

Denotes Proposed Shadow

Denotes Existing Shadow



Rapid Plans  
Building Design and Architectural Drafting

Rapid Plans www.rapidplans.com.au  
PO Box 6193 Frenchs Forest DC NSW 2086  
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Mobile: 0414-945-024  
Email : gregg@rapidplans.com.au



BUILDING  
DESIGNERS  
AUSTRALIA NSW

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

**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 accordance 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.

**Basic**  
Basic Certificate Number A346247  
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 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.

Project North N

**DA APPLICATION ONLY**

**NOT FOR CONSTRUCTION**

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Client  
Peter Conduit  
Project Name  
**Alterations & Additions**  
45 Earl Street, Beacon Hill  
2100

Lot 35 D.P.25164  
Drawing Title:  
**Sunstudy - June 21st Shadow - 9am**  
Jun-21-9am

Scale: A3 as noted	Date: 15-4-2019
Status: DA	Checked By: GBJ
Project No: RP0718CON	Drawing No. DA5003

Site Information	Proposed	Compliance
Site Area	579.7m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Variation
% of landscape open space (40% min)	40%	Yes
Impervious area (m2)	347.79m2	Yes
Maximum cut into ground (m)	1.5m	Yes
Maximum depth of fill (m)	0.5m	Yes
Number 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

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**bda** BUILDING DESIGNERS AUSTRALIA NSW

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Project North N

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Client: Peter Conduit  
Project Name: **Alterations & Additions**  
45 Earl Street, Beacon Hill  
2100

Lot 35 D.P.25164  
Drawing Title:  
**Sunstudy - June 21st Shadow - 12pm**  
Jun-21-12pm  
Scale: A3 as noted Date: 15-4-2019  
Status: DA Checked By: GBJ  
Project No: RP0718CON  
Drawing No: DA5004

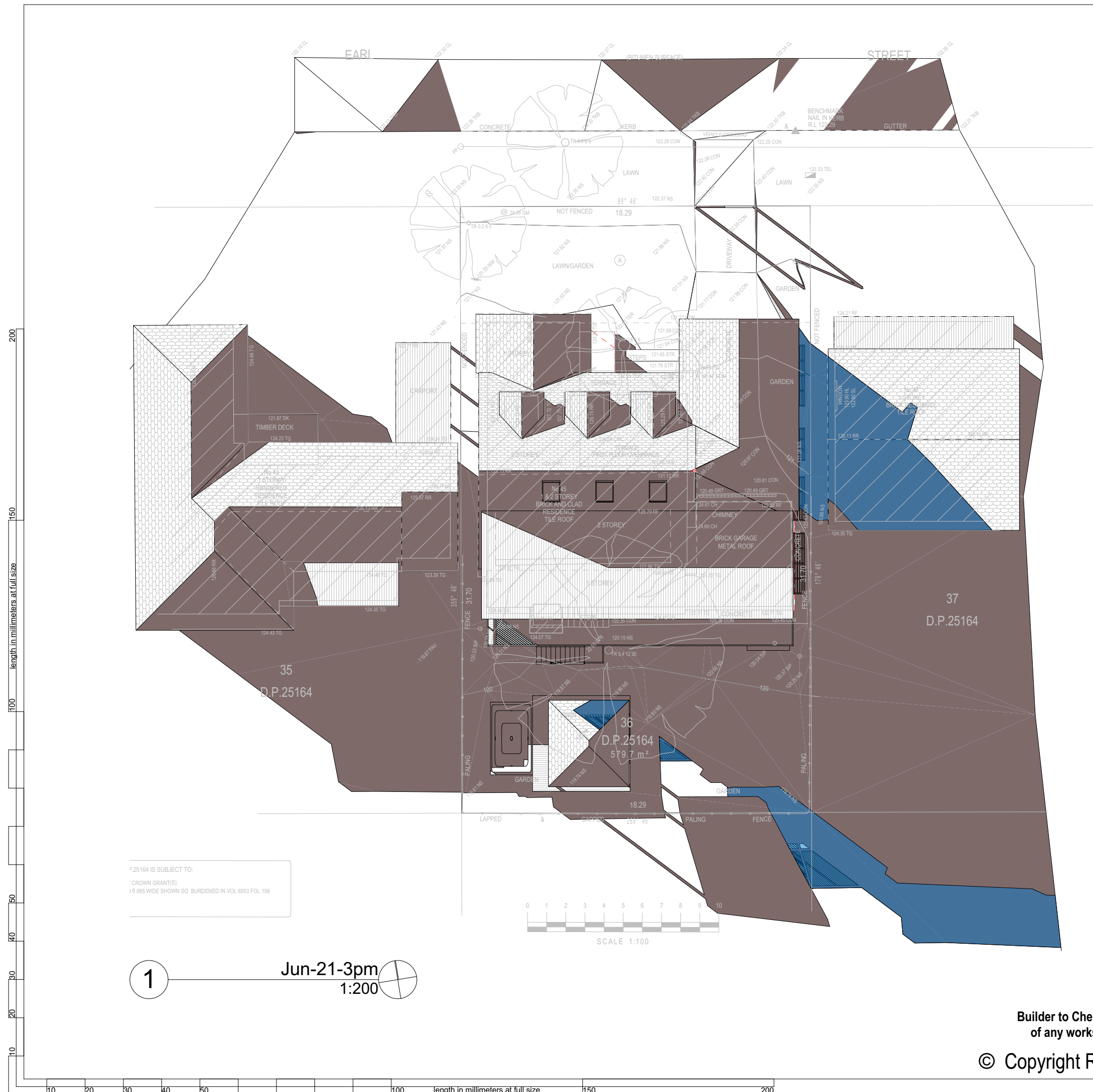
Site Information	Proposed	Compliance
Site Area	579.7m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundry setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Variation
% of landscape open space (40% min)	40%	Yes
Impervious area (m2)	347.79m2	Yes
Maximum cut into ground (m)	1.5m	Yes
Maximum depth of fill (m)	0.5m	Yes
Number of car spaces provided	2	Yes

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Project North 

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Client: Peter Conduit  
Project Name: **Alterations & Additions**  
45 Earl Street, Beacon Hill  
2100  
Lot 35 D.P. 25164  
Drawing Title:  
**Sunstudy - June 21st Shadow - 3pm**  
Jun-21-3pm

Scale: A3 as noted	Date: 15-4-2019
Status: DA	Checked By: GBJ
Project No: RP0718CON	Drawing No: DA5005

Site Information	Proposed	Compliance
Site Area	579.7m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Variation
% of landscape open space (40% min)	40%	Yes
Impervious area (m2)	347.79m2	Yes
Maximum cut into ground (m)	1.5m	Yes
Maximum depth of fill (m)	0.5m	Yes
Number of car spaces provided	2	Yes

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#### NOTES

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Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact

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Project North **N**



## DA APPLICATION ONLY NOT FOR CONSTRUCTION

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Client  
**Peter Conduit**  
Project Name  
**Alterations & Additions**  
**45 Earl Street, Beacon Hill**  
**2100**

Lot 35 D.P.25164

Drawing Title:

**Sunstudy - Wall Elevation Shadow**

Site Plan, Wall Elev No.47 9am, Wall Elev No.47 12pm, Wall Elev No.47 3pm

Date: 15-4-2019

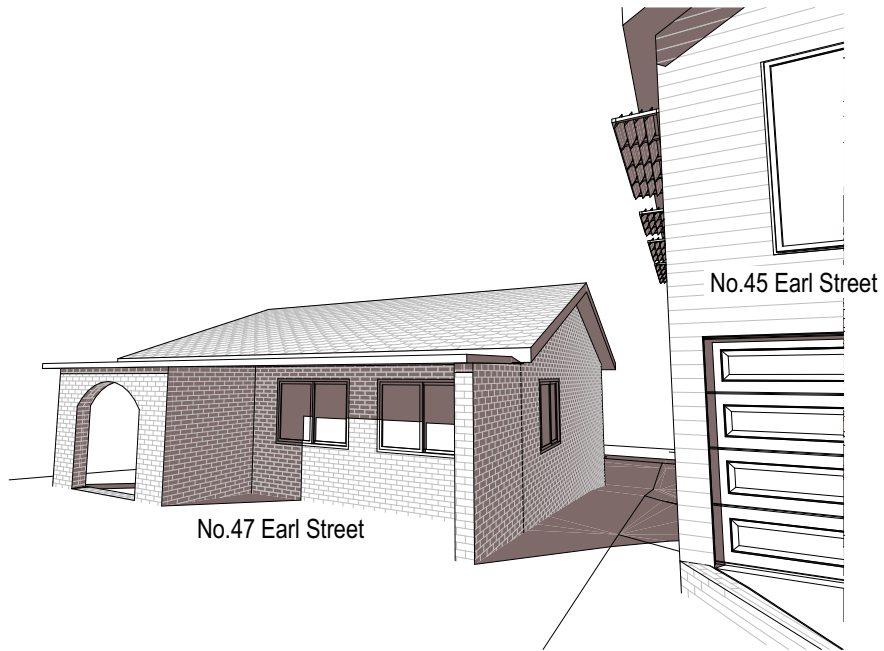
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Checked By: GBJ

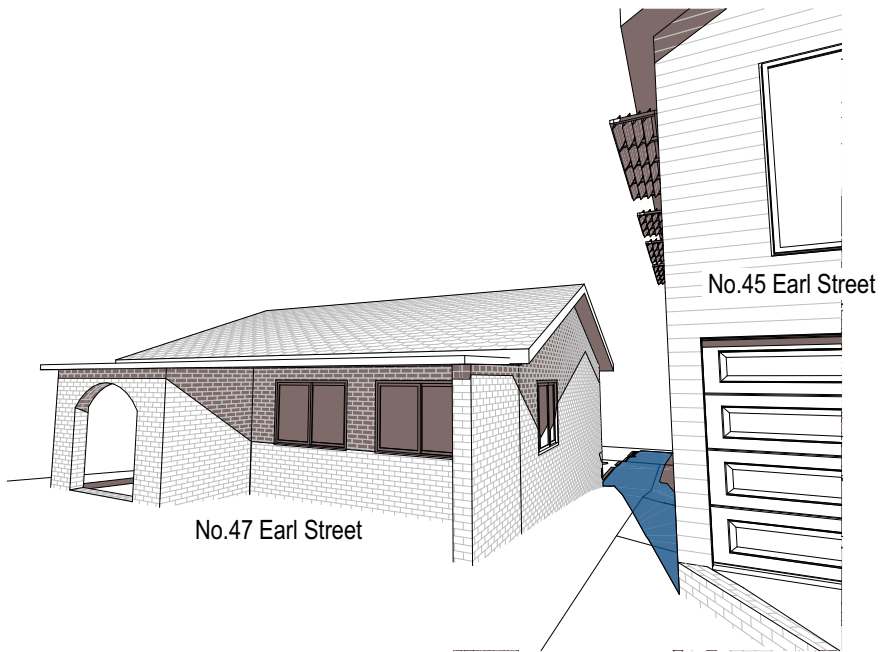
Project No:

Drawing No.

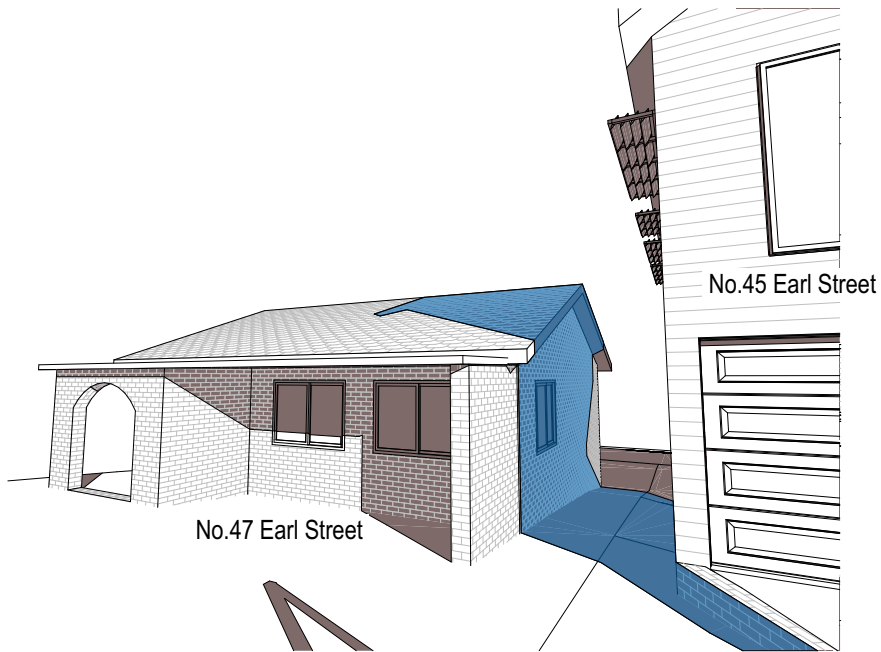
**RP0718CON DA5006**



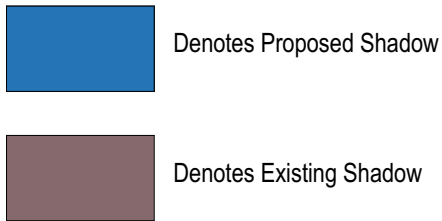
1 Wall Elev No.47 9am  
1:100



1 Wall Elev No.47 12pm  
1:100



1 Wall Elev No.47 3pm  
1:100



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Impervious area (m <sup>2</sup> )	347.79m <sup>2</sup>	Yes
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