
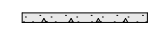



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 All works are to be in accordance with the Building Code of Australia, Australian Standards, Construction Methods in accordance with Manufacturers Specifications ie. the Red Book, Engineering details & Northern Beaches Council Notice of Determination No: DA2020/0070 Dated: 9/03/20 including, but not limited to:
1. Pool Fence To AS1926.1. Pool Backwash to Connect To Sewer As Per NCC
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 7. Amendments to the approved plans
 8. Boundary Identification Survey
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 10. Compliance with standards
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 14. Survey Certificate
 15. Installation and Maintenance of Sediment Control
 16. Tree and vegetation protection
 17. Landscape completion
 18. Stormwater Disposal
 19. Geotechnical Certification Prior to Occupation Certificate
 20. Swimming Pool Requirements

 Denotes Modified Works

 Denotes New Works

Wall Legend

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

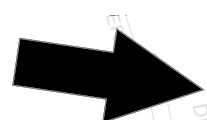


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NOTES
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 New Works to be constructed shown in Shaded/Blue
Certifying
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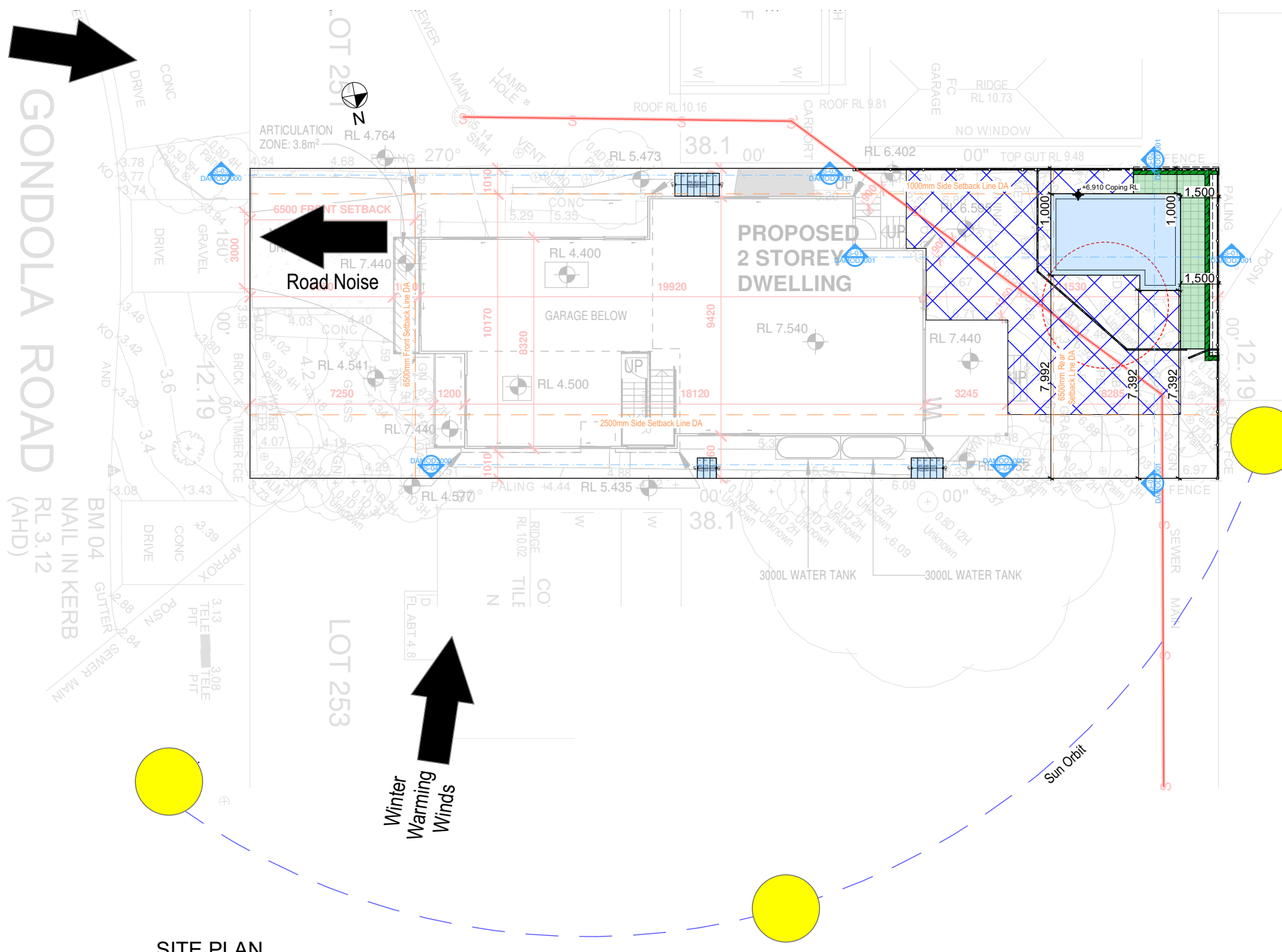
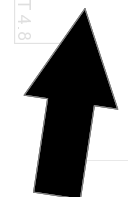
Summer Cooling Winds



Road Noise



Winter Warming Winds



2.

SITE PLAN
1:200

**CONSTRUCTION
CERTIFICATE**

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@45d eg	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



Drawn | Checked GBJ
 Plot Date: 10/5/24
 Project NO.: RP2319GRE
 Project Status DAMOD Finals

Client John Green

Site: 131 Gondola Road, North Narrabeen

DRAWING TITLE:
SITE AND LOCATION
SITE PLAN

PROJECT NAME:
Alterations & Additions

REVISION NO.

DRAWING NO.
DAMOD1004

Plot Date: 10/5/24

- Note:
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 14. Survey Certificate
 15. Installation and Maintenance of Sediment Control
 16. Tree and vegetation protection
 17. Landscape completion
 18. Stormwater Disposal
 19. Geotechnical Certification Prior to Occupation Certificate
 20. Swimming Pool Requirements

Denotes Impervious Area

Denotes Pervious Area



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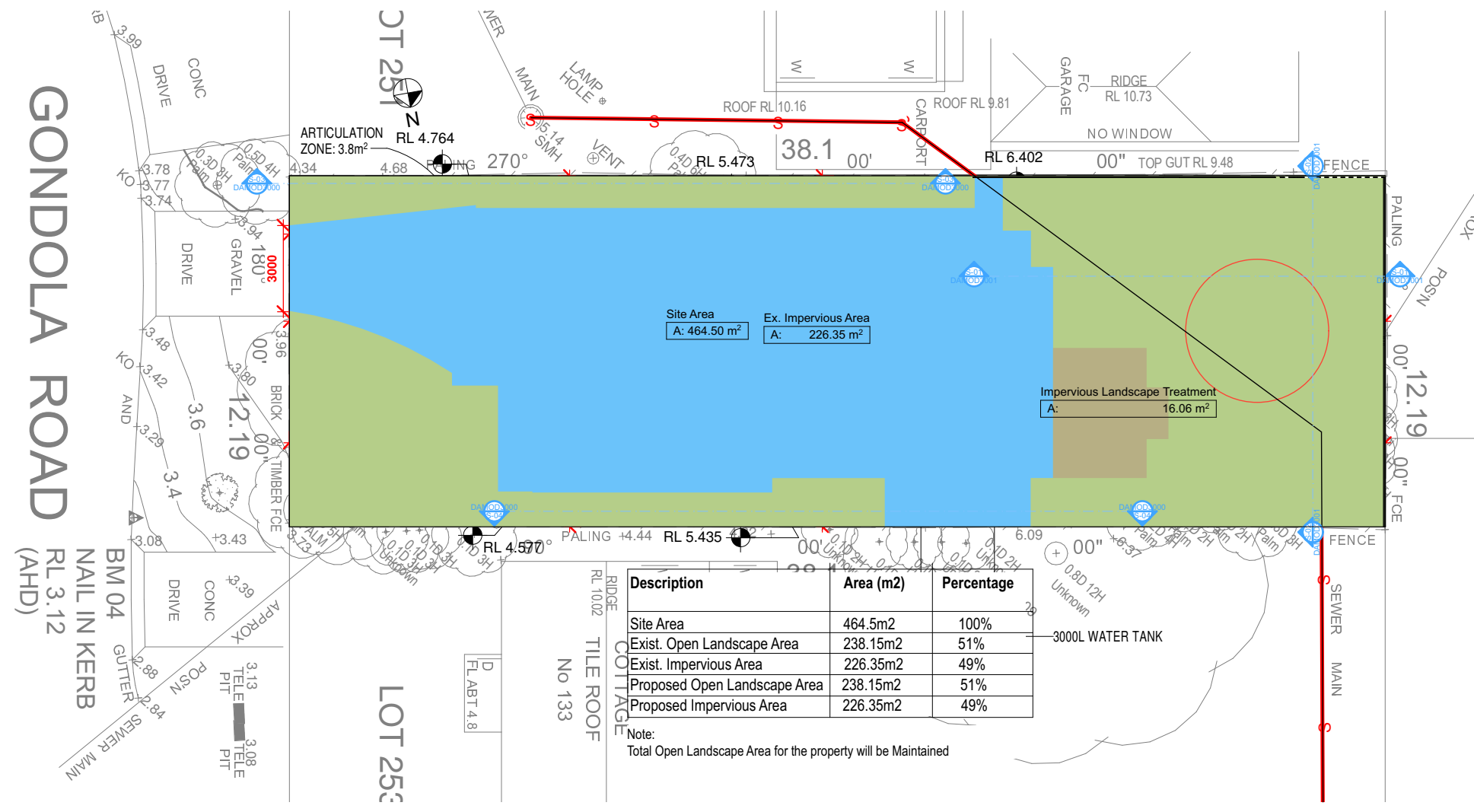


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Certifying
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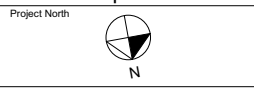


Description	Area (m2)	Percentage
Site Area	464.5m2	100%
Exist. Open Landscape Area	238.15m2	51%
Exist. Impervious Area	226.35m2	49%
Proposed Open Landscape Area	238.15m2	51%
Proposed Impervious Area	226.35m2	49%

Note:
 Total Open Landscape Area for the property will be Maintained

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: 10/5/24
 Project NO.: RP0319GRE
 Project Status DAMOD Finals

Client John Green
 Site: 131 Gondola Road, North Narrabeen

DRAWING TITLE: SITE AND LOCATION
Landscape Open Space Existing

PROJECT NAME:
Alterations & Additions

REVISION NO.

DRAWING NO.
DAMOD1006

Plot Date: 10/5/24

2. - LANDSCAPE OPEN SPACE EXISTING 1:200

CONSTRUCTION CERTIFICATE

Note:

All works are to be in accordance with the Building Code of Australia, Australian Standards, Construction Methods in accordance with Manufacturers Specifications ie. the Red Book, Engineering details & Northern Beaches Council Notice of Determination No: DA2020/0070 Dated: 9/03/20 including, but not limited to:

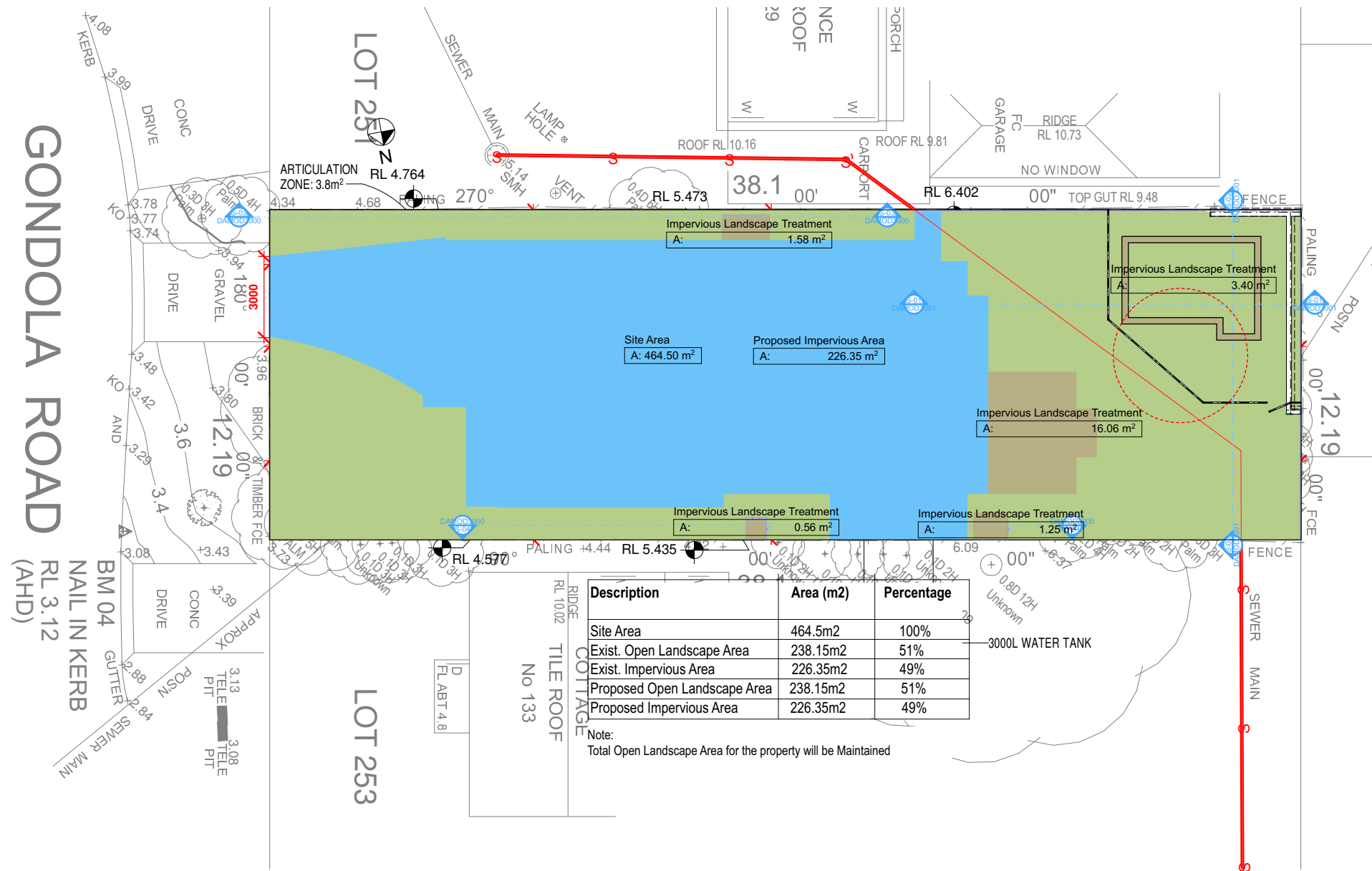
1. Pool Fence To AS1926.1. Pool Backwash to Connect To Sewer As Per NCC
5. Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans
6. Structural Adequacy and Excavation Work
7. Amendments to the approved plans
8. Boundary Identification Survey
9. Erosion and Sediment Control Plan
10. Compliance with standards
11. Sydney Water "Tap In"
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15. Installation and Maintenance of Sediment Control
16. Tree and vegetation protection
17. Landscape completion
18. Stormwater Disposal
19. Geotechnical Certification Prior to Occupation Certificate
20. Swimming Pool Requirements



Denotes Impervious Area



Denotes Pervious Area



Description	Area (m2)	Percentage
Site Area	464.5m2	100%
Exist. Open Landscape Area	238.15m2	51%
Exist. Impervious Area	226.35m2	49%
Proposed Open Landscape Area	238.15m2	51%
Proposed Impervious Area	226.35m2	49%

Note:
Total Open Landscape Area for the property will be Maintained

2.
-

LANDSCAPE OPEN SPACE PROPOSED
1:200

**CONSTRUCTION
CERTIFICATE**



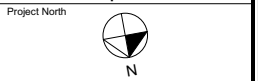
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NOTES
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New Works to be constructed shown in Shaded/Blue
Certifying
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Site Information	Prop.	Comp.
Site Area	464.5m2	Yes
Housing Density (dwelling/m2)	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: 10/5/24
Project NO.: RP0319GRE
Project Status DAMOD Final

Client John Green

Site: 131 Gondola Road, North Narrabeen

DRAWING TITLE: SITE AND LOCATION
Landscape Open Space Proposed

PROJECT NAME:
Alterations & Additions

REVISION NO.

DRAWING NO.
DAMOD1007

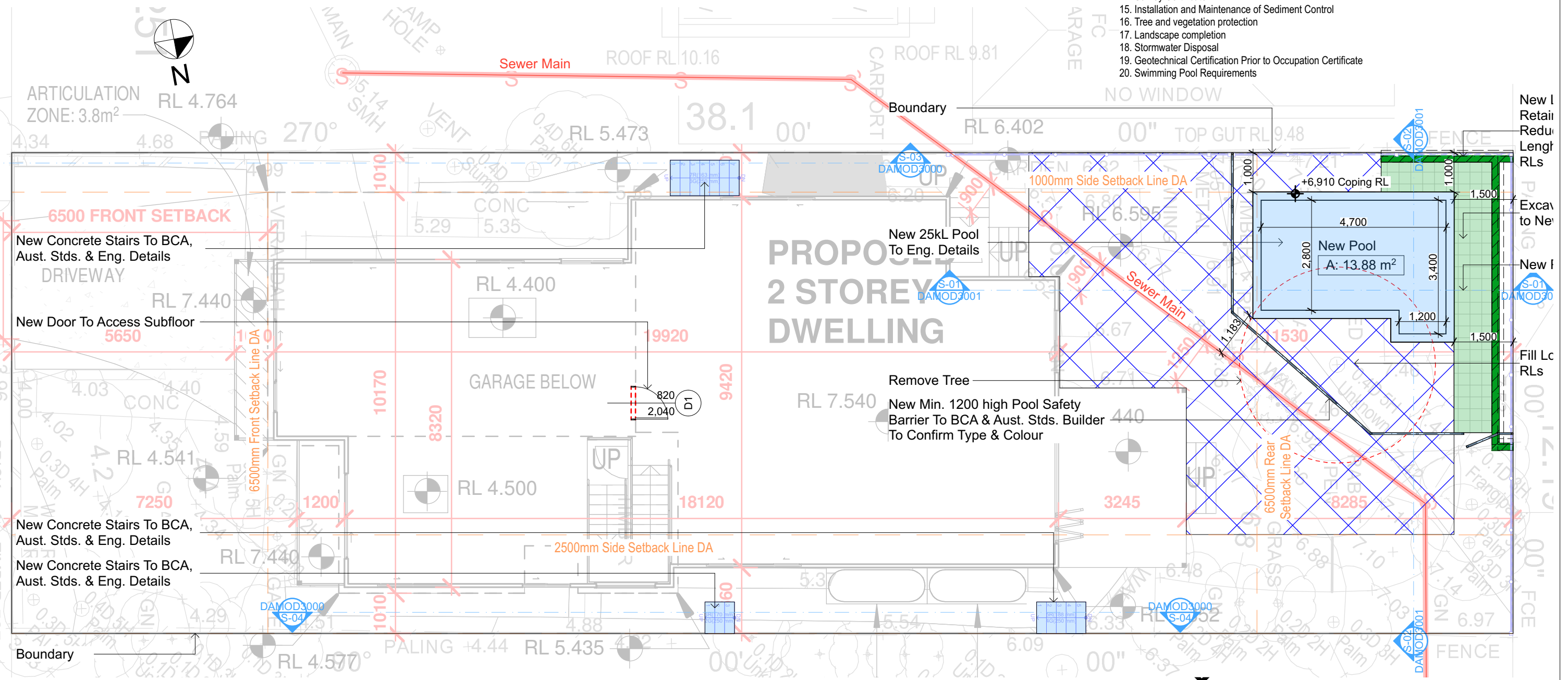
Plot Date: 10/5/24

Denotes New Works
 Denotes Modified Works

Wall Legend

Denotes New Concrete Block Wall
 Denotes New Concrete
 Denotes Demolished Item

- Note:**
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 16. Tree and vegetation protection
 17. Landscape completion
 18. Stormwater Disposal
 19. Geotechnical Certification Prior to Occupation Certificate
 20. Swimming Pool Requirements



2. GROUND FLOOR
1:100

**CONSTRUCTION
CERTIFICATE**

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

DRAFT

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	464.5m ²	Yes	Building envelope	3.5@45deg	Yes
Housing Density (dwelling/m ²)	1	Yes	% of landscape open space (50%)	51%	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes	min. impervious area (m ²)	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			

Rapid Plans
 Building Design and Architectural Drafting

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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

Project North

Checked Plot Date: GBJ 10/5/24
 Project NO: RP0319GRE
 Project Status: DAMOD Finals

Client Site: John Green
 131 Gondola Road, North Narrabeen

DRAWING TITLE : **PLANS GROUND FLOOR**

PROJECT NAME : **Alterations & Additions**

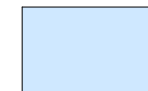
REVISION NO.

DRAWING NO. **DAMOD2001**

Note:

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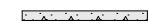
1. Pool Fence To AS1926.1. Pool Backwash to Connect To Sewer As Per NCC
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15. Installation and Maintenance of Sediment Control
16. Tree and vegetation protection
17. Landscape completion
18. Stormwater Disposal
19. Geotechnical Certification Prior to Occupation Certificate
20. Swimming Pool Requirements



Denotes New Works



Denotes New Concrete Block Wall



Denotes New Concrete



Denotes Demolished Item

Wall Legend



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New Works to be constructed shown in Shaded/Blue

Certification
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New Concrete Stairs To BCA, Aust. Stds. & Eng. Details

S-03
SECTION 3
1:100



New Concrete Stairs To BCA, Aust. Stds. & Eng. Details

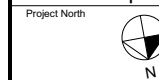
New Concrete Stairs To BCA, Aust. Stds. & Eng. Details

S-04
SECTION 4
1:100

CONSTRUCTION CERTIFICATE

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@45d eg	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: 10/5/24
Project NO: RP03/19GRE
Project Status DAMOD Finals

Client John Green

Site: 131 Gondola Road, North Narrabeen

DRAWING TITLE :
SECTIONS SECTION 1



PROJECT NAME :
Alterations & Additions

REVISION NO.




DRAWING NO.
DAMOD3000

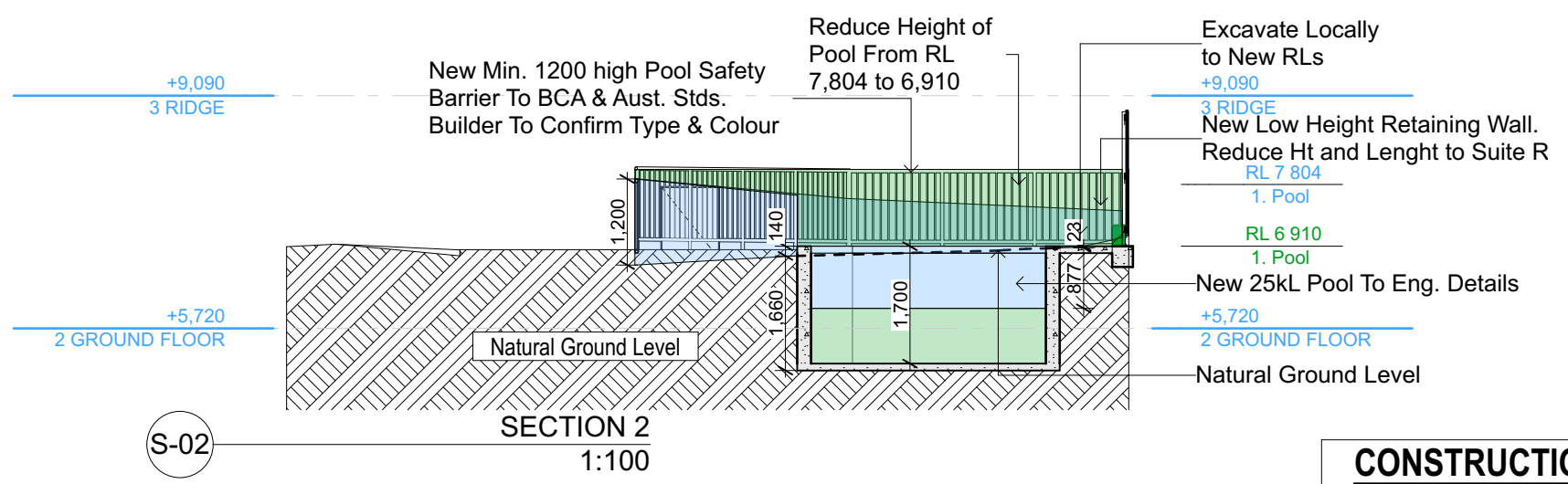
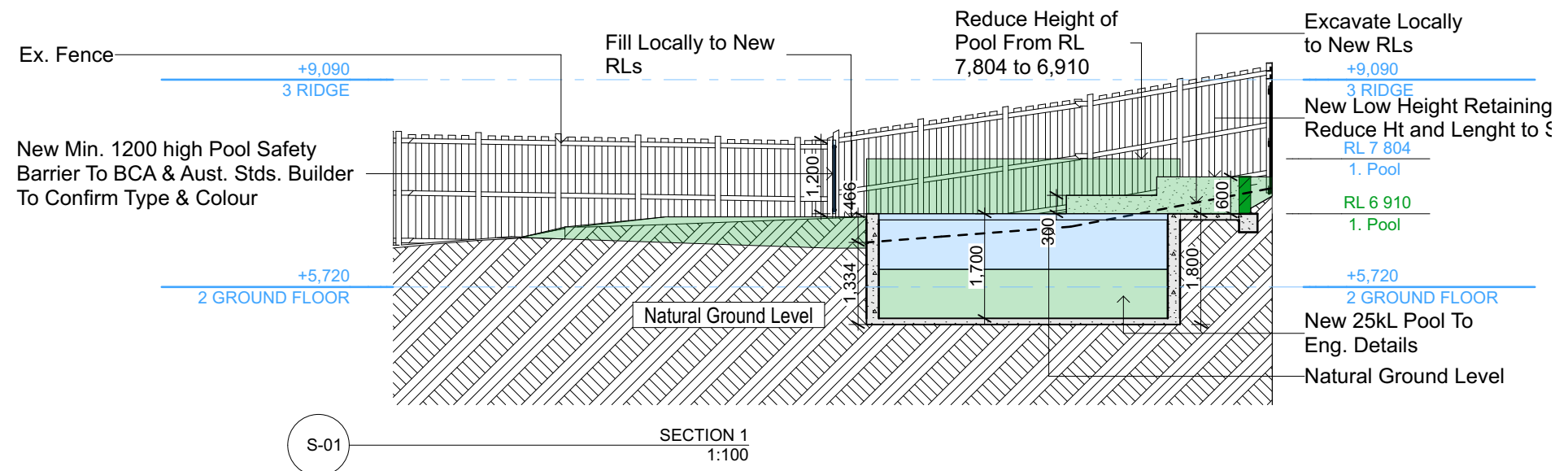
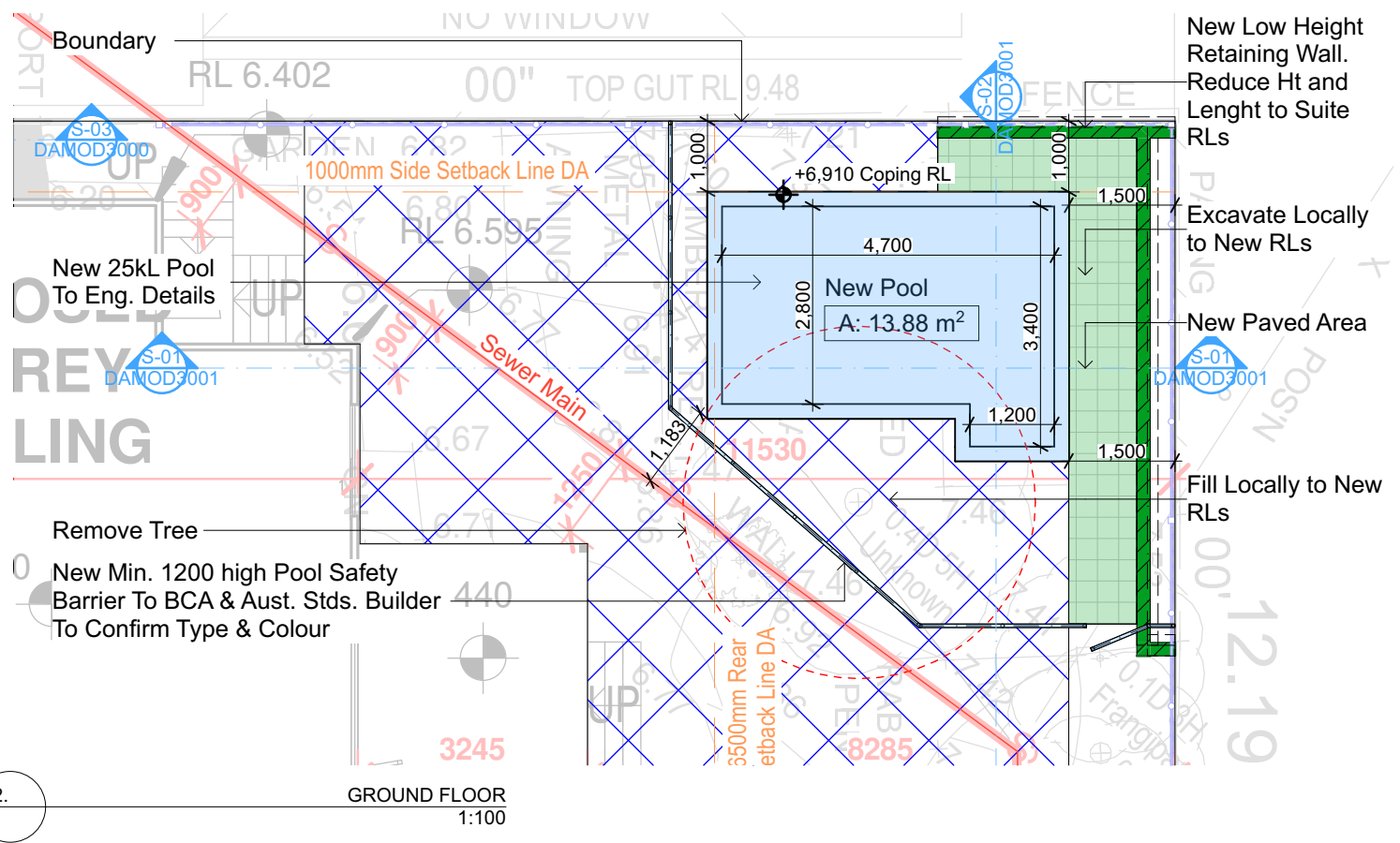
Plot Date: 10/5/24

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-  Denotes Modified Works
-  Denotes New Works

Wall Legend

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



**CONSTRUCTION
CERTIFICATE**



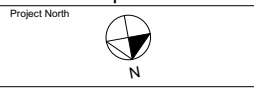
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Site Information	Prop.	Comp.
Site Area	464.5m ²	Yes
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Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Variation
Min. side 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



Drawn | Checked GBJ
 Plot Date: 10/5/24
 Project NO: RP0319GRE
 Project Status DAMOD Finals

Client John Green
 Site: 131 Gondola Road, North Narrabeen

DRAWING TITLE:
**SECTIONS
SECTION POOL**

PROJECT NAME:
Alterations & Additions

REVISION NO.
 DRAWING NO.
DAMOD3001
 Plot Date: 10/5/24