

Rapid Plans www.rapidplans.com.au
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Email: gregg@rapidplans.com.au



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



ACCREDITED
BUILDING DESIGNER

DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DAMod1000	Cover Sheet	1	- 11-5-2023
DAMod1001	A4 NOTIFICATION PLAN 1	1	- 11-5-2023
DAMod1002	A4 Notification Plan 2	1	- 11-5-2023
DAMod1003	SITE SURVEY	1	- 11-5-2023
DAMod1004	SITE PLAN	1	- 11-5-2023
DAMod1005	Existing Lower Ground Floor Plan	1	- 11-5-2023
DAMod1006	Existing Ground Floor Plan	1	- 11-5-2023
DAMod1007	Existing First Floor Plan	1	- 11-5-2023
DAMod1008	Demolition Lower Ground Floor Plan	1	- 11-5-2023
DAMod1009	Demolition Ground Floor Plan	1	- 11-5-2023
DAMod1010	Demolition First Floor Plan	1	- 11-5-2023
DAMod1011	Excavation & Fill Plan	1	- 11-5-2023
DAMod1012	Landscape Open Space Plan Existing	1	- 11-5-2023
DAMod1013	Landscape Open Space Plan Proposed	1	- 11-5-2023
DAMod1014	Landscape Plan	1	- 11-5-2023
DAMod1015	Sediment & Erosion Plan	1	- 11-5-2023
DAMod1016	Waste Management Plan	1	- 11-5-2023
DAMod1017	Stormwater Plan	1	- 11-5-2023
DAMod1018	Floor Space Ratio Calculation Existing	1	- 11-5-2023
DAMod1019	Floor Space Ratio Calculation Proposed	1	- 11-5-2023
DAMod2001	Lower Level Store/Workshop	1	- 11-5-2023
DAMod2002	LOWER GROUND FLOOR	1	- 11-5-2023
DAMod2003	GROUND FLOOR	1	- 11-5-2023
DAMod2004	FIRST FLOOR	1	- 11-5-2023
DAMod2005	ROOF	1	- 11-5-2023
DAMod3000	SECTION 1	1	- 11-5-2023
DAMod3001	SECTION 2	1	- 11-5-2023
DAMod4000	ELEVATION NORTH	1	- 11-5-2023
DAMod4001	ELEVATION EAST	1	- 11-5-2023
DAMod4002	ELEVATION SOUTH	1	- 11-5-2023
DAMod4003	ELEVATION WEST	1	- 11-5-2023
DAMod5000	PERSPECTIVE	1	- 11-5-2023
DAMod5001	MATERIAL & COLOUR SAMPLE BOARD	1	- 11-5-2023
DAMod5002	SHADOW PLAN 21st June 9am	1	- 11-5-2023
DAMod5003	SHADOW PLAN 21st June 12pm	1	- 11-5-2023
DAMod5004	SHADOW PLAN 21st June 3pm	1	- 11-5-2023
DAMod6000	Basix Certificate	1	- 11-5-2023

Modification to DA2021/2626
Alterations & Additions
To Existing Residence
For Fe Design-Svensson
36 Gurney Crescent Seaforth
Lot 1 D.P.1066457
Project Number: RP0921SVE



BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

© Certificate number: A444207_05

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

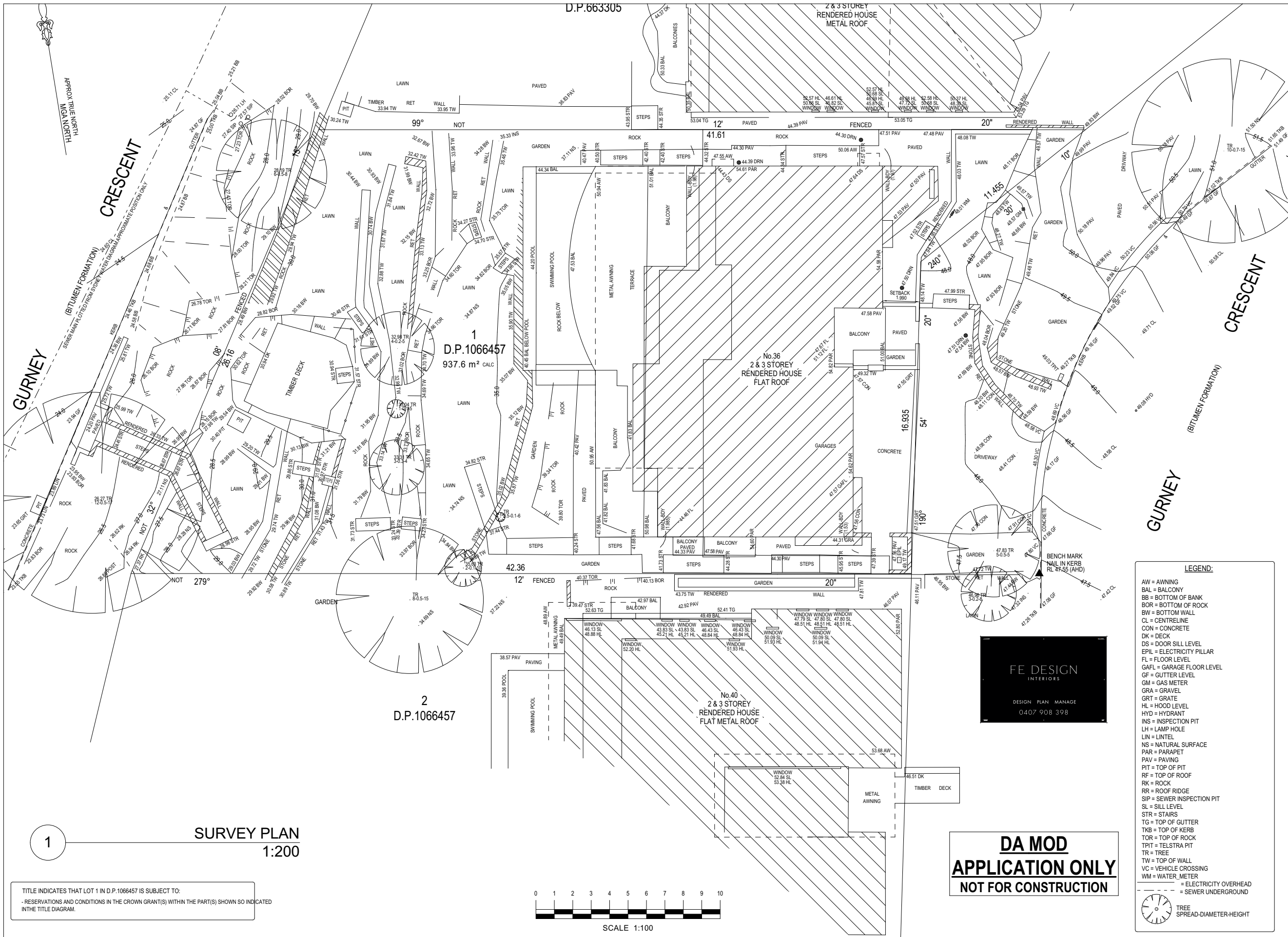
Secretary
Date of issue: Thursday, 11, May 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Fe Deisgn-Svensson_05
Street address	36 Gurney Crescent Seaforth 2092
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 1066457
Lot number	1
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Rapid Plans
ABN (if applicable):	43150064592



NOTES			
- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.			
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.			
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.			
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.			
- TREE SIZES ARE ESTIMATES ONLY.			
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF FE DESIGN INTERIORS.			
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY, WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.			
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.			
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (99 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.			
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.			
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.			
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.			
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.			
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).			
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.			
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.			
- COPYRIGHT © CMS SURVEYORS 2021.			
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.			
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.			
- THIS NOTICE MUST NOT BE ERASED.			
KARL ROBERTSON REGISTERED SURVEYOR BOSSI NUMBER 7835...			
HORIZONTAL DATUM: CO-ORDINATE SYSTEM: ASSUMED MARKS ADOPTED: N/A			
VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: SSM 3605 R.L. 35.08 (CLASS LB) SOURCE: S.C.I.M.S. (9/06/2021)			
1 FIRST ISSUE 2/07/2021			
CLIENT: FE DESIGN INTERIORS No.3/22 FAIRLIGHT CRESCENT FAIRLIGHT, NSW, 2094			
BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 1 IN DP1066457 No.36 GURNEY CRESCENT SEAFORTH, NSW, 2092			
C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 483 Dee Why NSW 2099 299A South Creek Road Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4802 E-mail: info@cmsurveyors.com.au			
LGA: NORTHERN BEACHES	SHEET OF 1		
SURVEYED JN	DRAWN GP	CHECKED JN	APPROVED DR
SURVEY INSTRUCTION 20428	SCALE 1:200 @ A3	DATE OF SURVEY 22/06/2021	
DRAWING NAME 20428detail			ISSUE 1
CAD FILE 20428detail 1-scaled.dwg			
DRAWING TITLE : SITE AND LOCATION SITE SURVEY			REVISION NO. 1
PROJECT NAME : Alterations & Additions			DATE: 11-5-2023
			DRAWING NO. DAMod1003



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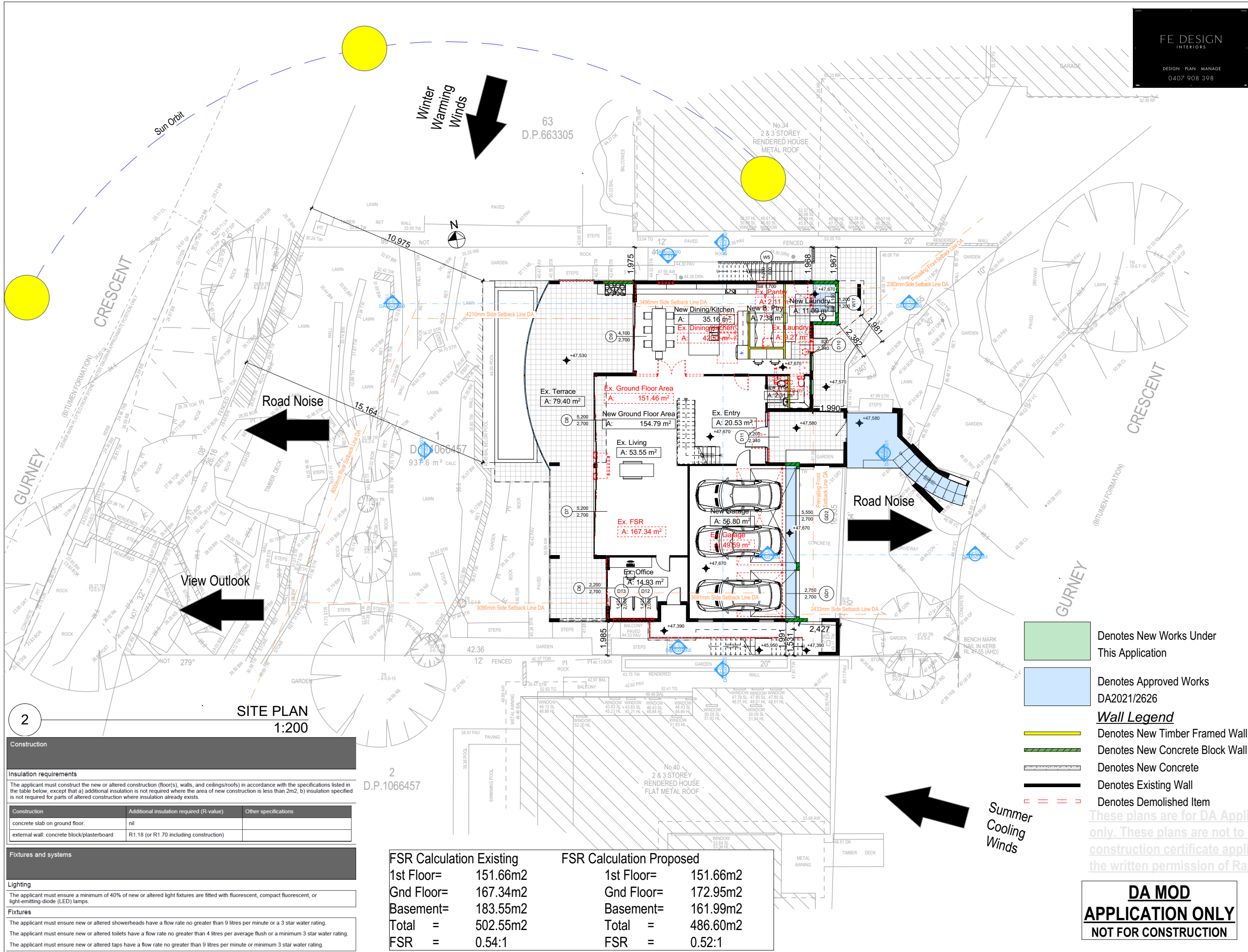
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Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans

Project North
Checked
Plot Date: 11/05/2023
Project NO: RP0921SVE
Project Status: DA Mod
Client: Fe Design-Svensson
Site: 36 Gurney Crescent Seaforth
Sheet Size: A3

DRAWING TITLE : SITE AND LOCATION
SITE SURVEY
PROJECT NAME : Alterations & Additions
REVISION NO. 1
DATE: 11-5-2023
DRAWING NO. DAMod1003



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NOTES
36 Gurney Crescent Seaforth is zoned R2 Low Density.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded Blue.

Construction
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1019.2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum 100lm 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 A444207_05
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 case, parapet, 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 base of the window and glazed door. 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	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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 | GBD
Plot Date: 11/05/2023
Project NO.: RP0921SVVE
Project Status DA Mod

Client | Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE:
SITE AND LOCATION
SITE PLAN

PROJECT NAME:
Alterations & Additions

REVISION NO.	DATE
1	11-5-2023

DRAWING NO. **DAMod1004**

Plot Date: 11/05/2023
Sheet Size: A3

Denotes New Works Under This Application

Denotes Approved Works DA2021/2626

Wall Legend

Denotes New Timber Framed Wall

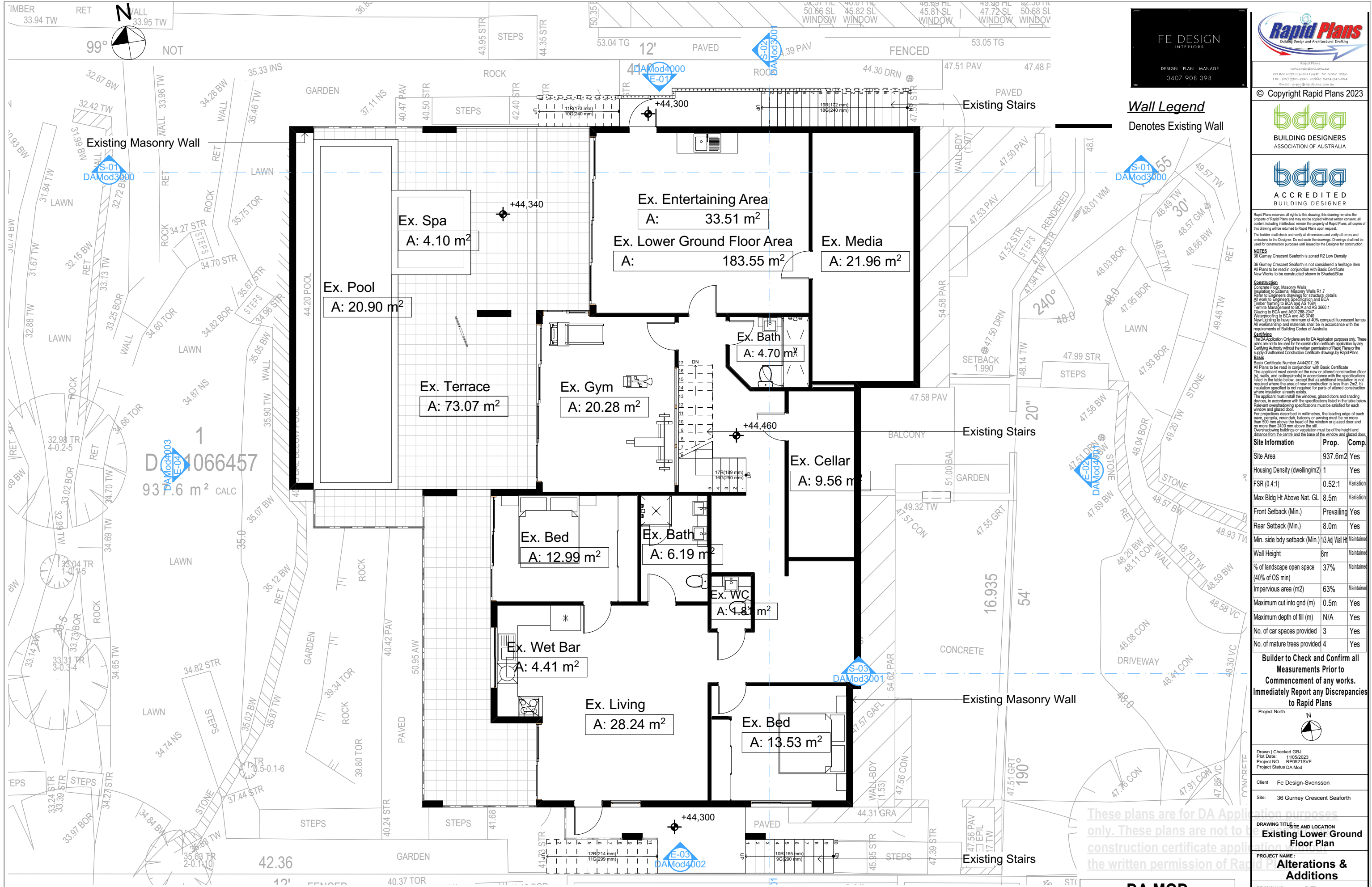
Denotes New Concrete Block Wall

Denotes New Concrete

Denotes Existing Wall

Denotes Demolished Item

DA MOD APPLICATION ONLY NOT FOR CONSTRUCTION



FE DESIGN
INTERIORS

DESIGN PLAN MANAGE
0407 908 398

World Plans

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NOTES

36 Gurney Crescent Seaforth is zoned R2 Low Density

36 Gurney Crescent Seaforth 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

Concrete Floor, Masonry Walls

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 AS1019.2-2017

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 4000K compact fluorescent lamps

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

Site Information

Site Area 937.6m² Yes

Housing Density (dwelling/m²) 1 Yes

FSR (0.4:1) 0.52:1 Variation

Max Bldg Ht Above Nat. GL 8.5m Variation

Front Setback (Min.) Prevailing Yes

Rear Setback (Min.) 8.0m Yes

Min. side bdy setback (Min.) 110 Adj Wall Ht Maintained

Wall Height 8m Maintained

% of landscape open space (40% of OS min) 37% Maintained

Impervious area (m²) 63% Maintained

Maximum cut into gnd (m) 0.5m Yes

Maximum depth of fill (m) N/A Yes

No. of car spaces provided 3 Yes

No. of mature trees provided 4 Yes

Site Information	Prop.	Comp.
Site Area	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	110 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP00215VE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

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DRAWING TITLE AND LOCATION
Existing Lower Ground Floor Plan

PROJECT NAME:
Alterations & Additions

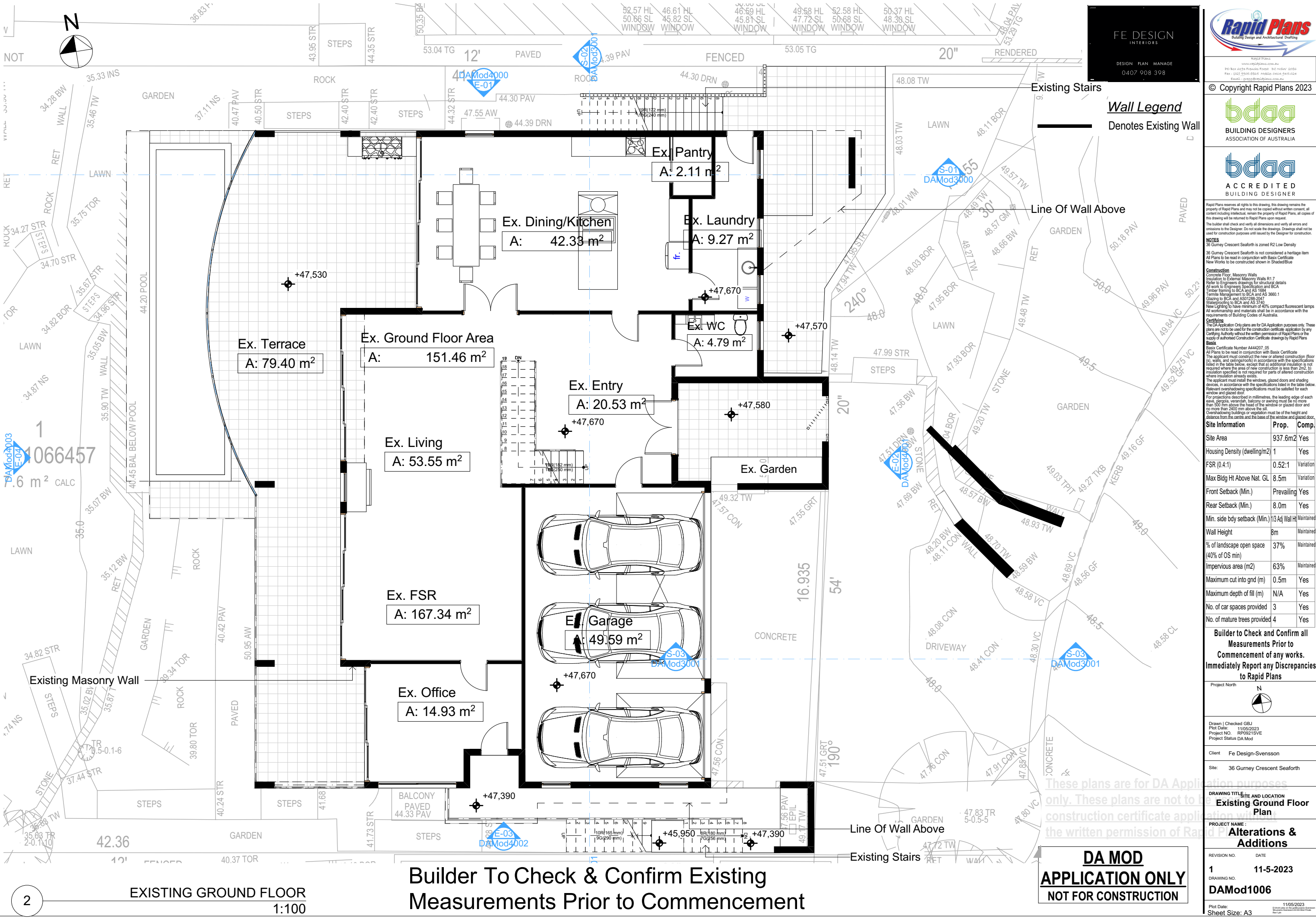
REVISION NO.	DATE
1	11-5-2023
DRAWING NO.	DAMod1005
Plot Date:	11/05/2023
Sheet Size:	A3

1

EXISTING BASEMENT/LOWER GROUND
1:100

Builder To Check & Confirm Existing Measurements Prior to Commencement

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NOTES

36 Gurney Crescent Seaforth is zoned R2 Low Density

All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue.

Construction

Concrete Floor, Masonry Walls

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

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.

Carrying

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 A444207_05

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 overhanging specifications must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each eave, gopola, 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.

Overhanging buildings or vegetation must be of the height and distance from the ceiling and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO: RP0921SVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE SITE AND LOCATION
Existing Ground Floor Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
1 11-5-2023

DRAWING NO.
DAMod1006

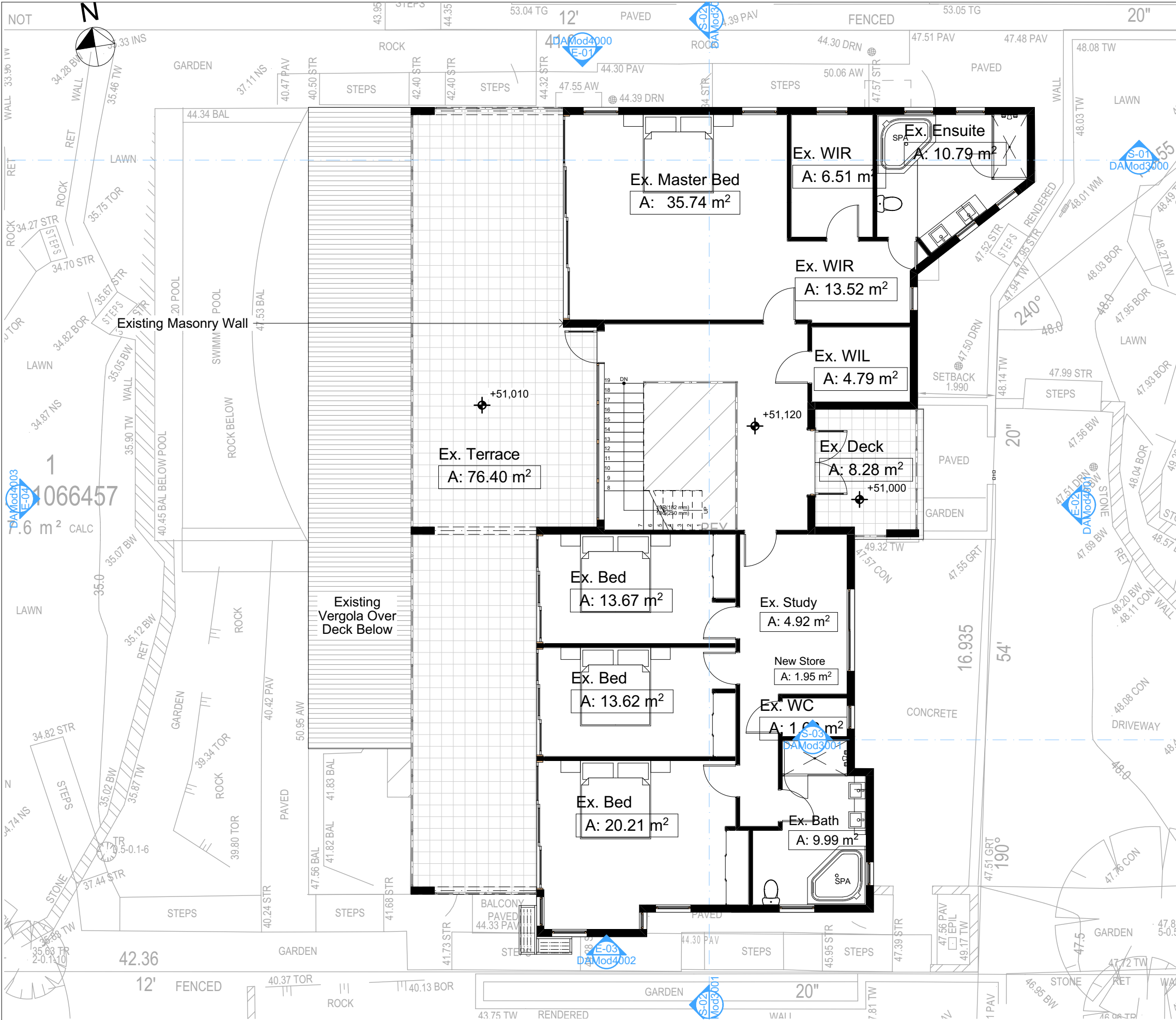
Plot Date: 11/05/2023
Sheet Size: A3

Builder To Check & Confirm Existing Measurements Prior to Commencement

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EXISTING GROUND FLOOR
1:100



Wall Legend
Denotes Existing Wall



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NOTES
36 Gurney Crescent Seaforth is zoned R2 Low Density
36 Gurney Crescent Seaforth 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
Concrete Floor, Masonry Walls
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 AS/NZS 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
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Basic
Basic Certificate Number A444207_05
All Plans to be read in conjunction with Basic Certificate
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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, gopola, 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	937.6m2	Yes
Housing Density (dwelling/m2)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m2)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans		
Project North	N	
Drawn Checked GBJ	Plot Date: 11/05/2023	
Project NO. RP0921SVE	Project Status DA Mod	
Client	Fe Design-Svensson	
Site:	36 Gurney Crescent Seaforth	

DRAWING TITLE:
SITE AND LOCATION
Existing First Floor Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
1 **11-5-2023**

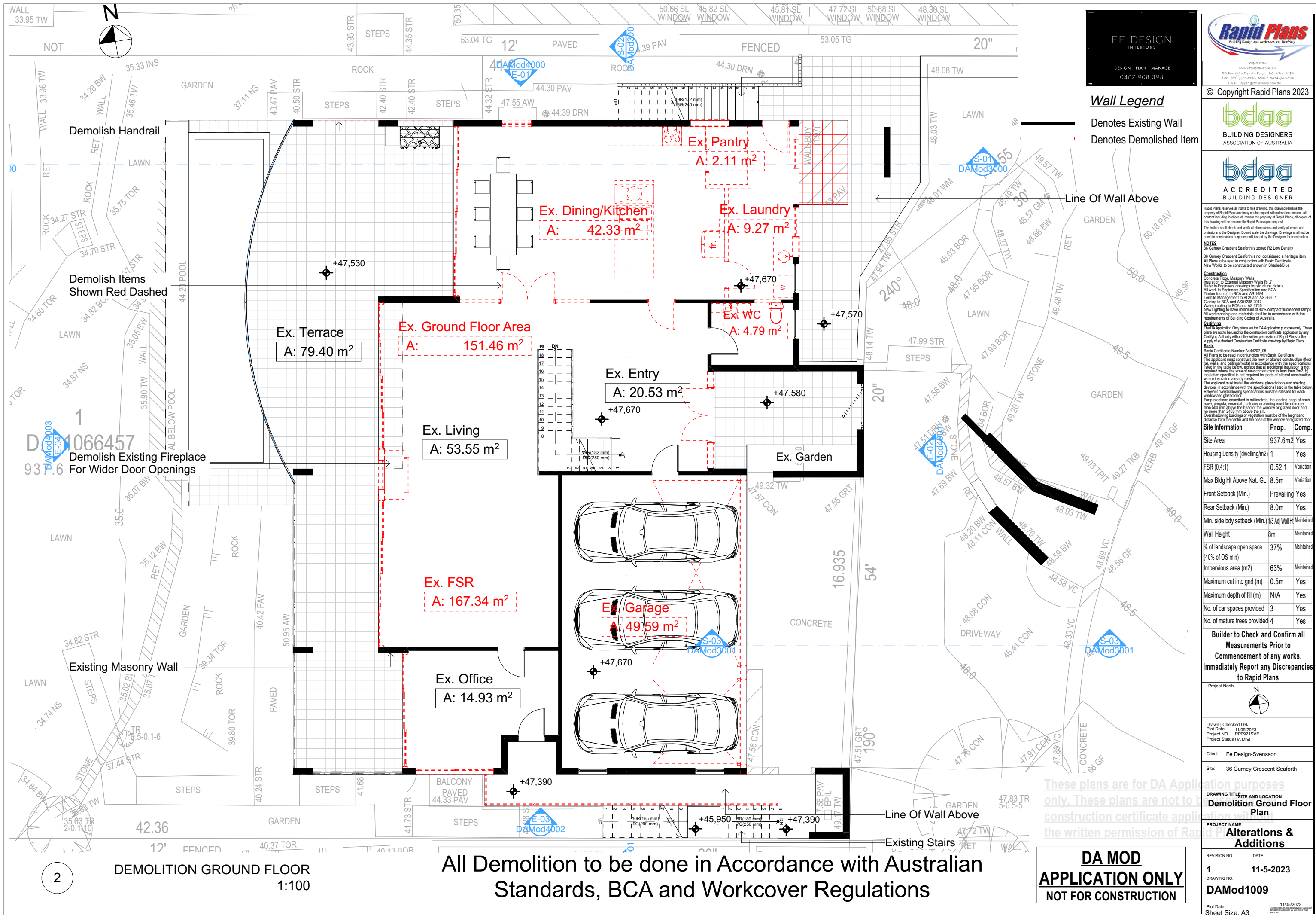
DRAWING NO.
DAMod1007

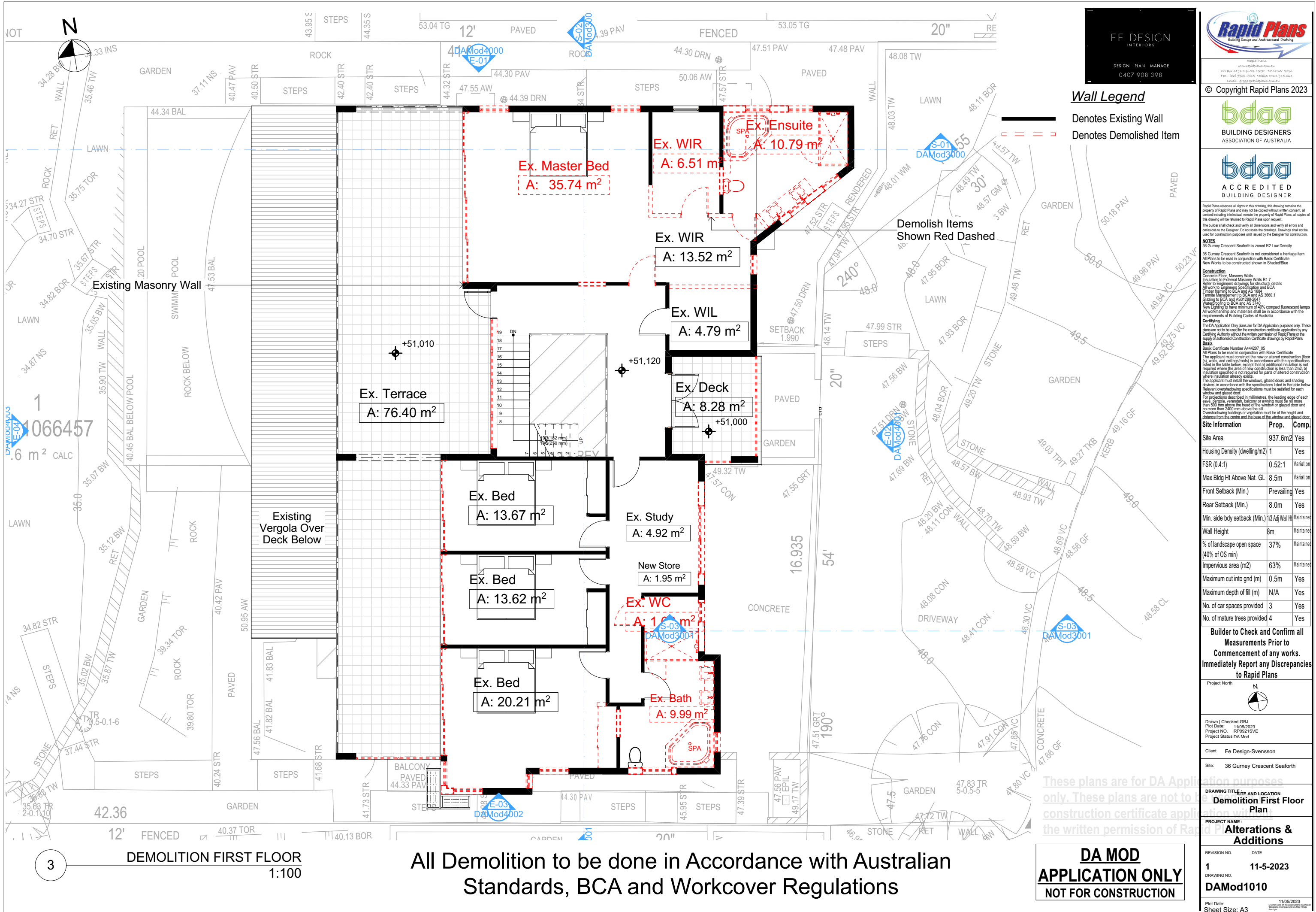
Plot Date: 11/05/2023
Sheet Size: A3

Builder To Check & Confirm Existing Measurements Prior to Commencement

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FE DESIGN
INTERIORS

DESIGN PLAN MANAGE
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NOTES
36 Gurney Crescent Seaforth is zoned R2 Low Density
36 Gurney Crescent Seaforth 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
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS/NZS 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.

Carthing
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Basic Certificate Number A444207_05
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, gopola, 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	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	110 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into grd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP0921SRVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE SITE AND LOCATION
Demolition First Floor Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
1 11-5-2023

DRAWING NO.
DAMod1010

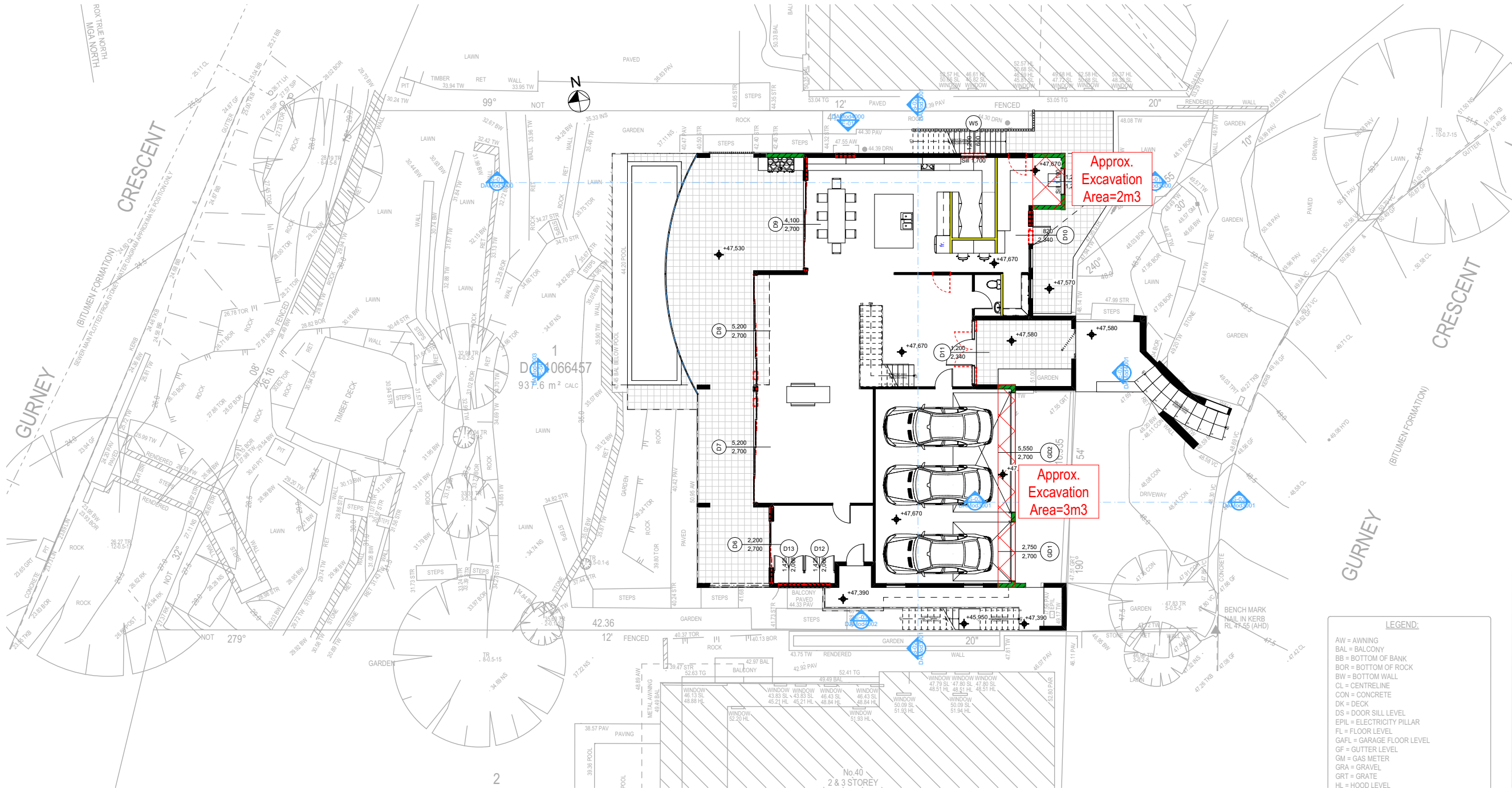
Plot Date: 11/05/2023
Sheet Size: A3

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DA MOD
APPLICATION ONLY
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All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

DEMOLITION FIRST FLOOR
1:100



Denotes Excavation/Fill Area

FE DESIGN
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0407 908 398

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Building Design and Architectural Drafting

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NOTES
36 Gurney Crescent Seaforth is zoned R2 Low Density
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue

Construction
Concrete Floor, Masonry Walls
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Glazing to BCA and AS1019:2007
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 400 compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Carrying
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Basic
Basic Certificate Number A444207_05
All Plans to be read in conjunction with Basic 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.

Site Information	Prop.	Comp.
Site Area	937.6m2	Yes
Housing Density (dwelling/m2)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	11.0 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m2)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP0921SVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE:
SITE AND LOCATION
Excavation & Fill Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE

1 11-5-2023

DRAWING NO.
DAMod1011

Plot Date: 11/05/2023
Sheet Size: A3

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Site Information	Prop.	Comp.
Site Area	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	Yes

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

Project North
N

Drawn | Checked GBJ
Plot Date: 11/05/2023
Project NO.: RP0921SVFE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

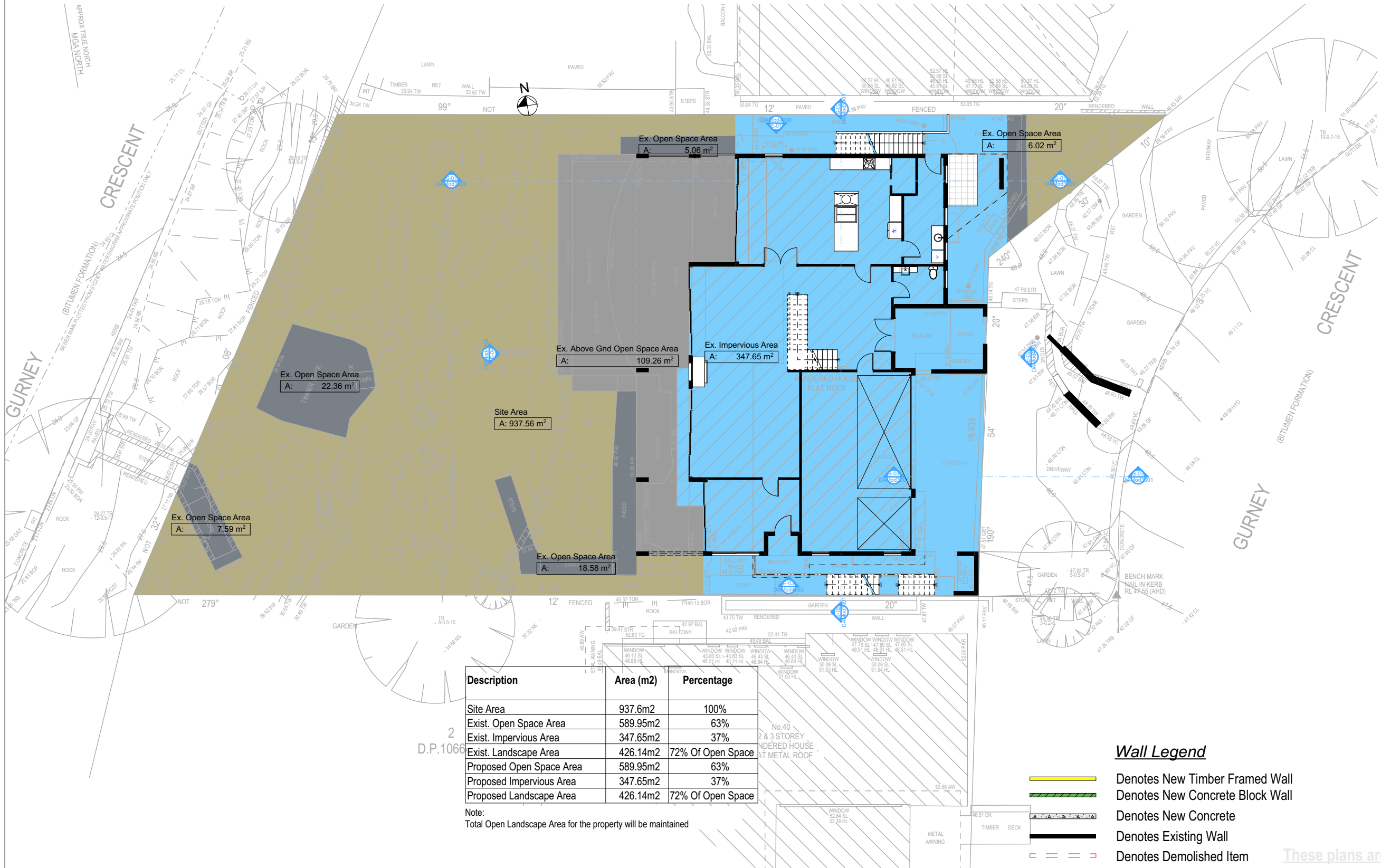
DRAWING TITLE SITE AND LOCATION
Landscape Open Space Plan Existing

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
1 11-5-2023

DRAWING NO.
DAMod1012

Plot Date: 11/05/2023
Sheet Size: A3



LANDSCAPE OPEN SPACE EXISTING
1:200

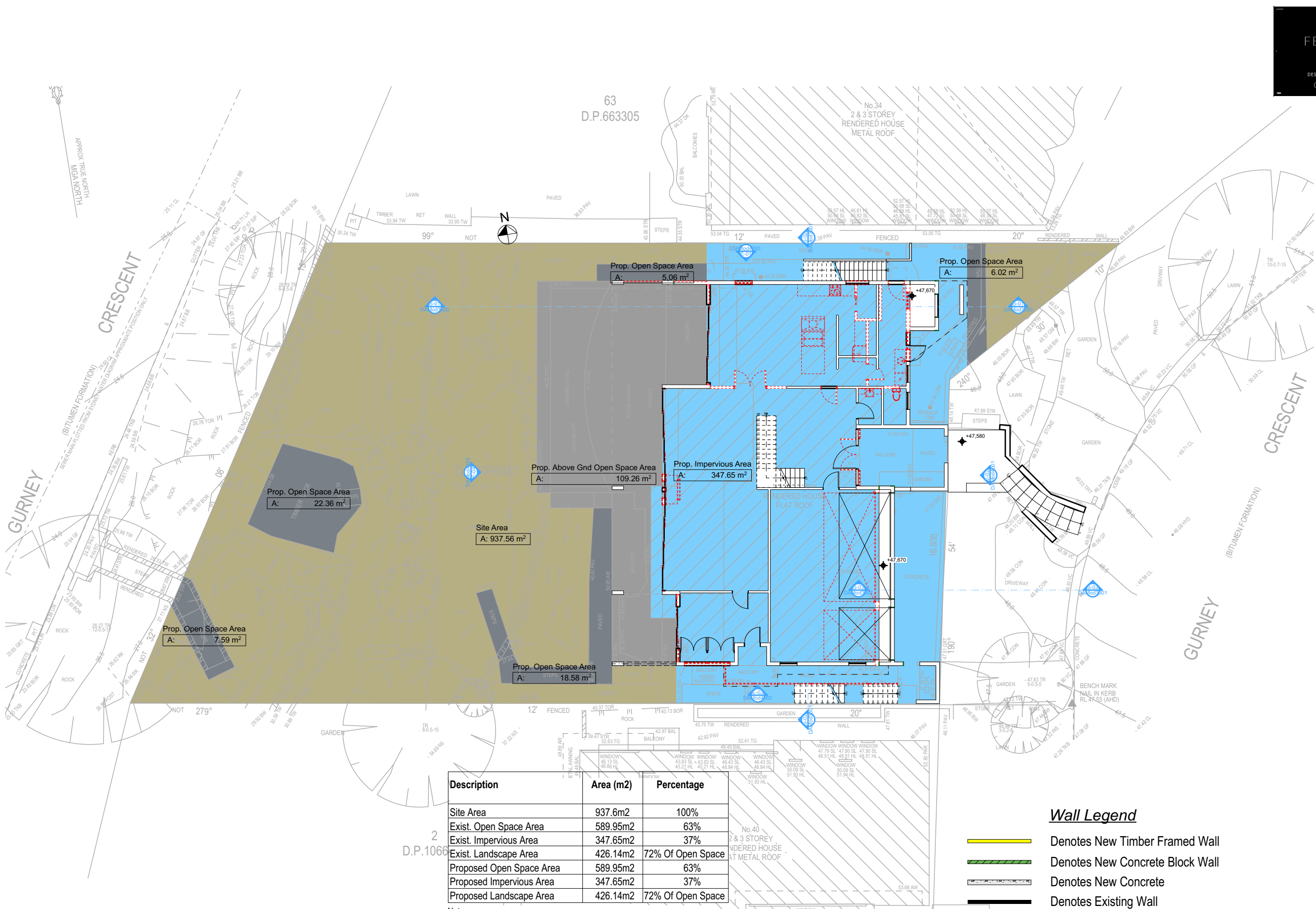
Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item

- Denotes Impervious Area
- Denotes Pervious Area

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DA MOD
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2 LANDSCAPE OPEN SPACE PROPOSED 1:200

Description	Area (m2)	Percentage
Site Area	937.6m2	100%
Exist. Open Space Area	589.95m2	63%
Exist. Impervious Area	347.65m2	37%
Exist. Landscape Area	426.14m2	72% Of Open Space
Proposed Open Space Area	589.95m2	63%
Proposed Impervious Area	347.65m2	37%
Proposed Landscape Area	426.14m2	72% Of Open Space

- Wall Legend**
- Denotes New Timber Framed Wall
 - Denotes New Concrete Block Wall
 - Denotes New Concrete
 - Denotes Existing Wall
 - Denotes Demolished Item
 - Denotes Impervious Area
 - Denotes Pervious Area

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0407 908 398

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NOTES

36 Gurney Crescent Seaforth is zoned R2 Low Density

36 Gurney Crescent Seaforth is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue

Construction

Concrete Floor, Masonry Walls

Evaluation to External Masonry Walls R1.7

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1554

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS1019.2-2017

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.

Caravanning

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Basic

Basic Certificate Number A444207_05

All Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor slabs, 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, gable, 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 top of the wall.

Overhanging 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	937.6m2	Yes
Housing Density (dwelling/m2)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	11.0 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m2)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP0921SVVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE: LANDSCAPE OPEN SPACE Plan Proposed

PROJECT NAME: Alterations & Additions

REVISION NO. DATE
1 11-5-2023

DRAWING NO. DAMod1013

Plot Date: 11/05/2023
Sheet Size: A3

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item

FE DESIGN
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DESIGN PLAN MANAGE
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NOTES
36 Gurney Crescent Seaforth is zoned R2 Low Density

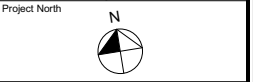
All Plans to be read in conjunction with Basic Certificate
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1029-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 4000 lumens compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Carthing
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Basic
Basic Certificate Number A444207_05
All Plans to be read in conjunction with Basic 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.

Site Information	Prop.	Comp.
Site Area	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP0921SVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE:
SITE AND LOCATION
Landscape Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
1 11-5-2023

DRAWING NO.
DAMod1014

Plot Date: 11/05/2023
Sheet Size: A3

Landscape Legend

Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height
		Callistemon spp	Bottle Brush	H= 4000mm W= 3000mm
		Existing Tree To Remain		
		Existing Grass To Remain		

Landscape Legend

Ground Covers Schedule	Symbol	Common Name
		Ex. Stairs
		Ex. Timber Deck
		Ex. Rock
		Ex. Garden Area
		Ex. Tiling
		Ex. Concrete Paving

LANDSCAPE PLAN
1:200

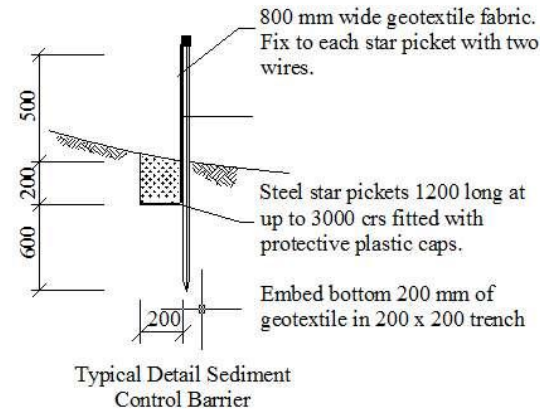
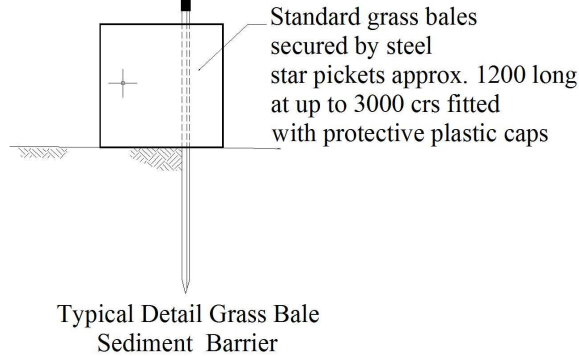
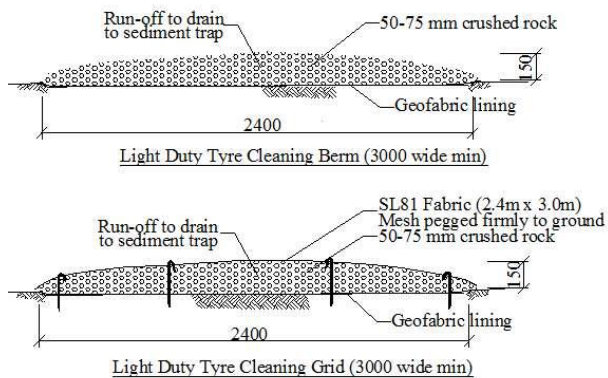
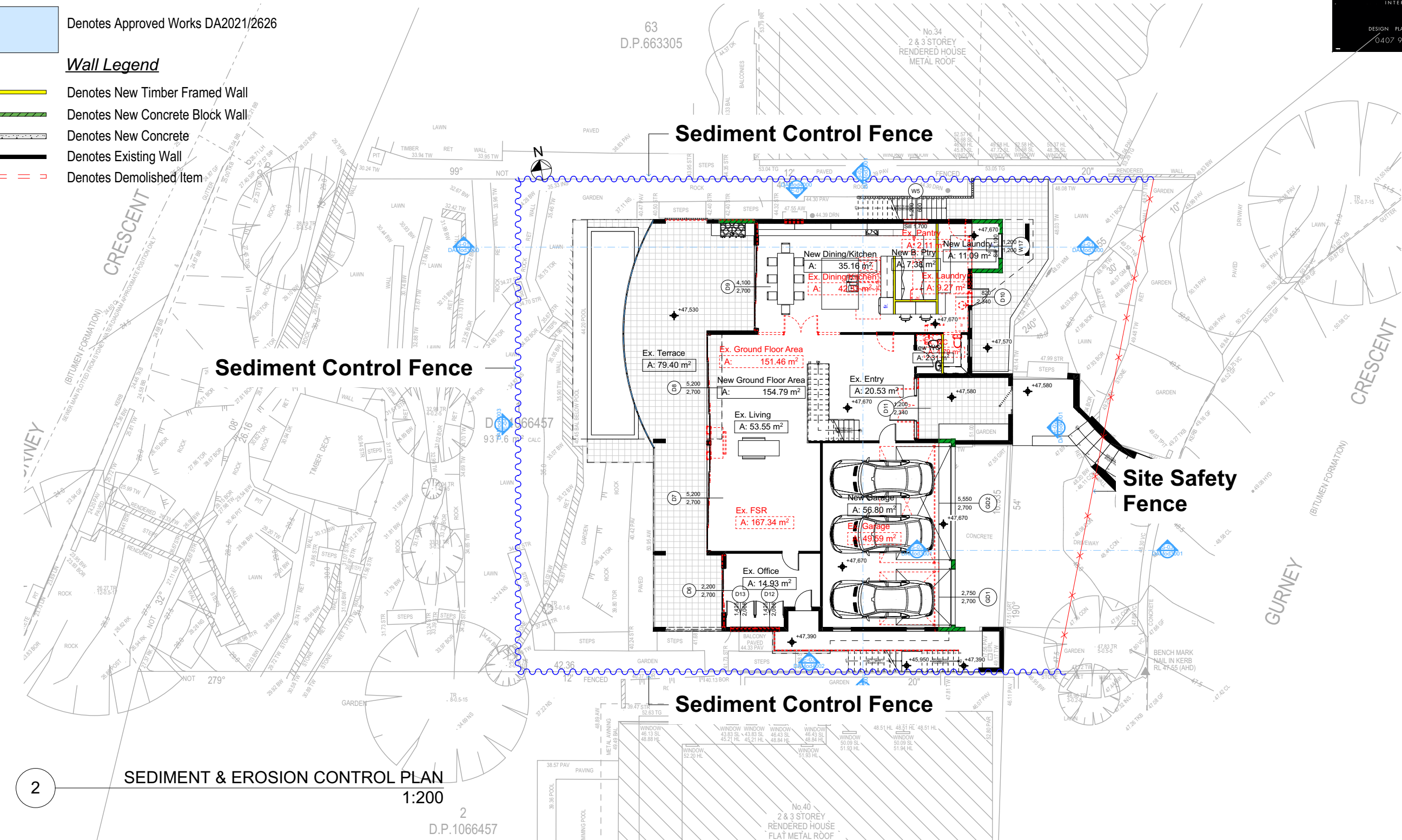
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DA MOD
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- Denotes New Works Under This Application
- Denotes Approved Works DA2021/2626

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item



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NOTES
36 Gurney Crescent Seaforth is zoned R2 Low Density
36 Gurney Crescent Seaforth 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
Concrete Floor, Masonry Walls
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 AS/NZS 2204
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 4000 compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Carrying
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Basic
Basic Certificate Number A444207_05
All Plans to be read in conjunction with Basic 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.

Site Information	Prop.	Comp.
Site Area	937.6m²	Yes
Housing Density (dwelling/m²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Blg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	11.0 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP09215VE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE:
SITE AND LOCATION
Sediment & Erosion Plan

PROJECT NAME:
Alterations & Additions

REVISION NO.	DATE
1	11-5-2023

DAMod1015

Plot Date: 11/05/2023
Sheet Size: A3

- Denotes New Works Under This Application
- Denotes Approved Works DA2021/2626

FE DESIGN
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NOTES
36 Gurney Crescent Seaforth is zoned R2 Low Density
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue

Construction
Concrete Floor, Masonry Walls
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 AS/NZS 2204
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 4000k 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 A444207_05
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, gopost, 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 top of the window or glazed door. 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	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	11.0 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP09215IVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE :
SITE AND LOCATION
Waste Management Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. DATE
1 11-5-2023

DRAWING NO.
DAMod1016

Plot Date: 11/05/2023
Sheet Size: A3

Wall Legend

Denotes New Timber Framed Wall

Denotes New Concrete Block Wall

Denotes New Concrete

Denotes Existing Wall

Denotes Demolished Item

The site plan illustrates the proposed waste management infrastructure for a residential development. Key features include:

- Material Storage Area:** A designated zone for storing construction materials, located near the building footprint.
- Sediment Control Fence:** A linear barrier designed to prevent soil erosion and sediment runoff during construction.
- Approximate Location Of Building Waste & Recycling Area:** A specific area allocated for the collection and sorting of construction waste and recycling materials.
- Vehicle Access For Removal Of Waste By Builder During Work Hours:** A designated driveway or path for heavy vehicles to transport waste off-site.
- Site Safety Fence:** A perimeter fence to secure the construction site and ensure public safety.
- Residential Garbage Bin Storage:** A designated area for the storage of household waste bins.

The plan also shows the existing building footprint, surrounding properties (No. 34, No. 40, No. 63), and local streets (Gurney Crescent, Seaforth Crescent). Various site details such as setbacks, easements, and landscaping are also indicated.

2 WASTE MANAGEMENT PLAN
1:200

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DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

Denotes New Works Under This Application

Denotes Approved Works DA2021/2626

FE DESIGN
INTERIORS

DESIGN PLAN MANAGE
0407 908 398

Rapid Plans

Building Design and Architectural Drafting

World Plaza
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Pirbright SA 5095
Tel: (08) 9395-8845 Mobile: 0414-945-024
Email: info@rapidplans.com.au

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NOTES
36 Gurney Crescent Seaforth is zoned R2 Low Density
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Concrete Floor, Masonry Walls
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Glazing to BCA and AS1029-2017
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 A444207_05
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, 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, gopola, 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.
Overhanging 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	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into grd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	Yes

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

Project North

N

Drawn | Checked GBJ
Plot Date: 11/05/2023
Project NO.: RP0921SVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE:
SITE AND LOCATION
Stormwater Plan

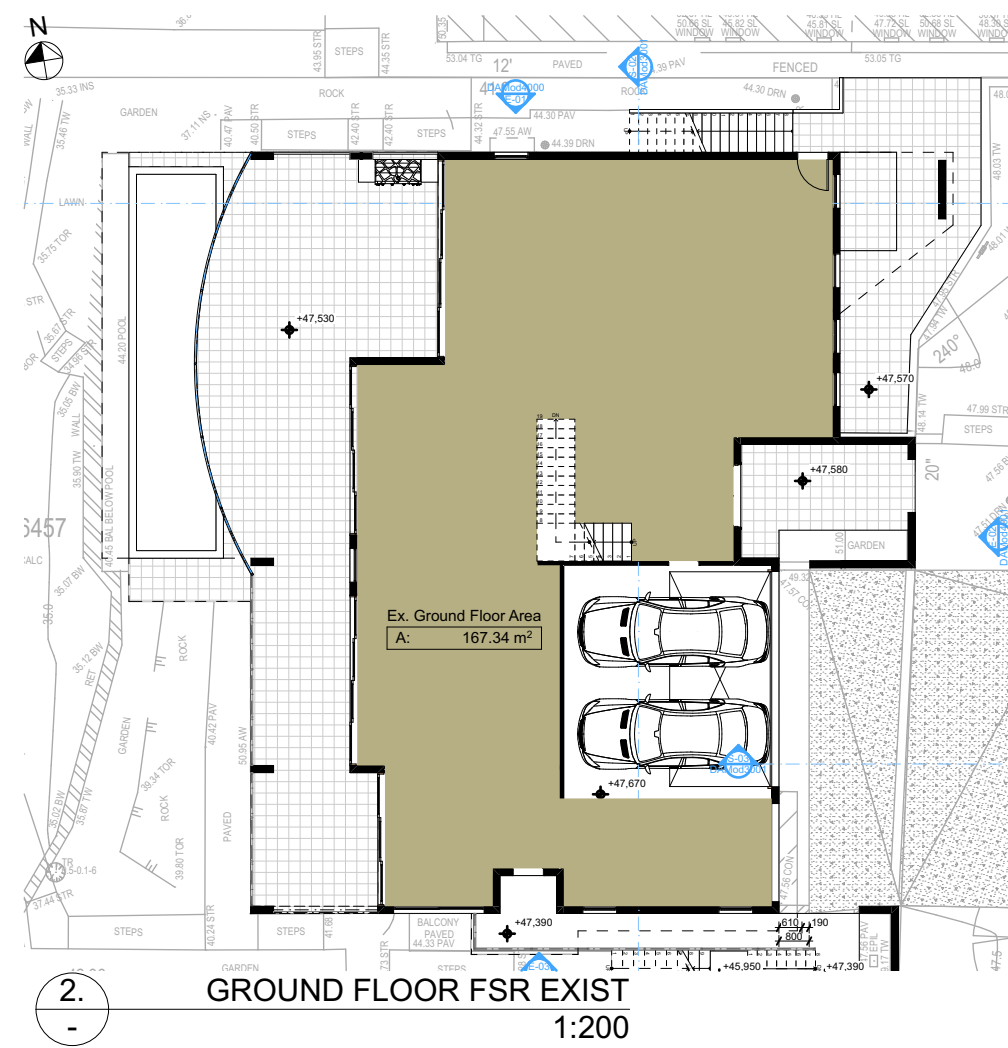
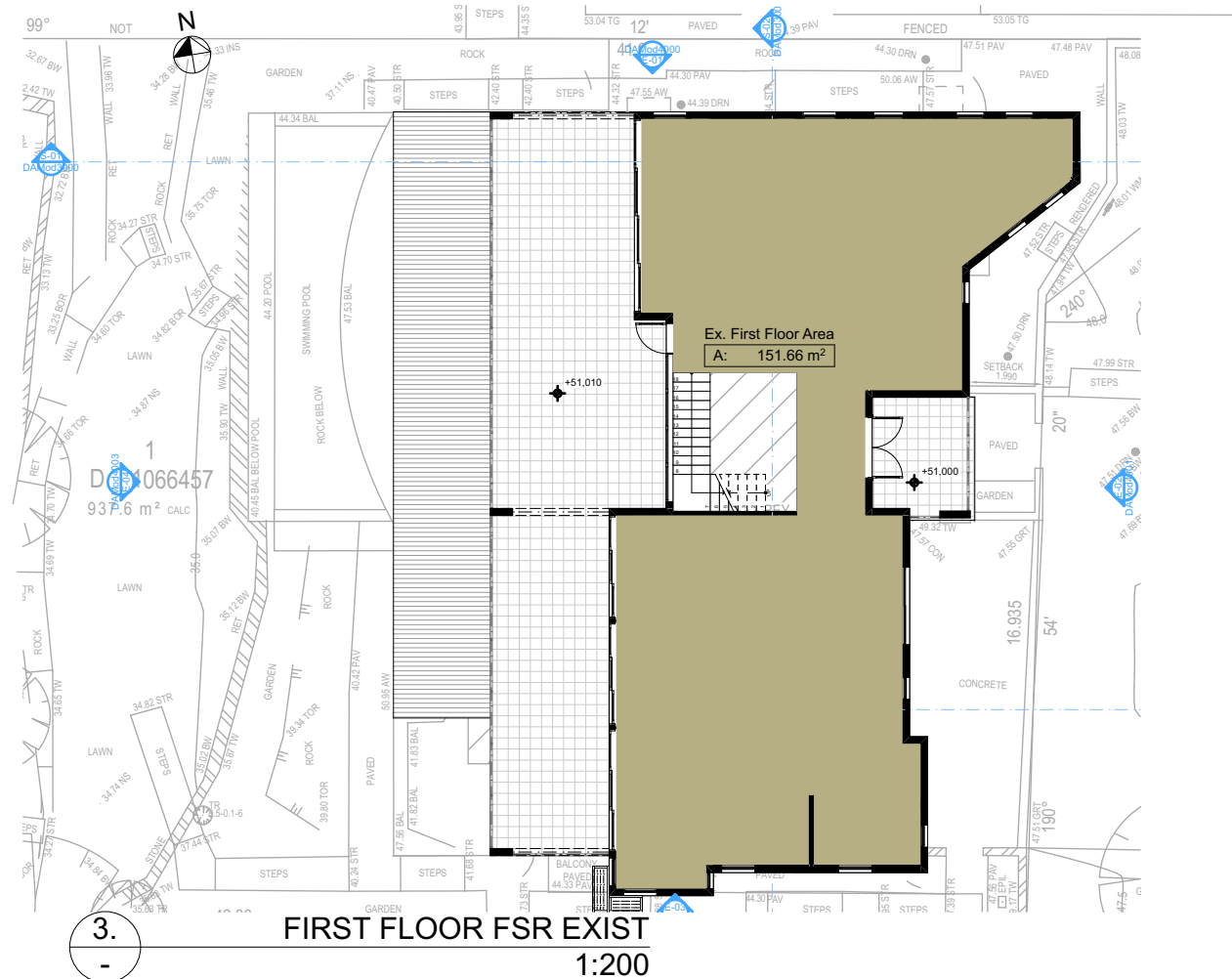
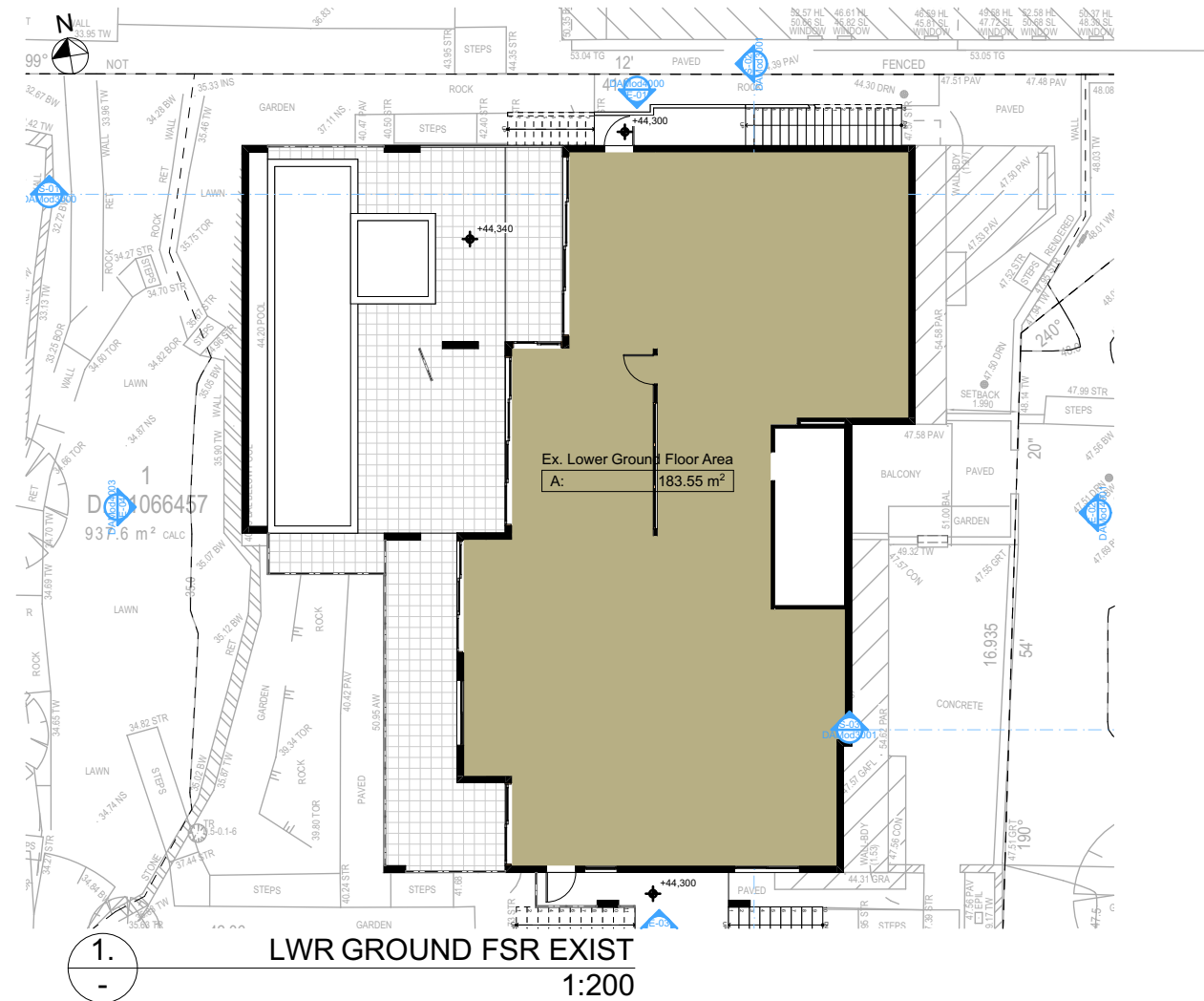
PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
1 11-5-2023

DRAWING NO.
DAMod1017

Plot Date: 11/05/2023
Sheet Size: A3

Wall Legend
Denotes Existing Wall



Denotes Existing FSR Calculation

Wall Legend

Denotes Existing Wall

FSR Calculation Existing		FSR Calculation Proposed	
1st Floor=	151.66m2	1st Floor=	151.66m2
Gnd Floor=	167.34m2	Gnd Floor=	172.95m2
Basement=	183.55m2	Basement=	161.99m2
Total =	502.55m2	Total =	486.60m2
FSR =	0.54:1	FSR =	0.52:1

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DA MOD
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FE DESIGN
INTERIORS

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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
36 Gurney Crescent Seaforth is zoned R2 Low Density
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Concrete Floor, Masonry Walls
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 AS/NZS 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.

Caravanning
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 Caravanning Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Basic
Basic Certificate Number A444207_05
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 space, veranda, 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.
Overhanging 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	937.6m2	Yes
Housing Density (dwelling/m2)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	110 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m2)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP0921SVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

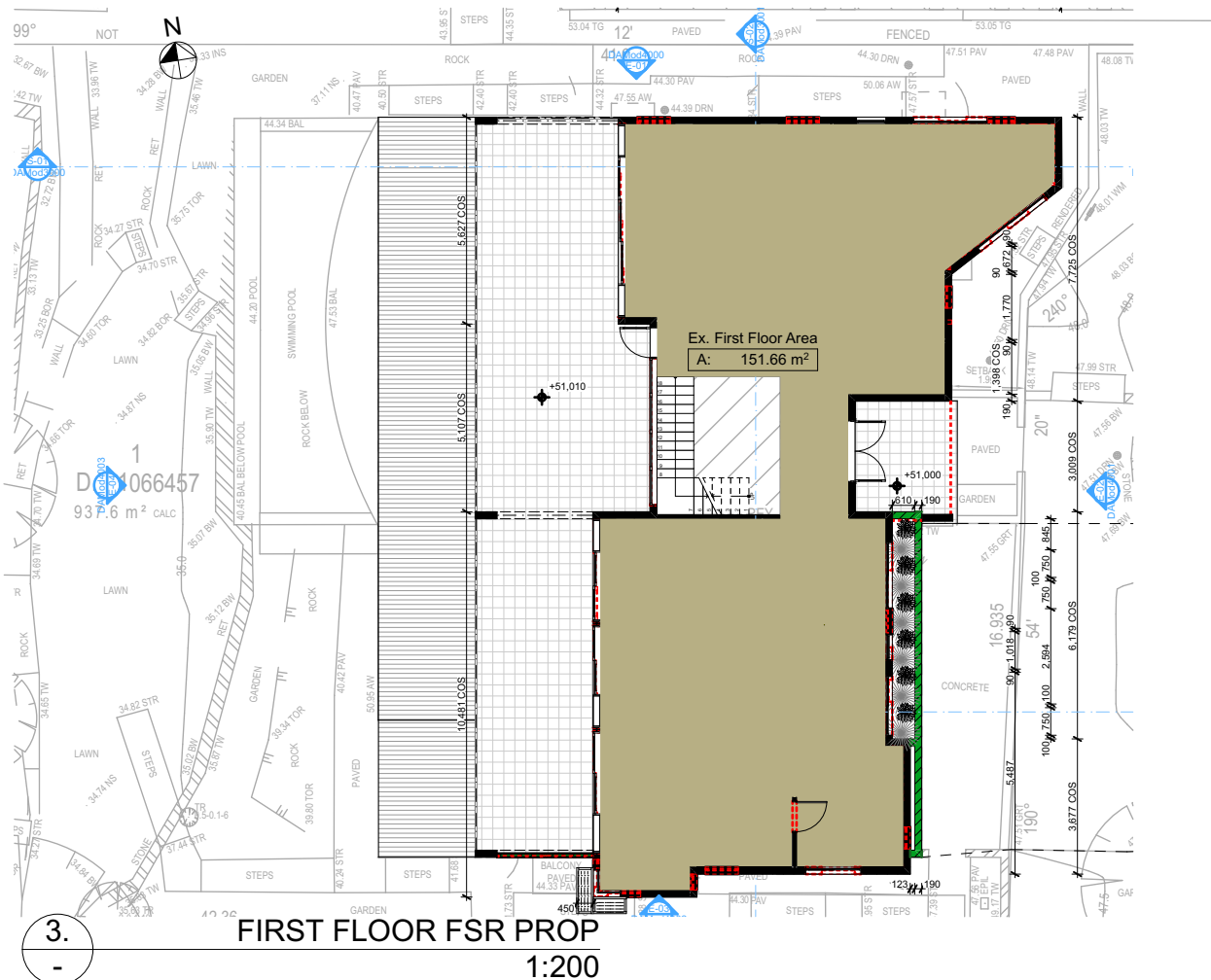
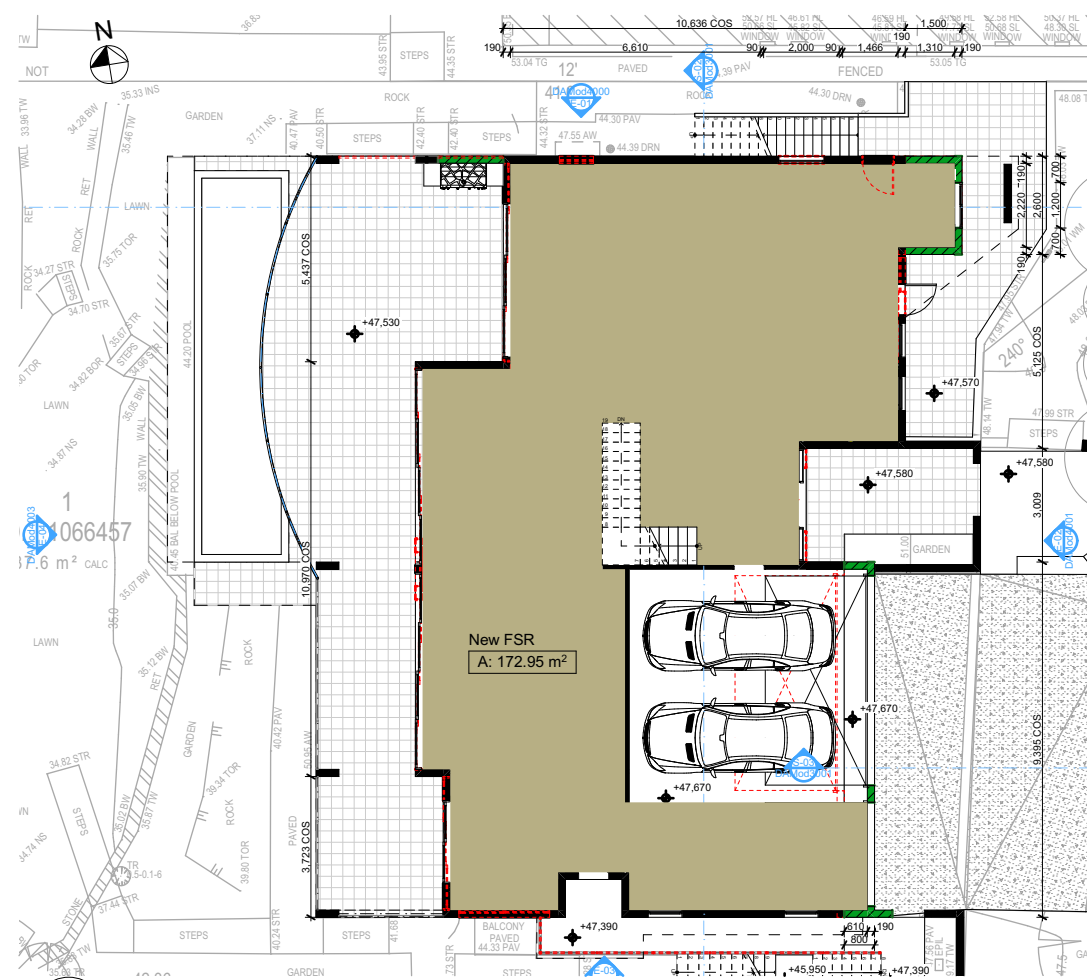
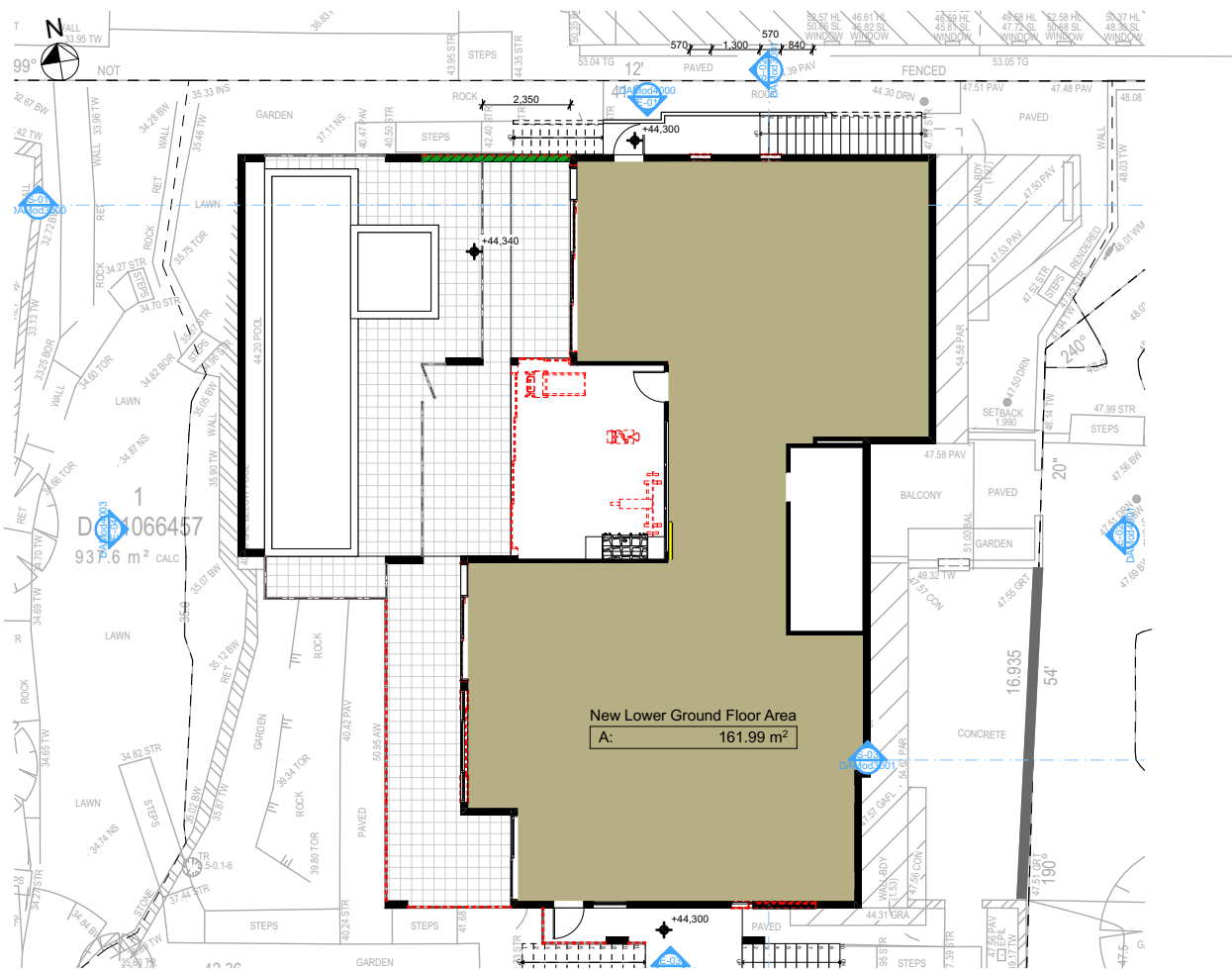
DRAWING TITLE SITE AND LOCATION
Floor Space Ratio
Calculation Existing

PROJECT NAME:
Alterations & Additions

REVISION NO.	DATE
1	11-5-2023

DAMod1018

Plot Date: 11/05/2023
Sheet Size: A3



- Denotes New FSR Calculation
- Wall Legend**
- Denotes New Timber Framed Wall
 - Denotes New Masonry Wall
 - Denotes New Concrete Block Wall
 - Denotes New Concrete
 - Denotes Existing Wall
 - Denotes Demolished Item

FSR Calculation Existing		FSR Calculation Proposed	
1st Floor=	151.66m2	1st Floor=	151.66m2
Gnd Floor=	167.34m2	Gnd Floor=	172.95m2
Basement=	183.55m2	Basement=	161.99m2
Total =	502.55m2	Total =	486.60m2
FSR =	0.54:1	FSR =	0.52:1

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0407 908 398

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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
36 Gurney Crescent Seaforth is zoned R2 Low Density
36 Gurney Crescent Seaforth 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
Concrete Floor, Masonry Walls
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Glazing to BCA and AS1019:2004
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 4000 compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Carlifting
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Basic
Basic Certificate Number A444207_05
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, 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 space, veranda, 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 top of the wall.
Overhanging buildings or vegetation must be of the height and distance from the eave and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	937.6m2	Yes
Housing Density (dwelling/m2)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	110 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m2)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	Yes

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

Project North
N

Drawn | Checked GBJ
Plot Date: 11/05/2023
Project NO.: RP0921SVFE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

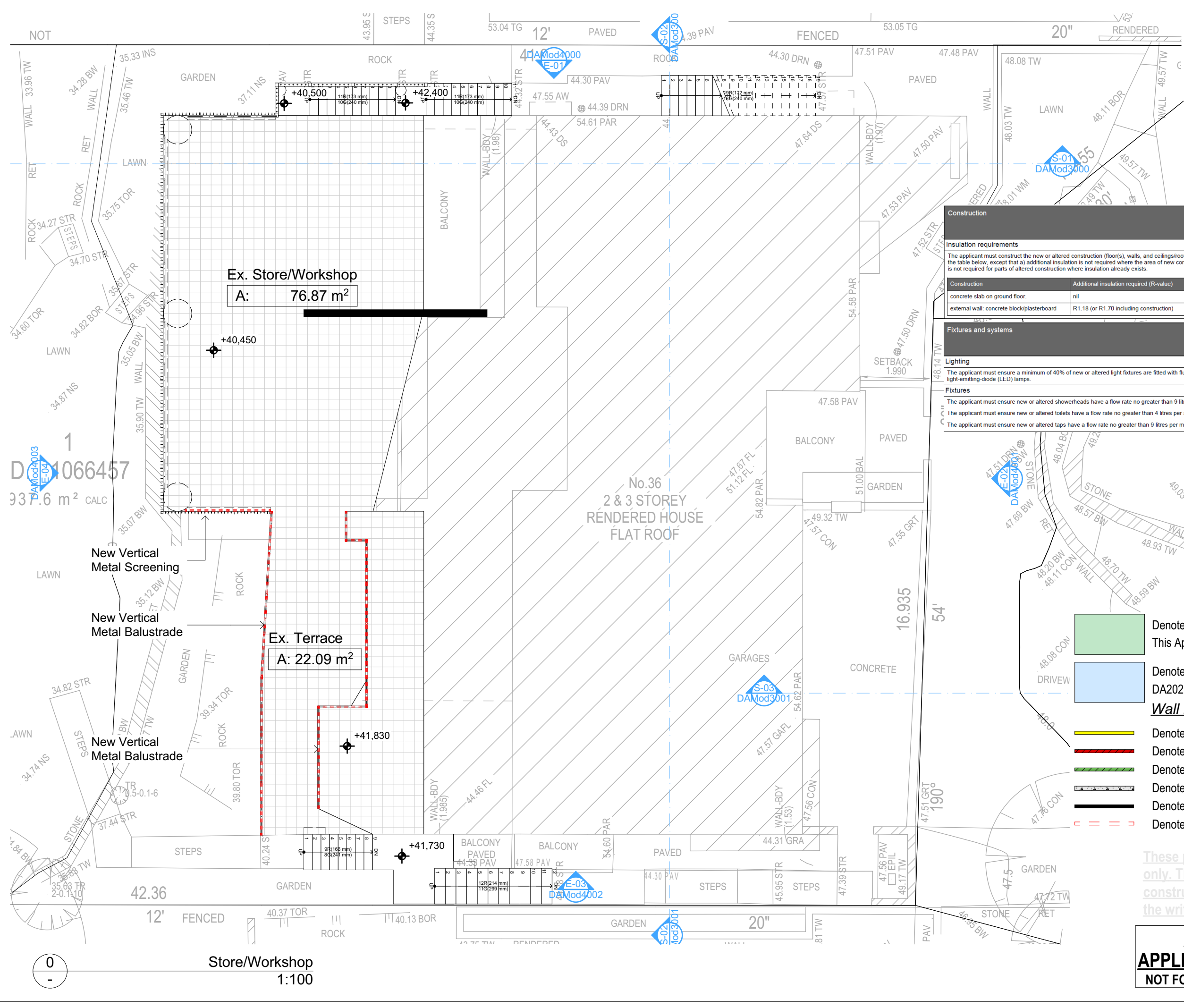
DRAWING TITLE SITE AND LOCATION
Floor Space Ratio Calculation Proposed

PROJECT NAME:
Alterations & Additions

REVISION NO.	DATE
1	11-5-2023

DRAWING NO. **DAMod1019**

Plot Date: 11/05/2023
Sheet Size: A3



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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
36 Gurney Crescent Seaford is zoned R2 Low Density
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue

Construction
Concrete Floor, Masonry Walls
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 AS1029.2-2017
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.

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.

Site Information
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Basic Certificate Number A444207_05
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.
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For projections described in millimetres, the leading edge of each eave, gopola, 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	937.6m2	Yes
Housing Density (dwelling/m2)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	110 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m2)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP0921SVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaford

DRAWING TITLE: PLANS
Lower Level Store/Workshop

PROJECT NAME:
Alterations & Additions

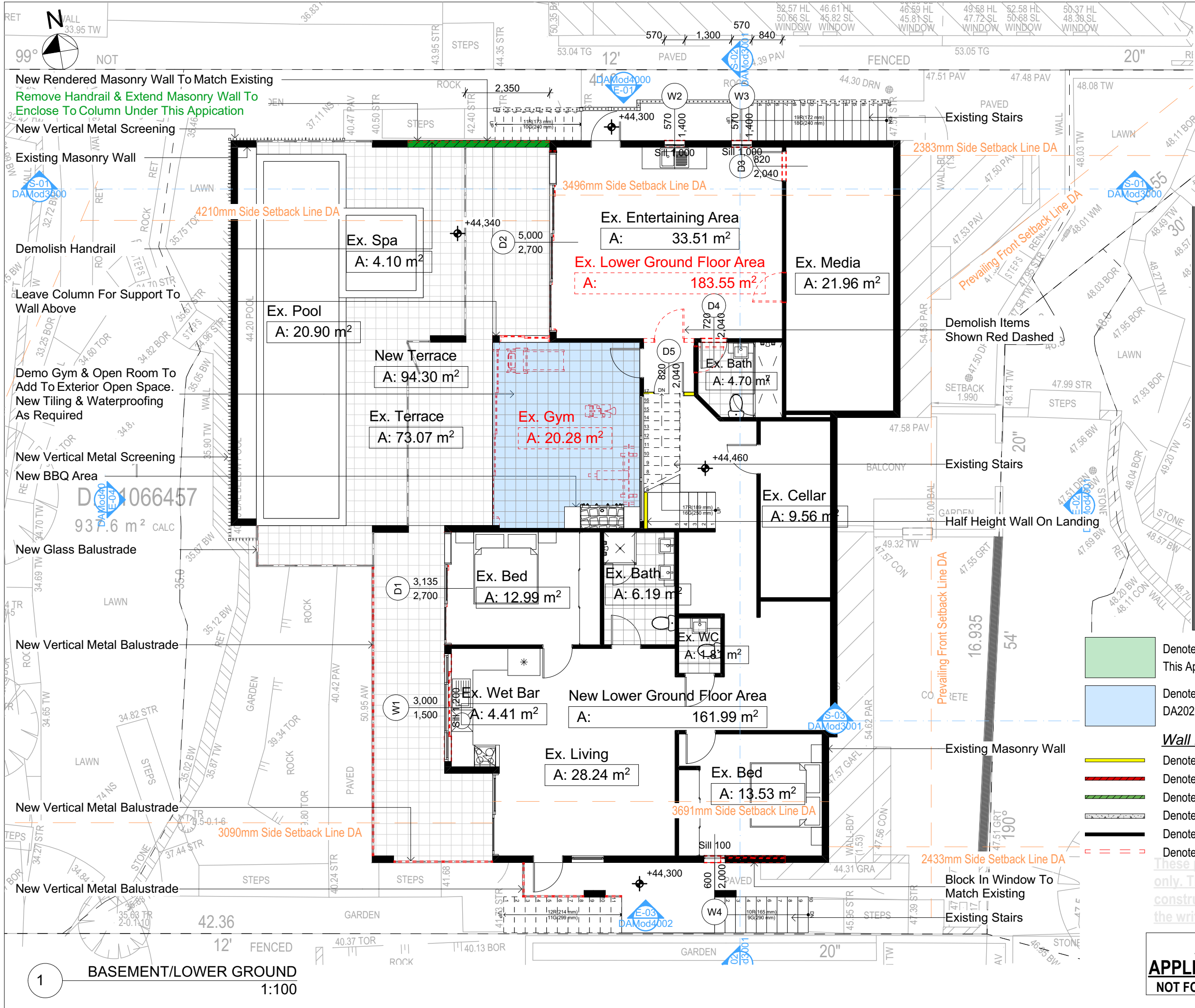
REVISION NO. DATE
1 11-5-2023

DRAWING NO.
DAMod2001

Plot Date: 11/05/2023
Sheet Size: A3

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NOTES

36 Gurney Crescent Seaforth is zoned R2 Low Density

36 Gurney Crescent Seaforth 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

Concrete Floor, Masonry Walls

Insulation to External Masonry Walls R1.7

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS/NZS 2204

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.

Carthing

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 A444207_05

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 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, gable, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 240 mm above the top of the wall.

Overhanging 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	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Blgd Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP0902/SVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE: PLANS
LOWER GROUND FLOOR

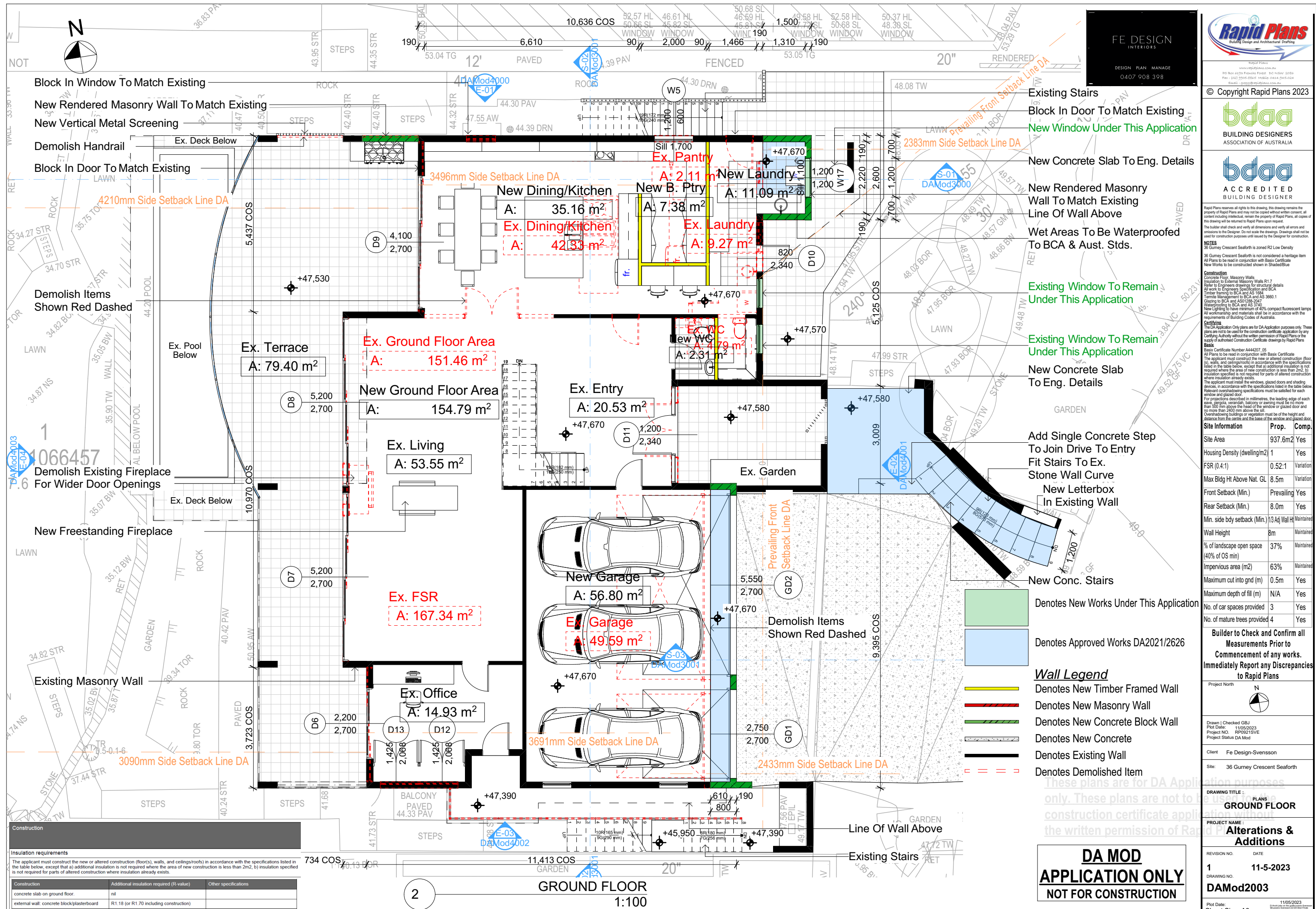
PROJECT NAME: **Alterations & Additions**

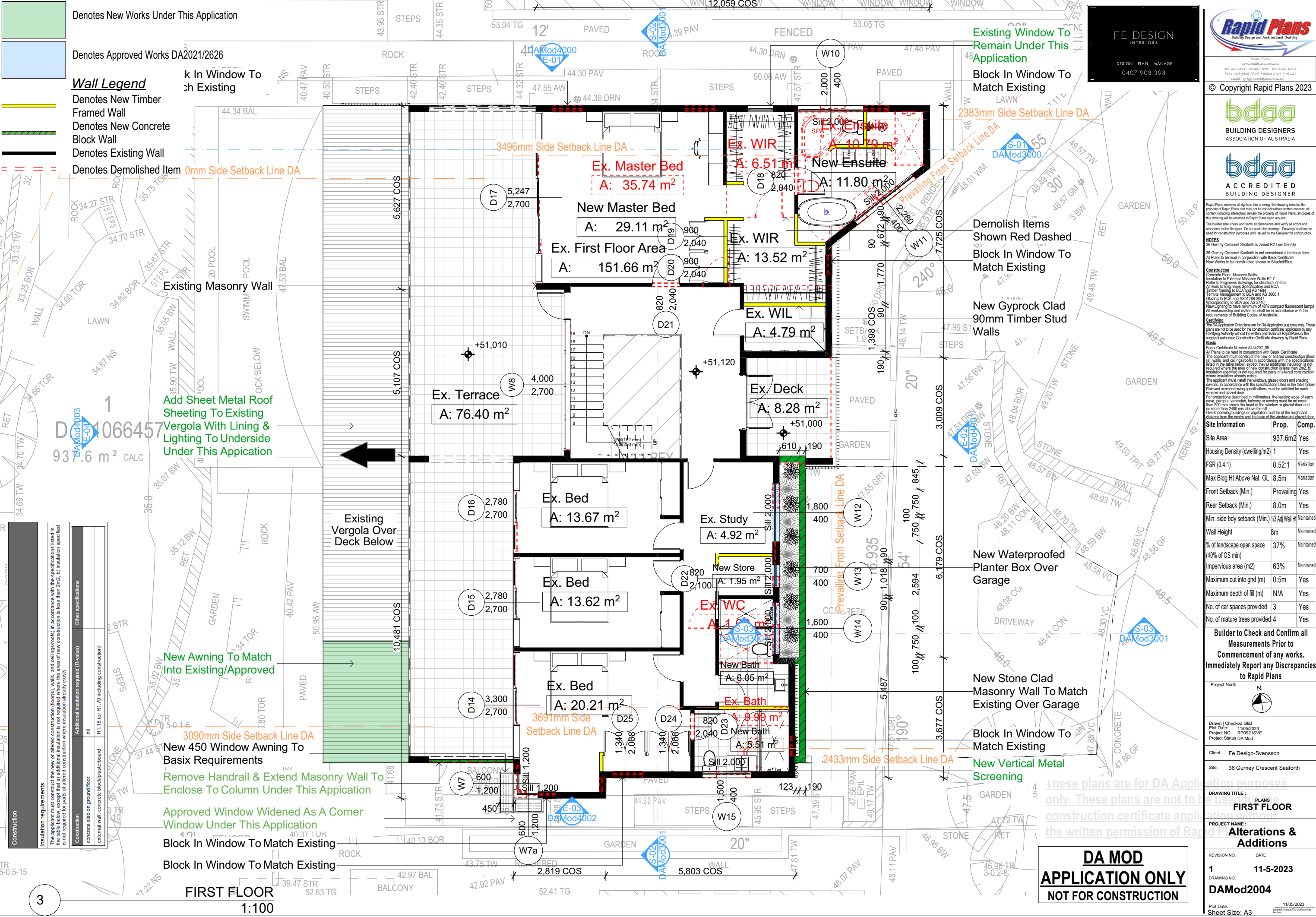
REVISION NO.	DATE
1	11-5-2023

DRAWING NO. **DAMod2002**

Plot Date: 11/05/2023
Sheet Size: A3

DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION





Denotes New Works Under This Application

Denotes Approved Works DA2021/2626

Wall Legend

Denotes New Timber Framed Wall

Denotes New Concrete Block Wall

Denotes Existing Wall

Denotes Demolished Item

Block In Window To Match Existing

Existing Masonry Wall

Add Sheet Metal Roof Sheeting To Existing Vergola With Lining & Lighting To Underside Under This Application

New Awning To Match Into Existing/Approved

New 450 Window Awning To Basix Requirements

Remove Handrail & Extend Masonry Wall To Enclose To Column Under This Application

Approved Window Widened As A Corner Window Under This Application

Block In Window To Match Existing

Block In Window To Match Existing

Existing Window To Remain Under This Application

Block In Window To Match Existing

2383mm Side Setback Line DA

Demolish Items Shown Red Dashed Block In Window To Match Existing

New Gyprock Clad 90mm Timber Stud Walls

New Waterproofed Planter Box Over Garage

New Stone Clad Masonry Wall To Match Existing Over Garage

Block In Window To Match Existing

New Vertical Metal Screening

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DA MOD APPLICATION ONLY
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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

36 Gurney Crescent Seaforth is zoned R2 Low Density

36 Gurney Crescent Seaforth 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

Concrete Floor, Masonry Walls

Insulation to External Masonry Walls R1.7

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS/NZS 2204

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

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Basix

Basix Certificate Number A44207_05

All Plans to be read in conjunction with Basix Certificate

The applicant must construct the new or altered construction (floor slabs, 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 case, 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	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	11.0 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP0923/01
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

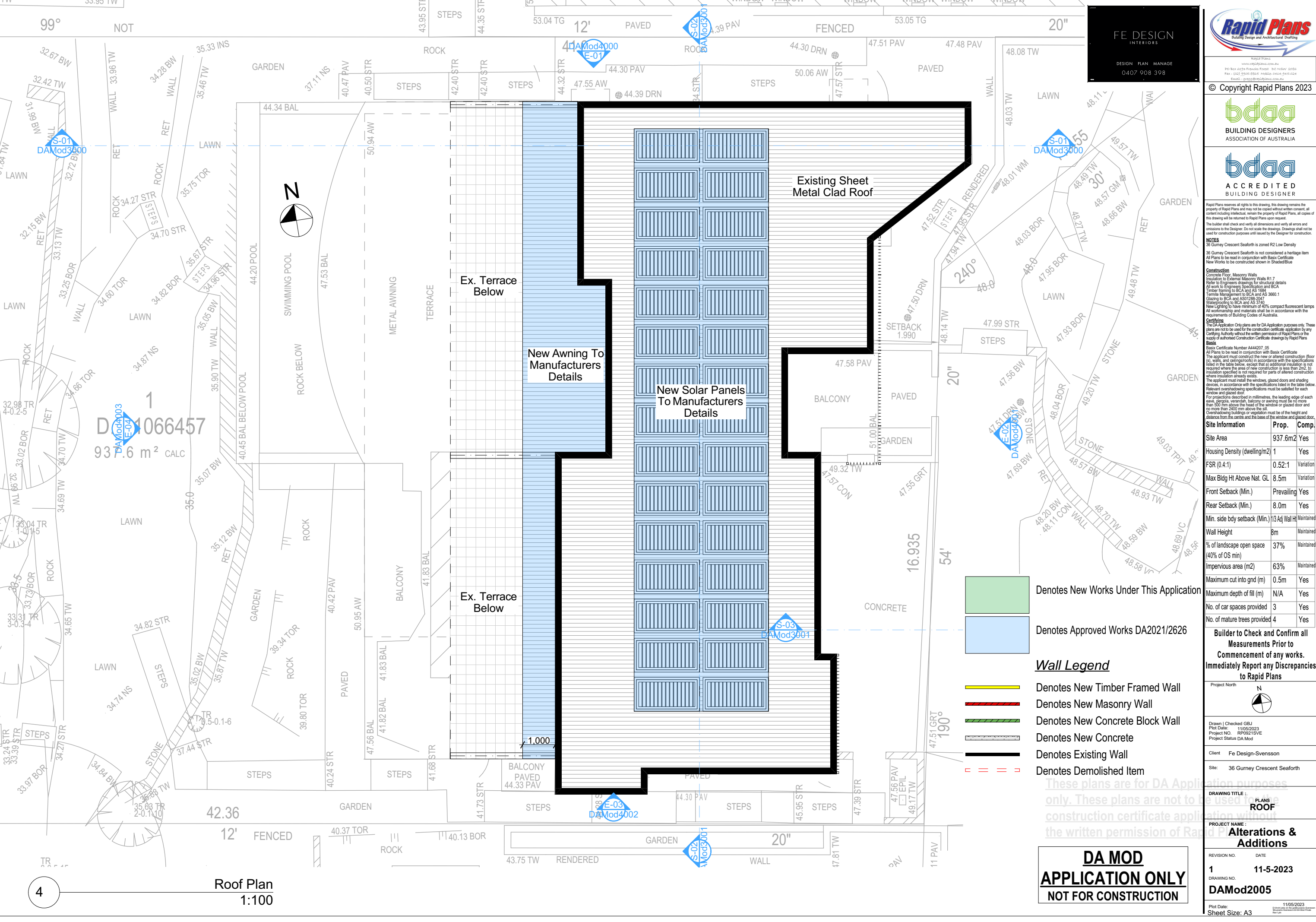
DRAWING TITLE: PLANS
FIRST FLOOR

PROJECT NAME: Alterations & Additions

REVISION NO.	DATE
1	11-5-2023

DRAWING NO. **DAMod2004**

Plot Date: 11/05/2023
Sheet Size: A3



FE DESIGN
INTERIORS

DESIGN PLAN MANAGE
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**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**



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BUILDING DESIGNER**

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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 unless issued by the Designer for construction.

NOTES
36 Gurney Crescent Seaforth is zoned R2 Low Density
36 Gurney Crescent Seaforth is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue

Construction
Concrete Floor, Masonry Walls
Regulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS/NZS 2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 4000 lumens compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Carthing
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 A444207_05
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, 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 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, gopola, 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	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1.0 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP0921SVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE: PLANS
ROOF

PROJECT NAME: Alterations & Additions

REVISION NO. DATE
1 11-5-2023

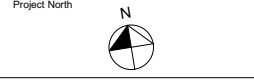
DRAWING NO. DAMod2005

Plot Date: 11/05/2023
Sheet Size: A3

**DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION**

Site Information	Prop.	Comp.
Site Area	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP09215VE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaford

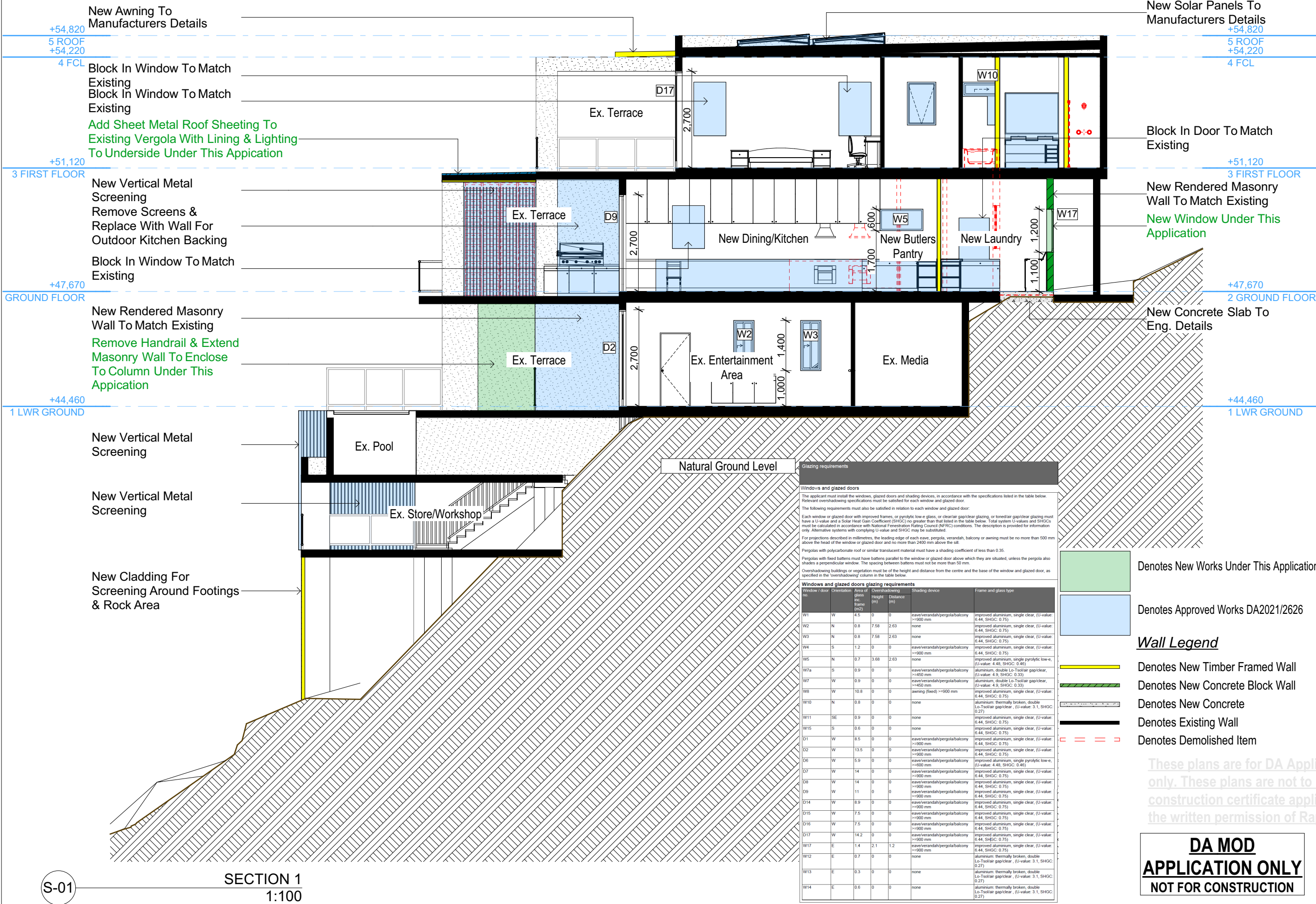
DRAWING TITLE: SECTIONS
SECTION 1

PROJECT NAME: Alterations & Additions

REVISION NO. DATE
1 11-5-2023

DRAWING NO. DAMod3000

Plot Date: 11/05/2023
Sheet Size: A3



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 polycarbonate low-e glass, or clear/aluminum gap/clip glazing, or toner/aluminum gap/clip 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.

Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass and frame (m ²)	Overhanging height (m)	Distance (m)	Shading device	Frame and glass type
W1	W	4.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
W2	N	0.8	7.58	2.63	none	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
W3	N	0.8	7.58	2.63	none	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
W4	S	1.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
W5	N	0.7	3.68	2.63	none	improved aluminum, single polycarbonate low-e, (U-value: 4.48, SHGC: 0.46)
W7a	S	0.9	0	0	eave/verandah/pergola/balcony >=900 mm	aluminum, double Lo-Tisolair gap/clip, (U-value: 4.9, SHGC: 0.33)
W7	W	0.9	0	0	eave/verandah/pergola/balcony >=900 mm	aluminum, double Lo-Tisolair gap/clip, (U-value: 4.9, SHGC: 0.33)
W8	W	10.8	0	0	awning (fixed) >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
W10	N	0.8	0	0	none	aluminum; thermally broken, double Lo-Tisolair gap/clip, (U-value: 3.1, SHGC: 0.27)
W11	SE	0.9	0	0	none	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
W15	S	0.6	0	0	none	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
D1	W	8.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
D2	W	13.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
D6	W	5.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single polycarbonate low-e, (U-value: 4.48, SHGC: 0.46)
D7	W	14	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
D8	W	14	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
D9	W	11	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
D14	W	3.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
D15	W	7.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
D16	W	7.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
D17	W	14.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
W17	E	1.4	2.1	1.2	eave/verandah/pergola/balcony >=900 mm	improved aluminum, single clear, (U-value: 6.44, SHGC: 0.75)
W12	E	0.7	0	0	none	aluminum; thermally broken, double Lo-Tisolair gap/clip, (U-value: 3.1, SHGC: 0.27)
W13	E	0.3	0	0	none	aluminum; thermally broken, double Lo-Tisolair gap/clip, (U-value: 3.1, SHGC: 0.27)
W14	E	0.6	0	0	none	aluminum; thermally broken, double Lo-Tisolair gap/clip, (U-value: 3.1, SHGC: 0.27)

- Denotes New Works Under This Application
- Denotes Approved Works DA2021/2626
- Wall Legend**
- Denotes New Timber Framed Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item

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DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

+54,820
5 ROOF
+54,220
4 FCL

Existing Masonry Wall

+51,120
3 FIRST FLOOR

New Vertical Metal Balustrade

+47,670
2 GROUND FLOOR

Half Height Wall On Landing

+44,460
1 LWR GROUND

S-02

SECTION 2
1:100

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.									
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.									
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.									
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	W	4.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W2	N	0.8	7.58	2.63	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W3	N	0.8	7.58	2.63	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W4	S	1.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W5	N	0.7	3.68	2.63	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W7a	S	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, double Lo-Tsolair gap/clear, (U-value: 4.9, SHGC: 0.33)			
W7	W	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, double Lo-Tsolair gap/clear, (U-value: 4.9, SHGC: 0.33)			
W8	W	10.8	0	0	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W10	N	0.8	0	0	none	aluminium: thermally broken, double Lo-Tsolair gap/clear, (U-value: 3.1, SHGC: 0.27)			
W11	SE	0.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W15	S	0.6	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D1	W	8.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D2	W	13.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D6	W	5.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D7	W	14	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D8	W	14	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D9	W	11	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D14	W	8.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D15	W	7.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D16	W	7.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D17	W	14.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W17	E	1.4	2.1	1.2	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W12	E	0.7	0	0	none	aluminium: thermally broken, double Lo-Tsolair gap/clear, (U-value: 3.1, SHGC: 0.27)			
W13	E	0.3	0	0	none	aluminium: thermally broken, double Lo-Tsolair gap/clear, (U-value: 3.1, SHGC: 0.27)			
W14	E	0.6	0	0	none	aluminium: thermally broken, double Lo-Tsolair gap/clear, (U-value: 3.1, SHGC: 0.27)			

+54,820
5 ROOF
+54,220
4 FCL

+51,120
3 FIRST FLOOR

+47,670
2 GROUND FLOOR

S-03

Section Drive
1:100

+54,820
5 ROOF
+54,220
4 FCL

+51,120
3 FIRST FLOOR

+47,670
2 GROUND FLOOR

- Denotes New Works Under This Application
- Denotes Approved Works DA2021/2626
- Wall Legend**
- Denotes New Timber Framed Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item

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DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

Block In Door To Match Existing

+54,820
5 ROOF
+54,220
4 FCL

Existing Masonry Wall

+51,120
3 FIRST FLOOR

Block In Door To Match Existing
New Vertical Metal Screening
New Kitchen To Manufacturers Details

+47,670
2 GROUND FLOOR

New Vertical Metal Screening

+44,460
1 LWR GROUND



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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

36 Gurney Crescent Seaforth is zoned R2 Low Density

36 Gurney Crescent Seaforth is not considered a heritage item

All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue

Construction

Concrete Floor, Masonry Walls

Insulation to External Masonry Walls R1.7

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS2047

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.

Site Information

Site Information	Prop.	Comp.
Site Area	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	11.0 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into grd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP09213/VE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE: SECTIONS
SECTION 2

PROJECT NAME: Alterations & Additions

REVISION NO. DATE

1 11-5-2023

DRAWING NO. DAMod3001

Plot Date: 11/05/2023
Sheet Size: A3

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	937.6m2	Yes	Wall Height	8m	Maintain
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% of OS min)	37%	Maintain
FSR (Max. 0.4:1)	0.52:1	Variation	Impervious area (m2)	63%	Maintain
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	0.5m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	3	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained	No. of mature trees provided	4	Yes

DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
36 Gurney Crescent Seaforth is zoned R2 Low Density
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
36 Gurney Crescent Seaforth 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
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact
fluorescent lamps

Basix
Basix Certificate Number A444207_05
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.

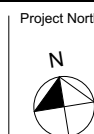
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.



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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	GBJ
Plot Date:	11/05/2023
Project NO.	RP0921SVE
Project Status	DA Mod

Client	Fe Design-Svensson
Site:	36 Gurney Crescent Seaforth

Sheet Size: A3

DRAWING TITLE : ELEVATIONS
ELEVATION NORTH

PROJECT NAME : **Alterations & Additions**

REVISION NO.
1
DATE.
11-5-2023
DRAWING NO.
DAMod4000

Approved Window Widened As A Corner Window Under This Application
New Awning To Manufacturers Details
Ex. Beam
+54,820
5 ROOF
+54,220
4 FCL

Ex. Column
New 450 Window Awning To Basix Requirements
Block In Window To Match Existing
Add Sheet Metal Roof Sheetting To Existing Vergola With Lining & Lighting To Underside Under This Appication
+51,120
3 FIRST FLOOR
New Concrete Block Wall

Block In Window To Match Existing
New Rendered Masonry Wall To Match Existing (Behind)
New Vertical Metal Balustrade
+47,670
2 GROUND FLOOR

Remove Handrail & Extend Masonry Wall To Enclose To Column Under This Application
Block In Window To Match Existing
New Vertical Metal Balustrade
New Glass Balustrade
+44,460
1 LWR GROUND

New Vertical Screening Around Pool Mechanical & Store Area

New Cladding For Screening Around Footings & Rock Area

E-03

South
1:100

DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES

36 Gurney Crescent Seaforth is zoned R2 Low Density
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
36 Gurney Crescent Seaforth 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

Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix

Basix Certificate Number A444207_05

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.

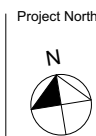
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.



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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
11/05/2023
RP0921SVE
DA Mod

Client
Site:

Fe Design-Svensson
36 Gurney Crescent Seaforth

Sheet Size: A3

DRAWING TITLE :

ELEVATIONS
ELEVATION SOUTH

PROJECT NAME :

Alterations & Additions

REVISION NO.

1

DATE

11-5-2023

DRAWING NO.

DAMod4002

FE DESIGN
INTERIORS

DESIGN PLAN MANAGE
0407 908 398

TITLE

+51,120

3 FIRST FLOOR

+47,670

2 GROUND FLOOR

+44,460

1 LWR GROUND



Denotes New Works Under This Application



Denotes Approved Works DA2021/2626

Wall Legend



Denotes Existing Wall



Denotes Demolished Item

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	937.6m ²	Yes	Wall Height	8m	Maintained
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (40% of OS min)	37%	Maintained
FSR (Max. 0.4:1)	0.52:1	Variation	Impervious area (m ²)	63%	Maintained
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into grd (m)	0.5m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	3	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained	No. of mature trees provided	4	Yes



Denotes New Works Under This Application



Denotes Approved Works DA2021/2626

Wall Legend

- Denotes Existing Wall
- - - - Denotes Demolished Item

+54,820

5 ROOF

+54,220

4 FCL

New Awning To Manufacturers Details

Existing Masonry Wall

Existing Handrail

+51,120

3 FIRST FLOOR

Add Sheet Metal Roof Sheetting To Existing Vergola With Lining & Lighting To Underside Under This Application

Block In Door To Match Existing

Existing Handrail

+47,670

2 GROUND FLOOR

Demo Gym & Open Room To Add To Exterior Open Space.
New Tiling & Waterproofing As Required

+44,460

1 LWR GROUND

Existing Stairs

New Vertical Screening Around Pool Mechanical & Store Area

New Cladding For Screening Around Footings & Rock Area

Natural Ground Level

+54,820

5 ROOF

+54,220

4 FCL

New 450 Window Awning To Basix Requirements

Approved Window Widened As A Corner Window Under This Application

+51,120

3 FIRST FLOOR

New Awning To Match Into Existing/Approved

New Vertical Metal Balustrade

+47,670

2 GROUND FLOOR

New Vertical Metal Balustrade

Existing Stairs

+44,460

1 LWR GROUND

New Vertical Metal Balustrade

New Vertical Metal Balustrade

E-04

West
1:100

FE DESIGN
INTERIORS

DESIGN PLAN MANAGE
0407 908 398



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NOTES
36 Gurney Crescent Sealforth is zoned R2 Low Density
36 Gurney Crescent Sealforth is not considered a heritage item
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Concrete Floor, Masonry Walls
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 AS/NZS 2845
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.

Carrying
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

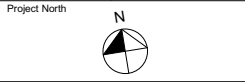
Basix
Basix Certificate Number A444207_05
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation 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 balcony, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and more than 2400 mm above the sill.
Overhanging 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.
Site Area	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into grd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023 Project NO.: RP0921SVE Project Status DA Mod
Client Fe Design-Svensson
Site: 36 Gurney Crescent Sealforth

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Drawn | Checked GBJ
Plot Date: 11/05/2023
Project NO.: RP0921SVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Sealforth

DRAWING TITLE : ELEVATIONS

ELEVATION WEST

PROJECT NAME :

Alterations & Additions

REVISION NO. DATE

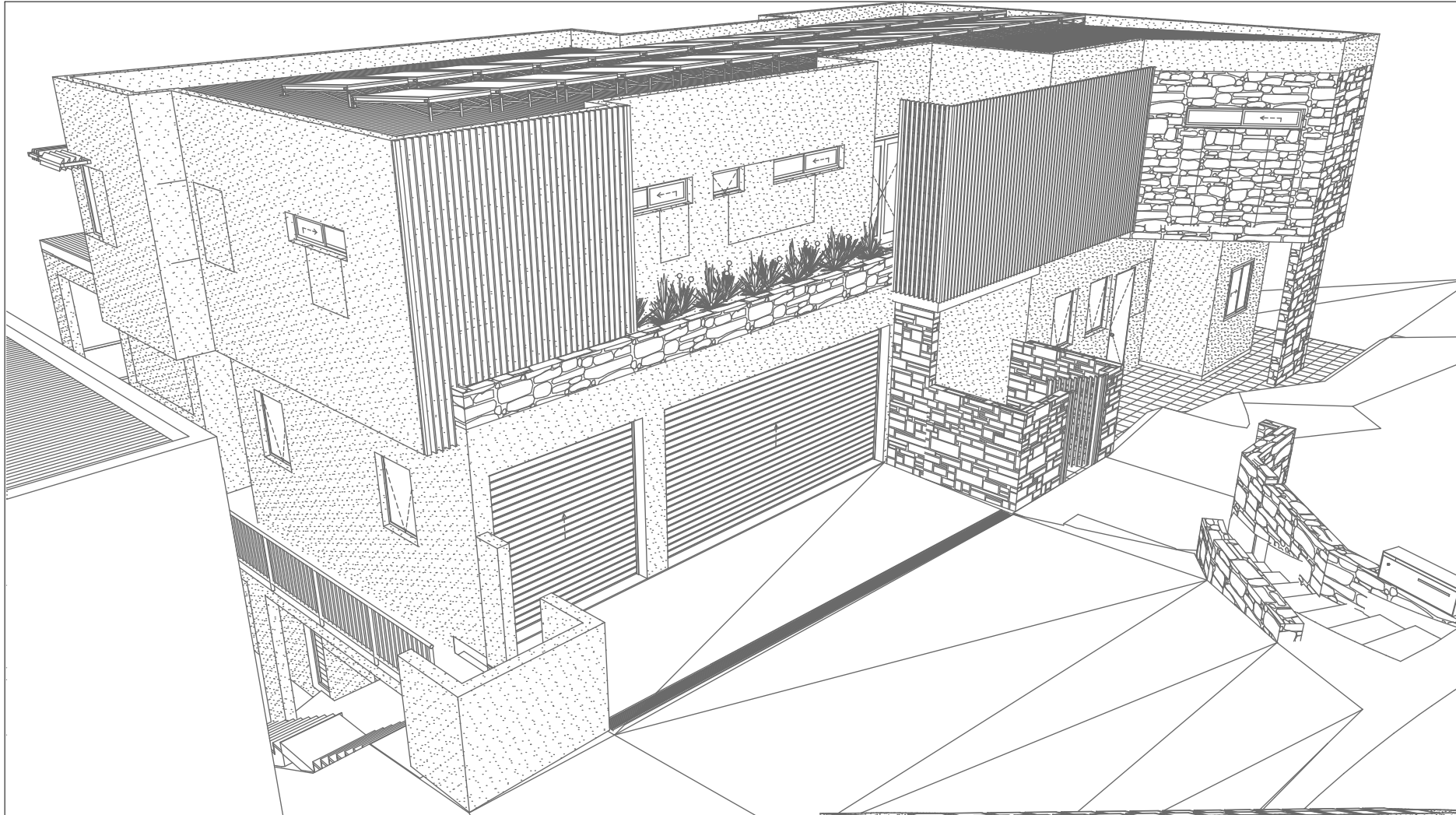
1 11-5-2023

DRAWING NO. DAMod4003

Plot Date: 11/05/2023
Sheet Size: A3

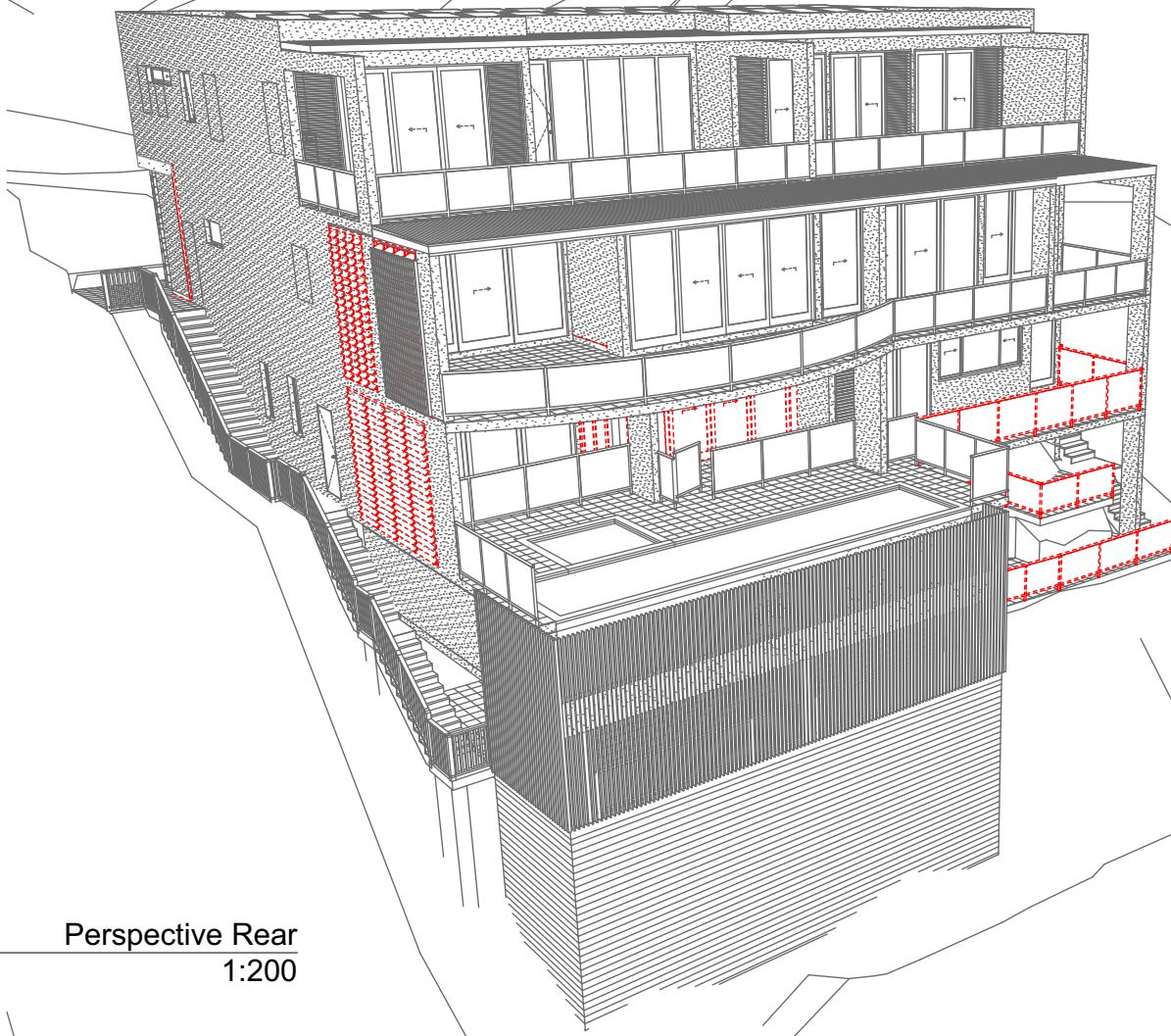
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DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION



1
-

Perspective Front
1:200



2
-

Perspective Rear
1:200

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DA MOD
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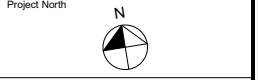
NOTES
36 Gurney Crescent Seaford is zoned R2 Low Density
36 Gurney Crescent Seaford is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS/NZS 4847
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

Site Information	Prop.	Comp.
Site Area	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	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: 11/05/2023
Project NO.: RP0921SVE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaford

DRAWING TITLE :
SHADOW PLANS
PERSPECTIVE

PROJECT NAME :
Alterations & Additions

REVISION NO. DATE
1 **11-5-2023**

DRAWING NO.
DAMod5000

Plot Date: 11/05/2023
Sheet Size: A3



Denotes Vertical Alloy Handrail Typical.
Owner To Confirm Colour & Type



Denotes Alloy Doors Typical.
Owner To Confirm Colour & Type



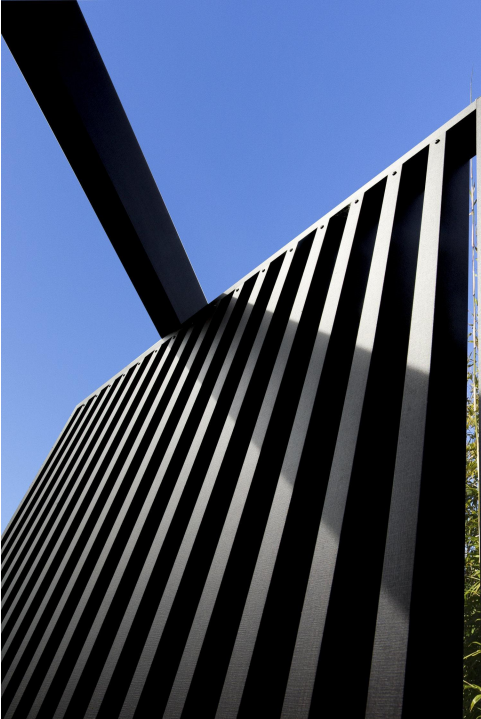
Denotes Alloy Roof Typical.
Owner To Confirm Colour & Type



Denotes Garage Door Typical.
Owner To Confirm Colour & Type



Denotes Rendered Wall Typical.
Owner To Confirm Colour & Type



Denotes Vertical Alloy Screen
Typical. Owner To Confirm
Colour & Type

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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

bdaa
ACCREDITED
BUILDING DESIGNER

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NOTES
36 Gurney Crescent Sealforth 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
Concrete Floor, Masonry Walls
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1554
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1743-2017
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 A444207_05
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, gopos, 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	937.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
% of landscape open space (40% of OS min)	37%	Maintained
Impervious area (m ²)	63%	Maintained
Maximum cut into gnd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	Yes

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

Project North
N

Drawn | Checked GBJ
Plot Date: 11/05/2023
Project NO.: RP0921SVE
Project Status DA Mod

Client Fe Design-Svensson

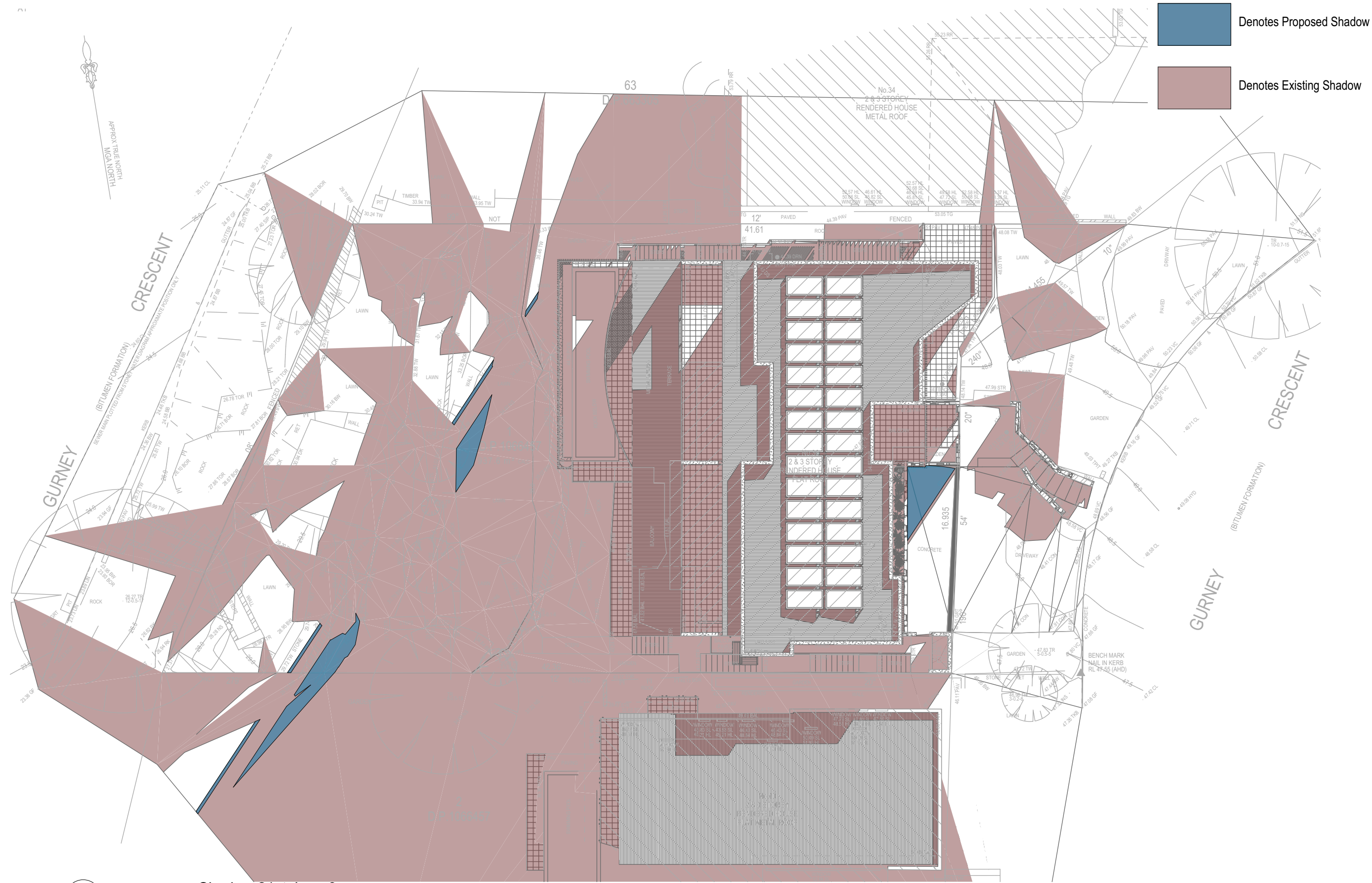
Site: 36 Gurney Crescent Sealforth

DRAWING TITLE SHADOW PLANS
MATERIAL & COLOUR SAMPLE BOARD

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
1 **11-5-2023**
DRAWING NO. **DAMod5001**

Plot Date: 11/05/2023
Sheet Size: A3



7
-

Shadow 21st June 9am
1:200

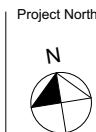


Rapid Plans
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Fax: (02) 9905-8865
Mobile: 0414-945-024
Email: greg@rapidplans.com.au
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Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

GBJ
11/05/2023
RP0921SVE
DA Mod

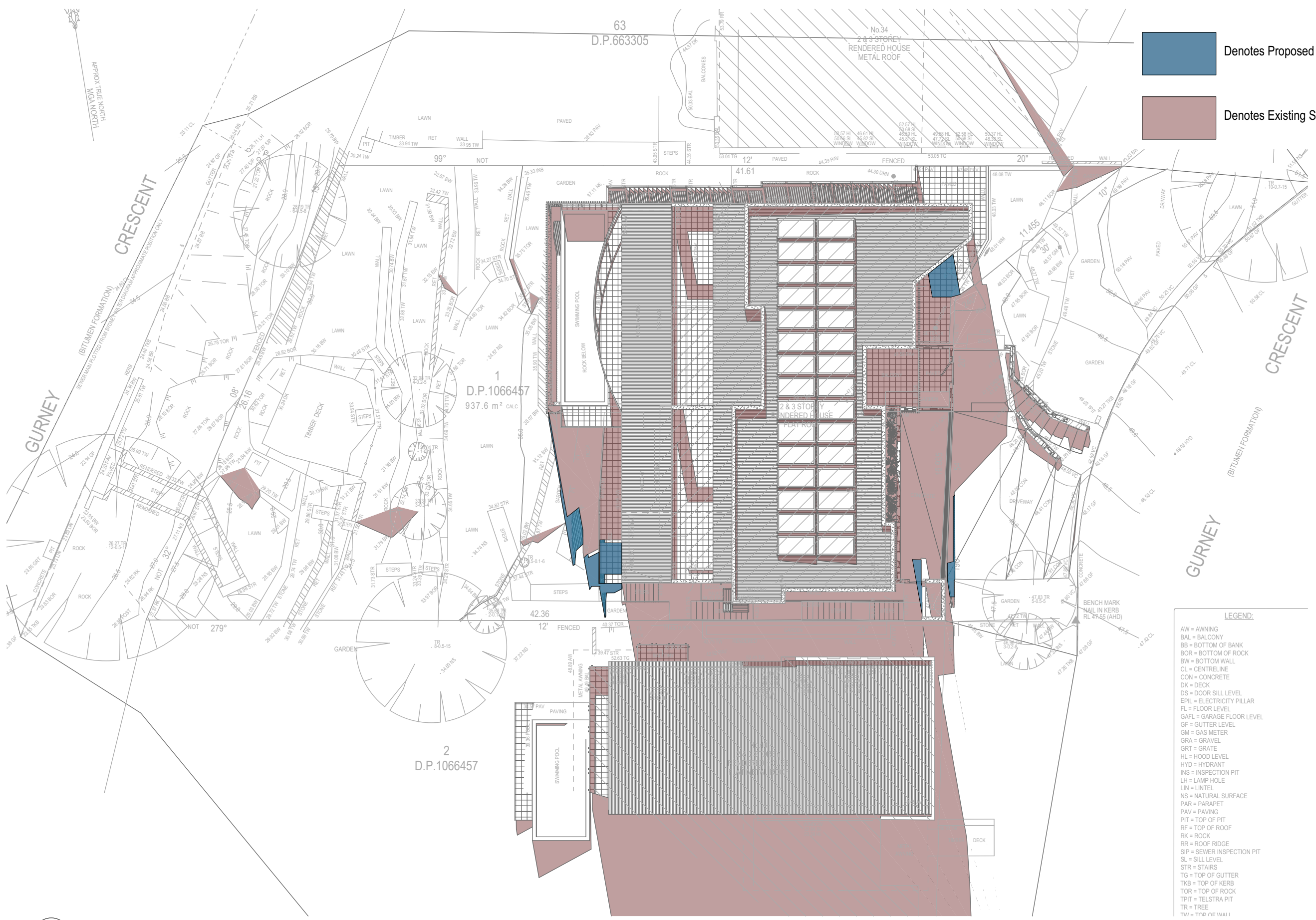
Client
Site:

Sheet Size: A3

Fe Design-Svensson
36 Gurney Crescent Seaforth

DRAWING TITLE : SHADOW PLANS
SHADOW PLAN 21st June
9am
PROJECT NAME : Alterations & Additions

REVISION NO.
1
DATE
11-5-2023
DRAWING NO.
DAMod5002



Denotes Proposed Shadow

Denotes Existing Shadow

- LEGEND:
- AW = AWNING
 - BAL = BALCONY
 - BB = BOTTOM OF BANK
 - BOR = BOTTOM OF ROCK
 - BW = BOTTOM WALL
 - CL = CENTRELINE
 - CON = CONCRETE
 - DK = DECK
 - DS = DOOR SILL LEVEL
 - EPIL = ELECTRICITY PILLAR
 - FL = FLOOR LEVEL
 - GAFI = GARAGE FLOOR LEVEL
 - GF = GUTTER LEVEL
 - GM = GAS METER
 - GRA = GRAVEL
 - GRT = GRATE
 - HL = HOOD LEVEL
 - HYD = HYDRANT
 - INS = INSPECTION PIT
 - LH = LAMP HOLE
 - LIN = LINTEL
 - NS = NATURAL SURFACE
 - PAR = PARAPET
 - PAV = PAVING
 - PIT = TOP OF PIT
 - RF = TOP OF ROOF
 - RK = ROCK
 - RR = ROOF RIDGE
 - SIP = SEWER INSPECTION PIT
 - SL = SILL LEVEL
 - STR = STAIRS
 - TG = TOP OF GUTTER
 - TKB = TOP OF KERB
 - TOR = TOP OF ROCK
 - TPIT = TELSTRA PIT
 - TR = TREE
 - TW = TOP OF WALL

8
-
Shadow 21st June 12pm
1:200

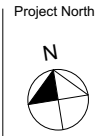


Rapid Plans
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NSW 2086
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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction 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



Project North
Checked
Plot Date: 11/05/2023
Project NO. RP0921SVE
Project Status DA Mod
Client Fe Design-Svensson
Site: 36 Gurney Crescent Seaforth
Sheet Size: A3

DRAWING TITLE : SHADOW PLANS
SHADOW PLAN 21st June
12pm
PROJECT NAME : Alterations & Additions

REVISION NO.
1
DATE: 11-5-2023
DRAWING NO.
DAMod5003

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A444207_05

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Thursday, 11, May 2023

To be valid, this certificate must be lodged within 3 months of the date of issue.

Planning,
Industry &
Environment

BASIX Certificate number: A444207_05

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		✓	

BASIX Certificate number: A444207_05

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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		
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)		

DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES

36 Gurney Crescent Seaforth is zoned R2 Low Density
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
36 Gurney Crescent Seaforth 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

Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix

Basix Certificate Number A444207_05

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,



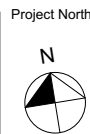
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Email: greg@rapidplans.com.au

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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
11/05/2023
RP0921SVE
DA Mod

Client
Site: Fe Design-Svensson
36 Gurney Crescent Seaforth

Sheet Size: A3

DRAWING TITLE :

Schedule
Basix Certificate

PROJECT NAME :

Alterations & Additions

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	937.6m2	Yes	Wall Height	8m	Maintained
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% of OS min)	37%	Maintained
FSR (Max. 0.4:1)	0.52:1	Variation	Impervious area (m2)	63%	Maintained
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into grd (m)	0.5m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	3	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall	Maintained	No. of mature trees provided	4	Yes

REVISION NO.

1

DATE:

11-5-2023

DRAWING NO.

DAMod6000