


# DEVELOPMENT APPLICATION

## 1-3 Gondola Rd North Narrabeen 2101

**Certificate No. #HR-BEFSXR-01**  
 Scan QR code or follow website link for rating details.

Assessor name: Manuel Basiri  
 Accreditation No.: DMN/12/1462  
 Property Address: 1-3 Gondola Road, North Narrabeen, NSW, 2101


<http://www.hero-software.com.au/pdf/HR-BEFSXR-01>




DRAWING SCHEDULE			
	DRAWING NAME	ISSUE	SCALE
<b>A0000 GENERAL INFORMATION</b>			
A0001	COVERPAGE	A	
A0002	SITE ANALYSIS	A	
A0003	SITE ANALYSIS P2	A	
A0004	DEMOLITION PLAN	A	1:200
A0005	SITE PLAN	A	1:200
<b>A1000 GENERAL ARRANGEMENT PLAN</b>			
A1001	BASEMENT PLAN	A	1:200
A1002	GROUND FLOOR PLAN	A	1:200
A1003	FIRST FLOOR PLAN	A	1:200
A1004	SECOND FLOOR PLAN	A	1:200
A1005	COS FLOOR PLAN	A	1:200
A1006	ROOF PLAN	A	1:200
<b>A2000 ELEVATIONS</b>			
A2001	NORTH & EAST ELEVATIONS	A	1:200
A2002	SOUTH & WEST ELEVATIONS	A	1:200
<b>A2100 SECTIONS</b>			
A2101	SECTIONS	A	1:200
<b>A3000 ADDITIONAL INFO</b>			
A3001	GFA CALCULATIONS	A	1:400
A3002	LANDSCAPE CALCULATIONS	A	1:400
A3003	DEEP SOIL CALCULATIONS	A	1:200
A3004	BUILDING HEIGHT PLANE	A	1:200
A3005	COMMUNAL OPEN SPACE	A	1:200
A3006	CROSS-VENTILATION	A	1:300
A3007	PRE-ADAPTABLE/SILVER	A	1:100
A3008	POST ADAPTABLE	A	1:100
A3009	SAMPLE BOARD	A	1:300
A3010	TRAVEL DISTANCES	A	1:400
A3011	SITE PLANNING	A	1:300
<b>A4000 SOLAR ACCESS</b>			
A4001	SOLAR ACCESS 9AM-12PM	A	
A4002	SOLAR ACCESS 1PM-3PM	A	
A4003	SOLAR ACCESS ANALYSIS	A	
<b>A4100 SHADOW DIAGRAMS</b>			
A4101	SHADOW DIAGRAM 9AM	A	
A4102	SHADOW DIAGRAM 12PM	A	
A4103	SHADOW DIAGRAM 3PM	A	

UNIT BREAKDOWN				
	UNIT No.	BEDROOMS	AREA (m2)	POS (AREA m2)
<b>FIRST FLOOR</b>				
	U101	3 BED	120.52	105.72
	U102	2 BED	87.98	10.00
	U103	2 BED	76.04	10.00
	U104	2 BED	78.76	10.00
	U105	3 BED	120.32	12.00
	U106 (A/S)	3 BED	120.90	12.00
	U107 (A/S)	3 BED	128.63	12.36
<b>SECOND FLOOR</b>				
	U201	3 BED	120.52	12.81
	U202	2 BED	87.98	10.00
	U203	2 BED	76.04	10.00
	U204	2 BED	78.76	10.00
	U205	3 BED	120.32	12.00
	U206 (A/S)	3 BED	120.90	12.00
	U207	3 BED	128.63	12.36

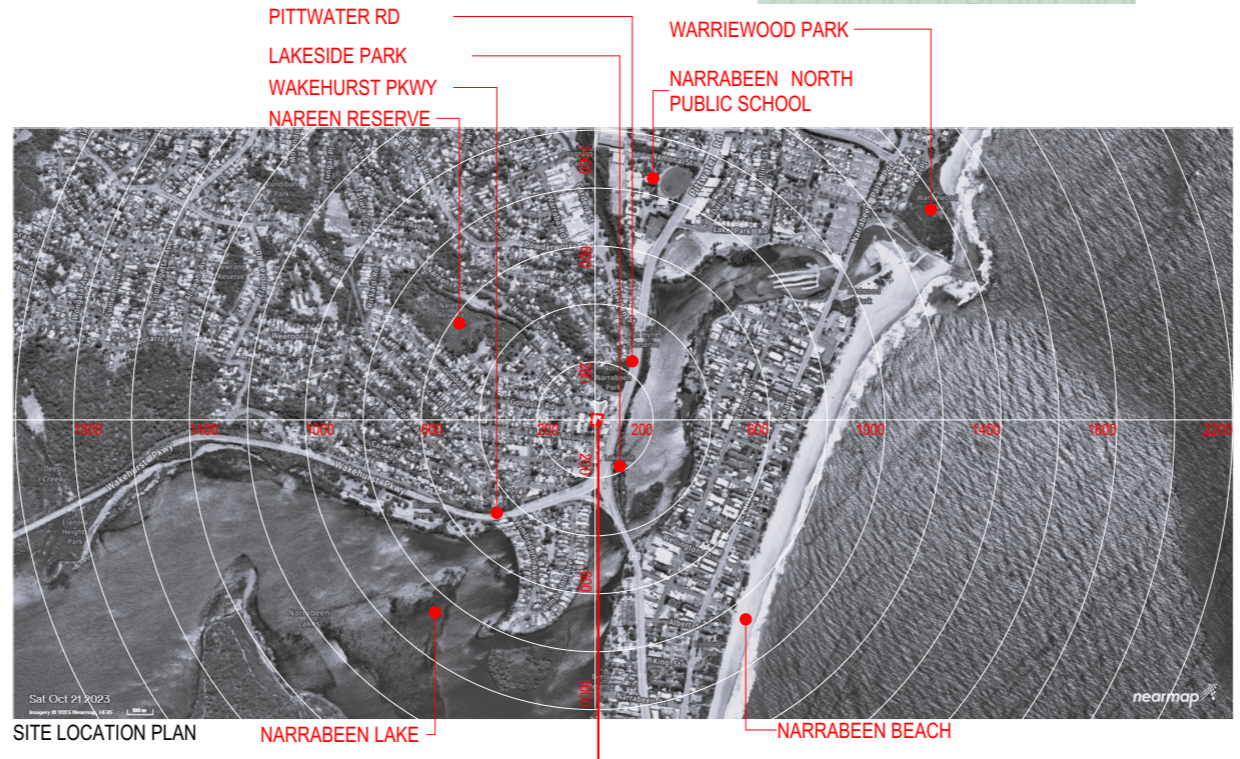
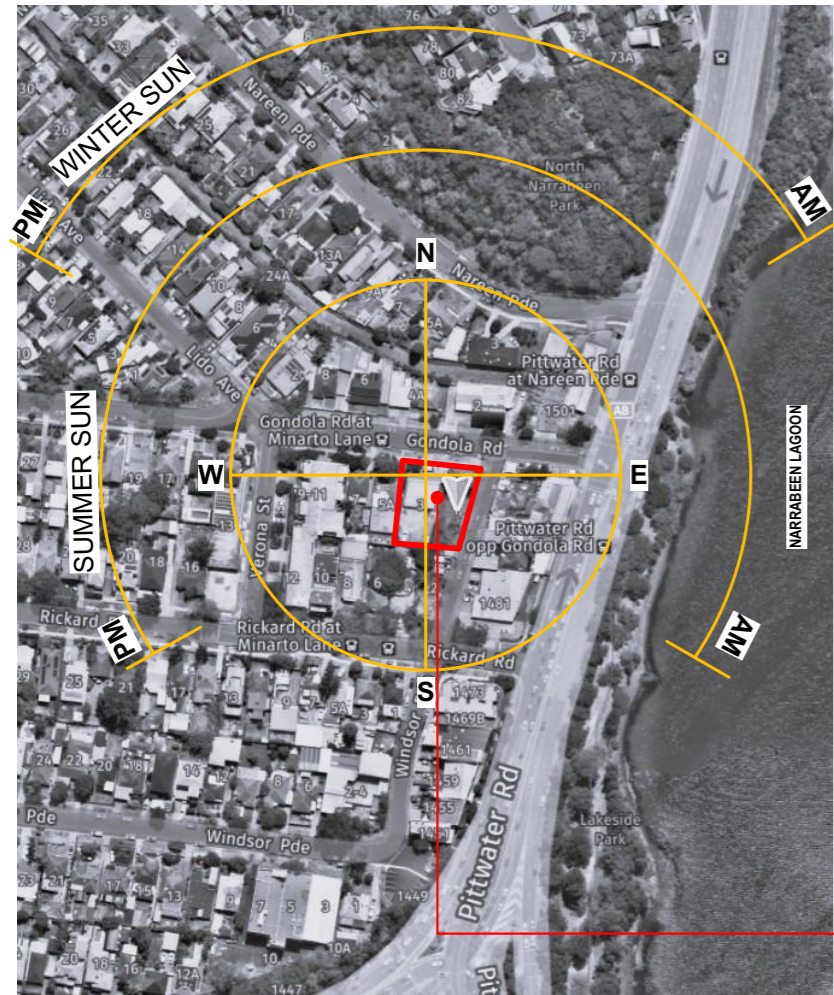
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			<table border="1"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>DA</td> <td>J.E</td> <td>03.04.2024</td> </tr> </tbody> </table>	No.		REVISION	BY	DATE	A	DA	J.E
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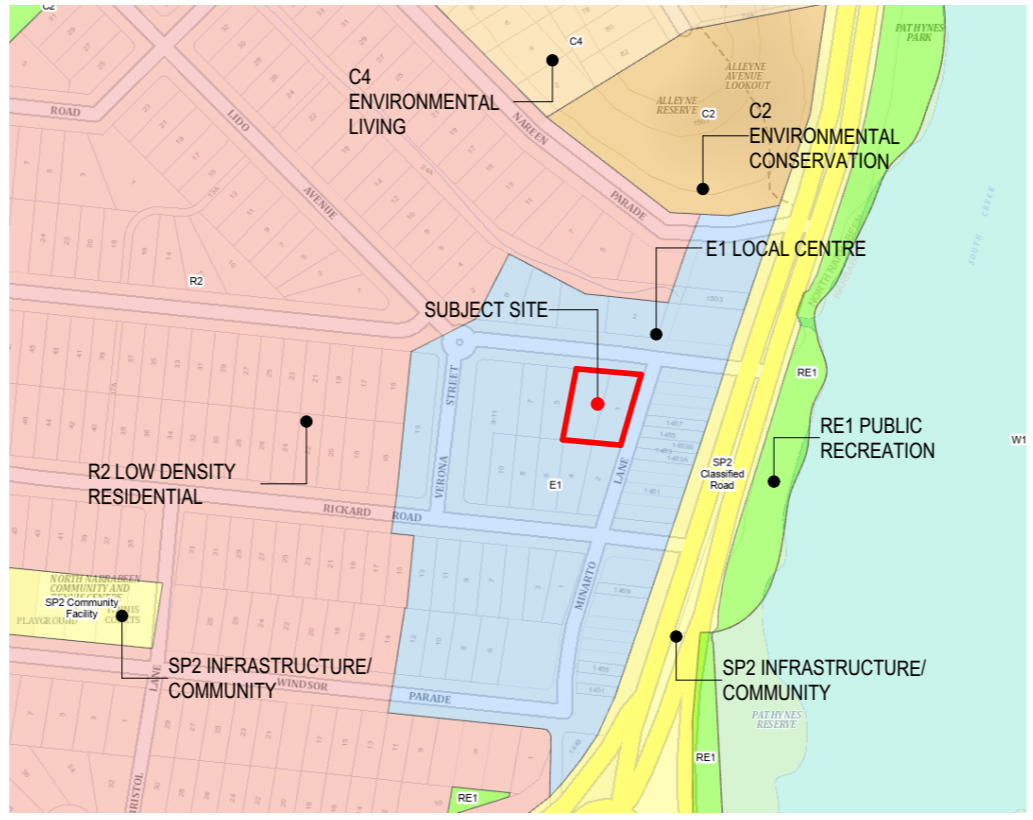
**SITE ANALYSIS**



IMAGE 1: GONDOLA RD PERSPECTIVE LOOKING EAST TOWARDS THE SITE



IMAGE 2: GONDOLA RD PERSPECTIVE LOOKING SOUTH TOWARDS THE SITE



PITTWATER LEP 2014 ZONING MAP



IMAGE 3: GONDOLA RD PERSPECTIVE LOOKING SOUTH DOWN MINARTO LN

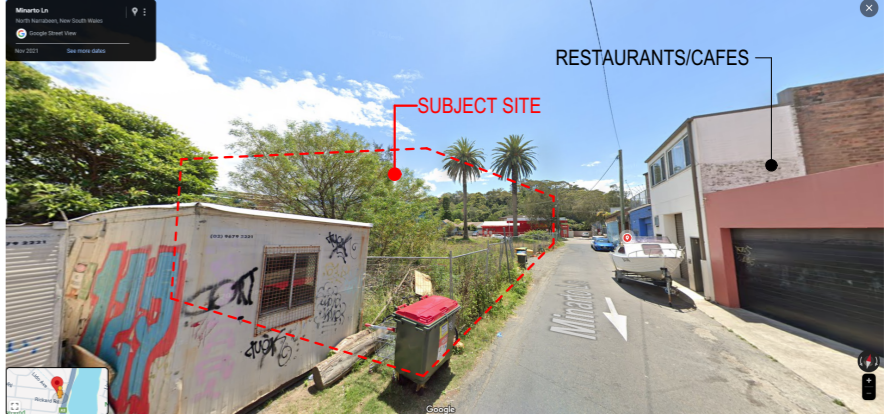


IMAGE 4: MINARTO LN PERSPECTIVE LOOKING NORTH TOWARDS THE SITE

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**MULTI RESIDENTIAL DEVELOPMENT**

PROJECT  
**1-3 Gondola Rd North Narrabeen 2101**

PROJECT NO.  
**15/19**

DRAWING:  
**SITE ANALYSIS**

DRAWN BY  
 J.E

CHECKED BY  
 D.M

SCALE:  
 @A3

DRAWING NO.:  
**A0002**

ISSUE:  
**A**



# SITE LOCATION & DEVELOPMENT CONTROL

This proposed development is for 1-3 Gondola Rd, North Narrabeen, a 1289.3 sqm lot with a street frontage of 36.6m to Gondola Rd and 39m to Minarto Ln.

## Applicable Planning Controls

**Pittwater LEP 2014** Map Tile 019

Acid Sulphate Soils: Class 3

Height of Building: 8.5m

FSR: N/A

Land Zoning: E1 Local Centre

## SURROUNDING BUILDINGS

This site is located on 1-3 Gondola Rd and oriented facing North.

This site is situated between E1 zoned lots on the West and South side and also opposing on both Gondola Rd and Minarto Ln. 5 Gondola Rd on the western side is a 2 storey commercial brick building. 2-4 Rickard Rd on the southern side is a single storey residential building of varying material. Minarto Ln runs 330m and conjoins Nareen Parade, Gondola Rd, Rickard Rd, Windsor Parade and Wakehurst Pkwy, ordered from North to South.

North Narrabeen is approximately 27.4 kilometres North of Sydney CBD, approximately a 42-minute drive along Wakehurst Pkwy and M1 Motorway. The Bus stop Rickard Rd at Minarto Ln is 160 m South, a 2-minute walk, or alternatively the Bus stop Pittwater Rd opp Gondola Rd is 130 m East, at a 2-minute walk. A beachfront, two parks and a small shopping district are within walking distance from 1-3 Gondola Rd.

## TRAFFIC ANALYSIS

Gondola Road, North Narrabeen is a local road, and traffic on the road is moderate to low.

The road is a two way street, and is relatively quiet with surrounding streets possessing little traffic, making it a safe area to live in. The road speed limit is 50 km/h and the intersections are clear of visual obstructions, creating a safe environment for pedestrians and cyclists.

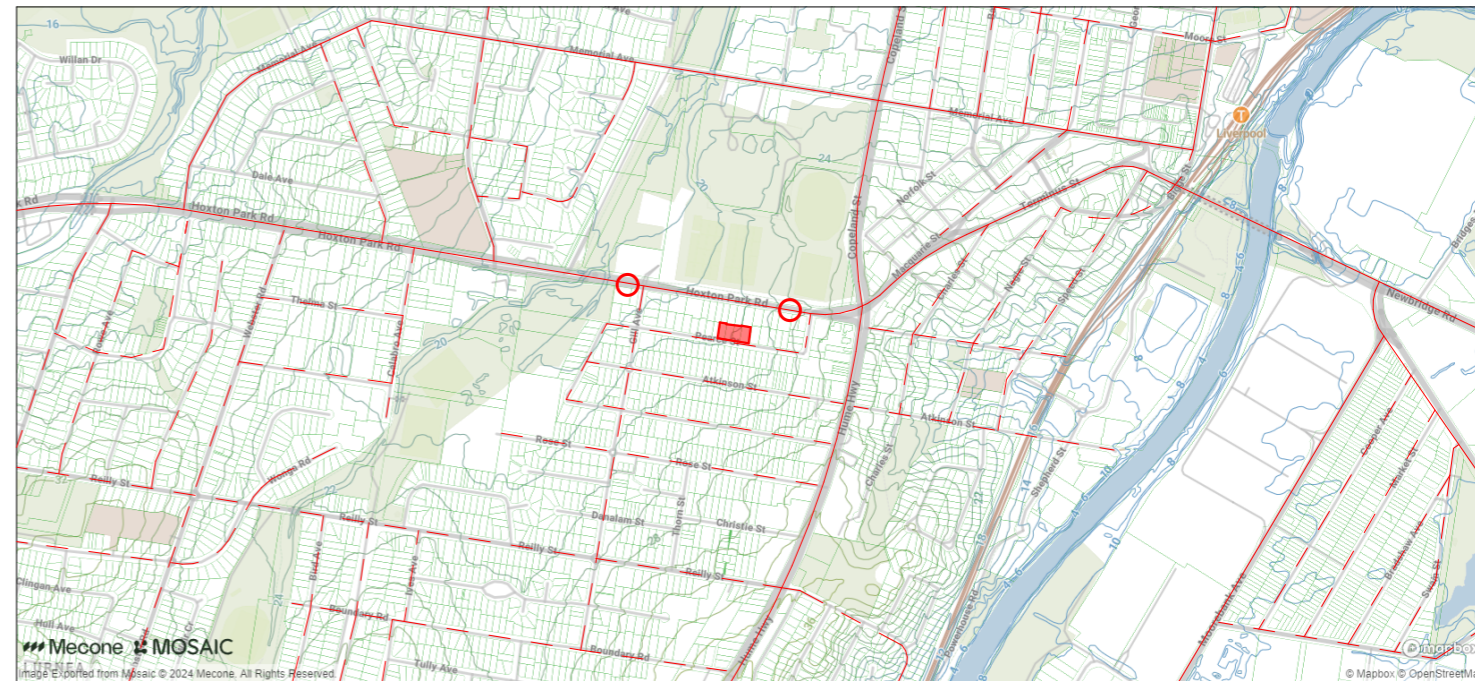
The site's close proximity to Pittwater Road, a major arterial road, creates a very accessible road network for residents to commute. This road connects the Northern Beaches to other Major arterial roads such as Mona Vale rd, Wakehurst Pkwy, Waringah Rd and Military rd to connect to other areas of Sydney and the CBD.

## ENVIRONMENTAL FACTORS

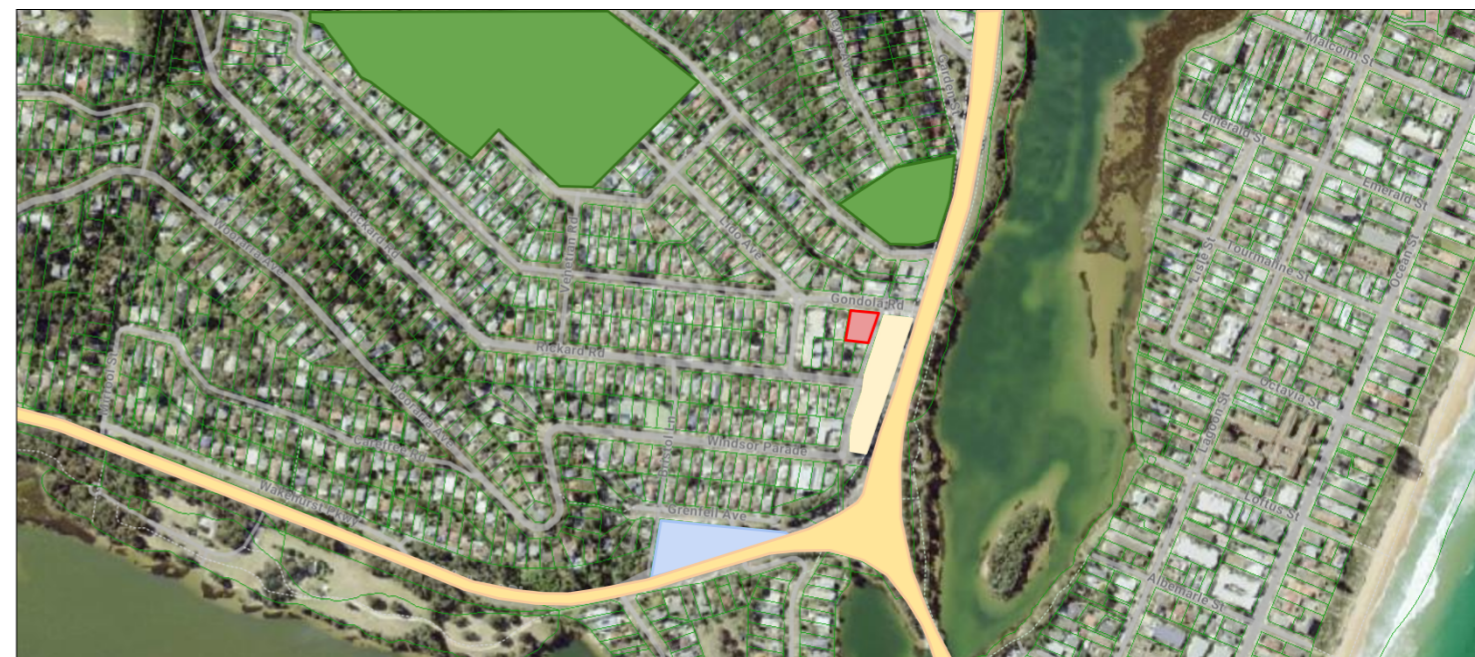
The area has cool climate, due to proximity near both Narrabeen Lagoon and the beach itself. Near the property lies two reserves, Berry Reserve and Narroy Reserve. To the east, lies Narrabeen Beach.

## VIEWS

As the topography suggests, the site is relatively flat, however poses water views due to the close proximity to both Narrabeen Lagoon and the beach. From Pittwater Rd, the property is visible, as you pass the intersection between Gondola Rd and Pittwater Rd.



- SOURCE: MECONE MOSAIC
- PROPOSED DEVELOPMENT SITE
  - HERITAGE LISTED ITEM
  - EXISTING BUILDINGS TO REMAIN
  - TOPOGRAPHY CONTOUR
  - CYCLE PATH
  - RAILWAY LINE
  - LARGER TRAFFIC FLOW
  - LOCAL TRAFFIC
  - BUS STOPS



- SOURCE: GOOGLE MAP
- PROPOSED DEVELOPMENT SITE
  - PUBLIC OPEN SPACE
  - MAJOR ROAD
  - RETAIL & LOCAL SHOPS
  - EDUCATION FACILITY

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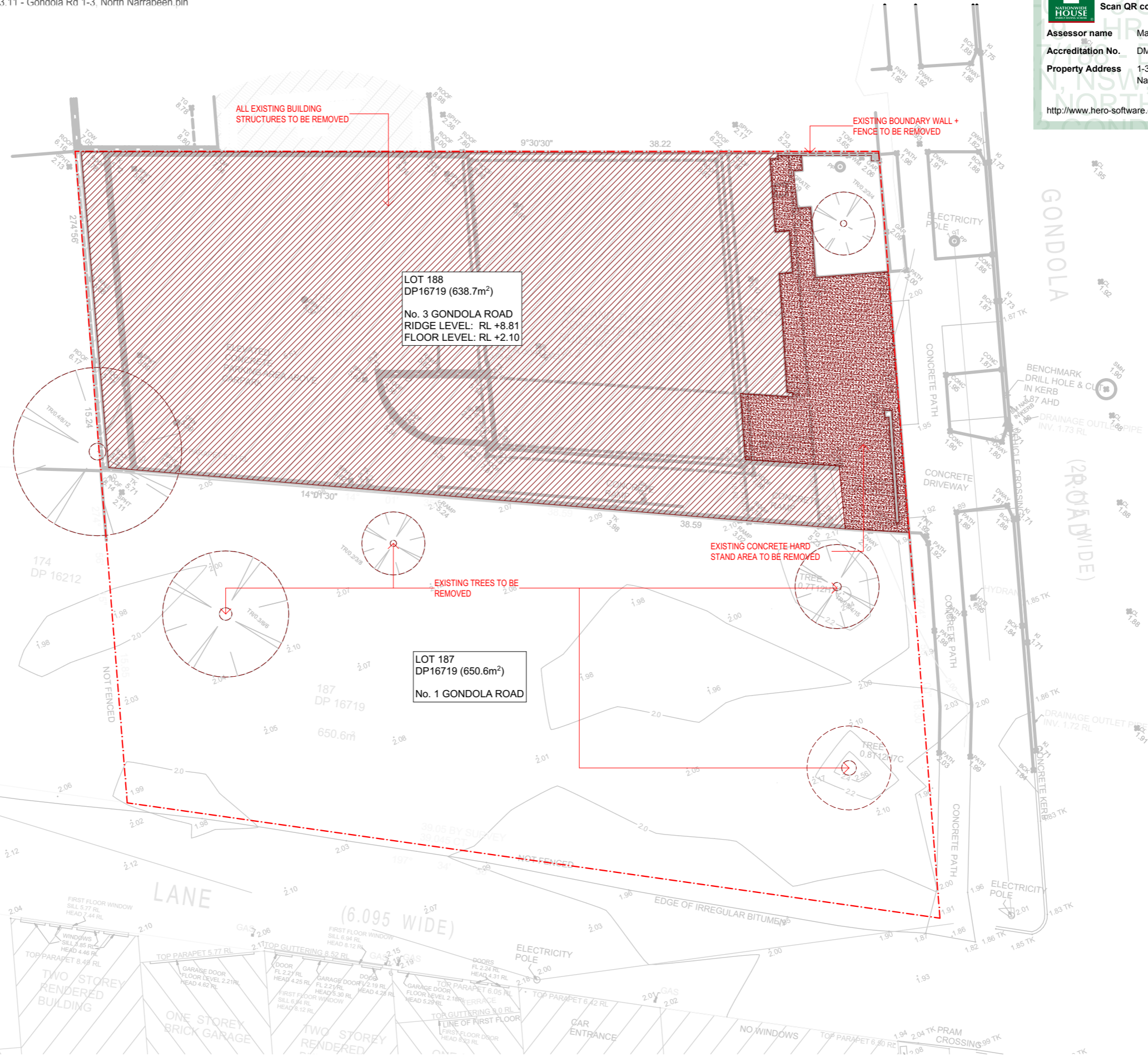
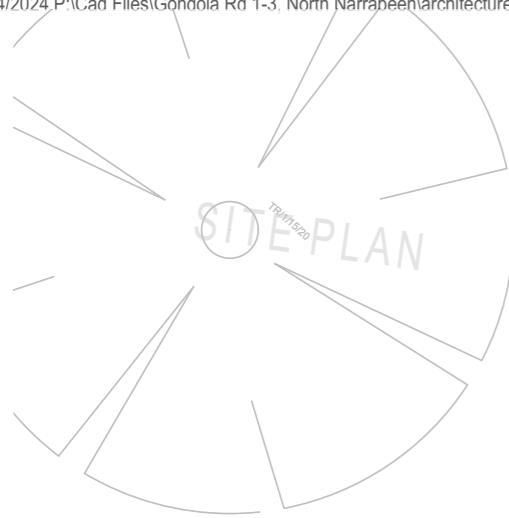
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<b>MULTI RESIDENTIAL DEVELOPMENT</b>		<b>DRAWING: SITE ANALYSIS P2</b>	
PROJECT <b>1-3 Gondola Rd North Narrabeen 2101</b>		DRAWN BY J.E	
PROJECT NO. <b>15/19</b>		SCALE: @A3	DRAWING NO.: <b>A0003</b>
CHECKED BY D.M		ISSUE: <b>A</b>	



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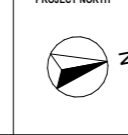
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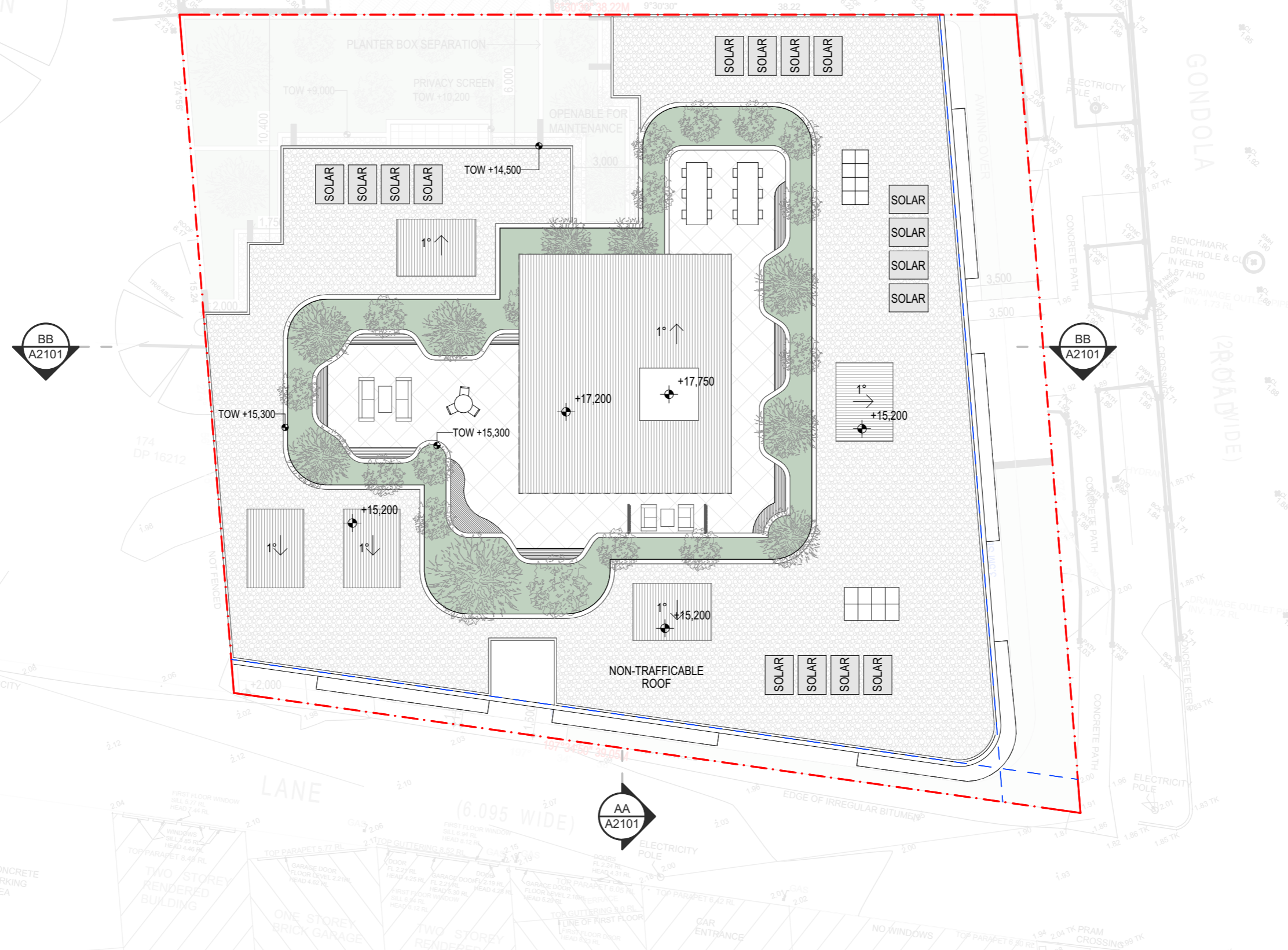
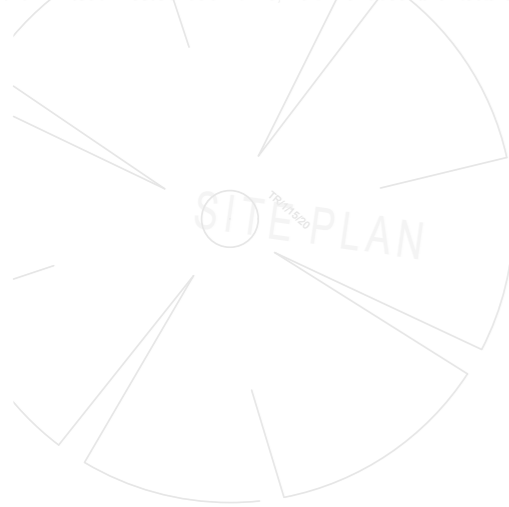
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DRAWING: DEMOLITION PLAN			
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PROJECT NORTH

**MULTI RESIDENTIAL DEVELOPMENT**  
 PROJECT  
 1-3 Gondola Rd North  
 Narrabeen 2101

PROJECT NO.  
 15/19

DRAWING: SITE PLAN			
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CHECKED BY D.M			

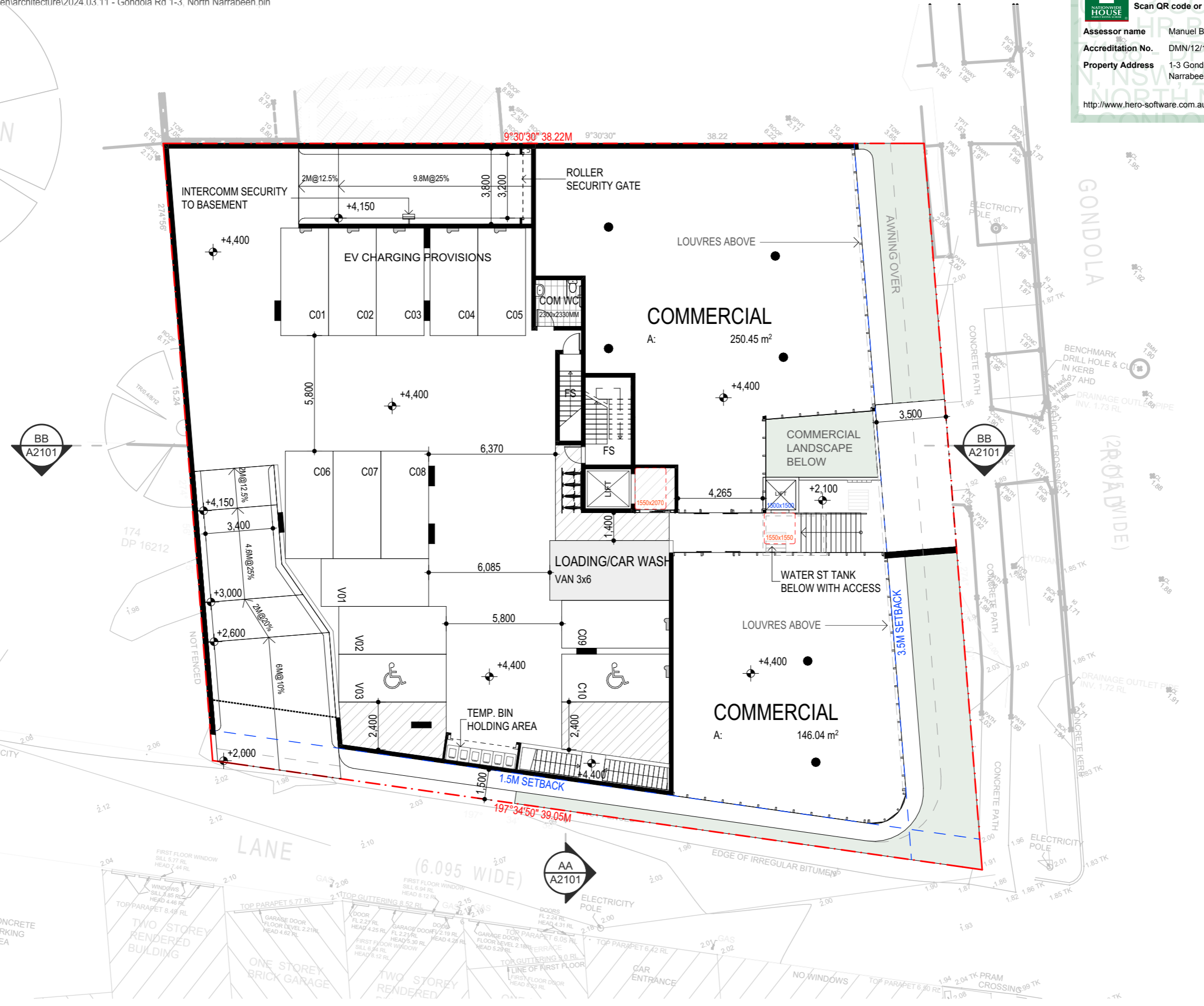
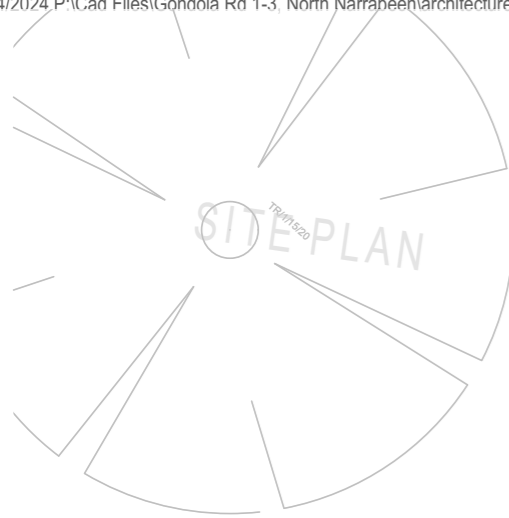






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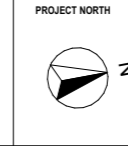
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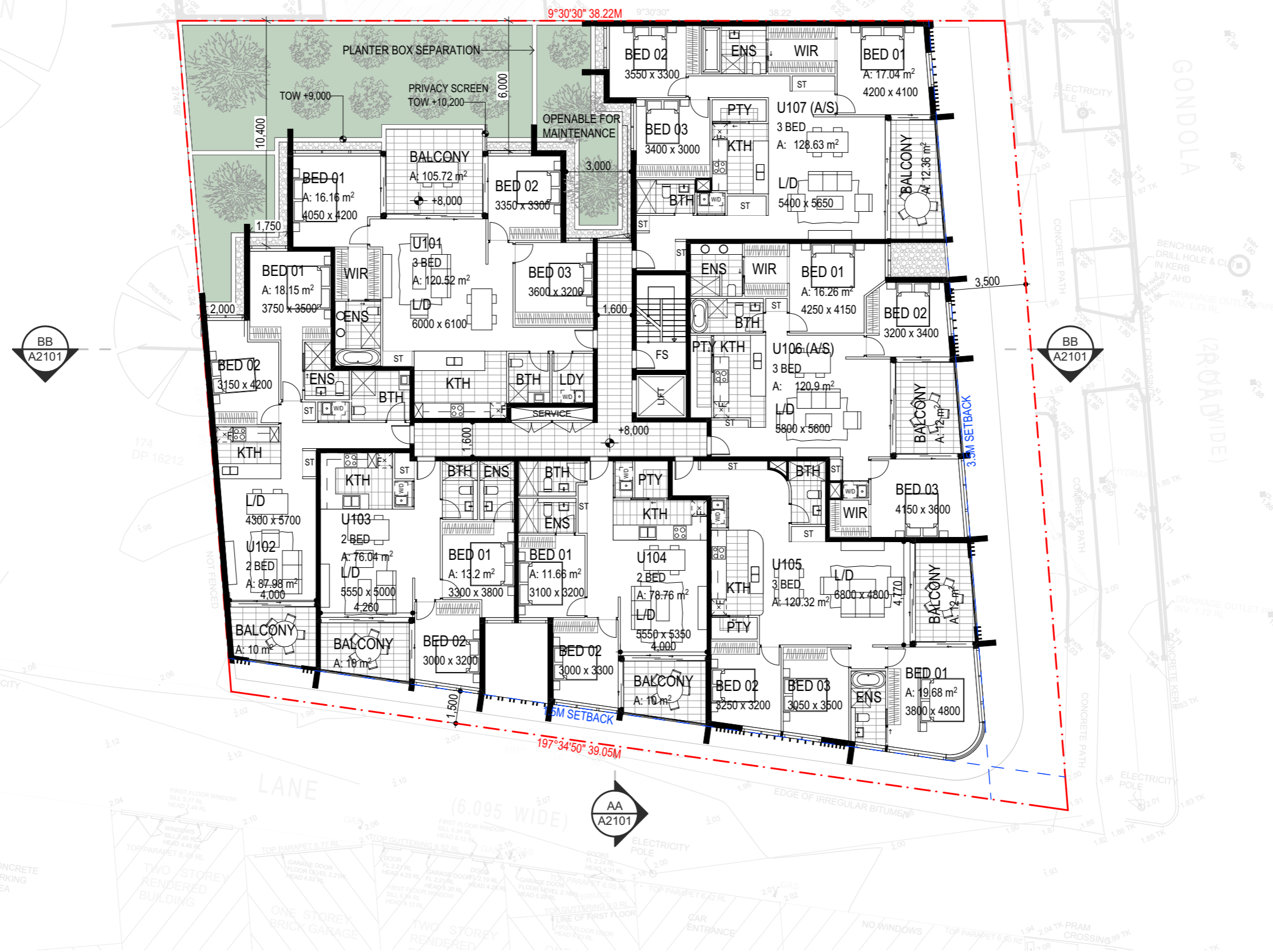
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DRAWING: GROUND FLOOR PLAN			
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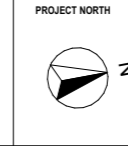
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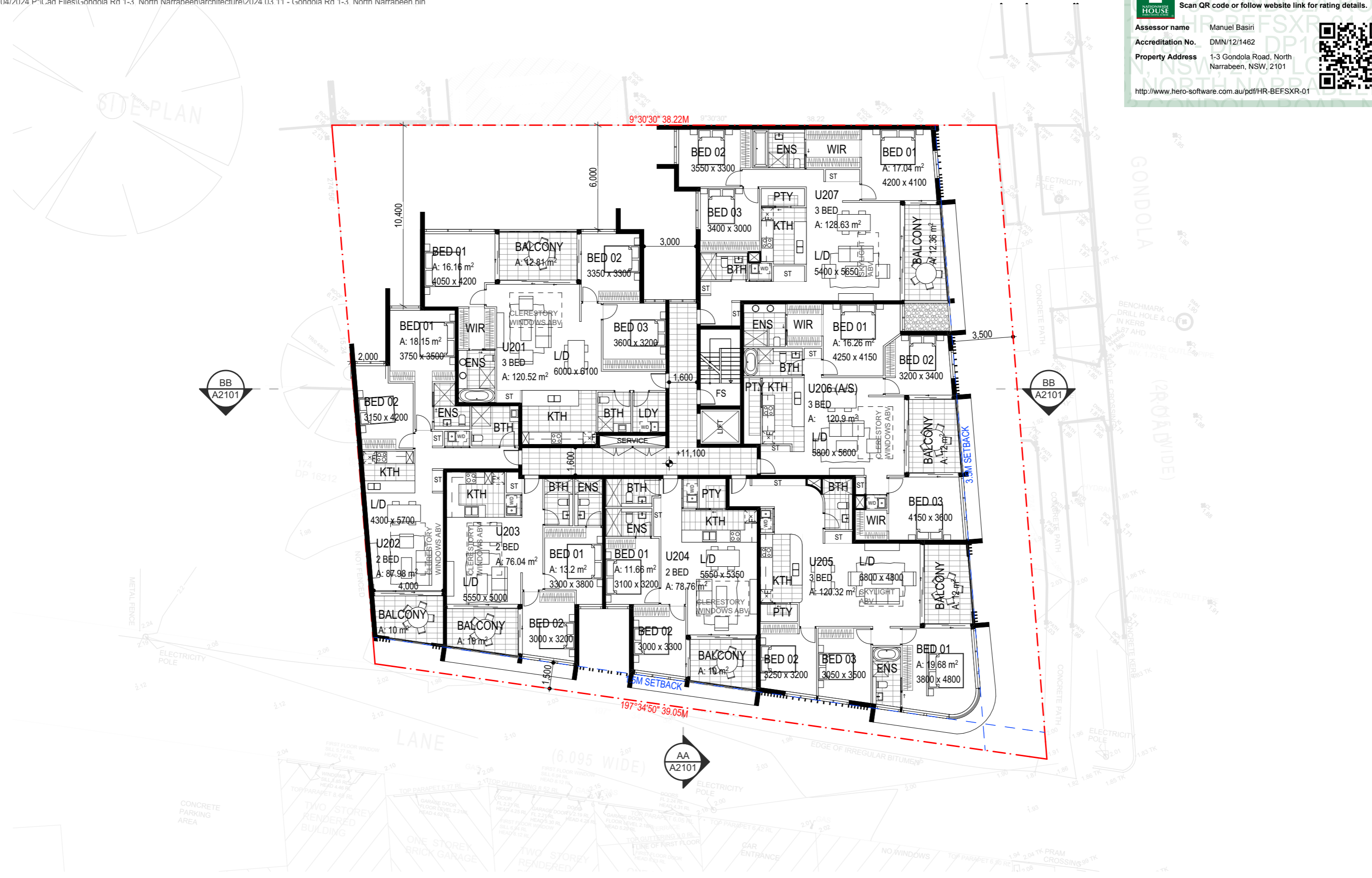
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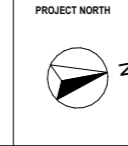
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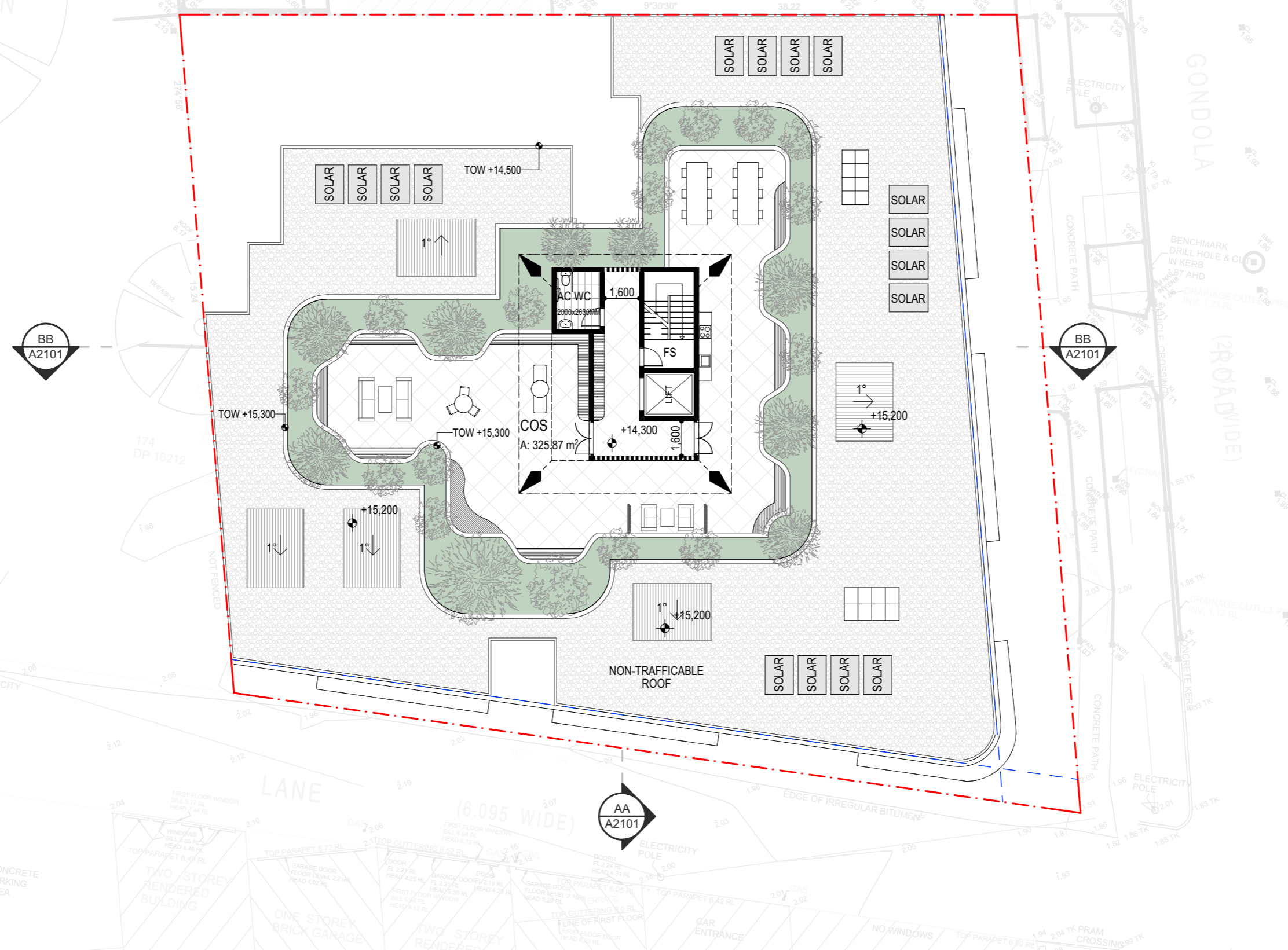
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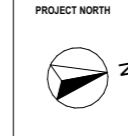
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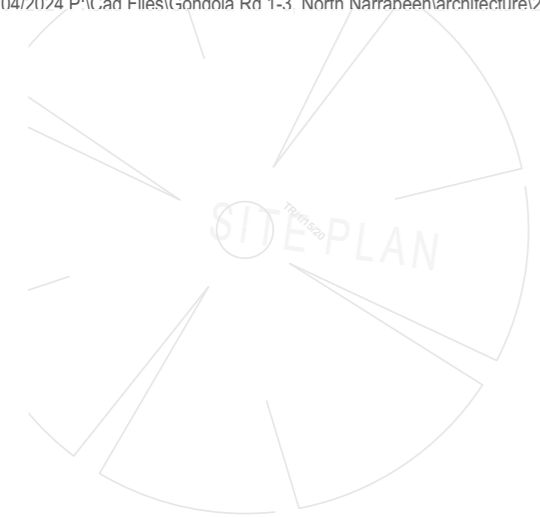
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DRAWING: COS FLOOR PLAN			
DRAWN BY J.E	SCALE: 1:200@A3	DRAWING NO.: A1005	ISSUE: A
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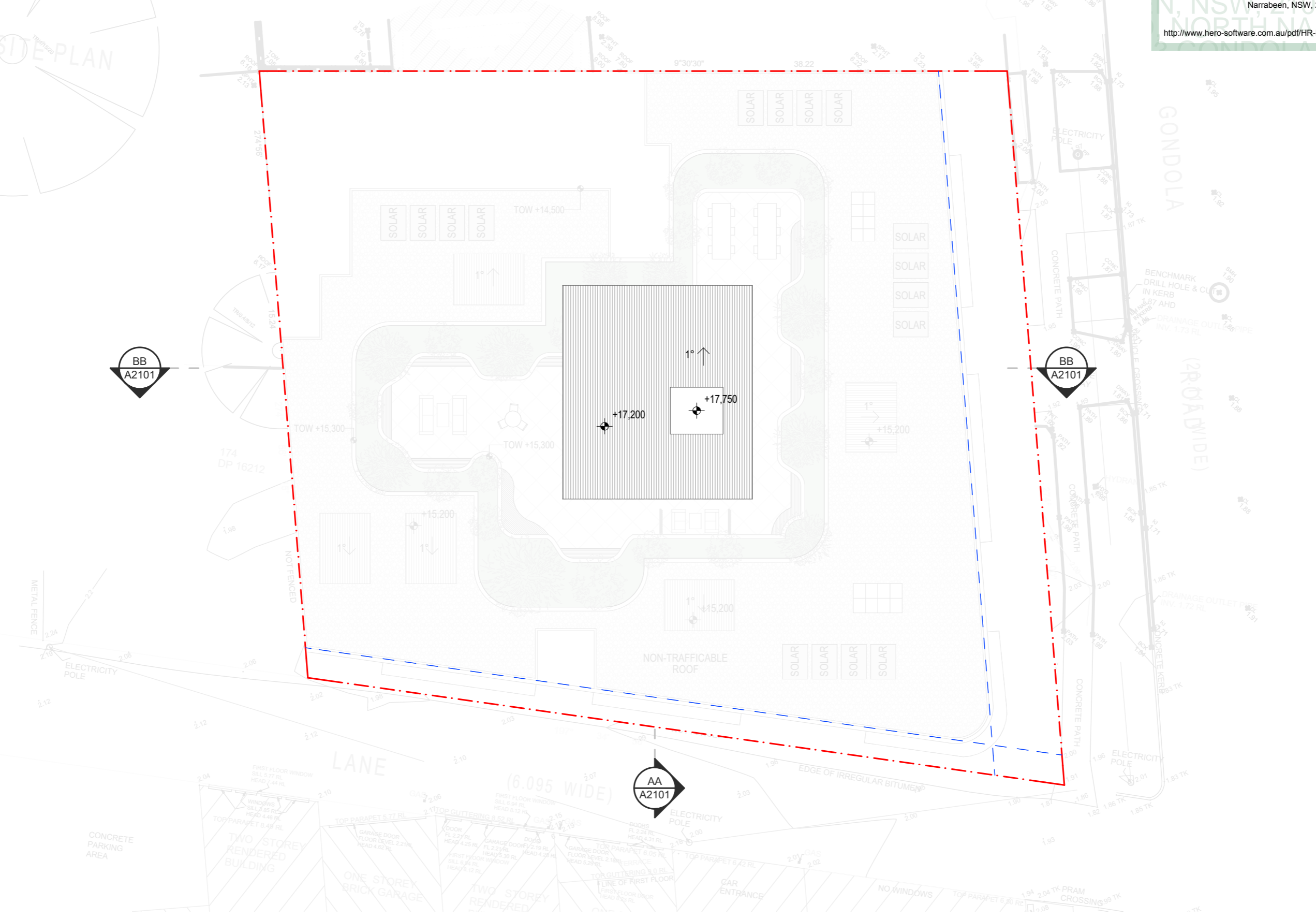



SITE PLAN

BB  
A2101

BB  
A2101

AA  
A2101



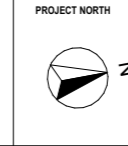
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**MULTI RESIDENTIAL DEVELOPMENT**  
 PROJECT  
 1-3 Gondola Rd North  
 Narrabeen 2101

PROJECT NO.  
 15/19

DRAWING: ROOF PLAN			
DRAWN BY J.E	SCALE: 1:200@A3	DRAWING NO.: A1006	ISSUE: A
CHECKED BY D.M			



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 Accreditation No.: DMN/12/1462  
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**NORTH ELEVATION**



**EAST ELEVATION**



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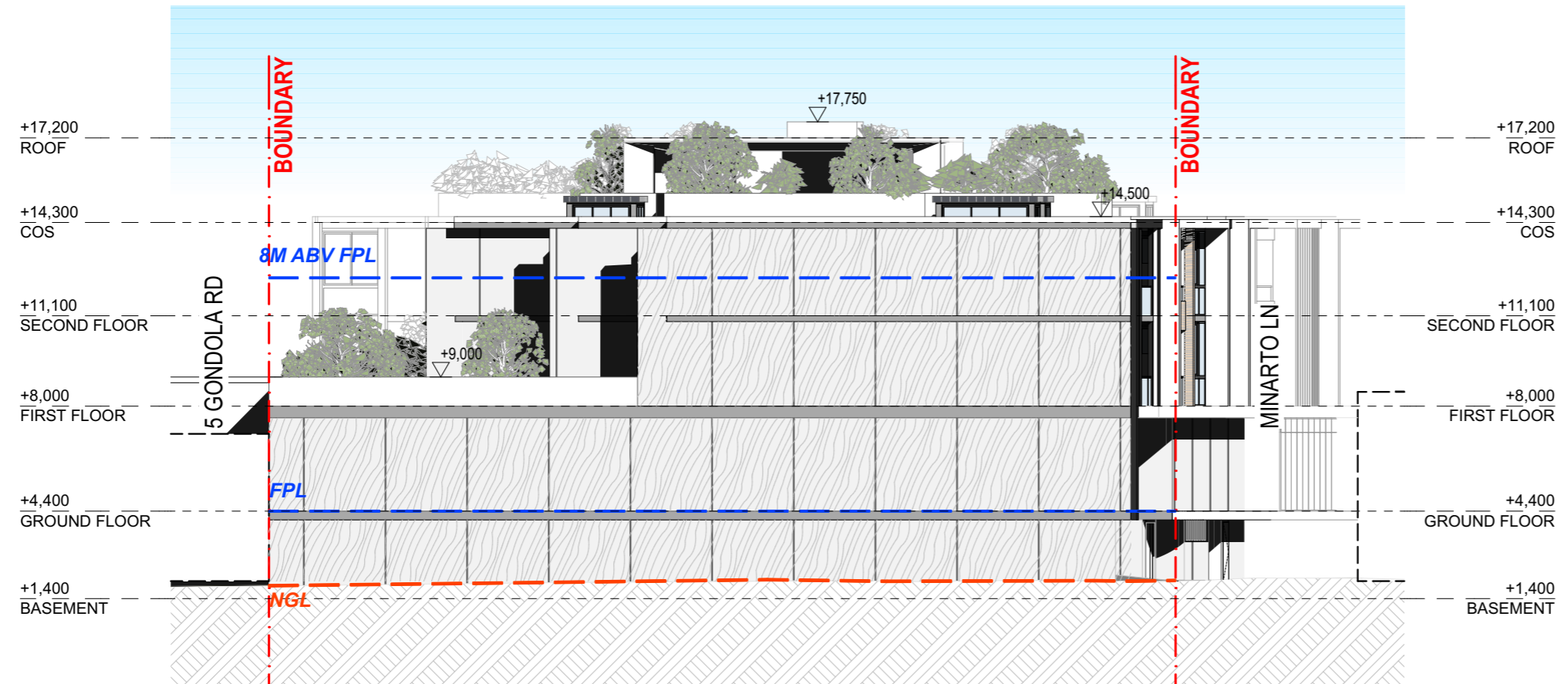
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DRAWING: NORTH & EAST ELEVATIONS			
DRAWN BY	SCALE:	DRAWING NO.:	ISSUE:
J.E	1:200@A3	A2001	A
CHECKED BY			
D.M			

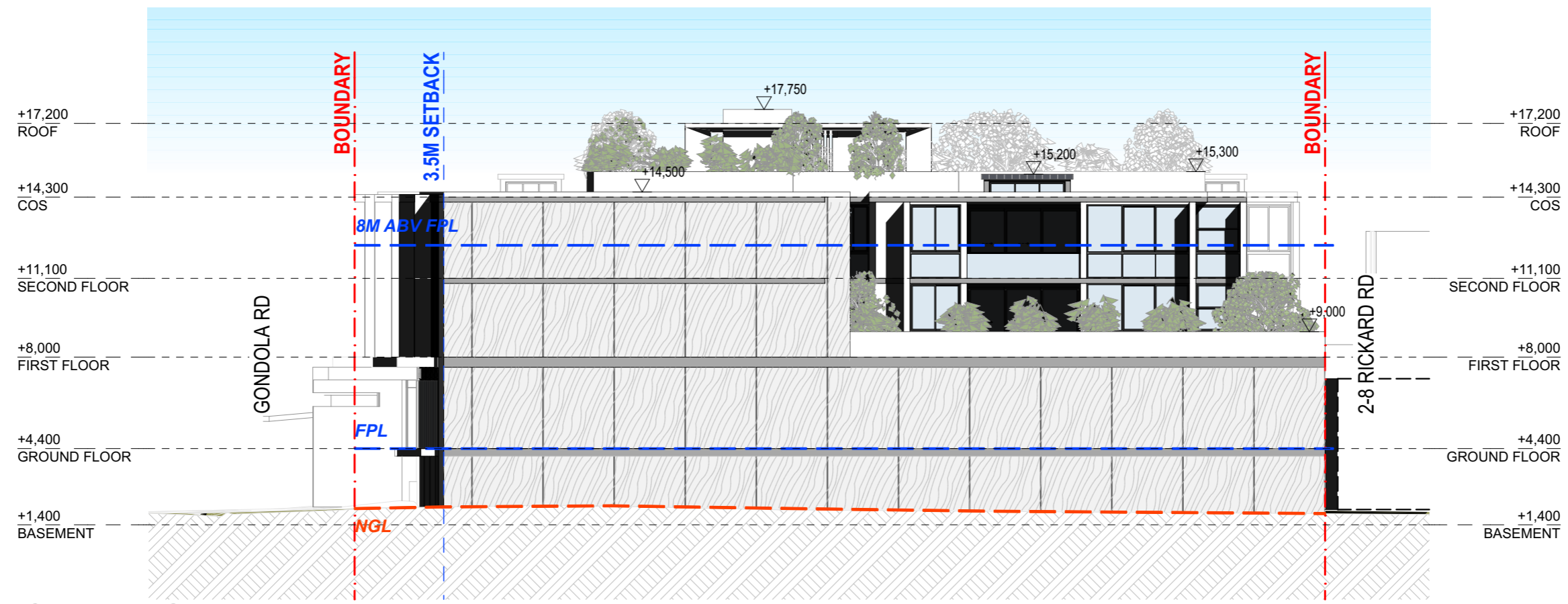


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**WEST ELEVATION**



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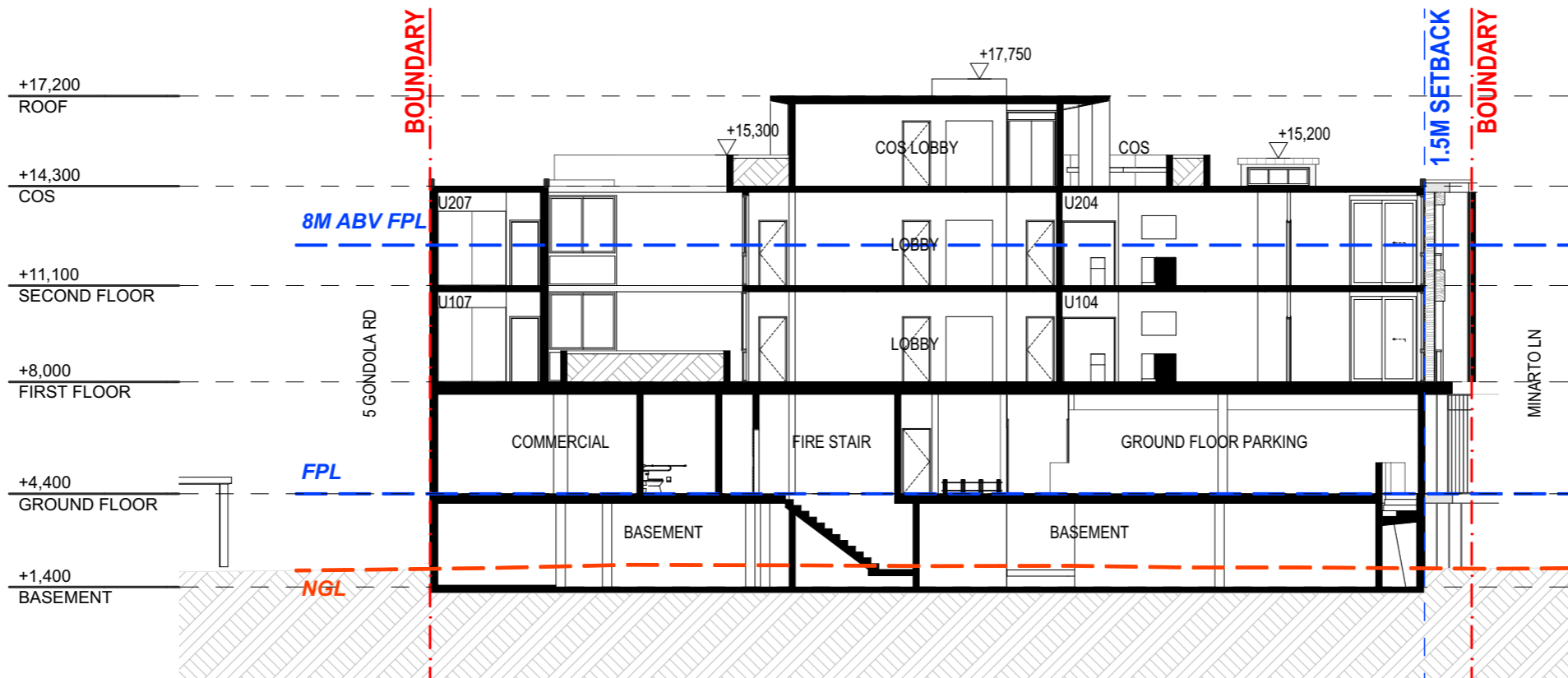
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DRAWING: SOUTH & WEST ELEVATIONS			
DRAWN BY	SCALE:	DRAWING NO.:	ISSUE:
J.E	1:200@A3	A2002	A
CHECKED BY			
D.M			

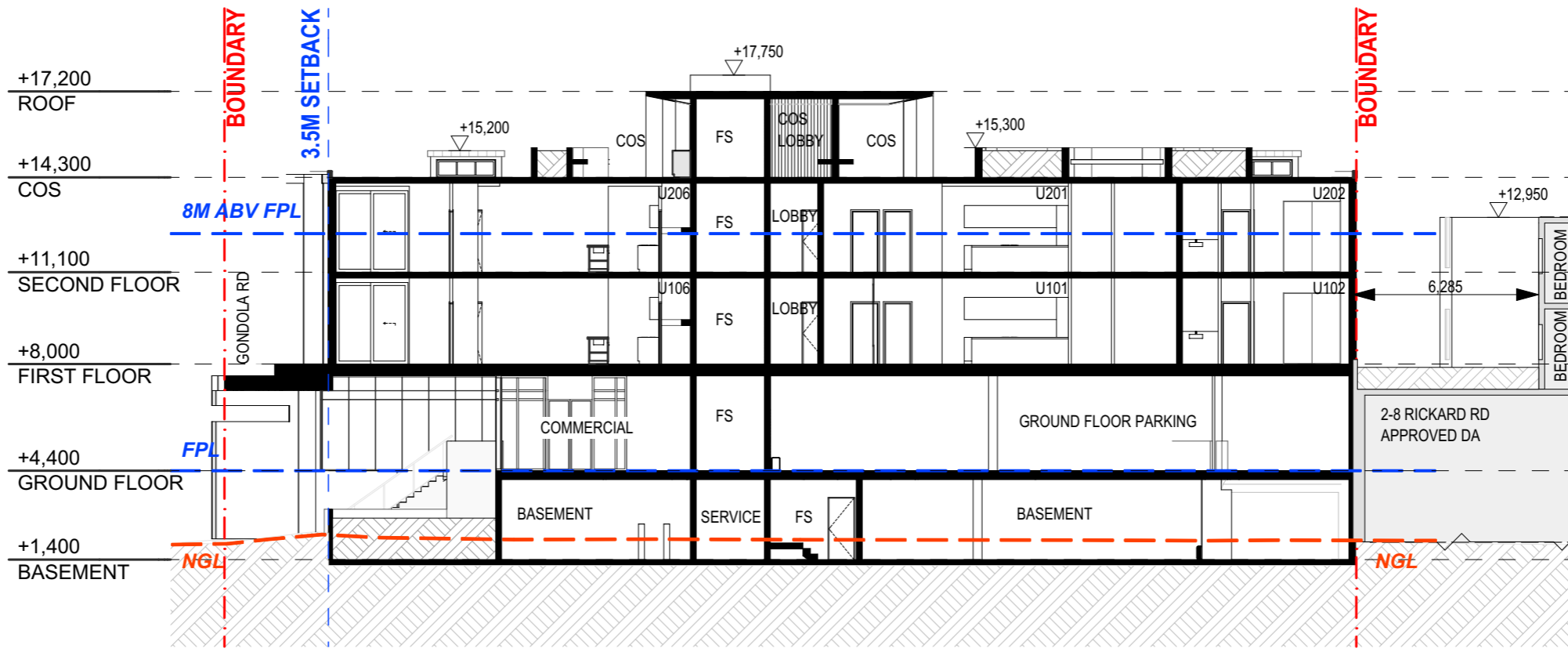


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SECTION AA



SECTION BB

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				No.	REVISION	BY	DATE									
A	DA	J.E	03.04.2024													
<p>PROJECT NO. 15/19</p>	<p>DRAWN BY J.E</p>	<p>SCALE: 1:200@A3</p>	<p>DRAWING NO.: <b>A2101</b></p>	<p>ISSUE: <b>A</b></p>												

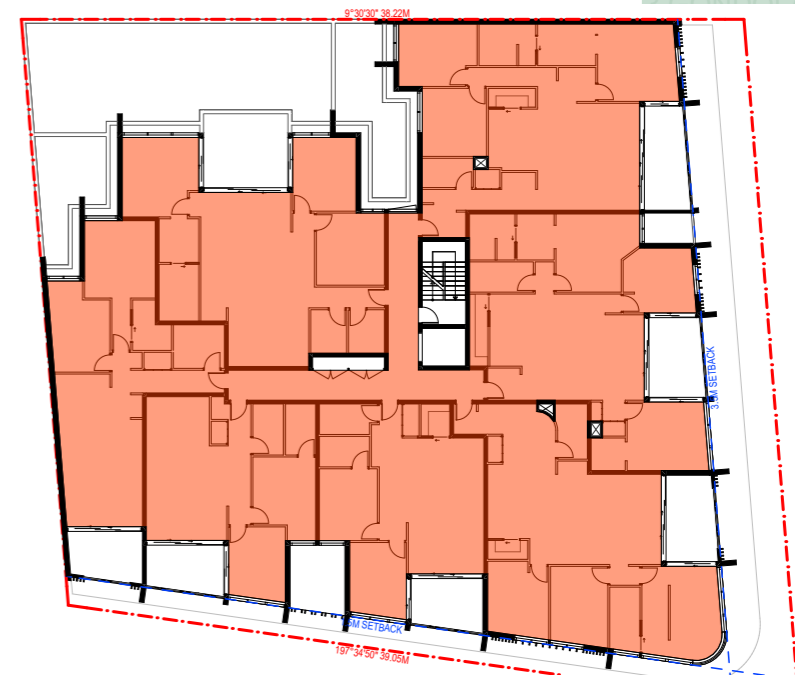




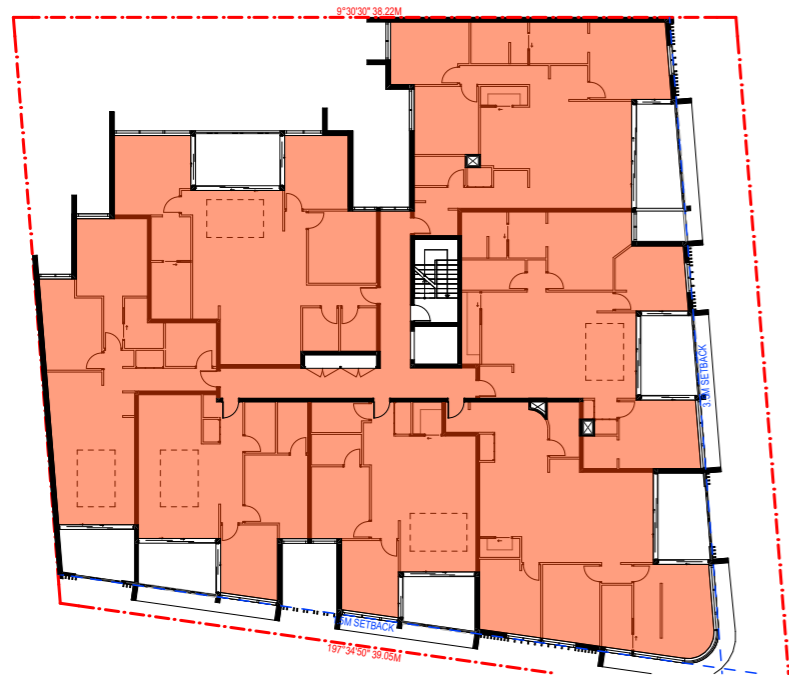
BASEMENT



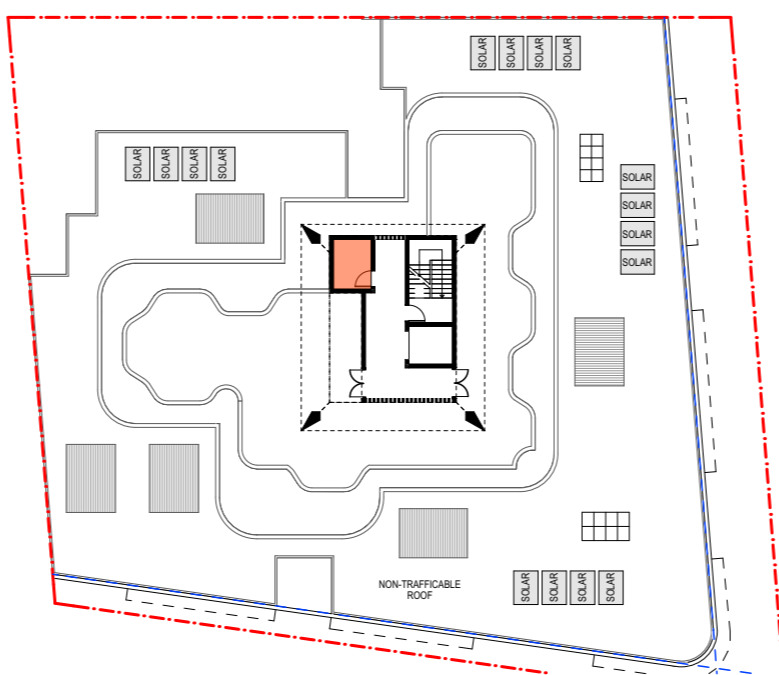
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



COS

GROSS FLOOR AREAS	
	AREA (m2)
<b>BASEMENT</b>	3.25
<b>GROUND FLOOR</b>	401.83
<b>FIRST FLOOR</b>	783.25
<b>SECOND FLOOR</b>	783.25
<b>COS</b>	5.26
	1,976.84 m <sup>2</sup>
	GFA AREAS MEASURED

SECTION B2.6 of P21DCP :	
MIN. 25% of the Gross Floor Area (GFA) for commercial/retail purposes	
<b>TOTAL GFA</b>	1,976.84 m <sup>2</sup>
<b>PROPOSED COMM/RETAIL AREA</b>	396.49 m <sup>2</sup>
<b>PROPOSED COMM/RETAIL AREA % OF TOTAL GFA</b>	20.06%



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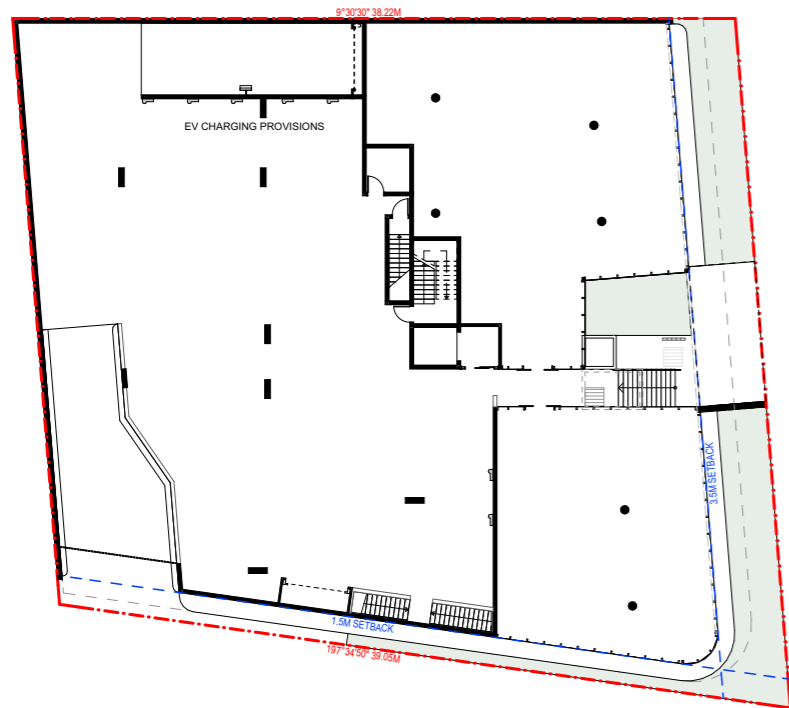
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**MULTI RESIDENTIAL DEVELOPMENT**  
PROJECT  
1-3 Gondola Rd North  
Narrabeen 2101  
PROJECT NO.  
15/19

DRAWING: GFA CALCULATIONS			
DRAWN BY J.E	SCALE: 1:400@A3	DRAWING NO.:	ISSUE:
CHECKED BY D.M		<b>A3001</b>	<b>A</b>

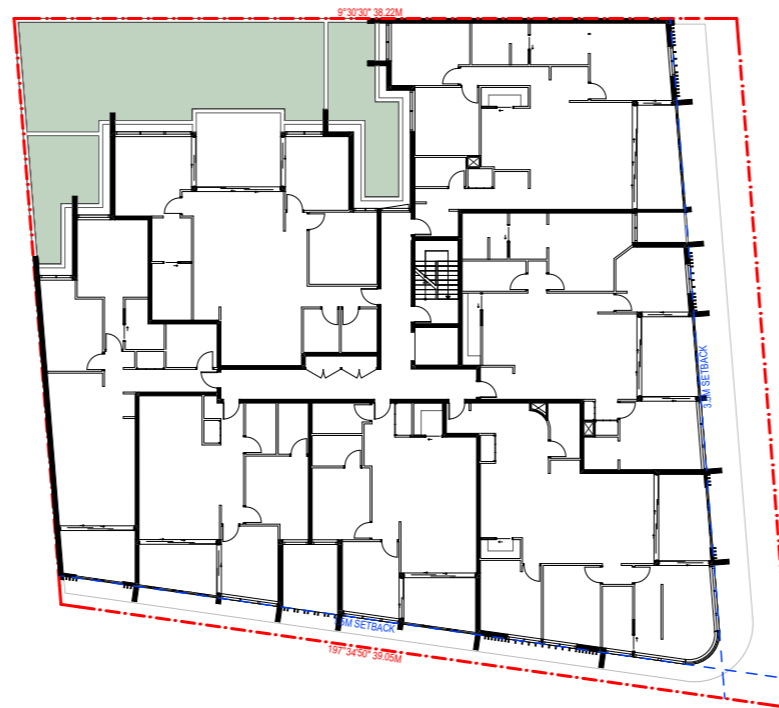


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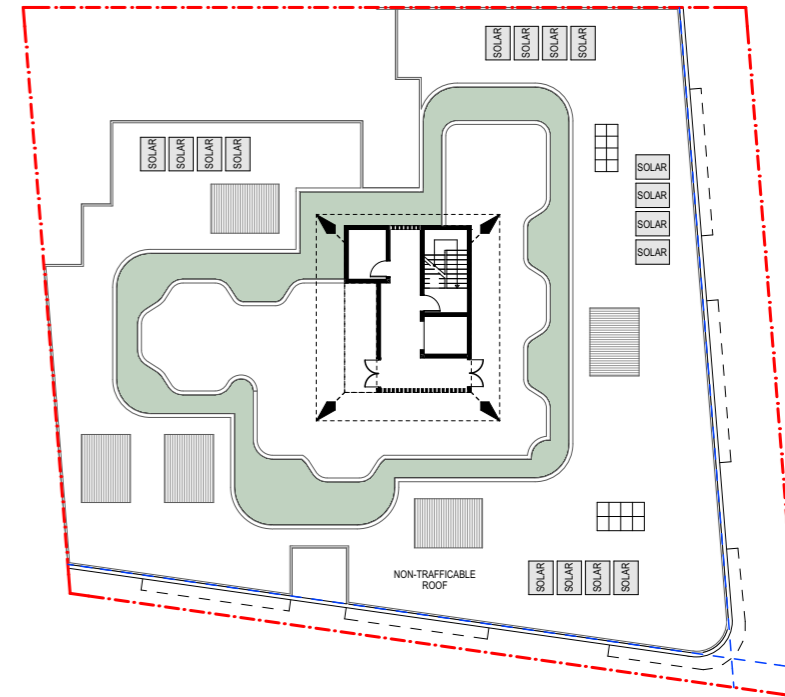
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**Accreditation No.** DMN/12/1462  
**Property Address** 1-3 Gondola Road, North Narrabeen, NSW, 2101  
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GROUND FLOOR



FIRST FLOOR



COS

LANDSCAPE AREAS	
	AREA (m2)
GROUND FLOOR	148.87
FIRST FLOOR	123.17
COS	132.74
	404.78 m <sup>2</sup>
	AREAS MEASURED



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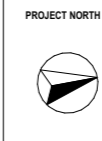
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**MULTI RESIDENTIAL DEVELOPMENT**  
 PROJECT  
 1-3 Gondola Rd North  
 Narrabeen 2101

PROJECT NO.  
 15/19

**LANDSCAPE CALCULATIONS**

DRAWN BY  
 J.E

CHECKED BY  
 D.M

SCALE:  
 1:400@A3

DRAWING NO.:  
**A3002**

ISSUE:  
**A**



These are the specifications upon which the certified NatHERS assessment is based. Any deviation from these specifications will invalidate the NatHERS certificate and therefore voids compliance of the development with the National Construction Code of Australia 2016 and 2019. In case of any variation from these specifications contact Eco Certificates Pty Ltd to obtain updated NatHERS and BASIX certificates and an updated copy of these specifications.

Assessment Date: 27 / 03 / 2024  
 Assessor: Manuel Basiri - DMN Accredited Assessor DMN/12/1462 / MIEAust  
 Thermal Modelling Software: HERO 4.0  
 Development: EC - 4954 - 1-3 Gondola Road, North Narrabeen, NSW 2101

Windows and Skylights

Description	Type	U Value	SHGC
1 All windows and glazed doors of unit 201	Aluminium frame single glazed clear	4.80	0.41
2 All windows and glazed doors of all other units	Aluminium frame single glazed clear	4.80	0.59

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.

External and Internal Walls

Description	Construction Type	Insulation	Colour (Solar Absorptance)
1 All external walls of all units	As per plans	R 2.80	As per plans
2 All common, party and internal walls of all units	As per plans	None	N/A

The solar absorptance values are as per definition of Light, Medium and Dark Colours in the thermal modelling software and the naming might differ according to the BASIX thermal comfort protocol 2023.

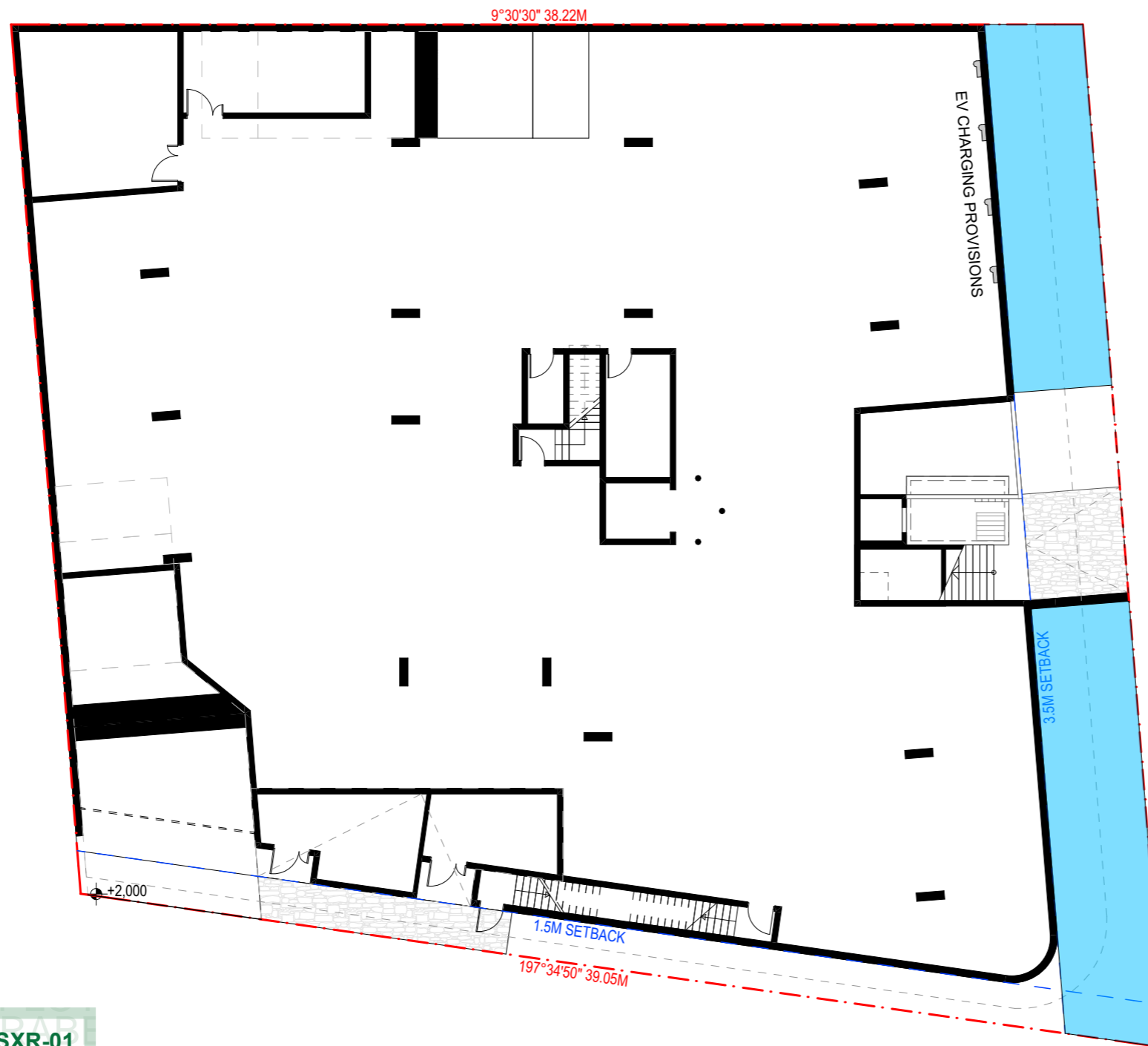
Floors

Description	Construction Type	Insulation	Floor Covering
1 All floors of first floor units on top of commercial areas	As per plans	None	As per plans
2 All other floors of first floor units	As per plans	R 2.50	As per plans
3 All floor of second floor units	As per plans	None	As per plans

Ceilings and Roofs

Description	Construction Type	Insulation	Colour (Solar Absorptance)
1 All ceiling of second floor units	As per plans	R 6.0	N/A
2 All roof	As per plans	Not required for NatHERS	As per plans

Ceiling penetration(s) as a result of installation of sealed recessed downlights and 250 mm exhaust fans are being considered in the NatHERS thermal comfort modeling associated with this specifications schedule. If unsealed recessed downlights or other unsealed penetrations are introduced to the ceiling insulation of the project at a later stage, the NatHERS certificate associated with this specification and the BASIX certificate of this development, if any, would become invalid and must be updated. The sealed recessed downlights and exhaust fans are being modelled with 50 mm insulation clearance.



DEEP SOIL AREAS	
	AREA (m2)
BASEMENT	100.13
	100.13 m <sup>2</sup>
	AREAS MEASURED

DEEP SOIL CALCULATIONS	
SITE AREA	1289.3m <sup>2</sup>
ADG MINIMUM DEEP SOIL %	7%
ADG MINIMUM DEEP SOIL m <sup>2</sup>	90.3m <sup>2</sup>
PROPOSED DEEP SOIL %	7.76%
PROPOSED DEEP SOIL m <sup>2</sup>	100.13m <sup>2</sup>

**Certificate No. #HR-BEFSXR-01**  
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PROJECT NO.  
 15/19

**DRAWING: DEEP SOIL CALCULATIONS**

DRAWN BY: J.E  
 CHECKED BY: D.M

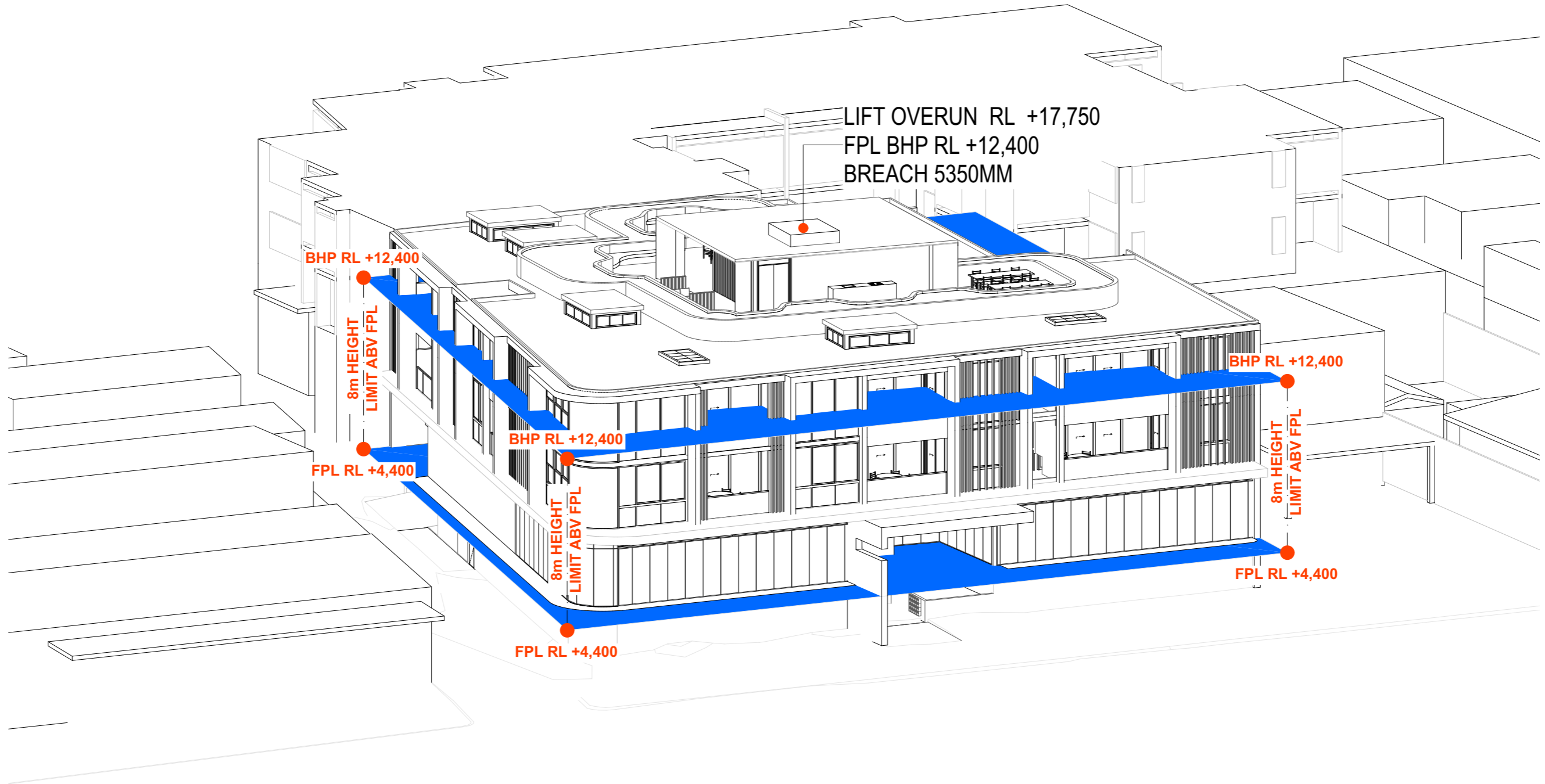
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DRAWING NO.: A3003  
 ISSUE: A



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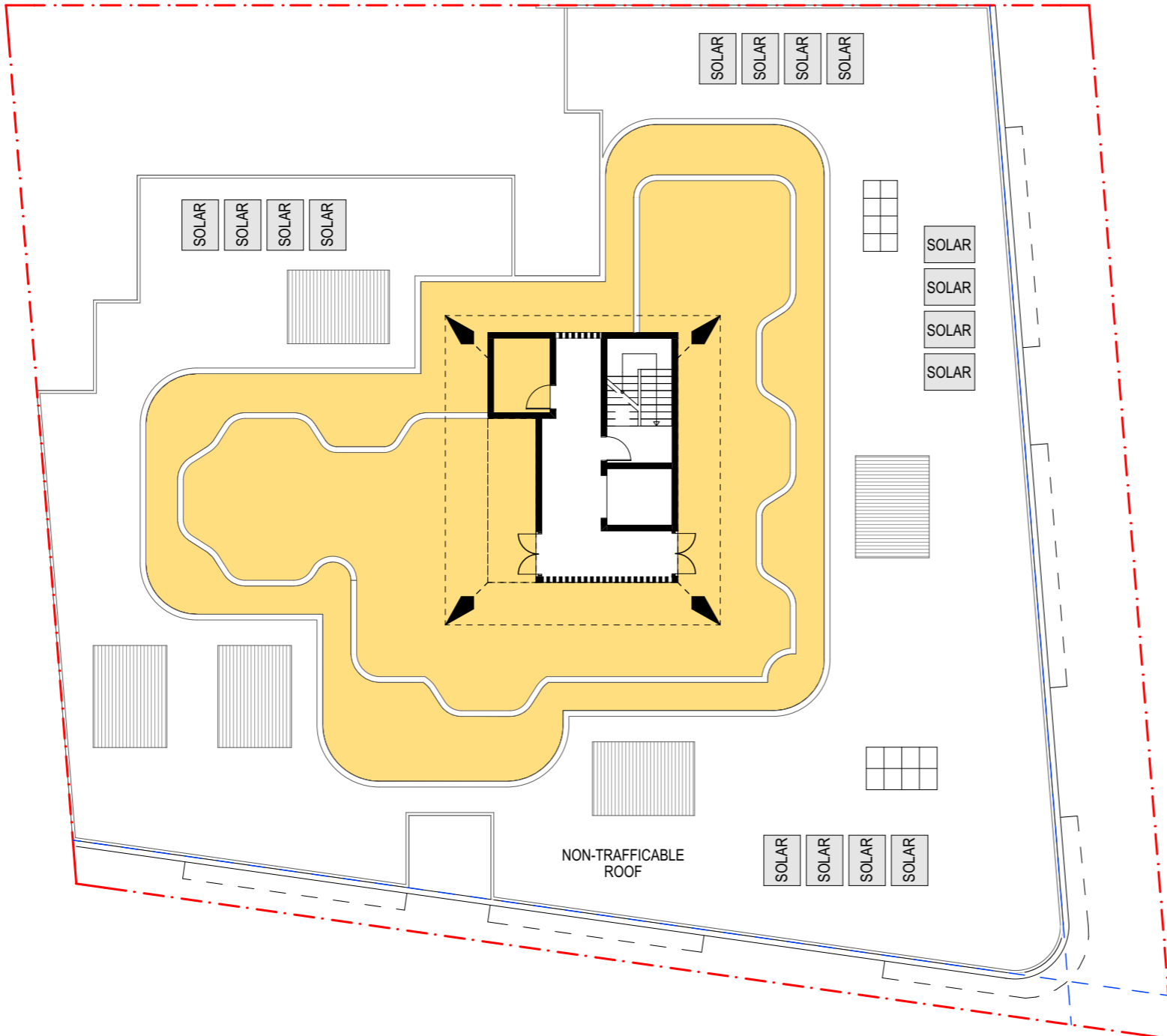
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PROJECT NO.  
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DRAWING: BUILDING HEIGHT PLANE			
DRAWN BY J.E	SCALE: 1:200@A3	DRAWING NO.: A3004	ISSUE: A
CHECKED BY D.M			

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PRINCIPLE COS AREAS	
	AREA (m2)
COS	325.84
	325.84 m <sup>2</sup>
	AREAS MEASURED

COS CALCULATIONS	
SITE AREA	1289.3m <sup>2</sup>
ADG MINIMUM COS%	25%
ADG MINIMUM COS m <sup>2</sup>	322.3m <sup>2</sup>
PROPOSED COS %	26.6%
PROPOSED COS m <sup>2</sup>	344.1m <sup>2</sup>



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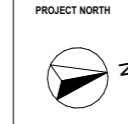
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**COMMUNAL OPEN SPACE**

DRAWN BY  
 J.E

CHECKED BY  
 D.M

SCALE:  
 1:200@A3

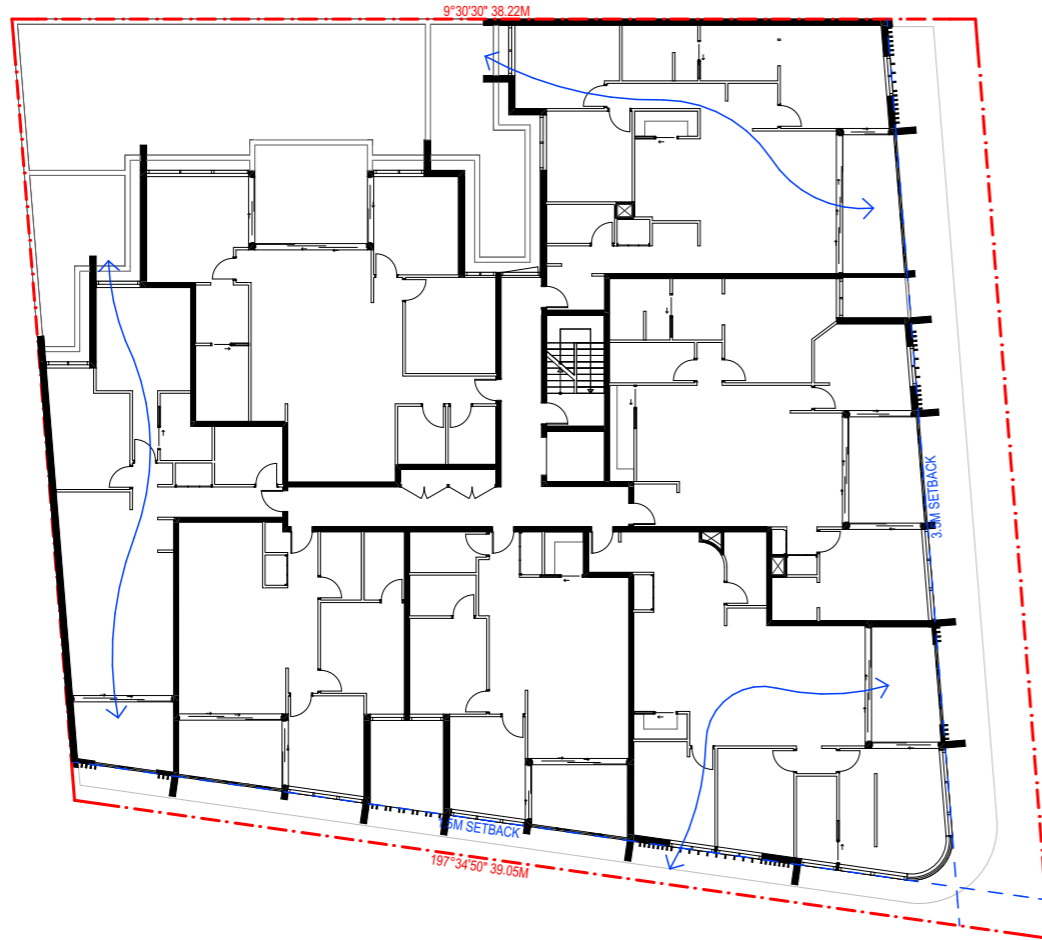
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ISSUE:  
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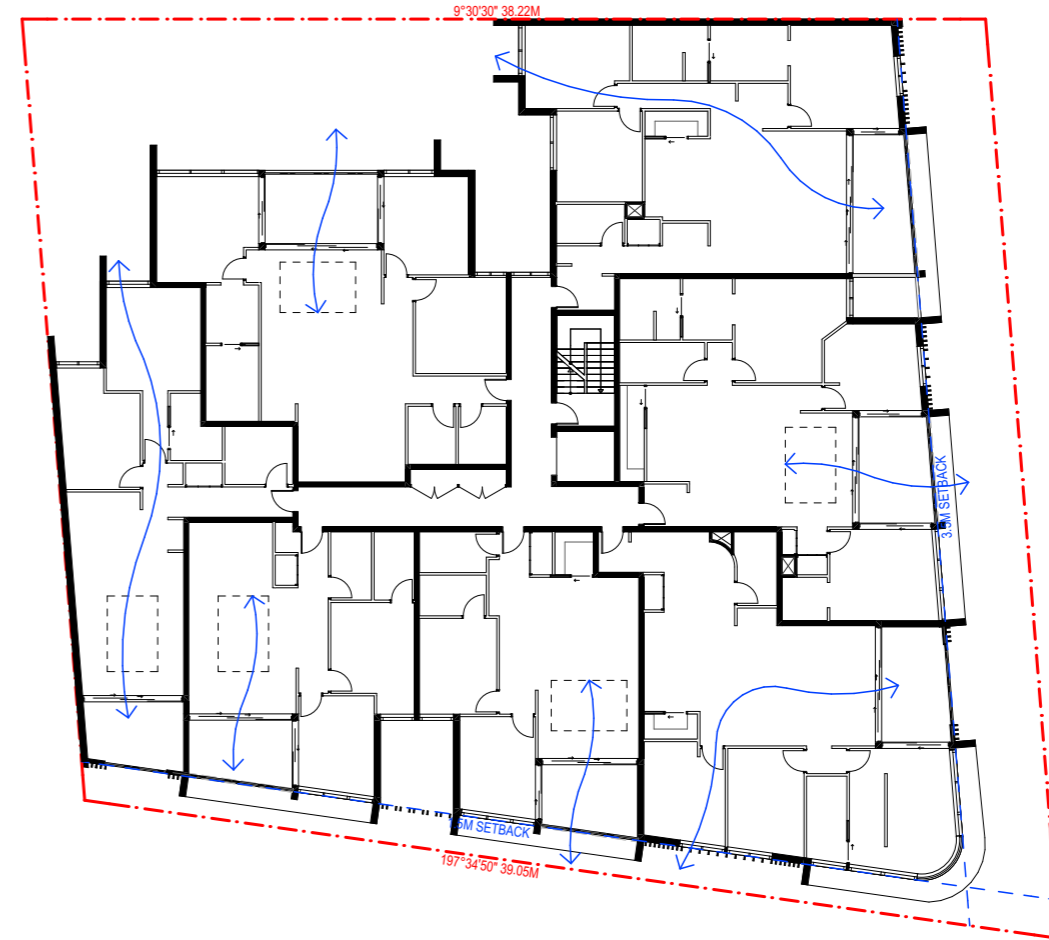


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FIRST FLOOR



SECOND FLOOR

CROSS VENTILATION ACCESS CALCULATIONS	
TOTAL NUMBER OF UNITS	14
ADG REQUIRED UNITS WITH CROSS VENTILATION %	60 %
ADG REQUIRED UNITS WITH CROSS VENTILATION	9
PROPOSED UNITS WITH CROSS VENTILATION %	66 %
PROPOSED UNITS WITH CROSS VENTILATION	10



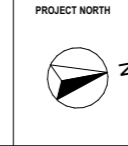
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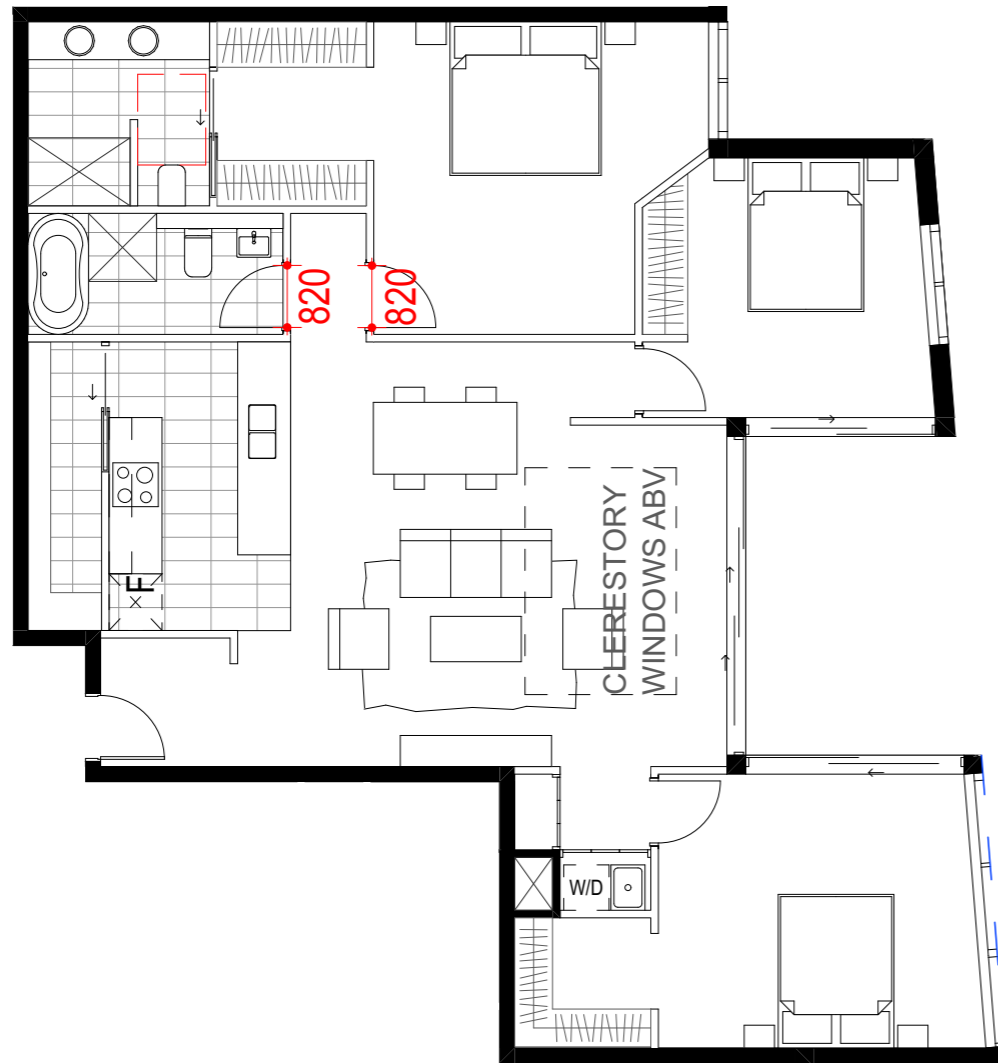
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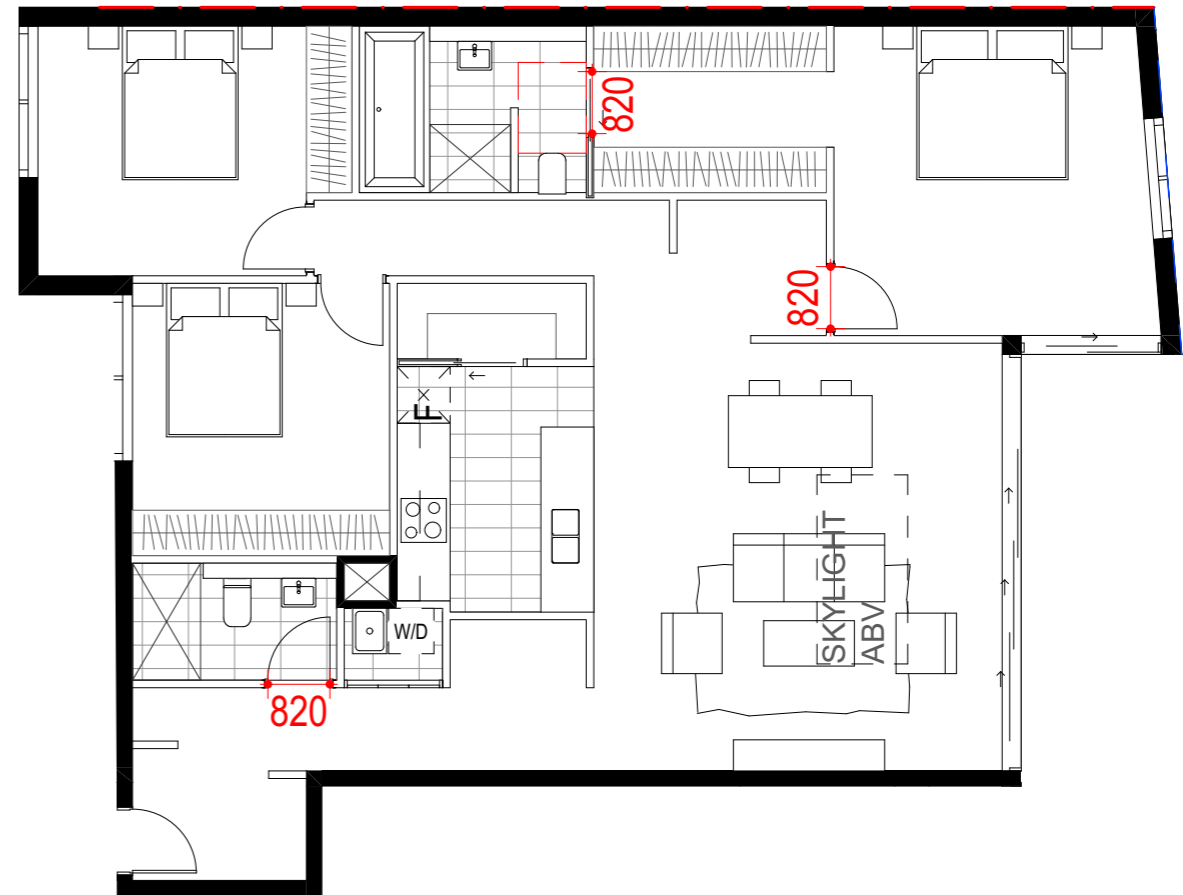
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CHECKED BY D.M			

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U106/U206 PRE-ADAPTABLE/SILVER



U107 PRE-ADAPTABLE/SILVER



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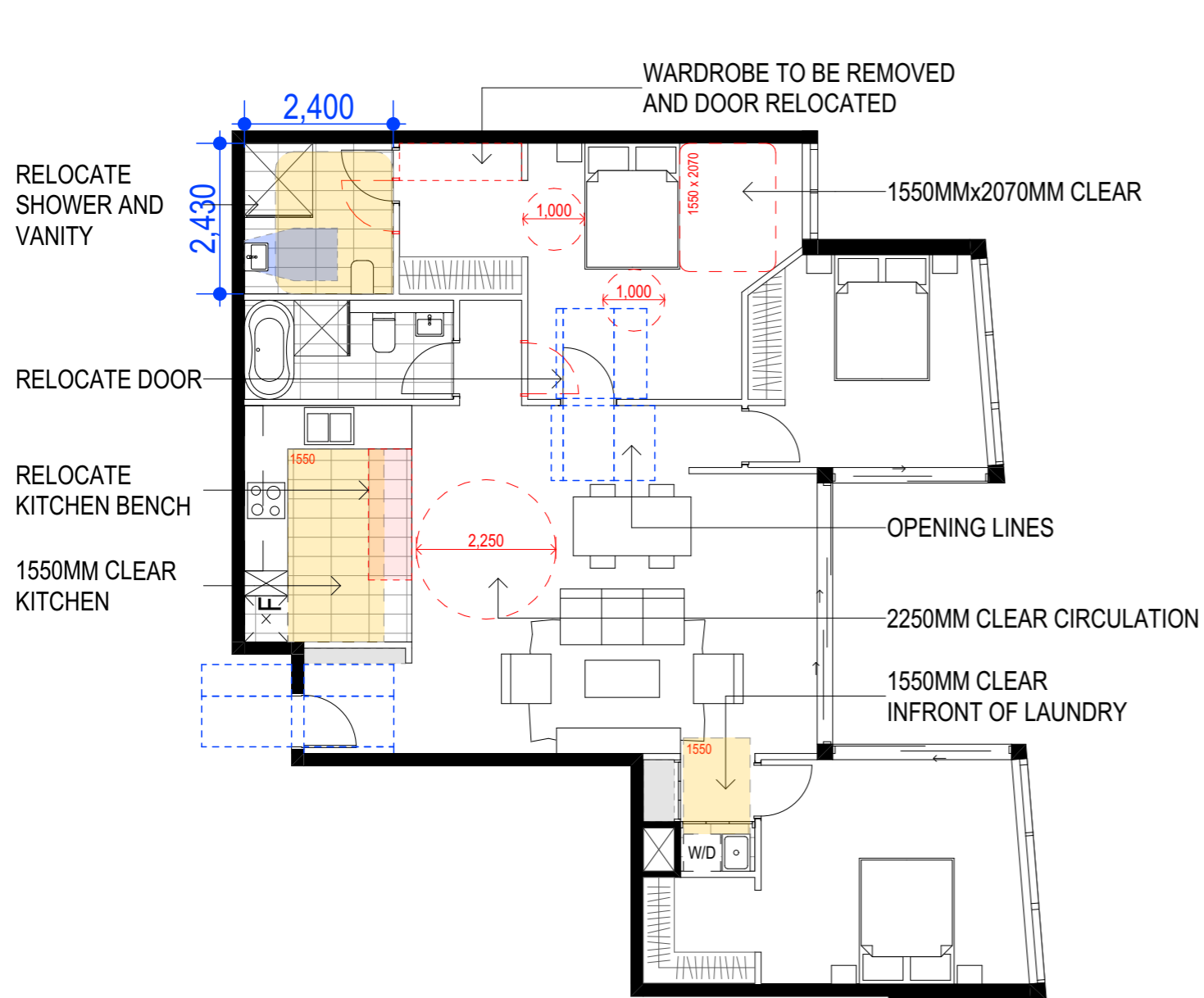
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DRAWN BY J.E	SCALE: 1:100@A3	DRAWING NO.: <b>A3007</b>	ISSUE: <b>A</b>
CHECKED BY D.M			

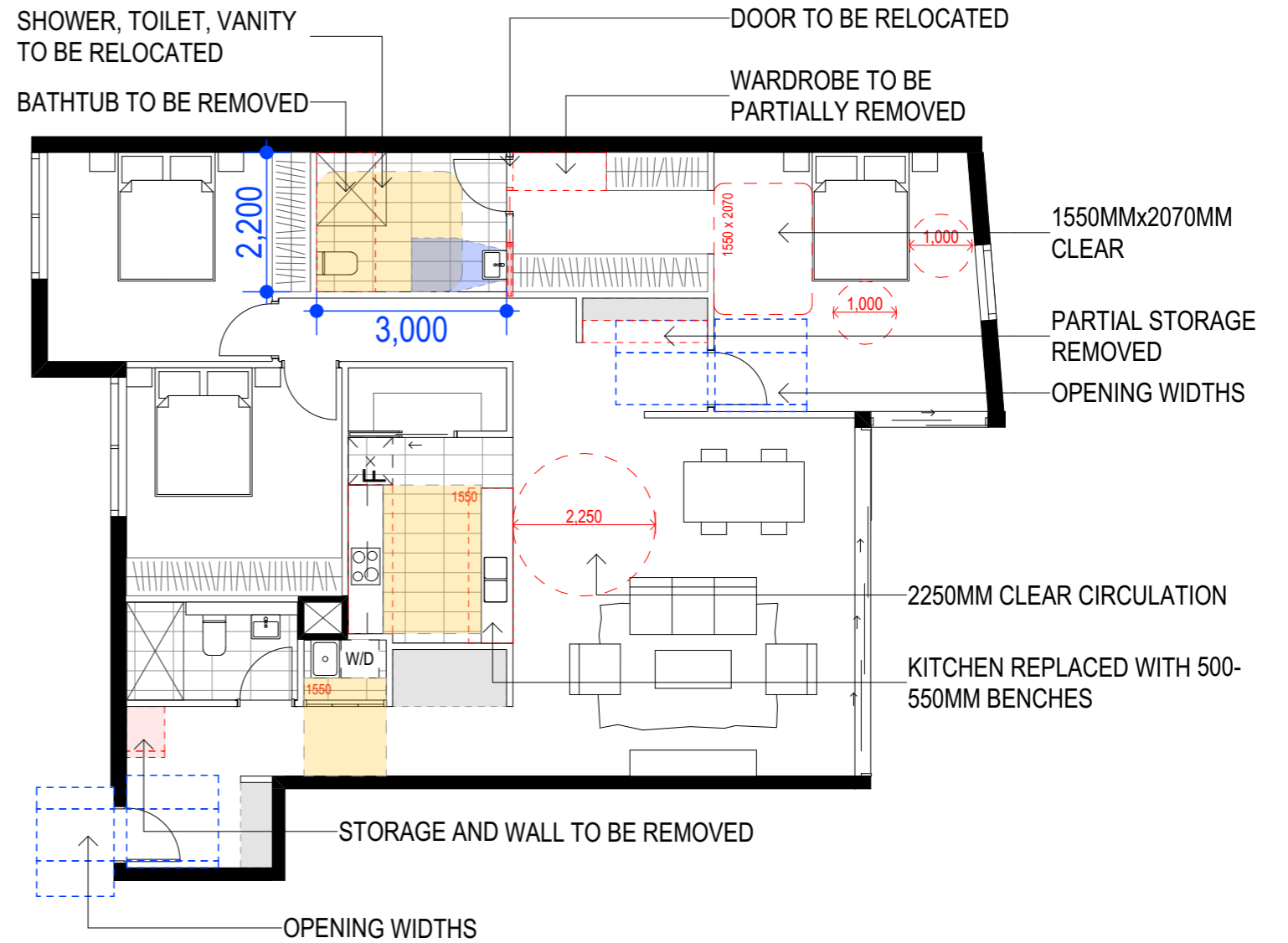


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U106/U206 POST-ADAPTABLE



U107 POST-ADAPTABLE



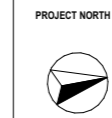
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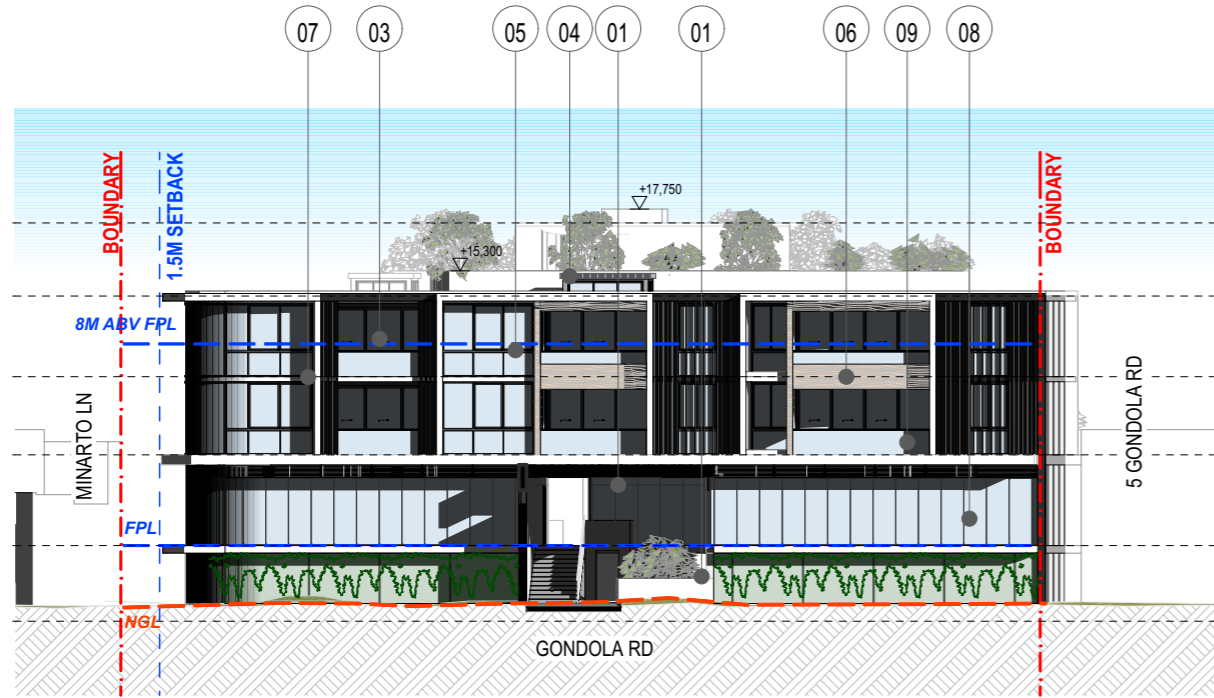


**PROJECT NORTH**

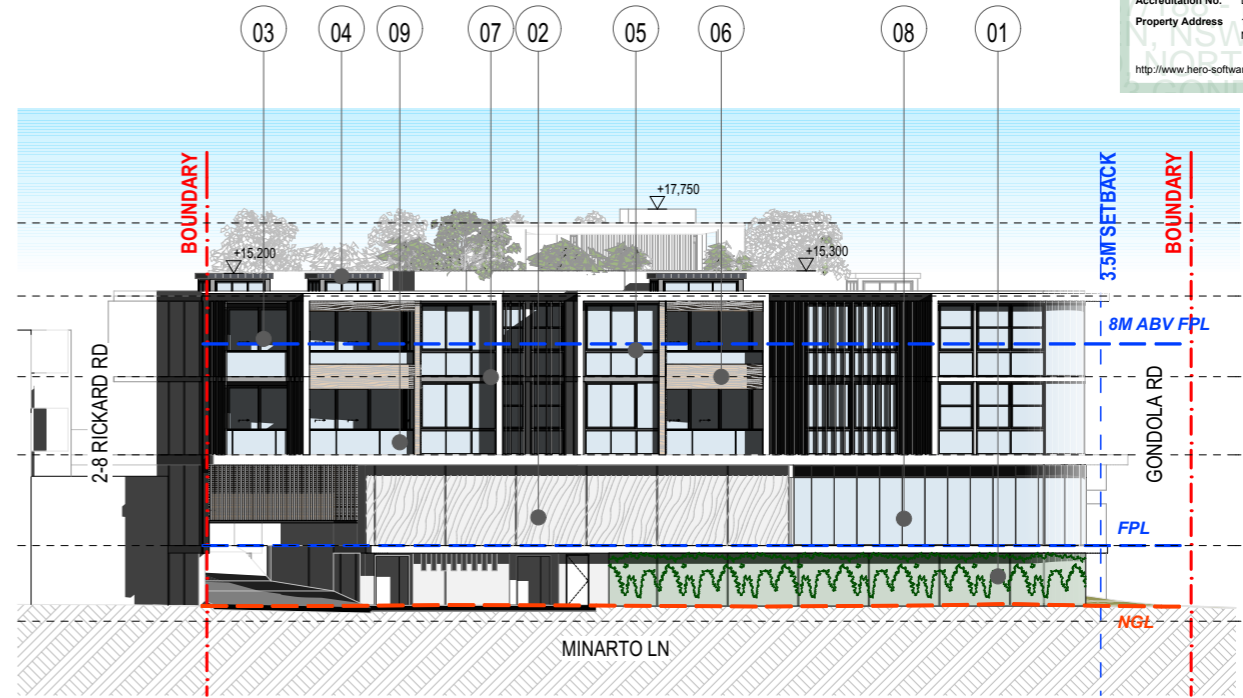
**MULTI RESIDENTIAL DEVELOPMENT**  
 PROJECT  
 1-3 Gondola Rd North  
 Narrabeen 2101

PROJECT NO.  
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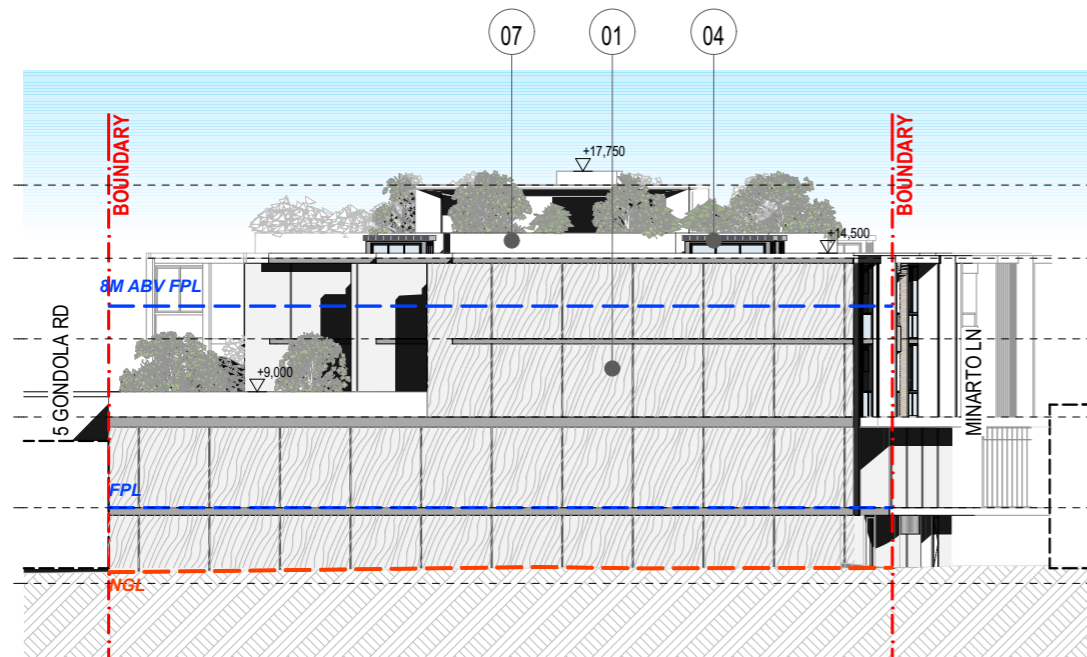
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DRAWN BY J.E	SCALE: 1:100@A3	DRAWING NO.: A3008	ISSUE: A
CHECKED BY D.M			



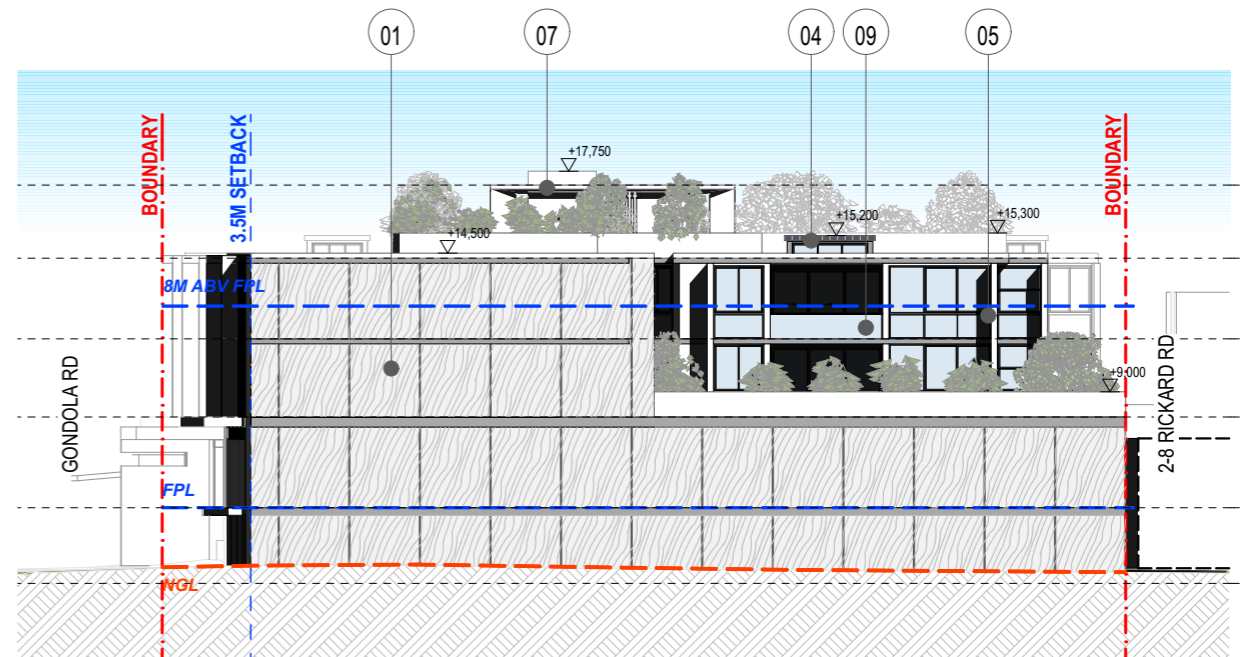
**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



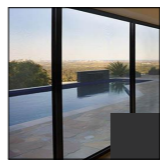
**WEST ELEVATION**



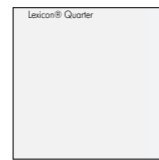
1. Light Grey Pre-cast Concrete Panels



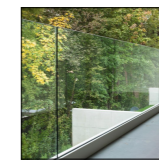
3. Aluminium Louvres - Paint Titanium White



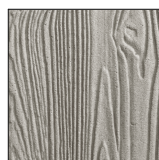
5. Aluminium Glazing fixtures - Windows and Doors - Paint Dulux Monument or equivalent



7. Paint Dulux Lexicon Quarter or equivalent



9. Fixed Clear Glass Balustrade



2. Textured Pattern on Pre-cast Concrete Panels



4. Colorbond Standing Seam - Paint Dulux Monument or equivalent



6. Knotwood Aluminium Cladding - Ecru



8. Curtain Wall - Glazing with Louvres



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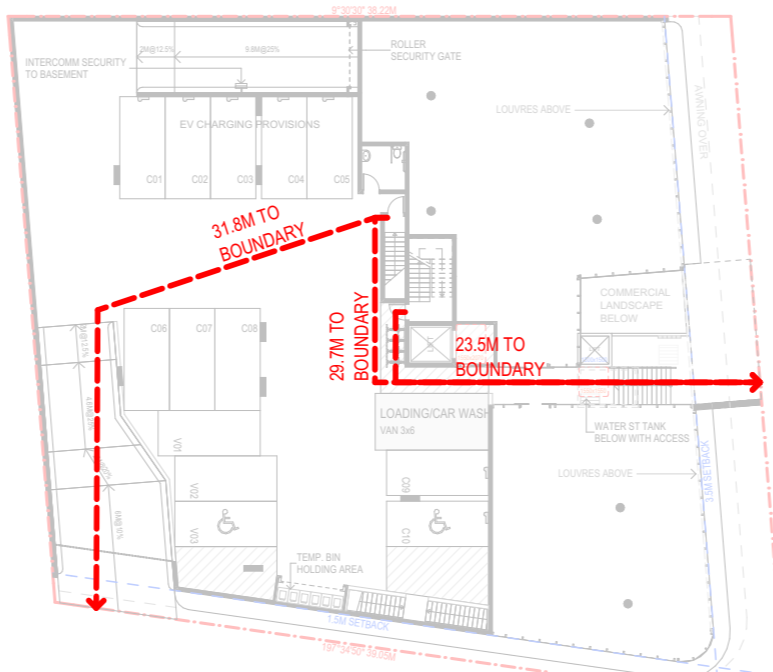
**DRAWING: SAMPLE BOARD**

DRAWN BY J.E	SCALE: 1:300@A3	DRAWING NO.: <b>A3009</b>	ISSUE: <b>A</b>
CHECKED BY D.M			

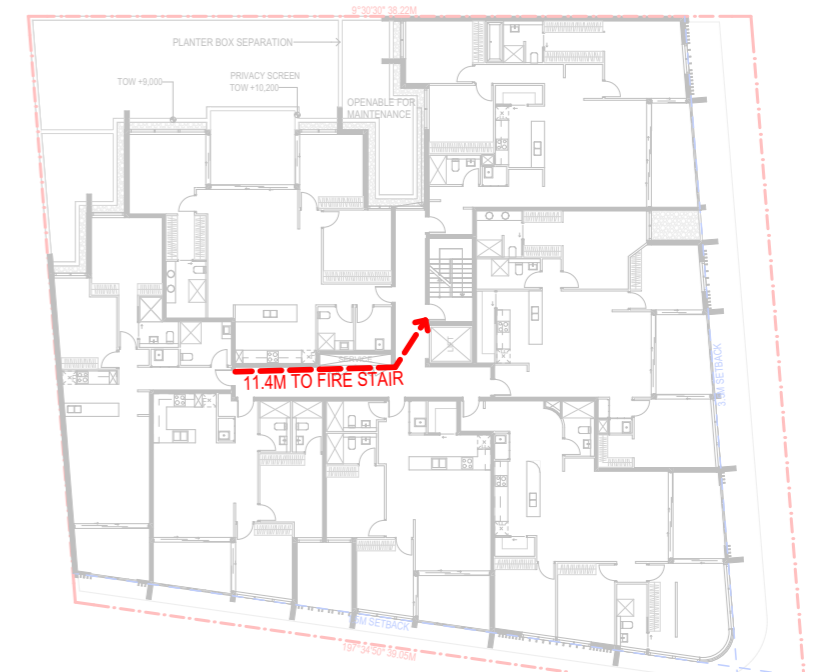




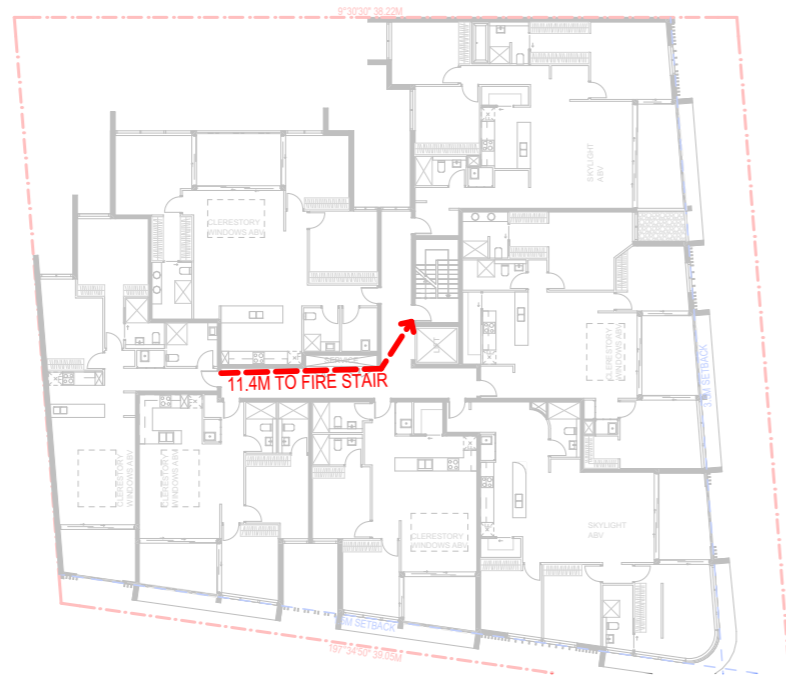
BASEMENT



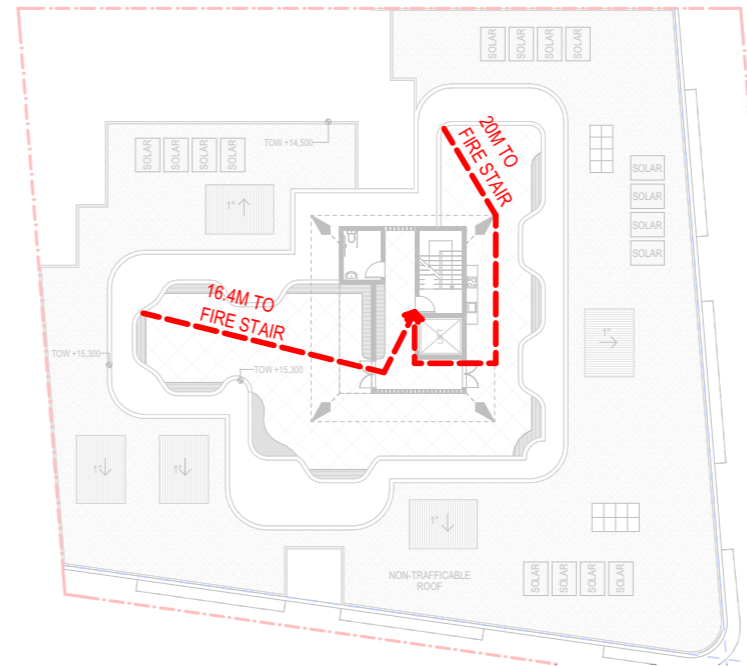
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



COS

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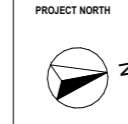
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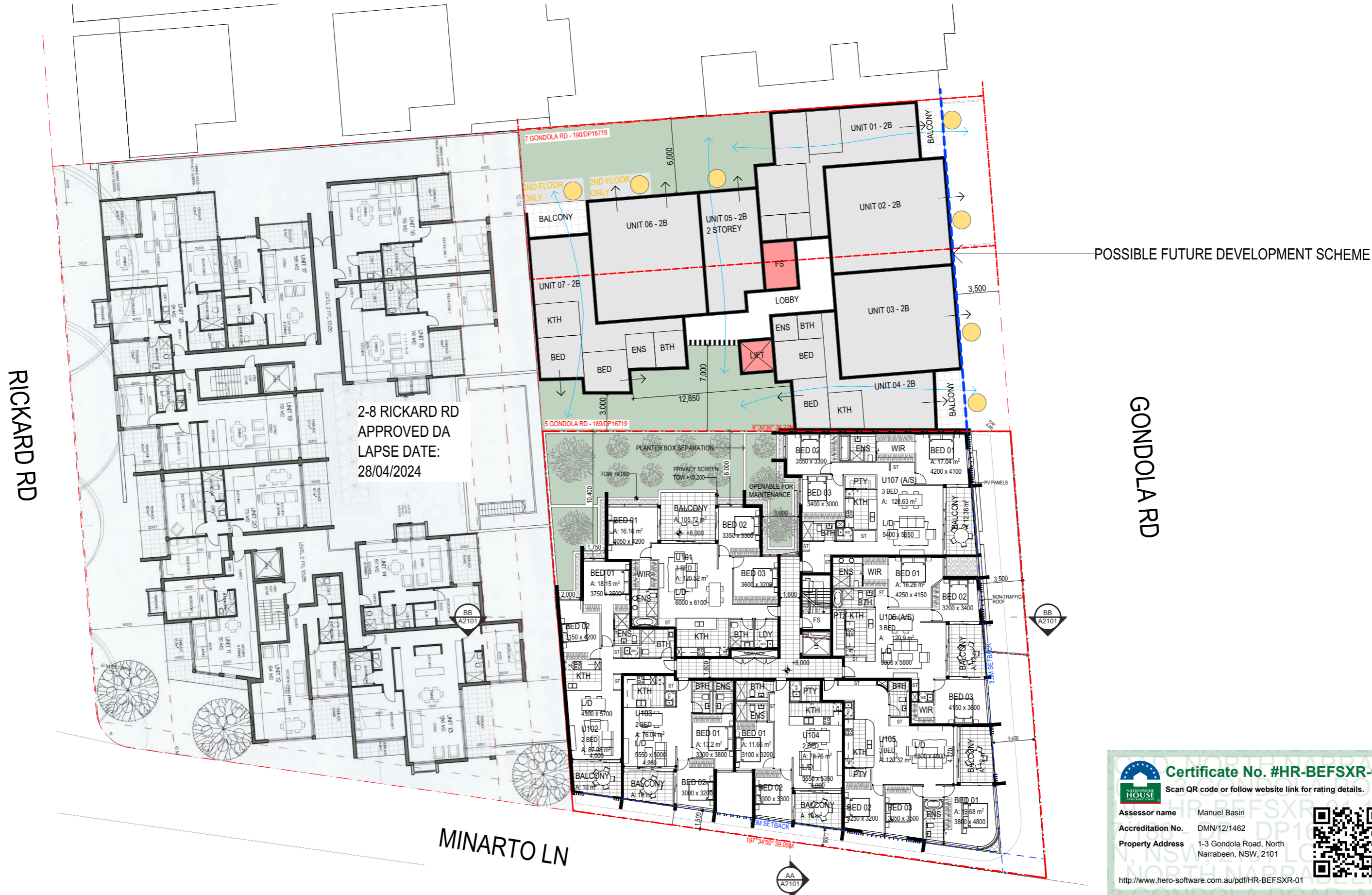


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 PROJECT  
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DRAWING: TRAVEL DISTANCES			
DRAWN BY J.E	SCALE: 1:400@A3	DRAWING NO.: A3010	ISSUE: A
CHECKED BY D.M			



2-8 RICKARD RD  
APPROVED DA  
LAPSE DATE:  
28/04/2024

POSSIBLE FUTURE DEVELOPMENT SCHEME

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Narrabeen 2101

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**DRAWING: SITE PLANNING**

DRAWN BY J.E  
CHECKED BY D.M

SCALE: 1:300@A3

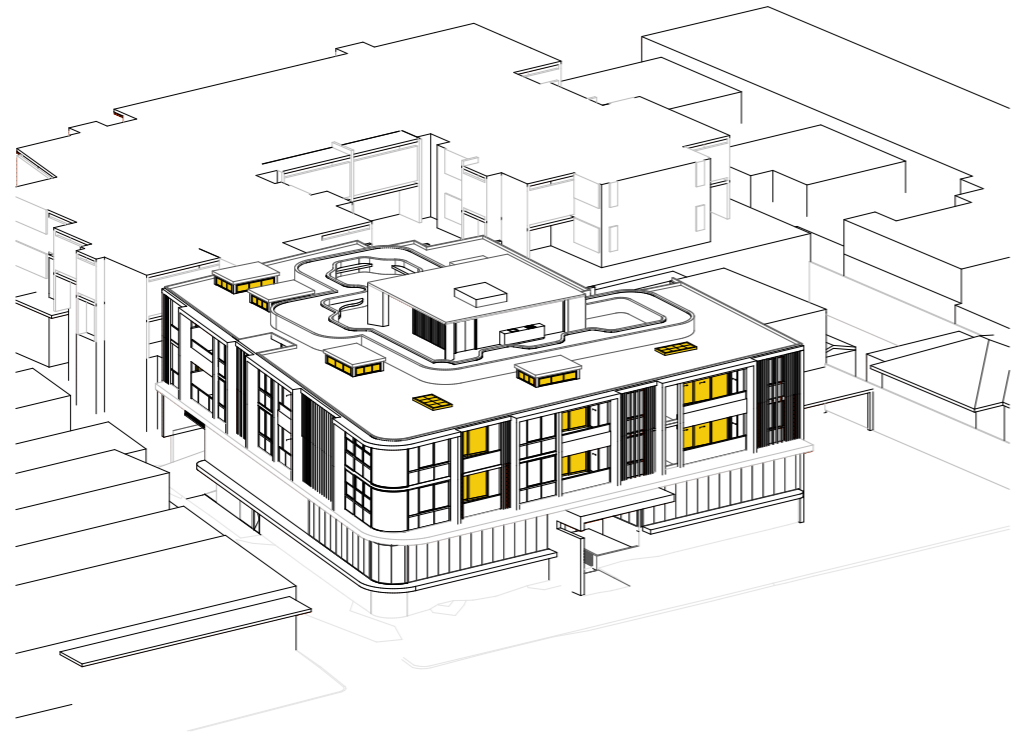
DRAWING NO.: A3011  
ISSUE: A



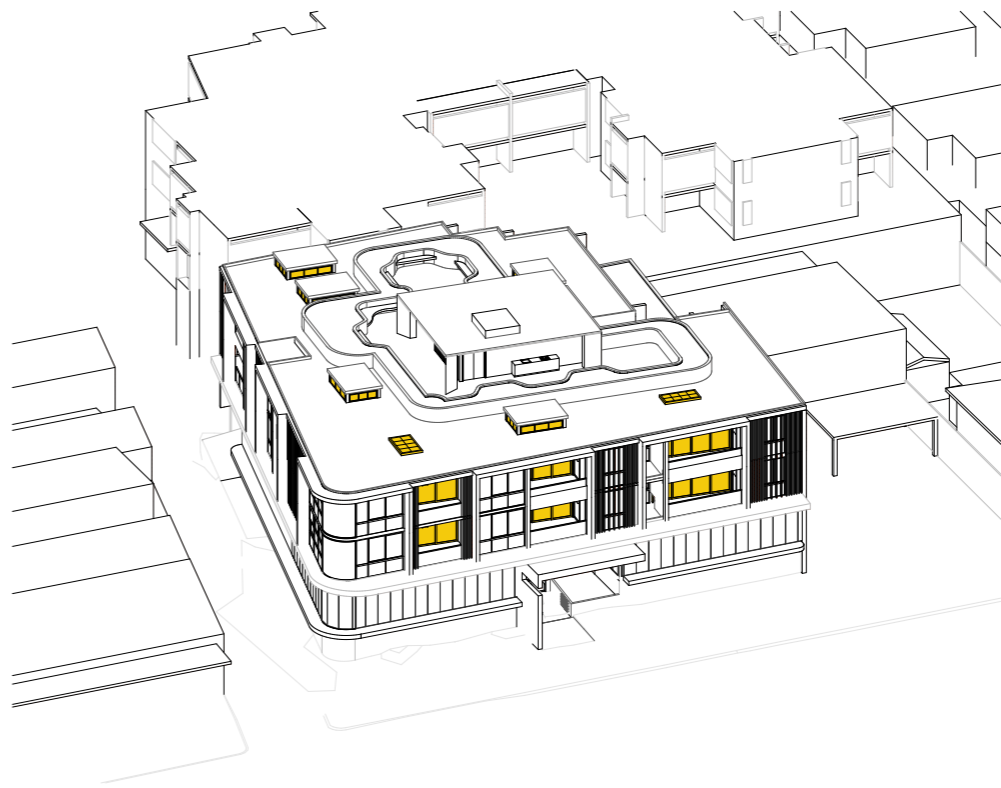
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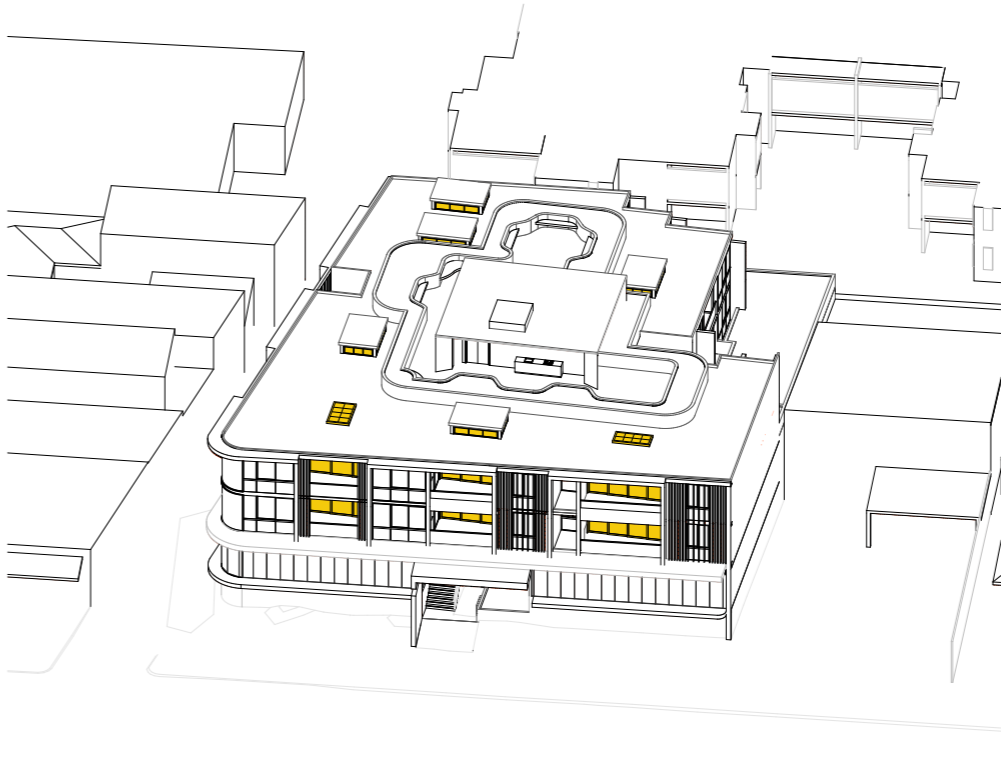
9AM 21 JUNE SOLAR



10AM 21 JUNE SOLAR



11AM 21 JUNE SOLAR



12PM 21 JUNE SOLAR



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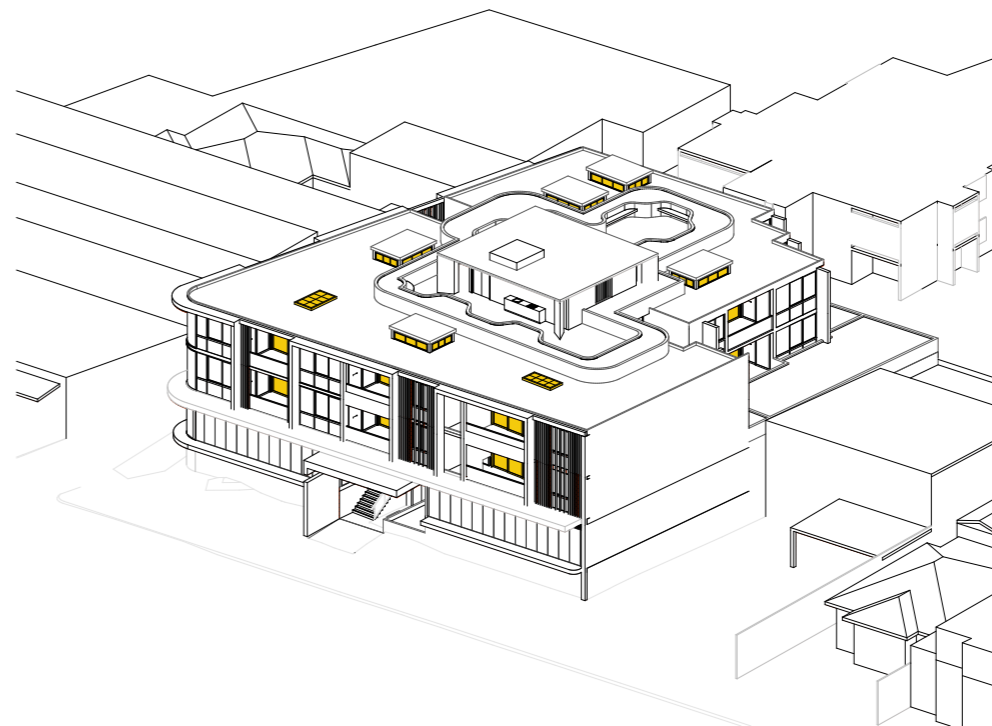
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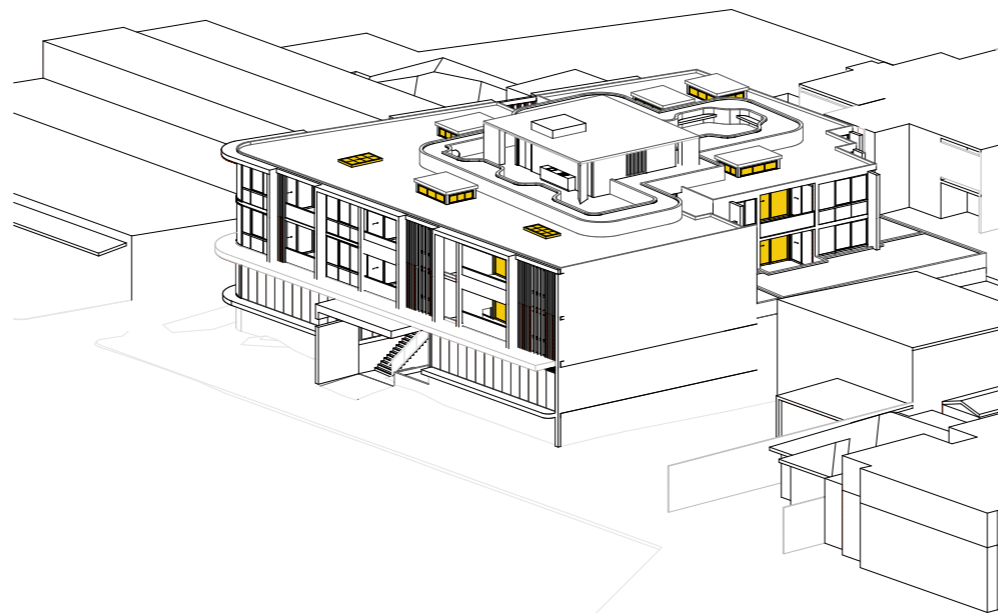
<b>DRAWING:</b> SOLAR ACCESS 9AM-12PM			
DRAWN BY J.E	SCALE: @A3	DRAWING NO.: A4001	ISSUE: A
CHECKED BY D.M			



1PM 21 JUNE SOLAR



2PM 21 JUNE SOLAR



3PM 21 JUNE SOLAR

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DRAWING:  
**SOLAR ACCESS 1PM-3PM**

DRAWN BY J.E	SCALE: @A3	DRAWING NO.: <b>A4002</b>	ISSUE: <b>A</b>
CHECKED BY D.M			



INTERNAL SOLAR LIVING ANALYSIS ■ ACCESSED SOLAR LIVING

	9 - 10	10 - 11	11-12	12-1	1-2	2-3	
101							1
102							0
103							0
104							0
105							5
106							5
107							6
201							4
202							6
203							6
204							6
205							6
206							6
207							6

SOLAR ACCESS CALCULATIONS	
TOTAL NUMBER OF UNITS	14
ADG REQUIRED UNITS WITH 2+ HOURS OF SOLAR ACCESS TO LIVING AREAS %	70 %
ADG REQUIRED UNITS WITH 2+ HOURS OF SOLAR ACCESS TO LIVING AREAS	10
ADG MAX NUMBERS OF UNITS WITH NO SOLAR ACCESS %	15 %
ADG MAX NUMBERS OF UNITS WITH NO SOLAR ACCESS	2
PROPOSED UNITS WITH 2+ HOURS OF SOLAR ACCESS TO LIVING AREAS %	71%
PROPOSED UNITS WITH 2+ HOURS OF SOLAR ACCESS TO LIVING AREAS	10
PROPOSED NUMBERS OF UNITS WITH NO SOLAR ACCESS %	14%
PROPOSED NUMBERS OF UNITS WITH NO SOLAR ACCESS	2



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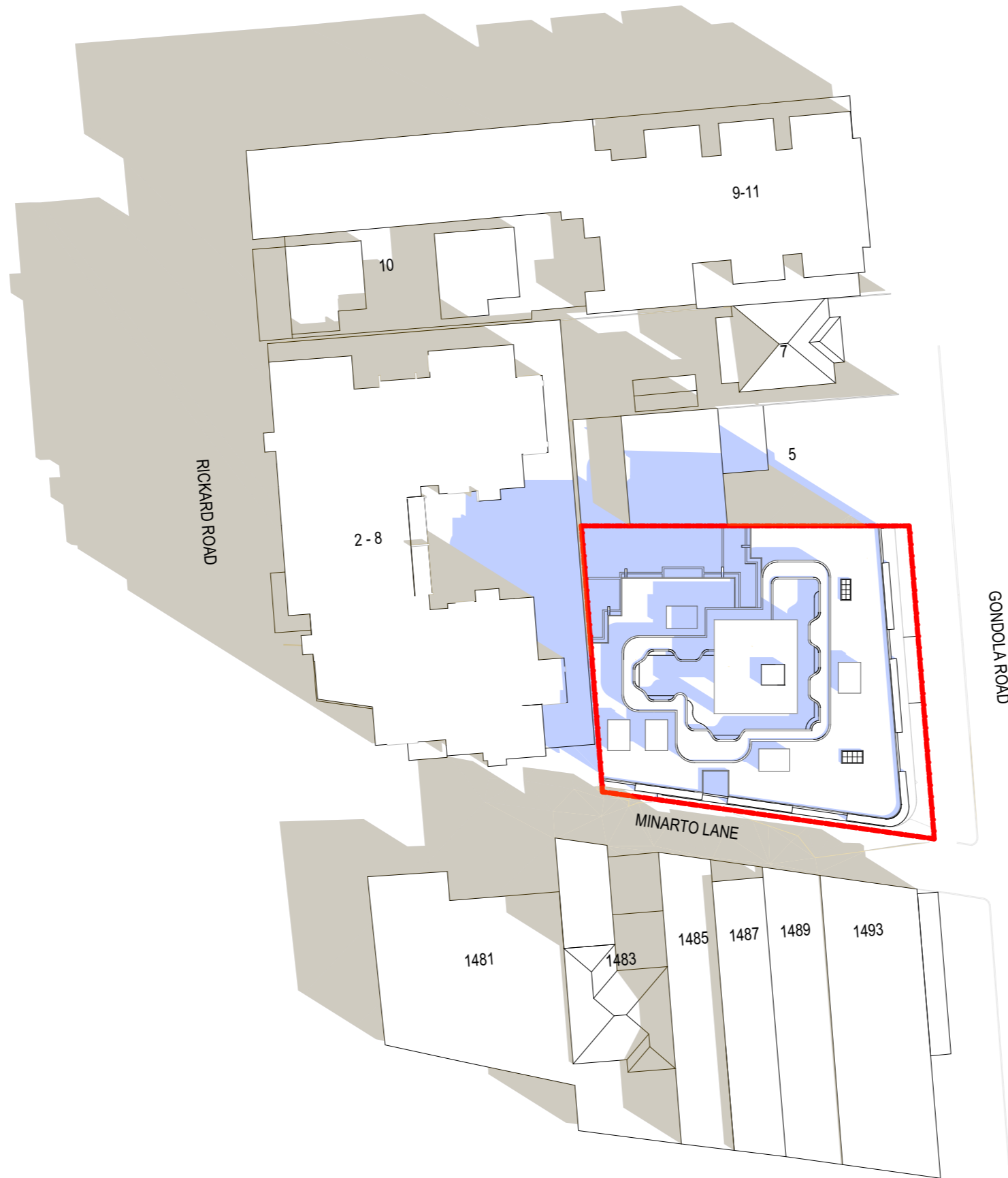
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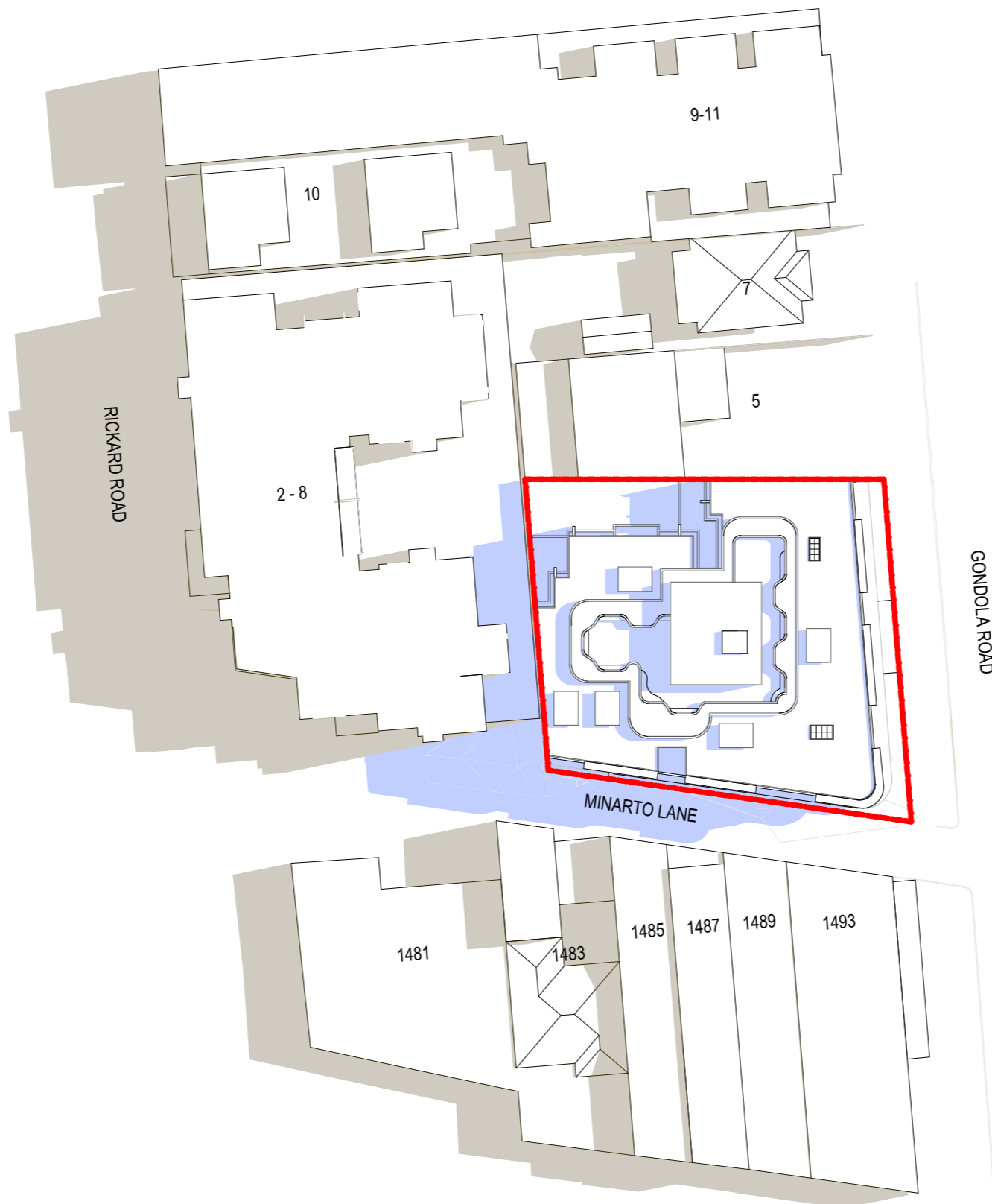
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PROJECT  
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Narrabeen 2101  
PROJECT NO.  
15/19

DRAWING:

**SHADOW DIAGRAM 9AM**

DRAWN BY J.E	SCALE: @A3	DRAWING NO.: <b>A4101</b>	ISSUE: <b>A</b>
CHECKED BY D.M			





12PM 21 JUNE

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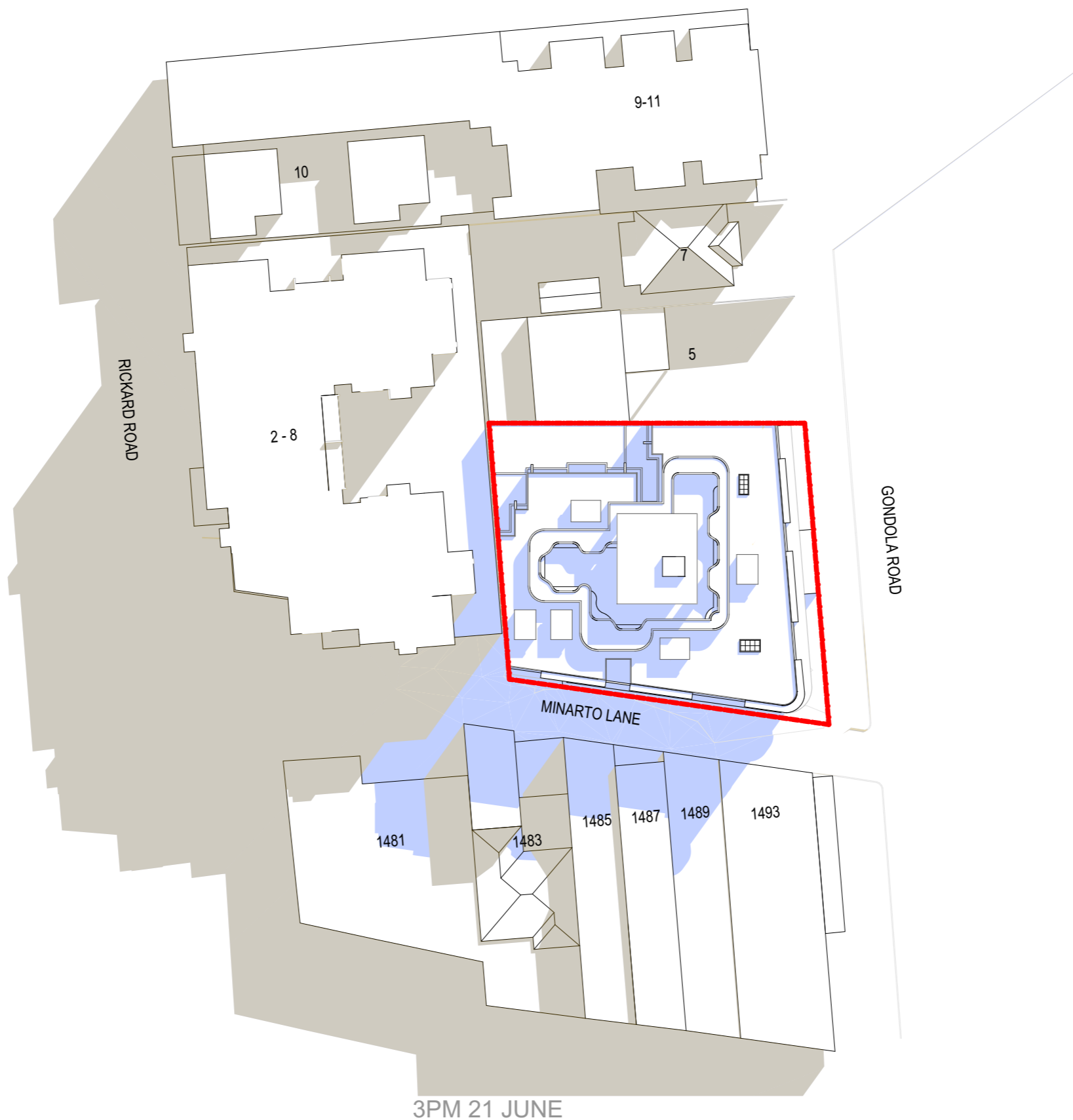


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DRAWING: SHADOW DIAGRAM 12PM			
DRAWN BY J.E	SCALE: @A3	DRAWING NO.: A4102	ISSUE: A
CHECKED BY D.M			



EXISTING SHADOWS  
 PROPOSED SHADOWS

3PM 21 JUNE


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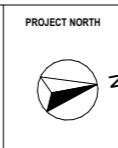

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**DRAWING:**  
**SHADOW DIAGRAM 3PM**

<b>DRAWN BY</b> J.E	<b>SCALE:</b> @A3	<b>DRAWING NO.:</b> A4103	<b>ISSUE:</b> A
<b>CHECKED BY</b> D.M			