

Rapid Plans www.rapidplans.com.au

P.O. Box 6193 Frenchs Forest DC NSW 2086

Fax: (02) 9905-8865 Mobile: 0414-945-024

Email: gregg@rapidplans.com.au



DEVELOPMENT APPLICATION

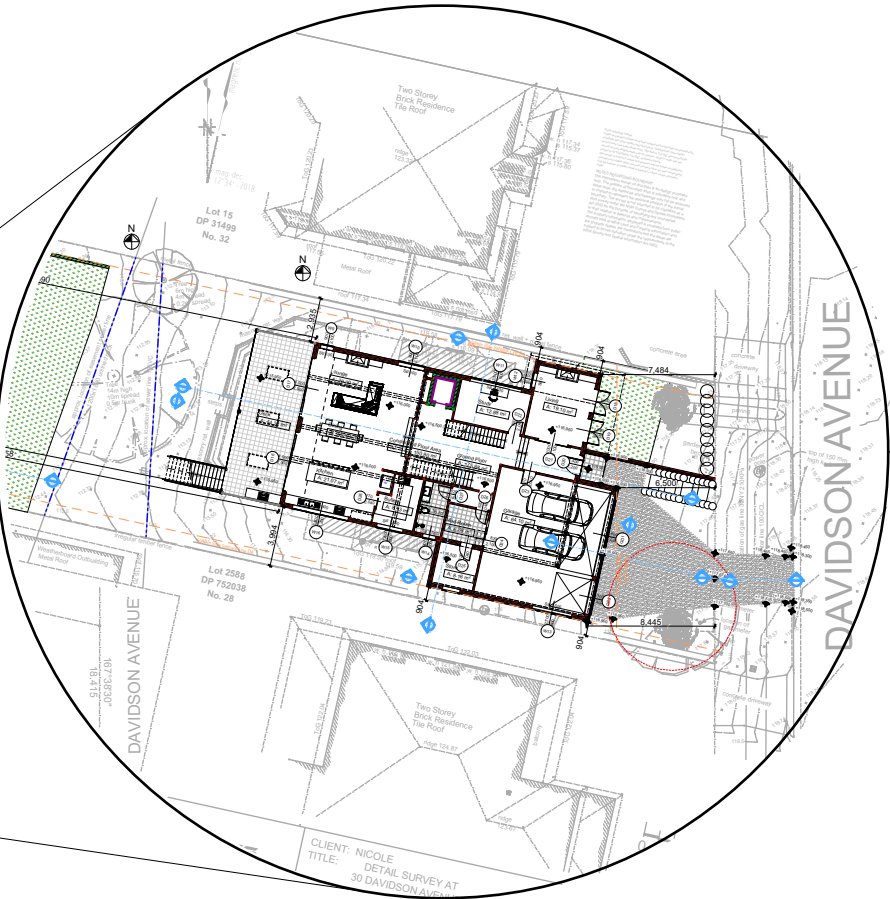
New Dwelling

For Nicole and John Cubbin

30 Davidson Avenue, Forestville 2087

Lot 16 D.P. 31499

Project Number: RP0320CUB



DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	1	- 6/11/20
DA1001	A4 NOTIFICATION PLAN	1	- 6/11/20
DA1002	SITE SURVEY	1	- 6/11/20
DA1003	SITE SURVEY 2	1	- 6/11/20
DA1004	SITE PLAN	1	- 6/11/20
DA1005	Demolition Lower Ground Floor Plan	1	- 6/11/20
DA1006	Excavation & Fill Plan	1	- 6/11/20
DA1007	Landscape Open Space Plan Proposed	1	- 6/11/20
DA1008	Landscape Plan	1	- 6/11/20
DA1009	Sediment & Erosion Plan	1	- 6/11/20
DA1010	Waste Management Plan	1	- 6/11/20
DA1011	Stormwater Plan	1	- 6/11/20
DA2001	LOWER GROUND FLOOR	1	- 6/11/20
DA2002	LOWER GROUND FLOOR 2	1	- 6/11/20
DA2003	GROUND FLOOR	1	- 6/11/20
DA2004	FIRST FLOOR	1	- 6/11/20
DA2005	ROOF	1	- 6/11/20
DA3000	SECTION 1	1	- 6/11/20
DA3001	SECTION 2	1	- 6/11/20
DA3002	SECTION DRIVE	1	- 6/11/20
DA3003	SECTION RETAINING	1	- 6/11/20
DA4000	ELEVATIONS 1	1	- 6/11/20
DA4001	ELEVATIONS 2	1	- 6/11/20
DA4002	ELEVATIONS 3	1	- 6/11/20
DA4003	ELEVATIONS 4	1	- 6/11/20
DA5000	PERSPECTIVE FRONT	1	- 6/11/20
DA5001	PERSPECTIVE REAR	1	- 6/11/20
DA5002	MATERIAL & COLOUR SAMPLE BOARD	1	- 6/11/20
DA5003	SHADOW PLAN 21 JUN at 0900h	1	- 6/11/20
DA5004	SHADOW PLAN 21 JUN at 1200h	1	- 6/11/20
DA5005	SHADOW PLAN 21 JUN at 1500h	1	- 6/11/20
DA5006	WALL ELEVATION SHADOWS	1	- 6/11/20
DA5007	Basix Main Dwelling	1	- 6/11/20
DA5008	Basix Granny Flat	1	- 6/11/20

BASIX Certificate

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

Single Dwelling

Certificate number: 1121194S_04

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.basix.nsw.gov.au

This certificate is a revision of certificate number 1121194S_02 lodged with the consent authority or certifier on 06 August 2020 with application DA2020/0912.

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 Environmental Planning and Assessment Regulation 2000.

Secretary
Date of issue: Wednesday, 28 October 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Cubbin_04	
Street address	30 Davidson Avenue Forestville 2087	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 31499	
Lot no.	16	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	 42	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 56	Target 50

Certificate Prepared by	
Name / Company Name:	Rapid Plans
ABN (if applicable):	43150064592

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 0005010699-01

Generated on 03 Aug 2020 using BERS Pro v4.0.1 (3.21)

Property

Address Unit Main, 30 Davidson Avenue , Forestville, NSW , 2087
Lot/DP 16/31499
NCC Class* 1A
Type New Dwelling

Plans

Main Plan Revision A issued on 23/06/2020
Prepared by Rapid Plans

Construction and environment

Assessed floor area (m²)*
Conditioned* 394.0
Unconditioned* 101.0
Total 495.0
Garage 63.0
Exposure Type Suburban
NatHERS climate zone 56

Accredited assessor

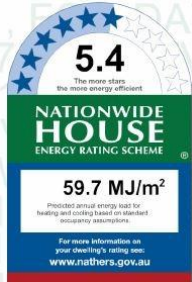
Name Jamie Bonnell
Business name Certified Energy
Email jobs@certifiedenergy.com.au
Phone 1300 443 674
Accreditation No. 10056

Assessor Accrediting Organisation

HERA

Declaration of interest

None



Thermal performance

Heating 35.3 MJ/m²
Cooling 24.4 MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?prgyb0xwau. When using either link, ensure you are visiting hstar.com.au

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 0005010707-01

Generated on 03 Aug 2020 using BERS Pro v4.0.1 (3.21)

Property

Address Unit Sec, 30 Davidson Avenue , Forestville, NSW , 2087
Lot/DP 16/31499
NCC Class* 1A
Type New Dwelling

Plans

Main Plan Revision A issued on 23/06/2020
Prepared by Rapid Plans

Construction and environment

Assessed floor area (m²)*
Conditioned* 45.0
Unconditioned* 0.0
Total 45.0
Garage 0.0
Exposure Type Suburban
NatHERS climate zone 56

Accredited assessor

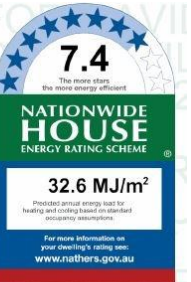
Name Jamie Bonnell
Business name Certified Energy
Email jobs@certifiedenergy.com.au
Phone 1300 443 674
Accreditation No. 10056

Assessor Accrediting Organisation

HERA

Declaration of interest

None



Thermal performance

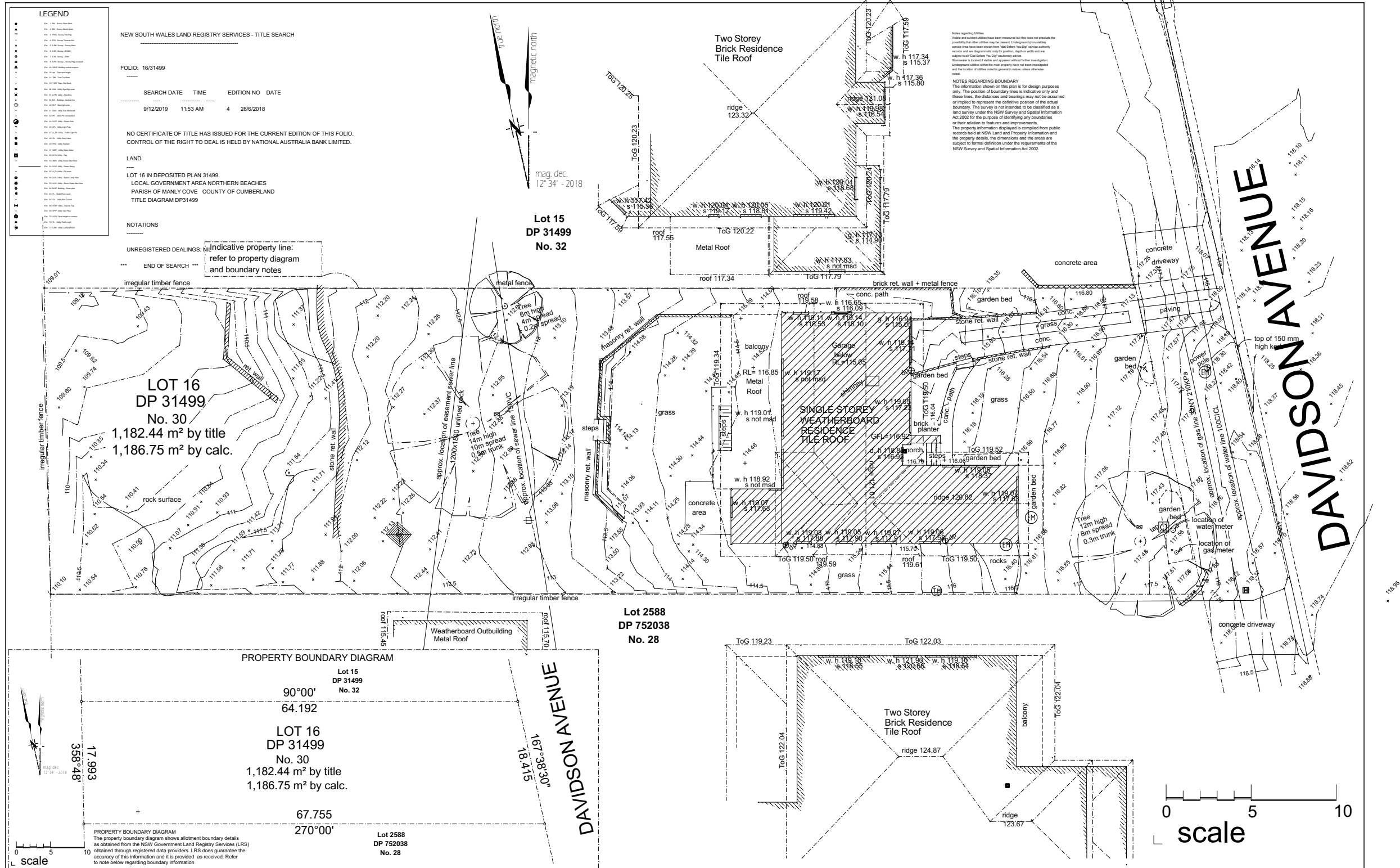
Heating 24.0 MJ/m²
Cooling 8.7 MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?prgyb0xwau. When using either link, ensure you are visiting hstar.com.au



		 DASURVEYS 1300 dasurveys 27 Chiltern Road, Ingleside, NSW, 2101 www.dasurveys.com.au	CLIENT: NICOLE TITLE: DETAIL SURVEY AT 30 DAVIDSON AVENUE, FORESTVILLE NSW 2087	SCALE: 1:100 @ A1 1:200 @ A3DT	
				FILE::5104 ACAD: P5104.DWG GC: DRN: CC CHKD: PN	
PLAN REVISIONS	DATUM: AHD ORIGIN: SCIMS DATE: 12/12/2019			SHEET...1.....of...1.....SHEETS	

1 SURVEY PLAN
1:250



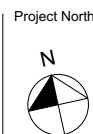
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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

bdaa
ACCREDITED
BUILDING DESIGNER

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
9/11/2020
RP0320CUB
DA Rev2
Nicole and John Cubbin
30 Davidson Avenue, Forestville
2087

DRAWING TITLE :
SITE AND LOCATION
SITE SURVEY
PROJECT NAME :
New Dwelling

REVISION NO.
1
DATE:
6/11/20
DRAWING NO.
DA1002

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

[illegible]

REVISION NO.
1
DATE.
6/11/20
DRAWING NO.
DA1003



SITE PLAN
1:200

Basix
Basix Certificate Number 1121194S_04 & 1121240S
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



Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	1182.44m ²	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (40% min)	59%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variation	Impervious area (m ²)	41%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	2602mm	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	1150mm	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



A compass rose with a circle divided into four quadrants by a vertical and a horizontal line. The top quadrant is labeled 'N' for North. The top-left quadrant (Northwest) is shaded black. The other three quadrants are white.

Checked	GBJ
Plot Date:	9/11/2020
Project NO.	RP0320CUB
Project Status	DA Rev2
Client	Nicole and John Cubbin
Site:	30 Davidson Avenue, Forestville 2087
Sheet Size: A3	

DRAWING TITLE :

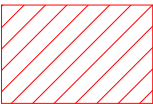
SITE AND LOCATION

SITE PLAN

New Dwelling

PROJECT NAME :

REVISION NO.
1
DATE.
6/11/20
DRAWING NO.
DA10



Denotes Existing Building
To Be Demolished



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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

30 Davidson Avenue, Forestville 2087 is zoned R2-Low Density Residential

30 Davidson Avenue, Forestville 2087 is not considered a heritage

All Plans to be read in conjunction with Basic Certificate

New Works to be constructed shown in ShadedBlue

Construction: Concrete Slab, Timber Frame, Double Brick, Concrete Block, Timber Frame Walls

Roof Timber Frame to have R1.8 Insulation

Insulation to External Double Brick, Concrete Block, Timber Frame Walls R2.3

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1884

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS01288-2017

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

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

Setbacks

The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any

Competing Authority without the written permission of Rapid Plans or the

supply of authorised Construction Certificate drawings by Rapid Plans

Basic

Basic Certificate Number 1121945, 04 & 11212405

All Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor

slab, walls, and ceilings/floors) 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 20m² 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, parapet, 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

Site Area 1182.44m² Yes

Housing Density (dwelling/m²) 1 Yes

Max Ceiling Ht Above Nat. GL 7.2m Variable

Max Bldg Ht Above Nat. GL 8.5m Yes

Front Setback (Min.) 6.5m Yes

Rear Setback (Min.) 6.0m Yes

Min. side bdy setback (Min.) 0.9m Yes

Building envelope 4m@ 45Deg Variable

% of landscape open space (40% min) 59% Yes

Impervious area (m²) 41% Yes

Maximum cut into gnd (m) 2602mm Yes

Maximum depth of fill (m) 1150mm 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: 9/11/2020

Project NO.: RP03200UB

Project Status DA Rev2

Client Nicole and John Cubbin

Site: 30 Davidson Avenue, Forestville 2087

DRAWING TITLE SITE AND LOCATION

Demolition Lower

Ground Floor Plan

PROJECT NAME:

New Dwelling

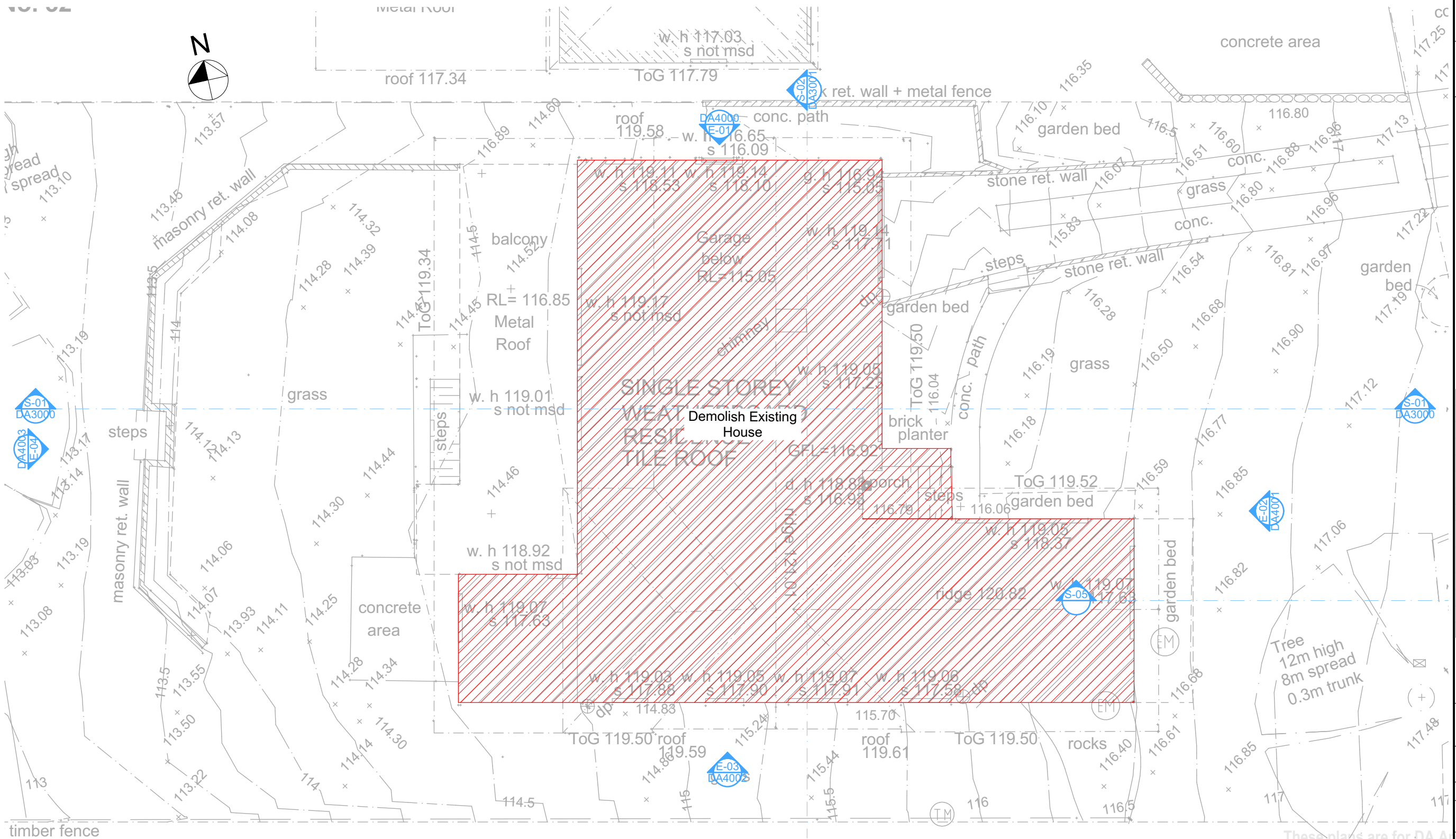
REVISION NO. REVISION NO.

1 6/11/20

DRAWING NO. DA1005

Plot Date: 9/11/2020

Sheet Size: A3

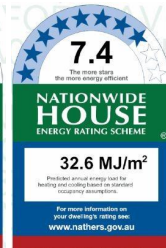


1

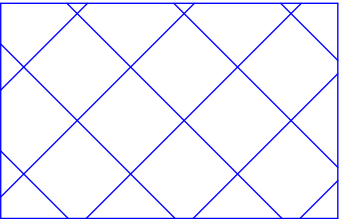
DEMOLITION BASEMENT/LOWER GROUND

1:100

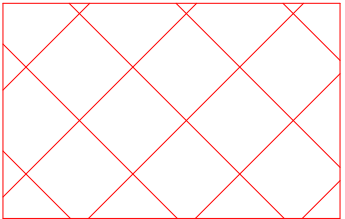
All Demolition to be done in Accordance with Australian
Standards, BCA and Workcover Regulations



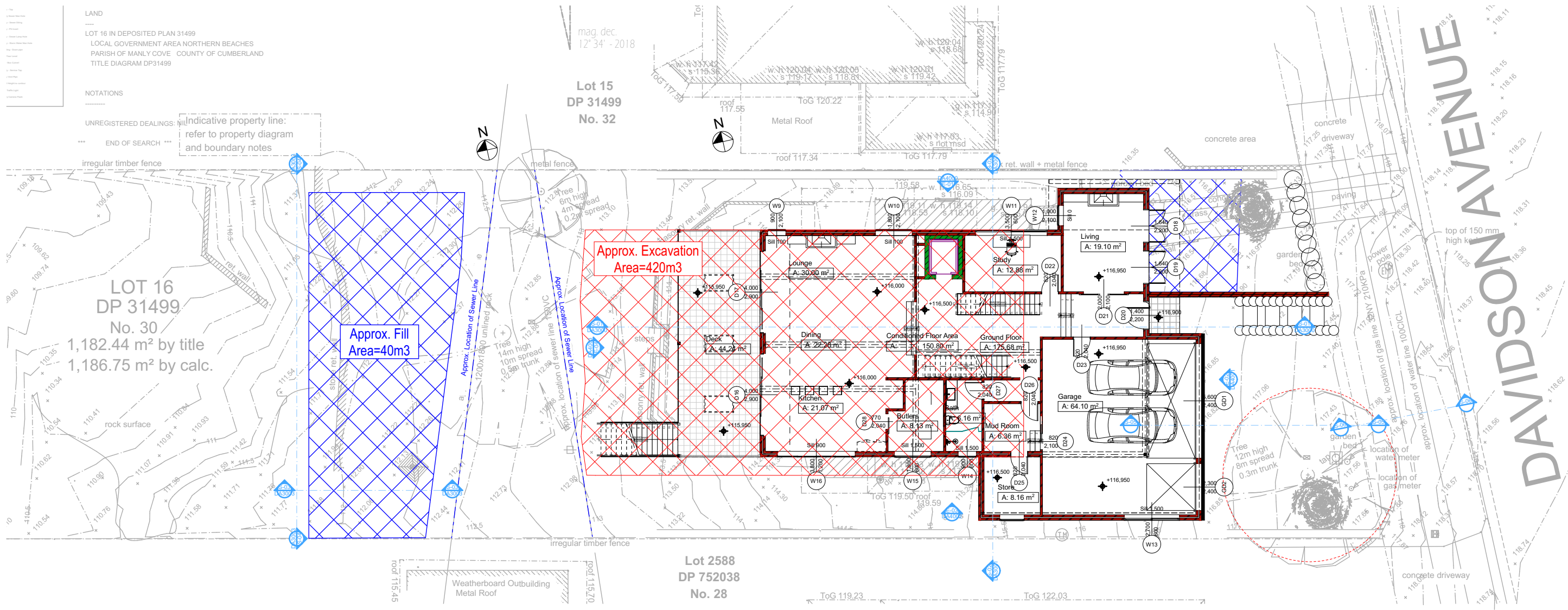
**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**



Denotes Fill Area



Denotes Excavation



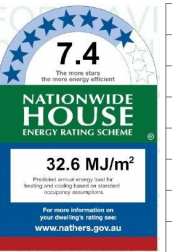
2 EXCAVATION & FILL PLAN 1:200

DA APPLICATION ONLY NOT FOR CONSTRUCTION

NOTES
30 Davidson Avenue, Forestville 2087 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
30 Davidson Avenue, Forestville 2087 is not considered a heritage item
Certifying
The DA Application Only plans are for DA Application purposes only.
These plans are not to be used for the construction certificate
application by any Certifying Authority without the written permission
of Rapid Plans or the supply of authorised Construction Certificate
drawings by Rapid Plans

Construction
Concrete Slab, Timber Frame, Double Brick, Concrete
Block, Timber Frame Walls
Roof Timber Frame to have R1.8 Insulation
Insulation to External Double Brick, Concrete Block,
Timber Frame Walls R2.3
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 11211945_04 & 1121240S
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,
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the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
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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	1182.44m ²	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	59%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	41%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	2602mm	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	1150mm	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

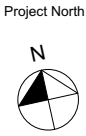


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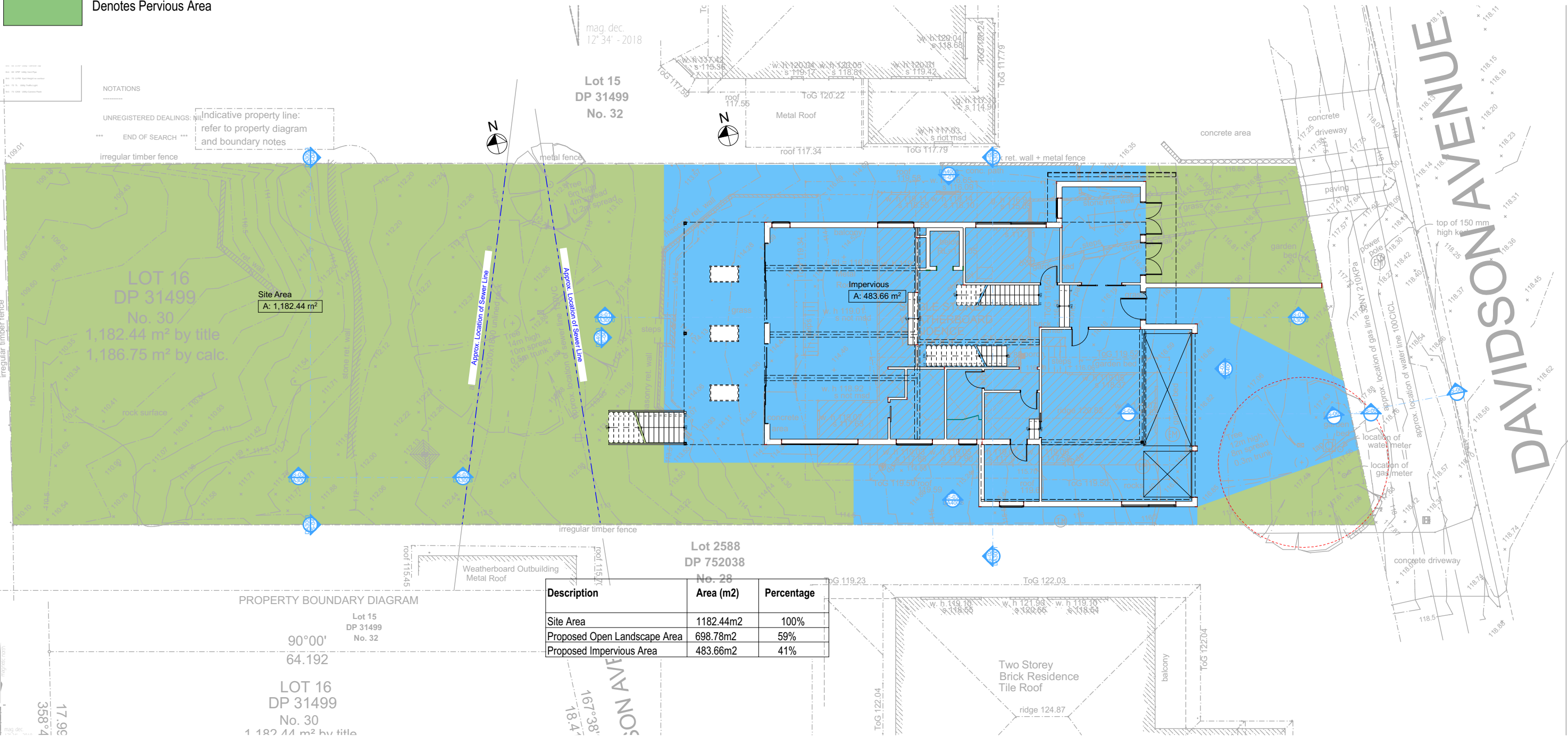
Project North
Checked
Plot Date: 9/11/2020
Project NO: RP0320CUB
Project Status: DA Rev2
Client: Nicole and John Cubbin
Site: 30 Davidson Avenue, Forestville 2087
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Excavation & Fill Plan
PROJECT NAME :
New Dwelling

REVISION NO.
1
DATE: 6/11/20
DRAWING NO.
DA1006

Denotes Impervious Area

Denotes Pervious Area



2

LANDSCAPE OPEN SPACE PROPOSED

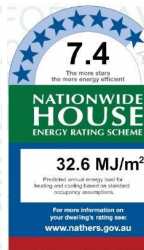
1:200

**DA APPLICATION
ONLY**
NOT FOR CONSTRUCTION

NOTES
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drawings by Rapid Plans

Construction
Concrete Slab, Timber Frame, Double Brick, Concrete
Block, Timber Frame Walls
Roof: Timber Frame to have R1.8 Insulation
Insulation to External Double Brick, Concrete Block,
Timber Frame Walls R2.3
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
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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	1182.44m2	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	59%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	41%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	2602mm	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	1150mm	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

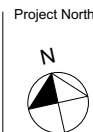


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NSW 2086
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Mobile: 0414-945-024
Email: greg@rapidplans.com.au
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Project North

Checked
Plot Date:
Project NO.
Project Status

Client
Site:
Sheet Size: A3

GBJ
9/11/2020
RP0320CUB
DA Rev2

Nicole and John Cubbin
30 Davidson Avenue, Forestville
2087

DRAWING TITLE :
SITE AND LOCATION
Landscape Open Space Plan
Proposed
PROJECT NAME :
New Dwelling

REVISION NO.

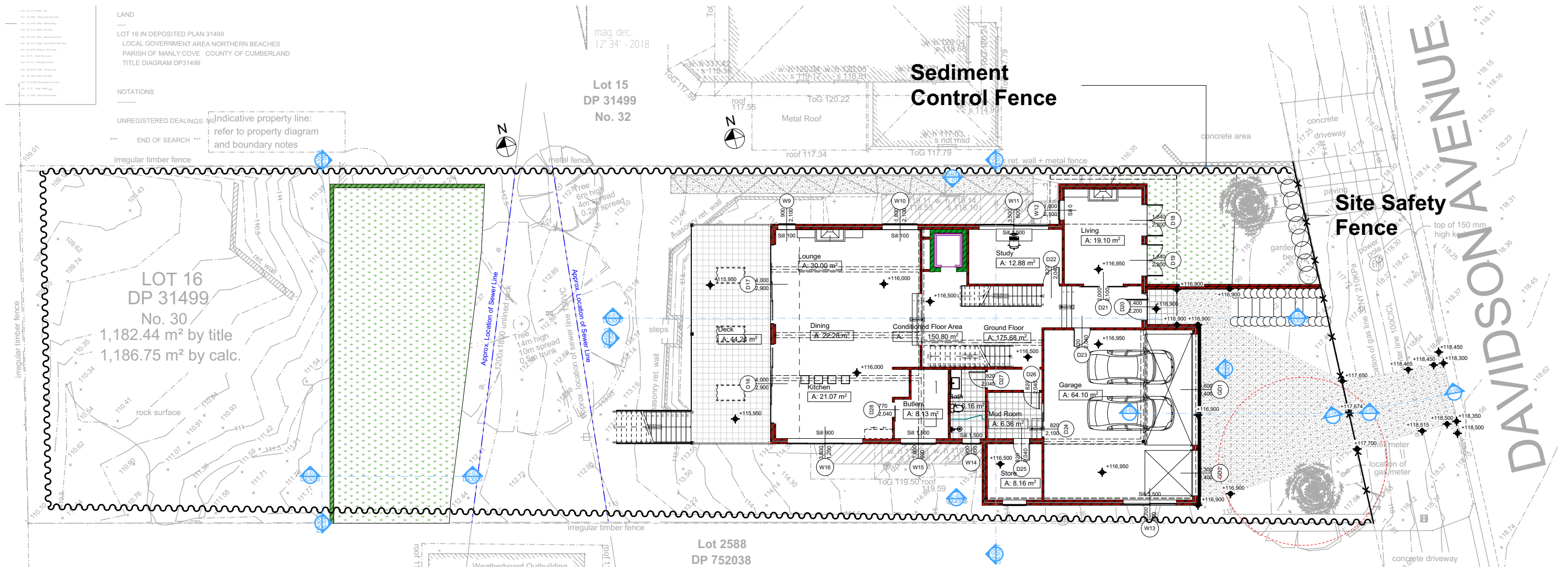
1

DATE:

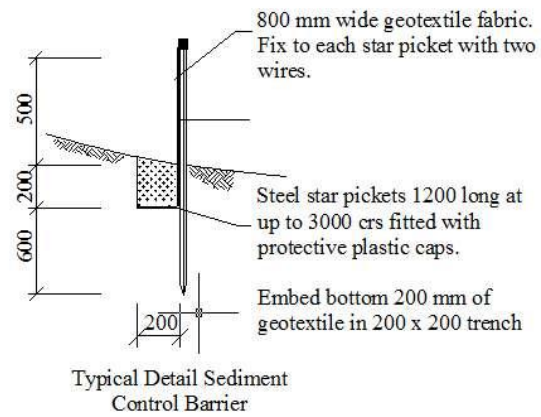
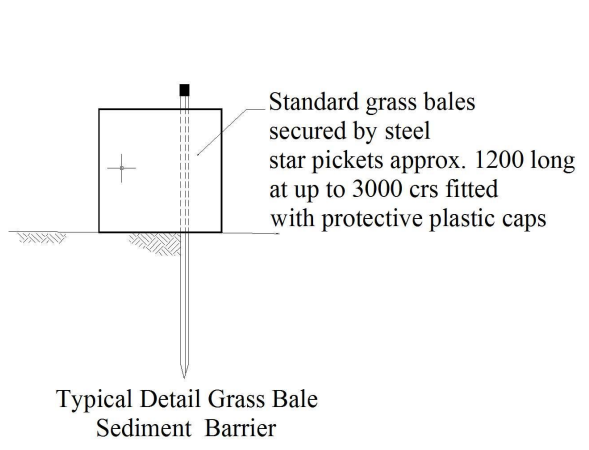
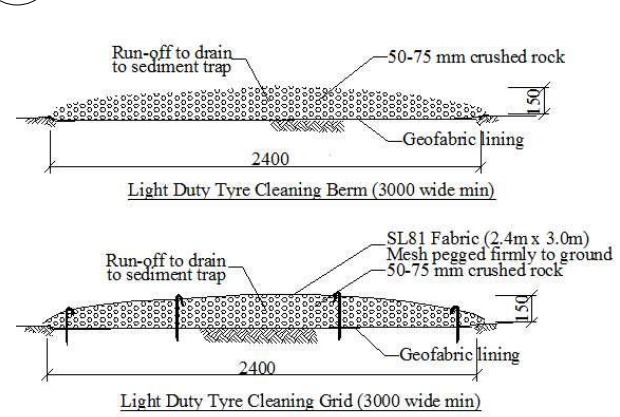
6/11/20

DRAWING NO.

DA1007



2 SEDIMENT & EROSION CONTROL PLAN 1:200



Wall Legend
Denotes New Masonry Wall
Denotes New Concrete Block Wall

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
30 Davidson Avenue, Forestville 2087 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
30 Davidson Avenue, Forestville 2087 is not considered a heritage item
DA Application Only
The DA Application Only plans are for DA Application purposes only.
These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Construction
Concrete Slab, Timber Frame, Double Brick, Concrete Block, Timber Frame Walls
Roof: Timber Frame to have R1.8 Insulation
Insulation to External Double Brick, Concrete Block, Timber Frame Walls R2.3
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 1121194S_04 & 1121240S
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	1182.44m²	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	59%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	41%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	2602mm	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	1150mm	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

 Denotes New Masonry Wall

 Denotes New Concrete Block Wall

Material Storage Area
Site Safety Fence

Approximate Location Of Building Waste & Recycling Area

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

Construction
Concrete Slab, Timber Frame, Double Brick, Concrete Block, Timber Frame Walls
Roof Timber Frame to have R1.8 Insulation
Insulation to External Double Brick, Concrete Block, Timber Frame Walls R2.3
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

Basic Certificate Number 11211945_04 & 11212140S
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 windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overhead structures must be satisfied for each window and glazed door.

For projections designed 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



Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	1182.44m ²	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (40% min)	59%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variation	Impervious area (m ²)	41%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	2602mm	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	1150mm	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

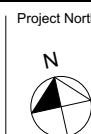


Rapid Plans
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**Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans**



Client: _____
Site: _____

Client Nicole and John Cubbin
Site: 30 Davidson Avenue, Forestville

Sheet Size: A3

SITE AND LOCATION

Waste Management Plan

New Dwelling

REVISION NO.
1
DATE.
6/11/20
DRAWING NO.
DA1010

No. 32

Metal Roof
roof 117.34

ToG 117.79

ADJOINS ON DA2002

New Laundry Chute
New Concrete Block Retaining
Wall To Eng. Details
New Concrete Slab
To Eng. Details

+113,030

Entertainment Area
A: 55.30 m²

+113,030

Line Of Deck
AboveNew Concrete Block
Retaining Wall To Eng. Details

New Concrete Slab To Eng. Details

900mm Side Setback Line DA

Break Out/Man Cave
A: 28.96 m²Basement Area
A: 88.15 m²New Living/Kitchen
A: 20.21 m²Granny Flat
A: 44.13 m²New Min.
8000L Rain
Tank To Basix
RequirementsNew Granny Patio/Entry
A: 18.45 m²laundry
A: 7.92 m²New Bath
A: 8.15 m²New Bed 1
A: 12.89 m²

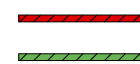
Lift

Cellar
A: 7.82 m²TV Room
A: 25.64 m²New Lift To
Manufacturers
Details With
Concrete Block ShaftWet Areas To Be Waterproofed
To BCA & Aust. Stds.

New Masonry Wall

New Concrete Block Retaining
Wall To Eng. Details

Wall Legend



Denotes New Masonry Wall

Denotes New Concrete Block Wall

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 3 stars.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning: Energy rating: 3.5 star (average zone)

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning: Energy rating: 3.5 star (average zone)

The cooling system must provide for daylight zoning between living areas and bedrooms.

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning: Energy rating: 3.5 star (average zone)

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning: Energy rating: 3.5 star (average zone)

The heating system must provide for daylight zoning between living areas and bedrooms.

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: no mechanical ventilation (i.e. natural); Operation control: n/a

Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off

Laundry: natural ventilation only, or no laundry; Operation control: n/a

Artificial lighting

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

• at least 6 of the bedrooms / study; dedicated

Energy Commitments

• at least 1 of the living / dining rooms; dedicated

• the kitchen;

• all bathrooms/toilets;

• the laundry;

• all hallways;

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.

Alternative energy

The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

Other

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development.

BASEMENT/LOWER GROUND

1:100

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

NOTES

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New Works to be constructed shown in Shaded/Blue
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Certifying
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of Rapid Plans or the supply of authorised Construction Certificate
drawings by Rapid Plans

Construction

Concrete Slab, Timber Frame, Double Brick, Concrete
Block, Timber Frame Walls
Roof: Timber Frame to have R1.8 Insulation
Insulation to External Double Brick, Concrete Block,
Timber Frame Walls R2.3
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 1121194S_04 & 1121240S

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:

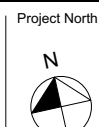
a) additional insulation is not required where the area of new construction is less than 2m²;

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.

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIAbdaa
ACCREDITED
BUILDING DESIGNERBuilder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans

Project North

Checked
Plot Date:
Project NO.
Project StatusClient
Site:
Sheet Size: A3GBJ
9/11/2020
RP0320CUB
DA Rev2

DRAWING TITLE :

PLANS
LOWER GROUND FLOOR

PROJECT NAME :

New Dwelling

REVISION NO.

1

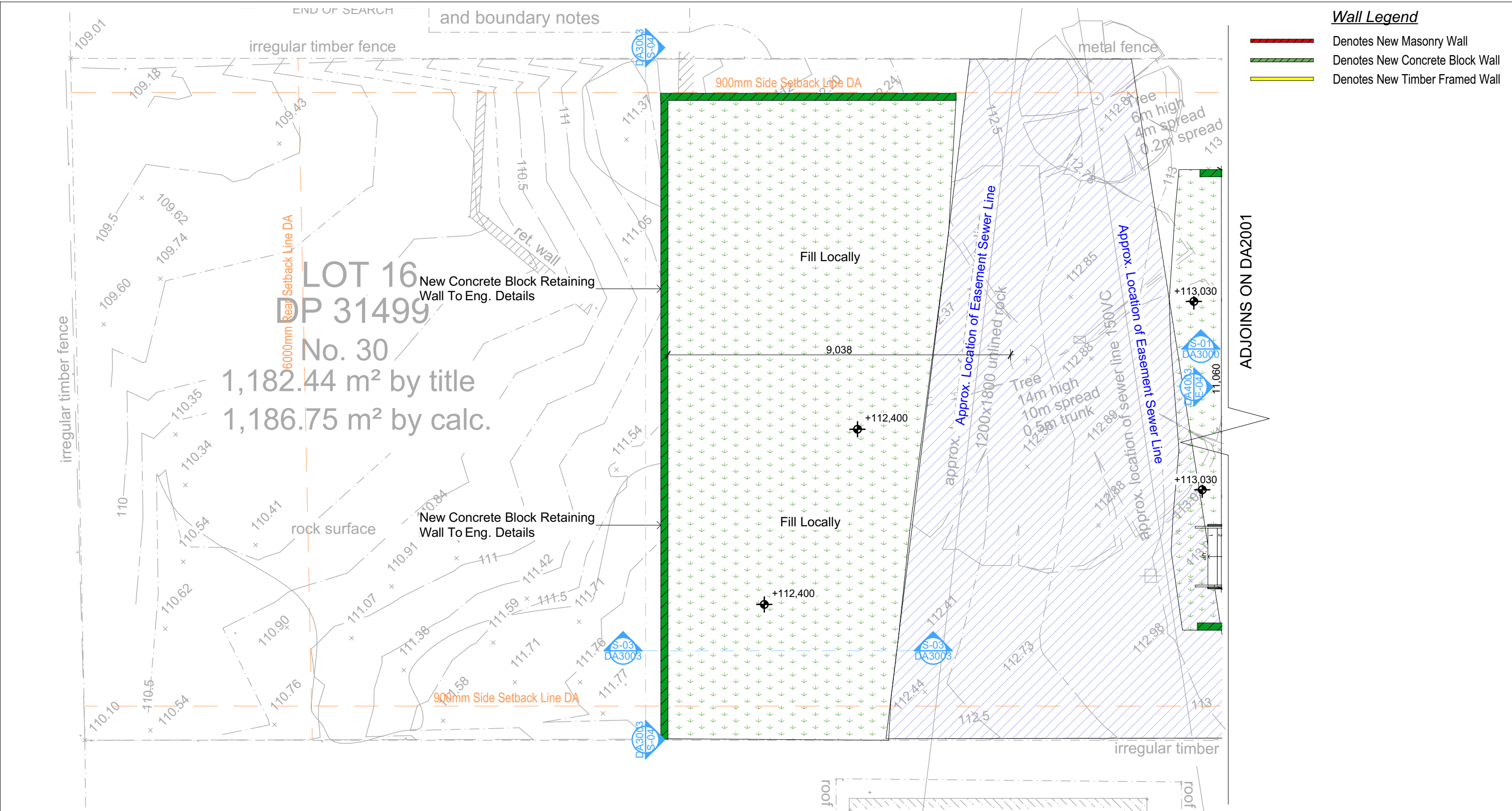
DATE:

6/11/20

DRAWING NO.

DA2001

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Fax: (02) 9305-8865
Mobile: 0414-945-024
Email: greg@rapidplans.com.au



Wall Legend

- Denotes New Masonry Wall
- Denotes New Concrete Block Wall
- Denotes New Timber Framed Wall

1
-
BASMENT/LOWER GROUND
1:100

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
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New Works to be constructed shown in Shaded/Blue
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Certifying
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of Rapid Plans or the supply of authorised Construction Certificate
drawings by Rapid Plans

Construction
Concrete Slab, Timber Frame, Double Brick, Concrete
Block, Timber Frame Walls
Roof Timber Frame to have R1.8 Insulation
Insulation to External Double Brick, Concrete Block,
Timber Frame Walls R2.3
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Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact
fluorescent lamps

Basix
Basix Certificate Number 1121194S_04 & 1121240S
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)
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a) additional insulation is not required where the area of new construction is less than 2m2
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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	1182.44m²	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	59%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	41%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	2602mm	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	1150mm	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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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.



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: 9/11/2020
Project NO: RP0320CUB
Project Status: DA Rev2

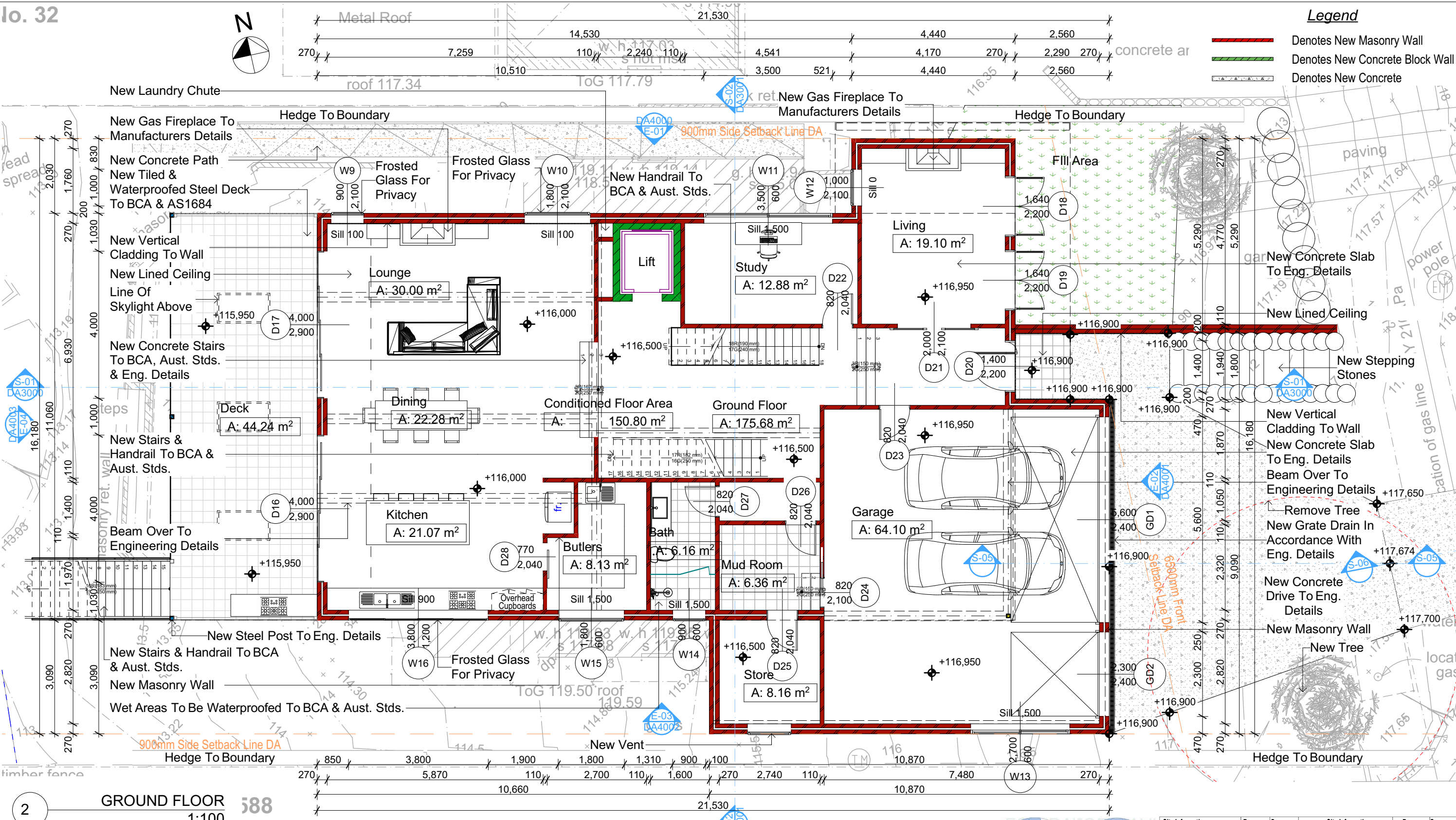
Client Site: Nicole and John Cubbin
30 Davidson Avenue, Forestville 2087

Sheet Size: A3

DRAWING TITLE : **PLANS LOWER GROUND FLOOR 2**

PROJECT NAME : **New Dwelling**

REVISION NO. **1**
DATE: **6/11/20**
DRAWING NO. **DA2002**



DA APPLICATION ONLY

NOT FOR CONSTRUCTION

NOTES

30 Davidson Avenue, Forestville 2087 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. 30 Davidson Avenue, Forestville 2087 is not considered a heritage item.

Construction

Concrete Slab, Timber Frame, Double Brick, Concrete Block, Timber Frame Walls. Roof: Timber Frame to have R1.8 Insulation Insulation to External Double Brick, Concrete Block, Timber Frame Walls R2.3. 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 1121194S_04 & 1121240S. 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.

5.4

NATIONWIDE HOUSE ENERGY RATING SCHEME

59.7 MJ/m²

For more information on your dwelling's rating see www.nethers.gov.au

7.4

NATIONWIDE HOUSE ENERGY RATING SCHEME

32.6 MJ/m²

For more information on your dwelling's rating see www.nethers.gov.au

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	1182.44m ²	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (40% min)	59%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variation	Impervious area (m ²)	41%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	2602mm	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	1150mm	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

31499
No. 32



Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete Block Wall



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ACCREDITED BUILDING DESIGNER



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
30 Davidson Avenue, Forestville 2087 is zoned R2-Low Density Residential.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue Construction.
Concrete Slab, Timber Frame, Double Brick, Concrete Block, Timber Frame Walls.
Roof Timber Frame to have R1.8 Insulation.
Insulation to External Double Brick, Concrete Block, Timber Frame Walls R2.3.

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 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.

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

Basic Certificate
Basic Certificate Number 1211945, 04 & 1212405.
All Plans to be read in conjunction with Basic Certificate.
The applicant must construct the new or altered construction (floor, walls, and ceiling/roof) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 20m², b) insulation specified is not required for parts of altered construction where insulation already exists.

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

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

Site Information	Prop.	Comp.
Site Area	1182.44m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variable
% of landscape open space (40% min)	59%	Yes
Impervious area (m ²)	41%	Yes
Maximum cut into gnd (m)	2602mm	Yes
Maximum depth of fill (m)	1150mm	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: 9/11/2020
Project NO.: RP0320CUB
Project Status DA Rev2

Client: Nicole and John Cubbin
Site: 30 Davidson Avenue, Forestville 2087

DRAWING TITLE: **PLANS FIRST FLOOR**

PROJECT NAME: **New Dwelling**

REVISION NO. 1
DRAWING NO. **DA2004**

Plot Date: 9/11/2020
Sheet Size: A3

900mm Side Setback Line DA

New Stairs & Handrail To BCA & Aust. Stds.

New Laundry Chute

New Timber Floor Frame To BCA & Aust. Stds.

New Solid Timber Framed Handrail To BCA & Aust. Stds.

New Timber Framed Sheet Metal Roof Pitch 2°

Wet Areas To Be Waterproofed To BCA & Aust. Stds.

New Gyprock Clad 90mm Timber Stud Walls

Line Of Roof Above

Line Of Skylight Above

900mm Side Setback Line DA

timber fence

Lot 2588
DP 752038

FIRST FLOOR
1:100

3

5.4
NATIONWIDE HOUSE
ENERGY RATING SCHEME
59.7 MJ/m²

7.4
NATIONWIDE HOUSE
ENERGY RATING SCHEME
32.6 MJ/m²

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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30 Davidson Avenue, Forestville 2087 is zoned R2-Low Density Residential.

All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue Construction.

Concrete Slab, Timber Frame, Double Brick, Concrete Block, Timber Frame Walls.

Roof Timber Frame to have R1.8 Insulation.

Insulation to External Double Brick, Concrete Block, Timber Frame Walls R2.3.

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 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.

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

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

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

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

Site Information

Prop.

Comp.

Site Area

Housing Density (dwelling/m²)

Max Ceiling Ht Above Nat. GL

Max Bldg Ht Above Nat. GL

Front Setback (Min.)

Rear Setback (Min.)

Min. side bdy setback (Min.)

Building envelope

% of landscape open space (40% min)

Impervious area (m²)

Maximum cut into gnd (m)

Maximum depth of fill (m)

No. of car spaces provided

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

North

Drawn | Checked GBJ
Plot Date: 9/11/2020
Project NO.: RP0320CUB
Project Status DA Rev2

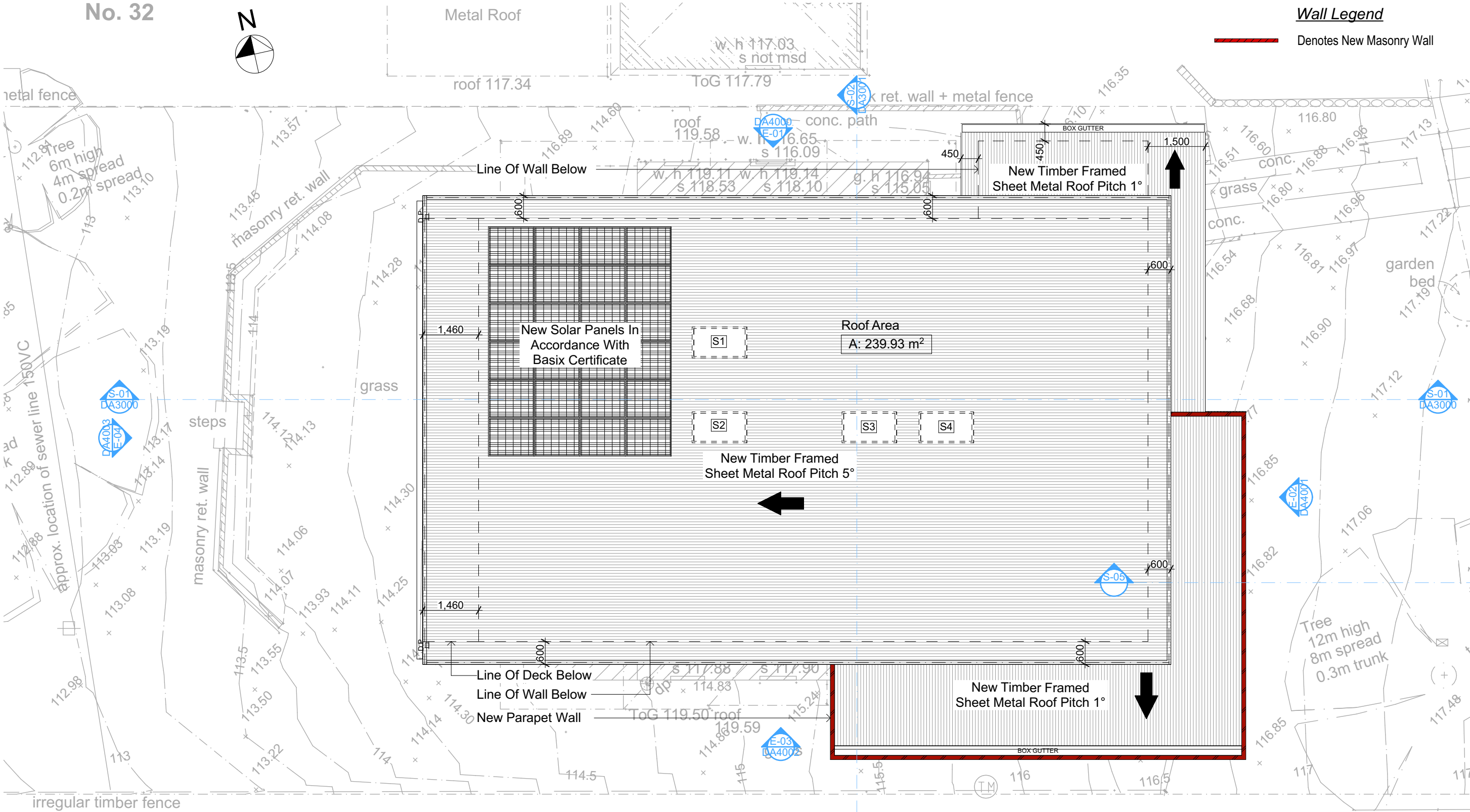
Client: Nicole and John Cubbin
Site: 30 Davidson Avenue, Forestville 2087

DRAWING TITLE: **PLANS FIRST FLOOR**

PROJECT NAME: **New Dwelling**

REVISION NO. 1
DRAWING NO. **DA2004**

Plot Date: 9/11/2020
Sheet Size: A3



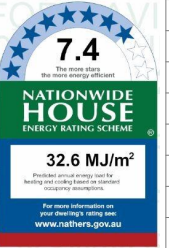
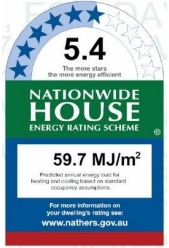
4
Roof Plan
1:100

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
30 Davidson Avenue, Forestville 2087 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
30 Davidson Avenue, Forestville 2087 is not considered a heritage item
Certifying
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application by any Certifying Authority without the written permission
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Construction
Concrete Slab, Timber Frame, Double Brick, Concrete
Block, Timber Frame Walls
Roof: Timber Frame to have R1.8 Insulation
Insulation to External Double Brick, Concrete Block,
Timber Frame Walls R2.3
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 1121194S_04 & 1121240S
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the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
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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	1182.44m ²	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	59%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	41%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	2602mm	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	1150mm	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

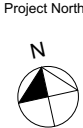


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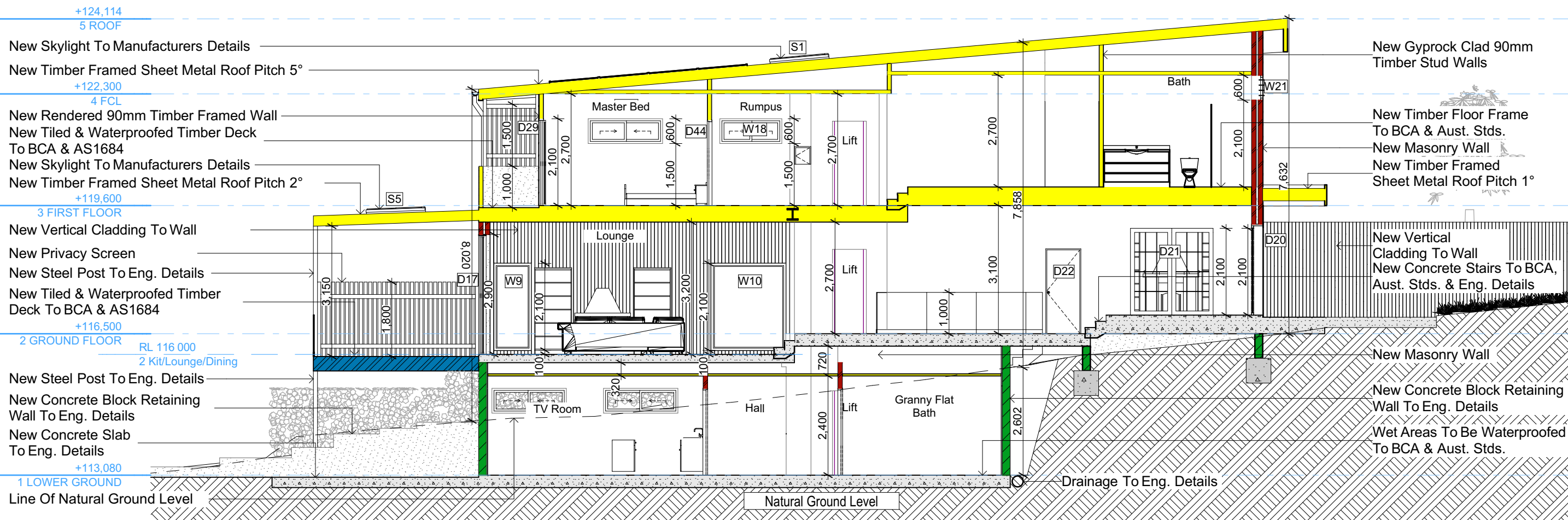
Project North
Checked
Plot Date: 9/11/2020
Project NO: RP0320CUB
Project Status: DA Rev2
Client
Site: Nicole and John Cubbin
30 Davidson Avenue, Forestville
2087
Sheet Size: A3

DRAWING TITLE :
**PLANS
ROOF**
PROJECT NAME :
New Dwelling

REVISION NO.
1
DATE:
6/11/20
DRAWING NO.
DA2005

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete



S-01 SECTION 1
1:100

**DA APPLICATION
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NOTES
30 Davidson Avenue, Forestville 2087 is zoned R2-Low Density Residential
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Construction
Concrete Slab, Timber Frame, Double Brick, Concrete
Block, Timber Frame Walls
Roof: Timber Frame to have R1.8 Insulation
Insulation to External Double Brick, Concrete Block,
Timber Frame Walls R2.3
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Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact
fluorescent lamps

Basix
Basix Certificate Number 1121194S_04 & 1121240S
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Max Ceiling Ht Above Nat. GL	7.2m	Variation	Impervious area (m ²)	41%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	2602mm	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	1150mm	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			

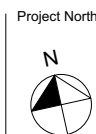


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Discrepancies to Rapid Plans**



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

GBJ
9/11/2020
RP0320CUB
DA Rev2
Nicole and John Cubbin
30 Davidson Avenue, Forestville
2087

DRAWING TITLE :
PROJECT NAME :

SECTIONS
SECTION 1
New Dwelling

REVISION NO.
1
DATE:
6/11/20
DRAWING NO.
DA3000

Wall Legend



Denotes New Concrete Block Wall

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Building Design and Architectural Drafting

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NOTES
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30 Davidson Avenue, Forestville 2087 is not considered a heritage
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New Works to be constructed shown in ShadedBlue
Construction
Concrete Slab, Timber Frame, Double Brick, Concrete Block, Timber Frame Walls
Roof Timber Frame to have R1.8 Insulation
Insulation to External Double Brick, Concrete Block, Timber Frame Walls R2.3
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1884
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2017
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.

Site Information

Site Information	Prop.	Comp.
Site Area	1182.44m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variable
% of landscape open space (40% min)	59%	Yes
Impervious area (m ²)	41%	Yes
Maximum cut into gnd (m)	2602mm	Yes
Maximum depth of fill (m)	1150mm	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: 9/11/2020
Project NO.: RP0320CUB
Project Status DA Rev2

Client: Nicole and John Cubbin

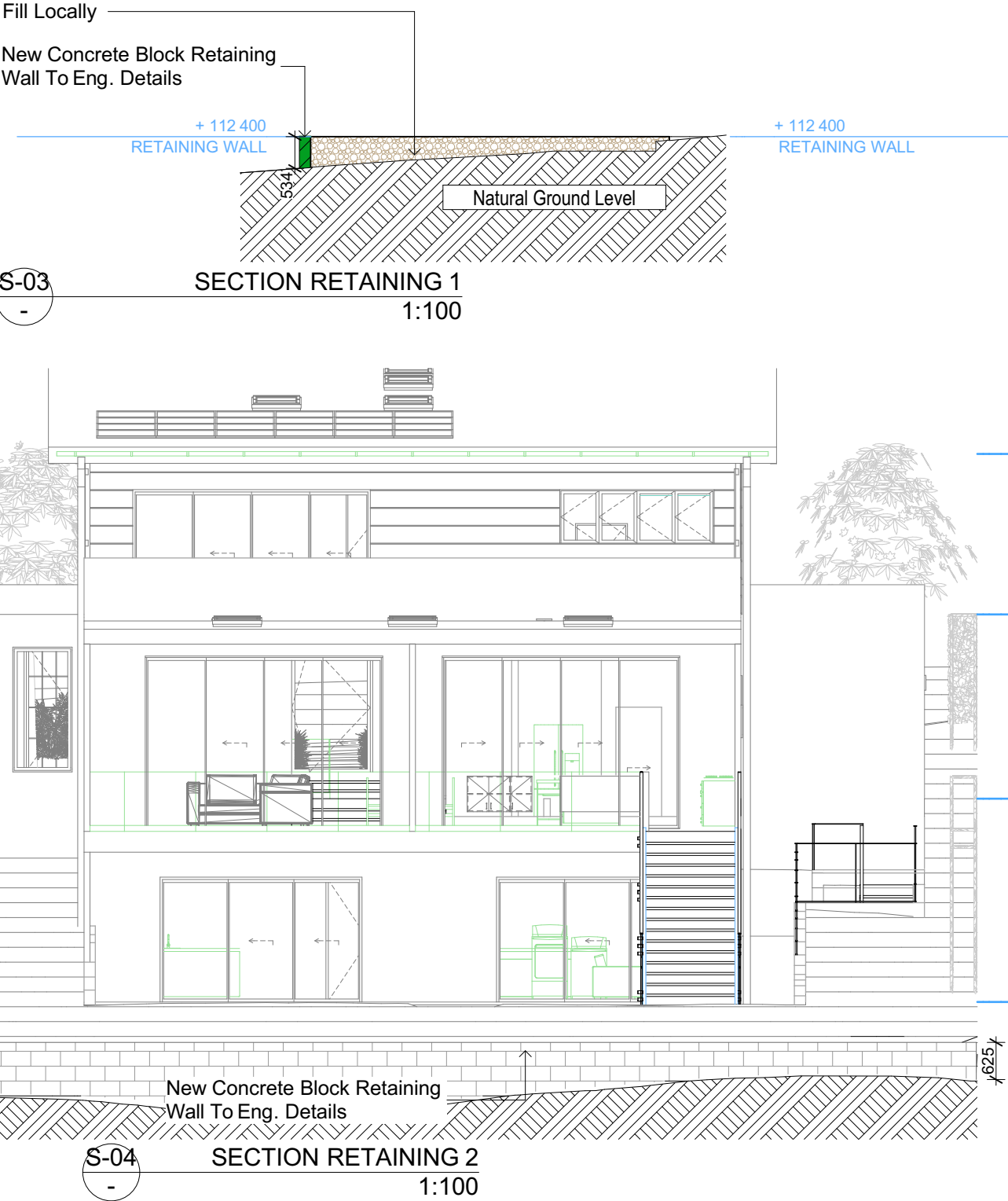
Site: 30 Davidson Avenue, Forestville 2087

DRAWING TITLE: SECTIONS
SECTION RETAINING

PROJECT NAME: **New Dwelling**

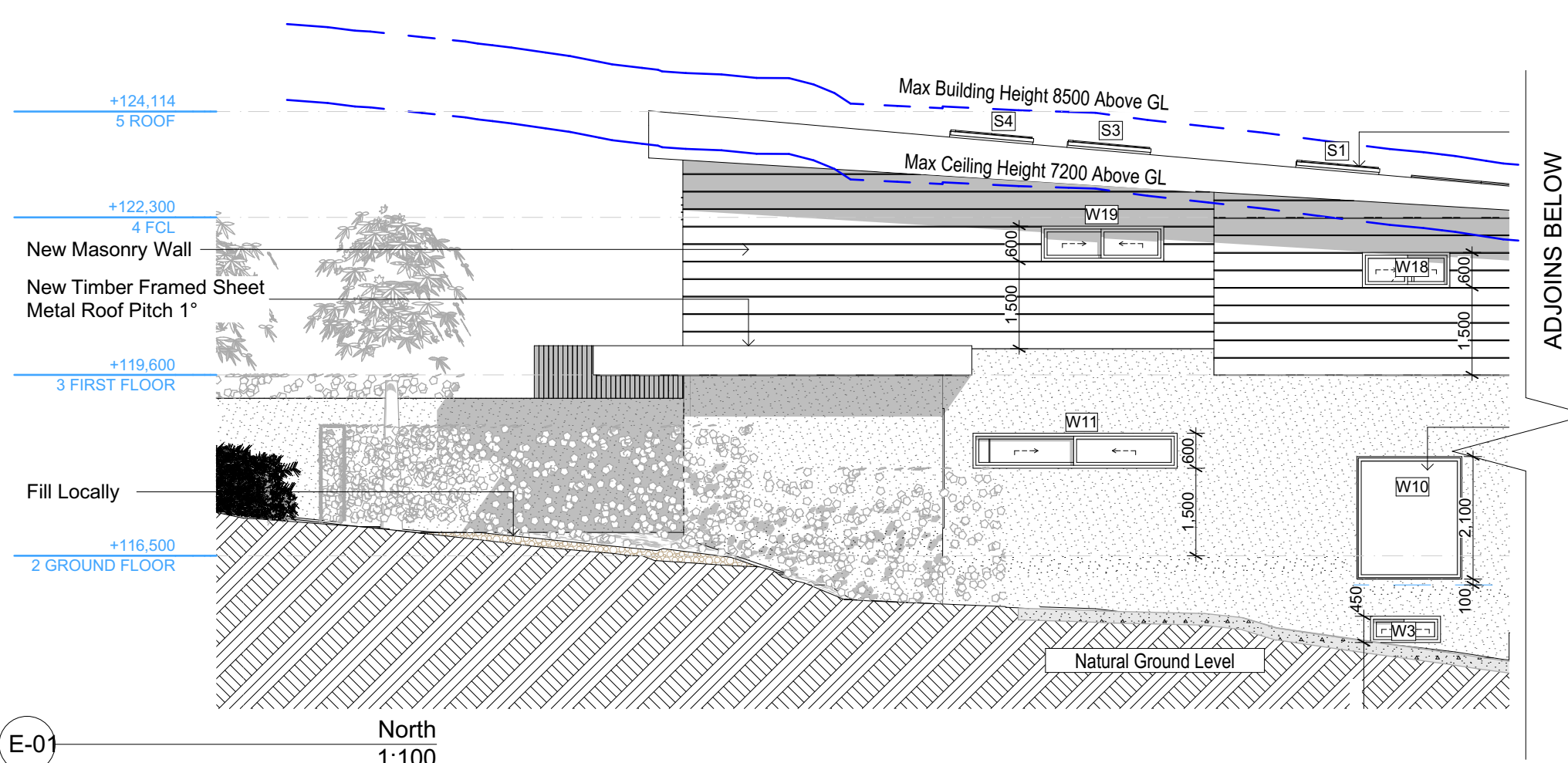
REVISION NO. 1
DRAWING NO. **DA3003**

Plot Date: 9/11/2020
Sheet Size: A3



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Wall Legend
Denotes New Concrete

Building Design and Architectural Drafting

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NOTES
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30 Davidson Avenue, Forestville 2087 is not considered a heritage item.
All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue Construction.
Concrete Slab, Timber Frame, Double Brick, Concrete Block, Timber Frame Walls.
Roof Timber Frame to have R1.8 Insulation Insulation to External Double Brick, Concrete Block, Timber Frame Walls R2.3.
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 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.

Site Information

Site Information	Prop.	Comp.
Site Area	1182.44m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variable
% of landscape open space (40% min)	59%	Yes
Impervious area (m ²)	41%	Yes
Maximum cut into gnd (m)	2602mm	Yes
Maximum depth of fill (m)	1150mm	Yes
No. of car spaces provided	2	Yes

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Project North

Drawn | Checked GBJ
Plot Date: 9/11/2020
Project NO.: RP0320CUB
Project Status DA Rev2

Client: Nicole and John Cubbin

Site: 30 Davidson Avenue, Forestville 2087

DRAWING TITLE: ELEVATIONS 1

PROJECT NAME: New Dwelling

REVISION NO.	REVISION NO.
1	6/11/20

DRAWING NO. **DA4000**

Plot Date: 9/11/2020
Sheet Size: A3

5.4
The more stars the more energy efficient.
59.7 MJ/m²
Provisional energy rating for the building as constructed in standard conditions.
For more information on and details go to www.natethers.gov.au

7.4
The more stars the more energy efficient.
32.6 MJ/m²
Provisional energy rating for the building as constructed in standard conditions.
For more information on and details go to www.natethers.gov.au

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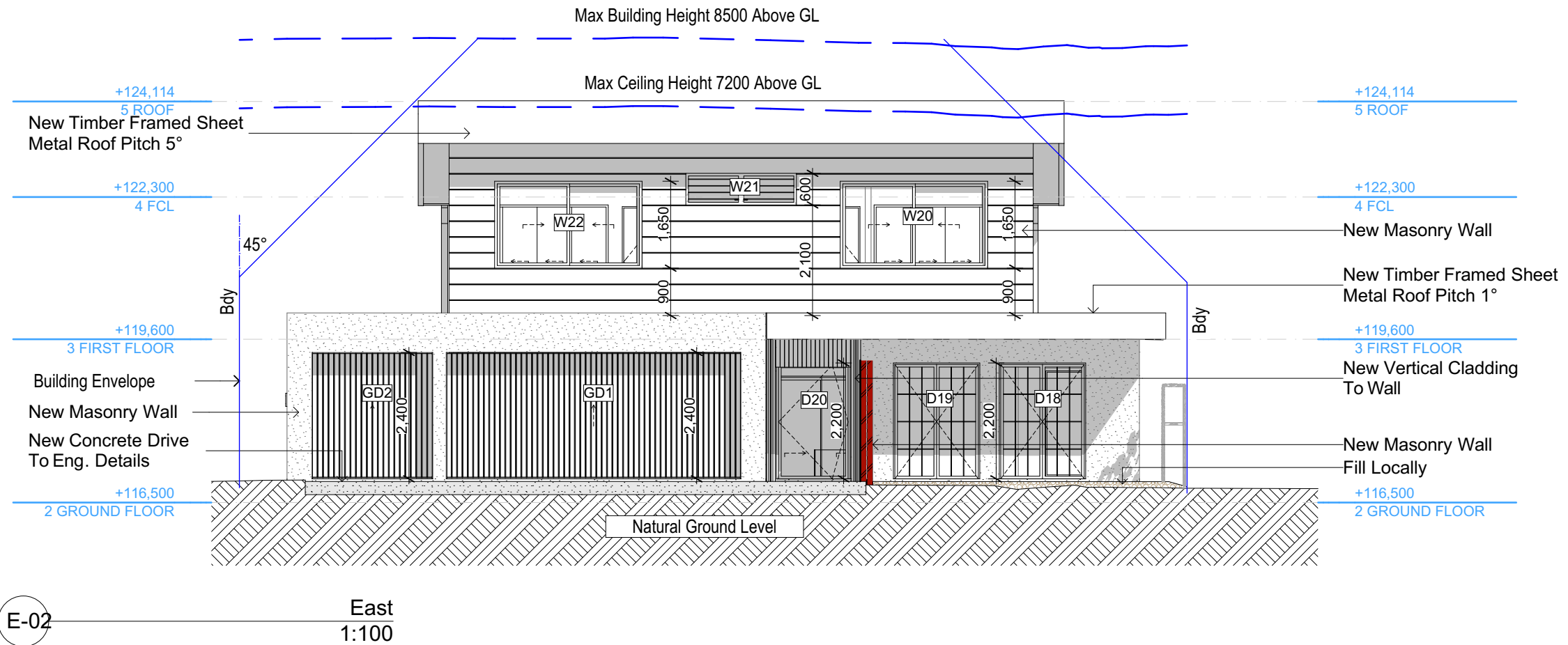
Wall Legend



Denotes New Masonry Wall



Denotes New Concrete



NOTES

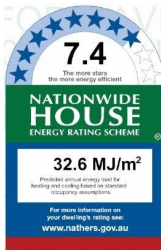
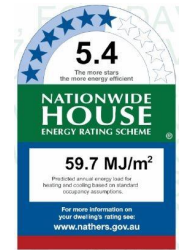
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Basix

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Min. side bdy setback (Min.)	0.9m	Yes			

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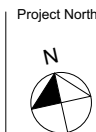


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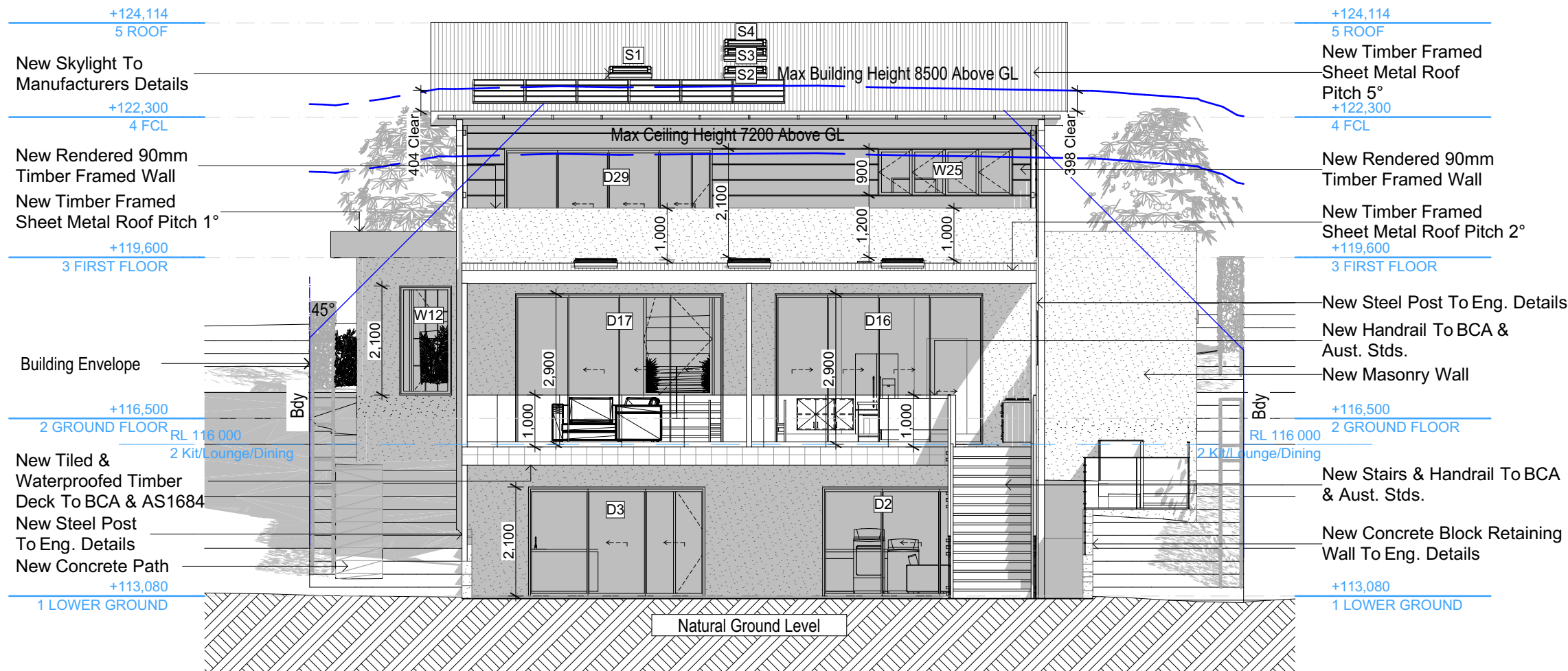
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Checked
Plot Date: 9/11/2020
Project NO. RP0320CUB
Project Status DA Rev2
Client
Site: Nicole and John Cubbin
30 Davidson Avenue, Forestville
2087
Sheet Size: A3

DRAWING TITLE :
ELEVATIONS
ELEVATIONS 2
PROJECT NAME :
New Dwelling

REVISION NO.
1
DATE:
6/11/20
DRAWING NO.
DA4001



E-04

West
1:100

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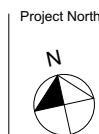


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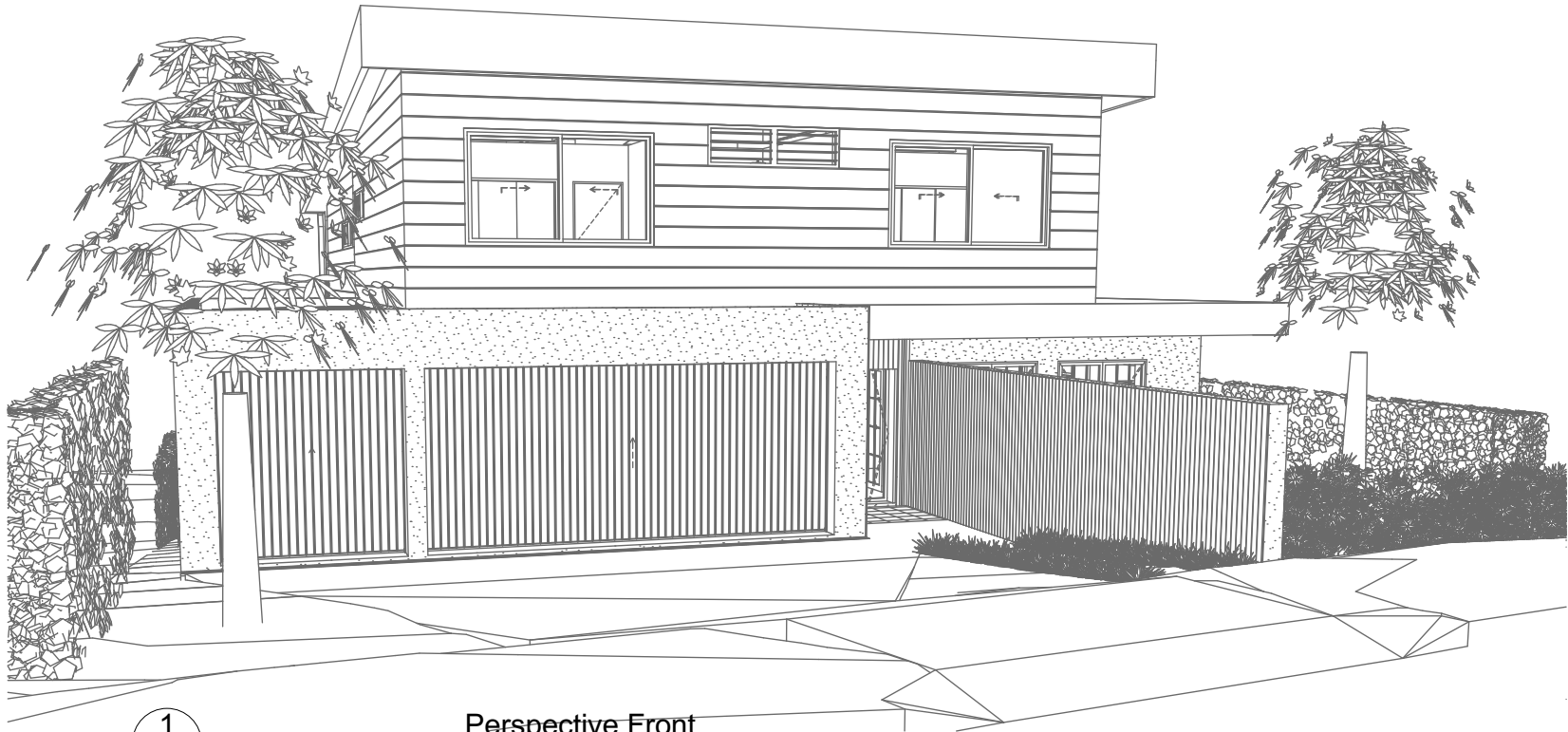


Checked
Plot Date:
Project Status
Client
Site:
Sheet Size: A3

GBJ
9/11/2020
RP0320CUB
DA Rev2
Nicole and John Cubbin
30 Davidson Avenue, Forestville
2087

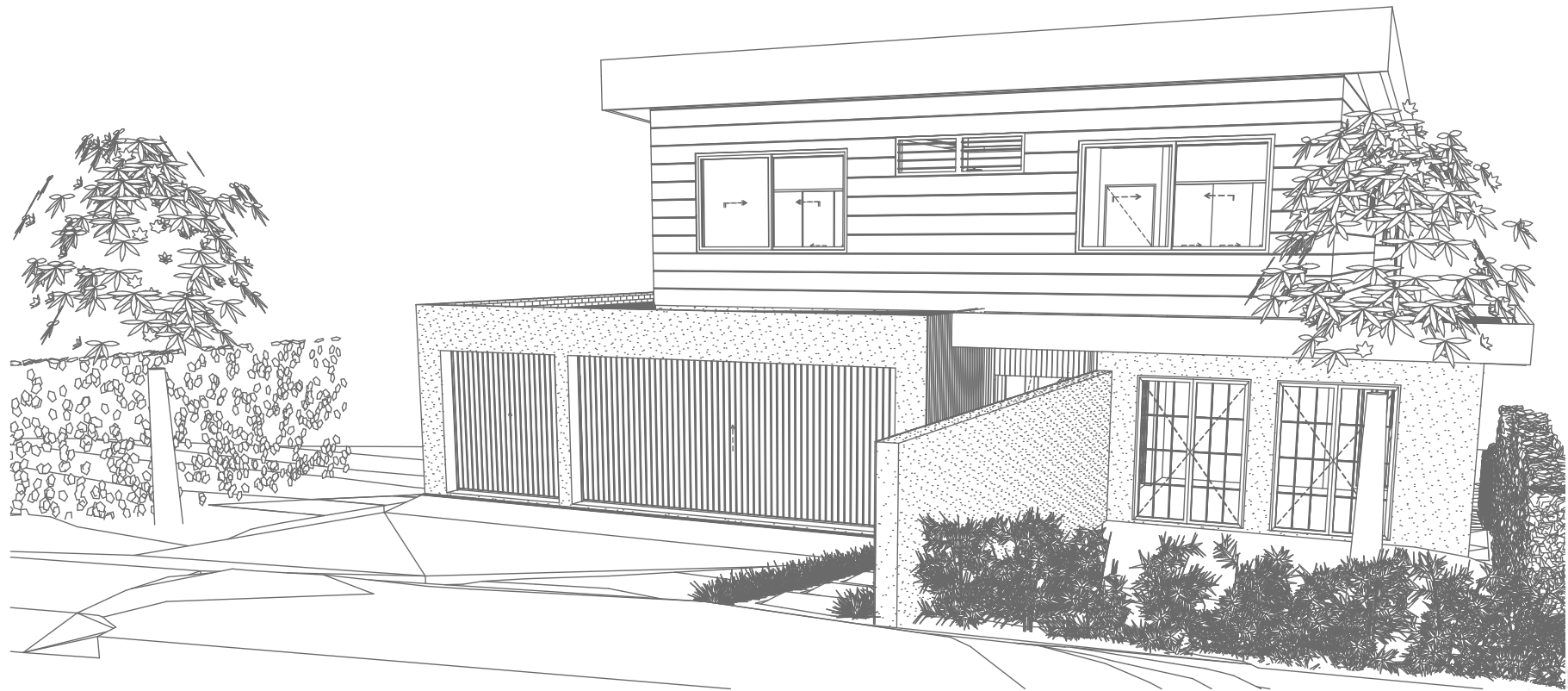
DRAWING TITLE :
ELEVATIONS
ELEVATIONS 4
PROJECT NAME :
New Dwelling

REVISION NO.
1
DATE:
6/11/20
DRAWING NO.
DA4003



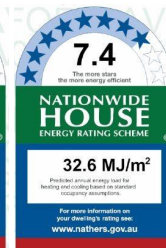
1
-

Perspective Front
1:200



2
-

Perspective Front
1:200



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30 Davidson Avenue, Forestville 2087 is not considered a heritage
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue
Construction
Concrete Slab, Timber Frame, Double Brick, Concrete Block, Timber Frame Walls
Roof Timber Frame to have R1.8 Insulation
Insulation to External Double Brick, Concrete Block, Timber Frame Walls R2.3
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1844
Termite Management to BCA and AS 3660, 1
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
Basic Certificate Number 11211945, 04 & 11212405
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 20m², 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, gargoyle, 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	1182.44m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variable
% of landscape open space (40% min)	59%	Yes
Impervious area (m ²)	41%	Yes
Maximum cut into gnd (m)	2602mm	Yes
Maximum depth of fill (m)	1150mm	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: 9/11/2020
Project NO.: RP0320CUB
Project Status DA Rev2

Client: Nicole and John Cubbin

Site: 30 Davidson Avenue, Forestville 2087

DRAWING TITLE: SHADOW PLANS
PERSPECTIVE FRONT

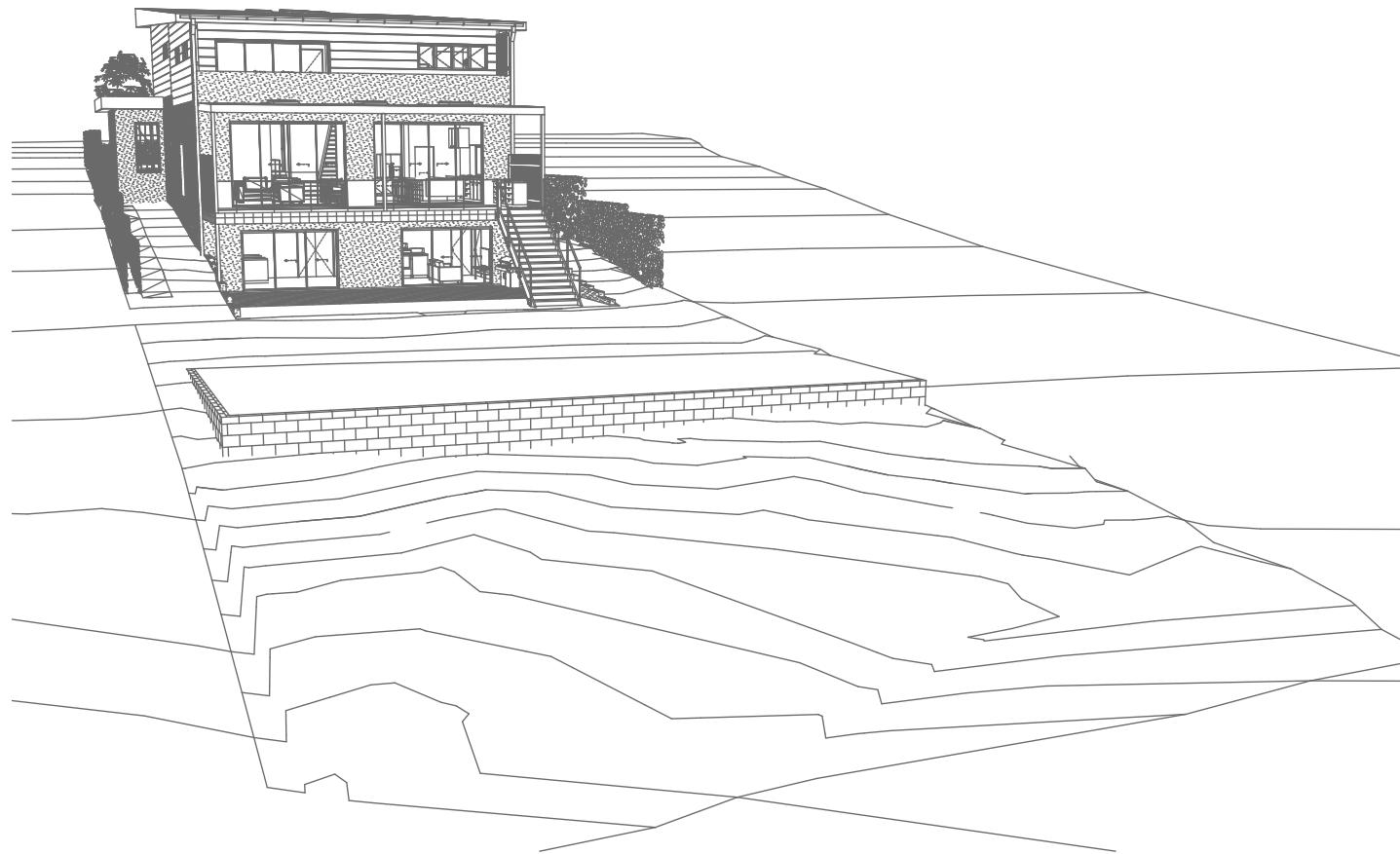
PROJECT NAME: **New Dwelling**

REVISION NO.	REVISION NO.
1	6/11/20

DRAWING NO.: **DA5000**

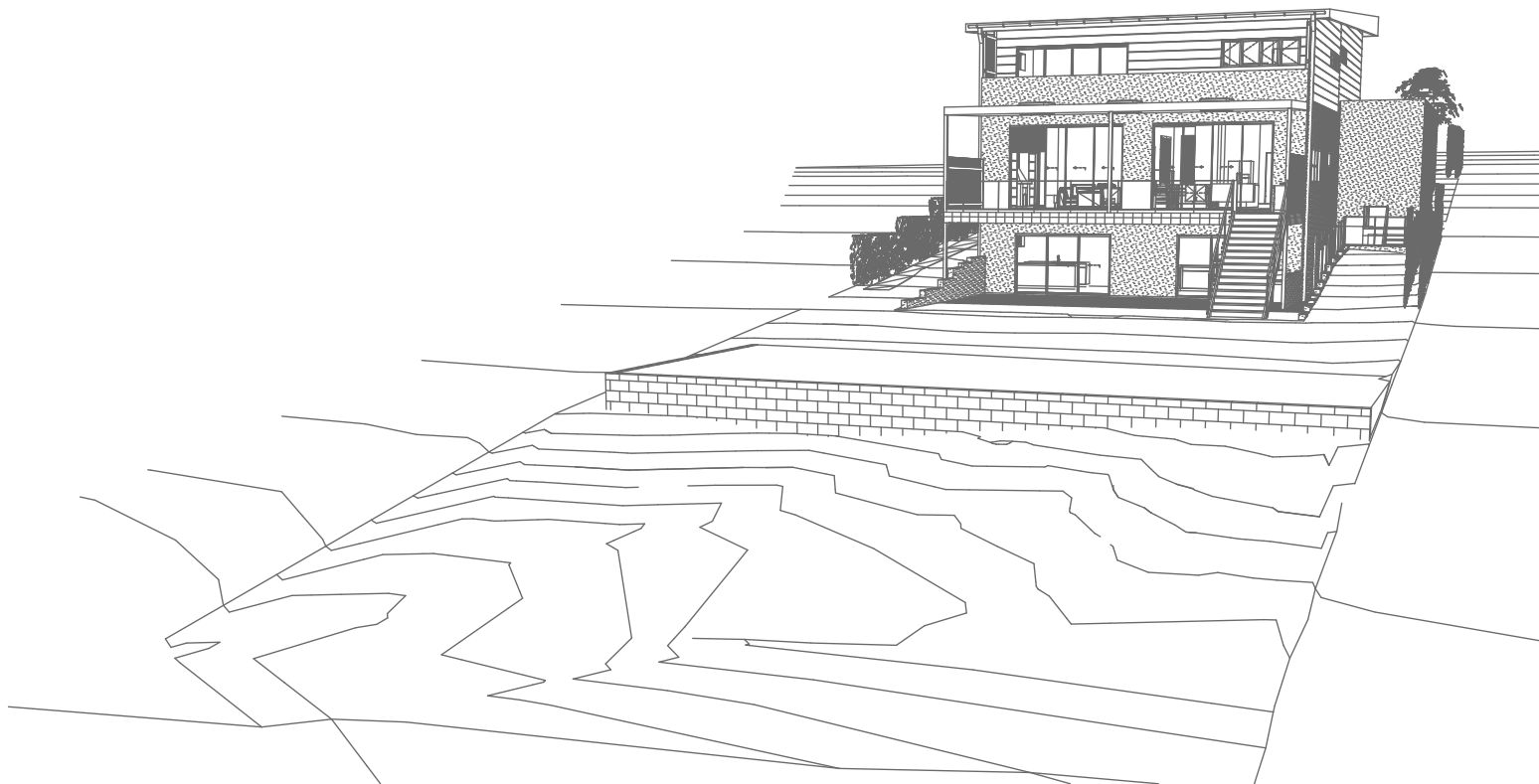
Plot Date: 9/11/2020
Sheet Size: A3

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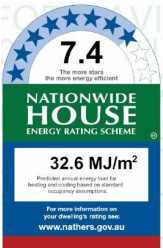
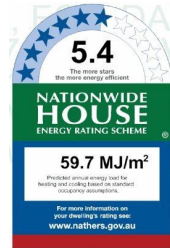
3
-

Perspective Rear
1:200



4
-

Perspective Rear
1:200



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DA APPLICATION ONLY
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Rapid Plans
Building Design and Architectural Drafting

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bdqa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

bdqa
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
30 Davidson Avenue, Forestville 2087 is zoned R2-Low Density Residential
30 Davidson Avenue, Forestville 2087 is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue
Construction
Concrete Slab, Timber Frame, Double Brick, Concrete Block, Timber Frame Walls
Roof Timber Frame to have R1.8 insulation
Insulation to External Double Brick, Concrete Block, Timber Frame Walls R2.3
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1884
Termite Management to BCA and AS 3660, 1
Glazing to BCA and AS01288-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basic
Basic Certificate Number 11211945, 04 & 11212405
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 20m², b) insulation specified is not required for parts of altered construction where insulation already exists
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gopola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	1182.44m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variable
% of landscape open space (40% min)	59%	Yes
Impervious area (m ²)	41%	Yes
Maximum cut into gnd (m)	2602mm	Yes
Maximum depth of fill (m)	1150mm	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: 9/11/2020
Project NO.: RP0320CUB
Project Status DA Rev2

Client Nicole and John Cubbin

Site: 30 Davidson Avenue, Forestville 2087

DRAWING TITLE: SHADOW PLANS
PERSPECTIVE REAR

PROJECT NAME: **New Dwelling**

REVISION NO. REVISION NO.
1 6/11/20

DRAWING NO.
DA5001

Plot Date: 9/11/2020
Sheet Size: A3

Denotes Proposed Shadow

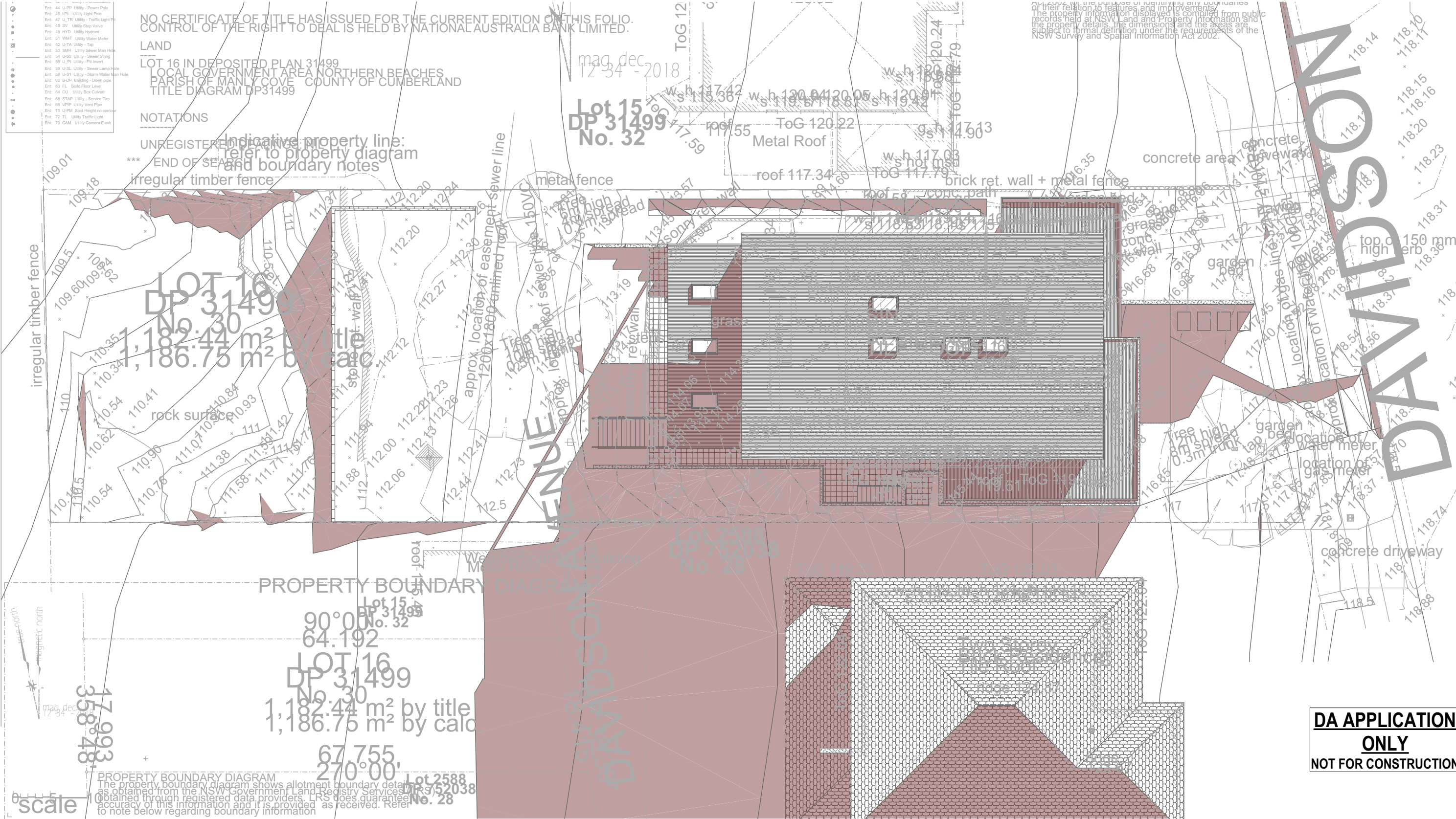
- Ent. 44 U-PP Utility - Power Pole
- Ent. 45 LPL Utility Light Pole
- Ent. 47 U-TR Utility - Traffic Light Pole
- Ent. 48 U-SP Utility Stop Valve
- Ent. 49 HYD Utility Hydrant
- Ent. 51 WMT Utility Water Meter
- Ent. 52 U-TA Utility - Tap
- Ent. 53 SSW Utility Sewer Man Hole
- Ent. 54 U-S2 Utility - Sewer Sizing
- Ent. 55 U-P1 Utility - Pit Invert
- Ent. 59 U-SL Utility - Sewer Lamp Hole
- Ent. 59 U-S1 Utility - Storm Water Man Hole
- Ent. 62 B-DP Building - Down pipe
- Ent. 63 FL Build Floor Level
- Ent. 64 CU Utility Box Culvert
- Ent. 68 STAP Utility - Service Tap
- Ent. 69 VPVP Utility Vent Pipe
- Ent. 70 U-PM Spot Height no contour
- Ent. 72 TL Utility Traffic Light
- Ent. 73 CM Utility Camera Flash

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND
LOT 16 IN DEPOSITED PLAN 31499
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP 31499

NOTATIONS

UNREGISTERED DRAWING: Indicative property line:
refer to property diagram
and boundary notes
*** END OF SECTION
irregular timber fence



01 SHADOW PLAN 21 JUN at 0900h
1:200

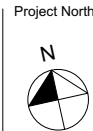


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Mobile: 0414-945-024
Email: greg@rapidplans.com.au
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all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans

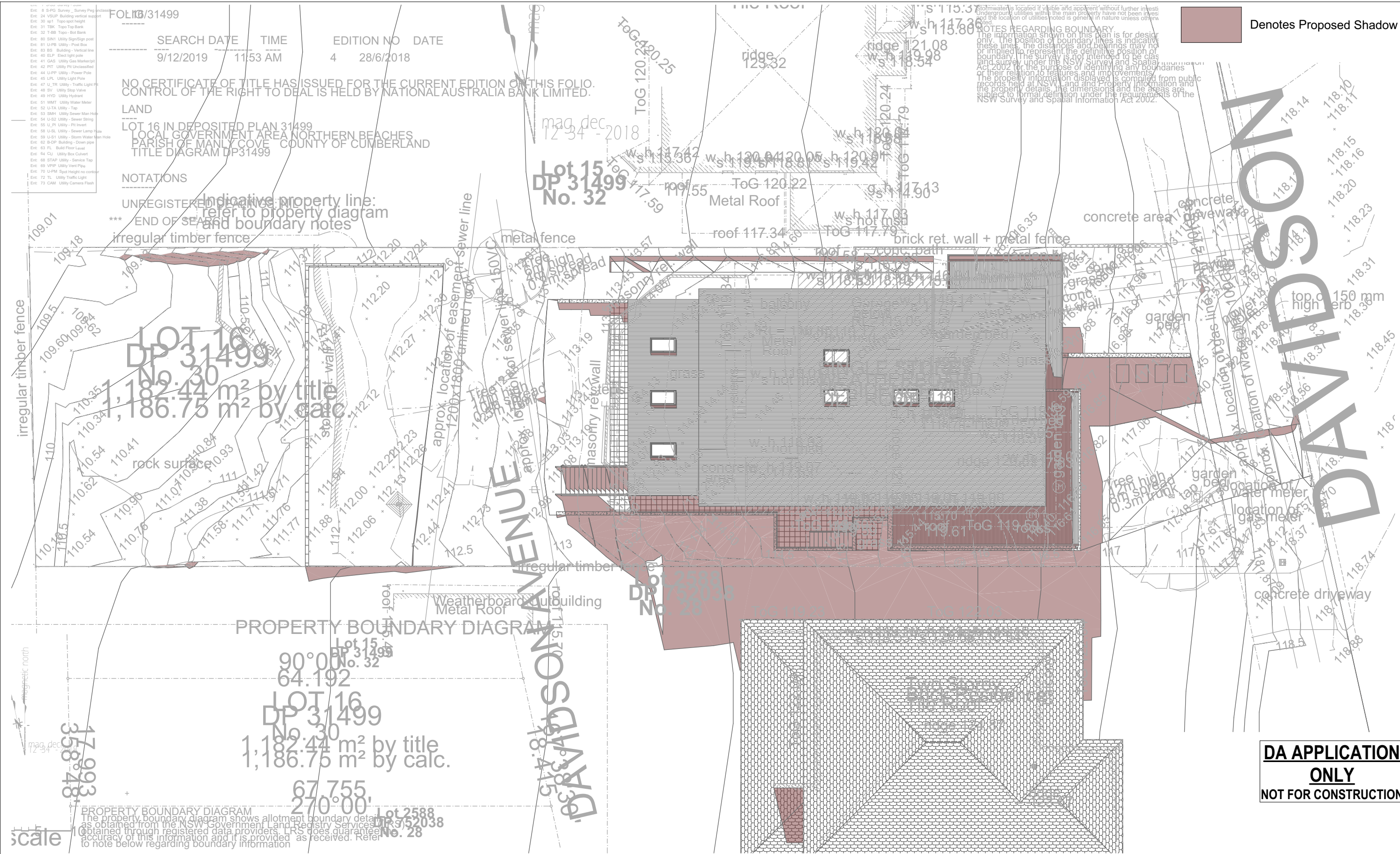


Checked
Plot Date:
Project NO.
Project Status
Client
Site:
Sheet Size: A3

GBJ
9/11/2020
RP0320CUB
DA Rev2
Nicole and John Cubbin
30 Davidson Avenue, Forestville
2087

DRAWING TITLE : SHADOW PLANS
SHADOW PLAN 21 JUN at
0900h
PROJECT NAME : New Dwelling

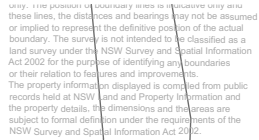
REVISION NO.
1
DATE:
6/11/20
DRAWING NO.
DA5003



Denotes Proposed Shadow

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

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DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

03
-



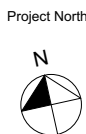
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**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**



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



Client _____
Site: _____
Sheet Size: _____

GBJ
9/11/2020
RP0320CUB
DA Rev2

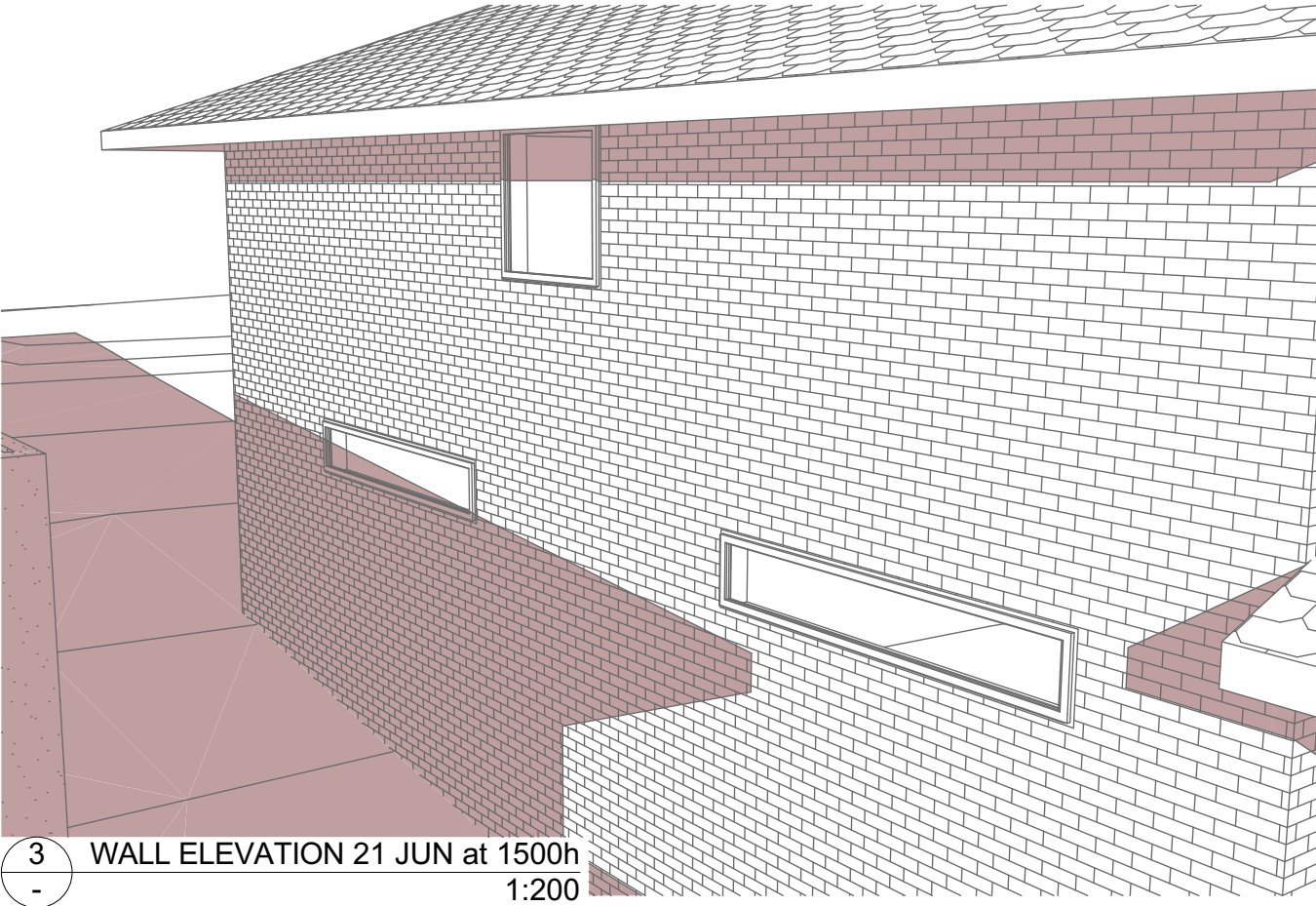
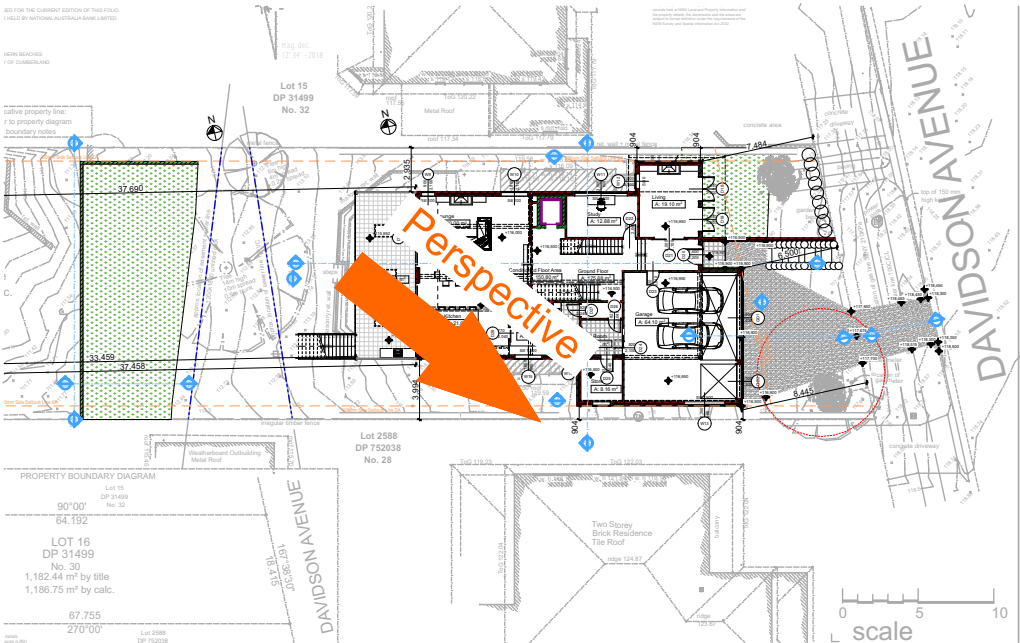
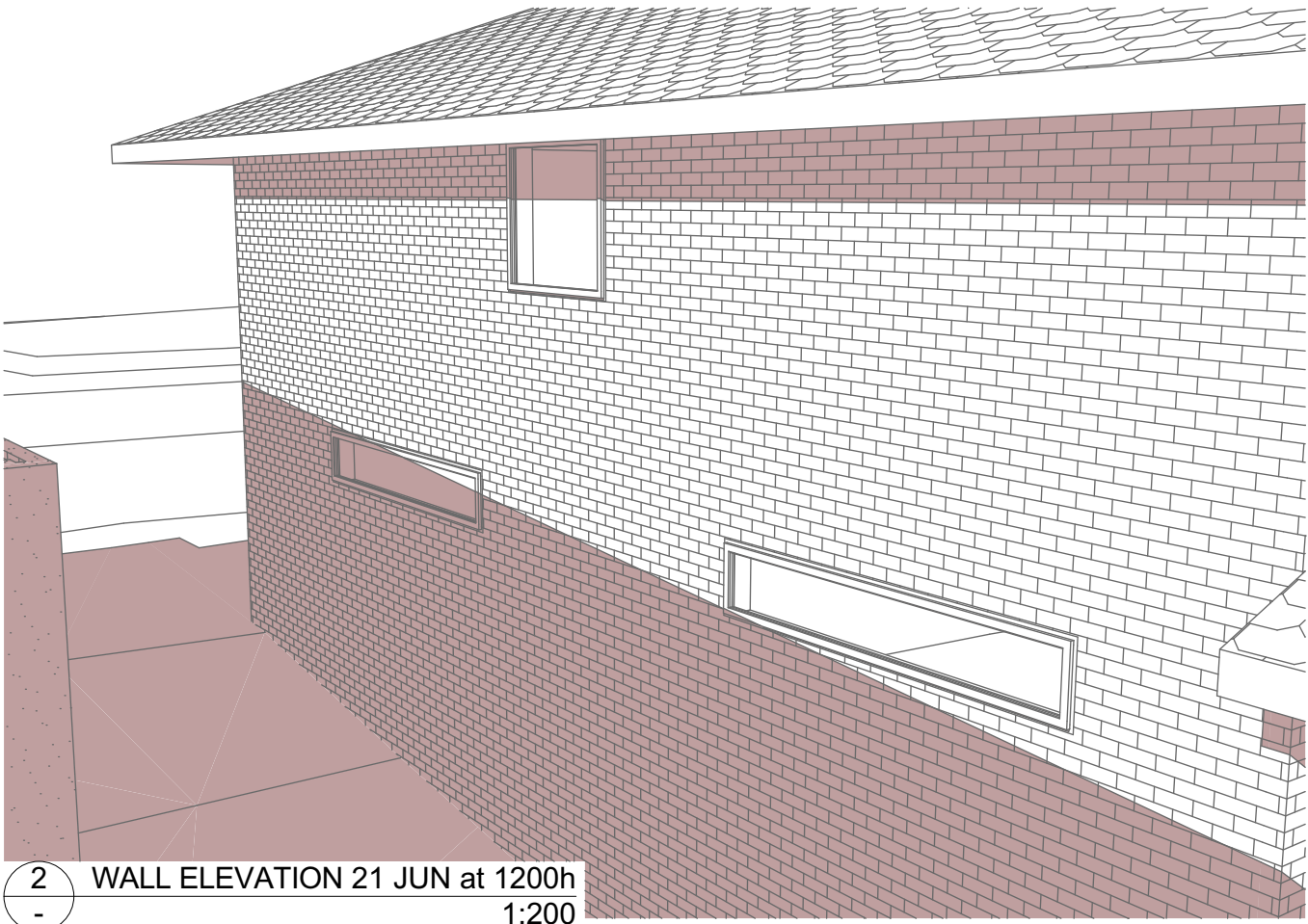
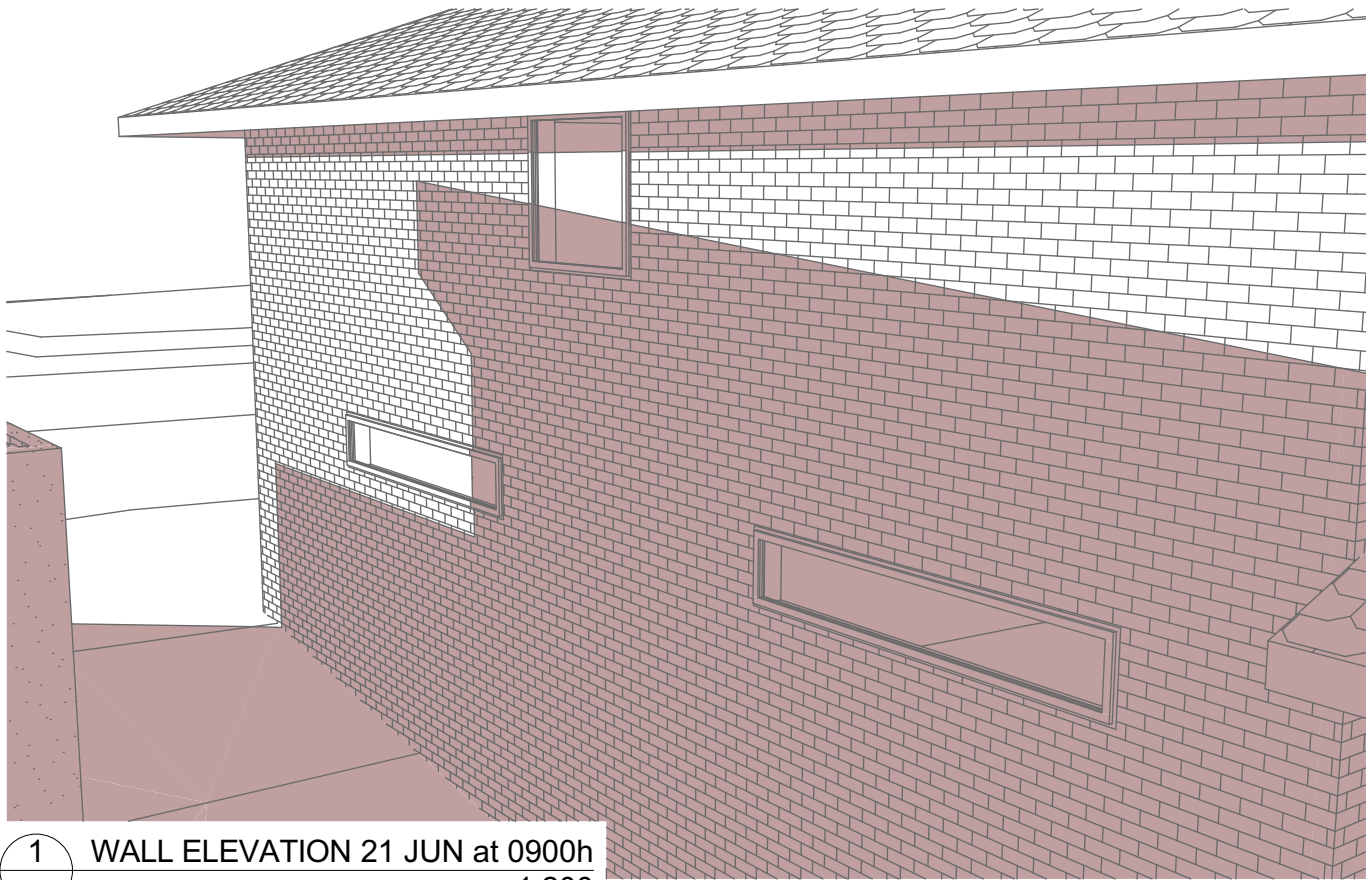
Nicole and John Cubbin
30 Davidson Avenue, Forestville
2087

DRAWING TITLE : SHADOW PLANS
**SHADOW PLAN 21 JUN at
1500h**

PROJECT NAME : **New Dwelling**

REVISION NO.
1
DATE.
6/11/20
DRAWING NO.
DA5005

Denotes Proposed Shadow



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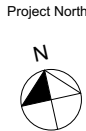


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Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

GBJ
9/11/2020
RP0320CUB
DA Rev2
Client
Site:
Sheet Size: A3

DRAWING TITLE :
PROJECT NAME :
SHADOW PLANS
WALL ELEVATION
SHADOWS
New Dwelling

REVISION NO.
1
DATE:
6/11/20
DRAWING NO.
DA5006

Single Dwelling

Certificate number: 1121194S_04

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.basix.nsw.gov.au

This certificate is a revision of certificate number 1121194S_02 lodged with the consent authority or certifier on 06 August 2020 with application DA2020/0912.

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 Environmental Planning and Assessment Regulation 2000

Secretary
Date of issue: Wednesday, 28 October 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Cubbin_04	
Street address	30 Davidson Avenue Forestville 2087	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 31499	
Lot no.	16	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✔ 42	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 56	Target 50

Certificate Prepared by	
Name / Company Name:	Rapid Plans
ABN (if applicable):	43150064592

Thermal Comfort Commitments
Simulation Method
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.

Floor and wall construction	Area
floor - concrete slab on ground	89.0 square metres
floor - suspended floor/enclosed subfloor	161.0 square metres
floor - suspended floor above garage	All or part of floor area
floor - new floor above another dwelling or building	All or part of floor area

Water Commitments
Landscape
The applicant must plant indigenous or low water use species of vegetation throughout 707.11 square metres of the site.
Fixtures
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.
Alternative water
Stormwater tank
The applicant must install a stormwater tank with a capacity of at least 15000 litres on the site. This stormwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the stormwater tank to collect runoff from:
- at least 239.93 square metres of roof area of the development (excluding the area of the roof which drains to any rainwater tank or private dam) - at least 57 square metres of impervious areas
at least 348 square metres of garden and lawn
The applicant must connect the stormwater tank to:

Water Commitments
a sub-surface or non-aerosol irrigation system, or if the stormwater has been appropriately treated in accordance with applicable regulatory requirements, to at least one outdoor tap in the development (Note: NSWHealth does not recommend that stormwater be used to irrigate edible plants which are consumed raw.)

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 3 stars.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 star (average zone)
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3.5 star (average zone)
The cooling system must provide for day/night zoning between living areas and bedrooms.
Heating system
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 star (average zone)
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3.5 star (average zone)
The heating system must provide for day/night zoning between living areas and bedrooms.
Ventilation
The applicant must install the following exhaust systems in the development:
At least 1 Bathroom: no mechanical ventilation (i.e. natural); Operation control: n/a
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off
Laundry: natural ventilation only, or no laundry; Operation control: n/a
Artificial lighting
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:
at least 6 of the bedrooms / study; dedicated

Energy Commitments
at least 1 of the living / dining rooms; dedicated
the kitchen;
all bathrooms/toilets;
the laundry;
all hallways;
Natural lighting
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.
Alternative energy
The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.
Other
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.
The applicant must install a fixed outdoor clothes drying line as part of the development.

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
30 Davidson Avenue, Forestville 2087 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
30 Davidson Avenue, Forestville 2087 is not considered a heritage item
Certifying
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Construction
Concrete Slab, Timber Frame, Double Brick, Concrete Block, Timber Frame Walls
Roof: Timber Frame to have R1.8 Insulation
Insulation to External Double Brick, Concrete Block, Timber Frame Walls R2.3
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 1121194S_04 & 1121240S
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	1182.44m ²	Yes	Building envelope	4m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (40% min)	59%	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variation	Impervious area (m2)	41%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	2602mm	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	1150mm	Yes
Rear Setback (Min.)	6.0m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	0.9m	Yes			



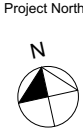
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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked
Plot Date: 9/11/2020
Project NO: RP0320CUB
Project Status: DA Rev2

Client
Site: Nicole and John Cubbin
30 Davidson Avenue, Forestville 2087

Sheet Size: A3

DRAWING TITLE :

SHADOW PLANS
Basix Main Dwelling

PROJECT NAME :

New Dwelling

REVISION NO.

1

DATE:

6/11/20

DRAWING NO.

DA5007

BASIX®Certificate

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

Single Dwelling

Certificate number: 11212405

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 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 04 August 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



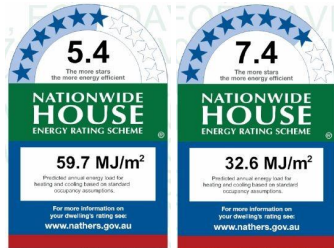
Project summary		
Project name	Cubbin Granny Flat	
Street address	30 Davidson Avenue Forestville 2087	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 31499	
Lot no.	16	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	1	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 50

Certificate Prepared by	
Name / Company Name:	Rapid Plans
ABN (if applicable):	43150064592

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (electric boosted) with a performance of 21 to 25 STCs or better.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 star (average zone)
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3.5 star (average zone)
The cooling system must provide for day/night zoning between living areas and bedrooms.
Heating system
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 star (average zone)
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3.5 star (average zone)
The heating system must provide for day/night zoning between living areas and bedrooms.
Ventilation
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: interlocked to light Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: individual fan, ducted to façade or roof; Operation control: interlocked to light
Artificial lighting
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 1 of the bedrooms / study; dedicated

Water Commitments
Landscape
The applicant must plant indigenous or low water use species of vegetation throughout 41.78 square metres of the site.
Fixtures
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.

Thermal Comfort Commitments
Simulation Method
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.



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

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Rapid Plans
Building Design and Architectural Drafting

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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
30 Davidson Avenue, Forestville 2087 is zoned R2-Low Density Residential
30 Davidson Avenue, Forestville 2087 is not considered a heritage item.
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in ShadedBlue
Construction
Concrete Slab, Timber Frame, Double Brick, Concrete Block, Timber Frame Walls
Timber Frame Walls
Roof Timber Frame to have R1.8 Insulation
Insulation to External Double Brick, Concrete Block, Timber Frame Walls R2.3
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1884
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 11211945, 04 & 11212405
All Plans to be read in conjunction with Basix 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 20m², 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.
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	1182.44m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Min. side bdy setback (Min.)	0.9m	Yes
Building envelope	4m@ 45Deg	Variable
% of landscape open space (40% min)	59%	Yes
Impervious area (m ²)	41%	Yes
Maximum cut into gnd (m)	2602mm	Yes
Maximum depth of fill (m)	1150mm	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
N

Drawn | Checked GBJ
Plot Date: 9/11/2020
Project NO.: RP0320CUB
Project Status DA Rev2

Client Nicole and John Cubbin

Site: 30 Davidson Avenue, Forestville 2087

DRAWING TITLE : SHADOW PLANS
Basix Granny Flat

PROJECT NAME : **New Dwelling**

REVISION NO.	REVISION NO.
1	6/11/20

DRAWING NO. **DA5008**

Plot Date: 9/11/2020
Sheet Size: A3

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30 DAVIDSON AVENUE, FORESTVILLE

STORMWATER MANAGEMENT PLAN

DRAWING NUMBER	DRAWING TITLE
DR-000	LEGEND
DR-001	PIPE LAYOUT
DR-002	ROOF LAYOUT & DETAILS
DR-003	PROPOSED SITE AREAS AND LEVEL SPREADER DETAILS
DR-004	OSD & RAINWATER TANKS DETAILS

NOTES:

1. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

2. SITE LAYOUT BASED ON ARCHITECTURAL PLANS BY RAPID PLAN BUILDING DESIGN AND ARCHITECTURAL DRAFTING (MAY 28, 2020).

3. LOCATION OF ALL SERVICES MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.

4. ALL STORMWATER DRAINAGE PIPES AND ASSOCIATED DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS, THE BUILDING CODE OF AUSTRALIA, MANUFACTURER’S RECOMMENDATIONS, SYDNEY CATCHMENT AUTHORITY RECOMMENDED PRACTICE, AND LOCAL COUNCIL, AS APPLICABLE.

5. ALL INVERT LEVELS PROVIDED ON THIS DRAWING ARE REDUCED TO AHD AND BASED ON INTERPOLATED SURFACE LEVELS AND SYSTEM REQUIREMENTS
6. WHERE POSSIBLE, PIPEWORK SHALL BE LOCATED EXTERNAL TO THE BUILDING.

7. DOWNPIPES AND STORMWATER LINES TO BE SEALED DN100 uPVC UNLESS OTHERWISE NOTED.

8. STORMWATER PIPES TO BE GRADED AT A MINIMUM 1% UNLESS NOTED OTHERWISE.

9. ALTERNATIVE GUTTER AND DOWNPIPE CONFIGURATION MAY BE INSTALLED PROVIDED IT COMPLIES WITH AS3500.

10. ALL PIPE AND CONDUITS TO BE MARKED IN ACCORDANCE WITH AS1345 – 1995.

11. TRENCHES AND SERVICE SEPARATIONS IN ACCORDANCE WITH AS/NZS 5601, AS/NZS 3500, AND AS/CA S009.

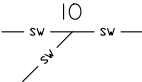
LEGEND:

- 

DOWNPIPE
- 

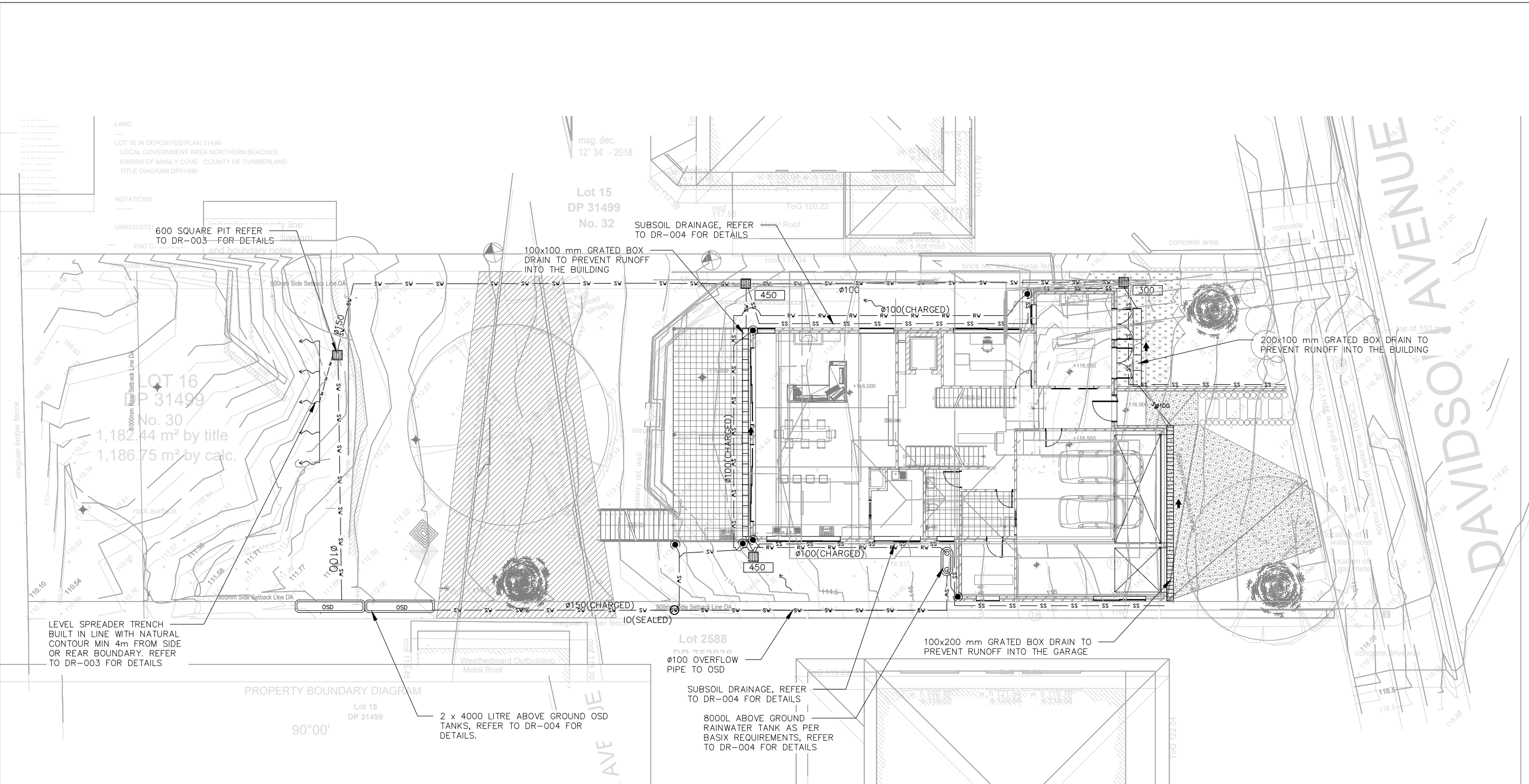
STORMWATER PIPE
- 

RAINWATER PIPE
- 

DRAINAGE PIT
- 

INSPECTION OPENING
- 

SUB SOIL PIPE



PLAN
1

PIPE LAYOUT

1:200

REVISIONS				
No.	BY	DATE	DESCRIPTION	APPD
2	AAB	16/11/2020	POOL AND CABANA DELETED	FRM
1	FRM	6/11/2020	LEVEL SPREADER POSITION CHANGED	FRM
0	AAB	27/10/2020	DA SUBMISSION	LES

This drawing is confidential and shall only be used for the purposes of this project.

Scale

1:200

DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED

THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM			
DESIGNED	AAB	CHECKED	SHA
DRAWN	AAB	CHECKED	SHA
APPROVED	LES	DATE	6/11/2020



Stellen Consulting ABN 61 149 095 189

This design complies with:
AS3500.3:2018

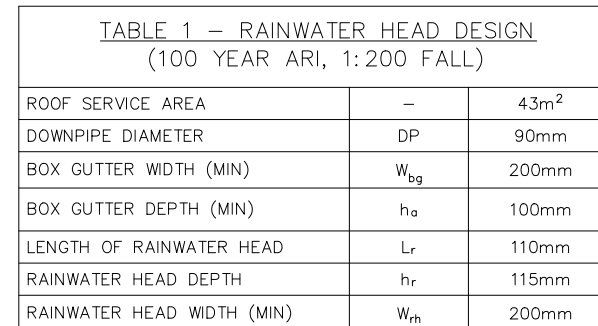
30 DAVIDSON AVENUE, FORESTVILLE			
PIPE LAYOUT & DETAILS			
Size	Status	Drw No.	Rev.
A3	DA SUBMISSION	DR-001	2

DP	-	DOWNPIPE
EG	-	EAVES GUTTER
BG	-	BOX GUTTER
Q20	-	20YR 5 MINUTE ARI FLOW RATE
Q100	-	100YR 5 MINUTE ARI FLOW RATE

EAVES GUTTER DESIGNED TO ARI (20YR:202 mm/hr)
EG1 - MIN CSA 19,325 mm²
EG2 - MIN CSA 6,006 mm²
BOX GUTTER DESIGNED TO ARI (100YR:275 mm/hr)

DOWNPIPE TYPE AND DIAMETER

➔ DIRECTION OF FALL



1. TOP OF RAINWATER HEAD TO BE SET MIN 25mm LOWER THAN INVERT OF BOX GUTTER.
2. RAINWATER HEAD OVERFLOW WEIR TO BE SET 25mm BELOW SOLE OF BOX GUTTER.
3. BOX GUTTER SOLE TO HAVE MINIMUM 1:200 FALL
4. BOX GUTTER AND RAINHEAD TO BE DESIGNED TO ARCHITECTURAL SPECIFICATION PROVIDED

IT COMPLIES WITH THE MINIMUM DIMENSIONS IN TABLE 1.


 BOX GUTTER/ RAINHEAD
 NTS

This drawing is confidential and shall only be used for the purposes of this project.					Scale		THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM				 Stellen Stellen Consulting ABN 61 149 095 189		This design complies with: AS3500.3:2018		30 DAVIDSON AVENUE, FORESTVILLE LES																														
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							APPROVED LES DATE 27/10/2020																																						



-
- INFLOW PIPE(S) FROM ROOF AREAS ONLY. PROVIDE THE FOLLOWING STANDARD FITTINGS:
- LEAF/MOSQUITO SCREEN HEADS
 - FIRST FLUSH DIVERTER
- 150MM
- RAINWATER REUSE
8000L
- FIRST FLUSH DIVERTER, REFER TO DETAIL A
- 100mm STORMWATER
INLET FROM ROOF AREA
- FGL
- TANK OVERFLOW DN100
- BEDDING MATERIAL & EXCAVATION BACKFILL TO BE IN
ACCORDANCE WITH TANK MANUFACTURER'S SPECIFICATIONS



-
- Diagram illustrating the typical concrete wall and slab to structural engineer's detail, showing the foundation and wall construction layers:
- TYPICAL CONCRETE WALL TO STRUCTURAL ENGINEER'S DETAIL.
 - TYPICAL CONCRETE SLAB TO STRUCTURAL ENGINEER'S DETAIL.
 - TOPSOIL
 - PERVIOUS MEMBRANE
 - AGGREGATE
 - IMPERVIOUS MEMBRANE
 - GEOTEXTILE FABRIC
 - 100mm SLOTTED AGRICULTURAL PIPE WRAPPED IN GEOTEXTILE FABRIC



REVISIONS							Scale NA DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED	THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM					This design complies with: AS3500.3:2018	30 DAVIDSON AVENUE, FORESTVILLE			
								DESIGNED	AAB	CHECKED	SHA			RWT AND OSD TANKS DETAILS			
								DRAWN	AAB	CHECKED	SHA						
								APPROVED	LES	DATE	27/10/2020						
	0	AAB	27/10/2020	DA SUBMISSION				LES					 Stellen Consulting ABN 61 149 095 189	Size A3	Status DA SUBMISSION	Drg No. DR-004	Rev. 0
	No.	BY	DATE	DESCRIPTION				APPD									