

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.

Denotes New Works

Wall Legend

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



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NOTES
6 Ellis Road, Beacon Hill 2100 is zoned R2-Low Density Residential.
2 Ellis Road, Beacon Hill 2100 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
Slab & Framed Floors, Brick Cavity & Framed Walls
Roof Framed to have R1.45 Insulation
Insulation to External Brick Cavity & Framed Walls R1.70
Refer to Engineers drawings for structural details.
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS 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.

Setbacks
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans.
Basic
Basic Certificate Number A44746
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, gopole, 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	559.2m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Variation
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variation
% of landscape open space (40% min)	42%	Yes
Impervious area (m2)	58%	Yes
Maximum cut into gnd (m)	2315m	Yes
Maximum depth of fill (m)	1095mm	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: 17/03/2022
Project NO.: RP0921CRE
Project Status DA

Client Andrea Crespo-Arrisueno

Site: 6 Ellis Road, Beacon Hill 2100

DRAWING TITLE :
SITE AND LOCATION
SITE PLAN

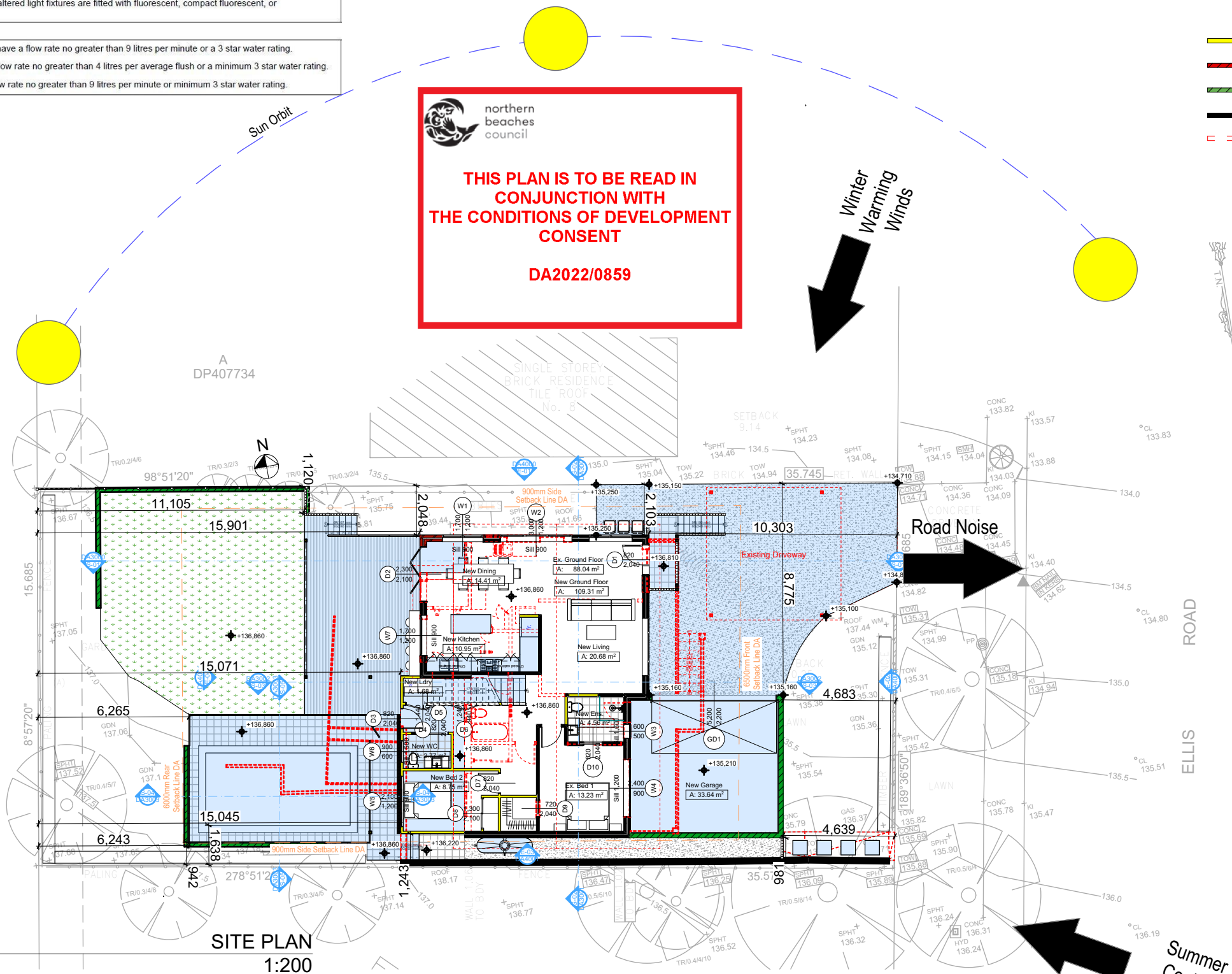
PROJECT NAME :
Alterations & Additions

REVISION NO. DATE
- 23/2/22

DRAWING NO.
DA1003

Plot Date: 17/03/2022
Sheet Size: A3

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2022/0859



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
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)

Pool and Spa

Rainwater tank

The applicant must install a rainwater tank of at least 918 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rainwater runoff from at least 119.45 square metres of roof area.

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 30 kilolitres.

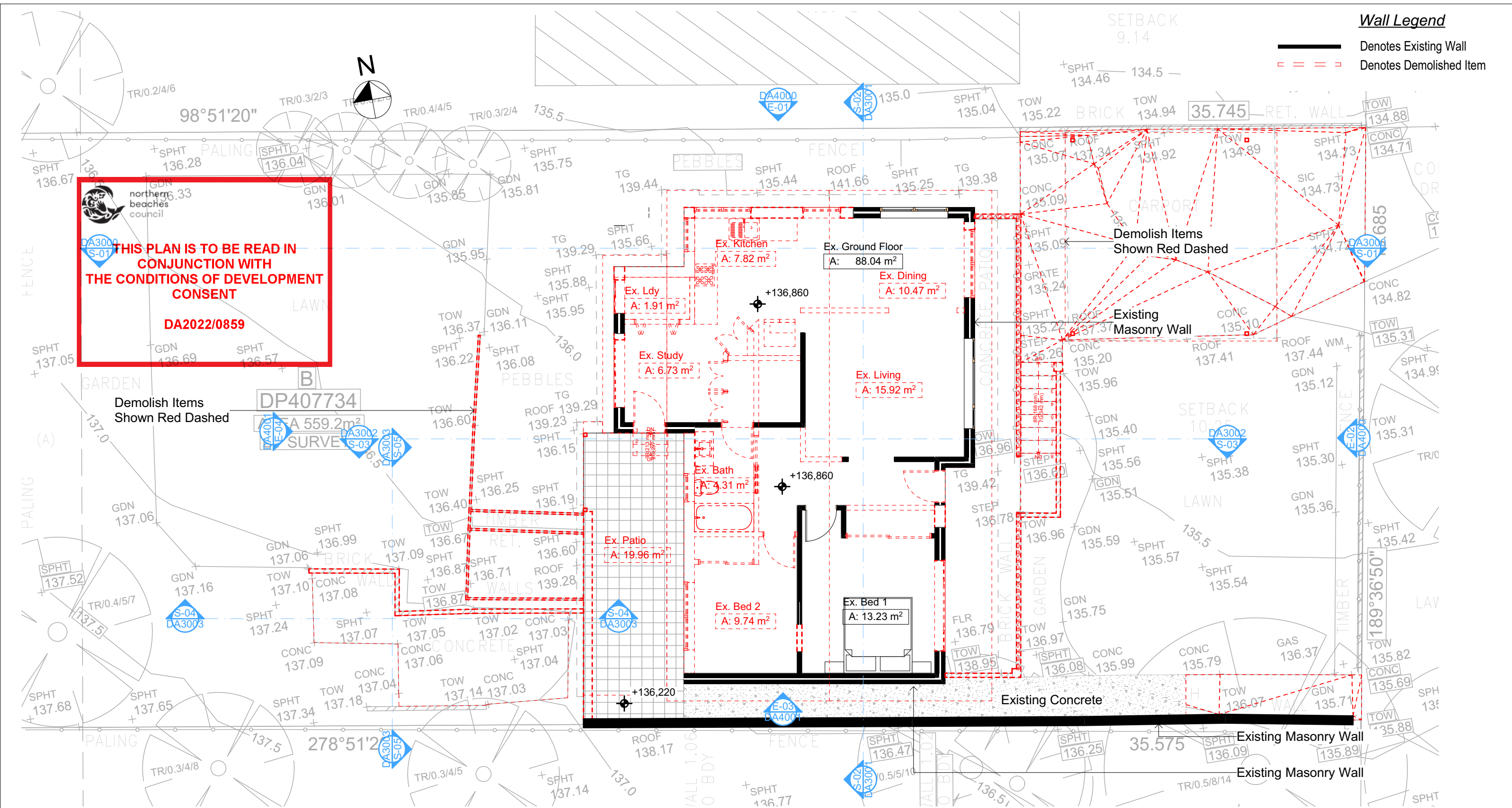
The swimming pool must have a pool cover.

The applicant must install a pool pump timer for the swimming pool.

The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.

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



Wall Legend
— Denotes Existing Wall
- - - - Denotes Demolished Item

2 DEMOLITION GROUND FLOOR
1:100

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
6 Ellis Road, Beacon Hill 2100 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
6 Ellis Road, Beacon Hill 2100 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
Slab & Framed Floors, Brick Cavity & Framed Walls
Roof Framed to have R1.45 Insulation
Insulation to External Brick Cavity & Framed Walls R1.70
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A449746
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	559.2m2	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	42%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	58%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	2315m	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	1095mm	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

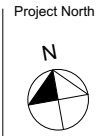


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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



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



Project North
Checked
Plot Date: 17/03/2022
Project NO: RP0921CRE
Project Status: DA
Client: Andrea Crespo-Arrisueno
Site: 6 Ellis Road, Beacon Hill 2100
Sheet Size: A3

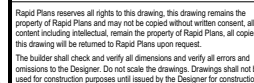
DRAWING TITLE : SITE AND LOCATION
Demolition Ground Floor Plan
PROJECT NAME : **Alterations & Additions**

REVISION NO.
DATE: 23/2/22
DRAWING NO. DA1006

Denotes Existing Wall
Denotes Demolished Item



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



NOTES
 6 Ellis Road, Beacon Hill 2100 is zoned R2-Low Density Residential
 6 Ellis Road, Beacon Hill 2100 is not considered a heritage item
 All Plans to be read in conjunction with Basix Certificate
 New Works to be constructed shown in Shaded/Blue
Construction
 Sub Floor Framed Floors, Brick Cavity & Framed Walls
 Roof Framed to have R1.45 insulation
 Insulation to External Brick Cavity & Framed Walls R1.70
 Refer to Engineers drawings for structural details
 All work to Engineers, Building and Electrical
 Timber framing to BCA and AS 1684
 Terminate membrane to BCA and AS 3660.1
 Glazing to BCA and AS01288-2047
 Waterproofing to BCA and AS 3740
 New Lighting to have minimum of 40% compact fluorescent lamps
 All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Basix Certificate Number A449746
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 Area	559.2m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Variation
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variation
% of landscape open space (40% min)	42%	Yes
Impervious area (m2)	58%	Yes
Maximum cut into gnd (m)	2315mm	Yes
Maximum depth of fill (m)	1095mm	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



Client	Andrea Crespo-Arrisueno
Site:	6 Ellis Road, Beacon Hill 2100

Application purposes

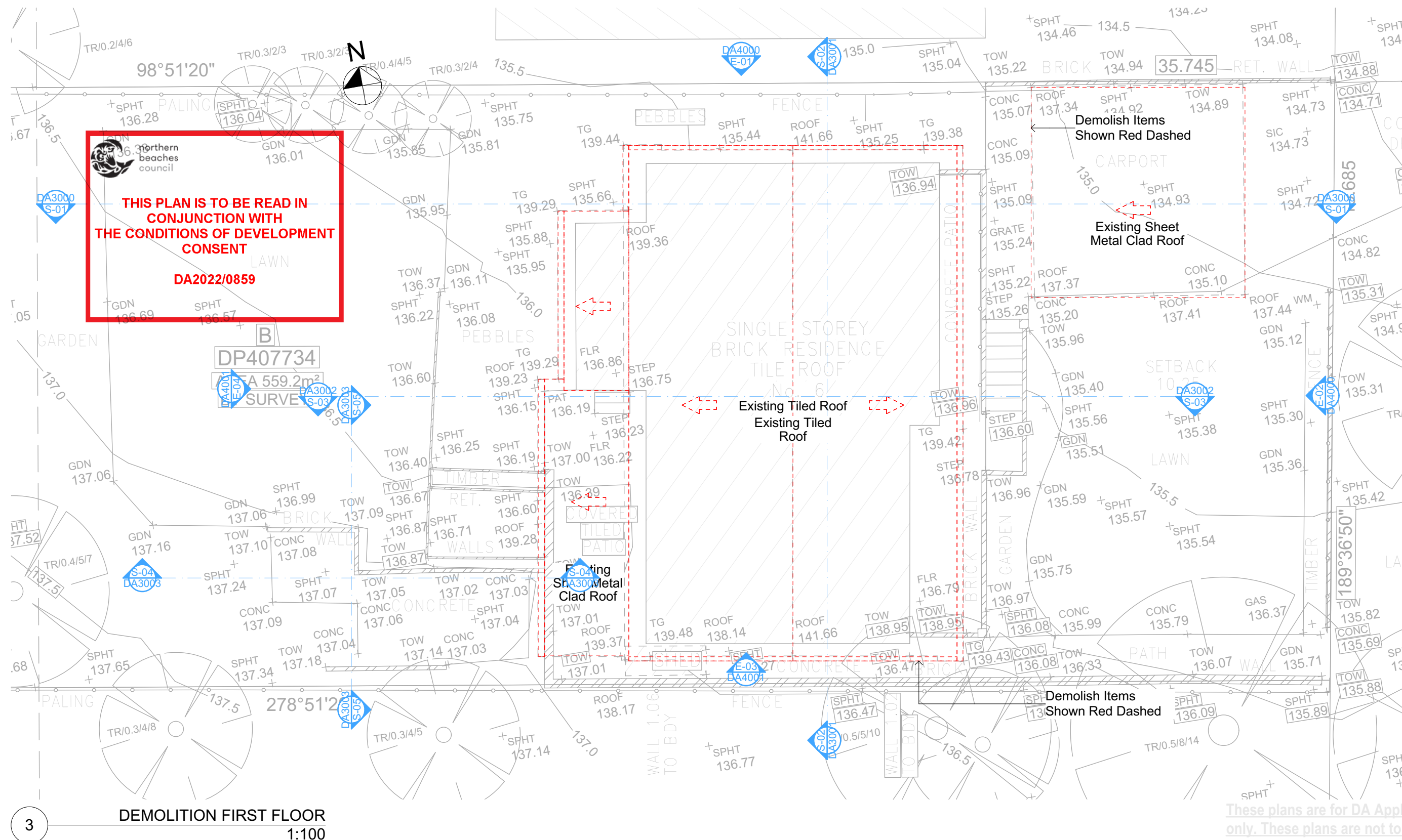
DRAWING TITLE :
SITE AND LOCATION
Demolition Roof Plan

PROJECT NAME : **Alterations & Additions**

REVISION NO. DATE
- 23/2/22

DRAWING NO.
DA1007

Plot Date: 17/03/2022
Sheet Size: A3
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AndresCrespo-Arrisueno-22-CA Final.spl



3

DEMOLITION FIRST FLOOR

1:100

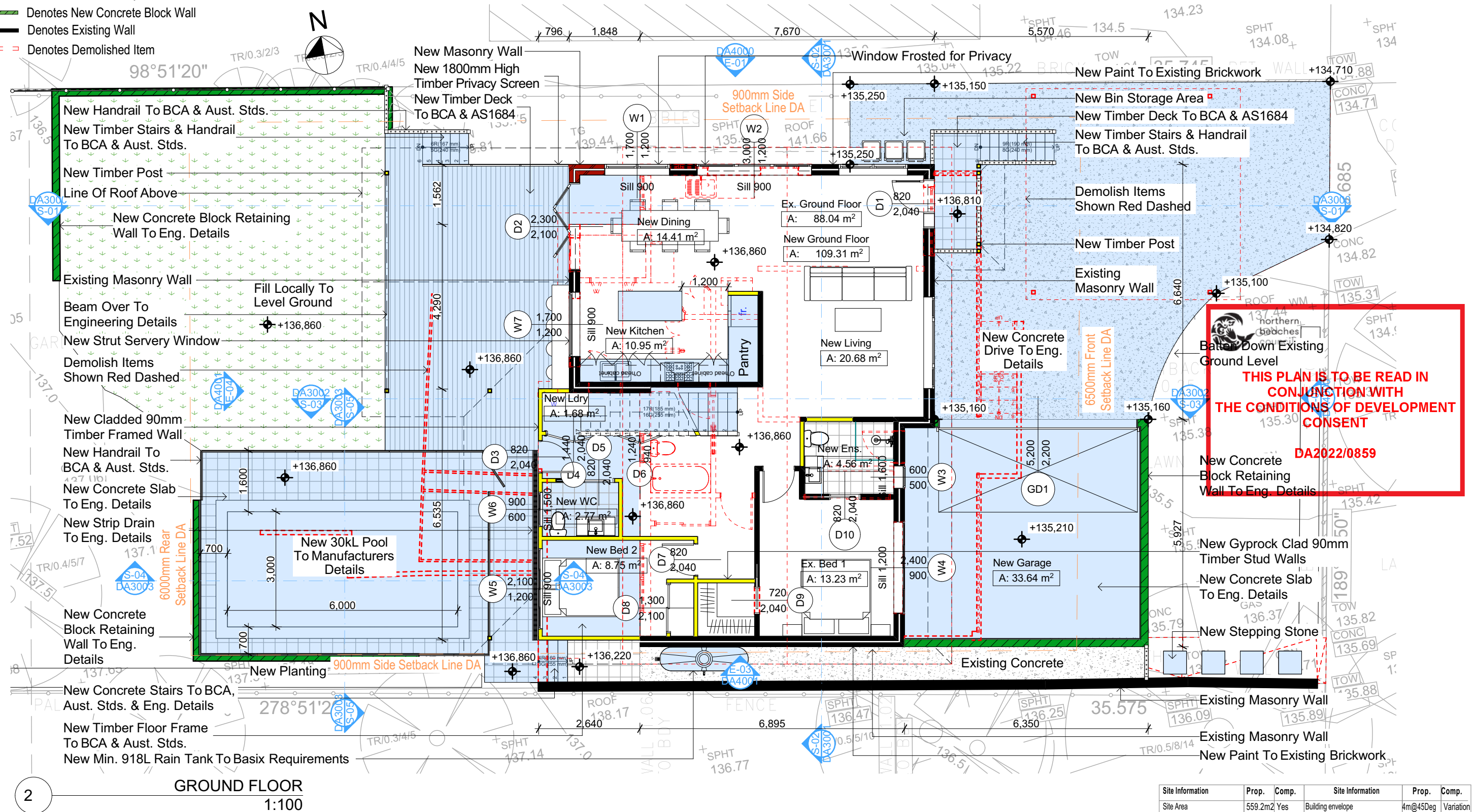
All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

<p>These plans are for DA Application purposes only. These plans are not to be used for construction certificate application without the written permission of Raval Engineering & Construction.</p>	<p>DRAWING TITLE :</p> <p>SITE AND LOCATION</p> <p>Demolition Roof Plan</p>
	<p>PROJECT NAME :</p> <p>Alterations &</p>
	<p>DATE :</p> <p>11/01/2024</p>

Wall Legend

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



NOTES

6 Ellis Road, Beacon Hill 2100 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
6 Ellis Road, Beacon Hill 2100 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

Slab & Framed Floors, Brick Cavity & Framed Walls
Roof Framed to have R1.45 Insulation
Insulation to External Brick Cavity & Framed Walls R1.70
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix

Basix Certificate Number A449746

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	559.2m ²	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (40% min)	42%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m ²)	58%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	2315m	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	1095mm	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

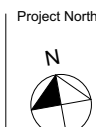


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bdca
ACCREDITED
BUILDING DESIGNER

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: 17/03/2022
Project NO: RP0921CRE
Project Status: DA
Client: Andrea Crespo-Arrisueno
Site: 6 Ellis Road, Beacon Hill 2100
Sheet Size: A3

DRAWING TITLE :

PLANS
GROUND FLOOR

PROJECT NAME :

Alterations & Additions

REVISION NO.
DATE: 23/2/22
DRAWING NO.
DA2001

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
suspended floor with enclosed subfloor: concrete (R0.6)	R0.70 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Pool and Spa	
Rainwater tank	
The applicant must install a rainwater tank of at least 918 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	
The applicant must configure the rainwater tank to collect rainwater runoff from at least 119.45 square metres of roof area.	
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.	
Outdoor swimming pool	
The swimming pool must be outdoors.	
The swimming pool must not have a capacity greater than 30 kilolitres.	
The swimming pool must have a pool cover.	
The applicant must install a pool pump timer for the swimming pool.	
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.	

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.	



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

DA2022/0859

3

FIRST FLOOR
1:100


DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
6 Ellis Road, Beacon Hill 2100 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
6 Ellis Road, Beacon Hill 2100 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
Slab & Framed Floors, Brick Cavity & Framed Walls
Roof Framed to have R1.45 Insulation
Insulation to External Brick Cavity & Framed Walls R1.70
Refer to Engineers drawings for Structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A449746
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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
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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: 17/03/2022
Project NO: RP0921CRE
Project Status: DA

Client
Site: Andrea Crespo-Arrisueno
6 Ellis Road, Beacon Hill 2100

Sheet Size: A3

DRAWING TITLE :
**PLANS
FIRST FLOOR**

PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE: **23/12/22**
DRAWING NO.
DA2002

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.

Denotes Demolished Item



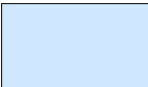



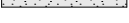


New Timber
Framed Sheet
Metal Roof
Pitch 2°

<div><div>Rapid Plans Building Design and Architectural Drafting</div><div><div>Rapid Plans www.rapidplans.com.au PO Box 4235 Fremantle West, WA 6160W 0800 Phone: (08) 9296-1838 Mobile: 9444-944-0264 Email: info@rapidplans.com.au</div></div></div>		
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<div><div>ACCREDITED BUILDING DESIGNER</div></div>		
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Site Information	Prop.	Comp.
Site Area	559.2m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Variation
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@	Variation
	45Deg	
% of landscape open space (40% min)	42%	Yes
Impervious area (m ²)	58%	Yes
Maximum cut into gnd (m)	2315m	Yes
Maximum depth of fill (m)	1095mm	Yes
No. of car spaces provided	2	Yes
<div>Builder to Check and Confirm all Measurements Prior to Commencement of any works.</div> <div>Immediately Report any Discrepancies to Rapid Plans</div>		
<div>Project North</div> <div></div> <div>Drawn ([Checked] Gb) Plot Date: 17/03/2022 Project No.: RP9921CRE Project Status DA</div> <div>Client Andrea Crespo-Arriueno</div> <div>Site: 6 Ellis Road, Beacon Hill 2100</div>		
<div>DRAWING TITLE :</div> <div>PLANS ROOF</div>		
<div>PROJECT NAME :</div> <div>Alterations & Additions</div>		
<div>REVISION NO. DATE</div> <div>- 23/2/22</div>		
<div>DRAWING NO.</div> <div>DA2003</div>		
<div>Plot Date: 17/03/2022</div> <div>Sheet Size: A3</div> <div><small>© CLIMATE ARCHITECTURE AUSTRALIA All Rights Reserved. No part of this publication may be reproduced without prior written permission of CLIMATE ARCHITECTURE AUSTRALIA</small></div>		

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
suspended floor with enclosed subfloor: concrete (R0.6)	R0.70 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)

Pool and Spa	
Rainwater tank	
The applicant must install a rainwater tank of at least 918 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	
The applicant must configure the rainwater tank to collect rainwater runoff from at least 119.45 square metres of roof area.	
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.	
Outdoor swimming pool	
The swimming pool must be outdoors.	
The swimming pool must not have a capacity greater than 30 kilolitres.	
The swimming pool must have a pool cover.	
The applicant must install a pool pump timer for the swimming pool.	
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.	

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.	

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

Wall Legend

Denotes New Timber Framed Wall

Denotes New Masonry Wall

Denotes New Concrete Block Wall

Denotes New Concrete

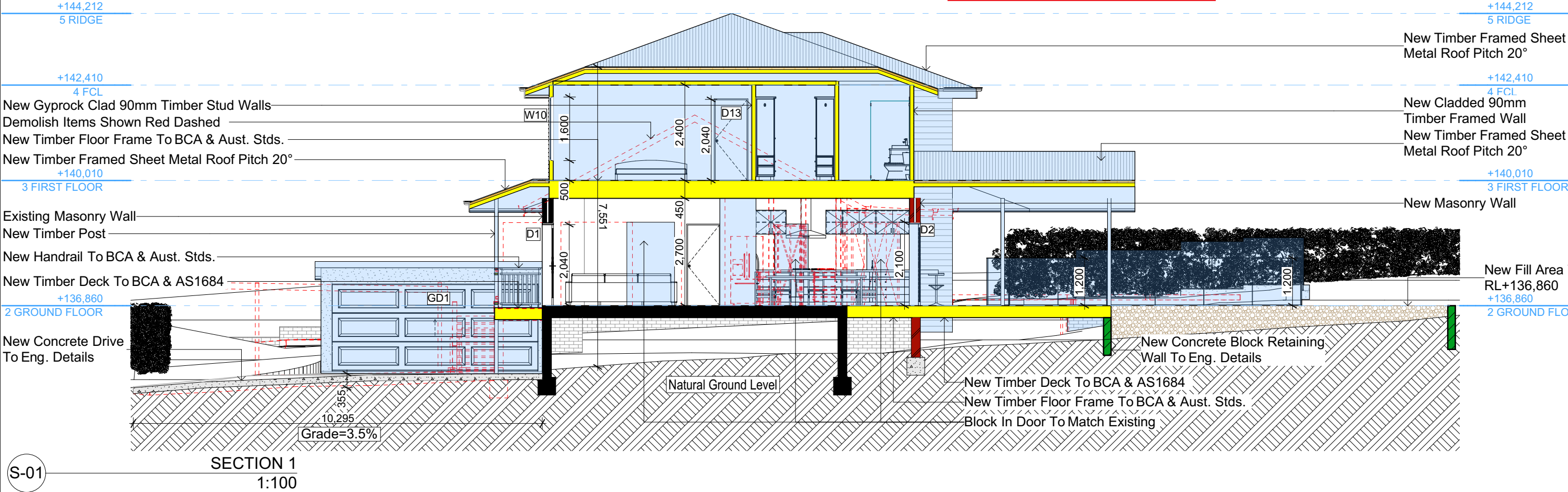
Denotes Existing Wall

Denotes Demolished Item

 **northern beaches council**

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

DA2022/0859



S-01

SECTION 1

1:100

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

NOTES

6 Ellis Road, Beacon Hill 2100 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

6 Ellis Road, Beacon Hill 2100 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

Slab & Framed Floors, Brick Cavity & Framed Walls

Roof Framed to have R1.45 Insulation

Insulation to External Brick Cavity & Framed Walls R1.70

Refer to Engineers drawings for Structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS01288-2047

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

Basix

Basix Certificate Number A449746

All Plans to be read in conjunction with Basix Certificate

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:

a) additional insulation is not required where the area of new construction is less than 2m2,

b) insulation specified is not required for parts of altered construction where insulation already exists.

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

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Project North

Checked Plot Date: GBJ 17/03/2022 RP0921CRE DA

Project Status

Client Site: Andrea Crespo-Arrisueno 6 Ellis Road, Beacon Hill 2100

Sheet Size: A3

DRAWING TITLE :

SECTIONS

SECTION 1

PROJECT NAME :

Alterations & Additions

REVISION NO.

-

DATE: **23/2/22**

DRAWING NO. **DA3000**

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.



northern
beaches
council

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

DA2022/0859

Denotes New Works

Denotes New Timber Framed Wall

Denotes New Masonry Wall

Denotes New Concrete Block Wall

Denotes New Concrete

Denotes Existing Wall

Denotes Demolished Item

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



Rapid Plans

Building Design and Architectural Drafting

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ASSOCIATION OF AUSTRALIA



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BUILDING DESIGNER

+144,212
5 RIDGE

New Timber Framed Sheet
Metal Roof Pitch 20°

+142,410
4 FCL

New Gyprock Clad 90mm
Timber Stud Walls

New Timber Floor Frame
To BCA & Aust. Stds.

+140,010
3 FIRST FLOOR

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

+136,860
2 GROUND FLOOR

Existing Concrete Path

New Min. 918L Rain
Tank To Basix
Requirements

Natural Ground Level

Demolish Items
Shown Red Dashed

New Cladded 90mm
Timber Framed Wall

+140,010
3 FIRST FLOOR

Existing Masonry Wall

New Handrail To
BCA & Aust. Stds.

+136,860
2 GROUND FLOOR

New Concrete Block Retaining
Wall To Eng. Details

S-02

SECTION 2

1:100

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
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Pool and Spa	
Rainwater tank	
The applicant must install a rainwater tank of at least 918 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	
The applicant must configure the rainwater tank to collect rainwater runoff from at least 119.45 square metres of roof area.	
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.	
Outdoor swimming pool	
The swimming pool must be outdoors.	
The swimming pool must not have a capacity greater than 30 kilolitres.	
The swimming pool must have a pool cover.	
The applicant must install a pool pump timer for the swimming pool.	
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.	

DA APPLICATION

ONLY

NOT FOR CONSTRUCTION

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DA APPLICATION ONLY

NOT FOR CONSTRUCTION

SECTION 2

Alterations & Additions

REVISION NO.

DATE

23/2/22

DRAWING NO.

DA3001

Plot Date:

17/03/2022

Sheet Size: A3

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
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

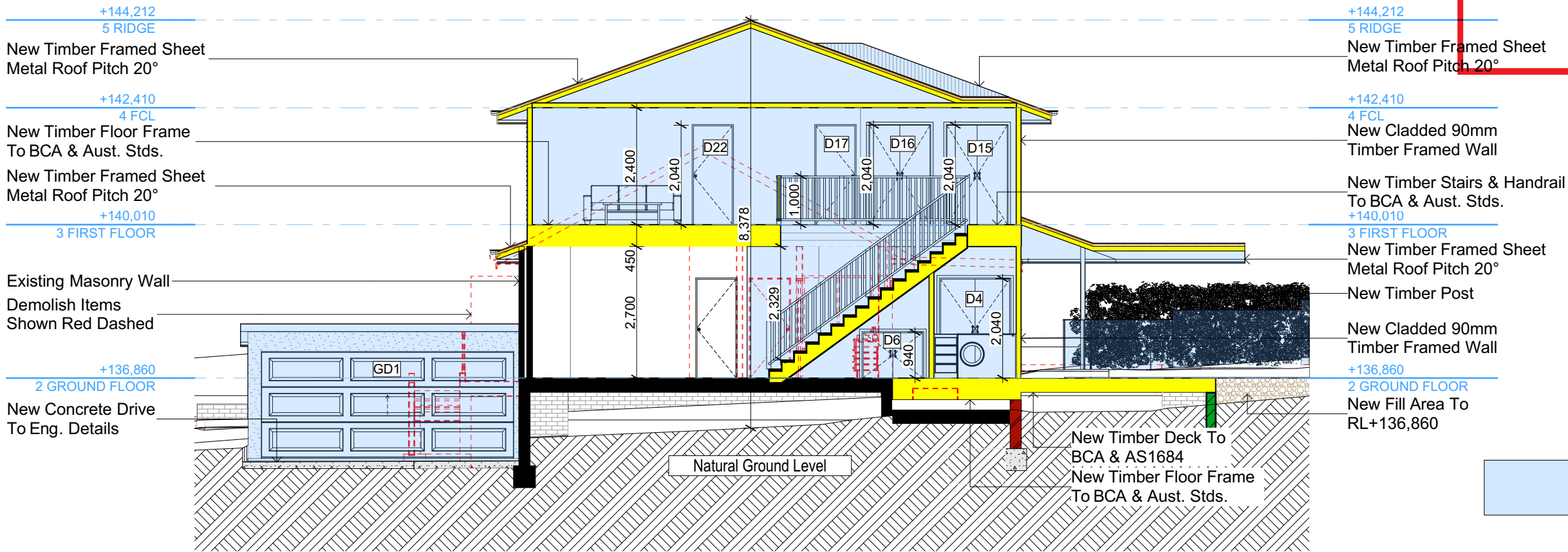
Pool and Spa	
Rainwater tank	
The applicant must install a rainwater tank of at least 918 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	
The applicant must configure the rainwater tank to collect rainwater runoff from at least 119.45 square metres of roof area.	
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.	
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The swimming pool must not have a capacity greater than 30 kilolitres.	
The swimming pool must have a pool cover.	
The applicant must install a pool pump timer for the swimming pool.	
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.	

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.	



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

DA2022/0859



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

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	559.2m2	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	42%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	58%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	2315m	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	1095mm	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

NOTES
6 Ellis Road, Beacon Hill 2100 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
6 Ellis Road, Beacon Hill 2100 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
Slab & Framed Floors, Brick Cavity & Framed Walls
Roof Framed to have R1.45 Insulation
Insulation to External Brick Cavity & Framed Walls R1.70
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A449746
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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Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date: 17/03/2022
Project NO: RP0921CRE
Project Status: DA
Client
Site: Andrea Crespo-Arrisueno
6 Ellis Road, Beacon Hill 2100
Sheet Size: A3

DRAWING TITLE :
SECTIONS
SECTION 3
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE:
23/2/22
DRAWING NO.
DA3002

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.

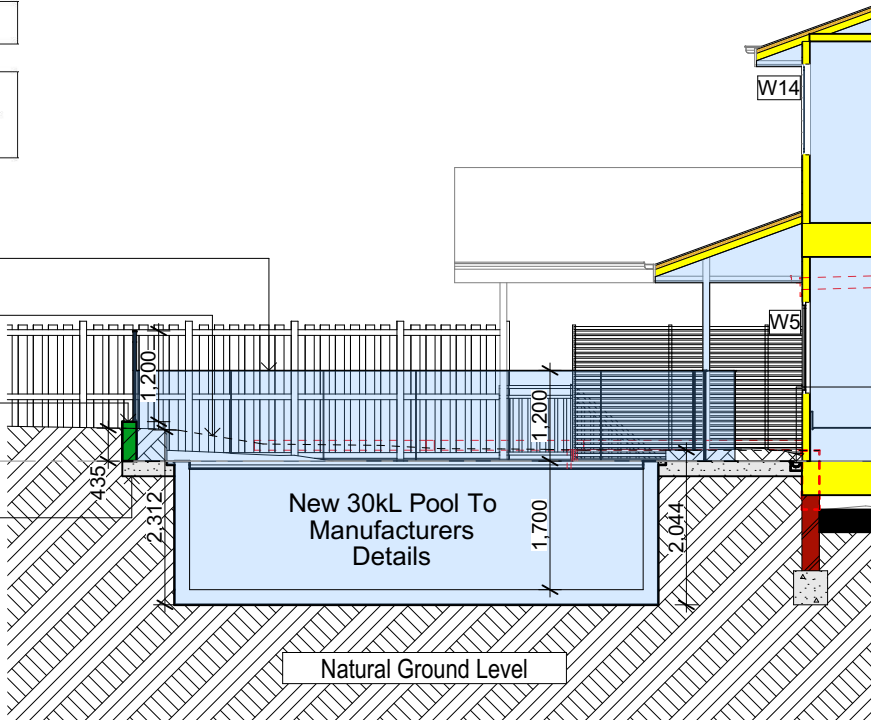
New Min. 1200 high Pool Safety Barrier To BCA & Aust. Stds.

Line Of Natural Ground Level

New Concrete Block Retaining Wall To Eng. Details

RL +136 860
POOL COPING

New Concrete Slab To Eng. Details



S-04
-

SECTION POOL 1
1:100

New Strip Drain To Eng. Details

RL +136 860
POOL COPING

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
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Pool and Spa

Rainwater tank

The applicant must install a rainwater tank of at least 918 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rainwater runoff from at least 119.45 square metres of roof area.

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 30 kilolitres.

The swimming pool must have a pool cover.

The applicant must install a pool pump timer for the swimming pool.

The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.

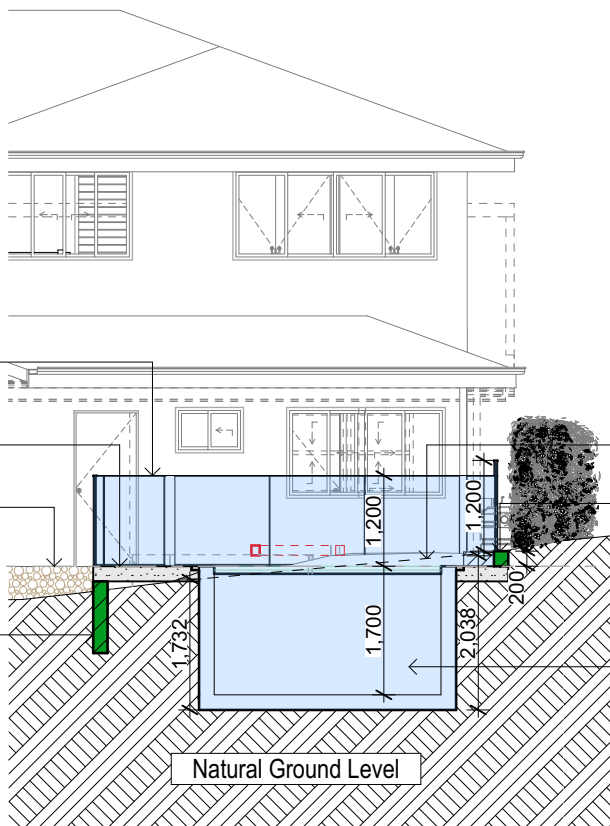
New Min. 1200 high Pool Safety Barrier To BCA & Aust. Stds.

New Concrete Slab To Eng. Details

New Fill Area To RL+136,860

RL +136 860
POOL COPING

New Concrete Block Retaining Wall To Eng. Details



S-05
-

SECTION POOL 2
1:100

Line Of Natural Ground Level

New Concrete Block Retaining Wall To Eng. Details

RL +136 860
POOL COPING

New 30kL Pool To Manufacturers Details



Denotes New Works



Denotes New Timber Framed Wall



Denotes New Masonry Wall



Denotes New Concrete Block Wall



Denotes New Concrete



Denotes Existing Wall



Denotes Demolished Item

Wall Legend

 **THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
DA2022/0859

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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
6 Ellis Road, Beacon Hill 2100 is zoned R2-Low Density Residential.
6 Ellis Road, Beacon Hill 2100 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
Slab & Framed Floor, Brick Cavity & Framed Walls
Roof Framed to have R1.45 Insulation
Insulation to External Brick Cavity & Framed Walls R1.70
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 AS10798-2007
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
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 A44746
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, gopola, 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	559.2m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Variation
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variation
% of landscape open space (40% min)	42%	Yes
Impervious area (m ²)	58%	Yes
Maximum cut into gnd (m)	2315m	Yes
Maximum depth of fill (m)	1095mm	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: 17/03/2022
Project NO.: RP0921CRE
Project Status DA

Client Andrea Crespo-Arrisueno

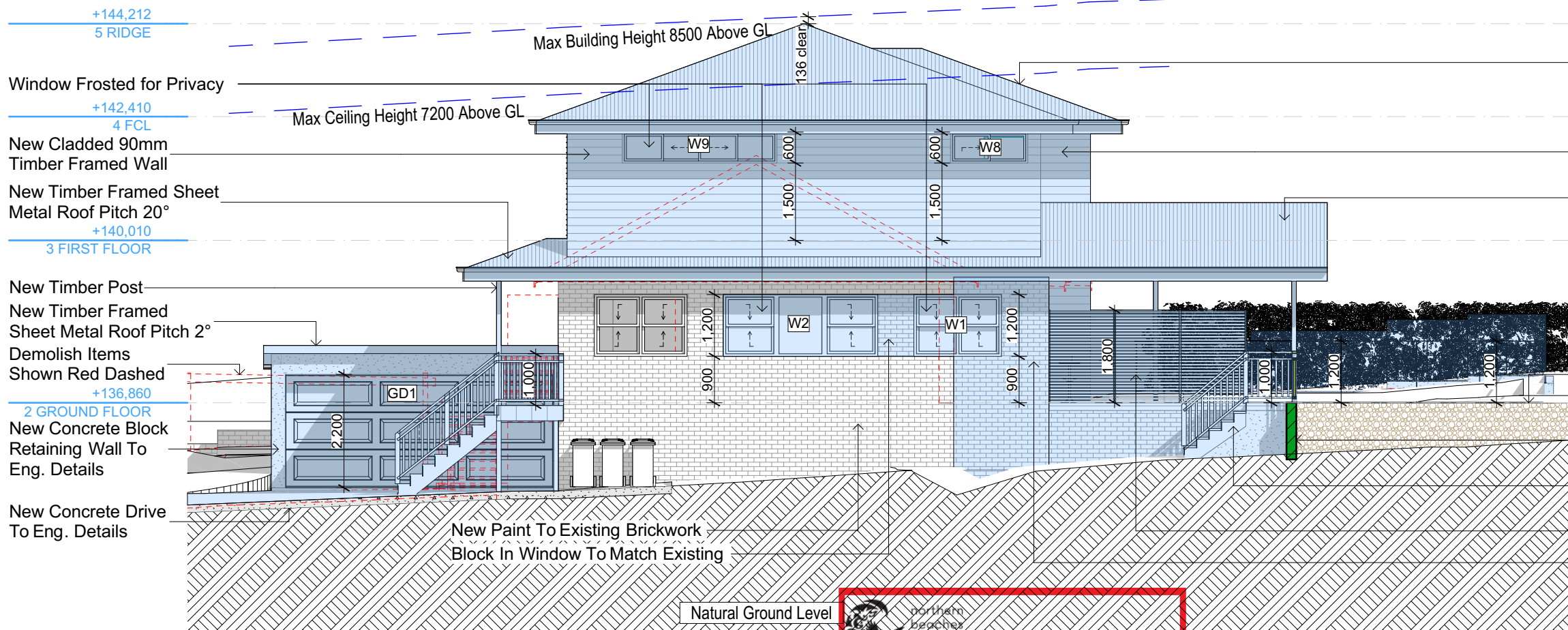
Site: 6 Ellis Road, Beacon Hill 2100

DRAWING TITLE: SECTIONS
SECTION POOL

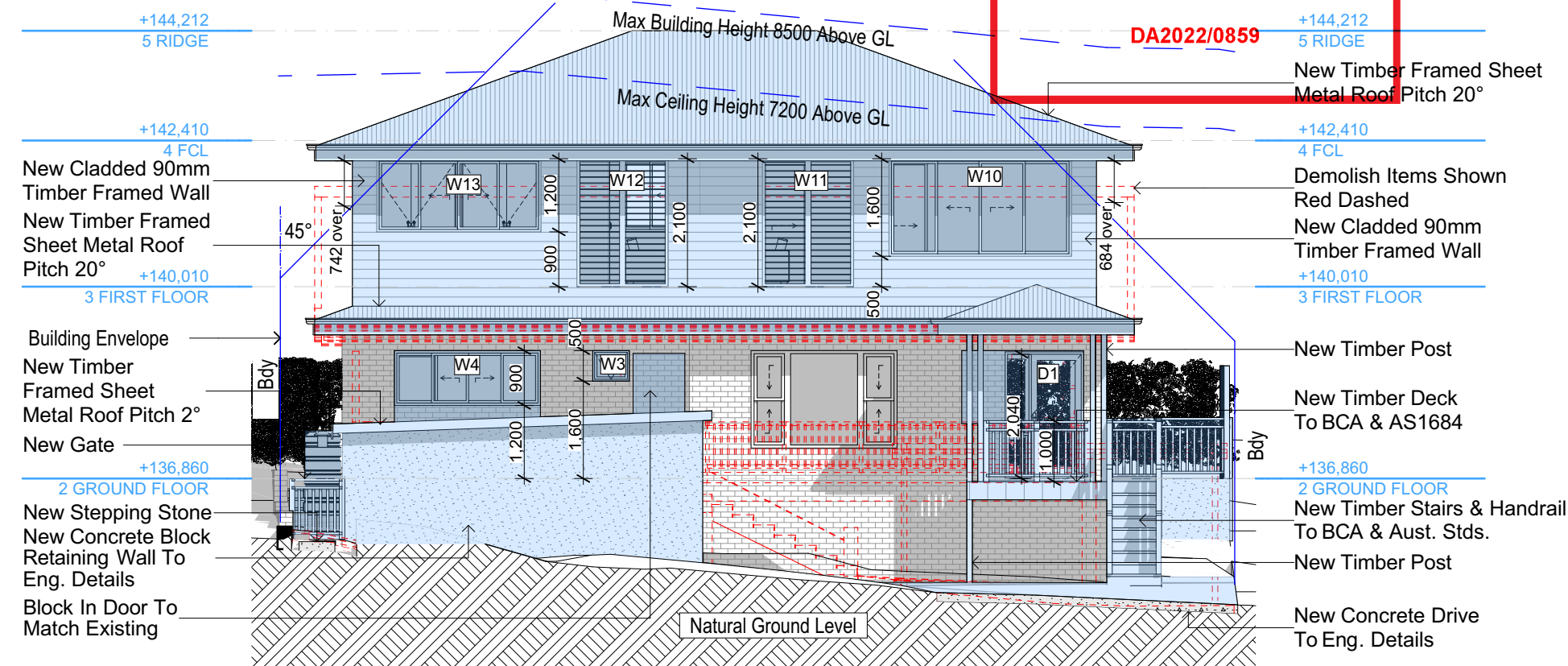
PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE
- 23/2/22
DRAWING NO. **DA3003**

Plot Date: 17/03/2022
Sheet Size: A3



E-01
North
1:100



E-02
East
1:100

Denotes New Works

Wall Legend
Denotes New Concrete Block Wall
Denotes New Concrete
Denotes Existing Item
Denotes Demolished Item

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 tinted/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.					
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.					
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.					
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.					
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.					
Windows and glazed doors glazing requirements					
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing (Height (m) Distance (m))	Shading device	Frame and glass type
W1	N	2.04	0 0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	N	3.6	0 0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	E	0.3	0 0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	E	2.16	0 0	eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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NOTES
6 Ellis Road, Beacon Hill 2100 is zoned R2-Low Density Residential.
6 Ellis Road, Beacon Hill 2100 is not considered a heritage item.
All Plans to be read in conjunction with Basic Certificate New Works to be completed in accordance with the following:
Refer to Engineers drawings for structural details.
All work to Engineers Specification and BCA Timber Framing to BCA and AS 1684.
Timber Management to BCA and AS 3660.1.
Waterproofing to BCA and AS 3740.
Glazing to BCA and AS1029-2017 compact fluorescent lamps.
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basic
Basic Certificate Number A44746
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 additional insulation is not required where the area of new construction is less than 2m2. b) Insulation 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.
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.
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	559.2m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Variation
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variation
% of landscape open space (40% min)	42%	Yes
Impervious area (m2)	58%	Yes
Maximum cut into gnd (m)	2315m	Yes
Maximum depth of fill (m)	1095mm	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 | GDJ
Plot Date: 17/03/2022
Project No: RP0921CRE
Project Status: DA

Client: Andrea Crespo-Arrisueno

Site: 6 Ellis Road, Beacon Hill 2100

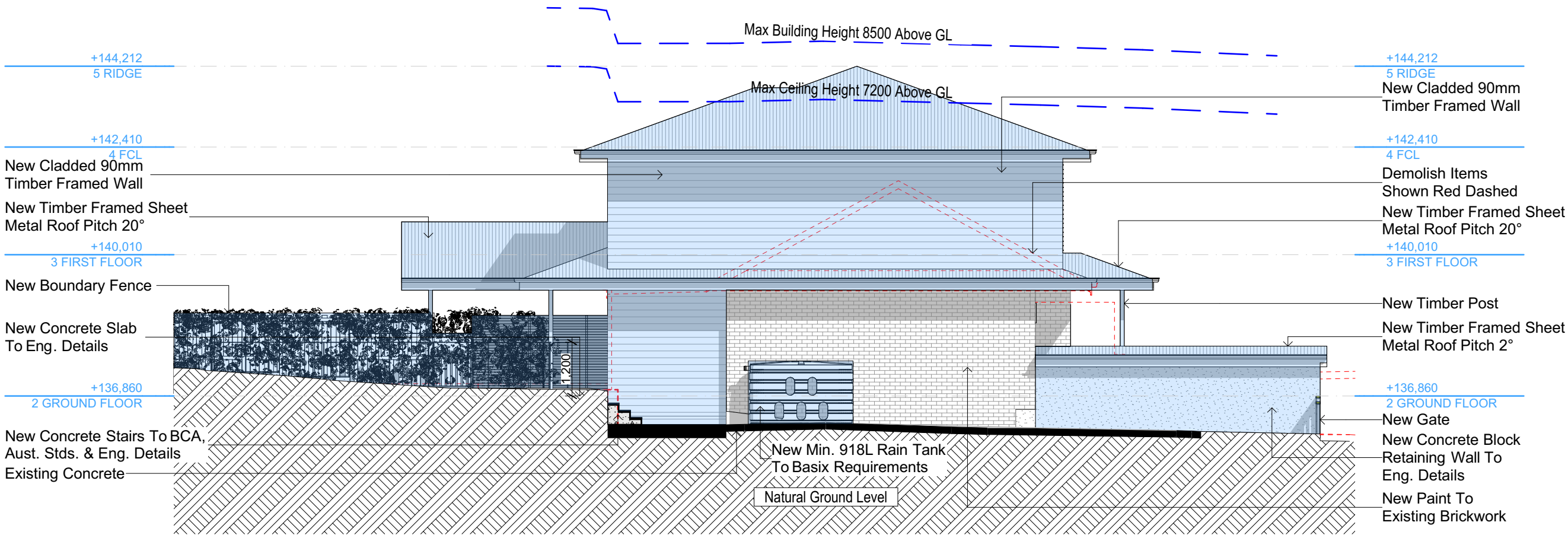
DRAWING TITLE: ELEVATIONS
ELEVATIONS 1

PROJECT NAME: Alterations & Additions

REVISION NO. DATE
- 23/2/22

DRAWING NO. DA4000

Plot Date: 17/03/2022
Sheet Size: A3

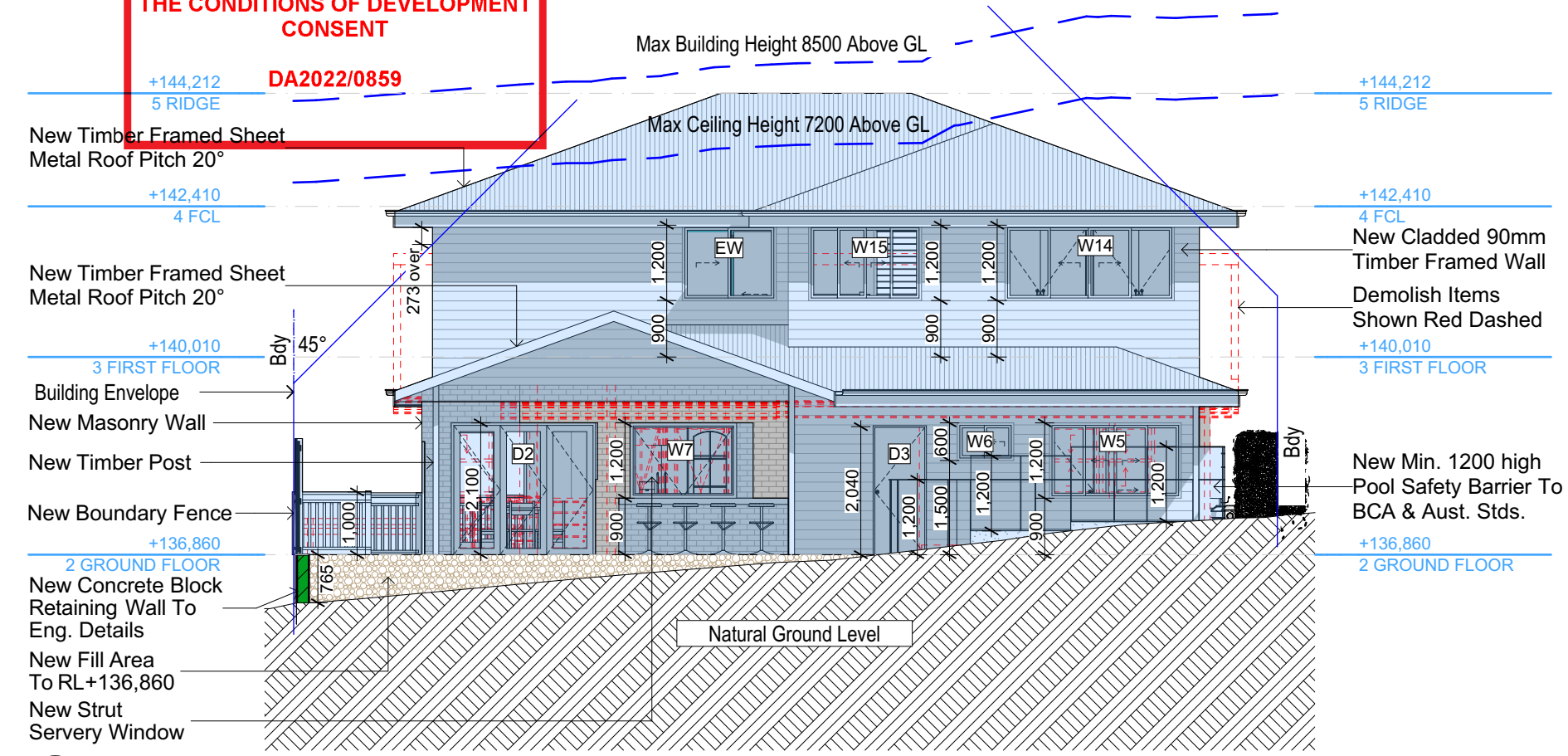


E-03

South
1:100

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

DA2022/0859



E-04

West
1:100

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

Glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshading Height (m)	Distance (m)	Shading device	Frame and glass type
					>=900 mm	6.44, SHGC: 0.75)
W5	W	2.52	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	W	0.54	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	W	2.04	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W8	N	0.9	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	N	1.8	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W10	E	4.8	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W11	E	3.15	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W12	E	3.15	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W13	E	3.24	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W14	W	3.24	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W15	W	2.16	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	E	2.68	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	W	4.83	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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

Rapid Plans
Building Design and Architectural Drafting

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ASSOCIATION OF AUSTRALIA

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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

6 Ellis Road, Beacon Hill 2100 is zoned R2-Low Density Residential.

6 Ellis Road, Beacon Hill 2100 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

Site & Framed Floors, Brick Cavity & Framed Walls. Roof Framed to have R1.45 Insulation.

Insulation to External Brick Cavity & Framed Walls R1.70. Refer to Engineers drawings for structural details.

All work to Engineers Specification and BCA Timber Framing to BCA and AS 1684.

Termite Management to BCA and AS 3660.1.

Glazing to BCA and AS2047.

Waterproofing to BCA and AS 3740.

New Lighting to have minimum of 10W compact fluorescent lamps. All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Glazing

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 A44746.

All Plans to be read in conjunction with Basic Certificate.

The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 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.

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	559.2m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Variation
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Variation
% of landscape open space (40% min)	42%	Yes
Impervious area (m2)	58%	Yes
Maximum cut into gnd (m)	2315m	Yes
Maximum depth of fill (m)	1095mm	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 | GBDJ
Plot Date: 17/03/2022
Project NO.: RP0921CRE
Project Status: DA

Client: Andrea Crespo-Arrisueno

Site: 6 Ellis Road, Beacon Hill 2100

DRAWING TITLE: ELEVATIONS 2

PROJECT NAME: Alterations & Additions

REVISION NO. DATE

- 23/2/22

DRAWING NO. DA4001

Plot Date: 17/03/2022
Sheet Size: A3



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



Denotes Cladding (Typical).
Owner To Confirm Type & Colour



Denotes Painted Brickwork (Typical).
Owner To Confirm Type & Colour



Denotes Concrete Driveway (Typical).
Owner To Confirm Type & Colour



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



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



Denotes Engineered Timber Decking(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.						
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	2.04	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	N	3.6	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	E	0.3	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	E	2.16	0	0	eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value:
Glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
					>=900 mm	6.44, SHGC: 0.75)
W5	W	2.52	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	W	0.54	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	W	2.04	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W8	N	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	N	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W10	E	4.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W11	E	3.15	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W12	E	3.15	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
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D1	E	2.68	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	W	4.83	0	0	projection/height above sill ratio	improved aluminium, single clear, (U-value:
					>=0.43	6.44, SHGC: 0.75)



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2022/0859

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Rapid Plans
Building Design and Architectural Drafting

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Ph: (02) 9366-8845 Mob: 0414-946-024
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NOTES
6 Ellis Road, Beacon Hill 2100 is zoned R2-Low Density Residential.
This development, Beacon Hill 2100 is not considered a heritage item.
This plan is to be read in conjunction with Basic Certificate Number A449746.
Site: 6 Ellis Road, Beacon Hill 2100
Construction:
Roof: Framed Floor, Brick Cavity & Framed Walls
Roof Framed to have R1.45 Insulation
Insulation: External Brick Cavity & Framed Walls R1.70
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: BCA and AS2048-2017
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.

Conditions
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 other Authority without the written permission of Rapid Plans or the relevant authorised Construction Certificate drawings by Rapid Plans.

Basic Certificate Number A449746
All Plans to be read in conjunction with Basic Certificate Number A449746.
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.
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Overshadowing buildings or vegetation must be of the height and width from the centre and the base of the window and glazed door.

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Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Variation
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Variation
% of landscape open space (40% min)	42%	Yes
Impervious area (m2)	58%	Yes
Maximum cut into gnd (m)	2315m	Yes
Maximum depth of fill (m)	1095mm	Yes
No. of car spaces provided	2	Yes

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Project North

Drawn | Checked GBJ
Plot Date: 17/03/2022
Project NO.: RP0921CRE
Project Status DA

Client Andrea Crespo-Arrisueno

Site: 6 Ellis Road, Beacon Hill 2100

DRAWING TITLE SHADOW PLANS
MATERIAL & COLOUR SAMPLE BOARD

PROJECT NAME: **Alterations & Additions**

REVISION NO.	DATE
-	23/2/22

DRAWING NO. **DA5002**

Plot Date: 17/03/2022
Sheet Size: A3