

NOTES

63 Gondola Road, North Narrabeen, is zoned R2 - Low Density Residential.
All Plans to be read in conjunction with Basic 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 AS1288-2017.
Waterproofing to BCA and AS 3740.
New Lighting to have minimum of 40% compact fluorescent lamps.

Basix

Basix Certificate Number: 10164875 & NATHERS No. 0003872383-03.
All Plans to be read in conjunction with Basix & NATHERS Certificates.
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 least 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.

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.

Client: Greg Berman
Project Name: **New Dwelling**
63 Gondola Road, North Narrabeen 2161

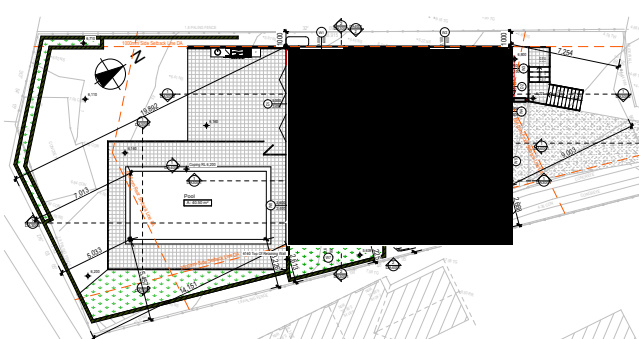
Lot 218 D.P. 16212
Drawing Title:

Site Plans - A4 Notification Plan
Site Plan, North, South, East, West

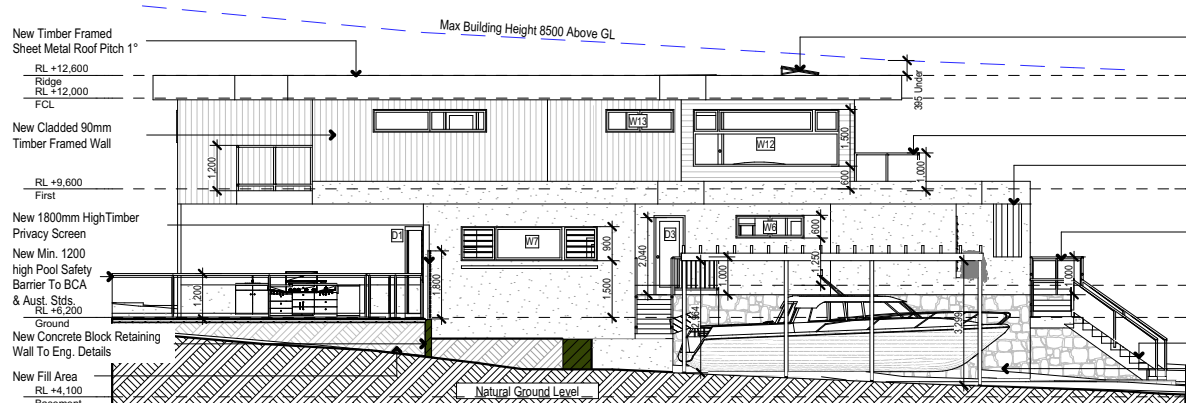
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Status: DA Checked By: GBJ

Project No: Drawing No:

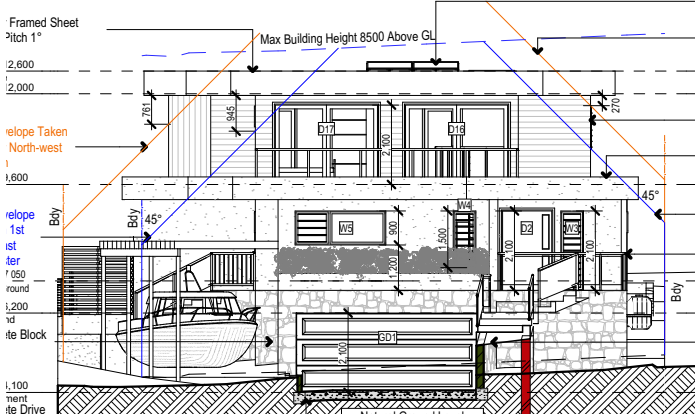
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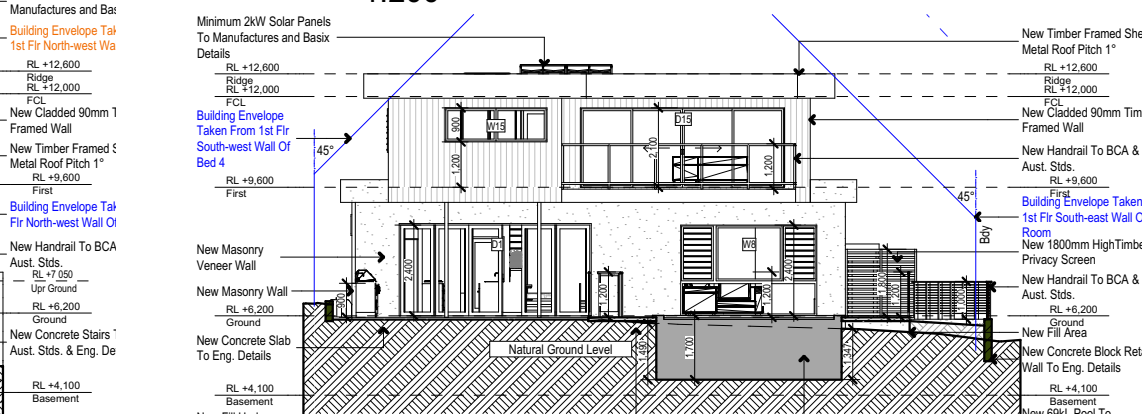
Site Plan
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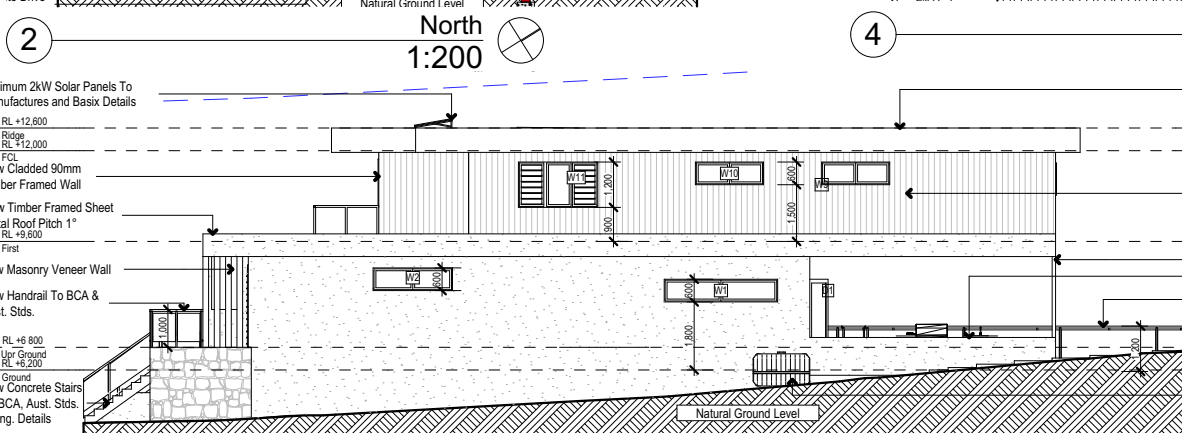
East
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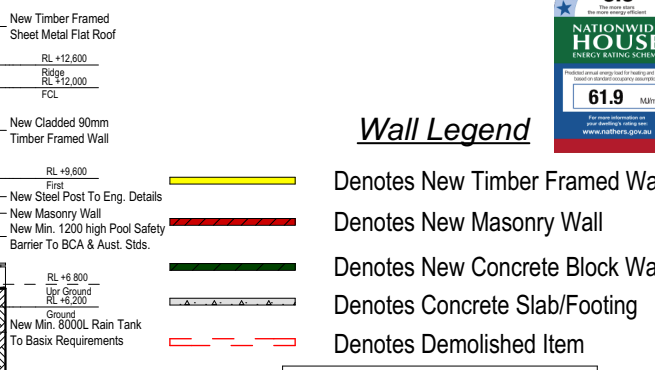
North
1:200



South
1:200



West
1:200



Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete Block Wall
- Denotes Concrete Slab/Footing
- Denotes Demolished Item

DA ONLY
NOT FOR CONSTRUCTION

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans © Copyright Rapid Plans 2019

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