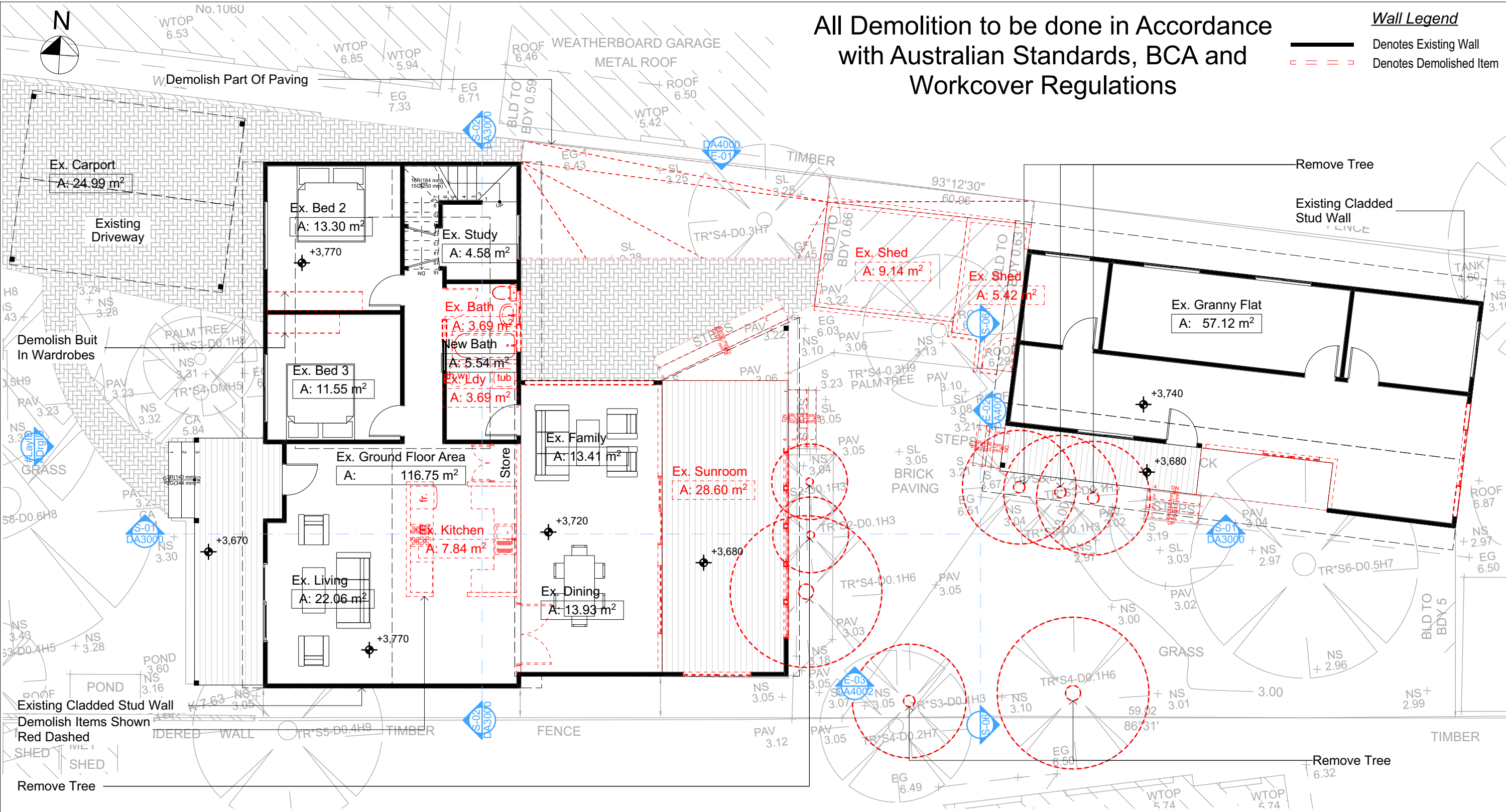


All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

Wall Legend  
Denotes Existing Wall  
Denotes Demolished Item



2 DEMOLITION GROUND FLOOR  
1:100

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

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

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

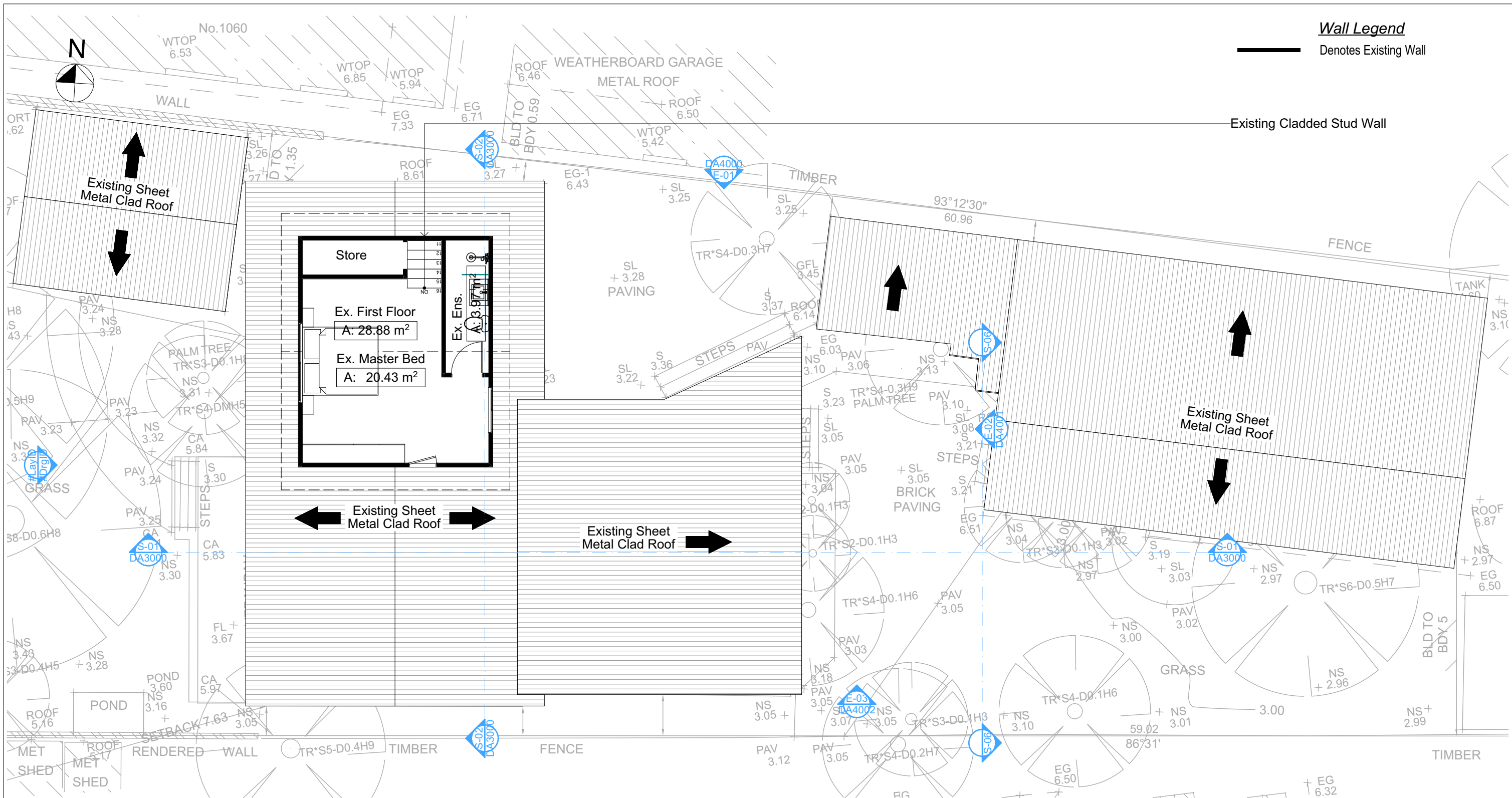
**Construction**  
Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1884  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A408854  
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m <sup>2</sup> )	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			







**Wall Legend**  
Denotes Existing Wall

3 EXISTING FIRST FLOOR  
1:100

# Builder To Check & Confirm Existing Measurements Prior to Commencement

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

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item  
**Certifying**  
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

**Construction**  
Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1884  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basic**  
Basic Certificate Number A408854  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional insulation is not required where the area of new construction is less than 2m²  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

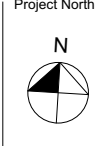


© Copyright  
Rapid Plans 2020

Rapid Plans reserves all rights to this drawing, this drawing remains the property of Rapid Plans and may not be copied without written consent, all content including intellectual, remain the property of Rapid Plans, all copies of this drawing will be returned to Rapid Plans upon request.  
The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes unless issued by the Designer for construction.



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

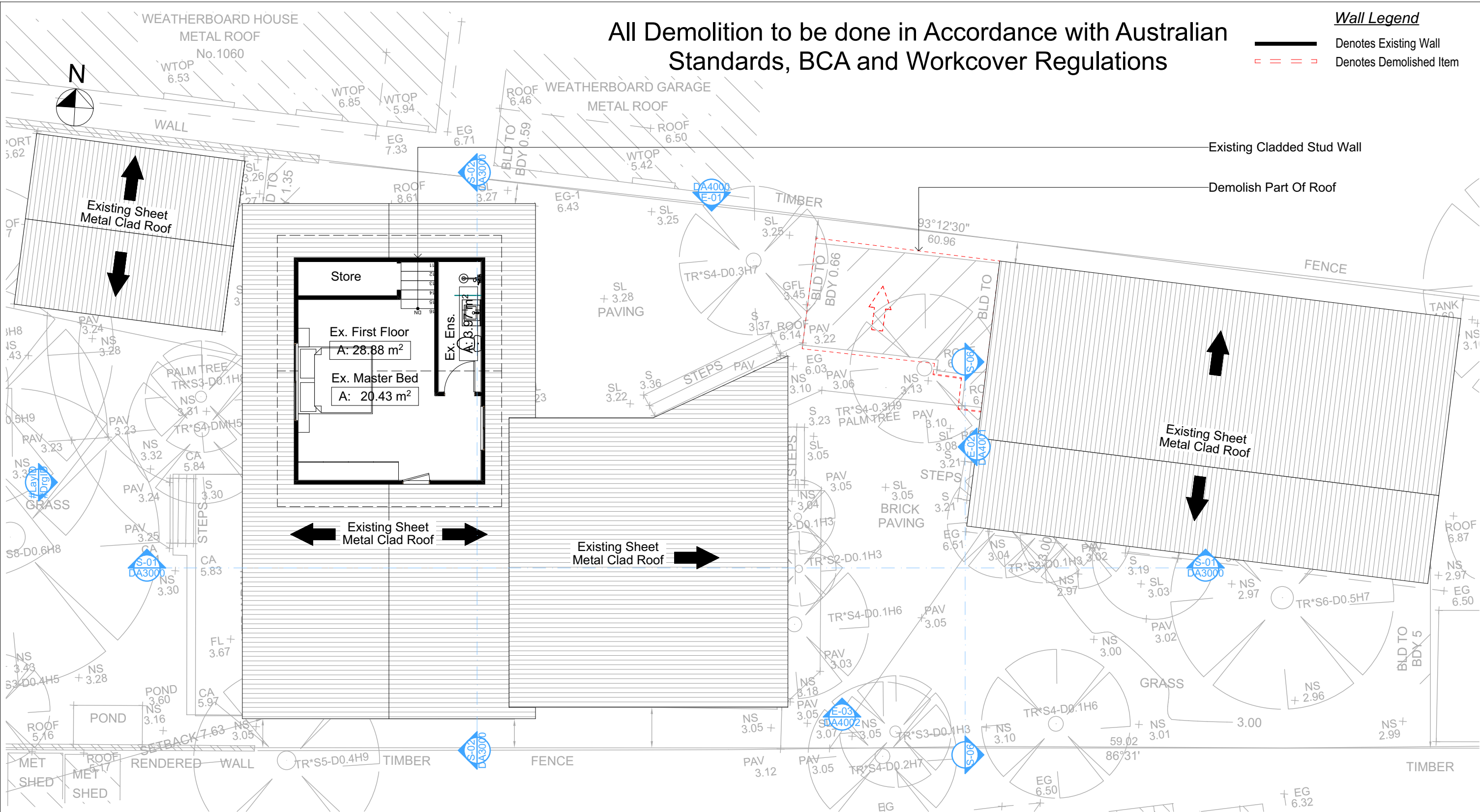
DRAWING TITLE :  
SITE AND LOCATION  
Existing First Floor Plan  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
DATE:  
4/3/21  
DRAWING NO.  
DA1007

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

Wall Legend

- Denotes Existing Wall  
Denotes Demolished Item



3

DEMOLITION FIRST FLOOR  
1:100

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

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

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

**Basix**  
Basix Certificate Number A408854  
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

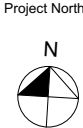
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m <sup>2</sup> )	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			



© Copyright  
Rapid Plans 2020



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



Project North  
Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
4/03/2021  
RP1120DAR  
DA  
Client  
Site:  
Sheet Size: A3

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

REVISION NO.  
DATE:  
4/3/21  
DRAWING NO.  
DA1008