

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Denotes Approved Works Under DA2013/1038

1 Roof Plan 1:100

Builder to Check and Confirm all Measurements Prior to Commencement

THIS PLAN TO BE READ IN CONJUNCTION WITH MOD2014/0250 WARRINGAH COUNCIL

DA MOD ONLY NOT FOR CONSTRUCTION

NOTES
1 Phyllis Street, Curl Curl is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1 Phyllis Street, Curl Curl is not considered a heritage item

Construction
Masonry Retaining & Brick Veneer Walls
Framed Tiled Pitched & Metal Sheet Roofs
Brick Veneer Walls To Be Of R1.7 Insulation
Timber Framed Pitched Tiled Roofs To Be Of R0.95 Insulation With 75mm Foil Backed Blankets
Timber Framed Metal Sheet Roofs To Be Of R1.24 With 75mm Foil Backed Blankets
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
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basix
Basix Certificate Number A168104
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.

Site Information	Proposed	Compliance
Site Area	481.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Clause 4.6
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	3.5m	Yes
Minimum side boundary setback (Min.)	900mm	Yes
Building envelope	5m@45Deg	No
% of landscape open space (40% min)	17%	No
Impervious area (m2)	401.26m2	Yes
Maximum cut into ground (m)	1.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes



Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
DC NSW 2086
Fax: (02) 9905-8865
Mobile: 0414-945-024
Email: gregg@rapidplans.com.au



Project North

© Copyright Rapid Plans 2014

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

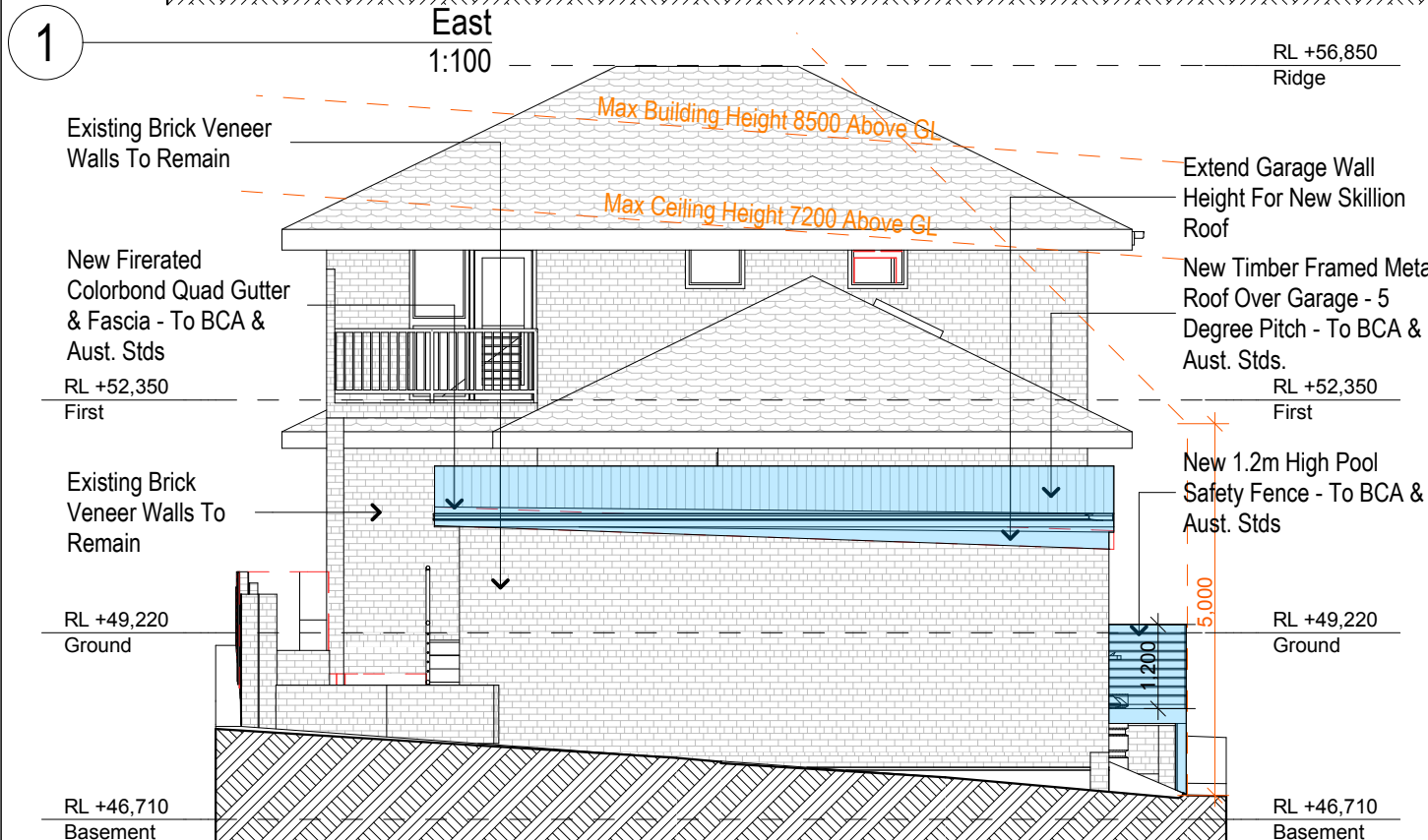
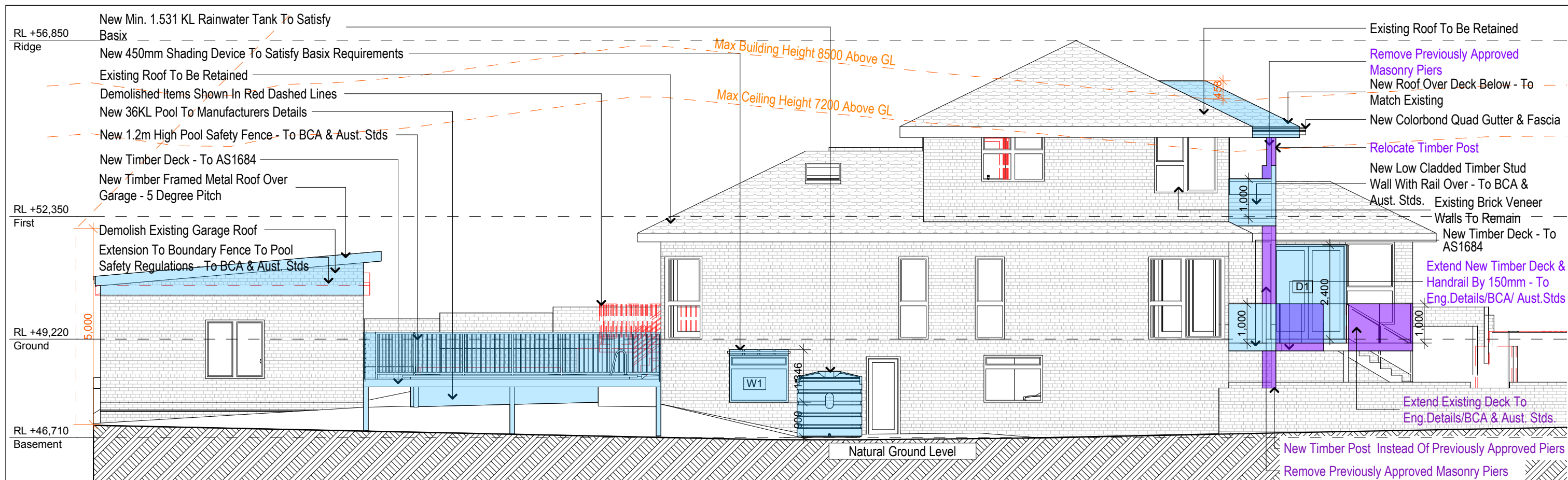
The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

Client
Jeremy Coleman
Project Name
Alterations & Additions
1 Phyllis Street, Curl Curl
2096

Lot 32 D.P16602
Drawing Title:
Plans - Roof Plan

Scale: A3 as noted
Status: DA MOD
Project No.
RP0513COL

Date: 19-11-2014
Checked By: GBJ
Drawing No.
DA2004



Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	E	1.8	0.85	1.3	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W2	S	4	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	N	0.81	4.2	13.5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W4	N	0.81	4.2	13.5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W5	N	0.81	4.2	13.5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
D1	E	4.55	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D2	NW	5.04	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D3	W	4.32	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D4	N	6.1	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

	Denotes Modified Works
	Denotes Approved Works Under DA2013/1038

Wall Legend

	Denotes Demolished Items
THIS PLAN TO BE READ IN CONJUNCTION WITH	
MOD2014/0250	
WARRINGAH COUNCIL	

Builder to Check and Confirm all Measurements Prior to Commencement

Construction

Masonry Retaining & Brick Veneer Walls
Framed Tiled Pitched & Metal Sheet Roofs
Brick Veneer Walls To Be Of R1.7 Insulation
Timber Framed Pitched Tiled Roofs To Be Of R0.95 Insulation With 75mm Foil Backed Blankets
Timber Framed Metal Sheet Roofs To Be Of R1.24 With 75mm Foil Backed Blankets
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
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basix

Basix Certificate Number A168104

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:

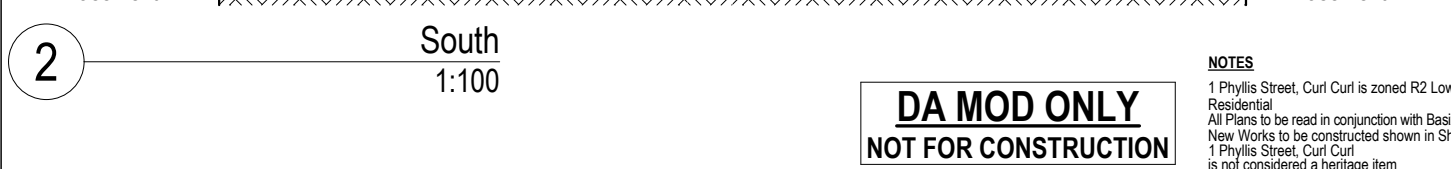
a) additional insulation is not required where the area of new construction is less than 2m²;

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.

Site Information	Proposed	Compliance
Site Area	481.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Clause 4.6
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	3.5m	Yes
Minimum side boundary setback (Min.)	900mm	Yes
Building envelope	5m@45Deg	No
% of landscape open space (40% min)	17%	No
Impervious area (m ²)	401.26m ²	Yes
Maximum cut into ground (m)	1.8m	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes



Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
NSW 2086
Fax: (02) 9905-8865
Mobile: 0414-945-024
Email: gregg@rapidplans.com.au



Project North

z

© Copyright
Rapid Plans 2014

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

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

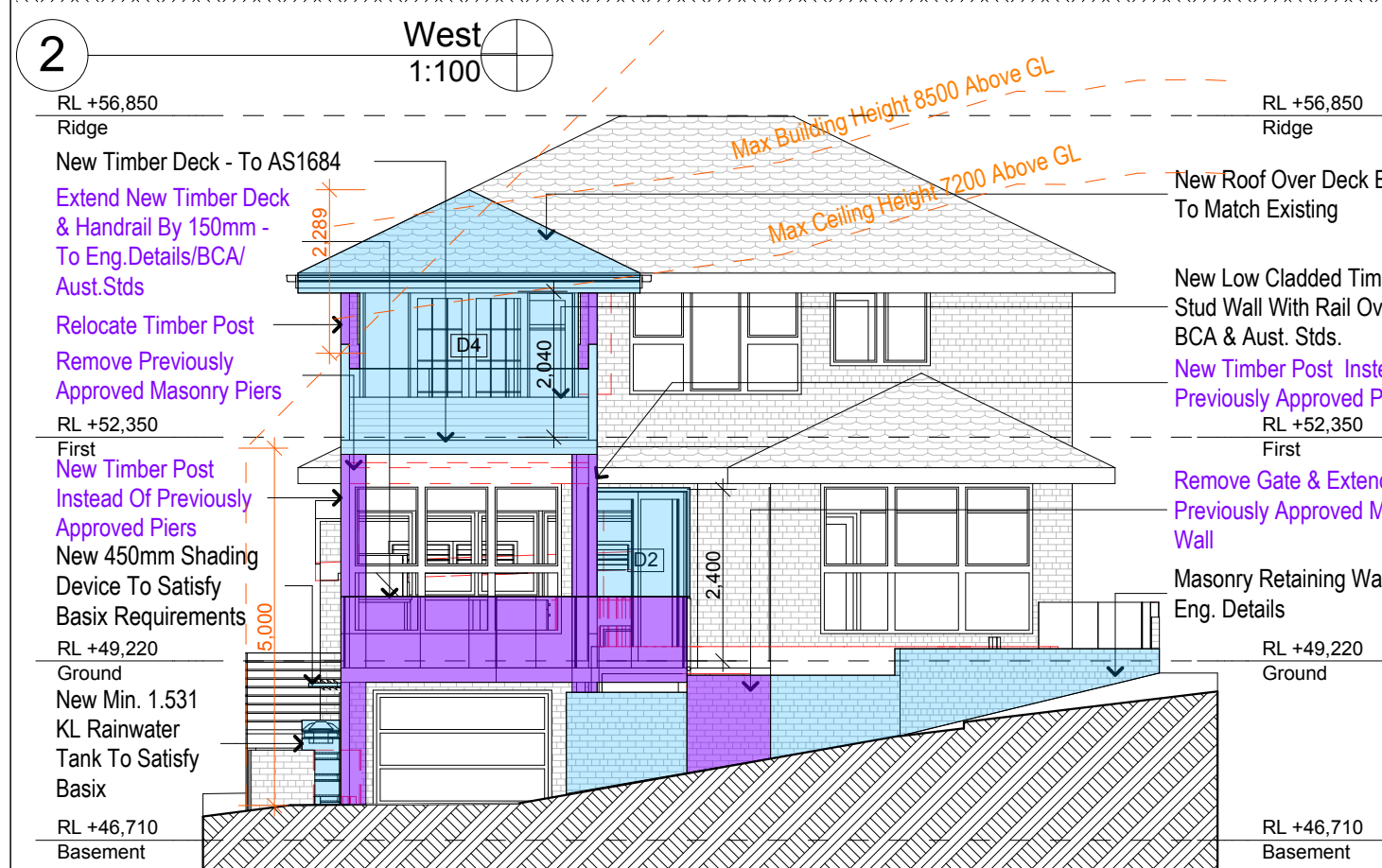
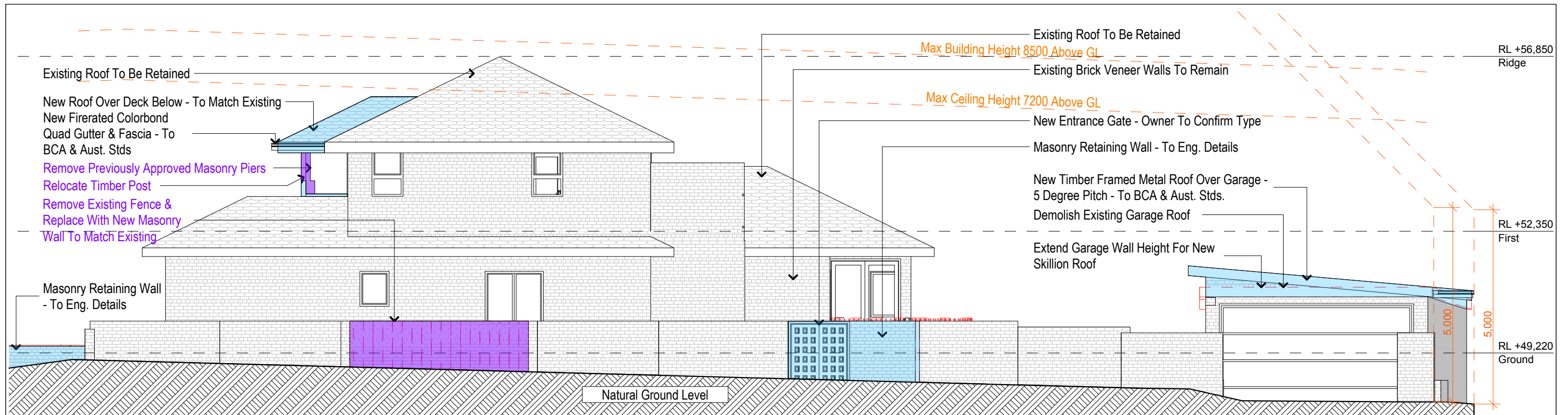
Client:
Jeremy Coleman

Client
Jeremy Coleman
Project Name
Alterations & Additions
1 Phyllis Street, Curl Curl
2096

Lot 32 D.P16602
Drawing Title:
Elevations - Elevation 1

Scale: A3 as noted
Status: DA MOD
Project No.
RP0513COL

Date: 19-11-2014
Checked By: GBJ
Drawing No.
DA4001



DA MOD ONLY
NOT FOR CONSTRUCTION

NOTES

1 Phyllis Street, Curl Curl is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1 Phyllis Street, Curl Curl is not considered a heritage item

Construction

Masonry Retaining & Brick Veneer Walls
Framed Tiled Pitched & Metal Sheet Roofs
Brick Veneer Walls To Be Of R1.7 Insulation
Timber Framed Pitched Tiled Roofs To Be Of R0.95 Insulation With 75mm Foil Backed Blankets
Timber Framed Metal Sheet Roofs To Be Of R1.24 With 75mm Foil Backed Blankets
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
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basix

Basix Certificate Number A168104



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.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	E	1.8	0.85	1.3	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W2	S	4	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	N	0.81	4.2	13.5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W4	N	0.81	4.2	13.5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W5	N	0.81	4.2	13.5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
D1	E	4.55	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D2	NW	5.04	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D3	W	4.32	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D4	N	6.1	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

 Denotes Modified Works
 Denotes Approved Works Under DA2013/1038

Wall Legend

 Denotes Demolished Items

THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2014/0250
WARRINGAH COUNCIL

Builder to Check and Confirm all Measurements Prior to Commencement

Site Information		Proposed	Compliance
Site Area	481.3m ²	Yes	
Housing Density (dwelling/m ²)	1	Yes	
Max Ceiling Height Above Natural GL	7.2m	Yes	
Max Building Height Above Natural GL	8.5m	Clause 4.6	
Front Setback (Min.)	6.5m	Yes	
Rear Setback (Min.)	3.5m	Yes	
Minimum side boundary setback (Min.)	900mm	Yes	
Building envelope	5m@45Deg	No	
% of landscape open space (40% min)	17%	No	
Impervious area (m ²)	401.26m ²	Yes	
Maximum cut into ground (m)	1.8m	Yes	
Maximum depth of fill (m)	N/A	Yes	
Number of car spaces provided	2	Yes	



Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
NSW 2086
Fax: (02) 9905-8865
Mobile: 0414-945-024
Email: gregg@rapidplans.com.au



Project North



© Copyright
Rapid Plans 2014

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

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

Client:
Jeremy Coleman

Client
Jeremy Coleman
Project Name
Alterations & Additions
1 Phyllis Street, Curl Curl
2096

Site 32 D.P16602
Drawing Title:
Elevations - Elevation 2

Scale: A3 as noted
Status: DA MOD
Project No.
RP0513COL

Date: 19-11-2014
Checked By: GBJ
Drawing No.
DA4002