Sheet Size: A3

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Building Design and Architectural Drafting

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Modification to DA2021/2626

Alterations & Additions

To Existing Residence

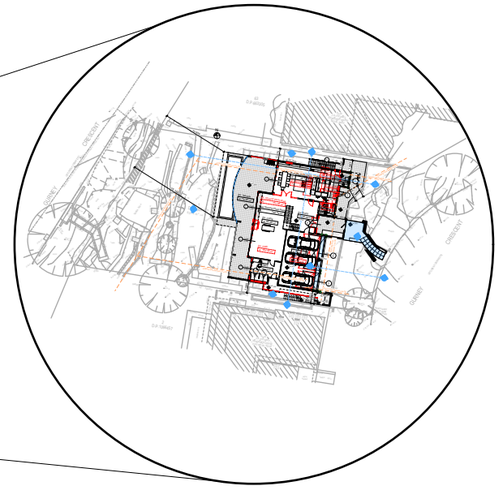
For Fe Design-Svensson

36 Gurney Crescent Seaforth

Lot 1 D.P.1066457

Project Number: RP0921SVE

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



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.

NSW GOVERNMENT | Planning, Industry & Environment

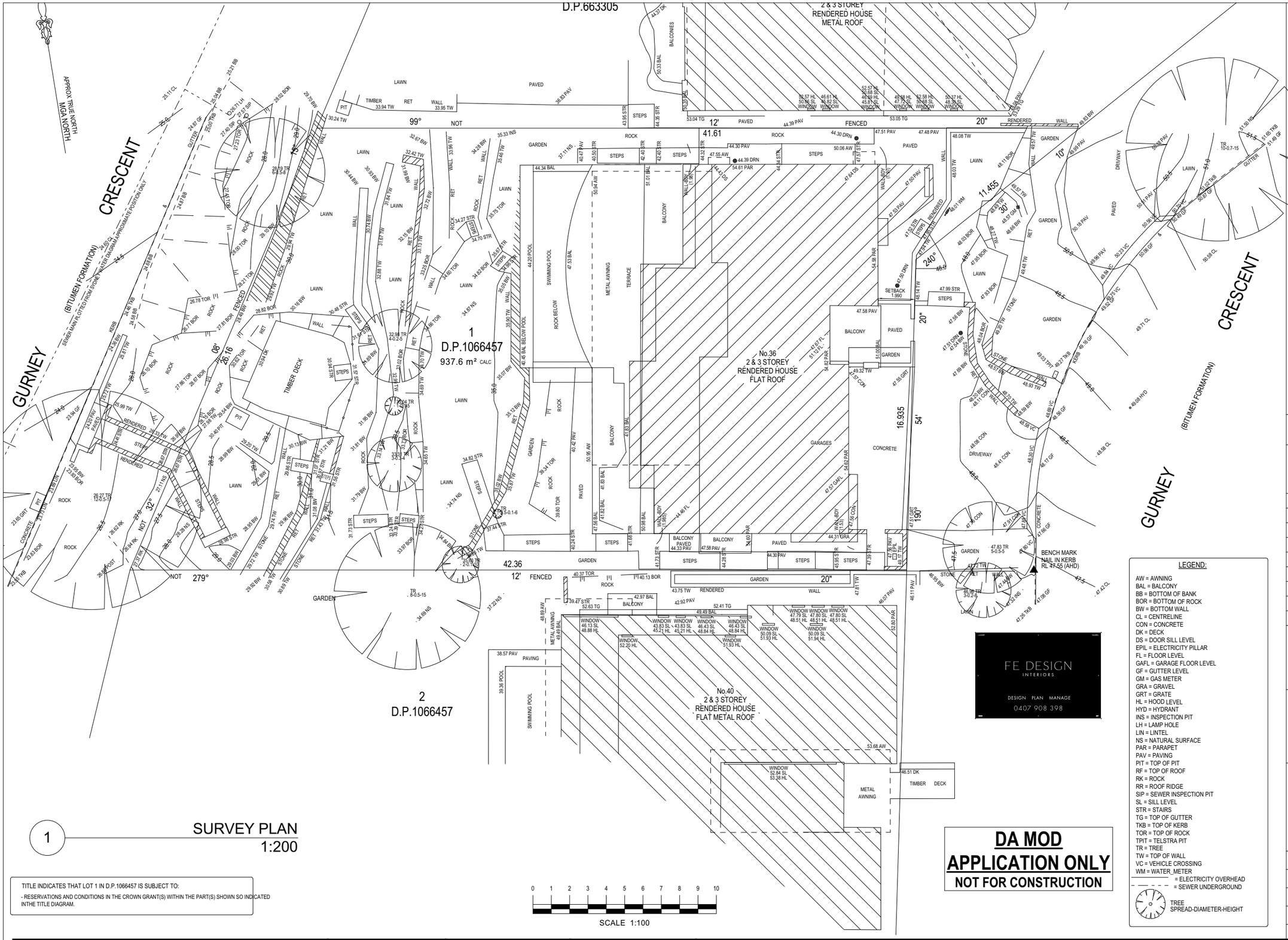
Description of project

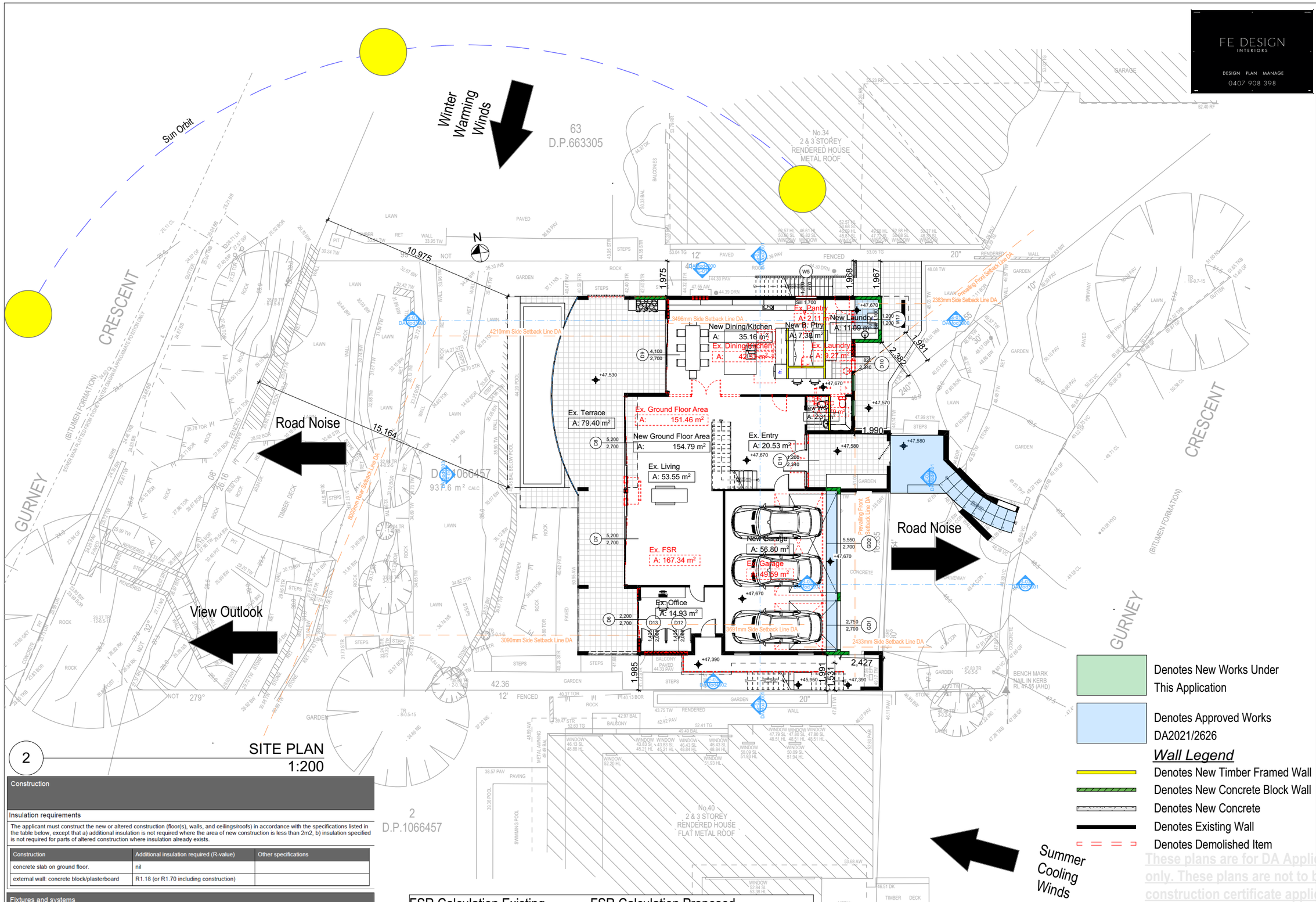
Project address	
Project name	Fe Deisgn-Svensson_05
Street address	36 Gurney Crescent Seaforth 2092
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 1066457
Lot number	1
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	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


D.P.663305
2 & 3 STOREY
RENDERED HOUSE
METAL ROOF
APPROX TRUE NORTH
MGA NORTH
GURNEY CRESCENT
(BITUMEN FORMATION)
SYDNEY MAIN R.O.TED FROM STONE WALLTER DIAGRAM APPROXIMATE POSITION ONLY
1
D.P.1066457
937.6 m² CALC
No.36
2 & 3 STOREY
RENDERED HOUSE
FLAT ROOF
No.40
2 & 3 STOREY
RENDERED HOUSE
FLAT METAL ROOF
2
D.P.1066457
SWIMMING POOL
ROCK BELOW POOL
METAL AWNING
TERRACE
BALCONY
GARAGES
CONCRETE
DRIVEWAY
TIMBER DECK
GARDEN
LAWN
PAVED
FENCED
RENDERED WALL
BENCH MARK
NAIL IN KERB
RL 47.55 (AHD)
99°
279°
190°
240°
32°
42.36
41.61
11.455
16.935
26.16
54'
20"
12'
10'
30'
SETBACK 1.990
TR 10-0.7-15
TR 8-0.5-15
TR 5-0.5-6
TR 2-0.1-15
TR 3-0.2-6
TR 3-0.2-6
TR 3-0.2-6



2

SITE PLAN
1:200

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)	

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

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

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 Basix 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 AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basix Certificate Number A444207_05
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For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	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

Drawn | Checked GBJ
Plot Date: 11/05/2023
Project NO. RP09215VE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

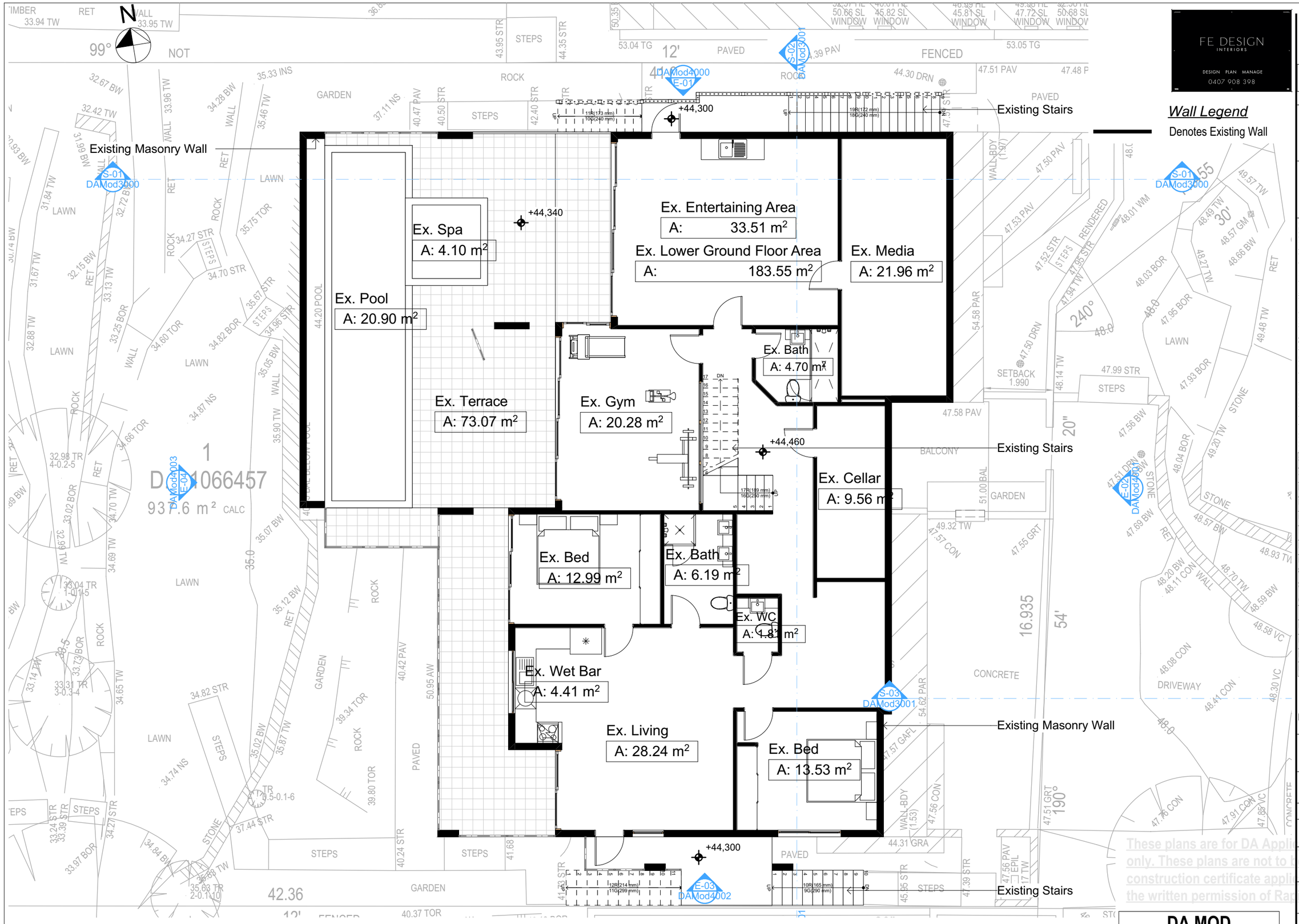
DRAWING TITLE : SITE AND LOCATION
SITE PLAN

PROJECT NAME :
Alterations & Additions

REVISION NO.	DATE
1	11-5-2023

DRAWING NO.
DAMod1004

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



Wall Legend

Denotes Existing Wall

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

36 Gurney Crescent Seaforth 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
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
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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

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 Lower Ground Floor Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod1005

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

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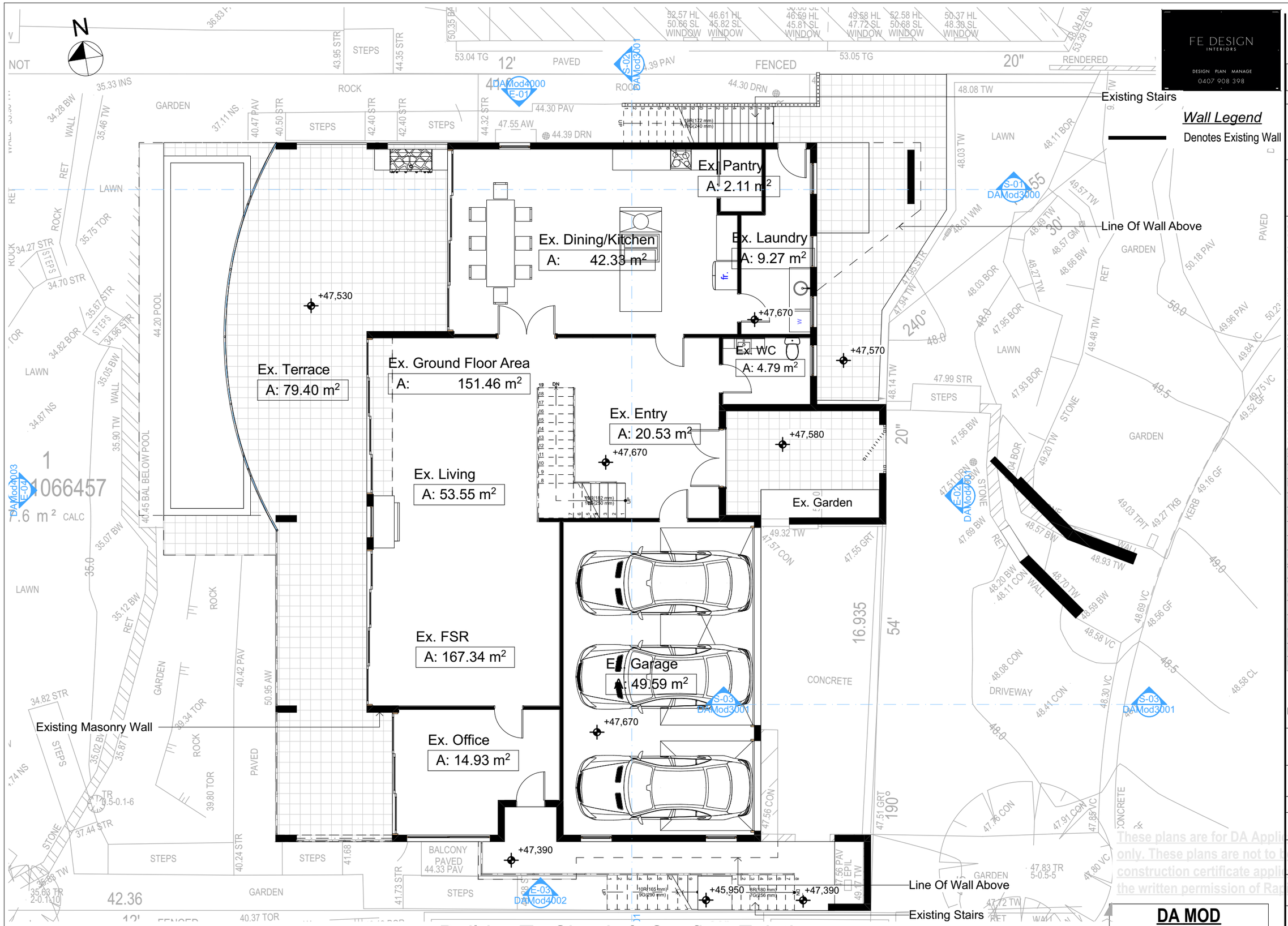

Builder To Check & Confirm Existing Measurements Prior to Commencement

2 EXISTING GROUND FLOOR
1:100

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NOTES
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36 Gurney Crescent Seaforth 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
Insulation to External Masonry Walls R1.7
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Housing Density (dwelling/m2)	1	Yes
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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

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. 1 DATE 11-5-2023

DRAWING NO.
DAMod1006

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

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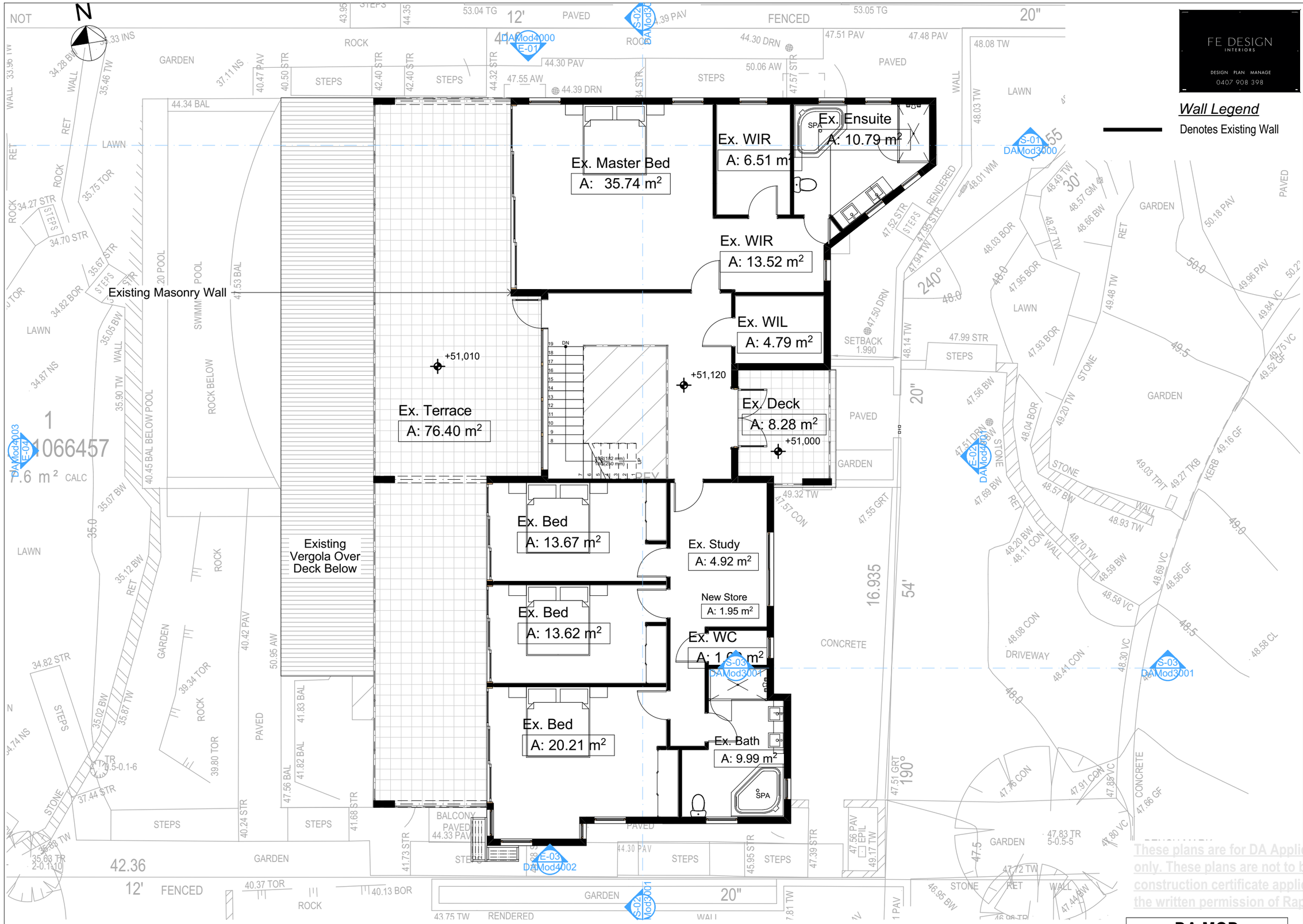

Wall Legend

Denotes Existing Wall

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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

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
Existing First Floor Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO. **DAMod1007**

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

3 EXISTING FIRST FLOOR
1:100

Builder To Check & Confirm Existing Measurements Prior to Commencement

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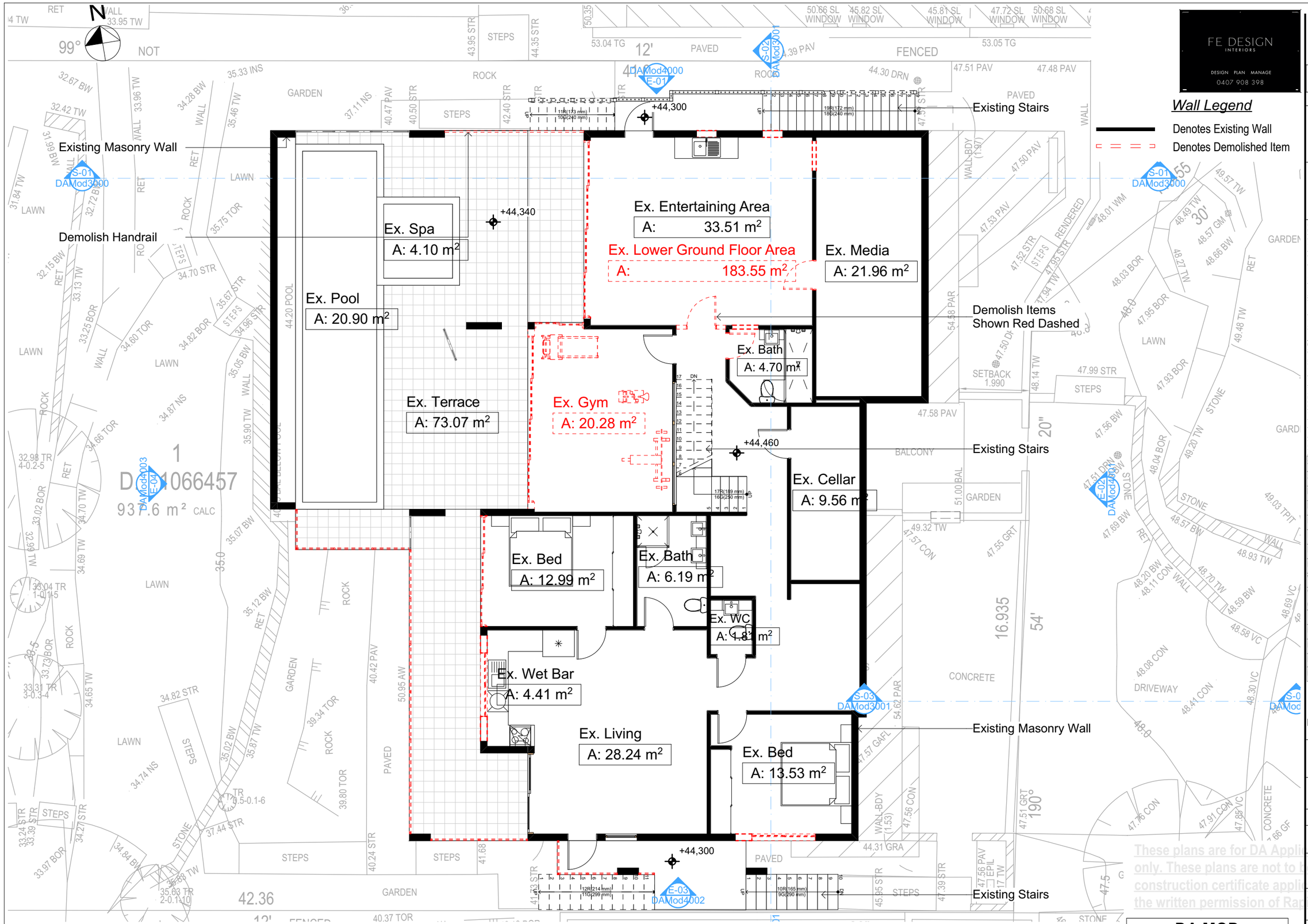

1 DEMOLITION BASEMENT/LOWER GROUND
1:100

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

DA MOD APPLICATION ONLY
NOT FOR CONSTRUCTION

FE DESIGN INTERIORS
DESIGN PLAN MANAGE
0407 908 398

Wall Legend

Denotes Existing Wall
Denotes Demolished Item

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Building Design and Architectural Drafting

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www.rapidplans.com.au
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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 Basix 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 AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basix
Basix Certificate Number A444207_05
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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.
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For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	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

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
Demolition Lower Ground Floor Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod1008

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

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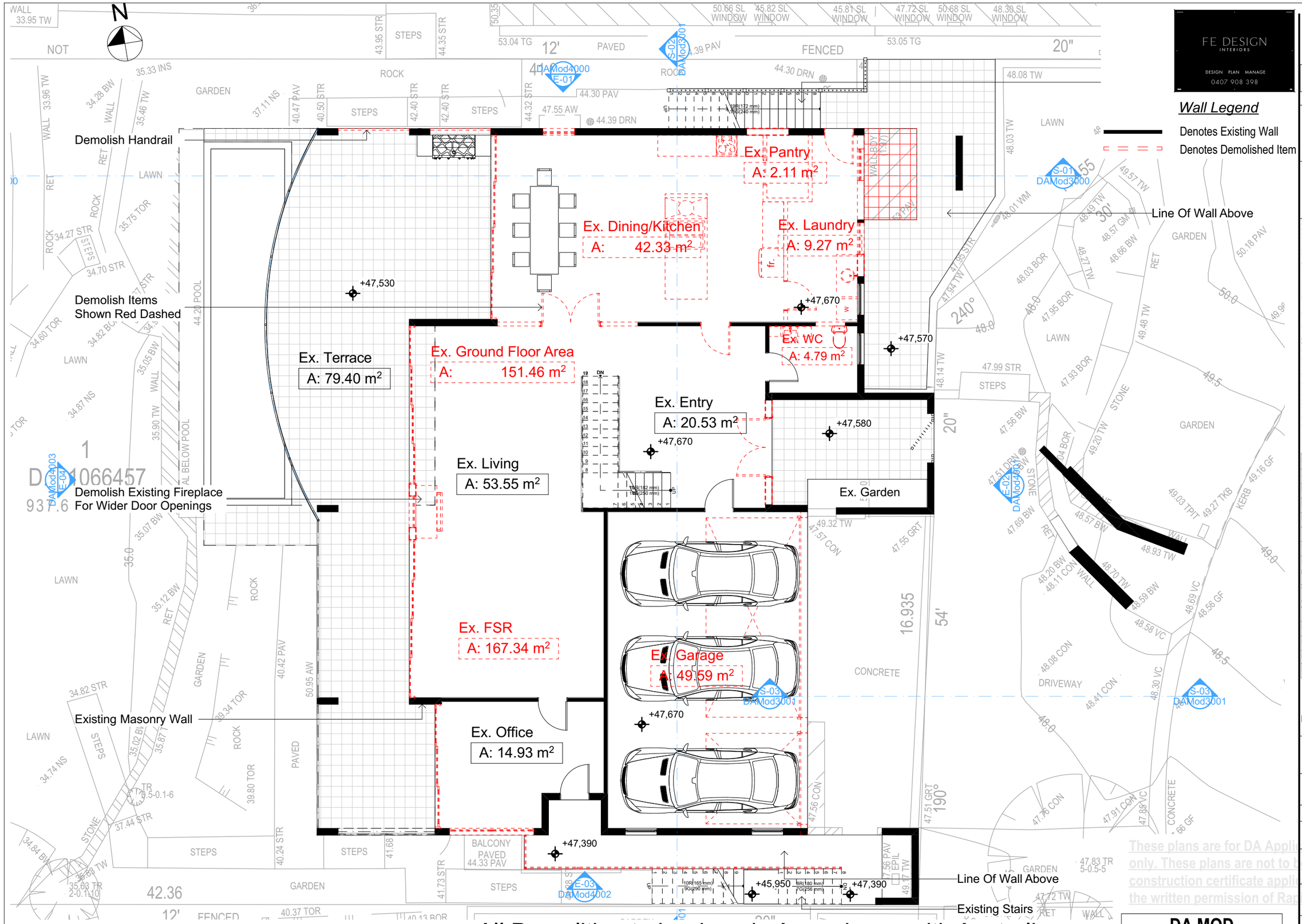

2 DEMOLITION GROUND FLOOR
1:100

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

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

Construction
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
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Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
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Certifying
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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

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

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

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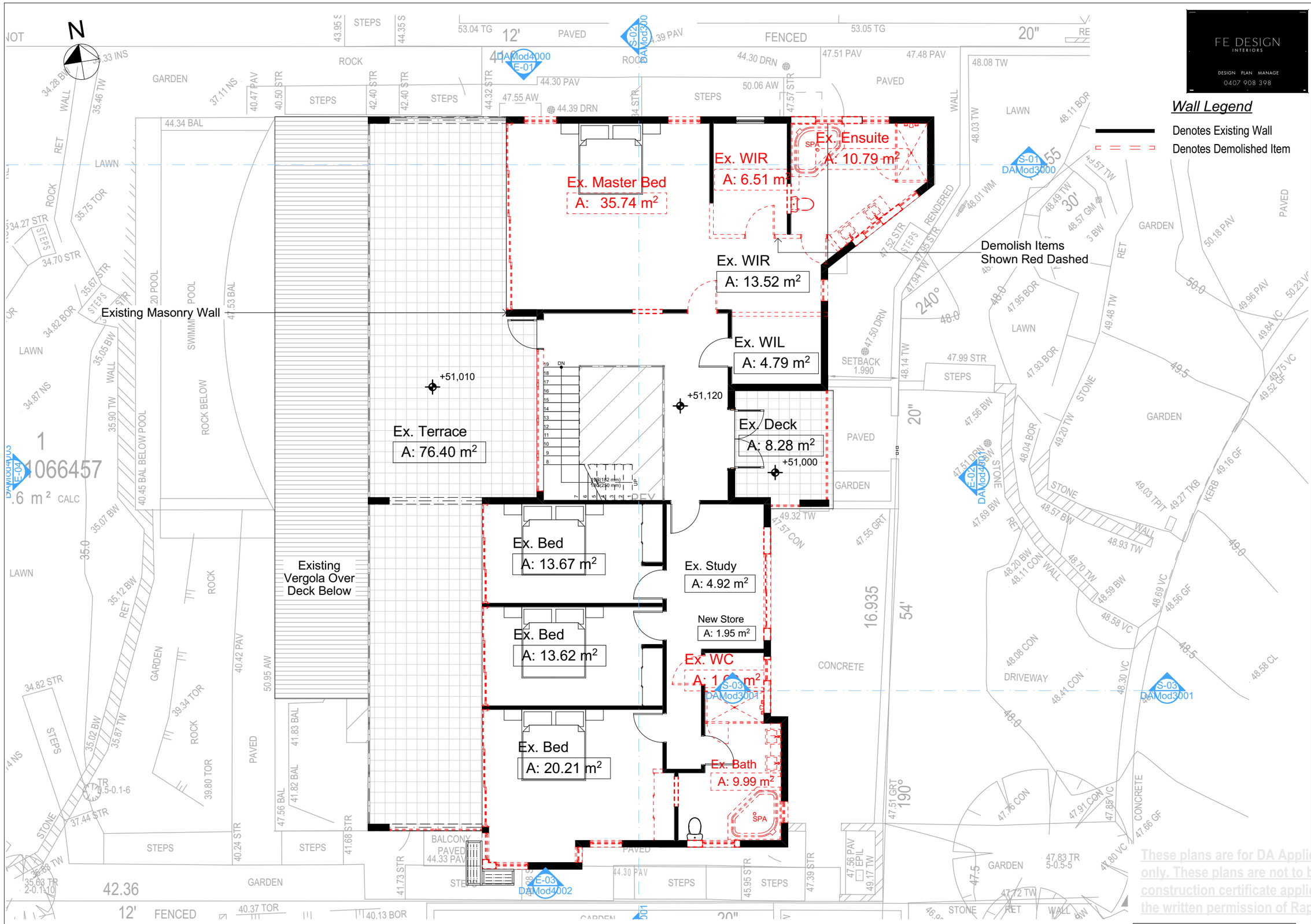
DRAWING TITLE SITE AND LOCATION
Demolition Ground Floor Plan

PROJECT NAME :
Alterations & Additions

REVISION NO.	DATE
1	11-5-2023

DRAWING NO.
DAMod1009

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



3 DEMOLITION FIRST FLOOR
1:100

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

DA MOD APPLICATION ONLY
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INTERIORS
DESIGN PLAN MANAGE
0407 908 398

Wall Legend

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 Basix Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
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All work to Engineers Specification and BCA
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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
Demolition First Floor Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod1010

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

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Denotes Excavation/Fill Area

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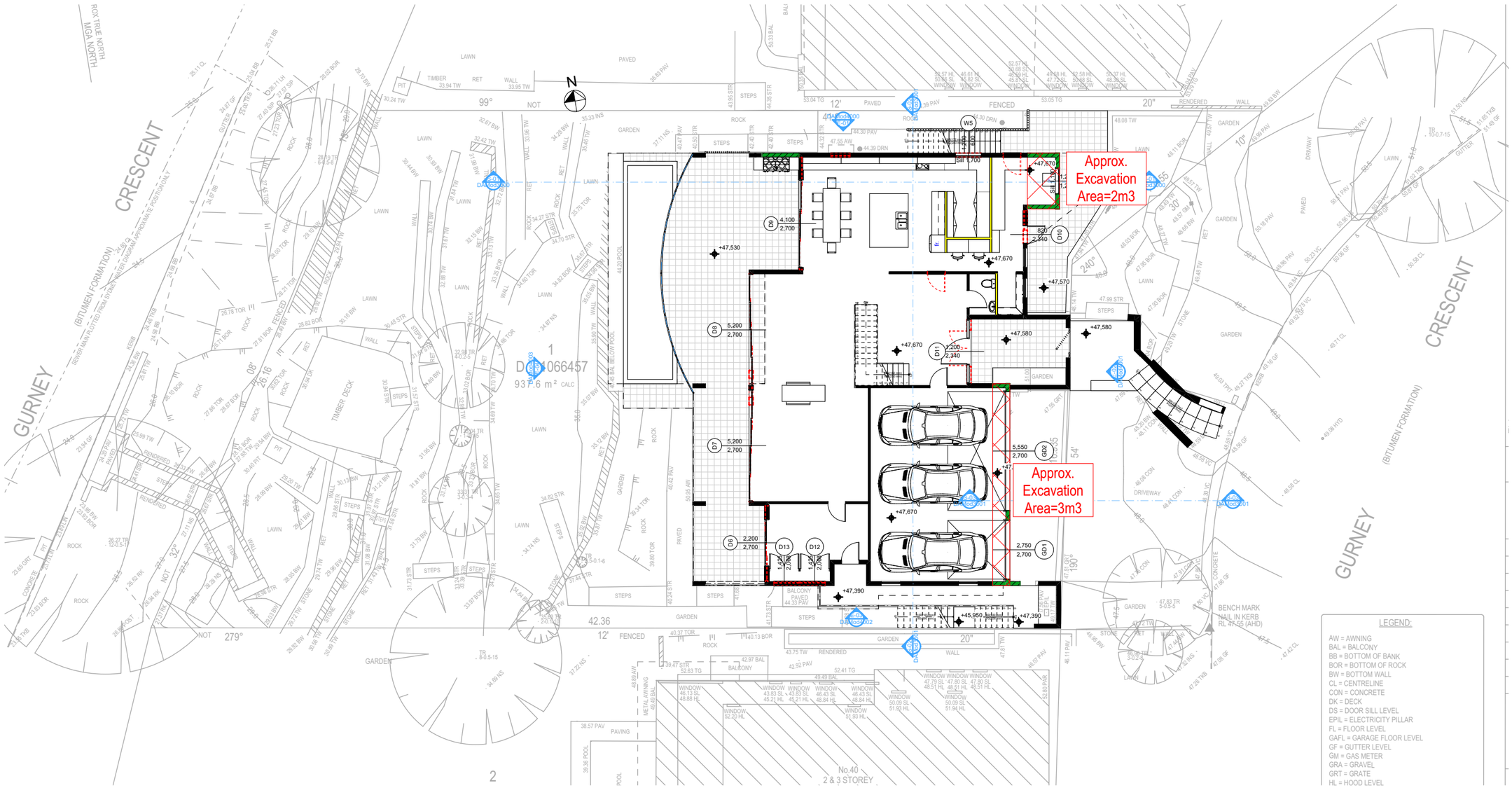

2 EXCAVATION & FILL PLAN
1:200

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NOTES
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All Plans to be read in conjunction with Basix 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
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Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
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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

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

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

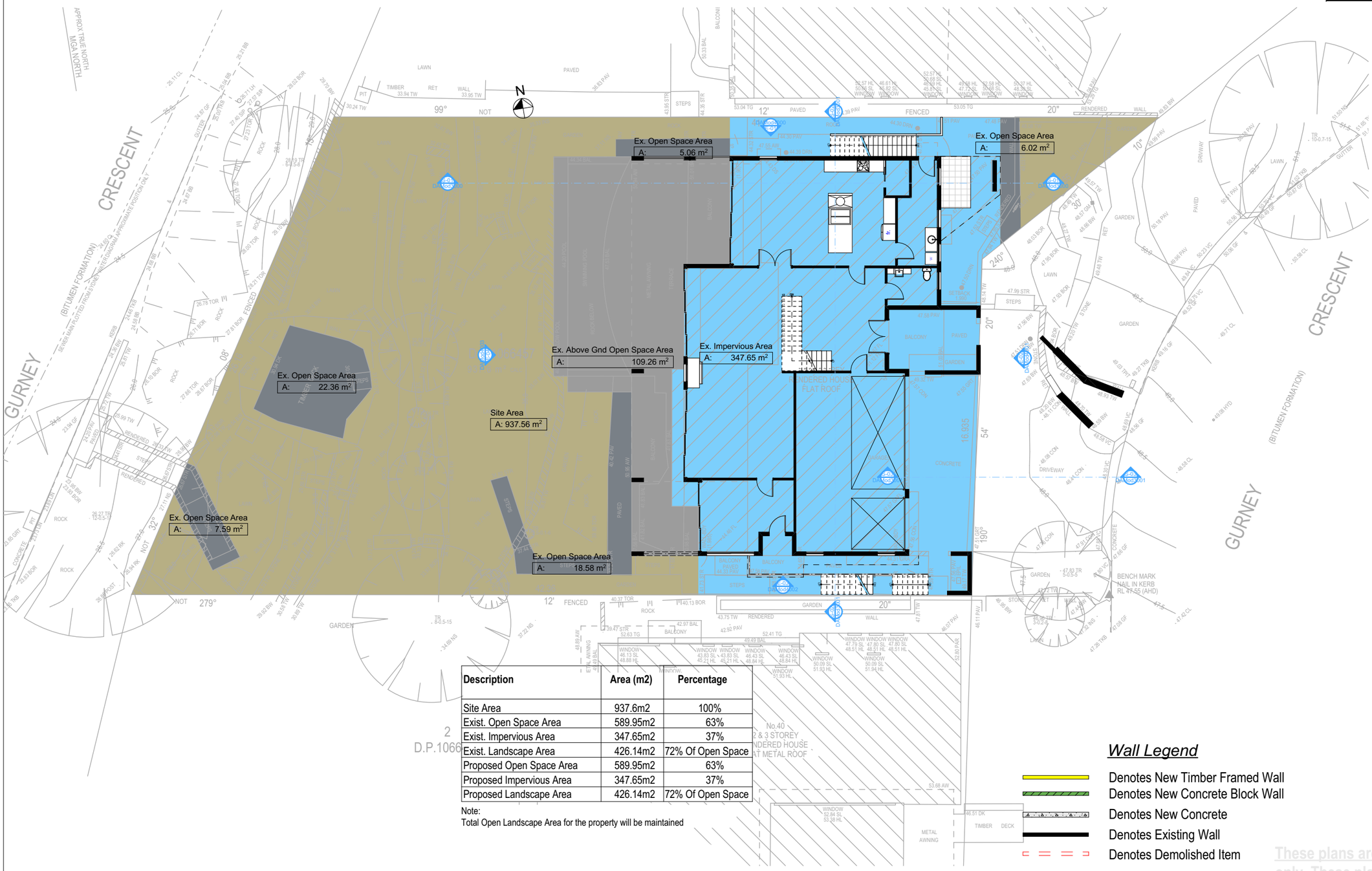
DRAWING TITLE : SITE AND LOCATION
Excavation & Fill Plan

PROJECT NAME :
Alterations & Additions

REVISION NO.	DATE
1	11-5-2023

DRAWING NO.
DAMod1011

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



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

Note:
Total Open Landscape Area for the property will be maintained

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

2 LANDSCAPE OPEN SPACE EXISTING
1:200

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NOTES
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Construction
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Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained
Wall Height	8m	Maintained
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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

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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

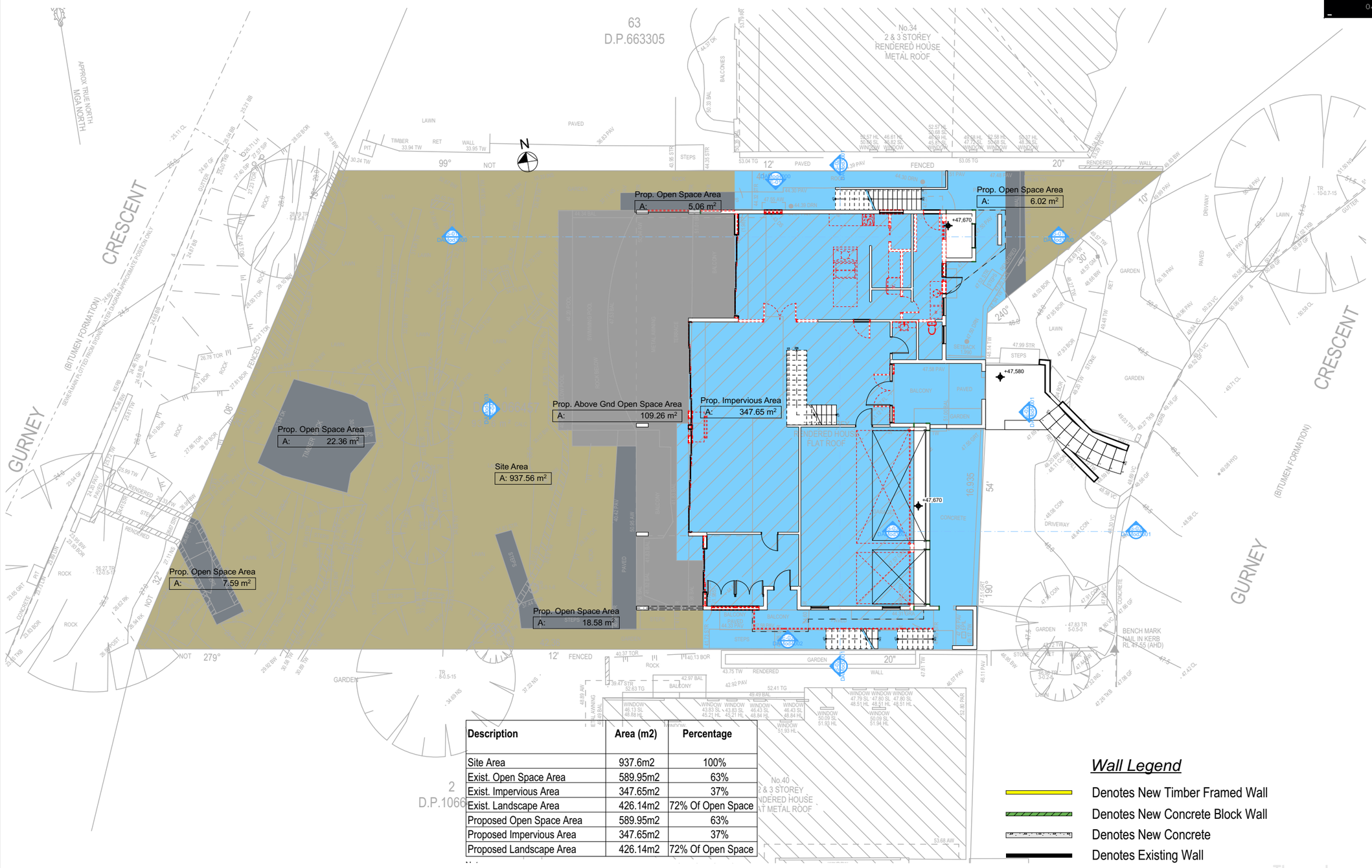
DRAWING TITLE SITE AND LOCATION
Landscape Open Space Plan Existing

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod1012

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



Description	Area (m2)	Percentage
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Exist. Impervious Area	347.65m2	37%
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- Denotes New Concrete
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- Denotes Impervious Area
- Denotes Pervious Area

2 LANDSCAPE OPEN SPACE PROPOSED
1:200

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Site Information	Prop.	Comp.
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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
Landscape Open Space Plan Proposed

PROJECT NAME :
Alterations & Additions

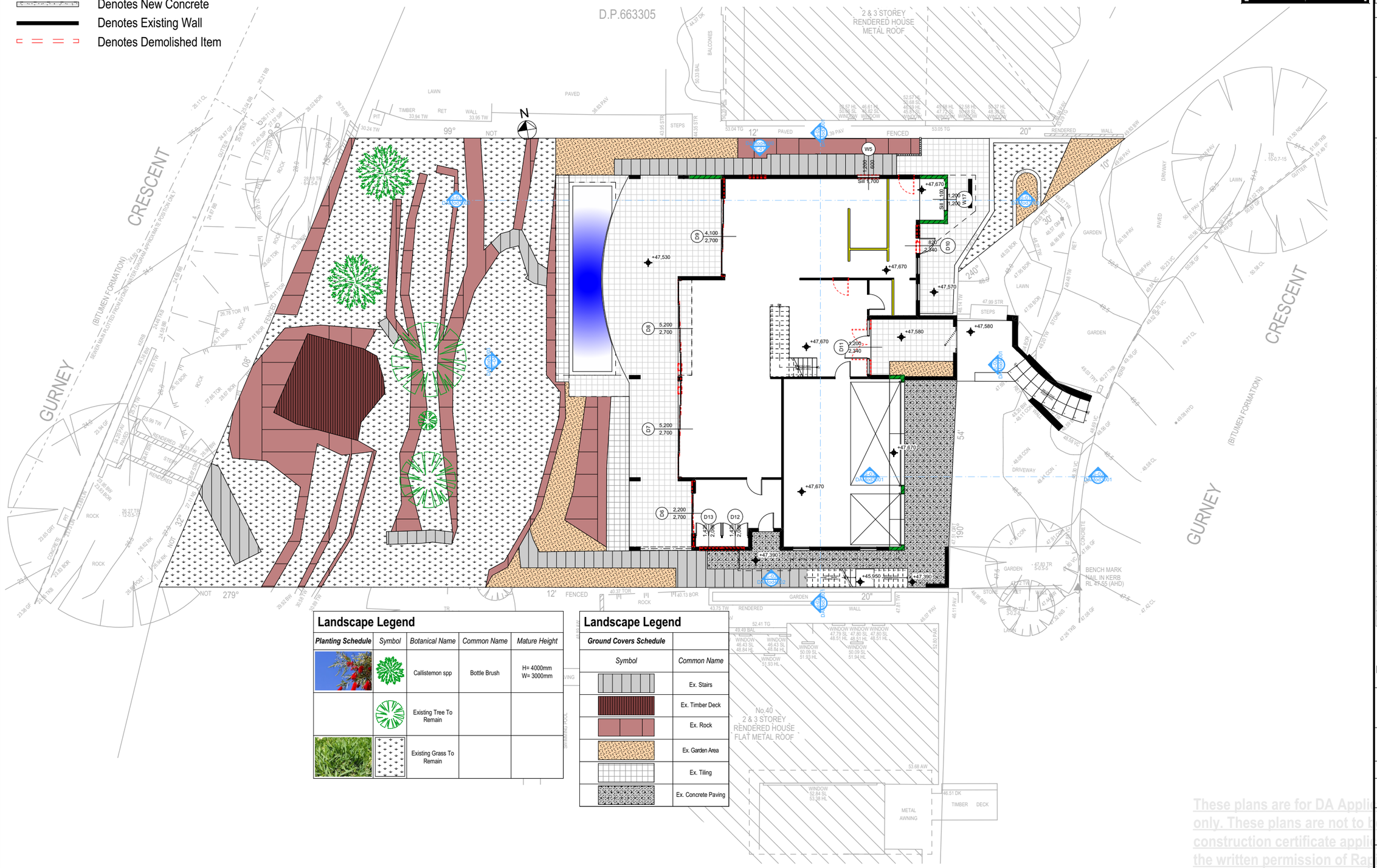
REVISION NO. 1 DATE 11-5-2023

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



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

2 LANDSCAPE PLAN
1:200

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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 Basix 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 AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basix
Basix Certificate Number A444207_05
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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.)	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. RP09215VE
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. 1 DATE 11-5-2023

DRAWING NO.
DAMod1014

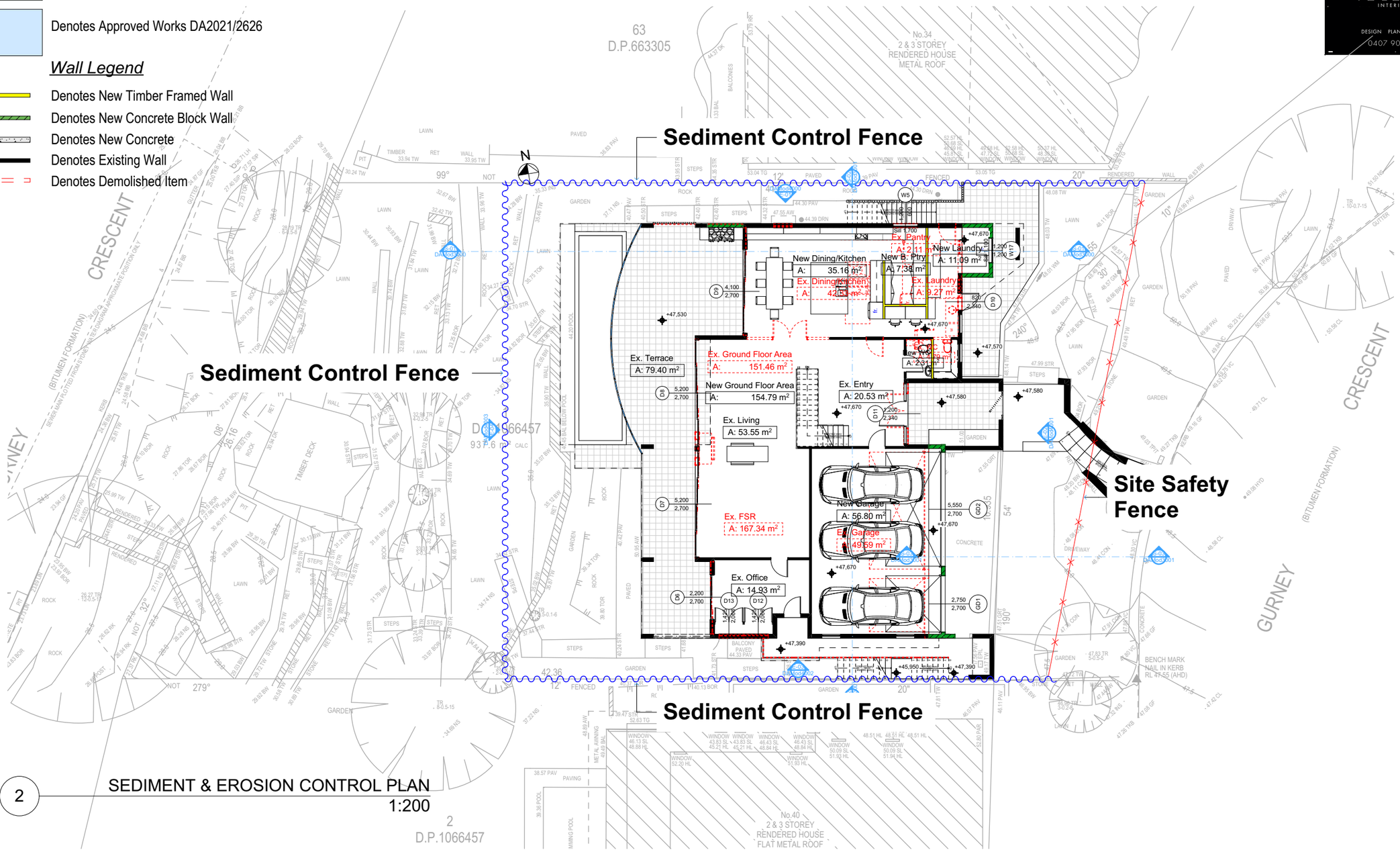
Plot Date: 11/05/2023
Sheet Size: A3

Denotes New Works Under This Application

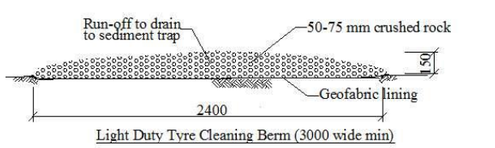
Denotes Approved Works DA2021/2626

Wall Legend

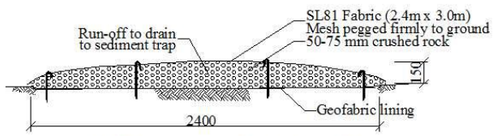
- Denotes New Timber Framed Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item



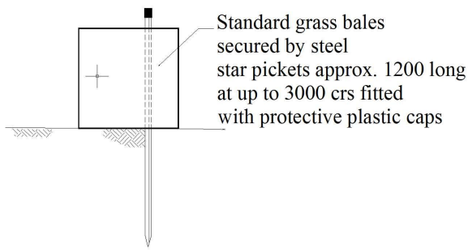
2 SEDIMENT & EROSION CONTROL PLAN
1:200



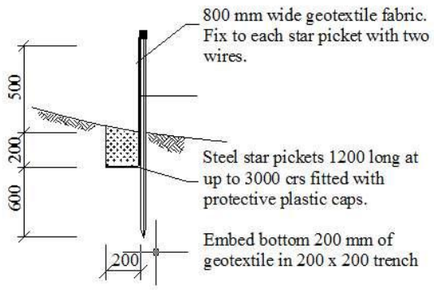
Light Duty Tyre Cleaning Berm (3000 wide min)



Light Duty Tyre Cleaning Grid (3000 wide min)



Typical Detail Grass Bale
Sediment Barrier



Typical Detail Sediment
Control Barrier

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

Construction
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Insulation to External Masonry Walls R1.7
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Waterproofing to BCA and AS 3740
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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. 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

DRAWING NO.
DAMod1015

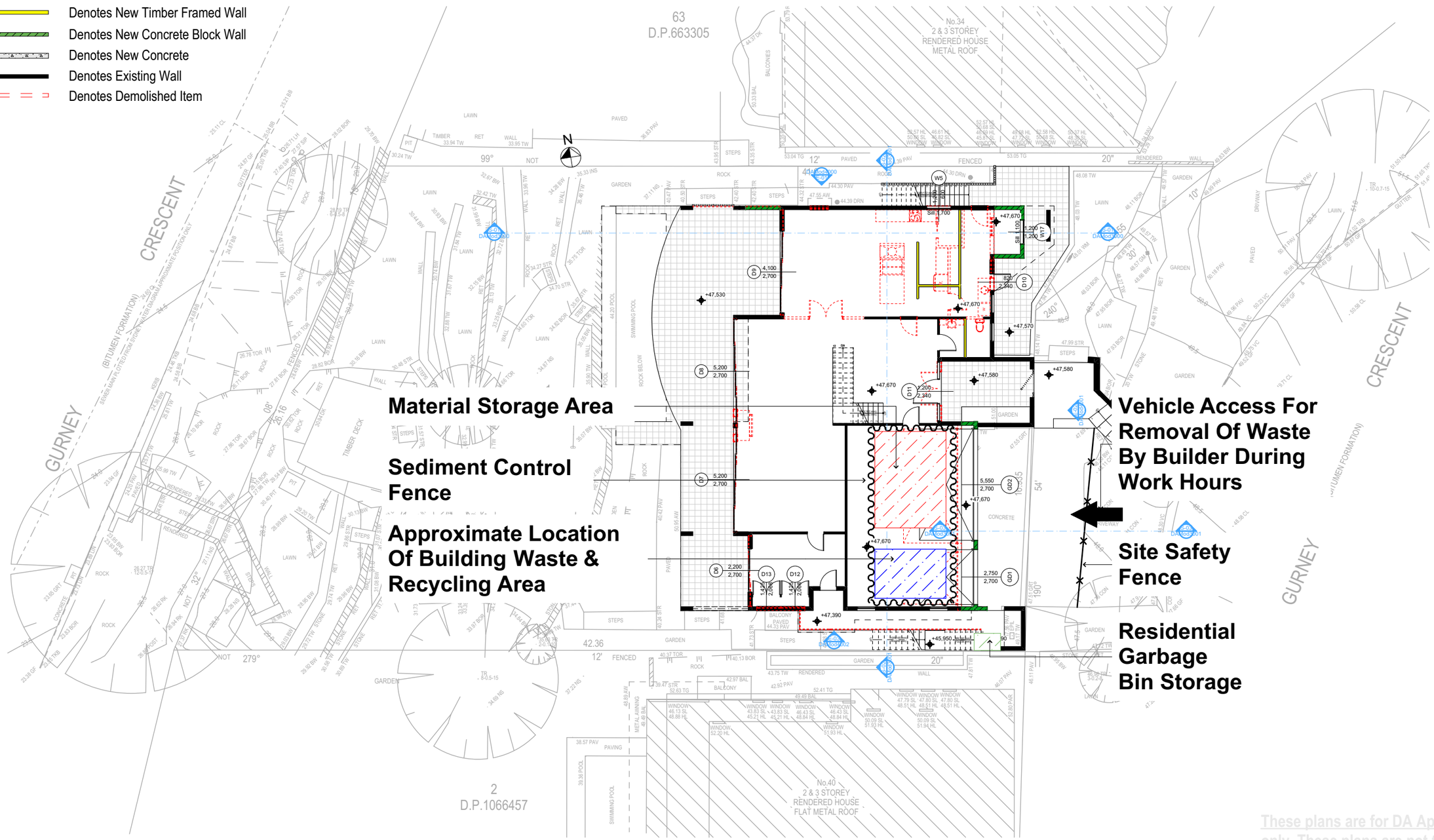
Plot Date: 11/05/2023
Sheet Size: A3

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



2 WASTE MANAGEMENT PLAN
1:200

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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 Basix 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 AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
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Basix Certificate Number A444207_05
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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
Waste Management Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod1016

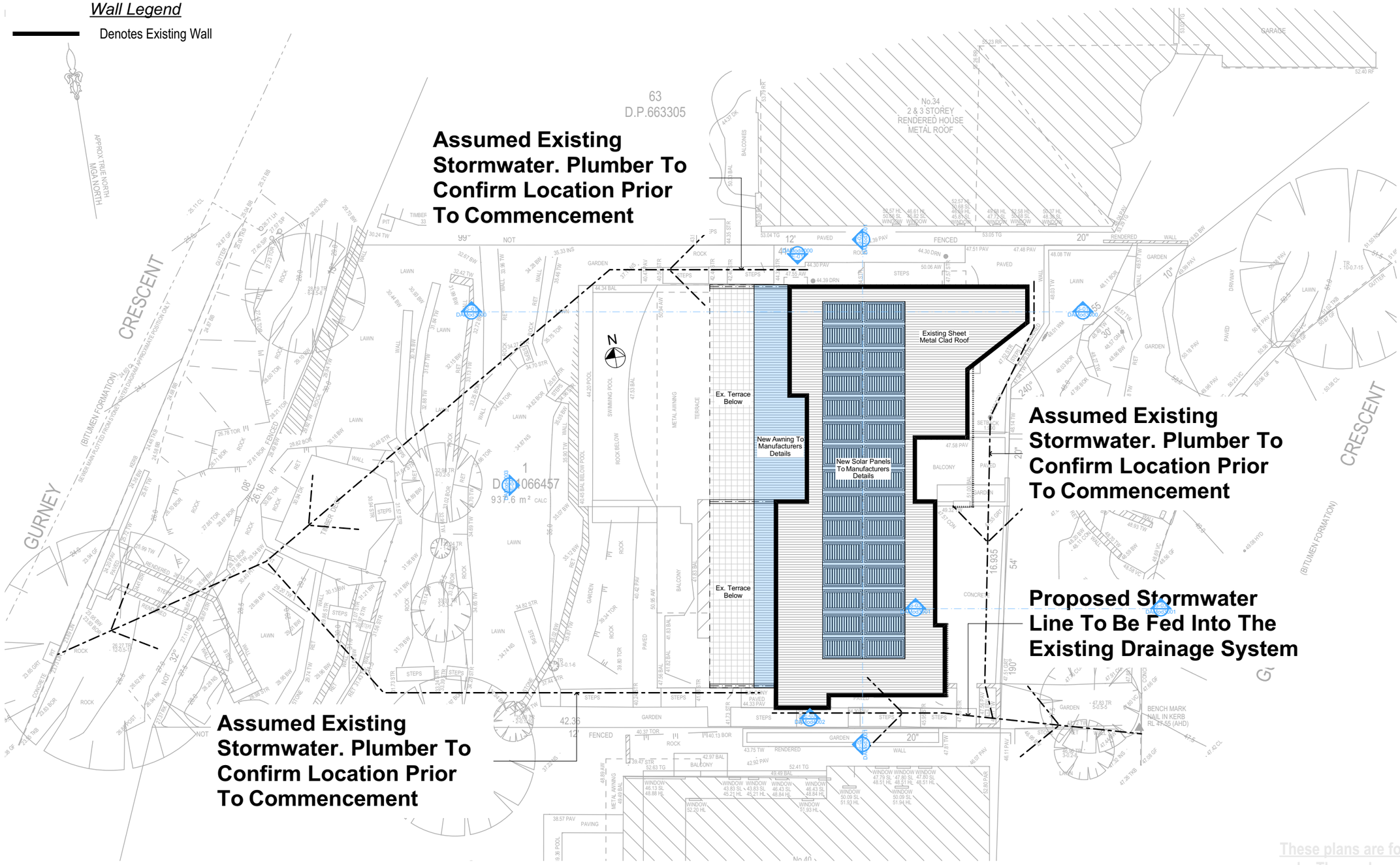
Plot Date: 11/05/2023
Sheet Size: A3

Denotes New Works Under This Application

Denotes Approved Works DA2021/2626

Wall Legend

Denotes Existing Wall



4 STORMWATER PLAN
1:200

Plumber To Confirm Location Of Existing Stormwater/Sewer Prior To Commencement

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

Construction
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Insulation to External Masonry Walls R1.7
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Glazing to BCA and AS01288-2047
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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

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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

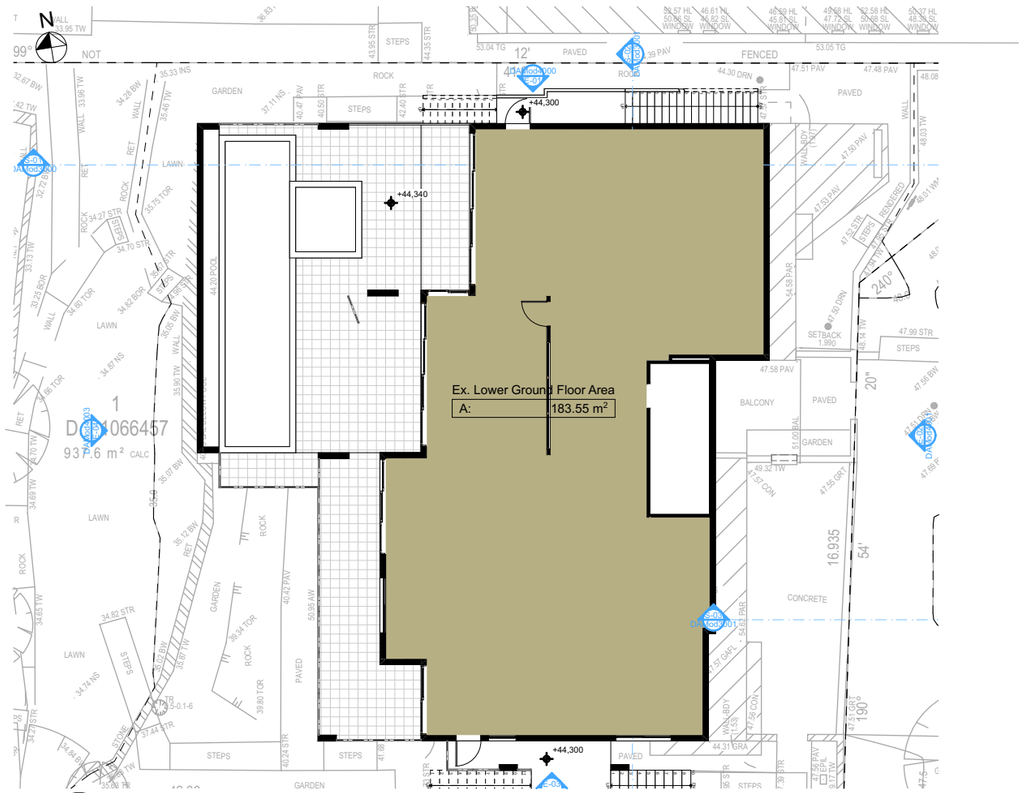
DRAWING TITLE : SITE AND LOCATION
Stormwater Plan

PROJECT NAME :
Alterations & Additions

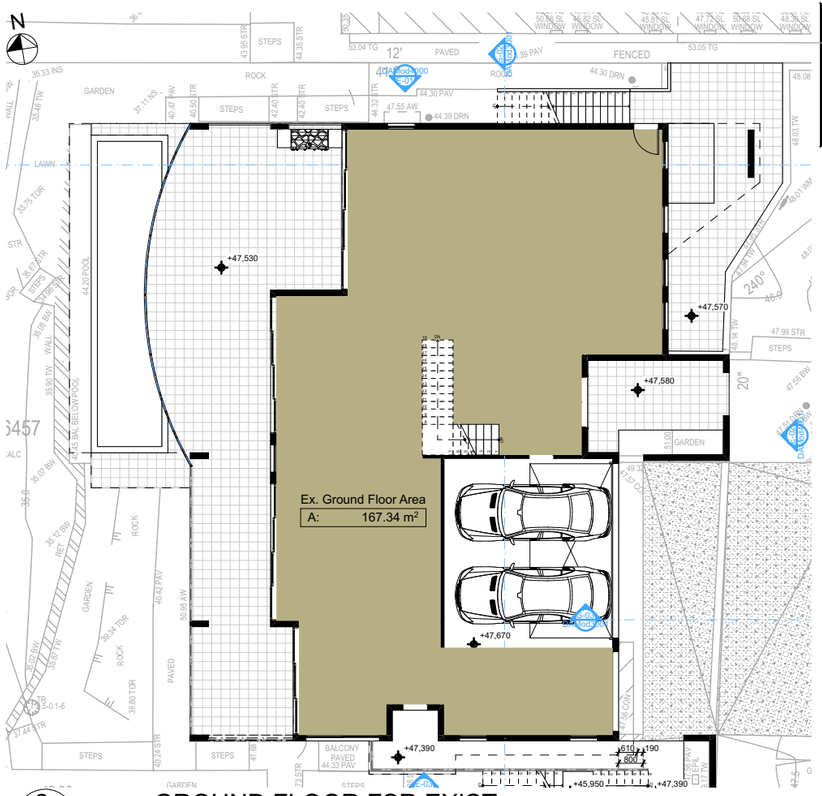
REVISION NO. 1 DATE 11-5-2023

DRAWING NO. DAMod1017

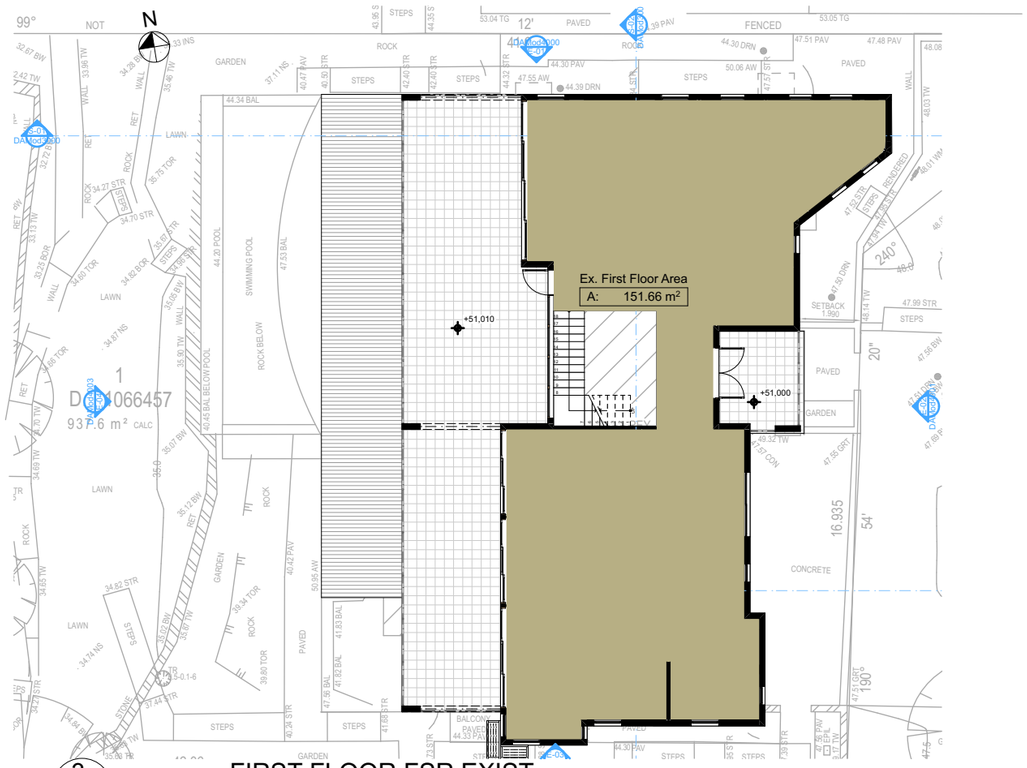
Plot Date: 11/05/2023
Sheet Size: A3



1. LWR GROUND FSR EXIST
1:200



2. GROUND FLOOR FSR EXIST
1:200



3. FIRST FLOOR FSR EXIST
1:200

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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NOTES
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New Works to be constructed shown in Shaded/Blue

Construction
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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

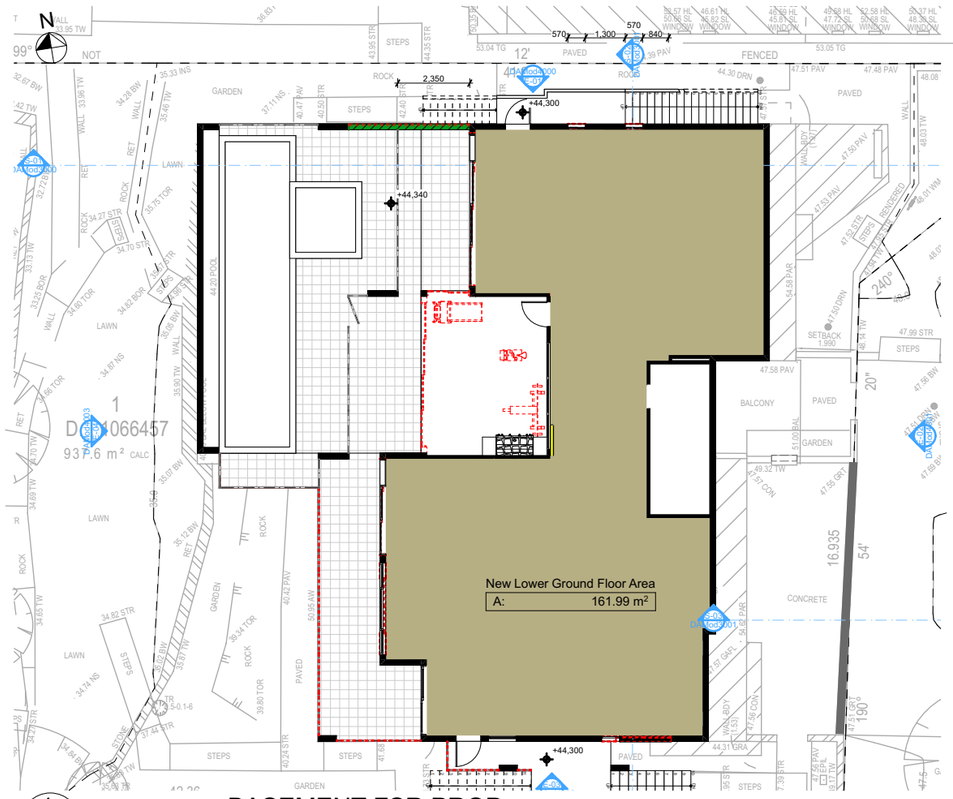
DRAWING TITLE : SITE AND LOCATION
Floor Space Ratio Calculation Existing

PROJECT NAME :
Alterations & Additions

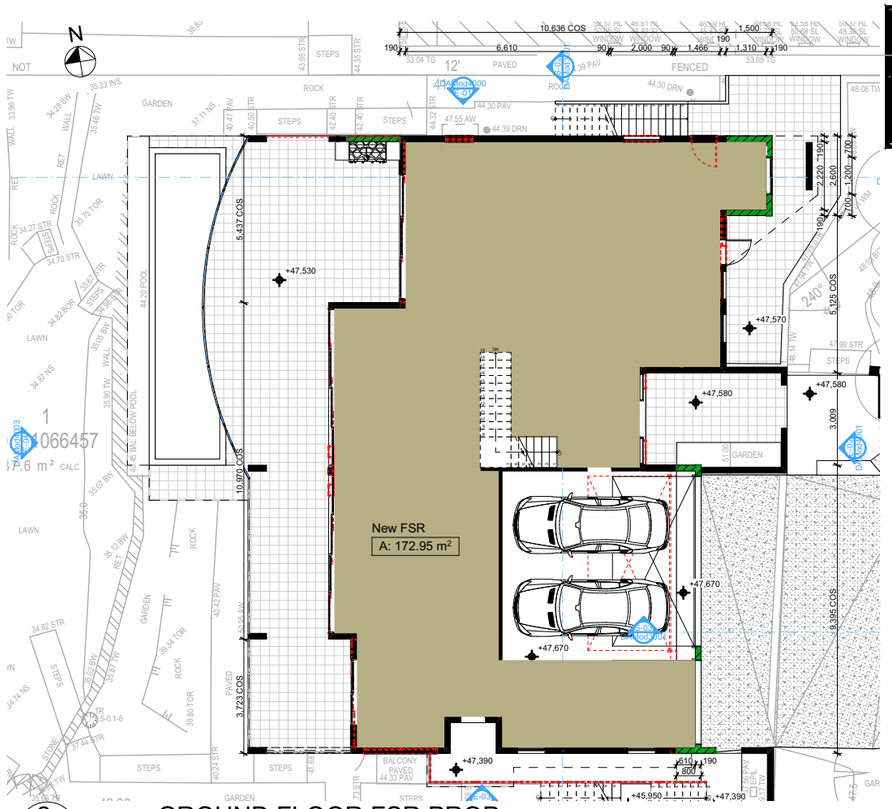
REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod1018

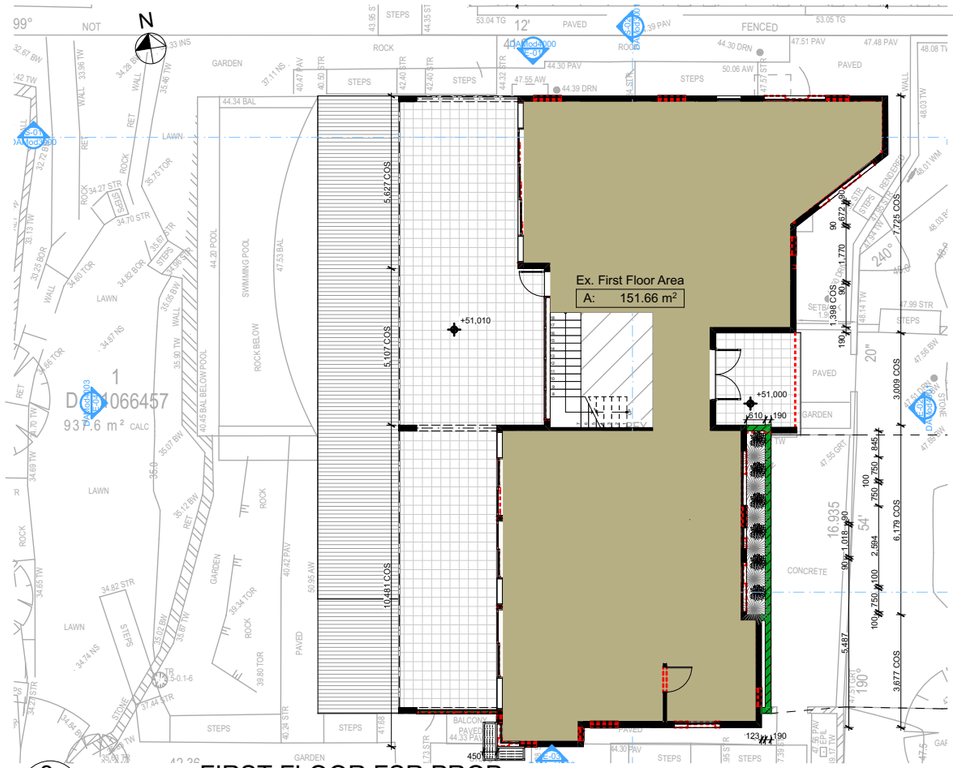
Plot Date: 11/05/2023
Sheet Size: A3



1.
-
BASEMENT FSR PROP
1:200



2.
-
GROUND FLOOR FSR PROP
1:200



3.
-
FIRST FLOOR FSR PROP
1:200

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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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 Basix 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 AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basix
Basix Certificate Number A444207_05
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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.)	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

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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

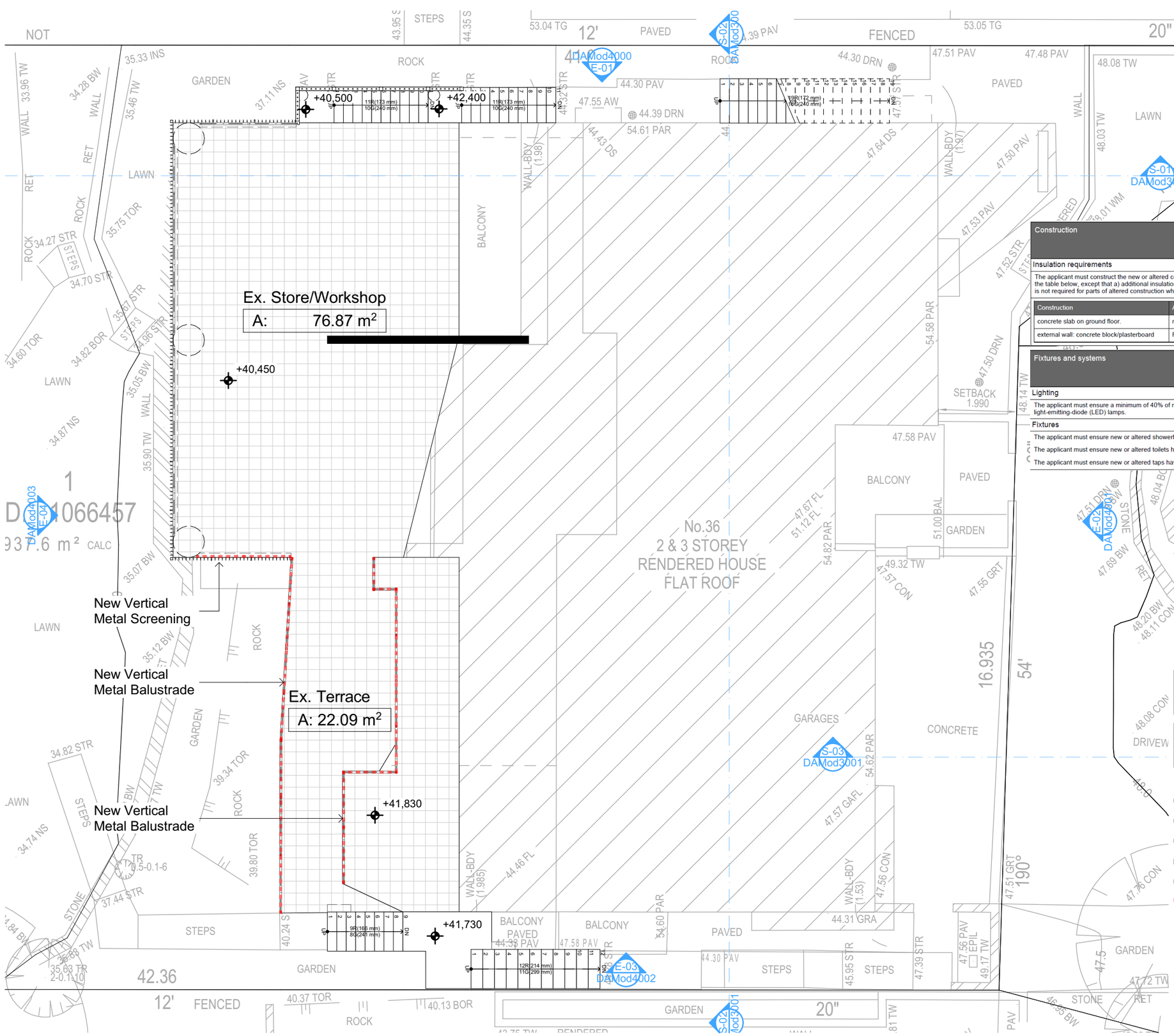
DRAWING TITLE : SITE AND LOCATION
Floor Space Ratio Calculation Proposed

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod1019

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



0
-
Store/Workshop
1:100

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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 Basix 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 AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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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

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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 : PLANS
Lower Level Store/Workshop

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod2001

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

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)	

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Denotes New Works Under This Application

Denotes Approved Works DA2021/2626

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

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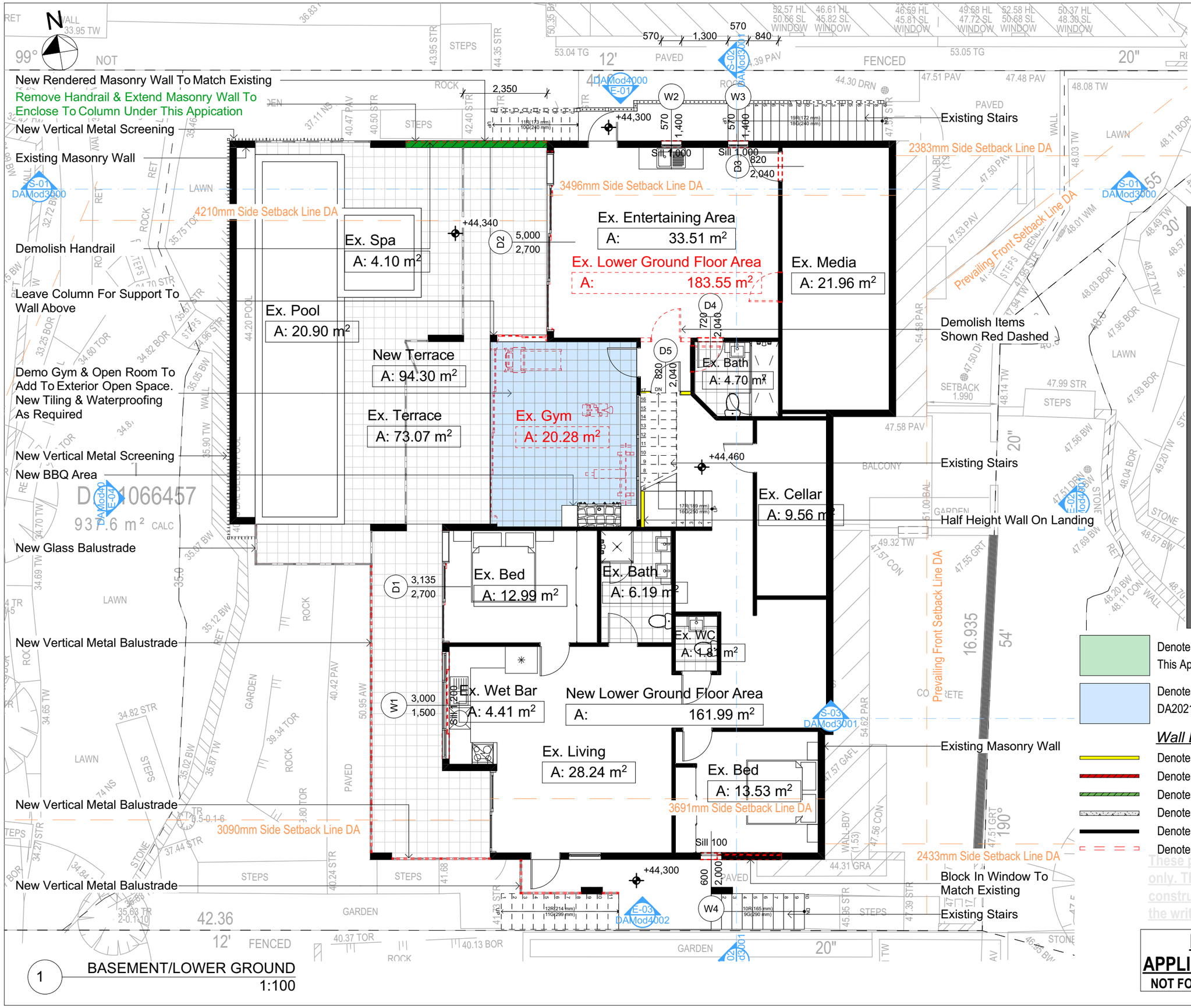
NOT FOR CONSTRUCTION



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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 Basix 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
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Glazing to BCA and AS01288-2047
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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

Construction	Insulation requirements	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)	

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

Denotes New Works Under This Application

Denotes Approved Works DA2021/2626

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

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DA MOD APPLICATION ONLY
NOT FOR CONSTRUCTION

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

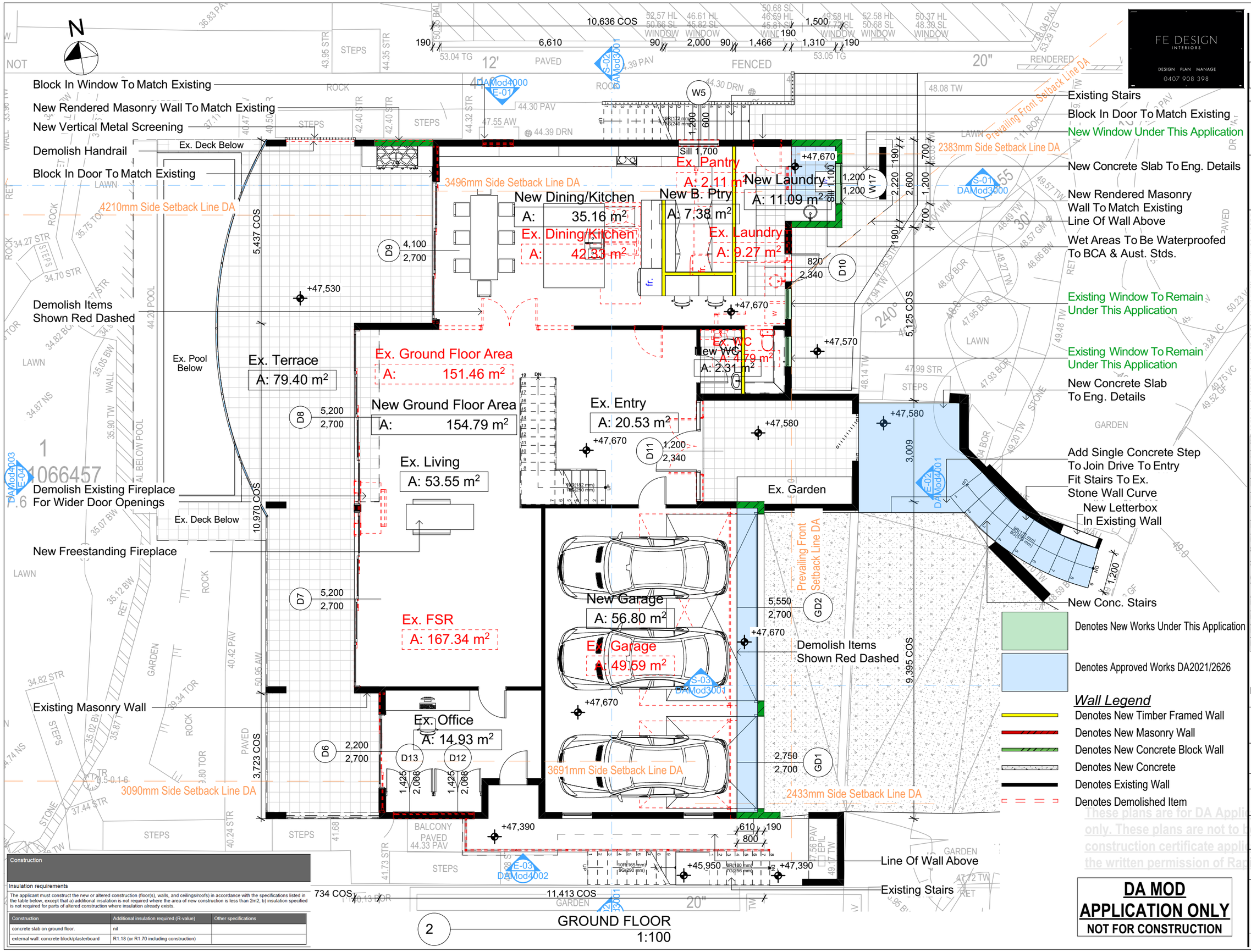
DRAWING TITLE : PLANS
LOWER GROUND FLOOR

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod2002

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



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NOTES
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36 Gurney Crescent Seaforth 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
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
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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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

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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 : PLANS
GROUND FLOOR

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod2003

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 Masonry 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

Construction

Insulation requirements
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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)	

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 Window To Remain Under This Application

Block In Window To Match Existing

2383mm Side Setback Line DA

3496mm Side Setback Line DA

Ex. Master Bed
A: 35.74 m²

Ex. WIR
A: 6.51 m²

Ex. Ensuite
A: 10.79 m²

New Ensuite
A: 11.80 m²

New Master Bed
A: 29.11 m²

Ex. First Floor Area
A: 151.66 m²

Ex. WIR
A: 13.52 m²

Prevailing Front Setback Line DA

Demolish Items Shown Red Dashed

Block In Window To Match Existing

Existing Masonry Wall

Ex. WIL
A: 4.79 m²

New Gyprock Clad 90mm Timber Stud Walls

Ex. Terrace
A: 76.40 m²

Ex. Deck
A: 8.28 m²

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

DA2021066457

937.6 m² CALC

Existing Vergola Over Deck Below

Ex. Bed
A: 13.67 m²

Ex. Study
A: 4.92 m²

New Store
A: 1.95 m²

Ex. Bed
A: 13.62 m²

Ex. WC
A: 1.0 m²

New Waterproofed Planter Box Over Garage

New Bath
A: 6.05 m²

Ex. Bed
A: 20.21 m²

Ex. Bath
A: 9.99 m²

New Bath
A: 5.51 m²

New Stone Clad Masonry Wall To Match Existing Over Garage

New Awning To Match Into Existing/Approved

3691mm Side Setback Line DA

3090mm Side Setback Line DA

New 450 Window Awning To Basix Requirements

Block In Window To Match Existing

2433mm Side Setback Line DA

New Vertical Metal Screening

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

Approved Window Widened As A Corner Window Under This Application

Block In Window To Match Existing

Block In Window To Match Existing

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)	

Insulation requirements

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3 FIRST FLOOR 1:100

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

Construction
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
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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.

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

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

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

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DA MOD APPLICATION ONLY
NOT FOR CONSTRUCTION

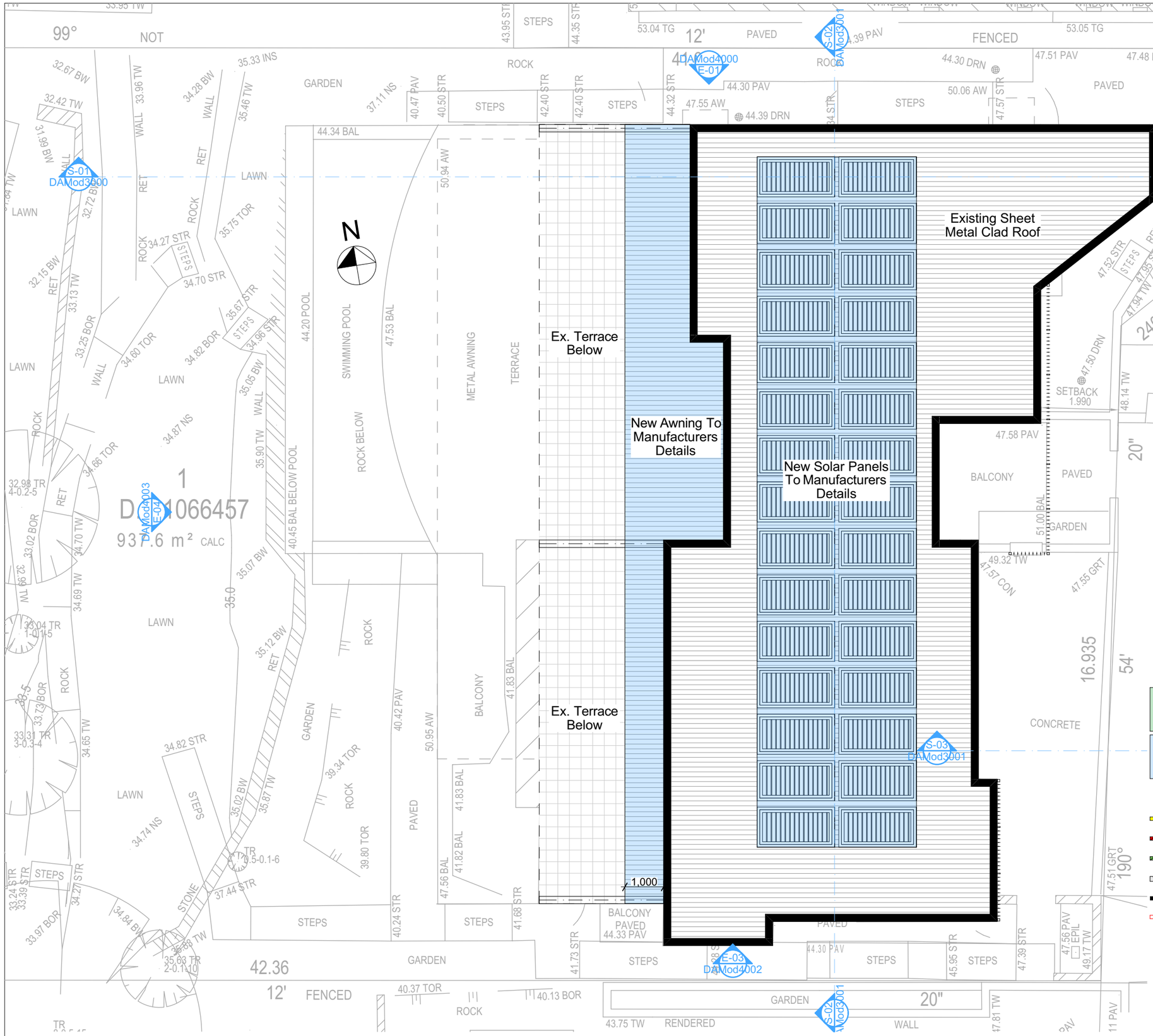
DRAWING TITLE : PLANS
FIRST FLOOR

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod2004

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



4 Roof Plan
1:100

Denotes New Works Under This Application

Denotes Approved Works DA2021/2626

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

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DA MOD APPLICATION ONLY
NOT FOR CONSTRUCTION

FE DESIGN
INTERIORS
DESIGN PLAN MANAGE
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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 Basix 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 AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

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.

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

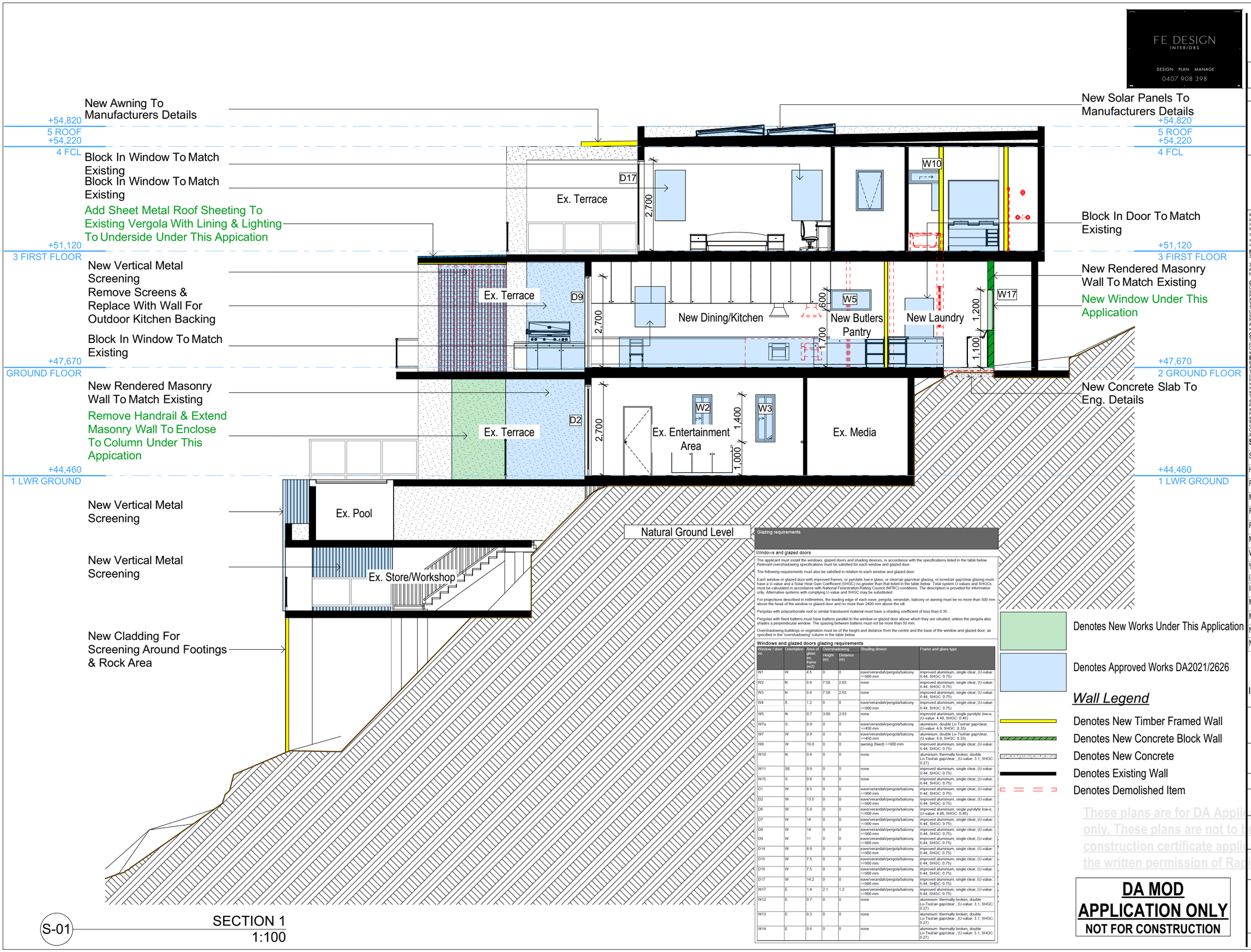
DRAWING TITLE : PLANS
ROOF

PROJECT NAME :
Alterations & Additions

REVISION NO. 1
DATE 11-5-2023

DRAWING NO.
DAMod2005

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 pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

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

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

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 (m2)	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-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)
W7	W	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, double Lo-Tsol/air 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-Tsol/air 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 >=600 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-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)
W13	E	0.3	0	0	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)
W14	E	0.6	0	0	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear , (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

S-01 SECTION 1
1:100

FE DESIGN INTERIORS
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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 Basix 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 AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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Basix
Basix Certificate Number A444207_05
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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.)	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 :
SECTIONS
SECTION 1

PROJECT NAME :
Alterations & Additions

REVISION NO. 1
DATE 11-5-2023

DRAWING NO.
DAMod3000

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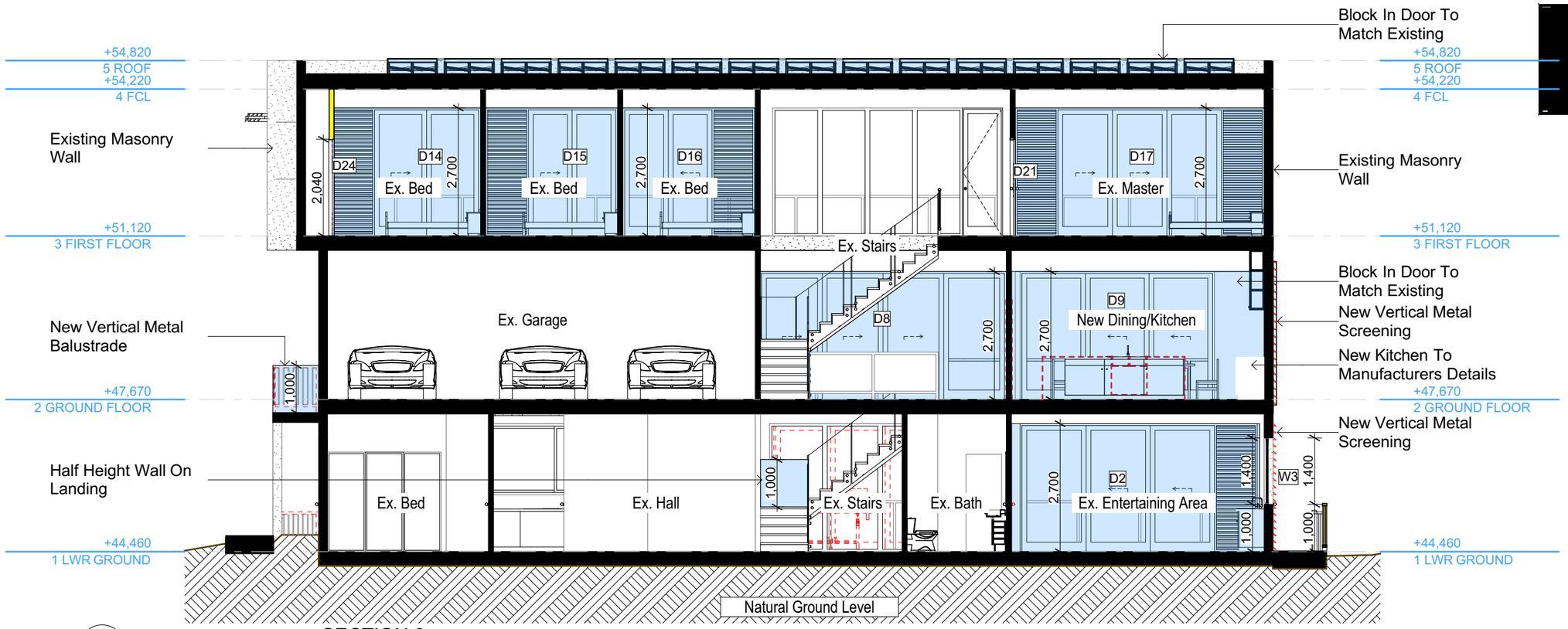

S-02

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 toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

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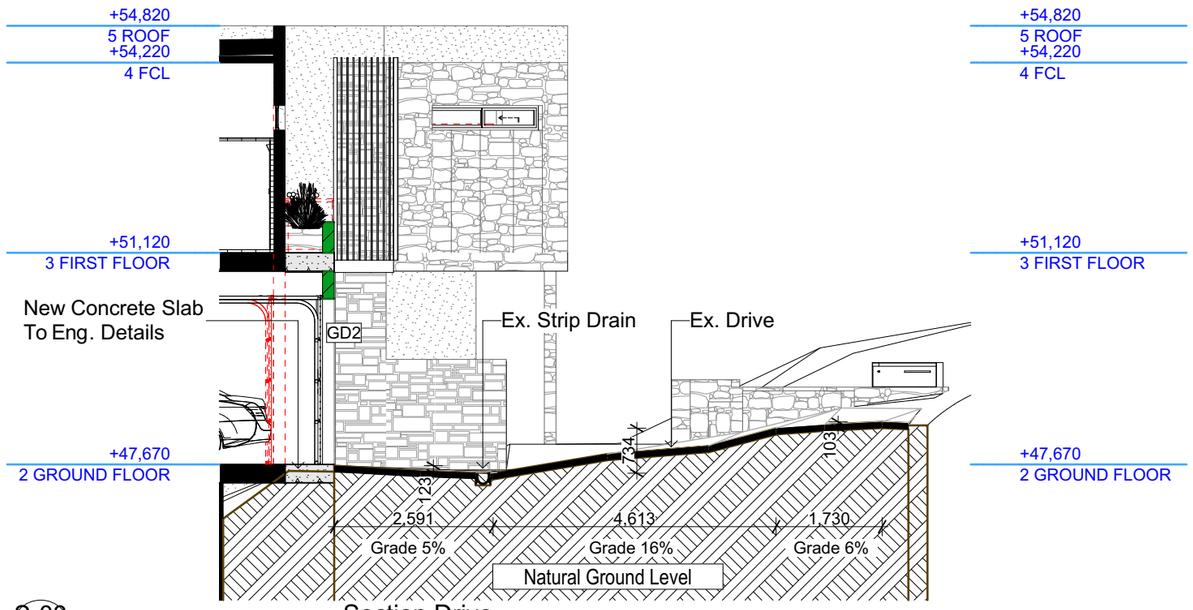
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

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 (m2)	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-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)
W7	W	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, double Lo-Tsol/air 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-Tsol/air 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 >=600 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-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)
W13	E	0.3	0	0	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)
W14	E	0.6	0	0	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)



S-03
-

Section Drive
1:100

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

FE DESIGN
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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 Basix 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 AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basix
Basix Certificate Number A444207_05
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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.)	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. RP09215VE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

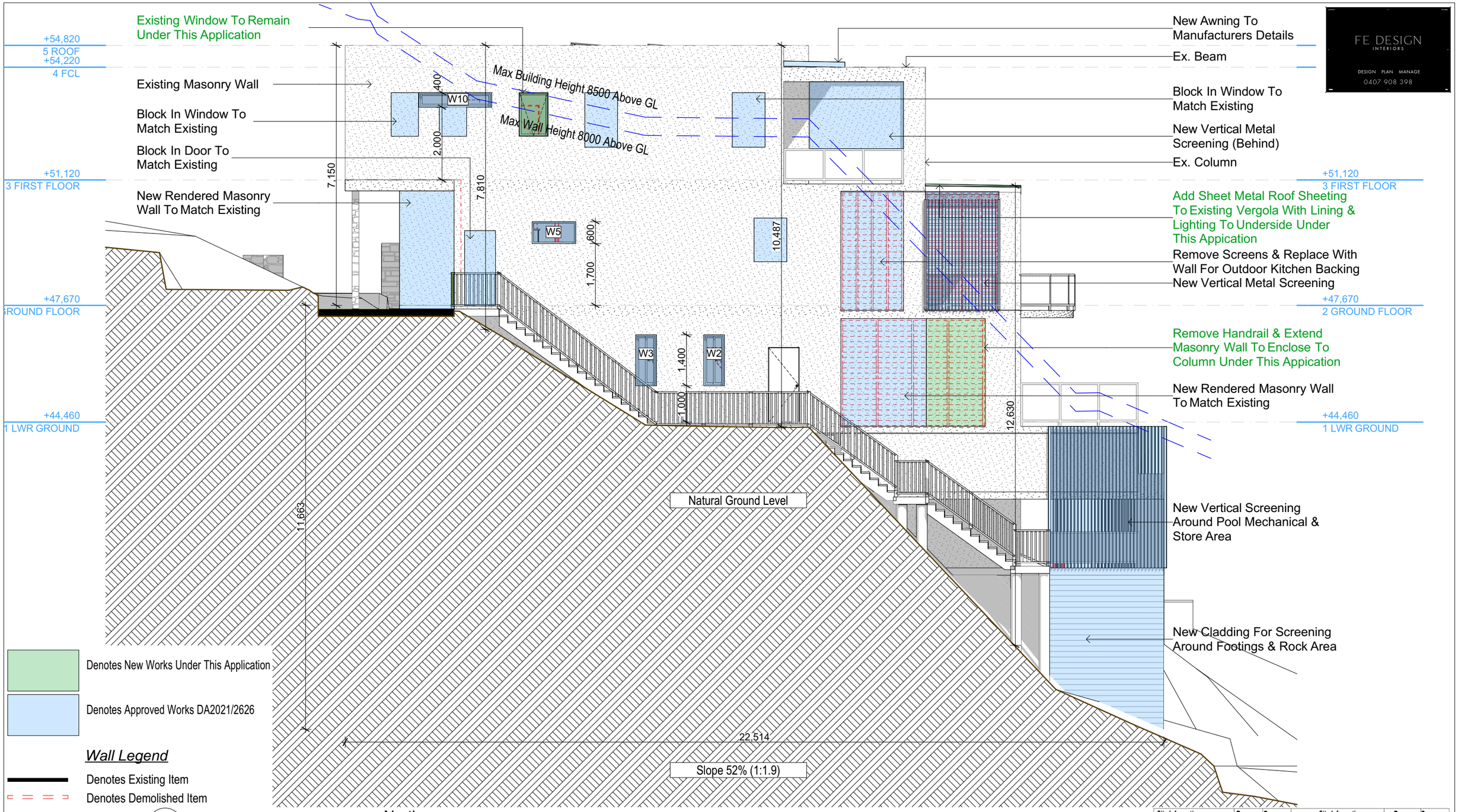
DRAWING TITLE : SECTIONS
SECTION 2

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod3001

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



Denotes New Works Under This Application

Denotes Approved Works DA2021/2626

Wall Legend

Denotes Existing Item

Denotes Demolished Item

E-01 North 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
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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,

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 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

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

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

Project North
N

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

Denotes New Works Under This Application

Denotes Approved Works DA2021/2626

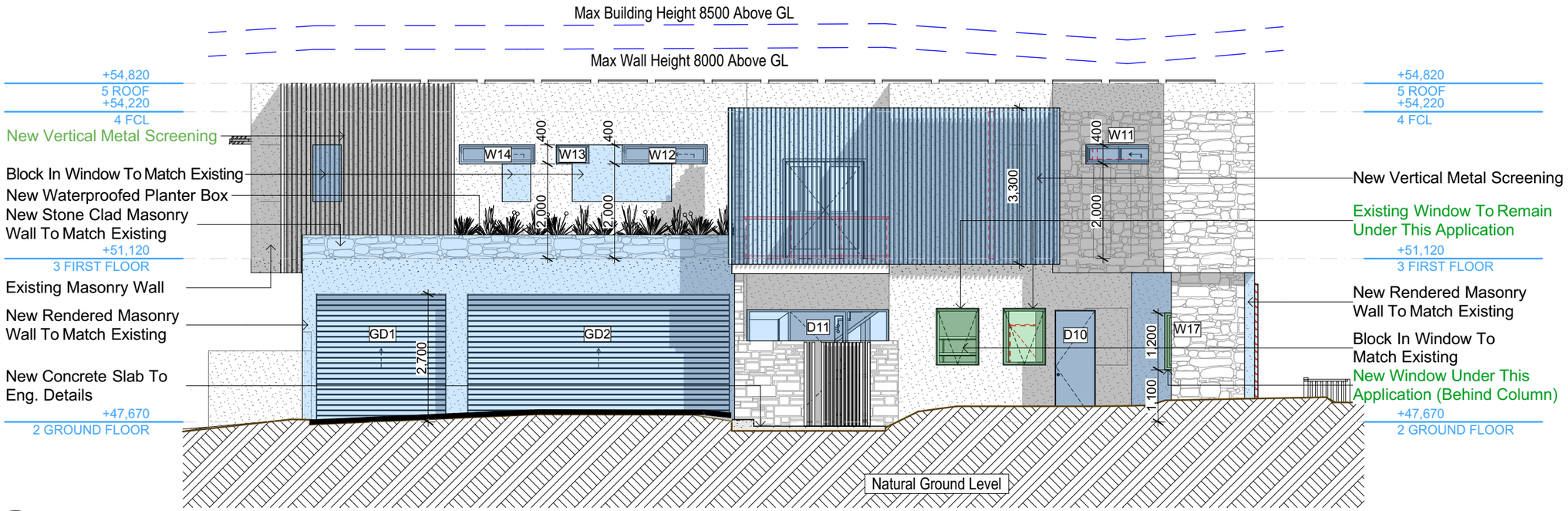
Wall Legend

Denotes New Concrete

Denotes Existing Item

Denotes Demolished Item

FE DESIGN
INTERIORS
DESIGN PLAN MANAGE
0407 908 398



E-02 East
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 toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

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

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

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 (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
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-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)
W7	W	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, double Lo-Tsol/air 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-Tsol/air 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-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)
W13	E	0.3	0	0	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)
W14	E	0.6	0	0	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)

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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 Basix 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 AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basix
Basix Certificate Number A444207_05
All Plans to be read in conjunction with Basix Certificate
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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. RP09215VE
Project Status DA Mod

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE : ELEVATIONS
ELEVATION EAST

PROJECT NAME :
Alterations & Additions

REVISION NO. 1 DATE 11-5-2023

DRAWING NO.
DAMod4001

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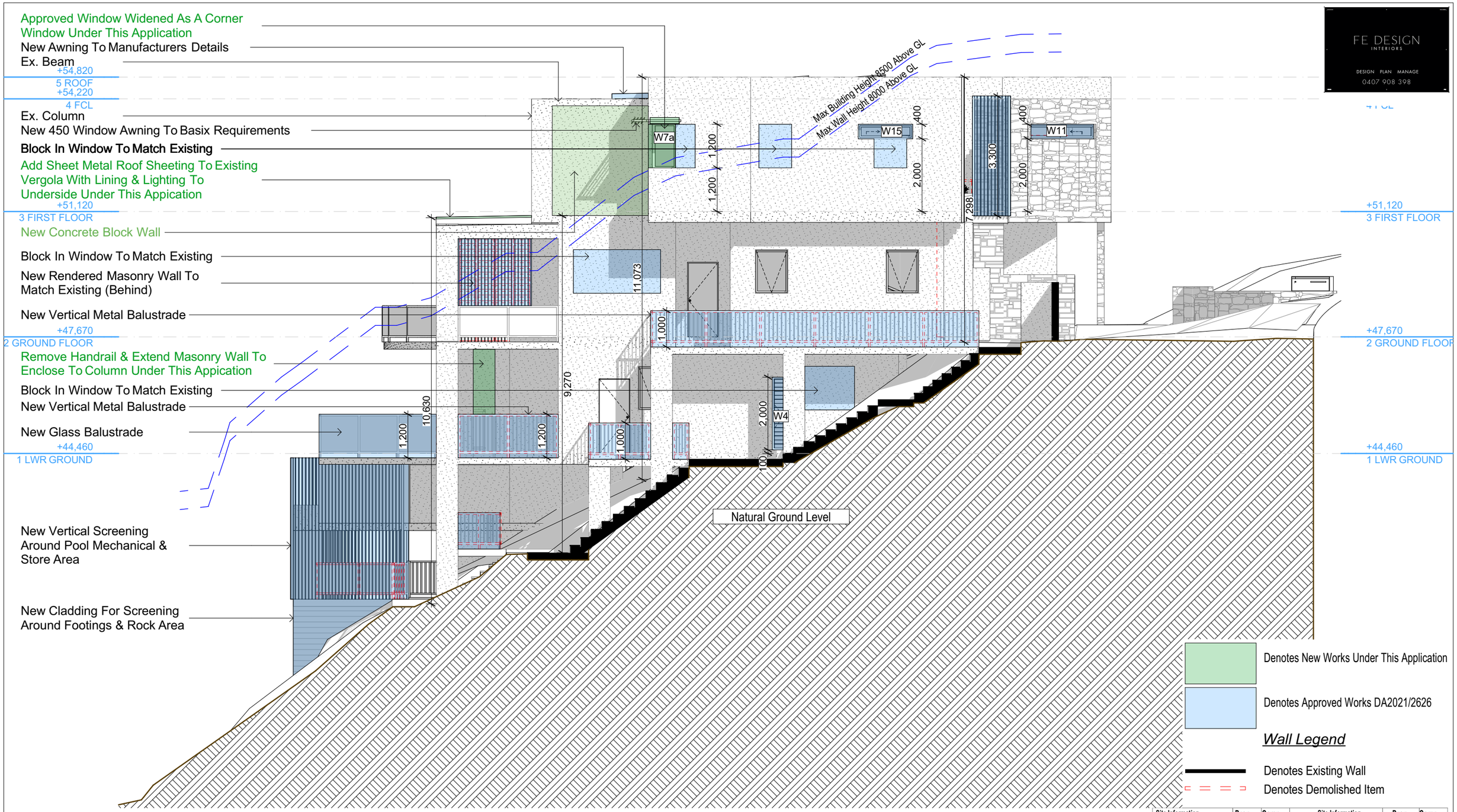

E-03 South 1:100

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
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Construction
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Insulation to External Masonry Walls R1.7
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Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

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Basix Certificate Number A444207_05
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	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 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

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
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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
N

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 SOUTH

PROJECT NAME :
Alterations & Additions

REVISION NO.
1
DATE.
11-5-2023
DRAWING NO.
DAMod4002

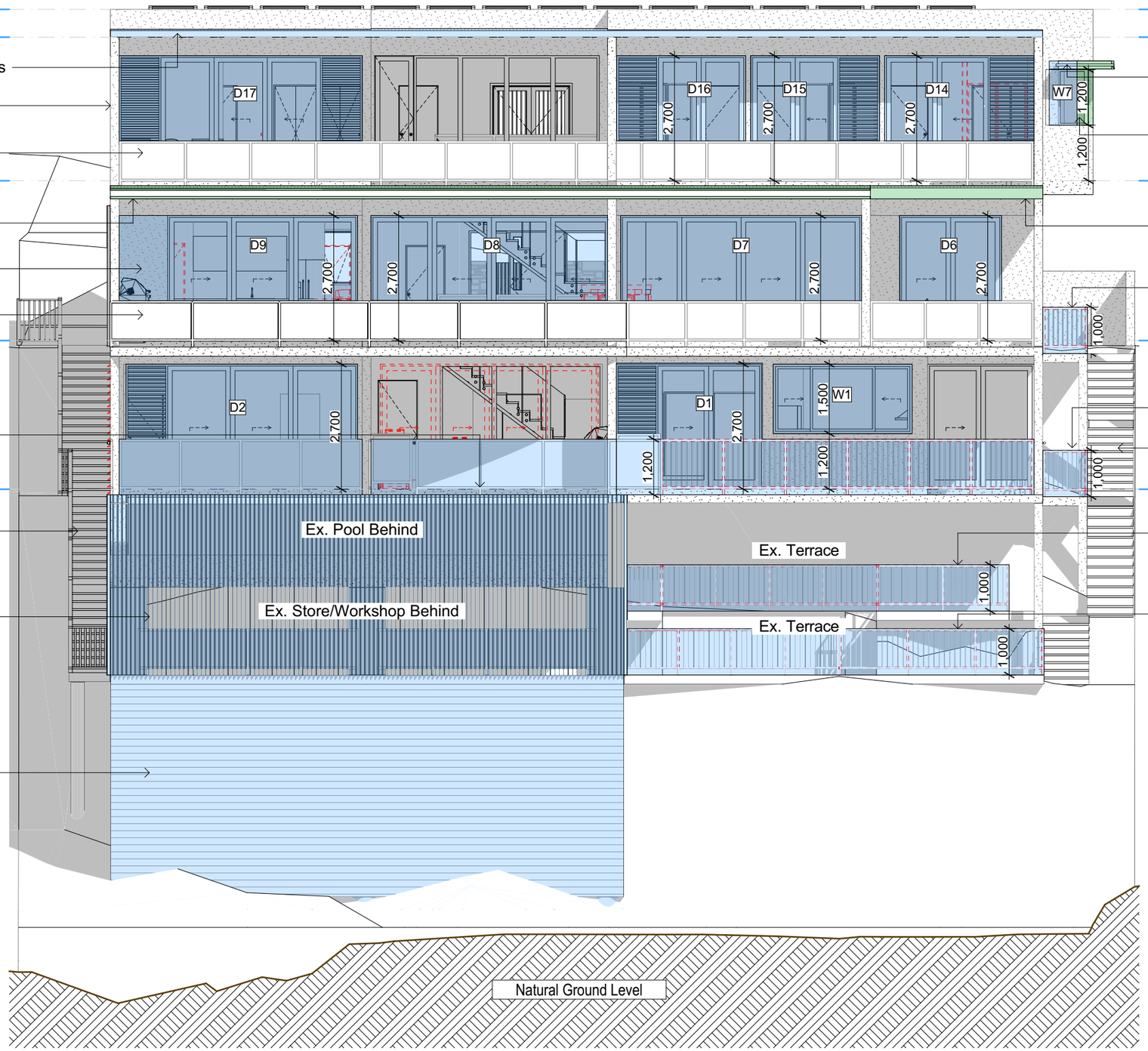
Denotes New Works Under This Application

Denotes Approved Works DA2021/2626

Wall Legend

Denotes Existing Wall

Denotes Demolished Item



E-04 West
1:100

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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 Basix Certificate
New Works to be constructed shown in Shaded/Blue

Construction
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Insulation to External Masonry Walls R1.7
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Basix
Basix Certificate Number A444207_05
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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

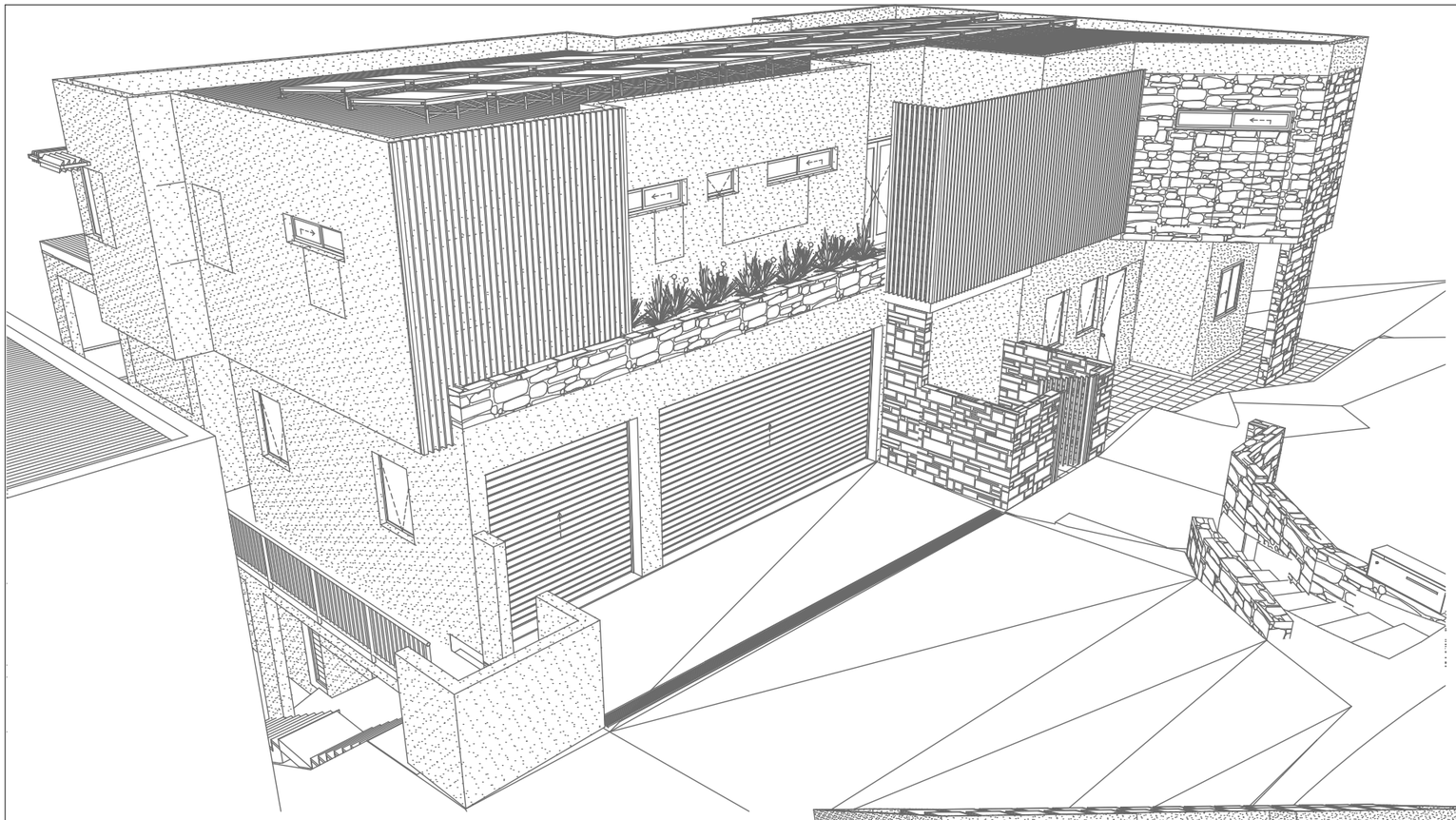
DRAWING TITLE : ELEVATIONS
ELEVATION WEST

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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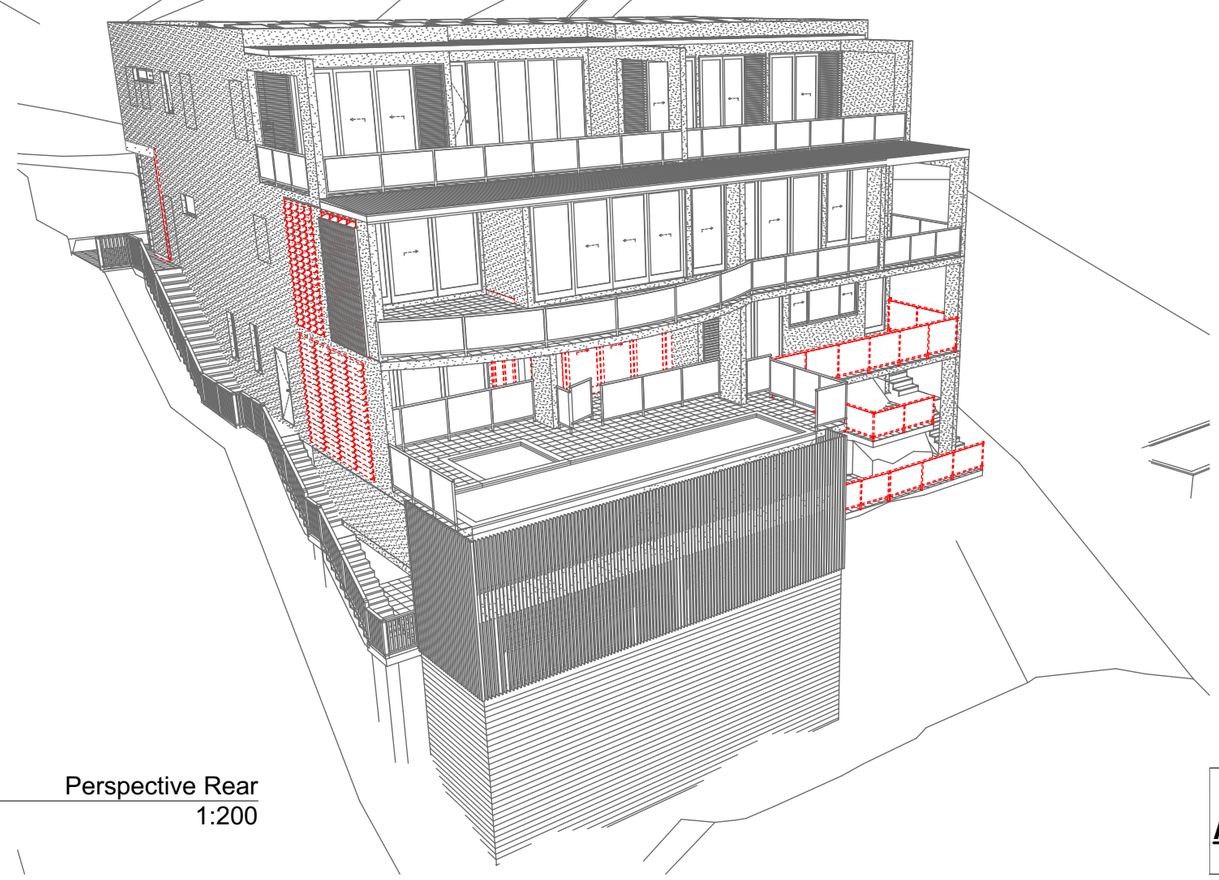
Perspective Front
1:200



2
-
Perspective Rear
1:200

FE DESIGN
INTERIORS

DESIGN PLAN MANAGE
0407 908 398

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NOTES
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36 Gurney Crescent Seaforth 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
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
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

Basix
Basix Certificate Number A444207_05
All Plans to be read in conjunction with Basix Certificate
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For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	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

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DRAWING TITLE :
SHADOW PLANS
PERSPECTIVE

PROJECT NAME :
Alterations & Additions

REVISION NO. 1
DATE 11-5-2023

DRAWING NO.
DAMod5000

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

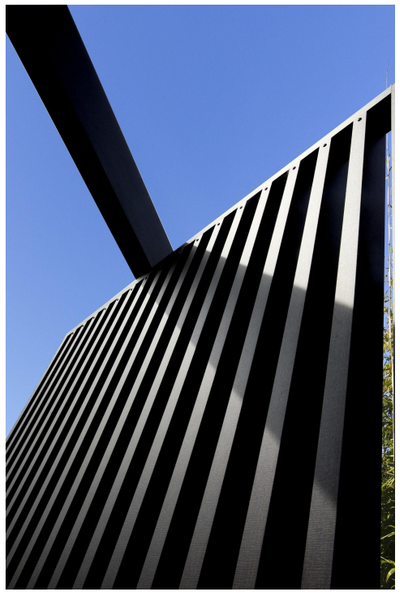
Denotes Vertical Alloy Handrail Typical.
Owner To Confirm Colour & Type

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 Veertical Alloy Screen
Typical. Owner To Confirm
Colour & Type

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DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

FE DESIGN
INTERIORS
DESIGN PLAN MANAGE
0407 908 398

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Building Design and Architectural Drafting
Rapid Plans
www.rapidplans.com.au
PO Box 6253 Frenchs Forest DC NSW 2086
Fax : (02) 9905-0826 Mobile: 0414-945-024
Email : gabi@rapidplans.com.au

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

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NOTES
36 Gurney Crescent Seaforth is zoned R2 Low Density

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Insulation to External Masonry Walls R1.7
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Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
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Basix Certificate Number A444207_05
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Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	Yes

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Project North
N

Drawn | Checked GBJ
Plot Date: 11/05/2023
Project NO. RP09215VE
Project Status DA Mod

Client Fe Design-Svensson

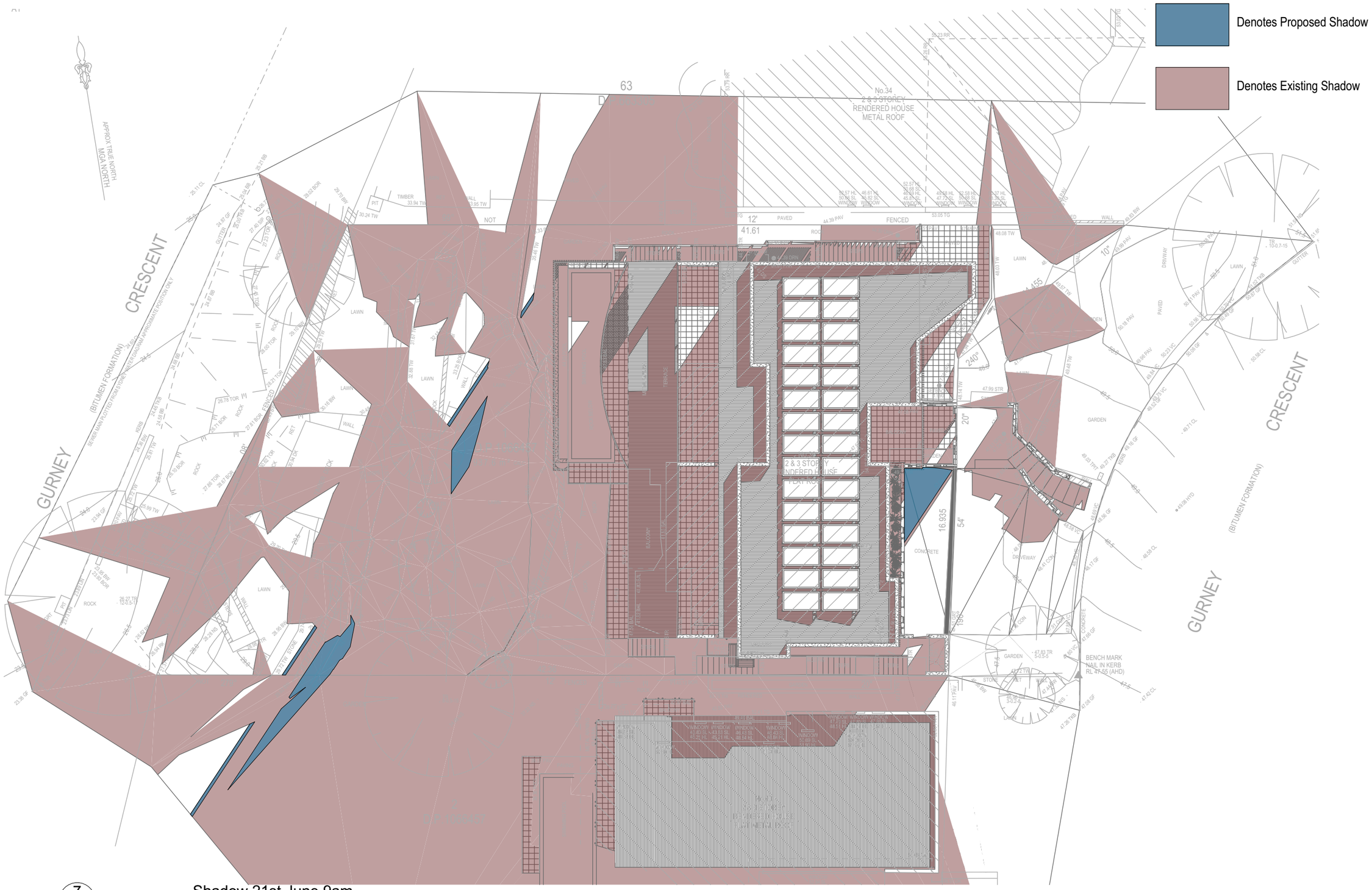
Site: 36 Gurney Crescent Seaforth

DRAWING TITLE : SHADOW PLANS
MATERIAL & COLOUR SAMPLE BOARD

PROJECT NAME :
Alterations & Additions

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

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



7
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Shadow 21st June 9am
1:200

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BUILDING DESIGNER

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

Project North
N

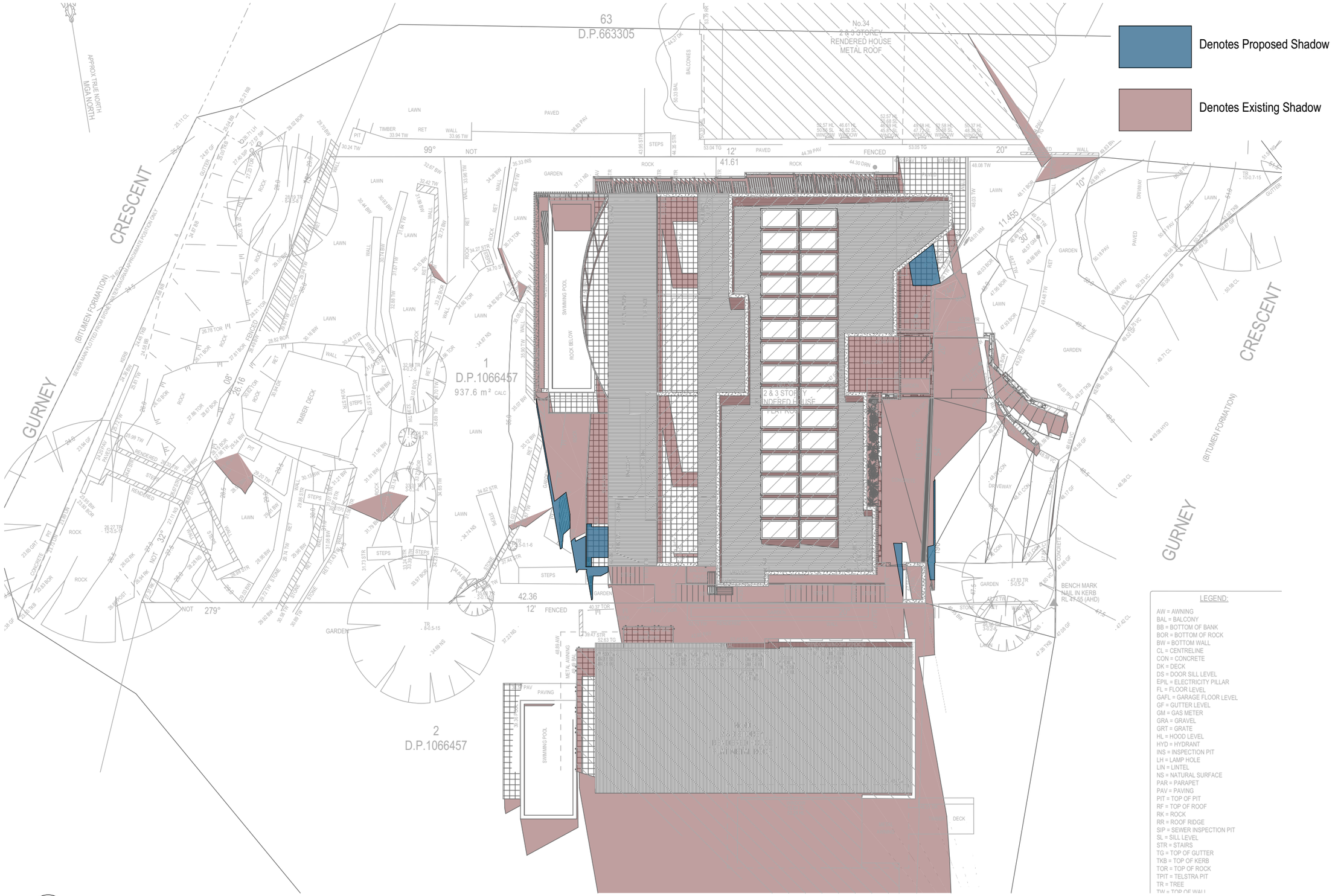
Checked	GBJ
Plot Date:	11/05/2023
Project NO.	RP0921SVE
Project Status	DA Mod
Client	Fe Design-Svensson
Site:	36 Gurney Crescent Seaforth

Sheet Size: A3

DRAWING TITLE :
SHADOW PLANS
SHADOW PLAN 21st June 9am

PROJECT NAME :
Alterations & Additions

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



8 - Shadow 21st June 12pm
1:200

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Project North
N

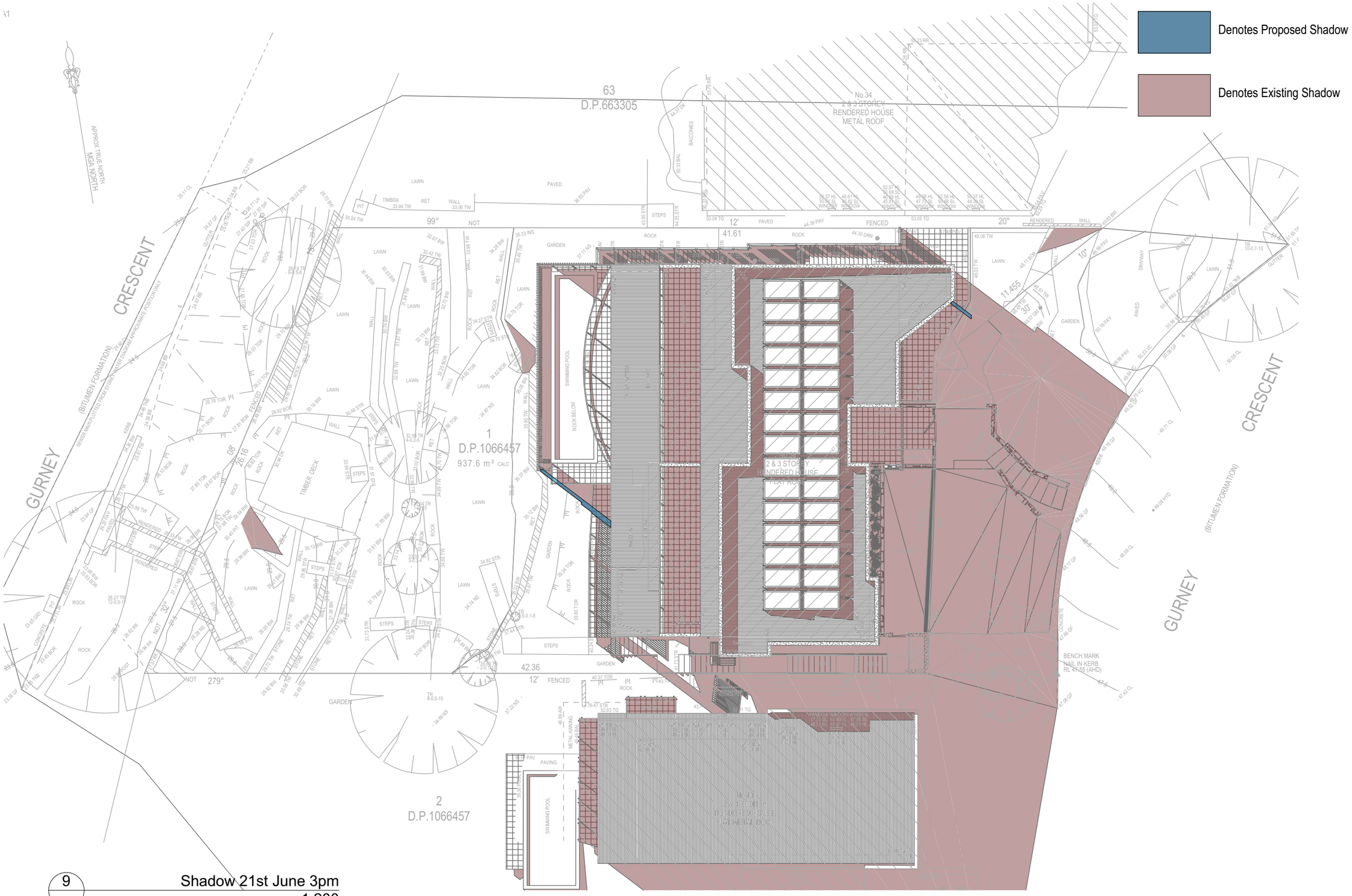
Checked	GBJ
Plot Date:	11/05/2023
Project NO.	RP0921SVE
Project Status	DA Mod
Client	Fe Design-Svensson
Site:	36 Gurney Crescent Seaforth

Sheet Size: A3

DRAWING TITLE :
SHADOW PLANS
SHADOW PLAN 21st June 12pm

PROJECT NAME :
Alterations & Additions

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



9
-

Shadow 21st June 3pm
1:200

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

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

Project North
N

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 :
SHADOW PLANS
SHADOW PLAN 21st June 3pm

PROJECT NAME :
Alterations & Additions

REVISION NO.
1
DATE.
11-5-2023
DRAWING NO.
DAMod5004

FE DESIGN
INTERIORS
DESIGN PLAN MANAGE
0407 908 398

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.

NSW GOVERNMENT | Planning, Industry & Environment

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

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.		✓	

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)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
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 (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
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	improved aluminium, single clear, (U-value:

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
					>=900 mm	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-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)
W7	W	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, double Lo-Tsol/air 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-Tsol/air 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 >=600 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)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
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-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)
W13	E	0.3	0	0	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)
W14	E	0.6	0	0	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

DA MOD
APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
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All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	937.6m2	Yes	Wall Height	8m	Maintained
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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

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Building Design and Architectural Drafting

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

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

Project North
N

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 :
Schedule
Basix Certificate

PROJECT NAME :
Alterations & Additions

REVISION NO.
1
DATE.
11-5-2023
DRAWING NO.
DAMod6000