Rapíd Plans www.rapídplans.com.au P.O. Box 6193 Frenchs Forest DC NSW 2086 Fax: (02) 9905-8865 Mobíle: 0414-945-024 Emaíl: gregg@rapídplans.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



## **BUILDING DESIGNERS** ASSOCIATION OF AUSTRALIA



A C C R E D I T E D BUILDING DESIGNER













	REF No.	7
	16854	
2023	SHEET No. 1 of 1	
A	REV No. 00	フ















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Site Information       Prop.       Comp.         Site Area       562.4m2       Yes         Housing Density (dwellingtm2)       Yes       Yes         Max BidgH Above Nat. CL       7.2m       Yes         Max BidgH Above Nat. CL       8.5m       Yes         Front Seback (Min.)       6.0m       Variation         Min. Side bdy seback (Min.)       0.9m       Yes         Building envelope       4m@       Yes         Yes       Stock (Min.)       0.9m       Yes         Building envelope       4m@       Yes         Yes       Stock (Min.)       0.9m       Yes         Building envelope       4m@       Yes       Yes         Yes       Stock (Min.)       0.9m       Yes         Building envelope       4m@       Yes       Yes         Maximum depth of III (m)       0.7m       Yes       No. of cargose provided 2       Yes         Maximum depth of III (m)       0.7m       Yes       No. of cargose provided 2       Yes         Builder to Check and Confirm all       Measurements Prior to       Commencement of any works.       Immediately Report any Discrepancies to Rapid Plans         Provest Num       Frequest Num       Stock (Min.)       Stock (Min.) <th></th> <th>The LIA-Approaches (vvv) parts are the 'CL IA-Approaches (vvv) parts and the UL IA-Approx (vvv) parts and the CL IA-Approx (vvv) parts and the CL IA-Approx (vvv) parts (vvvv) parts (vvvvv) parts (vvvv) parts (vvv</th> <th>ppication purpose certificate applica ssion of Rapid Pla drawings by Rapi Basix Certificath r altered constra ance with the sp additional insula cition is less tha arts of altered c lazed doors and loss listed in the nust be satisfied 1</th> <th>s only. These tion by any ms or the ins or the d Plans buction (floor ecifications tition is not n 2m2, b) onstruction shading table below. for each</th>		The LIA-Approaches (vvv) parts are the 'CL IA-Approaches (vvv) parts and the UL IA-Approx (vvv) parts and the CL IA-Approx (vvv) parts and the CL IA-Approx (vvv) parts (vvvv) parts (vvvvv) parts (vvvv) parts (vvv	ppication purpose certificate applica ssion of Rapid Pla drawings by Rapi Basix Certificath r altered constra ance with the sp additional insula cition is less tha arts of altered c lazed doors and loss listed in the nust be satisfied 1	s only. These tion by any ms or the ins or the d Plans buction (floor ecifications tition is not n 2m2, b) onstruction shading table below. for each
Housing Density (dwellinginz)       1       Yes         Max Celling Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Max Bldg Ht Above Nat. Cl. 7.2m. Yes       Max Bldg Ht Above Nat. Cl. 7.2m. Yes         Maximum cut Into ged (in) 1.25m. Yes       Maximum cut Int		L		
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Maximum druth with       % of landscape open space       43%       Yes         (40% min)       Impervious area (m2)       57%       Yes         Maximum cutinto gnd (m)       1.95m       Yes         Maximum depth of fill (m)       0.7m       Yes         Maximum depth of fill (m)       0.7m       Yes         Maximum depth of fill (m)       0.7m       Yes         Builder to Check and Confirm all       Measurements Prior to         Commencement of any works.       Immediately Report any Discrepancies         to Rapid Plans       Project North         Project North       Image: Status DA         Only       These plans are for DA Appli         Dress plans are for DA Appli       Decation         Stre witch on Section       Excavation & Fill Plan         Project North       Image: Stre witch occation         Excavation & Fill Plan       Project North         Only       Date Plans         Project North       Image: Stre witch occation         Excavation & Fill Plan       Project North         Only       Date Plans         Project North       Image: Stre witch occation         Excavation & Fill Plan       Image: Stre witch occation         Maximum cutino       Image: Stre witch occation <th>M<sup>5</sup> 106 RO</th> <th></th> <th>- U</th> <th>Yes</th>	M <sup>5</sup> 106 RO		- U	Yes
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Importance due (iii)       0.10       100         Maximum depth of fill (m)       0.10       100         Maximum depth of fill (m)       0.7m       Yes         Builder to Check and Confirm all       Measurements Prior to       Commencement of any works.         Immediately Report any Discrepancies       to Rapid Plans         Project North       No       0         Project North       No       No         Project North       Stread DioContron         Balanos       No       Datios			43%	res
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Site:       106 Rose Avenue Wheeler         Heights       Heights         Only. These plans are not to       Site: AND LOCATION         Construction certificate application of the written permission of Rail       Site: AND LOCATION         DA APPLICATION       Additions         NOT FOR CONSTRUCTION       Attenditions         Plot Date:       21-1-2025         DATOR       DATOR         DATOR       DATOR         DONLY       Date:         NOT FOR CONSTRUCTION       Plot Date:		Plot Date: 7/02/2025 Project NO. RP0224BUC Project Status DA		
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ONLY NOT FOR CONSTRUCTION		Additie REVISION NO. DATE	ons	
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	Rapid Plans www.rapidplans.co PO Rox 6193 Frenchs Forest		,
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	this drawing will be returned to Rapid Plans up The builder shall check and verify all dimension omissions to the Designer. Do not scale the dra used for construction purposes until issued by t	on request. ns and verify all err awings. Drawings :	rors and shall not be
	NOTES 106 Rose Avenue Wheeler Heights is ze 106 Rose Avenue Wheeler Heights is no item	oned R2 Low D ot considered a	ensity heritage
	All Plans to be read in conjunction with Ba New Works to be constructed shown in	asix Certificate Shaded/Blue	
	Construction Timber & Concrete Floors, Cladded Stu Roof Sheet Metal to have R1.45 Insulati Insulation to External Cladded Stud & B	d & Brick Venee ion rick Veneer Wa	er Walls Ills R1.7
	Timber & Concrete Floors, Cladded Stu Roof Sheet Metal to have R1 A5 Insulat Insulation to External Cladded Stud & B all work to Erginenes Specification and Timber framing to BCA and AS 1684 Termite Management to BCA and AS 3 Glazing to BCA and AS01288-2047 Waterprofiling to BCA and AS01288-2047 Waterprofiling to BCA and AS01387.40 New Lighting to have minimum of 470% New Lighting to have minimum of 470%	fal details BCA 660.1	
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	The DA Application Only plans are for DA Ap plans are not to be used for the construction - Certifying Authority without the written permis supply of authorised Construction Certificate Basix	plication purposes certificate applicat ssion of Rapid Pla drawings by Rapi	s only. These tion by any ns or the id Plans
	Basix Certificate Number A1780444	Basix Certificate r altered constru nce with the so	e uction (floor ecifications
	All Plans to be read in conjunction with The applicant music construct the new or (s), walls, and ceilings/roofs) in accorda listed in the table below, except that a) a required where the area of new constru- insulation specified is not required for pa where insulation already exists. The applicant must install the windows, gi devices, in accordance with the specification Relevant newshork/must newshork/	additional insula ction is less that arts of altered ct azed doors and s	ition is not n 2m2, b) onstruction shading
	window and gized door. For projections described in millimetres, eave, pergola, verandah, balcorny or aw than 500 mm above the head of the win no more than 2400 mm above the sill. Overshadowing buildings or vegetation m distance from the centre and the base of t	dow or glazed d ust be of the heig he window and g	door and ght 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		11
	Wax blug HI Above Wal. OL	8.5m	Yes
	Front Setback (Min.)	8.5m 6.5m	Yes Yes
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	Front Setback (Min.)	6.5m 6.0m	Yes
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	Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min)	6.5m 6.0m 0.9m 4m@ 45Deg 43%	Yes Variation Yes
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	Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid PI Project North Project North Project North No. Client Probebe Buchanal Site: 106 Rose Avenue Heights DRAWING TITLE ite AND LOC Landscape Op Plan Exist PROJECT NAME : Alteratio Additic REVISION NO. DATE	6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirm Prior to any worl y Discrep ans wheeler Spen Sp sting ons & Dns & Dns &	Yes Variation Yes Yes Yes Yes Yes n all ks. Dancies
only. These plans are not to b construction certificate applie the written permission of Rap DA APPLICATION	Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid PI Project North Project North Project North No. Client Probebe Buchanal Site: 106 Rose Avenue Heights DRAWING TITLE ite AND LOC Landscape Op Plan Exist PROJECT NAME : Alteratio Additic REVISION NO. DATE	6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirm Prior to any worly Discrep ans wheeler Sting Sti	Yes Variation Yes Yes Yes Yes Yes n all ks. Dancies
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	<b>Rapid</b>	Pan Itectural Draftin	15
	Building Design and Archi	tectural Drartin	
	Rapid Plans www.rapidplans.cr		
/////	PO Box 6193 Frenchs Forest Fax : (02) 9905-8865 Mobile Email : gregg@rapidplan	DC NSW 2086 5:0424-945-024 5.0011.RU	
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	property or radius Parts and may not be copie content including intellectual, remain the prope this drawing will be returned to Rapid Plans up The builder shall check and verify all dimensio omissions to the Designer. Do not scale the di used for construction purposes until issued by	erty of Rapid Plans, oon request. Ins and verify all en rawings, Drawings	, all copies of rors and shall not be
	NOTES 106 Rose Avenue Wheeler Heights is z 106 Rose Avenue Wheeler Heights is nitem All Plans to be read in conjunction with B	asix Certificate	ensity heritage
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	requirements of Building Codes of Aust <u>Certifying</u> The DA Application Only plans are for DA Ap plans are not to be used for the construction Certifying Authority without the written permis supply of authorised Construction Certificate	plication purpose certificate applical ssion of Rapid Pla	s only. These ion by any ns or the
	Basix Basix Certificate Number A1780444 All Plans to be read in conjunction with The conjunction with	Basix Certificate	ation (floor
	(s), walls, and cellings/roots) in accordance isted in the table below, except that a), required where the area of new constru- insulation specified is not required for p where insulation already exists. The applicant must install the windows, g devices, in accordance with the specifical Relevant overshadowing specifications the	additional insula ction is less that arts of altered o lazed doors and tions listed in the wet he catefied f	tion is not n 2m2, b) onstruction shading table below.
	window and glazed door. For projections described in millimetres eave, pergola, verandah, balcony or aw than 500 mm above the head of the wir	, the leading ed ining must be no	ge of each more
	no more than 2400 mm above the sill. Overshadowing buildings or vegetation m distance from the centre and the base of		-
A NEITERS MAIN 1665	Site Information	Prop.	Comp.
A ME	Site Area	562.4m2	
net 1685	Housing Density (dwelling/m2)		Yes
<sup>20</sup>	Max Ceiling Ht Above Nat. GL		Yes
	Max Bldg Ht Above Nat. GL	8.5m	Yes
rienuse.	Front Setback (Min.)	6.5m	Yes
1 contraction of the second	Rear Setback (Min.)		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 an Measurements		n all
	Commencement of		ks.
	Immediately Report an		ancies
	Project North		
	Drawn I Checked GBJ	1	
	Drawn   Checked GBJ Piot Date: 7/02/2025 Project NO. RP0224BUC Project Status DA		
	Client Phoebe Buchana Site: 106 Rose Avenue		
	Heights	SOS	
	Landscape Op Plan Prop	oen Sp	ace
	PROJECT NAME : Alteratio		
<b>DA APPLICATION</b>	Additie REVISION NO. DATE		
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NOT FOR CONSTRUCTION	DA1010		

Plot Date: 7/02/2025 Ridoret Size: A3 Ridoret Solition







	Rapid Budilip Design and Archi		<b>IS</b>
	ecapid Plans www.apidplans.ez PO Box 623 Fryskik Forst Fax: (cc) 9955-8865 Mokil Eiwall: gregg@vapidplan © Copyright Rapid	ЪС NSW 2086 :: 0414-945-024 5.00м.ян	
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	The builder shall check and verify all dimensio omissions to the Designer. Do not scale the dr used for construction purposes until issued by NOTES 106 Rose Avenue Wheeler Heights is a 106 Rose Avenue Wheeler Heights is n item All Plans to be read in conjunction with B	awings. Drawings the Designer for o oned R2 Low D ot considered a	shall not be onstruction.
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	All workmanship and materials shall be requirements of Building Codes of Aust Certifying The DA Application Only plans are for DA Ap plans are not to be used for the construction Certifying Authority without the withen permis supply of authorities diconstruction Certificate Basix Basix Certificate Number A1780444 All Plans to be read in conjunction with The apolicant must construct the new or	prication purpose certificate applicat ssion of Rapid Pla drawings by Rapi Basix Certificate	s only. These tion by any ns or the id Plans a
	The applicant has costrol the refer of lossed in the table below, except that a) regarded where the area of new constin- misulation specified is not required for where insulation already exsists. The applicant must install the windows, g devices, in accordance with the specifications window and glazed door. For projections described in millimetres eave, pergola, verandah, balcony or aw tam 500 mm above the head of the win	ince with the sp additional insula ction is less that arts of altered of lazed doors and ions listed in the just be satisfied f	ecifications tion is not n 2m2, b) onstruction shading table below. ior each
	Overshadowing buildings or vegetation m distance from the centre and the base of	ust be of the heig the window and g	ght and glazed door,
	Site Information	Prop.	Comp.
	Site Area	562.4m2	
	Housing Density (dwelling/m2)		Yes
	Max Ceiling Ht Above Nat. GL		Yes
	Max Bldg Ht Above Nat. GL		Yes
	Front Setback (Min.)	6.5m	Yes
	Rear Setback (Min.) Min. side bdy setback (Min.)		Variation
	, , ,		Yes
	Building envelope	4m@ 45Deg	Yes
	% of landscape open space (40% min)	43%	Yes
	Impervious area (m2)	57%	Yes
	Maximum cut into gnd (m) Maximum depth of fill (m)	1.95m 0.7m	Yes Yes
	No. of car spaces provided	2	Yes
	Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North	Prior to f any wor y Discrep	ks.
		)	
	Drawn   Checked GBJ Plot Date: 7/02/2025 Project NO. RP0224BUC Project Status DA	n	
These plans are for DA Applic	Site: 106 Rose Avenue Heights		
only. These plans are not to b construction certificate appli	DRAWING TITLE : SITE AND LOC Sediment & Er		Plan
the written permission of Rap	Alteratio		
DA APPLICATION ONLY NOT FOR CONSTRUCTION	REVISION NO.         DATE           -         21-1           DRAWING NO.         DA1012	-2025	
	Plot Date:	7/02/20 RiGurrent Jobs/BUCHA Wech/CAD DegVillucha	025 NAN Phoebe



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	Not B2 A service of the service of the service of the service of the list of Rose Avenue Wheeler Heights is n list of Rose Avenue Wheeler Heights is n list of Rose Avenue Wheeler Heights and A Plans to be read in constructed shown in <i>Construction</i> . The Rose Constructed and Rose Wheel Metal to have R14 56 Insulai Rose The Height to have R14 56 Insulai Rose The Ingrises drawing to structure Rose To Engineses drawing to Structure Termite Wange De X-and X5 37 draw, Hermite Name Jose X-and X5 37 draw, Waterprophysics A Constructure Waterprophysics A Constructure Market A	ot considered a asix Certificate	heritage
	requirements of Building Codes of Austr <u>Certifying</u> The DA Application Only plans are for DA Application plans are not to be used for the construction.	ralia. plication purposer certificate applicat	s only. These
	Cetting Autority whose the writen permission of Regid Paris or the sapply durationsic Construction Carictae drawings by Rapid Paris Basix Certificate Number A1780-44 Al Paris to be read in conjunction with Basix Certificate The application must construct the new or altered construction fails and the table below, except that a) additional insulation is more listed in the table below, except that a) additional insulation is additional peecide and the peecide of the same and the required where the perior of new construction (a) listed to the same the table below, except that a) additional insulation is additional peecide and the same table and the required where the perior of new construction (a) list and 2000 the required where the perior of new construction (a) listed to restruction the table below, except that a) additional insulation is additional to the same table and the required where the perior of new construction (a) listed to restruction the table below, except that a) additional insulation is additional to the restruction of the same table below that devices, in accordance with the specifications must be abilities for each restruction explandows goald constructions for listed and the restruction for the same table below the specifications must be abilities for each devices.		
	Bertices, in additional with the Specifications in window and glazed door. For projections described in millimetres, save, pergola, verandah, balcony or aw than 500 mm 200 the head of the sill. Overshadowing buildings or vegetation in distance from the centre and the base of 1 Site Information	ning must be no dow or glazed o ust be of the heighe he window and g	boor and pht and plazed door, Comp.
	Site Area	562.4m2	Yes
	Housing Density (dwelling/m2)	1	Yes
	Max Ceiling Ht Above Nat. GL		Yes
	Max Bldg Ht Above Nat. GL		Yes
	Front Setback (Min.)	6.5m	Yes
	Rear Setback (Min.)	6.0m	Variation
	Min. side bdy setback (Min.) Building envelope	0.9m 4m@	Yes Yes
	· ·	4111@ 45Deg 43%	Yes
	(40% min)	43%	res
	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 Builder to Check an	2 d Confirr	Yes
	Measurements		11 (21)
	Commencement of Immediately Report an	y Discrep	
	Project North	ans	
	Drawn   Checked GBJ Plot Date: 7/02/2025		
	Project NO. RP0224BUC Project Status DA	n	
	Site: 106 Rose Avenue Heights	Wheeler	
	DRAWING TITLE : SITE AND LOC Waste Manage		Plan
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DA APPLICATION	REVISION NO. DATE		
ONLY	- 21-1 DRAWING NO.	-2025	
NOT FOR CONSTRUCTION	DA1013	د هندو ود	125
	Plot Date: Sheet Size: A3	7/02/20 RiCurrent Jobel BUCHA Vachi CAD Deg V Bucha	J25 NAN Phoebe nan-22- room



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	The builder shall check and verify all dimension omissions to the Designer. Do not scale the dr used for construction purposes until issued by	awings, Drawings	shall not be
	NOTES 106 Rose Avenue Wheeler Heights is z 106 Rose Avenue Wheeler Heights is n	oned R2 Low D ot considered a	ensity heritage
	All Plans to be read in conjunction with Ba New Works to be constructed shown in	asix Certificate Shaded/Blue	
	Construction Timber & Concrete Floors, Cladded Stu Roof Sheet Metal to have R1.45 Insulat Insulation to External Cladded Stud & B	d & Brick Vener ion rick Veneer Wa	er Walls
	<u>Construction</u> Imbre & Concrete Floors, Cladded Stu Roof Sheet Melai to have R14.5 Insular Insulation to External Cladded Stud & B Refer to Engineers drawings for structual All work to Engineers Specification and Timbre framing to BCA and AS 1684 Termite Maragement to BCA and AS 3 Glazing to BCA and AS 1740 New Lighting to have minimum of 40% New Lighting to have minimum of 40%	ral details BCA 660.1 compact fluores in accordance v	cent lamps vith the
	requirements of Building Codes of Australia. <u>Certifying</u> The DA Application Only plans are for DA Application purposes only. Then 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 authorities Construction Certificate drawings by Rapid Plans <b>Basit</b>		
	Basic Certificate Number AVT8044 AI Plans to be used in conjunction with Basic Certificate AI Plans to be used in conjunction with Basic Certificate (a) wells, and ceilingsinolo) in accordance with the specification (sate in the table below, except that a) additional insulation is not mequine where the area of new construction is less than 2/A2. (b) where insulation aready exist. The applicant must install he windows, glazed doors and shading devices, in accordance with the specifications laids in the table below Relevant overtrabicity expectituations runs to estallated for each applicant must install her windows, glazed doors and shading devices, in accordance with the specifications laids in the table below Relevant overtrabicity expectituations runs to estallated for each application with the specifications laids in the table below Relevant overtrabicity expectituations runs to estallate of the ability of the specification is a specification and the specification application of the specification runs to estallated for each application of the specification runs to estallate of the shadit and covertrabicoving buildings or vegetation must be of the height and covertrabicoving buildings or vegetation must be of the height and covertrabicoving buildings or vegetation must be of the window and glazed door and covertrabicoving buildings or vegetation must be of the window and glazed door and covertrabicoving buildings or vegetation must be of the window and glazed door and covertrabicoving buildings or vegetation must be of the window and glazed door and covertrabicoving buildings or vegetation must be of the window and glazed door and covertrabicoving buildings or vegetation must be of the window and glazed door and covertrabicoving buildings or vegetation must be of the window and glazed door and covertrabicoving buildings or vegetation must be of the window and glazed door and covertrabicoving buildings or vegetation must be of the window and glazed door and covertrabicoving buildings or vegetation must be of th		
	Site Information	Prop.	Comp.
	Site Area	562.4m2	
	Housing Density (dwelling/m2)		Yes
	Max Ceiling Ht Above Nat. GL Max Bldg Ht Above Nat. GL	7.2m 8.5m	Yes Yes
	Front Setback (Min.)	6.5m	Yes
	Rear Setback (Min.)		Variation
	Min. side bdy setback (Min.)		Yes
		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 Builder to Check an Measurements	Prior to	
	Commencement of Immediately Report an to Rapid Pl Project North	y Discrep	
		)	
	Drawn   Checked GBJ Plot Date: 7/02/2025 Project NO. RP0224BUC Project Status DA		
	Client Phoebe Buchana Site: 106 Rose Avenue Heights		
	DRAWING TITLE : SITE AND LOC Stormwate	ation er Plan	1
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DA APPLICATION	REVISION NO. DATE		
ONLY	- 21-1 DRAWING NO.	-2025	
NOT FOR CONSTRUCTION	DA1014		
	Plot Date: Sheet Size: A3	7/02/20 R:Current Jobe/BUCHA VechiCol Degly/Bucha	025 NAN Phoebe nan-22- room











+49,723 5 RIDGE

+48,490 4 FCL

+45,790 3 FIRST FLOOR

New Min. 1200 high Pool Safety Barrier To NCC & Aust. Stds.

Ex. Block & Screen Bdy Wall

+42,630 2 GROUND FLOOR

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106 Rose Avenue Wheeler Heights is z 106 Rose Avenue Wheeler Heights is n item All Plans to be read in conjunction with B New Works to be constructed shown in		nontago		
Construction Timber & Concrete Floors, Cladded Sti. Roof Sheet Metal to have R14.5 Insular Insulation to External Cladded Stud & E Refer to Engineers drawings for structur all work to Engineers Specification and Timber frameware to BCA and A5 1684 Timber Management to BCA and A5 National por BCA and A5 1684 Glading to Engineers to BCA and A5 National por BCA and A5 374 National por BCA and A	d & Brick Vener lion krick Veneer Wa ral details BCA 660.1 compact fluores in accordance v ralia	er Walls Ils R1.7 cent lamps vith the		
Cartifying groups of the set of DA A The binApplication only gives are for DA A provide the set of the construction configure Authorised Construction Certificate Basix Cartificate Number A178044 Basix Cartificate Number A178044 Bas				
All Plans to be read in conjunction with The applicant mays construct the new of leader in the table before, except that a) required where the new of construction to real specific the specific of a prot required for pri- ma opplicant main and the specifical devices, in accordance with the specifical devices in accordance with the specifical devices in accordance with the specifical devices of the specifical devices of the set window and gizzed door. For projections described in millimeters than 500 mm above the head of the with no more than 2400 mm above the site. Overhadowing buildings or vegetation m	arts of altered of lazed doors and lons listed in the lust be satisfied f , the leading ed ming must be no video or alazed	shading table below. or each ge of each o more foor and		
no more than 2400 mm above the sill. Overshadowing buildings or vegetation m detaces from the centre and the bace of	ust be of the height	pht and		
Site Information	Prop.	Comp.		
Site Area	562.4m2			
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		
		N/ S		
. ,				
Min. side bdy setback (Min.)		Yes		
Min. side bdy setback (Min.)	4m@ 45Deg 43%	Yes Yes Yes		
Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min)	4m@ 45Deg 43%	Yes Yes		
Min. side bdy setback (Min.) Building envelope % of landscape open space	4m@ 45Deg	Yes		
Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min)	4m@ 45Deg 43%	Yes Yes		
Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2)	4m@ 45Deg 43% 57%	Yes Yes Yes		
Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m)	4m@ 45Deg 43% 57% 1.95m	Yes Yes Yes Yes		
Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m)	4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep	Yes Yes Yes Yes Yes n all ks.		
Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North	4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep	Yes Yes Yes Yes Yes n all ks.		
Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Project North Project North Project North Project Status DA	4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep lans	Yes Yes Yes Yes Yes n all ks.		
Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Project North Project North	4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep lans	Yes Yes Yes Yes Yes n all ks.		
Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Project North Project North Project North Project North Project North Client Phoebe Buchana Site: 106 Rose Avenue Heights	4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep ans	Yes Yes Yes Yes Yes n all ks.		
Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Project North Project North Project North Project North Project Status DA Client Phoebe Buchana Site: 106 Rose Avenue Heights PRAWING TITLE : SECTION	4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep lans )	Yes Yes Yes Yes Yes n all ks.		
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Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid P Project North Project North Project North Project North Project Status DA Client Phoebe Buchana Site: 106 Rose Avenue Heights DRAWING TITLE : SECTION PROJECT NAME :	4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep lans ) n wheeler SOS	Yes Yes Yes Yes Yes Yes n all ks. hancies		

7/02/2025 R:Current Jobs/BUCHANAN Phoebe VechICAD DegV/Buchanan-22- \*\*\*\*\* dms.pin

Plot Date: Sheet Size: A3



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	property of Rapid Plans and may not be cople content including intellectual, remain the prope this drawing will be returned to Rapid Plans up The builder shall check and verify all dimensio omissions to the Designer. Do not scale the dr	on request. ns and verify all (	errors and
	used for construction purposes until issued by <u>NOTES</u> 106 Rose Avenue Wheeler Heights is z	the Designer for	construction. Density
	106 Rose Avenue Wheeler Heights is no large name be read in conjunction with B New Works to be constructed shown in Construction France, Cuided Sh Timbre & Concette Rose, Cuided Sh Reafer to Engineers drawings for structu- insulation to Estemal Cladede Stud & E Reafer to Engineers drawings for structu- timber Training to ECA and AS 1984 Termite Management to ECA and AS 19	asix Certificate Shaded/Blue	
	Termite Management to BCA and AS 3 Glazing to BCA and AS01268-2047 Waterproofing to BCA and AS 3740 New Lighting to have minimum of 40% All workmanship and materials shall be	660.1 compact fluore in accordance	scent lamps
	Certifying The DA Application Only plans are for DA Application Only plans are not to be used for the construction Certifying Authority without the written permit supply of authorised Construction Certificate	plication purpos	es only. These ation by any
	Basix Basix Cotificate Number A178044 All Plans to be read in conjunction with The applicant must construct the new of (s), walls, and collings/roots) in accords installation specified is not required for p where insulation already exists. The applicant must install the windows, g devices, in accordence with the specificat Belavant nucertadrations certifications m		
	where insulation already exists. The applicant must install the windows, g devices, in accordance with the specifical Relevant overshadowing specifications m window and played door	lazed doors an ions listed in th ust be satisfied	d shading e table below. I for each
	Behotos, in accordance with the specifical one Relevant overshadowing specifications m window and glazed door. For projections described in millimetres eave, pergola, verandah, balcony or av than 500 mm above the head of the wir no more than 2400 mm above the sill. Overshadowing buildings or vegetation m distance from the centre and the base of	, the leading e ning must be i idow or glazed ust be of the he	dge of each no more I door and eight and
	distance from the centre and the base of Site Information	Prop.	Comp.
	Site Area Housing Density (dwelling/m2)	562.4m	2 Yes Yes
	Max Ceiling Ht Above Nat. GL		Yes
+45,790	Max Bldg Ht Above Nat. GL		Yes
3 FIRST FLOOR	Front Setback (Min.)	6.5m	Yes
	Rear Setback (Min.)	6.0m	Variation
	Min. side bdy setback (Min.)		Yes
		4m@ 45Deg	Yes
	% of landscape open space (40% min)	43%	Yes
+42,630	Impervious area (m2)	57%	Yes
2 GROUND FLOOR	Maximum cut into gnd (m)	1.95m	Yes
H III	Maximum depth of fill (m)	0.7m	Yes
	No. of car spaces provided Builder to Check an	2	Yes
	Measurements Commencement of Immediately Report an to Rapid P	Prior to f any wo y Discre	rks.
+45,790	riged Notel	)	
3 FIRST FLOOR	Drawn   Checked GBJ Plot Date: 7/02/2025 Project NO. RP0224BUC Project Status DA		
	Client Phoebe Buchana Site: 106 Rose Avenue		
These plans are for DA Appli	Heights	202	
only. These plans are not to l	DRAWING TITLE : SECTION	s	
construction certificate appli	SECTION		•
the written permission of Ra	PROJECT NAME : Alteration Addition		k
DA APPLICATION	REVISION NO. DATE	0007	
ONLY ONLY	DRAWING NO.	-2025	
NOT FOR CONSTRUCTION	DA3002		
	Plot Date: Sheet Size: A3	7/02/2 RiCurrent Jobe BUO Vector Dorg ViBuo	2025



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	Building Design and Archi	itectural Draftin	8
	www.rapidplans.co PO Rox 6193 Frenchs Forest Fax : (c2) 9965-8865 Mokile Ewail : gregg@rapidplan	DC NSW 2086 6:0424-945-024	5
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ber Framed Wall	bde	10	
Red Dashed	BUILDING DES		
eet Metal	ASSOCIATION OF A	USTRALIA	
	BUILDING DE	SIGNER	
ber Framed Wall	Rapid Plans reserves all rights to this drawing, property of Rapid Plans and may not be copie content including intellectual, remain the prope this drawing will be returned to Rapid Plans up	erty of Rapid Plans pon request.	, all copies
ber Framed Wall	The builder shall check and verify all dimensio omissions to the Designer. Do not scale the dr used for construction purposes until issued by	rawings, Drawings	shall not b
Aust. Stds.	NOTES 106 Rose Avenue Wheeler Heights is z 106 Rose Avenue Wheeler Heights is n item		lensity I heritage
	Al Plans to be read in conjunction with B New Works to be constructed shown in <u>Construction</u> Timber & Concrete Floors, Cladded Stu Roof Sheet Metal to have R1.45 Insulat Insulation to External Cladded Stud & E		er Walls
	Hoof Sheet Metal to have R1.45 Insulat Insulation to External Cladded Stud & E Refer to Engineers drawings for structu All work to Engineers Specification and Timbre forming the December of the Advantage	ion Brick Veneer Wa ral details BCA	alls R1.7
ng. Details	Insulation to External Cladded Stud & E Refer to Engineers drawings for structu All work to Engineers Specification and Timber framing to BCA and AS 1634. Glazing to BCA and AS01288-2047 Waterprocing to BCA and AS01288-2047 Waterprocing to BCA and AS01288-2047 Waterprocing to BCA and AS01288-2047 All workmanship and materials shall be requirements of Building Codes of Aust Cartifiving	.660.1	icent lam
ink To Basix	The DA Application Only plans are for DA Ap plans are not to be used for the construction Certifying Authority without the written permi supply of authorised Construction Certificate	prication purpose certificate applicates ssion of Rapid Plate drawings by Rap	s only. The tion by any ins or the id Plans
	Basix Basix Certificate Number A1780444	Pasis Cartificat	
	Air pairs to be read in conjunction with The applicant must construct the new of (s), walls, and cellings/roofs) in accorda listed in the table below, except that a), required where the area of new constru- insulation specified is not required for p where insulation already exists. The applicant must install the windows, g dwider, in accordance with the perpolet	ince with the sp additional insula iction is less that parts of altered c	ecification ation is no in 2m2, b construction
	where insulation already exists. The applicant must install the windows, g devices, in accordance with the specifical Relevant overshadowing specifications m window and glazed door.	lazed doors and tions listed in the nust be satisfied	shading table bek for each
	window and glazed door. For projections described in millimetres eave, pergola, verandah, balcony or aw than 500 mm above the head of the wir no more than 2400 mm above the sill. Overshadowing buildings or vegetation m distance from the centre and the base of	, the leading ed ning must be n ndow or glazed	ge of eac o more door and
			-
+49,723 5 RIDGE	Site Information Site Area	Prop. 562.4m2	Com
o Nibol	Housing Density (dwelling/m2)		Yes
+48,490	Max Ceiling Ht Above Nat. GL	7.2m	Yes
4 FCL	Max Bldg Ht Above Nat. GL	8.5m	Yes
nm Timber	Front Setback (Min.)	6.5m	Yes Variati
	Rear Setback (Min.) Min. side bdy setback (Min.)	6.0m 0.9m	Yes
ned Sheet	Building envelope	4m@	Yes
16° +45,790		45Deg	Vee
3 FIRST FLOOR	% of landscape open space (40% min)	43%	Yes
	Impervious area (m2)	57%	Yes
	Maximum cut into gnd (m) Maximum depth of fill (m)	1.95m 0.7m	Yes Yes
nm Vall	No. of car spaces provided	2	Yes
	Builder to Check an		n all
10,000	Measurements Commencement of		ks.
+42,630 2 GROUND FLOOR	Immediately Report an to Rapid P		oancie
	Project North N	)	
	Drawn   Checked GBJ Plot Date: 7/02/2025 Project NO. RP0224BUC Project Status DA		
	Client Phoebe Buchana	in	_
	Site: 106 Rose Avenue Heights	e Wheeler	
		<u>ses</u>	
		NS DNS 1	
	PROJECT NAME :	<u>it</u>	
DA APPLICATION	REVISION NO. DATE	5113	
	- 21-1	-2025	
ONLY	DRAWING NO.		
NOT FOR CONSTRUCTION	Plot Date:	7/02/20 R:Current Jobel BUCH Web/CAD Deg/ Buch	025 WARN Phoebe war-22-room
	Sheet Size: A3	dins.pin	com)









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	Rapid Plans www.rapidplans.co PO Box 6292 Frenchs Forest	DC NSW 2084	
	Fax: (02) 9905-8865 Mokile: 0414-94-5-024 Ewall: gregg@rapidplans.com.au © Copyright Rapid Plans 2024		
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	this drawing will be returned to Rapid Plans up The builder shall check and verify all dimension	on request. ns and verify all er	rors and
	omissions to the Designer. Do not scale the dr used for construction purposes until issued by NOTES.	the Designer for c	onstruction.
	106 Rose Avenue Wheeler Heights is z 106 Rose Avenue Wheeler Heights is n item	ot considered a	ensity heritage
	All Plans to be read in conjunction with B New Works to be constructed shown in Construction Timber & Concrete Floors, Cladded Stu		or Mollo
	Timber & Concrete Floors, Cladded Stu Roof Sheet Metal to have R1.45 insulat insulation to External Cladded Stud & B Refer to Engineers drawings for structu All work to Engineers Specification and Timber framing to BCA and ASD1288-2047 Valetoprocing to BCA and ASD1288-2047 Waterprocing to BCA and ASD1288-2047 Waterprocing to BCA and ASD1788-2047 New Lighting to have minimum of 40%.	- a brok vene ion rick Veneer Wa ral details	lls R1.7
	All work to Engineers Specification and Timber framing to BCA and AS 1684 Termite Management to BCA and AS 3 Glazing to BCA and AS 34	BCA 660.1	
	requirements of Building Codes of Austr	compact fluores in accordance ralia.	cent lamps with the
	Certifying The DA Application Only plans are for DA Application plans are not to be used for the construction Certifying Authority without the written permis supply of authoritised Construction Certificate Basix	plication purpose certificate applica ssion of Rapid Pla drawings by Rap	s only. These tion by any ns or the id Plans
	Basix Certificate Number A1780444	Basix Certificat r altered constr nce with the sp additional insula	e uction (floor ecifications ition is not
	All Pans to be read in conjunction with Basix Certificate The applicant music construct the new or altered construction (floor (short in the tobel holow, or all the construction is the state of the st		
	window and giazed door. For projections described in millimetres, eave, pergola, verandah, balcomy or aw than 500 mm above the head of the win no more than 2400 mm above the sill. Overshadowing buildings or vegetation m distance from the centre and the base of 1	ust be of the hei he window and	ght and glazed door,
	Site Information	Prop.	Comp.
	Site Area	562.4m2	
	Housing Density (dwelling/m2)		Yes
	Max Ceiling Ht Above Nat. GL		Yes
	Max Bldg Ht Above Nat. GL Front Setback (Min.)	8.5m 6.5m	Yes
	Rear Setback (Min.)	6.0m	Yes Variation
	Min. side bdy setback (Min.)		Yes
		4m@	Yes
	•	45Deg	
	% of landscape open space	43%	Yes
	(40% min) 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 an Measurements Commencement of Immediately Report an to Rapid Pl	Prior to any wor y Discrep	ks.
	Project North	)	
	Drawn   Checked GBJ Plot Date: 7/02/2025 Project NO. RP0224BUC Project Status DA		
	Client Phoebe Buchana	n	
These plans are for DA Applic	Site: 106 Rose Avenue Heights	Wheeler	
only. These plans are not to b	MATERIAL &	COLO	
construction certificate applie the written permission of Rap	SAMPLE B PROJECT NAME : Alteratio	ons &	
DA APPLICATION	Additio	ons	
	- 21-1	-2025	
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	Sheet Size: A3	RiCurrent JobelBUCH VachiCAD DegleBuch	nan-22- room









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**DA APPLICATION** 





**DA APPLICATION** ONLY NOT FOR CONSTRUCTION





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		-	
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	106 Rose Avenue Wheeler Heights is z 106 Rose Avenue Wheeler Heights is n item All Plans to be read in conjunction with B New Works to be constructed shown in	asix Certificate	
	Construction Timber & Concrete Floors, Cladded Stu Roof Sheet Metal to have R1.45 Insulat Insulation to External Cladded Stud & B Defer to Expense devices for structure	d & Brick Vener ion rick Veneer Wa	er Walls Ills R1.7
	New Works to be constructed shown in Construction Construction Prom: Claded Stu Timber & Contrail to have 114 5 hostian insulation to External Claded Stud & B Refer to Engineers drawings for structure drawork to Engineers Stad Backston and Termite Management to BCA and AS 3 Claura to BCA and AS 30 288-2047 New Liphting to been structure of the New Liphting to been structure of the New Liphting to been structure of the Refer to Building Codes of Aust Centry and materials shall be requirements of Building Codes of Aust Centry in Stad Structure of the Structure of the Stad Structure of Stad Structure of the Stad Stad Stad Stad Stad Stad Stad Stad Stad Refer to Stad	BCA 660.1 compact fluores	cent lamps
	Air workmanship and indentais shall be requirements of Building Codes of Auste Certifying The DA Application Only plans are for DA Ap plans are not to be used for the construction.	ralia. plication purpose	s only. These
	Certining The DA Application Only plans are for DA Ap plans are not to be used for the construction. Certifying Authority without the written permis supply of authorised Construction Certificate Basix Certificate Number A1780444		
	All Plans to be read in conjunction with		
	(s), walks, and callings/cofs) in accorda listed in the table below, except that a) i required where the area of new constru- insulation specified is not required for p where insulation already exists. The applicant must install the windows, gl devices, in accordance with the specificat	arts of altered o azed doors and ions listed in the	shading table below.
	devices, in accordance with the specifical Relevant overshadowing specifications m window and glazed door. For projections described in millimetres eave, pergola, verandah, balcony or aw than 500 mm above the head of the win	, the leading edg ning must be no dow or plazed o	ge of each o more
	no more than 2400 mm above the sill. Overshadowing buildings or vegetation m distance from the centre and the base of t	ust be of the height be window and g	ght and glazed door,
	Site Information	Prop.	Comp.
	Site Area	562.4m2	Yes
	Housing Density (dwelling/m2)	1	Yes
	Max Ceiling Ht Above Nat. GL		100
	Wax Celling III ADOVE Wat. OL		Yes
	Max Bldg Ht Above Nat. GL	7.2m	
	-	7.2m	Yes
	Max Bldg Ht Above Nat. GL	7.2m 8.5m 6.5m	Yes Yes
	Max Bldg Ht Above Nat. GL Front Setback (Min.)	7.2m 8.5m 6.5m 6.0m	Yes Yes Yes Variation
	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.)	7.2m 8.5m 6.5m 6.0m 0.9m	Yes Yes Yes Variation Yes
	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope	7.2m 8.5m 6.5m 6.0m 0.9m 4m@	Yes Yes Yes Variation
	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space	7.2m 8.5m 6.5m 6.0m 0.9m	Yes Yes Yes Variation Yes
	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min)	7.2m 8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43%	Yes Yes Variation Yes Yes Yes
	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2)	7.2m 8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57%	Yes Yes Variation Yes Yes Yes Yes
	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m)	7.2m 8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m	Yes Yes Variation Yes Yes Yes Yes
	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m)	7.2m 8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m	Yes Yes Variation Yes Yes Yes Yes Yes Yes
	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided	7.2m 8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2	Yes Yes Variation Yes Yes Yes Yes Yes Yes Yes
	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an	7.2m 8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
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	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an	7.2m 8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to f any wor y Discrep	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
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	Max Bidg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid PI Project North Project North No. 2002 Project N	7.2m 8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to 5 any wor y Discrep ans	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum cut into gnd	7.2m 8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to 5 any wor y Discrep ans	Yes Yes Variation Yes Yes Yes Yes Yes Yes n all ks.
	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum cut into gnd	7.2m 8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to 5 any wor y Discrep ans	Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes
	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum depth of fill (m) No. of car spaces provided Builder to Check an Maximum depth of fill (m) No. of car spaces provided Builder to Check an Measurements Commencement of Immediately Report an to Rapid PI Project North Project North Project North Client Phoebe Buchana Site: 106 Rose Avenue Heights DRAWING TITLE SHADOW PL SHADO	7.2m 8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to 5 any wor y Discrep ans	Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes
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only. These plans are not to k construction certificate applie the written permission of Rag	Max Bldg Ht Above Nat. GL Front Setback (Min.) Rear Setback (Min.) Min. side bdy setback (Min.) Building envelope % of landscape open space (40% min) Impervious area (m2) Maximum cut into gnd (m) Maximum cut into gnd	7.2m 8.5m 6.5m 6.0m 0.9m 4m@ 45Deg 43% 57% 1.95m 0.7m 2 d Confirr Prior to any wor y Discrep ans wor y Discrep ans	Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes