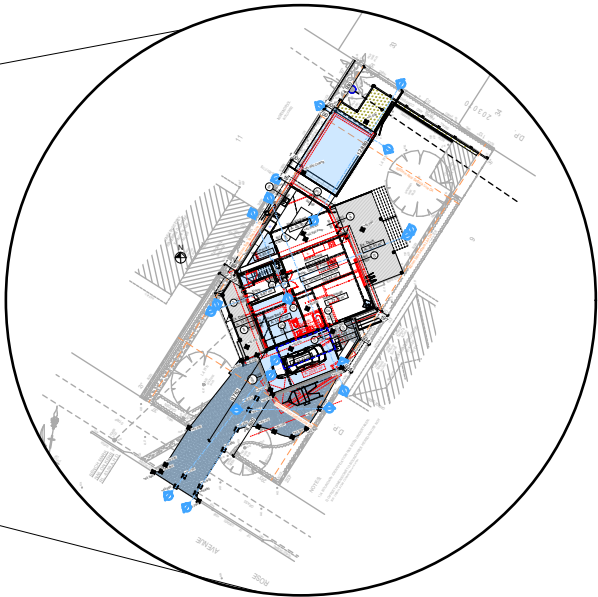


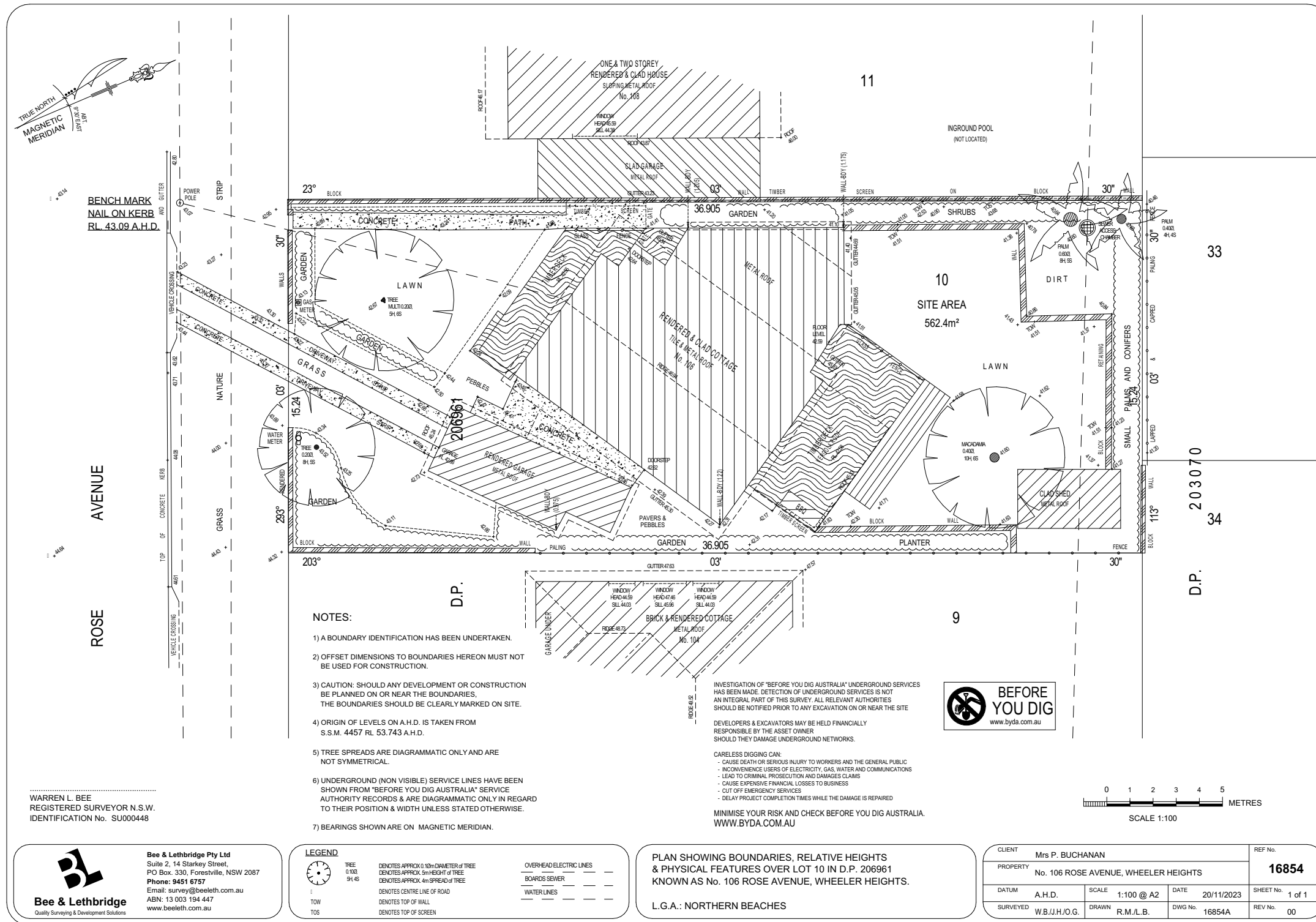
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Fax: (02) 9905-8865 Mobile: 0414-945-024
Email: gregg@rapidplans.com.au

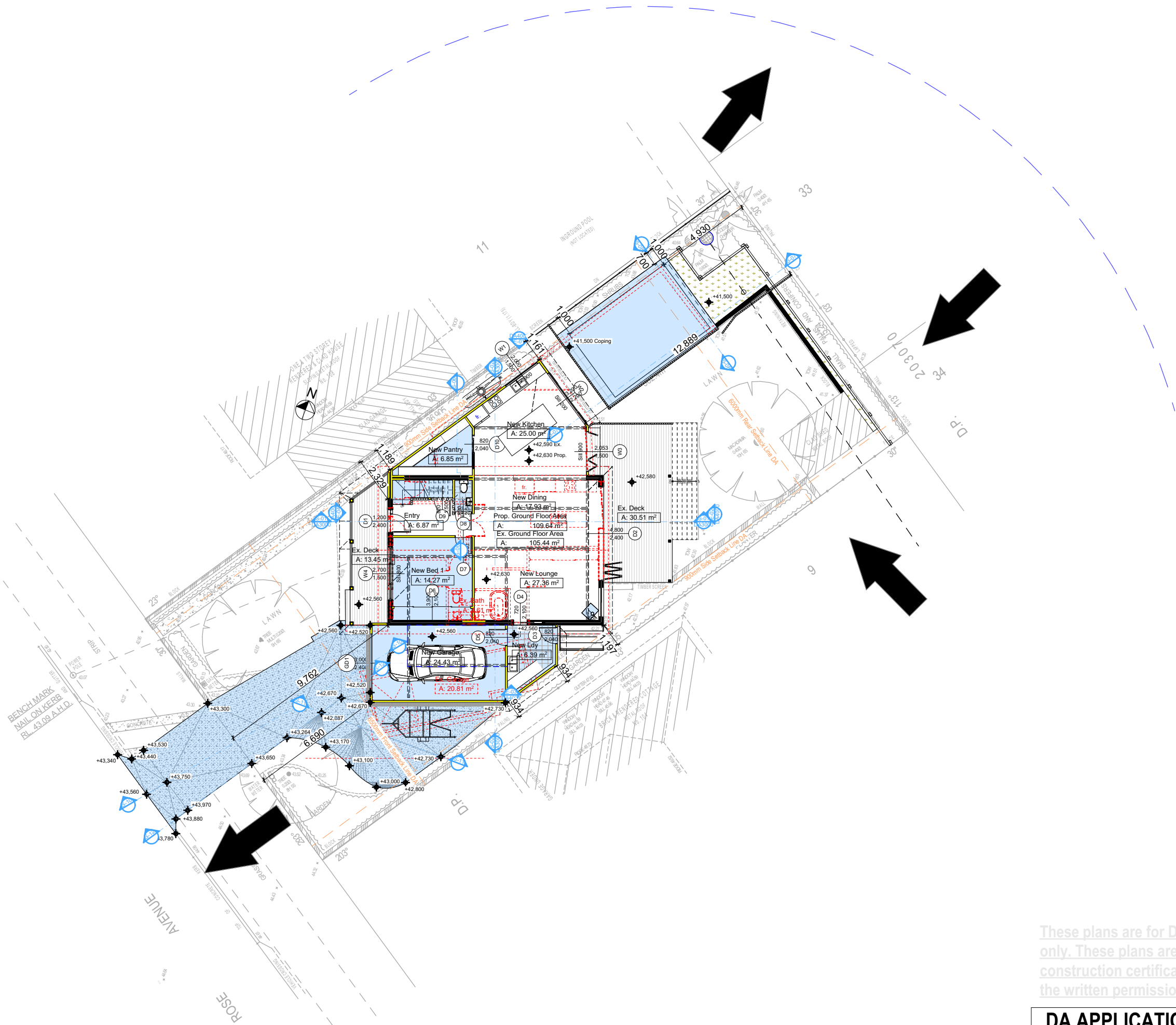


Alterations & Additions To Existing Residence
For Phoebe Buchanan
106 Rose Avenue Wheeler Heights
Lot 10 D.P.206961
Project Number: RP0224BUC

DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	-	- 21-1-2025
DA1001	A4 NOTIFICATION PLAN	-	- 21-1-2025
DA1002	SITE SURVEY	-	- 21-1-2025
DA1003	SITE PLAN	-	- 21-1-2025
DA1004	Existing Ground Floor Plan	-	- 21-1-2025
DA1005	Existing Roof Plan	-	- 21-1-2025
DA1006	Demolition Ground Floor Plan	-	- 21-1-2025
DA1007	Demolition Roof Plan	-	- 21-1-2025
DA1008	Excavation & Fill Plan	-	- 21-1-2025
DA1009	Landscape Open Space Plan Existing	-	- 21-1-2025
DA1010	Landscape Open Space Plan Proposed	-	- 21-1-2025
DA1011	Landscape Plan	-	- 21-1-2025
DA1012	Sediment & Erosion Plan	-	- 21-1-2025
DA1013	Waste Management Plan	-	- 21-1-2025
DA1014	Stormwater Plan	-	- 21-1-2025
DA2001	GROUND FLOOR	-	- 21-1-2025
DA2002	FIRST FLOOR	-	- 21-1-2025
DA2003	ROOF	-	- 21-1-2025
DA3000	SECTION 1	-	- 21-1-2025
DA3001	SECTION POOL	-	- 21-1-2025
DA3002	SECTION DRIVE	-	- 21-1-2025
DA4000	ELEVATIONS 1	-	- 21-1-2025
DA4001	ELEVATIONS 2	-	- 21-1-2025
DA5000	PERSPECTIVE	-	- 21-1-2025
DA5001	MATERIAL & COLOUR SAMPLE BOARD	-	- 21-1-2025
DA5002	SHADOW PLAN 21st June 9am	-	- 21-1-2025
DA5003	SHADOW PLAN 21st June 12pm	-	- 21-1-2025
DA5004	SHADOW PLAN 21st June 3pm	-	- 21-1-2025
DA5005	WALL ELEVATION SHADOWS	-	- 21-1-2025







1

SITE PLAN
1:200

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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density
106 Rose Avenue Wheeler Heights is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue
Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawing 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 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.

Setbacks
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans
Basic
Basic Certificate Number A1780444
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 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	562.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North



Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

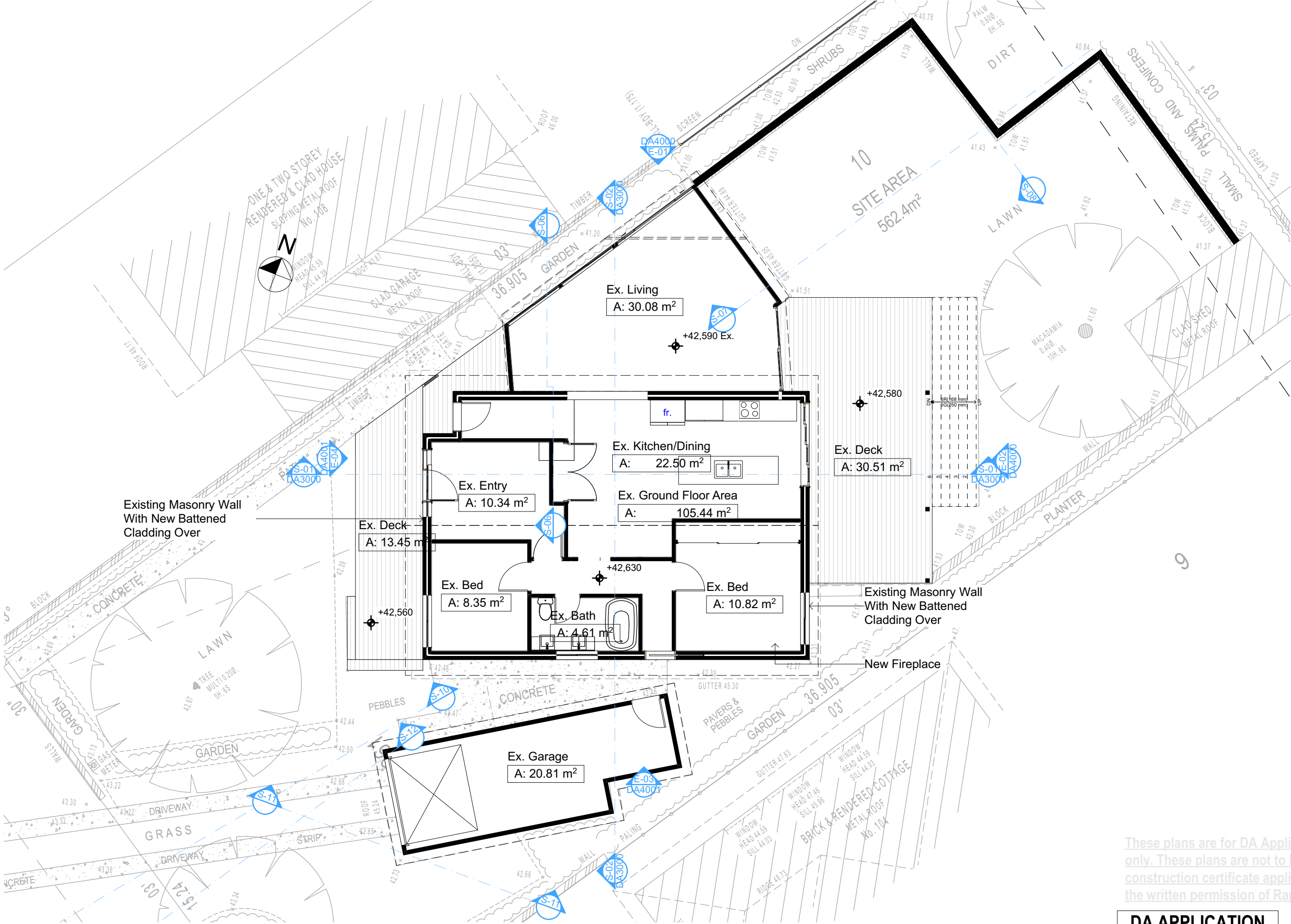
DRAWING TITLE :
**SITE AND LOCATION
SITE PLAN**

PROJECT NAME :
Alterations & Additions

REVISION NO.	DATE
-	21-1-2025

DRAWING NO.:
DA1003

Plot Date: 7/02/2025
Sheet Size: A3





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NOTES
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All Plans to be read in conjunction with Basic Certificate
New Works to be erected shown in Shaded Blue
Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 168
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1078-2007
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
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Conditioning
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Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North


Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE AND LOCATION
Existing Ground Floor Plan

PROJECT NAME:
Alterations & Additions

REVISION NO.	DATE
-	21-1-2025

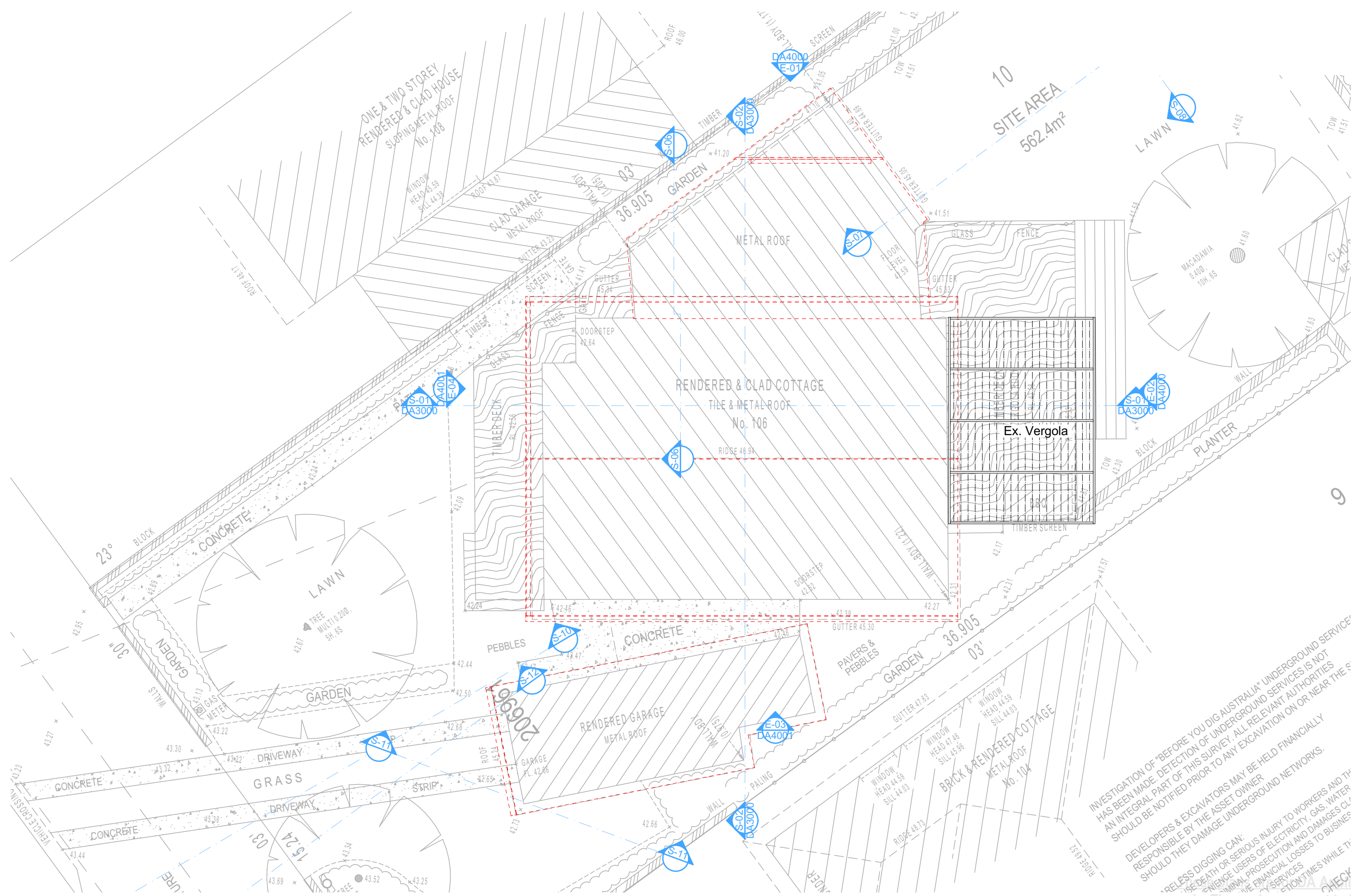
DRAWING NO.
DA1004

Plot Date: 7/02/2025
Sheet Size: A3

Builder To Check & Confirm Existing Measurements Prior to Commencement

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1 DEMOLITION FIRST FLOOR
1:100

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

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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density
106 Rose Avenue Wheeler Heights is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue
Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS 1906-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

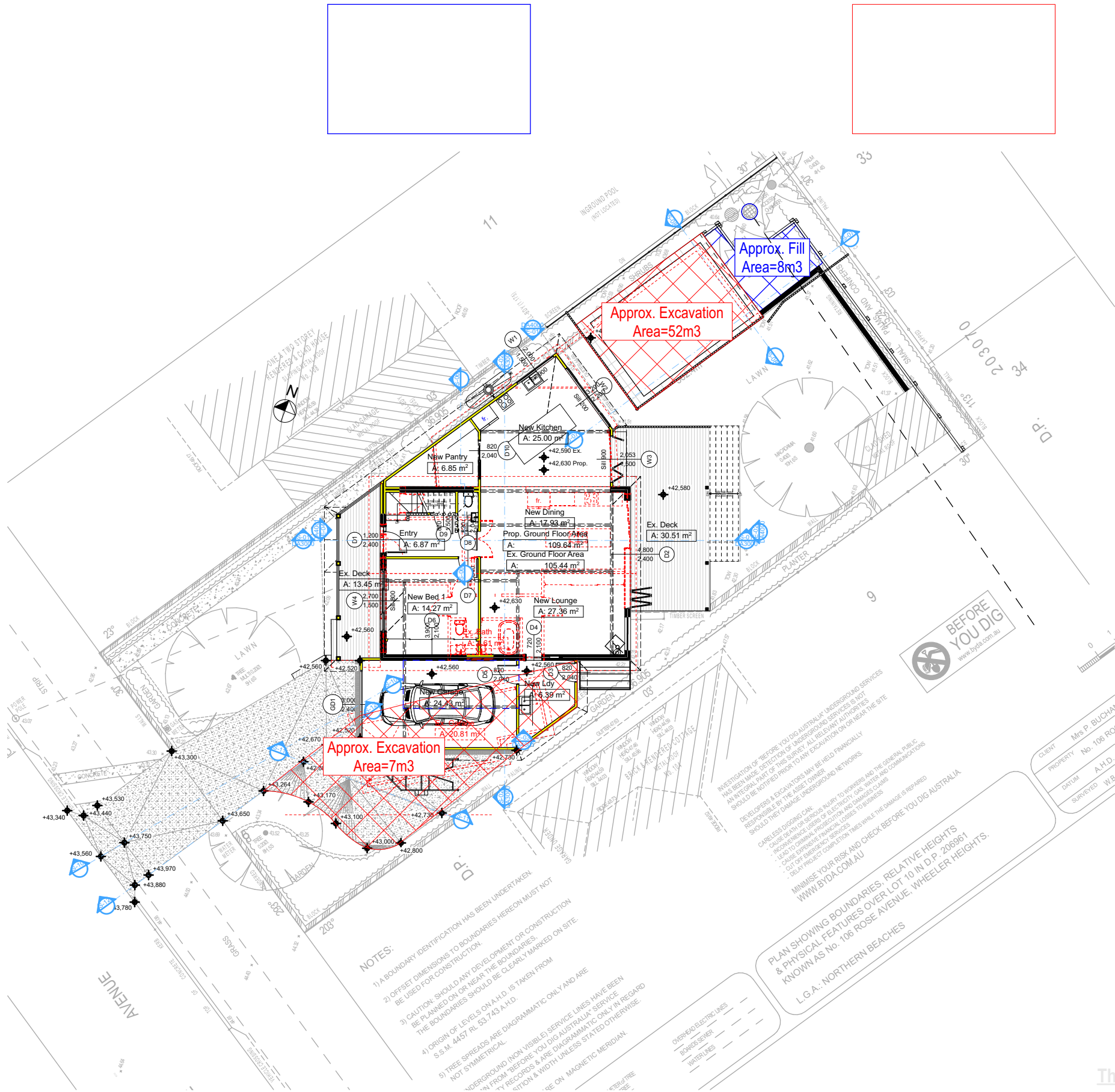
DRAWING TITLE:
SITE AND LOCATION
Demolition Roof Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 21-1-2025

DRAWING NO.
DA1007

Plot Date: 7/02/2025
Sheet Size: A3



EXCAVATION & FILL PLAN
1:200

1

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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density 106 Rose Avenue Wheeler Heights is not considered a heritage item.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue Construction.
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls Roof Sheet Metal to have R1.45 Insulation Insulation to External Cladded Stud & Brick Veneer Walls R1.7 Refer to Engineers drawing for structural details.
All work to Engineers Specification and BCA Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Carrying
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Basic
Basic Certificate Number A1780444
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North



Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE:
SITE AND LOCATION
Excavation & Fill Plan

PROJECT NAME:
Alterations & Additions

REVISION NO.	DATE
-	21-1-2025

DRAWING NO.
DA1008

Plot Date: 7/02/2025
Sheet Size: A3



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

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

NOTES:

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

1 LANDSCAPE OPEN SPACE EXISTING 1:200

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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density
106 Rose Avenue Wheeler Heights is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue

Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS 1742-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
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Certifying
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

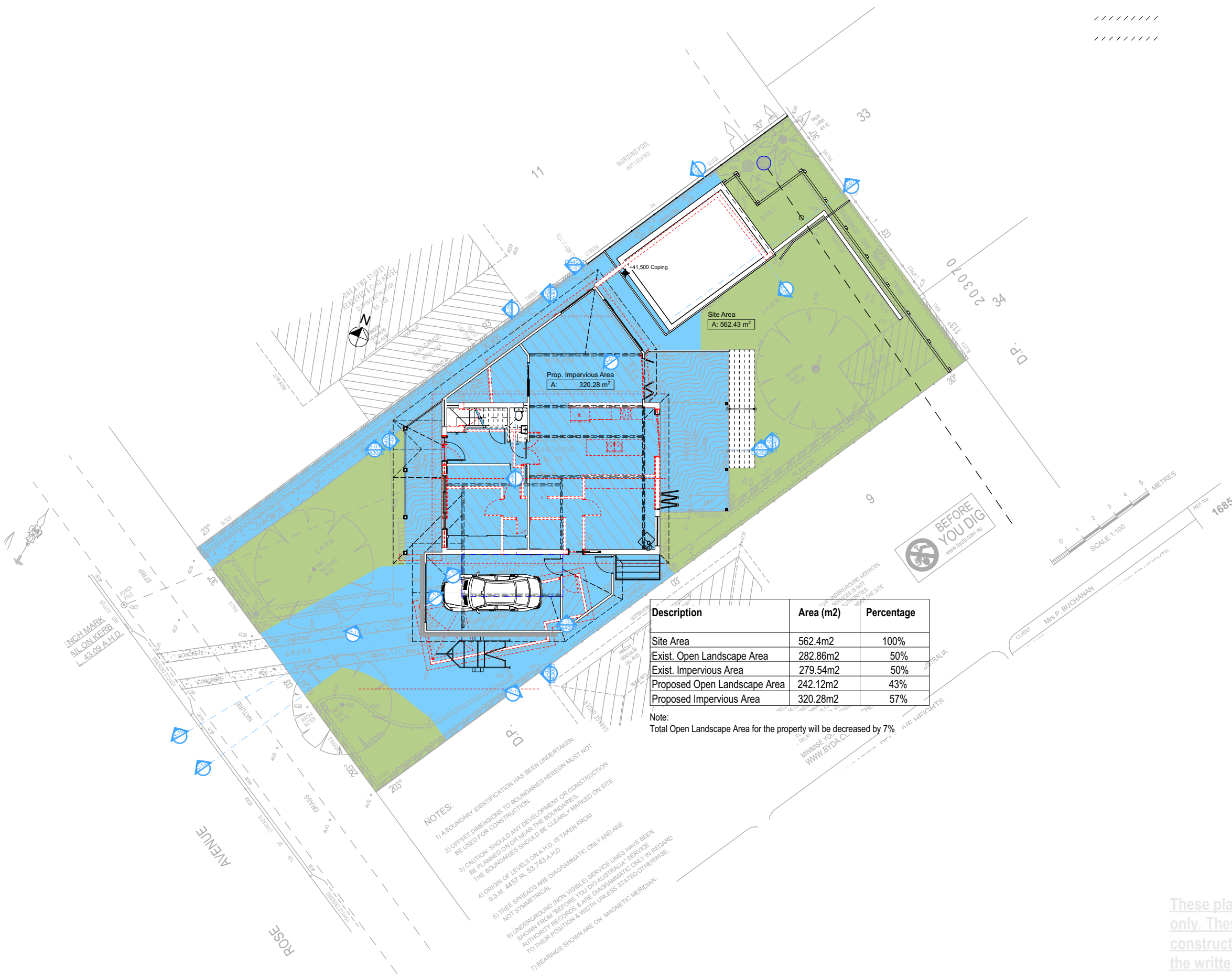
DRAWING TITLE SITE AND LOCATION
Landscape Open Space Plan Existing

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 21-1-2025

DRAWING NO.
DA1009

Plot Date: 7/02/2025
Sheet Size: A3



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

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

NOTES:

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- 5) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 6) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM 'BEFORE YOU DIG AUSTRALIA' SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 7) BEARINGS SHOWN ARE ON MAGNETIC MERIDIAN.

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NOTES
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New Works to be constructed shown in Shaded Blue
Construction
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Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
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All work to Engineers Specification and BCA
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Termite Management to BCA and AS 3660.1
Glazing to BCA and AS 1906-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
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Basic
Basic Certificate Number A1780444
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each space, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE SITE AND LOCATION
Landscape Open Space Plan Proposed

PROJECT NAME:
Alterations & Additions

REVISION NO.	DATE
-	21-1-2025

DRAWING NO.
DA1010

Plot Date: 7/02/2025
Sheet Size: A3

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1

LANDSCAPE PLAN
1:200

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Website: www.rapidplans.com.au
PO Box 6239 Fitzroy East VIC 3068
Ph: (03) 9350-8845 Mobile: 0414-945-024
Email: info@rapidplans.com.au

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

NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density
106 Rose Avenue Wheeler Heights is not considered a heritage item.
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue
Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 168
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1019.2-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Site Information	Prop.	Comp.
Site Area	562.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North


Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE :
SITE AND LOCATION
Landscape Plan

PROJECT NAME :
Alterations & Additions

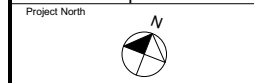
REVISION NO.	DATE
-	21-1-2025

DRAWING NO.
DA1011

Plot Date: 7/02/2025
Sheet Size: A3

Site Information	Prop.	Comp.
Site Area	562.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE:
SITE AND LOCATION
Sediment & Erosion Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 21-1-2025

DRAWING NO.
DA1012

Plot Date: 7/02/2025
Sheet Size: A3

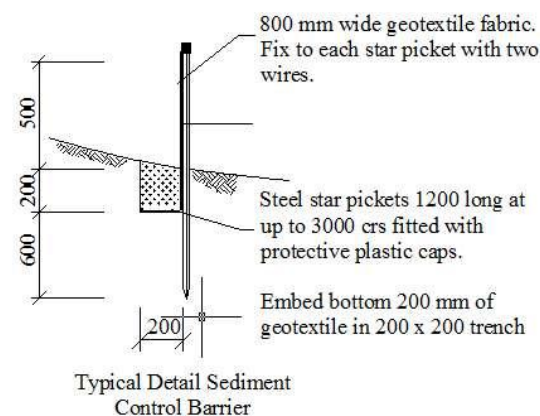
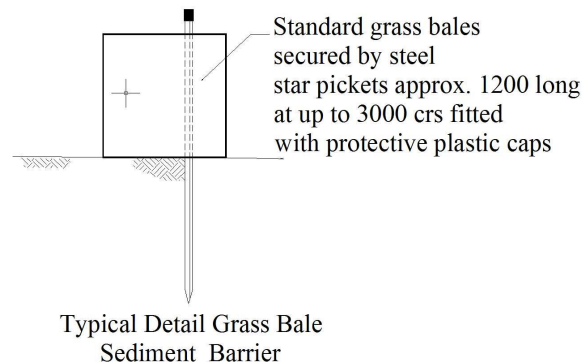
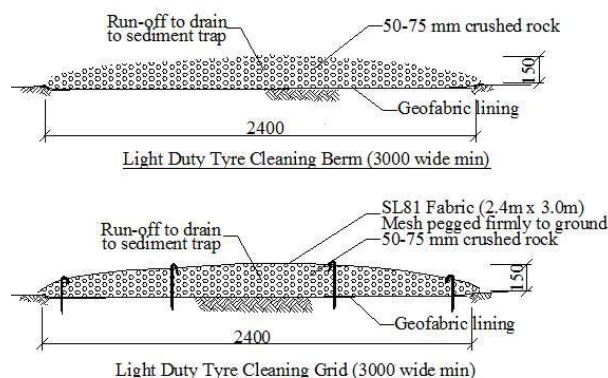
Sediment Control Fence

Sediment Control Fence

Sediment Control Fence

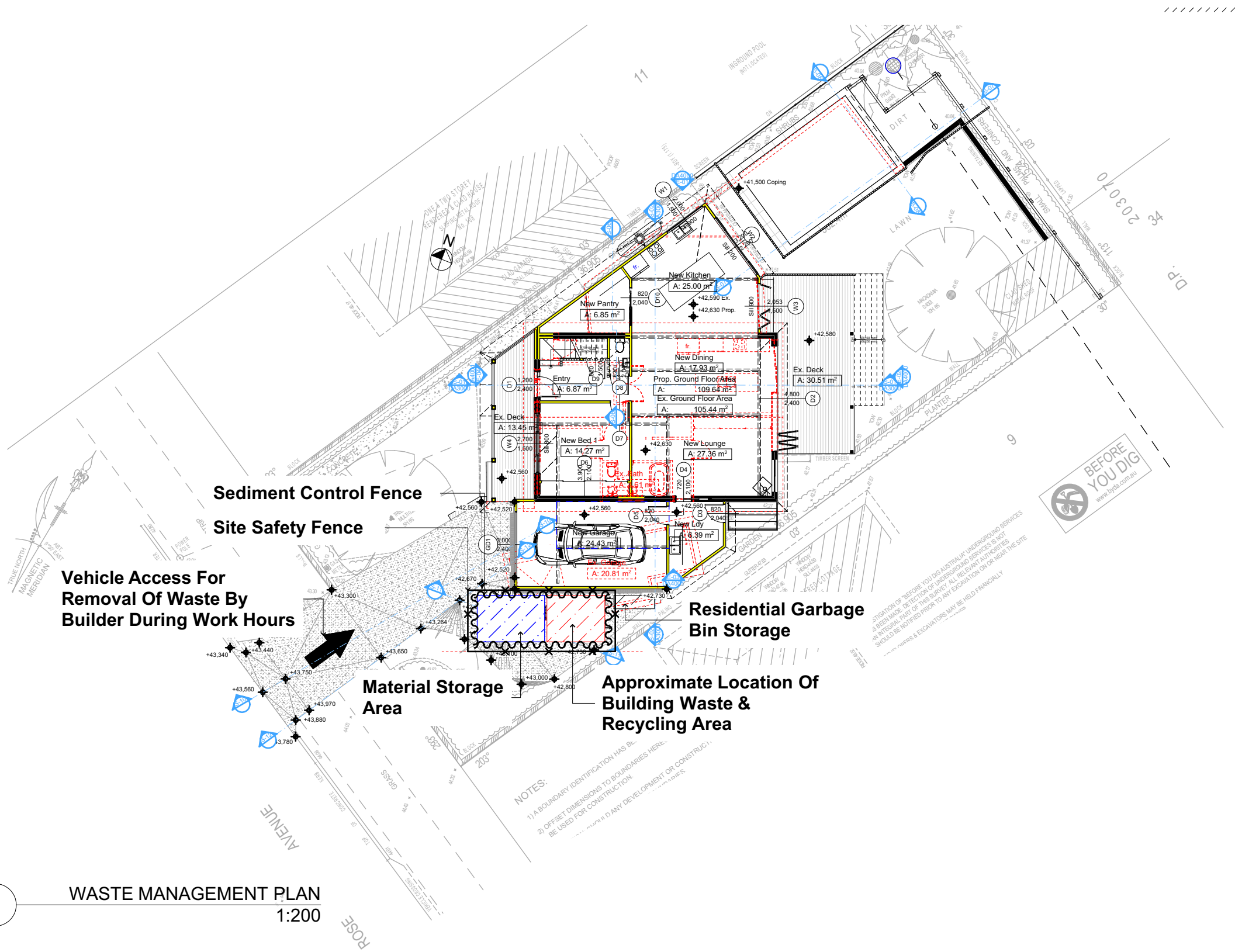
Site Safety Fence

SEDIMENT & EROSION CONTROL PLAN
1:200



DA APPLICATION ONLY
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1 WASTE MANAGEMENT PLAN
1:200



NOTES:
1) A BOUNDARY IDENTIFICATION HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELIANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2) OFFSET DIMENSIONS TO BOUNDARIES HEREIN ARE TO BE USED FOR CONSTRUCTION.

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PO Box 6239 Fitzroy Creek QLD 4072
Ph: (07) 5501-8545 Mob: 0414-545-024
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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density 106 Rose Avenue Wheeler Heights is not considered a heritage item.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded Blue.

Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 168
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS 2208-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Site Information	Prop.	Comp.
Site Area	562.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

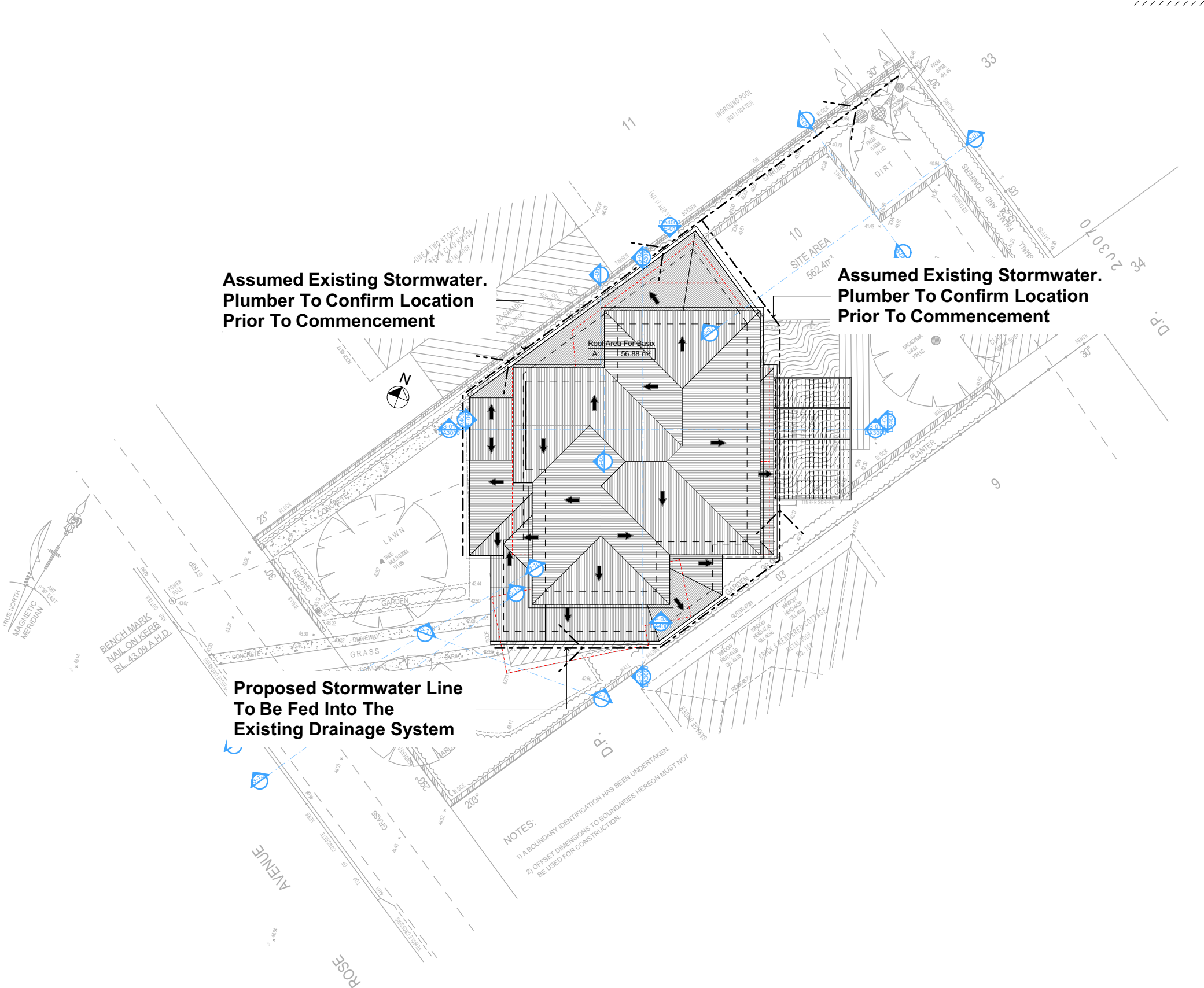
DRAWING TITLE:
SITE AND LOCATION
Waste Management Plan

PROJECT NAME:
Alterations & Additions

REVISION NO.	DATE
-	21-1-2025

DRAWING NO.
DA1013

Plot Date: 7/02/2025
Sheet Size: A3



Assumed Existing Stormwater.
Plumber To Confirm Location
Prior To Commencement

Assumed Existing Stormwater.
Plumber To Confirm Location
Prior To Commencement

Proposed Stormwater Line
To Be Fed Into The
Existing Drainage System

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

1 STORMWATER PLAN 1:200

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

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World Plans
PO Box 6239 Fitzroy Vic 3065
Tel: (03) 9350-8845 Mobile: 0414-545-024
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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density
106 Rose Avenue Wheeler Heights is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded Blue
Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawing for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1743.3
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.
Certifying
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Basic
Basic Certificate Number A1780444
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, 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	562.4m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

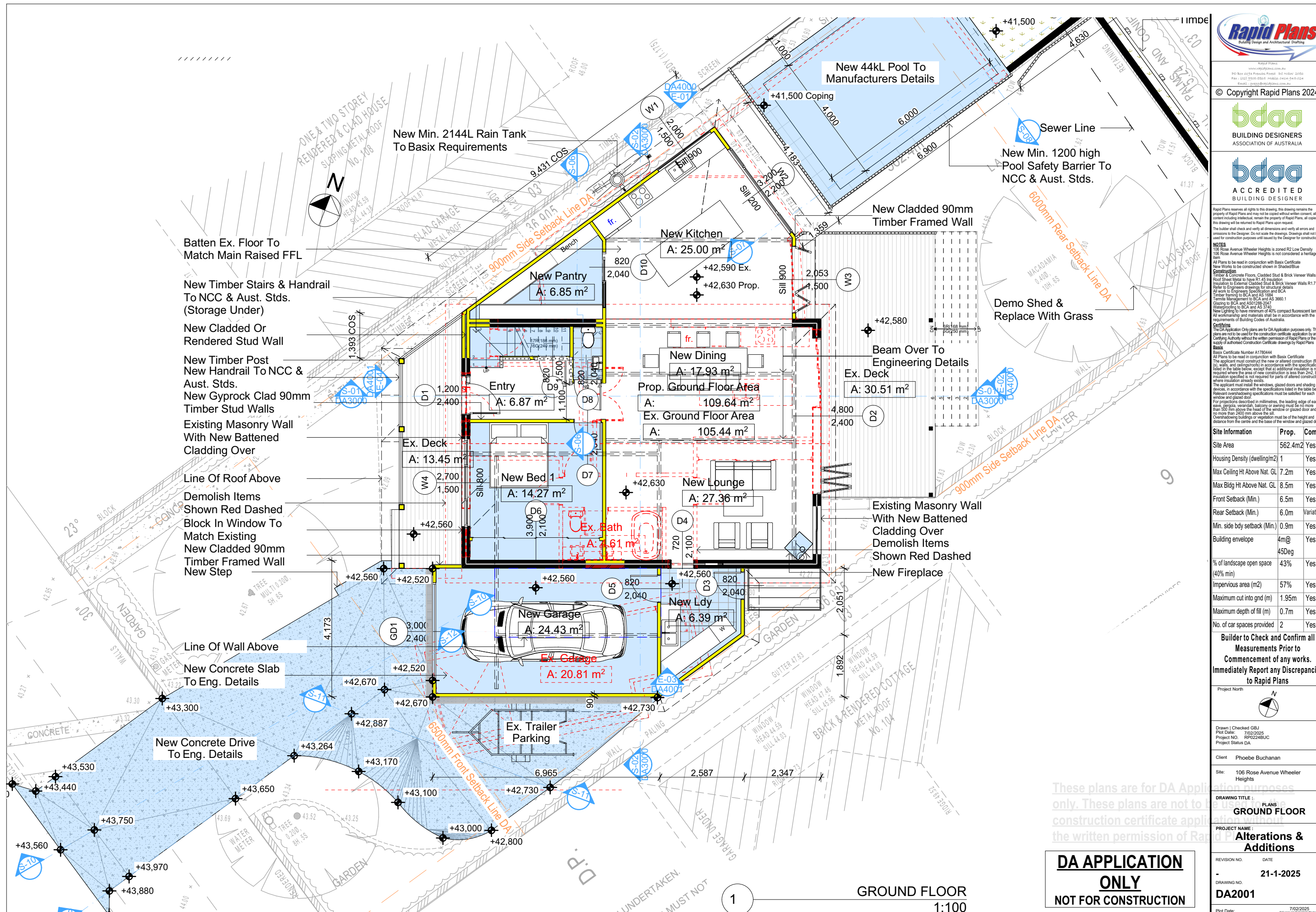
DRAWING TITLE :
SITE AND LOCATION
Stormwater Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. DATE
- 21-1-2025

DRAWING NO.
DA1014

Plot Date: 7/02/2025
Sheet Size: A3





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106 Rose Avenue Wheeler Heights
PO Box 6238 Paradise Forest QLD 4208
Tel: (07) 5501-8845 Mobile: 0414-545-024
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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density 106 Rose Avenue Wheeler Heights is not considered a heritage item.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded Blue.
Construction
Timber & Concrete Floors, Cladded Stud & Brick Veneer Walls, Roof Sheet Metal to have R1.45 Insulation.
Insulation to External Cladded Stud & Brick Veneer Walls R1.7 Refer to Engineers drawings for structural details.
All work to Engineers Specification and BCA Timber Framing to BCA and AS 1684.
Termite Management to BCA and AS 3660.1 Glazing to BCA and AS1019.2017.
Waterproofing to BCA and AS 3740.
New Lighting to have minimum of 40% compact fluorescent lamps. All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Caravans
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Basic
Basic Certificate Number A1780444
All Plans to be read in conjunction with Basic Certificate.
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 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, gable, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North



Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE: **PLANS**
GROUND FLOOR

PROJECT NAME: **Alterations & Additions**

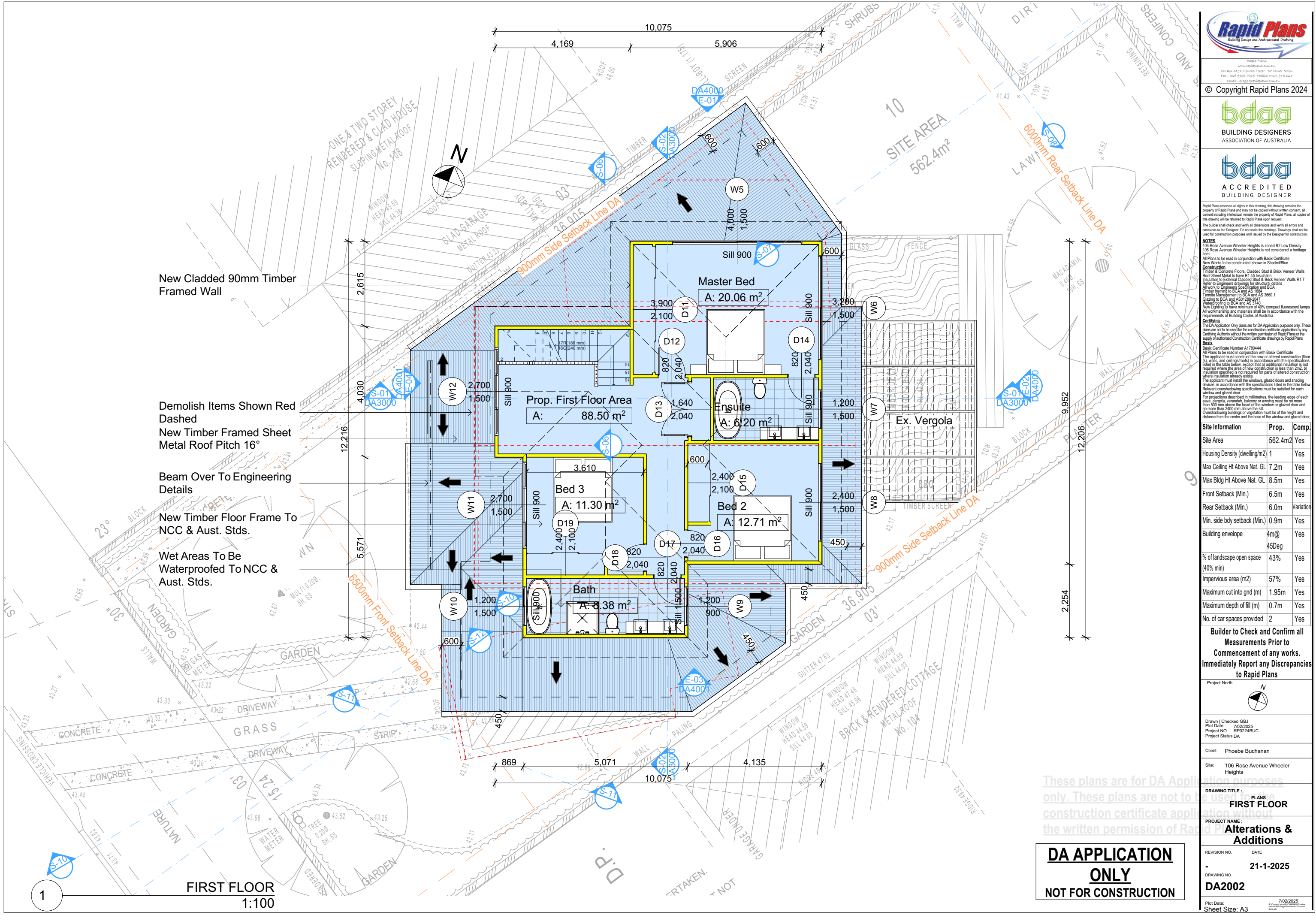
REVISION NO.	DATE
-	21-1-2025

DRAWING NO. **DA2001**

Plot Date: 7/02/2025
Sheet Size: A3

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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density
106 Rose Avenue Wheeler Heights is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue
Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1028:2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Basic
Basic Certificate Number A1780444
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 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, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE: **PLANS**
FIRST FLOOR

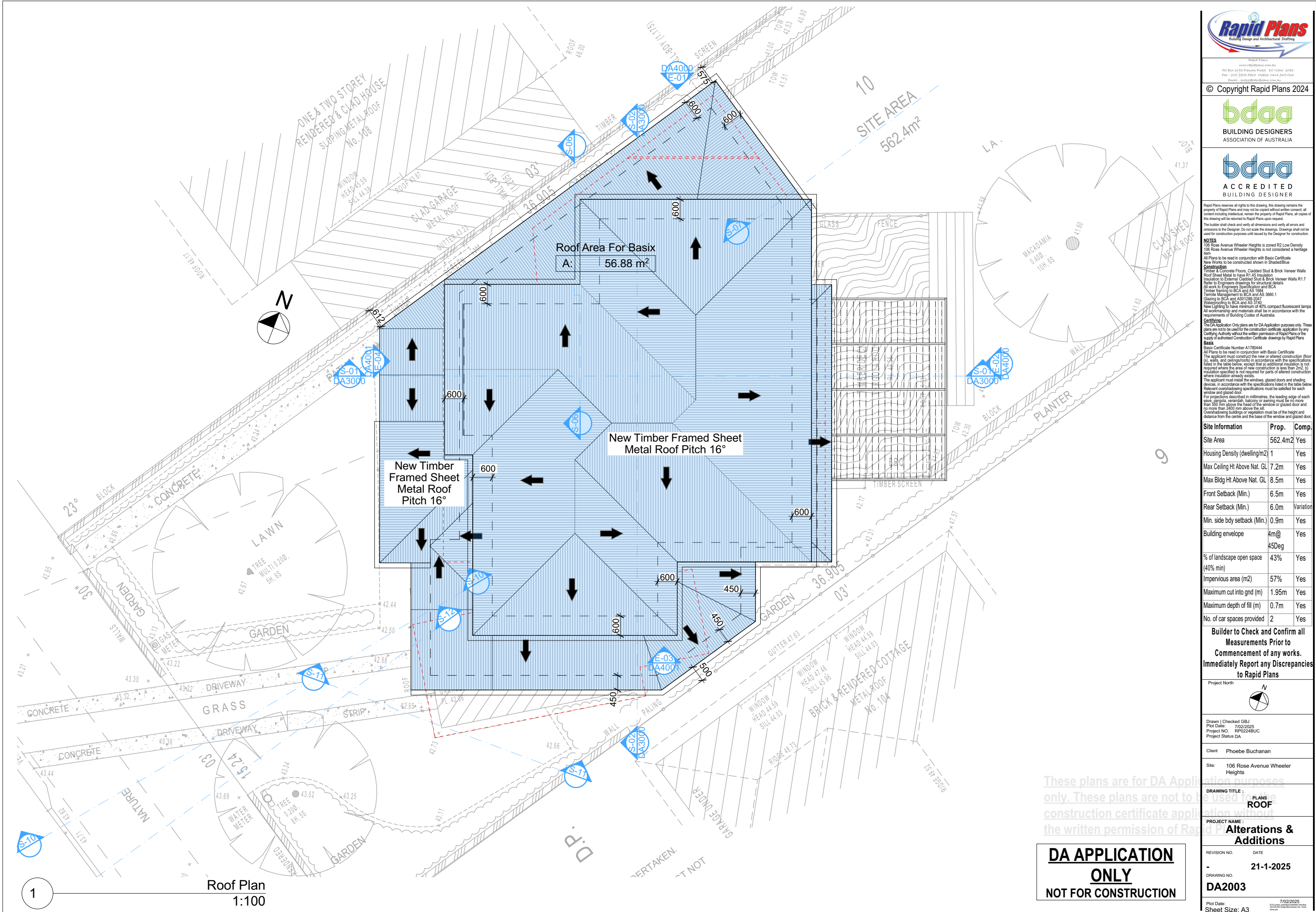
PROJECT NAME: **Alterations & Additions**

REVISION NO.	DATE
-	21-1-2025

DRAWING NO. **DA2002**

Plot Date: 7/02/2025
Sheet Size: A3

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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density
106 Rose Avenue Wheeler Heights is not considered a heritage item
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in ShadedBlue
Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS 1906-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.
Conditioning
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Basix
Basix Certificate Number A1780444
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North



Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE: **PLANS ROOF**

PROJECT NAME: **Alterations & Additions**

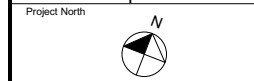
REVISION NO.	DATE
-	21-1-2025

DRAWING NO. **DA2003**

Plot Date: 7/02/2025
Sheet Size: A3

Site Information	Prop.	Comp.
Site Area	562.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP0224BUC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

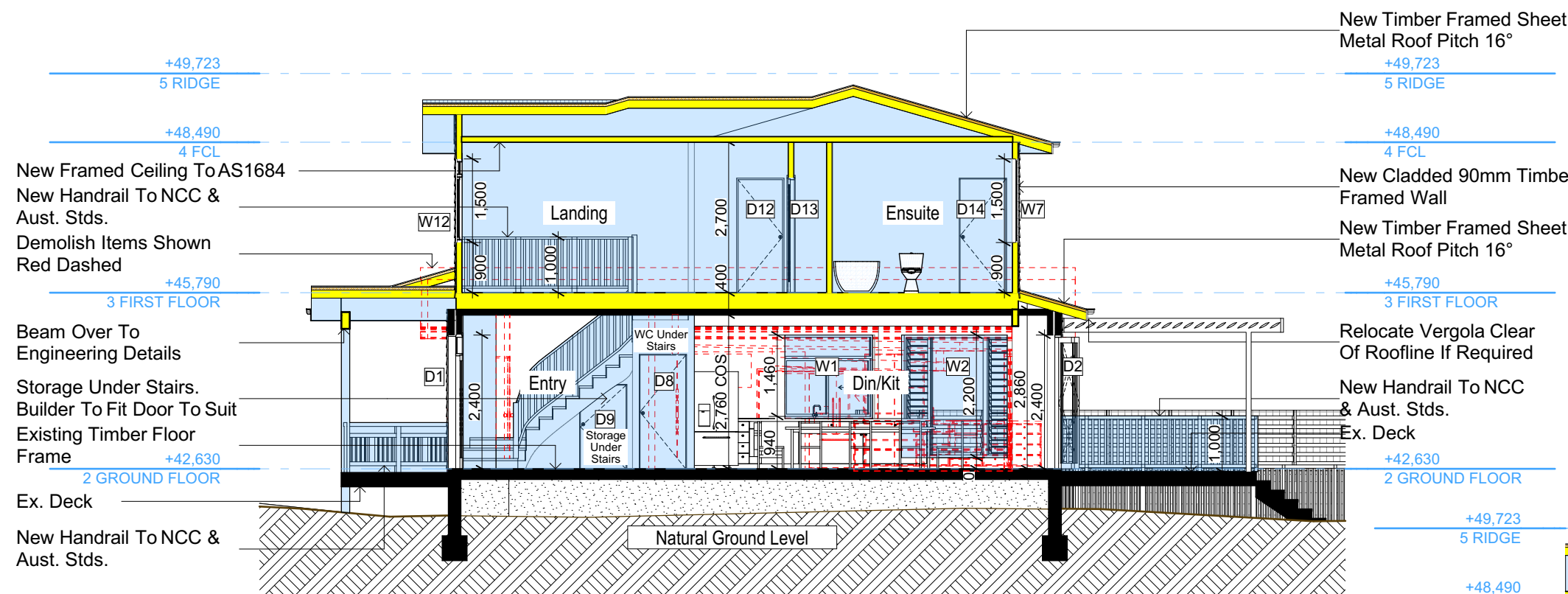
DRAWING TITLE: SECTIONS
SECTION 1

PROJECT NAME: Alterations & Additions

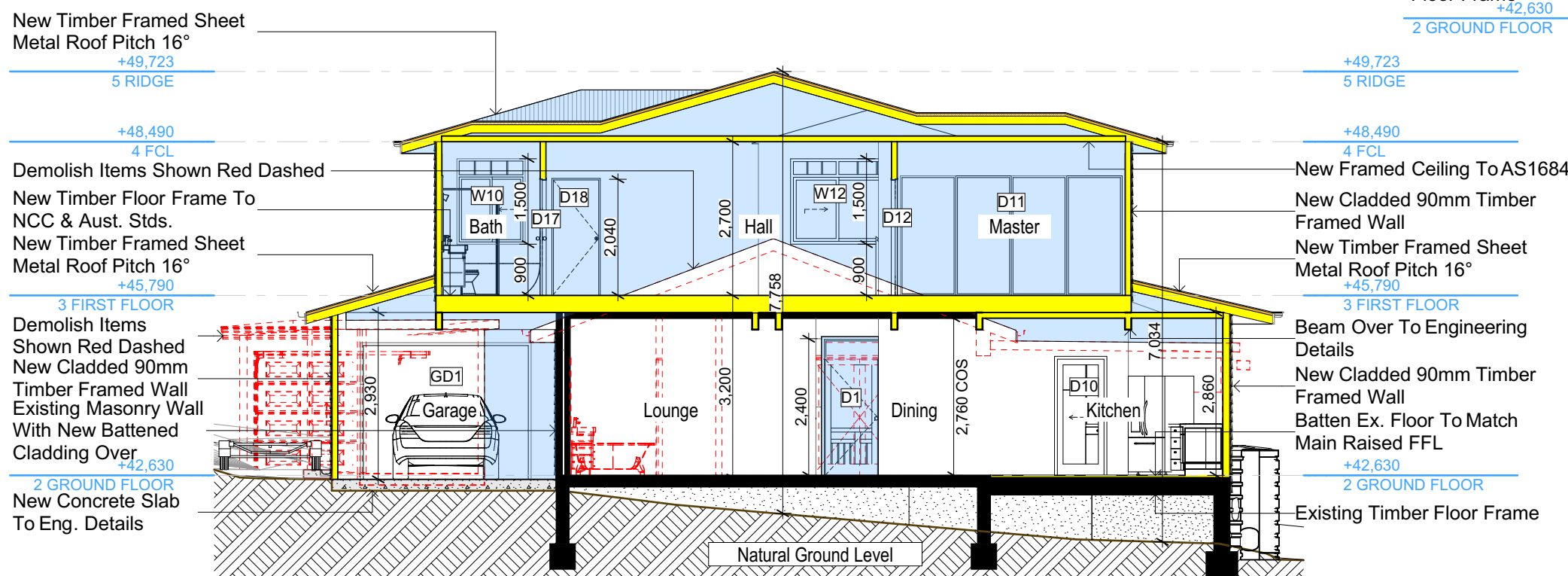
REVISION NO. DATE
- 21-1-2025

DRAWING NO. DA3000

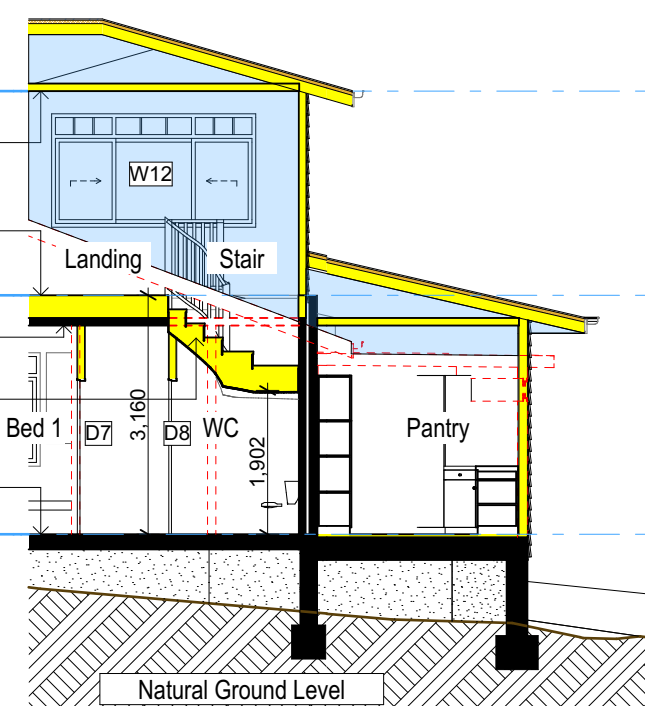
Plot Date: 7/02/2025
Sheet Size: A3



S-01
SECTION 1
1:100



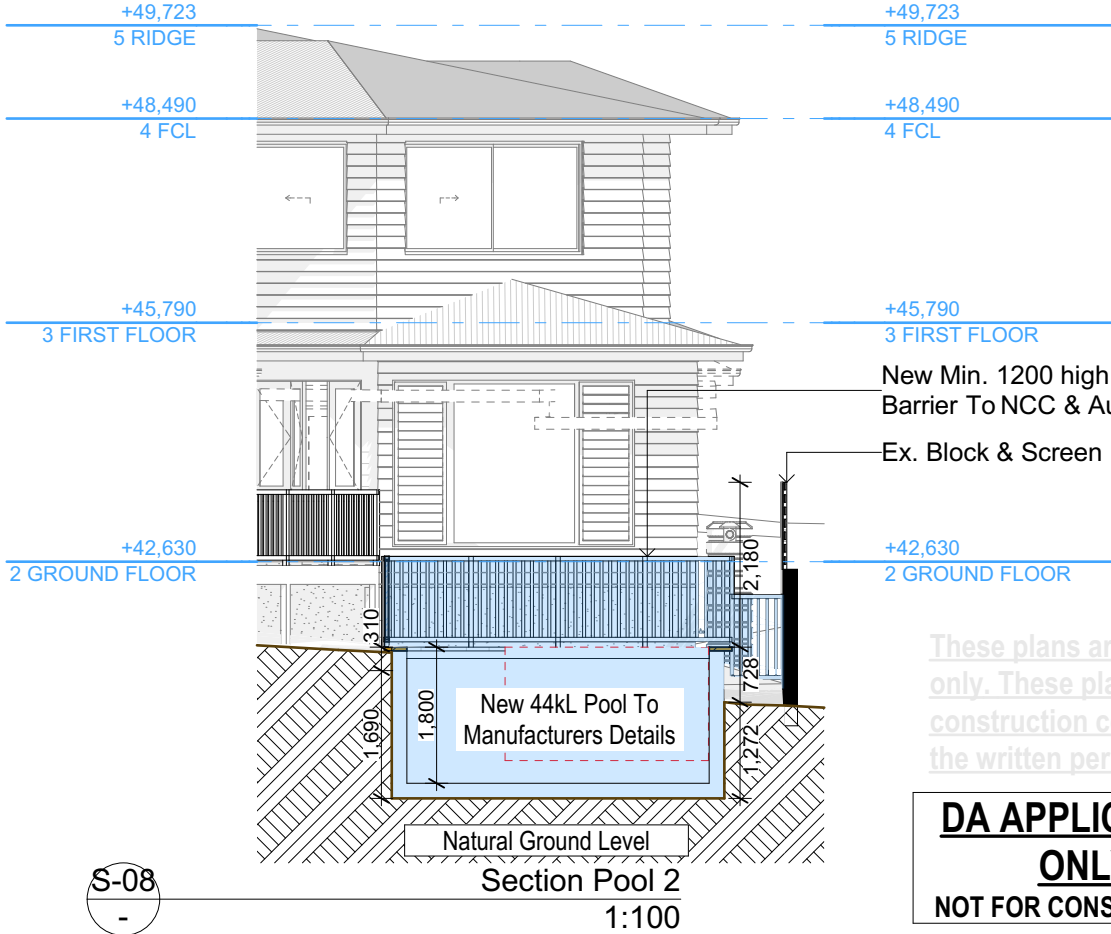
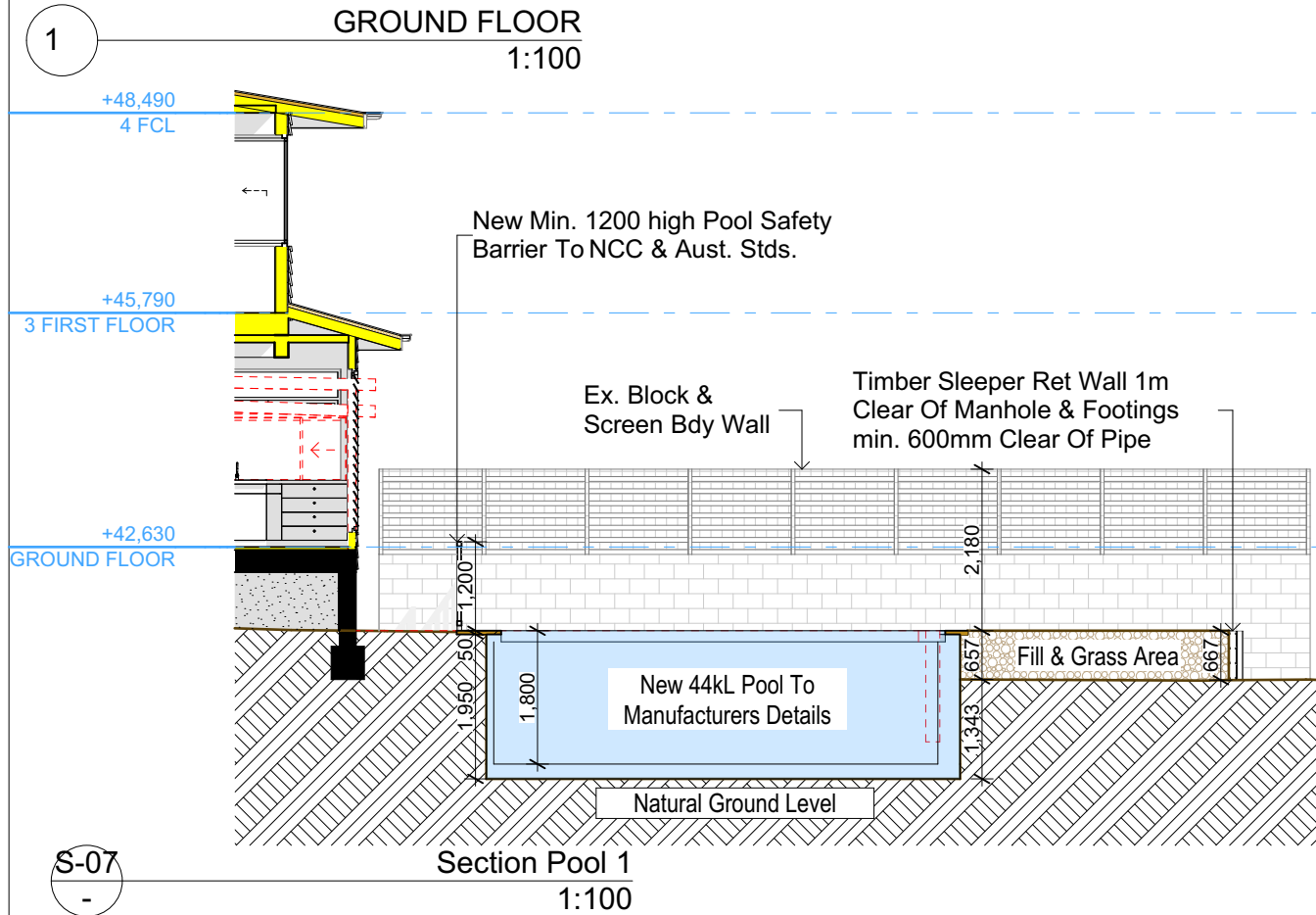
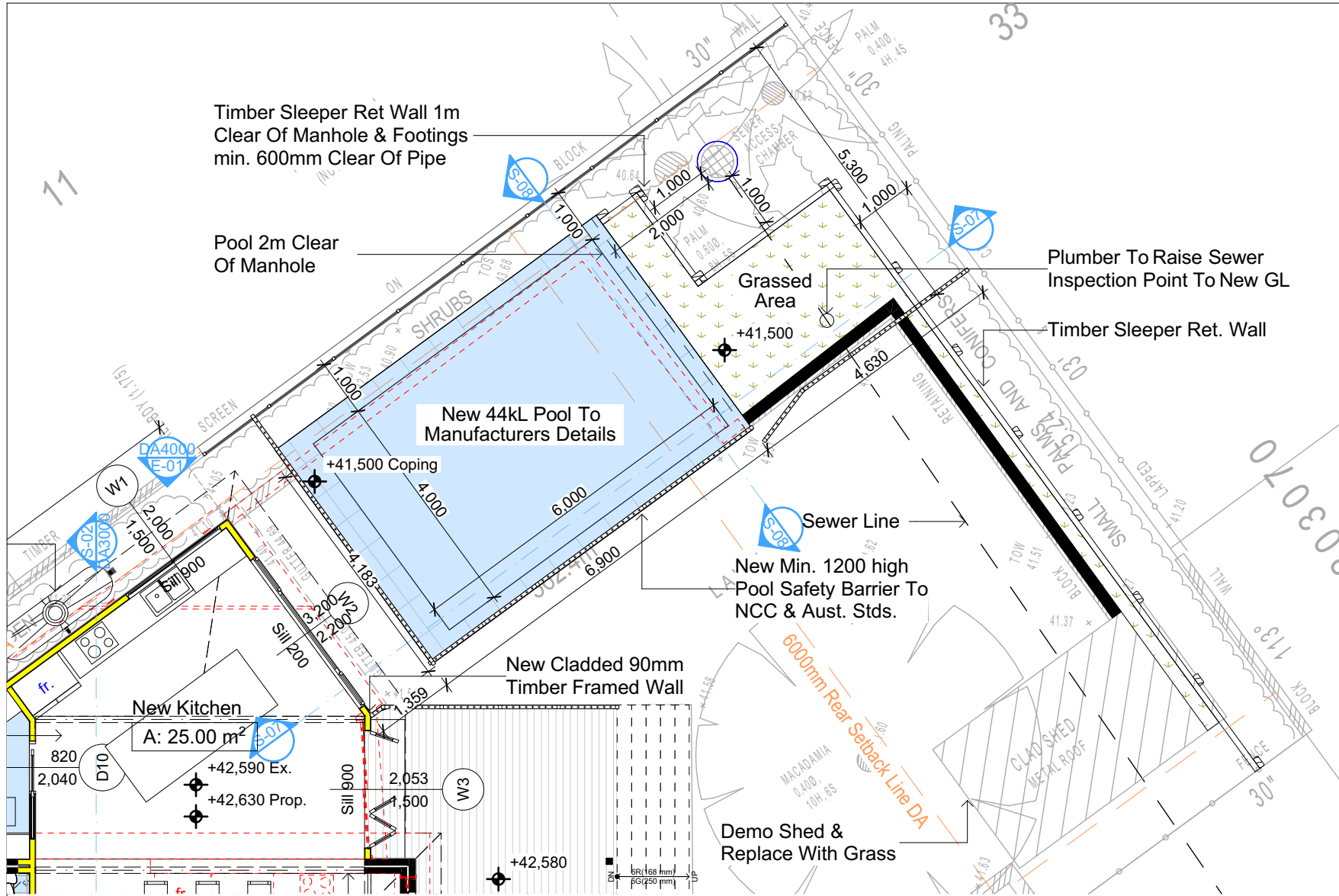
S-02
SECTION 2
1:100



S-06
Section 3
1:100

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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density
106 Rose Avenue Wheeler Heights is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded Blue
Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and 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.
Setbacks
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Basic
Basic Certificate Number A1780444
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

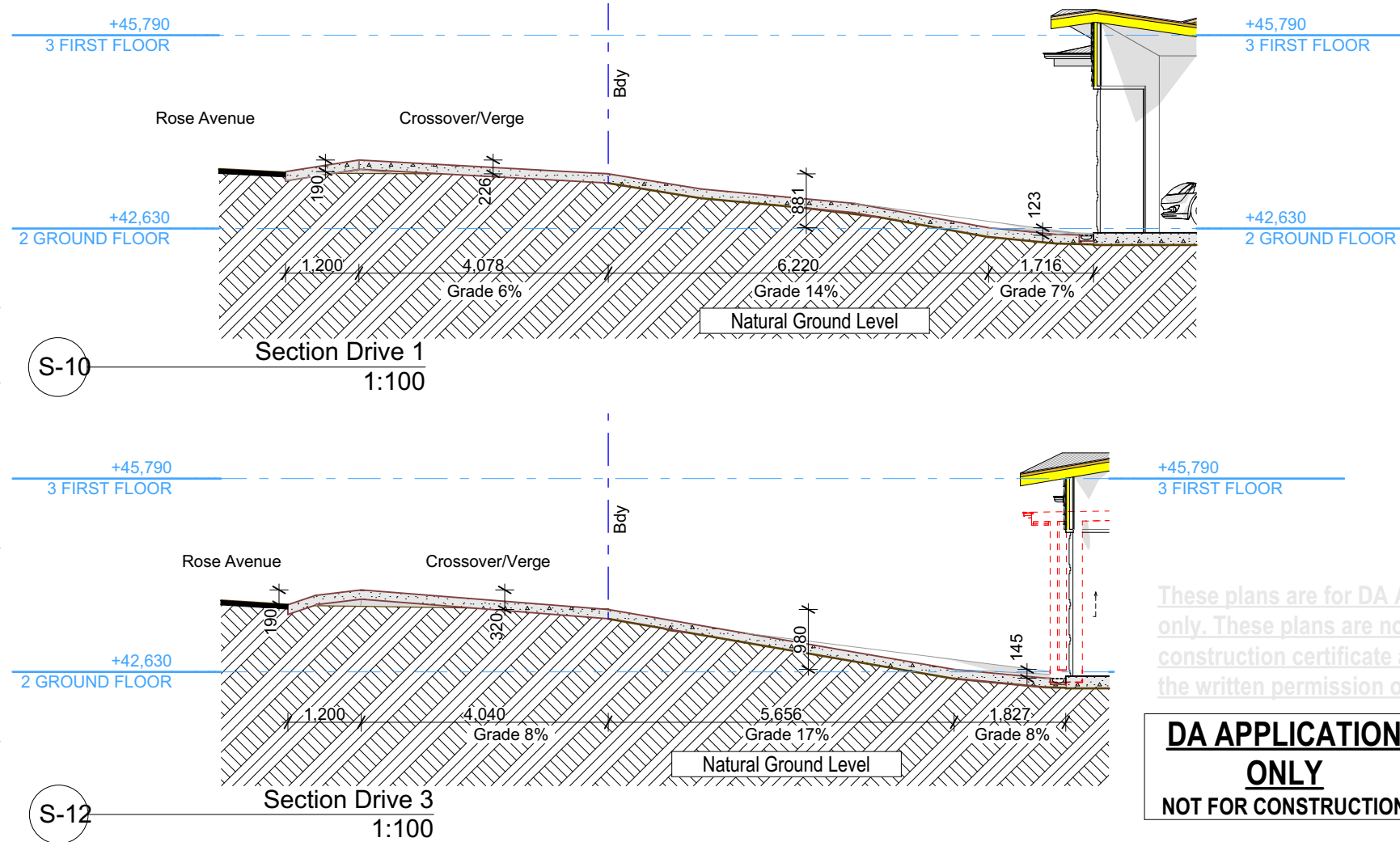
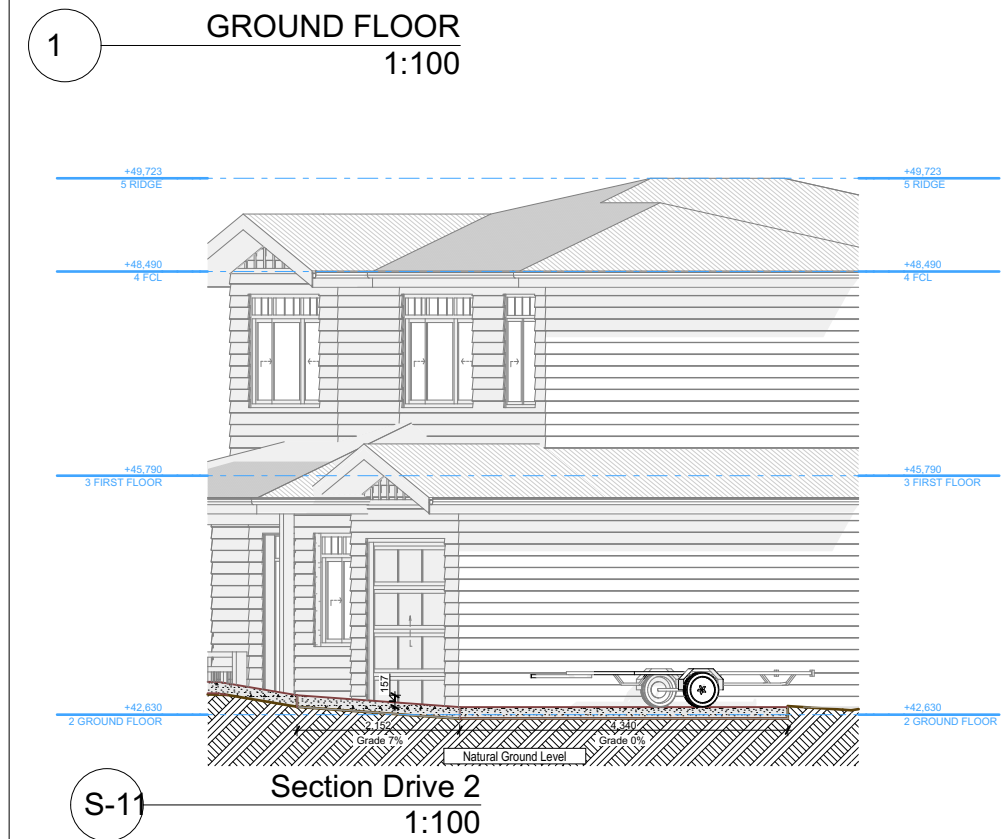
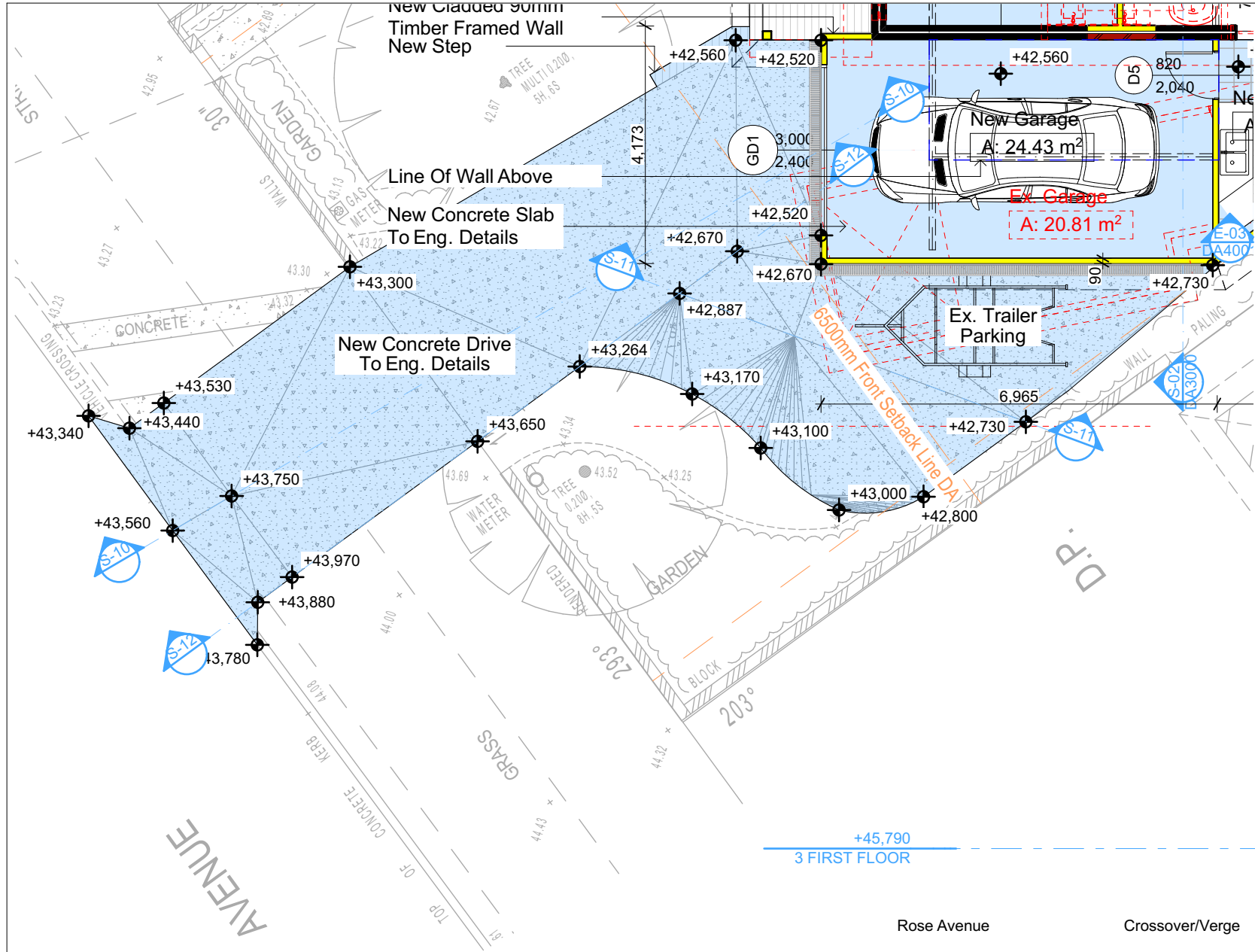
Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE:
SECTIONS
SECTION POOL

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 21-1-2025
DRAWING NO.
DA3001

Plot Date: 7/02/2025
Sheet Size: A3



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Site Information	Prop.	Comp.
Site Area	562.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE: SECTIONS
SECTION DRIVE

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE
- 21-1-2025

DRAWING NO. **DA3002**

Plot Date: 7/02/2025
Sheet Size: A3

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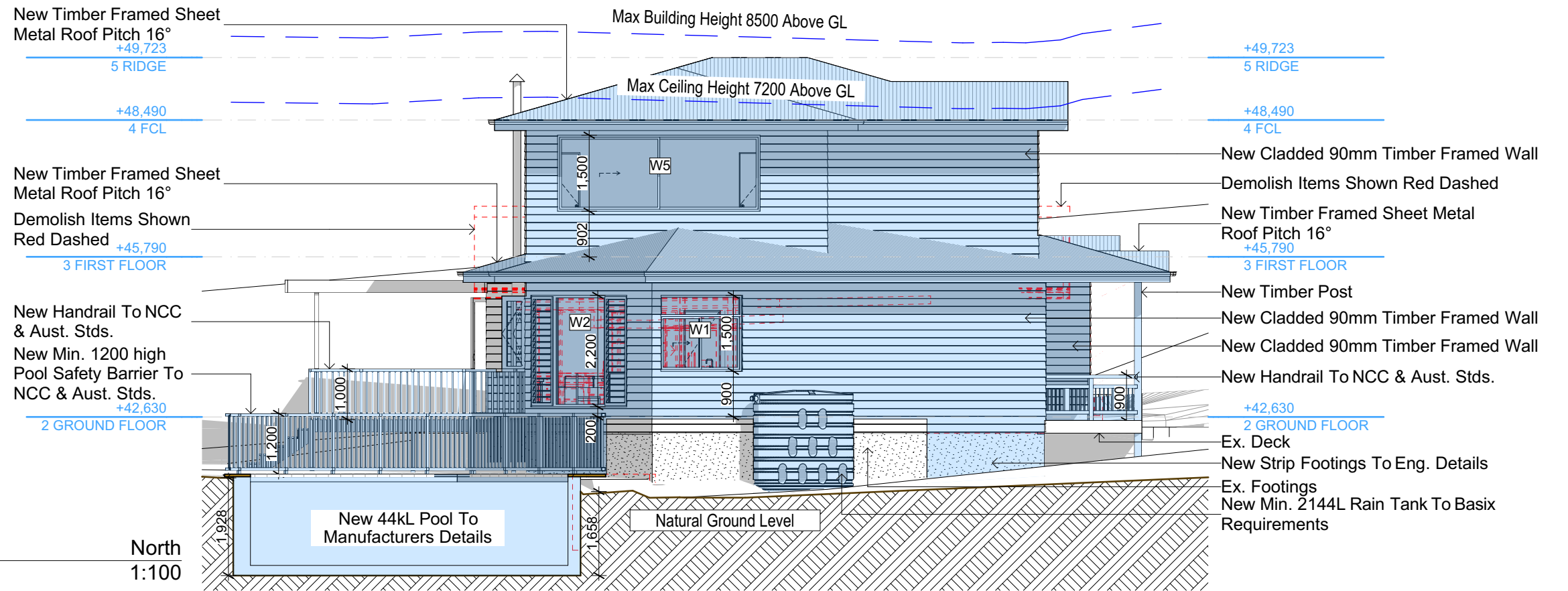
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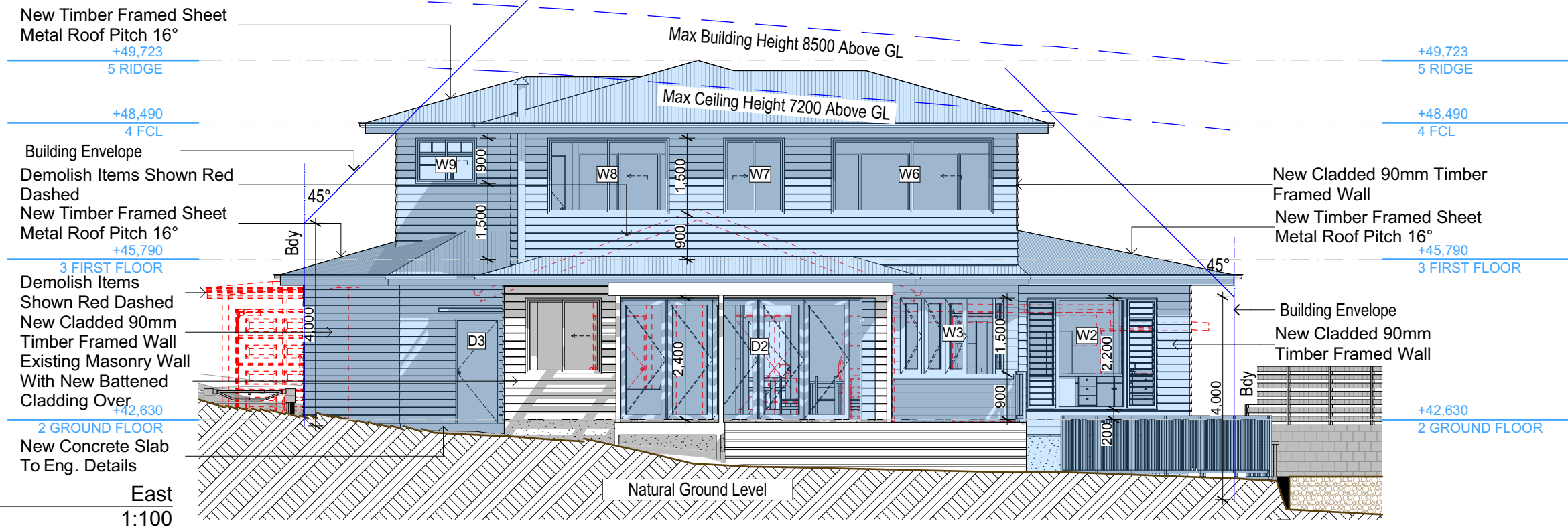
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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density 106 Rose Avenue Wheeler Heights is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate New Works to be erected shown in Shaded Blue
Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.
Caravans
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Basic
Basic Certificate Number A1780444
All Plans to be read in conjunction with Basic Certificate
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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.

E-01



E-02



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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density 106 Rose Avenue Wheeler Heights is not considered a heritage item.
All Plans to be read in conjunction with Basix Certificate New Works to be constructed shown in Shaded/Blue Construction.
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7 Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS10198-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basix
Basix Certificate Number A1780444
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP0224BUC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

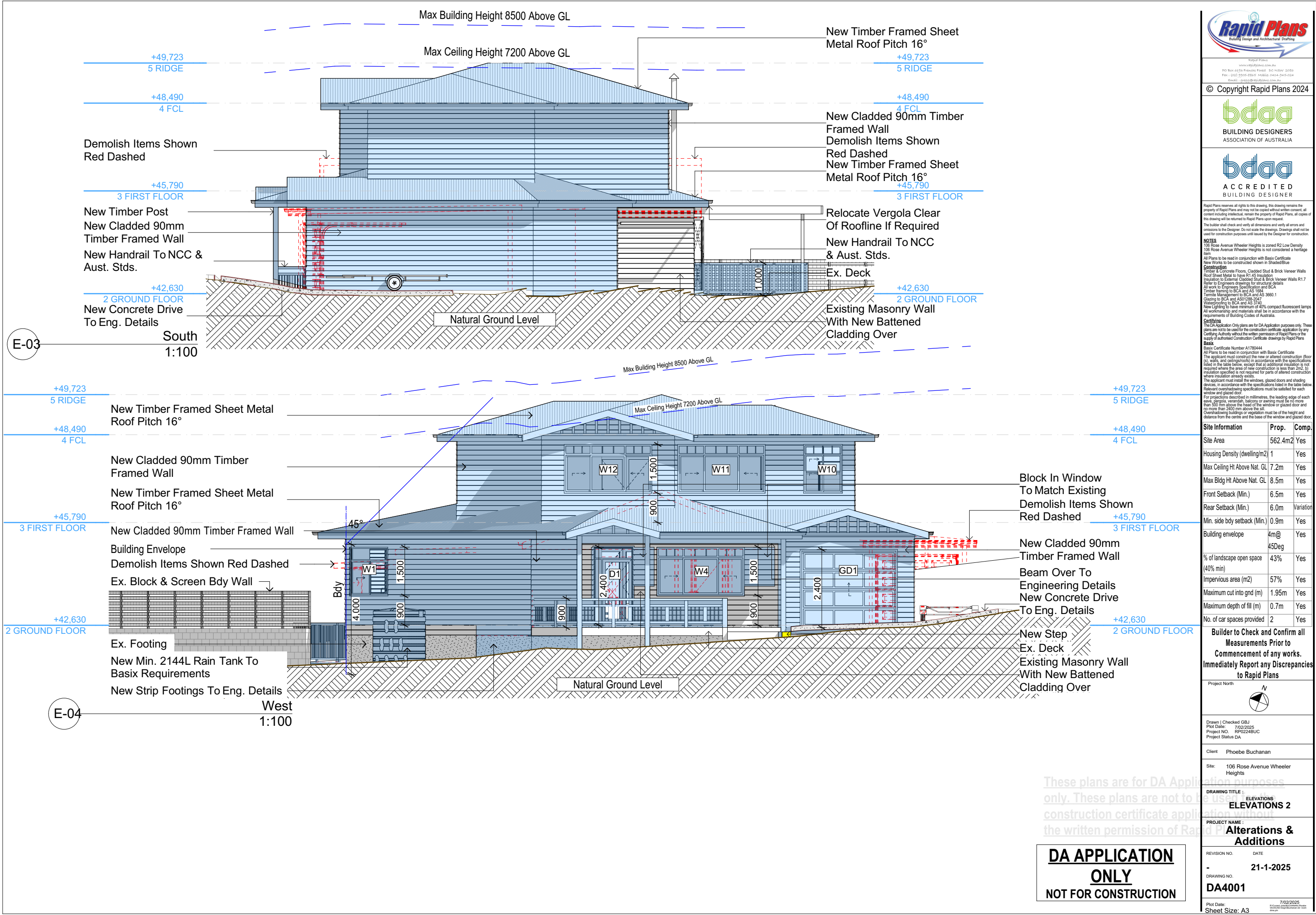
DRAWING TITLE: ELEVATIONS
ELEVATIONS 1

PROJECT NAME: **Alterations & Additions**

REVISION NO.	DATE
-	21-1-2025

DRAWING NO. **DA4000**

Plot Date: 7/02/2025
Sheet Size: A3



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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density
106 Rose Avenue Wheeler Heights is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1019.8-2017
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.

Basic
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Basic Certificate Number A1780444
All Plans to be read in conjunction with Basic Certificate
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Site Information	Prop.	Comp.
Site Area	562.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE : ELEVATIONS
ELEVATIONS 2

PROJECT NAME :
Alterations & Additions

REVISION NO.	DATE
-	21-1-2025

DRAWING NO.
DA4001

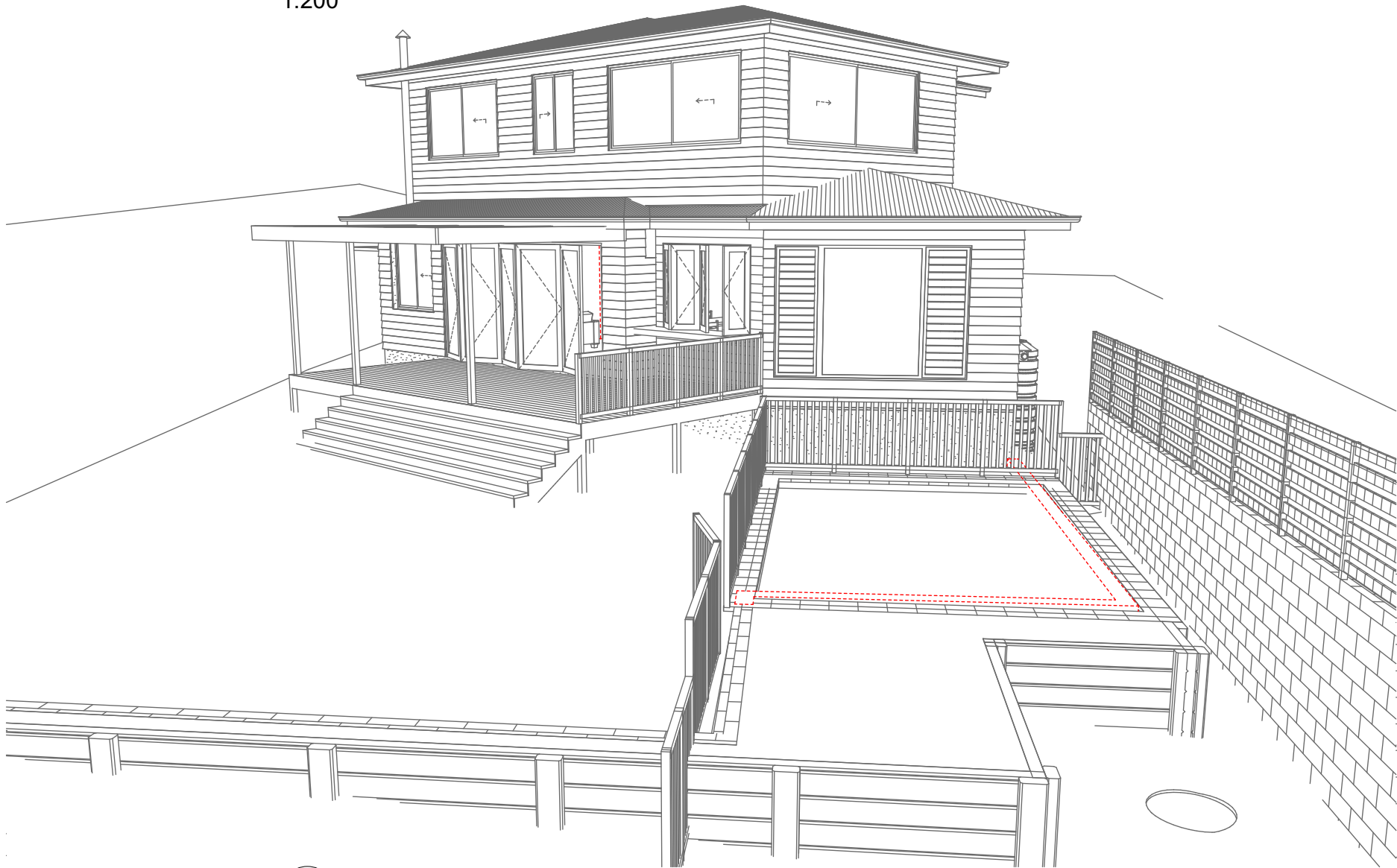
Plot Date: 7/02/2025
Sheet Size: A3

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01

Perspective 1
1:200



02

Perspective 2
1:200

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NOTES
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106 Rose Avenue Wheeler Heights is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1743-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basic
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	562.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m ²)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North



Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE :
SHADOW PLANS
PERSPECTIVE

PROJECT NAME :
Alterations & Additions

REVISION NO.	DATE
-	21-1-2025

DRAWING NO.:
DA5000

Plot Date: 7/02/2025
Sheet Size: A3



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NOTES
106 Rose Avenue Wheeler Heights is zoned R2 Low Density
106 Rose Avenue Wheeler Heights is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
Construction
Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1743-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

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

Site Information	Prop.	Comp.
Site Area	562.4m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	43%	Yes
Impervious area (m2)	57%	Yes
Maximum cut into gnd (m)	1.95m	Yes
Maximum depth of fill (m)	0.7m	Yes
No. of car spaces provided	2	Yes

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

Project North



Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE SHADOW PLANS
MATERIAL & COLOUR
SAMPLE BOARD

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE

- 21-1-2025

DRAWING NO.
DA5001

Plot Date: 7/02/2025
Sheet Size: A3

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DA APPLICATION ONLY
NOT FOR CONSTRUCTION



NOT TO BE USED FOR CONSTRUCTION

9) CAUTION: SHOULD ANY DEVIATION FROM THE PLANNED OR NEAR THE BOUNDARIES SHOULD BE CORRECTED.

4) ORIGIN OF LEVELS ON A.H.D. IS TAKEN S.S.M. 4457 R.L. 53,723 A.H.D.

5) TREE SPREADS ARE DIAGRAMMATIC ONLY NOT SYMMETRICAL.

A1 TAPED-DOWN ALPHABETICALLY CLOUTIER INC. WARE HOUSE



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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



ACCREDITED
BUILDING DESIGNER

Project North



Client: Phoebe Buchanan
Site: 106 Rose Avenue Wheeler Heights
Sheet Size: A3

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

PROJECT NAME : **Alterations & Additions**

REVISION NO.

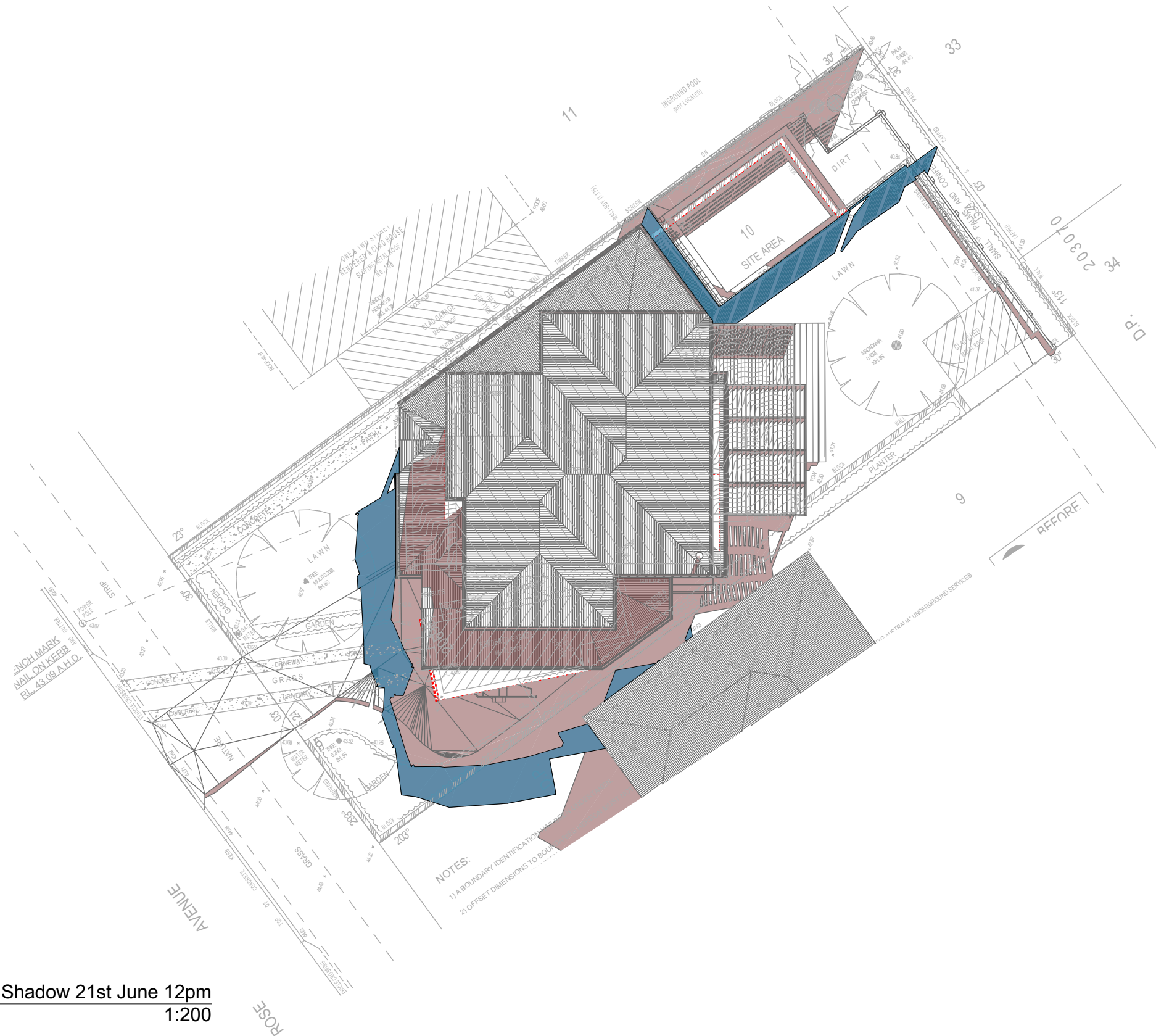
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DATE.

21-1-2025

DRAWING NO.

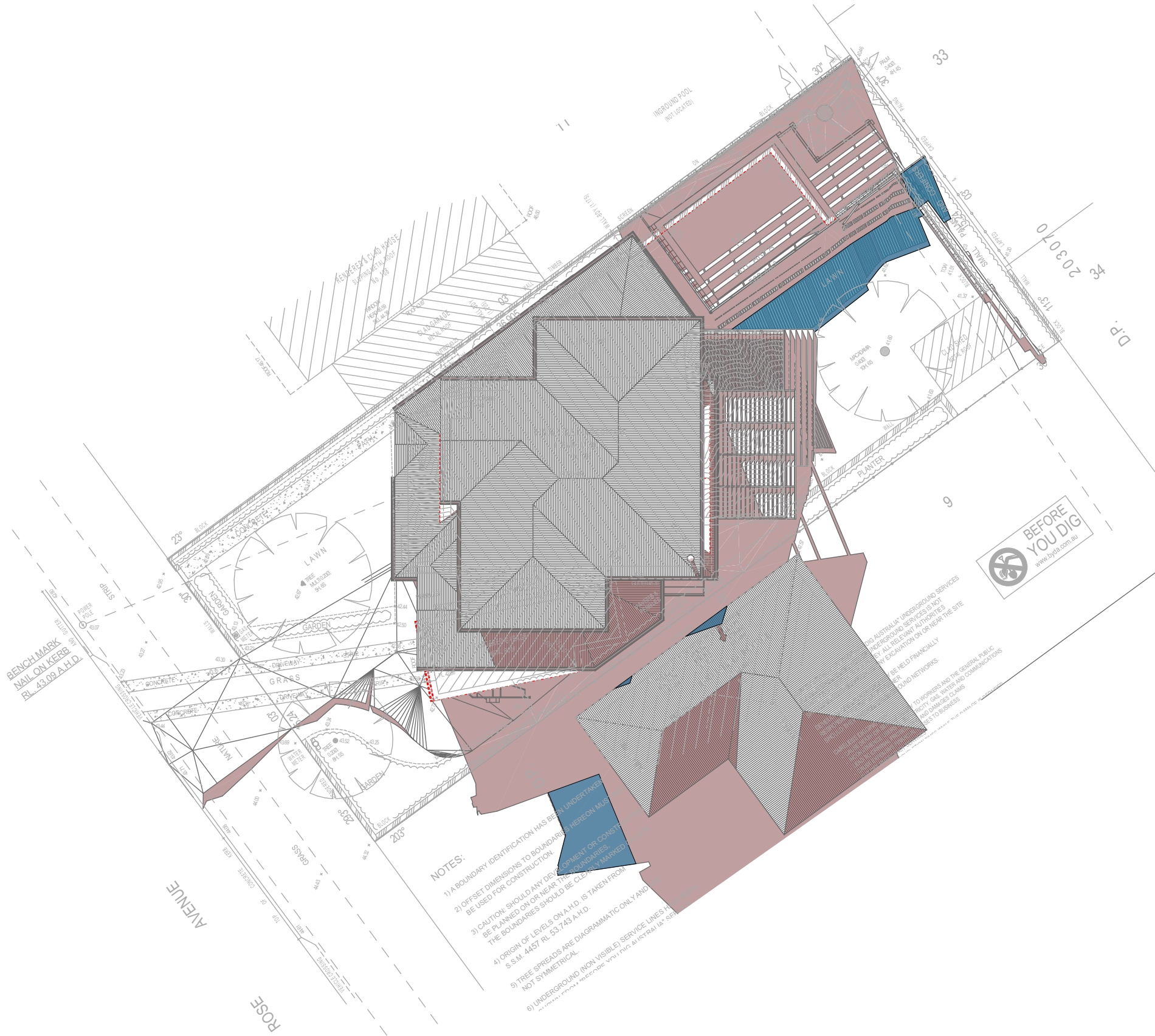
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01

Shadow 21st June 12pm
1:200

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**



01

Shadow 21st June 3pm
1:200

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

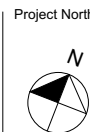


Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
NSW 2086
Fax: (02) 9905-8865
Mobile: 0414-945-024
Email: greg@rapidplans.com.au
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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



Let 10 D.P. 200961
Builder to Check and Confirm
all Measurements Prior to
commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans

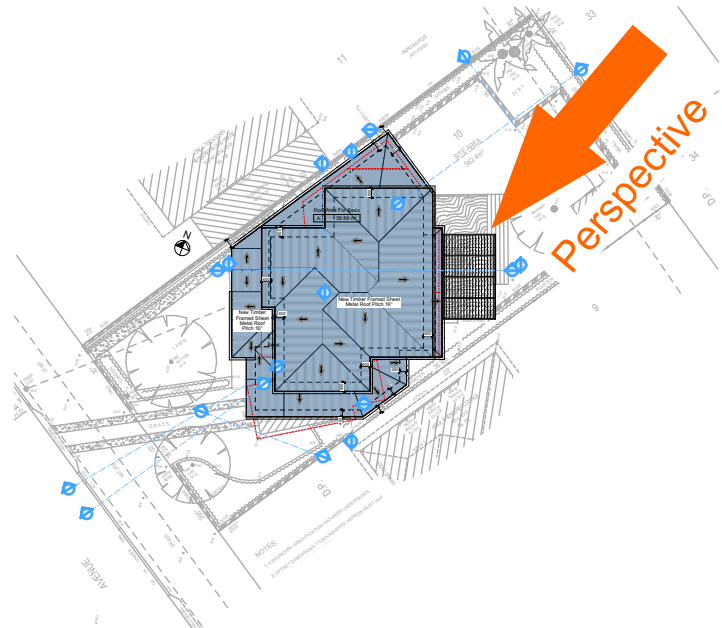


Checked
Plot Date:
Project NO.
Project Status
Client
Site:
Sheet Size: A3

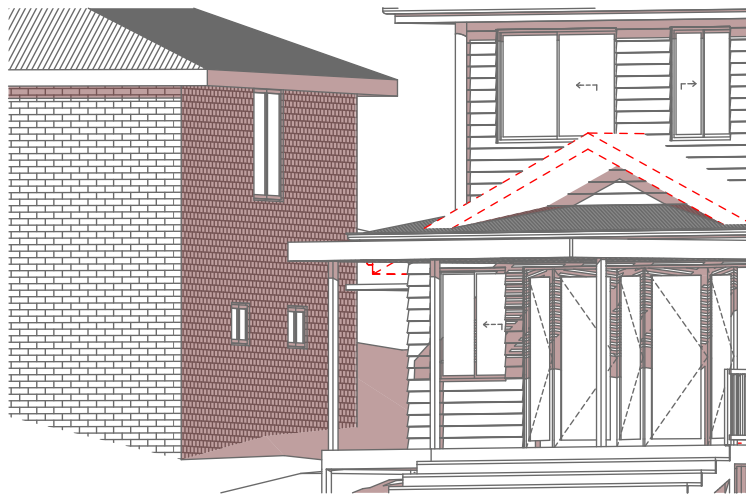
GBJ
7/02/2025
RP0224BUC
DA
Phoebe Buchanan
106 Rose Avenue Wheeler
Heights

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

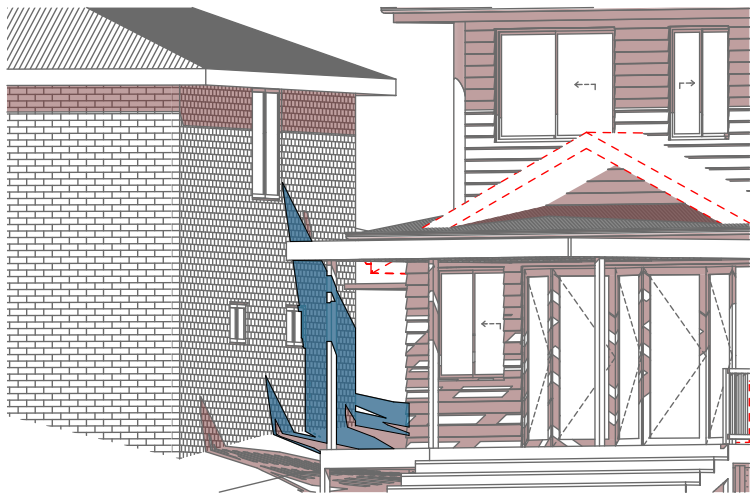
REVISION NO.
-
DATE:
21-1-2025
DRAWING NO.
DA5004



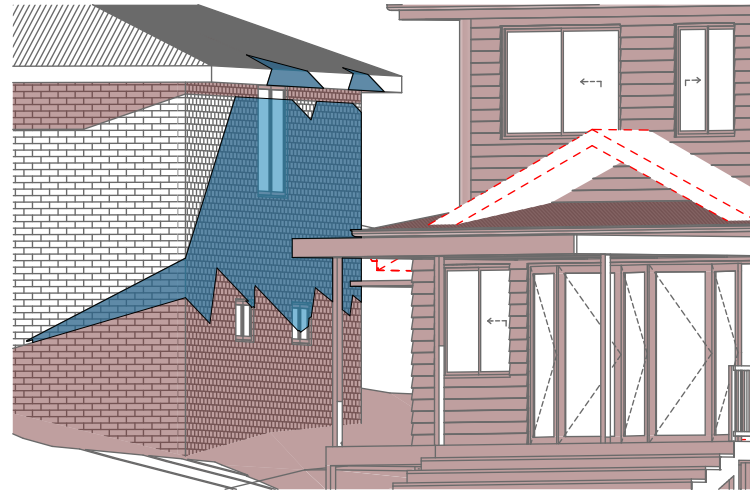
1 Roof Plan
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01 Wall Shadow 21st June 9am
1:100



01 Wall Shadow 21st June 12pm
1:100



01 Wall Shadow 21st June 3pm
1:100

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Rapid Plans
Building Design and Architectural Drafting

Website: www.rapidplans.com.au
PO Box 6239 Fitzroy Creek QLD 4072
Ph: (07) 3365-8845 Mob: 0414-545-024
Email: info@rapidplans.com.au

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

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

Timber & Concrete Floor, Cladded Stud & Brick Veneer Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Stud & Brick Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS 2298-2007
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.

Caravans
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Basic
Basic Certificate Number A1780444
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
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Project North



Drawn | Checked GBJ
Plot Date: 7/02/2025
Project NO.: RP02248UC
Project Status DA

Client Phoebe Buchanan

Site: 106 Rose Avenue Wheeler Heights

DRAWING TITLE SHADOW PLANS
WALL ELEVATION SHADOWS

PROJECT NAME:
Alterations & Additions

REVISION NO.	DATE
-	21-1-2025

DRAWING NO.
DA5005

Plot Date: 7/02/2025
Sheet Size: A3