

2 SITE PLAN
1:200

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	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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.	

North, South, East and West Structure
More Than 20m From Boundaries

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

Wall Legend



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Building Design and Architectural Drafting

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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
1668 Pittwater Road, Mona Vale is zoned SP2
1668 Pittwater Road, Mona Vale is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue.

Construction
Concrete Slab Floor, Framed Walls
Roof Framed to have R1.08 Insulation
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 AS10798-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Basic
Basic Certificate Number A38108
All Plans to be read in conjunction with Basic Certificate
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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 space, gopple, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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: 16/11/2020
Project NO.: RP1020MCD
Project Status DA

Client Michael McDowell

Site: 1668 Pittwater Road, Mona Vale

DRAWING TITLE :
SITE AND LOCATION
SITE PLAN

PROJECT NAME :
Alterations & Additions

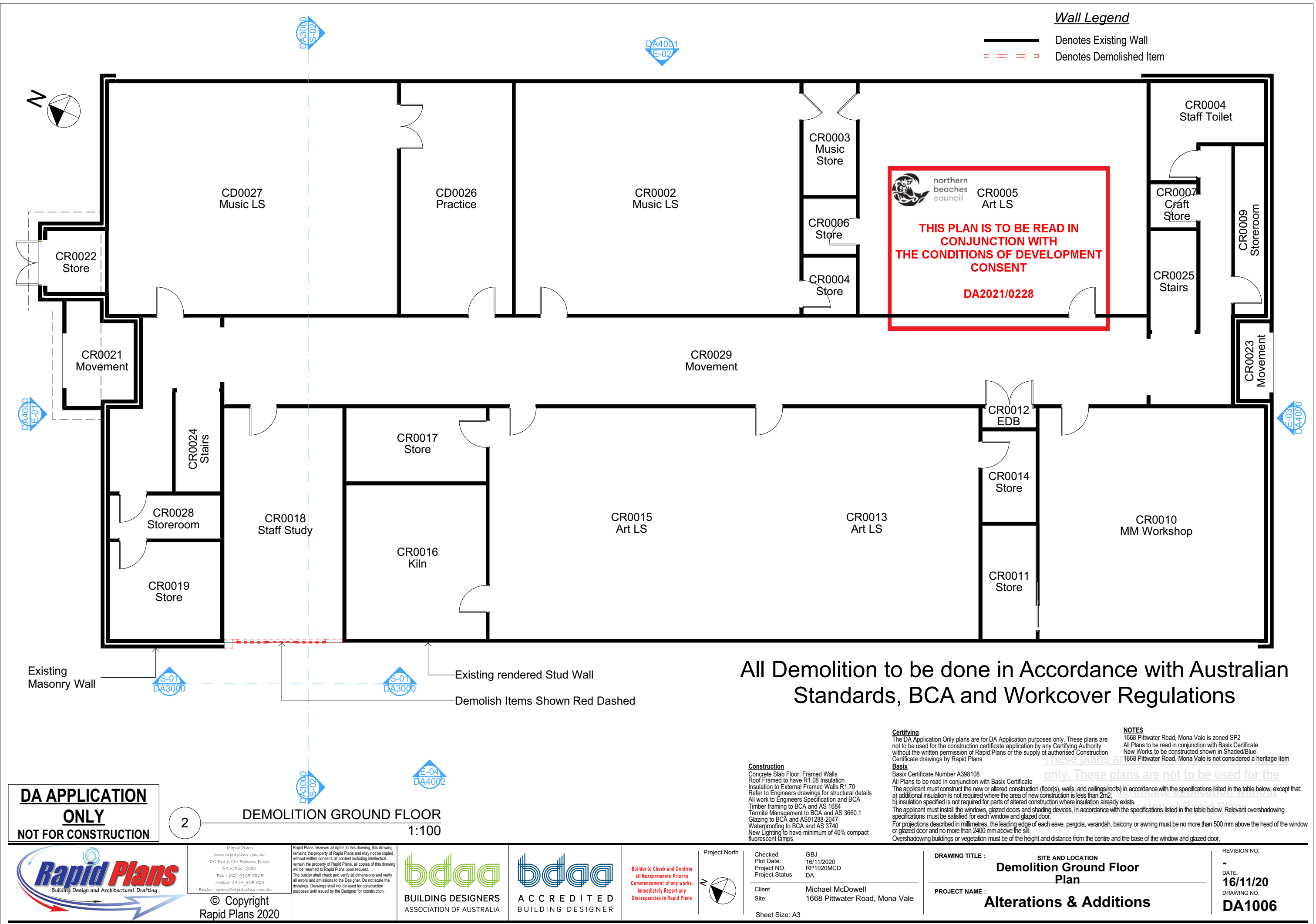
REVISION NO. DATE
- 16/11/20

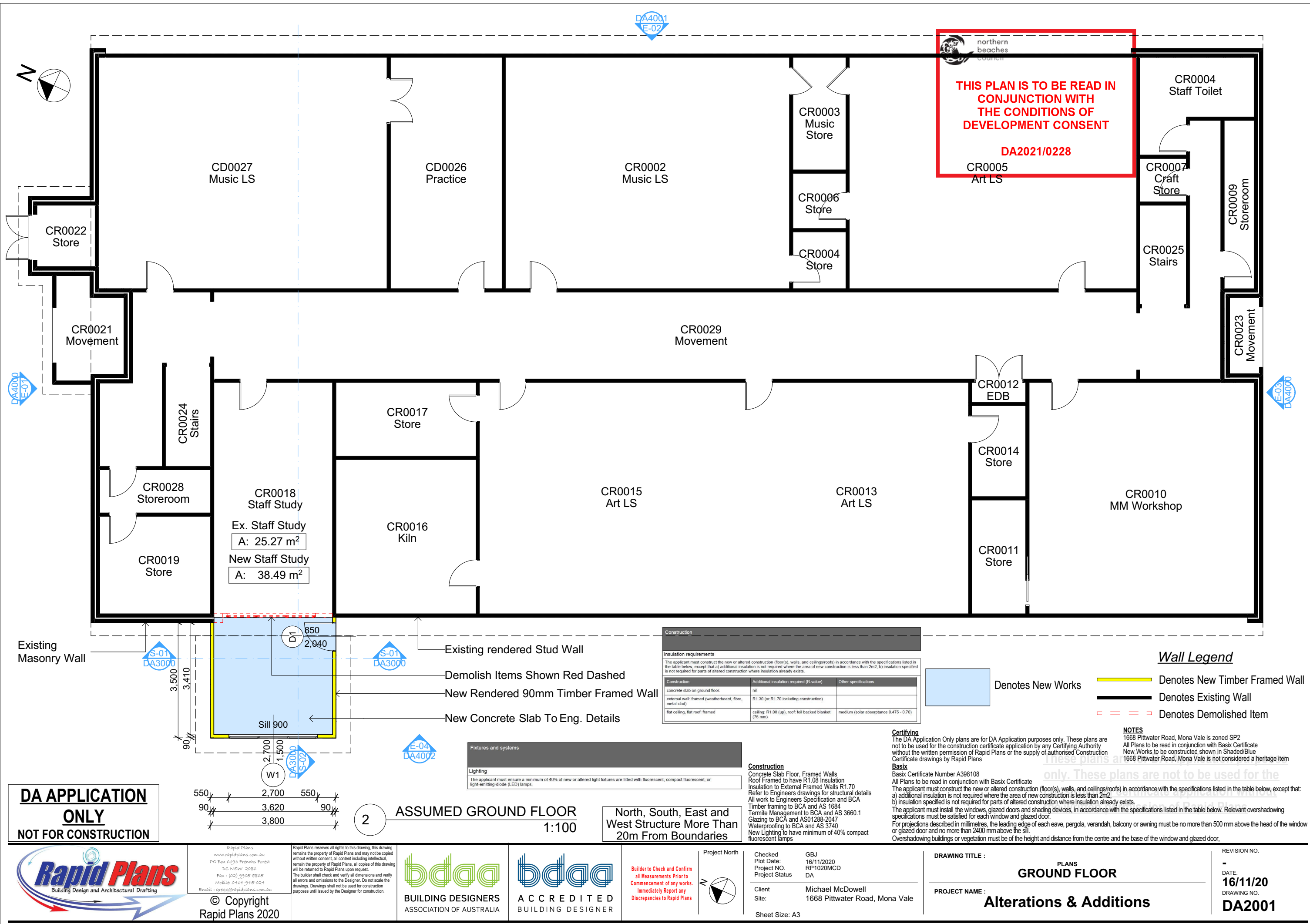
DRAWING NO.
DA1003

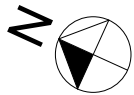
Plot Date: 16/11/2020
Sheet Size: A3

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DA APPLICATION
ONLY
NOT FOR CONSTRUCTION







THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0228

Construction		
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concrete slab on ground floor.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)
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.		

Existing
Sheet Metal
Clad Roof

DA4000
E-01

E-03
DA4000

Existing
Masonry Wall

New Timber Framed
Sheet Metal Roof Pitch 2°

Line Of Roof Above
Existing rendered Stud Wall
Line Of Wall Below

Denotes New Works

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

3

ASSUMED FIRST FLOOR
1:100

North, South, East and
West Structure More Than
20m From Boundaries

Construction
Concrete Slab Floor, Framed Walls
Roof Framed to have R1.08 Insulation
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

Certifying
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Basix
Basix Certificate Number A398108
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,

NOTES
1668 Pittwater Road, Mona Vale is zoned SP2
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1668 Pittwater Road, Mona Vale is not considered a heritage item

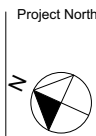


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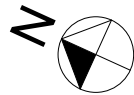
Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked GBJ
Plot Date: 16/11/2020
Project NO: RP1020MCD
Project Status: DA
Client: Michael McDowell
Site: 1668 Pittwater Road, Mona Vale
Sheet Size: A3

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

REVISION NO.
-
DATE:
16/11/20
DRAWING NO.
DA2002



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0228



Existing Sheet
Metal Clad Roof

Existing Sheet
Metal Clad Roof



New Timber Framed
Sheet Metal Roof Pitch 2°



Denotes New Works

4

Roof Plan
1:100

**DA APPLICATION
ONLY**
NOT FOR CONSTRUCTION

North, South, East and
West Structure More Than
20m From Boundaries

Construction
Concrete Slab Floor, Framed Walls
Roof Framed to have R1.08 Insulation
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

Certifying
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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,

NOTES
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All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1668 Pittwater Road, Mona Vale is not considered a heritage item



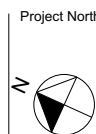
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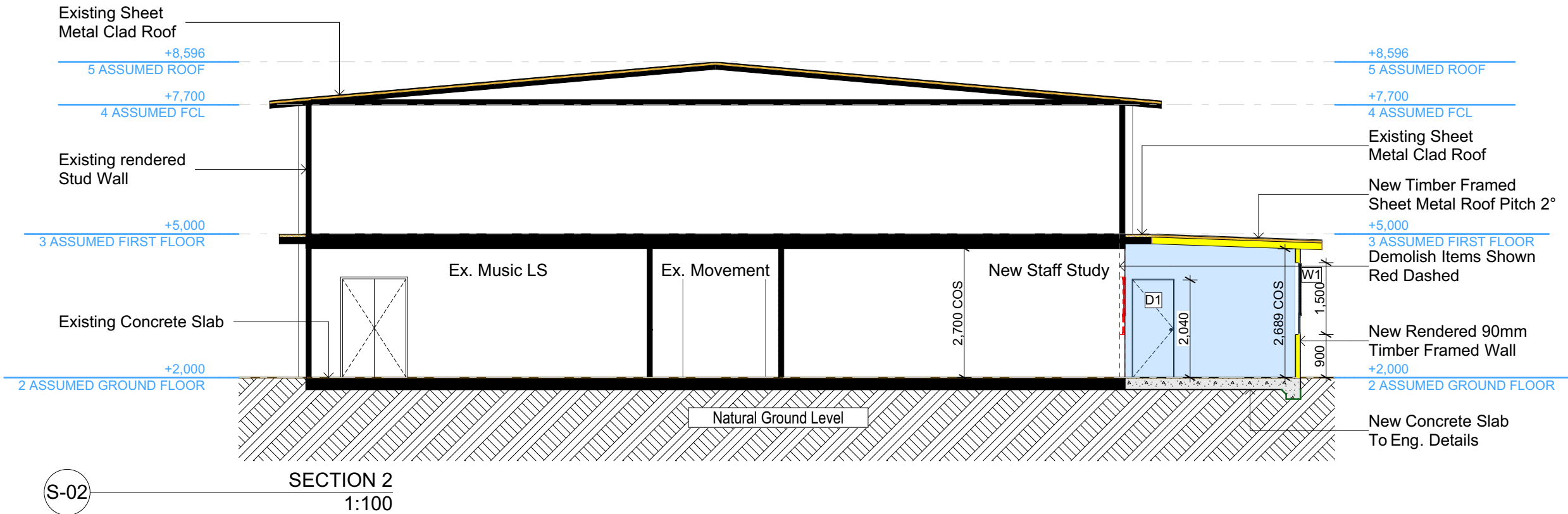
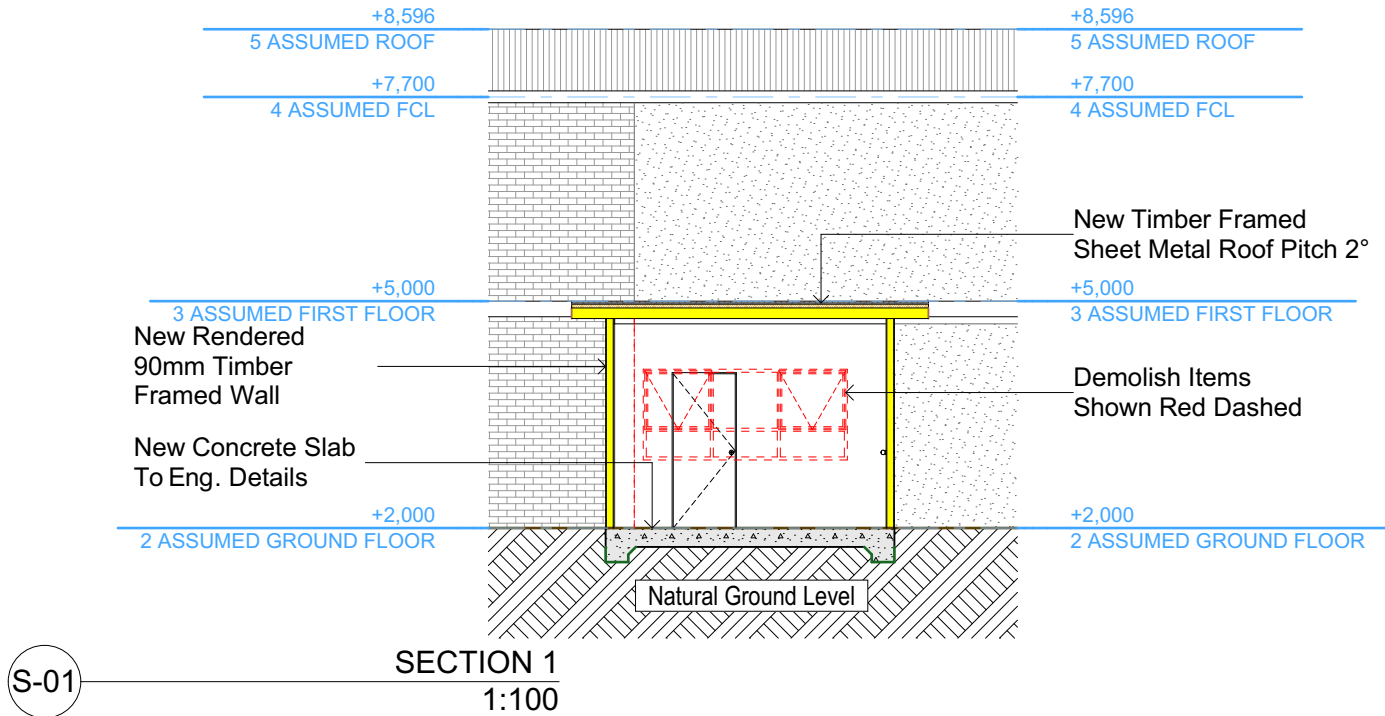
Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked GBJ
Plot Date: 16/11/2020
Project NO: RP1020MCD
Project Status: DA
Client: Michael McDowell
Site: 1668 Pittwater Road, Mona Vale
Sheet Size: A3

DRAWING TITLE :
**PLANS
ROOF**
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE:
16/11/20
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 2m ² , 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	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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.	

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NOTES

1668 Pittwater Road, Mona Vale is zoned SP2

1668 Pittwater Road, Mona Vale is not considered a heritage item

All Plans to be read in conjunction with Basic Certificate

New Works to be constructed shown in Shaded/Blue

Construction

Concrete Slab Floor, Framed Walls

Roof Framed to have R1.08 Insulation

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 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

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Basic

Basic Certificate Number A38108

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For projections described in millimetres, the leading edge of each space, 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.

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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

Drawn | Checked GBJ
Plot Date: 16/11/2020
Project NO.: RP10220MCD
Project Status DA

Client Michael McDowell

Site: 1668 Pittwater Road, Mona Vale

DRAWING TITLE: SECTIONS
SECTION 1

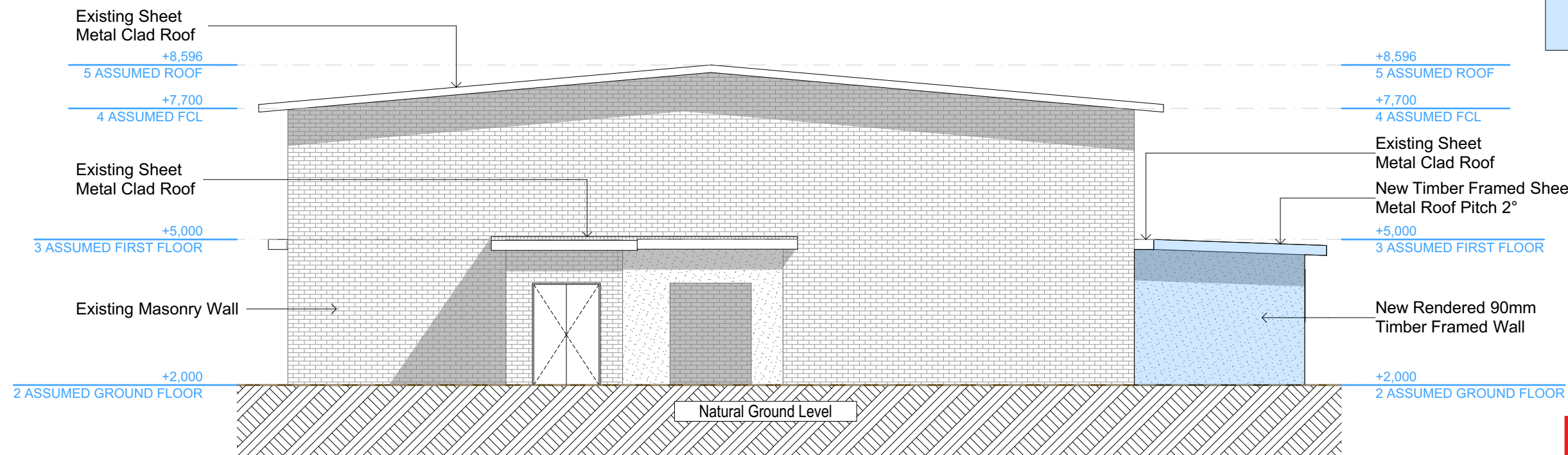
PROJECT NAME: Alterations & Additions

REVISION NO. DATE

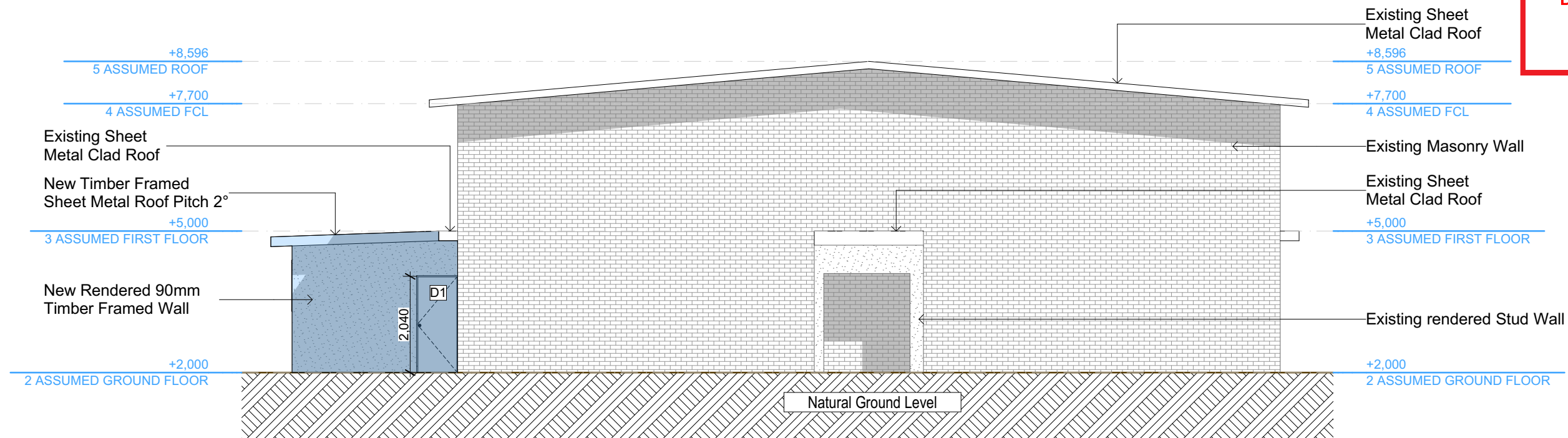
- 16/11/20

DRAWING NO. DA3000

Plot Date: 16/11/2020
Sheet Size: A3



E-01 North
1:100



E-03 South
1:100



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF
DEVELOPMENT CONSENT

DA2021/0228

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION



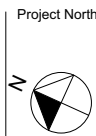
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Fax: (02) 9905-8865
Mobile: 0414-945-024
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Construction
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Roof Framed to have R1.08 Insulation
Insulation to External Framed Walls R1.70
Refer to Engineers drawings for structural details
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Waterproofing to BCA and AS 3740
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Basix

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NOTES

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New Works to be constructed shown in Shaded/Blue
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DRAWING TITLE :

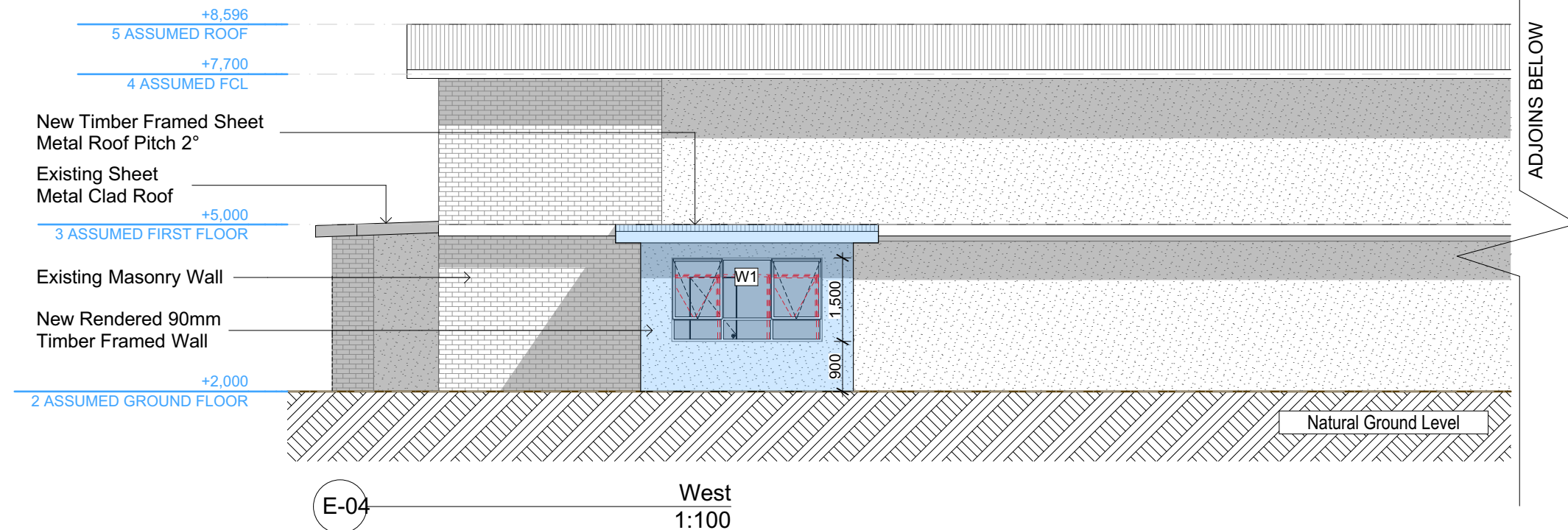
ELEVATIONS
ELEVATIONS 1

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE
16/11/20
DRAWING NO.
DA4000

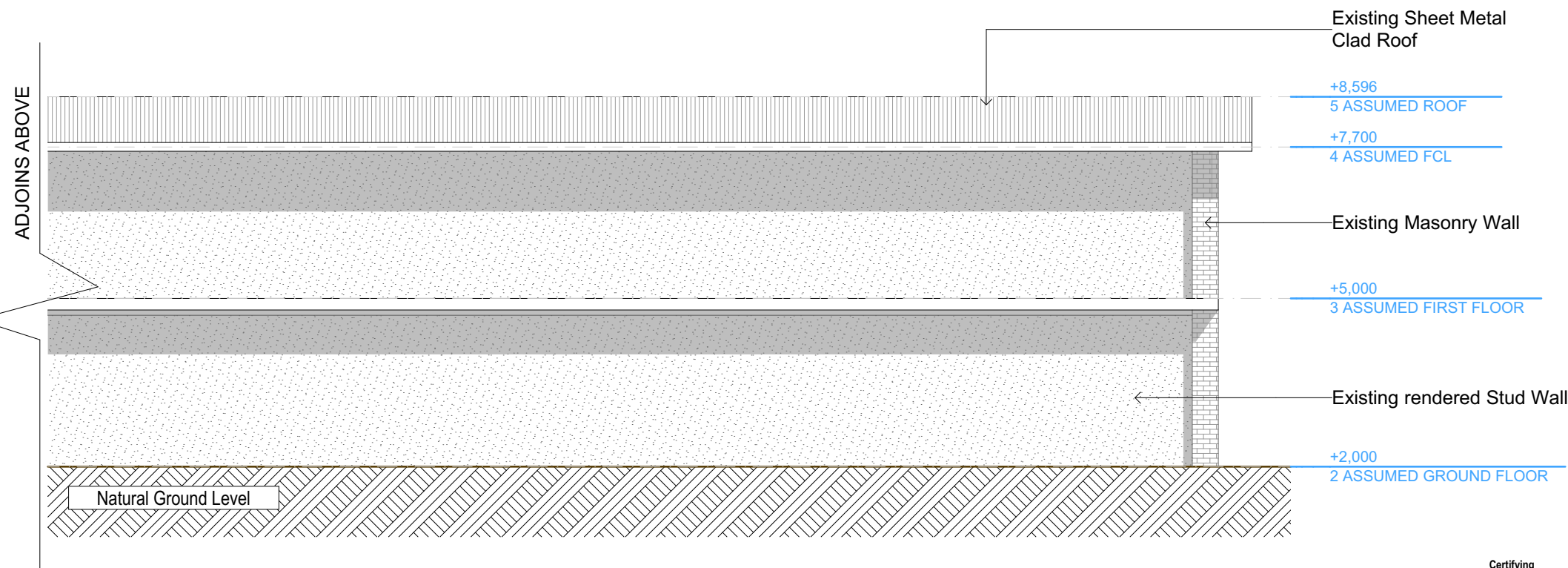


Denotes New Works



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0228



Glazing requirements						
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
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 ²)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	SW	4.05	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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NOTES
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1668 Pittwater Road, Mona Vale is not considered a heritage item

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

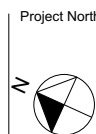


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Checked
Plot Date: 16/11/2020
Project NO: RP1020MCD
Project Status: DA
Client: Michael McDowell
Site: 1668 Pittwater Road, Mona Vale
Sheet Size: A3

DRAWING TITLE :
ELEVATIONS 3
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE: 16/11/20
DRAWING NO.
DA4002