

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



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



ACCREDITED
BUILDING DESIGNER

DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	1	- 29-4-2022
DA1001	A4 NOTIFICATION PLAN 1	1	- 29-4-2022
DA1002	A4 Notification Plan 2	1	- 29-4-2022
DA1003	SITE SURVEY	1	- 29-4-2022
DA1004	SITE PLAN	1	- 29-4-2022
DA1005	Existing Lower Ground Floor Plan	1	- 29-4-2022
DA1006	Existing Ground Floor Plan	1	- 29-4-2022
DA1007	Existing First Floor Plan	1	- 29-4-2022
DA1008	Demolition Lower Ground Floor Plan	1	- 29-4-2022
DA1009	Demolition Ground Floor Plan	1	- 29-4-2022
DA1010	Demolition First Floor Plan	1	- 29-4-2022
DA1011	Excavation & Fill Plan	1	- 29-4-2022
DA1012	Landscape Open Space Plan Existing	1	- 29-4-2022
DA1013	Landscape Open Space Plan Proposed	1	- 29-4-2022
DA1014	Landscape Plan	1	- 29-4-2022
DA1015	Sediment & Erosion Plan	1	- 29-4-2022
DA1016	Waste Management Plan	1	- 29-4-2022
DA1017	Stormwater Plan	1	- 29-4-2022
DA1018	Floor Space Ratio Calculation Existing	1	- 29-4-2022
DA1019	Floor Space Ratio Calculation Proposed	1	- 29-4-2022
DA2001	Lower Level Store/Workshop	1	- 29-4-2022
DA2002	LOWER GROUND FLOOR	1	- 29-4-2022
DA2003	GROUND FLOOR	1	- 29-4-2022
DA2004	FIRST FLOOR	1	- 29-4-2022
DA2005	ROOF	1	- 29-4-2022
DA3000	SECTION 1	1	- 29-4-2022
DA3001	SECTION 2	1	- 29-4-2022
DA4000	ELEVATION NORTH	1	- 29-4-2022
DA4001	ELEVATION EAST	1	- 29-4-2022
DA4002	ELEVATION SOUTH	1	- 29-4-2022
DA4003	ELEVATION WEST	1	- 29-4-2022
DA5000	PERSPECTIVE	1	- 29-4-2022
DA5001	MATERIAL & COLOUR SAMPLE BOARD	1	- 29-4-2022
DA5002	SHADOW PLAN 21st June 9am	1	- 29-4-2022
DA5003	SHADOW PLAN 21st June 12pm	1	- 29-4-2022
DA5004	SHADOW PLAN 21st June 3pm	1	- 29-4-2022
DA5005	WALL ELEVATION SHADOWS FRONT	1	- 29-4-2022
DA5006	WALL ELEVATION SHADOWS REAR	1	- 29-4-2022
DA6000	Basix Certificate	1	- 29-4-2022



Alterations & Additions To Existing Residence For Fe Design-Svensson 36 Gurney Crescent Seaford Lot 1 D.P.1066457 Project Number: RP0921SVE

BASIX®Certificate

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

Alterations and Additions

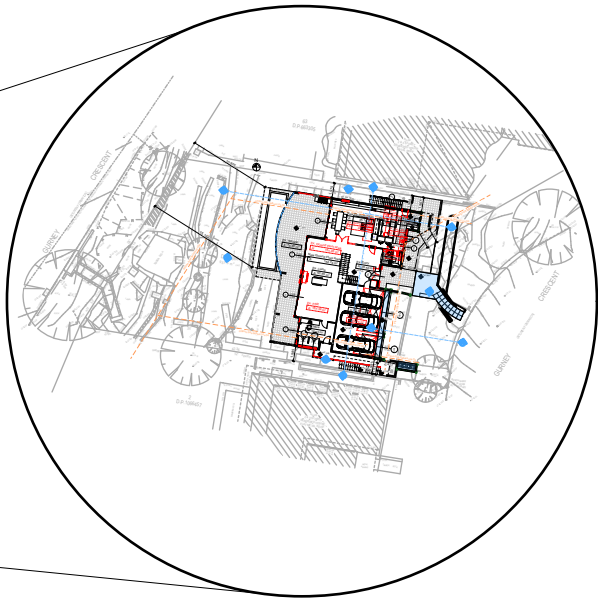
Certificate number: A444207

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: Wednesday, 15, December 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

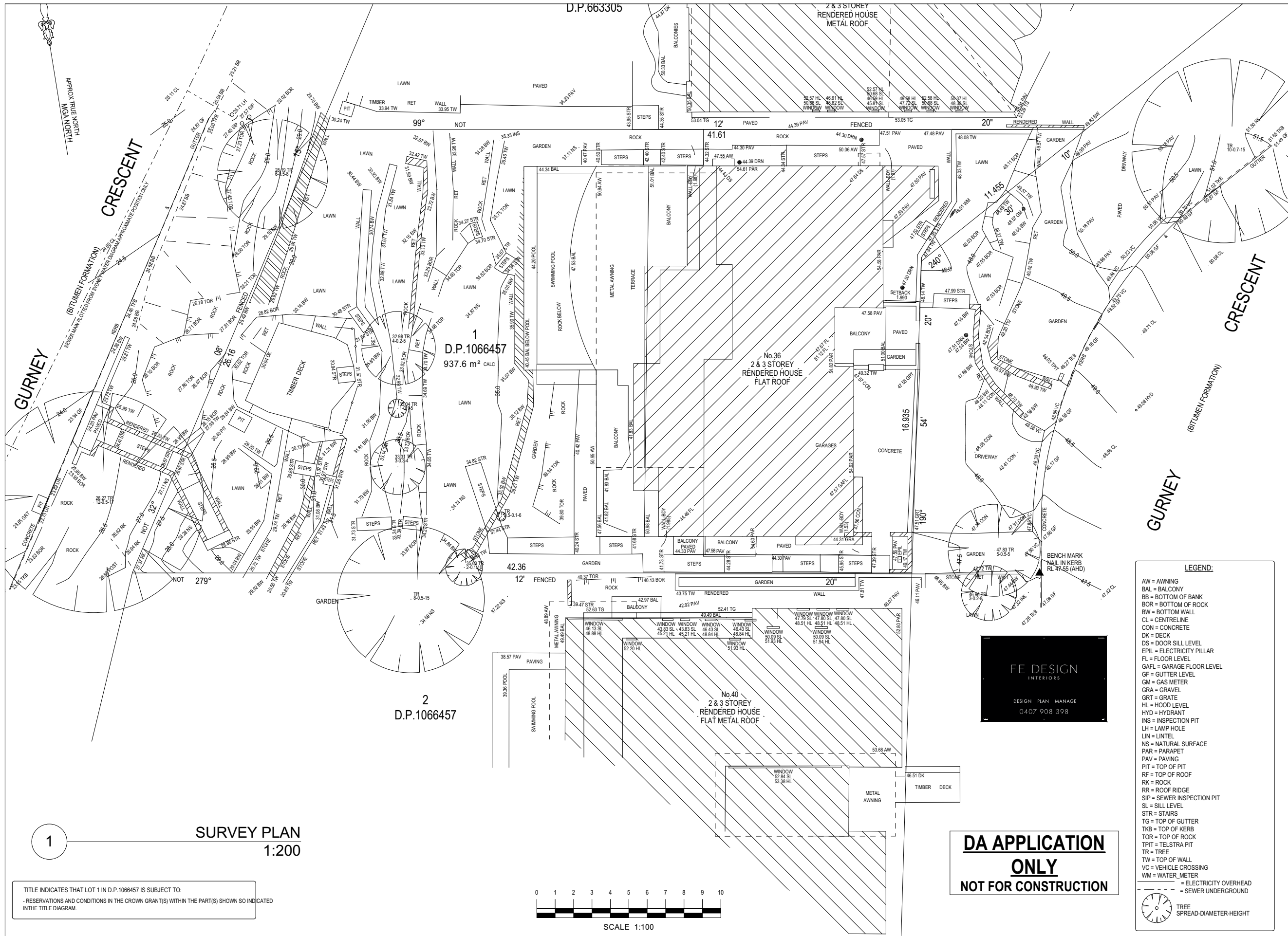


Description of project



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

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



NOTES			
- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.			
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.			
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.			
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.			
- TREE SIZES ARE ESTIMATES ONLY.			
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF FE DESIGN INTERIORS.			
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY, WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.			
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.			
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (99 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.			
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.			
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.			
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.			
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.			
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).			
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.			
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.			
- COPYRIGHT © CMS SURVEYORS 2021.			
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.			
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.			
- THIS NOTICE MUST NOT BE ERASED.			
..... KARL ROBERTSON REGISTERED SURVEYOR BOSSI NUMBER 7835.....			
HORIZONTAL DATUM: CO-ORDINATE SYSTEM: ASSUMED MARKS ADOPTED: N/A			
VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: SSM 3605 R.L. 35.08 (CLASS LB) SOURCE: S.C.I.M.S. (9/06/2021)			



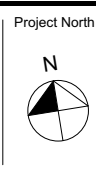
Rapid Plans
www.rapidplans.com.au
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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for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



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



Project North

Checked
Plot Date:
Project NO.
Project Status

Client
Site:

GBJ
29/04/2022
RP0921SVE
DA Rev1

Fe Design-Svensson
36 Gurney Crescent Seaforth

Sheet Size: A3

DRAWING TITLE :

SITE AND LOCATION
SITE SURVEY

PROJECT NAME :

Alterations & Additions

REVISION NO.
1
DATE:
29-4-2022
DRAWING NO.
DA1003



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

Basic Certificate Number 4444207

All Plans to be read in conjunction with Basic Certificate

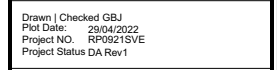
The applicant must construct the new or altered construction (floor, walls, ceiling, roof) in accordance with the specifications listed in the table below, except that (a) additional insulation is not required where the area of new construction is less than 2m². (b) insulation specified is not required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

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.

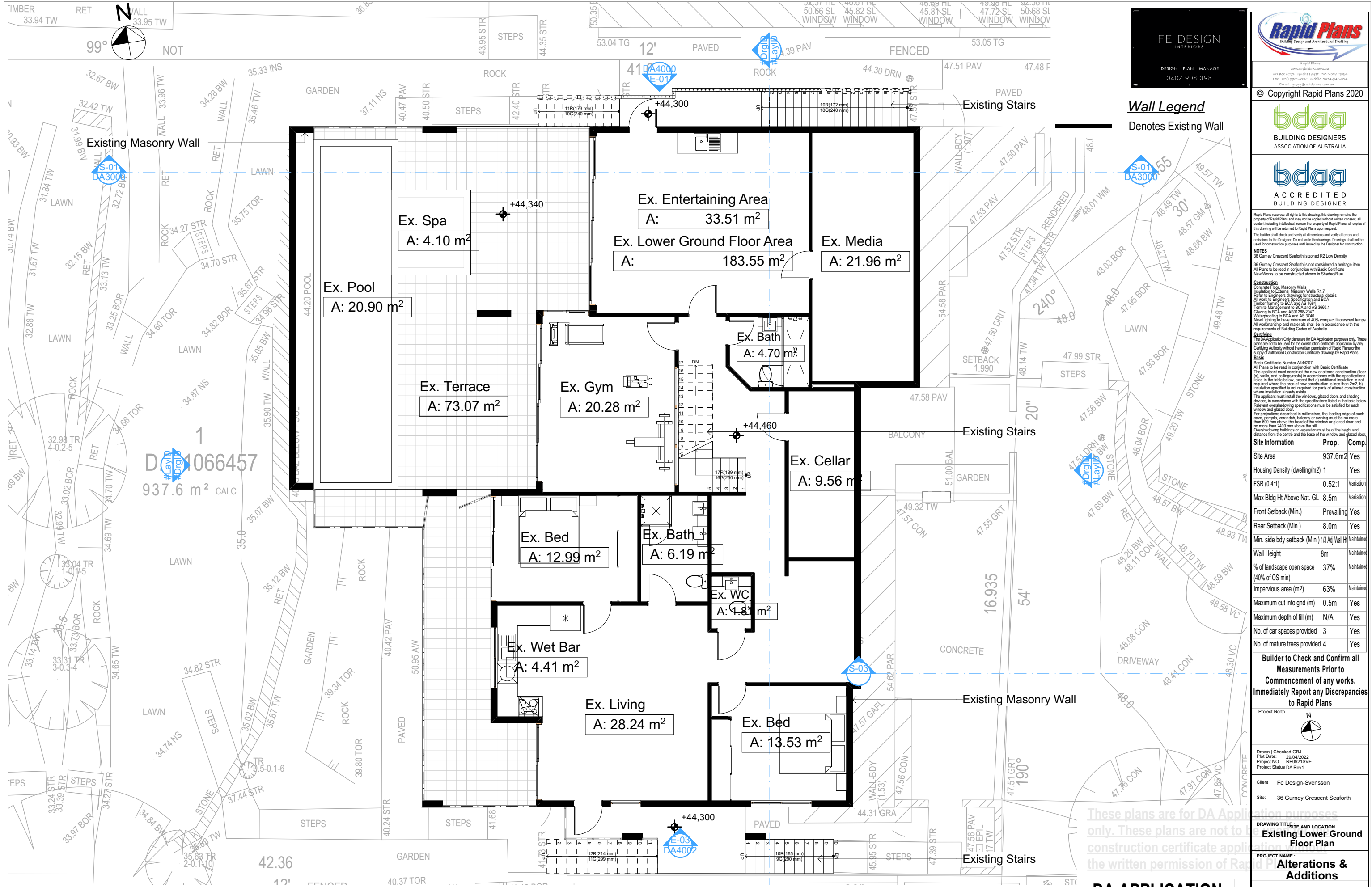
Overshading building elements must be of the height and distance from the centre and the base of the window and glazed door.

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



ation purposes

PROJECT NAME : **Alterations & Additions**



FE DESIGN
INTERIORS

DESIGN PLAN MANAGE
0407 908 398



Rapid Plans
Building Design and Architectural Drafting

World Plans
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NOTES

36 Gurney Crescent Seaforth is zoned R2 Low Density

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

Construction

Concrete Floor, Masonry Walls

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS/NZS 2204

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 1000 compact fluorescent lamps

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

Site Information

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

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

Project North

Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP0921SVE
Project Status DA Rev1

Client: Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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NOT FOR CONSTRUCTION

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NOT FOR CONSTRUCTION

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NOT FOR CONSTRUCTION

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

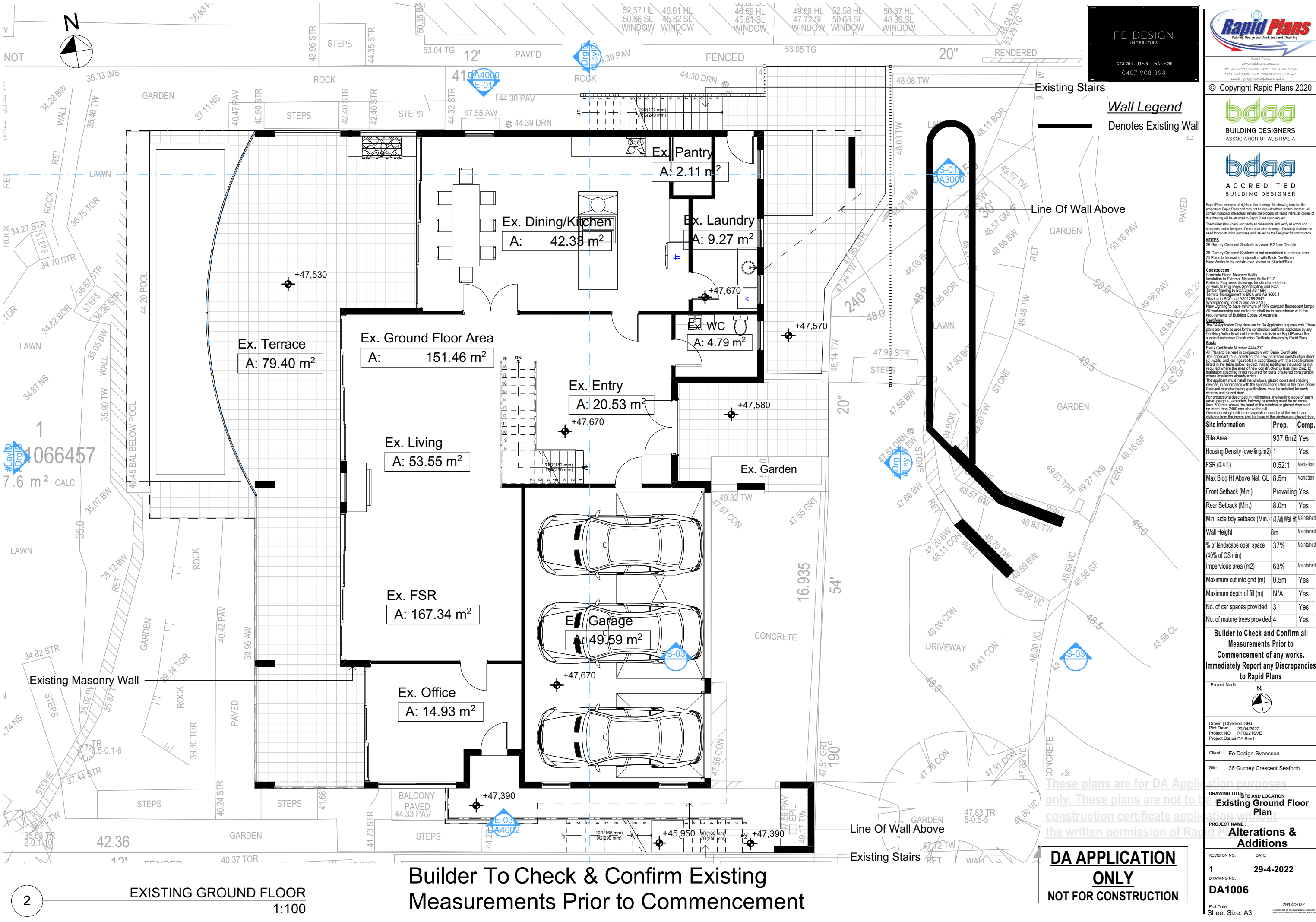
1 EXISTING BASEMENT/LOWER GROUND 1:100

Builder To Check & Confirm Existing Measurements Prior to Commencement

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING TITLE, SITE AND LOCATION	
Existing Lower Ground Floor Plan	
PROJECT NAME:	
Alterations & Additions	
REVISION NO.	DATE
1	29-4-2022
DRAWING NO.	
DA1005	
Plot Date:	29/04/2022
Sheet Size:	A3



FE DESIGN
INTERIORS

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Building Design and Architectural Drafting

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NOTES

36 Gurney Crescent Seafloth is zoned R2 Low Density

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

Construction

Concrete Floor, Masonry Walls

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Glazing to BCA and AS1288-2017

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

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

Caravanning

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

Basic

Basic Certificate Number A444207

All Plans to be read in conjunction with Basic Certificate

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

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

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

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

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

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

Project North

Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP0921SVE
Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seafloth

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

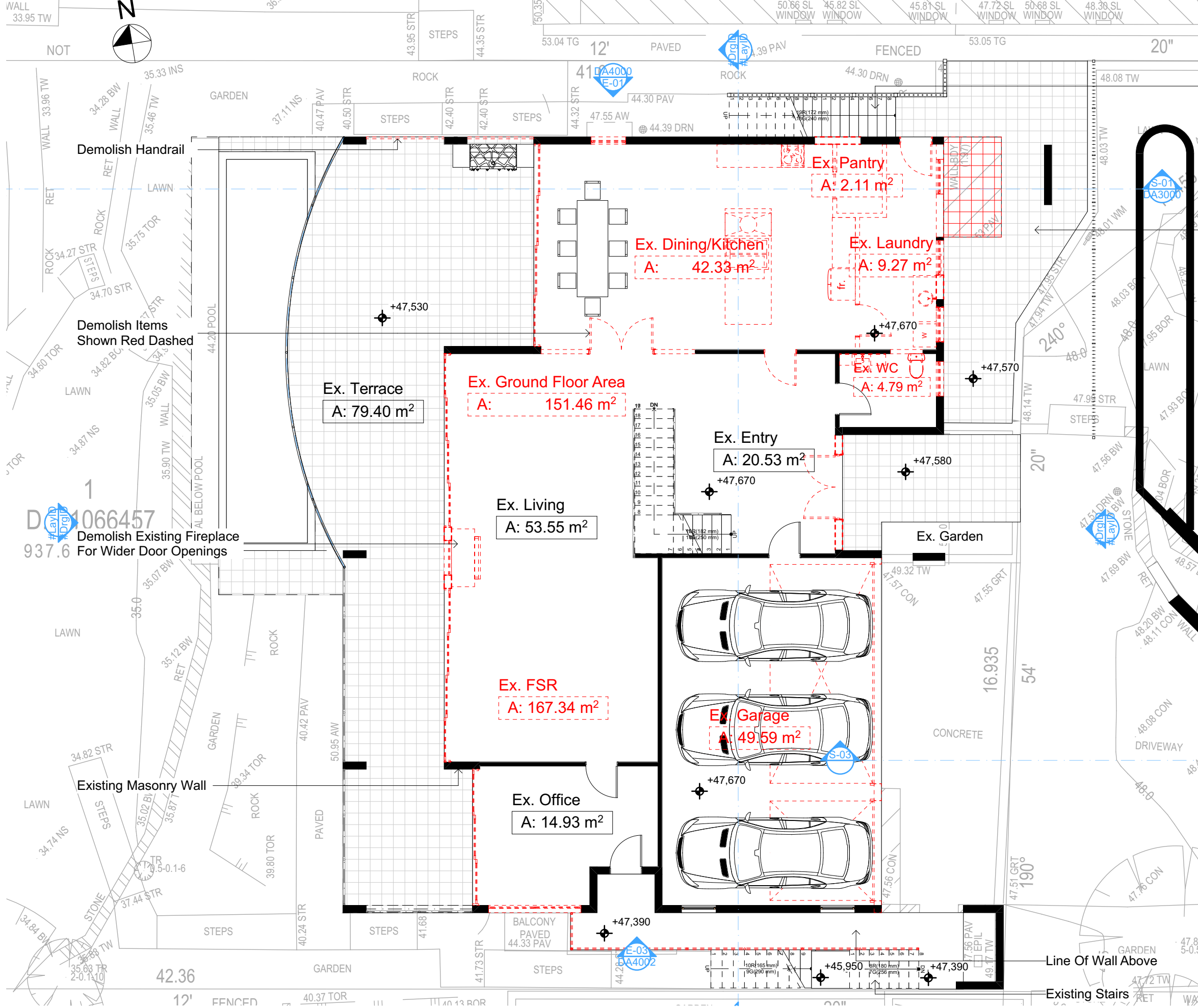
DRAWING TITLE SITE AND LOCATION
Existing Ground Floor Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
1 29-4-2022

DRAWING NO.
DA1006

Plot Date: 29/04/2022
Sheet Size: A3



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INTERIORS

DESIGN PLAN MANAGE
0407 908 398

Wall Legend

Denotes Existing Wall

Denotes Demolished Item

Rapid Plans
Building Design and Architectural Drafting

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NOTES

36 Gurney Crescent Seaforth is zoned R2 Low Density

36 Gurney Crescent Seaforth is not considered a heritage item

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

Construction

Concrete Floor, Masonry Walls

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS/NZS 2204

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

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

Carrying

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Basic

Basic Certificate Number A444207

All Plans to be read in conjunction with Basic Certificate

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

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

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

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

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

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

Project North

N

Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP0921SVE
Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE SITE AND LOCATION

Demolition Ground Floor Plan

PROJECT NAME:

Alterations & Additions

REVISION NO. DATE

1 29-4-2022

DRAWING NO.

DA1009

Plot Date: 29/04/2022

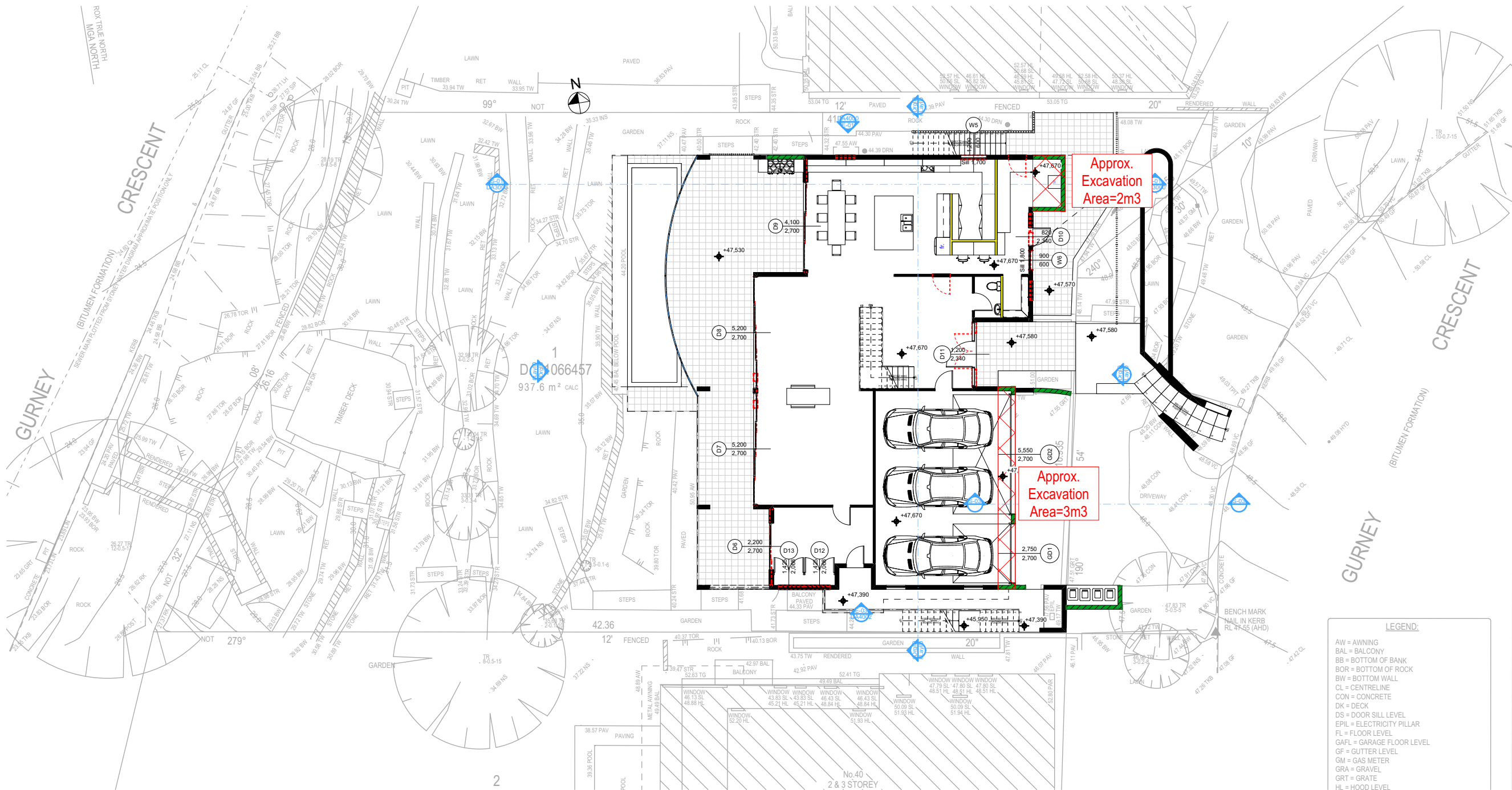
Sheet Size: A3

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

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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Denotes Excavation/Fill Area

FE DESIGN
INTERIORS

DESIGN PLAN MANAGE
0407 908 398



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

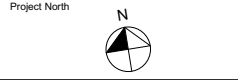
Construction
Concrete Floor, Masonry Walls
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Glazing to BCA and AS1019:2004
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 400 compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Carrying
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Basic
Basic Certificate Number A444207
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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

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



Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP0921SVE
Project Status DA Rev1

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 29-4-2022
DRAWING NO.
DA1011

Plot Date: 29/04/2022
Sheet Size: A3

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

Construction
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and 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 Certificate Number A444207

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 and where the U-value of the 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 overhead or ground level specifications must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the base of the window or glazed door and no more than 100 mm above the base of the shading device.

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

A compass rose with a circle divided into four quadrants by a vertical and a horizontal line. The top quadrant is labeled 'N'. The top-left quadrant is shaded black. The top-right quadrant is divided by a diagonal line from the center to the top-right corner, with the upper portion shaded black. The bottom-left and bottom-right quadrants are white.

Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO. RP0921SVE
Project Status DA Rev1

Client	Fe Design-Svensson
Site	36 Gurney Crescent, Seaford

ation purposes

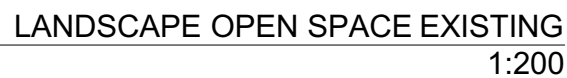
DRAWING TITLE: **Landscape Open Space
Plan Existing**

PROJECT NAME : **Alterations & Additions**

REVISION NO.	DATE
1	29-4-2022

DRAWING NO.
DA1012

Plot Date: 29/04/2022
Sheet Size: A3
D:\Arch\jabs on the go\Grazziano-Sweetman
Grazziano-Sweetman-22-CA Finals Rev1.pn



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

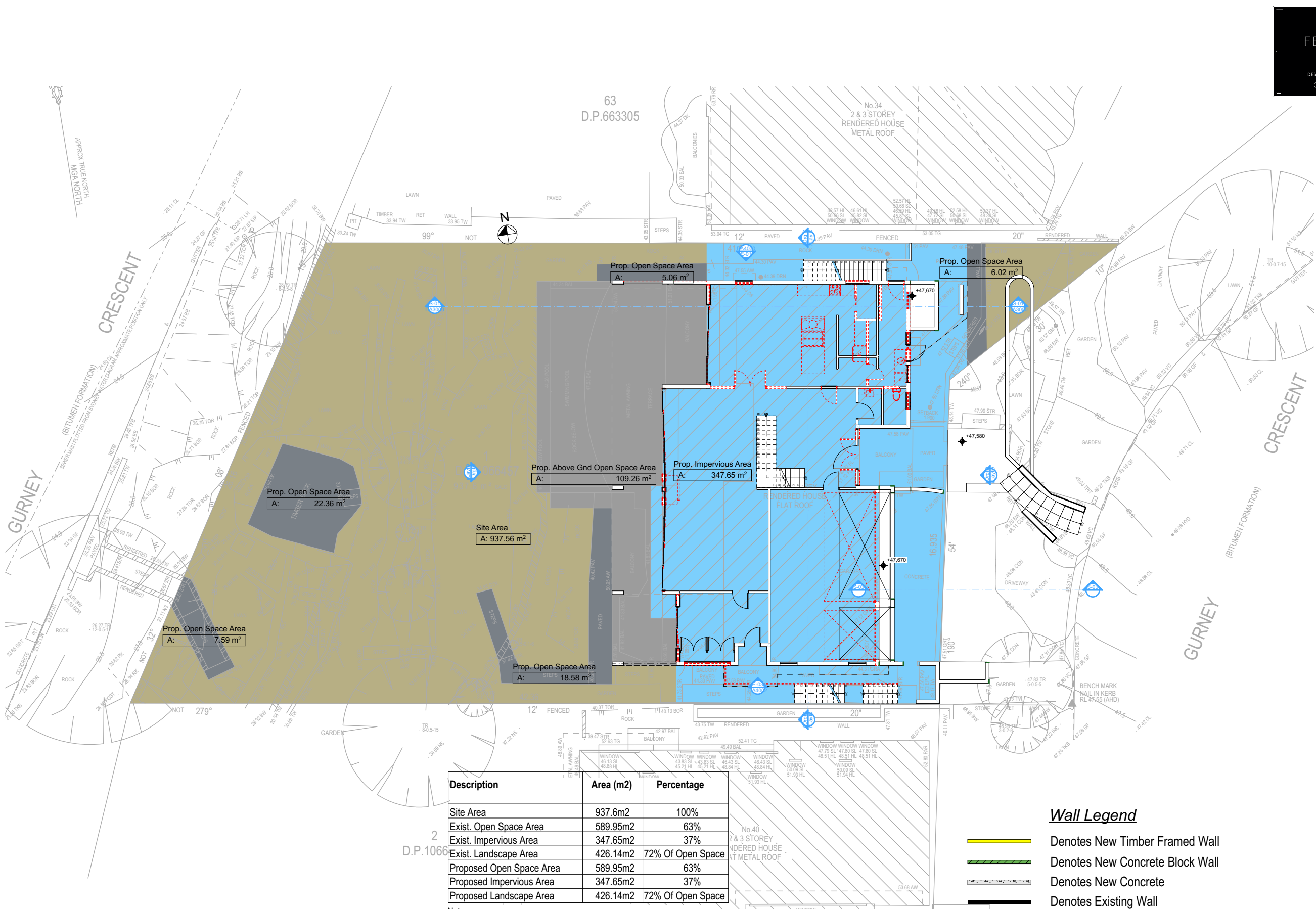
-  Denotes New Timber Framed Wall
 Denotes New Concrete Block Wall
 Denotes New Concrete
 Denotes Existing Wall
 Denotes Demolished Item

Denotes Impervious Area

Denotes Pervious Area

DA APPLICATION
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	PROJECT NAME: Alterations &
	PROJECT ADDRESS: 10000 10th Avenue



2 LANDSCAPE OPEN SPACE PROPOSED 1:200

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

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

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DA APPLICATION ONLY

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Project North	
N	
Drawn Checked GBJ	Plot Date: 29/04/2022
Project NO.: RP0621SVVE	Project Status DA Rev1
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.	DATE
1	29-4-2022
DRAWING NO. DA1013	
Plot Date: 29/04/2022	Sheet Size: A3

FE DESIGN INTERIORS

DESIGN PLAN MANAGE

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Building Design and Architectural Drafting

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NOTES

36 Gurney Crescent Seaforth is zoned R2 Low Density

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

Construction

Concrete Floor, Masonry Walls

Evaluation to External Masonry Walls R1.7

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS1019.2-2017

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

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

Setbacks

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

Basic

Basic Certificate Number A444207

All Plans to be read in conjunction with Basic Certificate

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

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.

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

For projections described in millimetres, the leading edge of each window, 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 ground level.

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

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

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

Wall Legend

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

FE DESIGN
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DESIGN PLAN MANAGE
0407 908 398



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NOTES

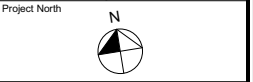
36 Gurney Crescent Seaforth is zoned R2 Low Density
36 Gurney Crescent Seaforth is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue

Construction
Concrete Floor, Masonry Walls
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 4000 lumens compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Caravanning
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Basic
Basic Certificate Number A444207
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specification is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gable, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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

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



Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP0921SVE
Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE:
SITE AND LOCATION
Landscape Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
1 29-4-2022

DRAWING NO.
DA1014

Plot Date: 29/04/2022
Sheet Size: A3

Landscape Legend

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

Landscape Legend

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

LANDSCAPE PLAN
1:200

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Denotes New Works

Wall Legend

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

63
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36 Gurney Crescent Seaforth is zoned R2 Low Density

All Plans to be read in conjunction with Basic Certificate

Construction
Concrete Floor, Masonry Walls
Refer to Engineers drawings for structural details
All work to Engineers Specification and AS 3600.1
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Caravanning
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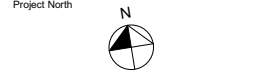
Basic
Basic Certificate Number A444207

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

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gable, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the top of the wall.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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

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



Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP0921SVE
Project Status DA Rev 1

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 29-4-2022

DRAWING NO.
DA1015

Plot Date: 29/04/2022
Sheet Size: A3

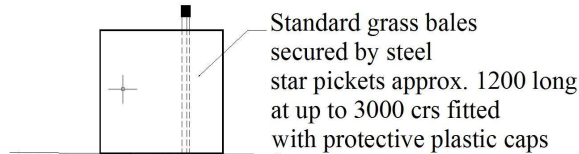
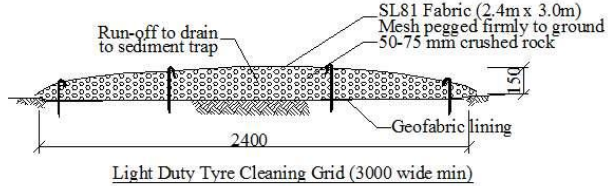
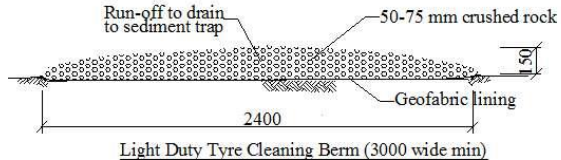
Sediment Control Fence

Sediment Control Fence

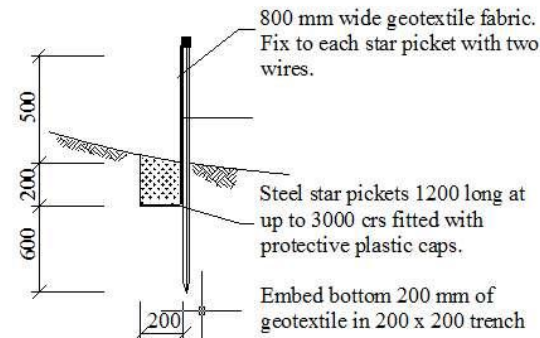
Sediment Control Fence

Life Safety Fence

SEDIMENT & EROSION CONTROL PLAN 1:200



Typical Detail Grass Bale Sediment Barrier



Typical Detail Sediment Control Barrier

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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

- Denotes New Works
- 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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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 Basic Certificate

New Works to be constructed shown in Shaded Blue

Construction

Concrete Floor, Masonry Walls

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS 2208-2007

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 4000 compact fluorescent lamps

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

Setbacks

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Basic Certificate Number A444207

All Plans to be read in conjunction with Basic Certificate

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

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

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

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

Project North

Drawn | Checked GBJ

Plot Date: 29/04/2022

Project NO.: RP0921SIVE

Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE:

SITE AND LOCATION

Waste Management Plan

PROJECT NAME:

Alterations & Additions

REVISION NO.

DATE

129-4-2022

DRAWING NO.

DA1016

Plot Date: 29/04/2022

Sheet Size: A3

The plan shows a residential site at 36 Gurney Crescent Seaforth. The main building is a 2 & 3 storey rendered house with a metal roof. To the left of the building is a 'Material Storage Area' and a 'Sediment Control Fence'. A 'Vehicle Access For Removal Of Waste By Builder During Work Hours' is indicated by a dashed line and arrow. A 'Site Safety Fence' is shown around the perimeter. A 'Residential Garbage Bin Storage' area is marked with a blue circle. The plan includes various site details like walls, windows, doors, and landscaping. A north arrow is located near the top center. The plan is labeled '2' in a circle at the bottom left.

2

WASTE MANAGEMENT PLAN

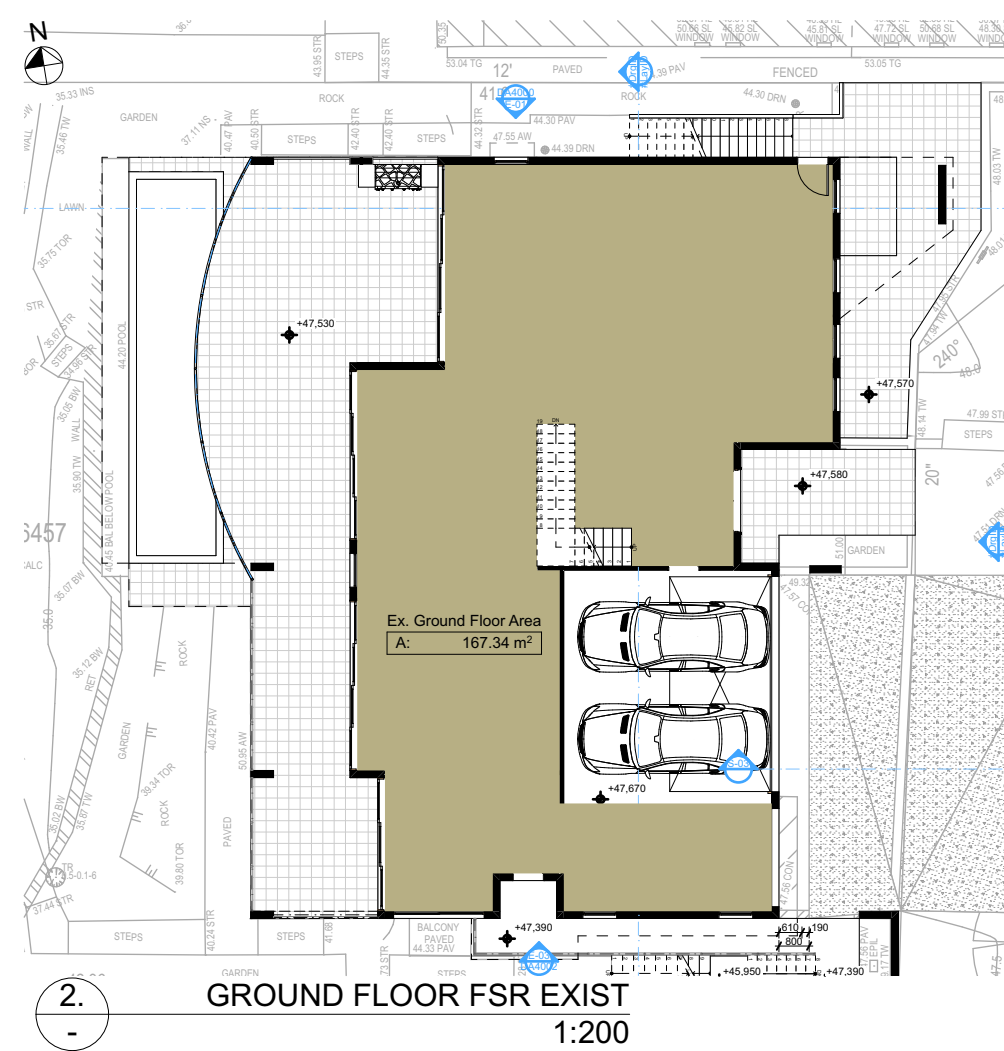
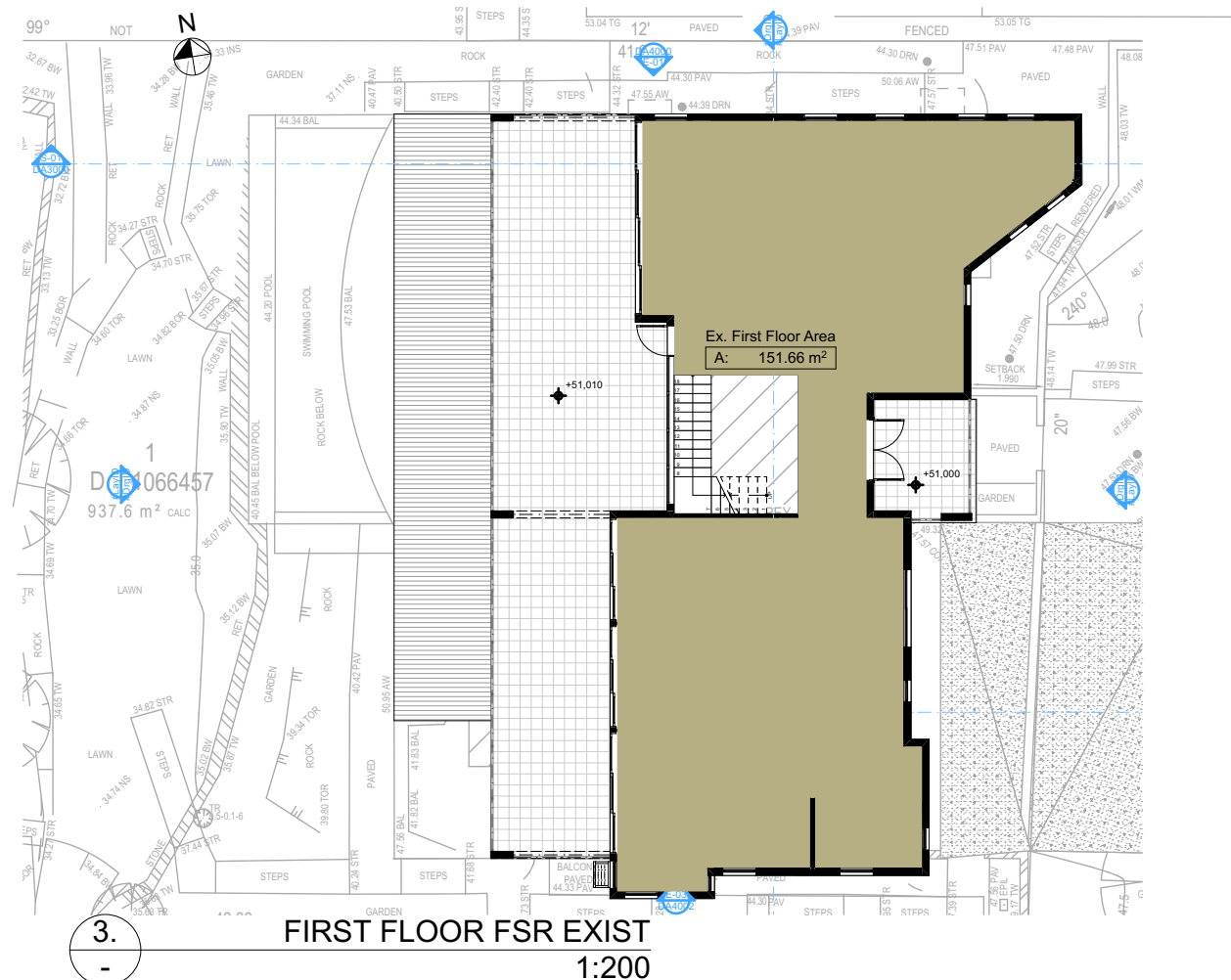
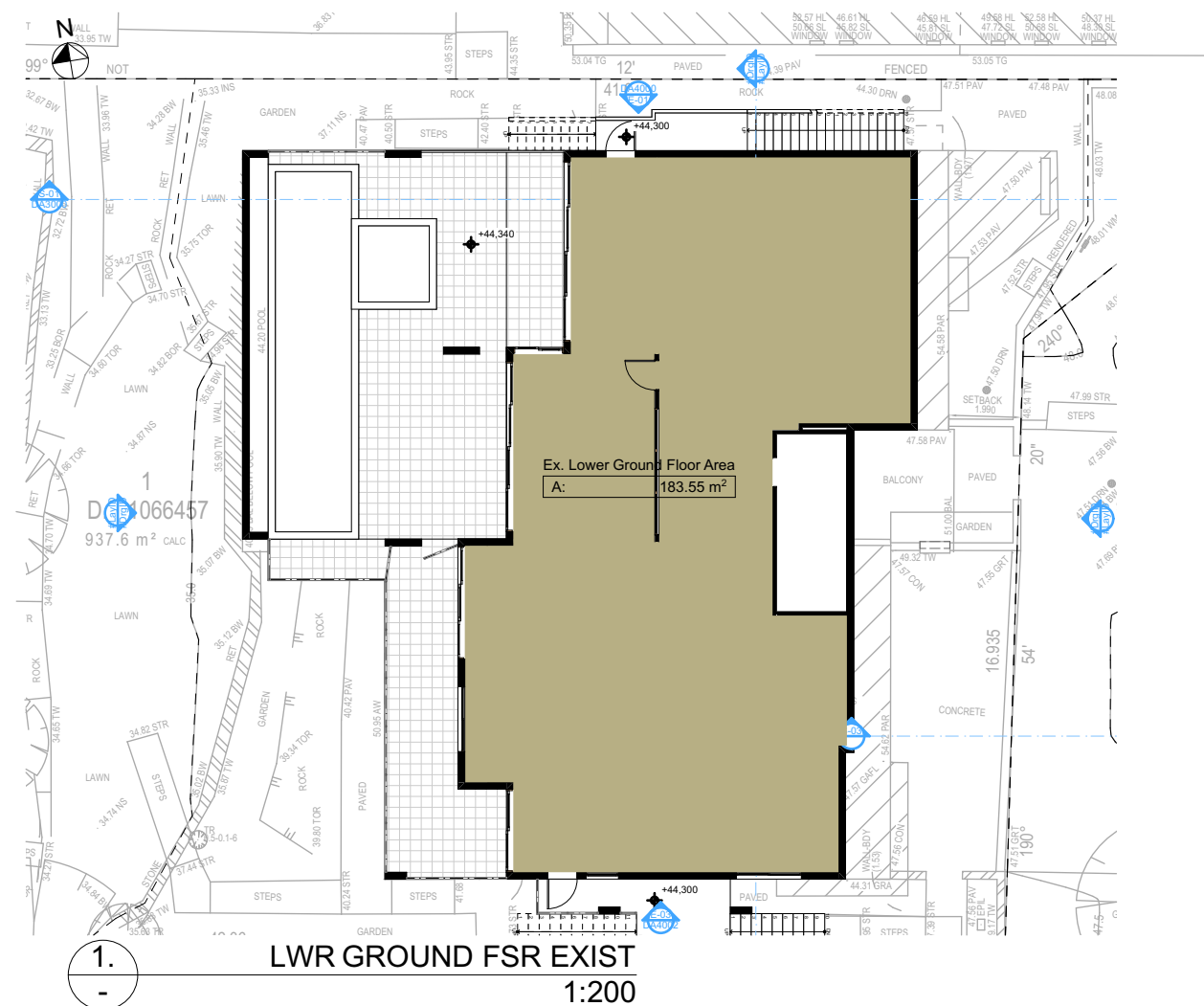
1:200

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DA APPLICATION

ONLY

NOT FOR CONSTRUCTION



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

Construction
Concrete Floor, Masonry Walls
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1019.8-2007
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Basic
Basic Certificate Number A444207
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each space, veranda, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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

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

Project North

Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP0921SIVE
Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

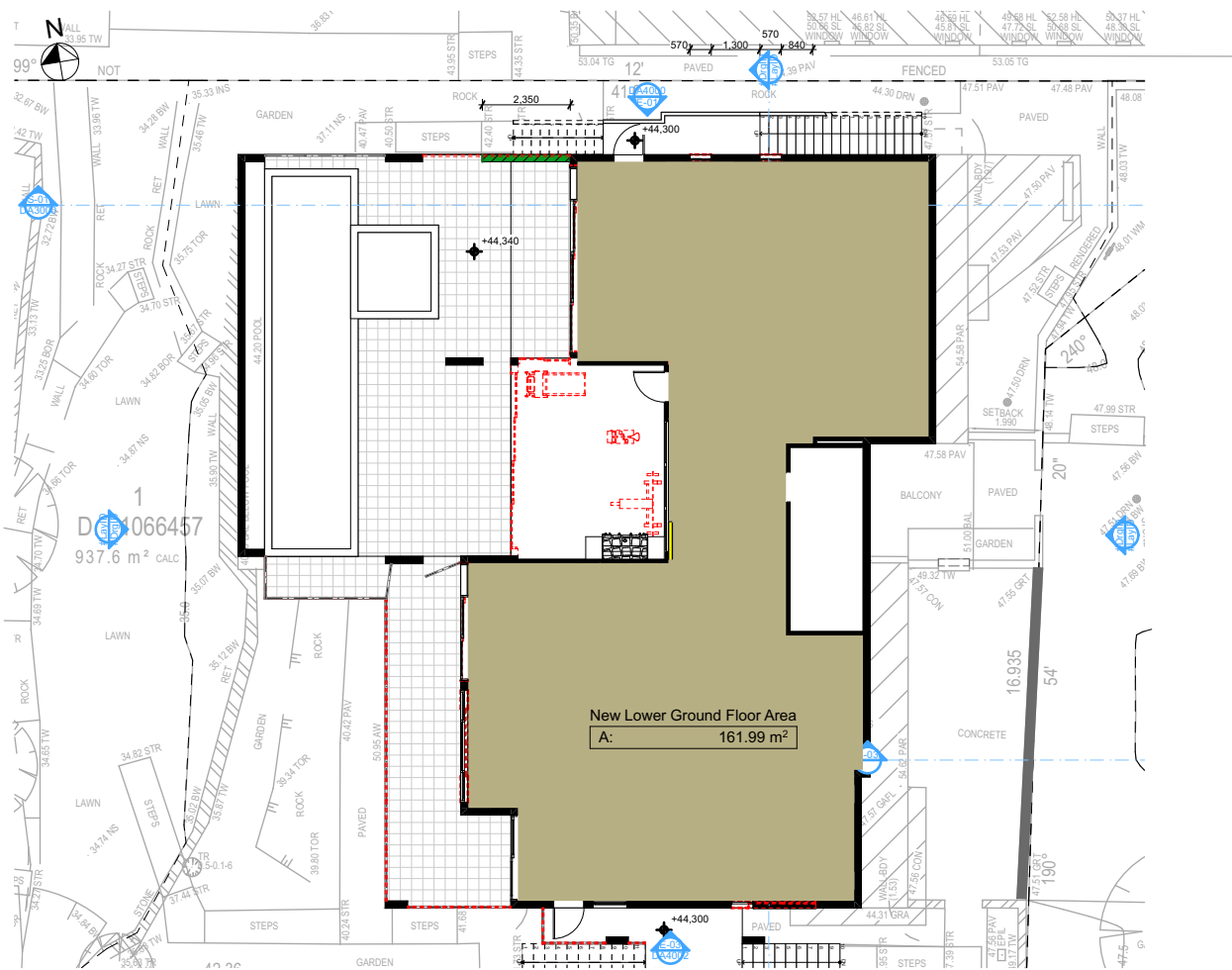
DRAWING TITLE SITE AND LOCATION
Floor Space Ratio Calculation Existing

PROJECT NAME:
Alterations & Additions

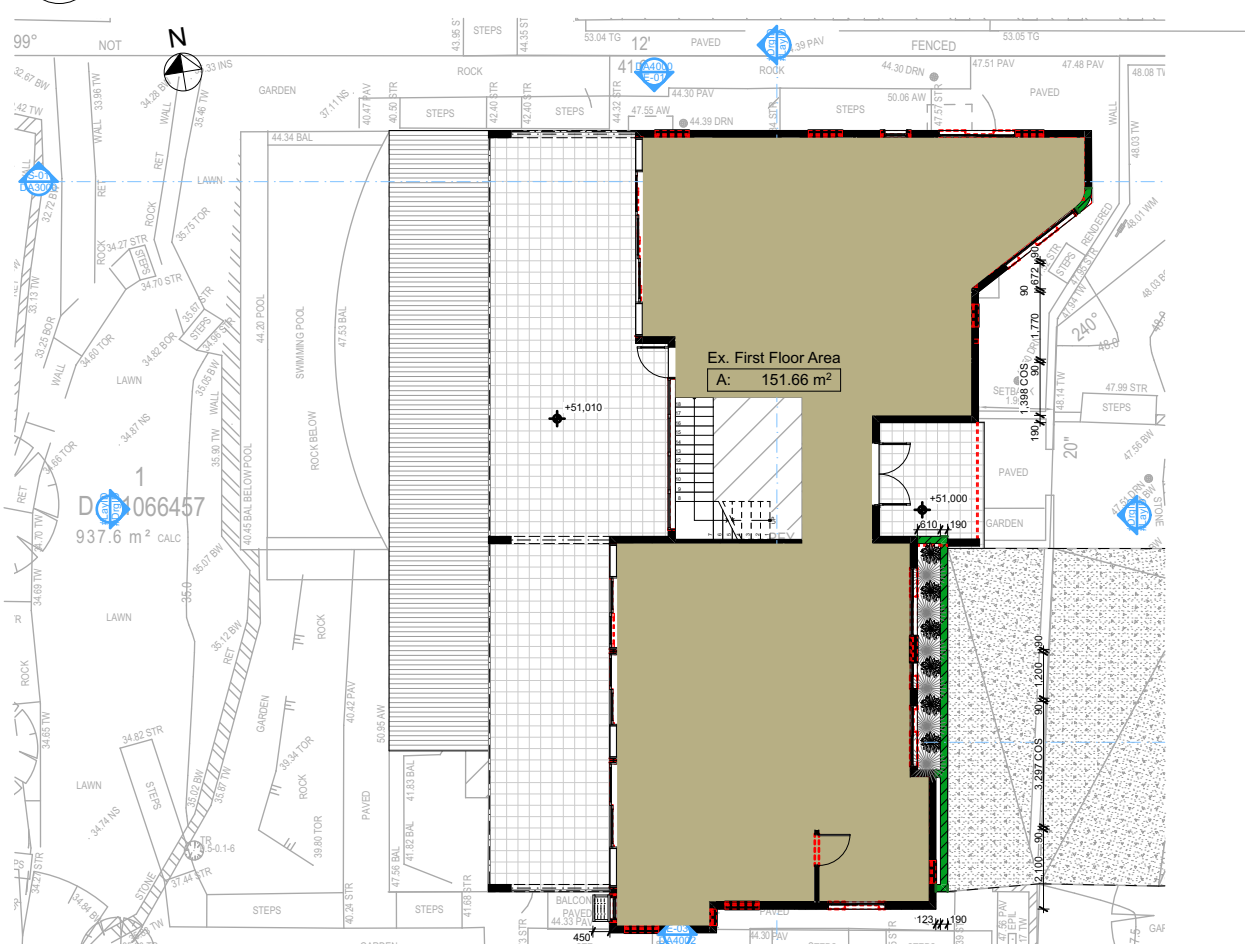
REVISION NO.	DATE
1	29-4-2022

DRAWING NO.
DA1018

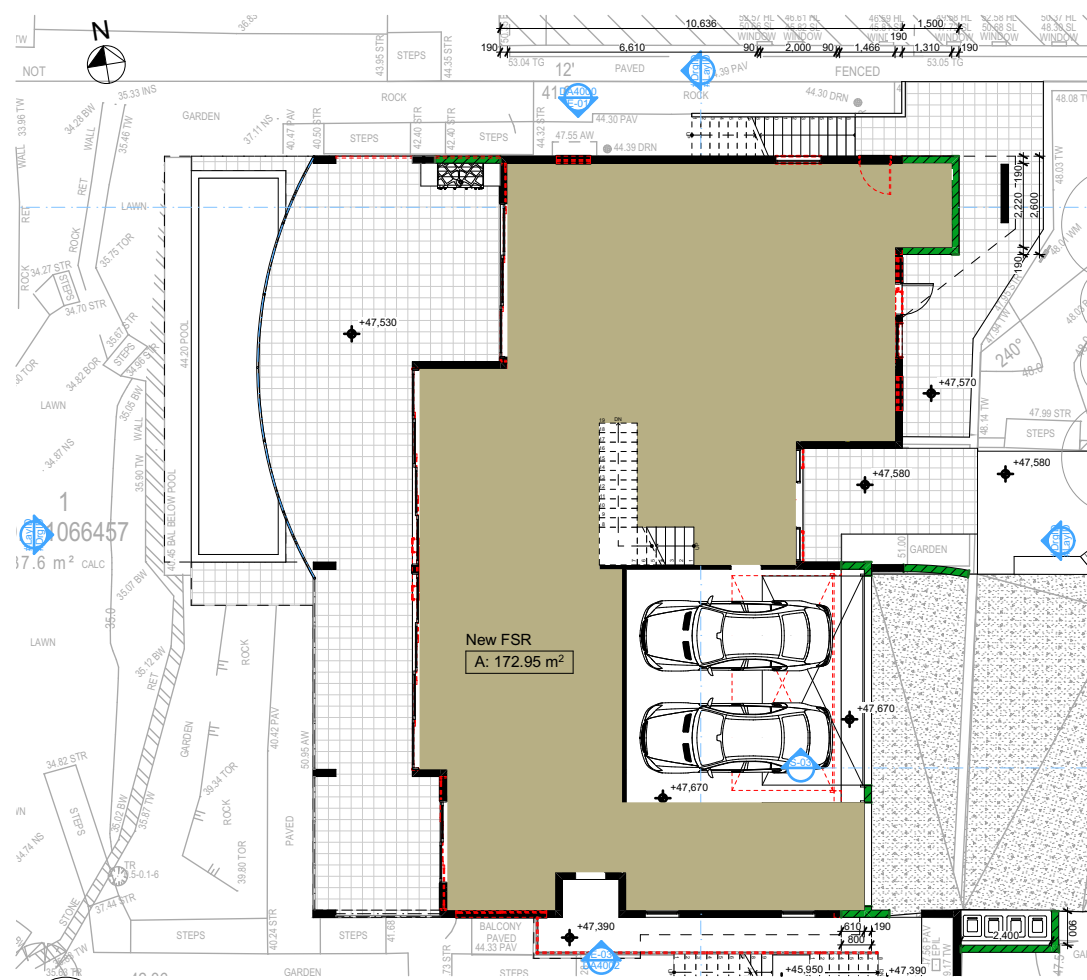
Plot Date: 29/04/2022
Sheet Size: A3



1. BASEMENT FSR PROP
1:200



3. FIRST FLOOR FSR PROP
1:200



2. GROUND 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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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

FE DESIGN
INTERIORS
DESIGN PLAN MANAGE
0407 908 398

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

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

Construction
Concrete Floor, Masonry Walls
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Glazing to BCA and AS1019:2004
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Basic
Basic Certificate Number A444207
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each space, veranda, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the top of the wall.
Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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

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

Project North
N

Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP0921SVVE
Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

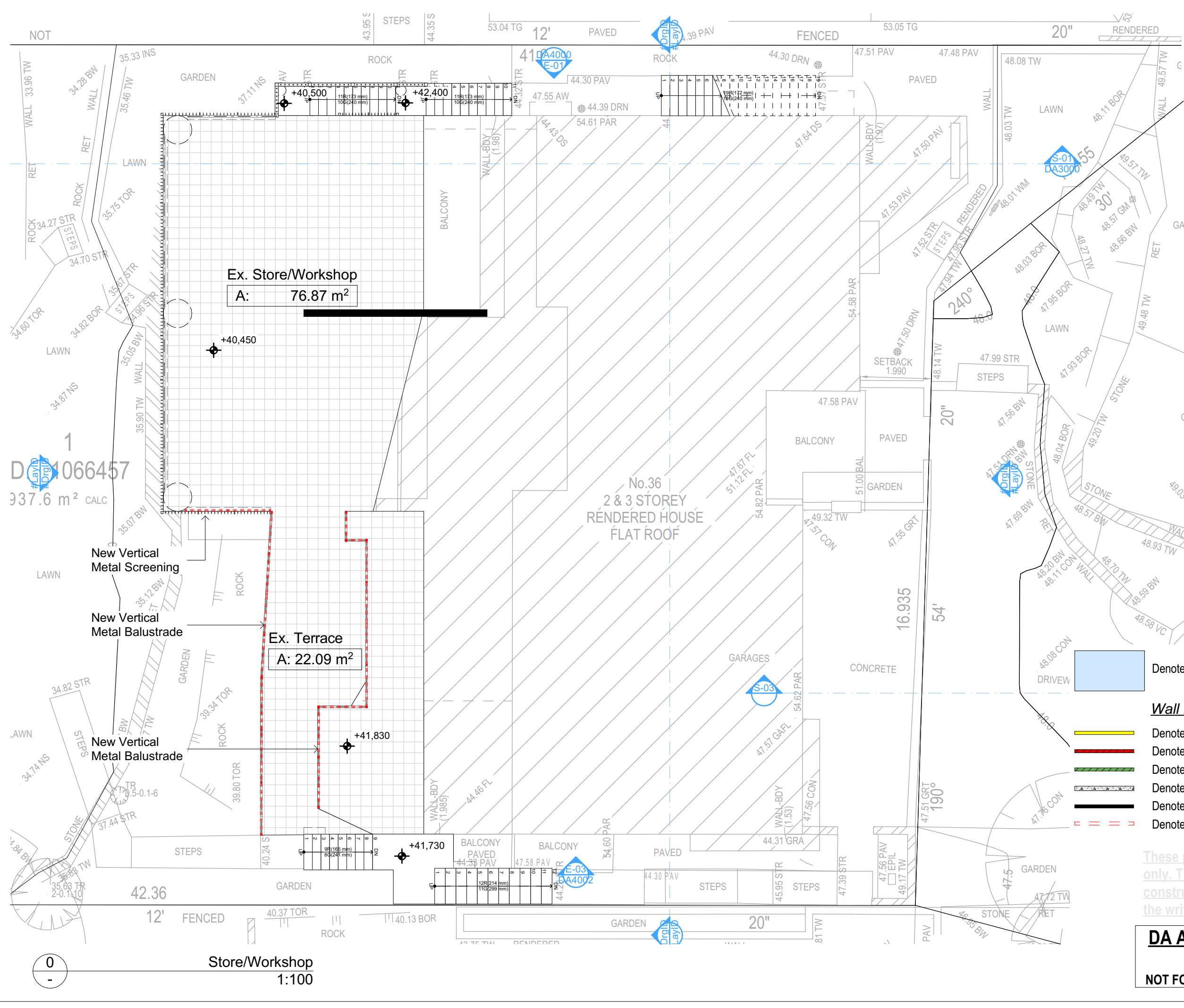
DRAWING TITLE SITE AND LOCATION
Floor Space Ratio Calculation Proposed

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
1 29-4-2022

DRAWING NO.
DA1019

Plot Date: 29/04/2022
Sheet Size: A3



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

NOTES

36 Gurney Crescent Seaford is zoned R2 Low Density

36 Gurney Crescent Seaford is not considered a heritage item

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

Construction

Concrete Floor, Masonry Walls

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS1029.2017

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 4000 compact fluorescent lamps

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

Setbacks

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

Basic

Basic Certificate Number A444207

All Plans to be read in conjunction with Basic Certificate

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

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.

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

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

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: 29/04/2022

Project NO.: RP0921SVE

Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaford

DRAWING TITLE: PLANS

Lower Level

Store/Workshop

PROJECT NAME:

Alterations & Additions

REVISION NO.

DATE

1

29-4-2022

DRAWING NO.

DA2001

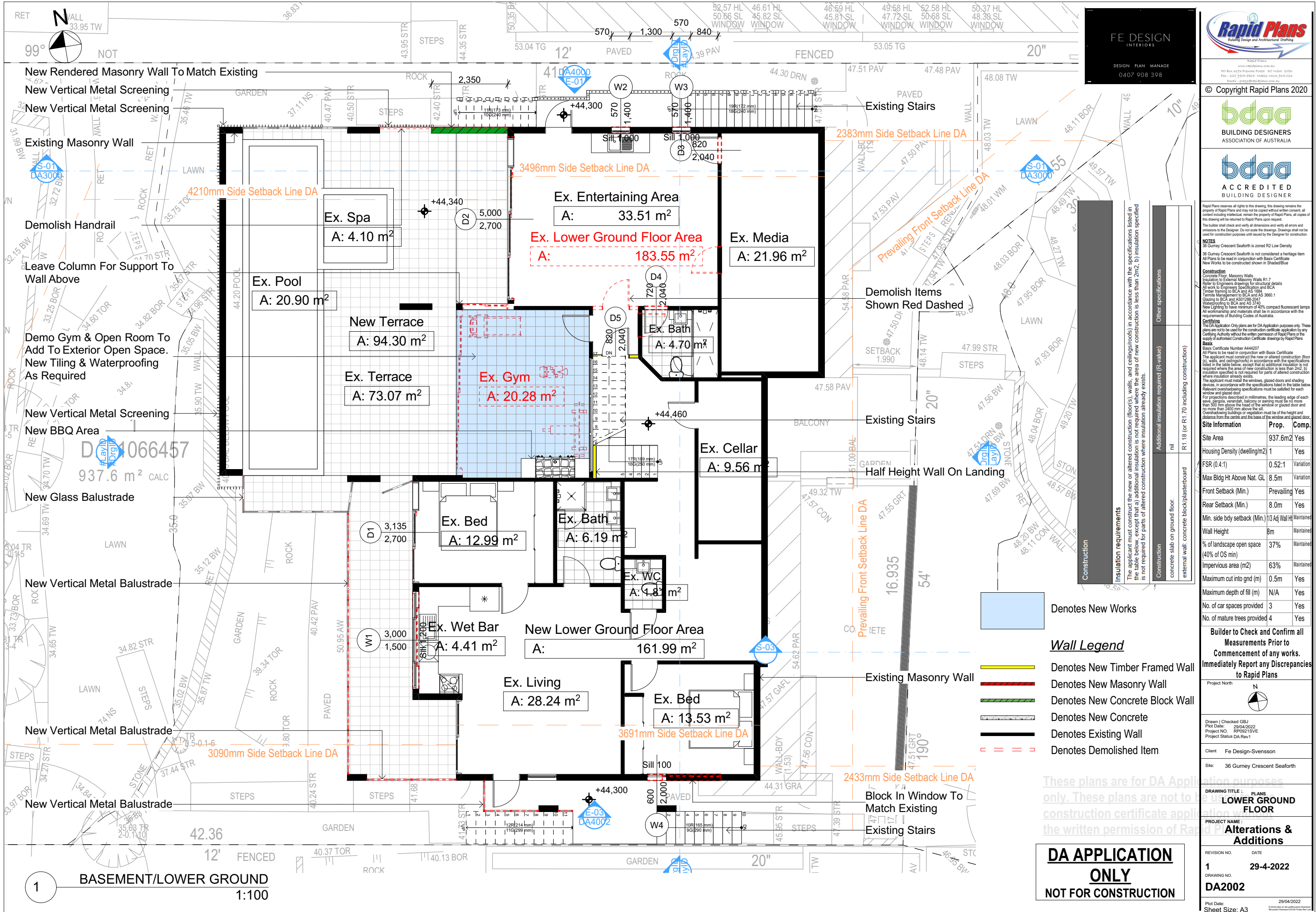
Plot Date:

29/04/2022

Sheet Size: A3

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

Construction
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS/NZS 2204
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Carthing
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Basic
Basic Certificate Number A444207
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each shade, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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

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

Project North

N

Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP02139VE
Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

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DRAWING TITLE: PLANS
LOWER GROUND FLOOR

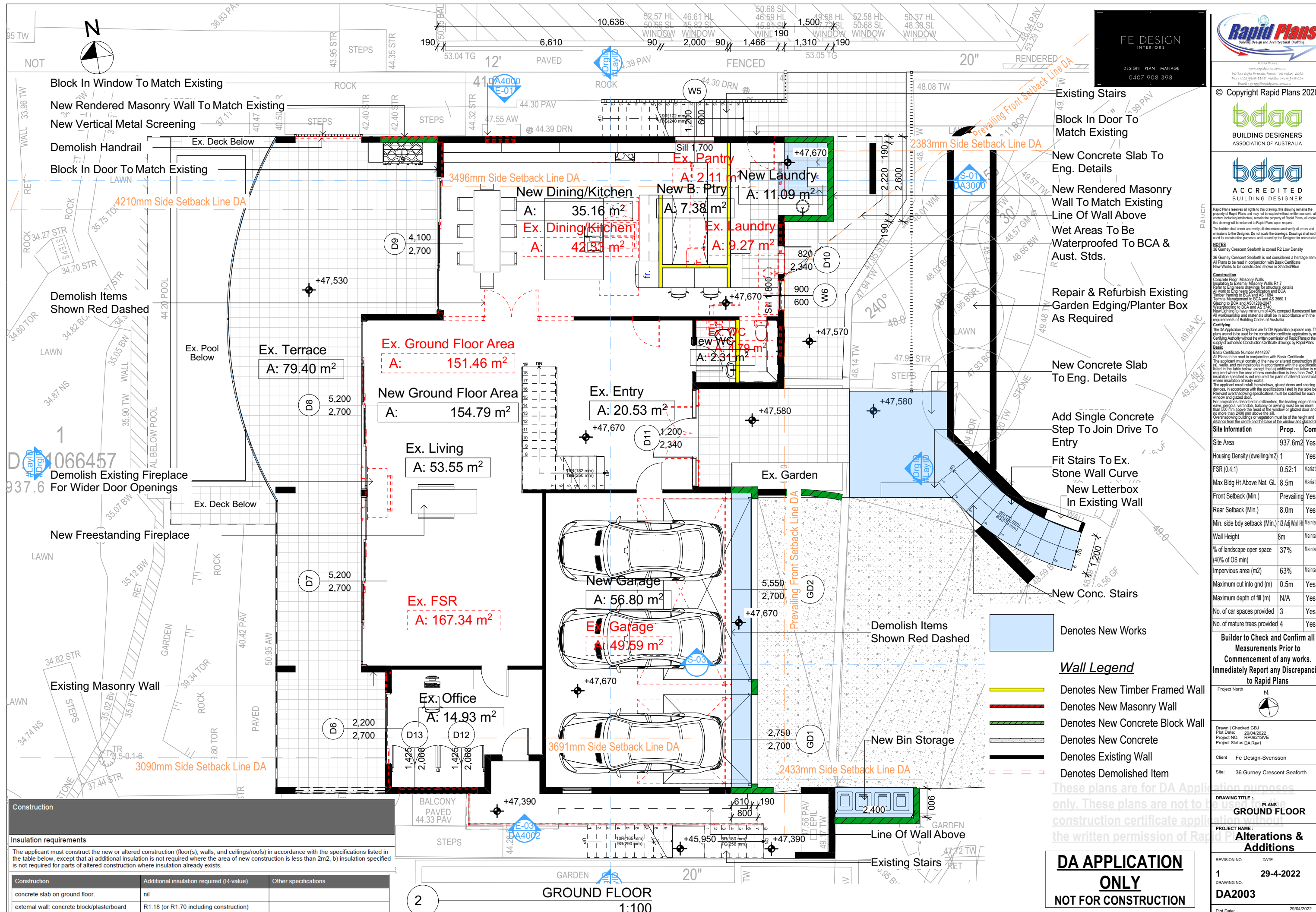
PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE
1 29-4-2022

DRAWING NO. **DA2002**

Plot Date: 29/04/2022
Sheet Size: A3

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

NOTES

36 Gurney Crescent Seaforth is zoned R2 Low Density

36 Gurney Crescent Seaforth is not considered a heritage item

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

Construction

Concrete Floor, Masonry Walls

Insulation to External Masonry Walls R1.7

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS1743.2

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

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

Setbacks

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

Basic

Basic Certificate Number A444207

All Plans to be read in conjunction with Basic Certificate

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

The applicant must install fire windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

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

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

Site Information	Prop.	Comp.
Site Area	937.6m²	Yes
Housing Density (dwelling/m²)	1	Yes
FSR (0.4:1)	0.52:1	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	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: 29/04/2022
Project NO.: RP0921/VE
Project Status DA Rev1

Client: Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

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DRAWING TITLE: PLANS
GROUND FLOOR

PROJECT NAME: Alterations & Additions

REVISION NO. DATE

1 29-4-2022

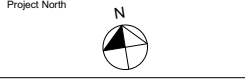
DRAWING NO. DA2003

Plot Date: 29/04/2022
Sheet Size: A3

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

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



Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO: RP0921SVVE
Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

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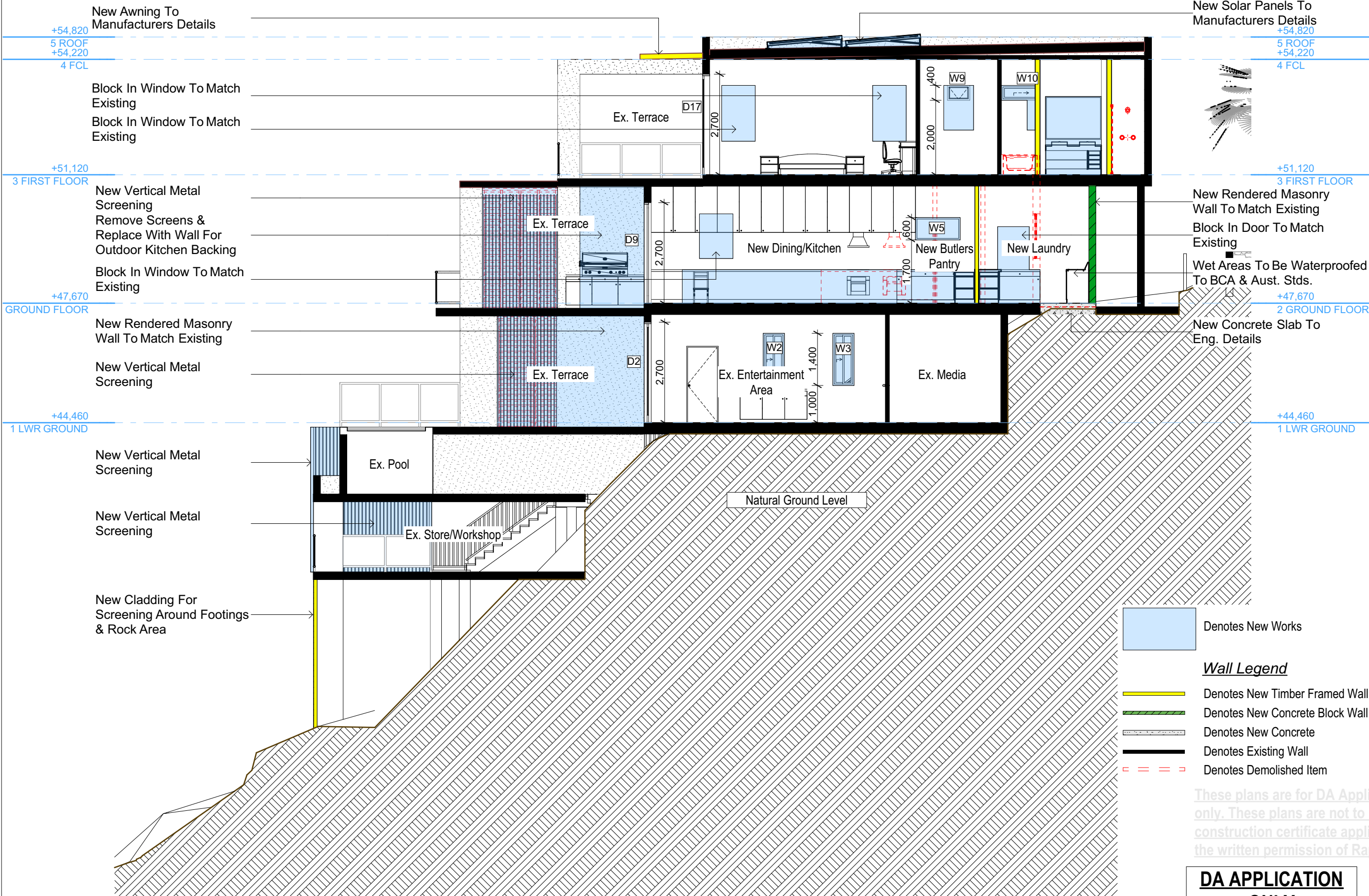
DRAWING TITLE: SECTIONS
SECTION 1

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE
1 29-4-2022

DRAWING NO. **DA3000**

Plot Date: 29/04/2022
Sheet Size: A3



**DA APPLICATION
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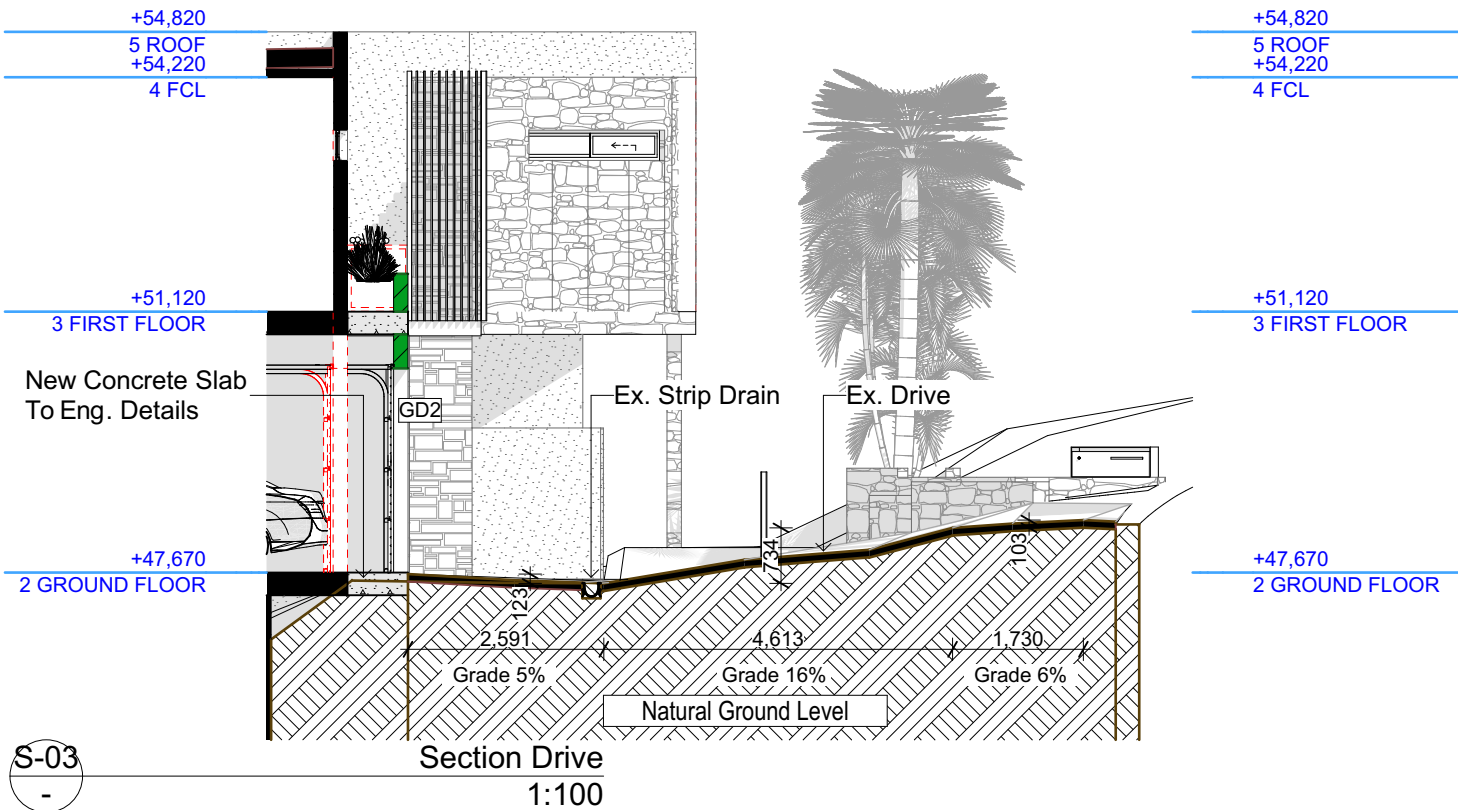
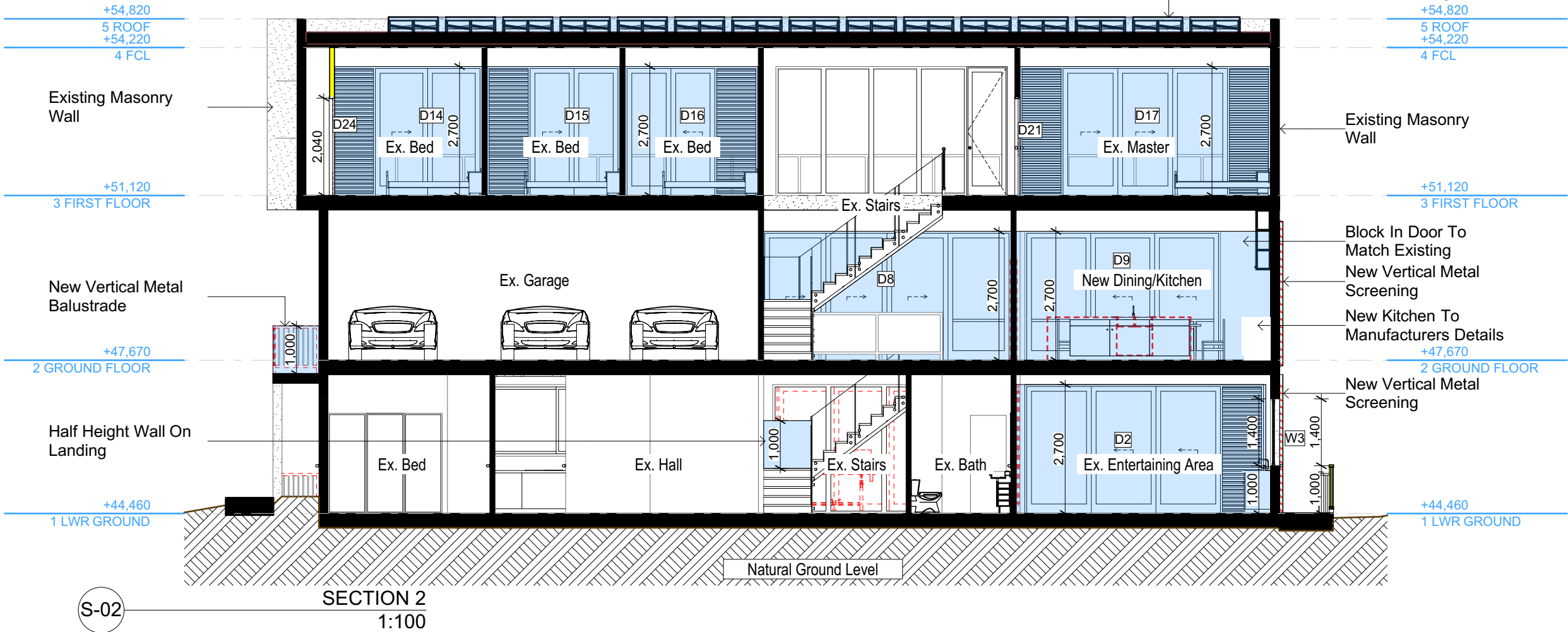
**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

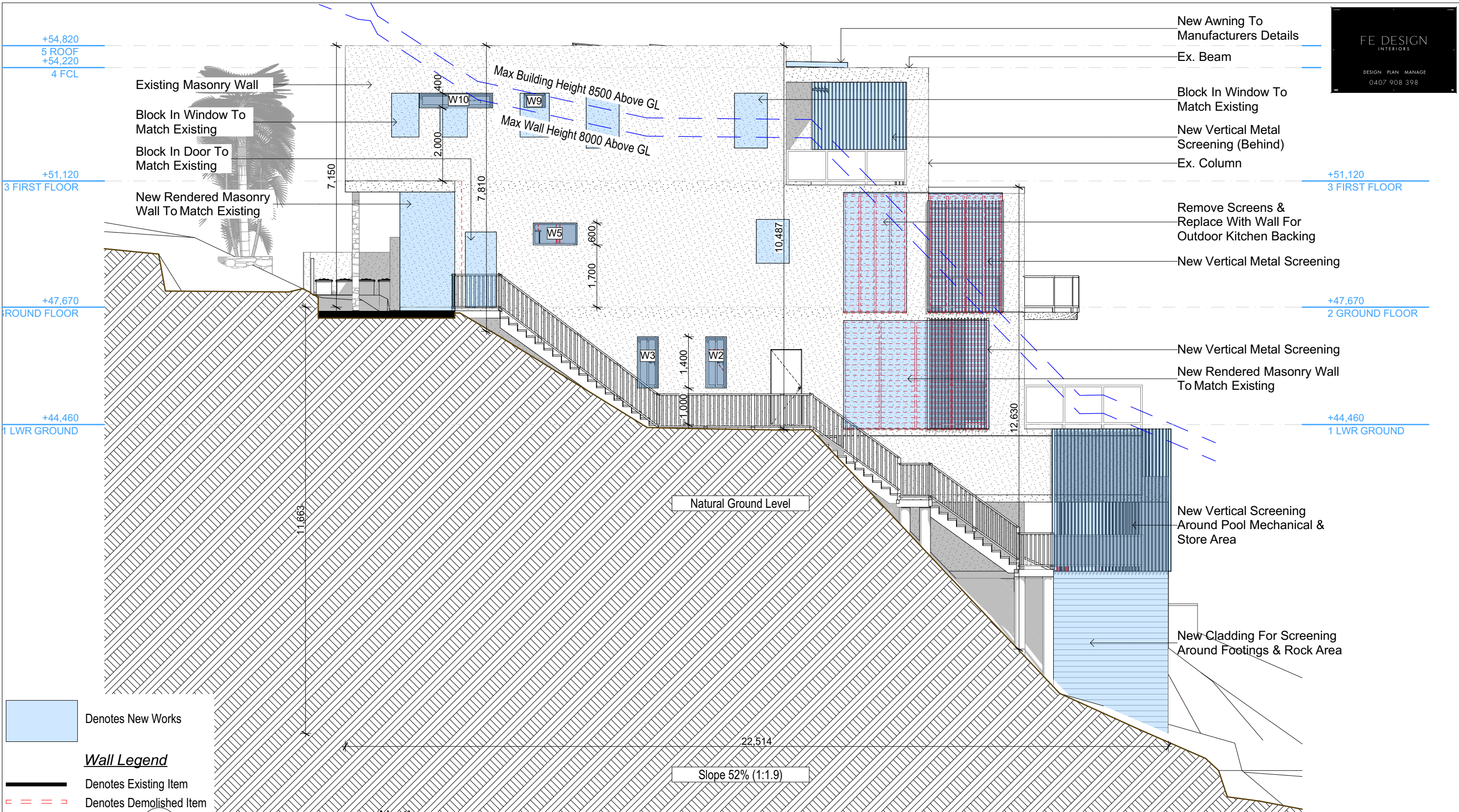
Denotes New Works

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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Denotes New Works

Wall Legend

Denotes Existing Item

Denotes Demolished Item

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

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

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

Basix
Basix Certificate Number A444207
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 grd (m)	0.5m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	8.0m	Yes	No. of car spaces provided	3	Yes
Min. side bdy setback (Min.)	1/3 Adj Wall Ht	Maintained	No. of mature trees provided	4	Yes

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

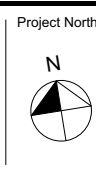


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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked
Plot Date: 29/04/2022
Project NO. RP0921SVE
Project Status DA Rev1
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:
29-4-2022
DRAWING NO.
DA4000

Denotes New Works

Denotes New Concrete

Denotes Existing Item

Denotes Demolished Item

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INTERIORS

DESIGN PLAN MANAGE
0407 908 398

Rapid Plans

Building Design and Architectural Drafting

World Plans

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bdaa

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

bdaa

ACCREDITED
BUILDING DESIGNER

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

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

Construction
Concrete Floor, Masonry Walls
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS/NZS 2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Carrying
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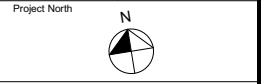
Basic
Basic Certificate Number A444207

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

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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

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



Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP09219VE
Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaford

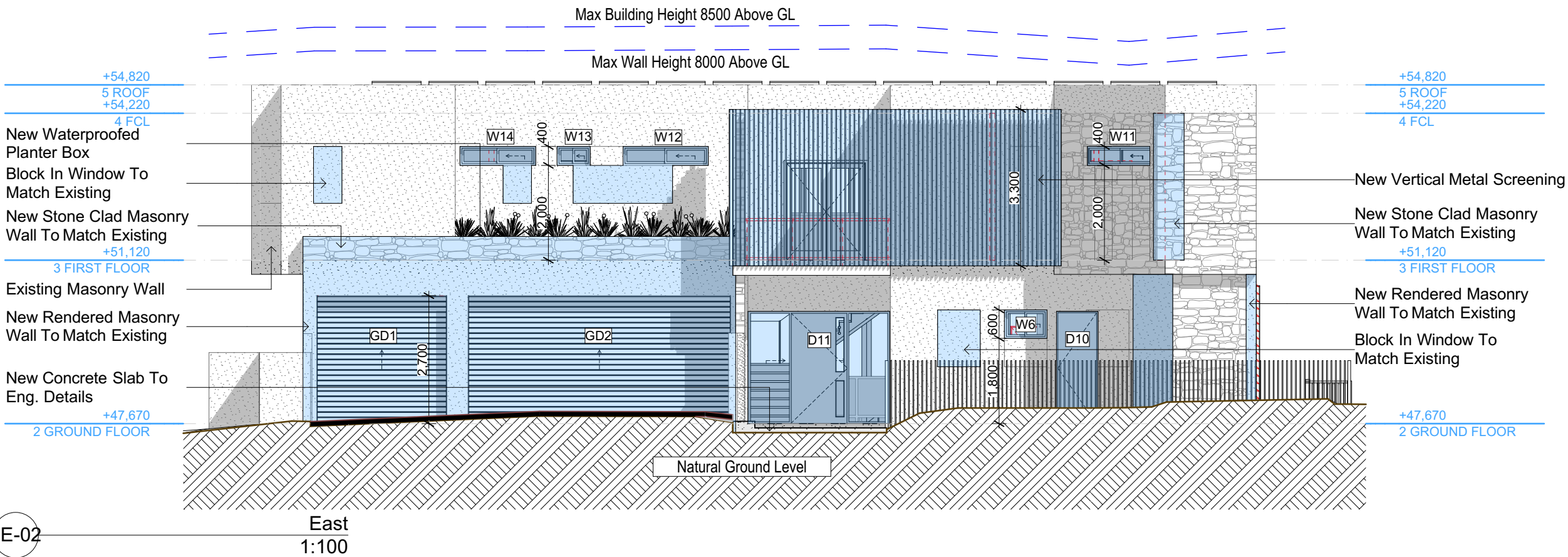
DRAWING TITLE : ELEVATIONS
ELEVATION EAST

PROJECT NAME : Alterations & Additions

REVISION NO. DATE
1 29-4-2022

DRAWING NO. DA4001

Plot Date: 29/04/2022
Sheet Size: A3



BASIX Certificate number: A444207

page 4 / 7 BASIX Certificate number: A444207

page 5 / 7 BASIX Certificate number: A444207

page 6 / 7

Glazing requirements	Show on DA Plans	Show on CC/ODC 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.	✓ <		

Glazing requirements						Show on DA Plans	Show on CO/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
					>=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)		
W6	E	0.5	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
W7	W	0.4	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)		
W9	N	0.2	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
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)		
W12	E	0.7	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
W13	E	0.3	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
W14	E	0.6	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
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)		

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
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)		

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DA APPLICATION
ONLY
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New Awning To Manufacturers
Details

+54,820

5 ROOF

+54,220

4 FCL

Ex. Beam

New 450 Window Awning To
Basix Requirements

Block In Window To Match Existing

Ex. Column

+51,120

3 FIRST FLOOR

New Vertical Metal Screening

Block In Window To Match Existing

New Rendered Masonry Wall To
Match Existing (Behind)

New Vertical Metal Balustrade

+47,670

2 GROUND FLOOR

Block In Window To Match Existing

New Vertical Metal Balustrade

New Glass Balustrade

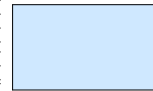
+44,460

1 LWR GROUND

New Vertical Screening
Around Pool Mechanical &
Store Area

New Cladding For Screening
Around Footings & Rock Area

Natural Ground Level



Denotes New Works

Wall Legend



Denotes Existing Wall



Denotes Demolished Item

E-03

South
1:100

**DA APPLICATION
ONLY**
NOT FOR CONSTRUCTION

NOTES

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

Certifying

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

Construction

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

Basix

Basix Certificate Number A444207

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.

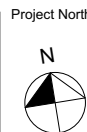
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	937.6m ²	Yes	Wall Height	8m	Maintained
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (40% of OS min)	37%	Maintained
FSR (Max. 0.4:1)	0.52:1	Variation	Impervious area (m ²)	63%	Maintained
Max Bldg Ht Above Nat. GL	8.5m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



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



Checked
Plot Date:
Project NO.
Project Status

GBJ
29/04/2022
RP0921SVE
DA Rev1

Client
Site:

Fe Design-Svensson
36 Gurney Crescent Seaforth

Sheet Size: A3

DRAWING TITLE :

ELEVATIONS
ELEVATION SOUTH

PROJECT NAME :

Alterations & Additions

REVISION NO.

1

DATE

29-4-2022

DRAWING NO.

DA4002

FE DESIGN
INTERIORS

DESIGN PLAN MANAGE
0407 908 398

Denotes New Works

Wall Legend

Denotes Existing Wall
Denotes Demolished Item

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

New Awning To Manufacturers Details

Existing Masonry Wall

Existing Handrail

+51,120
3 FIRST FLOOR

Block In Door To Match Existing

Existing Handrail

+47,670
2 GROUND FLOOR

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

+44,460
1 LWR GROUND

Existing Stairs

New Vertical Screening
Around Pool Mechanical &
Store Area

New Cladding For Screening
Around Footings & Rock Area

Natural Ground Level

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

New 450 Window Awning
To Basix Requirements

+51,120
3 FIRST FLOOR

New Vertical Metal Balustrade

+47,670
2 GROUND FLOOR

New Vertical Metal Balustrade

Existing Stairs

+44,460
1 LWR GROUND

New Vertical Metal Balustrade

New Vertical Metal Balustrade

E-04

West
1:100

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

Construction
Concrete Floor, Masonry Walls
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS/NZS 2204
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Carthing
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Basix
Basix Certificate Number A444207
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each balcony, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overhanging buildings or vegetation must be of the height and distance from the earth and the base of the window and glazed door.

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

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



Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP0921SVE
Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Sealforth

DRAWING TITLE : ELEVATIONS

ELEVATION WEST

PROJECT NAME :

Alterations & Additions

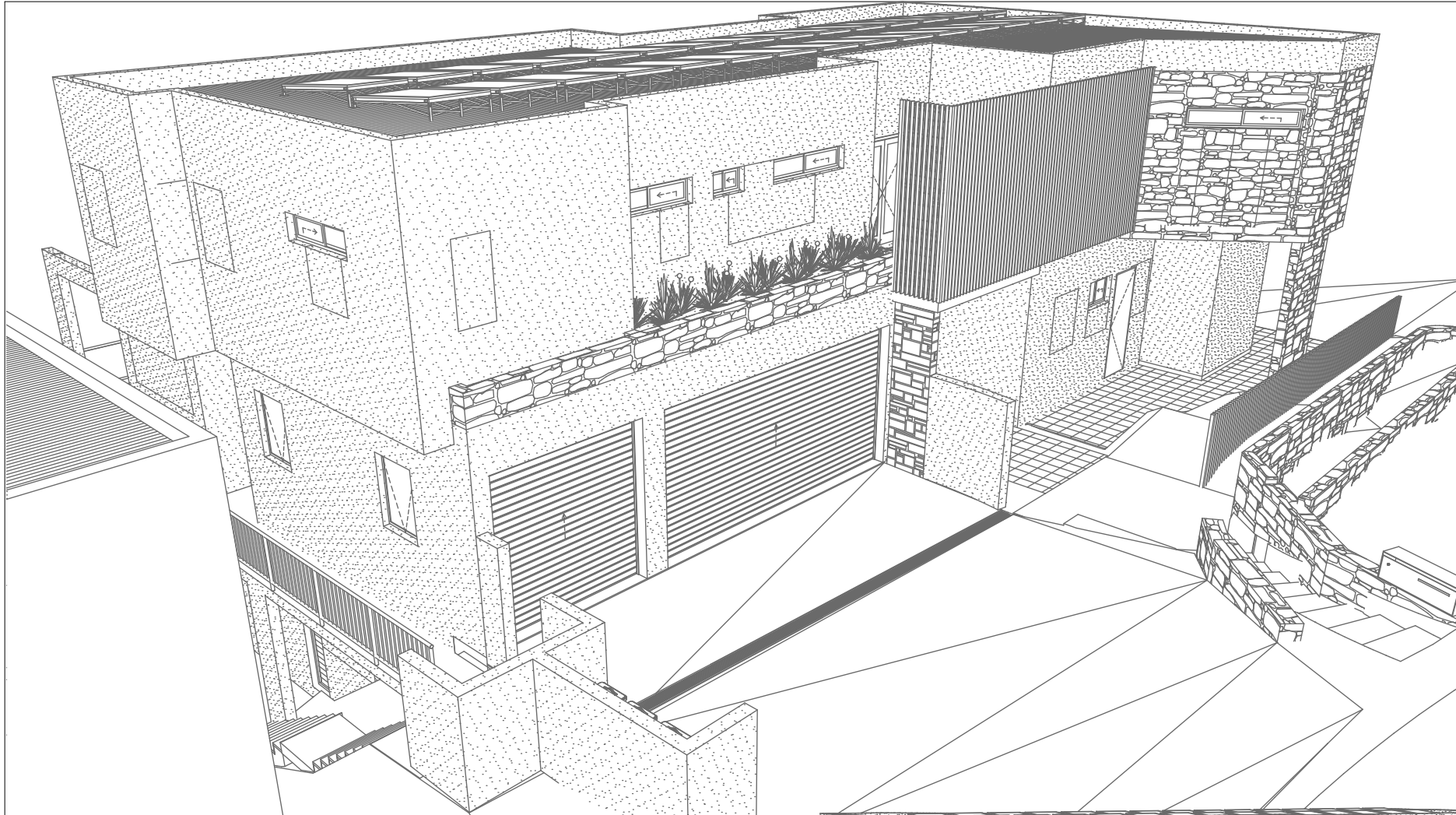
REVISION NO. DATE

1 29-4-2022

DRAWING NO. DA4003

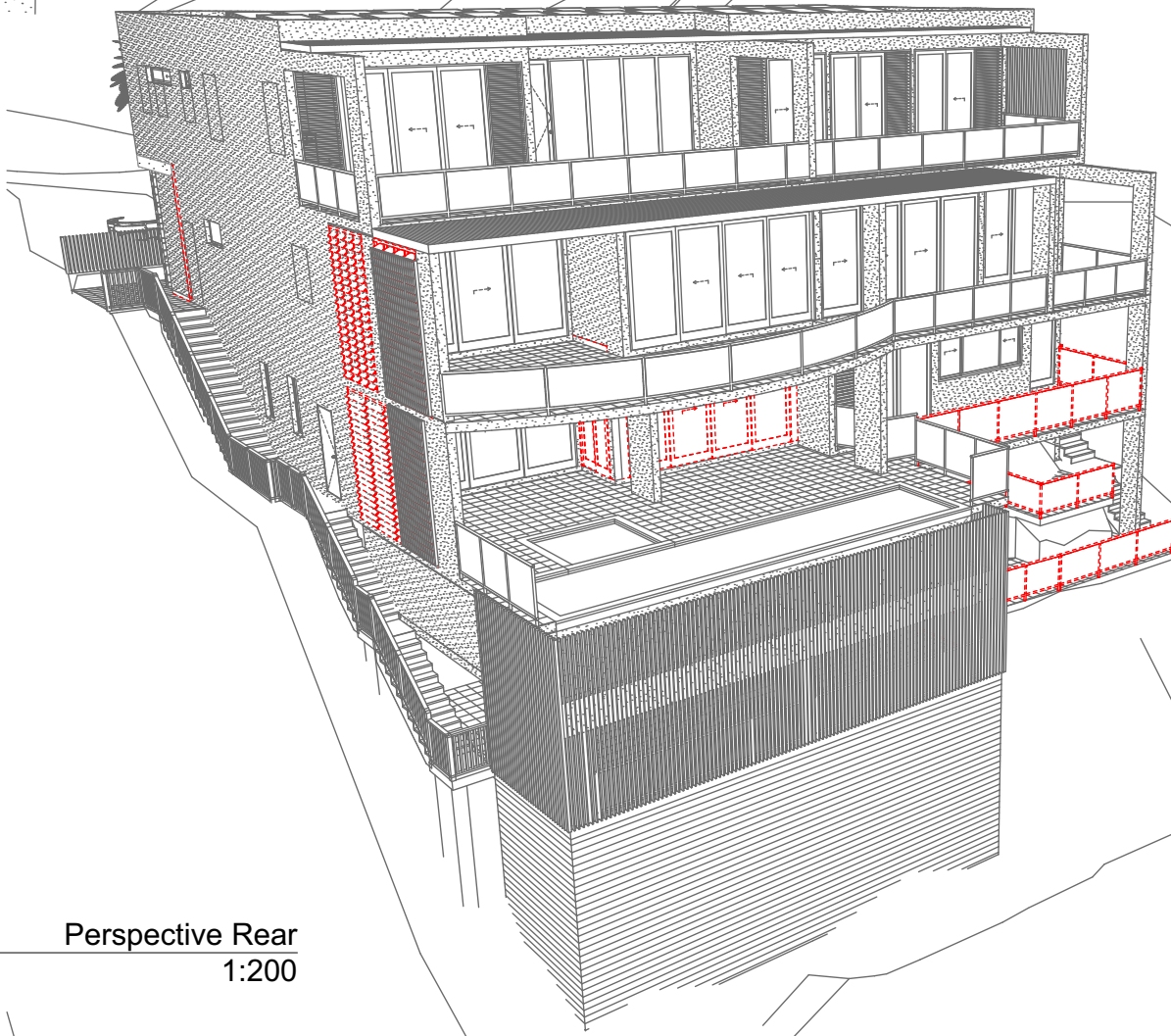
Plot Date: 29/04/2022

Sheet Size: A3



1
-

Perspective Front
1:200



2
-

Perspective Rear
1:200

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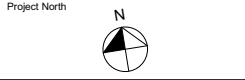
NOTES
36 Gurney Crescent Seaforth is zoned R2 Low Density
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue
Construction
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS10798-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basic
Basic Certificate Number A444207
All Plans to be read in conjunction with Basic Certificate
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The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gopole, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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

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



Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP0921/SVE
Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

DRAWING TITLE :
SHADOW PLANS
PERSPECTIVE

PROJECT NAME :
Alterations & Additions

REVISION NO.	DATE
1	29-4-2022
DRAWING NO.	DA5000

Plot Date: 29/04/2022
Sheet Size: A3



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



Denotes Alloy Doors Typical.
Owner To Confirm Colour & Type



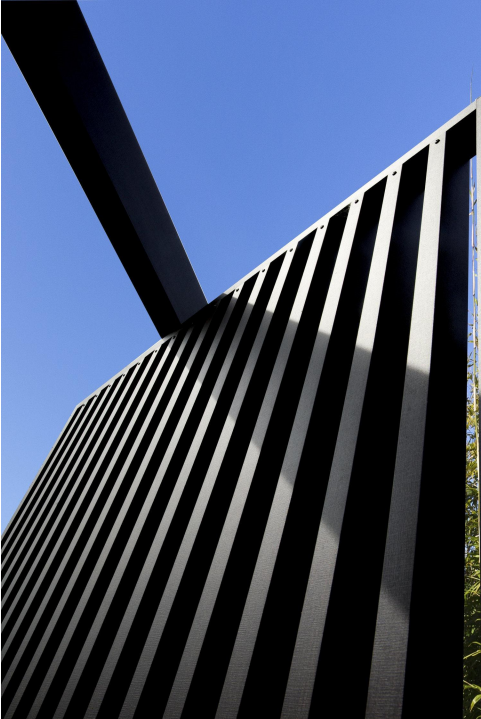
Denotes Alloy Roof Typical.
Owner To Confirm Colour & Type



Denotes Garage Door Typical.
Owner To Confirm Colour & Type



Denotes Rendered Wall Typical.
Owner To Confirm Colour & Type



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

FE DESIGN
INTERIORS

DESIGN PLAN MANAGE
0407 908 398

Rapid Plans

Building Design and Architectural Drafting

World Plans

PO Box 6239 Fitzroy Creek Vic 3061
Tel: (03) 9350-8845 Mobile: 0414-545-024
Email: info@rapidplans.com.au

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ASSOCIATION OF AUSTRALIA

bdaa

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NOTES

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All Plans to be read in conjunction with Basic Certificate

New Works to be constructed shown in Shaded/Blue

Construction

Concrete Floor, Masonry Walls

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1554

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS1743-2017

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

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Certifying

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Basic

Basic Certificate Number A444207

All Plans to be read in conjunction with Basic Certificate

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

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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 (m ²)	63%	Maintained
Maximum cut into grd (m)	0.5m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	3	Yes
No. of mature trees provided	4	Yes

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

Project North

Drawn | Checked GBJ

Plot Date: 29/04/2022

Project NO.: RP0921SVE

Project Status DA Rev1

Client

Fe Design-Svensson

Site:

36 Gurney Crescent Seaford

DRAWING TITLE

SHADOW PLANS

MATERIAL & COLOUR SAMPLE BOARD

PROJECT NAME:

Alterations & Additions

REVISION NO.

DATE

1

29-4-2022

DRAWING NO.

DA5001

Plot Date:

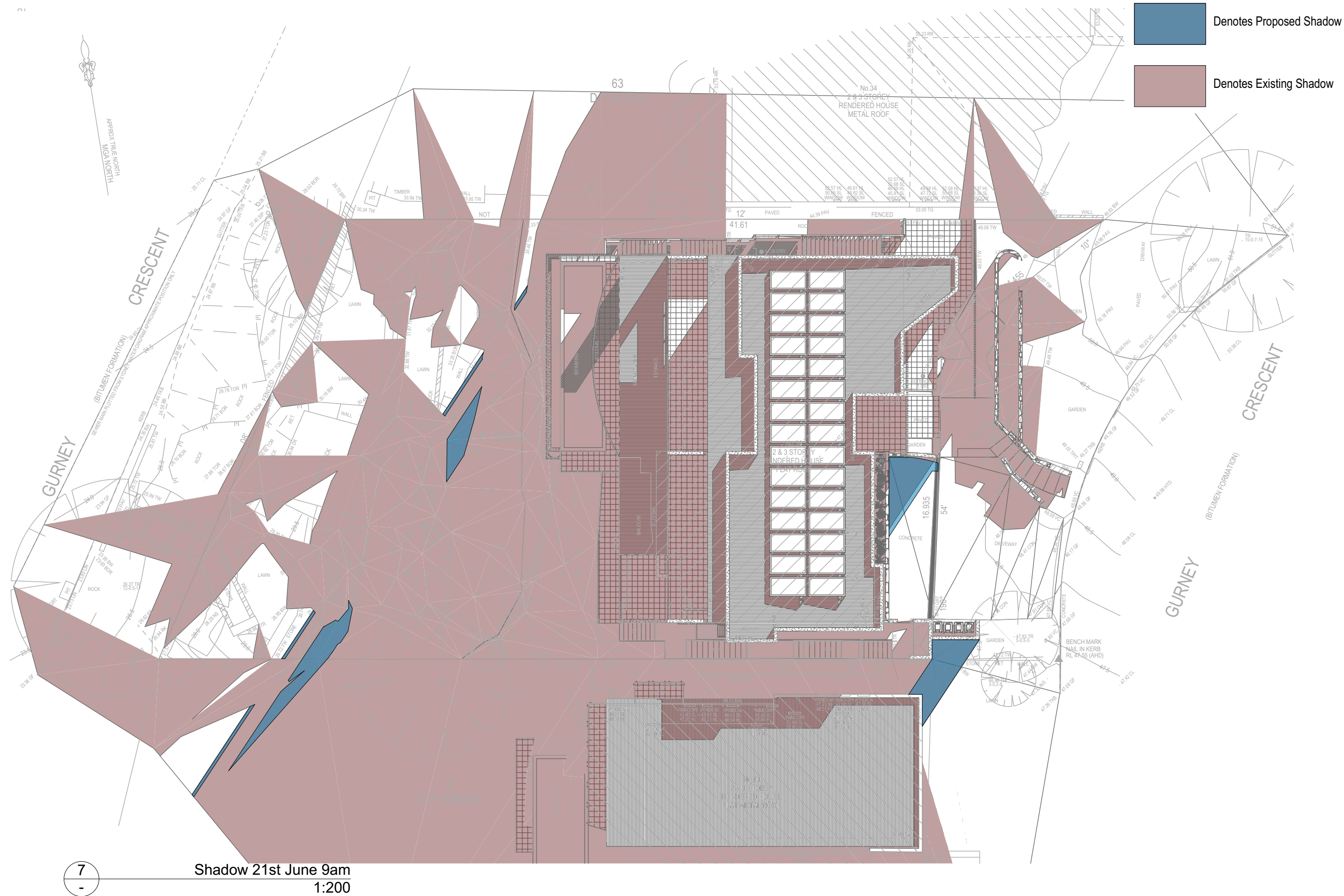
29/04/2022

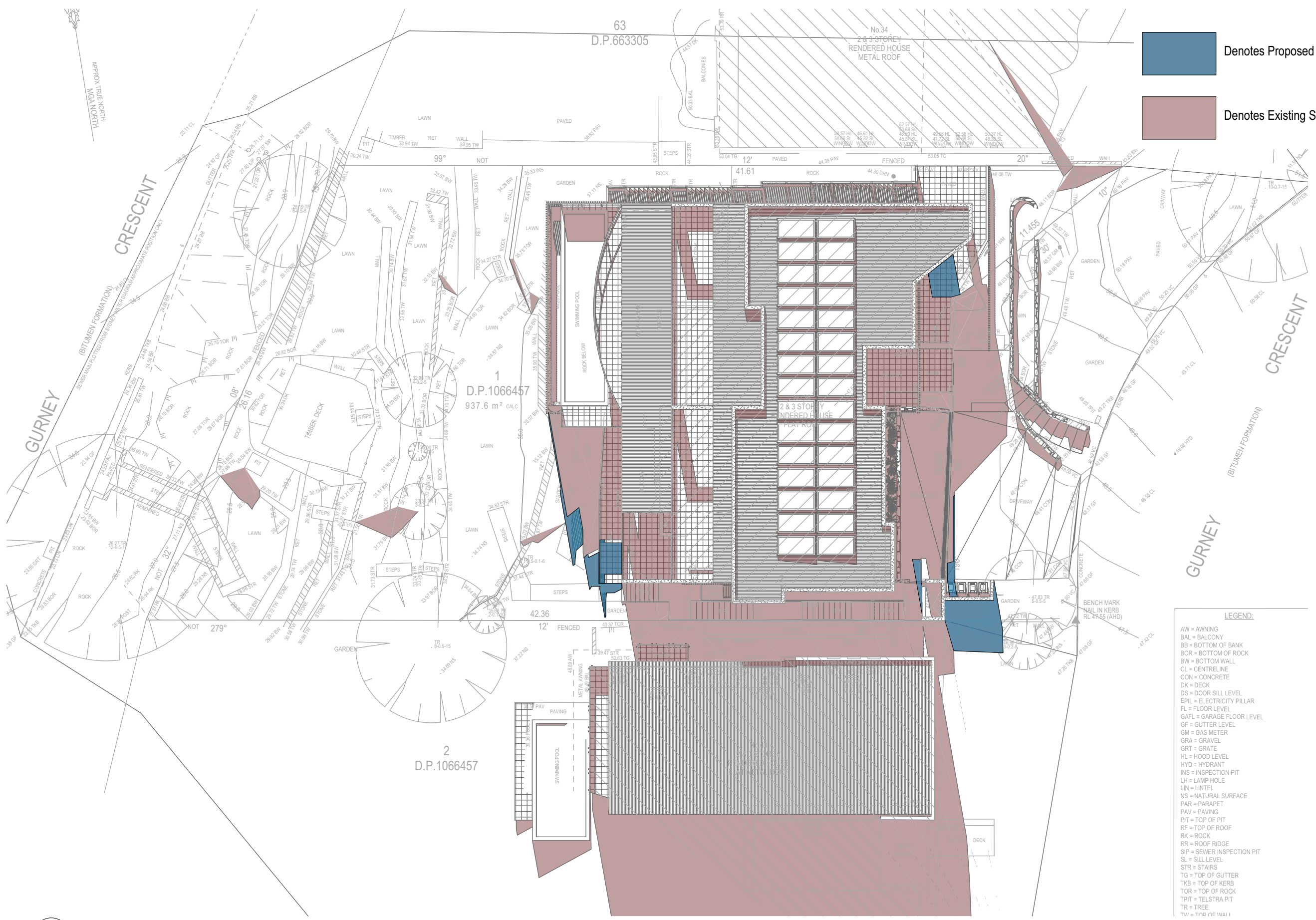
Sheet Size: A3

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Denotes Proposed Shadow

Denotes Existing Shadow

LEGEND:

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

8
-
Shadow 21st June 12pm
1:200

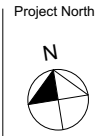


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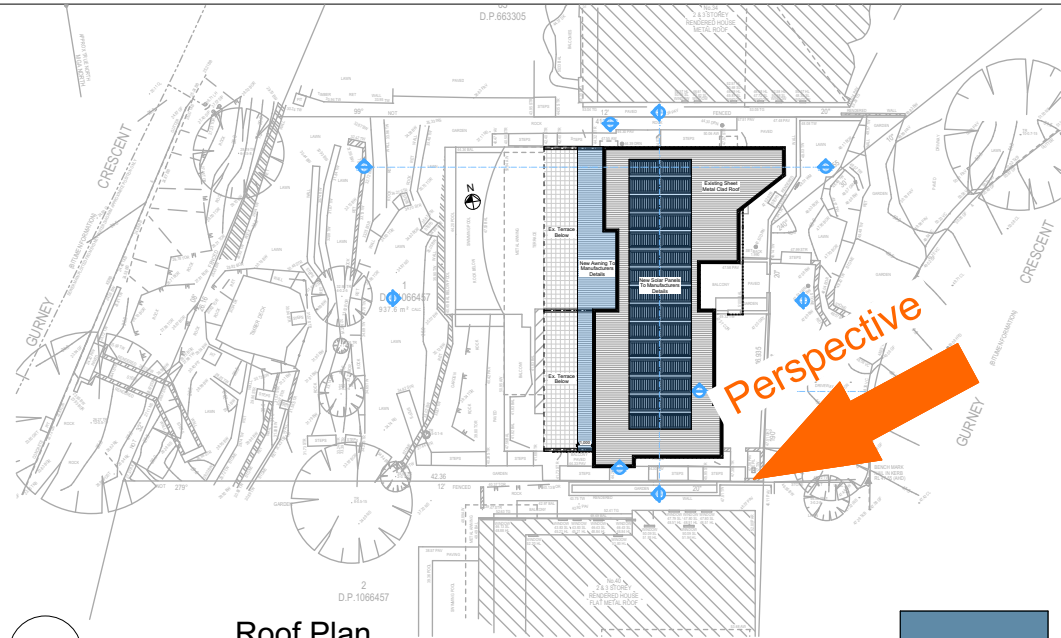
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all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Project North
Checked
Plot Date: 29/04/2022
Project NO. RP0921SVE
Project Status DA Rev1
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: 29-4-2022
DRAWING NO.
DA5003

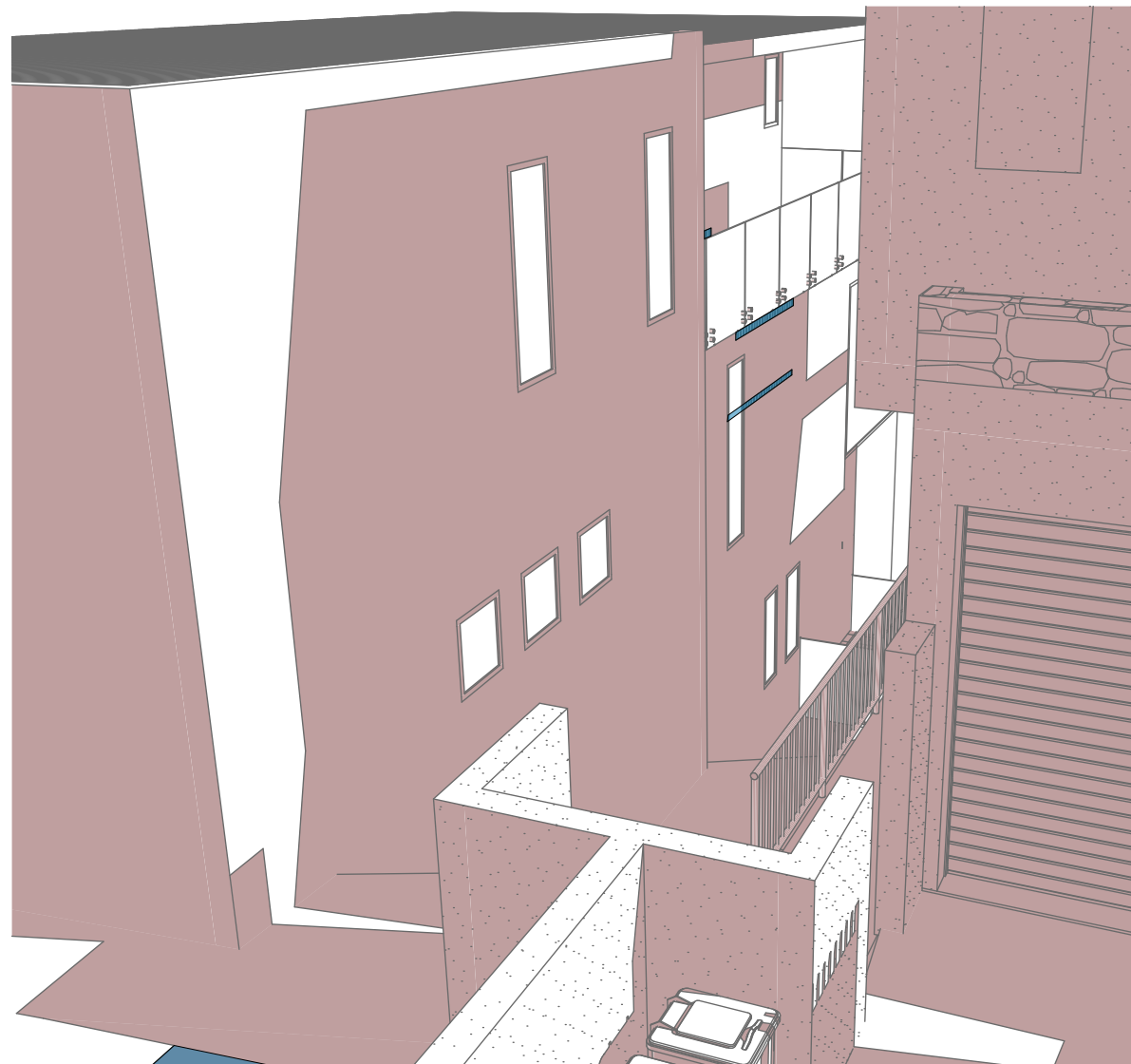


4 Roof Plan 1:500

Denotes Proposed Shadow

Denotes Existing Shadow

10 Wall Elev Front 21 June 9am 1:200



11 Wall Elev Front 21 June 12pm 1:200



12 Wall Elev Front 21 June 3pm 1:200

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Building Design and Architectural Drafting

World Plans
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Email: info@rapidplans.com.au

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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

bdaa
ACCREDITED
BUILDING DESIGNER

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

Construction
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS10798-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Basic
Basic Certificate Number A444207
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each space, 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 ceiling and the base of the window and glazed door.

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

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

Project North

Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP0921SVE
Project Status DA Rev 1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaforth

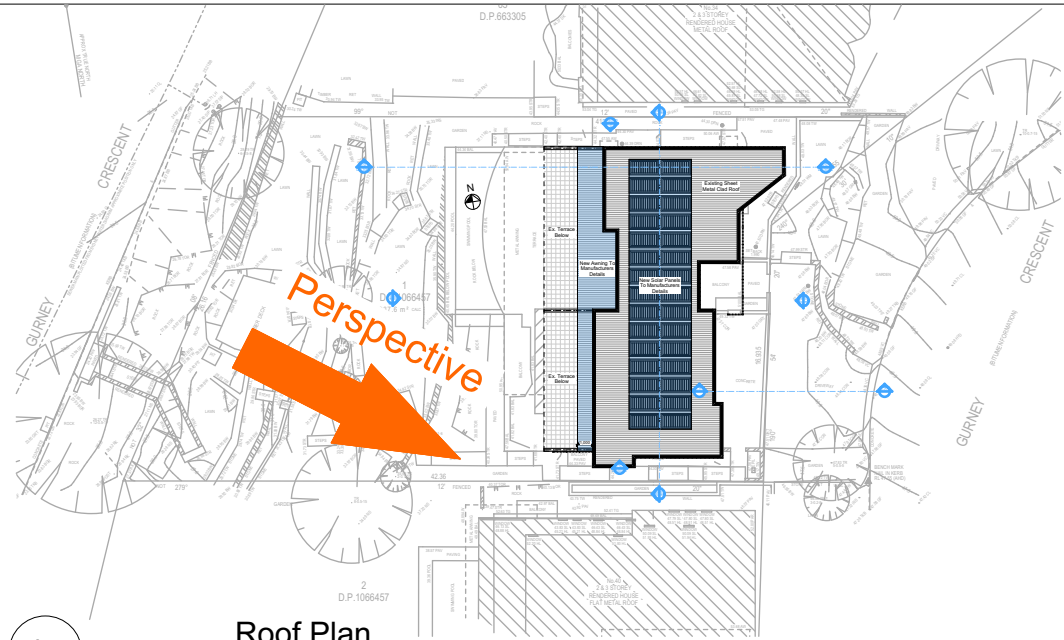
DRAWING TITLE SHADOW PLANS
WALL ELEVATION SHADOWS FRONT

PROJECT NAME: Alterations & Additions

REVISION NO.	DATE
1	29-4-2022

DRAWING NO. DA5005

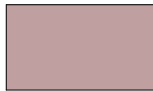
Plot Date: 29/04/2022
Sheet Size: A3



4 Roof Plan
1:500



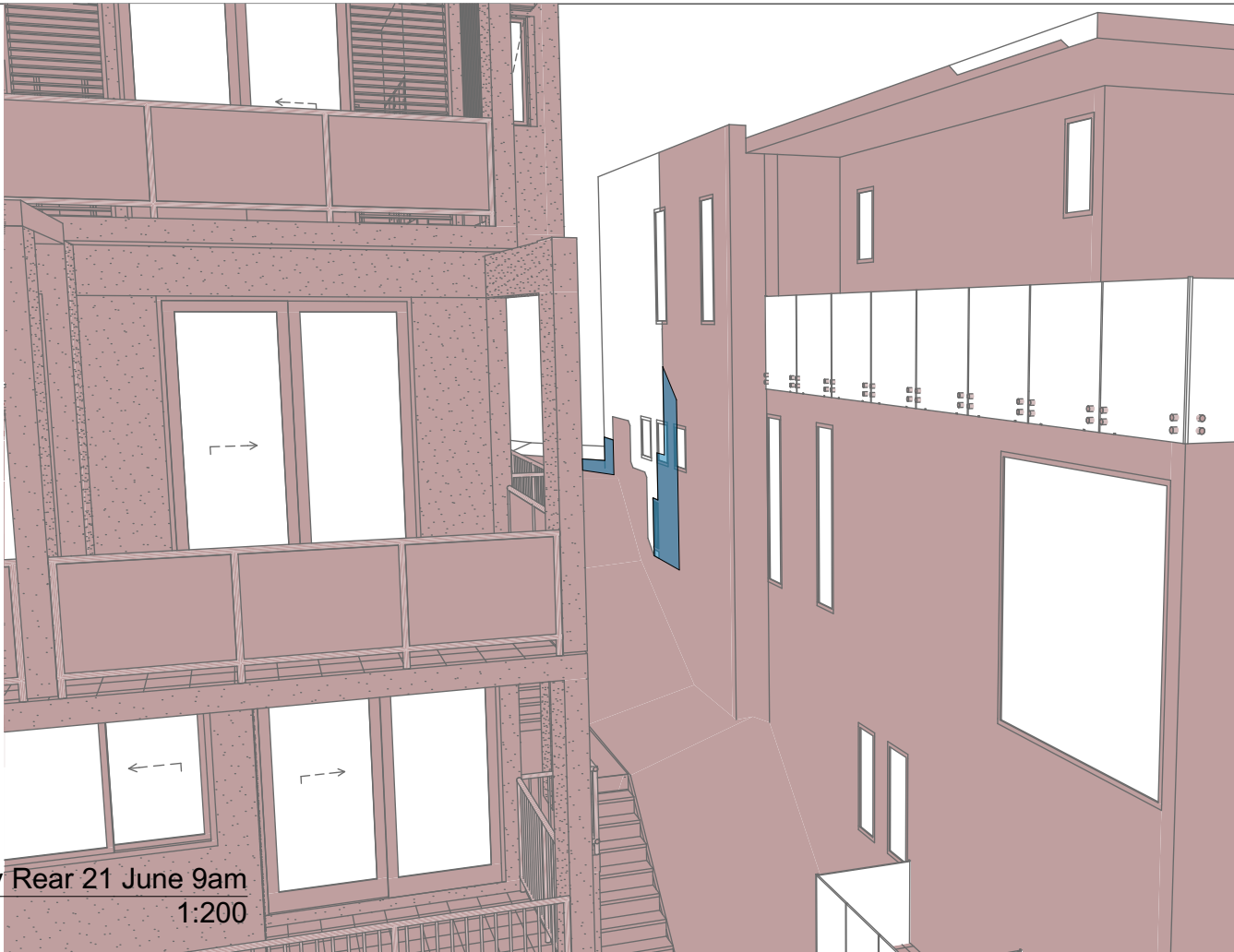
Denotes Proposed Shadow



Denotes Existing Shadow

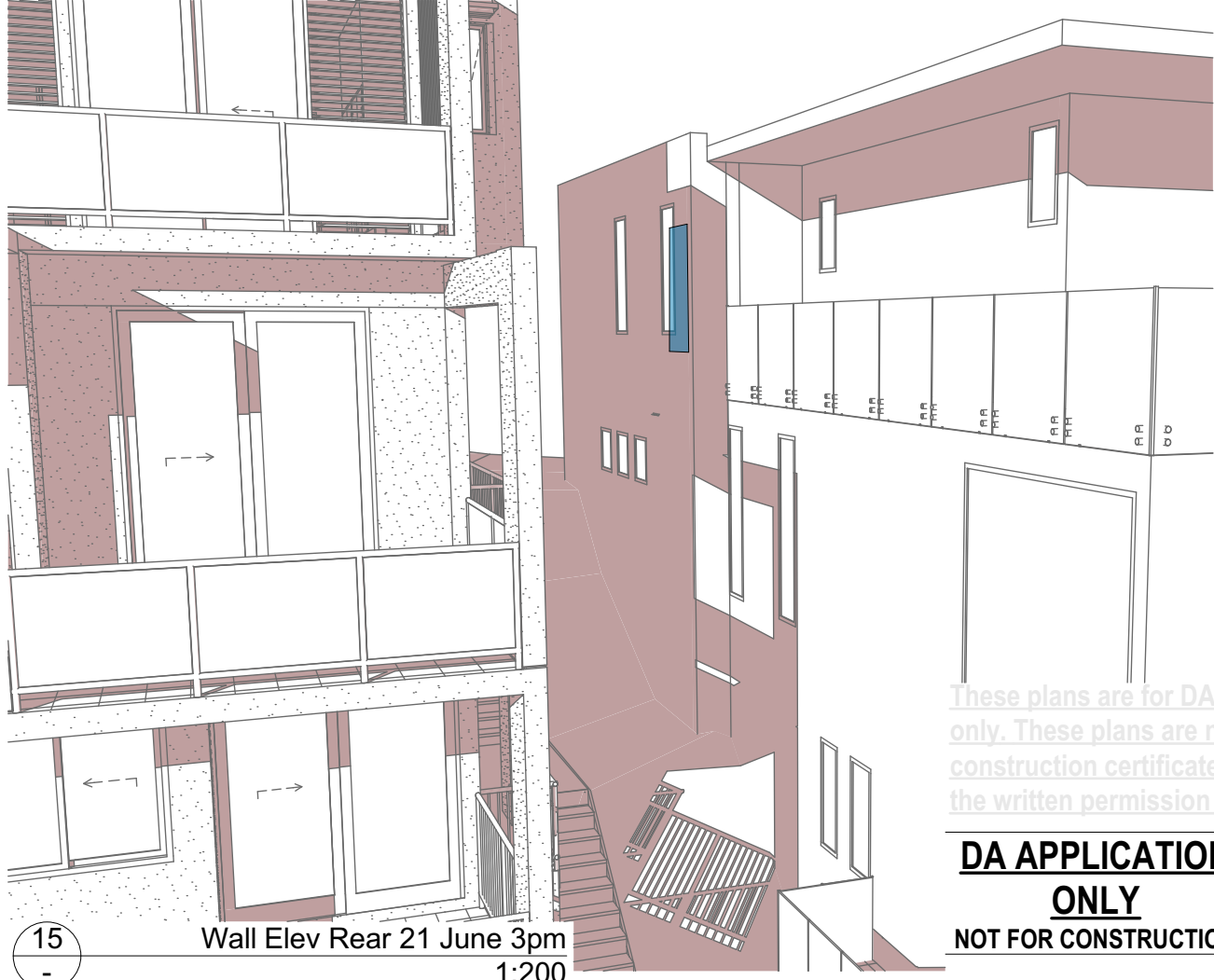
13
-

Wall Elev Rear 21 June 9am
1:200



14
-

Wall Elev Rear 21 June 12pm
1:200



15
-

Wall Elev Rear 21 June 3pm
1:200



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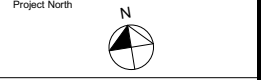
NOTES
36 Gurney Crescent Seaford is zoned R2 Low Density
36 Gurney Crescent Seaford is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue

Construction
Concrete Floor, Masonry Walls
Regulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS/NZS 2847
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.

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

Site Information	Prop.	Comp.
Site Area	937.6m2	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



Drawn | Checked GBJ
Plot Date: 29/04/2022
Project NO.: RP0921SVE
Project Status DA Rev1

Client Fe Design-Svensson

Site: 36 Gurney Crescent Seaford

DRAWING TITLE SHADOW PLANS
WALL ELEVATION SHADOWS REAR

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
1 29-4-2022

DRAWING NO.
DA5006

Plot Date: 29/04/2022
Sheet Size: A3

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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

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

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,

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**



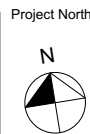
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**Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans**



Checked
Plot Date:
Project NO.
Project Status

GBJ
29/04/2022
RP0921SVE
DA Rev1

Client
Site:
Fe Design-Svensson
36 Gurney Crescent Seaforth

Sheet Size: A3

DRAWING TITLE :

Schedule
Basix Certificate

PROJECT NAME :

Alterations & Additions

REVISION NO.

1
DATE:
29-4-2022
DRAWING NO.
DA6000

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

Description of project

Project address	
Project name	Fe Deisgn-Svensson
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	

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 Height (m) 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	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

BASIX Certificate number: A444207

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 none	6.44, SHGC: 0.75) improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W5	N	0.7	3.68	2.63	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
W6	E	0.5	0	0	none	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)		
W7	W	0.4	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W8	W	10.8	0	0	awning (fixed) >=900 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
W9	N	0.2	0	0	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)		
W10	N	0.8	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W11	SE	0.9	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
W12	E	0.7	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
W13	E	0.3	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
W14	E	0.6	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
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)		

page 5 / 7

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)				
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)		

BASIX Certificate number: A444207

page 6 / 7

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.