

Rapid Plans www.rapidplans.com.au
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Fax: (02) 9905-8865 Mobile: 0414-945-024
Email: gregg@rapidplans.com.au

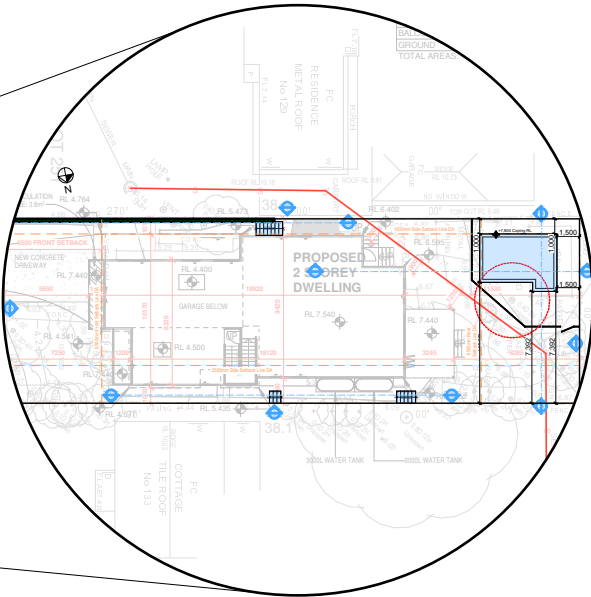


Development Application
Alterations & Additions To Existing Residence
For John Green

131 Gondola Road, North Narrabeen

Lot 252 D.P. 16212

Project Number: RP0319GRE



DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet		- 13/12/19
DA1001	SITE SURVEY		- 13/12/19
DA1002	SITE SURVEY 2		- 13/12/19
DA1003	SITE PLAN		- 13/12/19
DA1004	Excavation & Fill Plan		- 13/12/19
DA1005	Landscape Open Space Plan Existing		- 13/12/19
DA1006	Landscape Open Space Plan Proposed		- 13/12/19
DA1007	Landscape Plan		- 13/12/19
DA1008	Sediment & Erosion Plan		- 13/12/19
DA1009	Waste Management Plan		- 13/12/19
DA2001	GROUND FLOOR		- 13/12/19
DA3000	LOWER GROUND FLOOR RCP		- 13/12/19
DA3001	GROUND FLOOR RCP		- 13/12/19
DA3002	FIRST FLOOR RCP		- 13/12/19
DA4000	SECTION 1		- 13/12/19
DA4001	SECTION POOL		- 13/12/19
DA4002	A4 NOTIFICATION PLAN		- 13/12/19

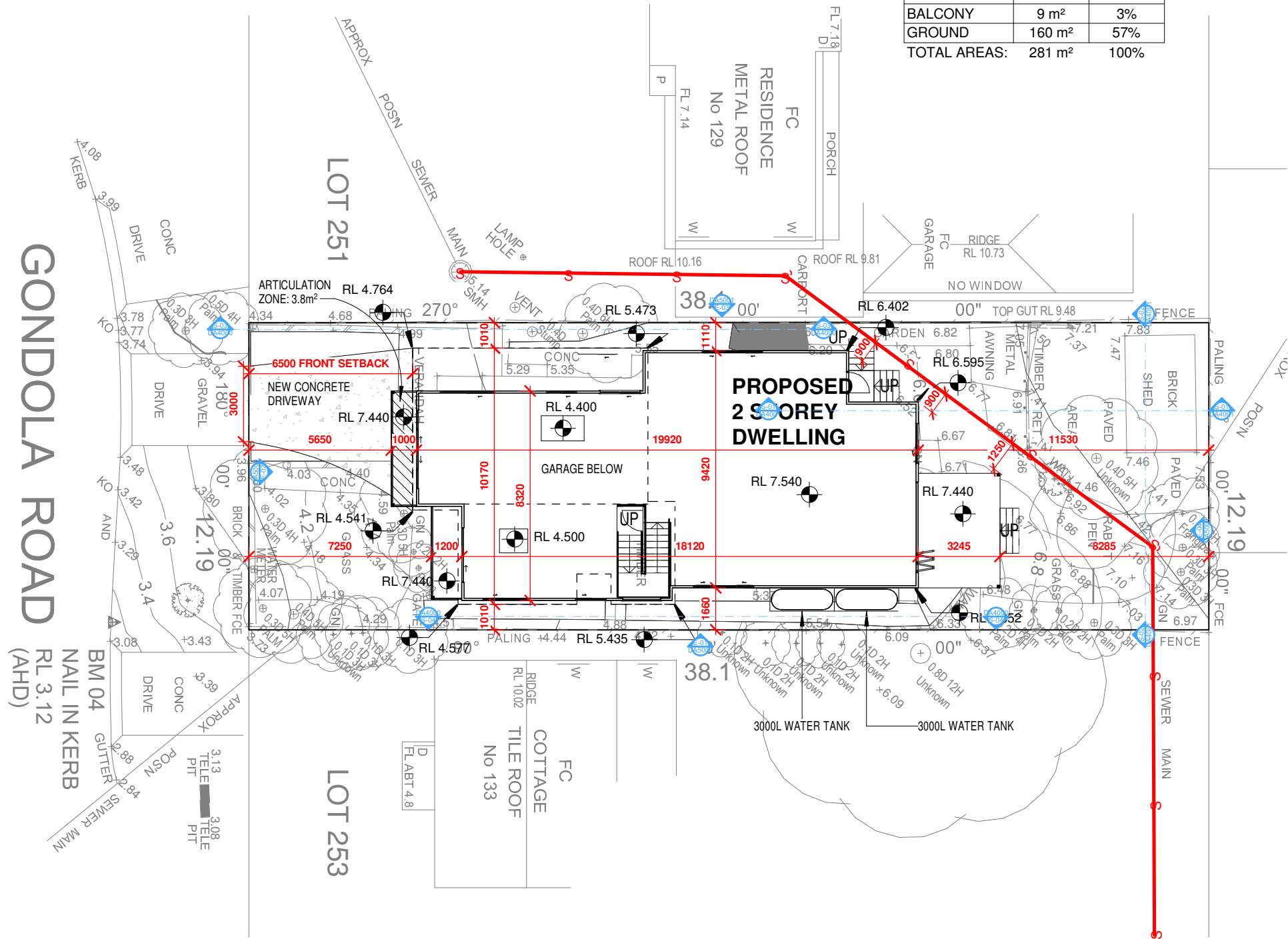
PROPOSED FLOOR SPACES		
NAME	AREA	%

GARAGE		
BASEMENT	32 m ²	11%
GARAGE	59 m ²	21%
PORCH	6 m ²	2%

GF		
ALFRESCO	15 m ²	5%
BALCONY	9 m ²	3%
GROUND	160 m ²	57%
TOTAL AREAS:	281 m ²	100%

NOTE:

• FRONT SETBACK IS TO BE AT LEAST: 6.5m



1.
-

SURVEY PLAN
1:200

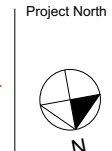


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Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

GBJ
16/01/2020
RP0319GRE
DA

Client
Site:

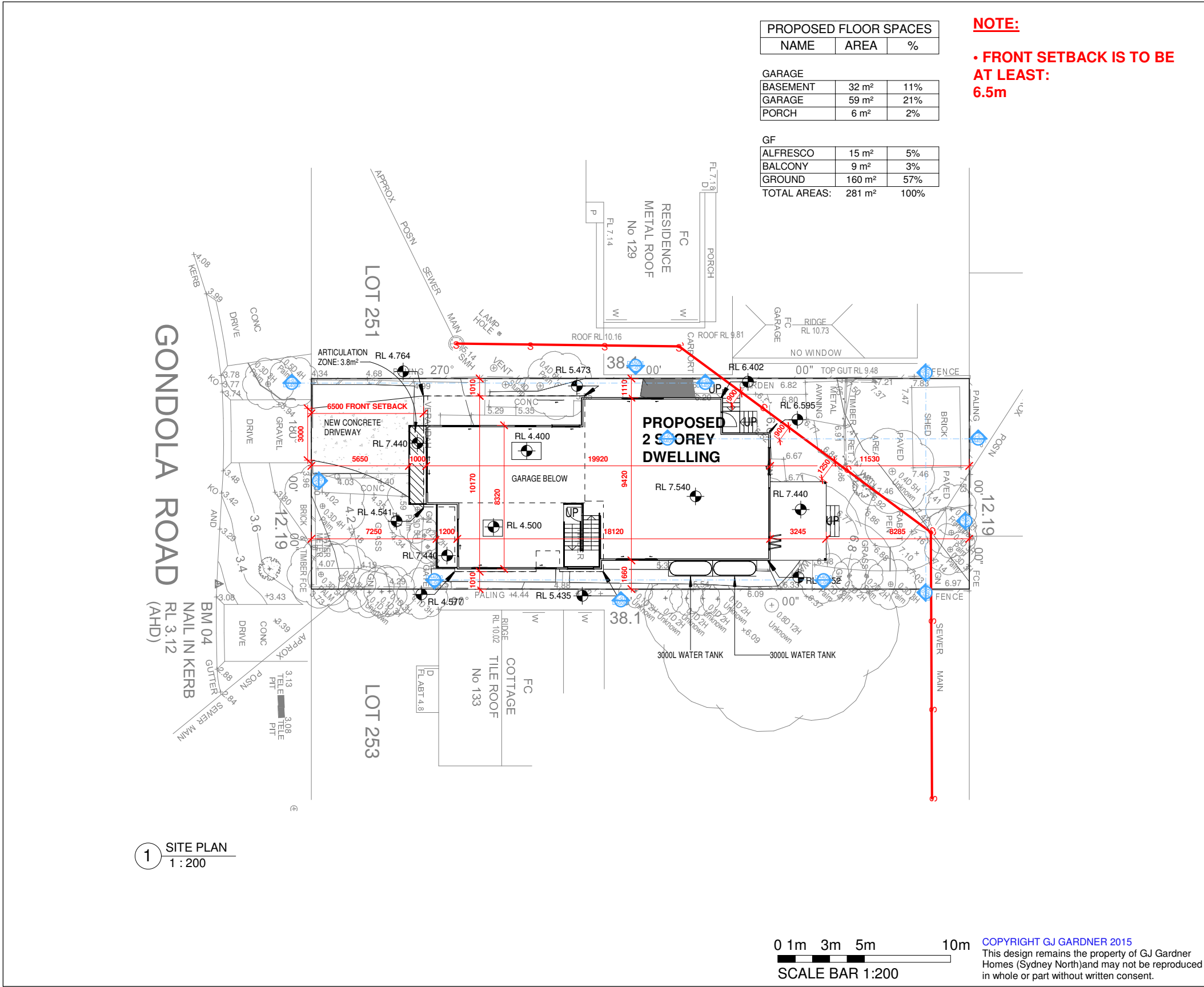
John Green
131 Gondola Road, North
Narrabeen

DRAWING TITLE :
SITE AND LOCATION
SITE SURVEY

PROJECT NAME :
Alterations & Additions

REVISION NO.

DRAWING NO.
DA1001



General notes
Use figured dimensions only.
Do not scale from drawings.
All ground lines are approximate.
Window and door sizes shown are nominal.
All work to be carried out in accordance with local Council codes, BCA, Australian Standards and any relevant authorities.
Wind rating, refer to framing manufacturers specifications.

FINAL SIGNED COPY
I / We accept that these plans are the final working drawings. They supercede any preliminary plan and I / We have checked that all alterations and additions are shown. I / We are aware these plans form part of our contract between GJ Gardner Homes (Sydney North).

Owner(s) signature

Builders signature

Date

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	23/06/2017

G.J. Gardner. HOMES

SYDNEY NORTH
Unit 2, 28 - 30 Orchard Rd, Brookvale
Sydney, NSW, 2100
Phone 9939 3339 Fax 9939 4442
www.gjgardner.com.au

Project
PROPOSED TWO STOREY DWELLING
Project address
131 GONDOLA RD, NTH NARRABEEN
2101
Client
GREEN & GITEAU
Stage
DA - PITTWATER COUNCIL

Drawing title
SITE PLAN

Date 23/06/2017 Drawn TF - KJR

Sheet Size A3 Scale 1 : 200

Job No GJGN026

True North
Drawing No
Rev
GJG-A03 A

1. SURVEY PLAN
- 1:250



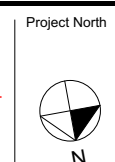
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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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ACCREDITED
BUILDING DESIGNER

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Discrepancies to Rapid Plans



Checked
Plot Date: GBJ
Project NO: 16/01/2020
Project Status: RP0319GRE
DA
Client
Site: John Green
131 Gondola Road, North
Narrabeen

DRAWING TITLE :
SITE AND LOCATION
SITE SURVEY 2
PROJECT NAME :
Alterations & Additions

REVISION NO.
DRAWING NO.
DA1002

Denotes New Works

Wall Legend

- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Demolished Item



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NOTES
131 Gondola Road, North Narrabeen is zoned R2-Low Density Residential.
131 Gondola Road, North Narrabeen is not considered a heritage item.
New Works to be constructed shown in Shaded/Blue.
Certification
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans.

Site Information	Prop.	Comp.
Site Area	464.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Variation
Min. side bdy setback (Min.)	1m, 2.5m	Yes
Building envelope	3.5@45deg	Yes
% of landscape open space (50% min)	51%	Yes
Impervious area (m2)	49%	Yes
Maximum cut into gnd (m)	1.8m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 16/01/2020
Project NO.: RP0319GRE
Project Status DA

Client John Green

Site: 131 Gondola Road, North Narrabeen

DRAWING TITLE: SITE AND LOCATION
SITE PLAN

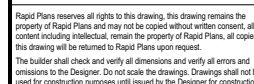
PROJECT NAME: Alterations & Additions

REVISION NO.

DRAWING NO. DA1003

Plot Date: 16/01/2020

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NOTES
131 Gondola Road, North Narrabeen is zoned R2- Low Density Residential
131 Gondola Road, North Narrabeen is not considered a heritage item
New Works to be constructed shown in Shaded/Blue

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

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



Site: 131 Gondola Road, North
Narrabeen

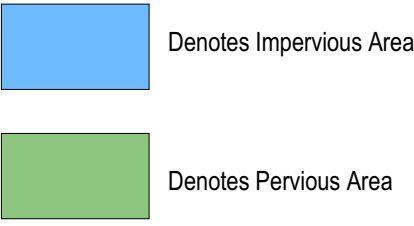
PROJECT NAME : **Alterations & Additions**

Plot Date: 16/01/2020



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	<p>DRAWING TITLE : SITE AND LOCATION</p> <p>Excavation & Fill Plans</p>
	<p>PROJECT NAME :</p> <p>Alterations &</p>

EXCAVATION & FILL PLAN
1:200



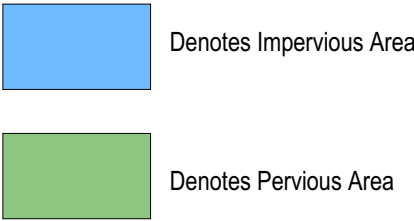
Denotes New Concrete Block Wall
Denotes New Concrete
Denotes Demolished Item



Certifying
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Plot Date: 16/01/2020
R: RStudio, JohnAuerCAD, DwightJohn

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	DRAWING TITLE: SITE AND LOCATION
	Landscape Open Space Plan
	Existing
	PROJECT NAME: _____
	Alterations &



Denotes New Concrete Block Wall
Denotes New Concrete
Denotes Demolished Item



**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**



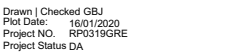
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NOTES
31 Gondola Road, North Narrabeen is zoned R2- Low Density Residential
31 Gondola Road, North Narrabeen is not considered a heritage item
New Works to be constructed shown in Shaded/Blue

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Client	John Green
Site:	131 Gondola Road, North Narrabeen

DRAWING TITLE : SITE AND LOCATION
Landscape Open Space Plan
Proposed

PROJECT NAME : **Alterations & Additions**

REVISION NO.

DRAWING NO.

DA1006

Plot Date: 16/01/2020
BIRGREEN John/AnniCAD Dag/Volant
Green - 22 - DA Elmle rin

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	<p>PROJECT NAME :</p> <p>Alterations &</p>

LANDSCAPE OPEN SPACE PROPOSED
1:200

2.



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NOTES
131 Gondola Road, North Narrabeen is zoned R2- Low Density Residential
131 Gondola Road, North Narrabeen is not considered a heritage item
New Works to be constructed shown in Shaded/Blue

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Site Information	Prop.	Comments
Site Area	464.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Variation
Min. side bdy setback (Min.)	1m, 2.5m	Yes
Building envelope	35deg	Yes
% of landscape open space (50% min)	51%	Yes
Impervious area (m2)	49%	Yes
Maximum cut into gnd (m)	1.8m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 16/01/2020
Project NO. RP0319GRE
Project Status DA

Client John Green

Site: 131 Gondola Road, North
Narrabeen

DRAWING TITLE : SITE AND LOCATION
Landscape Plan

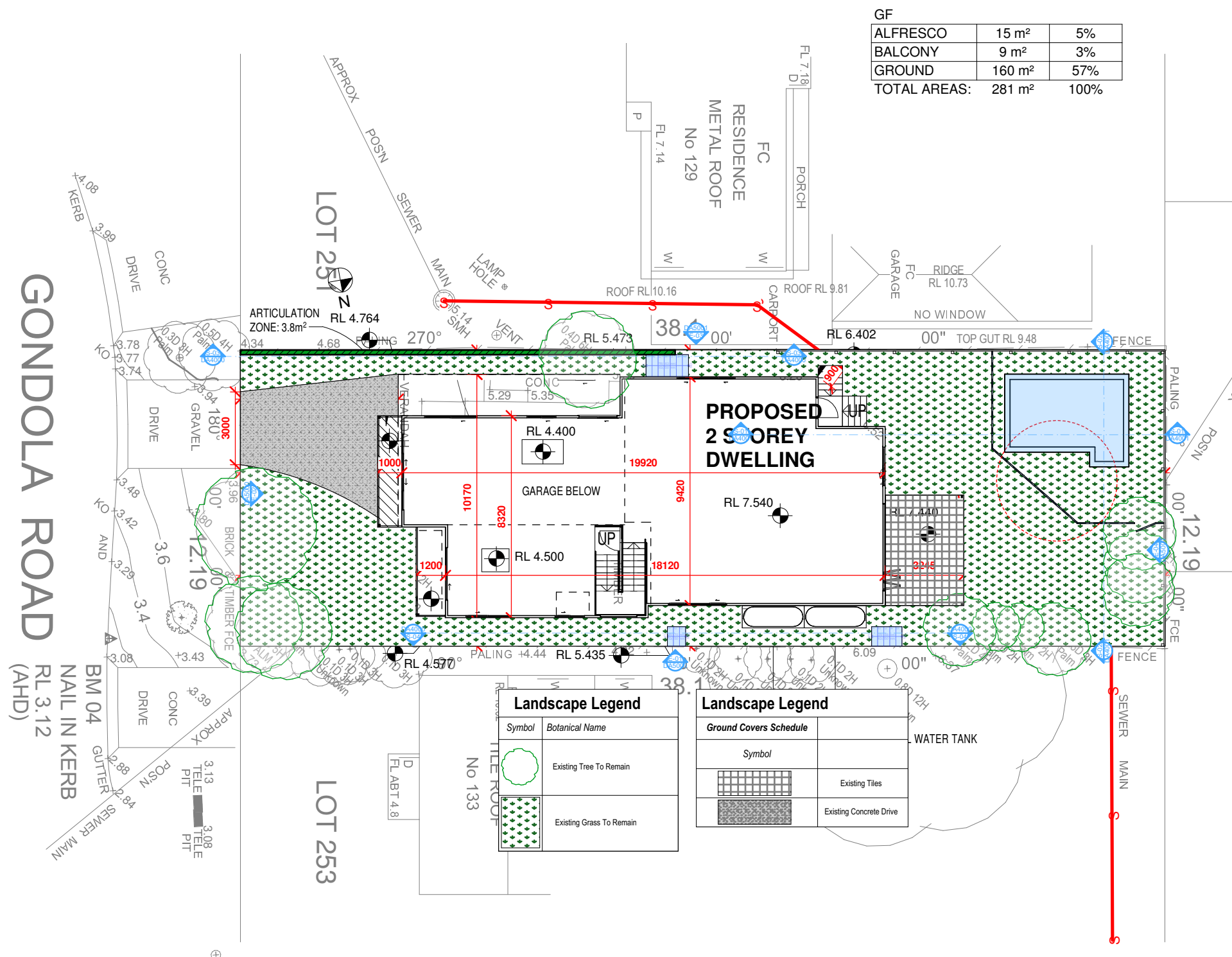
PROJECT NAME : **Alterations & Additions**

REVISION NO.

DRAWING NO.

DA1007

Plot Date: 16/01/2020

LANDSCAPE PLAN
1:200

2.

—

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	<p>DRAWING TITLE : SITE AND LOCATION</p> <p>Landscape Plan</p>
	<p>PROJECT NAME : Alterations &</p>

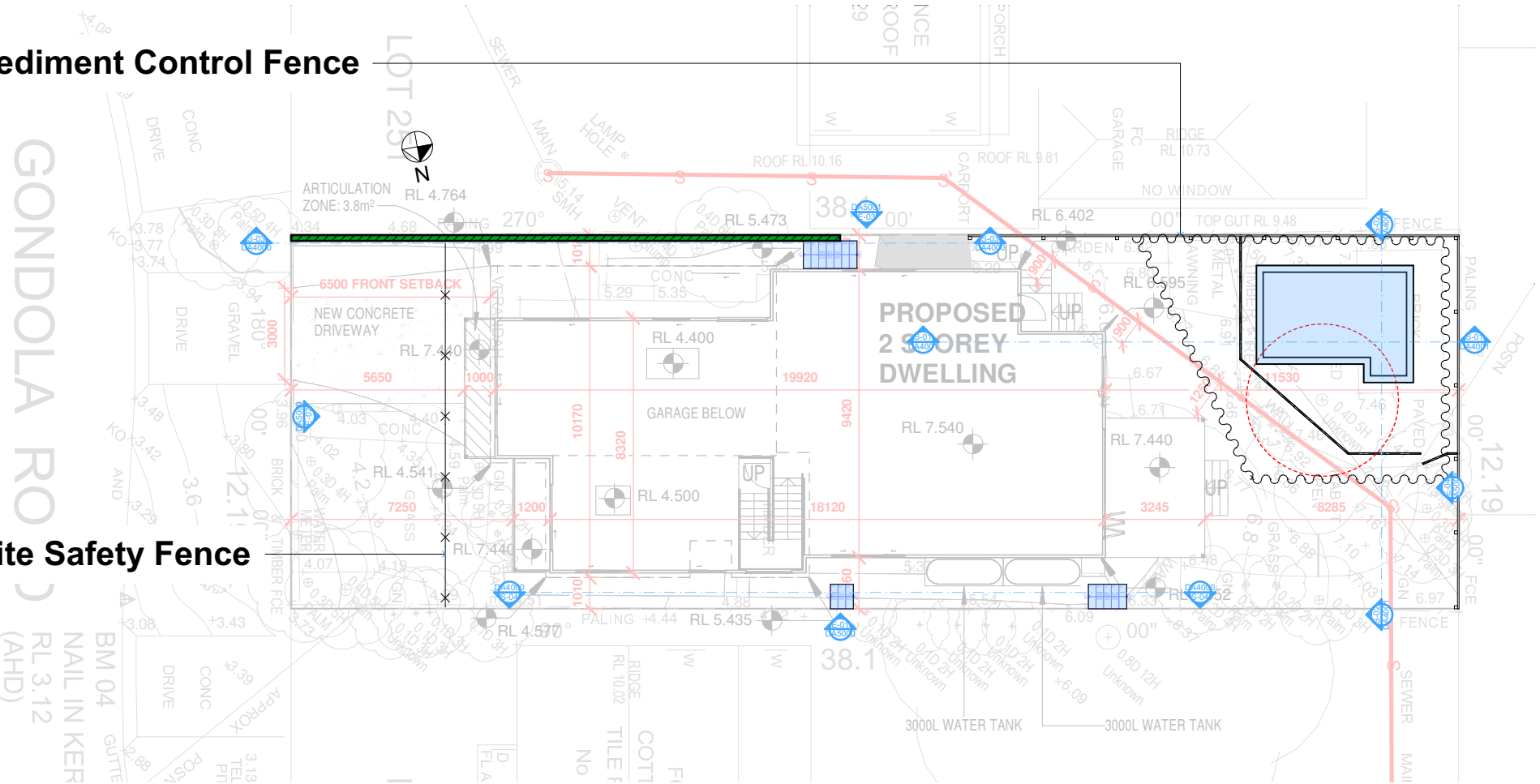
Denotes New Works

Wall Legend

- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Demolished Item

Sediment Control Fence

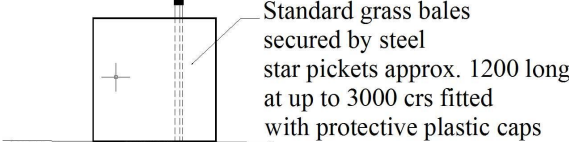
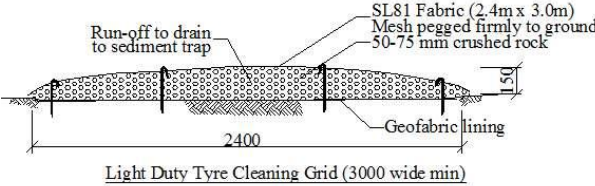
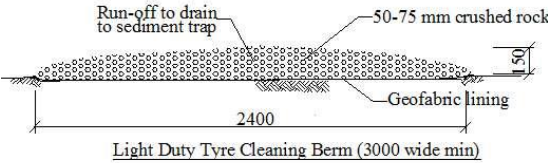
Site Safety Fence



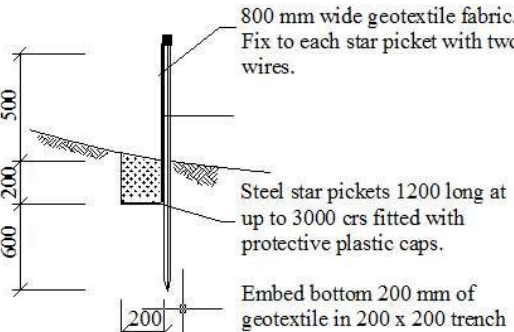
2.

SEDIMENT & EROSION CONTROL PLAN

1:200



Typical Detail Grass Bale Sediment Barrier



Typical Detail Sediment Control Barrier

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Site Information

Site Information	Prop.	Comp.
Site Area	464.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Variation
Min. side bdy setback (Min.)	1m, 2.5m	Yes
Building envelope	3.5@ 45deg	Yes
% of landscape open space (50% min)	51%	Yes
Impervious area (m ²)	49%	Yes
Maximum cut into gnd (m)	1.8m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 16/01/2020
Project NO.: RP0319GRE
Project Status DA

Client John Green

Site: 131 Gondola Road, North Narabeen

DRAWING TITLE: SITE AND LOCATION
Sediment & Erosion Plan

PROJECT NAME: Alterations & Additions

REVISION NO.

DRAWING NO.
DA1008

Plot Date: 16/01/2020

Denotes New Works

Wall Legend

- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Demolished Item

Material Storage Area

Sediment Control Fence

Vehicle Access For
Removal Of Waste By
Builder During Work Hours

Approximate Location Of Building
Waste & Recycling Area

Site Safety Fence

Residential Garbage Bin Storage

2. WASTE MANAGEMENT PLAN
1:200



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NOTES
131 Gondola Road, North Narrabeen is zoned R2-Low Density Residential.
131 Gondola Road, North Narrabeen is not considered a heritage item.
New Works to be constructed shown in Shaded/Blue.

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

Site Information	Prop.	Comp.
Site Area	464.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Variation
Min. side bdy setback (Min.)	1m, 2.5m	Yes
Building envelope	3.5@ 45deg	Yes
% of landscape open space (50% min)	51%	Yes
Impervious area (m2)	49%	Yes
Maximum cut into gnd (m)	1.8m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 16/01/2020
Project NO.: RP0319GRE
Project Status DA

Client John Green

Site: 131 Gondola Road, North Narrabeen

DRAWING TITLE : SITE AND LOCATION
Waste Management Plan

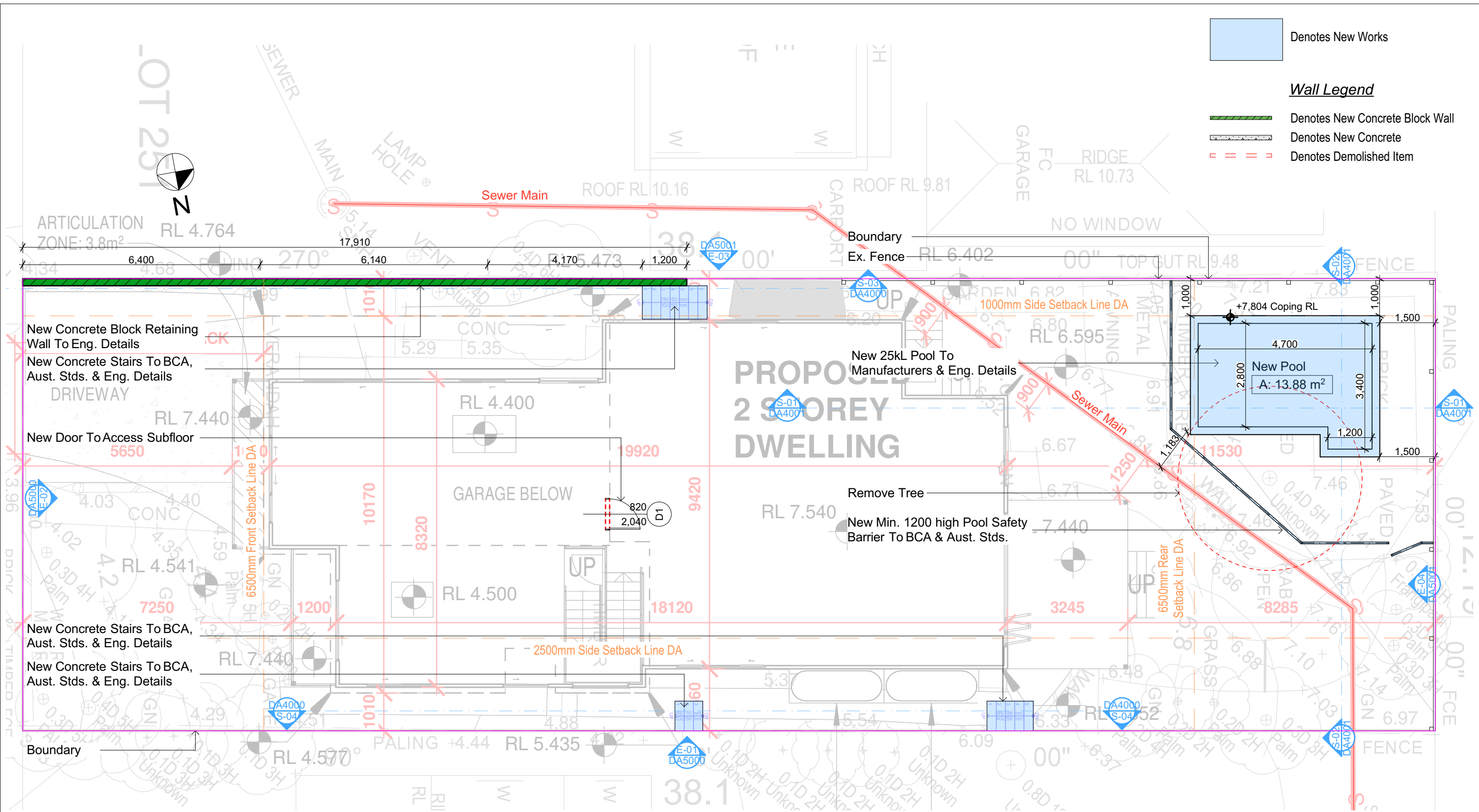
PROJECT NAME : Alterations & Additions

REVISION NO.

DRAWING NO.
DA1009

Plot Date: 16/01/2020

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Denotes New Works

Wall Legend

Denotes New Concrete Block Wall

Denotes New Concrete

Denotes Demolished Item

2. GROUND FLOOR
1:100

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Certifying
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NOTES
131 Gondola Road, North Narrabeen is zoned R2-Low Density Residential
New Works to be constructed shown in Shaded/Blue
131 Gondola Road, North Narrabeen is not considered a heritage item



Rapid Plans
Building Design and Architectural Drafting

Rapid Plans
www.rapidplans.com.au
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NSW 1585
Ph: (02) 9505-8865
Mobile: 0414-945-024
Email: greg@rapidplans.com.au
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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



ACCREDITED BUILDING DESIGNER

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

Project North



Checked Plot Date: Project NO. Project Status

GBJ 16/01/2020 RP0319GRE DA

Client Site: John Green 131 Gondola Road, North Narrabeen

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	464.5m2	Yes	Building envelope	3.5@45deg	Yes
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (50% min)	51%	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	49%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	1.8m	Yes
Front Setback (Min.)	6.5m	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Variation	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1m,2.5m	Yes			

DRAWING TITLE :

PLANS
GROUND FLOOR

PROJECT NAME :
Alterations & Additions

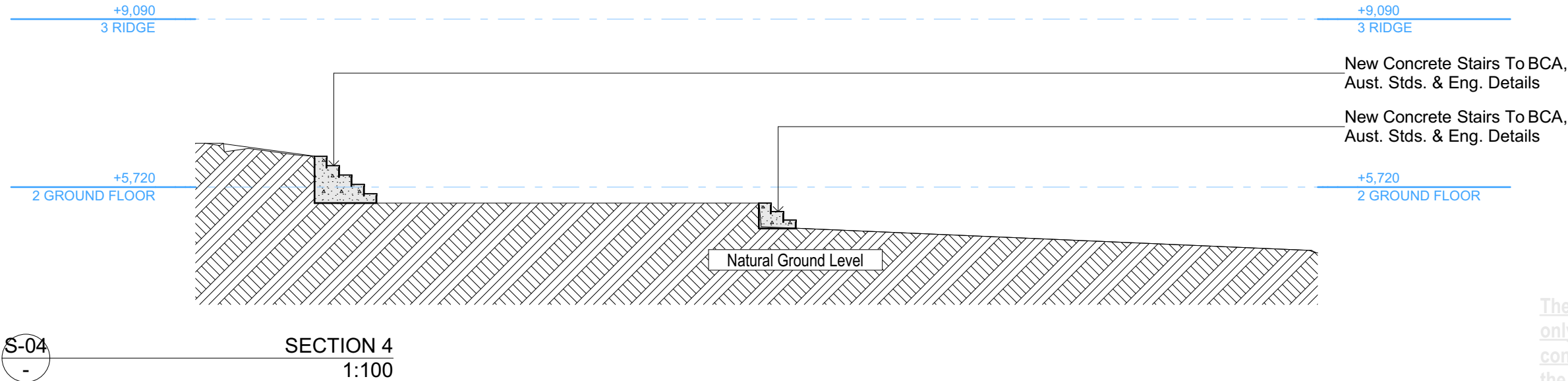
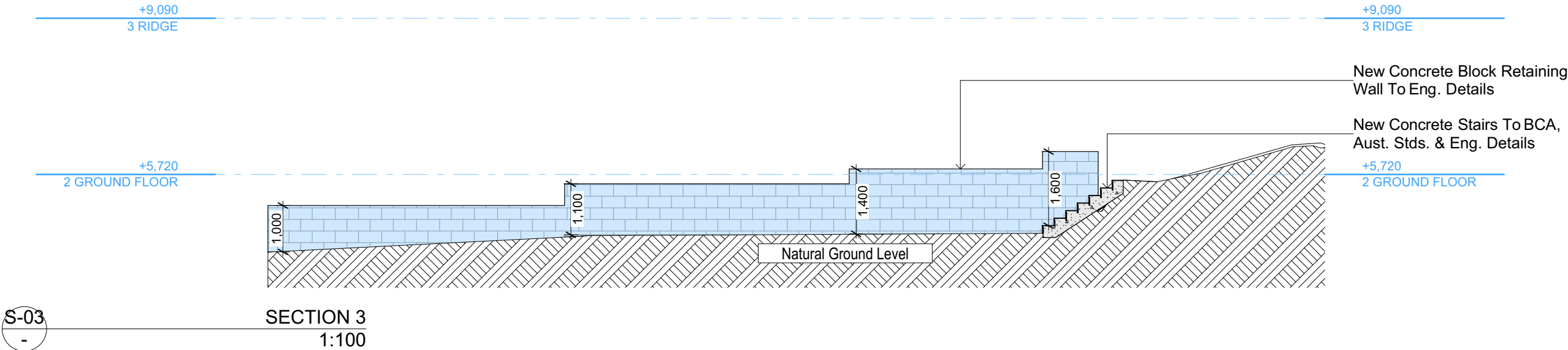
REVISION NO.

DRAWING NO.
DA2001

Denotes New Works

Wall Legend

- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Demolished Item



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Ph: (02) 9505-8545 Mobile: 0414-545-024
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NOTES
131 Gondola Road, North Narrabeen is zoned R2-Low Density Residential
131 Gondola Road, North Narrabeen is not considered a heritage item
New Works to be constructed shown in Shaded/Blue

Certification
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Site Information	Prop.	Comp.
Site Area	464.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Variation
Min. side bdy setback (Min.)	1m, 2.5m	Yes
Building envelope	3.5@ 45deg	Yes
% of landscape open space (50% min)	51%	Yes
Impervious area (m2)	49%	Yes
Maximum cut into gnd (m)	1.8m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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



Drawn | Checked GBJ
Plot Date: 16/01/2020
Project NO.: RP0319GRE
Project Status DA

Client John Green

Site: 131 Gondola Road, North Narrabeen

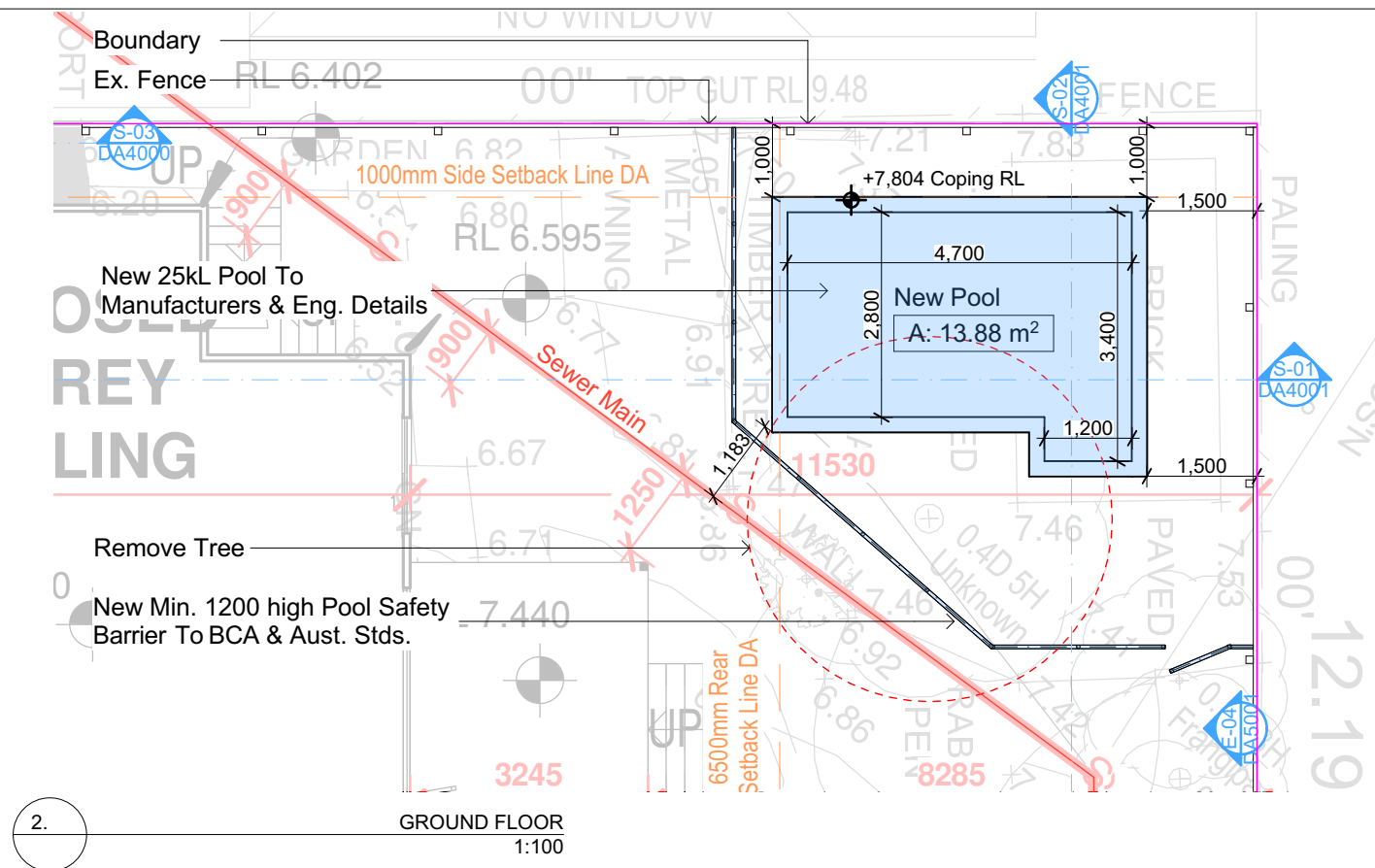
DRAWING TITLE : SECTIONS
SECTION 1

PROJECT NAME : Alterations & Additions

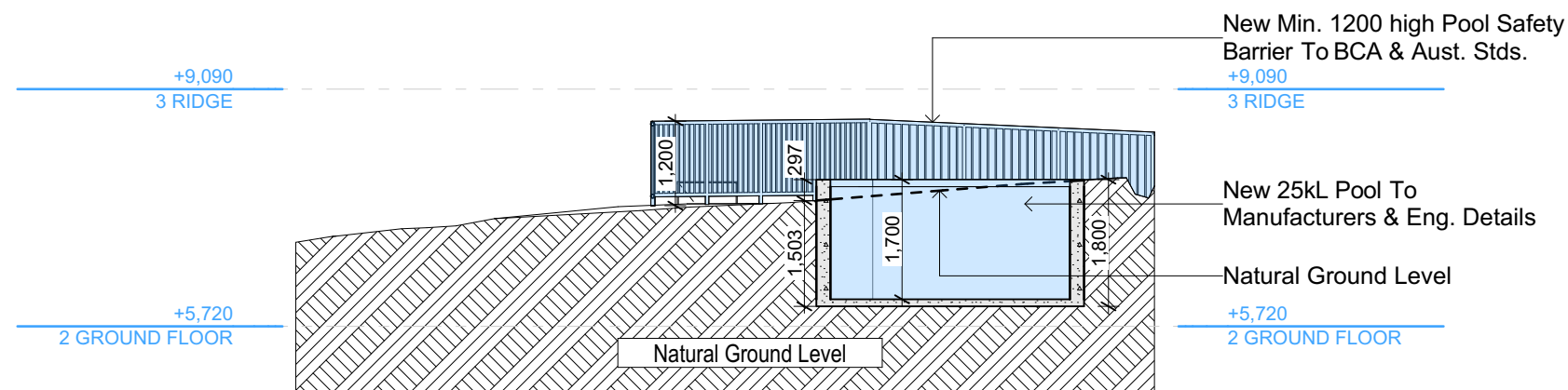
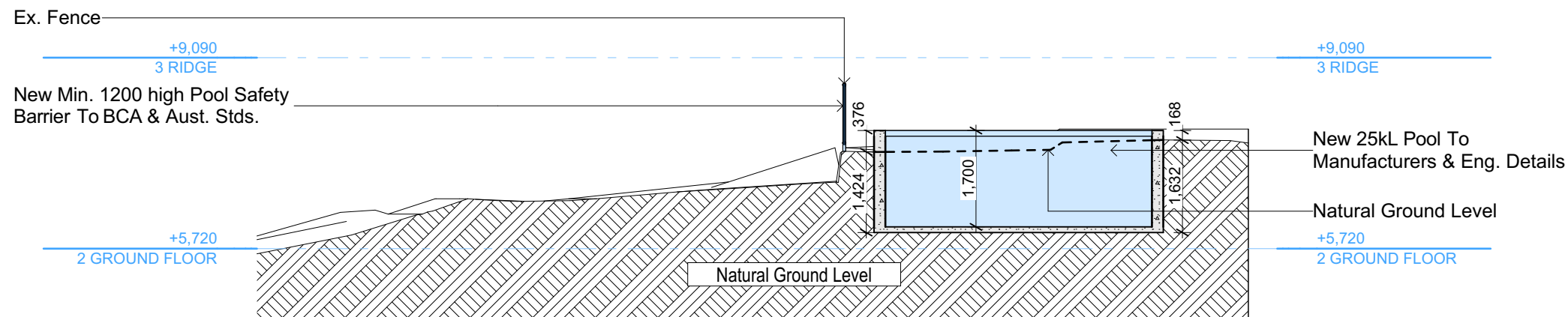
REVISION NO.

DRAWING NO.
DA4000

Plot Date: 16/01/2020



- Denotes New Works
- Wall Legend**
- Denotes New Concrete Block Wall
 - Denotes New Concrete
 - Denotes Demolished Item



Building Design and Architectural Drafting

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

NOTES
131 Gondola Road, North Narrabeen is zoned R2-Low Density Residential
131 Gondola Road, North Narrabeen is not considered a heritage item
New Works to be constructed shown in Shaded/Blue

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

Site Information	Prop.	Comp.
Site Area	464.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Variation
Min. side bdy setback (Min.)	1m, 2.5m	Yes
Building envelope	3.5@ 45deg	Yes
% of landscape open space (50% min)	51%	Yes
Impervious area (m2)	49%	Yes
Maximum cut into gnd (m)	1.8m	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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

Project North

Drawn | Checked GBJ
Plot Date: 16/01/2020
Project NO. RP0319GRE
Project Status DA

Client John Green

Site: 131 Gondola Road, North Narrabeen

DRAWING TITLE : SECTIONS
SECTION POOL

PROJECT NAME : **Alterations & Additions**

REVISION NO.

DRAWING NO.
DA4001

Plot Date: 16/01/2020