

Rapid Plans [www.rapidplans.com.au](http://www.rapidplans.com.au)  
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BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA



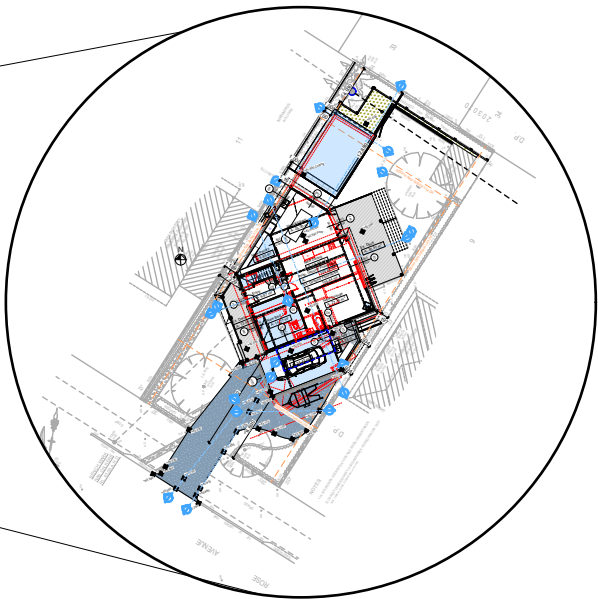
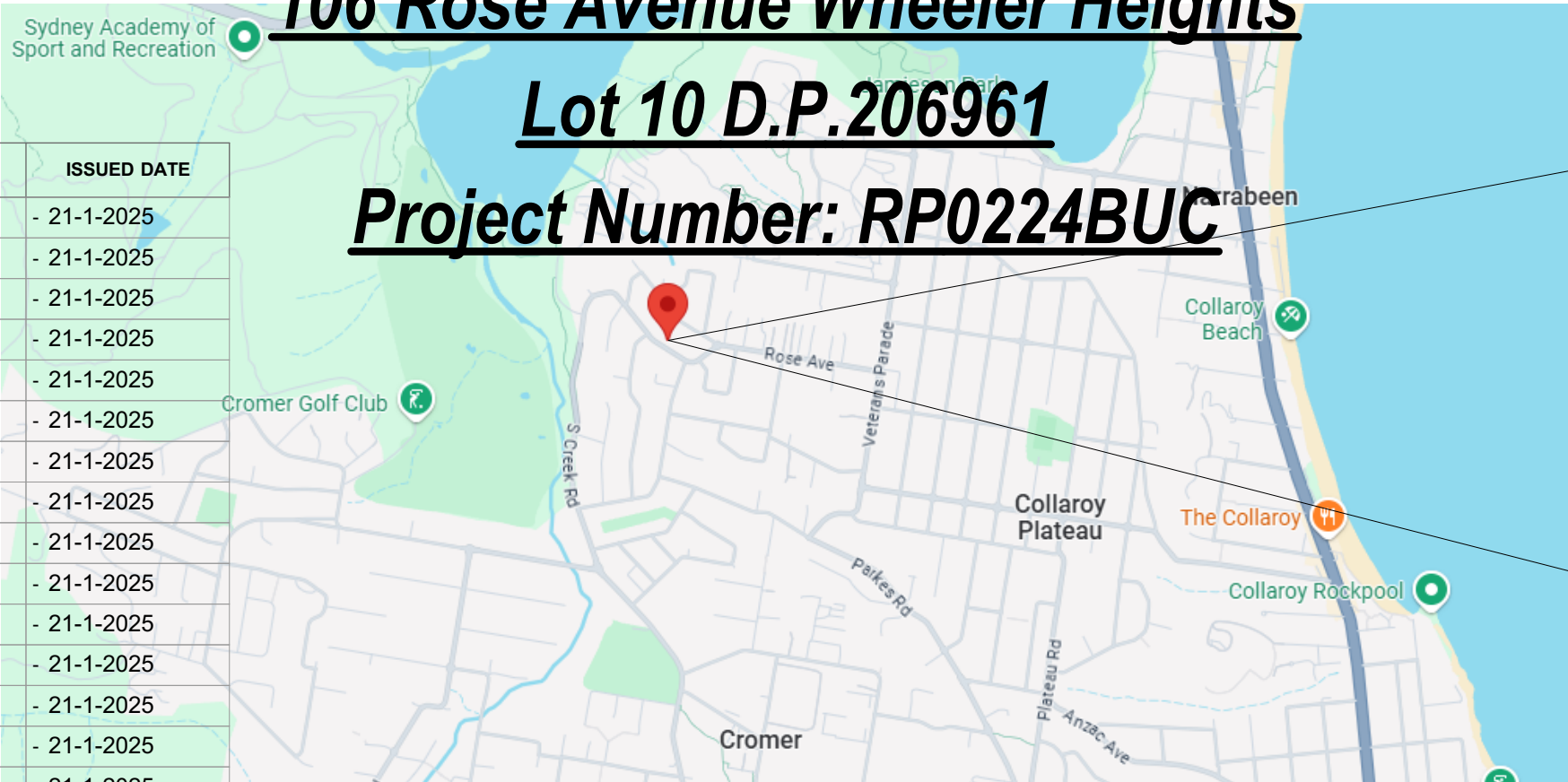
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BUILDING DESIGNER

# Alterations & Additions To Existing Residence For Phoebe Buchanan

106 Rose Avenue Wheeler Heights  
Lot 10 D.P.206961

Project Number: RP0224BUC

DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	1	- 21-1-2025
DA1001	A4 NOTIFICATION PLAN	1	- 21-1-2025
DA1002	SITE SURVEY	1	- 21-1-2025
DA1003	SITE PLAN	1	- 21-1-2025
DA1004	Existing Ground Floor Plan	1	- 21-1-2025
DA1005	Existing Roof Plan	1	- 21-1-2025
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
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	- 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



**BASIX® Certificate**

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

**Alterations and Additions**

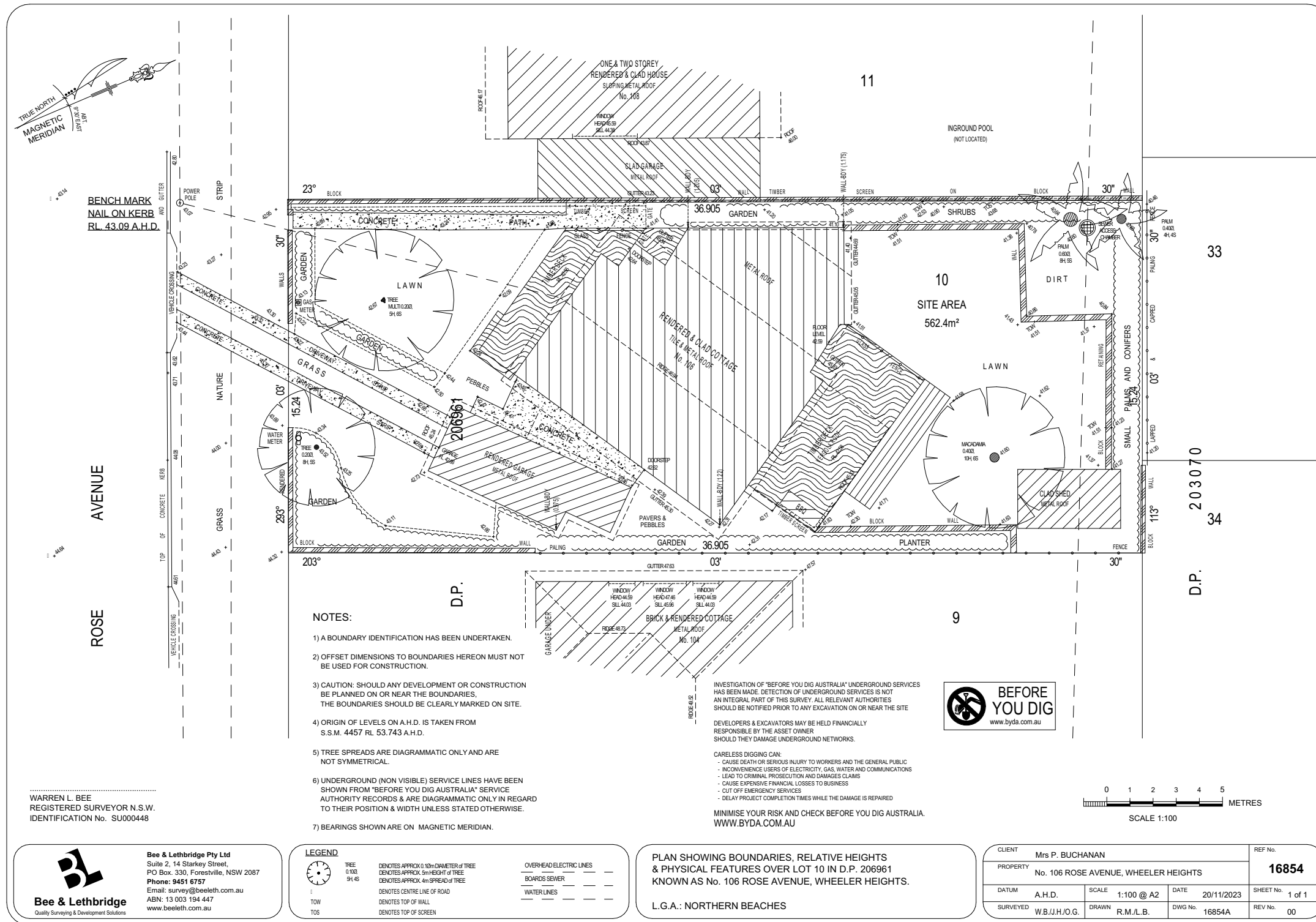
Certificate number: A1780444

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



Project address	
Project name	Buchanan
Street address	106 ROSE Avenue WHEELER HEIGHTS 2097
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP206961
Lot number	10
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 includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name: RAPID PLANS PTY LTD	
ABN (if applicable): 43150064592	







Denotes New Works

**Wall Legend**



Denotes New Timber Framed Wall



Denotes New Masonry Wall



Denotes New Concrete

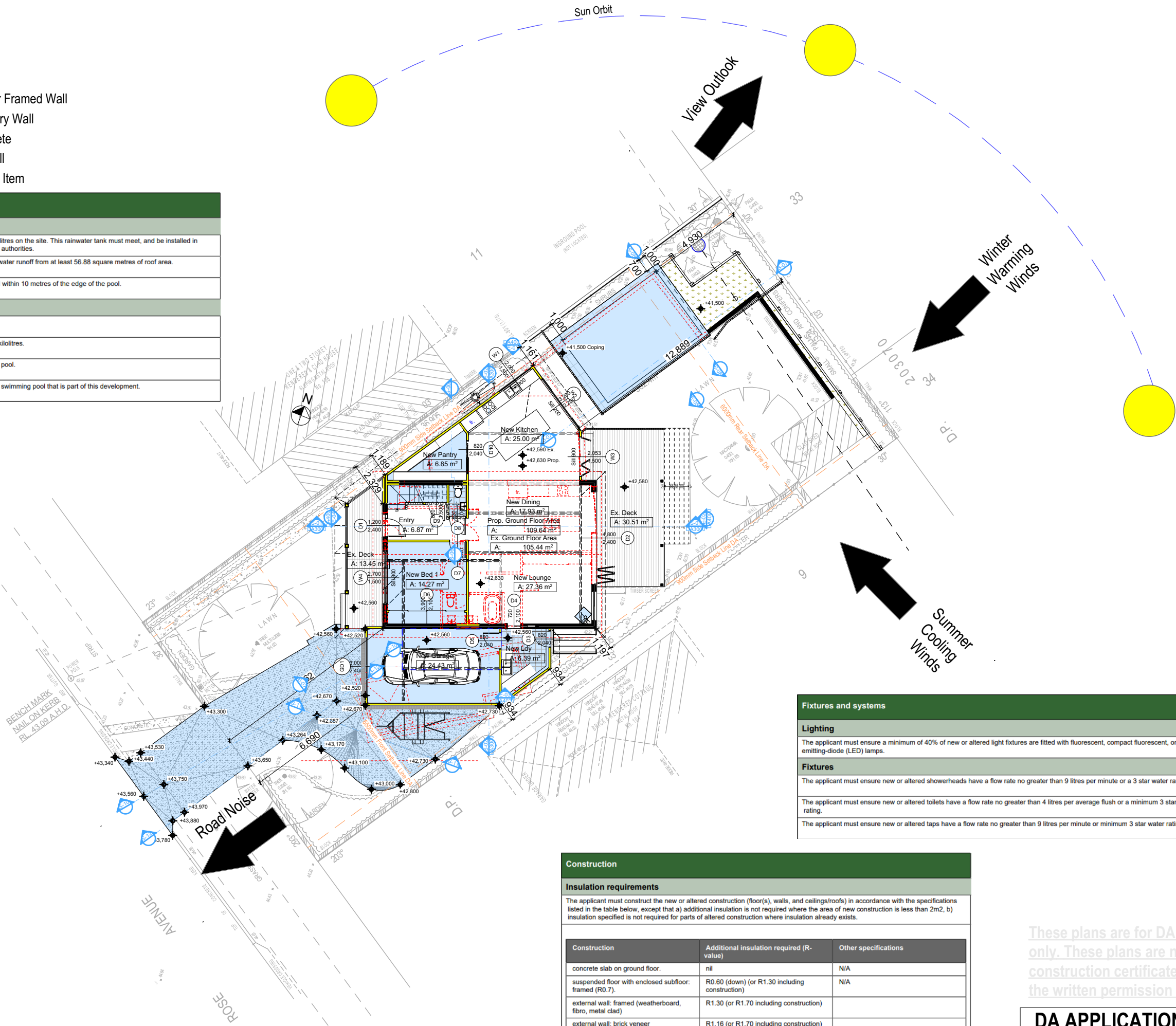


Denotes Existing Wall



Denotes Demolished Item

Pool and Spa
<b>Rainwater tank</b>
The applicant must install a rainwater tank of at least 2143.75 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rainwater runoff from at least 56.88 square metres of roof area.
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.
<b>Outdoor swimming pool</b>
The swimming pool must be outdoors.
The swimming pool must not have a capacity greater than 44 kilolitres.
The applicant must install a pool pump timer for the swimming pool.
The applicant must not incorporate any heating system for the swimming pool that is part of this development.



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**

**Insulation requirements**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	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)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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**NOTES**  
106 Rose Avenue Wheeler Heights is zoned R2 Low Density  
106 Rose Avenue Wheeler Heights is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in ShadedBlue  
**Construction**  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer 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 AS 2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.  
**Certifying**  
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans  
**Basic**  
Basic Certificate Number A1780444  
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The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m <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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m <sup>2</sup> )	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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North

Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP02248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

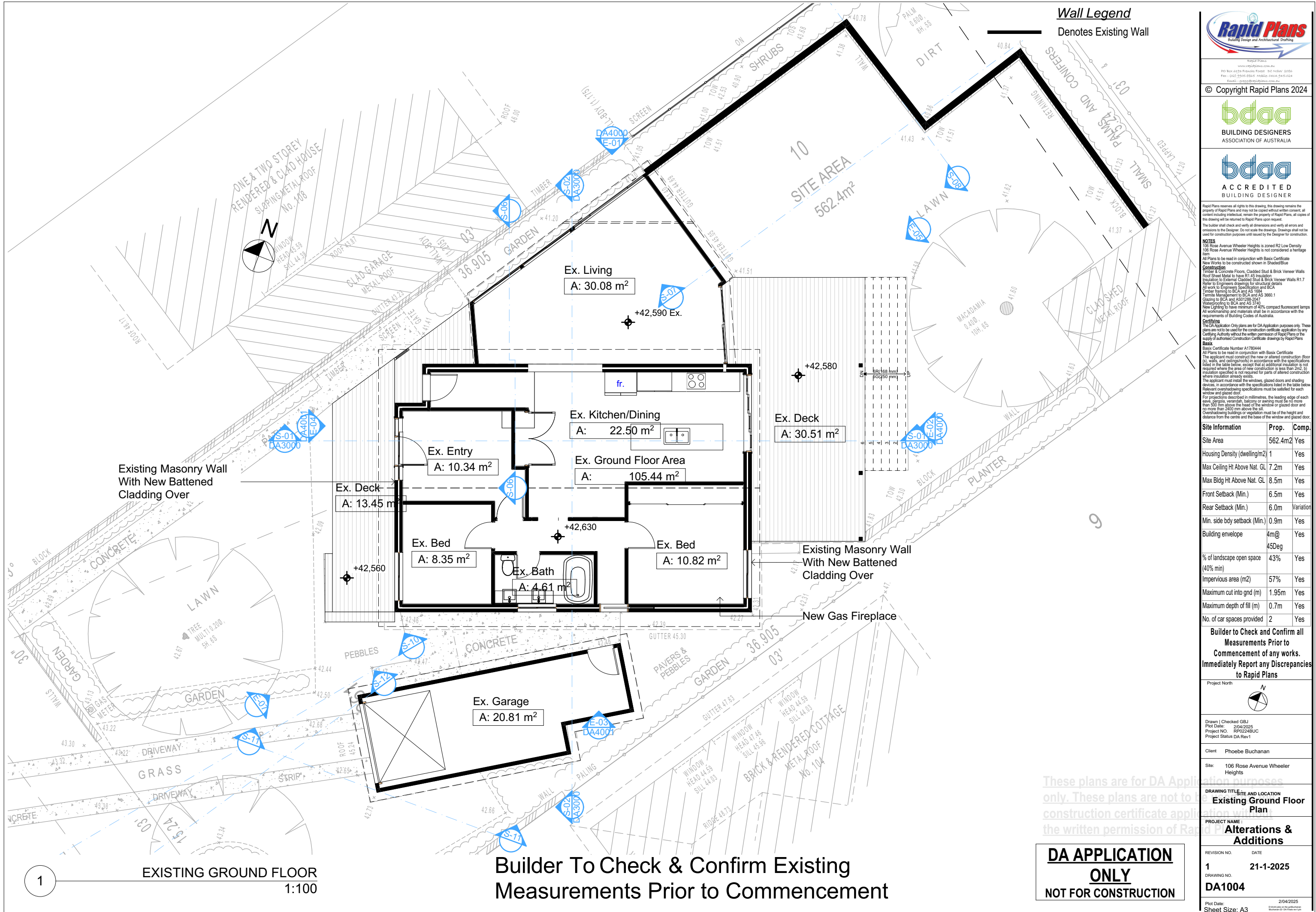
**DRAWING TITLE:**  
**SITE AND LOCATION**  
**SITE PLAN**

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

REVISION NO.	DATE
1	21-1-2025

**DRAWING NO.**  
**DA1003**

Plot Date: 2/04/2025  
Sheet Size: A3



Wall Legend  
Denotes Existing Wall



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**NOTES**  
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106 Rose Avenue Wheeler Heights is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be considered shown in Shaded Blue  
**Construction**  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer 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 AS 1905-2017  
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.

**Conditioning**  
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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	562.4m2	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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% 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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North



Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP0224RUC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

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

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

REVISION NO.	DATE
1	21-1-2025

DRAWING NO. **DA1004**

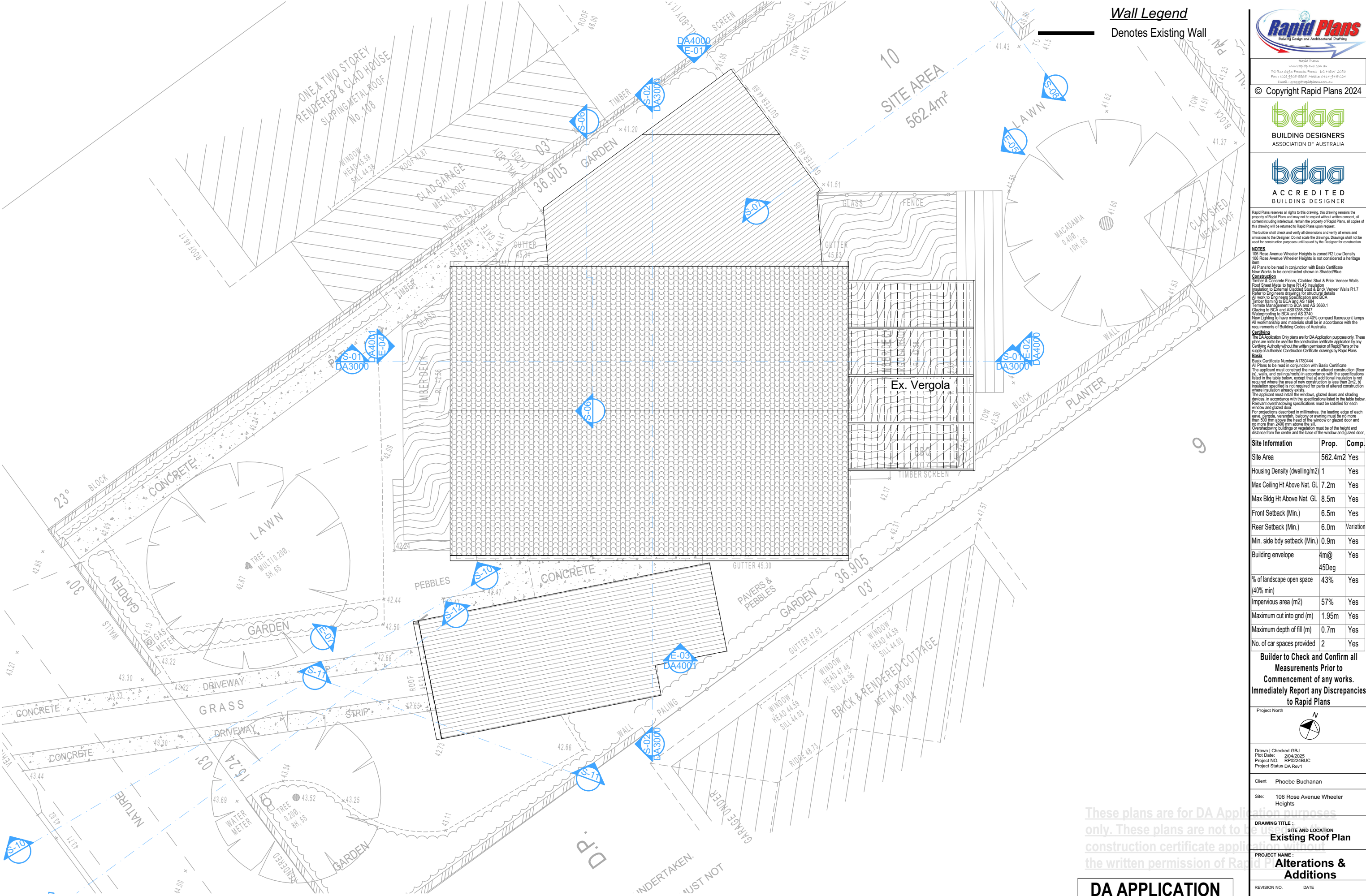
Plot Date: 2/04/2025  
Sheet Size: A3

Builder To Check & Confirm Existing Measurements Prior to Commencement

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**Wall Legend**  
Denotes Existing Wall

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**Construction**  
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Roof Sheet Metal to have R1.45 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 AS1743-2017  
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.

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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 Area	562.4m2	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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% 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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North

Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP0224BUC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

**DRAWING TITLE:**  
SITE AND LOCATION  
**Existing Roof Plan**

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

REVISION NO.	DATE
1	21-1-2025

DRAWING NO. **DA1005**

Plot Date: 2/04/2025  
Sheet Size: A3

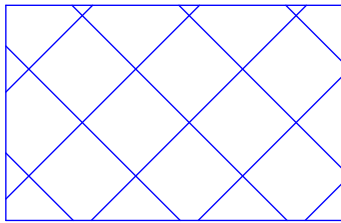
**Builder To Check & Confirm Existing Measurements Prior to Commencement**

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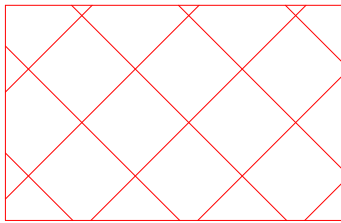




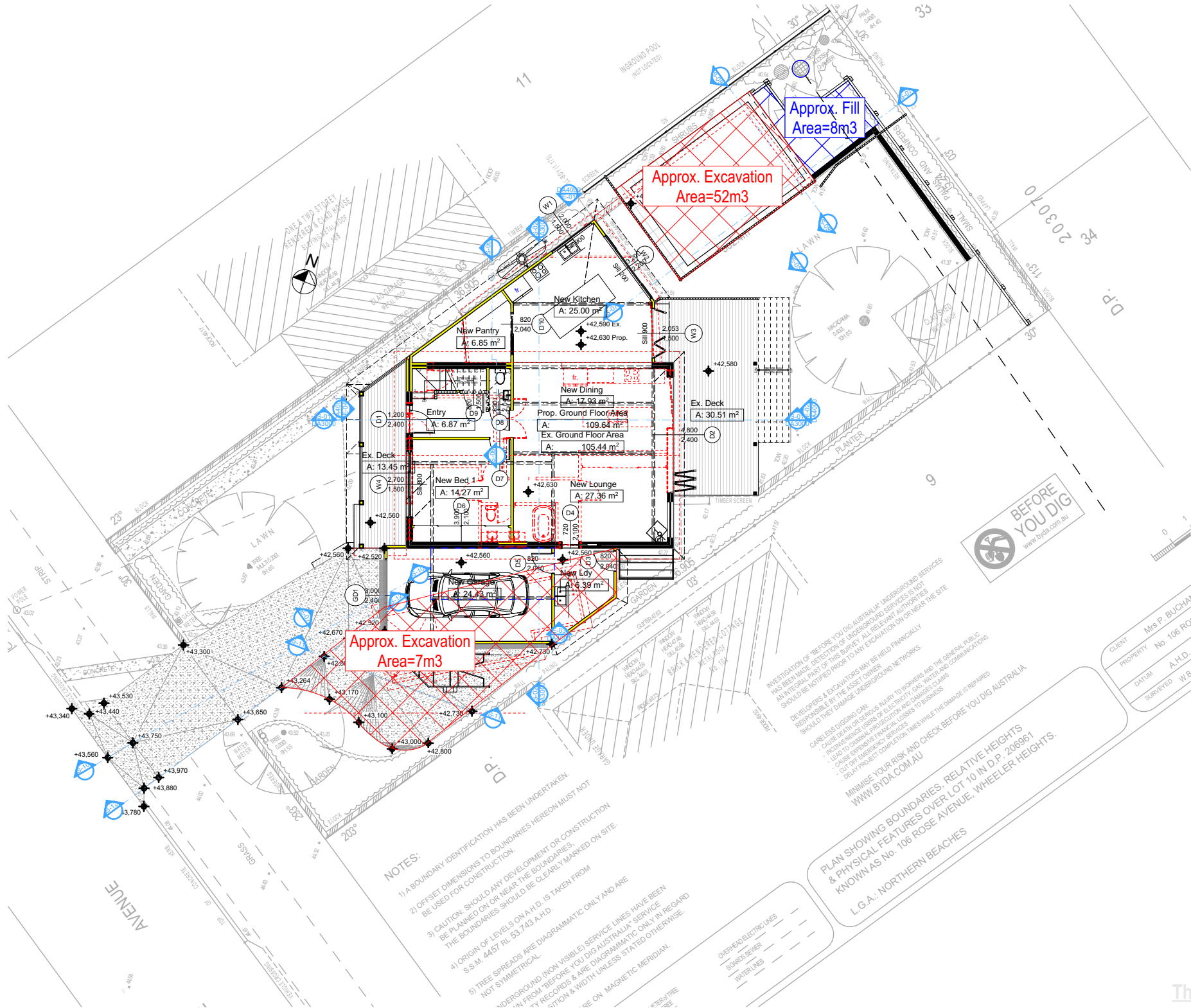




Denotes Fill Area



Denotes Excavation Area



EXCAVATION & FILL PLAN  
1:200

1

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Ph: (03) 9350-8845 Mob: 0414-945-024  
Email: [info@rapidplans.com.au](mailto:info@rapidplans.com.au)

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New Works to be constructed shown in Shaded Blue  
**Construction**  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer 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  
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New Lighting to have minimum of 40% compact fluorescent lamps  
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Site Information	Prop.	Comp.
Site Area	562.4m <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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m <sup>2</sup> )	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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North

Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP0224BUC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE:  
SITE AND LOCATION  
**Excavation & Fill Plan**

PROJECT NAME:  
**Alterations & Additions**

REVISION NO.	DATE
1	21-1-2025

DRAWING NO.  
**DA1008**

Plot Date: 2/04/2025  
Sheet Size: A3





Description	Area (m2)	Percentage
Site Area	562.4m2	100%
Exist. Open Landscape Area	282.86m2	50%
Exist. Impervious Area	279.54m2	50%
Proposed Open Landscape Area	242.12m2	43%
Proposed Impervious Area	320.28m2	57%

Note:  
Total Open Landscape Area for the property will be decreased by 7%

- NOTES:
- 1) A BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN
  - 2) OFFSET DIMENSIONS TO BOUNDARIES HEREON MUST NOT BE USED FOR CONSTRUCTION
  - 3) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
  - 4) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.M. 44457 RL 53.743 A.H.D.
  - 5) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL
  - 6) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM 'BEFORE YOU DIG AUSTRALIA' SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.

**Wall Legend**

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

Denotes Impervious Area

Denotes Pervious Area

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Building Design and Architectural Drafting

Website: [www.rapidplans.com.au](http://www.rapidplans.com.au)  
PO Box 6239 Fitzroy Vic 3122  
Ph: (03) 9350-8845 Mob: 0414-545-024  
Email: [info@rapidplans.com.au](mailto:info@rapidplans.com.au)

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New Works to be constructed shown in ShadedBlue  
**Construction**  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer 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 AS 1906-2017  
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.

**Setbacks**  
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans  
**Basic**  
Basic Certificate Number A1780444  
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 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, gopple, 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	562.4m2	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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@	Yes
% 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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North

Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP02248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

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

PROJECT NAME:  
**Alterations & Additions**

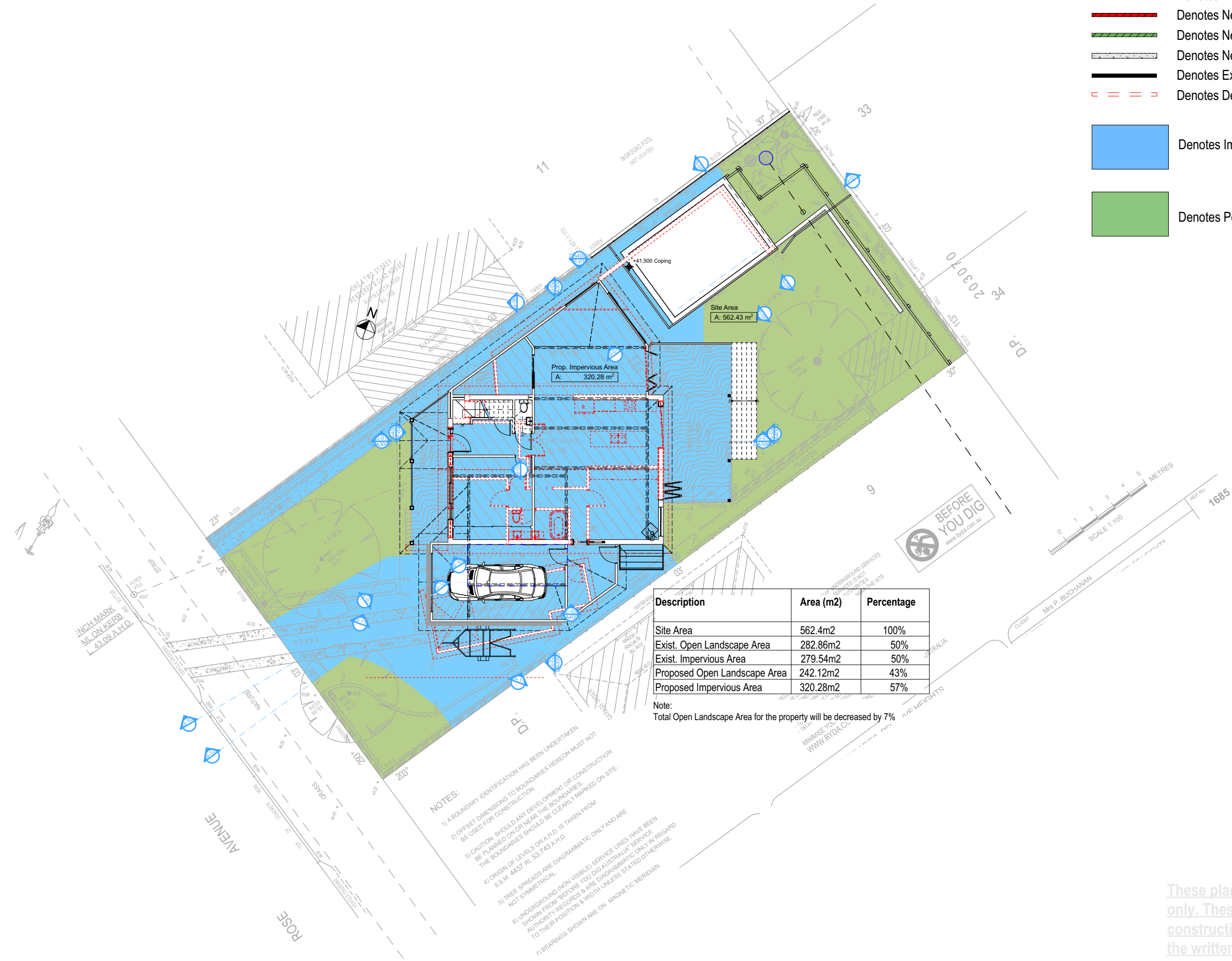
REVISION NO.	DATE
1	21-1-2025

DRAWING NO.  
**DA1009**

Plot Date: 2/04/2025  
Sheet Size: A3

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

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Description	Area (m2)	Percentage
Site Area	562.4m2	100%
Exist. Open Landscape Area	282.86m2	50%
Exist. Impervious Area	279.54m2	50%
Proposed Open Landscape Area	242.12m2	43%
Proposed Impervious Area	320.28m2	57%

NOTES:

- 1) A BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- 2) OFFSET DIMENSIONS TO BOUNDARIES HEREON MUST NOT BE USED FOR CONSTRUCTION.
- 3) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 4) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.S.M. 4457 RL 53.743 A.H.D.
- 5) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 6) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM 'BEFORE YOU DIG' AUSTRALIA SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 7) BEARINGS SHOWN ARE ON MAGNETIC MERIDIAN.

Client: Mrs P. BUCHANAN

Scale: 1:100

Scale bar: 0 1 2 3 4 5 METRES

North Arrow

BEFORE YOU DIG

UNDERGROUND SERVICES

MINIMISE YOUR IMPACT ON THE SITE

WWW.BYD.AU

Denotes New Timber Framed Wall

Denotes New Masonry Wall

Denotes New Concrete Block Wall

Denotes New Concrete

Denotes Existing Wall

Denotes Demolished Item

Denotes Impervious Area

Denotes Pervious Area

**Wall Legend**

Denotes New Timber Framed Wall

Denotes New Masonry Wall

Denotes New Concrete Block Wall

Denotes New Concrete

Denotes Existing Wall

Denotes Demolished Item

Denotes Impervious Area

Denotes Pervious Area

Rapid Plans

Building Design and Architectural Drafting

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

**NOTES**

106 Rose Avenue Wheeler Heights is zoned R2 Low Density 106 Rose Avenue Wheeler Heights is not considered a heritage item.

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

**Construction**

Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls

Roof Sheet Metal to have R1.45 Insulation

Insulation to External Cladded Stud & Brick Veneer 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 AS 1906

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.

**Caravans**

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

**Basic**

Basic Certificate Number A1780444

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.

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

For projections described in millimetres, the leading edge of each space, gopple, 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	562.4m2	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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% 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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North

N

Drawn | Checked GBJ

Plot Date: 2/04/2025

Project NO.: RP0224BUC

Project Status DA Rev1

Client: Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE SITE AND LOCATION

Landscaping Open Space Plan Proposed

PROJECT NAME:

Alterations & Additions

REVISION NO. DATE

1 21-1-2025

DRAWING NO. DA1010

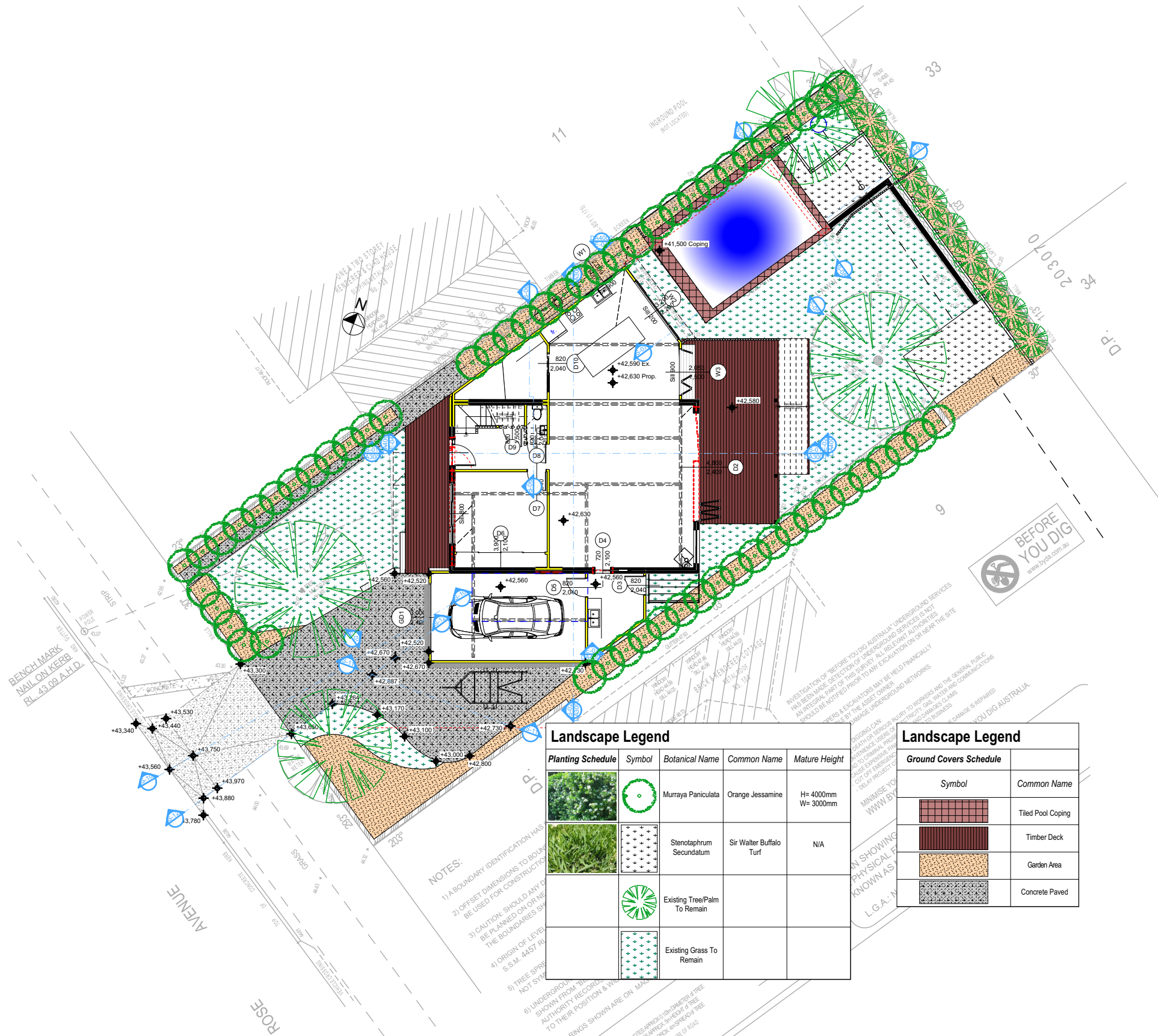
Plot Date: 2/04/2025

Sheet Size: A3

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





1

LANDSCAPE PLAN  
1:200

Landscape Legend				
Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height
		Murraya Paniculata	Orange Jessamine	H= 4000mm W= 3000mm
		Stenotaphrum Secundatum	Sir Walter Buffalo Turf	N/A
		Existing Tree/Palm To Remain		
		Existing Grass To Remain		

Ground Covers Schedule	
Symbol	Common Name
	Tiled Pool Coping
	Timber Deck
	Garden Area
	Concrete Paved

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

Rapid Plans  
Building Design and Architectural Drafting

World of Plans  
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Tel: (03) 9350-8845 Mobile: 0414-945-024  
Email: info@rapidplans.com.au

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**NOTES**  
106 Rose Avenue Wheeler Heights is zoned R2 Low Density  
106 Rose Avenue Wheeler Heights is not considered a heritage item.  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in ShadedBlue  
**Construction**  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer Walls R1.7  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 168  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS1078-2007  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

**Basic**  
Basic Certificate Number A1780444  
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. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
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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 Area	562.4m <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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m <sup>2</sup> )	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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North

Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP0224BUC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

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

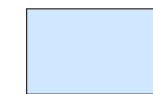
PROJECT NAME :  
**Alterations & Additions**

REVISION NO.	DATE
1	21-1-2025

DRAWING NO.  
**DA1011**

Plot Date: 2/04/2025  
Sheet Size: A3





Denotes New Works

### Wall Legend



Denotes New Timber Framed Wall



Denotes New Masonry Wall



Denotes New Concrete



Denotes Existing Wall



Denotes Demolished Item



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Email: info@rapidplans.com.au

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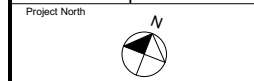
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**NOTES**  
106 Rose Avenue Wheeler Heights is zoned R2 Low Density  
106 Rose Avenue Wheeler Heights is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in ShadedBlue  
**Construction**  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer 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.

**Caravans**  
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**Basic**  
Basic Certificate Number A1780444  
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. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, gopple, 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	562.4m <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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m <sup>2</sup> )	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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP02248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE: SITE AND LOCATION  
**Sediment & Erosion Plan**

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE  
**1 21-1-2025**

DRAWING NO. **DA1012**

Plot Date: 2/04/2025  
Sheet Size: A3

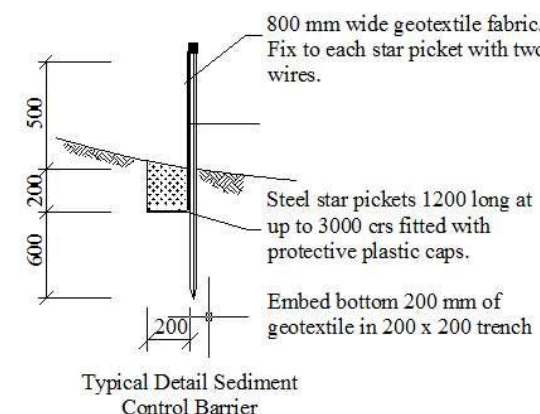
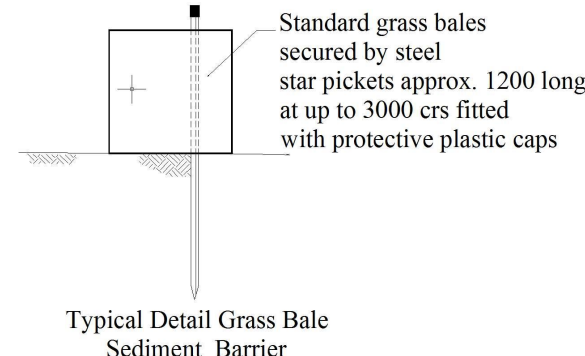
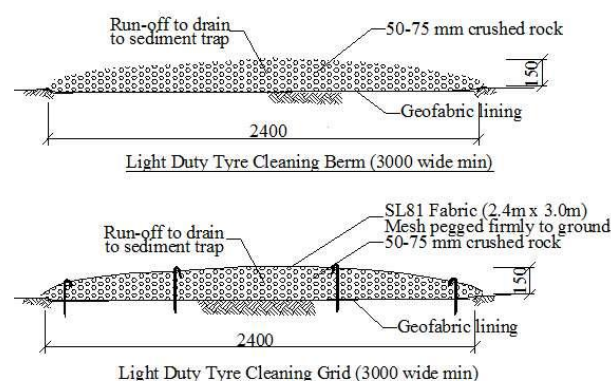
**Sediment Control Fence**

**Sediment Control Fence**

**Sediment Control Fence**

**Site Safety Fence**

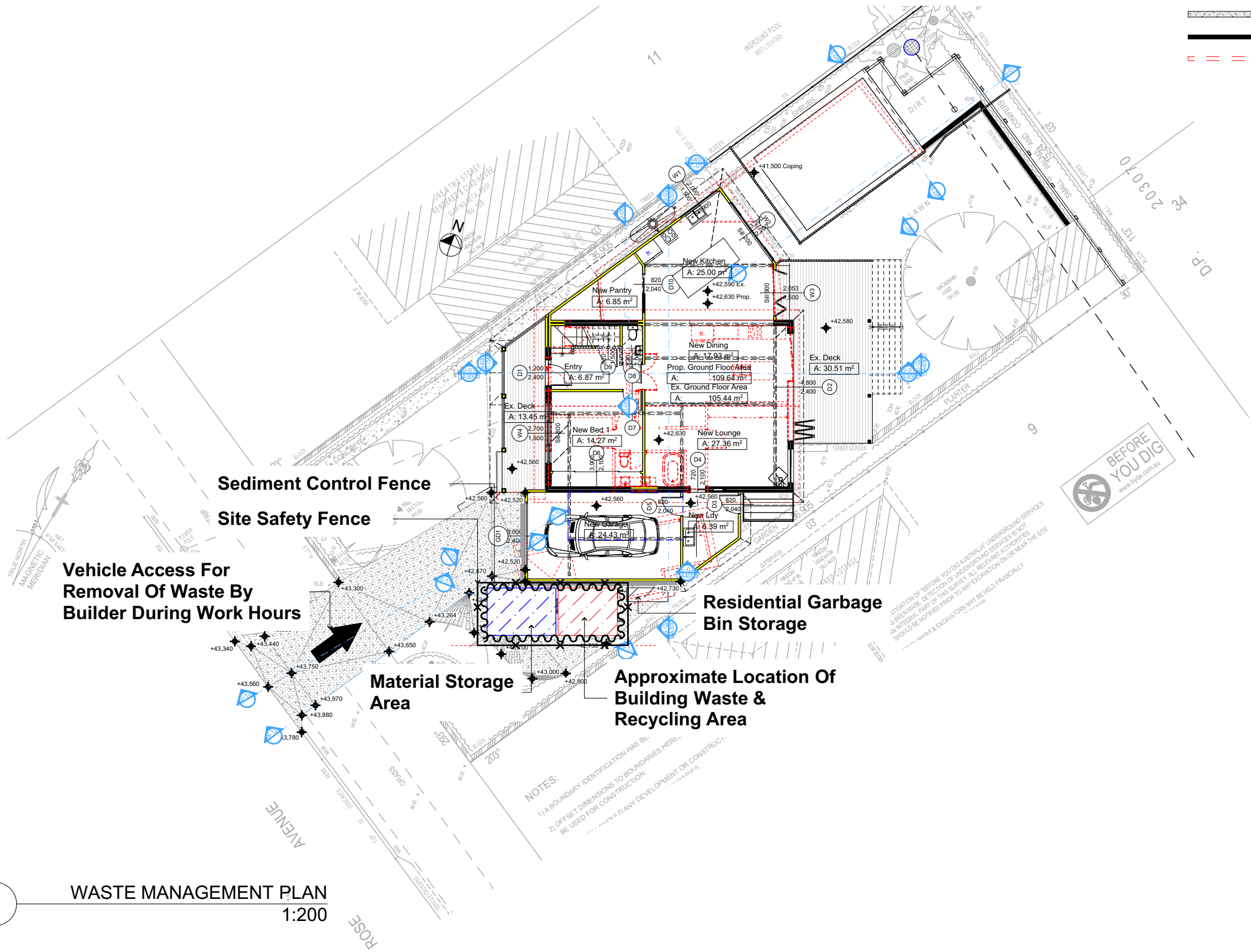
## SEDIMENT & EROSION CONTROL PLAN 1:200



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



1 WASTE MANAGEMENT PLAN 1:200



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

Building Design and Architectural Drafting

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**NOTES**  
106 Rose Avenue Wheeler Heights is zoned R2 Low Density  
106 Rose Avenue Wheeler Heights is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded Blue  
**Construction**  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer Walls R1.7  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 168  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS 1906-2017  
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.  
**Conditioning**  
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**Basic**  
Basic Certificate Number A1780444  
All Plans to be read in conjunction with Basic Certificate  
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The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m <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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m <sup>2</sup> )	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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North

Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP02248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

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

PROJECT NAME:  
**Alterations & Additions**

REVISION NO.	DATE
1	21-1-2025

DRAWING NO.  
**DA1013**

Plot Date: 2/04/2025  
Sheet Size: A3

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

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<b>Pool and Spa</b>
<b>Rainwater tank</b>
The applicant must install a rainwater tank of at least 2143.75 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rainwater runoff from at least 56.88 square metres of roof area.
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.
<b>Outdoor swimming pool</b>
The swimming pool must be outdoors.
The swimming pool must not have a capacity greater than 44 kilolitres.
The applicant must install a pool pump timer for the swimming pool.
The applicant must not incorporate any heating system for the swimming pool that is part of this development.

Denotes New Works

**Wall Legend**


Denotes New Timber Framed Wall

Denotes New Masonry Wall

Denotes New Concrete

Denotes Existing Wall


Denotes Demolished Item




Rapid Plans  
Building Design and Architectural Drafting

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**NOTES**  
106 Rose Avenue Wheeler Heights is zoned R2 Low Density  
106 Rose Avenue Wheeler Heights is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in ShadedBlue  
**Construction**  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer 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 AS10798-2017  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.  
**Certifying**  
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**Basic**  
Basic Certificate Number A1780444  
All Plans to be read in conjunction with Basic Certificate  
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For projections described in millimetres, the leading edge of each space, 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	562.4m <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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m <sup>2</sup> )	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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North



Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP0224BUC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

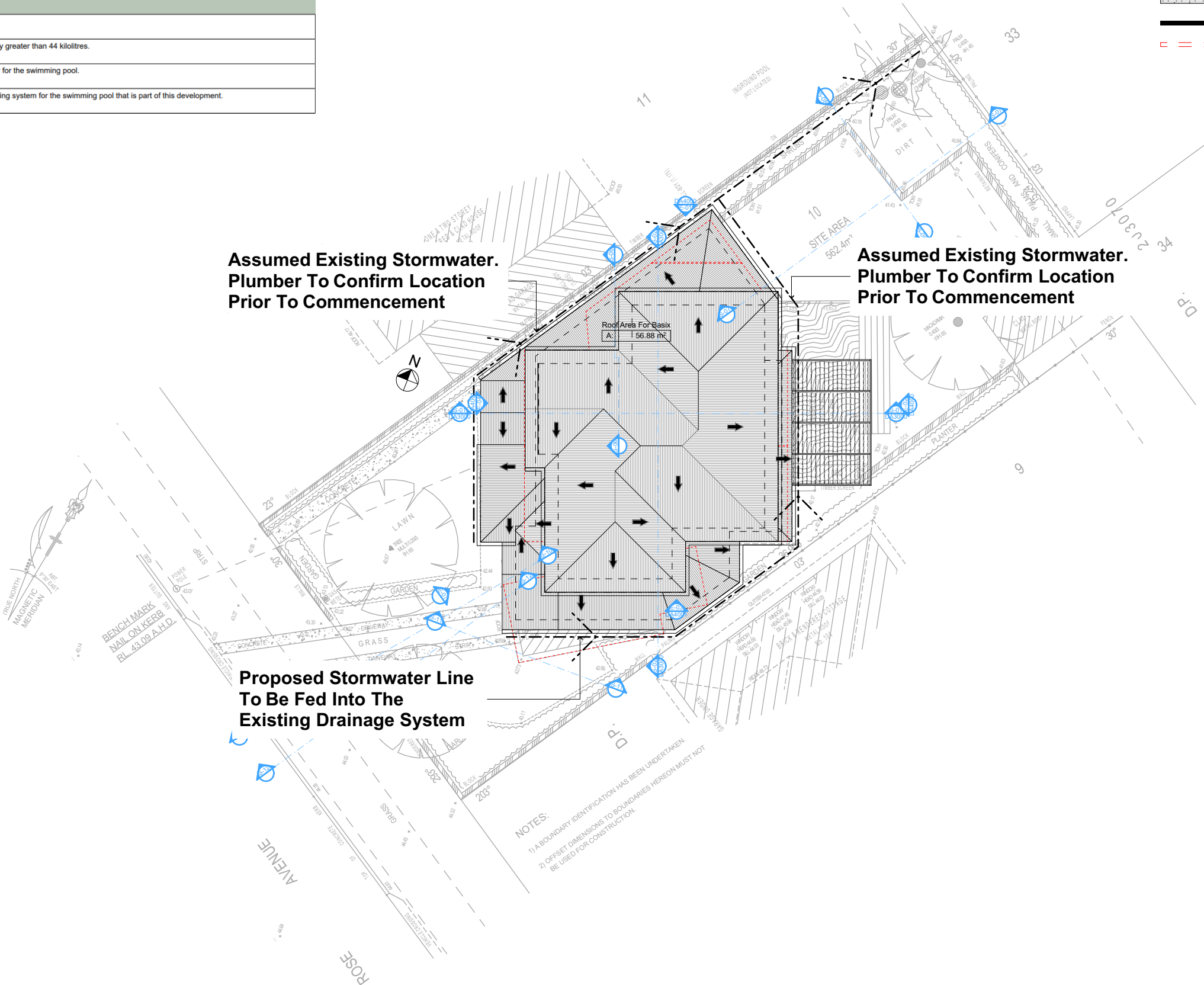
DRAWING TITLE :  
SITE AND LOCATION  
**Stormwater Plan**

PROJECT NAME:  
**Alterations & Additions**

REVISION NO. DATE  
**1 21-1-2025**

DRAWING NO.  
**DA1014**

Plot Date: 2/04/2025  
Sheet Size: A3



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

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

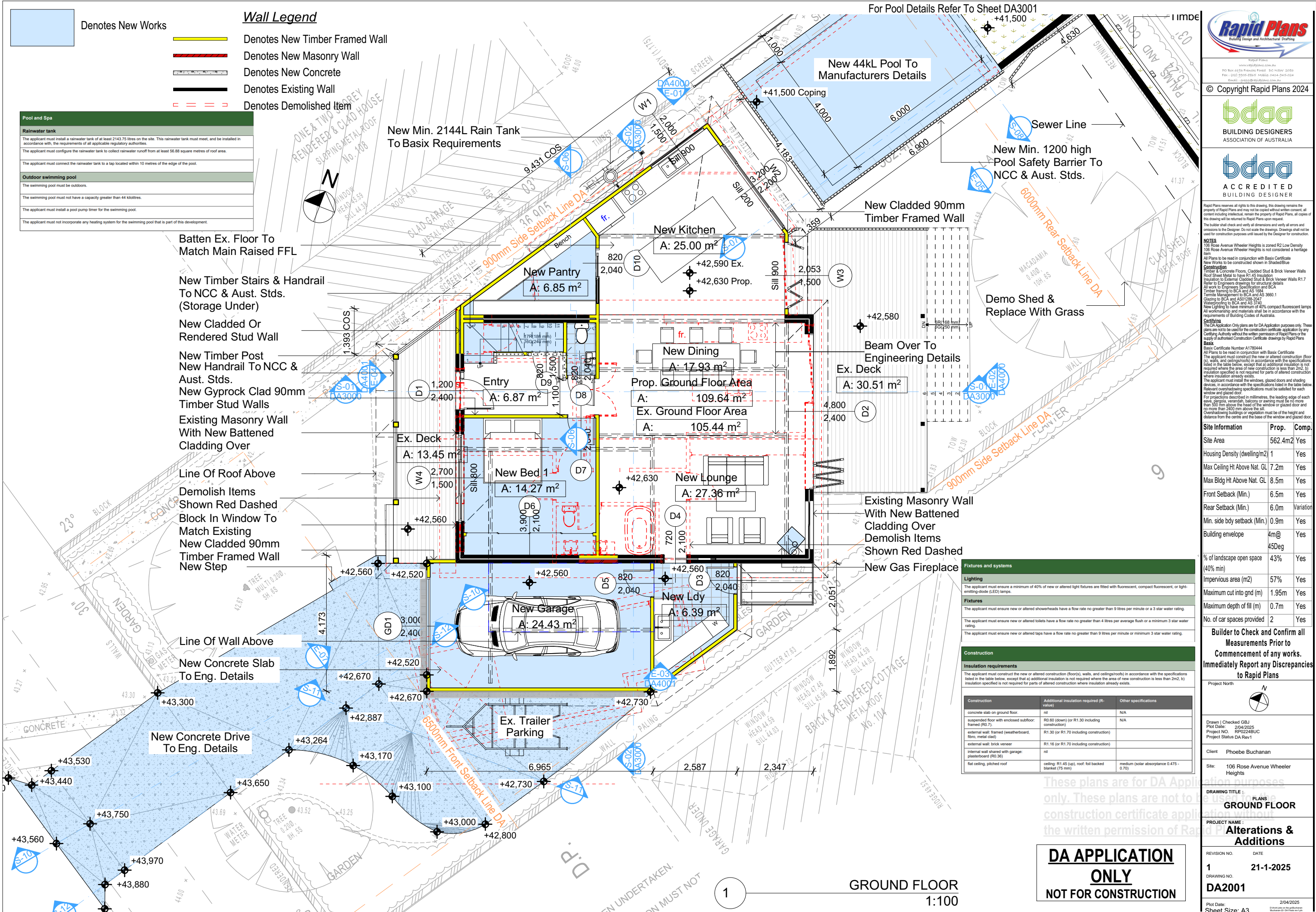
**NOTES:**  
1) A BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN  
2) OFFSET DIMENSIONS TO BOUNDARIES HEREON MUST NOT BE USED FOR CONSTRUCTION

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

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









Denotes New Works

**Wall Legend**



Denotes New Timber Framed Wall



Denotes Demolished Item

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor	nil	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)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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

New Cladded 90mm Timber Framed Wall

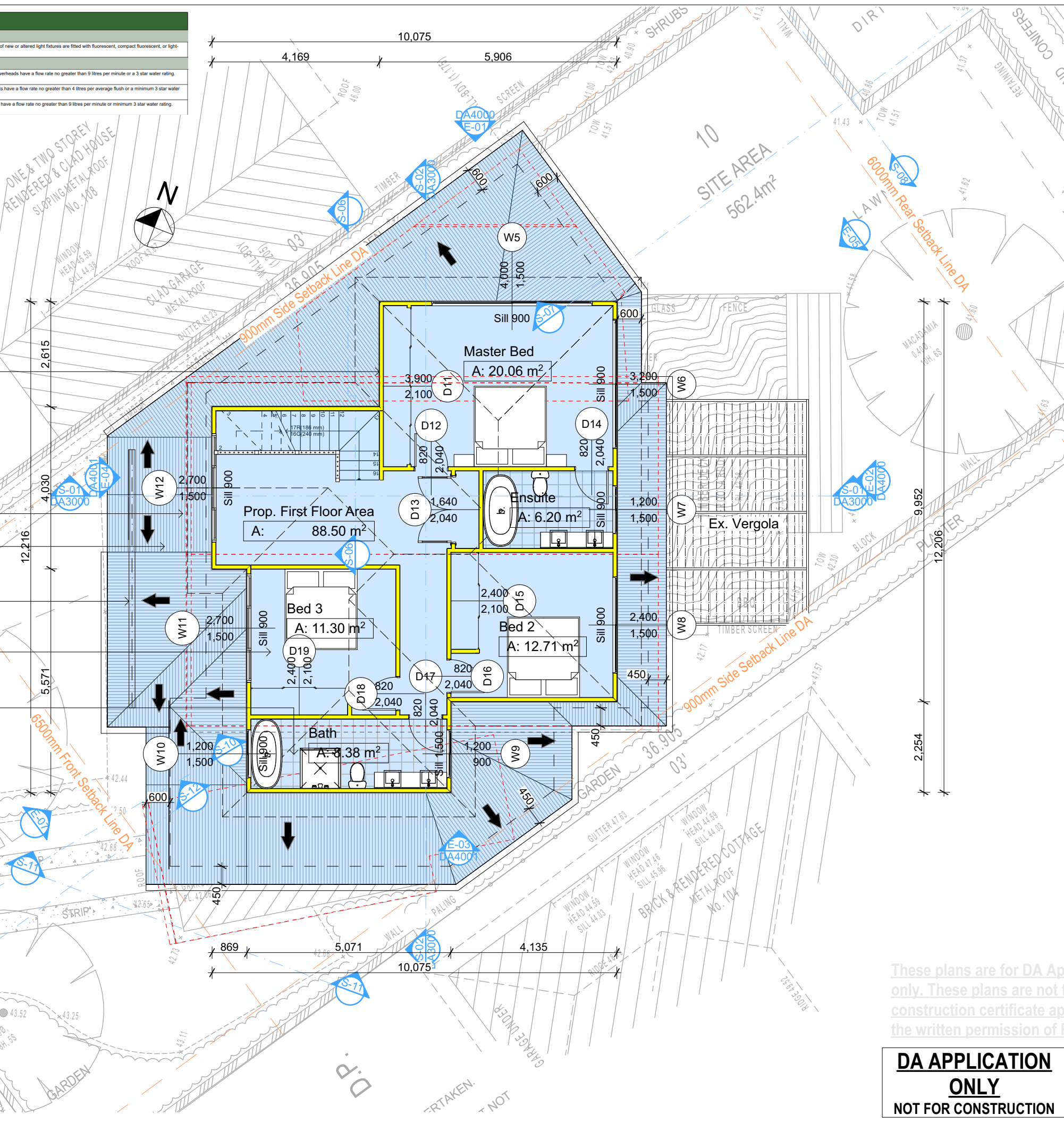
Demolish Items Shown Red Dashed  
New Timber Framed Sheet Metal Roof Pitch 16°

Beam Over To Engineering Details

New Timber Floor Frame To NCC & Aust. Stds.

Wet Areas To Be Waterproofed To NCC & Aust. Stds.

FIRST FLOOR  
1:100



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

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Building Design and Architectural Drafting

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**bdaa**  
ACCREDITED BUILDING DESIGNER

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**NOTES**  
106 Rose Avenue Wheeler Heights is zoned R2 Low Density 106 Rose Avenue Wheeler Heights is not considered a heritage item.  
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue Construction.  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls Roof Sheet Metal to have R1.45 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 AS1019:2007  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

**Basic**  
Basic Certificate Number A1780444  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 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, 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.  
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	562.4m <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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m <sup>2</sup> )	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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North

Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP0224BUC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

**DRAWING TITLE: PLANS FIRST FLOOR**

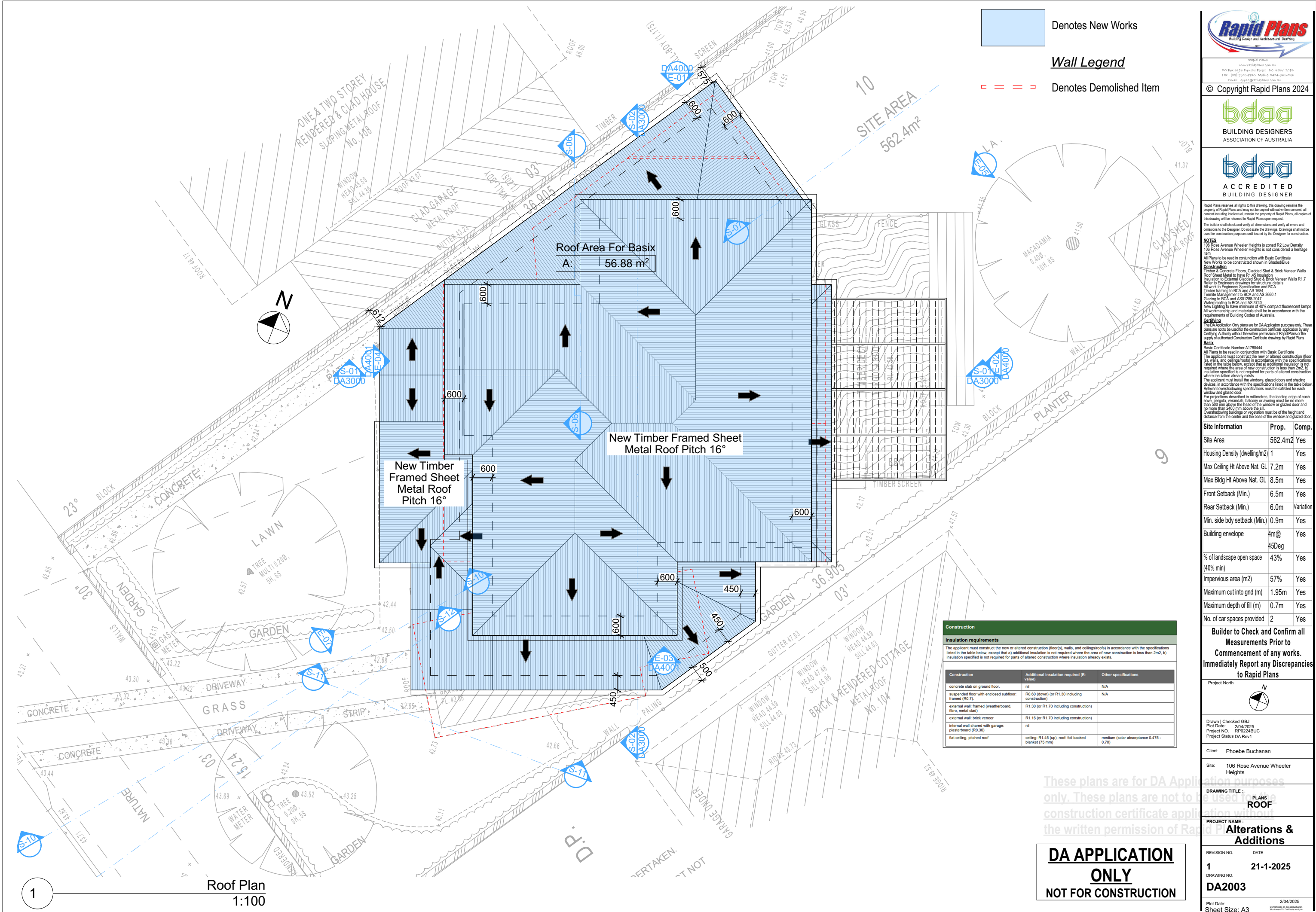
**PROJECT NAME: Alterations & Additions**

REVISION NO.	DATE
1	21-1-2025

DRAWING NO. **DA2002**

Plot Date: 2/04/2025  
Sheet Size: A3





Denotes New Works

**Wall Legend**

==

Denotes Demolished Item



WHEELER HEIGHTS

PO Box 6239 Pyralis Forest NSW 2086  
Ph: (02) 9365-8845 Mob: 0414-945-024  
Email: info@rapidplans.com.au

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

**NOTES**

106 Rose Avenue Wheeler Heights is zoned R2 Low Density  
106 Rose Avenue Wheeler Heights is not considered a heritage item  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in ShadedBlue  
**Construction**  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer 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 AS1028-2017  
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.

**Conditioning**  
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans  
**Basix**  
Basix Certificate Number A1780444  
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m2	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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% 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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North



Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP02248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE: PLANS ROOF

PROJECT NAME: Alterations & Additions

REVISION NO. DATE

1 21-1-2025

Plot Date: 2/04/2025

Sheet Size: A3

+49,723  
5 RIDGE

+48,490  
4 FCL

New Framed Ceiling To AS1684  
New Handrail To NCC &  
Aust. Stds.  
Demolish Items Shown  
Red Dashed

+45,790  
3 FIRST FLOOR

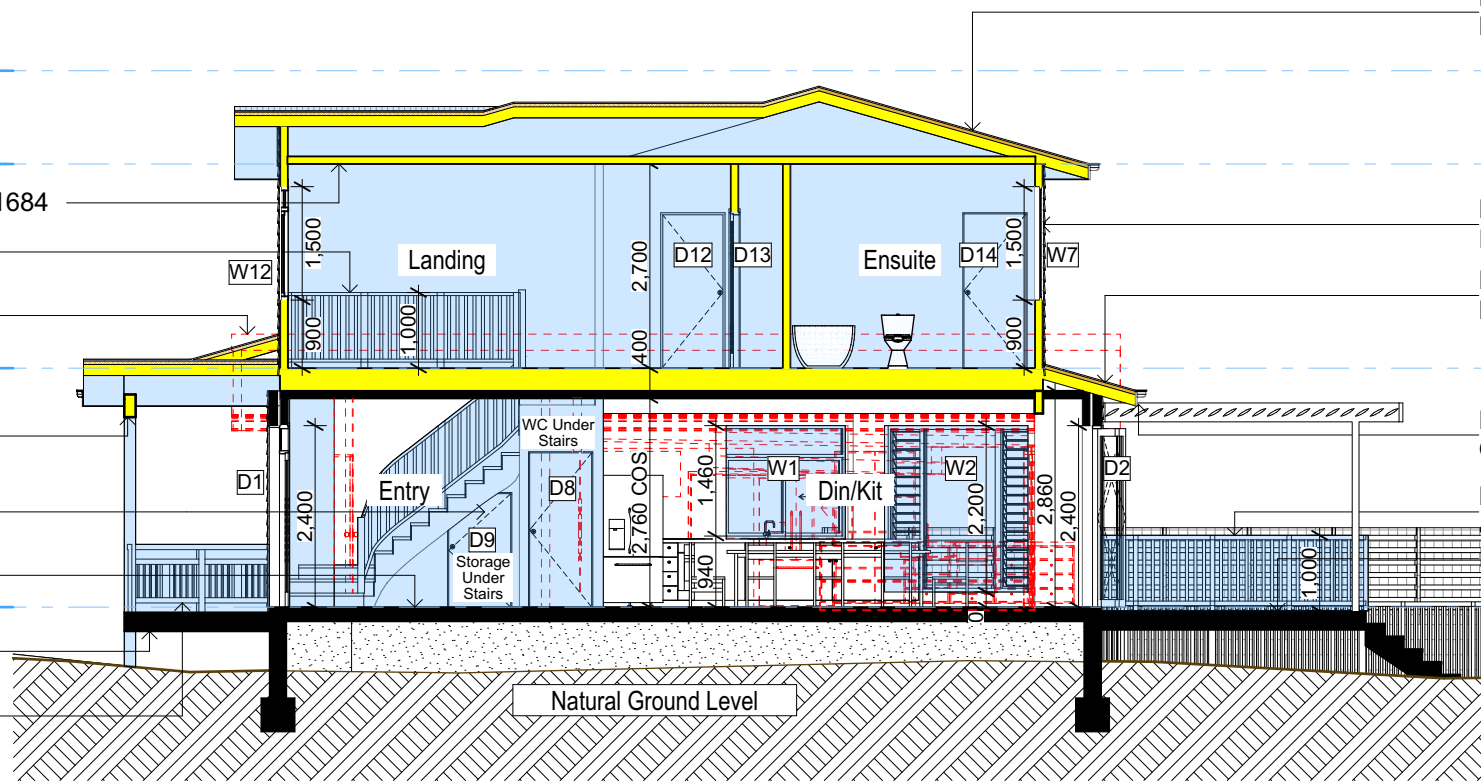
Beam Over To  
Engineering Details

Storage Under Stairs.  
Builder To Fit Door To Suit  
Existing Timber Floor  
Frame

+42,630  
2 GROUND FLOOR

Ex. Deck

New Handrail To NCC &  
Aust. Stds.



S-01

SECTION 1  
1:100

New Timber Framed Sheet  
Metal Roof Pitch 16°

+49,723  
5 RIDGE

+48,490  
4 FCL

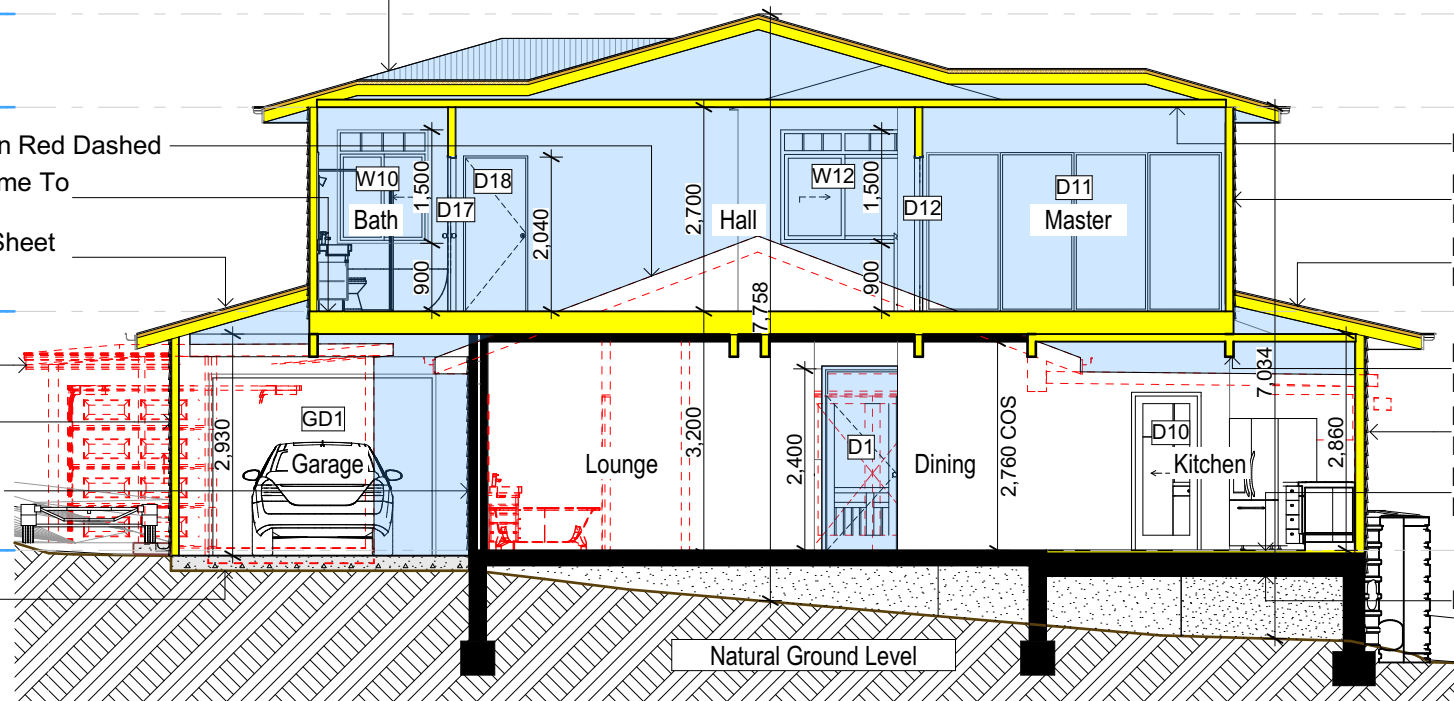
Demolish Items Shown Red Dashed  
New Timber Floor Frame To  
NCC & Aust. Stds.  
New Timber Framed Sheet  
Metal Roof Pitch 16°

+45,790  
3 FIRST FLOOR

Demolish Items  
Shown Red Dashed  
New Cladded 90mm  
Timber Framed Wall  
Existing Masonry Wall  
With New Battened  
Cladding Over

+42,630  
2 GROUND FLOOR

New Concrete Slab  
To Eng. Details



S-02

SECTION 2  
1:100

New Timber Framed Sheet  
Metal Roof Pitch 16°

+49,723  
5 RIDGE

+48,490  
4 FCL

New Cladded 90mm Timber  
Framed Wall

New Timber Framed Sheet  
Metal Roof Pitch 16°

+45,790  
3 FIRST FLOOR

Relocate Vergola Clear  
Of Roofline If Required

New Handrail To NCC  
& Aust. Stds.  
Ex. Deck

+42,630  
2 GROUND FLOOR

+49,723  
5 RIDGE

+48,490  
4 FCL

New Framed Ceiling To AS1684  
New Cladded 90mm Timber  
Framed Wall  
New Timber Framed Sheet  
Metal Roof Pitch 16°

+45,790  
3 FIRST FLOOR

Beam Over To Engineering  
Details  
New Cladded 90mm Timber  
Framed Wall  
Batten Ex. Floor To Match  
Main Raised FFL

+42,630  
2 GROUND FLOOR

Existing Timber Floor Frame

Denotes New Works

**Wall Legend**

Denotes New Timber Framed Wall

Denotes New Masonry Wall

Denotes New Concrete

Denotes Existing Wall

Denotes Demolished Item

+49,723  
5 RIDGE

+48,490  
4 FCL

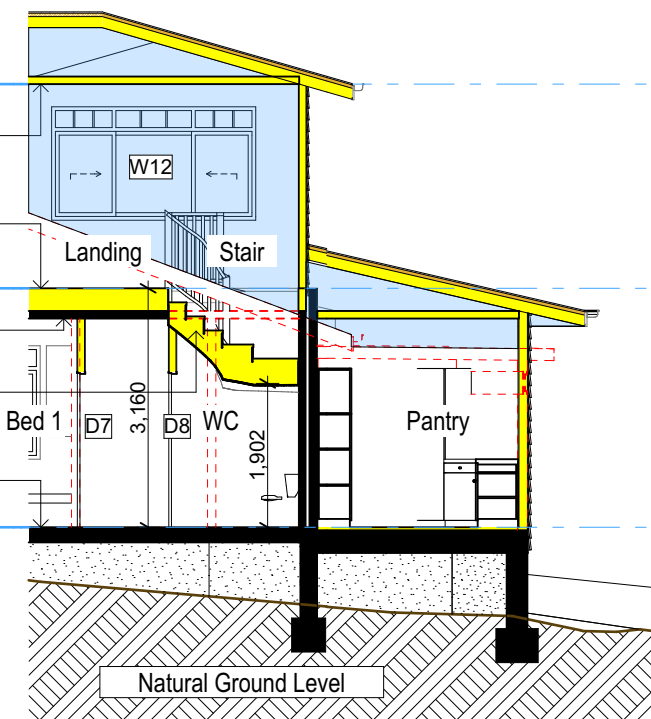
New Framed Ceiling To AS1684  
New Timber Floor  
Frame To NCC &  
Aust. Stds.

+45,790  
3 FIRST FLOOR

Ex. Ceiling  
New Timber Stairs  
& Handrail To  
NCC & Aust. Stds.

Existing Timber  
Floor Frame

+42,630  
2 GROUND FLOOR



S-06

Section 3  
1:100

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**NOTES**  
106 Rose Avenue Wheeler Heights is zoned R2 Low Density  
106 Rose Avenue Wheeler Heights is not considered a heritage item.  
All Plans to be read in conjunction with Basic Certificate  
New Works to be carried out in accordance with the ShadedBlue  
Construction  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer 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 AS 2298-2017  
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.

**Table 1: Insulation requirements**

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	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)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

**Table 2: Site Information**

Site Information	Prop.	Comp.
Site Area	562.4m2	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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% 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 and Confirm all  
Measurements Prior to  
Commencement of any works.  
Immediately Report any Discrepancies  
to Rapid Plans**

Project North

Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP02248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler  
Heights

DRAWING TITLE: SECTIONS  
**SECTION 1**

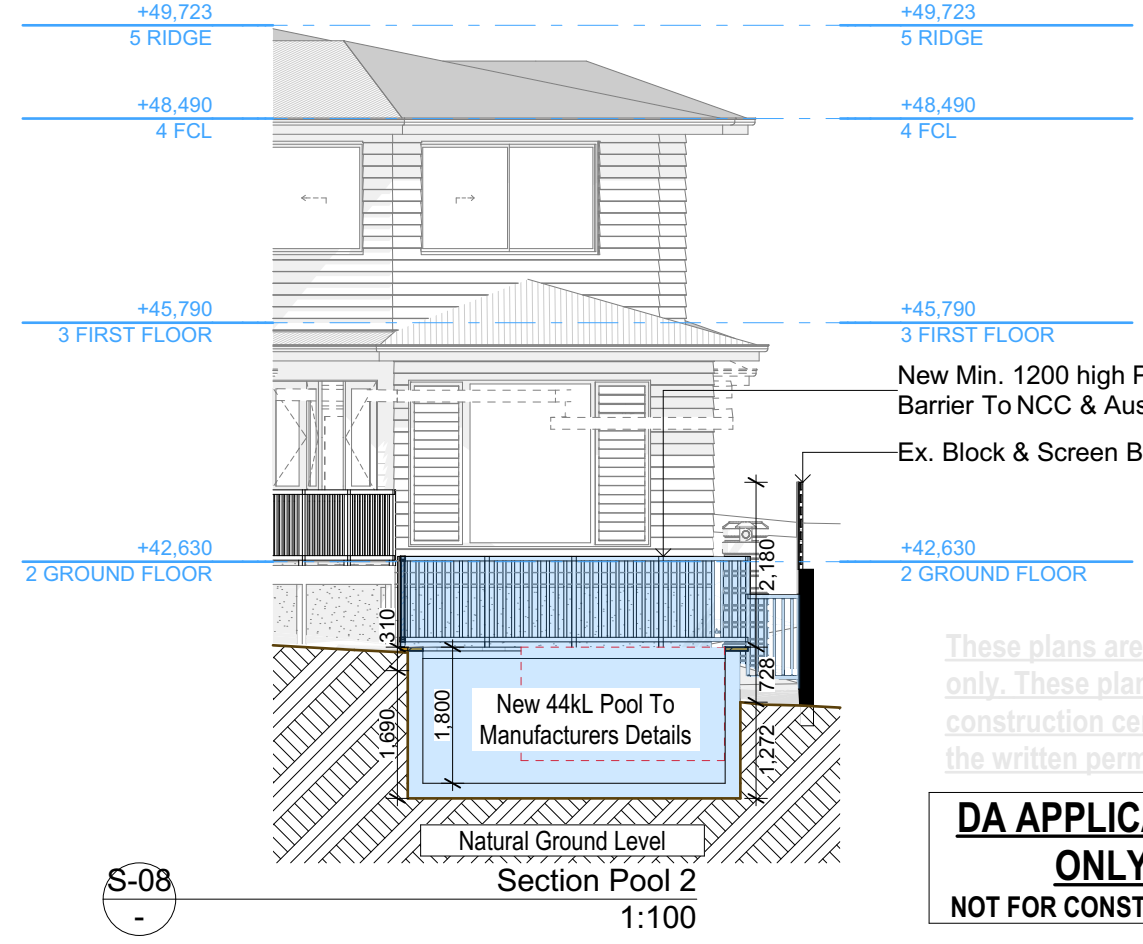
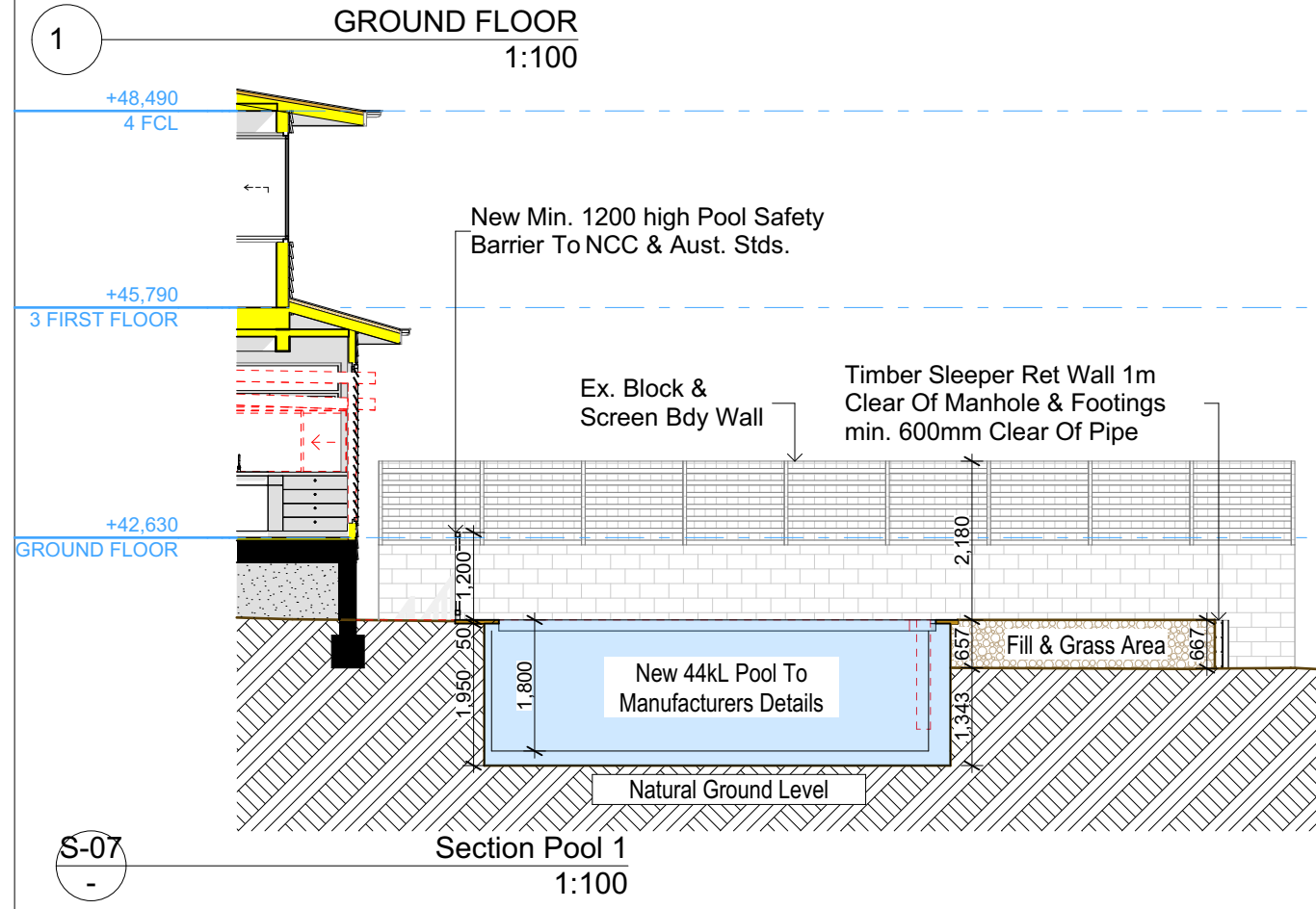
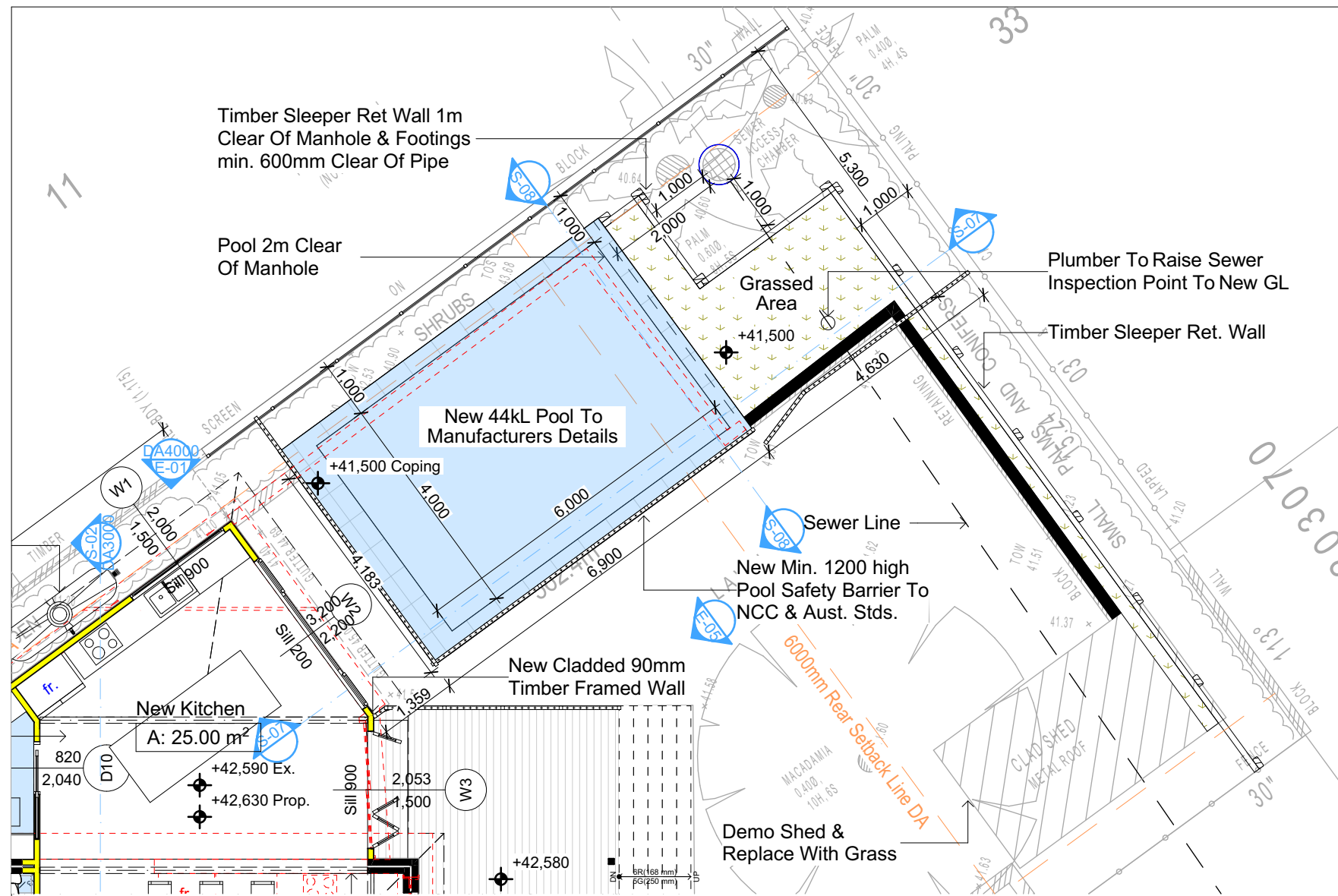
PROJECT NAME: **Alterations &  
Additions**

REVISION NO. DATE  
**1** **21-1-2025**

DRAWING NO. **DA3000**

Plot Date: 2/04/2025  
Sheet Size: A3





Denotes New Works

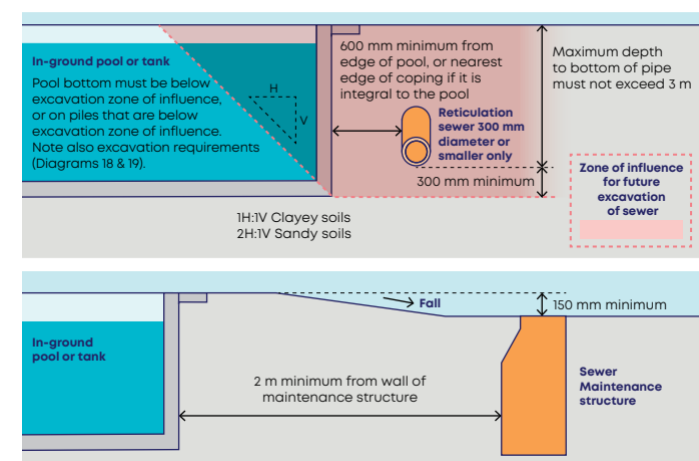
**Wall Legend**

Denotes New Timber Framed Wall

Denotes Existing Wall

Denotes Demolished Item

Diagram 13 – Domestic swimming pools / water tanks adjacent



Pool and Spa	
Rainwater tank	The applicant must install a rainwater tank of at least 2143.75 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. The applicant must configure the rainwater tank to collect rainwater runoff from at least 56.88 square metres of roof area. The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.
Outdoor swimming pool	The swimming pool must be outdoors. The swimming pool must not have a capacity greater than 44 kilolitres. The applicant must install a pool pump timer for the swimming pool. The applicant must not incorporate any heating system for the swimming pool that is part of this development.

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BUILDING DESIGNER

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**NOTES**  
106 Rose Avenue Wheeler Heights is zoned R2 Low Density  
106 Rose Avenue Wheeler Heights is not considered a heritage item.  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded Blue  
Construction  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer 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 AS 1288.2017  
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.

**Carrying**  
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**Basic**  
Basic Certificate Number A1780444  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, gopole, verandah 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	562.4m²	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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% 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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North

Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP02248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

**DRAWING TITLE: SECTIONS SECTION POOL**

**PROJECT NAME: Alterations & Additions**

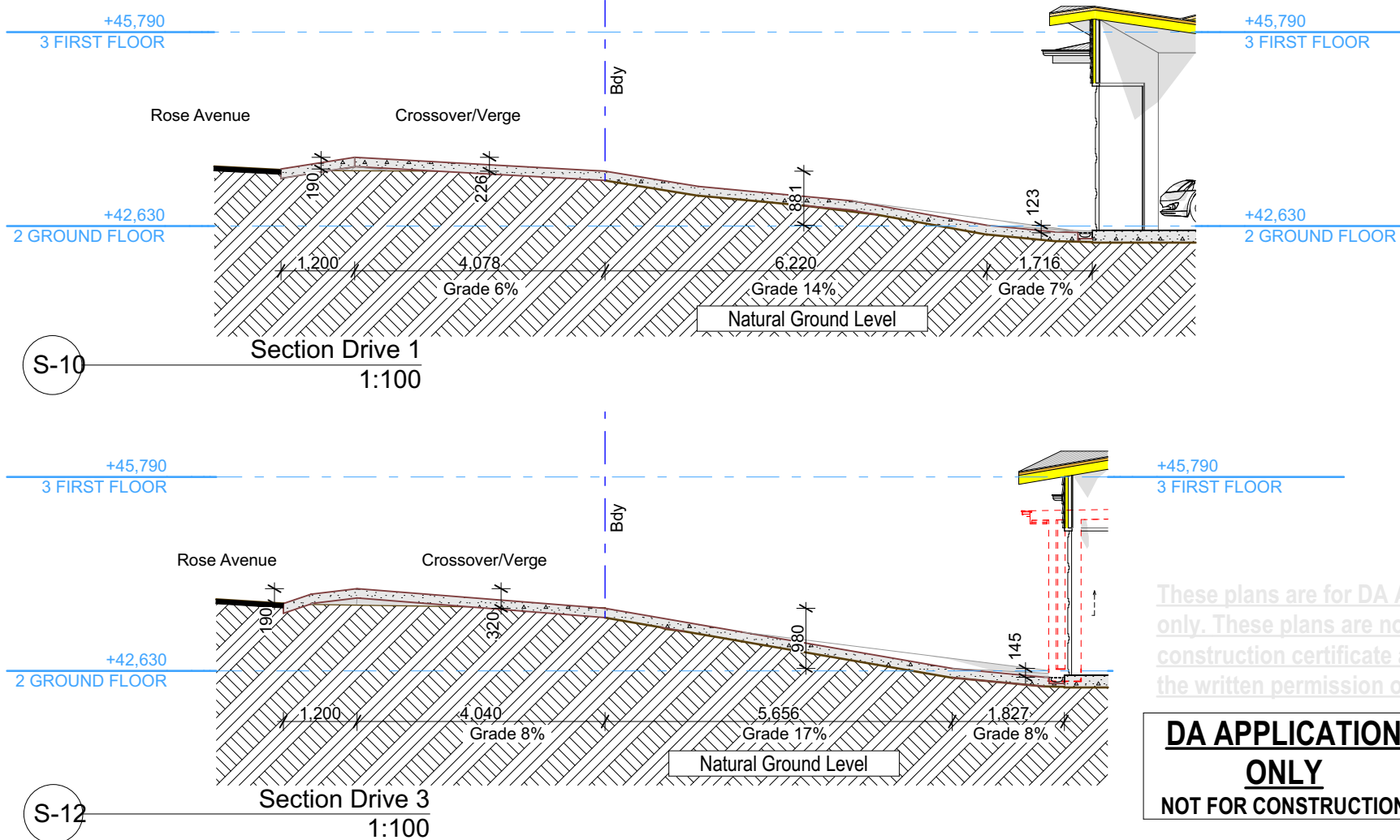
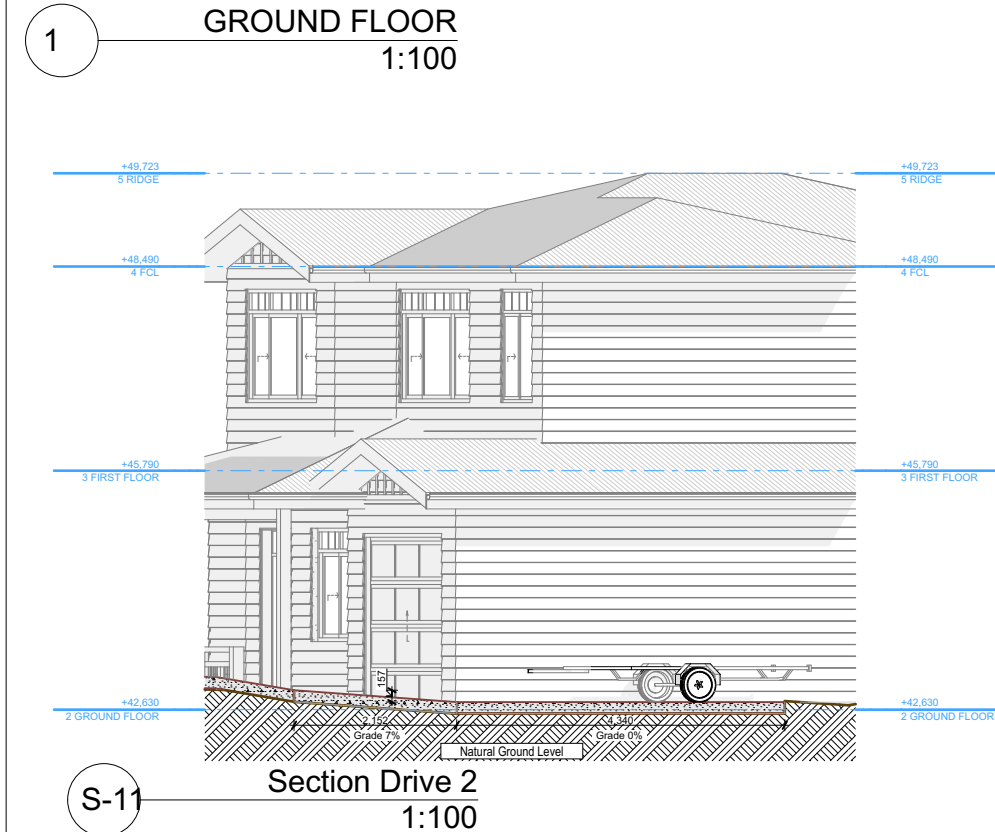
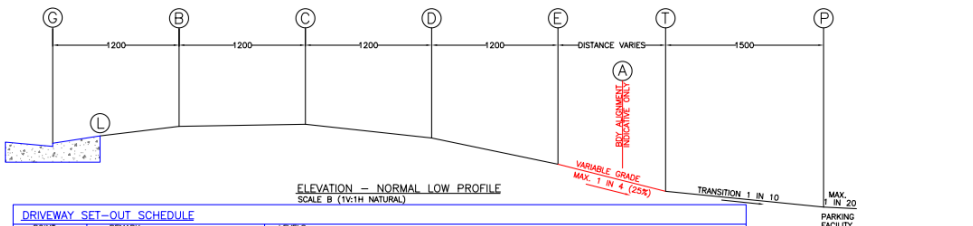
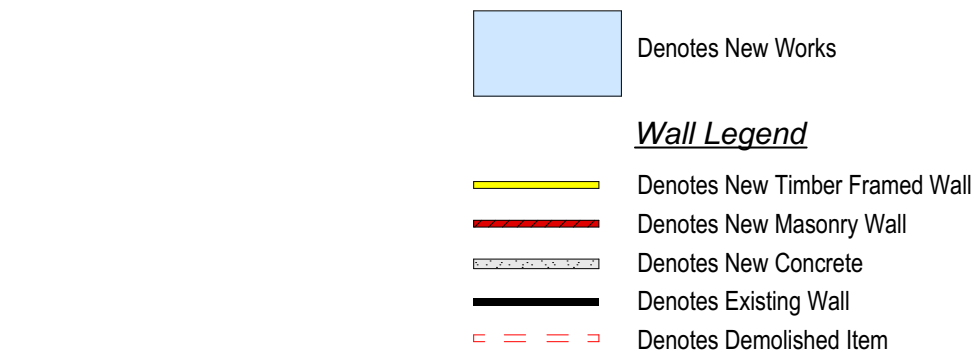
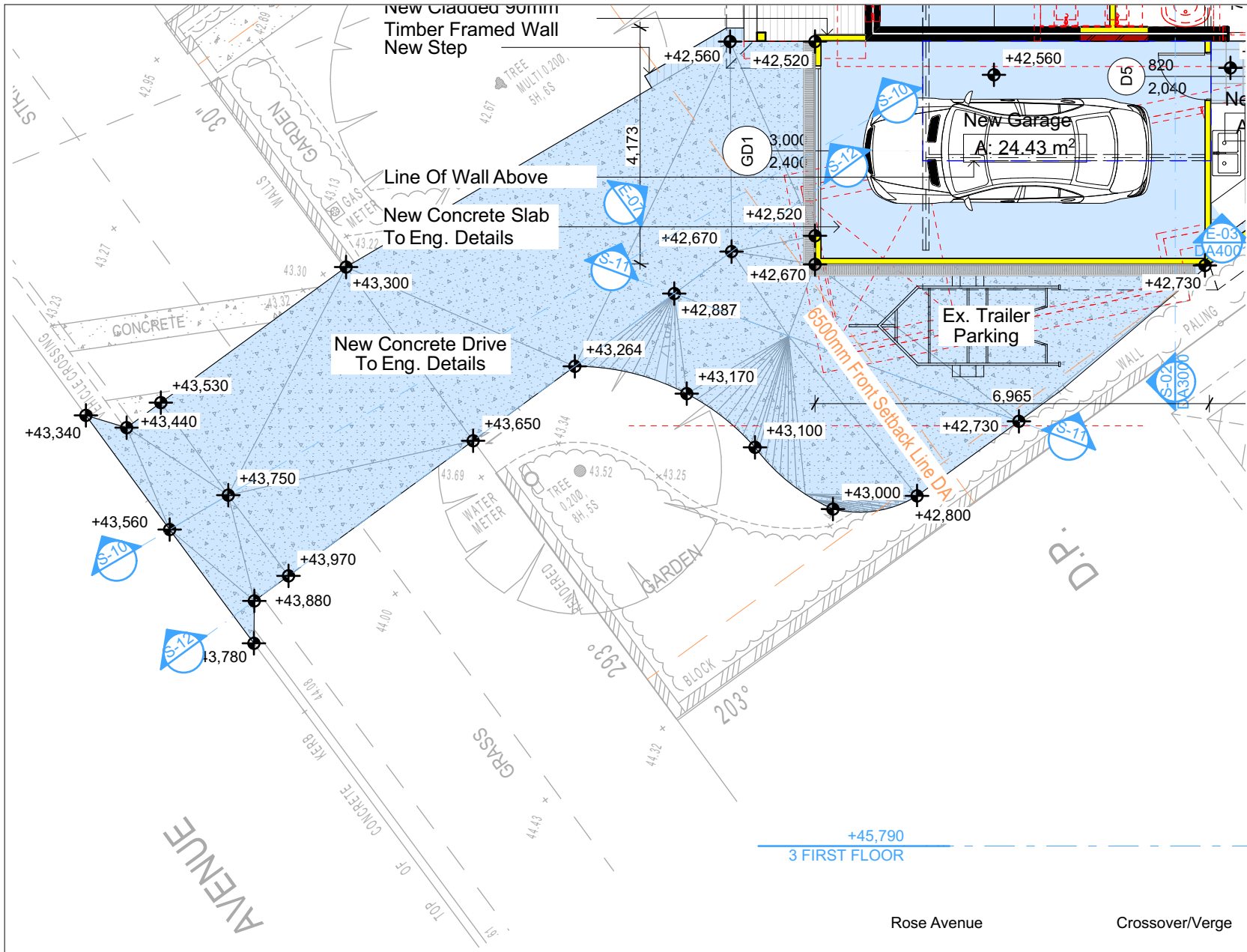
REVISION NO.	DATE
1	21-1-2025

DRAWING NO. **DA3001**

Plot Date: 2/04/2025  
Sheet Size: A3

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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**

106 Rose Avenue Wheeler Heights is zoned R2 Low Density.

Rose Avenue Wheeler Heights is not considered a heritage item.

All Plans to be read in conjunction with Basic Certificate.

New Works to be constructed in accordance with the following:

**Construction**

Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls

Road Sheet Metal to have R1.45 Insulation

Insulation to External Cladded Stud & Brick Veneer Walls R1.7

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS1788.2017

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.

**Carrying**

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 authorized Construction Certificate drawings by Rapid Plans.

Basic Certificate Number A1780444

All Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of already constructed where insulation already exists.

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

For projections described in millimetres, the leading edge of each shade, pergola, verandah, balcony or shading 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	562.4m²	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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@	Yes
% 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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North

Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP02248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

**DRAWING TITLE: SECTIONS SECTION DRIVE**

**PROJECT NAME: Alterations & Additions**

REVISION NO. DATE

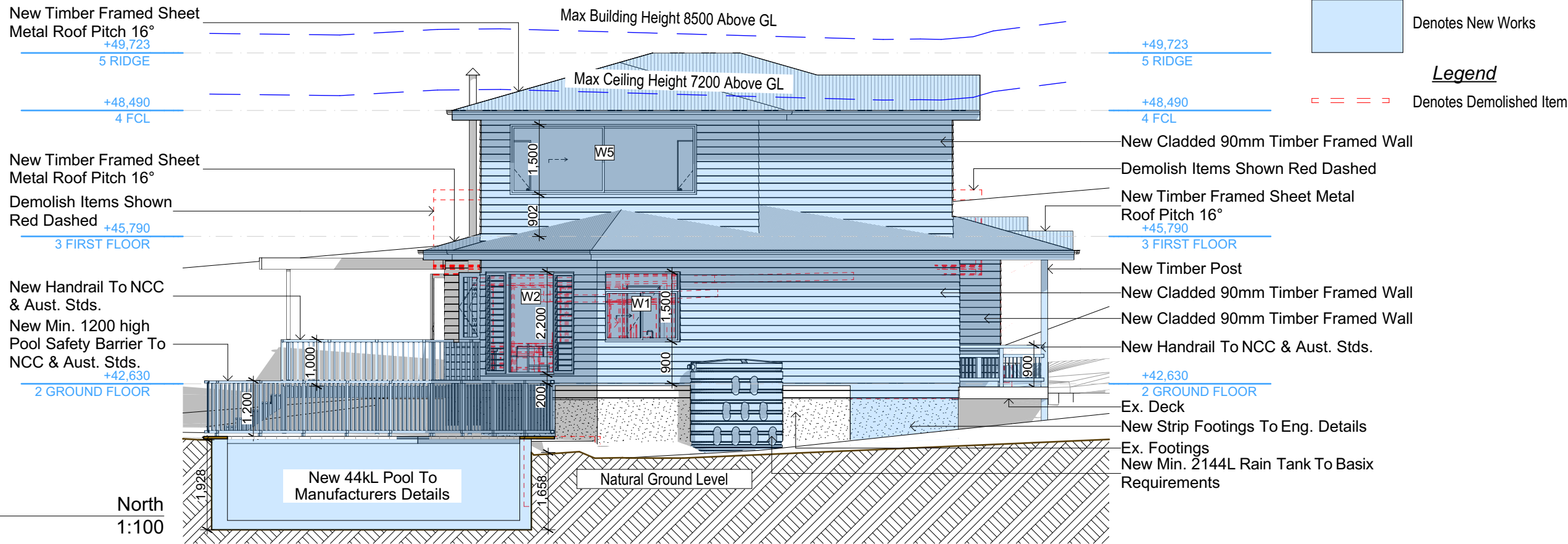
1 21-1-2025

DRAWING NO. DA3002

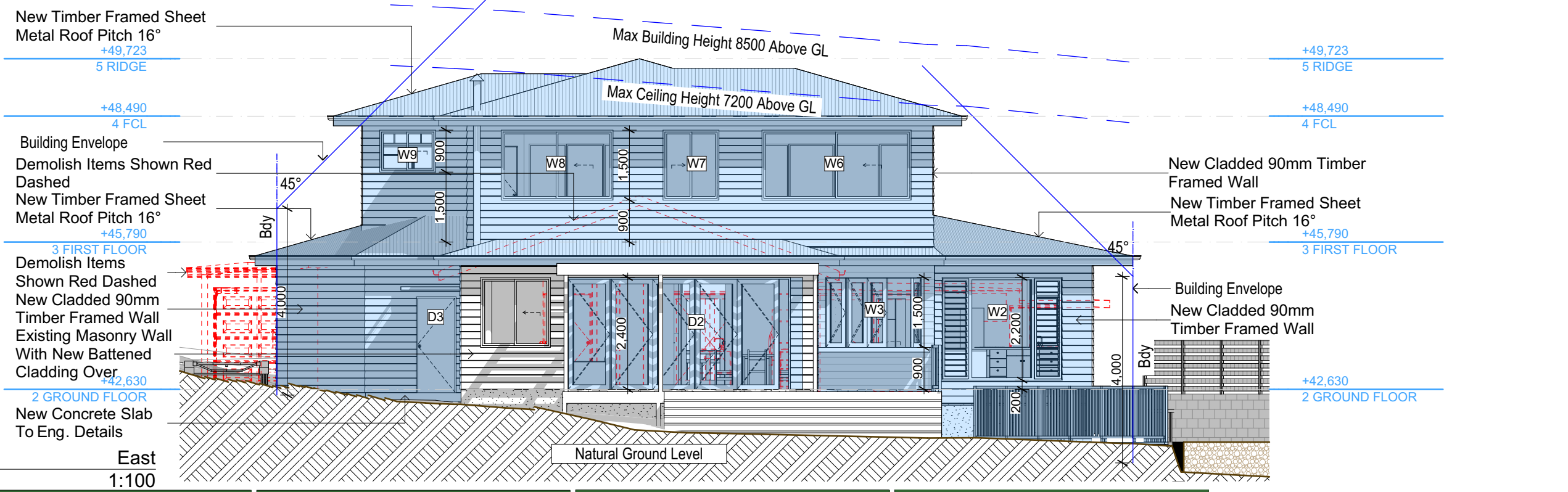
Plot Date: 2/04/2025  
Sheet Size: A3



E-01



E-02



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 clearer glass or glazing, or toned glass or 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.						
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	NW	3	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	NE	7	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	E	3	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	W	4	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	N	6	0	0	eave/ verandah/ pergola/balcony >=600 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 (m <sup>2</sup> )	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	NW	3	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	NE	7	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	E	3	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	W	4	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	N	6	0	0	eave/ verandah/ pergola/balcony >=600 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 (m <sup>2</sup> )	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W6	E	4.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7	E	1.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	E	3.6	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	E	1.1	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W10	W	1.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

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
W11	W	4	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W12	W	4	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	W	2.9	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	E	11.5	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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**DA APPLICATION ONLY**  
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Rapid Plans  
Building Design and Architectural Drafting

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Email: info@rapidplans.com.au

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**NOTES**  
106 Rose Avenue Wheeler Heights is zoned R2 Low Density  
106 Rose Avenue Wheeler Heights is not considered a heritage item  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in ShadedBlue  
**Construction**  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 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 AS1078-2007  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

**Basix**  
Basix Certificate Number A1780444  
All Plans to be read in conjunction with Basix 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. 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	562.4m <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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m <sup>2</sup> )	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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North



Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP02248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE: ELEVATIONS 1

PROJECT NAME: Alterations & Additions

REVISION NO. DATE

1 21-1-2025

DRAWING NO. DA4000

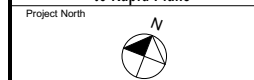
Plot Date: 2/04/2025  
Sheet Size: A3





Site Information	Prop.	Comp.
Site Area	562.4m <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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m <sup>2</sup> )	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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP0224BUC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE : ELEVATIONS  
**ELEVATION SIDE BDY ENVELOPES**

PROJECT NAME :  
**Alterations & Additions**

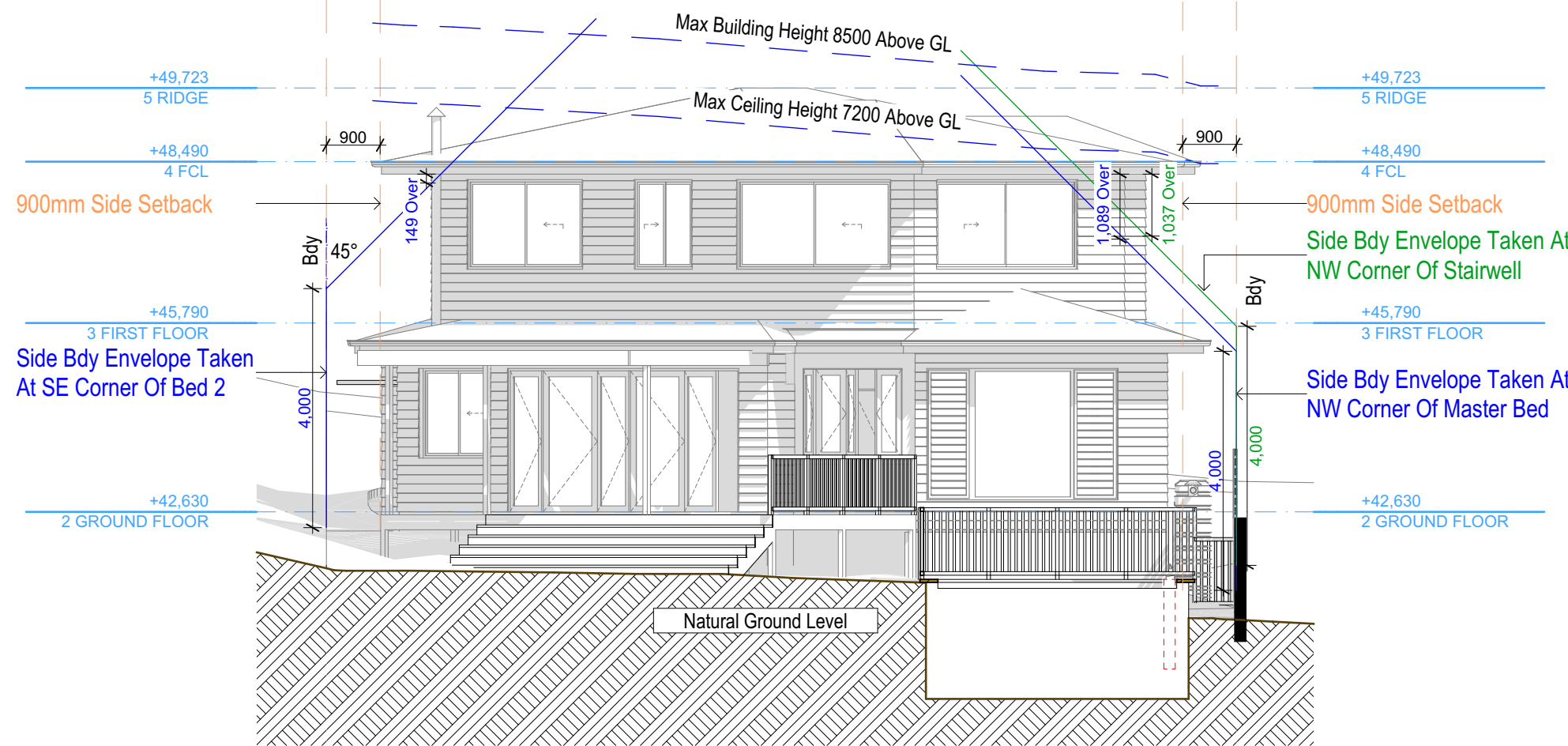
REVISION NO. DATE  
**1 21-1-2025**

DRAWING NO.  
**DA4002**

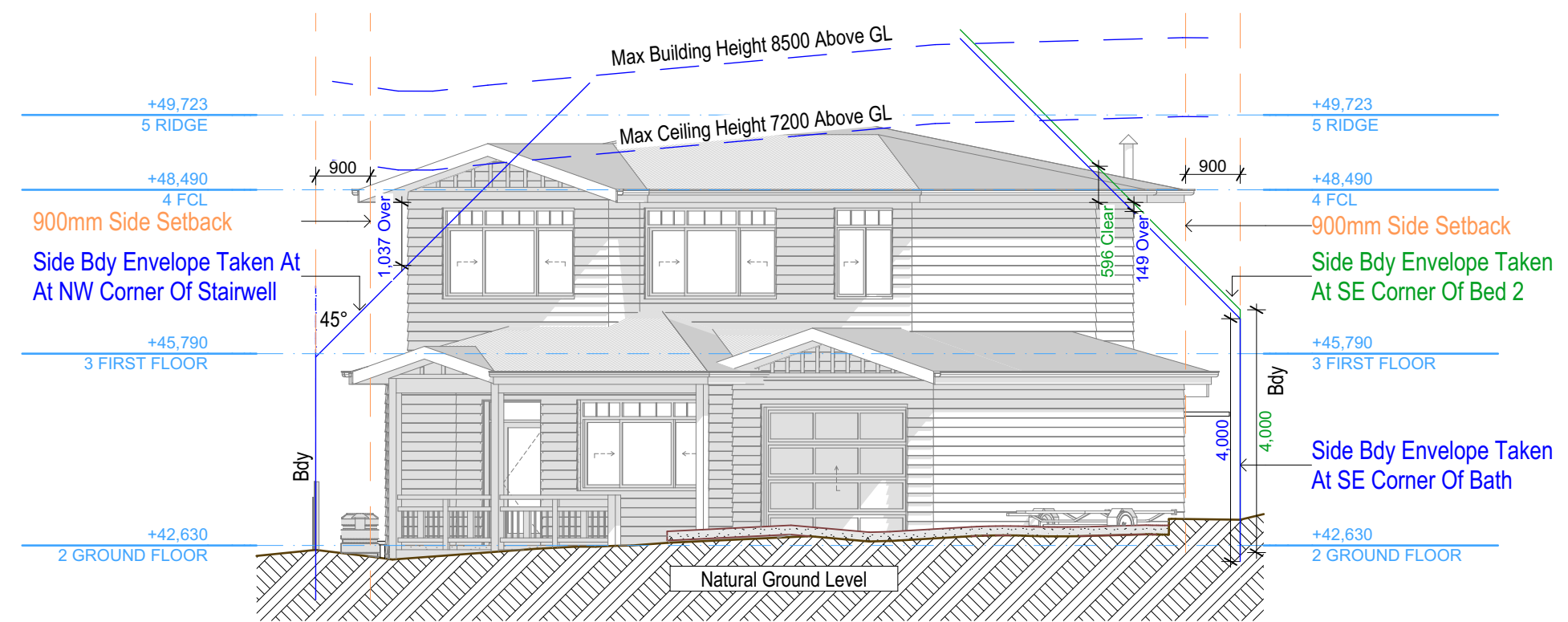
Plot Date: 2/04/2025  
Sheet Size: A3

Legend

- Denotes Existing Item  
= = = Denotes Demolished Item



E-05 Elevation Side Bdy Env N 1:100



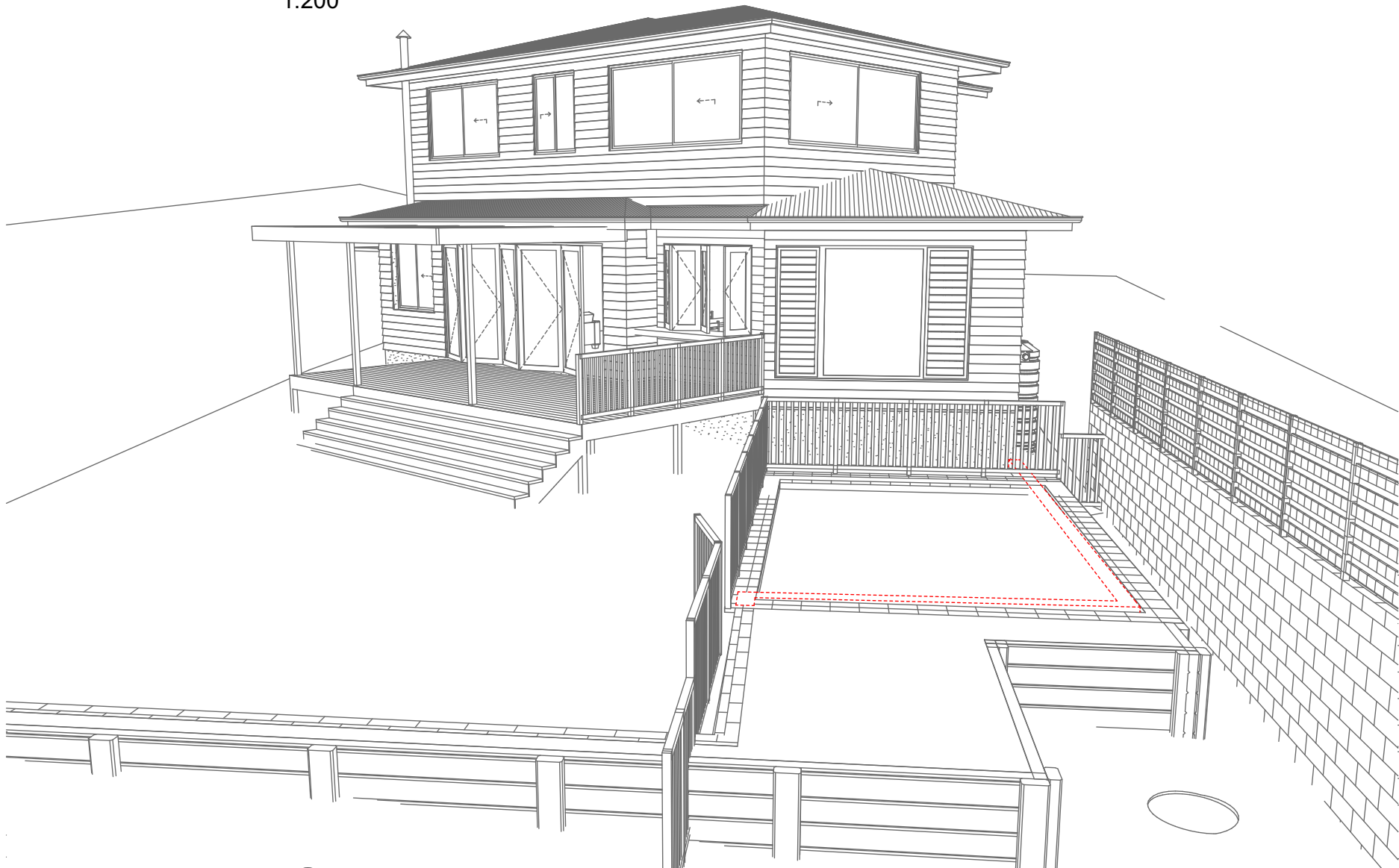
E-07 Elevation Side Bdy Env S 1:100

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Perspective 1  
1:200



Perspective 2  
1:200

Glazing requirements						
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						
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	NW	3	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	NE	7	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	E	3	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	W	4	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	N	6	0	0	eave/ verandah/ pergola/balcony >=600 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	E	4.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7	E	1.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	E	3.6	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	E	1.1	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W10	W	1.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

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
W11	W	4	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W12	W	4	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	W	2.9	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	E	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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Rapid Plans  
Building Design and Architectural Drafting

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**NOTES**  
106 Rose Avenue Wheeler Heights is zoned R2 Low Density  
106 Rose Avenue Wheeler Heights is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
**Construction**  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer 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 AS/NZS 2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 1 compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

**Carrying**  
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**Basic**  
Basic Certificate Number A1780444  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
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	562.4m2	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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% 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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North



Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP02248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

**DRAWING TITLE : SHADOW PLANS PERSPECTIVE**

**PROJECT NAME : Alterations & Additions**

REVISION NO.	DATE
1	21-1-2025

DRAWING NO. **DA5000**

Plot Date: 2/04/2025  
Sheet Size: A3



Denotes Alloy Window (Typical).  
Type & Colour By Owner



Denotes Cladded Timber Framed Wall (Typical).  
Type & Colour By Owner



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



Denotes Metal Handrail (Typical).  
Type & Colour By Owner



Denotes Colonial Type Handrail  
(Typical). Type & Colour By Owner



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



Denotes Garage Door  
(Typical). Type & Colour  
By Owner



Denotes Pool To Manufacturers/Eng. Details (Typical).  
Type & Colour By Owner



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Building Design and Architectural Drafting

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**NOTES**  
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106 Rose Avenue Wheeler Heights is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in ShadedBlue  
**Construction**  
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls  
Roof Sheet Metal to have R1.45 Insulation  
Insulation to External Cladded Stud & Brick Veneer 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 AS10798-2017  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

**Basic**  
Basic Certificate Number A1780444  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor (s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m2	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	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% 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 and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North



Drawn | Checked GBJ  
Plot Date: 2/04/2025  
Project NO.: RP02248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

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

PROJECT NAME: **Alterations & Additions**

REVISION NO.	DATE
1	21-1-2025

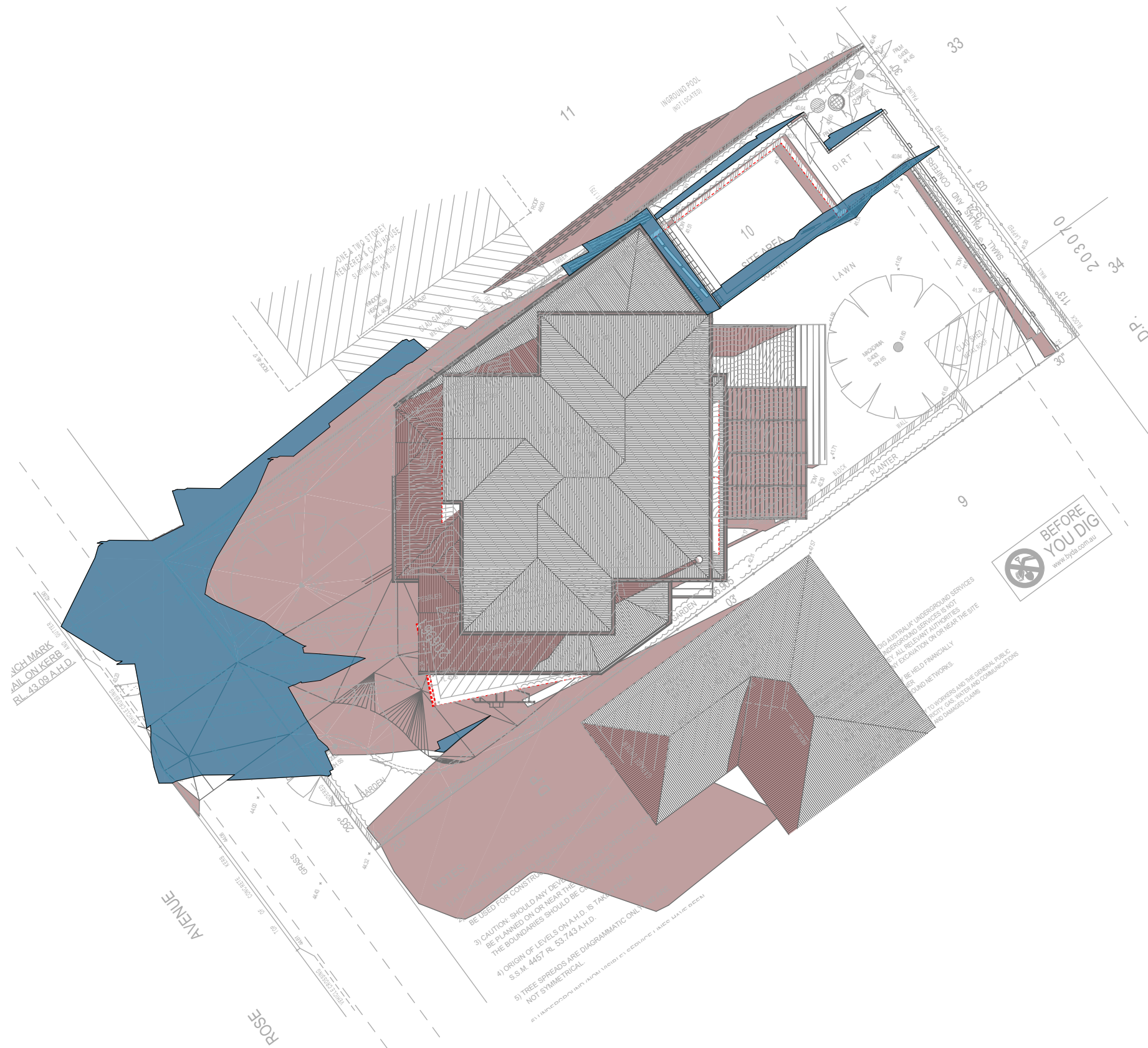
DRAWING NO. **DA5001**

Plot Date: 2/04/2025  
Sheet Size: A3



Denotes Proposed Shadow

Denotes Existing Shadow



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

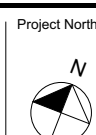


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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



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



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

GBJ  
2/04/2025  
RP0224BUC  
DA Rev1  
Phoebe Buchanan  
106 Rose Avenue Wheeler  
Heights

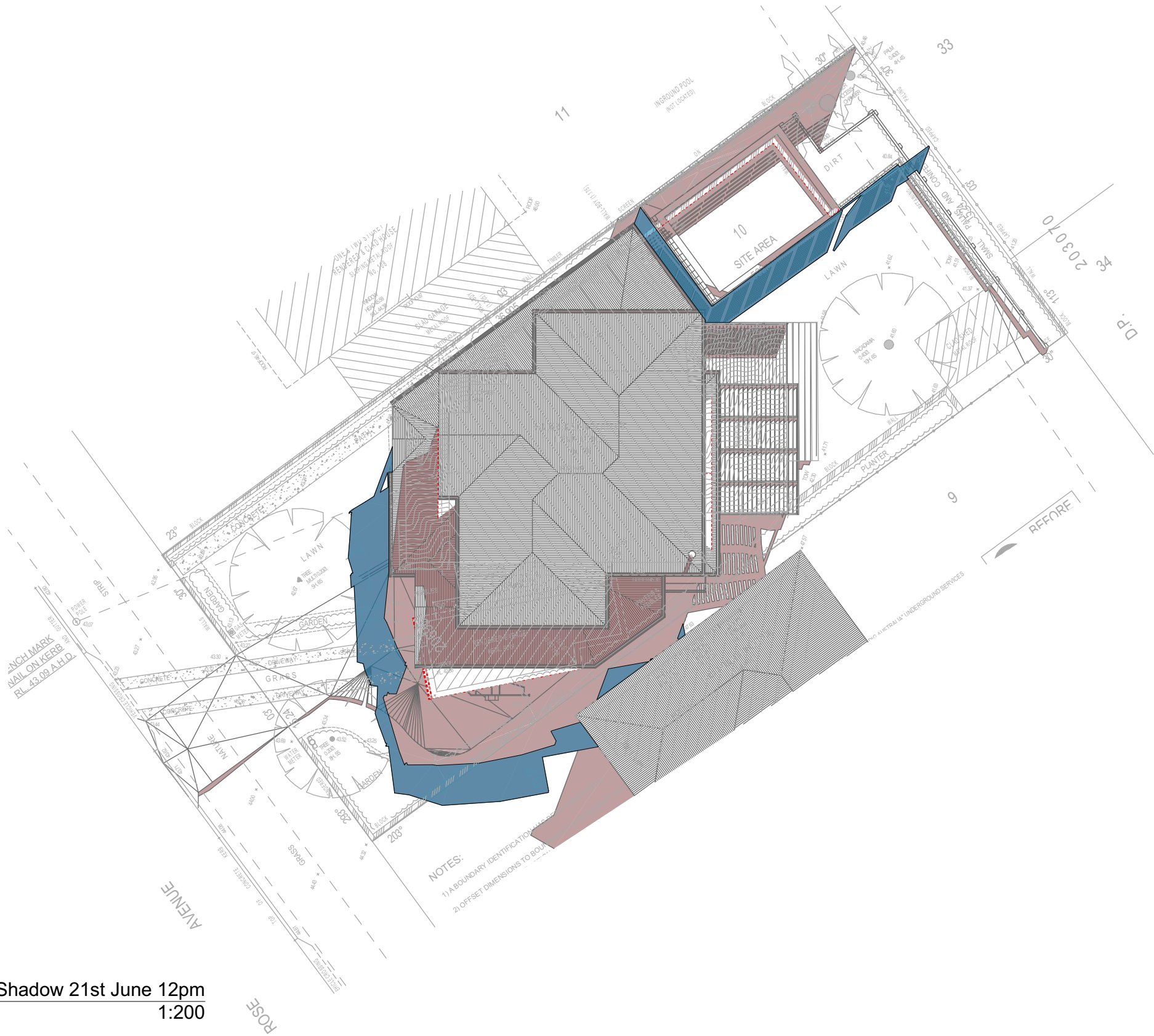
DRAWING TITLE : SHADOW PLANS  
**SHADOW PLAN 21st June 9am**  
PROJECT NAME : **Alterations & Additions**

REVISION NO.  
**1**  
DATE:  
**21-1-2025**  
DRAWING NO.  
**DA5002**



Denotes Proposed Shadow

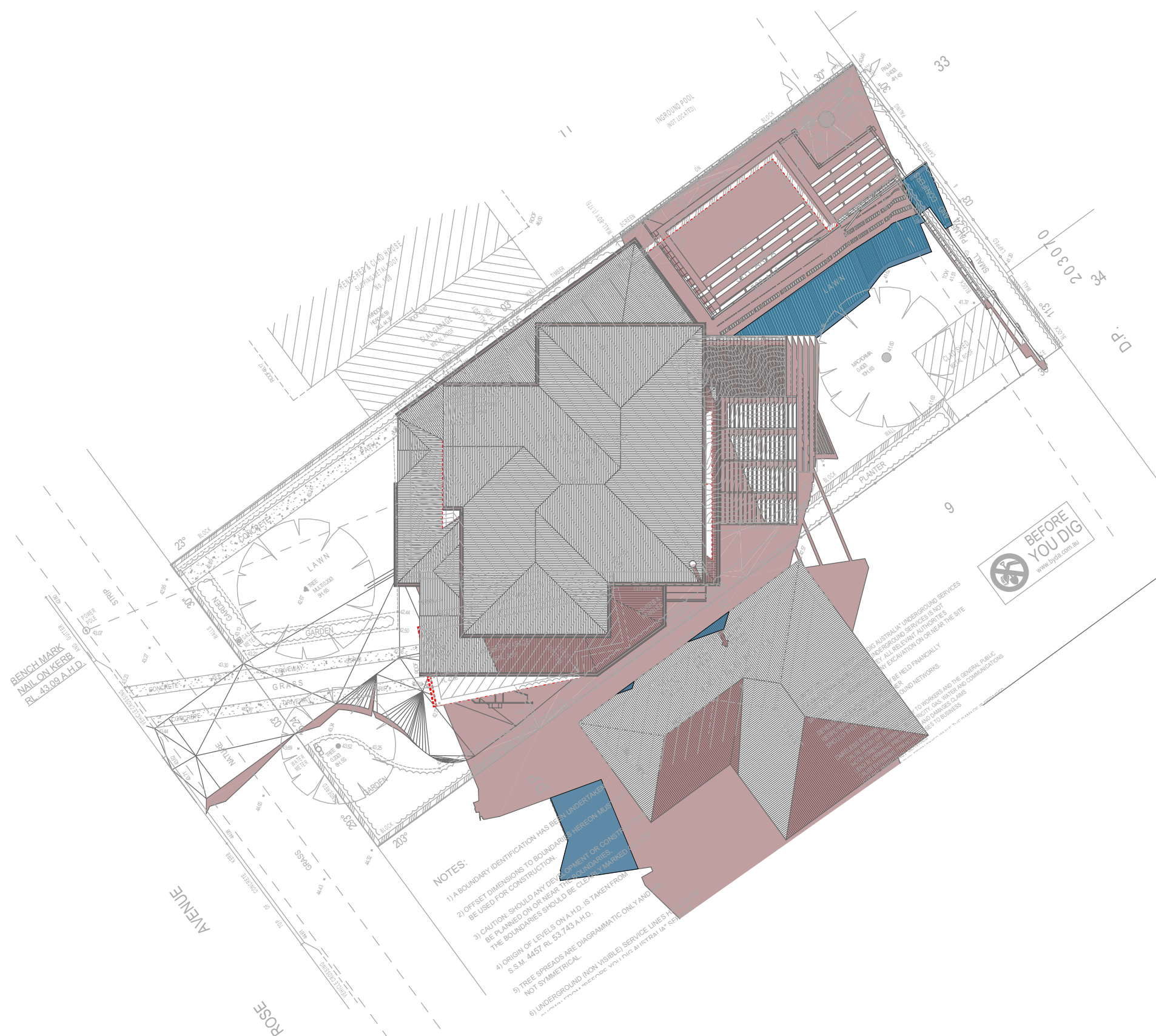
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01

Shadow 21st June 12pm  
1:200

DA APPLICATION  
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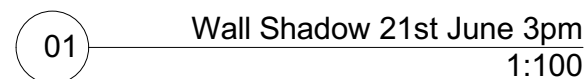
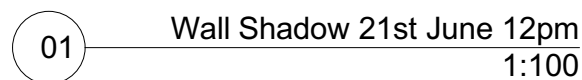
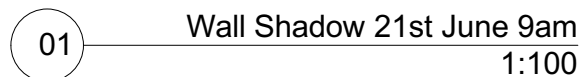
Denotes Proposed Shadow

Denotes Existing Shadow

01 Shadow 21st June 3pm  
1:200

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Denotes Existing Shadow



**DA APPLICATION**  
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<p>DRAWING TITLE : SHADOW PLANS</p> <p><b>WALL ELEVATION SHADOWS</b></p>	
<p>PROJECT NAME :</p> <p><b>Alterations &amp;</b></p>	