

Denotes Proposed Shadow



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

1 Jun-21-9am 1:200

DA APPLICATION ONLY NOT FOR CONSTRUCTION

NOTES 63 Gondola Road, North Narrabeen is zoned R2 - Low Density Res All Plans to be read in conjunction with Basix Certificate New Works to be constructed shown in Shaded/Blue 63 Gondola Road, North Narrabeen is not considered a heritage item

Construction Timber and Concrete, Timber and Masonry Walls Roof Timber to have R5.0 Insulation Insulation to External Timber and Masonry Walls R2.5 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 1015090S 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	Proposed	Compliance
Site Area	622.7m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Yes
Minimum side boundary setback (Min.)	1m + 2.5m	Variation
Building envelope	3.5m@45Deg	Variation
% of landscape open space (50% min)	50%	Yes
Impervious area (m2)	313.62m2	Yes
Maximum cut into ground (m)	1550mm	Yes
Maximum depth of fill (m)	865mm	Yes
Number of car spaces provided	2	Yes



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



Project North

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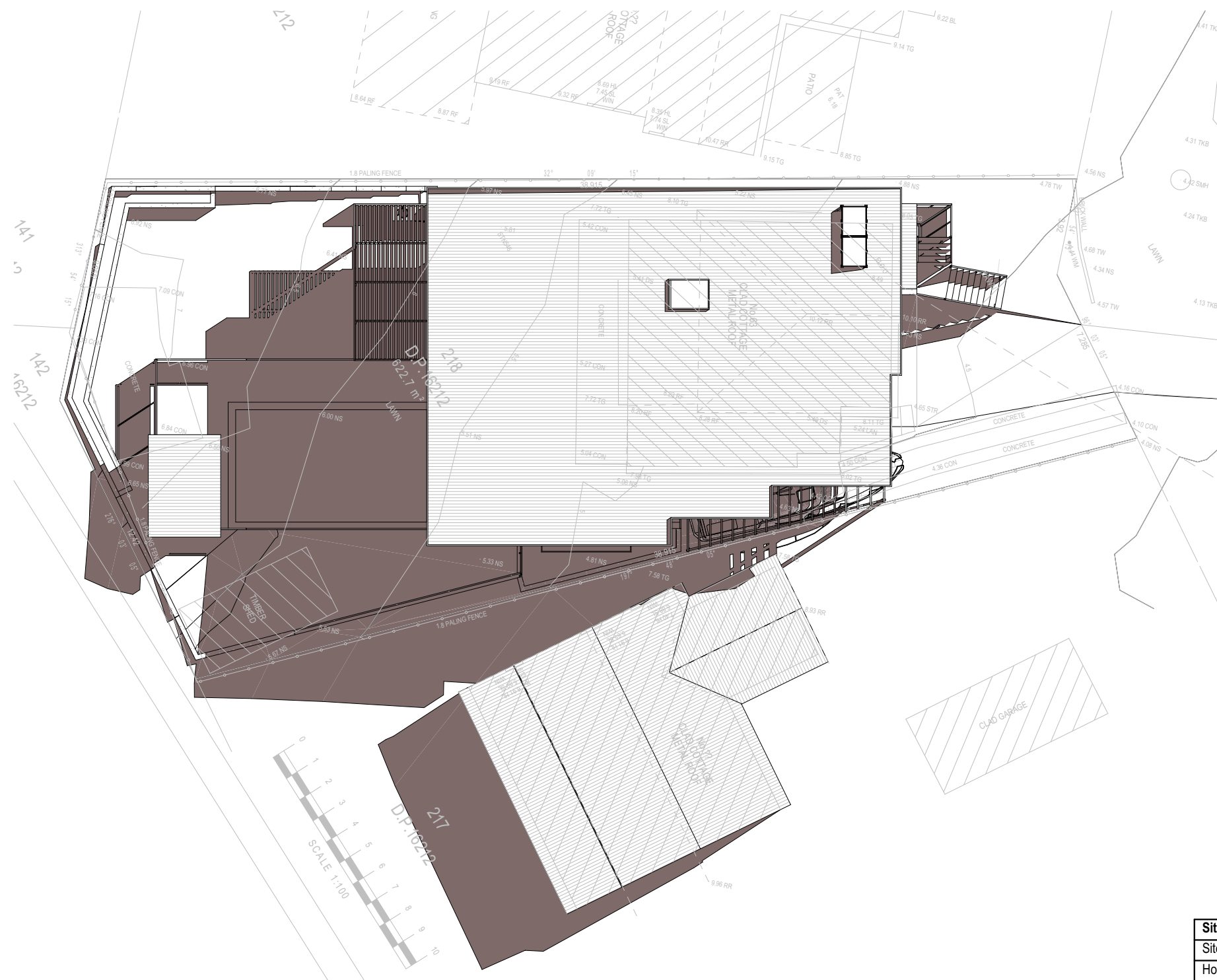
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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Client: Greg Beeman

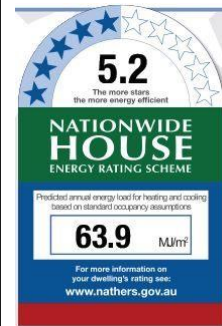
Client Greg Beeman Project Name New Dwelling 63 Gondola Road, North Narrabeen 2101

Lot 218 D.P. 16212 Drawing Title: Sunstudy - June 21st Shadow - 9am Jun-21-9am

Scale: A3 as noted Status: DA Project No. RP1018BEE Date: 20/08/19 Checked By: GBJ Drawing No. DA5002



Denotes Proposed Shadow



1 Jun-21-12pm 1:200

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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

Construction
Timber and Concrete, Timber and Masonry Walls
Roof Timber to have R5.0 Insulation
Insulation to External Timber and Masonry Walls R2.5
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 1015090S
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	Proposed	Compliance
Site Area	622.7m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Yes
Minimum side boundary setback (Min.)	1m + 2.5m	Variaton
Building envelope	3.5m@45Deg	Variaton
% of landscape open space (50% min)	50%	Yes
Impervious area (m2)	313.62m2	Yes
Maximum cut into ground (m)	1550mm	Yes
Maximum depth of fill (m)	865mm	Yes
Number of car spaces provided	2	Yes



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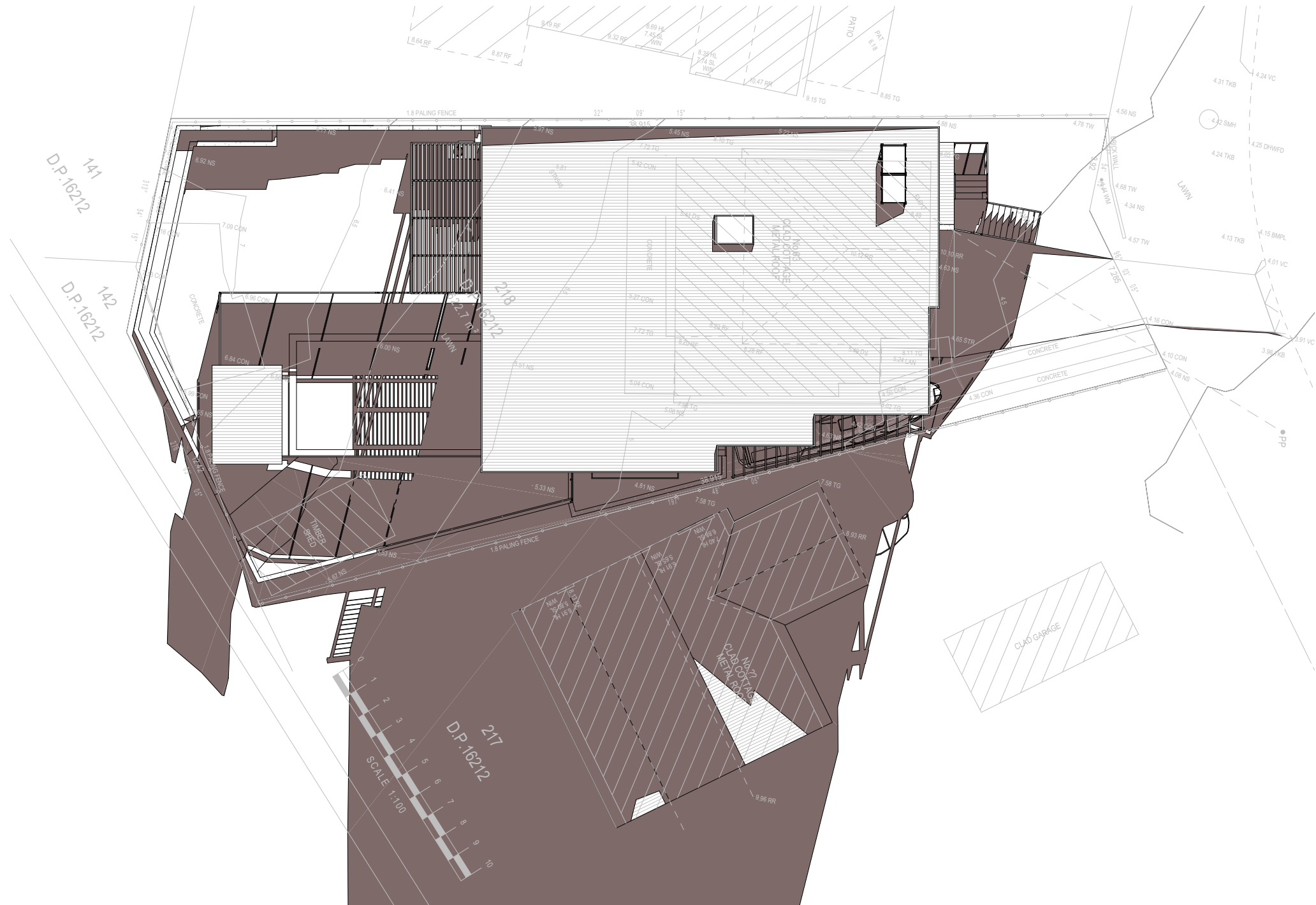
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Client:
Greg Beeman

Client
Greg Beeman
Project Name
New Dwelling
63 Gondola Road, North Narrabeen
2101

Lot 218 D.P. 16212
Drawing Title:
Sunstudy - June 21st Shadow -
12pm
Jun-21-12pm

Scale: A3 as noted
Status: DA
Project No.
RP1018BEE

Date: 20/08/19
Checked By: GBJ
Drawing No.
DA5003



Denotes Proposed Shadow

1 Jun-21-3pm 1:200



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

DA APPLICATION ONLY NOT FOR CONSTRUCTION

NOTES
63 Gondola Road, North Narrabeen is zoned R2 - Low Density Res
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
63 Gondola Road, North Narrabeen is not considered a heritage item
Certifying
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Construction
Timber and Concrete, Timber and Masonry Walls
Roof Timber to have R5.0 Insulation
Insulation to External Timber and Masonry Walls R2.5
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 1015090S

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	Proposed	Compliance
Site Area	622.7m²	Yes
Housing Density (dwelling/m²)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Yes
Minimum side boundary setback (Min.)	1m + 2.5m	Variation
Building envelope	3.5m@45Deg	Variation
% of landscape open space (50% min)	50%	Yes
Impervious area (m²)	313.62m²	Yes
Maximum cut into ground (m)	1550mm	Yes
Maximum depth of fill (m)	865mm	Yes
Number of car spaces provided	2	Yes



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Client:
Greg Beeman

Client
Greg Beeman
Project Name
New Dwelling
63 Gondola Road, North Narrabeen
2101

Lot 218 D.P. 16212

Drawing Title:
Sunstudy - June 21st Shadow -
3pm
Jun-21-3pm

Scale: A3 as noted
Status: DA
Project No.
RP1018BEE

Date: 20/08/19

Checked By: GBJ

Drawing No.

DA5004

NOTES
63 Gondola Road, North Narrabeen is zoned R2 - Low Density Res.
All Plans to be read in conjunction with Basix Certificate New Works to be constructed shown in Shaded/Blue.
63 Gondola Road, North Narrabeen is not considered a heritage item.

Construction
Timber and Concrete, Timber and Masonry Walls
Roof Timber to have R5.0 Insulation
Insulation to External Timber and Masonry Walls R2.5
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basix
Basix Certificate Number 1015090S
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.

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

Project North



DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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Client: Greg Beeman
Project Name: **New Dwelling**
63 Gondola Road, North Narrabeen
2101

Lot 218 D.P. 16212

Drawing Title:

Sunstudy - Wall Elevation Shadow

Wall Elev 9am, Wall Elev 12pm, Wall Elev 3pm,

Site Plan as noted

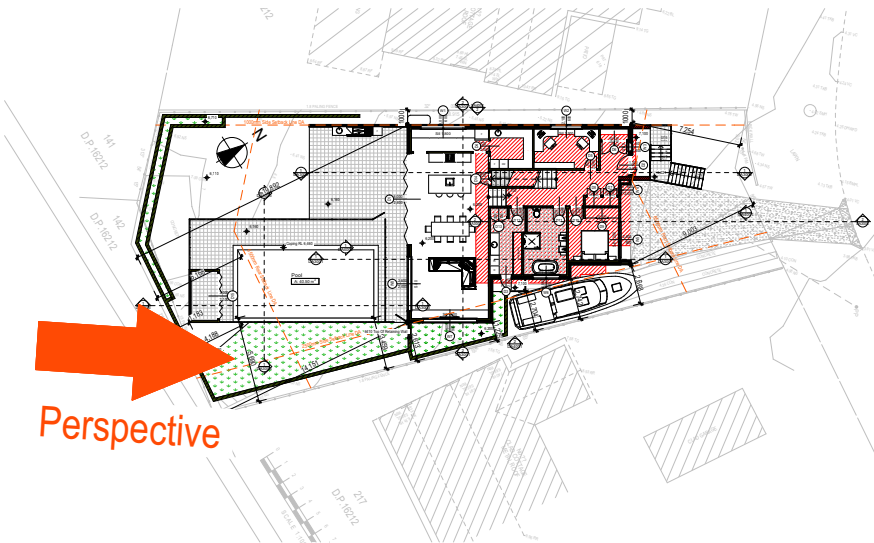
Status: DA

Checked By: GBJ

Project No:

Drawing No.

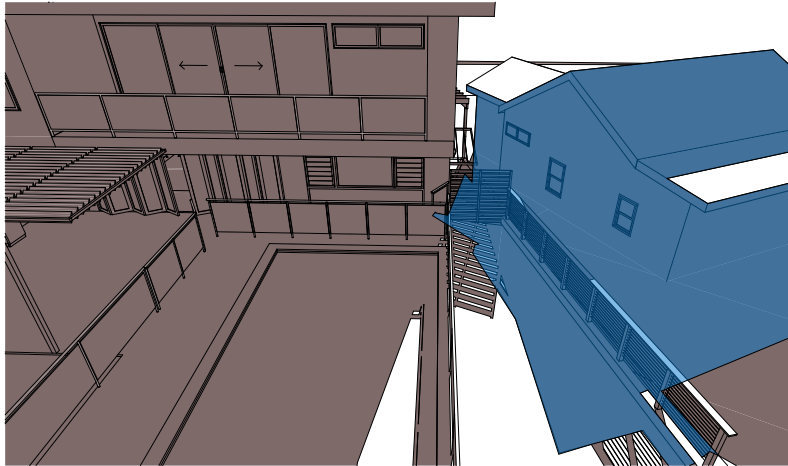
RP1018BEE DA5005



1

Site Plan

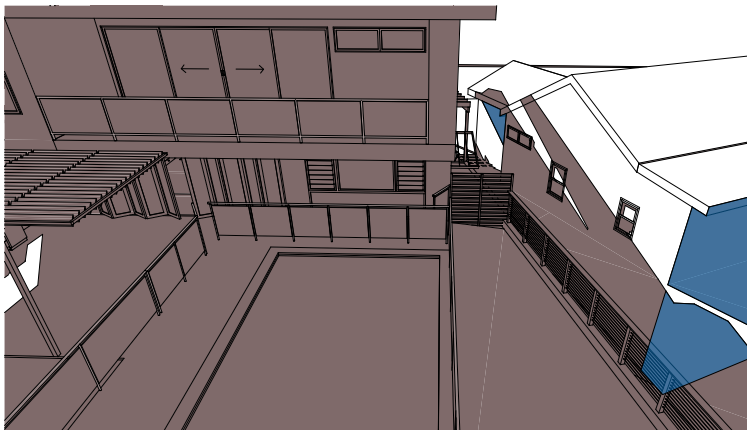
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Wall Elev 9am

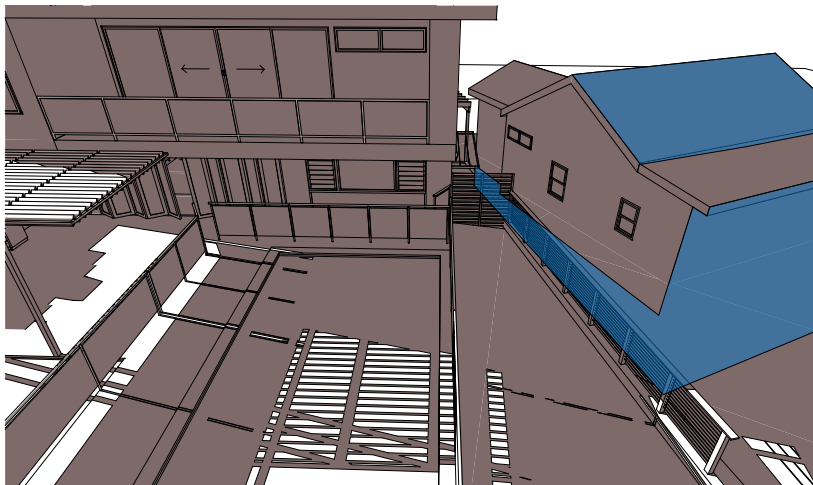
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1

Wall Elev 12pm

1:100



1

Wall Elev 3pm

1:100



Denotes Neighbours Shadow



Denotes Proposed Shadow

Site Information	Proposed	Compliance
Site Area	622.7m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Yes
Minimum side boundary setback (Min.)	1m + 2.5m	Variation
Building envelope	3.5m@45Deg	Variation
% of landscape open space (50% min)	50%	Yes
Impervious area (m ²)	313.62m ²	Yes
Maximum cut into ground (m)	1550mm	Yes
Maximum depth of fill (m)	865mm	Yes
Number of car spaces provided	2	Yes

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