



northern
beaches
council

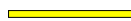
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0378



Denotes New Works

Wall Legend



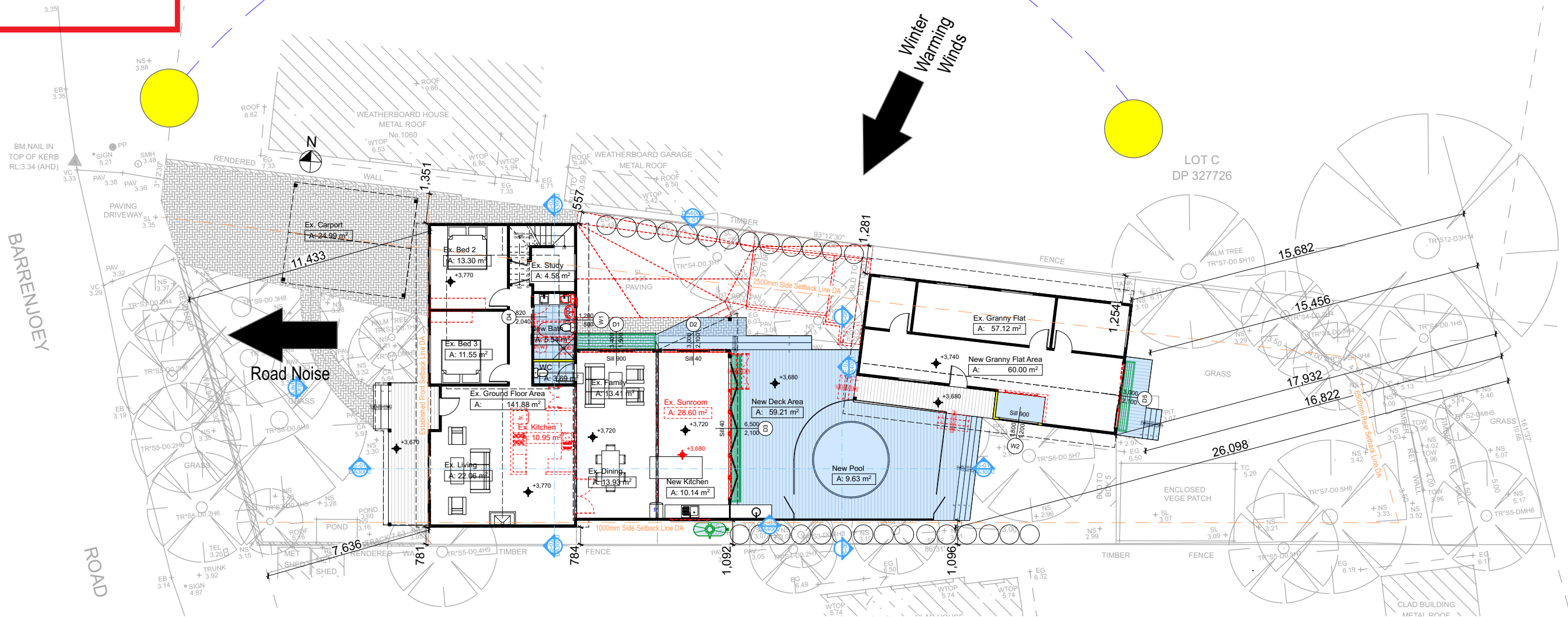
Denotes New Timber Framed Wall



Denotes Existing Wall



Denotes Demolished Item



2

SITE PLAN 1:200

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.

Pool and Spa

Rainwater tank

The applicant must install a rainwater tank of at least 781 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 61.46 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 15 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.

Basix

Basix Certificate Number A408854

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.

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
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m ²	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum pervious area (m ²)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Existing			

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

NOTES

1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental

All Plans to be read in conjunction with Basix Certificate

New Works to be constructed shown in Shaded/Blue

1058 Barrenjoey Road, Palm Beach 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

Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
NSW 2086
Fax: (02) 9695-0865
Mobile: 0414-945-024
Email: gregg@rapidplans.com.au

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Construction

Framed Floors, Framed Walls

Insulation to External Framed 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

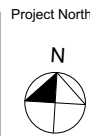
Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

bdca
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

bdca
ACCREDITED
BUILDING DESIGNER

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all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Project North
Checked
Plot Date: 3/5/21
Project NO. RP1120DAR
Project Status: DA Rev2
Client
Site: Hilary and Stephen Darke
1058 Barrenjoey Road, Palm
Beach
Sheet Size: A3

DRAWING TITLE :

SITE AND LOCATION
SITE PLAN

PROJECT NAME :

Alterations & Additions

REVISION NO.

1

DATE:

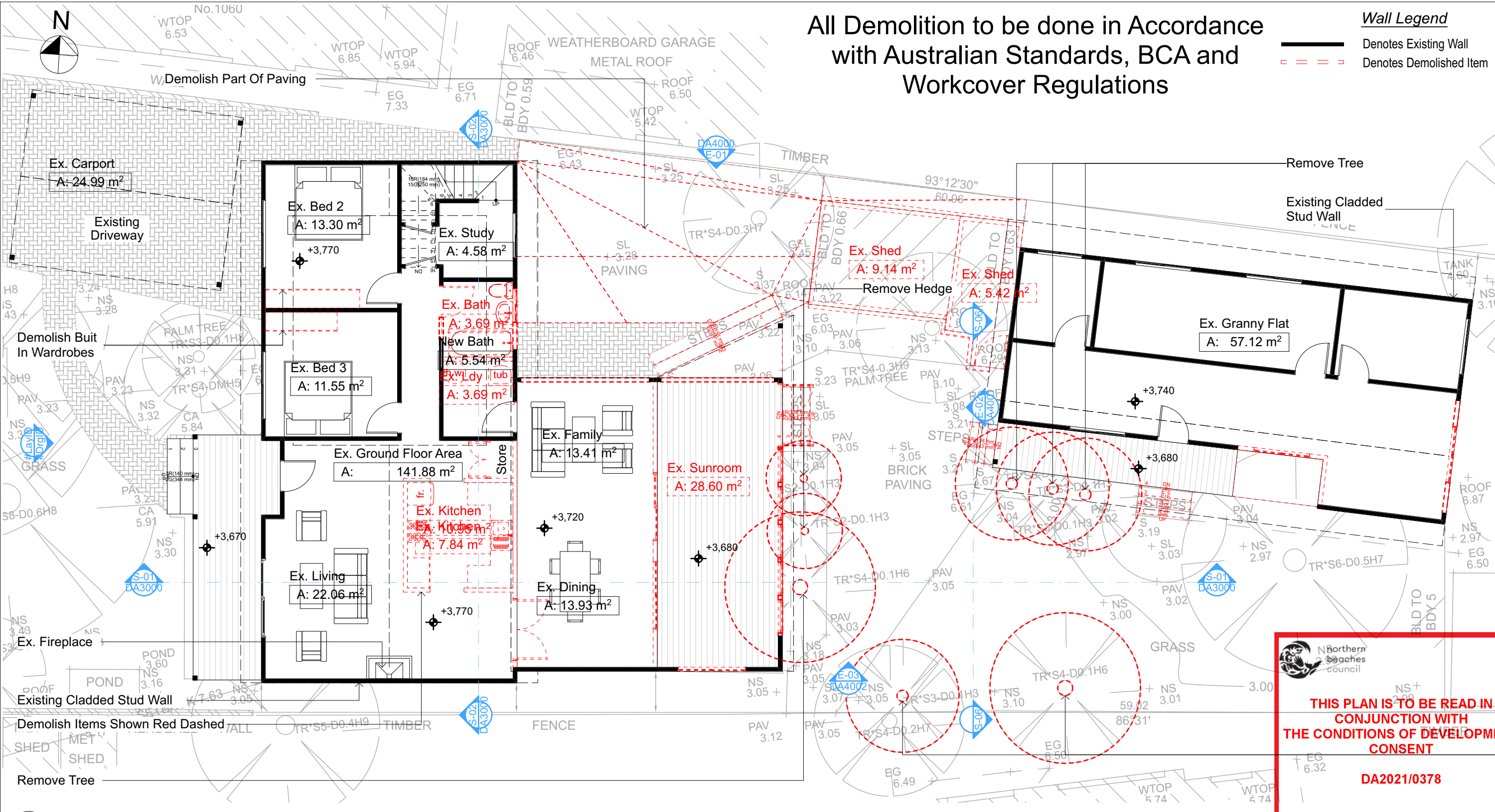
4-3-2021

DRAWING NO.

DA1004

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

Wall Legend
Denotes Existing Wall
Denotes Demolished Item



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/0378

2 DEMOLITION GROUND FLOOR
1:100

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
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Construction
Framed Floors, Framed Walls
Insulation to External Framed 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

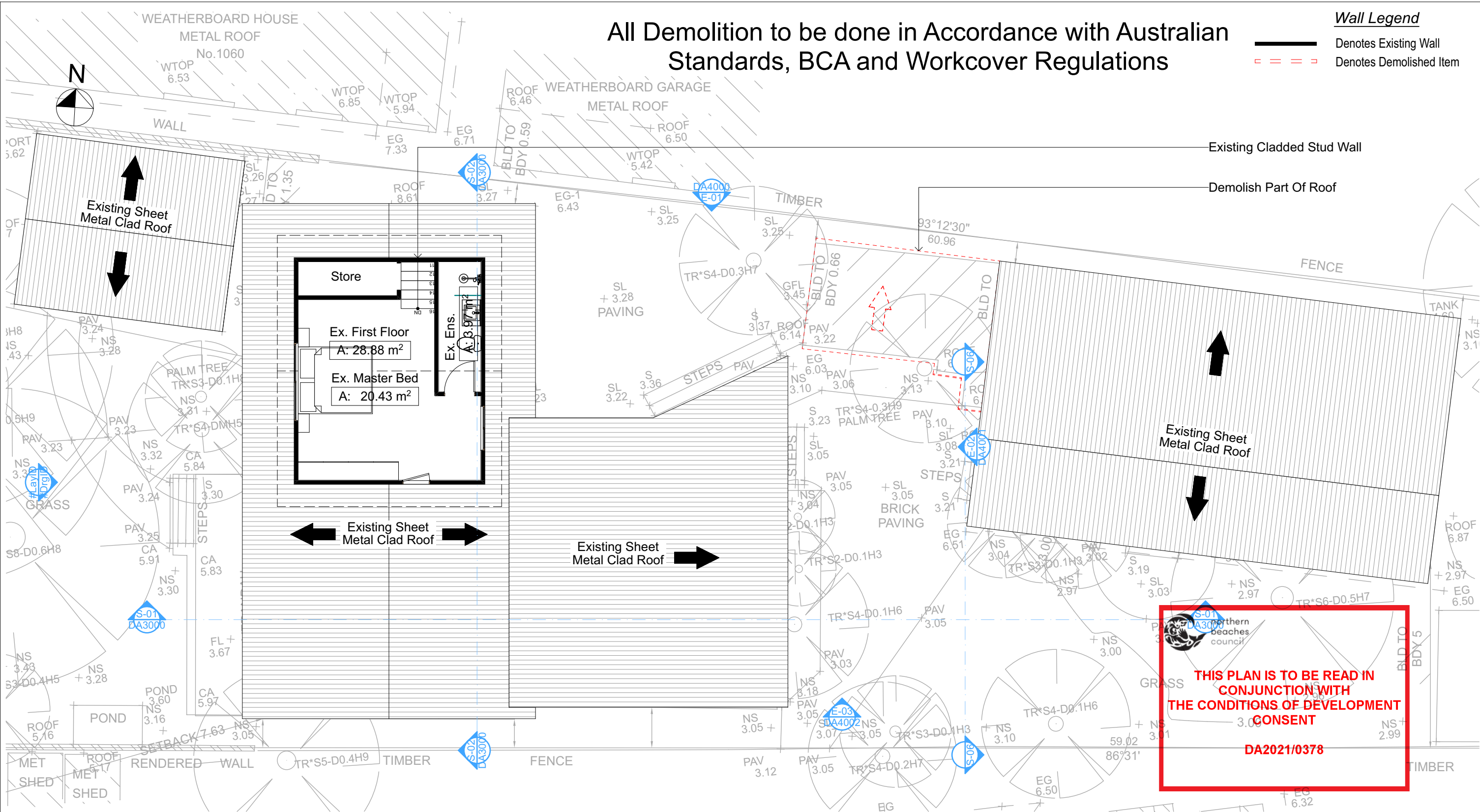
Basix
Basix Certificate Number A408854
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
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The 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 Information	Prop.	Comp.
Site Area	821.2m ²	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum impervious area (m ²)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Existing			

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

Wall Legend

Denotes Existing Wall
Denotes Demolished Item



3

DEMOLITION FIRST FLOOR
1:100

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

NOTES
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

Certifying
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Construction
Framed Floors, Framed Walls
Insulation to External Framed Walls R1.70
Refer to Engineers drawings for structural details
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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 A408854
All Plans to be read in conjunction with Basix Certificate
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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.

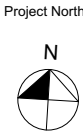
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum pervious area (m2)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Existing			



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Checked
Plot Date:
Project NO.
Project Status

GBJ
3/5/21
RP1120DAR
DA Rev2
Client
Site:
Sheet Size: A3

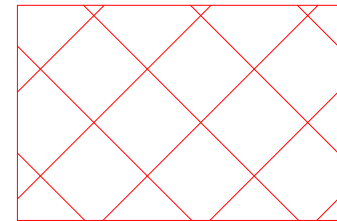
DRAWING TITLE :
SITE AND LOCATION
Demolition First Floor Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
1
DATE:
4-3-2021
DRAWING NO.
DA1008

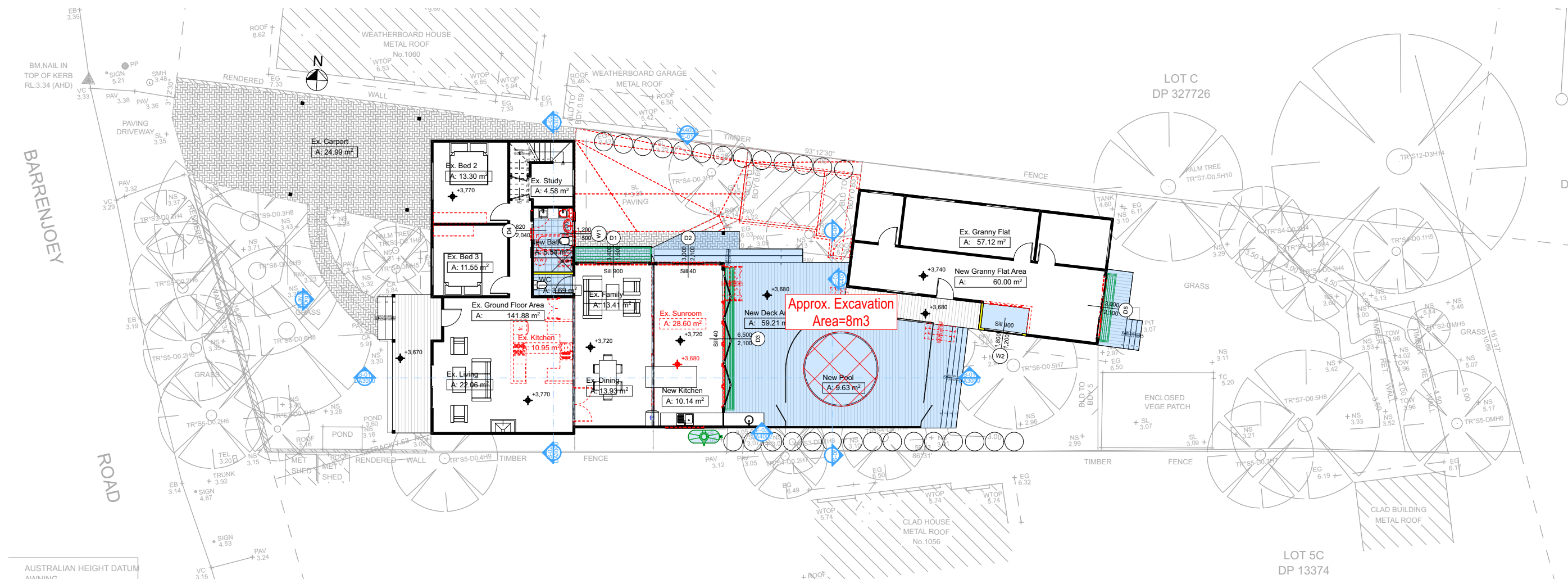


THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0378



Denotes Excavation/Fill Area



EXCAVATION & FILL PLAN
1:200

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

NOTES
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

Certifying
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Construction
Framed Floors, Framed Walls
Insulation to External Framed Walls R1.70
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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 A408854
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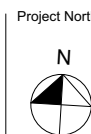
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m ²	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum pervious area (m ²)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Existing			



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Checked
Plot Date:
Project NO.
Project Status

Client
Site:

Sheet Size: A3

GBJ
3/5/21
RP1120DAR
DA Rev2

Hilary and Stephen Darke
1058 Barrenjoey Road, Palm
Beach

DRAWING TITLE :
SITE AND LOCATION
Excavation & Fill Plan

PROJECT NAME :
Alterations & Additions

REVISION NO.
1
DATE:
4-3-2021
DRAWING NO.
DA1009

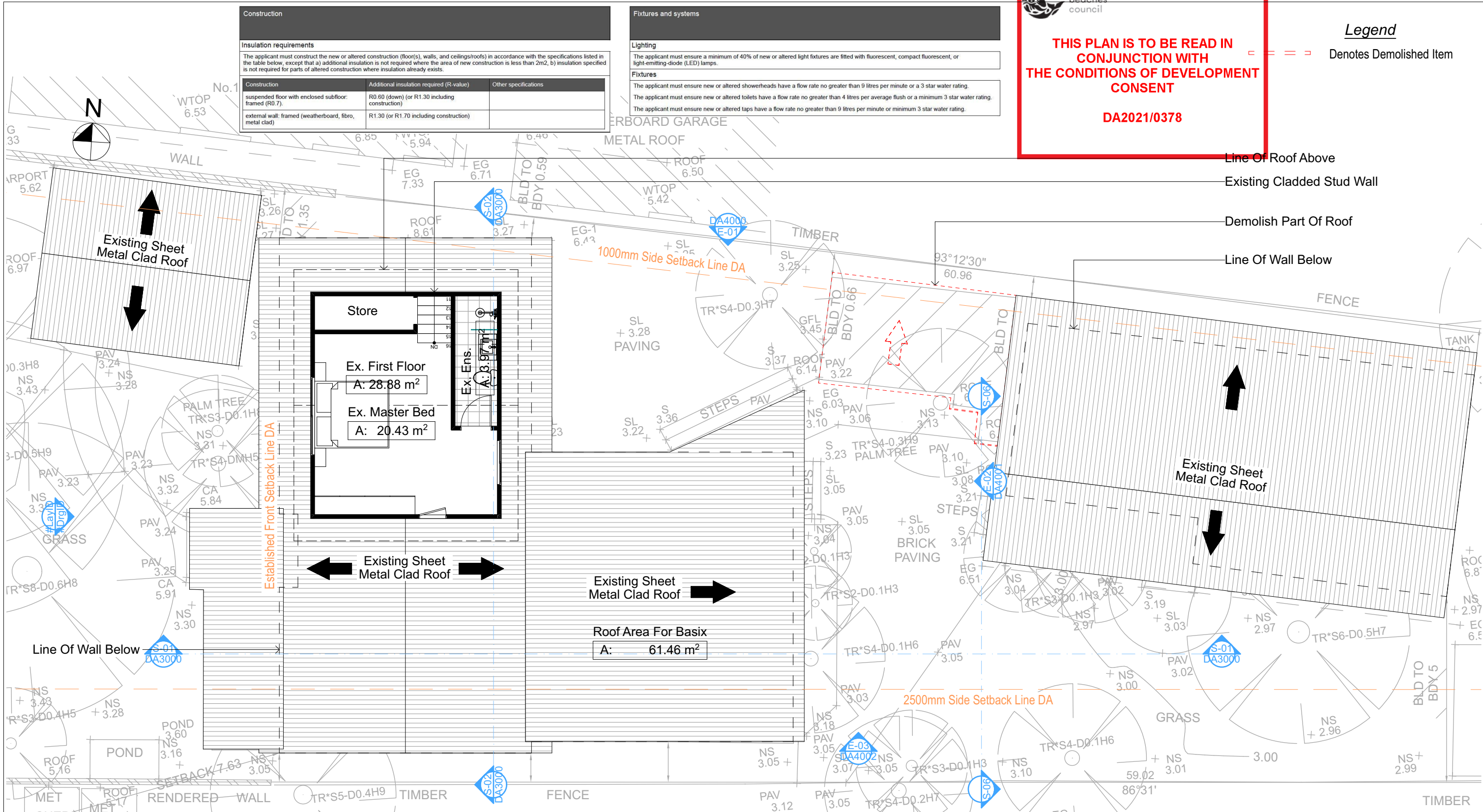
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2021/0378

Legend

Denotes Demolished Item

Line Of Roof Above
Existing Cladded Stud Wall
Demolish Part Of Roof
Line Of Wall Below



3
FIRST FLOOR
1:100

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

NOTES
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All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1058 Barrenjoey Road, Palm Beach is not considered a heritage item
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Construction
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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 A408854
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:
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b) insulation specified is not required for parts of altered construction where insulation already exists.
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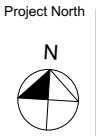
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Existing			



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Checked
Plot Date: 3/5/21
Project NO: RP1120DAR
Project Status: DA Rev2

Client
Site: Hilary and Stephen Darke
1058 Barrenjoey Road, Palm Beach

Sheet Size: A3

DRAWING TITLE :
**PLANS
FIRST FLOOR**
PROJECT NAME :
Alterations & Additions

REVISION NO.
1
DATE:
4-3-2021
DRAWING NO.
DA2003

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

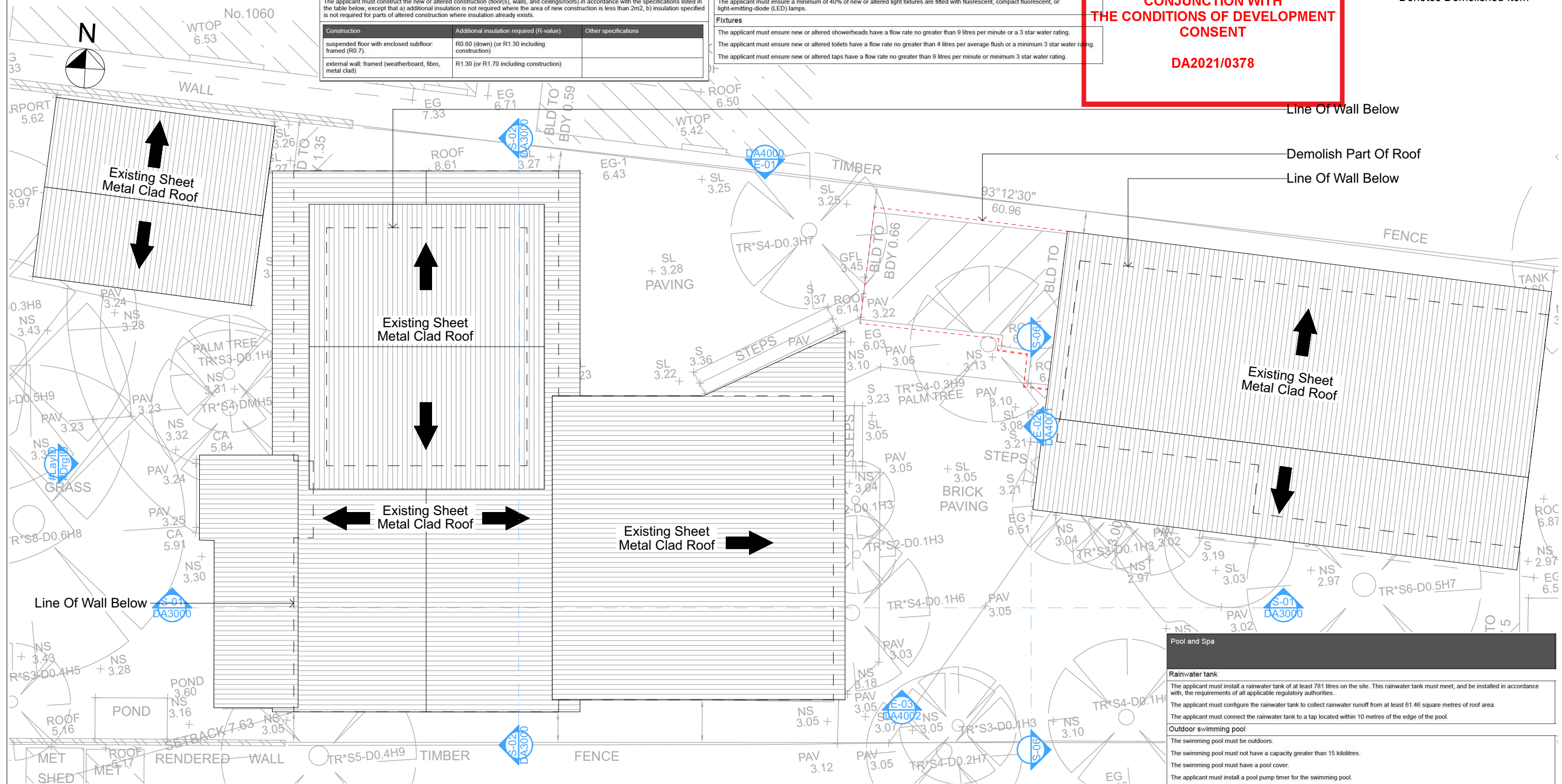
DA2021/0378

Legend

Denotes Demolished Item

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 ² , b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (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.	



Pool and Spa		
Rainwater tank		
The applicant must install a rainwater tank of at least 781 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 61.46 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 15 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.		

4 Roof Plan
1:100

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

NOTES
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

Certifying
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Construction
Framed Floors, Framed Walls
Insulation to External Framed Walls R1.70
Refer to Engineers drawings for structural details
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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 A408854
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:
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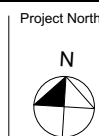
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m ²	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum impervious area (m ²)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Existing			



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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
3/5/21
RP1120DAR
DA Rev2

Hilary and Stephen Darke
1058 Barrenjoey Road, Palm
Beach

DRAWING TITLE :

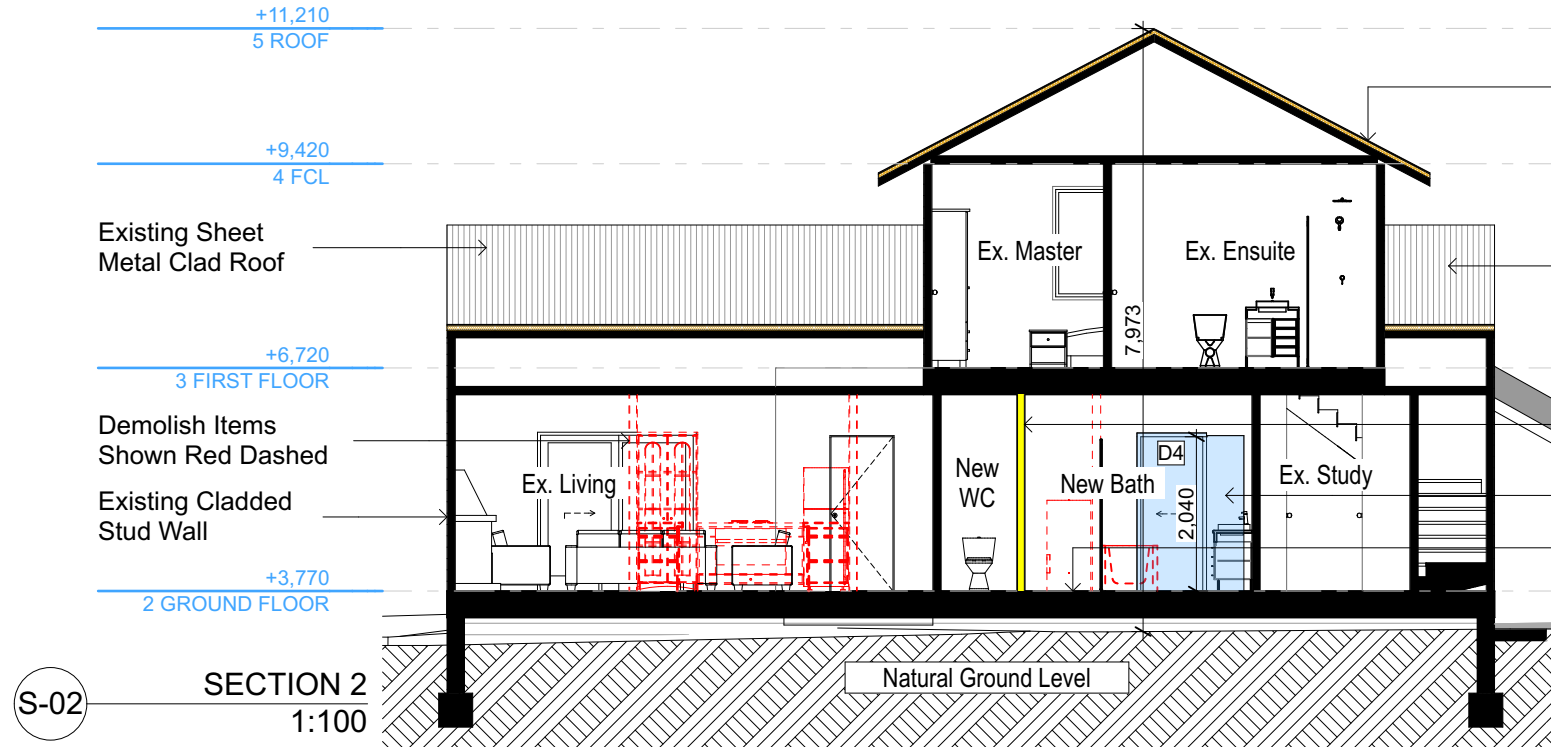
**PLANS
ROOF**

PROJECT NAME :

Alterations & Additions

REVISION NO.

1
DATE:
4-3-2021
DRAWING NO.
DA2004



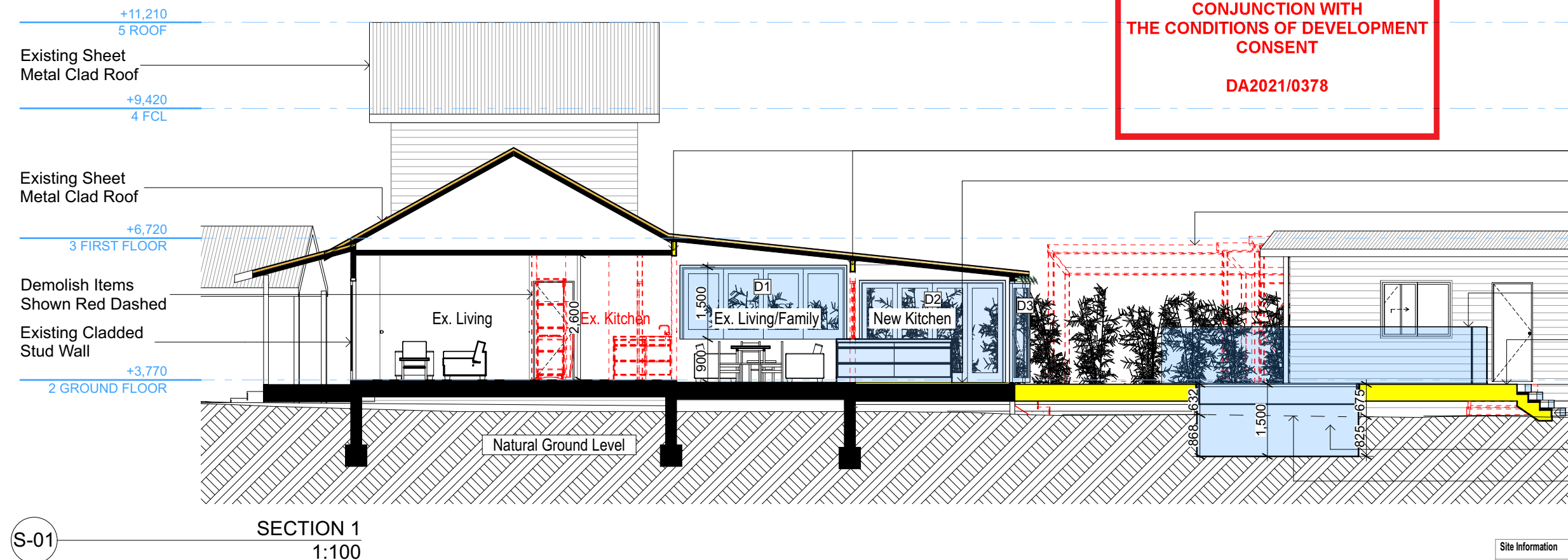
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2021/0378

Wall Legend

	Denotes New Timber Framed Wall
	Denotes Existing Wall
	Denotes Demolished Item

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.		
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
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	



NOTES
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

Certifying
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Construction
Framed Floors, Framed Walls
Insulation to External Framed 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 A408854
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:
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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 Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	min permeous area (m2)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Existing			

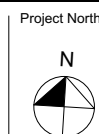
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ONLY
NOT FOR CONSTRUCTION**



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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

GBJ
3/5/21
RP1120DAR
DA Rev2

Hilary and Stephen Darke
1058 Barrenjoey Road, Palm
Beach

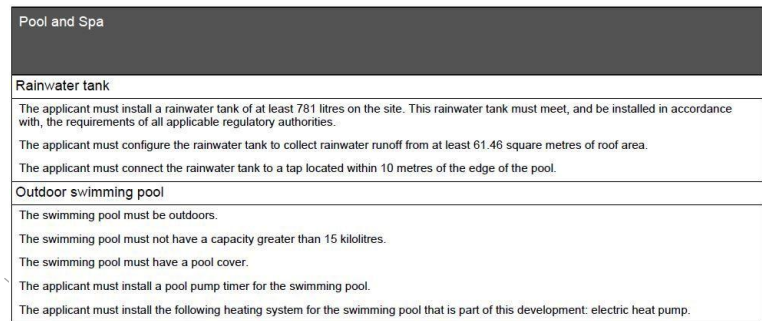
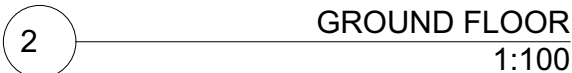
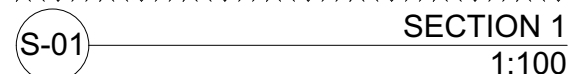
DRAWING TITLE :

**SECTIONS
SECTION 1**

PROJECT NAME :

Alterations & Additions

REVISION NO.
1
DATE:
4-3-2021
DRAWING NO.
DA3000



—Remove Shrub

—New Timber Post
—New 15kL Pool To
—Manufacturers Details

 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2021/0378

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2021/0378

+11,210
5 ROOF

+9,420
4 FCL

New Min. 1600mm High
Vertical Aluminium Fence
Demolish Items
Shown Red Dashed
Existing Sheet Metal Clad Roof

+6,720
3 FIRST FLOOR

Existing Cladded Stud Wall

New Timber Deck
To BCA & AS1684

+3,770
2 GROUND FLOOR

E-01

North
1:100

New Timber Stairs & Handrail
To BCA & Aust. Stds.

Existing Cladded Stud Wall

Natural Ground Level

Max Building Height 8500 Above GL

ADJOINS BELOW

Max Building Height 8500 Above GL

+11,210
5 ROOF

Existing Sheet Metal Clad Roof

+9,420
4 FCL

Existing Cladded Stud Wall

Existing Sheet Metal Clad Roof

+6,720
3 FIRST FLOOR

Existing Sheet Metal Clad Roof

Existing Cladded Stud Wall

+3,770
2 GROUND FLOOR

Existing Drive/Path

Demolish Part Of Paving

ADJOINS ABOVE

New Timber Stairs & Handrail
To BCA & Aust. Stds.

Existing Cladded Stud Wall

Natural Ground Level

North
1:100

E-01

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 tinted/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.

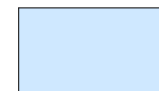
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Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

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 ²)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	0.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	2.16	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	N	5.1	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	N	6.3	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	E	13.65	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	E	6.3	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 Timber Framed Wall



Denotes Existing Wall



Denotes Demolished Item

NOTES

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All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

Certifying

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Construction

Framed Floors, Framed Walls
Insulation to External Framed Walls R1.70
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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 A408854

All Plans to be read in conjunction with Basix Certificate

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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.

**DA APPLICATION
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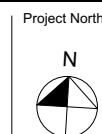


Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
NSW 2086
Fax: (02) 9895-8865
Mobile: 0414-945-624
Email: gregg@rapidplans.com.au

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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: GBJ
Project NO. 3/5/21
Project Status: RP1120DAR
DA Rev2

Client
Site: Hilary and Stephen Darke
1058 Barrenjoey Road, Palm
Beach

Sheet Size: A3

DRAWING TITLE :

ELEVATIONS
ELEVATIONS 1

PROJECT NAME :

Alterations & Additions

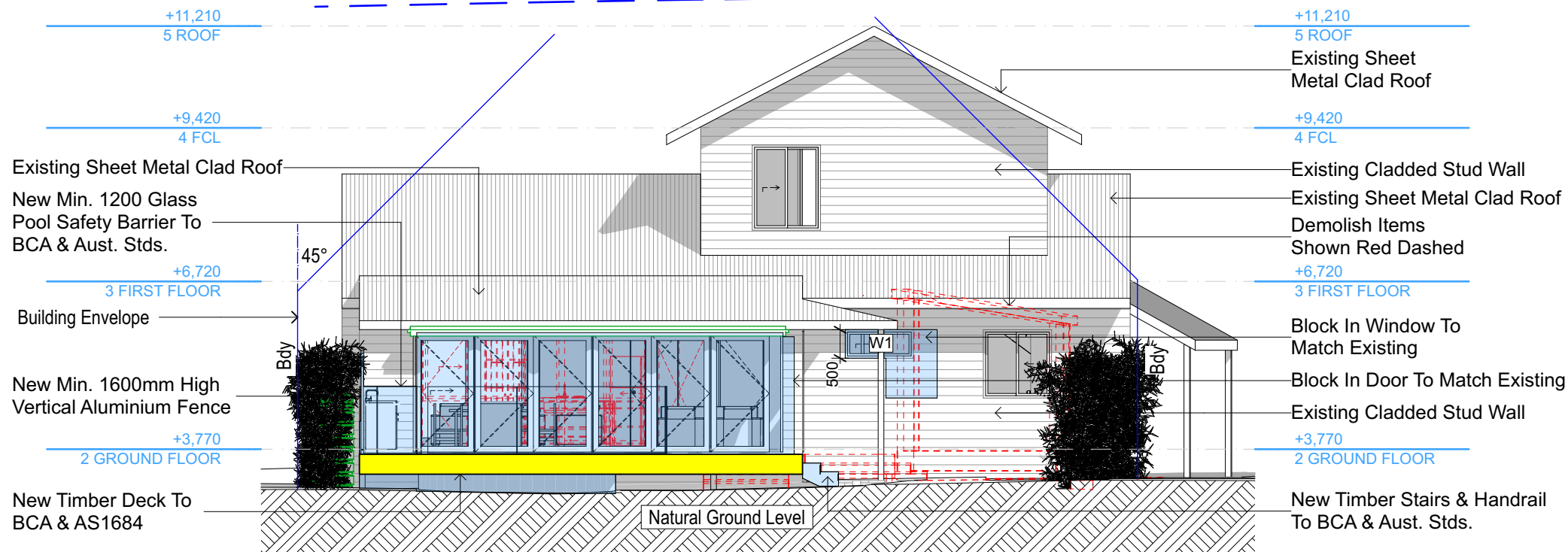
REVISION NO.

1

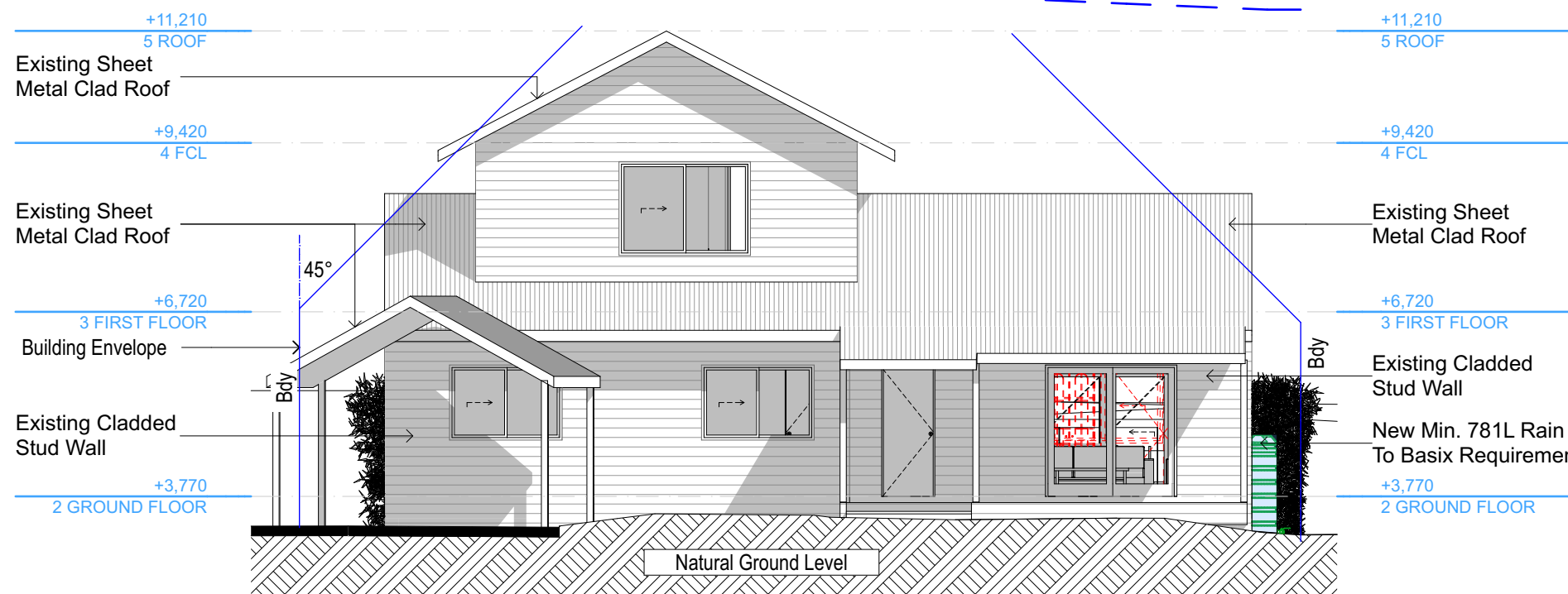
DATE:
4-3-2021

DRAWING NO.
DA4000

Max Building Height 8500 Above GL



Max Building Height 8500 Above GL



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.

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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.

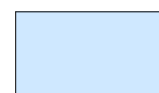
Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	E	0.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	2.16	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	N	5.1	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	N	6.3	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	E	13.65	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	E	6.3	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0378



Denotes New Works

Wall Legend

Denotes New Timber Framed Wall

Denotes Existing Item

Denotes Demolished Item

NOTES

1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

Certifying

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Construction

Framed Floors, Framed Walls
Insulation to External Framed 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 A408854

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:

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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.

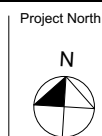
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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked
Plot Date: 3/5/21
Project NO: RP1120DAR
Project Status: DA Rev2

Client
Site: Hilary and Stephen Darke
1058 Barrenjoey Road, Palm Beach

Sheet Size: A3

DRAWING TITLE :

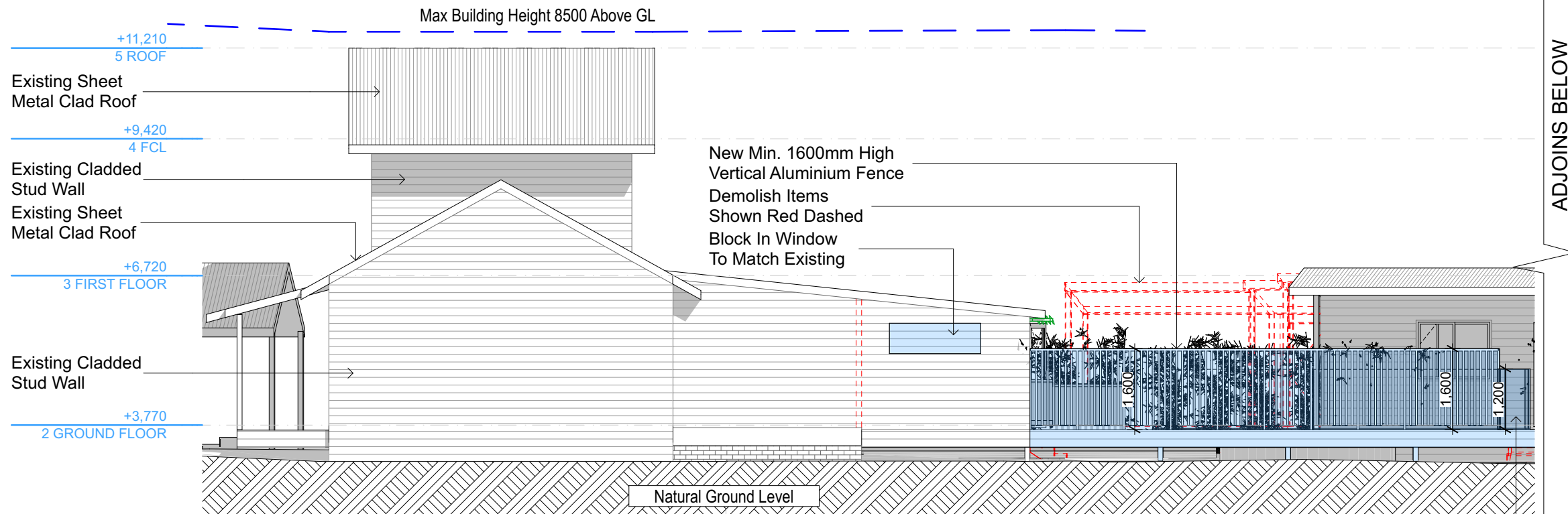
ELEVATIONS 2

PROJECT NAME :

Alterations & Additions

REVISION NO.
1
DATE:
4-3-2021
DRAWING NO.
DA4001

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m ²	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Minimum pervious area (m ²)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut to gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Existing			



Denotes New Works

Wall Legend

Denotes Demolished Item



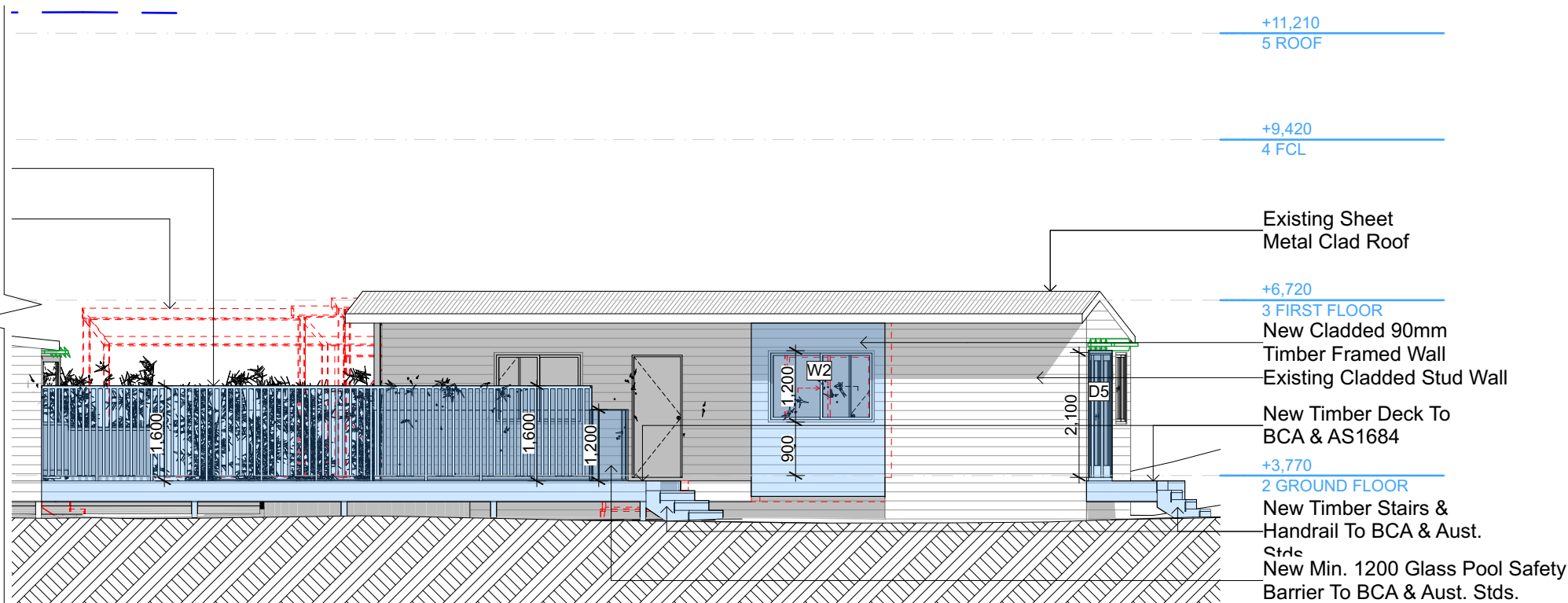
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0378

E-03

South
1:100

ADJOINS ABOVE



E-03

South
1:100

NOTES
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Certifying
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Construction
Framed Floors, Framed Walls
Insulation to External Framed Walls R1.70
Refer to Engineers drawings for structural details
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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 A408854
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:
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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.

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.
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Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	0.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	2.16	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	N	5.1	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	N	6.3	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	E	13.65	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	E	6.3	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m ²	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (60%)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Min. impervious area (m ²)	43%	Existing
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Front Setback (Min.)	Est.	Existing	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Existing			

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

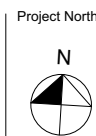


Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
DC NSW 2086
Fax: (02) 9695-6865
Mobile: 0414-945-624
Email: gregg@rapidplans.com.au

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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: 3/5/21
Project NO. RP1120DAR
Project Status DA Rev2

Client
Site: Hilary and Stephen Darke
1058 Barrenjoey Road, Palm Beach

Sheet Size: A3

DRAWING TITLE :
**ELEVATIONS
ELEVATIONS 3**

PROJECT NAME :
Alterations & Additions

REVISION NO.
1
DATE:
4-3-2021
DRAWING NO.
DA4002



Denotes Cladding (Typical).
Builder To Confirm Type & Colour



Denotes Glass Pool Fence (Typical).
Builder To Confirm Type & Colour



Denotes Awning Over Window (Typical).
Builder To Confirm Type & Colour



Denotes Aluminium Pool Fence (Typical).
Builder To Confirm Type & Colour



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



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0378

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

NOTES
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental
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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 A408854
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.

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m ²	Yes	Building envelope	3.5m@45Deg	Existing
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (60% min)	56%	Existing
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m ²)	43%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	868mm	Yes
Front Setback (Min.)	Est.	Existing	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Existing			



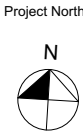
Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
DC NSW 2086
Fax : (02) 9605-6865
Mobile: 0414-945-624
Email : gregg@rapidplans.com.au

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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.



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

GBJ
3/5/21
RP1120DAR
DA Rev2

Client
Site:
Sheet Size: A3

DRAWING TITLE :
SHADOW PLANS
MATERIAL & COLOUR
SAMPLE BOARD
PROJECT NAME :
Alterations & Additions

REVISION NO.
1
DATE:
4-3-2021
DRAWING NO.
DA5001