

Rapid Plans [www.rapidplans.com.au](http://www.rapidplans.com.au)  
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BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA



ACCREDITED  
BUILDING DESIGNER

# DEVELOPMENT APPLICATION

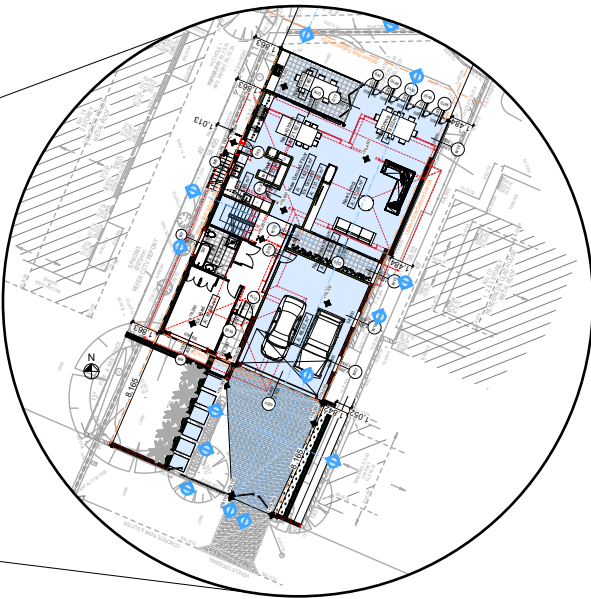
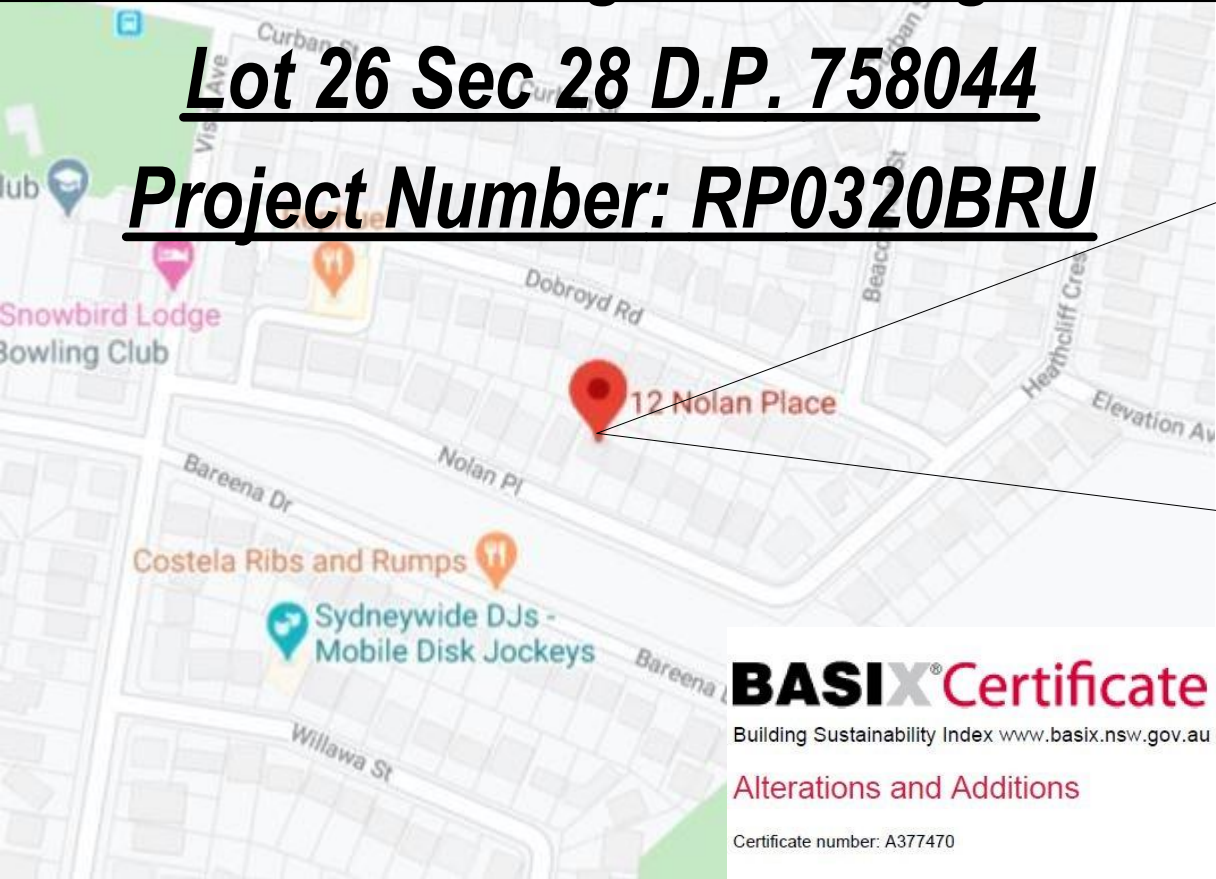
## Alterations & Additions To Existing Residence

### For Fe Design Interiors

### 12 Nolan Place, Balgowlah Heights 2093

### Lot 26 Sec 28 D.P. 758044

### Project Number: RP0320BRU



DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	3	- 6-8-2020
DA1001	A4 NOTIFICATION PLAN	3	- 6-8-2020
DA1002	SITE SURVEY	3	- 6-8-2020
DA1003	SITE PLAN	3	- 6-8-2020
DA1004	Existing Lower Ground Floor Plan	3	- 6-8-2020
DA1005	Existing Ground Floor Plan	3	- 6-8-2020
DA1006	Existing First Floor Plan	3	- 6-8-2020
DA1007	Demolition Lower Ground Floor Plan	3	- 6-8-2020
DA1008	Demolition Ground Floor Plan	3	- 6-8-2020
DA1009	Demolition First Floor Plan	3	- 6-8-2020
DA1010	Excavation & Fill Plan	3	- 6-8-2020
DA1011	Landscape Open Space Plan Existing	3	- 6-8-2020
DA1012	Landscape Open Space Plan Proposed	3	- 6-8-2020
DA1013	Landscape Plan	3	- 6-8-2020
DA1014	Sediment & Erosion Plan	3	- 6-8-2020
DA1015	Waste Management Plan	3	- 6-8-2020
DA1016	Stormwater Plan	3	- 6-8-2020
DA1017	Floor Space Ratio Plan	3	- 6-8-2020
DA2001	LOWER GROUND FLOOR	3	- 6-8-2020
DA2002	GROUND FLOOR	3	- 6-8-2020
DA2003	FIRST FLOOR	3	- 6-8-2020
DA2004	ROOF	3	- 6-8-2020
DA3000	SECTION 1	3	- 6-8-2020
DA3001	SECTION DRIVE	3	- 6-8-2020
DA3002	SECTION POOL	3	- 6-8-2020
DA4000	ELEVATIONS 1	3	- 6-8-2020
DA4001	ELEVATIONS 2	3	- 6-8-2020
DA4002	ELEVATIONS 3	3	- 6-8-2020
DA4003	ELEVATION FRONT FENCE	3	- 6-8-2020
DA5000	PERSPECTIVE	3	- 6-8-2020
DA5001	MATERIAL & COLOUR SAMPLE BOARD	3	- 6-8-2020
DA5002	SHADOW PLAN 21 JUN at 0900h	3	- 6-8-2020
DA5003	SHADOW PLAN 21 JUN at 1200h	3	- 6-8-2020
DA5004	SHADOW PLAN 21 JUN at 1500h	3	- 6-8-2020
DA5005	WALL ELEVATION SHADOWS 1	3	- 6-8-2020

## BASIX®Certificate

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

### Alterations and Additions

Certificate number: A377470

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Friday, 15, May 2020  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,  
Industry &  
Environment

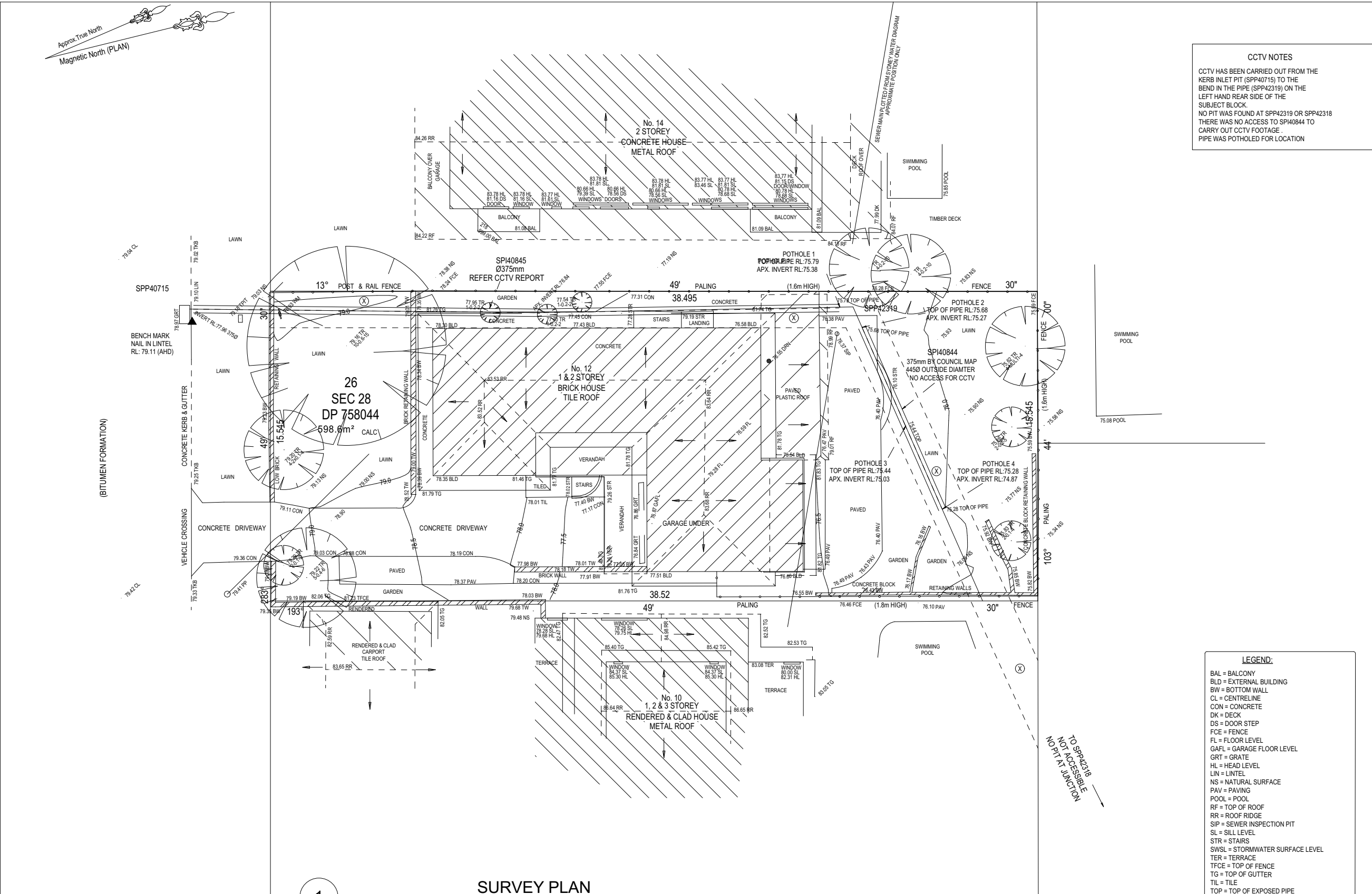
### Description of project

Project address	
Project name	Bruzzano
Street address	12 Nolan Place Balgowlah Heights 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 758044
Lot number	26
Section number	28
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

### Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Rapid Plans

ABN (if applicable): 43150064592



**CCTV NOTES**

CCTV HAS BEEN CARRIED OUT FROM THE KERB INLET PIT (SPP40715) TO THE BEND IN THE PIPE (SPP42319) ON THE LEFT HAND REAR SIDE OF THE SUBJECT BLOCK.

NO PIT WAS FOUND AT SPP42319 OR SPP42318.

THERE WAS NO ACCESS TO SP40844 TO CARRY OUT CCTV FOOTAGE.

PIPE WAS POTHOLED FOR LOCATION.

- NOTES**
- BOUNDARIES HAVE BEEN DEFINED.
  - IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
  - AREA HAS BEEN CALCULATED BY TITLE DIMENSIONS.
  - TREE SIZES ARE ESTIMATES ONLY.
  - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ROB & ALEXIS POOLE.
  - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
  - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
  - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (ph 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
  - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
  - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
  - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
  - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
  - CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
  - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
  - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
  - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
  - COPYRIGHT © CMS SURVEYORS 2019.
  - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
  - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
  - THIS NOTICE MUST NOT BE ERASED.

STEPHEN EMERY  
REGISTERED SURVEYOR BOSSI NUMBER 1605

**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: ASSUMED  
MARKS ADOPTED: N/A

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 1109  
R.L. 76.233 (ORDER L2)  
SOURCE: S.C.I.M.S. (04/12/19)

2	STORMWATER PIPE ADDED	04/08/20
1	FIRST ISSUE	18/12/19

**CLIENT:**

ROB & ALEXIS POOLE  
c/- FE DESIGN  
3/22 FAIRLIGHT CRESCENT  
FAIRLIGHT NSW 2094

**SURVEY PLAN**  
SHOWING DETAIL & LEVELS  
OVER LOT 26 SEC 28 IN D.P.758044  
12 NOLAN PLACE  
BALGOWLAH NSW 2093

**C.M.S. Surveyors Pty Limited**

ACN: 096 240 201  
PO Box 463 Dee Why NSW 2099  
259A South Creek Road, Dee Why NSW 2099  
Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4802  
Email: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET OF 1	
SURVEYED HC	DRAWN MC	CHECKED HC	APPROVED AF/DR
SURVEY INSTRUCTION 19011	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 09/12/19 & 04/08/20	
DRAWING NAME 19011detail			ISSUE

TITLE INDICATES THAT LOT 26 SEC 28 IN D.P.758044 IS SUBJECT TO:

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS
- EXCEPTING THE LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES BY THE CROWN GRANT
- J384460 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS SITE OF PROPOSED
- ⓧ DRAINAGE EASEMENT IN PLAN WITH J384460

**1**

**SURVEY PLAN**  
1:200

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Building Design and Architectural Drafting

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

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

Project North

Checked Plot Date: 6/08/2020  
Project NO: RP0320BRU  
Project Status: DA Rev3

Client Site: Fe Design Interiors  
12 Nolan Place, Balgowlah Heights 2093

Sheet Size: A3

DRAWING TITLE : SITE AND LOCATION SITE SURVEY

PROJECT NAME : Alterations & Additions

REVISION NO. 3  
DATE: 6-8-2020  
DRAWING NO. DA1002

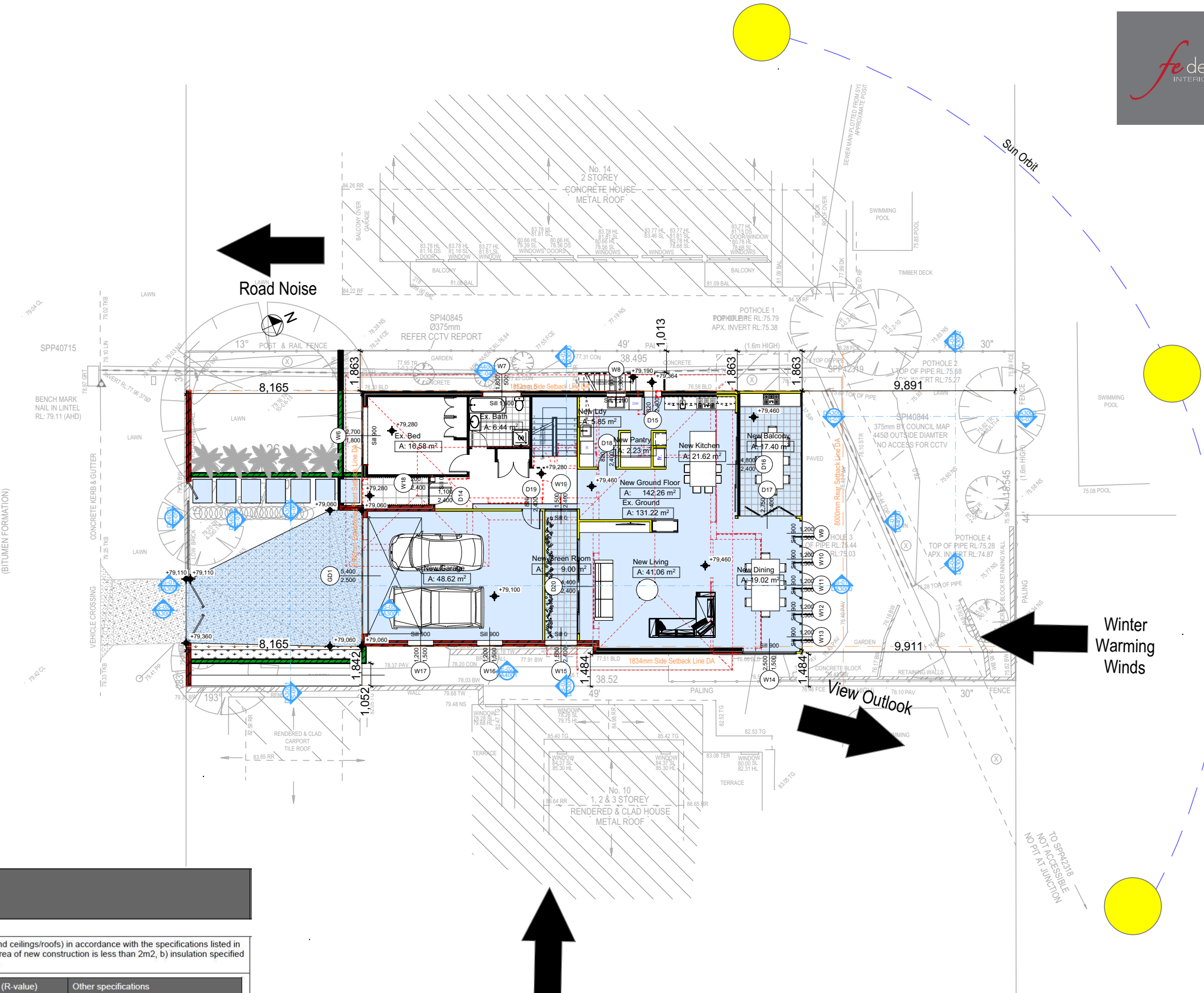




Denotes New Works

**Wall Legend**

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item



Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
suspended floor above garage: framed (R0.7).	nil	
floor above existing dwelling or building.	nil	
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

2  
SITE PLAN  
1:200

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

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Building Design and Architectural Drafting

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**bdaa**  
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**NOTES**

12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential

Nolan Place, Balgowlah Heights 2093 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

Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls

Road Sheet Metal to have R1.58 Insulation

Insulation to External Timber Framed (Clad) Walls R1.70

Insulation to External Cavity Brick Walls is Nil

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 2204

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 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 A37470

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, 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	598.6m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m2)	43%	Yes
Maximum cut into gnd (m)	181mm	Yes
Maximum depth of fill (m)	580mm	Yes
No. of car spaces provided	2	Yes
Floor Space Ratio (0.45)	0.55	Variation

**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: 6/08/2020  
Project NO.: RPD0208RU  
Project Status DA Rev3

Client Fe Design Interiors

Site: 12 Nolan Place, Balgowlah Heights 2093

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

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

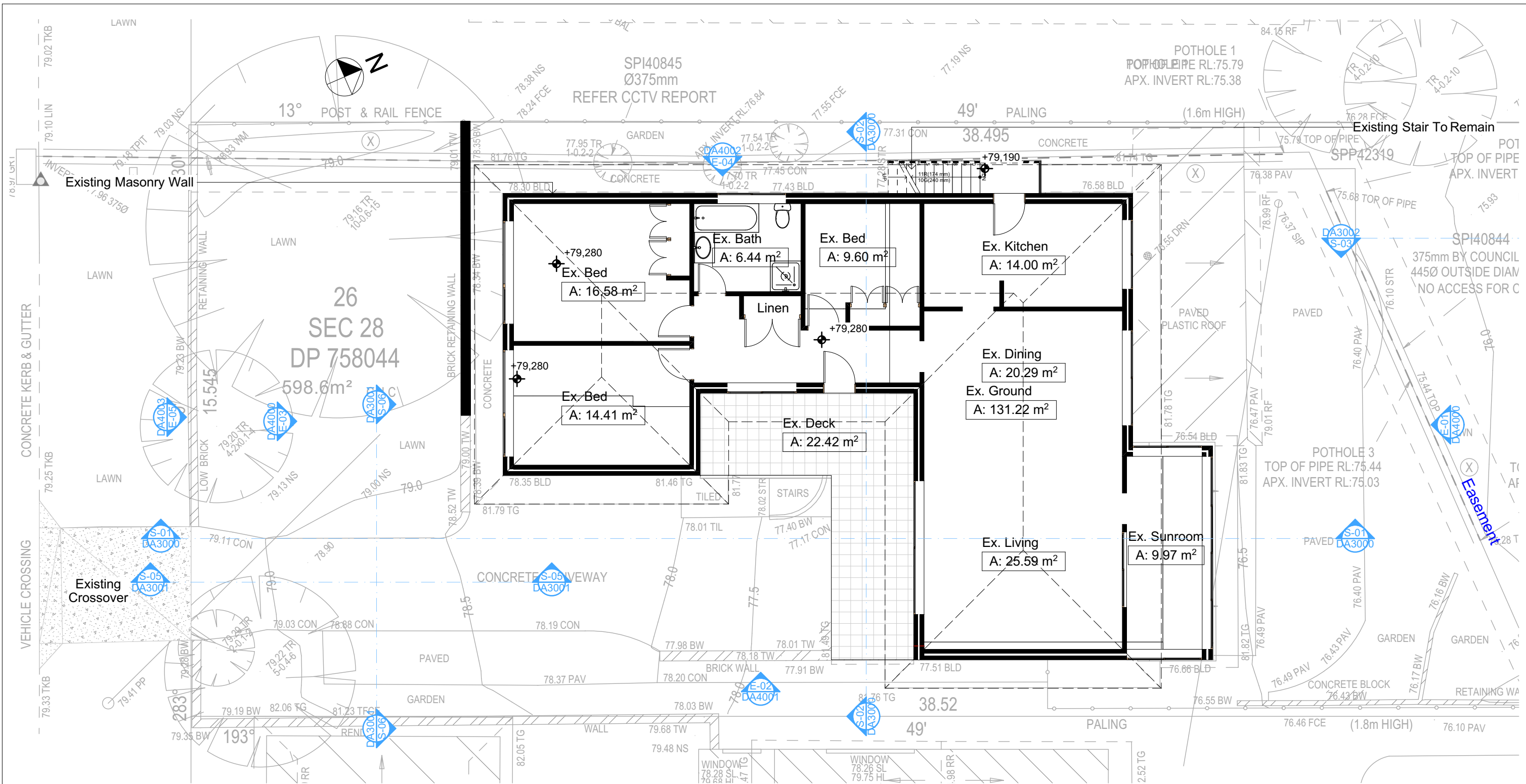
REVISION NO.	REVISION NO.
3	6-8-2020

DRAWING NO.  
**DA1003**

Plot Date: 6/08/2020  
Sheet Size: A3







**Wall Legend**  
Denotes Existing Wall

2 EXISTING GROUND FLOOR  
1:100

Builder To Check & Confirm Existing Measurements Prior to Commencement

**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item  
**Certifying**  
The DA Application Only plans are for DA Application purposes only.  
These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

**Construction**  
Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to Cavity Brick is Nil  
Refer to Engineers Drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A377470  
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (floor/s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

**DA APPLICATION ONLY**  
NOT FOR CONSTRUCTION

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	598.6m <sup>2</sup>	Yes	Building envelope	Side Setback	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (35% min)	35%	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation	Impervious area (m <sup>2</sup> )	43%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	1811mm	Yes
Front Setback (Min.)	Established	Yes	Maximum depth of fill (m)	580mm	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation	Floor Space Ratio (0.45)	0.55	Variation

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

Project North

Checked Plot Date: 6/08/2020  
Project NO: RP03208RU  
Project Status: DA Rev3

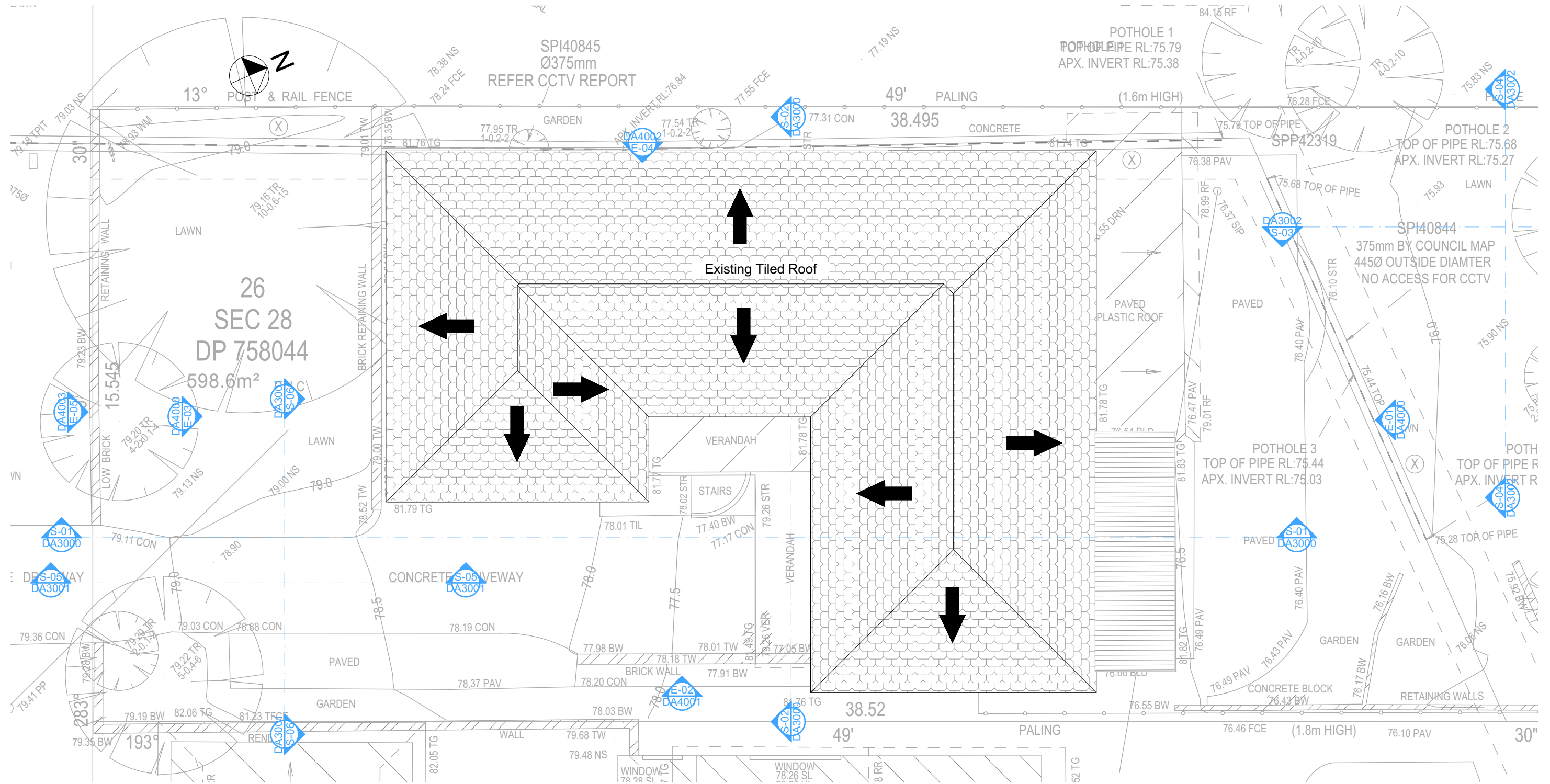
Client Site: Fe Design Interiors  
12 Nolan Place, Balgowlah Heights 2093

Sheet Size: A3

DRAWING TITLE : SITE AND LOCATION  
**Existing Ground Floor Plan**

PROJECT NAME : **Alterations & Additions**

REVISION NO.  
**3**  
DATE: **6-8-2020**  
DRAWING NO.  
**DA1005**



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

**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
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New Works to be constructed shown in Shaded/Blue  
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drawings by Rapid Plans

**Construction**  
Concrete Slab, Timber Framed, Cavity Brick, Timber  
Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to Cavity Brick is Nil  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact  
fluorescent lamps

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**Wall Legend**  
Denotes Existing Wall

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	598.6m <sup>2</sup>	Yes	Building envelope	Side Setback	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (35% min)	35%	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation	Impervious area (m <sup>2</sup> )	43%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	1811mm	Yes
Front Setback (Min.)	Established	Yes	Maximum depth of fill (m)	580mm	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation	Floor Space Ratio (0.45)	0.55	Variation



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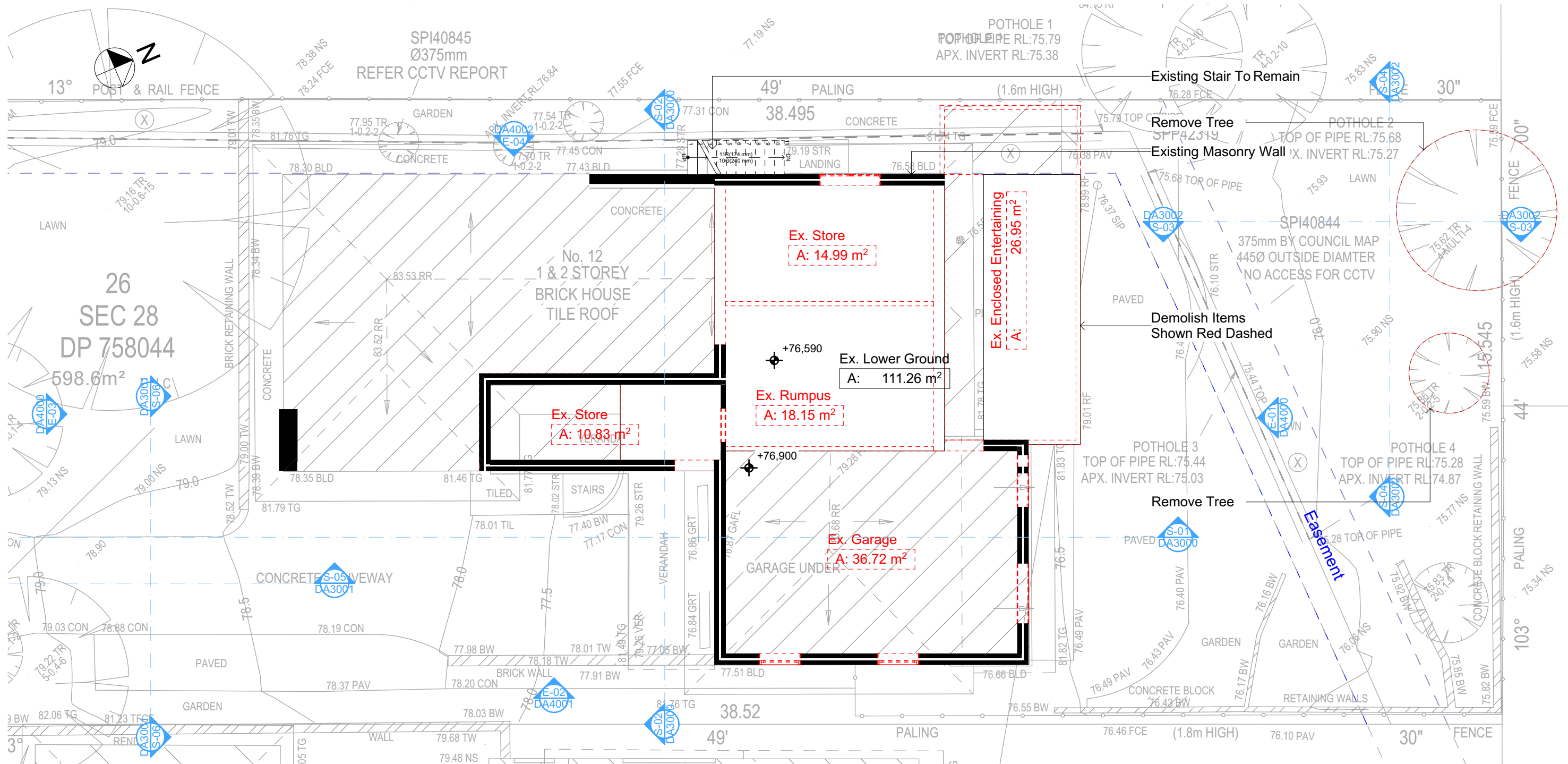
Builder to Check and Confirm  
all Measurements Prior to  
Commencement of any works.  
Immediately Report any  
Discrepancies to Rapid Plans

Project North  
Checked  
Plot Date: 6/08/2020  
Project NO: RP03208RU  
Project Status: DA Rev3  
Client  
Site: Fe Design Interiors  
12 Nolan Place, Balgowlah  
Heights 2093  
Sheet Size: A3

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

REVISION NO.  
3  
DATE:  
6-8-2020  
DRAWING NO.  
DA1006





1 DEMOLITION BASEMENT/LOWER GROUND  
1:100

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

**Wall Legend**

— Denotes Existing Wall

- - - - Denotes Demolished Item

**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item  
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**Construction**  
Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to Cavity Brick is Nil  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

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a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	598.6m <sup>2</sup>	Yes	Building envelope	Side Setback	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (35% min)	35%	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation	Impervious area (m <sup>2</sup> )	43%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1811mm	Yes
Front Setback (Min.)	Established	Yes	Maximum depth of fill (m)	580mm	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation	Floor Space Ratio (0.45)	0.55	Variation



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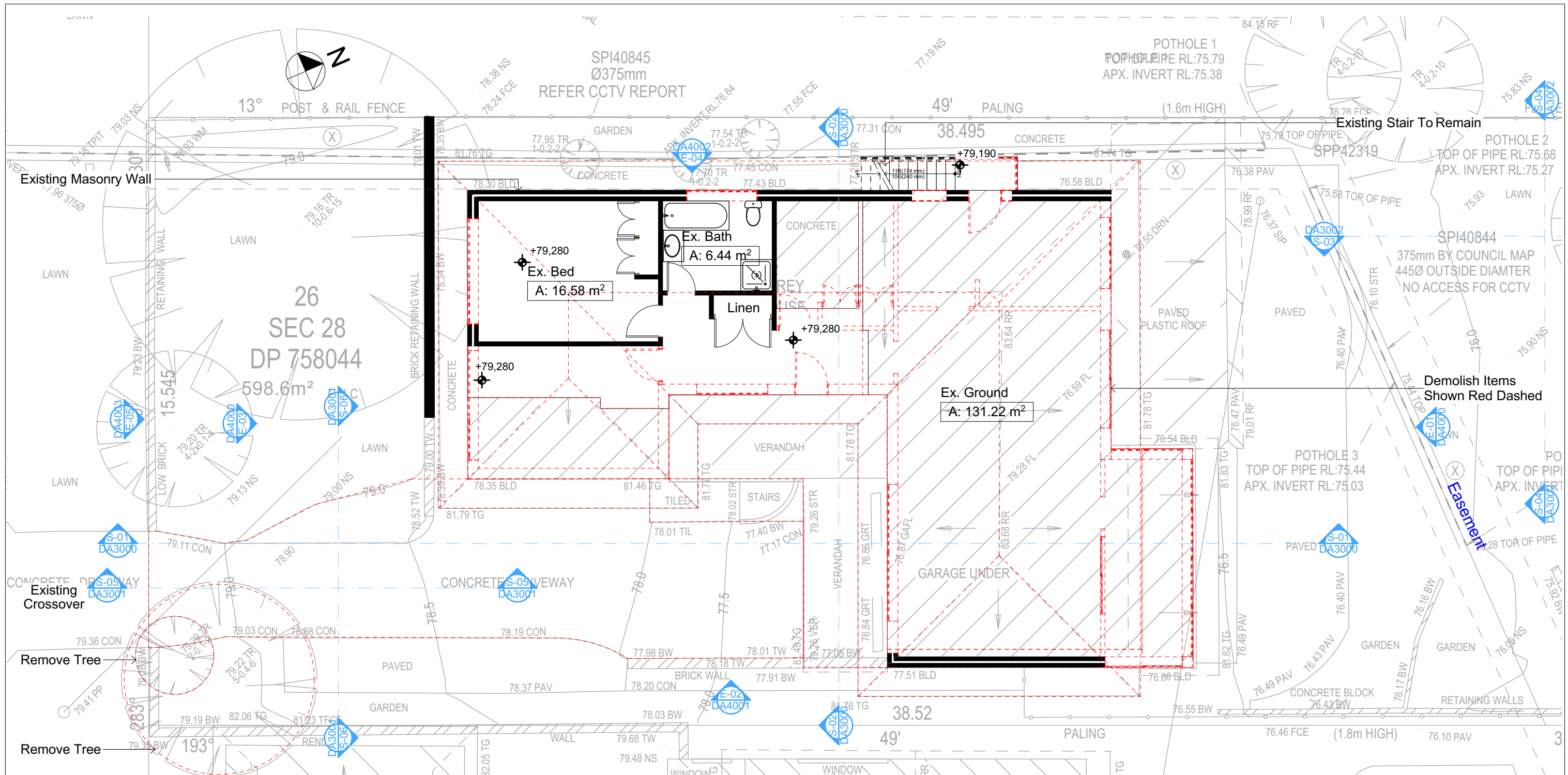


Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North  
Checked Plot Date: 6/08/2020  
Project NO: RP0320BRU  
Project Status: DA Rev3  
Client Site: Fe Design Interiors  
12 Nolan Place, Balgowlah Heights 2093  
Sheet Size: A3

DRAWING TITLE : **Demolition Lower Ground Floor Plan**  
PROJECT NAME : **Alterations & Additions**

REVISION NO.  
**3**  
DATE: **6-8-2020**  
DRAWING NO.  
**DA1007**



2 DEMOLITION GROUND FLOOR  
1:100

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

**Wall Legend**  
— Denotes Existing Wall  
- - - Denotes Demolished Item

**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item  
**Certifying**  
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**Construction**  
Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to Cavity Brick is Nil  
Refer to Engineers Drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A377470  
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (floor/s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	598.6m <sup>2</sup>	Yes	Building envelope	Side Setback	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (35% min)	35%	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation	Impervious area (m <sup>2</sup> )	43%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	1811mm	Yes
Front Setback (Min.)	Established	Yes	Maximum depth of fill (m)	580mm	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation	Floor Space Ratio (0.45)	0.55	Variation



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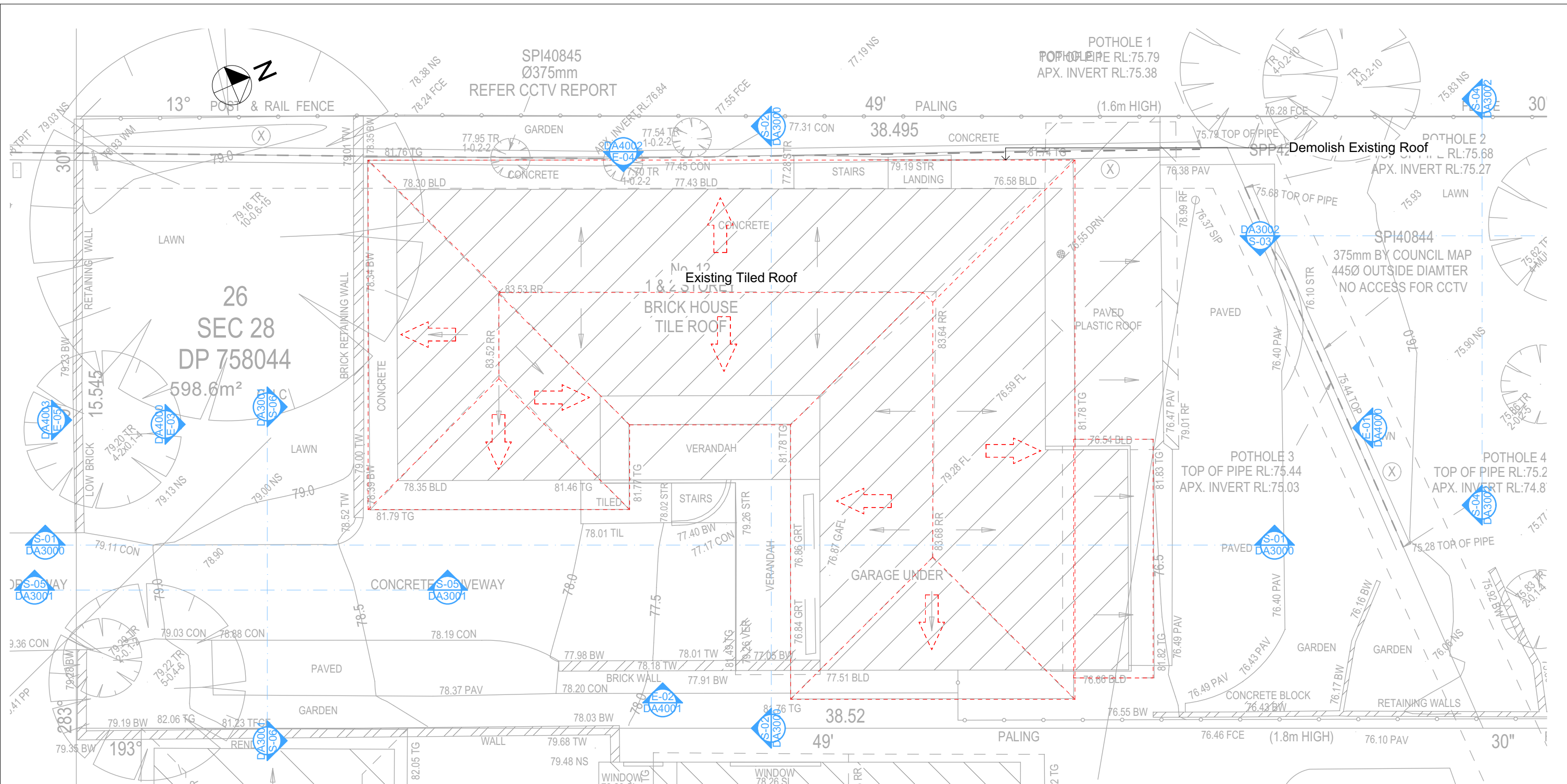
Builder to Check and Confirm  
all Measurements Prior to  
Commencement of any works.  
Immediately Report any  
Discrepancies to Rapid Plans

Project North  
Checked  
Plot Date: 6/08/2020  
Project NO: RP03208RU  
Project Status: DA Rev3  
Client: Fe Design Interiors  
Site: 12 Nolan Place, Balgowlah Heights 2093  
Sheet Size: A3

DRAWING TITLE : **Demolition Ground Floor Plan**  
PROJECT NAME : **Alterations & Additions**

REVISION NO.  
**3**  
DATE: **6-8-2020**  
DRAWING NO.  
**DA1008**





3 DEMOLITION ROOF PLAN  
1:100

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

#### Wall Legend

- Denotes Existing Wall  
- - - Denotes Demolished Item

#### NOTES

12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item  
**Certifying**  
The DA Application Only plans are for DA Application purposes only.  
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drawings by Rapid Plans

#### Construction

Concrete Slab, Timber Framed, Cavity Brick, Timber  
Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to Cavity Brick is Nil  
Refer to Engineers Drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact  
fluorescent lamps

#### Basix

Basix Certificate Number A377470

All Plans to be read in conjunction with Basix Certificate

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

a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>,  
b) insulation specified is not required for parts of altered construction where insulation already exists.

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.

Relevant overshadowing specifications must be satisfied for each window and glazed door.

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

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

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

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	598.6m <sup>2</sup>	Yes	Building envelope	Side Setback	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (35% min)	35%	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation	Impervious area (m <sup>2</sup> )	43%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1811mm	Yes
Front Setback (Min.)	Established	Yes	Maximum depth of fill (m)	580mm	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation	Floor Space Ratio (0.45)	0.55	Variation



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purposes until issued by the Designer for construction.



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

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

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

REVISION NO.  
3  
DATE:  
6-8-2020  
DRAWING NO.  
DA1009



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**NOTES**  
Nolan Place, Baglowah Heights 2093 is zoned R2-Low Density Residential Zone.  
Nolan Place, Baglowah Heights 2093 is not considered a heritage item.  
Plans to be read in conjunction with Basic Certificate of Approval.  
All works to be constructed shown in Shaded/Blue.  
**Instruction**  
Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls.  
Use of Steel Mesh to have R1.58 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to External Cavity Brick Walls is Nil.  
Refer to Engineers drawings for details of details  
work to Engineers Specification and BCA  
timber framing to BCA and AS 1684  
Permitte Management to BCA and AS 3660.1  
insulating to BCA and AS2018:2014  
terpocrofoling to BCA and AS 3740  
new low to have R1.58 Insulation 40% compact fluorescent lamps  
workmanship and materials shall be in accordance with the  
requirements of Building Codes of Australia.

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Issue Certificate Number A373740

Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor and ceiling) in accordance with the specifications listed in the table below, except that (a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>. (b) Where the area of new construction is greater than 2m<sup>2</sup>, the applicant must ensure insulation is applied.

Table 1: Insulation specifications for windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.

Table 2: Additional overshadowing specifications must be satisfied for each window and glazed door.

Table 3: Projections described in millimetres, the leading edge of each window, pergola, verandah, balcony or awning must be no more than 2400 mm above the ground level. The leading edge of each window must be no more than 2400 mm above the sill.

Table 4: The height of the window must be the height and distance from the centre and the base of the window and glazed door.

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

Plot Date: 6/08/2020

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





Denotes Impervious Area

Denotes Open Space Area

Denotes Pervious Area



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NOTES  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential.  
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation 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, 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  
Site Area  
Housing Density (dwelling/m<sup>2</sup>)  
Max Ceiling Ht Above Nat. GL  
Max Bldg Ht Above Nat. GL  
Front Setback (Min.)  
Rear Setback (Min.)  
Min. side bdy setback (Min.)  
Building envelope  
% of landscape open space (35% min)  
Impervious area (m<sup>2</sup>)  
Maximum cut into gnd (m)  
Maximum depth of fill (m)  
No. of car spaces provided  
Floor Space Ratio (0.45)

Prop.	Comp.
598.6m <sup>2</sup>	Yes
1	Yes
7.2m, 7.1m	Variation
8.5m	Yes
Established	Yes
8.0m	Yes
1/3 Wall Height	Variation
Side Setback	Yes
35%	Yes
43%	Yes
1811mm	Yes
580mm	Yes
2	Yes
0.55	Variation

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: 6/08/2020  
Project NO.: RP03208RU  
Project Status DA Rev3

Client Fe Design Interiors

Site: 12 Nolan Place, Balgowlah Heights 2093

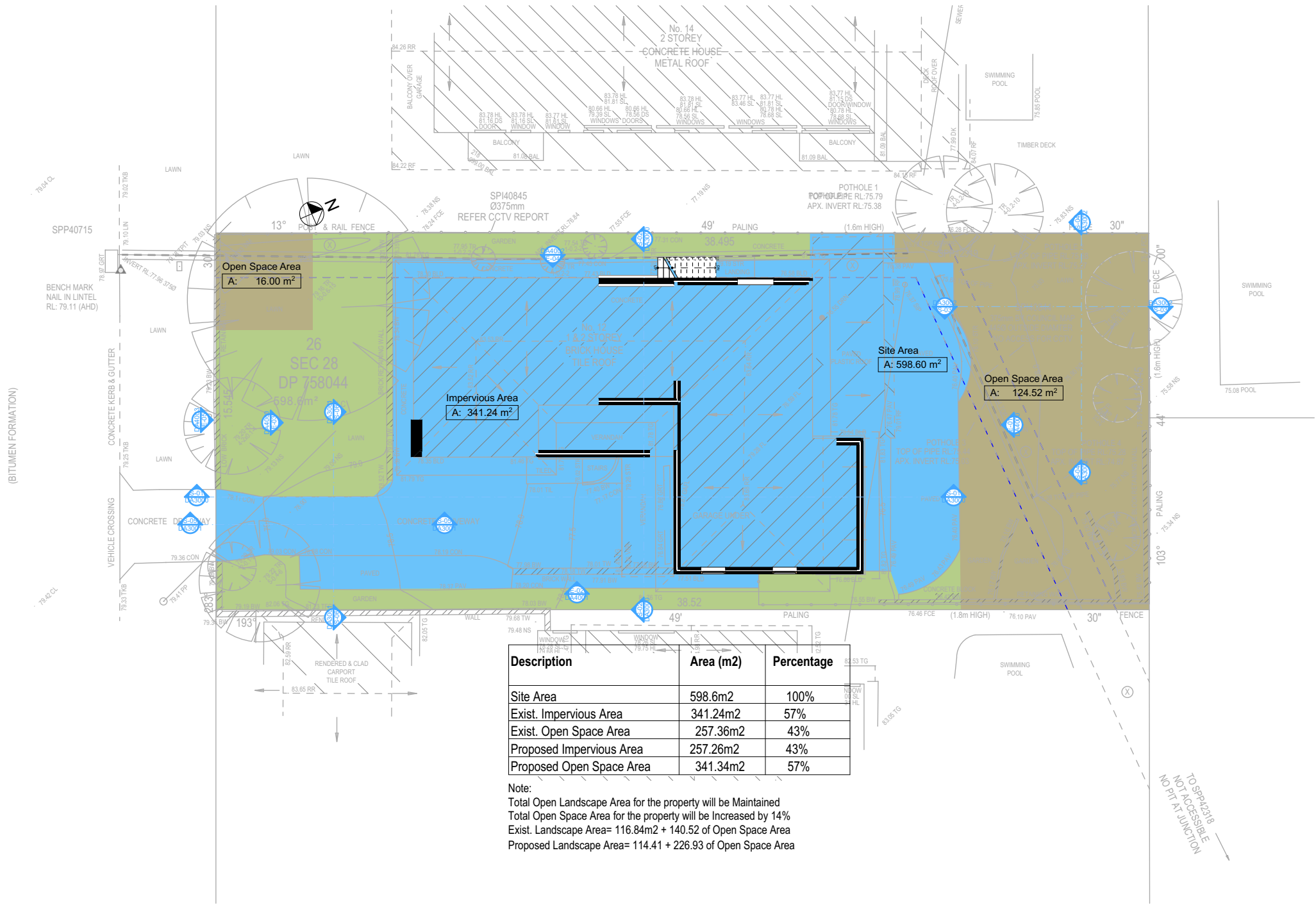
DRAWING TITLE  
SITE AND LOCATION  
Landscape Open Space Plan Existing

PROJECT NAME:  
Alterations & Additions

REVISION NO.  
3  
6-8-2020

DRAWING NO.  
DA1011

Plot Date: 6/08/2020  
Sheet Size: A3



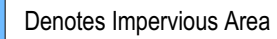
Description	Area (m <sup>2</sup> )	Percentage
Site Area	598.6m <sup>2</sup>	100%
Exist. Impervious Area	341.24m <sup>2</sup>	57%
Exist. Open Space Area	257.36m <sup>2</sup>	43%
Proposed Impervious Area	257.26m <sup>2</sup>	43%
Proposed Open Space Area	341.34m <sup>2</sup>	57%

Note:  
Total Open Landscape Area for the property will be Maintained  
Total Open Space Area for the property will be Increased by 14%  
Exist. Landscape Area= 116.84m<sup>2</sup> + 140.52 of Open Space Area  
Proposed Landscape Area= 114.41 + 226.93 of Open Space Area

1 LANDSCAPE OPEN SPACE EXISTING  
1:200

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**NOTES**  
Place, bagallow Heights 2093 is zoned R2-Low Density Residential.  
12 Nolan Place, Bagallow Heights 2093 is not considered a heritage item.  
All All work to be done in conjunction with Basix Certificate.  
New Works to be constructed shown in Shaded/Blue.  
**Construction**  
Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls.  
Roof Sheet Metal to have R1.58 Insulation.  
Insulation to External Cavity Brick Wall (Clad) Walls R1.70  
Insulation to External Cavity Brick Walls is Nil.  
Perforated Engineers drawn metal roof sheet.  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1884.  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS10288-2047  
Waterproofing to BCA and AS 3740.  
All lighting to be done in accordance with compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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**Basic Certificate Number A377470**

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 if additional insulation is not installed in the area of new construction is less than 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.

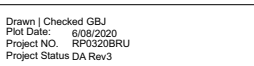
Relevant overshadowing specifications must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each balcony, verandah or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2450 mm above the sill.

The height of the window or glazed door 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	598.6m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side by setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m2)	43%	Yes
Maximum cut into gnd (m)	181mm	Yes
Maximum depth of fill (m)	580mm	Yes
No. of car spaces provided	2	Yes
floor Space Ratio (0.45)	0.55	Variation

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



Client Fe Design Interiors

Site: 12 Nolan Place, Balgowlah Heights 2093

DRAWING TITLE : SITE AND LOCATION  
**Landscape Open Space  
Plan Proposed**

PROJECT NAME : **Alterations & Additions**

REVISION NO.	REVISION NO.
<b>3</b>	<b>6-8-2020</b>

**DA1012**

Plot Date: 6/08/2020  
Sheet Size: A3



Description	Area (m2)	Percentage
Site Area	598.6m2	100%
Exist. Impervious Area	341.24m2	57%
Exist. Open Space Area	257.36m2	43%
Proposed Impervious Area	257.26m2	43%
Proposed Open Space Area	341.34m2	57%

Note:  
Total Open Landscape Area for the property will be Maintained  
Total Open Space Area for the property will be Increased by 14%  
Exist. Landscape Area= 116.84m<sup>2</sup> + 140.52 of Open Space Area  
Proposed Landscape Area= 114.41 + 226.93 of Open Space Area

LANDSCAPE OPEN SPACE PROPOSED  
- 1:200

Heights 2093 DRAWING TITLE: SITE AND LOCATION <b>Landscape Open Space</b> <b>Plan Proposed</b>	
PROJECT NAME : <b>Alterations &amp;</b>	

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

**6/08/2020**  
Z:\Current Projects\2020\General\POOLE  
Rob & Alexie 12 Nolan St, Balgownie  
WichCAD DwgV&Bruzano-Picco-23 OA  
Finals Rev2.plt



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BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

**bdaa**  
ACCREDITED  
BUILDING DESIGNER

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**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential.  
Nolan Place, Balgowlah Heights 2093 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.  
Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls.  
Roof Sheet Metal to have R1.50 Insulation.  
Insulation to External Timber Framed (Clad) Walls R1.70.  
Insulation to External Cavity Brick Walls is Nil.  
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 AS1029.2047.  
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 Certificate Number A377470.  
All Plans to be read in conjunction with Basic Certificate.  
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	598.6m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m <sup>2</sup> )	43%	Yes
Maximum cut into gnd (m)	181mm	Yes
Maximum depth of fill (m)	580mm	Yes
No. of car spaces provided	2	Yes
Floor Space Ratio (0.45)	0.55	Variation

**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: 6/08/2020  
Project NO.: RP03208RU  
Project Status DA Rev3

Client Fe Design Interiors

Site: 12 Nolan Place, Balgowlah Heights 2093

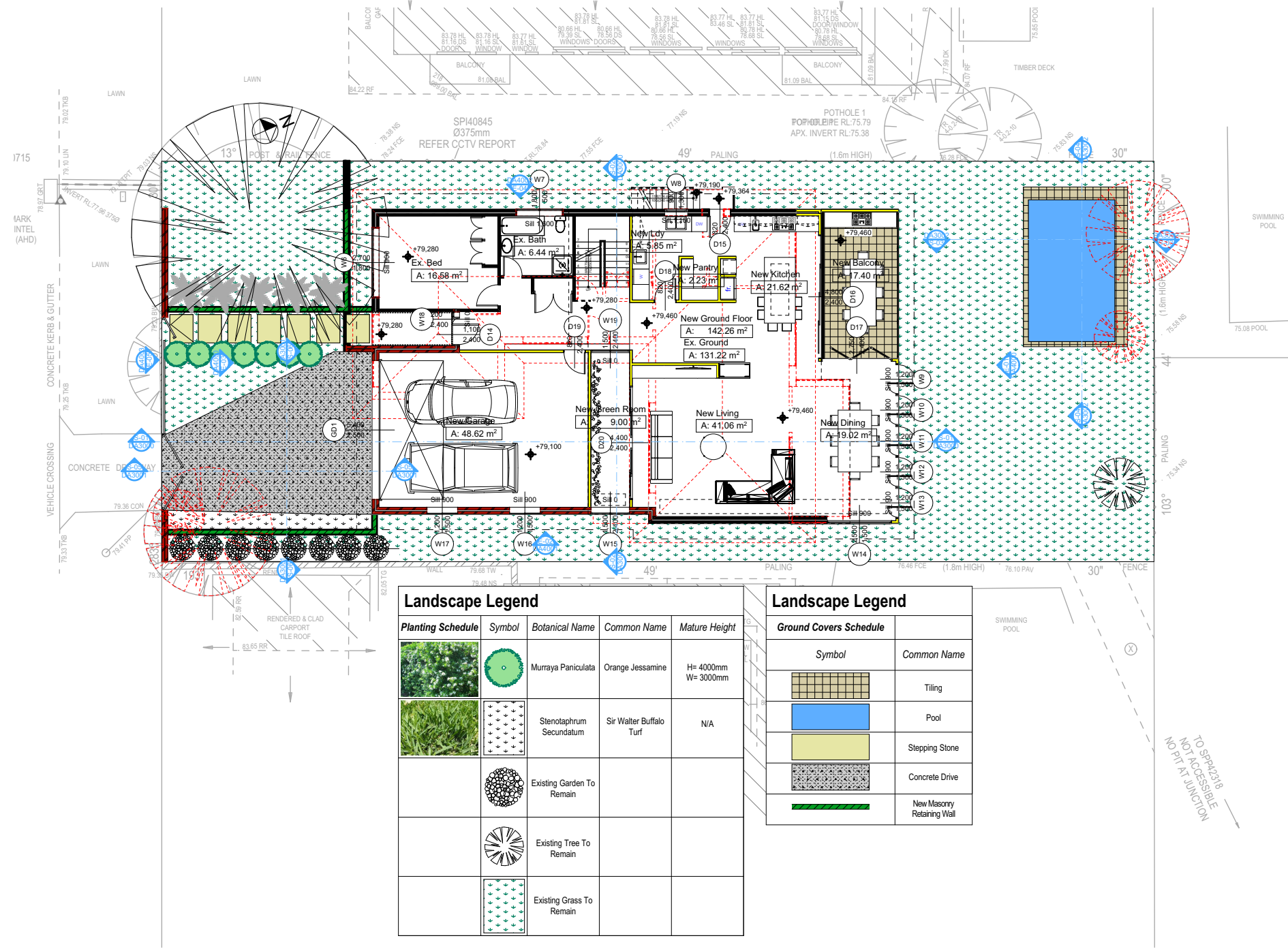
DRAWING TITLE: **SITE AND LOCATION Landscape Plan**

PROJECT NAME: **Alterations & Additions**

REVISION NO.	REVISION NO.
3	6-8-2020
DRAWING NO.	
DA1013	

Plot Date: 6/08/2020  
Sheet Size: A3

LANDSCAPE PLAN  
1:200



Landscape Legend				
Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height
		Murraya Paniculata	Orange Jessamine	H= 4000mm W= 3000mm
		Stenotaphrum Secundatum	Sir Walter Buffalo Turf	N/A
		Existing Garden To Remain		
		Existing Tree To Remain		
		Existing Grass To Remain		

Landscape Legend	
Ground Covers Schedule	
Symbol	Common Name
	Tiling
	Pool
	Stepping Stone
	Concrete Drive
	New Masonry Retaining Wall



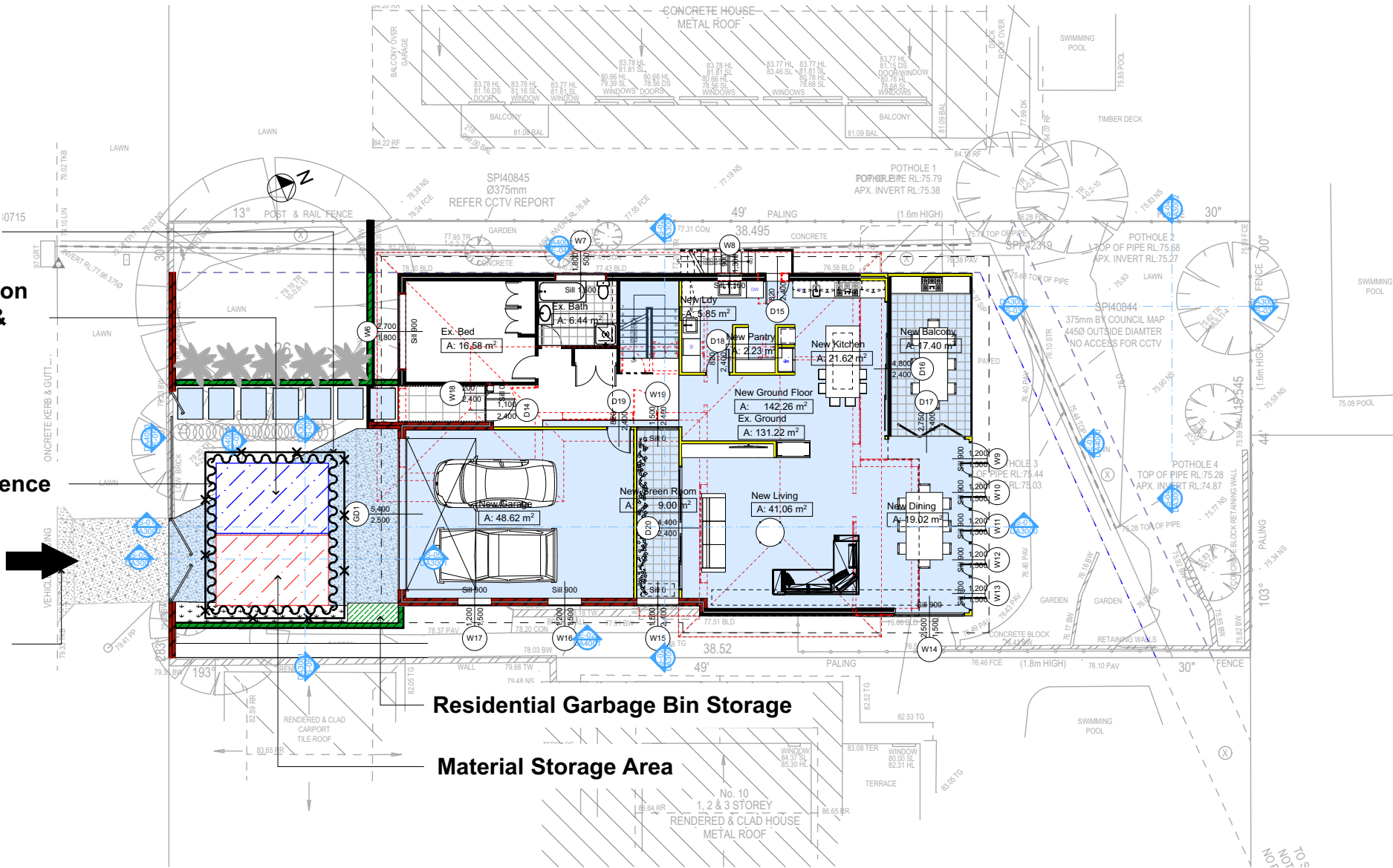


Site Safety Fence

Approximate Location  
Of Building Waste &  
Recycling Area

Sediment Control Fence

Vehicle Access For  
Removal Of Waste  
By Builder During  
Work Hours



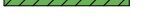
Denotes New Works



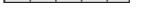
Denotes New Timber Framed Wall



Denotes New Masonry Wall



Denotes New Concrete Block Wall



Denotes New Concrete



Denotes Existing Wall



Denotes Demolished Item

Wall Legend



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**NOTES**

17 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential.

Nolan Place, Balgowlah Heights 2093 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.

Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls.

Road Sheet Metal to have R1.59 Insulation.

Insulation to External Timber Framed (Clad) Walls R1.70 Insulation to External Cavity Brick Walls is Nil.

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.

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**

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 Carrying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans.

**Basic**

Basic Certificate Number A37470.

All Plans to be read in conjunction with Basic Certificate.

The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation 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, 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	598.6m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m <sup>2</sup> )	43%	Yes
Maximum cut into gnd (m)	1811mm	Yes
Maximum depth of fill (m)	580mm	Yes
No. of car spaces provided	2	Yes
Floor Space Ratio (0.45)	0.55	Variation

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: 6/08/2020  
Project NO.: RP03208RU  
Project Status DA Rev3

Client Fe Design Interiors

Site: 12 Nolan Place, Balgowlah Heights 2093

DRAWING TITLE:  
SITE AND LOCATION  
Waste Management Plan

PROJECT NAME:  
Alterations & Additions

REVISION NO. REVISION NO.  
3 6-8-2020

DRAWING NO.  
DA1015

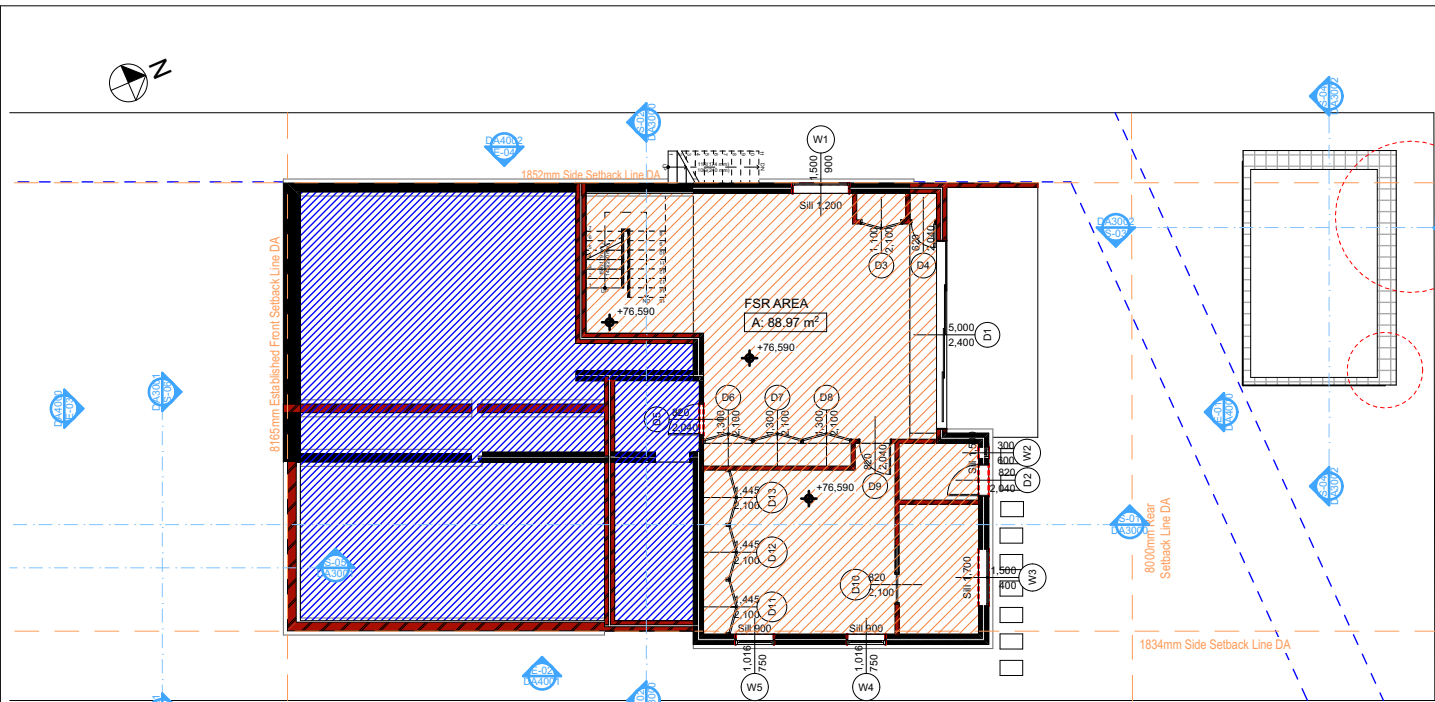
Plot Date: 6/08/2020  
Sheet Size: A3

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

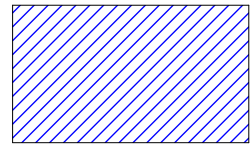
These plans are for DA Application purposes only. These plans are not to be used for the construction certificate application without the written permission of Rapid Plans

	Heights 2093
DRAWING TITLE :	SITE AND LOCATION <b>Stormwater Plan</b>
PROJECT NAME :	<b>Alterations &amp;</b>





Denotes Proposed FSR

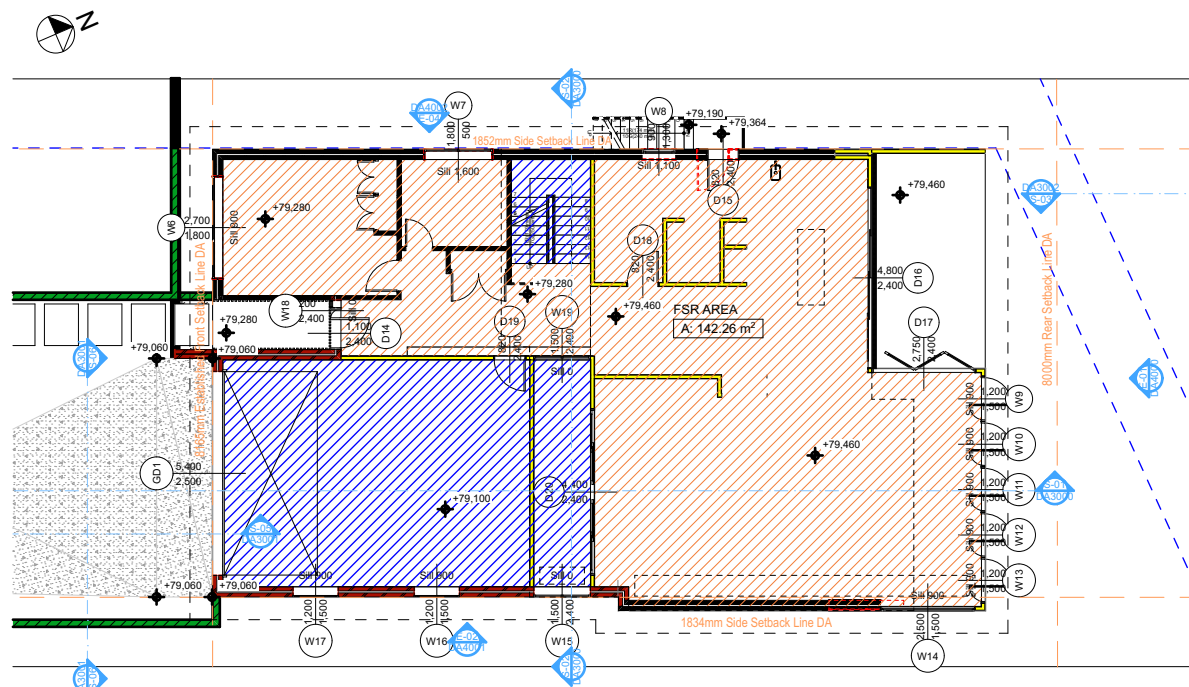


Denotes Void, Storage, Garage

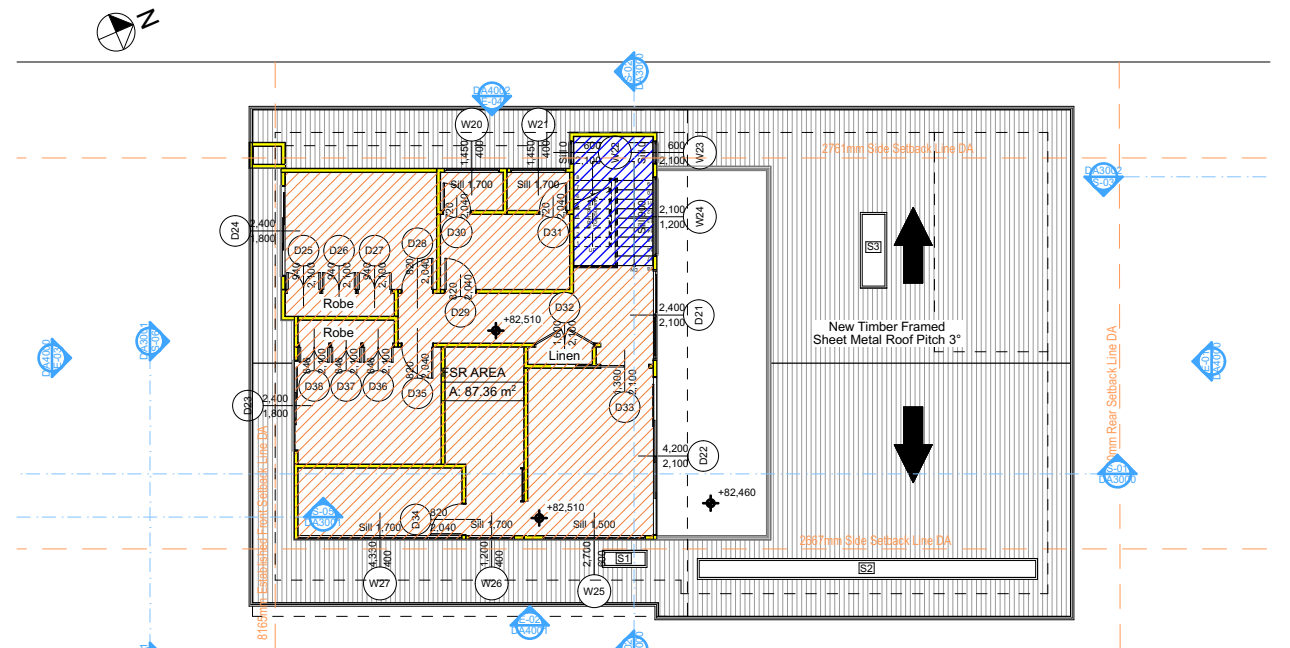
### Floor Space Ratio (FSR) Calculations:

Lower Ground Floor= 88.97m<sup>2</sup>  
Ground Floor= 142.26m<sup>2</sup>  
First Floor= 85.99m<sup>2</sup>  
Total Floor Area= 317.22m<sup>2</sup>  
FSR Ratio= 0.529:1 (53%)

1  
-  
LOWER GROUND FSR  
1:200



2  
-  
GROUND FLOOR FSR  
1:200



3  
-  
FIRST FLOOR FSR  
1:200

#### NOTES

12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item  
**Certifying**  
The DA Application Only plans are for DA Application purposes only.  
These plans are not to be used for the construction certificate  
application by any Certifying Authority without the written permission  
of Rapid Plans or the supply of authorised Construction Certificate  
drawings by Rapid Plans

#### Construction

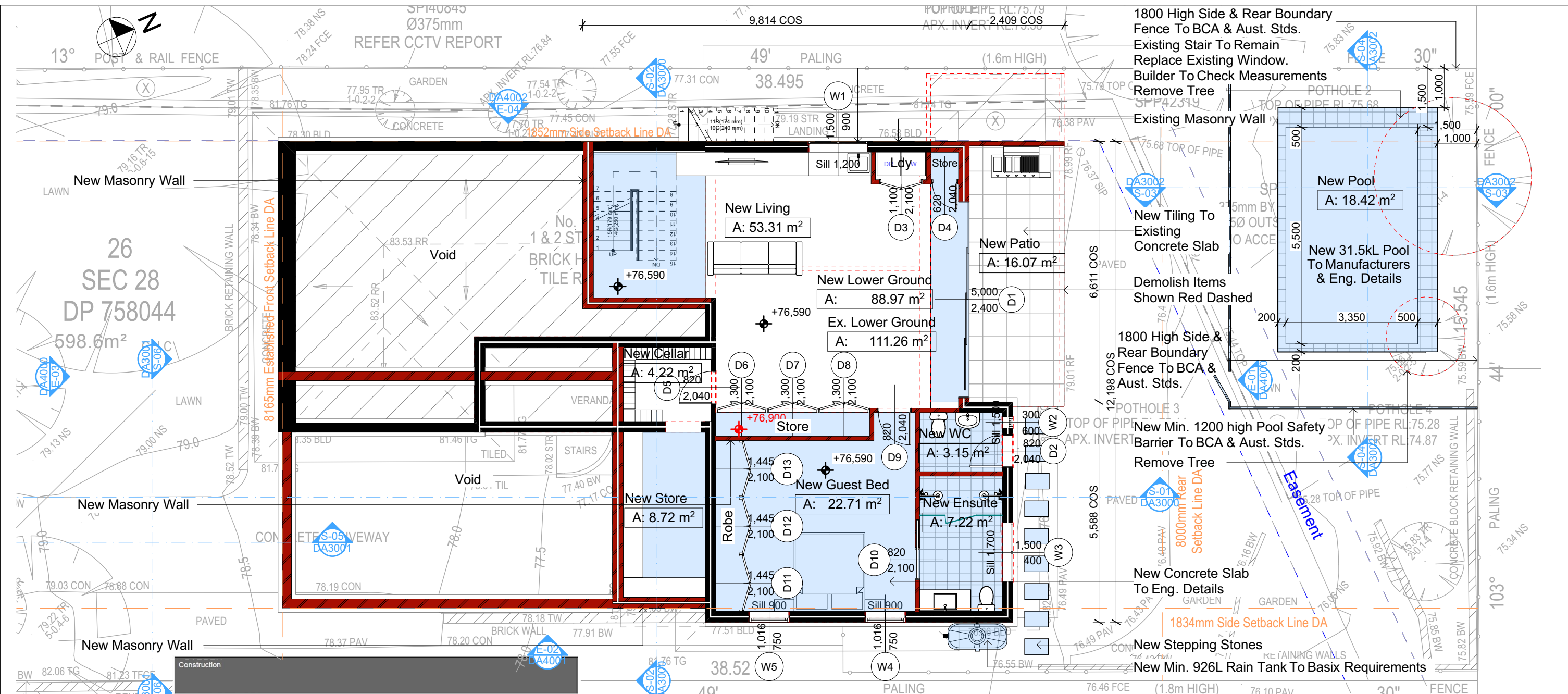
Concrete Slab, Timber Framed, Cavity Brick, Timber  
Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to Cavity Brick is Nil  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact  
fluorescent lamps

#### Basix

Basix Certificate Number A377470  
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>.  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more  
than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

**DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION**

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	598.6m <sup>2</sup>	Yes	Building envelope	Side Setback	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (35% min)	35%	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation	Impervious area (m <sup>2</sup> )	43%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1811mm	Yes
Front Setback (Min.)	Established	Yes	Maximum depth of fill (m)	580mm	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation	Floor Space Ratio (0.45)	0.55	Variation



Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
suspended floor above garage: framed (R0.7).	nil	
floor above existing dwelling or building.	nil	
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)

1 BASEMENT/LOWER GROUND 1:100

**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item  
**Certifying**  
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drawings by Rapid Plans

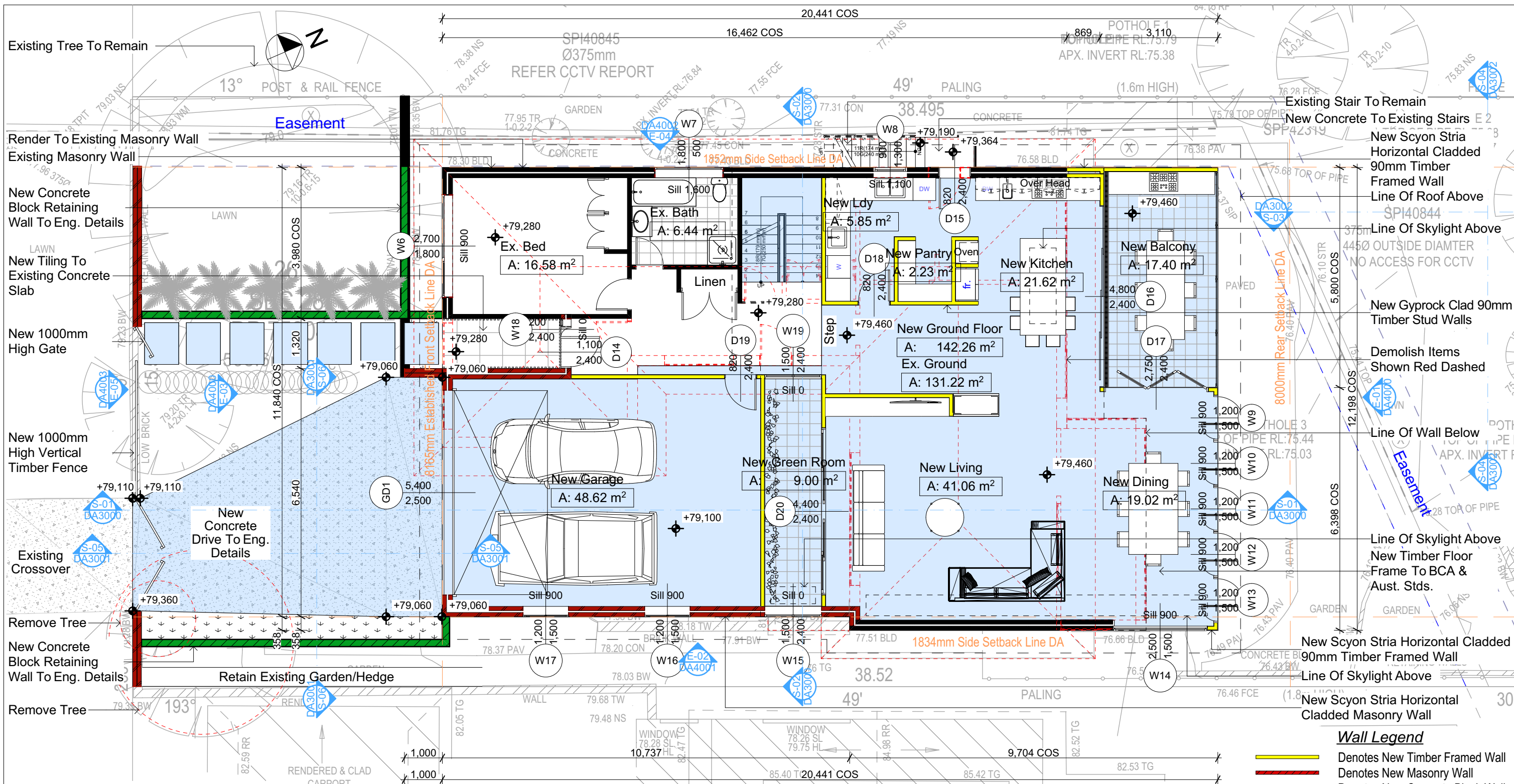
**Construction**  
Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to Cavity Brick is Nil  
Refer to Engineers Drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A377470  
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional insulation is not required where the area of new construction is less than 2m²,  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
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For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	598.6m²	Yes	Building envelope	Side Setback	Yes
Housing Density (dwelling/m²)	1	Yes	% of landscape open space (35% min)	35%	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation	Impervious area (m²)	43%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1811mm	Yes
Front Setback (Min.)	Established	Yes	Maximum depth of fill (m)	580mm	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation	Floor Space Ratio (0.45)	0.55	Variation





2 GROUND FLOOR  
1:100

**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item  
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drawings by Rapid Plans

**Construction**  
Concrete Slab, Timber Framed, Cavity Brick, Timber  
Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to Cavity Brick is Nil  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
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Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact  
fluorescent lamps

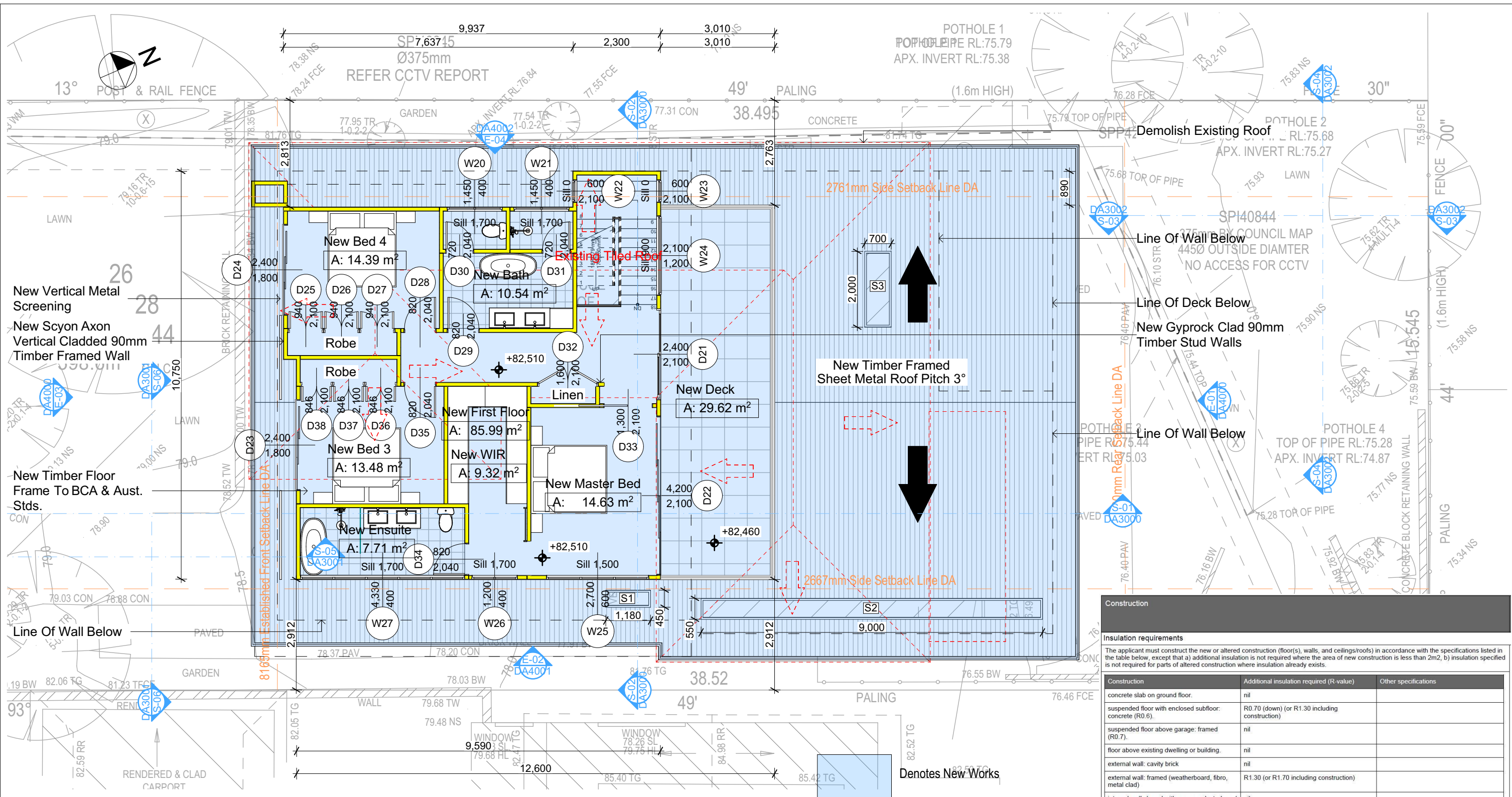
**Basix**  
Basix Certificate Number A377470  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor/s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional 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, pergola, verandah, balcony or awning must be no more  
than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

**Fixtures and systems**  
**Lighting**  
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or  
light-emitting-diode (LED) lamps.  
**Fixtures**  
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.  
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.  
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

**Wall Legend**  
Denotes New Timber Framed Wall  
Denotes New Masonry Wall  
Denotes New Concrete Block Wall  
Denotes New Concrete  
Denotes Existing Wall  
Denotes Demolished Item

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	598.6m2	Yes	Building envelope	Side Setback	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (35% min)	35%	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation	Impervious area (m2)	43%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1811mm	Yes
Front Setback (Min.)	Established	Yes	Maximum depth of fill (m)	580mm	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation	Floor Space Ratio (0.45)	0.55	Variation





Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
suspended floor above garage: framed (R0.7).	nil	
floor above existing dwelling or building.	nil	
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	598.6m2	Yes	Building envelope	Side Setback	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (35% min)	35%	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation	Impervious area (m2)	43%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1811mm	Yes
Front Setback (Min.)	Established	Yes	Maximum depth of fill (m)	580mm	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation	Floor Space Ratio (0.45)	0.55	Variation

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

3  
**FIRST FLOOR**  
**1:100**

**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item  
**Certifying**  
The DA Application Only plans are for DA Application purposes only.  
These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

**Construction**  
Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to Cavity Brick is Nil  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A377470  
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional insulation is not required where the area of new construction is less than 2m2  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Denotes New Works  
**Wall Legend**  
Denotes New Timber Framed Wall  
Denotes Demolished Item



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



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

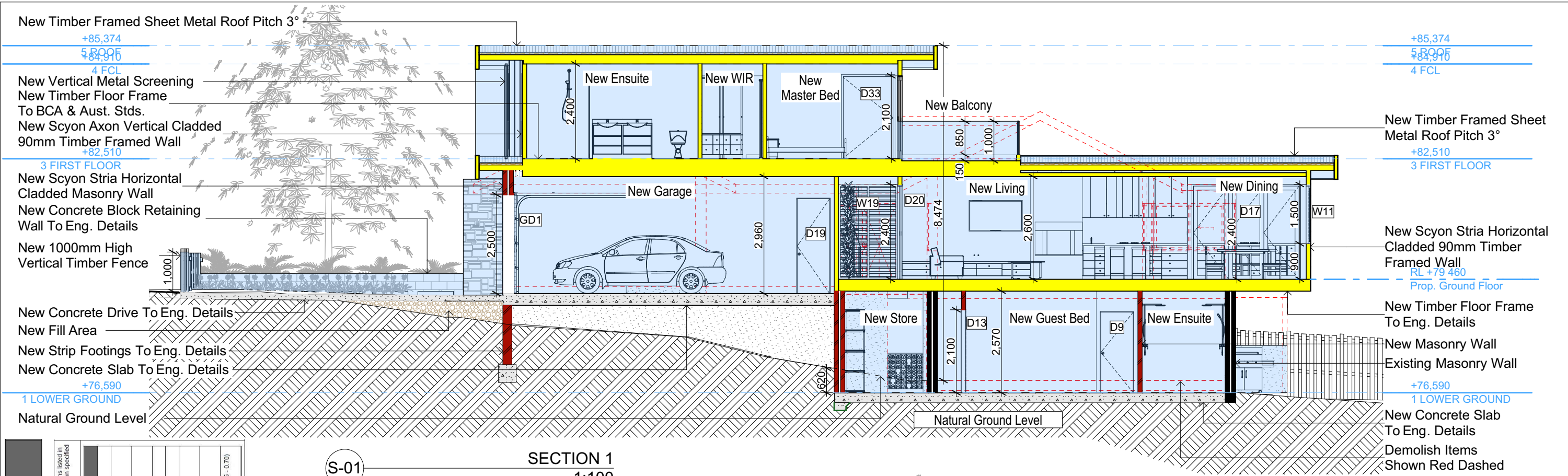
Project North  
Checked Plot Date: 6/08/2020  
Project NO: RP03208RU  
Project Status: DA Rev3  
Client Site: Fe Design Interiors  
12 Nolan Place, Balgowlah Heights 2093  
Sheet Size: A3

DRAWING TITLE : **PLANS FIRST FLOOR**  
PROJECT NAME : **Alterations & Additions**  
REVISION NO. **3**  
DATE: **6-8-2020**  
DRAWING NO. **DA2003**









Construction		Insulation requirements		Other specifications	
Construction	concrete slab on ground floor	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. The area of new construction is less than 2m <sup>2</sup> . b) insulation specified is not required for parts of altered construction where insulation already exists.	Additional insulation required (R-value)	nil	medium (solar absorptance 0.47/5 - 0.7/0)
	suspended floor with enclosed subfloor concrete (R0.6)				
	suspended floor above garage: framed (R0.7)				
	floor above existing dwelling or building: external wall: cavity brick				
	external wall: framed (weatherboard, fibre, metal clad)				
Construction	internal wall shared with garage: plasterboard (R0.36)				
	flat ceiling, flat roof: framed				

S-02 SECTION 2 1:100



**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item  
**Certifying**  
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Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to Cavity Brick is Nil  
Refer to Engineers drawings for structural details  
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Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A377470  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>.  
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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.

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

Site Information		Prop.	Comp.	Site Information		Prop.	Comp.
Site Area		598.6m <sup>2</sup>	Yes	Building envelope		Side Setback	Yes
Housing Density (dwelling/m <sup>2</sup> )		1	Yes	% of landscape open space (35% min)		35%	Yes
Max Ceiling Ht Above Nat. GL		7.2m, 7.1m	Variation	Impervious area (m <sup>2</sup> )		43%	Yes
Max Bldg Ht Above Nat. GL		8.5m	Yes	Maximum cut into grd (m)		1811mm	Yes
Front Setback (Min.)		Established	Yes	Maximum depth of fill (m)		580mm	Yes
Rear Setback (Min.)		8.0m	Yes	No. of car spaces provided		2	Yes
Min. side bdy setback (Min.)		1/3 Wall Height	Variation	Floor Space Ratio (0.45)		0.55	Variation



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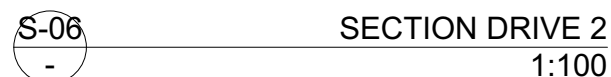


Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North  
Checked Plot Date: 6/08/2020  
Project NO: RP0320BRU  
Project Status: DA Rev3  
Client Site: Fe Design Interiors  
12 Nolan Place, Balgowlah Heights 2093  
Sheet Size: A3

DRAWING TITLE :  
PROJECT NAME :  
SECTIONS  
SECTION 1  
Alterations & Additions  
REVISION NO.  
3  
DATE: 6-8-2020  
DRAWING NO. DA3000











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

Denotes New Works

Wall Legend

- |   |                                 |
|---|---------------------------------|
|  | Denotes New Timber Framed Wall  |
|  | Denotes New Masonry Wall        |
|  | Denotes New Concrete Block Wall |
|  | Denotes New Concrete            |
|  | Denotes Existing Wall           |
|  | Denotes Demolished Item         |

The logo for 'fe design INTERIORS' is displayed on a dark grey background. It features a large, stylized red lowercase 'f' that loops around the word 'design' in a white sans-serif font. Below 'design' is the word 'INTERIORS' in a smaller, white, all-caps sans-serif font.

**Rapid Plans**  
Building Design and Architectural Drafting

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PO Box 6093 Frenchs Forest NSW 2086  
Fax: (02) 9366-8865 Mobile: 0424-945-024  
Email: gregg@rapidplans.com.au

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**BDA**  
ACCREDITED  
BUILDING DESIGNER

[illegible]

Site Information	Prop.	Comments
Site Area	598.6m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m2)	43%	Yes
Maximum cut into gnd (m)	181mm	Yes
Maximum depth of fill (m)	580mm	Yes
No. of car spaces provided	2	Yes
Floor-to-ceiling ratio (0.45)	0.55	Variation

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

Project North



A compass rose with a circle divided into four quadrants by a vertical and horizontal line. The top-right quadrant is shaded black. The letter 'N' is written to the right of the circle, indicating North is in that direction.

Drawn | Checked GBJ  
Plot Date: 6/08/2020  
Project NO. RP0320BRU  
Project Status DA Rev3

Client	Fe Design Interiors
--------	---------------------

Site: 12 Nolan Place, Balgowlah  
Heights 2093

DRAWING TITLE : SECTIONS

## SECTION DRIVE

PROJECT NAME : **Alterations &**

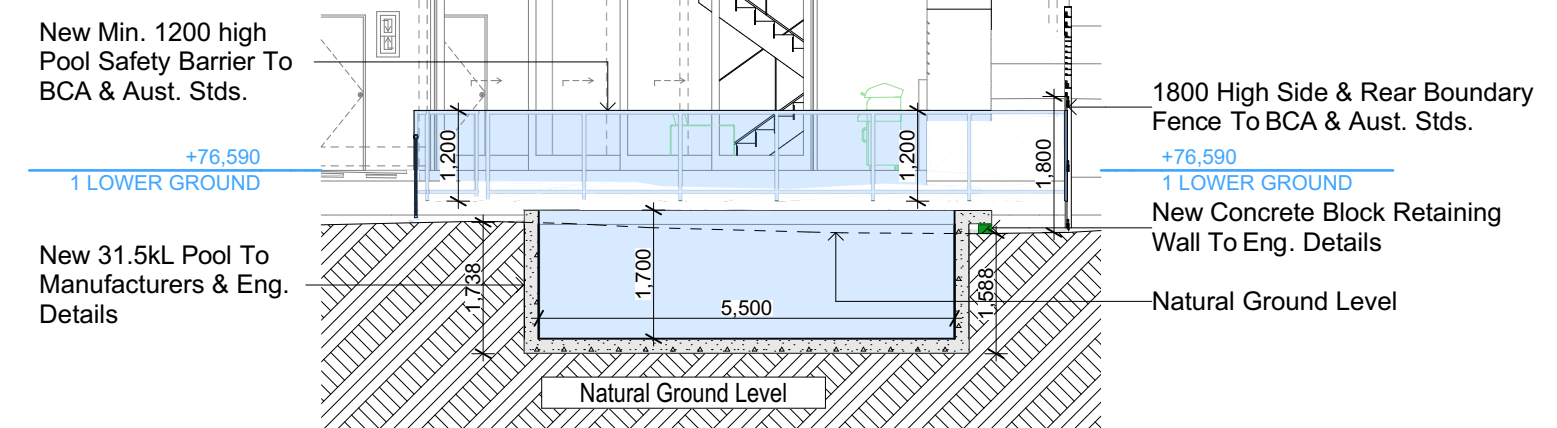
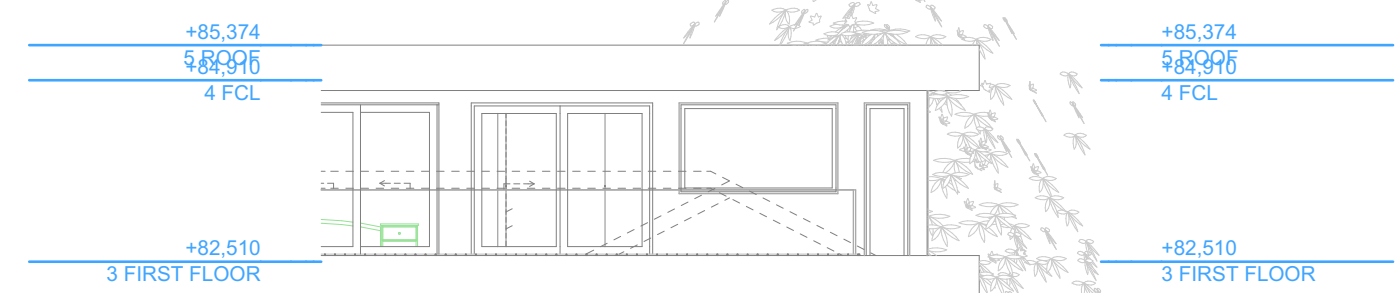
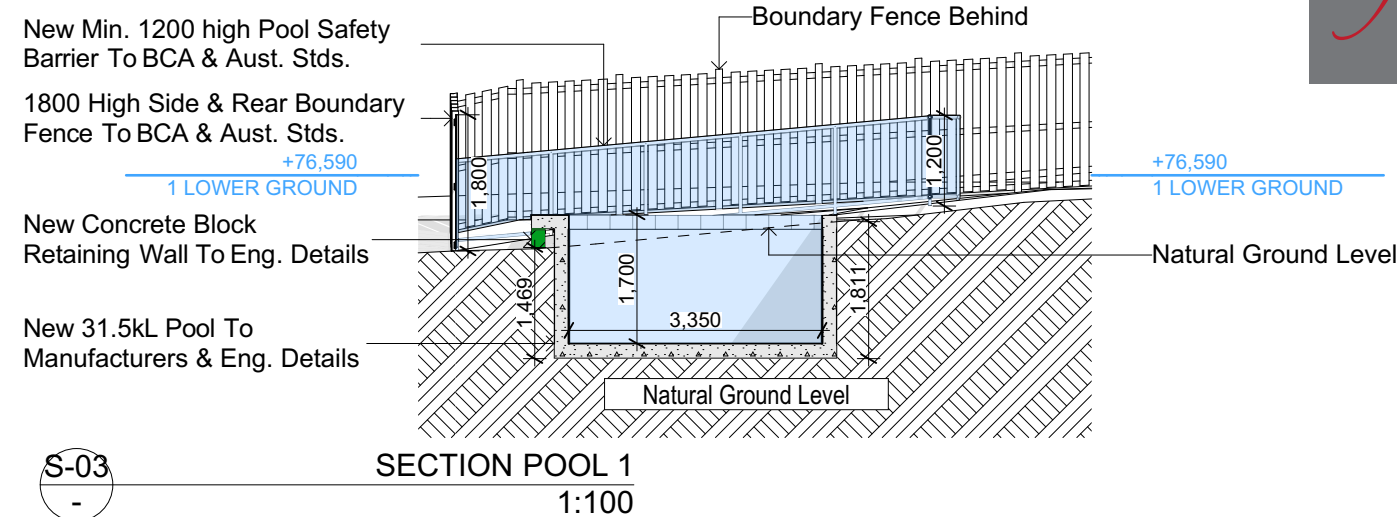
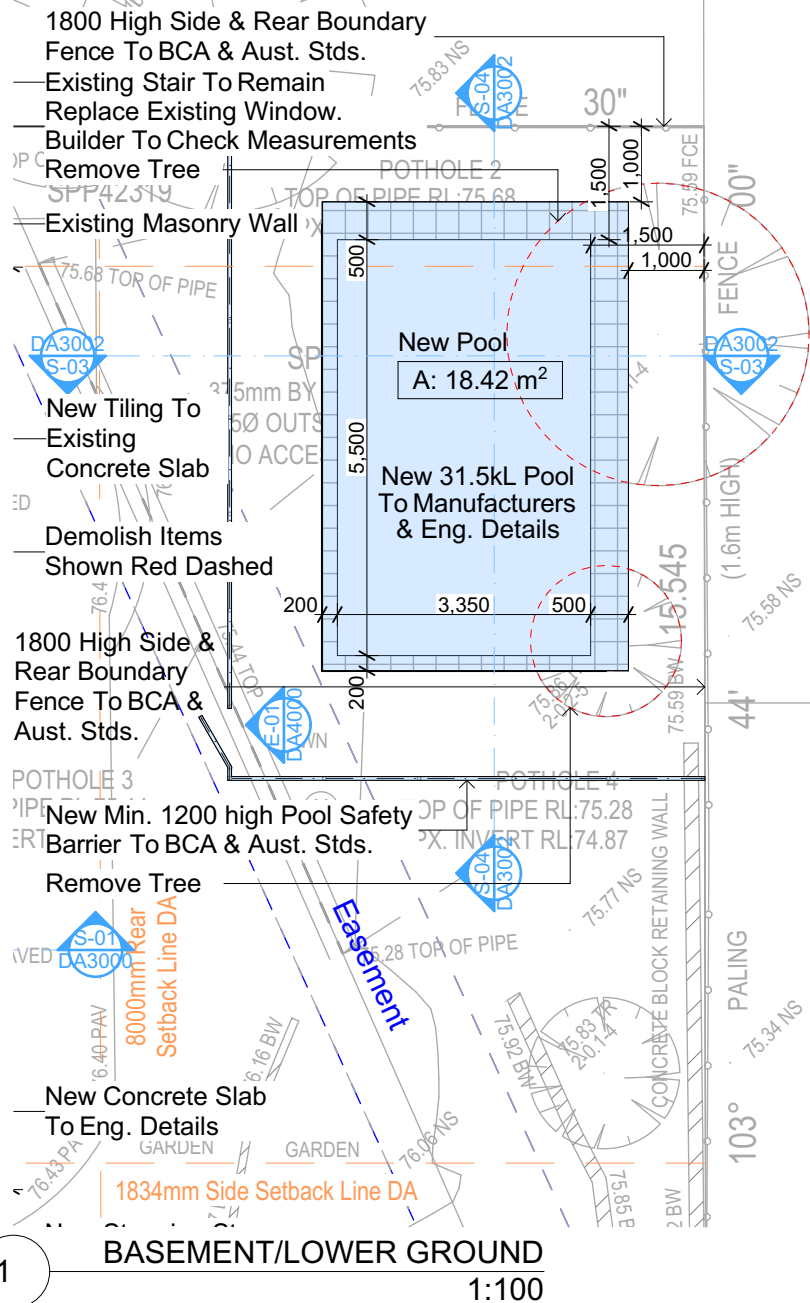
## Additions

REVISION NO.	REVISION NO.
--------------	--------------

**3** **6-8-2020**

**DA3001**

Plot Date: 6/08/2020  
 Sheet Size: A3 Z:\Current\Drawings\2020\104001\104001.dwg  
 Rob & Alexa 12 Nylon St, Selwyn  
 WestCAD Design\Brazzato-Picci-23  
 Final Rev3.ppt



- Denotes New Works**
- Wall Legend**
- Denotes New Concrete Block Wall
  - Denotes New Concrete
  - Denotes Demolished Item

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**DA APPLICATION ONLY**

**NOT FOR CONSTRUCTION**

Project North	Client	Fe Design Interiors
Site:	12 Nolan Place, Balgowlah Heights 2093	
DRAWING TITLE:	SECTIONS	
PROJECT NAME:	Alterations & Additions	
REVISION NO.	3	REVISION NO.
DATE	6-8-2020	DATE
DRAWING NO.	DA3002	DRAWING NO.
Plot Date:	6/08/2020	Plot Date:
Sheet Size:	A3	Sheet Size:

Pool and Spa	
<b>Rainwater tank</b>	
The applicant must install a rainwater tank of at least 926 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	
The applicant must configure the rainwater tank to collect rainwater runoff from at least 268.67 square metres of roof area.	
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.	
<b>Outdoor swimming pool</b>	
The swimming pool must be outdoors.	
The swimming pool must not have a capacity greater than 31.5 kilolitres.	
The swimming pool must have a pool cover.	
The applicant must install a pool pump timer for the swimming pool.	
The applicant must install the following heating system for the swimming pool that is part of this development: solar (gas boosted).	

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**NOTES**

12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential.

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

Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls.

Roof Sheet Metal to have R1.50 Insulation.

Insulation to External Timber Framed (Clad) Walls R1.70 Insulation to External Cavity Brick Walls is Nil.

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 AS1029:2007.

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.

**Carrying**

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 A377470.

All Plans to be read in conjunction with Basic Certificate.

The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation 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.

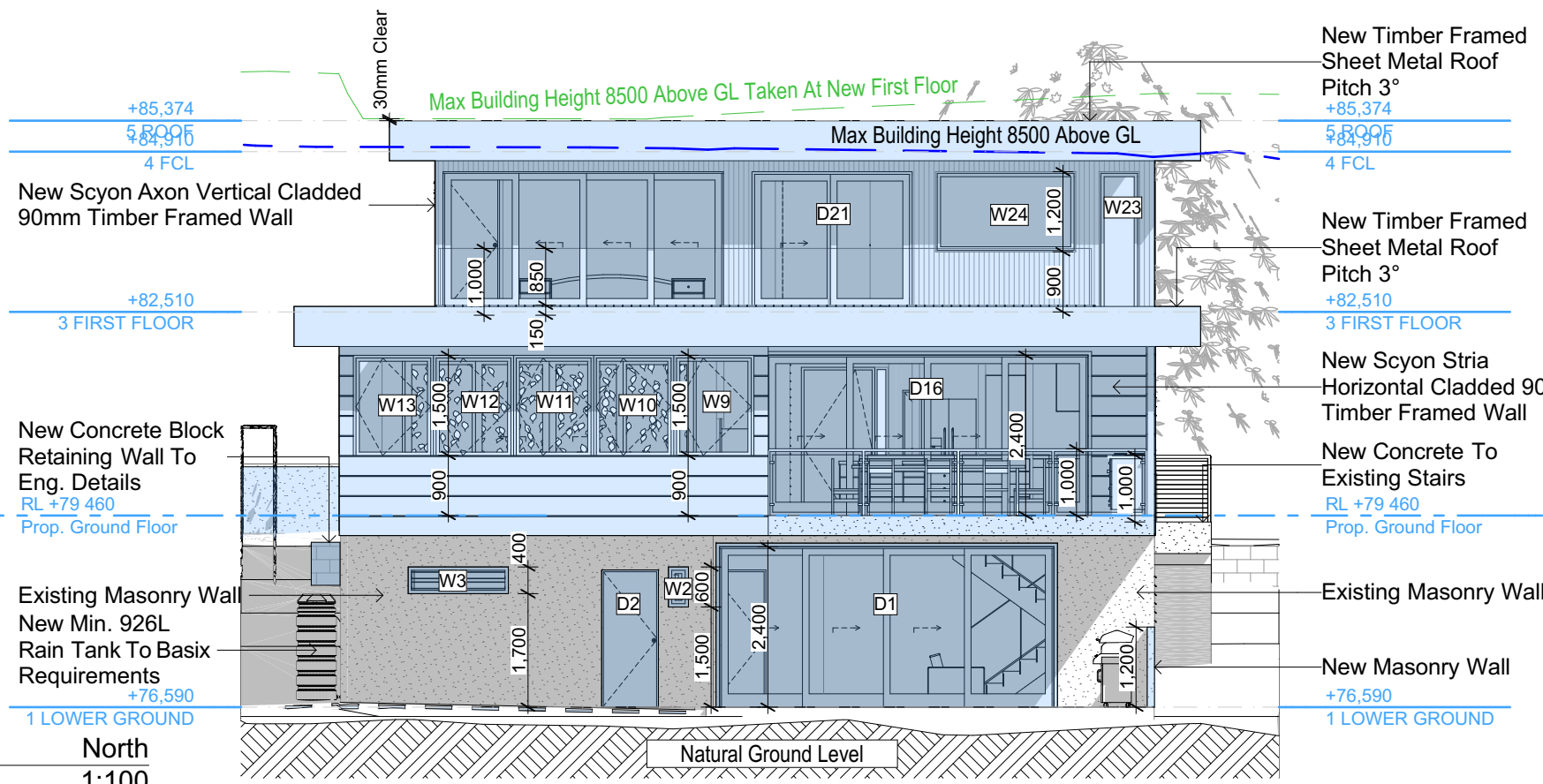
For projections described in millimetres, the leading edge of each eave, gable, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

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	598.6m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m Variation	
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m <sup>2</sup> )	43%	Yes
Maximum cut into gnd (m)	1811mm	Yes
Maximum depth of fill (m)	580mm	Yes
No. of car spaces provided	2	Yes
Floor Space Ratio (0.45)	0.55	Variation

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



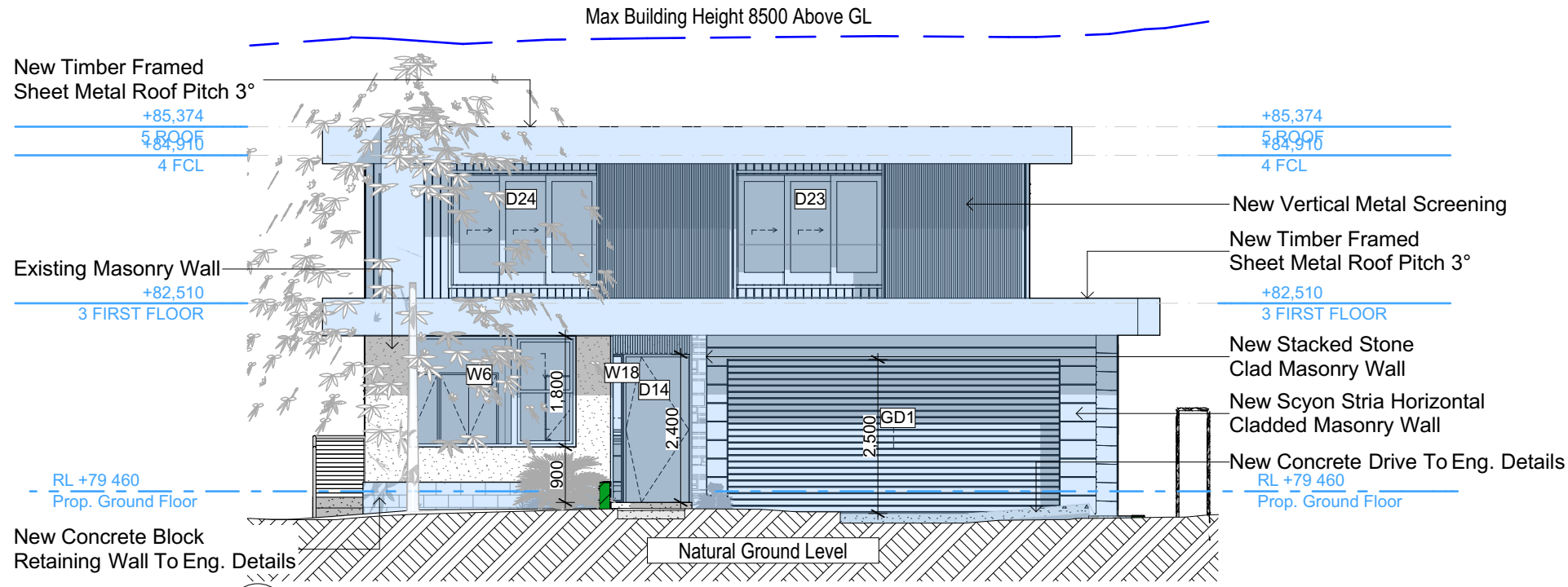


Denotes New Works

**Wall Legend**

Denotes New Concrete Block Wall

Denotes New Concrete



Glazing requirements

Windows and glazed doors

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

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

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

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

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

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

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	SW	1.35	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	NE	0.18	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	NE	0.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	SE	0.76	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item  
**Certifying**  
The DA Application Only plans are for DA Application purposes only.  
These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

**Construction**  
Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to Cavity Brick is Nil  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A377470  
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional insulation is not required where the area of new construction is less than 2m2  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

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

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	598.6m2	Yes	Building envelope	Side Setback	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (35% min)	35%	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation	Impervious area (m2)	43%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1811mm	Yes
Front Setback (Min.)	Established	Yes	Maximum depth of fill (m)	580mm	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation	Floor Space Ratio (0.45)	0.55	Variation



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Project North  
Checked Plot Date: 6/08/2020  
Project NO: RP03208RU  
Project Status: DA Rev3  
Client Site: Fe Design Interiors  
12 Nolan Place, Balgowlah Heights 2093  
Sheet Size: A3

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

REVISION NO.  
**3**  
DATE:  
**6-8-2020**  
DRAWING NO.  
**DA4000**



Glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W5	SE	0.76	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	SW	4.86	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	NW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	NW	1.17	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	NE	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W10	NE	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W11	NE	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W12	NE	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W13	NE	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W14	SE	3.75	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W15	SE	3.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W16	SE	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W17	SE	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W18	SW	0.48	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W20	NW	0.58	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W21	NW	0.58	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W22	SW	1.26	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W23	NE	1.26	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W24	NE	2.52	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W25	SE	1.62	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W26	SE	0.48	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W27	SE	1.72	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	NE	12	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D16	NE	11.52	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D17	NW	6.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D21	NE	5.04	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

Glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
D22	NE	8.82	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D23	SW	5.04	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D24	SW	5.04	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

#### Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.

#### Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.4	external fixed awning or blind	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2	4.1	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S3	1.15	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

New Timber Framed Sheet Metal Roof Pitch 3°

+85,374  
5.8005  
4 FCL

New Scyon Axon Vertical Cladded 90mm Timber Framed Wall  
New Stacked Stone Clad Masonry Wall

+82,510  
3 FIRST FLOOR

New Scyon Stria Horizontal Cladded Masonry Wall

New Auto-Gate To Manufacturers Details

New Masonry Wall  
RL +79 460  
Prop. Ground Floor

New Concrete Block Retaining Wall To Eng. Details

New Masonry Wall

+76,590  
1 LOWER GROUND

Max Building Height 8500 Above GL

Max Ceiling Height 7100 Above GL

+85,374  
5.8005  
4 FCL

New Timber Framed Sheet Metal Roof Pitch 3°  
+82,510  
3 FIRST FLOOR

New Scyon Stria Horizontal Cladded 90mm Timber Framed Wall  
Block In Window To Match Existing Scyon Stria Horizontal Clad To Existing Masonry Wall

RL +79 460  
Prop. Ground Floor

Existing Masonry Wall  
New Min. 926L Rain Tank To Basix Requirements

New Masonry Wall  
+76,590  
1 LOWER GROUND

E-02

East  
1:100

Denotes New Works

#### Wall Legend

Denotes New Masonry Wall

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

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	598.6m2	Yes	Building envelope	Side Setback	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (35% min)	35%	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation	Impervious area (m2)	43%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1811mm	Yes
Front Setback (Min.)	Established	Yes	Maximum depth of fill (m)	580mm	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation	Floor Space Ratio (0.45)	0.55	Variation

#### NOTES

12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item  
**Certifying**  
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#### Construction

Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to Cavity Brick is Nil  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

#### Basix

Basix Certificate Number A377470

All Plans to be read in conjunction with Basix Certificate

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

a) additional insulation is not required where the area of new construction is less than 2m2  
b) insulation specified is not required for parts of altered construction where insulation already exists.

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

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

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



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Mobile: 0414-945-024  
Email: greg@rapidplans.com.au

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



Project North

Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
6/08/2020  
RP03208RU  
DA Rev3

Client  
Site:  
Fe Design Interiors  
12 Nolan Place, Balgowlah  
Heights 2093

Sheet Size: A3

DRAWING TITLE :

ELEVATIONS  
ELEVATIONS 2

PROJECT NAME :

Alterations & Additions

REVISION NO.

3

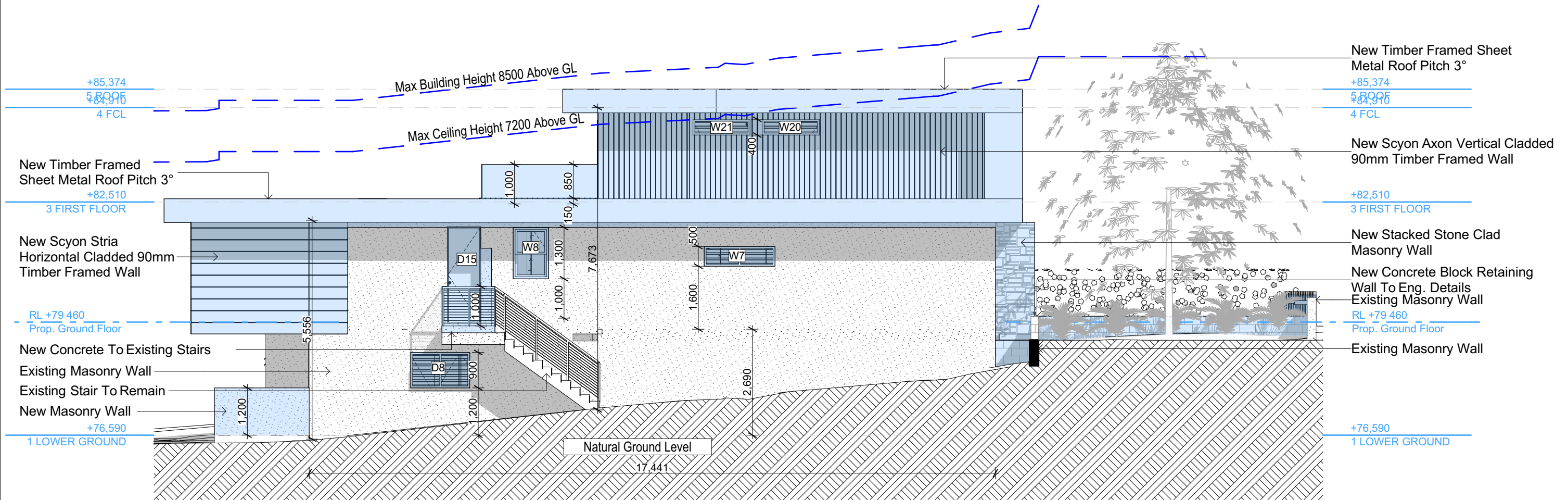
DATE:

6-8-2020

DRAWING NO.

DA4001





E-04 West  
1:100

#### NOTES

12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item  
**Certifying**  
The DA Application Only plans are for DA Application purposes only.  
These plans are not to be used for the construction certificate  
application by any Certifying Authority without the written permission  
of Rapid Plans or the supply of authorised Construction Certificate  
drawings by Rapid Plans

#### Construction

Concrete Slab, Timber Framed, Cavity Brick, Timber  
Framed (Clad) Walls  
Roof Sheet Metal to have R1.58 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to Cavity Brick is Nil  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact  
fluorescent lamps

#### Basix

Basix Certificate Number A377470

All Plans to be read in conjunction with Basic Certificate

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

a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>,  
b) insulation specified is not required for parts of altered construction where insulation already exists.

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

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

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

**DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION**

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	598.6m <sup>2</sup>	Yes	Building envelope	Side Setback	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (35% min)	35%	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation	Impervious area (m <sup>2</sup> )	43%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	1811mm	Yes
Front Setback (Min.)	Established	Yes	Maximum depth of fill (m)	580mm	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation	Floor Space Ratio (0.45)	0.55	Variation



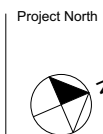
Rapid Plans  
www.rapidplans.com.au  
PO Box 6193 Frenchs Forest  
NSW 2086  
Fax: (02) 9305-8865  
Mobile: 0414-945-024  
Email: greg@rapidplans.com.au

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drawings. Drawings shall not be used for construction  
purposes until issued by the Designer for construction.



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



Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
6/08/2020  
RP03208RU  
DA Rev3

Client  
Site:  
Fe Design Interiors  
12 Nolan Place, Balgowlah  
Heights 2093

Sheet Size: A3

DRAWING TITLE :

ELEVATIONS  
ELEVATIONS 3

PROJECT NAME :

**Alterations & Additions**

REVISION NO.

3

DATE

6-8-2020

DRAWING NO.

**DA4002**



Denotes New Works



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**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential.  
12 Nolan Place, Balgowlah Heights 2093 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.  
Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls.  
Roof Sheet Metal to have R1.50 Insulation.  
Insulation to External Timber Framed (Clad) Walls R1.70.  
Insulation to External Cavity Brick Walls is Nil.  
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/NZS 4409.  
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 A377470  
All Plans to be read in conjunction with Basic Certificate.  
The applicant must construct the new or altered construction (floor (s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, gergola, verandah, balcony or awning must be no more than 500 mm above the head of any 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	598.6m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m <sup>2</sup> )	43%	Yes
Maximum cut into gnd (m)	1811mm	Yes
Maximum depth of fill (m)	580mm	Yes
No. of car spaces provided	2	Yes
Floor Space Ratio (0.45)	0.55	Variation

**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: 6/08/2020  
Project NO.: RP03208RU  
Project Status DA Rev3

Client Fe Design Interiors

Site: 12 Nolan Place, Balgowlah Heights 2093

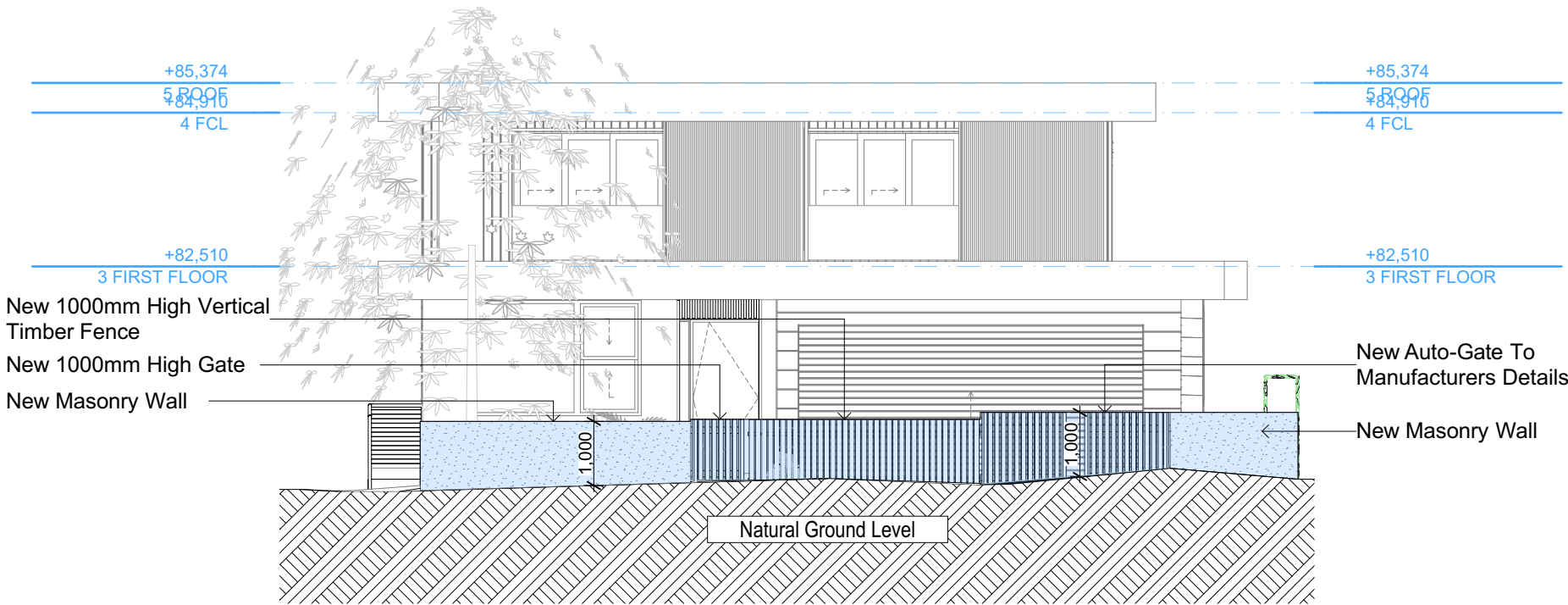
**DRAWING TITLE : ELEVATIONS**  
**ELEVATION FRONT FENCE**

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

REVISION NO. REVISION NO.  
**3 6-8-2020**

DRAWING NO.  
**DA4003**

Plot Date: 6/08/2020  
Sheet Size: A3



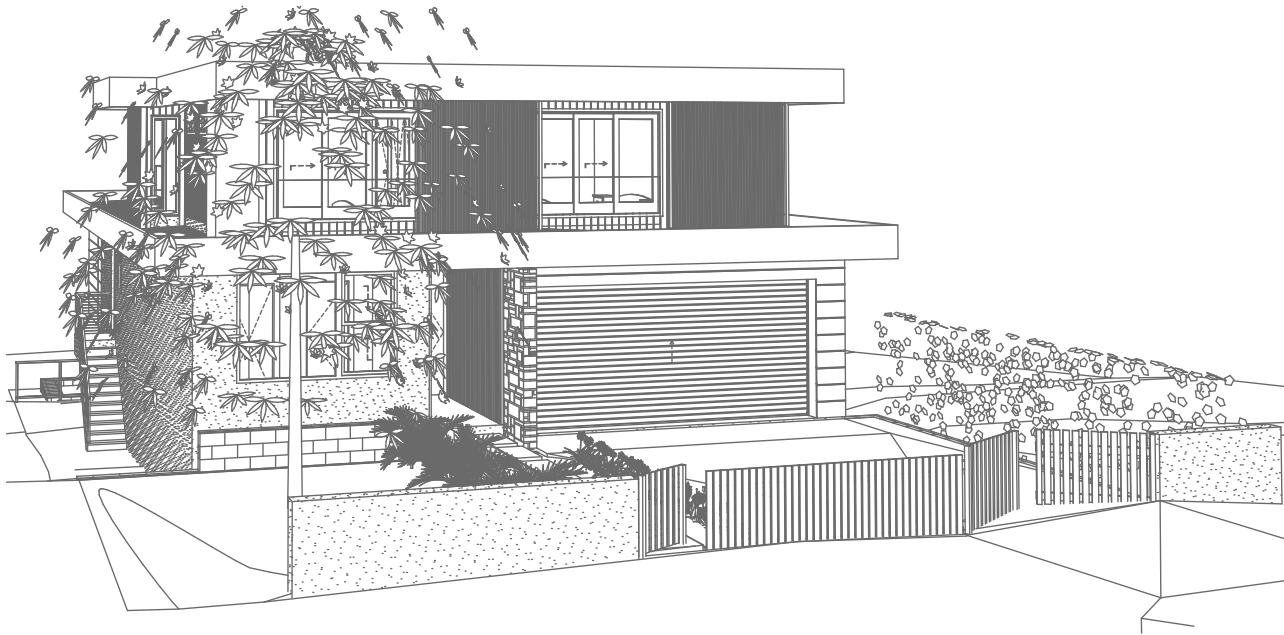
E-05  
-

Front Fence  
1:100

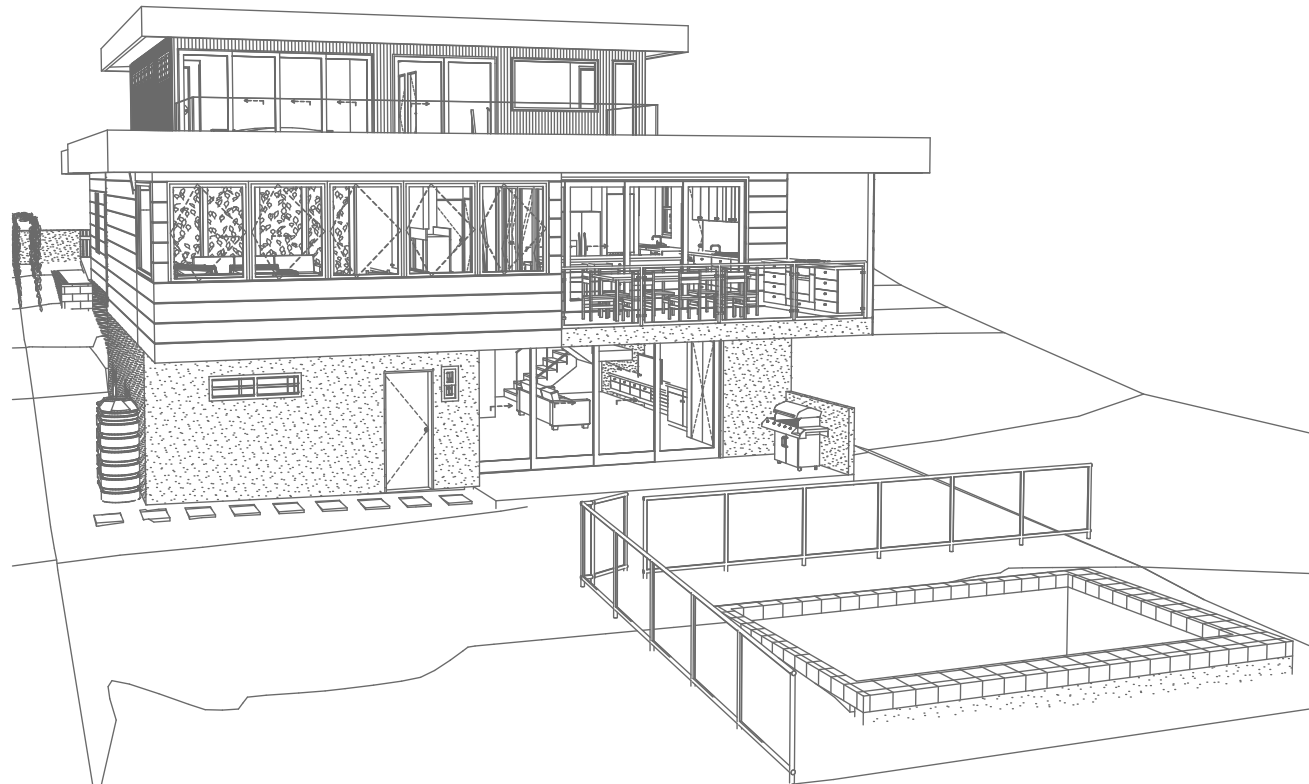
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**DA APPLICATION ONLY**  
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Perspective Front  
1:200



Perspective Rear  
1:200



Perspective Front 2  
1:200

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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**

12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential

12 Nolan Place, Balgowlah Heights 2093 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**

Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls

Roof Sheet Metal to have R1.50 Insulation

Insulation to External Timber Framed (Clad) Walls R1.70

Insulation to External Cavity Brick Walls is Nil

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 AS1098-2007

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.

**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 A377470

All Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation 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, 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	598.6m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m <sup>2</sup> )	43%	Yes
Maximum cut into gnd (m)	1811mm	Yes
Maximum depth of fill (m)	580mm	Yes
No. of car spaces provided	2	Yes
Floor Space Ratio (0.45)	0.55	Variation

**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: 6/08/2020  
Project NO.: RP0320BRU  
Project Status DA Rev3

Client Fe Design Interiors

Site: 12 Nolan Place, Balgowlah Heights 2093

**DRAWING TITLE :**  
SHADOW PLANS  
**PERSPECTIVE**

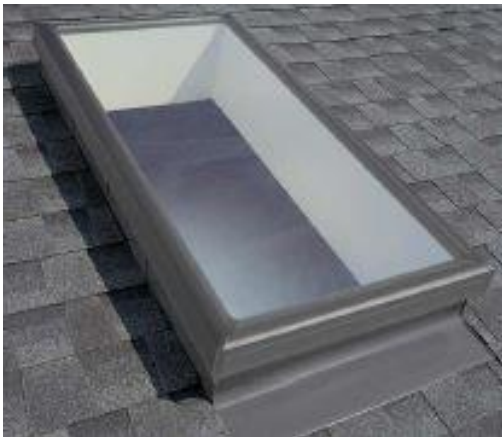
**PROJECT NAME :**  
**Alterations & Additions**

REVISION NO.	REVISION NO.
3	6-8-2020

DRAWING NO.: **DA5000**

Plot Date: 6/08/2020  
Sheet Size: A3





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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.

2) Nolan Place, Balgownie Heights 2093 is zoned R2-Low Density Residential  
2) Nolan Place, Balgownie Heights 2093 is not considered a heritage item  
2) Plans to be read in conjunction with Basic Certificate  
2) New Works to be constructed shown in Shaded/Blue  
**Construction**  
Concrete Slab, Timber Framed, Cavity Brick, Timber Framed Clad  
Roof Steel Metal to have R1.5 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70  
Insulation to External Cavity Brick Walls is Nil  
Engineers draw to be used for all structural materials  
All work to Engineers Specification and ASB  
Timber framing to BCA and AS 1984  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS1028-2017  
Waterproofing to BCA and AS 3740  
Flooring to have minimum of 10% 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 Certificate Number A377470

For 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 for existing buildings where the insulation 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.

Shading devices must be installed in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Shading devices on 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	598.6m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m2)	43%	Yes
Maximum cut into gnd (m)	181mm	Yes
Maximum depth of fill (m)	580mm	Yes
% of car spaces provided	2	Yes
Floor Space Ratio (0.45)	0.55	Variation

**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: 6/08/2020  
Project NO. RP0320BRU  
Project Status DA Rev3

Client Fe Design Interiors

Site: 12 Nolan Place, Balgowlah Heights 2093

DRAWING TITLE : SHADOW PLANS  
**MATERIAL & COLOUR  
SAMPLE BOARD**

PROJECT NAME : **Alterations & Additions**

REVISION NO.	REVISION NO.
<b>3</b>	<b>6-8-2020</b>

DRAWING NO.

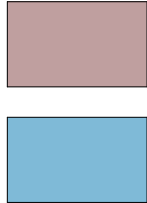
**DA5001**

Plot Date: 6/08/2020  
Sheet Size: A3

<p>These plans are for DA Application purposes only. These plans are not to be used for construction certificate application without the written permission of RapiD.</p>	<p>Height: 2993</p>
	<p>DRAWING TITLE: SHADOW PLANS</p> <p><b>MATERIAL &amp; COLOUR</b></p> <p><b>SAMPLE BOARD</b></p>
	<p>PROJECT NAME:</p> <p><b>Alterations &amp;</b></p>

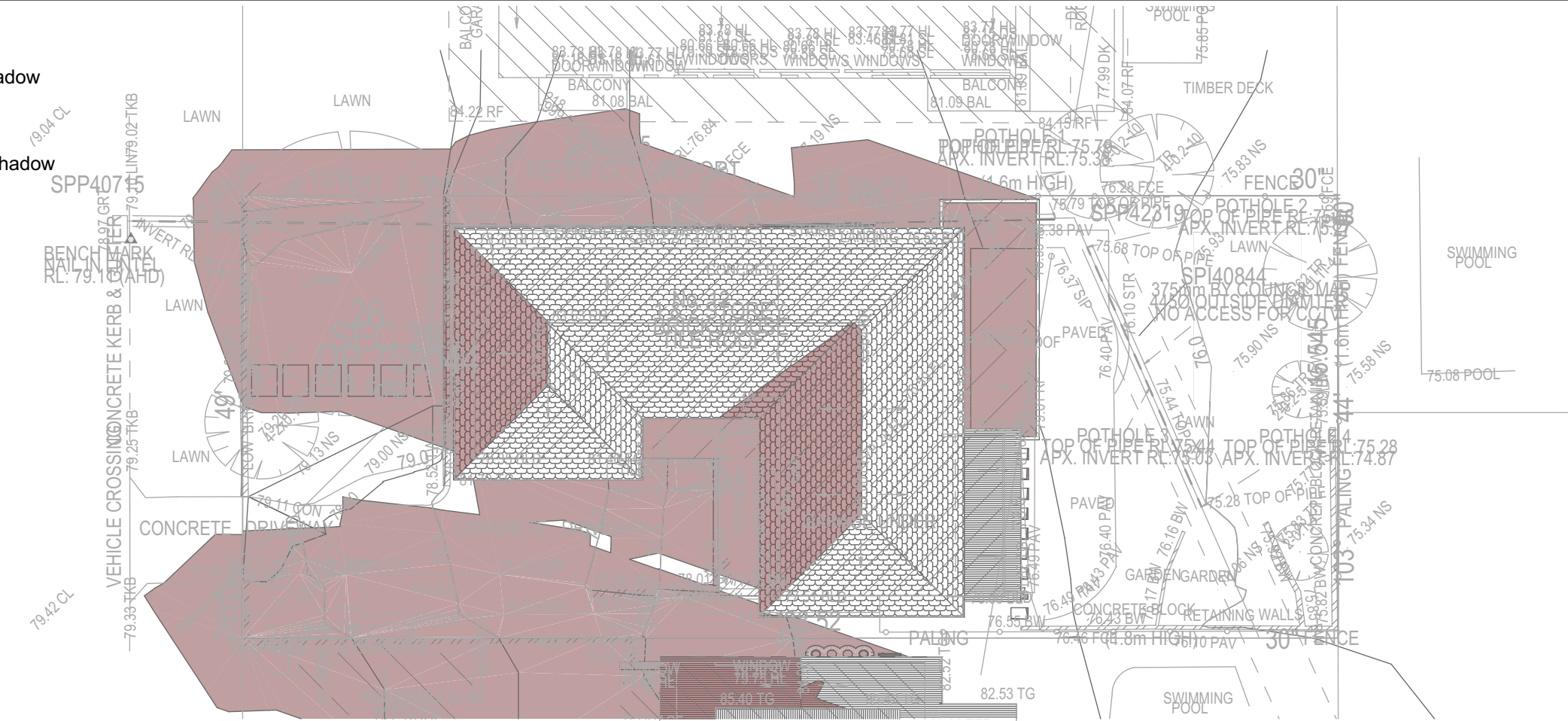
**DA APPLICATION**  
**ONLY**  
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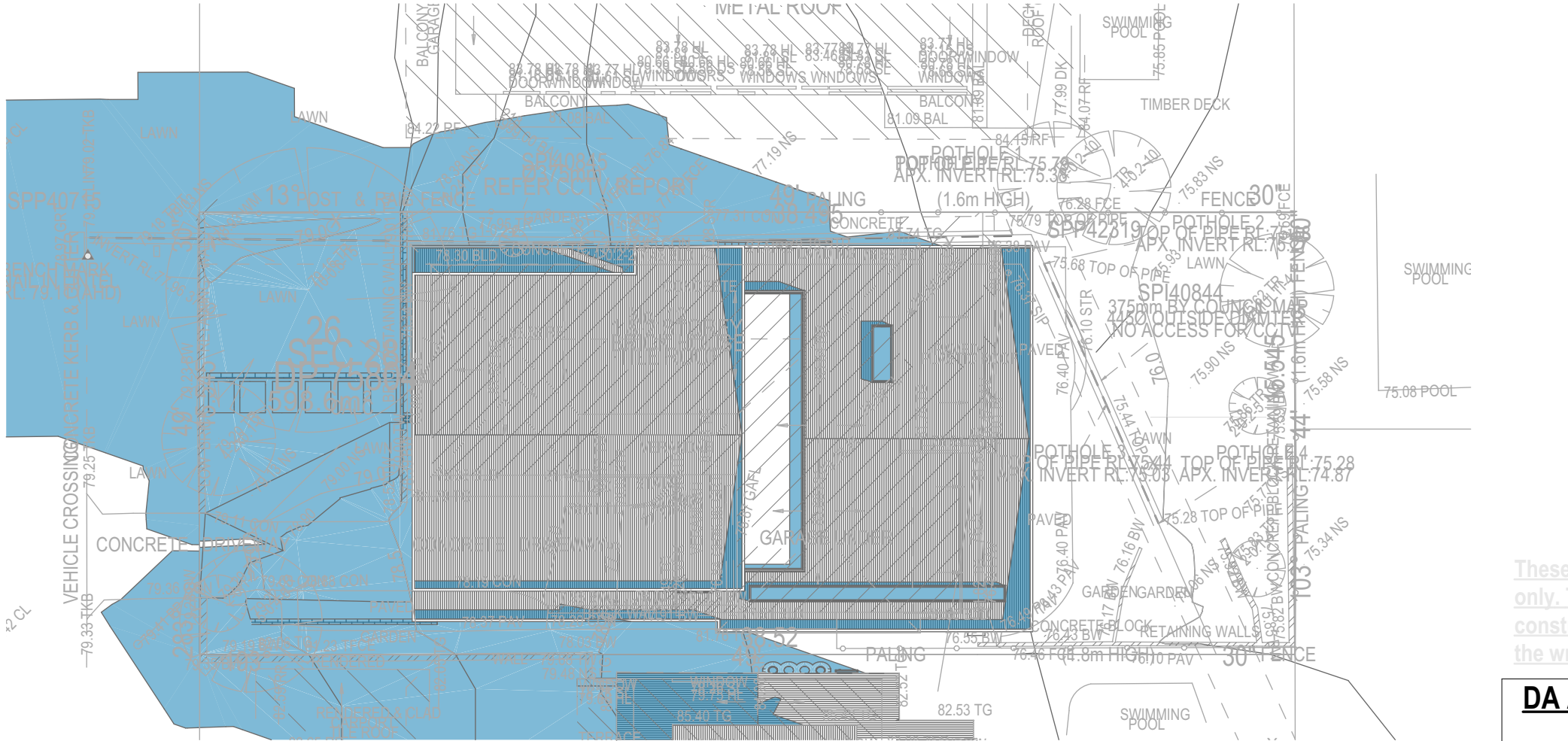
Denotes Existing Shadow

Denotes Proposed Shadow



01

SHADOW PLAN 21 JUN at 0900h EXISTING  
1:200



07

SHADOW PLAN 21 JUN at 0900h PROPOSED  
1:200



**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential.  
Nolan Place, Balgowlah Heights 2093 is not considered a heritage item.  
Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue Construction.  
Concrete Sill, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls.  
Roof Sheet Metal to have R1.50 Insulation.  
Insulation to External Timber Framed (Clad) Walls R1.70 Insulation to External Cavity Brick Walls is Nil.  
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.  
**Conditioning**  
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 A37470  
All Plans to be read in conjunction with Basic Certificate.  
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation 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, gergola, 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	598.6m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m <sup>2</sup> )	43%	Yes
Maximum cut into gnd (m)	181mm	Yes
Maximum depth of fill (m)	580mm	Yes
No. of car spaces provided	2	Yes
Floor Space Ratio (0.45)	0.55	Variation

**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: 6/08/2020  
Project NO.: RP03208RU  
Project Status DA Rev3

Client Fe Design Interiors

Site: 12 Nolan Place, Balgowlah Heights 2093

**DRAWING TITLE** SHADOW PLANS  
**SHADOW PLAN 21 JUN at 0900h**

**PROJECT NAME:** Alterations & Additions

REVISION NO. REVISION NO.  
**3 6-8-2020**

DRAWING NO.  
**DA5002**

Plot Date: 6/08/2020  
Sheet Size: A3

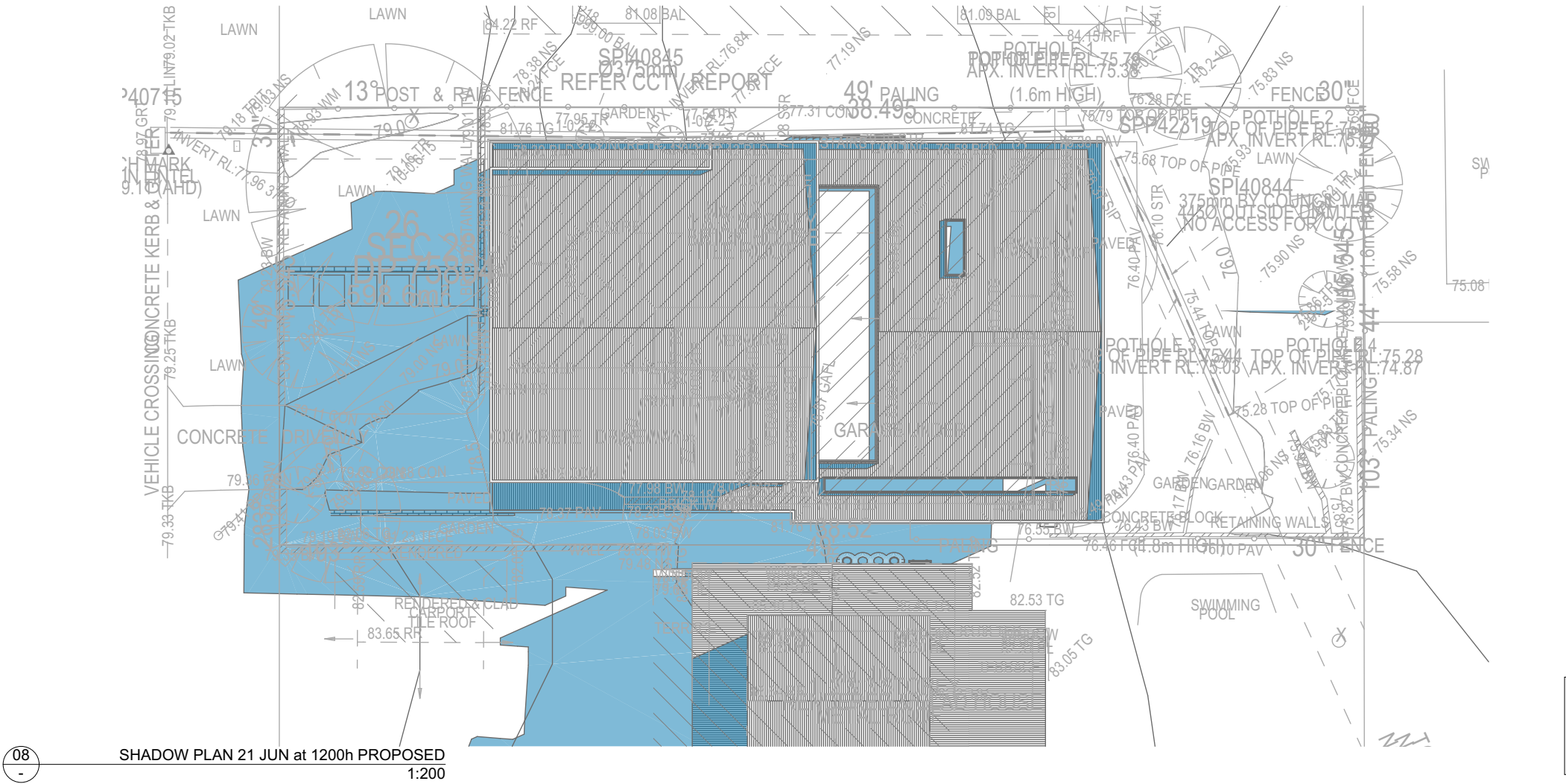
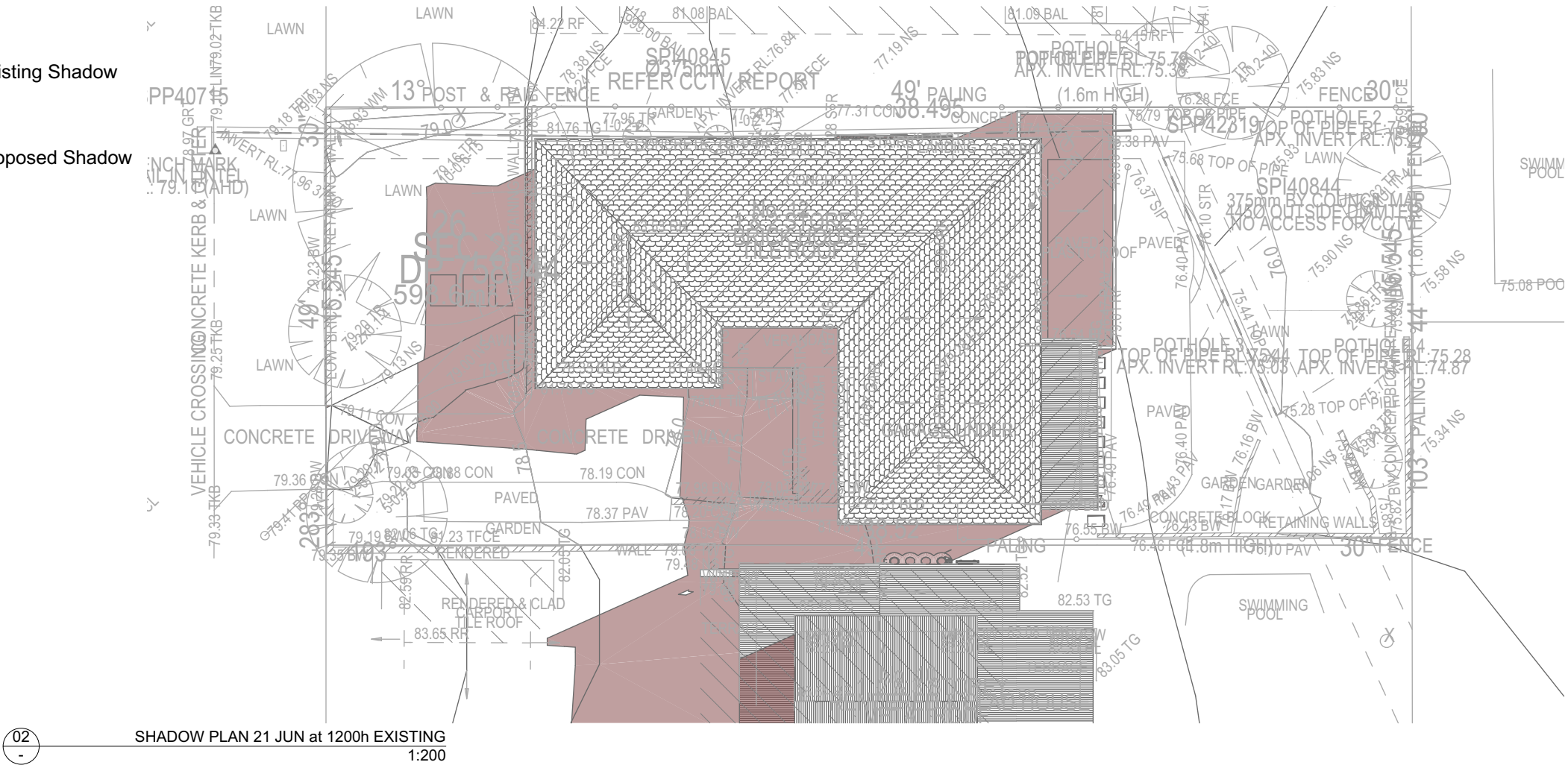
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**DA APPLICATION ONLY**  
**NOT FOR CONSTRUCTION**



Denotes Existing Shadow

Denotes Proposed Shadow



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

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Ph : (02) 9350-8845 Mobile: 0414-946-024  
Email: info@rapidplans.com.au

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**BUILDING DESIGNERS**  
ASSOCIATION OF AUSTRALIA



**ACCREDITED**  
BUILDING DESIGNER

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**NOTES**  
12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential  
Nolan Place, Balgowlah Heights 2093 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  
Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls  
Roof Sheet Metal to have R1.50 Insulation  
Insulation to External Timber Framed (Clad) Walls R1.70 Insulation to External Cavity Brick Walls is Nil  
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**  
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 A377470  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.  
Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	598.6m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m <sup>2</sup> )	43%	Yes
Maximum cut into gnd (m)	1811mm	Yes
Maximum depth of fill (m)	580mm	Yes
No. of car spaces provided	2	Yes
Floor Space Ratio (0.45)	0.55	Variation

**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: 6/08/2020  
Project NO.: RP03208RU  
Project Status DA Rev3

Client Fe Design Interiors

Site: 12 Nolan Place, Balgowlah Heights 2093

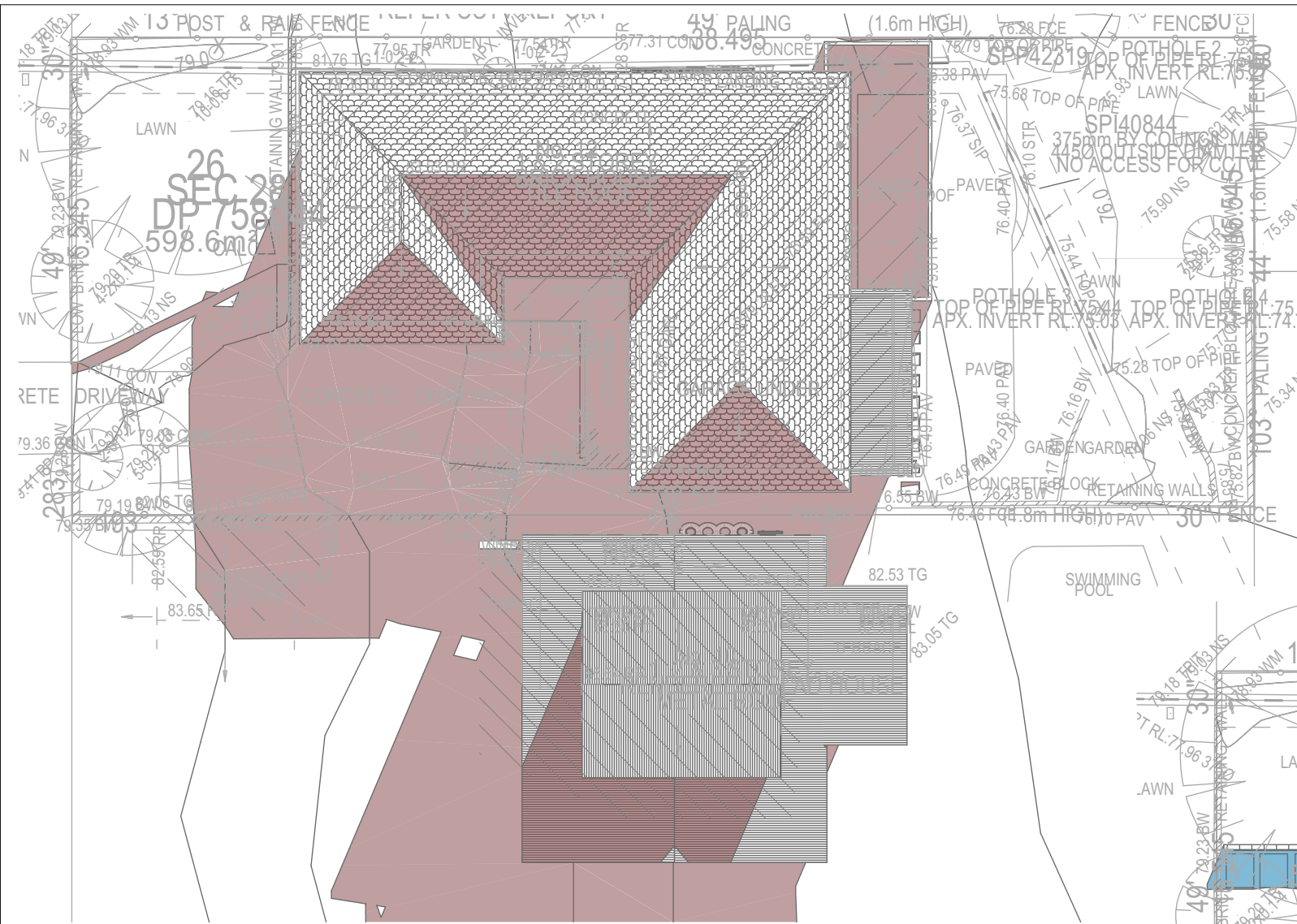
DRAWING TITLE SHADOW PLANS  
**SHADOW PLAN 21 JUN at 1200h**

PROJECT NAME: **Alterations & Additions**

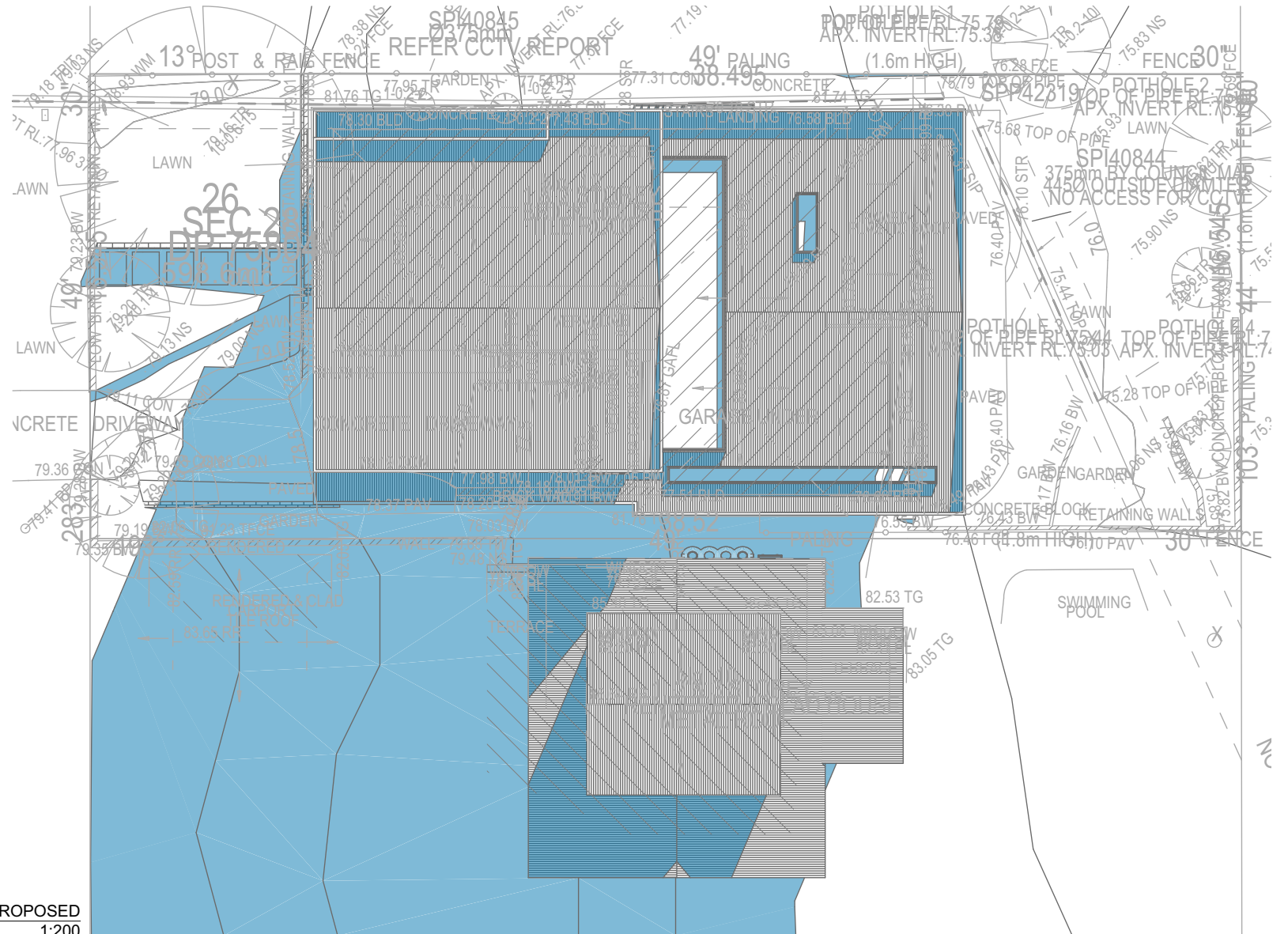
REVISION NO.	REVISION NO.
3	6-8-2020
DRAWING NO.	DA5003

Plot Date: 6/08/2020  
Sheet Size: A3





03 SHADOW PLAN 21 JUN at 1500h EXISTING  
1:200



SHADOW PLAN 21 JUN at 1500h PROPOSED  
1:200

Denotes Existing Shadow

Denotes Proposed Shadow

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

09



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Builder to Check and Confirm  
all Measurements Prior to  
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Immediately Report any  
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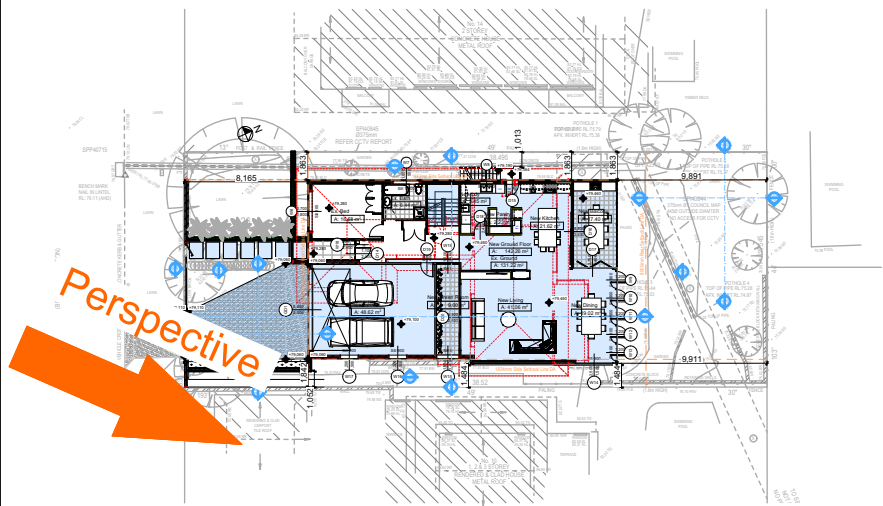


Checked  
Plot Date: 6/08/2020  
Project NO: RP03208RU  
Project Status: DA Rev3  
Client  
Site: Fe Design Interiors  
12 Nolan Place, Balgowlah  
Heights 2093  
Sheet Size: A3

DRAWING TITLE : SHADOW PLANS  
SHADOW PLAN 21 JUN at  
1500h  
PROJECT NAME : Alterations & Additions

REVISION NO.  
3  
DATE: 6-8-2020  
DRAWING NO.  
DA5004





2  
-

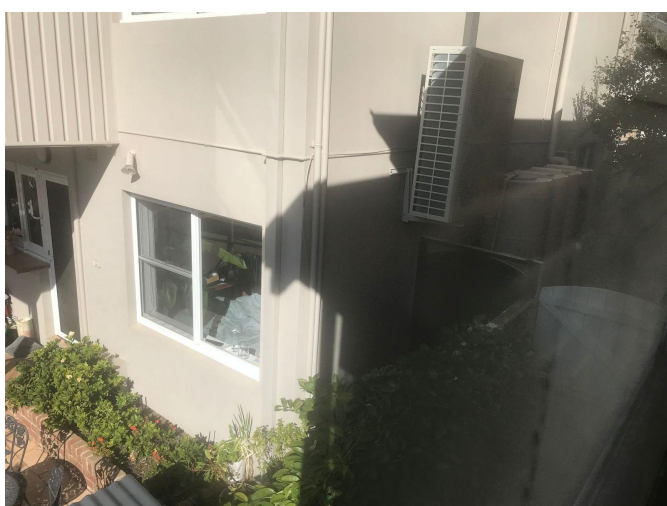
SITE PLAN  
1:500



View Looking From Front Down Eastern Side Boundary

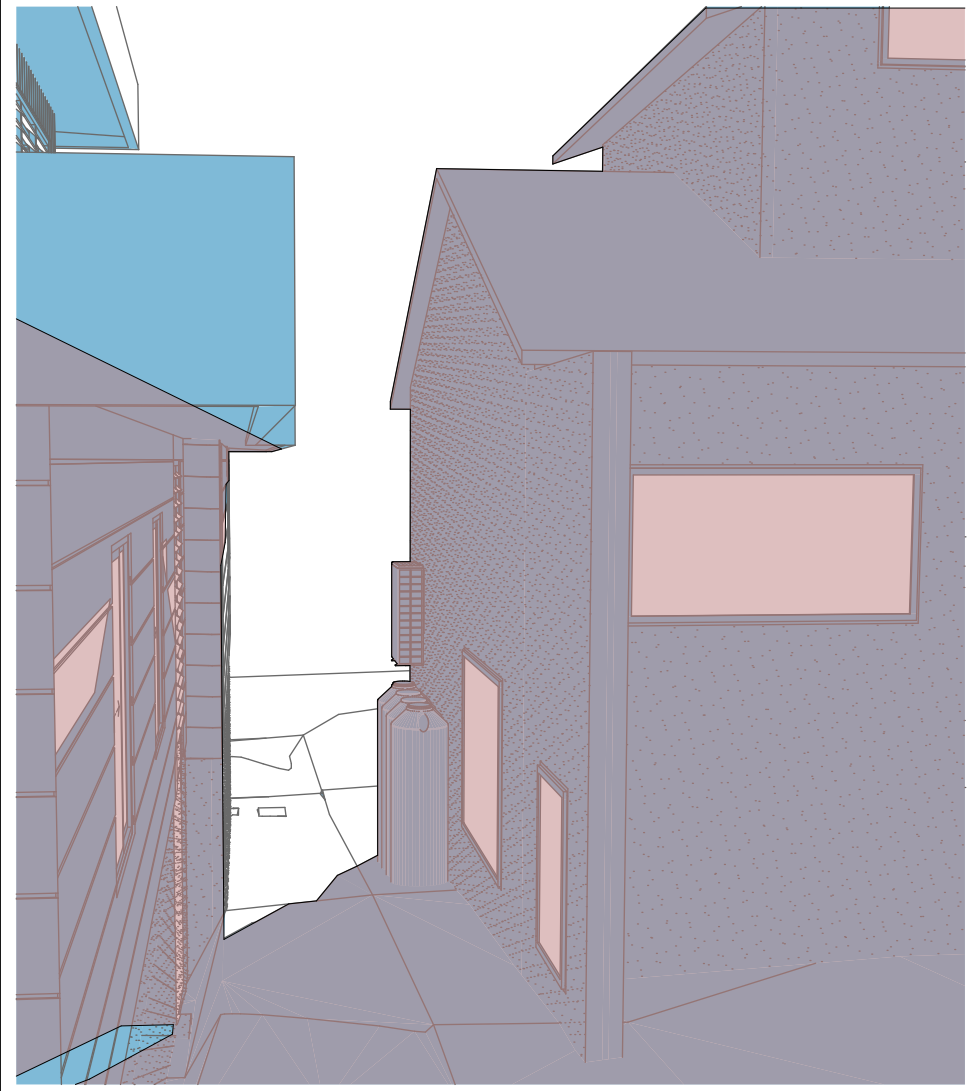


View Looking From Front Down Eastern Side Boundary

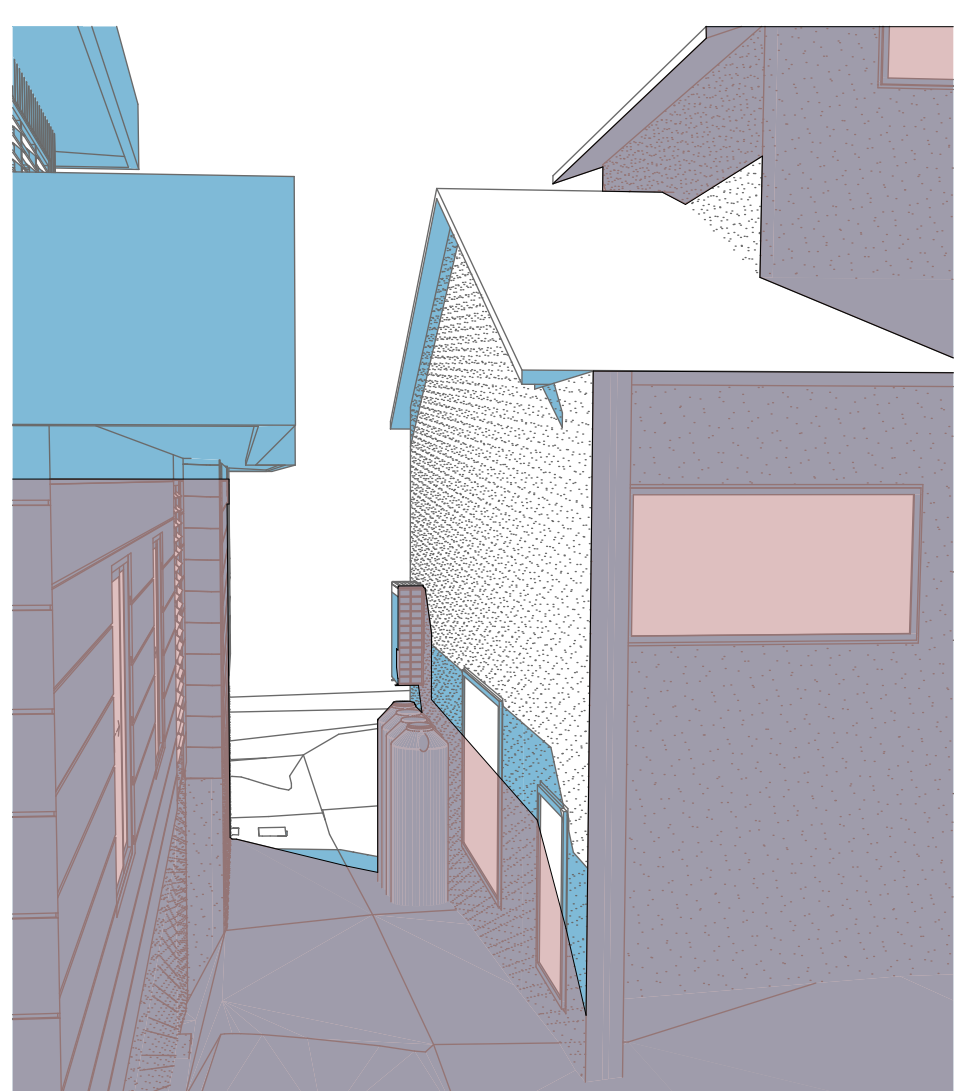


View Looking From Rear Up Eastern Side Boundary

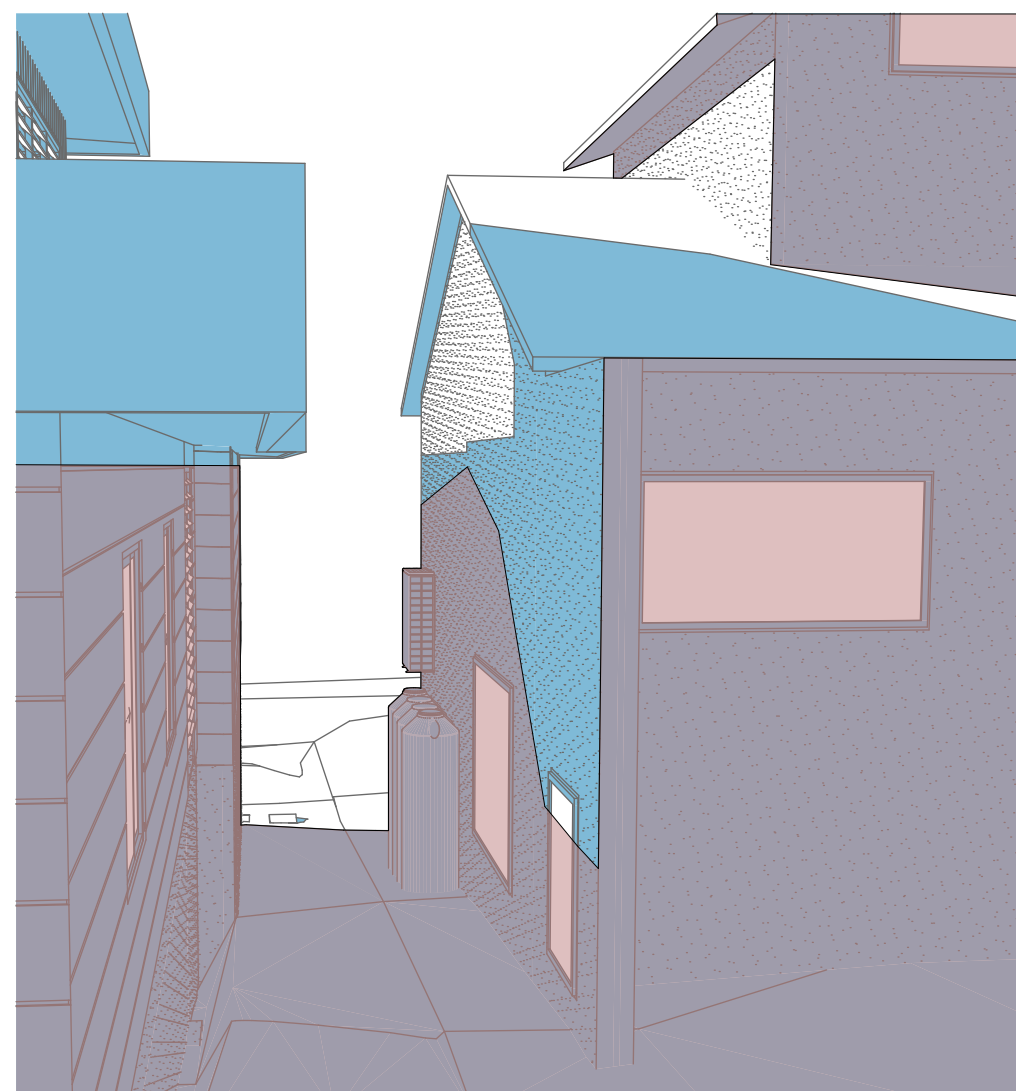
Denotes Existing Shadow      Denotes Proposed Shadow



11 21 JUN at 0900h PROPOSED  
- 1:200



13 21 JUN at 1200h PROPOSED  
- 1:200



15 21 JUN at 1500h PROPOSED  
- 1:200

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ONLY**  
NOT FOR CONSTRUCTION

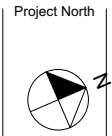


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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked Plot Date: 6/08/2020  
Project NO: RP03208RU  
Project Status: DA Rev3  
Client Site: Fe Design Interiors  
12 Nolan Place, Balgowlah Heights 2093  
Sheet Size: A3

DRAWING TITLE : SHADOW PLANS  
WALL ELEVATION SHADOWS 1  
PROJECT NAME : Alterations & Additions

REVISION NO. 3  
DATE: 6-8-2020  
DRAWING NO. DA5005

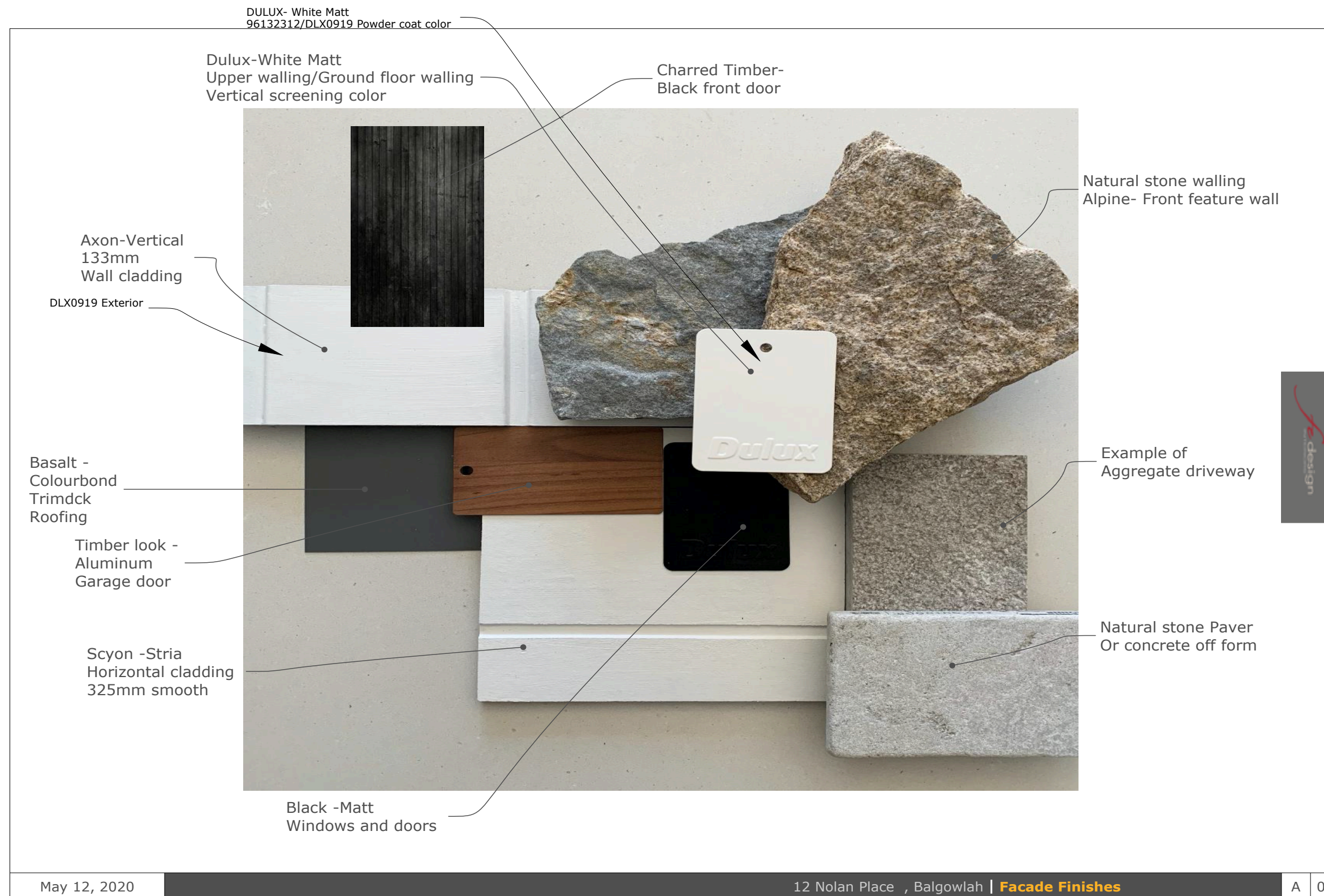




2D floorplans -Fitout of all levels			
	MM/DD/YY	REMARKS	
1	30/06/2020	Visual presentation	
2	"	All floors layup floor plan	
3	"	Elevations	
4	"	Upper floor plan	
5	"	Ground floor plan	



## FACADE FINISHES



	MM/DD/YY	REMARKS
1	30/06/2020	Visual presentation
2	"	All floors layout floor plan
3	"	Elevations
4	"	Upper floor plan
5	"	Ground floor plan

## Fe Design Interiors

DA 2020/0525  
Poole house -12 Nolan st, Balgowlah