Reference number 2849

Member of the Fire Protection Association of Australia

Lot 26, section 28, DP 758044, 12 Nolan Place, Balgowlah Heights, NSW 2093.

Monday, 18 May 2020

Prepared and certified by:	Matthew Willis *BPAD – Level 3 Certified Practitioner* Certification No: BPD-PA 09337		18/05/2020
Can this proposal comply with AS3959-2018 (inc section 7.5, 7.5.1,7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019)?		Yes	
What is the recommended AS 3959-2018 level of compliance?		BAL-19 and BAL-12.5	
Is referral to the RFS required?		No	
Can this development comply with the requirements of PBP?		Yes	
Plans by "Rapid Plans" (Appendix 1) dated.		15/5/20	

Bushfire Planning Services

15 Parkcrest Place

Kenthurst NSW 2156

02 96543228

0428408577

mattw@bushfireconsultants.com.au

Bushfire Risk Assessment

Monday, 18 May 2020

Contact

Carly Tracy

Rapid Plans

PO Box 6193

Frenchs Forest NSW 2086

9905 5000

Subject Property

Lot 26, section 28, DP 758044

12 Nolan Place

Balgowlah Heights NSW 2093

BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 79BA 1(b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203

Property Address	Lot 26, section 28, DP 758044, number 12 Nolan Place Balgowlah Heights
Description of the Proposal	Alterations and additions to an existing dwelling
Plan Reference	15/5/20
BAL Rating	BAL-19 and BAL-12.5
Does the Proposal Rely on Alternate Solutions?	**No**

I, Matthew Willis of Bushfire Planning Services Pty Ltd have carried out a bushfire risk assessment on the above-mentioned proposal and property. A detailed Bushfire Assessment Report is attached which includes the submission requirements set out in Appendix 4 of Planning for Bushfire Protection 2006 together with recommendations as to how the relevant Specifications and requirements are to be achieved.

I hereby inform, in accordance with Section 79BA of the Environmental Planning and Assessment Act 1979 No 203:

1. That I am a person recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment; and

2. That subject to the recommendations contained in the attached Bushfire Risk Assessment Report the proposed development conforms to the relevant specifications and requirements*

*The relevant specifications and requirements being specifications and requirements of the document entitled Planning for Bush Fire Protection prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and any other document as prescribed by Section 79 BA(1)(a) of the Environmental Planning and Assessment Act 1979 No 203.

I am aware that the Bushfire Assessment Report, prepared for the above-mentioned site is to be submitted in support of a development application for this site and will be relied upon by Northern Beaches Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with Planning for Bushfire Protection 2006.

REPORT REFERENCE	*Monday, 18 May 2020*
REPORT DATE	*Monday, 18 May 2020*
CERTIFICATION NO/ACCREDITED SCHEME	*FPAA BPAD A BPD-PA 09337*

Attachments:

- Bushfire Risk Assessment Report
- Recommendations

SIGNATURE: ---  ------ ***DATE:*** *-----Monday, 18 May 2020*

Contents.

1 Executive Summary.

Bushfire Planning Services has been requested by Carly Tracy from Rapid Plans to supply a bushfire compliance report on lot 26, section 28, DP 758044, 12 Nolan Place, Balgowlah Heights.

The works proposed for the subject lot are for the alterations and additions to an existing dwelling, see attached plans for details.

The subject lot is on the northern side of Nolan Place and at its closest point to the hazard the proposed new work has a separation distance to the south of approximately 20m.

The vegetation that is considered to be the hazard to this proposal is situated on land that slopes up slope away from the property at an angle of approximately 4.90° deg.

For the purposes of this assessment this vegetation is considered to be remnant (rainforest equivelant).

The remaining vegetation within the study area is contained within the boundaries of established allotments and is managed land and of low threat to this proposal.

The calculations and assumptions outlined in this report show that the development will be required to comply with the construction requirements of AS 3959-2018 BAL-19 on its exposed southern, eastern and western aspects, BAL-12.5 on the northern aspects and the additional construction requirements contained within section 7.5, 7.5.1,7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

The following table is a summary of the pertinent findings of this assessment.

Aspect	North	East	South	West
Vegetation type	Managed land	Managed land	Managed land/remnant	Managed land
Slope	N/A	N/A	All up-slopes and flat land	N/A
Setback within lot 26, section 28	N/A	N/A	8m	N/A
Setback outside lot 26, section 28	N/A	N/A	12m	N/A
Total setback	N/A	N/A	20m	N/A
Bal level	N/A	N/A	19	N/A

Note: The above table is a summary of the significant variables used to determine the highest BAL for this proposal. THIS TABLE IS NOT INTENDED FOR CONSTRUCTION! Only the highest BAL level is shown, aspects marked as N/A will still have a BAL. Refer to section 11 for construction requirements for these other aspects.

2 General.

This proposal relates to the alterations and additions to an existing dwelling on the subject lot and its ability to comply with the rules and regulations for building in a bushfire prone area.

The methodology used on this report is based on Planning for Bushfire Protection 2019 (PBP) as published by the New South Wales Rural Fire Service.

Any wording that appears in *blue italics* is quotes from Planning for Bushfire Protection 2019. Some of the measurements used in this report have been taken from aerial photographs and as such are approximate only.

3 Block Description.

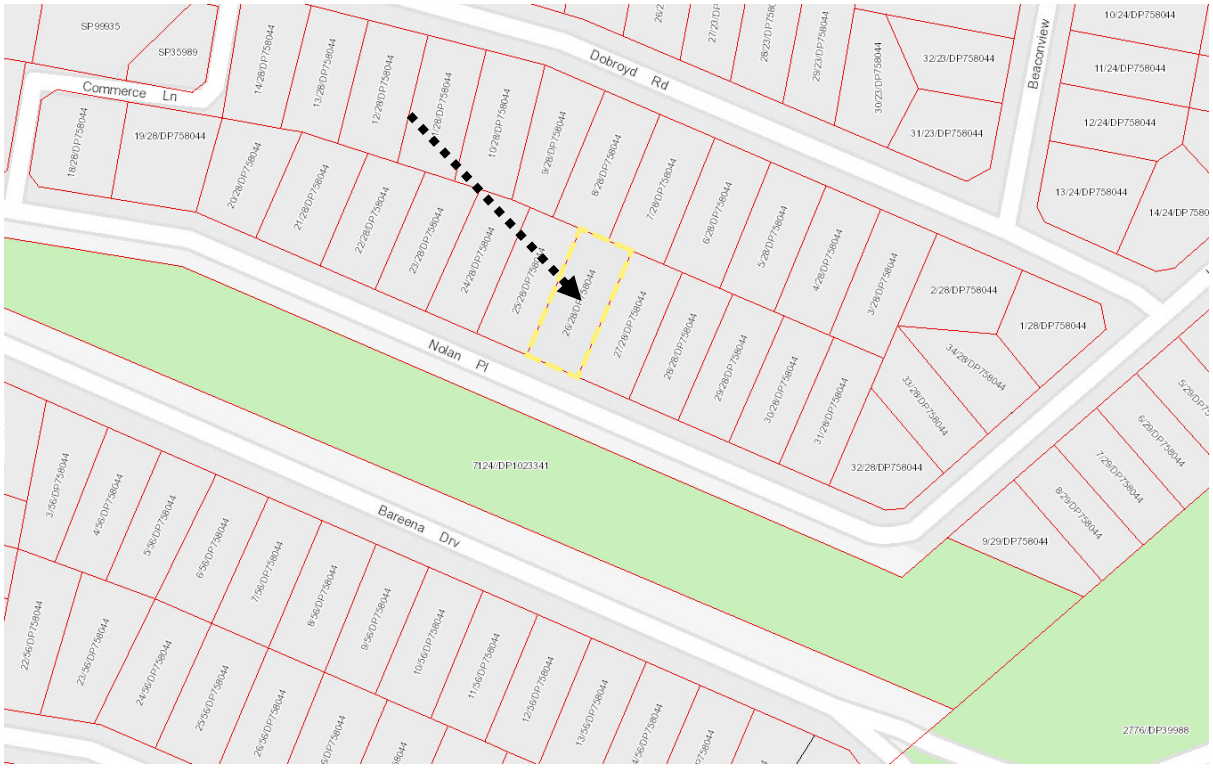
The subject block is situated on the northern side of Nolan Place in an established area of Balgowlah Heights.

The lot currently contains a multi-level class 1 dwelling.

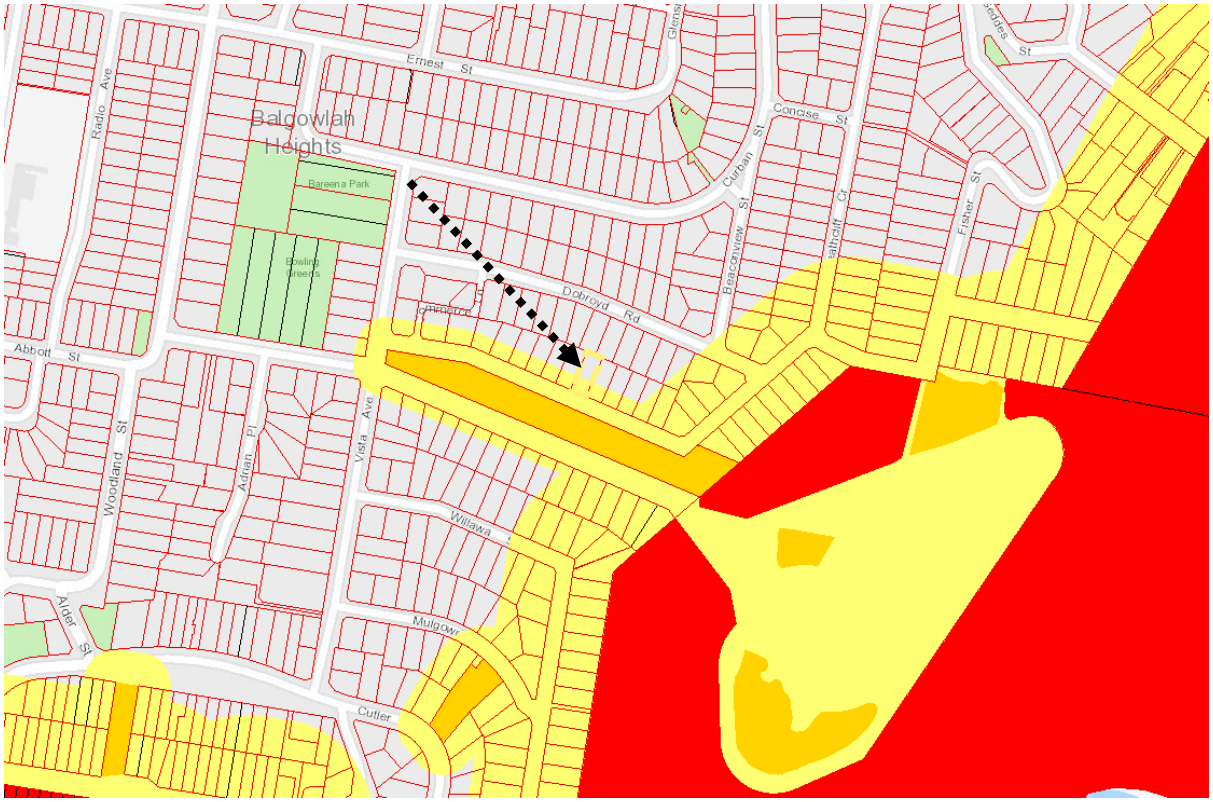
The lands surrounding the proposed site on the subject lot to a distance of at least 20m contain existing development or land that is otherwise not considered to be a significant bushfire hazard.

- Lot; 26, section 28
- DP; 758044.
- LGA; Northern Beaches.
- Area; 598.6m2.
- Address; 12 Nolan Place, Balgowlah Heights.

This section has been left blank.



Map 1 shows the cadastral layout around the subject lot.



Map 2 is an extract from the councils' bushfire prone land map. The map shows lot 26, section 28 to be within the buffer zone of category 2 bushfire vegetation.

4 Vegetation.

The study area for the vegetation is 140m surrounding the subject block.

The vegetation within the study area for this development is considered to be largely managed land.

The major potential hazard to this development is the vegetation within an area of undeveloped land to the south.

The potential hazard to this development is the vegetation within an area of undeveloped land to the.

Planning for Bushfire Protection makes allowances for small areas of remnant vegetation that are less than a hectare in area or provide a run of fire less than 50m in length directly towards the proposal.

These areas of vegetation are considered to be a *low hazard and Asset Protection Zone setbacks and building construction standards for these* (a proposal adjacent to remnant vegetation) *will be the same as for rainforests*.

For the purpose of this assessment and compliance with AS3959 this area of undeveloped land is considered to be remnant (rainforest equivelant) and is the hazard to this proposal.

Photo 1 - An overview of the vegetation within the general area.

Photo 2 is a closer view of the vegetation in the area.

Table 1 outlines the vegetation orientation and distance from the development area.

Aspect	North	East	South	West
Vegetation type	Managed land	Managed land	Managed land/remnant	Managed land
Setback within lot 26, section 28	N/A	N/A	8m	N/A
Off-site setback	N/A	N/A	12m	N/A
Total setback	N/A	N/A	20m	N/A

Table 1 - Any aspect marked with "N/A" in the table above indicates that it is considered there is none

5 Known constraints on subject block.

I have not been informed or know of any places of cultural or environmental significance within the boundaries of the subject block. Given the nature of the surrounding land it is considered highly unlikely that anything of significance will be affected by this development.

6 Slope.

The slope of the land beneath the hazard that is most likely to influence bushfire behaviour has been calculated by topographical map analysis to a distance of 100m from the subject lot.

An extract of the topographical map for the area is shown below and the relevant slope analysis is shown in Table 2.

Table 2 shows the slope beneath the hazard.

Aspect	North	East	South	West
Slope	N/A	N/A	All up-slopes and flat land	N/A

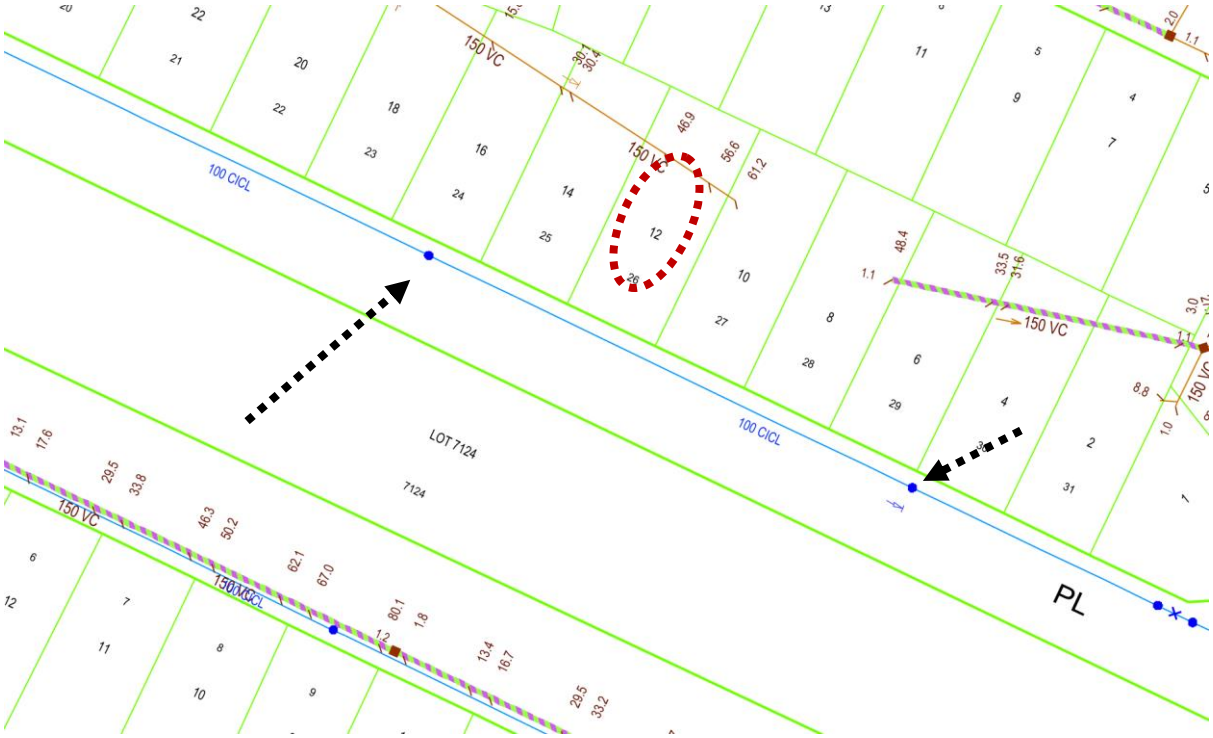
Table 2 - Any aspect marked with "N/A" in the table above indicates that it is considered there is no hazard in that direction.

7 Utilities.

7.1 Water.

The subject block will be serviced by a reticulated water supply.

The following map is an extract from Sydney waters hydrant map. Hydrants are indicated by a blue dot on a blue line. As can be seen there is at least one hydrant point indicated within close proximity of the property.



7.2 Electricity

Mains electricity is available to the block.

7.3 Gas

It is unknown if either bottled or mains gas is to be altered or installed in this proposal.

8 Access/Egress.

Access to the development site will be via a short private driveway from Nolan Place.

All roads in the vicinity are considered to be capable of carrying emergency services vehicles and pedestrian access onto the lot is also considered to be adequate.

Analysis of development and recommendation.

9 Compliance with Planning for Bushfire Protection setbacks.

Based on the development design, vegetation classification, effective slope estimates and setback distance already outlined in this report the subject development will be required to

comply with the deemed to satisfy construction requirements of AS 3959-2018 BAL-19 and the RFS requirements on all fire prone aspects.

The following table is an extract from table A1.12.5 of Planning for Bushfire Protection 2019. This table is used to calculate the BAL for a proposal in an area with an FDI of 100.

The variables that have already been outlined in this assessment are highlighted in red with the highest BAL highlighted in yellow.

ALL UPSLOPE AND FLAT LAND	Keith Vegetation Formation	BUSH FIRE ATTACK LEVEL (BAL)				
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
	Rainforest	< 8	8 -< 11	11 -< 16	16 -< 23	23 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 18	18 -< 24	24 -< 33	33 -< 45	45 -< 100
	Grassy and Semi-Arid Woodland (including Mallee)	< 9	9 -< 12	12 -< 18	18 -< 26	26 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 7	7 -< 10	10 -< 14	14 -< 21	21 -< 100
	Tall Heath	< 12	12 -< 16	16 -< 23	23 -< 32	32 -< 100
	Short Heath	< 7	7 -< 9	9 -< 14	14 -< 20	20 -< 100
	Arid-Shrublands (acacia and chenopod)	< 5	5 -< 6	6 -< 9	9 -< 14	14 -< 100
	Freshwater Wetlands	< 4	4 -< 5	5 -< 7	7 -< 11	11 -< 100
	Grassland	< 8	8 -< 10	10 -< 15	15 -< 22	22 -< 50

For the purpose of this assessment the southern aspect has been chosen as the most potentially hazardous aspect due to the effective slope, potential run of fire and the prevailing fire weather of the area.

10 Siting.

The current site provides adequate separation between the proposed building and surrounding vegetation for a compliant structure to be built.

Recommendation;

Nil

11 Construction and design.

All new work is to be undertaken in accordance with the relevant requirements of the BCA and AS3959 2009. The following recommendations are a minimum level of construction. Constructing the proposal to a higher level than that recommended is allowable under AS3959.

Recommendation; all new work to the southern, eastern and western aspects.

1. New construction on the southern, eastern and western aspects shall comply with the requirements of section 3 of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and,
2. New construction on the southern, eastern and western aspects shall also comply with the requirements of BAL-19 Australian Standard AS3959-2018 "Construction of

buildings in bush fire-prone areas" and the additional construction requirements contained within section 7.5, 7.5.1,7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

Recommendation; all new work to the northern aspect.

3. New construction on the northern aspects shall comply with the requirements of section 3 of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and,
4. New construction on the northern aspects shall also comply with the requirements of BAL-12.5 Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and the additional construction requirements contained within section 7.5, 7.5.1,7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

General;

5. New roofing valleys and guttering should be fitted with a non-combustible leaf protection to stop the accumulation of debris.
6. All proposed Class 10 buildings attached to or within 10 metres of the rear of the habitable building shall comply with section 6 (BAL 12.5) Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of "Planning for Bush Fire Protection".

AS-3959 2018 is now available as PDF for free from;

https://infostore.saiglobal.com/en-au/standards/as-3959-2018-122340_saig_as_as_2685241/

12 Utilities.

12.1 Water.

The proposed development will have access to a reticulated water supply. There is at least one hydrant indicated within the required distance from the dwelling.

Recommendation;

Nil

12.2 Electricity and Gas.

Recommendation;

7. Any new electricity or gas connections are to comply with the requirements of section 4.1.3 of Planning for Bushfire Protection.

13 Asset Protection Zone (APZ).

The Asset Protection Zone is *"An area surrounding a development managed to reduce the bushfire hazard to an acceptable level. The width of an APZ will vary with slope, vegetation and construction level".*

Recommendation;

8. At the commencement of building works and in perpetuity the entire property shall be managed as an Asset Protection Zone in accordance with the requirements of Planning for Bushfire Protection, the RFS document Standards for Asset Protection Zones and in a manner that does not create a bushfire hazard to the property.

14 Landscaping.

No specific landscaping plan has been provided as part of this assessment.

Recommendation;

9. Any new fencing is to be constructed in accordance with section 7.6 of Planning for Bushfire Protection 2019.

10. Any new landscaping to the site is to comply with the principles of Appendix 4 and section 3.7 of Planning for Bush Fire Protection 2019. In this regard the following landscaping principles are, where applicable, to be incorporated into the development[1]:

- Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
- Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
- Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;
- Maximum tree cover should be less than 30%, and maximum shrub cover less than 20%;
- Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);
- When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture way from the building; and

[1] *Refer to referenced documents for a complete description.*

- Use of low flammability vegetation species.

15 Constraints on the subject block.

None known.

Recommendation;

Nil

16 Access/Egress.

All roads in the area are considered to be capable of handling emergency service vehicles. Access from the roadway onto the property is also considered to be adequate for firefighting purposes.

Recommendation

Nil

17 Compliance or non compliance with the specifications and requirements for bushfire protection measures.

APZ A defendable space is provided onsite. An APZ is provided and maintained for the life of the development.	Achievable with the implementation of the recommendations in section 13
SITING AND DESIGN: Buildings are sited and designed to minimise the risk of bush fire attack.	Achievable with the implementation of the recommendations in section 10
CONSTRUCTION STANDARDS: It is demonstrated that the proposed building can withstand bush fire attack in the form of wind, smoke, embers, radiant heat and flame contact.	Achievable with the implementation of the recommendations in section 11
ACCESS Safe, operational access is provided (and maintained) for emergency services personnel in suppressing a bush fire while residents are seeking to relocate, in advance of a bush fire, (satisfying the intent and performance criteria for access roads in sections 4.1.3 and 4.2.7).	Achievable with the implementation of the recommendations in section 16
WATER AND UTILITY SERVICES:	Achievable with the implementation of the recommendations in section 12

• adequate water and electricity services are provided for firefighting operations • Gas and electricity services are located so as not to contribute to the risk of fire to a building.	
LANDSCAPING: • it is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause Ignitions.	Achievable with the implementation of the recommendations in section 14

18 Conclusions.

Based on the above report and with the implementation of the recommendation contained within this report the consent authority should determine that this development can comply with the requirements of AS 3959-2018 and 'Planning for Bushfire Protection' guidelines.

The recommendations contained within this report are to be implemented in their entirety. Changing one aspect may have an adverse effect on the rest of the recommendations.

Bushfires are affected by many external influences such as climactic conditions, vegetation type, moisture content of the fuel, slope of the land and human intervention to name a few and are difficult to predict.

This report does not intend to provide a guarantee that the subject property will survive if a bushfire should impact the surrounding area. The purpose of this report is to show the developments level of compliance or in some cases non-compliance with the New South Wales legislation regarding building in bushfire prone areas.

Where non-compliance is found measures will be suggested that should make the building less susceptible to the various attack mechanisms of a bushfire and comply with the performance requirements of the Building Code of Australia.

The opinions expressed in this report are based on the writers' experience and interpretation of the relevant guidelines and standards. Notwithstanding the above, these guidelines and standards are open to interpretation. All care has been taken to ensure that the opinions expressed in this report are consistent with past successful outcomes.

Some of the information used in the compilation of this assessment has been provided by the proponent or the proponent's representatives. While we believe this information to be true and have accepted the information in good faith however this company or its representatives will not accept any responsibility if the provided information is determined to be incorrect.

This document is to assist the consenting authorities with their assessment of this proposal. The recommendations contained in this assessment reflect the normal conditions that are typically applied by the consent authority for a proposal such as this however the conditions of consent for the proposal will be supplied by the certifying authority on approval of the

development and may not necessarily be the same as the recommendations of this assessment.

The recommendations in this assessment are for planning guidance only, construction details and compliance with all building requirements are the responsibility of the Architect/Designer, Builder and Certifier.

To avoid confusion, unless specifically referenced by the consenting authority, it is strongly recommended that once this proposal has been approved that this document is no longer referenced and that only the official conditions of consent as reflected in documentation by the certifying body are used for construction guidance.

If any further clarification is required for this report, please do not hesitate to contact me using the details above.

Yours Sincerely

Matthew Willis

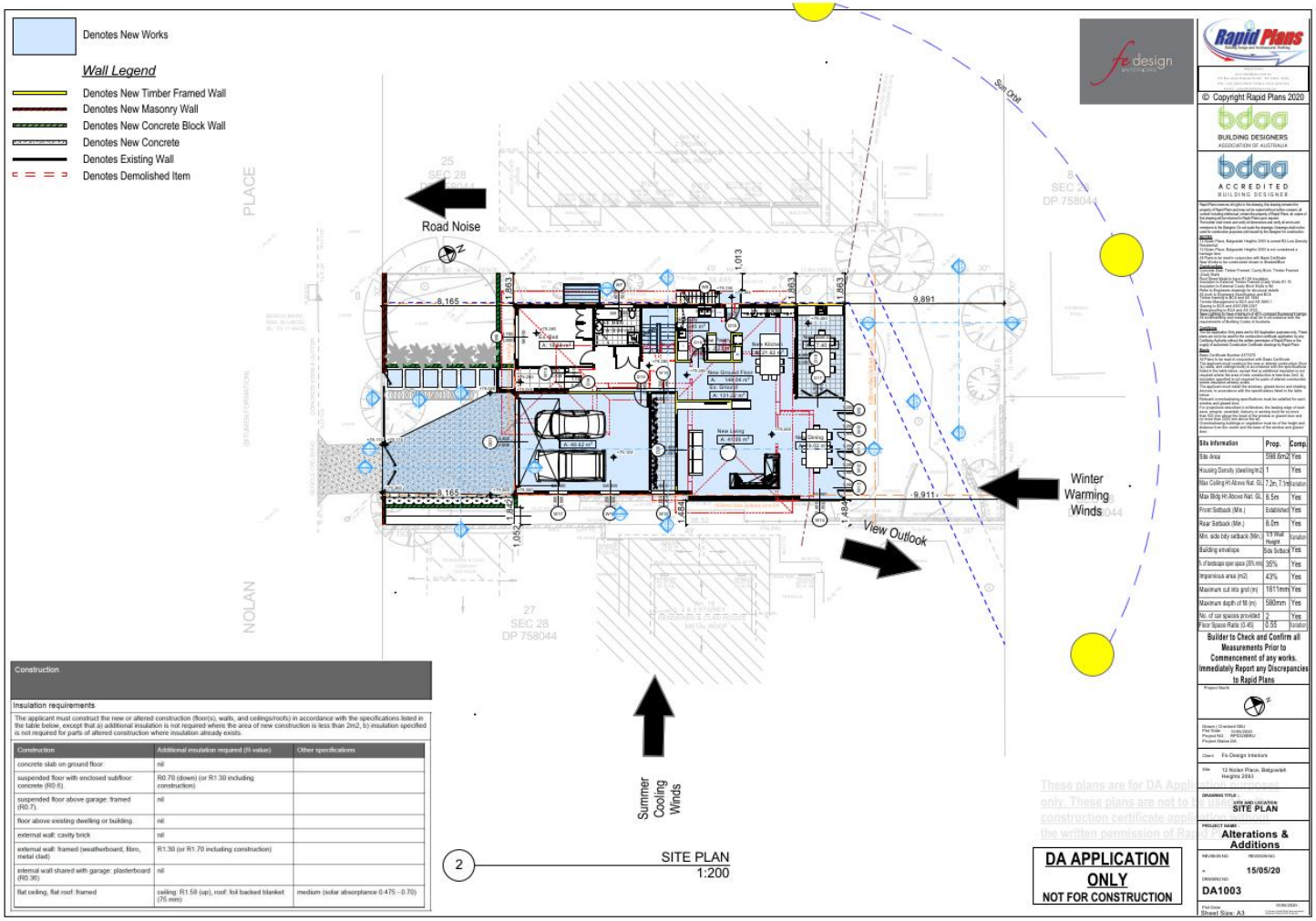
Grad Dip Planning for Bushfire Prone Areas

Bushfire Planning Services Pty Limited

19 References.

- *Australian Building Codes Board (2019). National Construction Code Volume One - Building Code of Australia. ABCB*
- *Australian Building Codes Board (2019). National Construction Code Volume two - Building Code of Australia. ABCB.*
- *Keith, D.A. (2004). Ocean Shores to Desert Dunes: The Native Vegetation of New South Wales and the ACT. NSW Department of Environment and Conservation.*
- *National Association of Steel Framed Housing (2014). "Steel Framed Construction in Bush Fire Areas. NASH*
- *Ramsay, C and Rudolph, L (2003) "Landscape and Building Design for Bush fire Areas". CSIRO Publishing, Collingwood.*
- *Resources and Energy NSW (2016). ISSC 3 Guide for the Managing Vegetation in the Vicinity of Electrical Assets. NSW Government*
- *Rural Fire Service NSW (2005) "Standards for Asset Protection Zones"*
- *Standards Australia (2018). "AS 3959, Construction of buildings in bush fire prone areas".*
- *Standards Australia (2018). "AS/NZS 1530.8.1 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Radiant heat and small flaming sources".*
- *Standards Australia (2018). "AS/NZS 1530.8.2 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Large flaming sources".*
- *Standards Australia (2014). "AS/NZS 1596 The storage and handling of LP Gas".*

20 Appendix 1 - Plans .




Denotes Impervious Area
Denotes Open Space Area
Denotes Pervious Area
PLACE
NOLAN
25 SEC 28 DP 758044
26 SEC 28 DP 758044
27 SEC 28 DP 758044
8 SEC 28 DP 758044
7 SEC 28 DP 75804
Open Space Area
Impervious Area
Site Area
Description | Area (m2) | Percentage
Site Area | 598.6m2 | 100%
Exist. Open Landscape Area | 116.84m2 | 35%
Exist. Impervious Area | 341.24m2 | 57%
Exist. Open Space Area | 140.52m2 | 23%
Proposed Open Landscape Area | 114.41m2 | 35%
Proposed Impervious Area | 257.26m2 | 43%
Proposed Open Space Area | 226.93m2 | 38%
Note:
Total Open Landscape Area for the property will be Maintained
Total Open Space Area for the property will be Increased by 15%
1 LANDSCAPE OPEN SPACE EXISTING
1:200
© Copyright Rapid Plans 2020
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITED BUILDING DESIGNER
Site Information | Prop. | Comp.
Site Area | 598.6m2 | Yes
Housing Density (dwelling/m2) | 1 | Yes
Max Ceiling Ht Above Nat. GL | 7.2m, 7.1m | Variation
Max Bldg Ht Above Nat. GL | 8.5m | Yes
Front Setback (Min.) | Established | Yes
Rear Setback (Min.) | 8.0m | Yes
Min. side bdy setback (Min.) | 1/3 Wall Height | Variation
Building envelope | Side Setback | Yes
% of landscape open space (35% min) | 35% | Yes
Impervious area (m2) | 43% | Yes
Maximum cut into grid (m) | 1811mm | Yes
Maximum depth of fill (m) | 580mm | Yes
No. of car spaces provided | 2 | Yes
Floor Space Ratio (0.45) | 0.55 | Variation
Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans
Fe Design Interiors
12 Nolan Place, Balgowlah Heights 2093
DRAWING TITLE & LOCATION
Landscape Open Space Plan Existing
PROJECT NAME
Alterations & Additions
15/05/20
DA1011
Sheet Size: A3
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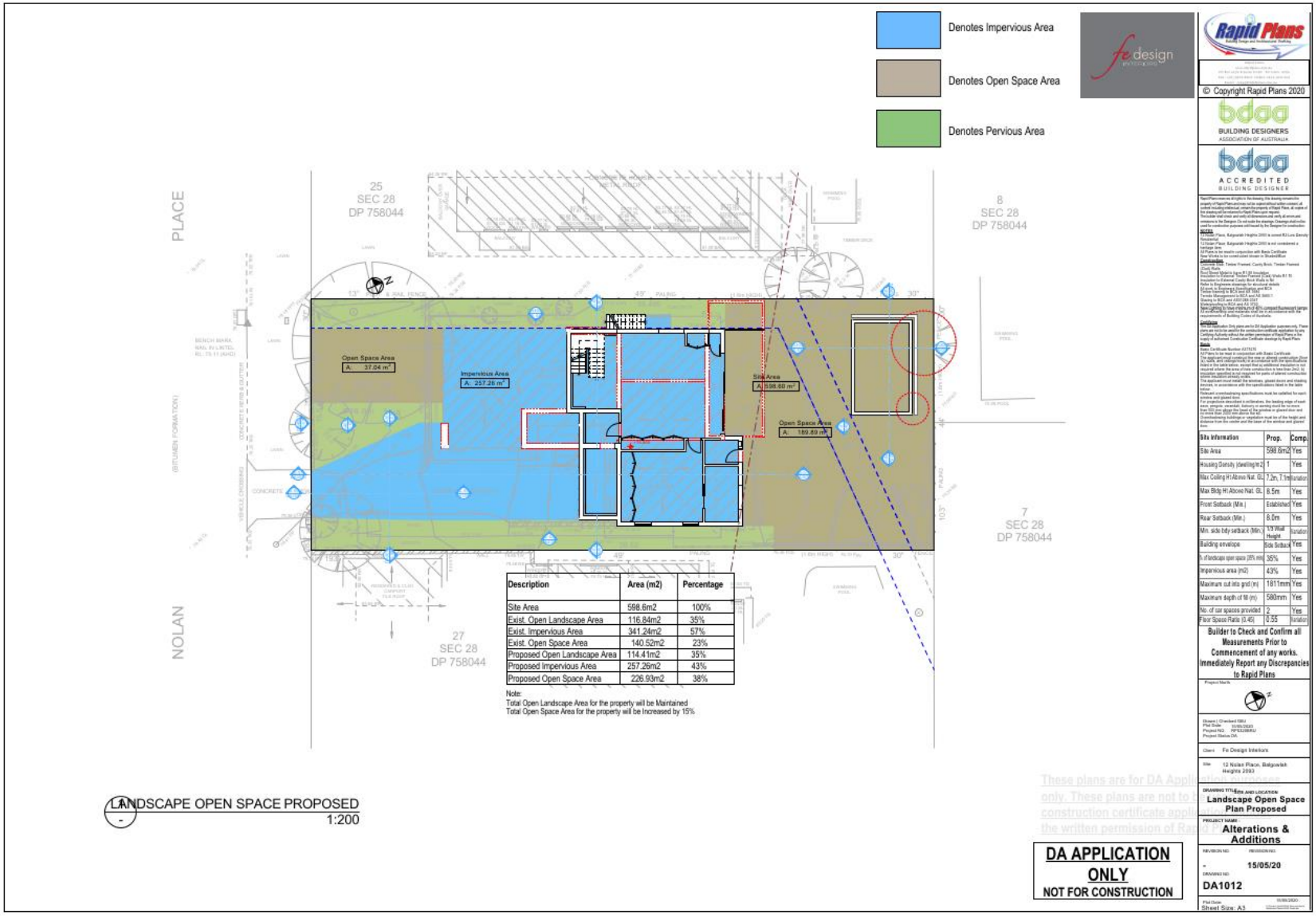
Denotes Impervious Area
Denotes Open Space Area
Denotes Pervious Area
PLACE
NOLAN
25 SEC 28 DP 758044
8 SEC 28 DP 758044
7 SEC 28 DP 758044
27 SEC 28 DP 758044
Open Space Area A: 37.04 m²
Impervious Area A: 257.26 m²
Site Area A: 598.60 m²
Open Space Area A: 189.69 m²
Description | Area (m2) | Percentage
Site Area | 598.6m2 | 100%
Exist. Open Landscape Area | 116.84m2 | 35%
Exist. Impervious Area | 341.24m2 | 57%
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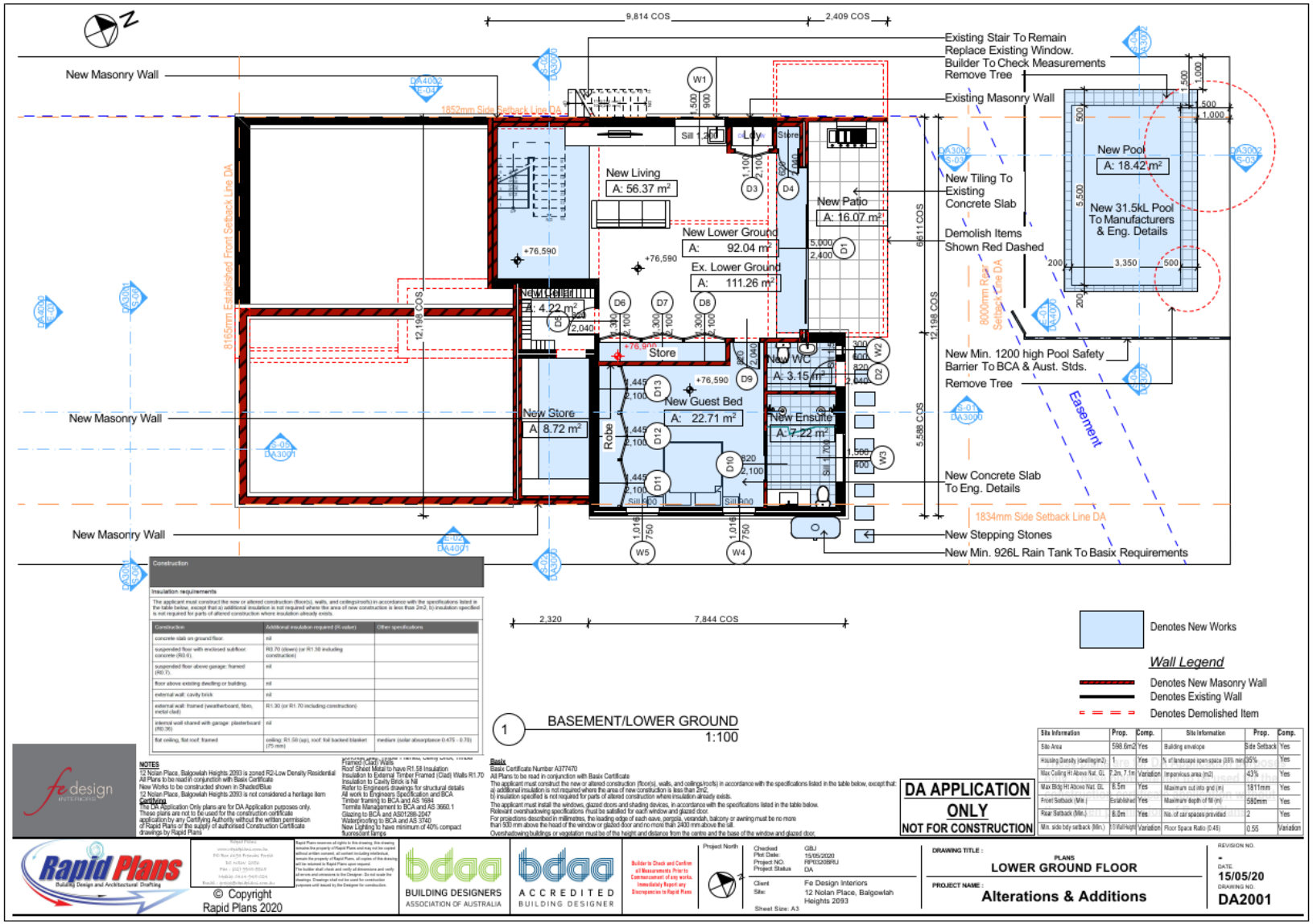
Total Open Landscape Area for the property will be Maintained
Total Open Space Area for the property will be Increased by 15%
LANDSCAPE OPEN SPACE PROPOSED
1:200
Rapid Plans
© Copyright Rapid Plans 2020
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITED BUILDING DESIGNER
Site Information | Prop. | Comp.
Site Area | 598.6m2 | Yes
Housing Density (dwelling/m2) | 1 | Yes
Max Ceiling Ht Above Nat. GL | 7.2m, 7.1m | Variation
Max Bldg Ht Above Nat. GL | 8.5m | Yes
Front Setback (Min.) | Established | Yes
Rear Setback (Min.) | 8.0m | Yes
Min. side bdy setback (Min.) | 1/3 Wall Height | Variation
Building envelope | Side Setback | Yes
% of landscape open space (35% min) | 35% | Yes
Impervious area (m2) | 43% | Yes
Maximum cut into grnd (m) | 1811mm | Yes
Maximum depth of fill (m) | 580mm | Yes
No. of car spaces provided | 2 | Yes
Floor Space Ratio (0.45) | 0.55 | Variation
Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans
Client: Fe Design Interiors
Site: 12 Nolan Place, Balgowlah Heights 2093
DRAWING TITLE: Landscape Open Space Plan Proposed
PROJECT NAME: Alterations & Additions
15/05/20
DRAWING NO: DA1012
Sheet Size: A3
These plans are for DA Application purposes only. These plans are not to be used for construction certificate application purposes without the written permission of Rapid Plans
DA APPLICATION ONLY
NOT FOR CONSTRUCTION


New Masonry Wall
New Masonry Wall
New Masonry Wall
1852mm Side Setback Line DA
8165mm Established Front Setback Line DA
1834mm Side Setback Line DA
8000mm Rear Setback Line DA
Easement
9,814 COS
2,409 COS
2,320
7,844 COS
12,198 COS
6611 COS
5,588 COS
New Living
A: 56.37 m²
New Lower Ground
A: 92.04 m²
Ex. Lower Ground
A: 111.26 m²
New Patio
A: 16.07 m²
New Pool
A: 18.42 m²
New 31.5kL Pool
To Manufacturers
& Eng. Details
New Store
A: 8.72 m²
New Guest Bed
A: 22.71 m²
New Ensuite
A: 7.22 m²
New WC
A: 3.15 m²
Store
Existing Stair To Remain
Replace Existing Window.
Builder To Check Measurements
Remove Tree
Existing Masonry Wall
New Tiling To
Existing
Concrete Slab
Demolish Items
Shown Red Dashed
New Min. 1200 high Pool Safety
Barrier To BCA & Aust. Stds.
Remove Tree
New Concrete Slab
To Eng. Details
New Stepping Stones
New Min. 926L Rain Tank To Basix Requirements
Denotes New Works
Wall Legend
Denotes New Masonry Wall
Denotes Existing Wall
Denotes Demolished Item
1 BASEMENT/LOWER GROUND
1:100
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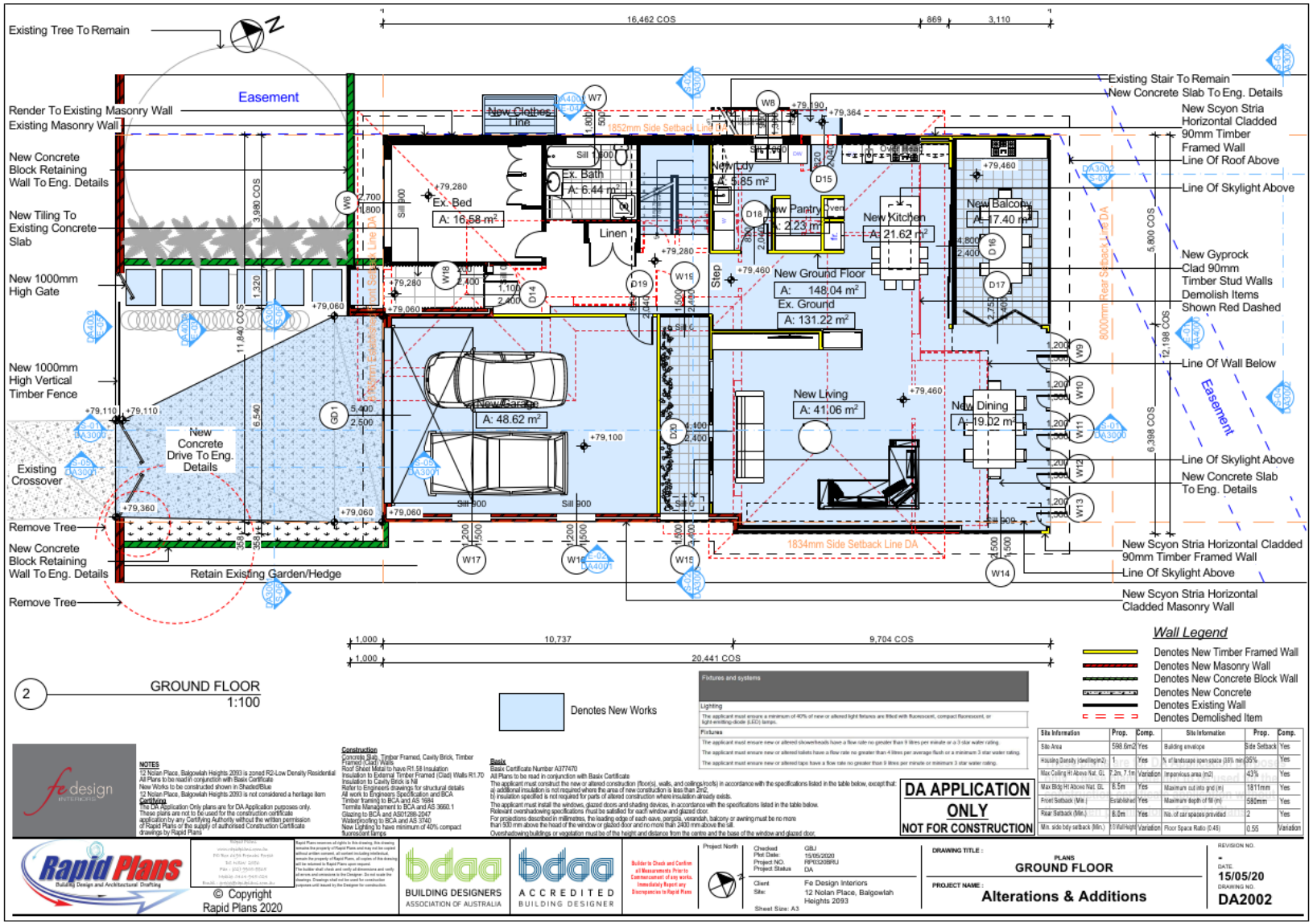
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
ACCREDITED
BUILDING DESIGNER
DRAWING TITLE :
LOWER GROUND FLOOR
PROJECT NAME :
Alterations & Additions
DATE
15/05/20
DRAWING NO.
DA2001


Existing Tree To Remain
Easement
Render To Existing Masonry Wall
Existing Masonry Wall
New Concrete Block Retaining Wall To Eng. Details
New Tiling To Existing Concrete Slab
New 1000mm High Gate
New 1000mm High Vertical Timber Fence
New Concrete Drive To Eng. Details
Existing Crossover
Remove Tree
New Concrete Block Retaining Wall To Eng. Details
Retain Existing Garden/Hedge
Remove Tree
New Clothes Line
Ex. Bath A: 6.44 m²
Ex. Bed A: 16.58 m²
Linen
New Laundry A: 5.85 m²
New Pantry A: 2.23 m²
New Kitchen A: 21.62 m²
New Balcony A: 17.40 m²
New Ground Floor A: 148.04 m²
Ex. Ground A: 131.22 m²
New Garage A: 48.62 m²
New Living A: 41.06 m²
New Dining A: 19.02 m²
1852mm Side Setback Line DA
1834mm Side Setback Line DA
8000mm Rear Setback Line DA
Existing Stair To Remain
New Concrete Slab To Eng. Details
New Scyon Stria Horizontal Cladded 90mm Timber Framed Wall
Line Of Roof Above
Line Of Skylight Above
New Gyprock Clad 90mm Timber Stud Walls Demolish Items Shown Red Dashed
Line Of Wall Below
Line Of Skylight Above
New Concrete Slab To Eng. Details
New Scyon Stria Horizontal Cladded 90mm Timber Framed Wall
Line Of Skylight Above
New Scyon Stria Horizontal Cladded Masonry Wall
Easement
16,462 COS
869
3,110
10,737
9,704 COS
20,441 COS
2 GROUND FLOOR 1:100
Denotes New Works
Wall Legend
Denotes New Timber Framed Wall
Denotes New Masonry Wall
Denotes New Concrete Block Wall
Denotes New Concrete
Denotes Existing Wall
Denotes Demolished Item
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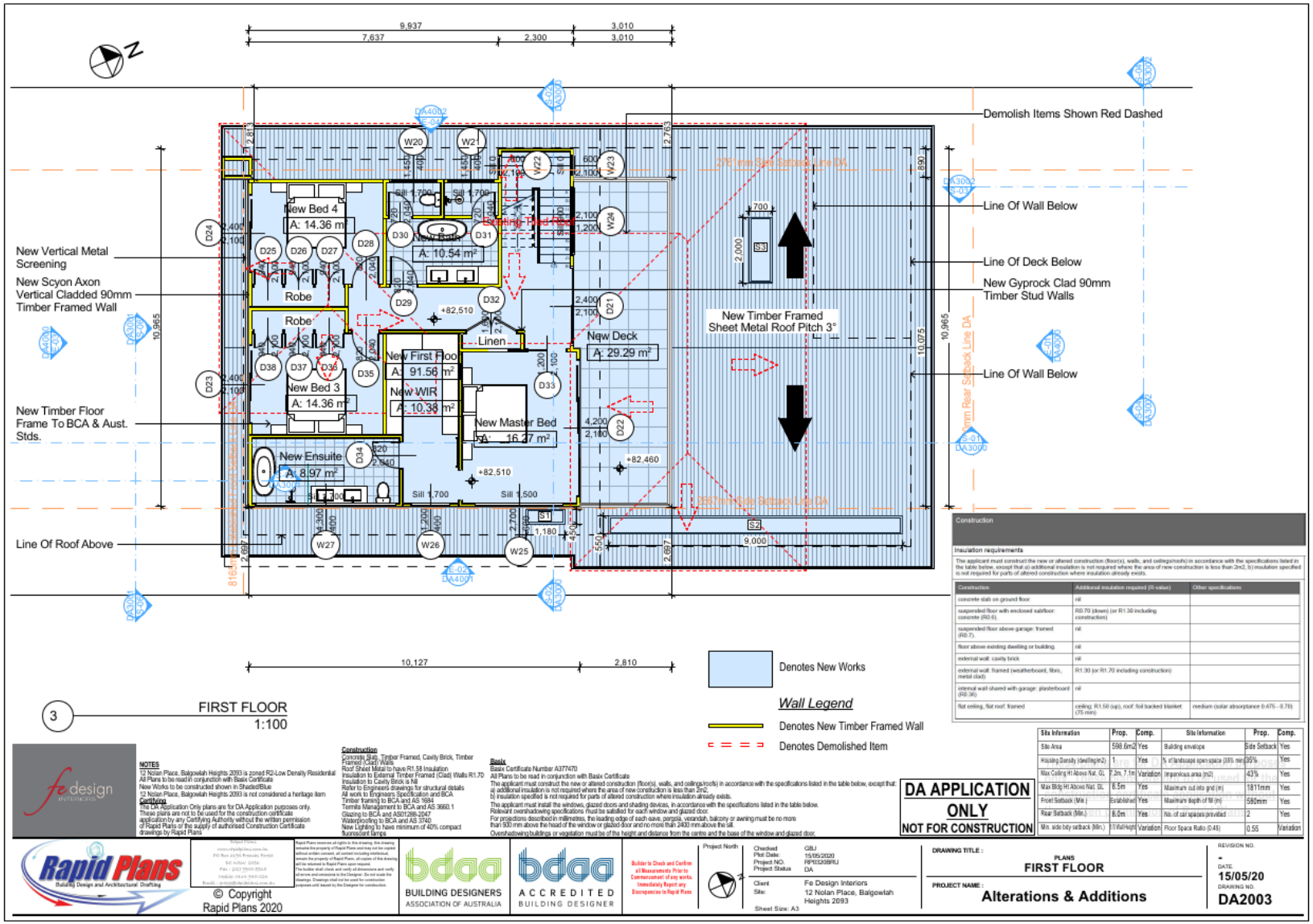
ACCREDITED BUILDING DESIGNER
DRAWING TITLE : PLANS GROUND FLOOR
PROJECT NAME : Alterations & Additions
REVISION NO. -
DATE 15/05/20
DRAWING NO. DA2002


Demolish Items Shown Red Dashed
Line Of Wall Below
Line Of Deck Below
New Gyprock Clad 90mm Timber Stud Walls
Line Of Wall Below
New Vertical Metal Screening
New Scyon Axon Vertical Cladded 90mm Timber Framed Wall
New Timber Floor Frame To BCA & Aust. Stds.
Line Of Roof Above
New Timber Framed Sheet Metal Roof Pitch 3°
New Deck
A: 29.29 m²
New Bed 4
A: 14.36 m²
New Bed 3
A: 14.36 m²
Robe
Robe
Linen
New First Floor
A: 91.56 m²
New WIR
A: 10.38 m²
New Master Bed
A: 16.27 m²
New Ensuite
A: 8.97 m²
New Bath
A: 10.54 m²
Existing Pool Below
Denotes New Works
Wall Legend
Denotes New Timber Framed Wall
Denotes Demolished Item
3 FIRST FLOOR 1:100
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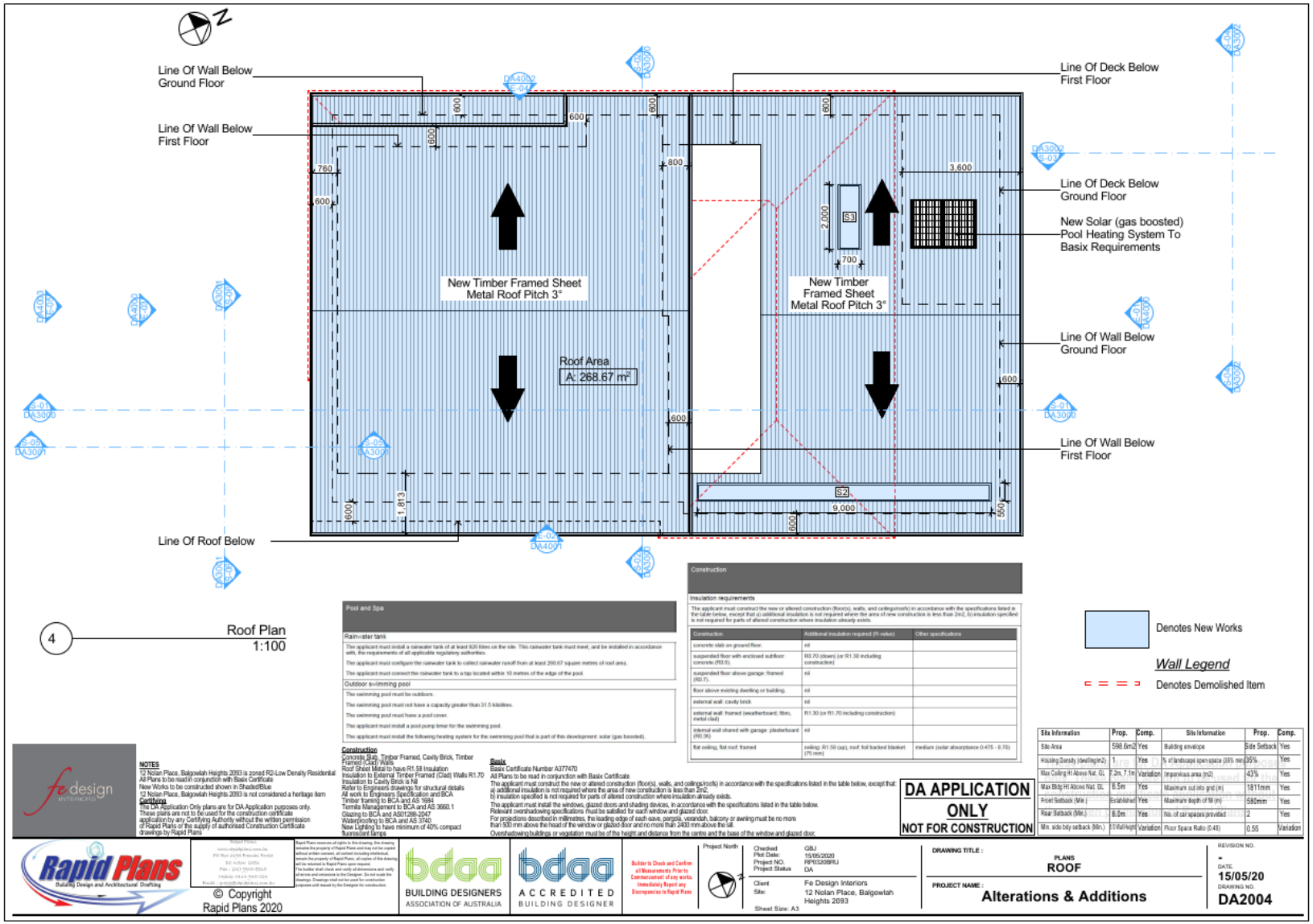
DRAWING TITLE : FIRST FLOOR PLANS
PROJECT NAME : Alterations & Additions
DRAWING NO. DA2003
DATE 15/05/20


Line Of Wall Below Ground Floor
Line Of Wall Below First Floor
Line Of Roof Below
Line Of Deck Below First Floor
Line Of Deck Below Ground Floor
New Solar (gas boosted) Pool Heating System To Basix Requirements
Line Of Wall Below Ground Floor
Line Of Wall Below First Floor
New Timber Framed Sheet Metal Roof Pitch 3°
New Timber Framed Sheet Metal Roof Pitch 3°
Roof Area
A: 268.67 m²
S1
S2
3,600
2,000
700
9,000
1,813
760
800
600
350
4 Roof Plan 1:100
Denotes New Works
Wall Legend
Denotes Demolished Item
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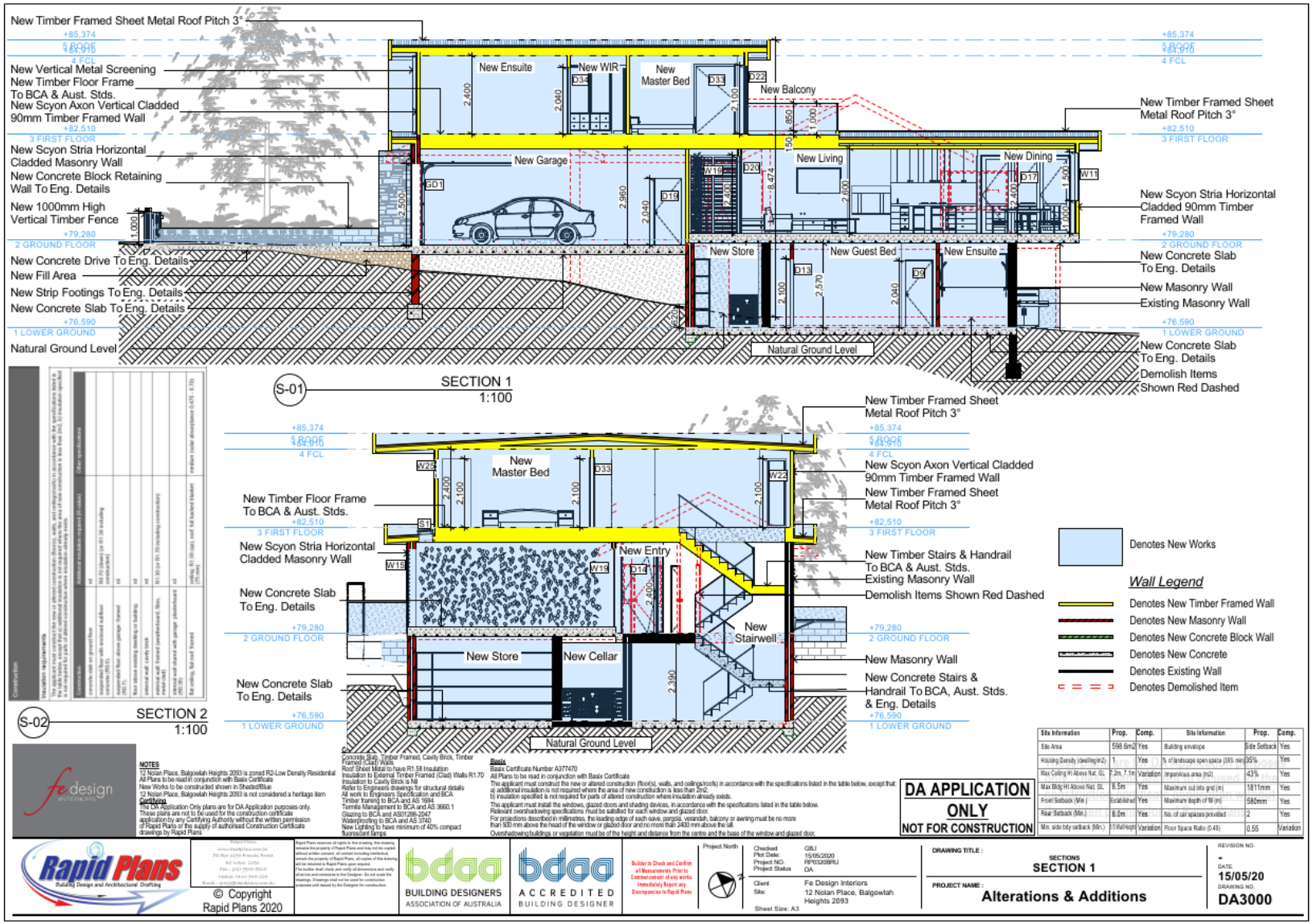
Project North
Checked GBJ
Plot Date: 15/05/2020
Project NO.: RP0020BRJ
Project Status DA
Client Fe Design Interiors
Site: 12 Nolan Place, Balgowlah Heights 2093
Sheet Size: A3
DRAWING TITLE : PLANS ROOF
PROJECT NAME : Alterations & Additions
REVISION NO. -
DATE 15/05/20
DRAWING NO. DA2004


New Timber Framed Sheet Metal Roof Pitch 3°
New Vertical Metal Screening
New Timber Floor Frame To BCA & Aust. Stds.
New Scyon Axon Vertical Cladded 90mm Timber Framed Wall
New Scyon Stria Horizontal Cladded Masonry Wall
New Concrete Block Retaining Wall To Eng. Details
New 1000mm High Vertical Timber Fence
New Concrete Drive To Eng. Details
New Fill Area
New Strip Footings To Eng. Details
New Concrete Slab To Eng. Details
Natural Ground Level
New Ensuite
New WIR
New Master Bed
New Balcony
New Garage
New Living
New Dining
New Store
New Guest Bed
New Ensuite
New Masonry Wall
Existing Masonry Wall
New Concrete Slab To Eng. Details
Demolish Items Shown Red Dashed
S-01
SECTION 1
1:100
New Timber Framed Sheet Metal Roof Pitch 3°
New Master Bed
New Timber Floor Frame To BCA & Aust. Stds.
New Scyon Stria Horizontal Cladded Masonry Wall
New Concrete Slab To Eng. Details
New Scyon Axon Vertical Cladded 90mm Timber Framed Wall
New Timber Framed Sheet Metal Roof Pitch 3°
New Entry
New Timber Stairs & Handrail To BCA & Aust. Stds.
Existing Masonry Wall
Demolish Items Shown Red Dashed
New Stairwell
New Store
New Cellar
New Masonry Wall
New Concrete Stairs & Handrail To BCA, Aust. Stds. & Eng. Details
New Concrete Slab To Eng. Details
S-02
SECTION 2
1:100
Natural Ground Level
Denotes New Works
Wall Legend
Denotes New Timber Framed Wall
Denotes New Masonry Wall
Denotes New Concrete Block Wall
Denotes New Concrete
Denotes Existing Wall
Denotes Demolished Item
DA APPLICATION ONLY
NOT FOR CONSTRUCTION
NOTES
12 Nolan Place, Balgowlah Heights 2093 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
12 Nolan Place, Balgowlah Heights 2093 is not considered a heritage item
Certifying
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Basix
Basix Certificate Number A377470
All Plans to be read in conjunction with Basix Certificate
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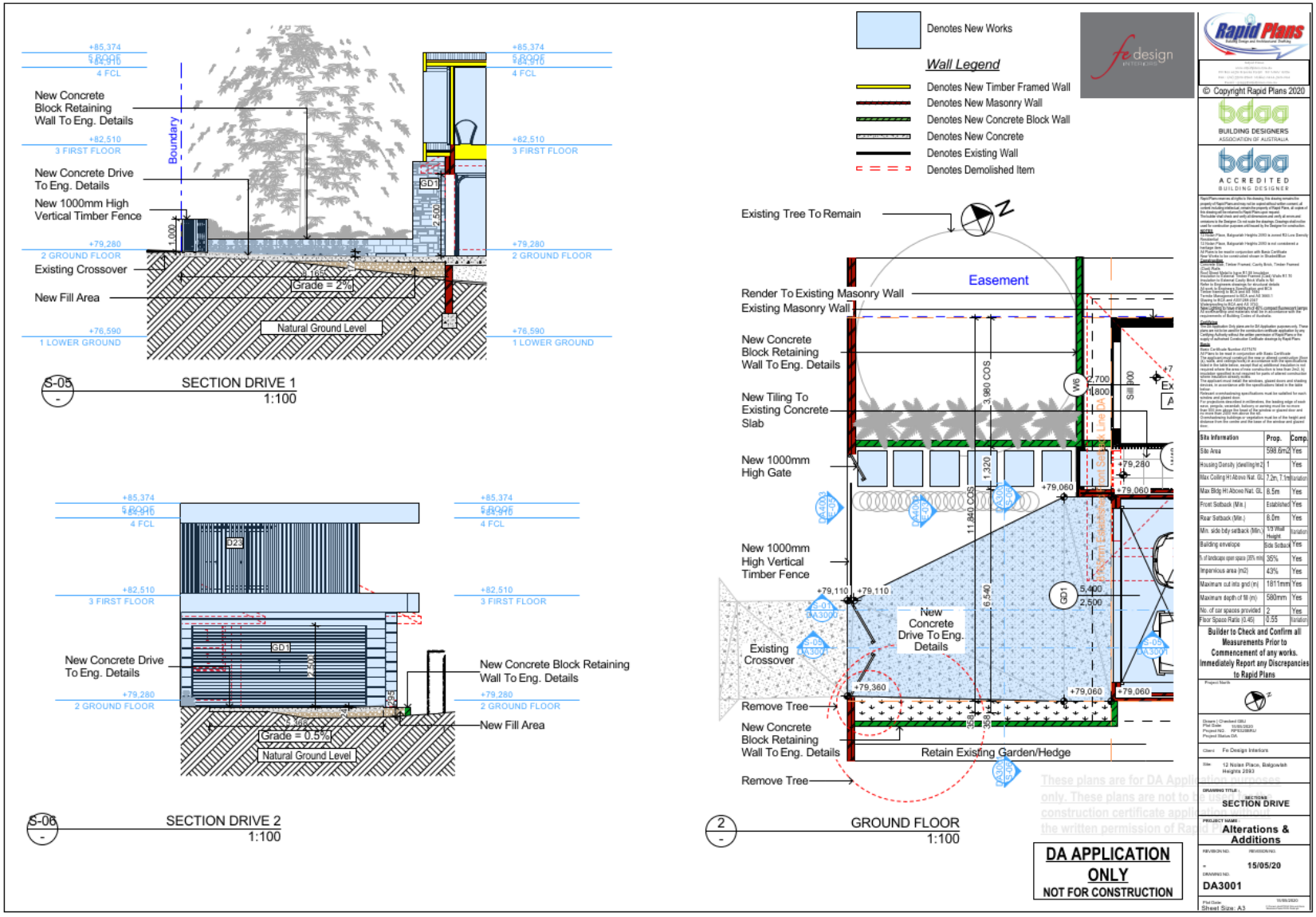
Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans
Project North
Checked GBJ
Plot Date: 15/05/2020
Project NO. RP0020BRJ
Project Status DA
Client Fe Design Interiors
Site: 12 Nolan Place, Balgowlah Heights 2093
Sheet Size: A3
DRAWING TITLE : SECTIONS SECTION 1
PROJECT NAME : Alterations & Additions
REVISION NO. -
DATE 15/05/20
DRAWING NO. DA3000


New Concrete Block Retaining Wall To Eng. Details
New Concrete Drive To Eng. Details
New 1000mm High Vertical Timber Fence
Existing Crossover
New Fill Area
Boundary
Grade = 2%
Natural Ground Level
+85,374
4 FCL
+82,510
3 FIRST FLOOR
+79,280
2 GROUND FLOOR
+76,590
1 LOWER GROUND
S-05
SECTION DRIVE 1
1:100
New Concrete Drive To Eng. Details
New Concrete Block Retaining Wall To Eng. Details
New Fill Area
Grade = 0.5%
Natural Ground Level
S-06
SECTION DRIVE 2
1:100
Denotes New Works
Wall Legend
Denotes New Timber Framed Wall
Denotes New Masonry Wall
Denotes New Concrete Block Wall
Denotes New Concrete
Denotes Existing Wall
Denotes Demolished Item
Existing Tree To Remain
Easement
Render To Existing Masonry Wall
Existing Masonry Wall
New Concrete Block Retaining Wall To Eng. Details
New Tiling To Existing Concrete Slab
New 1000mm High Gate
New 1000mm High Vertical Timber Fence
Existing Crossover
New Concrete Drive To Eng. Details
Remove Tree
New Concrete Block Retaining Wall To Eng. Details
Retain Existing Garden/Hedge
Remove Tree
2
GROUND FLOOR
1:100
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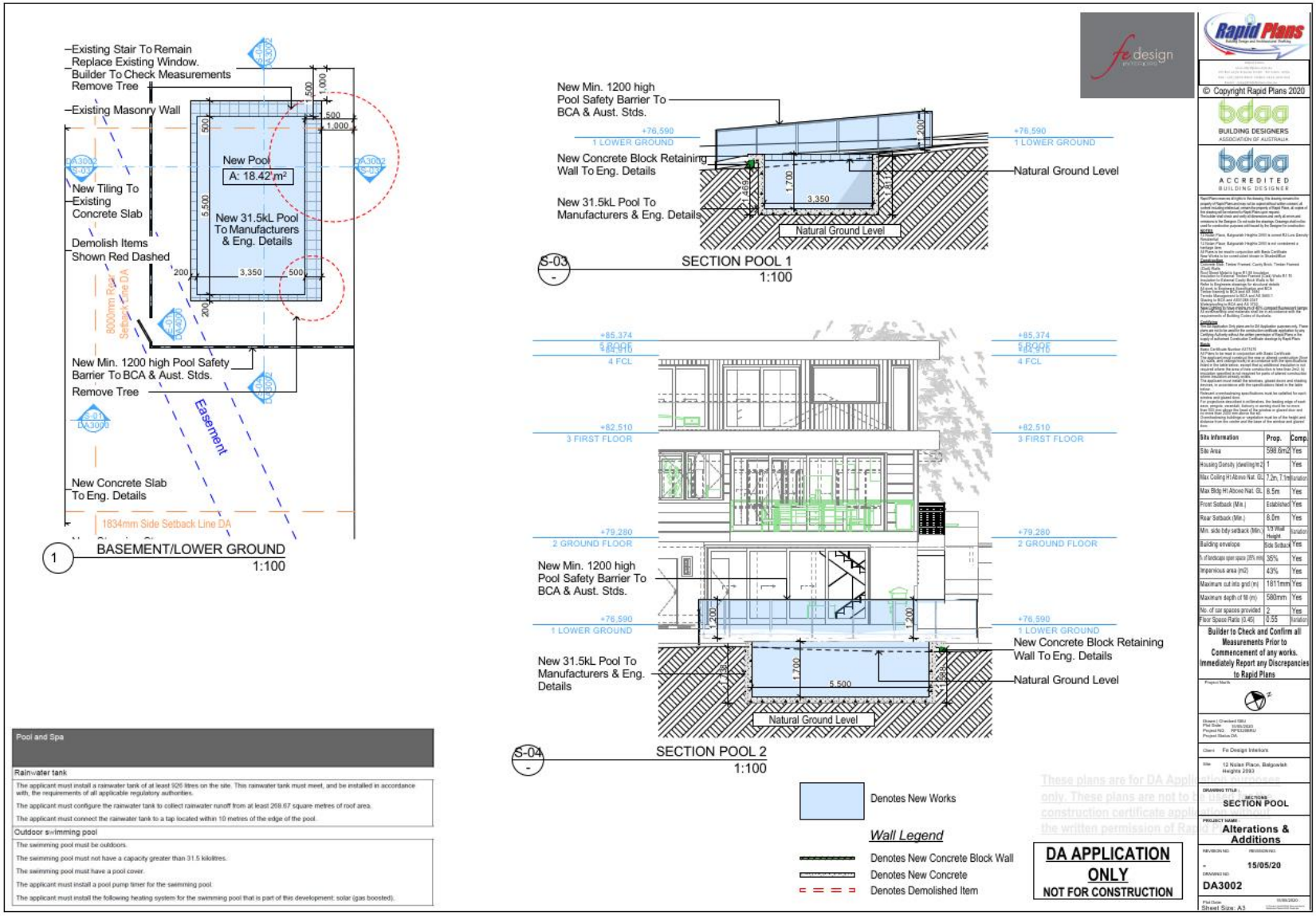
SECTION DRIVE
Alterations & Additions
15/05/20
DA3001
Sheet Size: A3


Existing Stair To Remain
Replace Existing Window.
Builder To Check Measurements
Remove Tree
Existing Masonry Wall
New Pool
A: 18.42m²
New 31.5kL Pool
To Manufacturers
& Eng. Details
New Tiling To
Existing
Concrete Slab
Demolish Items
Shown Red Dashed
8000mm Rear Setback Line DA
New Min. 1200 high Pool Safety
Barrier To BCA & Aust. Stds.
Remove Tree
Easement
New Concrete Slab
To Eng. Details
1834mm Side Setback Line DA
1 BASEMENT/LOWER GROUND 1:100
New Min. 1200 high
Pool Safety Barrier To
BCA & Aust. Stds.
New Concrete Block Retaining
Wall To Eng. Details
New 31.5kL Pool To
Manufacturers & Eng. Details
Natural Ground Level
S-03 - SECTION POOL 1 1:100
S-04 - SECTION POOL 2 1:100
Denotes New Works
Wall Legend
Denotes New Concrete Block Wall
Denotes New Concrete
Denotes Demolished Item
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Pool and Spa
Rainwater tank
Outdoor swimming pool
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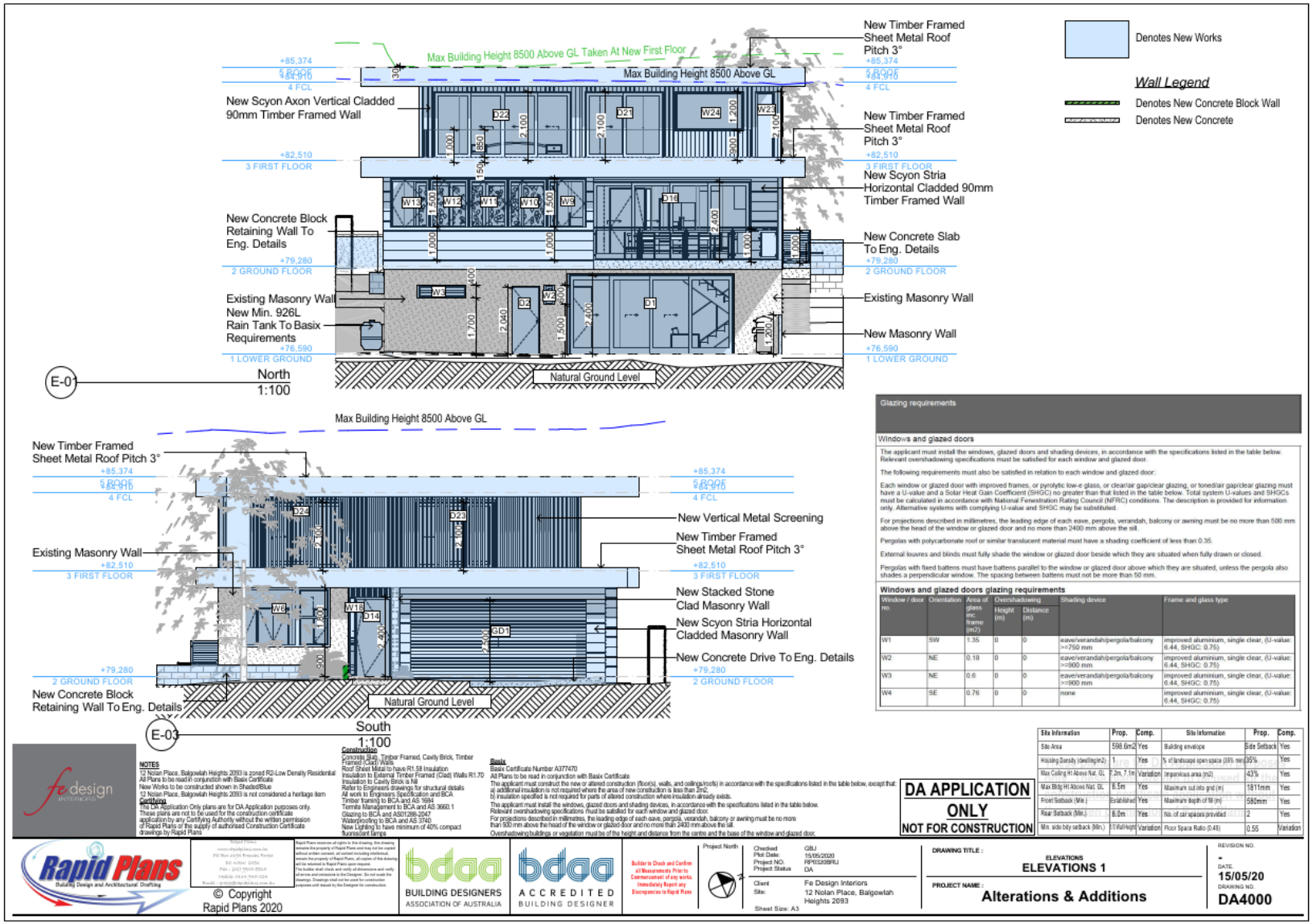
SECTION POOL
Alterations & Additions
15/05/20
DA3002


Max Building Height 8500 Above GL Taken At New First Floor
Max Building Height 8500 Above GL
New Timber Framed Sheet Metal Roof Pitch 3°
New Scyon Axon Vertical Cladded 90mm Timber Framed Wall
New Scyon Stria Horizontal Cladded 90mm Timber Framed Wall
New Concrete Block Retaining Wall To Eng. Details
New Concrete Slab To Eng. Details
Existing Masonry Wall
New Min. 926L Rain Tank To Basix Requirements
New Masonry Wall
Natural Ground Level
North 1:100
Denotes New Works
Wall Legend
Denotes New Concrete Block Wall
Denotes New Concrete
New Vertical Metal Screening
New Stacked Stone Clad Masonry Wall
New Scyon Stria Horizontal Cladded Masonry Wall
New Concrete Drive To Eng. Details
South 1:100
Glazing requirements
Windows and glazed doors
Windows and glazed doors glazing requirements
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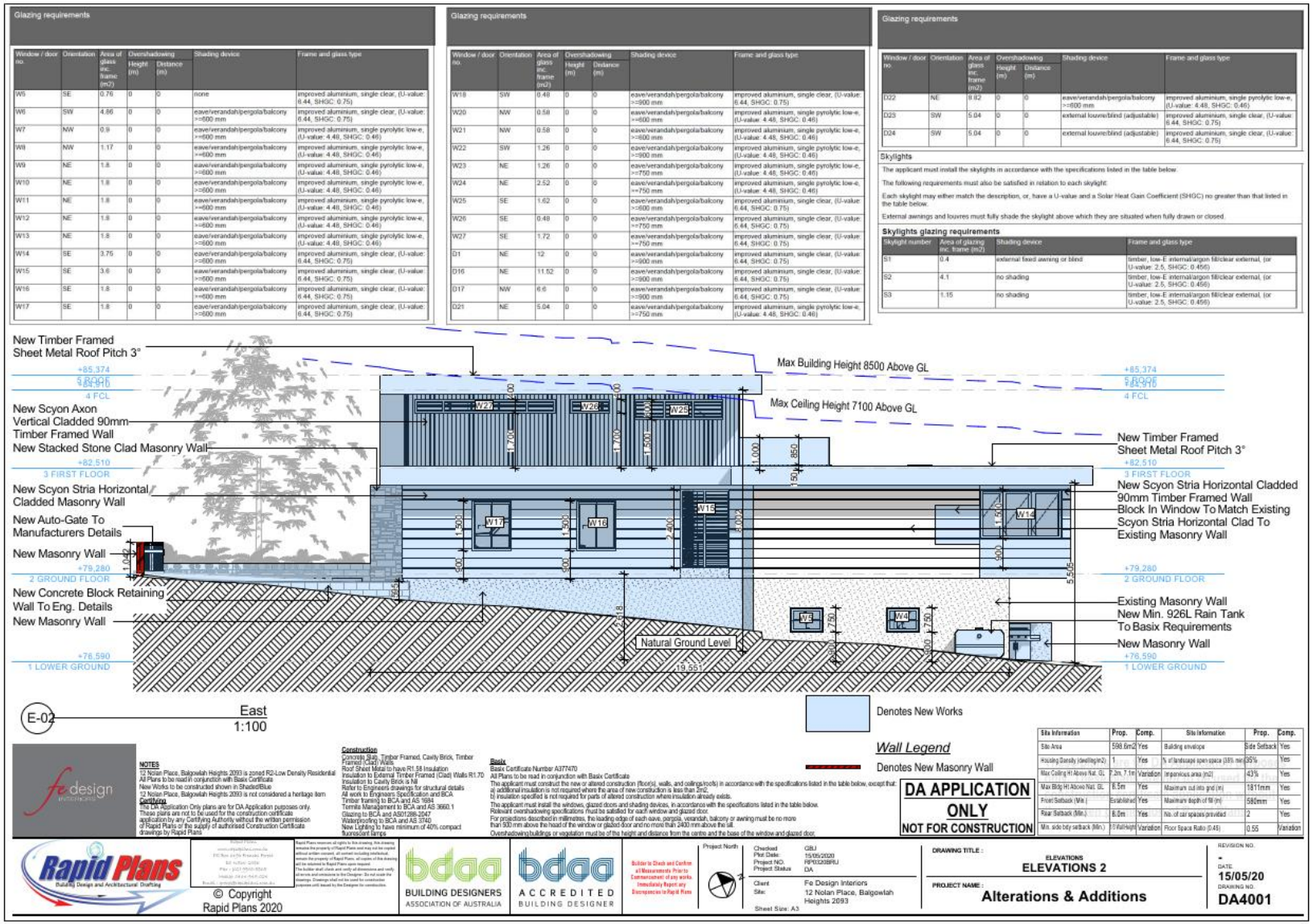
ACCREDITED BUILDING DESIGNER
ELEVATIONS 1
Alterations & Additions
15/05/20
DA4000


Glazing requirements
Window / door no. | Orientation | Area of glass inc. frame (m2) | Overshadowing Height (m) | Overshadowing Distance (m) | Shading device | Frame and glass type
W5 | SE | 0.76 | 0 | 0 | none | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6 | SW | 4.86 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7 | NW | 0.9 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8 | NW | 1.17 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9 | NE | 1.8 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W10 | NE | 1.8 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W11 | NE | 1.8 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W12 | NE | 1.8 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W13 | NE | 1.8 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W14 | SE | 3.75 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W15 | SE | 3.6 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W16 | SE | 1.8 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W17 | SE | 1.8 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
Glazing requirements
Window / door no. | Orientation | Area of glass inc. frame (m2) | Overshadowing Height (m) | Overshadowing Distance (m) | Shading device | Frame and glass type
W18 | SW | 0.48 | 0 | 0 | eave/verandah/pergola/balcony >=900 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W20 | NW | 0.58 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W21 | NW | 0.58 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W22 | SW | 1.26 | 0 | 0 | eave/verandah/pergola/balcony >=900 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W23 | NE | 1.26 | 0 | 0 | eave/verandah/pergola/balcony >=750 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W24 | NE | 2.52 | 0 | 0 | eave/verandah/pergola/balcony >=750 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W25 | SE | 1.62 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W26 | SE | 0.48 | 0 | 0 | eave/verandah/pergola/balcony >=750 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W27 | SE | 1.72 | 0 | 0 | eave/verandah/pergola/balcony >=750 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1 | NE | 12 | 0 | 0 | eave/verandah/pergola/balcony >=900 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D16 | NE | 11.52 | 0 | 0 | eave/verandah/pergola/balcony >=900 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D17 | NW | 6.6 | 0 | 0 | eave/verandah/pergola/balcony >=900 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D21 | NE | 5.04 | 0 | 0 | eave/verandah/pergola/balcony >=750 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
Glazing requirements
Window / door no. | Orientation | Area of glass inc. frame (m2) | Overshadowing Height (m) | Overshadowing Distance (m) | Shading device | Frame and glass type
D22 | NE | 8.82 | 0 | 0 | eave/verandah/pergola/balcony >=600 mm | improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D23 | SW | 5.04 | 0 | 0 | external louvre/blind (adjustable) | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D24 | SW | 5.04 | 0 | 0 | external louvre/blind (adjustable) | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
Skylights
The applicant must install the skylights in accordance with the specifications listed in the table below.
The following requirements must also be satisfied in relation to each skylight:
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.
Skylights glazing requirements
Skylight number | Area of glazing inc. frame (m2) | Shading device | Frame and glass type
S1 | 0.4 | external fixed awning or blind | timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2 | 4.1 | no shading | timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S3 | 1.15 | no shading | timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
New Timber Framed Sheet Metal Roof Pitch 3°
+85,374
5 ROOF
+84,910
4 FCL
New Scyon Axon Vertical Cladded 90mm Timber Framed Wall
New Stacked Stone Clad Masonry Wall
+82,510
3 FIRST FLOOR
New Scyon Stria Horizontal Cladded Masonry Wall
New Auto-Gate To Manufacturers Details
New Masonry Wall
+79,280
2 GROUND FLOOR
New Concrete Block Retaining Wall To Eng. Details
New Masonry Wall
+76,590
1 LOWER GROUND
Max Building Height 8500 Above GL
Max Ceiling Height 7100 Above GL
W27
W28
W25
W17
W16
W13
W14
W5
W4
Natural Ground Level
New Timber Framed Sheet Metal Roof Pitch 3°
+85,374
5 ROOF
+84,910
4 FCL
+82,510
3 FIRST FLOOR
New Scyon Stria Horizontal Cladded 90mm Timber Framed Wall Block In Window To Match Existing Scyon Stria Horizontal Clad To Existing Masonry Wall
+79,280
2 GROUND FLOOR
Existing Masonry Wall
New Min. 926L Rain Tank To Basix Requirements
New Masonry Wall
+76,590
1 LOWER GROUND
E-02
East
1:100
Denotes New Works
Wall Legend
Denotes New Masonry Wall
DA APPLICATION ONLY
NOT FOR CONSTRUCTION
Site Information | Prop. | Comp. | Site Information | Prop. | Comp.
Site Area | 598.6m2 | Yes | Building envelope | Side Setback | Yes
Housing Density (dwelling/m2) | 1 | Yes | % of landscape open space (35% min) | 35% | Yes
Max Ceiling Ht Above Nat. GL | 7.2m, 7.1m | Variation | Impervious area (m2) | 43% | Yes
Max Bldg Ht Above Nat. GL | 8.5m | Yes | Maximum cut into grd (m) | 1811mm | Yes
Front Setback (Min.) | Established | Yes | Maximum depth of fill (m) | 580mm | Yes
Rear Setback (Min.) | 6.0m | Yes | No. of car spaces provided | 2 | Yes
Min. side bdy setback (Min.) | 0.9/Building | Variation | Floor Space Ratio (0.45) | 0.55 | Variation
NOTES
12 Nolan Place, Balgowlah Heights 2093 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
12 Nolan Place, Balgowlah Heights 2093 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, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls
Roof Sheet Metal to have R1.58 Insulation
Insulation to External Timber Framed (Clad) Walls R1.70
Insulation to Cavity Brick is Nil
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 A377470
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.
fe design interiors
Rapid Plans Building Design and Architectural Drafting
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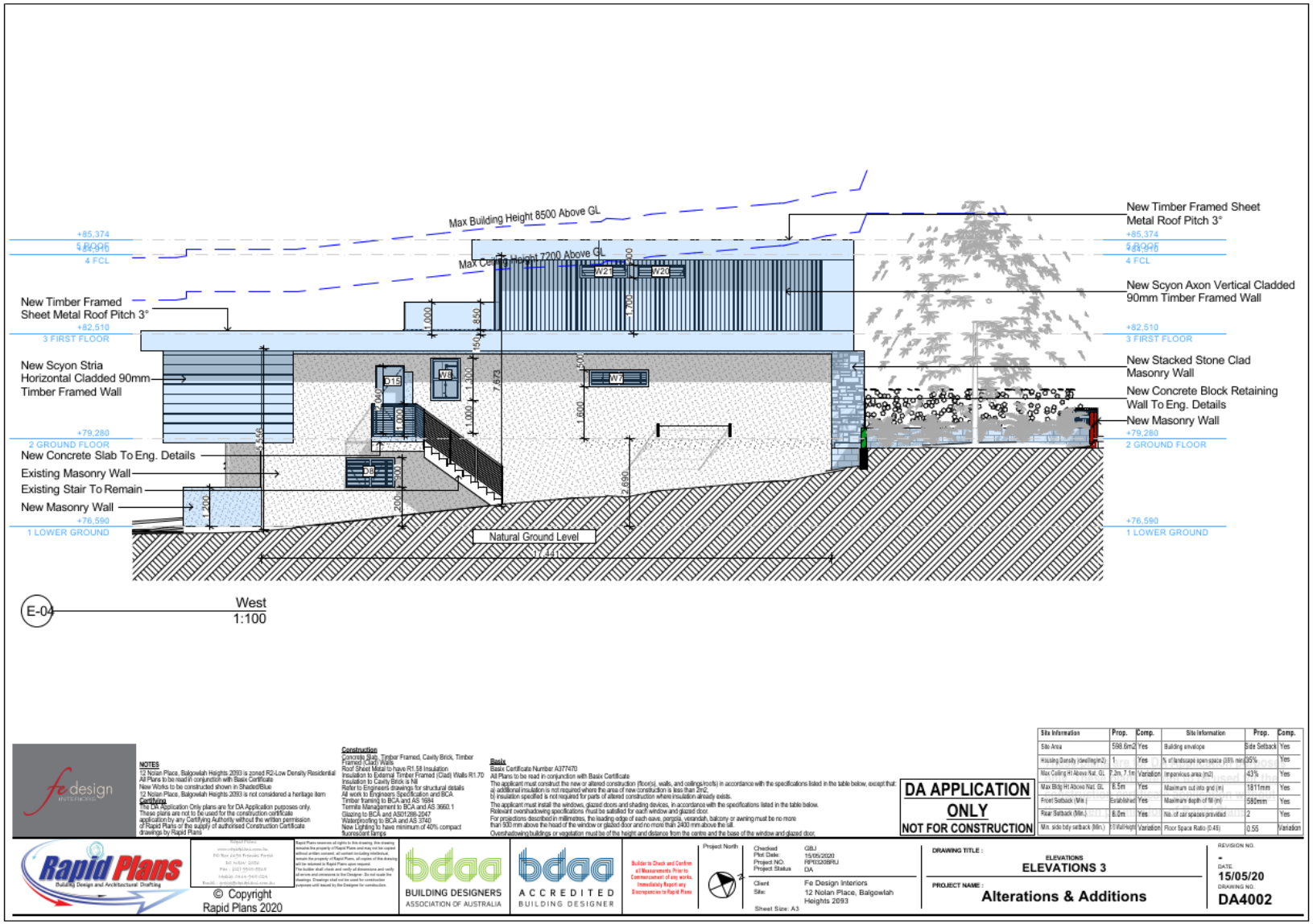
ACCREDITED BUILDING DESIGNER
Builder to Check and Confirm all Measurements Prior to Commencement of any works Immediately Report any Discrepancies to Rapid Plans
Project North
Checked GBJ
Plot Date: 15/05/2020
Project NO. RP0320BRJ
Project Status DA
Client Fe Design Interiors
Site: 12 Nolan Place, Balgowlah Heights 2093
Sheet Size: A3
DRAWING TITLE : ELEVATIONS
ELEVATIONS 2
PROJECT NAME :
Alterations & Additions
REVISION NO. -
DATE 15/05/20
DRAWING NO. DA4001


Max Building Height 8500 Above GL
Max Ceiling Height 7200 Above GL
New Timber Framed Sheet Metal Roof Pitch 3°
+85,374
4 FCL
New Timber Framed Sheet Metal Roof Pitch 3°
+82,510
3 FIRST FLOOR
New Scyon Axon Vertical Cladded 90mm Timber Framed Wall
New Scyon Stria Horizontal Cladded 90mm Timber Framed Wall
New Stacked Stone Clad Masonry Wall
New Concrete Block Retaining Wall To Eng. Details
New Masonry Wall
+79,280
2 GROUND FLOOR
New Concrete Slab To Eng. Details
Existing Masonry Wall
Existing Stair To Remain
New Masonry Wall
+76,590
1 LOWER GROUND
Natural Ground Level
E-04
West
1:100
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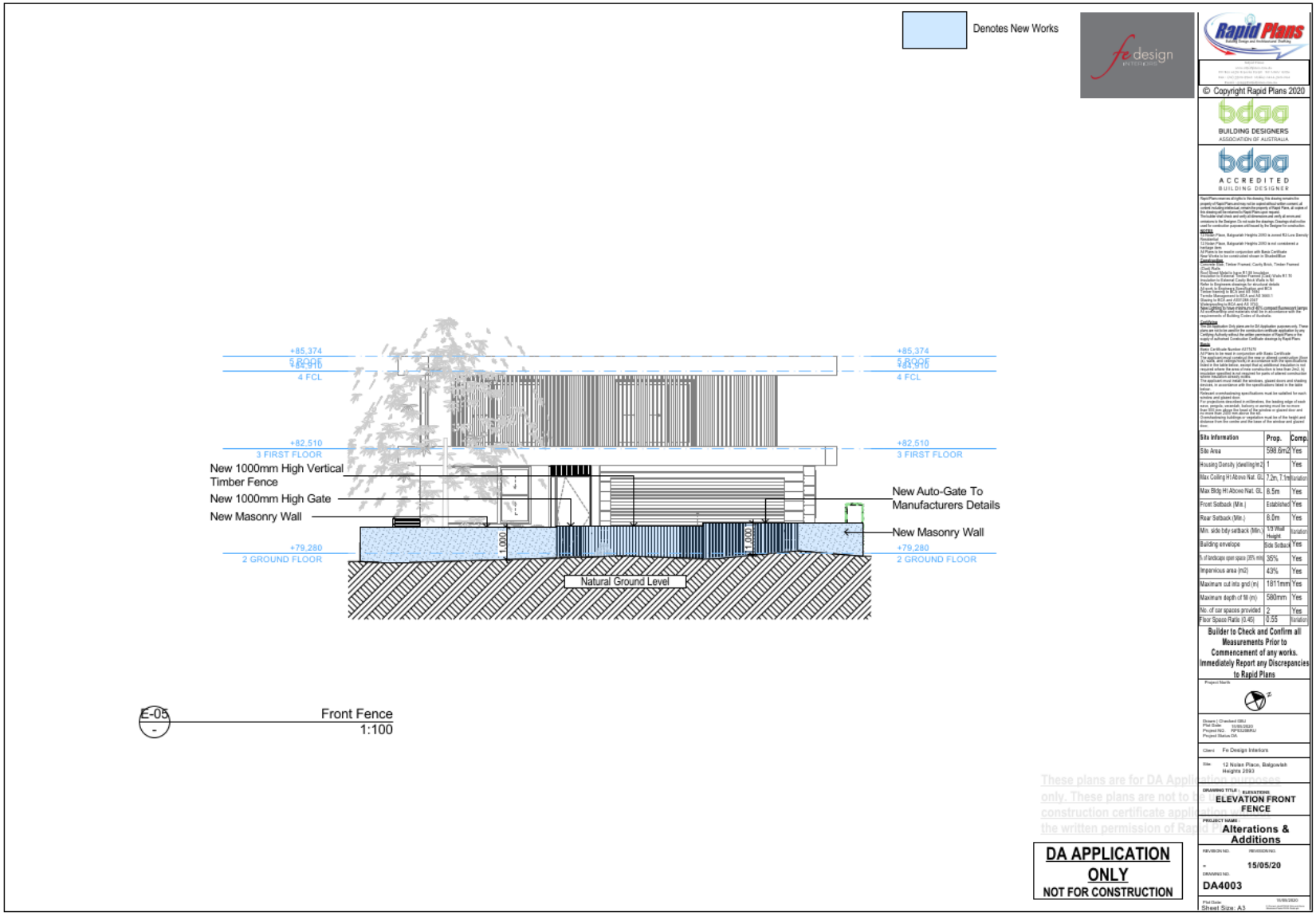
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITED BUILDING DESIGNER
Fe Design Interiors
12 Nolan Place, Balgowlah Heights 2093
ELEVATIONS 3
Alterations & Additions
15/05/20
DA4002


Denotes New Works
+85,374
5 ROOF
+84,910
4 FCL
+82,510
3 FIRST FLOOR
+79,280
2 GROUND FLOOR
New 1000mm High Vertical Timber Fence
New 1000mm High Gate
New Masonry Wall
New Auto-Gate To Manufacturers Details
New Masonry Wall
1,000
1,000
Natural Ground Level
E-05
-
Front Fence
1:100
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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITED BUILDING DESIGNER
Site Information
Prop.
Comp.
Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans
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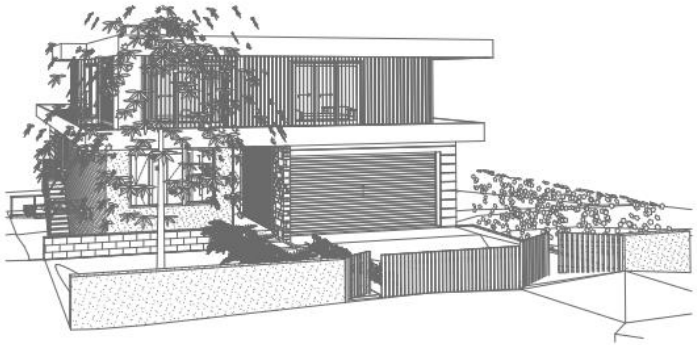
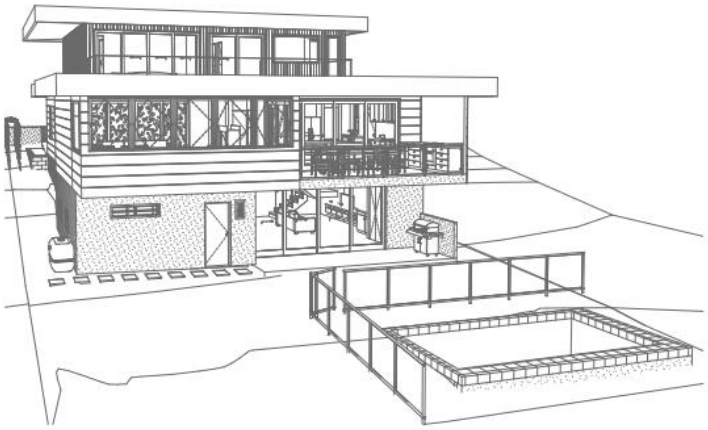
ELEVATION FRONT FENCE
Alterations & Additions
15/05/20
DA4003
Sheet Size: A3



1
-
Perspective Front
1:200

3
-
Perspective Front 2
1:200



2
-
Perspective Rear
1:200

Site Information	Prop.	Comp.
Site Area	598.6m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m2)	43%	Yes
Maximum cut into grnd (m)	1811mm	Yes
Maximum depth of fill (m)	580mm	Yes
No. of car spaces provided	2	Yes
Floor Space Ratio (0.45)	0.55	Variation

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

Project North

Drawn | Checked GBU
Plot Date: 15/05/2020
Project NO: RPD2288RJU
Project Status: DA

Client: Fe Design Interiors

Site: 12 Nolan Place, Balgowlah Heights 2093

DRAWING TITLE: SHADOW PLANS
PERSPECTIVE

PROJECT NAME:
Alterations & Additions

REVISION NO: - | REVISION NO:
15/05/20

DRAWING NO:
DA5000

Plot Date: 15/05/2020
Sheet Size: A3

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