

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



ACCREDITED  
BUILDING DESIGNER

# DEVELOPMENT APPLICATION

## Alterations & Additions To Existing Residence

### For Danny Bell

45 Ernest Street, Balgowlah Heights  
Lot 3 D.P. 12817  
Project Number: RP0920BEL



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

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



Description of project

Project address	
Project name	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

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

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  $\pm 0.05m$ .

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

2103  
DP 752038

#### LEGEND

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

#### LEGEND

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



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

NOTE:  
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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**

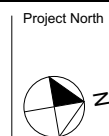


Rapid Plans  
www.rapidplans.com.au  
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Builder to Check and Confirm  
all Measurements Prior to  
Commencement of any works.  
Immediately Report any  
Discrepancies to Rapid Plans



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

GBJ  
1/04/2021  
RP0920BEL  
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**



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

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	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 Demolished Item

# Winter Warming Winds

# Summer Cooling Winds

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

**NOT FOR CONSTRUCTION**



# 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.

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

**Basic**  
Basic Certificate Number 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 2m<sup>2</sup>. b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 250 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 <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	52%	Yes
Maximum cut into gnd (m)	2871mm	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

Site Information	Prop.	Comp.
Site Area	482.9m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	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

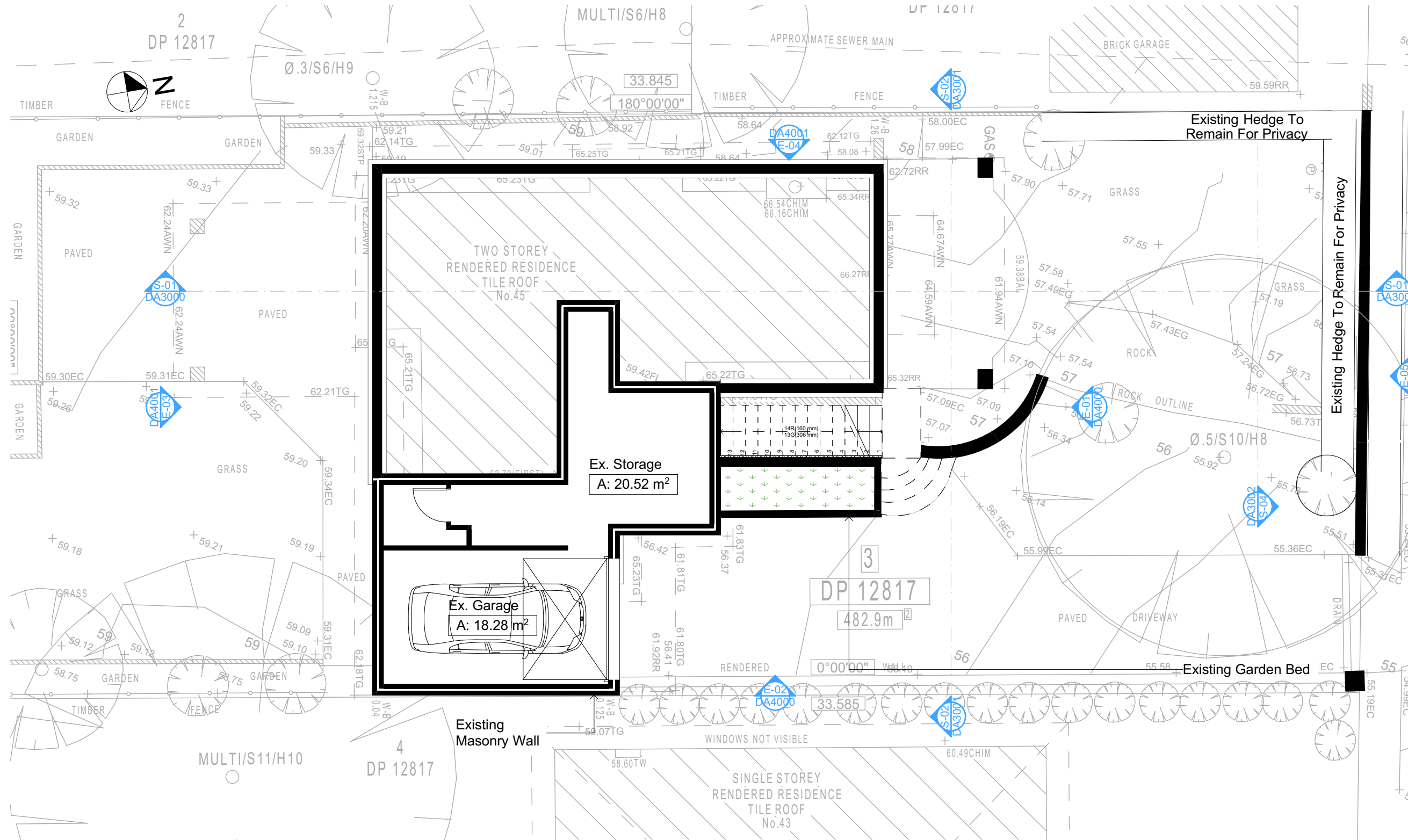
**DRAWING TITLE**  
**Existing Lower Ground Floor Plan**

**PROJECT NAME:**  
**Alterations & Additions**

REVISION NO. DATE  
- 1-4-2021

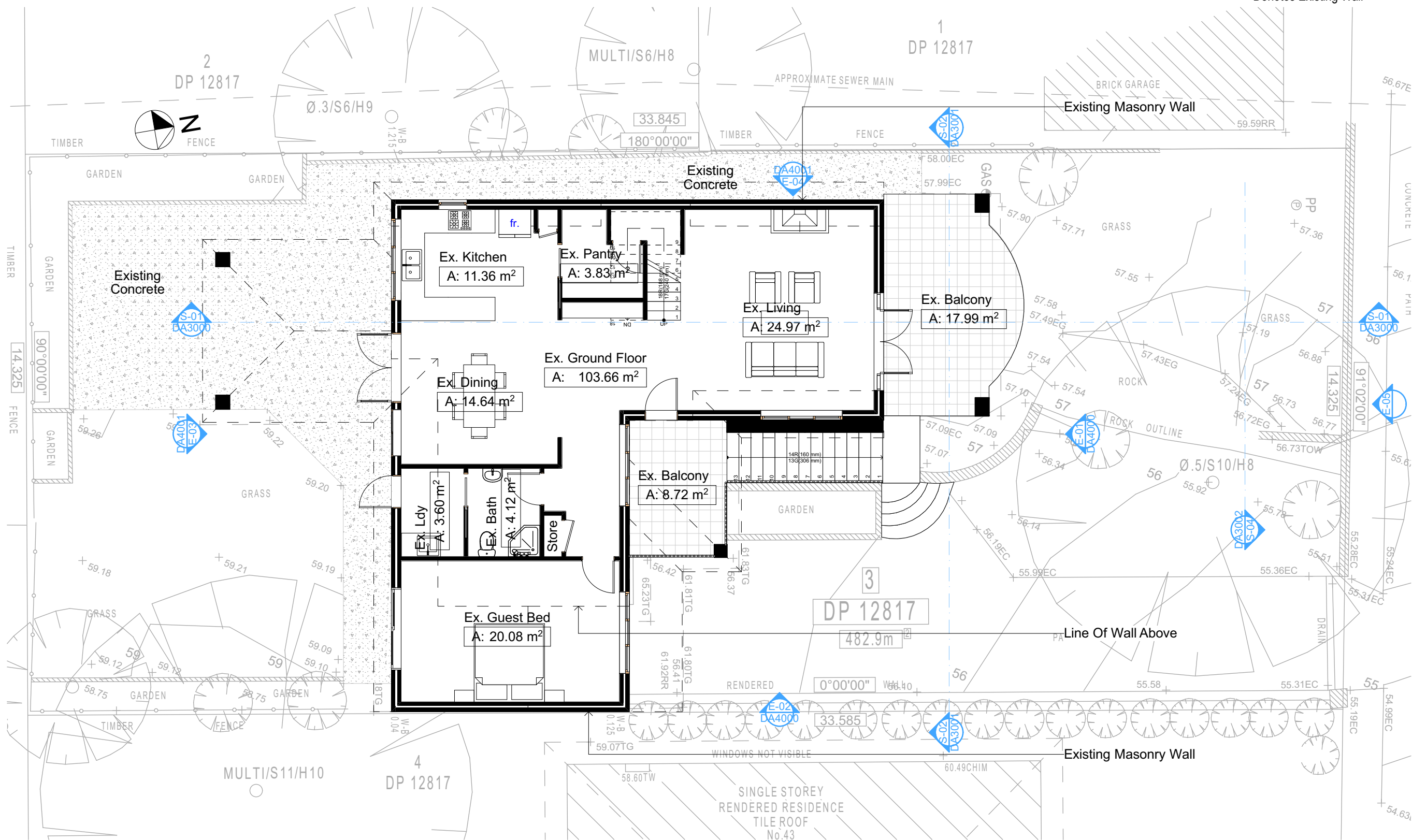
DRAWING NO.  
**DA1004**

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



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Wall Legend  
Denotes Existing Wall

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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.

**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 AS1288-2017  
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 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 overhanging specifications must be satisfied for each window and glazed door.  
For properties 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 250 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	482.9m²	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.: RP09208EEL  
Project Status DA

Client Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE SITE 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

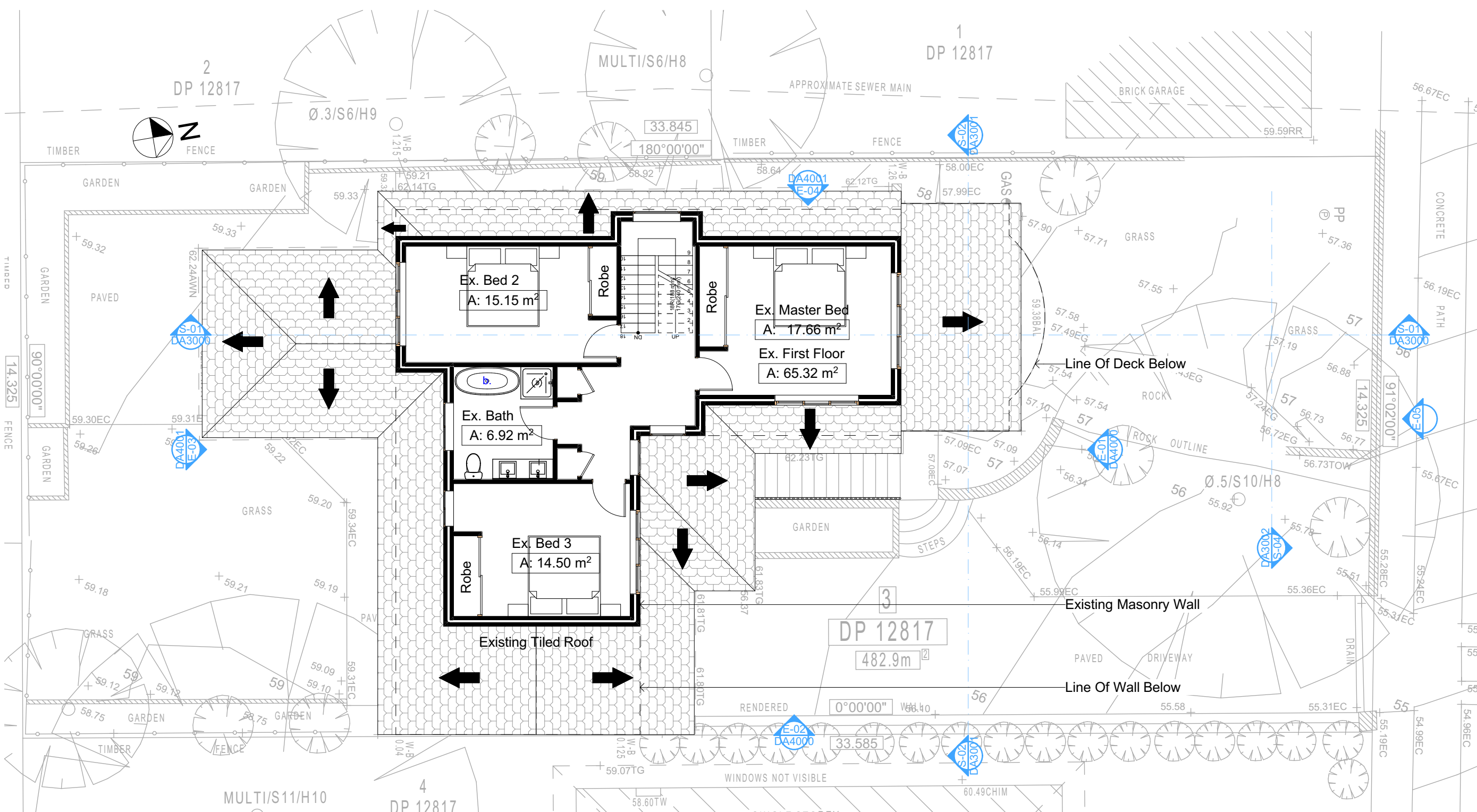
EXISTING GROUND FLOOR  
1:100

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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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 unless 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.

**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  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS1288-2007  
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 2m<sup>2</sup>, 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 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 250 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 <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	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: RP090208EEL  
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

Builder To Check & Confirm Existing Measurements Prior to Commencement

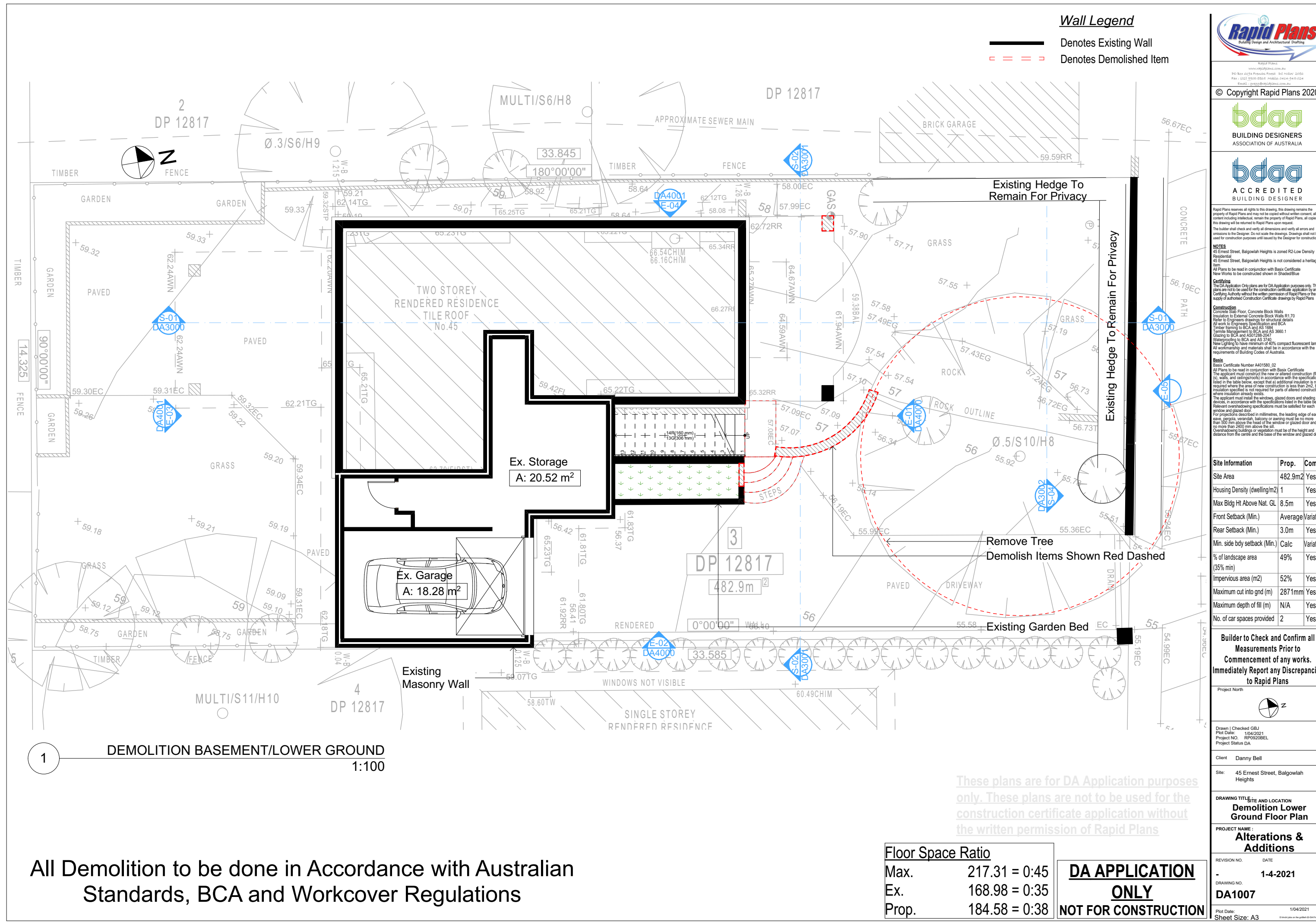
Floor Space Ratio	
Max.	217.31 = 0:45
Ex.	168.98 = 0:35
Prop.	184.58 = 0:38

**DA APPLICATION ONLY**

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Wall Legend

- Denotes Existing Wall
- Denotes Demolished Item

Building Design and Architectural Drafting

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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.  
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 Side 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  
Termite Management to BCA and AS 3660.1  
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 slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) 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 overhead power lines must be identified 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 250 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 <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	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.: RP090208EL  
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

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

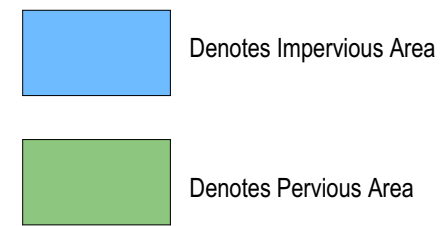
Floor Space Ratio	
Max.	217.31 = 0:45
Ex.	168.98 = 0:35
Prop.	184.58 = 0:38

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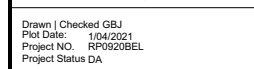
**NOTES**  
45 Ernest Street, Balgowlah Heights is zoned R2-Low Density Residential  
45 Ernest Street, Balgowlah Heights is not considered a heritage item  
All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue

**Construction**  
Concrete Slab Floor, Concrete Block Walls  
Insulation to External Concrete Block Walls R1.70  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber Framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS10288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamp  
All workmanship and materials shall be in accordance with the  
requirements of Building Codes of Australia.

Site Information	Prop.	Comments
Site Area	482.9m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	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

Site Information	Prop.	Comments
Site Area	482.9m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variation
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variation
% of landscape area (35% min)	49%	Yes
Imperious area (m2)	52%	Yes
Maximum cut into gnd (m)	2871mm	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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



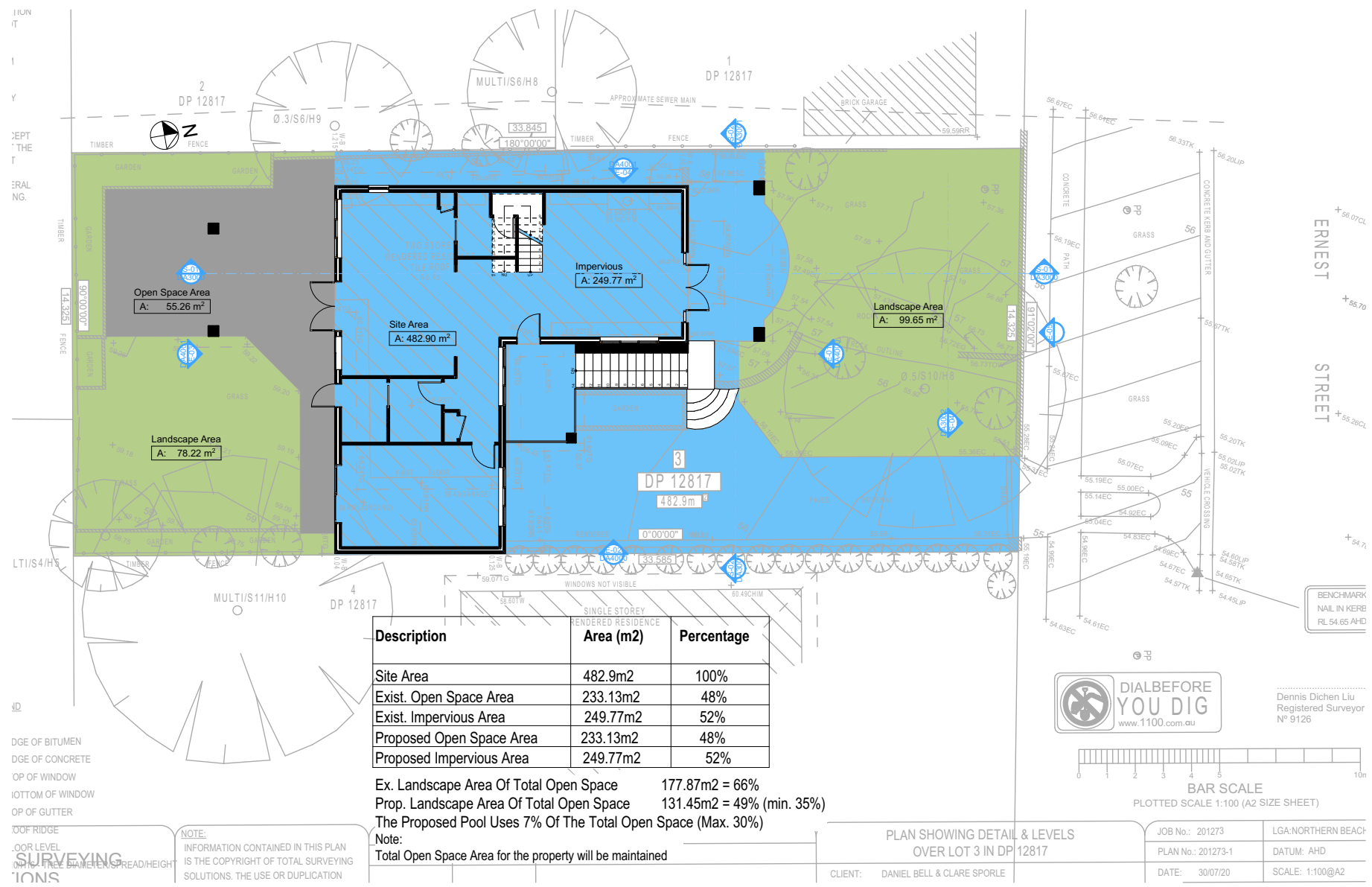
Site: 45 Ernest Street, Balgowlah Heights

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

2 LANDSCAPE OPEN SPACE EXISTING 1:200

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

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





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

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

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

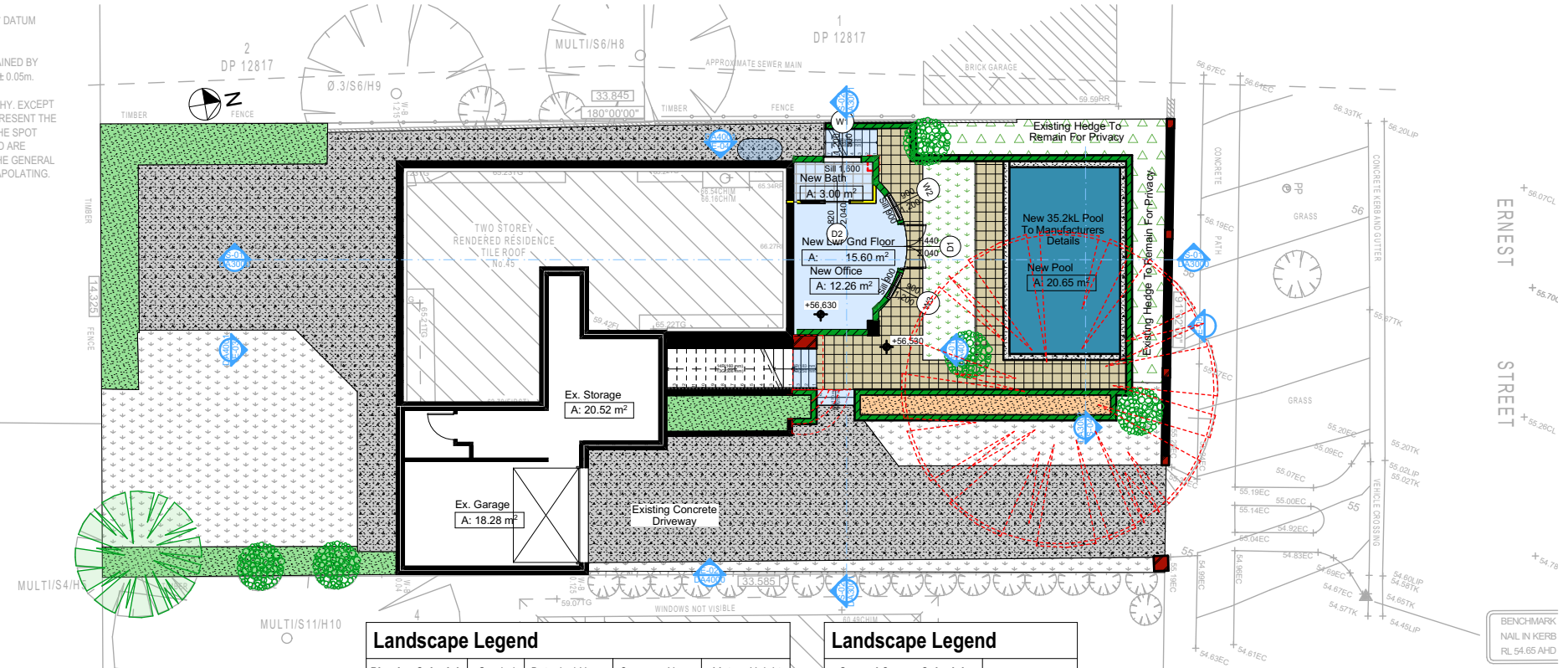
2103  
DP 752038

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

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

NOTE:  
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LANDSCAPE PLAN  
1:200



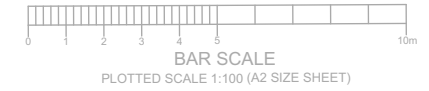
Landscape Legend				
Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height
		Stenotaphrum Secundatum	Sir Walter Buffalo Turf	N/A
		Existing Grass To Remain		
		Existing Shrub To Remain		
		Existing Tree To Remain		
		Remove Tree		
		Existing Garden Area		
		Existing Hedge		
		New Garden Area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

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

PLAN SHOWING DETAIL & LEVELS OVER LOT 3 IN DP 12817			
CLIENT:	DANIEL BELL & CLARE SPORLE	JOB No.:	201273
PROJECT:	BALGOWLAH HEIGHTS	PLAN No.:	201273-1
ADDRESS:	45 ERNEST STREET, BALGOWLAH HEIGHTS	DATE:	30/07/20
		DRAWN:	FS
		CHK:	JH
		CONT. INTERVAL:	0.25m
		SHEET	1 OF 1



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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**NOT FOR CONSTRUCTION**

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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.

**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 1989  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
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 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	482.9m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	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.: RP0920BDEL  
Project Status DA

Client: Danny Bell

Site: 45 Ernest Street, Balgowlah Heights

DRAWING TITLE: SITE AND LOCATION Landscape Plan

PROJECT NAME: Alterations & Additions

REVISION NO.	DATE
-	1-4-2021

DRAWING NO. DA1011

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



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

**Certifying**  
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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 1884  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
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 (fl  
 (s), walls, and ceilings/roofs) in accordance with the specifications  
 listed in the table below, except that (a) additional insulation is n  
 is required where the area of new construction is less than 2m<sup>2</sup>. I  
 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 glazed  
 door, window, glazed door.  
 For projections described in millimetres, the leading edge of ea  
 eave, pergola, verandah, balcony or awning must be no more t  
 than 500 mm above the head of the window or glazed door and  
 no more than 500 mm above the head of the window or glazed door.  
 Overshadowing buildings or vegetation must be of the height and  
 distance from the centre and the base of the window and glazed door

Site Information	Prop.	Comments
Site Area	482.9m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Variable
Rear Setback (Min.)	3.0m	Yes
Min. side bdy setback (Min.)	Calc	Variable
% of landscape area (35% min)	49%	Yes
Impervious area (m2)	52%	Yes
Maximum cut into gnd (m)	2871mm	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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



Client	Danny Bell
Site:	45 Ernest Street, Balgowlah Heights

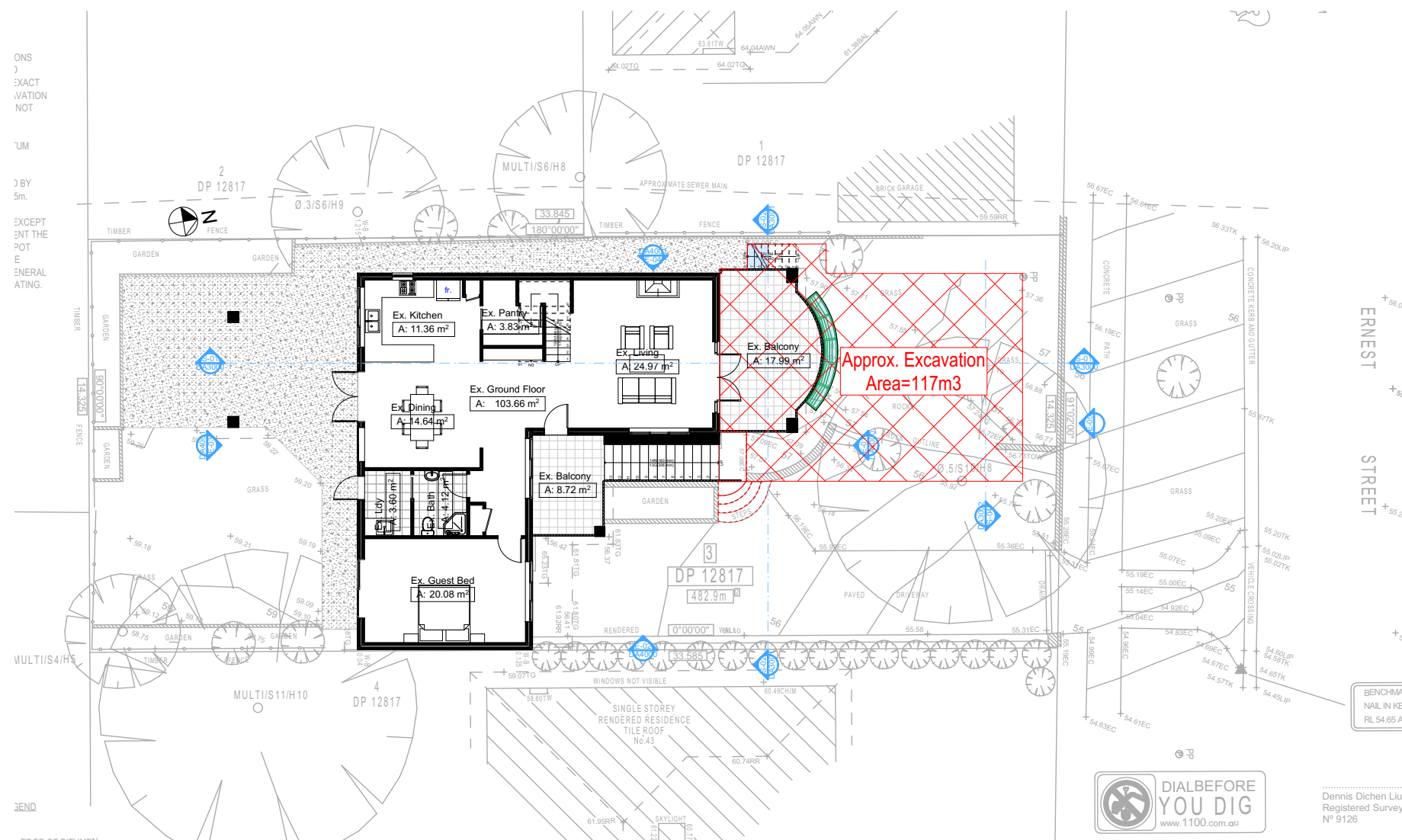
DRAWING TITLE :  
SITE AND LOCATION  
**Excavation & Fill Plan**

PROJECT NAME : **Alterations & Additions**

REVISION NO.      DATE  
-      **1-4-2021**

DRAWING NO.  
**DA1012**

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



EXCAVATION & FILL PLAN  
1:200

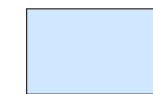
Floor Space Ratio

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

**DA APPLICATION**  
**ONLY**

**NOT FOR CONSTRUCTION**





Denotes New Works

### Wall Legend



Denotes New Timber Framed Wall



Denotes New Masonry Wall



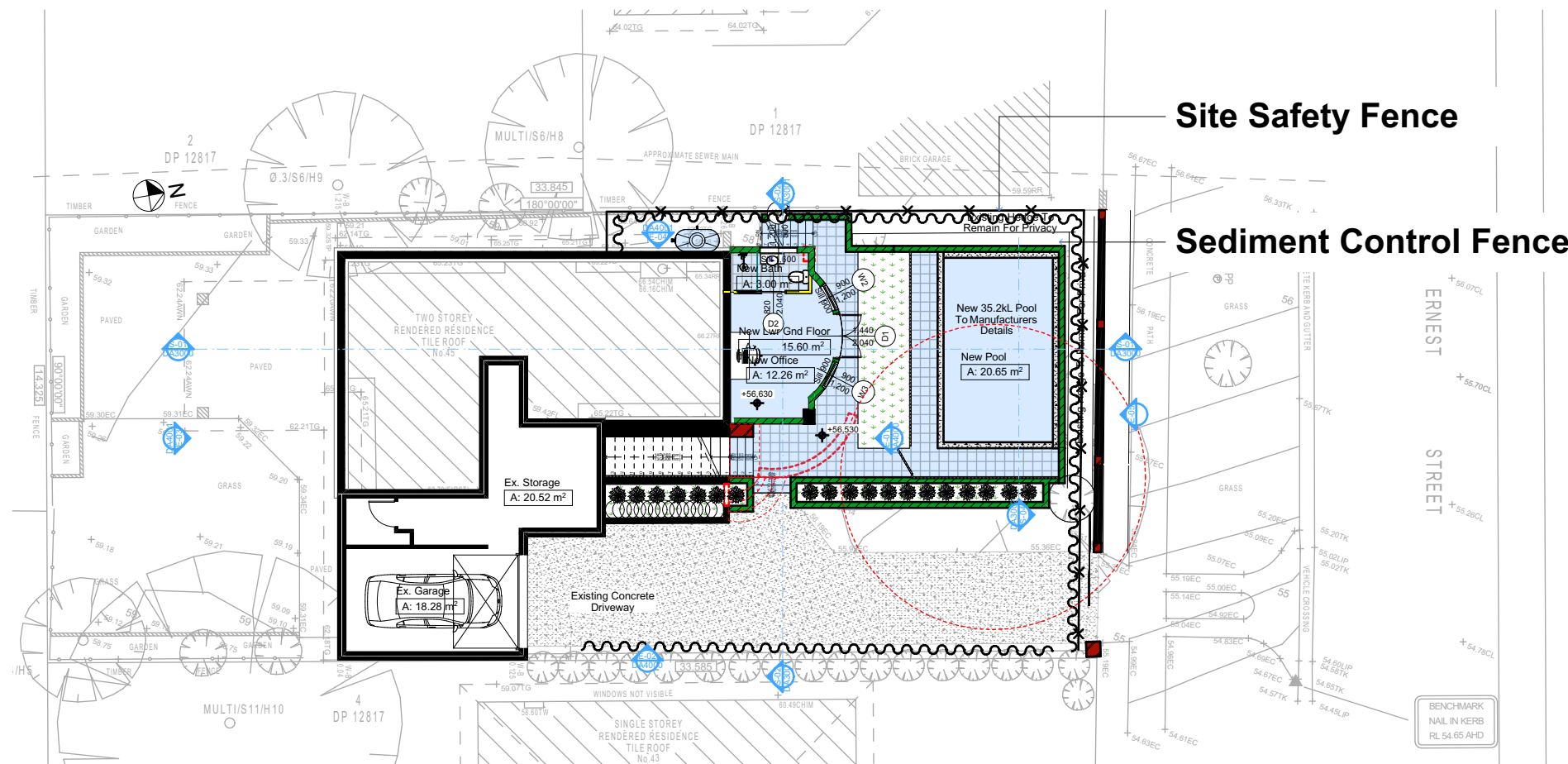
Denotes New Concrete Block Wall



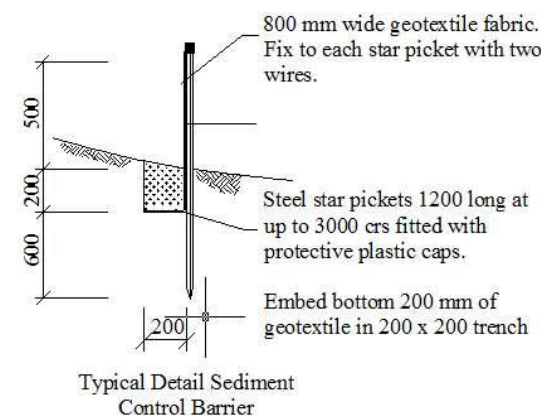
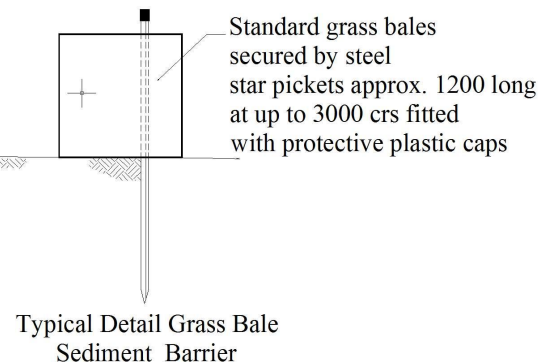
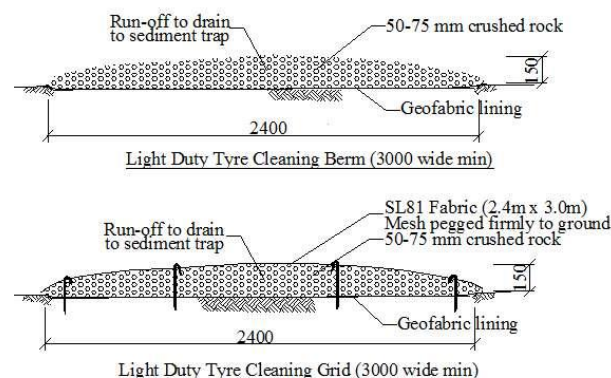
Denotes Existing Wall



Denotes Demolished Item



**SEDIMENT & EROSION CONTROL PLAN**  
1:200



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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**

Rapid Plans  
Building Design and Architectural Drafting

100 Box 6239 Fitzgerald Freeway, Bldg 1150V, 2008  
Ph: (08) 9350-8845, M:0812 0414-54-5-024  
Email: info@rapidplans.com.au

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ASSOCIATION OF AUSTRALIA

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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

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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 1989  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS1728-2017  
Waterproofing to BCA and AS 3747  
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 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.  
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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 <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	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: SITE AND LOCATION  
**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



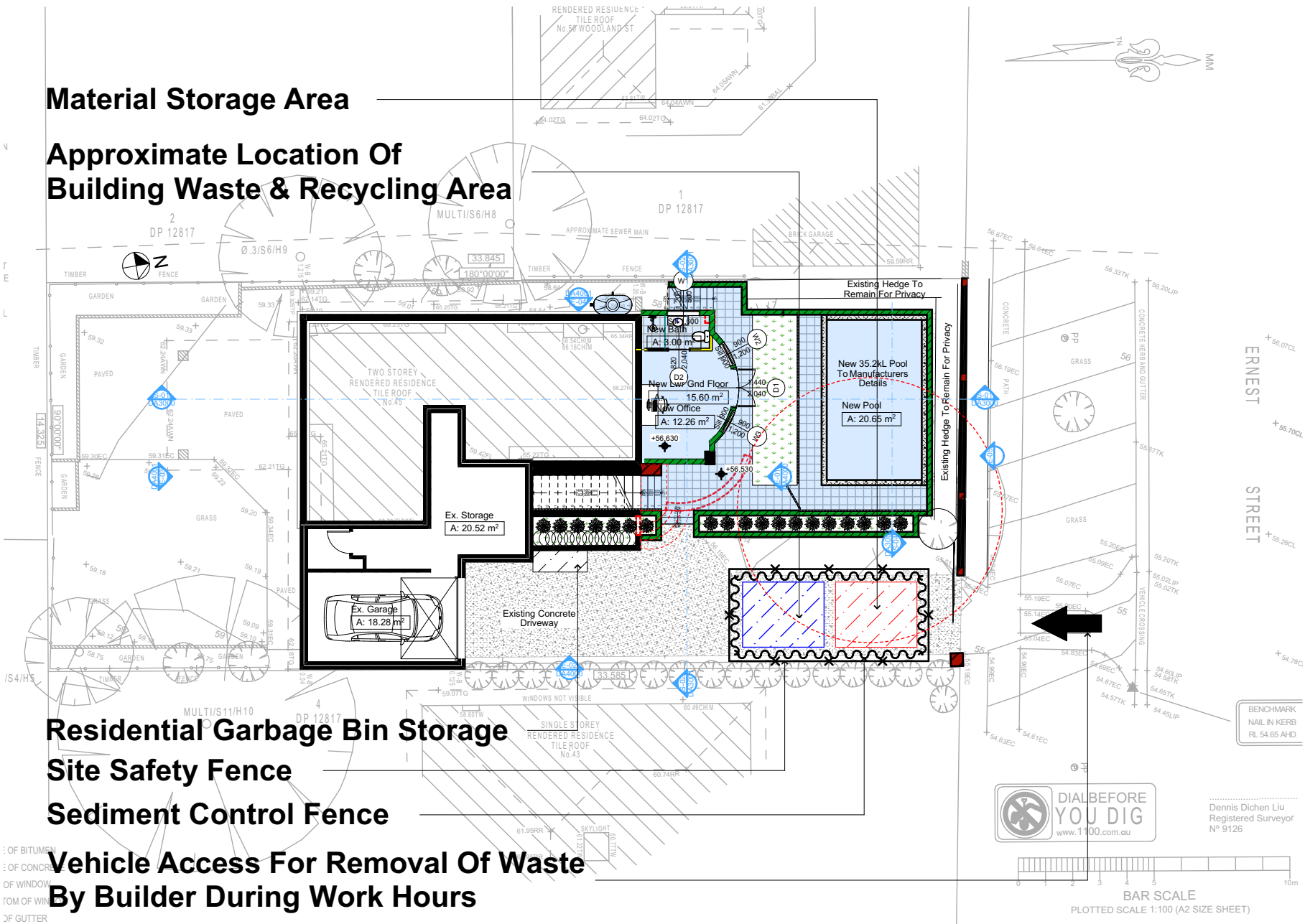
Denotes New Concrete Block Wall



Denotes Existing Wall



Denotes Demolished Item



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**

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

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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  
Termite Management to AS4 and AS 3660.1  
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 slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.  
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For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
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 <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	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  
**Waste Management Plan**

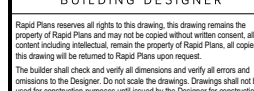
PROJECT NAME:  
**Alterations & Additions**

REVISION NO.	DATE
-	1-4-2021

DRAWING NO.  
**DA1014**

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





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**Basix**  
Basix Certificate Number A041580\_02

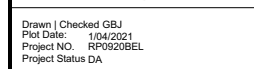
All Plans to be read in conjunction with Basix Certificate  
The applicant must construct the new or altered construction (f, s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.

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

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 600 mm above the top of the window or door.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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



Site: 45 Ernest Street, Balgowlah Heights

PROJECT NAME : **Alterations & Additions**

DRAWING NO.  
**DA1015**

Sheet Size: A3



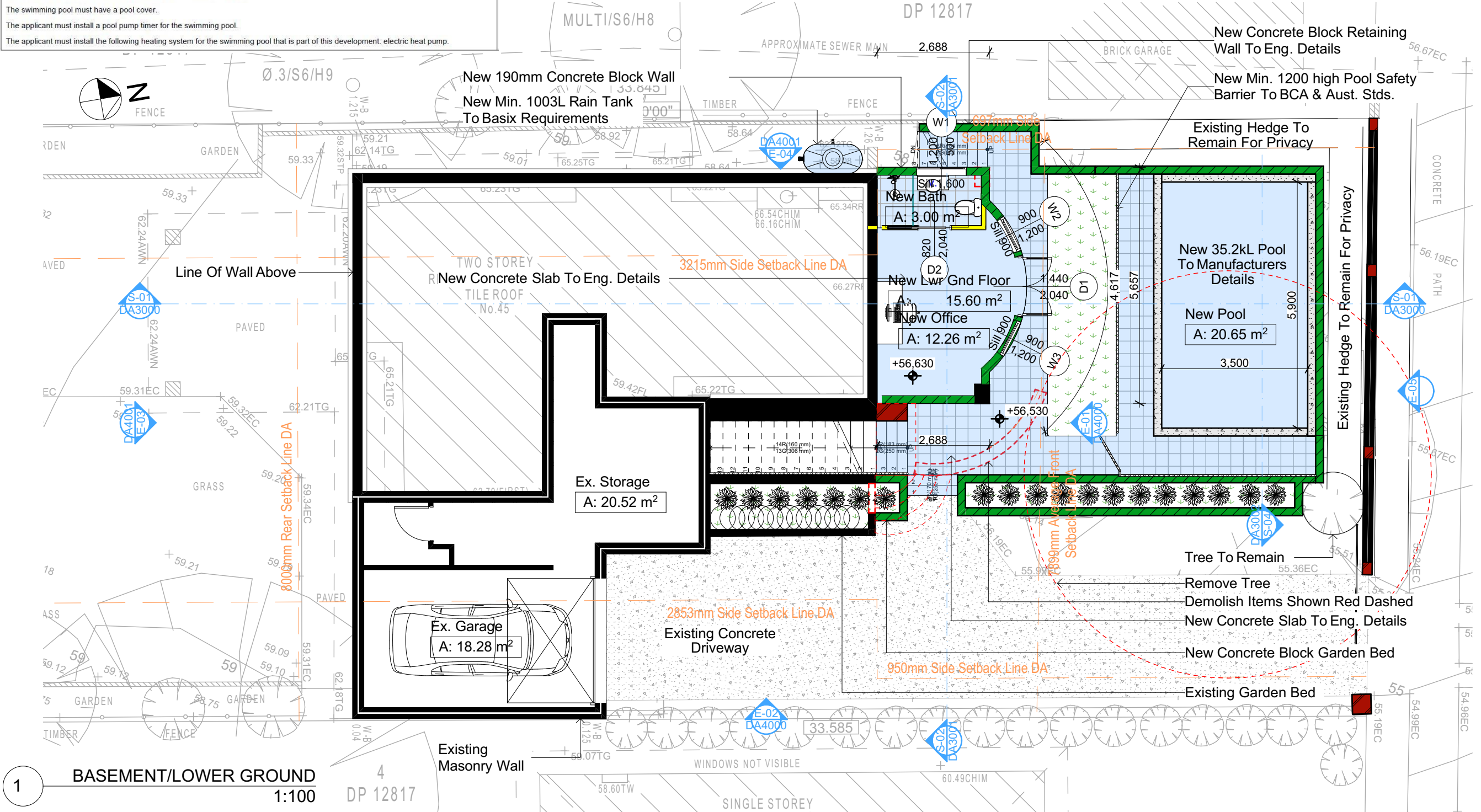
<u>Floor Space Ratio</u>	
Max.	217.31 = 0:45
Ex.	168.98 = 0:35
Prop.	184.58 = 0:38

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

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.



Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
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**  
**NOT FOR CONSTRUCTION**

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**Wall Legend**  
Denotes New Works  
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  
10/10 Box 6239 Pirbright Road, Pirbright, SA 5034  
Tel: (08) 9399-8888, Mobile: 0414-544-524  
Email: info@rapidplans.com.au

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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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

**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 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS1288-2007  
Waterproofing to BCA and AS 4654  
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 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant 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 250 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 <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	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: PLANS  
**LOWER GROUND FLOOR**

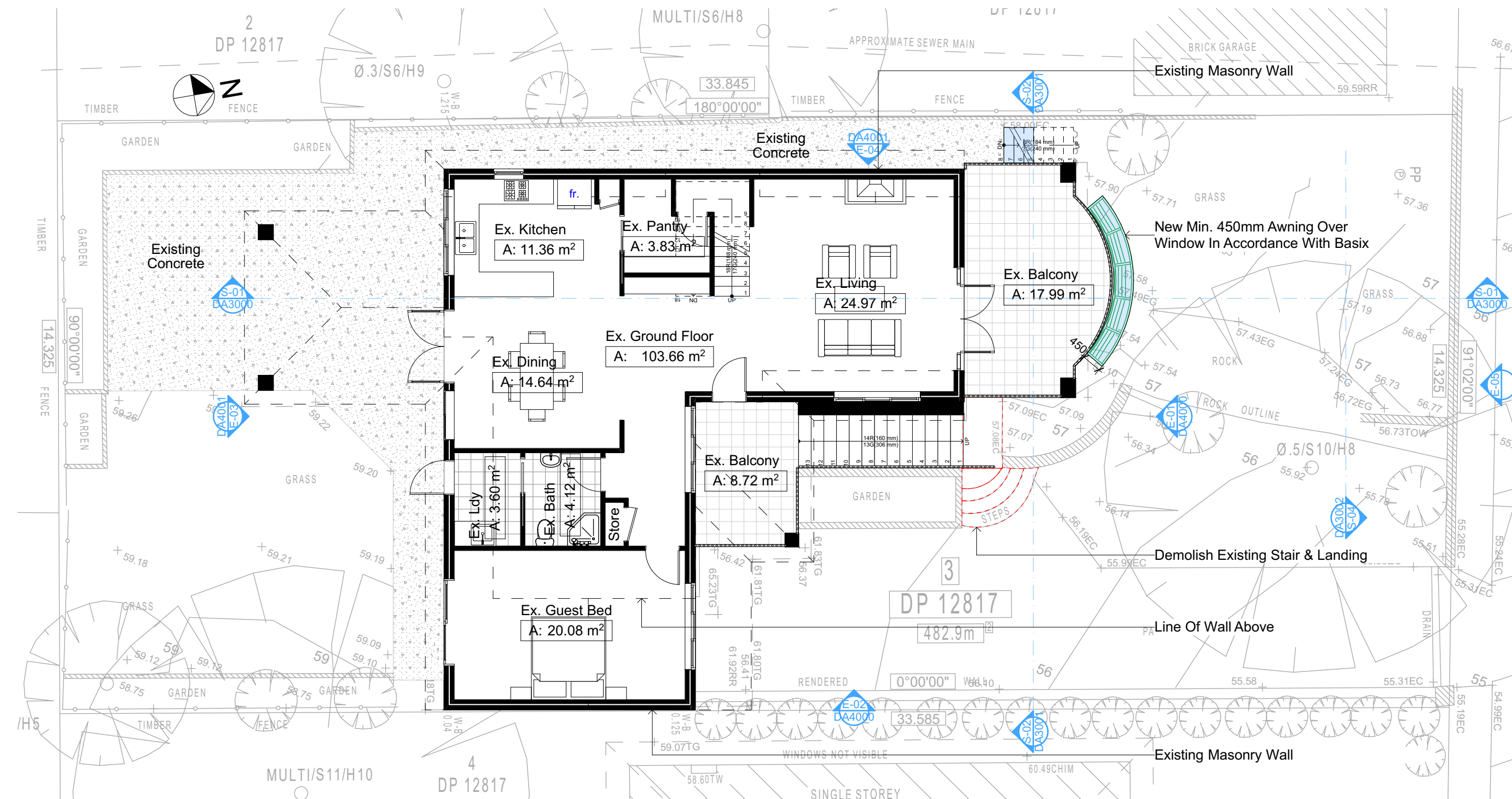
PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE  
- 1-4-2021

DRAWING NO. **DA2001**

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





2  
GROUND FLOOR  
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 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
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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**NOT FOR CONSTRUCTION**

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

**NOTES**

45 Ernest Street, Balgowlah Heights is zoned R2-Low Density Residential

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, Insulation to External Concrete Block Walls R1.70

All work to Engineers Specification and BCA

Timber Framing to BCA and AS 1984

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS01288-2047

Waterproofing to BCA and AS 3745

New Lighting to have minimum of 40% compact fluorescent lamps

All earthworks 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 2m<sup>2</sup>, 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 overhanging specifications must be satisfied for each window and glazed door.

For properties 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 250 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 <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	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

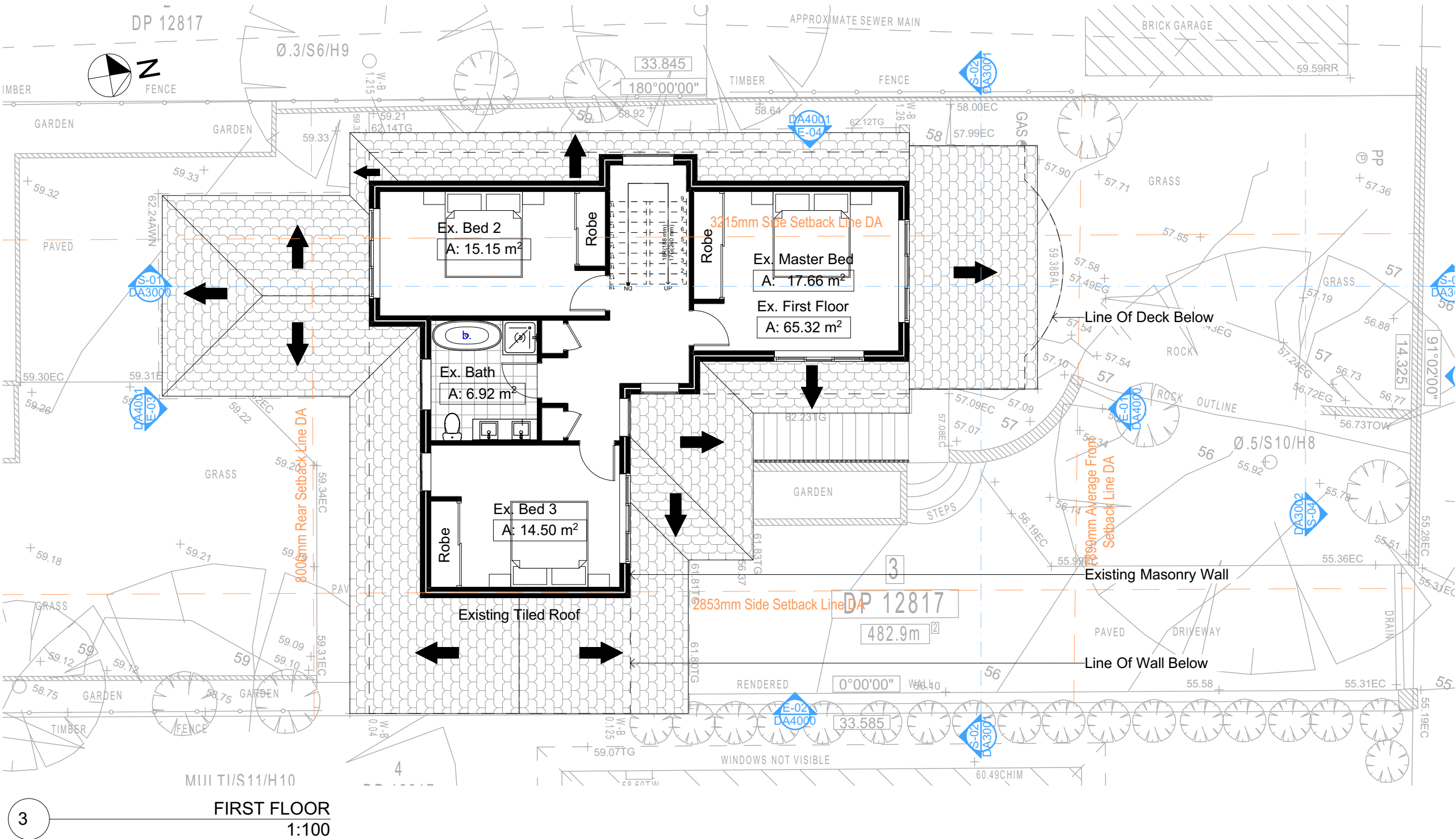
DRAWING TITLE: PLANS  
**GROUND FLOOR**

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE  
- 1-4-2021

DRAWING NO. **DA2002**

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



3 FIRST FLOOR  
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 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
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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Building Design and Architectural Drafting

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ASSOCIATION OF AUSTRALIA



**bdca**  
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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  
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  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS1288-2007  
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 2m<sup>2</sup>, 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 a window or glazed door and no more than 250 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 <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	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: PLANS  
**FIRST FLOOR**

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE  
- 1-4-2021

DRAWING NO. **DA2003**

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



## 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

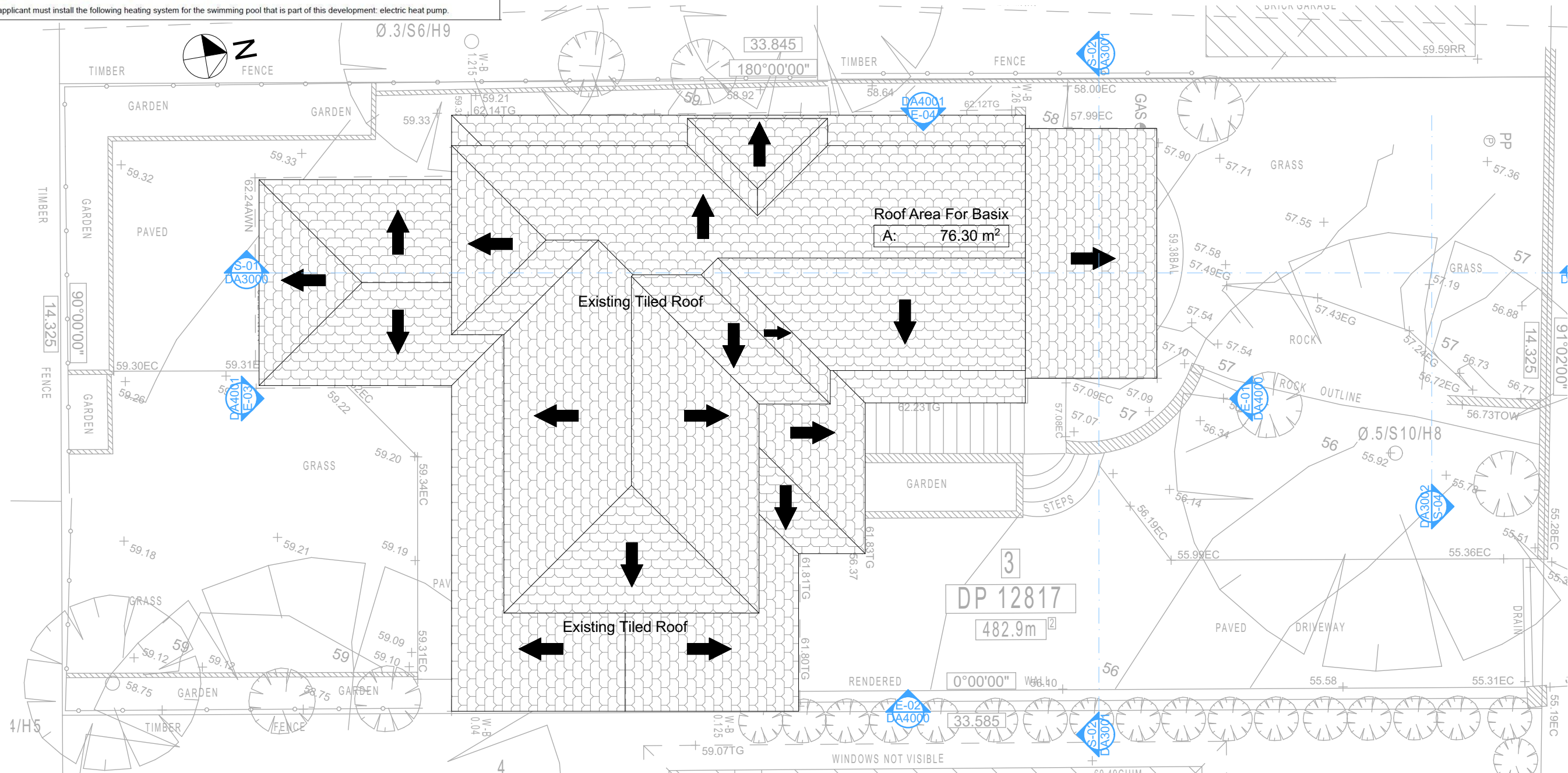
The swimming pool must be outdoors.

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.



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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ASSOCIATION OF AUSTRALIA**



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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  
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 AS1288-2007  
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, 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 overhanging specifications must be satisfied for each window and glazed door.  
For properties 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 250 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**

Site Area	Prop.	Comp.
482.9m <sup>2</sup>	Yes	
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	52%	Yes
Maximum cut into gnd (m)	2871mm	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

Site Information	Prop.	Comp.
Site Area	482.9m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	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

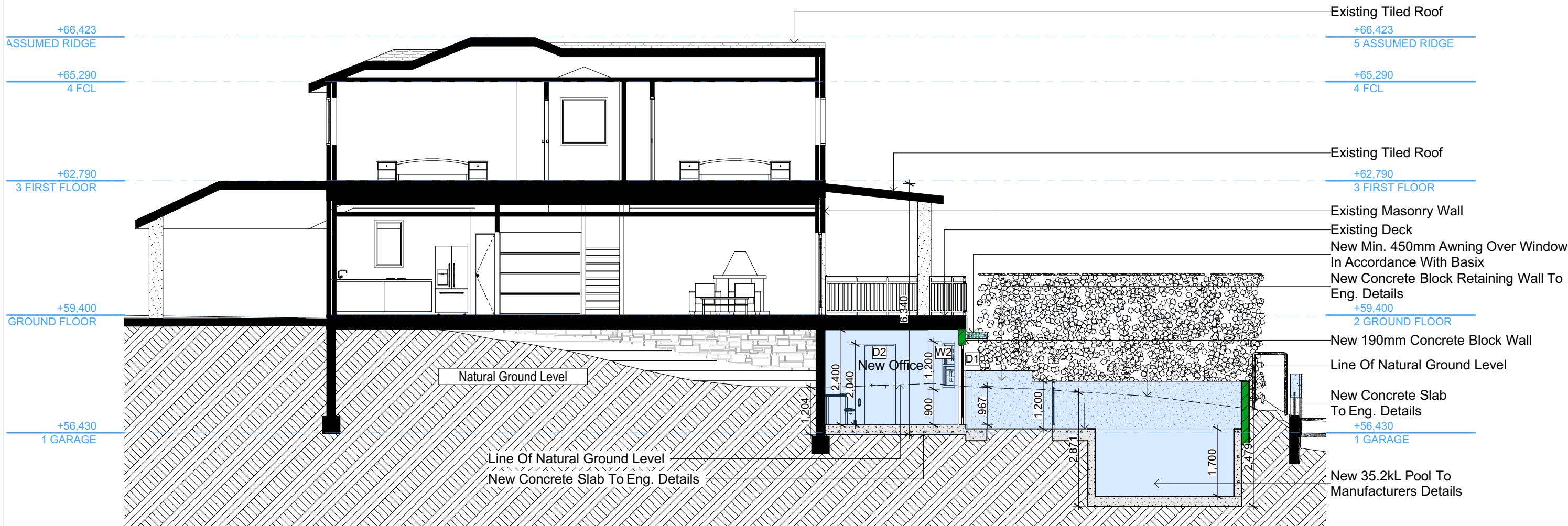
DRAWING TITLE: PLANS  
**ROOF**

PROJECT NAME: Alterations & Additions

REVISION NO. DATE  
- 1-4-2021

DRAWING NO. DA2004

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

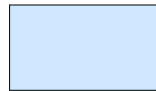


S-01

SECTION 1  
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.	



Denotes New Works

Wall Legend



Denotes New Concrete Block Wall



Denotes New Concrete



Denotes Existing Wall

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

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 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,  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

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	482.9m2	Yes	% of landscape area (35% min)	49%	Yes
Housing Density (dwelling/m2)	1	Yes	Impervious area (m2)	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



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



Checked  
Plot Date:  
Project NO.  
Project Status

Client  
Site:  
Sheet Size: A3

DRAWING TITLE :

SECTIONS  
SECTION 1

PROJECT NAME :

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



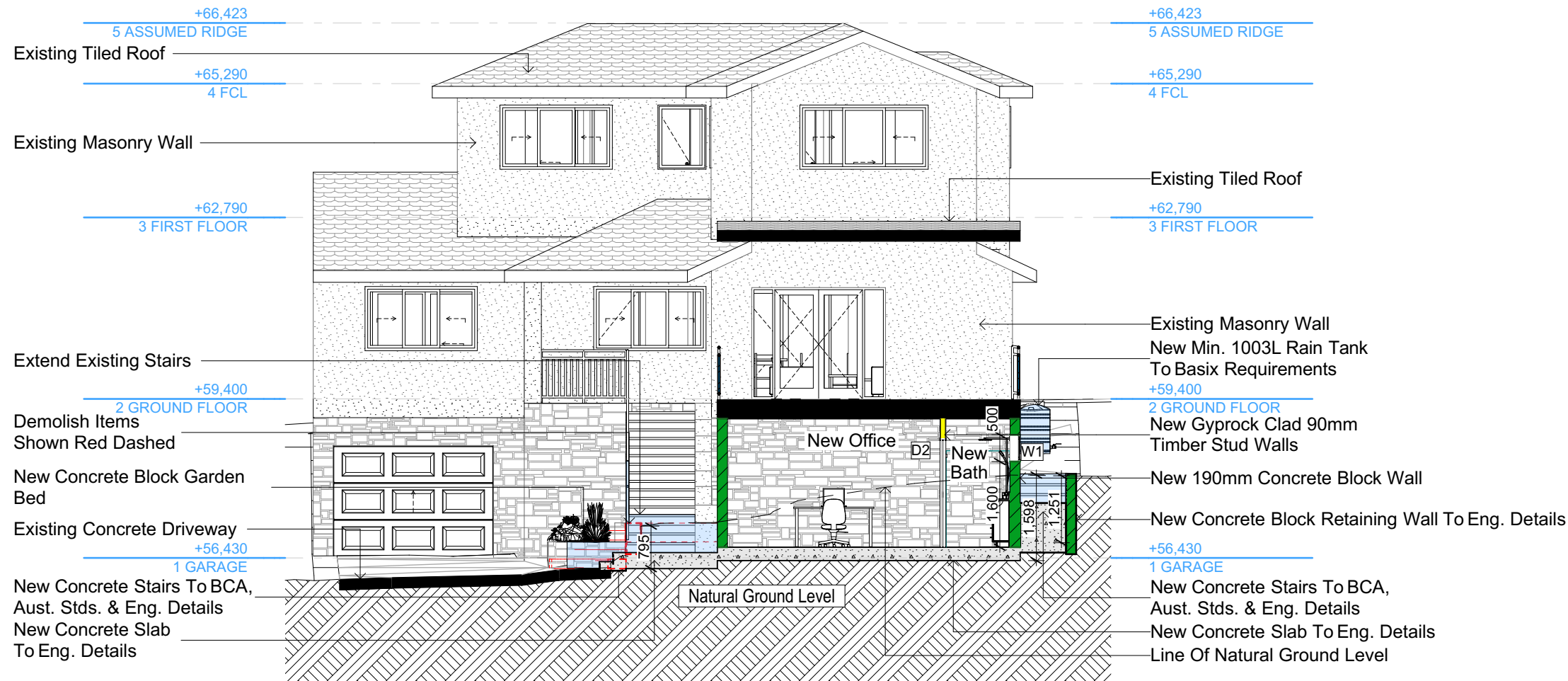
Denotes New Concrete



Denotes Existing Floor



Denotes Demolished Item



S-02

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

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
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.

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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 Basix Certificate New Works to be constructed shown in ShadedBlue.

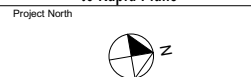
**Certifying**  
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid 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 1984  
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, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.  
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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 <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	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 <sup>2</sup> )	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: SECTIONS  
**SECTION 2**

PROJECT NAME: **Alterations & Additions**

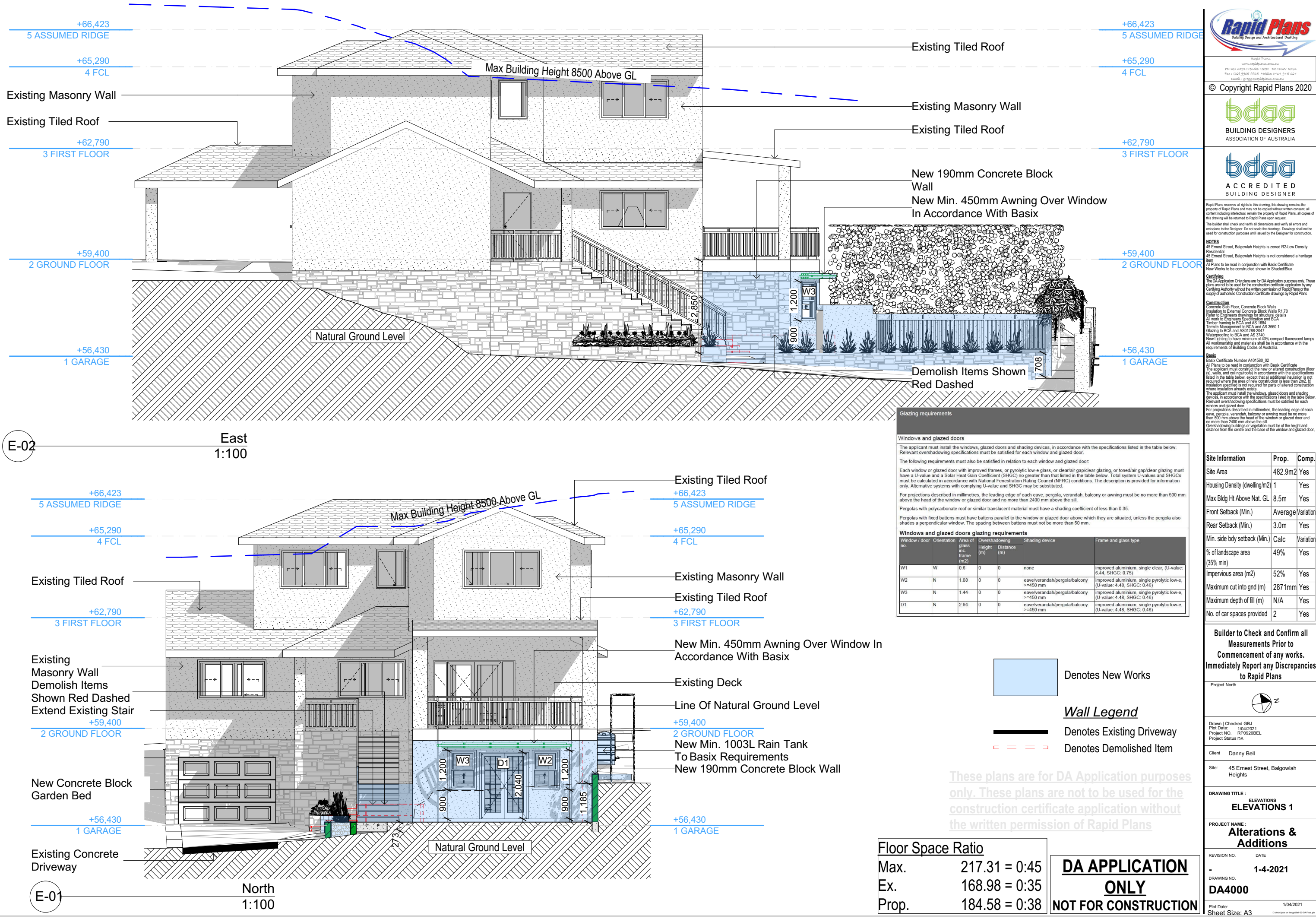
REVISION NO. DATE  
- 1-4-2021

DRAWING NO. **DA3001**

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









Site Information	Prop.	Comp.
Site Area	482.9m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
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Impervious area (m <sup>2</sup> )	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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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

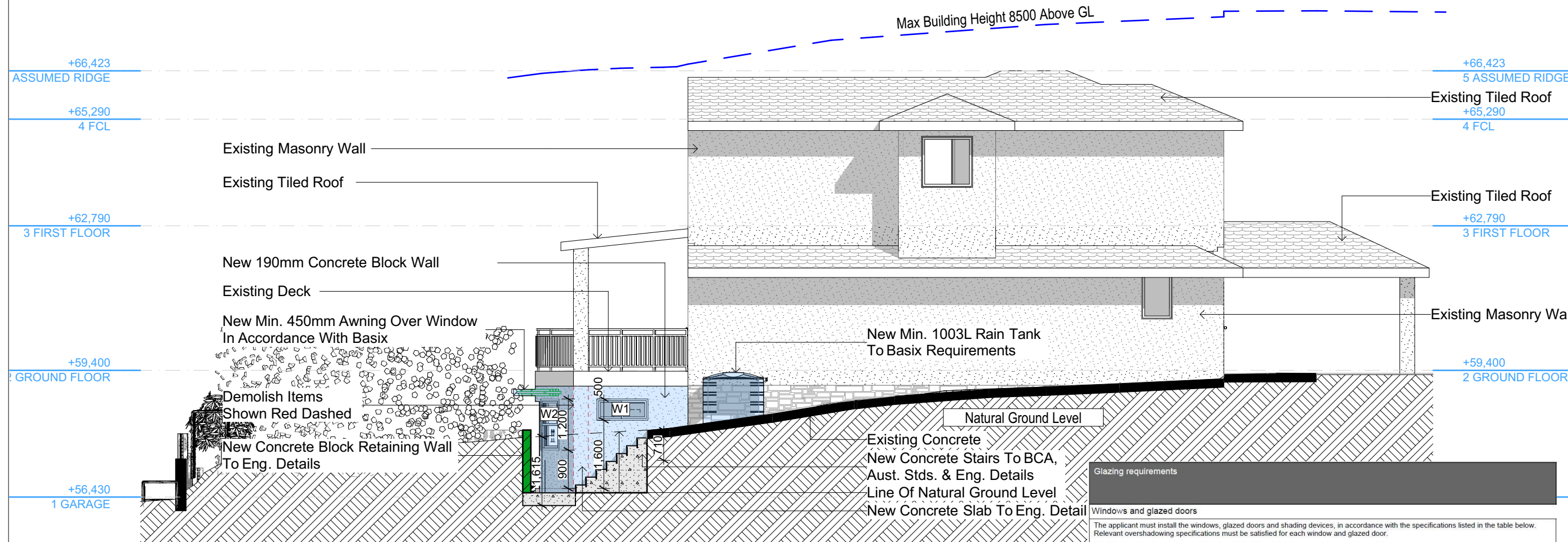
DRAWING TITLE:  
**ELEVATIONS 2**

PROJECT NAME:  
**Alterations & Additions**

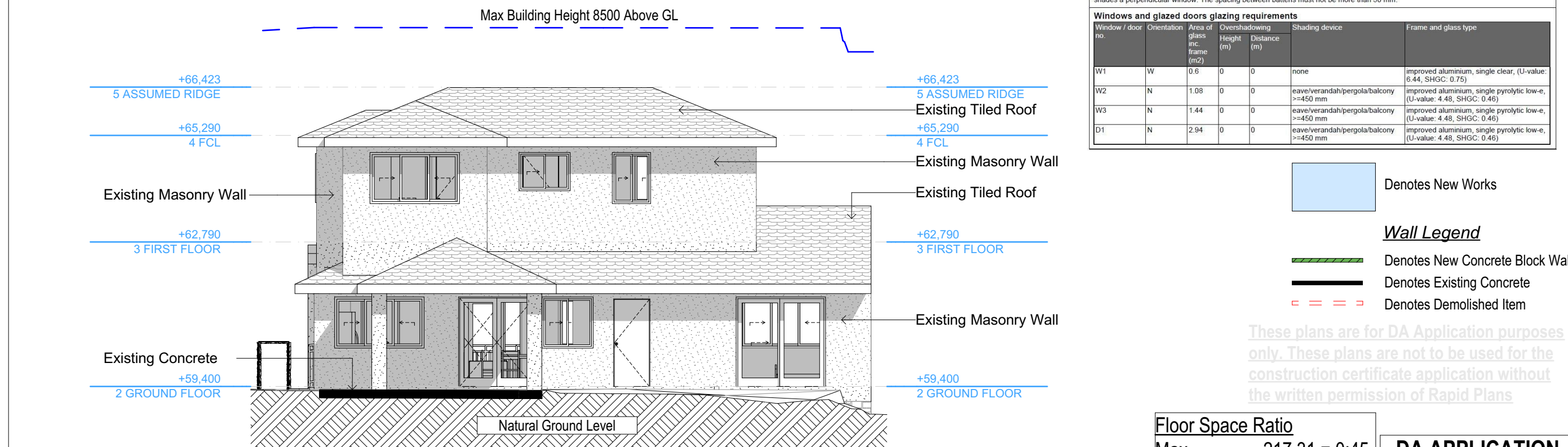
REVISION NO. DATE  
- 1-4-2021

DRAWING NO.  
**DA4001**

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



E-04 West  
1:100



E-03 South  
1:100

#### Glazing requirements

##### Windows and glazed doors

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

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

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

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

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

##### Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	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)

Denotes New Works

#### Wall Legend

Denotes New Concrete Block Wall

Denotes Existing Concrete

Denotes Demolished Item

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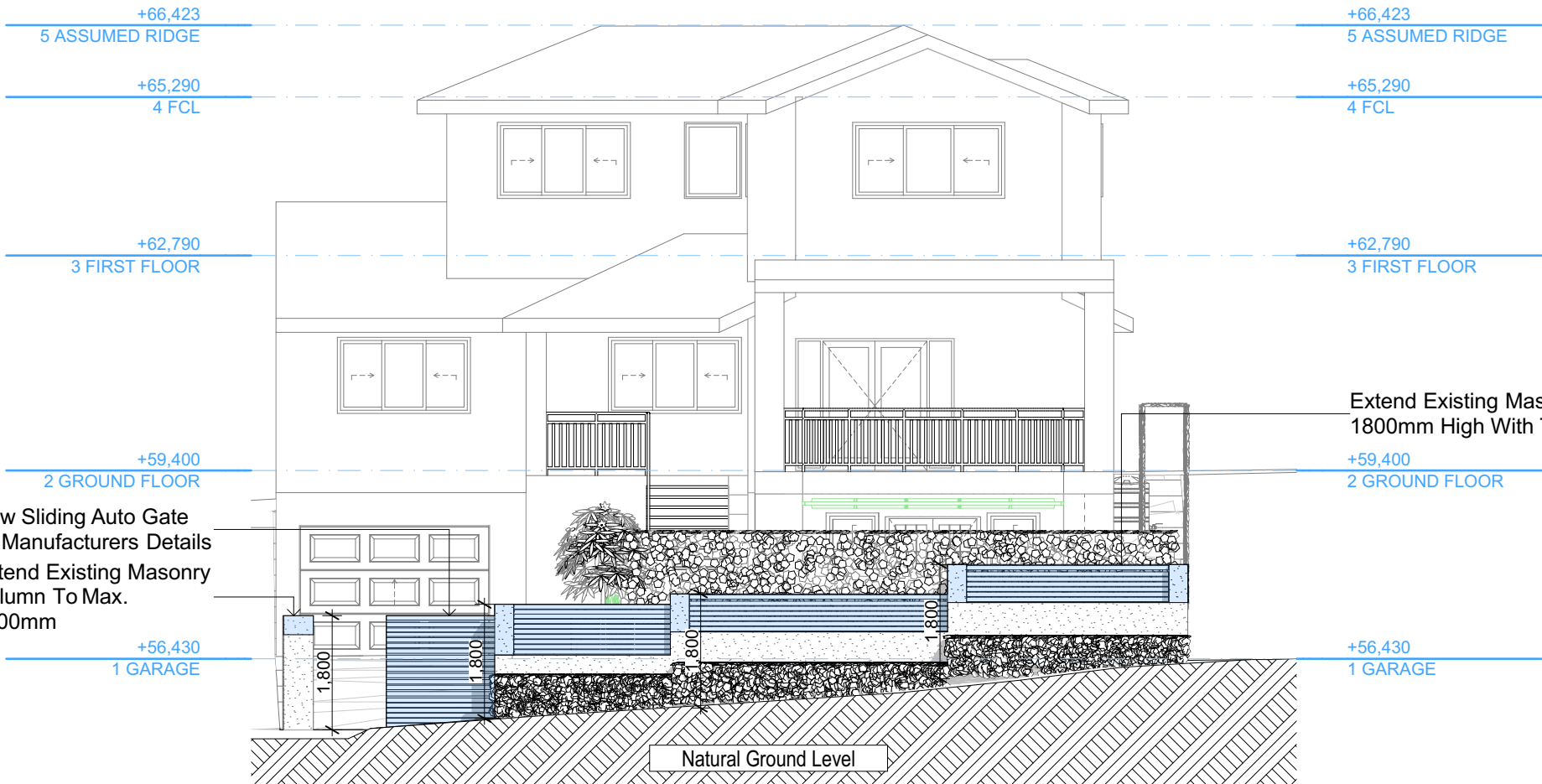
#### Floor Space Ratio

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

**DA APPLICATION ONLY**

**NOT FOR CONSTRUCTION**





E-05  
-

Elevation Front Fence  
1:100



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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Building Design and Architectural Drafting

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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ACCREDITED BUILDING DESIGNER

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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 ShadedBlue

**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 1984  
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  
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Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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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 : ELEVATIONS  
**ELEVATION FRONT FENCE**

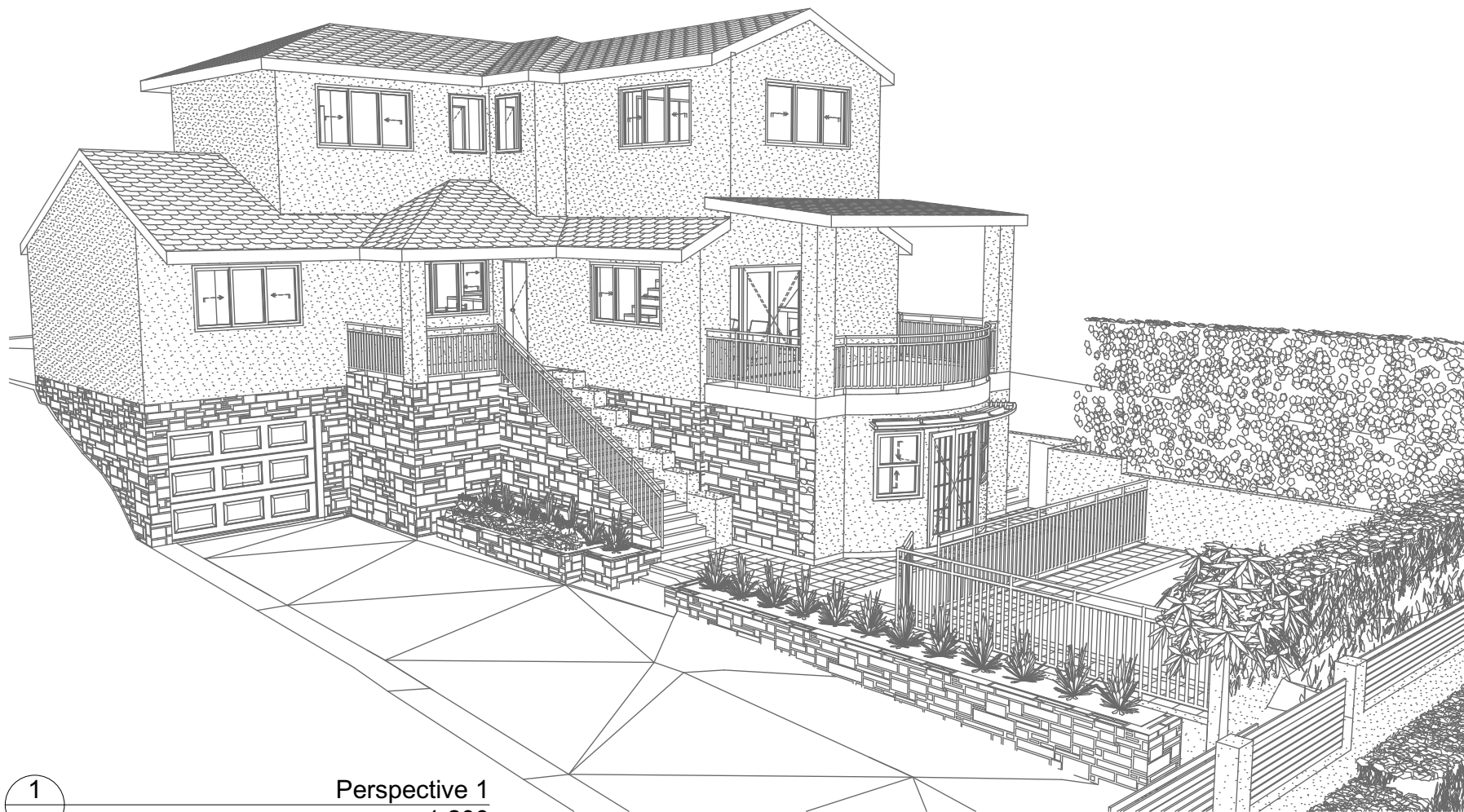
PROJECT NAME :  
**Alterations & Additions**

REVISION NO.	DATE
-	1-4-2021

DRAWING NO.: **DA4002**

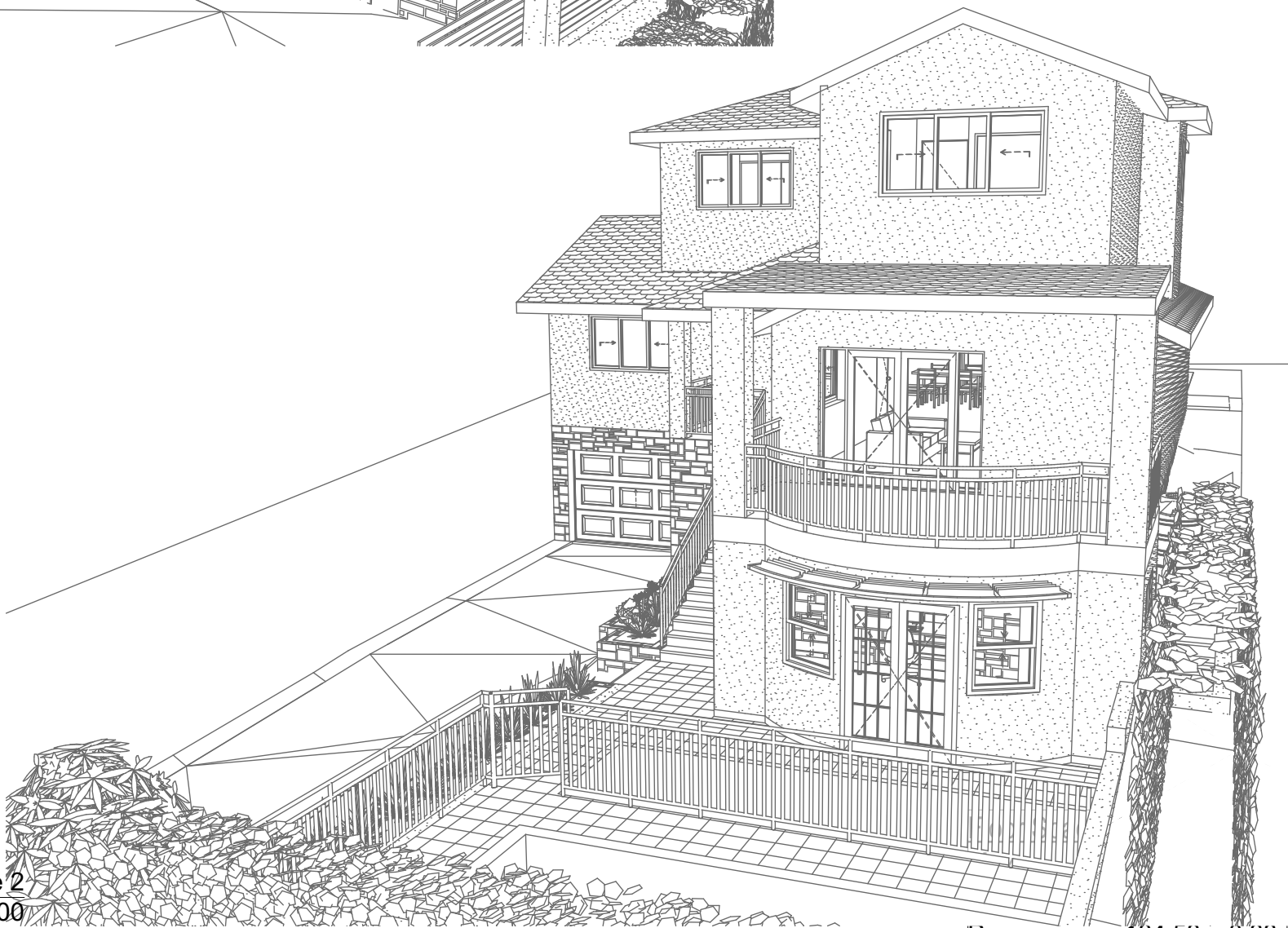
Plot Date: 1/04/2021  
Sheet Size: A3





1  
-

Perspective 1  
1:200



2  
-

Perspective 2  
1:200

Prop. 184.58 = 0:38

r DA Application purposes  
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icate application without  
sion of Rapid Plans

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ONLY**

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Rapid Plans  
100 Box 6235 Pittwater Forest Rd  
PO Box 6235 Pittwater Forest Rd NSW 2086  
Ph: (02) 9350-8545 Mob: 0414-545-024  
Email: info@rapidplans.com.au

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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 :**  
**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 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



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

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

**DA APPLICATION  
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**Rapid Plans**  
Building Design and Architectural Drafting

Website: [www.rapidplans.com.au](http://www.rapidplans.com.au)  
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Ph: (07) 3366-8845 Mobile: 0414-545-024  
Email: [info@rapidplans.com.au](mailto:info@rapidplans.com.au)

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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** SHADOW PLANS  
**MATERIAL & COLOUR SAMPLE BOARD**

**PROJECT NAME:**  
**Alterations & Additions**

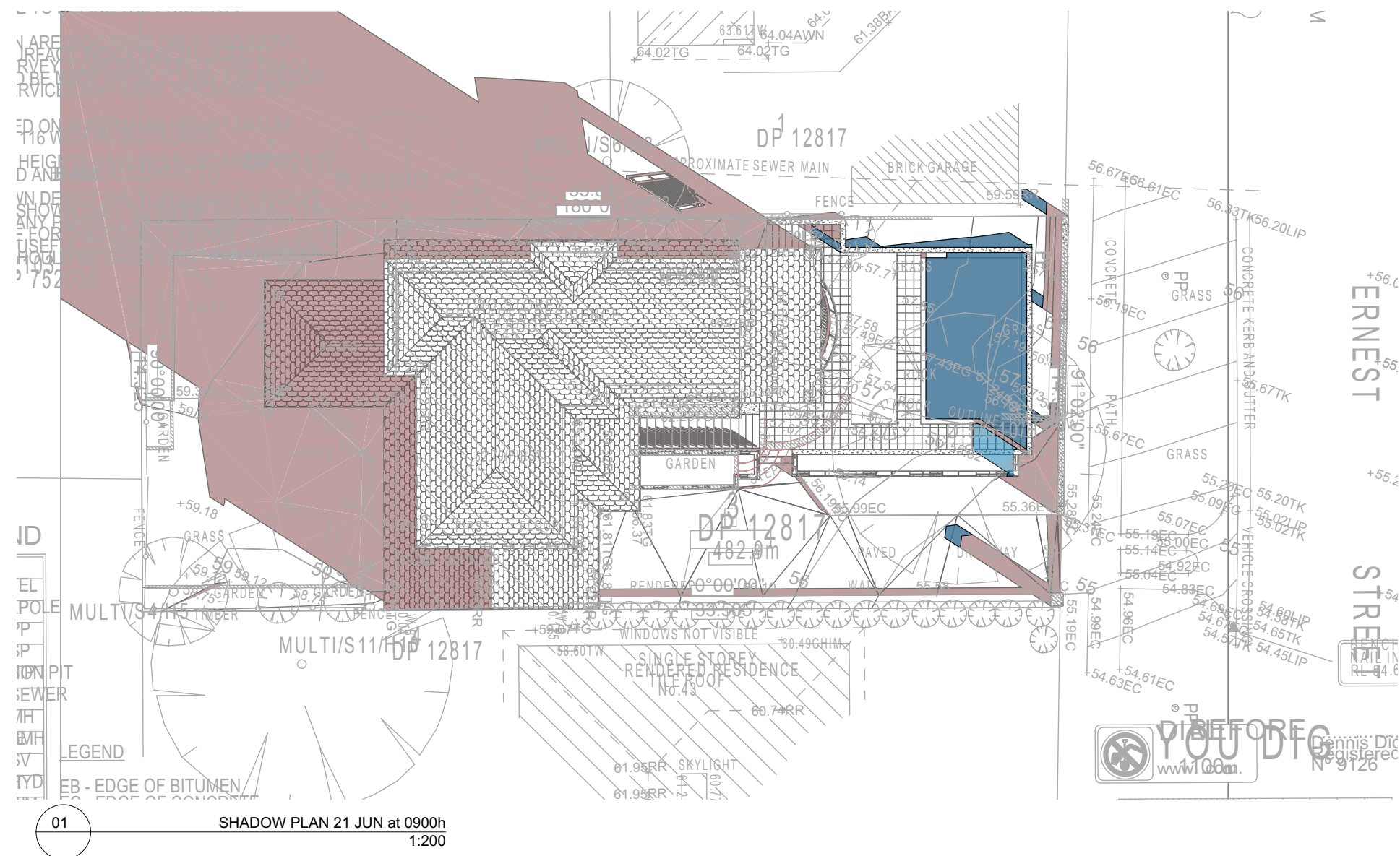
REVISION NO.	DATE
-	1-4-2021

DRAWING NO. **DA5001**

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

Denotes Proposed Shadow

Denotes Existing Shadow

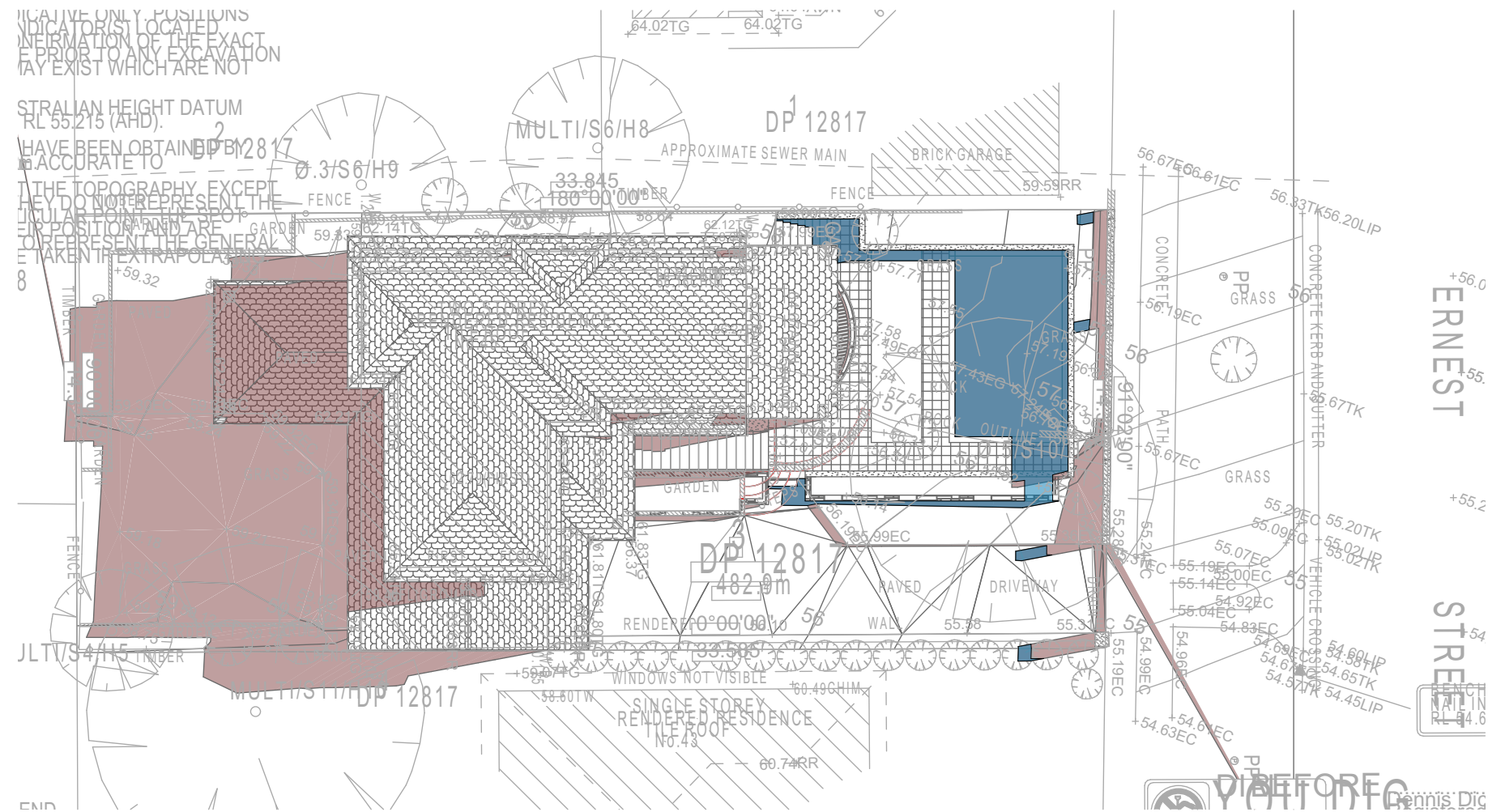


**DA APPLICATION**  
**ONLY**  
**NOT FOR CONSTRUCTION**



Denotes Proposed Shadow

Denotes Existing Shadow



DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION



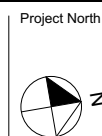
Rapid Plans  
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PO Box 6193 Frenchs Forest  
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all Measurements Prior to  
Commencement of any works.  
Immediately Report any  
Discrepancies to Rapid Plans



Checked  
Plot Date:  
Project NO.  
Project Status

Client  
Site:  
Sheet Size: A3

GBJ  
1/04/2021  
RP09208BEL  
DA

Danny Bell  
45 Ernest Street, Balgowlah  
Heights

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

PROJECT NAME :  
Alterations & Additions

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

SHADOW PLAN 21 JUN at 1500h  
1:200


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ASSOCIATION OF AUSTRALIA



Project North



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

---

PROJECT NAME : **Alterations & Additions**

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