

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



ACCREDITED  
BUILDING DESIGNER

# DEVELOPMENT APPLICATION

## Alterations & Additions To Existing Residence

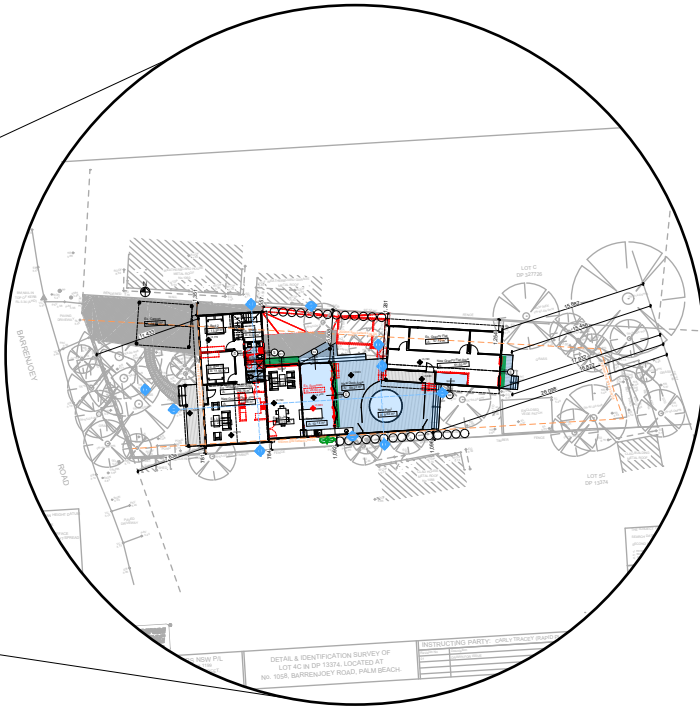
### For Hilary and Stephen Darke

**1058 Barrenjoey Road, Palm Beach**

**Lot 4C D.P. 13374**

**Project Number: RP1120DAR**

DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	-	- 4/3/21
DA1001	A4 NOTIFICATION PLAN	-	- 4/3/21
DA1002	SITE SURVEY	-	- 4/3/21
DA1003	SITE SURVEY 2	-	- 4/3/21
DA1004	SITE PLAN	-	- 4/3/21
DA1005	Demolition Ground Floor Plan	-	- 4/3/21
DA1006	Existing Ground Floor Plan	-	- 4/3/21
DA1007	Existing First Floor Plan	-	- 4/3/21
DA1008	Demolition First Floor Plan	-	- 4/3/21
DA1009	Excavation & Fill Plan	-	- 4/3/21
DA1010	Landscape Open Space Plan Existing	-	- 4/3/21
DA1011	Landscape Open Space Plan Proposed	-	- 4/3/21
DA1012	Landscape Plan	-	- 4/3/21
DA1013	Sediment & Erosion Plan	-	- 4/3/21
DA1014	Waste Management Plan	-	- 4/3/21
DA1015	Stormwater Plan	-	- 4/3/21
DA2001	GROUND FLOOR	-	- 4/3/21
DA2002	GROUND FLOOR 2	-	- 4/3/21
DA2003	FIRST FLOOR	-	- 4/3/21
DA2004	ROOF	-	- 4/3/21
DA3000	SECTION 1	-	- 4/3/21
DA3001	SECTION POOL	-	- 4/3/21
DA4000	ELEVATIONS 1	-	- 4/3/21
DA4001	ELEVATIONS 2	-	- 4/3/21
DA4002	ELEVATIONS 3	-	- 4/3/21
DA5000	PERSPECTIVE	-	- 4/3/21
DA5001	MATERIAL & COLOUR SAMPLE BOARD	-	- 4/3/21
DA5002	SHADOW PLAN 21st June 9am	-	- 4/3/21
DA5003	SHADOW PLAN 21st June 12pm	-	- 4/3/21
DA5004	SHADOW PLAN 21st June 3pm	-	- 4/3/21



### BASIX® Certificate

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

#### Alterations and Additions

Certificate number: A408854

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

Secretary  
Date of issue: Thursday, 04, March 2021  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Darke
Street address	1058 Barrenjoey Road Palm Beach 2108
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 13374
Lot number	4C
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Rapid Plans
ABN (if applicable):	43150064592

BARRENJOEY

ROAD

AUSTRALIAN HEIGHT DATUM  
AWNING  
BENCH MARK  
CONCRETE  
CONCRETE SURFACE  
DIAMETER/HEIGHT/SPREAD  
DOOR  
DECK LEVEL  
EDGE OF CONCRETE  
EAVE & GUTTER  
FLOOR LEVEL  
GARDEN  
HYDRANT  
INVERT LEVEL  
LAMP HOLE  
NATURAL SURFACE  
PAVERS  
POWER POLE  
REDUCED LEVEL  
STEPS  
SURFACE LEVEL  
WINDOW SILL  
STOP VALE  
SEWER MANHOLE  
TELSTRA PIT  
TOP OF KERB  
TOP OF WALL  
VEHICLE CROSSING  
WINDOW  
WATER METER  
TOP OF WINDOW



1

SURVEY PLAN  
1:200

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

THE SUBJECT TITLE NOTES :

SEARCH DATE: 15/10/2020

SECOND SCHEDULE

- 1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- 2) B666328 COVENANT.
- 3) A6473422 MORTGAGE TO MACQUARIE BANK LIMITED.

NOTES:

- A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
- B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.  
ORIGIN OF LEVELS : SSM 12815, RL 3.4 (AHD), CLASS E.
- D) USE STATED DIMENSIONS. DO NOT SCALE.
- E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

CHRIS HILL  
(REGISTERED SURVEYOR)  
SURVEYOR ID No. 95



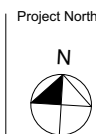
Rapid Plans  
www.rapidplans.com.au  
PO Box 6193 Frenchs Forest  
NSW 2086  
Fax: (02) 9905-8865  
Mobile: 0414-945-024  
Email: greg@rapidplans.com.au

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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  
4/03/2021  
RP1120DAR  
DA

Client  
Site:  
Sheet Size: A3

Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

DRAWING TITLE :

SITE AND LOCATION  
SITE SURVEY

PROJECT NAME :

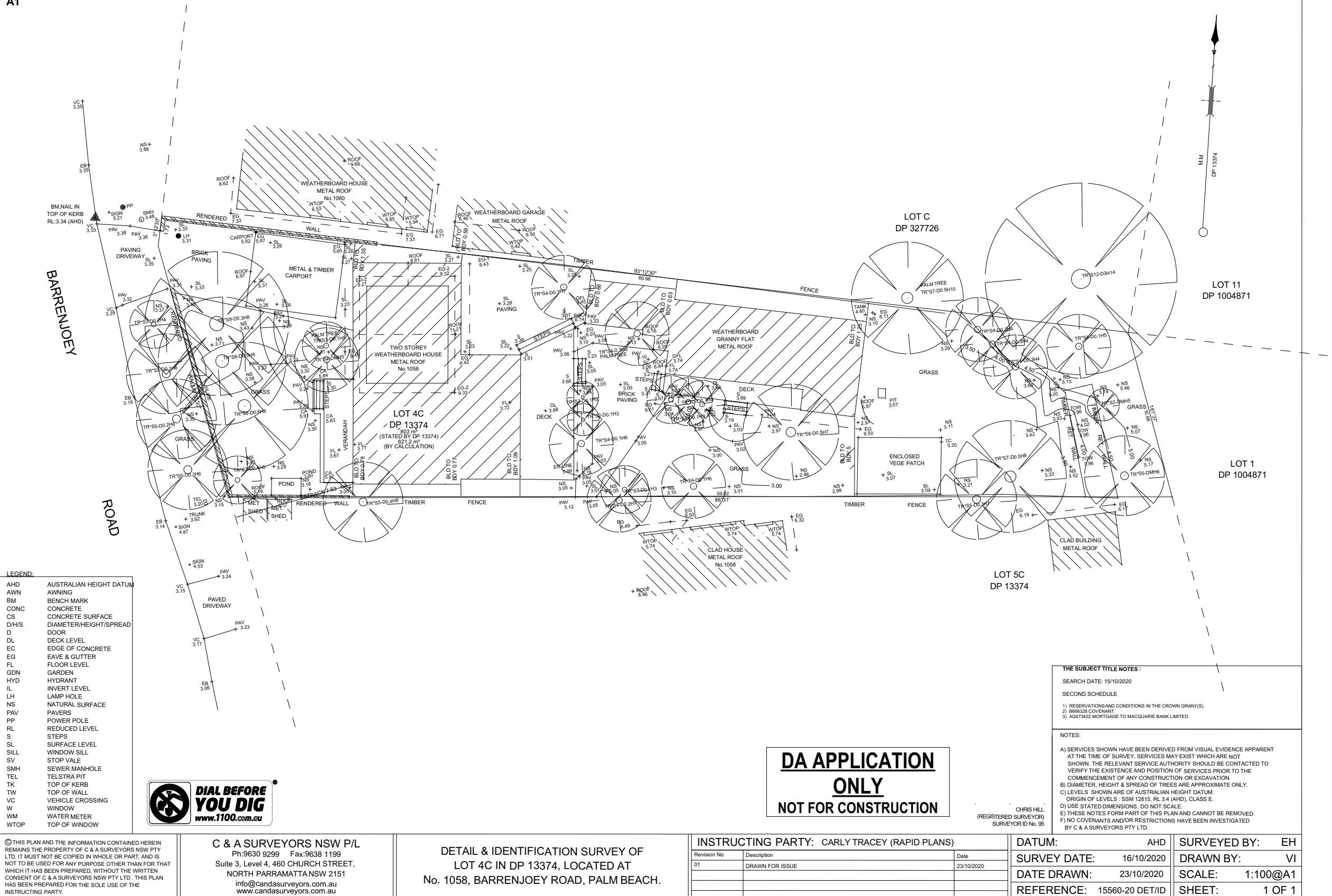
Alterations & Additions

REVISION NO.

DATE:  
4/3/21  
DRAWING NO.  
DA1002



A1



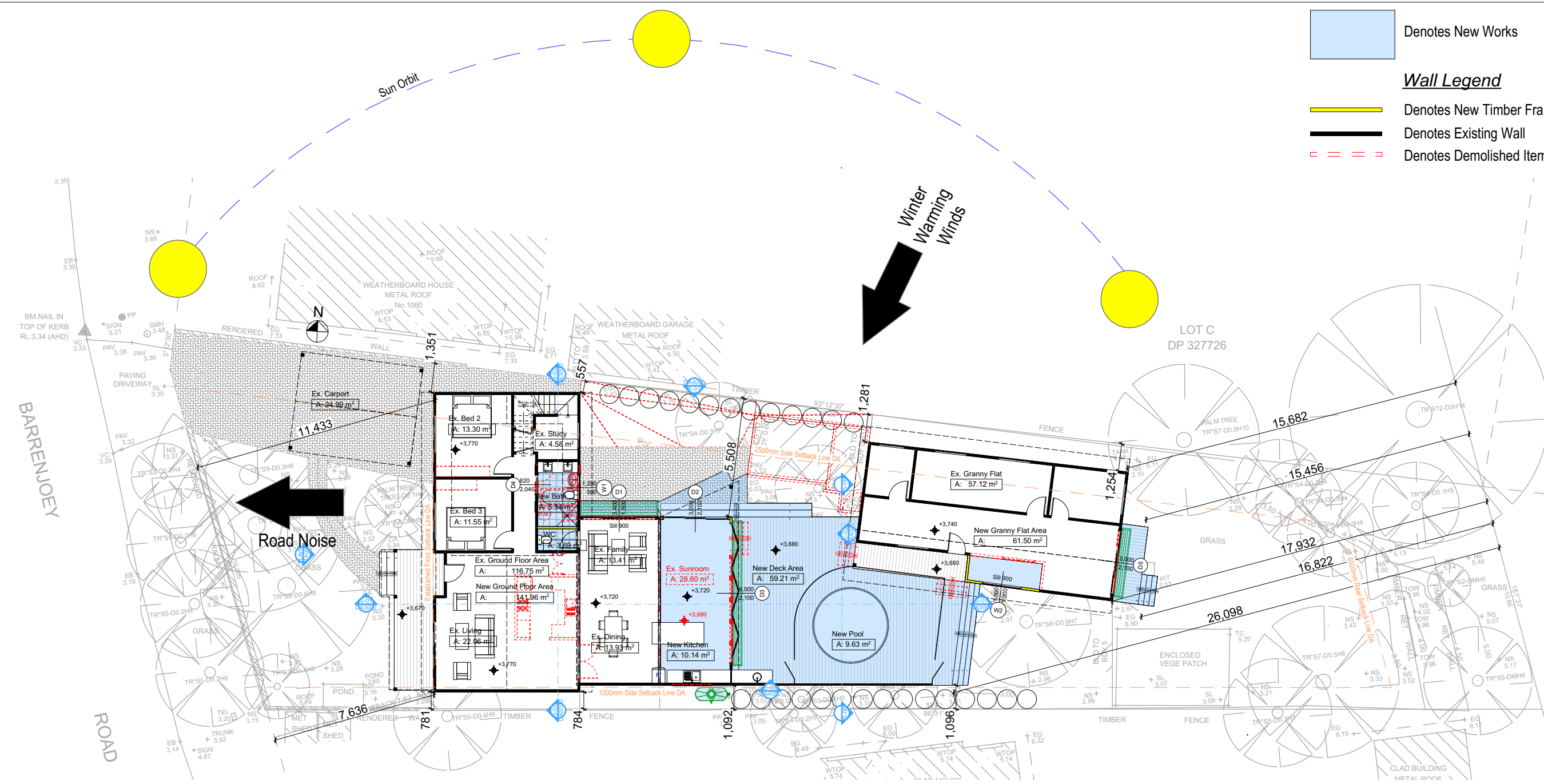
Denotes New Works

**Wall Legend**

Denotes New Timber Framed Wall

Denotes Existing Wall

Denotes Demolished Item



2

SITE PLAN  
1:200

**Fixtures and systems**

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

**Lighting**

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

**Pool and Spa**

**Rainwater tank**

The applicant must install a rainwater tank of at least 781 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rainwater runoff from at least 61.46 square metres of roof area.

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

**Outdoor swimming pool**

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 15 kilolitres.

The swimming pool must have a pool cover.

The applicant must install a pool pump timer for the swimming pool.

The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.

**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 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg Ex.	
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m <sup>2</sup> )	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

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

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item  
**Certifying**  
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

**Construction**  
Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1884  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A408854  
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:  
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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.

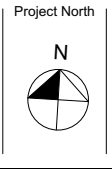


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**Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**



Checked  
Plot Date: 4/03/2021  
Project NO. RP1120DAR  
Project Status: DA  
Client: Hilary and Stephen Darke  
Site: 1058 Barrenjoey Road, Palm Beach  
Sheet Size: A3

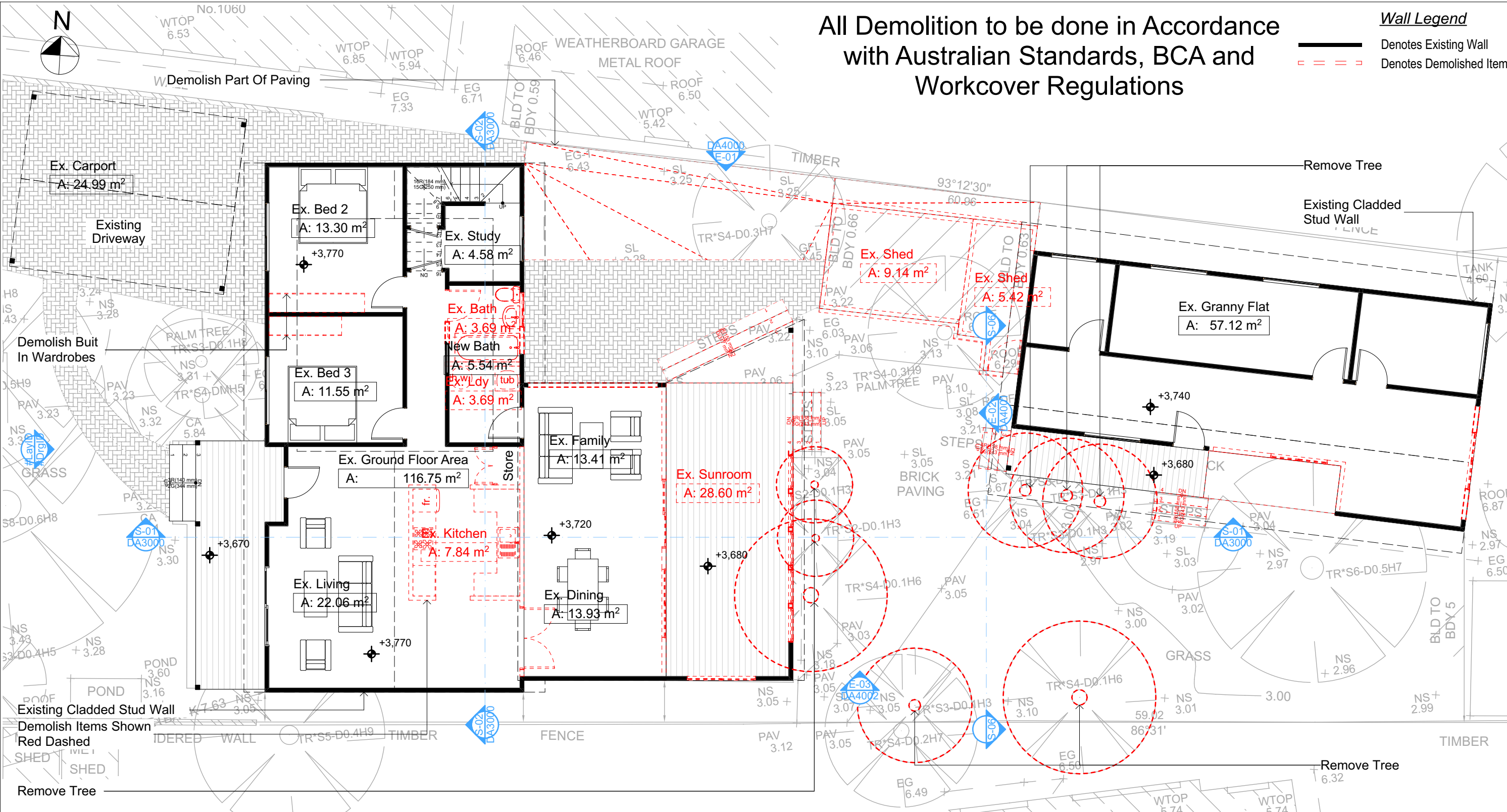
**DRAWING TITLE :**  
**SITE AND LOCATION**  
**SITE PLAN**  
**PROJECT NAME :**  
**Alterations & Additions**

REVISION NO.  
DATE: 4/3/21  
DRAWING NO.  
**DA1004**



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

Wall Legend  
Denotes Existing Wall  
Denotes Demolished Item



2 DEMOLITION GROUND FLOOR  
1:100

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

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

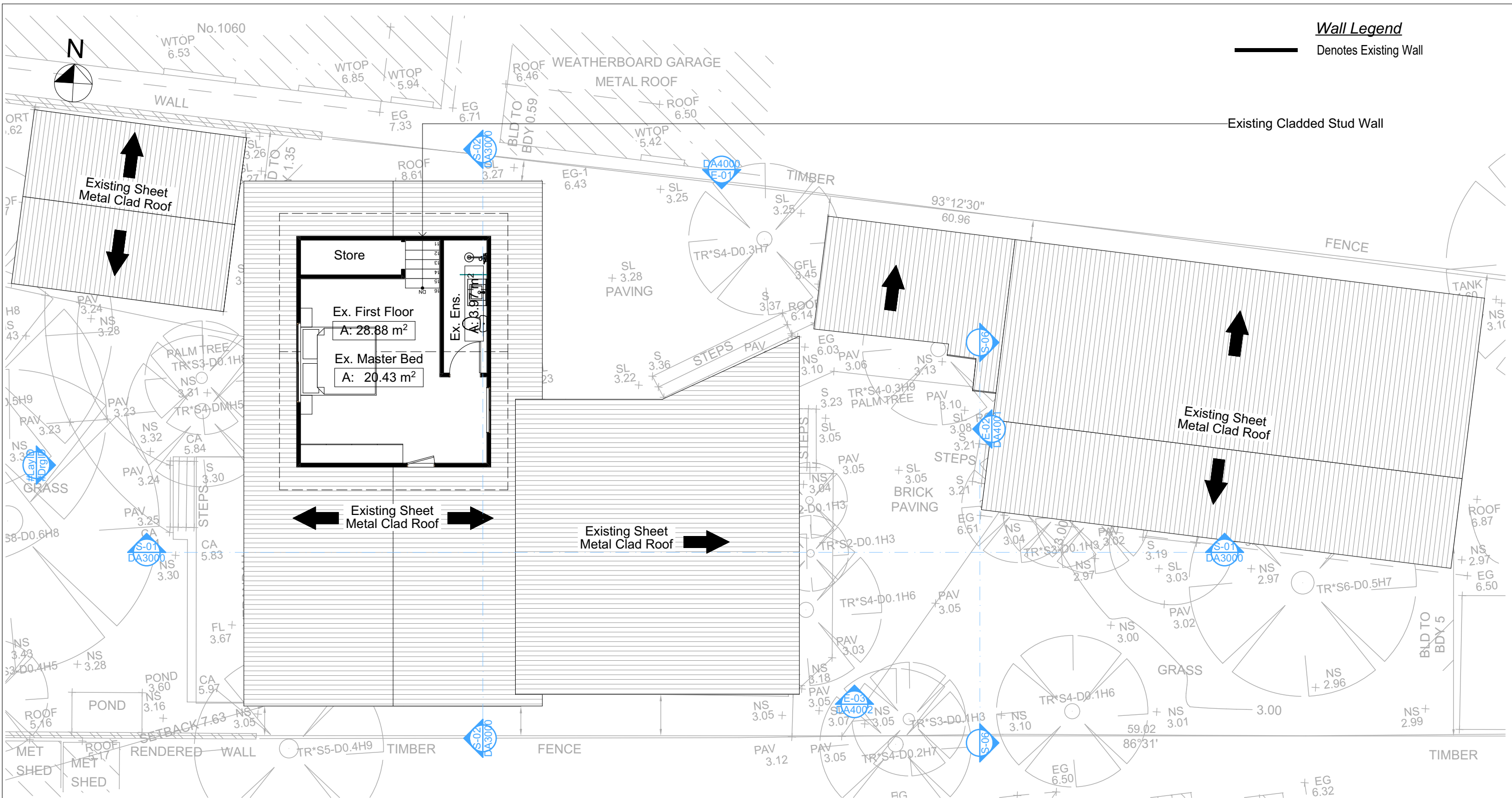
**Construction**  
Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1884  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A408854  
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.

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg Ex.	
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m <sup>2</sup> )	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			







Wall Legend

Denotes Existing Wall

Builder To Check & Confirm Existing Measurements Prior to Commencement

3 EXISTING FIRST FLOOR  
1:100

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

NOTES

1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

Certifying

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Construction

Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
Refer to Engineers drawings for structural details  
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Timber framing to BCA and AS 1884  
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

Basic

Basic Certificate Number A408854

All Plans to be read in conjunction with Basic Certificate

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Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

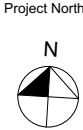


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Checked  
Plot Date:  
Project NO.  
Project Status

Client  
Site:  
Sheet Size: A3

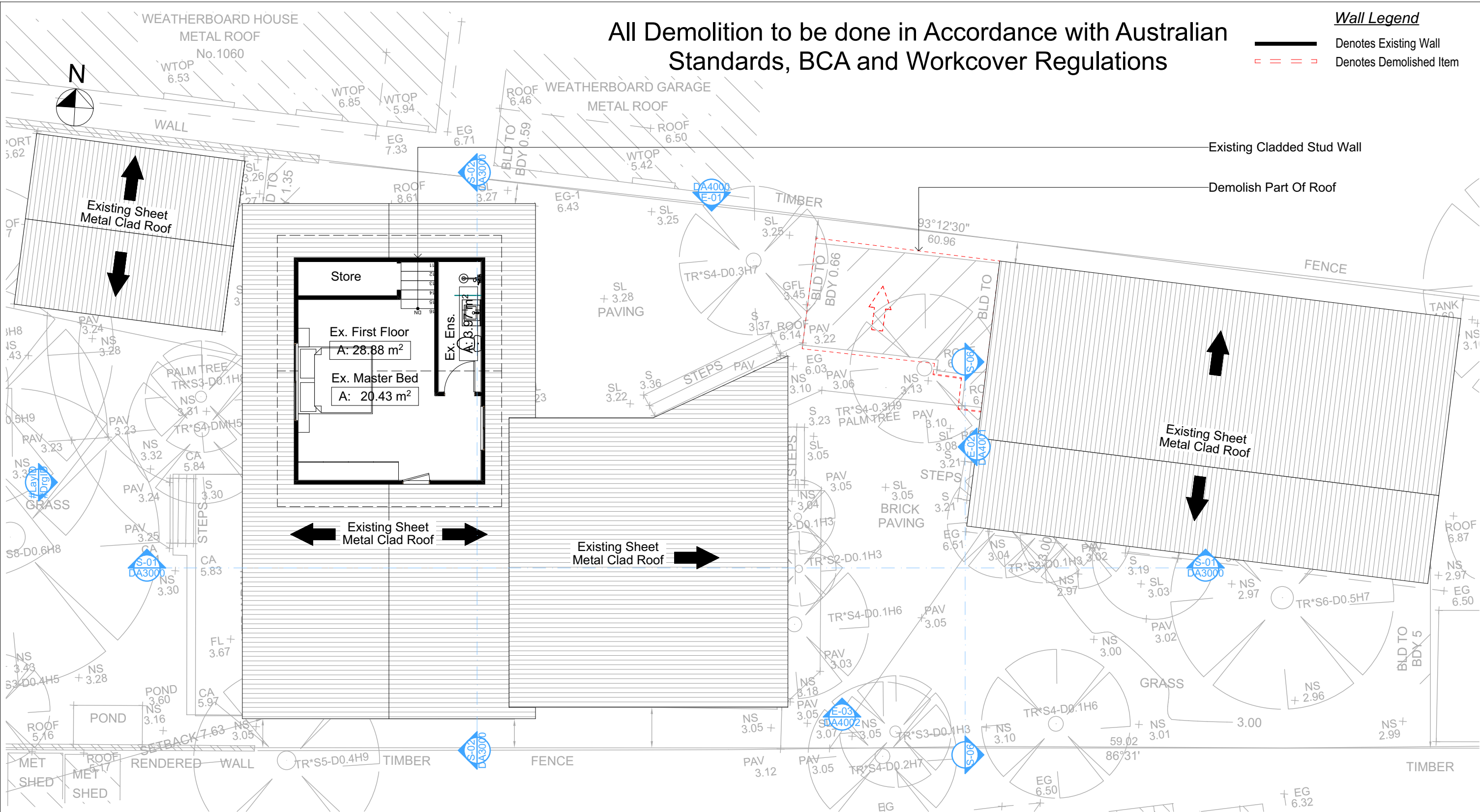
DRAWING TITLE :  
SITE AND LOCATION  
Existing First Floor Plan  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
DATE:  
4/3/21  
DRAWING NO.  
DA1007

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

Wall Legend

- Denotes Existing Wall  
Denotes Demolished Item



3

DEMOLITION FIRST FLOOR  
1:100

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

**NOTES**  
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New Works to be constructed shown in Shaded/Blue  
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**Construction**  
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Timber framing to BCA and AS 1884  
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 A408854  
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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m <sup>2</sup> )	44%	Variable
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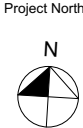


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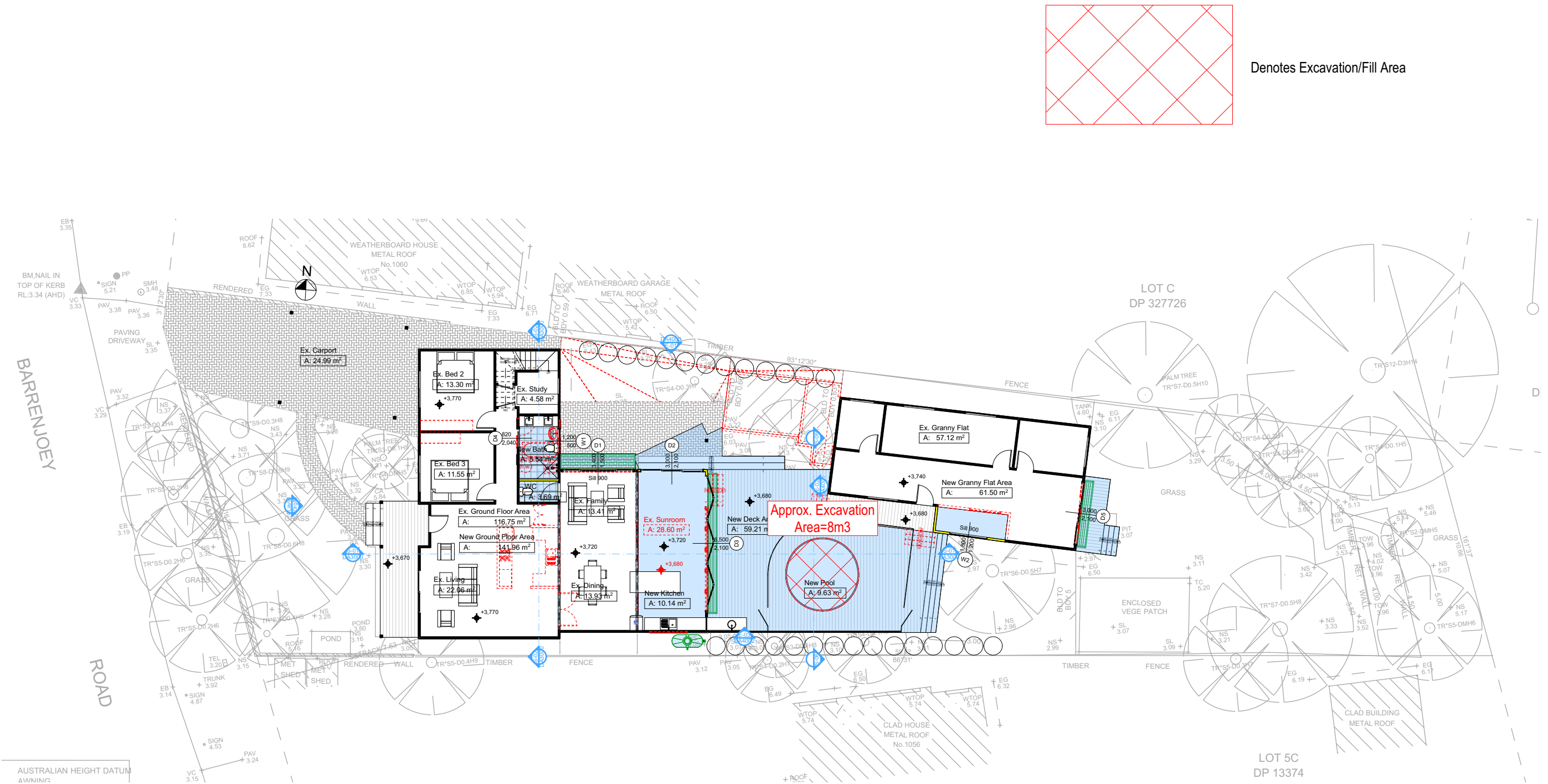
Project North  
Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
4/03/2021  
RP1120DAR  
DA  
Client  
Site:  
Sheet Size: A3

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

REVISION NO.  
DATE:  
4/3/21  
DRAWING NO.  
DA1008





Denotes Excavation/Fill Area

2 EXCAVATION & FILL PLAN 1:200

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

**NOTES**  
1058 Barenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barenjoey Road, Palm Beach is not considered a heritage item  
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Insulation to External Framed Walls R1.70  
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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**  
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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 Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

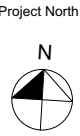


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Plot Date:  
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Project Status  
Client  
Site:  
Sheet Size: A3

GBJ  
4/03/2021  
RP1120DAR  
DA  
Hilary and Stephen Darke  
1058 Barenjoey Road, Palm Beach

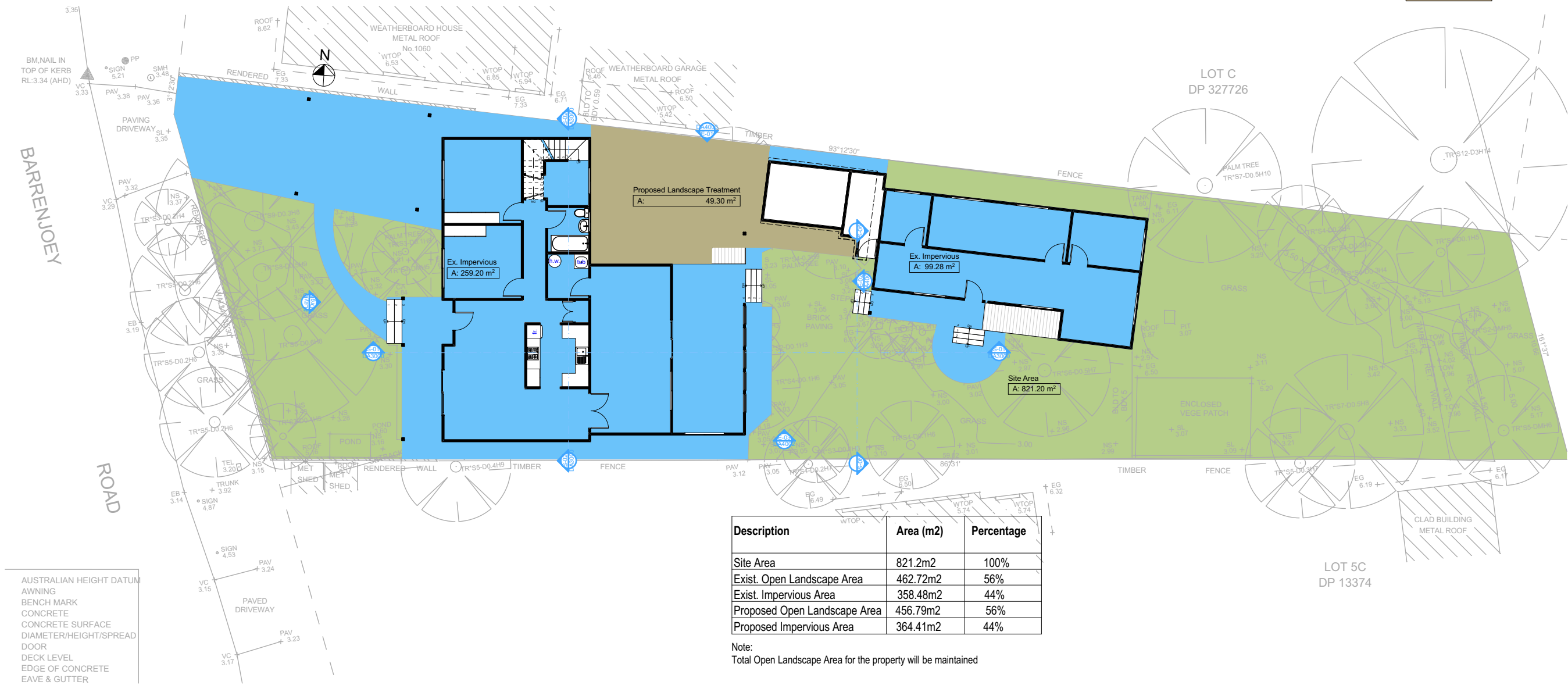
**DRAWING TITLE :**  
**SITE AND LOCATION**  
**Excavation & Fill Plan**  
**PROJECT NAME :**  
**Alterations & Additions**

REVISION NO.  
DATE:  
4/3/21  
DRAWING NO.  
DA1009

Denotes Impervious Area

Denotes Pervious Area

Denotes Landscape Treatment Area



2 LANDSCAPE OPEN SPACE EXISTING 1:200

DA APPLICATION ONLY NOT FOR CONSTRUCTION

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item  
**Certifying**  
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**Construction**  
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Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A408854  
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Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

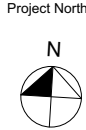


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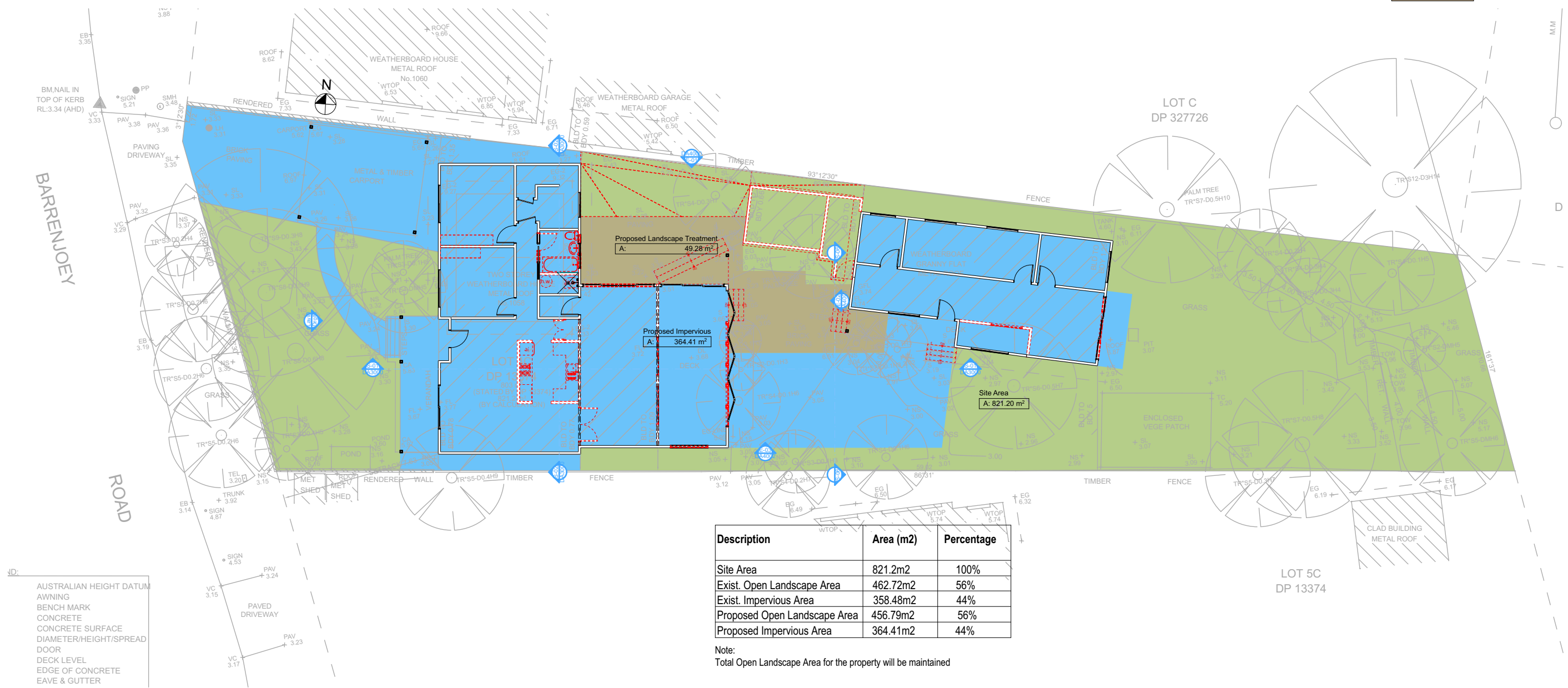
Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm Beach

DRAWING TITLE :  
SITE AND LOCATION  
Landscape Open Space Plan Existing  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
DATE:  
4/3/21  
DRAWING NO.  
DA1010



- Denotes Impervious Area
- Denotes Pervious Area
- Denotes Landscape Treatment Area



2

## LANDSCAPE OPEN SPACE PROPOSED

1:200

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

### NOTES

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Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

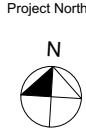


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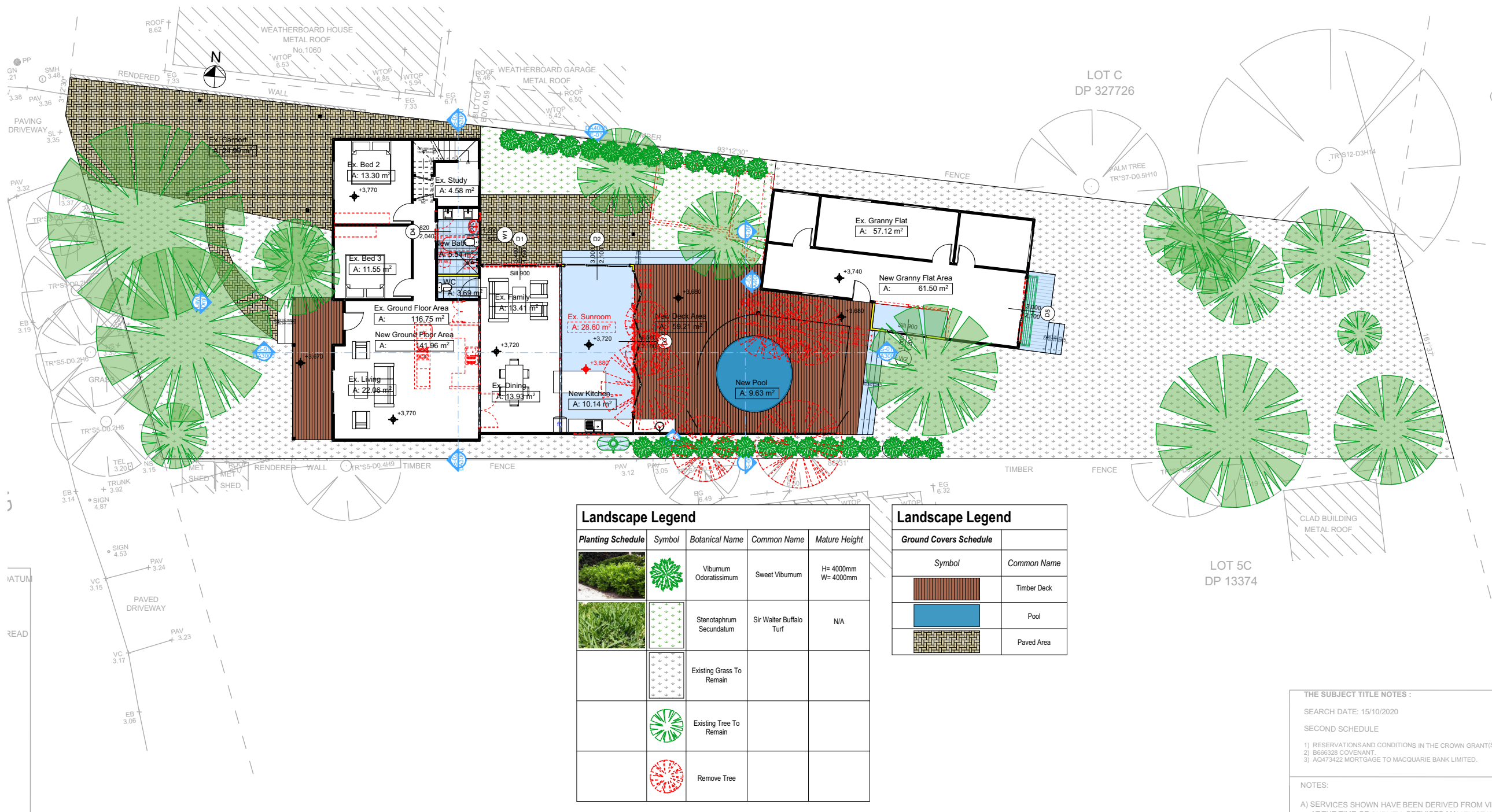
Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

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

PROJECT NAME :  
**Alterations & Additions**

REVISION NO.

DATE:  
**4/3/21**  
DRAWING NO.  
**DA1011**



LANDSCAPE PLAN  
1:200

Landscape Legend				
Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height
		Viburnum Odoratissimum	Sweet Viburnum	H= 4000mm W= 4000mm
		Stenotaphrum Secundatum	Sir Walter Buffalo Turf	N/A
		Existing Grass To Remain		
		Existing Tree To Remain		
		Remove Tree		

Landscape Legend	
Ground Covers Schedule	
	Timber Deck
	Pool
	Paved Area

THE SUBJECT TITLE NOTES :  
SEARCH DATE: 15/10/2020  
SECOND SCHEDULE  
1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
2) B666328 COVENANT.  
3) A0473422 MORTGAGE TO MACQUARIE BANK LIMITED.  
NOTES:  
A) SERVICES SHOWN HAVE BEEN DERIVED FROM VIS  
AT THE TIME OF SURVEY. SERVICES MAY EXIST OR

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

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Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

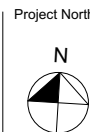


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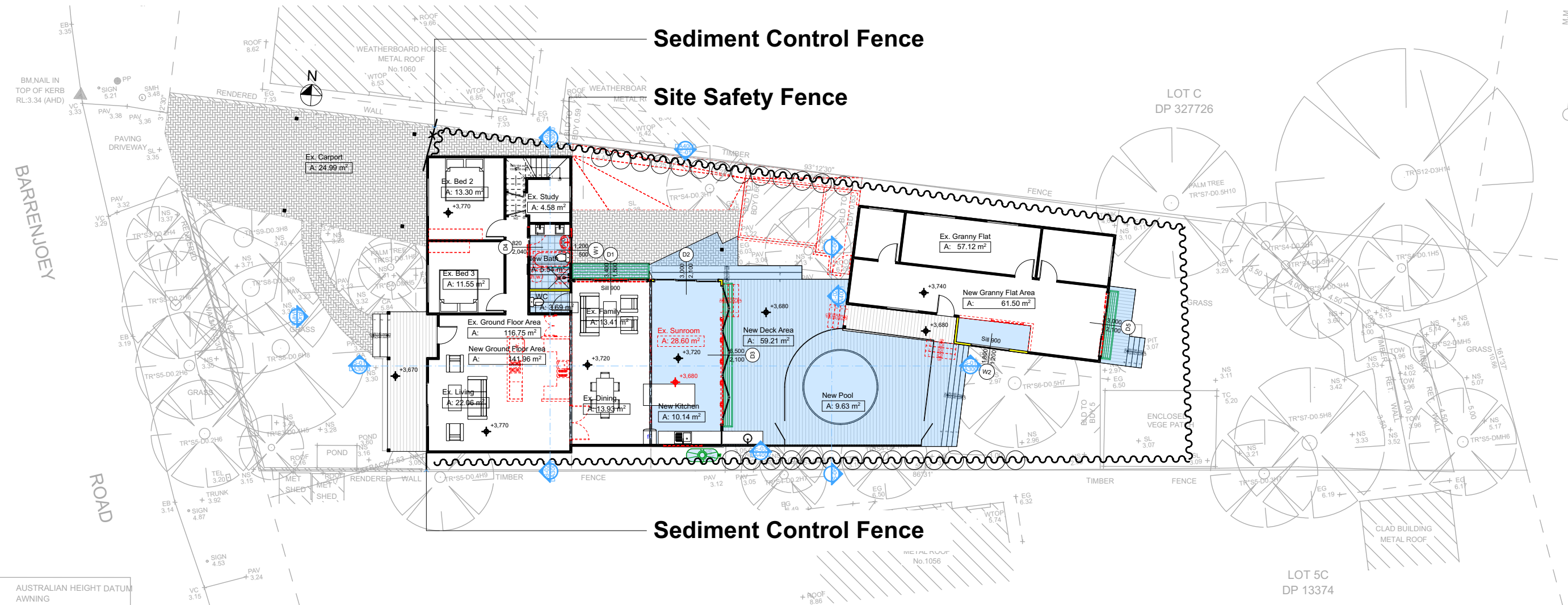
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Plot Date:  
Project NO.  
Project Status  
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Site:  
Sheet Size: A3

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4/03/2021  
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Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

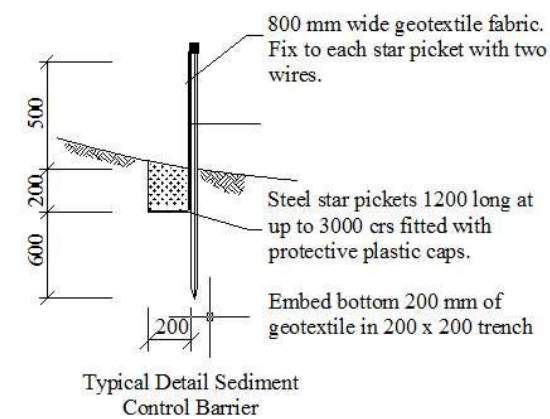
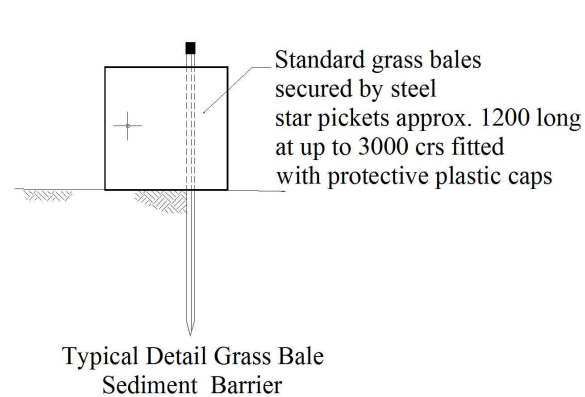
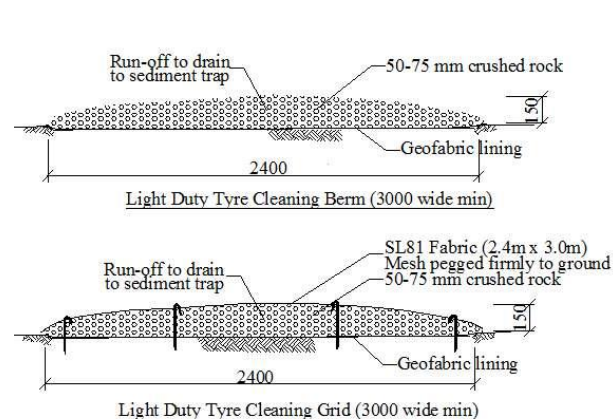
DRAWING TITLE :  
SITE AND LOCATION  
Landscape Plan  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
DATE:  
4/3/21  
DRAWING NO.  
DA1012





2 SEDIMENT & EROSION CONTROL PLAN  
1:200



Denotes New Works

**Wall Legend**

Denotes New Timber Framed Wall

Denotes Existing Wall

Denotes Demolished Item

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

**NOTES**  
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New Works to be constructed shown in Shaded/Blue  
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Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

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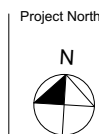


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4/03/2021  
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Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm Beach

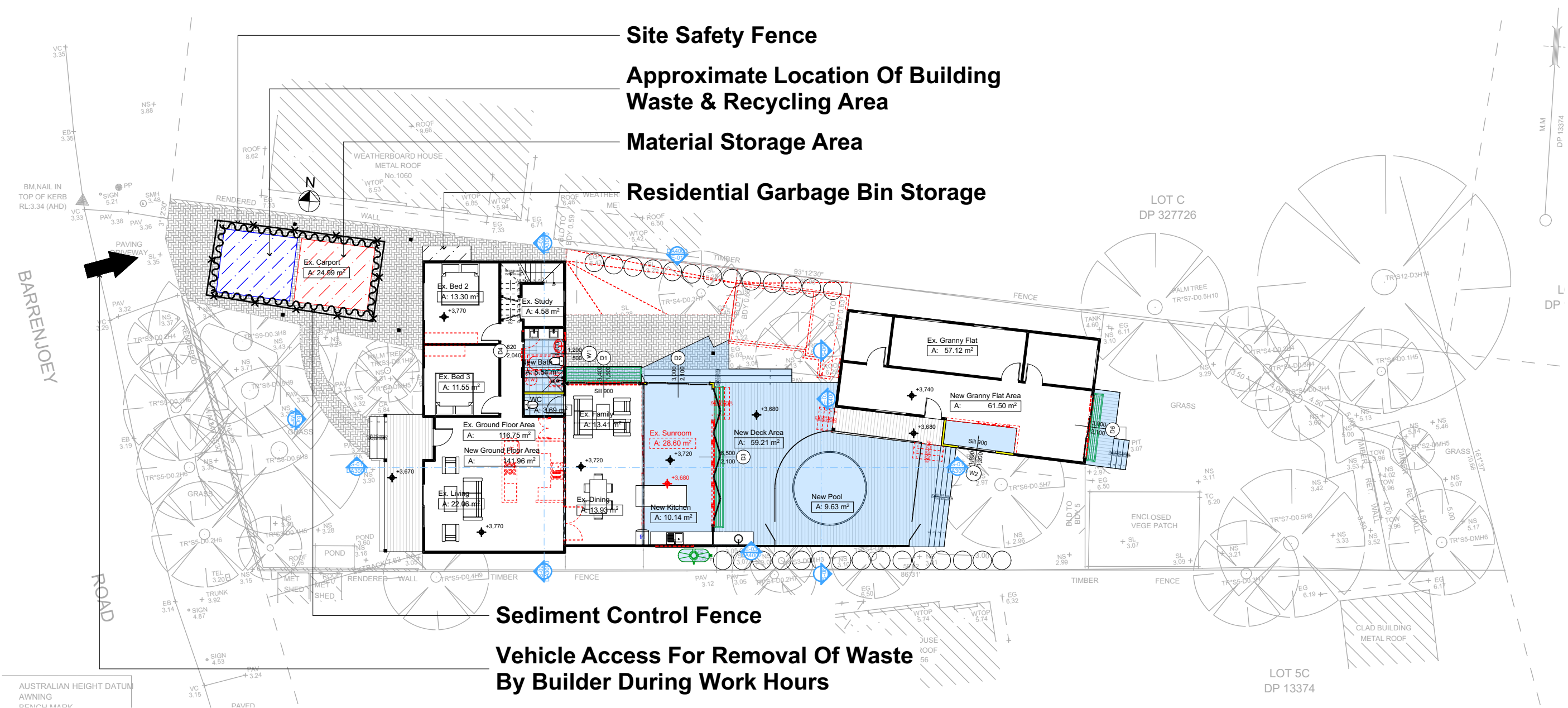
DRAWING TITLE :  
SITE AND LOCATION  
**Sediment & Erosion Plan**  
PROJECT NAME :  
**Alterations & Additions**

REVISION NO.  
DATE:  
**4/3/21**  
DRAWING NO.  
**DA1013**

Page 10 of 10

Page 10 of 10

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1:200

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New Lighting to have minimum of 40% compact  
fluorescent lamps

Basix Certificate Number A408854

All Plans to be read in conjunction with Basix Certificate

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**BUILDING DESIGNERS**  
ASSOCIATION OF AUSTRALIA



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Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

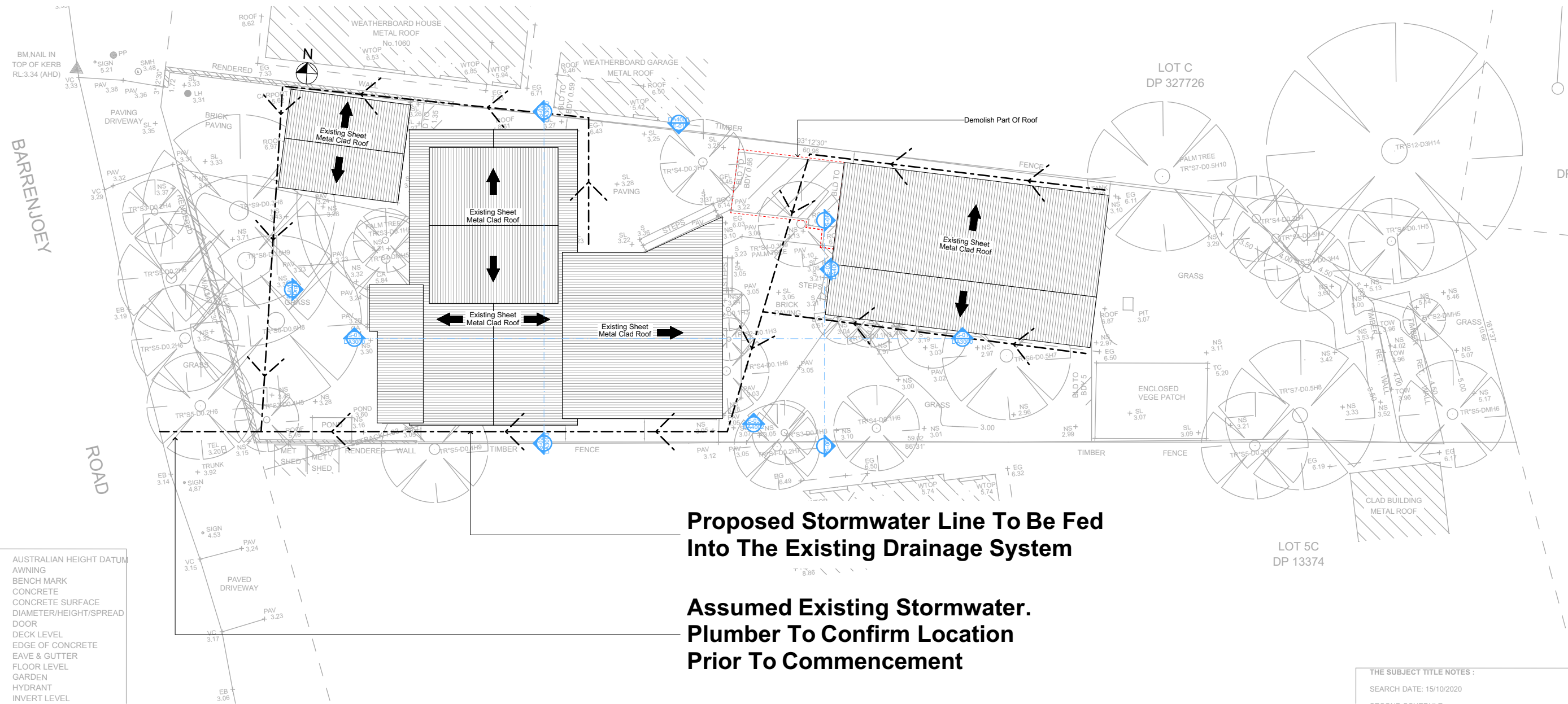
DRAWING TITLE :  
SITE AND LOCATION  
**Waste Management Plan**

---

PROJECT NAME :  
**Alterations & Additions**

REVISION NO.  
-  
DATE.  
**4/3/21**  
DRAWING NO.  
**DA1014**





Proposed Stormwater Line To Be Fed Into The Existing Drainage System

Assumed Existing Stormwater. Plumber To Confirm Location Prior To Commencement

STORMWATER PLAN  
1:200

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

DA APPLICATION ONLY  
NOT FOR CONSTRUCTION

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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.

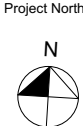
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m <sup>2</sup> )	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			



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

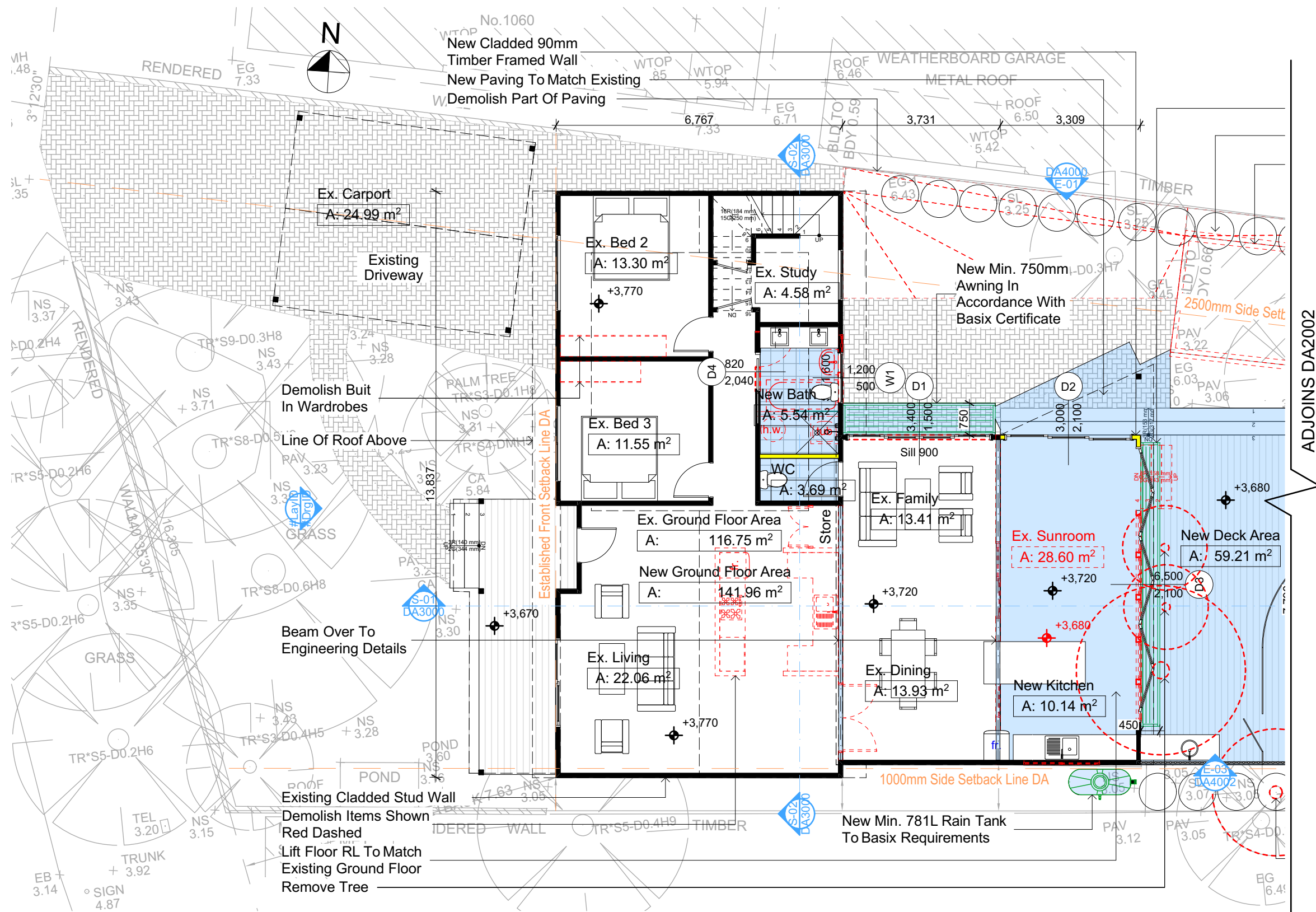


Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
4/03/2021  
RP1120DAR  
DA  
Client  
Site:  
Sheet Size: A3

DRAWING TITLE :  
SITE AND LOCATION  
Stormwater Plan  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
DATE:  
4/3/21  
DRAWING NO.  
DA1015



Denotes New Works	
<b>Wall Legend</b>	
	Denotes New Timber Framed Wall
	Denotes Existing Wall
	Denotes Demolished Item
<b>Fixtures and systems</b>	
<b>Lighting</b>	
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.	
<b>Fixtures</b>	
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.	
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.	
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.	
<b>Construction</b>	
<b>Insulation requirements</b>	
The applicant must construct the new or altered construction (floors, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.	
Construction	Other specifications
Additional insulation required (R-value)	
suspended floor with enclosed subfloor framed (R0.7)	R0.60 (down) or R1.30 including construction
external wall framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)

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

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item  
**Certifying**  
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

**Construction**  
Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
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 A408854  
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>,  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m <sup>2</sup> )	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			



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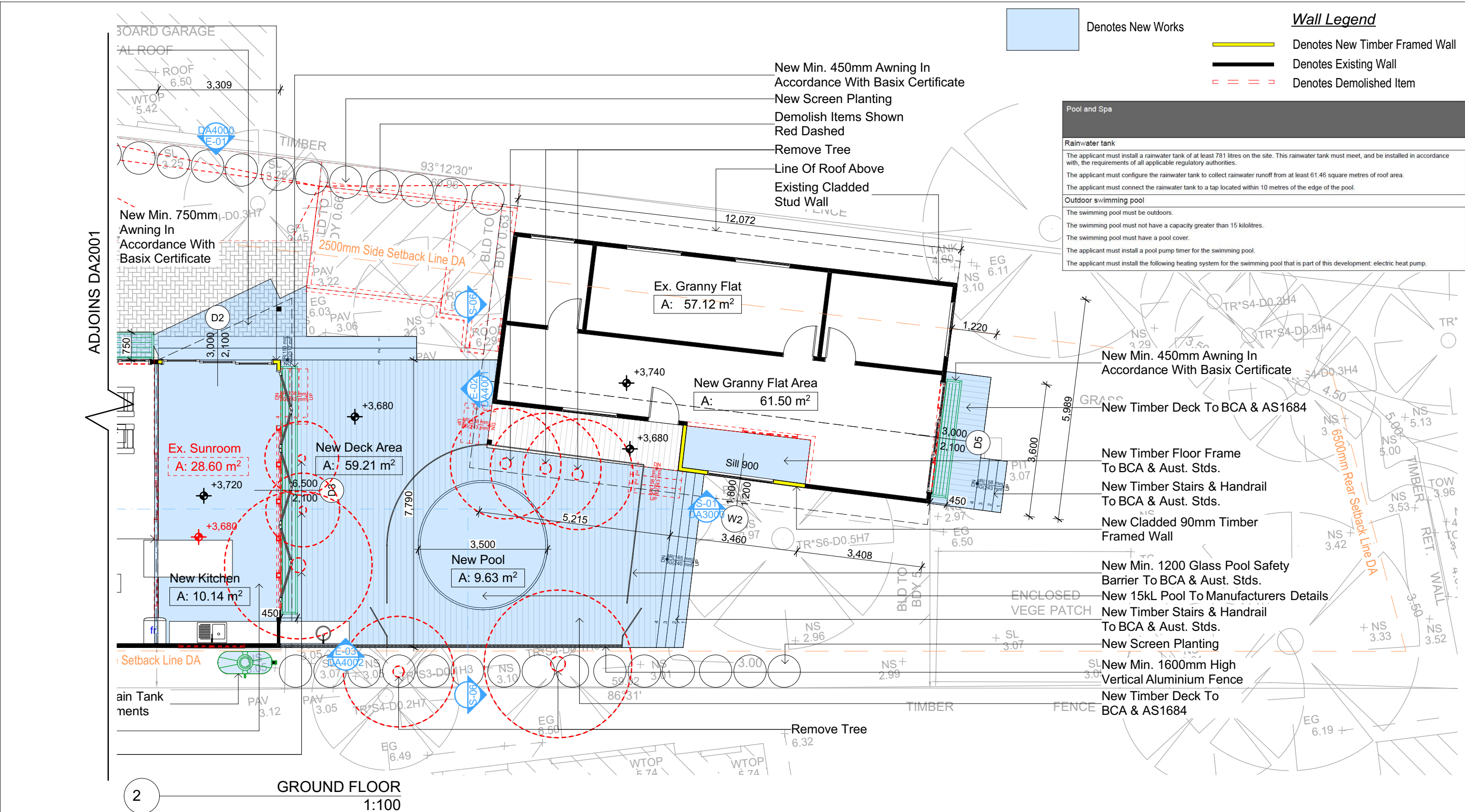
Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North  
Checked Plot Date: GBJ 4/03/2021  
Project NO: RP1120DAR  
Project Status: DA  
Client: Hilary and Stephen Darke  
Site: 1058 Barrenjoey Road, Palm Beach  
Sheet Size: A3

DRAWING TITLE :  
PLANS  
GROUND FLOOR  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
DATE: 4/3/21  
DRAWING NO.  
DA2001





DA APPLICATION ONLY

NOT FOR CONSTRUCTION

NOTES

1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living. All Plans to be read in conjunction with Basix Certificate. New Works to be constructed shown in Shaded/Blue. 1058 Barrenjoey Road, Palm Beach is not considered a heritage item.

Certifying

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

Construction

Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
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 A408854  
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

Prop.

Comp.

Site Information

Prop.

Comp.

Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

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

Project North

Checked

Plot Date:

Project NO.

Project Status

GBJ

4/03/2021

RP1120DAR

DA

Client

Site:

Hilary and Stephen Darke

1058 Barrenjoey Road, Palm Beach

Sheet Size:

A3

DRAWING TITLE :

PLANS

GROUND FLOOR 2

PROJECT NAME :

Alterations & Additions

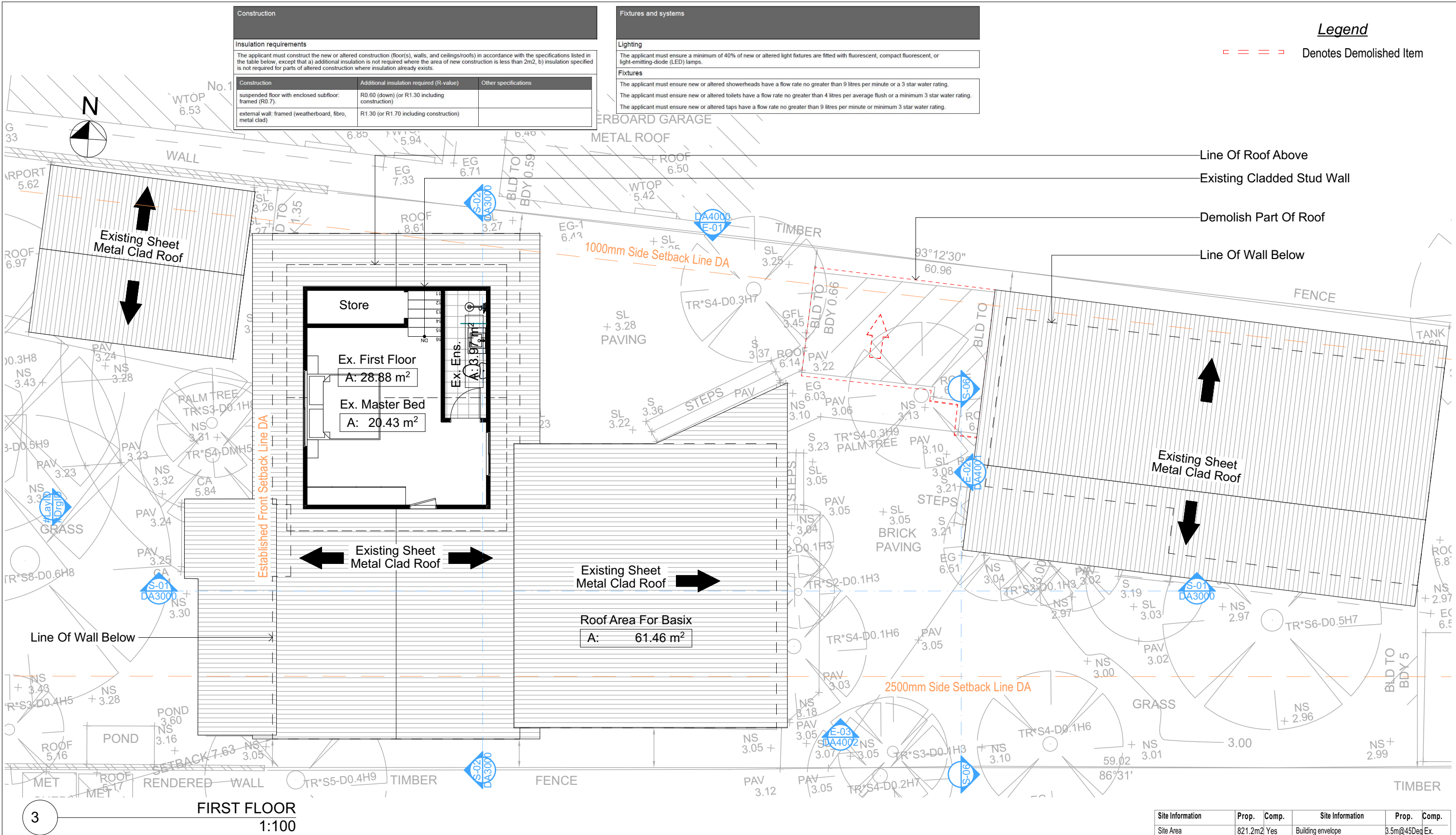
REVISION NO.

DATE:

4/3/21

DRAWING NO.

DA2002



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
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	

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

**Legend**

== == == == Denotes Demolished Item

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item  
**Certifying**  
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

**Construction**  
Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1884  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A408854  
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	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

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

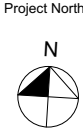


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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



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



Checked  
Plot Date:  
Project NO.  
Project Status

Client  
Site:  
Sheet Size: A3

DRAWING TITLE :  
PLANS  
FIRST FLOOR  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
DATE:  
4/3/21  
DRAWING NO.  
DA2003

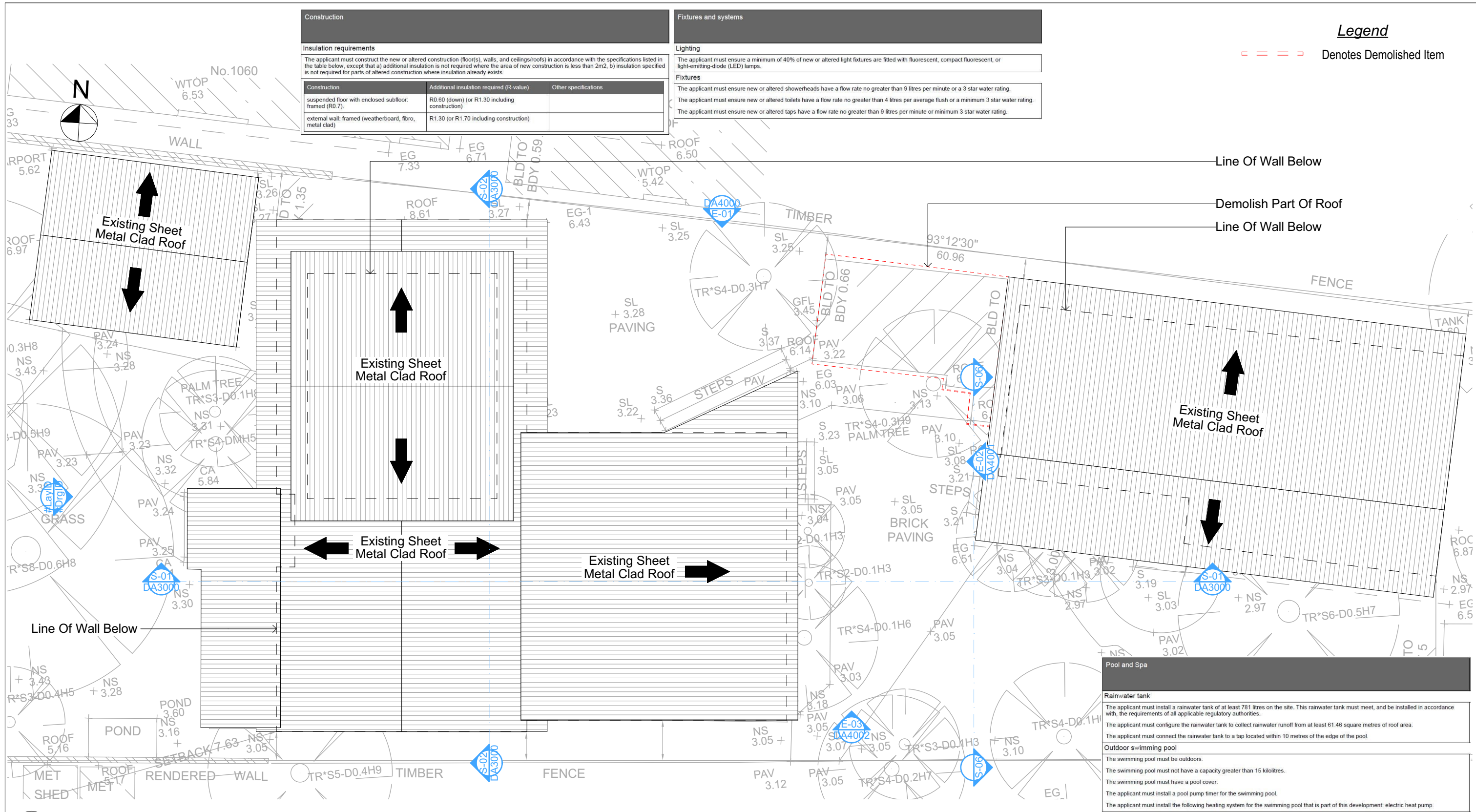


Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less 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
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	

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

## Legend

== == == == Denotes Demolished Item



Pool and Spa					
Rainwater tank					
The applicant must install a rainwater tank of at least 781 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.					
The applicant must configure the rainwater tank to collect rainwater runoff from at least 61.46 square metres of roof area.					
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.					
Outdoor swimming pool					
The swimming pool must be outdoors.					
The swimming pool must not have a capacity greater than 15 kilolitres.					
The swimming pool must have a pool cover.					
The applicant must install a pool pump timer for the swimming pool.					
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.					

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

**DA APPLICATION ONLY**  
NOT FOR CONSTRUCTION

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item  
**Certifying**  
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

**Construction**  
Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1884  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

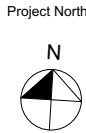
**Basix**  
Basix Certificate Number A408854  
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:  
a) additional 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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Commencement of any works.  
Immediately Report any  
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Plot Date:  
Project NO.  
Project Status

GBJ  
4/03/2021  
RP1120DAR  
DA

Client  
Site:  
Sheet Size: A3

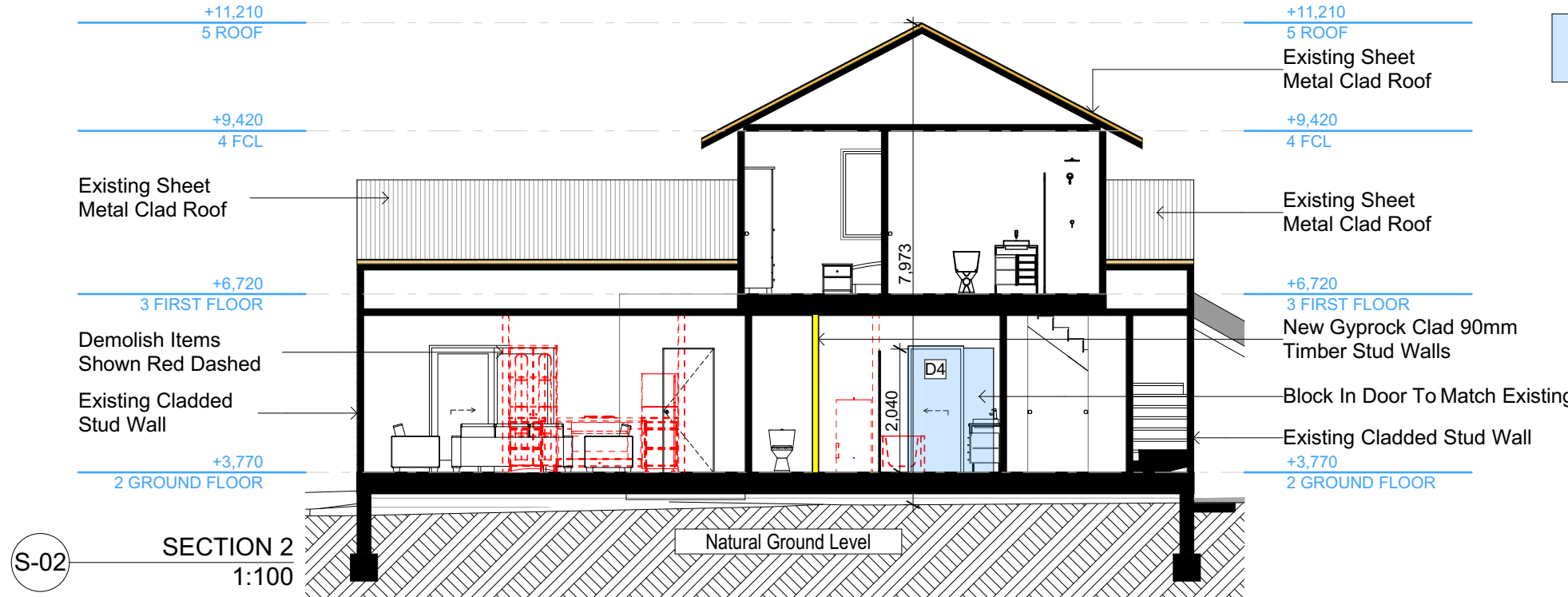
DRAWING TITLE :

PLANS  
ROOF

PROJECT NAME :

**Alterations & Additions**

REVISION NO.  
DATE:  
4/3/21  
DRAWING NO.  
DA2004

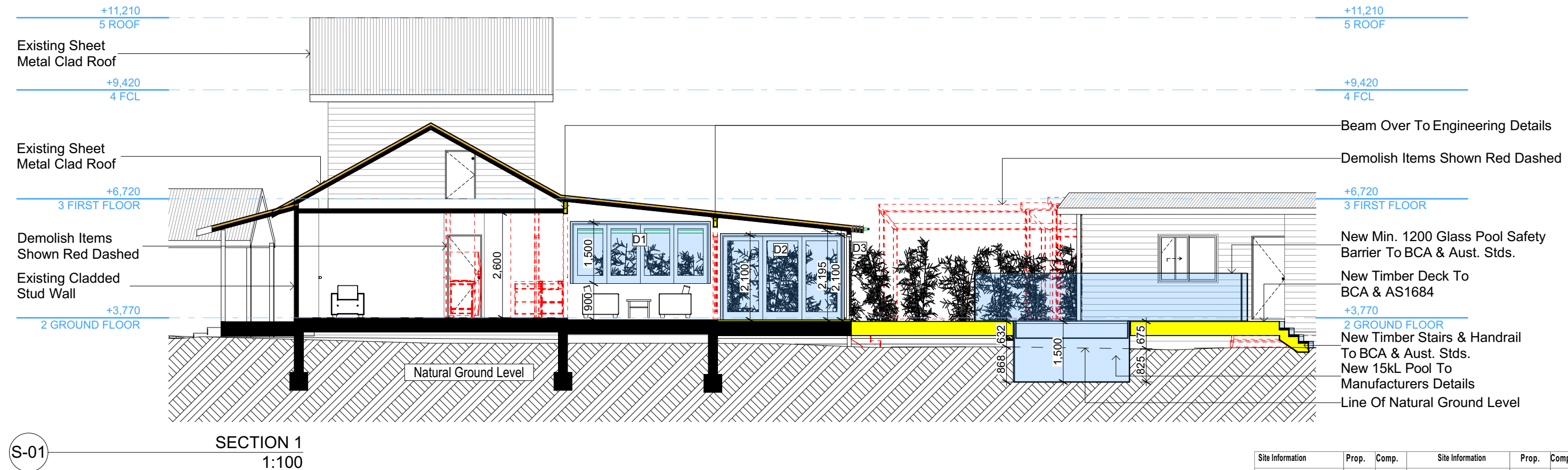


Denotes New Works

### Wall Legend

- Denotes New Timber Framed Wall
- Denotes Existing Wall
- Denotes Demolished Item

Fixtures and systems		
Lighting		
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		
Fixtures		
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		
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
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	



**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item  
**Certifying**  
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**Construction**  
Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
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 A408854  
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,  
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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 Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

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

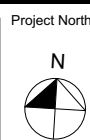


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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



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

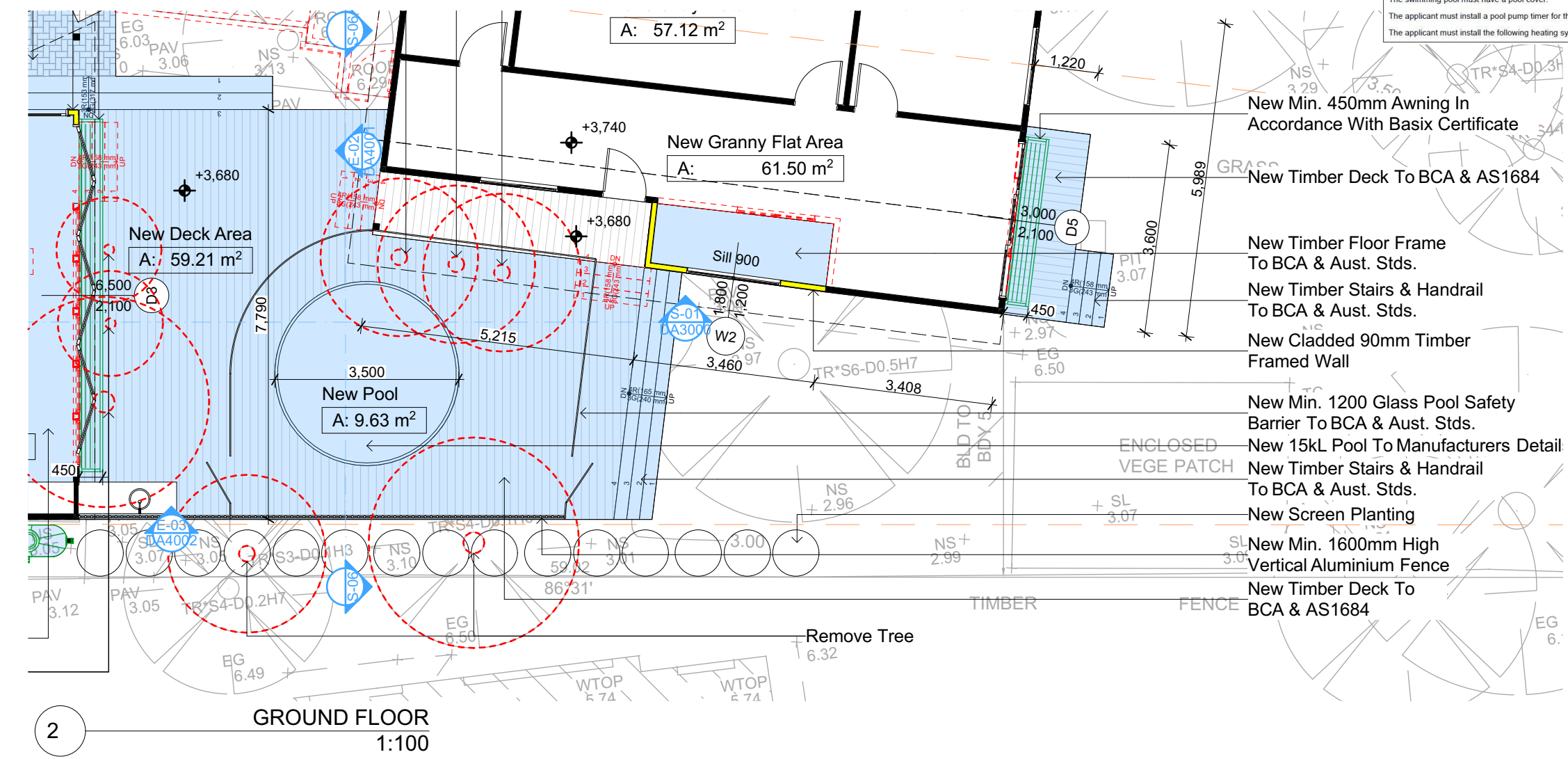
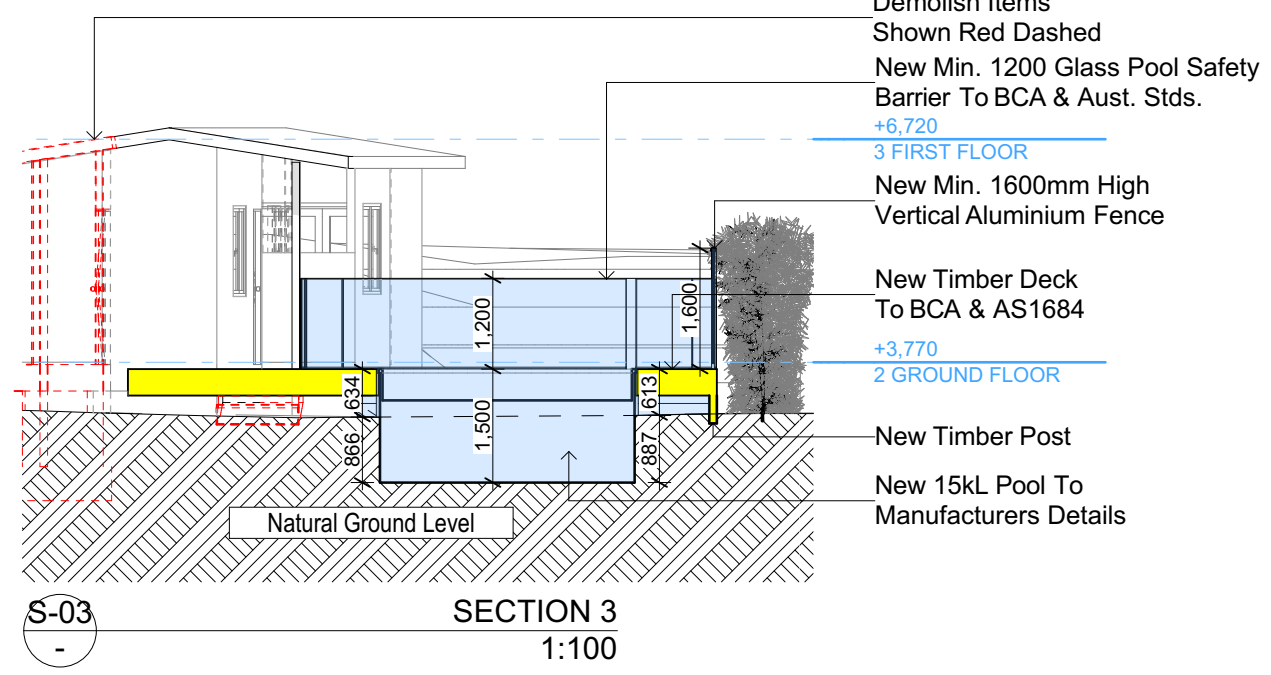
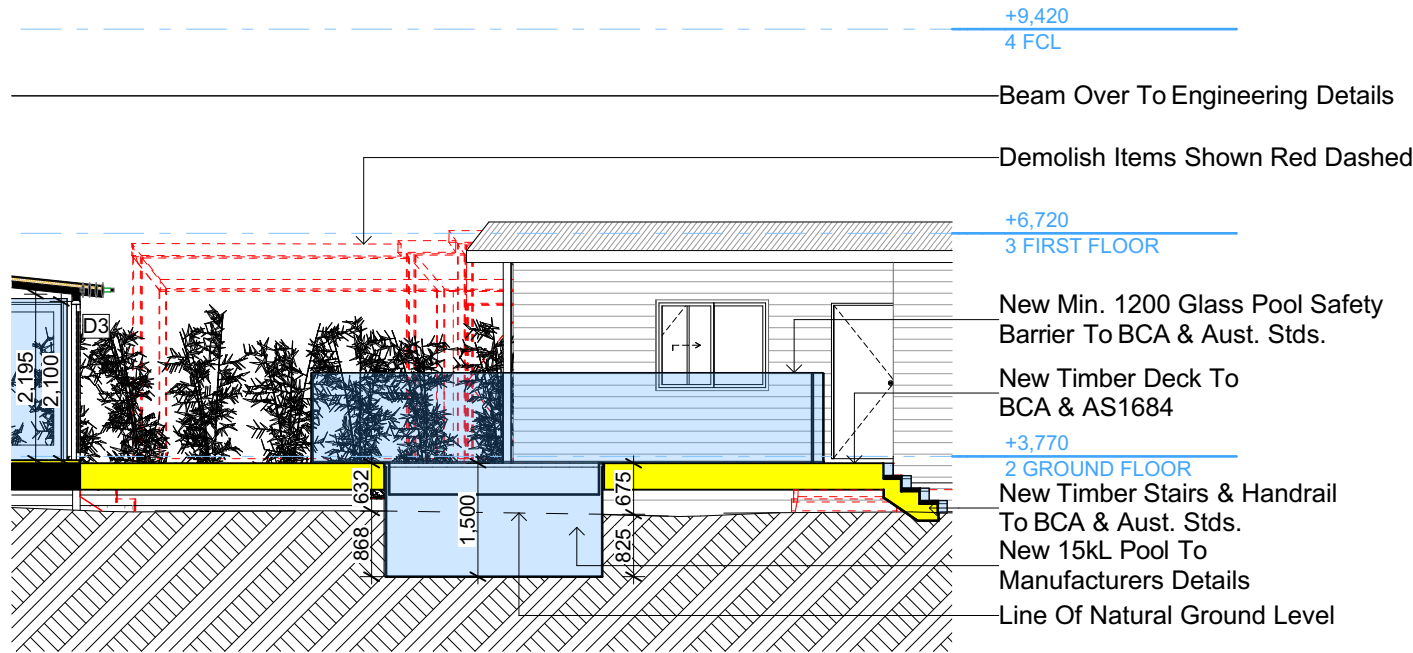


Checked Plot Date: GBJ 4/03/2021 RP1120DAR DA  
Client Site: Hilary and Stephen Darke 1058 Barrenjoey Road, Palm Beach  
Sheet Size: A3

DRAWING TITLE :  
SECTIONS  
SECTION 1  
PROJECT NAME :  
**Alterations & Additions**

REVISION NO.  
DATE: 4/3/21  
DRAWING NO.  
**DA3000**





- Demolish Items  
Shown Red Dashed
- New Min. 1200 Glass Pool Safety  
Barrier To BCA & Aust. Stds.
- +6,720  
3 FIRST FLOOR
- New Min. 1600mm High  
Vertical Aluminium Fence
- New Timber Deck  
To BCA & AS1684
- +3,770  
2 GROUND FLOOR
- New Timber Post
- New 15kL Pool To  
Manufacturers Details

Pool and Spa		
Rainwater tank		
The applicant must install a rainwater tank of at least 781 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.		
The applicant must configure the rainwater tank to collect rainwater runoff from at least 61.46 square metres of roof area.		
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		
Outdoor swimming pool		
The swimming pool must be outdoors.		
The swimming pool must not have a capacity greater than 15 kilolitres.		
The swimming pool must have a pool cover.		
The applicant must install a pool pump timer for the swimming pool.		
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.		

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**

Building Design and Architectural Drafting

1058 Barrenjoey Road, Palm Beach, NSW 1522  
Tel: (02) 9395-8845, Mobile: 0414-54-6524  
Email: info@rapidplans.com.au

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**bdaa**  
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

**bdaa**  
ACCREDITED BUILDING DESIGNER

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**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
**Construction**  
Framed Floor, Framed Walls  
Insulation to External Framed Walls R1.70  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS1098-2007  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

**Basic**  
Basic Certificate Number A40854  
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 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, 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	821.2m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Est.	Ex.
Rear Setback (Min.)	6.5m	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.
Building envelope	3.5m@ 45Deg	Ex.
% of landscape open space (60% min)	56%	Variable
Impervious area (m <sup>2</sup> )	44%	Variable
Maximum cut into gnd (m)	868mm	Yes
Maximum depth of fill (m)	N/A	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: 4/03/2021  
Project NO.: RP11202AR  
Project Status DA

Client Hilary and Stephen Darke

Site: 1058 Barrenjoey Road, Palm Beach

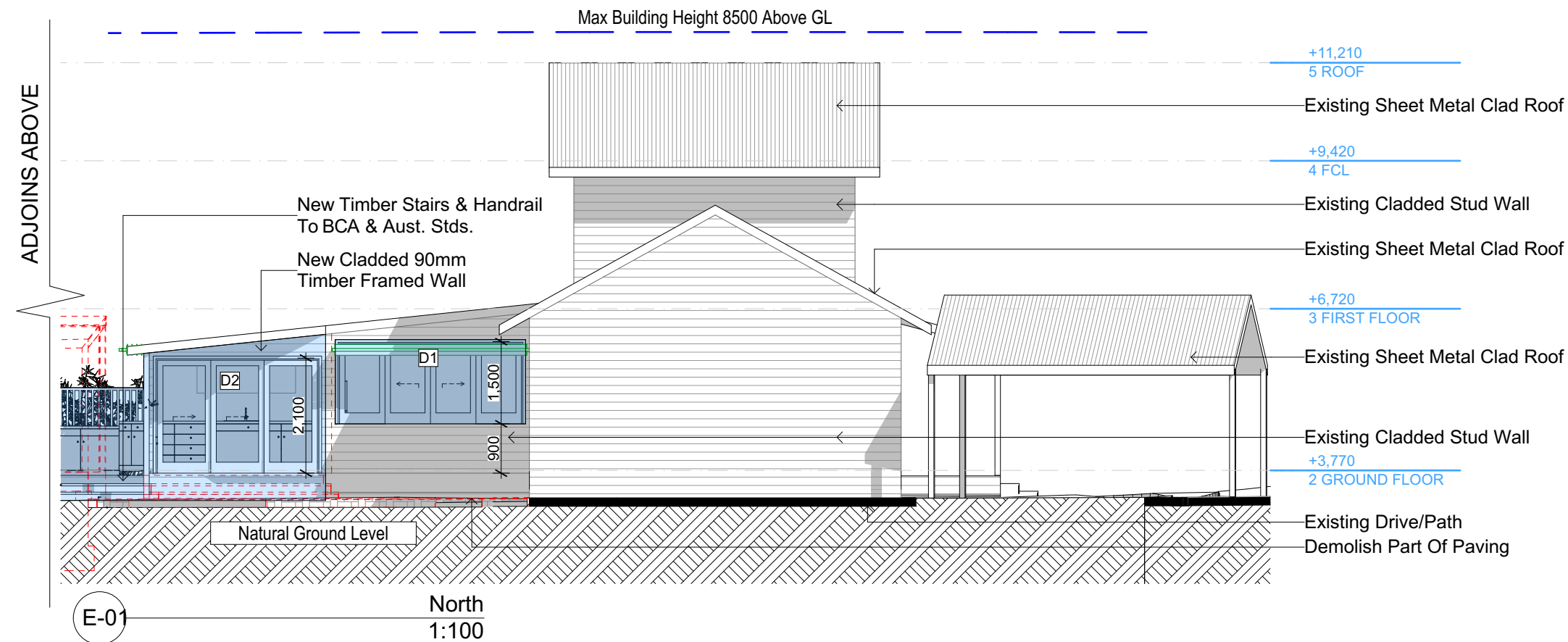
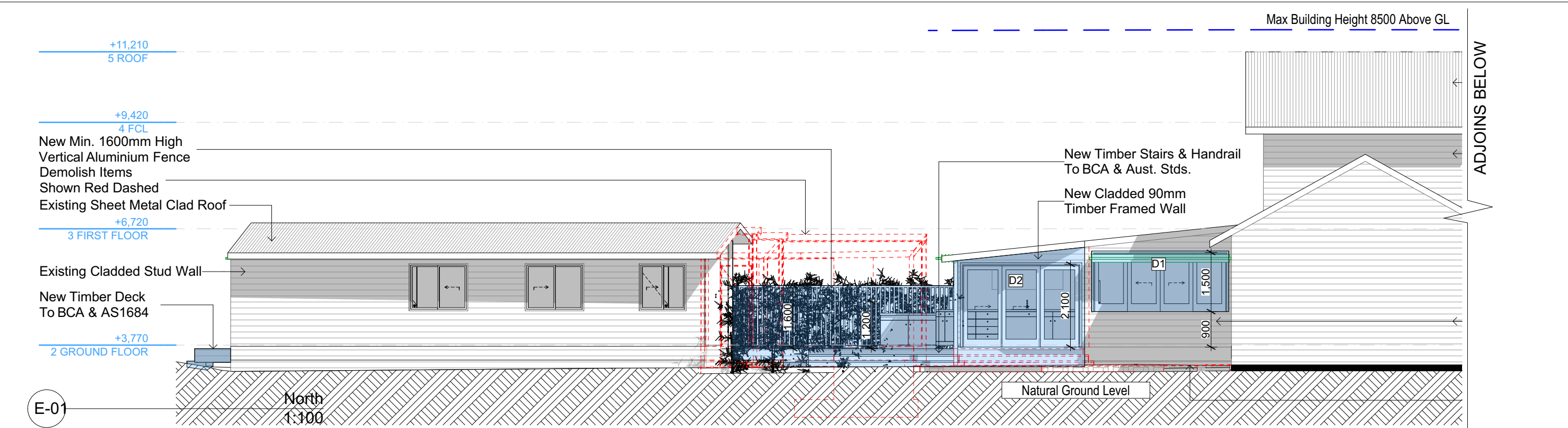
DRAWING TITLE: SECTIONS  
**SECTION POOL**

PROJECT NAME: **Alterations & Additions**

REVISION NO.	DATE
-	4/3/21

DRAWING NO. **DA3001**

Plot Date: 4/03/2021  
Sheet Size: A3



Glazing requirements						
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or tinted/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	0.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	2.16	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	N	5.1	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	N	6.3	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	E	13.65	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	E	6.3	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

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

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m <sup>2</sup> )	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

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

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item  
**Certifying**  
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**Construction**  
Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
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 A408854  
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:  
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For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
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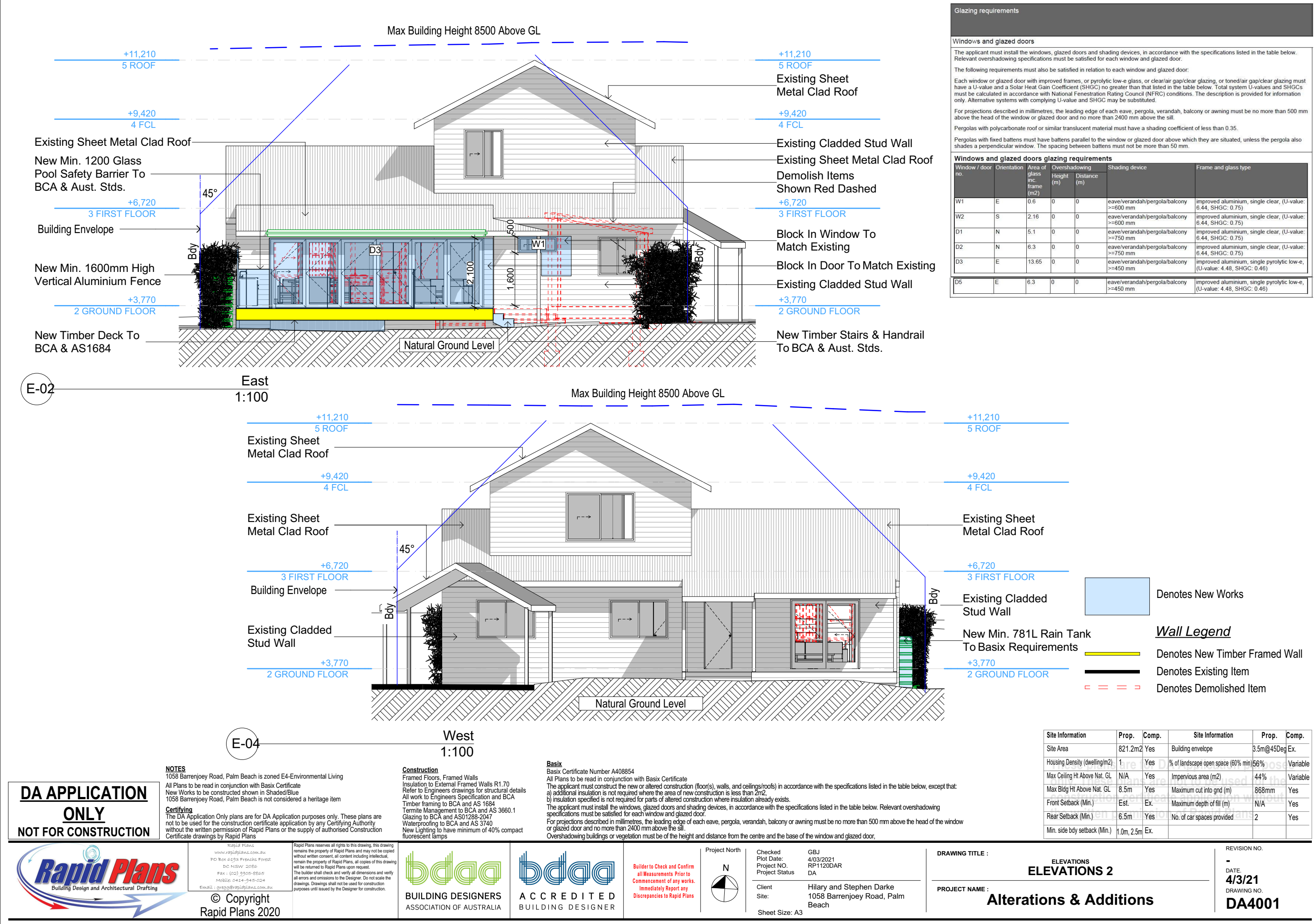


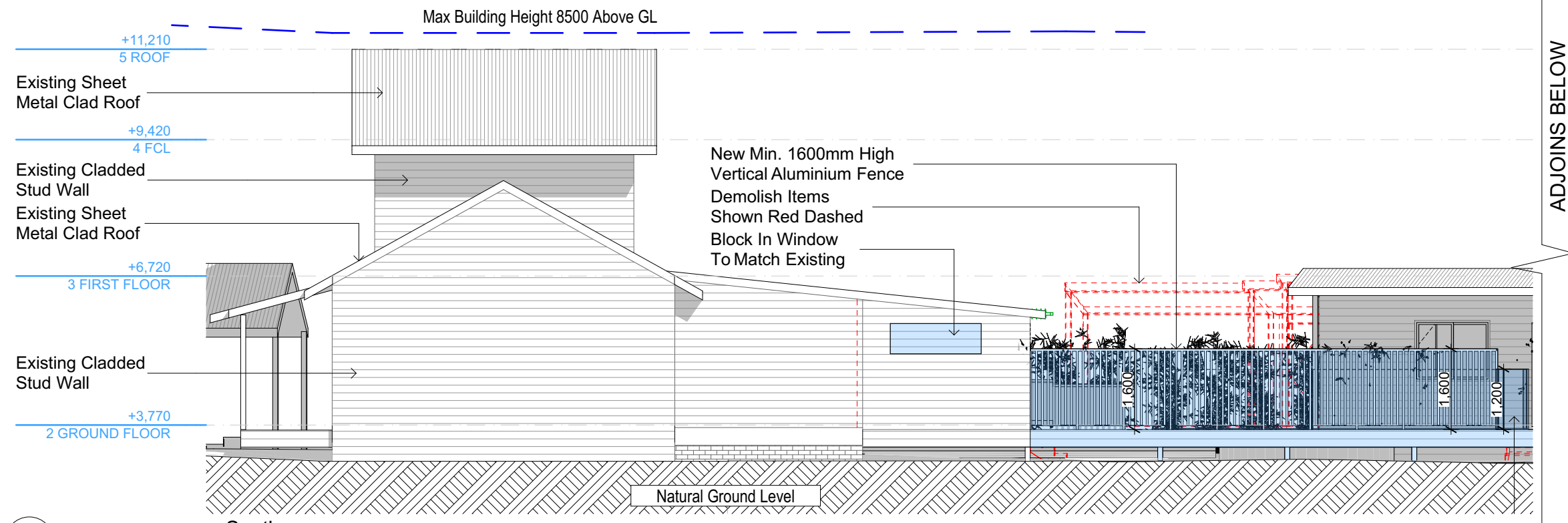
Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North  
Checked Plot Date: GBJ 4/03/2021  
Project NO: RP1120DAR  
Project Status: DA  
Client: Hilary and Stephen Darke  
Site: 1058 Barrenjoey Road, Palm Beach  
Sheet Size: A3

DRAWING TITLE :  
ELEVATIONS  
ELEVATIONS 1  
PROJECT NAME :  
Alterations & Additions  
REVISION NO.  
DATE: 4/3/21  
DRAWING NO.  
DA4000







Denotes New Works

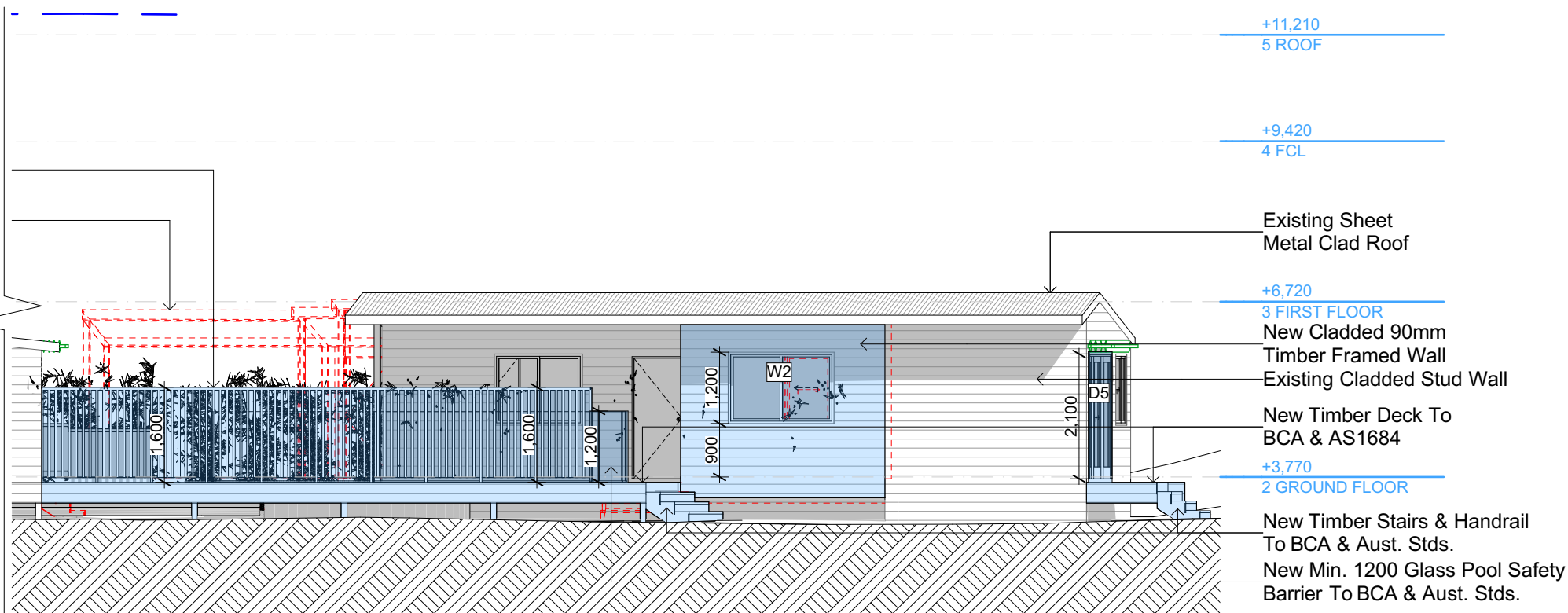
**Wall Legend**

Denotes Demolished Item

E-03

South  
1:100

ADJOINS ABOVE



E-03

South  
1:100

#### Glazing requirements

##### Windows and glazed doors

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

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

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

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

##### Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	0.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	2.16	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	N	5.1	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	N	6.3	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	E	13.65	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	E	6.3	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

#### NOTES

1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

#### Certifying

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#### Construction

Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
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 A408854

All Plans to be read in conjunction with Basix Certificate

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**DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION**

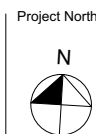


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NSW 2086  
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Email: greg@rapidplans.com.au

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



Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
4/03/2021  
RP1120DAR  
DA

Client  
Site:  
Sheet Size: A3

DRAWING TITLE :

ELEVATIONS  
ELEVATIONS 3

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE:  
4/3/21  
DRAWING NO.  
DA4002

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			





1  
-

Perspective 1  
1:150

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Rapid Plans  
Building Design and Architectural Drafting

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PO Box 6239 Fyshwick Vic 3101  
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**NOTES**  
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New Works to be constructed shown in Shaded/Blue  
**Construction**  
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Refer to Engineers drawings for structural details  
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Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS/NZS 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.

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Basic Certificate Number A408854  
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Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Est.	Ex.
Rear Setback (Min.)	6.5m	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.
Building envelope	3.5m@ 45Deg	Ex.
% of landscape open space (60% min)	56%	Variable
Impervious area (m <sup>2</sup> )	44%	Variable
Maximum cut into gnd (m)	868mm	Yes
Maximum depth of fill (m)	N/A	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: 4/03/2021  
Project NO.: RP1120DAR  
Project Status DA

Client Hilary and Stephen Darke

Site: 1058 Barrenjoey Road, Palm Beach

DRAWING TITLE :  
SHADOW PLANS  
**PERSPECTIVE**

PROJECT NAME :  
**Alterations & Additions**

REVISION NO.	DATE
-	4/3/21

DRAWING NO.  
**DA5000**

Plot Date: 4/03/2021  
Sheet Size: A3



Denotes Cladding (Typical).  
Builder To Confirm Type & Colour



Denotes Glass Pool Fence (Typical).  
Builder To Confirm Type & Colour



Denotes Awning Over Window (Typical).  
Builder To Confirm Type & Colour



Denotes Aluminium Pool Fence (Typical).  
Builder To Confirm Type & Colour



Denotes Timber Deck (Typical).  
Builder To Confirm Type & Colour

**DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION**

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
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Insulation to External Framed Walls R1.70  
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Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A408854  
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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			



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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  
4/03/2021  
RP1120DAR  
DA

Client  
Site:  
Sheet Size: A3

Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

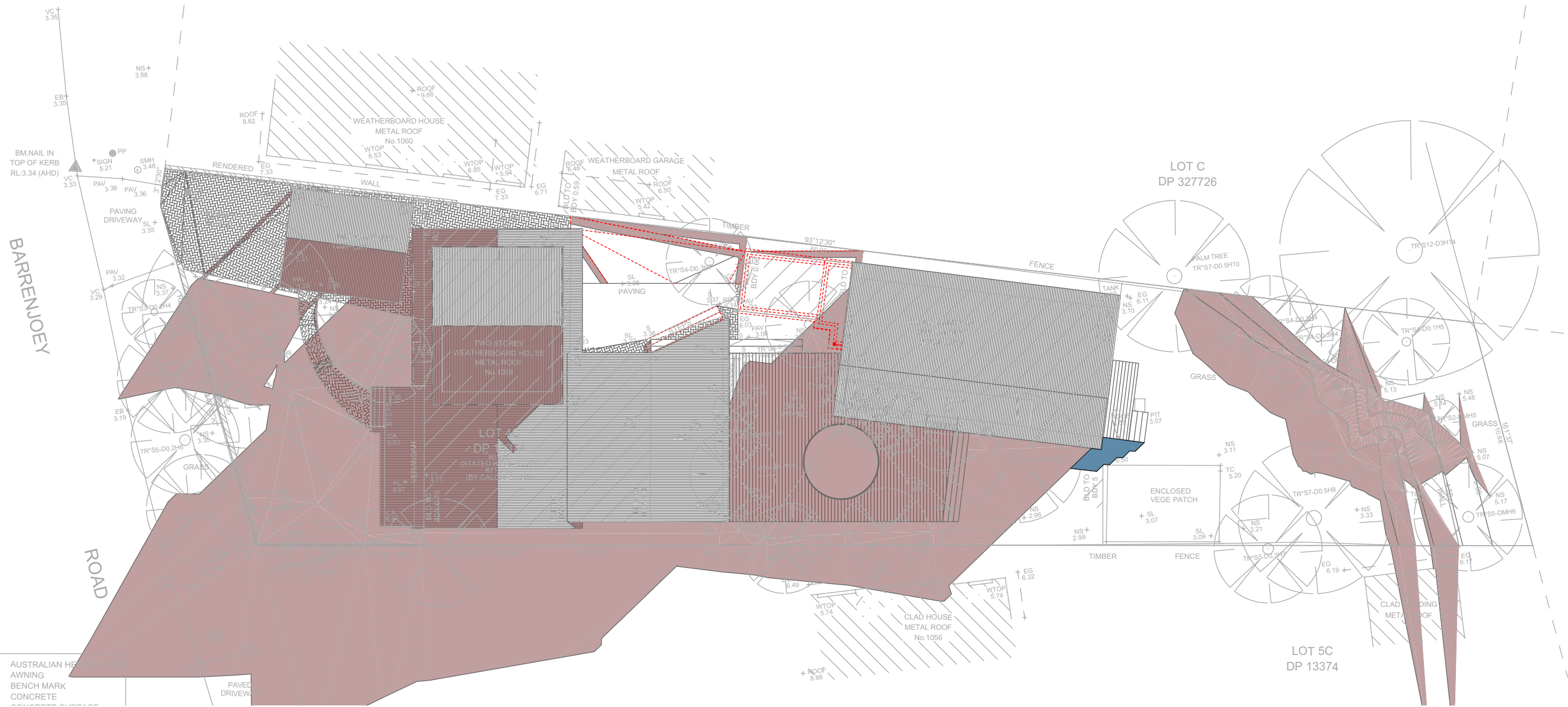
DRAWING TITLE :  
SHADOW PLANS  
MATERIAL & COLOUR  
SAMPLE BOARD  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
-  
DATE:  
4/3/21  
DRAWING NO.  
DA5001



Denotes Proposed Shadow

Denotes Existing Shadow



01 SHADOW PLAN 21 JUN at 0900h  
1:200

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
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**Construction**  
Framed Floors, Framed Walls  
Insulation to External Framed Walls R1.70  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1884  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number A408854  
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:  
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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.

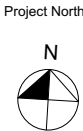
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m <sup>2</sup>	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m <sup>2</sup> )	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			



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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 Status

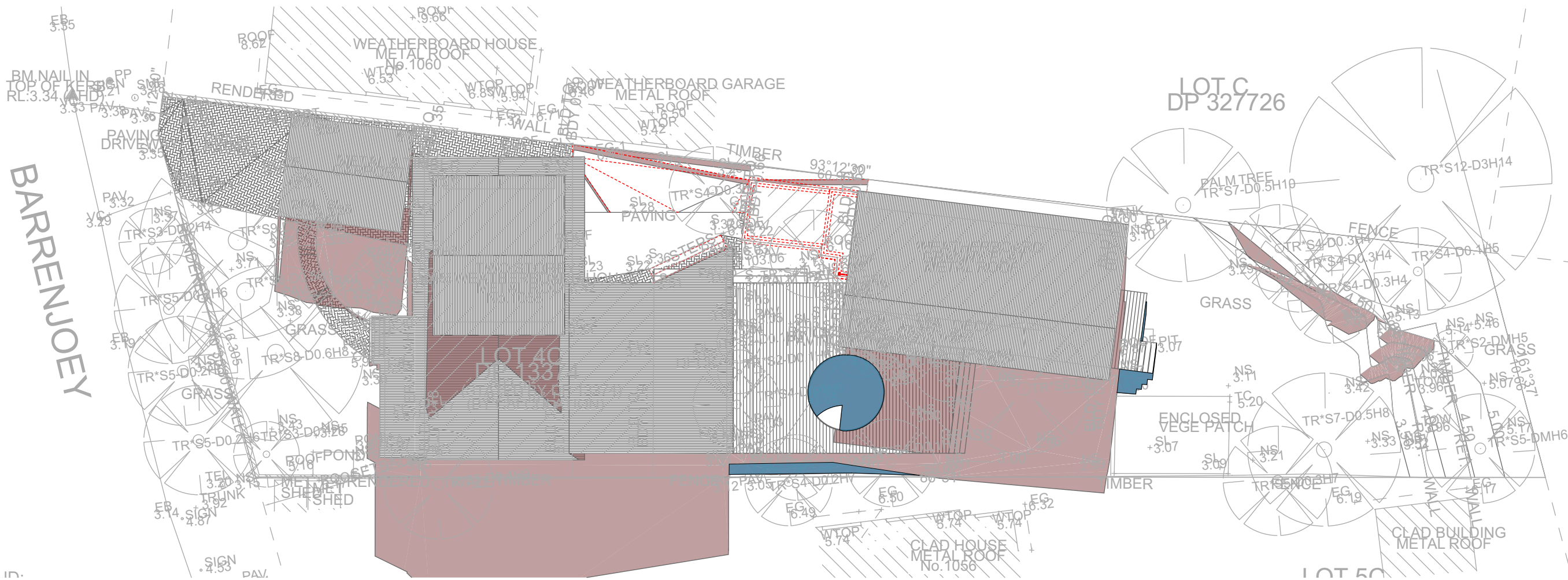
GBJ  
4/03/2021  
RP1120DAR  
DA  
Client  
Site:  
Sheet Size: A3

DRAWING TITLE :  
SHADOW PLANS  
SHADOW PLAN 21st June  
9am  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
DATE:  
4/3/21  
DRAWING NO.  
DA5002

Denotes Proposed Shadow

Denotes Existing Shadow



02 SHADOW PLAN 21 JUN at 1200h  
1:200

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

**NOTES**  
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

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Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
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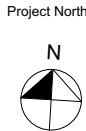


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Builder to Check and Confirm  
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Immediately Report any  
Discrepancies to Rapid Plans



Checked  
Plot Date:  
Project Status

Client  
Site:

Sheet Size: A3

GBJ  
4/03/2021  
RP1120DAR  
DA

Hilary and Stephen Darke  
1058 Barrenjoey Road, Palm  
Beach

DRAWING TITLE : SHADOW PLANS  
SHADOW PLAN 21st June  
12pm

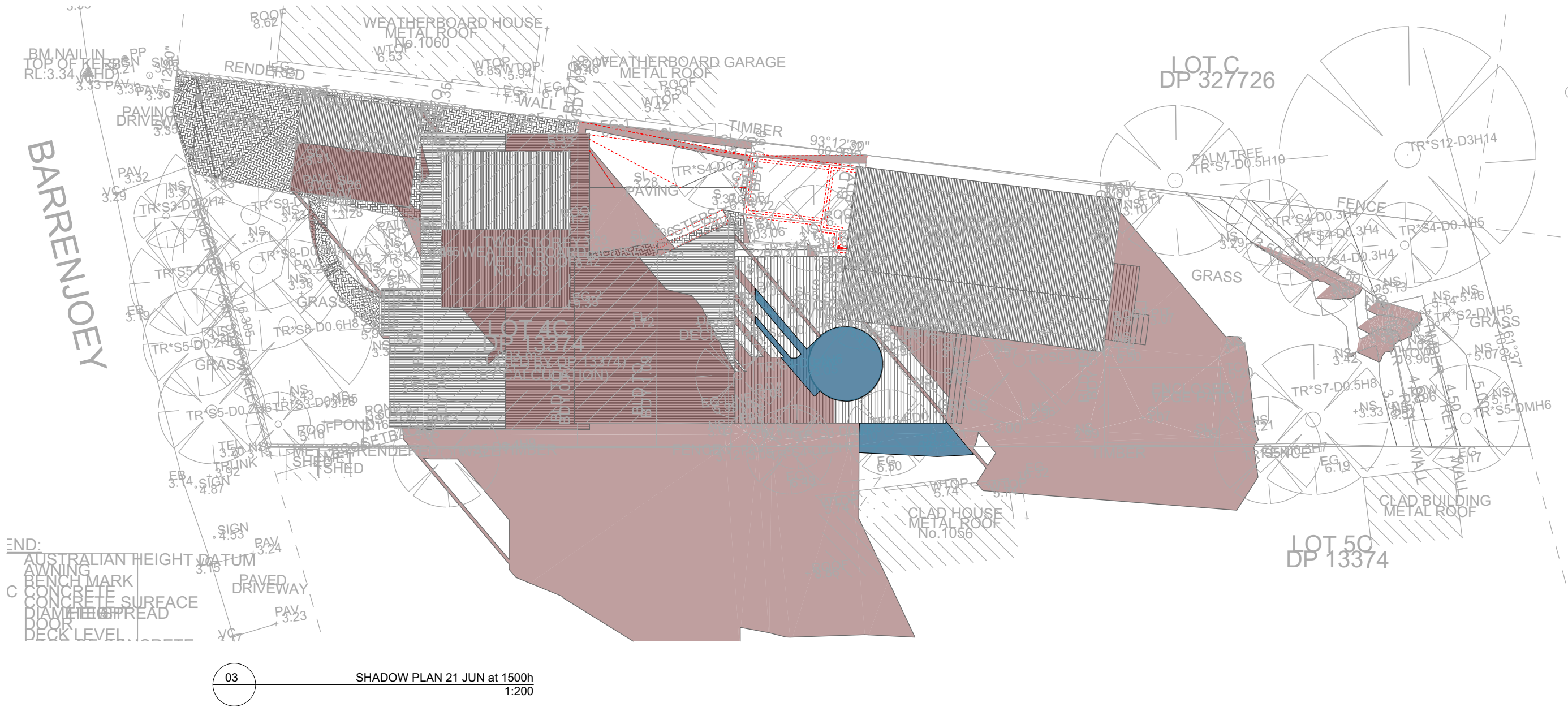
PROJECT NAME : Alterations & Additions

REVISION NO.  
DATE:  
4/3/21  
DRAWING NO.  
DA5003



Denotes Proposed Shadow

Denotes Existing Shadow



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

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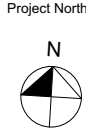


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Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
4/03/2021  
RP1120DAR  
DA  
Client  
Site:  
Sheet Size: A3

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

REVISION NO.  
-  
DATE:  
4/3/21  
DRAWING NO.  
DA5004