

48 GONDOLA RD. NORTH NARRABEEN, NSW 2101

ALTERATIONS & ADDITIONS TO EXISTING DWELLING

LOT 259 D.P. 16719

GENERAL NOTES

1. BUILDER TO MAINTAIN STRICT ACCORDANCE WITH COUNCIL CONDITIONS & REQUIREMENTS . ALL WORKS SHOWN / INDICATED SHALL BE CARRIED OUT IN A TRADESMENLIKE MANNER AND SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, LOCAL GOVERNMENT BY-LAWS AND THE RELEVANT AUSTRALIAN STANDARDS. - CHECK THOROUGHLY ALL DIMENSIONS ON SITE DURING SETTING OUT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WHATSOEVER .

2. ALL WORKS SHOWN / INDICATED SHALL BE CARRIED OUT IN A TRADESMENLIKE MANNER AND SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, LOCAL GOVERNMENT BY-LAWS AND THE RELEVANT STANDARDS.

3. ALL DIMENSIONS ARE IN MILLIMETER. DIMENSIONS IN REFERENCE TO SCALE.

4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY PRODUCTIONS. IT IS THE RESPONSIBILITY OF THE BUILDER / CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, HEIGHTS AND LEVELS PRIOR TO STARTING ANY CONSTRUCTION WHATSOEVER.

5. CHECK AND VERIFY ALL DIMENSIONS AND DETAILS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS, AND REPORT ANY DISCREPANCIES OR ANOMALIES TO THE SITE OFFICE FOR CLARIFICATION.

6. IT IS THE RESPONSIBILITY OF THE BUILDER / CONTRACTOR READ THIS PLAN IN CONJUNCTION WITH ASSOCIATED CONSULTANT ENGINEERS PLANS, DETAILS AND SPECIFICATIONS.

7. ANY WORK SHOWN/INDICATED ON PLAN BUT NOT IN SPECIFICATIONS OR VICE VERSA, AND ANY WORK NOT SHOWN IN EITHER PLAN OR SPECIFICATION BUT WHICH IS OBVIOUSLY NECESSARY AS PART OF PROPER BUILDING CONSTRUCTION AND/OR FINISH IS TO BE CONSIDERED AS SO SHOWN AND IS TO BE CARRIED OUT AS PART OF THE CONTRACT.

8. NO RESPONSIBILITY WILL BE ACCEPTED BY THE DESIGNER FOR BUILDER'S DETAILS, METHODS, SETOUT, DESIGN CONTRADICTIONS NOR COUNCIL VARIATIONS AND CONDITIONS.

LEGEND

Site Boundary

Existing Structure

New Structure

Proposed Works

Proposed Gross Floor Area

Existing Gross Floor Area

Proposed Soft Landscaping

Proposed Deep Soil

Private Open Space

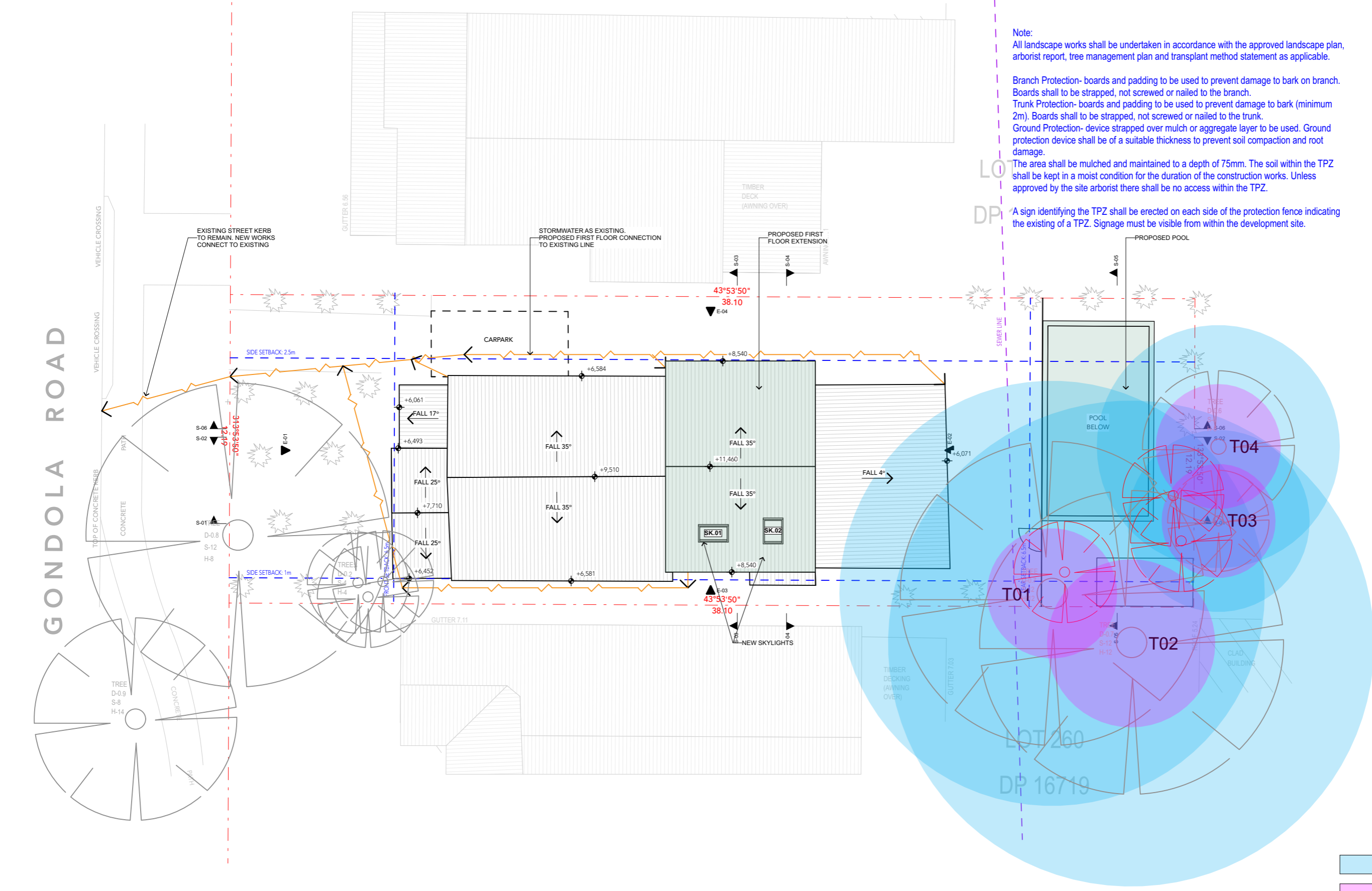
COMPLIANCE	
SITE AREA	461.6m²
FLOOR SPACE RATIO	
PERMISSIBLE	-.:1
PERMISSIBLE	-m²
EXISTING	137m²
PROPOSED	182m²
LANDSCAPED / PRIVATE OPEN AREA	
SITE AREA	461.6m²
LANDSCAPED	
EXISTING	253m²
PERMISSIBLE	50% OF SITE
	230.8m²
PROPOSED	232m²
DEEP SOIL	
PROPOSED	200m²
PRIVATE OPEN SPACE	
EXISTING	45m²
PROPOSED	52m²
SETBACKS	
Front Setback	
PROPOSED	6.5m OR ESTABLISHED BUILDING LINE
Side Setback	
PROPOSED	2.5m TO ONE SIDE 1.0m TO OTHER SIDE
Rear Setback	
PROPOSED	6.5m
HEIGHT	
PERMISSIBLE	8.5m
PROPOSED	8.2m

RESIDENTIAL BUILDING SPECIFICATION

ALL DESIGN AND CONSTRUCTION TO COMPLY WITH THE MASTER BUILDERS ASSOCIATION'S RESIDENTIAL BUILDING SPECIFICATION NSW, MAY 2023 EDITION.

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A060	EXISTING/DEMOLITION PLAN
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A900	NOTIFICATION PLAN





Note:
All landscape works shall be undertaken in accordance with the approved landscape plan, arborist report, tree management plan and transplant method statement as applicable.

Branch Protection- boards and padding to be used to prevent damage to bark on branch. Boards shall to be strapped, not screwed or nailed to the branch.

Trunk Protection- boards and padding to be used to prevent damage to bark (minimum 2m). Boards shall to be strapped, not screwed or nailed to the trunk.

Ground Protection- device strapped over mulch or aggregate layer to be used. Ground protection device shall be of a suitable thickness to prevent soil compaction and root damage.

The area shall be mulched and maintained to a depth of 75mm. The soil within the TPZ shall be kept in a moist condition for the duration of the construction works. Unless approved by the site arborist there shall be no access within the TPZ.

A sign identifying the TPZ shall be erected on each side of the protection fence indicating the existing of a TPZ. Signage must be visible from within the development site.

1

TREE PROTECTION PLAN
1:150

TREE PROTECTION

- Structural Root Zone (SRZ)
- Tree Protection Zone (TPZ)
- Trees to be Demolished

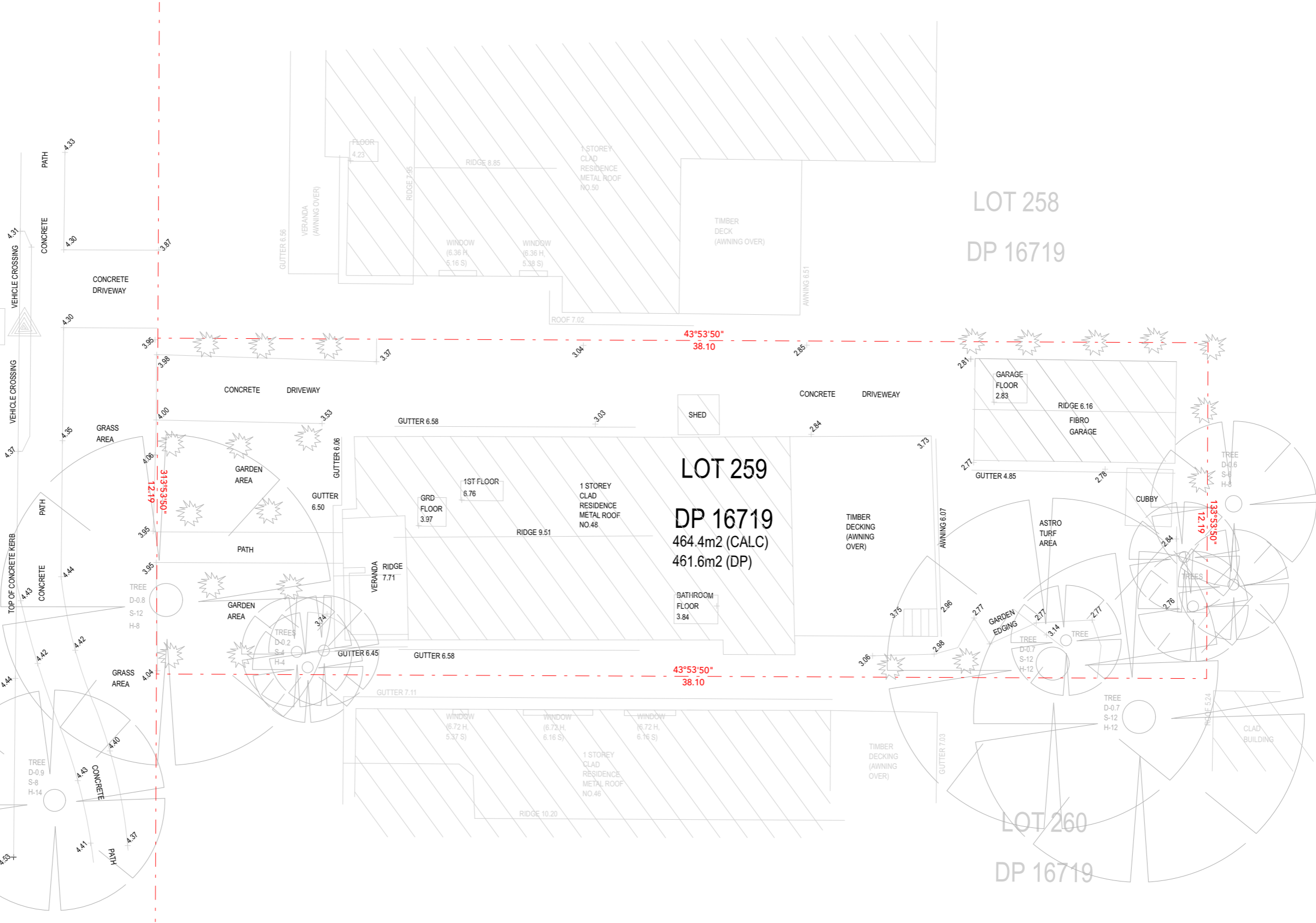


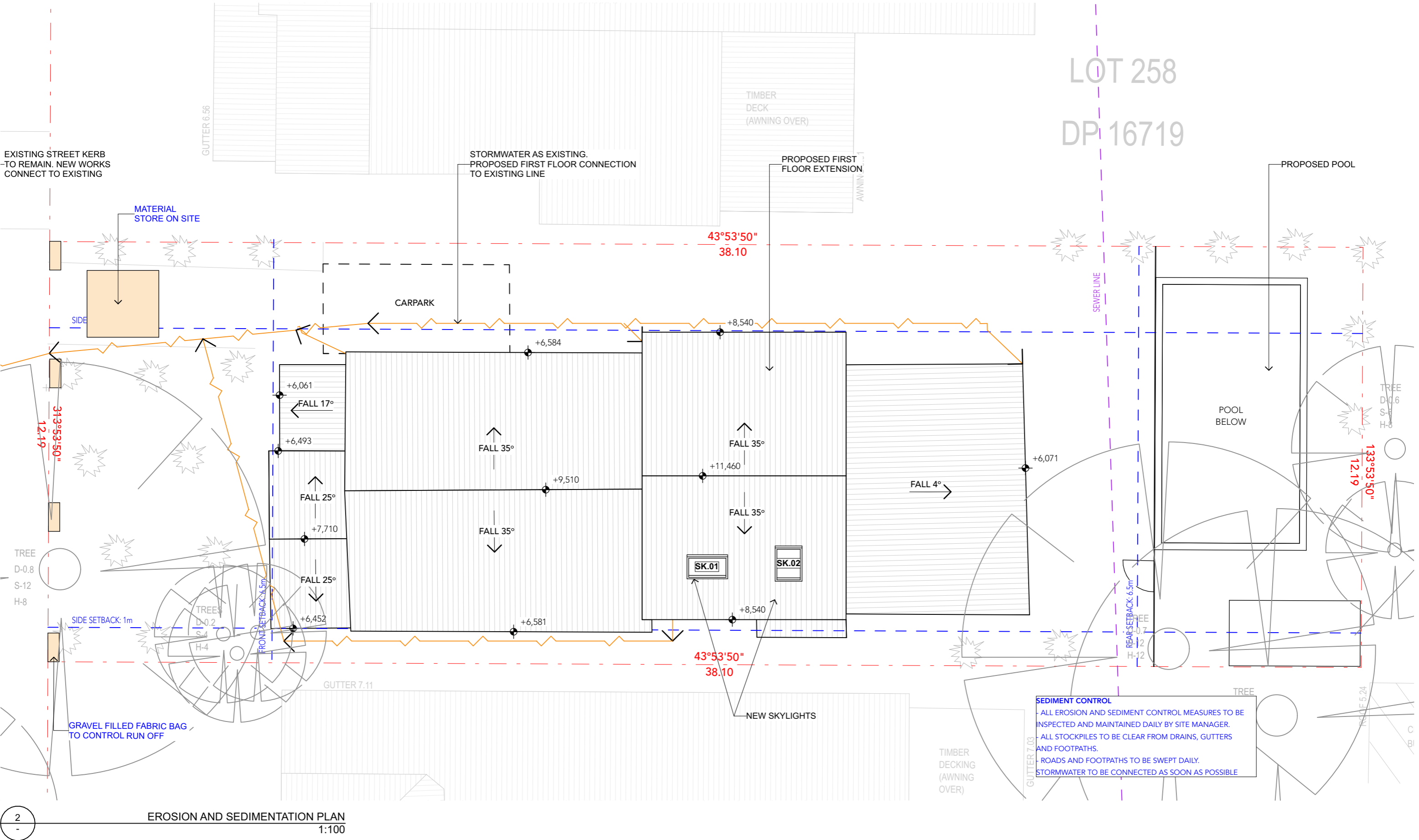


GONDOLA ROAD

GONDOLA ROAD

SITE BENCHMARK
NAIL IN KERB
RL 4.26 (A.H.D.)

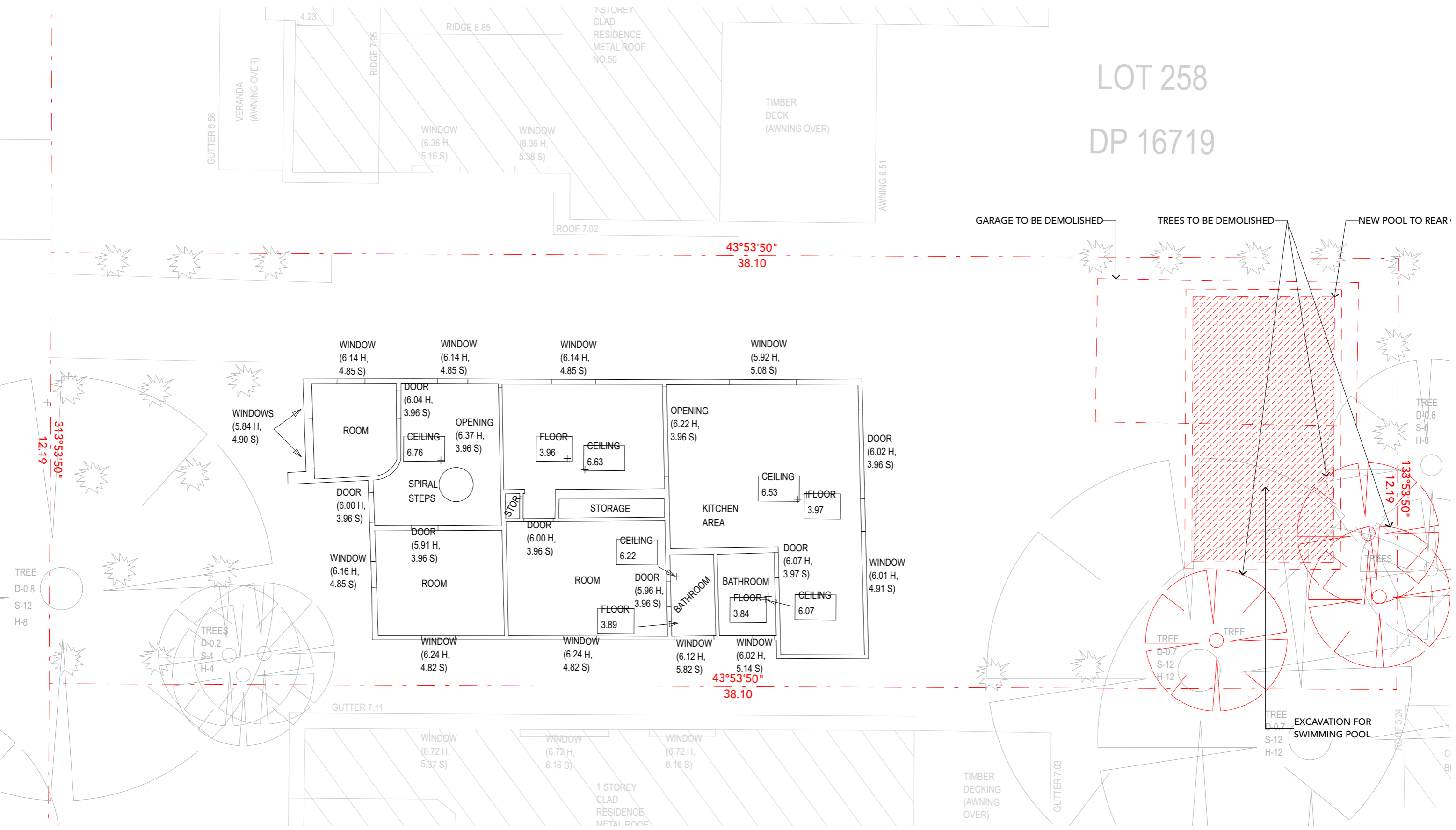




2
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EROSION AND SEDIMENTATION PLAN
1:100

LOT 258

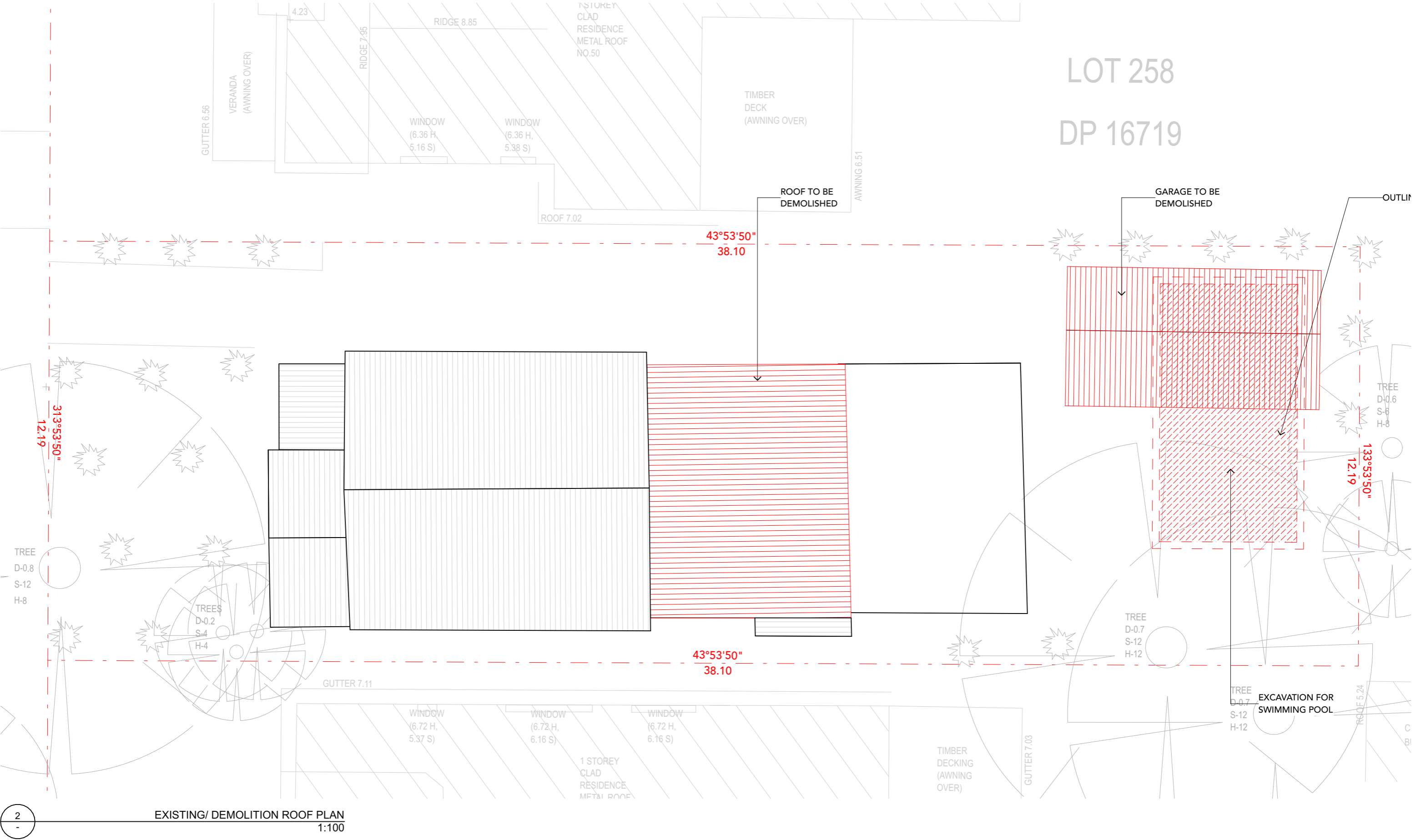
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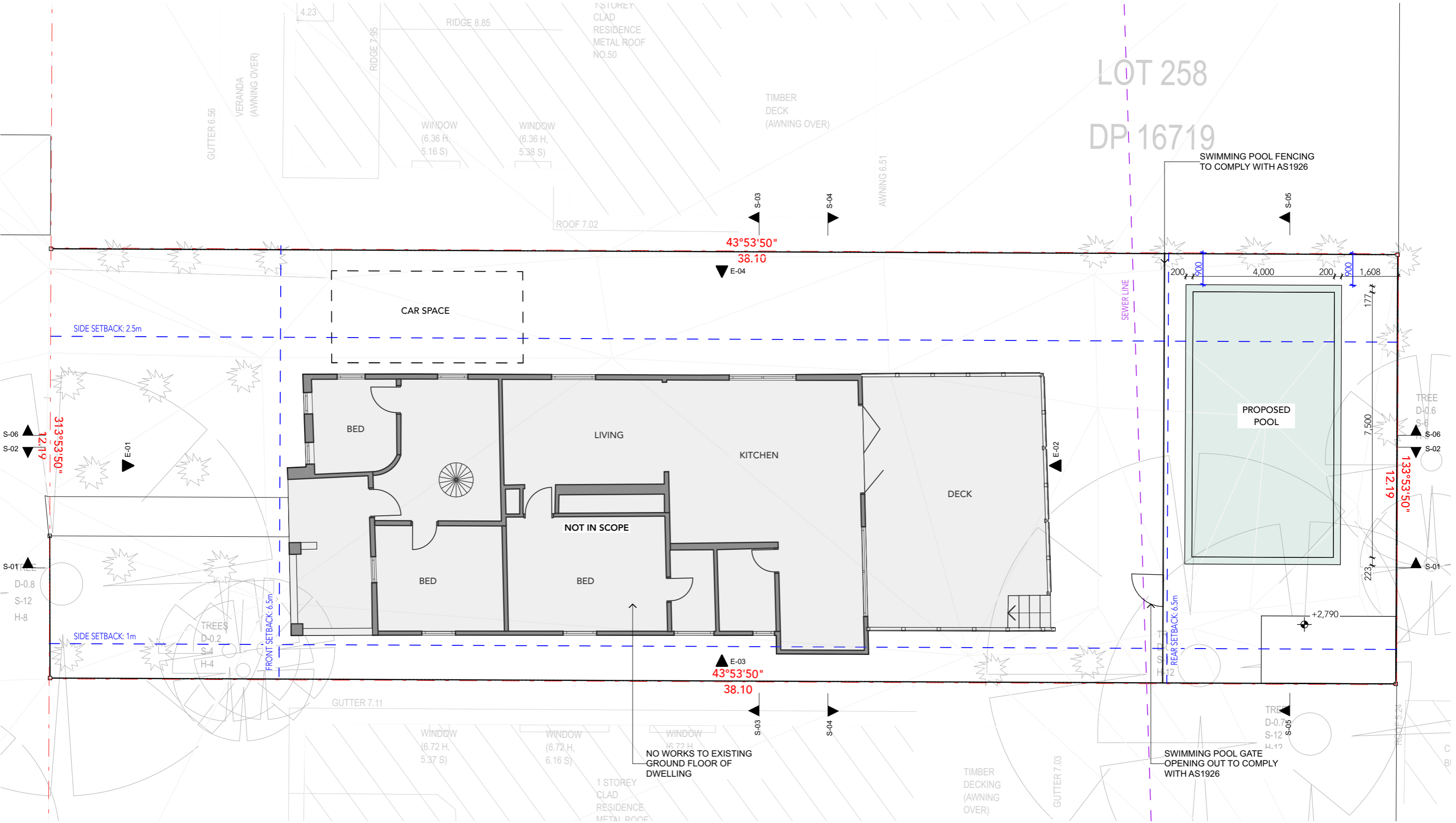


2
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EXISTING/ DEMOLITION GROUND FLOOR PLAN
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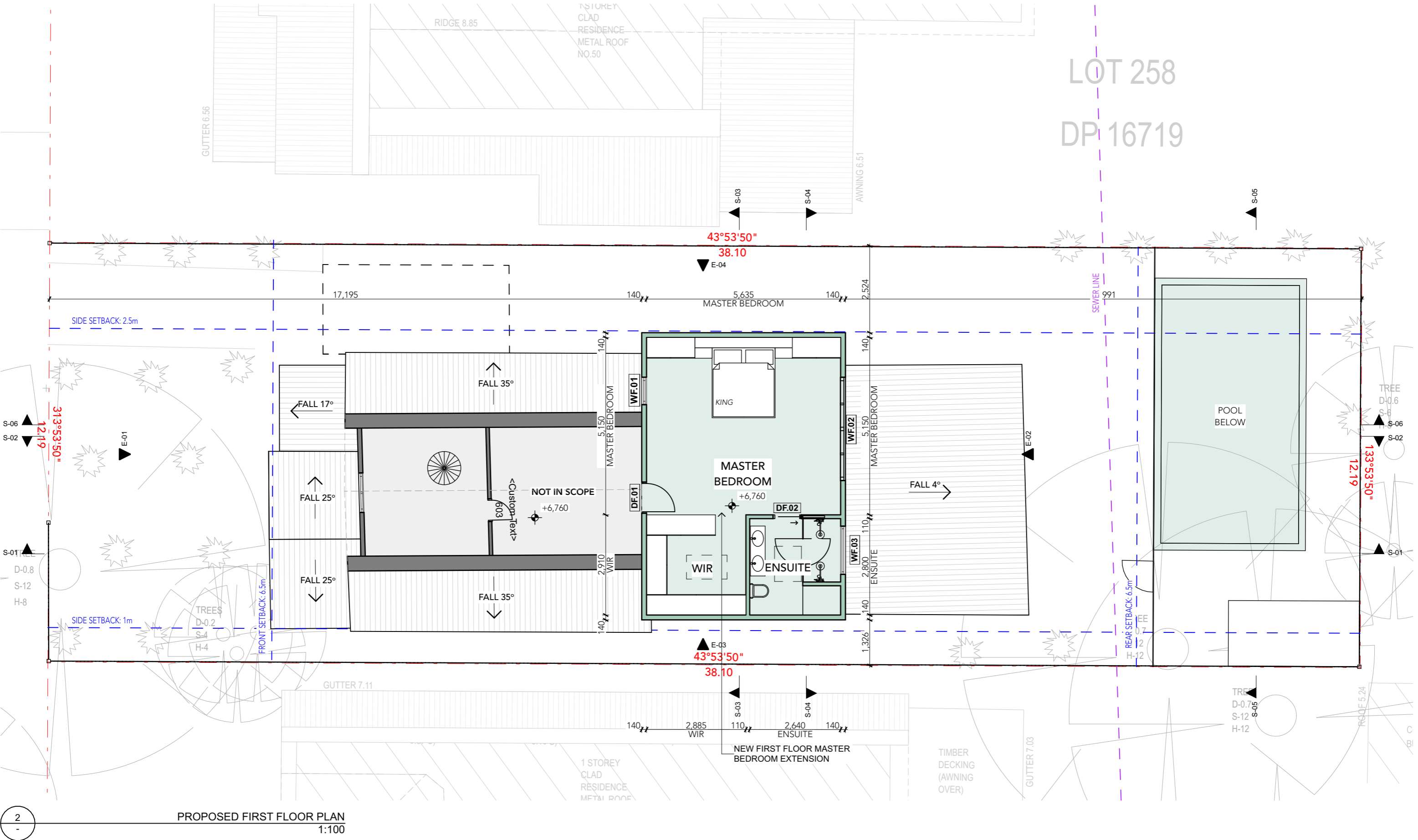


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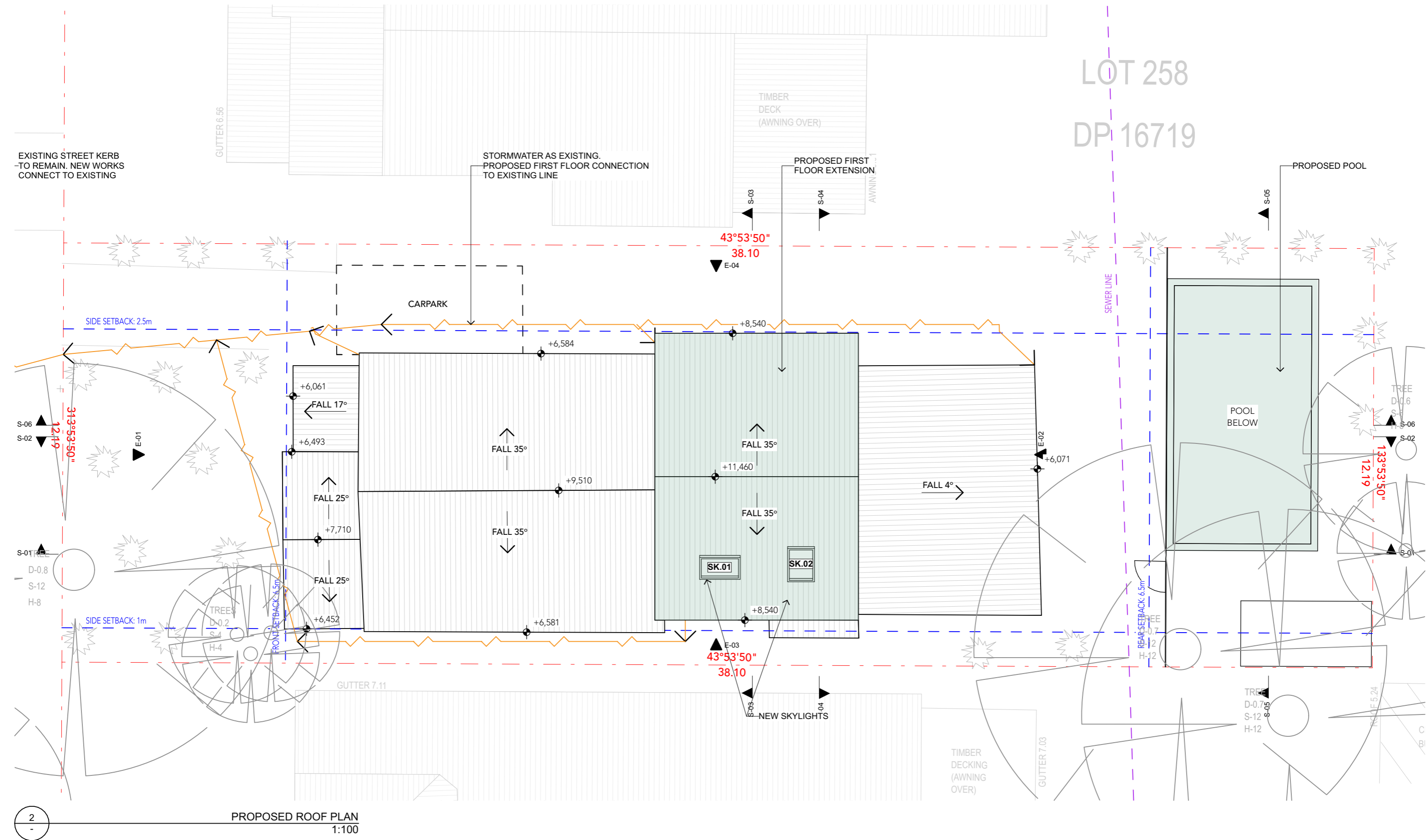




1
-
PROPOSED GROUND FLOOR PLAN
1:100



LOT 258
DP 16719



INTERLOCK.
Nominated Architect: Troy Newman No.10699 | E: info@interlock.co

STAGE:
DEVELOPMENT APPLICATION

CLIENT:
TOM ANDERSON

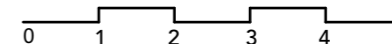
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48 GONDOLA ROAD,
NORTH NARRABEEN

DRAWING DATE: 30/4/2025

DRAWING ISSUE: DA01

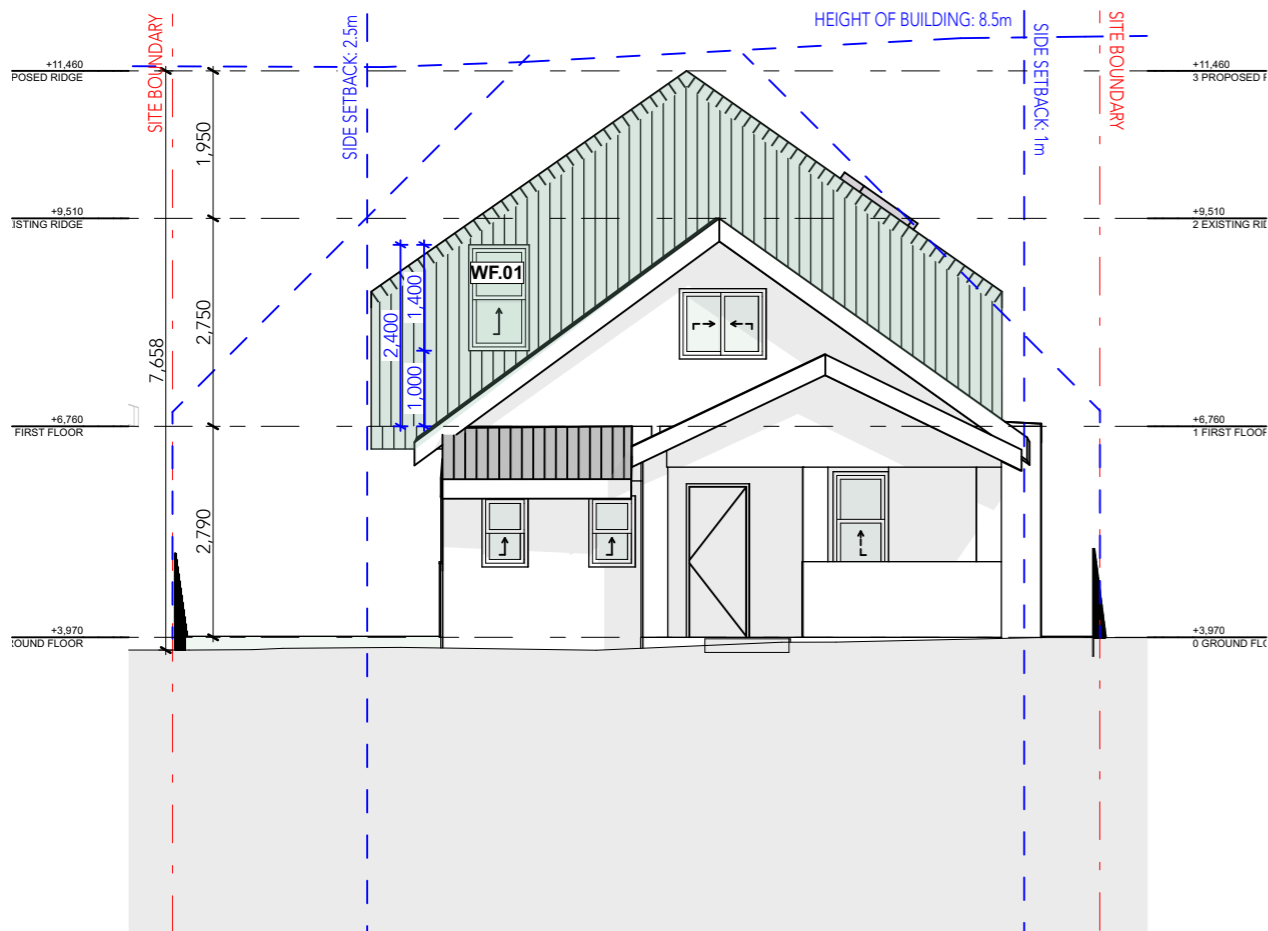


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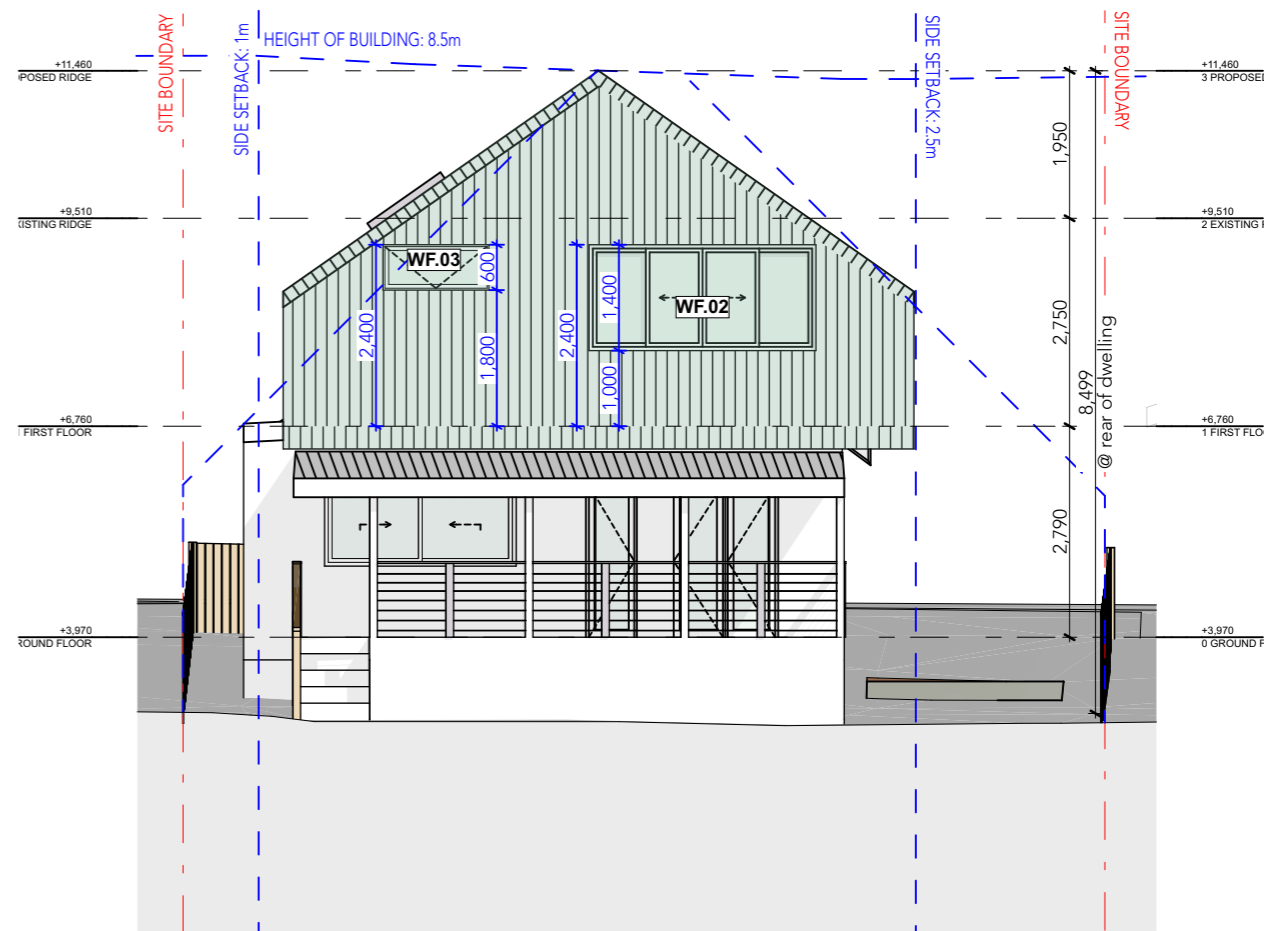


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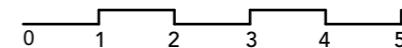
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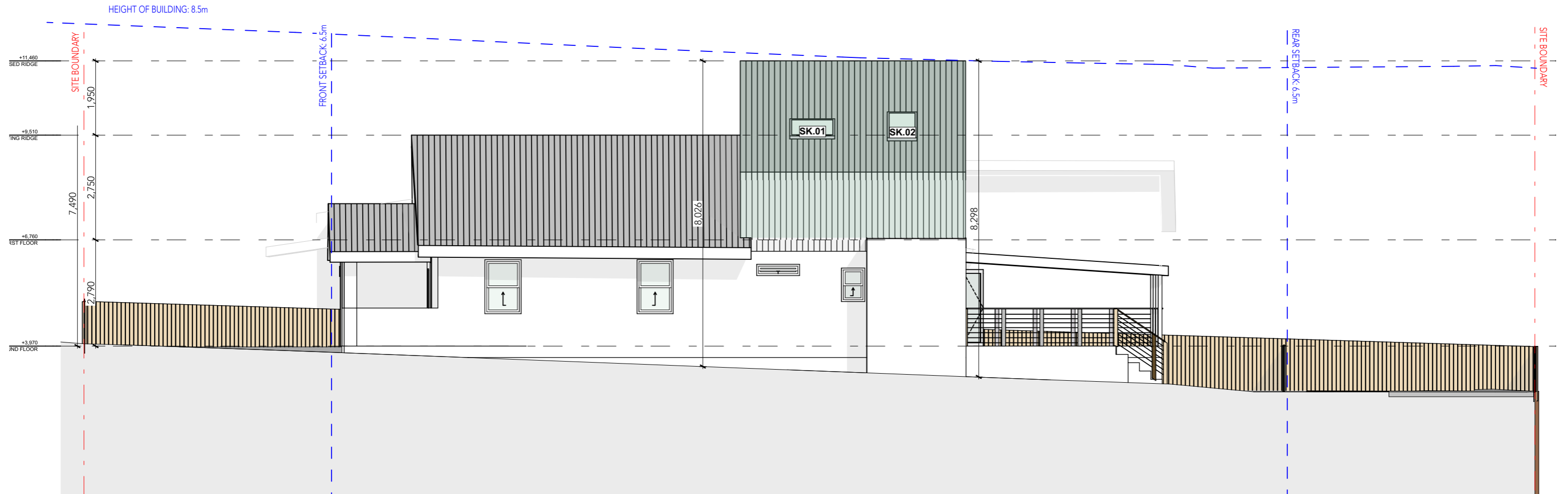


E-01
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ELEVATION 01
1:100



E-02
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ELEVATION 02
1:100

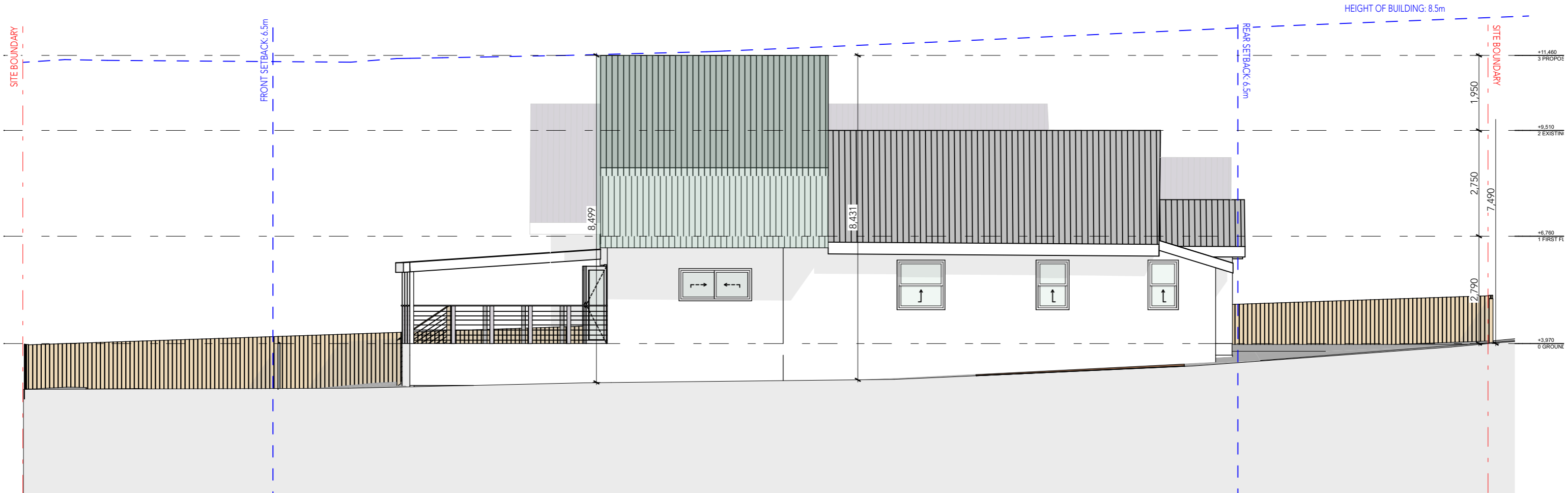




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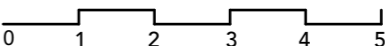
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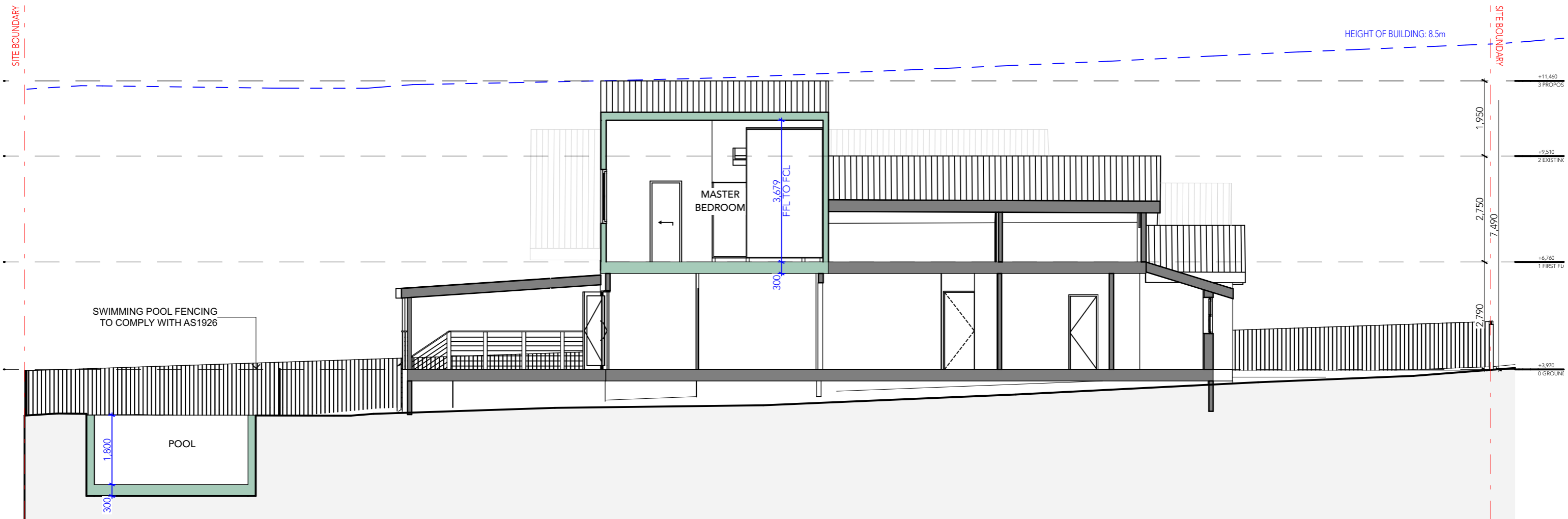




E-04
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ELEVATION 04
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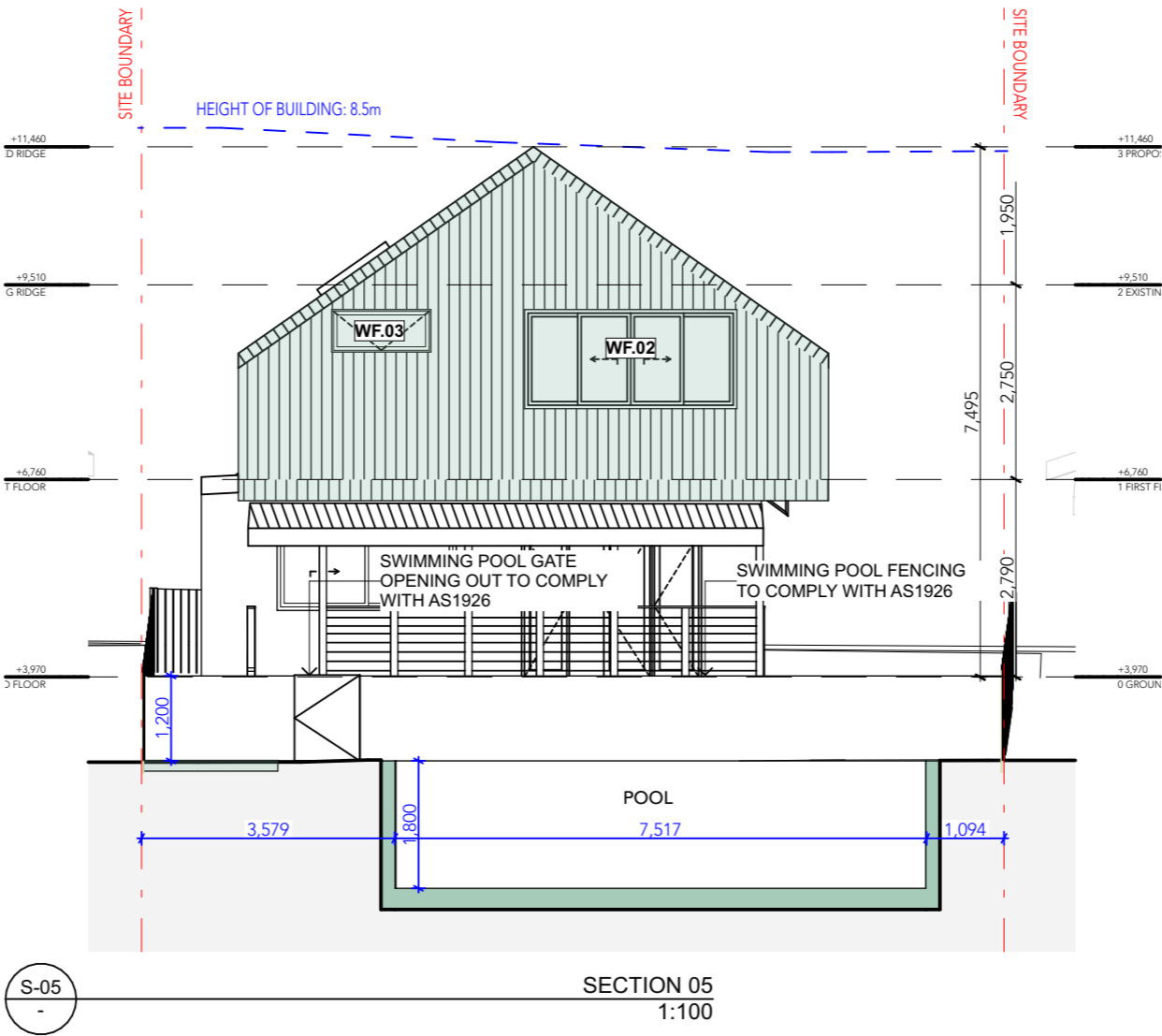


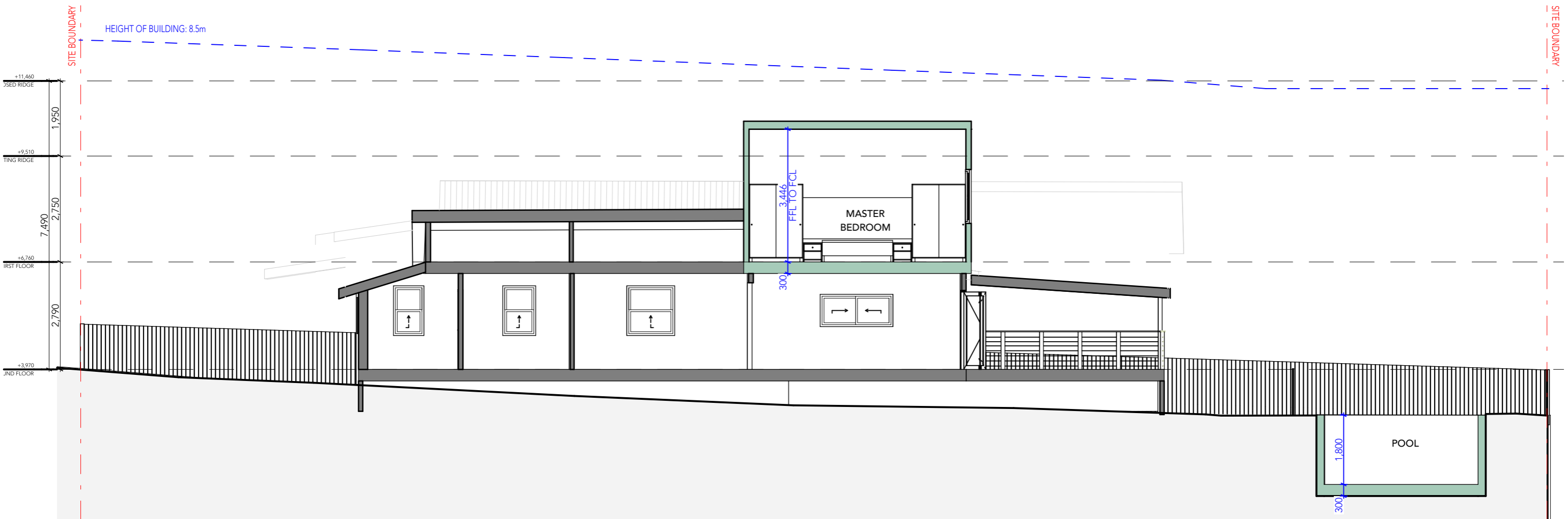
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SECTION 02
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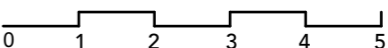




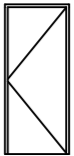
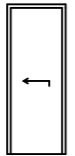




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SECTION 06
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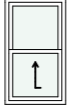
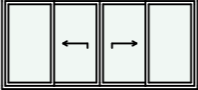

Door Schedule		
Full Element ID	DF.01	DF.02
Plan		
External Elevation		
W x H Size	900×2,100	820×2,100
Surface Area (m2)	1.89	1.72
Sill height	0	0
Head height	2,100	2,100
Room	Master Bedroom	Ensuite
Internal/ External	Internal	Internal
Material + Finish	Timber- Solid Core	Timber- Solid Core
Glazing/ Profile + Dressing	N/A	N/A
Flyscreen Required	N/A	N/A
Reveal	Architrave as per Client Spec	Architrave as per Client Spec
Opening/ Operation	Hinged	Sliding
Hardware	Standard Passage as per Client	Standard Privacy as per Client
Notes		

SC-01

-

Door Schedule

1:1

Window Schedule					
Full Element ID	SK.01	SK.02	WF.01	WF.02	WF.03
Plan					
View from Outside					
W x H Size	1,180x780	780X1,180	800×1,400	3,000×1,400	1,400×600
Surface Area (m2)	0.92	0.92	1.12	4.20	0.84
Sill height	---	---	1,000	1,000	1,800
Head height	---	---	2,400	2,400	2,400
Room	WIR	Ensuite	Master Bedroom	Master Bedroom	Ensuite
Internal/ External	External	External	External	External	External
Material + Finish	Standard Aluminium	Standard Aluminium	Standard Aluminium	Standard Aluminium	Standard Aluminium
Glazing + Dressing	Single Clear	Single Clear	Single Clear	Single Clear	Single Clear
Flyscreen Required	N/A	N/A	No	No	No
Reveal	Square set plaster	Square set plaster	Square set plaster	Square set plaster	Square set plaster
Opening/ Operation	Fixed	Fixed	Single Hung	Sliding	Top Hung
Hardware	N/A	N/A	Deadlock- Keyed alike	Deadlock- Keyed alike	Deadlock- Keyed alike
Note					
BASIX					

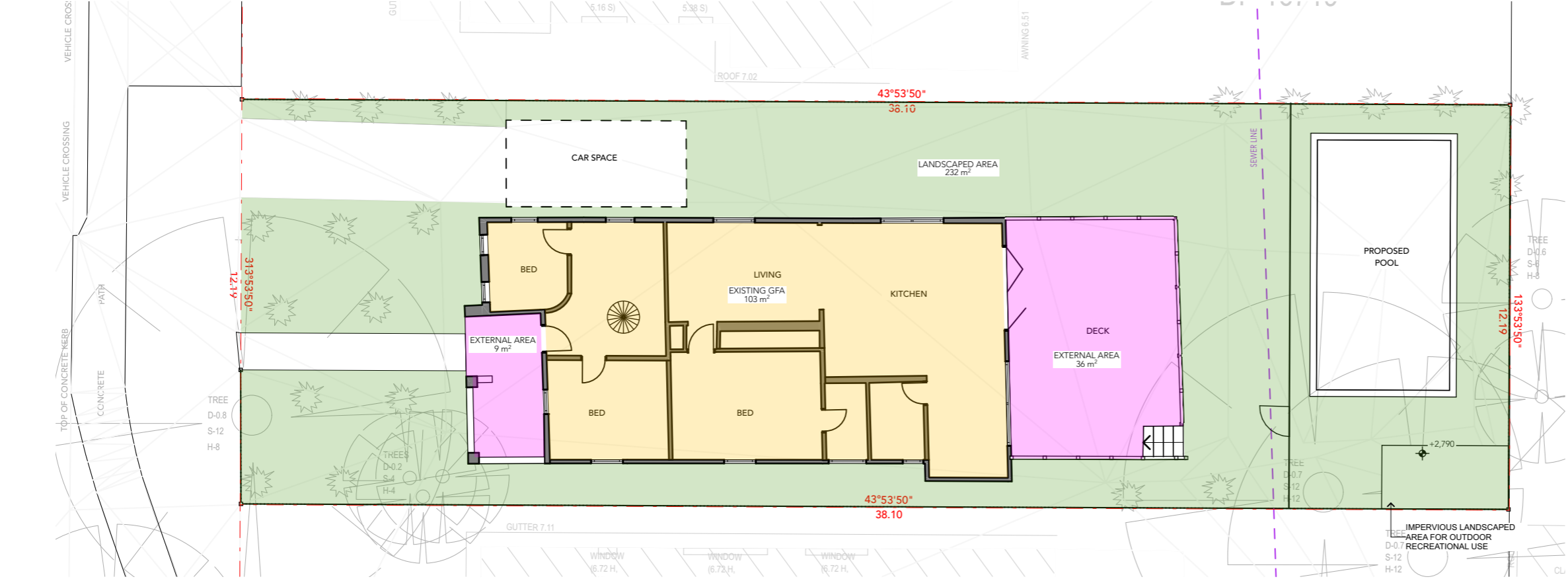
SC-02

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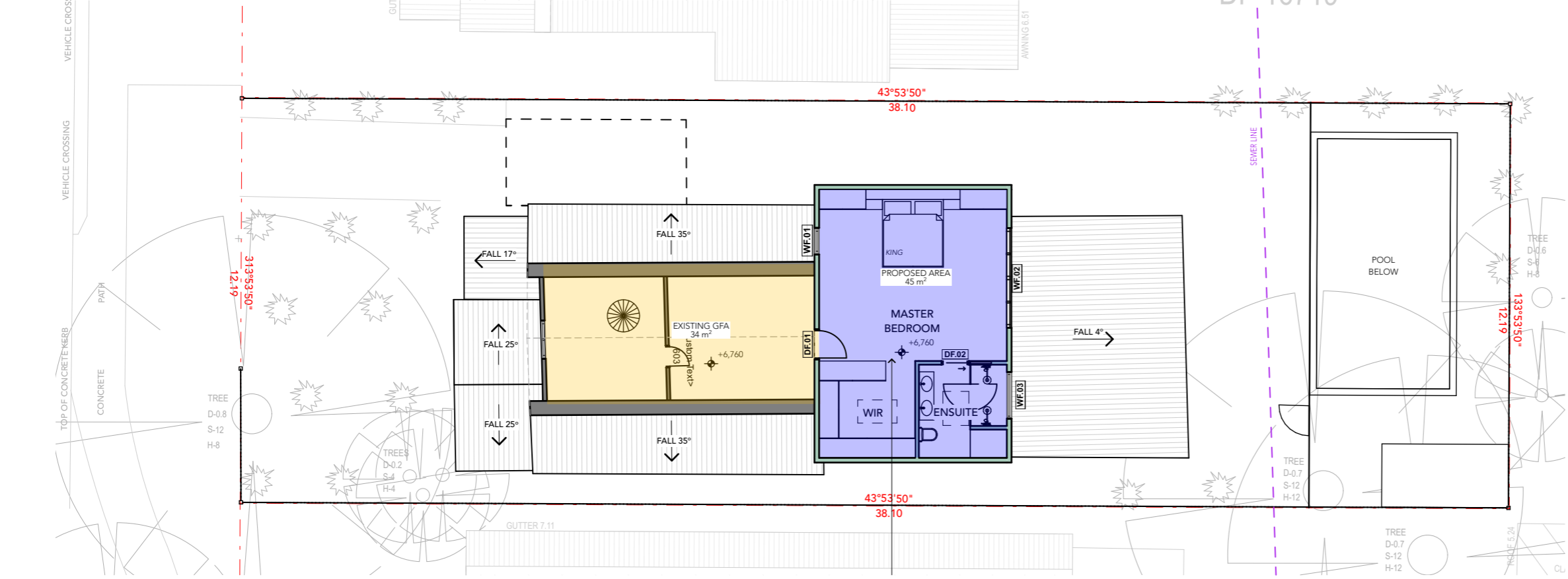
Window Schedule

1:1





GROUND FLOOR AREA PLAN
1:150



FIRST FLOOR AREA PLAN
1:150

COMPLIANCE

SITE AREA	461.6m ²
FLOOR SPACE RATIO	
PERMISSIBLE	:-1
PERMISSIBLE	-m ²
EXISTING	137m ²
PROPOSED	182m ²
LANDSCAPED / PRIVATE OPEN AREA	
SITE AREA	461.6m ²
LANDSCAPED	
EXISTING	253m ²
PERMISSIBLE	50% OF SITE 230.8m ² 232m ²
PROPOSED	
DEEP SOIL	
PROPOSED	200m ²
PRIVATE OPEN SPACE	
EXISTING	45m ²
PROPOSED	52m ²
SETBACKS	
Front Setback	
PROPOSED	6.5m OR ESTABLISHED BUILDING LINE
Side Setback	
PROPOSED	2.5m TO ONE SIDE 1.0m TO OTHER SIDE
Rear Setback	
PROPOSED	6.5m
HEIGHT	
PERMISSIBLE	8.5m
PROPOSED	8.2m

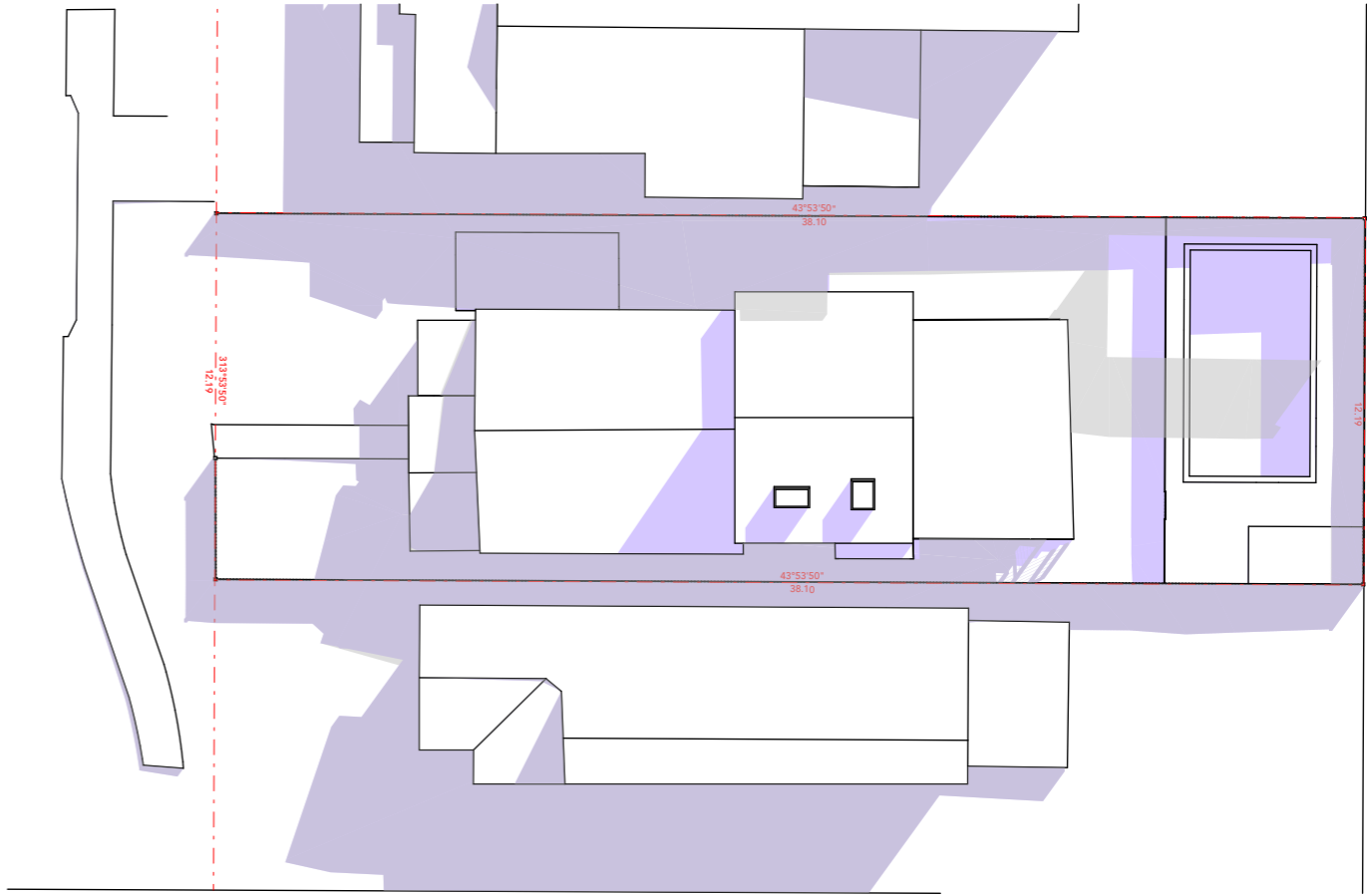
LEGEND

- - - Site Boundary
- Existing Structure
- New Structure
- Proposed Works
- Proposed Gross Floor Area
- Existing Gross Floor Area
- Proposed Soft Landscaping
- Proposed Deep Soil
- Private Open Space

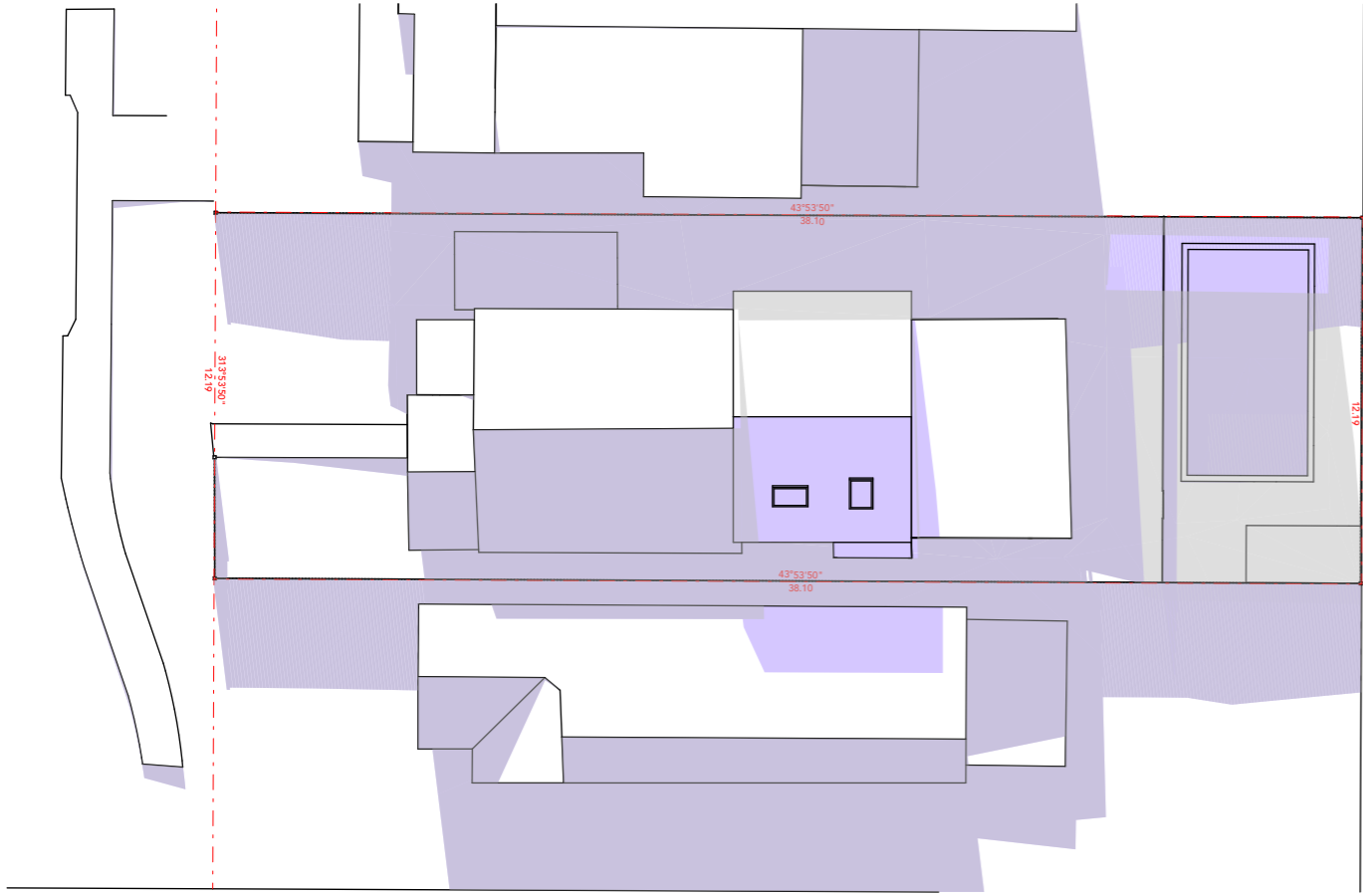




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SUN STUDY JUNE 21 0900
1:250



ID-21
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SUN STUDY JUNE 21 1200
1:250



ID-22
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SUN STUDY JUNE 21 1500
1:250

LEGEND

- Existing Shadow
- Shadow After Proposed

SHEET TITLE:
SHADOW DIAGRAMS
SHEET NUMBER:
A801



