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NOTES
45 Ernest Street, Balgowlah Heights is zoned R2-Low Density Residential
45 Ernest Street, Balgowlah Heights is not considered a heritage item
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue

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

Construction
Concrete Slab Floor, Concrete Block Walls
Insulation to External Concrete Block 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 AS10288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamp
All workmanship and materials shall be in accordance with the
requirements of Building Codes of Australia.

Basix
Basix Certificate Number A041580_02

All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (f, 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 case.

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 600 mm above the top of the door.

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.	Comments
Site Area	482.9m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variable
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variable
% of landscape area (35% min)	49%	Yes
Impervious area (m2)	52%	Yes
Maximum cut into gnd (m)	2871mm	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 Discrepancy
to Rapid Plans**



Client	Danny Bell
Site:	45 Ernest Street, Balgowlah Heights

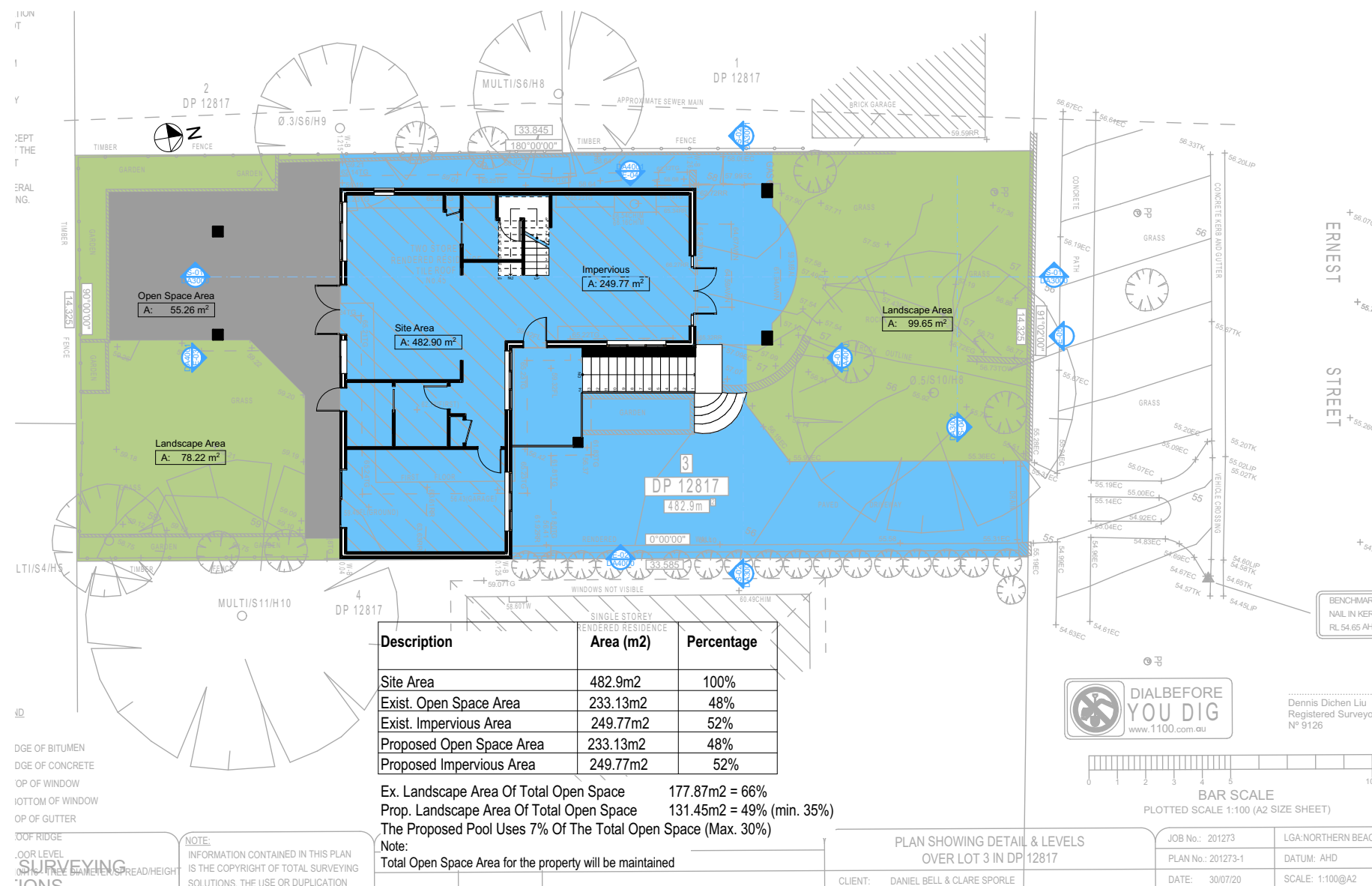
DRAWING TITLE: **LANDSCAPE OPEN SPACE**
SITE AND LOCATION
Landscape Open Space
Plan Existing

PROJECT NAME : **Alterations & Additions**

REVISION NO.	DATE
-	1-4-2021

DRAWING NO.
DA1009

Plot Date: 1/04/2021
 Sheet Size: A3



2

LANDSCAPE OPEN SPACE EXISTING
1:200

Floor Space Ratio	
Max.	217.31 = 0:45
Ex.	168.98 = 0:35
Prop.	184.58 = 0:38

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING PM 1116 WITH RL 55.215 (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ±0.05m.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

2103
DP 752038

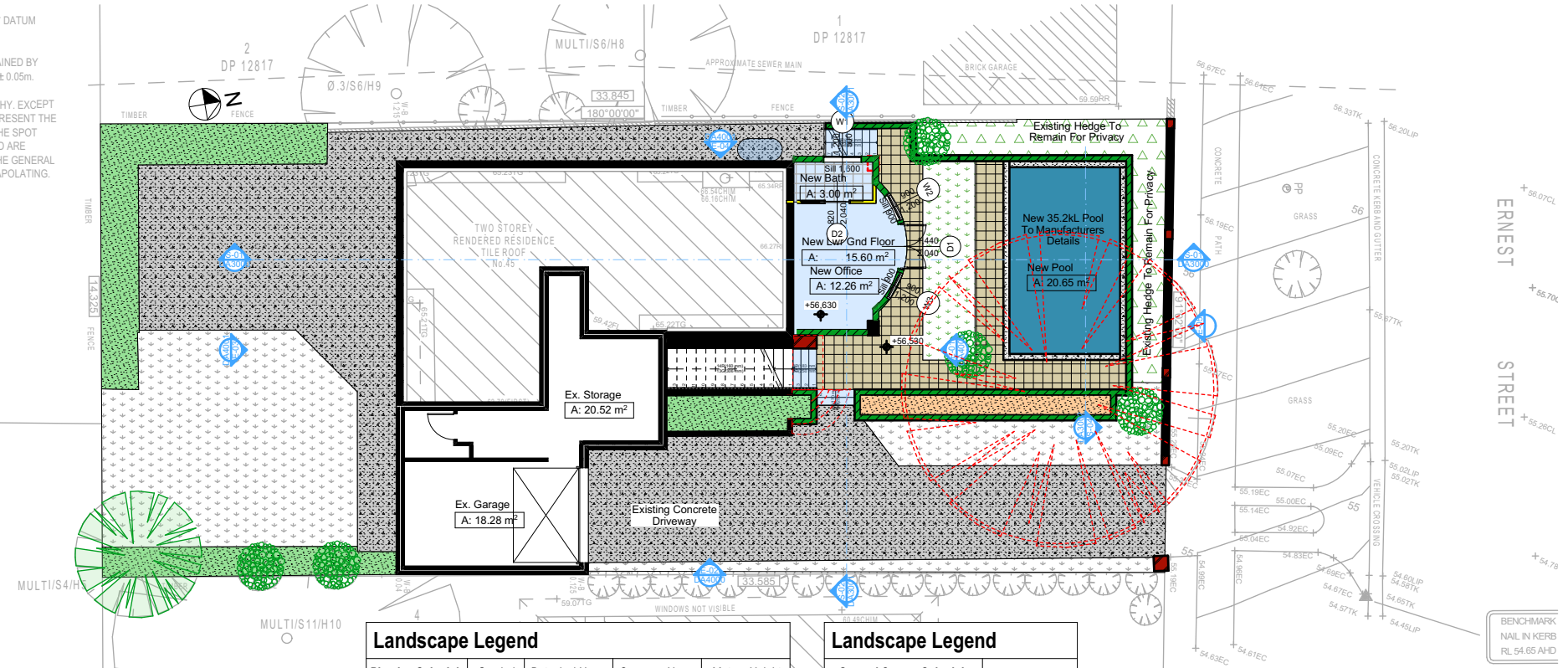
LEGEND	
BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM












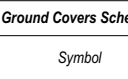

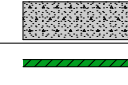

TSS TOTAL SURVEYING SOLUTIONS
LANE COVE | CAMDEN | MANLY VALE | CENTRAL COAST

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LANDSCAPE PLAN
1:200



Landscape Legend				
Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height
		Stenotaphrum Secundatum	Sir Walter Buffalo Turf	N/A
		Existing Grass To Remain		
		Existing Shrub To Remain		
		Existing Tree To Remain		
		Remove Tree		
		Existing Garden Area		
		Existing Hedge		
		New Garden Area To Match Existing		

Landscape Legend	
Ground Covers Schedule	
Symbol	Common Name
	Pool
	Tiling
	Concrete
	New Masonry Retaining Wall

PLAN SHOWING DETAIL & LEVELS OVER LOT 3 IN DP 12817	
CLIENT: DANIEL BELL & CLARE SPORLE	JOB No.: 201273
PROJECT: BALGOWLAH HEIGHTS	PLAN No.: 201273-1
ADDRESS: 45 ERNEST STREET, BALGOWLAH HEIGHTS	DATE: 30/07/20
	DRAWN: FS
	CHK: JH
	SHEET 1 OF 1



Dennis Dichen Liu
Registered Surveyor
N° 9126



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Floor Space Ratio	
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NOT FOR CONSTRUCTION



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Building Design and Architectural Drafting

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bdaa
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

bdaa
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
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Basic
Basic Certificate Number A401580_02
All Plans to be read in conjunction with Basic Certificate
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Project North



Drawn | Checked GBJ
Plot Date: 1/04/2021
Project NO.: RP0920BDEL
Project Status DA

Client: Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE:
SITE AND LOCATION
Landscape Plan

PROJECT NAME:
Alterations & Additions

REVISION NO.	DATE
-	1-4-2021

DRAWING NO.
DA1011

Plot Date: 1/04/2021
Sheet Size: A3