

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



ACCREDITED  
BUILDING DESIGNER

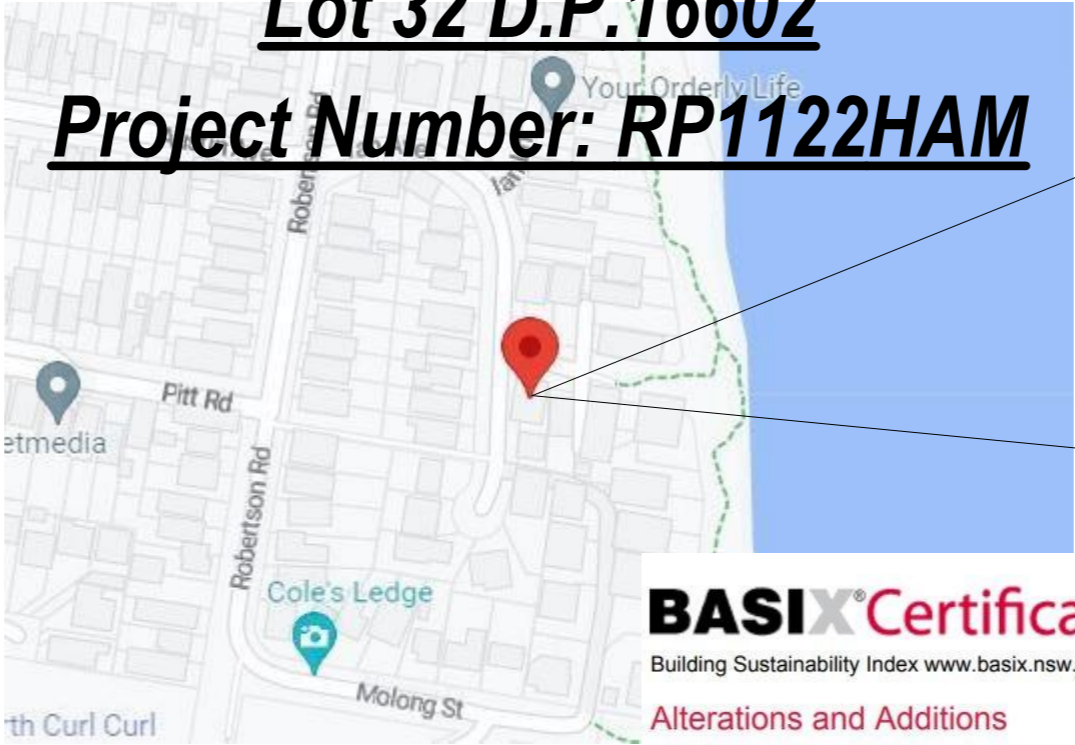
# DEVELOPMENT APPLICATION

## Alterations & Additions To Existing Residence

### For Joe Hamlin

1 Phyllis Street, North Curl Curl  
Lot 32 D.P.16602  
Project Number: RP1122HAM

DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	-	- 28/2/23
DA1001	A4 NOTIFICATION PLAN	-	- 28/2/23
DA1002	SITE SURVEY	-	- 28/2/23
DA1003	SITE SURVEY TO FIT TITLEBLOCK	-	- 28/2/23
DA1004	SITE PLAN	-	- 28/2/23
DA1005	Existing Lower Ground Floor Plan	-	- 28/2/23
DA1006	Existing Ground Floor Plan	-	- 28/2/23
DA1007	Existing First Floor Plan	-	- 28/2/23
DA1008	Demolition Lower Ground Floor Plan	-	- 28/2/23
DA1009	Demolition Ground Floor Plan	-	- 28/2/23
DA1010	Demolition First Floor Plan	-	- 28/2/23
DA1011	Landscape Open Space Plan Existing	-	- 28/2/23
DA1012	Landscape Open Space Plan Proposed	-	- 28/2/23
DA1013	Landscape Plan	-	- 28/2/23
DA1014	Sediment & Erosion Plan	-	- 28/2/23
DA1015	Waste Management Plan	-	- 28/2/23
DA1016	Stormwater Plan	-	- 28/2/23
DA2001	LOWER GROUND FLOOR	-	- 28/2/23
DA2002	GROUND FLOOR	-	- 28/2/23
DA2003	FIRST FLOOR	-	- 28/2/23
DA2004	ROOF	-	- 28/2/23
DA3000	SECTION 1	-	- 28/2/23
DA4000	ELEVATIONS 1	-	- 28/2/23
DA4001	ELEVATIONS 2	-	- 28/2/23
DA5000	PERSPECTIVE	-	- 28/2/23
DA5001	MATERIAL & COLOUR SAMPLE BOARD	-	- 28/2/23
DA5002	SHADOW PLAN 21st June 9am	-	- 28/2/23
DA5003	SHADOW PLAN 21st June 12pm	-	- 28/2/23
DA5004	SHADOW PLAN 21st June 3pm	-	- 28/2/23
DA5005	WALL ELEVATION SHADOWS	-	- 28/2/23



**BASIX** Certificate

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

Alterations and Additions

Certificate number: A489653

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: Tuesday, 28, February 2023  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Hamlin
Street address	1 Phyllis Street North Curl Curl 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 16602
Lot number	32
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 does not include a pool (and/or spa).

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

Name / Company Name: Rapid Plans

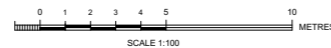
ABN (if applicable): 43150064592



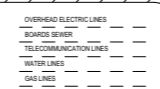
- 1) A BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- 2) OFFSET DIMENSIONS TO BOUNDARIES HEREON MUST NOT BE USED FOR CONSTRUCTION.
- 3) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 4) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.S.M. 825 RL 48.693 A.H.D.
- 5) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 6) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "BEFORE YOU DIG AUSTRALIA" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 7) BEARINGS SHOWN ARE ON M.G.A.- (MAP GRID OF AUSTRALIA).



**Bee & Lethbridge Pty Ltd**  
Suite 2, 14 Starkey Street,  
PO Box. 330, Forestville, NSW 2087  
**Phone: 9451 6757 Fax: 9975 3535**  
Email: [survey@beeeth.com.au](mailto:survey@beeeth.com.au)  
ABN: 13 003 194 447  
[www.beeeth.com.au](http://www.beeeth.com.au)



COPLAND C. LETHBRIDGE  
REGISTERED SURVEYOR N.S.W.  
IDENTIFICATION No. SU001470



PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS &  
PHYSICAL FEATURES OVER LOT 32 IN D.P. 16602  
KNOWN AS No. 1 PHYLLIS STREET, CURL CURL.

L.G.A.: NORTHERN BEACHES

CLIENT Mr J. HAMLIN				REF No.	
PROPERTY No. 1 PHYLLIS STREET, CURL CURL				16465	
DATUM A.H.D.		SCALE 1:100 @ B1		DATE 26/09/2022	
SHEET No. 1 of 1		SHEET No. 1 of 1		SHEET No. 1 of 1	

SURVEY PLAN  
1:300

SURVEY SCALED TO  
FIT TITLEBLOCK

**DA APPLICATION**  
**ONLY**  
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**BUILDING DESIGNERS**  
ASSOCIATION OF AUSTRALIA



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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

Client	Joe Hamlin
Site:	1 Phyllis Street, North Curl Curl

Sheet Size: A3

GBJ  
28/02/2023  
RP1122HAM  
DA

DRAWING TITLE : SITE AND LOCATION  
**SITE SURVEY TO FIT  
TITLEBLOCK**

---

PROJECT NAME : **Alterations & Additions**

REVISION NO.  
-  
DATE.  
**28/2/23**  
DRAWING NO.  
**DA1003**

NO EXCAVATION & FILL PLAN DUE TO NO PROPOSED EXCAVATION OR FILL

Denotes New Works

### Wall Legend

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



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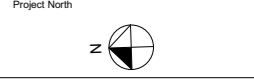
**NOTES**  
1 Phyllis Street, North Curl Curl is zoned R2-Low Density Residential.  
1 Phyllis Street, North Curl Curl is not considered a heritage item.  
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue.  
**Construction**  
Slab & Framed Floor, Brick Veneer & Framed Walls.  
Roof Framed to have R0.70 Insulation.  
Insulation to External Brick Veneer & 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 AS 2208-2007.  
Waterproofing to BCA and AS 3740.  
New Lighting to have minimum of 40% compact fluorescent lamps.  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

**Basic**  
Basic Certificate Number A489653.  
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 space, gop, 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	481.3m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Variation
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@ 45Deg	Yes
% of landscape open space (40% min)	15%	Ex.
Impervious area (m <sup>2</sup> )	85%	Ex.
Maximum cut into gnd (m)	N/A	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



Drawn | Checked GBJ  
Plot Date: 28/02/2023  
Project NO.: RP1122HAM  
Project Status DA

Client Joe Hamlin  
Site: 1 Phyllis Street, North Curl Curl

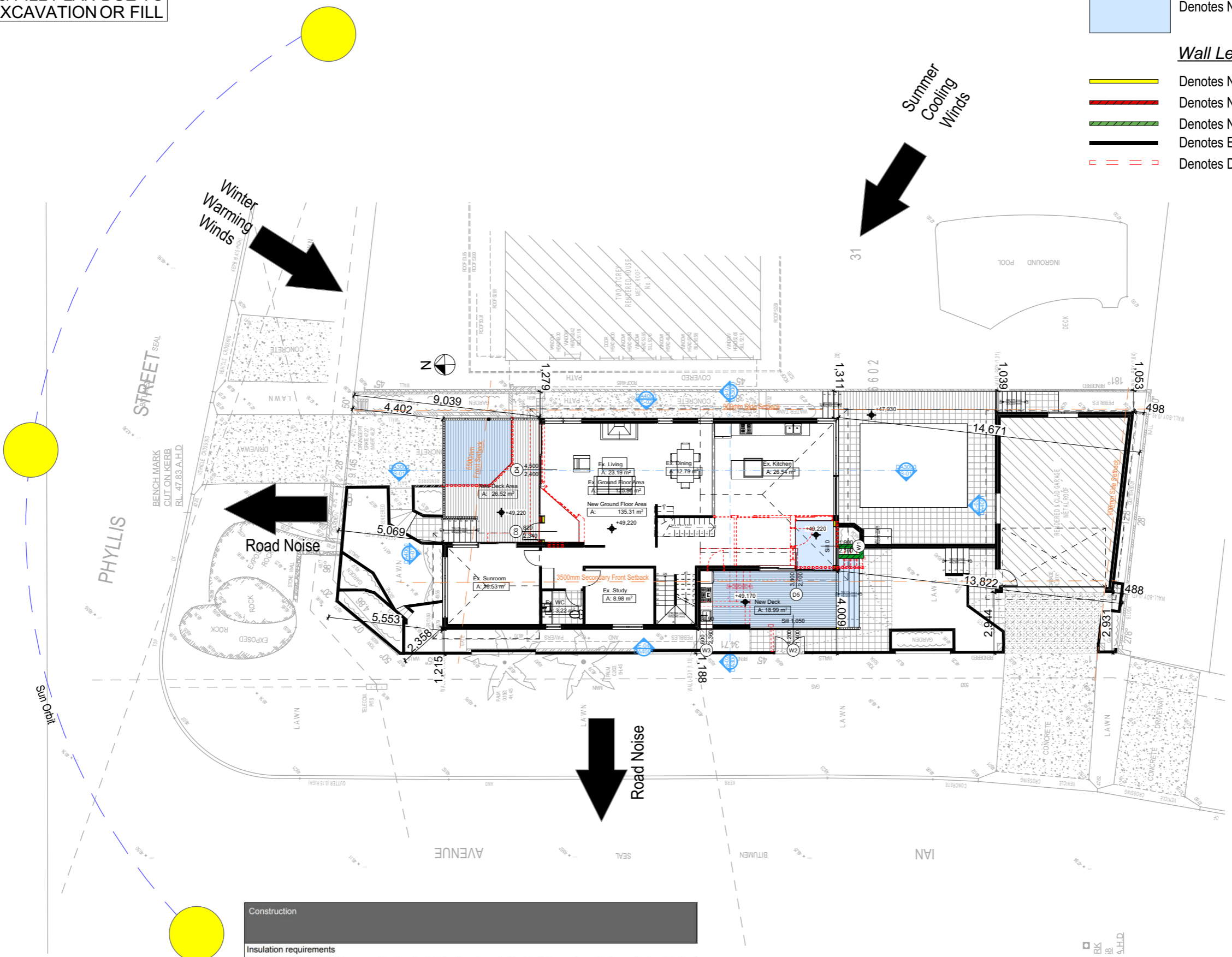
DRAWING TITLE:  
SITE AND LOCATION  
SITE PLAN

PROJECT NAME:  
Alterations & Additions

REVISION NO. DATE  
- 28/2/23

DRAWING NO.  
DA1004

Plot Date: 28/02/2023  
Sheet Size: A3



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
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R0.70 (up), roof: foil backed blanket (75 mm)	light (solar absorbance < 0.475)

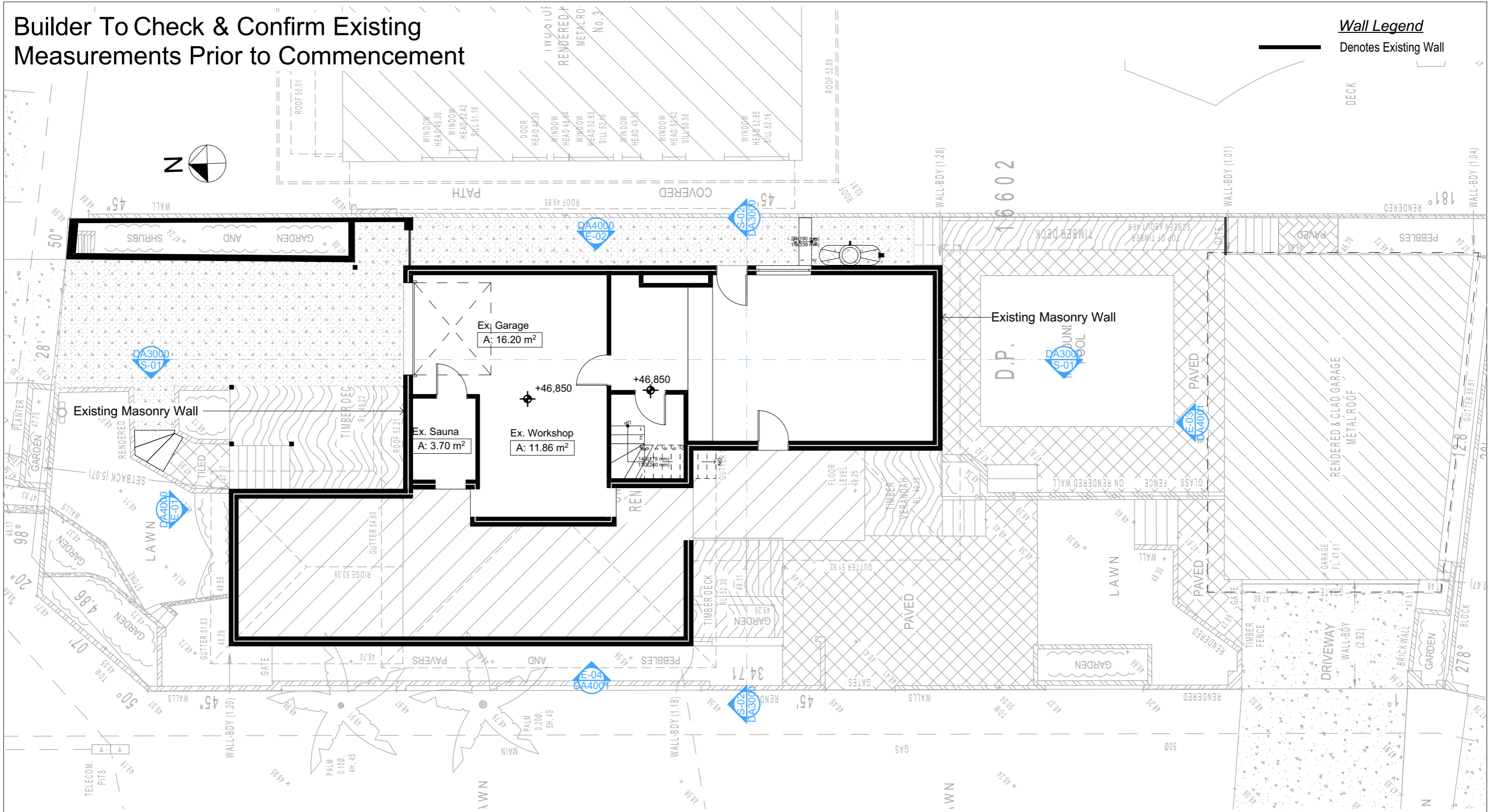
Fixtures and systems	
Lighting	
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.	
Fixtures	
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres 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.	

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

Builder To Check & Confirm Existing Measurements Prior to Commencement

Wall Legend  
Denotes Existing Wall



1

EXISTING LOWER GROUND

1:100

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

**NOTES**  
1 Phyllis Street, North 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, North Curl Curl is not considered a heritage item

**Certifying**  
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**Construction**  
Slab & Framed Floors, Brick Veneer & Framed Walls  
Roof Framed to have R7.0 Insulation  
Insulation to External Brick Veneer & Framed Walls  
R6160 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 A489653  
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	481.3m2	Yes	Building envelope	5m@45Deg	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	15%	Ex.
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	85%	Ex.
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Variation	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	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 Status

GBJ  
28/02/2023  
RP1122HAM  
DA  
Client  
Site:  
Joe Hamlin  
1 Phyllis Street, North Curl Curl

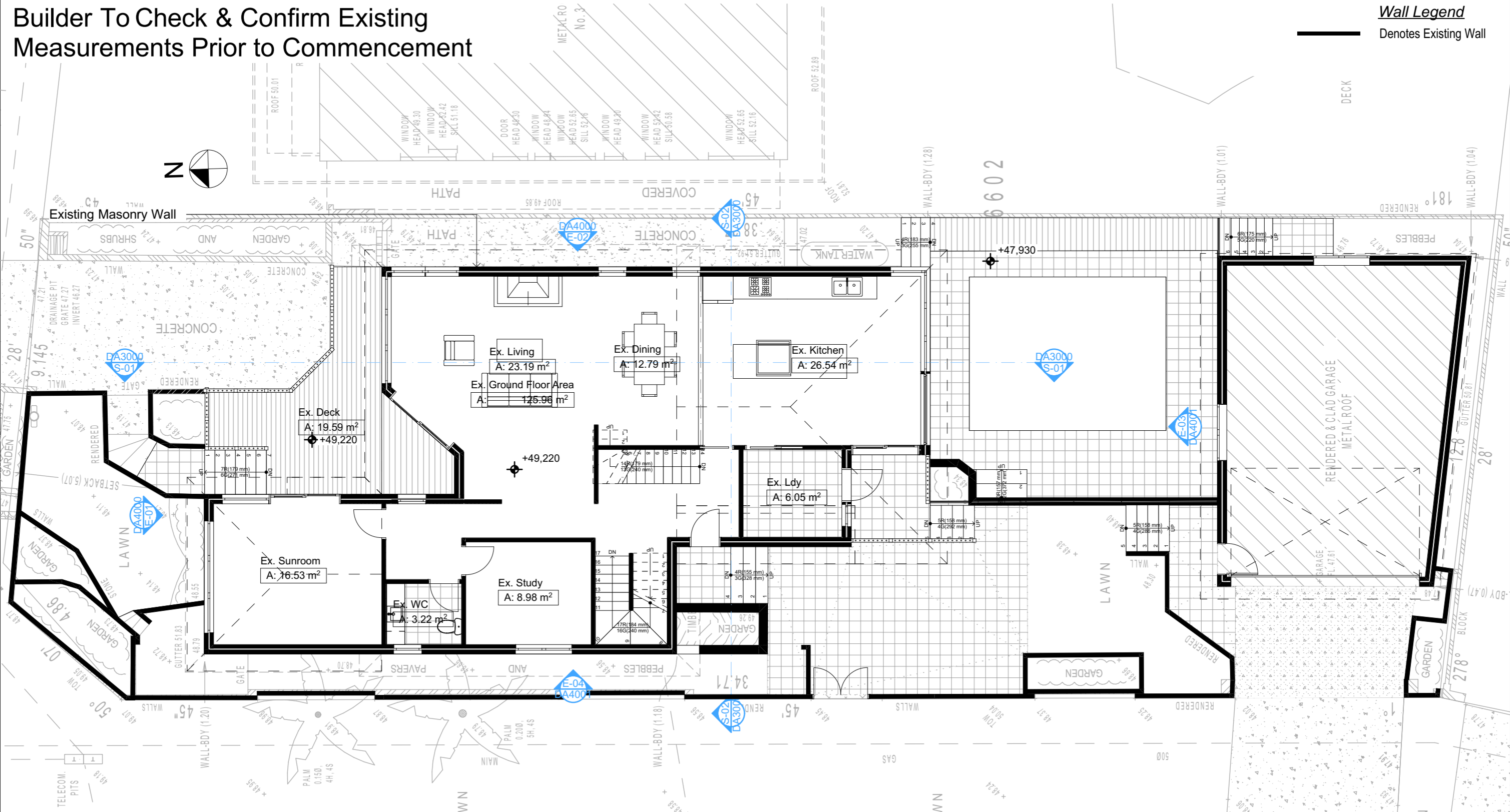
Sheet Size: A3

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

REVISION NO.  
DATE:  
28/2/23  
DRAWING NO.  
DA1005

Builder To Check & Confirm Existing Measurements Prior to Commencement

Wall Legend  
Denotes Existing Wall



EXISTING GROUND FLOOR  
1:100

DA APPLICATION  
ONLY  
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**NOTES**  
1 Phyllis Street, North Curl Curl is zoned R2-Low Density Residential  
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New Works to be constructed shown in Shaded/Blue  
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**Construction**  
Slab & Framed Floors, Brick Veneer & Framed Walls  
Roof Framed to have R0.70 Insulation  
Insulation to External Brick Veneer & Framed Walls  
R660 to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	481.3m2	Yes	Building envelope	5m@45Deg	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	15%	Ex.
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	85%	Ex.
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Variation	No. of car spaces provided	2	Yes
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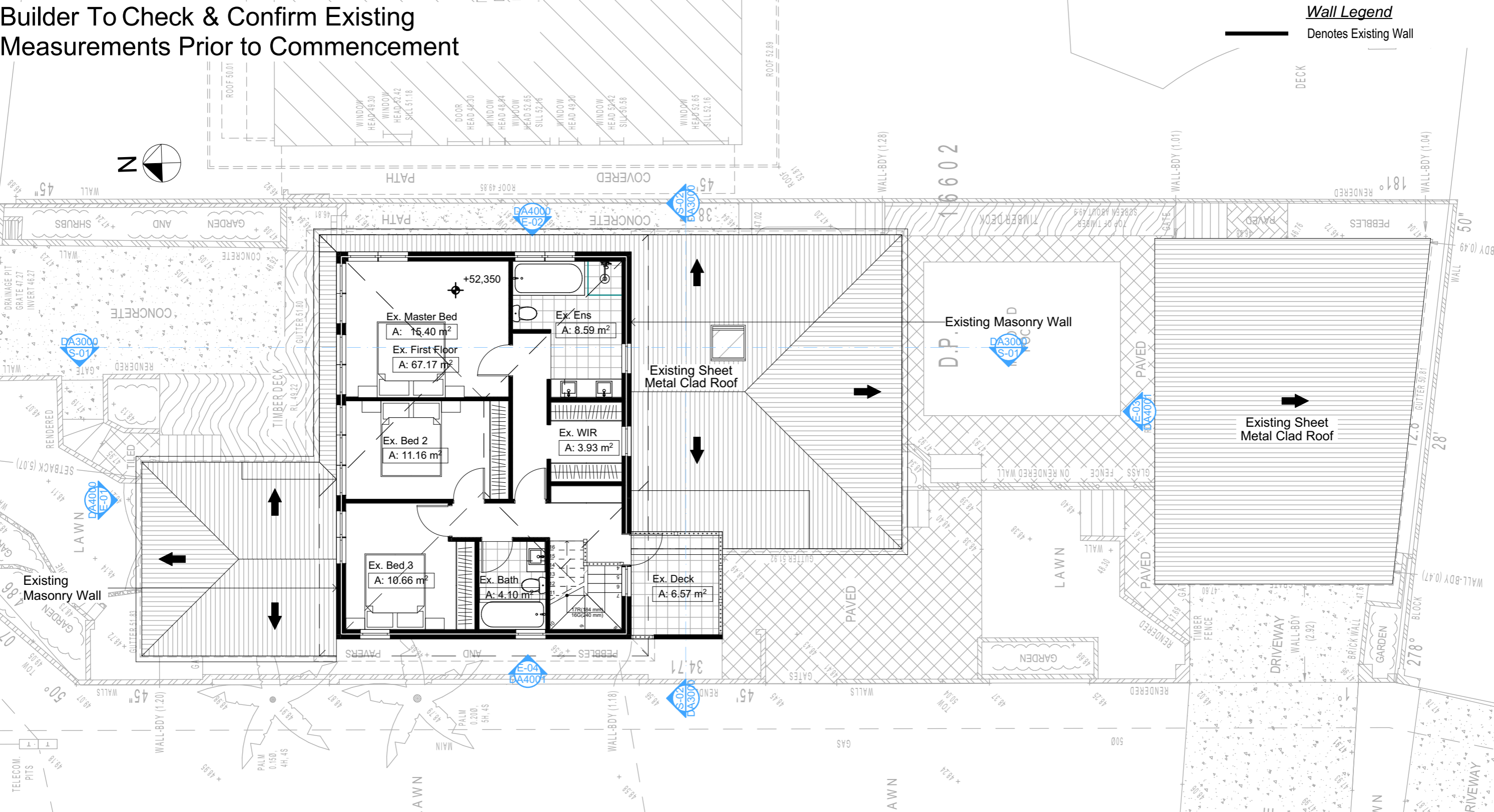
Checked  
Plot Date:  
Project NO.  
Project Status

Client  
Site:

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

REVISION NO.  
DATE:  
28/2/23  
DRAWING NO.  
DA1006

Builder To Check & Confirm Existing Measurements Prior to Commencement



3 EXISTING 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**  
Slab & Framed Floors, Brick Veneer & Framed Walls  
Roof Framed to have R0.70 Insulation  
Insulation to External Brick Veneer & Framed Walls  
R160 to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	481.3m <sup>2</sup>	Yes	Building envelope	5m@45Deg	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (40% min)	15%	Ex.
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m <sup>2</sup> )	85%	Ex.
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
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Min. side bdy setback (Min.)	0.9m	Yes			



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

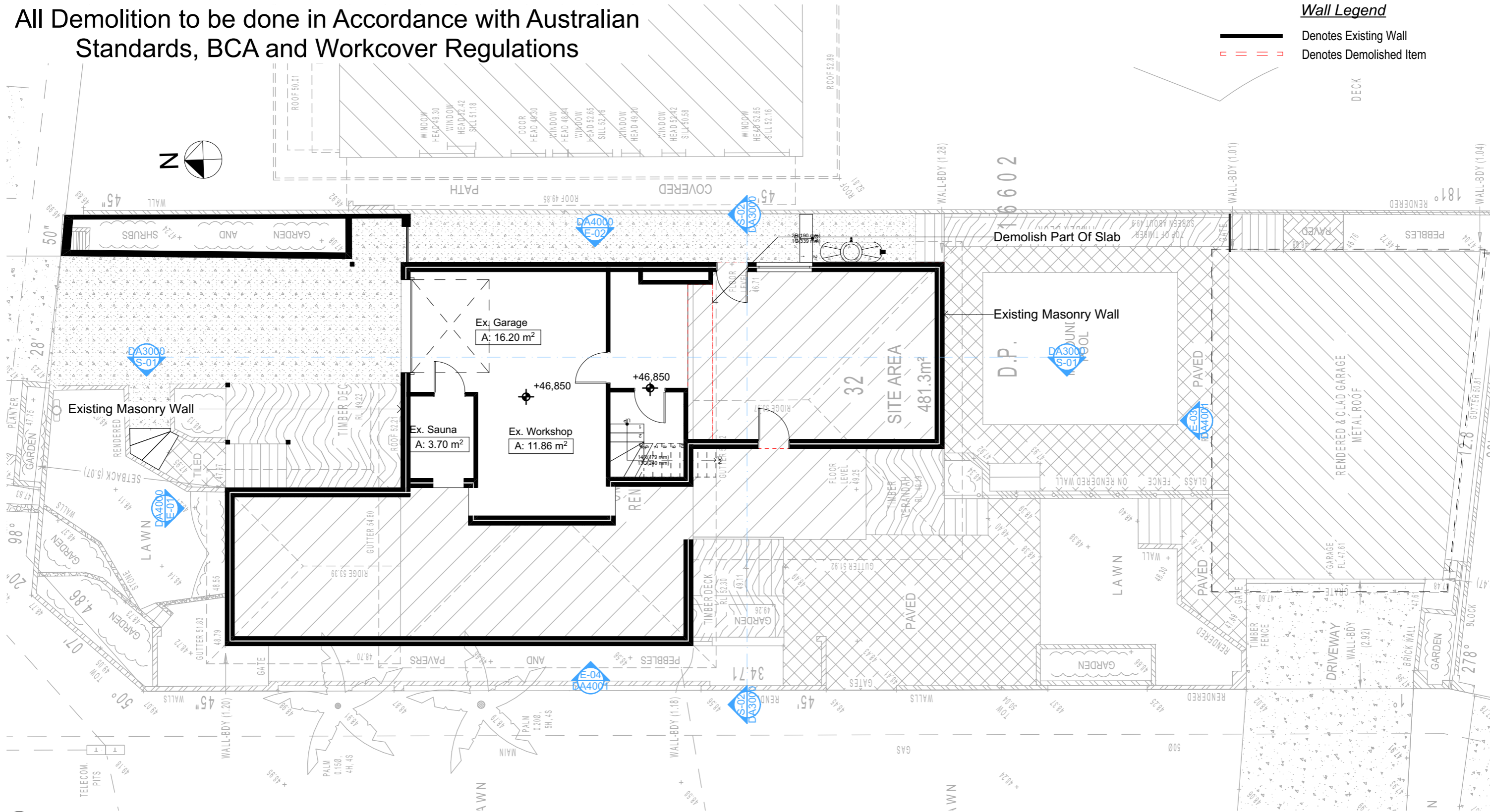
DRAWING TITLE :  
SITE AND LOCATION  
Existing First Floor Plan  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
DATE: 28/2/23  
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



1

DEMOLITION LOWER GROUND  
1:100

DA APPLICATION  
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NOTES

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Construction

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R160 to Engineers drawings for structural details  
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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 A489653  
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	481.3m <sup>2</sup>	Yes	Building envelope	5m@45Deg	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (40% min)	15%	Ex.
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m <sup>2</sup> )	85%	Ex.
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Variation	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



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Commencement of any works.  
Immediately Report any  
Discrepancies to Rapid Plans



Checked  
Plot Date:  
Project NO.  
Project Status

Client  
Site:

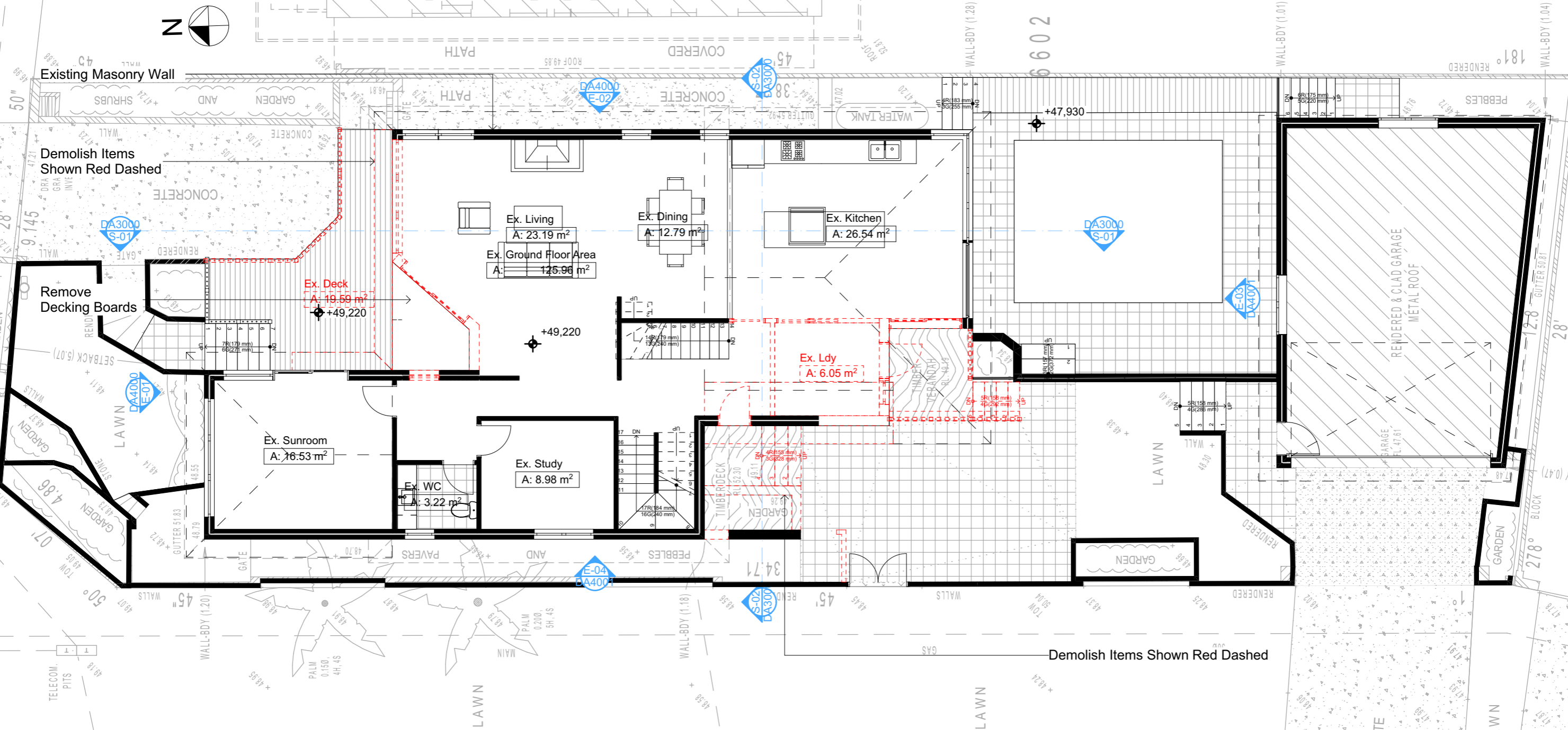
DRAWING TITLE :  
SITE AND LOCATION  
Demolition Lower Ground  
Floor Plan  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
DATE:  
28/2/23  
DRAWING NO.  
DA1008

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**  
1 Phyllis Street, North 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, North Curl Curl 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**  
Slab & Framed Floors, Brick Veneer & Framed Walls  
Roof Framed to have R0.70 Insulation  
Insulation to External Brick Veneer & Framed Walls  
R6160 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 A489653  
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	481.3m <sup>2</sup>	Yes	Building envelope	5m@45Deg	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (40% min)	15%	Ex.
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m <sup>2</sup> )	85%	Ex.
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Variation	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	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

Client  
Site:  
Joe Hamlin  
1 Phyllis Street, North Curl Curl

Sheet Size: A3

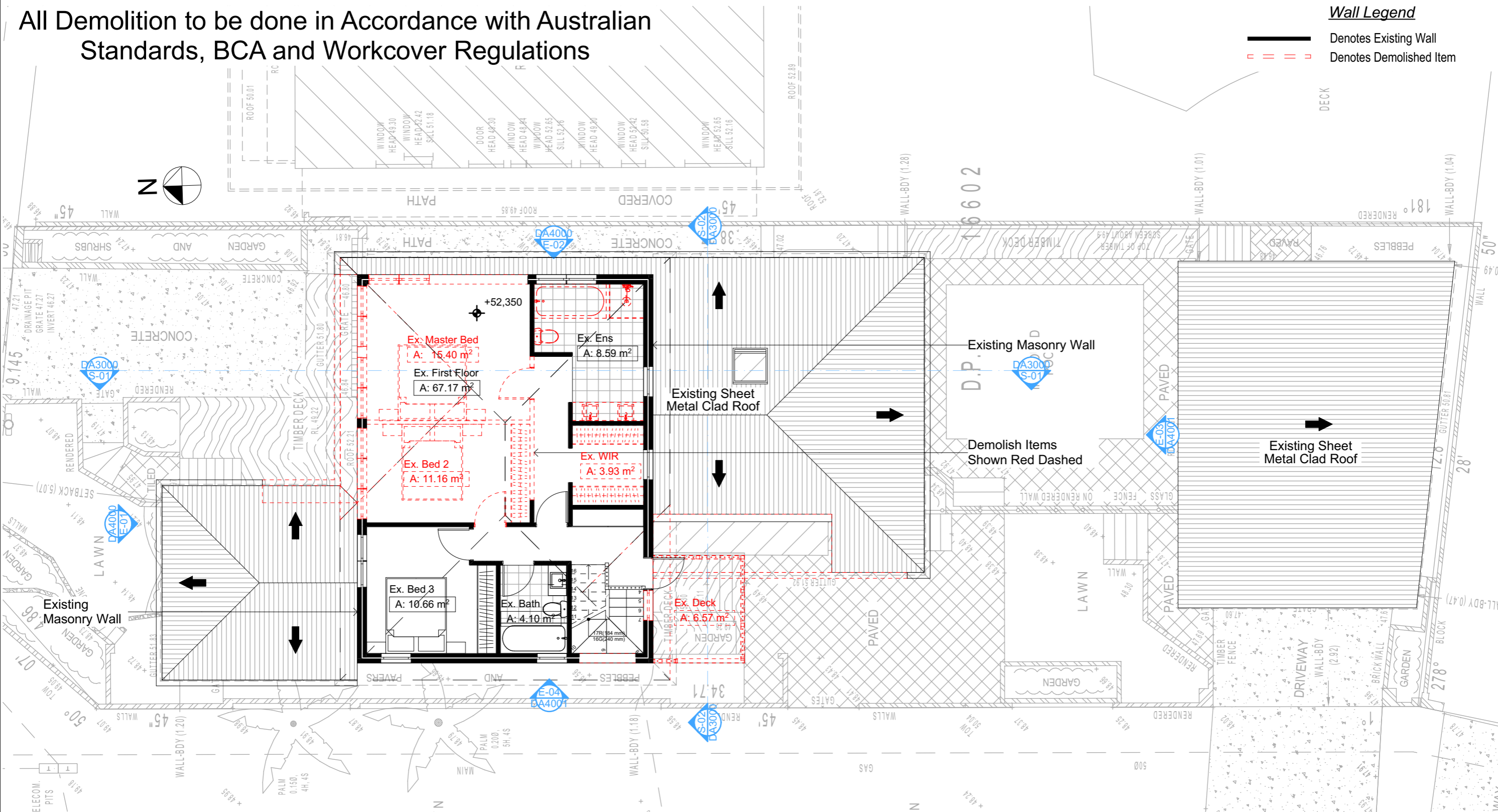
DRAWING TITLE :  
SITE AND LOCATION  
Demolition Ground Floor  
Plan  
PROJECT NAME :  
Alterations & Additions

REVISION NO.  
DATE:  
28/2/23  
DRAWING NO.  
DA1009

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

Wall Legend

- Denotes Existing Wall
- Denotes Demolished Item



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  
1 Phyllis Street, North Curl Curl is not considered a heritage item  
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**Construction**  
Slab & Framed Floors, Brick Veneer & Framed Walls  
Roof Framed to have R0.70 Insulation  
Insulation to External Brick Veneer & Framed Walls  
R6180 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 A489653  
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	481.3m <sup>2</sup>	Yes	Building envelope	5m@45Deg	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (40% min)	15%	Ex.
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m <sup>2</sup> )	85%	Ex.
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Variation	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



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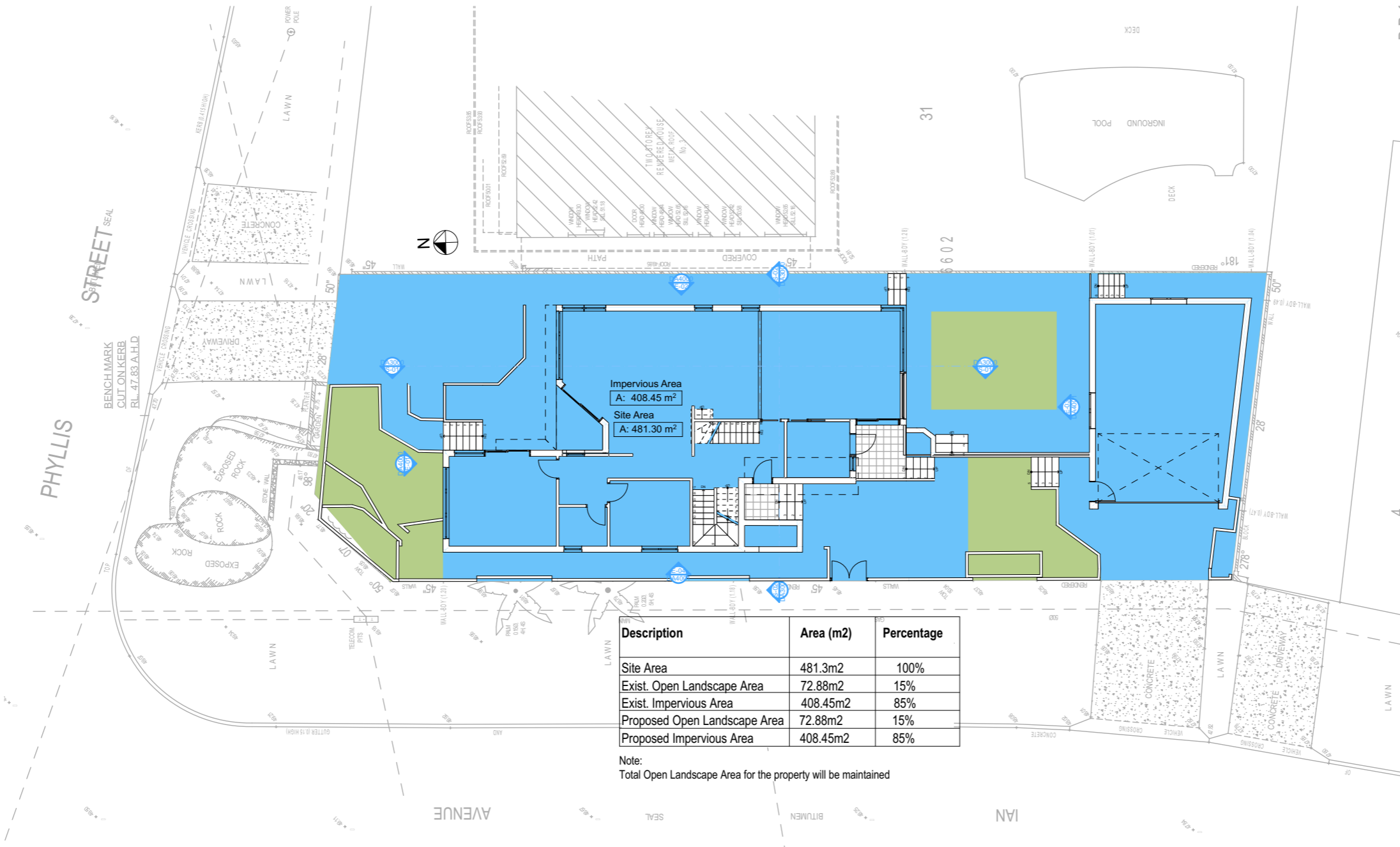


Builder to Check and Confirm  
all Measurements Prior to  
Commencement of any works.  
Immediately Report any  
Discrepancies to Rapid Plans

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

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

REVISION NO.  
DATE:  
28/2/23  
DRAWING NO.  
DA1010



2 LANDSCAPE OPEN SPACE EXISTING 1:200

Denotes Impervious Area

Denotes Pervious Area

Description	Area (m2)	Percentage
Site Area	481.3m2	100%
Exist. Open Landscape Area	72.88m2	15%
Exist. Impervious Area	408.45m2	85%
Proposed Open Landscape Area	72.88m2	15%
Proposed Impervious Area	408.45m2	85%

Note:  
Total Open Landscape Area for the property will be maintained

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Rapid Plans  
Building Design and Architectural Drafting

World Plans  
PO Box 6239 Fitzroy Vic 3065  
Ph: (03) 9350-8545 Mob: 0414-545-024  
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**NOTES**  
1 Phyllis Street, North Curl Curl is zoned R2-Low Density Residential.  
1 Phyllis Street, North Curl Curl 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**  
Site & Framed Floor, Brick Veneer & Framed Walls.  
Roof Framed to have R10 Insulation.  
Insulation to External Brick Veneer & 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 AS 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.

**Certifying**  
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**Basic**  
Basic Certificate Number A489653.  
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.  
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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	481.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Variation
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@45Deg	Yes
% of landscape open space (40% min)	15%	Ex.
Impervious area (m2)	85%	Ex.
Maximum cut into gnd (m)	N/A	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: 28/02/2023  
Project NO: RP1122HAM  
Project Status DA

Client Joe Hamlin

Site: 1 Phyllis Street, North Curl Curl

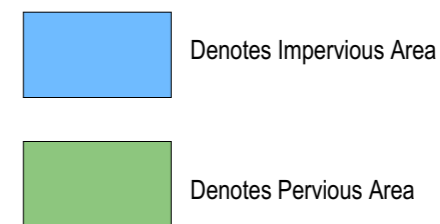
DRAWING TITLE: SITE AND LOCATION  
**Landscape Open Space Plan Existing**

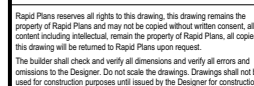
PROJECT NAME: **Alterations & Additions**

REVISION NO.	DATE
-	28/2/23

DRAWING NO. **DA1011**

Plot Date: 28/02/2023  
Sheet Size: A3





**Certifying**  
The DA Application Only plans are for DA Application purposes only. They 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.

Site Information	Prop.	Com
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**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: 28/02/2023  
Project NO. RP1122HAM  
Project Status DA

Client	Joe Hamlin
Site:	1 Phyllis Street, North Curl Curl

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

PROJECT NAME : **Alterations & Additions**

REVISION NO. DATE  
- 28/2/23  
DRAWING NO. DA1013

Plot Date: 28/02/2023  
Sheet Size: A3



<p>These plans are for DA Application purposes only. These plans are not to be used in construction certificate application without the written permission of Rapid Response.</p>	<p>DRAWING TITLE :</p>
	<p>SITE AND LOCATION</p> <p><b>Landscape Plan</b></p>
	<p>PROJECT NAME :</p> <p><b>Alterations &amp;</b></p>

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

Site Information	Prop.	Comp.
Site Area	481.3m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Variation
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@ 45Deg	Yes
% of landscape open space (40% min)	15%	Ex.
Impervious area (m <sup>2</sup> )	85%	Ex.
Maximum cut into gnd (m)	N/A	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  
z

Drawn | Checked GBJ  
Plot Date: 28/02/2023  
Project NO.: RP1122HAM  
Project Status DA

Client Joe Hamlin

Site: 1 Phyllis Street, North Curl Curl

DRAWING TITLE: SITE AND LOCATION

**Sediment & Erosion Plan**

PROJECT NAME:

**Alterations & Additions**

REVISION NO. DATE

- 28/2/23

DRAWING NO. DA1014

Plot Date: 28/02/2023  
Sheet Size: A3

Denotes New Works

### Wall Legend

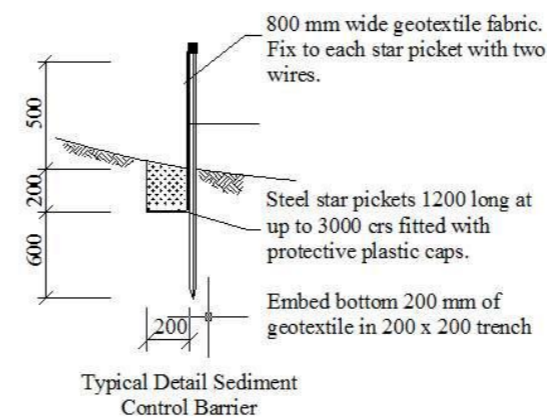
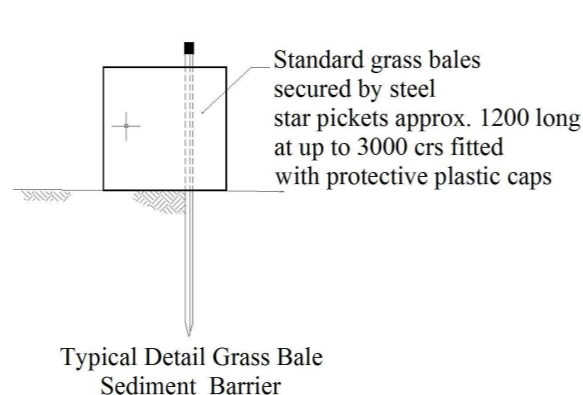
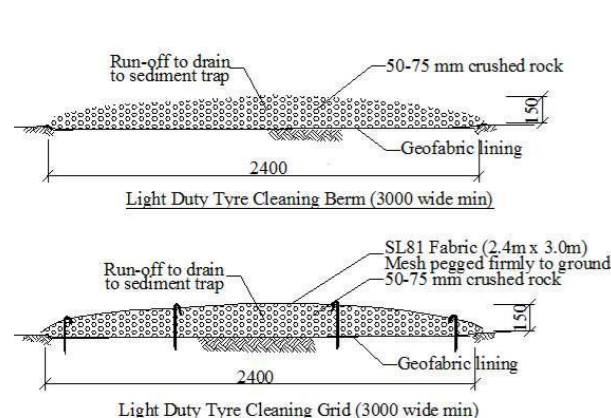
- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete Block Wall
- Denotes Existing Wall
- Denotes Demolished Item

## Sediment Control Fence

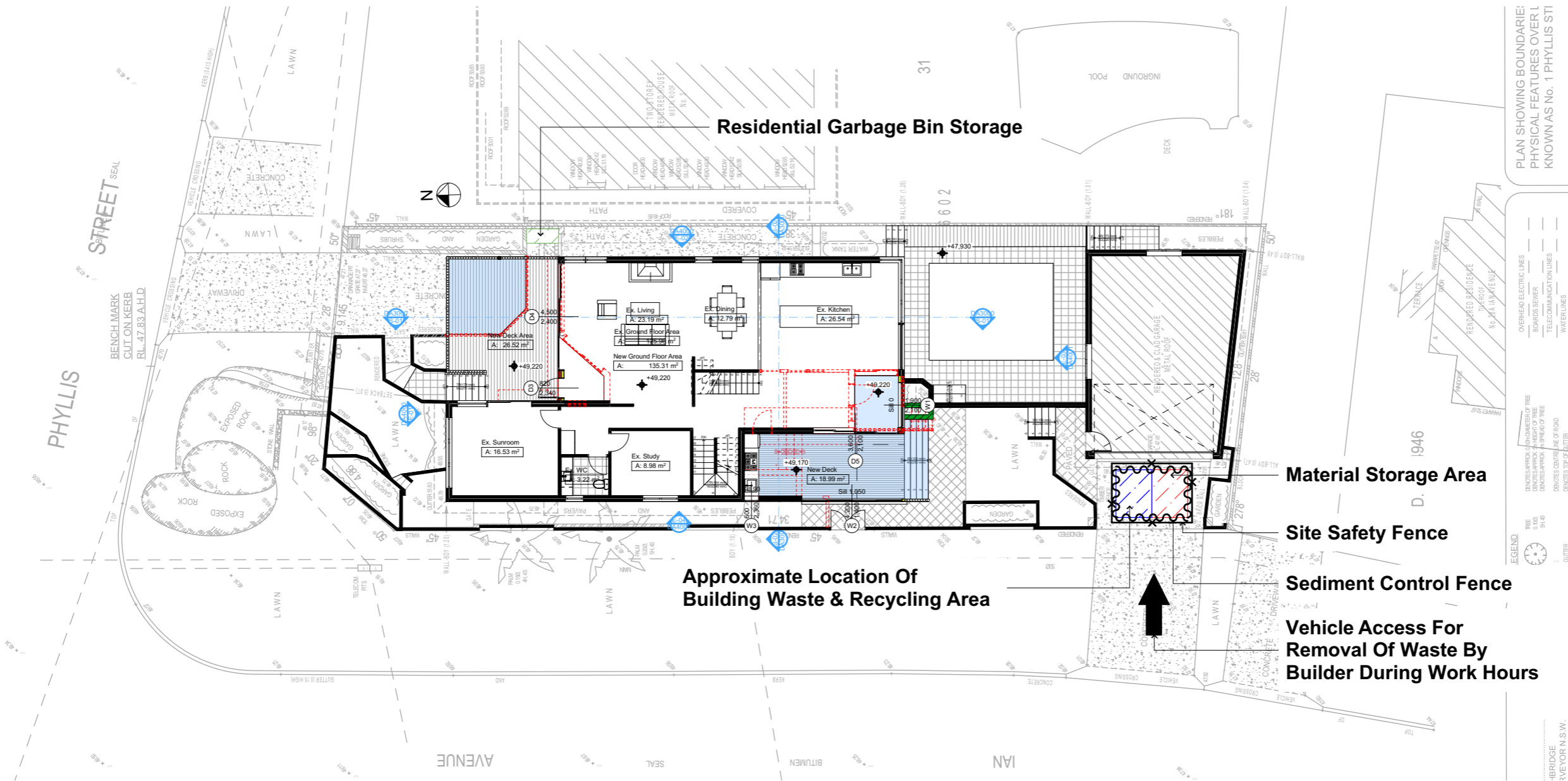
## Site Safety Fence

### SEDIMENT & EROSION CONTROL PLAN

1:200



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



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

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Building Design and Architectural Drafting

World Plans  
PO Box 6239 Fitzroy Vic 3124  
Tel: (03) 9350-8845 Mobile: 0414-545-024  
Email: info@rapidplans.com.au

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**NOTES**

1 Phyllis Street, North Curl Curl is zoned R2-Low Density Residential.

1 Phyllis Street, North Curl Curl 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**

Site & Framed Floor, Brick Veneer & Framed Walls. Roof Framed to have R0.70 Insulation.

Insulation to External Brick Veneer & 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 AS 2208-2007.

Waterproofing to BCA and AS 3740.

New Lighting to have minimum of 40% compact fluorescent lamps. All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

**Carrying**

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**Basic**

Basic Certificate Number A489653.

All Plans to be read in conjunction with Basic 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 Area	481.3m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Variation
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@ 45Deg	Yes
% of landscape open space (40% min)	15%	Ex.
Impervious area (m <sup>2</sup> )	85%	Ex.
Maximum cut into gnd (m)	N/A	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: 28/02/2023  
Project NO.: RP1122HAM  
Project Status DA

Client Joe Hamlin

Site: 1 Phyllis Street, North Curl Curl

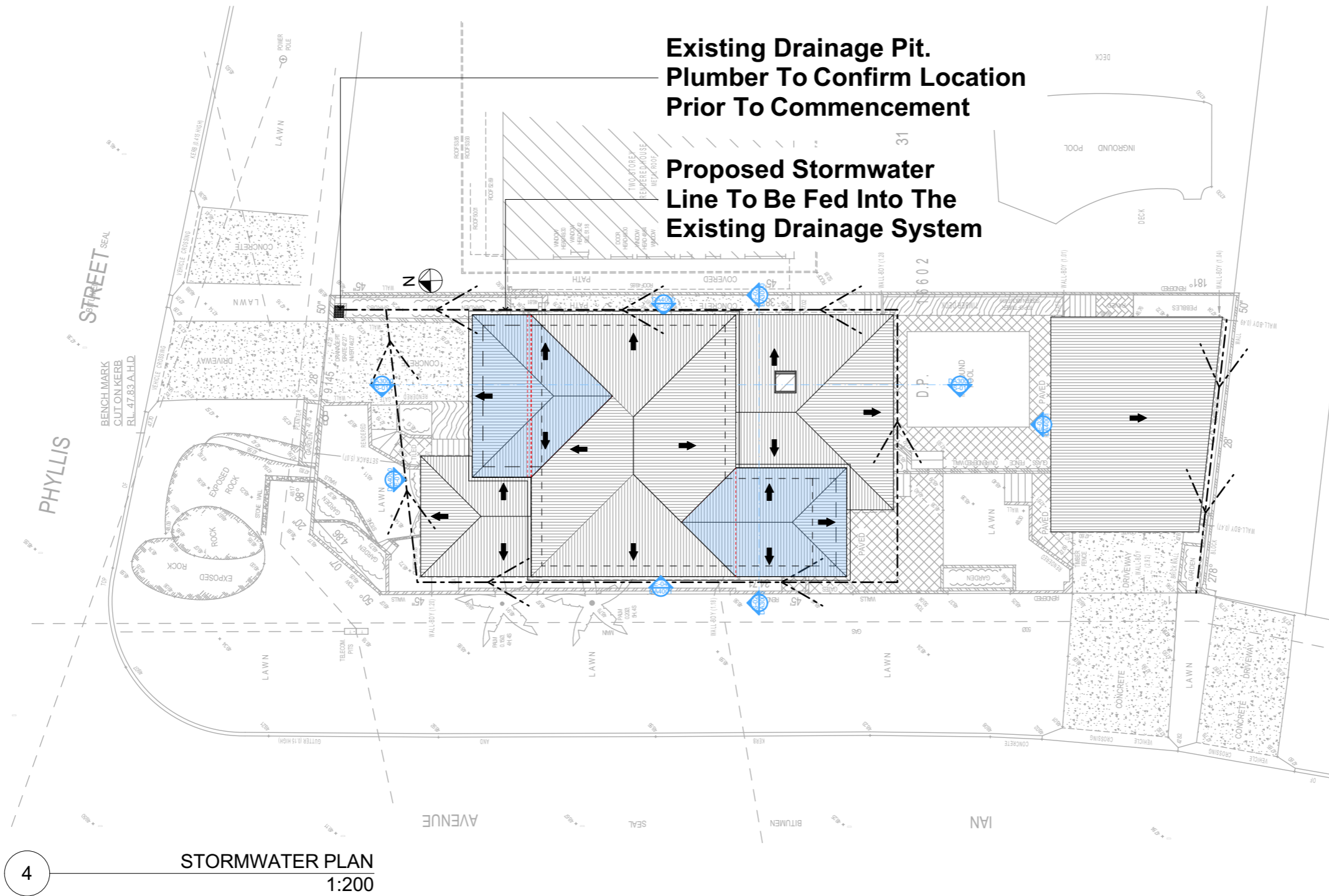
DRAWING TITLE: SITE AND LOCATION  
**Waste Management Plan**

PROJECT NAME: **Alterations & Additions**

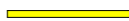
REVISION NO.	DATE
-	28/2/23

DRAWING NO. **DA1015**

Plot Date: 28/02/2023  
Sheet Size: A3



Denotes New Works



Denotes New Timber Framed Wall



Denotes New Masonry Wall



Denotes New Concrete Block Wall



Denotes Existing Wall



Denotes Demolished Item

### Wall Legend

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

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**NOTES**  
1 Phyllis Street, North Curl Curl is zoned R2-Low Density Residential.  
1 Phyllis Street, North Curl Curl is not considered a heritage item.  
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue.  
**Construction**  
Site & Framed Floor, Brick Veneer & Framed Walls.  
Roof Framed to have R10 Thermal 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 2208-2007.  
Waterproofing to BCA and AS 3740.  
New Lighting to have minimum of 40% compact fluorescent lamps.  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

**Certifying**  
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**Basic**  
Basic Certificate Number A489653.  
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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	481.3m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Variation
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@ 45Deg	Yes
% of landscape open space (40% min)	15%	Ex.
Impervious area (m <sup>2</sup> )	85%	Ex.
Maximum cut into gnd (m)	N/A	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**



Drawn | Checked GBJ  
Plot Date: 28/02/2023  
Project NO.: RP1122HAM  
Project Status DA

Client Joe Hamlin

Site: 1 Phyllis Street, North Curl Curl

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

PROJECT NAME:  
**Alterations & Additions**






REVISION NO. DATE  
- 28/2/23

DRAWING NO.  
**DA1016**

Plot Date: 28/02/2023  
Sheet Size: A3

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

*Wall Legend*

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



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

 Building Design and Architectural Drafting		
Rapid Plans www.rapidplans.com.au PO Box 40398 PRESTON VIC 3072 NSW AUSTRALIA Tel : (02) 8161-1010 / Mobile : 0421-346-024 Fax : (02) 8161-1011		
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<b>NOTES</b>		
1 Phyllis Street, North Curl Court is zoned R2-Low Density Residential. Phyllis Street, North Curl Court is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate New Work to be constructed shown in Shaded/Blue Construction. Slab & Framed Floors, Brick Veneer & Framed Walls Roof for Engineers drawings for structural details. Timber framing to BCA and AS 1550. Glazing to BCA and AS 2288-2007. 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.		
<b>Certification</b>		
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		
<b>Basic</b>		
State Certificate Number A489653 All Plans to be read in conjunction with Basic Certificate. Plans must also conform to the new or altered construction (floor slabs, walls, and ceilings/etc.) in accordance with the specifications listed in the table below, except that if additional insulation is not required where the area of new construction is less than 2m <sup>2</sup> . b). Where more specification is required for parts of altered construction where more insulation already exists. The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. For projections described in millimetres, the leading edge of each eave, gable, verandah, balcony or awning must be no more than 500 mm above the head of the entrance or less than door and no more than 2400 mm above the sill. Overshadowing balconies 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	481.3m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Variation
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@	45Deg
% of landscape open space (40% min)	15%	Ex.
Impervious area (m <sup>2</sup> )	85%	Ex.
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes
<b>Builder to Check and Confirm all Measurements Prior to Commencement of any works.</b> <b>Immediately Report any Discrepancies to Rapid Plans</b>		
Project North 		
Drawn   Checked GBJ Plot Date   28/02/23 Project No.   RP11222H Project Status DA		
Client	Joe Hamlin	
Site:	1 Phyllis Street, North Curl Court	
DRAWING TITLE : PLANS <b>LOWER GROUND FLOOR</b>		
PROJECT NAME : <b>Alterations &amp; Additions</b>		
REVISION NO.	DATE	
-	28/2/23	
DRAWING NO.		
<b>DA2001</b>		
Plot Date:	28/02/2023	
Sheet Size:	A3	

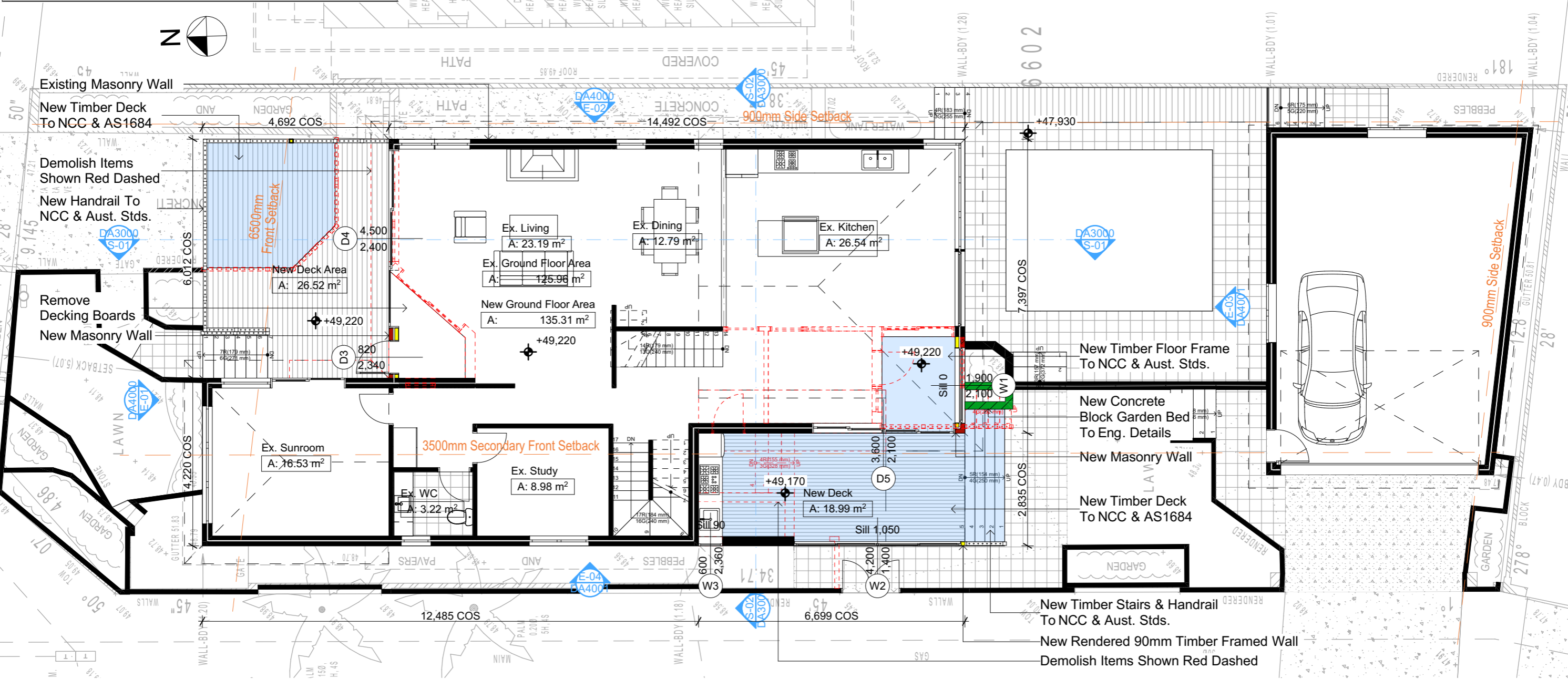
Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R0.70 (up), roof: foil backed blanket (75 mm)	light (solar absorbance < 0.475)

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.	



Denotes New Works

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



2

GROUND FLOOR  
1:100

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

**NOTES**  
1 Phyllis Street, North 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, North Curl Curl 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**  
Slab & Framed Floors, Brick Veneer & Framed Walls  
Roof Framed to have R0.70 Insulation  
Insulation to External Brick Veneer & Framed Walls  
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 A489653  
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	481.3m2	Yes	Building envelope	5m@45Deg	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	15%	Ex.
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	85%	Ex.
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Variation	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



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Commencement of any works.  
Immediately Report any  
Discrepancies to Rapid Plans

Project North  
Checked Plot Date: GBJ 28/02/2023  
Project NO: RP1122HAM  
Project Status: DA  
Client: Joe Hamlin  
Site: 1 Phyllis Street, North Curl Curl  
Sheet Size: A3

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

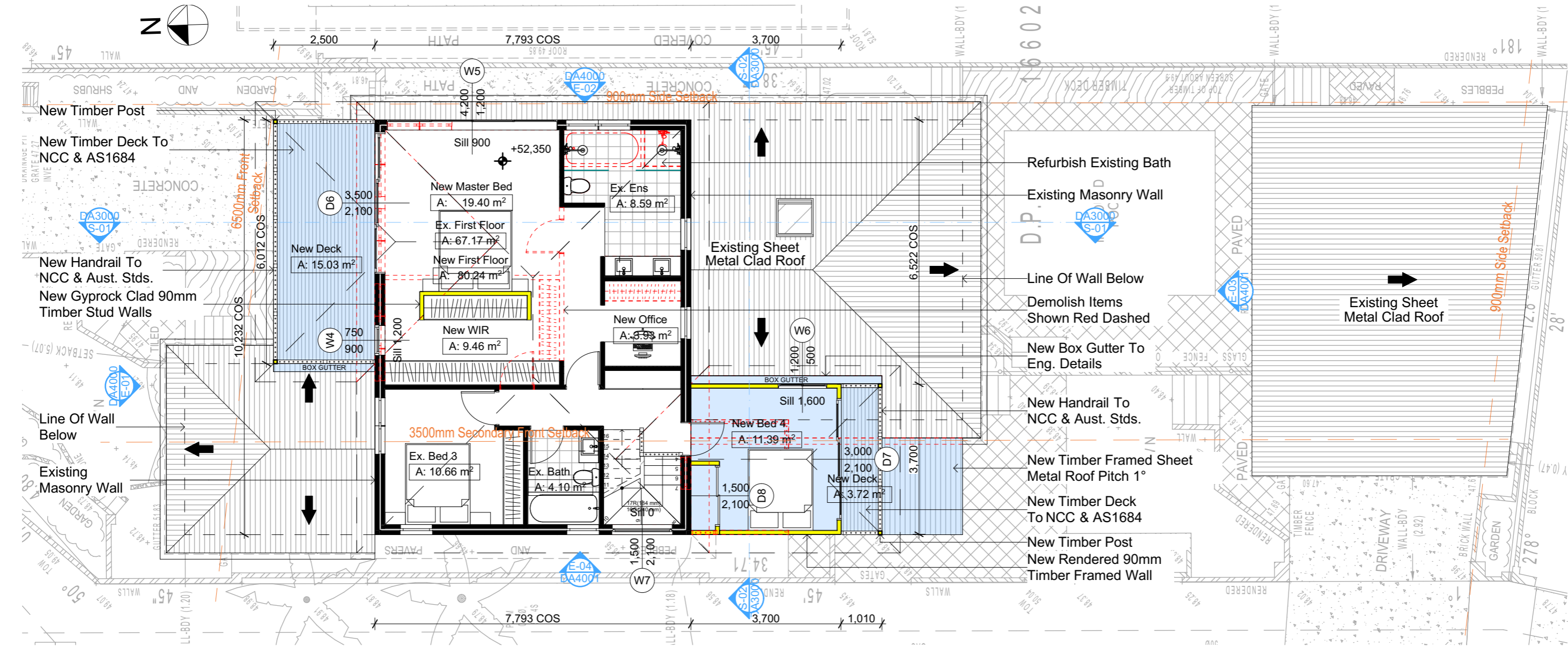
REVISION NO.  
DATE: 28/2/23  
DRAWING NO.  
**DA2002**

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
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R0.70 (up), roof: foil backed blanket (75 mm)	light (solar absorbance < 0.475)

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.	

Denotes New Works

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



3 FIRST FLOOR  
1:100

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

**NOTES**  
1 Phyllis Street, North 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, North Curl Curl 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**  
Slab & Framed Floors, Brick Veneer & Framed Walls  
Roof Framed to have R0.70 Insulation  
Insulation to External Brick Veneer & Framed Walls  
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 A489653  
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.

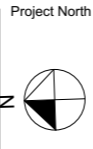
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	481.3m2	Yes	Building envelope	5m@45Deg	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	15%	Ex.
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	85%	Ex.
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Variation	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



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Discrepancies to Rapid Plans



Project North  
Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
28/02/2023  
RP1122HAM  
DA  
Client  
Site:  
Joe Hamlin  
1 Phyllis Street, North Curl Curl  
Sheet Size: A3

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

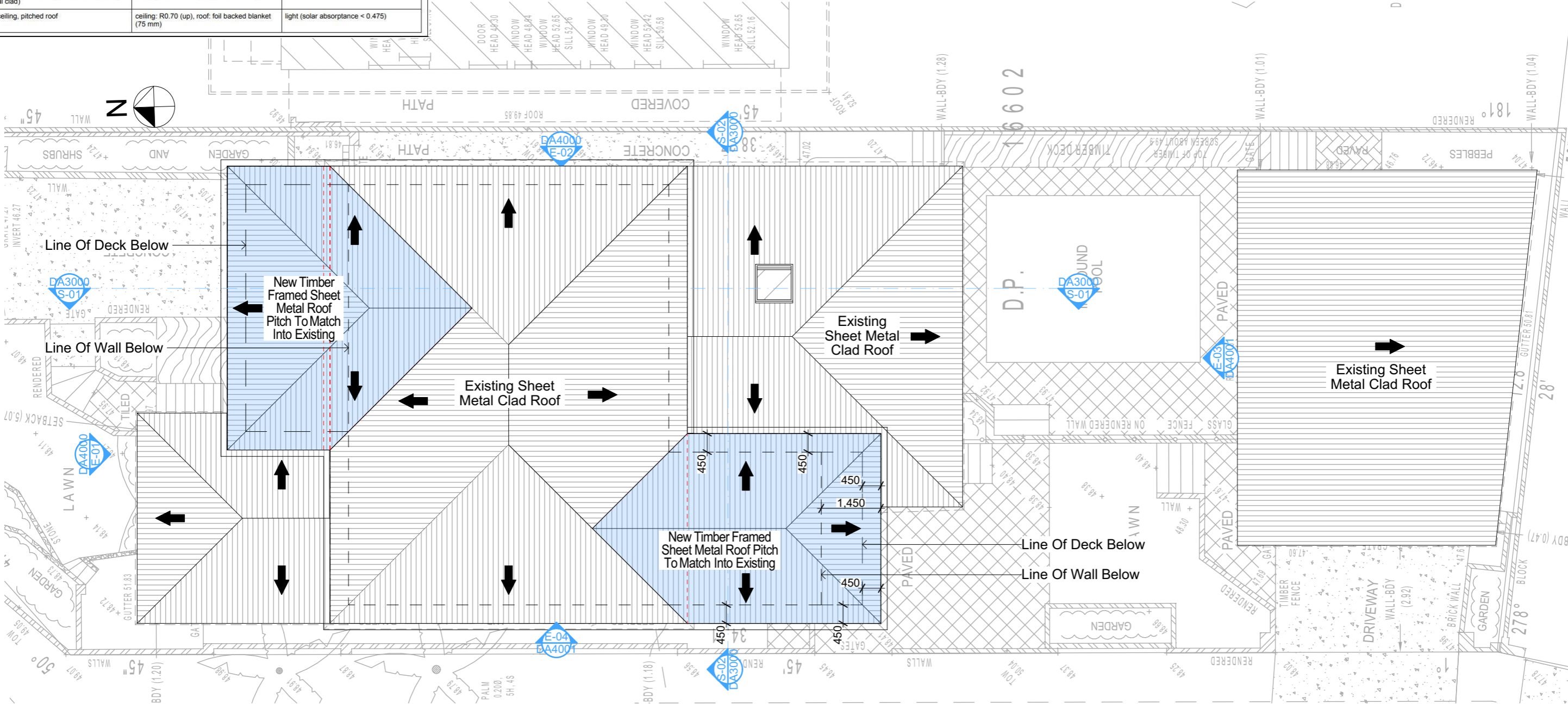
REVISION NO.  
DATE:  
28/2/23  
DRAWING NO.  
DA2003

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
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R0.70 (up), roof: foil backed blanket (75 mm)	light (solar absorbance < 0.475)

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.	

Denotes New Works

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



4 Roof Plan 1:100

DA APPLICATION ONLY NOT FOR CONSTRUCTION

**NOTES**  
1 Phyllis Street, North 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, North Curl Curl 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**  
Slab & Framed Floors, Brick Veneer & Framed Walls  
Roof Framed to have R0.70 Insulation  
Insulation to External Brick Veneer & Framed Walls  
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 A489653  
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	481.3m2	Yes	Building envelope	5m@45Deg	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	15%	Ex.
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	85%	Ex.
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Variation	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Variation	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	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  
28/02/2023  
RP1122HAM  
DA  
Client  
Site:  
Joe Hamlin  
1 Phyllis Street, North Curl Curl

Sheet Size: A3

DRAWING TITLE :

PLANS  
ROOF

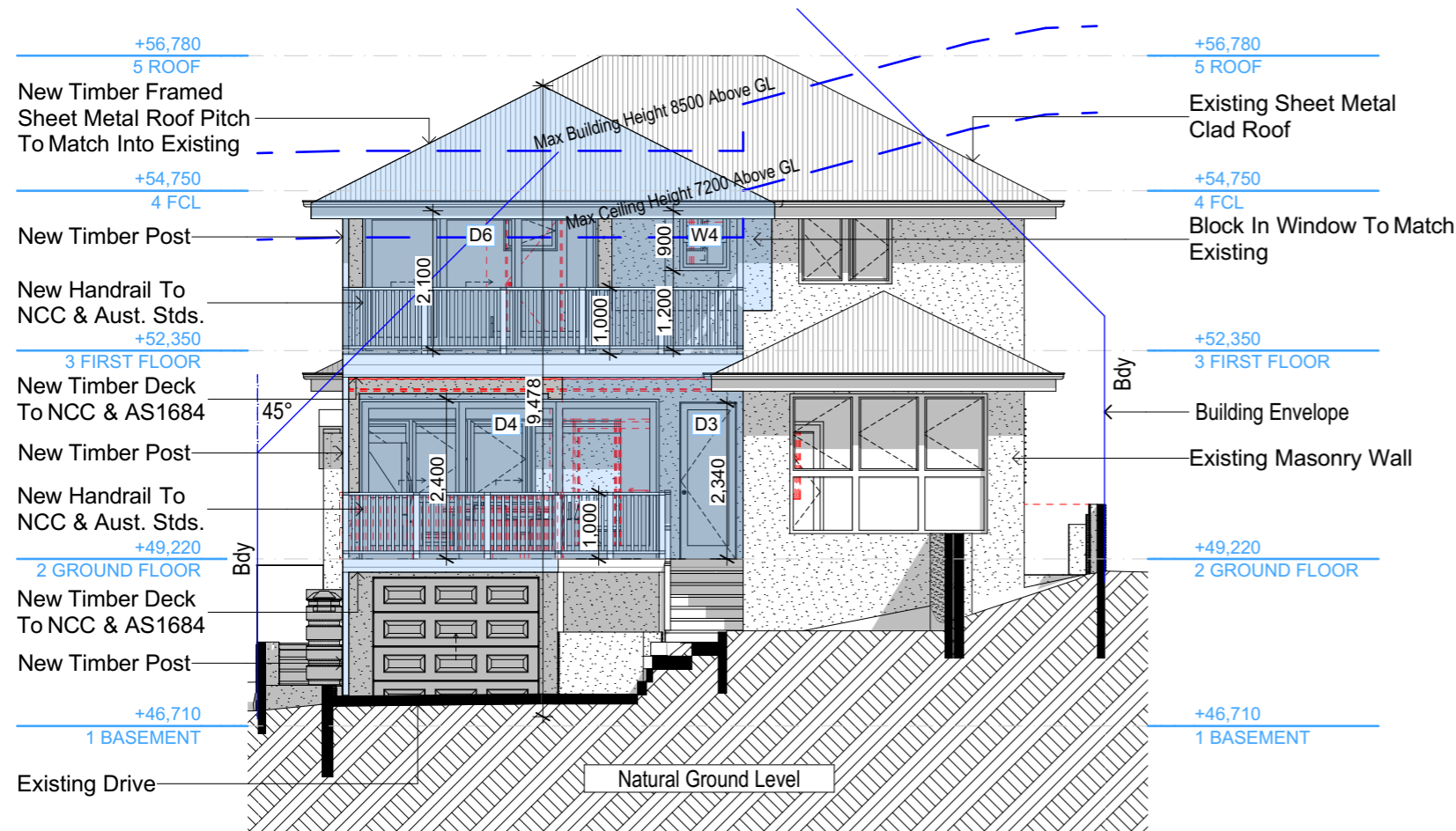
PROJECT NAME :

Alterations & Additions

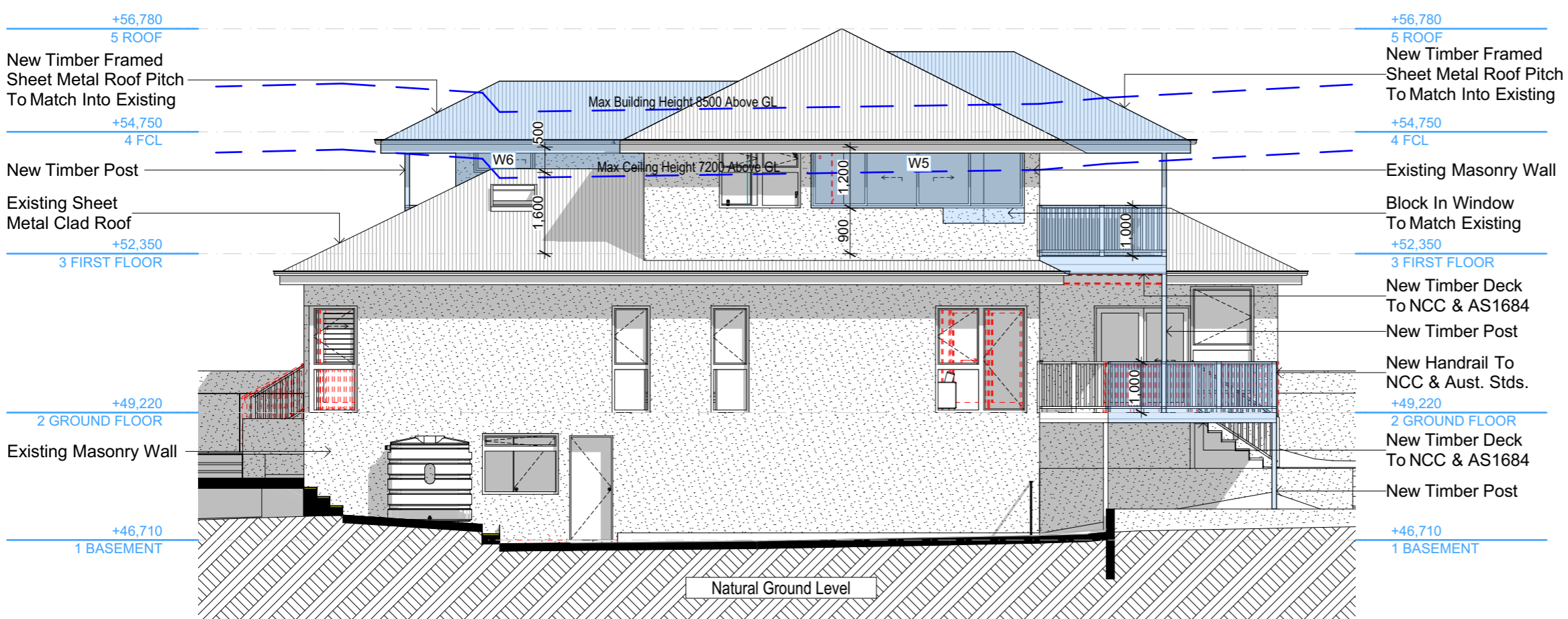
REVISION NO.

DATE:  
28/2/23  
DRAWING NO.  
DA2004





E-01 North 1:100



E-02 East 1:100

**Wall Legend**

Denotes New Works

Denotes New Timber Framed Wall

Denotes New Masonry Wall

Denotes New Concrete Block Wall

Denotes New Concrete

Denotes Existing Wall

Denotes Demolished Item

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	S	3.99	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	N	0.675	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	E	5.04	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W6	E	0.6	0	0	eave/verandah/ pergola/balcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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
W7	W	3.15	0	0	>=600 mm	6.44, SHGC: 0.75)
D3	N	2	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	N	10.8	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D5	W	7.56	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D6	N	7.35	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D7	S	6.3	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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

**Rapid Plans**  
Building Design and Architectural Drafting

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**bdca**  
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

**bdca**  
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**

1 Phyllis Street, North Curl Curl is zoned R2-Low Density Residential.

1 Phyllis Street, North Curl Curl 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**

Slab & Framed Floor, Brick Veneer & Framed Walls.

Roof Framed to have R0.70 Insulation.

Insulation to External Brick Veneer & 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 AS 2208-2007.

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.

**Certification**

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

**Basic Certificate Number A48653**

All Plans to be read in conjunction with Basic Certificate.

The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) 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	481.3m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Variation
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@ 45Deg	Yes
% of landscape open space (40% min)	15%	Ex.
Impervious area (m <sup>2</sup> )	85%	Ex.
Maximum cut into gnd (m)	N/A	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

z

Drawn | Checked GBJ  
Plot Date: 28/02/2023  
Project NO.: RP1122HAM  
Project Status DA

Client Joe Hamlin

Site: 1 Phyllis Street, North Curl Curl

**DRAWING TITLE: ELEVATIONS 1**

**PROJECT NAME: Alterations & Additions**

REVISION NO. DATE

- 28/2/23

DRAWING NO. DA4000

Plot Date: 28/02/2023  
Sheet Size: A3

New Handrail To NCC & Aust. Stds.

+56,780  
5 ROOF

New Timber Framed  
Sheet Metal Roof Pitch  
To Match Into Existing

+54,750  
4 FCL

New Rendered 90mm  
Timber Framed Wall

New Timber Post

New Timber Deck To NCC  
& AS1684 +52,350  
3 FIRST FLOOR

New Rendered 90mm  
Timber Framed Wall

New Timber Framed  
Sheet Metal Roof Pitch 1°

New Masonry Wall

+49,220  
2 GROUND FLOOR

New Timber Stairs  
& Handrail To  
NCC & Aust. Stds.

+46,710  
1 BASEMENT

E-03

South  
1:100

+56,780  
5 ROOF

Existing Sheet  
Metal Clad Roof

+54,750  
4 FCL

Existing Masonry Wall

Existing Sheet  
Metal Clad Roof

+52,350  
3 FIRST FLOOR

Existing Masonry Wall

+49,220  
2 GROUND FLOOR

+46,710  
1 BASEMENT

Natural Ground Level

Max Building Height 8500 Above GL

Max Ceiling Height 7200 Above GL

Max Building Height 8500 Above GL

Max Ceiling Height 7200 Above GL

Natural Ground Level

+56,780  
5 ROOF

New Timber Framed Sheet Metal  
Roof Pitch To Match Into Existing

+54,750  
4 FCL

New Timber Post

Existing Sheet  
Metal Clad Roof

+52,350  
3 FIRST FLOOR

Existing Masonry Wall

+49,220  
2 GROUND FLOOR

+46,710  
1 BASEMENT

E-04

West  
1:100

Denotes New Works

### Wall Legend

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

### Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	S	3.99	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	N	0.675	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	E	5.04	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W6	E	0.6	0	0	eave/verandah/ pergola/balcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

### Glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W7	W	3.15	0	0	>=600 mm eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D3	N	2	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D4	N	10.8	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D5	W	7.56	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D6	N	7.35	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D7	S	6.3	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

+56,780  
5 ROOF

New Timber Framed Sheet Metal  
Roof Pitch To Match Into Existing

+54,750  
4 FCL

New Timber Post

Existing Sheet  
Metal Clad Roof

+52,350  
3 FIRST FLOOR

Existing Masonry Wall

+49,220  
2 GROUND FLOOR

+46,710  
1 BASEMENT

New Timber Framed Sheet Metal  
Roof Pitch To Match Into Existing

New Handrail To NCC & Aust. Stds.

+54,750  
4 FCL

New Timber Post

New Timber Deck  
To NCC & AS1684  
+52,350  
3 FIRST FLOOR

New Timber Framed  
Sheet Metal Roof Pitch 1°

New Rendered 90mm  
Timber Framed Wall

+49,220  
2 GROUND FLOOR

New Timber Stairs &  
Handrail To NCC &  
Aust. Stds.

+46,710  
1 BASEMENT

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**NOT FOR CONSTRUCTION**

Site Information	Prop.	Comp.
Site Area	481.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Variation
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@ 45Deg	Yes
% of landscape open space (40% min)	15%	Ex.
Impervious area (m2)	85%	Ex.
Maximum cut into gnd (m)	N/A	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  
z

Drawn | Checked GBJ  
Plot Date: 28/02/2023  
Project NO.: RP1122HAM  
Project Status DA

Client Joe Hamlin

Site: 1 Phyllis Street, North Curl Curl

DRAWING TITLE: ELEVATIONS 2

PROJECT NAME: Alterations & Additions

REVISION NO. DATE

- 28/2/23

DRAWING NO. DA4001

Plot Date: 28/02/2023

Sheet Size: A3





Denotes Sheet Metal Roofing (Typical).  
Type & Colour To Match Existing



Denotes Rendered Wall (Typical).  
Type & Colour To Match Existing



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



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

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	S	3.99	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	N	0.675	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	E	5.04	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W6	E	0.6	0	0	eave/verandah/ pergola/balcony	improved aluminium, single clear, (U-value:

Glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
					>=600 mm	6.44, SHGC: 0.75)
W7	W	3.15	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D3	N	2	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D4	N	10.8	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D5	W	7.56	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D6	N	7.35	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D7	S	6.3	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R0.70 (up), roof: foil backed blanket (75 mm)	light (solar absorptance < 0.475)

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.	

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



World of Plans

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Email: [info@rapidplans.com.au](mailto:info@rapidplans.com.au)

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**BUILDING DESIGNERS**  
ASSOCIATION OF AUSTRALIA



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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**

1 Phyllis Street, North Curl Curl is zoned R2-Low Density Residential.  
1 Phyllis Street, North Curl Curl is not considered a heritage item.  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in ShadedBlue  
**Construction**  
Slab & Framed Floor, Brick Veneer & Framed Walls  
Roof Framed to have R0.70 Insulation.  
Insulation to External Brick Veneer & 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 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.  
**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 A489653  
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	481.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Variation
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@ 45Deg	Yes
% of landscape open space (40% min)	15%	Ex.
Impervious area (m2)	85%	Ex.
Maximum cut into gnd (m)	N/A	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: 28/02/2023  
Project NO.: RP1122HAM  
Project Status DA

Client Joe Hamlin

Site: 1 Phyllis Street, North Curl Curl

DRAWING TITLE SHADOW PLANS

**MATERIAL & COLOUR SAMPLE BOARD**

PROJECT NAME: Alterations & Additions

REVISION NO.

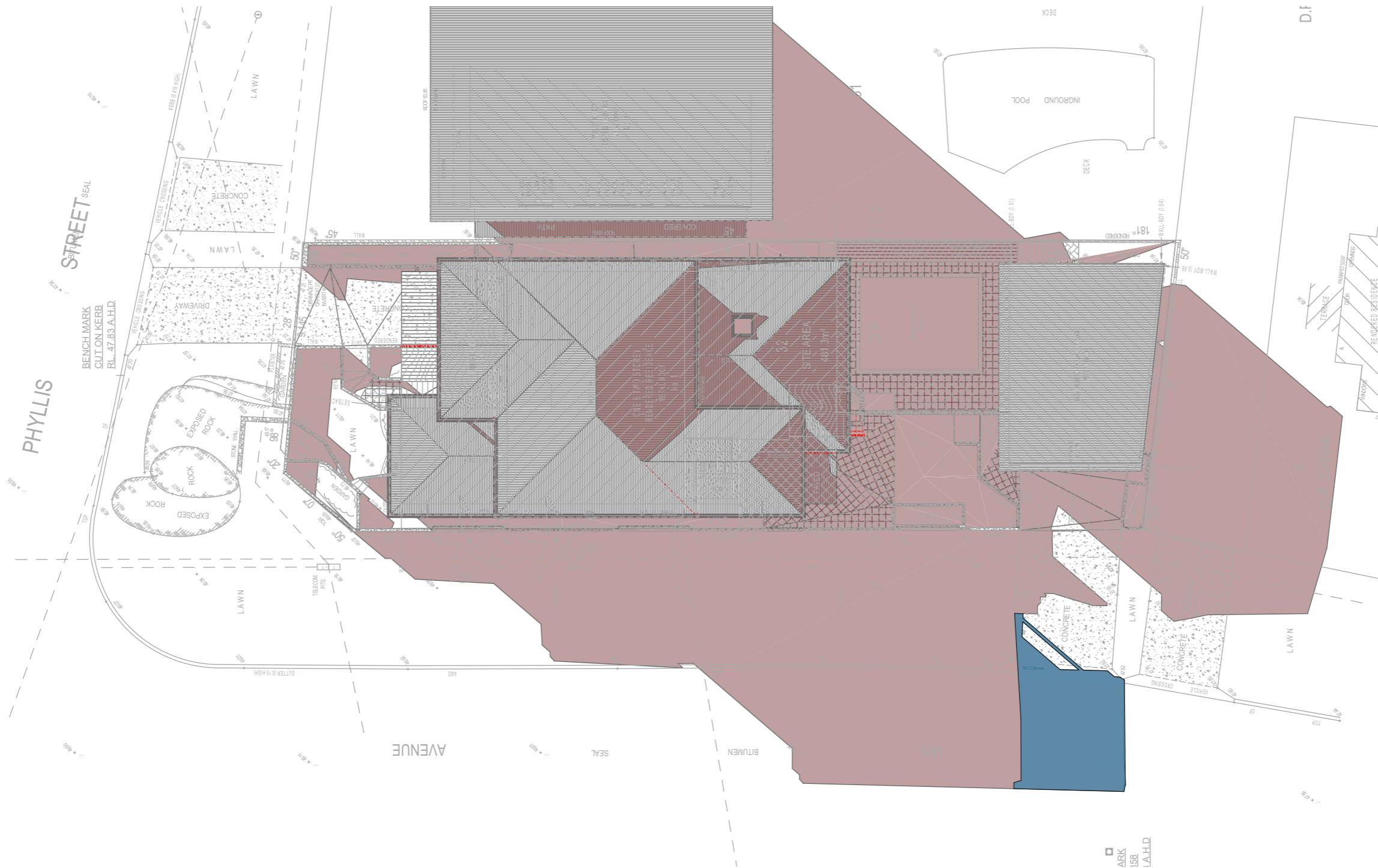
DATE

- 28/2/23

DRAWING NO. DA5001

Plot Date: 28/02/2023

Sheet Size: A3



01

SHADOW PLAN 21 JUN at 0900h  
1:200

**DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION**



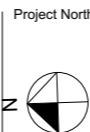
Rapid Plans  
www.rapidplans.com.au  
PO Box 6193 Frenchs Forest  
NSW 1588  
Fax: (02) 9905-8865  
Mobile: 0414-945-024  
Email: greg@rapidplans.com.au

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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  
28/02/2023  
RP1122HAM  
DA

Client  
Site:  
Joe Hamlin  
1 Phyllis Street, North Curl Curl

Sheet Size: A3

DRAWING TITLE : SHADOW PLANS  
**SHADOW PLAN 21st June  
9am**

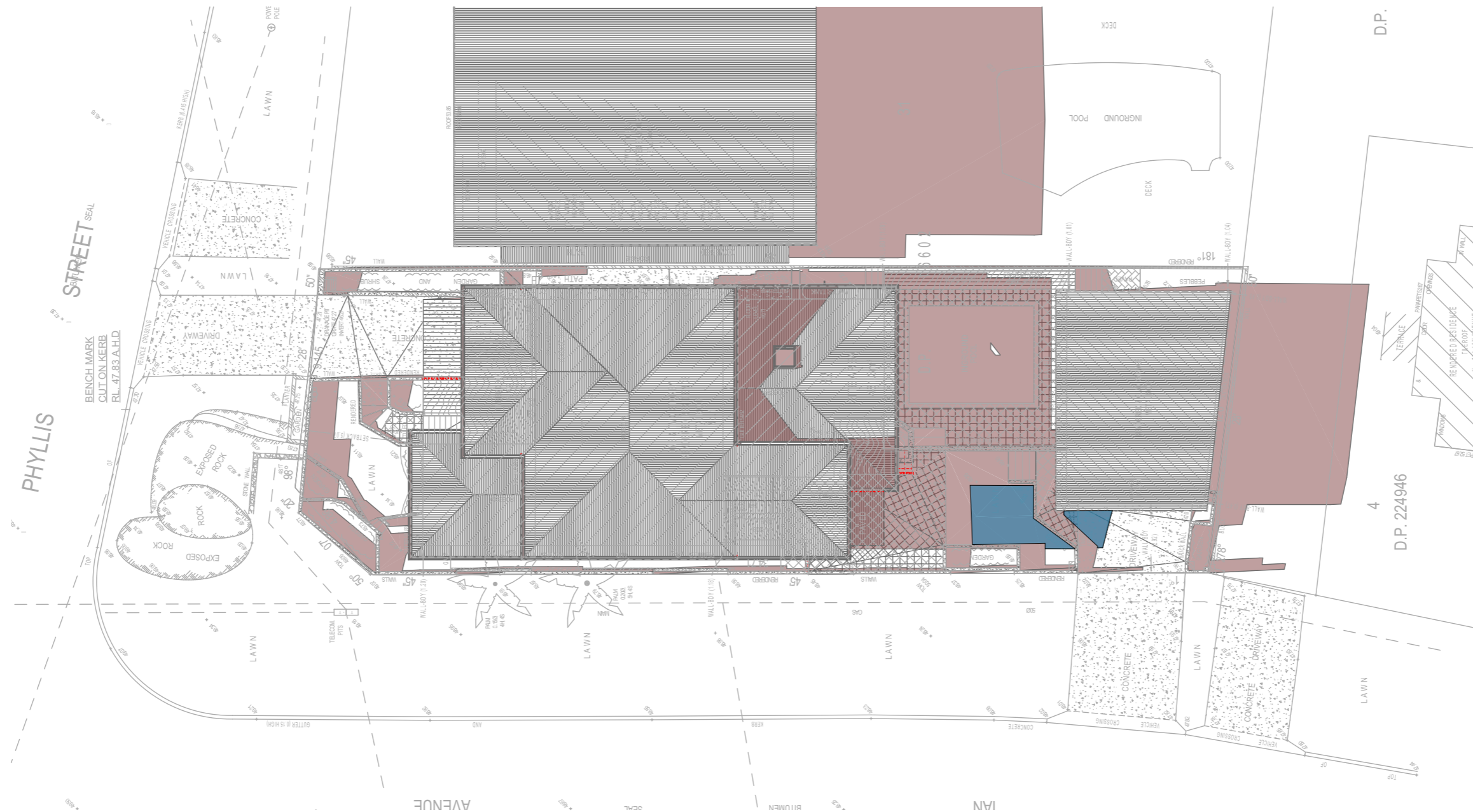
PROJECT NAME :  
**Alterations & Additions**

REVISION NO.

DATE:  
**28/2/23**  
DRAWING NO.  
**DA5002**

Denotes Proposed Shadow

Denotes Existing Shadow



02

SHADOW PLAN 21 JUN at 1200h  
1:200

**DA APPLICATION**  
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Rapid Plans  
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ASSOCIATION OF AUSTRALIA**



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BUILDING DESIGNER

**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	Joe Hamlin
Site:	1 Phyllis Street, North Curl Curl

Sheet Size: A3

GBJ  
28/02/2023  
RP1122HAM  
DA

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

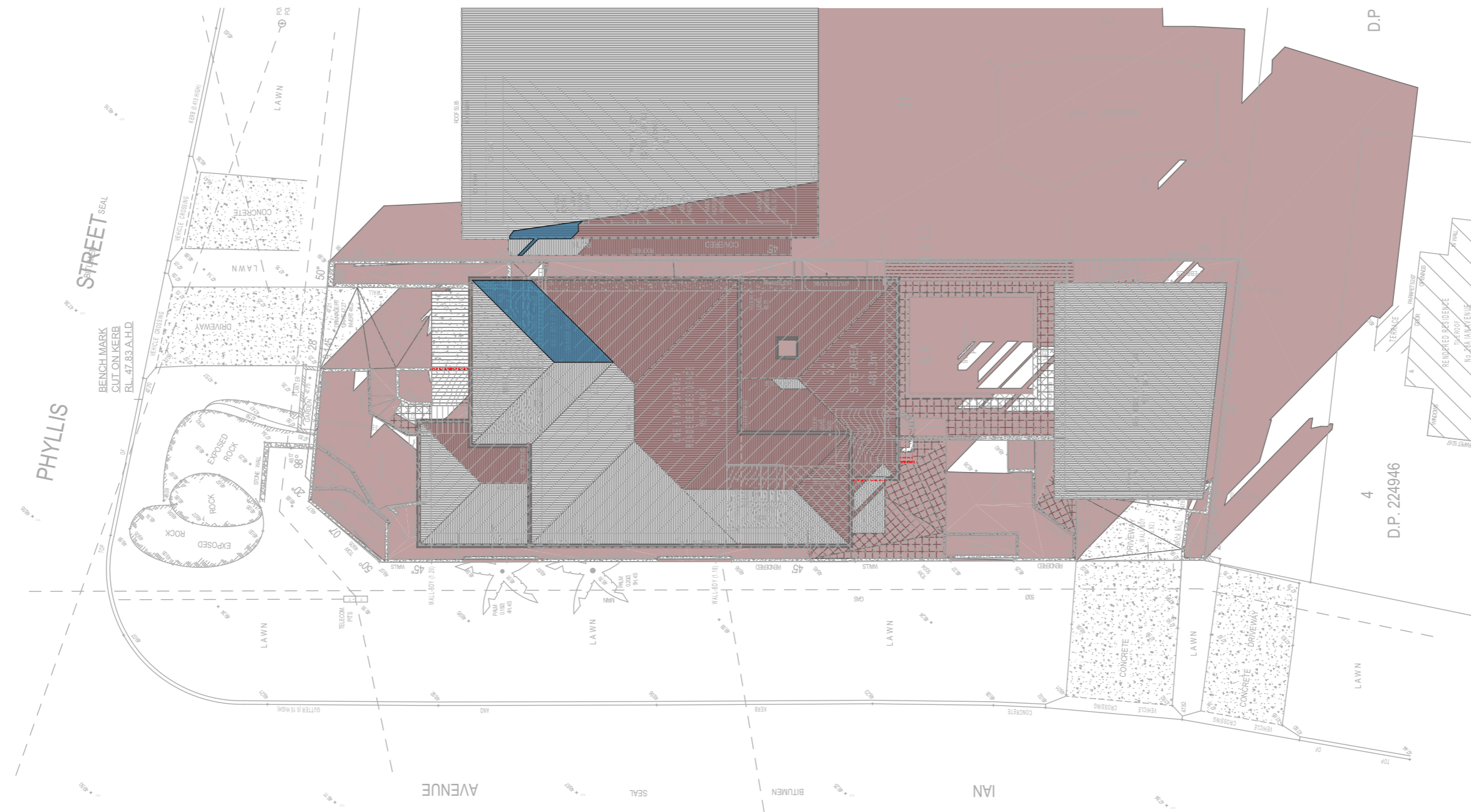
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PROJECT NAME : **Alterations & Additions**

REVISION NO.  
-  
DATE.  
**28/2/23**  
DRAWING NO.  
**DA5003**

Denotes Proposed Shadow

Denotes Existing Shadow



**DA APPLICATION  
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NOT FOR CONSTRUCTION**

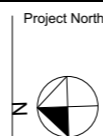


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**Builder to Check and Confirm  
all Measurements Prior to  
Commencement of any works.  
Immediately Report any  
Discrepancies to Rapid Plans**



Checked  
Plot Date:  
Project NO.  
Project Status

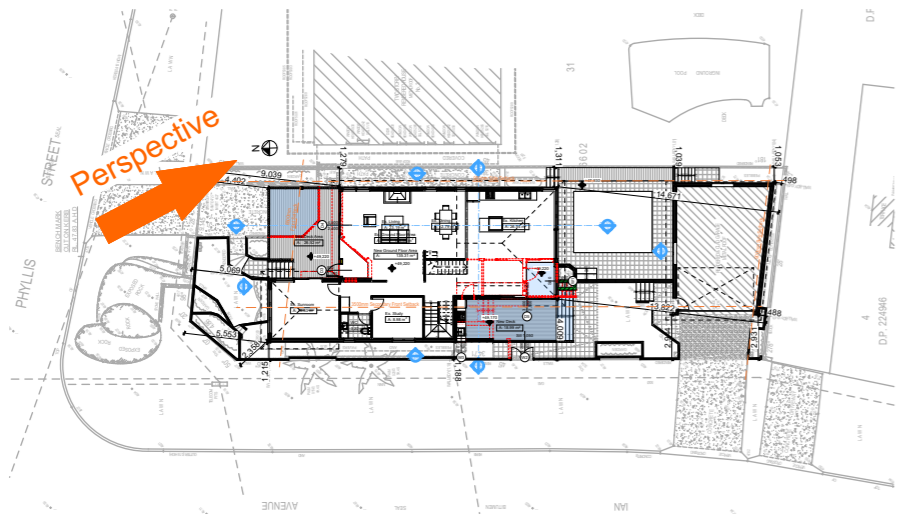
GBJ  
28/02/2023  
RP1122HAM  
DA

Client  
Site:  
Joe Hamlin  
1 Phyllis Street, North Curl Curl

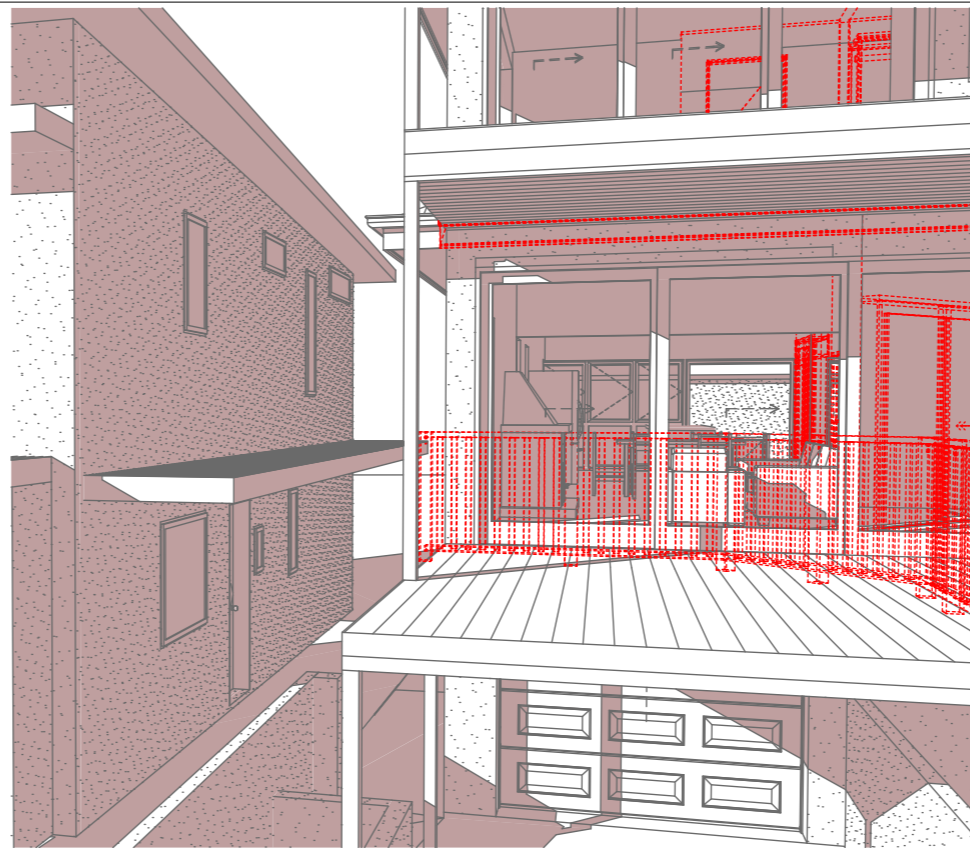
Sheet Size: A3

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

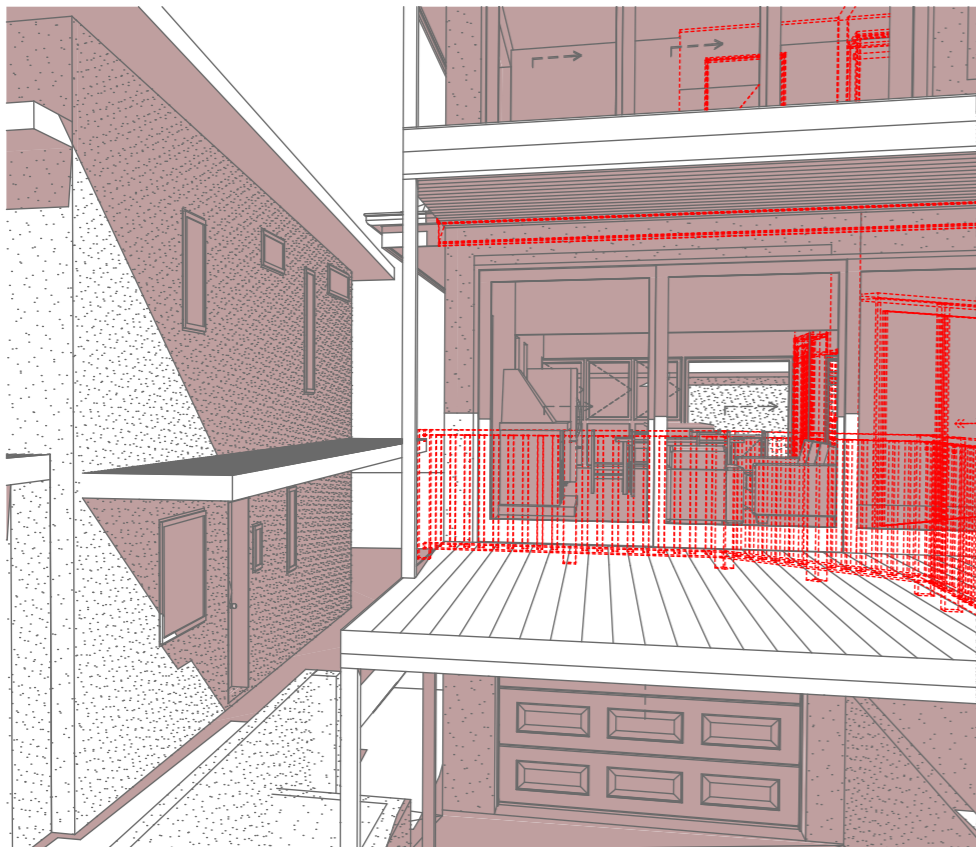
REVISION NO.  
-  
DATE:  
**28/2/23**  
DRAWING NO.  
**DA5004**



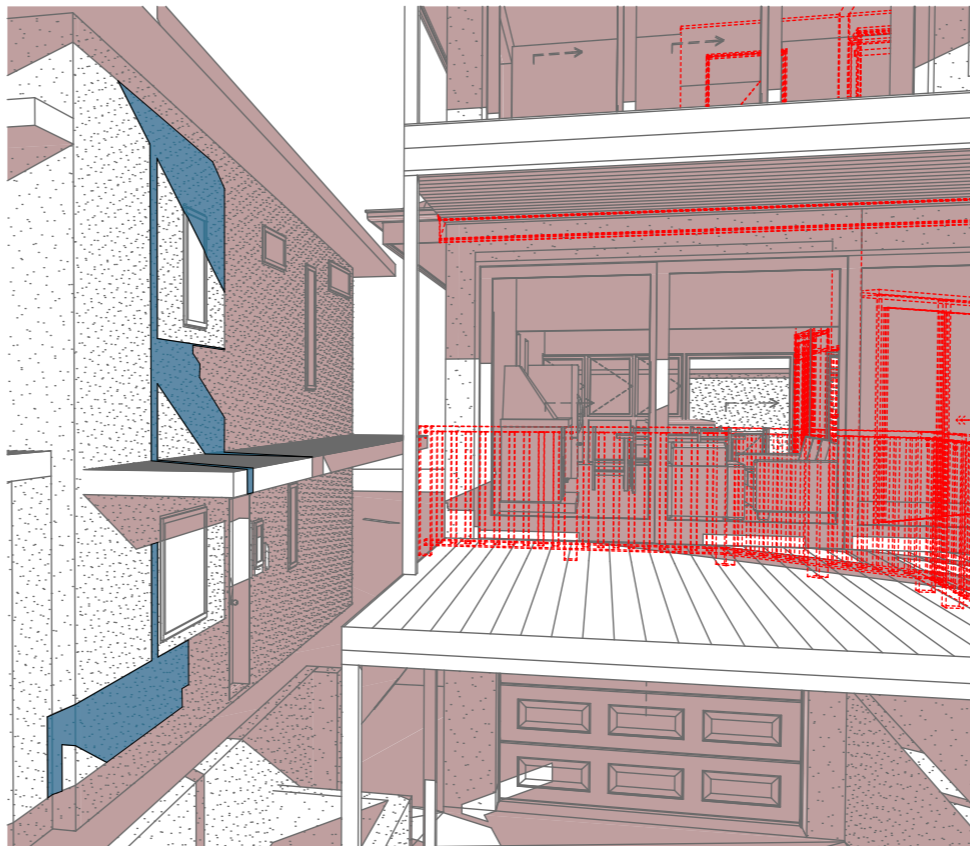
2 SITE PLAN  
1:500



1 SHADOW ELEVATION 21 JUN at 0900h



2 SHADOW ELEVATION 21 JUN at 1200h



3 SHADOW ELEVATION 21 JUN at 1500h

Denotes Proposed Shadow

Denotes Existing Shadow



Rapid Plans  
Building Design and Architectural Drafting

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BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA



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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**

1 Phyllis Street, North Curl Curl is zoned R2-Low Density Residential.

1 Phyllis Street, North Curl Curl is not considered a heritage item.

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

Site & Framed Floor, Brick Veneer & Framed Walls.

Roof Framed to have R0.70 Insulation.

Insulation to External Brick Veneer & 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 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.

**Conditioning**

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

**Basic**

Basic Certificate Number A489653.

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	481.3m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Variation
Secondary Front Setback (Min.)	3.5m	Variation
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@ 45Deg	Yes
% of landscape open space (40% min)	15%	Ex.
Impervious area (m <sup>2</sup> )	85%	Ex.
Maximum cut into gnd (m)	N/A	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: 28/02/2023  
Project NO.: RP1122HAM  
Project Status DA

Client Joe Hamlin

Site: 1 Phyllis Street, North Curl Curl

DRAWING TITLE SHADOW PLANS  
WALL ELEVATION SHADOWS

PROJECT NAME: Alterations & Additions

REVISION NO. DATE

- 28/2/23

DRAWING NO. DA5005

Plot Date: 28/02/2023  
Sheet Size: A3

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