

Rapid Plans www.rapidplans.com.au
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 Email: gregg@rapidplans.com.au



DEVELOPMENT APPLICATION

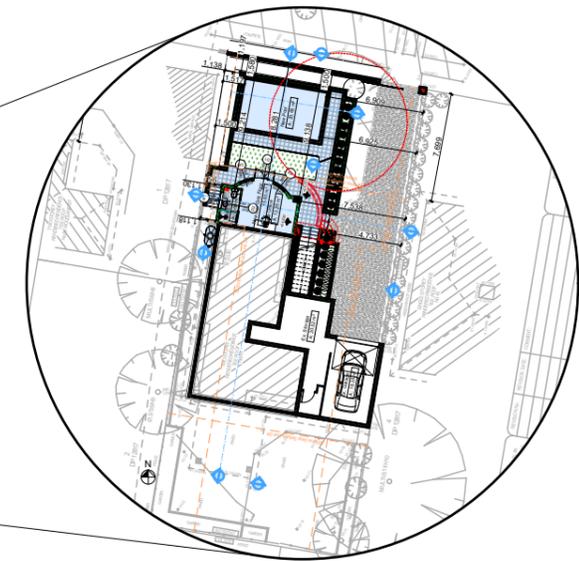
Alterations & Additions To Existing Residence

For Danny Bell

45 Ernest Street, Balgowlah Heights

Lot 3 D.P. 12817

Project Number: RP0920BEL



DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	-	- 1-4-2021
DA1001	A4 NOTIFICATION PLAN	-	- 1-4-2021
DA1002	SITE SURVEY	-	- 1-4-2021
DA1003	SITE PLAN	-	- 1-4-2021
DA1004	Existing Lower Ground Floor Plan	-	- 1-4-2021
DA1005	Existing Ground Floor Plan	-	- 1-4-2021
DA1006	Existing First Floor Plan	-	- 1-4-2021
DA1007	Demolition Lower Ground Floor Plan	-	- 1-4-2021
DA1008	Demolition Ground Floor Plan	-	- 1-4-2021
DA1009	Landscape Open Space Plan Existing	-	- 1-4-2021
DA1010	Landscape Open Space Plan Proposed	-	- 1-4-2021
DA1011	Landscape Plan	-	- 1-4-2021
DA1012	Excavation & Fill Plan	-	- 1-4-2021
DA1013	Sediment & Erosion Plan	-	- 1-4-2021
DA1014	Waste Management Plan	-	- 1-4-2021
DA1015	Stormwater Plan	-	- 1-4-2021
DA2001	LOWER GROUND FLOOR	-	- 1-4-2021
DA2002	GROUND FLOOR	-	- 1-4-2021
DA2003	FIRST FLOOR	-	- 1-4-2021
DA2004	ROOF	-	- 1-4-2021
DA3000	SECTION 1	-	- 1-4-2021
DA3001	SECTION 2	-	- 1-4-2021
DA3002	SECTION POOL	-	- 1-4-2021
DA4000	ELEVATIONS 1	-	- 1-4-2021
DA4001	ELEVATIONS 2	-	- 1-4-2021
DA4002	ELEVATION FRONT FENCE	-	- 1-4-2021
DA5000	PERSPECTIVE	-	- 1-4-2021
DA5001	MATERIAL & COLOUR SAMPLE BOARD	-	- 1-4-2021
DA5002	SHADOW PLAN 21st June 9am	-	- 1-4-2021
DA5003	SHADOW PLAN 21st June 12pm	-	- 1-4-2021
DA5004	SHADOW PLAN 21st June 3pm	-	- 1-4-2021

BASIX[®] Certificate
 Building Sustainability Index www.basix.nsw.gov.au
 Alterations and Additions

Certificate number: A401580_02

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

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



Description of project

Project address	
Project name	Bell_02
Street address	45 Ernest Street Balgowlah Heights 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 12817
Lot number	3
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

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

BOUNDARIES HAVE BEEN DETERMINED BY SURVEY ON 29/07/20.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

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

LEGEND

EB - EDGE OF BITUMEN
EC - EDGE OF CONCRETE
TW - TOP OF WINDOW
BW - BOTTOM OF WINDOW
TG - TOP OF GUTTER

RR - ROOF RIDGE

FL - FLOOR LEVEL
TS - TOP OF TREE TRUNKS
TS - TOP OF TREE BRANCHES
TS - TOP OF TREE SPREAD/HEIGHT



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

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REVISION No.	REVISION DATE:	COMMENT:

PLAN SHOWING DETAIL & LEVELS OVER LOT 3 IN DP 12817

CLIENT: DANIEL BELL & CLARE SPORLE
PROJECT: BALGOWLAH HEIGHTS
ADDRESS: 45 ERNEST STREET, BALGOWLAH HEIGHTS

JOB No.: 201273	LGA-NORTHERN BEACHES
PLAN No.: 201273-1	DATUM: AHD
DATE: 30/07/20	SCALE: 1:100@A2
DRAWN: FS	CONT. INTERVAL: 0.25m
CHK: JH	SHEET 1 OF 1

1

SURVEY PLAN
1:200

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

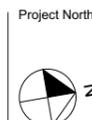


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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked By: GBJ
Plot Date: 1/04/2021
Project No: RP0920BEL
Project Status: DA
Client: Danny Bell
Site: 45 Ernest Street, Balgowlah Heights
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
SITE SURVEY
PROJECT NAME :
Alterations & Additions

REVISION NO.:
DATE:
1-4-2021
DRAWING NO.:
DA1002

Pool and Spa

Rainwater tank
The applicant must install a rainwater tank of at least 1003 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rainwater runoff from at least 76.3 square metres of roof area.
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

Outdoor swimming pool
The swimming pool must be outdoors.
The swimming pool must not have a capacity greater than 35.2 kilolitres.
The swimming pool must have a pool cover.
The applicant must install a pool pump timer for the swimming pool.
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.

Fixtures and systems

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

Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: concrete block/plasterboard	R1.18 (or R1.70 including 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

Rapid Plans
Building Design and Architectural Drafting

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bdaa
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

bdaa
ACCREDITED BUILDING DESIGNER

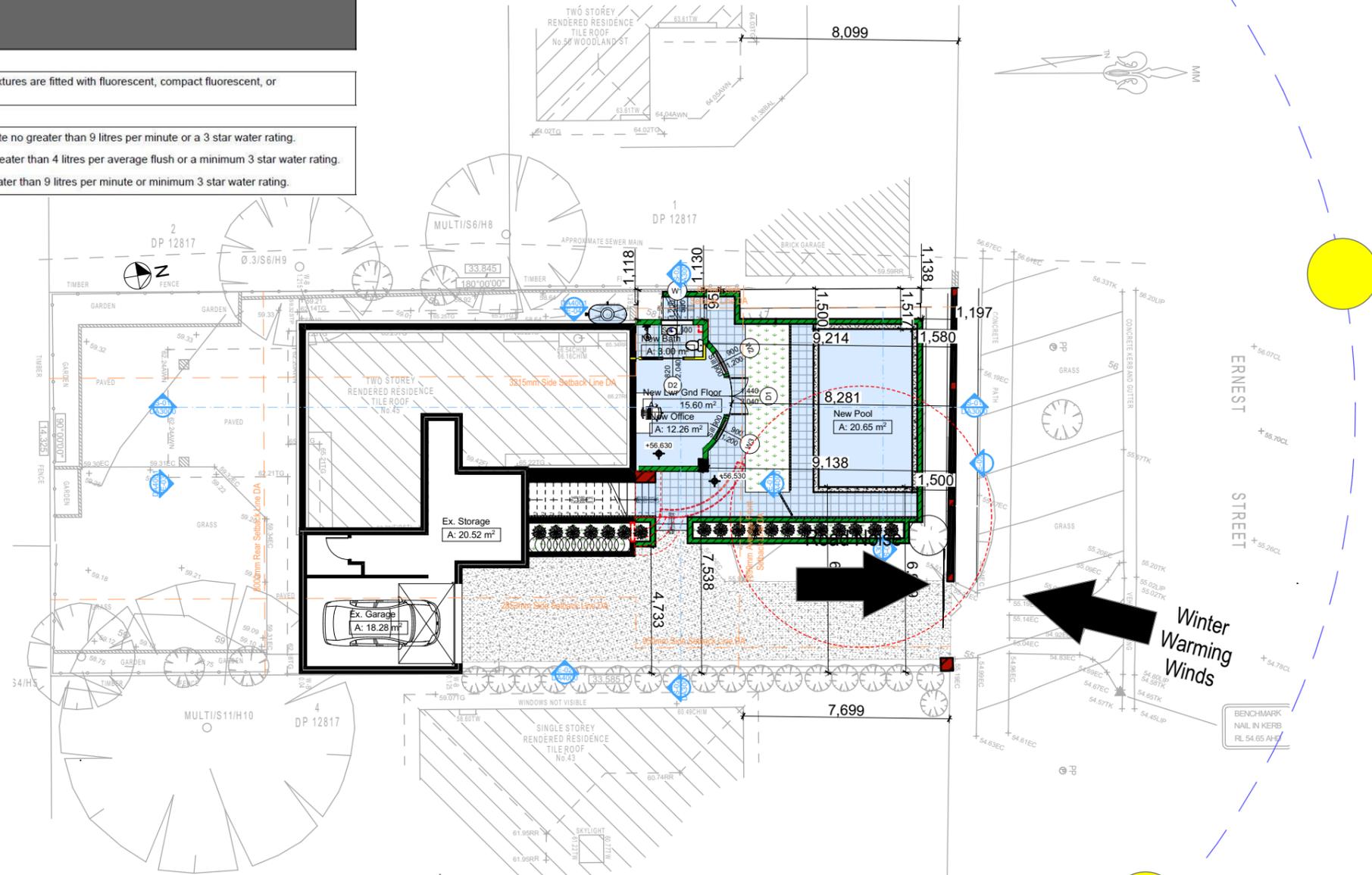
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NOTES
45 Ernest Street, Balgowlah Heights is zoned R2-Low Density Residential
45 Ernest Street, Balgowlah Heights is not considered a heritage item.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue

NOTES
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application for any 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 1989
Termite Management to SCA and AS 3660.1
Glazing to BCA and AS1288-2047
Waterproofing to BCA and AS 3745
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.

Basic
Basic Certificate Number A401580_02
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 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must treat 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.



Floor Space Ratio

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Site Information

Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
Plot Date: 1/04/2021
Project No.: RP0920BEB
Project Status DA

Client: Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE:
SITE AND LOCATION
SITE PLAN

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 1-4-2021

DRAWING NO.
DA1003

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

Wall Legend

Denotes Existing Wall



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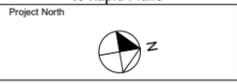
NOTES
 45 Ernest Street, Balgowlah Heights is zoned R2-Low Density Residential
 45 Ernest Street, Balgowlah Heights is not considered a heritage item.
 All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue
Certifying
 The DA Application Only plans 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
 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 Specifications and BCA
 Timber framing to BCA and AS 1989
 Waste Management to BCA and AS 3660.1
 Glazing to BCA and AS1288-2047
 Waterproofing to BCA and AS 3745
 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.

Basic
 Basic Certificate Number A401580_02
 All Plans to be read in conjunction with Basic Certificate
 The applicant must construct the new or altered construction (floor or 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 overhanging 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 2000 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.

Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans



Drawn | Checked GBJ
 Plot Date: 1/04/2021
 Project NO.: RP0920BBL
 Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

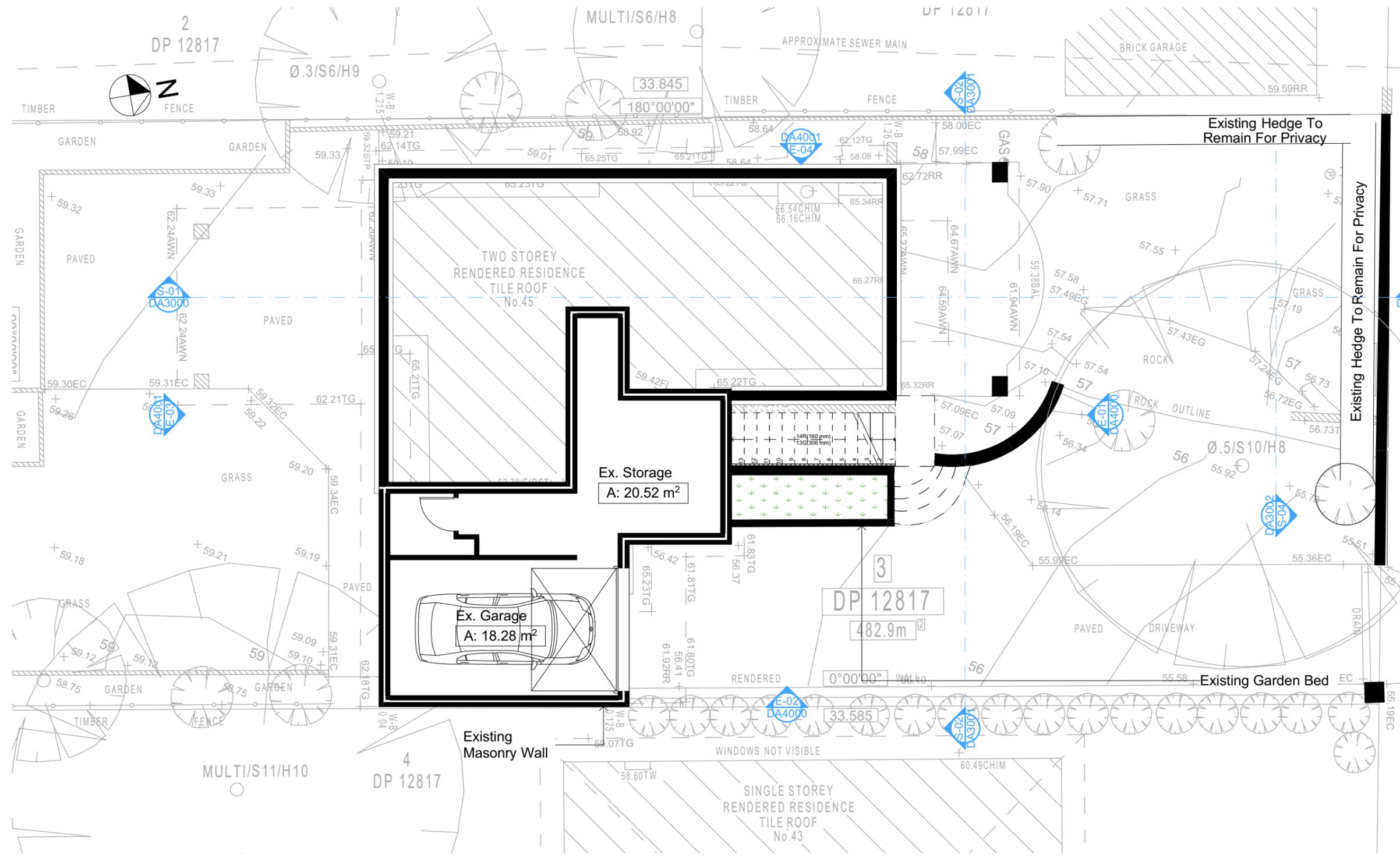
DRAWING TITLE SITE AND LOCATION
Existing Lower Ground Floor Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
 - 1-4-2021

DRAWING NO.
DA1004

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



1 EXISTING BASEMENT/LOWER GROUND 1:100

Builder To Check & Confirm Existing Measurements Prior to Commencement

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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Wall Legend

Denotes Existing Wall



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NOTES
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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 Terms Management to BCA and AS 3600.1 Glazing to BCA and AS1288-2017 Waterproofing to BCA and AS 3745 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.

Basic
 Basic Certificate Number A401580_02 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 specifications are not required for parts of altered construction where insulation already exists.

The applicant must treat the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Return to shading specifications must be satisfied for each window and glazed door. For products described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 50mm above the head of the window or glazed door and no more than 200mm 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

Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
 Plot Date: 1/04/2021
 Project NO.: RP09208EEL
 Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

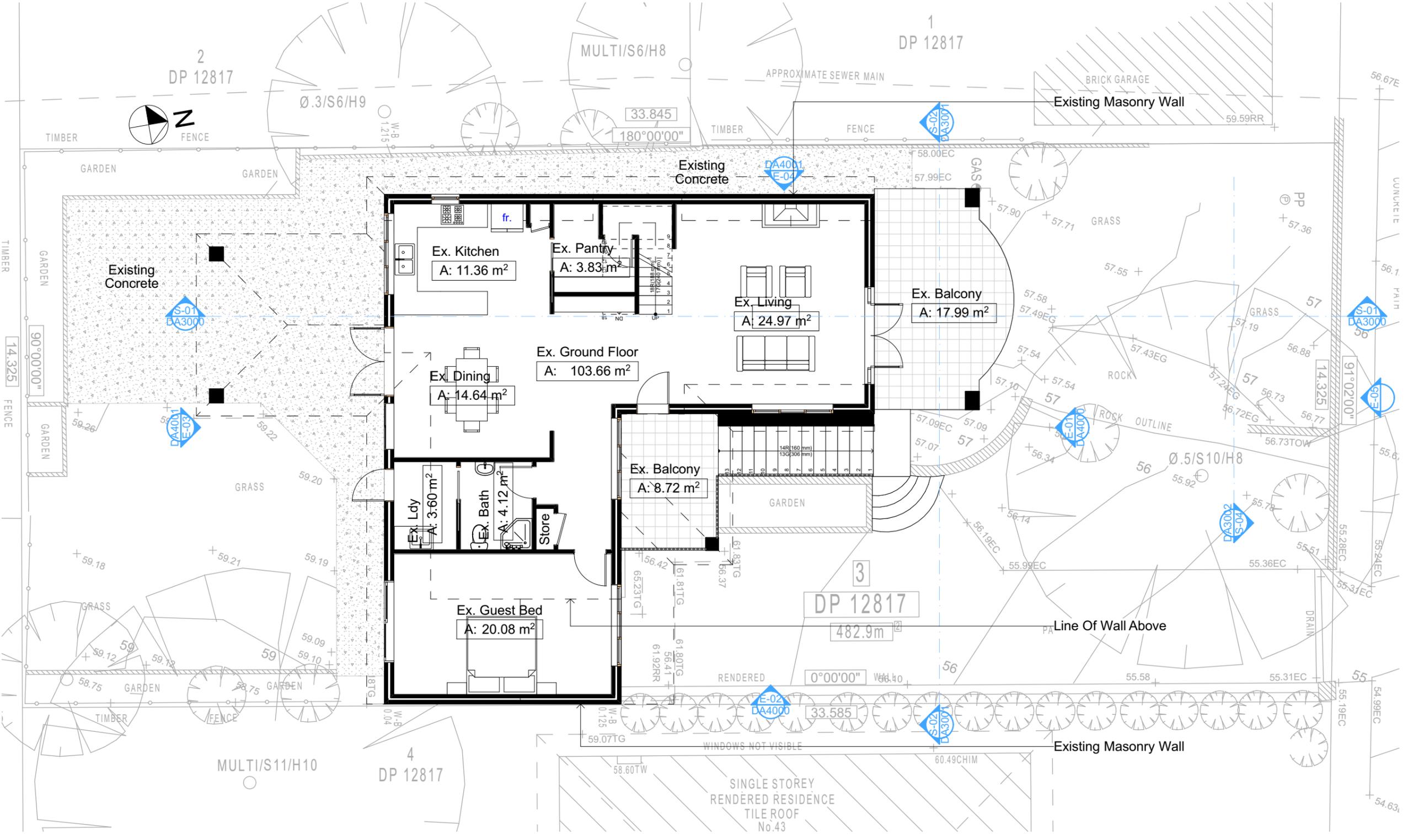
DRAWING TITLE AND LOCATION
Existing Ground Floor Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
 - 1-4-2021

DRAWING NO.
DA1005

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



2 EXISTING GROUND FLOOR
 1:100

Builder To Check & Confirm Existing Measurements Prior to Commencement

Floor Space Ratio

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

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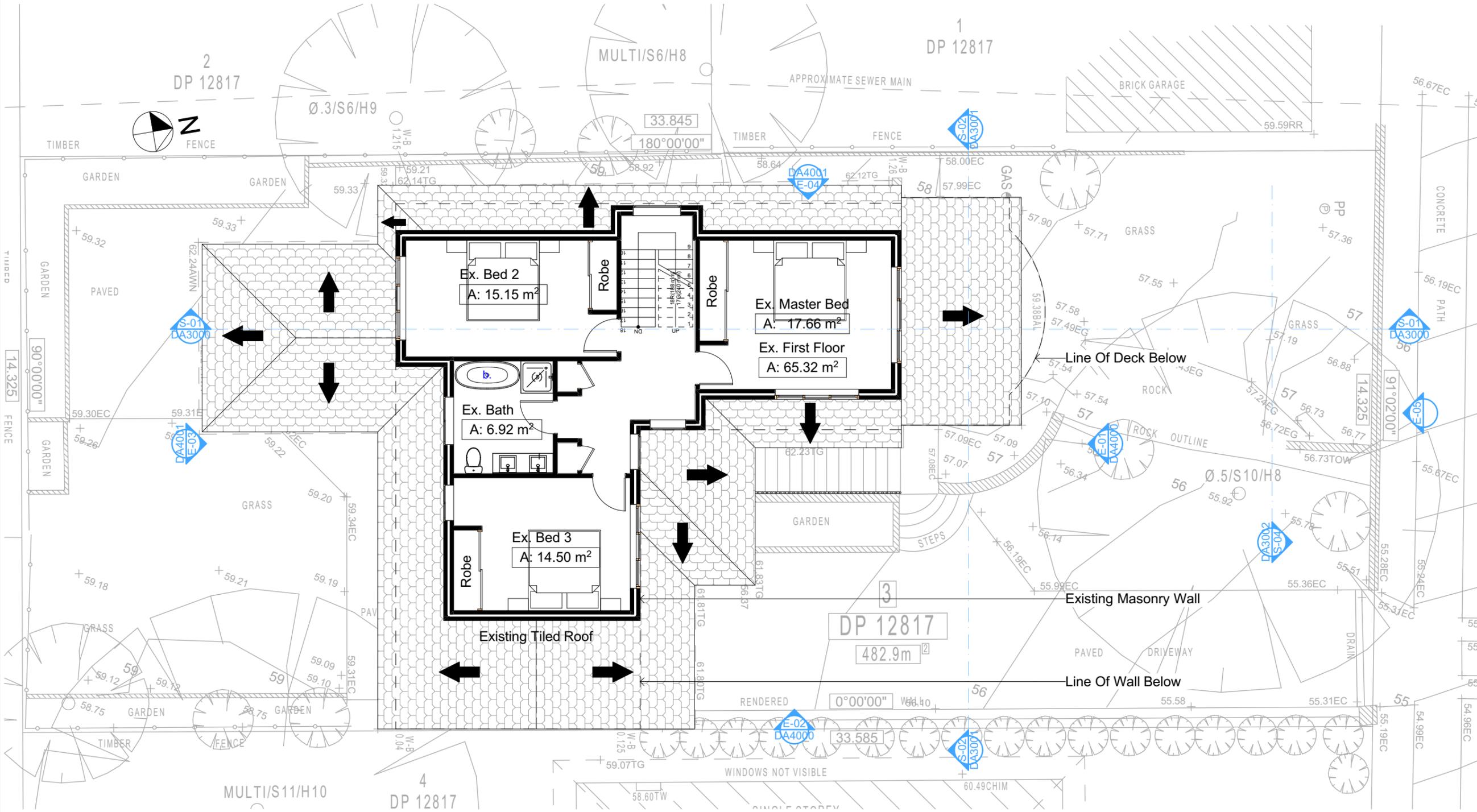
Wall Legend
 ——— Denotes Existing Wall



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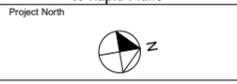


NOTES
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Construction
 Concrete Slab Floor, Concrete Block Walls Insulation to External Concrete Block Walls R1.70 Refer to Engineers drawings for structural details
 All work to Engineers Specifications and BCA
 Timber Framing to BCA and AS 1986
 Termite Management to BCA and AS 3660.1
 Glazing to BCA and AS1288-2047
 New Lighting to have minimum of 40% compact fluorescent lamps
 Scaffolding and materials shall be in accordance with the requirements of Building Codes of Australia.
Basic
 Basic Certificate Number A401580_02
 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 treat 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 900 mm above the head of the window or glazed door and no more than 200 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	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	52%	Yes
Maximum cut into gnd (m)	2871mm	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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Drawn | Checked GBJ
 Plot Date: 1/04/2021
 Project NO.: RP09208EL
 Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE:
 SITE AND LOCATION
Existing First Floor Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
 - 1-4-2021

DRAWING NO.
DA1006

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

3 EXISTING FIRST FLOOR
 1:100

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Builder To Check & Confirm Existing Measurements Prior to Commencement

Wall Legend

-  Denotes Existing Wall
-  Denotes Demolished Item



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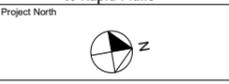
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 Insulation to External Concrete Block Walls R1.70
 Refer to Engineers drawings for structural details
 All work to Engineers Specification and BCA
 Timber framing to BCA and AS 1986
 Termite Management to BCA and AS 3660.1
 Glazing to BCA and AS1288-2047
 Waterproofing to BCA and AS 3745
 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.

Basic
 Basic Certificate Number A401580_02
 All Plans to be read in conjunction with Basic Certificate
 The applicant must construct the new or altered construction (floor to walls and ceilings/roofs) in accordance with the specifications listed in the table below, except that an additional insulation is not required where the area of new construction is less than 20m².
 The applicant must treat the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
 For products 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 200 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	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans



Drawn | Checked GBJ
 Plot Date: 1/04/2021
 Project NO.: RP09208EL
 Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

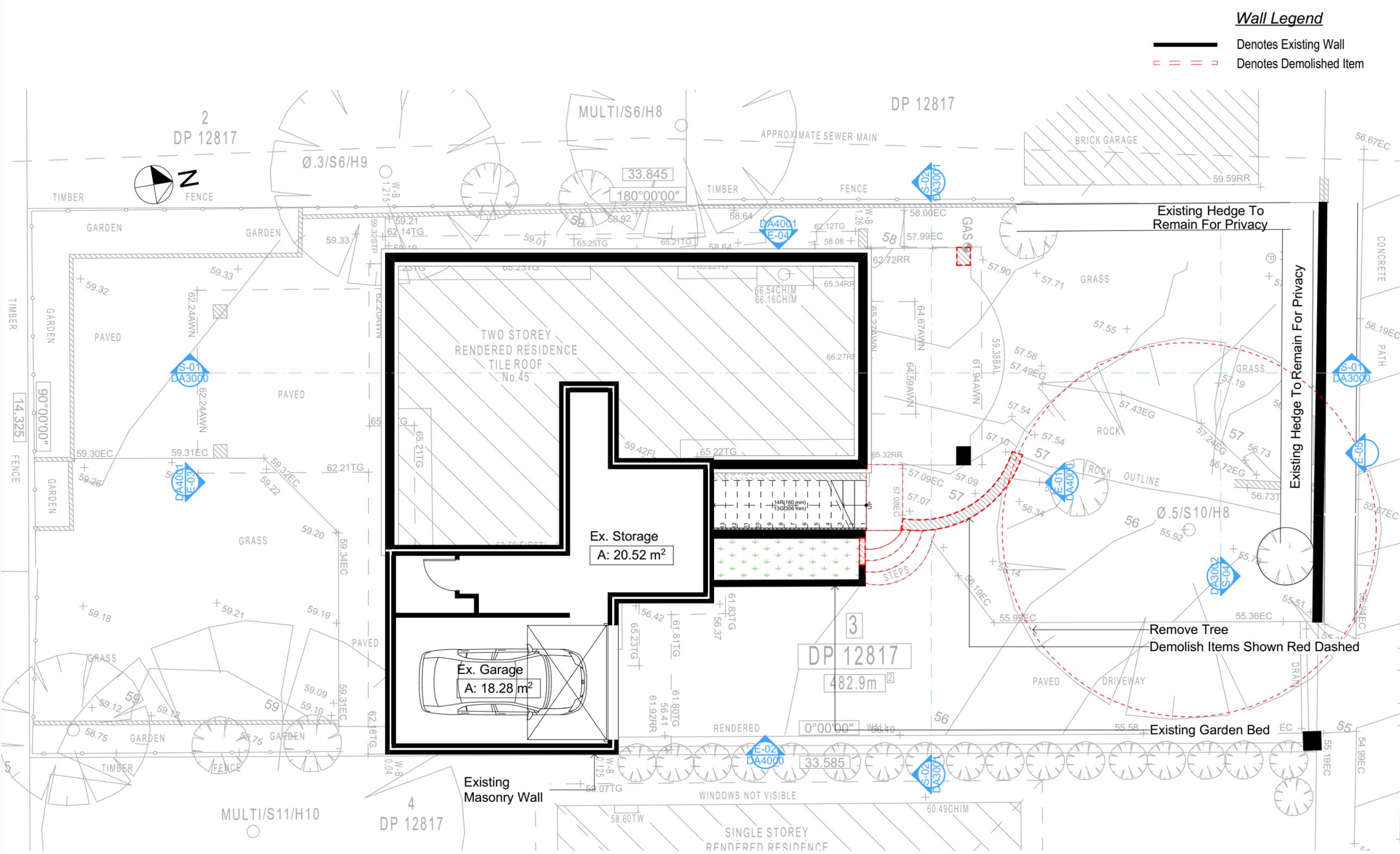
DRAWING TITLE
 SITE AND LOCATION
Demolition Lower Ground Floor Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
 - 1-4-2021

DRAWING NO.
DA1007

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



1 DEMOLITION BASEMENT/LOWER GROUND 1:100

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

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

DA APPLICATION ONLY NOT FOR CONSTRUCTION

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Wall Legend

- Denotes Existing Wall
- Denotes Demolished Item



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NOTES
 45 Ernest Street, Balgowlah Heights is zoned R2-Low Density Residential.
 All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue.

Construction
 Concrete Floor, Concrete Block Walls R1.70 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 1989. Waste Management to BCA and AS 3745. Glazing to BCA and AS1288-2047. Waterproofing to BCA and AS 3745. 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.

Basic
 Basic Certificate Number A401580_02
 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 20m², b) The applicant must treat the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. The applicant must treat the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. For products 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 2000 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

Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc.	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
 Plot Date: 1/04/2021
 Project NO.: RP09208EL
 Project Status DA

Client: Danny Bell
 Site: 45 Ernest Street, Balgowlah Heights

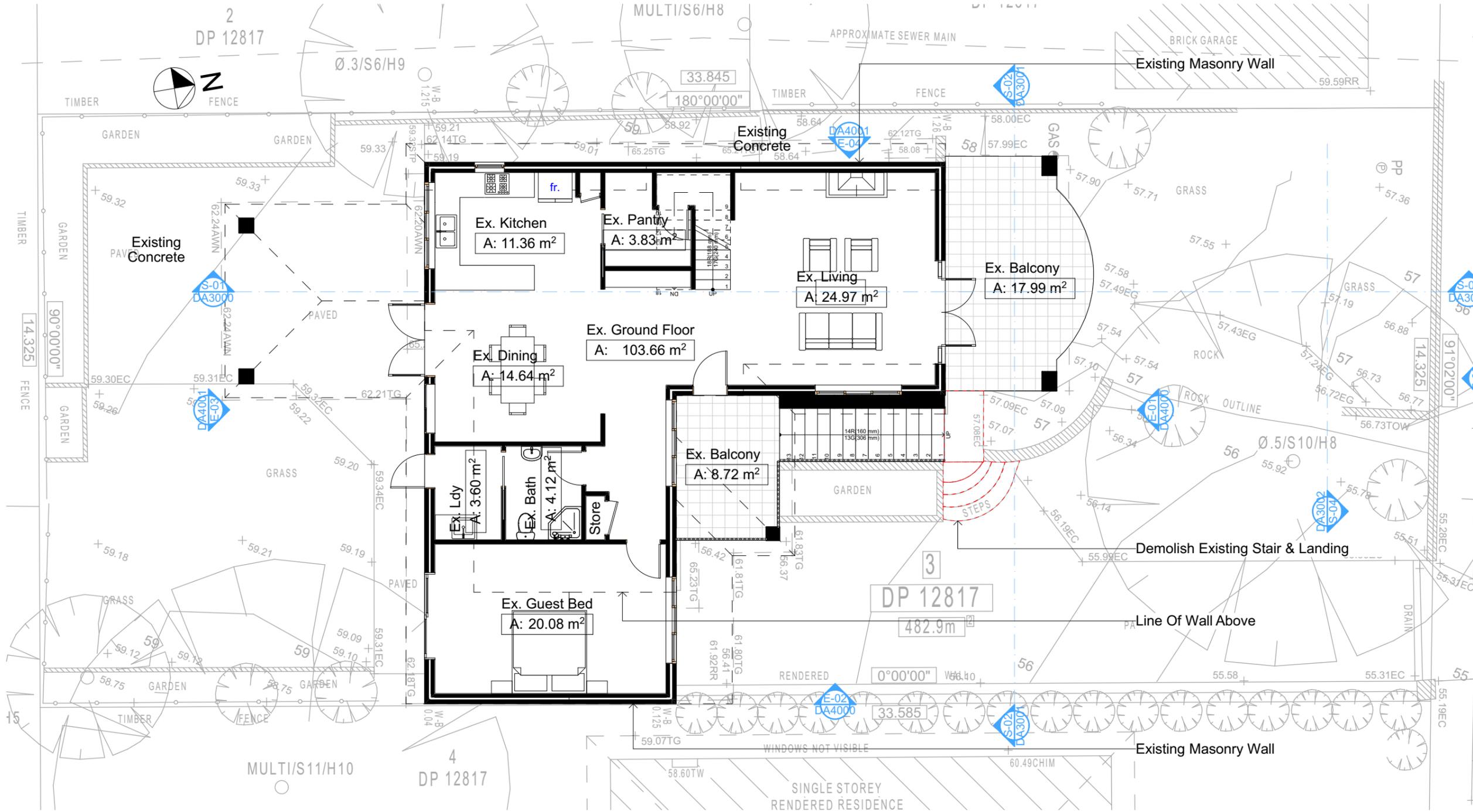
DRAWING TITLE
 SITE AND LOCATION
Demolition Ground Floor Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
 - 1-4-2021

DRAWING NO.
DA1008

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



2 DEMOLITION GROUND FLOOR
 1:100

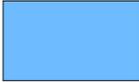
All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

Floor Space Ratio

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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 Denotes Impervious Area

 Denotes Pervious Area

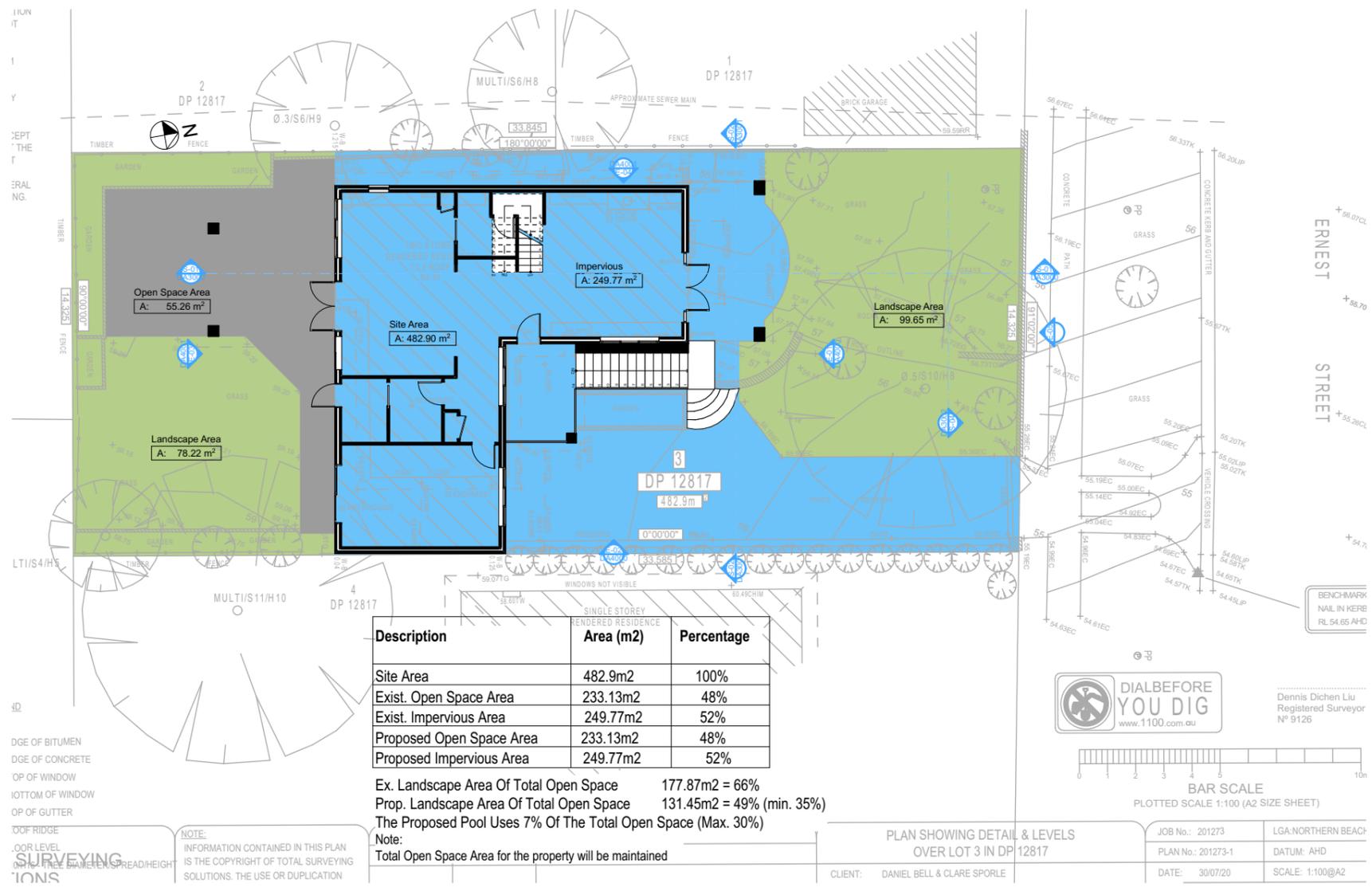
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NOTES
45 Ernest Street, Balgowlah Heights is zoned R2-Low Density Residential
45 Ernest Street, Balgowlah Heights is not considered a heritage item.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded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

Construction
Concrete Slab Floor, 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 1989
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2047
Waterproofing to BCA and AS 3745
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.

Basic
Basic Certificate Number A401580_02
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 20m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must treat 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.



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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Site Information	Prop.	Comp.
Site Area	482.9m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% 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 Discrepancies to Rapid Plans



Drawn | Checked GBJ
Plot Date: 1/04/2021
Project No.: RP0920BEB
Project Status DA

Client: Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE: SITE AND LOCATION
Landscape Open Space Plan Existing

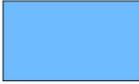
PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 1-4-2021

DRAWING NO.
DA1009

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

These plans are for DA Application purposes only. These plans are not to be used for the construction certificate application without the written permission of Rapid Plans

 Denotes Impervious Area

 Denotes Pervious Area



Rapid Plans
 PO Box 6239 Ferndale Forest DC NSW 2086
 Tel: (02) 9360-8545 Mobile: 0414-944-624
 Email: info@rapidplans.com.au

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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
 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 Basic Certificate New Works to be constructed shown in ShadedBlue

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 1989
 Termite Management to BCA and AS 3660.1
 Glazing to BCA and AS1288-2047
 Waterproofing to BCA and AS 3745
 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.

Basic
 Basic Certificate Number A401580_02
 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 20m², b) insulation specified is not required for parts of altered construction where insulation already exists.
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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	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans



Drawn | Checked GBJ
 Plot Date: 1/04/2021
 Project No.: RP0920BREL
 Project Status DA

Client: Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

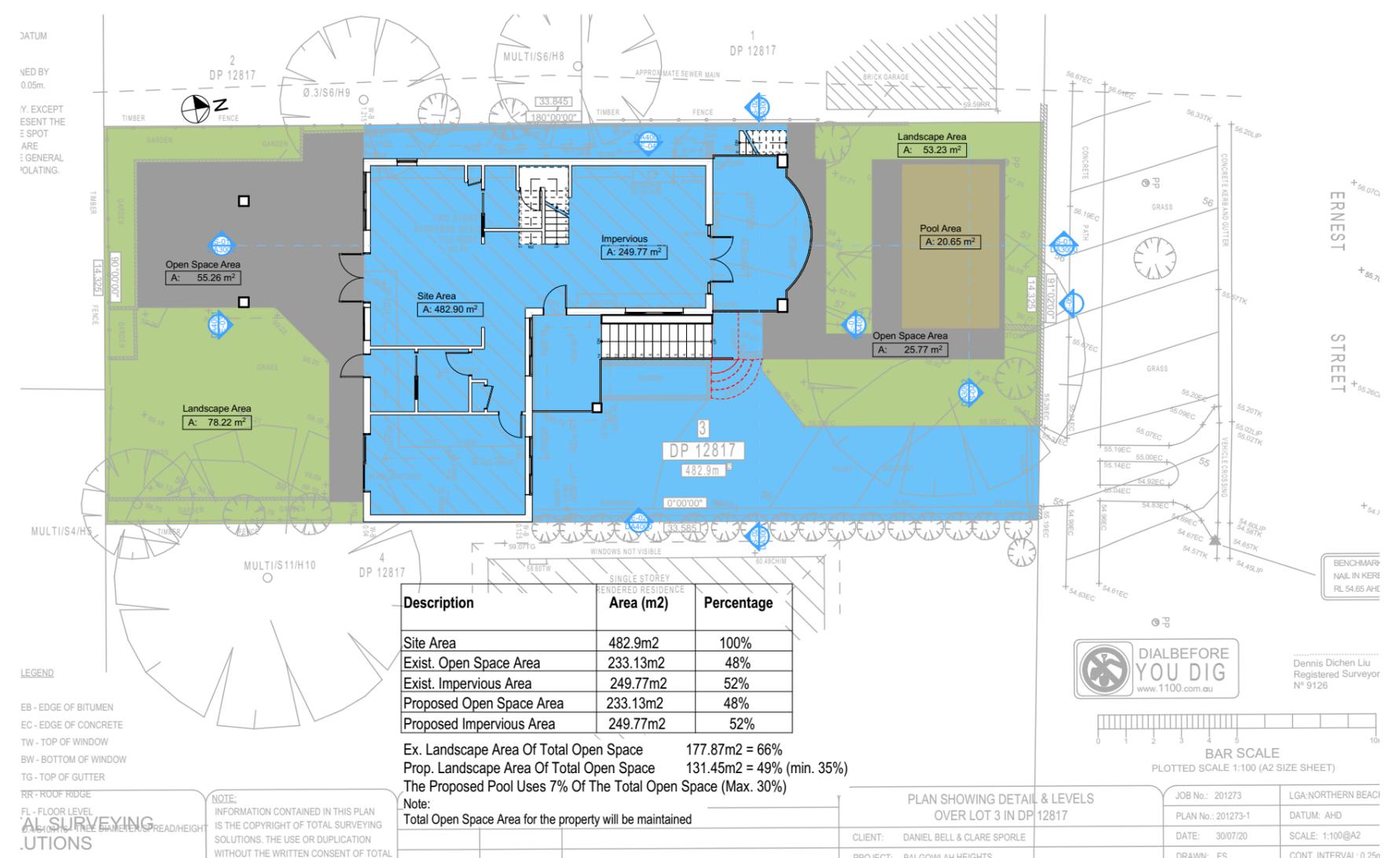
DRAWING TITLE SITE AND LOCATION
 Landscape Open Space Plan Proposed

PROJECT NAME:
 Alterations & Additions

REVISION NO. DATE
 - 1-4-2021

DRAWING NO.
 DA1010

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



2 LANDSCAPE OPEN SPACE PROPOSED
 1:200

Floor Space Ratio

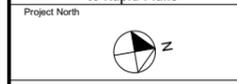
Max.	217.31 = 0:45
Ex.	168.98 = 0:35
Prop.	184.58 = 0:38

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans



Drawn | Checked GBJ
Plot Date: 1/04/2021
Project No.: RP09208EEL
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

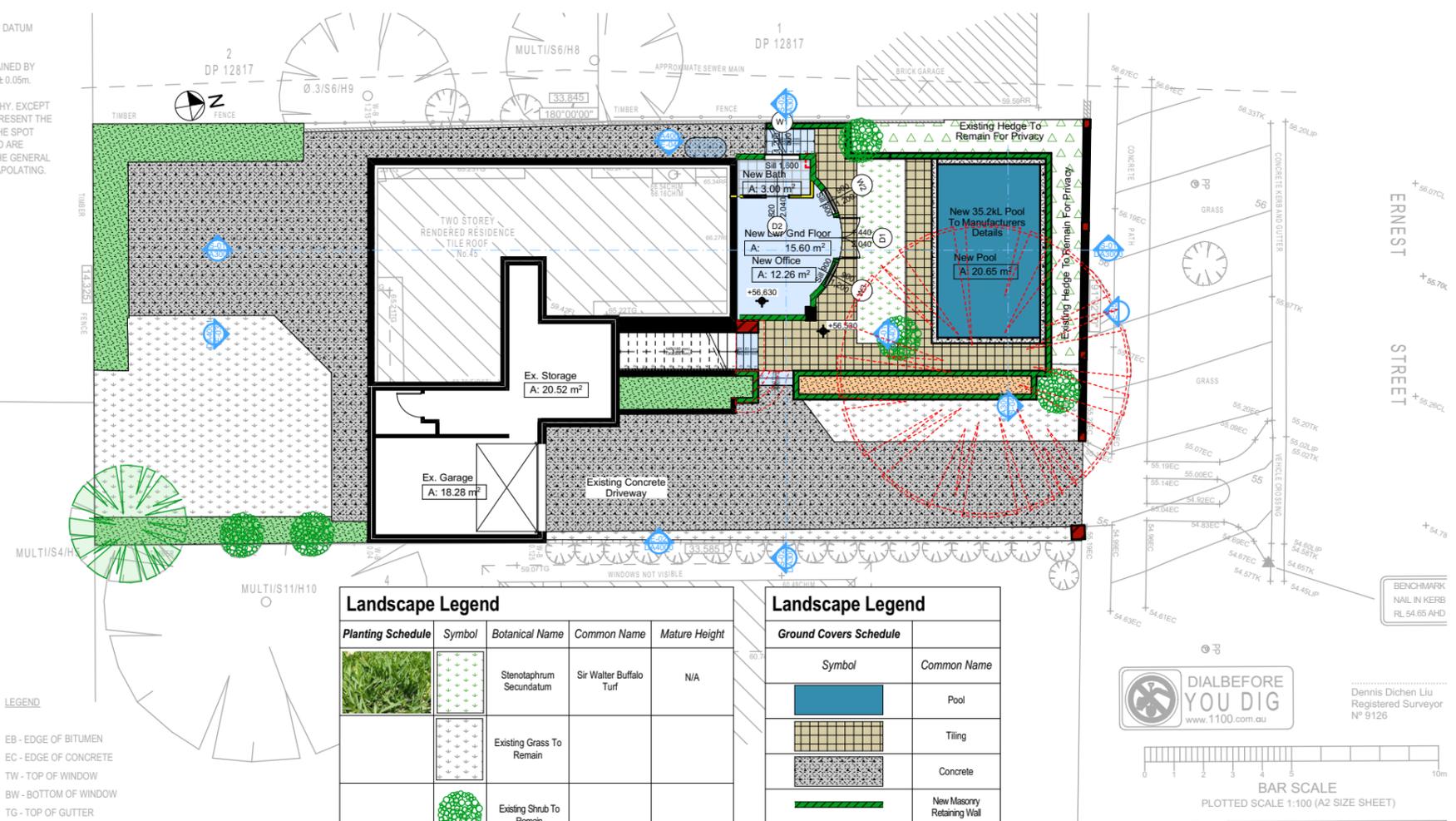
LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING PM 1116 WITH RL 55.215 (AHD).
RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ±0.05m.
CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. 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.
Z103
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

RR - ROOF RIDGE
FL - FLOOR LEVEL
TSS TOTAL SURVEYING SOLUTIONS
LANE COVE | CAMDEN | MANLY VALE | CENTRAL COAST

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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

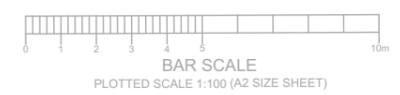
CLIENT: DANIEL BELL & CLARE SPORLE
PROJECT: BALGOWLAH HEIGHTS
ADDRESS: 45 ERNEST STREET, BALGOWLAH HEIGHTS

JOB No.: 201273
PLAN No.: 201273-1
DATE: 30/07/20
DRAWN: FS
CHK: JH

LGA-NORTHERN BEACH
DATUM: AHD
SCALE: 1:100@A2
CONT. INTERVAL: 0.25m
SHEET 1 OF 1



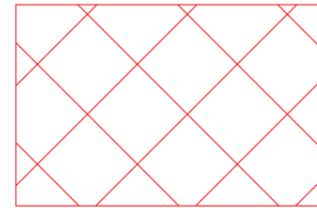
Dennis Dichen Liu
Registered Surveyor
N° 9126



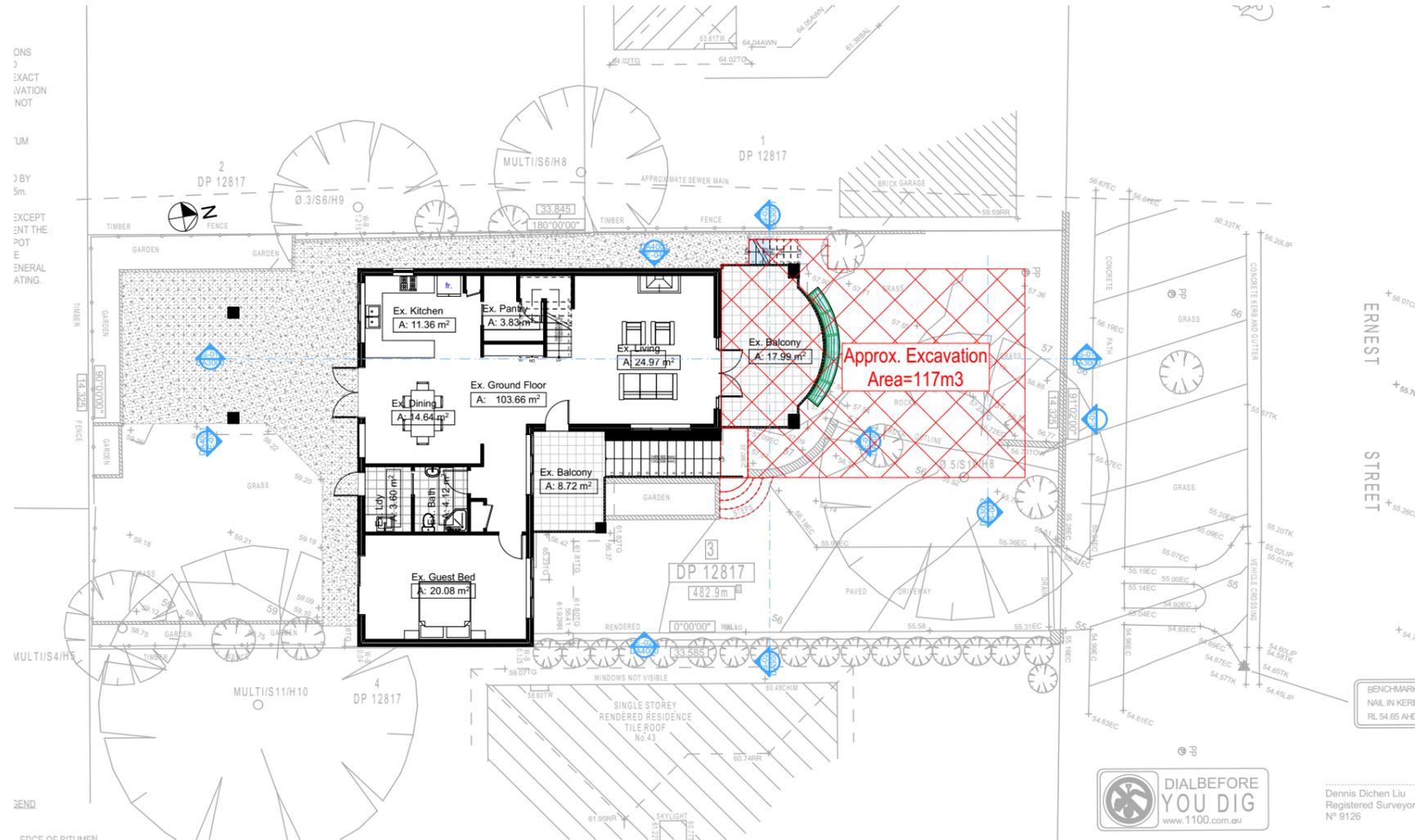
Floor Space Ratio

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION



Denotes Excavation Area



2 EXCAVATION & FILL PLAN
1:200



Dennis Dichen Liu
Registered Surveyor
N° 9126

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

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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 Basic Certificate New Works to be constructed shown in Shaded/Blue
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
Concrete Slab Floor, Concrete Block Walls, Concrete Block Walls R1.70 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 1986
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2047
Waterproofing to BCA and AS 3745
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.
Basic
Basic Certificate Number A401580_02
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 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
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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	482.9m²	Yes
Housing Density (dwelling/m²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% 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 Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
Plot Date: 1/04/2021
Project No.: RP09208EL
Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE:
SITE AND LOCATION
Excavation & Fill Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 1-4-2021

DRAWING NO.
DA1012

Plot Date: 1/04/2021
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



www.rapidplans.com.au
PO Box 4239 Ferndale Forest DC NSW 2266
Tel: (02) 9369-8546 Mobile: 0414-944-624
Email: info@rapidplans.com.au

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



ACCREDITED BUILDING DESIGNER

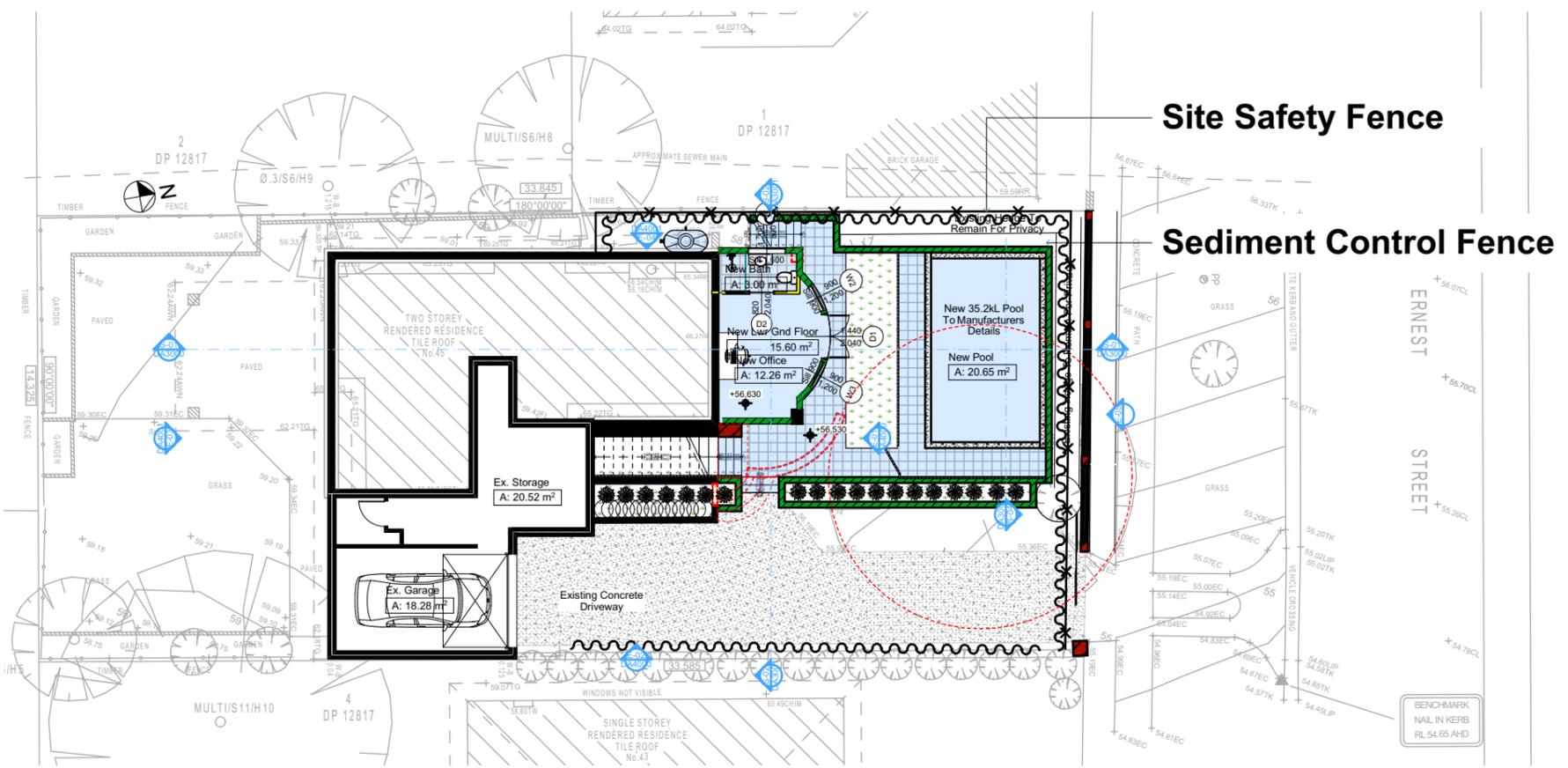
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NOTES
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45 Ernest Street, Balgowlah Heights is not considered a heritage item.
All Plans to be read in conjunction with Basis Certificate New Works to be constructed shown in Shaded/Blue

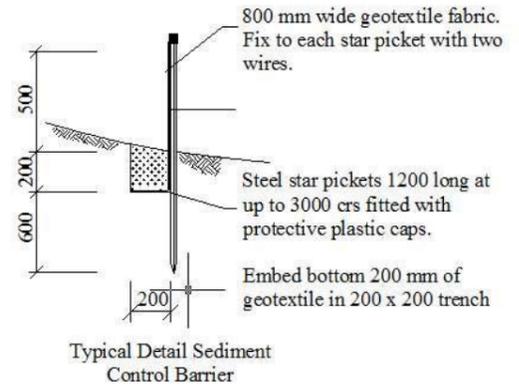
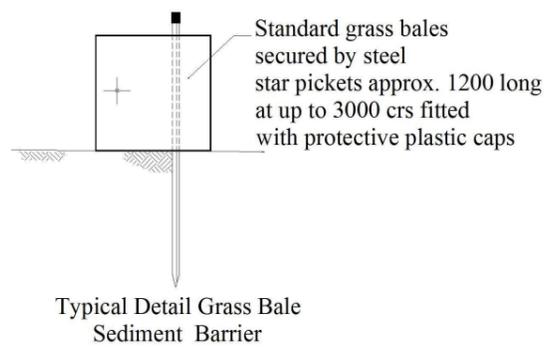
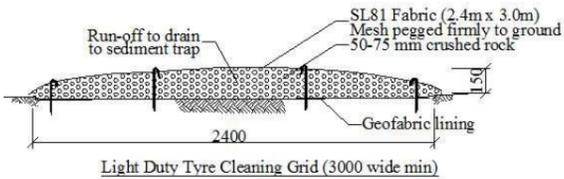
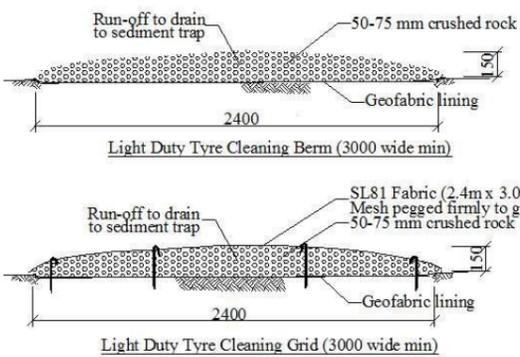
Certifying
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Construction
Concrete Slab Floor, Concrete Block Walls R1.70
Insulation to External Concrete Block Walls R1.70
Refer to Engineers drawings for structural details
All work to Engineers Specifications and BCA
Timber framing to BCA and AS 1986
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2047
Waterproofing to BCA and AS 3745
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.

Basis
Basis Certificate Number A401580_02
All Plans to be read in conjunction with Basis Certificate
The applicant must construct the new or altered construction (floor or 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.
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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.



SEDIMENT & EROSION CONTROL PLAN
1:200



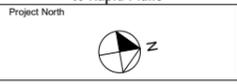
These plans are for DA Application purposes only. These plans are not to be used for the construction certificate application without the written permission of Rapid Plans

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans



Drawn | Checked GBJ
Plot Date: 1/04/2021
Project No.: RP09208BEL
Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE: **Sediment & Erosion Plan**

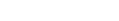
PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE
- 1-4-2021

DRAWING NO. **DA1013**

Plot Date: 1/04/2021
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



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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
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 Basis Certificate New Works to be constructed shown in Shaded/Blue

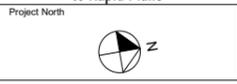
Certifying
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Construction
Concrete Slab Floor, 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 1989
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2047
Waterproofing to BCA and AS 3745
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.

Basis
Basis Certificate Number A401580_02
All Plans to be read in conjunction with Basis 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 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must treat 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 eaves, 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 2000 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	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans



Drawn | Checked GBJ
Plot Date: 1/04/2021
Project No.: RP09208EL
Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

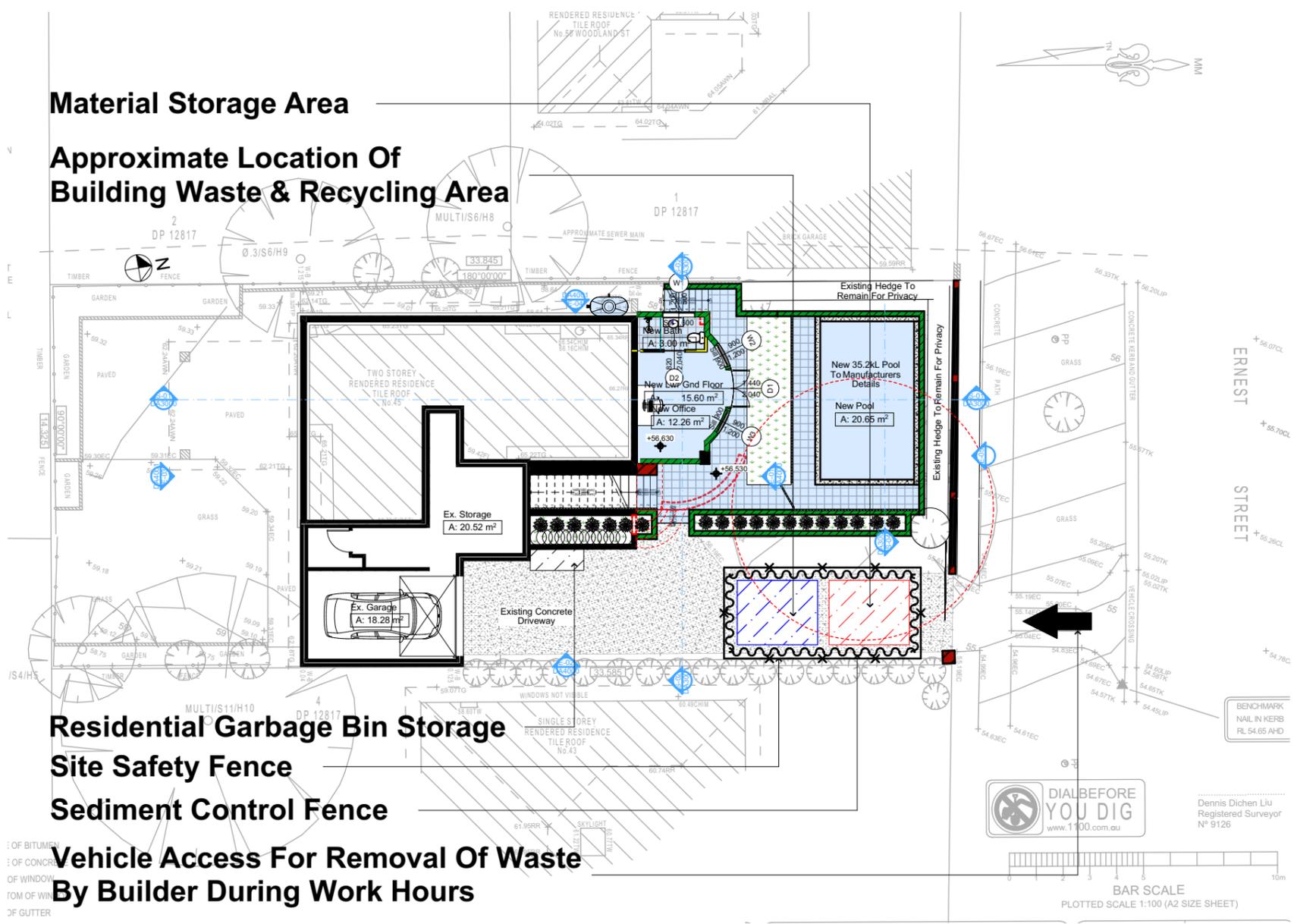
DRAWING TITLE:
SITE AND LOCATION
Waste Management Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 1-4-2021

DRAWING NO.
DA1014

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



1 WASTE MANAGEMENT PLAN
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

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Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
 Plot Date: 1/04/2021
 Project NO.: RP0920BREL
 Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

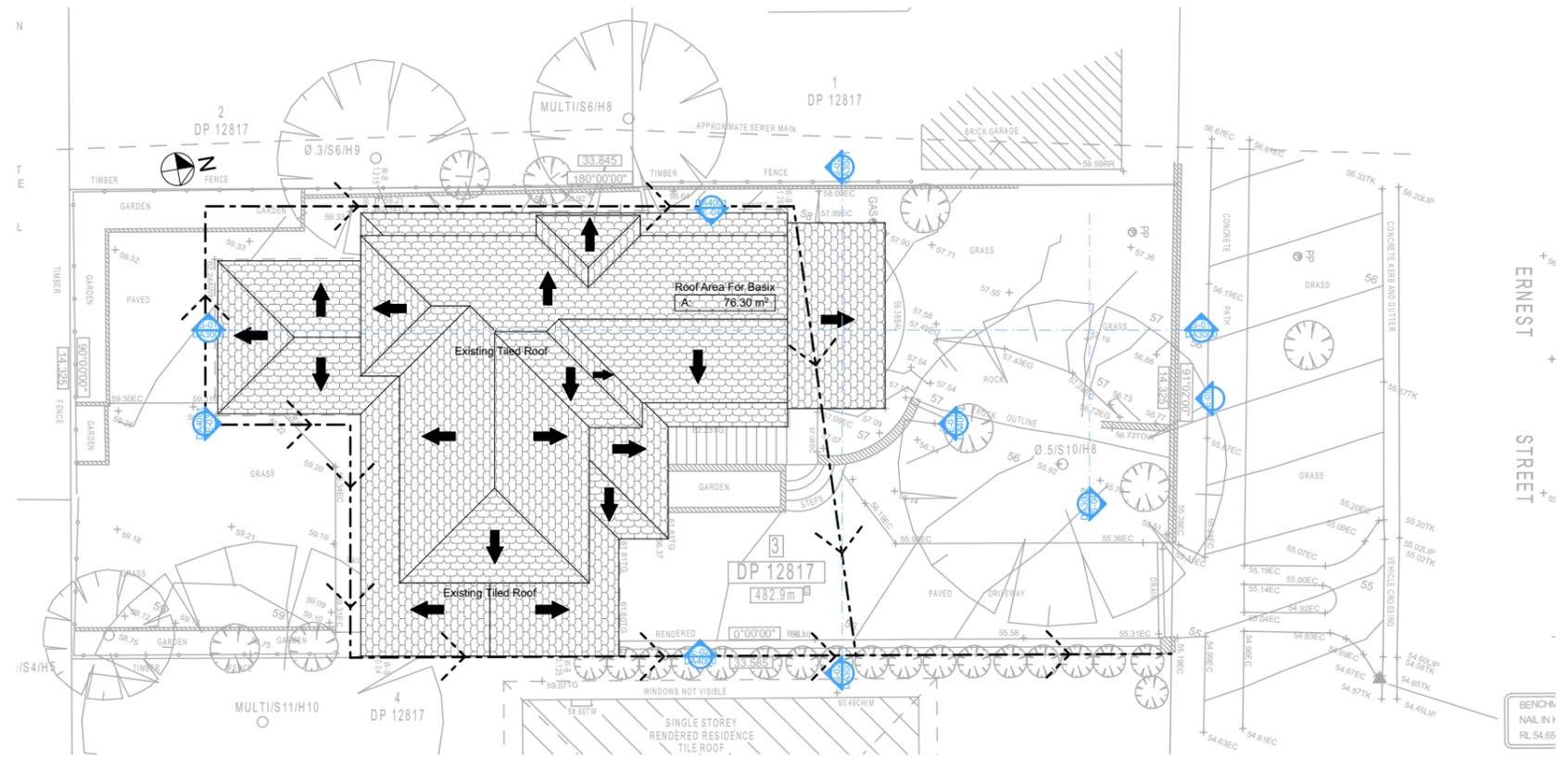
DRAWING TITLE:
SITE AND LOCATION
Stormwater Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
 - 1-4-2021

DRAWING NO.
DA1015

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



4 **STORMWATER PLAN**
1:200

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

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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Pool and Spa

Rainwater tank

The applicant must install a rainwater tank of at least 1003 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rainwater runoff from at least 76.3 square metres of roof area.

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

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 35.2 kilolitres.

The swimming pool must have a pool cover.

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

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

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

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45 Ernest Street, Balgowlah Heights 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

Basix

Basix Certificate Number A401580_02

All Plans to be read in conjunction with Basix 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 treat 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 2500 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.

Construction

Concrete Slab Floor, Concrete Block Walls R1.70
Insulation to External Concrete Block Walls R1.70
Refer to Engineers Specification for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1986
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2047
Waterproofing to BCA and AS 3745
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.

Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc.	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans

Project North

Client: Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE: PLANS LOWER GROUND FLOOR

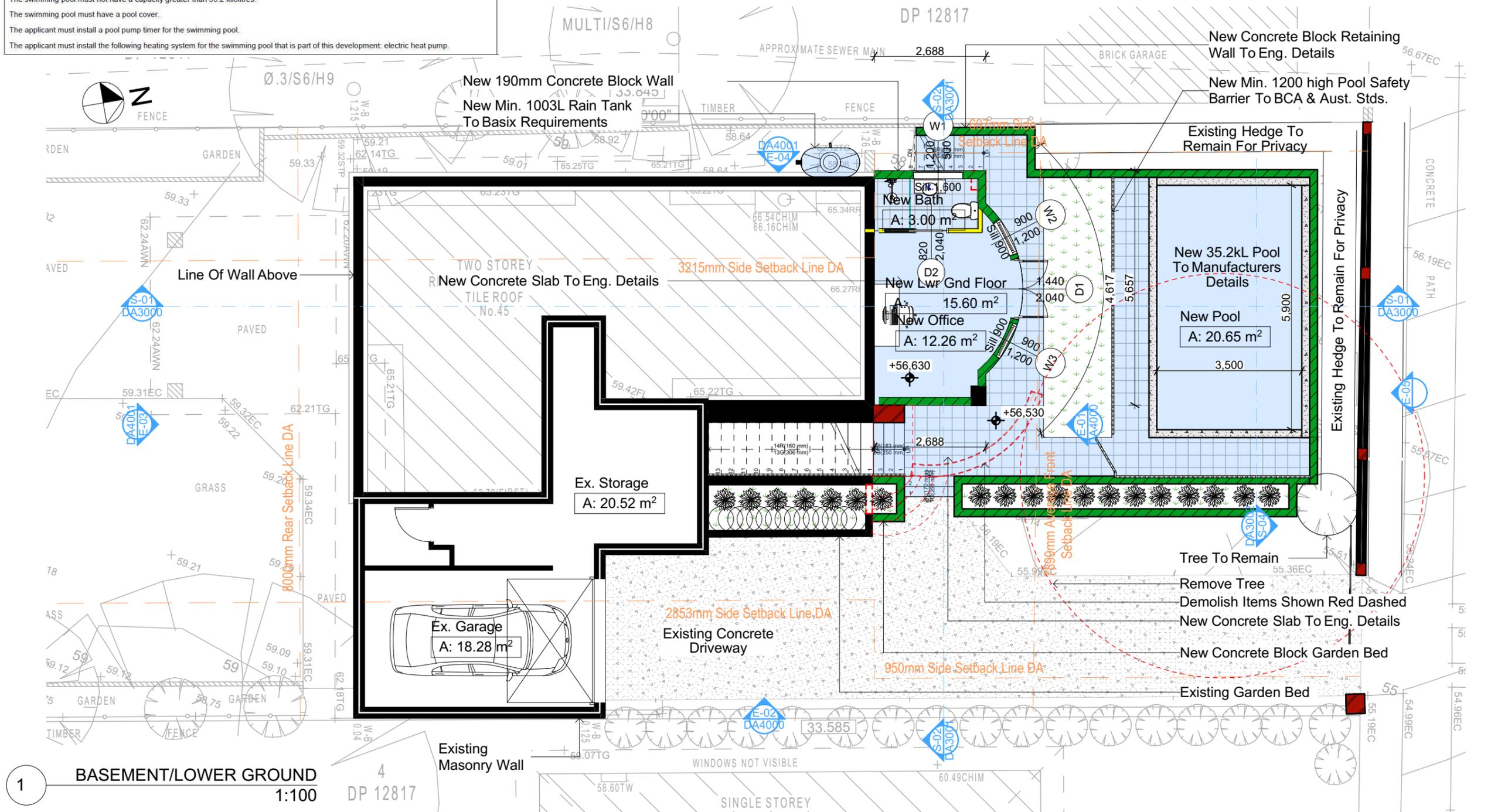
PROJECT NAME: Alterations & Additions

REVISION NO. DATE

- 1-4-2021

DRAWING NO. **DA2001**

Plot Date: 1/04/2021
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	
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)	

Fixtures and systems

Lighting

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

Fixtures

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

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

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

Floor Space Ratio

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

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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

Client: Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE: PLANS GROUND FLOOR

PROJECT NAME: Alterations & Additions

REVISION NO. DATE

- 1-4-2021

DRAWING NO. DA2002

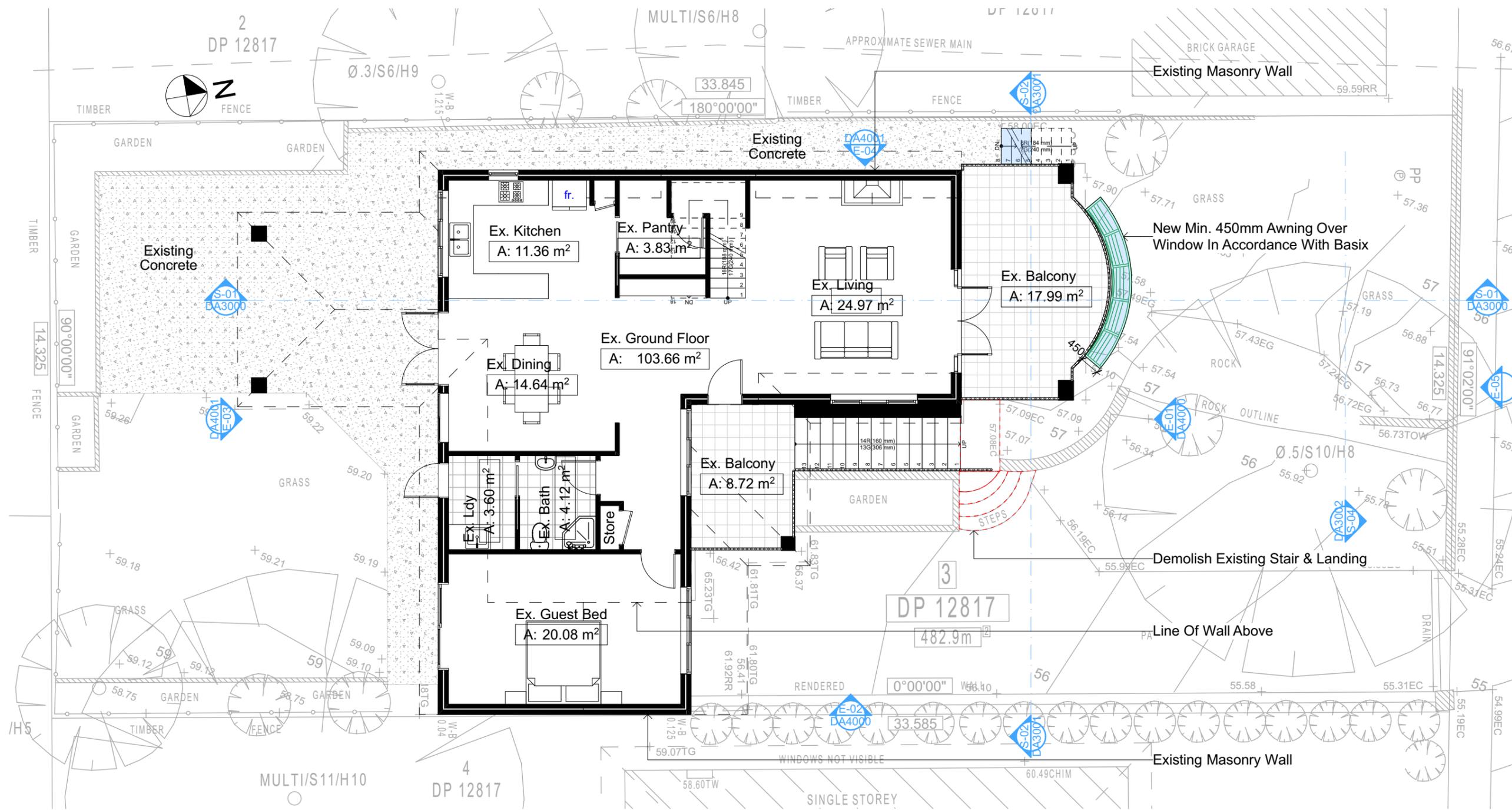
Plot Date: 1/04/2021
Sheet Size: A3

Denotes New Works [Blue Box]

Denotes Existing Wall [Solid Line]

Denotes Demolished Item [Dashed Line]

Wall Legend



2 GROUND FLOOR
1:100

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)	

Fixtures and systems

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

Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Floor Space Ratio

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

DA APPLICATION ONLY
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Denotes New Works

Wall Legend

Denotes Existing Wall

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NOTES

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

Certification
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Construction
Concrete Slab Floor, Concrete Block Walls R1.70 Insulation to External Concrete Block Walls R1.70 Refer to Engineers drawings for structural details
All work to Engineers Specifications and BCA
Timber framing to BCA and AS 1986
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2047
Waterproofing to BCA and AS 3745
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.

Basic
Basic Certificate Number A401580_02
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 treat 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	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc.	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
Plot Date: 1/04/2021
Project NO.: RP0920BEBL
Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

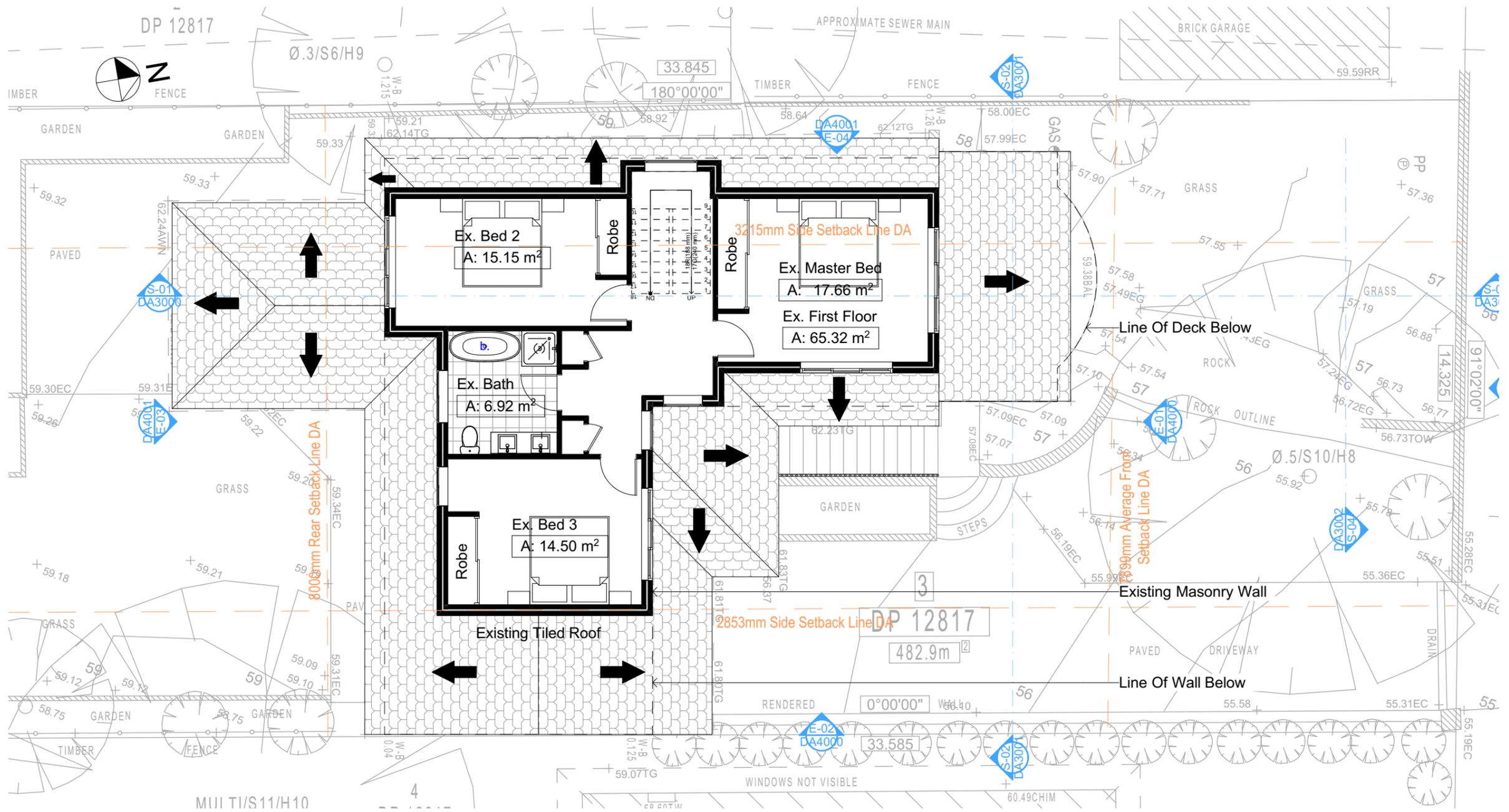
DRAWING TITLE: PLANS
FIRST FLOOR

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 1-4-2021

DRAWING NO.
DA2003

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



3 FIRST FLOOR
1:100

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)	

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

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

DA APPLICATION ONLY
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Pool and Spa

Rainwater tank

The applicant must install a rainwater tank of at least 1003 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rainwater runoff from at least 76.3 square metres of roof area.

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

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 35.2 kilolitres.

The swimming pool must have a pool cover.

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

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

Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
Plot Date: 1/04/2021
Project NO.: RP0920BEL
Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

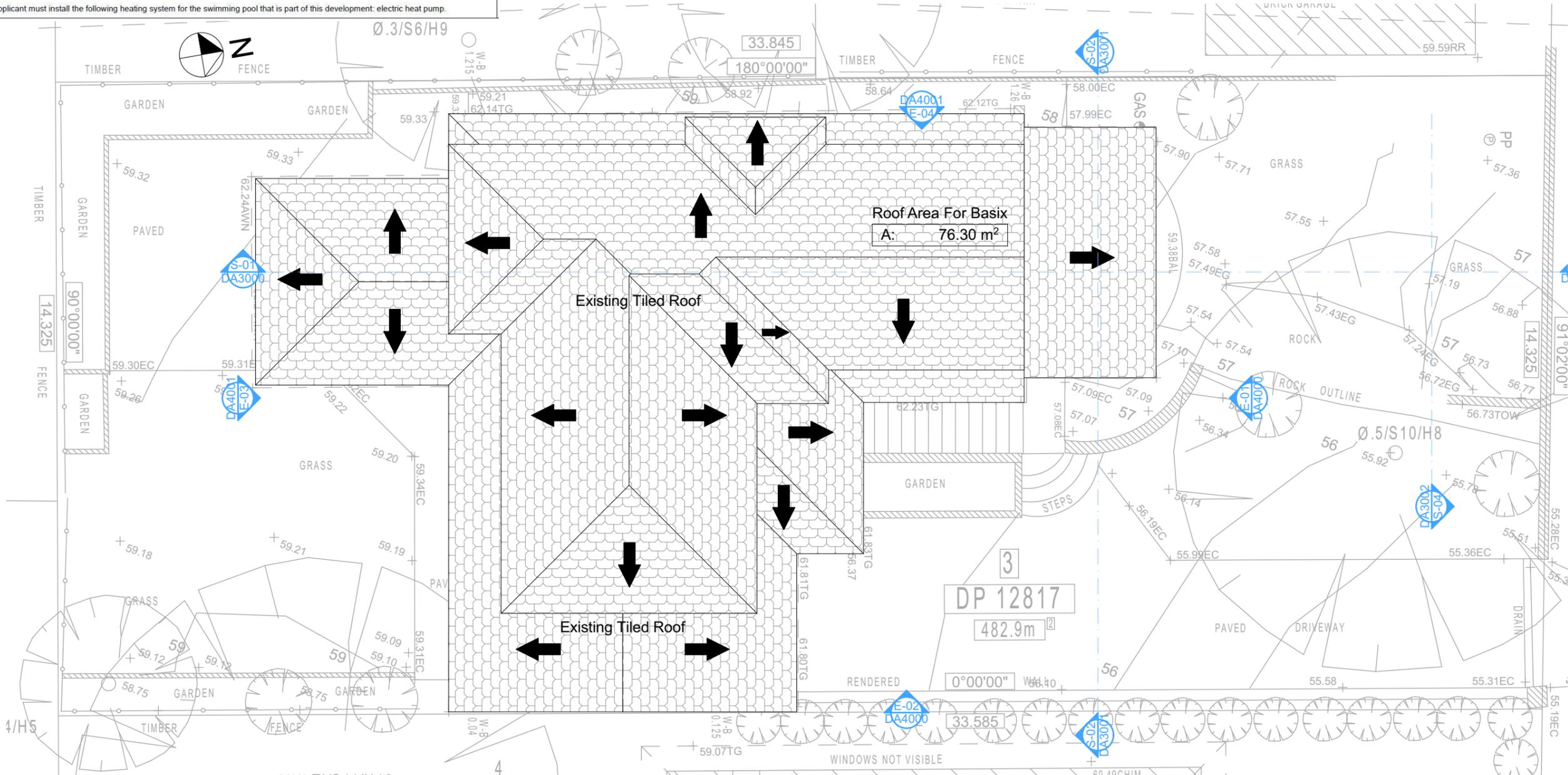
DRAWING TITLE:
**PLANS
ROOF**

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 1-4-2021

DRAWING NO.
DA2004

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



Roof Plan
1:100

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: concrete block/plasterboard	R1.18 (or R1.70 including construction)	

Fixtures and systems

Lighting

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

Fixtures

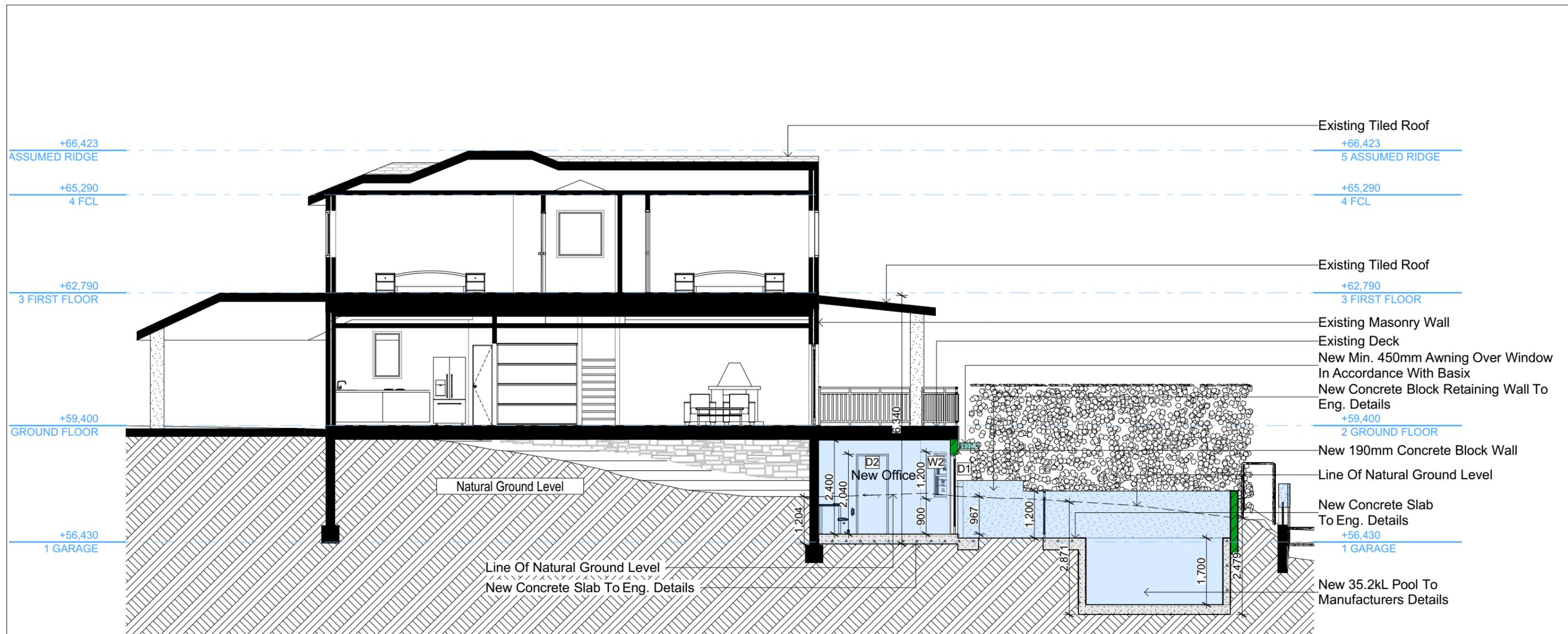
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Floor Space Ratio

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

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S-01 SECTION 1
1:100

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)	

Fixtures and systems

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

Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Denotes New Works

Wall Legend

- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall

Floor Space Ratio

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

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes	% of landscape area (35% min)	49%	Yes
Housing Density (dwelling/m ²)	1	Yes	Impervious area (m ²)	52%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	2871mm	Yes
Front Setback (Min.)	Average	Variation	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	3.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	Calc	Variation			

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
45 Ernest Street, Balgowlah Heights 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
45 Ernest Street, Balgowlah Heights is not considered a heritage item

Certifying
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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 AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A401580_02
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
a) additional insulation is not required where the area of new construction is less than 2m²,
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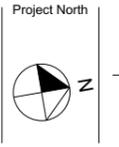


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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked: GBJ
Plot Date: 1/04/2021
Project NO: RP0920BEL
Project Status: DA

Client: Danny Bell
Site: 45 Ernest Street, Balgowlah Heights

Sheet Size: A3

DRAWING TITLE :
SECTIONS 1
Alterations & Additions

REVISION NO. -
DATE: **1-4-2021**
DRAWING NO. **DA3000**

Denotes New Works

Wall Legend

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



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NOTES
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Certifying
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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 Specifications and BCA
Timber framing to BCA and AS 1986
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2047
Waterproofing to BCA and AS 3745
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.

Basic
Basic Certificate Number A401580_02
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 treat 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 200 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	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans



Drawn | Checked GBJ
Plot Date: 1/04/2021
Project NO.: RP0920BEBL
Project Status DA

Client: Danny Bell
Site: 45 Ernest Street, Balgowlah Heights

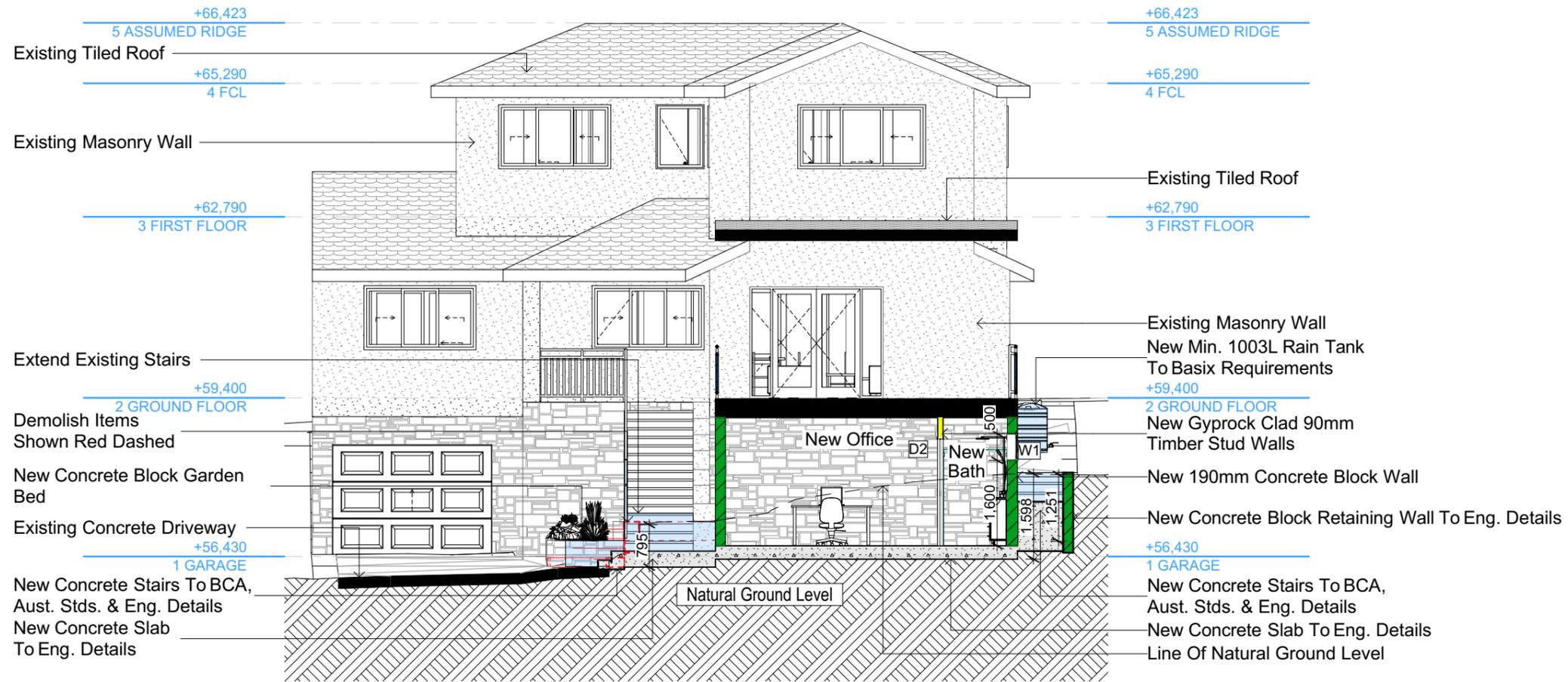
DRAWING TITLE: SECTIONS
SECTION 2

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE
- 1-4-2021

DRAWING NO. **DA3001**

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



S-02 SECTION 2
1:100

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)	

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

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

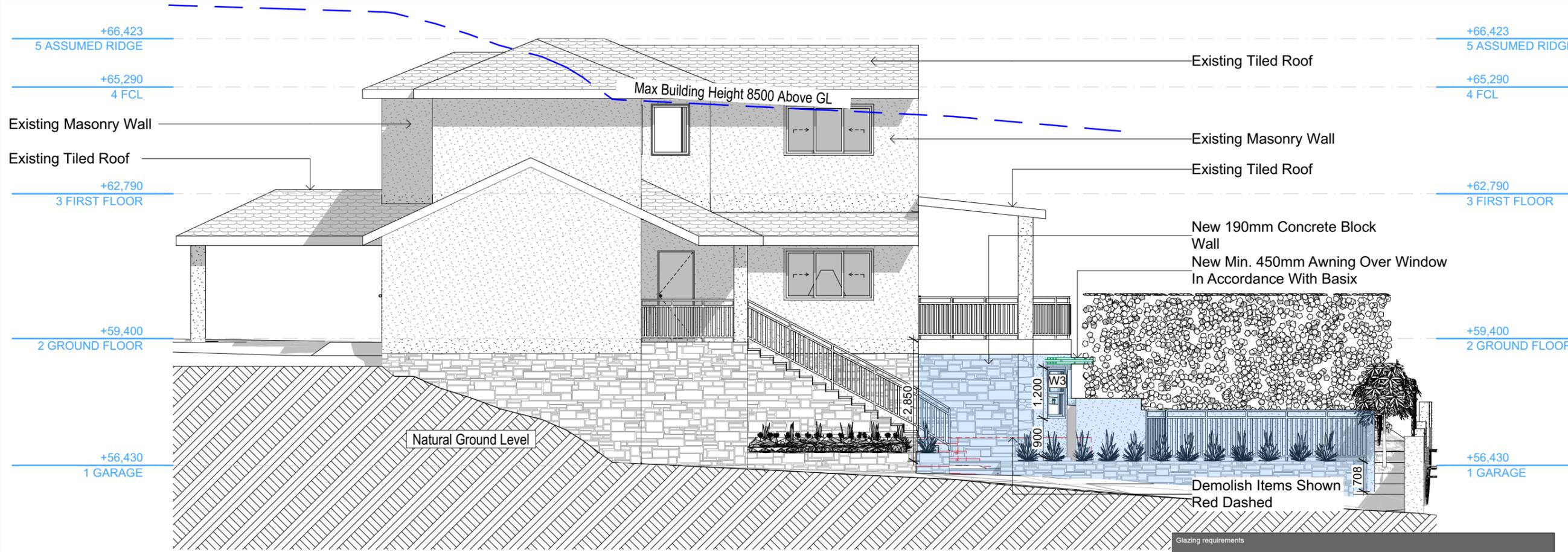
DA APPLICATION ONLY
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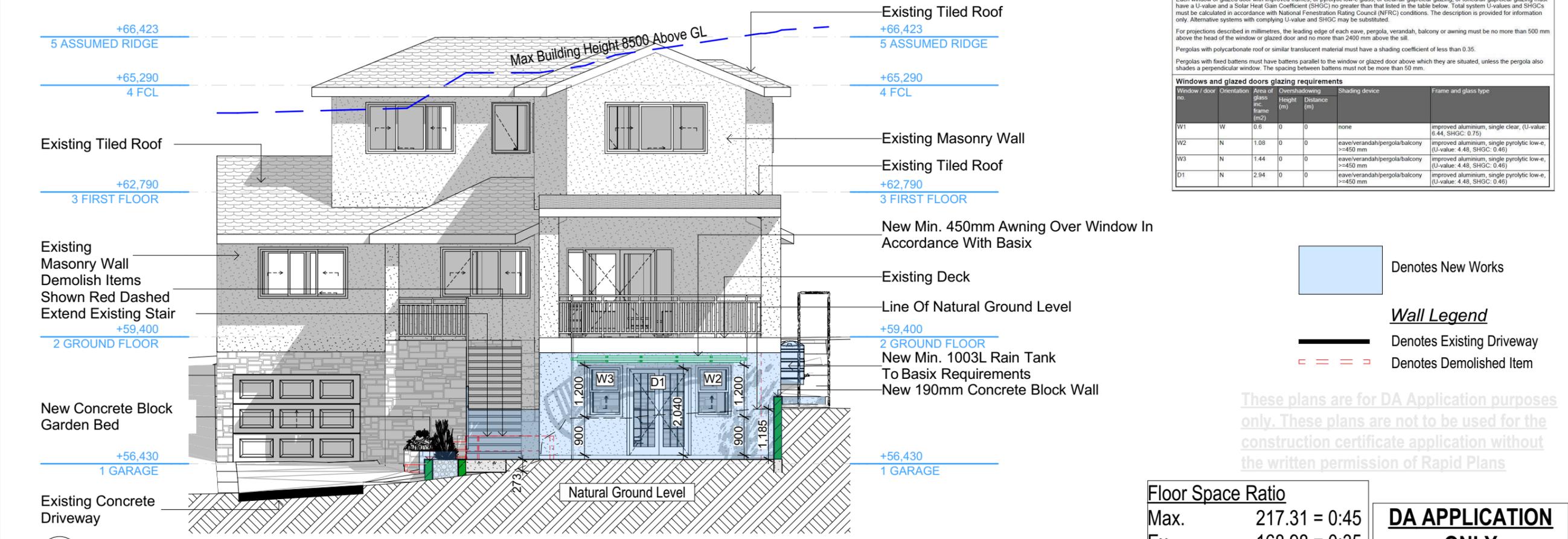
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 The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.
NOTES
 45 Ernest 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. 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 authorized 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 1986
 Termite Management to BCA and AS 3660.1
 Glazing to BCA and AS1288-2047
 Waterproofing to BCA and AS 3745
 New Lighting to have minimum of 40% compact fluorescent lamps
 All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basix
 Basix Certificate Number A401580_02
 All Plans to be read in conjunction with Basix 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 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.
 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.



E-02 East 1:100



E-01 North 1:100

Glazing requirements

Windows and glazed doors
 The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
 The following requirements must also be satisfied in relation to each window and glazed door:
 Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.
 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	W	0.6	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	N	1.08	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	N	1.44	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	N	2.94	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

Wall Legend

Denotes New Works

Denotes Existing Driveway

Denotes Demolished Item

Floor Space Ratio

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

DA APPLICATION ONLY
 NOT FOR CONSTRUCTION

Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
 Plot Date: 1/04/2021
 Project No.: RP09208EEL
 Project Status DA

Client: Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

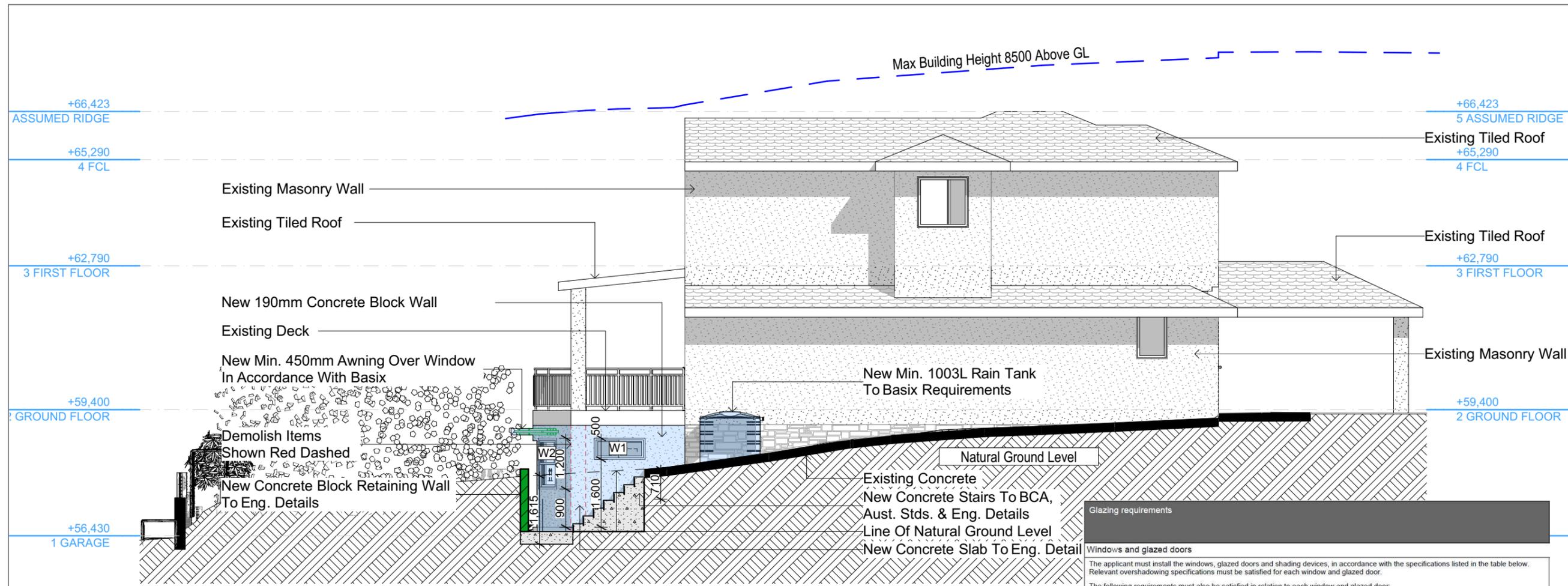
DRAWING TITLE: ELEVATIONS
ELEVATIONS 1

PROJECT NAME: Alterations & Additions

REVISION NO. DATE
 - 1-4-2021

DRAWING NO. DA4000

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



E-04 West 1:100

Glazing requirements

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

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

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		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	W	0.6	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	N	1.08	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	N	1.44	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	N	2.94	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

Denotes New Works

Wall Legend

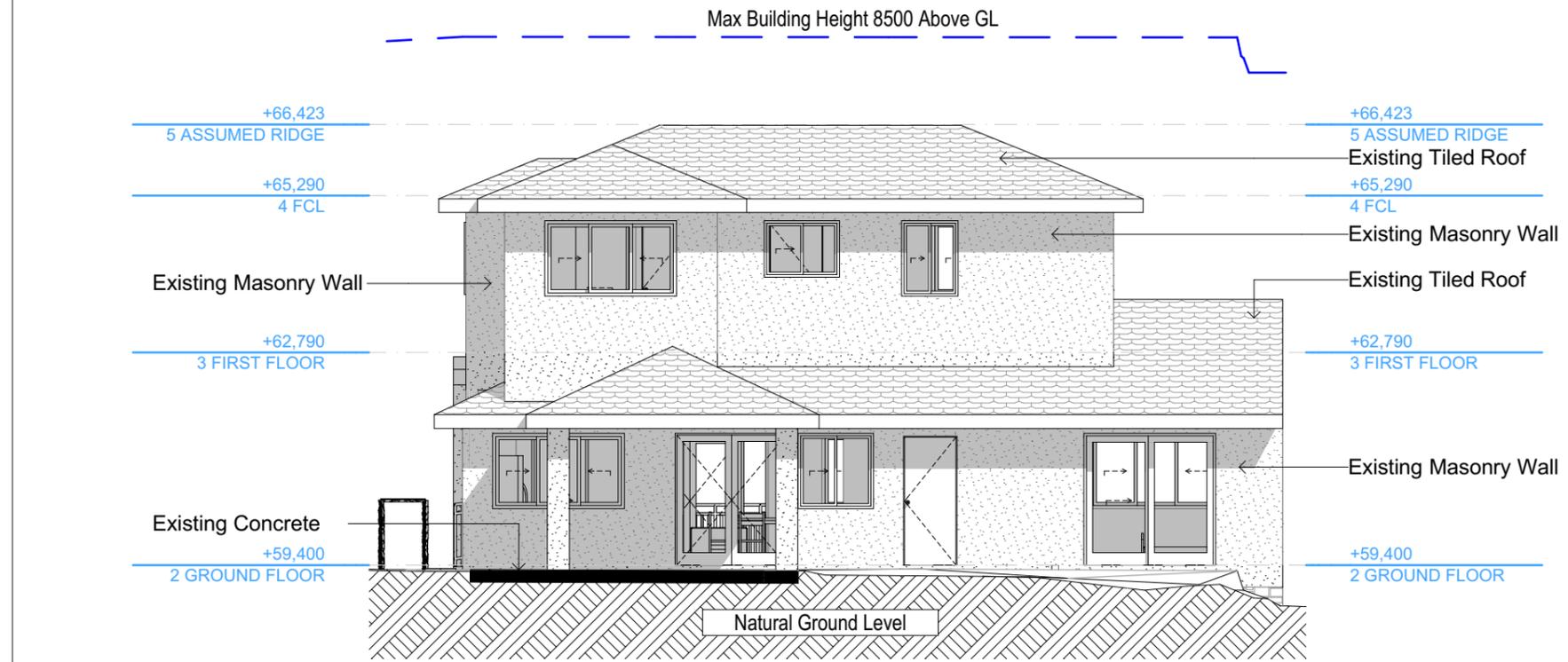
- Denotes New Concrete Block Wall
- Denotes Existing Concrete
- Denotes Demolished Item

These plans are for DA Application purposes only. These plans are not to be used for the construction certificate application without the written permission of Rapid Plans

Floor Space Ratio

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION



E-03 South 1:100

Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans



Drawn | Checked GBJ
Plot Date: 1/04/2021
Project No.: RP0920BEL
Project Status DA

Client: Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE: ELEVATIONS
ELEVATIONS 2

PROJECT NAME: Alterations & Additions

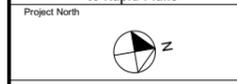
REVISION NO. DATE
- 1-4-2021

DRAWING NO. DA4001

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

Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans



Drawn | Checked GBJ
Plot Date: 1/04/2021
Project NO.: RP0920BEL
Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

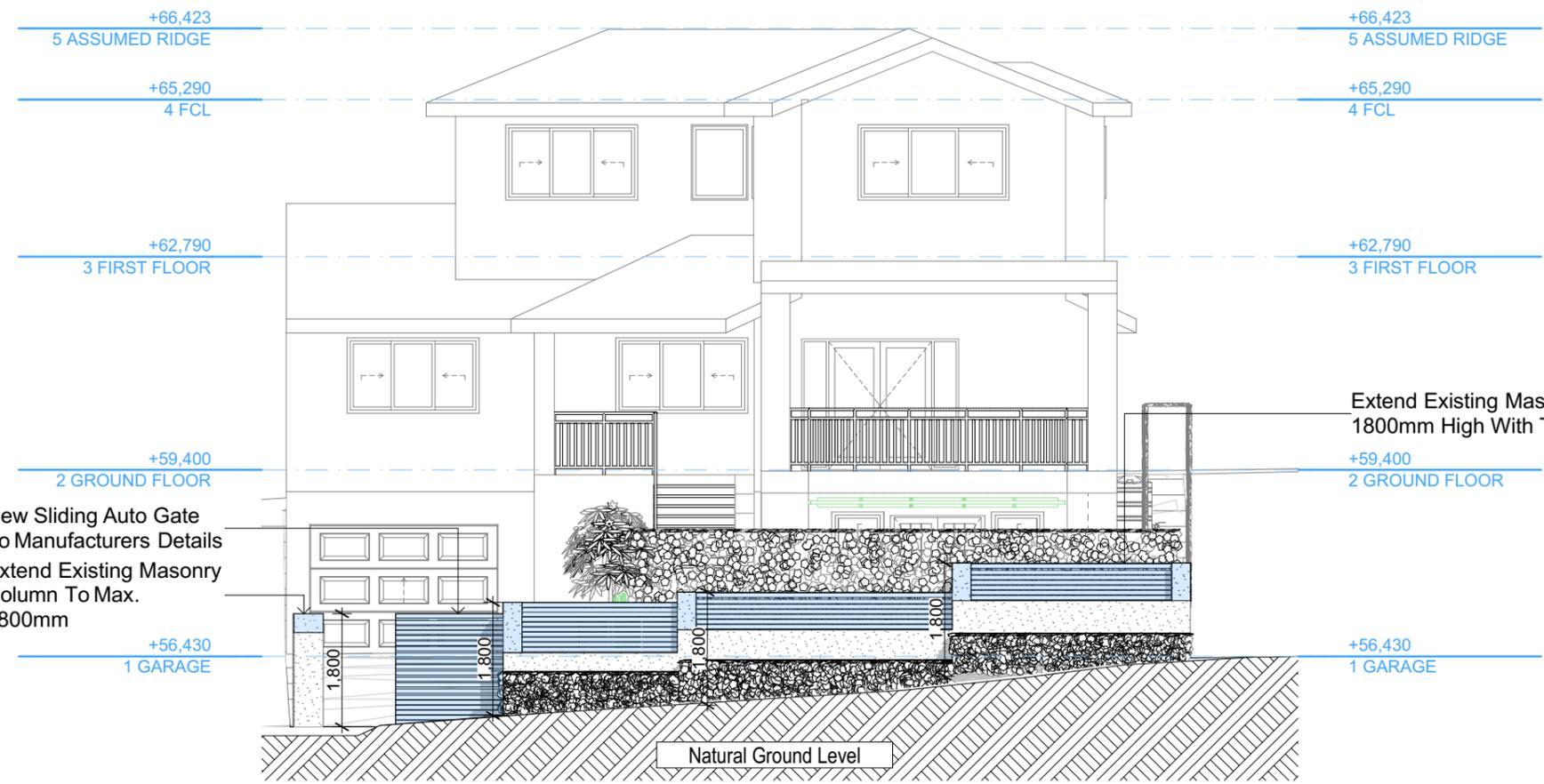
**DRAWING TITLE : ELEVATIONS
ELEVATION FRONT
FENCE**

**PROJECT NAME :
Alterations &
Additions**

REVISION NO. DATE
- 1-4-2021

DRAWING NO.
DA4002

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



Denotes New Works

E-05
Elevation Front Fence
1:100

MODEL: E-8 DC SLIDING GATE
Motor Specification

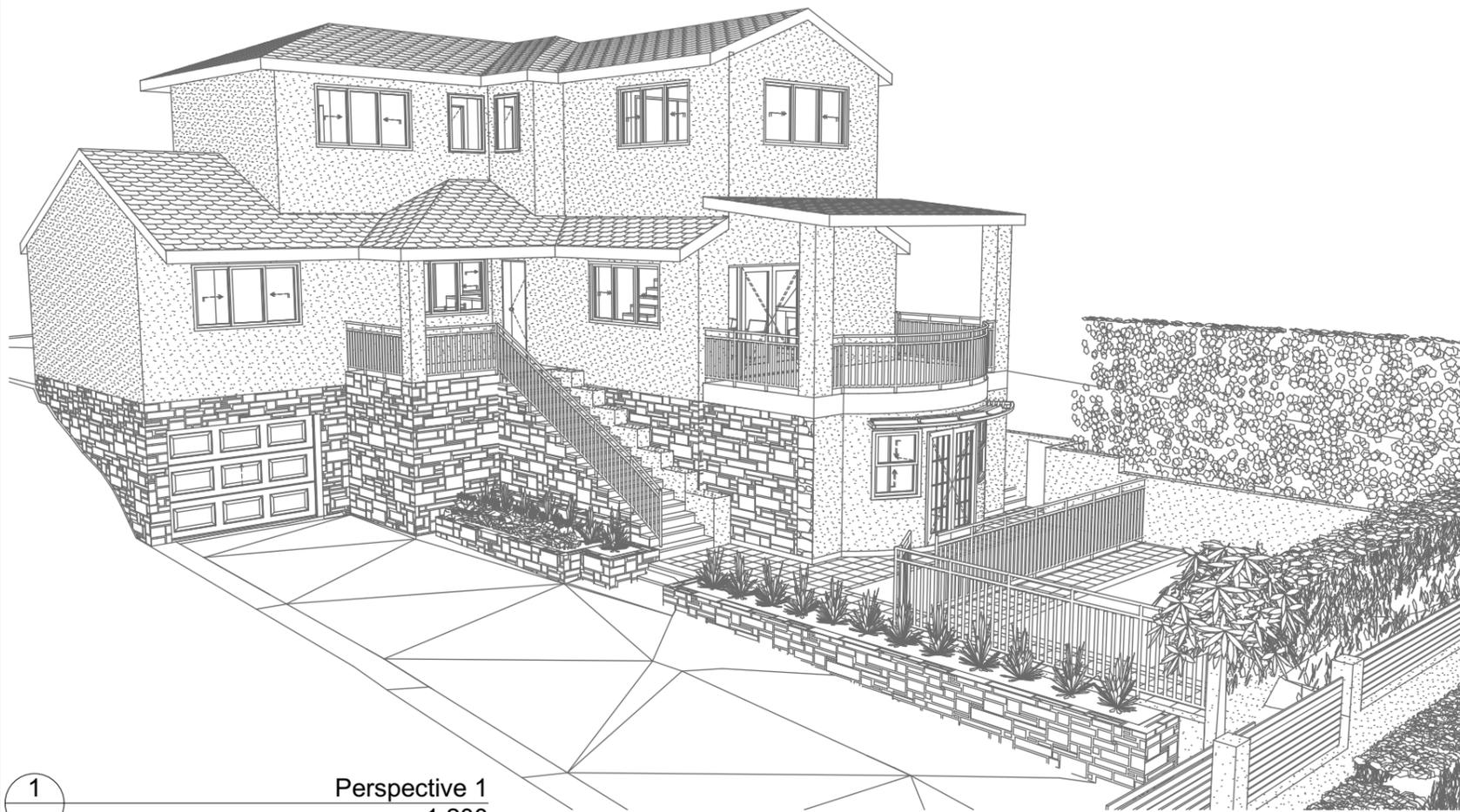
Power Supply	AC 220-240V, 50Hz, Single Phase
Operating Voltage	DC 24V for Normal Speed DC 12V for Cushioning Speed
Motor Type	Oil Bath Gear Motor
Motor Rotation Speed	3000 rpm
Operating Ambient Temperature	-20°C to 80°C
Power Absorb	150 Watts
Maximum Gate Weight	600kg Force Adjustable
Gate Speed	15 Meter / min
Safety Clutch	Electronic Counter Technology Auto Reverse
Protection Class	IP24
Remote Control	2-Channel , 330 MHz UHF
Manual Override	Special Release Key for Power Failure

Typical Type Sliding Gate System. Easy Gate or Similar

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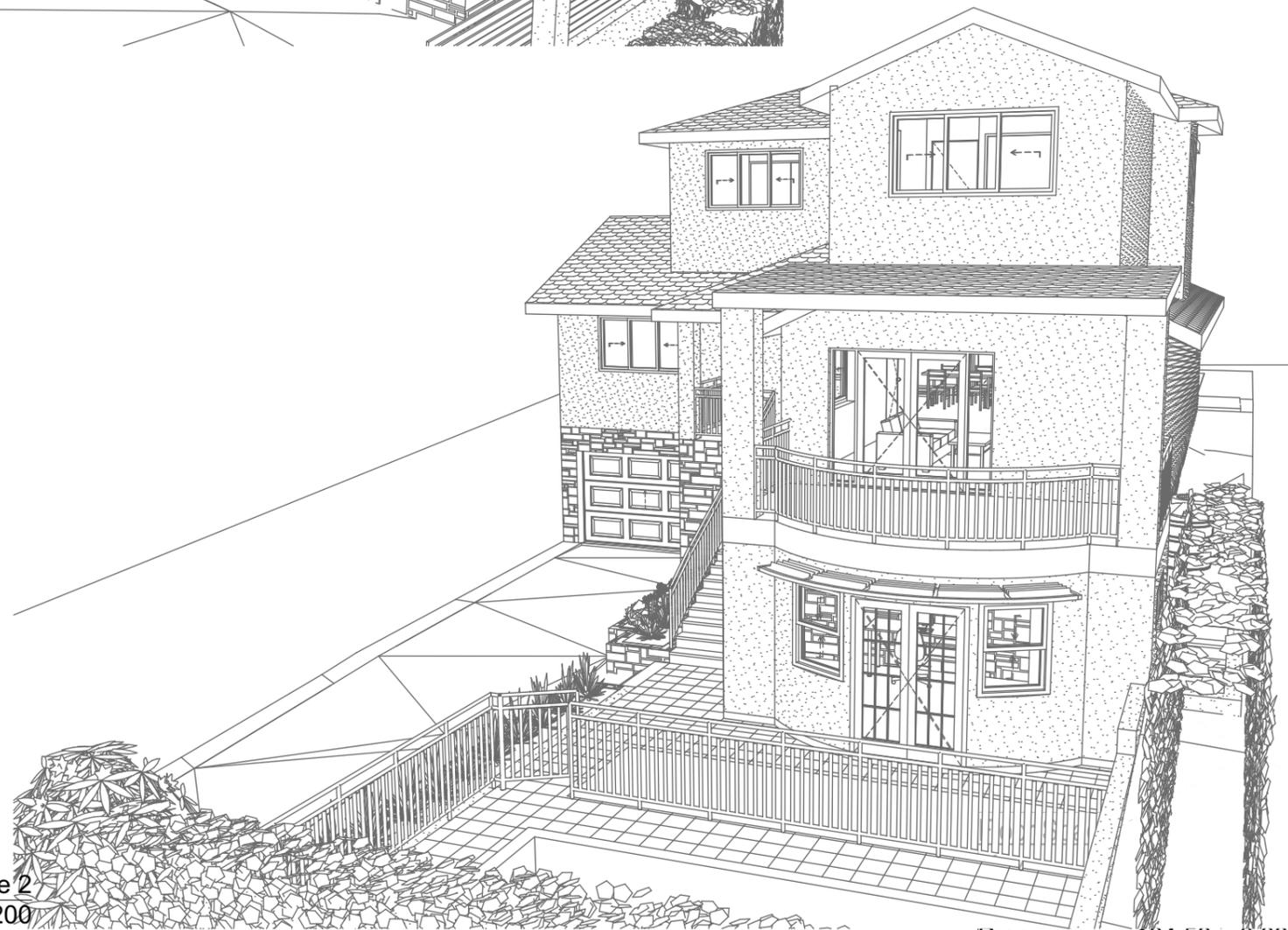
Floor Space Ratio	
Max.	217.31 = 0:45
Ex.	168.98 = 0:35
Prop.	184.58 = 0:38

DA APPLICATION ONLY
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1
-

Perspective 1
1:200



2
-

Perspective 2
1:200

Prop. 184.58 = 0:38

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Rapid Plans
Building Design and Architectural Drafting

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



bdaa
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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
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 Basic Certificate New Works to be constructed shown in Shaded/Blue.

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
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 AS1288-2047
Waterproofing to BCA and AS 3745
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.

Basic
Basic Certificate Number A401580_02
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 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must treat 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 2500 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	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans

Project North



Drawn | Checked GBJ
Plot Date: 1/04/2021
Project NO.: RP0920BREL
Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE :
SHADOW PLANS
PERSPECTIVE

PROJECT NAME :
Alterations & Additions

REVISION NO.	DATE
-	1-4-2021

DRAWING NO. **DA5000**

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



Denotes Rendered Wall (Typical).
Builder To Confirm Type & Colour



Denotes Masonry and Timber Slat
Front Fence (Typical). Builder To
Confirm Type & Colour



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



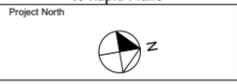
Denotes Stone Clad Retaining Wall (Typical).
Builder To Confirm Type & Colour



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

Site Information	Prop.	Comp.
Site Area	482.9m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Impervious area (m ²)	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 Discrepancies to Rapid Plans



Drawn | Checked GBJ
Plot Date: 1/04/2021
Project No.: RP0920BEL
Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE SHADOW PLANS
MATERIAL & COLOUR SAMPLE BOARD

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 1-4-2021

DRAWING NO.
DA5001

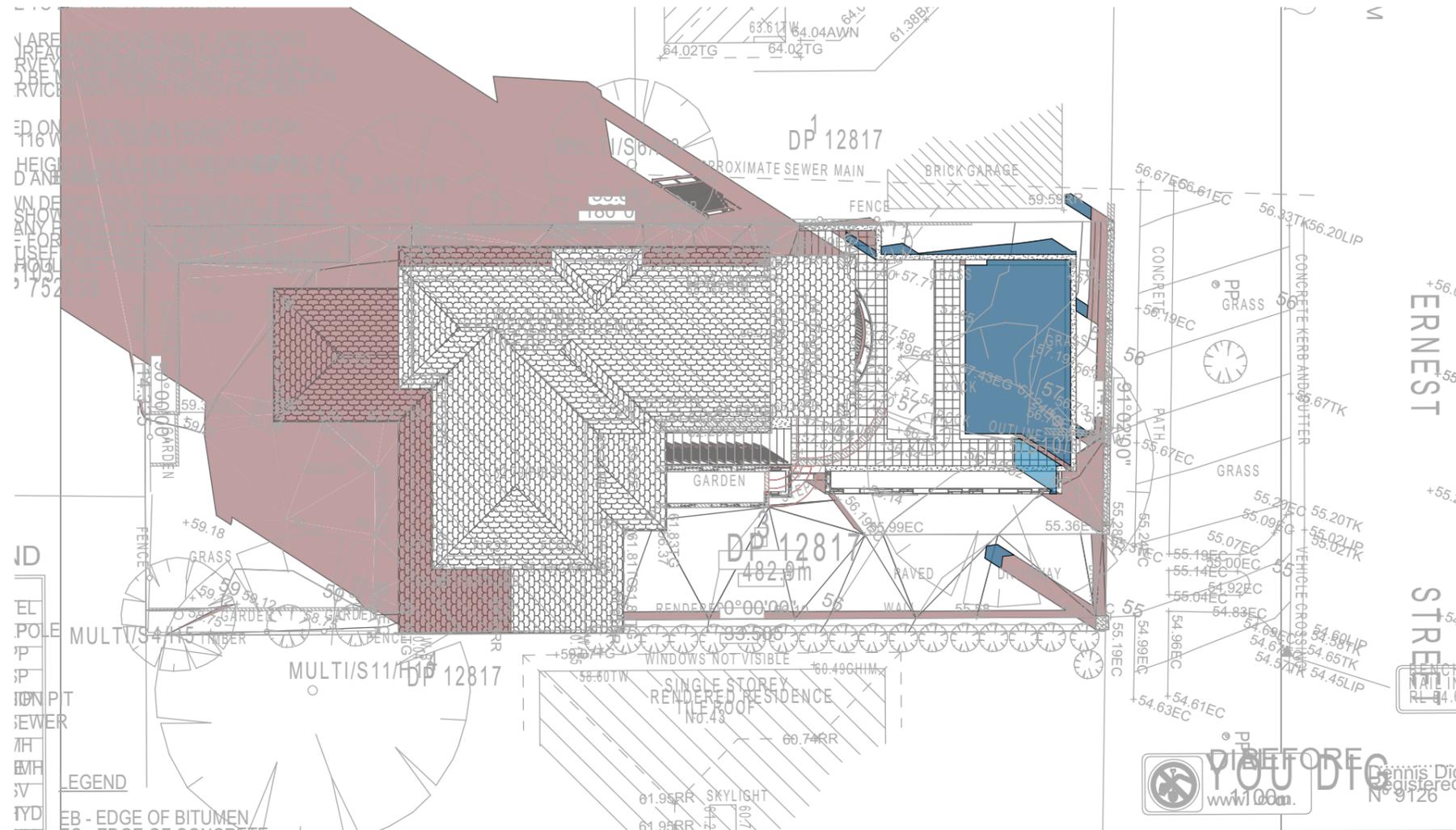
Plot Date: 1/04/2021
Sheet Size: A3

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

 Denotes Proposed Shadow
 Denotes Existing Shadow



01 SHADOW PLAN 21 JUN at 0900h
 1:200

**DA APPLICATION
 ONLY
 NOT FOR CONSTRUCTION**



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 NSW 2086
 Fax: (02) 9905-8665
 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**



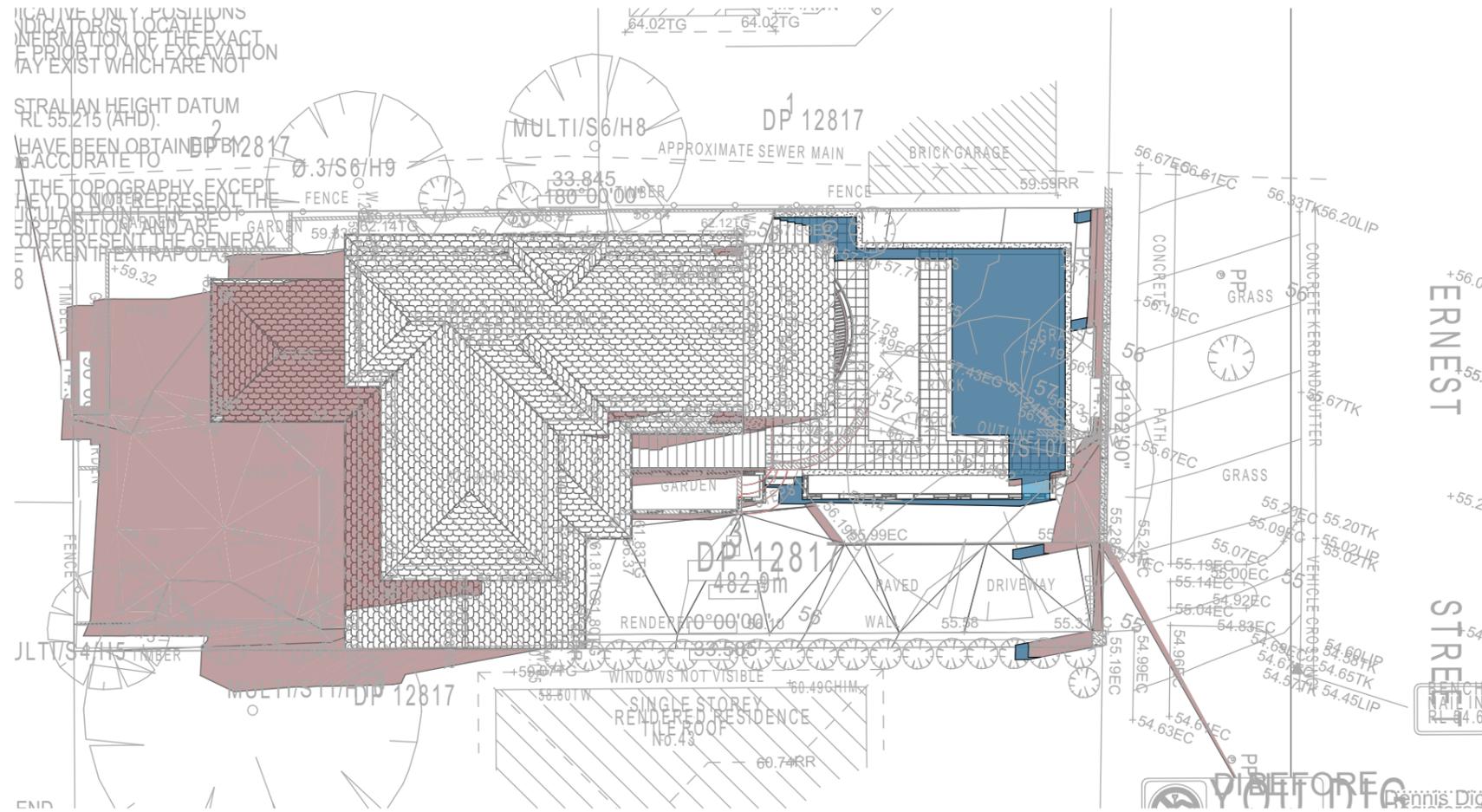
Checked: GBJ
 Plot Date: 1/04/2021
 Project NO: RP0920BEL
 Project Status: DA
 Client: Danny Bell
 Site: 45 Ernest Street, Balgowlah Heights
 Sheet Size: A3

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

REVISION NO. -
 DATE: **1-4-2021**
 DRAWING NO. **DA5002**

 Denotes Proposed Shadow

 Denotes Existing Shadow



02 SHADOW PLAN 21 JUN at 1200h
1:200

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**



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NSW 2086
Fax: (02) 9905-8665
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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



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



Checked: GBJ
Plot Date: 1/04/2021
Project NO: RP0920BEL
Project Status: DA

Client: Danny Bell
Site: 45 Ernest Street, Balgowlah Heights
Sheet Size: A3

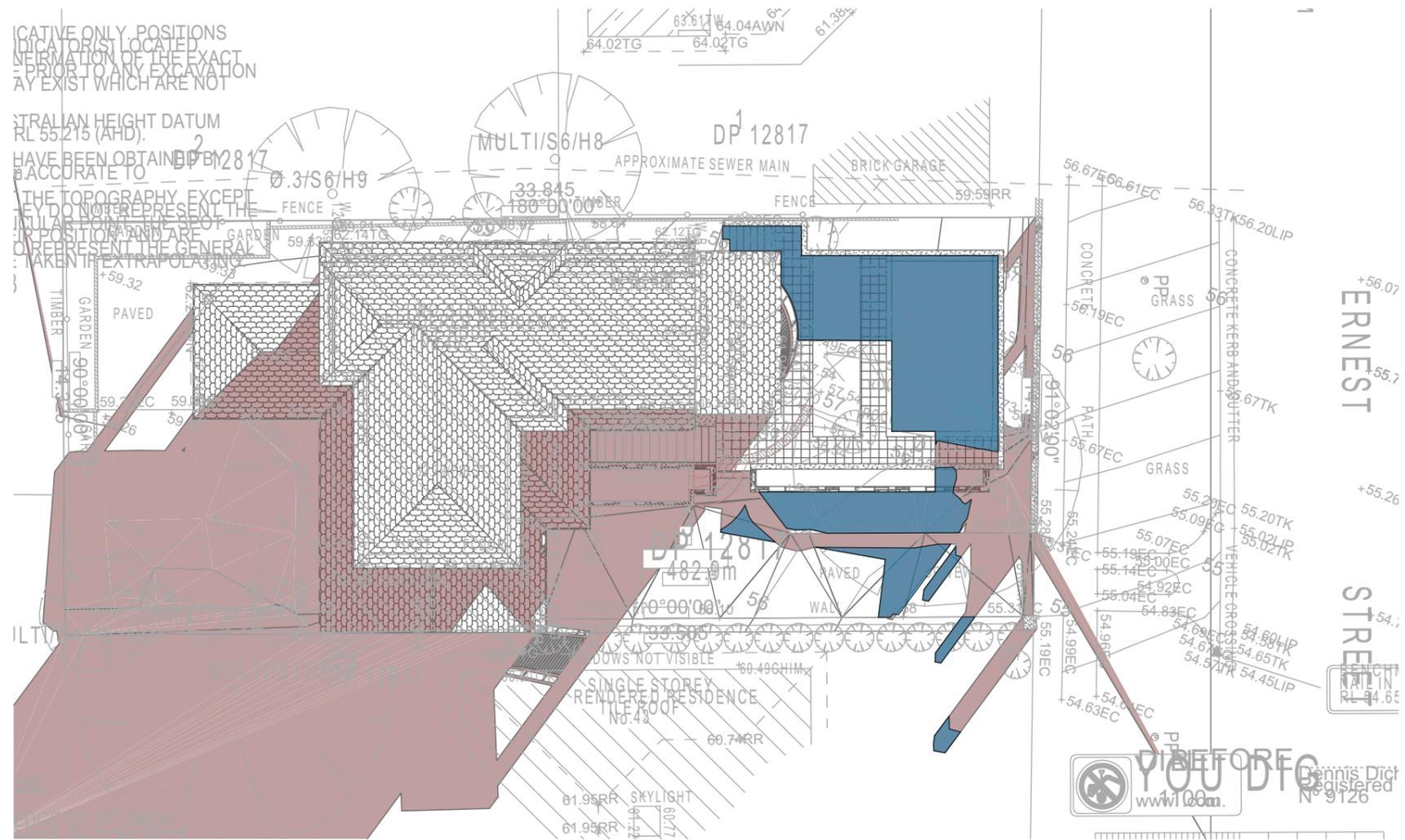
DRAWING TITLE : SHADOW PLANS
SHADOW PLAN 21st June 12pm

PROJECT NAME : **Alterations & Additions**

REVISION NO. -
DATE: **1-4-2021**
DRAWING NO. **DA5003**

 Denotes Proposed Shadow

 Denotes Existing Shadow



03 SHADOW PLAN 21 JUN at 1500h
1:200

**DA APPLICATION
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NOT FOR CONSTRUCTION**



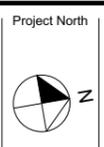
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NSW 2086
Fax: (02) 9905-8665
Mobile: 0414-945-024
Email: greg@rapidplans.com.au

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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: GBJ
Plot Date: 1/04/2021
Project NO: RP0920BEL
Project Status: DA

Client: Danny Bell
Site: 45 Ernest Street, Balgowlah Heights
Sheet Size: A3

DRAWING TITLE : SHADOW PLANS
SHADOW PLAN 21st June 3pm

PROJECT NAME : **Alterations & Additions**

REVISION NO. -
DATE: **1-4-2021**
DRAWING NO. **DA5004**