

# DEVELOPMENT APPLICATION

## 1-3 Gondola Rd North Narrabeen 2101



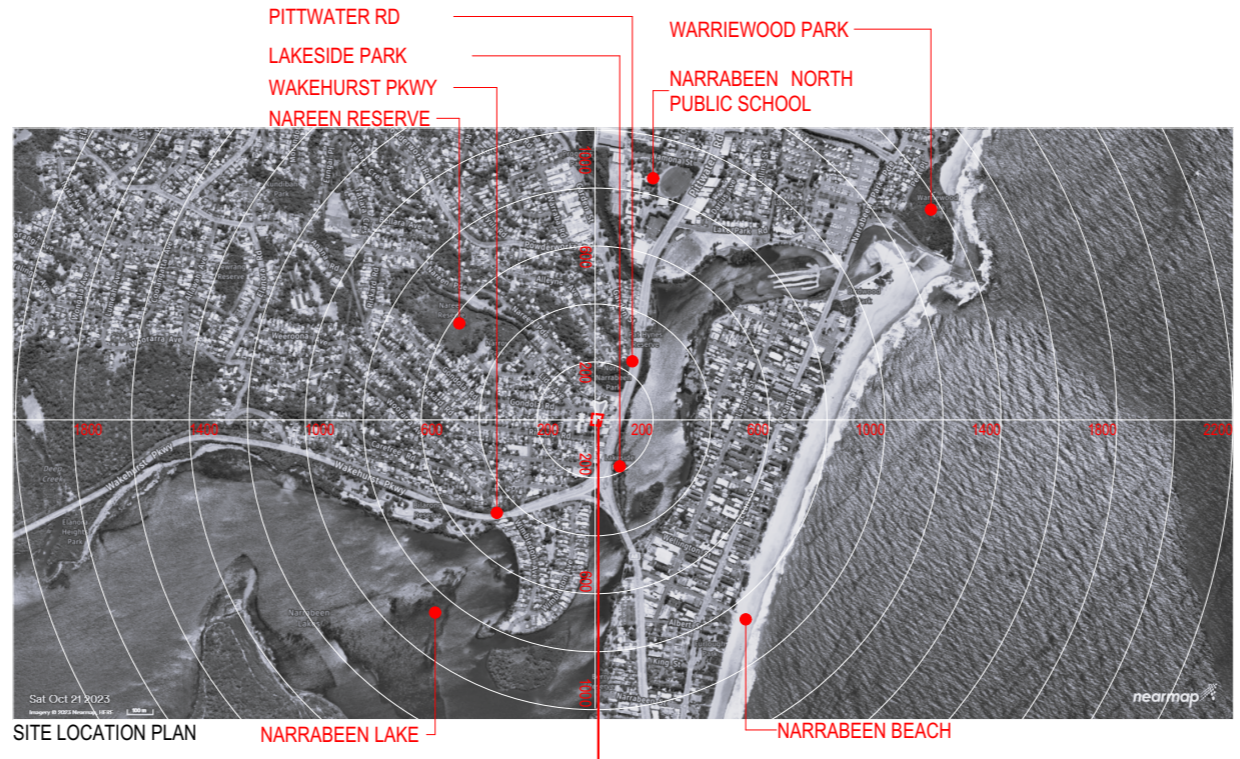
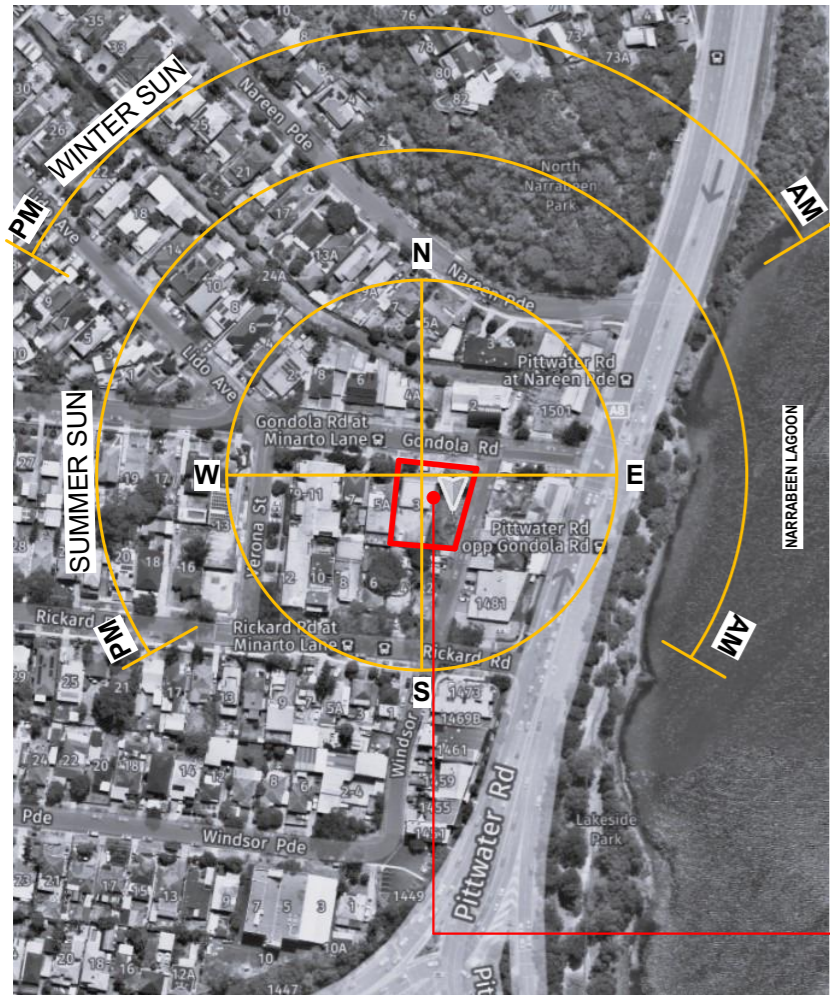
DRAWING SCHEDULE			
	DRAWING NAME	ISSUE	SCALE
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A0002	SITE ANALYSIS	C	
A0003	SITE ANALYSIS P2	C	
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A0005	SITE PLAN	C	1:200
<b>A1000 GENERAL ARRANGEMENT PLAN</b>			
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A1003	FIRST FLOOR PLAN	C	1:200
A1004	SECOND FLOOR PLAN	C	1:200
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A3006	CROSS-VENTILATION	C	1:300
A3007	PRE-ADAPTABLE/SILVER	C	1:100
A3008	POST ADAPTABLE	C	1:100
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A3011	SITE PLANNING	C	1:300
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A4001	SOLAR ACCESS 9AM-12PM	C	1:500
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<b>A4100 SHADOW DIAGRAMS</b>			
A4101	SHADOW DIAGRAM 9AM	C	1:600
A4102	SHADOW DIAGRAM 12PM	C	1:600
A4103	SHADOW DIAGRAM 3PM	C	1:600

### UNIT BREAKDOWN

	UNIT No.	BEDROOMS	AREA (m2)	POS (AREA m2)		UNIT No.	BEDROOMS	AREA (m2)	POS (AREA m2)
<b>FIRST FLOOR</b>					<b>SECOND FLOOR</b>				
	U101	3 BED	116.45	105.72		U201	3 BED	116.55	13.20
	U102	3 BED	125.03	12.04		U202	3 BED	125.03	12.04
	U103	2 BED	94.57	11.66		U203	2 BED	94.57	11.66
	U104	3 BED	125.18	15.87		U204	3 BED	125.18	15.87
	U105 (A/S)	3 BED	116.37	12.22		U205 (A/S)	3 BED	116.37	12.22
	U106 (A/S)	3 BED	135.82	12.49		U206	3 BED	135.82	12.49
<b>COS</b>					<b>COS</b>				
						COS		323.86	

(A/S) = ADAPTABLE/LIVEABLE SILVER LEVEL

	<b>mackenzie architects international</b>	736 PACIFIC HWY Gordon NSW 2072 Phone: (02) 9967 9966 Fax: (02) 9967 9977 www.mainternational.com.au info@mainternational.com.au	Nominated Architect No.6033 ABN 76 091 107 201 ACN 091107201	<b>LEGEND</b> DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK  <b>COPYRIGHT</b> Mackenzie Architects International is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied in whole or part without prior written consent of Mackenzie Architects International.	<b>AMENDMENTS</b>		<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> <tr> <td>B</td> <td>REVISED DA</td> <td>M.M</td> <td>12.09.2024</td> </tr> <tr> <td>C</td> <td>REVISED DA</td> <td>M.M</td> <td>25.10.2024</td> </tr> </tbody> </table>	No.	REVISION	BY	DATE	A	DA	J.E	03.04.2024	B	REVISED DA	M.M	12.09.2024	C	REVISED DA	M.M	25.10.2024	<b>MULTI RESIDENTIAL DEVELOPMENT</b> PROJECT <b>1-3 Gondola Rd North</b> <b>Narrabeen 2101</b>  PROJECT NO. <b>15/19</b>	<b>DRAWING: COVERPAGE</b>	
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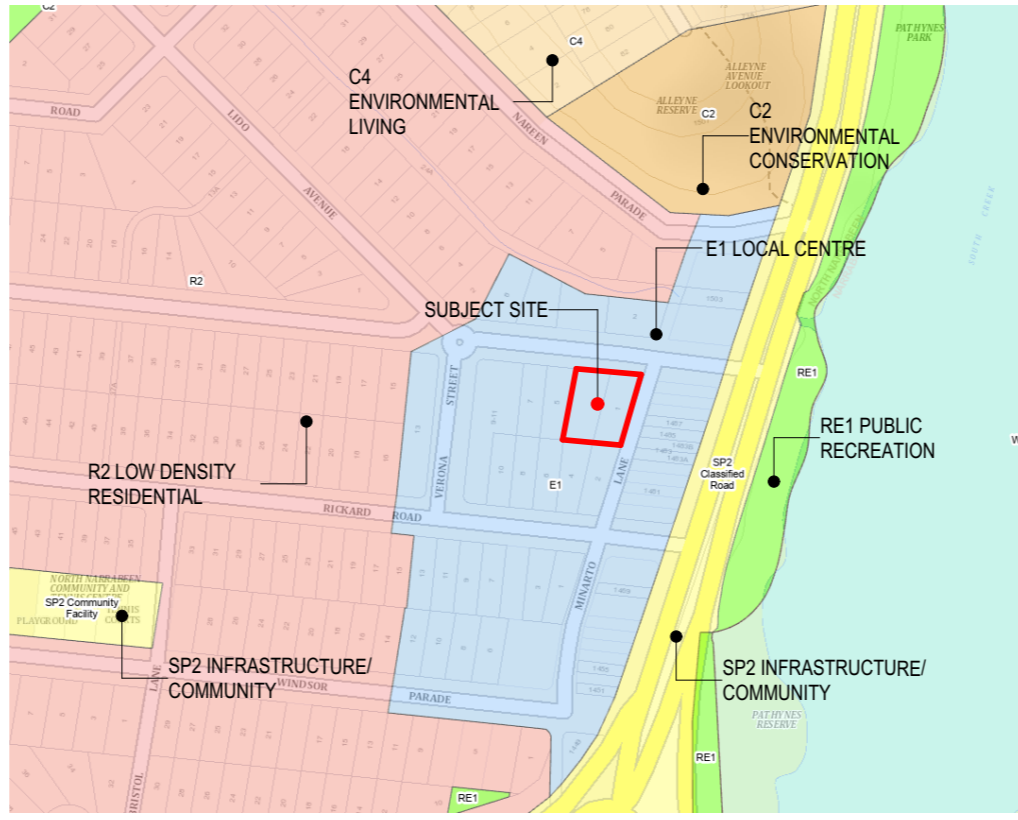
SITE ANALYSIS



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

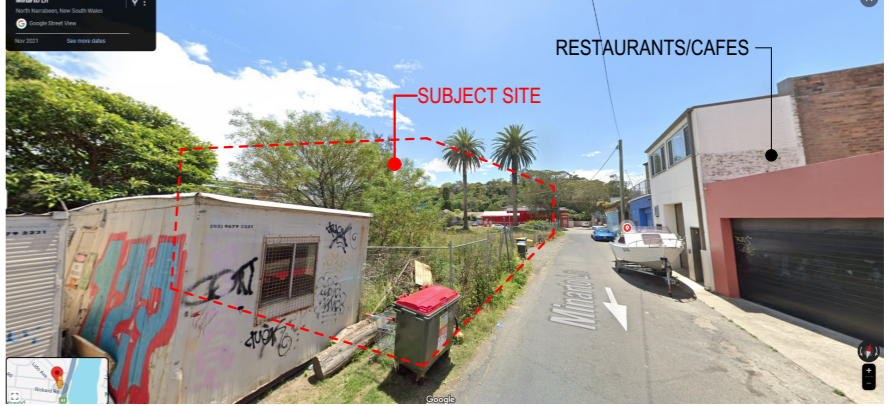


IMAGE 4: MINARTO LN PERSPECTIVE LOOKING NORTH TOWARDS THE SITE

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**MULTI RESIDENTIAL DEVELOPMENT**

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

PROJECT NO.  
**15/19**

DRAWING:  
**SITE ANALYSIS**

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# 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.

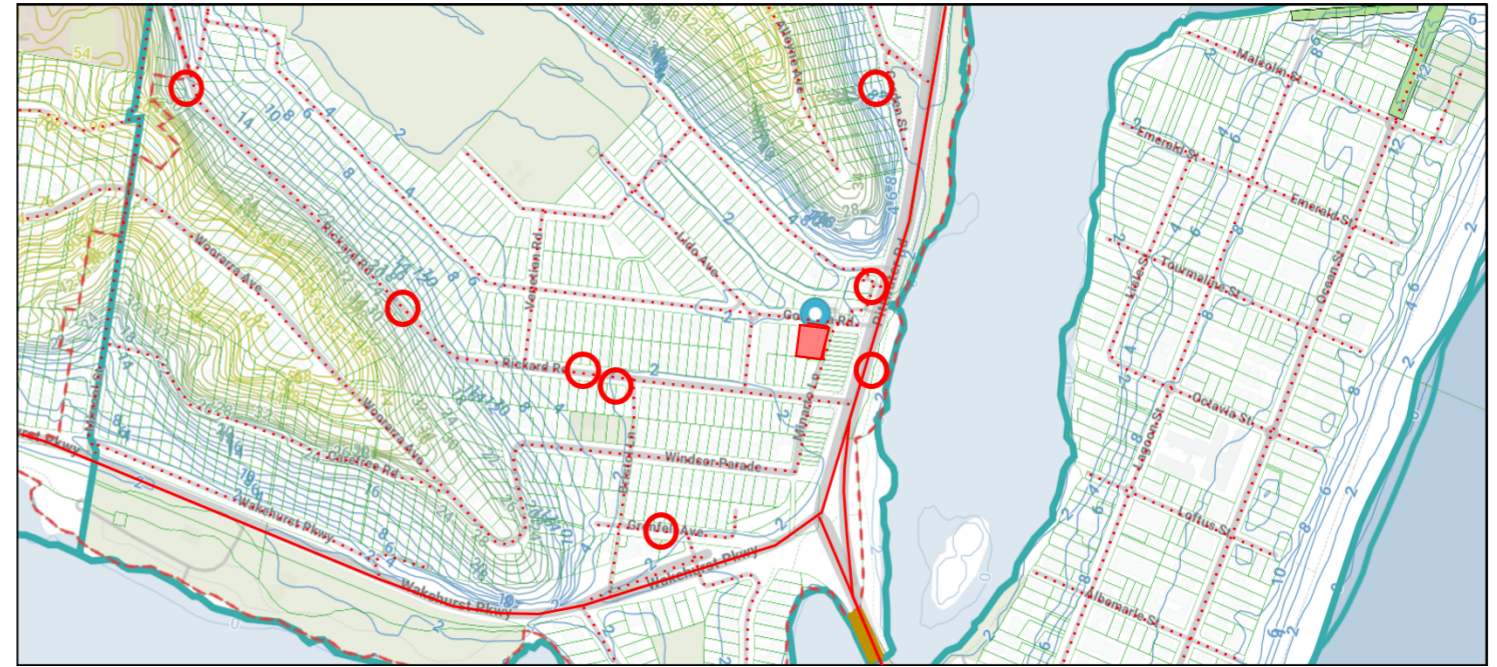
The site's close proximity to Pittwater Road, a major arterial road, creates a very accessible road network for residents to commute. This road connects the Northern Beaches to other Major arterial roads such as Mona Vale rd, Wakehurst Pkwy, Waringah Rd and Military rd to connect to other areas of Sydney 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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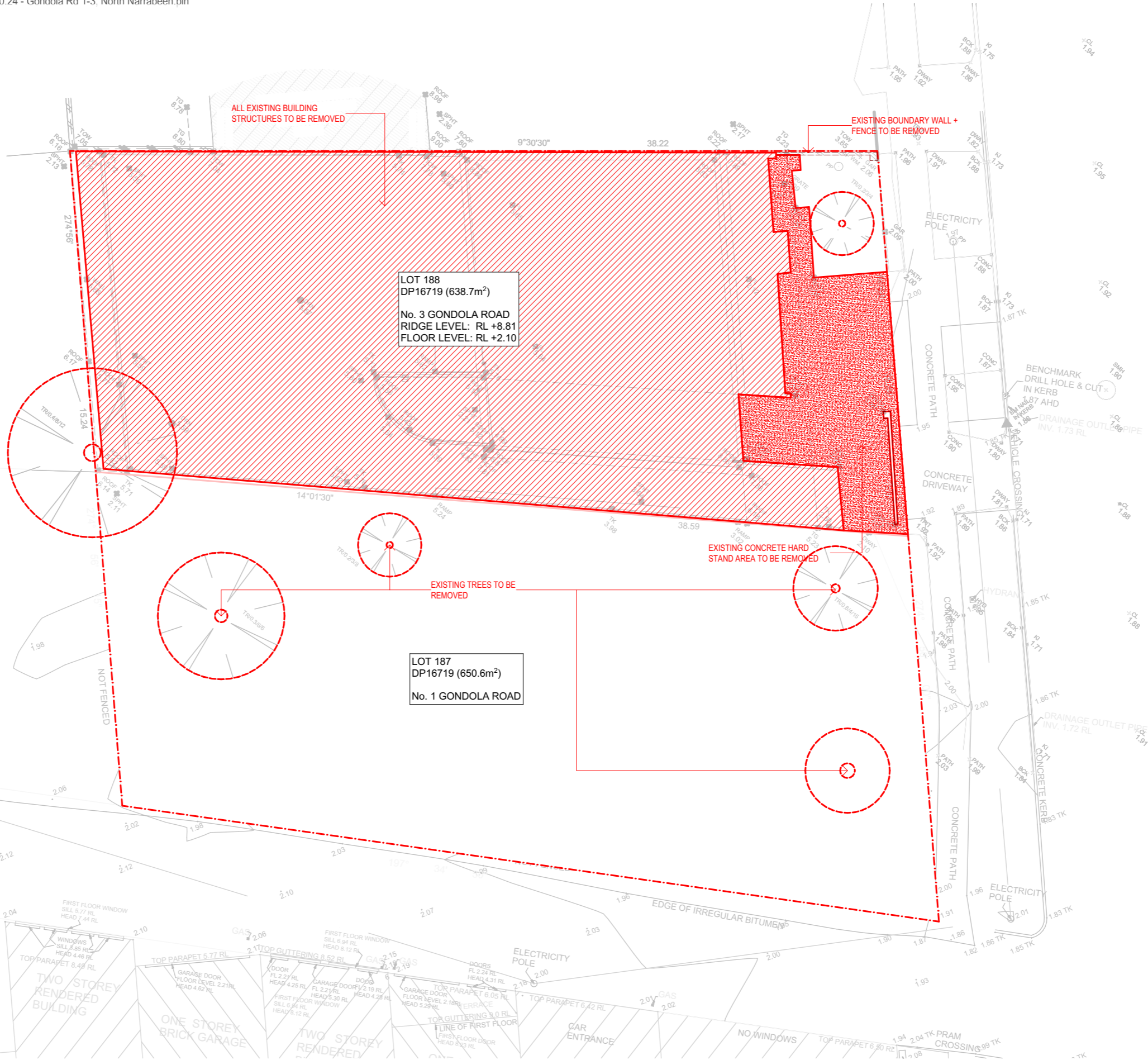
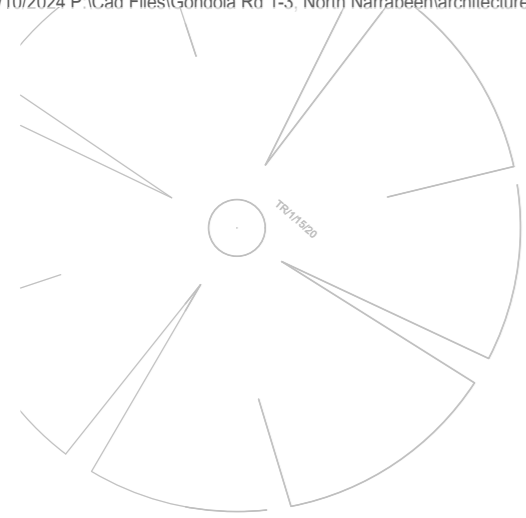
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Narrabeen 2101**

PROJECT NO.  
**15/19**

DRAWING:  
**SITE ANALYSIS P2**

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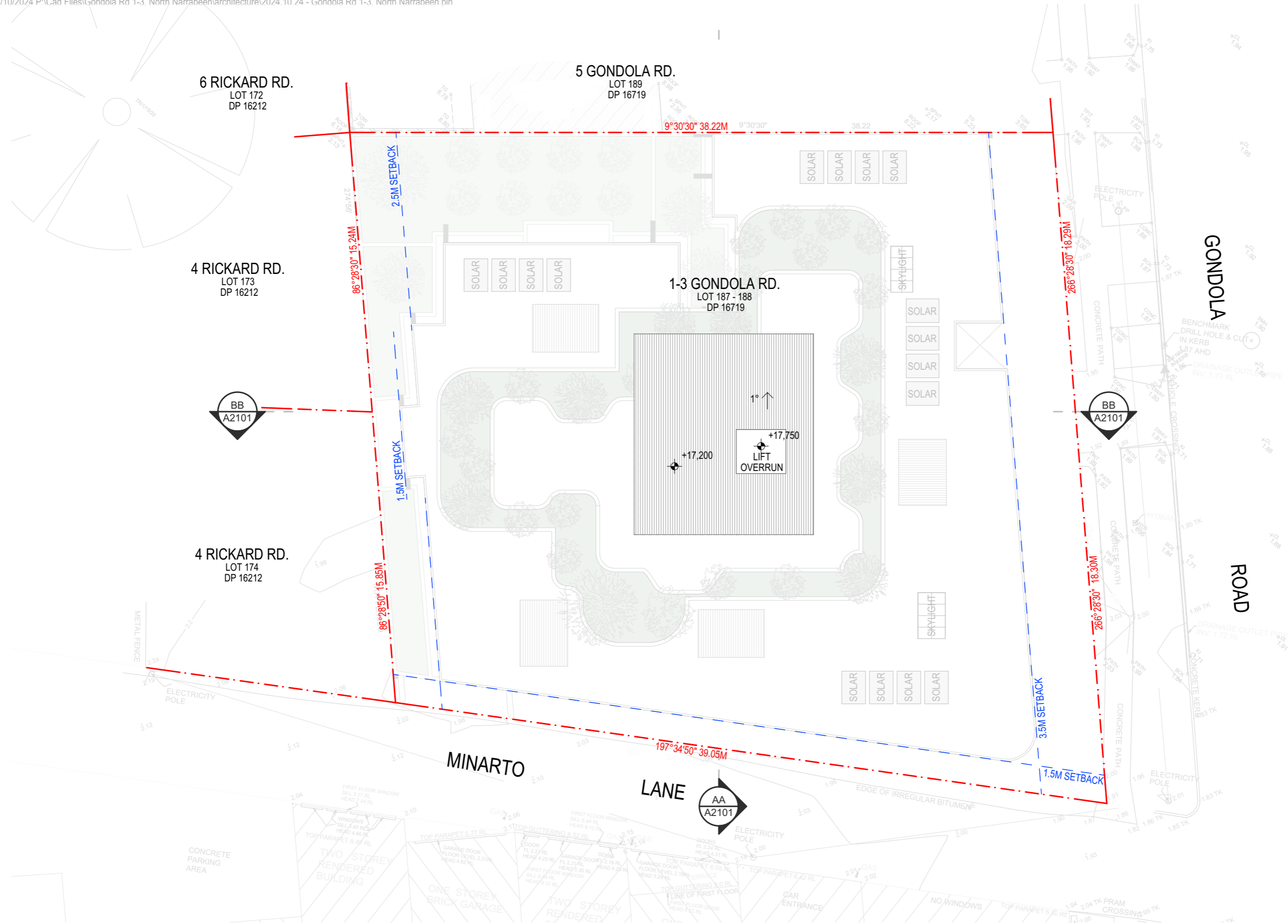
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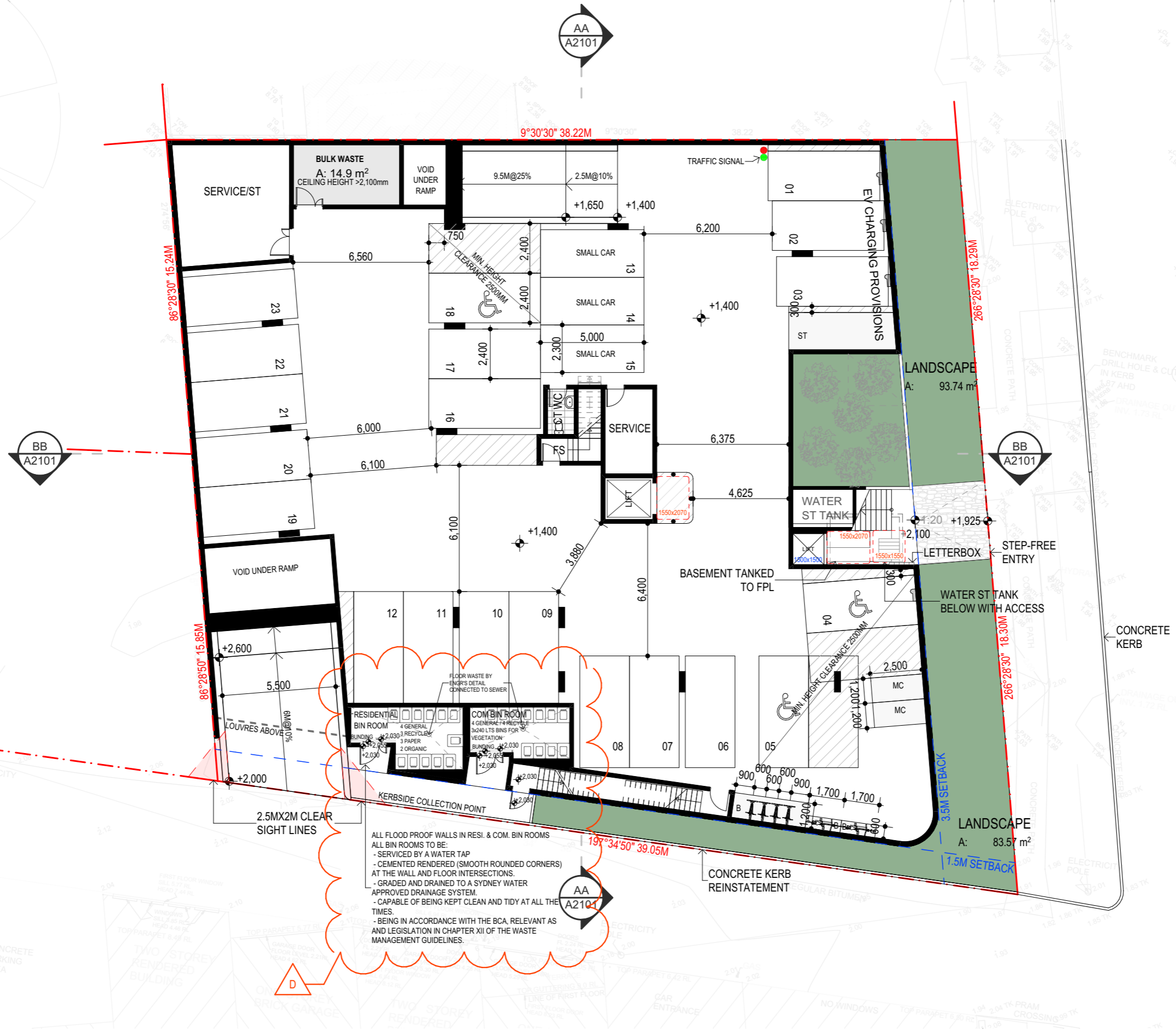
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DRAWING: DEMOLITION PLAN			
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<p><small>CONCRETE PARKING AREA</small></p> <p><small>TWO STOREY RENDERED BUILDING</small></p> <p><small>ONE STOREY BRICK GARAGE</small></p> <p><small>TWO STOREY RENDERED</small></p> <p><small>CAR ENTRANCE</small></p> <p><small>NO WINDOWS</small></p> <p><small>TOP PARAPET 6.42 RL</small></p> <p><small>CROSSING 99 TK</small></p>																														



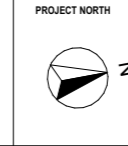
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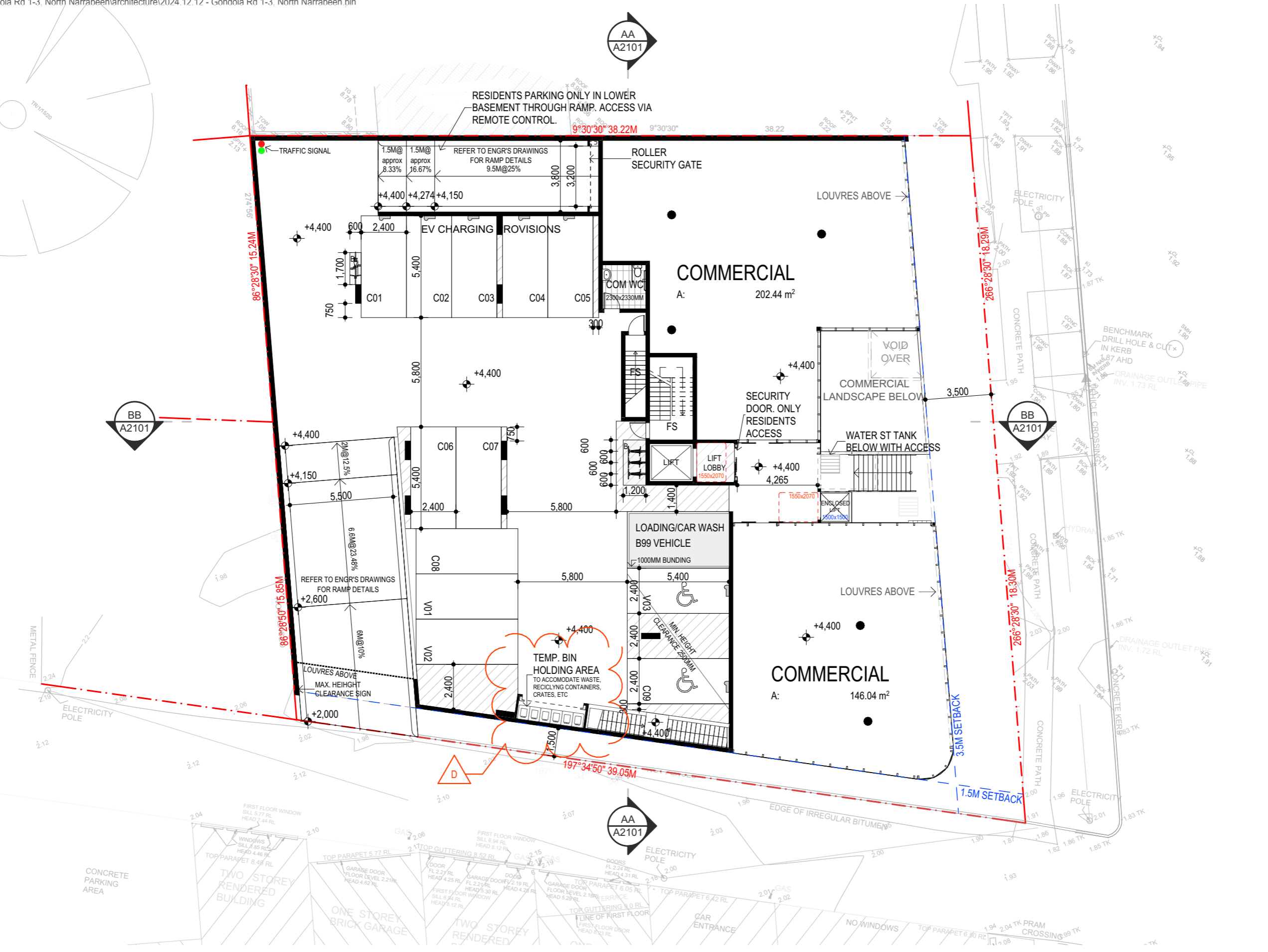
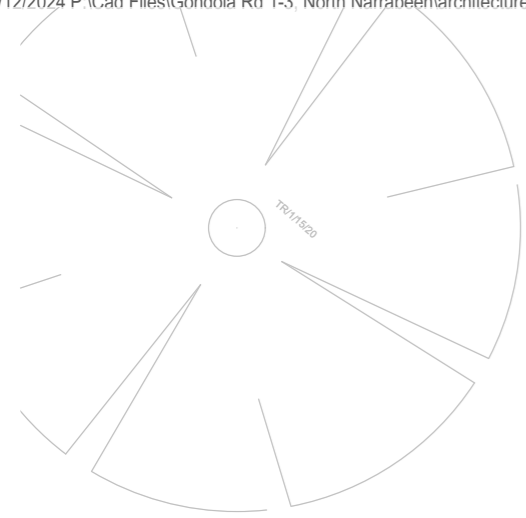


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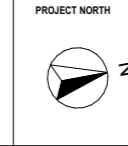
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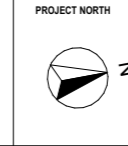
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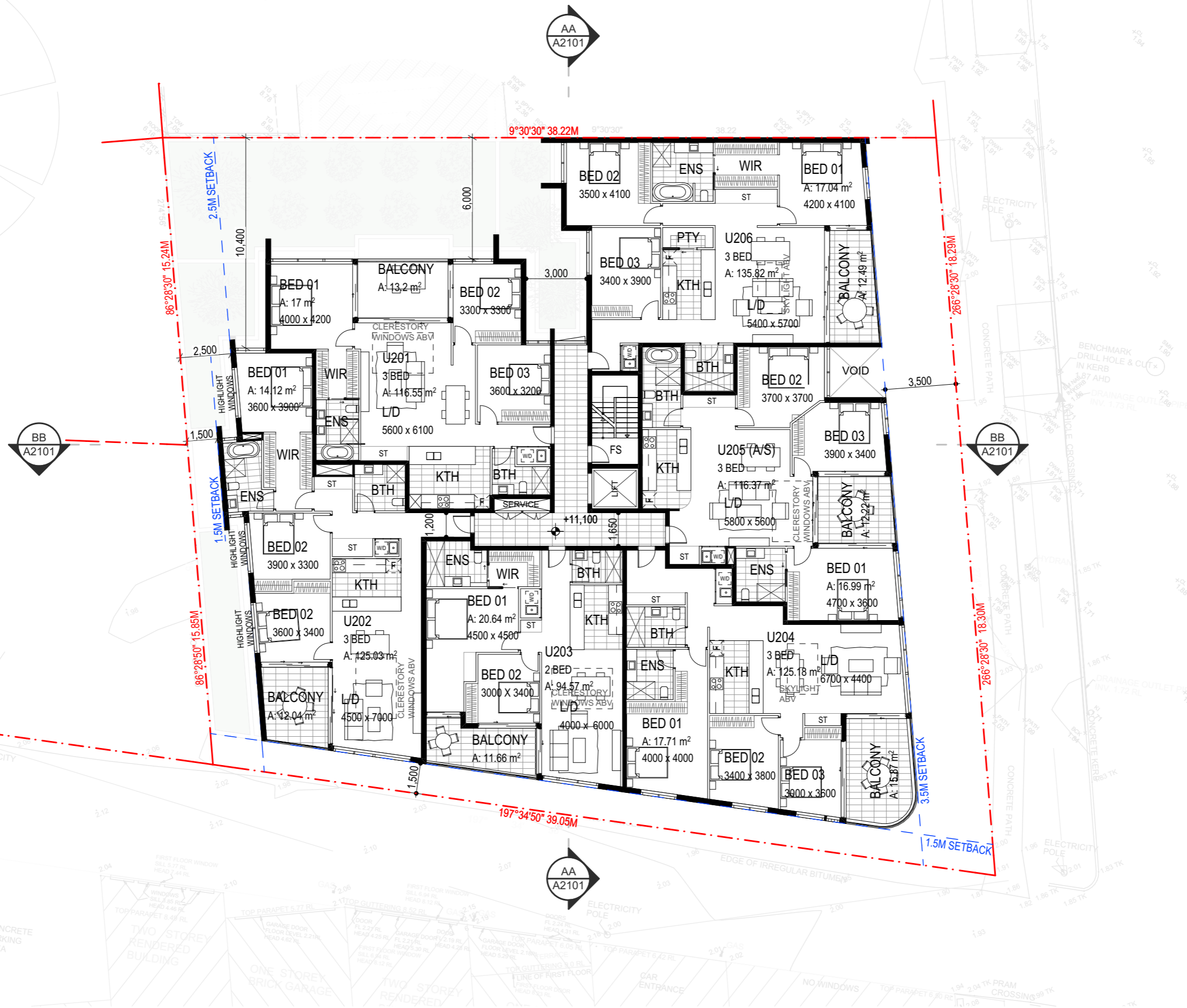


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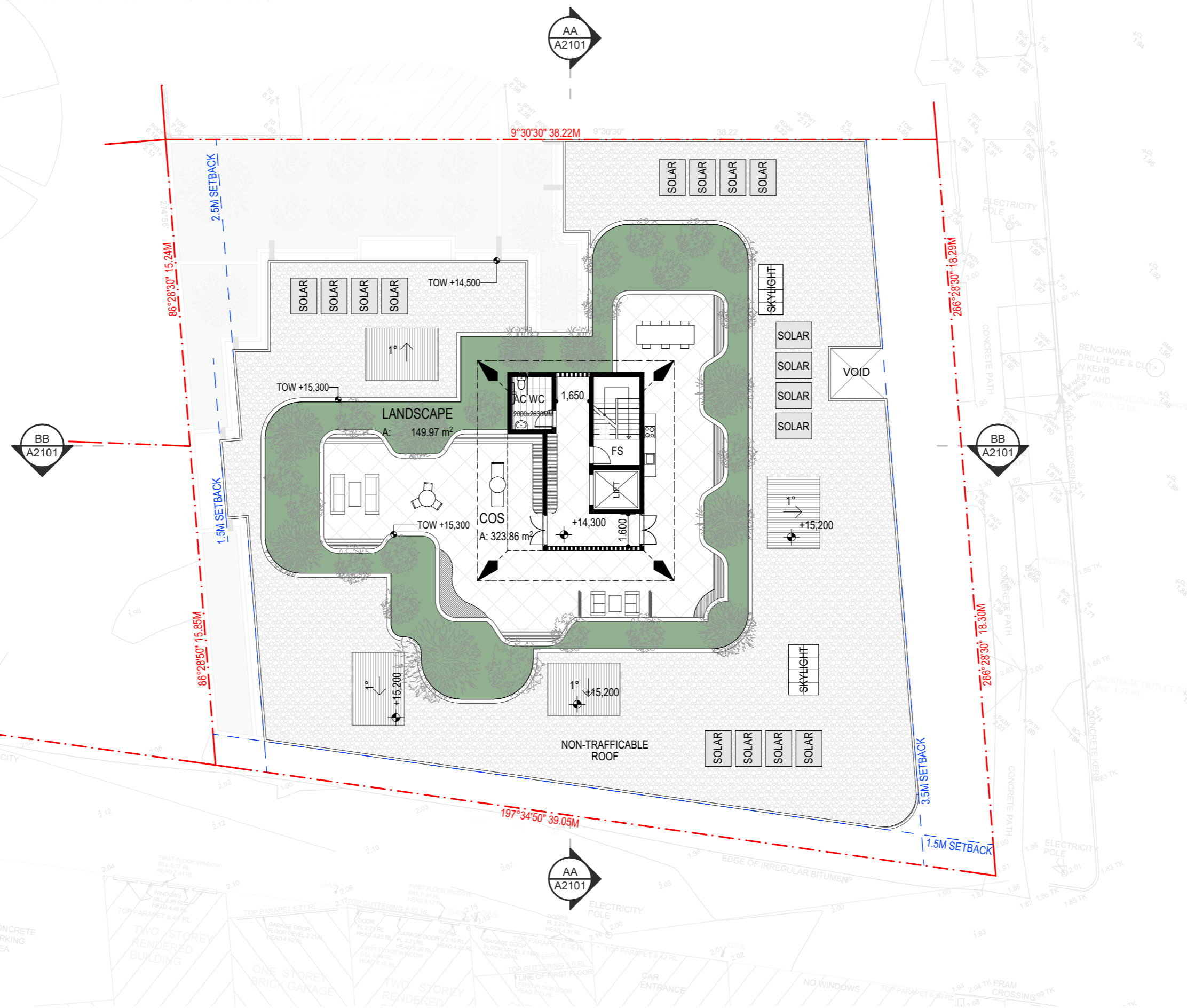
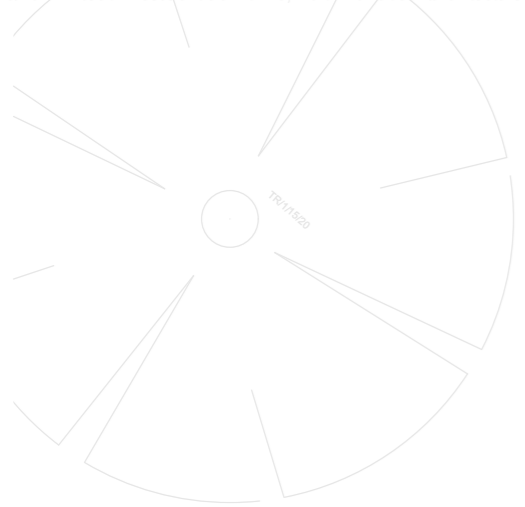
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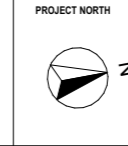
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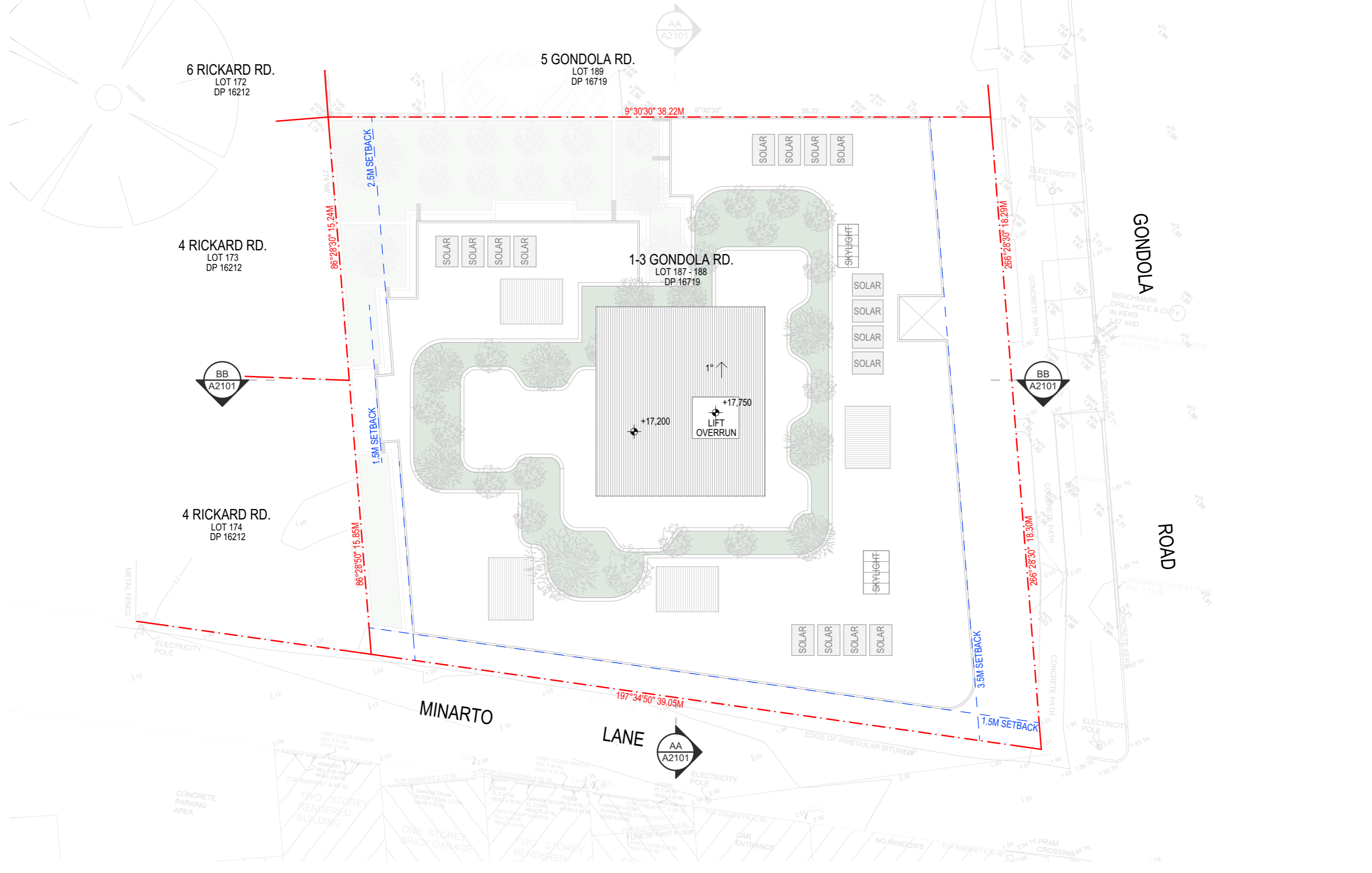




**PROJECT NORTH**

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

PROJECT NO.  
15/19

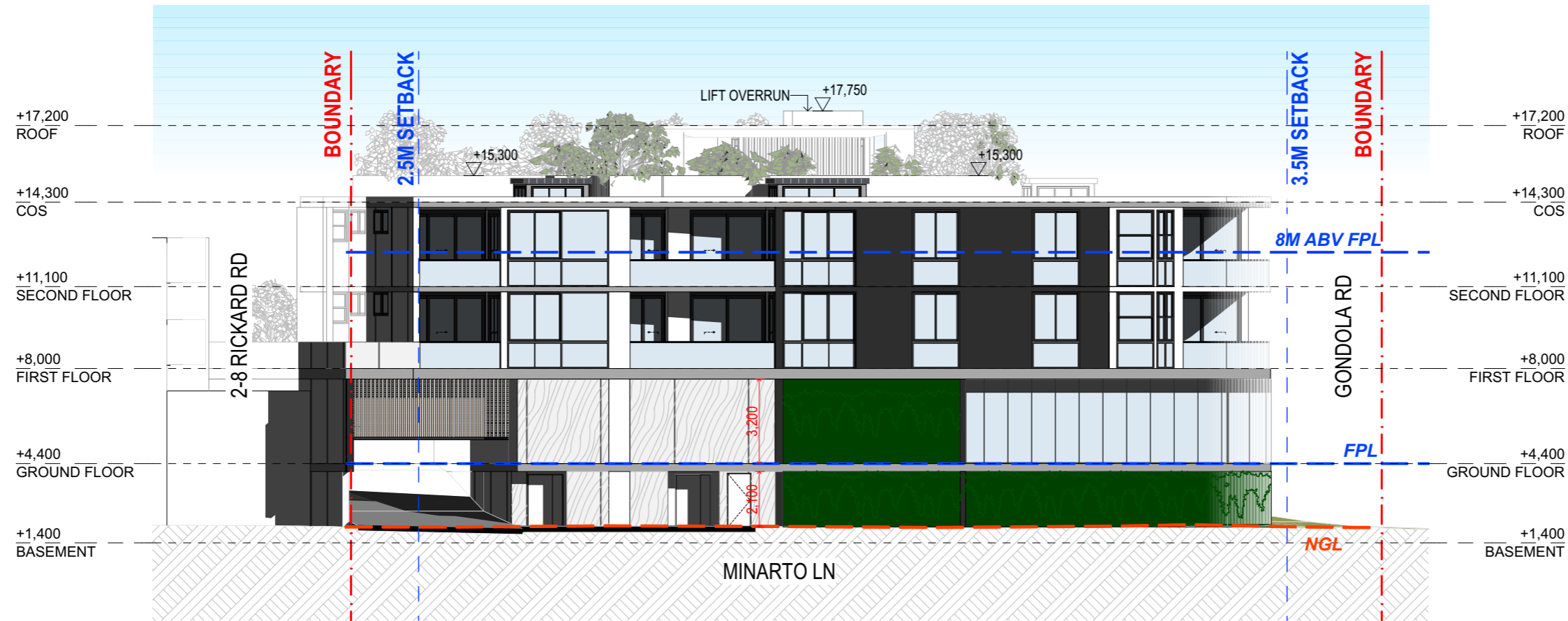
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M.M	1:200@A3	A1005	C
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			No.	REVISION	BY	DATE																								
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DRAWN BY M.M	SCALE: 1:200@A3	DRAWING NO.: <b>A1006</b>	ISSUE: <b>C</b>																											
CHECKED BY D.M																														
<p>CONCRETE PARKING AREA</p> <p>TWO STOREY RENDERED BUILDING</p> <p>ONE STOREY BRICK GARAGE</p> <p>TWO STOREY RENDERED</p> <p>CAR ENTRANCE</p> <p>NO WINDOWS</p> <p>TOP PARAPET 6.30 RC</p> <p>CROSSING 99 TK</p>																														



NORTH ELEVATION



EAST ELEVATION



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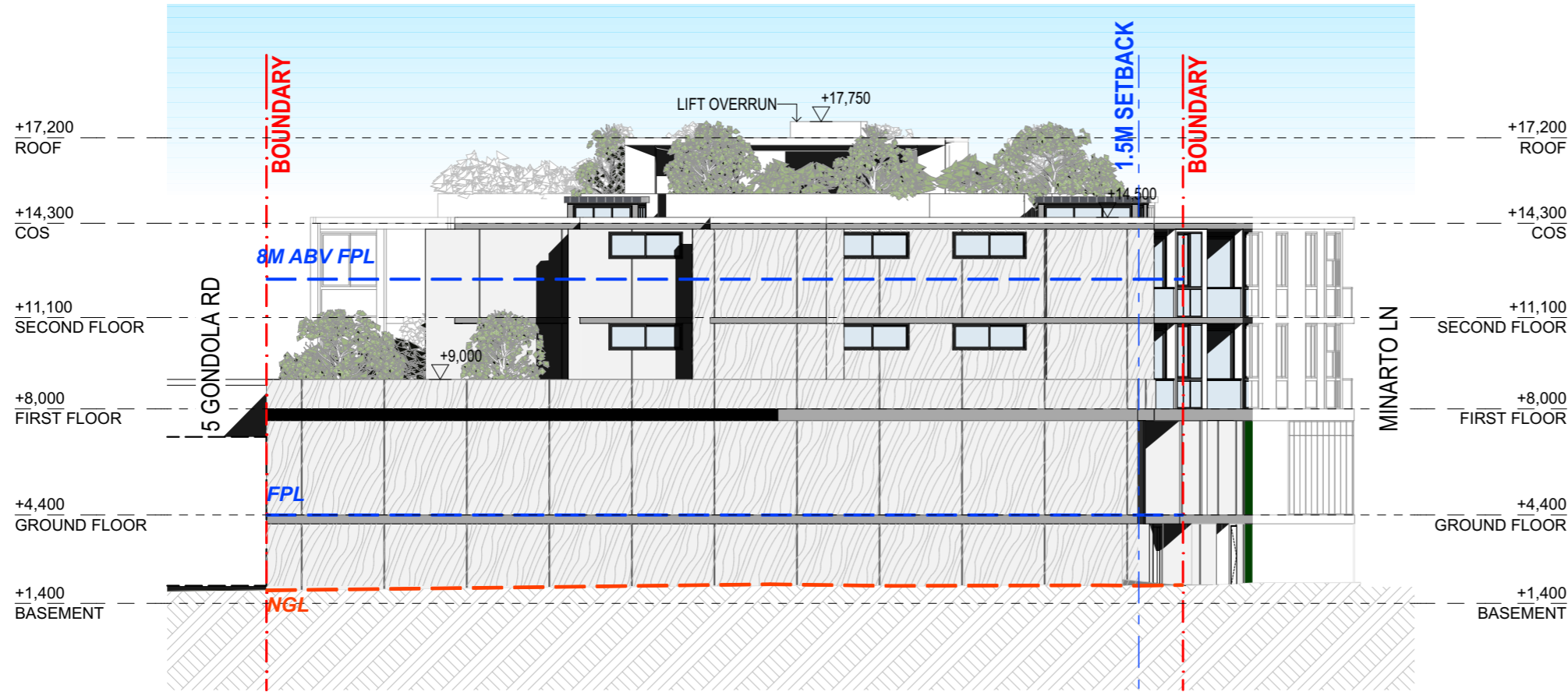
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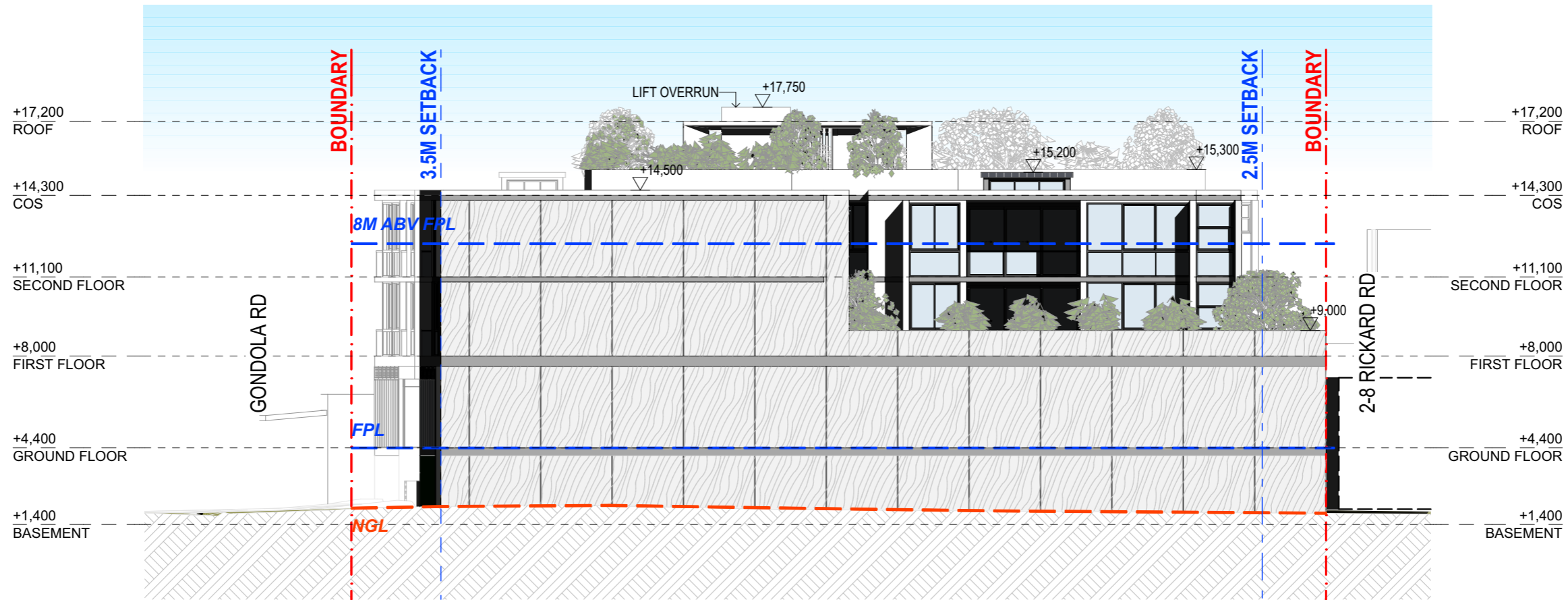
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**DRAWING: NORTH & EAST ELEVATIONS**  
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SOUTH ELEVATION



WEST ELEVATION



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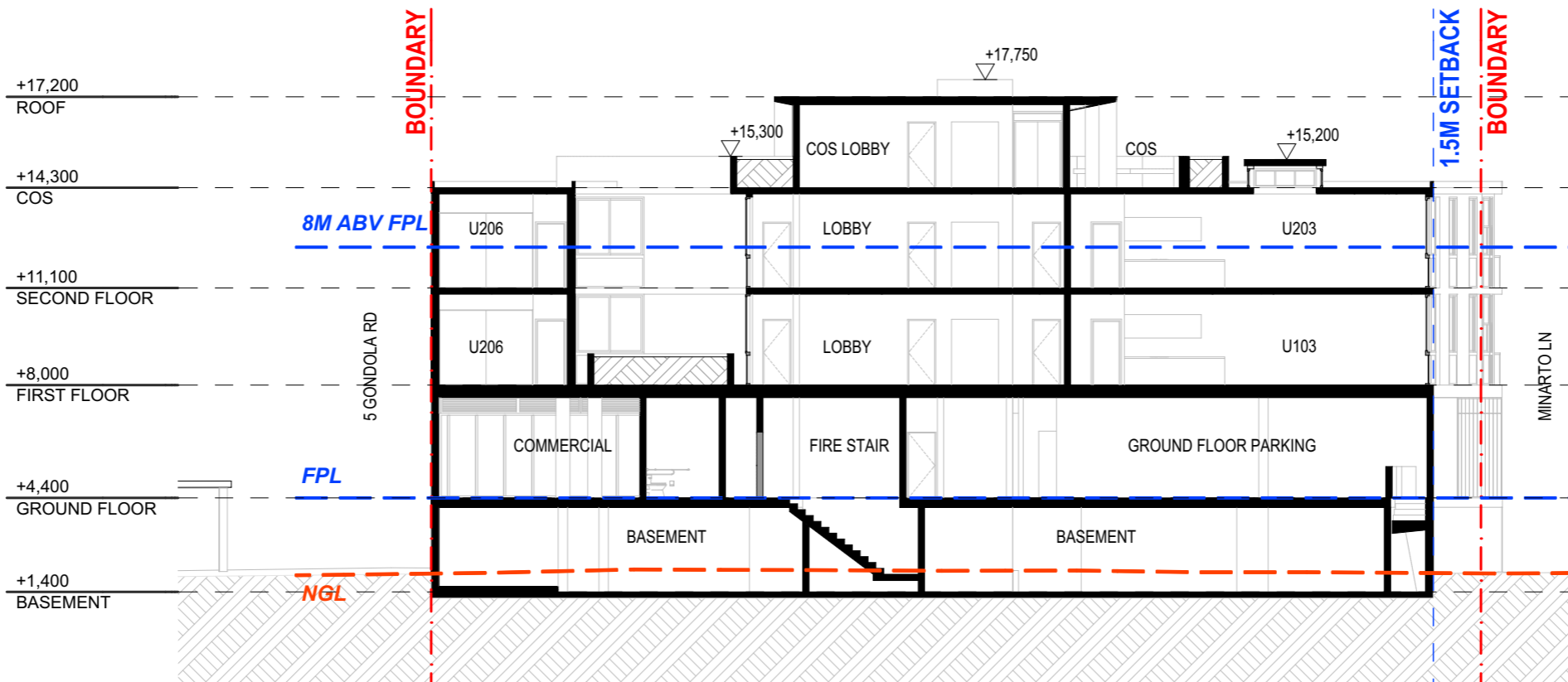
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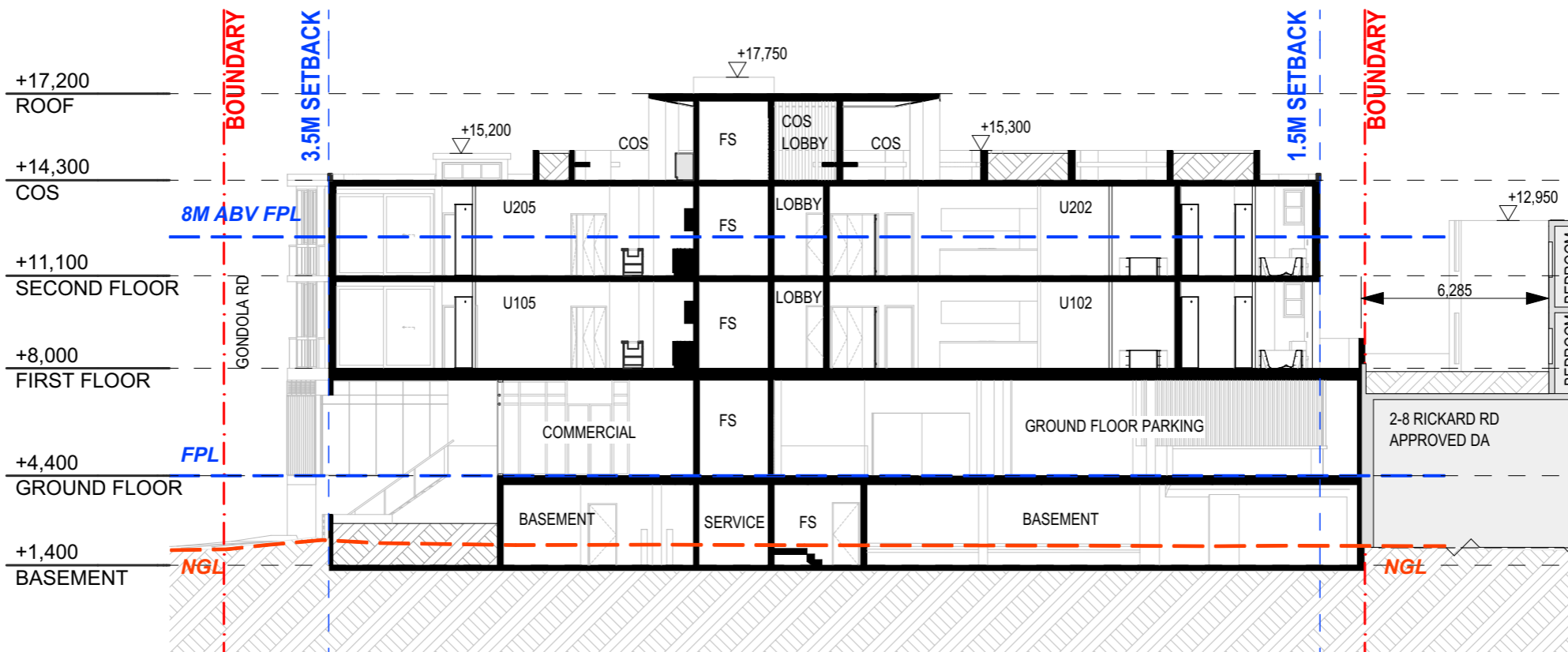
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**DRAWING: SOUTH & WEST ELEVATIONS**  
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1:200@A3  
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SECTION AA



SECTION BB



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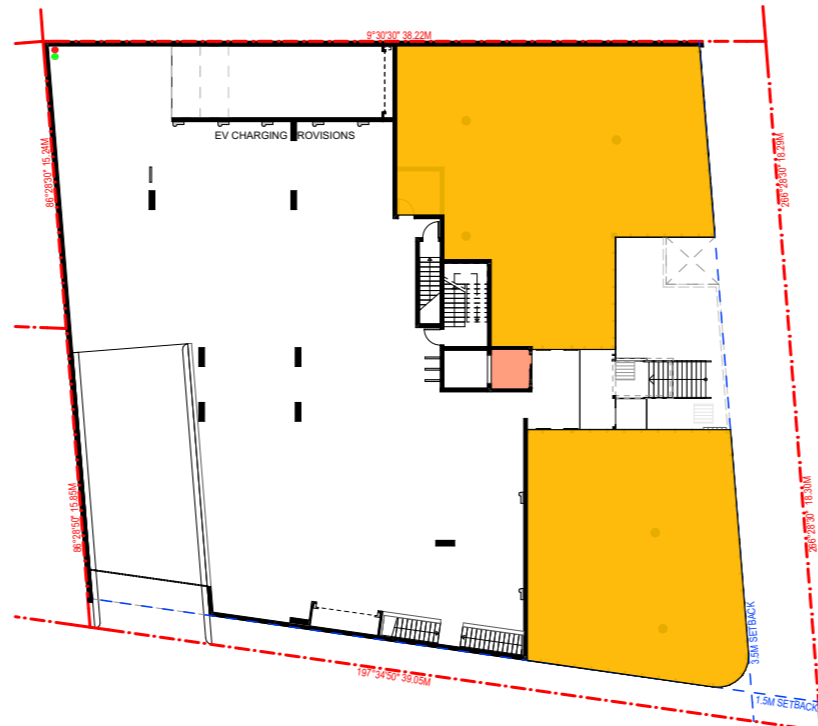
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PROJECT  
1-3 Gondola Rd North  
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PROJECT NO.  
15/19

DRAWING:  
**SECTIONS**

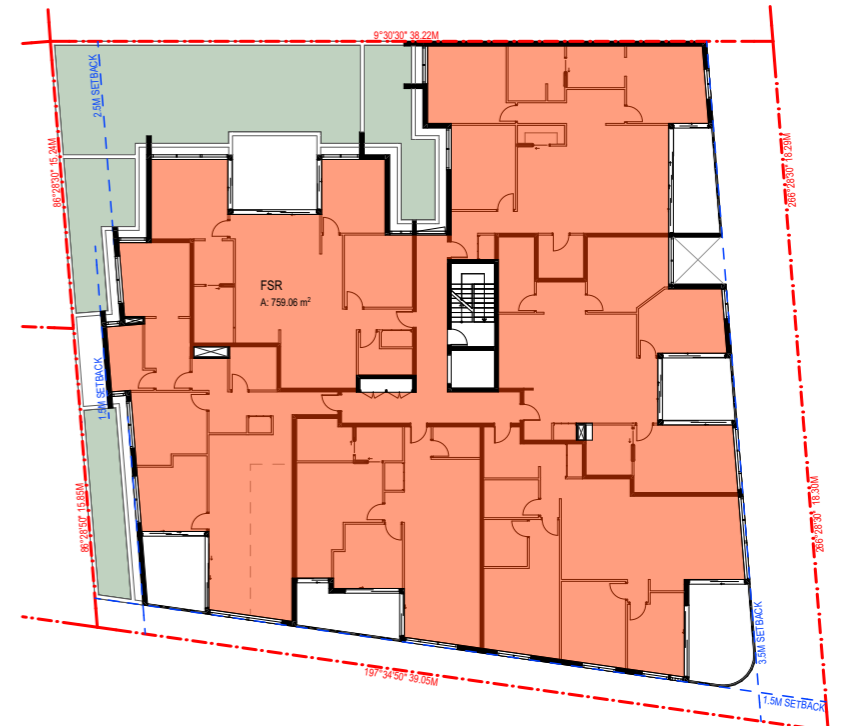
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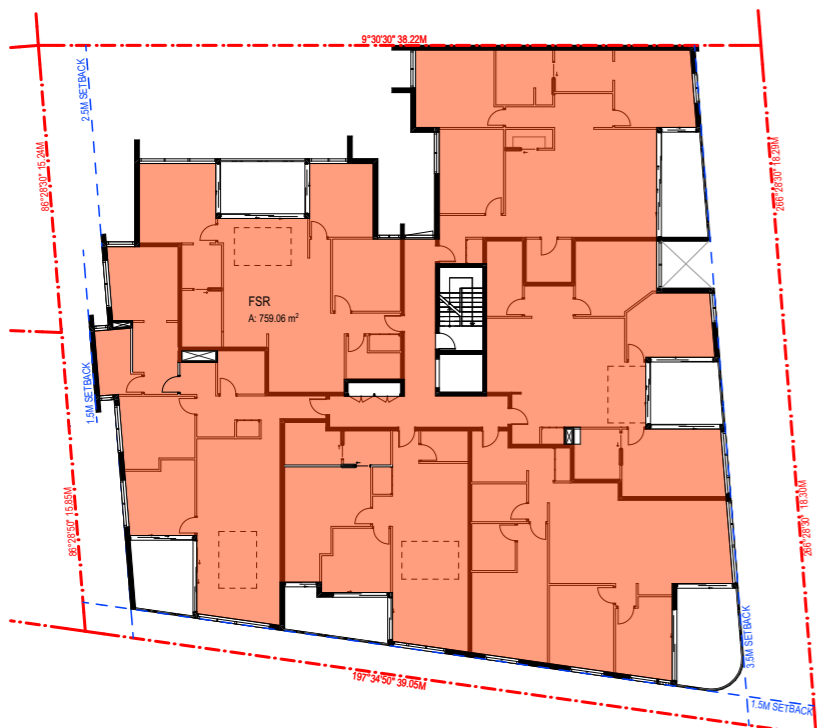
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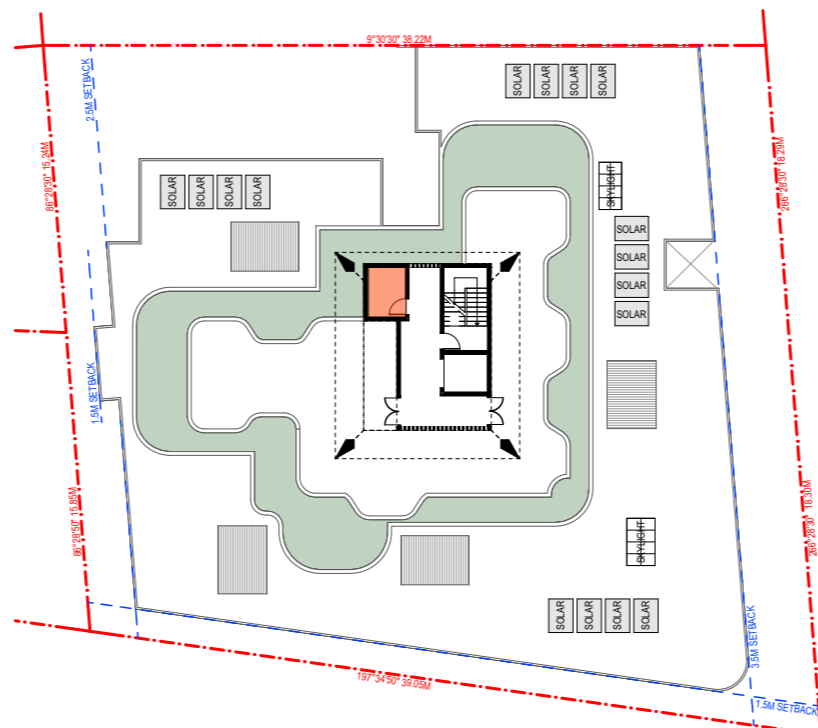
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



COS

GROSS FLOOR AREAS	
	AREA (m2)
BASEMENT	3.25
GROUND FLOOR	355.55
FIRST FLOOR	759.06
SECOND FLOOR	759.06
COS	5.26
	1,882.18 m <sup>2</sup>
GFA AREAS MEASURED	
RESIDENTIAL	
COMMERCIAL	

SECTION B2.6 of P21DCP :	
MIN. 25% of the Gross Floor Area (GFA) for commercial/retail purposes	
<b>TOTAL GFA</b>	<b>1882.18 m<sup>2</sup></b>
<b>PROPOSED COMM/RETAIL AREA</b>	<b>348.08 m<sup>2</sup></b>
<b>PROPOSED COMM/RETAIL AREA % OF TOTAL GFA</b>	<b>18.5 %</b>



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MULTI RESIDENTIAL DEVELOPMENT

PROJECT  
1-3 Gondola Rd North  
Narrabeen 2101

PROJECT NO.  
15/19

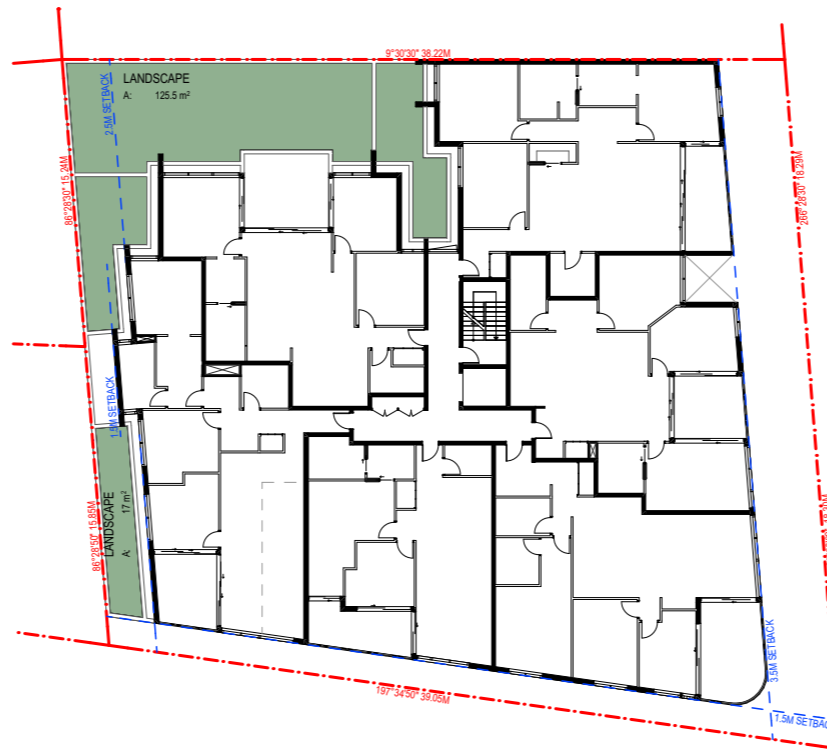
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**GFA CALCULATIONS**

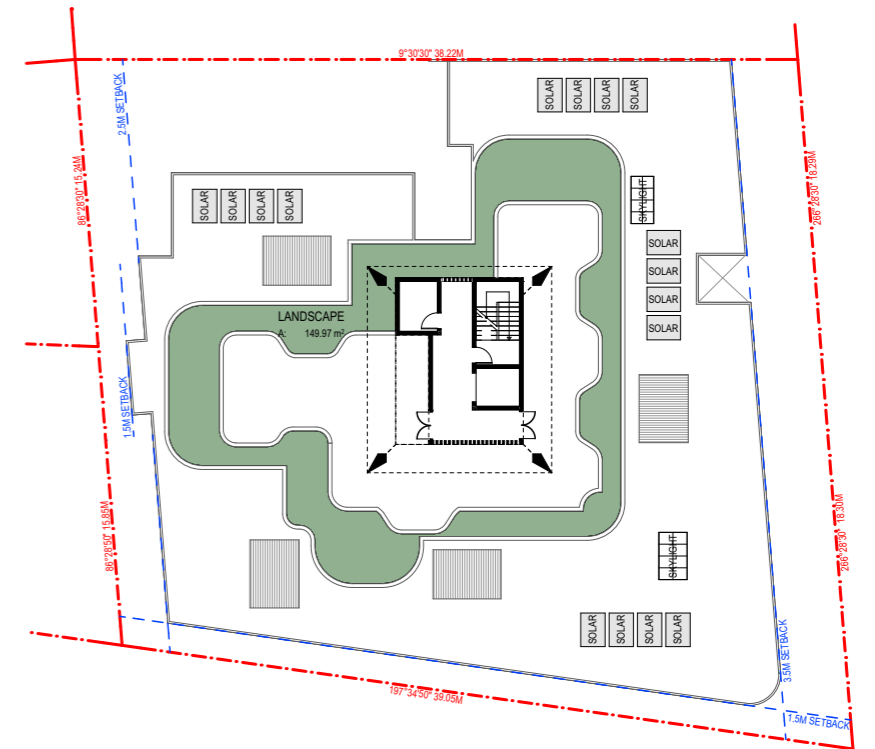
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CHECKED BY D.M			



BASEMENT



FIRST FLOOR



COS

LANDSCAPE AREAS	
	AREA (m2)
BASEMENT	177.31
FIRST FLOOR	142.50
COS	149.97
	469.78 m <sup>2</sup>
	AREAS MEASURED



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**MULTI RESIDENTIAL DEVELOPMENT**

PROJECT  
1-3 Gondola Rd North  
Narrabeen 2101

PROJECT NO.  
15/19

DRAWING:

**LANDSCAPE CALCULATIONS**

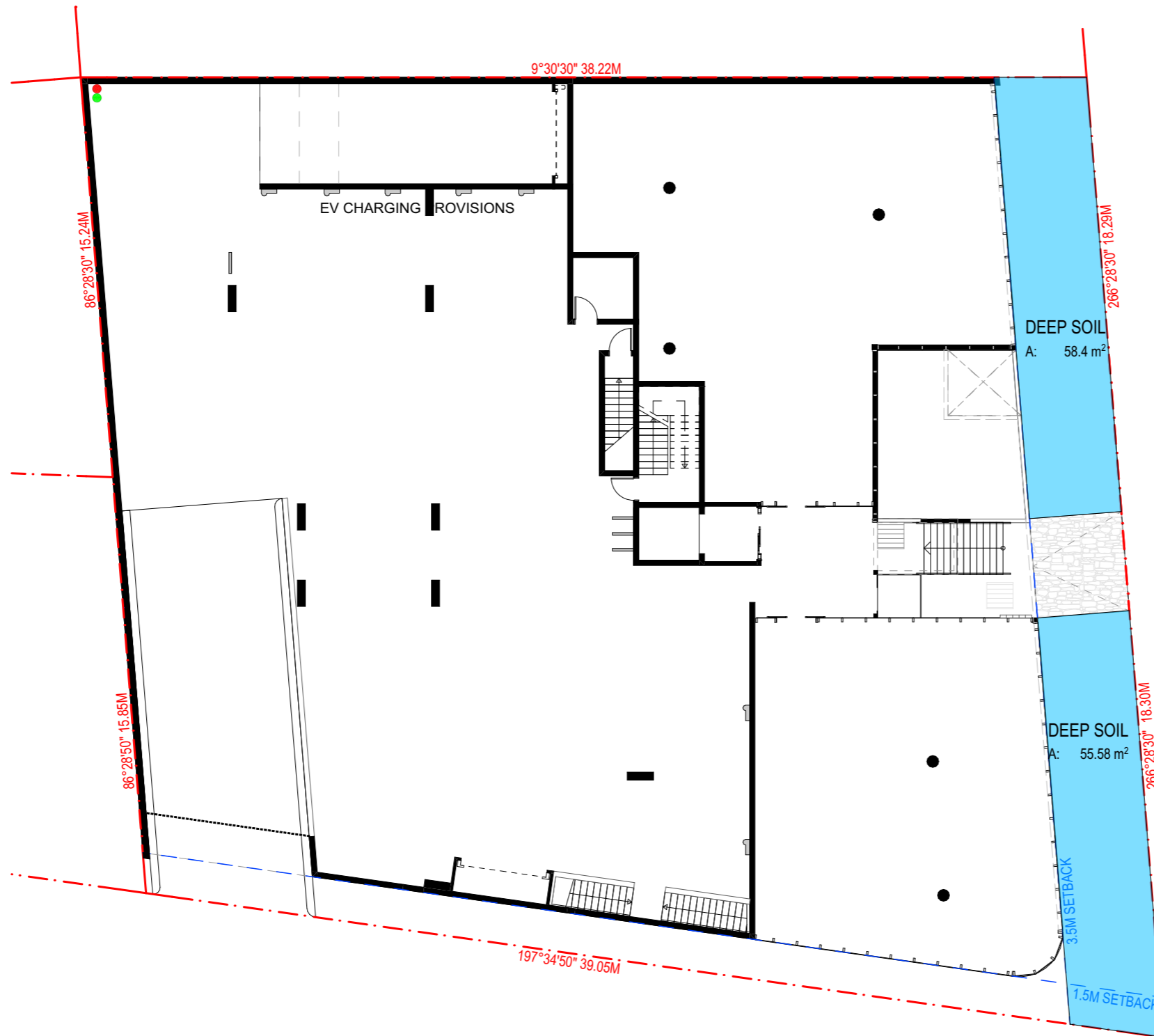
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SCALE:  
1:400@A3

DRAWING NO.:  
**A3002**

ISSUE:  
**C**





DEEP SOIL AREAS	
	AREA (m2)
GROUND FLOOR	113.98
	113.98 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 %	8.84%
PROPOSED DEEP SOIL m <sup>2</sup>	113.98 m <sup>2</sup>



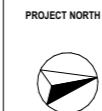
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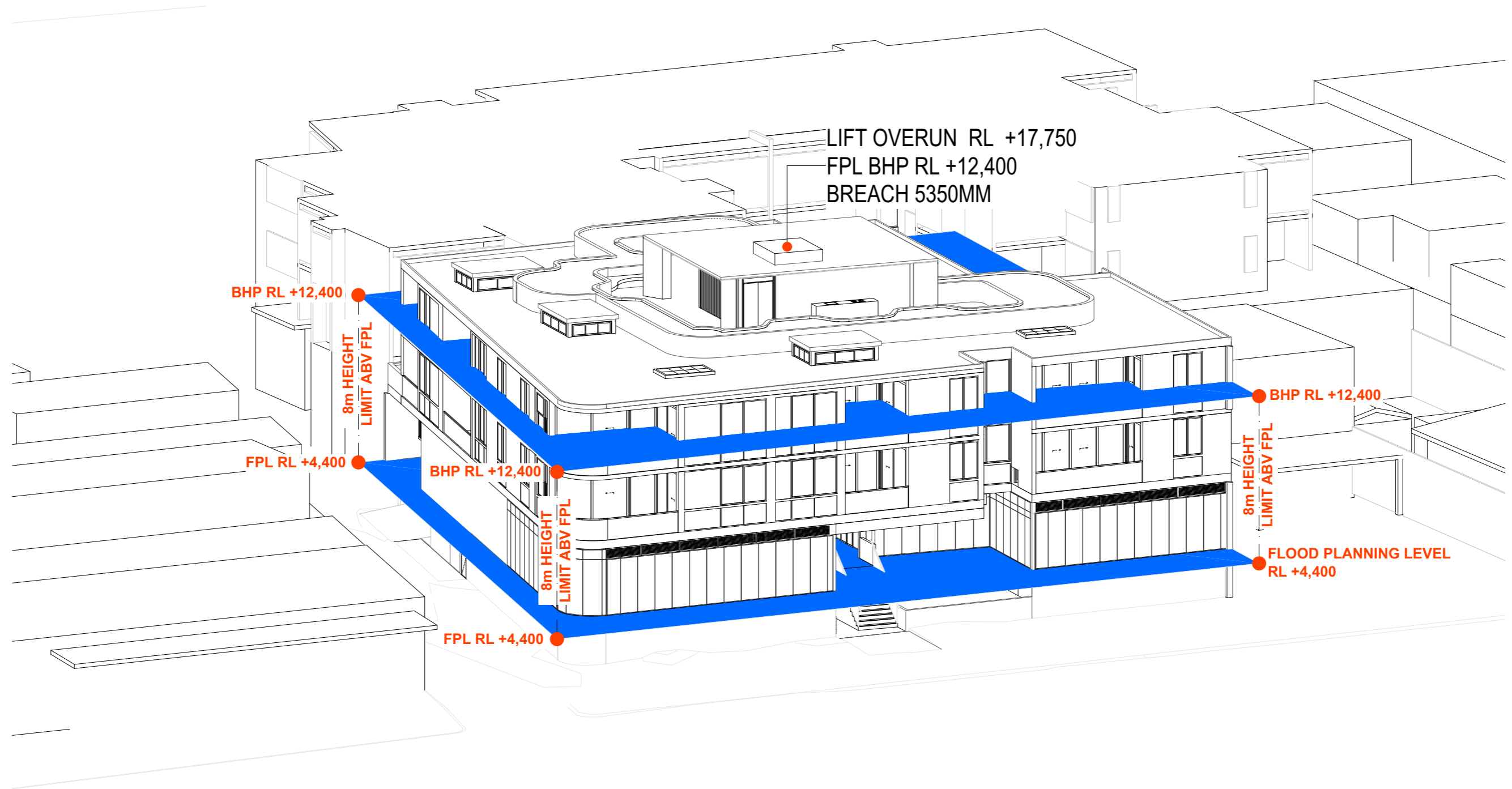
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**DEEP SOIL CALCULATIONS**  
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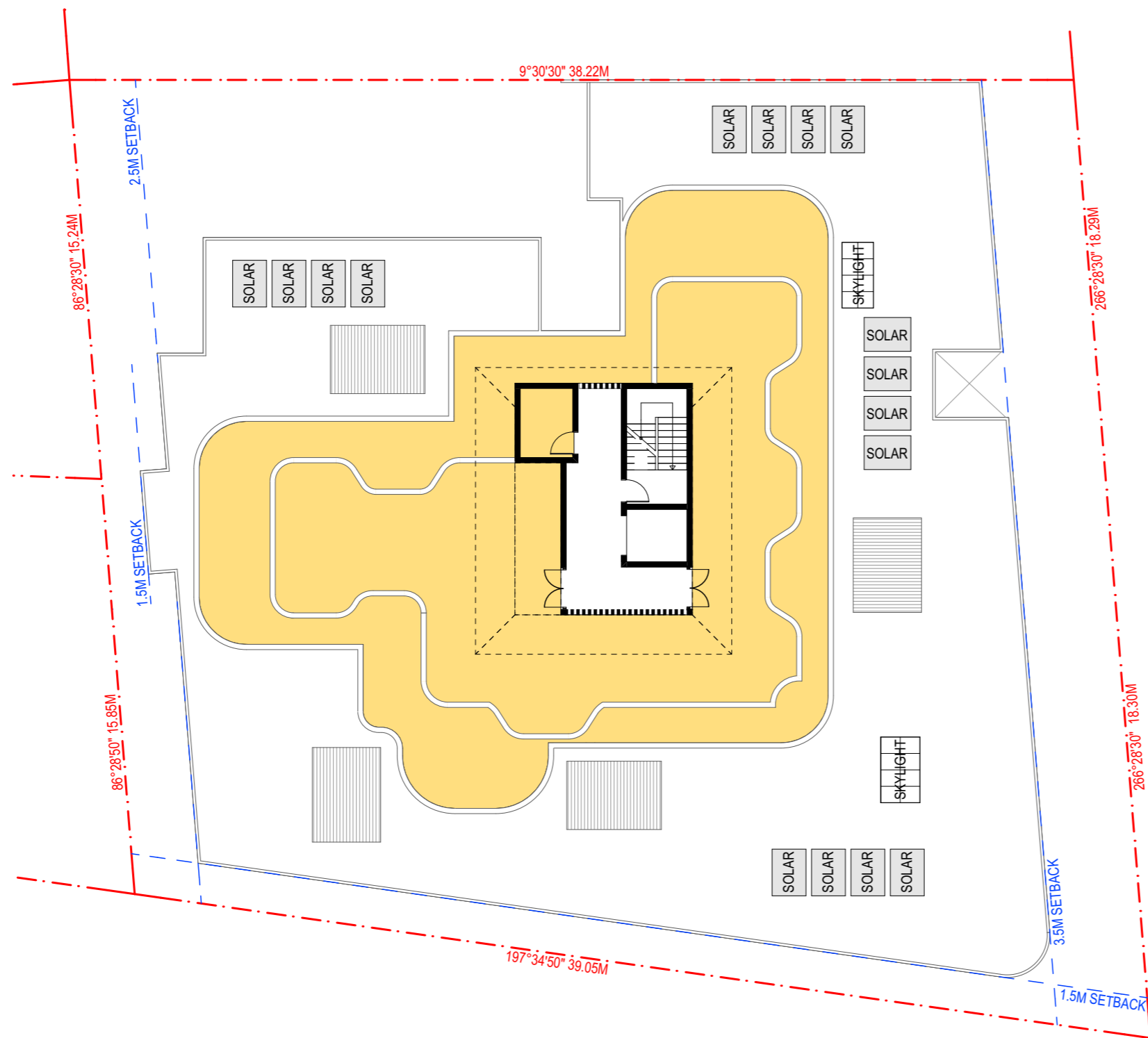
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**DRAWING:  
BUILDING HEIGHT PLANE**

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PRINCIPLE COS AREAS	
	AREA (m2)
COS	323.87
	323.87 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 %	25.11%
PROPOSED COS m <sup>2</sup>	323.87m <sup>2</sup>



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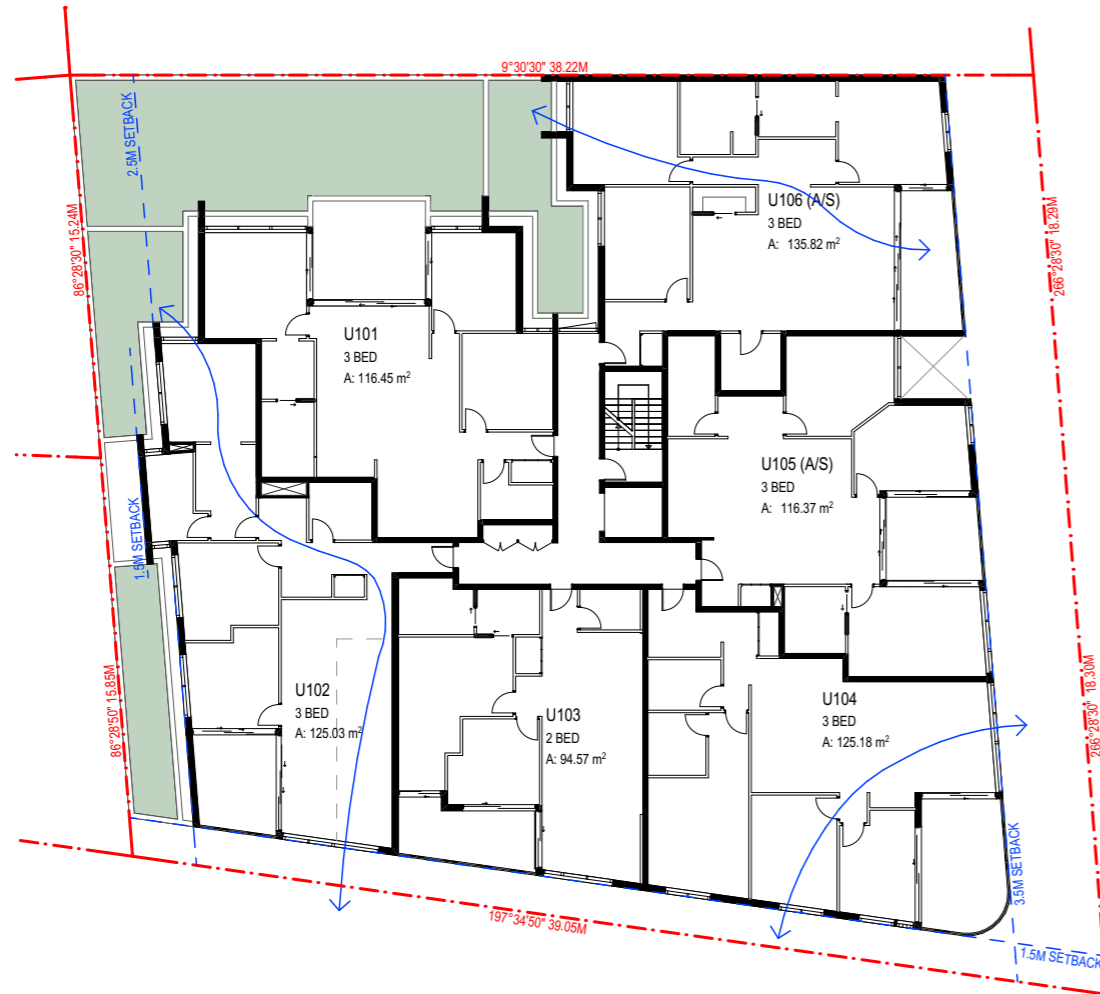
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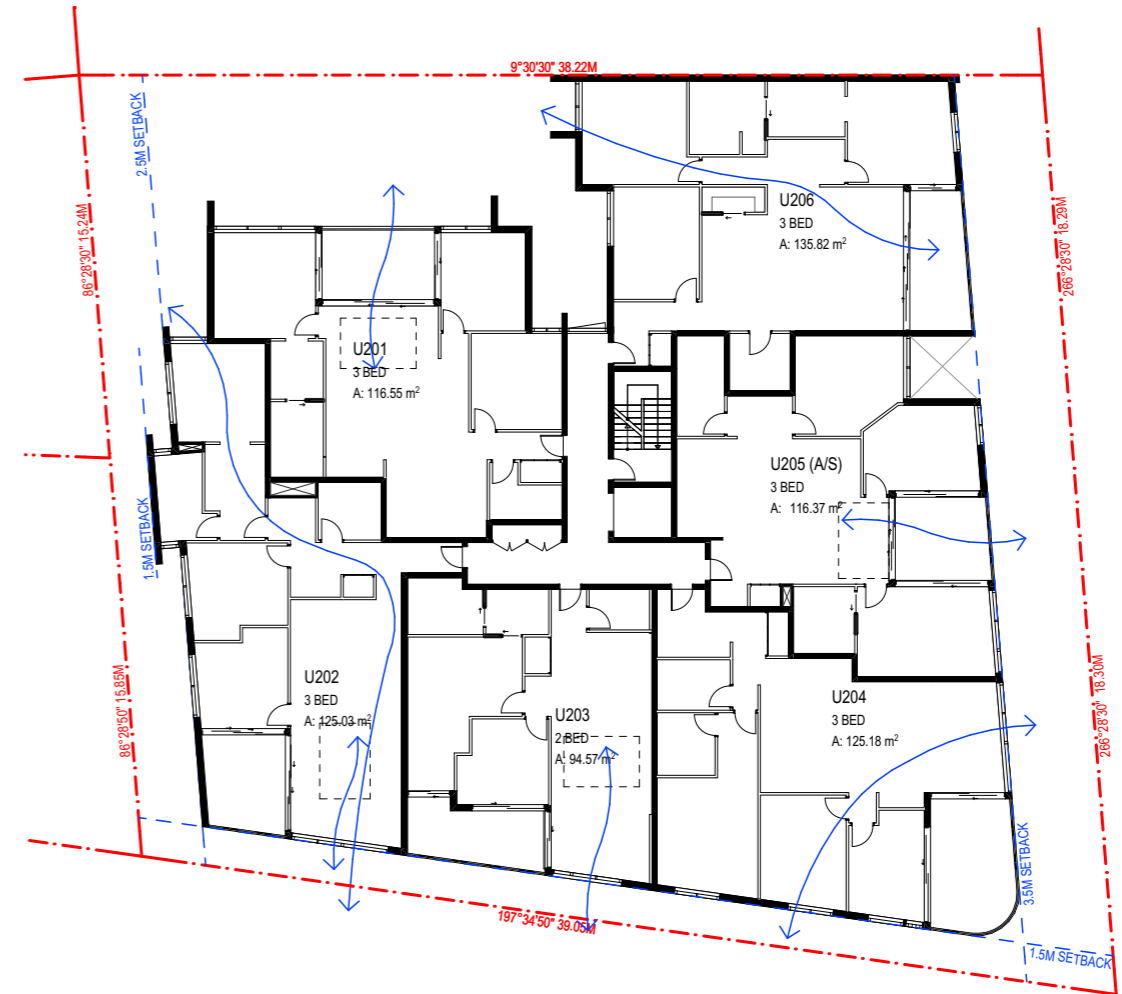
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DRAWING:  
**COMMUNAL OPEN SPACE**

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FIRST FLOOR



SECOND FLOOR

**CROSS VENTILATION ACCESS CALCULATIONS**

TOTAL NUMBER OF UNITS	12
ADG REQUIRED UNITS WITH CROSS VENTILATION %	60 %
ADG REQUIRED UNITS WITH CROSS VENTILATION	7.2
PROPOSED UNITS WITH CROSS VENTILATION %	75 %
PROPOSED UNITS WITH CROSS VENTILATION	9



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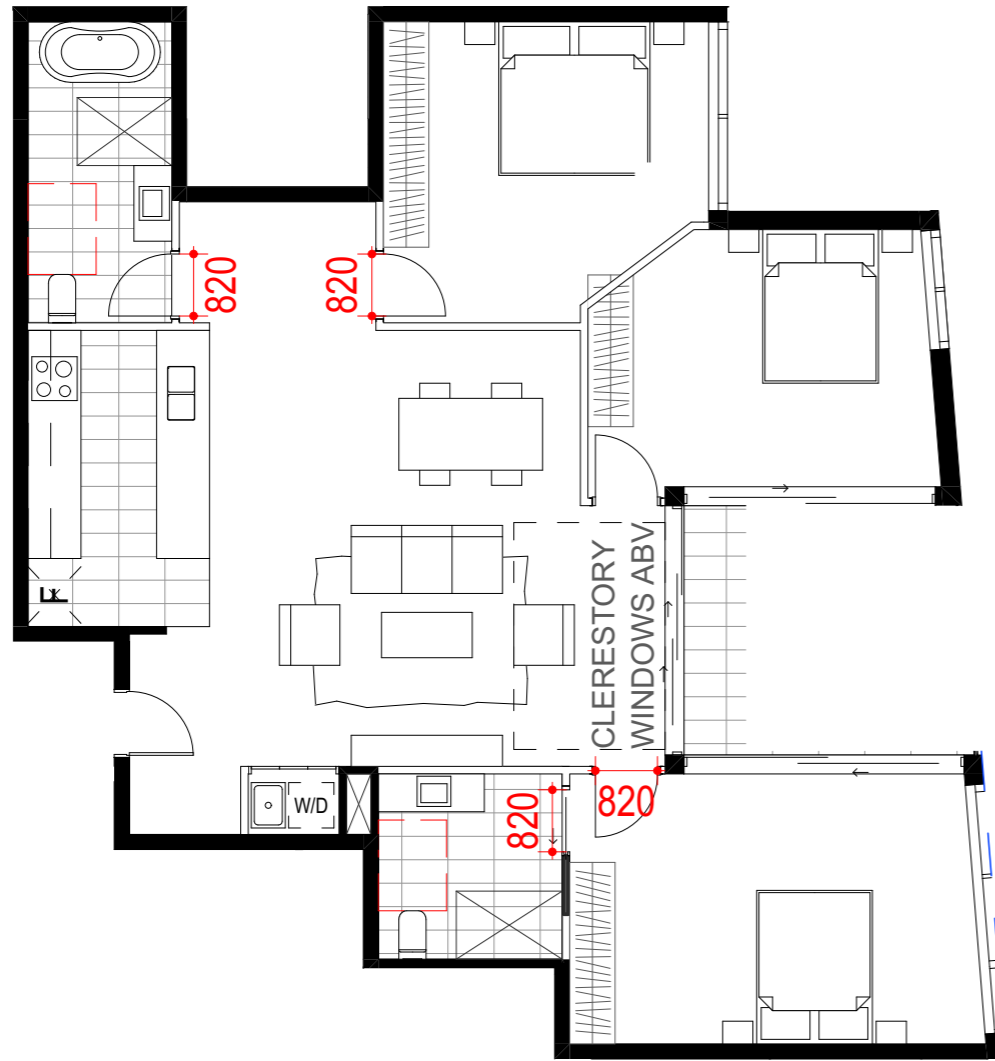
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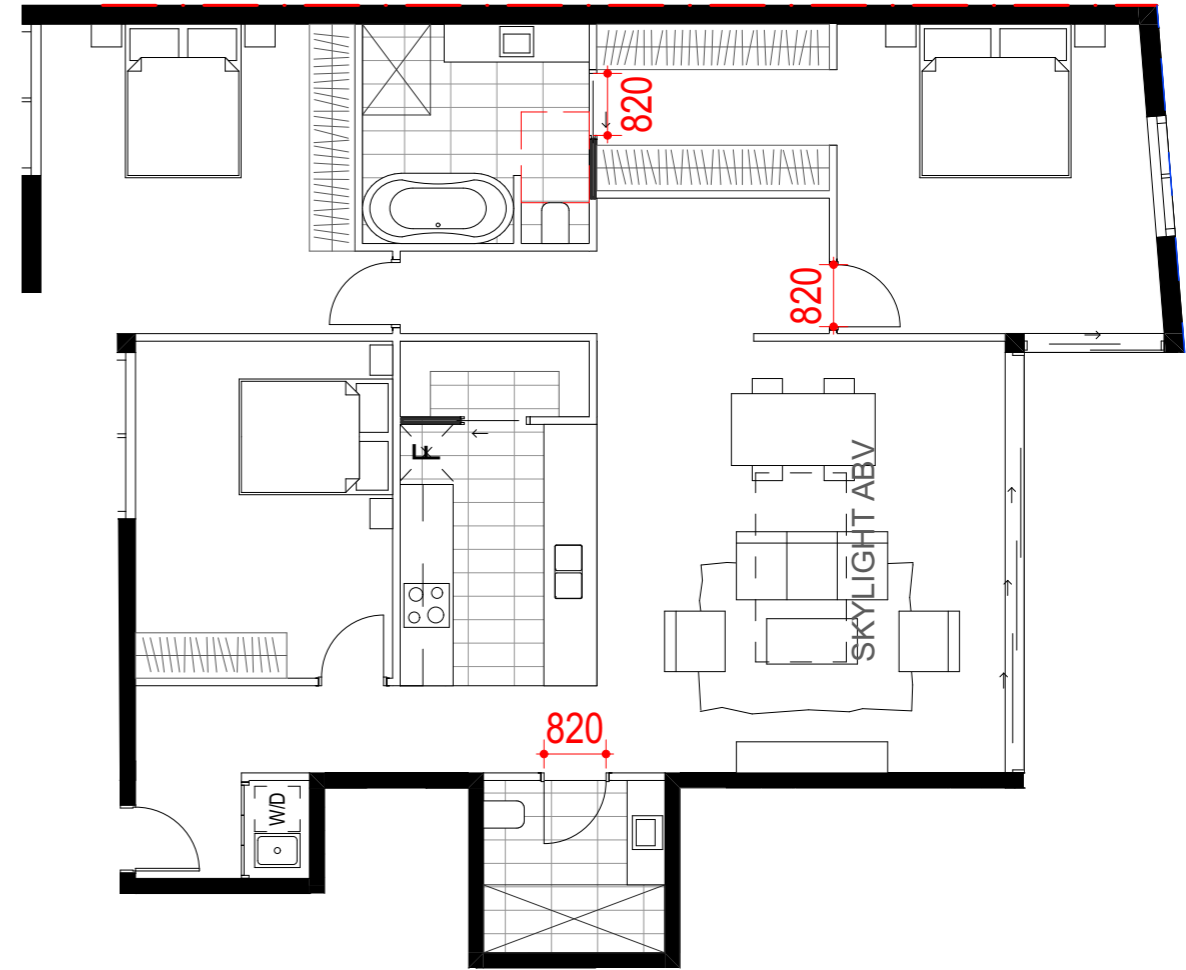
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**CROSS-VENTILATION**

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U105/U205 PRE-ADAPTABLE/SILVER



U106 PRE-ADAPTABLE/SILVER



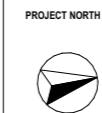
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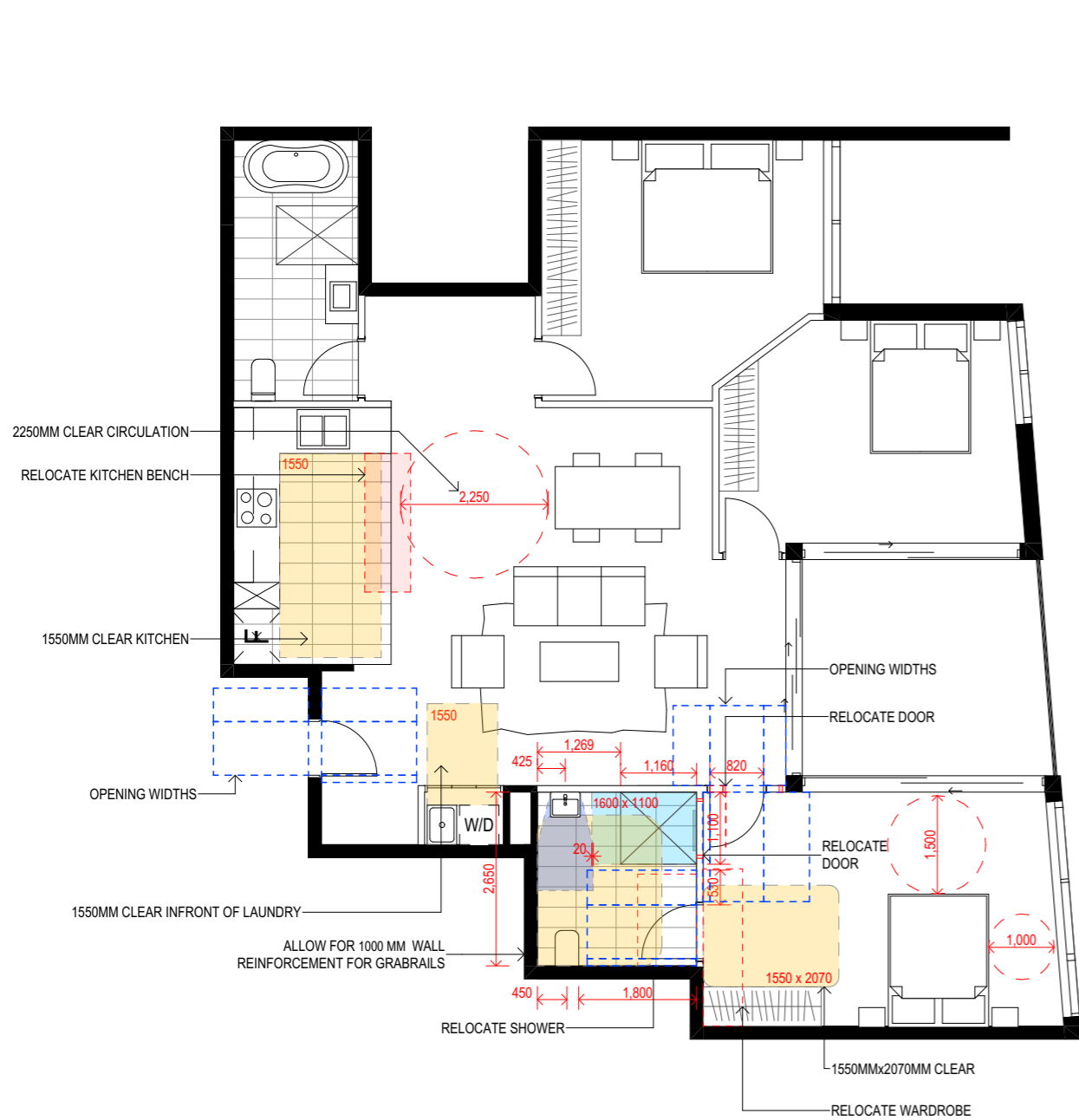
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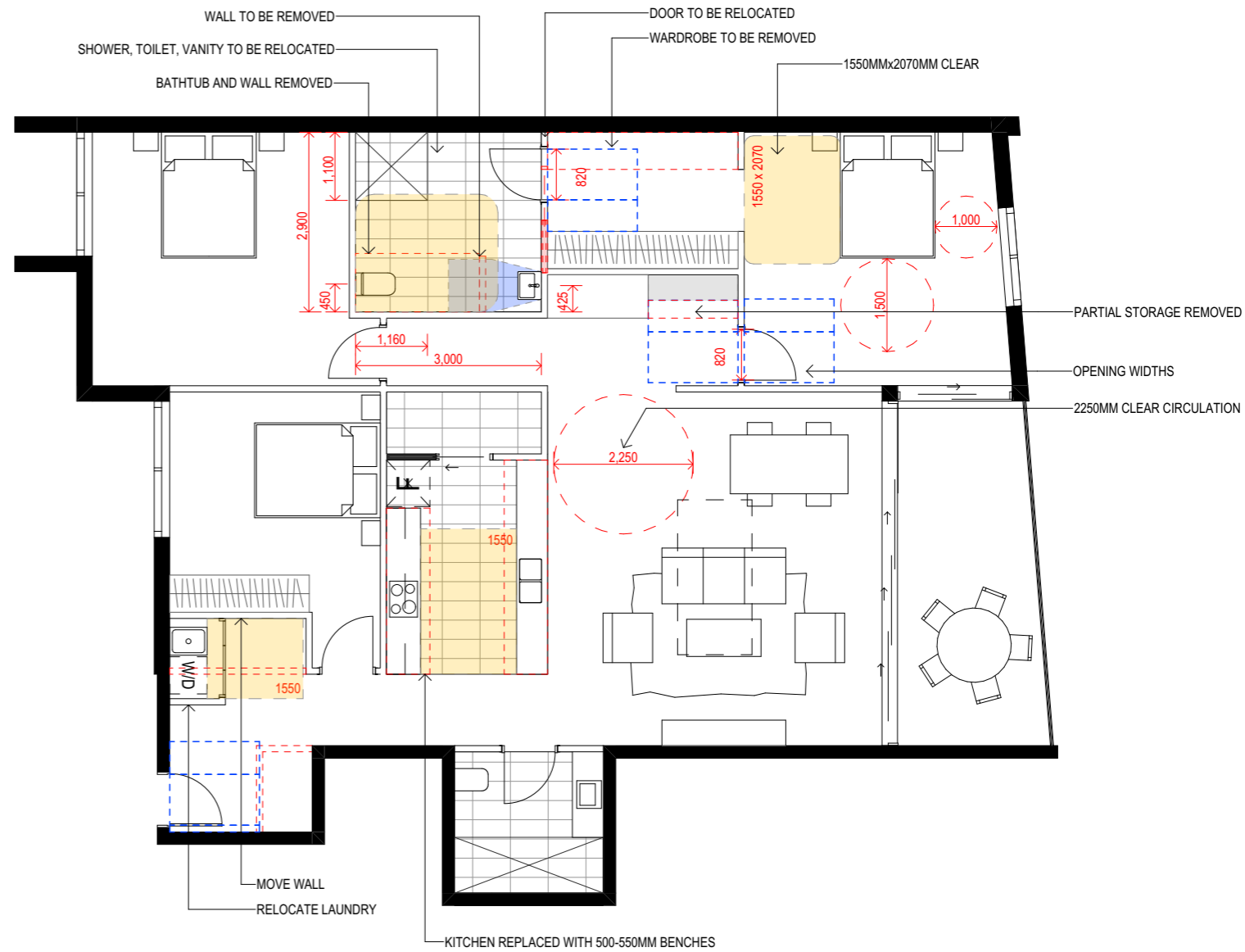


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ISSUE:  
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U105/U205 POST ADAPTABLE



U106 POST ADAPTABLE



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A	DA	J.E	03.04.2024
B	REVISED DA	M.M	12.09.2024
C	REVISED DA	M.M	25.10.2024

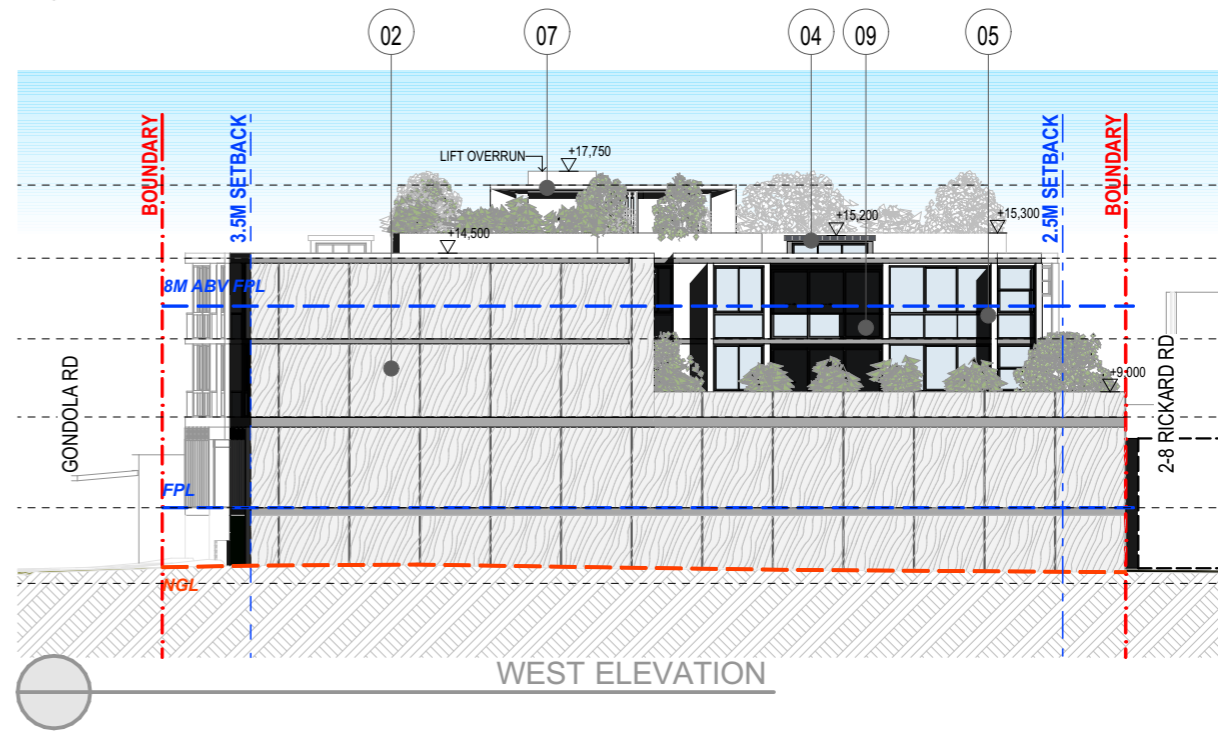
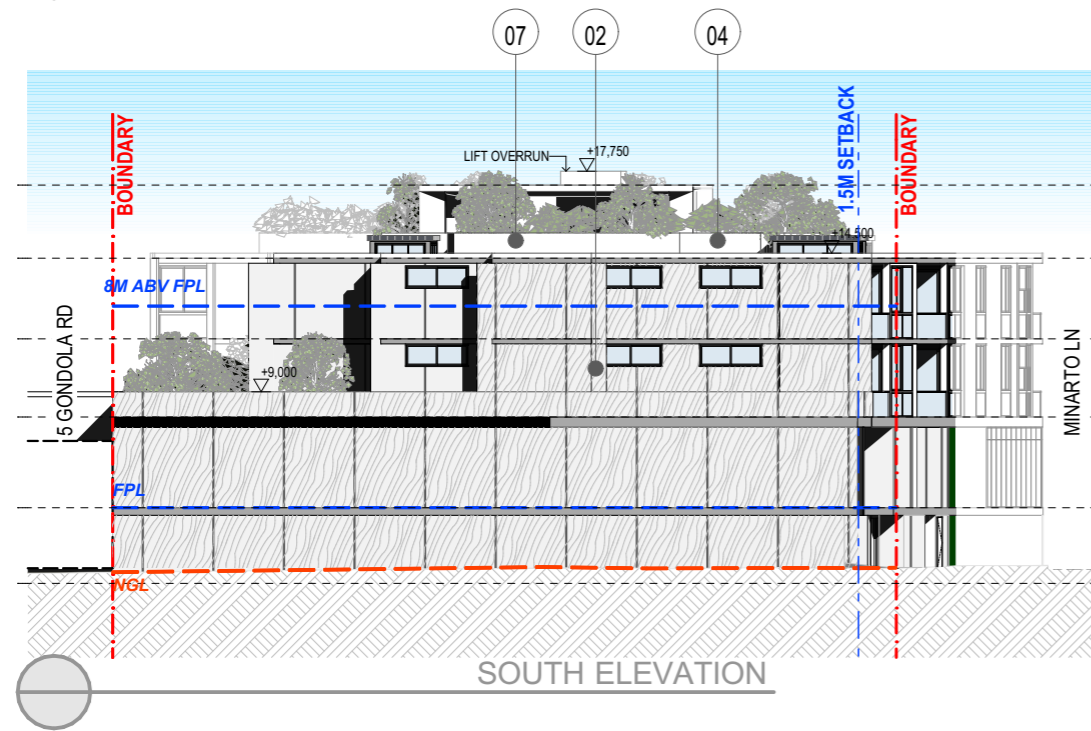
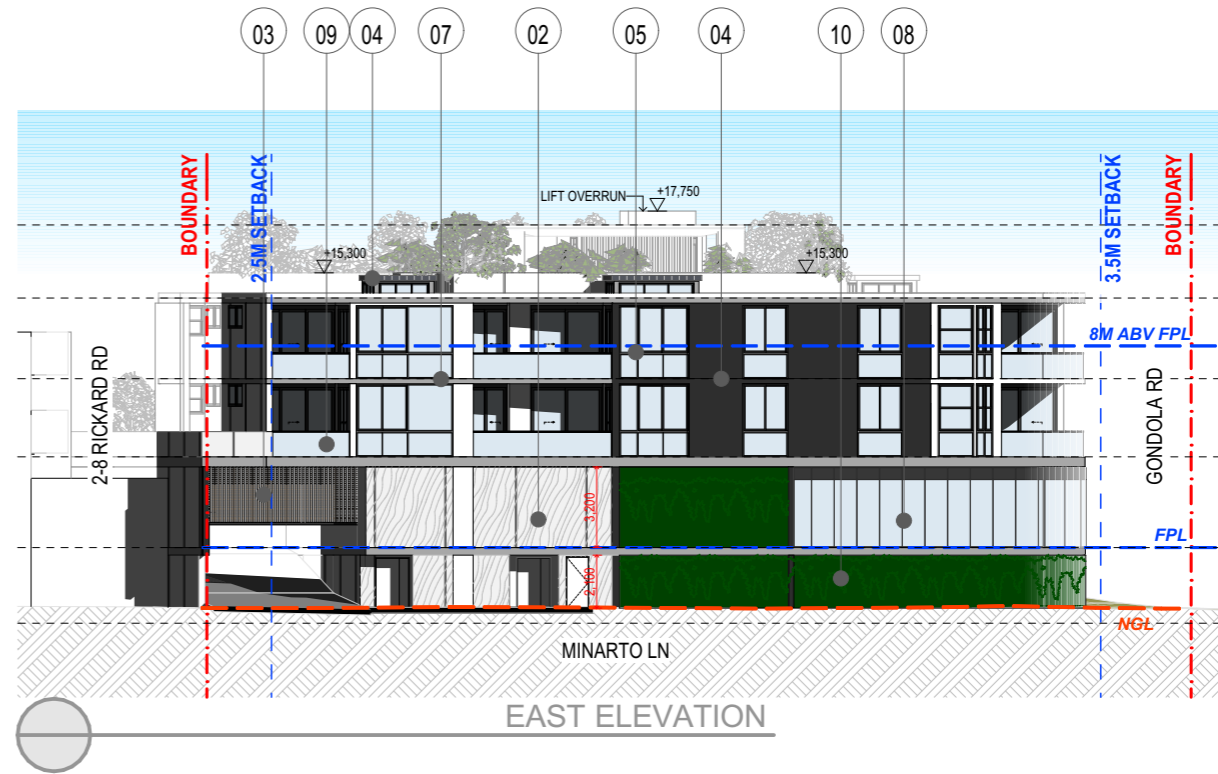
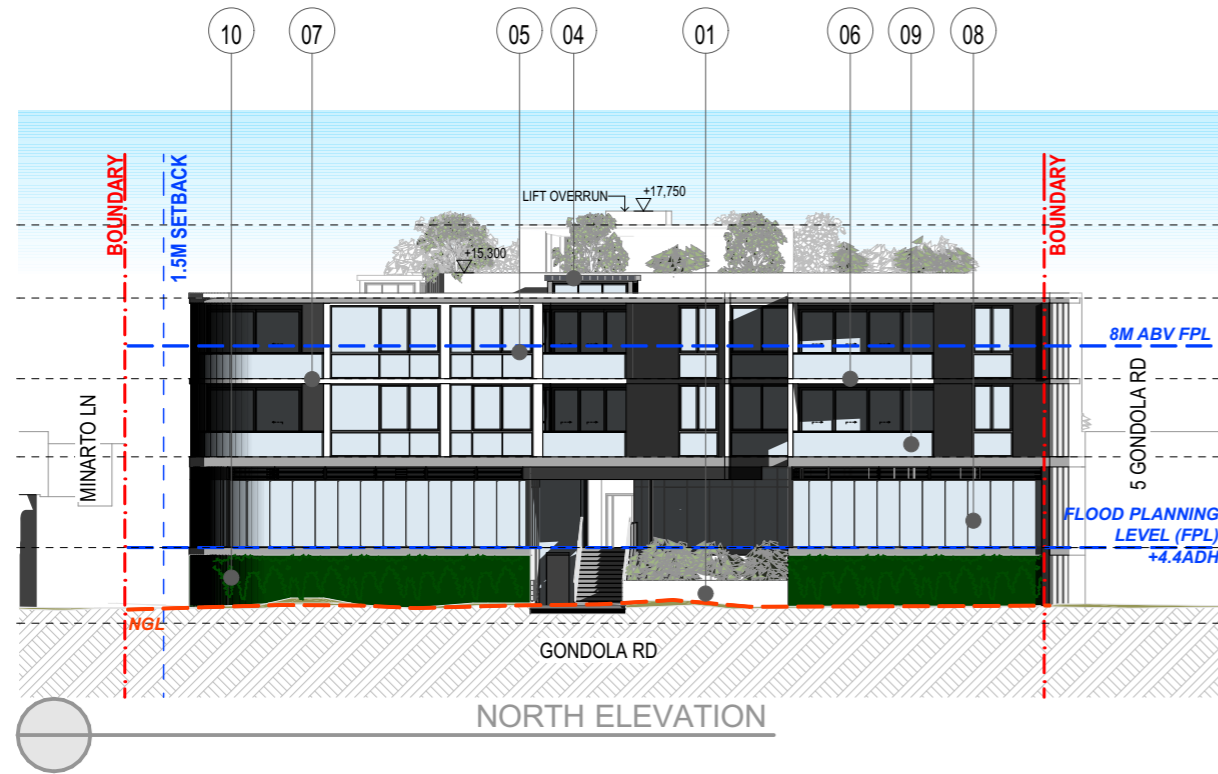
PROJECT NORTH



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

DRAWING:  
**POST ADAPTABLE**

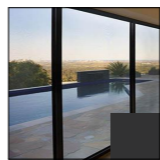
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CHECKED BY D.M			



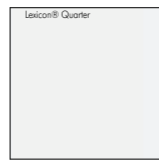
1. Light Grey Pre-cast Concrete Panels



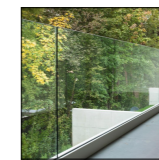
3. Aluminium Louvres - Paint Titanium White



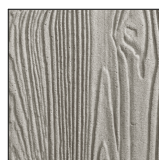
5. Aluminium Glazing fixtures - Windows and Doors - Paint Dulux Monument or equivalent



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 - Ecrú



8. Curtain Wall - Glazing with Louvres



10. Green wall - Wall mounted tensioned climbers



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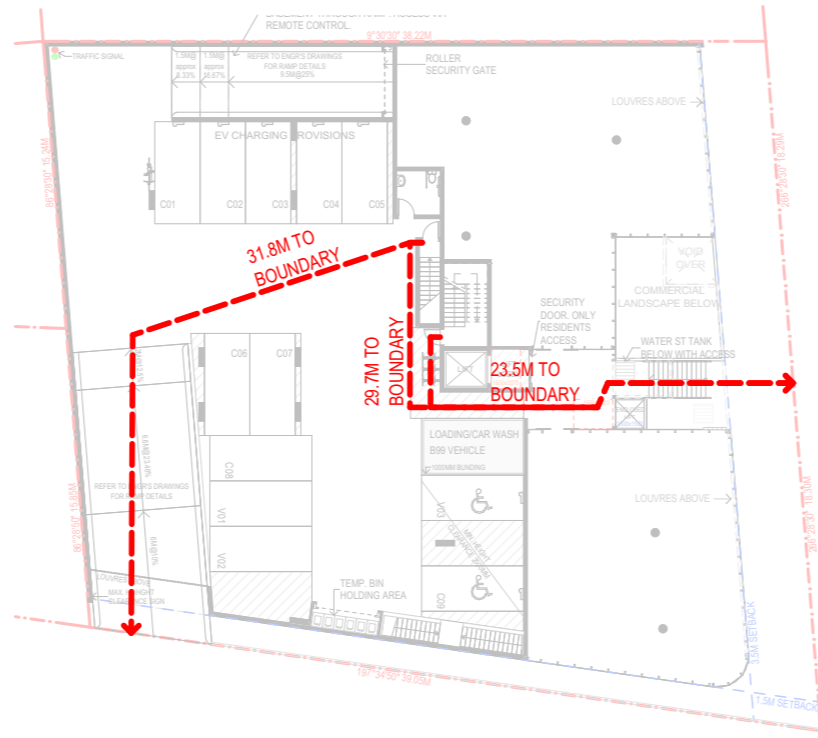
**MULTI RESIDENTIAL DEVELOPMENT**  
PROJECT  
**1-3 Gondola Rd North  
Narrabeen 2101**  
PROJECT NO.  
**15/19**

DRAWING:  
**SAMPLE BOARD**

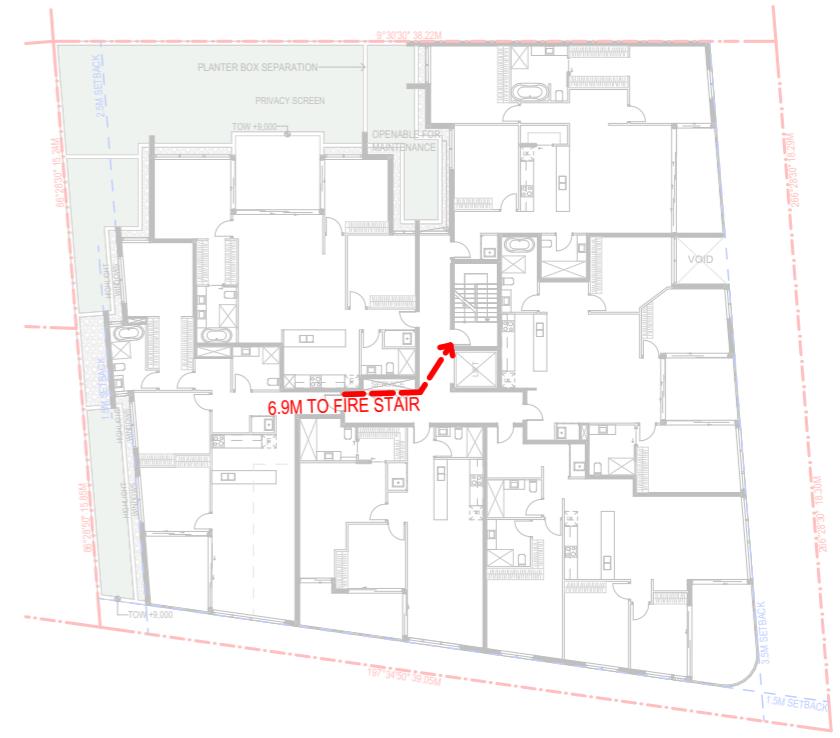
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CHECKED BY D.M			



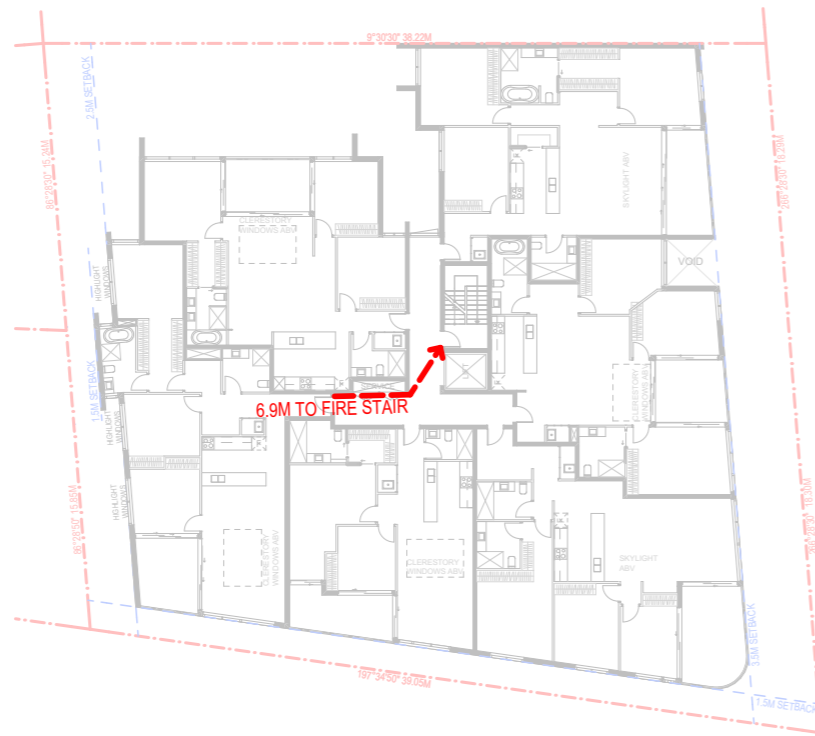
BASEMENT



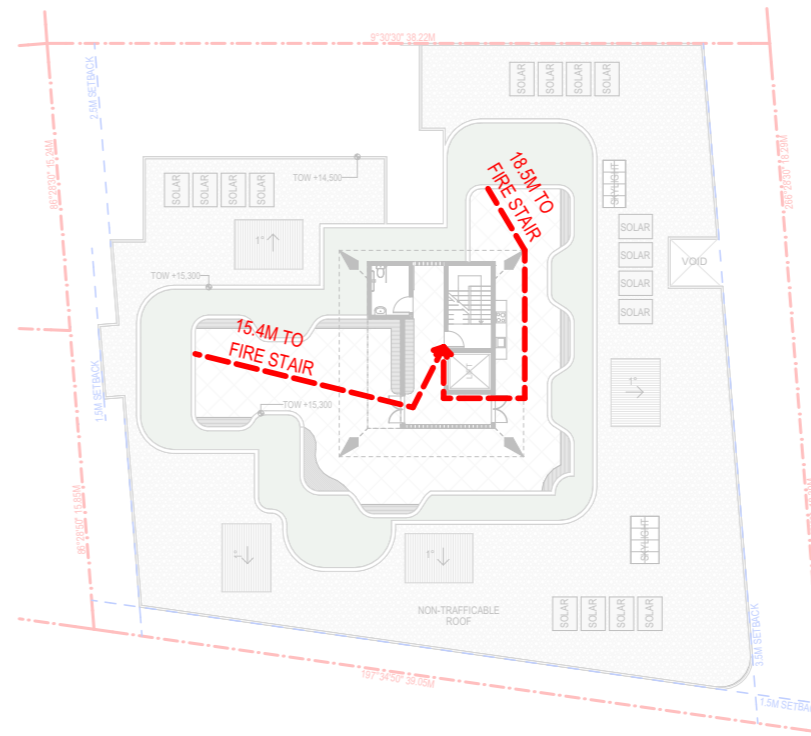
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



COS



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PROJECT NORTH



**MULTI RESIDENTIAL DEVELOPMENT**

PROJECT  
1-3 Gondola Rd North  
Narrabeen 2101

PROJECT NO.  
15/19

DRAWING:

**TRAVEL DISTANCES**

DRAWN BY  
M.M  
CHECKED BY  
D.M

SCALE:  
1:400@A3

DRAWING NO.:  
**A3010**

ISSUE:  
**C**





2-3 RICKARD ST  
COUNCIL MOD 2023/0473

POSSIBLE FUTURE DEVELOPMENT SCHEME



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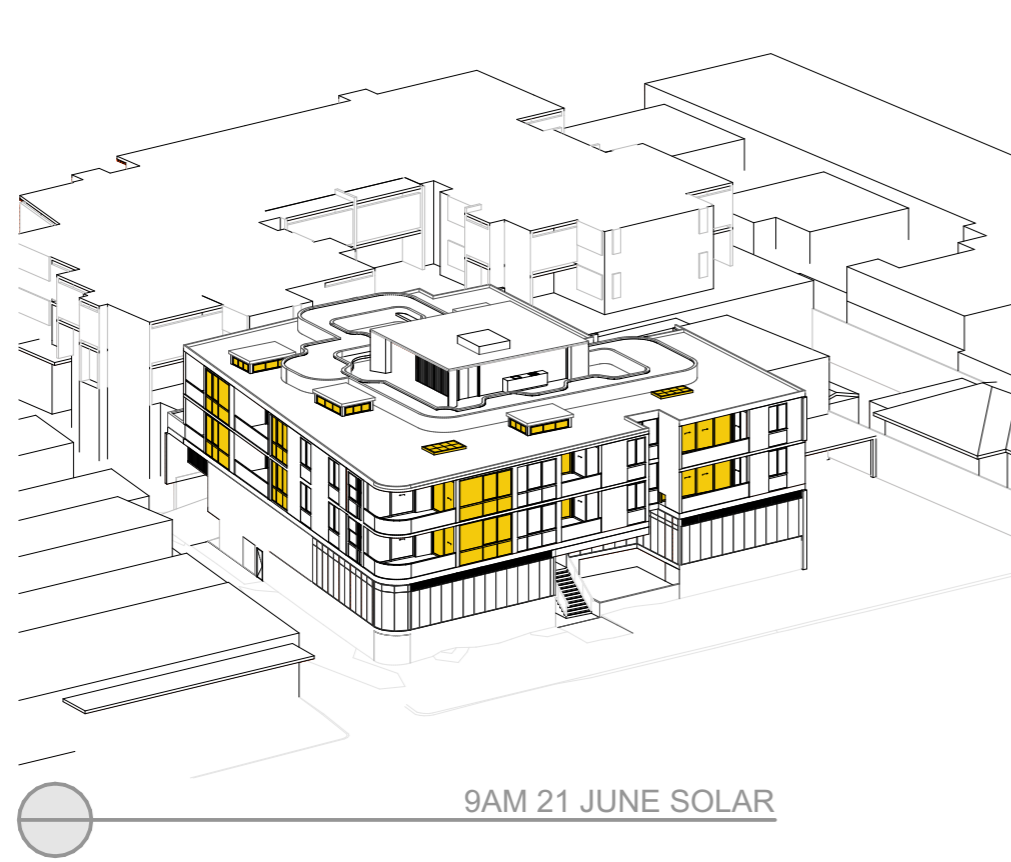
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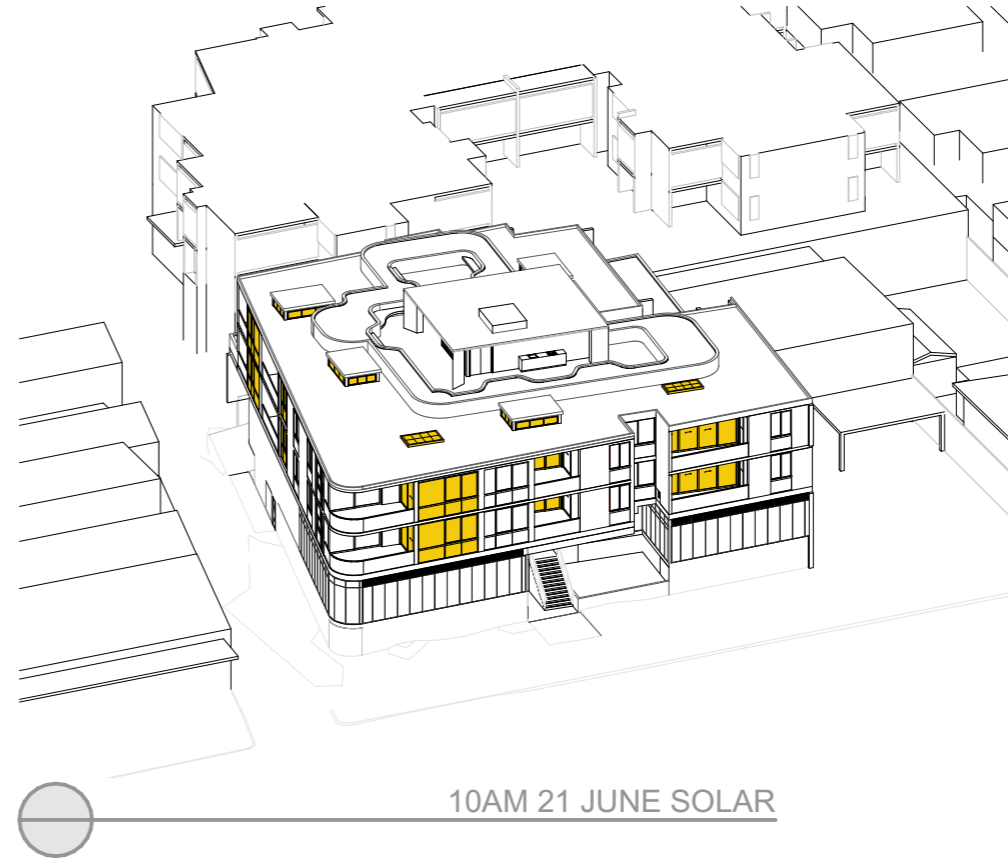
**MULTI RESIDENTIAL DEVELOPMENT**  
PROJECT  
1-3 Gondola Rd North  
Narrabeen 2101

**DRAWING: SITE PLANNING**

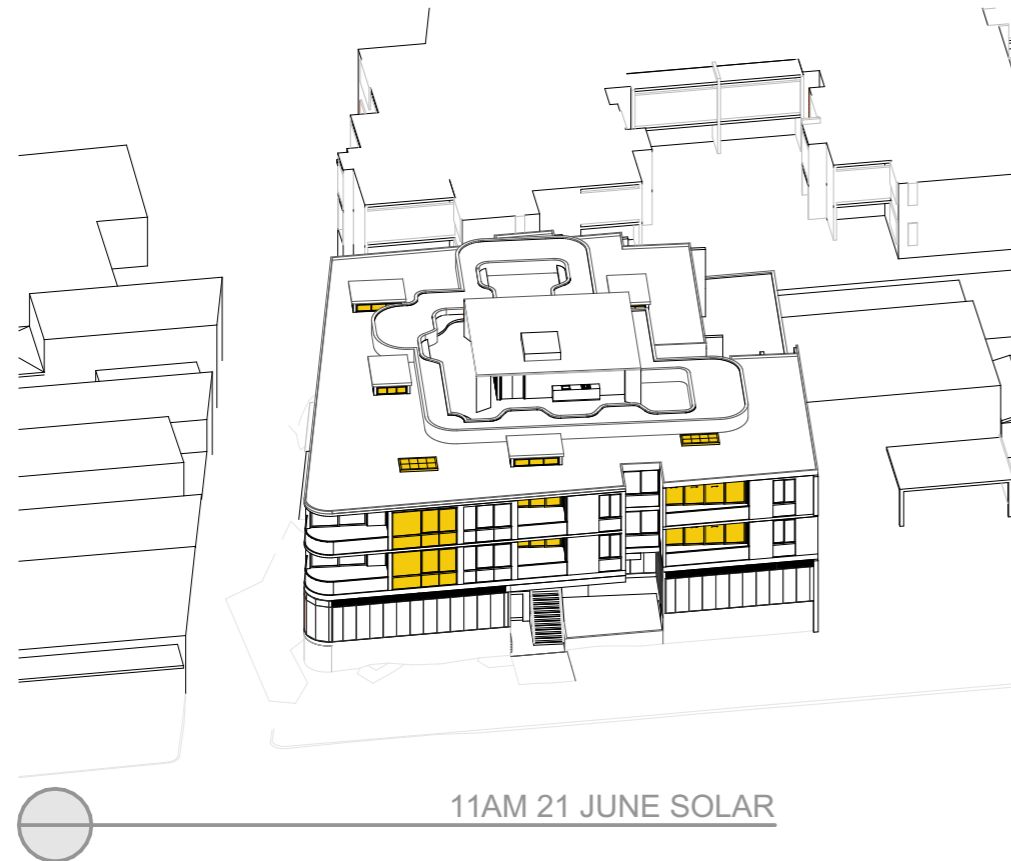
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CHECKED BY D.M		PROJECT NO. <b>15/19</b>	



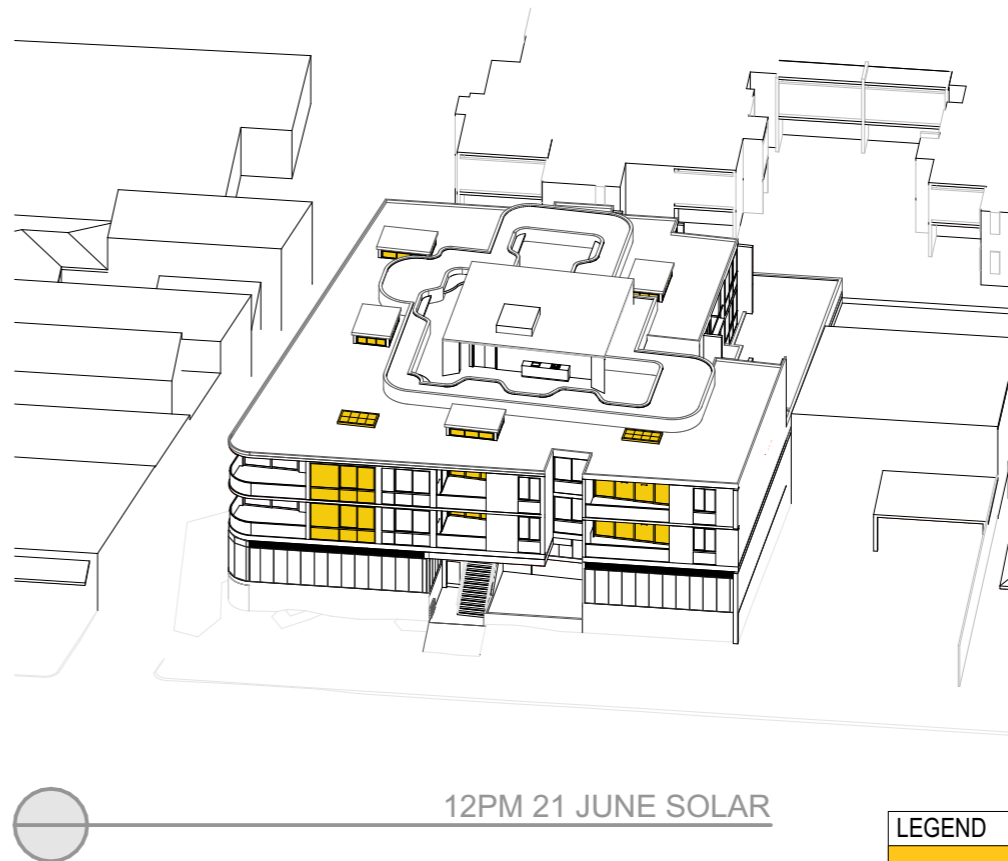
9AM 21 JUNE SOLAR



10AM 21 JUNE SOLAR



11AM 21 JUNE SOLAR



12PM 21 JUNE SOLAR

<b>LEGEND</b>	
	SOLAR ACCESS TO LIVING AREAS



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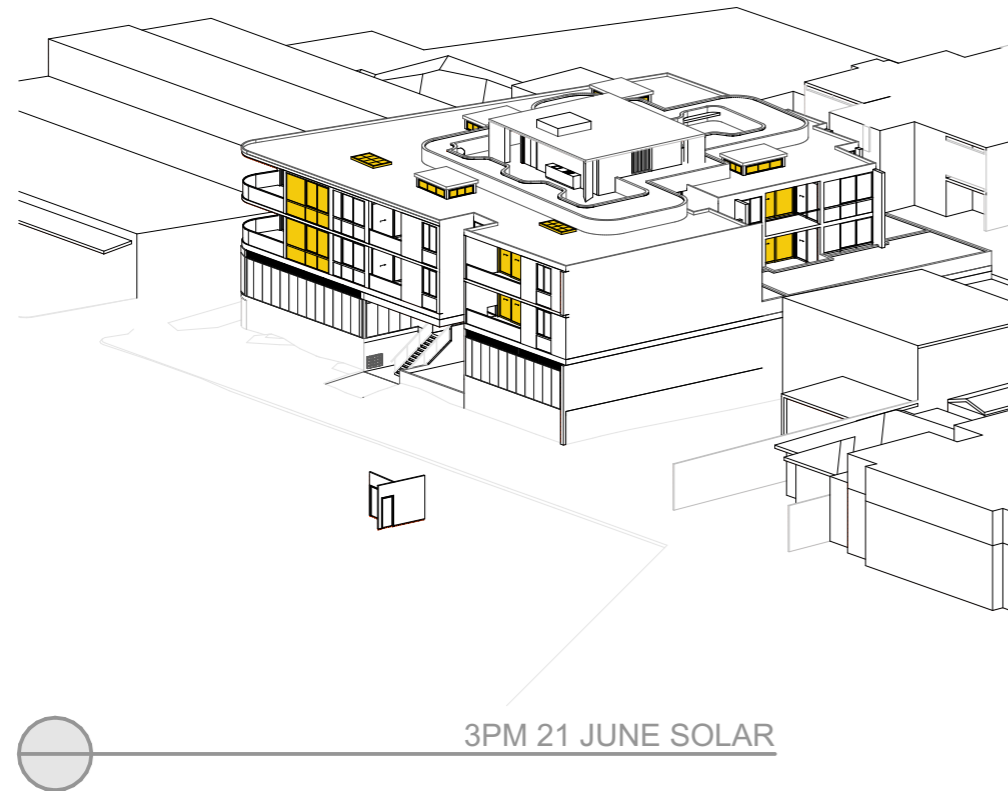
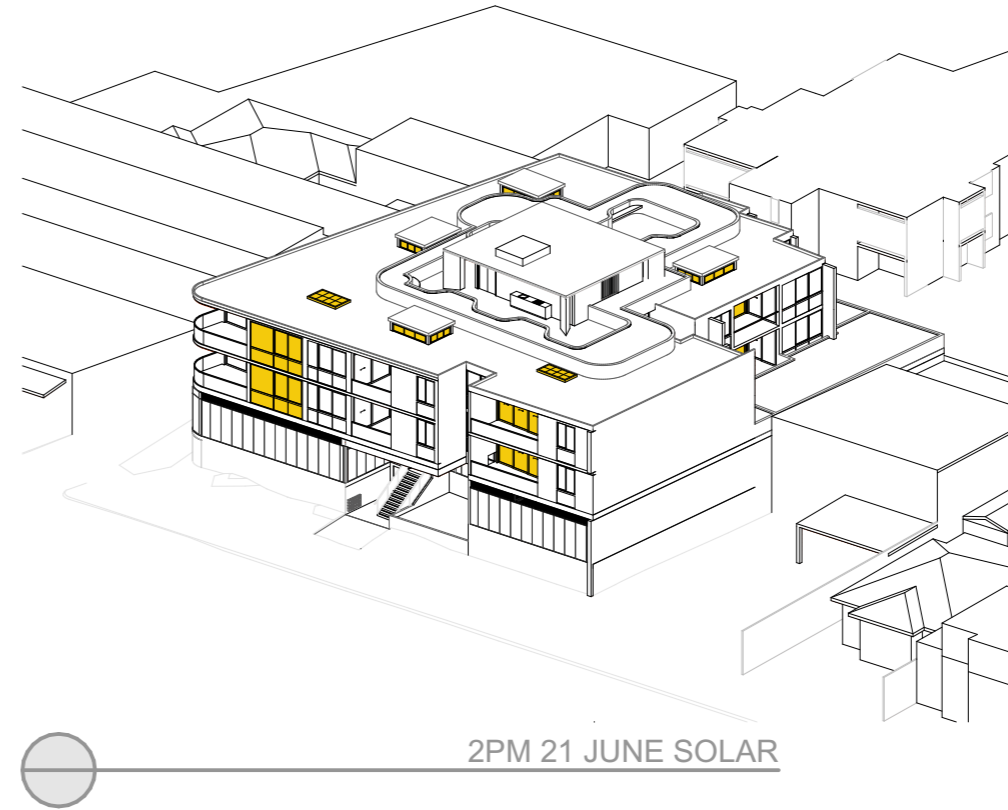
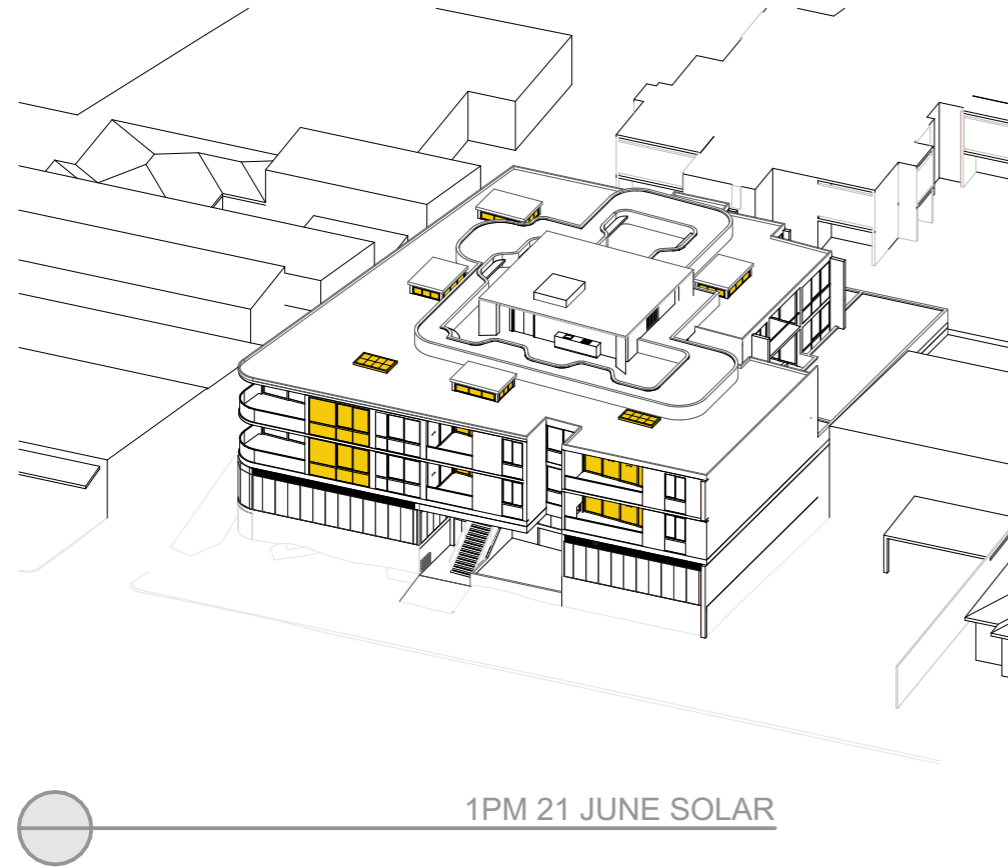
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**MULTI RESIDENTIAL DEVELOPMENT**  
PROJECT  
**1-3 Gondola Rd North**  
**Narrabeen 2101**  
PROJECT NO.  
**15/19**

<b>DRAWING:</b> <b>SOLAR ACCESS 9AM-12PM</b>			
DRAWN BY M.M	SCALE: 1:500@A3	DRAWING NO.: <b>A4001</b>	ISSUE: <b>C</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							1
103							1
104							6
105							4
106							6
201							5
202							6
203							6
204							6
205							6
206							6

LEGEND

	SOLAR ACCESS TO LIVING AREAS
--	------------------------------

SOLAR ACCESS CALCULATIONS	
TOTAL NUMBER OF UNITS	12
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	9
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 %	75%
PROPOSED UNITS WITH 2+ HOURS OF SOLAR ACCESS TO LIVING AREAS	9
PROPOSED NUMBERS OF UNITS WITH NO SOLAR ACCESS %	0%
PROPOSED NUMBERS OF UNITS WITH NO SOLAR ACCESS	0



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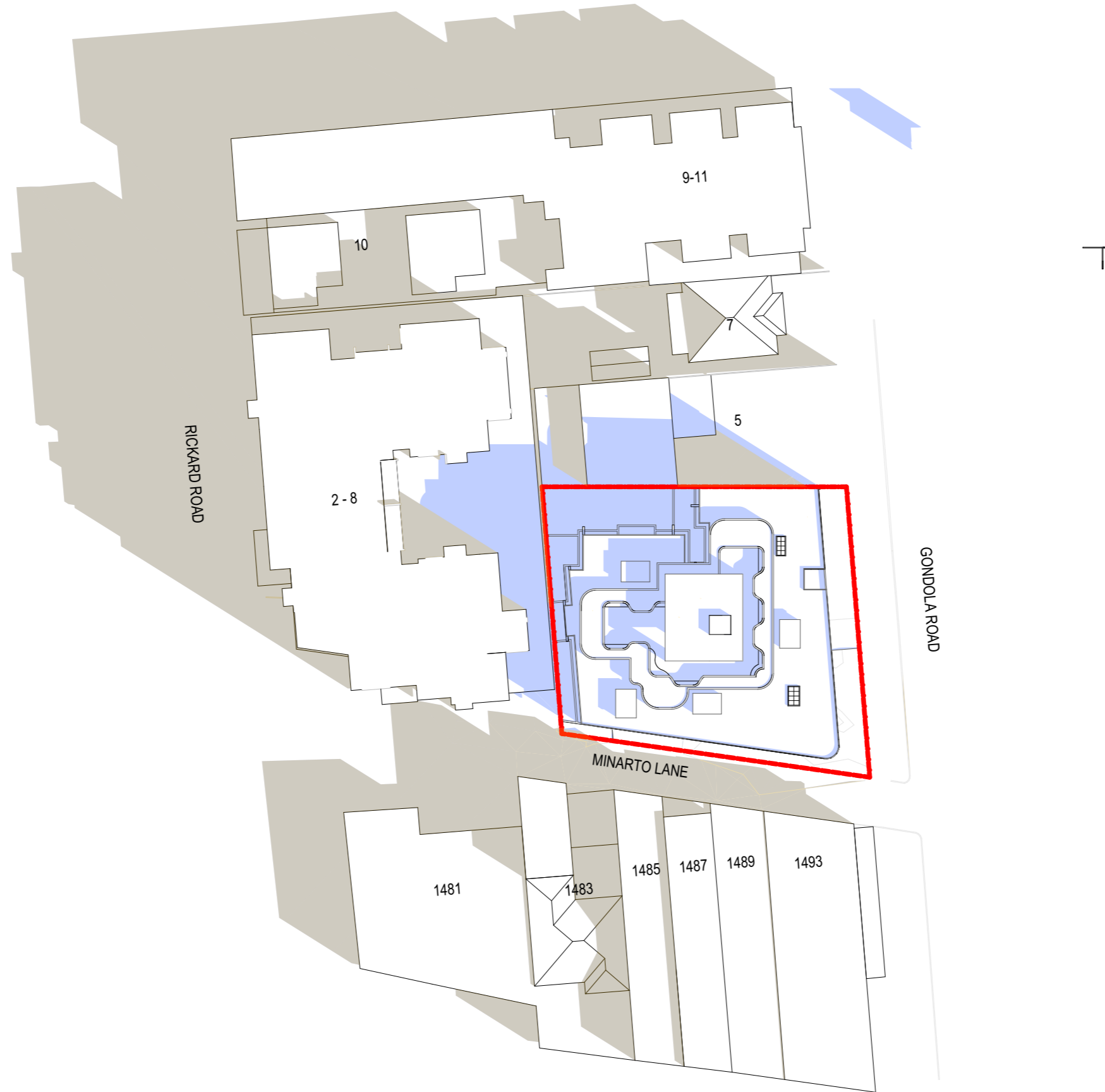
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PROJECT  
**1-3 Gondola Rd North  
Narrabeen 2101**  
PROJECT NO.  
**15/19**

DRAWING:  
**SOLAR ACCESS 1PM-3PM**  
DRAWN BY  
M.M  
CHECKED BY  
D.M  
SCALE:  
1:500@A3  
DRAWING NO.:  
**A4002**  
ISSUE:  
**C**



EXISTING SHADOWS  
 PROPOSED SHADOWS

PROPOSED SHADOW 9AM 21 JUNE



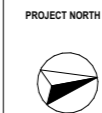
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**PROJECT NORTH**  
**MULTI RESIDENTIAL DEVELOPMENT**  
 PROJECT  
 1-3 Gondola Rd North  
 Narrabeen 2101  
 PROJECT NO.  
 15/19

DRAWING:  
**SHADOW DIAGRAM 9AM**

DRAWN BY M.M	SCALE: 1:600@A3	DRAWING NO.: <b>A4101</b>	ISSUE: <b>C</b>
CHECKED BY D.M			



EXISTING SHADOWS  
 PROPOSED SHADOWS

PROPOSED SHADOW 12PM 21 JUNE

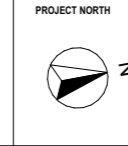


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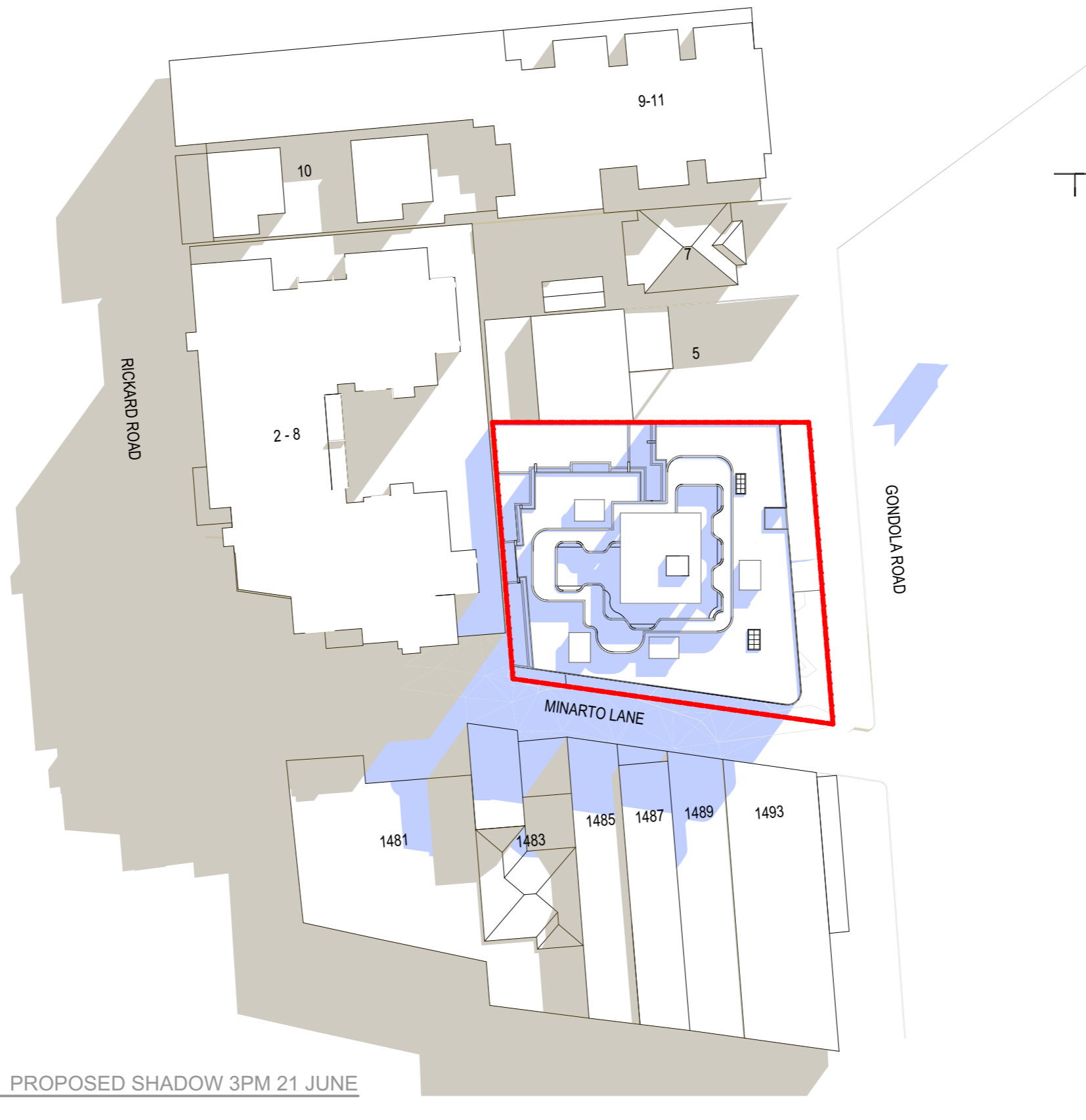
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**PROJECT NORTH**  
**MULTI RESIDENTIAL DEVELOPMENT**  
 PROJECT  
 1-3 Gondola Rd North  
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 PROJECT NO.  
 15/19

**DRAWING:**  
**SHADOW DIAGRAM 12PM**  
 DRAWN BY  
 M.M  
 CHECKED BY  
 D.M  
 SCALE:  
 1:600@A3  
 DRAWING NO.:  
**A4102**  
 ISSUE:  
**C**



EXISTING SHADOWS  
 PROPOSED SHADOWS

PROPOSED SHADOW 3PM 21 JUNE



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**MULTI RESIDENTIAL DEVELOPMENT**  
 PROJECT  
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 Narrabeen 2101  
 PROJECT NO.  
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**DRAWING:**  
**SHADOW DIAGRAM 3PM**  
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 M.M  
 CHECKED BY  
 D.M  
 SCALE:  
 1:600@A3  
 DRAWING NO.:  
**A4103**  
 ISSUE:  
**C**