

Rapid Plans [www.rapidplans.com.au](http://www.rapidplans.com.au)  
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# Alterations & Additions To Existing Residence

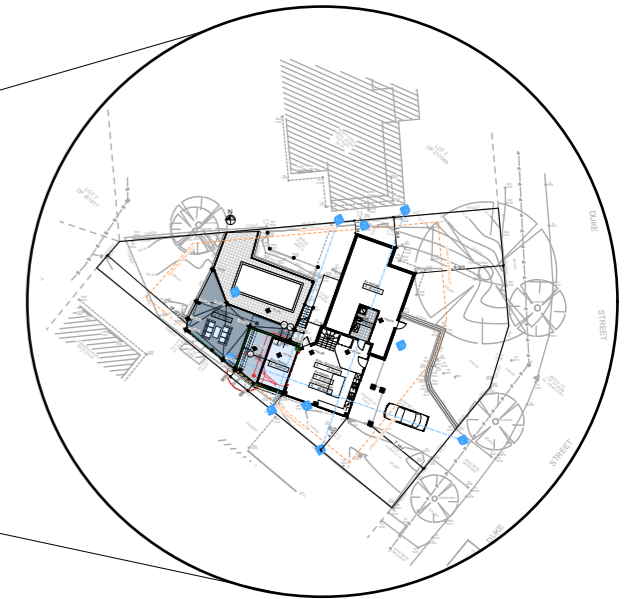
## For Carly & Dean Lythall



**31 Duke St Forestville**

**Lot 1 D.P. 217069**

**Project Number: RP0924LYT**



DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	-	- 24-9-2024
DA1001	A4 NOTIFICATION PLAN	-	- 24-9-2024
DA1002	SITE SURVEY	-	- 24-9-2024
DA1003	SITE PLAN	-	- 24-9-2024
DA1004	Existing Ground Floor Plan	-	- 24-9-2024
DA1005	Existing First Floor Plan	-	- 24-9-2024
DA1006	Demolition Ground Floor Plan	-	- 24-9-2024
DA1007	Demolition First Floor Plan	-	- 24-9-2024
DA1008	Excavation & Fill Plan	-	- 24-9-2024
DA1009	Landscape Open Space Plan Existing	-	- 24-9-2024
DA1010	Landscape Open Space Plan Proposed	-	- 24-9-2024
DA1011	Landscape Plan	-	- 24-9-2024
DA1012	Sediment & Erosion Plan	-	- 24-9-2024
DA1013	Waste Management Plan	-	- 24-9-2024
DA1014	Stormwater Plan	-	- 24-9-2024
DA2001	GROUND FLOOR	-	- 24-9-2024
DA2002	FIRST FLOOR	-	- 24-9-2024
DA2003	ROOF	-	- 24-9-2024
DA3000	SECTION 1	-	- 24-9-2024
DA3001	SECTION 2	-	- 24-9-2024
DA4000	ELEVATIONS 1	-	- 24-9-2024
DA4001	ELEVATIONS 2	-	- 24-9-2024
DA5000	PERSPECTIVE	-	- 24-9-2024
DA5001	MATERIAL & COLOUR SAMPLE BOARD	-	- 24-9-2024
DA5002	SHADOW PLAN 21st June 9am	-	- 24-9-2024
DA5003	SHADOW PLAN 21st June 12pm	-	- 24-9-2024
DA5004	SHADOW PLAN 21st June 3pm	-	- 24-9-2024
DA5005	WALL ELEVATION SHADOWS	-	- 24-9-2024

### BASIX<sup>®</sup> Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

#### Alterations and Additions

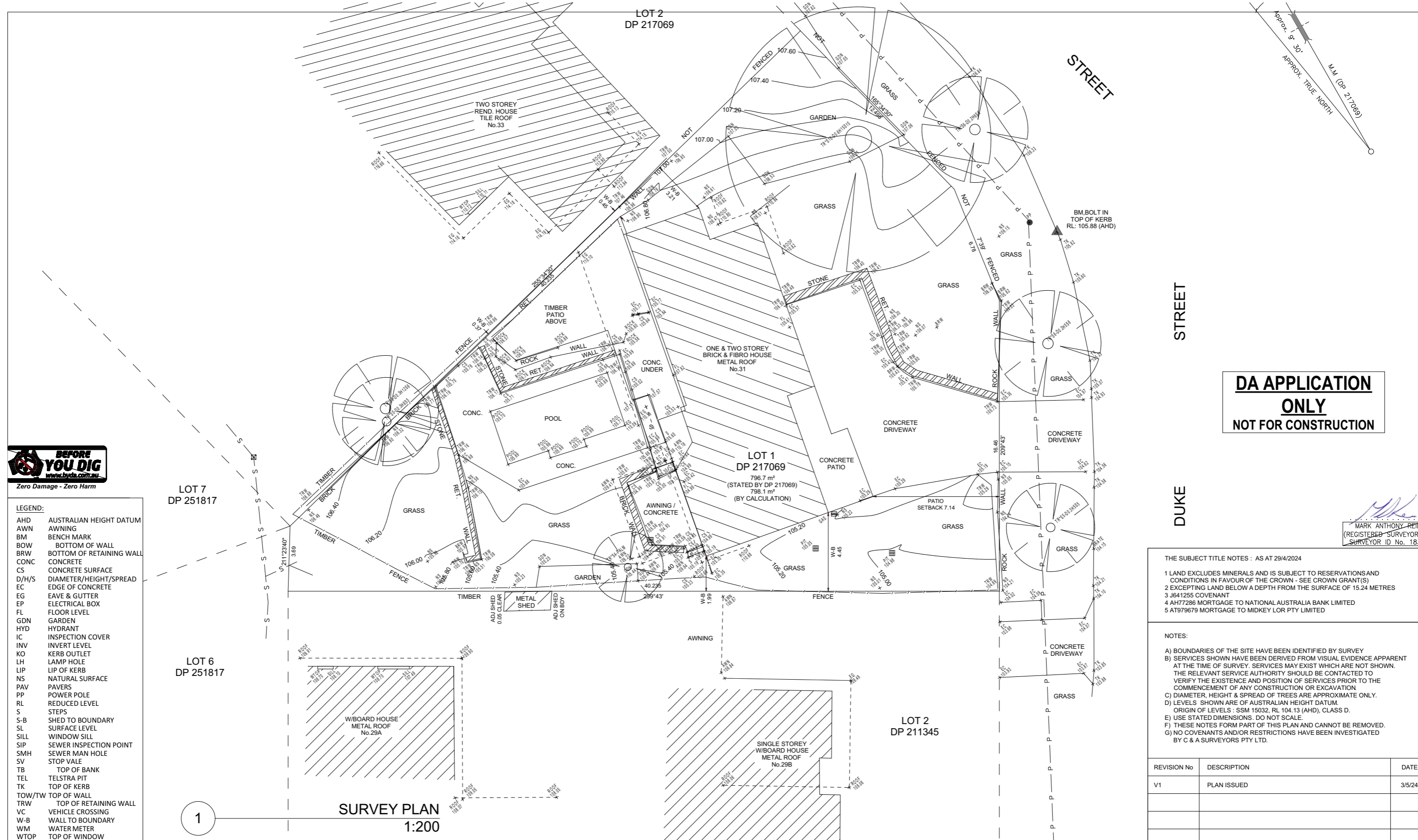
Certificate number: A1765760

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](http://www.basix.nsw.gov.au)

Secretary  
 Date of issue: Tuesday, 24 September 2024  
 To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Lythall
Street address	31 DUKE Street FORESTVILLE 2087
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP217069
Lot number	1
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$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



**DA APPLICATION ONLY**  
NOT FOR CONSTRUCTION



- LEGEND:**
- AHD AUSTRALIAN HEIGHT DATUM
  - AWN AWNING
  - BM BENCH MARK
  - BOW BOTTOM OF WALL
  - BRW BOTTOM OF RETAINING WALL
  - CONC CONCRETE
  - CS CONCRETE SURFACE
  - D/H/S DIAMETER/HEIGHT/SPREAD
  - EC EDGE OF CONCRETE
  - EG EAVE & GUTTER
  - EP ELECTRICAL BOX
  - FL FLOOR LEVEL
  - GDN GARDEN
  - HYD HYDRANT
  - IC INSPECTION COVER
  - INV INVERT LEVEL
  - KO KERB OUTLET
  - LH LAMP HOLE
  - LIP LIP OF KERB
  - NS NATURAL SURFACE
  - PAV PAVERS
  - PP POWER POLE
  - RL REDUCED LEVEL
  - S STEPS
  - S-B SHED TO BOUNDARY
  - SL SURFACE LEVEL
  - SILL WINDOW SILL
  - SIP SEWER INSPECTION POINT
  - SMH SEWER MAN HOLE
  - SV STOP VALE
  - TB TOP OF BANK
  - TEL TELSTRA PIT
  - TK TOP OF KERB
  - TOW/TW TOP OF WALL
  - TRW/TW TOP OF RETAINING WALL
  - VC VEHICLE CROSSING
  - W-B WALL TO BOUNDARY
  - WM WATER METER
  - WTOP TOP OF WINDOW

LOT 7  
DP 251817

LOT 6  
DP 251817

LOT 2  
DP 217069

LOT 1  
DP 217069  
796.7 m<sup>2</sup>  
(STATED BY DP 217069)  
798.1 m<sup>2</sup>  
(BY CALCULATION)

LOT 2  
DP 211345

**SURVEY PLAN**  
1:200

THE SUBJECT TITLE NOTES : AS AT 29/4/2024

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- 3 J641255 COVENANT
- 4 AH77286 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 5 AT979679 MORTGAGE TO MIDKEY LOR PTY LIMITED

NOTES:

- A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
- B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
- C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM. ORIGIN OF LEVELS : SSM 15032, RL 104.13 (AHD), CLASS D.
- E) USE STATED DIMENSIONS. DO NOT SCALE.
- F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

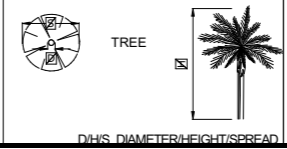
REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	3/5/24

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

**DETAIL & BOUNDARY IDENTIFICATION SURVEY OF**  
LOT 1 IN DP 217069, LOCATED AT  
NO.31, DUKE STREET, FORESTVILLE.

- S - S - APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER DBYD RECORDS
- W - W - APPROXIMATE LOCATION OF BURIED WATER MAIN (WM) BY SYDNEY WATER DBYD RECORDS
- E - E - ELECTRIC LINE
- ☐ TELSTRA PIT
- ⊙ STOP VALVE
- ⊙ POWER POLE
- ⊙ WATER METER
- ⊙ HYDRANT



INSTRUCTING PARTY:	CARLY TRACEY	SURVEYED BY:	RC	DATUM:	AHD
LGA:	NORTHERN BEACHES	AREA BDY DP:	796.7 m <sup>2</sup>	DRAWN BY:	SS
SURVEY DATE:	1/5/2024	AREA BY CALC:	798.1 m <sup>2</sup>	CHECKED BY:	KO
DATE DRAWN:	3/5/2024	CONTOUR INTERVAL:	0.2 m	REF.NO:	32243-24 DET ID
		REV No:	V1	SHEET:	1 OF 1

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Building Design and Architectural Drafting

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**bdaa** BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA  
**bdaa** ACCREDITED BUILDING DESIGNER

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

Project North  
Checked Plot Date: 4/11/2024  
Project NO: RP0924LYT  
Project Status: DA  
Client: Carly & Dean Lythall  
Site: 31 Duke St Forestville  
Sheet Size: A3

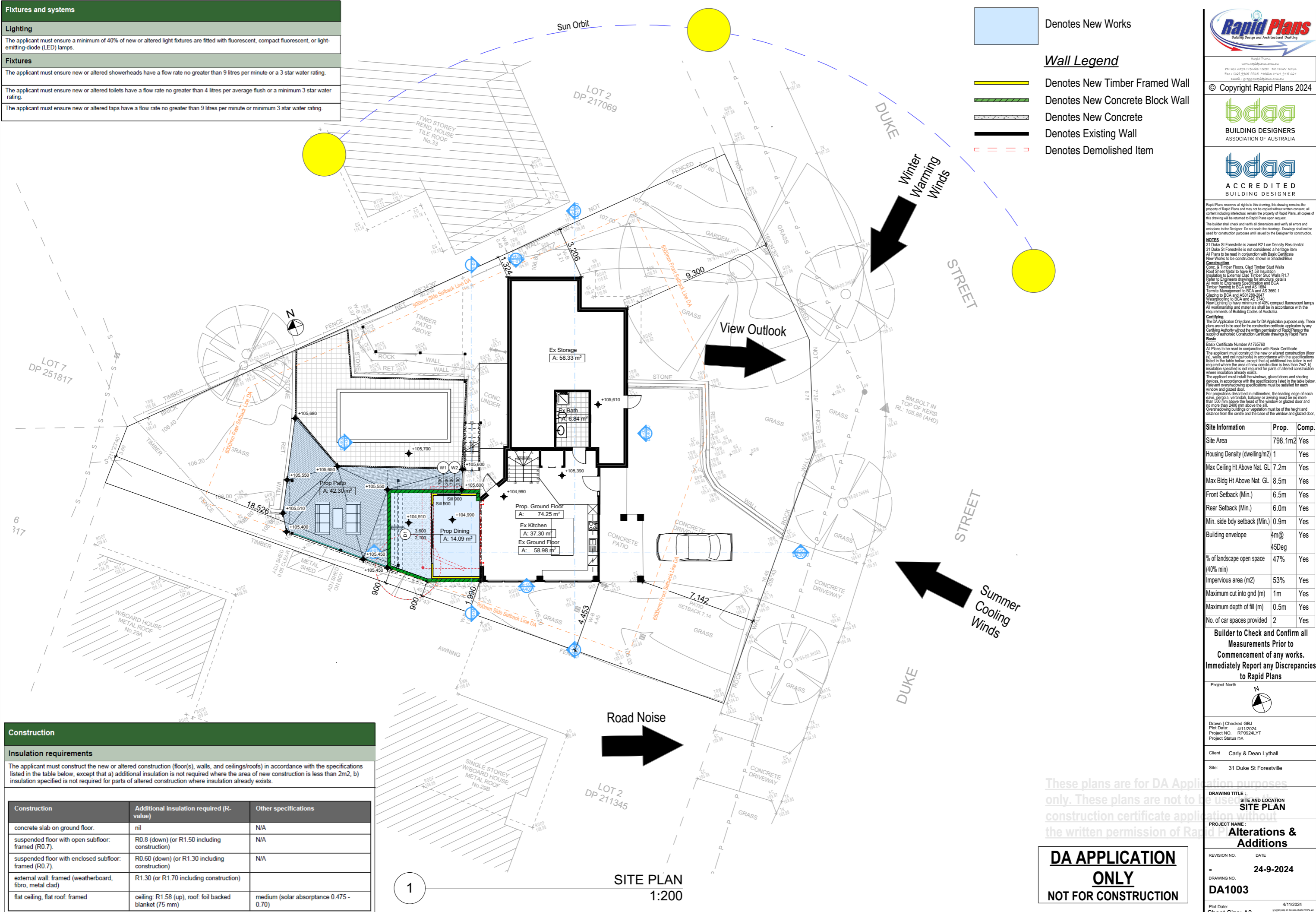
DRAWING TITLE :  
**SITE AND LOCATION SITE SURVEY**  
PROJECT NAME :  
**Alterations & Additions**

REVISION NO.  
DATE:  
**24-9-2024**  
DRAWING NO.  
**DA1002**



Fixtures and systems
<b>Lighting</b>
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.
<b>Fixtures</b>
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	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.58 (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 Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item

**Rapid Plans**  
Building Design and Architectural Drafting

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

**bdaa**  
ACCREDITED BUILDING DESIGNER

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**NOTES**

31 Duke St Forestville is zoned R2 Low Density Residential  
31 Duke St Forestville 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**  
Conc. & Timber Floors, Clad Timber Stud Walls  
Roof Sheet Metal to have R1.58 insulation  
Insulation to External Clad Timber Stud 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 AS1288-2017  
Waterproofing to BCA and AS 3745  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

**Basic Certificate Number A1765780**  
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 2m<sup>2</sup>, 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.  
For projections described in millimetres, the leading edge of each eave, gable, verandah, balcony or awning must be no more than 500 mm above the base of 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	798.1m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m <sup>2</sup> )	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project NO.: RP0924LYT  
Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

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.

**SITE PLAN**

**Alterations & Additions**

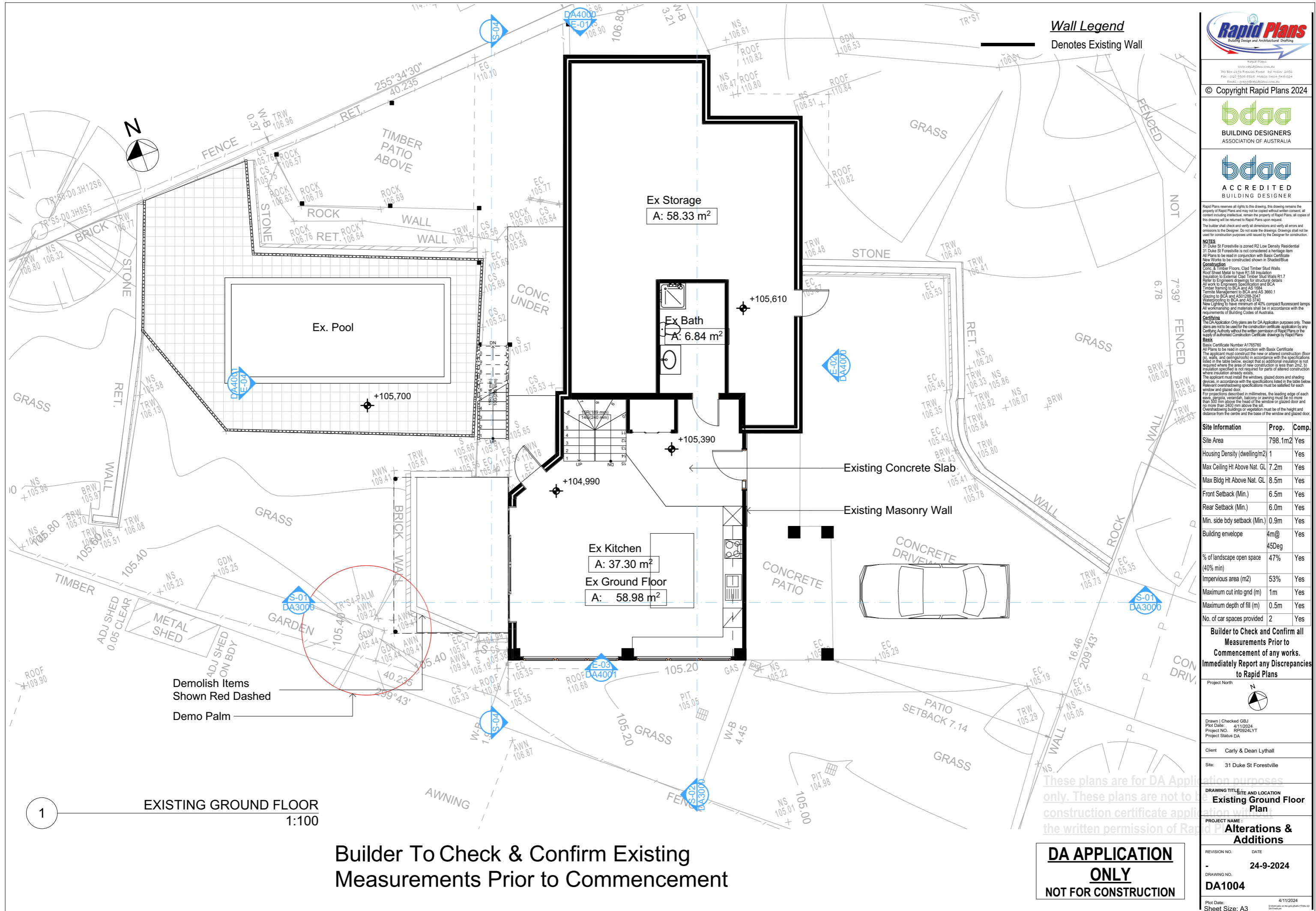
**DA APPLICATION ONLY**  
**NOT FOR CONSTRUCTION**

REVISION NO. DATE

- 24-9-2024

DRAWING NO. **DA1003**

Plot Date: 4/11/2024  
Sheet Size: A3



**Wall Legend**  
Denotes Existing Wall



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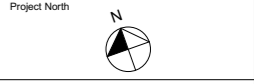
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**NOTES**  
31 Duke St Forestville is zoned R2 Low Density Residential  
31 Duke St Forestville is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
Construction  
Concrete & Timber Floors, Clad Timber Stud Walls  
Roof Sheet Metal to have R1.50 Insulation  
Insulation to External Cavity Timber Stud Walls R1.7  
Refer to Engineers Specification and BCA  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
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.

**Demolition**  
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Basic Certificate Number A1165760  
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 20m<sup>2</sup> 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 overhanging specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, gergola, verandah, balcony or awning must be no more than 50mm above the head of an window or glazed door and no more than 2400mm 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	798.1m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side body setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m <sup>2</sup> )	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project No.: RP0924LYT  
Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

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**Alterations & Additions**

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

REVISION NO. DATE  
- 24-9-2024

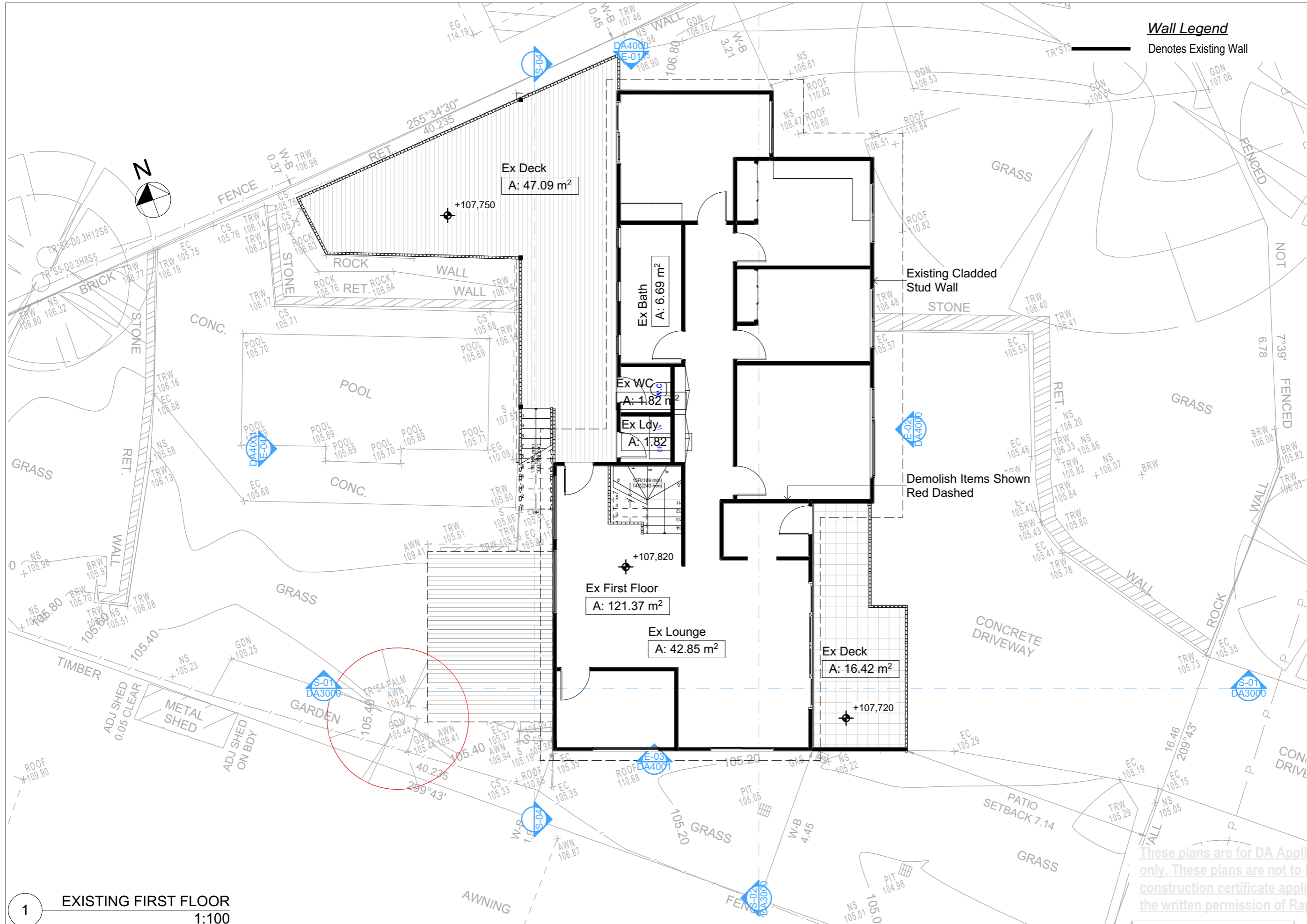
DRAWING NO. DA1004

Plot Date: 4/11/2024  
Sheet Size: A3

EXISTING GROUND FLOOR  
1:100

**Builder To Check & Confirm Existing Measurements Prior to Commencement**





**Wall Legend**  
Denotes Existing Wall

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Building Design and Architectural Drafting  
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**bdaa**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA  
**bdaa**  
ACCREDITED  
BUILDING DESIGNER

**NOTES**  
31 Duke St Forestville is zoned R2 Low Density Residential  
31 Duke St Forestville is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
Construction  
Concrete & Timber Floors, Clad Timber Stud Walls  
Roof Sheet Metal to have R1.50 Insulation  
Insulation to External Clad Timber Stud 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 AS1288-2017  
Waterproofing to BCA and AS 3745  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.  
**Certification**  
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Basic Certificate Number A1765760  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 20m², b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overhead specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, gergola, verandah, balcony or awning must be no more than 250 mm above the finished floor level 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	798.1m2	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m2)	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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  
North Arrow

Drawn | Checked GBJ  
Plot Date: 4/11/2024  
Project NO.: RP0924LYT  
Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

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.

**DRAWING TITLE:**  
SITE AND LOCATION  
**Existing First Floor Plan**

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

REVISION NO. DATE  
- 24-9-2024

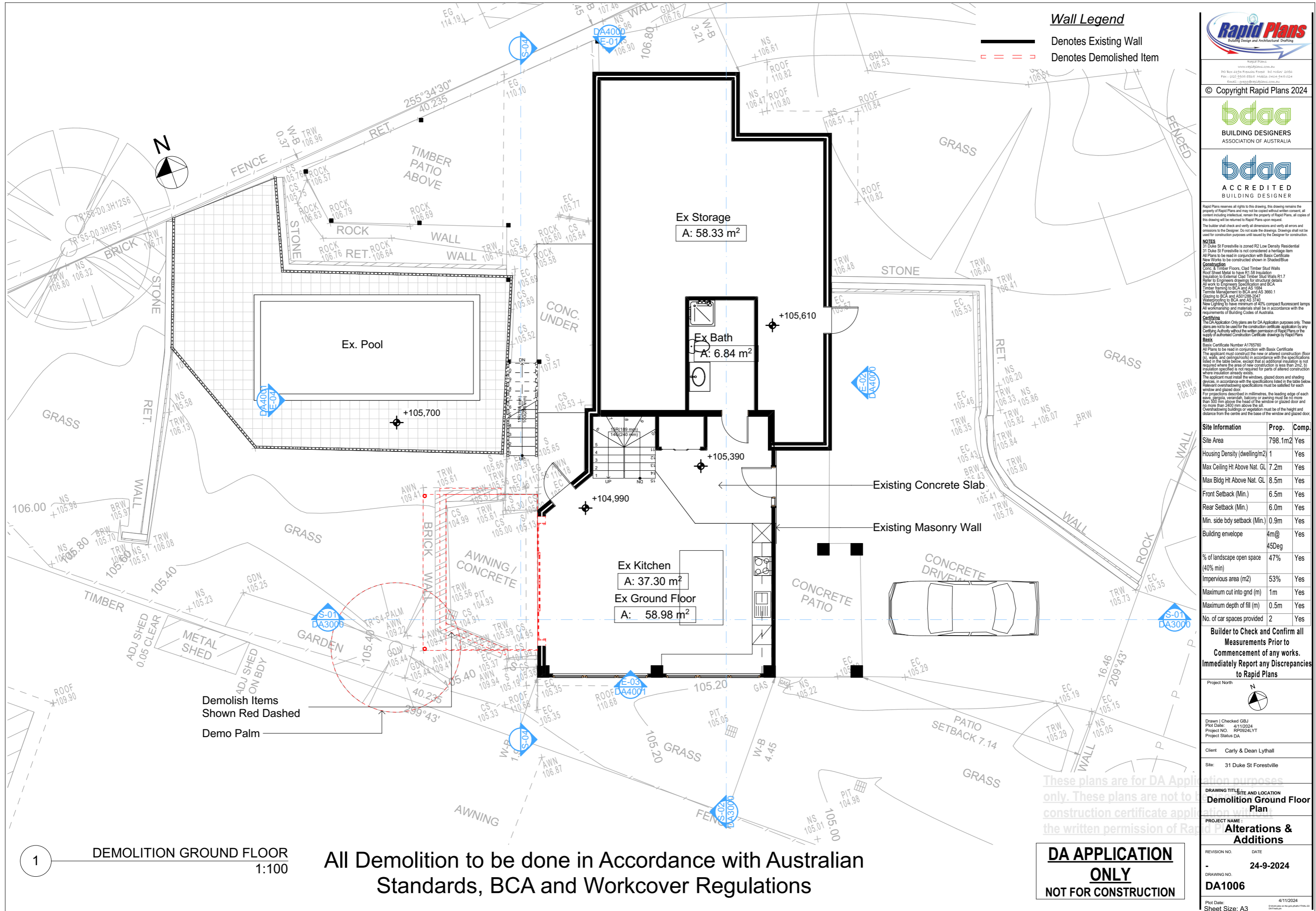
DRAWING NO.  
**DA1005**

Plot Date: 4/11/2024  
Sheet Size: A3

1 EXISTING FIRST FLOOR  
1:100

**Builder To Check & Confirm Existing Measurements Prior to Commencement**

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



**Wall Legend**

- Denotes Existing Wall
- - - - - Denotes Demolished Item



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**NOTES**  
 31 Duke St Forestville is zoned R2 Low Density Residential  
 31 Duke St Forestville 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  
 Concreting  
 Conc. & Timber Floors, Clad Timber Stud Walls  
 Roof Sheet Metal to have R1.58 insulation  
 Insulation to External Cavity Timber Stud 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 AS1288.2047  
 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.

**Site Information**

Site Information	Prop.	Comp.
Site Area	798.1m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m <sup>2</sup> )	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
 Project No.: RP0924LYT  
 Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

**DRAWING TITLE AND LOCATION**  
 Demolition Ground Floor Plan

**PROJECT NAME:**  
 Alterations & Additions

REVISION NO. DATE  
 - 24-9-2024  
 DRAWING NO. DA1006  
 Plot Date: 4/11/2024  
 Sheet Size: A3

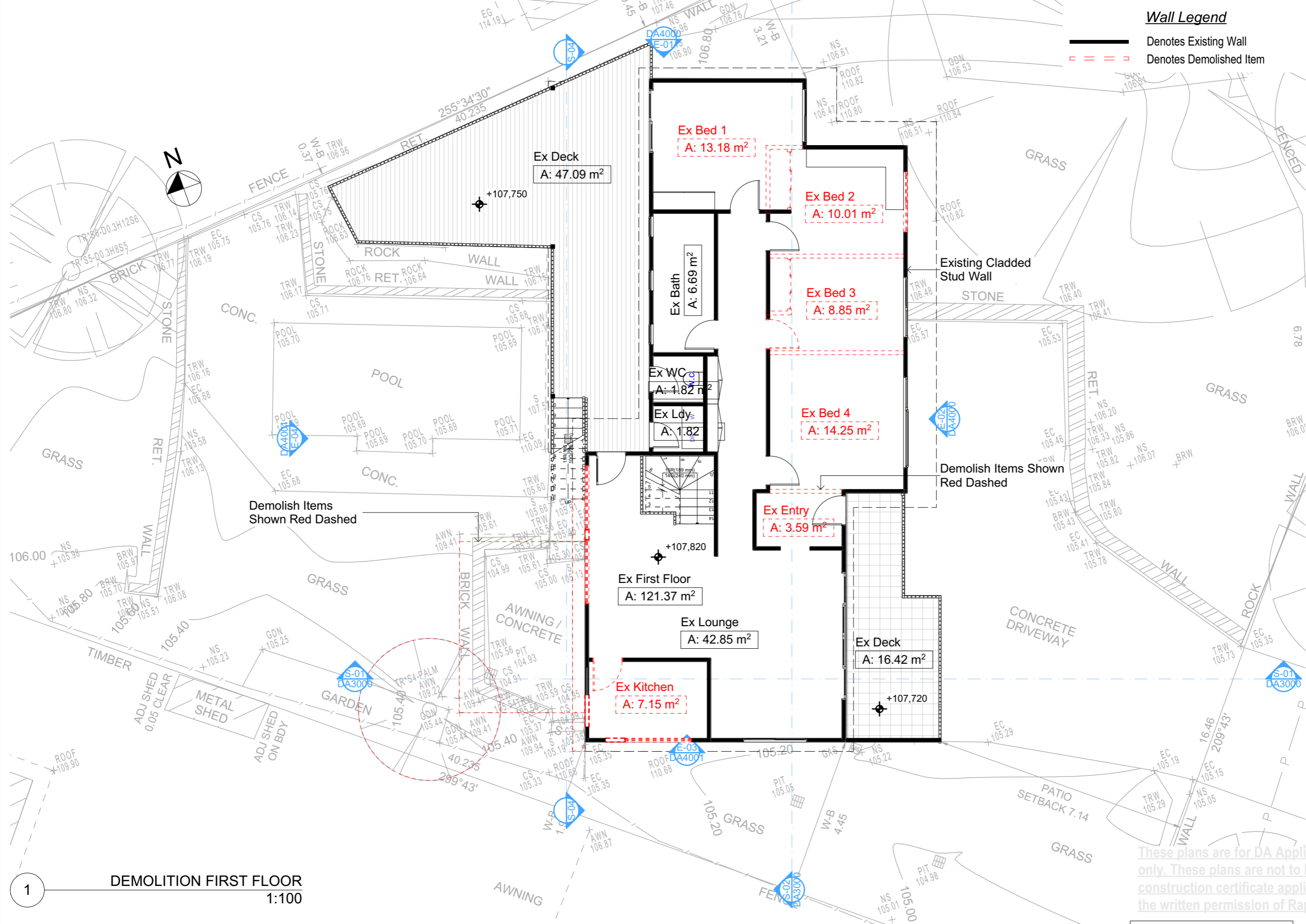
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**DA APPLICATION ONLY**  
**NOT FOR CONSTRUCTION**

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

1 DEMOLITION GROUND FLOOR 1:100





**Wall Legend**

- Denotes Existing Wall
- Denotes Demolished Item



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**NOTES**  
 31 Duke St Forestville 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  
 Conc. & Timber Floors, Clad Timber Stud Walls  
 Roof Sheet Metal to have R1.58 Insulation  
 Insulation to External Clad Timber Stud 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 AS1288-2017  
 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.

**Site Information**

Site Information	Prop.	Comp.
Site Area	798.1m2	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m2)	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
 Project No.: RP0924LYT  
 Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

**Demolition First Floor Plan**

**Alterations & Additions**

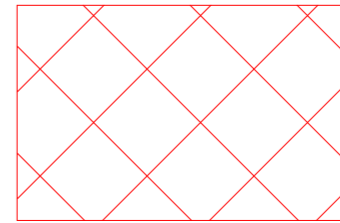
REVISION NO. DATE  
 - 24-9-2024  
 DRAWING NO. DA1007  
 Plot Date: 4/11/2024  
 Sheet Size: A3

1 DEMOLITION FIRST FLOOR 1:100

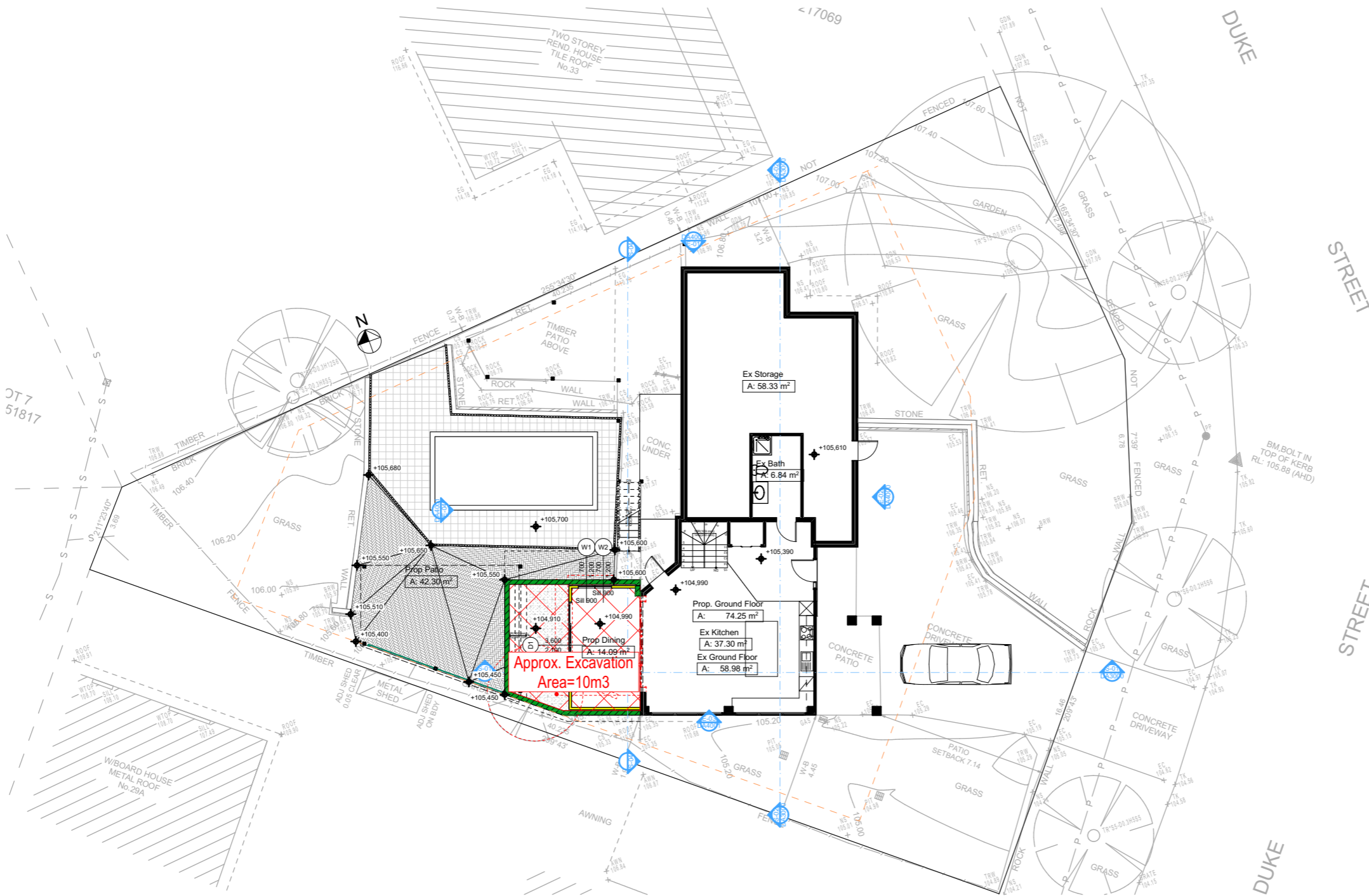
All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

**DA APPLICATION ONLY**  
 NOT FOR CONSTRUCTION

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Denotes Excavation/Fill Area



1

EXCAVATION & FILL PLAN  
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.

**NOTES**  
31 Duke St Forestville is zoned R2 Low Density Residential  
31 Duke St Forestville 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**  
Conc. & Timber Floors, Clad Timber Stud Walls  
Roof Sheet Metal to have R1.50 Insulation  
Regulation to External Clad Timber Stud 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 AS1288-2017  
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 Certifying Authority without the written permission of Rapid Plans or the supply of a full Construction Certificate drawings by Rapid Plans.

**Basic Certificate**  
Basic Certificate Number A1165780  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 20m², b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overhanging specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, gable, 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	798.1m2	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m2)	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project NO.: RP0924LYT  
Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

DRAWING TITLE:  
SITE AND LOCATION

**Excavation & Fill Plan**

PROJECT NAME:

**Alterations & Additions**

REVISION NO. DATE

- 24-9-2024

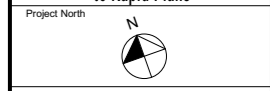
DRAWING NO.  
**DA1008**

Plot Date: 4/11/2024  
Sheet Size: A3



Site Information	Prop.	Comp.
Site Area	798.1m2	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m2)	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
 Project NO.: RP0924LYT  
 Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

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

**PROJECT NAME:**  
 Alterations & Additions

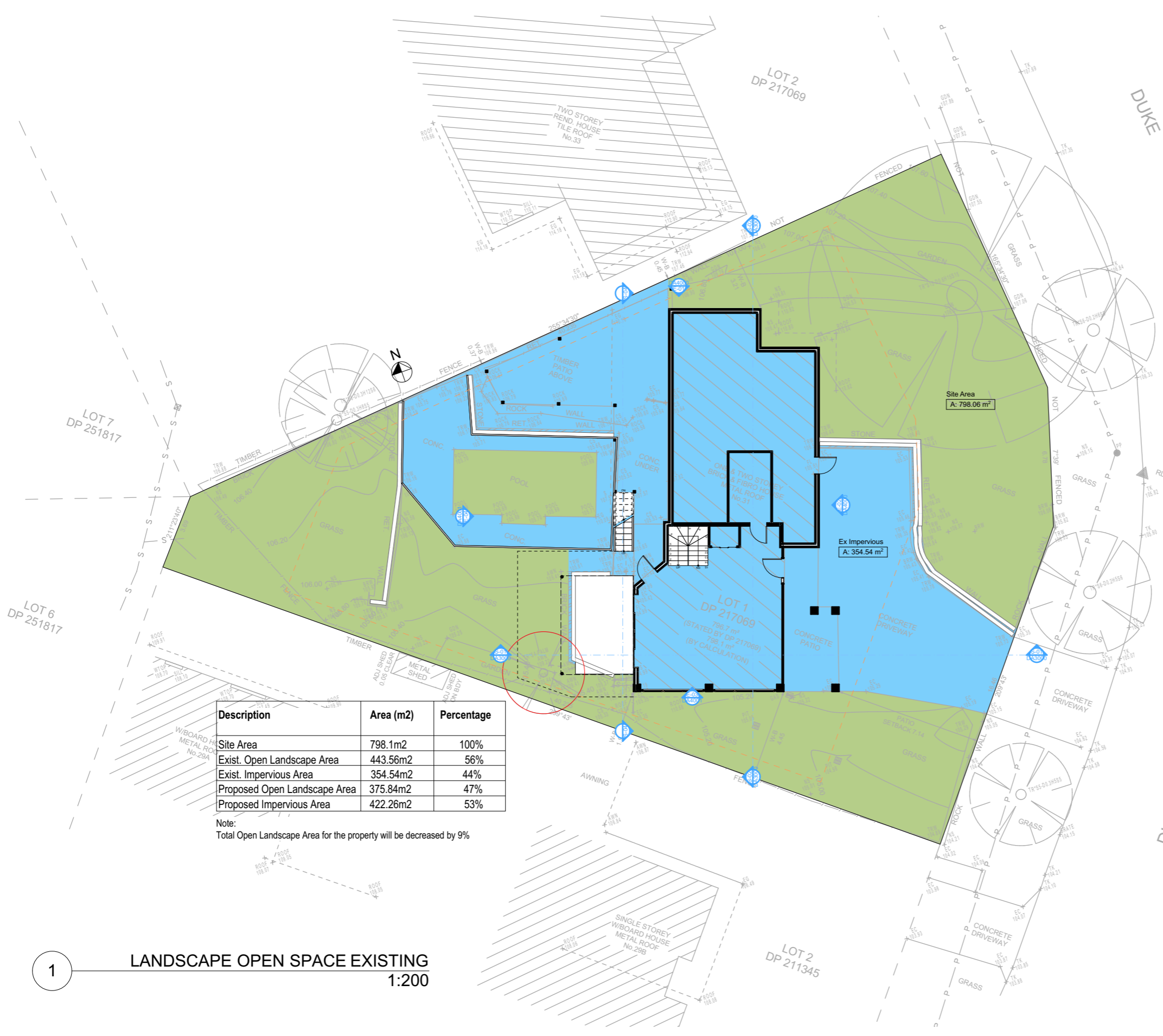
REVISION NO. DATE  
 - 24-9-2024

DRAWING NO.  
**DA1009**

Plot Date: 4/11/2024  
 Sheet Size: A3

**Wall Legend**

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



Description	Area (m2)	Percentage
Site Area	798.1m2	100%
Exist. Open Landscape Area	443.56m2	56%
Exist. Impervious Area	354.54m2	44%
Proposed Open Landscape Area	375.84m2	47%
Proposed Impervious Area	422.26m2	53%

Note:  
 Total Open Landscape Area for the property will be decreased by 9%

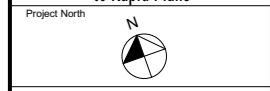
**1** LANDSCAPE OPEN SPACE EXISTING  
 1:200

**DA APPLICATION ONLY**  
 NOT FOR CONSTRUCTION

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Site Information	Prop.	Comp.
Site Area	798.1m2	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m2)	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
 Project NO.: RP0924LYT  
 Project Status DA

Client Carly & Dean Lythall  
 Site: 31 Duke St Forestville

DRAWING TITLE AND LOCATION  
**Landscape Open Space Plan Proposed**

PROJECT NAME:  
**Alterations & Additions**

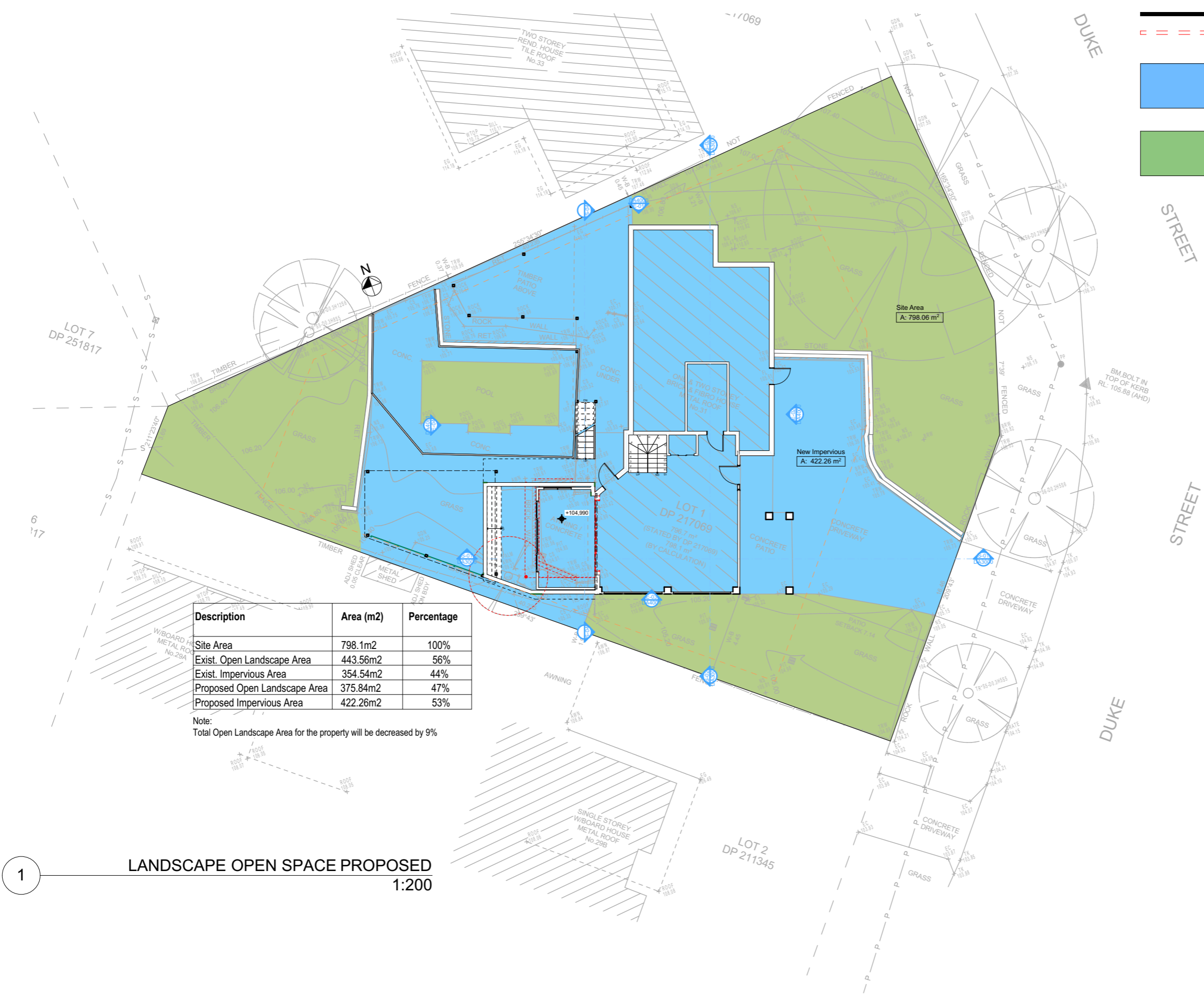
REVISION NO. DATE  
 - 24-9-2024

DRAWING NO.  
**DA1010**

Plot Date: 4/11/2024  
 Sheet Size: A3

**Wall Legend**

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



Description	Area (m2)	Percentage
Site Area	798.1m2	100%
Exist. Open Landscape Area	443.56m2	56%
Exist. Impervious Area	354.54m2	44%
Proposed Open Landscape Area	375.84m2	47%
Proposed Impervious Area	422.26m2	53%

Note:  
 Total Open Landscape Area for the property will be decreased by 9%

**1** LANDSCAPE OPEN SPACE PROPOSED  
 1:200

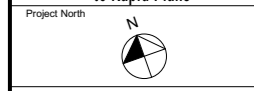
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**DA APPLICATION ONLY**  
**NOT FOR CONSTRUCTION**



Site Information	Prop.	Comp.
Site Area	798.1m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m <sup>2</sup> )	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project No.: RP0924LYT  
Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

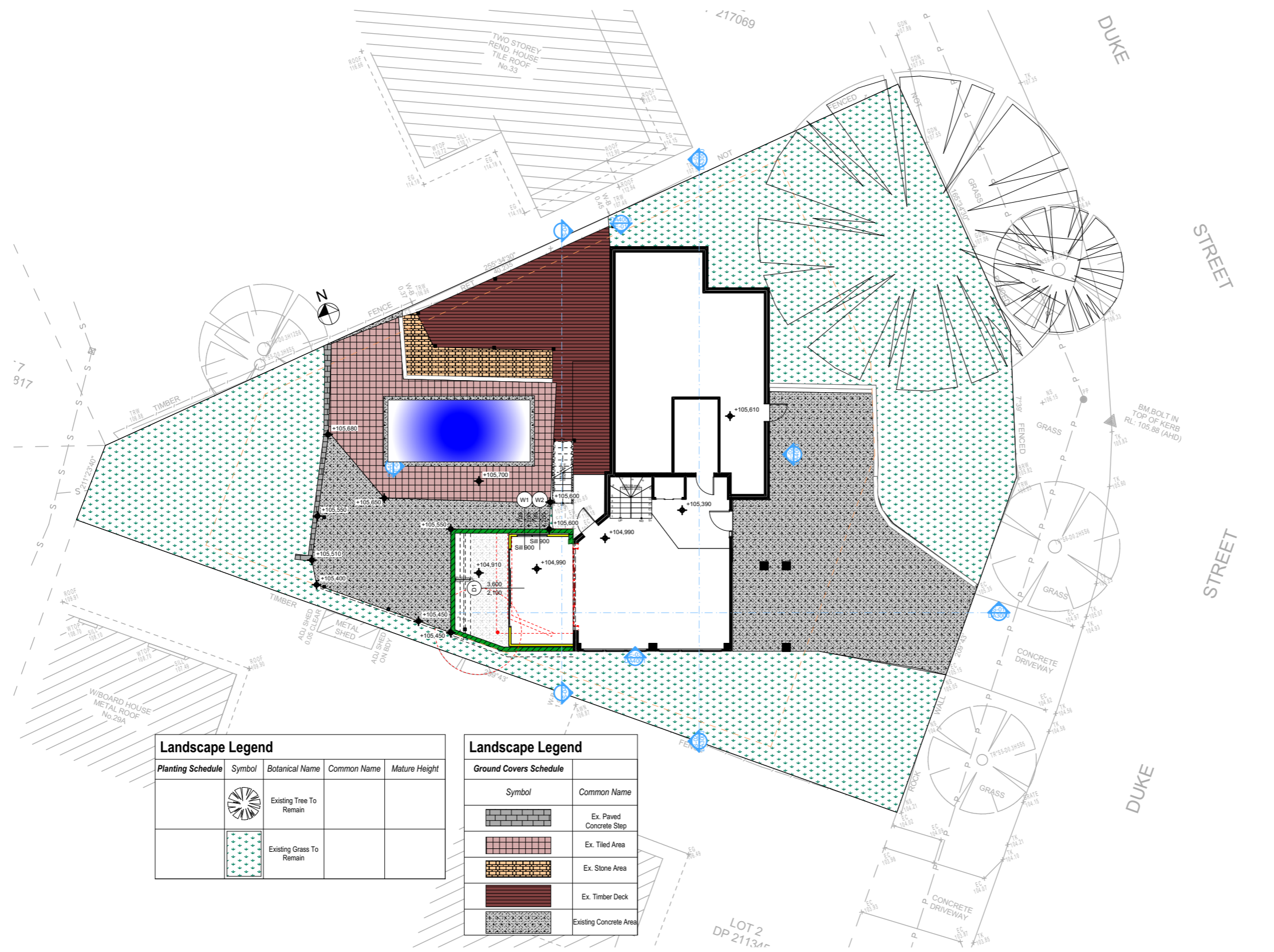
**DRAWING TITLE:**  
SITE AND LOCATION  
**Landscape Plan**

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

REVISION NO. DATE  
- 24-9-2024

DRAWING NO.  
**DA1011**

Plot Date: 4/11/2024  
Sheet Size: A3



**Landscape Legend**

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

**Landscape Legend**

Ground Covers Schedule	Symbol	Common Name
		Ex. Paved Concrete Step
		Ex. Tiled Area
		Ex. Stone Area
		Ex. Timber Deck
		Existing Concrete Area

**LANDSCAPE PLAN**  
1:200

1

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

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

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**NOTES**

31 Duke St Forestville 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 Contouring

Conc & Timber Floors, Clad Timber Stud Walls

Roof Sheet Metal to have R1.58 Insulation

Regulation to External Clad Timber Stud Walls R1.7

Refer to Engineers Specifications 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 AS1288-2017

Waterproofing to BCA and AS 3745

New Lighting to have minimum of 40% compact fluorescent lamps

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

**Contingency**

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

**Basic Certificate Number A1765760**

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 20m<sup>2</sup>, 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. Shading overheading specifications must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each eave, gergola, 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	798.1m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m <sup>2</sup> )	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project No.: RP0924LYT  
Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

DRAWING TITLE: **Sediment & Erosion Plan**

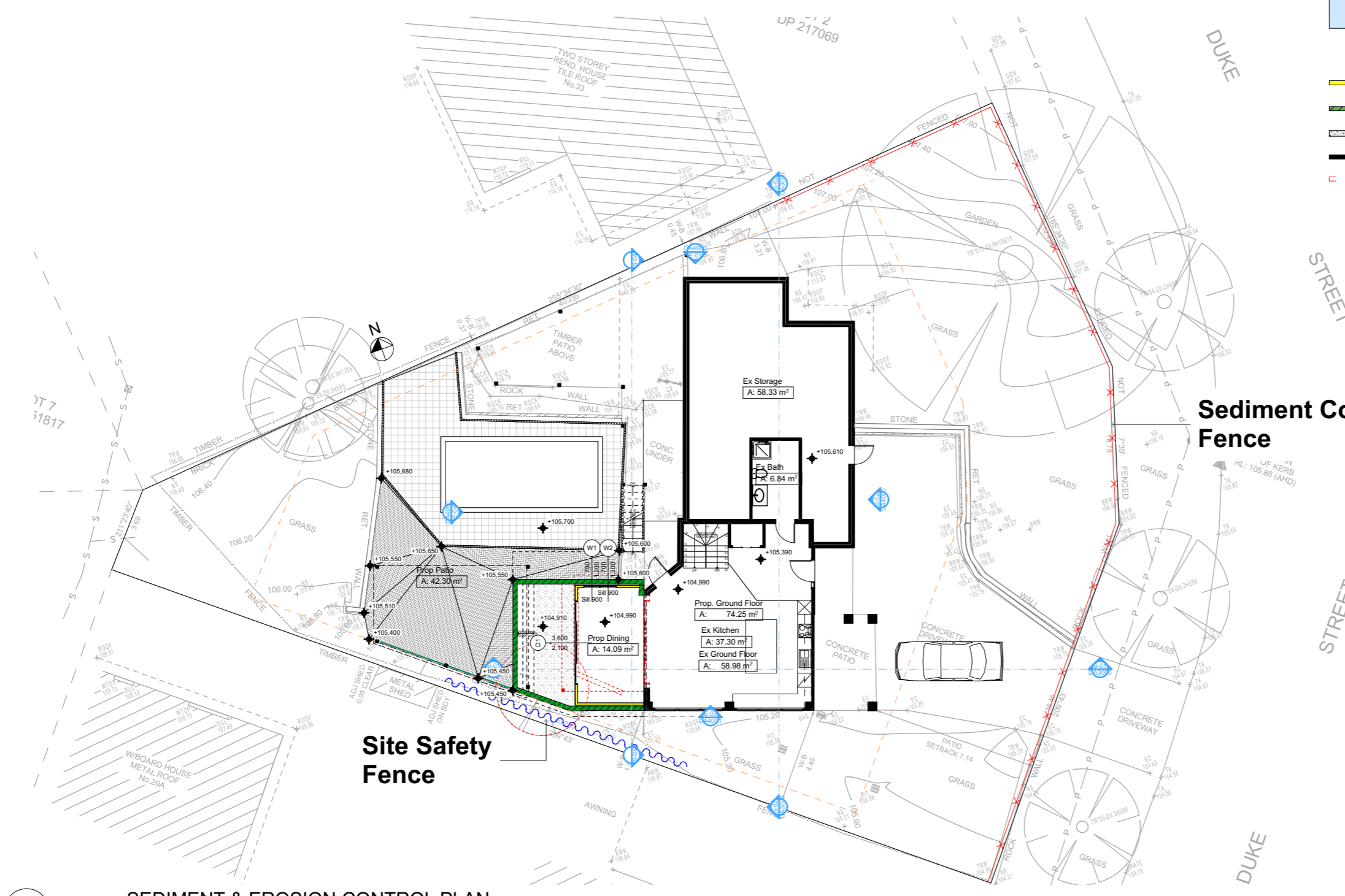
PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE

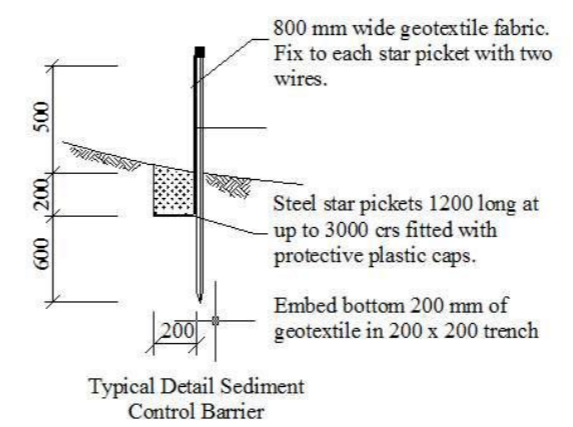
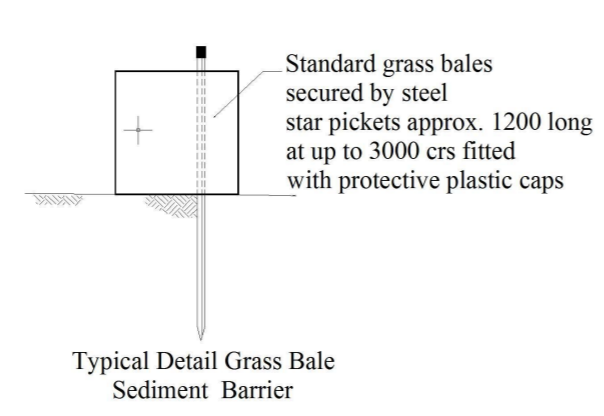
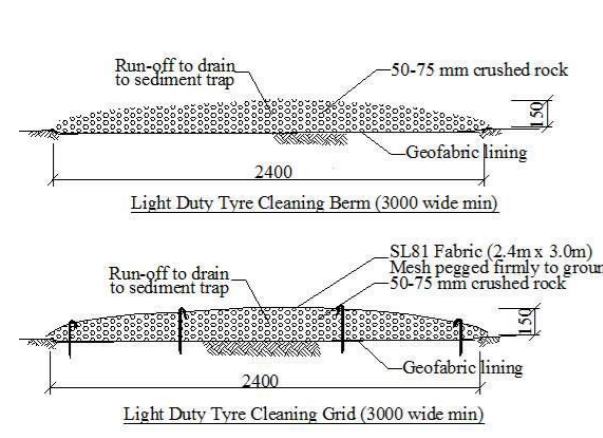
- 24-9-2024

DRAWING NO. **DA1012**

Plot Date: 4/11/2024  
Sheet Size: A3



**1 SEDIMENT & EROSION CONTROL PLAN 1:200**



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



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

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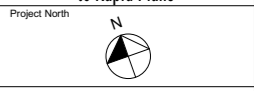
**NOTES**  
31 Duke St Forestville is zoned R2 Low Density Residential  
31 Duke St Forestville is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
**Construction**  
Conc. & Timber Floors, Clad Timber Stud Walls  
Roof Sheet Metal to have R1.58 insulation  
regulation to External Clad Timber Stud 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 AS1288-2017  
Waterproofing to BCA and AS 3745  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

**Basic Certificate**  
Basic Certificate Number A1765780  
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 20m<sup>2</sup>, 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.  
Overhanging specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, gorgona, 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	798.1m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m <sup>2</sup> )	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project NO.: RP0924LYT  
Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

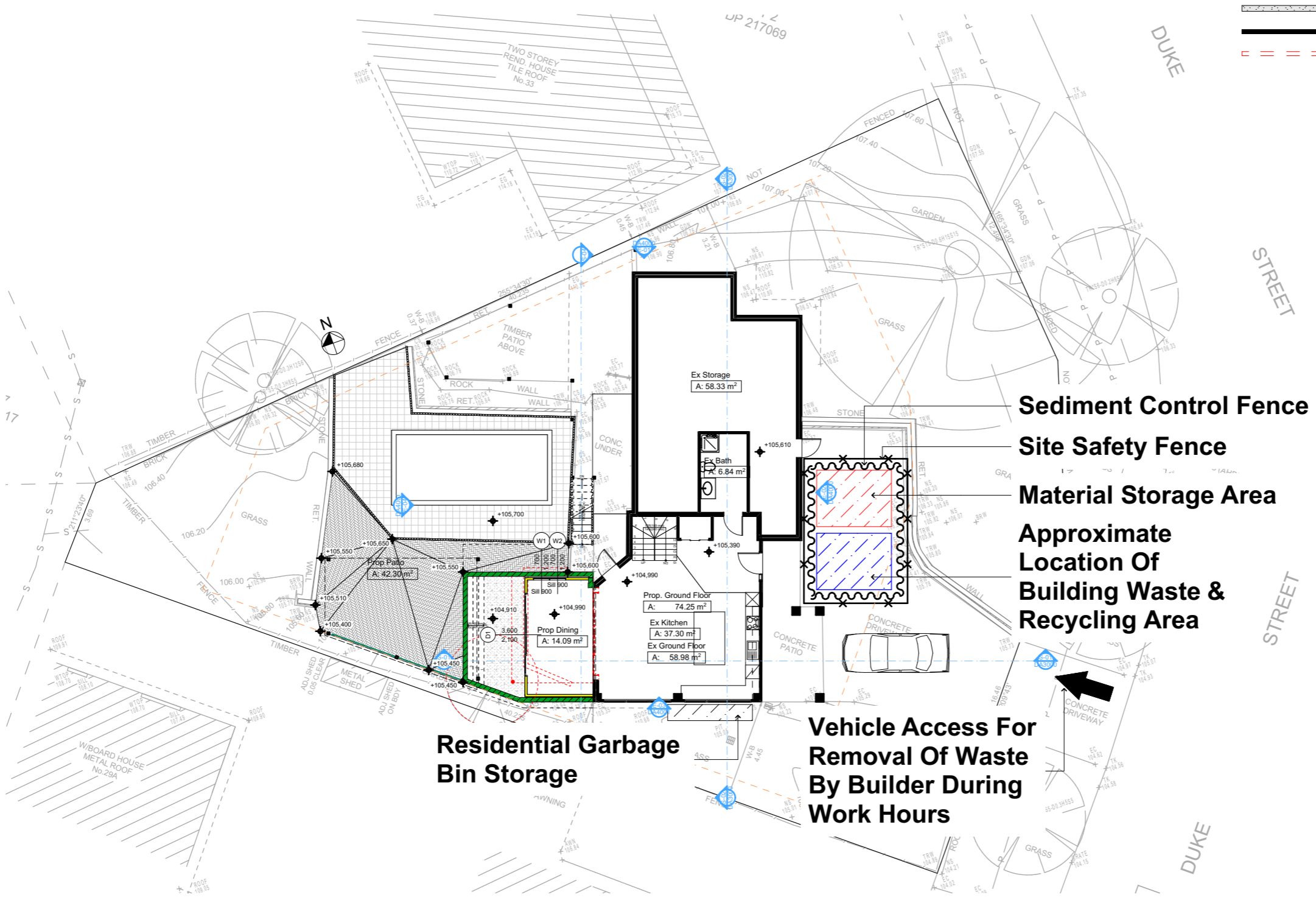
**DRAWING TITLE:**  
SITE AND LOCATION  
**Waste Management Plan**

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

REVISION NO. DATE  
- 24-9-2024

DRAWING NO.  
**DA1013**

Plot Date: 4/11/2024  
Sheet Size: A3



**Residential Garbage Bin Storage**

**Vehicle Access For Removal Of Waste By Builder During Work Hours**

**Sediment Control Fence**  
**Site Safety Fence**  
**Material Storage Area**  
**Approximate Location Of Building Waste & Recycling Area**

**1 WASTE MANAGEMENT PLAN 1:200**

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

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

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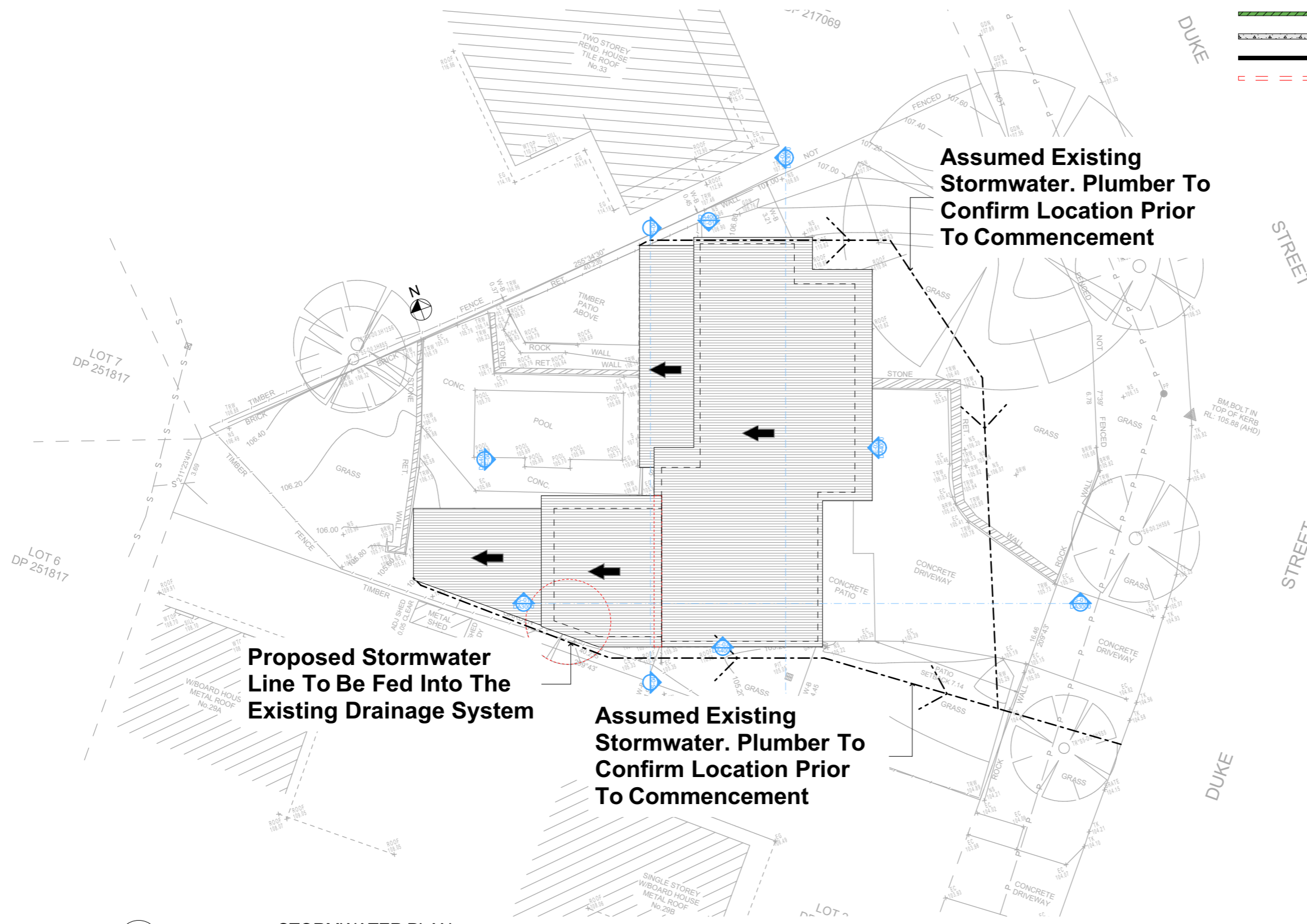
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**NOTES**  
31 Duke St Forestville is zoned R2 Low Density Residential  
31 Duke St Forestville is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
**Construction**  
Conc. & Timber Floors, Clad Timber Stud Walls  
Roof Sheet Metal to have R1.50 Insulation  
Insulation to External Clad Timber Stud Walls R1.7  
Refer to Engineers Specification 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 AS1288-2017  
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.

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

**Basic Certificate Number A1765760**  
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 20m<sup>2</sup>, 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.  
Forward overhanging specifications must be satisfied for each window and glazed door.  
For projections described in the specifications listed in the table below, gables, 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.



**Assumed Existing Stormwater. Plumber To Confirm Location Prior To Commencement**

**Proposed Stormwater Line To Be Fed Into The Existing Drainage System**

**Assumed Existing Stormwater. Plumber To Confirm Location Prior To Commencement**

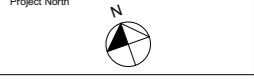
**Plumber To Confirm Location Of Existing Stormwater/Sewer Prior To Commencement**

1 **STORMWATER PLAN**  
1:200

**DA APPLICATION ONLY**  
NOT FOR CONSTRUCTION

Site Information	Prop.	Comp.
Site Area	798.1m2	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m2)	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project NO.: RP0924LYT  
Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

**DRAWING TITLE:**  
SITE AND LOCATION  
**Stormwater Plan**

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

REVISION NO. DATE  
- 24-9-2024

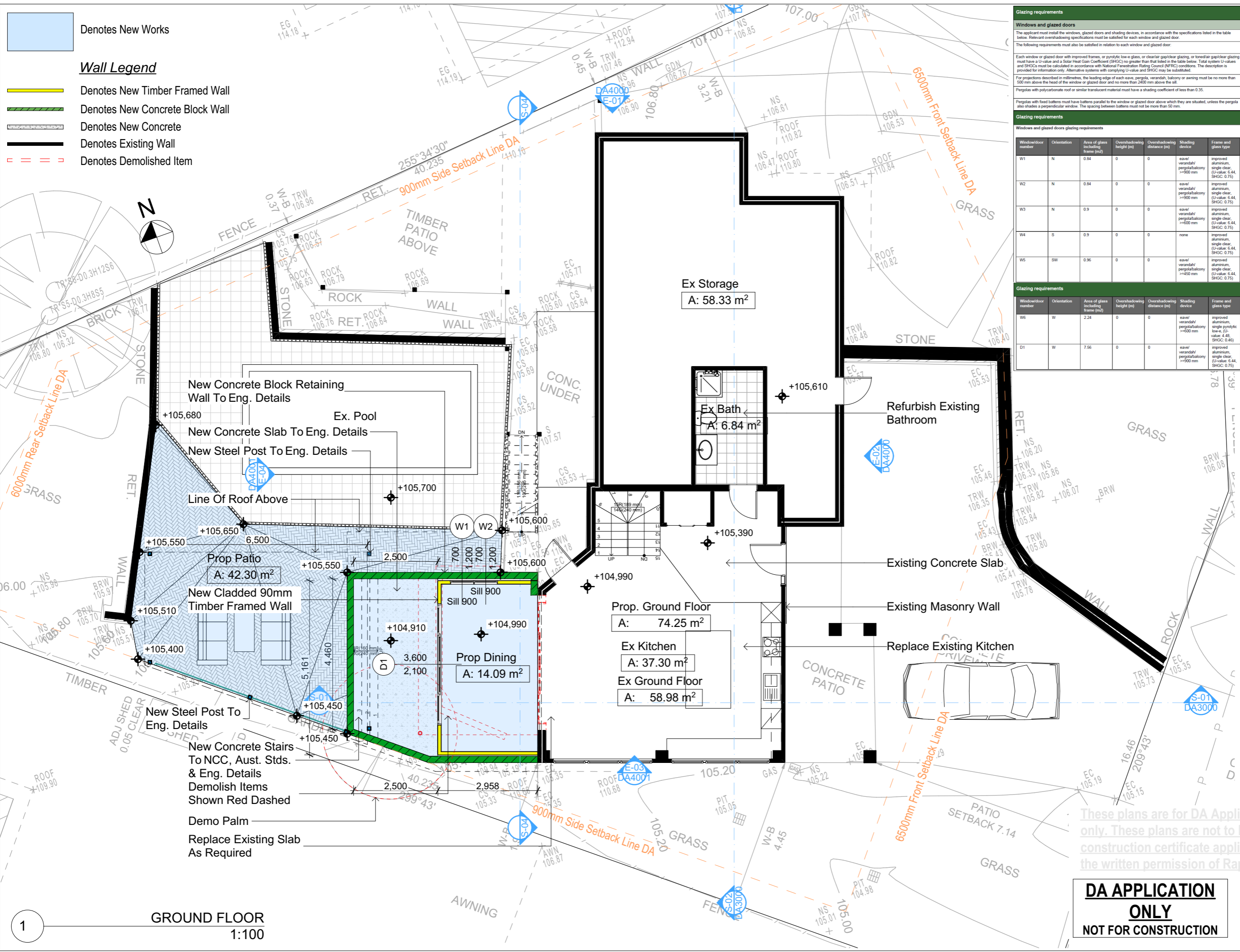
DRAWING NO.  
**DA1014**

Plot Date: 4/11/2024  
Sheet Size: A3

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- Denotes New Works
- Wall Legend**
- Denotes New Timber Framed Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- 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 synthetic low-e glass, or clear or tinted glass glazing, or tinted or patterned 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 steel balustrades must have balustrades parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between balustrades must not be more than 50 mm.

**Glazing requirements**

**Windows and glazed doors glazing requirements**

Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	0.84	0	0	eave/verandah/pergola/balcony >900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	N	0.84	0	0	eave/verandah/pergola/balcony >900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	N	0.9	0	0	eave/verandah/pergola/balcony >500 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	S	0.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	SW	0.96	0	0	eave/verandah/pergola/balcony >450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	W	2.24	0	0	eave/verandah/pergola/balcony >900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.8, SHGC: 0.46)
D1	W	7.56	0	0	eave/verandah/pergola/balcony >900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

**Rapid Plans**  
Building Design and Architectural Drafting

10/101 Pacific Forest Dr NSW 2086  
Tel: (02) 9590-8940 Fax: (02) 9590-8941  
www.rapidplans.com.au

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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ACCREDITED BUILDING DESIGNER

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**NOTES**

31 Duke St Forestville is zoned R2 Low Density Residential

31 Duke St Forestville 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

Conc. & Timber Floors, Clad Timber Stud Walls

Roof Sheet Metal to have R1.58 Insulation

Regulation to External Clad Timber Stud Walls R1.7

Refer to Engineers drawings for structural details

All work to be read in conjunction with Basic Certificate

Refer to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Water Management to BCA and AS 3660.1

Glazing to BCA and AS1288-2017

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.

**Site Information**

Site Information	Prop.	Comp.
Site Area	798.1m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m <sup>2</sup> )	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project No.: RP0924LYT  
Project Status DA

Client: Carly & Dean Lythall

Site: 31 Duke St Forestville

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**

**PLANS**  
**GROUND FLOOR**

**Alterations & Additions**

REVISION NO. DATE

- 24-9-2024

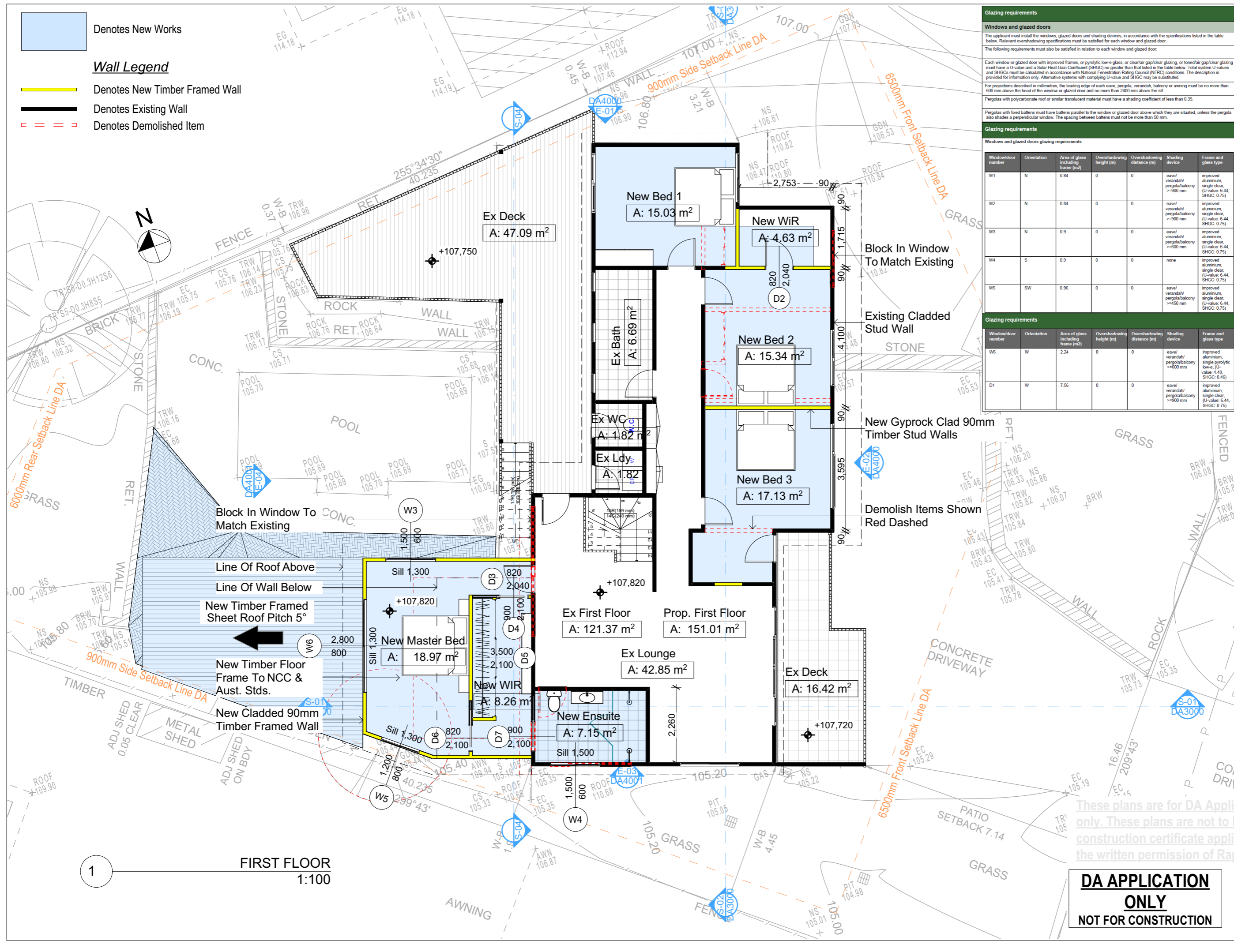
DRAWING NO. **DA2001**

Plot Date: 4/11/2024  
Sheet Size: A3

1 GROUND FLOOR 1:100



- Denotes New Works
- Wall Legend**
- Denotes New Timber Framed Wall
- Denotes Existing Wall
- 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 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.

**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	0.84	0	0	eave/verandah/pergola/balcony >=500 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)
W2	N	0.84	0	0	eave/verandah/pergola/balcony >=500 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)
W3	N	0.9	0	0	eave/verandah/pergola/balcony >=500 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)
W4	S	0.9	0	0	none	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)
W5	SW	0.96	0	0	eave/verandah/pergola/balcony >=500 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)
W6	W	2.24	0	0	eave/verandah/pergola/balcony >=500 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	W	7.56	0	0	eave/verandah/pergola/balcony >=500 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)

**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
W6	W	2.24	0	0	eave/verandah/pergola/balcony >=500 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	W	7.56	0	0	eave/verandah/pergola/balcony >=500 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)

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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 unless issued by the Designer for construction.

**NOTES**

31 Duke St Forestville 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

Existing Works to be constructed shown in Shaded/Blue

Conc. & Timber Floors, Clad Timber Stud Walls

Roof Sheet Metal to have R1.50 Insulation

Refer to External Clad Timber Stud 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 AS1288-2017

Waterproofing to BCA and AS 3743

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 Carrying Authority without the written permission of Rapid Plans or the sign of a Licensed Construction Certificate drafter by Rapid Plans.

**Basic Certificate Number A1765760**

All Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor slab, awnings/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 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 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	798.1m2	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m2)	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project No.: RP2024LYT  
Project Status DA

Client: Carly & Dean Lythall

Site: 31 Duke St Forestville

**DRAWING TITLE: PLANS FIRST FLOOR**

**PROJECT NAME: Alterations & Additions**

REVISION NO. DATE

- 24-9-2024

DRAWING NO. DA2002

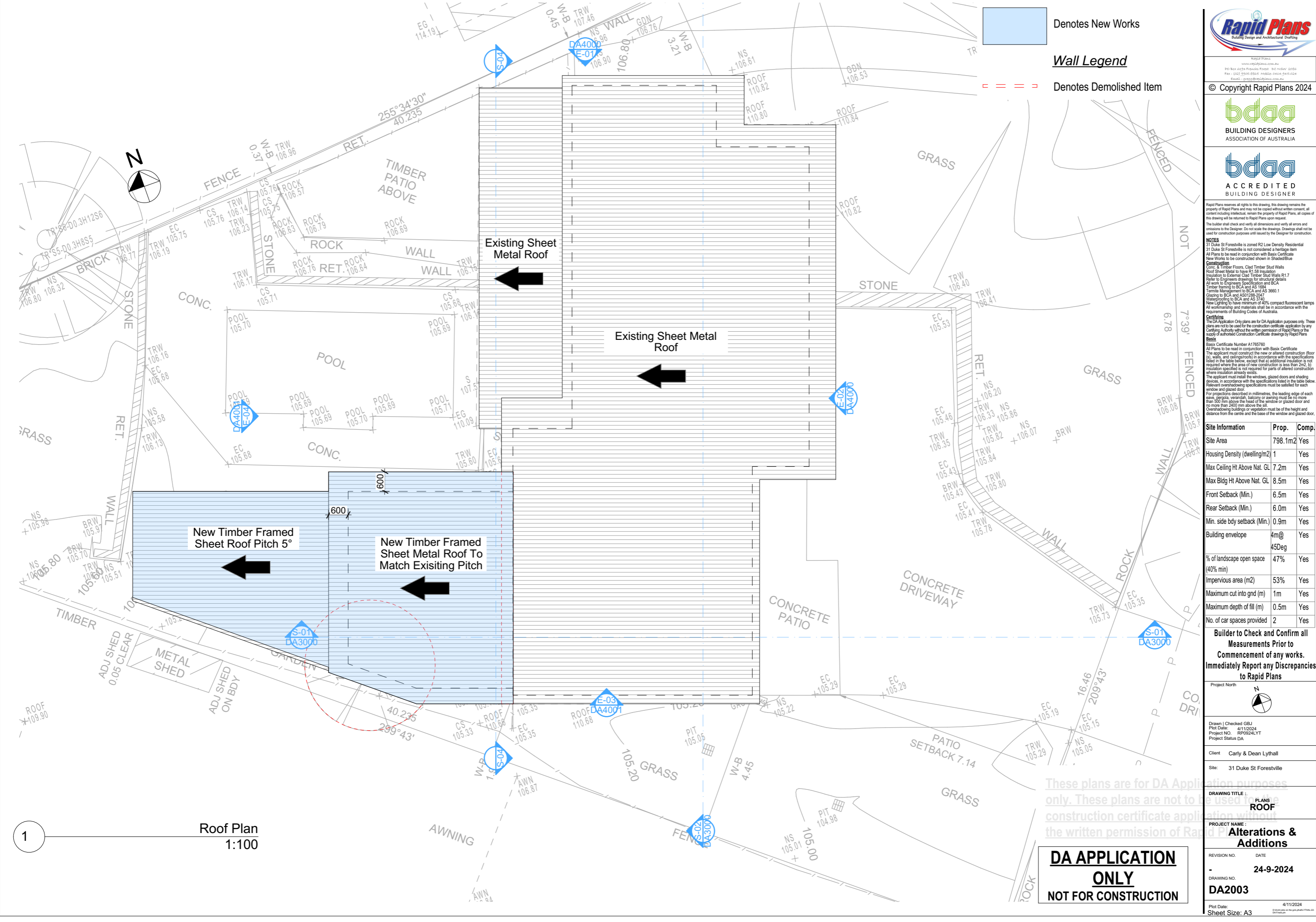
Plot Date: 4/11/2024  
Sheet Size: A3

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

**FIRST FLOOR**  
1:100





Denotes New Works

**Wall Legend**

Denotes Demolished Item

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BUILDING DESIGNER

**NOTES**

31 Duke St Forestville is zoned R2 Low Density Residential. 31 Duke St Forestville is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate. New Works to be constructed shown in Shaded/Blue.

**Construction**  
Concrete & Timber Floors, Clad Timber Stud Walls. Roof Sheet Metal 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 BCA and AS 3660.1. Glazing to BCA and AS1288-2017. Waterproofing to BCA and AS 3745. New Lighting to have minimum of 40% compact fluorescent lamps. All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

**Basic Certificate Number A1165780**  
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 20m<sup>2</sup>, 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 overhanging specification must be satisfied for each window and glazed door. For projections described in millimetres, the leading edge of each eave, gergola, verandah, balcony or awning must be no more than 50mm above the base of the window or glazed door and no more than 2400mm 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	798.1m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m <sup>2</sup> )	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project No.: RP0924LYT  
Project Status DA

Client: Carly & Dean Lythall

Site: 31 Duke St Forestville

DRAWING TITLE: **PLANS ROOF**

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE

- 24-9-2024

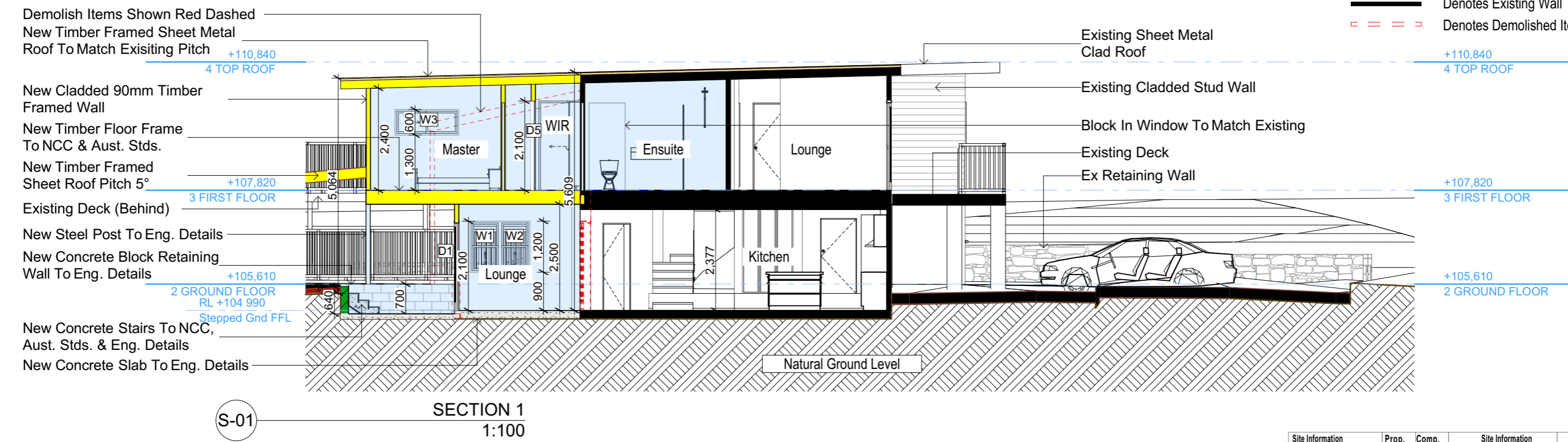
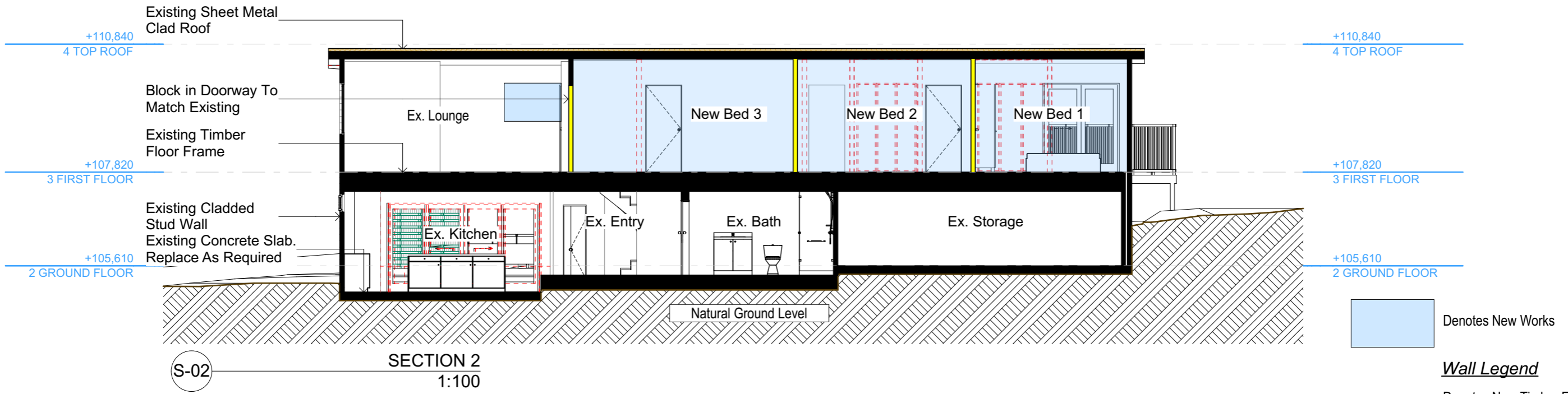
DRAWING NO. **DA2003**

Plot Date: 4/11/2024  
Sheet Size: A3

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

1 Roof Plan 1:100



**NOTES**  
31 Duke St Forestville 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  
31 Duke St Forestville 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**  
Conc. & Timber Floors, Clad Timber Stud Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Clad Timber Stud 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 A1765760  
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 2m<sup>2</sup>.  
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	798.1m <sup>2</sup>	Yes	Building envelope	4m@45Deg	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (40% min)	47%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m <sup>2</sup> )	53%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	1m	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	0.5m	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

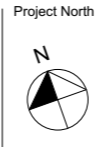


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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

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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: GBJ  
Plot Date: 4/11/2024  
Project NO: RPO924LYT  
Project Status: DA

Client: Carly & Dean Lythall  
Site: 31 Duke St Forestville

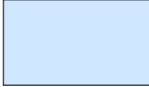


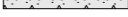


Sheet Size: A3

DRAWING TITLE :  
**SECTIONS SECTION 1**

PROJECT NAME :  
**Alterations & Additions**

REVISION NO.  
-  
DATE: 24-9-2024  
DRAWING NO.  
**DA3000**



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



Rapid Plans  
Building Design and Architectural Drafting

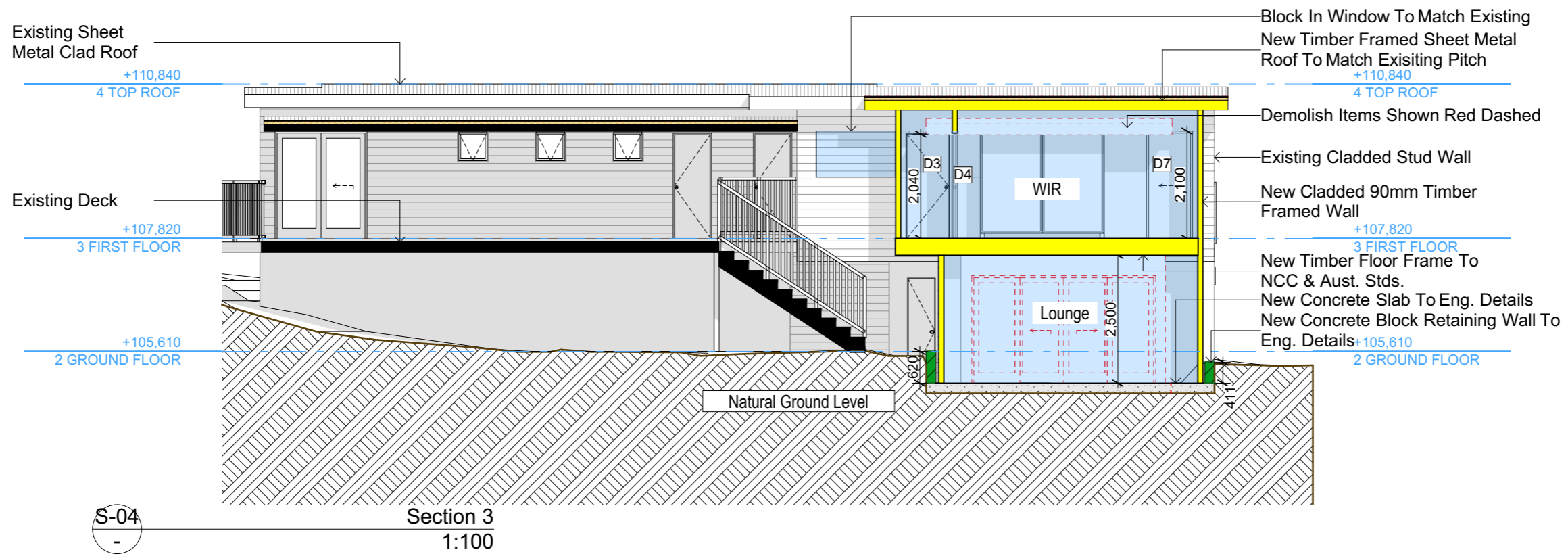
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BUILDING DESIGNER



S-04  
-

Section 3  
1:100

Glazing requirements	
<b>Windows and glazed doors</b>	
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.	

Glazing requirements							
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type	
W6	W	2.24	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)	
D1	W	7.56	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	

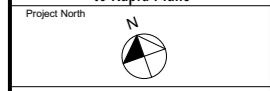
Glazing requirements						
<b>Windows and glazed doors glazing requirements</b>						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	0.84	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	N	0.84	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	N	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	S	0.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	SW	0.96	0	0	eave/verandah/pergola/balcony >=450 mm	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**

Site Information	Prop.	Comp.
Site Area	798.1m2	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m2)	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project NO.: RP0924LYT  
Project Status DA

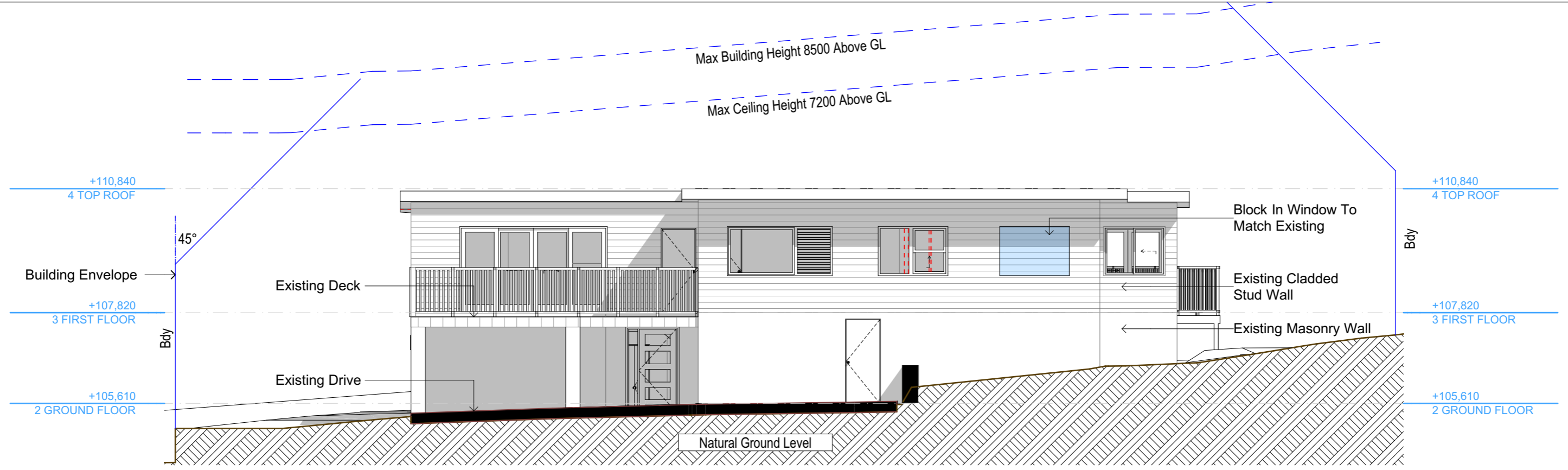
Client Carly & Dean Lythall  
Site: 31 Duke St Forestville

DRAWING TITLE: SECTIONS  
**SECTION 2**

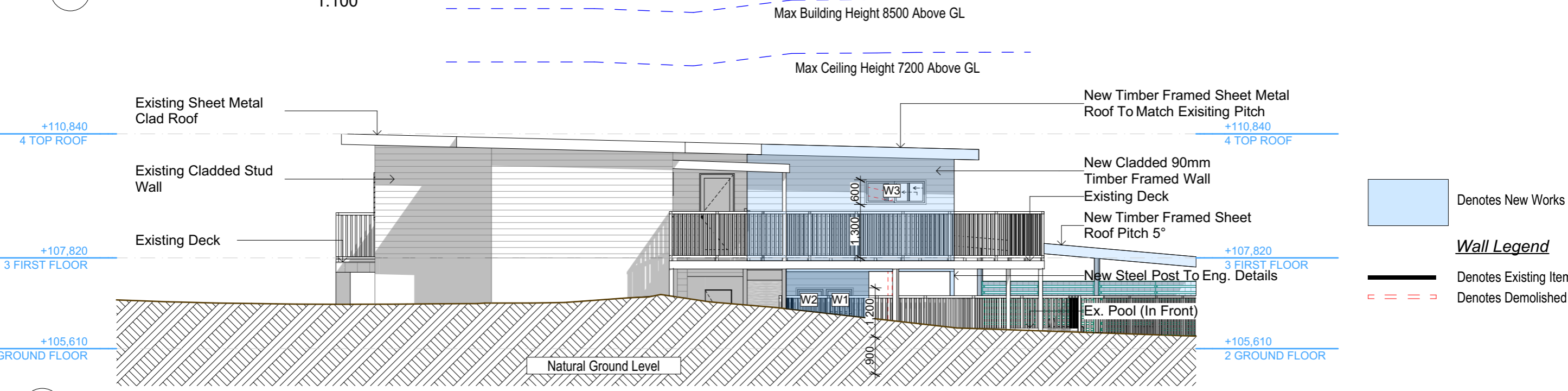
PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE  
- 24-9-2024

DRAWING NO. **DA3001**  
Plot Date: 4/11/2024  
Sheet Size: A3



E-02  
East  
1:100



E-01  
North  
1:100

Denotes New Works

**Wall Legend**

Denotes Existing Item

Denotes Demolished Item

**NOTES**  
31 Duke St Forestville 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  
31 Duke St Forestville 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**  
Conc. & Timber Floors, Clad Timber Stud Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Clad Timber Stud 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 A1765760  
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 2m<sup>2</sup>.  
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	798.1m <sup>2</sup>	Yes	Building envelope	4m@45Deg	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (40% min)	47%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m <sup>2</sup> )	53%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1m	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	0.5m	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

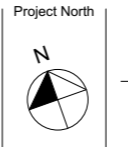


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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not trace the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

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Checked Plot Date: GBJ 4/11/2024  
Project NO: RPO924LYT  
Project Status: DA

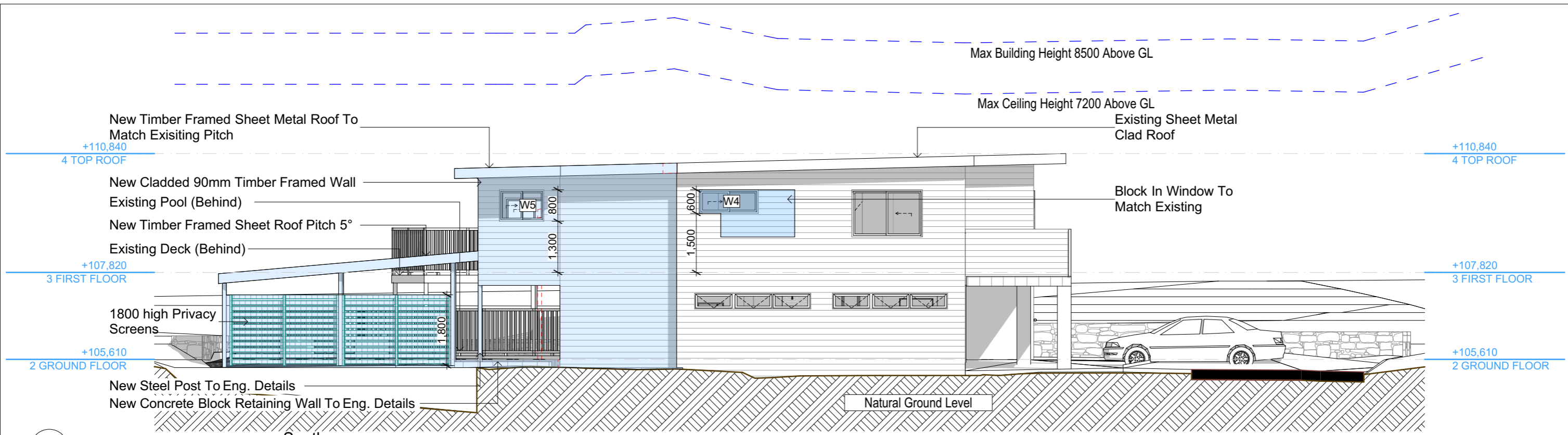
Client: Carly & Dean Lythall  
Site: 31 Duke St Forestville

Sheet Size: A3

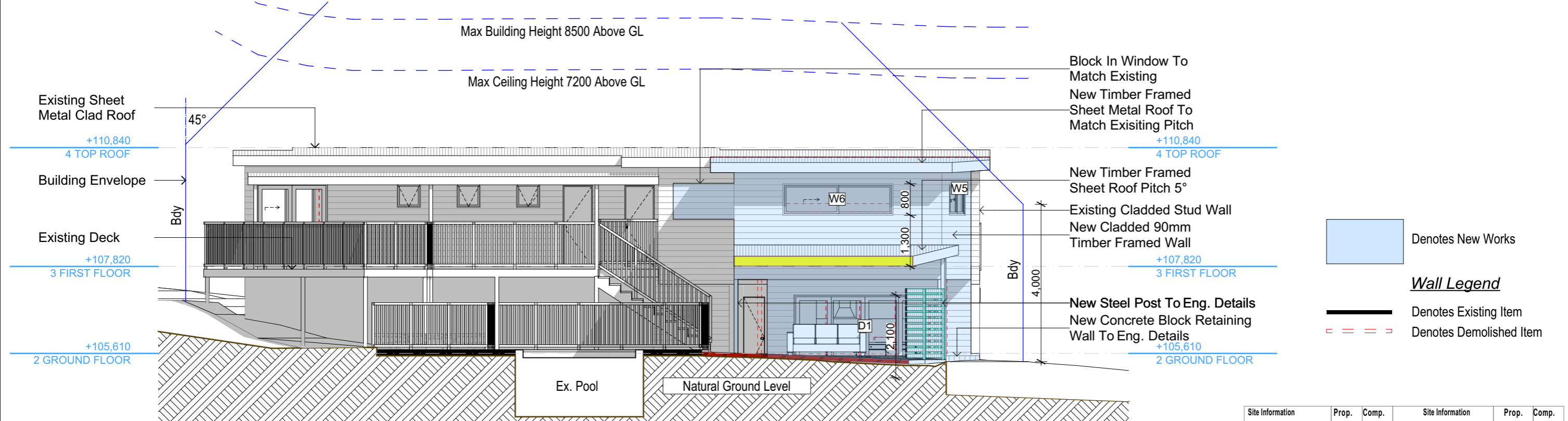
DRAWING TITLE : ELEVATIONS 1  
PROJECT NAME : Alterations & Additions

REVISION NO. -  
DATE: 24-9-2024  
DRAWING NO. DA4000





E-03 South 1:100



E-04 West 1:100

**Denotes New Works**

**Wall Legend**

**Denotes Existing Item**

**Denotes Demolished Item**

**NOTES**  
 31 Duke St Forestville 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  
 31 Duke St Forestville 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**  
 Conc. & Timber Floors, Clad Timber Stud Walls  
 Roof Sheet Metal to have R1.58 Insulation  
 Insulation to External Clad Timber Stud 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 A1765760  
 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	798.1m <sup>2</sup>	Yes	Building envelope	4m@45Deg	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (40% min)	47%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m <sup>2</sup> )	53%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1m	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	0.5m	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**

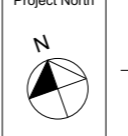


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Checked Plot Date: GBJ 4/11/2024  
 Project NO: RP0924LYT  
 Project Status: DA

Client: Carly & Dean Lythall  
 Site: 31 Duke St Forestville

Sheet Size: A3

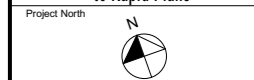
DRAWING TITLE : **ELEVATIONS ELEVATIONS 2**

PROJECT NAME : **Alterations & Additions**

REVISION NO. -  
 DATE: **24-9-2024**  
 DRAWING NO. **DA4001**

Site Information	Prop.	Comp.
Site Area	798.1m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m <sup>2</sup> )	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project NO.: RP0924LYT  
Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

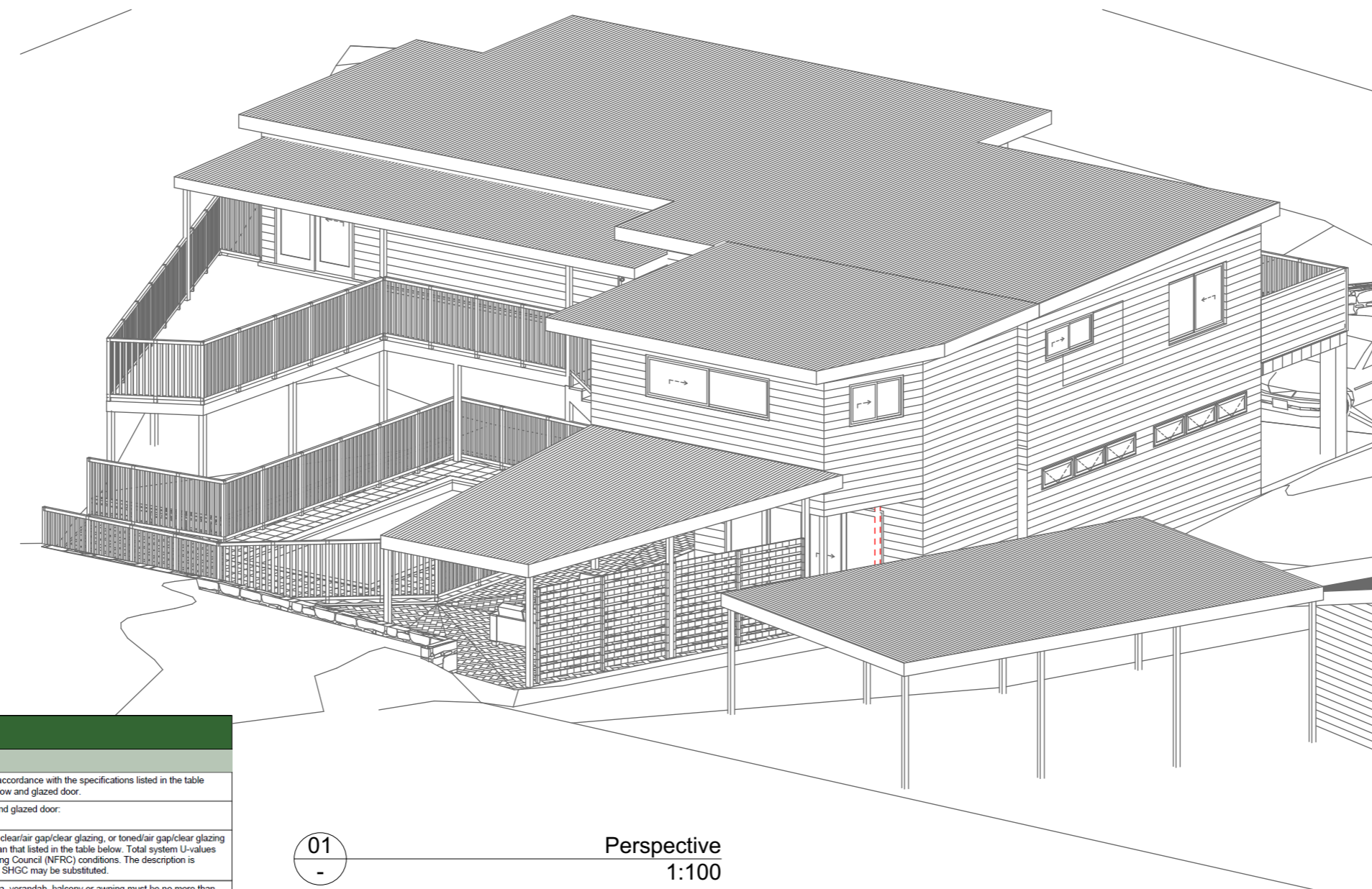
**DRAWING TITLE:**  
SHADOW PLANS  
**PERSPECTIVE**

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

REVISION NO. DATE  
- 24-9-2024

DRAWING NO.  
**DA5000**

Plot Date: 4/11/2024  
Sheet Size: A3



01  
-  
Perspective  
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.

**Glazing requirements**

**Windows and glazed doors glazing requirements**

Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	0.84	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	N	0.84	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	N	0.9	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	S	0.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	SW	0.96	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

**Glazing requirements**

Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W6	W	2.24	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	W	7.56	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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



Denotes Cladded Wall (Typical).  
Type & Colour To Match Existing



Denotes Sheet Metal Roof (Typical).  
Type & Colour To Match Existing



Denotes Alloy Windows & Doors(Typical).  
Type & Colour To Match Existing



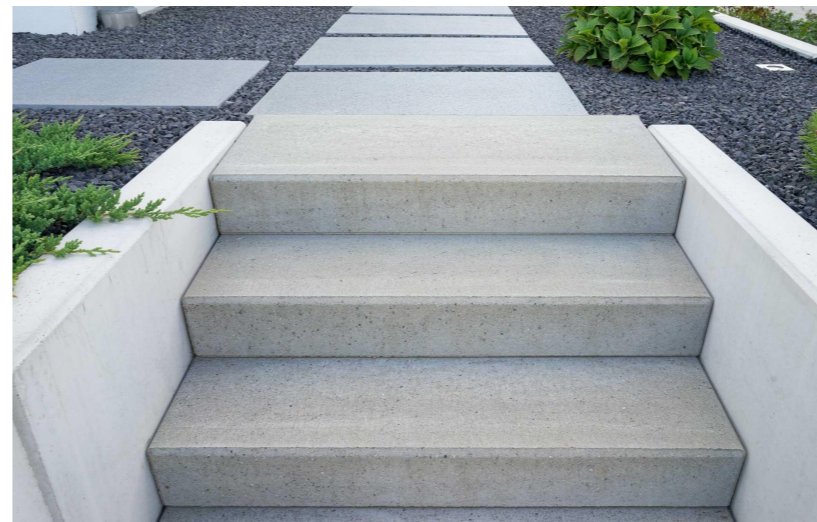
Denotes Concrete Retaining Wall (Typical).  
Type & Colour By Owner



Denotes Concrete Slab (Typical).  
Type & Colour By Owner



Denotes Concrete Stairs (Typical).  
Type & Colour By Owner



Glazing requirements
<b>Windows and glazed doors</b>
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.
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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.

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
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W2	N	0.84	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	N	0.9	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	S	0.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	SW	0.96	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W6	W	2.24	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	W	7.56	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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

Site Information	Prop.	Comp.
Site Area	798.1m2	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m2)	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	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: 4/11/2024  
Project NO.: RP0924LYT  
Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

**DRAWING TITLE** SHADOW PLANS  
**MATERIAL & COLOUR SAMPLE BOARD**

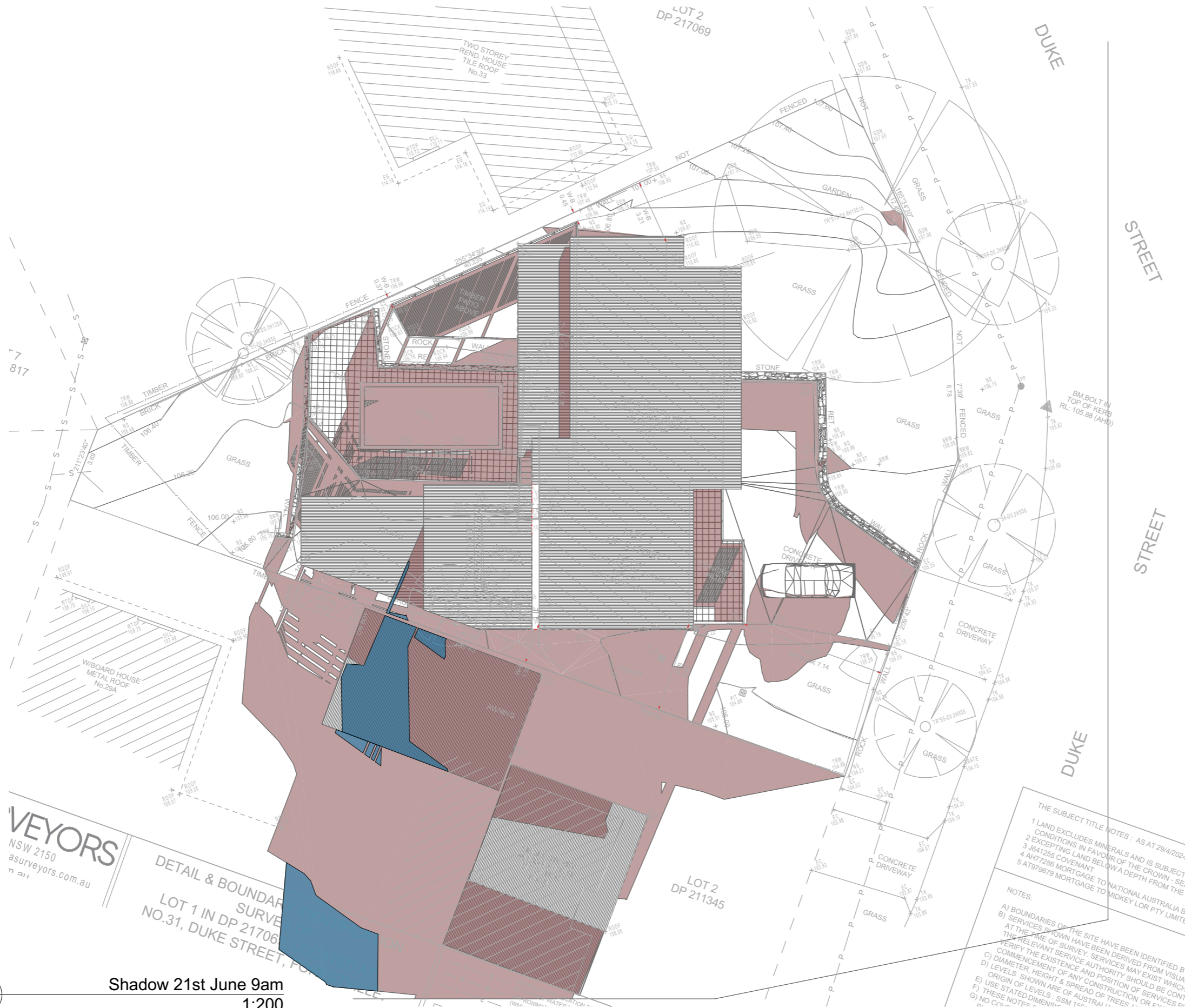
**PROJECT NAME:** Alterations & Additions

REVISION NO. DATE  
- 24-9-2024

DRAWING NO. DA5001

Plot Date: 4/11/2024  
Sheet Size: A3





Denotes Proposed Shadow

Denotes Existing Shadow

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

**VEYORS**  
 NSW 2150  
 asurveyors.com.au

DETAIL & BOUNDARY SURVEY  
 LOT 1 IN DP 217069  
 NO.31, DUKE STREET, FORESTVILLE

01

Shadow 21st June 9am  
 1:200

THE SUBJECT TITLE NOTES : AS AT 29/4/2024  
 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO CONDITIONS IN FAVOUR OF THE CROWN - SE.  
 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 1.5 METRES.  
 4 AH77286 COVENANT TO NATIONAL AUSTRALIA B.  
 5 AT979679 MORTGAGE TO MIDKEY LOR PTY LIMITED.

NOTES:  
 A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL SURVEY.  
 B) THE RELEVANT SERVICE AUTHORITY MAY EXIST WHICH VERIFY THE EXISTENCE AND POSITION SHOULD BE CONFIRMED.  
 C) DIAMETER, HEIGHT & SPREAD OF SERVICES SHOULD BE CONFIRMED.  
 D) LEVELS SHOWN ARE OF AUSTRALIAN SEA LEVEL.  
 E) USE STATED DIMENSIONS.  
 F) THESE NOTES DO NOT CONSTITUTE A GUARANTEE OF ACCURACY.  
 G) NO CONSTRUCTION OF SERVICES BY THE CLIENT.

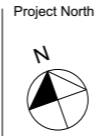


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**Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**





Project North  
 Checked: GBJ  
 Plot Date: 4/11/2024  
 Project No: RP0924LYT  
 Project Status: DA  
 Client: Carly & Dean Lythall  
 Site: 31 Duke St Forestville  
 Sheet Size: A3

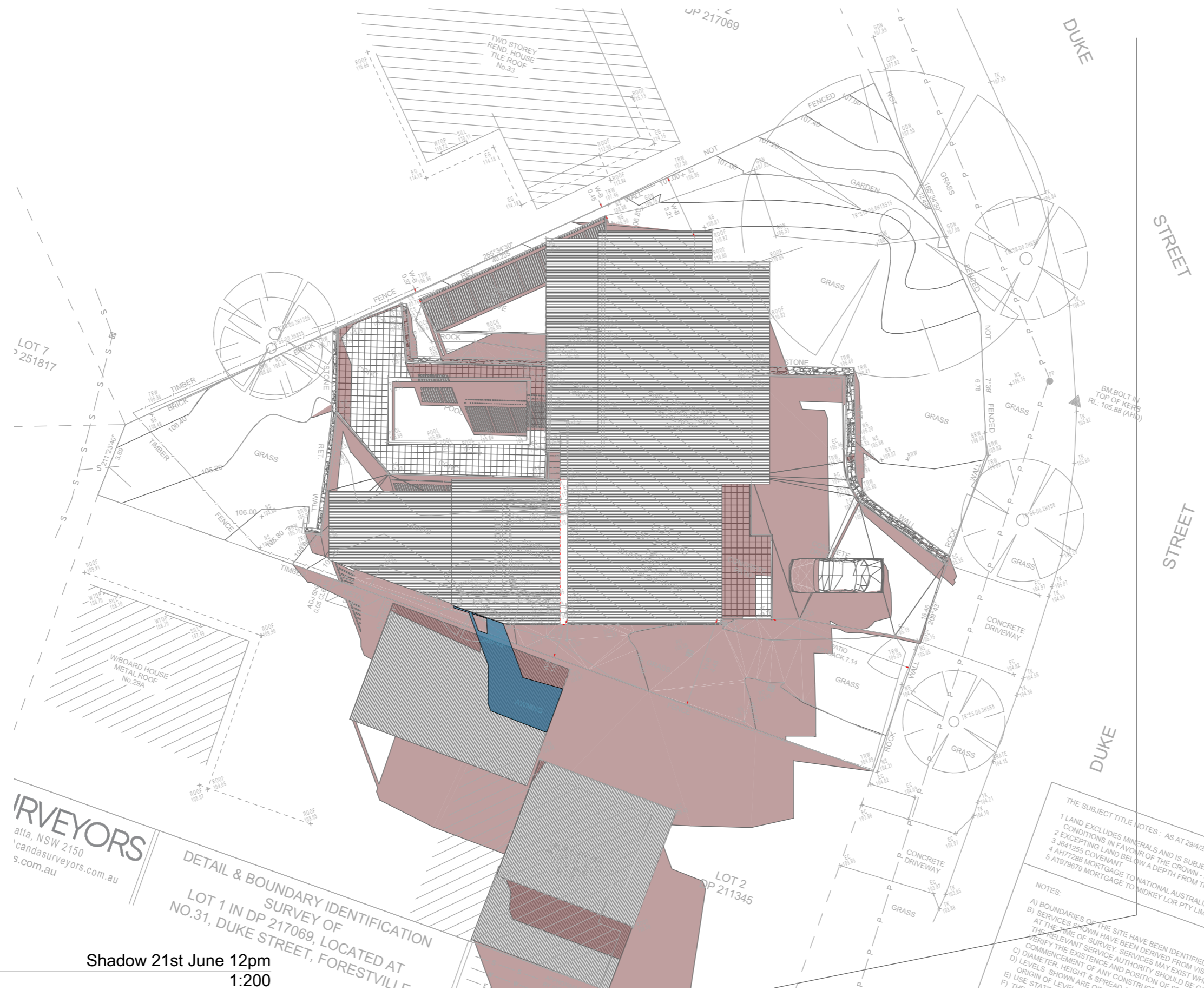
DRAWING TITLE : SHADOW PLANS  
**SHADOW PLAN 21st June 9am**  
 PROJECT NAME : **Alterations & Additions**

REVISION NO. -  
 DATE: 24-9-2024  
 DRAWING NO. DA5002



 Denotes Proposed Shadow  
 Denotes Existing Shadow

**DA APPLICATION  
 ONLY  
 NOT FOR CONSTRUCTION**



**IRVEYORS**  
 attla, NSW 2150  
 candasurveyors.com.au  
 s.com.au

**DETAIL & BOUNDARY IDENTIFICATION  
 SURVEY OF  
 LOT 1 IN DP 217069, LOCATED AT  
 NO.31, DUKE STREET, FORESTVILLE**

THE SUBJECT TITLE NOTES : AS AT 29/4/2024  
 1 LAND EXCLUDES MINERALS AND IS SUBJECT  
 2 CONDITIONS IN FAVOUR OF THE CROWN - SEL  
 3 1647255 COVENANT  
 4 A477286 MORTGAGE TO NATIONAL AUSTRALIA B  
 5 A7978679 MORTGAGE TO MIDKEY LOR PTY LIMITE

NOTES:  
 A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED B  
 B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUA  
 AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH  
 THE RELEVANT SERVICE AUTHORITY SHOULD BE C  
 VERIFY THE EXISTENCE AND POSITION OF C  
 COMMENCEMENT OF ANY CONSTRUCTION OF C  
 C) DIAMETER, HEIGHT AND POSITION SHOULD BE C  
 D) LEVELS, HEIGHT & SPREAD SHOULD BE C  
 E) USE STAT  
 F) THE

01

Shadow 21st June 12pm  
 1:200

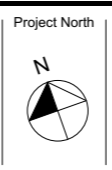


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 Fax: (02) 9905-8665  
 Mobile: 0414-945-024  
 Email: greg@rapidplans.com.au  
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**Builder to Check and Confirm  
 all Measurements Prior to  
 Commencement of any works.  
 Immediately Report any  
 Discrepancies to Rapid Plans**



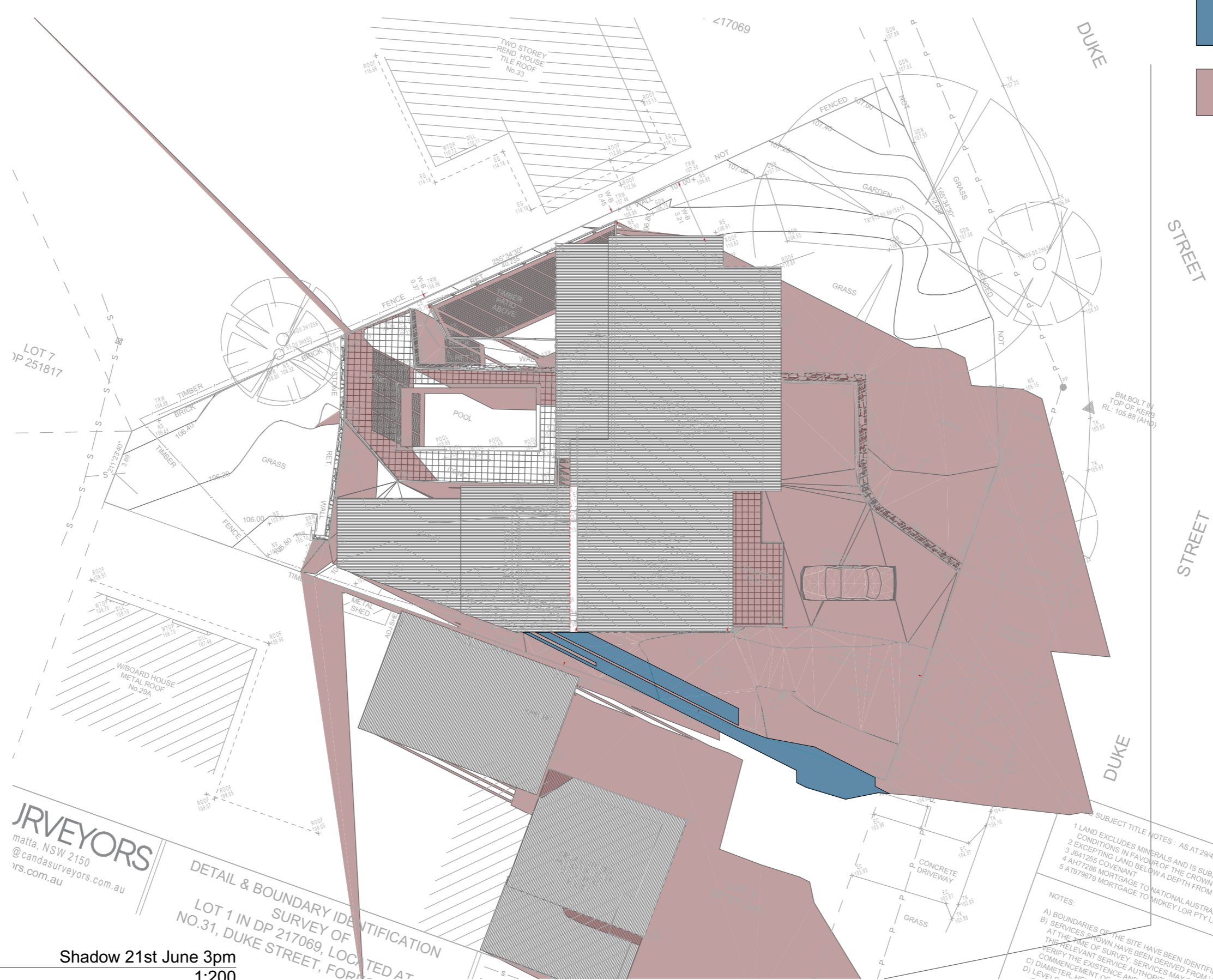
Checked GBJ  
 Plot Date 4/11/2024  
 Project No. RPO924LYT  
 Project Status DA  
 Client Carly & Dean Lythall  
 Site: 31 Duke St Forestville  
 Sheet Size: A3

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

REVISION NO.  
 -  
 DATE: **24-9-2024**  
 DRAWING NO.  
**DA5003**

Denotes Proposed Shadow

Denotes Existing Shadow



**DA APPLICATION ONLY**  
NOT FOR CONSTRUCTION

**JRVEYORS**  
matta, NSW 2150  
@candasurveyors.com.au  
rsv.com.au

DETAIL & BOUNDARY IDENTIFICATION SURVEY OF LOT 1 IN DP 217069, LOCATED AT NO.31, DUKE STREET, FORESTVILLE

01

Shadow 21st June 3pm  
1:200

SUBJECT TITLE NOTES : AS AT 29/4/2024  
1 LAND EXCLUDES MINERALS AND IS SUBJECT TO CONDITIONS IN FAVOUR OF THE CROWN  
2 EXCEPTING LAND BELOW A DEPTH FROM 1.0M TO 1.5M  
3 1641285 COVENANT  
4 AH17286 MORTGAGE TO NATIONAL AUSTRALIAN BANK LTD  
5 A1979679 MORTGAGE TO MIDKEY LOR PTY LTD

NOTES:  
A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED FROM A SURVEY OF THE SITE  
B) SERVICES SHOWN HAVE BEEN IDENTIFIED FROM THE RELEVANT SERVICE AUTHORITIES  
C) VERIFY THE EXISTENCE AND DEPTH OF SERVICES  
D) DETERMINE THE EXISTENCE AND DEPTH OF SERVICES

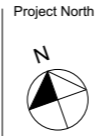


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Checked: GBJ  
Plot Date: 4/11/2024  
Project NO: RP0924LYT  
Project Status: DA

Client: Carly & Dean Lythall  
Site: 31 Duke St Forestville

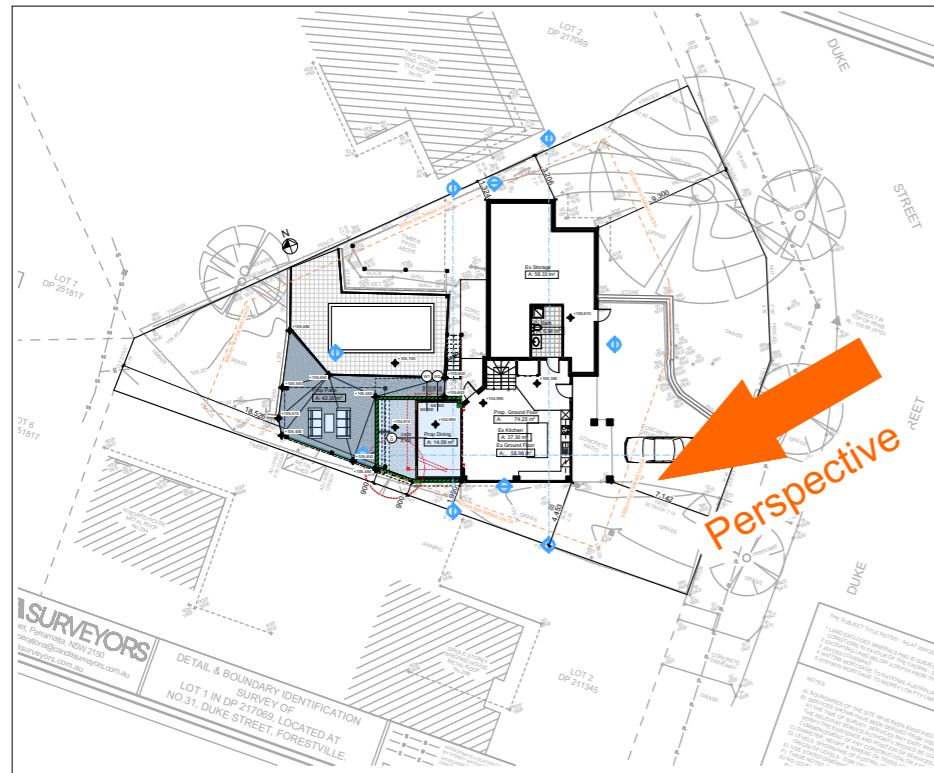
Sheet Size: A3

DRAWING TITLE : SHADOW PLANS  
**SHADOW PLAN 21st June 3pm**

PROJECT NAME : **Alterations & Additions**

REVISION NO. -  
DATE: 24-9-2024  
DRAWING NO. DA5004

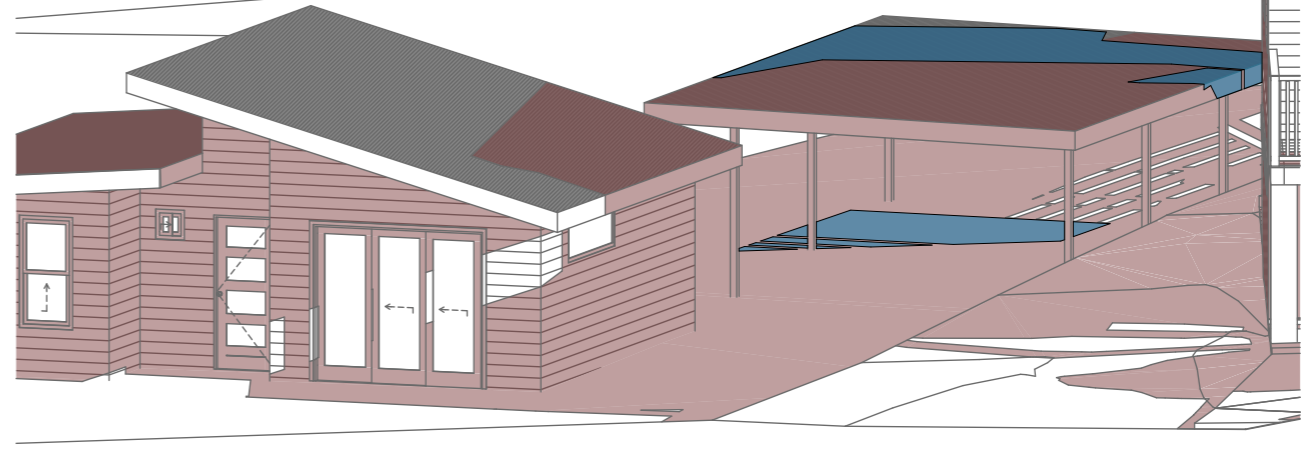




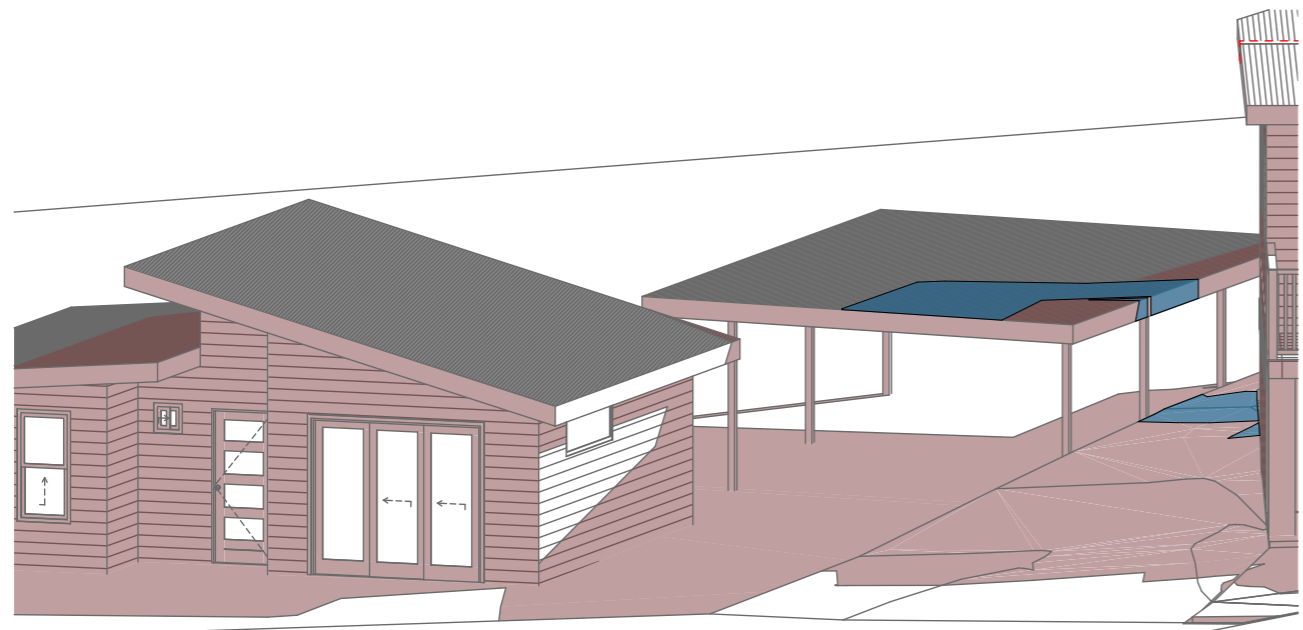
Denotes Proposed Shadow

Denotes Existing Shadow

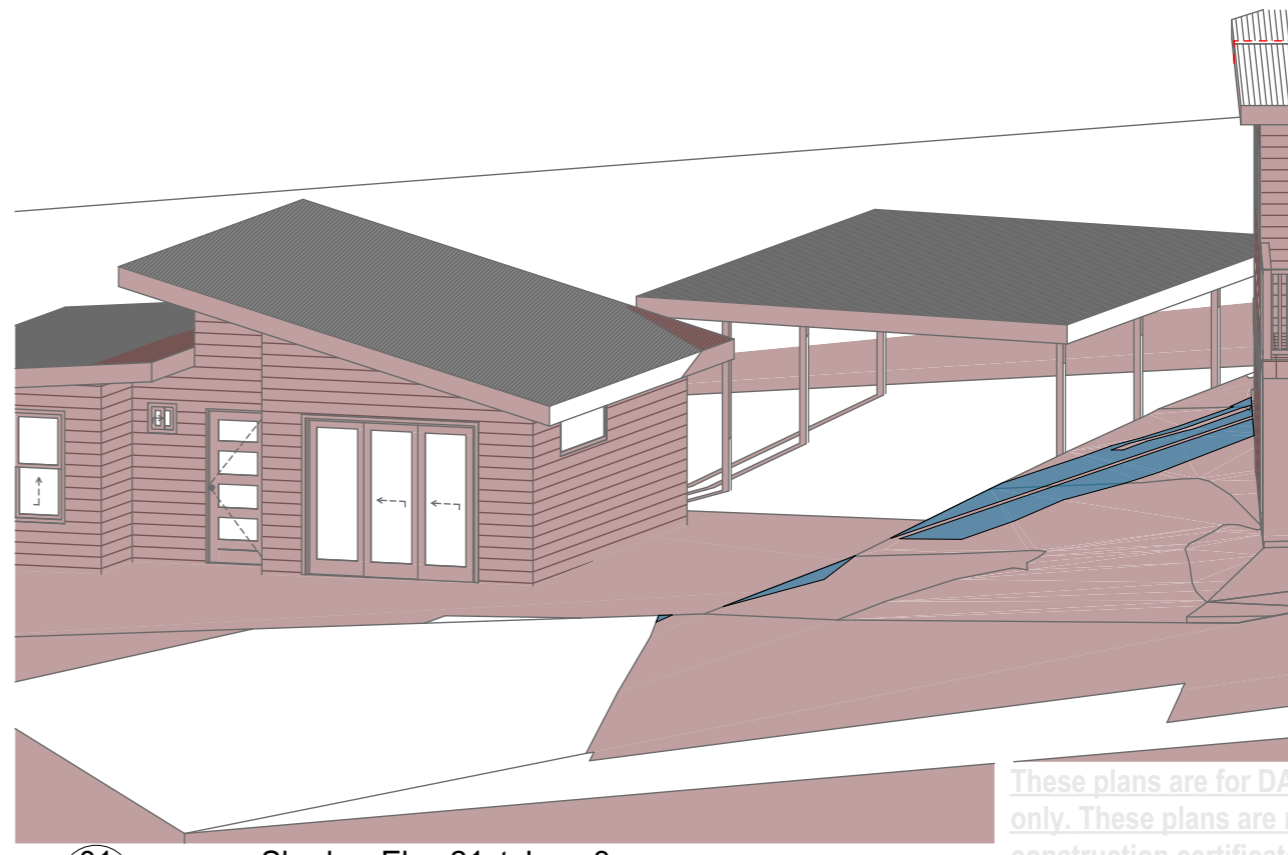
SITE PLAN  
1:500



01 - Shadow Elev 21st June 9am  
1:100



01 - Shadow Elev 21st June 12pm  
1:100



01 - Shadow Elev 21st June 3pm  
1:100

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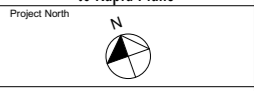
**NOTES**  
31 Duke St Forestville is zoned R2 Low Density Residential  
31 Duke St Forestville is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
Construction  
Cocic & Timber Floors, Clad Timber Stud Walls  
Roof Sheet Metal to have R1.50 Insulation  
Insulation to External Clad Timber Stud 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 AS1288-2047  
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 a full Construction Certificate drawings by Rapid Plans.

**Basic Certificate Number A1765703**  
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 20% 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. For projections described in millimetres, the leading edge of each eave, gopanna, 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	798.1m2	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	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	47%	Yes
Impervious area (m2)	53%	Yes
Maximum cut into gnd (m)	1m	Yes
Maximum depth of fill (m)	0.5m	Yes
No. of car spaces provided	2	Yes

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Drawn | Checked GBJ  
Plot Date: 4/11/2024  
Project NO.: RP0924LYT  
Project Status DA

Client Carly & Dean Lythall

Site: 31 Duke St Forestville

DRAWING TITLE SHADOW PLANS  
**WALL ELEVATION SHADOWS**

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE  
- 24-9-2024

DRAWING NO. **DA5005**

Plot Date: 4/11/2024  
Sheet Size: A3

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