











Denotes Tiled Roof To Match Existing



Denotes Timber Deck (Typical). Owner To Confirm Type & Colour



NOTES 45 Earl Street, Beacon Hill is zoned R2 - Low Density

Residential
All Plans to be read in conjunction with Basix Certificate

Construction
Timber Framed & Concrete Floors, Cladded Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Walls R1.7
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
All workmanship and materials shall be in accordanc
with the requirements of Building Codes of Australia.

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

authonsed Construction Certificate drawings by Rapid Plans

Basix

Basix Certificate Number A346247

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 eading 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,

Project North N



## **DA APPLICATION** ONLY

NOT FOR CONSTRUCTION

not be used for construction purpo by the Designer for construction.

Peter Conduit **Alterations & Additions** 

45 Earl Street, Beacon Hill

Lot 35 D.P.25164

Sunstudy - Material & Colour Sample Board

Date: 15-4-2019 Checked By: GBJ



Denotes Cladded Wall (Typical). Owner To Confirm Type & Colour



Denotes Sheet Metal Roof (Typical). Owner To Confirm Type & Colour



**Denotes Colorbond Gutter To** Match Existing



Denotes Alloy Windows & Doors (Typical). Owner To Confirm Type & Colour

Glazing requ	uirements						Glazing requ	irements						Glazing re	quirements		
Windows and	d glazed o	doors					Window / door	Orientation	Area of	Oversha	adowina	Shading device	Frame and glass type	Window / do	or Orientatio	n Area of	
The applicant Relevant overs	must install shadowing s	the window specification	s, glazed is must be	doors and sh satisfied for	hading devices, in accordance with r each window and glazed door.	the specifications listed in the table below.	no.		glass inc. frame	Height (m)	Distance (m)			no.		glass inc. frame	ı
The following r	requirement	s must also	be satisfi	ed in relation	n to each window and glazed door:				(m2)							(m2)	
Each window o	or glazed do	oor with imp	roved fran	nes, or pyroly	ytic low-e glass, or clear/air gap/cle	ar glazing, or toned/air gap/clear glazing must le below. Total system U-values and SHGCs	W6	N	1.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	D16	S	6.9	
must be calcul	ated in acco	ordance with	h National	Fenestration		s. The description is provided for information	W7	N	1.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	D17	S	3.3	
						cony or awning must be no more than 500 mm	W8	E	1.2	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)	D18	S	3.3	
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.							W9	E	0.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)	Skylights			
					e window or glazed door above whi ens must not be more than 50 mm.	ch they are situated, unless the pergola also	W10	E	1.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		t must install t	, ,	
Windows a							W11	E	1.2	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)	1	requirements t may either m		
Window / door no.	Orientatio	glass	Oversha Height	dowing Distance	Shading device	Frame and glass type	W12	S	1.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	the table bel			_
		inc. frame (m2)	(m)	(m)			W13	S	1.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	Skylights Skylight nur		f glazing	ıt
W1	S	2.1	0	0	none	improved aluminium, single clear, (U-value: 6.44. SHGC: 0.75)	W14	S	0.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	S1	1.4	me (m2)	1
W2	S	0.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44. SHGC: 0.75)	W15	S	1.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	S2	1.4		+
W3	S	2.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	W16	S	1.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	S3	1.4		+
W4	S	2.3	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44. SHGC: 0.75)	D5	S	3.3	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	<u> </u>			1
IME	M	4.7	0	0	cours/userandah/norgala/halaanu	improved aluminium single clear (I Lughue:	D6	S	3.3	0	0	eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value:				

D17	S	3.3	0	0	eave/verandah/pergola/bal >=600 mm		ved aluminium, single o SHGC: 0.75)	dear, (U-value
D18	S	3.3	0	0	eave/verandah/pergola/bal >=600 mm		ved aluminium, single o SHGC: 0.75)	clear, (U-value:
Skylights								
The applicant	must instal	I the skyligh	nts in accor	rdance with t	the specifications listed in the	table below.		
The following	requiremen	ts must also	o be satisfi	ied in relation	n to each skylight:			
Each cladiabt	may oithor	match the d	loccription					
Each skylight the table belo		match the d	description,	, or, have a l	U-value and a Solar Heat Gai	n Coefficient (	SHGC) no greater than	that listed in
the table belo	w.			, or, have a l	U-value and a Solar Heat Gai	n Coefficient (	SHGC) no greater than	that listed in
Skylights	w. Jlazing re	quiremer	nts					that listed in
the table belo	ylazing re ber Area					n Coefficient (		that listed in
Skylights	ylazing re ber Area	quiremer	nts	j device	Fran	ne and glass t	/pe nal/argon fill/clear exten	
Skylights of Skylight num	ylazing re ber Area inc. fr	quiremer	nts Shading	g device ling	Fran timb U-ve timb	ne and glass t er, low-E inten alue: 2.5, SHG	/pe nal/argon fill/clear exten C: 0.456) nal/argon fill/clear exten	mal, (or

Number of car spaces provided **Builder to Check and Confirm all Measurements Prior to Commencement** of any works. Immediately Report any Discrepancies to Rapid Plans

Site Information

Front Setback (Min.)

Rear Setback (Min.)

Building envelope

Impervious area (m2)

Maximum cut into ground (m)

Maximum depth of fill (m)

Housing Density (dwelling/m2)

Max Ceiling Height Above Natural GL

Max Building Height Above Natural GL

Minimum side boundry setback (Min.)

% of landscape open space (40% min)

Site Area

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579.7m2 Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

347.79m2 Yes

Variation

Variation

7.2m

8.5m

6.5m

6.0m

0.9m

1.5m

0.5m

RP0718CON<sub>DA5002</sub>





