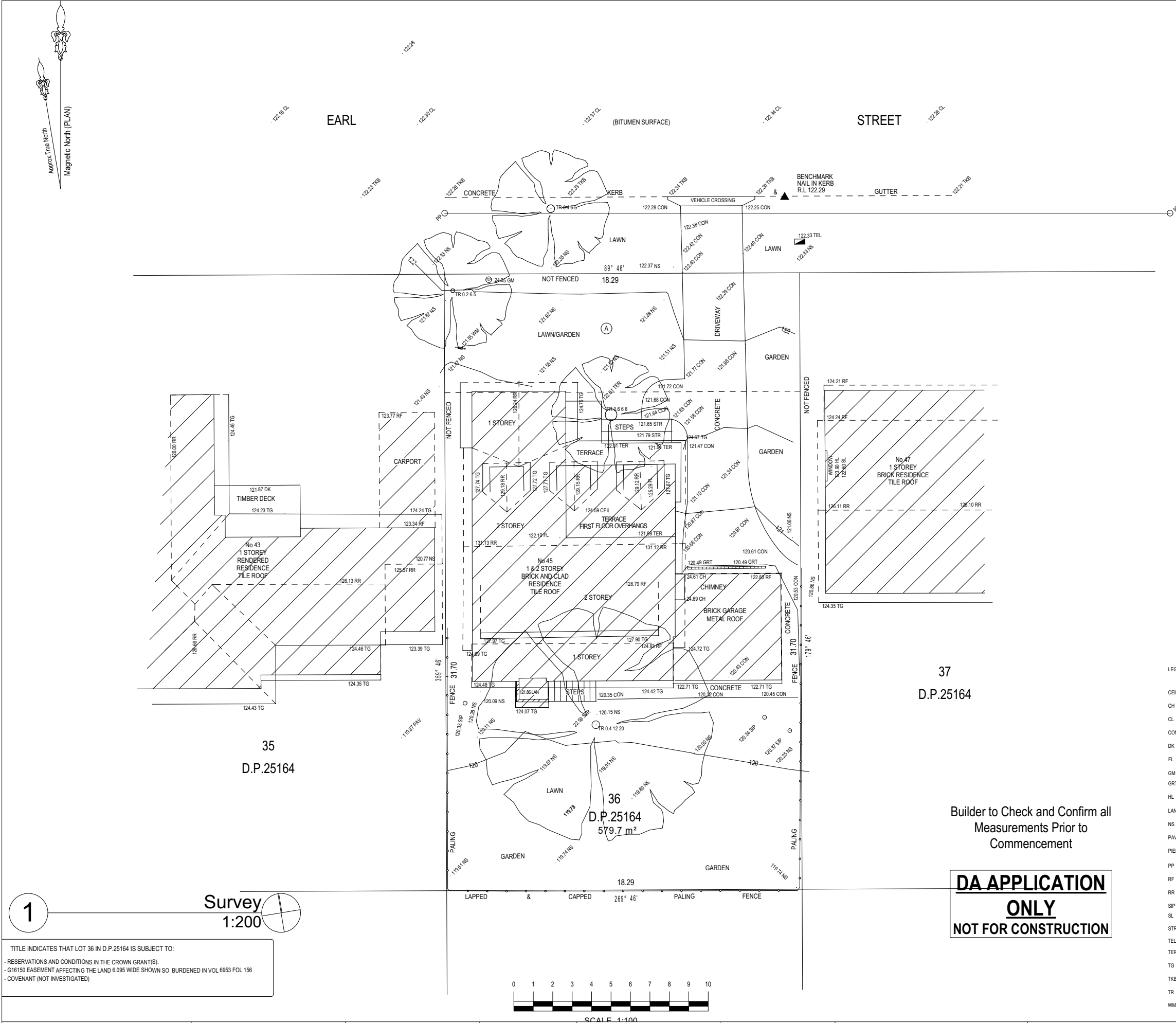




1

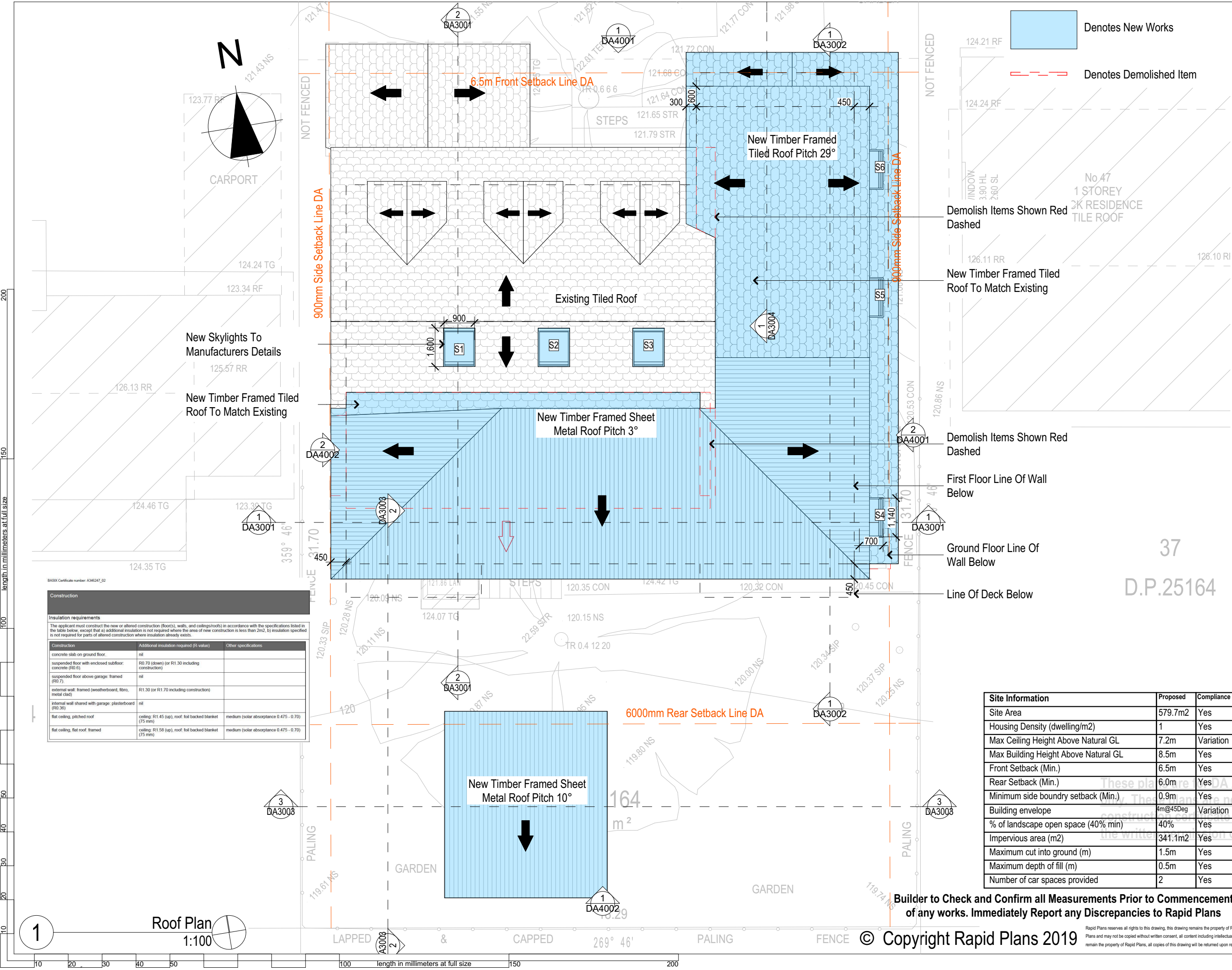
Survey
1:200

TITLE INDICATES THAT LOT 36 IN D.P.25164 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

- G16150 EASEMENT AFFECTING THE LAND 6.095 WIDE SHOWN SO BURDENED IN VOL 6953 FOL 156

- COVENANT (NOT INVESTIGATED)



BASIX Certificate number: A346247_02

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
concrete slab on ground floor	nil	
suspended floor with enclosed subfloor: concrete (R0.6)	R0.70 (down) (or R1.30 including construction)	
suspended floor above garage: framed (R0.7)	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)

Site Information	Proposed	Compliance
Site Area	579.7m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Variation
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)	40%	Yes
Impervious area (m ²)	341.1m ²	Yes
Maximum cut into ground (m)	1.5m	Yes
Maximum depth of fill (m)	0.5m	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

Rapid Plans www.rapidplans.com.au
PO Box 6193 Frenchs Forest DC NSW 2086
Fax : (02) 9905-8865
Mobile: 0414-945-024
Email : grega@rapidplans.com.au

BUILDING DESIGNERS AUSTRALIA NSW

NOTES

45 Earl Street Beacon Hill 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.
45 Earl Street Beacon Hill is not considered a heritage item.

Construction

Timber Framed & Concrete Floors, Cladded Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying

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

Basix

Basix Certificate Number A346247_02
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.

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
Peter Conduit
Project Name
Alterations & Additions
45 Earl Street, Beacon Hill
2100
Lot 35 D.P.25164
Drawing Title:
Plans - Roof Plan
Roof Plan

Scale: A3 as noted	Date: 24-2-2020
Status: DA REV 6	Checked By: GBJ
Project No: RP0718CON	Drawing No: DA2004

NOTES
45 Earl Street, Beacon Hill 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. 45 Earl Street, Beacon Hill is not considered a heritage item.

Construction
Timber Framed & Concrete Floors, Cladded Walls. Roof Sheet Metal to have R1.45 Insulation. Insulation to External Cladded Walls R1.7. Refer to Engineers drawings for structural details. All work to Engineers Specification and BCA. Timber framing to BCA and AS 1684. Termite Management to BCA and AS 3660.1. Glazing to BCA and AS01288-2047. Waterproofing to BCA and AS 3740. New Lighting to have minimum of 40% compact fluorescent lamps.
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basic
Basic Certificate Number A346247_02
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.
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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 

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: Peter Conduit
Project Name: **Alterations & Additions**
45 Earl Street, Beacon Hill
2100

Lot 35 D.P. 25164

Drawing Title:

Elevations - Elevations 1

North, East

Scale: A3 as noted Date: 24-2-2020

Status: DA REV 6 Checked By: GBJ

Project No: RP0718CON

Drawing No: DA4001

RL +131,130
Ex. Ridge

RL +131,130
Ex. Ridge

New Skylights To Manufacturers Details

New Timber Framed Sheet Metal Roof Pitch 3°

New Timber Framed Tiled Roof Pitch 29°

RL +128,000
FCL

RL +128,000
FCL

New Skylights To Manufacturers Details

New Handrail To BCA & Aust. Stds.

Existing Tiled Roof

New Cladded 90mm Timber Framed Wall To Match Existing

RL +125,200
First

RL +125,200
First

New Timber Juliet Balcony To BCA & AS1684

New Handrail To BCA & Aust. Stds.

New Timber Framed Sheet Metal Roof Pitch 10°

New Cladded 90mm Timber Framed Wall To Match Existing

RL +122,100
Ground

RL +122,100
Ground

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

Renew Decking Boards To Deck

RL +119,380
Basement

RL +119,380
Basement

New Masonry Wall

East
1:100

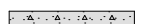
Natural Ground Level

Max Building Height 8500 Above GL

Max Ceiling Height 7200 Above GL



Denotes New Works



Denotes New Concrete



Denotes New Masonry Wall



Denotes Demolished Item

Wall Legend

Site Information	Proposed	Compliance
Site Area	579.7m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Variation
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)	40%	Yes
Impervious area (m ²)	341.1m ²	Yes
Maximum cut into ground (m)	1.5m	Yes
Maximum depth of fill (m)	0.5m	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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2

1

North
1:100

Natural Ground Level

Existing Tiled Roof

Existing Cladded Stud Wall

RL +122,100
Ground

RL +131,130
Ex. Ridge

RL +131,130
Ex. Ridge

New Timber Framed Tiled Roof To Match Existing

New Timber Framed Tiled Roof Pitch 29°

RL +128,000
FCL

RL +128,000
FCL

New Cladded 90mm Timber Framed Wall To Match Existing

RL 126 627
Garage Ridge

New Skylights To Manufacturers Details

Existing Tiled Roof

RL +125,200
First

Building Envelope

New Concrete Drive To Eng. Details

Batter Ground Level Off Either Side Of Drive To Suit

Existing Cladded Stud Wall

RL +122,100
Ground

RL +122,100
Ground

45°

S6

First

RL +125,200

First

RL +125,200

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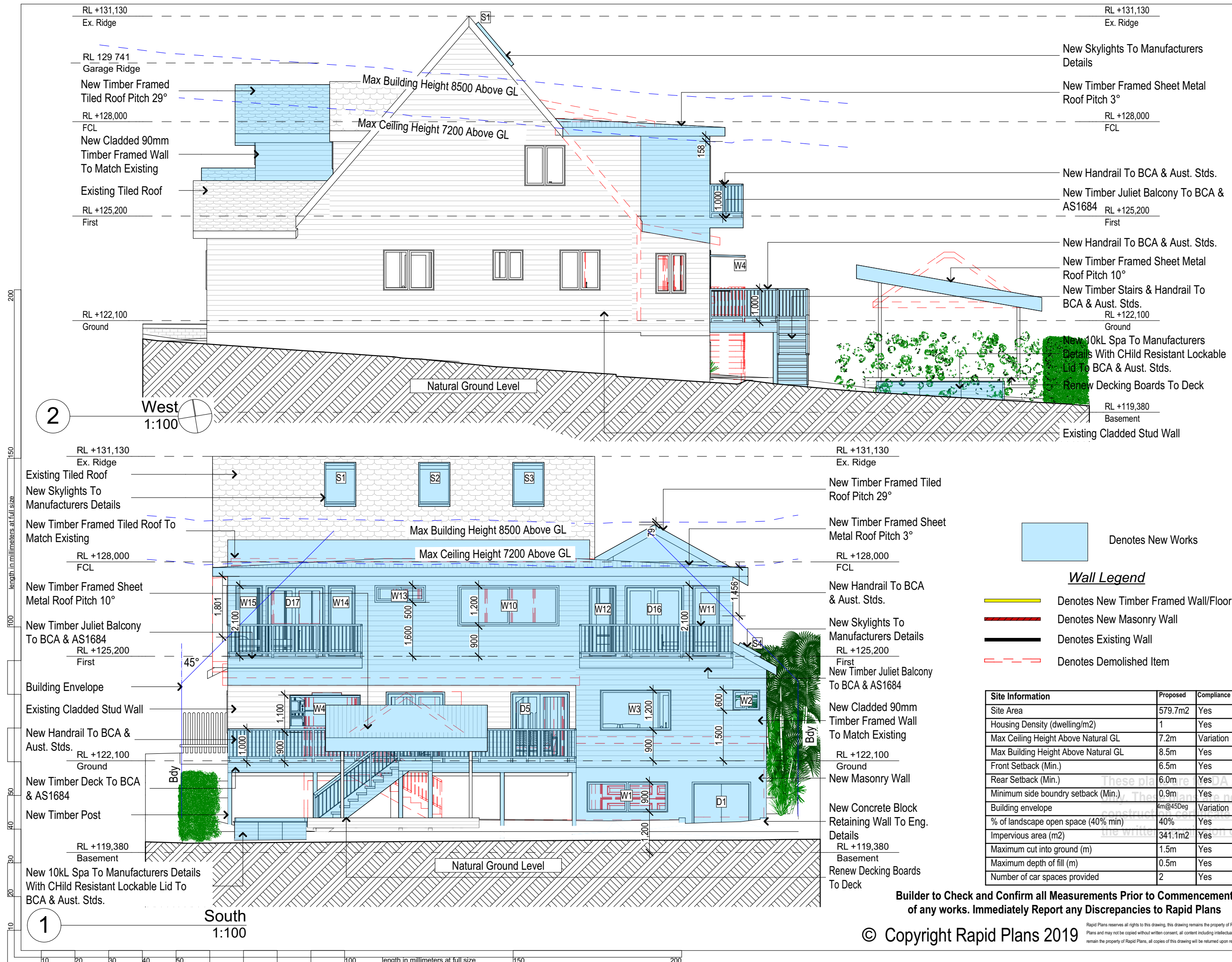
First

RL +125,200

First

RL +125,200

First



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Building Design and Architectural Drafting

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PO Box 6193 Frenchs Forest NSW 2086
Fax : (02) 9905-8865
Mobile: 0414-945-024
Email : gregg@rapidplans.com.au

BUILDING DESIGNERS AUSTRALIA NSW

NOTES
45 Earl Street Beacon Hill 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.
45 Earl Street Beacon Hill is not considered a heritage item.

Construction
Timber Framed & Concrete Floors, Cladded Walls.
Roof Sheet Metal to have R1.45 Insulation.
Insulation to External Cladded Walls R1.7.
Refer to Engineers drawings for structural details.
All work to Engineers Specification and BCA.
Timber framing to BCA and AS 1684.
Termite Management to BCA and AS 3660.1.
Glazing to BCA and AS01288-2047.
Waterproofing to BCA and AS 3740.
New Lighting to have minimum of 40% compact fluorescent lamps.
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basix
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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.

Project North

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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Client: Peter Conduit
Project Name: **Alterations & Additions**
45 Earl Street, Beacon Hill
2100
Lot 35 D.P.25164
Drawing Title:

Elevations - Elevations 2
South, West

Scale: A3 as noted	Date: 24-2-2020
Status: DA REV 6	Checked By: GBJ
Project No: RP0718CON	Drawing No. DA4002

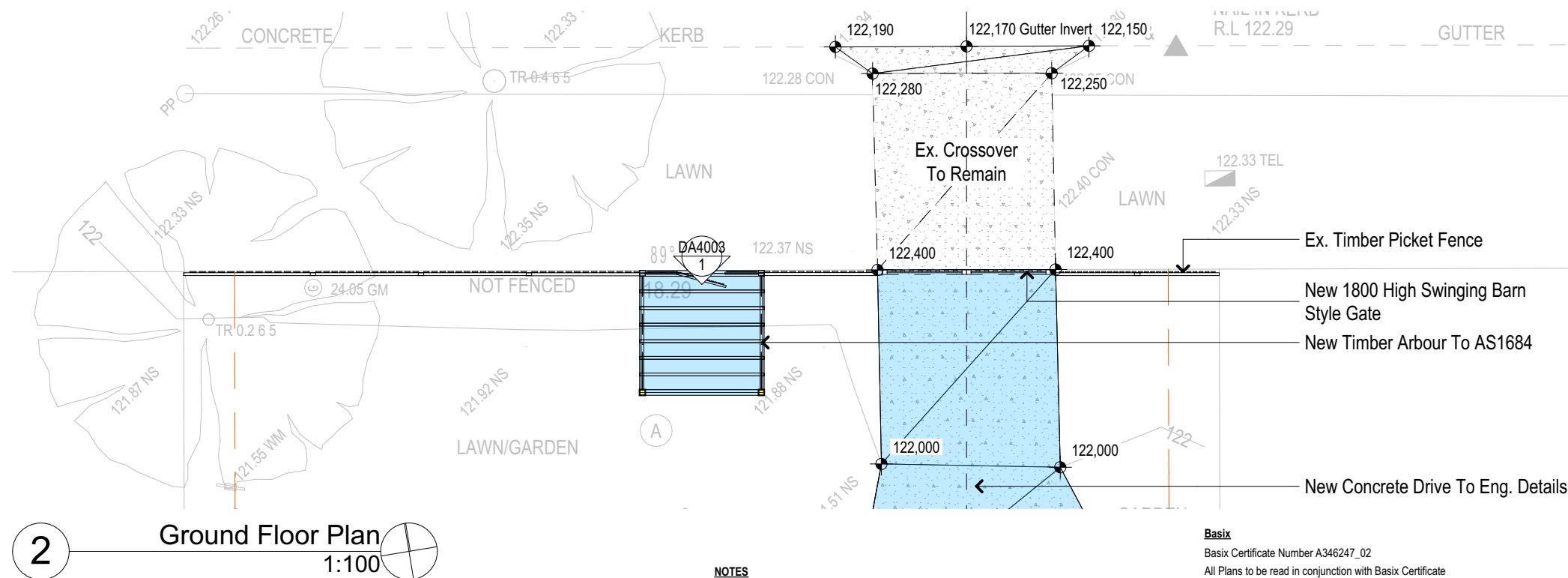
Site Information

Site Information	Proposed	Compliance
Site Area	579.7m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Variation
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)	40%	Yes
Impervious area (m ²)	341.1m ²	Yes
Maximum cut into ground (m)	1.5m	Yes
Maximum depth of fill (m)	0.5m	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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DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

Construction
Timber Framed & Concrete Floors, Cladded Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded 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 AS10288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Site Information	Proposed	Compliance
Site Area	579.7m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Variation
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundry setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Variation
% of landscape open space (40% min)	40%	Yes
Impervious area (m2)	341.1m2	Yes
Maximum cut into ground (m)	1.5m	Yes
Maximum depth of fill (m)	0.5m	Yes
Number of car spaces provided	2	Yes

NOTES
45 Earl Street Beacon Hill 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.
45 Earl Street Beacon Hill is not considered a heritage item.

Construction
Timber Framed & Concrete Floors, Cladded Walls.
Roof Sheet Metal to have R1.45 Insulation.
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Basix
Basix Certificate Number A346247_02
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For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Project North 

DA APPLICATION ONLY NOT FOR CONSTRUCTION

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Client: Peter Conduit
Project Name: **Alterations & Additions**
45 Earl Street, Beacon Hill
2100

Lot 35 D.P.25164

Drawing Title:

Sunstudy - Perspective

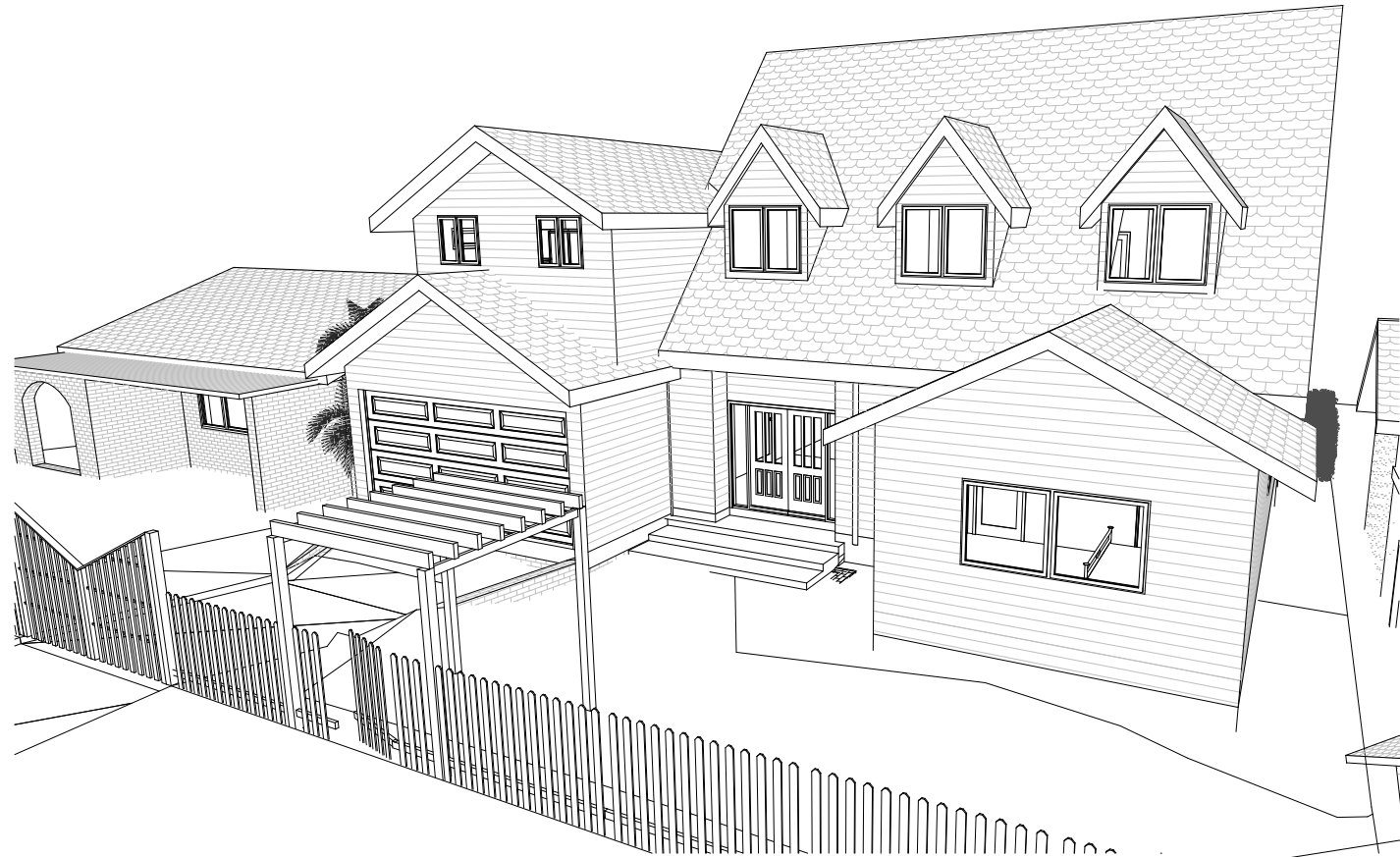
Perspective 1, Perspective 2, Perspective 3

Scale: A3 as noted Date: 24-2-2020

Status: DA REV 6 Checked By: GBJ

Project No: Drawing No:

RP0718CON DA5001

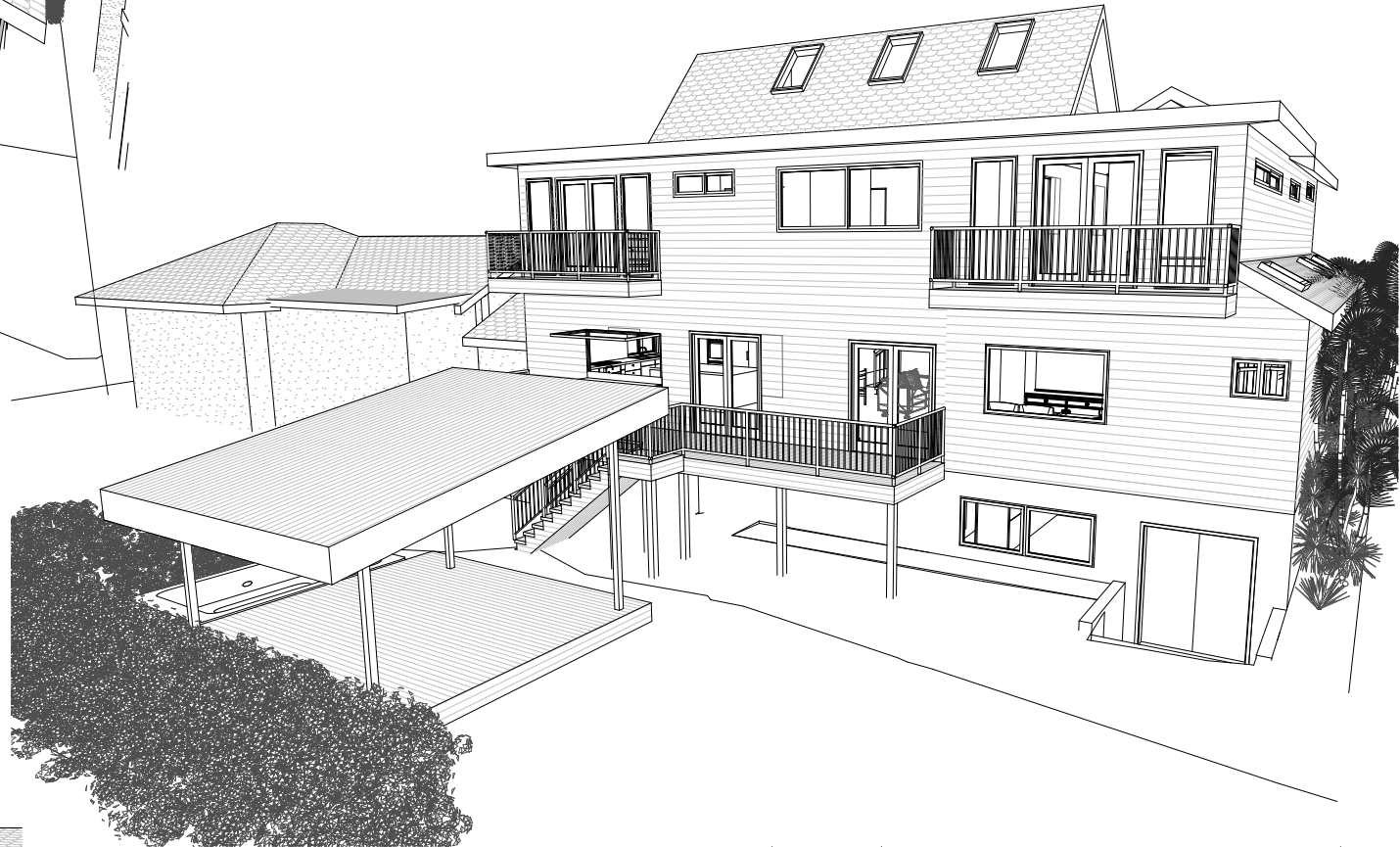


1 Perspective 1
1:50



2 Perspective 2
1:50

3 Perspective 3
1:50



Site Information	Proposed	Compliance
Site Area	579.7m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Variation
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)	40%	Yes
Impervious area (m ²)	341.1m ²	Yes
Maximum cut into ground (m)	1.5m	Yes
Maximum depth of fill (m)	0.5m	Yes
Number of car spaces provided	2	Yes

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Denotes Tiled Roof To Match Existing



Denotes Sheet Metal Roof (Typical).
Owner To Confirm Type & Colour



Denotes Colorbond Gutter To
Match Existing



Denotes Alloy Windows & Doors (Typical).
Owner To Confirm Type & Colour



Denotes Timber Deck (Typical). Owner
To Confirm Type & Colour



Denotes Cladded Wall (Typical). Owner
To Confirm Type & Colour

BASIX Certificate number: A346247_02

Glazing requirements						
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	S	2.1	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	0.5	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	S	2.5	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	S	2.3	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	N	1.35	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

BASIX Certificate number: A346247_02

Glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W6	N	1.35	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	E	1.2	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	E	1.05	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	E	0.4	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W10	E	1.2	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W11	E	3.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W12	S	1.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W13	S	1.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W14	S	0.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W15	S	1.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W16	S	1.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D5	S	3.3	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D6	S	3.3	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

BASIX Certificate number: A346247_02

Glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
D16	S	3.3	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D17	S	3.3	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
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						
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type			
S1	1.4	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S2	1.4	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S3	1.4	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S4	0.79	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			

Site Information	Proposed	Compliance
Site Area	579.7m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Variation
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundry setback (Min.)	0.9m	Yes
Building envelope	4m@45Deg	Variation
% of landscape open space (40% min)	40%	Yes
Impervious area (m2)	341.1m2	Yes
Maximum cut into ground (m)	1.5m	Yes
Maximum depth of fill (m)	0.5m	Yes
Number of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement
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BUILDING
DESIGNERS
AUSTRALIA NSW

NOTES
45 Earl Street, Beacon Hill 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.
45 Earl Street, Beacon Hill is not considered a heritage item.

Construction
Timber Framed & Concrete Floors, Cladded Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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

Basix
Basix Certificate Number A346247_02
All Plans to be read in conjunction with Basix Certificate
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For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

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

Peter Conduit

Project Name

Alterations & Additions

45 Earl Street, Beacon Hill

2100

Lot 35 D.P.25164

Drawing Title:

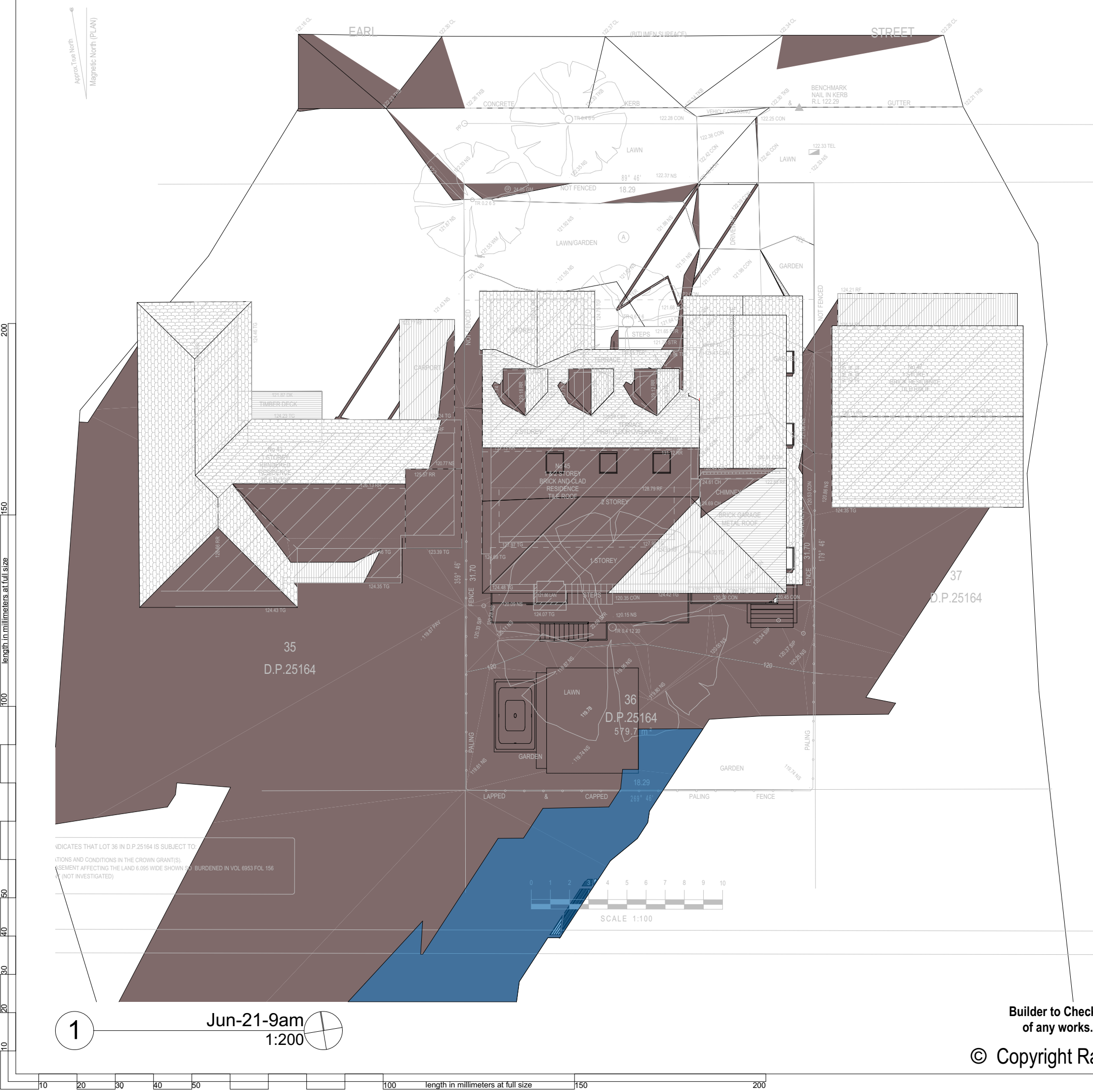
Sunstudy - Material & Colour Sample Board

Scale: A3 as noted Date: 24-2-2020

Status: DA REV 6 Checked By: GBJ

Project No: RP0718CON

Drawing No. DA5002



Denotes Proposed Shadow

Denotes Existing Shadow

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BUILDING
DESIGNERS
AUSTRALIA NSW

NOTES
45 Earl Street Beacon Hill 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.
45 Earl Street Beacon Hill is not considered a heritage item.

Construction
Timber Framed & Concrete Floors, Cladded Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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Basix
Basix Certificate Number A346247_02
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Project North

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Client
Peter Conduit

Project Name
Alterations & Additions
45 Earl Street, Beacon Hill
2100

Lot 35 D.P.25164

Drawing Title:
Sunstudy - June 21st Shadow - 9am
Jun-21-9am

Scale: A3 as noted

Date: 24-2-2020

Status: DA REV 6

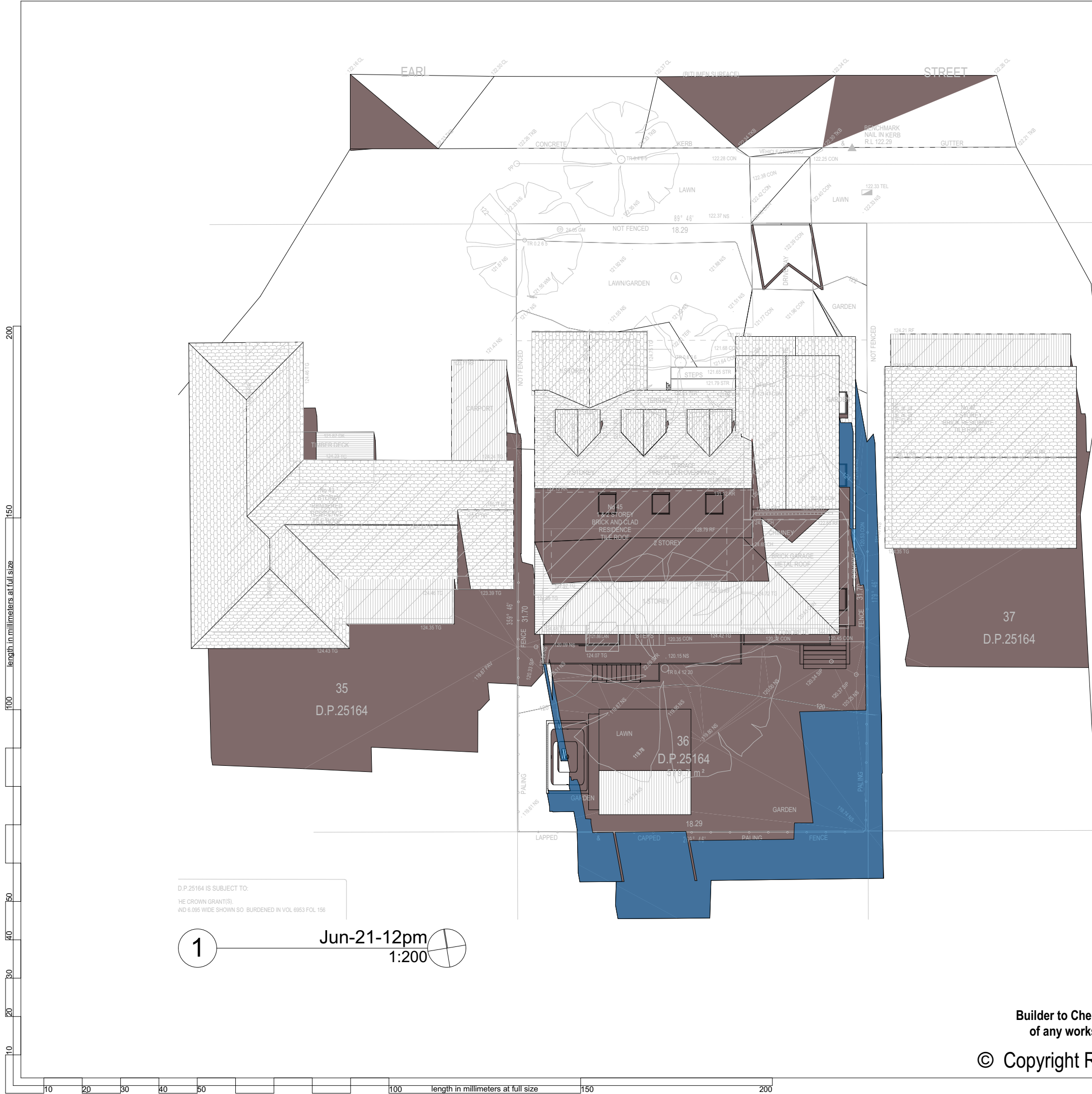
Checked By: GBJ

Project No:
RP0718CON

Drawing No:
DA5003

Site Information	Proposed	Compliance
Site Area	579.7m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Variation
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)	40%	Yes
Impervious area (m2)	341.1m2	Yes
Maximum cut into ground (m)	1.5m	Yes
Maximum depth of fill (m)	0.5m	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



Denotes Proposed Shadow

Denotes Existing Shadow

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NOTES
45 Earl Street, Beacon Hill 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.
45 Earl Street, Beacon Hill is not considered a heritage item.

Construction
Timber Framed & Concrete Floors, Cladded Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basix
Basix Certificate Number A346247_02
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.
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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.

Project North

DA APPLICATION ONLY

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Client: Peter Conduit
Project Name: **Alterations & Additions**
45 Earl Street, Beacon Hill
2100

Lot 35 D.P.25164	
Drawing Title:	
Sunstudy - June 21st Shadow - 12pm	
Jun-21-12pm	
Scale: A3 as noted	Date: 24-2-2020
Status: DA REV 6	Checked By: GBJ
Project No:	Drawing No.
RP0718CON	DA5004

Site Information	Proposed	Compliance
Site Area	579.7m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Variation
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)	40%	Yes
Impervious area (m ²)	341.1m ²	Yes
Maximum cut into ground (m)	1.5m	Yes
Maximum depth of fill (m)	0.5m	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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1 Jun-21-3pm 1:200

SCALE 1:100

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Denotes Proposed Shadow

Denotes Existing Shadow

Site Information	Proposed	Compliance
Site Area	579.7m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Variation
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)	40%	Yes
Impervious area (m ²)	341.1m ²	Yes
Maximum cut into ground (m)	1.5m	Yes
Maximum depth of fill (m)	0.5m	Yes
Number of car spaces provided	2	Yes



NOTES
45 Earl Street, Beacon Hill is zoned R2 - Low Density Residential.
All Plans to be read in conjunction with Basis Certificate
New Works to be constructed shown in Shaded/Blue
45 Earl Street, Beacon Hill is not considered a heritage item

Construction
Timber Framed & Concrete Floors, Cladded Walls
Roof Sheet Metal to have R1.45 Insulation
Insulation to External Cladded 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 AS1288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basix
Basix Certificate Number A346247_02
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 existing 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 

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Client
Peter Conduit
Project Name
Alterations & Additions
45 Earl Street, Beacon Hill
2100

Lot 35 D.P.25164	
Drawing Title: Sunstudy - June 21st Shadow - 3pm Jun-21-3pm	
Scale: A3 as noted	Date: 24-2-2020
Status: DA REV 6	Checked By: GBJ
Project No: RP0718CON	Drawing No. DA5005