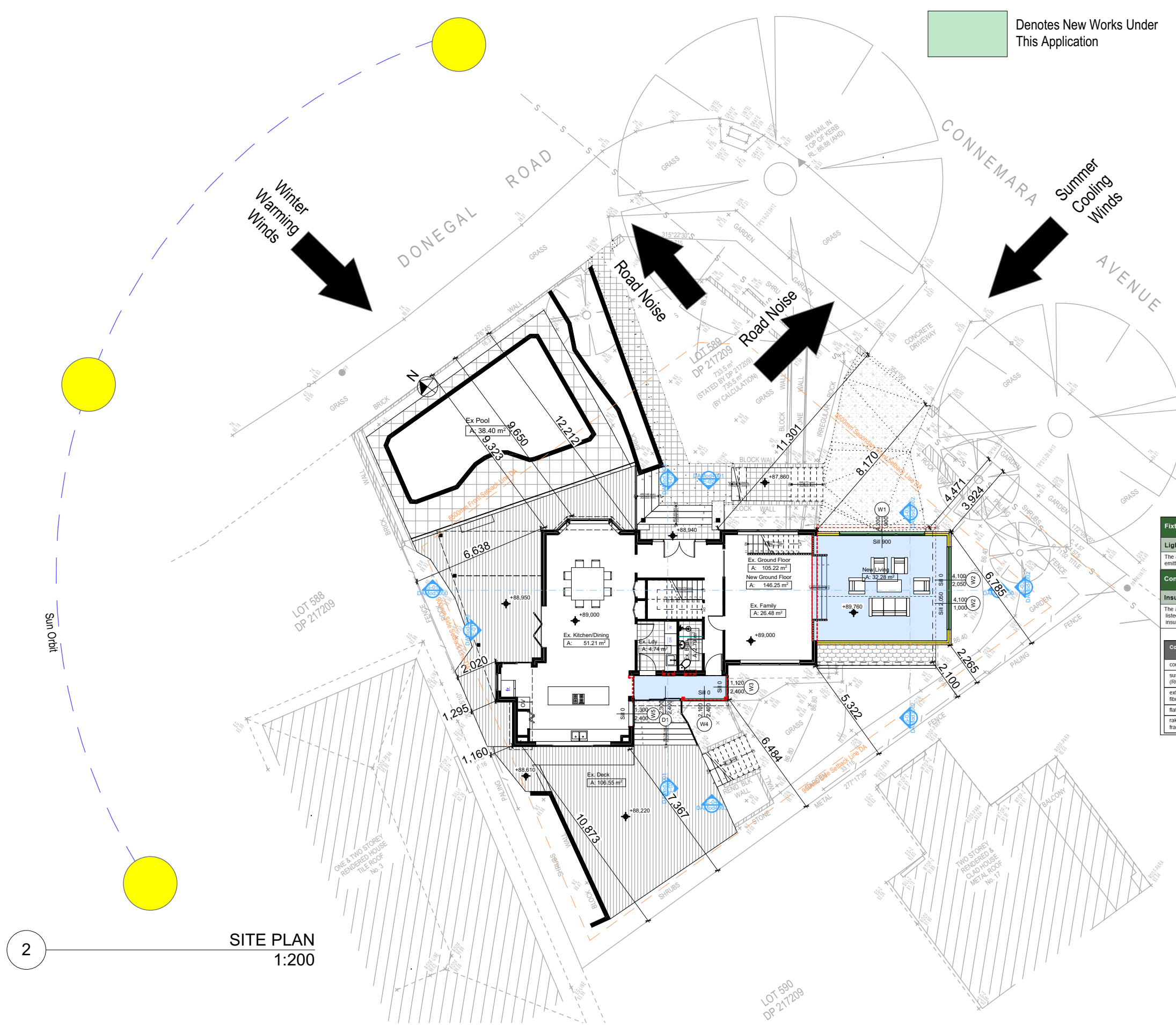




Denotes New Works Under This Application

Denotes New Works Approved under DA2024/0689

- Legend**
- Denotes New Timber Framed Item
 - Denotes Existing Wall
 - Denotes Demolished Item

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

MOD2025/0056

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.		
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
concrete slab on ground floor.	nil	N/A
suspended floor above garage: framed (R0.7).	nil	N/A
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)

Building Design and Architectural Drafting

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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.

NOTES

1 Donegal Road Killarney Heights is zoned R2-Low Density Residential 1 Donegal Road Killarney Heights is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue

Construction

Framed Floors, Framed Walls

Roof Frames to have R2.5 Insulation

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 1884

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.

Setbacks

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 Certificate Number A497801_04

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 base 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 Area	735.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	41%	Yes
Impervious area (m2)	59%	Yes
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. 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

Project North

Drawn | Checked GBJ
Plot Date: 29/01/2025
Project NO.: RP0123TH
Project Status DA Mod

Client: Nick and Irene Thill

Site: 1 Donegal Road Killarney Heights

DRAWING TITLE:
SITE AND LOCATION
SITE PLAN

PROJECT NAME:
Alterations & Additions

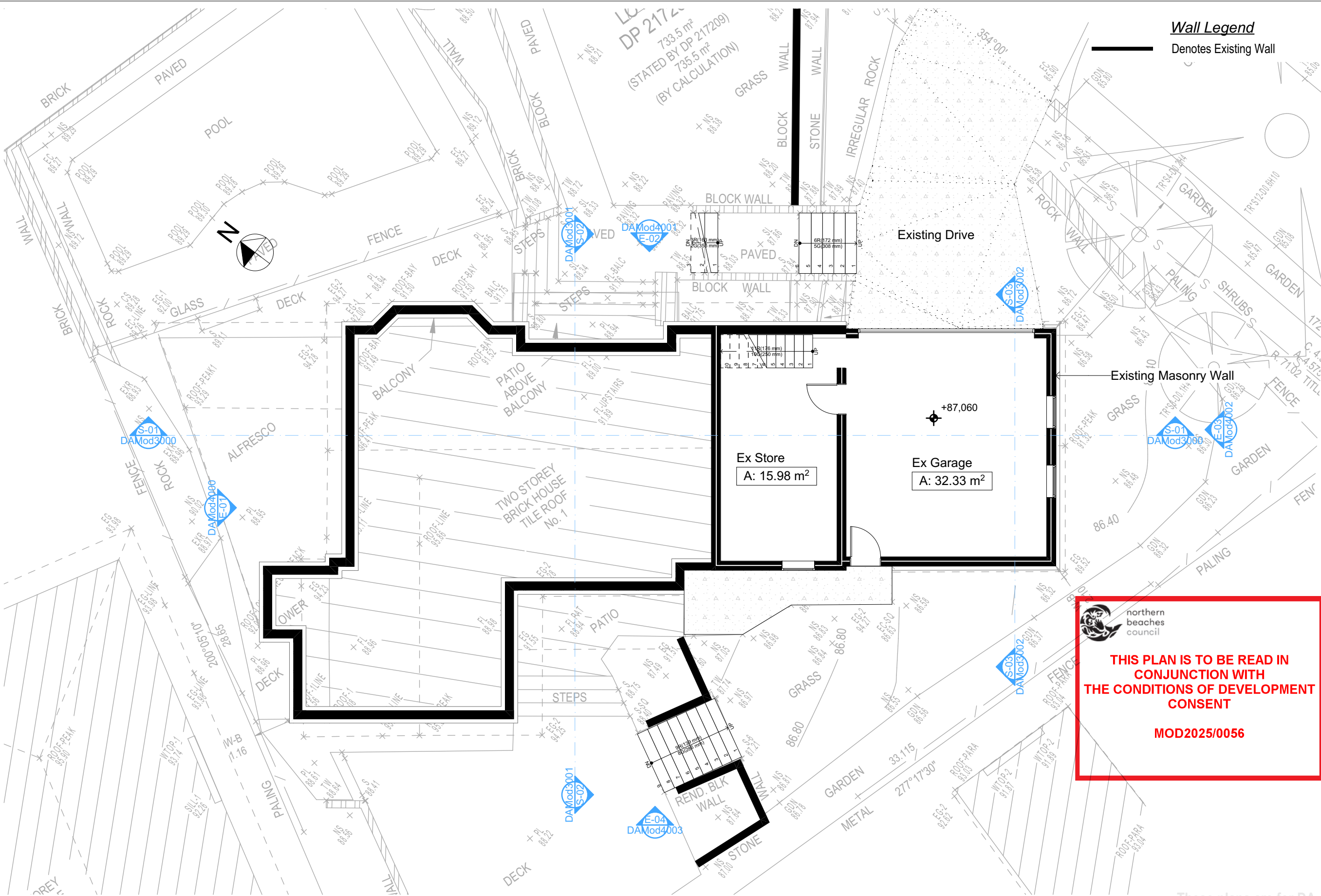
REVISION NO.	DATE
-	29-1-2025

DRAWING NO.: **DAMod1003**

Plot Date: 29/01/2025
Sheet Size: A3

DA APPLICATION ONLY

NOT FOR CONSTRUCTION



Wall Legend
Denotes Existing Wall



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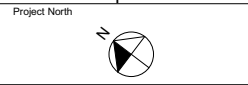
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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

NOTES
1 Donegal Road Killarney Heights is zoned R2 Low Density Residential 1 Donegal Road Killarney Heights is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded Blue
Construction
Framed Floors, Framed Walls
Roof Framing to have R2.5 insulation
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 AS1288-2017
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.

Setbacks
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 A457801_04
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings) 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 properties described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 50 mm above the base 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 Area	735.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	41%	Yes
Impervious area (m ²)	59%	Yes
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. 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



Drawn | Checked GBJ
Plot Date: 29/01/2025
Project NO.: RPD123TH
Project Status DA Mod

Client Nick and Irene Thill
Site: 1 Donegal Road Killarney Heights

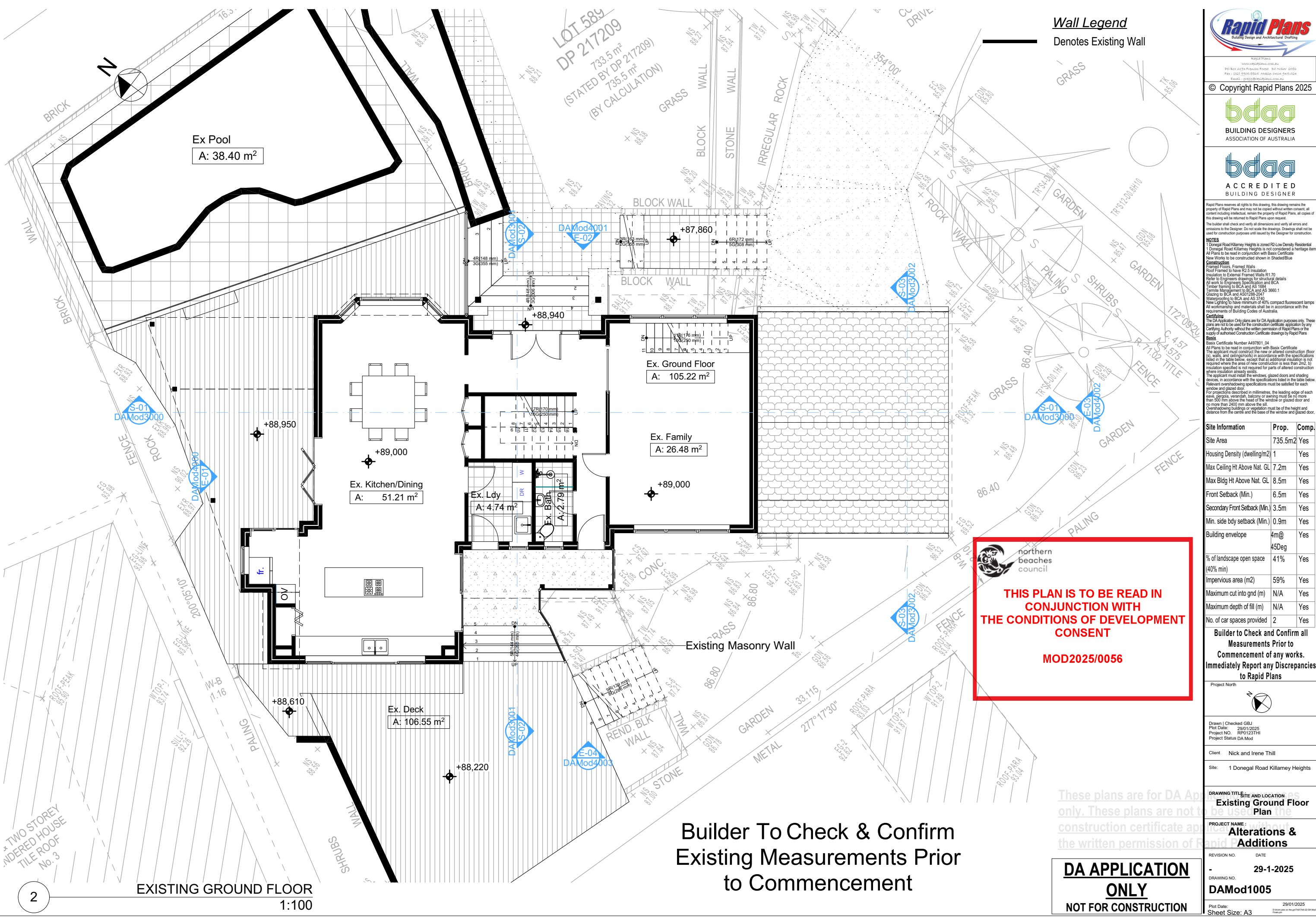
DRAWING TITLE SITE AND LOCATION
Existing Lower Ground Floor Plan

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE
- 29-1-2025
DRAWING NO. **DAMod1004**

Plot Date: 29/01/2025
Sheet Size: A3

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Wall Legend
Denotes Existing Wall

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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.

NOTES
1 Donegal Road Killarney Heights is zoned R2-Low Density Residential. 1 Donegal Road Killarney Heights is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue Construction.
Framed Floors, Framed Walls
Roof Framed to have R2.5 Insulation
Insulation to External Framed Walls R1.70
Refer to Engineers Specifications and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2017
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.

Setbacks
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 party. The applicant must construct the new or altered construction (floor, walls, and ceilings) 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 base 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 Area	735.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	41%	Yes
Impervious area (m2)	59%	Yes
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. 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

Project North

Drawn | Checked GBJ
Plot Date: 29/01/2025
Project NO.: RPD123TH
Project Status DA Mod

Client: Nick and Irene Thill

Site: 1 Donegal Road Killarney Heights

DRAWING TITLE: **Existing Ground Floor Plan**

PROJECT NAME: **Alterations & Additions**

REVISION NO.: DATE: **29-1-2025**

DRAWING NO.: **DAMod1005**

Plot Date: 29/01/2025
Sheet Size: A3

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2025/0056

Builder To Check & Confirm Existing Measurements Prior to Commencement

These plans are for DA Application purposes only. These plans are not to be used for the construction certificate application without the written permission of Rapid Plans.

Wall Legend

Denotes Existing Wall



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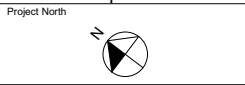
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NOTES
1. Donagall Road Killarney Heights is zoned R2 Low Density Residential. Donagall Road Killarney Heights is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate.
New Works to be constructed shown in Shaded/Blue.
Construction:
Framed Floors, Framed Walls
Roof Frames to have R2.5 Insulation
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 AS1288-2017
Waterproofing to BCA and AS 3745
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.

Setbacks
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 Certificate Number A497801_04
All Plans to be read in conjunction with Basic Certificate.
The applicant must construct the new or altered construction (floor, walls, and ceilings) 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 properties described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 50 mm above the base 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 Area	735.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	41%	Yes
Impervious area (m ²)	59%	Yes
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. 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



Drawn | Checked GBJ
Plot Date: 29/01/2025
Project NO.: RP0123TH
Project Status DA Mod

Client: Nick and Irene Thill

Site: 1 Donagall Road Killarney Heights

DRAWING TITLE:
SITE AND LOCATION
Existing First Floor Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 29-1-2025

DRAWING NO.
DAMod1006

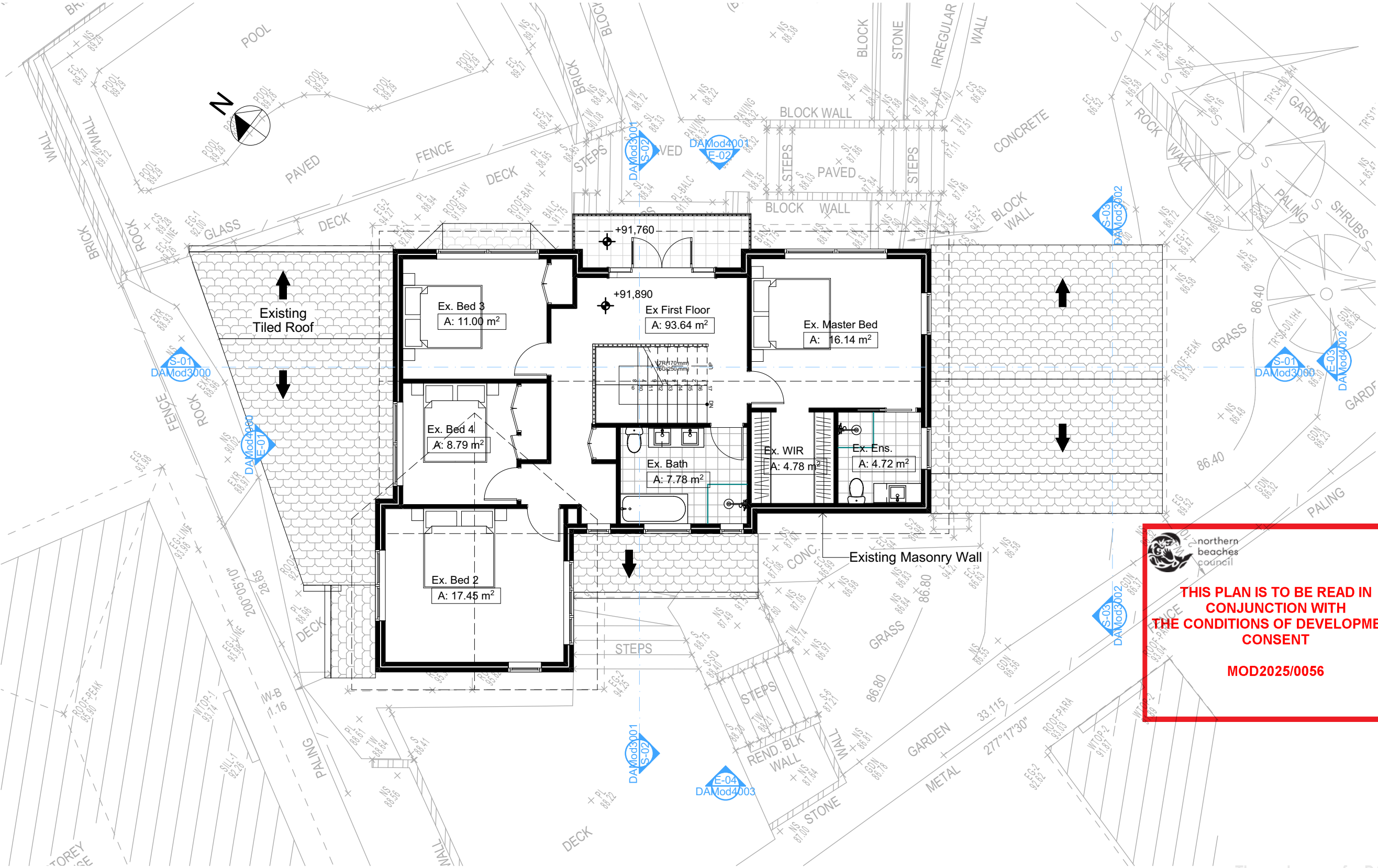
Plot Date: 29/01/2025
Sheet Size: A3

DA APPLICATION ONLY
NOT FOR CONSTRUCTION



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

MOD2025/0056



3 EXISTING FIRST FLOOR
1:100

Builder To Check & Confirm Existing Measurements Prior to Commencement

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
concrete slab on ground floor.	nil	N/A
suspended floor above garage: framed (R0.7).	nil	N/A
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)

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.

Denotes New Works Under This Application

Denotes New Works Approved under DA2024/0689

Legend

Denotes New Timber Framed Item

Denotes Existing Wall

Denotes Demolished Item



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NOTES

1 Donegal Road Killarney Heights is zoned R2-Low Density Residential 1 Donegal Road Killarney Heights is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate

Construction

Framed Floors, Framed Walls

Roof Frames to have R2.5 Insulation

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 1884

Termite Management to BCA and AS 3660, 1

Glazing to BCA and AS1288-2017

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.

Setbacks

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 A497801_04

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 base 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 Area	735.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Yes
% of landscape open space (40% min)	41%	Yes
Impervious area (m2)	59%	Yes
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. 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

Project North



Drawn | Checked GBJ
Plot Date: 29/01/2025
Project NO.: RPS01237H
Project Status DA Mod

Client: Nick and Irene Thill

Site: 1 Donegal Road Killarney Heights

DRAWING TITLE: PLANS LOWER GROUND FLOOR

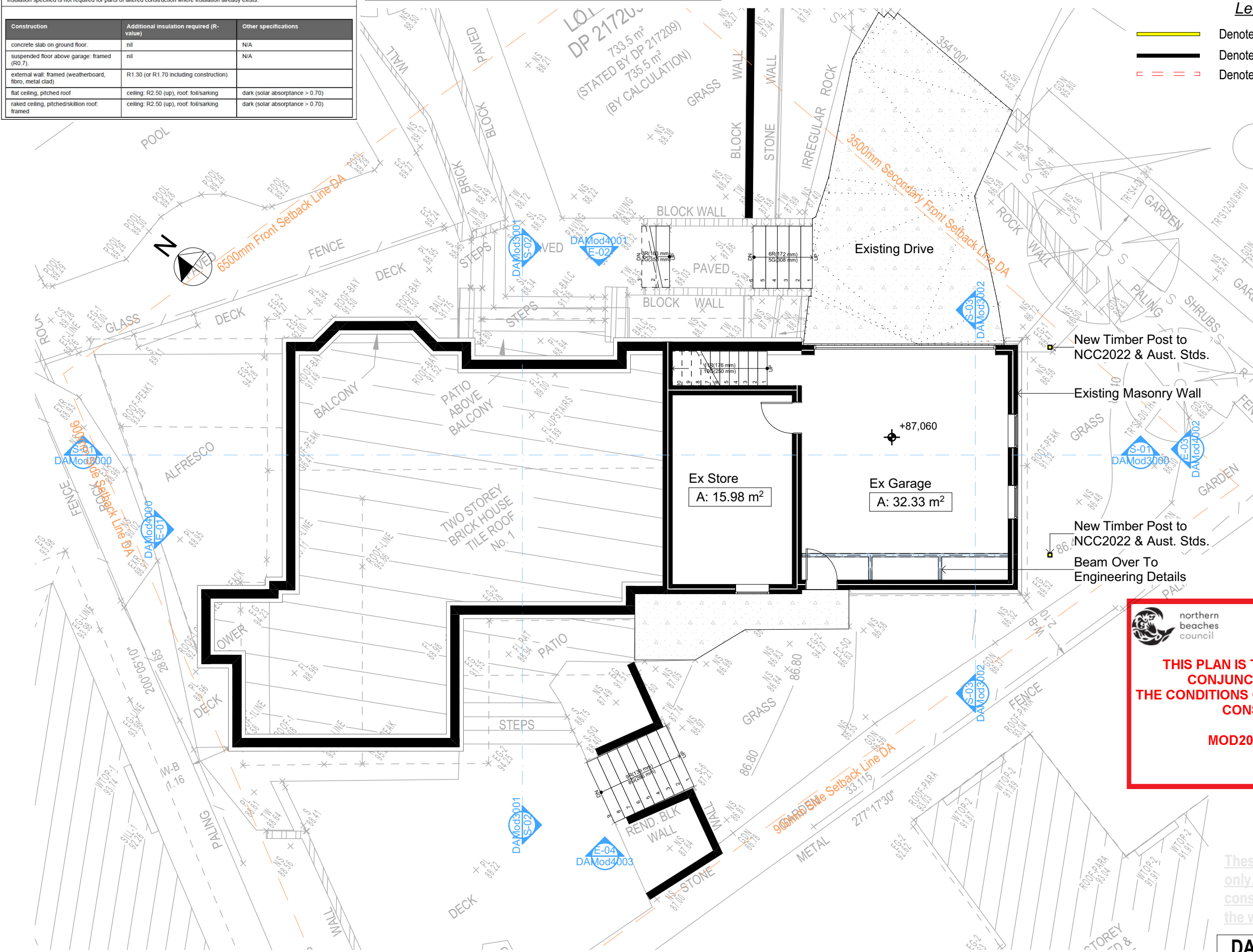
PROJECT NAME: Alterations & Additions

REVISION NO. DATE

- 29-1-2025

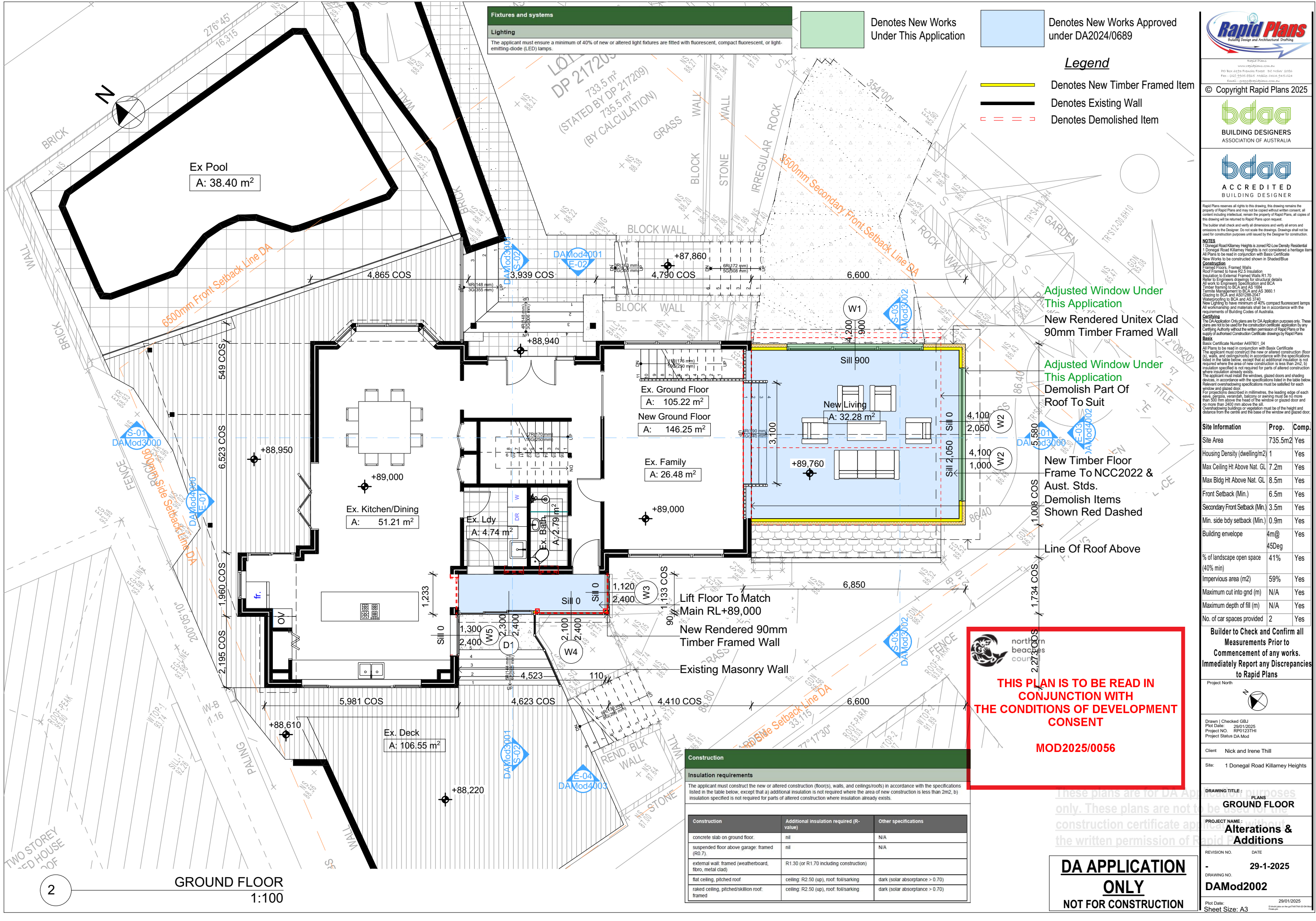
DRAWING NO. DAMod2001

Plot Date: 29/01/2025
Sheet Size: A3



1 LOWER GROUND 1:100

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NOTES

1 Donegal Road Killarney Heights is zoned R2-Low Density Residential. 1 Donegal Road Killarney Heights is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate.

Construction

Framed Floors, Framed Walls

Roof Framing to have R2.50 insulation

Insulation to External Framed Walls R1.70

Refer to Engineers Specification and BCA

Timber framing to BCA and AS 1884

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS1288-2017

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.

Setbacks

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 Certificate Number A497801_04

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 50 mm above the base 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 Area	735.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	41%	Yes
Impervious area (m ²)	59%	Yes
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. 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

Project North

Drawn | Checked GBJ
Plot Date: 29/01/2025
Project NO.: RPD123TH
Project Status DA Mod

Client: Nick and Irene Thill

Site: 1 Donegal Road Killarney Heights

DRAWING TITLE: PLANS PROPOSES
GROUND FLOOR

PROJECT NAME: Alterations & Additions

REVISION NO. DATE

- 29-1-2025

DRAWING NO. **DAMod2002**

Plot Date: 29/01/2025
Sheet Size: A3

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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
concrete slab on ground floor.	nil	N/A
suspended floor above garage: framed (R0.7).	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)

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.

Denotes New Works Under This Application

Denotes New Works Approved under DA2024/0689

Legend

Denotes New Timber Framed Item

Denotes Existing Wall

Denotes Demolished Item



Rapid Plans
Building Design and Architectural Drafting

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NOTES

1 Donegal Road Killarney Heights is zoned R2 Low Density Residential. Donegal Road Killarney Heights is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate.

Construction

Framed Floors, Framed Walls

Roof Framed to have R2.5 insulation

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

All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Setbacks

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 person other than the applicant or their agent without the written consent of the Designing Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Basic

Basic Certificate Number A497801_04

All Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor, 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 50 mm above the base 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 Area	735.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	41%	Yes
Impervious area (m ²)	59%	Yes
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. 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

Project North

Drawn | Checked GBJ
Plot Date: 29/01/2025
Project NO.: RPD123THI
Project Status DA Mod

Client Nick and Irene Thill

Site: 1 Donegal Road Killarney Heights

DRAWING TITLE: PLANS
FIRST FLOOR

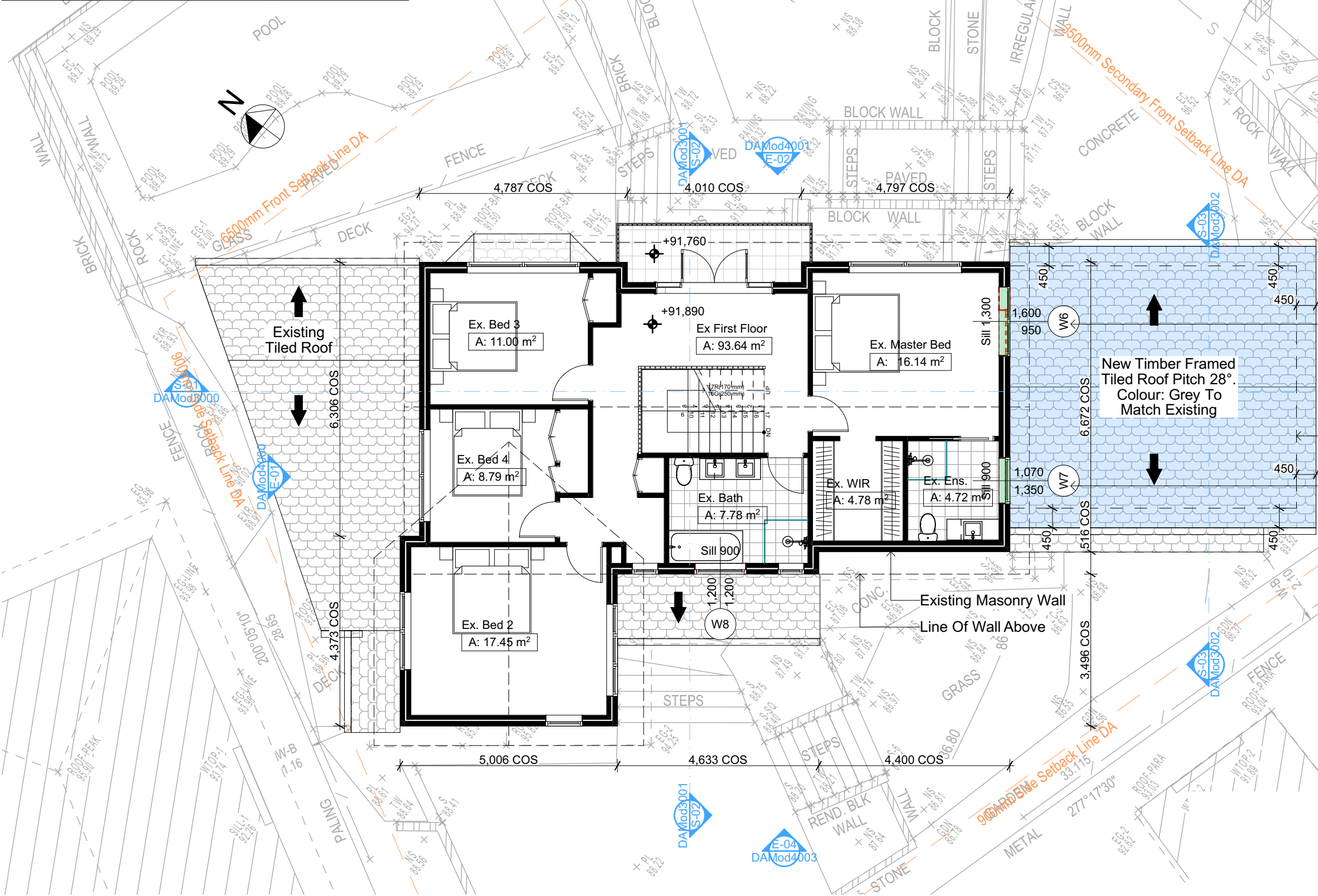
PROJECT NAME: Alterations & Additions

REVISION NO. DATE

- 29-1-2025

DRAWING NO. DAMod2003

Plot Date: 29/01/2025
Sheet Size: A3



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

MOD2025/0056

3 FIRST FLOOR 1:100

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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
concrete slab on ground floor.	nil	N/A
suspended floor above garage: framed (R0.7).	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)



northern
beaches
council

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

MOD2025/0056

Denotes New Works Under
This Application

Denotes New Works Approved
under DA2024/0689

Legend

Denotes New Timber Framed Item

Denotes Existing Wall

Denotes Demolished Item



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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

bdaa

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BUILDING DESIGNER

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NOTES

1 Donegal Road Killarney Heights is zoned R2-Low Density Residential 1 Donegal Road Killarney Heights is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate

Construction

Framed Floors, Framed Walls

Roof Frames to have R2.5 Insulation

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 1884

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.

Setbacks

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 A497801_04

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 base 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 Area	735.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	41%	Yes
Impervious area (m2)	59%	Yes
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. 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

Project North



Drawn | Checked GBJ
Plot Date: 29/01/2025
Project NO.: RPD123TH
Project Status DA Mod

Client Nick and Irene Thill

Site: 1 Donegal Road Killarney Heights

DRAWING TITLE: **PLANS**
ROOF

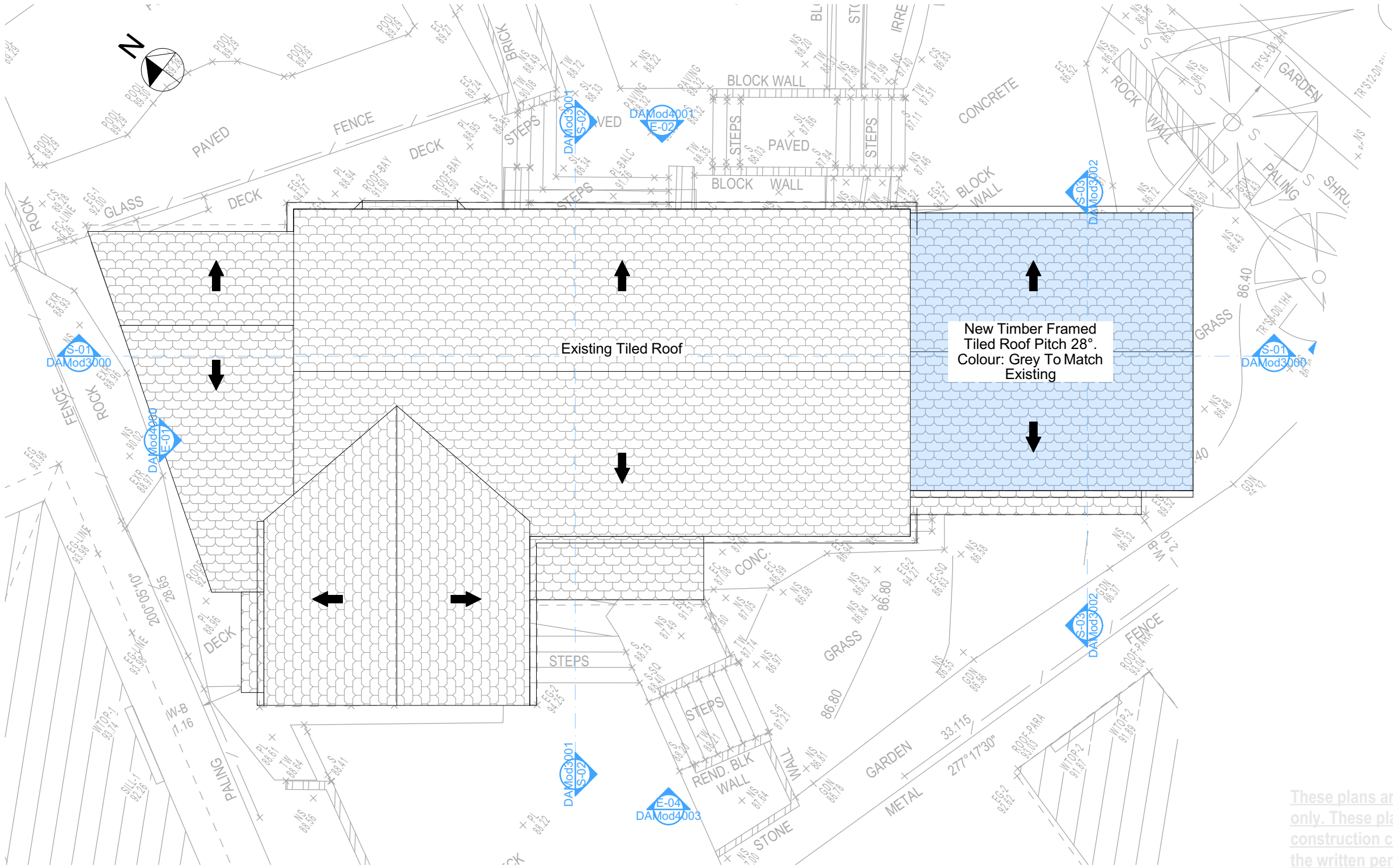
PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE

- 29-1-2025

DRAWING NO. **DAMod2004**

Plot Date: 29/01/2025
Sheet Size: A3



4

Roof Plan
1:100

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

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
concrete slab on ground floor.	nil	N/A
suspended floor above garage: framed (R0.7).	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)

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.	

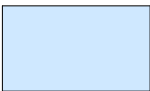


northern
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council

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

MOD2025/0056

Denotes New Works Under
This Application



Denotes New Works Approved
under DA2024/0689

Legend



Denotes New Timber Framed Item



Denotes Existing Wall



Denotes Demolished Item

Existing Tiled Roof

+96,410
5 ROOF

Existing Masonry Wall

+94,540
4 FCL

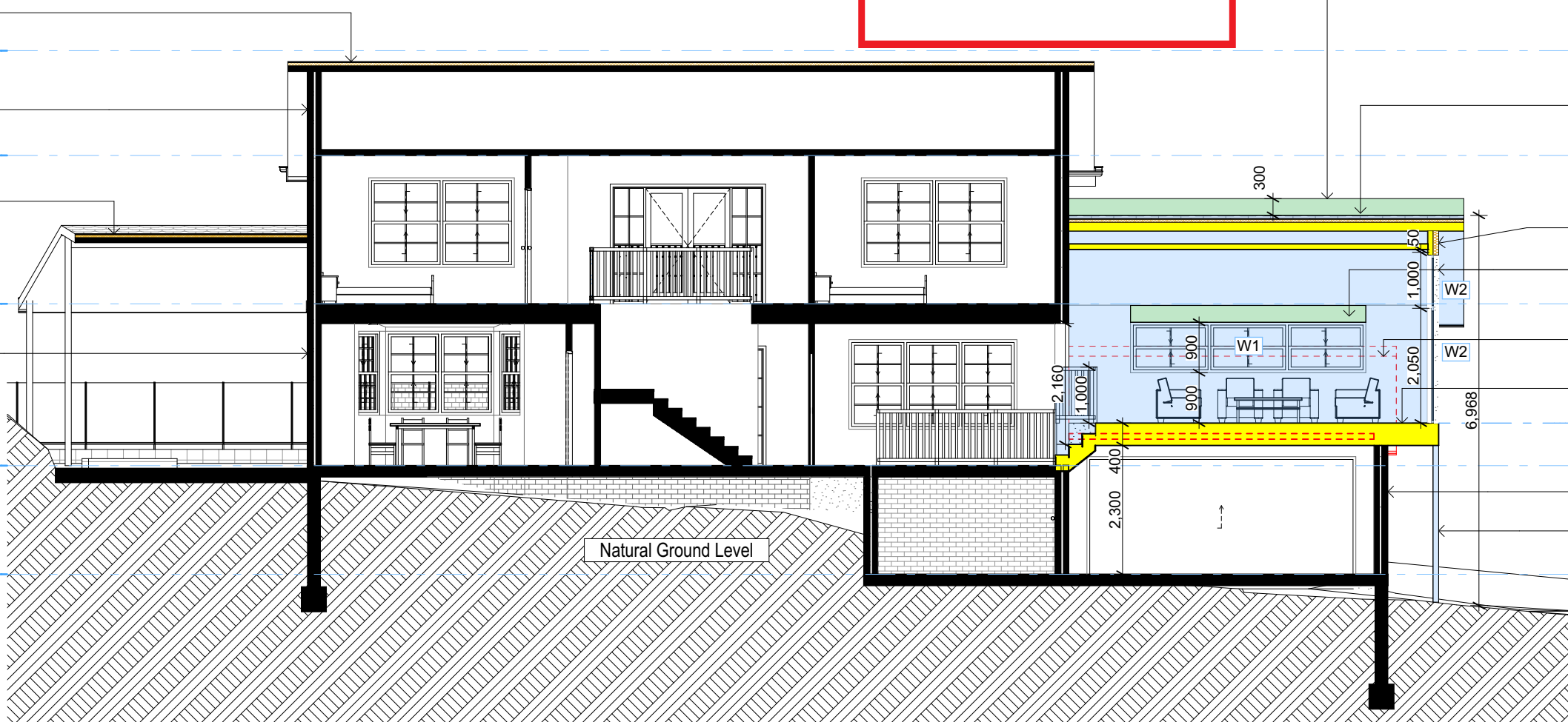
Existing Tiled Roof

+91,890
3 FIRST FLOOR

Existing Masonry Wall

+89,000
2 GROUND FLOOR

+87,060
1 BASEMENT



Lower Approved Roof By
300 Under This Application

+96,410
5 ROOF

New Timber Framed Tiled
Roof Pitch 28°. Colour:
Grey To Match Existing
+94,540
4 FCL

New Rendered Unitex Clad
90mm Timber Framed Wall
Adjusted Window Under
This Application
+91,890

3 FIRST FLOOR
Demolish Items
Shown Red Dashed

New Timber Floor Frame
To NCC2022 & Aust. Stds.
+89,760

UPPER GROUND FLOOR

+89,000

2 GROUND FLOOR
Existing Masonry Wall

New Timber Post to
NCC2022 & Aust. Stds.
+87,060

1 BASEMENT

S-01

SECTION 1
1:100

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

The builder & Certifier shall check compliance with NCC & Aust Std and verify all dimensions prior to commencement and notify 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

NOTES

1 Donegal Road Killarney Heights is zoned R2-Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1 Donegal Road Killarney Heights 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

Construction

Framed Floors, Framed Walls
Roof Framed to have R2.5 Insulation
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 A497801_04

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	735.5m2	Yes	Building envelope	4m@45Deg	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	41%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	59%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



Rapid Plans
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Mobile: 0414-945-024
Email: greg@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:
Project NO.
Project Status

GBJ
29/01/2025
RP0123THI
DA Mod

Client
Site:
Nick and Irene Thill
1 Donegal Road Killarney
Heights

Sheet Size: A3

DRAWING TITLE :

SECTIONS
SECTION 1

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE:
29-1-2025
DRAWING NO.

DAMod3000

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
concrete slab on ground floor.	nil	N/A
suspended floor above garage: framed (R0.7).	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)

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.



Denotes New Works Under This Application



Denotes New Works Approved under DA2024/0689

Legend



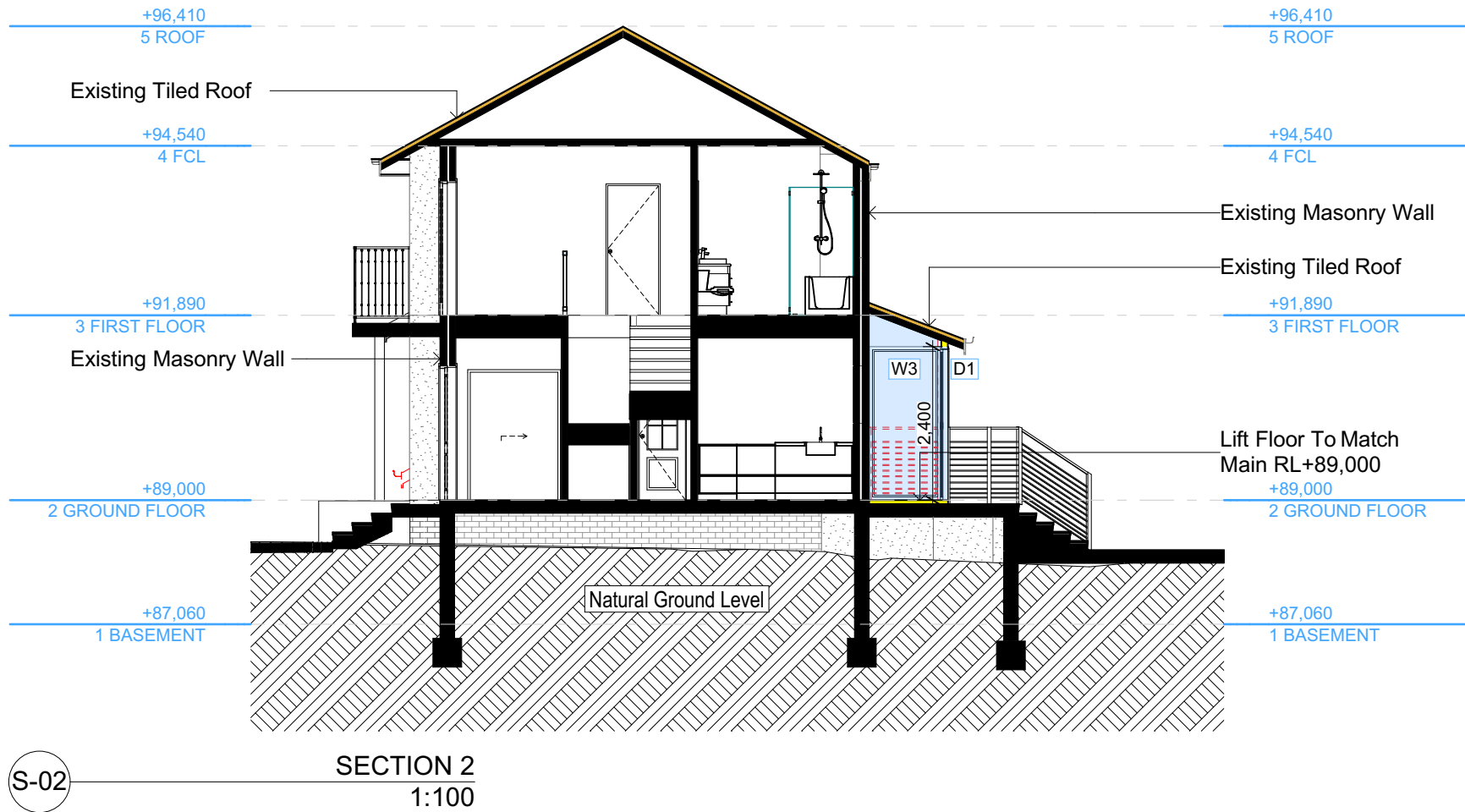
Denotes New Timber Framed Item



Denotes Existing Wall



Denotes Demolished Item



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

MOD2025/0056

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DA APPLICATION ONLY

NOT FOR CONSTRUCTION

Rapid Plans
Building Design and Architectural Drafting

Website: www.rapidplans.com.au
PO Box 6239 Fitzroy South VIC 3065
Ph: (03) 9358-8845 Mobile: 0414-546-024
Email: info@rapidplans.com.au

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NOTES

1 Donegal Road Killarney Heights is zoned R2-Low Density Residential
1 Donegal Road Killarney Heights is not considered a heritage item.
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue

Construction

Framed Floors, Framed Walls
Roof Framed to have R2.5 Insulation
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 1884
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 A457801_04
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.

Site Information	Prop.	Comp.
Site Area	735.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	41%	Yes
Impervious area (m2)	59%	Yes
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. 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

Project North

Drawn | Checked GBJ
Plot Date: 29/01/2025
Project NO.: RP0123TH
Project Status DA Mod

Client: Nick and Irene Thill

Site: 1 Donegal Road Killarney Heights

DRAWING TITLE: SECTIONS
SECTION 2

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE
- 29-1-2025

DRAWING NO. **DAMod3001**

Plot Date: 29/01/2025
Sheet Size: A3

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
concrete slab on ground floor.	nil	N/A
suspended floor above garage: framed (R0.7).	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)

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.

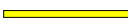


Denotes New Works Under This Application



Denotes New Works Approved under DA2024/0689

Legend



Denotes New Timber Framed Item



Denotes Existing Wall



Denotes Demolished Item



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NOTES

1 Donegal Road Killarney Heights is zoned R2-Low Density Residential

1 Donegal Road Killarney Heights is not considered a heritage item.

All Plans to be read in conjunction with Basic Certificate

New Works to be constructed shown in Shaded/Blue

Construction

Framed Floors, Framed Walls

Roof Framing to have R2.5 Insulation

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 1864

Termite Management to BCA and AS 3660, 1

Glazing to BCA and AS1728-2017

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 A457801_04

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

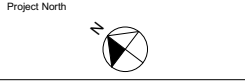
Relevant overshadowing specifications must be satisfied for each window and glazed door.

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 base 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 Area	735.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Secondary Front Setback (Min.)	3.5m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Yes
% of landscape open space (40% min)	41%	Yes
Impervious area (m2)	59%	Yes
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. 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



Drawn | Checked GBJ
Plot Date: 29/01/2025
Project NO.: RP0123TH
Project Status DA Mod

Client Nick and Irene Thill

Site: 1 Donegal Road Killarney Heights

DRAWING TITLE : SECTIONS
SECTION 3

PROJECT NAME : Alterations & Additions

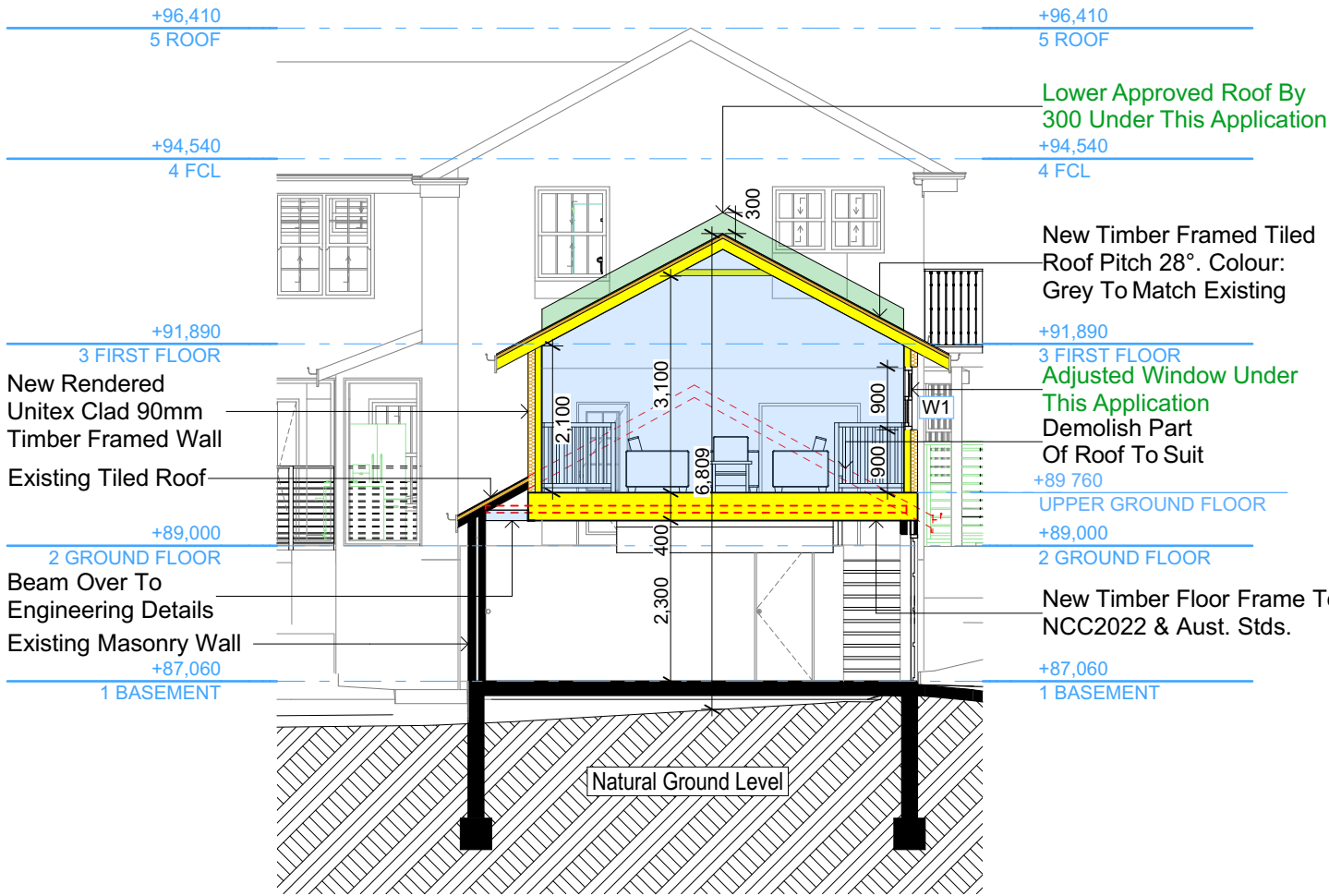
REVISION NO. DATE
- 29-1-2025
DRAWING NO. DAMod3002

Plot Date: 29/01/2025
Sheet Size: A3

 northern beaches council

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

MOD2025/0056



S-03
-

Section 3
1:100

These plans are for DA Application purposes only. These plans are not to be used for the construction certificate application without the written permission of Rapid Plans

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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 standard aluminium or timber frames and single clear or toned glass may either match the description, or, 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.

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.

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.

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.

Glazing requirements

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	NE	3.78	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W2	SE	12.51	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	SE	2.69	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	SW	5.04	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	SE	3.12	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W6	SE	1.52	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W7	SE	1.44	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W8	SW	1.44	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D1	SW	5.52	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Denotes New Works Under This Application

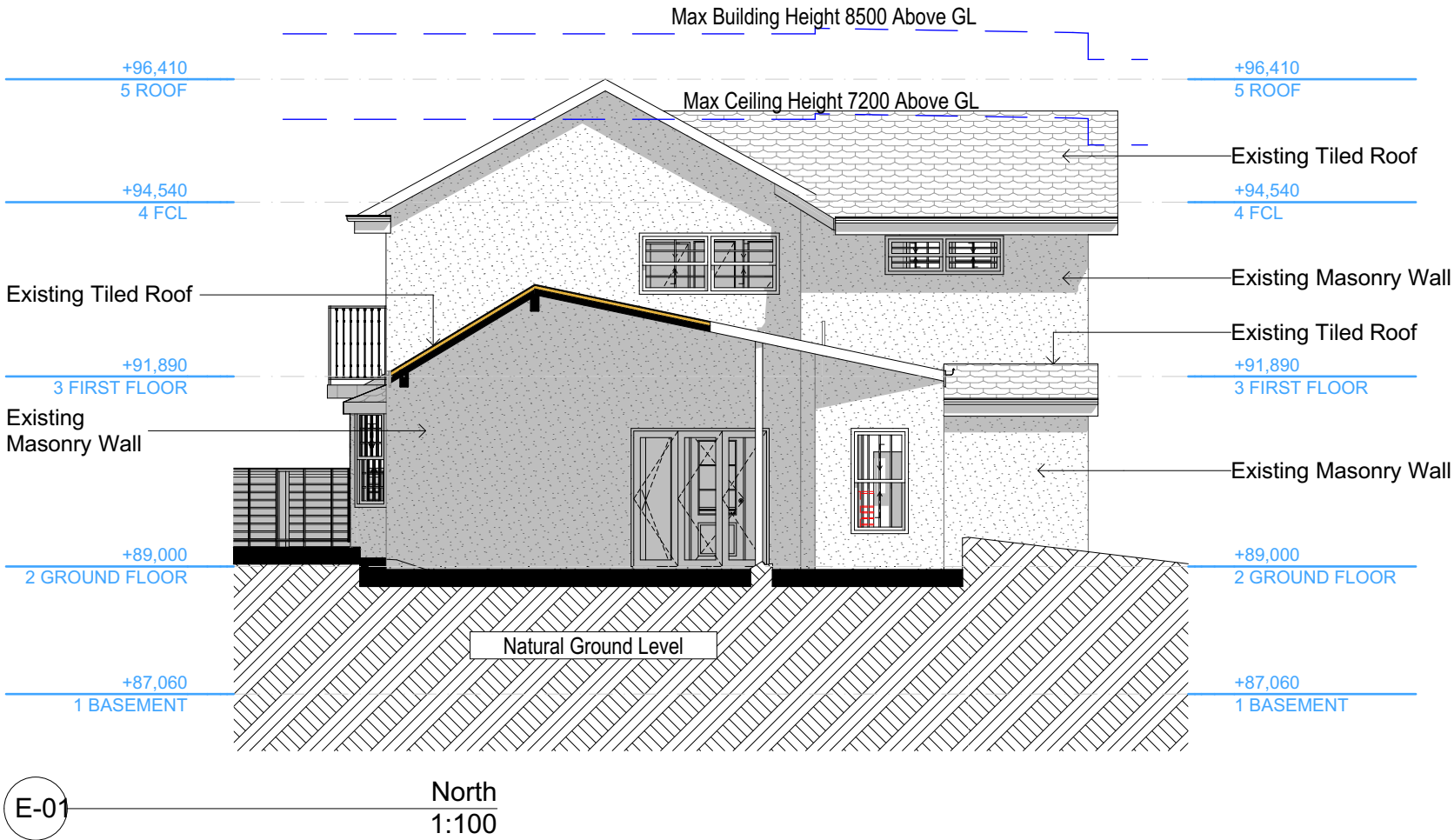
Denotes New Works Approved under DA2024/0689

Legend

Denotes New Timber Framed Item

Denotes Existing Wall

Denotes Demolished Item



northern beaches council

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

MOD2025/0056

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

The builder & Certifier shall check compliance with NCC & Aust Std and verify all dimensions prior to commencement and notify 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

NOTES

1 Donegal Road Killarney Heights is zoned R2-Low Density Residential

All Plans to be read in conjunction with Basix Certificate

New Works to be constructed shown in Shaded/Blue

1 Donegal Road Killarney Heights 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

CONSTRUCTION

Framed Floors, Framed Walls

Roof Framed to have R2.5 Insulation

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 A497801_04

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	735.5m2	Yes	Building envelope	4m@45Deg	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	41%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	59%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

Rapid Plans

Building Design and Architectural Drafting

www.rapidplans.com.au

PO Box 6193 Frenchs Forest

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Fax: (02) 9905-8865

Mobile: 0414-945-024

Email: greg@rapidplans.com.au

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Rapid Plans 2025

bdaa

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

bdaa

ACCREDITED BUILDING DESIGNER

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

Project North

Checked Plot Date: Project Status

GBJ 29/01/2025 RP0123THI DA Mod

Client Site:

Nick and Irene Thill 1 Donegal Road Killarney Heights

Sheet Size: A3

DRAWING TITLE :

ELEVATIONS ELEVATIONS 1

PROJECT NAME :

Alterations & Additions

REVISION NO.

-

DATE: 29-1-2025

DRAWING NO. DAMod4000

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:
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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.

Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	NE	3.78	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 3.99, SHGC: 0.4)
W2	SE	12.51	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	SE	2.69	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	SW	5.04	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	SE	3.12	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W6	SE	1.52	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W7	SE	1.44	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W8	SW	1.44	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D1	SW	5.52	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Denotes New Works Under This Application

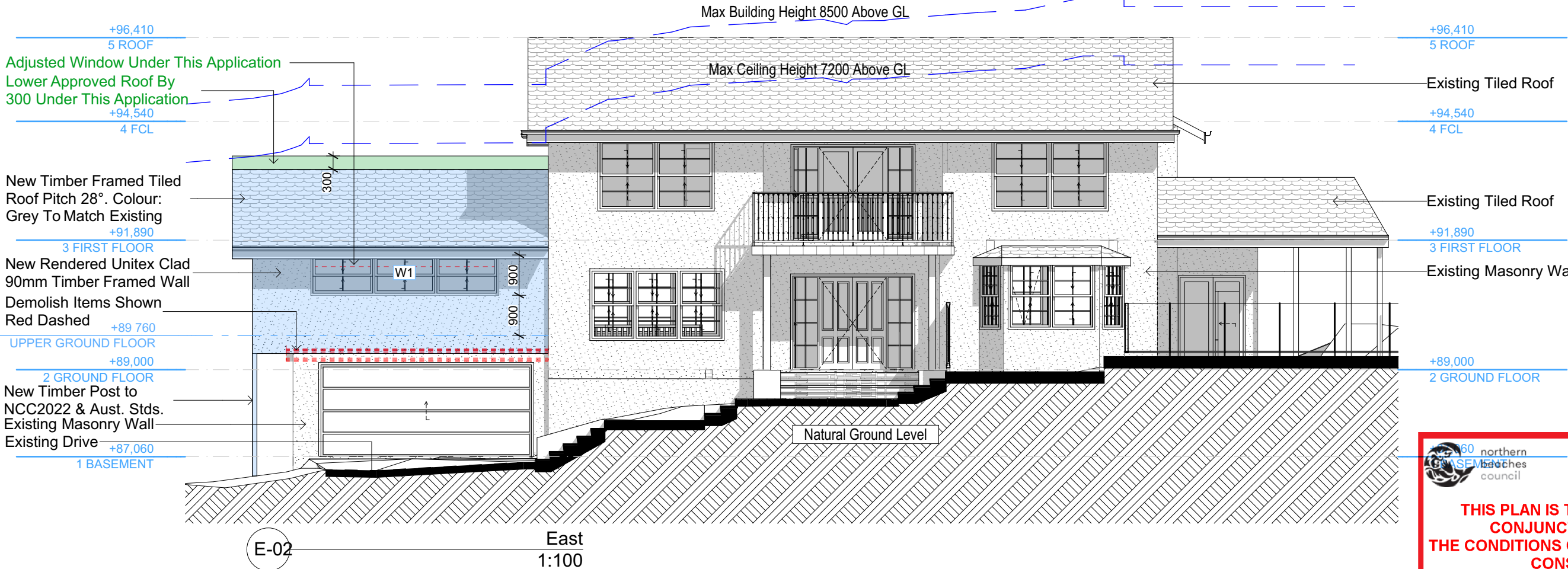
Denotes New Works Approved under DA2024/0689

Legend

Denotes New Timber Framed Item

Denotes Existing Wall

Denotes Demolished Item



DA APPLICATION ONLY NOT FOR CONSTRUCTION

The builder & Certifier shall check compliance with NCC & Aust Std and verify all dimensions prior to commencement and notify 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

NOTES

1 Donegal Road Killarney Heights is zoned R2-Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1 Donegal Road Killarney Heights 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

Construction

Framed Floors, Framed Walls
Roof Framed to have R2.5 Insulation
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 A497801_04
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,

Site Information			Site Information		
Prop.	Comp.		Prop.	Comp.	
Site Area	735.5m2	Yes	Building envelope	4m@45Deg	Yes
Housing Density (dwelling/m2)		Yes	% of landscape open space (40% min)	41%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	59%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



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Rapid Plans 2025



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

DRAWING TITLE :
ELEVATIONS
ELEVATIONS 2
PROJECT NAME :
Alterations & Additions

REVISION NO.
DATE:
29-1-2025
DRAWING NO.
DAMod4001

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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Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	NE	3.78	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 3.99, SHGC: 0.4)
W2	SE	12.51	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	SE	2.69	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	SW	5.04	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	SE	3.12	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W6	SE	1.52	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W7	SE	1.44	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W8	SW	1.44	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D1	SW	5.52	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Denotes New Works Under This Application

Denotes New Works Approved under DA2024/0689

Legend

Denotes New Timber Framed Item

Denotes Existing Wall

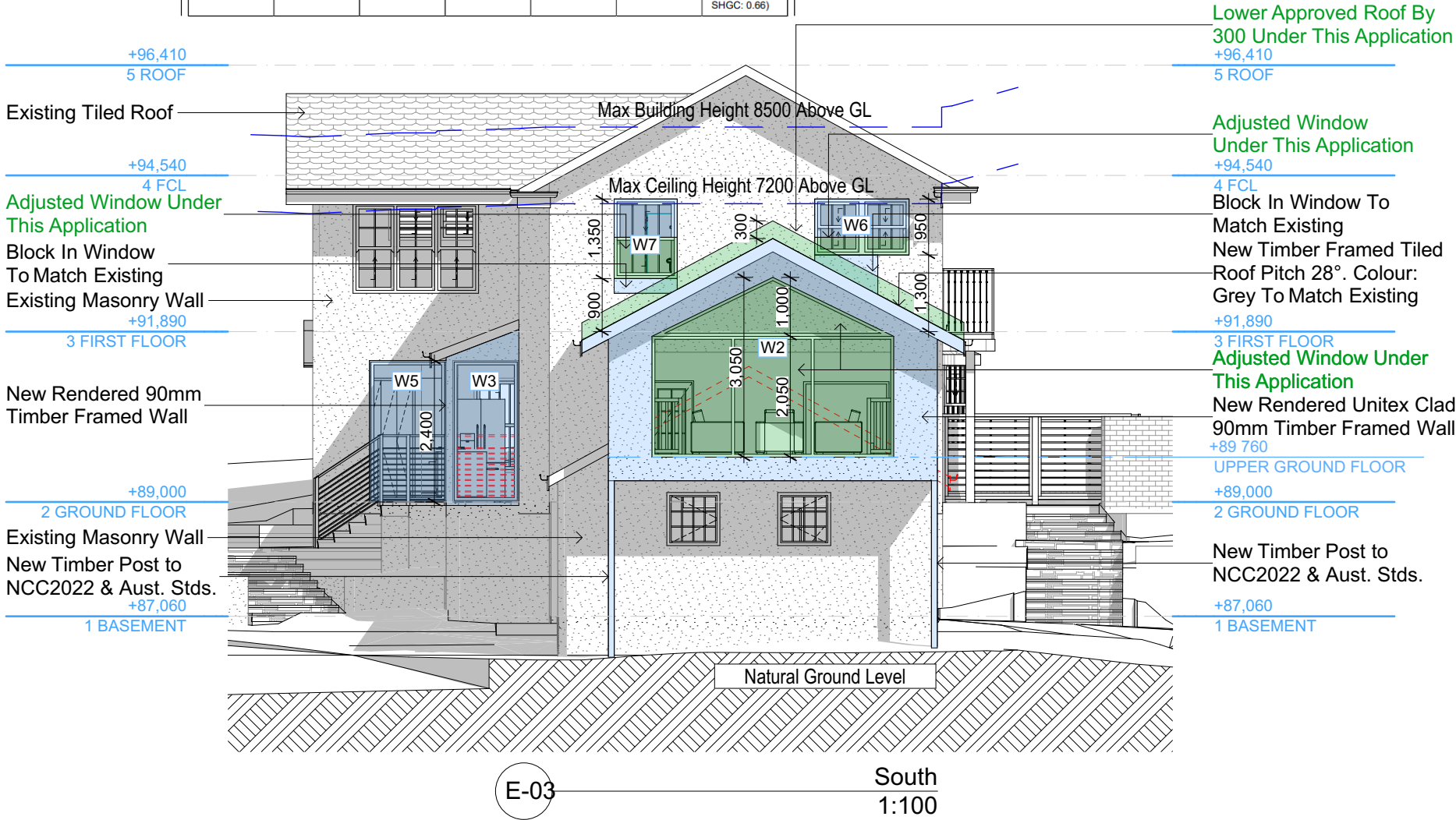
Denotes Demolished Item



northern beaches council

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

MOD2025/0056



DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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Rapid Plans

Building Design and Architectural Drafting

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bdca

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

bdca

ACCREDITED BUILDING DESIGNER

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

Project North



Checked Plot Date: Project NO. Project Status

GBJ 29/01/2025 RP0123THI DA Mod

Client Site:

Nick and Irene Thill 1 Donegal Road Killarney Heights

Sheet Size: A3

DRAWING TITLE :

ELEVATIONS 3

PROJECT NAME :

Alterations & Additions

REVISION NO.

-

DATE: 29-1-2025

DRAWING NO. DAMod4002

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	735.5m2	Yes	Building envelope	4m@45Deg	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	41%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	59%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

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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Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
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W2	SE	12.51	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	SE	2.69	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	SW	5.04	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	SE	3.12	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
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D1	SW	5.52	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Denotes New Works Under This Application

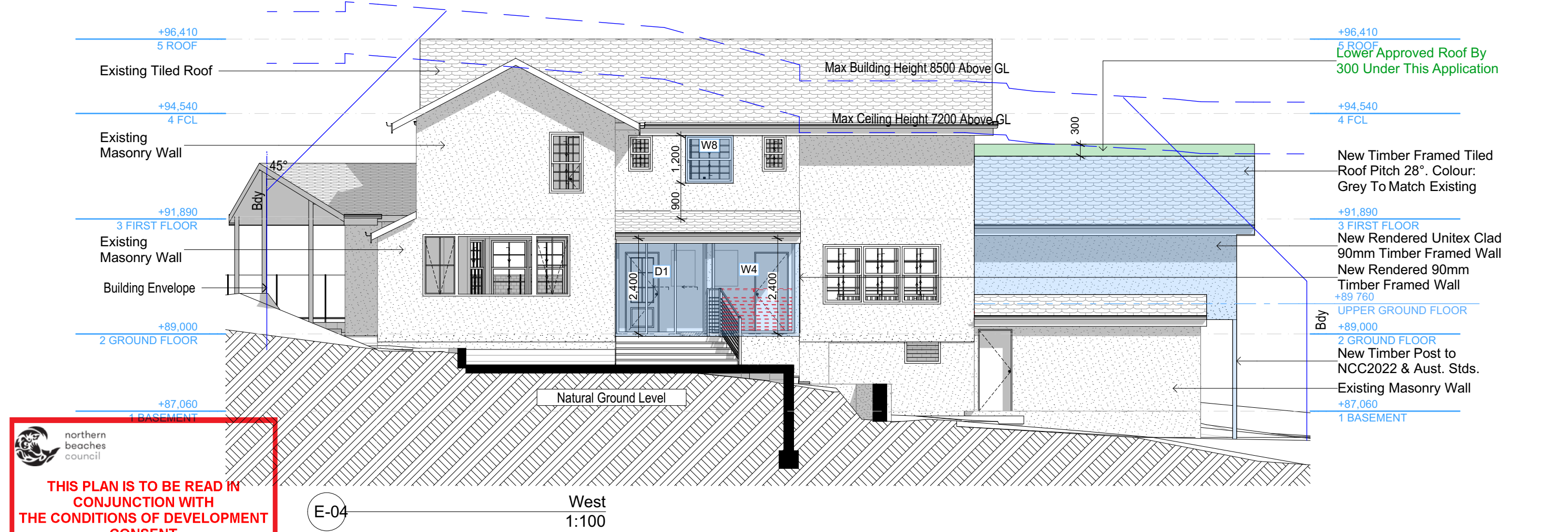
Denotes New Works Approved under DA2024/0689

Legend

Denotes New Timber Framed Item

Denotes Existing Wall

Denotes Demolished Item



Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	735.5m2	Yes	Building envelope	4m@45Deg	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	41%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Yes	Impervious area (m2)	59%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Secondary Front Setback (Min.)	3.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



ACCREDITED BUILDING DESIGNER

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

Project North



Checked Plot Date: Project Status

GBJ 29/01/2025 RP0123THI DA Mod

Client Site:

Nick and Irene Thill 1 Donegal Road Killarney Heights

Sheet Size: A3

DRAWING TITLE :

ELEVATIONS 4

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE: **29-1-2025**

DRAWING NO. **DAMod4003**