

**Wall Legend**

== == == == Denotes Demolished Item



© Copyright Rapid Plans 2021



Rapid Plans reserves all rights to this drawing. This drawing remains the property of Rapid Plans and may not be copied without written consent. All content including intellectual property of Rapid Plans, all copies of this drawing will be returned to Rapid Plans upon request.

**NOTES**  
 2 Warekila Road, Beacon Hill is zoned R2-Low Density Residential  
 All Plans to be read in conjunction with Basic Certificate  
 New Works to be constructed shown in Shaded/Blue  
 Construction  
 Framed, Framed Walls  
 Roof Framed to have R0.95 Insulation  
 Insulation to External Framed Walls R1.7  
 Refer to Engineers drawings for structural details  
 All work to Engineers Specifications and BCA  
 Timber Framing to BCA and AS 1684  
 Termite Management to BCA and AS 3660.1  
 Glazing to BCA and AS 2299-2007  
 Waterproofing to BCA and AS 3740  
 New Lighting to have minimum of 40% compact fluorescent lamps  
 All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

**Site Information**

Site Information	Prop.	Comp.
Site Area	569m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variation
% of landscape open space (40% min)	52%	Yes
Impervious area (m2)	48%	Yes
Maximum cut into gnd (m)	N/A	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: 16/02/2022  
 Project NO.: RP1020KNO  
 Project Status DA

Client Simone Knox  
 Site: 2 Warekila Road, Beacon Hill

**DRAWING TITLE AND LOCATION**  
 Demolition First Floor Plan

**PROJECT NAME:**  
 Alterations & Additions

REVISION NO. DATE  
 1 17/8/21  
 DRAWING NO.  
 DA1007

Plot Date: 16/02/2022  
 Sheet Size: A3

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

**DA2022/0014**

**DA APPLICATION ONLY**  
 NOT FOR CONSTRUCTION

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

Construction	Additional insulation required (R-value)	Other specifications
floor above existing dwelling or building	nil	
external wall, 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	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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.

Denotes New Works

**Wall Legend**

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

**Rapid Plans**  
Building Design and Architectural Drafting

© Copyright Rapid Plans 2021

**bdaa**  
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

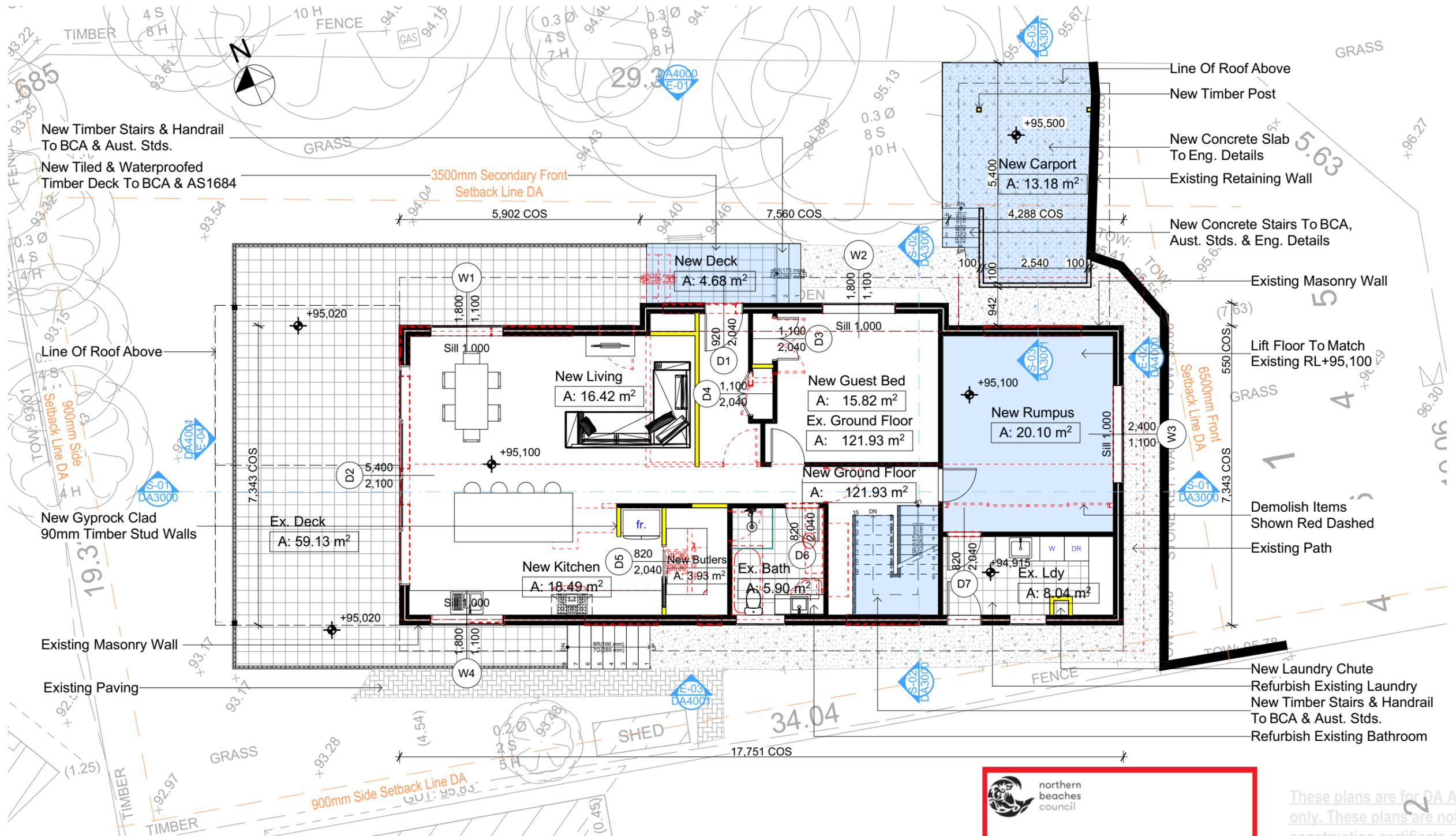
**bdaa**  
ACCREDITED BUILDING DESIGNER

Rapid Plans reserves all rights to this drawing. This drawing remains the property of Rapid Plans and may not be copied without written consent. All content including intellectual property of Rapid Plans, all copies of this drawing will be returned to Rapid Plans upon request.

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

**NOTES**  
2 Warekila Road, Beacon Hill is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basic Certificate New Works to be completed shown in Shaded/Blue Construction  
Framed Walls  
Roof Framed to have R0.95 Insulation  
Refer to Engineers drawings for structural details  
All work to Engineers Specifications and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3666.1  
Glazing to BCA and AS2049-2017  
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.

**Warning**  
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 Certificate Number A428154 (02)



Site Information	Prop.	Comp.
Site Area	569m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Variation
% of landscape open space (40% min)	52%	Yes
Impervious area (m <sup>2</sup> )	48%	Yes
Maximum cut into gnd (m)	N/A	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: 16/02/2022  
Project No.: RP1020KNO  
Project Status DA

Client: Simone Knox

Site: 2 Warekila Road, Beacon Hill

DRAWING TITLE: PLANS  
**GROUND FLOOR**

PROJECT NAME: **Alterations & Additions**

REVISION NO.	DATE
1	17/8/21

DRAWING NO.: **DA2001**

Plot Date: 16/02/2022  
Sheet Size: A3

**northern beaches council**

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

**DA2022/0014**

These plans are for DA Application purposes only. These plans are not to be used for construction certificate application without the written permission of Rapid Plans

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

2

**GROUND FLOOR**  
1:100

Construction	Additional insulation required (R-value)	Other specifications
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R0.95 (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.

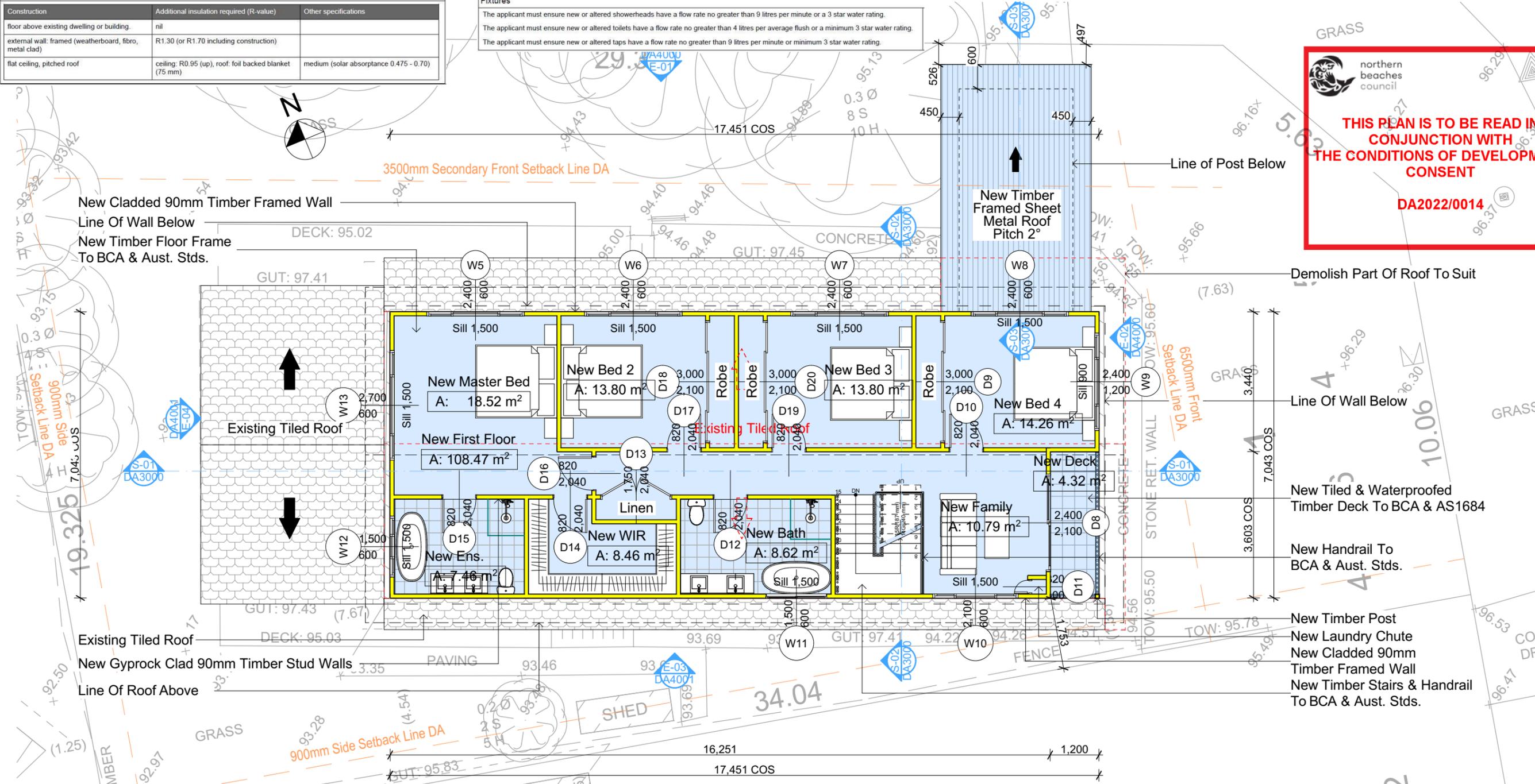
**Fixtures**  
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.  
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.  
The applicant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

Denotes New Works

**Wall Legend**

- Denotes New Timber Framed Wall
- Denotes Demolished Item

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2022/0014**



**FIRST FLOOR**  
1:100

**NOTES**  
2 Warekila Road, Beacon Hill is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
2 Warekila Road, Beacon Hill 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, Framed Walls  
Roof Framed to have R0.95 Insulation  
Insulation to External Framed 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 AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A428154\_02  
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



© Copyright Rapid Plans 2020

Rapid Plans reserves all rights to this drawing, this drawing remains the property of Rapid Plans and may not be copied without written consent, all content including intellectual, remain the property of Rapid Plans, all copies of this drawing will be returned to Rapid Plans upon request.  
The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not trace 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: GBJ  
Plot Date: 16/02/2022  
Project No: RP1020KNO  
Project Status: DA

Client: Simone Knox  
Site: 2 Warekila Road, Beacon Hill

Sheet Size: A3

**DRAWING TITLE :**  
PLANS  
**FIRST FLOOR**  
**Alterations & Additions**

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	569m <sup>2</sup>	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (40% min)	52%	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m <sup>2</sup> )	48%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Variation	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

REVISION NO.  
**1**  
DATE:  
**17/8/21**  
DRAWING NO.  
**DA2002**

Construction		
<b>Insulation requirements</b>		
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
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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.	

Denotes New Works

**Wall Legend**

Denotes Demolished Item

**Rapid Plans**  
Building Design and Architectural Drafting

© Copyright Rapid Plans 2021

**bdaa**  
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

**bdaa**  
ACCREDITED BUILDING DESIGNER

Rapid Plans reserves all rights to this drawing. This drawing remains the property of Rapid Plans and may not be copied without written consent. All content including intellectual property of Rapid Plans, all copies of this drawing will be returned to Rapid Plans upon request.

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

**NOTES**

2 Warekila Road, Beacon Hill is zoned R2-Low Density Residential

2 Warekila Road, Beacon Hill 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: Framed Walls

Roof Framed to have R0.95 Insulation

Insulation to External Framed Walls R1.7

Refer to Engineers drawings for structural details

All work to Engineers Specifications and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS 2019/2017

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 Certificate Number A428154\_02**

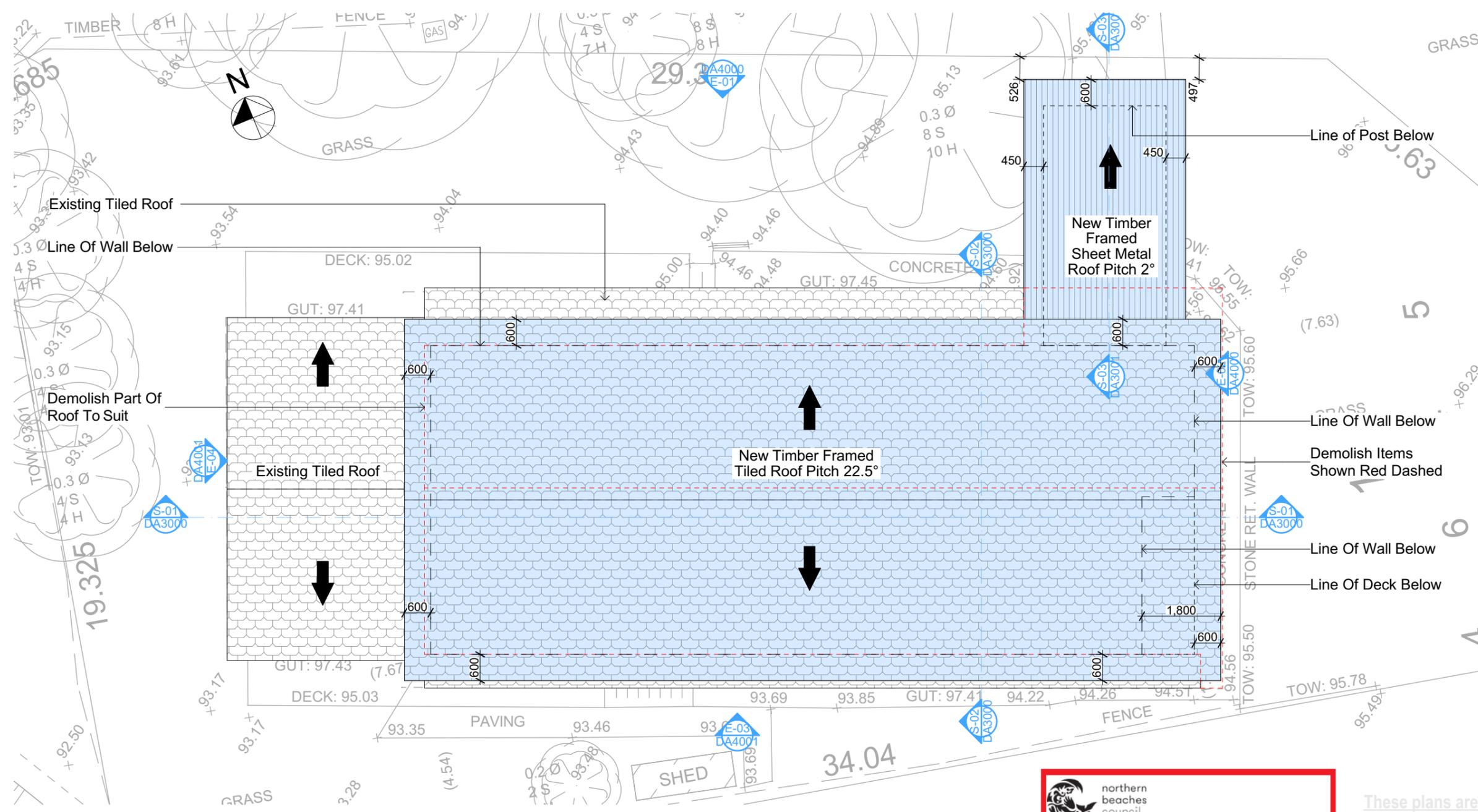
All Plans to be read in conjunction with Basic Certificate

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

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

For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the top of the wall.

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	569m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variation
% of landscape open space (40% min)	52%	Yes
Impervious area (m2)	48%	Yes
Maximum cut into gnd (m)	N/A	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: 16/02/2022  
Project No.: RP1020KNO  
Project Status DA

Client: Simone Knox

Site: 2 Warekila Road, Beacon Hill

DRAWING TITLE: PLANS ROOF	
PROJECT NAME: Alterations & Additions	
REVISION NO.	DATE
1	17/8/21
DRAWING NO. DA2003	
Plot Date: 16/02/2022	
Sheet Size: A3	

Roof Plan  
1:100

**northern beaches council**

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

**DA2022/0014**

These plans are for DA Application purposes only. These plans are not to be used for construction certificate application without the written permission of Rapid Plans

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

Denotes New Works

**Wall Legend**

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



**Rapid Plans**  
Building Design and Architectural Drafting

PO Box 6239 Fremantle Forest DC NSW 2006  
Tel: (02) 9398-8545 Mobile: 0414-94-6024  
Email: info@rapidplans.com.au

© Copyright Rapid Plans 2021



**bdaa**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA



**bdaa**  
ACCREDITED  
BUILDING DESIGNER

Rapid Plans reserves all rights to this drawing. This drawing remains the property of Rapid Plans and may not be copied without written consent. All content including intellectual property of Rapid Plans, all copies of this drawing will be returned to Rapid Plans upon request.

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

**NOTES**  
2 Warekila Road, Beacon Hill is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
Construction  
Framed Walls  
Roof Framed to have R0.95 Insulation  
Insulation to External Framed Walls R1.7  
Refer to Engineers drawings for structural details  
All work to Engineers Specifications 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  
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 Certificate Number A428154\_02**  
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.

New Timber Framed  
Tiled Roof Pitch 22.5°

+101,938  
5 ROOF

New Cladded 90mm  
Timber Framed Wall

+100,300  
4 FCL

Demolish Items  
Shown Red Dashed

Existing Tiled Roof

+97,900  
3 FIRST FLOOR

Block In Door To  
Match Existing

+95,100  
2 GROUND FLOOR

New Timber Floor Frame  
To BCA & Aust. Stds.

+101,938  
5 ROOF

New Cladded 90mm  
Timber Framed Wall

+100,300  
4 FCL

New Tiled & Waterproofed  
Timber Deck To BCA & AS1684

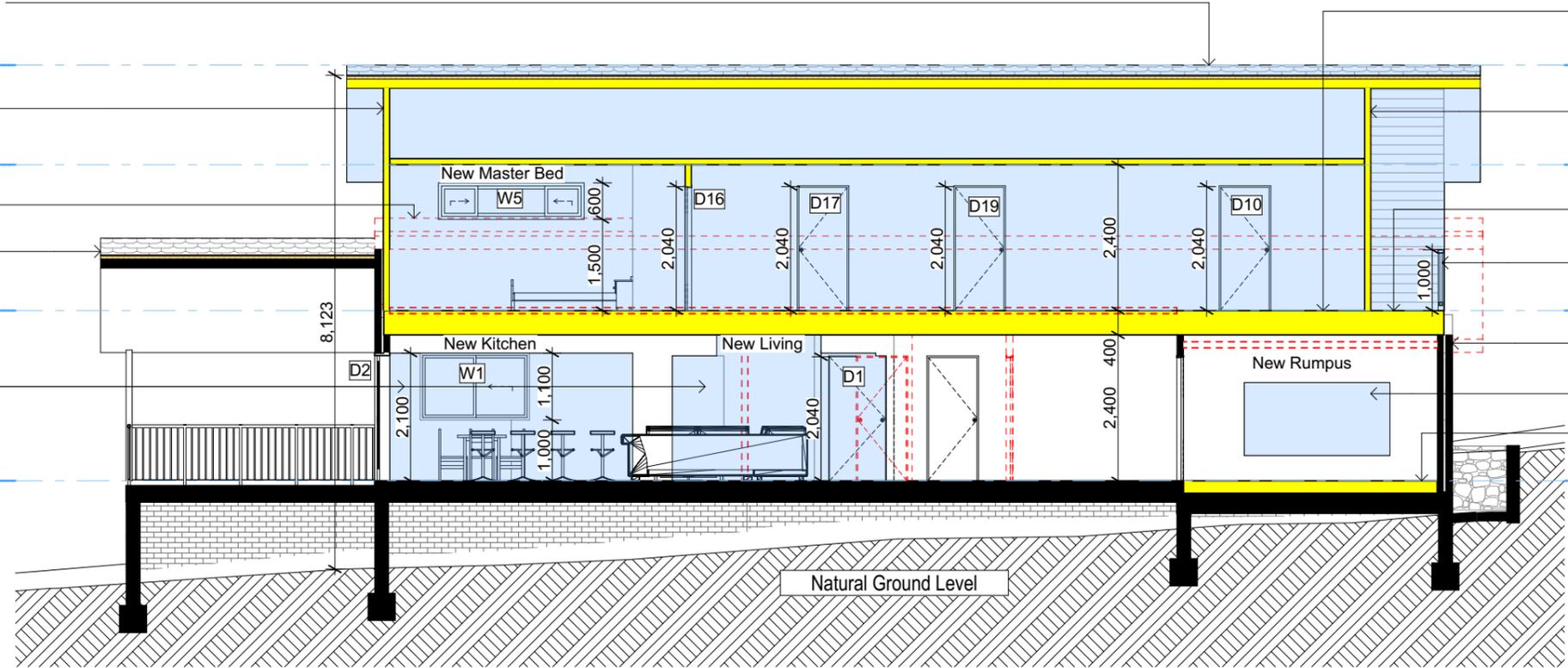
New Handrail To  
BCA & Aust. Stds.

+97,900  
3 FIRST FLOOR

Existing Masonry Wall

Block In Window To Match Existing  
Lift Floor To Match  
Existing RL+95,100

+95,100  
2 GROUND FLOOR



**SECTION 1**  
1:100

S-01

New Timber Framed  
Tiled Roof Pitch 22.5°

+101,938  
5 ROOF

New Gyprock Clad 90mm  
Timber Stud Walls

+100,300  
4 FCL

Demolish Items  
Shown Red Dashed

Existing Tiled Roof

+97,900  
3 FIRST FLOOR

Existing Masonry Wall

New Timber Stairs  
& Handrail To  
BCA & Aust. Stds.

+95,100  
2 GROUND FLOOR

New Timber Floor Frame  
To BCA & Aust. Stds.

+101,938  
5 ROOF

New Gyprock Clad 90mm  
Timber Stud Walls

+100,300  
4 FCL

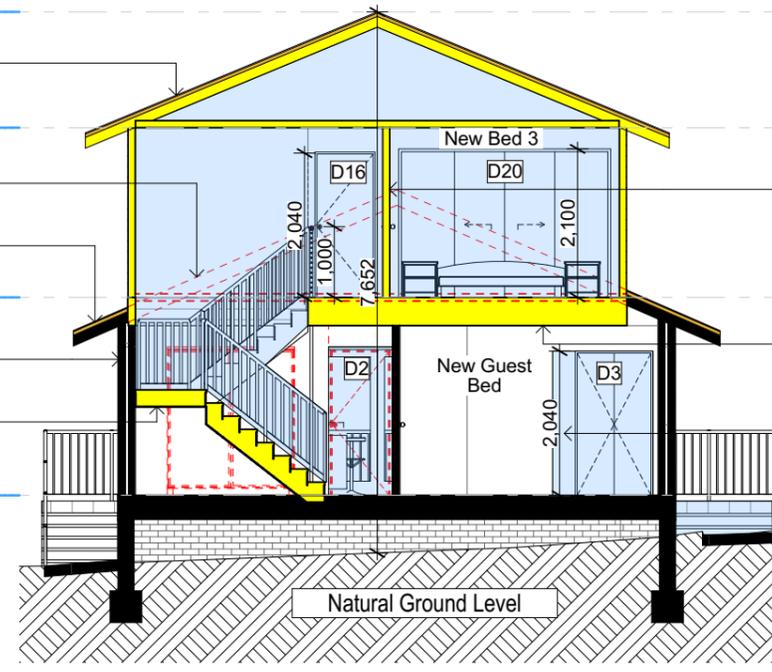
New Bed 3

+97,900  
3 FIRST FLOOR

New Timber Floor Frame  
To BCA & Aust. Stds.

New Guest Bed

+95,100  
2 GROUND FLOOR



**SECTION 2**  
1:100

S-02

**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
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R0.95 (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.



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

**DA2022/0014**

These plans are for DA Application purposes only. These plans are not to be used for construction certificate application without the written permission of Rapid Plans

**DA APPLICATION ONLY**  
NOT FOR CONSTRUCTION

Site Information	Prop.	Comp.
Site Area	569m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variation
% of landscape open space (40% min)	52%	Yes
Impervious area (m <sup>2</sup> )	48%	Yes
Maximum cut into gnd (m)	N/A	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: 16/02/2022  
Project No.: RP1020KNO  
Project Status DA

Client Simone Knox

Site: 2 Warekila Road, Beacon Hill

**DRAWING TITLE: SECTIONS SECTION 1**

**PROJECT NAME: Alterations & Additions**

REVISION NO.	DATE
1	17/8/21

DRAWING NO. **DA3000**

Plot Date: 16/02/2022  
Sheet Size: A3



Denotes New Works



Denotes New Timber Framed Wall



Denotes New Masonry Wall



Denotes New Concrete Block Wall



Denotes New Concrete



Denotes Existing Wall



Denotes Demolished Item

### Wall Legend



© Copyright Rapid Plans 2021



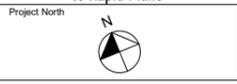
Rapid Plans reserves all rights to this drawing. This drawing remains the property of Rapid Plans and may not be copied without written consent...

NOTES  
2 Warekila Road, Beacon Hill is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue Construction

Basic Certificate Number A428154\_02  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation specifications are not required for parts of altered construction where insulation already exists.

Site Information	Prop.	Comp.
Site Area	569m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variation
% of landscape open space (40% min)	52%	Yes
Impervious area (m <sup>2</sup> )	48%	Yes
Maximum cut into gnd (m)	N/A	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: 16/02/2022  
Project No.: RP1020KNO  
Project Status DA

Client Simone Knox

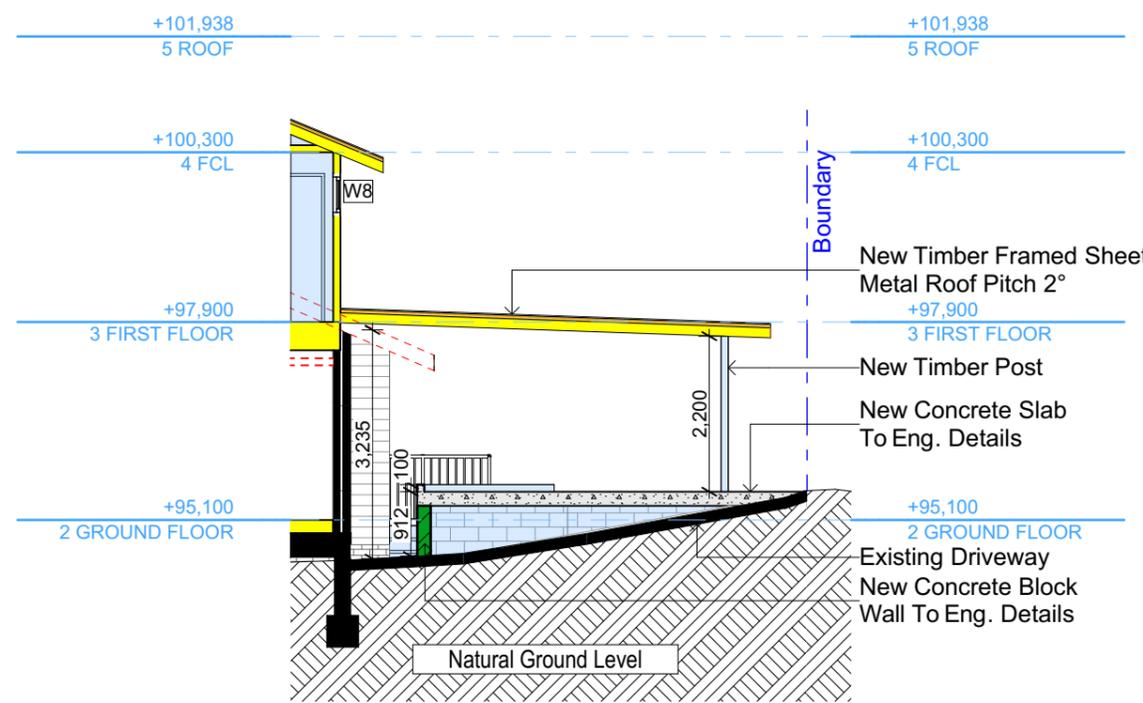
Site: 2 Warekila Road, Beacon Hill

DRAWING TITLE: SECTIONS SECTION 2

PROJECT NAME: Alterations & Additions

REVISION NO. DATE  
1 17/8/21

DRAWING NO. DA3001  
Plot Date: 16/02/2022  
Sheet Size: A3



S-03 SECTION DRIVE 1:100

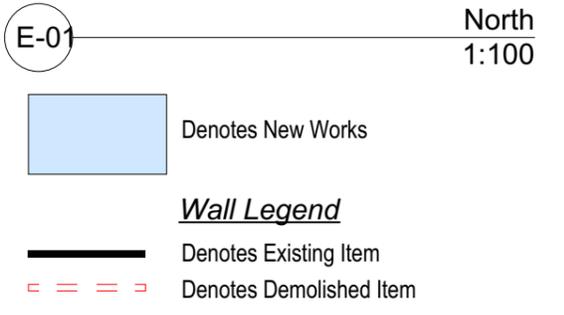
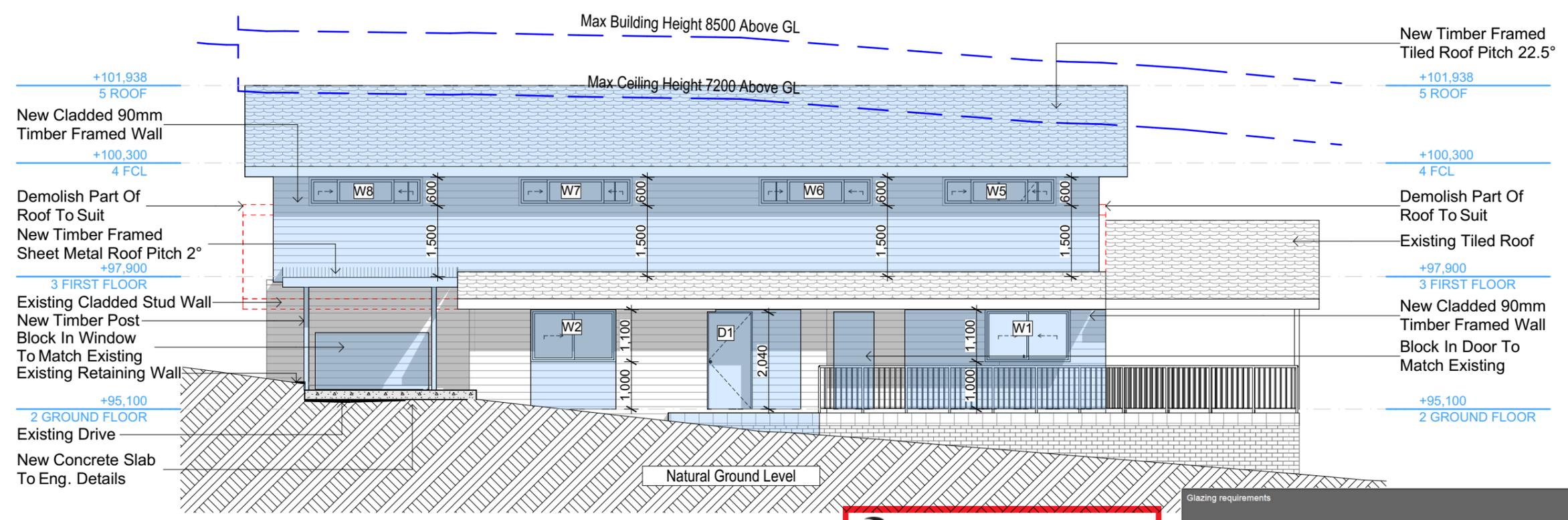
**northern beaches council**

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

**DA2022/0014**

These plans are for DA Application purposes only. These plans are not to be used for construction certificate application without the written permission of Rapid Plans

**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 standard aluminium or timber frames and single clear or toned glass may either match the description, or 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.

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.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

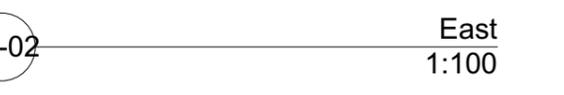
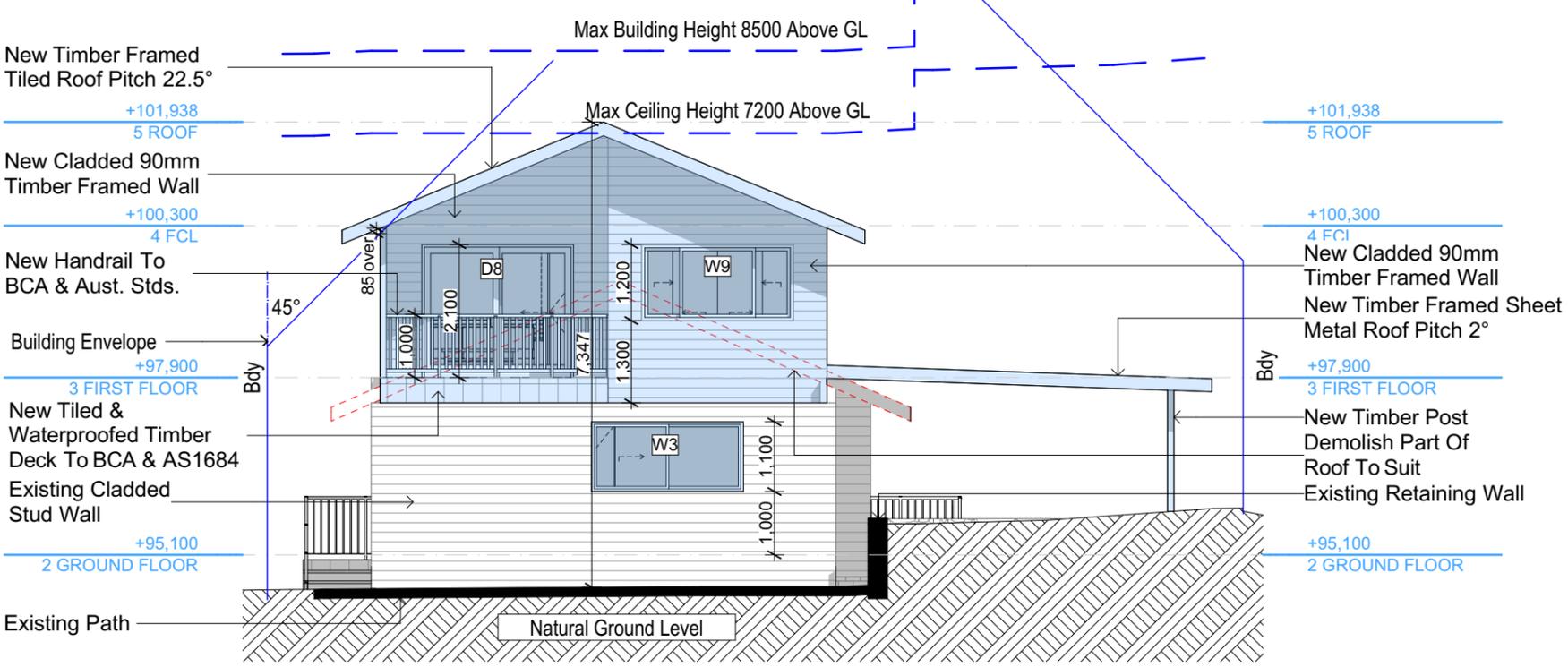
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

**Windows and glazed doors glazing requirements**

Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	NE	1.98	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	NE	1.98	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)

**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
W3	SE	2.04	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	SW	1.98	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	NE	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W6	NE	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W7	NE	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W8	NE	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W9	SE	2.88	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W10	SW	1.26	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W11	SW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W12	NW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W13	NW	1.62	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
D2	NW	11.34	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D8	SE	5.04	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)



**DA APPLICATION ONLY**  
NOT FOR CONSTRUCTION

**Site Information**

Site Information	Prop.	Comp.
Site Area	569m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variation
% of landscape open space (40% min)	52%	Yes
Impervious area (m <sup>2</sup> )	48%	Yes
Maximum cut into gnd (m)	N/A	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: 16/02/2022  
Project NO.: RP1020KNO  
Project Status DA

Client Simone Knox

Site: 2 Warekila Road, Beacon Hill

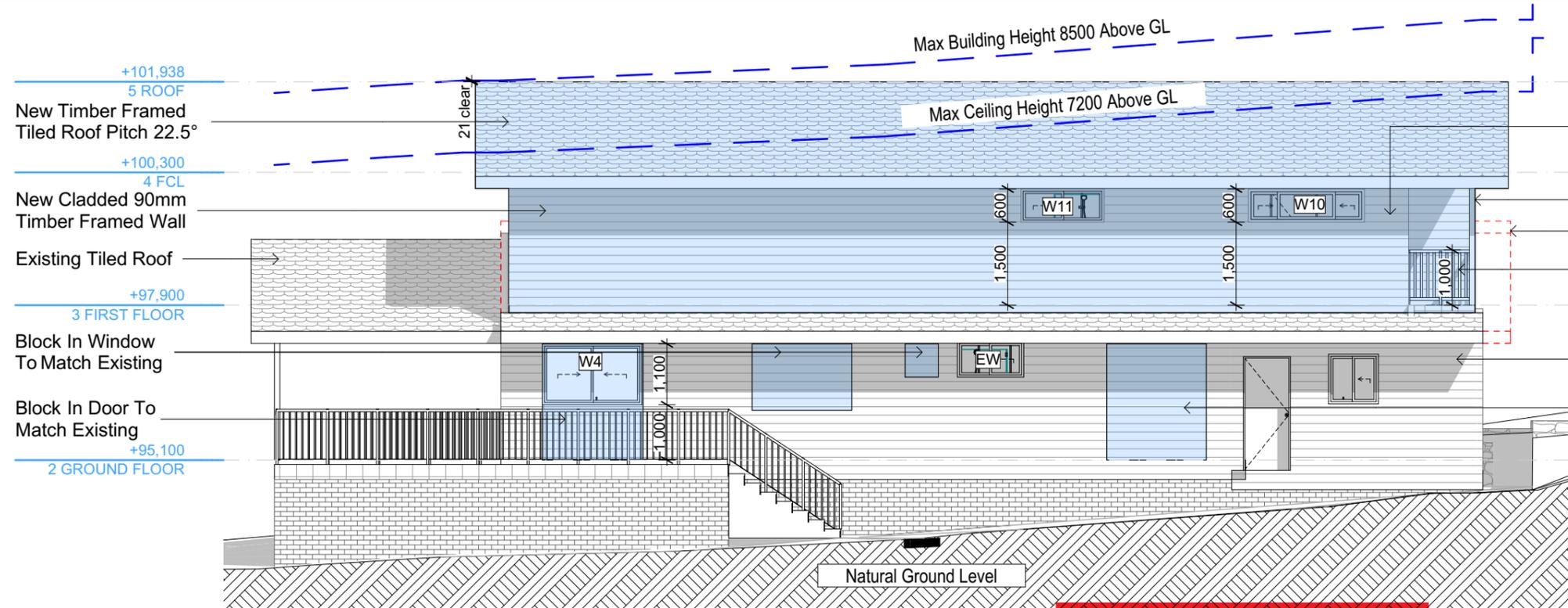
**DRAWING TITLE: ELEVATIONS**  
**ELEVATIONS 1**

**PROJECT NAME: Alterations & Additions**

REVISION NO. DATE  
**1** **17/8/21**

DRAWING NO.  
**DA4000**

Plot Date: 16/02/2022  
Sheet Size: A3



**E-03** South 1:100

Denotes New Works

**Wall Legend**

Denotes Existing Item

Denotes Demolished Item

**northern beaches council**

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2022/0014**

**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 standard aluminium or timber frames and single clear or toned glass may either match the description, or 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.

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 above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	NE	1.98	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	NE	1.98	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)

**Glazing requirements**

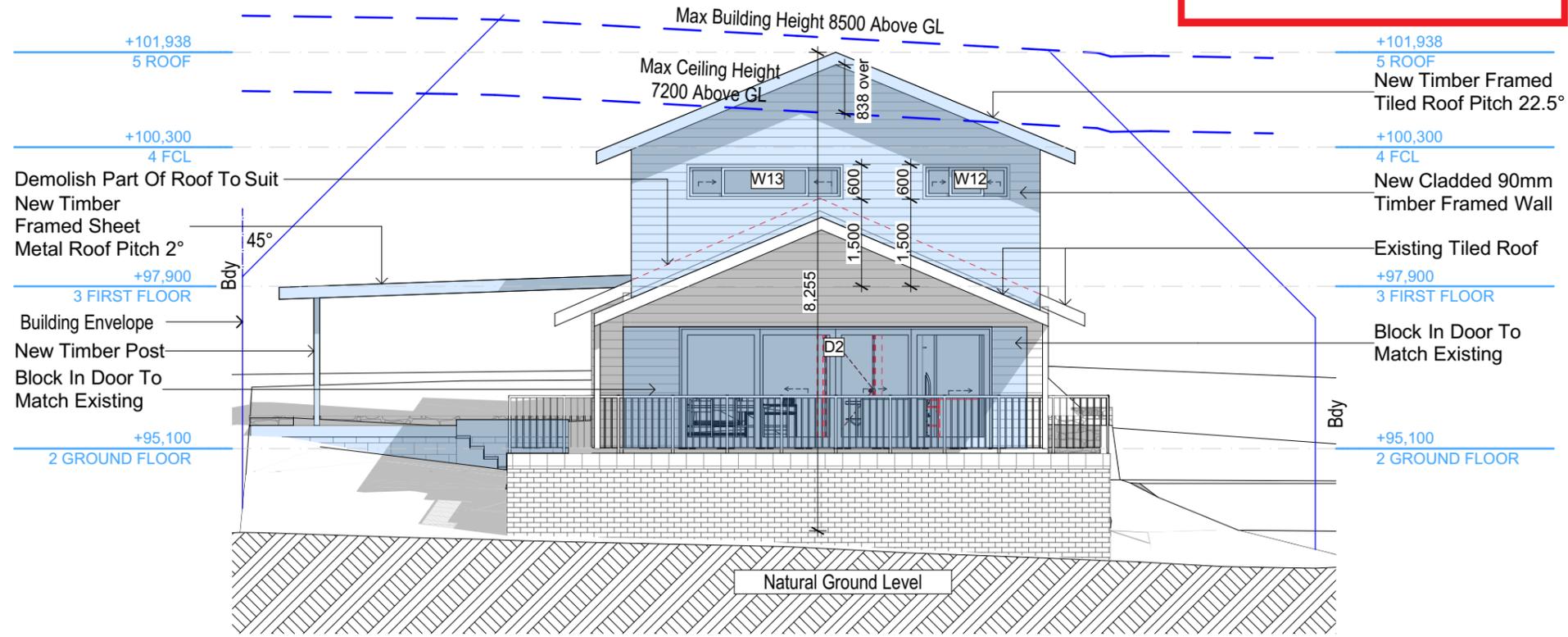
**Windows and glazed doors glazing requirements**

Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W3	SE	2.64	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	SW	1.98	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	NE	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W6	NE	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W7	NE	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W8	NE	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W9	SE	2.88	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W10	SW	1.26	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W11	SW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W12	NW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W13	NW	1.62	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
D2	NW	11.34	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D8	SE	5.04	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

**Glazing requirements**

**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
W3	SE	2.64	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	SW	1.98	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	NE	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W6	NE	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W7	NE	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W8	NE	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W9	SE	2.88	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W10	SW	1.26	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W11	SW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W12	NW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W13	NW	1.62	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
D2	NW	11.34	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D8	SE	5.04	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)



**E-04** West 1:100

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

**Site Information**

Site Area	Prop.	Comp.
569m <sup>2</sup>	1	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Variation
% of landscape open space (40% min)	52%	Yes
Impervious area (m <sup>2</sup> )	48%	Yes
Maximum cut into gnd (m)	N/A	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: 16/02/2022  
Project No.: RP1020KNO  
Project Status DA

Client Simone Knox

Site: 2 Warekila Road, Beacon Hill

**DRAWING TITLE: ELEVATIONS 2**

**PROJECT NAME: Alterations & Additions**

REVISION NO. DATE

1 17/8/21

DRAWING NO. DA4001

Plot Date: 16/02/2022  
Sheet Size: A3