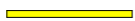




Denotes New Works

**Wall Legend**



Denotes New Timber Framed Wall



Denotes New Masonry Wall



Denotes New Concrete

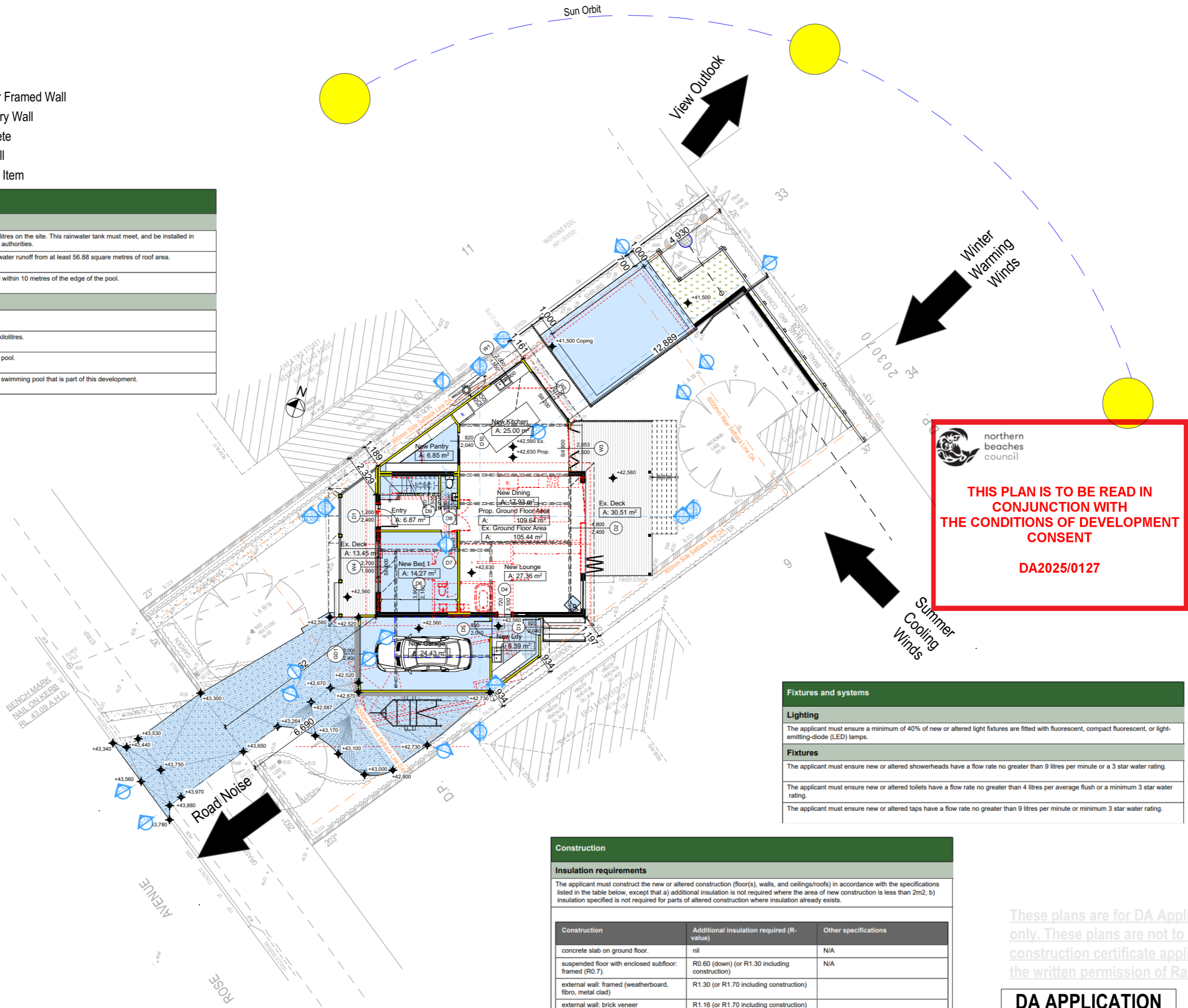


Denotes Existing Wall



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.



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

**DA2025/0127**

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 2m2, 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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**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.

**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 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.

**Condition**

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, 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

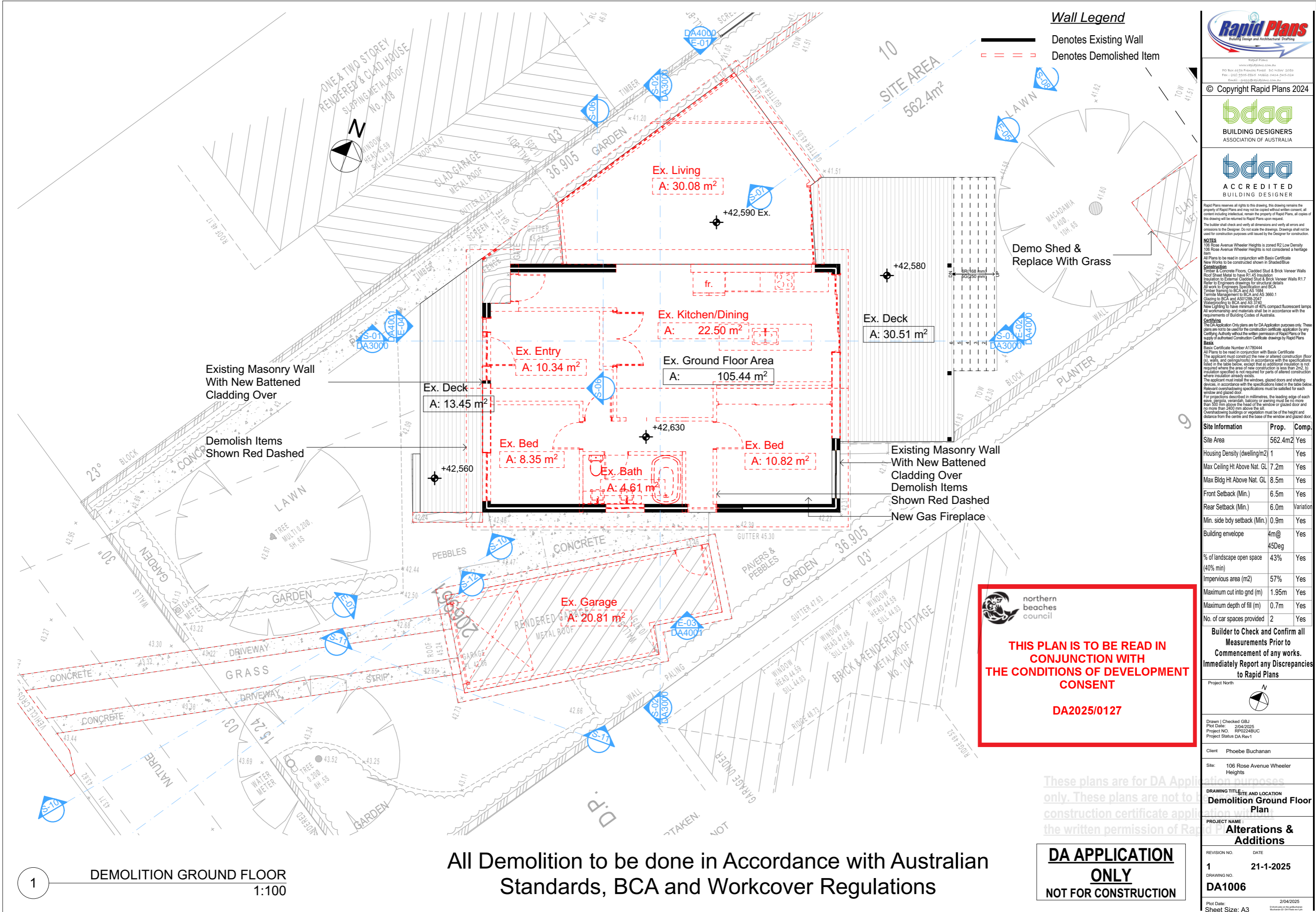
**DRAWING TITLE:**  
**SITE AND LOCATION**  
**SITE PLAN**

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

REVISION NO.	DATE
1	21-1-2025

DRAWING NO. **DA1003**

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



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Building Design and Architectural Drafting

106 Rose Avenue Wheeler Heights NSW 2086  
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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 Basic Certificate New Works to be constructed shown in ShadedBlue.

**Construction**

Timber & Concrete Floors, 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 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, 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 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.

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

DA2025/0127

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**DA APPLICATION ONLY**

**NOT FOR CONSTRUCTION**

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**

**Demolition Ground Floor Plan**

**PROJECT NAME:**

**Alterations & Additions**

REVISION NO. DATE

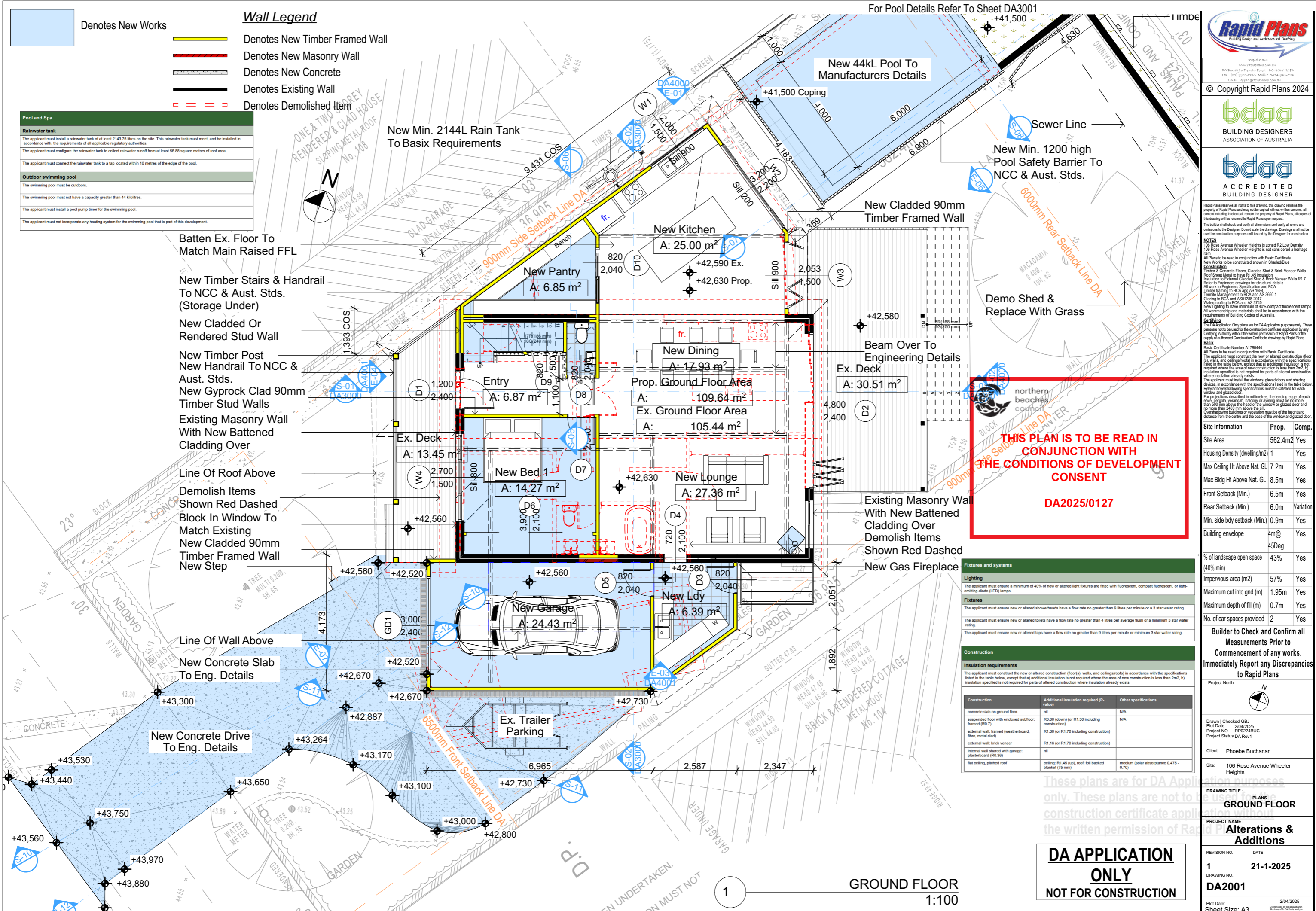
1 21-1-2025

DRAWING NO. DA1006

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









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)	N/A
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.



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

**DA2025/0127**

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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 AS1029.2017  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
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(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, 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.: R202248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

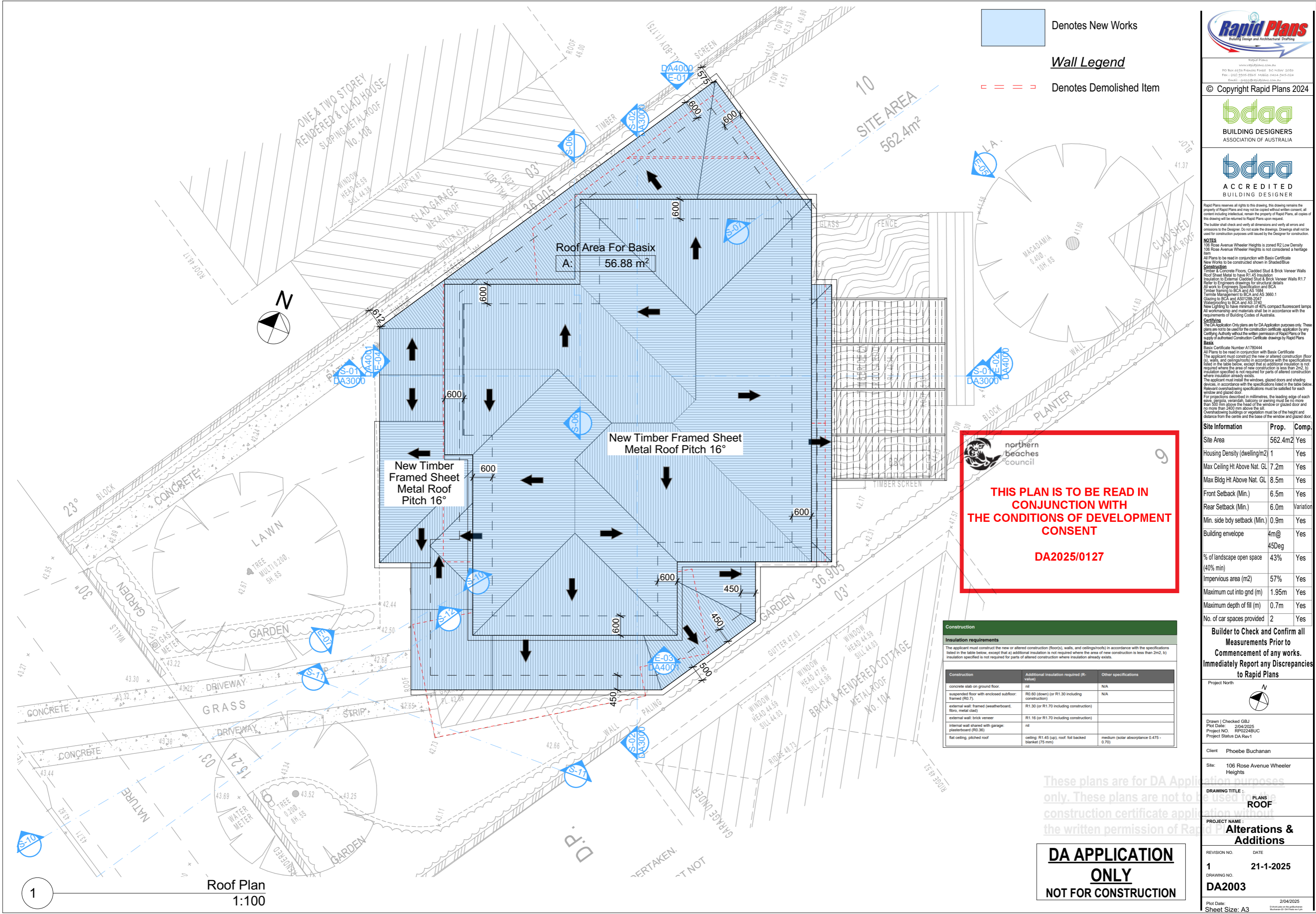
DRAWING TITLE: **PLANS FIRST FLOOR**

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

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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 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 AS10198-2017  
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  
**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

DRAWING NO. DA2003

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

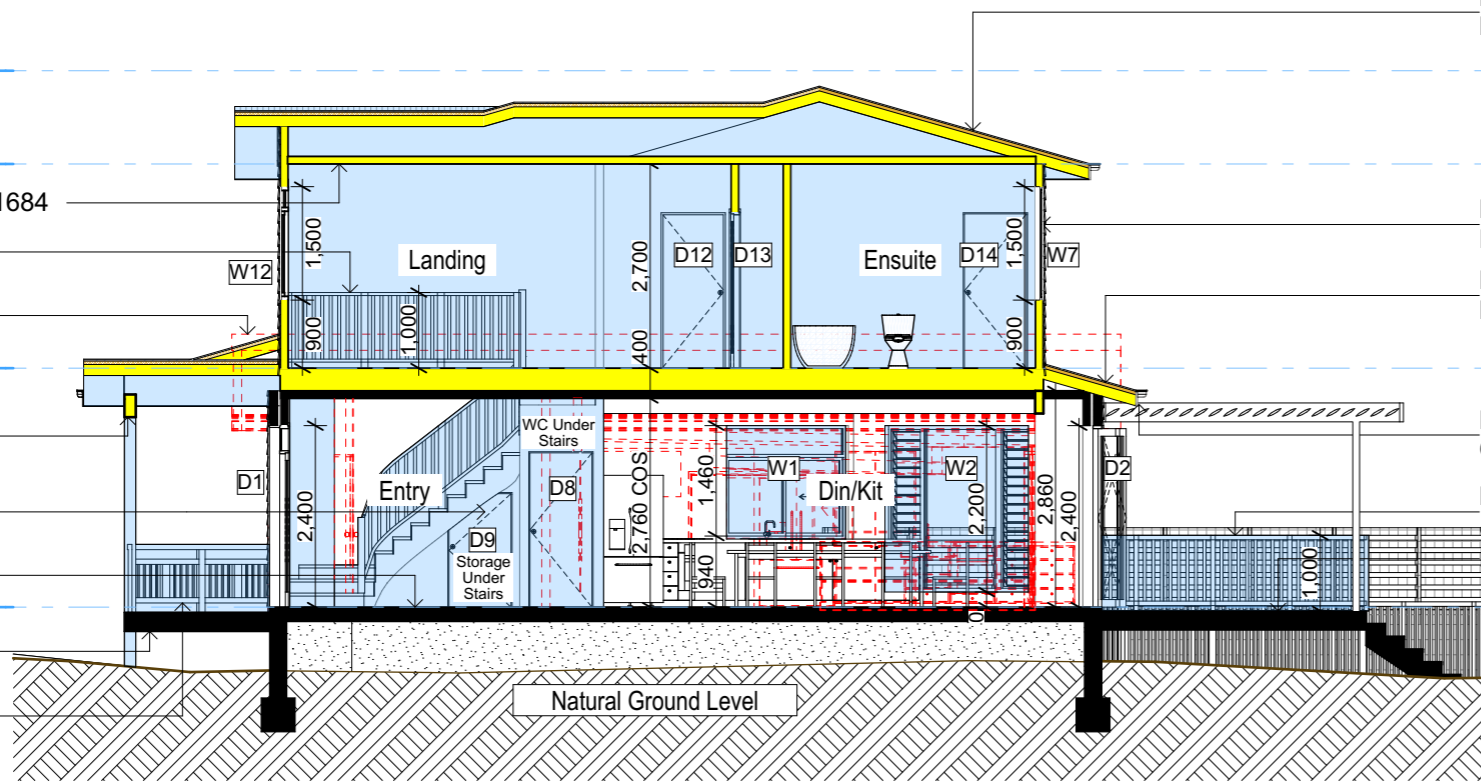
Beam Over To  
Engineering Details

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

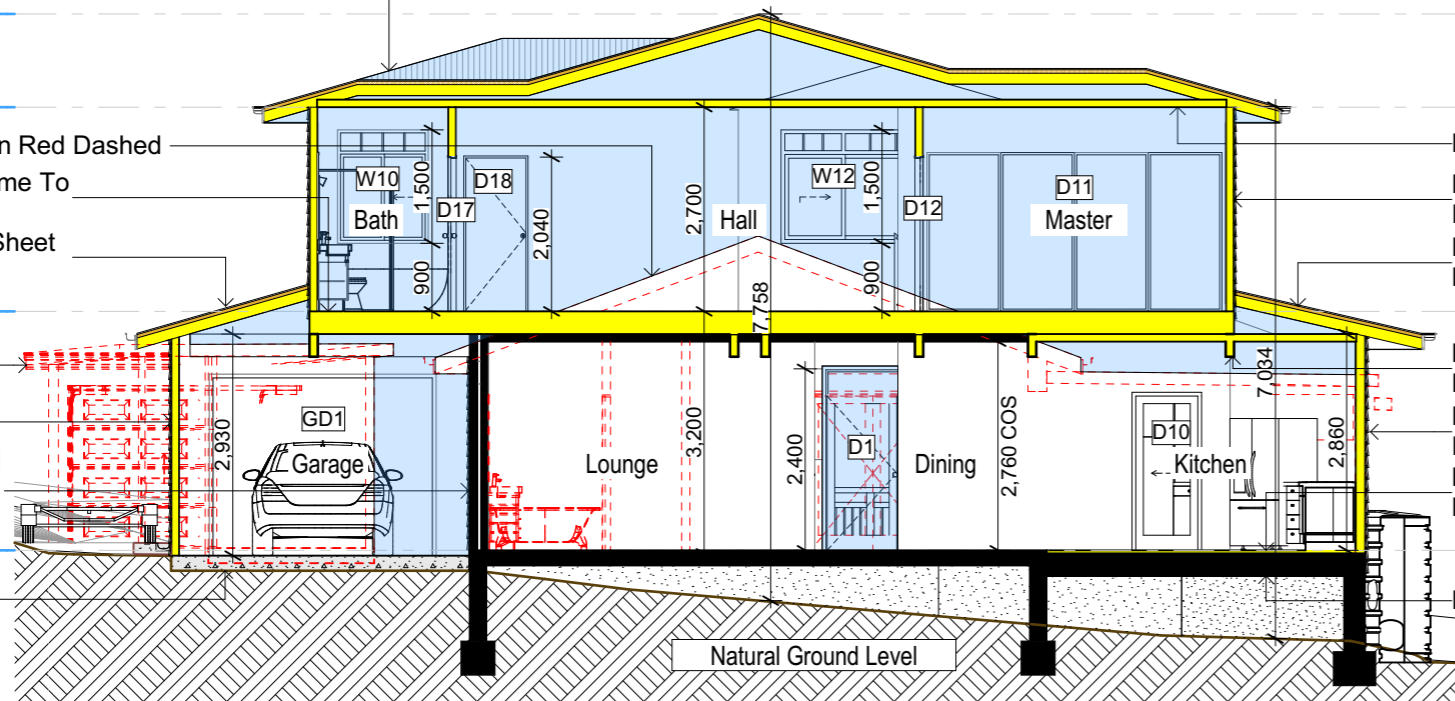
Demolish Items  
Shown Red Dashed

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.

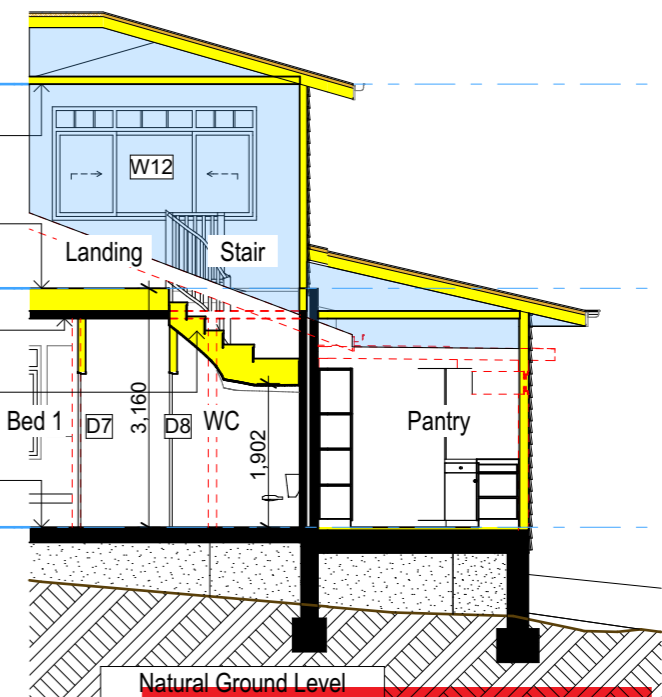
+45,790  
3 FIRST FLOOR

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

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

DA2025/0127

**DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION**

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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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 completed shown in Shaded Blue.

**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 AS 2208-2017

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

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 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.: RP02248UC  
Project Status DA Rev1

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

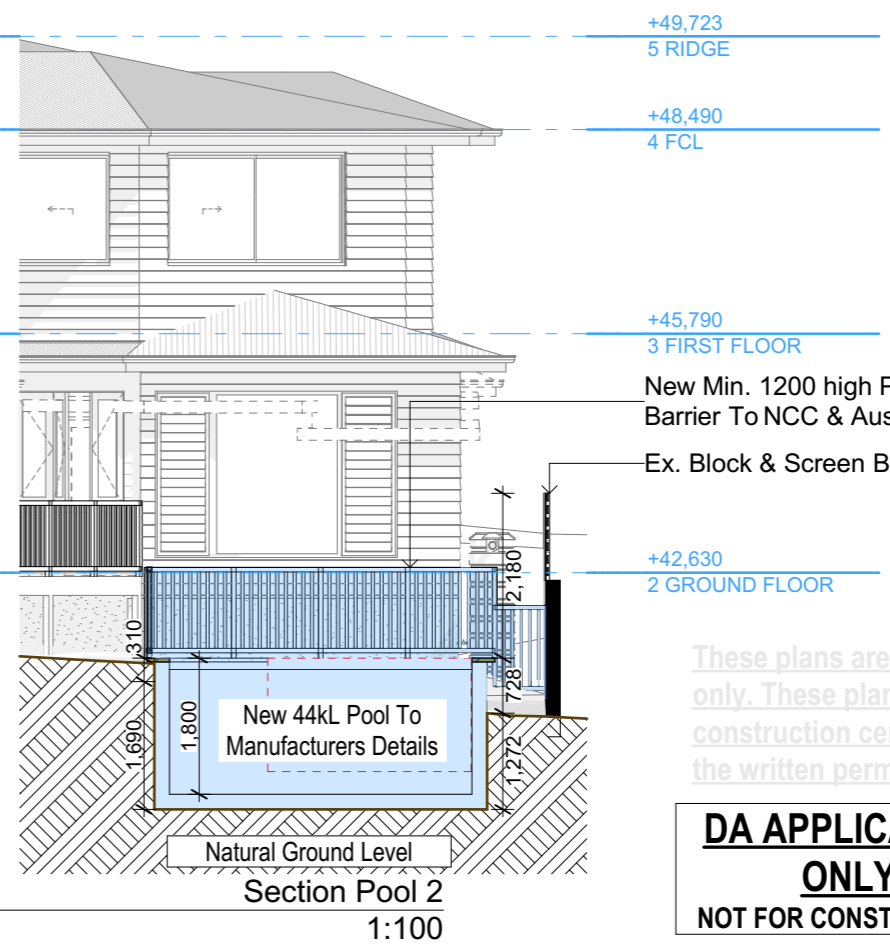
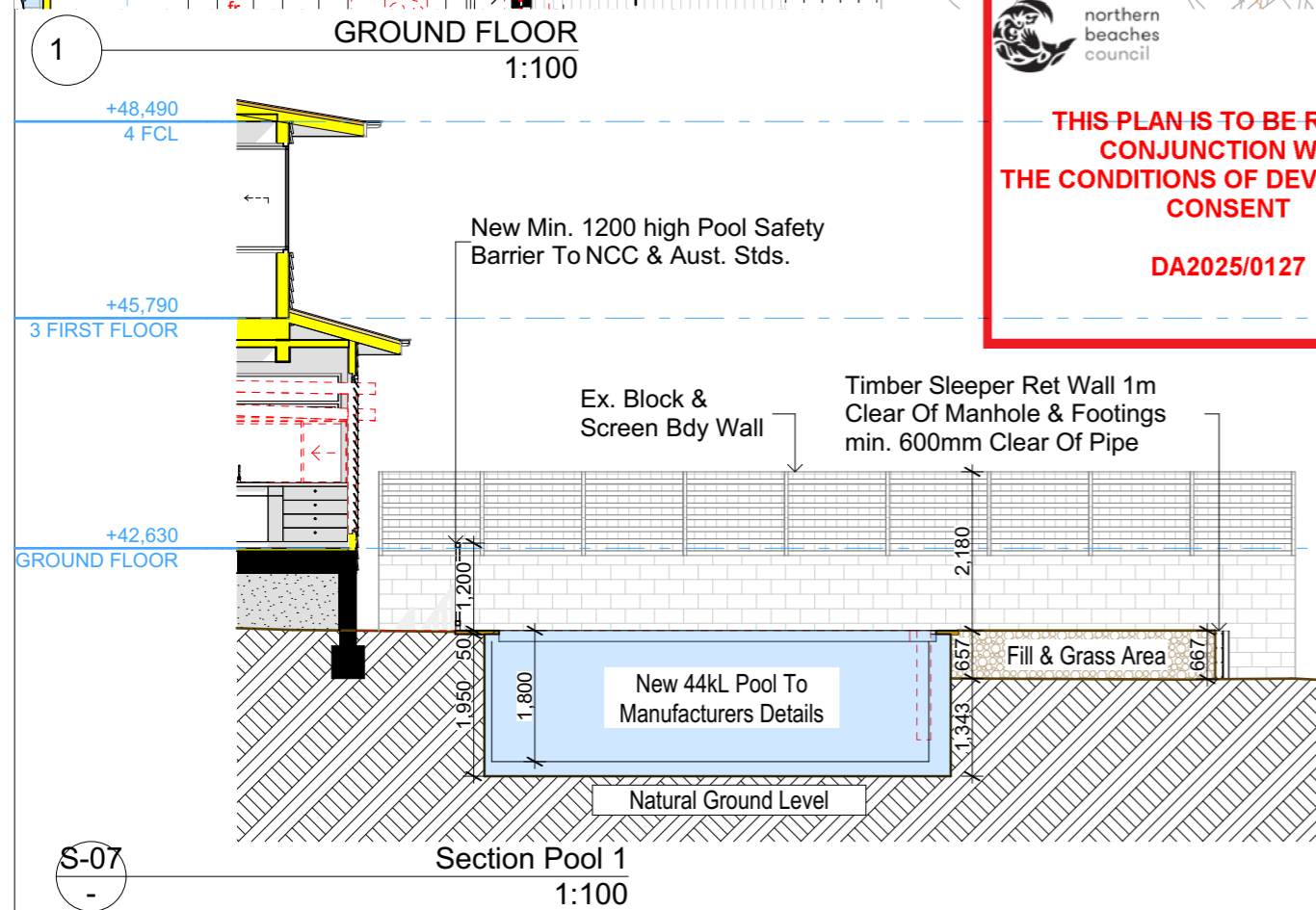
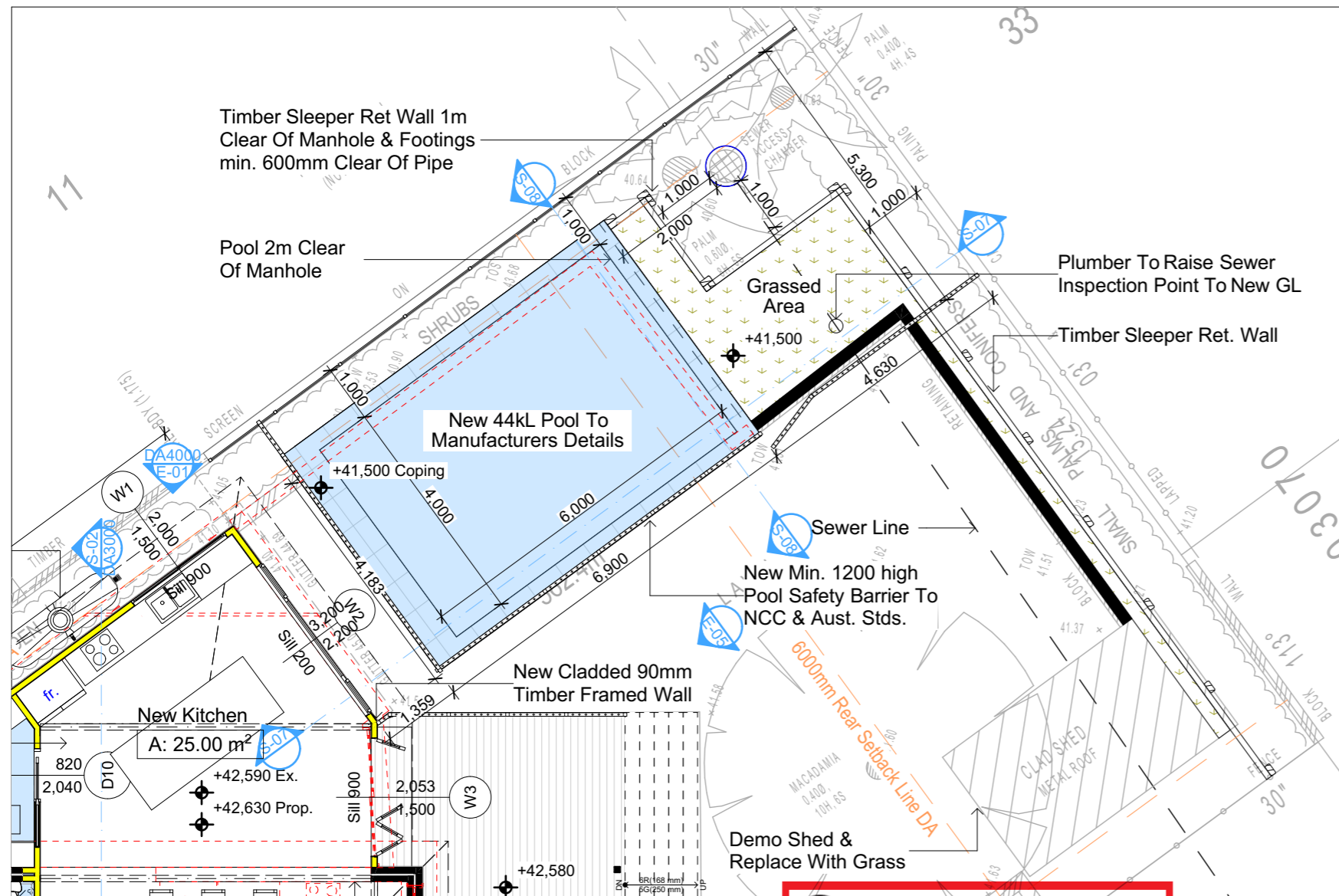
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**SECTION 1**

PROJECT NAME: **Alterations & Additions**

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

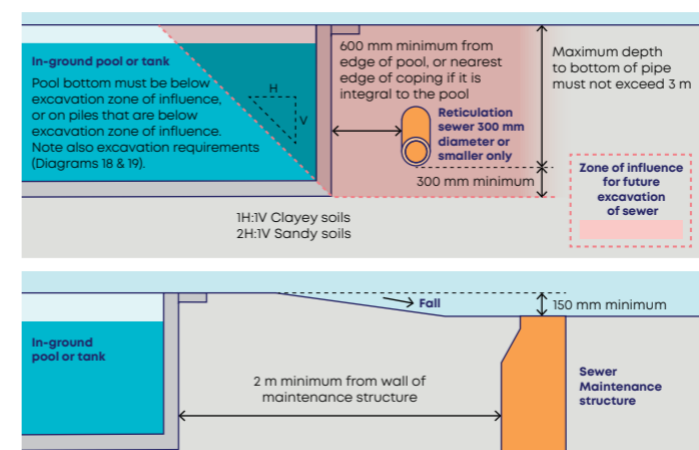
DRAWING NO. **DA3000**

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.

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 AS1019.2-2017  
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, 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, gopole, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m <sup>2</sup>	Yes
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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**

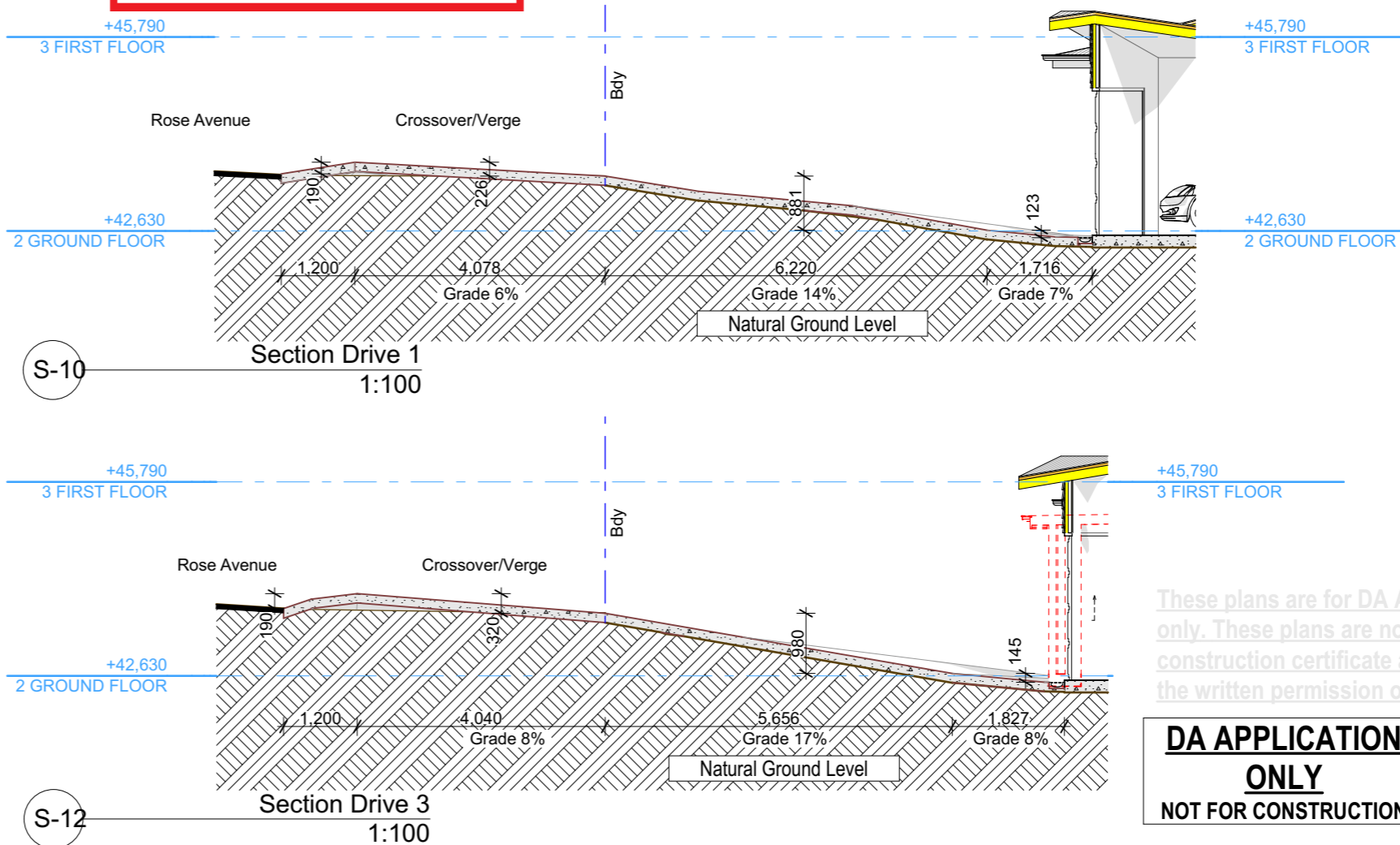
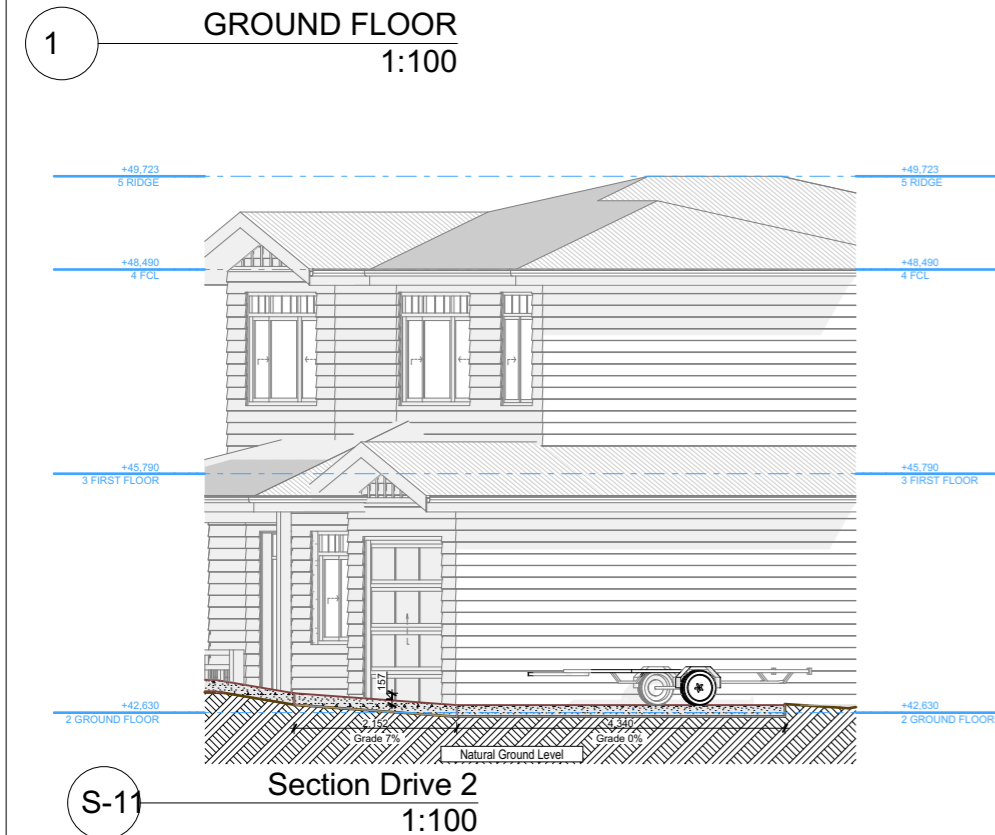
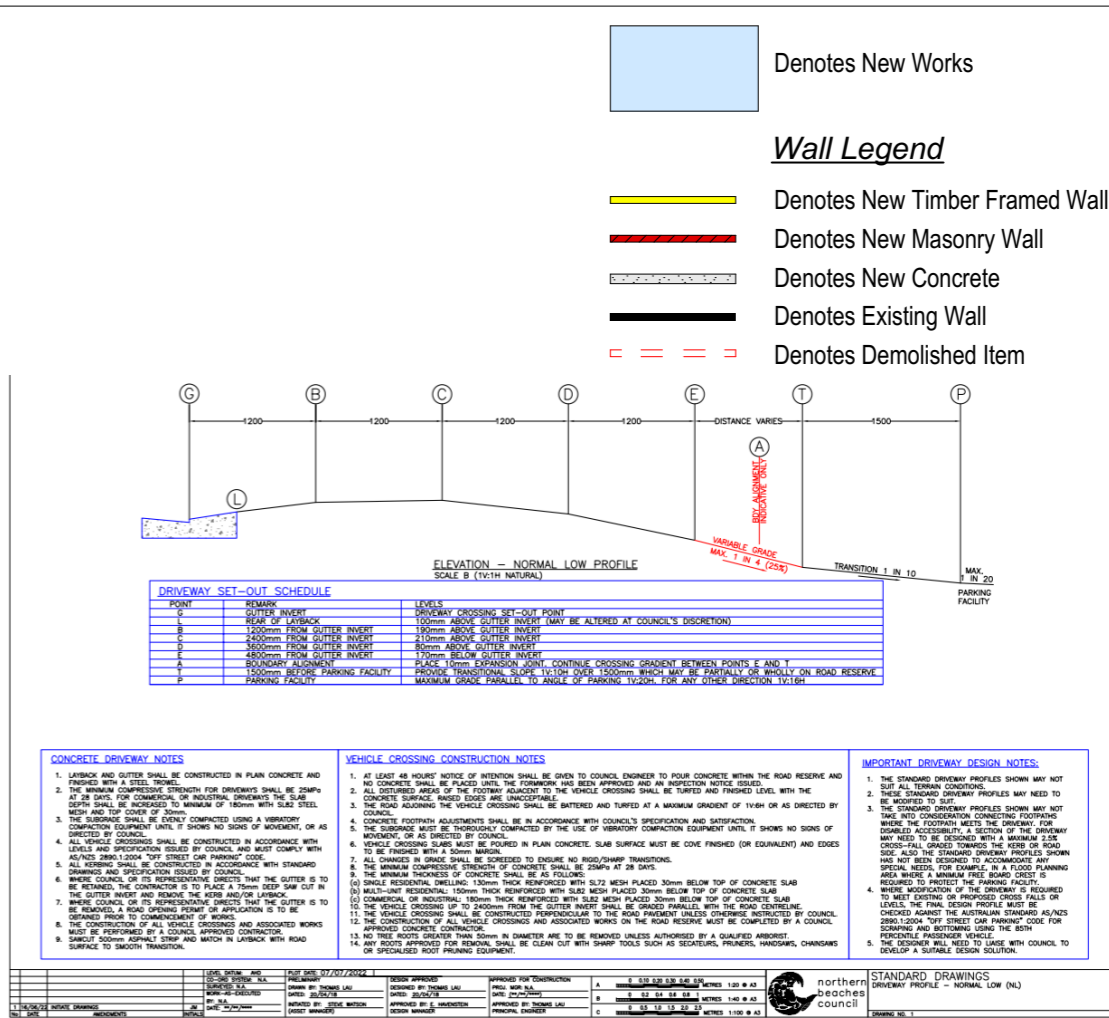
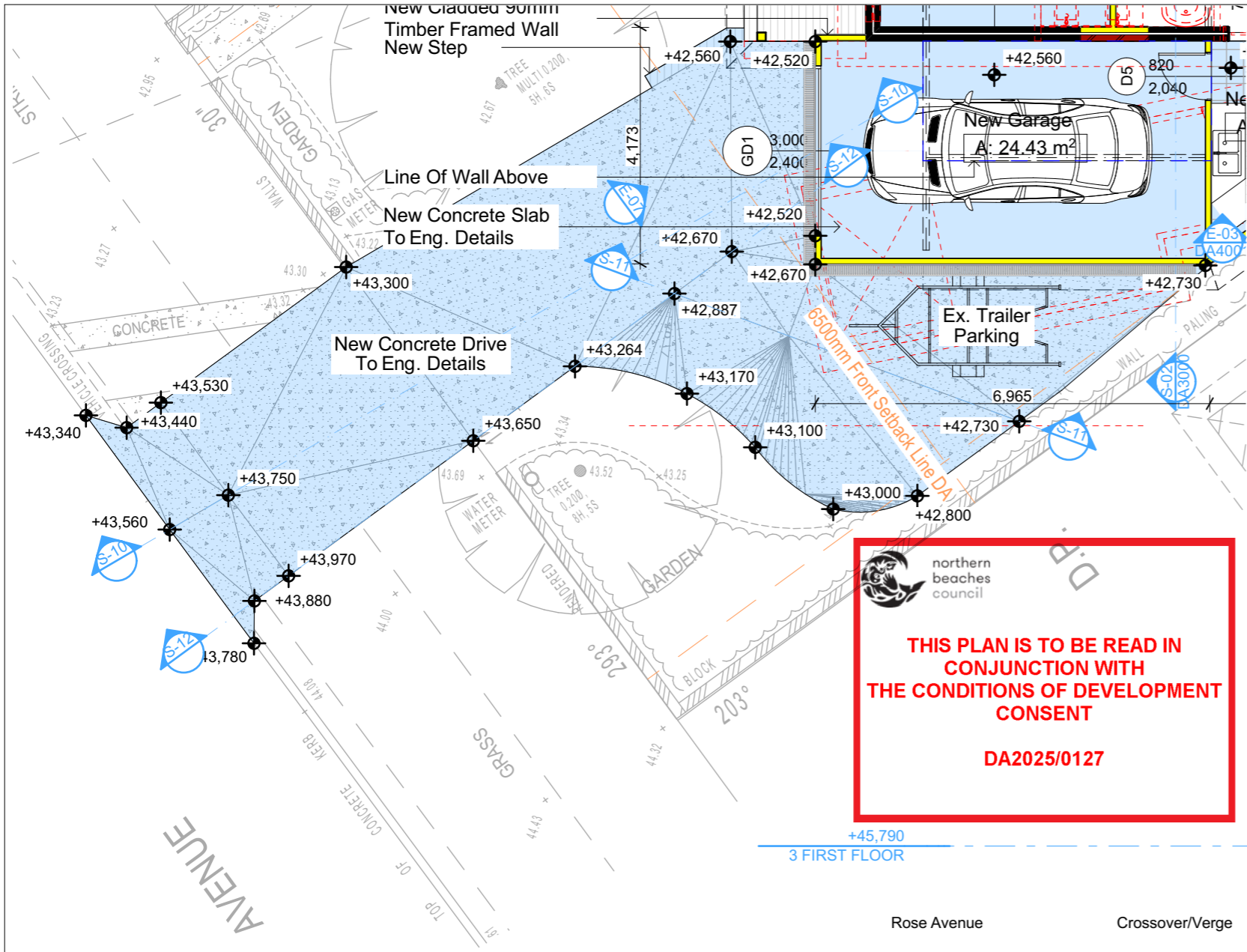
**PROJECT NAME:** Alterations & Additions

REVISION NO.	DATE
1	21-1-2025

DRAWING NO. **DA3001**

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

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**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 Number A1780444.

New Works to be constructed in accordance with the specifications 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) where insulation is not required for parts of allowed construction 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 shading device.

For projections described in millimetres, the leading edge of each glazing, glazing, glazing, glazing or shading device shall be 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.

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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



