

Rapid Plans www.rapidplans.com.au
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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



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BUILDING DESIGNER

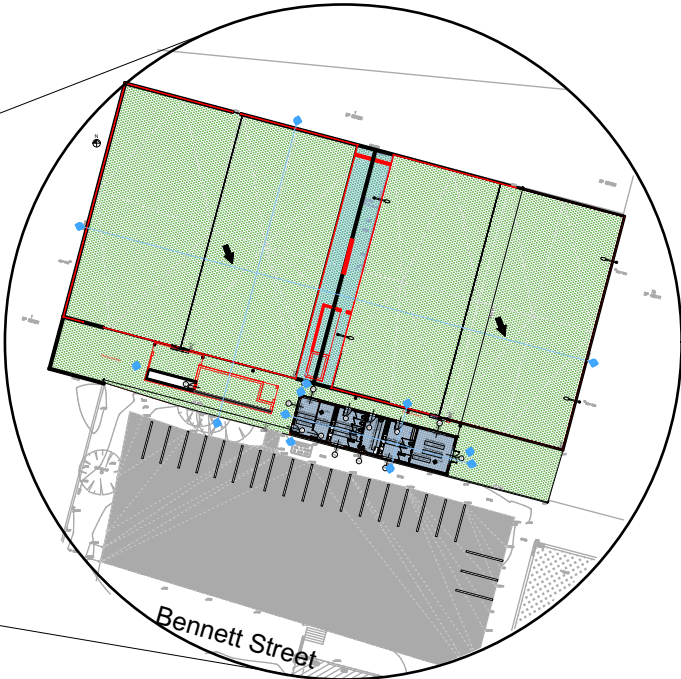
DEVELOPMENT APPLICATION
New Amenity Building & Additions
For Oli Bramley

Cnr Bennett Street & Stirgess Avenue,

Curl Curl

Lot 4 D.P. 601758

Project Number: RP0620HAR



BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1130171S

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 Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 25 August 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.

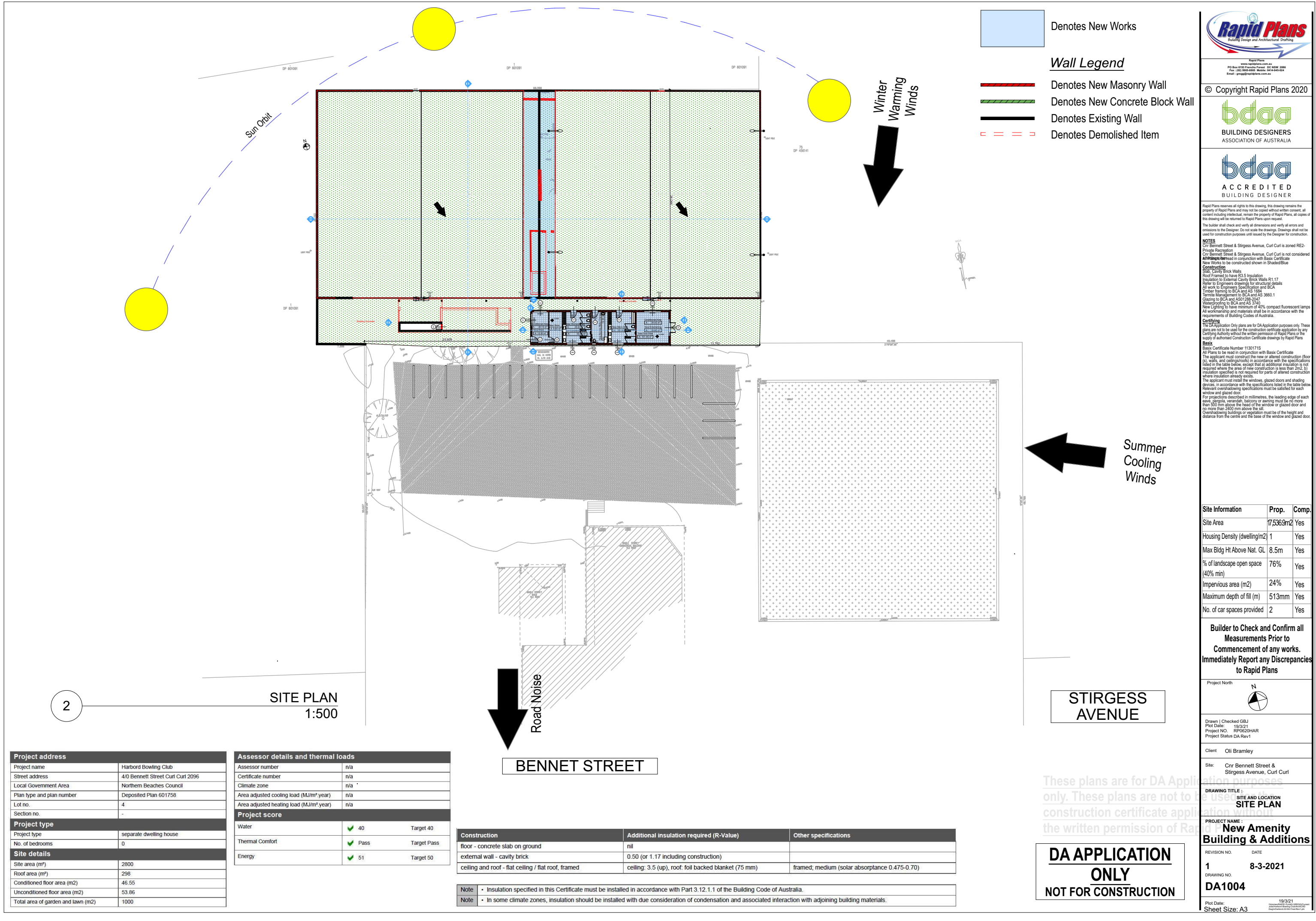


Project summary		
Project name	Harbord Bowling Club	
Street address	4/0 Bennett Street Curl Curl 2096	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 601758	
Lot no.	4	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	0	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

Certificate Prepared by	
Name / Company Name: Rapid Plans	
ABN (if applicable): 43150064592	

DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	1	- 8-3-2021
DA1001	A4 NOTIFICATION PLAN	1	- 8-3-2021
DA1002	SITE SURVEY	1	- 8-3-2021
DA1003	SITE SURVEY 2	1	- 8-3-2021
DA1004	SITE PLAN	1	- 8-3-2021
DA1005	Existing Ground Floor Plan	1	- 8-3-2021
DA1006	Existing Roof Plan	1	- 8-3-2021
DA1007	Demolition Ground Floor Plan	1	- 8-3-2021
DA1008	Demolition Roof Plan	1	- 8-3-2021
DA1009	Excavation & Fill Plan	1	- 8-3-2021
DA1010	Landscape Open Space Plan Existing	1	- 8-3-2021
DA1011	Landscape Open Space Existing 2	1	- 8-3-2021
DA1012	Landscape Open Space Plan Proposed	1	- 8-3-2021
DA1013	Landscape Open Space Proposed 2	1	- 8-3-2021
DA1014	Landscape Plan	1	- 8-3-2021
DA1015	Landscape Plan 2	1	- 8-3-2021
DA1016	Sediment & Erosion Plan	1	- 8-3-2021
DA1017	Waste Management Plan	1	- 8-3-2021
DA1018	Waste Management Plan 2	1	- 8-3-2021
DA1019	Stormwater Plan	1	- 8-3-2021
DA1020	Stormwater Plan 2	1	- 8-3-2021
DA2001	GROUND FLOOR	1	- 8-3-2021
DA2002	GROUND FLOOR 2	1	- 8-3-2021
DA2003	GROUND FLOOR 3	1	- 8-3-2021
DA2004	ROOF PLAN	1	- 8-3-2021
DA3000	SECTION 1	1	- 8-3-2021
DA3001	SECTION 2	1	- 8-3-2021
DA3002	SECTION 3	1	- 8-3-2021
DA4000	ELEVATIONS 1	1	- 8-3-2021
DA4001	ELEVATIONS 2	1	- 8-3-2021
DA4002	ELEVATIONS 3	1	- 8-3-2021
DA5000	PERSPECTIVE	1	- 8-3-2021
DA5001	MATERIAL & COLOUR SAMPLE BOARD	1	- 8-3-2021





Denotes New Works

Wall Legend

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

Rapid Plans
Building Design and Architectural Drafting
Rapid Plans
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Tel: (08) 9445 8888 Mobile: 0414 845 024
Email: greg@rapidplans.com.au

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NOTES
Cnr Bennett Street & Stirgess Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirgess Avenue, Curl Curl is not considered a 'Public Place' in accordance with the provisions of the Local Government Act 1995.
All work to be constructed shown in Shaded/Blue Construction
Slab: Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
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 2208-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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 11301715
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	17,536m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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

Project North
N

Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RP0620HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl




DRAWING TITLE:
SITE AND LOCATION
SITE PLAN

PROJECT NAME:
New Amenity Building & Additions

REVISION NO. DATE
1 8-3-2021
DRAWING NO.
DA1004

Plot Date: 19/3/21
Sheet Size: A3

Project address	
Project name	Harbord Bowling Club
Street address	4/0 Bennett Street Curl Curl 2096
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 601758
Lot no.	4
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	0
Site details	
Site area (m ²)	2800
Roof area (m ²)	298
Conditioned floor area (m ²)	46.55
Unconditioned floor area (m ²)	53.86
Total area of garden and lawn (m ²)	1000

Assessor details and thermal loads			
Assessor number	n/a		
Certificate number	n/a		
Climate zone	n/a		
Area adjusted cooling load (MJ/m ² .year)	n/a		
Area adjusted heating load (MJ/m ² .year)	n/a		
Project score			
Water		40	Target 40
Thermal Comfort		Pass	Target Pass
Energy		51	Target 50

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - cavity brick	0.50 (or 1.17 including construction)	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil backed blanket (75 mm)	framed; medium (solar absorptance 0.475-0.70)

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

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DA APPLICATION ONLY
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Wall Legend

Denotes Existing Wall



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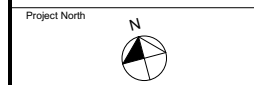
NOTES
Cnr Bennett Street & Stirlings Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirlings Avenue, Curl Curl is not considered a 'Public Place' for the purposes of the Local Government's Public Place Management Policy.
All Works to be constructed shown in Shaded/Blue Construction
SBS Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
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 1905-2015
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.

Carting
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.

Base
Base Certificate Number 11301715
All Plans to be read in conjunction with Base 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 specific is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each space, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	17,536m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO: RP0620HAR
Project Status DA Rev1

Client Oli Bramley

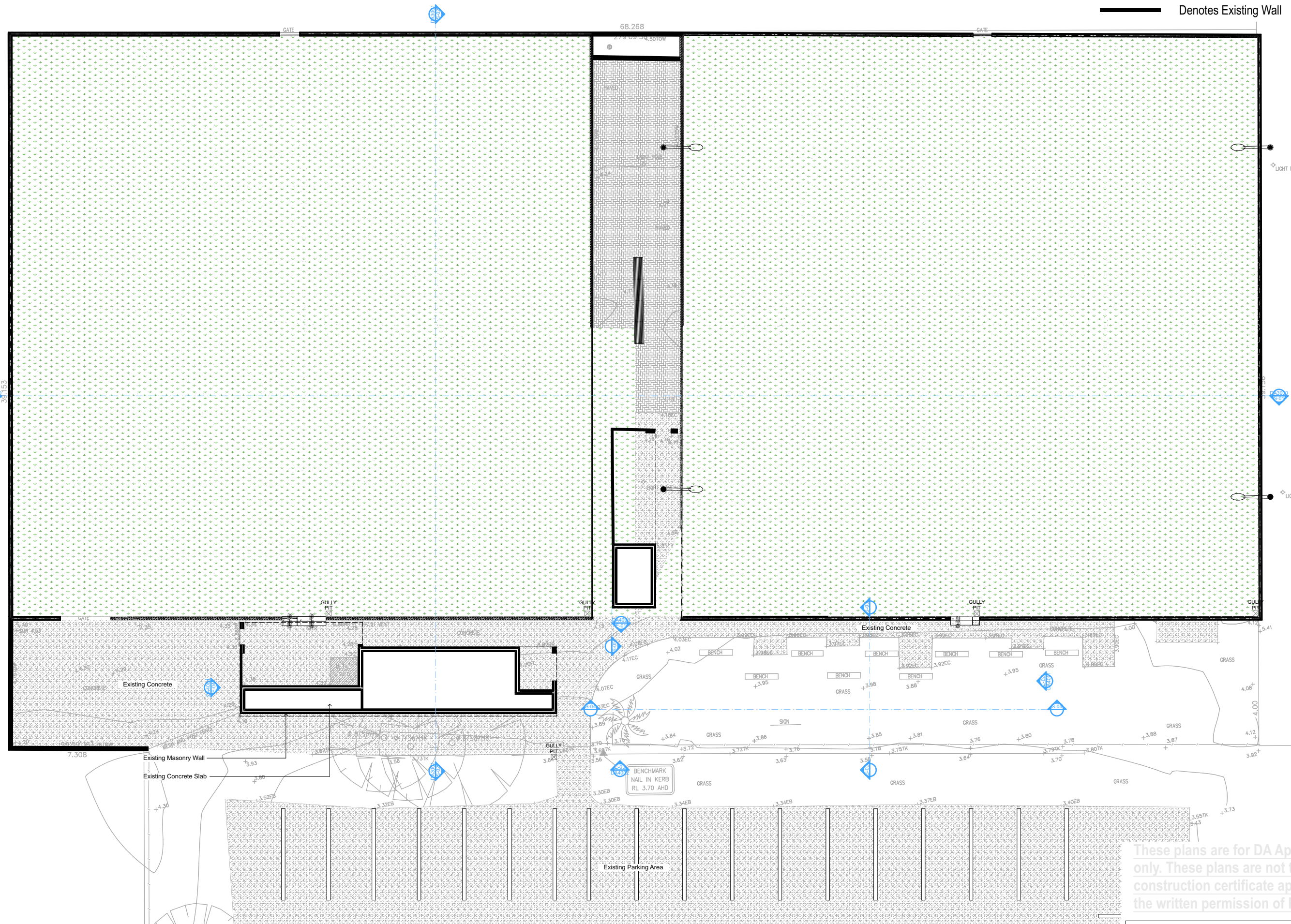
Site: Cnr Bennett Street & Stirlings Avenue, Curl Curl

DRAWING TITLE SITE AND LOCATION
Existing Ground Floor Plan

PROJECT NAME:
New Amenity Building & Additions

REVISION NO. DATE
1 **8-3-2021**
DRAWING NO.
DA1005

Plot Date: 19/3/21
Sheet Size: A3

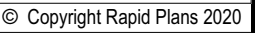


EXISTING GROUND FLOOR
1:200

Builder To Check & Confirm Existing Measurements Prior to Commencement

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Denotes Existing Wall



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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
Onr Barnett Street & Stiggers Avenue, Curl Curl is zoned RE2-Private Recreation
Onr Barnett Street & Stiggers Avenue, Curl Curl is not considered a change of use in conjunction with Basis Certificate
New Work to be constructed shown in Shaded/Blue
Construction
Lab: Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R17
Refer to Engineers drawings for structural details
Call us to Engineers Specification and BCA
Internal framing to BCA and AS 1684
Termite management to BCA and AS 3660.1
Consultation to BCA and AS 2885.2
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications stated 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.

- projections described in millimetres, the leading edge of each awning, 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	17,536m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Blvd Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO. RP0620HAR
Project Status DA Rev1

Client	Oli Bramley
Site:	Cnr Bennett Street & Stirgess Avenue, Curl Curl

DRAWING TITLE :
SITE AND LOCATION
Existing Roof Plan

PROJECT NAME : **New Amenity Building & Additions**

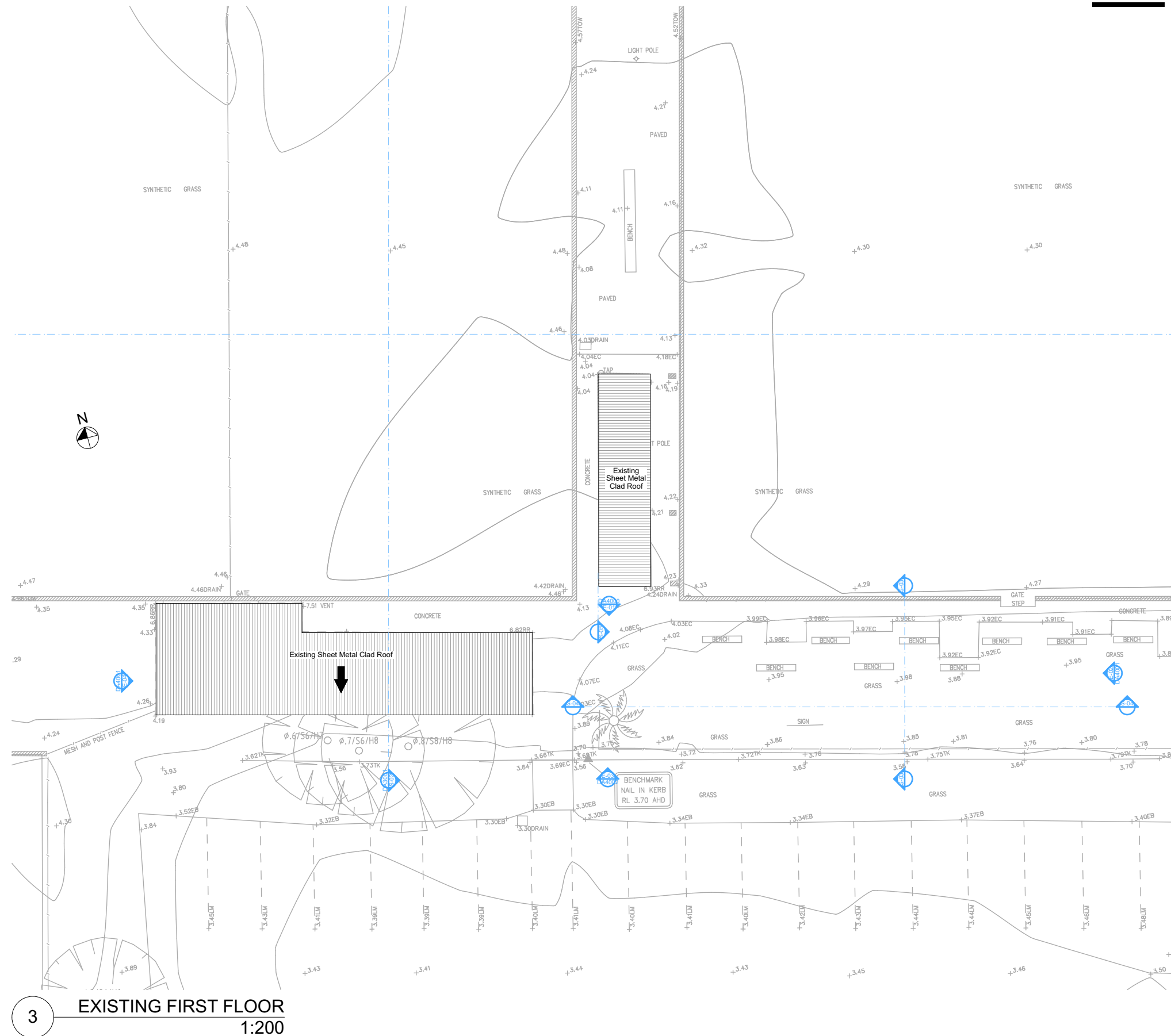
REVISION NO.	DATE
1	8-3-2021

DRAWING NO.

DA1006

Plot Date: 19/3/21
 Sheet Size: A3

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 Jobe\Hobart Bowling Club\HNCAD
 Dig's\Hobart-22-CA-Final-Rev1.ppt



<p>These plans are for DA Application only. These plans are not to be used for construction certificate application without the written permission of Rapiplan Pty Ltd.</p>	<p>Stirges Avenue, Curn Curl</p>
	<p>DRAWING TITLE : SITE AND LOCATION Existing Roof Plan</p>
	<p>PROJECT NAME : New Amenity</p>

DA APPLICATION
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NOT FOR CONSTRUCTION

Builder To Check & Confirm Existing Measurements Prior to Commencement



LIGHT POLE

2

DEMOLITION GROUND FLOOR
1:200

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



Wall Legend

Denotes Existing Wall
Denotes Demolished Item

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NOTES

Cnr Bennett Street & Stirgess Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirgess Avenue, Curl Curl is not considered a Heritage Area in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue Construction
SBS Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS 1288-2017
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.

Demolition

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Basic

Basic Certificate Number 11301715
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO. RPO0201AR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl

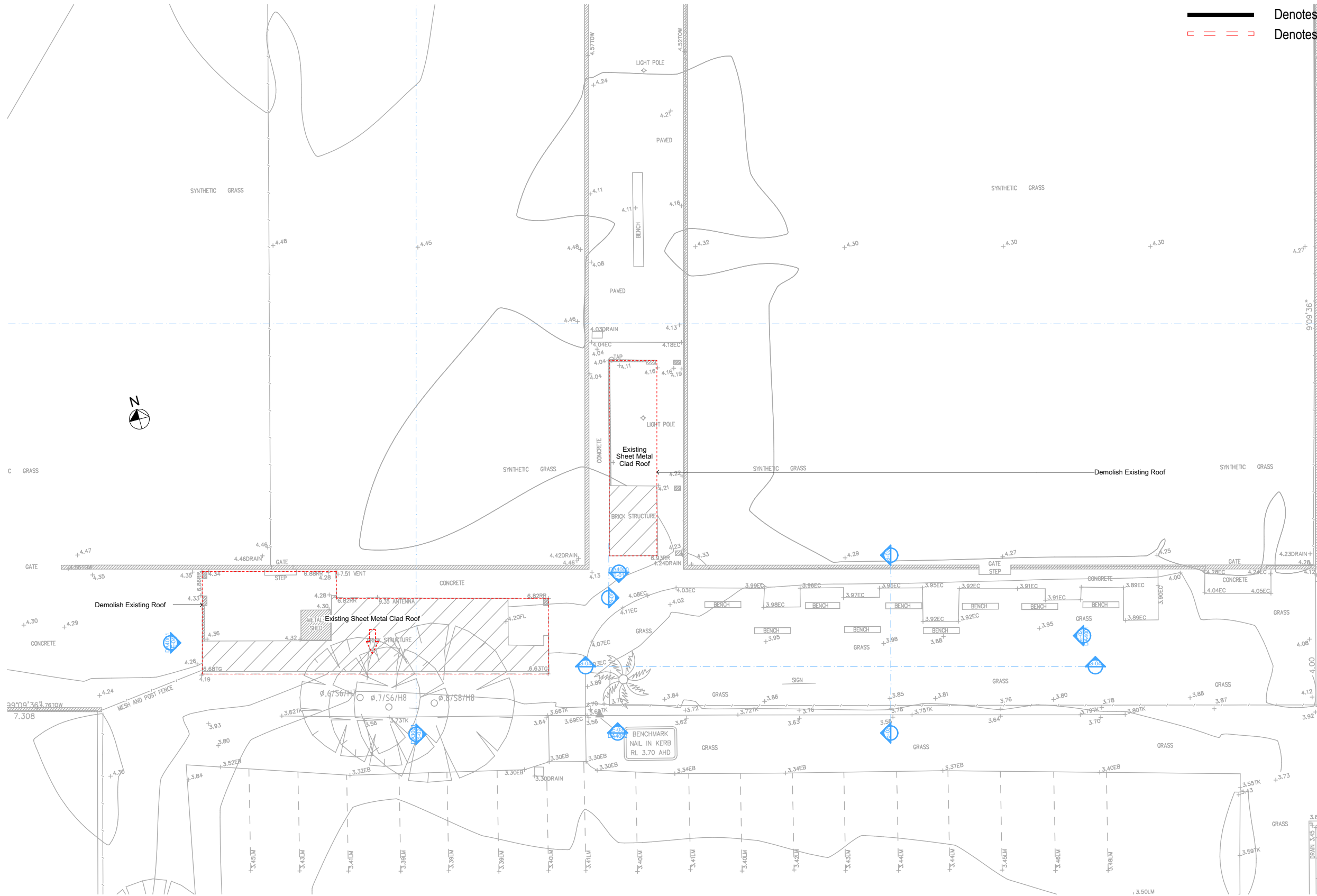
DRAWING TITLE SITE AND LOCATION
Demolition Ground Floor Plan

PROJECT NAME:
New Amenity Building & Additions

REVISION NO.	DATE
1	8-3-2021

DRAWING NO.
DA1007

Plot Date: 19/3/21
Sheet Size: A3



Wall Legend

— Denotes Existing Wall

- - - - - Denotes Demolished Item



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NOTES

Cnr Bennett Street & Stirgess Avenue, Curl Curl is zoned RE-Private Recreation

Cnr Bennett Street & Stirgess Avenue, Curl Curl is not considered a Heritage Area in conjunction with Basic Certificate

New Works to be constructed shown in Shaded/Blue

Construction

Slab: Cavity Brick Walls

Roof Framed to have R3.5 Insulation

Insulation to External Cavity Brick Walls R1.17

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 1288-2017

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.

Carting

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Base

Base Certificate Number 11301715

All Plans to be read in conjunction with Basic Certificate

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

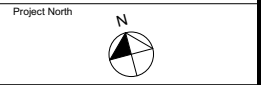
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

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

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

Site Information	Prop.	Comp.
Site Area	17,536m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RPO020HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl

DRAWING TITLE :
SITE AND LOCATION
Demolition Roof Plan

PROJECT NAME :
New Amenity Building & Additions

REVISION NO. DATE
1 8-3-2021

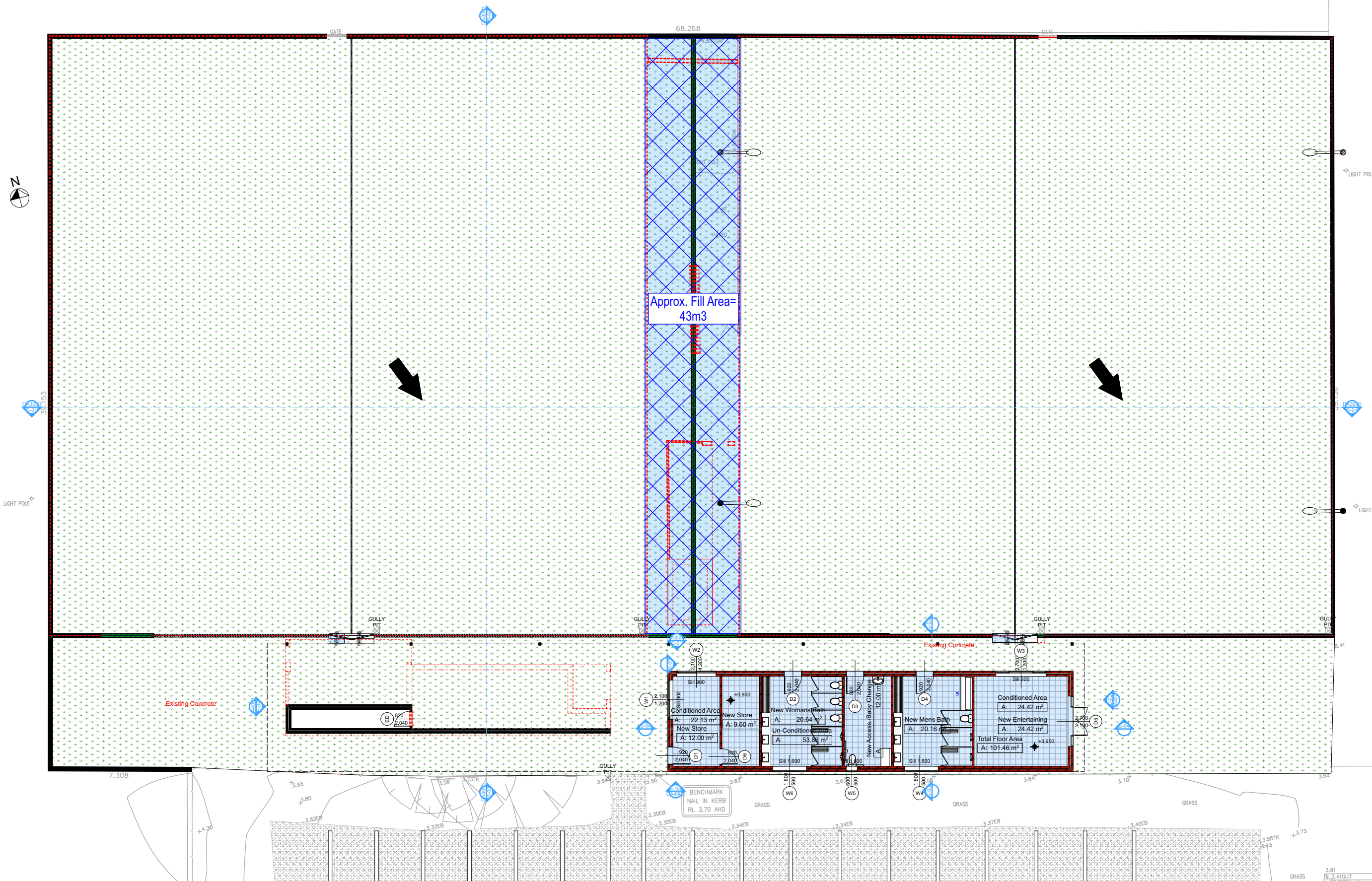
DRAWING NO.
DA1008

Plot Date: 19/3/21
Sheet Size: A3

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

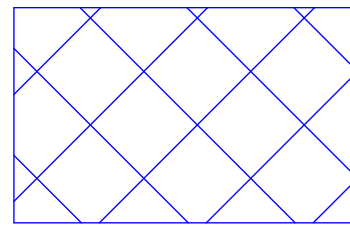
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2

EXCAVATION & FILL PLAN
1:200



Denotes Fill Area

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Rapid Plans
Building Design and Architectural Drafting
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Ph: (02) 9655-8888 Mobile: 0414-845-024
Email: greg@rapidplans.com.au

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NOTES
Cnr Bennett Street & Stirlings Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirlings Avenue, Curl Curl is not considered a 'Public Place' in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue Construction
Sills: Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
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 1742-2010
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Conditioning
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Base
Basic Certificate Number 11301715
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	17,536m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RP0620HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirlings Avenue, Curl Curl

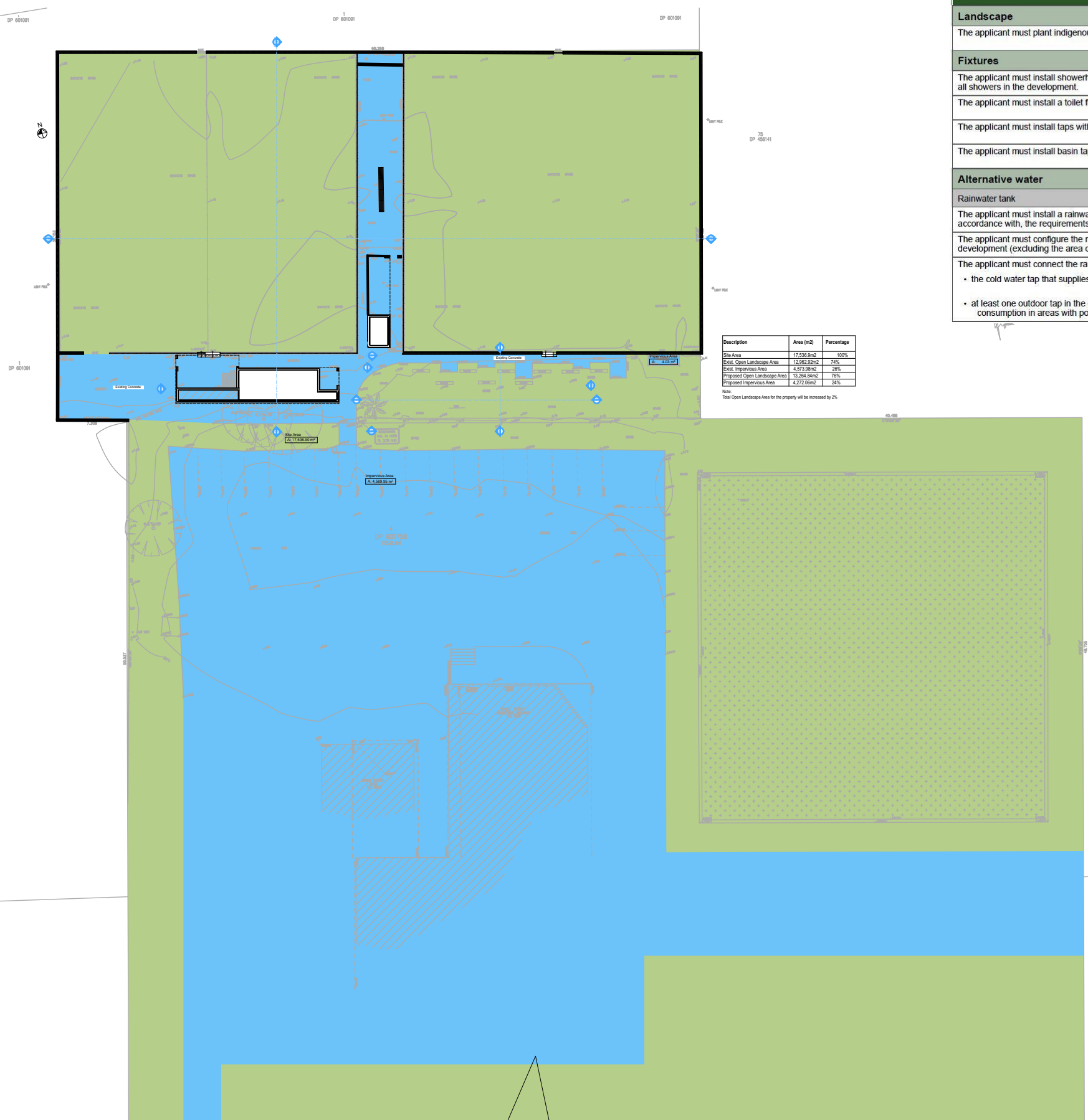
DRAWING TITLE :
SITE AND LOCATION
Excavation & Fill Plan

PROJECT NAME :
New Amenity Building & Additions

REVISION NO. DATE
1 8-3-2021

DRAWING NO.
DA1009

Plot Date: 19/3/21
Sheet Size: A3



Description	Area (m2)	Percentage
Site Area	17,536.9m2	100%
Exist. Open Landscape Area	12,962.92m2	74%
Exist. Impervious Area	4,573.98m2	26%
Proposed Open Landscape Area	13,294.84m2	76%
Proposed Impervious Area	4,272.06m2	24%

Note:
Total Open Landscape Area for the property will be increased by 2%.



Denotes Impervious Area



Denotes Pervious Area

Water Commitments
Landscape The applicant must plant indigenous or low water use species of vegetation throughout 500 square metres of the site.
Fixtures The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development. The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development. The applicant must install taps with a minimum rating of 5 star in the kitchen in the development. The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
Alternative water Rainwater tank The applicant must install a rainwater tank of at least 6000 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 rain runoff from at least 297.77 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). The applicant must connect the rainwater tank to: <ul style="list-style-type: none">the cold water tap that supplies each clothes washer in the developmentat least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Rapid Plans
Building Design and Architectural Drafting

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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ACCREDITED
BUILDING DESIGNER

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

NOTES
Cnr Bennett Street & Stirgess Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirgess Avenue, Curl Curl is not considered a Shaded/Blue
New Works to be constructed shown in Shaded/Blue
Construction
Sills: Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber Framing to BCA and AS 1554
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS10198-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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 11301715
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	17,536.9m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m2)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RPO202HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl

DRAWING TITLE SITE AND LOCATION
Landscape Open Space Plan Existing

PROJECT NAME:
New Amenity Building & Additions

REVISION NO.	DATE
1	8-3-2021

DRAWING NO.
DA1010

Plot Date: 19/3/21
Sheet Size: A3



ADJOINS TO DA1013

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

- Denotes Impervious Area
- Denotes Pervious Area

Note:
Total Open Landscape Area for the property will be increased by 2%

Note:
Total Open Landscape Area for the property will be increased by 2%

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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.

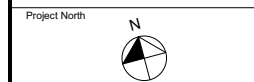
NOTES
On Bennett Street & Stiggins Avenue, Curl Curl is zoned RE2-Private Recreation
On Bennett Street & Stiggins Avenue, Curl Curl is not considered a change of use in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue Construction
Site: Crazy Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Crazy Brick Walls R1.7
Refer to Engineers drawings for structural details
All works to Engineers Satisfaction and BCA
Termite Treatments to BCA and AS 1594
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS2088-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent
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. The plans are not to be used for the construction certificate application by a Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans.

Basix
 Basic Certificate Number 113071TS
 All Plans to be read in conjunction with Basix Certificate
 The applicant must construct the new or altered construction (fls, walls, and ceilings/roofs) in accordance with the specifications listed 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. Reduced glazing specifications must be satisfied for each window and glazed door.
 For projections described in millimetres, the leading edge of 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.
 Overlapping building elements must be of the height and distance from the centre and the side of the window and glazed door.

Site Information	Prop.	Comments
Site Area	17,536.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO. RP0620HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street &
Stirgess Avenue, Curl Curl

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

PROJECT NAME : **New Amenity Building & Addition.**

REVISION NO.	DATE
1	8-3-2021

DRAWING NO.
DA1012

Plot Date: 19/3/21
Sheet Size: A3

Water Commitments
Landscape
The applicant must plant indigenous or low water use species of vegetation throughout 500 square metres of the site.
Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 6000 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 rain runoff from at least 297.77 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:
<ul style="list-style-type: none">the cold water tap that supplies each clothes washer in the developmentat least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)



Denotes Impervious Area



Denotes Pervious Area

ADJOINS TO DA1012



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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
Cnr Bennett Street & Stirgess Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirgess Avenue, Curl Curl is not considered a ~~Highway~~ **Highway** in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
Construction
Sills: Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS10198-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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 11301715
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.

Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RPO020HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl

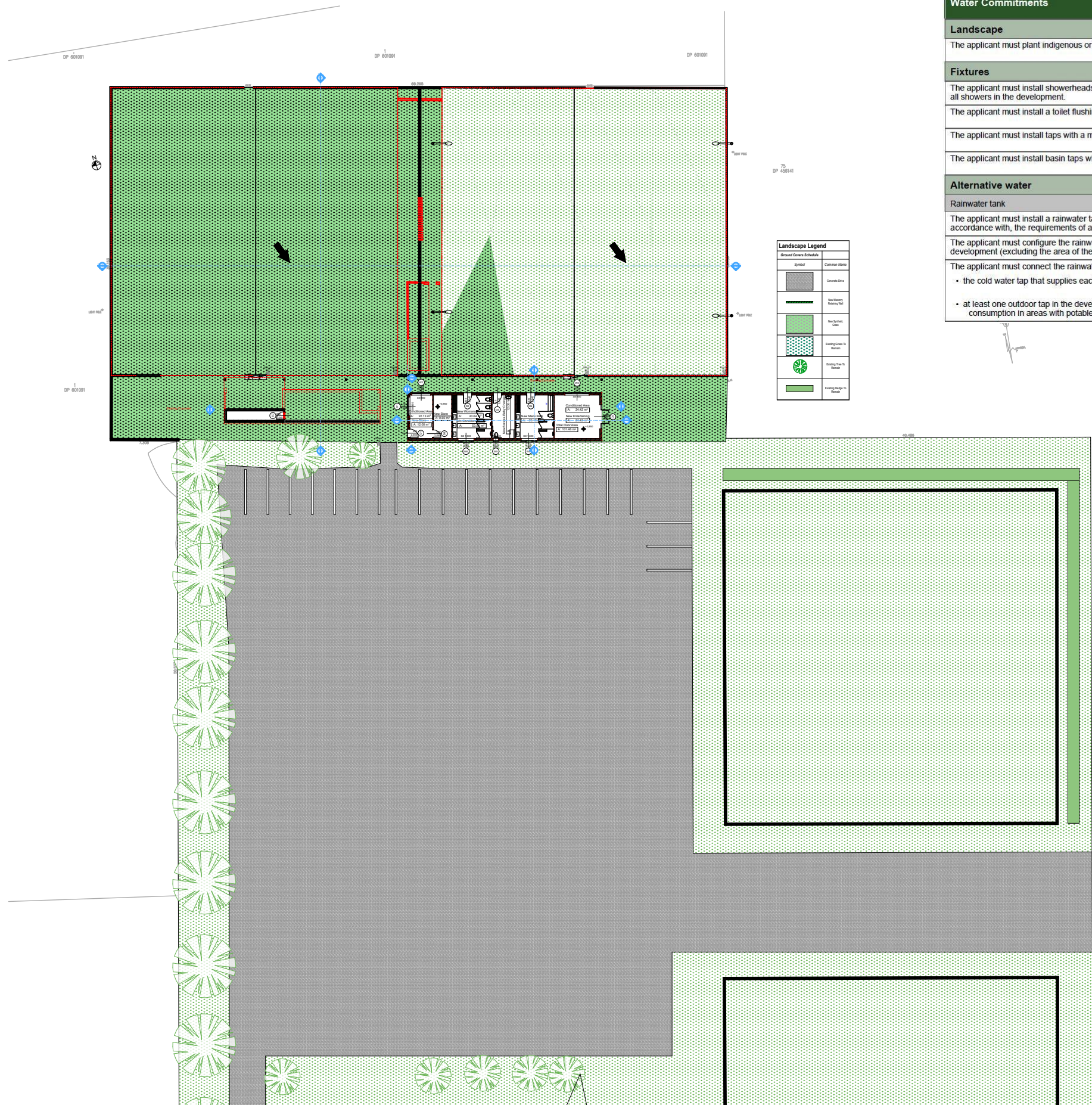
DRAWING TITLE SITE AND LOCATION
Landscape Open Space Proposed 2

PROJECT NAME :
New Amenity Building & Additions

REVISION NO. DATE
1 8-3-2021

DRAWING NO.
DA1013

Plot Date: 19/3/21
Sheet Size: A3



Water Commitments
Landscape
The applicant must plant indigenous or low water use species of vegetation throughout 500 square metres of the site.
Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 6000 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 rain runoff from at least 297.77 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:
<ul style="list-style-type: none">the cold water tap that supplies each clothes washer in the developmentat least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)



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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

Cnr Bennett Street & Stirgess Avenue, Curl Curl is zoned RE2-Private Recreation

Cnr Bennett Street & Stirgess Avenue, Curl Curl is not considered a Shaded/Blue area in conjunction with Basic Certificate

New Works to be constructed shown in Shaded/Blue

Construction

Slab: Cavity Brick Walls

Roof Framed to have R3.5 Insulation

Insulation to External Cavity Brick Walls R1.17

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS10198-2017

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Base

Base Certificate Number 11301715

All Plans to be read in conjunction with Base Certificate

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

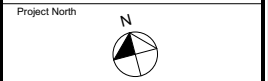
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

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

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

Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RPO2021AR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl

DRAWING TITLE :
SITE AND LOCATION
Landscape Plan

PROJECT NAME :
New Amenity Building & Additions

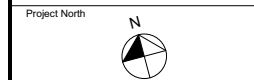
REVISION NO.	DATE
1	8-3-2021
DRAWING NO.	DA1014

Plot Date: 19/3/21
Sheet Size: A3

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Site Information	Prop.	Comments
Site Area	17,536.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. Gl.	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO. RP0620HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl

DRAWING TITLE :
SITE AND LOCATION
Landscape Plan 2

PROJECT NAME : **New Amenity Building & Addition**

REVISION NO.	DATE
1	8-3-2021

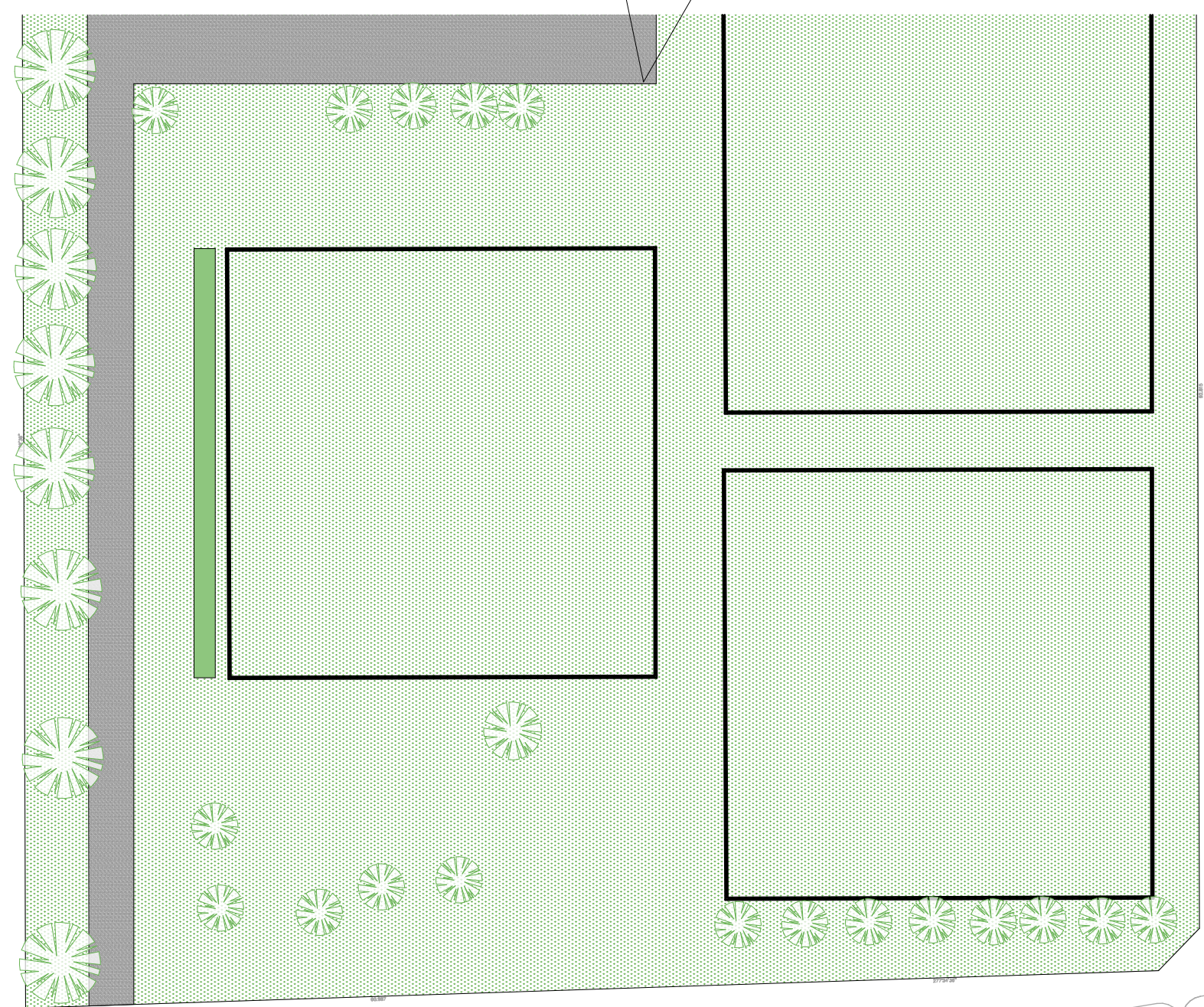
DA1015







Plot Date: 19/3/21
Sheet Size: A2

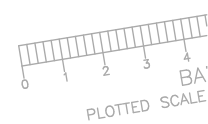
Sheet Size: A3

Water Commitments
Landscape
The applicant must plant indigenous or low water use species of vegetation throughout 500 square metres of the site.
Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 6000 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 rain runoff from at least 297.77 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:
<ul style="list-style-type: none"> the cold water tap that supplies each clothes washer in the development at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

ADJOINS TO DA1014



Landscape Legend	
Ground Covers Schedule	
Symbol	Common Name
	Concrete Drive
	New Heavyway Retaining Wall
	New Synthetic Grass
	Existing Green T. Retain
	Existing Tree Retain
	Existing Hedge Retain



<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 Rappin & Associates Pty Ltd.</p>	<p>Stirgess Avenue, Curl Curl</p>
	<p>DRAWING TITLE :</p>
	<p>SITE AND LOCATION</p>
	<p>Landscape Plan 2</p>
<p>PROJECT NAME :</p>	<p>New Amenity</p>

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION



Denotes New Works

Wall Legend



Denotes New Masonry Wall



Denotes New Concrete Block Wall



Denotes Existing 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.

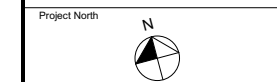
NOTES
Cnr Bennett Street & Stirlings Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirlings Avenue, Curl Curl is not considered a ~~Highway~~ ~~Highway~~ in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
Construction
Slab: Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
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 1984-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Carrying
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 11301715
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RPO2021AR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirlings Avenue, Curl Curl

DRAWING TITLE:
SITE AND LOCATION
Sediment & Erosion Plan

PROJECT NAME:
New Amenity Building & Additions

REVISION NO. DATE
1 **8-3-2021**
DRAWING NO.
DA1016

Plot Date: 19/3/21
Sheet Size: A3

DP 601081

DP 601081

DP 601081

75
DP 438141

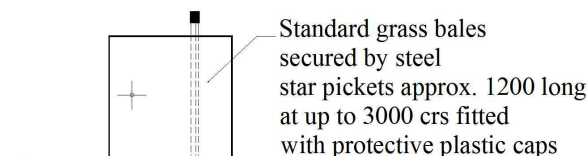
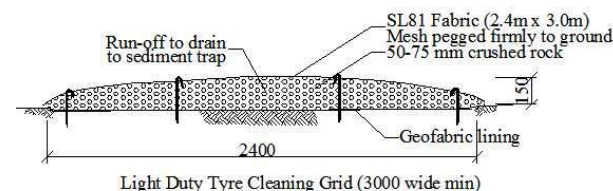
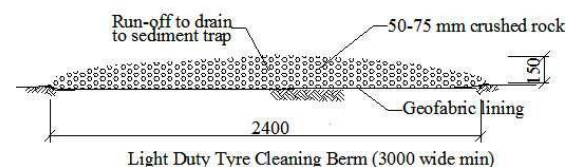
Sediment Control Fence

Site Safety Fence

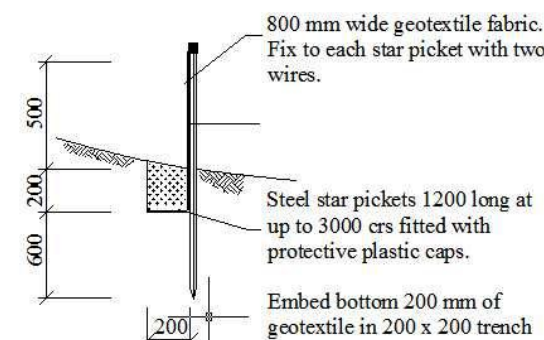
2

SEDIMENT & EROSION CONTROL PLAN

1:500



Typical Detail Grass Bale Sediment Barrier



Typical Detail Sediment Control Barrier









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NOT FOR CONSTRUCTION



<p>These plans are for DA Application only. These plans are not to be used for construction certificate application without the written permission of Rappin & Associates Pty Ltd.</p>	<p>Stirgess Avenue, Curl Curl</p>
	<p>DRAWING TITLE : SITE AND LOCATION</p>
	<p>Waste Management Plan</p>
<p>PROJECT NAME : New Amenity</p>	

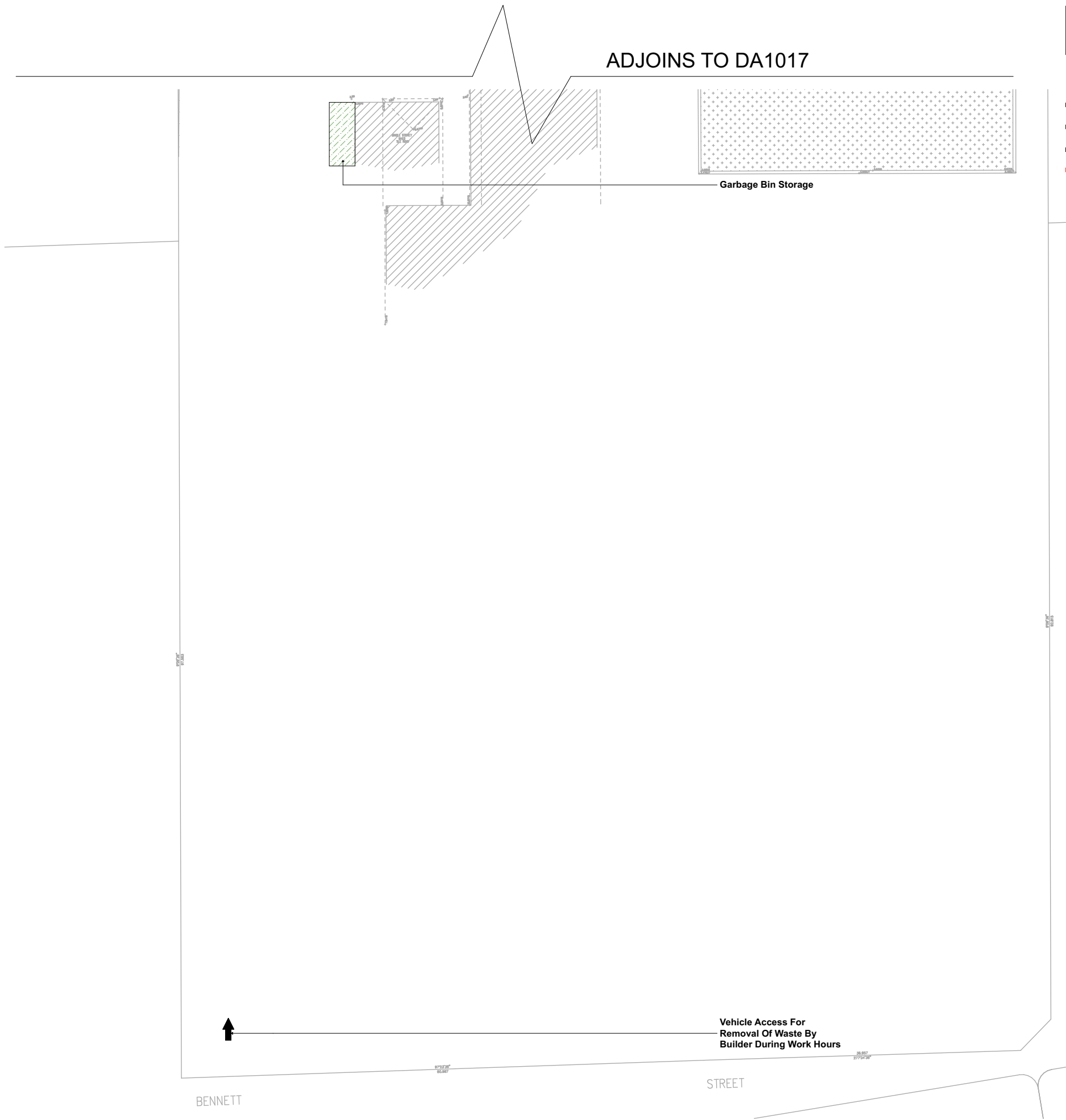
**DA APPLICATION
ONLY
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	Denotes New Works	 Rapid Plans Building Design and Architectural Drafting www.rapidplans.com.au PO Box 4170 Fremantle Western Australia 6155 Tel: (08) 9456-6865 Fax: (08) 9456-6824 Email: gregg@rapidplans.com.au																								
	Denotes New Masonry Wall	© Copyright Rapid Plans 2020																								
	Denotes New Concrete Block Wall	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA																								
	Denotes Existing Wall	 ACCREDITED BUILDING DESIGNER																								
	Denotes Demolished Item	<p>Rapid Plans reserves all rights to this drawing. This drawing remains the property of Rapid Plans and may not be copied without written consent. All content including intellectual, remain the property of Rapid Plans, all copies of this drawing will be returned to Rapid Plans upon request.</p> <p>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.</p> <p>NOTES Cnr Bennett Street & Stirling Avenue, Curl Curl is zoned RE2- Private Recreation Cnr Bennett Street & Stirling Avenue, Curl Curl is not considered a Shaded Blue New Works to be constructed shown in Shaded Blue Construction</p> <p>SUB. CONSTRUCTION Roof Framed to have R3.5 Insulation Insulation to External Cavity Brick Walls R1.17 Refer to Engineers drawings for structural details All work to Engineers Specification and BCA Timber framing to BCA and AS 1984 Termite Management to BCA and AS 3660.1 Glazing to BCA and ASO1288-2017 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.</p> <p>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</p> <p>Basic Basic Certificate Number 1130171S All Plans to be read in conjunction with Basic Certificate The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/pavements) in accordance with the specifications listed in the table below, except that 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.</p>																								
		<table><thead><tr><th>Site Information</th><th>Prop.</th><th>Comp.</th></tr></thead><tbody><tr><td>Site Area</td><td>17,536.9m²</td><td>Yes</td></tr><tr><td>Housing Density (dwelling/m²)</td><td>1</td><td>Yes</td></tr><tr><td>Max Bldg Ht Above Nat. GL</td><td>8.5m</td><td>Yes</td></tr><tr><td>% of landscape open space (40% min)</td><td>76%</td><td>Yes</td></tr><tr><td>Impervious area (m²)</td><td>24%</td><td>Yes</td></tr><tr><td>Maximum depth of fill (m)</td><td>513mm</td><td>Yes</td></tr><tr><td>No. of car spaces provided</td><td>2</td><td>Yes</td></tr></tbody></table>	Site Information	Prop.	Comp.	Site Area	17,536.9m ²	Yes	Housing Density (dwelling/m ²)	1	Yes	Max Bldg Ht Above Nat. GL	8.5m	Yes	% of landscape open space (40% min)	76%	Yes	Impervious area (m ²)	24%	Yes	Maximum depth of fill (m)	513mm	Yes	No. of car spaces provided	2	Yes
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		<p>Project North</p> 																								
		<p>Drawn Checked GBJ Plot Date: 19/3/21 Project NO.: RP0520HAR Project Status DA Rev1</p>																								
		<p>Client Olli Bramley</p>																								
		<p>Site: Cnr Bennett Street & Stirling Avenue, Curl Curl</p>																								
		<p>DRAWING TITLE : SITE AND LOCATION Waste Management Plan</p>																								
		<p>PROJECT NAME : New Amenity Building & Additions</p>																								
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1	8-3-2021																									
		<p>DRAWING NO. DA1017</p>																								
		<p>Plot Date: 19/3/21 Sheet Size: A3 <small>Approved for DA by: [Signature] Date: 19/3/21 Authorised by: [Signature] Date: 19/3/21</small></p>																								

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Denotes New Works

Wall Legend

Denotes New Masonry Wall

Denotes New Concrete Block Wall

Denotes Existing Wall

Denotes Demolished Item



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Building Design and Architectural Drafting

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NOTES
Cnr Bennett Street & Stirgess Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirgess Avenue, Curl Curl is not considered a ~~Residential~~ **Residential** in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Sills, Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1554
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1748-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Basic
Basic Certificate Number 11301715
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor (s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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

Project North



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RPO2021AR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl

DRAWING TITLE SITE AND LOCATION
Waste Management Plan
2

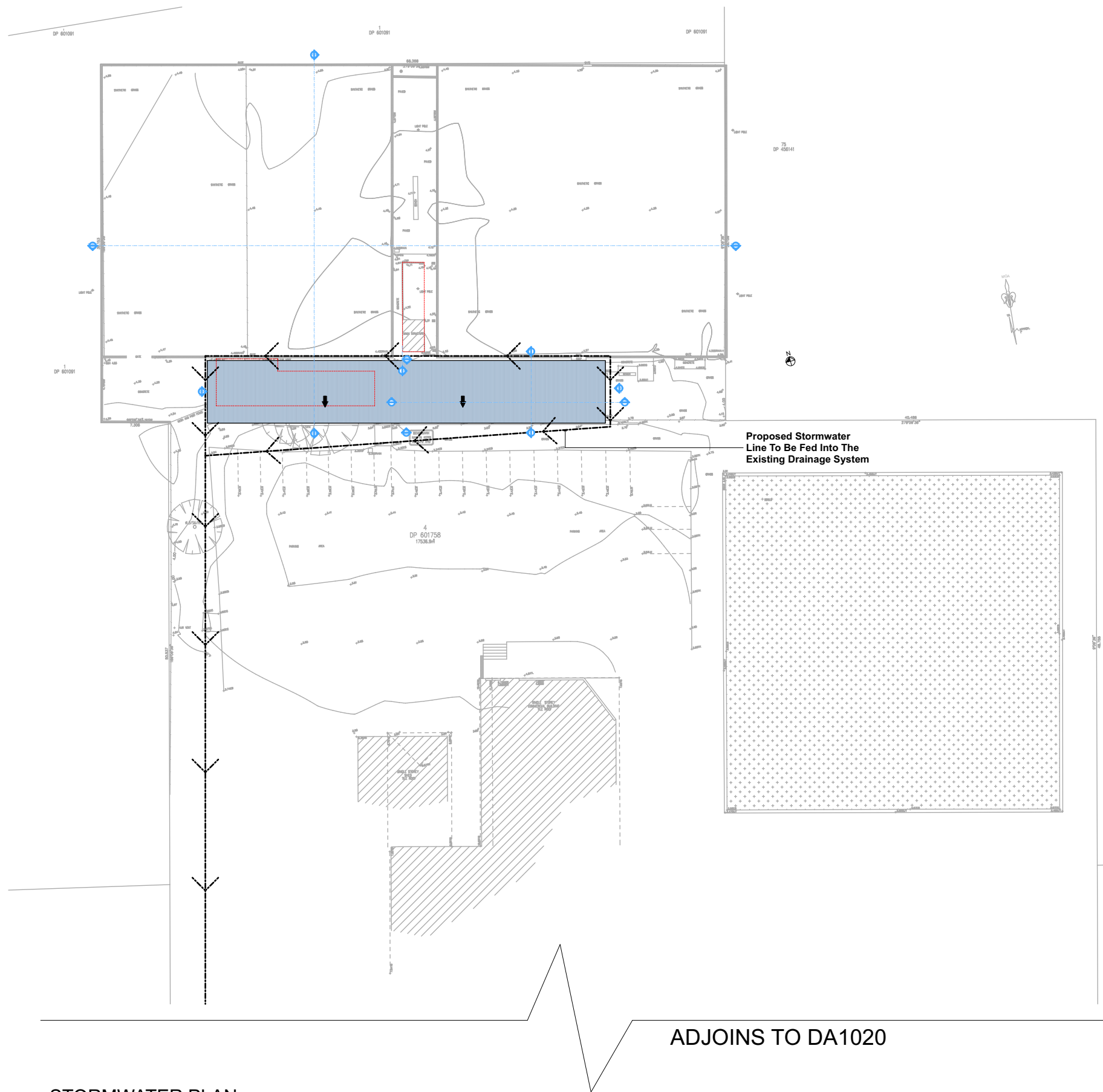
PROJECT NAME:
New Amenity Building & Additions

REVISION NO.	DATE
1	8-3-2021
DRAWING NO.	DA1018

Plot Date: 19/3/21
Sheet Size: A3

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Denotes New Works

4 STORMWATER PLAN
1:500

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

ADJOINS TO DA1020

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NOTES
Cnr Bennett Street & Stirgess Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirgess Avenue, Curl Curl is not considered a Shaded/Blue area in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
Construction
Slab: Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1554
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS 1288-2012
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 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 11301715
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor (s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
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Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	17,536m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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

Project North



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RPO020HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl

DRAWING TITLE :
SITE AND LOCATION
Stormwater Plan

PROJECT NAME :
New Amenity
Building & Additions

REVISION NO.	DATE
1	8-3-2021

DRAWING NO.
DA1019

Plot Date: 19/3/21
Sheet Size: A3

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

4 STORMWATER PLAN
1:500

ADJOINS TO DA1019

Assumed Existing
Stormwater. Plumber To
Confirm Location Prior
To Commencement

STREET

TG - TOP OF GUTTER
COOF RIDGE

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NOTES
Cnr Bennett Street & Stirgess Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirgess Avenue, Curl Curl is not considered ~~an~~ **in** ~~the~~ **in** conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
Construction
Slat. Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1554
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1743-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Surveying
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Basic
Basic Certificate Number 11301715
All Plans to be read in conjunction with Basic Certificate
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For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RPO020HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl

DRAWING TITLE :
SITE AND LOCATION
Stormwater Plan 2

PROJECT NAME :
New Amenity Building & Additions

REVISION NO. DATE
1 8-3-2021
DRAWING NO.
DA1020

Plot Date: 19/3/21
Sheet Size: A3

Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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

Project North
N

Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RP0620HAR
Project Status DA Rev1

Client Oli Bramley

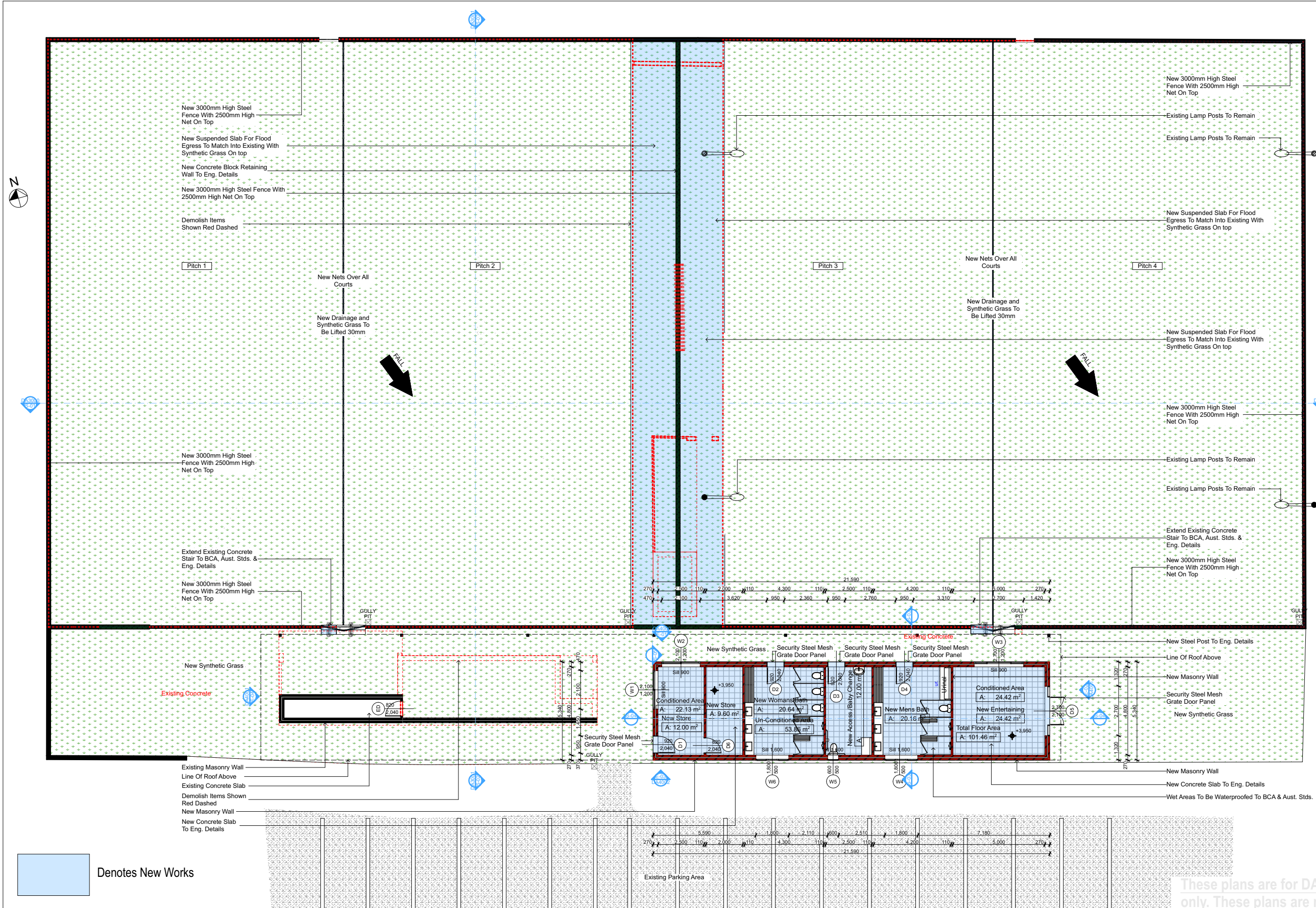
Site: Cnr Bennett Street & Stirlings Avenue, Curl Curl

DRAWING TITLE: PLANS
GROUND FLOOR

PROJECT NAME:
New Amenity Building & Additions

REVISION NO. DATE
1 8-3-2021
DRAWING NO.
DA2001

Plot Date: 19/3/21
Sheet Size: A3



Denotes New Works

Wall Legend

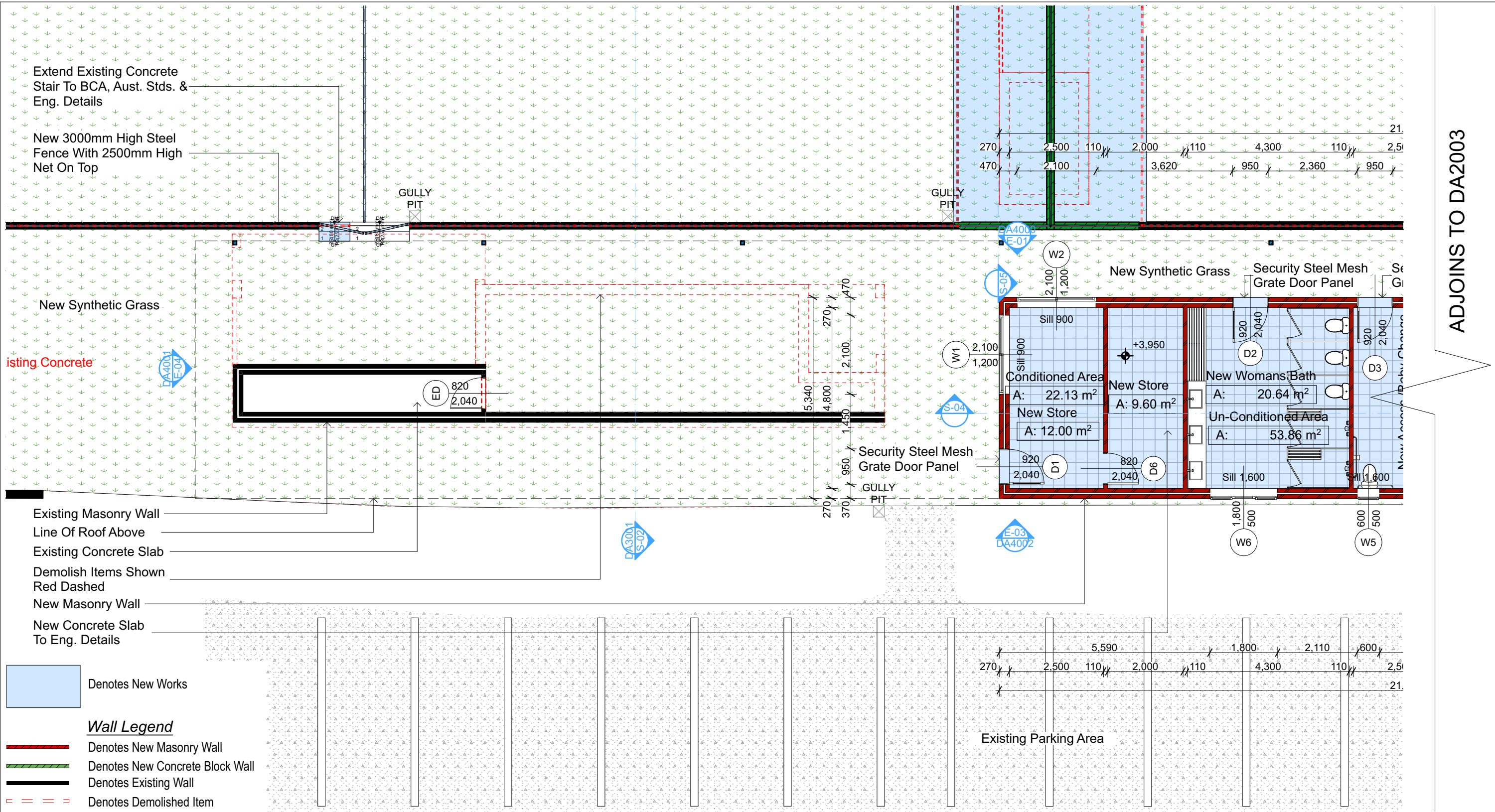
- Denotes New Masonry Wall
- Denotes New Concrete Block Wall
- Denotes Existing Wall
- Denotes Demolished Item

GROUND FLOOR
1:200

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - cavity brick	0.50 (or 1.17 including construction)	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil backed blanket (75 mm)	framed; medium (solar absorbance 0.475-0.70)

Note • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

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2

GROUND FLOOR
1:100

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

NOTES

Cnr Bennett Street & Stiggins Avenue, Curl Curl is zoned RE2-Private
Refer to the BASIX Certificate for details of the proposed works.
New Works to be constructed shown in Shaded/Blue
Cnr Bennett Street & Stiggins Avenue, Curl Curl is not considered a
certain item.
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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

Slab, Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
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 1130171S
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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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes	% of landscape open space (40%)	76%	Yes
Housing Density (dwelling/m2)	2	Yes	Impervious area (m2)	24%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	No. of car spaces provided	2	Yes
Maximum depth of fill (m)	513mm	Yes			

Rapid Plans

Building Design and Architectural Drafting

www.rapidplans.com.au

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DC NSW 2086

Fax: (02) 9693-6865

Mobile: 0414-945-624

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BUILDING DESIGNERS

ASSOCIATION OF AUSTRALIA

bdaa

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

Client Site:

Oli Bramley

Cnr Bennett Street & Stiggins Avenue, Curl Curl

Sheet Size: A3

DRAWING TITLE :

PLANS

GROUND FLOOR 2

PROJECT NAME :

New Amenity Building & Additions

REVISION NO.

1

DATE:

8-3-2021

DRAWING NO.

DA2002

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (electric boosted) with a performance of 15 to 20 STCs or better.
Cooling system
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.
Heating system
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.
Ventilation
The applicant must install the following exhaust systems in the development:
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a
Laundry: natural ventilation only, or no laundry; Operation control: n/a
Artificial lighting
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:
• at least 1 of the bedrooms / study; dedicated
• at least 1 of the living / dining rooms; dedicated
• all bathrooms/toilets; dedicated

Energy Commitments
Natural lighting
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.
Other
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.
The applicant must install a fixed outdoor clothes drying line as part of the development.
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.



Denotes New Works

Wall Legend



Denotes New Masonry Wall



Denotes New Concrete Block Wall

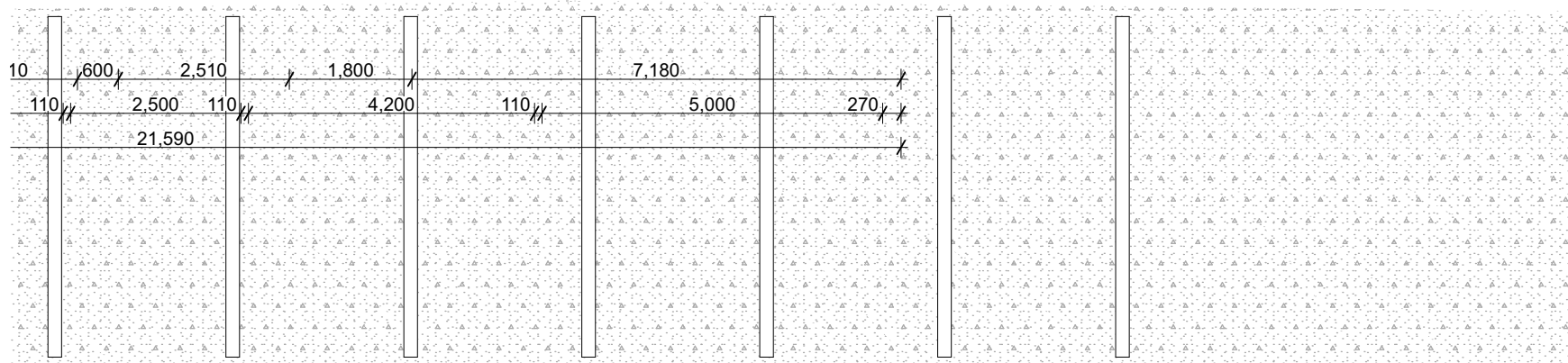
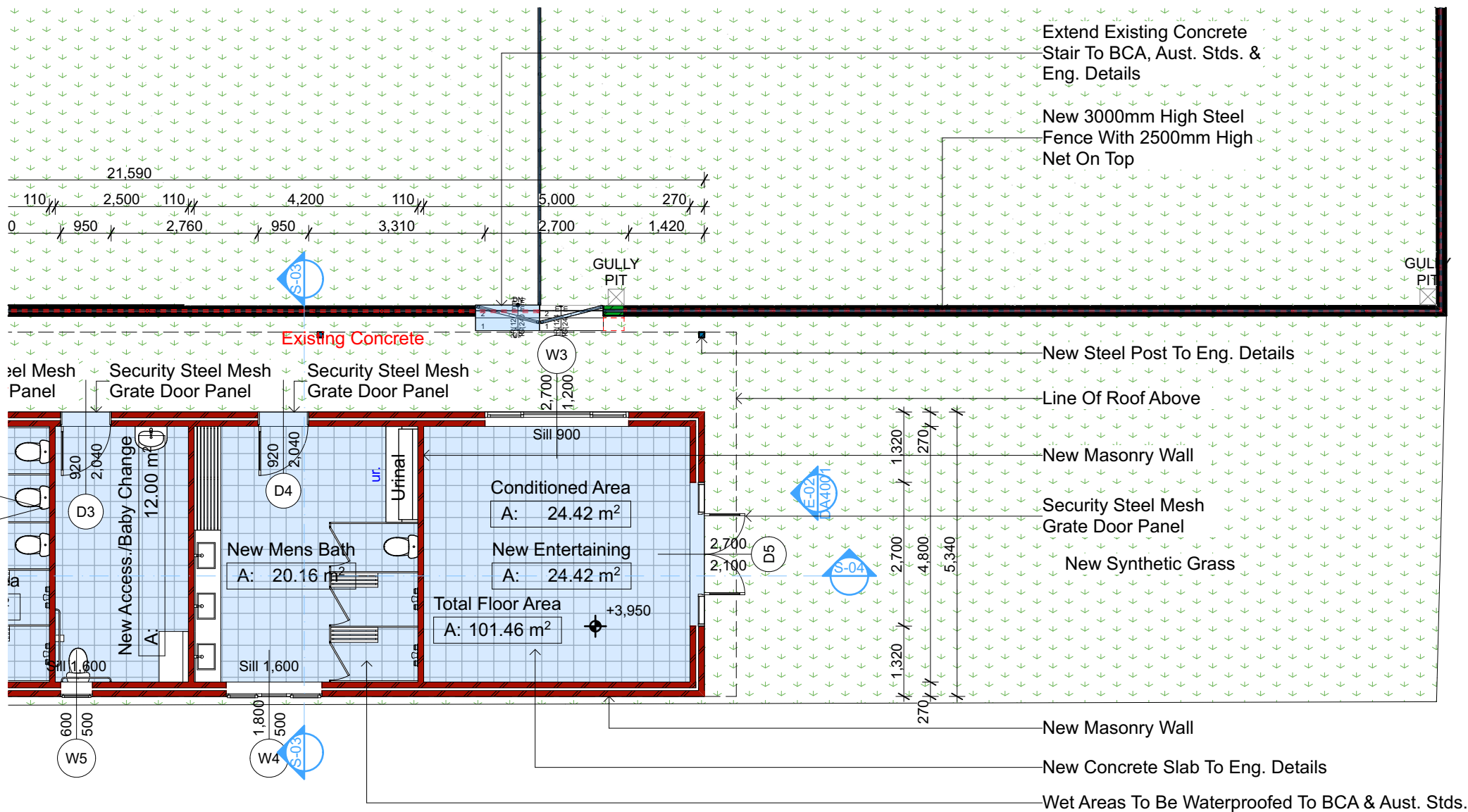


Denotes Existing Wall



Denotes Demolished Item

ADJOINS TO DA2002



GROUND FLOOR
1:100

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NOT FOR CONSTRUCTION**

NOTES

Cnr Bennett Street & Stiggess Avenue, Curl Curl is zoned RE2-Private.
Refer to BASIX Certificate for details.
New Works to be constructed shown in Shaded/Blue.
Cnr Bennett Street & Stiggess Avenue, Curl Curl is not considered a boundary.

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

Slab, Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
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 1130171S

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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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes	% of landscape open space (40%)	76%	Yes
Housing Density (dwelling/m ²)	2	Yes	Impervious area (m ²)	24%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	No. of car spaces provided	2	Yes
Maximum depth of fill (m)	513mm	Yes			

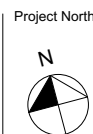


Rapid Plans
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Fax: (02) 9695-9865
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Email: gregg@rapidplans.com.au

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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
19/3/21
RP0620HAR
DA Rev1

Client
Site:
Sheet Size: A3

DRAWING TITLE :

PLANS
GROUND FLOOR 3

PROJECT NAME :

**New Amenity Building &
Additions**

REVISION NO.

1

DATE

8-3-2021

DRAWING NO.

DA2003

3

ROOF
1:100

Demolish Existing Roof

Existing Sheet Metal Clad Roof

Roof Area
A: 297.77 m²

Line Of Wall Below

Existing
Sheet Metal
Clad Roof

Demolish Existing Roof

Line Of Wall Below

ADJOINS ABOVE

New Timber Framed Sheet
Metal Roof Pitch 5°

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

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

3

ROOF
1:100

E-03
DA4002

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

bdaa
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BUILDING DESIGNER

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

NOTES
Cnr Bennett Street & Stirling Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirling Avenue, Curl Curl is not considered a Heritage Area in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
Construction
Sills: Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1743-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Basic
Basic Certificate Number 11301715
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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

Project North
N

Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RP0620HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirling Avenue, Curl Curl

DRAWING TITLE: PLANS
ROOF PLAN

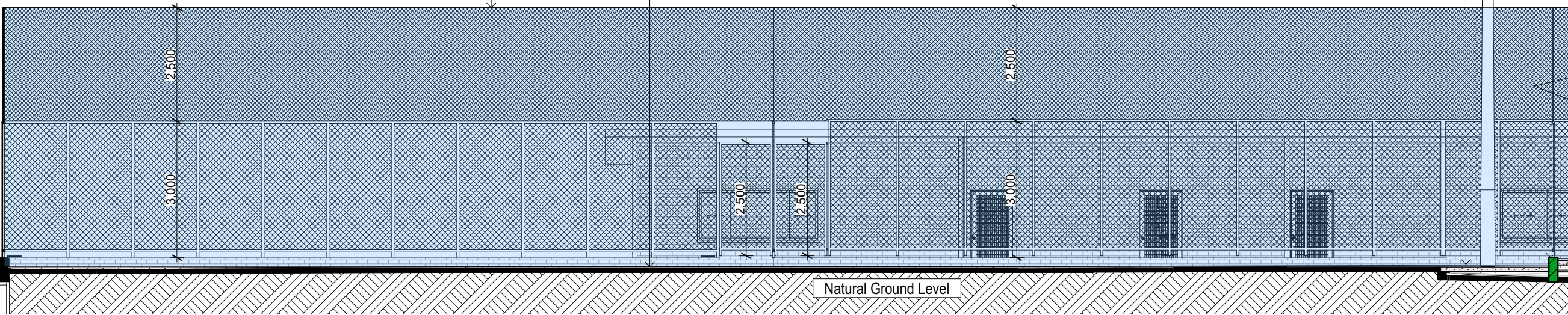
PROJECT NAME: **New Amenity Building & Additions**

REVISION NO. DATE
1 8-3-2021

DRAWING NO. **DA2004**

Plot Date: 19/3/21
Sheet Size: A3

New Concrete Block Retaining Wall To Eng. Details
New Suspended Slab For Flood Egress To Match Into Existing
With Synthetic Grass On top
New Drainage and Synthetic Grass To Be Lifted 30mm
New 3000mm High Steel Fence
With 2500mm High Net On Top



S-01 SECTION 1
1:100

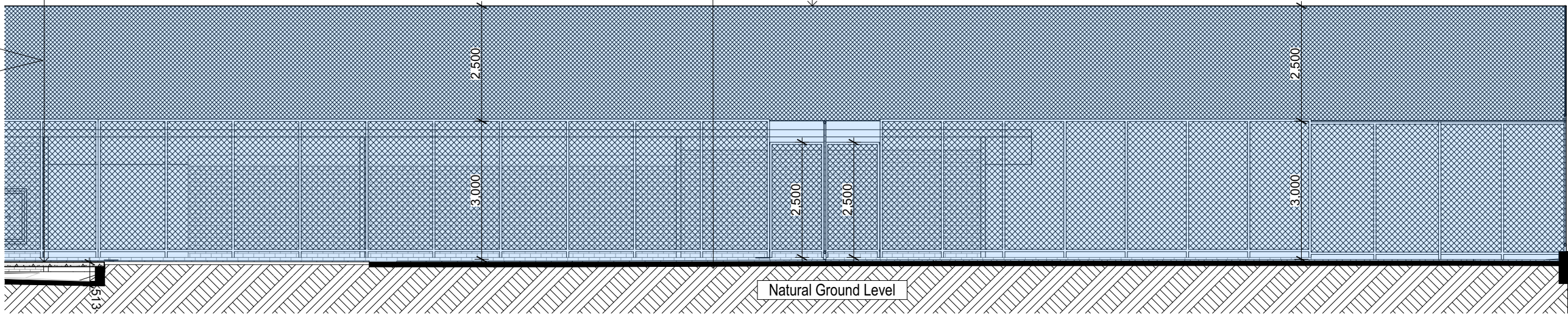
Denotes New Works

Wall Legend

- Denotes New Masonry Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item

ADJOINS ABOVE

Synthetic Grass On top
New Drainage and Synthetic Grass To Be Lifted 30mm
New 3000mm High Steel Fence
With 2500mm High Net On Top



S-01 SECTION 1
1:100

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

NOTES
Cnr Bennett Street & Stiggess Avenue, Curl Curl is zoned RE2-Private
Refer to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
Cnr Bennett Street & Stiggess Avenue, Curl Curl is not considered a
certain item
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
Slab, Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
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 1130171S
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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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	17,536.9	Yes	% of landscape open space (40%)	76%	Yes
Housing Density (dwelling/m2)	2	Yes	Impervious area (m2)	24%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	No. of car spaces provided	2	Yes
Maximum depth of fill (m)	513mm	Yes			

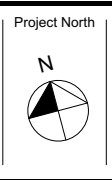


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all errors and omissions to the Designer. Do not scale the
drawings. Drawings shall not be used for construction
purposes until issued by the Designer for construction.



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



Checked
Plot Date: GBJ
Project NO. 19/3/21
Project Status RP0620HAR
DA Rev1
Client: Oli Bramley
Site: Cnr Bennett Street &
Stiggess Avenue, Curl Curl
Sheet Size: A3

DRAWING TITLE :
**SECTIONS
SECTION 1**
PROJECT NAME :
**New Amenity Building &
Additions**

REVISION NO.
1
DATE:
8-3-2021
DRAWING NO.
DA3000

New Timber Framed Sheet Metal
Roof Pitch 5°

RL +7 332
3 ROOF
RL +6 600
2 FCL

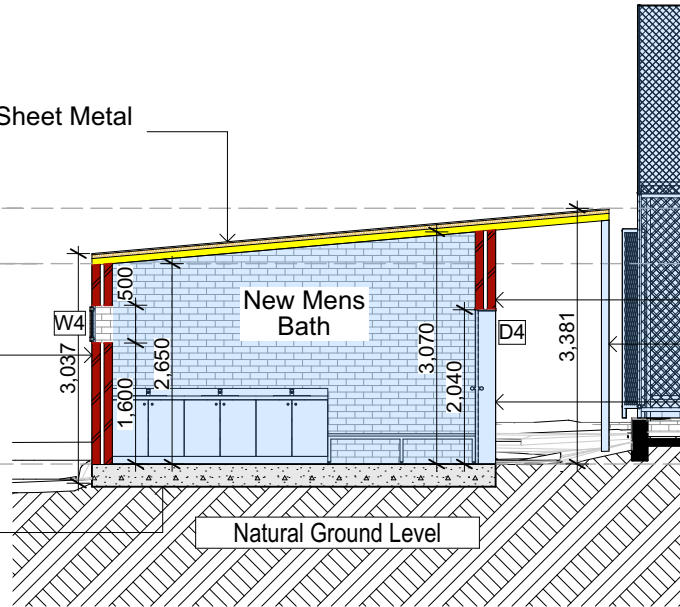
New Masonry Wall

RL +3 950
1 GROUND FLOOR

New Concrete Slab
To Eng. Details

S-03
-

Building Section
1:100



RL +7 332
3 ROOF
RL +6 600
2 FCL

New Masonry Wall

New Steel Post To Eng. Details

Security Steel Mesh Grate
Door Panel

RL +3 950
1 GROUND FLOOR

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - cavity brick	0.50 (or 1.17 including construction)	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil backed blanket (75 mm)	framed; medium (solar absorptance 0.475-0.70)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments
General features
The dwelling must not have more than 2 storeys.
The conditioned floor area of the dwelling must not exceed 300 square metres.
The dwelling must not contain open mezzanine area exceeding 25 square metres.
The dwelling must not contain third level habitable attic room.
Floor, walls and ceiling/roof
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.
Thermal Comfort Commitments
Windows, glazed doors and skylights
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.
The following requirements must also be satisfied in relation to each window and glazed door:
• For the following glass and frame types, the certifier check can be performed by visual inspection.
• Aluminium single clear
• Aluminium double (air) clear
• Timber/uPVC/fibreglass single clear
• Timber/uPVC/fibreglass double (air) clear

New Timber Framed Sheet Metal Roof
Pitch 5°

RL +7 332
3 ROOF
RL +6 600
2 FCL

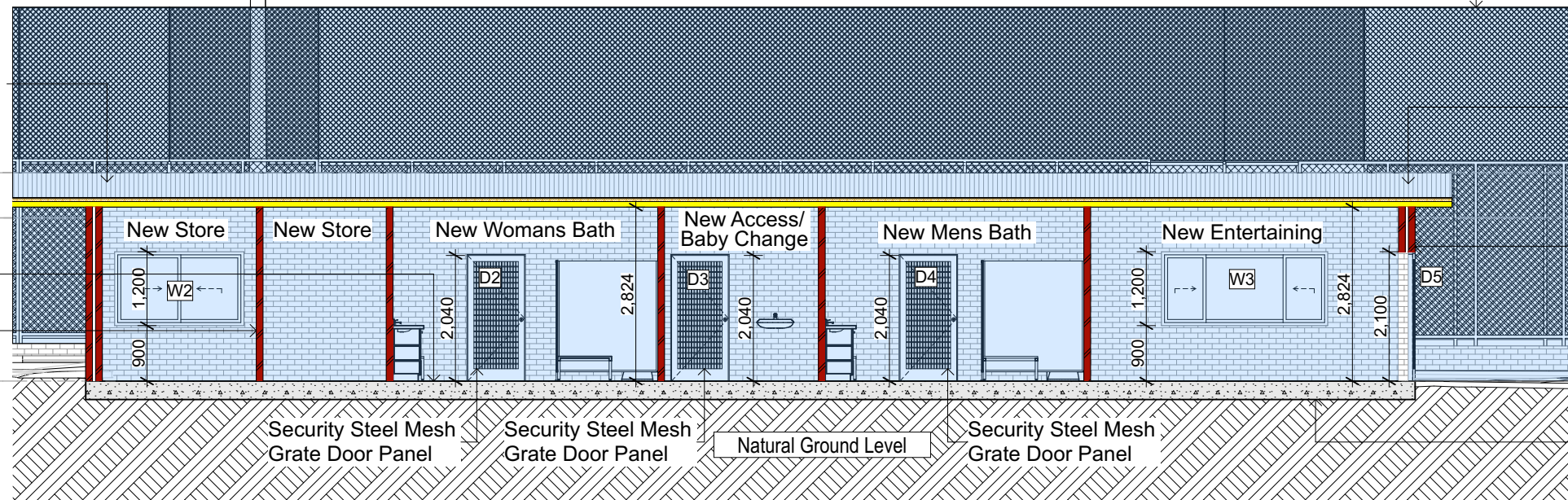
Wet Areas To Be
Waterproofed To
BCA & Aust. Stds.

New Masonry Wall

RL +3 950
1 GROUND FLOOR

S-04
-

Building Section
1:100



New 3000mm High Steel Fence
With 2500mm High Net On Top

New Timber Framed Sheet
Metal Roof Pitch 5°

RL +7 332
3 ROOF
RL +6 600
2 FCL

New Masonry Wall

RL +3 950
1 GROUND FLOOR

New Concrete Slab To
Eng. Details

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**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

Plot Date:	19/3/21
Sheet Size: A3	/Volumes/RAPID PLANS/GREGG/Current jobs/190101 Bowling Club/ArchCAD Dwg's/Harbord-22-CA-Final-Rev1.plt

Max Building Height 8500 Above GL

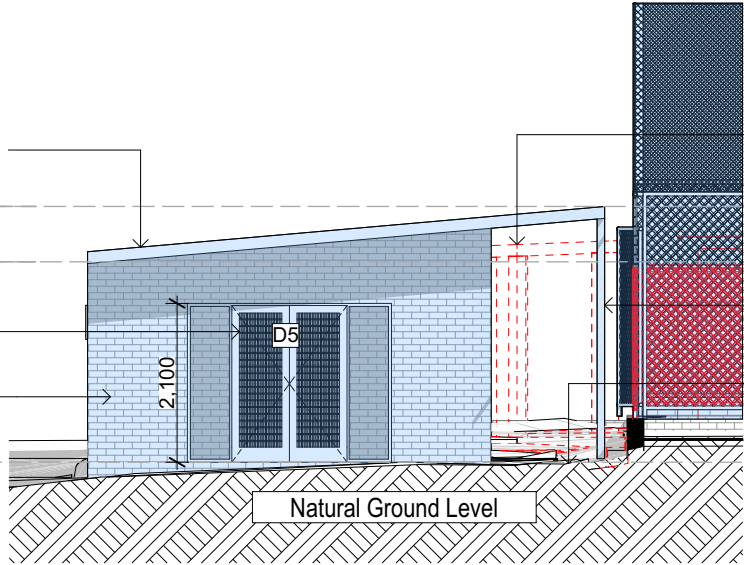
New Timber Framed
Sheet Metal Roof
Pitch 5°

RL +7 332
3 ROOF
RL +6 600
2 FCL

Security Steel Mesh
Grate Door Panel

New Masonry Wall

RL +3 950
1 GROUND FLOOR



Demolish Items Shown
Red Dashed

RL +7 332
3 ROOF
RL +6 600
2 FCL

New Steel Post To Eng. Details

Remove Existing Concrete &
Replace With Synthetic Grass

RL +3 950
1 GROUND FLOOR

Natural Ground Level

E-02

East
1:100

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - cavity brick	0.50 (or 1.17 including construction)	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil backed blanket (75 mm)	framed; medium (solar absorptance 0.475-0.70)
Note - Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.		
Note - In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		

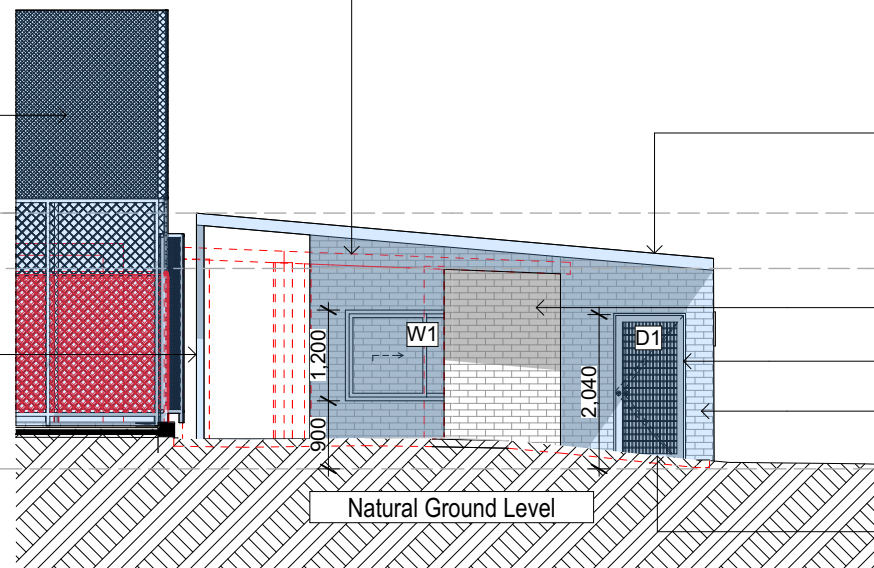
Demolish Items
Shown Red Dashed

New 3000mm High Steel
Fence With 2500mm
High Net On Top

RL +7 332
3 ROOF
RL +6 600
2 FCL

New Steel Post
To Eng. Details

RL +3 950
1 GROUND FLOOR



New Timber Framed
Sheet Metal Roof Pitch 5°

RL +7 332
3 ROOF
RL +6 600
2 FCL

Existing Masonry Wall
Security Steel Mesh
Grate Door Panel
New Masonry Wall

RL +3 950
1 GROUND FLOOR

Remove Existing Concrete &
Replace With Synthetic Grass

E-04

West
1:100

**DA APPLICATION
ONLY
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NOTES

Cnr Bennett Street & Stiggins Avenue, Curl Curl is zoned RE2-Private.
Read in conjunction with Basix Certificate.
New Works to be constructed shown in Shaded/Blue.
Cnr Bennett Street & Stiggins Avenue, Curl Curl is not considered a boundary.

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Construction

Slab, Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
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 1130171S

All Plans to be read in conjunction with Basix Certificate

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

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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes	% of landscape open space (40%)	76%	Yes
Housing Density (dwelling/m ²)	2	Yes	Impervious area (m ²)	24%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	No. of car spaces provided	2	Yes
Maximum depth of fill (m)	513mm	Yes			

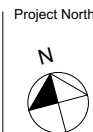


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**Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans**



Checked
Plot Date:
Project NO.
Project Status

GBJ
19/3/21
RP0620HAR
DA Rev1

Client
Site:
Sheet Size: A3

Oli Bramley
Cnr Bennett Street &
Stiggins Avenue, Curl Curl

DRAWING TITLE :

ELEVATIONS
ELEVATIONS 2

PROJECT NAME :

**New Amenity Building &
Additions**

REVISION NO.

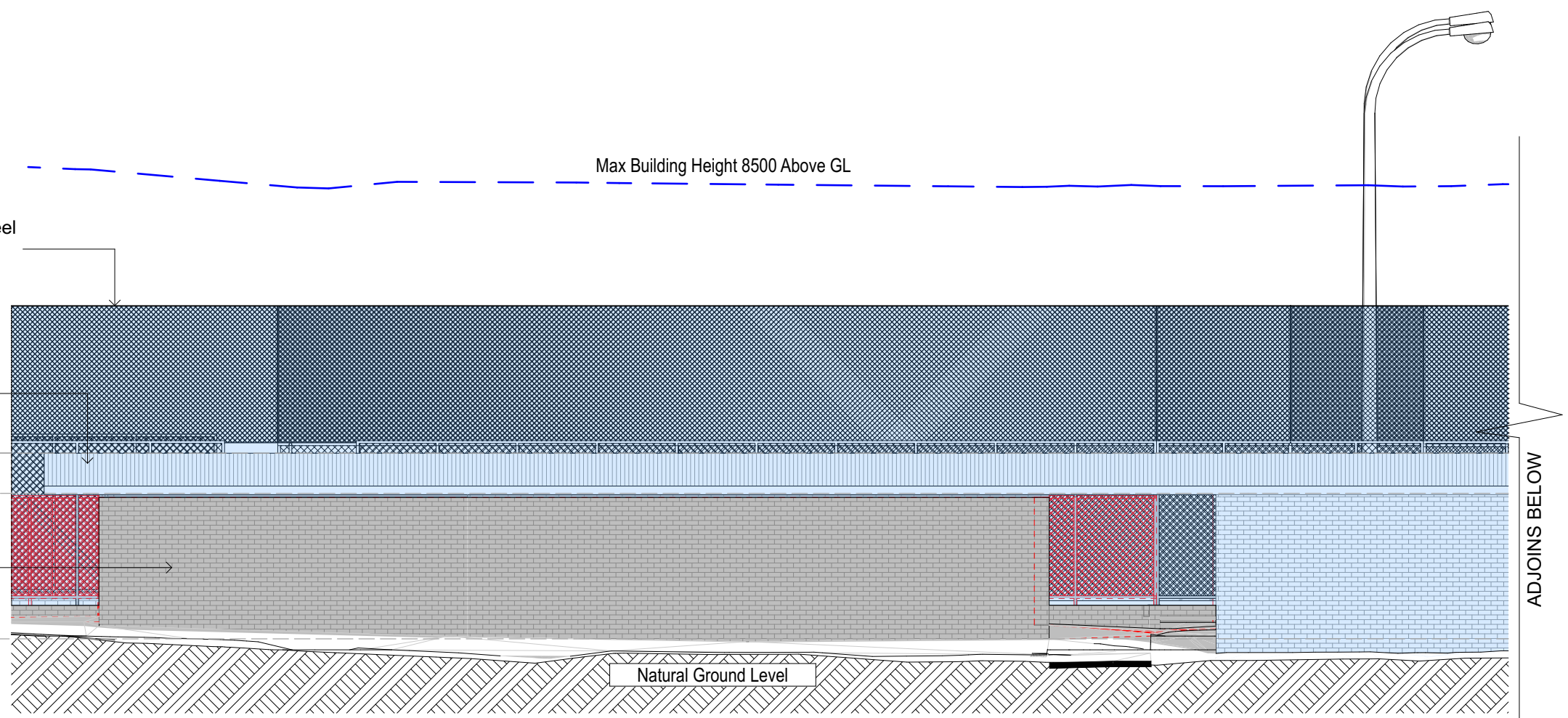
1

DATE

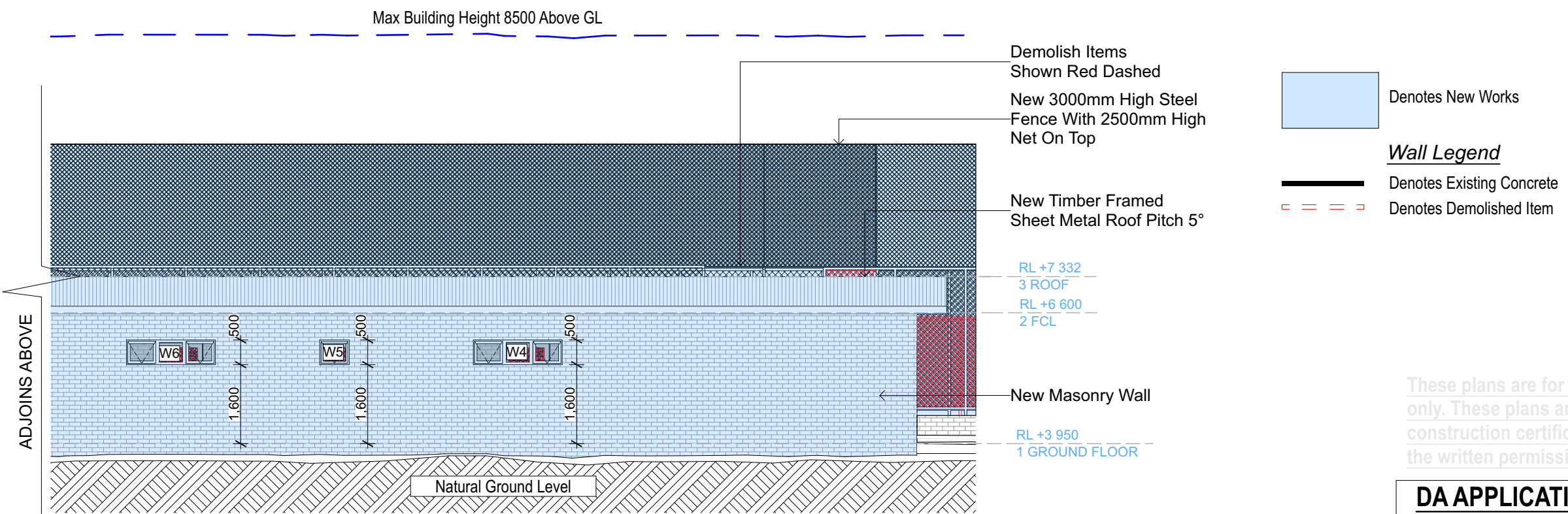
8-3-2021

DRAWING NO.

DA4001



E-03
South
1:100



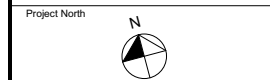
E-03
South
1:100

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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RP0620HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl

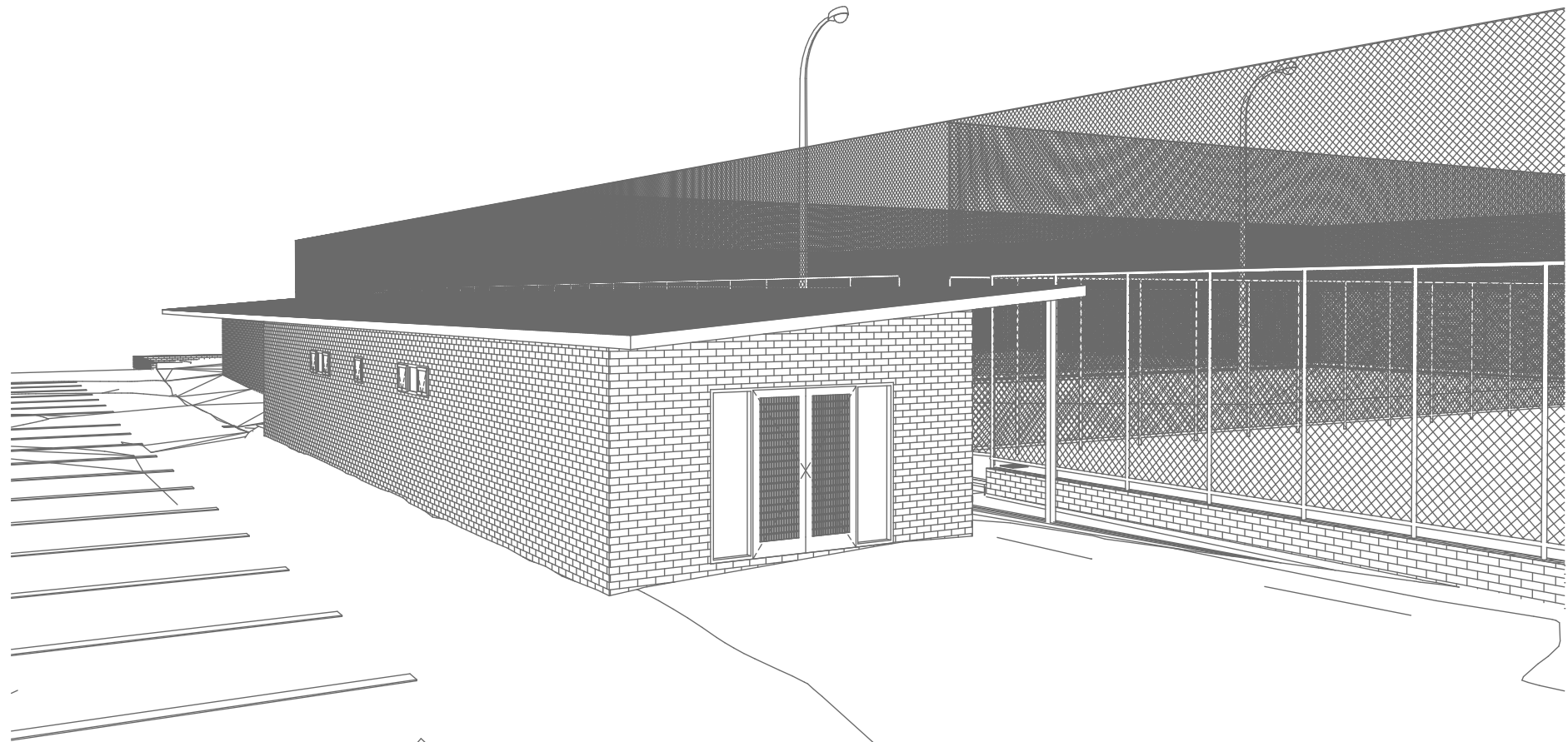
DRAWING TITLE : ELEVATIONS 3

PROJECT NAME : New Amenity Building & Additions

REVISION NO. DATE
1 8-3-2021

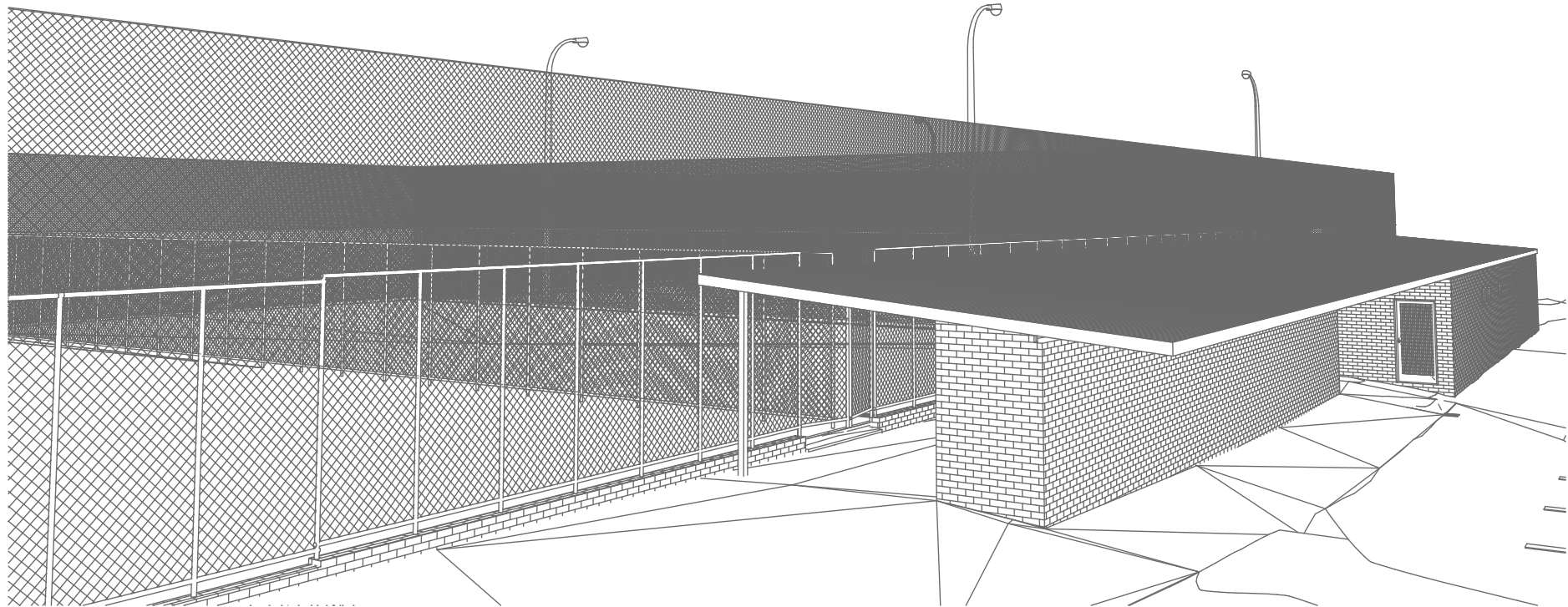
DRAWING NO. **DA4002**

Plot Date: 19/3/21
Sheet Size: A3



1
-

Perspective 1
1:200



2
-

Perspective 2
1:200

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Rapid Plans
Building Design and Architectural Drafting

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BUILDING DESIGNER

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NOTES
Cnr Bennett Street & Stirgess Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirgess Avenue, Curl Curl is not considered a heritage area
All Works to be constructed shown in Shaded/Blue
Construction
Site: Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS10198-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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 11301715
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	17,536m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RPD020HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl

DRAWING TITLE :
SHADOW PLANS
PERSPECTIVE

PROJECT NAME :
New Amenity Building & Additions

REVISION NO.	DATE
1	8-3-2021

DRAWING NO. **DA5000**

Plot Date: 19/3/21
Sheet Size: A3



Denotes Masonry Wall (Typical).
Owner To Confirm Type & Colour



Denotes Sheet Metal Roof (Typical).
Owner To Confirm Type & Colour



Denotes Tiling (Typical). Owner To
Confirm Type & Colour



Denotes Fencing With Net Ontop (Typical).
Owner To Confirm Type & Colour

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

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**



Rapid Plans

Building Design and Architectural Drafting

Rapid Plans

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BUILDING DESIGNERS

ASSOCIATION OF AUSTRALIA



ACCREDITED

BUILDING DESIGNER

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

NOTES

Cnr Bennett Street & Stirgess Avenue, Curl Curl is zoned RE2-Private Recreation
Cnr Bennett Street & Stirgess Avenue, Curl Curl is not considered an ~~Altered~~ **Altered** ~~Use~~ **Use** in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue

Construction

Slab, Cavity Brick Walls
Roof Framed to have R3.5 Insulation
Insulation to External Cavity Brick Walls R1.17
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1554
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS10198-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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 11301715
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.

Site Information	Prop.	Comp.
Site Area	17,536.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
% of landscape open space (40% min)	76%	Yes
Impervious area (m ²)	24%	Yes
Maximum depth of fill (m)	513mm	Yes
No. of car spaces provided	2	Yes

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

Project North



Drawn | Checked GBJ
Plot Date: 19/3/21
Project NO.: RPO020HAR
Project Status DA Rev1

Client Oli Bramley

Site: Cnr Bennett Street & Stirgess Avenue, Curl Curl

DRAWING TITLE SHADOW PLANS

MATERIAL & COLOUR SAMPLE BOARD

PROJECT NAME :

New Amenity Building & Additions

REVISION NO. DATE

1 8-3-2021

DRAWING NO.

DA5001

Plot Date: 19/3/21

Sheet Size: A3