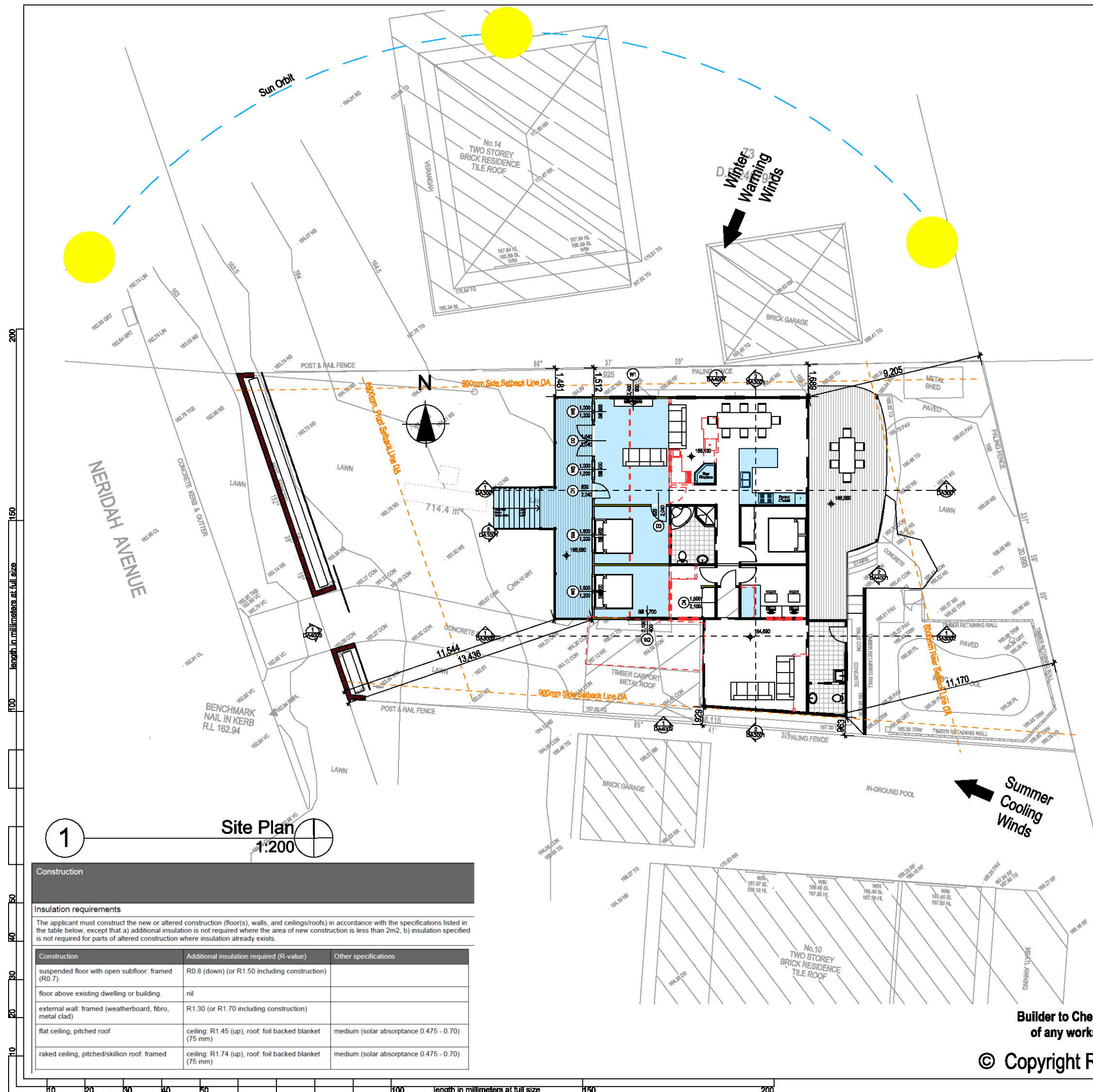




- Denotes New Works
- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item

Wall Legend

1 Site Plan 1:200

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7)	R0.8 (down) (or R1.50 including construction)	
floor above existing dwelling or building	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)

Site Information	Proposed	Compliance
Site Area	714.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Variation
% of landscape open space (40% min)	41%	Yes
Impervious area (m ²)	423.79m ²	Yes
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes

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

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Mobile: 0414-945-024
Email : greg@rapidplans.com.au

BUILDING DESIGNERS AUSTRALIA NSW

NOTES
12 Neridah Ave, Belrose is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue
12 Neridah Ave, Belrose is not considered a heritage item

Construction
Timber Floor, Timber Walls
Roof Sheet Metal to have R1.7 Insulation
Insulation to External Timber 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 3680.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Basic
Basic Certificate Number A284004
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floors), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Project North

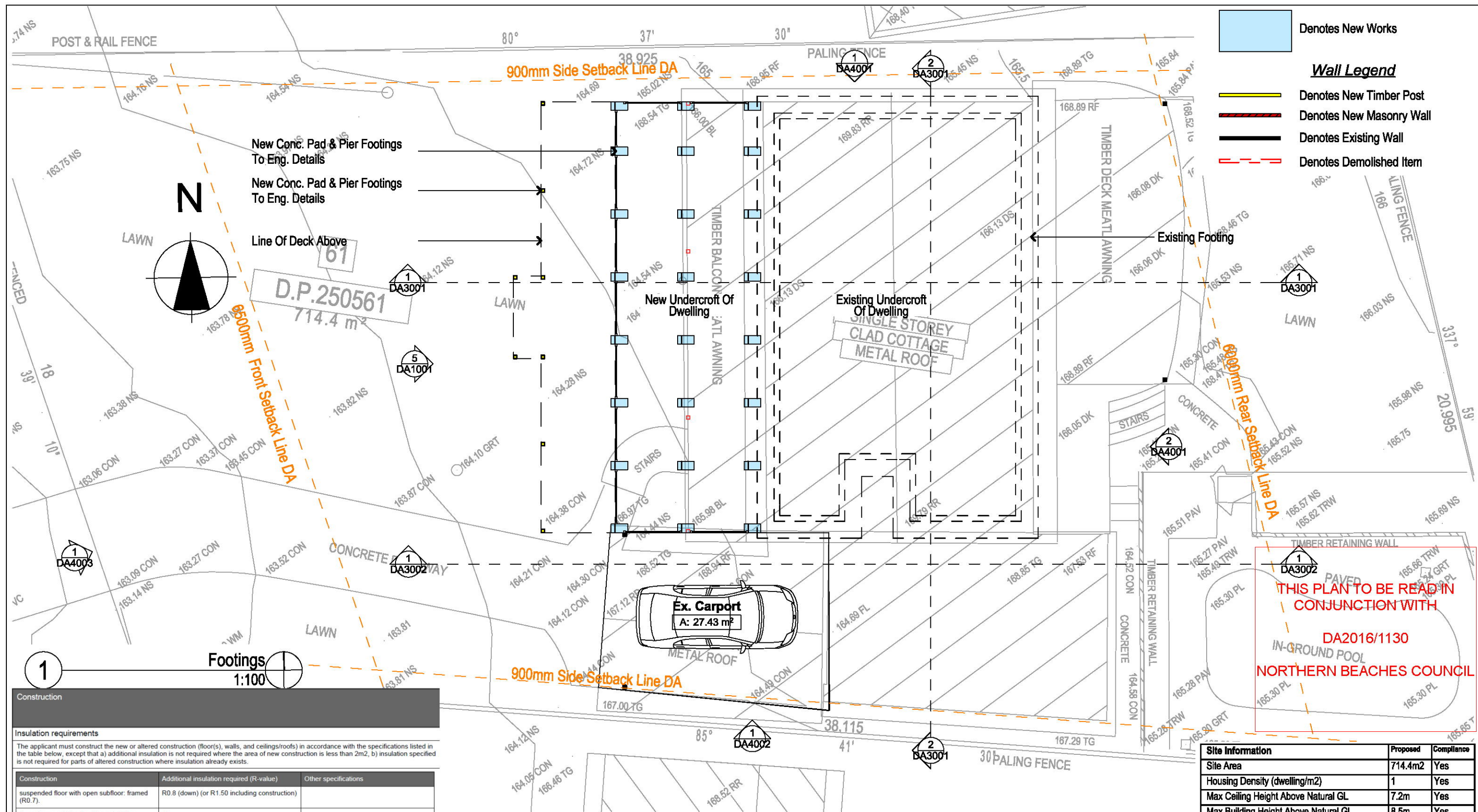
DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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

Client
Emily & Shaun Pointon
Project Name
Alterations & Additions
12 Neridah Ave, Belrose
2085

Lot 61 D.P.250561
Drawing Title:
Site Plans - Site Plan
Site Plan

Scale: A3 as noted	Date: 24-10-2016
Status: DA	Checked By: GBJ
Project No: RP0716POI	Drawing No: DA1003



Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

NOTES

12 Neridah Ave, Belrose is zoned R2 Low Density Residential

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

12 Neridah Ave, Belrose is not considered a heritage item

Constructing

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

Timber Floor, Timber Walls

Roof Sheet Metal to have R1.7 Insulation

Insulation to External Timber 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 3680.1

Glazing to BCA and AS01288-2007

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

Basix

Basix Certificate Number A264004

All Plans to be read in conjunction with Basix Certificate

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

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

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

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

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



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Project North

N

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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.

Client:
Emily & Shaun Pionton

Client:
Emily & Shaun Pionton
Project Name:
Alterations & Additions
12 Neridah Ave, Belrose
2085

Lot 61 D.P.250561
Drawing Title:
Plans - Footing Plan
Footings

Scale: A3 as noted
Status: DA
Project No.
RP0716POI

Date: 24-10-2016
Checked By: GBJ
Drawing No.
DA2001

NOTES
12 Neridah Ave, Belrose is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue. 12 Neridah Ave, Belrose is not considered a heritage item.

Construction
Timber Floor, Timber Walls
Roof Sheet Metal to have R1.7 Insulation
Insulation to External Timber 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 3680.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps.
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Basic Certificate Number A284004
All Plans to be read in conjunction with Basic Certificate.
The applicant must construct the new or altered construction (floors, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Project North N

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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

Client
Emily & Shaun Pointon
Project Name
Alterations & Additions
12 Neridah Ave, Belrose
2085

Lot 61 D.P.250561

Drawing Title:

Plans - Ground Floor Plan

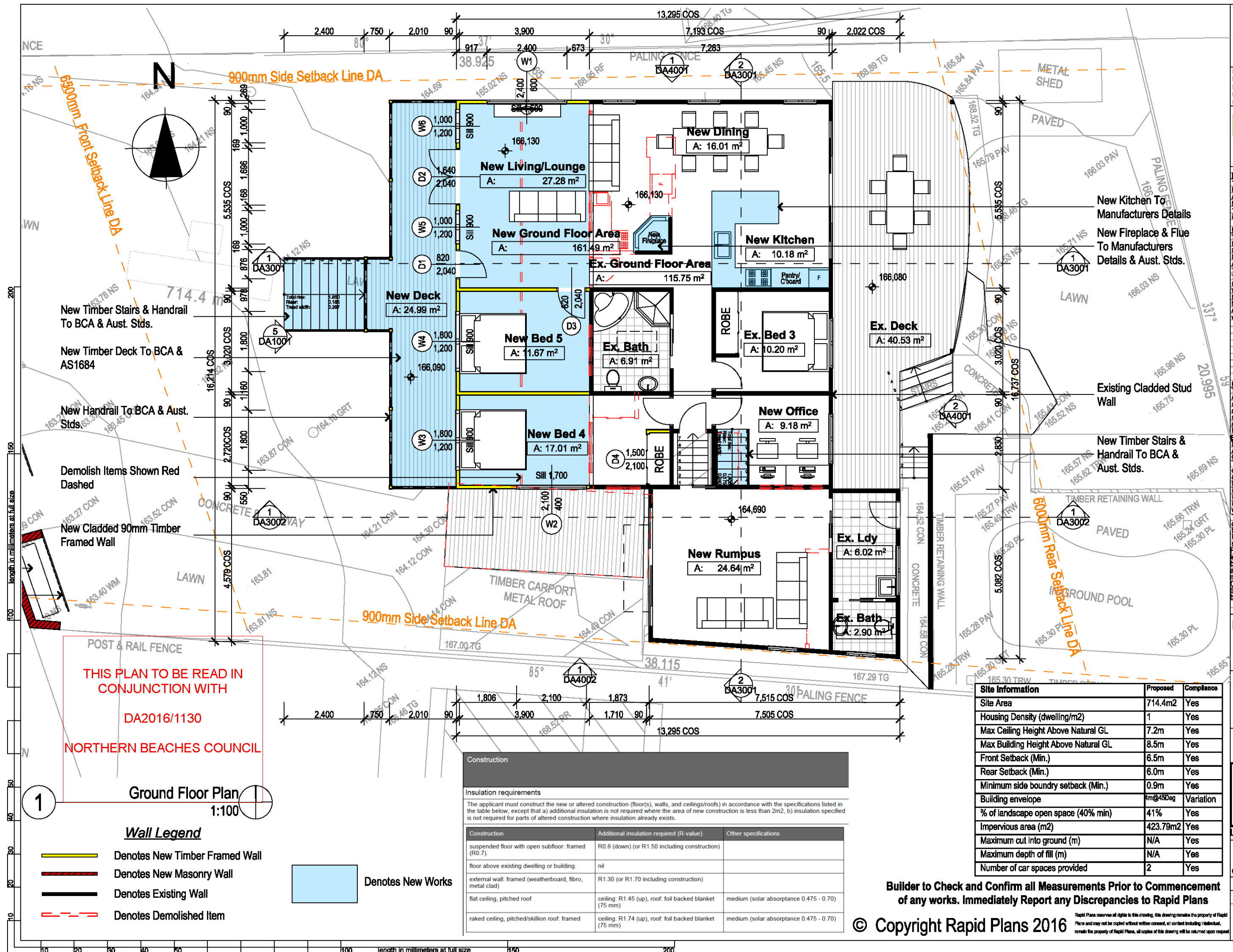
Ground Floor Plan

Scale: A3 as noted Date: 24-10-2016

Status: DA Checked By: GBJ

Project No: RP0716POI

Drawing No: DA2002



Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7)	R0.8 (down) (or R1.50 including construction)	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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

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NOTES

12 Neridah Ave, Belrose is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue.
12 Neridah Ave, Belrose is not considered a heritage item.

Construction

Timber Floor, Timber Walls
Roof Sheet Metal to have R1.7 Insulation
Insulation to External Timber 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 3680.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying

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Basic

Basic Certificate Number A284004
All Plans to be read in conjunction with Basic Certificate.
The applicant must construct the new or altered construction (floors), walls, and ceilings/roofs in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Project North N



DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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Client

Emily & Shaun Pointon
Project Name
Alterations & Additions
12 Neridah Ave, Belrose
2085

Lot 61 D.P.250561

Drawing Title:

Plans - First Floor Plan
First Floor Plan

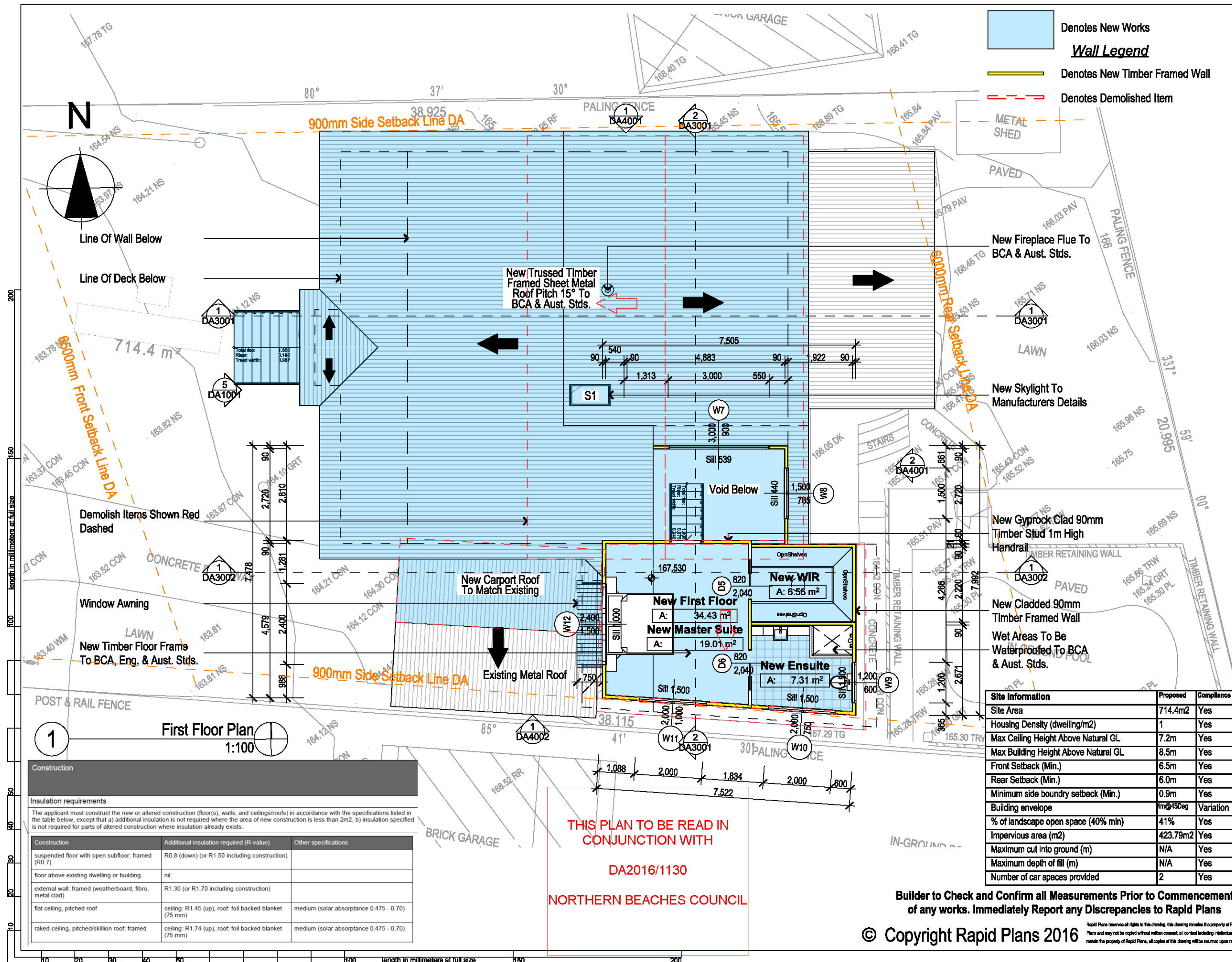
Scale: A3 as noted Date: 24-10-2016

Status: DA Checked By: GBJ

Project No: RP0716POI Drawing No:

DA2003

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



1
First Floor Plan
1:100

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7)	R0.8 (down) (or R1.50 including construction)	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)

THIS PLAN TO BE READ IN CONJUNCTION WITH
DA2016/1130
NORTHERN BEACHES COUNCIL

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

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Site Information	Proposed	Compliance
Site Area	714.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45deg	Variation
% of landscape open space (40% min)	41%	Yes
Impervious area (m ²)	423.79m ²	Yes
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes

NOTES
12 Neridah Ave, Belrose is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue.
12 Neridah Ave, Belrose is not considered a heritage item.

Construction
Timber Floor, Timber Walls
Roof Sheet Metal to have R1.7 Insulation
Insulation to External Timber 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 3680.1
Glazing to BCA and AS 1288-2017
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 Certificate
Basic Certificate Number A284004
All Plans to be read in conjunction with Basic Certificate.

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

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

Project North N



DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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Client
Emily & Shaun Pointon

Project Name
Alterations & Additions

12 Neridah Ave, Belrose
2085

Lot 61 D.P.250561

Drawing Title:

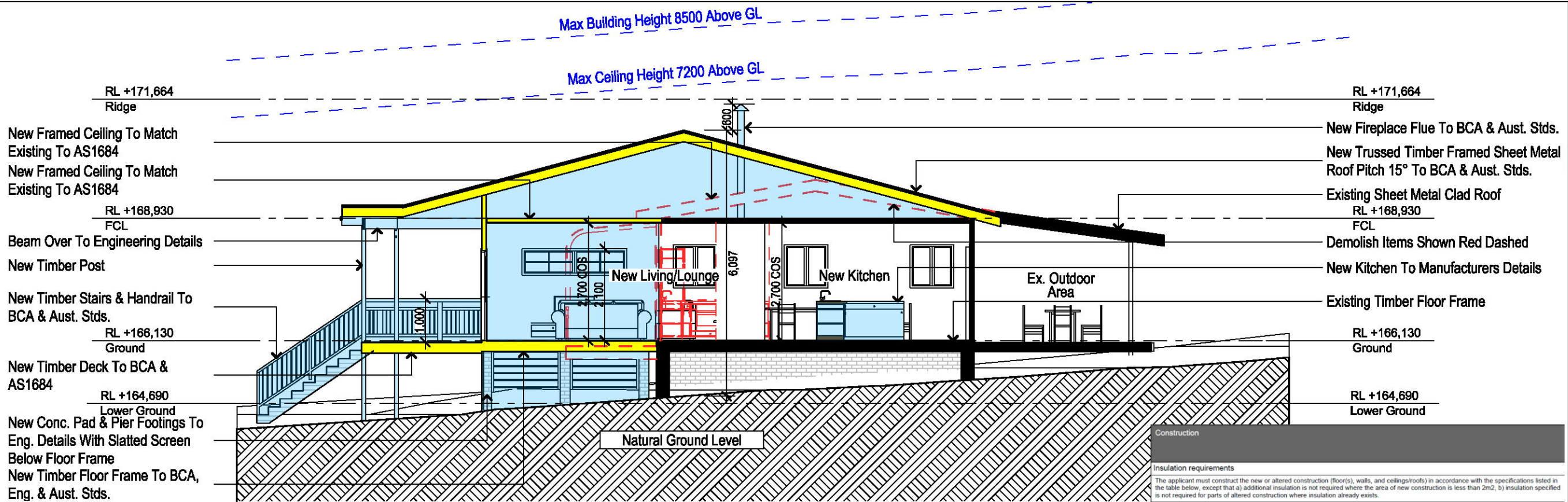
Sections - Sections

Section 1, Section 2

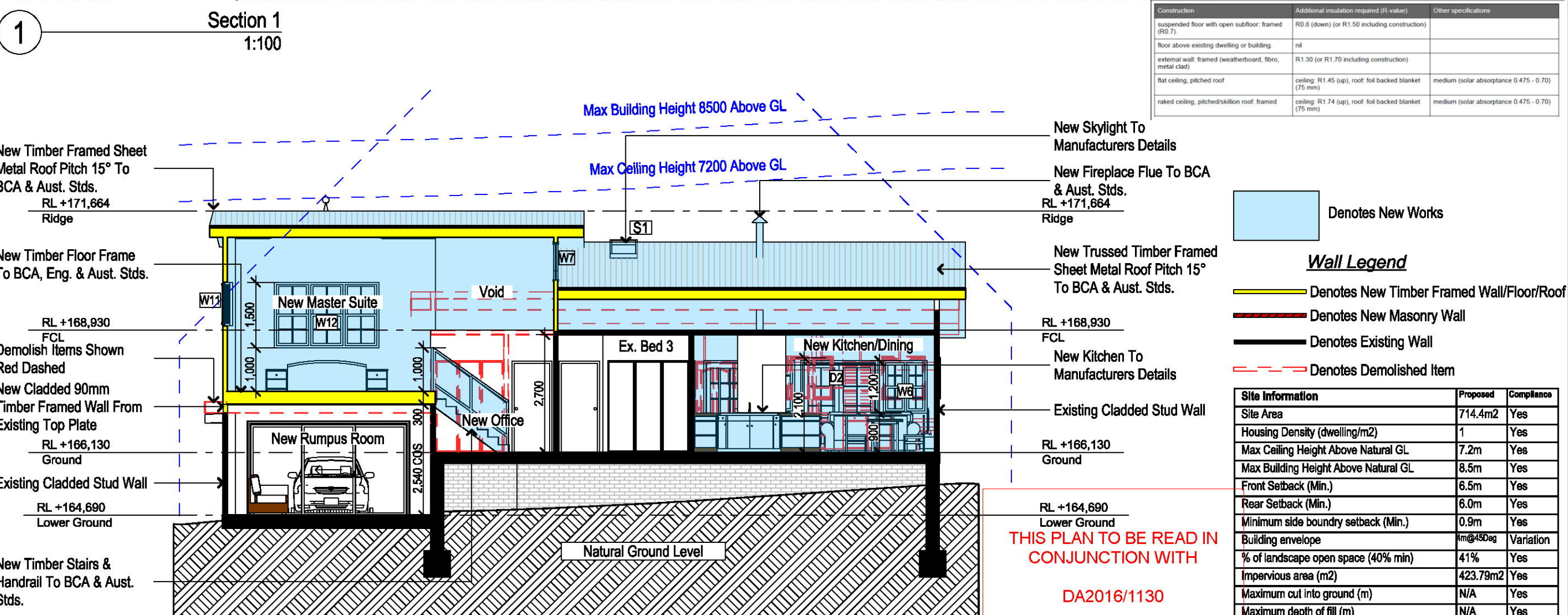
Scale: A3 as noted Date: 24-10-2016

Status: DA Checked By: GBJ

Project No: RP0716POI Drawing No: DA3001



Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7)	R0.8 (down) (or R1.50 including construction)	
floor above existing dwelling or building	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)



- Wall Legend**
- Denotes New Works
 - Denotes New Timber Framed Wall/Floor/Roof
 - Denotes New Masonry Wall
 - Denotes Existing Wall
 - Denotes Demolished Item

Site Information	Proposed	Compliance
Site Area	714.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45deg	Variation
% of landscape open space (40% min)	41%	Yes
Impervious area (m ²)	423.79m ²	Yes
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes

THIS PLAN TO BE READ IN CONJUNCTION WITH

DA2016/1130

NORTHERN BEACHES COUNCIL

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

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Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7)	R0.8 (down) (or R1.50 including construction)	
floor above existing dwelling or building	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

RL +171,664
Ridge
New Trussed Timber Framed Sheet Metal Roof Pitch 15° To BCA & Aust. Stds.
New Cladded 90mm Timber Framed Wall

RL +168,930
FCL
Beam Over To Engineering Details
New Timber Post

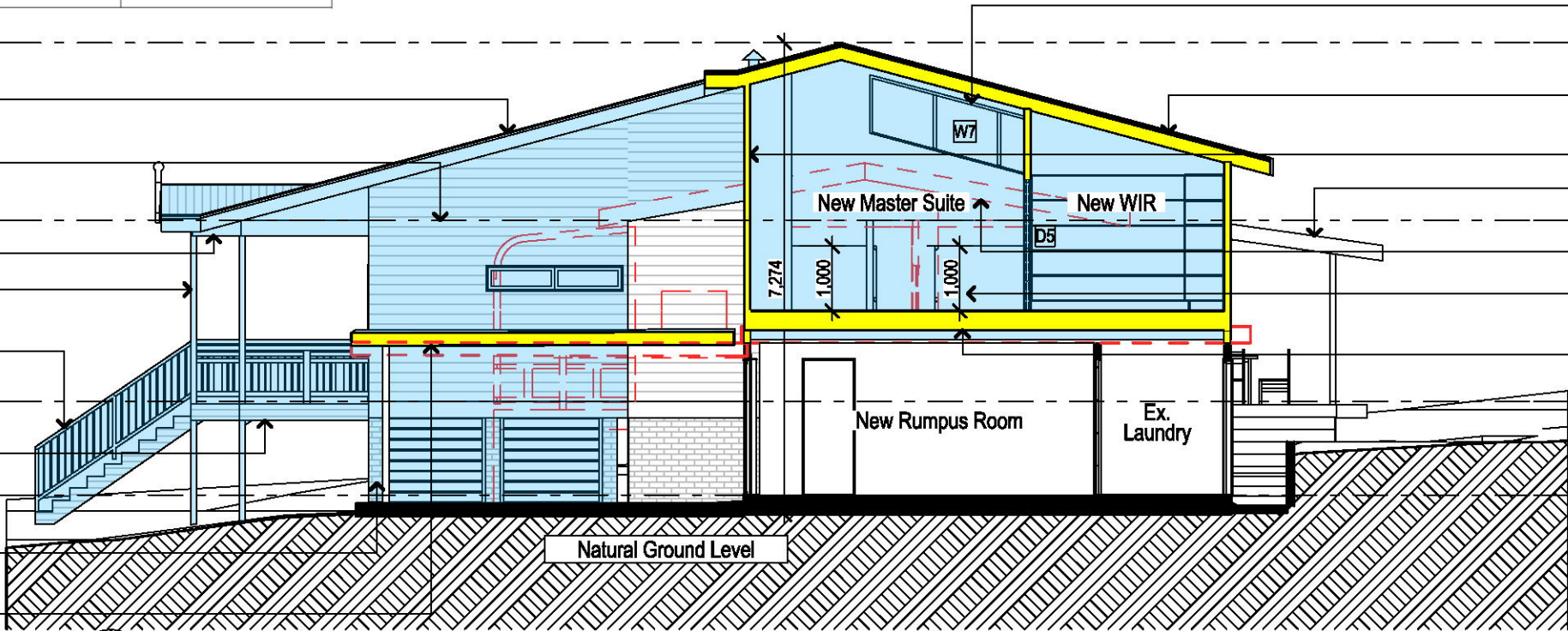
New Timber Stairs & Handrail To BCA & Aust. Stds.

RL +166,130
Ground
New Timber Deck To BCA & AS1684

RL +164,690
Lower Ground
New Conc. Pad & Pier Footings To Eng. Details With Slatted Screen Below Floor Frame

New Carport Roof To Match Existing

Section 3
1:100



Angled Highlite Window To Void

RL +171,664
Ridge

New Timber Framed Sheet Metal Roof Pitch 15° To BCA & Aust. Stds.

New Gyprock Clad 90mm Timber Stud Wall
Existing Sheet Metal Clad Roof

RL +168,930
FCL

Demolish Items Shown Red Dashed
New Gyprock Clad 90mm Timber Stud 1m High Handrail

New Timber Floor Frame To BCA, Eng. & Aust. Stds.

RL +166,130
Ground

RL +164,690
Lower Ground

THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2016/1130

NORTHERN BEACHES COUNCIL

Glazing requirements

Windows and glazed doors

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

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

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.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	N	1.4	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	S	0.8	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	W	2.1	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	W	2.1	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	W	1.2	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W6	W	1.2	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W7	N	2.7	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W8	E	1.1	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W9	E	0.7	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W10	S	1.5	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W11	S	2	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W12	W	3.6	0	0	eave/verandah/pergola/balcony >=750 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D2	W	3.3	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

Skylights glazing requirements

S1	0.7	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
----	-----	------------	--

Site Information	Proposed	Compliance
Site Area	714.4m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45deg	Variation
% of landscape open space (40% min)	41%	Yes
Impervious area (m2)	423.79m2	Yes
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes

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

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Rapid Plans
Building Design and Architectural Drafting

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bda BUILDING DESIGNERS AUSTRALIA NSW

NOTES
12 Neridah Ave, Belrose is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
12 Neridah Ave, Belrose
is not considered a heritage item.

Construction
Timber Floor, Timber Walls
Roof Sheet Metal to have R1.7 Insulation
Insulation to External Timber 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 3680.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Basic
Basic Certificate Number A284004
All Plans to be read in conjunction with Basic Certificate

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

Project North **N**


DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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

Client
Emily & Shaun Pointon
Project Name
Alterations & Additions
12 Neridah Ave, Belrose
2085

Lot 61 D.P.250561

Drawing Title:

Sections - Section 2

Section 3

Scale: A3 as noted Date: 24-10-2016

Status: DA

Project No:

RP0716POI

Checked By: GBJ

Drawing No.

DA3002

NOTES
12 Neridah Ave, Belrose is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue.
12 Neridah Ave, Belrose is not considered a heritage item.

Construction
Timber Floor, Timber Walls
Roof Sheet Metal to have R1.7 Insulation
Insulation to External Timber 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 3680.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps.
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basic
Basic Certificate Number A284004
All Plans to be read in conjunction with Basic Certificate.
The applicant must construct the new or altered construction (floors, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

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

Project North N
N

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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Client
Emily & Shaun Pointon
Project Name
Alterations & Additions
12 Neridah Ave, Belrose
2085

Lot 61 D.P.250561

Drawing Title:

Elevations - Elevations 1

North, East

Scale: A3 as noted Date: 24-10-2016

Status: DA Checked By: GBJ

Project No: RP0716POI Drawing No: DA4001

New Fireplace Flue To BCA & Aust. Stds.

RL +171,664
Ridge

New Solar Tube To Manufacturers Details

Angled Highlite Window To Void

New Cladded 90mm Timber Framed Wall

RL +168,930
FCL

Existing Cladded Stud Wall

RL +166,130
Ground

RL +164,690
Lower Ground

Ex. Outdoor Area

Natural Ground Level

New Skylight To Manufacturers Details

RL +171,664
Ridge

New Trussed Timber Framed Sheet Metal Roof Pitch 15° To BCA & Aust. Stds.

New Cladded 90mm Timber Framed Wall

RL +168,930
FCL

New Timber Post

New Handrail To BCA & Aust. Stds.

New Timber Stairs & Handrail To BCA & Aust. Stds.

RL +166,130
Ground

New Timber Deck To BCA & AS1684

RL +164,690
Lower Ground

New Conc. Pad & Pier Footings To Eng. Details

Construction

Insulation requirements

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

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7)	R0.8 (down) (or R1.50 including construction)	
floor above existing dwelling or building	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall/Floor
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item

New Skylight To Manufacturers Details

New Fireplace Flue To BCA & Aust. Stds.

RL +171,664
Ridge

New Trussed Timber Framed Sheet Metal Roof Pitch 15° To BCA & Aust. Stds.

RL +168,930
FCL

Existing Cladded Stud Wall

RL +166,130
Ground

RL +164,690
Lower Ground

New Timber Framed Sheet Metal Roof Pitch 15° To BCA & Aust. Stds.

RL +171,664
Ridge

New Solar Tube To Manufacturers Details

Building Envelope

New Timber Floor Frame To BCA, Eng. & Aust. Stds.

RL +168,930
FCL

Demolish Items Shown Red Dashed

New Cladded 90mm Timber Framed Wall From Existing Top Plate

RL +166,130
Ground

Existing Cladded Stud Wall

RL +164,690
Lower Ground

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

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200

150

100

50

20

10

East
1:100

2

1

North
1:100
THIS PLAN TO BE READ IN CONJUNCTION WITH
DA2016/1130
NORTHERN BEACHES COUNCIL

Max Building Height 8500 Above GL

Max Ceiling Height 7200 Above GL

Natural Ground Level

length in millimeters at full size

200

150

100

50

20

10

NOTES
12 Neridah Ave, Belrose is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue.
12 Neridah Ave, Belrose is not considered a heritage item.

Construction
Timber Floor, Timber Walls
Roof Sheet Metal to have R1.7 Insulation
Insulation to External Timber 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 3680.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps.
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basic Certificate
Basic Certificate Number A284004
All Plans to be read in conjunction with Basic Certificate.

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

Project North N



DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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Client
Emily & Shaun Pointon
Project Name
Alterations & Additions
12 Neridah Ave, Belrose
2085

Lot 61 D.P.250561

Drawing Title:

Elevations - Elevations 2

Scale: A3 as noted Date: 24-10-2016

Status: DA Checked By: GBJ

Project No: RP0716POI Drawing No: DA4002

Max Building Height 8500 Above GL

Max Ceiling Height 7200 Above GL

Window Awning

RL +171,664

Ridge

New Trussed Timber Framed Sheet Metal Roof Pitch 15° To BCA & Aust. Stds.

New Cladded 90mm Timber Framed Wall

RL +168,930

FCL

Beam Over To Engineering Details

New Timber Post

New Timber Stairs & Handrail To BCA & Aust. Stds.

RL +166,130

Ground

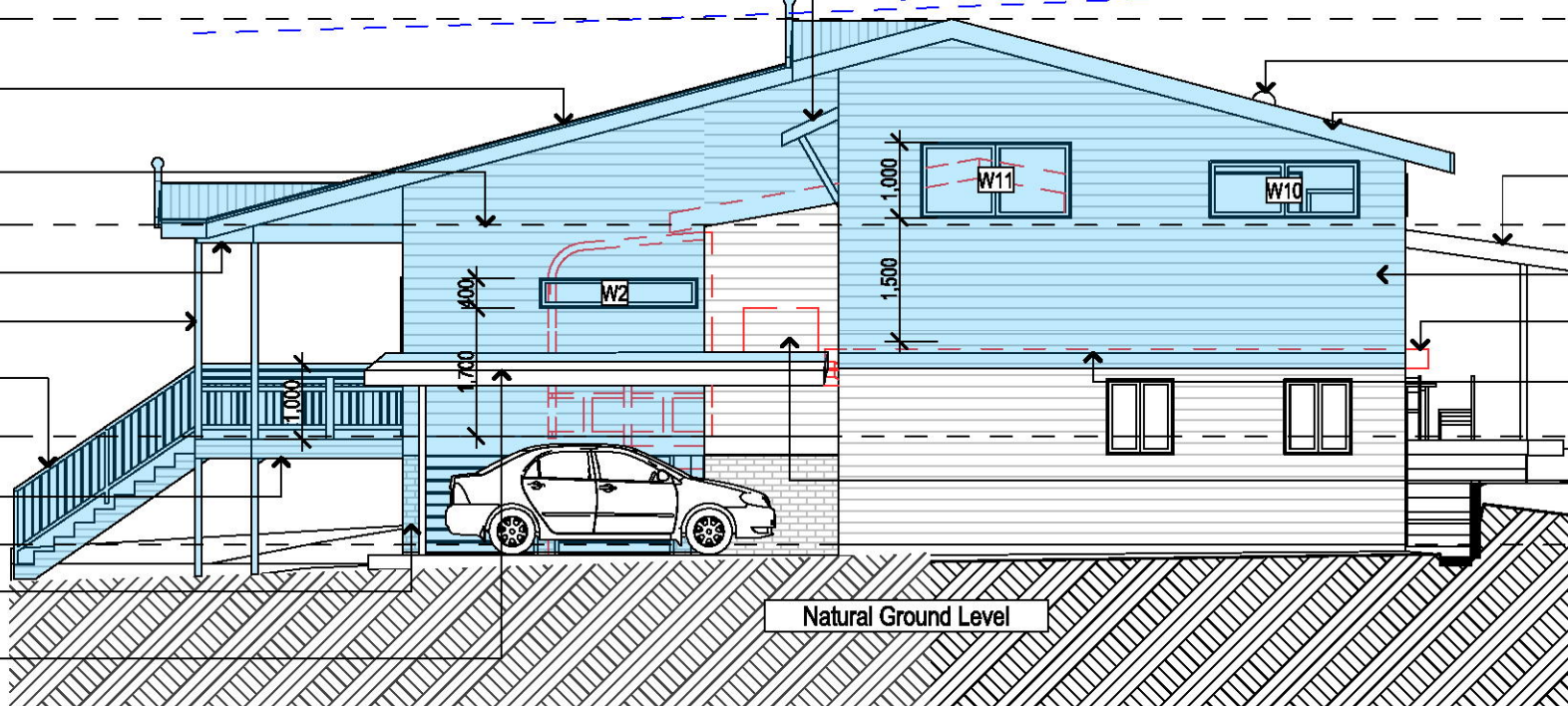
New Timber Deck To BCA & AS1684

RL +164,690

Lower Ground

New Conc. Pad & Pier Footings To Eng. Details

New Carport Roof To Match Existing



Natural Ground Level

1
South
1:100

THIS PLAN TO BE READ IN CONJUNCTION WITH

DA2016/1130

NORTHERN BEACHES COUNCIL

Max Building Height 8500 Above GL

Max Ceiling Height 7200 Above GL

RL +171,664

Ridge

New Fireplace Flue To BCA & Aust. Stds.

New Trussed Timber Framed Sheet Metal Roof Pitch 15° To BCA & Aust. Stds.

RL +168,930

FCL

New Cladded 90mm Timber Framed Wall

New Handrail To BCA & Aust. Stds.

Building Envelope

RL +166,130

Ground

New Timber Deck To BCA & AS1684

RL +164,690

Lower Ground

New Timber Stairs & Handrail To BCA & Aust. Stds.



Natural Ground Level

2
West
1:100

New Timber Framed Sheet Metal Roof Pitch 15° To BCA & Aust. Stds.

RL +171,664

Ridge

Decorative Timber Fretwork

New Cladded 90mm Timber Framed Wall

RL +168,930

FCL

Decorative Timber Fretwork

New Carport Roof To Match Existing

Existing Metal Roof

RL +166,130

Ground

Slatted Screens Between Footings

RL +164,690

Lower Ground



Denotes New Works



Denotes New Timber Framed Wall/Floor



Denotes New Masonry Wall



Denotes Existing Wall



Denotes Demolished Item

Wall Legend

Site Information	Proposed	Compliance
Site Area	714.4m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	4m@45deg	Variation
% of landscape open space (40% min)	41%	Yes
Impervious area (m ²)	423.79m ²	Yes
Maximum cut into ground (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
Number of car spaces provided	2	Yes

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

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