Rapíd Plans www.rapídplans.com.au P.O. Box 6193 Frenchs Forest DC NSW 2086 Fax: (02) 9905-8865 Mobile: 0414-945-024 Email: gregg@rapidplans.com.au

> Sydney Academy of Sport and Recreation

Golf Club 亿



Alterations & Additions To Existing Residence

For Phoebe Buchanan

106 Rose Avenue Wheeler Heights

Lot 10 D.P.206961

DRAWING No.	DESCRIPTION	REV	~	ISSUED DATE	
DA1000	Cover Sheet	1	7	- 21-1-2025	-
DA1001	A4 NOTIFICATION PLAN	1		- 21-1-2025	h
DA1002	SITE SURVEY	1		- 21-1-2025	1 -
DA1003	SITE PLAN	1	/	- 21-1-2025	
DA1004	Existing Ground Floor Plan	1		- 21-1-2025	
DA1005	Existing Roof Plan	1	-	- 21-1-2025	Cromer (
DA1006	Demolition Ground Floor Plan	1		- 21-1-2025	
DA1007	Demolition Roof Plan	1		- 21-1-2025	
DA1008	Excavation & Fill Plan	1		- 21-1-2025	T
DA1009	Landscape Open Space Plan Existing	1		- 21-1-2025	
DA1010	Landscape Open Space Plan Proposed	1		- 21-1-2025	
DA1011	Landscape Plan	1		- 21-1-2025	
DA1012	Sediment & Erosion Plan	1	-7	- 21-1-2025	
DA1013	Waste Management Plan	1		- 21-1-2025	
DA1014	Stormwater Plan	1		- 21-1-2025	
DA2001	GROUND FLOOR	1		- 21-1-2025	
DA2002	FIRST FLOOR	1		- 21-1-2025	
DA2003	ROOF	1		- 21-1-2025	
DA3000	SECTION 1	1		- 21-1-2025	
DA3001	SECTION POOL	1		- 21-1-2025	
DA3002	SECTION DRIVE	1		- 21-1-2025	
DA4000	ELEVATIONS 1	1		- 21-1-2025	
DA4001	ELEVATIONS 2	1		- 21-1-2025	
DA4002	ELEVATION SIDE BDY ENVELOPES	1		- 21-1-2025	
DA5000	PERSPECTIVE	1		- 21-1-2025	
DA5001	MATERIAL & COLOUR SAMPLE BOARD	1		- 21-1-2025	
DA5002	SHADOW PLAN 21st June 9am	1		- 21-1-2025	
DA5003	SHADOW PLAN 21st June 12pm	1		- 21-1-2025	
DA5004	SHADOW PLAN 21st June 3pm	1		- 21-1-2025	
DA5005	WALL ELEVATION SHADOWS	1		- 21-1-2025	

Project Number: RP0224BUC

BASIX Certificate

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

Alterations and Additions

Certificate number: A1780444

Cromer

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

Collaroy

Plateau

Secretary Date of issue: Monday, 20 January 2025 To be valid, this certificate must be lodged within 3 months of the date of issue



Projec
Project n
Street ad
Local Go
Plan type
Lot numb
Section r

Collaro

Beach

The Collaroy

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Collaroy Rockpool

Projec Dwelling

Type of al

N/A Certific



BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



ACCREDITED BUILDING DESIGNER

t address	
ame	Buchanan
ldress	106 ROSE Avenue WHEELER HEIGHTS 2097
overnment Area	Northern Beaches Council
e and number	Deposited Plan DP206961
ber	10
number	•
t type	
type	Dwelling house (detached)
alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa).
	N/A
cate Prepared by (please	complete before submitting to Council or PCA)

Name / Company Name: RAPID PLANS PTY LTD

ABN (if applicable): 43150064592

















	Rapid Building Design and Archi	P En la	S
antes El constitue Asso	Rapid Plans	-	
notes Excavation Area	www.rapidplans.co PO Box 6193 Frenchs Forest Fax : (c2) 9905-8865 Mobile Ewail : oreoo@rapidplani	ЪС NSW 2086 : 0424-945-024	
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Δ.	BUILDING DE Rapid Plans reserves all rights to this drawing, property of Rapid Plans and may not be copies	this drawing remain without written co	nsent all
	content including intellectual, remain the prope this drawing will be returned to Rapid Plans up The builder shall check and verify all dimensio omissions to the Designer. Do not scale the du used for construction purposes until issued by	rty of Rapid Plans, on request. ns and verify all err awings. Drawings :	all copies of ors and ihall not be
	NOTES 106 Rose Avenue Wheeler Heights is z 106 Rose Avenue Wheeler Heights is n item	oned R2 Low Do ot considered a	ansity heritage
	All Plans to be read in conjunction with B New Works to be constructed shown in Construction	Shaded/Blue	r Walls
	Roof Sheet Metal to have R1.45 Insulat Insulation to External Cladded Stud & B Refer to Engineers drawings for structu All work to Engineers Specification and Timber to Engineers Specification and Timber to Engineers Specification and	ion rick Veneer Wa ral details BCA	ls R1.7
	Timber & Concrete Floors, Cladded Stu Roof Sheet Wetal to have R1.45 insulat Insulation to External Cladded Stud & B Refer to Engineers Gravings for structu All work to Engineers Specification and Timber framing to BCA and As 1684 Termite Management to BCA and As 3 Glazing to BCA and AsO1284-2047 Waterproofing to BCA and AsO3740 New Lighting to have minimum of 40%. All workmanship and materials shall be	660.1 compact fluores in accordance v	cent lamps ith the
	The DA Application Only plans are for DA Ap plans are not to be used for the construction. Certifying Authority without the written permis supply of authorised Construction Certificate		
	Basix		
	Basix Certificate Number A1/30/44 All Plans to be read in conjunction with The applicant must construct the new o (s), walls, and ceilings/roofs) in accorda listed in the table below, except that a) - required where the area of new constru- insulation specified is not required for p where insulation afready exists	nce with the spe additional insula ction is less that arts of altered co	cifications ion is not 2m2, b) instruction
	The applicant must install the windows, gl devices, in accordance with the specificat Relevant overshadowing specifications m	azed doors and s ions listed in the ust be satisfied fi	hading table below. or each
	For projections described in millimetres, eave, pergola, verandah, balcony or aw than 500 mm above the head of the win no more than 2400 mm above the sill	, the leading edg ning must be no dow or glazed d	more oor and
	Overshadowing buildings or vegetation m distance from the centre and the base of t Site Information	he window and a Prop.	lazed door, Comp.
	Site Area	562.4m2	Yes
۸.	Housing Density (dwelling/m2)		Yes
	Max Ceiling Ht Above Nat. GL Max Bldg Ht Above Nat. GL		Yes Yes
III III	Front Setback (Min.)	6.5m	Yes
	Rear Setback (Min.)		Variation
BICH	Min. side bdy setback (Min.)	0.9m	Yes
	Building envelope	4m@	Yes
106 80		45Deg	
140. 140.	% of landscape open space	U U	Yes
106 80		45Deg	Yes Yes
140. 140.	% of landscape open space (40% min)	45Deg 43%	Yes Yes
140. 140.	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m)	45Deg 43% 57% 1.95m 0.7m	Yes Yes Yes
140. 140.	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided	45Deg 43% 57% 1.95m 0.7m 2	Yes Yes Yes Yes
140. 140.	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m)	45Deg 43% 57% 1.95m 0.7m 2 d Confirm	Yes Yes Yes Yes
140. 140.	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an	45Deg 43% 57% 1.95m 0.7m 2 d Confirm Prior to f any wor y Discrep	Yes Yes Yes Yes n all Ks.
140. 140.	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of	45Deg 43% 57% 1.95m 0.7m 2 d Confirm Prior to f any wor y Discrep	Yes Yes Yes Yes n all Ks.
140. 140.	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid Pl	45Deg 43% 57% 1.95m 0.7m 2 d Confirm Prior to f any wor y Discrep	Yes Yes Yes Yes n all Ks.
140. 140.	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid Pl	45Deg 43% 57% 1.95m 0.7m 2 d Confirm Prior to f any wor y Discrep	Yes Yes Yes Yes n all Ks.
140. 140.	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid PI Project North Project North Project North Project North	45Deg 43% 57% 1.95m 0.7m 2 d Confirm Prior to i any wor y Discrep ans	Yes Yes Yes Yes n all Ks.
	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurement of Immediately Report an to Rapid PI Project North Drawn Checked GBJ Project North Drawn Checked GBJ Project North Drawn Checked GBJ Project North North Project North	45Deg 43% 57% 1.95m 0.7m 2 d Confirm Prior to f any wor y Discrep ans	Yes Yes Yes Yes n all Ks.
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These plans are for DA Applic only. These plans are not to b construction certificate applic	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid PI Project North Project North Project North Project North Project North Project North Project North Project North Client Phoebe Buchana Site: 106 Rose Avenue Heights DRAWING TITLE : SITE AND LOC Excavation & PROJECT NAME :	45Deg 43% 57% 1.95m 0.7m 2 d Confirm Prior to 5 any worl y Discrep ans	Yes Yes Yes Yes 1 all ks. ancies
These plans are for DA Applic only. These plans are not to b construction certificate applic the written permission of Rap	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid PI Project North Project North Project North Project North Project North Project North Project North Project North Client Phoebe Buchana Site: 106 Rose Avenue Heights DRAWING TITLE : SITE AND LOC Excavation & PROJECT NAME :	45Deg 43% 57% 1.95m 0.7m 2 d Confirm Prior to any wor y Discrep ans Wheeler	Yes Yes Yes Yes 1 all ks. ancies
These plans are for DA Applic only. These plans are not to be construction certificate applic the written permission of Rap	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid Pi Project North Project North New 106 Rose Avenue Heights DRAWING TITLE : SITE AND LOC Excavation & Alteratic Additice REVISION NO. DATE	45Deg 43% 57% 1.95m 0.7m 2 d Confirm Prior to any wor y Discrep ans Wheeler	Yes Yes Yes Yes 1 all ks. ancies
These plans are for DA Applic only. These plans are not to b construction certificate applic the written permission of Rap	% of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid Pi Project North Project North New 106 Rose Avenue Heights DRAWING TITLE : SITE AND LOC Excavation & Alteratic Additice REVISION NO. DATE	45Deg 43% 57% 1.95m 0.7m 2 d Confirm Prior to i any worly Discrep ans Wheeler Wheeler DISS & DISS &	Yes Yes Yes Yes 1 all ks. ancies



	Wall Legend	Donid		
	Denotes New Timber Framed Wall	Building Design and Archi	tectural Draftin	S
1111	Denotes New Masonry Wall		=	
	Denotes New Concrete Block Wall	Rapid Plans www.rapidplans.co PO Box 6193 Frenchs Forest Fax : (02) 9905-8865 Mokile	DC NSW 2084	5
····	Denotes New Concrete	© Copyright Rapid	S.COM.RK	
		all all		2024
	Denotes Existing Wall Denotes Demolished Item	BUILDING DES ASSOCIATION OF A		
	Denotes Impervious Area			
	Denotes Pervious Area	BUILDING DE Rapid Plans reserves all rights to this drawing, property of Rapid Plans and may note be copies content including millectual, remain the prope this drawing will be returned to Rapid Plans or the builder state hock and verity all dimensio omissions to the Designer. Do not scale the dr used for construction purposes until issued by NOTES	this drawing rema d without written or rity of Rapid Plans on request. ns and verify all er	onsent, all , all copies of rors and
		106 Rose Avenue Wheeler Heights is 2 106 Rose Avenue Wheeler Heights in 2 106 Rose Avenue Wheeler Heights in 2 106 Rose Avenue Wheeler Heights in 2 106 Rose Avenue Netwerk Heights (All Plans to be near in conjunction with B we Works to be controlled shown in Constructed shown in the Netwerk Heights Insulator to External Cadded Stat Rose State (Netwerk Heights) (Netw	asix Certificate Shaded/Blue d & Brick Vene ion brick Veneer Wa rai details BCA 660.1 compact fluores in accordance v ralia. ppication purpose certificate applica ssion of Rapid Pla drawings by Rap	er Walls ills R1.7 ccent lamps with the s only. These ton by any or by any or by any d Plans
		Overshadowing buildings or vegetation m distance from the centre and the base of t	ust be of the hei the window and	ght and glazed door,
		Site Information	Prop.	Comp.
		Site Area	562.4m2	Yes
		Housing Density (dwelling/m2)		Yes
		Max Ceiling Ht Above Nat. GL		Yes
		Max Bldg Ht Above Nat. GL		Yes
		Front Setback (Min.)	6.5m	Yes
		Rear Setback (Min.) Min. side bdy setback (Min.)	6.0m	Variation Yes
		Building envelope	4m@ 45Deg	Yes
		% of landscape open space (40% min)	43%	Yes
		Impervious area (m2)	57%	1/
		Maximum cut into gnd (m)	1.95m	Yes
		Maximum depth of fill (m)		Yes
		No. of car spaces provided	0.7m	Yes Yes
		No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid Pl	2 d Confirr Prior to f any wor y Discrep	Yes Yes Yes n all ks.
		Builder to Check an Measurements Commencement of Immediately Report an	2 d Confirr Prior to f any wor y Discrep	Yes Yes Yes n all ks.
		Builder to Check an Measurements Commencement of Immediately Report an to Rapid PI Project North N Drawn Checked GBJ Project North Checked GBJ Project North Checked GBJ Project North Checked GBJ Project Status DA Rev1	2 d Confirr Prior to f any wor y Discrep lans	Yes Yes Yes n all ks.
		Builder to Check an Measurements Commencement of Immediately Report an to Rapid PI Project North Drawn Checked GBJ Project North 2007 Project North 2007 Project North 2007 Project Status DA Rev1 Client Phoebe Buchana Site: 106 Rose Avenue Heights	2 d Confirr Prior to f any wor y Discrep lans)	Yes Yes Yes n all ks.
		Builder to Check an Measurements Commencement of Immediately Report an to Rapid PI Project North Project North Project North Drawn Checked GBJ Project North Project North Project North Project North Project Status DA Rev1 Client Phoebe Buchana Ste: 106 Rose Avenue Heights DRAWING TITLE; TE AND LOC Landscape Op Plan Exist	2 d Confirr Prior to f any wore y Discrep lans	Yes Yes Yes n all ks. coancies
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		Builder to Check an Measurements Commencement of Immediately Report an to Rapid Pl Project North Drawn Checkled GBJ Project North Drawn Checkled GBJ Project North Drawn Checkled GBJ Project North Project Stakes Drawn B Checkled GBJ Project North Registration Lindscape Op Plan Exits PROJECT NAME : Alteratic Addition Registration No. Date	2 d Confirm Prior to f any wor y Discrep lans) www.eeler www.eeler www.eeler Sting Sting Sons &	Yes Yes Yes n all ks. bancies



	Wall Legend	Donid		
	Denotes New Timber Framed Wall	Building Design and Archi	tectural Draftin	15
	Denotes New Masonry Wall		\rightarrow	
1////	Denotes New Concrete Block Wall	Rapid Plans www.rapidplans.or PO Box 6193 Frenchs Forest Fax : (22) 9905-8865 Mobile	DC NSW 2084	
	Denotes New Concrete	© Copyright Rapid	5.00м.ян	
1			I FIdilis	2024
	Denotes Existing Wall	bde		
	Denotes Demolished Item	BUILDING DES ASSOCIATION OF A		
	Denotes Impervious Area	A C C R E D BUILDING DE		
	Denotes Pervious Area	Rapid Plans reserves all rights to this drawing property of Rapid Plans and may not be copie content including intellectual, remain the proper this drawing will be returned to Rapid Plans up The builder shall check and verify all dimensio omissions to the Designer. Do not scale the dr used for construction purposes until issued by NOTES	d without written co rity of Rapid Plans on request. ns and verify all er awings. Drawings the Designer for c	onsent, all , all copies of rors and shall not be onstruction.
		NOTES NOTES 108 Roza Avenue Wheeler Heights is r 108 Roza Avenue Wheeler Heights is r 109 Roza Avenue Wheeler Heights is r 100 Roza Avenue Wheeler Heights is r 100 Roza Avenue Wheeler Heights is r 100 Roza Avenue Avenue Avenue Avenue Roza Share Matal to have R14 45 Insula Roza Share Matal to have R14 45 Insula Mater Dording De CA and AS 1982 Avenue Mater Dording De CA and AS 1982 Avenue New Hold De Carbon Avenue Avent Abadon Avenue Avent Abadon Avenue Avent Abadon Avenue Avent Abadon Avenue Avent Abadon Avenue Avenue Abadon Avenue Avenue Abadon Avenue Avenue Abadon Avenue Avenue Abadon Avenue Avenue Abadon Avenue Avenue Abadon Avenue Avenue Avenue Avenue Abadon Avenue Avenue Avenue Avenue Avenue Abadon Avenue Avenue Avenue Avenue Avenue Avenue Avenue Abadon Avenue Aven	asix Certificate Snaded/Bive Snaded/Bive bin brick Veneer Waral details BCA 660.1 compact fluores in accordance v ralla. glication purpose actificate application purpose plication purpose actificate application rallered constr in accordance in altered constr ince with the sp additional insula diction is less that are of altered constr ince with the sp additional insula colori on is less that are of altered constr ince with the sp aced doors and ons is laded in the us be satisfied in	er Walls IIs R1.7 cent lamps with the s only. These fon by any rs or the d Plans e scifton (floor ecifications n 2m2, b) onstruction nstruction shading table below. or each
		Overshadowing buildings or vegetation m distance from the centre and the base of	ust be of the hei the window and	ght and glazed door,
5 TRES	>	Site Information	Prop.	Comp.
A METRES	10	Site Area	562.4m2	
	Ref. 10 1685	Housing Density (dwelling/m2)		Yes
p		Max Ceiling Ht Above Nat. GL Max Bldg Ht Above Nat. GL		Yes Yes
/ /20		Front Setback (Min.)	6.5m	Yes
re unoure		Rear Setback (Min.)	6.0m	Variation
		Min. side bdy setback (Min.)		Yes
		Building envelope	4m@	Yes
			45Deg	
		% of landscape open space	43%	Yes
		(40% min) Impervious area (m2)	57%	Yes
		Maximum cut into gnd (m)	1.95m	Yes
		Maximum depth of fill (m)	0.7m	Yes
		No. of car spaces provided	2	Yes
		Builder to Check an Measurements Commencement of Immediately Report an to Rapid P	Prior to f any wor y Discrep	ks.
		S)	
		Drawn Checked GBJ Piot Date: 2/04/2025 Project NO. RP0224BUC Project Status DA Rev1		
		Client Phoebe Buchana		
		Site: 106 Rose Avenue Heights	e vvneeler	
		Landscape Of Plan Prop	oen Sp	ace
		PROJECT NAME : Alteratio	ons &	
	DA APPLICATION	REVISION NO. DATE	5115	
		1 21-1	-2025	
	<u>ONLY</u>	DRAWING NO.		
	NOT FOR CONSTRUCTION	DA1010		
		Plot Date: Shoot Sizo: A3	2/04/20 D'Archi jobs on the goli Warthersen, 22, DA Ener	







Denotes New Works

Wall Legend

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



2/04/2025 D'Archi jobs on the golilluchanan illuchanan-22- DA Finals rev1 pln

Plot Date: Sheet Size: A3

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Denotes New Works

Wall Legend

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

DA APPLICATION

ONLY

NOT FOR CONSTRUCTION





Denotes New Works

Wall Legend

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

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2/04/2025 D1Archi jobs on the golilluchana Bluchanan-22- DA Finals rev1.pl

Sheet Size: A3



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		Rapid Plans www.rapidplans.c;		
		PO Box 629x Frenchs Forest Fax : (c2) 9905-8865 Mokile Email : gregg@rapidplan	e: 0414-945-024 5.00M.au	£
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- Cr		Rapid Plans reserves all rights to this drawing, property of Rapid Plans and may not be copie content including intellectual, remain the prope	this drawing rema	ains the onsent, all
		this drawing will be returned to Rapid Plans up The builder shall check and verify all dimensio	oon request. Ins and verify all er	rors and
		omissions to the Designer. Do not scale the dr used for construction purposes until issued by NOTES. 106 Rose Avenue Wheeler Heights is z	the Designer for c	onstruction.
	1 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	106 Rose Avenue Wheeler Heights is n item	not considered a	lensity i heritage
MACADA	Contraction of the second seco	All Plans to be read in conjunction with B New Works to be constructed shown in Construction Timber & Concrete Floors, Cladded Stu	Shaded/Blue ud & Brick Vene	er Walls
10		New Works to be constructed shown in Construction Timber & Concrete Floors, Cladded St. Rod Sheet Medal to have R14 & Insular Refer to Engineers dearings for structure all work to Engineers Specification and Timber framing to BCA and AS 1684 and AS 1684 and AS 1684 Glazing to BCA and AS 1740 Waterprofile to BCA and AS 3740 Waterprofile to BCA and AS 3740 Materprofile and BCA and AS 3740 Materprofile	ion srick Veneer Wa ral details BCA	alls R1.7
emo She	d & 👻 🖌 🖊	Termite Management to BCA and AS 1684 Termite Management to BCA and AS 3 Glazing to BCA and AS01288-2047 Waterproofing to BCA and AS 3740	660.1	
eplace W	ith Grass	Cortifuing		
$\$		The DA Application Only plans are for DA Ap plans are not to be used for the construction Certifying Authority without the written permis supply of authorised Construction Certificate	xplication purpose certificate applica ssion of Rapid Pla	s only. The tion by any ins or the
\sim		Basix Basix Certificate Number A1780444		
	WALL THE REAL PROPERTY OF THE	All Plans to be read in conjunction with The applicant music construct the new or (s), walls, and ceilings/roots) in accords listed in the table below, except that a), required where the area of new constru- insulation specified is not required for p where insulation already exists. The applicant must install the windows, g devices, in accordance with the specifica-	r altered construince with the sp additional insula	e uction (floo ecification ation is not
		insulation specified is not required for p where insulation already exists. The applicant must install the windows, g	arts of altered c	shading
Z		recovering opcontourons in	1001 00 0010100	
T	LER J	Window and glazed door. For projections described in millimetres eave, pergola, verandah, balcorvy or aw than 500 mm above the head of the wir no more than 2400 mm above the sill. Overshadowing buildings or vegetation m distance from the centre and the base of	ning must be ni idow or glazed o iust be of the hei	ö more door and ght and
Setback Line	AN LOS	distance from the centre and the base of Site Information	Prop.	glazed doo
back) je	Site Area	562.4m2	Yes
ر الع		Housing Density (dwelling/m2)		Yes
\sum_{n}	0	Max Ceiling Ht Above Nat. GL		Yes
	•	Max Bldg Ht Above Nat. GL Front Setback (Min.)	8.5m 6.5m	Yes
		Rear Setback (Min.)	6.0m	Yes Variatio
		Min. side bdy setback (Min.)		Yes
		Building envelope	4m@	Yes
	< compared with the second s		45Deg	Vee
systems		% of landscape open space (40% min)	43%	Yes
	6 of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-	Impervious area (m2)	57%	Yes
D) lamps.		Maximum cut into gnd (m) Maximum depth of fill (m)	1.95m 0.7m	Yes Yes
	owerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.	No. of car spaces provided	0.7m 2	Yes
	is have a flow rate no greater than 9 litres per average man or a minimum 3 star water rating.	Builder to Check an		
		Measurements		
uirements		Commencement of Immediately Report an		
below, except that a) addit	ed construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications onal insulation is not required where the area of new construction is less than 2m2, b) of altered construction where insulation already exists.	to Rapid P	ians	
	Additional insulation required (R- Other specifications		\	
n ground floor.	nil N/A	\square	/	
with enclosed subfloor: amed (weatherboard,	R0.60 (down) (or R1.30 including N/A construction) N/A	Drawn Checked GBJ Plot Date: 2/04/2025 Project NO. RP0224BUC		
) ick veneer	R1.16 (or R1.70 including construction)	Project Status DA Rev1		
rred with garage: 0.36) ed roof	nil ceiling: R1.45 (up), roof: foil backed medium (solar absorptance 0.475 -	Client Phoebe Buchana		
	blanket (75 mm) 0.70)	Site: 106 Rose Avenue Heights		
		DRAWING TITLE :		
				र
		PROJECT NAME :	une e	
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Γ	DA APPLICATION	REVISION NO. DATE		
	ONLY	1 21-1 DRAWING NO.	-2025	
	NOT FOR CONSTRUCTION	DA2001		
L	NUT FOR CONSTRUCTION	Plot Date:	2/04/21 DiArchi jobs on the goli Buchanan-22- DA Final	
		Sheet Size: A3	sluchanan-22- DA Final	a rev1.pin





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			jenu		www.rapidplans.c PO Box 6192 Frenchs Forest Fax : (00) 9905-8865 Mobili	DC NSW 2086	
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	и асполни и асполните и			41.37 41.37	A C C R E D BUILDING DE BUILDING DE BUILDING DE Rada Plans mereres al right to this drawing property of Rad Plans and may rot te cogno conter including initiatical, remain the proper conter including initiatical remains and may rot property of Rad Plans and may rot te cogno provide the plans and may rot te cogno to the plans and the rot control of the Plans to the constructed shown in To Rosa Avenue Wheeler Heights is zi to shown to the construction with the automatical shown in the property of Rosa Avenue Wheeler Heights is zi to shown to be constructed shown in To Rosa Avenue Wheeler Heights is zi to shown to be constructed shown in Constructed and the plans to be and construction with the Avenue to be constructed shown in Constructed and the constructed shown in Constructed and the constructed shown in	I TE ED SIGNER SIGNER Understand without writing or man dividual drawn and write of the signal signal drawn and signal drawn	Insent, all all copies of fors and shall not be nestruction. ensity heritage ar Walls lis R1.7 cent lamps with the sority. These sority. These sority any rs of the d Plans building the building the heading table below. or each
		TER			window and glazed door. For projections described in millimetres eave, pergola, verandah, balcony or av than 500 mm above the head of the win no more than 2400 mm above the sill. Overshadowing buildings or vegetation m distance from the centre and the base of	, the leading ed ning must be no	ge of each more foor and
	1 pl	AN ST			no more than 2400 mm above the sill. Overshadowing buildings or vegetation m distance from the centre and the base of	ust be of the height be window and g	ght and glazed door,
	S) ⁸			Site Information	Prop.	Comp.
5)ø				Site Area	562.4m2	Yes
5/			C	2	Housing Density (dwelling/m2)	1	Yes
				<u> </u>	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	Variation
					Min. side bdy setback (Min.)	0.9m	Yes
					Building envelope	4m@	Yes
						45Deg	
					% of landscape open space (40% min)	43%	Yes
					Impervious area (m2)	57%	Yes
					Maximum cut into gnd (m)	1.95m	Yes
					Maximum depth of fill (m)	0.7m	Yes
					No. of car spaces provided	2	Yes
					Builder to Check an	d Confirr	n all
pt that a) addition	onal insulation of altered const	n (floor(s), walls, and ceilings/r is not required where the area truction where insulation alread insulation required (R-	oofs) in accordance with the specificat of new construction is less than 2m2, y exists. Other specifications	ions b)	Measurements Commencement o Immediately Report an to Rapid P	f any wor y Discrep	
r. ed subfloor: erboard,	nil R0.60 (dowr construction	n) (or R1.30 including	N/A N/A		Project North)	
age:	nil ceiling: R1.4	1.70 including construction) 45 (up), roof: foil backed	medium (solar absorptance 0.475 -		Drawn Checked GBJ Plot Date: 2/04/2025 Project NO. RP0224BUC Project Status DA Rev1		
	blanket (75 i	mm)	0.70)		Client Phoebe Buchana	n	
				Annli	Site: 106 Rose Avenue Heights		
					DRAWING TITLE :		
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					Plot Date: Sheet Size: A3	2/04/20 D:Archi jobs on the gold VBuchanan-22- DA Fital	
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	Denotes New Works	Rapid Building Design and Archi	Plan tectural Draftin	15
	<u>Legend</u>	Rapíd Plans	V	
	-	www.rapidslans.co PO Box 6193 Frenchs Forest Fax : (co) 9905-8865 Mobile	DC NSW 2086	
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ibe	r Framed Wall	bde		
Rec	d Dashed	BUILDING DES	IGNERS	
eet	Metal	ASSOCIATION OF A	USTRALIA	
		A C C R E D BUILDING DE		
ho	r Fromod Wall	Rapid Plans reserves all rights to this drawing, property of Rapid Plans and may not be copie content including intellectual, remain the prope	this drawing rema d without written co	ins the onsent, all
	r Framed Wall	this drawing will be returned to Rapid Plans up The builder shall check and verify all dimensio	on request. ns and verify all en	rors and
ıbe	r Framed Wall	omissions to the Designer. Do not scale the dr used for construction purposes until issued by NOTES.	awings. Drawings	shall not be
Au	ıst. Stds.	106 Rose Avenue Wheeler Heights is z 106 Rose Avenue Wheeler Heights is n item	ot considered a	ensity heritage
		All Plans to be read in conjunction with B New Works to be constructed shown in Construction Tunber & Concerne Electric Cladded Stit	asix Certificate Shaded/Blue	or Walle
		Roof Sheet Metal to have R1.45 Insulat Insulation to External Cladded Stud & E Refer to Engineers drawings for structu	ion Rick Veneer Wa ral details	ills R1.7
		Construction Timber & Concrete Floors, Claddied Sti. Roof Sheet Metal to have R1 45 Insulat Roof Sheet Metal to have R1 45 Insulat Refer to Engineers drawing for structu All work to Engineers Specification and Timber framing to BCA and AS 1694 Termite Management to BCA and AS 3 Glazing to BCA and ASO1282 2491 New Lighting to have minimum of 40%. All workmanship and materials shall be	BCA 660.1	
ng.	Details	Waterproofing to BCA and AS 3740 New Lighting to have minimum of 40% All workmanship and materials shall be requirements of Building Codes of Aust	compact fluores in accordance v	cent lamps with the
		The DA Application Only plans are for DA Applans are not to be used for the construction		
Ink	To Basix	Certifying Authority without the written permit supply of authorised Construction Certificate Basix	denuicate applicat ssion of Rapid Pla drawings by Rapi	ns or the id Plans
		Basix Certificate Number A1780444	Basix Certificate r altered constru	e uction (floor
		All Plans to be read in conjunction with The applicant must construct the new o (s), walls, and cellings/roofs) in accorda listed in the table below, except that a), required where the area of new constru- insulation specified is not required for where insulation already exists. The applicant must install the windows, go devices, in accordance with the specifical Palevant newsharkwine receiving the second	ince with the sp additional insula ction is less that arts of altered o	ecifications ition is not n 2m2, b) onstruction
		where insulation already exists. The applicant must install the windows, g devices, in accordance with the specifical	lazed doors and ions listed in the	shading table below.
		window and alared door		or outon
		Window and gazado uodi. For projections described in millimetres eave, pergola, verandah, balcony or aw than 500 mm above the head of the wir no more than 2400 mm above the sili. Overshadowing buildings or vegetation m distance from the centre and the base of	idow or glazed o	door and ght and
+4	49,723	Site Information	Prop.	Comp.
5	RIDGE	Site Area	562.4m2	Yes
		Housing Density (dwelling/m2)	1	Yes
+4				
	18,490	Max Ceiling Ht Above Nat. GL	7.2m	Yes
4	48,490 FCL	Max Ceiling Ht Above Nat. GL Max Bldg Ht Above Nat. GL		Yes Yes
Ċ	FCL	Max Bldg Ht Above Nat. GL Front Setback (Min.)	8.5m 6.5m	Yes Yes
Ċ		Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.)	8.5m 6.5m 6.0m	Yes Yes Variation
nm	Timber	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.)	8.5m 6.5m 6.0m 0.9m	Yes Yes Variation Yes
nm ned	FCL Timber I Sheet	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.)	8.5m 6.5m 6.0m 0.9m 4m@	Yes Yes Variation
nm ned 16°	FCL Timber I Sheet	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.)	8.5m 6.5m 6.0m 0.9m	Yes Yes Variation Yes
nm ned 16°	FCL Timber I Sheet	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min)	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43%	Yes Variation Yes Yes Yes
nm ned 16°	FCL Timber I Sheet	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2)	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57%	Yes Yes Variation Yes Yes Yes
nm ned 16°	FCL Timber I Sheet	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m)	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m	Yes Yes Variation Yes Yes Yes Yes
nm ned 16° +2 3	FCL Timber I Sheet 45,790 FIRST FLOOR	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m)	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m	Yes Yes Variation Yes Yes Yes Yes Yes
nm ned 16° +2 3	FCL Timber I Sheet 45,790 FIRST FLOOR	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m)	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2	Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes
nm ned 16° +2 3	FCL Timber I Sheet 45,790 FIRST FLOOR	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all
nm ned 16° +2 3 mm Vall	FCL Timber I Sheet 45,790 FIRST FLOOR	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
nm ned 16° +2 3 mm Vall	FCL Timber I Sheet 45,790 FIRST FLOOR	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement o' Immediately Report an to Rapid P	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
nm ned 16° +2 3 mm Vall	FCL Timber I Sheet 45,790 FIRST FLOOR	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
nm ned 16° +2 3 mm Vall	FCL Timber I Sheet 45,790 FIRST FLOOR	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Protect Nath	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
nm ned 16° +2 3 mm Vall	FCL Timber I Sheet 45,790 FIRST FLOOR	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Protect Nath	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
nm ned 16° +2 3 mm Vall	FCL Timber I Sheet 45,790 FIRST FLOOR	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Project North Project North Project North Project North Project North Project North Project North Project North No. 2002 Project North No. 2002 Proj	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep ans	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
nm ned 16° +2 3 mm Vall	FCL Timber I Sheet 45,790 FIRST FLOOR	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Project North Project North Project Status DA Rev1 Client Phoebe Buchana Site: 106 Rose Avenue	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discreplans	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
nm ned 16° +2 3 mm Vall	FCL Timber Sheet 45,790 FIRST FLOOR 42,630 GROUND FLOOR	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Project North Project North Project North Project Status DA Rev1 Client Phoebe Buchana Site: 106 Rose Avenue Hote Rose Avenue	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep ans)	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
nm ned 16° +2 3 mm Vall	FCL Timber Sheet 5,790 FIRST FLOOR 42,630 GROUND FLOOR These plans are for DA Appli only. These plans are not to b	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Project North Project North Project North Project Status DA Rev1 Client Phoebe Buchana Site: 106 Rose Avenue Hote Rose Avenue	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep ans) n • Wheeler	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
nm ned 16° +2 3 mm Vall	FCL Timber Sheet 45,790 FIRST FLOOR 42,630 GROUND FLOOR These plans are for DA Appli	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Drawn Checked GBJ Project North Drawn Checked GBJ Project North Client Photebate: 204/2025 Project North Client Photebate: 204/2025 Photebate: 2	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep ans NSS 1 DNS 1 DNS 1 DNS 8	Yes Yes Variation Yes Yes Yes Yes Yes n all ks. bancies
nm ned 16° +2 3 mm Vall	FCL Timber Sheet 45,790 FIRST FLOOR 42,630 GROUND FLOOR These plans are for DA Appli only. These plans are not to l construction certificate appli the written permission of Ra	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Drawn Checked GBJ Project North Drawn Checked GBJ Project North Drawn Checked GBJ Project North Client Phoebe Buchana Site: 106 Rose Avenue Heights DRAWING TITLE : ELEVATIO PROJECT NAME : Alteratic Additio	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep ans NSS 1 DNS 1 DNS 1 DNS 8	Yes Yes Variation Yes Yes Yes Yes Yes n all ks. bancies
nm ned 16° +2 3 mm Vall	FCL Timber Sheet 45,790 FIRST FLOOR 42,630 GROUND FLOOR These plans are for DA Appli only. These plans are not to l construction certificate appli	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Project North Drawn LChecked GBJ Project North Project North Client Phoebe Buchana Site: 106 Rose Avenue Heights DRAWING TITLE : ELEVATIO PROJECT NAME: Alteratic Additio REVISION NO. DATE	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep ans NS 1 DNS 1 DNS 1 DNS 1 DNS 2	Yes Yes Variation Yes Yes Yes Yes Yes n all ks. bancies
nm ned 16° +2 3 mm Vall	FCL Timber Sheet 45,790 FIRST FLOOR 42,630 GROUND FLOOR These plans are for DA Appli only. These plans are not to l construction certificate appli the written permission of Ra	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Project North Drawn LChecked GBJ Project North Project North Client Phoebe Buchana Site: 106 Rose Avenue Heights DRAWING TITLE : ELEVATIO PROJECT NAME: Alteratic Additio REVISION NO. DATE	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep ans NSS 1 DNS 1 DNS 1 DNS 8	Yes Yes Variation Yes Yes Yes Yes Yes n all ks. bancies
nm ned 16° +2 3 mm Vall	FCL Timber Sheet 45,790 FIRST FLOOR 42,630 GROUND FLOOR These plans are for DA Appli only. These plans are not to l construction certificate appli the written permission of Ra	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Drawn Checked GBJ Project North Maximum Creation Site: 106 Rose Avenue Heights DRAWING TITLE : ELEVATIO PROJECT NAME: Alteratic Alteratic Alteratic Alteratic	8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep ans NS 1 DNS 1 DNS 1 DNS 1 DNS 2	Yes Yes Variation Yes Yes Yes Yes Yes n all ks. bancies





Rapid Plan Legend Denotes Existing Item Denotes Demolished Item © Copyright Rapid Plans 2024 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA 00 A C C R E D I T E D BUILDING DESIGNER tion with Basix Certificate rojections described in millimetres, the leading edge of e , pergola, verandah, balcony or awning must be no more 500 mm above the head of the window or glazed door a Prop. Com ite Information 562.4m2 Yes Site Area using Density (dwelling/m2) 1 Yes Yes fax Ceiling Ht Above Nat. GL 7.2m Nax Bldg Ht Above Nat. GL 8.5m Yes ont Setback (Min.) 6.5m Yes Rear Setback (Min.) 6 0m Variati Yes Min. side bdy setback (Min.) 0.9m Building envelope 4m@ Yes 45Deg 6 of landscape open space 43% Yes 40% min) pervious area (m2) 57% Yes 1.95m Yes ximum cut into gnd (m) 0.7m Yes mum depth of fill (m) Yes b. of car spaces provided 2 Builder to Check and Confirm all Measurements Prior to Commencement of any works. nmediately Report any Discrepancie to Rapid Plans \bigcirc Drawn | Checked GBJ Plot Date: 2/04/2025 Project NO. RP0224BUC Project Status DA Pourt ent Phoebe Buchanar 106 Rose Avenue Wheeler Heights Site: RAWING TITLE : ELEVATIONS ELEVATION SIDE BDY ENVELOPES Alterations & Additions **DA APPLICATION** DATE ISION NO 21-1-2025 1 ONLY DA4002 NOT FOR CONSTRUCTION 2/04/2025 D'Archi jobs on the golilluchanan illuchanan-22- DA Finals rev1 pln Plot Date: Sheet Size: A3



he applicant must install the windows, glazed doors and shading devices, in accordance with the sp elow. Relevant overshadowing specifications must be satisfied for each window and glazed door. ents 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 gla must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Toda system U-value and SHGCs must be calculated in accordance with National Fenerstration Rating Council (NFRC) conditions. The description is ative systems with complying U-value and SHGC may be su

projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 0 mm above the head of the window or glazed door and no more than 2400 mm above the sill. with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35

olas with fixed battens must have battens parallel to the window or glazed door above which they are situ shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
3	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
7	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)
3	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)
4	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
6	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
4.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)
1.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)
3.6	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)
1.1	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)
1.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)

Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
4	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)
4	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)
2.9	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
11.5	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)







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Framed Wall (Typical).	BUILDING DES ASSOCIATION OF A			
	BUILDING DE Rapid Plans reserves all rights to this drawing,	SIGNER		
s Metal Handrail (Typical). Colour By Owner	property of Rapid Plans and may note occipa- content including mellectual, remain the proper this drawing will be returned to Rapid Plans up The builder shall check and werkly all dimension omissions to the Designer. Do not sails the dra used for construction purposes until issued by MOTES 106 Rose Avenue Wheeler Heights is a Illem All Plans to be read in conjunction with B.	d without written co rty of Rapid Plans, on request. ns and verify all err awings. Drawings s the Designer for co oned R2 Low De ot considered a asix Certificate	nsent, all all copies of ors and ihall not be instruction. ansity heritage	
	New Work's to be constructed shown in Construction use Foors, Claded Stu Roof Sheet Metal to have R1.45 install rsulation to External Claded Stud & B Rafer to Engineers drawings for structure in the structure of the Stud AS 1684. Termite Management to BCA and AS 3 Glazing to BCA and AS 1684. Termite Management to BCA and AS 3 Glazing to BCA and AS 1684. Waterfooling to BCA and AS 3 Glazing to BCA and AS 1684. All vorkmarship and materials shall be requirements of Building Codes of Aust Certifying		S. S. IA S. S. IA D. R. arrainable for the second seco	
	The DAR Application Only places are for DAR places are not be used for the construction certifiery Authority without it e written points apply of authority without it e written points apply of authority without ite written points and apply of authority of construction Certificates Based and apply and authority of construction and the application must construct the new or (1), while, and collarginous) in a construction required where the area of new constru- regulated specificates in the area of new constru- regulated magnetic and the only equipped to the collection with the specifications in Relevant overshadowing searching in the construction with the specifications in the construction with the specifications in the programment week model in millionnees and the construction with the specifications in the programment acceleration in initiantees the programment acceleration in initiantees and the construction of the specification in the specification of the specification in the specification in the specification in the specification of the specification in the specification in the specification of the specification in the specificati			
	eave, pergola, verandah, balcony or aw than 500 mm above the head of the win no more than 2400 mm above the sill. Overshadowing buildings or vegetation m	ning must be nö dow or glazed d ust be of the heig	more oor and ht and	
of (Typical)	distance from the centre and the base of t Site Information	ne window and g	lazed door,	
of (Typical).	Site Area	562.4m2	Yes	
	Housing Density (dwelling/m2)			
	Max Ceiling Ht Above Nat. GL Max Bldg Ht Above Nat. GL	7.2m 8.5m		
	Front Setback (Min.)	6.5m		
	Rear Setback (Min.)			
	Min. side bdy setback (Min.)	0.9m	Yes	
		4m@ 45Dog	Yes	
	% of landscape open space	45Deg 43%	Yes	
	(40% min)	570/	M	
	Impervious area (m2) Maximum cut into gnd (m)	57% 1.95m		
	Maximum cut into grid (m) Maximum depth of fill (m)	0.7m		
	No. of car spaces provided	2	Variation Yes Yes Yes Yes Yes Yes rm all rks.	
rs/Eng. Details (Typical).	Builder to Check an Measurements Commencement of Immediately Report an to Rapid Pl Project North	Prior to Fany worl y Discrep	ks.	
	Project North			
	Drawn Checked GBJ Piot Date: 2/04/2025 Project No. RP0224BUC Project Status DA Rev1			
	Client Phoebe Buchanan Site: 106 Rose Avenue Wheeler			
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<u>construction certificate applie</u> the written permission of Rap	MATERIAL & COLOUR SAMPLE BOARD PROJECT NAME: Alterations &			
	Additio	ons		
DA APPLICATION	REVISION NO. DATE 1 21-1	-2025		
ONLY NOT FOR CONSTRUCTION	DRAWING NO. DA5001 Plot Date:	2/04/20		
	Sheet Size: A3	D'Arth jobs on the golil Buchanan-22- DA Finals		

















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	BUILDING DE	SIGNER	ins the
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	NOTES 106 Rose Avenue Wheeler Heights is z 106 Rose Avenue Wheeler Heights is n 107 All Plans to be read in conjunction with B New Works to be constructed shown in <u>Construction</u> Imber & Concrete Floors, Cladded Stu	asix Certificate	
	New Works to be constructed shown in Construction Timber & Control In Florm, Cloded Shu Timber & Control In Florm, Cloded Shu Timber & Control In Florm, Cloded Shu Timber & Control In State Shu Amort to Engineers drawings for structure Amort to Engineers drawings for structure Amort to Amort Shu Termite Management to BCA and AS 3 Glazing to BCA and AS 30 Glazing to BCA and AS 30 Glazing to BCA and AS 30 All workmaship and materials shall be requirements of Building Codes of Aust Carthyling	ion krick Veneer Wa ral details BCA 660.1 compact fluores in accordance v	lls R1.7 cent lamps vith the
	requirements of Building Codes of Australia. Certifying The DAApplication Only plans are for DAApplication purposes only. The plans are not be used for the constaution certificate application by any Certifying Auftrality without the wattern permission of Paper Pars or the Desixing Construction Certificate adwargs by Regift Pans Basix Basix Certificate Number A1780444 Al Plans to be read in conjunction with Basix Certificate		
	The applicant must construct the new (), varial, and conjectivo() is account is left in the table below, except that a) required where the yeak of new constru- tion of the second second second second second where insulation aready excits. The applicant must install he windows, geopelications window and glazed doc. Helevani overshadown geopelications window and glazed doc. Norma above the head of the win once the 32 doct of the windows and and than 500 mm above the bead of the win once the 32 doct of the windows and the second the second seco	r altered constri ince with the sp additional insula ction is less tha arts of altered c lazed doors and ions listed in the ust be satisfied 1	action (floor ecifications tion is not n 2m2, b) postruction shading table below. or each
			•
	Site Information Site Area	Prop. 562.4m2	Comp.
	Housing Density (dwelling/m2)		Yes
	Max Ceiling Ht Above Nat. GL		Yes
	Max Bldg Ht Above Nat. GL	8.5m	Yes
	Front Setback (Min.)	6.5m	Yes
	Rear Setback (Min.)	6.0m	Variation
	Min. side bdy setback (Min.)		Yes
	Building envelope	4m@	Yes
		45Deg 43%	Yes
	(40% min)	4370	163
	Impervious area (m2)	57%	Yes
	Maximum cut into gnd (m)	1.95m	Yes
	Maximum depth of fill (m)	0.7m	Yes
	No. of car spaces provided	2	Yes
	Measurements Commencement of	Builder to Check and Confirm all Measurements Prior to Commencement of any works. nmediately Report any Discrepancies to Rapid Plans Project North	
	Project North		
	Drawn I Checked GBJ Phot Date: 204/2025 Project No. RP0224BUC Project Status DA Rev1 Client Phoebe Buchanan Site: 106 Rose Avenue Wheeler		
		ΖΑΤΙΟΙ	N
	DRAWING TITLE SHADOW PL	VATION WS	
	PROJECT NAME: REVISION NO. DATE 1 21-1 DRAWING NO.	VATION WS	
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