



Denotes Proposed Shadow

Denotes Existing Shadow



Rapid Plans www.rapidplans.com.au
PO Box 6193 Frenchs Forest DC NSW 2086
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Email : gregg@rapidplans.com.au



NOTES
41 Thomas Street Nth Manly is zoned R2.
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in
Shaded/Blue/Green
41 Thomas Street Nth Manly
is not considered a heritage item.

Construction
New Cladded Timber Framed Walls, New Brick
Veneer Walls, New Timber Framed Floors & Sheet
Metal Roofs.
New Suspended Floor To Be Min. R1.3 Insulated,
New External Walls To Be Min. R1.7 Insulated, New
Sheet Metal Timber Framed Roofs To Be Min. R1.95
With 55mm Foil Backed Blanket
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.

Basic
Basic Certificate Number A222704
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 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.

Project North

**DA APPLICATION
ONLY**
NOT FOR CONSTRUCTION

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.

Client
Mr Hugi/Ms Sewell
Project Name
Alterations & Additions
41 Thomas Street, Nth Manly
2100
Drawing Title:
Lot 66 D.P.20440
Sunstudy - June 21st Shadow - 9am
Jun-21-9am
Scale: A3 as noted Date: 4-3-16
Status: DA Checked By: GBJ
Project No: Drawing No.
RP0115HUG DAMod5002

Site Information	Proposed	Compliance
Site Area	585m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	5m@45Deg	Yes
% of landscape open space (40% min)	26% Exist	Variation
Impervious area (m ²)	430.5m ²	Variation
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes

Builder to Check and Confirm all
Measurements Prior to Commencement

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Rapid Plans
Building Design and Architectural Drafting

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**BUILDING
DESIGNERS
AUSTRALIA NSW**

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Mr Hugil/Ms Sewell
Project Name
Alterations & Additions
41 Thomas Street, Nth Manly
2100

Lot 66 D.P. 20440

Drawing Title:

Sunstudy - June 21st Shadow - 12pm

Jun-21-12pm

Scale: A3 as noted Date: 4-3-16

Slabus: DA Checked By: GBJ

Project No: Drawing No:

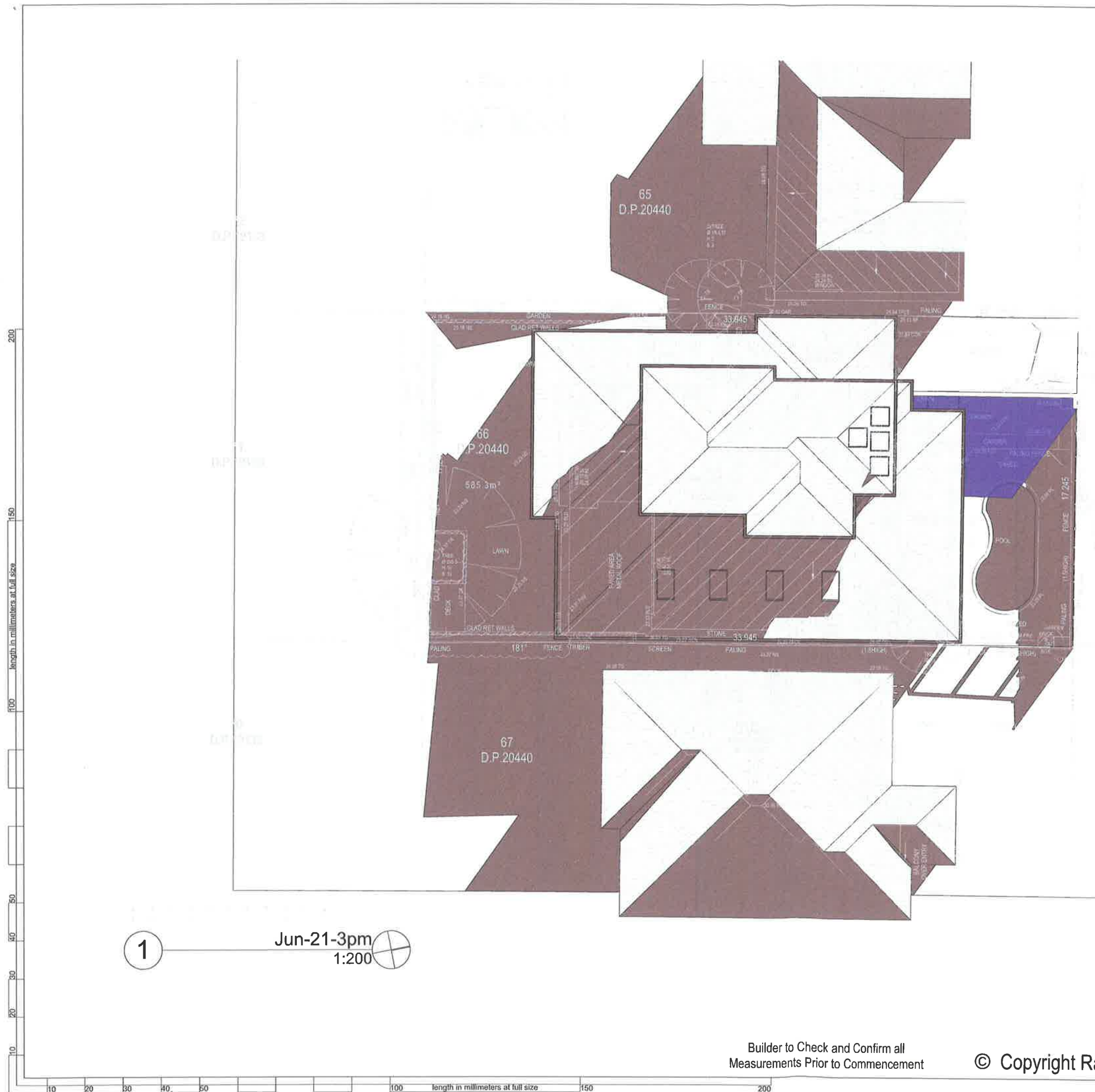
RP0115HUG DAMod5003

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Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundry setback (Min.)	0.9m	Yes
Building envelope	3m@45Deg	Yes
% of landscape open space (40% min)	26% Exist	Variation
Impervious area (m ²)	430.5m ²	Variation
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
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Project Name
Alterations & Additions
41 Thomas Street, Nth Manly
2100

Lot 66 D.P. 20440

Drawing Title:

Sunstudy - June 21st Shadow - 3pm

Jun-21-3pm

Scale: A3 as noted Date: 4-3-16

Status: DA Checked By: GBJ

Project No: Drawing No:

RP0115HUG DAMod5004

Site Information	Proposed	Compliance
Site Area	585m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
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