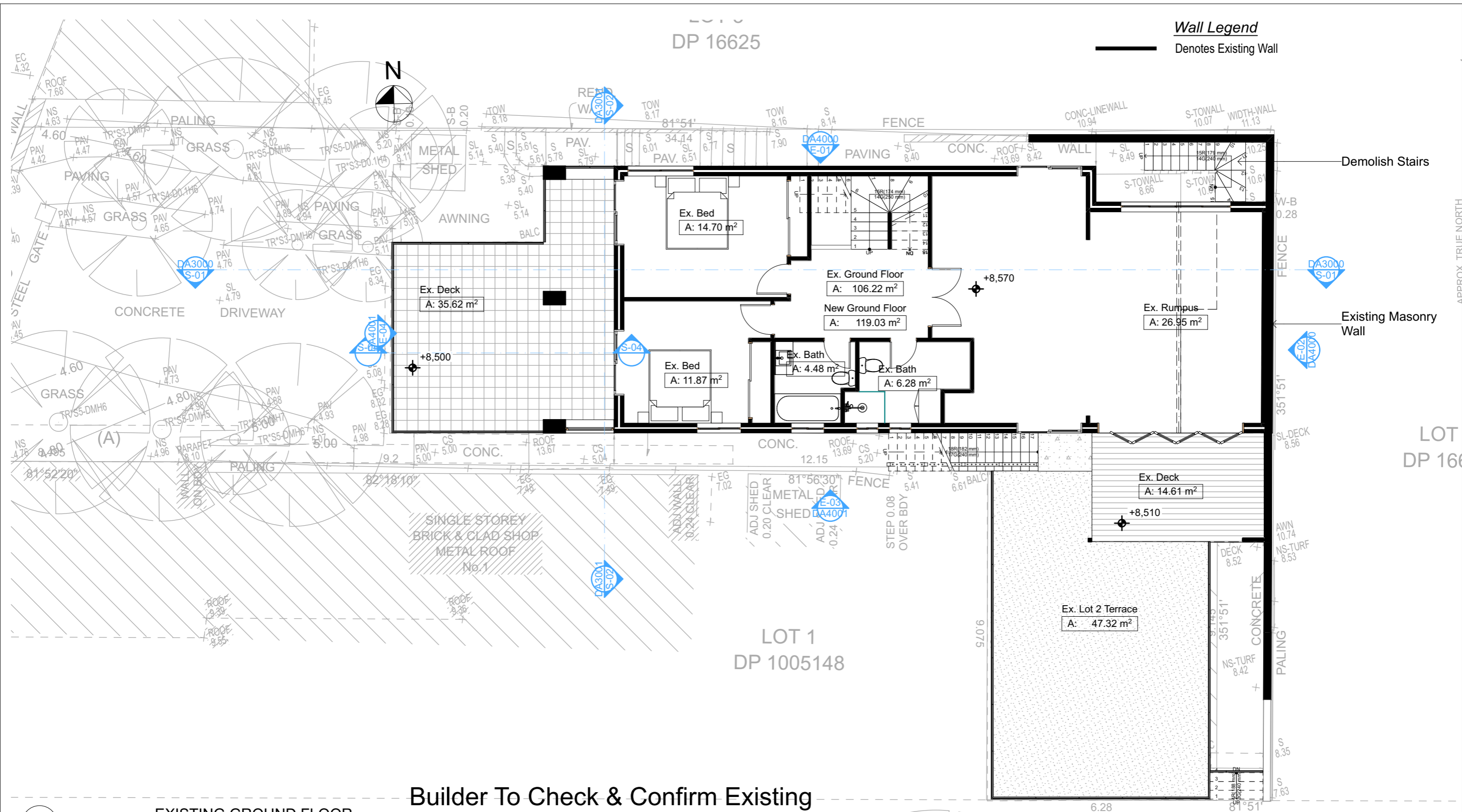
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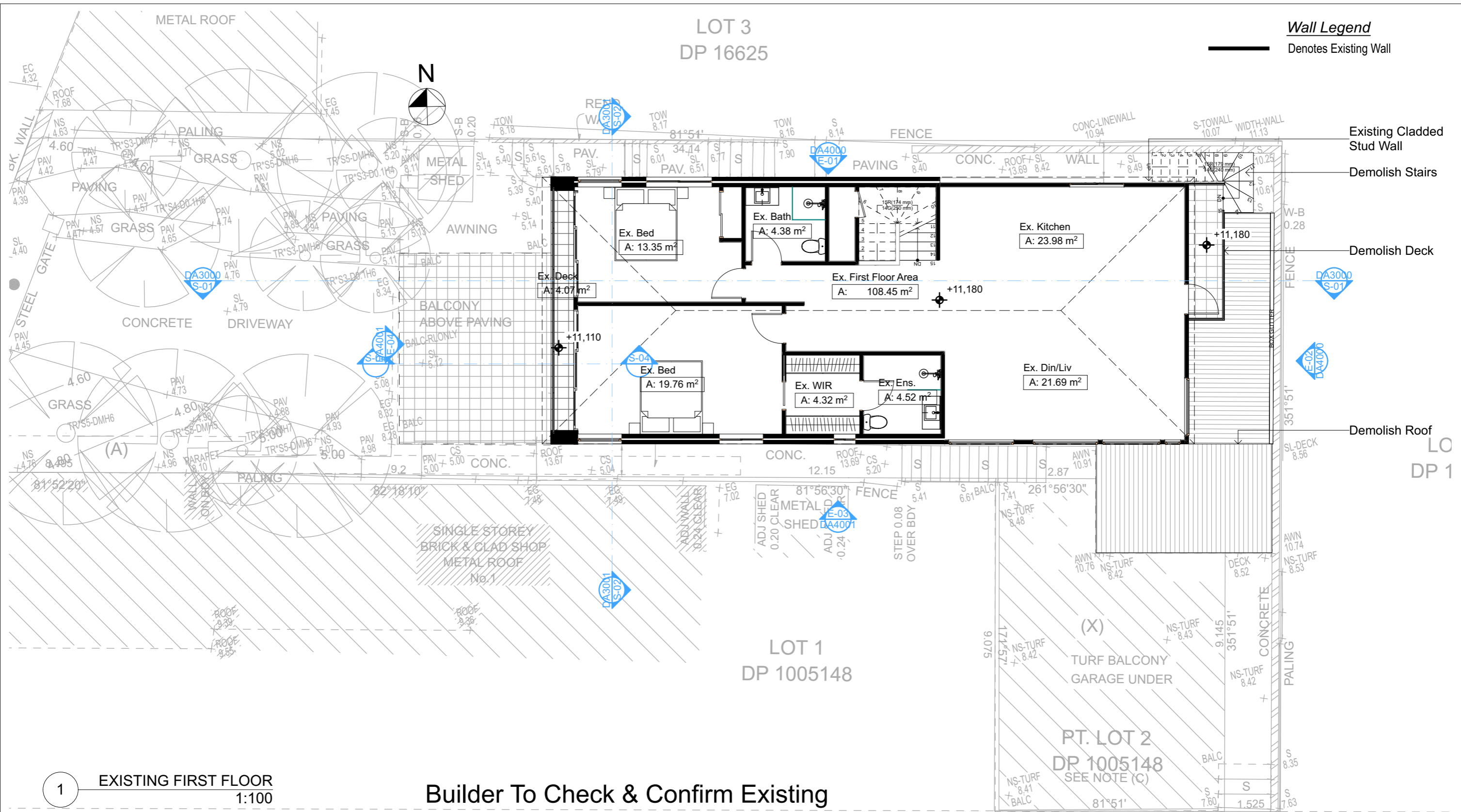
SITE AND LOCATION
**Existing Lower Ground
Floor Plan**
Alterations & Additions

PROJECT NAME :

REVISION NO.

DATE:
4-03-2024
DRAWING NO.
DA1004





DA APPLICATION
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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

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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.)	18.25m	Variation			



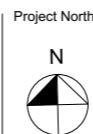
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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Project North

Checked
Plot Date:
Project NO.
Project Status

Client
Site:
Sheet Size: A3

GBJ
12/4/24
RP0523BRA
DA Rev1

DRAWING TITLE :

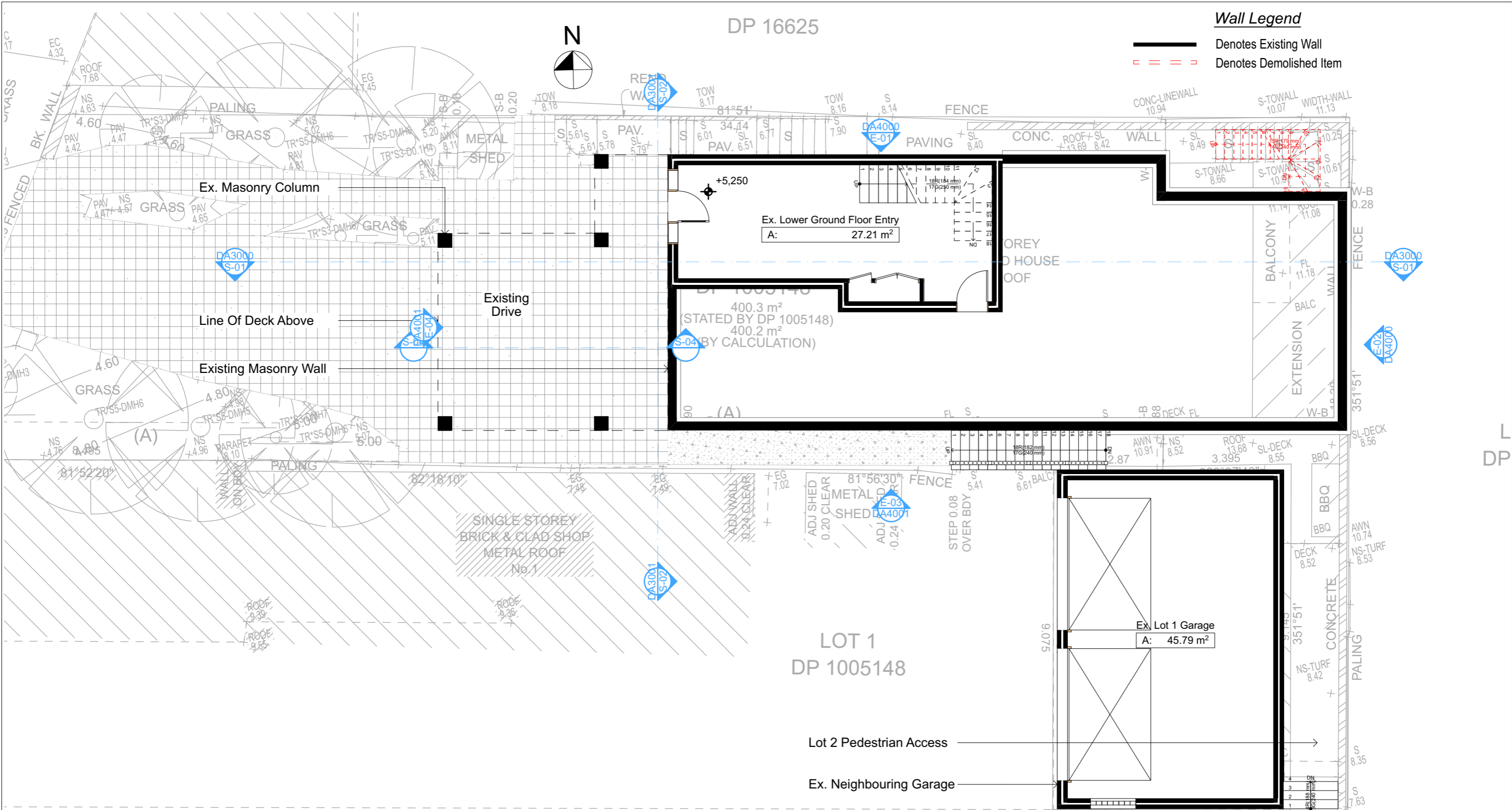
SITE AND LOCATION
Existing First Floor Plan

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

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
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Construction
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Roof Timber to have R1.08 Insulation
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Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number 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:
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For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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.)	18.25m	Variation			



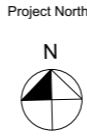
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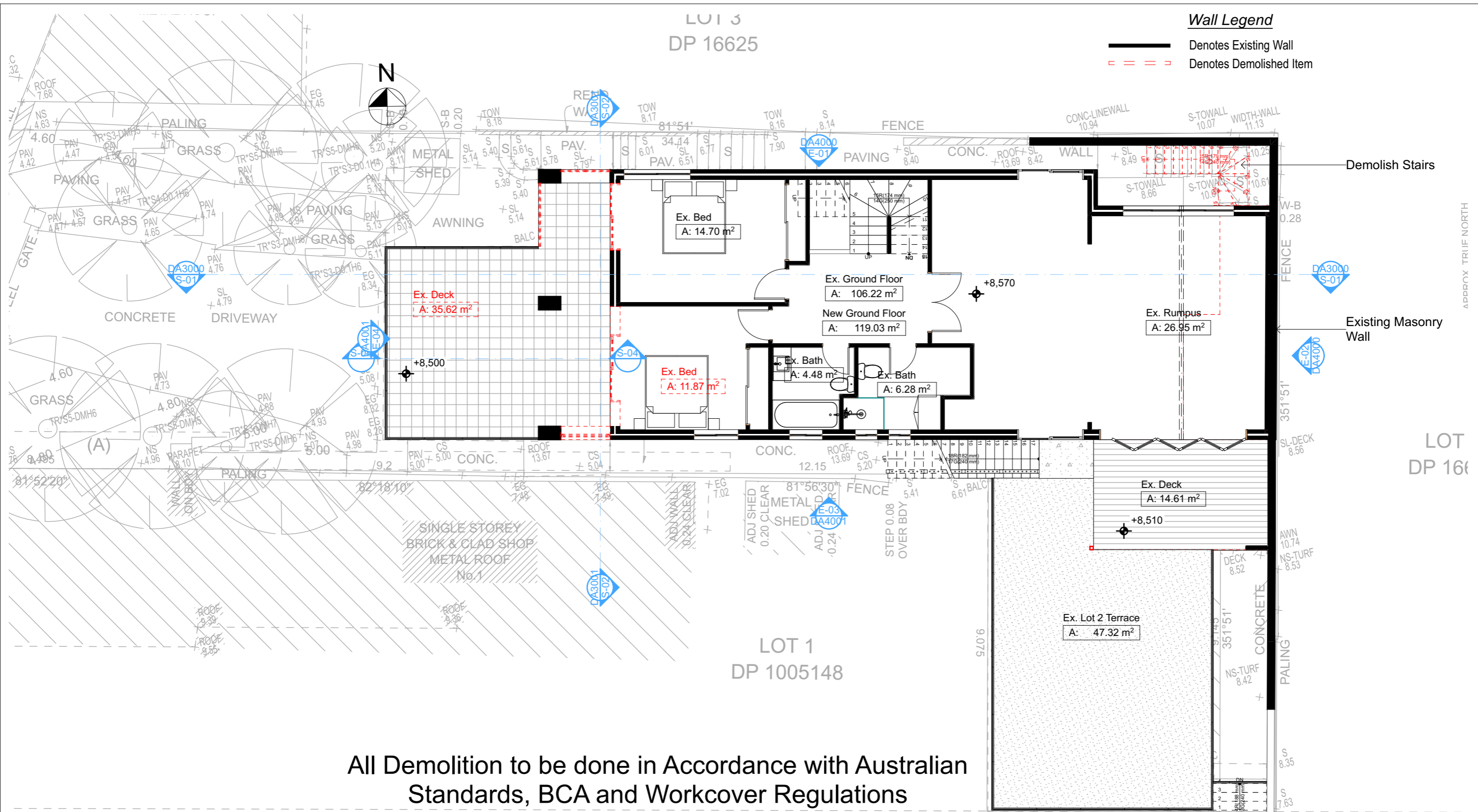


Project North
Checked
Plot Date:
Project NO.
Project Status
Client
Site:
Sheet Size: A3

GBJ
12/4/24
RP0523BRA
DA Rev1
Nigel Bramley
3 Narrabeen Park Parade, North
Narrabeen

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

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Project North

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

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

Sheet Size: A3

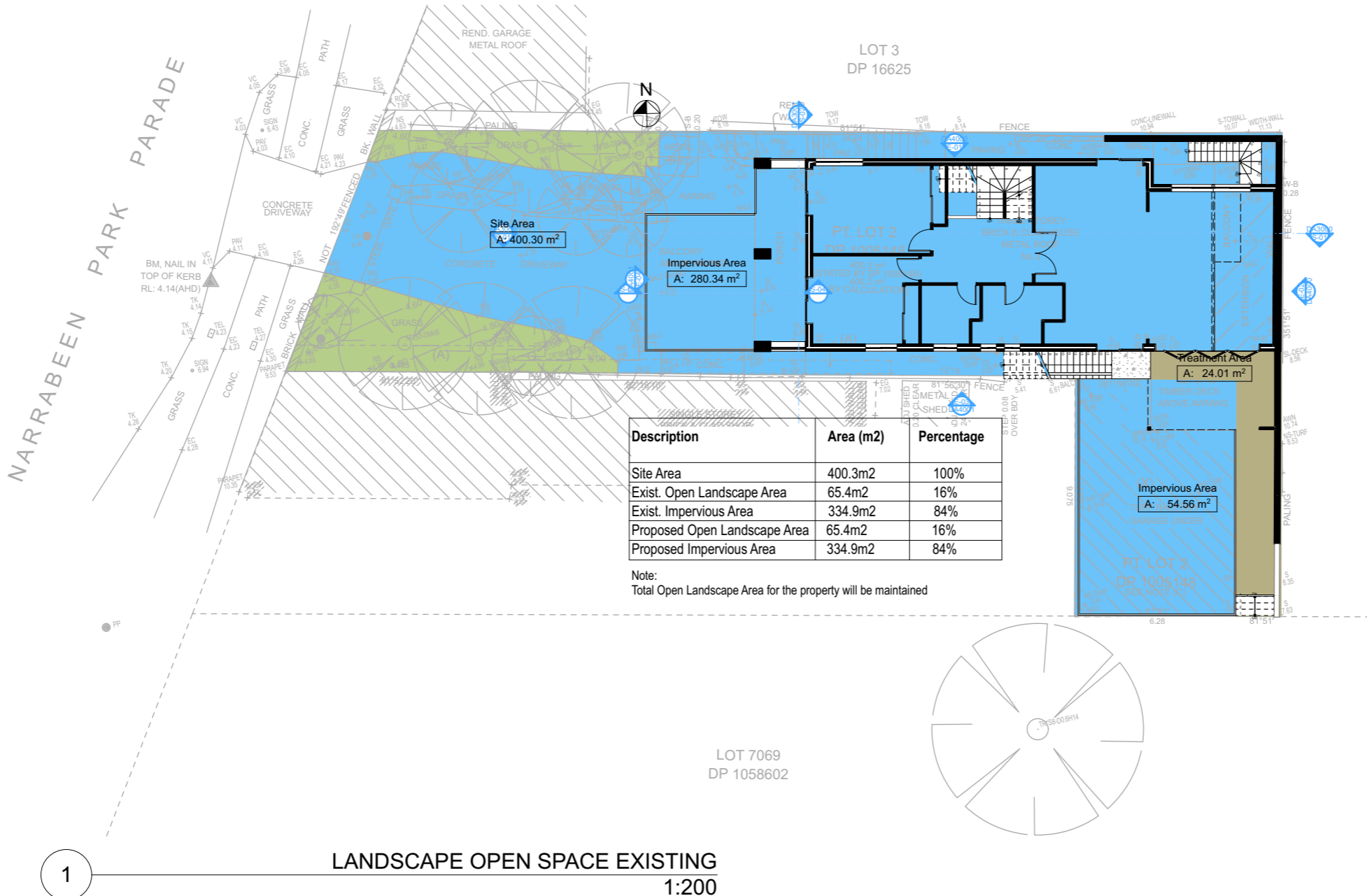
DRAWING TITLE :
SITE AND LOCATION
Demolition Ground Floor
Plan

PROJECT NAME :
Alterations & Additions

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

Wall Legend

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





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Building Design and Architectural Drafting

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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 BCA and AS 3660.1
 - Glazing to BCA and AS01288-2047
 - Waterproofing to BCA and AS 3740
 - New Lighting to have minimum of 40% compact fluorescent lamps
 - All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying

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Basic

Basic Certificate Number 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 use 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 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	400.3m2	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

Project North



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 SITE AND LOCATION
Landscape Open Space Plan Existing

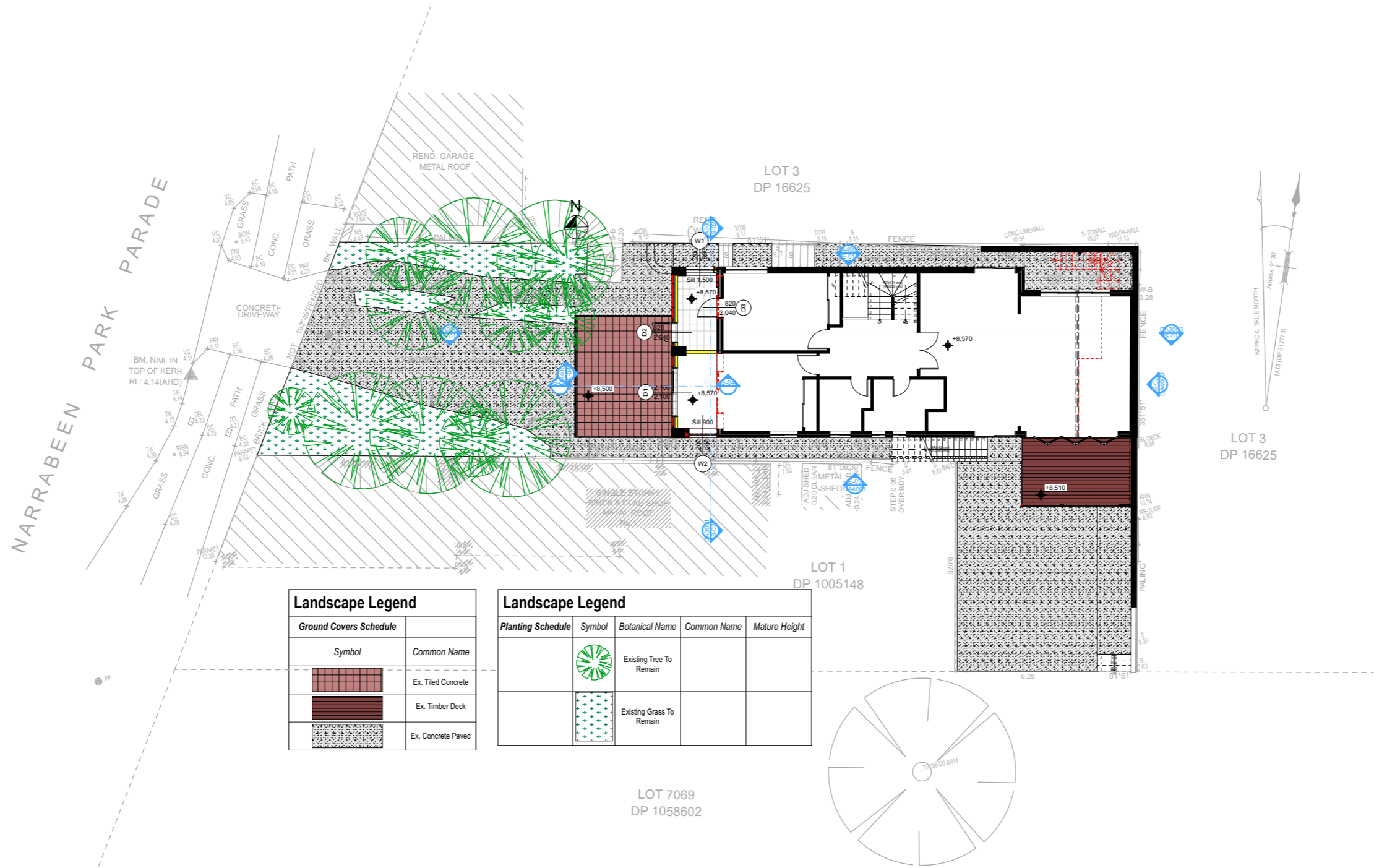
PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 4-03-2024
DRAWING NO.
DA1010

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

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NOT FOR CONSTRUCTION



Landscape Legend	
Ground Covers Schedule	
Symbol	Common Name
	Ex. Tiled Concrete
	Ex. Timber Deck
	Ex. Concrete Paved

Landscape Legend					
Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height	
		Existing Tree To Remain			
		Existing Grass To Remain			

LANDSCAPE PLAN
1:200

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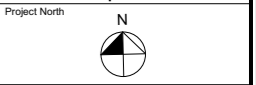
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NOTES
3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential.
3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded Blue Construction.
Timber Floor, Masonry Walls.
Roof Timber to have R1.80 insulation.
Refer to Engineers drawings for structural details.
All work to Engineers Specification and BCA.
Timber framing to BCA and AS 1684.
Termite Management to BCA and AS 3660.1.
Glazing to BCA and AS 1788-2007.
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
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 a) additional insulation is not required where the area of new construction is less than 30m². 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.
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 5Deg	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 :
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

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 R1.8 insulation
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to SCA and AS 3660.1
Glazing to BCA and AS01288-2004
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

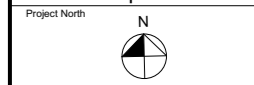
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Basic Certificate Number A1377533
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 20m².
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 base 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 5Deg	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

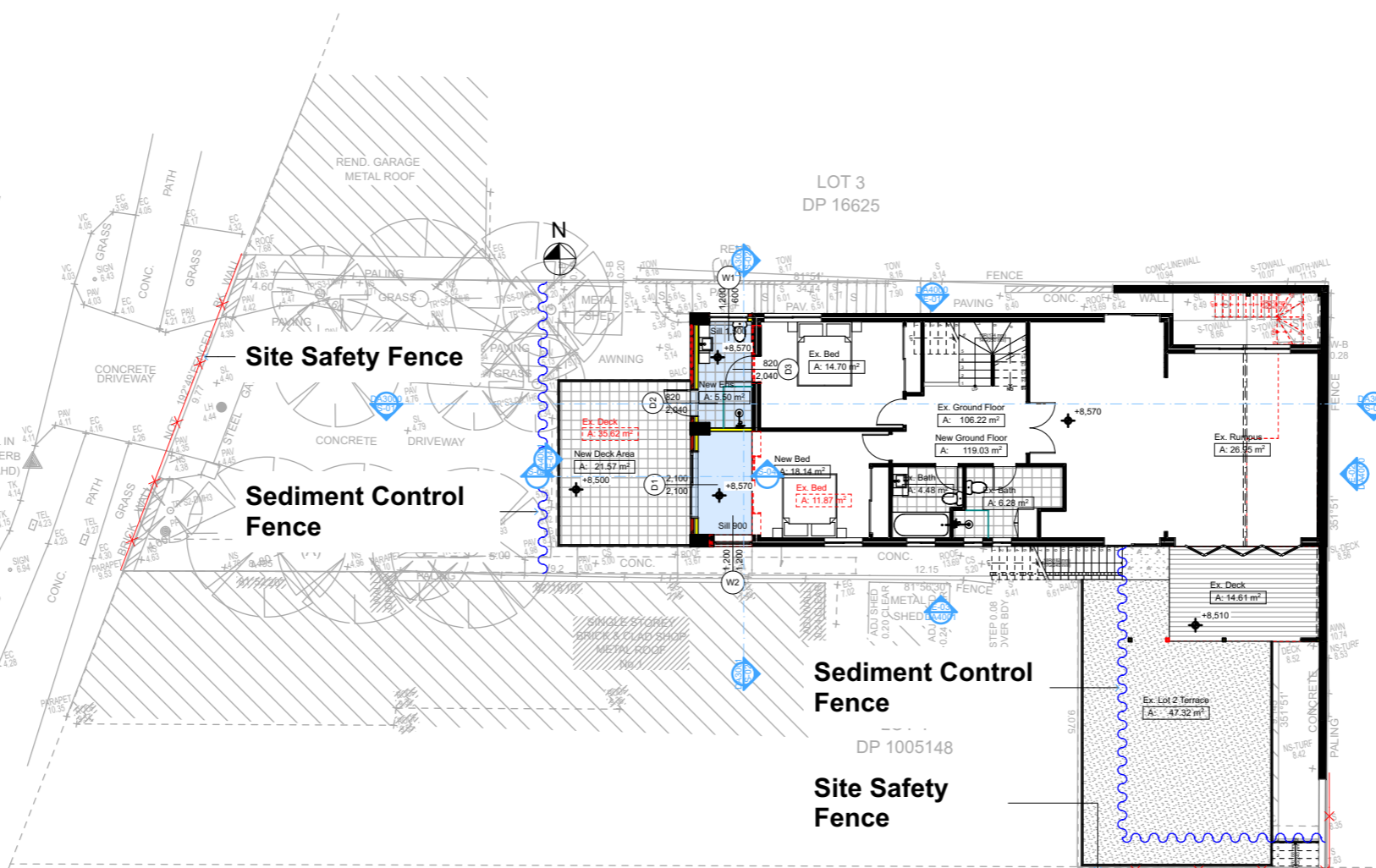
DRAWING TITLE:
SITE AND LOCATION
Sediment & Erosion Plan

PROJECT NAME:
Alterations & Additions

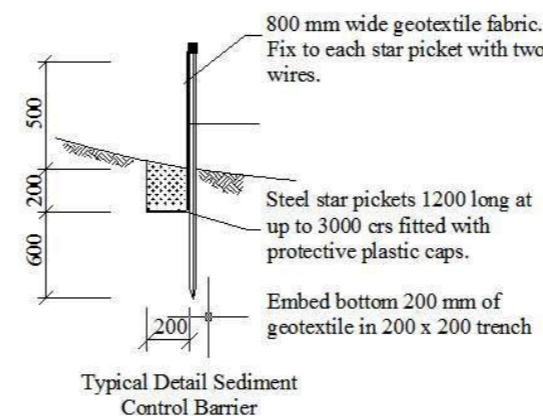
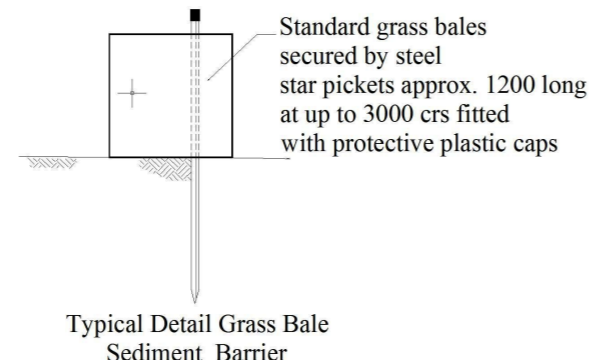
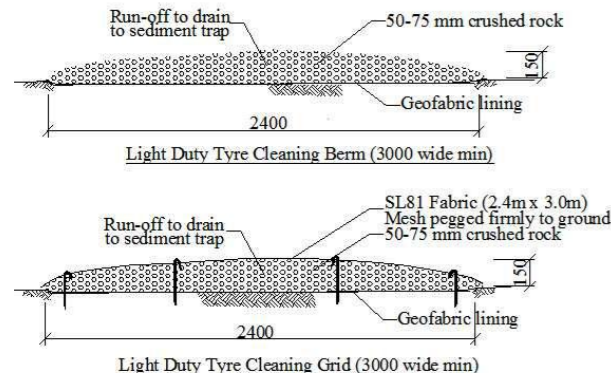
REVISION NO. DATE
- 4-03-2024
DRAWING NO.
DA1013

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

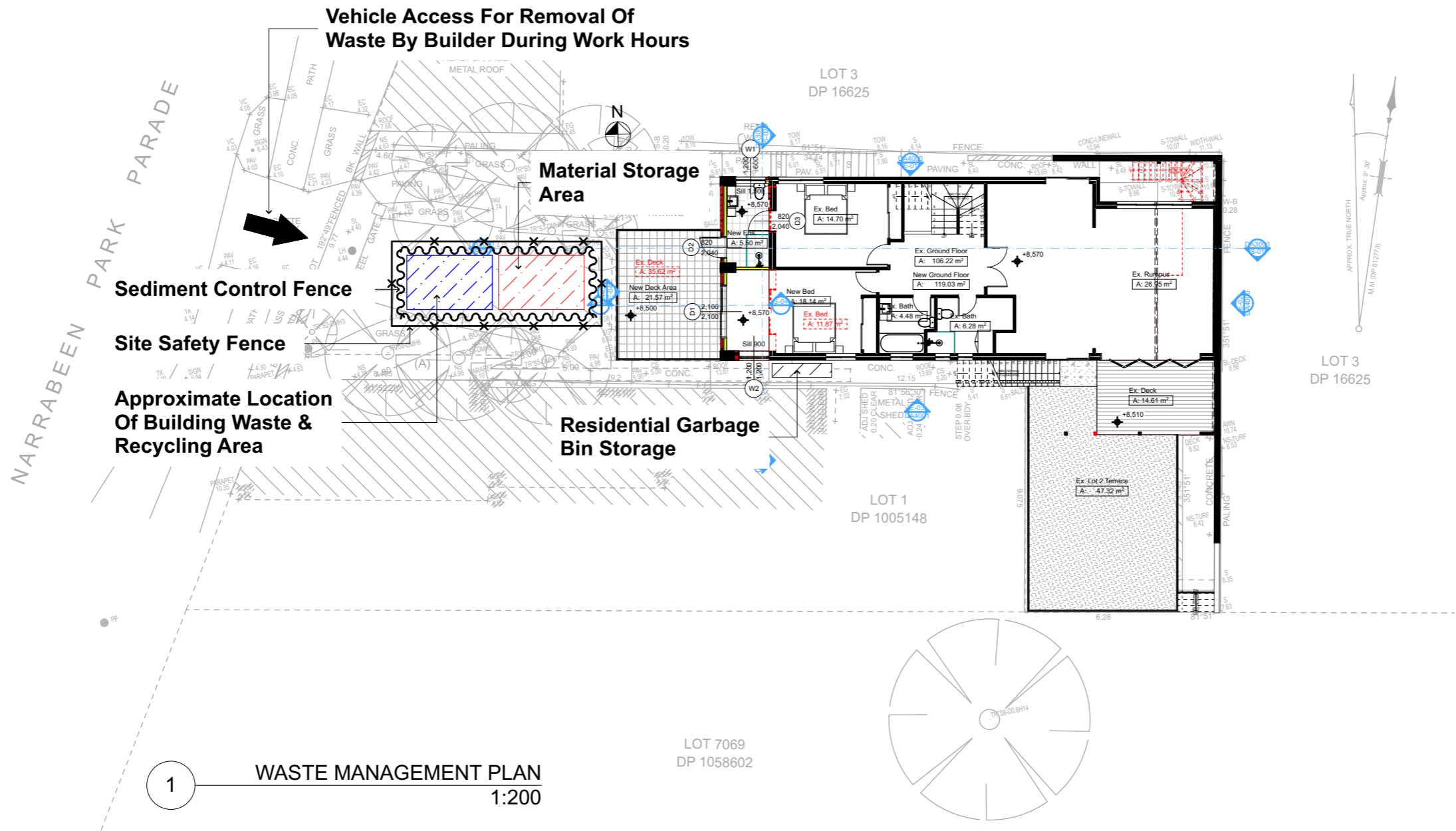
NARRABEEN PARK PARADE



1 SEDIMENT & EROSION CONTROL PLAN 1:200



**DA APPLICATION
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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.

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 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.

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 slabs, walls, and ceilings) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 20m². b) insulation specified is not required for parts of altered construction where insulation already exists.

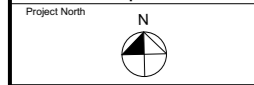
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

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 base 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.)	1.82.5m	Var.
Building envelope	3.5m@4	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m ²)	Existing	Var.
Maximum cut into 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 :
SITE AND LOCATION
Waste Management Plan

PROJECT NAME :
Alterations & Additions

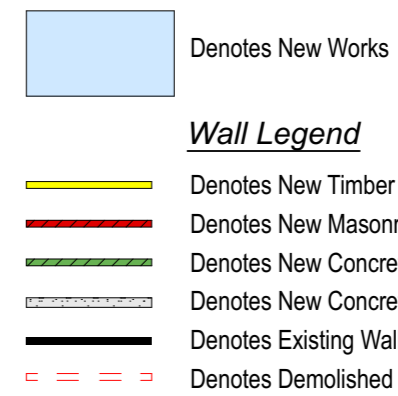
REVISION NO. DATE
- 4-03-2024

DRAWING NO.
DA1014

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

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



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NOTES

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

All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue Construction

Timber Floor, Masonry Walls

Roof Timber To have R1.28 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

Glasgow to BCA and AS2078-2017

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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 ceiling/grooves) in accordance with the specifications listed in the table below, ensuring that as additional insulation is not required where the area of new construction is less than 2m². b)

The specification must be followed 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. No relevant overhead obstructions must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each eave, gabletop, 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.

Overhanding balconies or vegetation must be at least 2000 mm clear of the top of the canopy of 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 body setback (Min.)	182.5m	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 Work.

Immediately Report any Discrepancies to Rapid Plans

Project North



Drawn | Checked GBJB
Plot Date | 12/4/24
Project NO. | PRC2403A
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narraaben Park Parade, North Narraaben

DRAWING TITLE :

SITE AND LOCATION

Stormwater Plan

PROJECT NAME :

Alterations & Additions

REVISION NO. DATE

- 4-03-2024

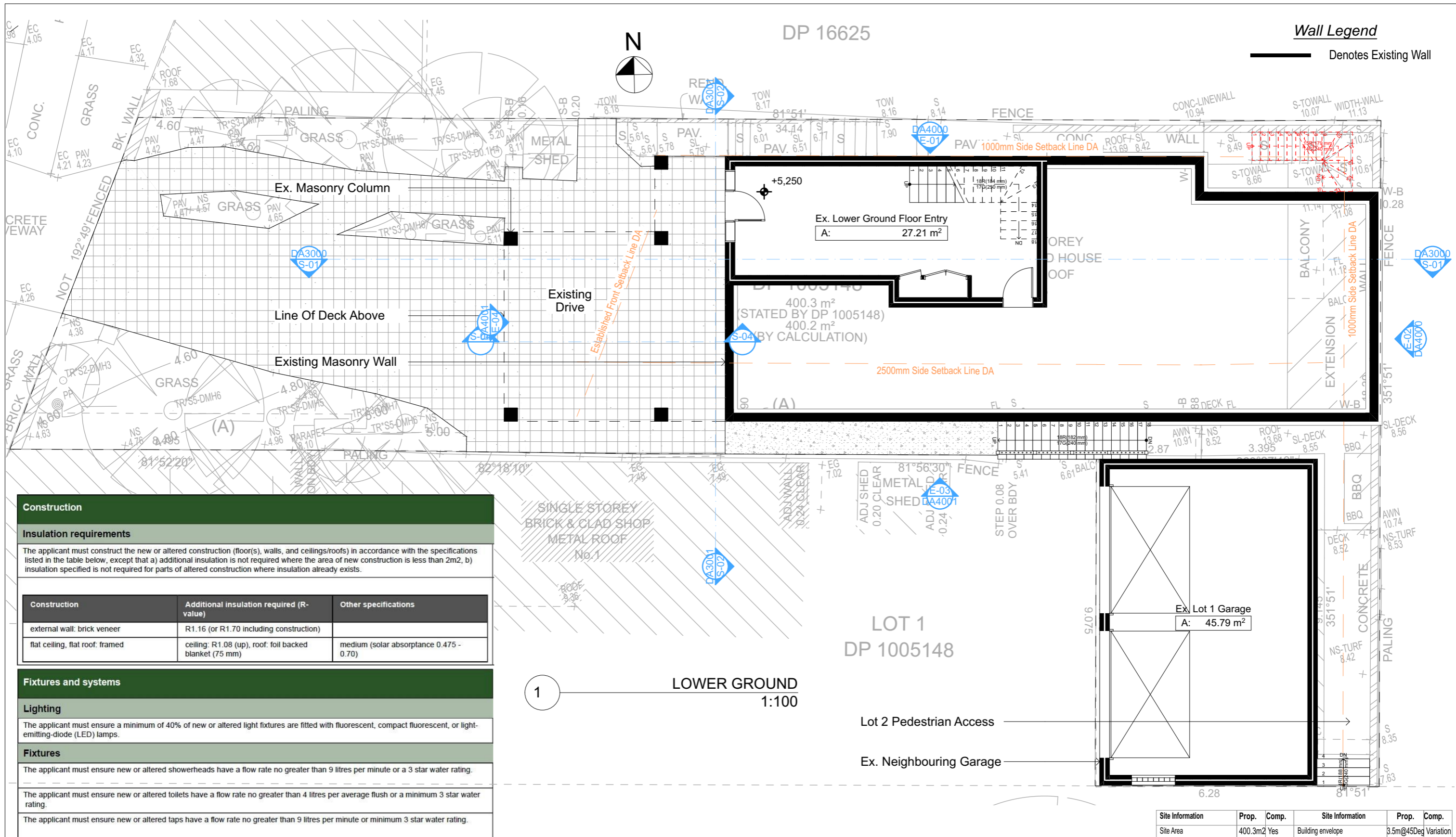
DRAWING NO.

DA1015

Plot Date 12/4/24

Sheet Size: A3

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NSW 1585
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Email: gregg@rapidplans.com.au

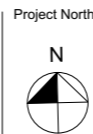
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Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

Client
Site:

Sheet Size: A3

GBJ
12/4/24
RP0523BRA
DA Rev1

Nigel Bramley
3 Narrabeen Park Parade, North
Narrabeen

DRAWING TITLE :

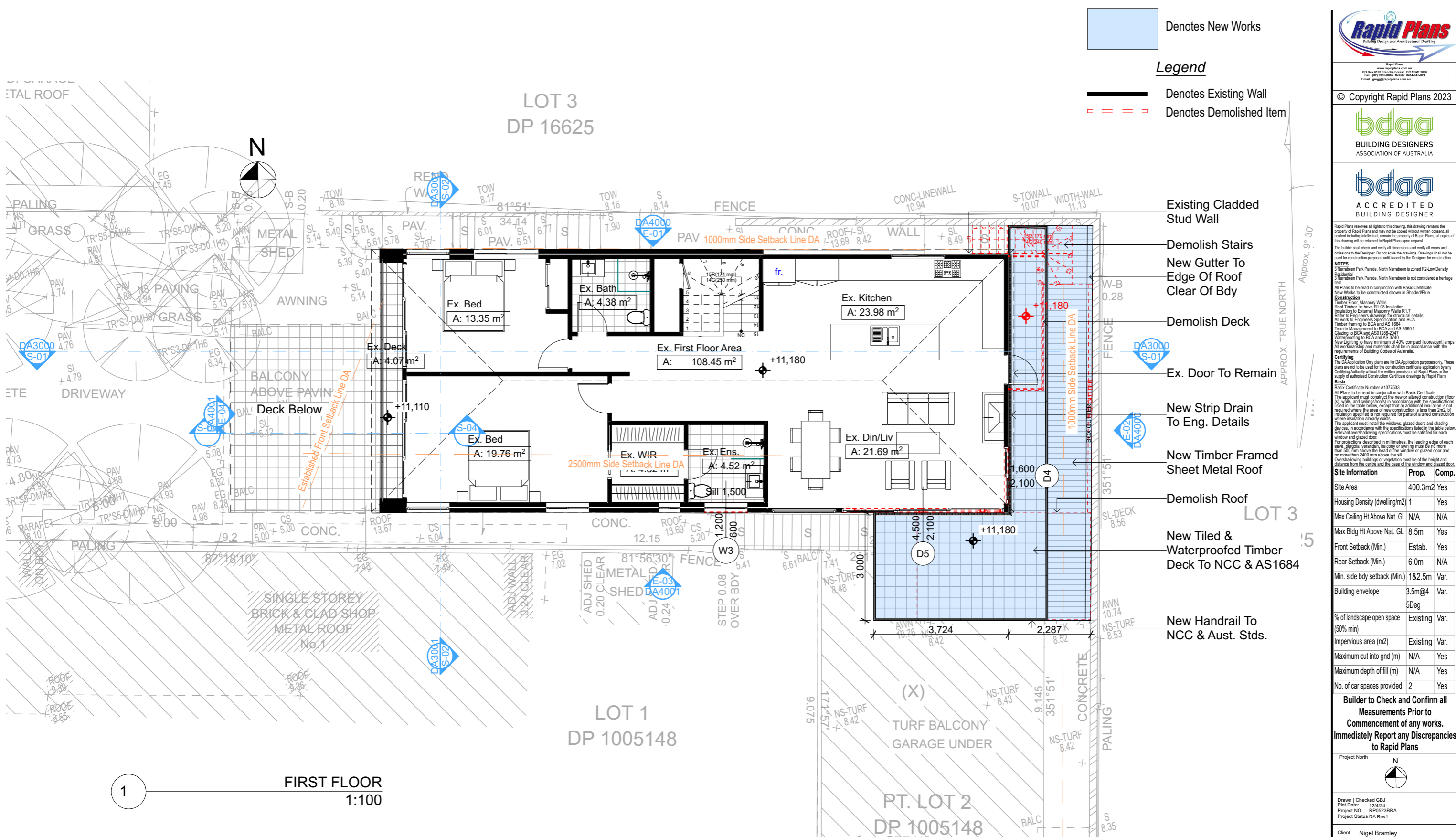
PLANS
LOWER GROUND FLOOR

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE:
4-03-2024
DRAWING NO.
DA2001



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)

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

Existing Cladded Stud WallDemolish StairsNew Gutter To Edge Of Roof Clear Of BdyDemolish DeckEx. Door To RemainNew Strip Drain To Eng. DetailsNew Timber Framed Sheet Metal RoofDemolish RoofNew Tiled & Waterproofed Timber Deck To NCC & AS1684New Handrail To NCC & Aust. Stds.DA3000 S-01DA4000 E-01DA3000 S-02DA4000 E-02DA3000 S-03DA4000 E-03DA3000 S-04DA4000 E-04DA3000 S-05DA4000 E-05DA3000 S-06DA4000 E-06DA3000 S-07DA4000 E-07DA3000 S-08DA4000 E-08DA3000 S-09DA4000 E-09DA3000 S-10DA4000 E-10DA3000 S-11DA4000 E-11DA3000 S-12DA4000 E-12DA3000 S-13DA4000 E-13DA3000 S-14DA4000 E-14DA3000 S-15DA4000 E-15DA3000 S-16DA4000 E-16DA3000 S-17DA4000 E-17DA3000 S-18DA4000 E-18DA3000 S-19DA4000 E-19DA3000 S-20DA4000 E-20DA3000 S-21DA4000 E-21DA3000 S-22DA4000 E-22DA3000 S-23DA4000 E-23DA3000 S-24DA4000 E-24DA3000 S-25DA4000 E-25DA3000 S-26DA4000 E-26DA3000 S-27DA4000 E-27DA3000 S-28DA4000 E-28DA3000 S-29DA4000 E-29DA3000 S-30DA4000 E-30DA3000 S-31DA4000 E-31DA3000 S-32DA4000 E-32DA3000 S-33DA4000 E-33DA3000 S-34DA4000 E-34DA3000 S-35DA4000 E-35DA3000 S-36DA4000 E-36DA3000 S-37DA4000 E-37DA3000 S-38DA4000 E-38DA3000 S-39DA4000 E-39DA3000 S-40DA4000 E-40DA3000 S-41DA4000 E-41DA3000 S-42DA4000 E-42DA3000 S-43DA4000 E-43DA3000 S-44DA4000 E-44DA3000 S-45DA4000 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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 absorbance 0.475 - 0.70)

Denotes New Works

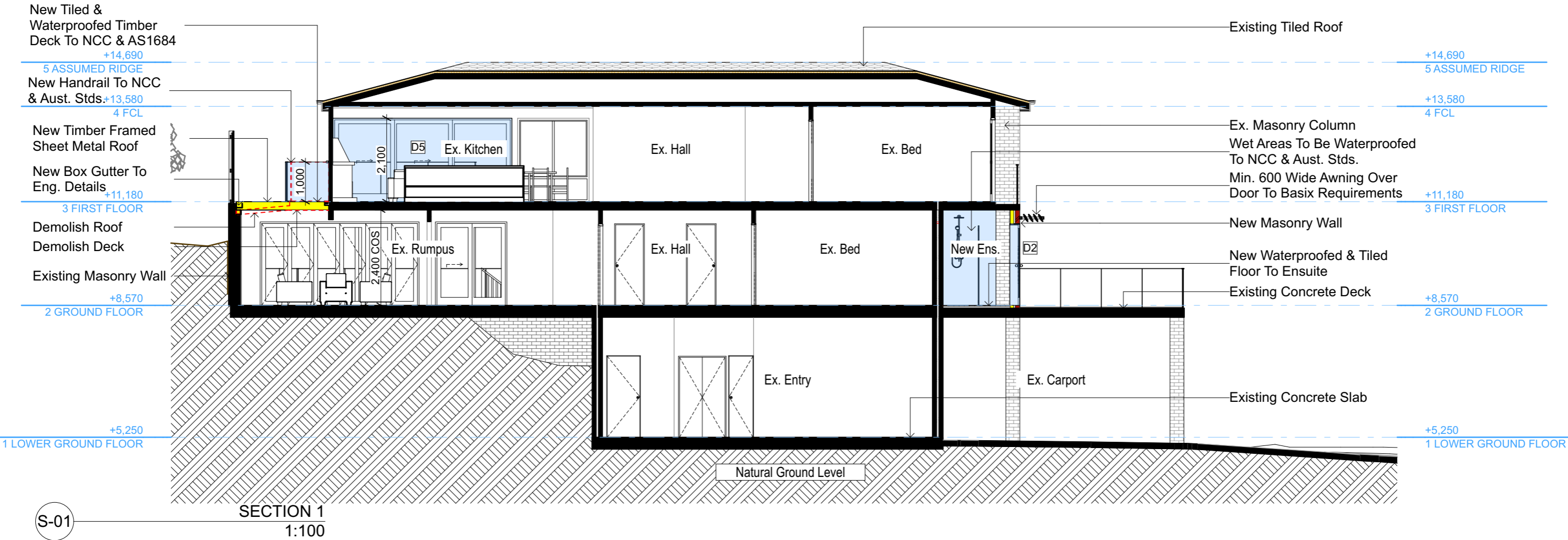
Wall Legend

Denotes New Timber Framed Wall/Floor

Denotes New Masonry Wall

Denotes Existing Wall

Denotes Demolished Item



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.

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			



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



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



Checked
Plot Date:
Project NO.
Project Status

Client
Site:

Sheet Size: A3

GBJ
12/4/24
RP0523BRA
DA Rev1

Nigel Bramley
3 Narrabeen Park Parade, North
Narrabeen

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

Rapid Plans
Building Design and Architectural Drafting

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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 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.

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

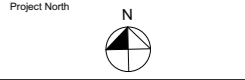
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

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 base 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	400.3m2	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 5Deg	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.: 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

Existing Tiled Roof

+14,690
5 ASSUMED RIDGE

+13,580
4 FCL

New Tiled & Waterproofed
Timber Deck To NCC & AS1684
+11,180
3 FIRST FLOOR

Demolish Stairs
New Waterproofed & Tiled Floor
To Ensuite
New Masonry Wall
+8,570
2 GROUND FLOOR

Existing Concrete Slab

+5,250
1 LOWER GROUND FLOOR

+14,690
5 ASSUMED RIDGE

+13,580
4 FCL

New Handrail To NCC & Aust. Stds.

New Tiled & Waterproofed
Timber Deck To NCC & AS1684
+11,180
3 FIRST FLOOR

Batten Floor To Match Dwelling FFL

+8,570
2 GROUND FLOOR

+5,250
1 LOWER GROUND FLOOR

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

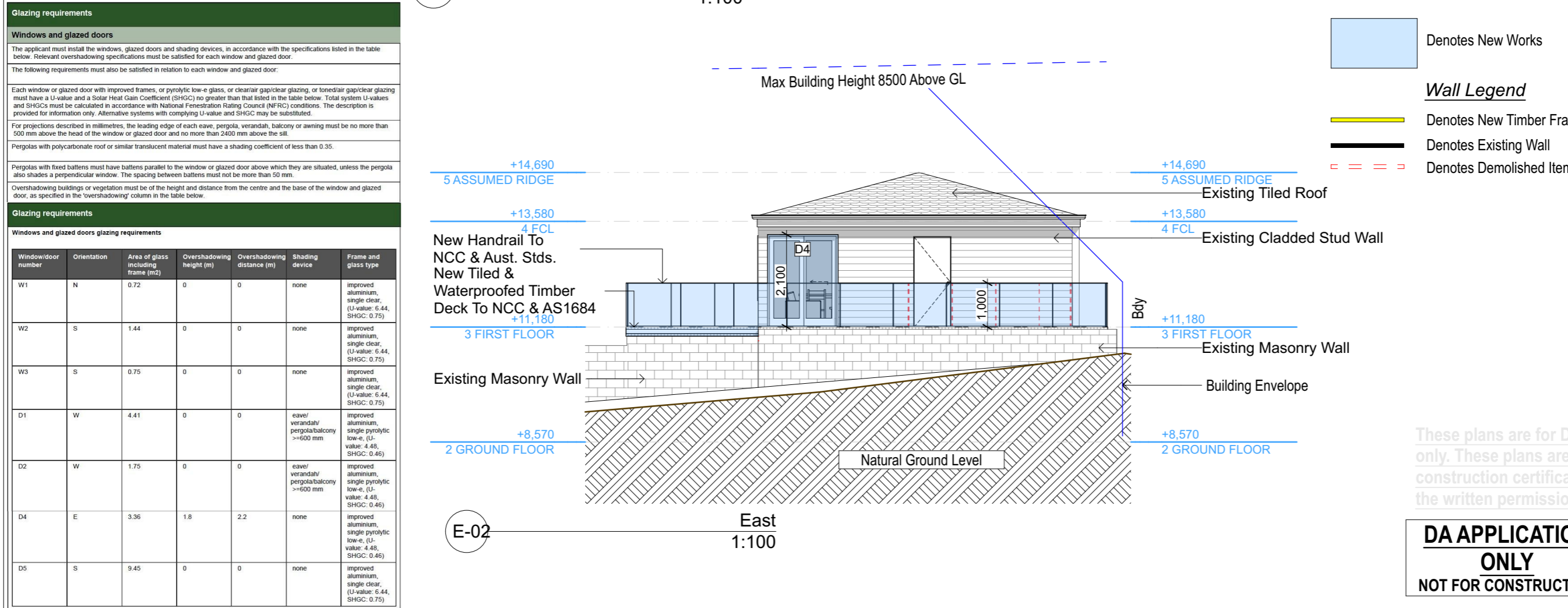
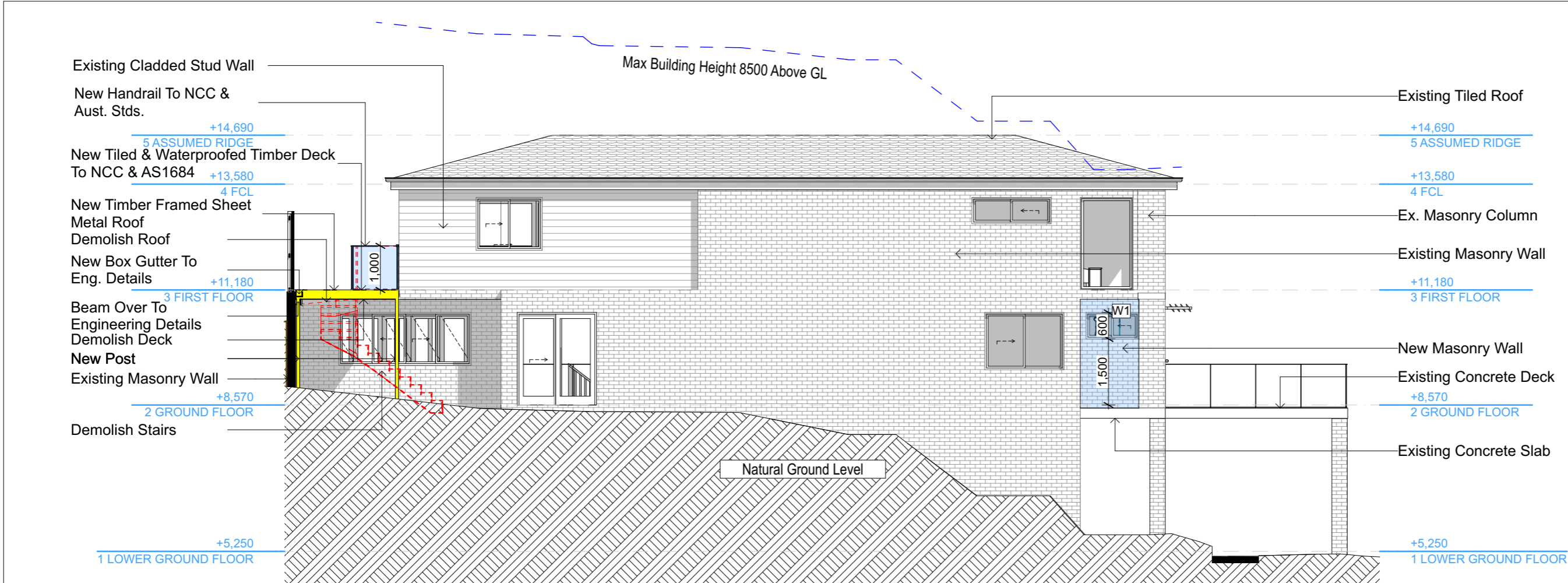
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not 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
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Glazing requirements						
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
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)



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DA APPLICATION ONLY
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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

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 1

PROJECT NAME: Alterations & Additions

REVISION NO. DATE

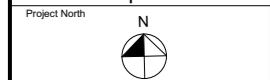
- 4-03-2024

DRAWING NO. DA4000

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

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.: RP0528RA
Project Status DA Rev1

Client: Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE: ELEVATIONS 1

PROJECT NAME: Alterations & Additions

REVISION NO. DATE

- 4-03-2024

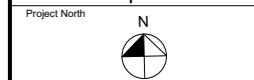
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Plot Date: 12/4/24

Sheet Size: A3

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.)	1.82.5m	Var.
Building envelope	3.5m@4.5Deg	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

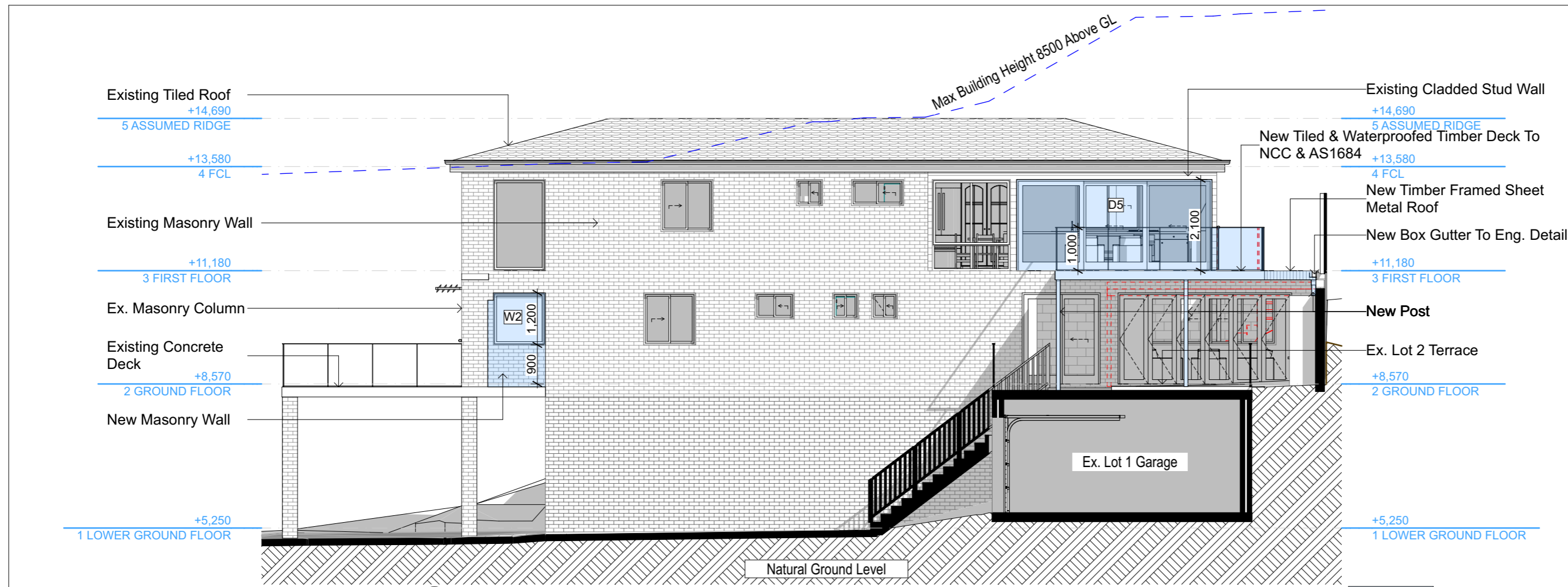
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ELEVATIONS 2

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 4-03-2024

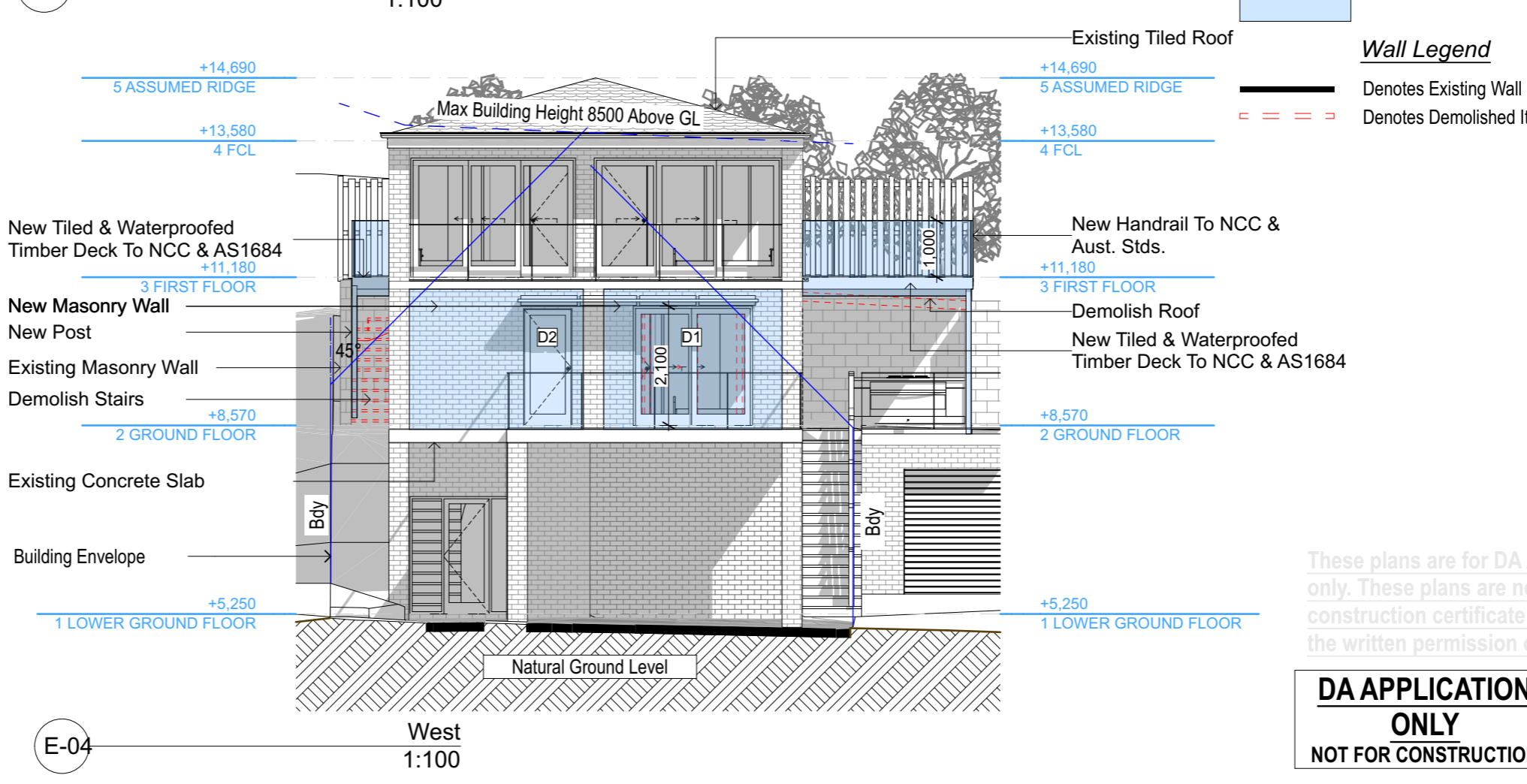
DRAWING NO.
DA4001

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



E-03 South 1:100

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)



E-04 West 1:100

Denotes New Works

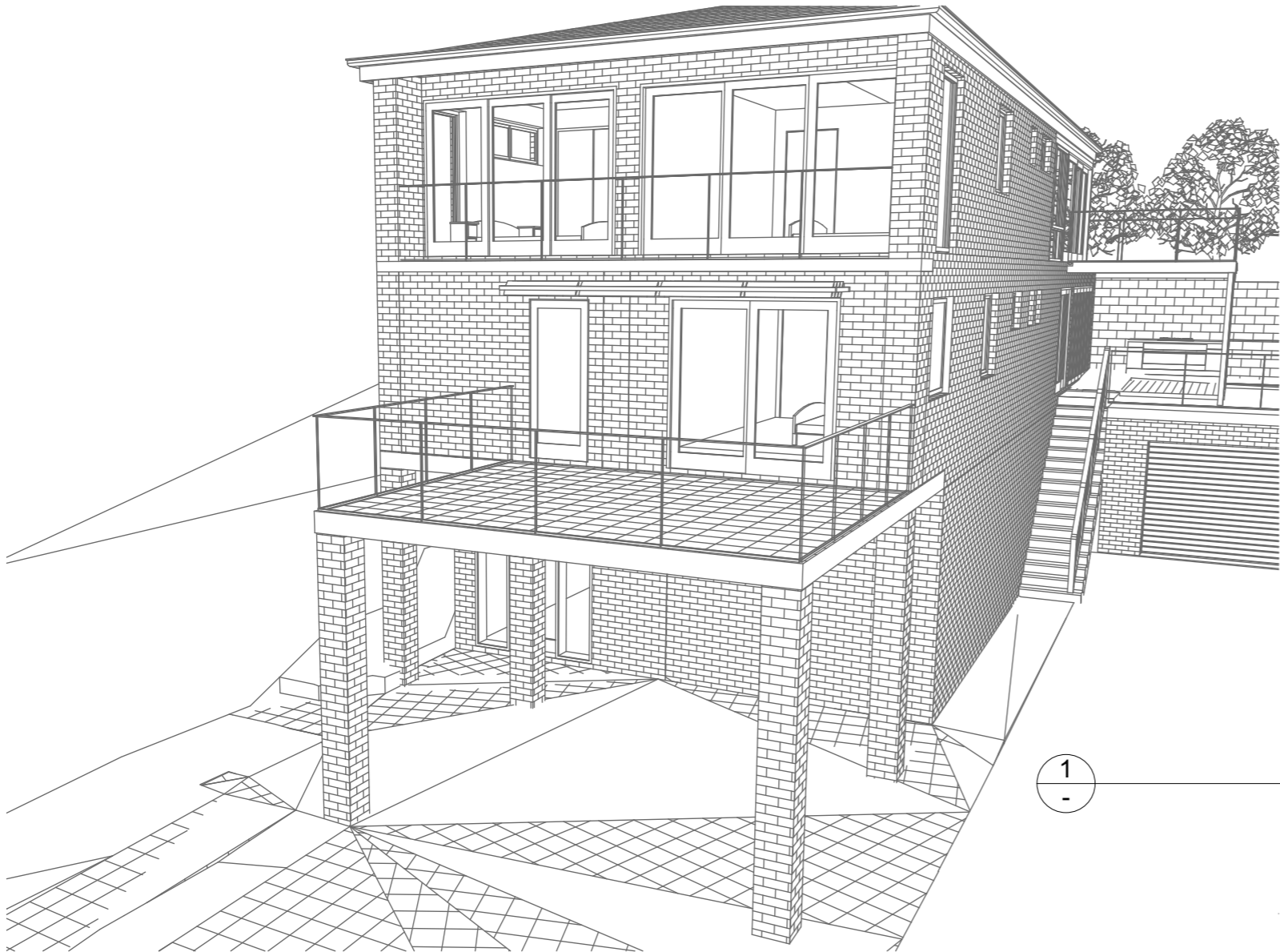
Denotes Existing Wall

Denotes Demolished Item

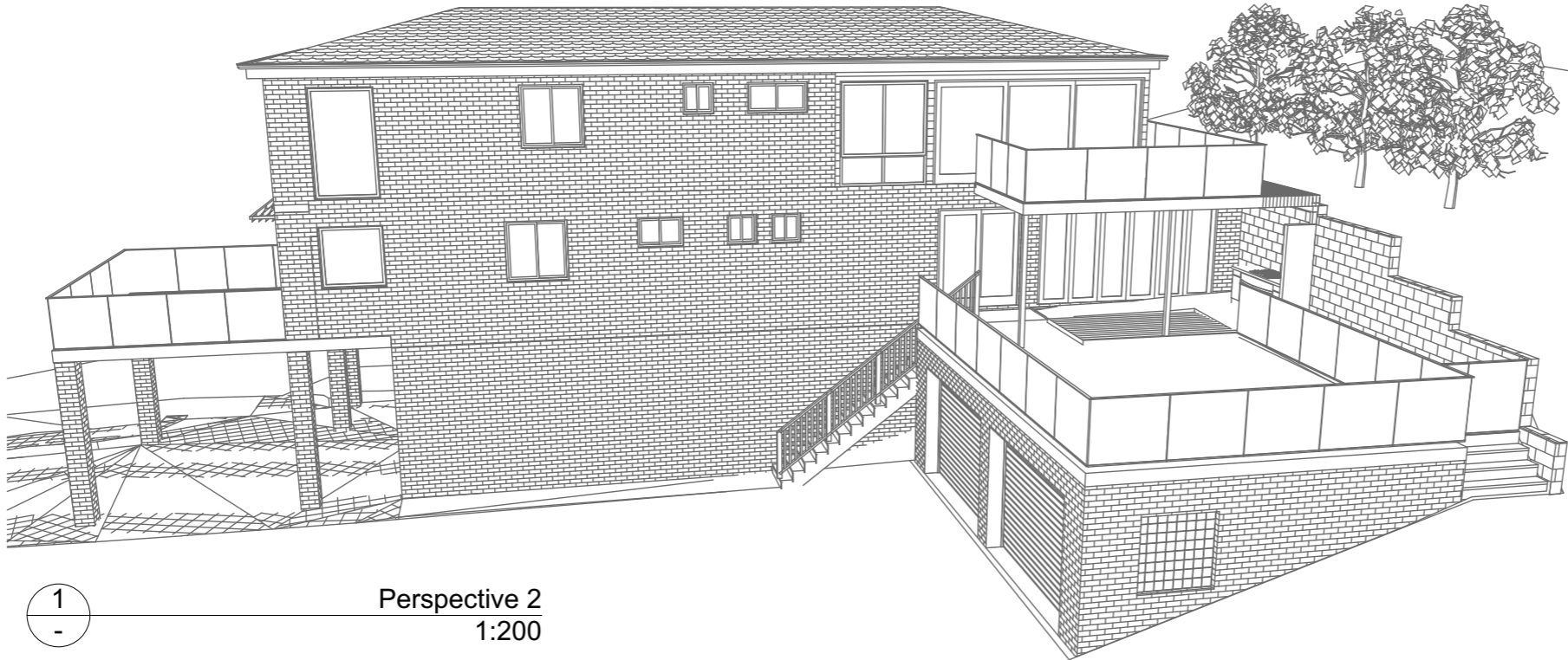
Wall Legend

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Perspective 1
1:200

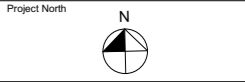


Perspective 2
1:200

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@45Deg	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**

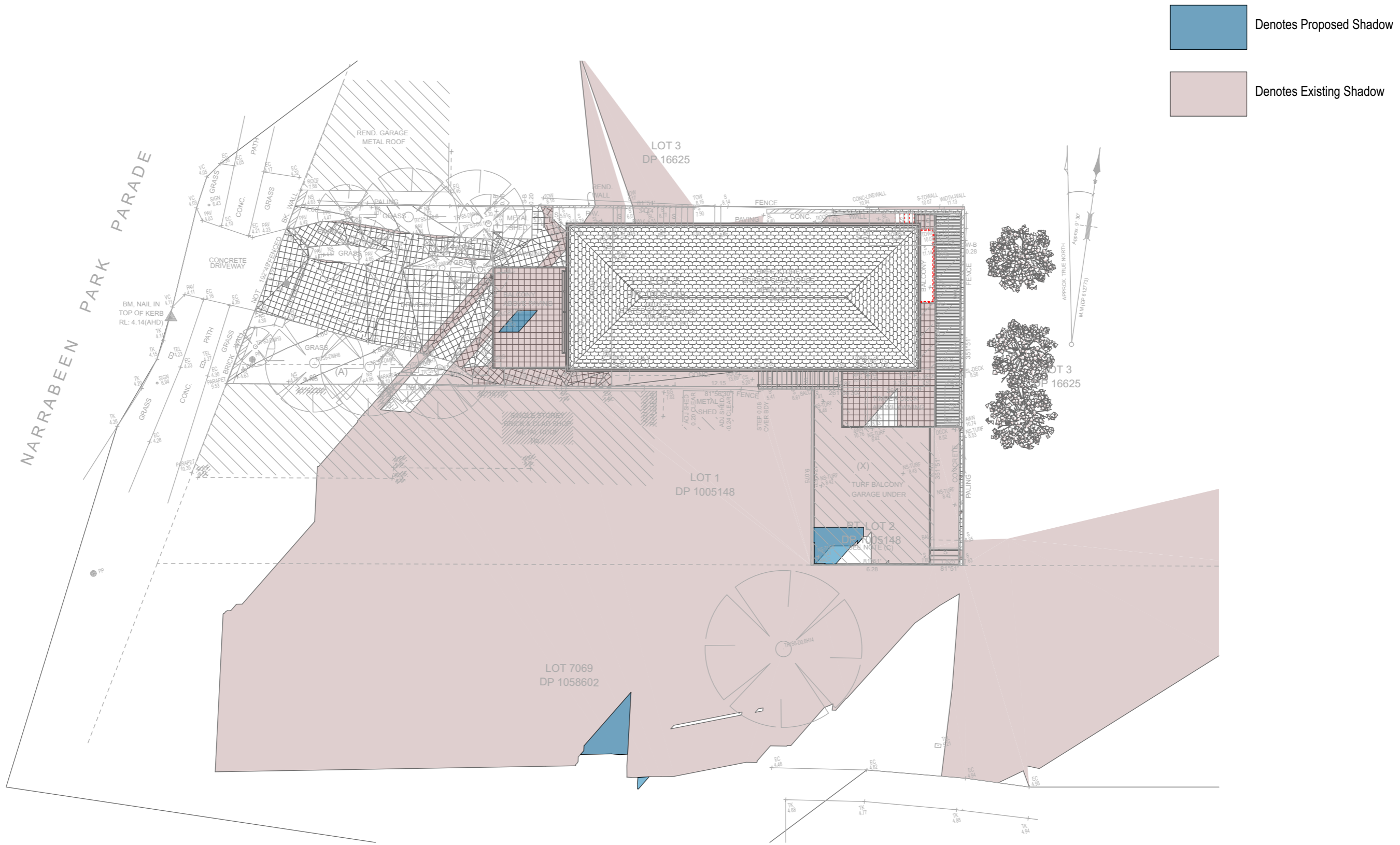
REVISION NO. DATE
- **4-03-2024**

DRAWING NO. **DA5000**

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

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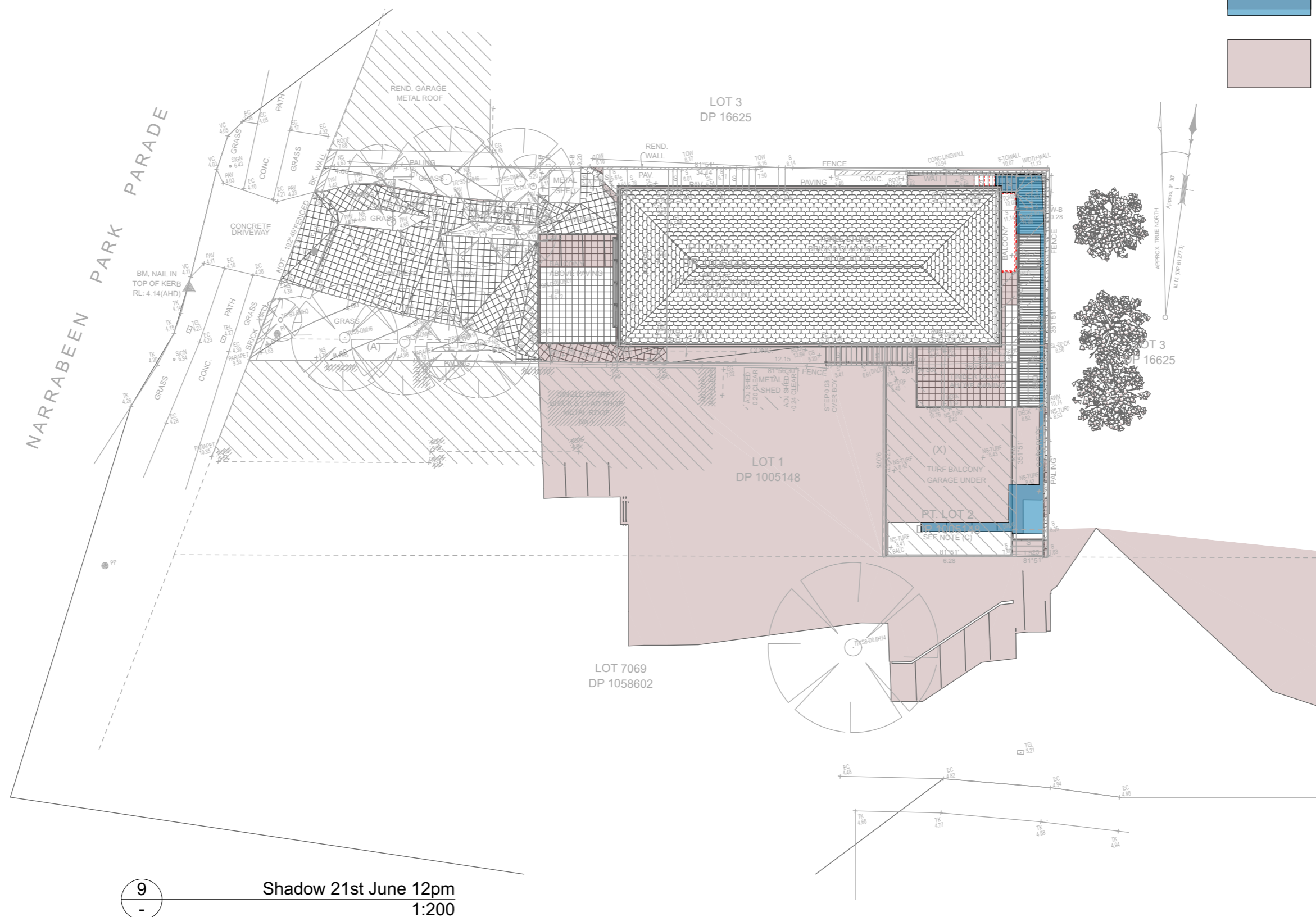
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8
-
Shadow 21st June 9am
1:200

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ONLY
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10


$$\frac{9}{-}$$

Shadow 21st June 12pm
1:200

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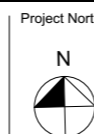
The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



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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
Plot Date:
Project NO.
Project Status

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

GBJ
12/4/24
RP0523BRA
DA Rev1

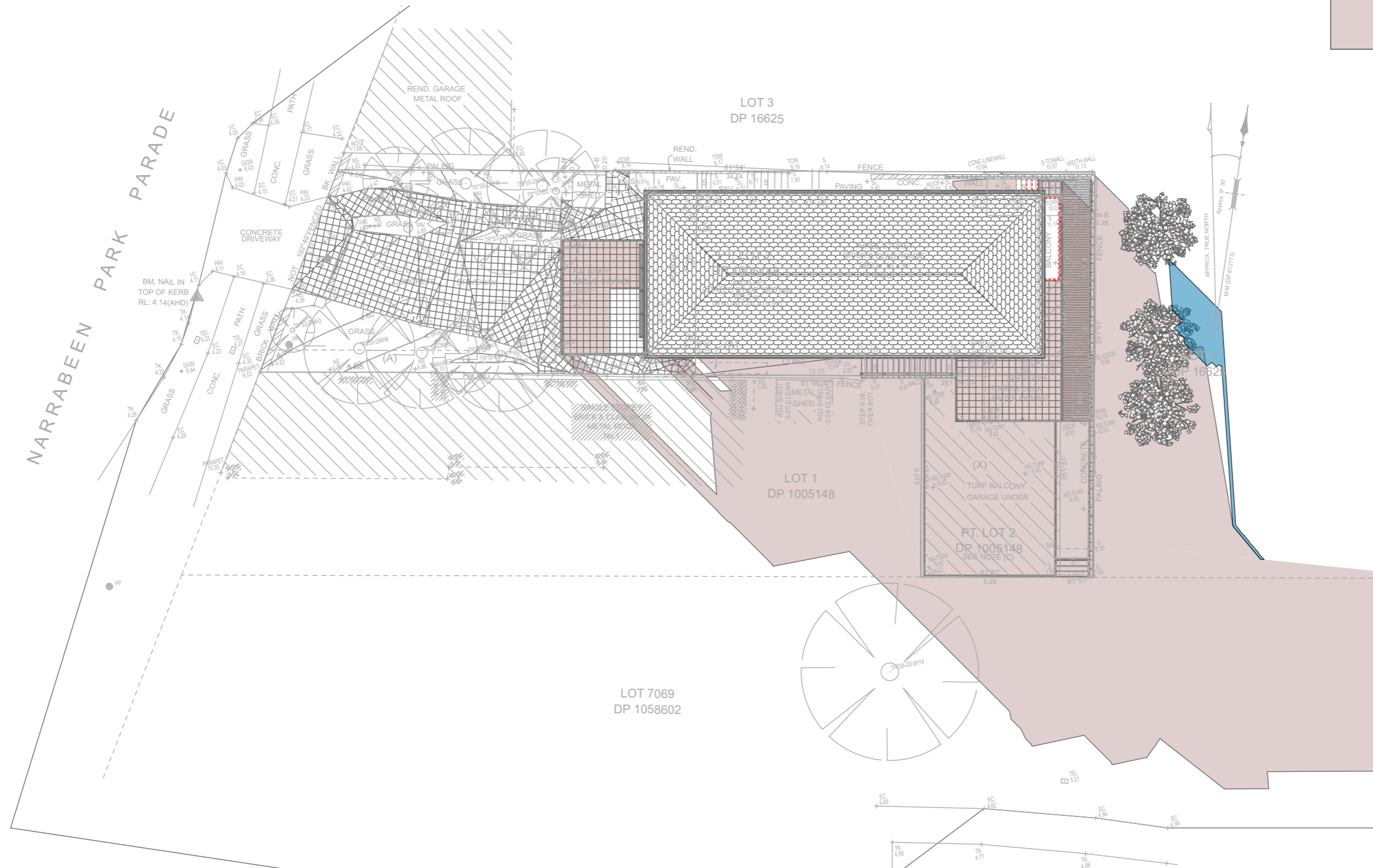
DRAWING TITLE : **SHADOW PLANS**
SHADOW PLAN 21st June
12pm

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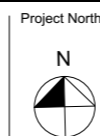
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Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

GBJ
12/4/24
RP0523BRA
DA Rev1

Client
Site:
Sheet Size: A3

Nigel Bramley
3 Narabeen Park Parade, North
Narabeen

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

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