

Rapid Plans www.rapidplans.com.au
P.O. Box 6193 Frenchs Forest DC NSW 2086
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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



ACCREDITED
BUILDING DESIGNER

Alterations & Additions To Existing Residence

For Rhett Tregunna

1 Highview Avenue, Queenscliff
Lot B D.P.330244
Project Number: RP0523NES

DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DAMOD1000	Cover Sheet	-	- 26-6-2025
DAMOD1001	A4 NOTIFICATION PLAN	-	- 26-6-2025
DAMOD1002	SITE SURVEY	-	- 26-6-2025
DAMOD1003	SITE PLAN	-	- 26-6-2025
DAMOD1004	Existing Ground Floor Plan	-	- 26-6-2025
DAMOD1005	Existing First Floor Plan	-	- 26-6-2025
DAMOD1006	Existing Second Floor Plan	-	- 26-6-2025
DAMOD1007	Existing Roof Plan	-	- 26-6-2025
DAMOD1008	Demolition Ground Floor Plan	-	- 26-6-2025
DAMOD1009	Demolition First Floor Plan	-	- 26-6-2025
DAMOD1010	Demolition Second Floor Plan	-	- 26-6-2025
DAMOD1011	Demolition Roof Plan	-	- 26-6-2025
DAMOD1012	Landscape Open Space Plan Existing	-	- 26-6-2025
DAMOD1013	Landscape Open Space Plan Proposed	-	- 26-6-2025
DAMOD1014	Landscape Plan	-	- 26-6-2025
DAMOD1015	Sediment & Erosion Plan	-	- 26-6-2025
DAMOD1016	Waste Management Plan	-	- 26-6-2025
DAMOD1017	Stormwater Plan	-	- 26-6-2025
DAMOD2001	GROUND FLOOR	-	- 26-6-2025
DAMOD2002	FIRST FLOOR	-	- 26-6-2025
DAMOD2003	SECOND FLOOR	-	- 26-6-2025
DAMOD2004	ROOF	-	- 26-6-2025
DAMOD3000	SECTION 1	-	- 26-6-2025
DAMOD3001	SECTION 2	-	- 26-6-2025
DAMOD4000	ELEVATIONS 1	-	- 26-6-2025
DAMOD4001	ELEVATIONS 2	-	- 26-6-2025
DAMOD5000	PERSPECTIVE	-	- 26-6-2025
DAMOD5001	MATERIAL & COLOUR SAMPLE BOARD	-	- 26-6-2025
DAMOD5002	SHADOW PLAN 21st June 9am	-	- 26-6-2025
DAMOD5003	SHADOW PLAN 21st June 12pm	-	- 26-6-2025
DAMOD5004	SHADOW PLAN 21st June 3pm	-	- 26-6-2025
DAMOD5005	WALL ELEVATION SHADOWS	-	- 26-6-2025



BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1738698_03

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

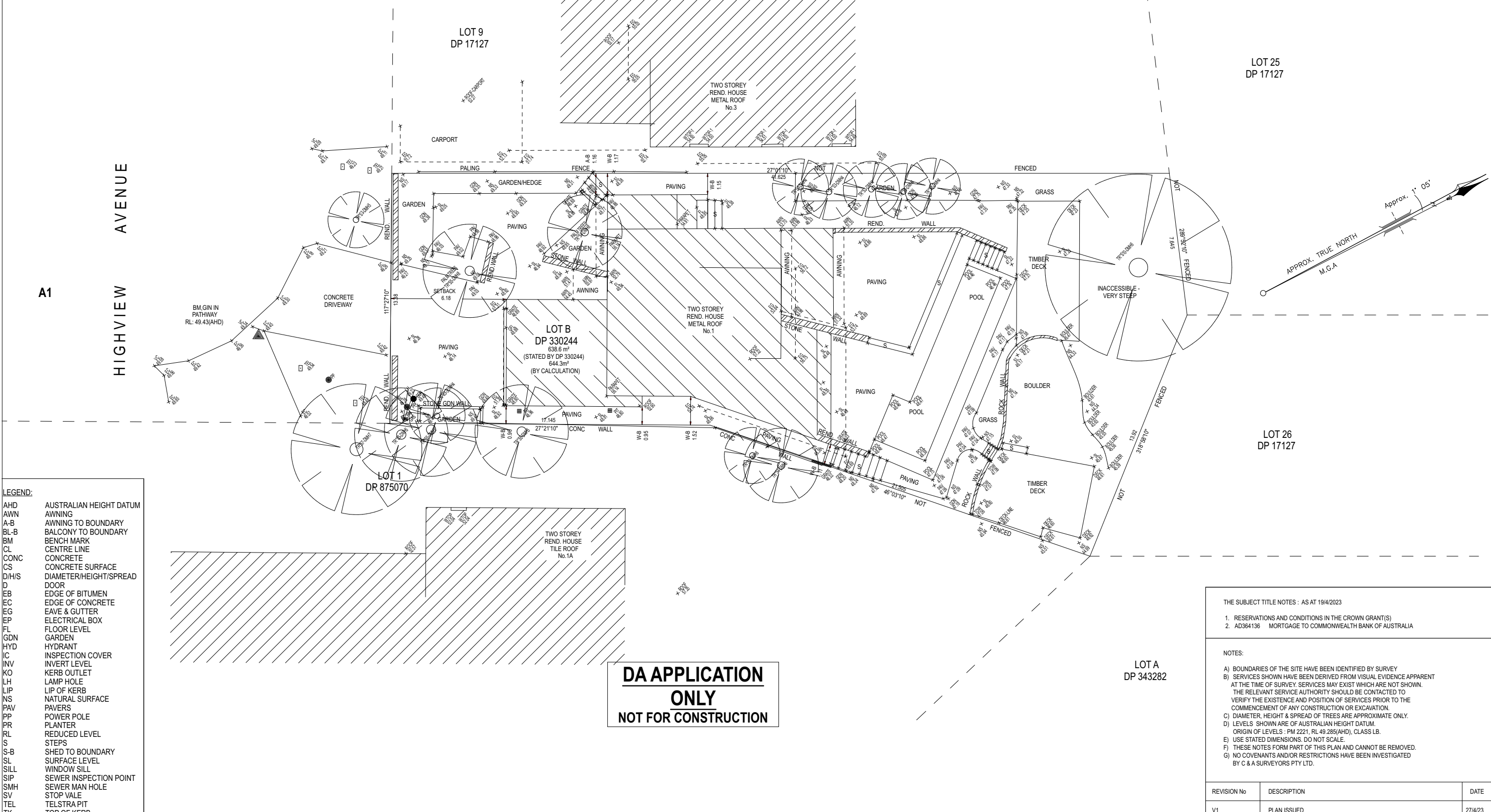
This certificate is a revision of certificate number A1738698_02 lodged with the consent authority or certifier on 30 August 2024 with application PAN-464988.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary
Date of issue: Friday, 04 July 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Nest-Highview_03
Street address	1 HIGHVIEW Avenue QUEENSCLIFF 2096
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP330244
Lot number	B
Section number	N/A
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: RAPID PLANS PTY LTD	
ABN (if applicable): 43150064592	



- LEGEND:
- AHD AUSTRALIAN HEIGHT DATUM
 - AWN AWNING
 - A-B AWNING TO BOUNDARY
 - BL-B BALCONY TO BOUNDARY
 - BM BENCH MARK
 - CL CENTRE LINE
 - CONC CONCRETE
 - CS CONCRETE SURFACE
 - D/H/S DIAMETER/HEIGHT/SPREAD
 - D DOOR
 - EB EDGE OF BITUMEN
 - EC EDGE OF CONCRETE
 - EG EAVE & GUTTER
 - EP ELECTRICAL BOX
 - FL FLOOR LEVEL
 - GDN GARDEN
 - HYD HYDRANT
 - IC INSPECTION COVER
 - INV INVERT LEVEL
 - KO KERB OUTLET
 - LH LAMP HOLE
 - LIP LIP OF KERB
 - NS NATURAL SURFACE
 - PAV PAVERS
 - PP POWER POLE
 - PR PLANTER
 - RL REDUCED LEVEL
 - S STEPS
 - S-B SHED TO BOUNDARY
 - SL SURFACE LEVEL
 - SILL WINDOW SILL
 - SIP SEWER INSPECTION POINT
 - SMH SEWER MAN HOLE
 - SV STOP VALE
 - TEL TELSTRA PIT
 - TK TOP OF KERB
 - TOW/TW TOP OF WALL
 - TRW TOP OF RETAINING WALL
 - VC VEHICLE CROSSING
 - W-B WALL TO BOUNDARY
 - WM WATER METER
 - WTOP TOP OF WINDOW



1

SURVEY PLAN
1:200

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

LOT A
DP 343282

- THE SUBJECT TITLE NOTES : AS AT 19/4/2023
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - AD364136 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

- NOTES:
- A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
 - B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
 - C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
 - D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM. ORIGIN OF LEVELS : PM 2221, RL 49 285(AHD), CLASS LB.
 - E) USE STATED DIMENSIONS. DO NOT SCALE.
 - F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
 - G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	27/4/23
V2		J.J.L.
V3		J.J.L.
V4		J.J.L.

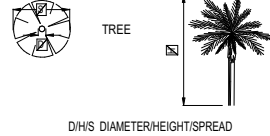
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**C&A SURVEYORS**

30 Grose Street, Parramatta, NSW 2150
Ph: 96309299 email: Operations@candasurveyors.com.au
www.candasurveyors.com.au

DETAIL & BOUNDARY IDENTIFICATION
SURVEY OF
LOT B IN DP 330244, LOCATED AT
No. 1, HIGHVIEW AVENUE, QUEENSCLIFF.

- S — S — APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER DBYD RECORDS
- W — W — APPROXIMATE LOCATION OF BURIED WATER MAIN (WM) BY SYDNEY WATER DBYD RECORDS
- E — E — ELECTRIC LINE
- TELSTRA PIT
- WATER METER
- STOP VALVE
- HYDRANT
- POWER POLE



INSTRUCTING PARTY:		NEST RENOVATIONS		SURVEYED BY:		EH		DATUM:		AHD	
LGA: NORTHERN BEACHES		AREA BDY DP: 638.6 m²		DRAWN BY:		BN		CHECKED BY:		KU	
SURVEY DATE: 21/4/2023		AREA BY CALC: 644.3 m²		SCALE: 1:100@A1		REF.NO:		24818-23 DET ID			
DATE DRAWN: 26/4/2023		CONTOUR INTERVAL: — m		REV No:		V1		SHEET:		1 OF 1	



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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: 4/7/25
Project NO: RP0523NES
Project Status: DAMOD

Client
Site: Rhett Tregunna
1 Highview Avenue, Queenscliff

Sheet Size: A3

DRAWING TITLE :
**SITE AND LOCATION
SITE SURVEY**

PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE:
26-6-2025
DRAWING NO.
DAMOD1002

Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

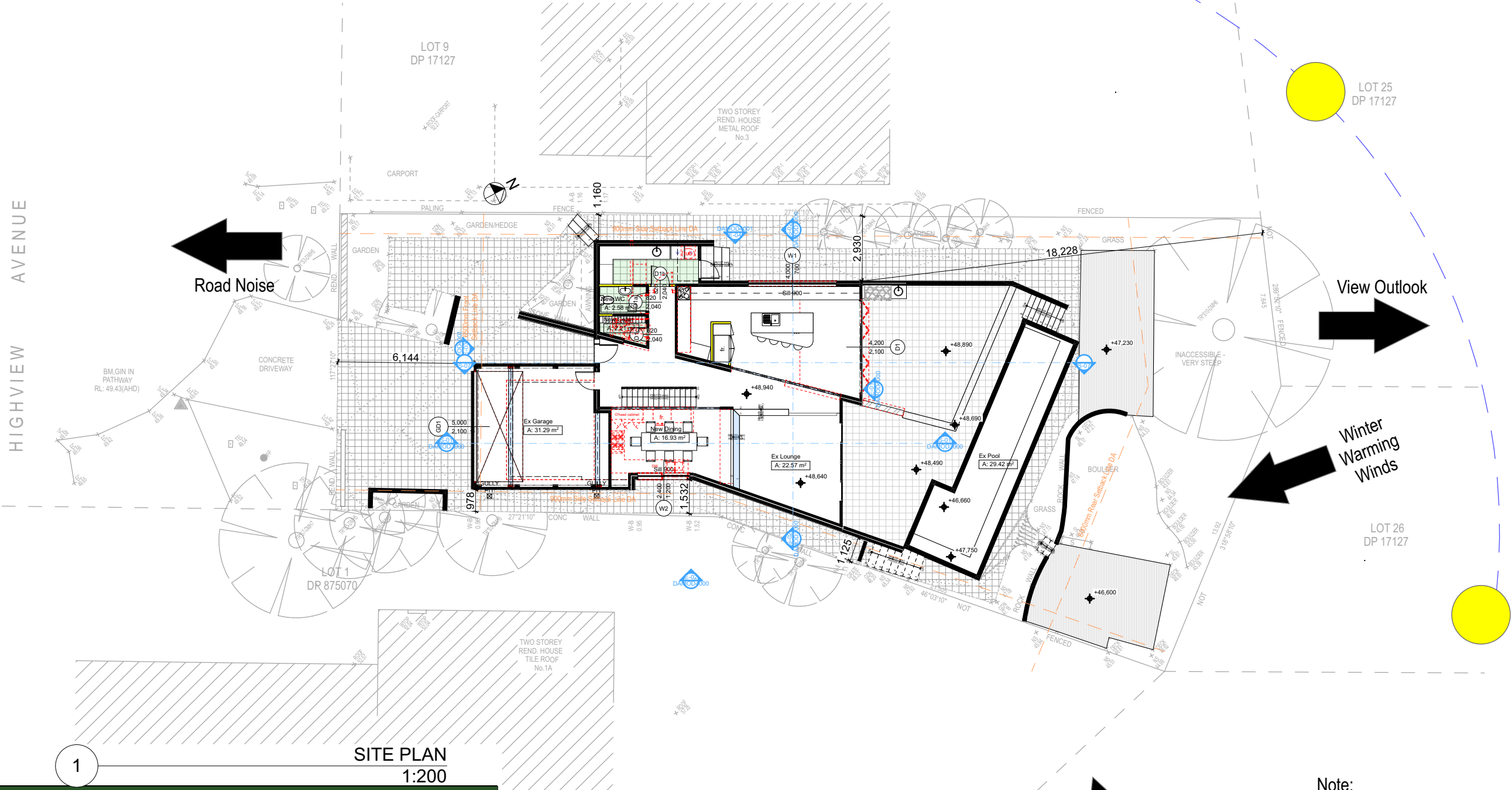
Denotes New Works

Wall Legend

Denotes New Timber Framed Wall

Denotes Existing Wall

Denotes Demolished Item



SITE PLAN
1:200

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
suspended floor above garage: concrete (R0.6).	nil	N/A
floor above existing dwelling or building.	nil	N/A
external wall: external insulated façade system (EIFS)(façade panel: 90 mm)	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Note:
No Excavation & Fill Plan Required As
Works Are Within The Building Footprint

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Building Design and Architectural Drafting

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Email: greg@rapidplans.com.au

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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

1 Highview Avenue, Queensland is zoned R2, Low Density Residential. 1 Highview Avenue, Queensland is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate.

Construction

Timber & Conc. Floors, Unisex Clad & Bk. Veneer Walls
Rend. Sheet Metal to have R1.08 insulation
Insulation to External Unisex Clad & Bk. Veneer Walls R1.7
Rafter 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 3745
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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 A1738998, 03
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, gorgola, 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	644.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@45 Deg	Variation
% of landscape open space (40% min)	22%	Existing
Impervious area (m2)	78%	Existing
Maximum cut into grd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 4/7/25
Project NO.: RP052281ES
Project Status DAMOD

Client Rhett Tregunna

Site: 1 Highview Avenue, Queensland

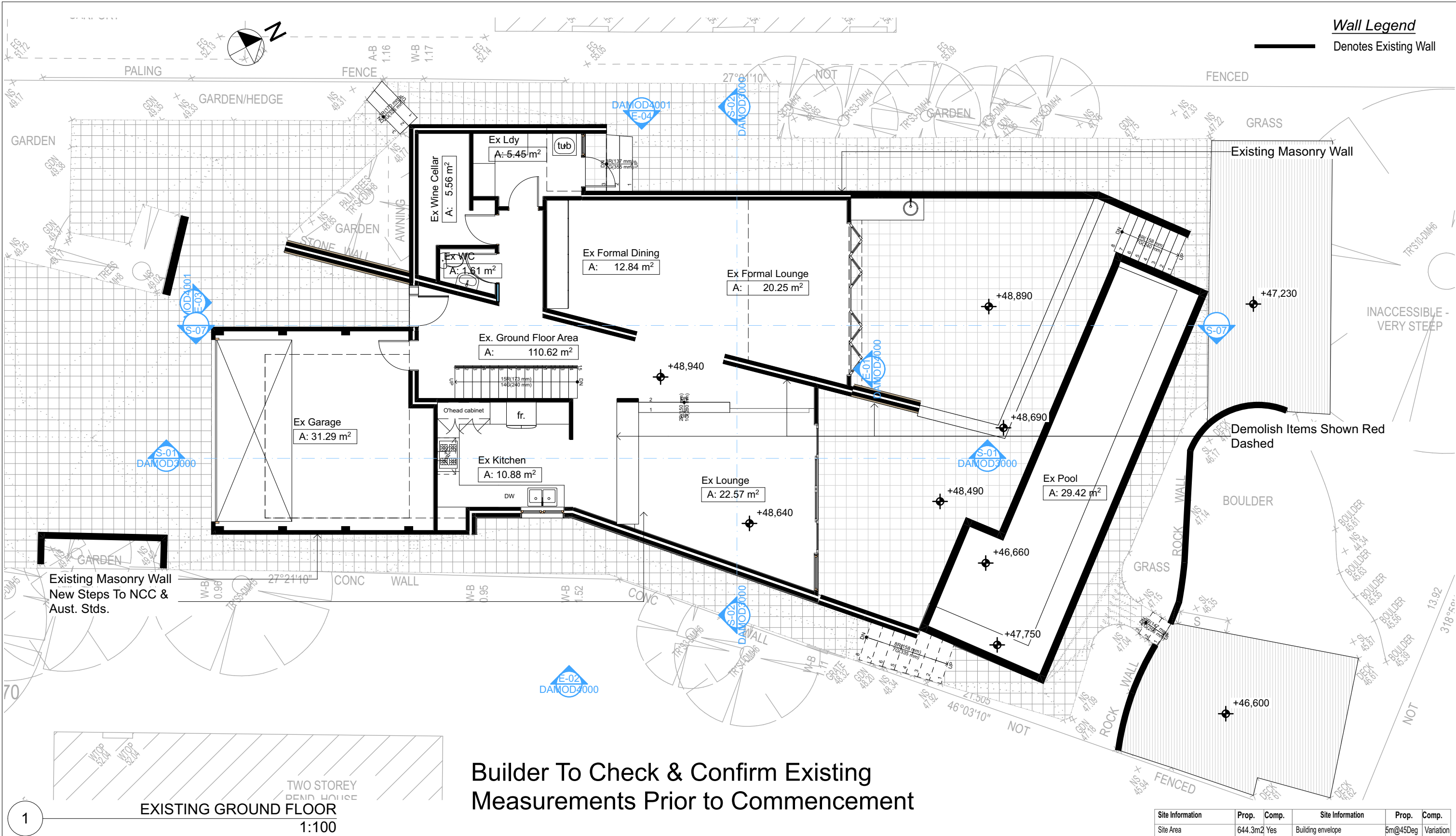
DRAWING TITLE :
SITE AND LOCATION
SITE PLAN

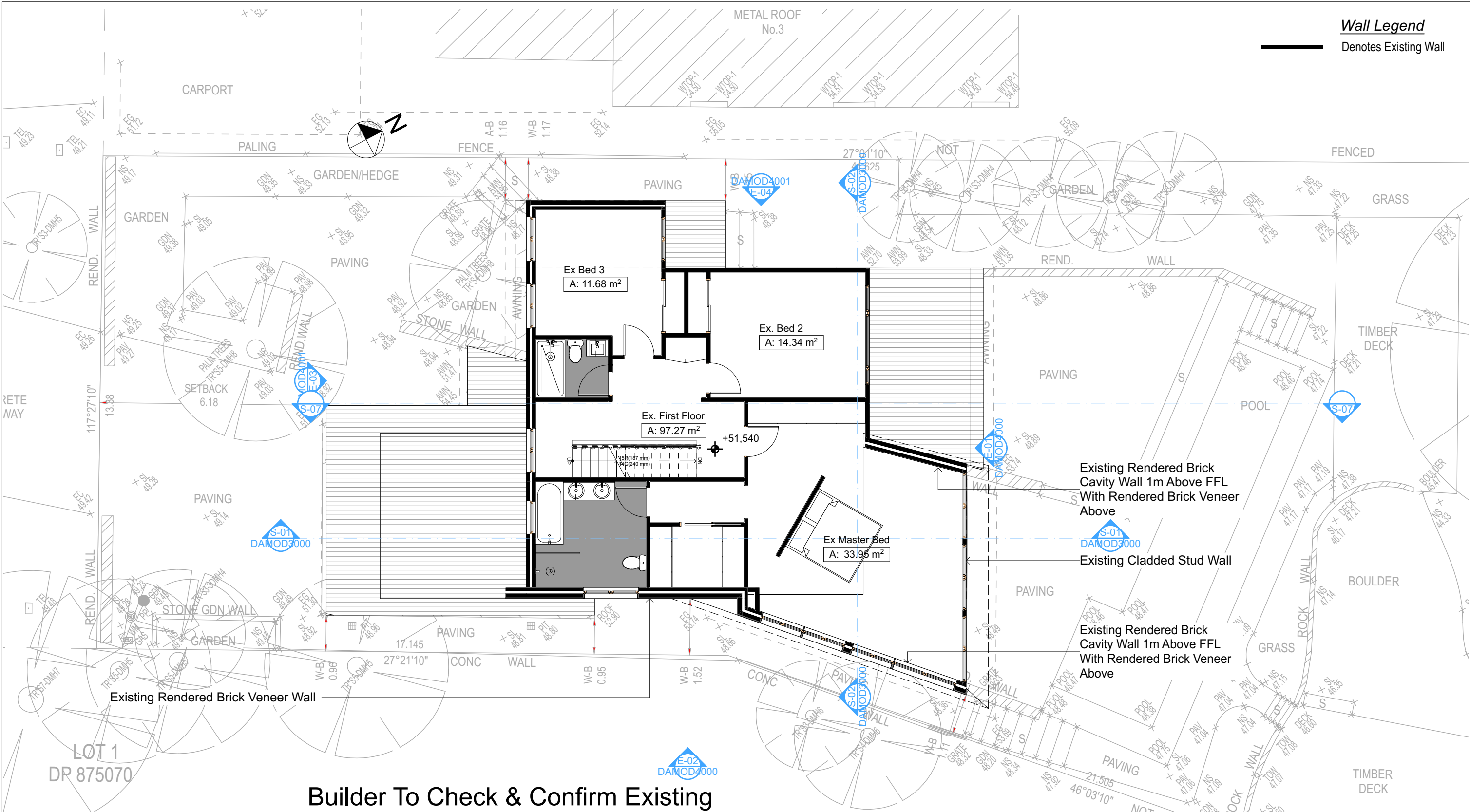
PROJECT NAME :
Alterations & Additions

REVISION NO. DATE
- 26-6-2025

DRAWING NO.
DAMOD1003

Plot Date: 4/7/25
Sheet Size: A3





DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES

1 Highview Avenue, Queenscliff is zoned R2, Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1 Highview Avenue, Queenscliff is not considered a heritage item

Certifying

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Construction

Timber & Conc. Floors, Unitex Clad & Bk. Veneer Walls
Roof Sheet Metal to have R1.08 Insulation
Insulation to External Unitex Clad & Bk. Veneer 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 A1738698_03
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	644.3m2	Yes	Building envelope	5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	22%	Existing
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	78%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	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

Client
Site:

DRAWING TITLE :

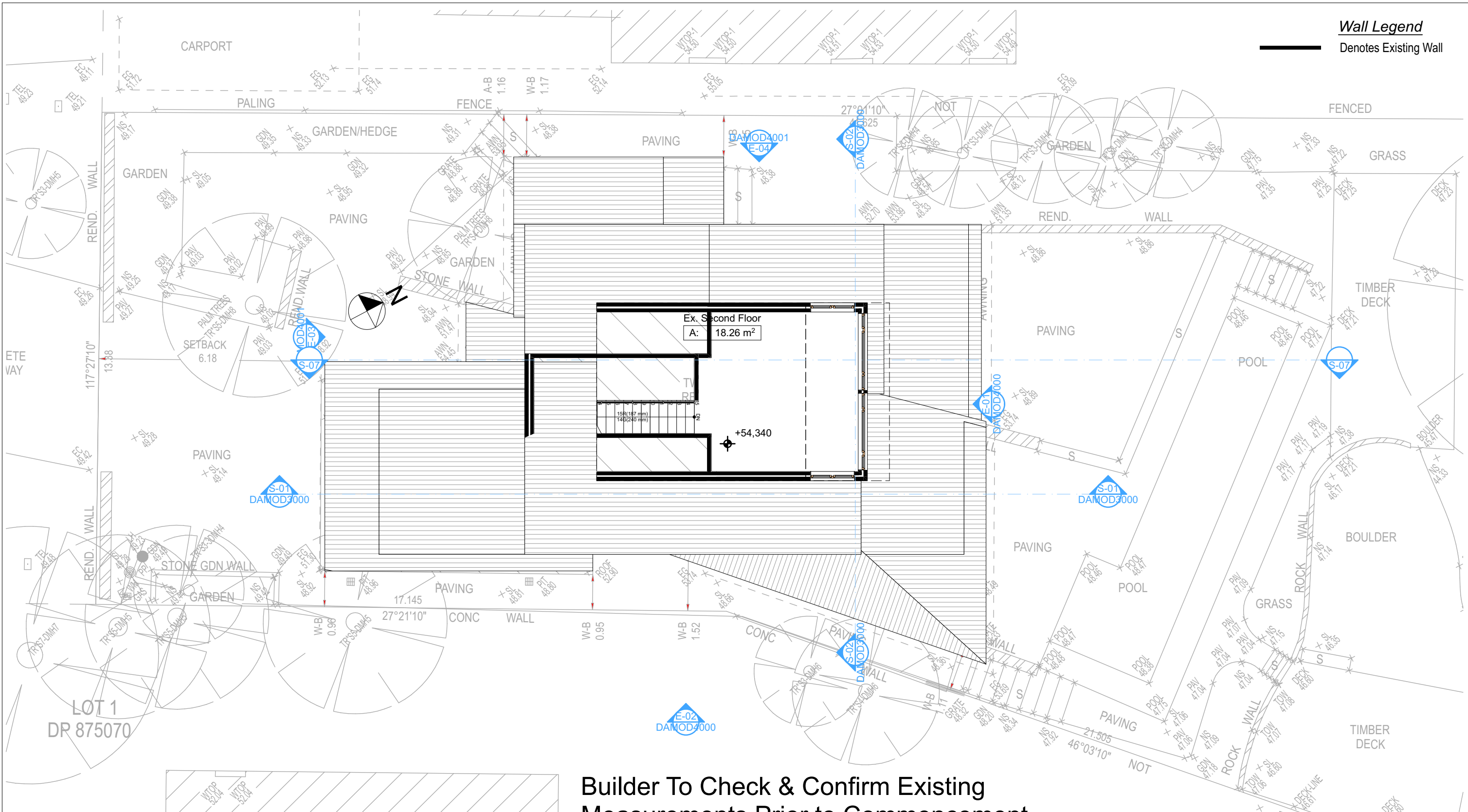
SITE AND LOCATION
Existing First Floor Plan

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE:
26-6-2025
DRAWING NO.
DAMOD1005



Builder To Check & Confirm Existing Measurements Prior to Commencement

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
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All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
1 Highview Avenue, Queenscliff is not considered a heritage item
Certifying
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Construction
Timber & Conc. Floors, Unitex Clad & Bk. Veneer Walls
Roof Sheet Metal to have R1.08 Insulation
Insulation to External Unitex Clad & Bk. Veneer 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 A1738698_03
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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	644.3m2	Yes	Building envelope	5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	22%	Existing
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	78%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



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Checked
Plot Date:
Project NO.
Project Status

GBJ
4/7/25
RP0523NES
DAMOD
Client
Site:
Rhett Tregunna
1 Highview Avenue, Queenscliff

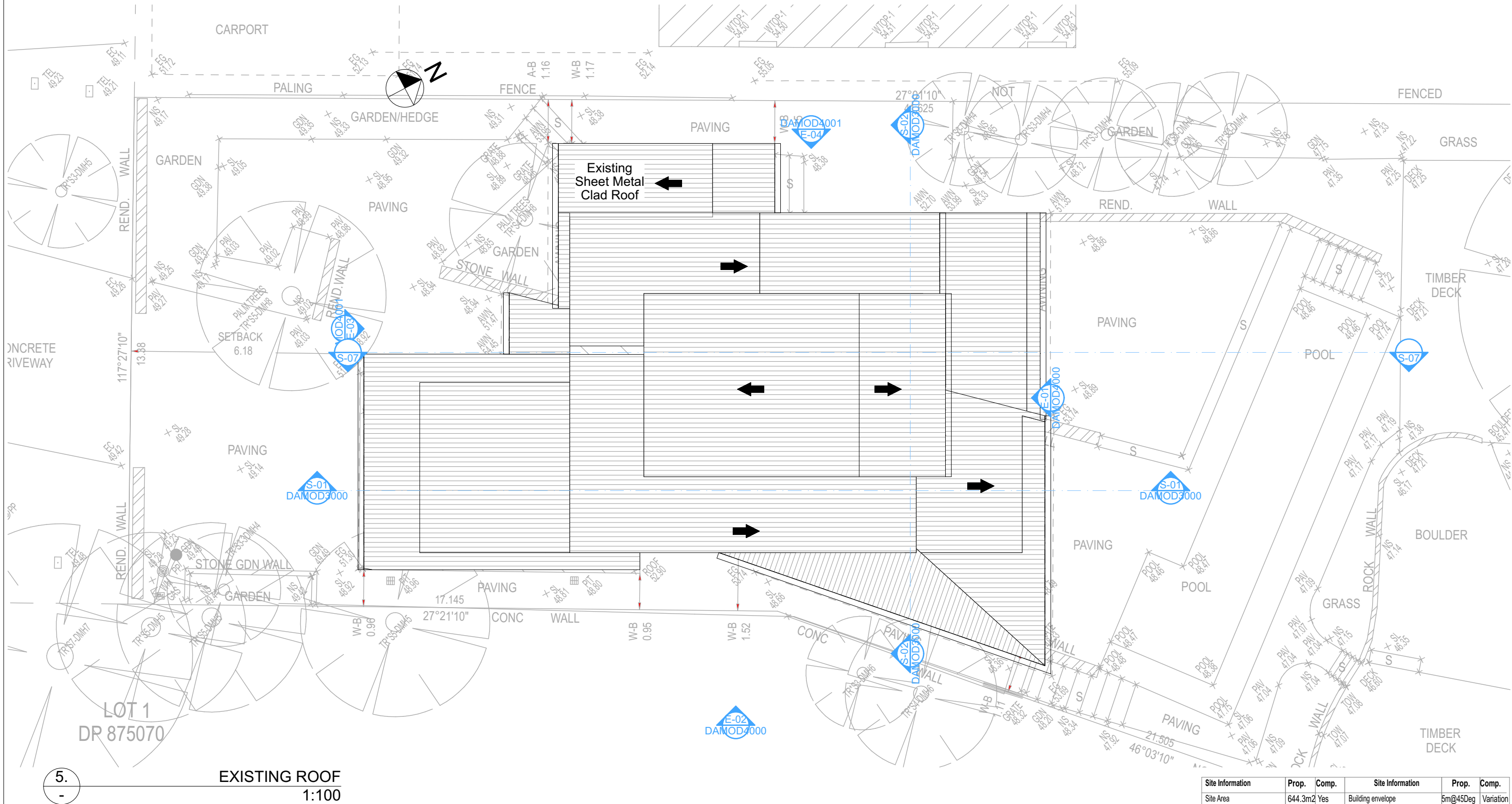
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Existing Second Floor Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE:
26-6-2025
DRAWING NO.
DAMOD1006

Wall Legend

Denotes Existing Wall



NOTES

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Construction

Timber & Conc. Floors, Unitek Clad & Bk. Veneer Walls
Roof Sheet Metal to have R1.08 Insulation
Insulation to External Unitek Clad & Bk. Veneer Walls R1.7
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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	644.3m ²	Yes	Building envelope	5m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (40% min)	22%	Existing
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m ²)	78%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	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
4/7/25
RP0523NES
DAMOD
Rhett Tregunna
1 Highview Avenue, Queenscliff

Sheet Size: A3

DRAWING TITLE :

SITE AND LOCATION
Existing Roof Plan

PROJECT NAME :

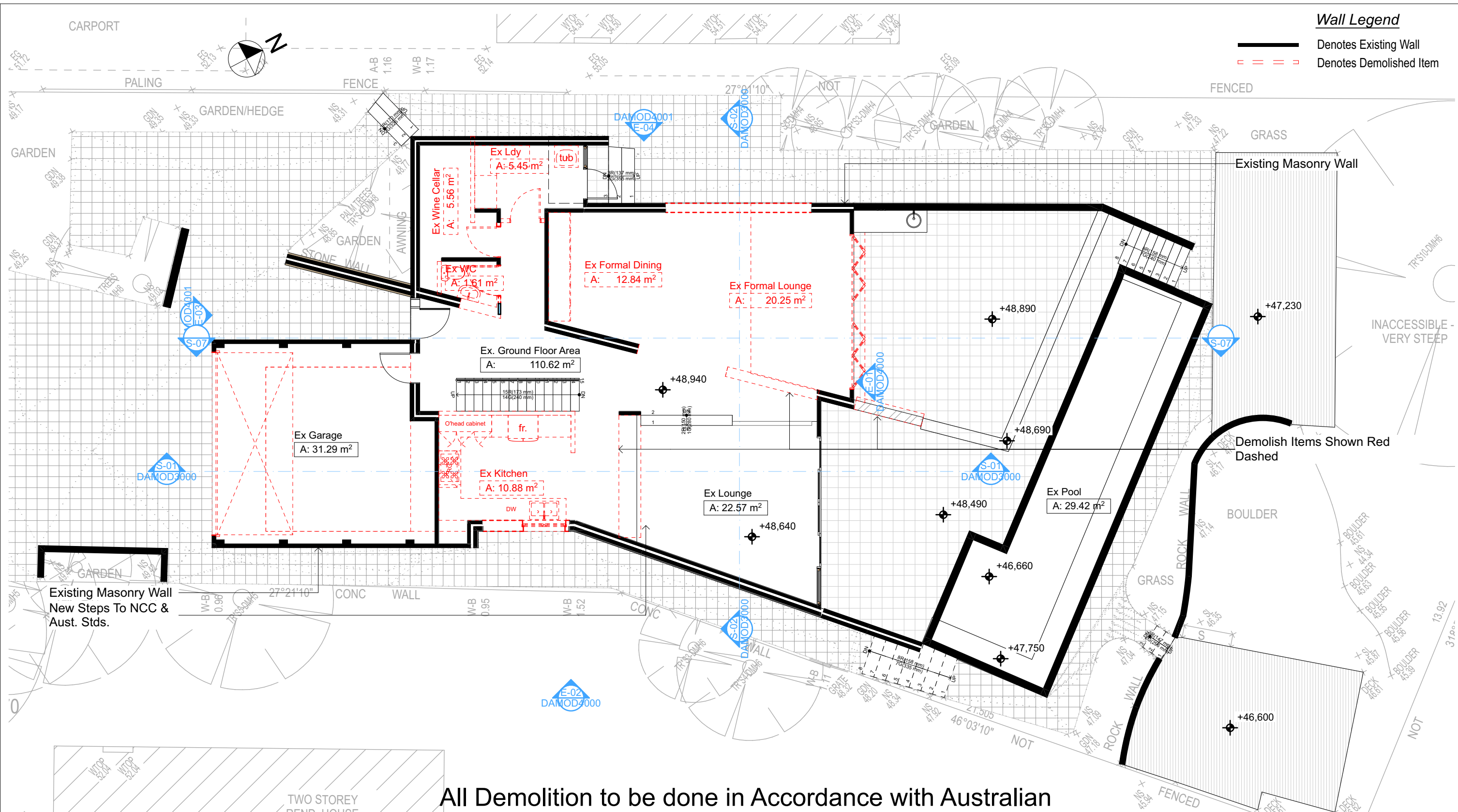
Alterations & Additions

REVISION NO.

DATE:
26-6-2025

DRAWING NO.

DAMOD1007



Wall Legend

— Denotes Existing Wall

- - - Denotes Demolished Item

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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
1 Highview Avenue, Queenscliff 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
1 Highview Avenue, Queenscliff 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
Timber & Conc. Floors, Unitex Clad & Bk. Veneer Walls
Roof Sheet Metal to have R1.08 Insulation
Insulation to External Unitex Clad & Bk. Veneer 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 A1738698_03
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	644.3m ²	Yes	Building envelope	5m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (40% min)	22%	Existing
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m ²)	78%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



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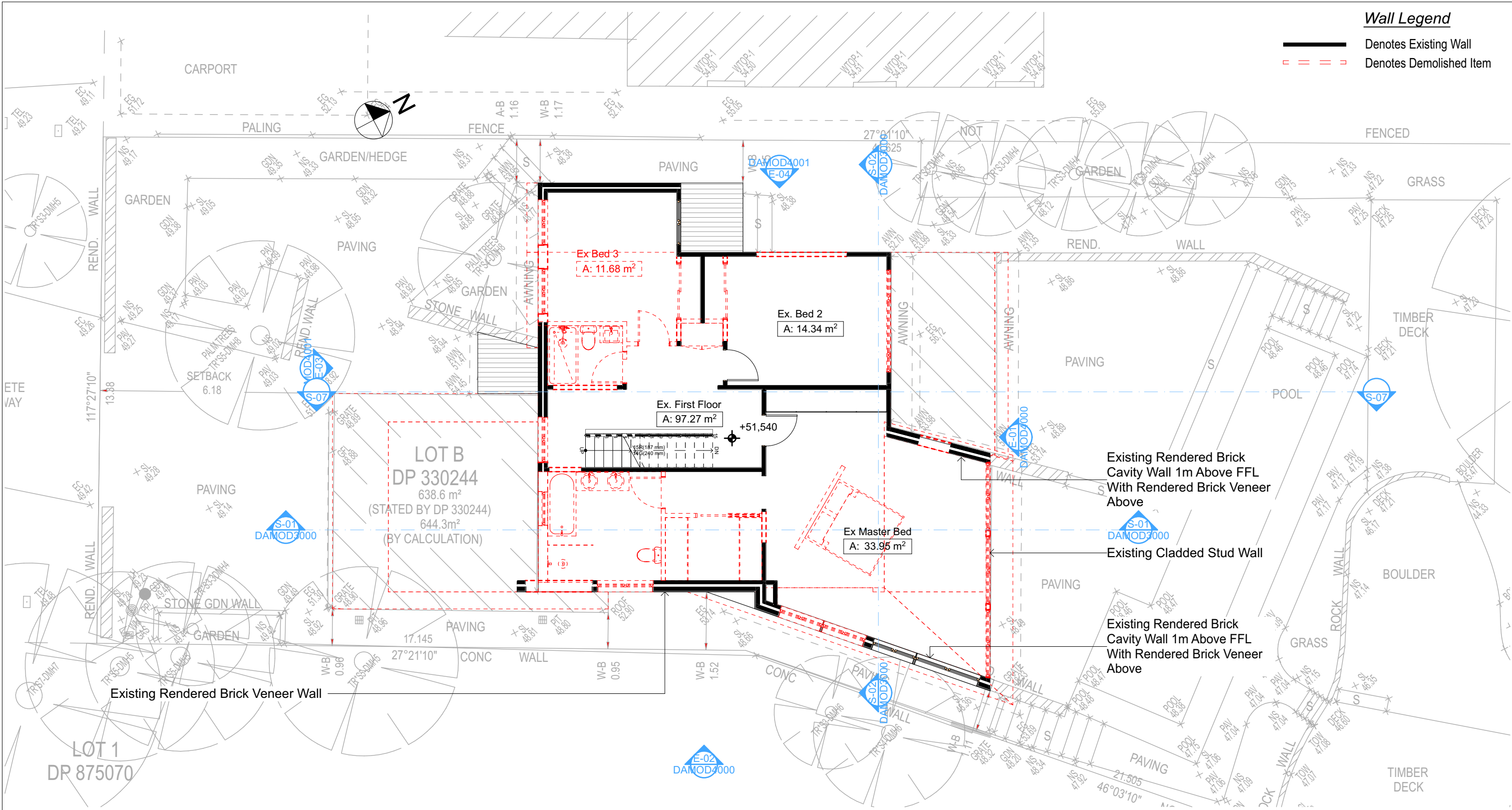


Project North
Checked
Plot Date:
Project NO.
Project Status
Client
Site:
Sheet Size: A3

GBJ
4/7/25
RP0523NES
DAMOD
Rhett Tregunna
1 Highview Avenue, Queenscliff

DRAWING TITLE :
SITE AND LOCATION
Demolition Ground Floor
Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
DATE:
26-6-2025
DRAWING NO.
DAMOD1008



Wall Legend

- Denotes Existing Wall
- Denotes Demolished Item

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

1

DEMOLITION FIRST FLOOR
1:100

DA APPLICATION
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NOT FOR CONSTRUCTION

NOTES
1 Highview Avenue, Queenscliff is zoned R2, Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1 Highview Avenue, Queenscliff is not considered a heritage item
Certifying
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Construction
Timber & Conc. Floors, Unitek Clad & Bk. Veneer Walls
Roof Sheet Metal to have R1.08 Insulation
Insulation to External Unitek Clad & Bk. Veneer 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 A1738698_03
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	644.3m2	Yes	Building envelope	5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	22%	Existing
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	78%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



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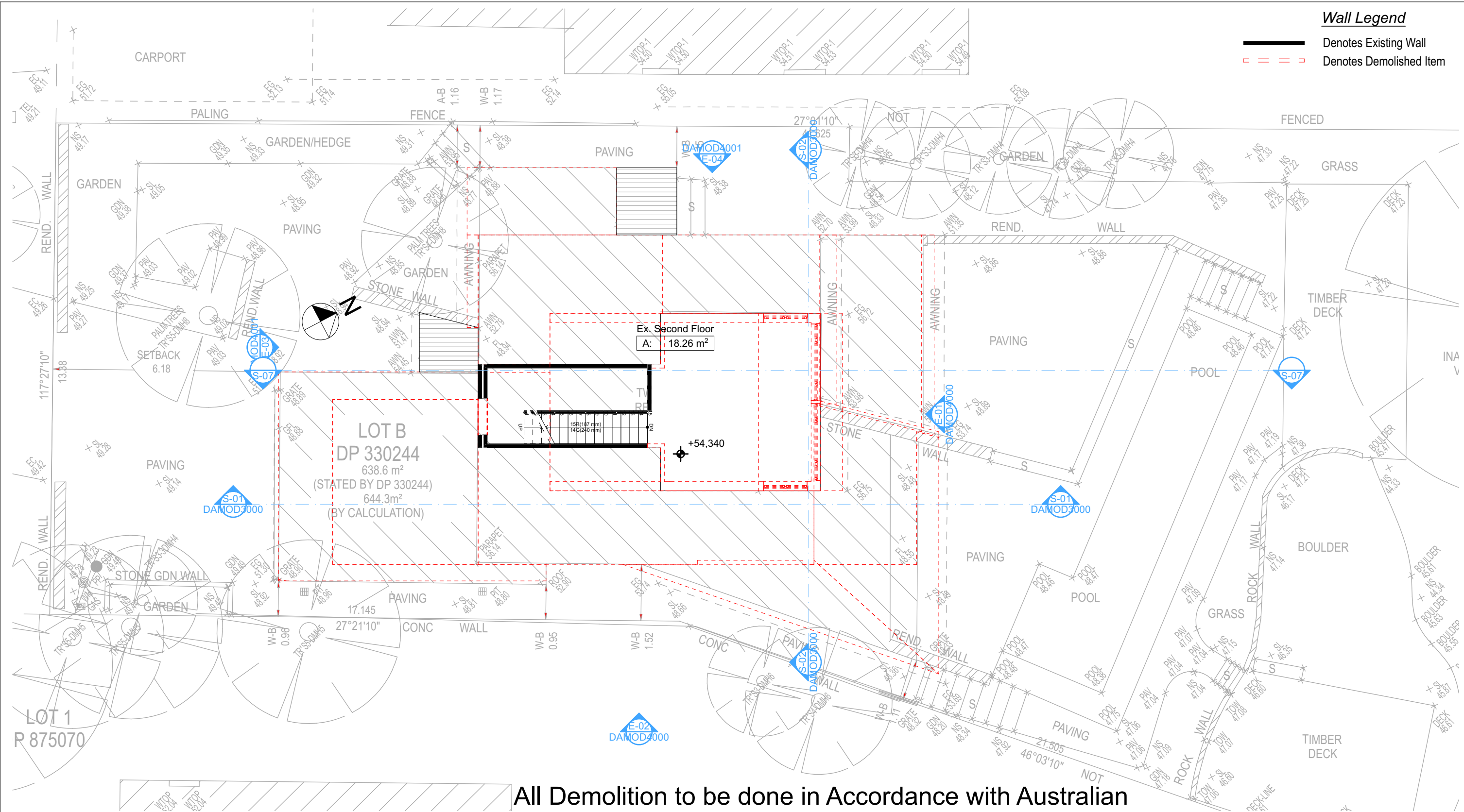
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Project North
Checked
Plot Date: 4/7/25
Project NO: RP0523NES
Project Status: DAMOD
Client
Site: Rhett Tregunna
1 Highview Avenue, Queenscliff
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Demolition First Floor Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE:
26-6-2025
DRAWING NO.
DAMOD1009



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

4. DEMOLITION SECOND FLOOR
1:100

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES

1 Highview Avenue, Queenscliff is zoned R2, Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1 Highview Avenue, Queenscliff is not considered a heritage item

Certifying

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Construction

Timber & Conc. Floors, Unitex Clad & Bk. Veneer Walls
Roof Sheet Metal to have R1.08 Insulation
Insulation to External Unitex Clad & Bk. Veneer 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 A1738698_03

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	644.3m ²	Yes	Building envelope	5m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (40% min)	22%	Existing
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m ²)	78%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



Rapid Plans
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DC NSW 2086
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Mobile: 0414-945-024
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Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

Client
Site:

Sheet Size: A3

GBJ
4/7/25
RP0523NES
DAMOD

Rhett Tregunna
1 Highview Avenue, Queenscliff

DRAWING TITLE :

SITE AND LOCATION
**Demolition Second Floor
Plan**

PROJECT NAME :

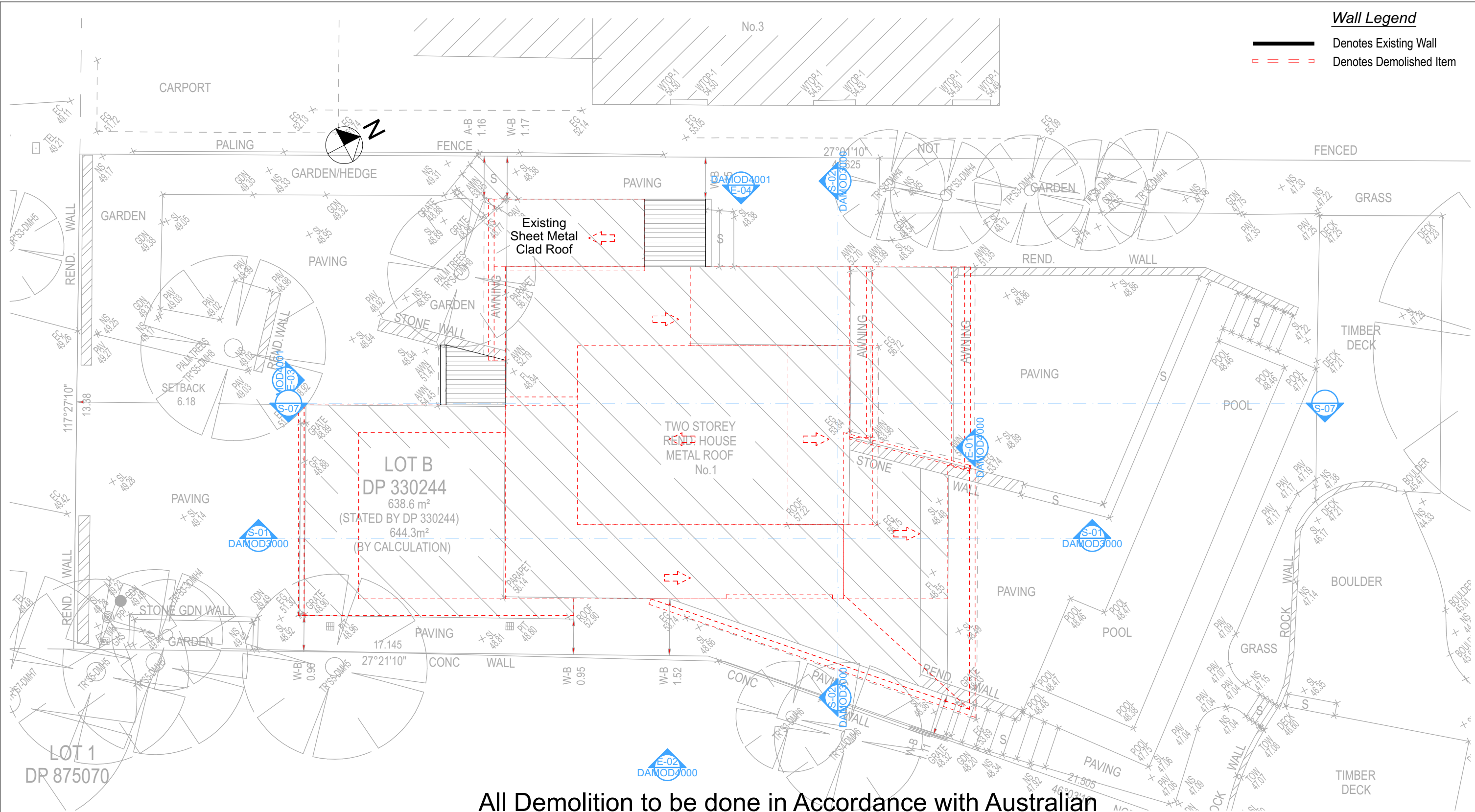
Alterations & Additions

REVISION NO.

DATE:
26-6-2025

DRAWING NO.

DAMOD1010



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

5.
-
DEMOLITION ROOF
1:100

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

NOTES
1 Highview Avenue, Queenscliff is zoned R2, Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1 Highview Avenue, Queenscliff is not considered a heritage item
Certifying
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Construction
Timber & Conc. Floors, Unitex Clad & Bk. Veneer Walls
Roof Sheet Metal to have R1.08 Insulation
Insulation to External Unitex Clad & Bk. Veneer 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 A1738698_03
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	644.3m ²	Yes	Building envelope	5m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (40% min)	22%	Existing
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m ²)	78%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



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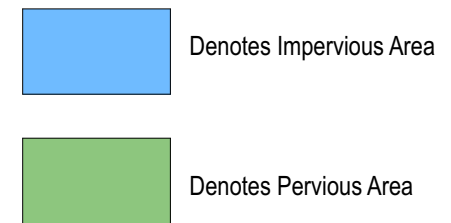
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Checked
Plot Date:
Project NO.
Project Status
Client
Site:
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Demolition Roof Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
DATE:
26-6-2025
DRAWING NO.
DAMOD1011



LANDSCAPE OPEN SPACE EXISTING
1:200

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Rapid Plans

Building Design and Architectural Drafting

Project Name
www.rapidplans.com.au
PO BOX 10000, WILLOWBROOK QLD 4058-2086
Tel: (07) 596-8566 Mobile: 0418-945-024
Email: info@rapidplans.com.au

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NOTES

1 Highview Avenue, Queenscliff is zoned RZ Low Density Residential 1 Highview Avenue, Queenscliff is not considered a heritage item All Plans to be read in conjunction with BCA, Base Case

New Works to be constructed shown in Shaded/Bold Construction

Timber & Conc. Floors, Unisex Cda & Bk, Veneer Walls

Roof Sheet Metal to have R1.08 Insulation

Insulation to External Unisex Cda & Bk, Veneer Walls R1.7

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1594

Waste Management to BCA and AS 3660.1

Casing to BCA and ASD 128-2007

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.

Certifying

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Basis Certificate Number A1738698_03

The applicant must construct the new or altered construction (floor (s), walls, and ceilings/openings) in accordance with the specifications listed in the table below except that if additional insulation is not required where the area of new construction is less than 2m², 5% 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.

The applicant must ensure the windows, glazed doors and shading devices are constructed in millimetres, the leading edge of each sash, pergola, verandah, balcony or awning must fit no more than 300 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Overshading devices 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	644.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Blgd Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side body setback (Min.)	0.9m	Yes
Building envelope	5m@45 Deg	Variation
% of landscape open space	22%	Existing
(40 mins)		
Impervious area (m ²)	78%	Existing
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works.

Immediately Report any Discrepancies to Rapid Plans

Project North	
Drawn I Checked GJBJ Plot Date: A/7/25 Project No.: SPOS2CSES Project Status DAMOD	
Client Rhett Tregunna	
Site: 1 Highview Avenue, Queenscliff	

DRAWING TITLE SITE AND LOCATION

Landscape Open Space Plan Existing

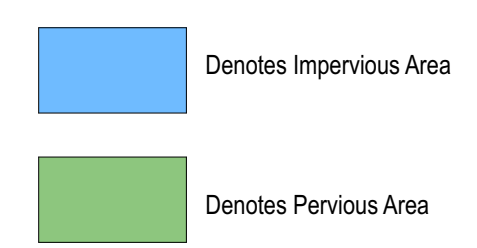
PROJECT NAME Alterations & Additions

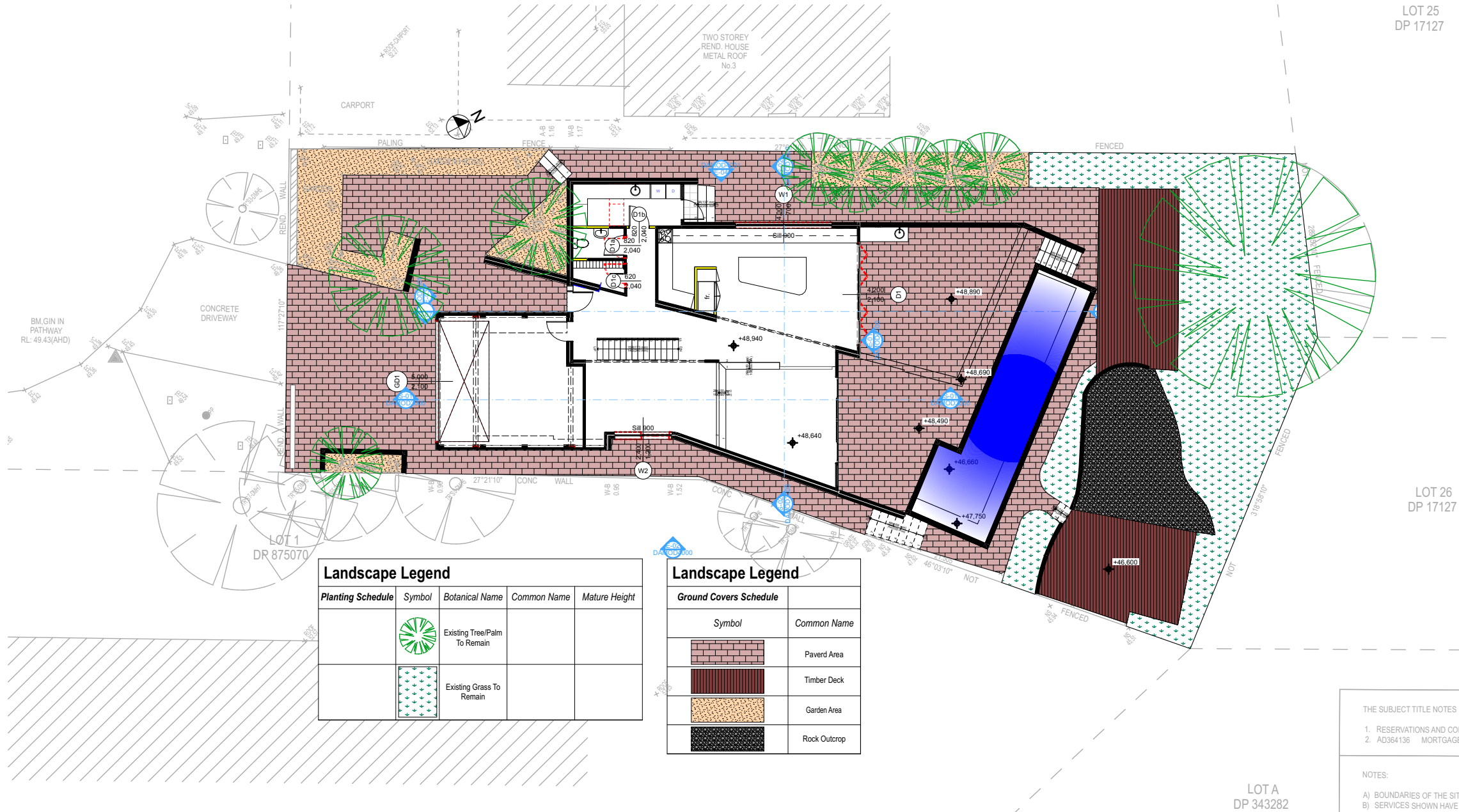
REVISION NO. DATE - 26-6-2025

DRAWING NO. DAMOD1012

Plot Date: A/7/25 Sheet Size: A3

Issued By: A/7/25 Checked By: A/7/25 Project No.: SPOS2CSES Project Status DAMOD

[illegible]



1

LANDSCAPE PLAN
1:200

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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

THE SUBJECT TITLE NOTES

1. RESERVATIONS AND COI
2. AD364136 MORTGAGE

NOTES:

- A) BOUNDARIES OF THE SITE
- B) SERVICES SHOWN HAVE AT THE TIME OF SURVEY. THE RELEVANT SERVICE VERIFY THE EXISTENCE & COMMENCEMENT OF ANY
- C) DIAMETER, HEIGHT & SPI
- D) LEVELS SHOWN ARE OF ORIGIN OF LEVELS : PM 2
- E) USE STATED DIMENSION
- F) THESE NOTES FORM PART OF THE DRAWING
- G) NO COVENANTS AND/OR

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NOTES
1 Highview Avenue, Queensland is zoned R2, Low Density Residential
1 Highview Avenue, Queensland 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
Timber & Conc. Floors, Unisex Clad & Bk. Veneer Walls
Roof Sheet Metal to have R1.08 Insulation
Insulation to External Unisex Clad & Bk. Veneer 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 3745
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basic
Basic Certificate Number A1738989, 03
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 3m², 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, gorgola, 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	644.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@45 Deg	Variation
% of landscape open space (40% min)	22%	Existing
Impervious area (m ²)	78%	Existing
Maximum cut into grd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 4/7/25
Project NO.: RP052301ES
Project Status DAMOD

Client Rhett Tregunna

Site: 1 Highview Avenue, Queensland

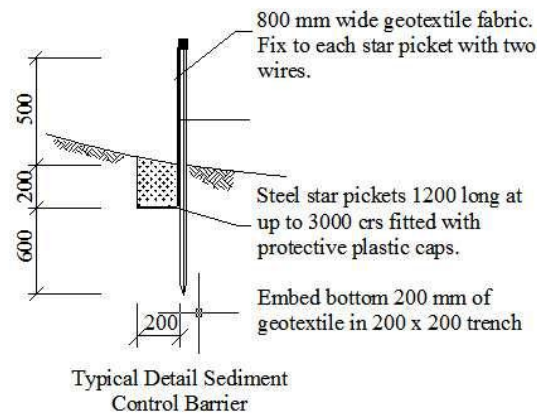
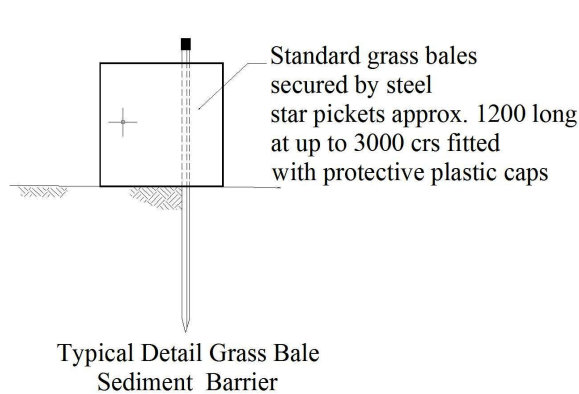
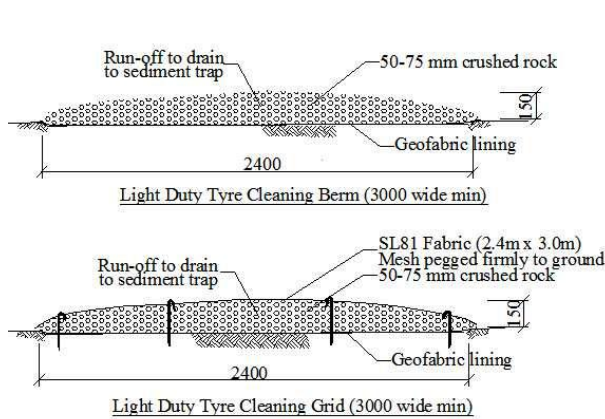
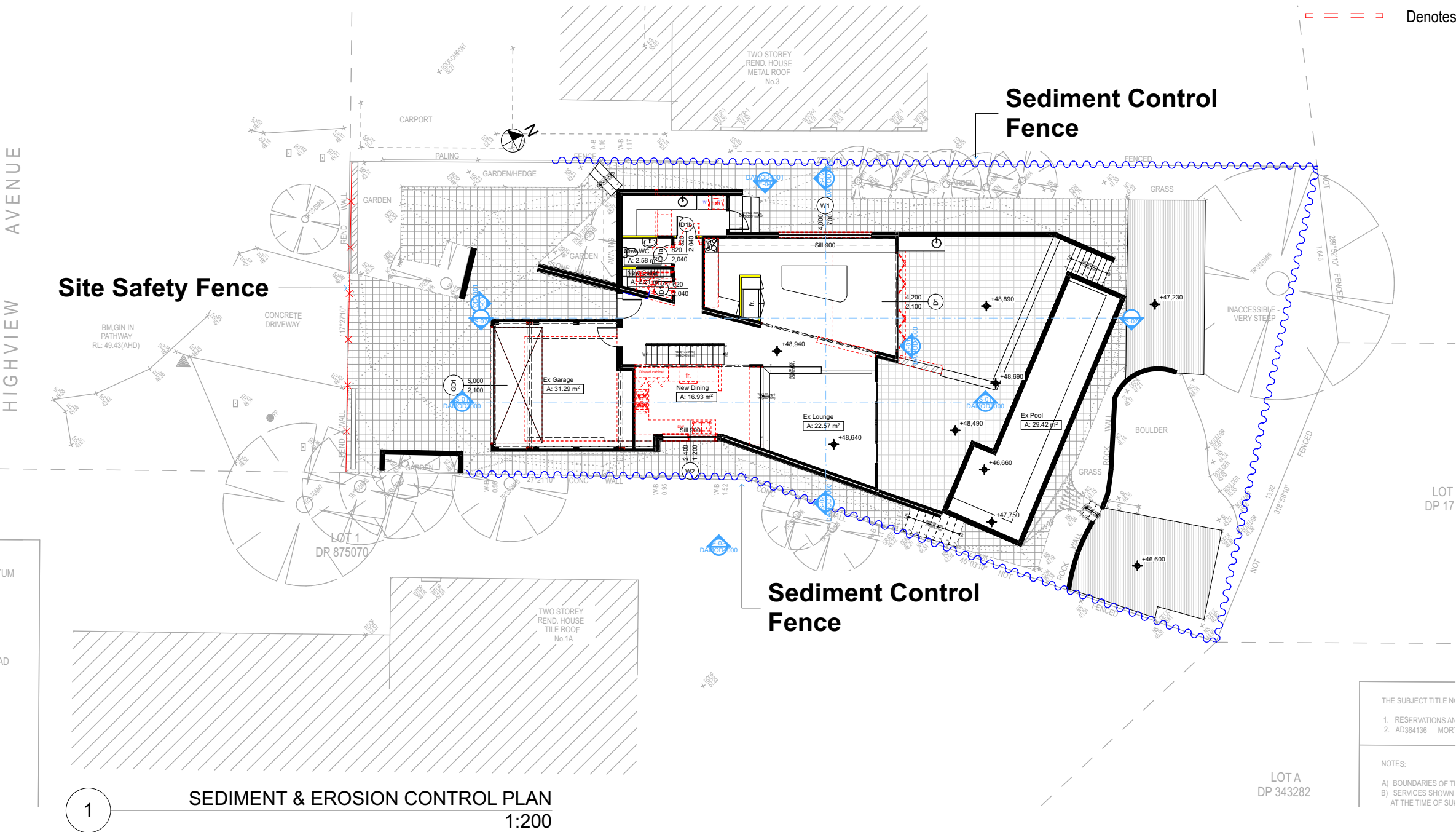
DRAWING TITLE :
SITE AND LOCATION
Landscape Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. DATE
- 26-6-2025
DRAWING NO.

DAMOD1014

Plot Date: 4/7/25
Sheet Size: A3



Denotes New Works

Wall Legend

Denotes New Timber Framed Wall

Denotes Existing Wall

Denotes Demolished Item

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Building Design and Architectural Drafting

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NOTES

1 Highview Avenue, Queensland is zoned R2, Low Density Residential. Highview Avenue, Queensland is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate.

Construction:
Timber & Conc. Floors, Unisex Clad & Bk. Veneer Walls
Roof Sheet Metal to have R1.0 insulation 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 30m². b) insulation specified is not required for parts of altered construction where insulation already exists.

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.

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 A1738998, 03
All Plans to be read in conjunction with Basic Certificate. The applicant must construct the new or altered construction (floor slabs, walls, and ceilings) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 30m². 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 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	644.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@45 Deg	Variation
% of landscape open space (40% min)	22%	Existing
Impervious area (m ²)	78%	Existing
Maximum cut into grd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 4/7/25
Project NO.: RP052301ES
Project Status DAMOD

Client Rhett Tregunna

Site: 1 Highview Avenue, Queensland

DRAWING TITLE:
SITE AND LOCATION
Sediment & Erosion Plan

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE

- 26-6-2025

DRAWING NO.
DAMOD1015

Plot Date: 4/7/25
Sheet Size: A3

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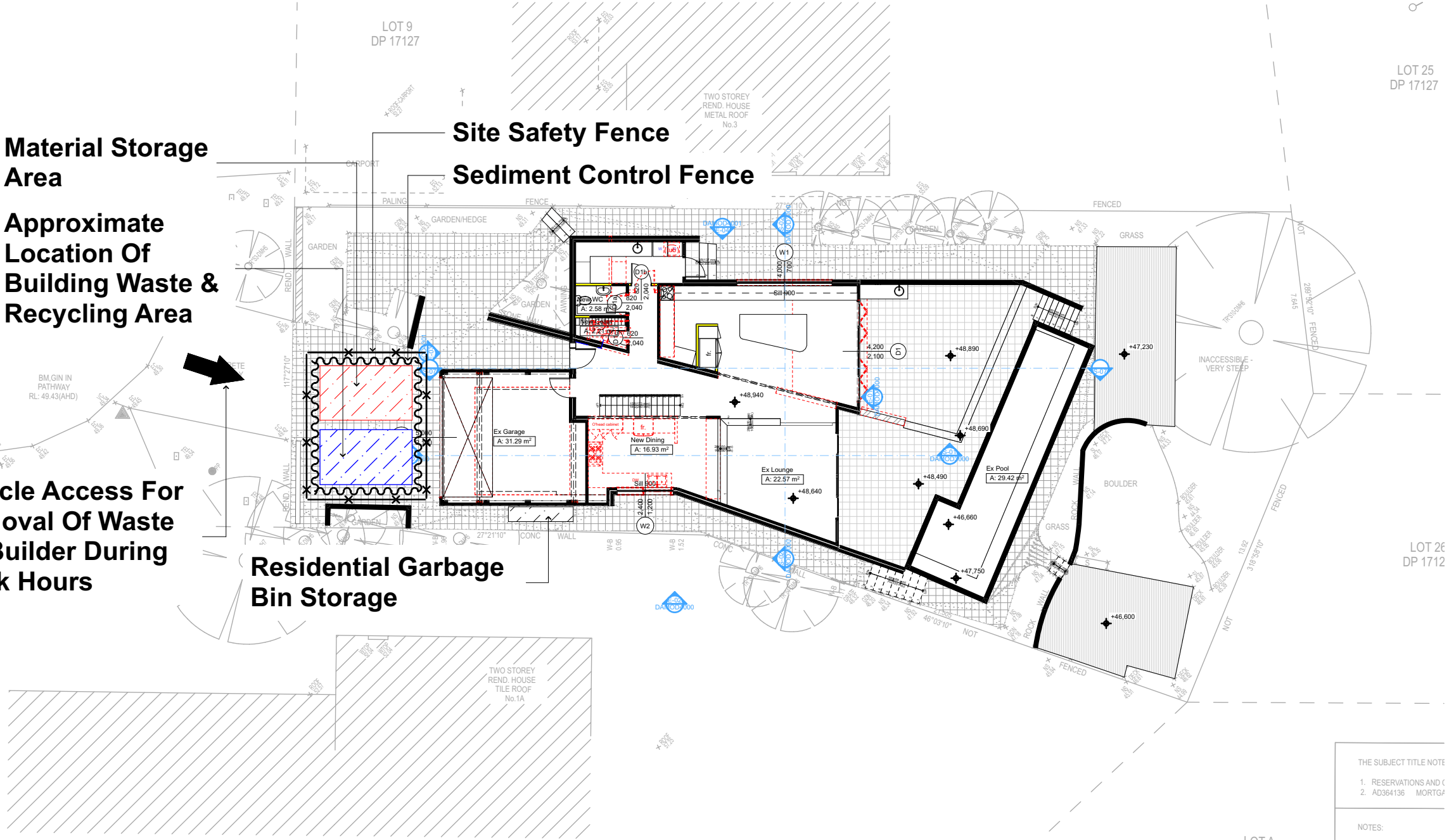
DA APPLICATION ONLY
NOT FOR CONSTRUCTION

HIGHVIEW AVENUE

UTUM

Y

AD



1 WASTE MANAGEMENT PLAN
1:200

Denotes New Works

Wall Legend

Denotes New Timber Framed Wall

Denotes Existing Wall

Denotes Demolished Item

DA APPLICATION ONLY
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Rapid Plans
Building Design and Architectural Drafting

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Email: greg@rapidplans.com.au

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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BUILDING DESIGNER

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

NOTES

1 Highview Avenue, Queensland is zoned R2, Low Density Residential. 1 Highview Avenue, Queensland is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate.

Construction

Timber & Conc. Floors, Unisex Clad & Bk. Veneer Walls
Rend. Sheet Metal to have R1.08 Insulation
Insulation to External Unisex Clad & Bk. Veneer 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 AS01288-2017
Waterproofing to BCA and AS 3747
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 A1738998, 03
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

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

For projections described in millimetres, the leading edge of each eave, gorgola, 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	644.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@45 Deg	Variation
% of landscape open space (40% min)	22%	Existing
Impervious area (m ²)	78%	Existing
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 4/7/25
Project NO.: RPO522NIES
Project Status DAMOD

Client Rhett Tregunna

Site: 1 Highview Avenue, Queensland

DRAWING TITLE :
SITE AND LOCATION
Waste Management Plan

PROJECT NAME :
Alterations & Additions

REVISION NO.	DATE
-	26-6-2025

DRAWING NO.
DAMOD1016

Plot Date: 4/7/25
Sheet Size: A3



DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

These plans are for DA Application purposes only. These plans are not to be used for construction certificate applications without the written permission of Rapid Response.	DRAWING TITLE : SITE AND LOCATION Stormwater Plan
	PROJECT NAME : Alterations &

Certifying
The DA Application Only plans are for DA Application purposes only. The plans are not to be used for the construction certificate application by a contractor. The plans are to be used by the applicant to obtain a DA and a copy of authorised Construction Certificate drawings by Rapipt Plans.

Basic
Basic Certificate Number A1736980. 03

The applicant is to read in conjunction with Basic Certificate A1736980. 03. The applicant must construct the new or altered construction (1) [s], walls, and ceiling/roofs in accordance with the specifications and details in the table below. The maximum height of the new or altered construction where the area of new construction is less than 2m², shall not exceed 2m and shall not be used for parts of altered construction required 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.

Shading devices shall be installed in millimetres, the leading edge of awnings, pergolas, verandahs, balcony or awning must be no more than 500 mm above the head of the window or glazed door and shall not be used for parts of altered construction required already exists.

Overshadowing buildings or vegetation must be of the height and width of the building or vegetation.

Site Information	Prop.	Comments
Site Area	644.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@45 Deg	Variation
% of landscape open space (40% min)	22%	Existential
Impervious area (m2)	78%	Existential
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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

Project North



A compass rose with four main directions: North (indicated by an arrow), South, East, and West. A shaded sector is shown in the North-East quadrant, and a 'Z' is written next to it.

Drawn | Checked GBJ
Plot Date: 4/7/25
Project NO. RP0523NES
Project Status DAMOD

Client	Rhett Tregunna
--------	----------------

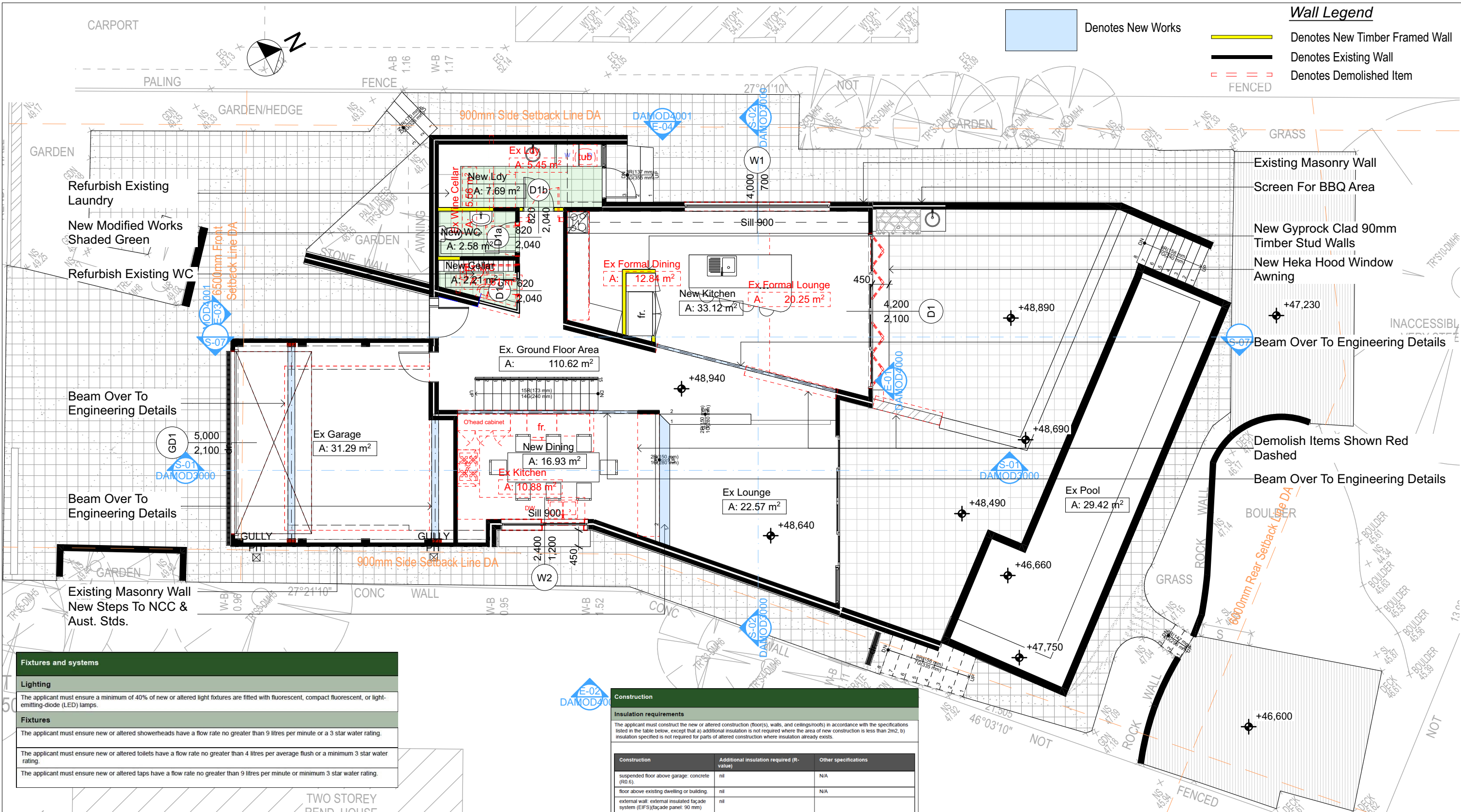
DRAWING TITLE :
SITE AND LOCATION
Stormwater Plan

PROJECT NAME : **Alterations & Additions**

REVISION NO. DATE
- **26-6-2025**

DAMOD1017

Plot Date: 4/7/25
Sheet Size: A3



1

GROUND FLOOR
1:100

**DA APPLICATION
ONLY
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NOTES
1 Highview Avenue, Queenscliff is zoned R2, Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1 Highview Avenue, Queenscliff 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
Timber & Conc. Floors, Unitex Clad & Bk. Veneer Walls
Roof Sheet Metal to have R1.08 Insulation
Insulation to External Unitex Clad & Bk. Veneer 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 A1738698_03
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	644.3m2	Yes	Building envelope	5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	22%	Existing
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	78%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



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Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

Client
Site:

DRAWING TITLE :

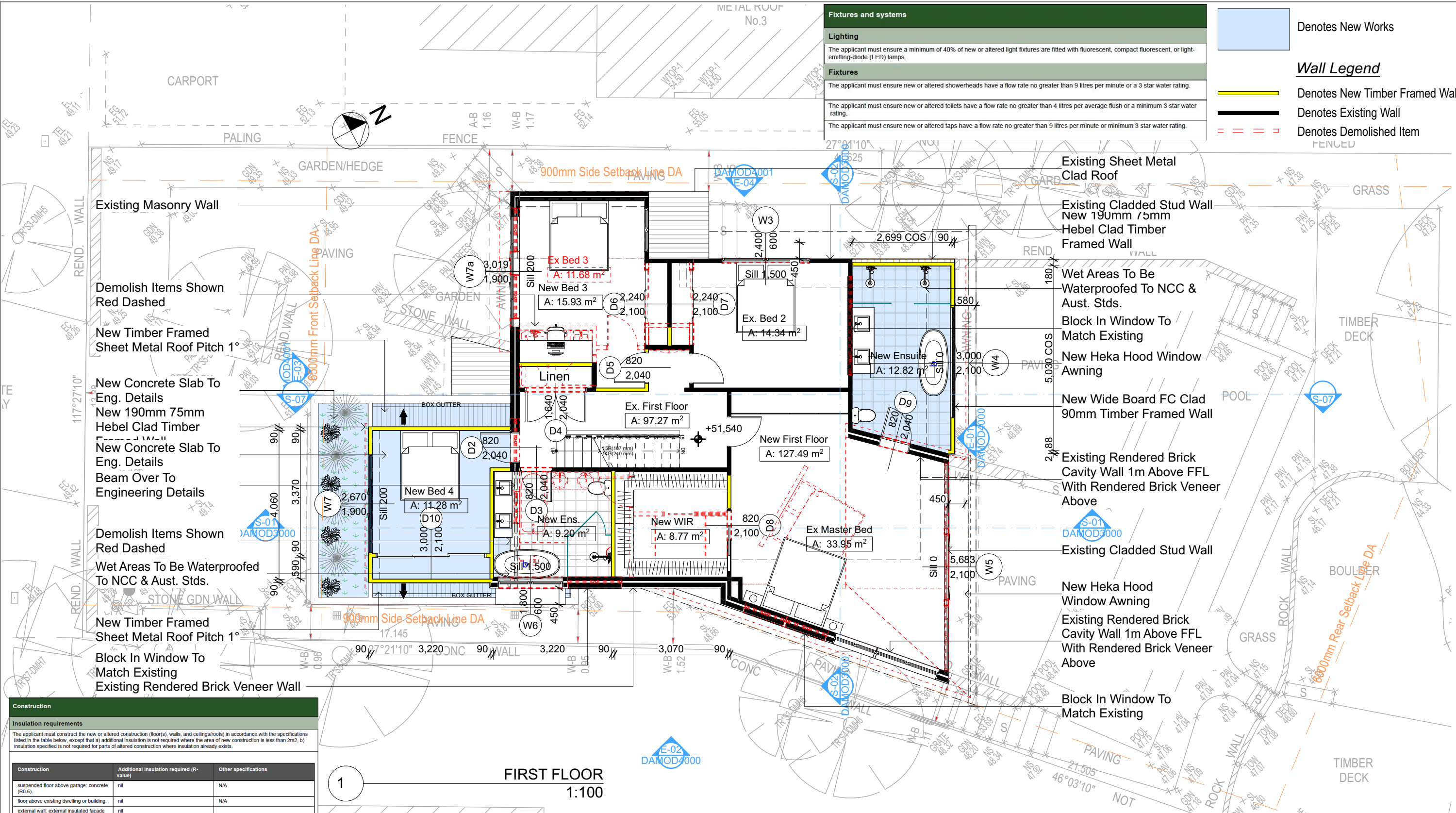
PLANS
GROUND FLOOR

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE:
26-6-2025
DRAWING NO.
DAMOD2001



Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Denotes New Works

Wall Legend

Denotes New Timber Framed Wall

Denotes Existing Wall

Denotes Demolished Item

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 above garage: concrete (R0.6)	nil	N/A
floor above existing dwelling or building:	nil	N/A
external wall: external insulated facade system (EIFS)(facade panel: 90 mm)	nil	
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

NOTES
1 Highview Avenue, Queenscliff is zoned R2, Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1 Highview Avenue, Queenscliff is not considered a heritage item

Certifying
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Construction
Timber & Conc. Floors, Unitex Clad & Bk. Veneer Walls
Roof Sheet Metal to have R1.08 Insulation
Insulation to External Unitex Clad & Bk. Veneer 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 A1738698_03
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.

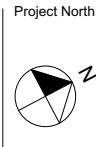
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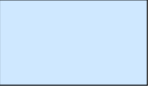
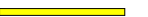
Project North
Checked Plot Date: 4/7/25
Project NO: RP0523NES
Project Status: DAMOD
Client: Rhett Tregunna
Site: 1 Highview Avenue, Queenscliff
Sheet Size: A3

DRAWING TITLE :
PLANS
FIRST FLOOR
PROJECT NAME :
Alterations & Additions

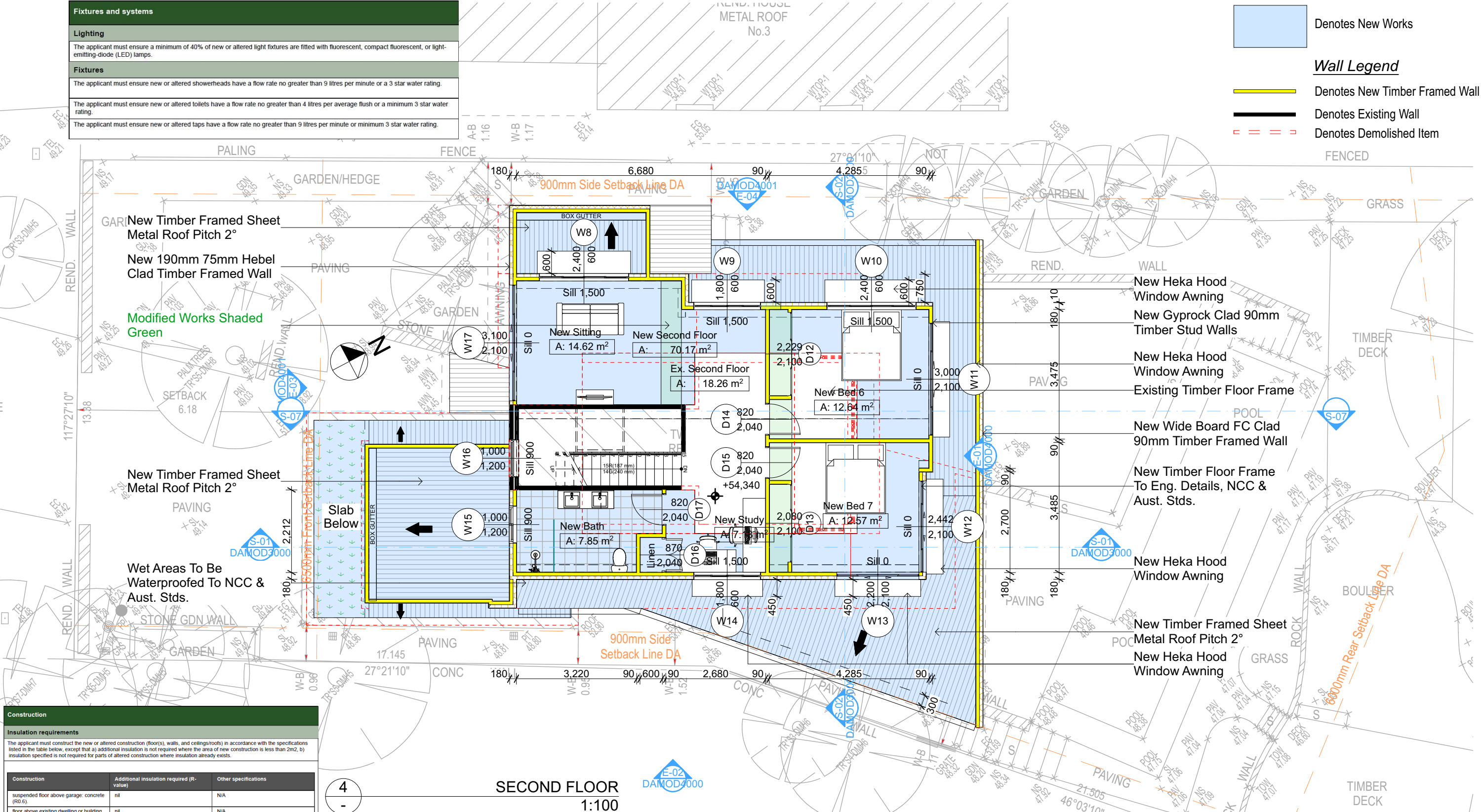
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	644.3m2	Yes	Building envelope	5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	22%	Existing
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	78%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

REVISION NO.
DATE: 26-6-2025
DRAWING NO.
DAMOD2002

Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

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

Wall Legend



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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

Client
Site:

Sheet Size: A3

GBJ
4/7/25
RP0523NES
DAMOD

Rhett Tregunna
1 Highview Avenue, Queenscliff

DRAWING TITLE :

PLANS
SECOND FLOOR

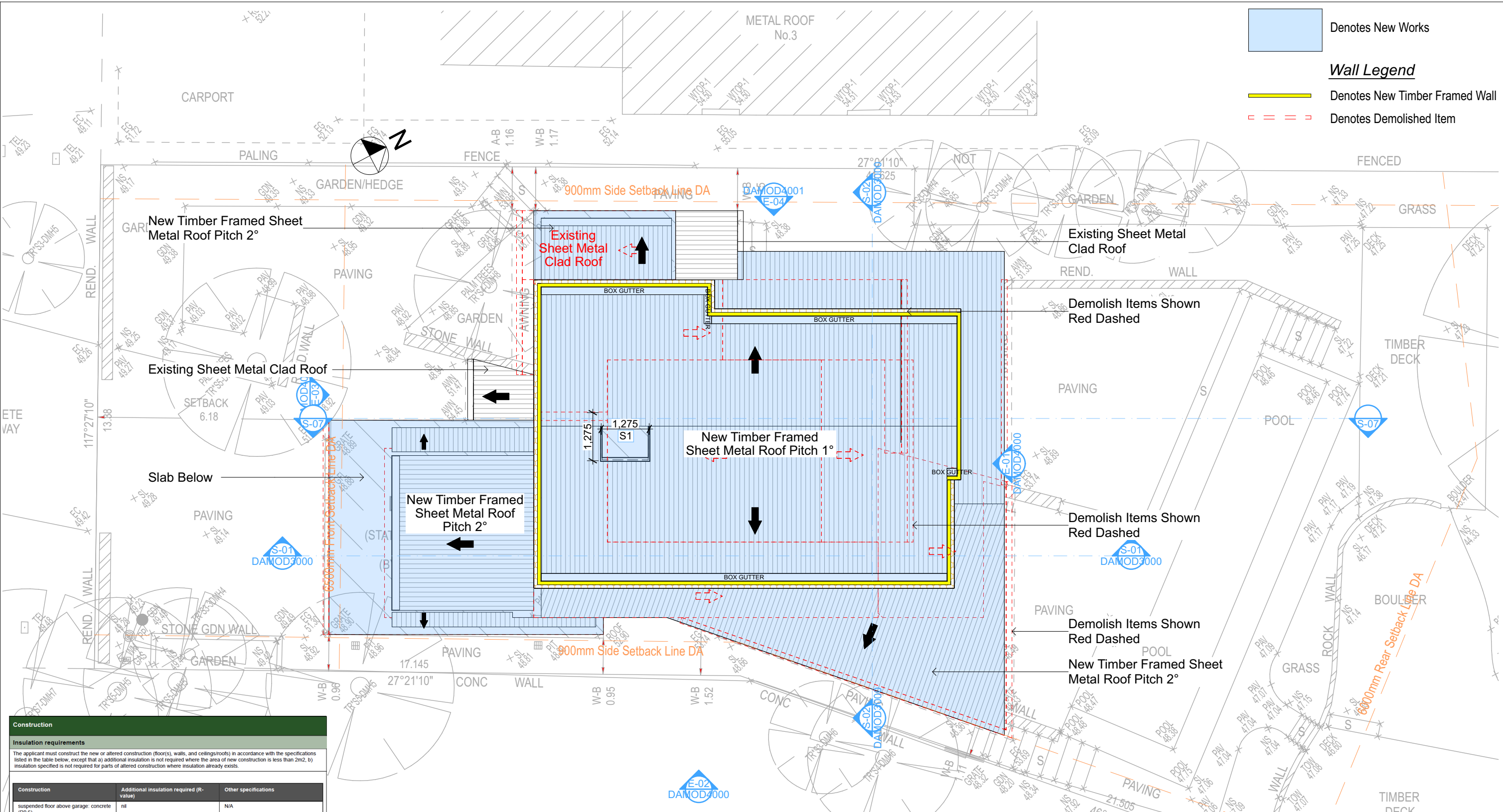
PROJECT NAME :

Alterations & Additions

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	644.3m ²	Yes	Building envelope	5m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (40% min)	22%	Existing
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m ²)	78%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

REVISION NO.

DATE:
26-6-2025
DRAWING NO.
DAMOD2003



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 above garage: concrete (R0.6)	nil	N/A
floor above existing dwelling or building:	nil	N/A
external wall: external insulated façade system (EIFS)(façade panel: 90 mm)	nil	
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
1 Highview Avenue, Queenscliff is zoned R2, Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1 Highview Avenue, Queenscliff 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
Timber & Conc. Floors, Unitec Clad & Bk. Veneer Walls
Roof Sheet Metal to have R1.08 Insulation
Insulation to External Unitec Clad & Bk. Veneer 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 A1738698_03
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	644.3m2	Yes	Building envelope	5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	22%	Existing
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	78%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

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

Project North



Checked
Plot Date: 4/7/25
Project NO. RP0523NES
Project Status: DAMOD

Client
Site: Rhett Tregunna
1 Highview Avenue, Queenscliff

Sheet Size: A3

DRAWING TITLE :
**PLANS
ROOF**

PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE:
26-6-2025
DRAWING NO.
DAMOD2004



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

NOTES

- 1 Highview Avenue, Queenscliff is zoned R2, Low Density Residential
- 1 Highview Avenue, Queenscliff 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

- Timber & Concr. Floors, Unisex Clad & B.C. Veneer Walls
- Roof Sheet Metal to have R1.08 Insulation
- Insulation to External Unisex Clad & B.C. Veneer Walls R1.7
- Refer to Engineers drawings for details
- All work to Engineers Specification and BCA
- Timber framing to BCA and AS 1684
- Termite Management to AS 3660.1
- Glasing to BCA and AS01288-2047
- Waterproofing to BCA and AS 3740
- New Lighting to have minimum of 40% compact fluorescent lamp
- All materials 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. The drawings are not to be used for construction purposes. The certifying Authority will be responsible for the issuance of Rapid Plans and the supply of authorised Construction Certificate drawings by Rapid Plans Base.

Basic Certificate
Basic Certificate Number A1738968_03
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (flashing, parapet, roofline, etc.) in accordance with the specifications listed in the table below, except that if additional insulation is required where the area of new construction is less than 2m², the applicant may use 100mm of wool or not use any insulation at all where insulation already exists.

Table 1: Details of construction materials and specifications

Part of building	Material	Specification
Roof	Asph/Flt	Asph/Flt, 20mm, 100mm, 150mm, 200mm, 250mm, 300mm, 350mm, 400mm, 450mm, 500mm, 550mm, 600mm, 650mm, 700mm, 750mm, 800mm, 850mm, 900mm, 950mm, 1000mm, 1050mm, 1100mm, 1150mm, 1200mm, 1250mm, 1300mm, 1350mm, 1400mm, 1450mm, 1500mm, 1550mm, 1600mm, 1650mm, 1700mm, 1750mm, 1800mm, 1850mm, 1900mm, 1950mm, 2000mm, 2050mm, 2100mm, 2150mm, 2200mm, 2250mm, 2300mm, 2350mm, 2400mm, 2450mm, 2500mm, 2550mm, 2600mm, 2650mm, 2700mm, 2750mm, 2800mm, 2850mm, 2900mm, 2950mm, 3000mm, 3050mm, 3100mm, 3150mm, 3200mm, 3250mm, 3300mm, 3350mm, 3400mm, 3450mm, 3500mm, 3550mm, 3600mm, 3650mm, 3700mm, 3750mm, 3800mm, 3850mm, 3900mm, 3950mm, 4000mm, 4050mm, 4100mm, 4150mm, 4200mm, 4250mm, 4300mm, 4350mm, 4400mm, 4450mm, 4500mm, 4550mm, 4600mm, 4650mm, 4700mm, 4750mm, 4800mm, 4850mm, 4900mm, 4950mm, 5000mm, 5050mm, 5100mm, 5150mm, 5200mm, 5250mm, 5300mm, 5350mm, 5400mm, 5450mm, 5500mm, 5550mm, 5600mm, 5650mm, 5700mm, 5750mm, 5800mm, 5850mm, 5900mm, 5950mm, 6000mm, 6050mm, 6100mm, 6150mm, 6200mm, 6250mm, 6300mm, 6350mm, 6400mm, 6450mm, 6500mm, 6550mm, 6600mm, 6650mm, 6700mm, 6750mm, 6800mm, 6850mm, 6900mm, 6950mm, 7000mm, 7050mm, 7100mm, 7150mm, 7200mm, 7250mm, 7300mm, 7350mm, 7400mm, 7450mm, 7500mm, 7550mm, 7600mm, 7650mm, 7700mm, 7750mm, 7800mm, 7850mm, 7900mm, 7950mm, 8000mm, 8050mm, 8100mm, 8150mm, 8200mm, 8250mm, 8300mm, 8350mm, 8400mm, 8450mm, 8500mm, 8550mm, 8600mm, 8650mm, 8700mm, 8750mm, 8800mm, 8850mm, 8900mm, 8950mm, 9000mm, 9050mm, 9100mm, 9150mm, 9200mm, 9250mm, 9300mm, 9350mm, 9400mm, 9450mm, 9500mm, 9550mm, 9600mm, 9650mm, 9700mm, 9750mm, 9800mm, 9850mm, 9900mm, 9950mm, 10000mm

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

Project North

A circle with a shaded sector. The central angle of the sector is labeled z .

Drawn | Checked GBJ
Plot Date: 4/7/25
Project NO. RP0523NES
Project Status DAMOD

Client	Rhett Tregunna
Site:	1 Highview Avenue, Queenscliff

education purposes

DRAWING TITLE :
SECTIONS
SECTION 1

PROJECT NAME : **Alterations &**

Additions

REVISION NO. DATE
- **26-6-2025**

DRAWING NO.
DAMOD3000

Plot Date: 4/7/25
Sheet Size: A3



Wall Legend

Denotes Demolished Item

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 above garage: concrete (R0.6)	nil	N/A
floor above existing dwelling or building	nil	N/A
external wall: external insulated façade system (EIFS)(façade panel: 90 mm)	nil	
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (45 mm)	medium (solar absorptance 0.475 - 0.70)

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

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

Denotes New Works

Wall Legend

Denotes New Timber Framed Wall

Denotes Existing Wall

Denotes Demolished Item

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

NOTES

1 Highview Avenue, Queenscliff is zoned R2, Low Density Residential

1 Highview Avenue, Queenscliff 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

Timber & Conc. Floors, Unisex Clad & Bk. Veneer Walls

Road Sheet Metal to have R1.08 Insulation

Insulation to External Unisex Clad & Bk. Veneer Walls R1.7

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS01288-2047

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

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

Certifying

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

Basic Certificate

Basic Certificate Number A1738698, 03

All Plans to be read in conjunction with Basic Certificate

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

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

For projections described in millimetres, the leading edge of each eave, gorgola, 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	644.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@45 Deg	Variation
% of landscape open space (40% min)	22%	Existing
Impervious area (m ²)	78%	Existing
Maximum cut into grd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 4/7/25
Project NO.: RP05230IES
Project Status DAMOD

Client Rhett Tregunna

Site: 1 Highview Avenue, Queenscliff

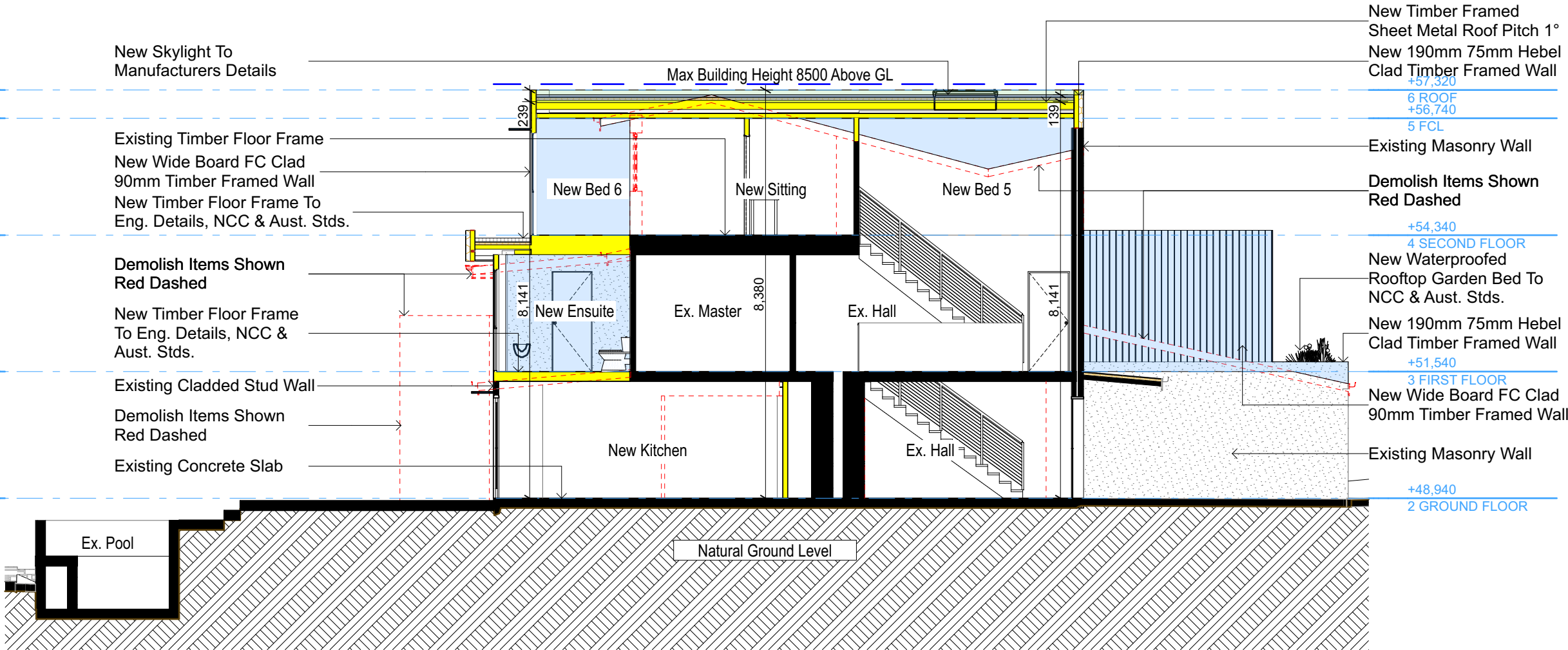
DRAWING TITLE : SECTIONS
SECTION 2

PROJECT NAME : Alterations & Additions

REVISION NO. DATE
- 26-6-2025

DRAWING NO. DAMOD3001

Plot Date: 4/7/25
Sheet Size: A3



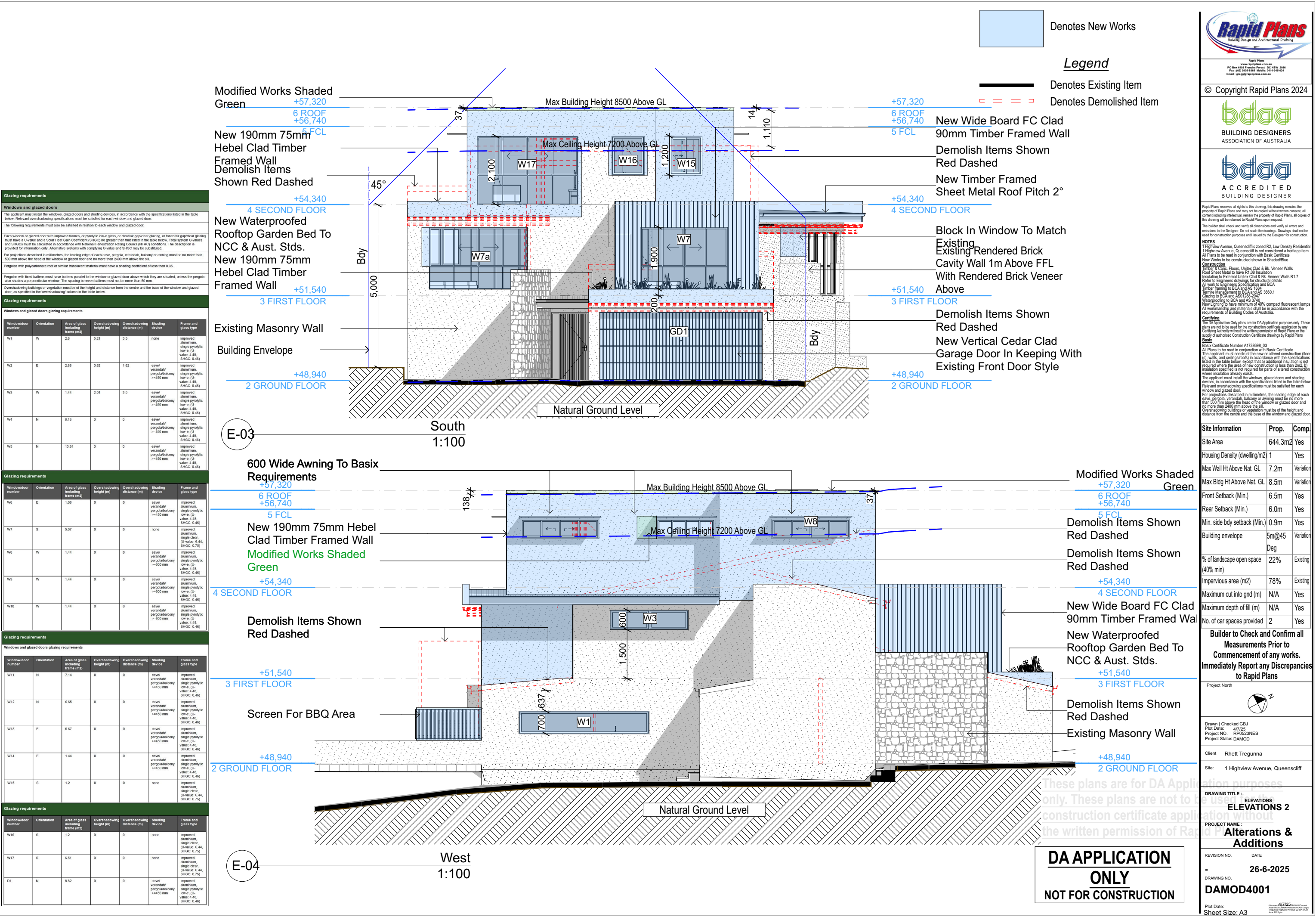
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-

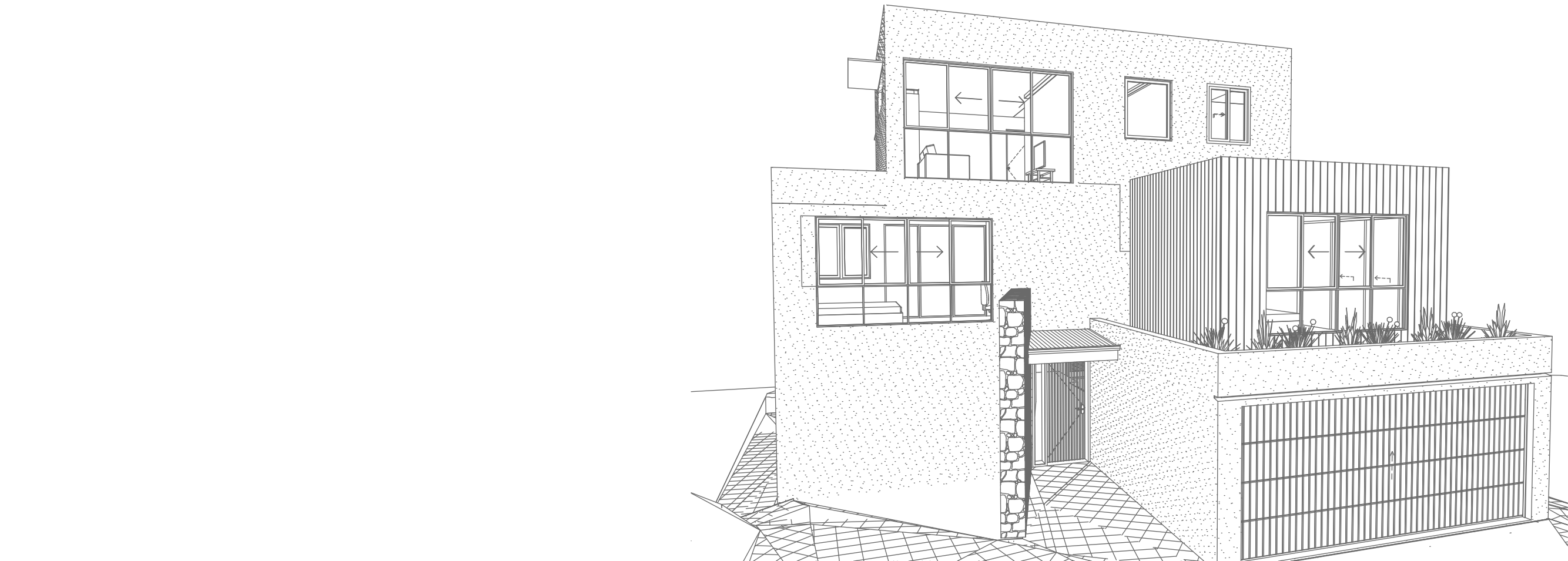
Section 3
1:100

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 above garage: concrete (R0.6)	nil	N/A
floor above existing dwelling or building	nil	N/A
external wall: external insulated façade system (EIFS)(façade panel: 90 mm)	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

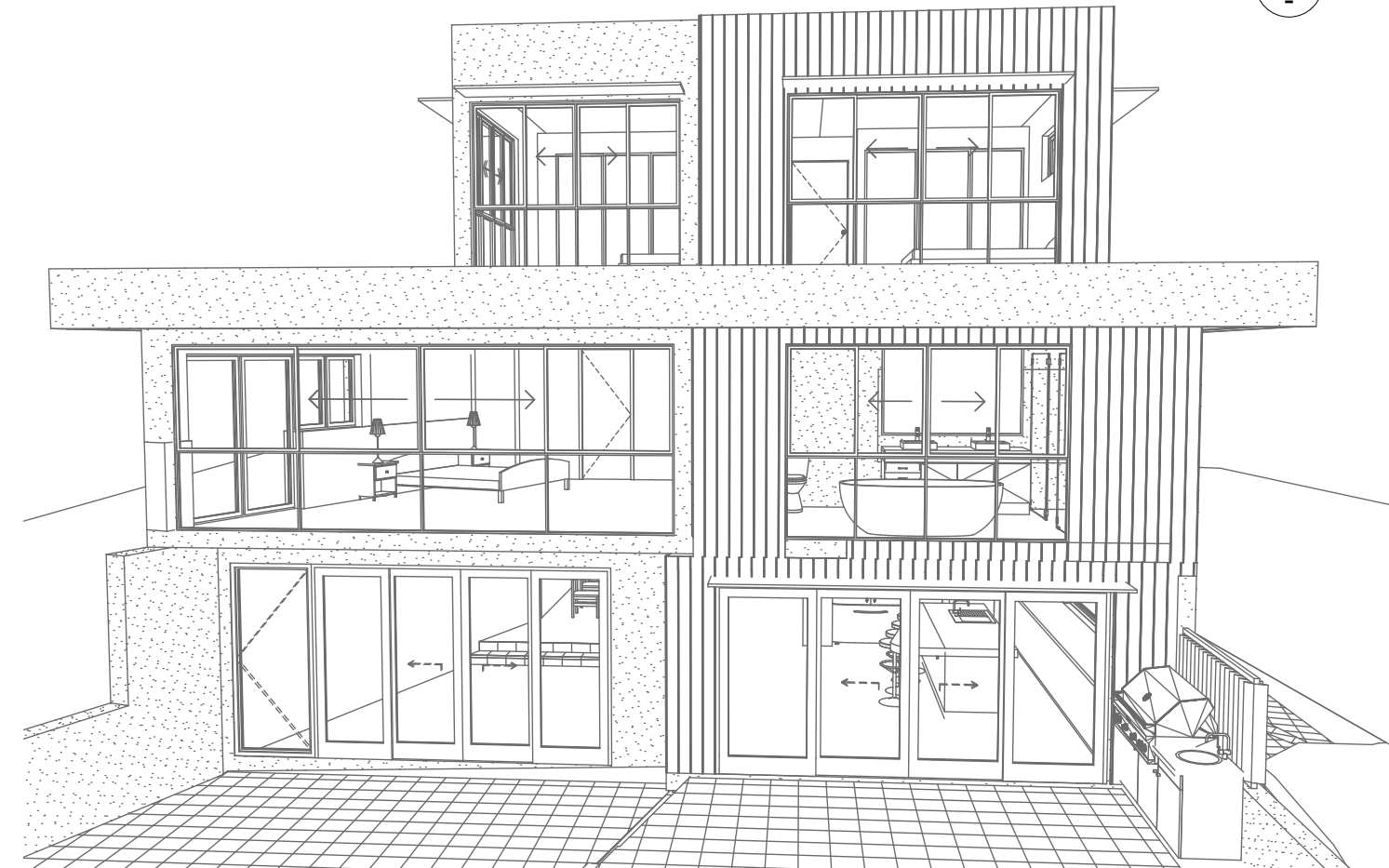
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DA APPLICATION ONLY
NOT FOR CONSTRUCTION





1
-
Perspective 1
1:250



2
-
Perspective 2
1:250

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DA APPLICATION ONLY
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Building Design and Architectural Drafting

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

NOTES
1 Highview Avenue, Queenscliff is zoned R2, Low Density Residential
1 Highview Avenue, Queenscliff 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
Timber & Conc. Floors, Unisex Clad & Bk. Veneer Walls
Rust Sheet Metal to have R1.08 Insulation
Insulation to External Unisex Clad & Bk. Veneer 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 AS01288-2017
Waterproofing to BCA and AS 3745
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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 A1738998, 03
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 3m², 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, gergola, 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	644.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@45 Deg	Variation
% of landscape open space (40% min)	22%	Existing
Impervious area (m ²)	78%	Existing
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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

Project North



Drawn | Checked GBJ
Plot Date: 4/7/25
Project NO.: RP05230IES
Project Status DAMOD

Client Rhett Tregunna

Site: 1 Highview Avenue, Queenscliff

DRAWING TITLE :
SHADOW PLANS
PERSPECTIVE

PROJECT NAME :
Alterations & Additions

REVISION NO. DATE
- 26-6-2025

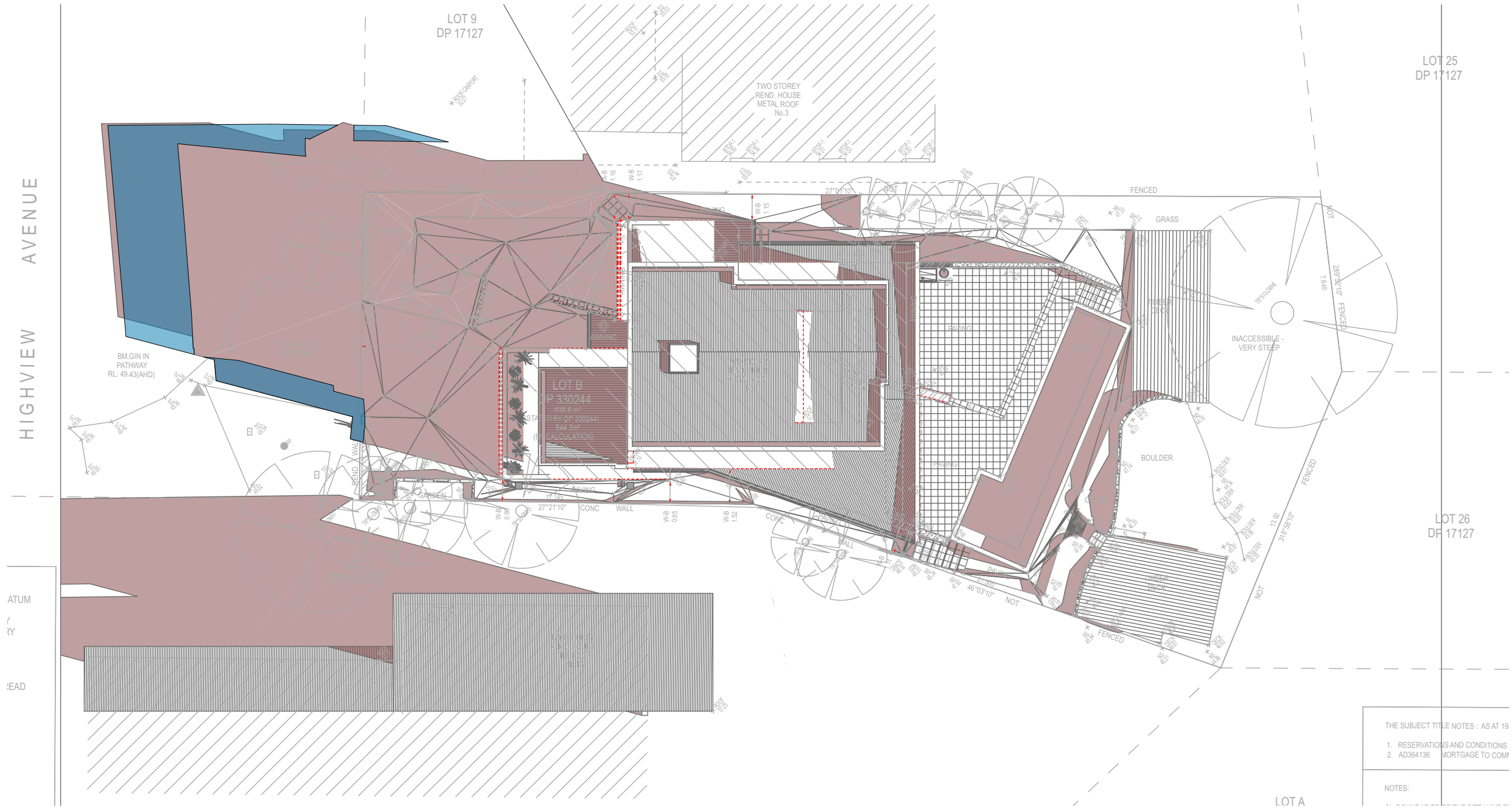
DRAWING NO.
DAMOD5000

Plot Date:
Sheet Size: A3

Issued: 4/7/25
Rapid Plans Pty Ltd
10/100 The Esplanade, Queenscliff VIC 3225
Phone: 03 9455 1111 Fax: 03 9455 1112
Email: info@rapidplans.com.au

Denotes Proposed Shadow

Denotes Existing Shadow



1 SHADOW PLAN 21 JUN at 0900h 1:200



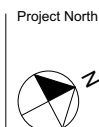
Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
NSW 2086
Fax: (02) 9605-8865
Mobile: 0414-945-624
Email: gregg@rapidplans.com.au

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



Checked
Plot Date:
Project NO.
Project Status

GBJ
4/7/25
RP0523NES
DAMOD

Client
Site:
Rhett Tregunna
1 Highview Avenue, Queenscliff

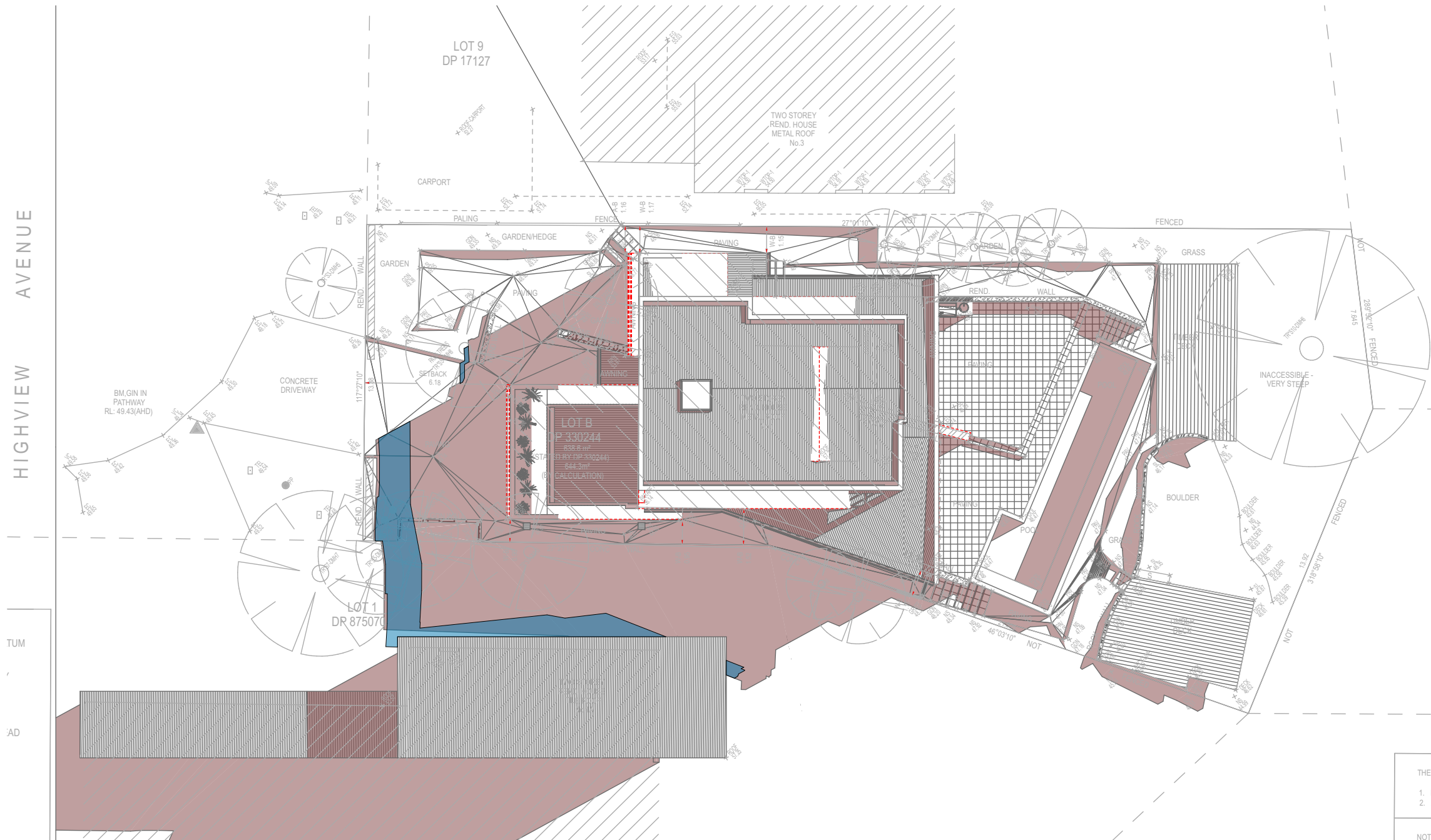
Sheet Size: A3

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

REVISION NO.
-
DATE:
26-6-2025
DRAWING NO.
DAMOD5002

Denotes Proposed Shadow

Denotes Existing Shadow



1 SHADOW PLAN 21 JUN at 1200h
1:200



Rapid Plans
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PO Box 6193 Frenchs Forest
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Fax: (02) 9895-8865
Mobile: 0414-945-624
Email: gregg@rapidplans.com.au

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ASSOCIATION OF AUSTRALIA**

**ACCREDITED
BUILDING DESIGNER**

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

Project North

Checked
Plot Date: 4/7/25
Project NO. RP0523NES
Project Status DAMOD

Client
Site: Rhett Tregunna
1 Highview Avenue, Queenscliff

Sheet Size: A3

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

PROJECT NAME :
Alterations & Additions

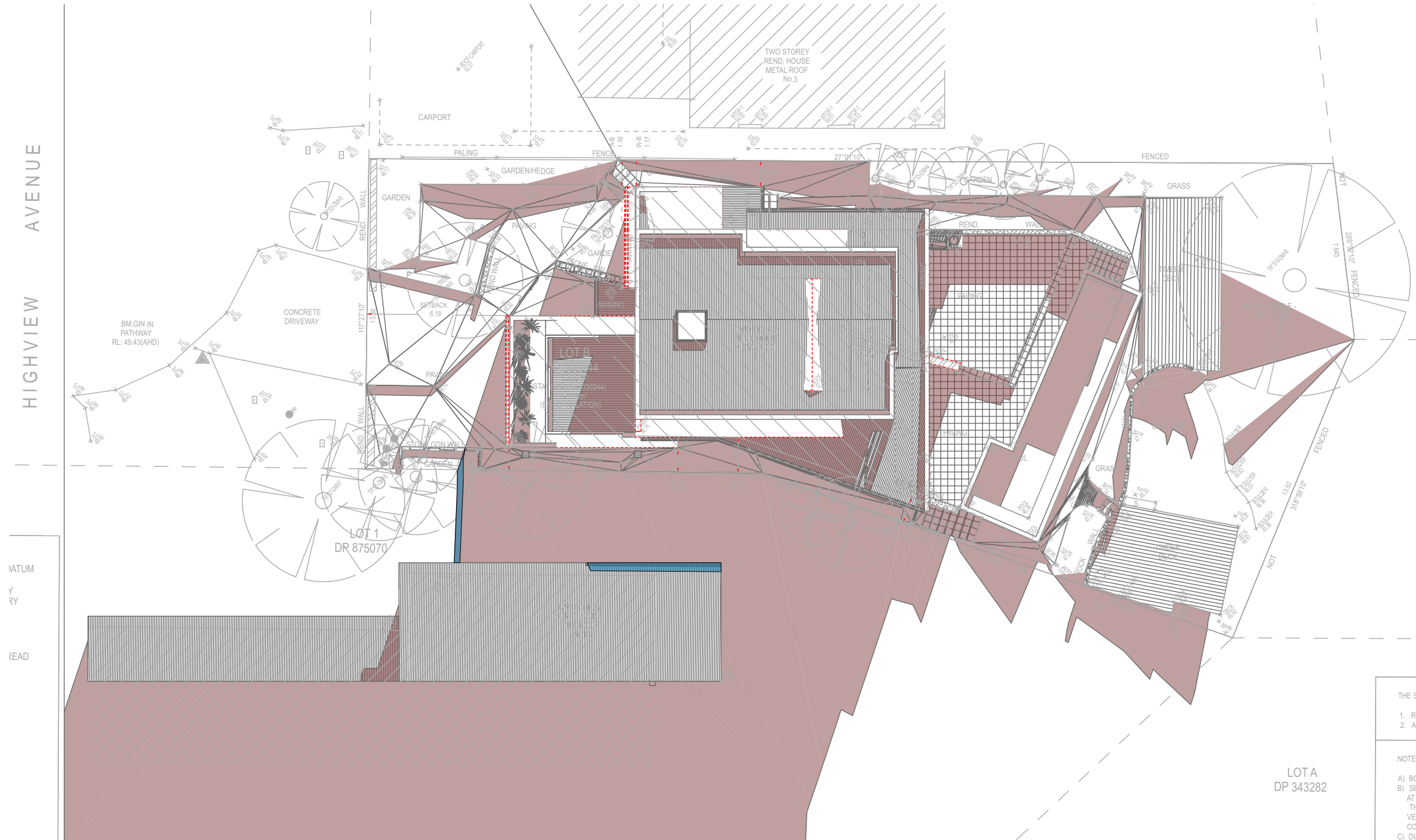
REVISION NO.
-

DATE:
26-6-2025

DRAWING NO.
DAMOD5003

Denotes Proposed Shadow

Denotes Existing Shadow



THE SUBJ
1. RESE
2. AD364

NOTES:
A) BOUND
B) SERVIC
AT THE
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VERIFY
COMME
C) DIAME1

1 SHADOW PLAN 21 JUN at 1500h
1:200



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



Checked
Plot Date: 4/7/25
Project NO. RP0523NES
Project Status DAMOD

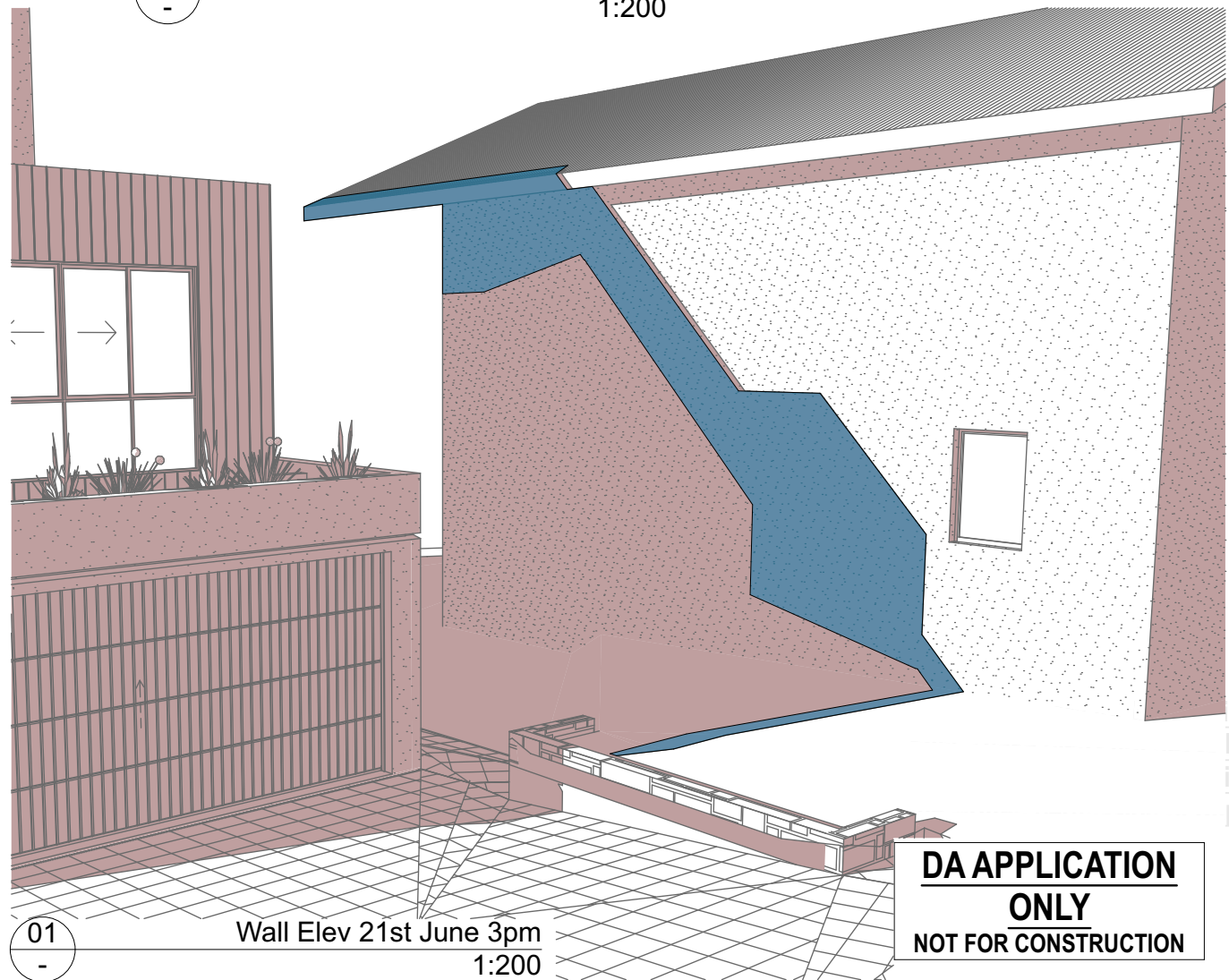
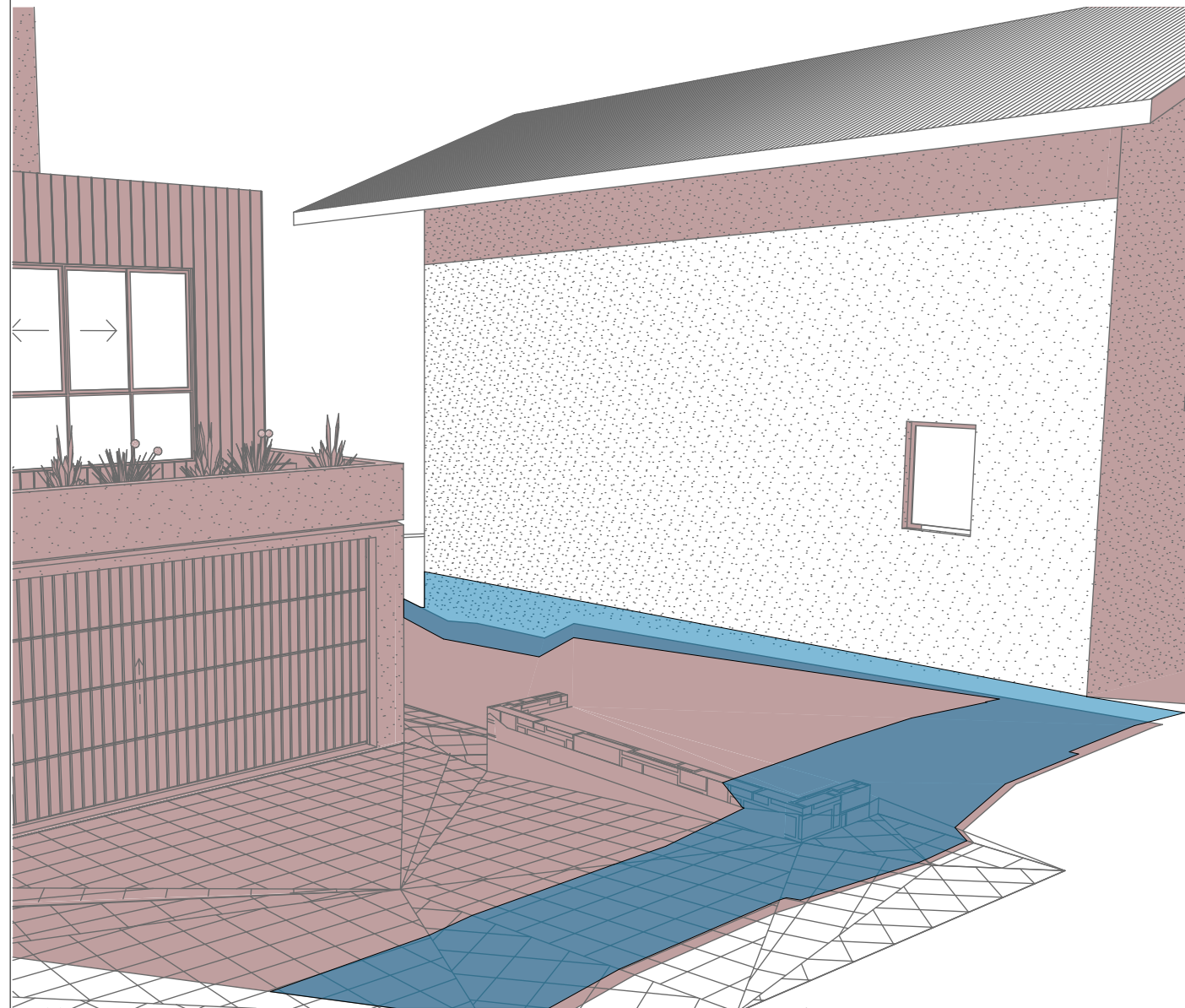
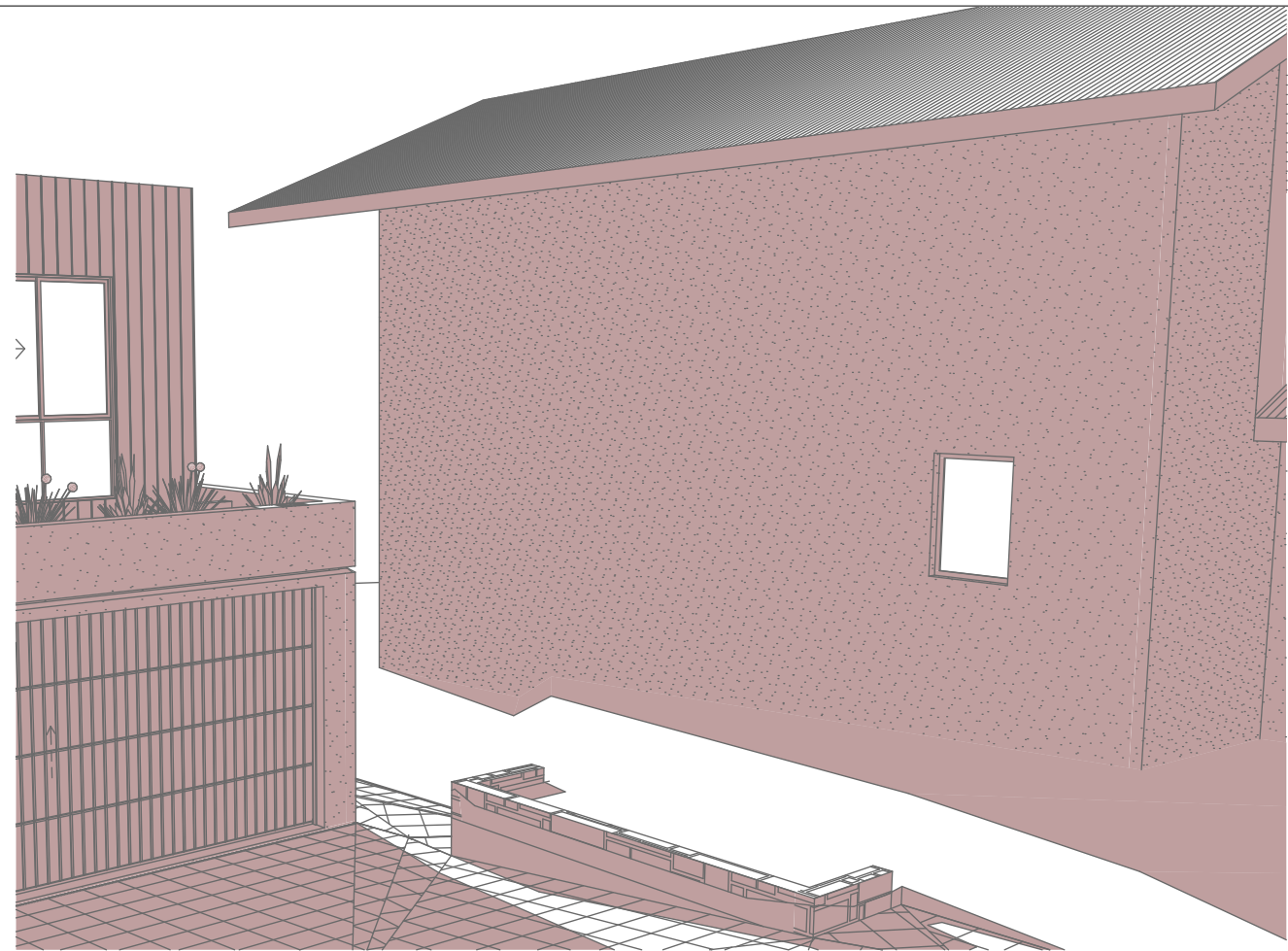
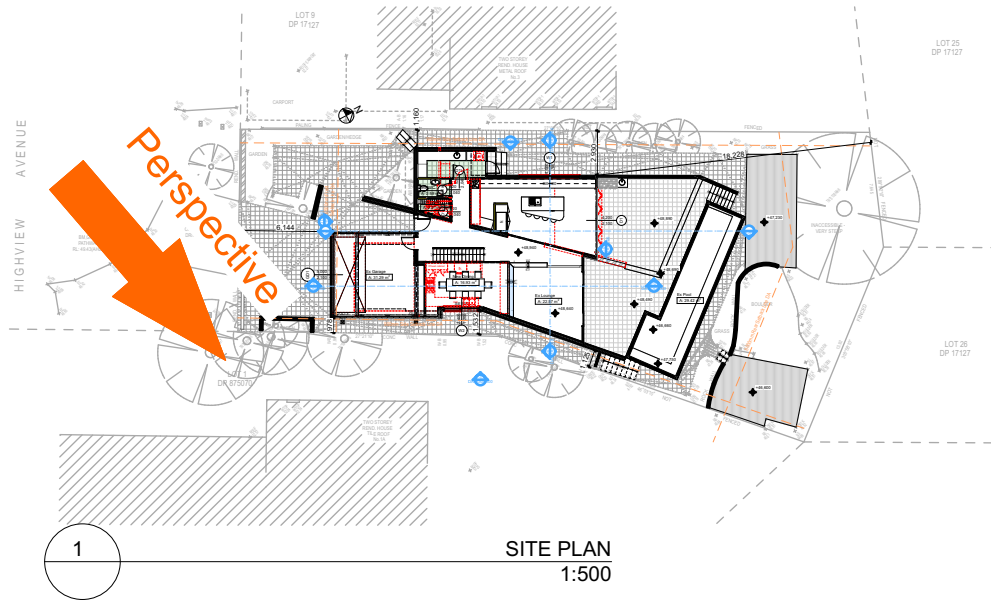
Client
Site: Rhett Tregunna
1 Highview Avenue, Queenscliff

Sheet Size: A3

DRAWING TITLE : SHADOW PLANS
**SHADOW PLAN 21st June
3pm**

PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE: **26-6-2025**
DRAWING NO.
DAMOD5004





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NOTES

1 Highview Avenue, Queensland is zoned R2, Low Density Residential. 1 Highview Avenue, Queensland is not considered a heritage item. All Plans to be read in conjunction with Basic Certificate.

Construction

Timber & Conc. Floors, Unilex Clad & Bk. Veneer Walls
Rust Sheet Metal to have R1.08 Insulation
Insulation to External Unilex Clad & Bk. Veneer Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying

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

Basic

Basic Certificate Number A1738998, 03
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 3m², 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, gorgola, 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	644.3m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	7.2m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Variation
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	5m@45 Deg	Variation
% of landscape open space (40% min)	22%	Existing
Impervious area (m ²)	78%	Existing
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 4/7/25
Project NO.: RP052381ES
Project Status DAMOD

Client Rhett Tregunna

Site: 1 Highview Avenue, Queenscliff

DRAWING TITLE SHADOW PLANS
WALL ELEVATION SHADOWS

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 26-6-2025

DRAWING NO.
DAMOD5005

Plot Date: 4/7/25
Sheet Size: A3

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary
Date of issue: Friday, 04 July 2025
To be valid, this certificate must be lodged within 3 months of the date of issue



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.		✓	

SIX Certificate number: A1738698_03 page 3/10

Construction			Show on DA Plans	Show on C/C/CDC Plans & specs	Certifier Check
Insulation requirements The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor above garage: concrete (R0.6)	nil	N/A			
floor above existing dwelling or building	nil	N/A			
external wall: external insulated façade system (EIFS)(façade panel: 90 mm)	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)			

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

Basix
 Basix Certificate Number A1738698_03
 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,

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



Sheet Size: A3

Rhett Tregunna
1 Highview Avenue, Queenscliff

PROJECT NAME : **Alterations & Additions**

REVISION NO.
-
DATE.
26-6-2025
DRAWING NO.
DAMOD6000

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	644.3m2	Yes	Building envelope	5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	22%	Existing
Max Wall Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	78%	Existing
Max Bldg Ht Above Nat. GL	8.5m	Variation	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			