



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

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 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 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 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**

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

Site: 45 Ernest Street, Balgowlah Heights

PROJECT NAME : **Alterations & Additions**

DRAWING NO.
DA1015

Sheet Size: A3



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