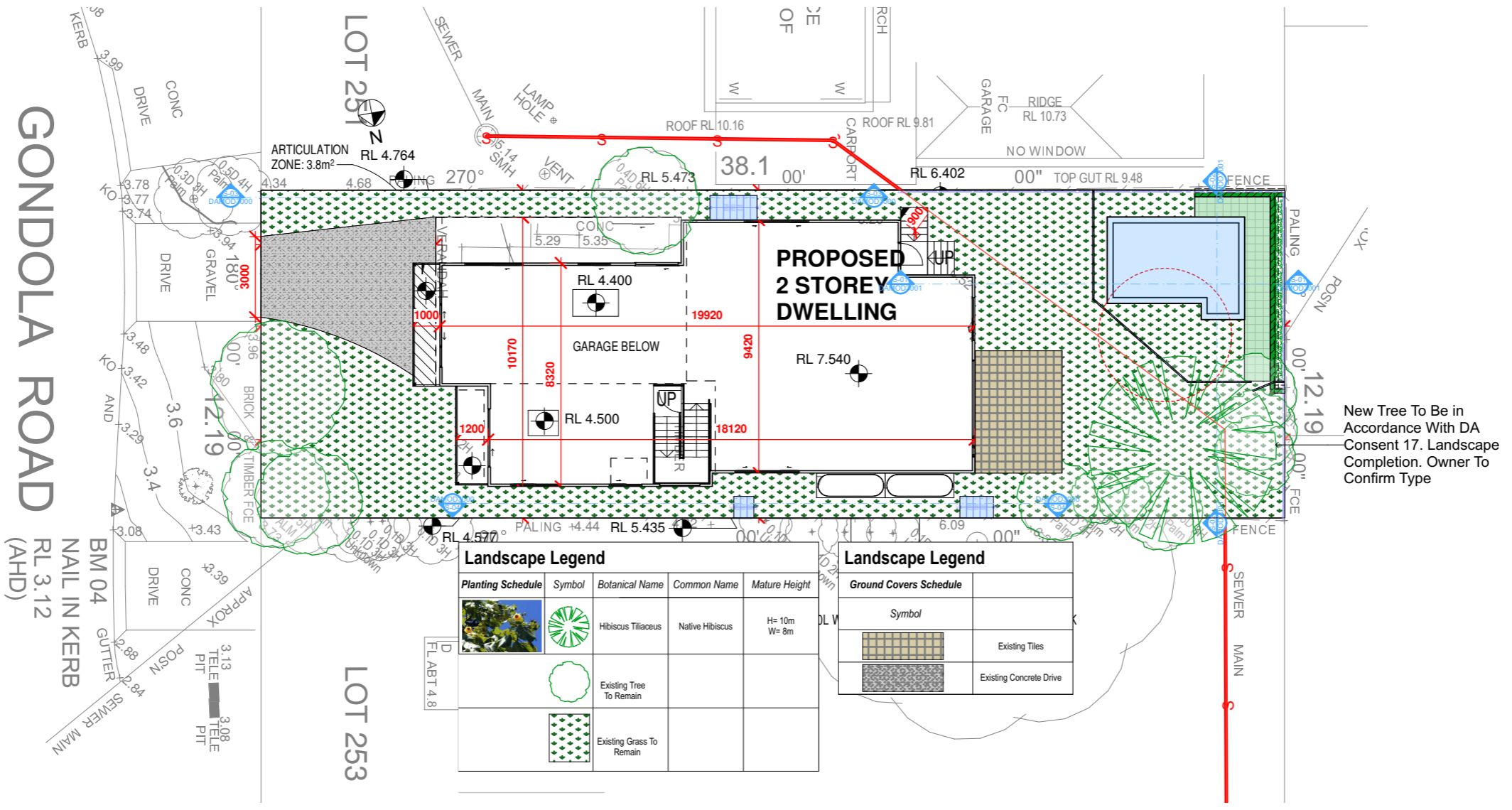


**Note:**

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  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"
  12. Installation and Maintenance of Sediment and Erosion Control
  13. Maintenance of Road Reserve
  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


  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
  
**MOD2024/0282**



New Tree To Be in Accordance With DA Consent 17. Landscape Completion. Owner To Confirm Type

Landscape Legend				
Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height
		Hibiscus Tiliaceus	Native Hibiscus	H= 10m W= 8m
		Existing Tree To Remain		
		Existing Grass To Remain		

Landscape Legend	
Ground Covers Schedule	
Symbol	
	Existing Tiles
	Existing Concrete Drive

2. LANDSCAPE PLAN  
1:200



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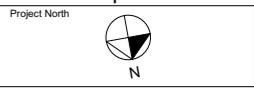
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**NOTES**  
 131 Gondola Road, North Narrabeen is zoned R2-Low Density Residential.  
 131 Gondola Road, North Narrabeen is not considered a Heritage Item.  
 New Works to be constructed shown in Shaded/Blue.

**Certifying**  
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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: RP2319GRE  
 Project Status DAMOD Final

Client John Green

Site: 131 Gondola Road, North Narrabeen

DRAWING TITLE:  
**SITE AND LOCATION Landscape Plan**

PROJECT NAME:  
**Alterations & Additions**

REVISION NO.

DRAWING NO.  
**DAMOD1008**

Plot Date: 10/5/24

**CONSTRUCTION CERTIFICATE**

- Note:  
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  5. Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans
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  8. Boundary Identification Survey
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  10. Compliance with standards
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  13. Maintenance of Road Reserve
  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


**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**MOD2024/0282**

**Wall Legend**

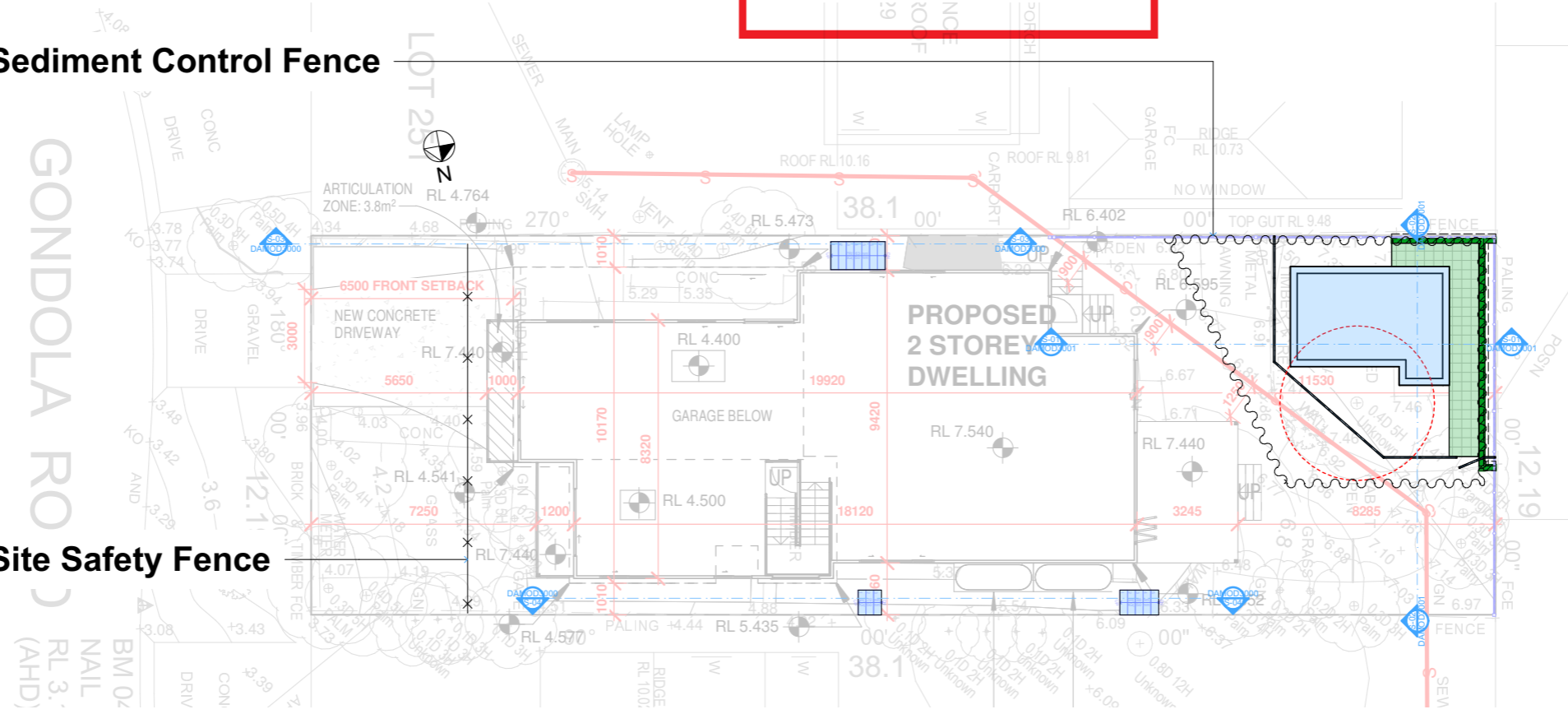
 Denotes New Concrete Block Wall

 Denotes New Concrete

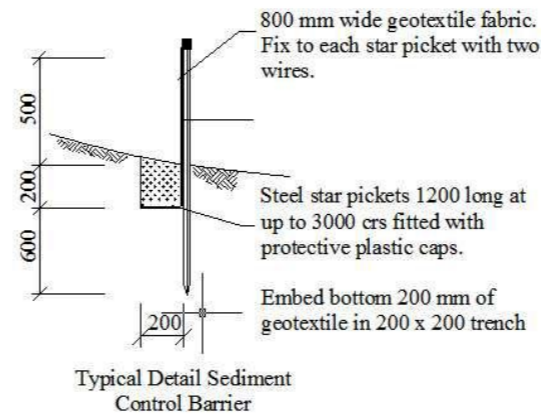
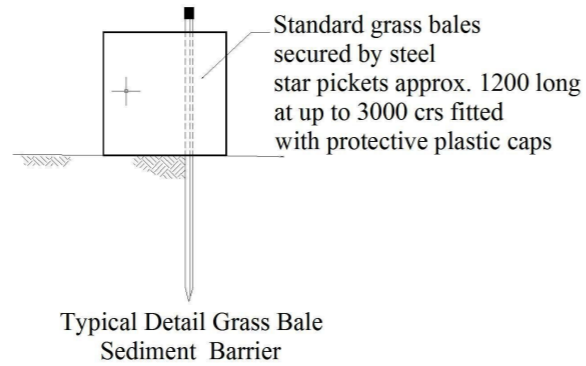
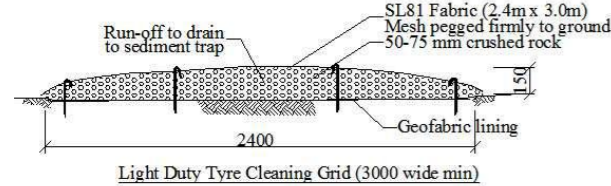
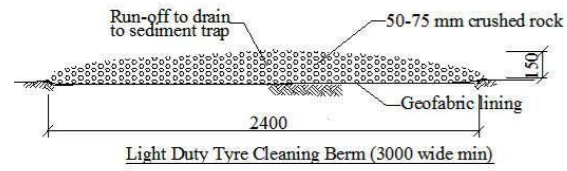
 Denotes Demolished Item

**Sediment Control Fence**

**Site Safety Fence**



2. SEDIMENT & EROSION CONTROL PLAN 1:200



**CONSTRUCTION CERTIFICATE**



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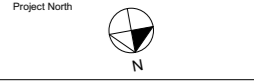
The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

**NOTES**  
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 131 Gondola Road, North Narrabeen is not considered a Heritage Item.  
 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: RPS319GRE  
 Project Status DAMOD Final

Client John Green  
 Site: 131 Gondola Road, North Narrabeen

DRAWING TITLE: SITE AND LOCATION  
**Sediment & Erosion Pla**

PROJECT NAME:  
**Alterations & Additions**

REVISION NO.

DRAWING NO.  
**DAMOD1009**

Plot Date: 10/5/24

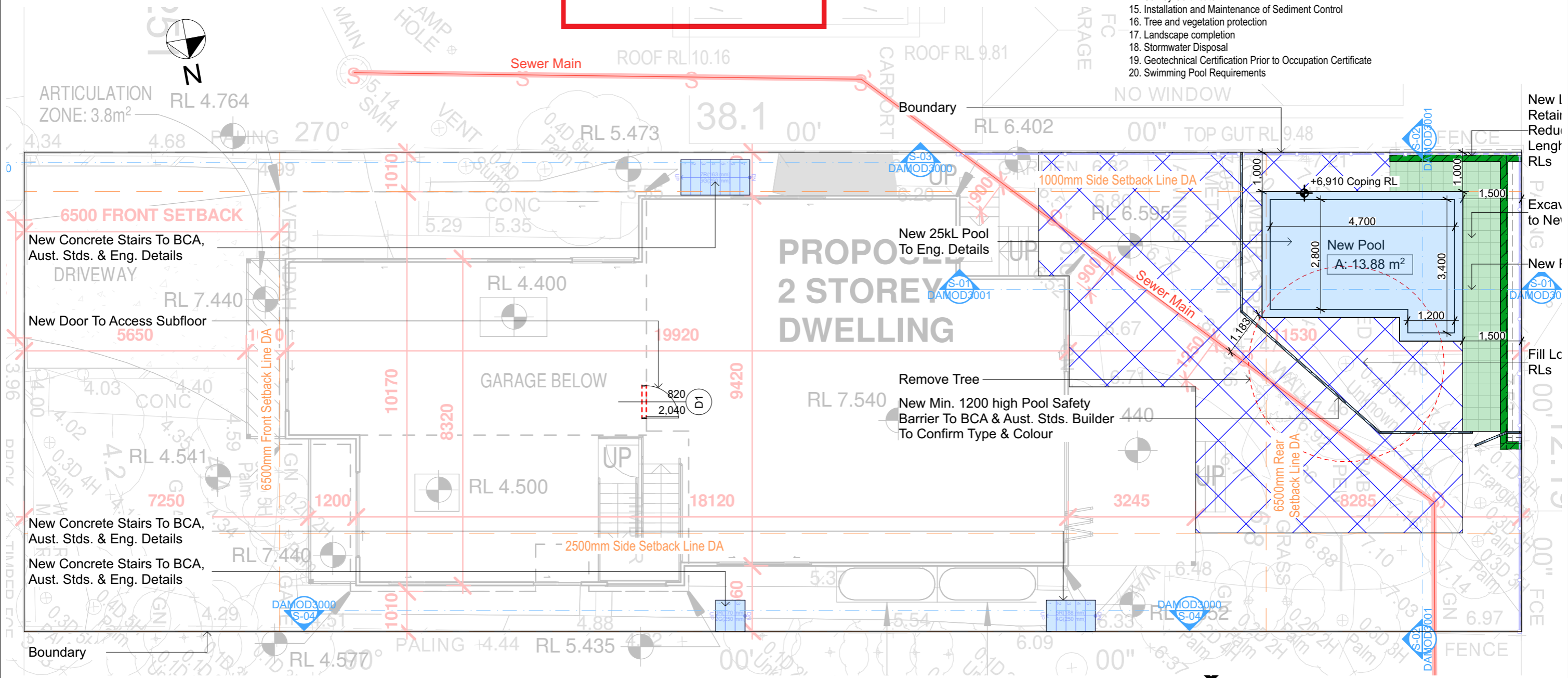
Denotes New Works
  Denotes Modified Works

**Wall Legend**

Denotes New Concrete Block Wall  
 Denotes New Concrete  
 Denotes Demolished Item

  
 northern beaches council  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**  
**MOD2024/0282**

- Note:
1. Pool Fence To AS1926.1. Pool Backwash to Connect To Sewer As Per NCC
  2. Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans
  3. Structural Adequacy and Excavation Work
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  14. Landscape completion
  15. Stormwater Disposal
  16. Geotechnical Certification Prior to Occupation Certificate
  17. 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 <sup>2</sup>	Yes	Building envelope	3.5@45deg	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes	% of landscape open space (50%)	51%	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes	min. impervious area (m <sup>2</sup> )	49%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (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			



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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: 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:  
 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:
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  17. Landscape completion
  18. Stormwater Disposal
  19. Geotechnical Certification Prior to Occupation Certificate
  20. Swimming Pool Requirements

 Denotes New Works

**Wall Legend**

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

 northern beaches council

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**MOD2024/0282**



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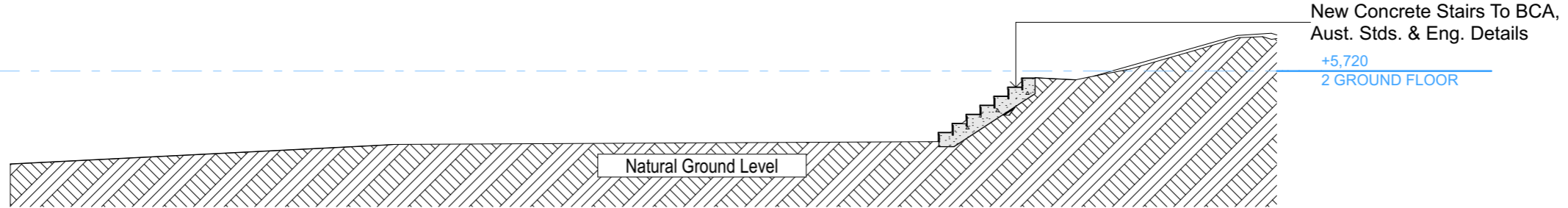
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+9,090  
3 RIDGE

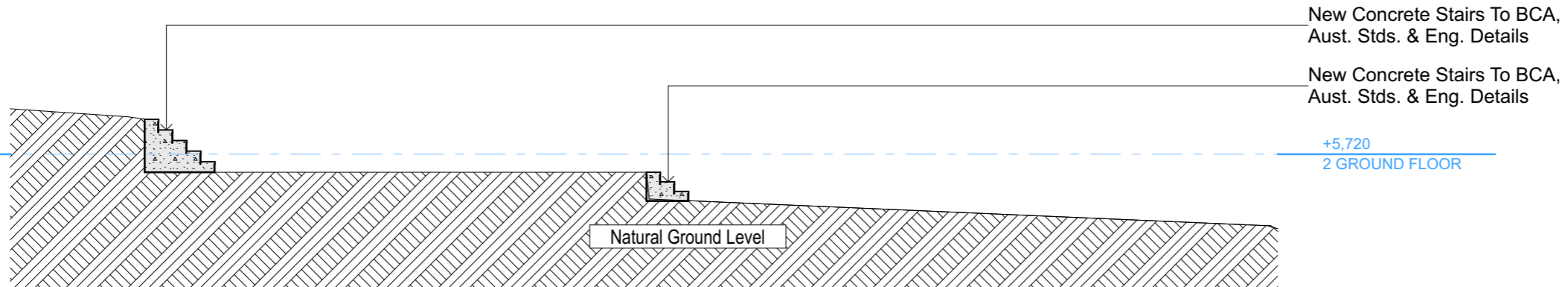
+5,720  
2 GROUND FLOOR



S-03

+9,090  
3 RIDGE

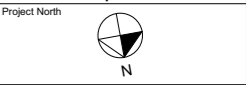
+5,720  
2 GROUND FLOOR



S-04

Site Information	Prop.	Comp.
Site Area	464.5m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
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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 <sup>2</sup> )	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

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Drawn | Checked GBJ  
 Plot Date: 10/5/24  
 Project NO: RP2019/09RE  
 Project Status DAMOD Final

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

**CONSTRUCTION CERTIFICATE**

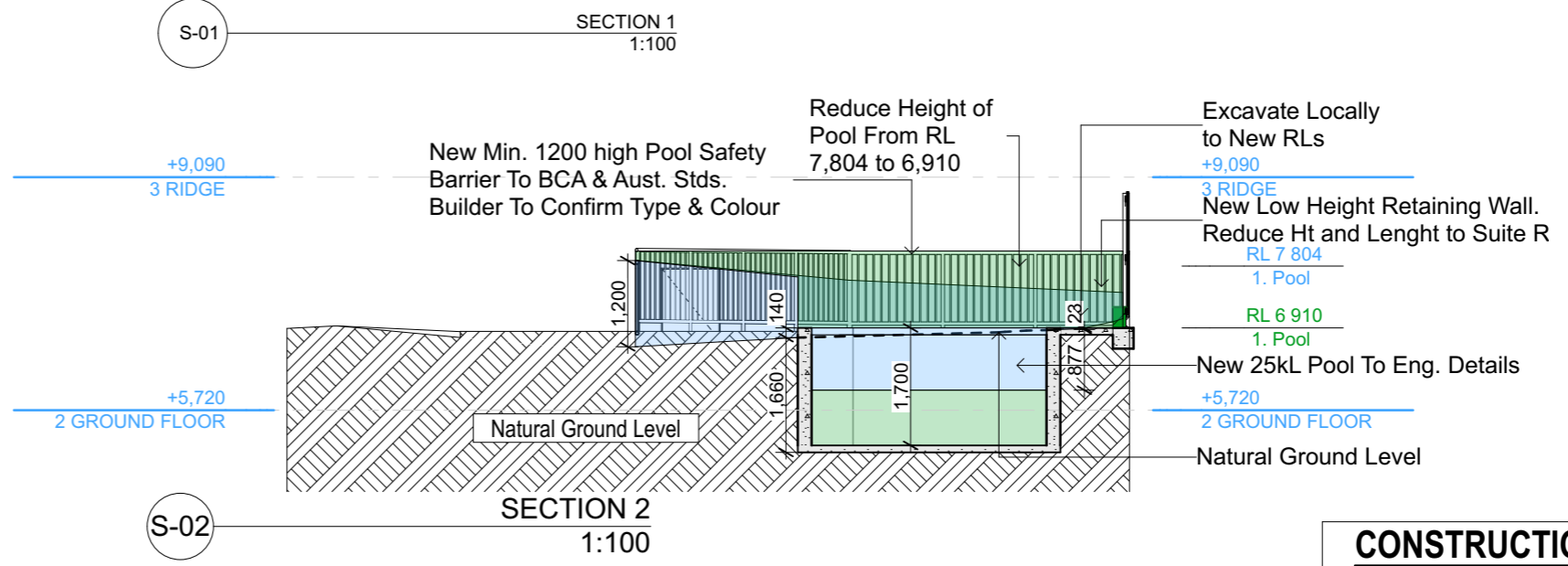
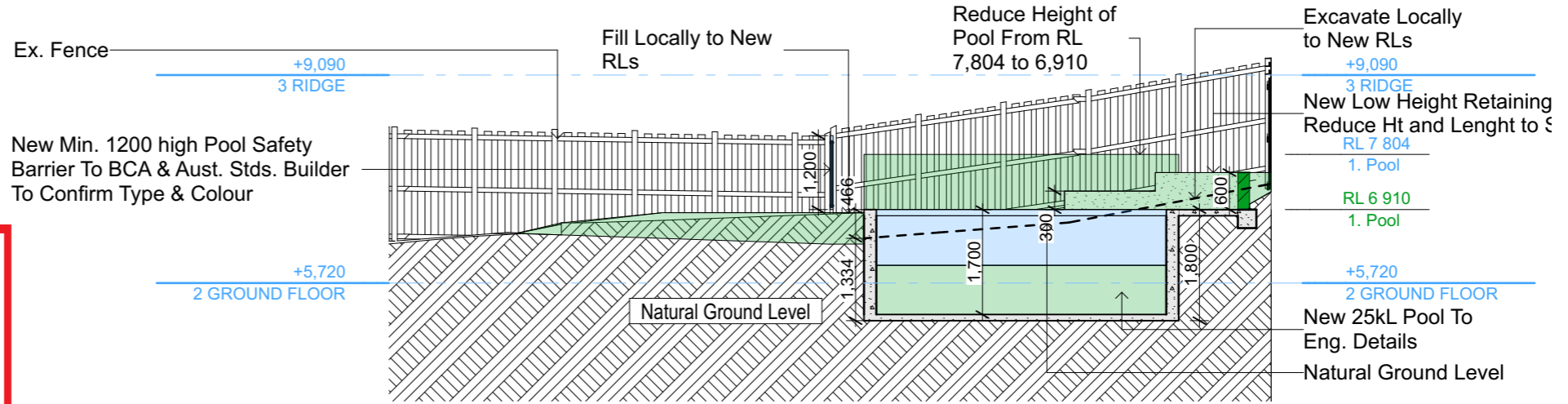
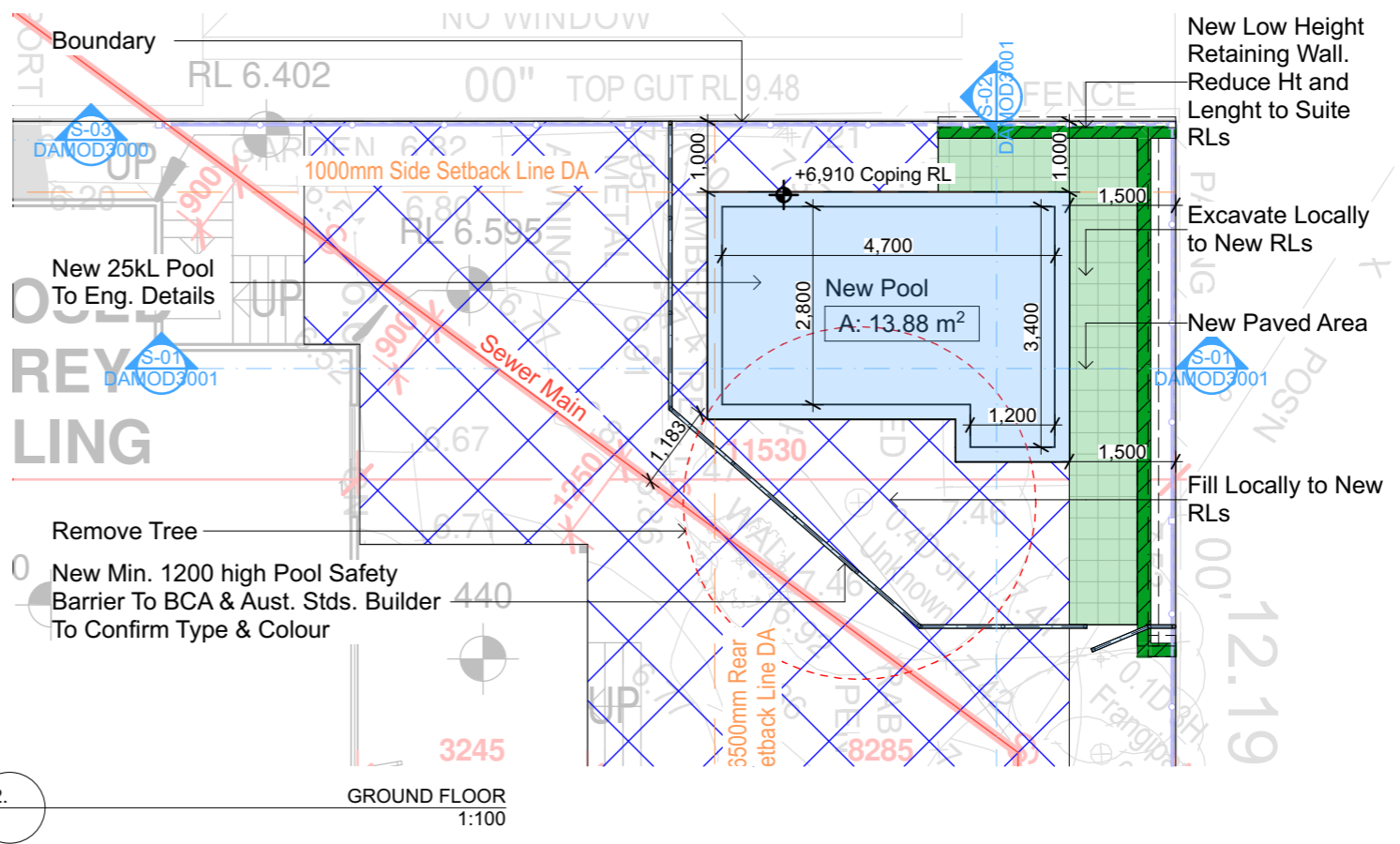
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  18. Stormwater Disposal
  19. Geotechnical Certification Prior to Occupation Certificate
  20. Swimming Pool Requirements

- Denotes Modified Works
- Denotes New Works

**Wall Legend**

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


**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**  
  
**MOD2024/0282**



**CONSTRUCTION CERTIFICATE**



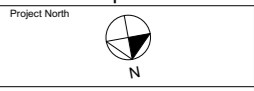
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**Certifying**  
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Site Information	Prop.	Comp.
Site Area	464.5m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.5m	Variation
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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: RP23/19GRE  
 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