

Rapid Plans [www.rapidplans.com.au](http://www.rapidplans.com.au)  
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Email: [gregg@rapidplans.com.au](mailto:gregg@rapidplans.com.au)



BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA



ACCREDITED  
BUILDING DESIGNER

**DEVELOPMENT APPLICATION**  
**Alterations & Additions To Existing Residence**  
**For Hilary and Stephen Darke**

**1058 Barrenjoey Road, Palm Beach**

**Lot 4C D.P. 13374**

**Project Number: RP1120DAR**

DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	1	- 4-3-2021
DA1001	A4 NOTIFICATION PLAN	1	- 4-3-2021
DA1002	SITE SURVEY	1	- 4-3-2021
DA1003	SITE SURVEY 2	1	- 4-3-2021
DA1004	SITE PLAN	1	- 4-3-2021
DA1005	Demolition Ground Floor Plan	1	- 4-3-2021
DA1006	Existing Ground Floor Plan	1	- 4-3-2021
DA1007	Existing First Floor Plan	1	- 4-3-2021
DA1008	Demolition First Floor Plan	1	- 4-3-2021
DA1009	Excavation & Fill Plan	1	- 4-3-2021
DA1010	Landscape Open Space Plan Existing	1	- 4-3-2021
DA1011	Landscape Open Space Plan Proposed	1	- 4-3-2021
DA1012	Landscape Plan	1	- 4-3-2021
DA1013	Sediment & Erosion Plan	1	- 4-3-2021
DA1014	Waste Management Plan	1	- 4-3-2021
DA1015	Stormwater Plan	1	- 4-3-2021
DA2001	GROUND FLOOR	1	- 4-3-2021
DA2002	GROUND FLOOR 2	1	- 4-3-2021
DA2003	FIRST FLOOR	1	- 4-3-2021
DA2004	ROOF	1	- 4-3-2021
DA3000	SECTION 1	1	- 4-3-2021
DA3001	SECTION POOL	1	- 4-3-2021
DA4000	ELEVATIONS 1	1	- 4-3-2021
DA4001	ELEVATIONS 2	1	- 4-3-2021
DA4002	ELEVATIONS 3	1	- 4-3-2021
DA5000	PERSPECTIVE	1	- 4-3-2021
DA5001	MATERIAL & COLOUR SAMPLE BOARD	1	- 4-3-2021
DA5002	SHADOW PLAN 21st June 9am	1	- 4-3-2021
DA5003	SHADOW PLAN 21st June 12pm	1	- 4-3-2021
DA5004	SHADOW PLAN 21st June 3pm	1	- 4-3-2021



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

**Alterations and Additions**

Certificate number: A408854

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Thursday, 04, March 2021  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Darke
Street address	1058 Barrenjoey Road Palm Beach 2108
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 13374
Lot number	4C
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Rapid Plans
ABN (if applicable):	43150064592

BARRENJOEY

ROAD

- AUSTRALIAN HEIGHT DATUM  
AWNING  
BENCH MARK  
CONCRETE  
CONCRETE SURFACE  
DIAMETER/HEIGHT/SPREAD  
DOOR  
DECK LEVEL  
EDGE OF CONCRETE  
EAVE & GUTTER  
FLOOR LEVEL  
GARDEN  
HYDRANT  
INVERT LEVEL  
LAMP HOLE  
NATURAL SURFACE  
PAVERS  
POWER POLE  
REDUCED LEVEL  
STEPS  
SURFACE LEVEL  
WINDOW SILL  
STOP VALE  
SEWER MANHOLE  
TELSTRA PIT  
TOP OF KERB  
TOP OF WALL  
VEHICLE CROSSING  
WINDOW  
WATER METER  
TOP OF WINDOW



1

SURVEY PLAN  
1:200

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

THE SUBJECT TITLE NOTES :  
SEARCH DATE: 15/10/2020  
SECOND SCHEDULE  
1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).  
2) B666328 COVENANT.  
3) AQ473422 MORTGAGE TO MACQUARIE BANK LIMITED.  
NOTES:  
A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.  
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.  
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.  
ORIGIN OF LEVELS : SSM 12815, RL 3.4 (AHD), CLASS E.  
D) USE STATED DIMENSIONS. DO NOT SCALE.  
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.  
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

CHRIS HILL  
(REGISTERED SURVEYOR)  
SURVEYOR ID No. 95

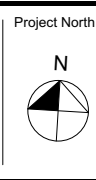


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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



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



Checked  
Plot Date: 3/5/21  
Project NO. RP1120DAR  
Project Status DA Rev2  
Client Hilary and Stephen Darke  
Site: 1058 Barrenjoey Road, Palm Beach  
Sheet Size: A3

DRAWING TITLE :  
SITE AND LOCATION  
SITE SURVEY  
PROJECT NAME :  
Alterations & Additions  
REVISION NO.  
1  
DATE: 4-3-2021  
DRAWING NO.  
DA1002





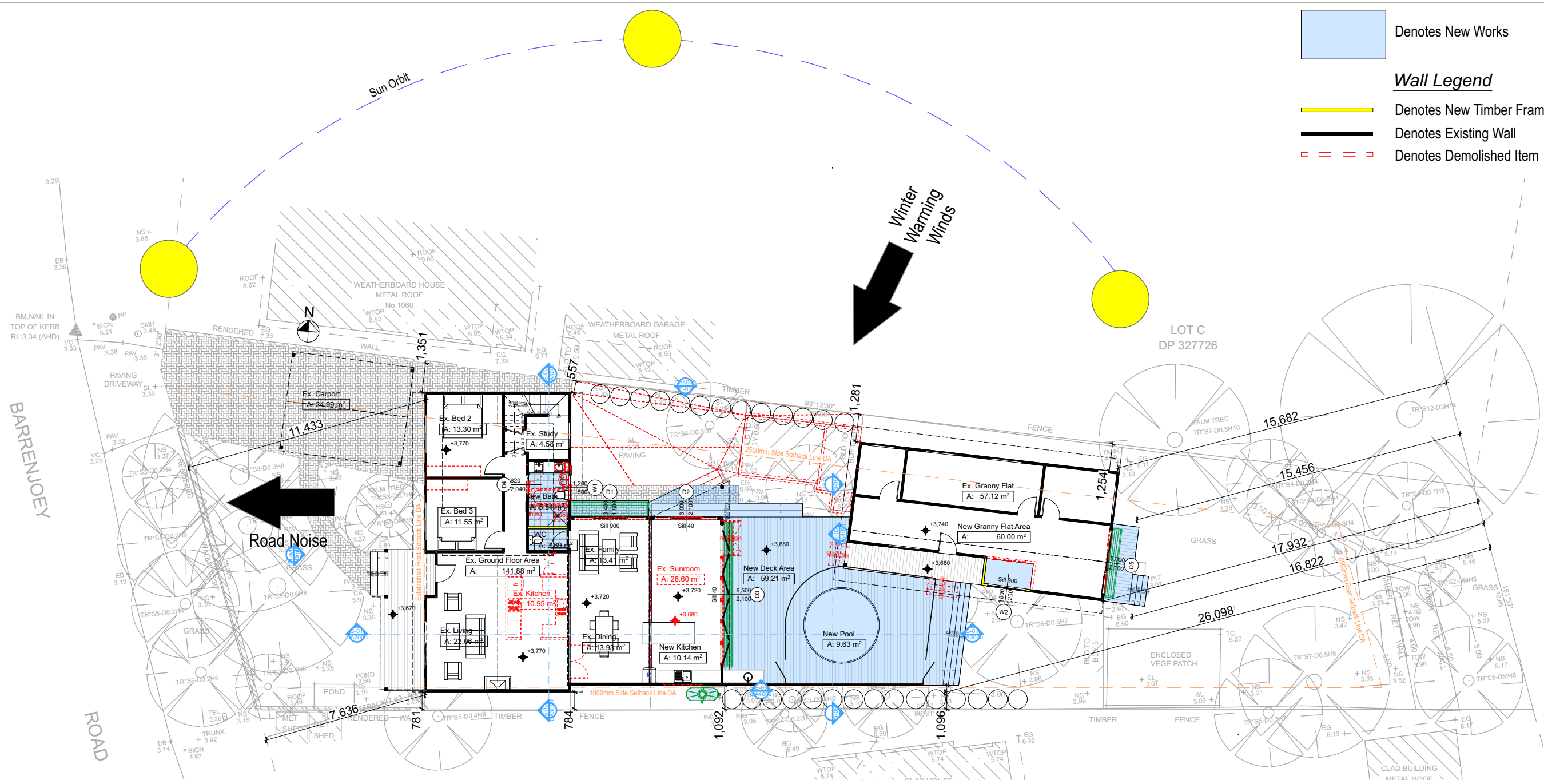
Denotes New Works

**Wall Legend**

Denotes New Timber Framed Wall

Denotes Existing Wall

Denotes Demolished Item



2

SITE PLAN  
1:200

Fixtures and systems

Lighting

Fixtures

Pool and Spa

Rainwater tank

Outdoor swimming pool

Construction

Insulation requirements

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum pervious area (m2)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			

DA APPLICATION ONLY  
NOT FOR CONSTRUCTION

**NOTES**  
1058 Barenjoey Road, Palm Beach is zoned E4-Environmental  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barenjoey 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  
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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.

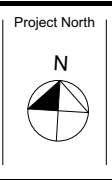


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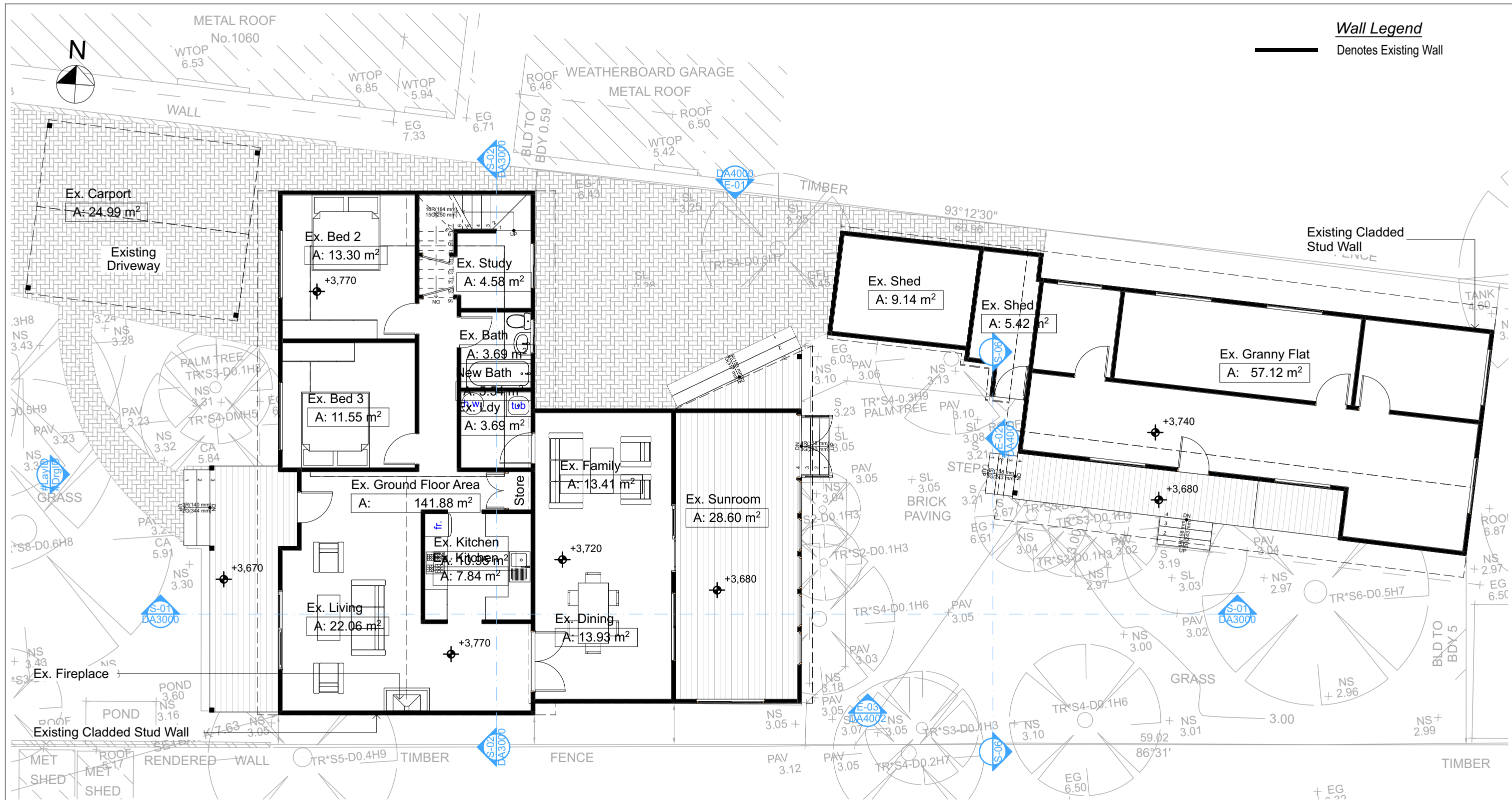


Checked  
Plot Date: 3/5/21  
Project NO: RP1120DAR  
Project Status: DA Rev2  
Client  
Site: Hilary and Stephen Darke  
1058 Barenjoey Road, Palm Beach  
Sheet Size: A3

DRAWING TITLE :  
SITE AND LOCATION  
SITE PLAN  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
1  
DATE: 4-3-2021  
DRAWING NO.  
DA1004





2

EXISTING GROUND 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  
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

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### 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

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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.

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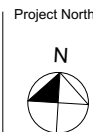
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum pervious area (m <sup>2</sup> )	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			



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Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
3/5/21  
RP1120DAR  
DA Rev2

Client  
Site:  
Sheet Size: A3

Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

DRAWING TITLE :

SITE AND LOCATION

Existing Ground Floor Plan

PROJECT NAME :

Alterations & Additions

REVISION NO.

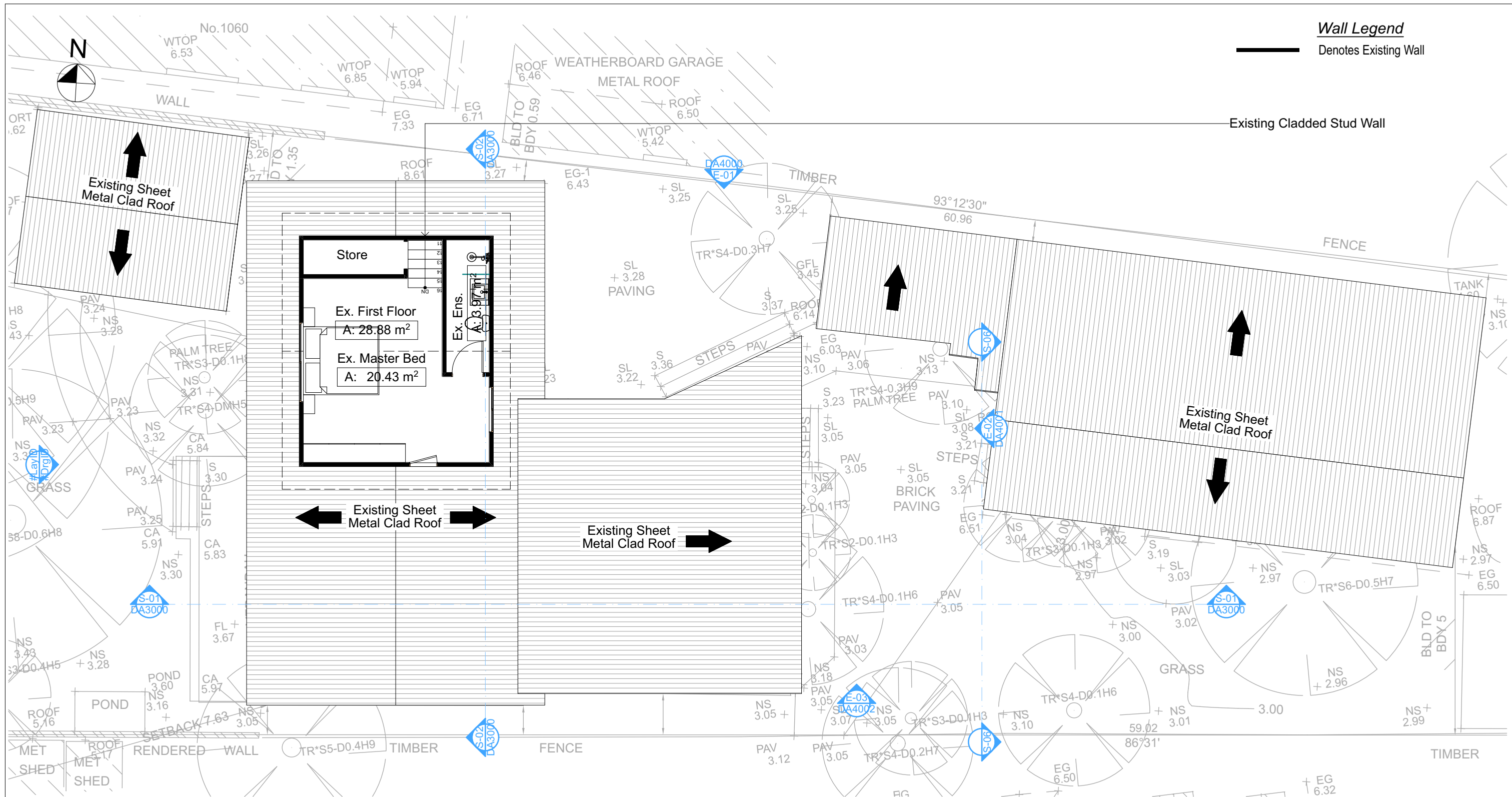
1

DATE:

4-3-2021

DRAWING NO.

DA1006



3 EXISTING FIRST FLOOR  
1:100

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

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**NOT FOR CONSTRUCTION**

**NOTES**  
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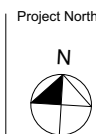
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m²	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m²)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum pervious area (m²)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			



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Checked  
Plot Date:  
Project Status  
  
Client  
Site:  
  
Sheet Size: A3

GBJ  
3/5/21  
RP1120DAR  
DA Rev2  
  
Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm Beach

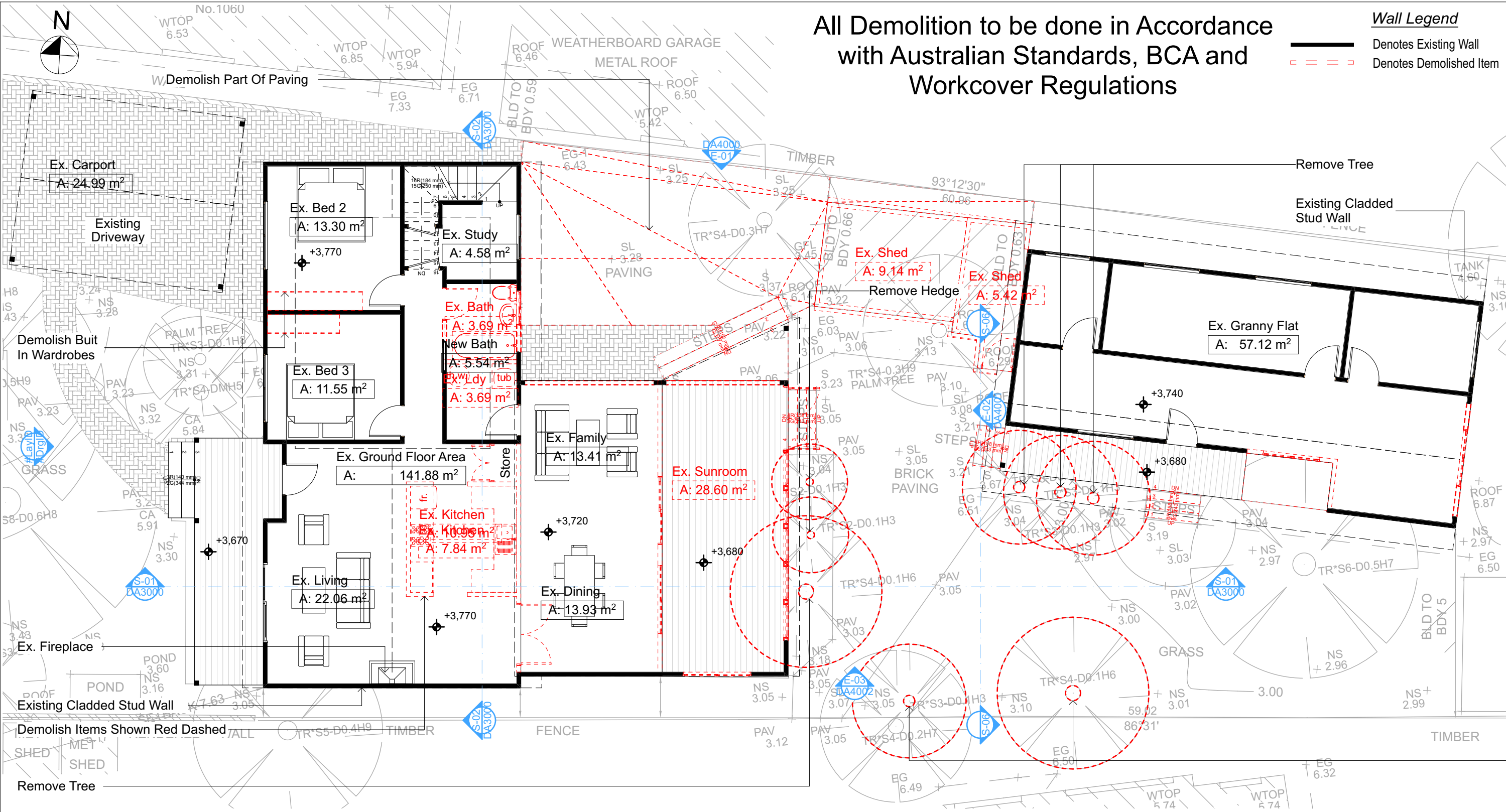
DRAWING TITLE :  
**SITE AND LOCATION**  
**Existing First Floor Plan**  
  
PROJECT NAME :  
**Alterations & Additions**

REVISION NO.  
**1**  
DATE:  
**4-3-2021**  
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



2 DEMOLITION GROUND FLOOR  
1:100

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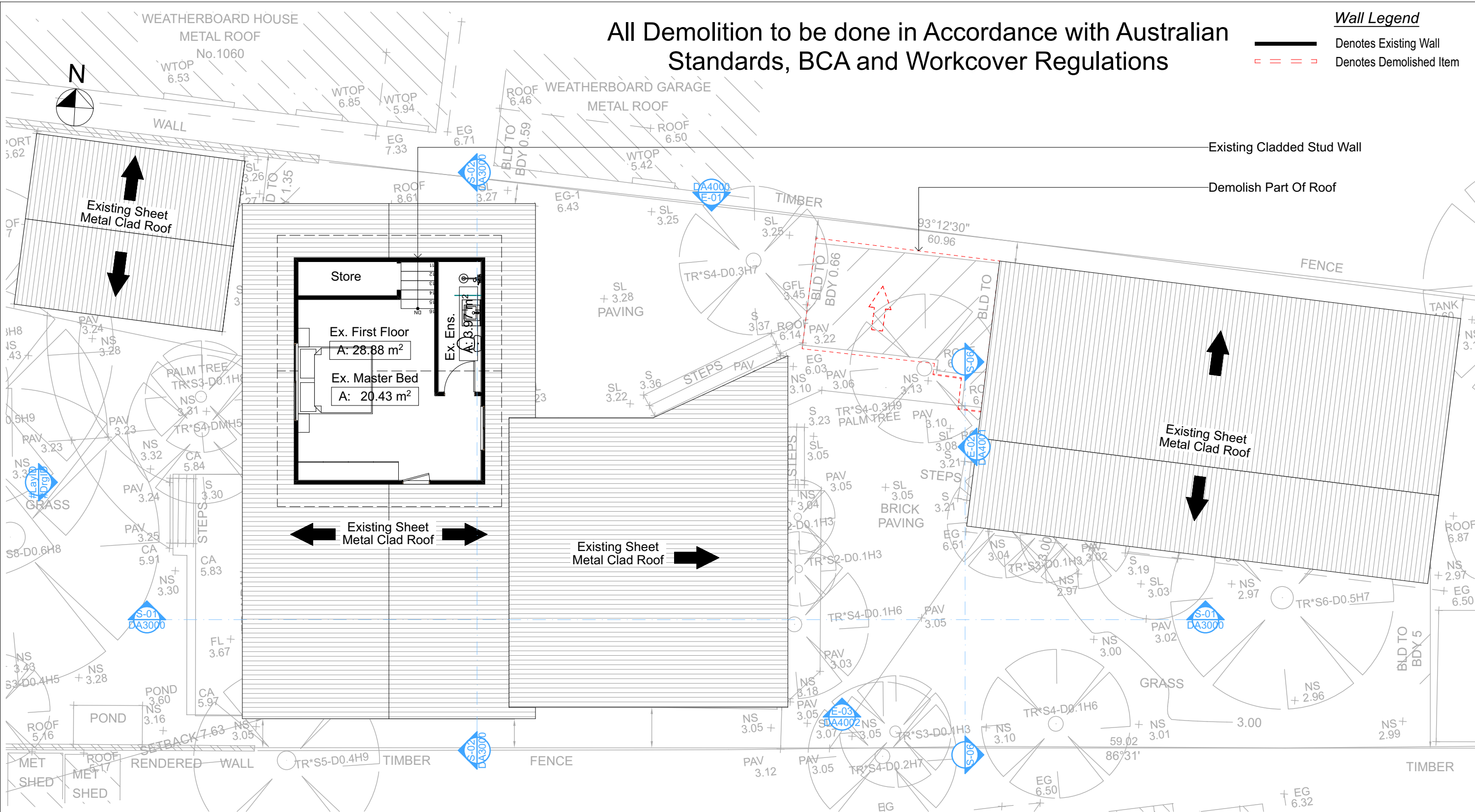
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Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
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Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Existing			

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Wall Legend

- Denotes Existing Wall  
Denotes Demolished Item



DEMOLITION FIRST FLOOR  
1:100

DA APPLICATION ONLY  
NOT FOR CONSTRUCTION

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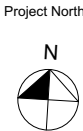
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
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Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
3/5/21  
RP1120DAR  
DA Rev2  
Client  
Site:  
Sheet Size: A3

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

REVISION NO.  
1  
DATE:  
4-3-2021  
DRAWING NO.  
DA1008



BARRENJOEY

ROAD

2

## EXCAVATION & FILL PLAN

1:200

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**NOT FOR CONSTRUCTION**

### NOTES

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1058 Barrenjoey Road, Palm Beach is not considered a heritage item

### Certifying

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### 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

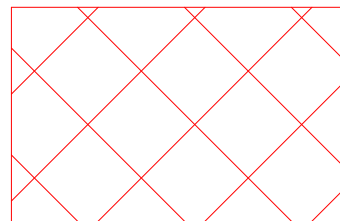
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b) insulation specified is not required for parts of altered construction where insulation already exists.

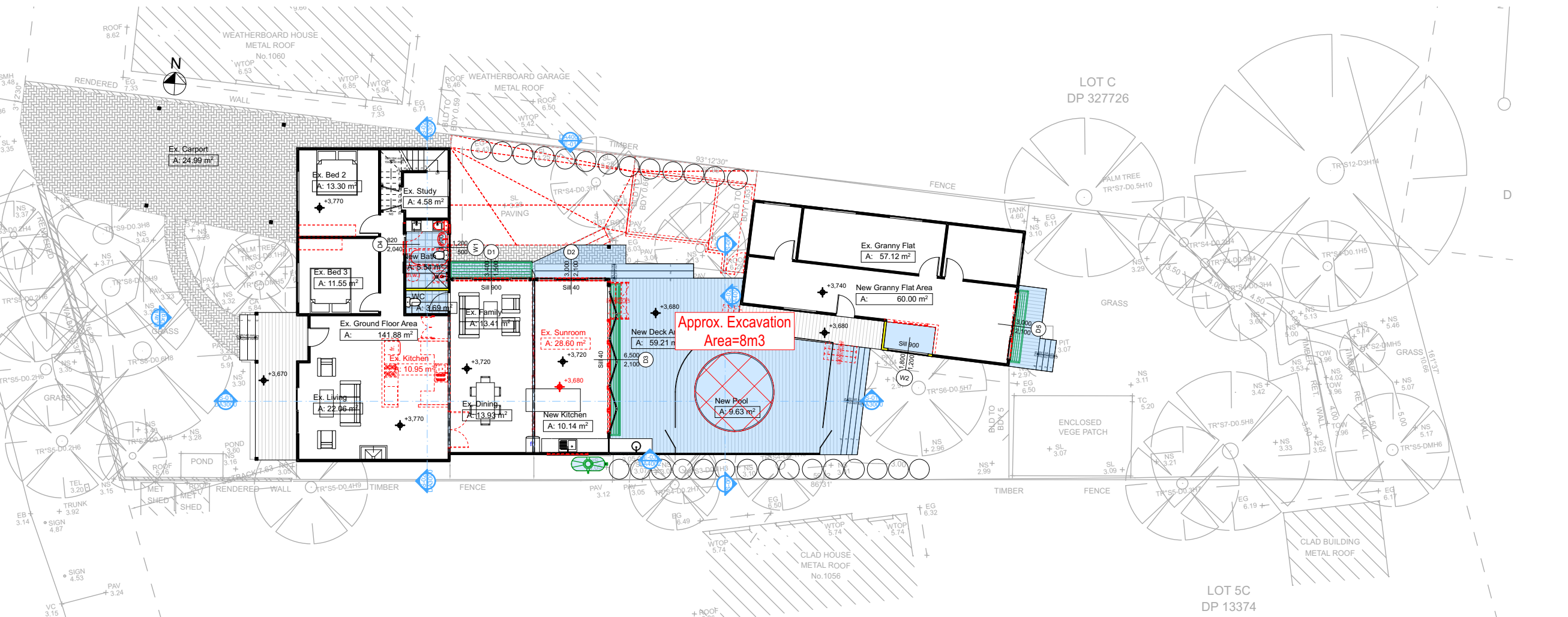
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

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.



Denotes Excavation/Fill Area



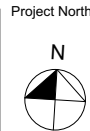
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum impervious area (m <sup>2</sup> )	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			



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Commencement of any works.  
Immediately Report any  
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Plot Date:  
Project NO.  
Project Status

GBJ  
3/5/21  
RP1120DAR  
DA Rev2

Client  
Site:  
Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

Sheet Size: A3

DRAWING TITLE :

SITE AND LOCATION  
Excavation & Fill Plan

PROJECT NAME :

Alterations & Additions

REVISION NO.

1

DATE

4-3-2021

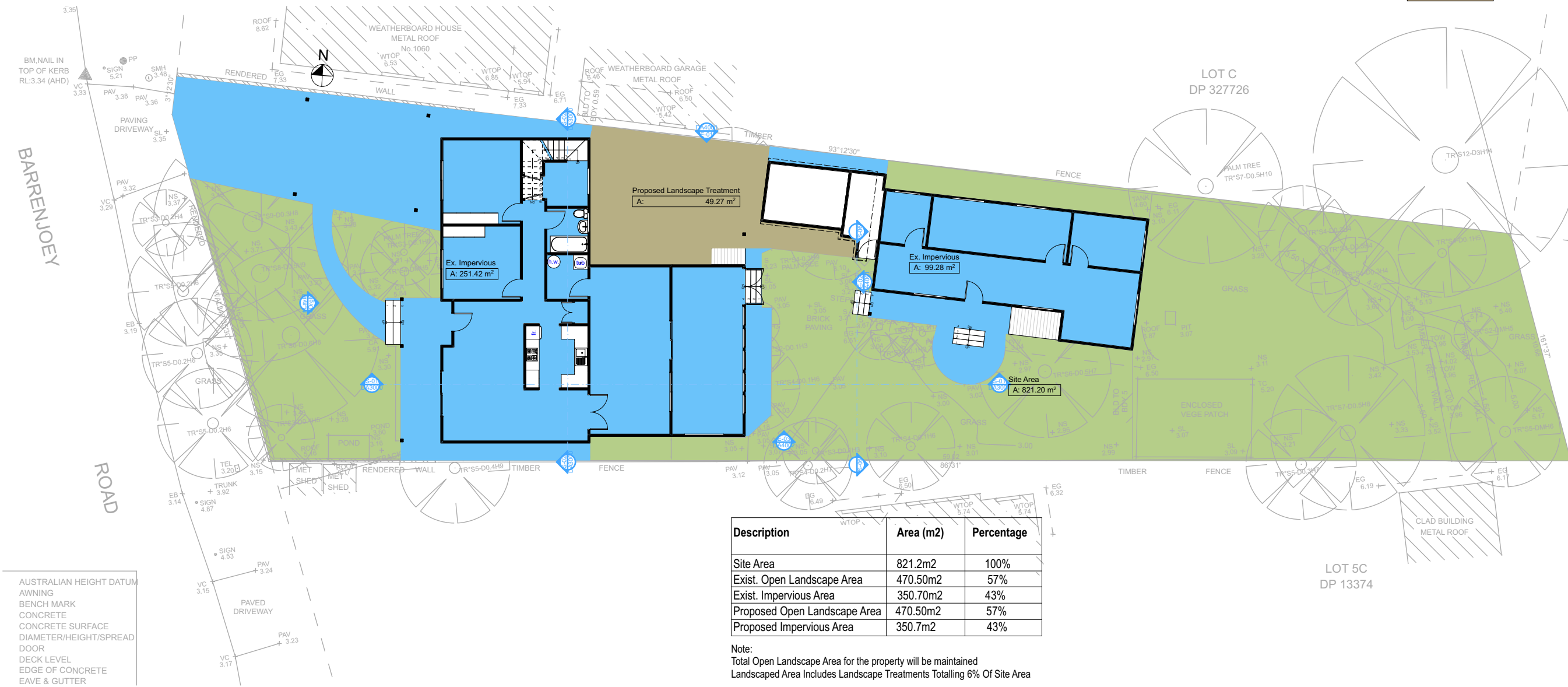
DRAWING NO.

DA1009

Denotes Impervious Area

Denotes Pervious Area

Denotes Landscape Treatment Area



## 2 LANDSCAPE OPEN SPACE EXISTING

1:200

DA APPLICATION  
ONLY  
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**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental  
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

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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  
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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum pervious area (m2)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			

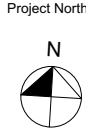


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Mobile: 0414-945-624  
Email: gregg@rapidplans.com.au

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Checked  
Plot Date: 3/5/21  
Project NO: RP1120DAR  
Project Status: DA Rev2

Client  
Site: Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

Sheet Size: A3

DRAWING TITLE :  
SITE AND LOCATION  
Landscape Open Space Plan  
Existing

PROJECT NAME :  
Alterations & Additions

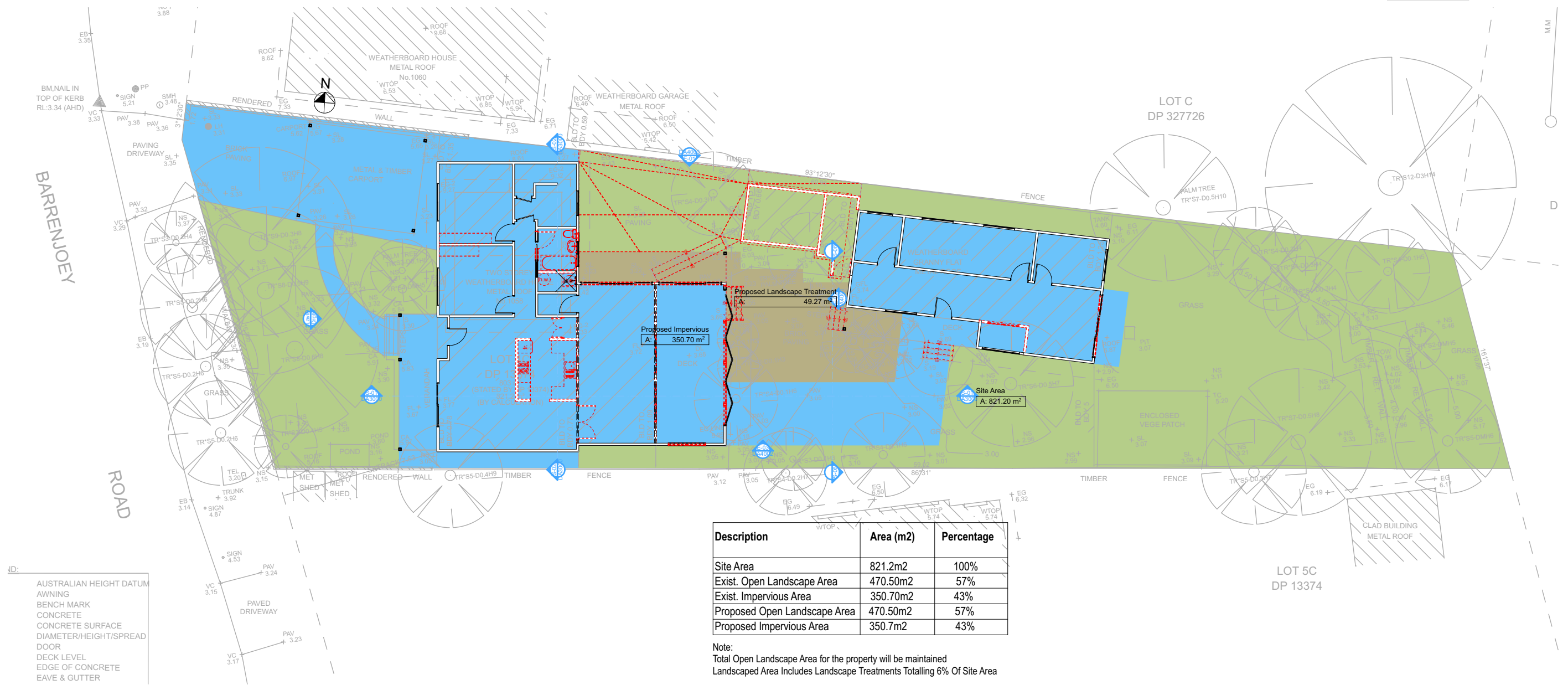
REVISION NO.  
1  
DATE:  
4-3-2021  
DRAWING NO.  
DA1010



Denotes Impervious Area

Denotes Pervious Area

Denotes Landscape Treatment Area



2

LANDSCAPE OPEN SPACE PROPOSED  
1:200

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

**NOTES**  
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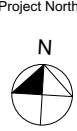
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum impervious area (m2)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			



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Checked  
Plot Date:  
Project NO.  
Project Status

Client  
Site:

Sheet Size: A3

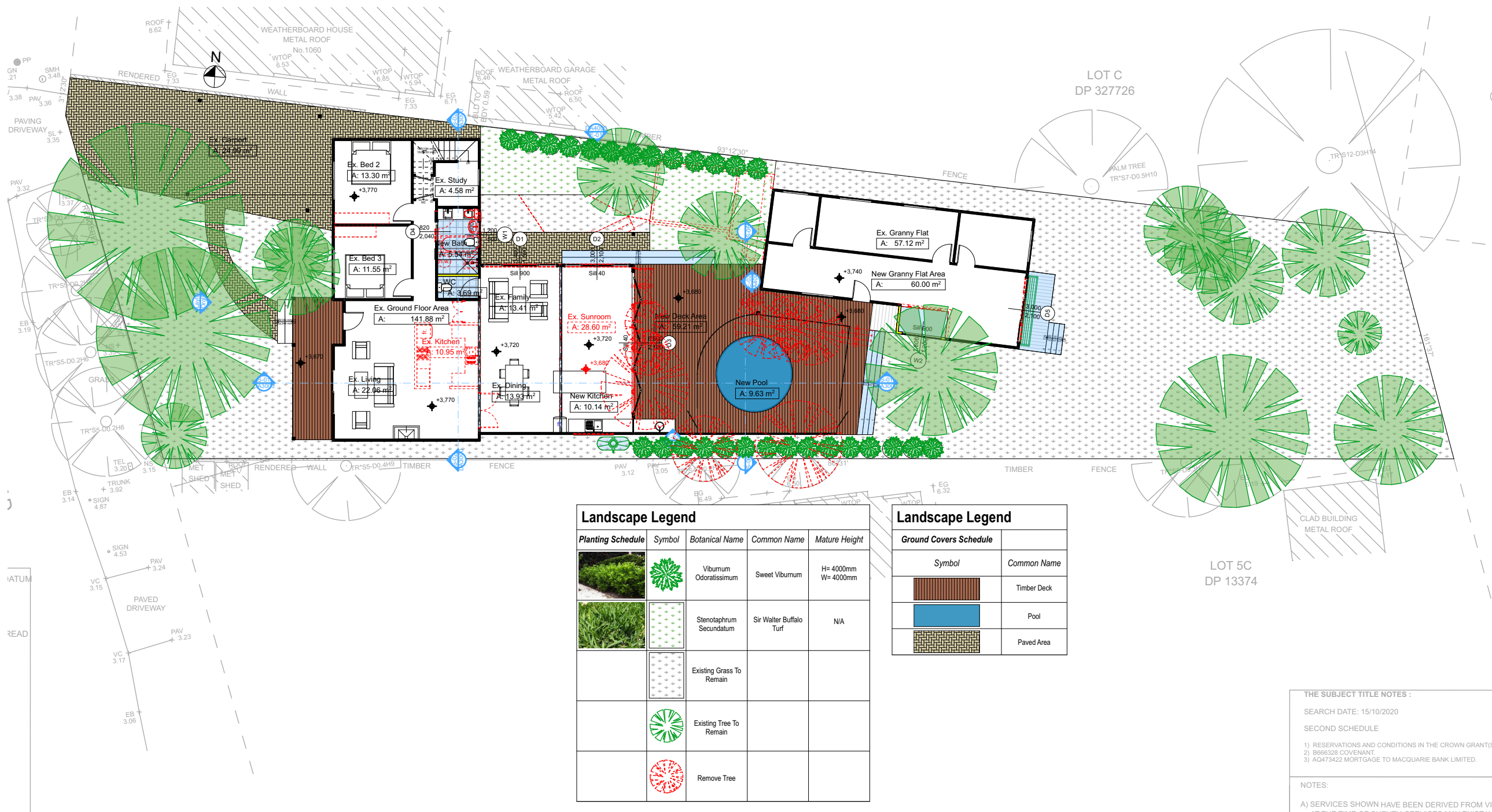
GBJ  
3/5/21  
RP1120DAR  
DA Rev2

Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

DRAWING TITLE :  
SITE AND LOCATION  
Landscape Open Space Plan  
Proposed

PROJECT NAME :  
Alterations & Additions

REVISION NO.  
1  
DATE:  
4-3-2021  
DRAWING NO.  
DA1011



LANDSCAPE PLAN  
1:200

Landscape Legend				
Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height
		Viburnum Odoratissimum	Sweet Viburnum	H= 4000mm W= 4000mm
		Stenotaphrum Secundatum	Sir Walter Buffalo Turf	N/A
		Existing Grass To Remain		
		Existing Tree To Remain		
		Remove Tree		

Landscape Legend	
Ground Covers Schedule	
	Timber Deck
	Pool
	Paved Area

THE SUBJECT TITLE NOTES :  
SEARCH DATE: 15/10/2020  
SECOND SCHEDULE  
1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
2) B666328 COVENANT.  
3) A0473422 MORTGAGE TO MACQUARIE BANK LIMITED.  
NOTES:  
A) SERVICES SHOWN HAVE BEEN DERIVED FROM VIS  
AT THE TIME OF SITE/VEY SERVICES MAY EXIST W/L

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental  
Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
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Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Existing			

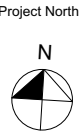


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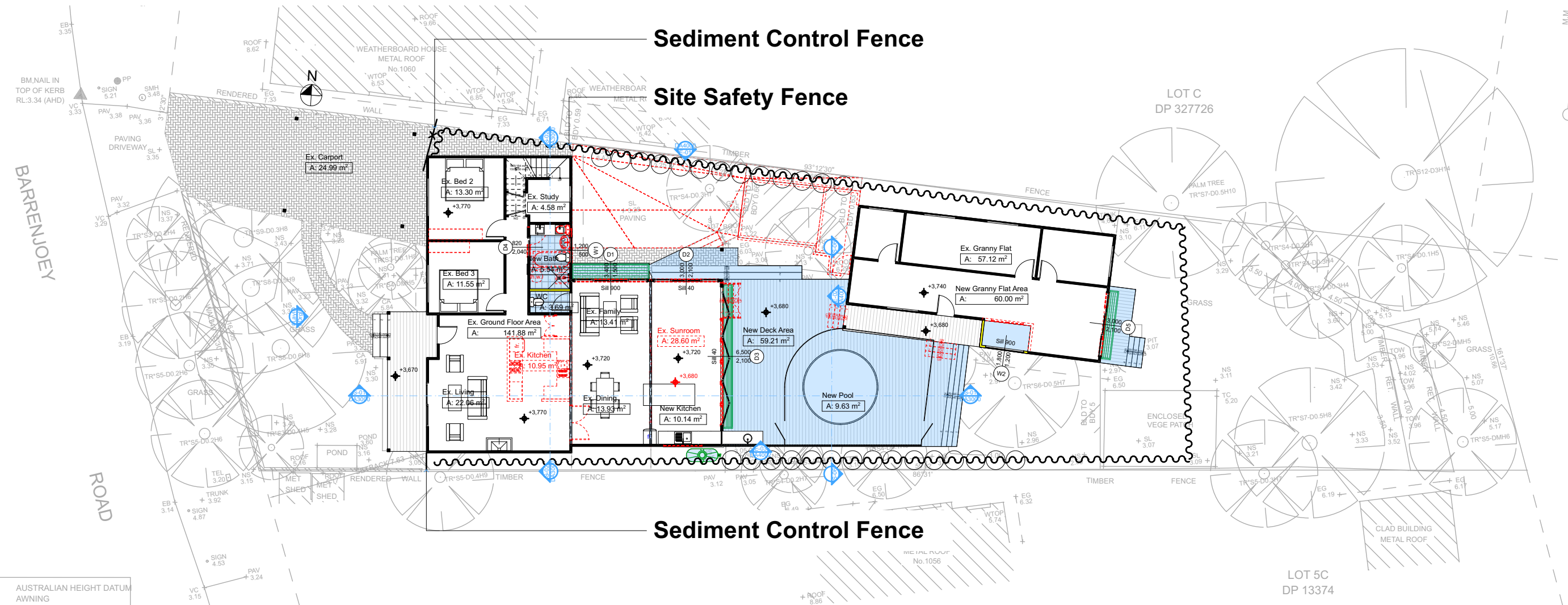


Project North  
Checked  
Plot Date: GBJ  
Project NO: 3/5/21  
Project Status: RP1120DAR  
DA Rev2  
Client  
Site: Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm Beach  
Sheet Size: A3

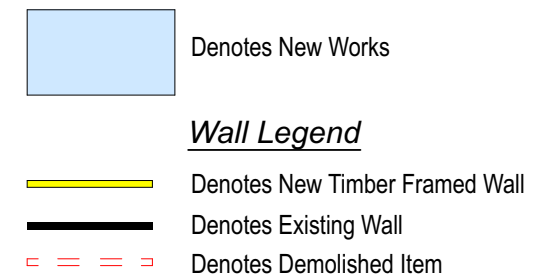
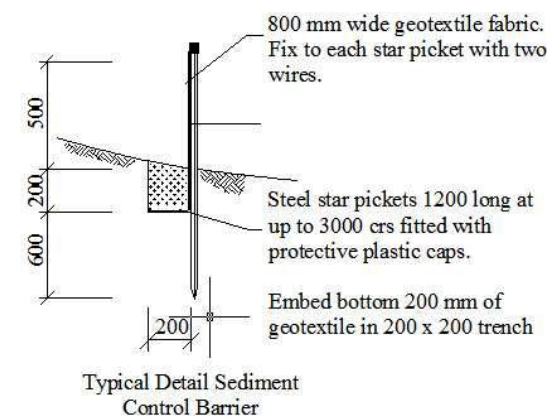
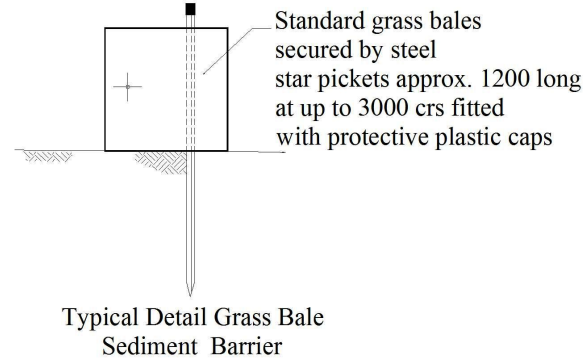
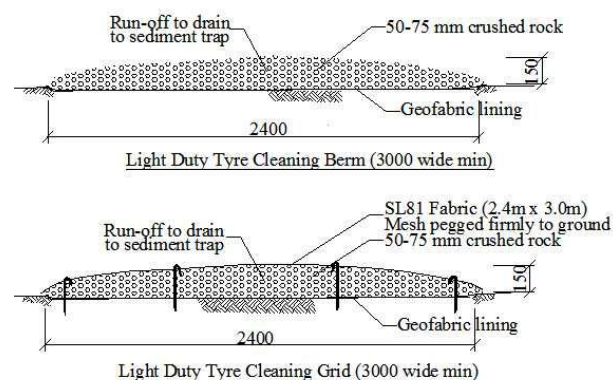
DRAWING TITLE :  
SITE AND LOCATION  
Landscape Plan  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
1  
DATE:  
4-3-2021  
DRAWING NO.  
DA1012





2 SEDIMENT & EROSION CONTROL PLAN  
1:200



Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Min. impervious area (m2)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental  
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

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Glazing to BCA and AS01288-2047  
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New Lighting to have minimum of 40% compact fluorescent lamps

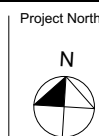
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Checked  
Plot Date: 3/5/21  
Project NO: RP1120DAR  
Project Status: DA Rev2  
Client  
Site: Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm Beach  
Sheet Size: A3

DRAWING TITLE :  
SITE AND LOCATION  
Sediment & Erosion Plan  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
1  
DATE:  
4-3-2021  
DRAWING NO.  
DA1013

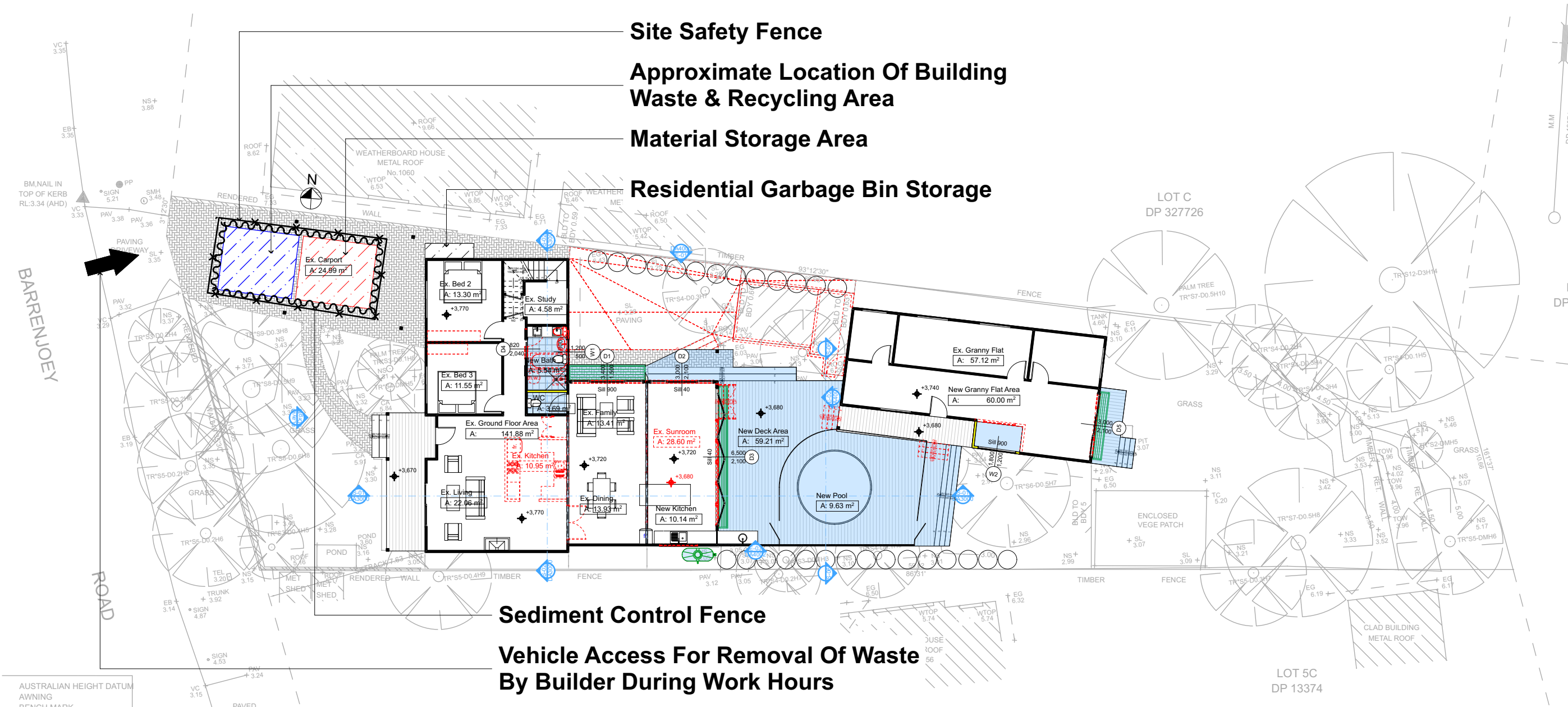
Denotes New Works

Wall Legend

Denotes New Timber Framed Wall

Denotes Existing Wall

Denotes Demolished Item



2

WASTE MANAGEMENT PLAN

1:200

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

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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum pervious area (m <sup>2</sup> )	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			

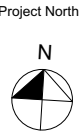


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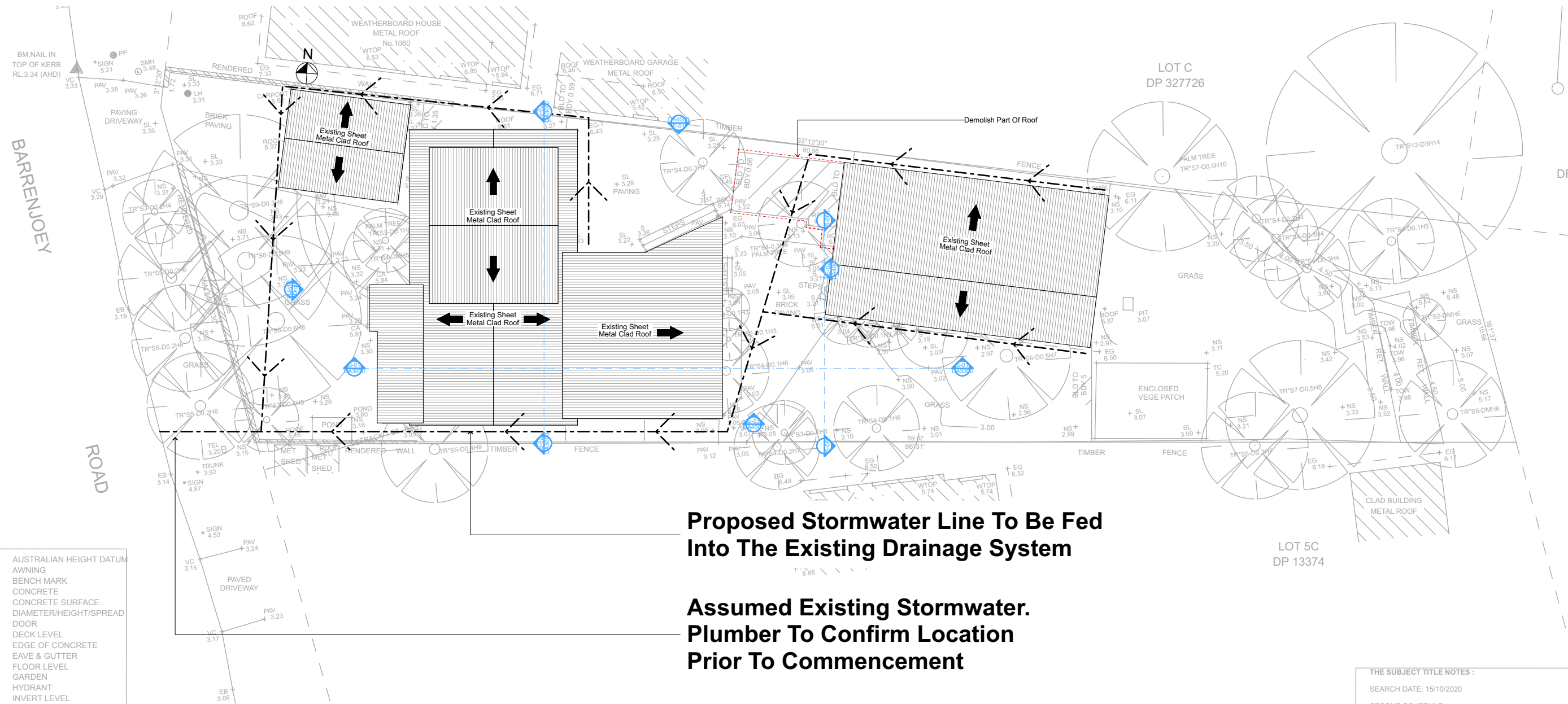


Checked  
Plot Date:  
Project No.  
Project Status  
Client  
Site:  
Sheet Size: A3

DRAWING TITLE :  
SITE AND LOCATION  
Waste Management Plan  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
1  
DATE:  
4-3-2021  
DRAWING NO.  
DA1014





Proposed Stormwater Line To Be Fed Into The Existing Drainage System

Assumed Existing Stormwater. Plumber To Confirm Location Prior To Commencement

THE SUBJECT TITLE NOTES :  
SEARCH DATE: 15/10/2020

4

STORMWATER PLAN  
1:200

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

DA APPLICATION  
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NOT FOR CONSTRUCTION

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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.

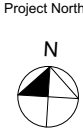
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum impervious area (m <sup>2</sup> )	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			



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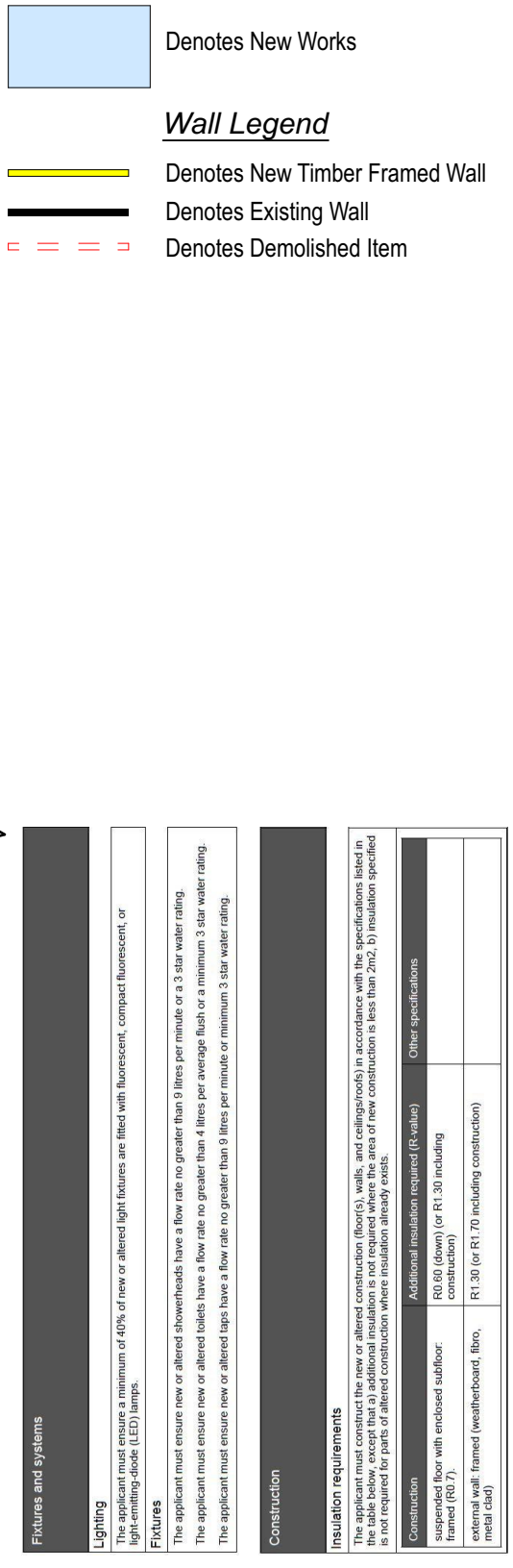


Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
3/5/21  
RP1120DAR  
DA Rev2  
  
Client  
Site:  
  
Sheet Size: A3

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

REVISION NO.  
**1**  
DATE:  
**4-3-2021**  
DRAWING NO.  
**DA1015**



Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			



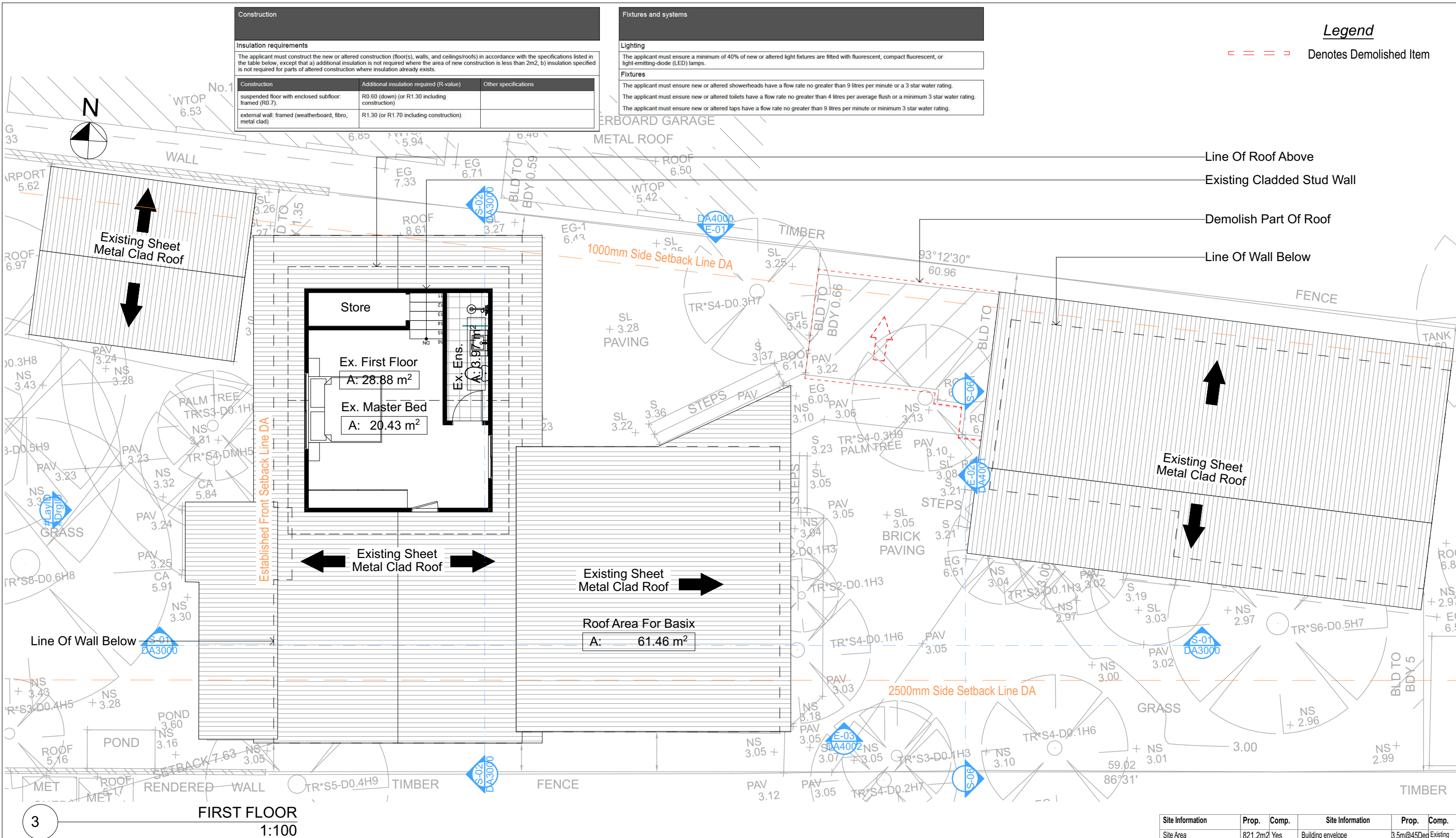


Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less 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
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	

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.	

**Legend**

== == == == Denotes Demolished Item



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

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental  
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 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 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.

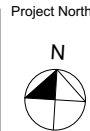
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			



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Checked  
Plot Date:  
Project NO.  
Project Status

Client  
Site:

Sheet Size: A3

GBJ  
3/5/21  
RP1120DAR  
DA Rev2

Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

DRAWING TITLE :  
**PLANS  
FIRST FLOOR**

PROJECT NAME :  
**Alterations & Additions**

REVISION NO.  
**1**  
DATE:  
**4-3-2021**  
DRAWING NO.  
**DA2003**

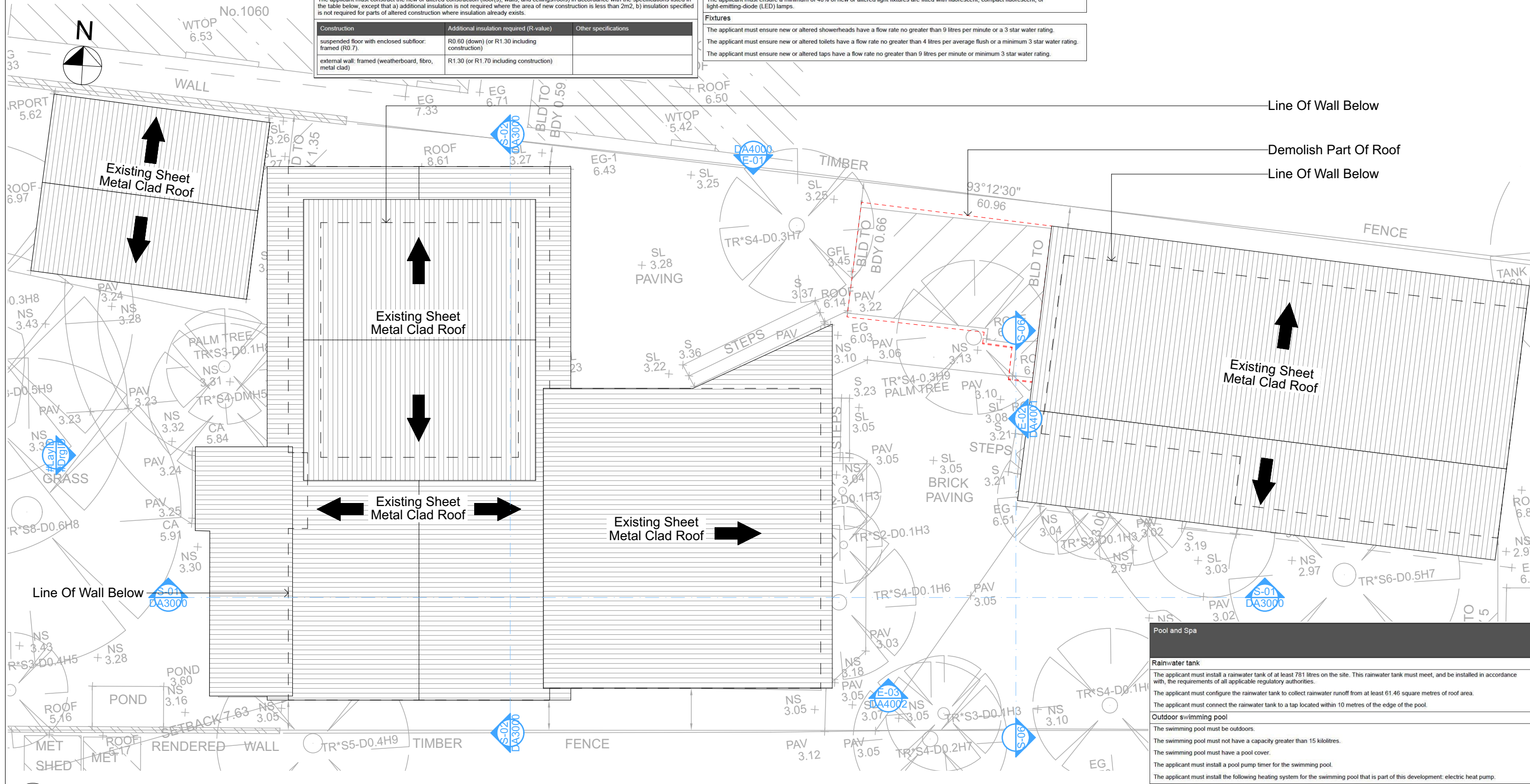


Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less 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
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	

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.	

## Legend

== == == == Denotes Demolished Item



Pool and Spa					
Rainwater tank					
The applicant must install a rainwater tank of at least 781 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 61.46 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 15 kilolitres.					
The swimming pool must have a pool cover.					
The applicant must install a pool pump timer for the swimming pool.					
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.					

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum impervious area (m2)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			

**DA APPLICATION ONLY**  
NOT FOR CONSTRUCTION

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental  
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 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

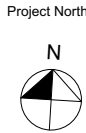
**Basix**  
Basix Certificate Number A408854  
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
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b) 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.



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Plot Date:  
Project NO.  
Project Status

GBJ  
3/5/21  
RP1120DAR  
DA Rev2

Client  
Site:  
Sheet Size: A3

DRAWING TITLE :

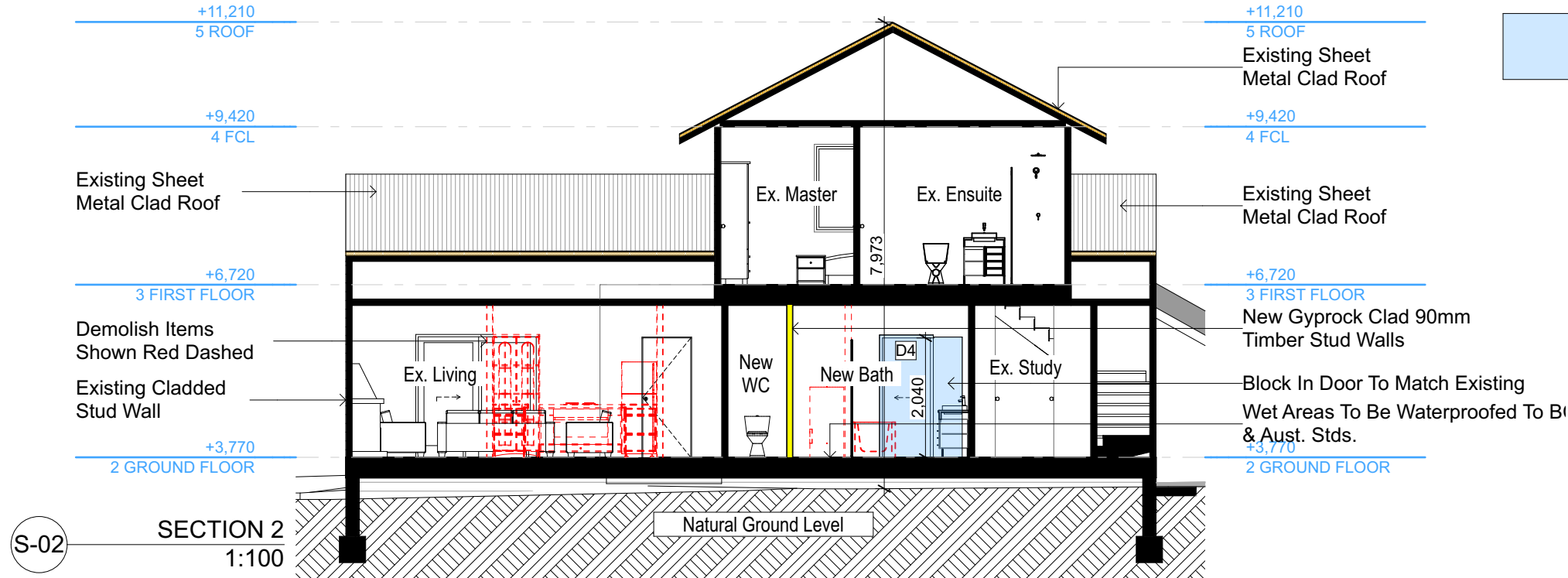
PLANS  
ROOF

PROJECT NAME :

**Alterations & Additions**

REVISION NO.

**1**  
DATE:  
**4-3-2021**  
DRAWING NO.  
**DA2004**



**Wall Legend**

- Denotes New Works
- Denotes New Timber Framed Wall
- Denotes Existing Wall
- Denotes Demolished Item

**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**

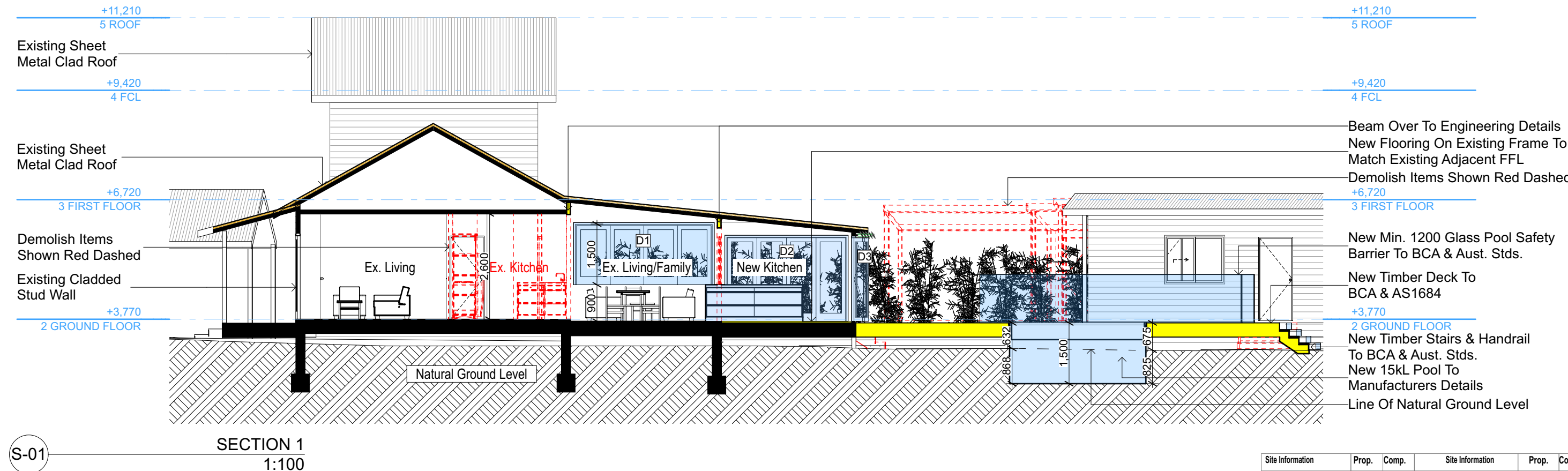
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

**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
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	



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

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental  
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 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 2m2,  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
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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.

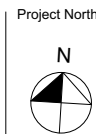
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	min pervious area (m2)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			



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all Measurements Prior to  
Commencement of any works.  
Immediately Report any  
Discrepancies to Rapid Plans



Checked  
Plot Date:  
Project NO.  
Project Status

Client  
Site:

DRAWING TITLE :

SECTIONS  
SECTION 1

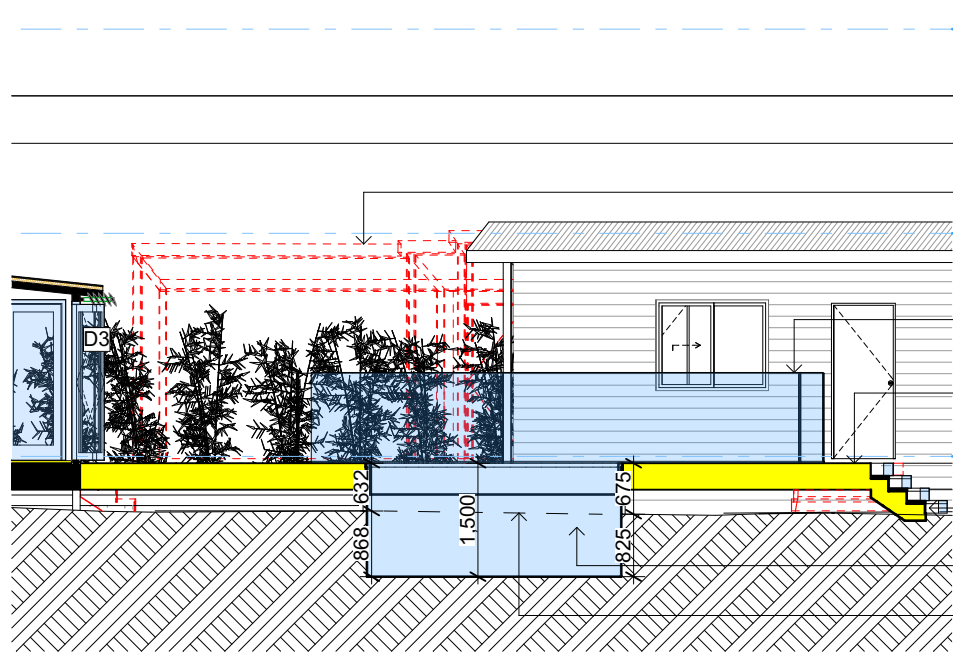
PROJECT NAME :

Alterations & Additions

REVISION NO.

1  
DATE:  
4-3-2021  
DRAWING NO.  
DA3000

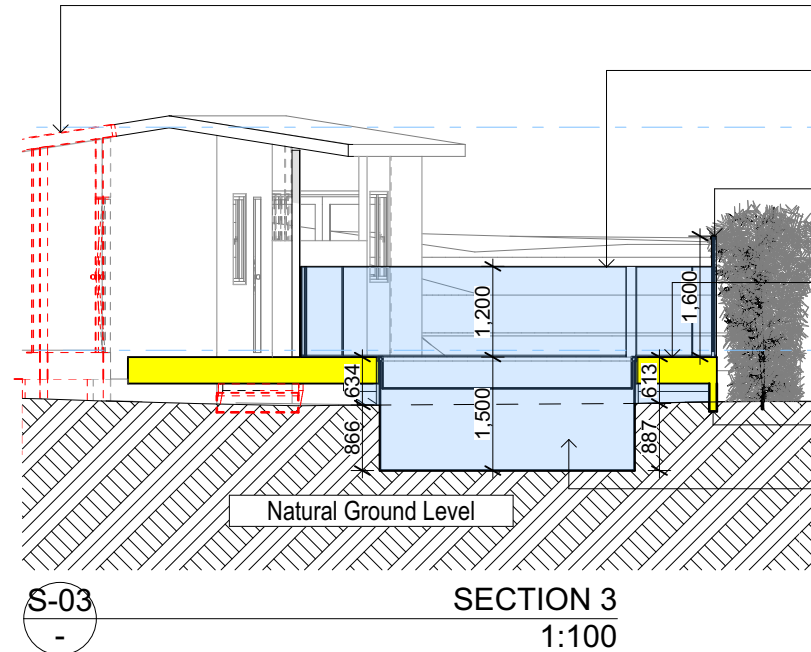




+9.420  
4 FCL

Beam Over To Engineering Details  
New Flooring On Existing Frame To Match Existing Adjacent FFL  
Demolish Items Shown Red Dashed  
+6.720  
3 FIRST FLOOR

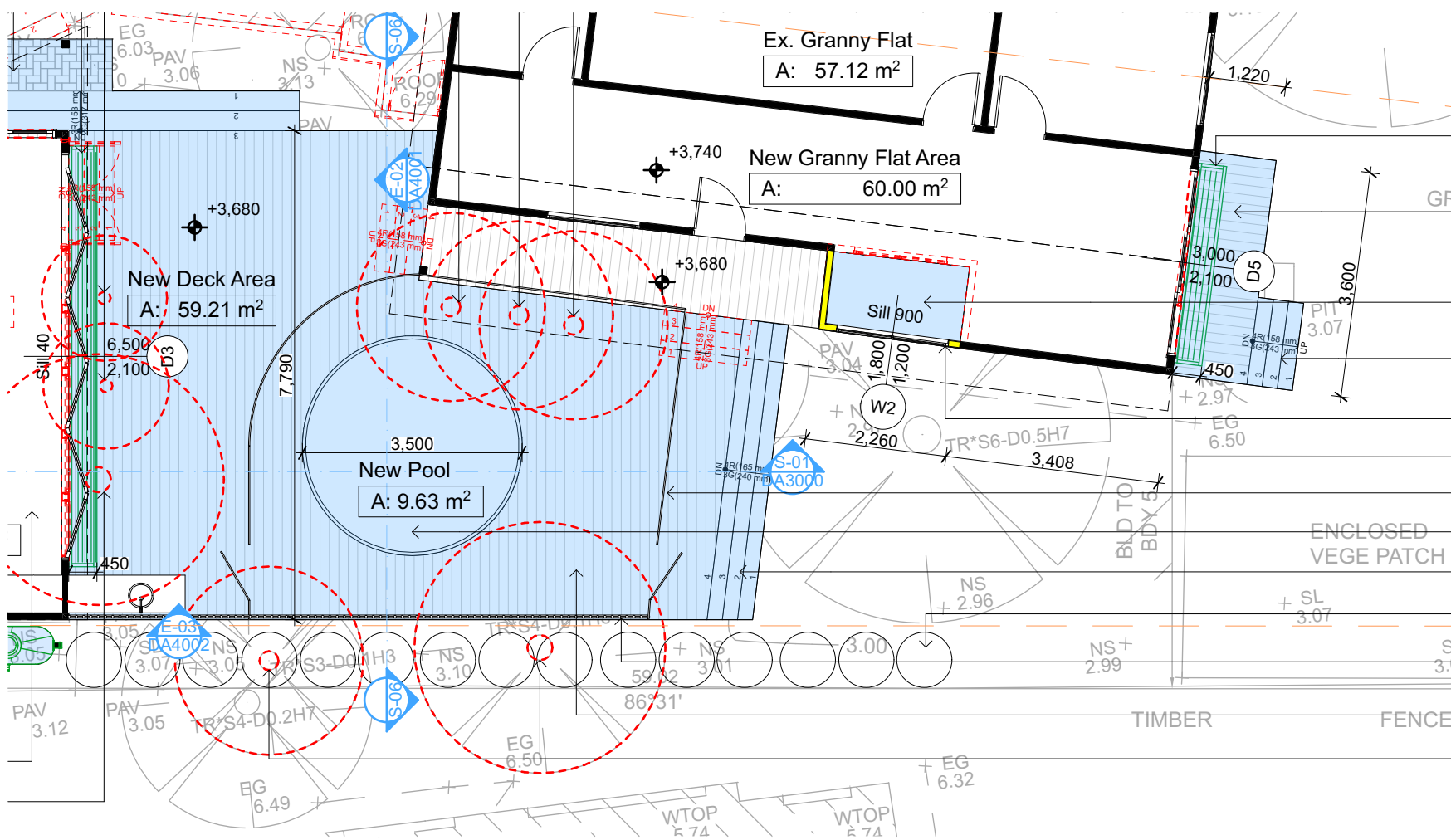
New Min. 1200 Glass Pool Safety Barrier To BCA & Aust. Stds.  
+3.770  
2 GROUND FLOOR  
New Timber Deck To BCA & AS1684  
New Timber Stairs & Handrail To BCA & Aust. Stds.  
New 15kL Pool To Manufacturers Details  
Line Of Natural Ground Level



Demolish Items Shown Red Dashed  
New Min. 1200 Glass Pool Safety Barrier To BCA & Aust. Stds.  
+6.720  
3 FIRST FLOOR

New Min. 1600mm High Vertical Aluminium Fence  
+3.770  
2 GROUND FLOOR  
New Timber Deck To BCA & AS1684  
New Timber Post  
New 15kL Pool To Manufacturers Details

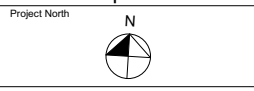
Pool and Spa	
<b>Rainwater tank</b>	
The applicant must install a rainwater tank of at least 781 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	
The applicant must configure the rainwater tank to collect rainwater runoff from at least 61.46 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 15 kilolitres.	
The swimming pool must have a pool cover.	
The applicant must install a pool pump timer for the swimming pool.	
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.	



New Min. 450mm Awning In Accordance With Basix Certificate  
New Timber Deck To BCA & AS1684  
New Timber Floor Frame To BCA & Aust. Stds.  
New Timber Stairs & Handrail To BCA & Aust. Stds.  
New Cladded 90mm Timber Framed Wall  
New Min. 1200 Glass Pool Safety Barrier To BCA & Aust. Stds.  
New 15kL Pool To Manufacturers Detail  
New Timber Stairs & Handrail To BCA & Aust. Stds.  
New Screen Planting  
New Min. 1600mm High Vertical Aluminium Fence  
New Timber Deck To BCA & AS1684  
Remove Shrub

Site Information	Prop.	Comp.
Site Area	821.2m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Est.	Exist.
Rear Setback (Min.)	6.5m	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Exist.
Building envelope	3.5m@4 5Deg	Ex.
% of landscape open space (60% min)	56%	Exist.
Impervious area (m2)	43%	Exist.
Maximum cut into gnd (m)	868mm	Yes
Maximum depth of fill (m)	N/A	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: 3/5/21  
Project NO.: RP11200AR  
Project Status DA Rev2

Client Hilary and Stephen Darke

Site: 1058 Barrenjoey Road, Palm Beach

DRAWING TITLE: SECTIONS  
**SECTION POOL**

PROJECT NAME: Alterations & Additions

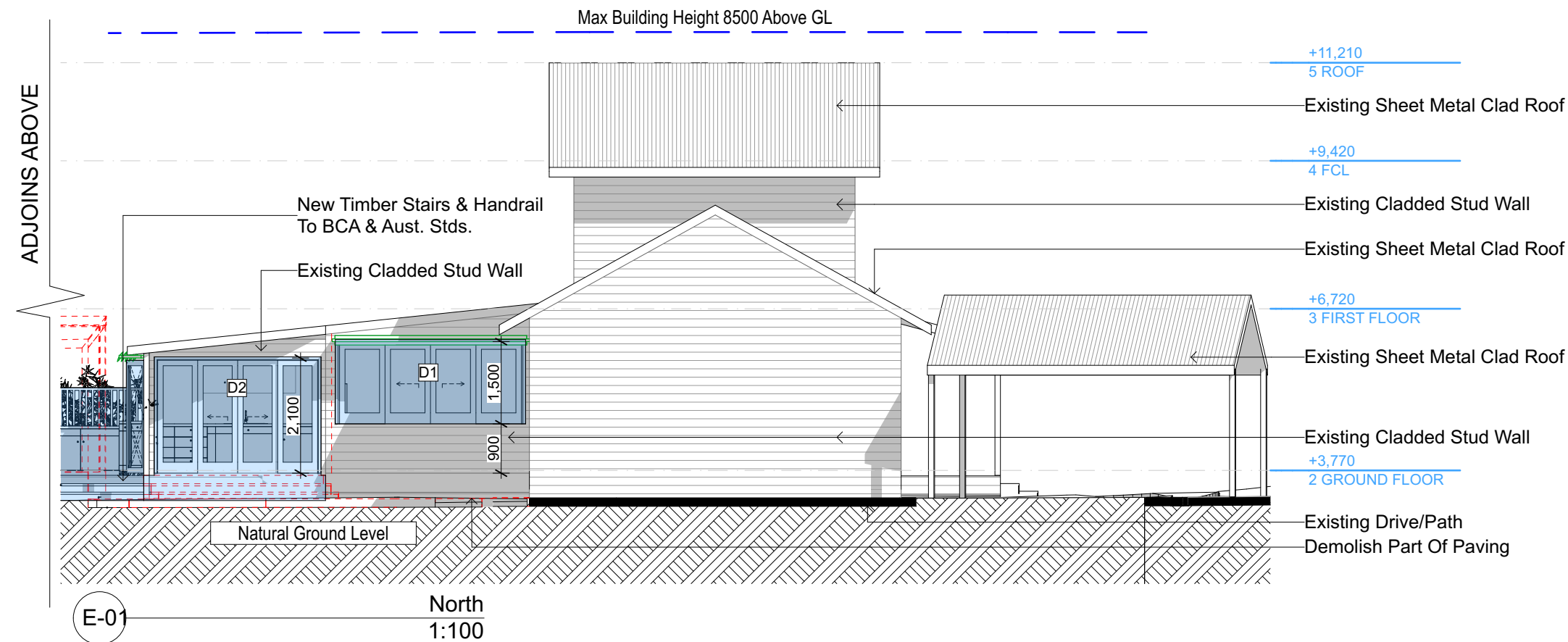
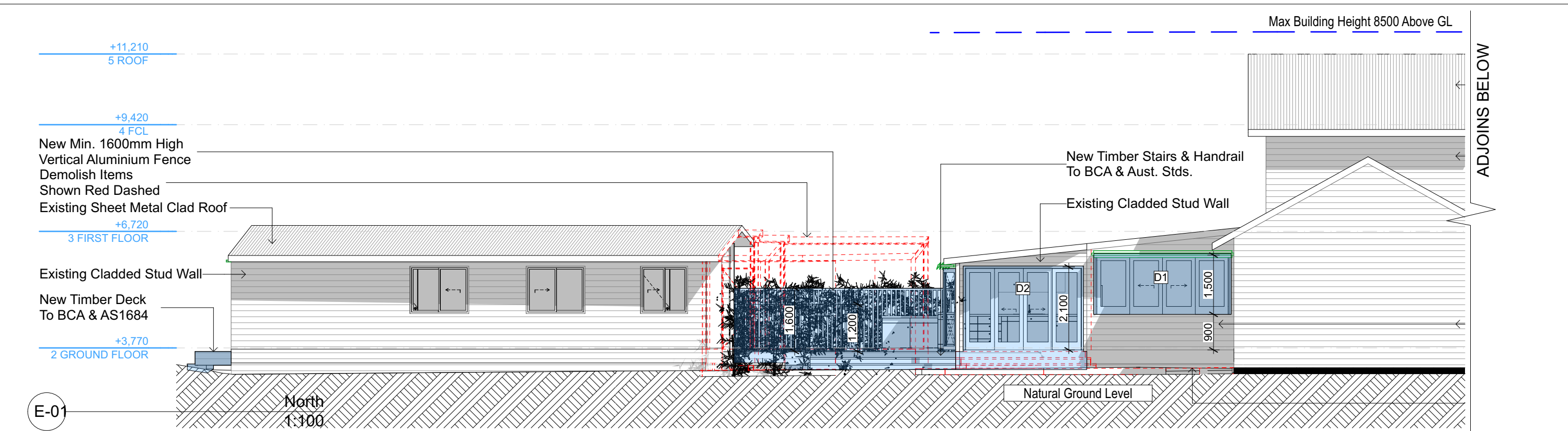
REVISION NO. DATE  
1 4-3-2021

DRAWING NO. DA3001

Plot Date: 3/5/21  
Sheet Size: A3

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



#### 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.

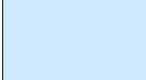



The following requirements must also be satisfied in relation to each window and glazed door:  
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or tinted/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater 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.

Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	0.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	2.16	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	N	5.1	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	N	6.3	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	E	13.65	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	E	6.3	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

	Denotes New Works
	Denotes New Timber Framed Wall
	Denotes Existing Wall
	Denotes Demolished Item

#### Wall Legend

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Min. impervious area (m <sup>2</sup> )	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental  
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 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.

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

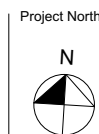


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all Measurements Prior to  
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Immediately Report any  
Discrepancies to Rapid Plans



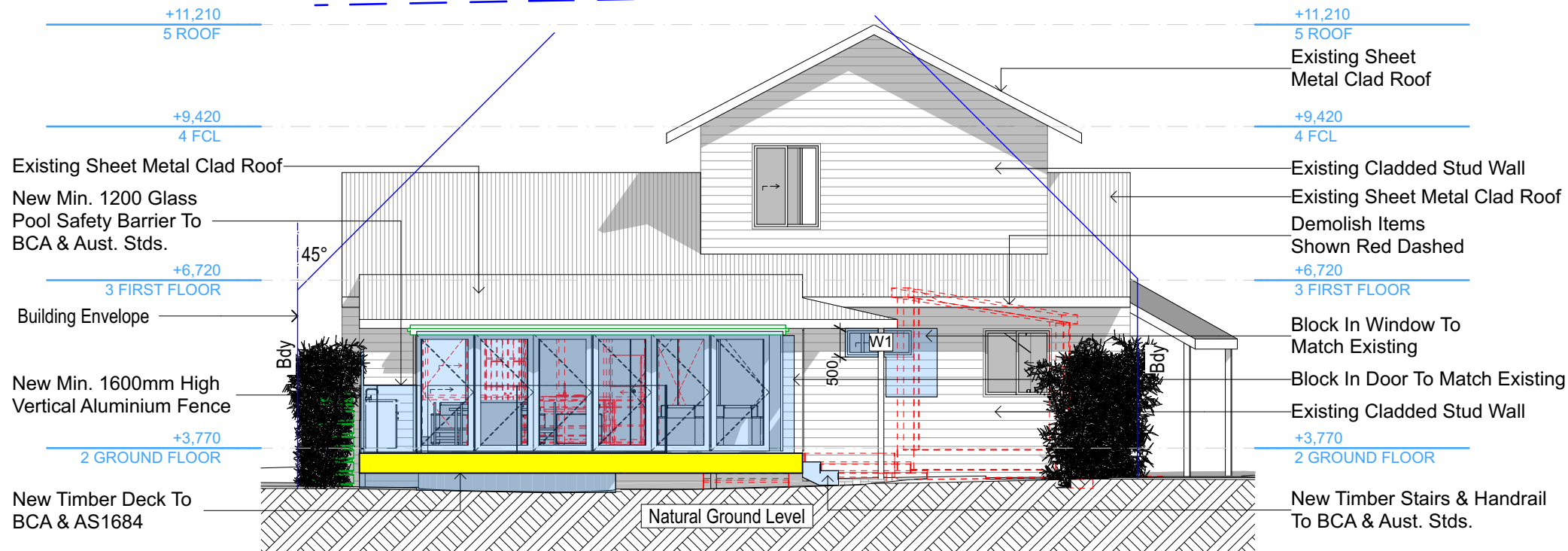
Checked  
Plot Date: 3/5/21  
Project NO. RP1120DAR  
Project Status: DA Rev2  
Client: Hilary and Stephen Darke  
Site: 1058 Barrenjoey Road, Palm Beach  
Sheet Size: A3

DRAWING TITLE :  
**ELEVATIONS 1**  
PROJECT NAME :  
**Alterations & Additions**

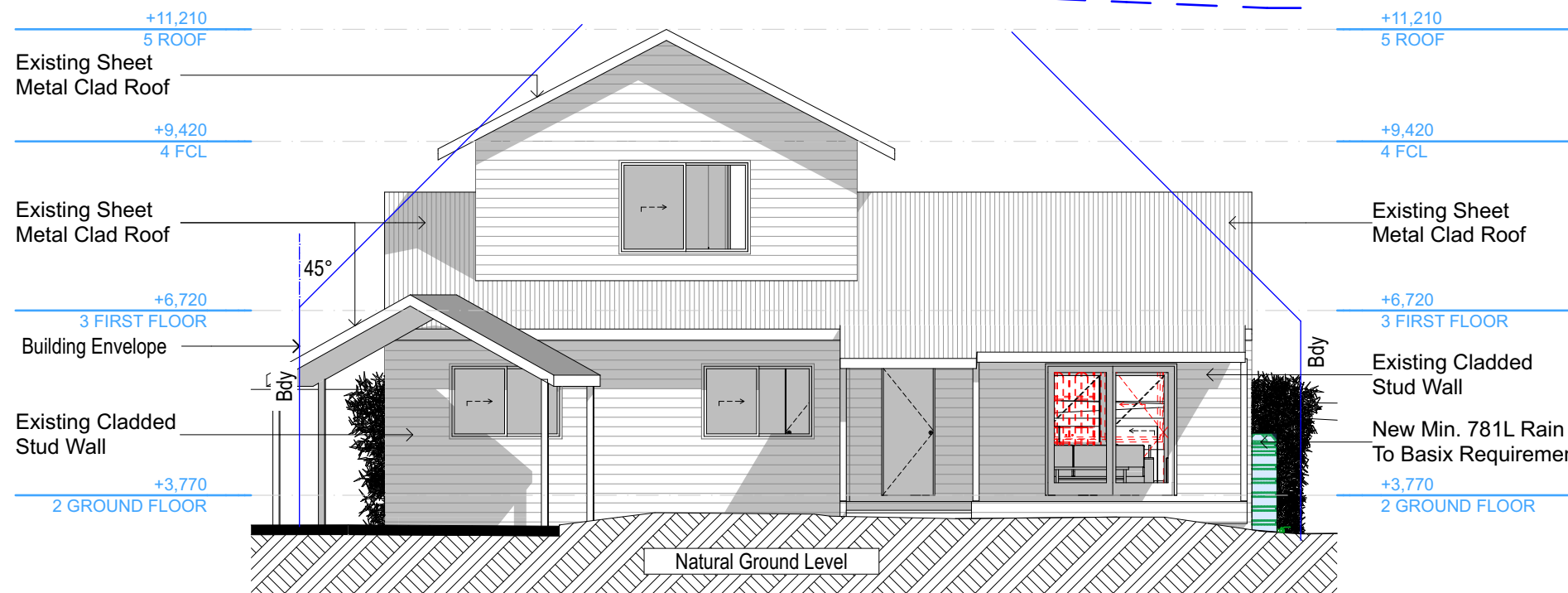
REVISION NO.  
**1**  
DATE:  
**4-3-2021**  
DRAWING NO.  
**DA4000**



Max Building Height 8500 Above GL



Max Building Height 8500 Above GL



#### 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.

##### Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	E	0.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	2.16	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	N	5.1	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	N	6.3	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	E	13.65	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	E	6.3	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

E-02

East  
1:100

E-04

West  
1:100

**DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION**

#### NOTES

1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental  
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

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#### 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

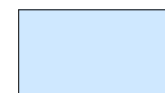
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:

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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.



Denotes New Works

#### Wall Legend

Denotes New Timber Framed Wall

Denotes Existing Item

Denotes Demolished Item

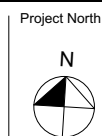
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum pervious area (m <sup>2</sup> )	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			



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



Checked  
Plot Date: 3/5/21  
Project NO: RP1120DAR  
Project Status: DA Rev2

Client: Hilary and Stephen Darke  
Site: 1058 Barrenjoey Road, Palm Beach  
Sheet Size: A3

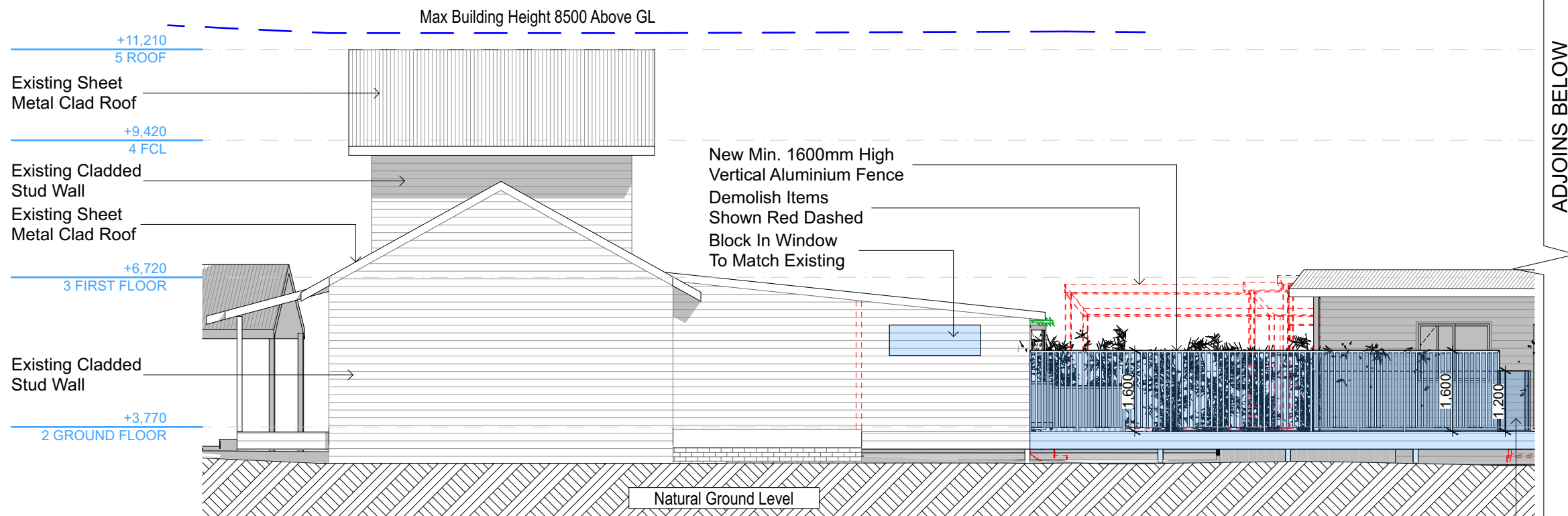
DRAWING TITLE :

ELEVATIONS  
ELEVATIONS 2

PROJECT NAME :

Alterations & Additions

REVISION NO.  
1  
DATE: 4-3-2021  
DRAWING NO.  
DA4001



Denotes New Works

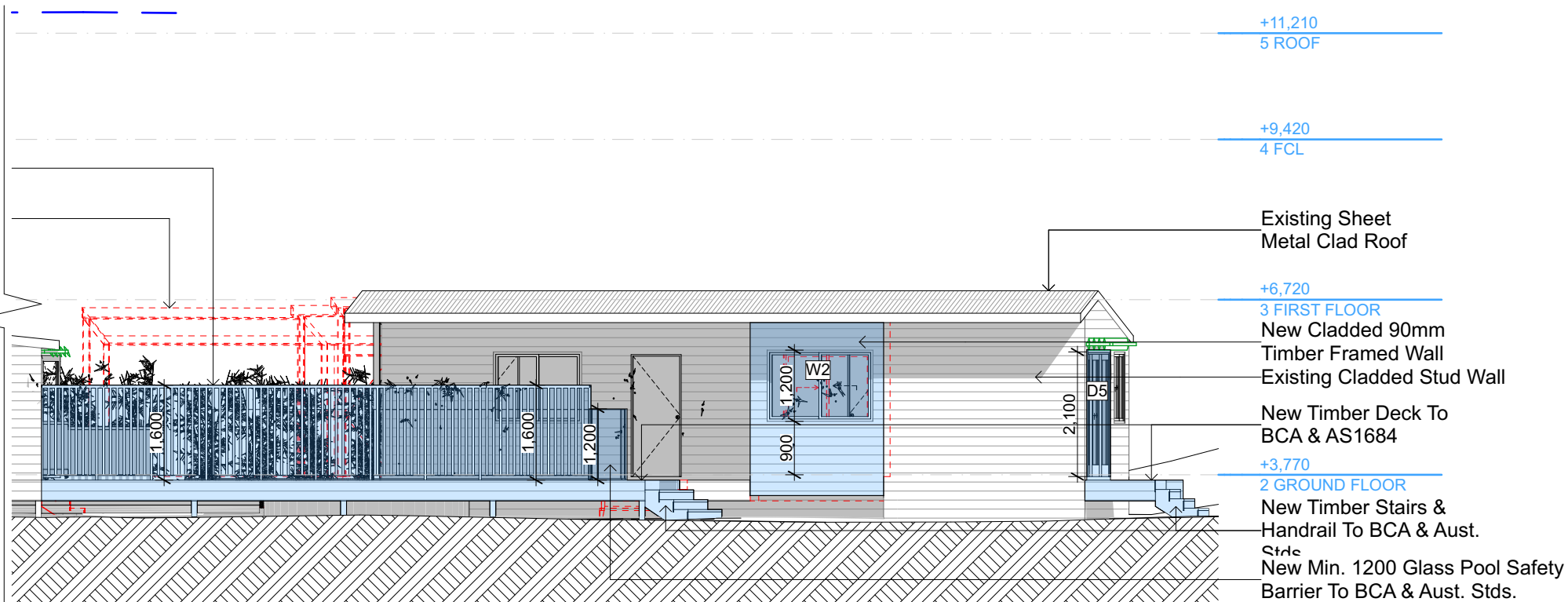
**Wall Legend**

Denotes Demolished Item

E-03

South  
1:100

ADJOINS ABOVE



E-03

South  
1:100

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental  
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**  
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**Construction**  
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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.

#### 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.

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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.

##### Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	0.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	2.16	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	N	5.1	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	N	6.3	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	E	13.65	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	E	6.3	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Min. pervious area (m <sup>2</sup> )	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			

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NOT FOR CONSTRUCTION

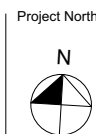


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Commencement of any works.  
Immediately Report any  
Discrepancies to Rapid Plans



Checked  
Plot Date: 3/5/21  
Project NO. RP1120DAR  
Project Status DA Rev2  
Client  
Site: Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm Beach  
Sheet Size: A3

DRAWING TITLE :

ELEVATIONS  
ELEVATIONS 3

PROJECT NAME :

Alterations & Additions

REVISION NO.

1

DATE:

4-3-2021

DRAWING NO.

DA4002





1  
-

Perspective 1  
1:150

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BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA



**bdaa**  
ACCREDITED  
BUILDING DESIGNER

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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**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living.  
1058 Barrenjoey Road, Palm Beach 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  
Framed Floors, Framed Walls  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1554  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS1742-2017  
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 A40854  
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.  
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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	821.2m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Est.	Exist.
Rear Setback (Min.)	6.5m	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Exist.
Building envelope	3.5m@45Deg	Ex.
% of landscape open space (60% min)	56%	Exist.
Impervious area (m2)	43%	Exist.
Maximum cut into gnd (m)	868mm	Yes
Maximum depth of fill (m)	N/A	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: 3/5/21  
Project NO.: RP11200AR  
Project Status DA Rev2

Client Hilary and Stephen Darke

Site: 1058 Barrenjoey Road, Palm Beach

DRAWING TITLE :  
SHADOW PLANS  
**PERSPECTIVE**

PROJECT NAME :  
**Alterations & Additions**

REVISION NO.	DATE
1	4-3-2021

DRAWING NO.:  
**DA5000**

Plot Date: 3/5/21  
Sheet Size: A3



Denotes Cladding (Typical).  
Builder To Confirm Type & Colour



Denotes Glass Pool Fence (Typical).  
Builder To Confirm Type & Colour



Denotes Awning Over Window (Typical).  
Builder To Confirm Type & Colour



Denotes Aluminium Pool Fence (Typical).  
Builder To Confirm Type & Colour



Denotes Timber Deck (Typical).  
Builder To Confirm Type & Colour

**DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION**

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
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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  
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			



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



Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
3/5/21  
RP1120DAR  
DA Rev2

Client  
Site:  
Sheet Size: A3

Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

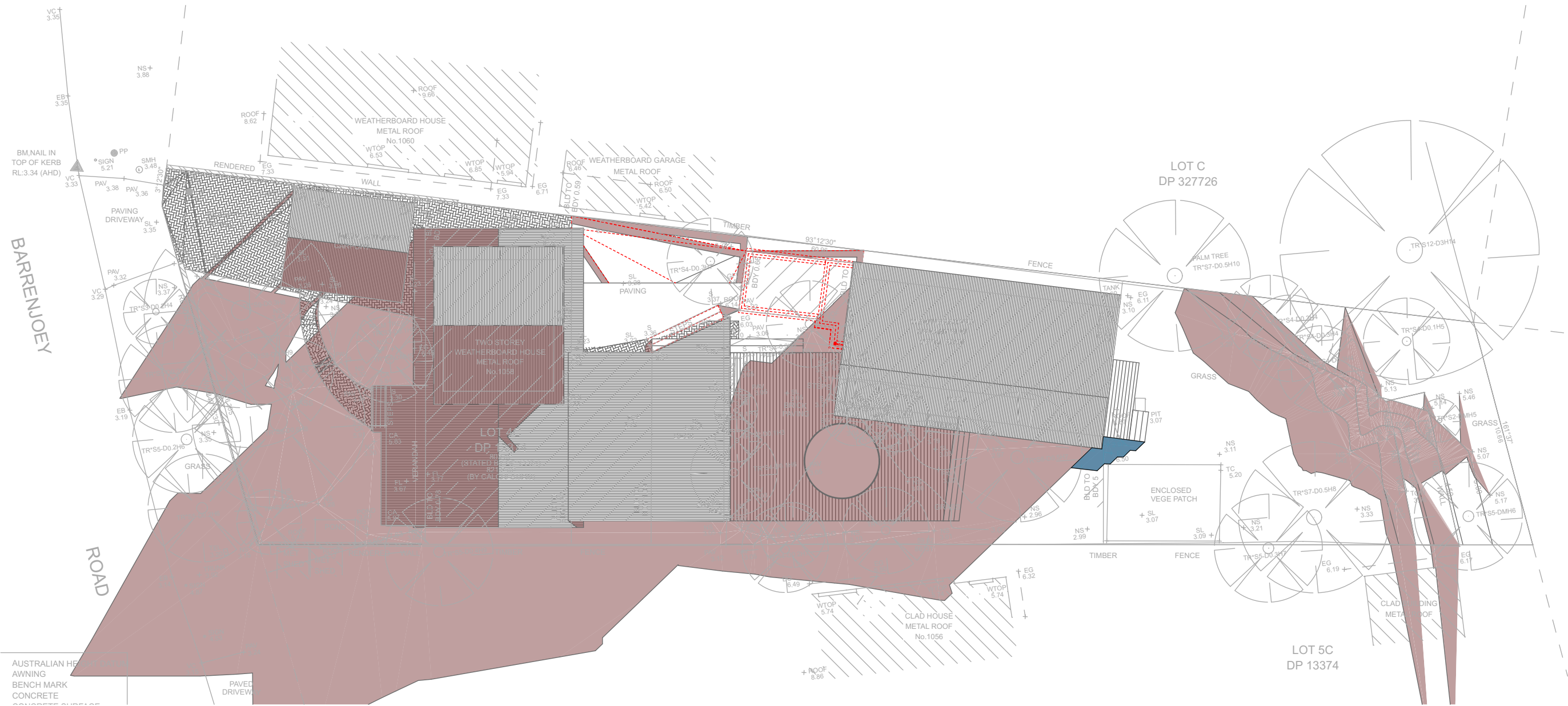
DRAWING TITLE :  
**SHADOW PLANS  
MATERIAL & COLOUR  
SAMPLE BOARD**  
PROJECT NAME :  
**Alterations & Additions**

REVISION NO.  
**1**  
DATE:  
**4-3-2021**  
DRAWING NO.  
**DA5001**



Denotes Proposed Shadow

Denotes Existing Shadow



01 SHADOW PLAN 21 JUN at 0900h  
1:200

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

**NOTES**  
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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  
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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum pervious area (m <sup>2</sup> )	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	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	Existing			

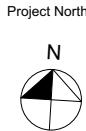


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Immediately Report any  
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Plot Date:  
Project NO.  
Project Status

Client  
Site:

Sheet Size: A3

GBJ  
3/5/21  
RP1120DAR  
DA Rev2

Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

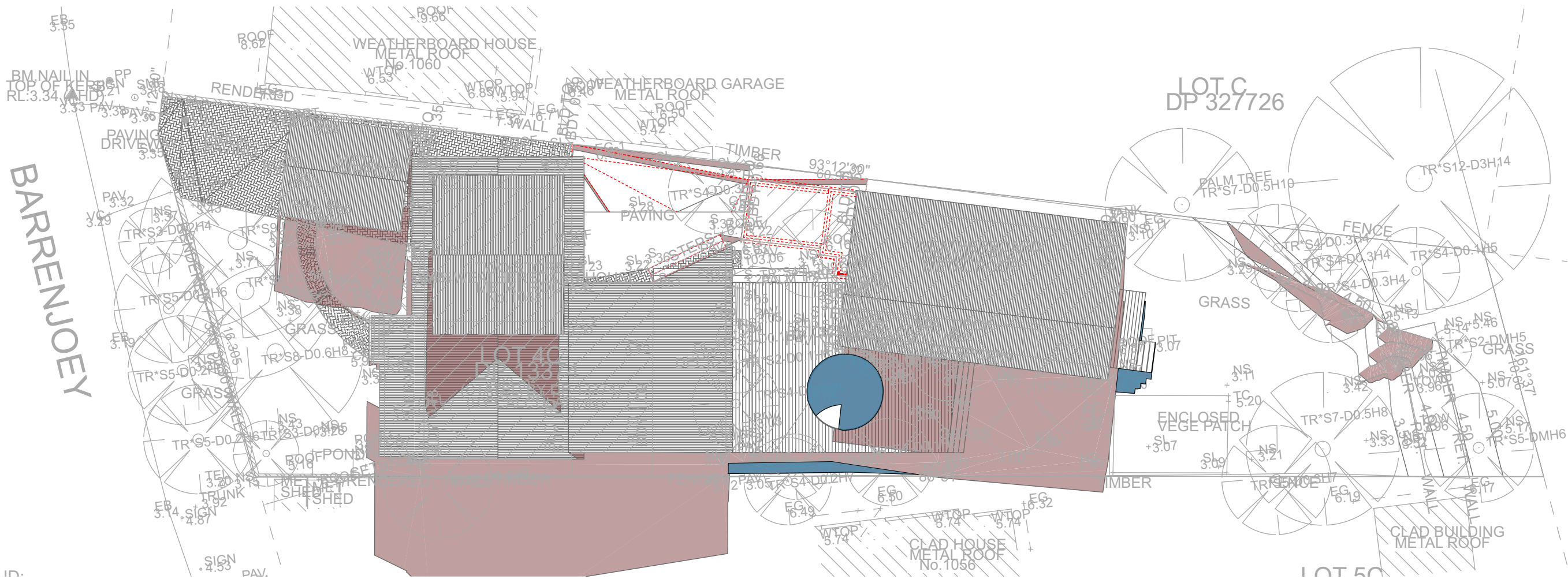
DRAWING TITLE : SHADOW PLANS  
SHADOW PLAN 21st June  
9am

PROJECT NAME : Alterations & Additions

REVISION NO.  
1  
DATE  
4-3-2021  
DRAWING NO.  
DA5002

Denotes Proposed Shadow

Denotes Existing Shadow



02 SHADOW PLAN 21 JUN at 1200h  
1:200

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental  
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 1684  
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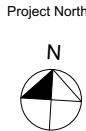
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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



Builder to Check and Confirm  
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Immediately Report any  
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Plot Date:  
Project NO.  
Project Status

GBJ  
3/5/21  
RP1120DAR  
DA Rev2

Client  
Site:  
Sheet Size: A3

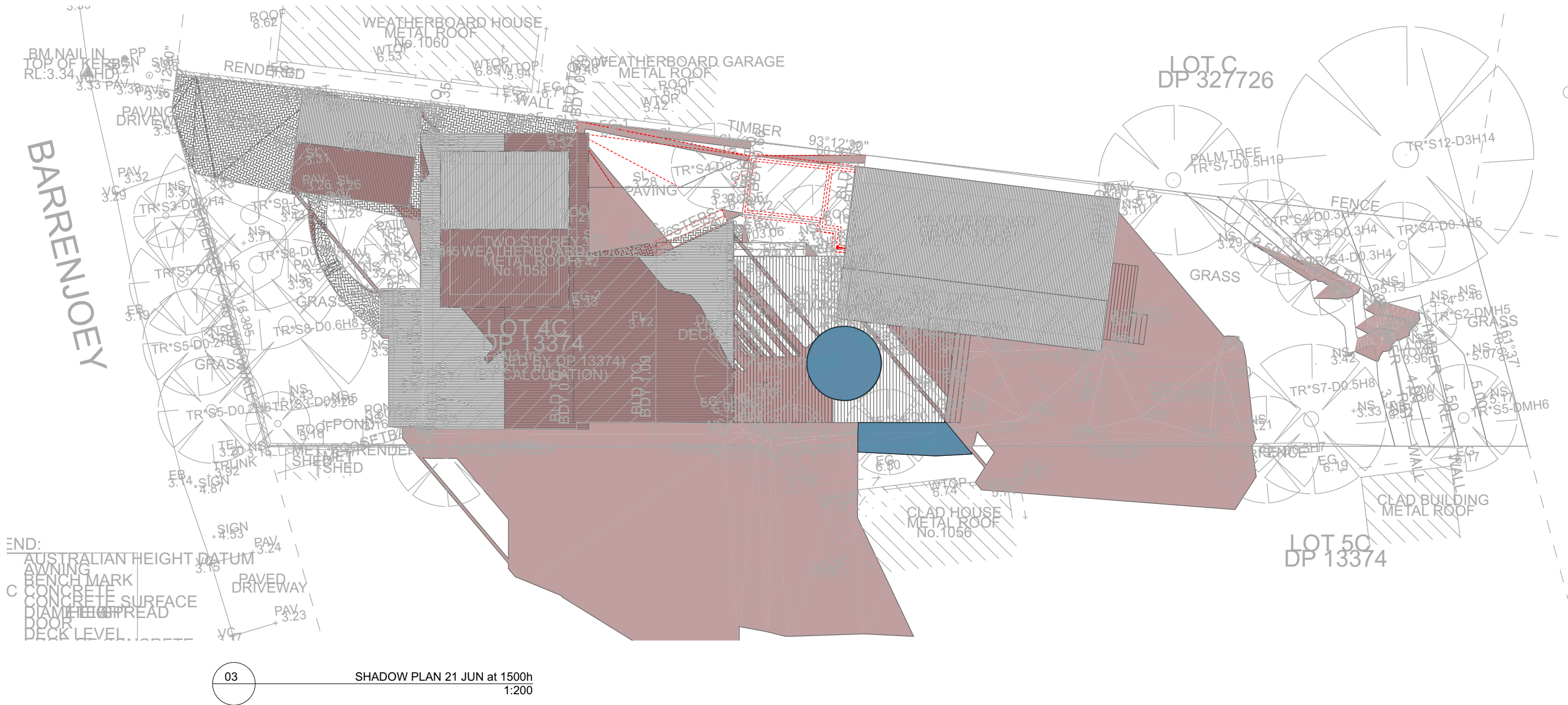
DRAWING TITLE :  
SHADOW PLANS  
SHADOW PLAN 21st June  
12pm  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
1  
DATE:  
4-3-2021  
DRAWING NO.  
DA5003



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**NOTES**  
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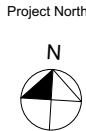


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RP1120DAR  
DA Rev2

Client  
Site:  
Sheet Size: A3

DRAWING TITLE :  
SHADOW PLANS  
SHADOW PLAN 21st June  
3pm  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
1  
DATE:  
4-3-2021  
DRAWING NO.  
DA5004