

# DEVELOPMENT APPLICATION

## 1-3 Gondola Rd North Narrabeen 2101



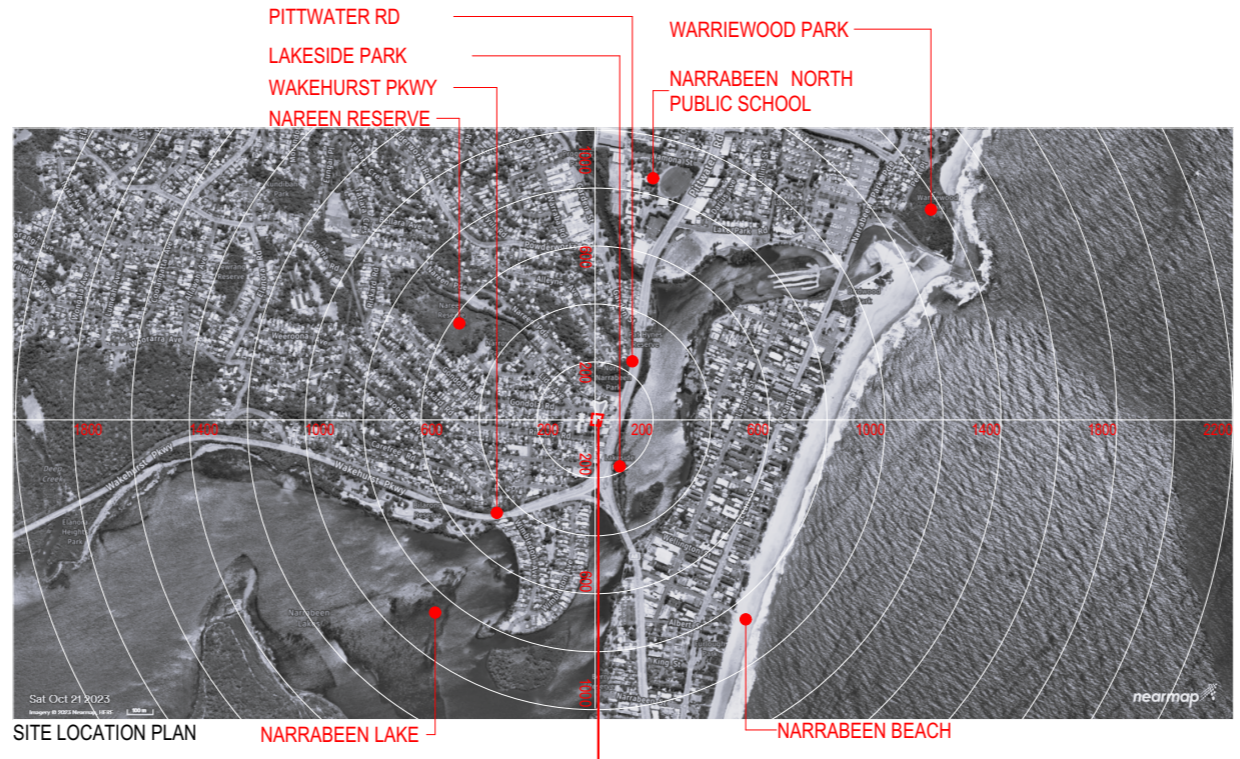
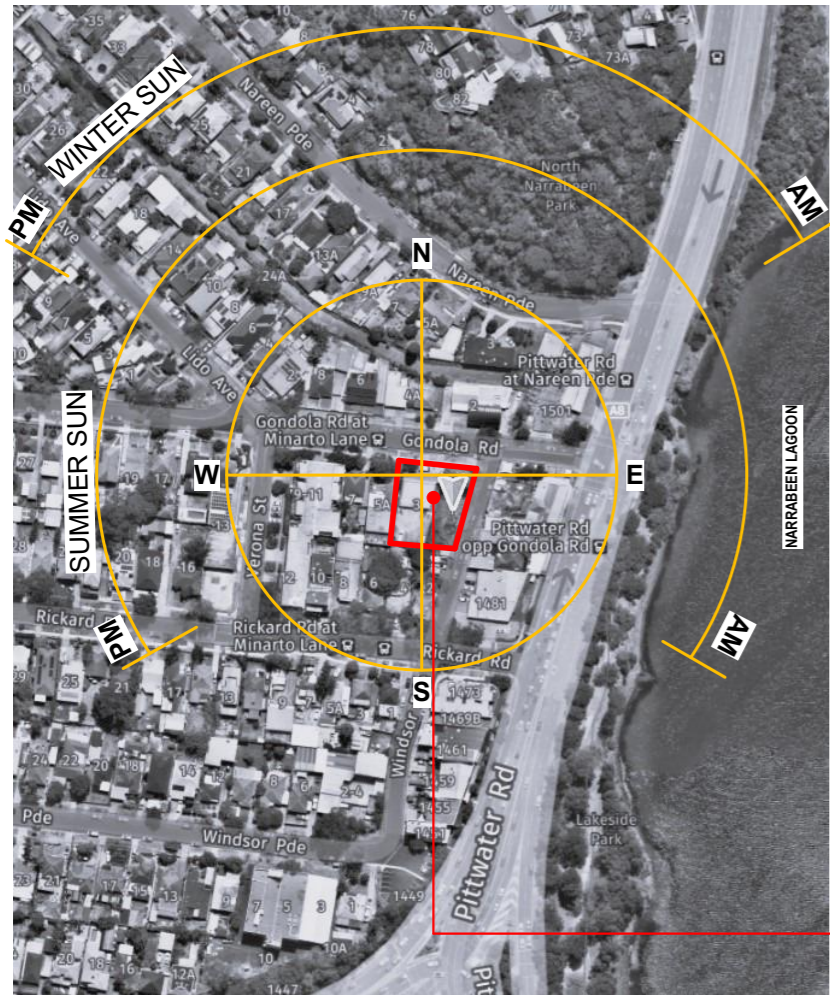
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UNIT BREAKDOWN				
	UNIT No.	BEDROOMS	AREA (m2)	POS (AREA m2)
<b>FIRST FLOOR</b>				
	U101	3 BED	120.52	105.72
	U102	2 BED	87.98	10.00
	U103	2 BED	76.04	10.00
	U104	2 BED	78.76	10.00
	U105	3 BED	120.32	12.00
	U106 (A/S)	3 BED	120.90	12.00
	U107 (A/S)	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

(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>		MULTI RESIDENTIAL DEVELOPMENT PROJECT 1-3 Gondola Rd North Narrabeen 2101	<b>DRAWING: COVERPAGE</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> </tbody> </table>	No.		REVISION	BY	DATE	A	DA	J.E	03.04.2024	<table border="1"> <thead> <tr> <th>PROJECT NO.</th> <th>SCALE:</th> <th>DRAWING NO.:</th> <th>ISSUE:</th> </tr> </thead> <tbody> <tr> <td>15/19</td> <td>@A3</td> <td>A0001</td> <td>A</td> </tr> </tbody> </table>	PROJECT NO.	SCALE:
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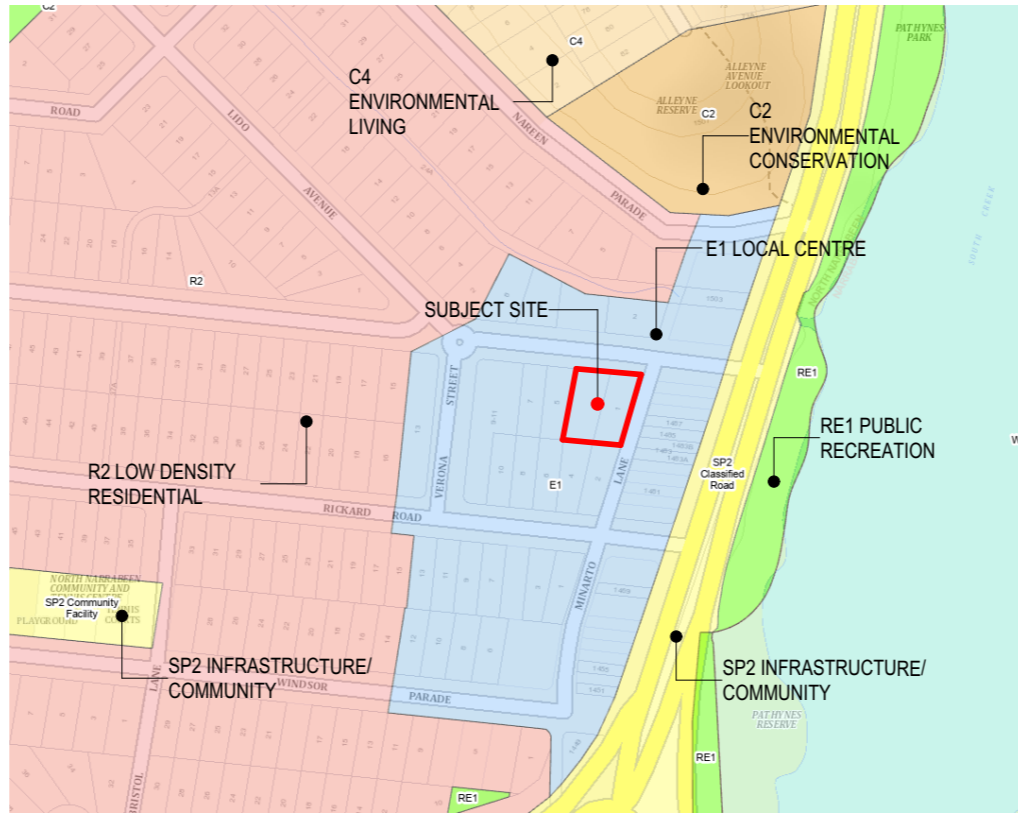
SITE ANALYSIS



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

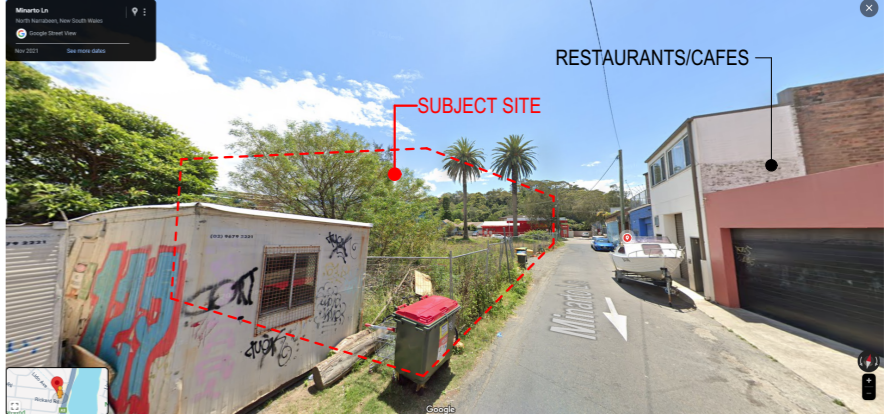


IMAGE 4: MINARTO LN PERSPECTIVE LOOKING NORTH TOWARDS THE SITE

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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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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.

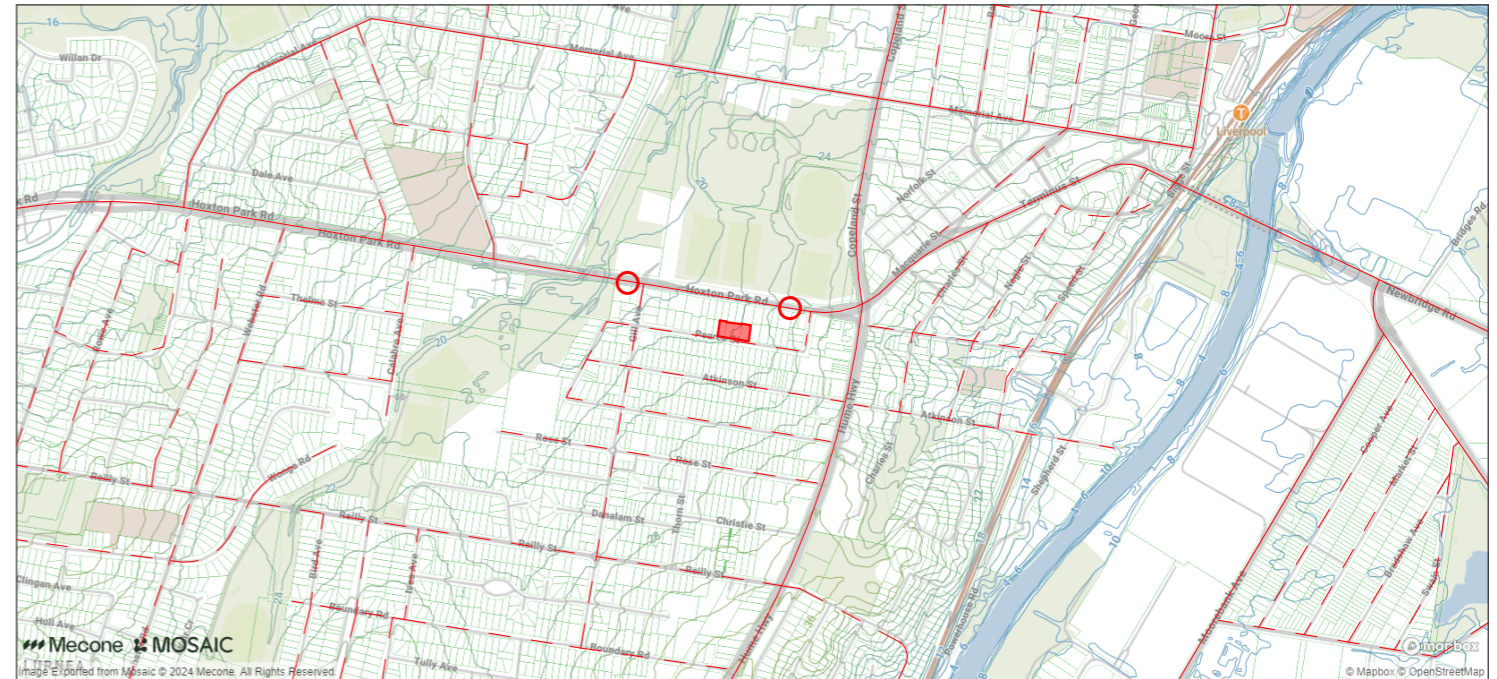
The site's close proximity to Pittwater Road, a major arterial road, creates a very accessible road network for residents to commute. This road connects the Northern Beaches to other Major arterial roads such as Mona Vale rd, Wakehurst Pkwy, Waringah Rd and Military rd to connect to other areas of Sydney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

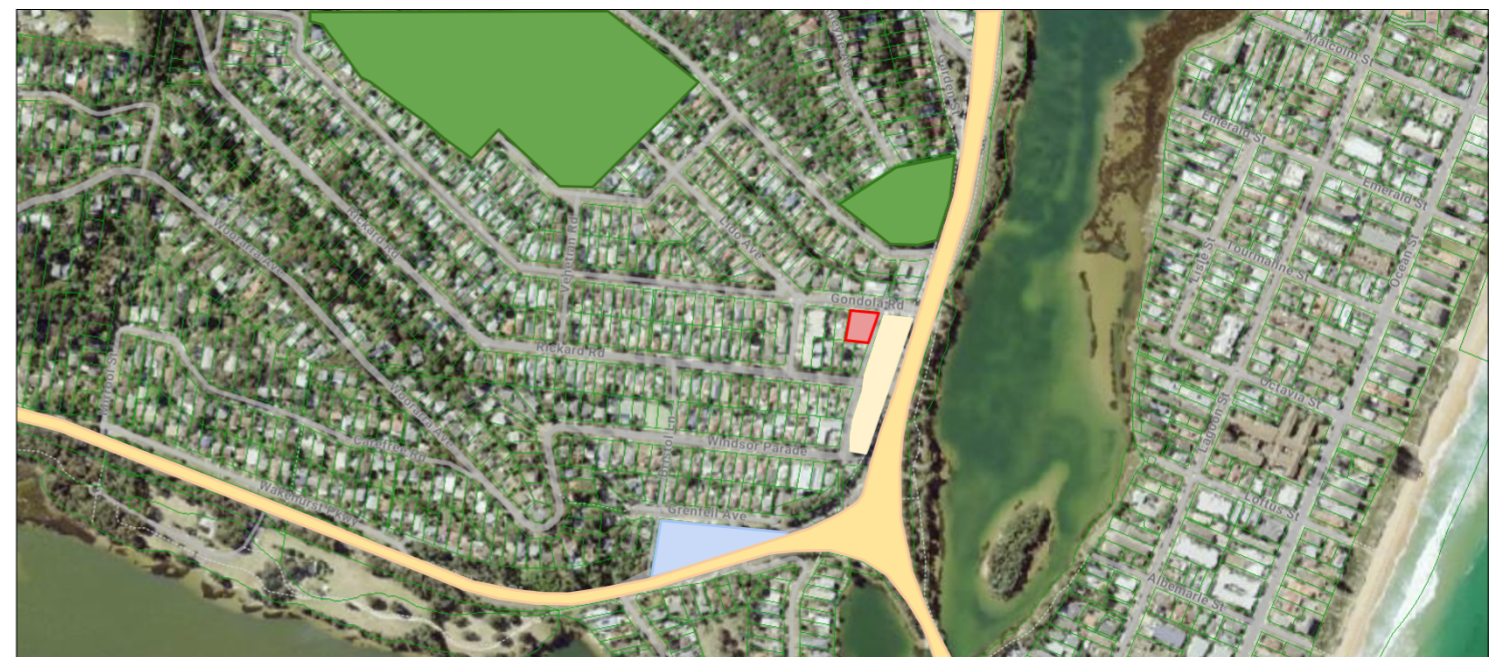
## VIEWS

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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### AMENDMENTS

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

PROJECT NO.  
**15/19**

### DRAWING:

**SITE ANALYSIS P2**

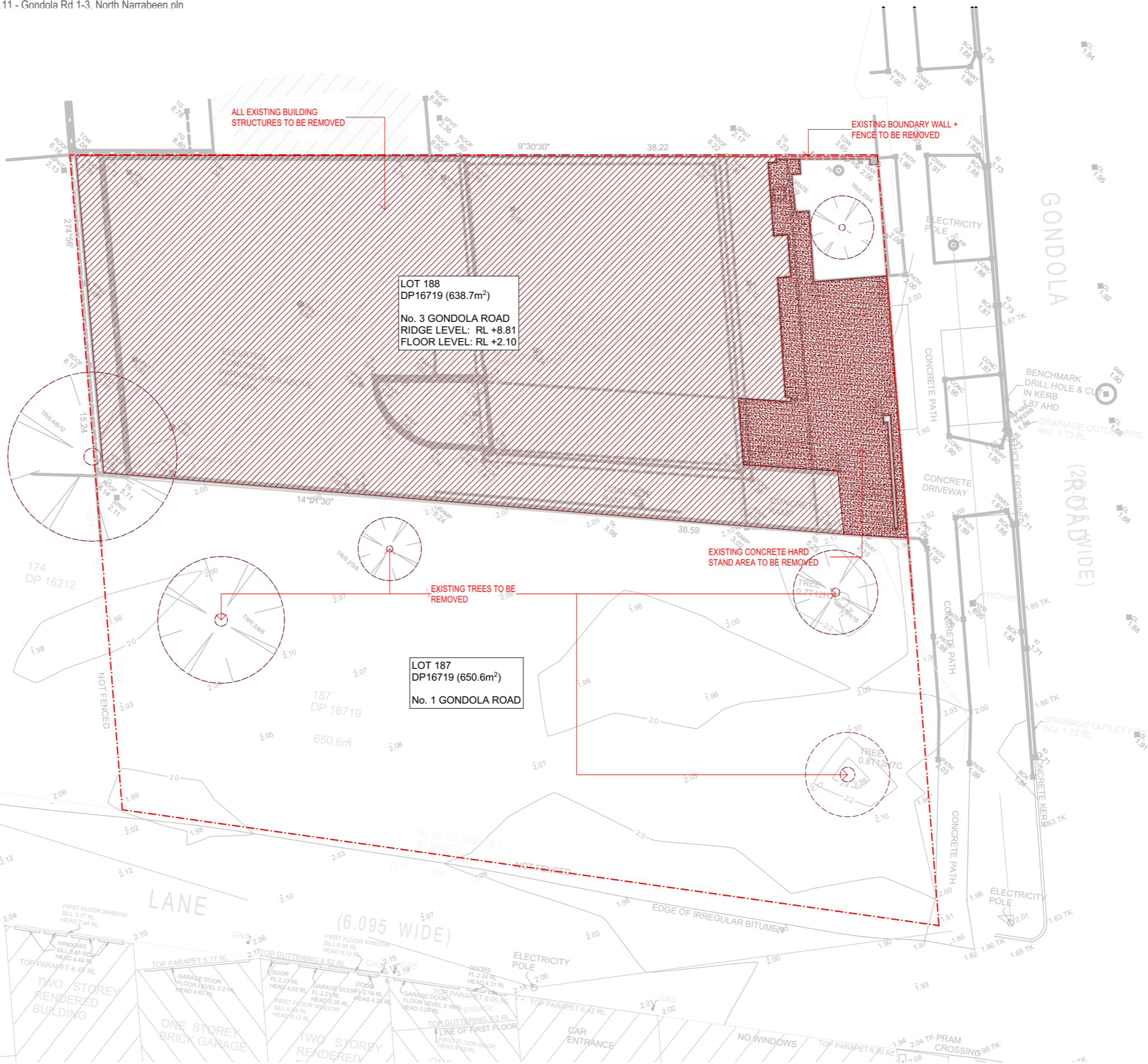
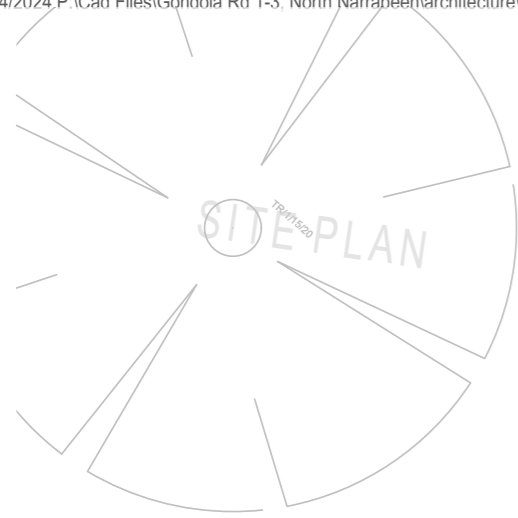
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SCALE:  
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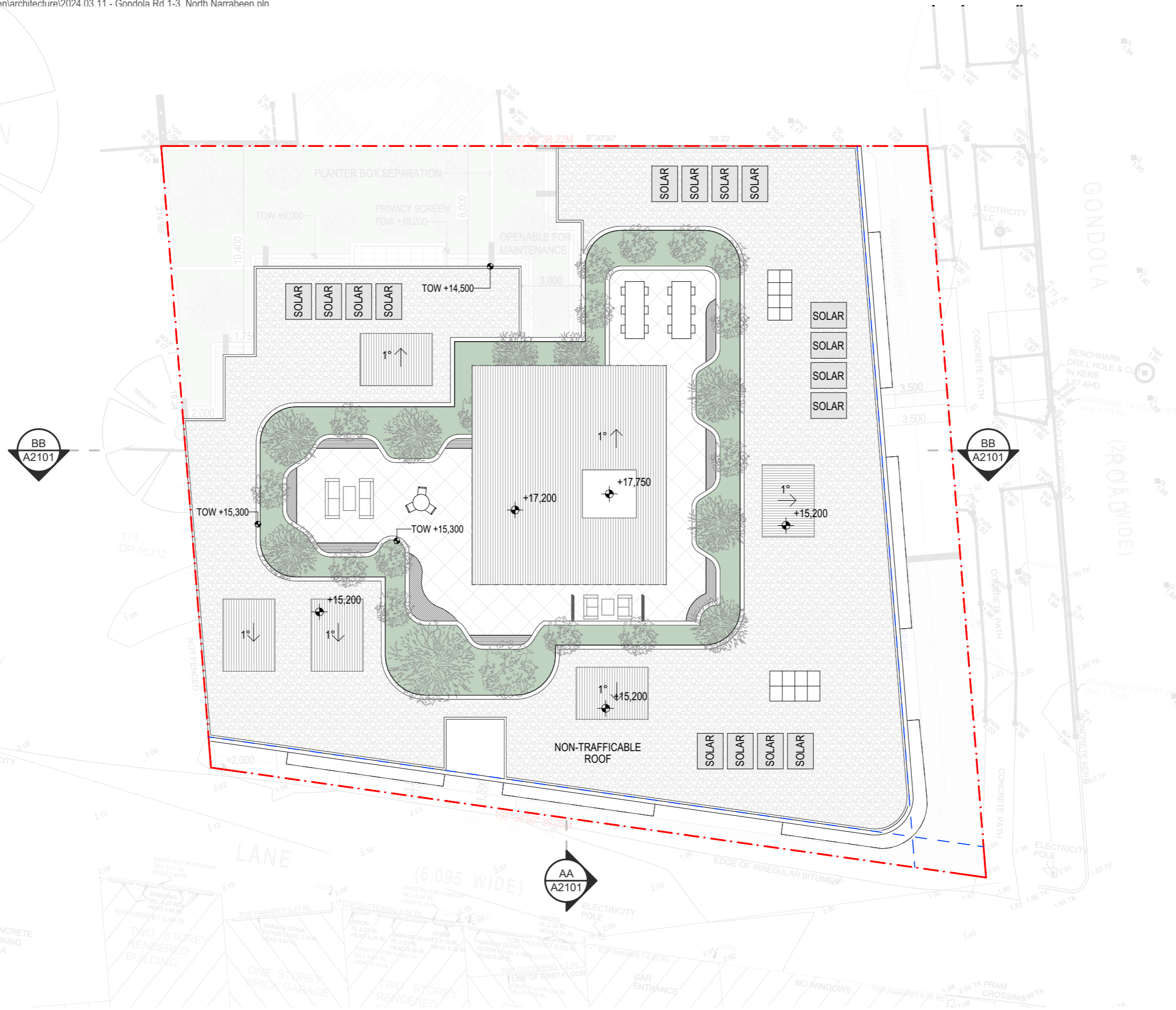
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1-3 Gondola Rd North  
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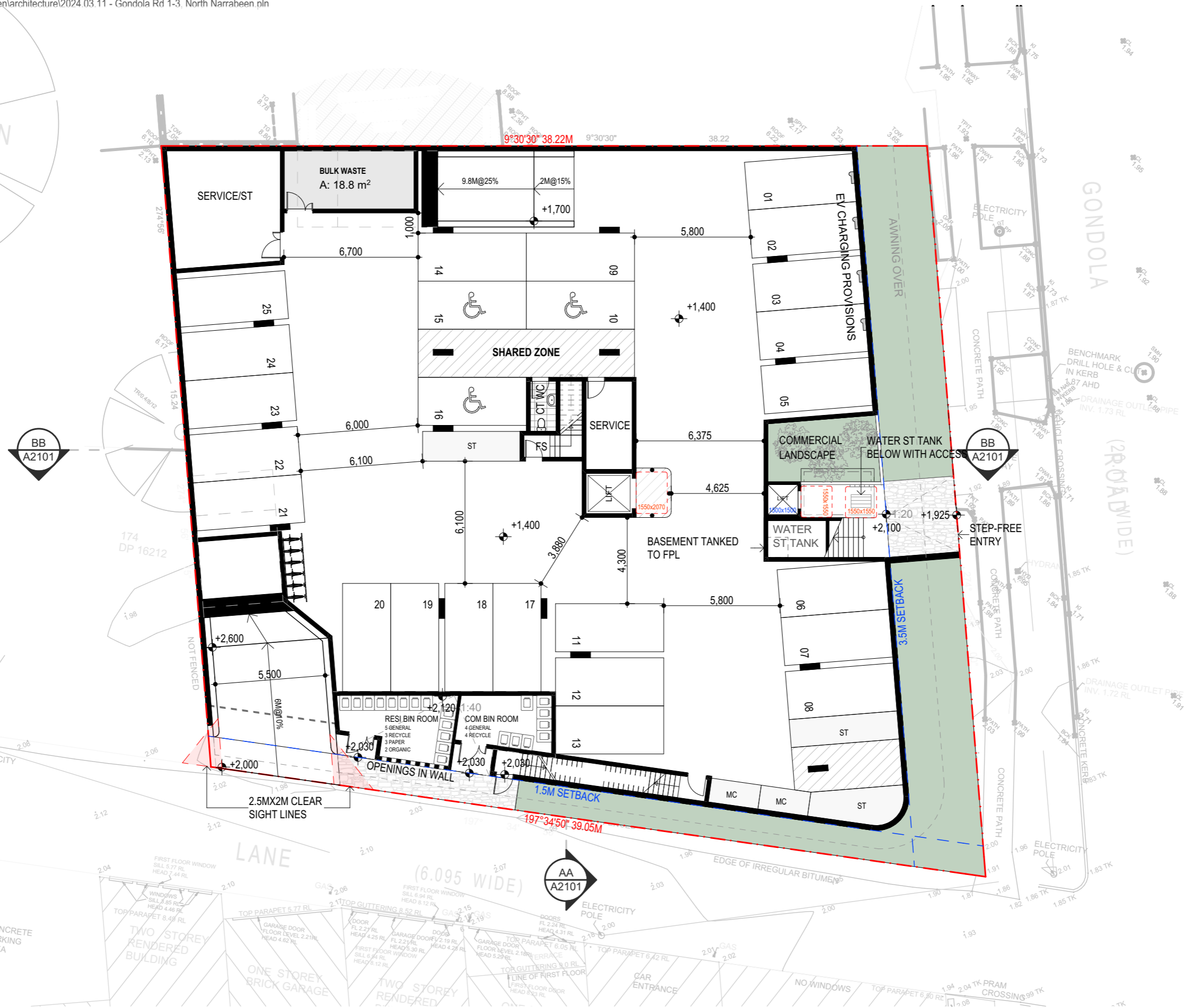
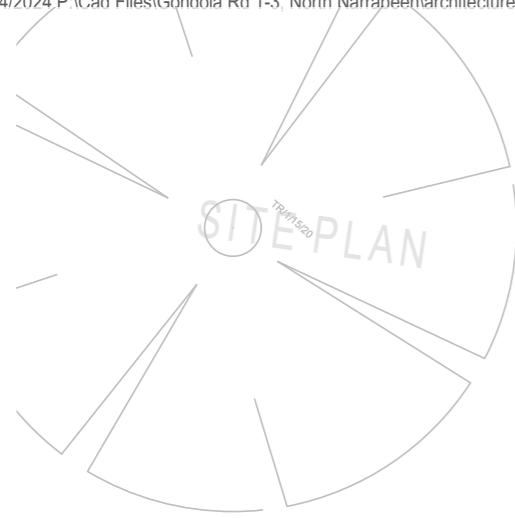
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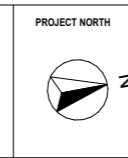
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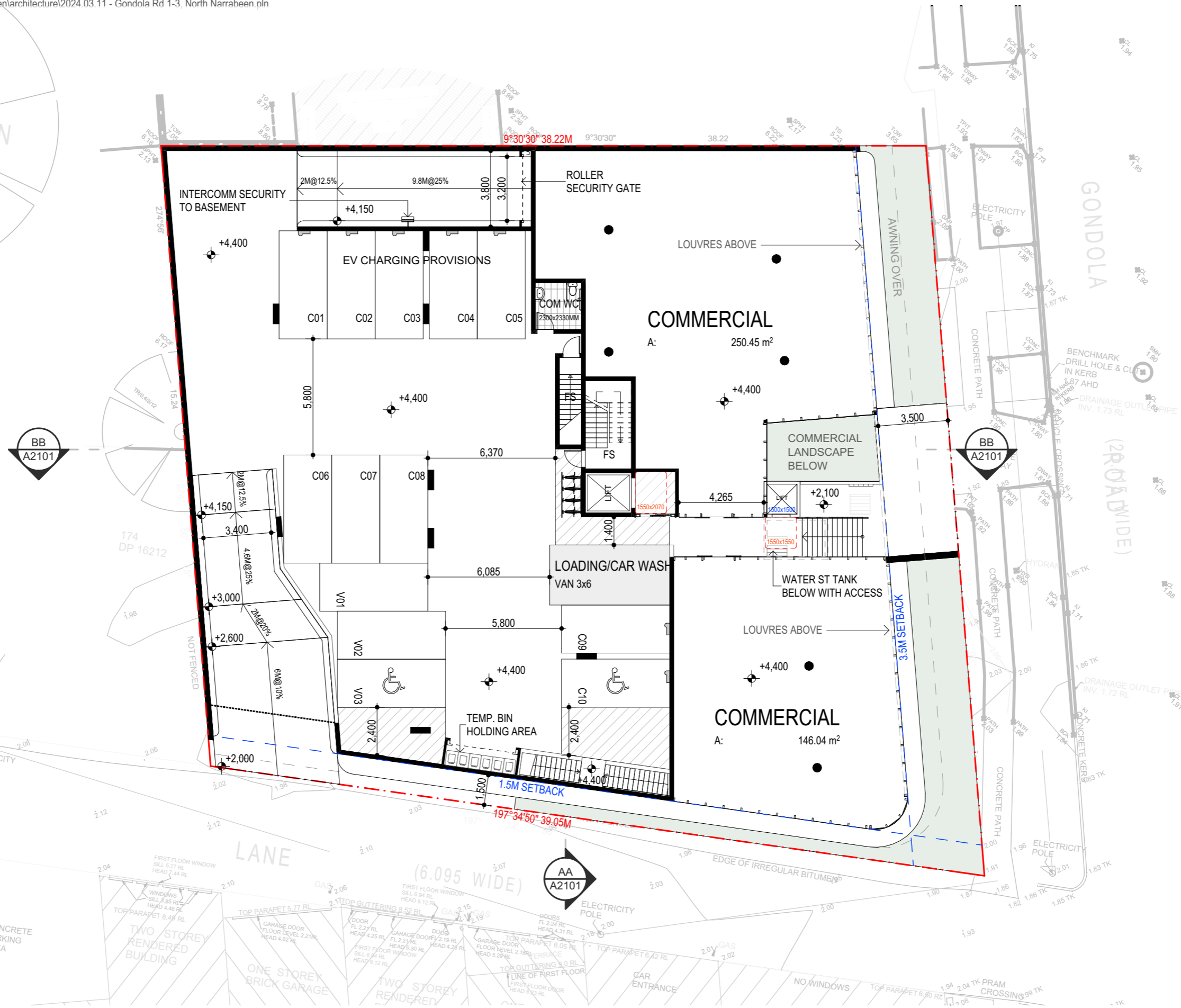
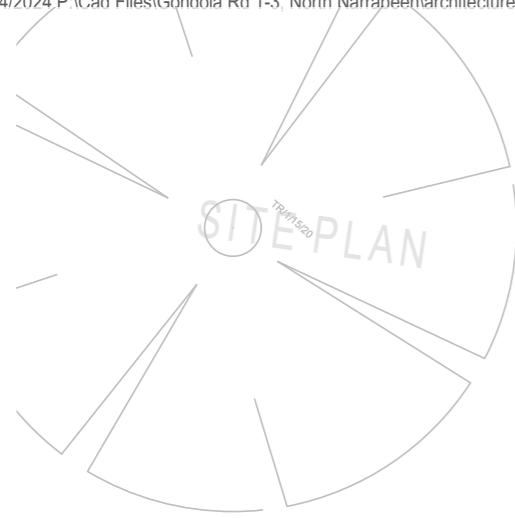
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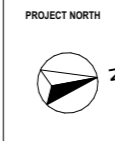
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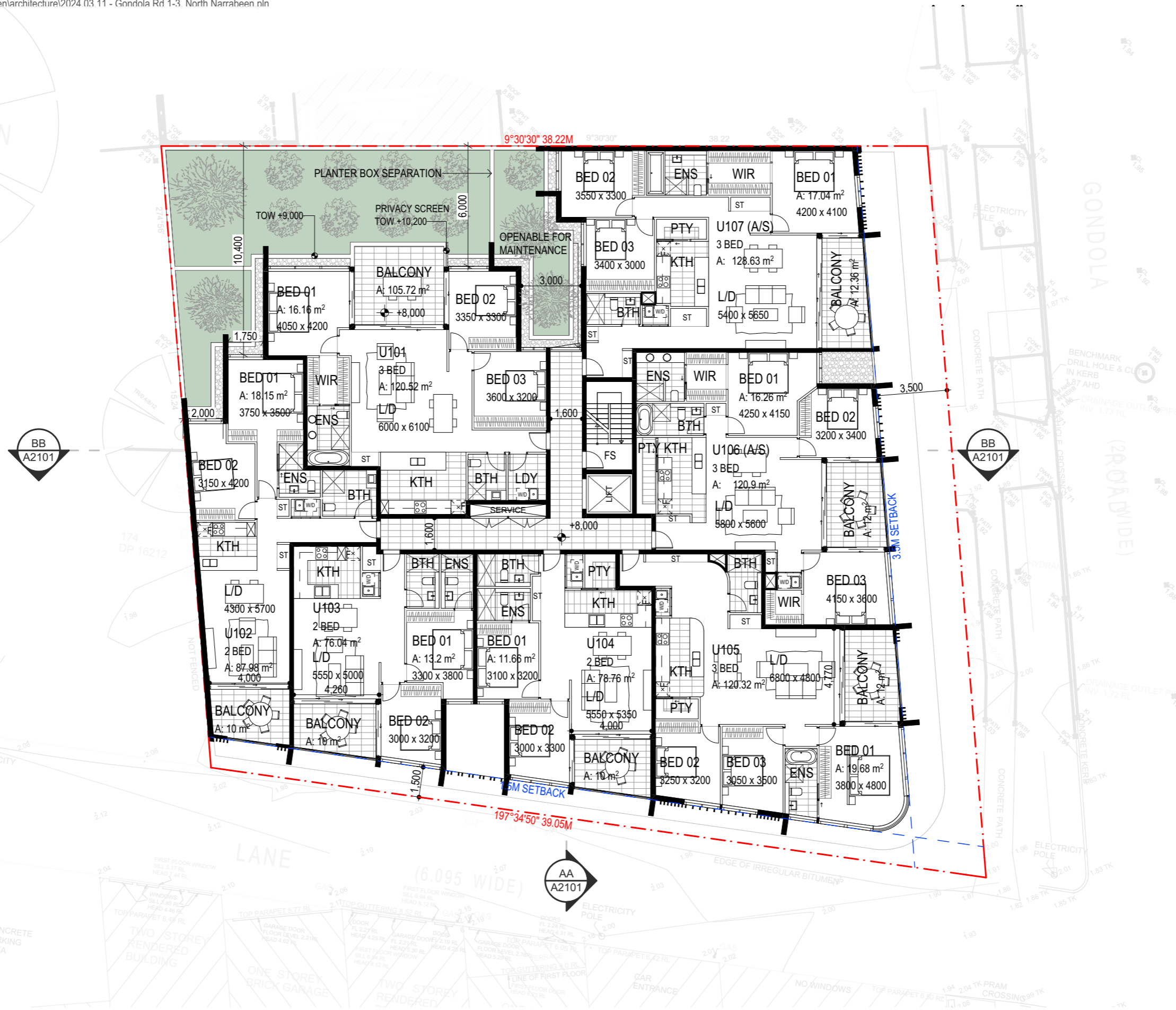
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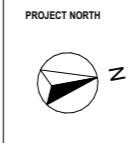
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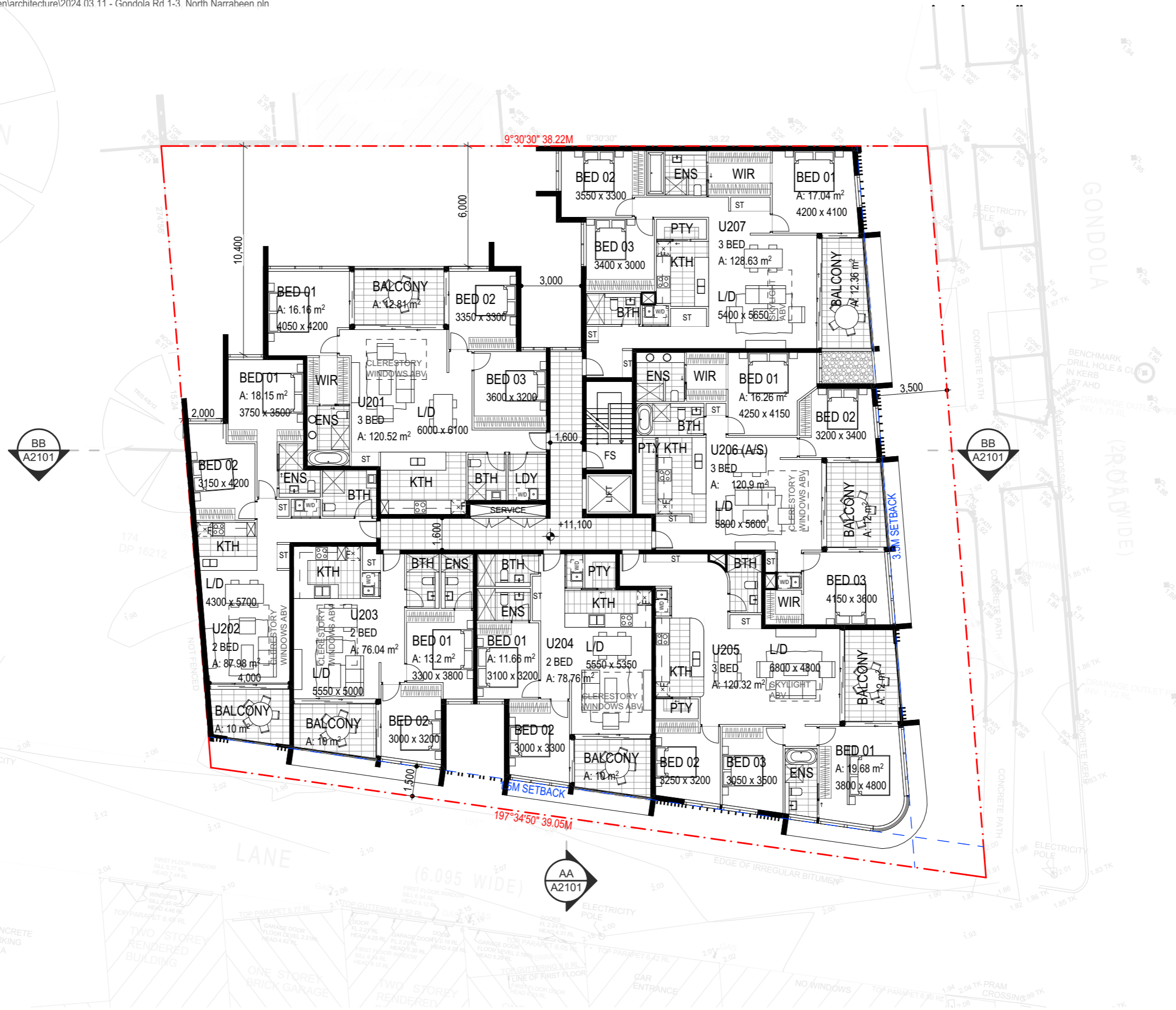
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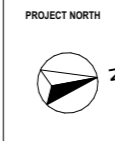
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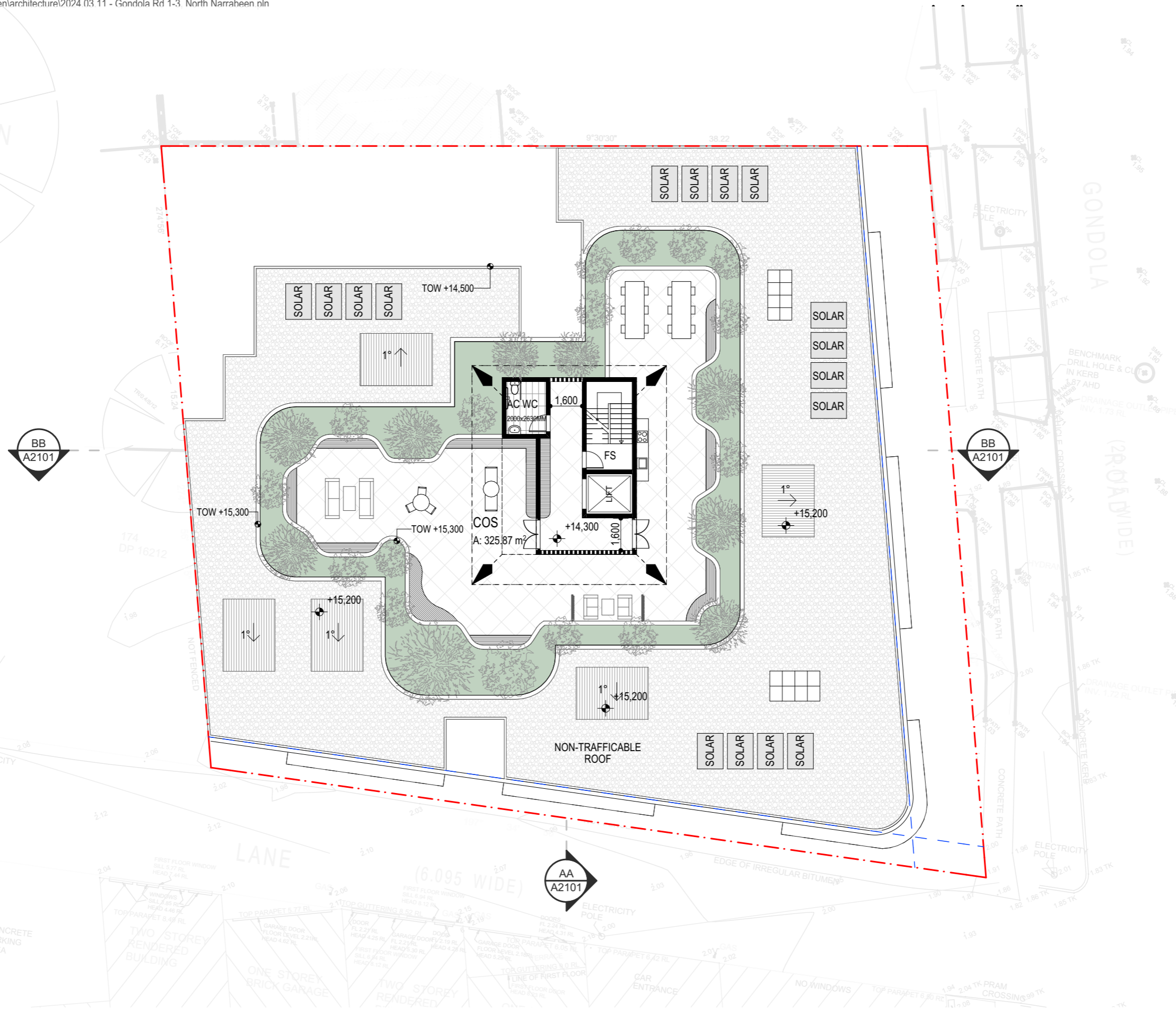
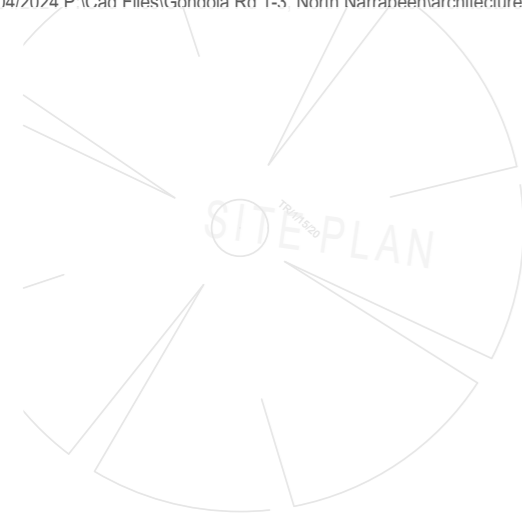
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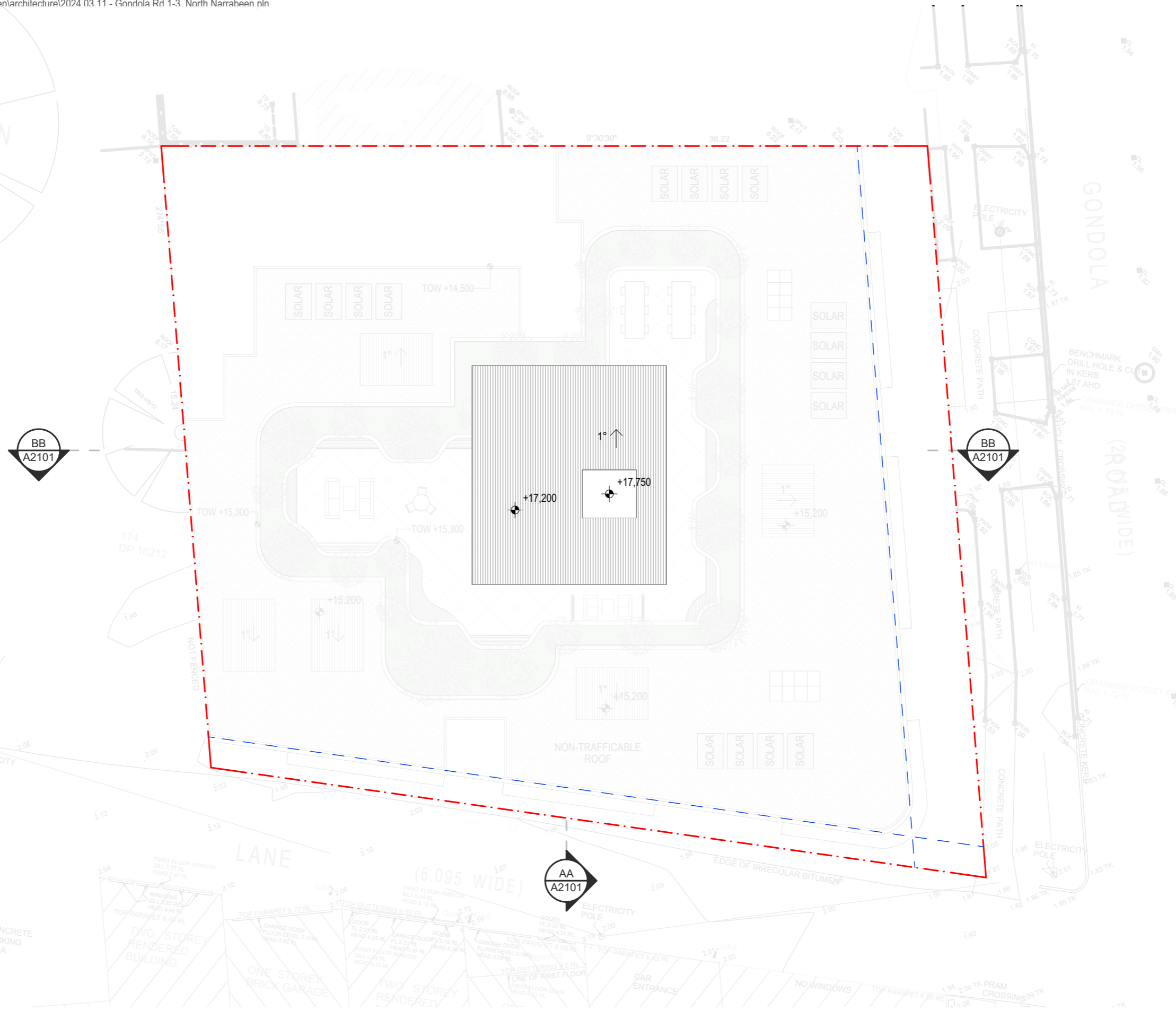
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PROJECT NORTH



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

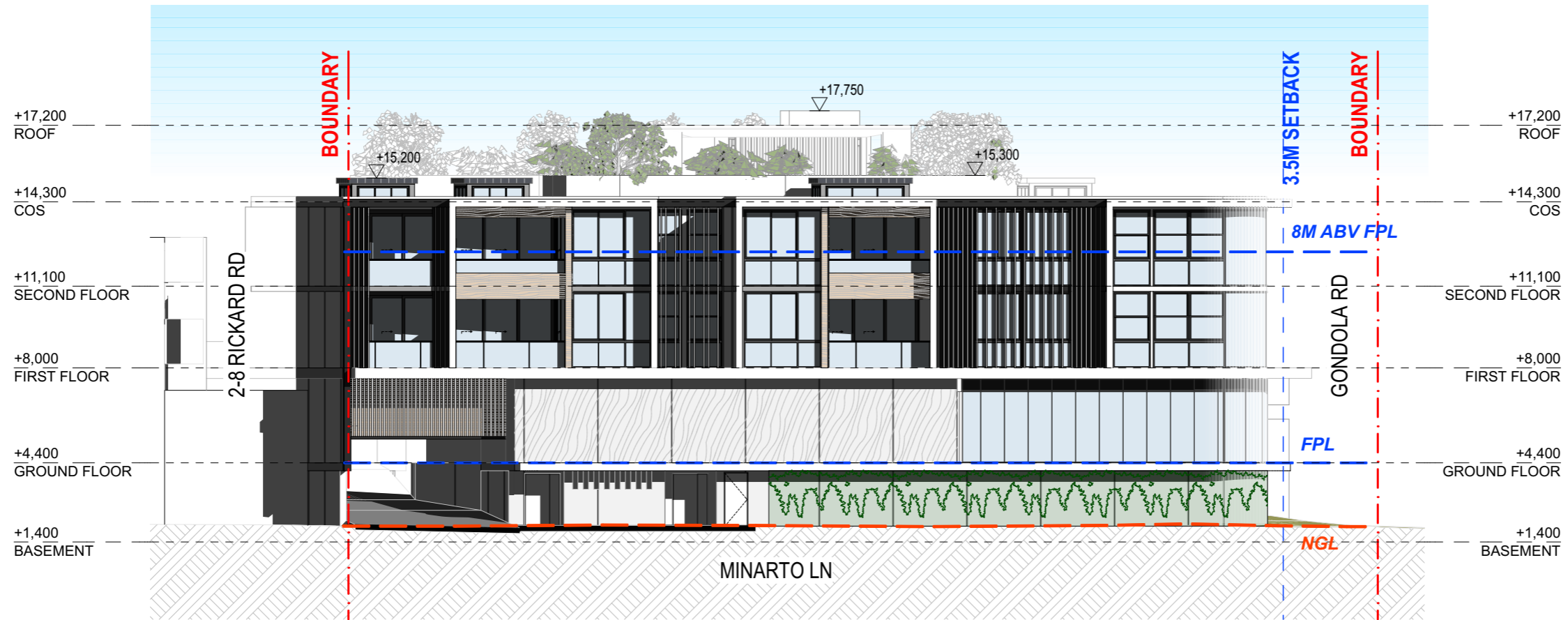
DRAWING:  
**ROOF PLAN**

DRAWN BY J.E	SCALE: 1:200@A3	DRAWING NO.: <b>A1006</b>	ISSUE: <b>A</b>
CHECKED BY D.M			





NORTH ELEVATION



EAST ELEVATION



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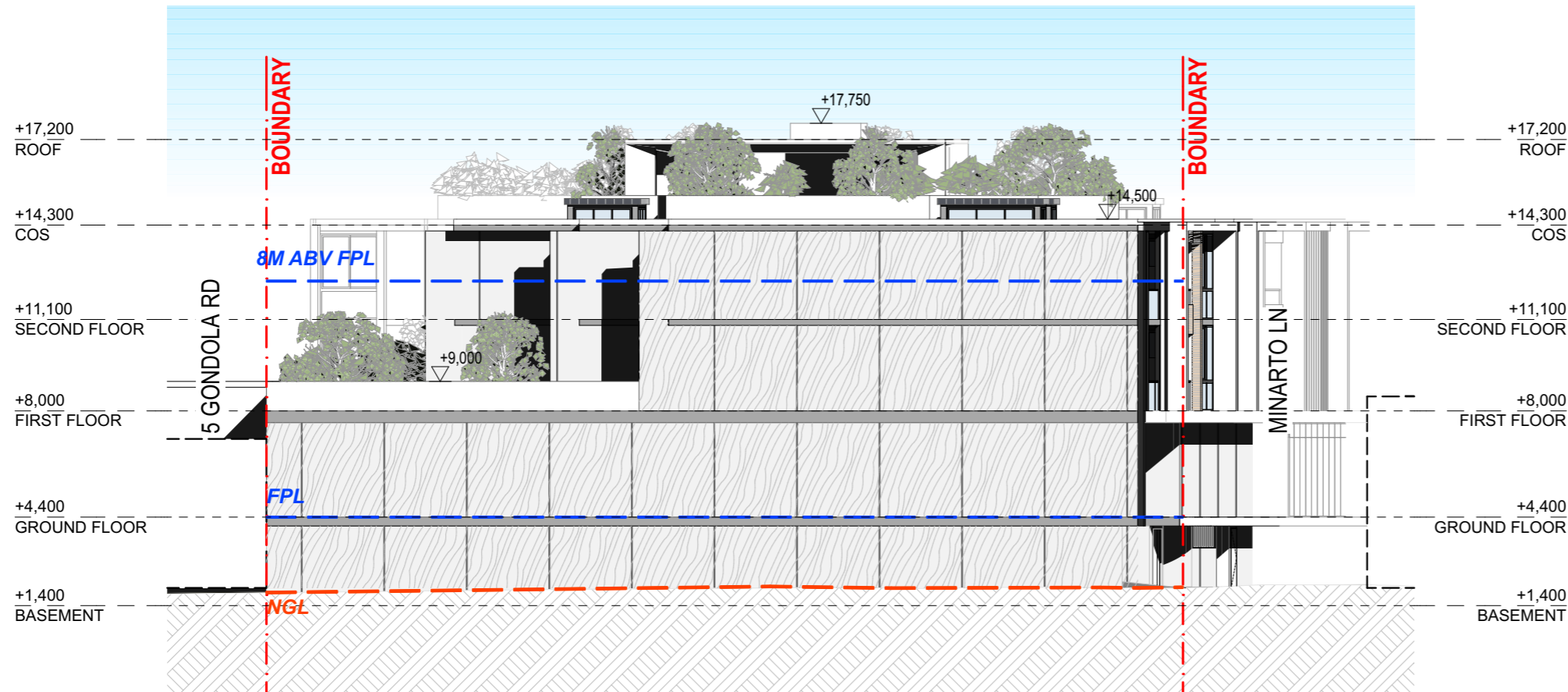
AMENDMENTS

No.	REVISION	BY	DATE
A	DA	J.E	03.04.2024

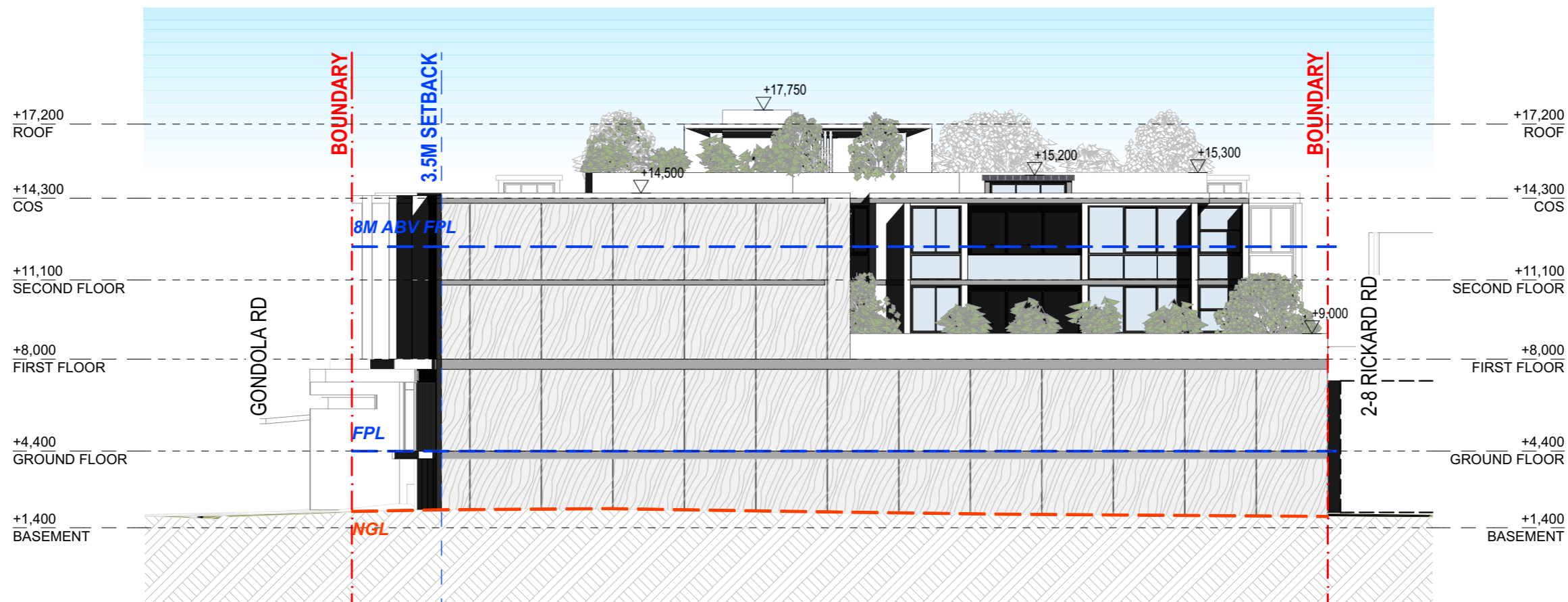
MULTI RESIDENTIAL DEVELOPMENT  
PROJECT  
1-3 Gondola Rd North  
Narrabeen 2101  
PROJECT NO.  
15/19

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





SOUTH ELEVATION



WEST ELEVATION



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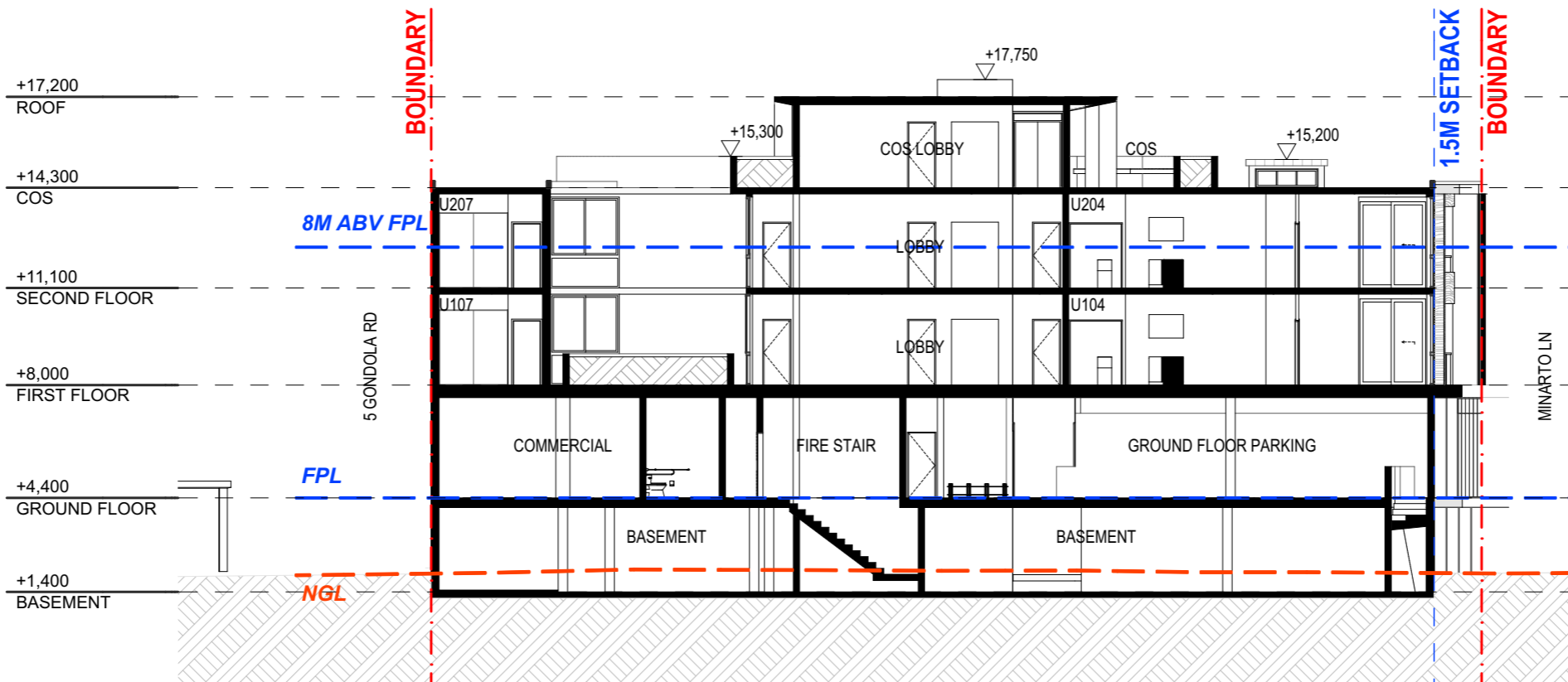
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A	DA	J.E	03.04.2024

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PROJECT NO.  
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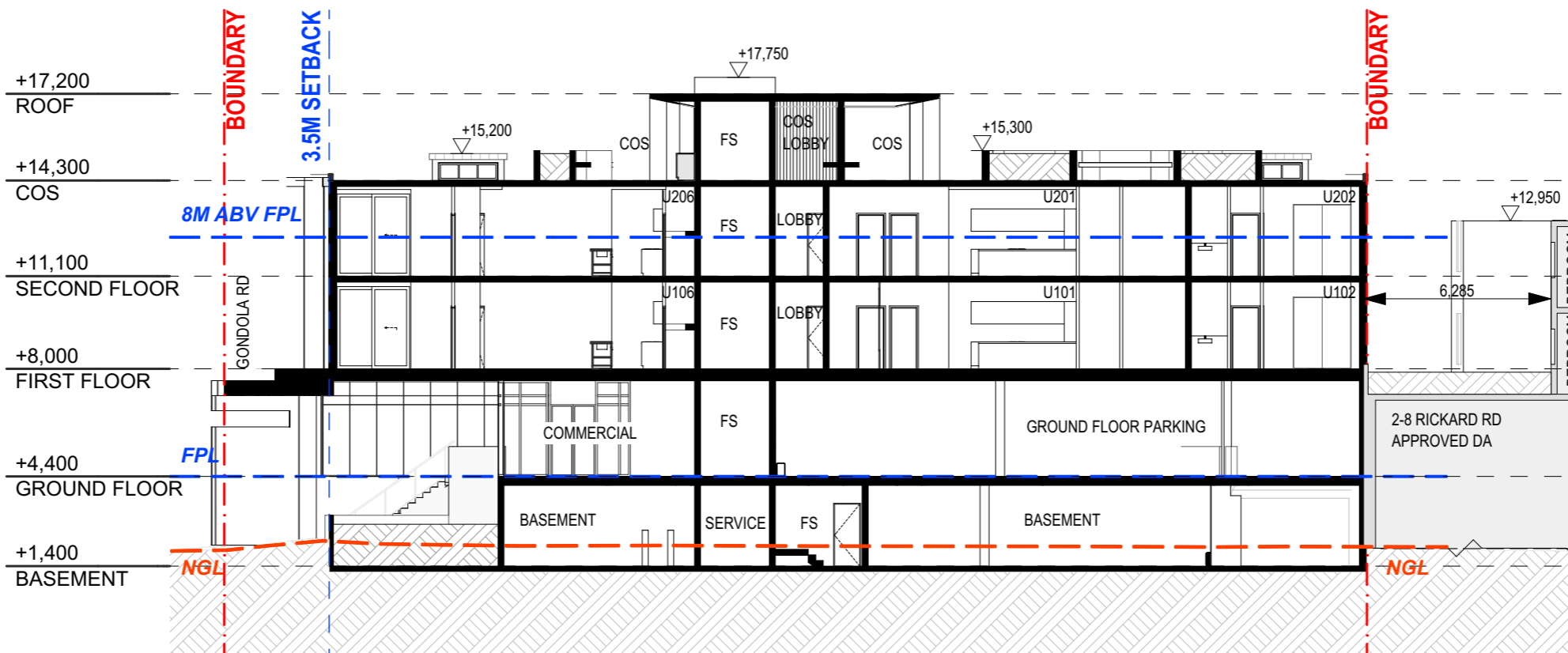
DRAWING:  
**SOUTH & WEST ELEVATIONS**

DRAWN BY J.E	SCALE: 1:200@A3	DRAWING NO.: <b>A2002</b>	ISSUE: <b>A</b>
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SECTION AA



SECTION BB



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DRAWING: SECTIONS			
DRAWN BY	SCALE:	DRAWING NO.:	ISSUE:
J.E	1:200@A3	A2101	A
CHECKED BY			
D.M			

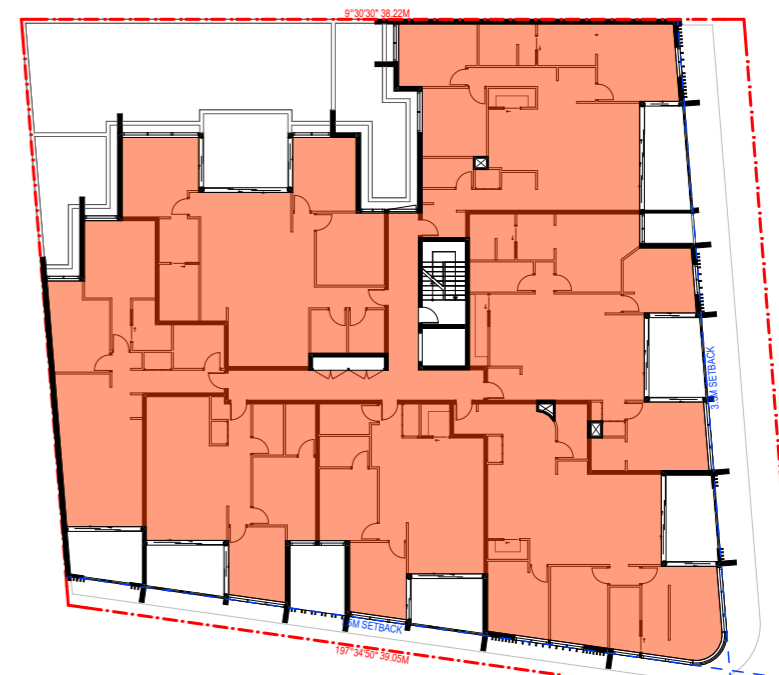




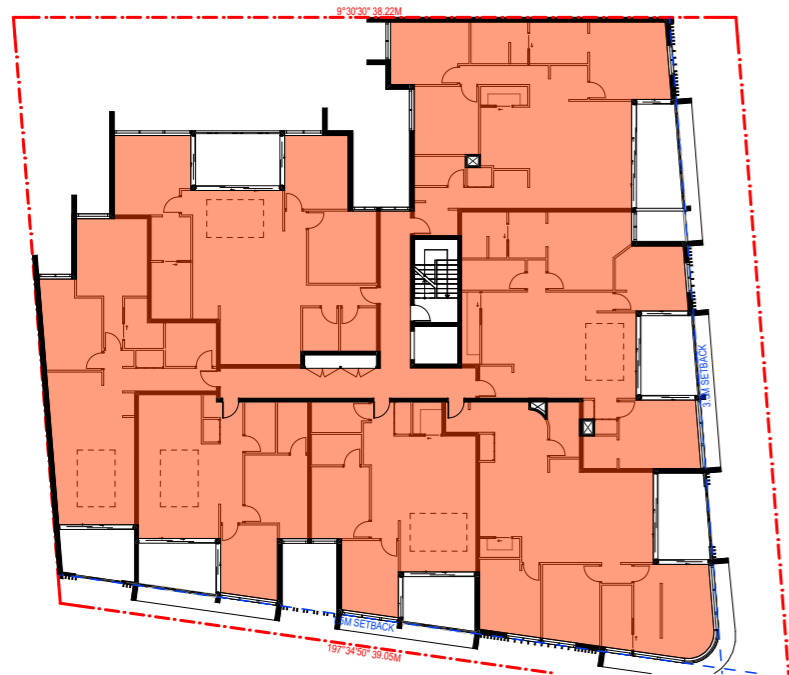
**BASEMENT**



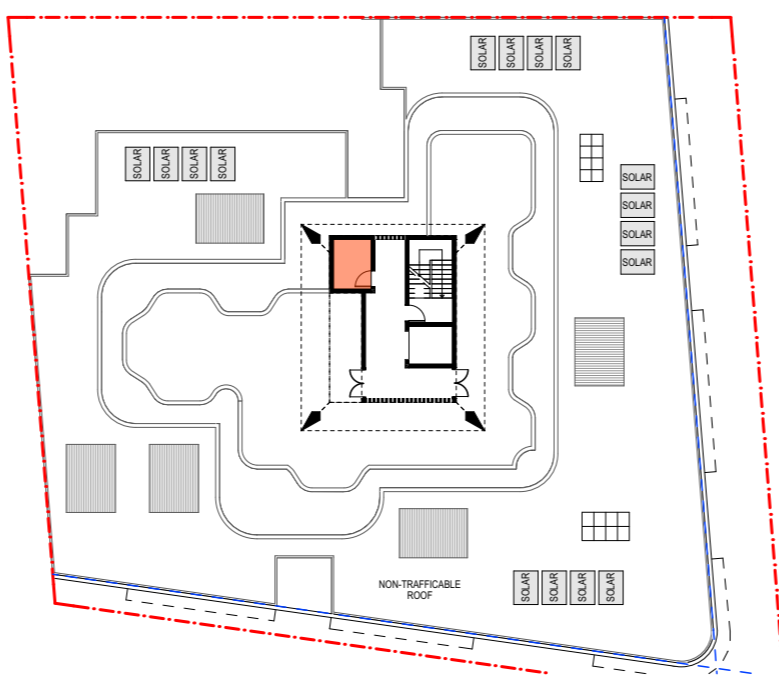
**GROUND FLOOR**



**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>	<b>1,976.84 m<sup>2</sup></b>
<b>PROPOSED COMM/RETAIL AREA</b>	<b>396.49 m<sup>2</sup></b>
<b>PROPOSED COMM/RETAIL AREA % OF TOTAL GFA</b>	<b>20.06%</b>

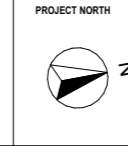


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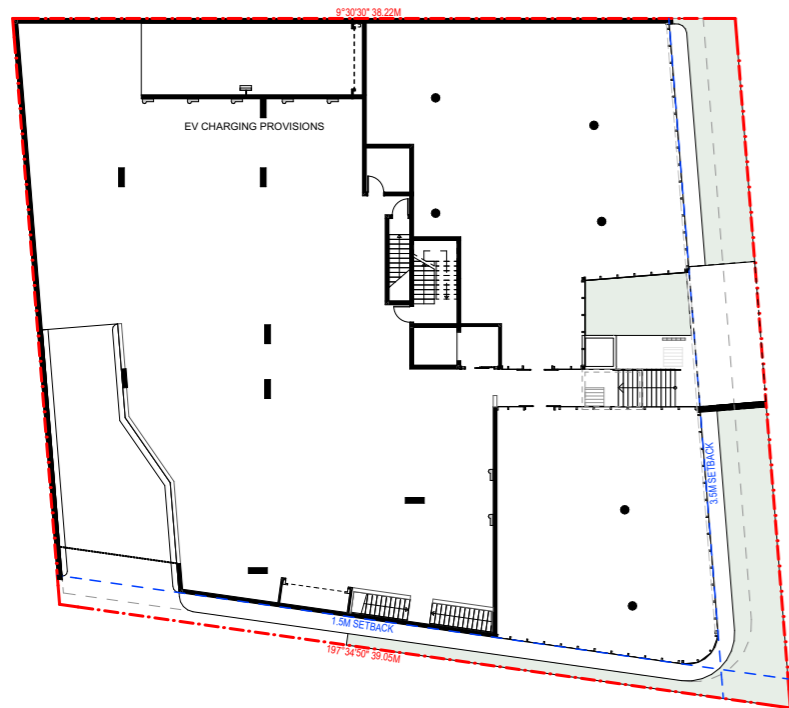
AMENDMENTS			
No.	REVISION	BY	DATE
A	DA	J.E	03.04.2024



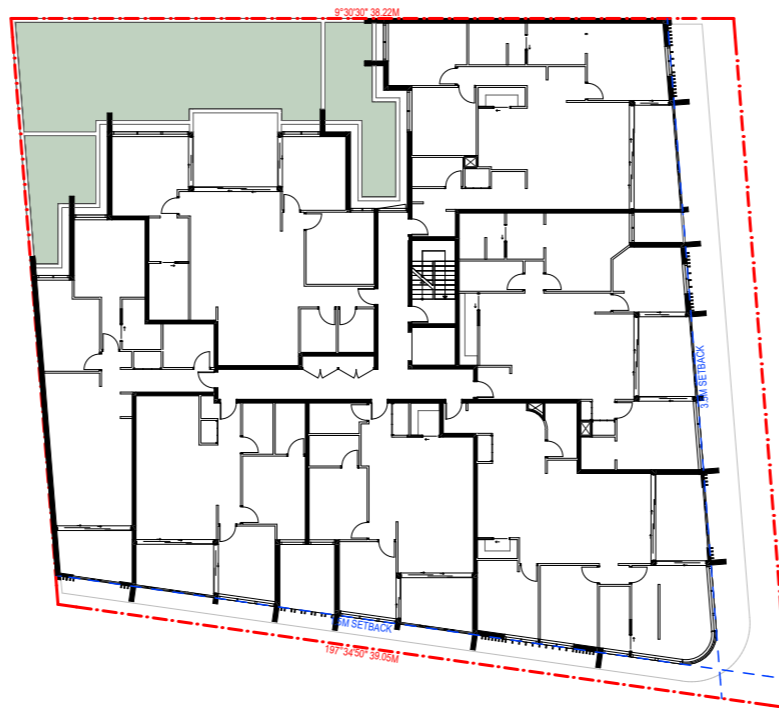
**PROJECT NORTH**  
**MULTI RESIDENTIAL DEVELOPMENT**  
PROJECT  
1-3 Gondola Rd North  
Narrabeen 2101  
PROJECT NO.  
15/19

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

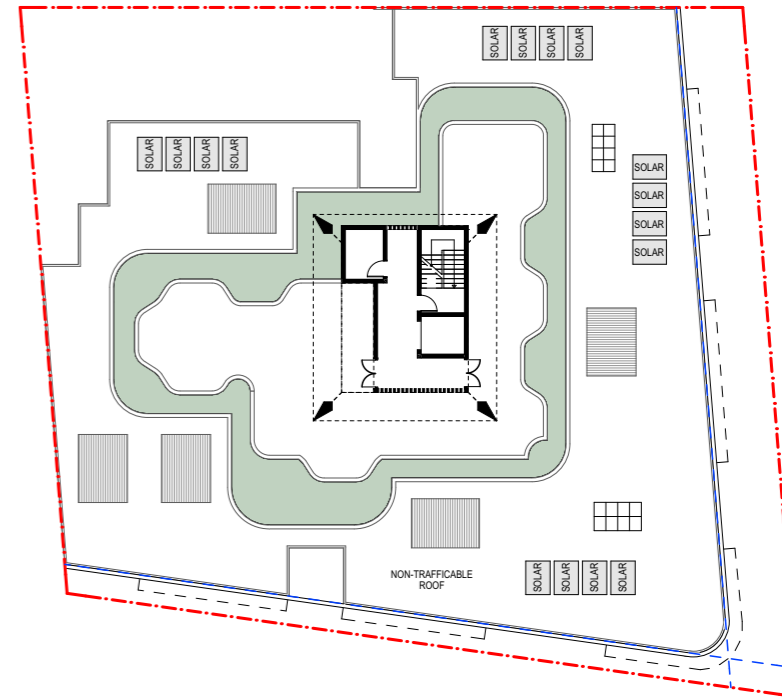




GROUND FLOOR



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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A	<del>01</del>	JEX	08.04.2024

PROJECT NORTH



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PROJECT  
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PROJECT NO.  
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DRAWING: **LANDSCAPE CALCULATIONS**

DRAWN BY J.E	SCALE: 1:400@A3	DRAWING NO.: <b>A3002</b>	ISSUE: <b>A</b>
CHECKED BY D.M			

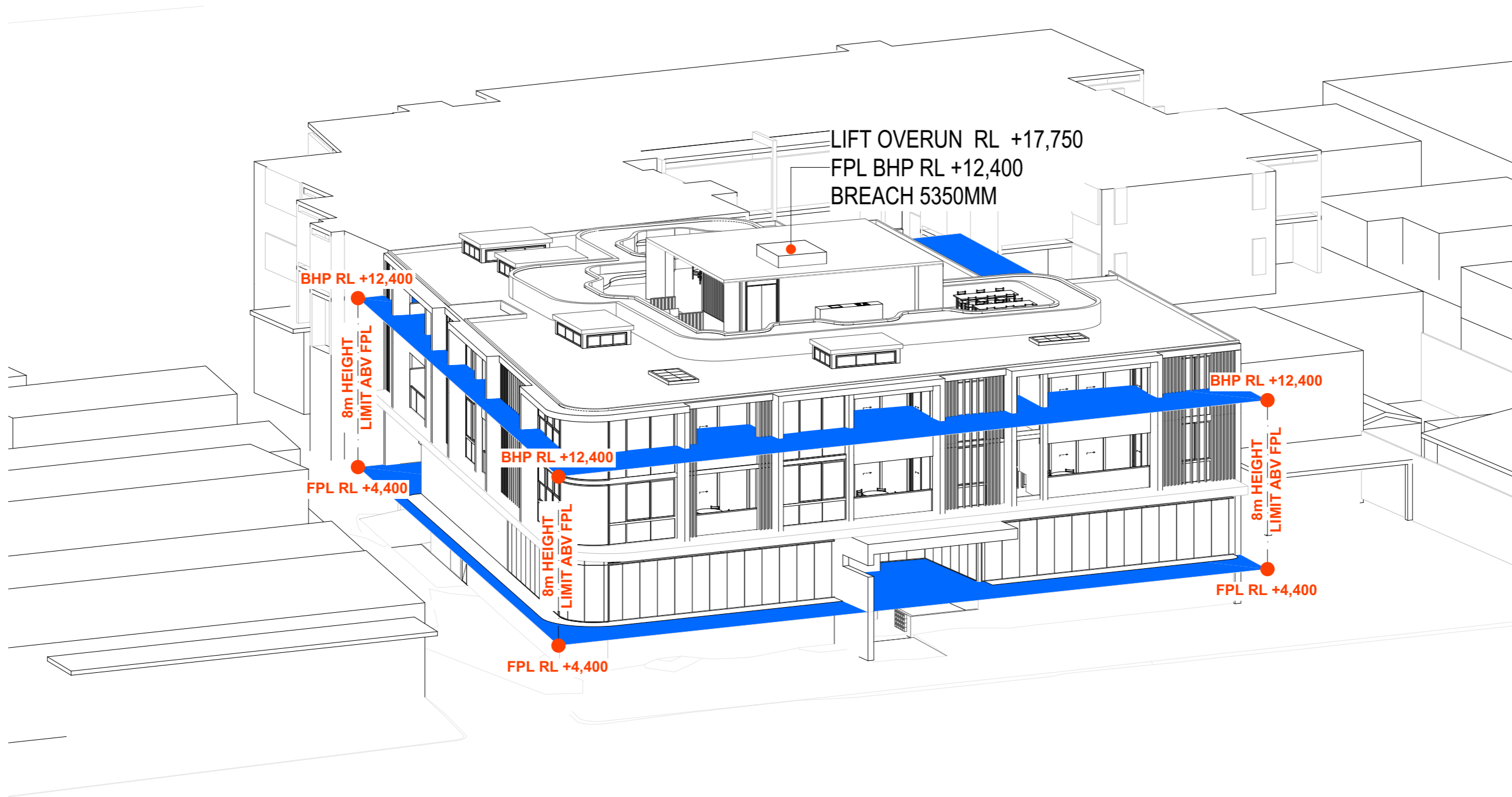




DEEP SOIL AREAS	
	AREA (m2)
BASEMENT	100.13
	100.13 m <sup>2</sup>
	AREAS MEASURED

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>





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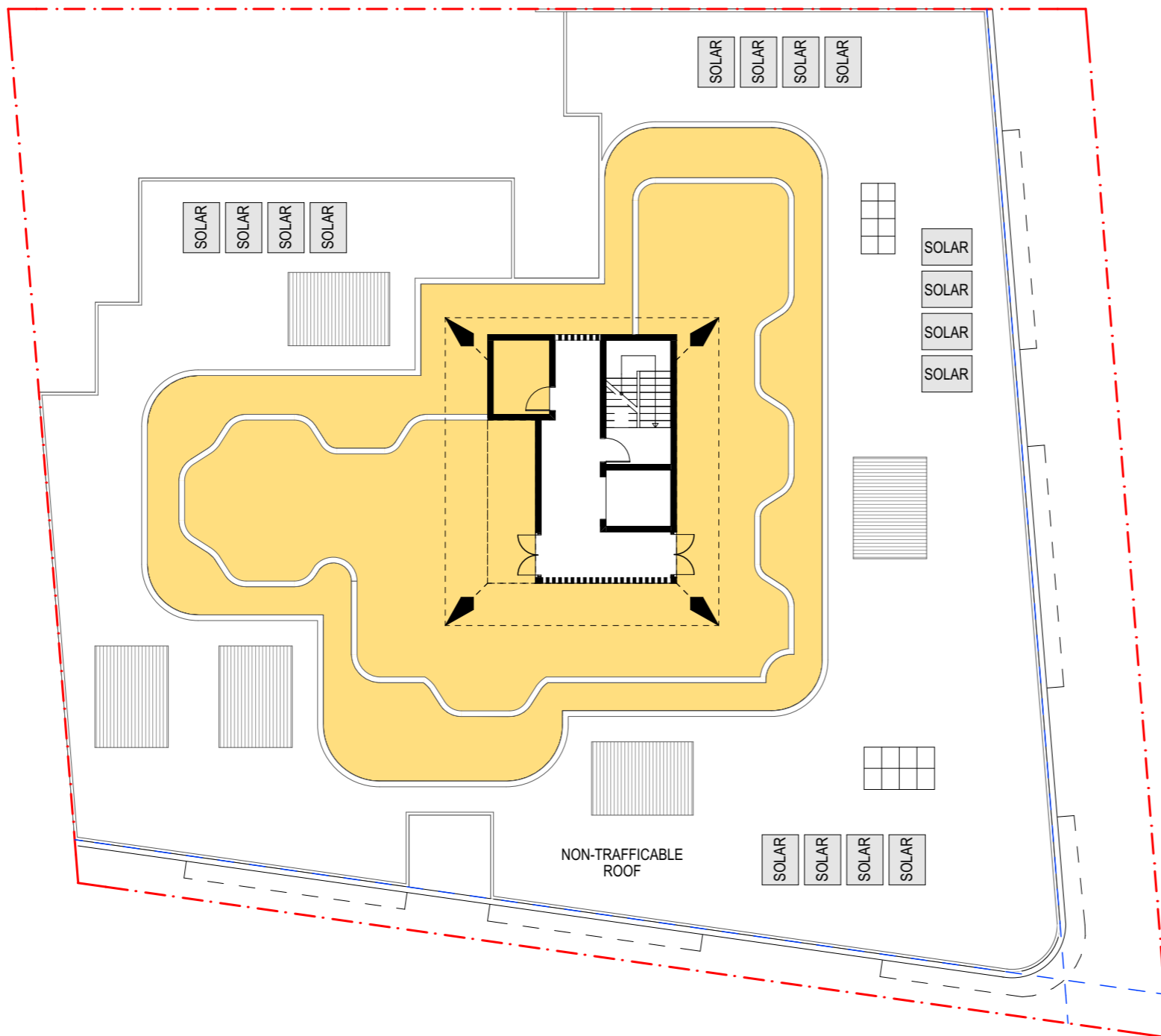
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A	DA	J.E	03.04.2024

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PROJECT NO.  
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DRAWING:  
**BUILDING HEIGHT PLANE**

DRAWN BY J.E	SCALE: 1:200@A3	DRAWING NO.: <b>A3004</b>	ISSUE: <b>A</b>
CHECKED BY D.M			



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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PROJECT NORTH

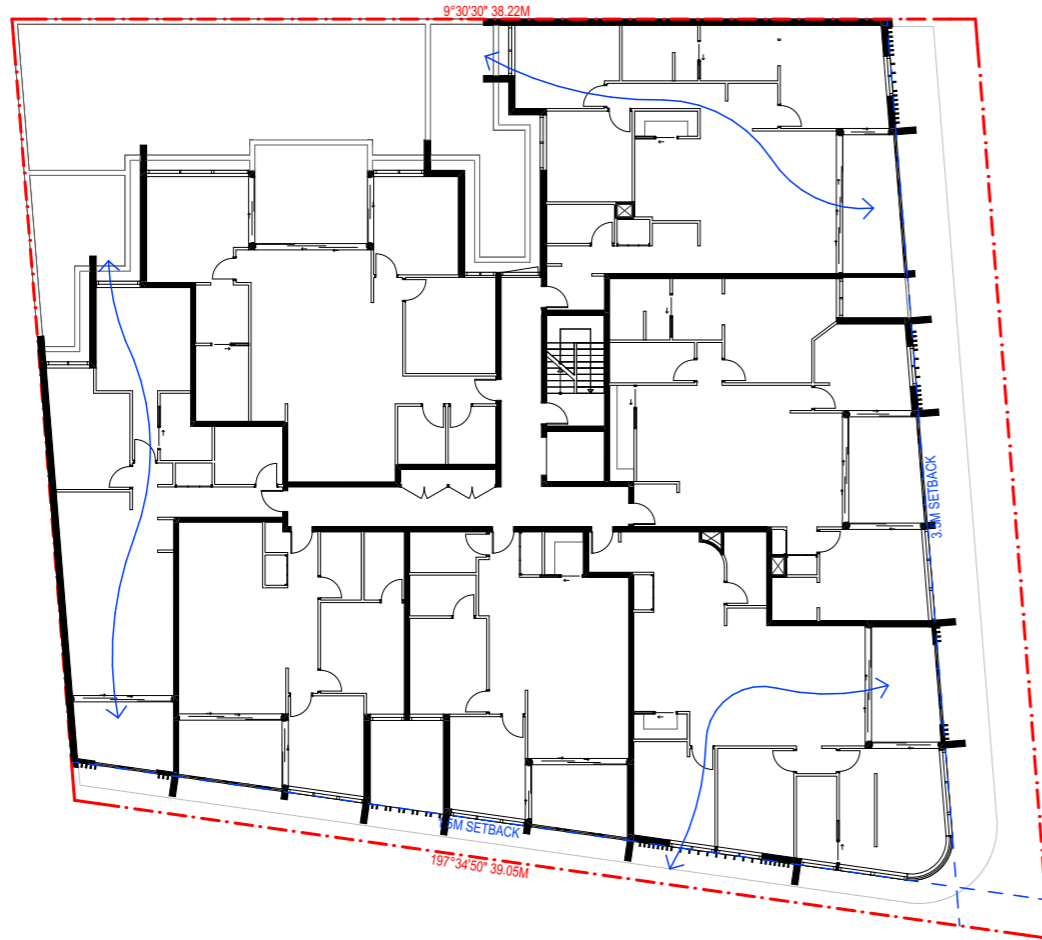


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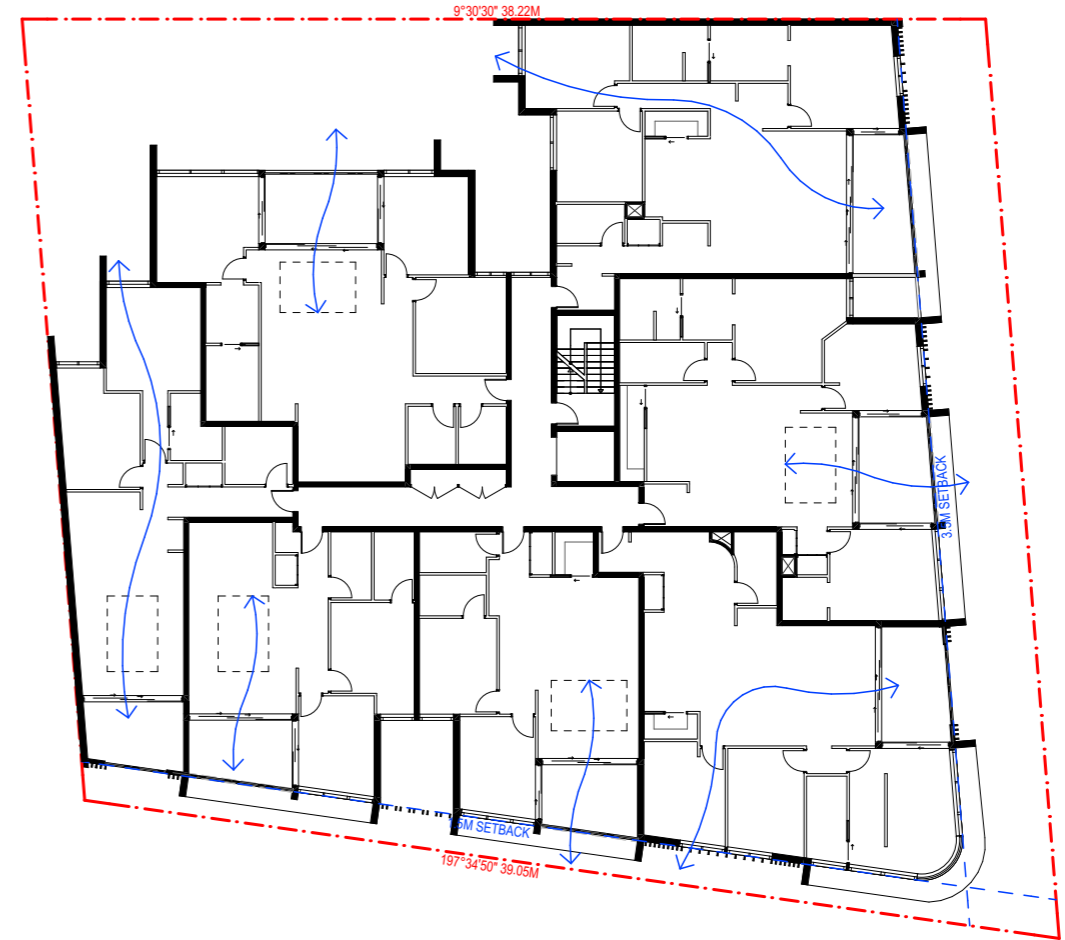
DRAWING:  
**COMMUNAL OPEN SPACE**

DRAWN BY J.E	SCALE: 1:200@A3	DRAWING NO.: <b>A3005</b>	ISSUE: <b>A</b>
CHECKED BY D.M			





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



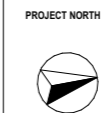
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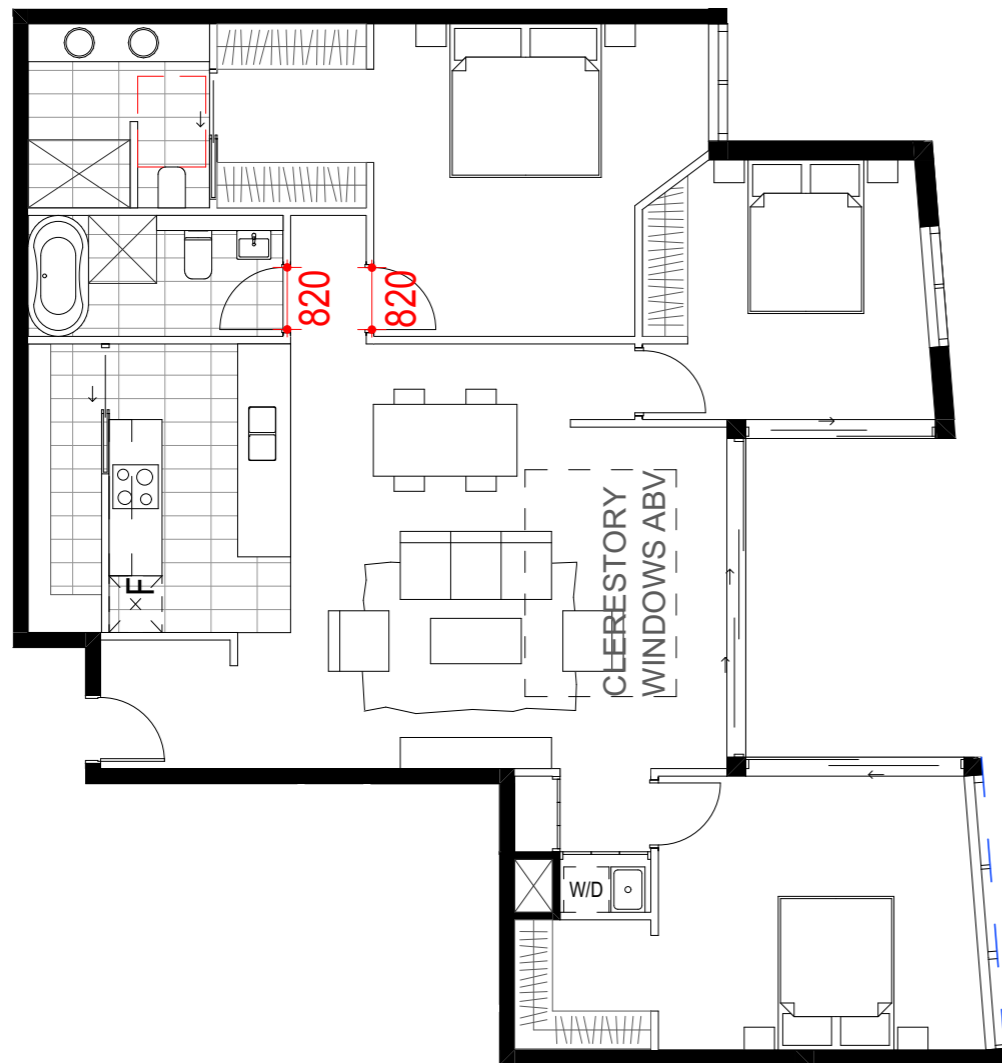
AMENDMENTS			
No.	REVISION	BY	DATE
A	DA	J.E	03.04.2024



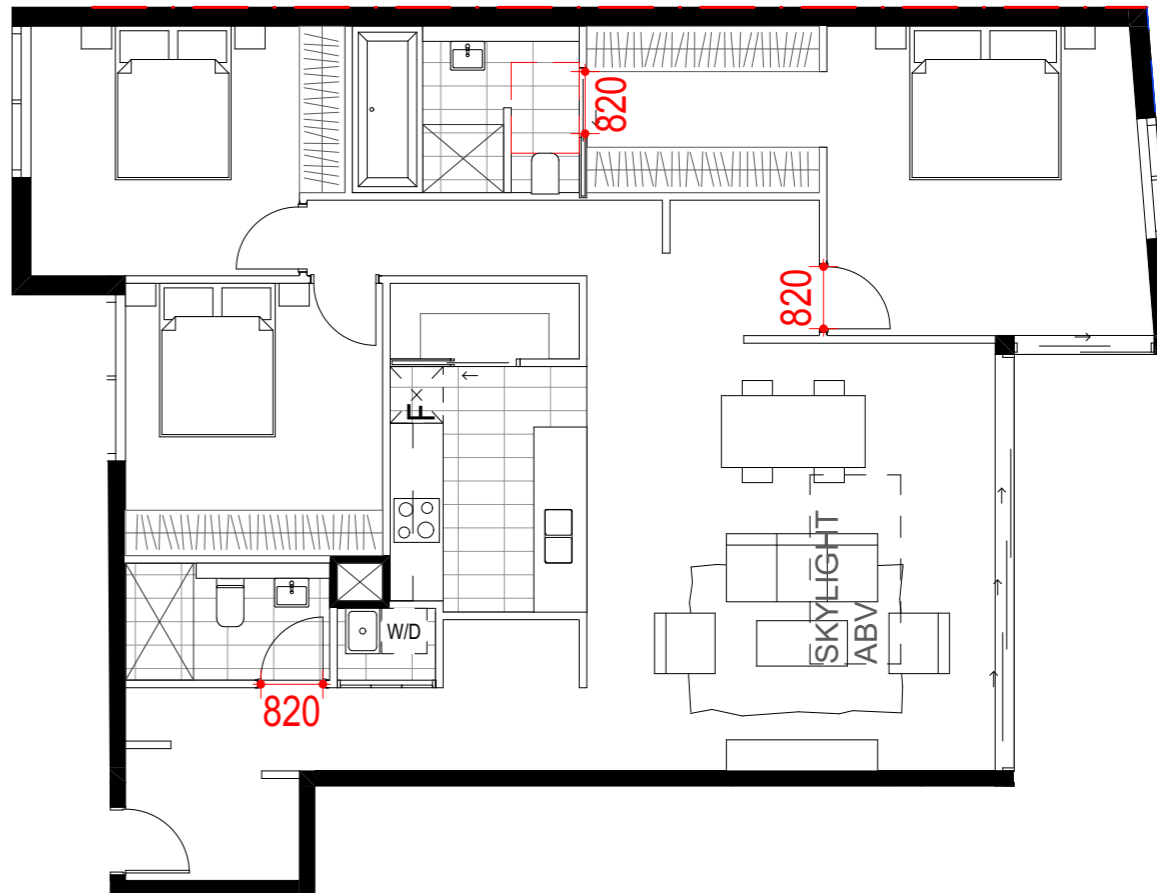
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**MULTI RESIDENTIAL DEVELOPMENT**  
PROJECT  
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PROJECT NO.  
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DRAWING:  
**CROSS-VENTILATION**

DRAWN BY J.E	SCALE: 1:300@A3	DRAWING NO.: <b>A3006</b>	ISSUE: <b>A</b>
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U106/U206 PRE-ADAPTABLE/SILVER



U107 PRE-ADAPTABLE/SILVER



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PROJECT NORTH

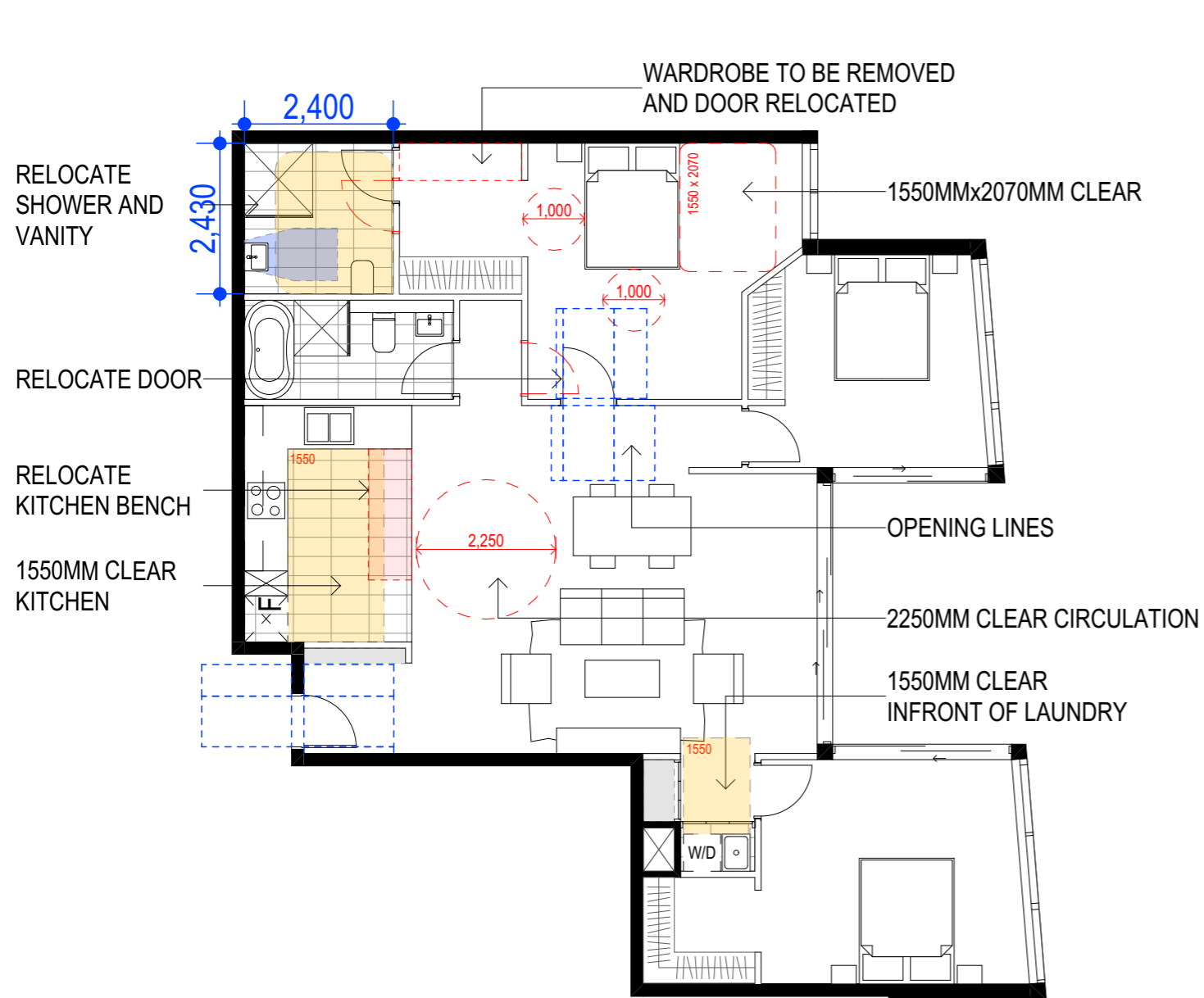


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PROJECT NO.  
15/19

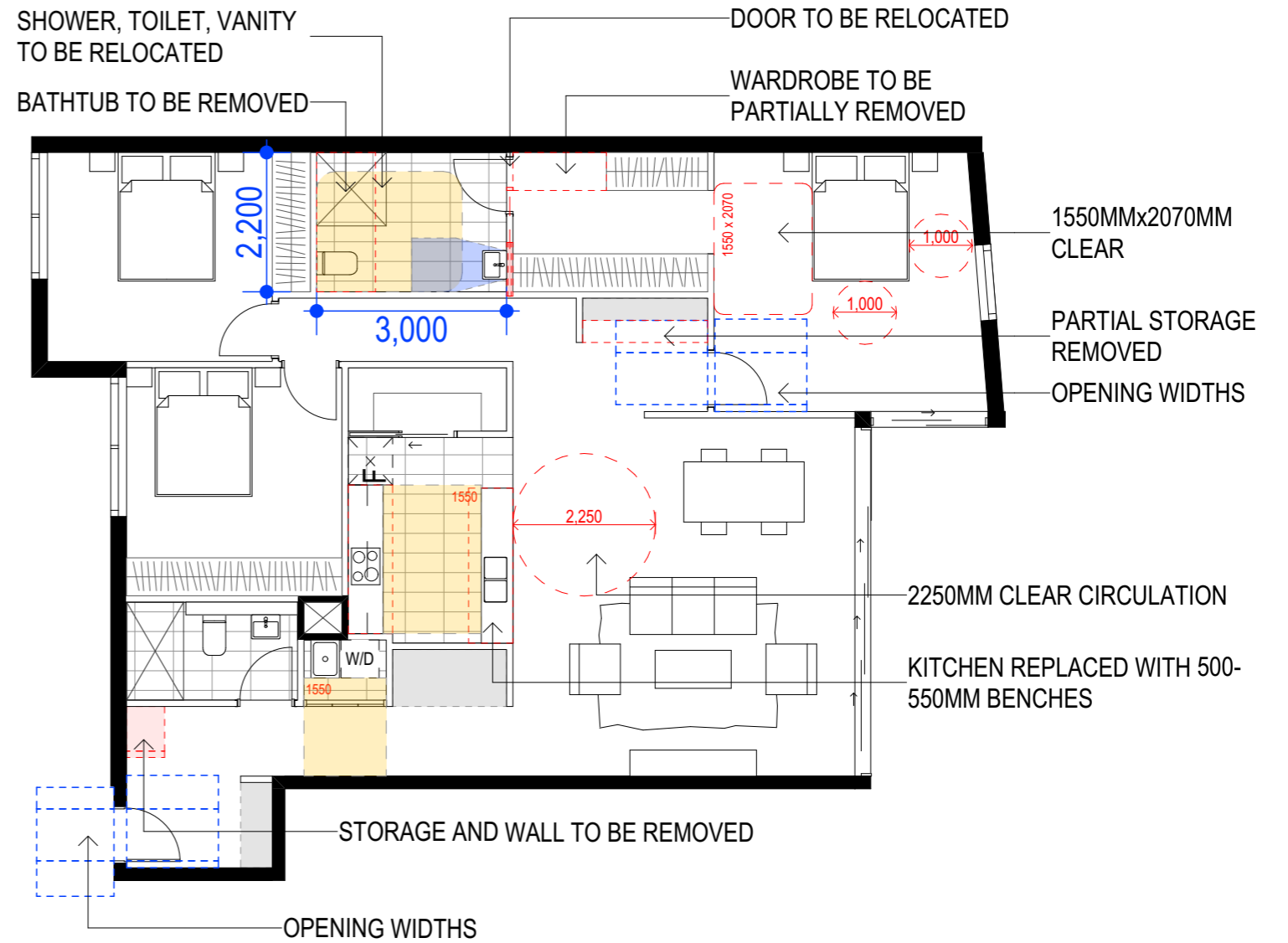
DRAWING:  
**PRE-ADAPTABLE/SILVER**

DRAWN BY J.E	SCALE: 1:100@A3	DRAWING NO.: <b>A3007</b>	ISSUE: <b>A</b>
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U106/U206 POST-ADAPTABLE



U107 POST-ADAPTABLE



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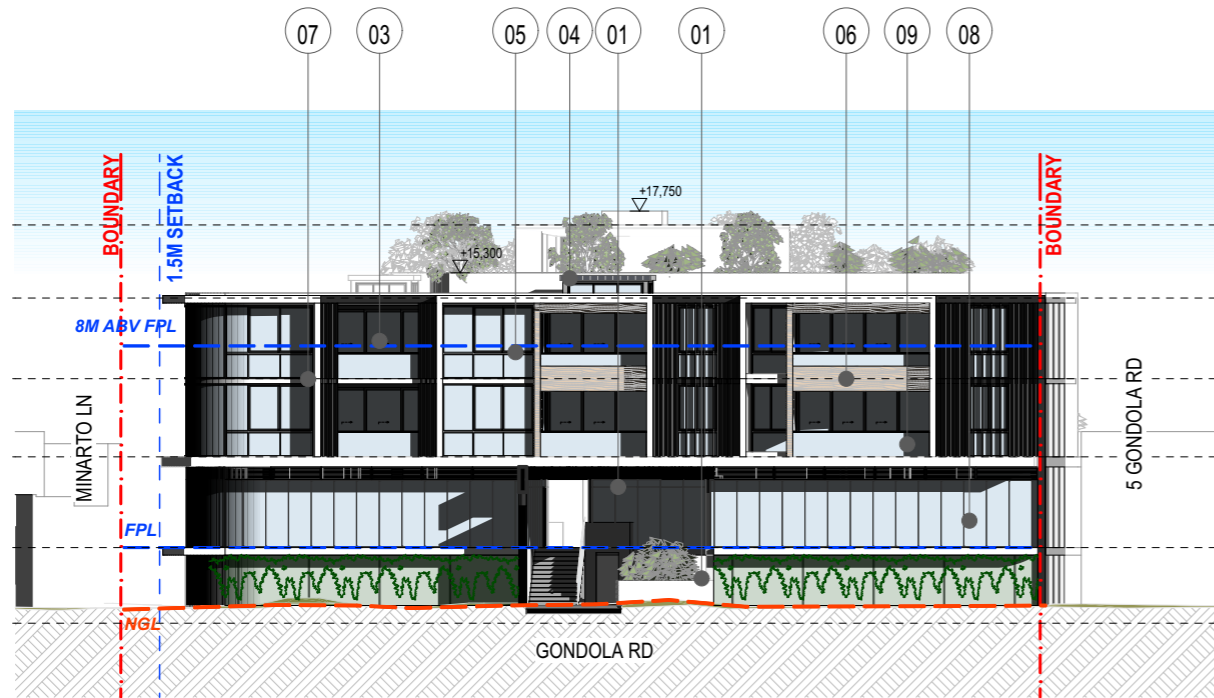
PROJECT NORTH



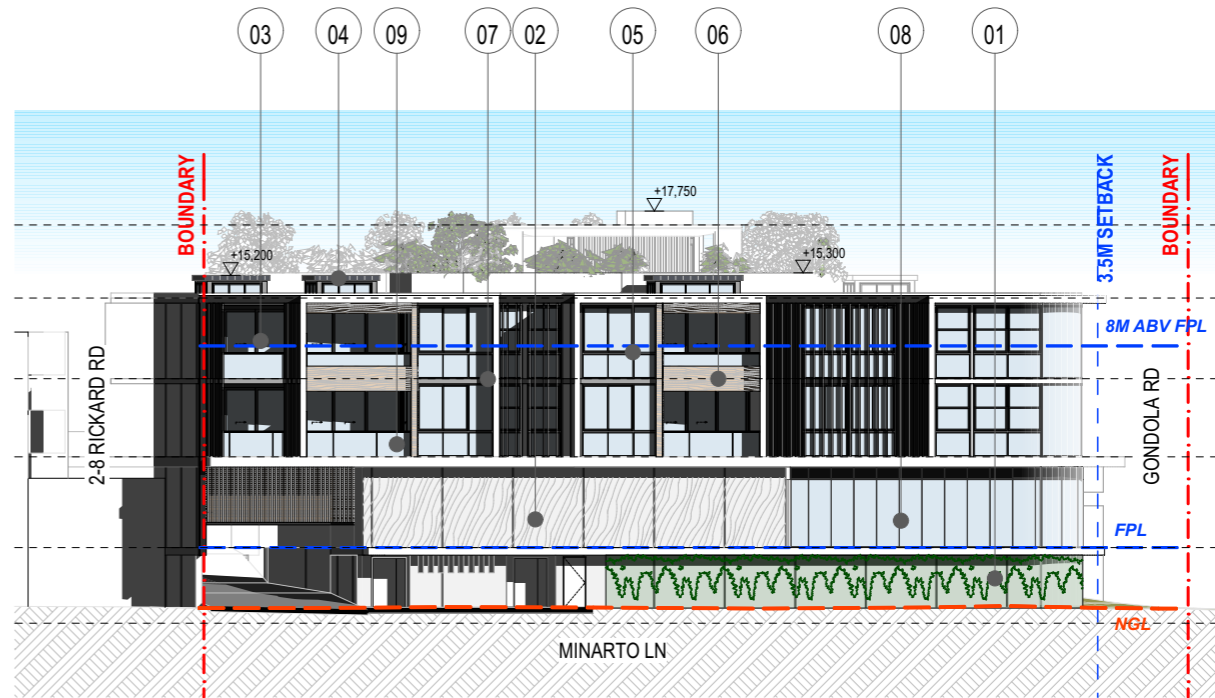
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PROJECT NO.  
15/19

DRAWING:  
**POST ADAPTABLE**

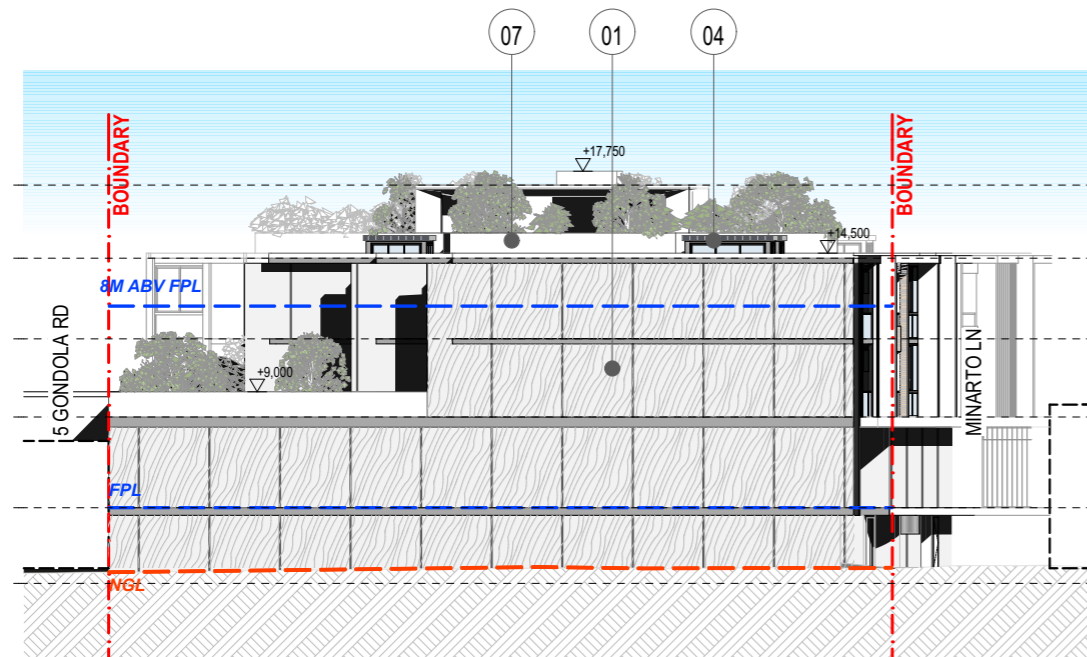
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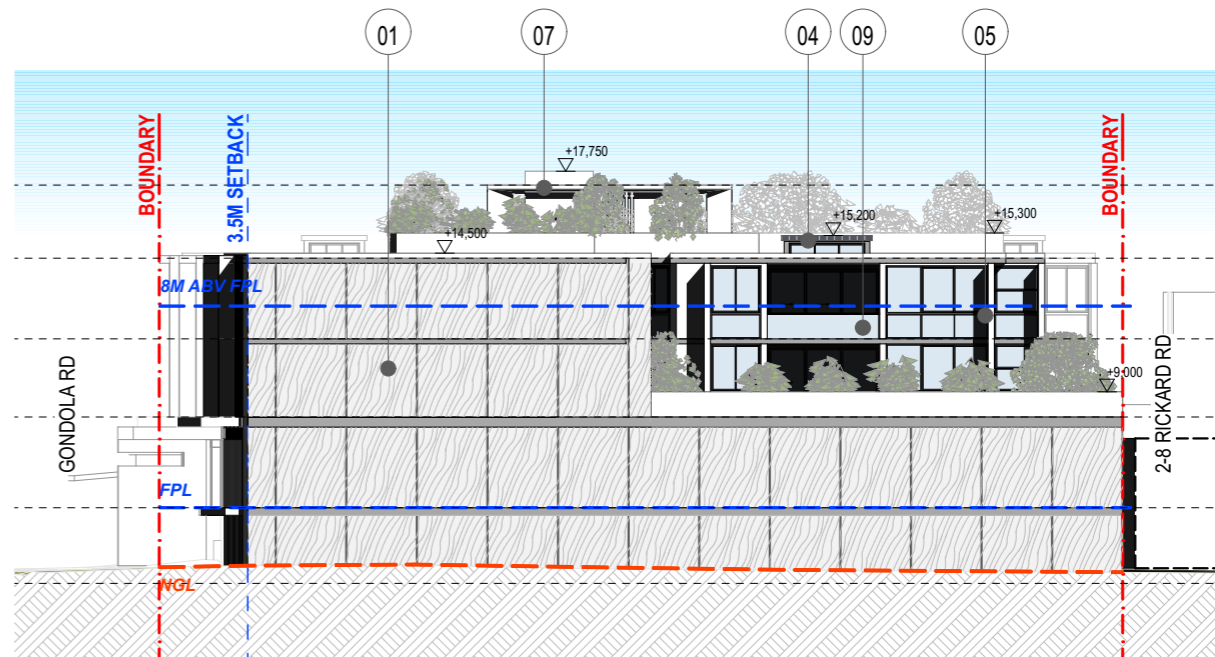
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



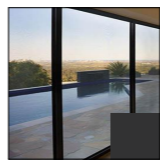
WEST ELEVATION



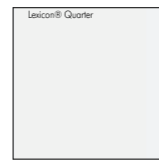
1. Light Grey Pre-cast Concrete Panels



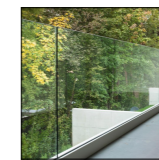
3. Aluminium Louvres - Paint Titanium White



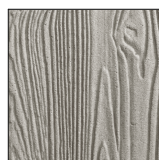
5. Aluminium Glazing fixtures - Windows and Doors - Paint Dulux Monument or equivalent



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 - Ecrú



8. Curtain Wall - Glazing with Louvres



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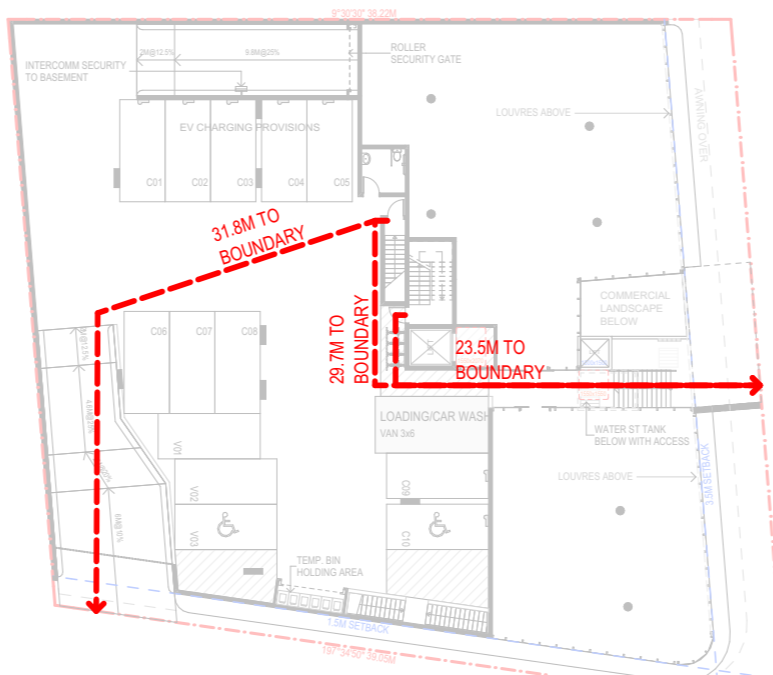
DRAWING:  
**SAMPLE BOARD**

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

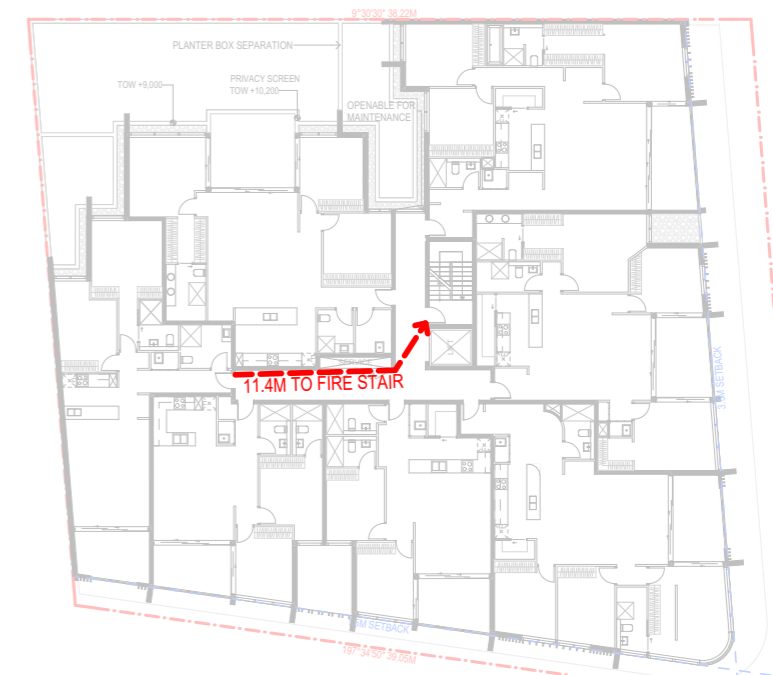




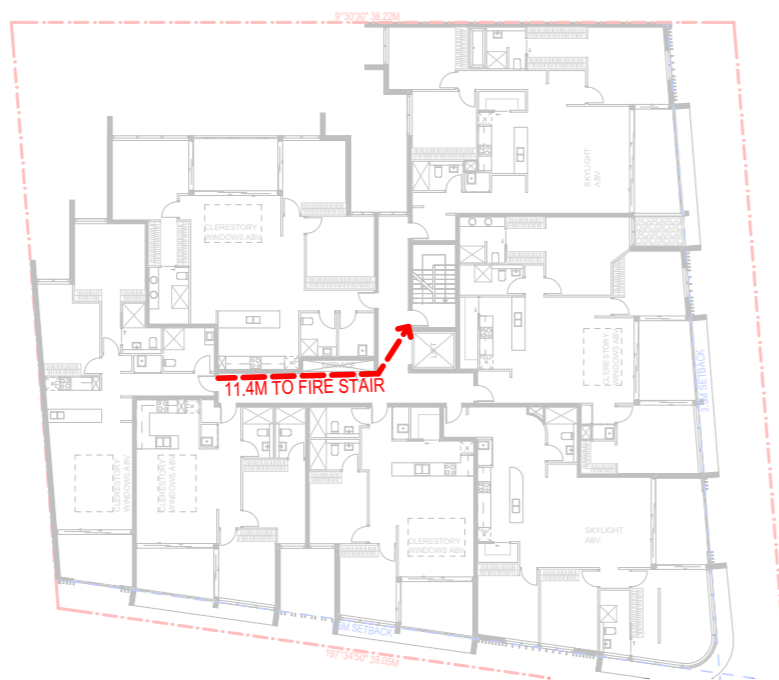
BASEMENT



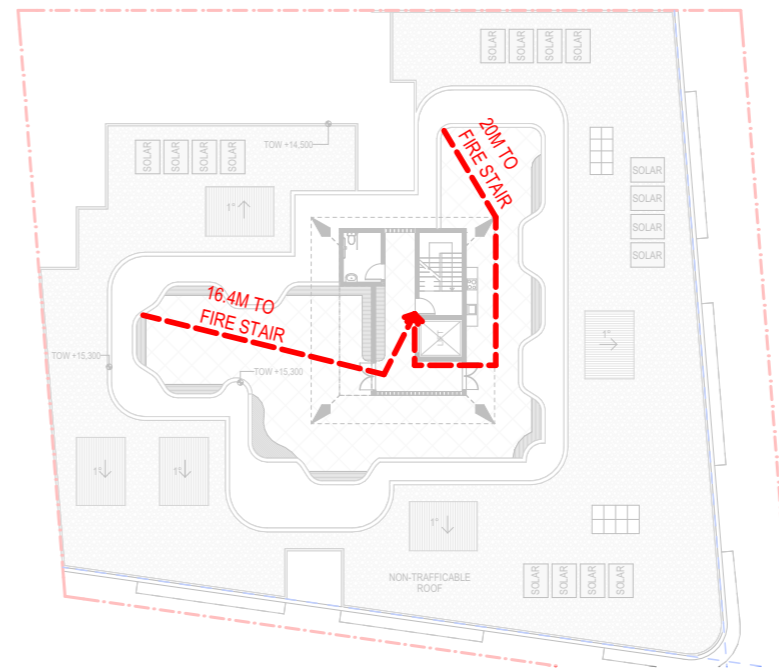
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



COS



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AMENDMENTS

No.	REVISION	BY	DATE
A	DA	J.E	03.04.2024

PROJECT NORTH



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

**TRAVEL DISTANCES**

DRAWN BY J.E	SCALE: 1:400@A3	DRAWING NO.: <b>A3010</b>	ISSUE: <b>A</b>
CHECKED BY D.M			



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

POSSIBLE FUTURE DEVELOPMENT SCHEME



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Nominated Architect No.6033  
ABN 76 091 107 201  
ACN 091107201

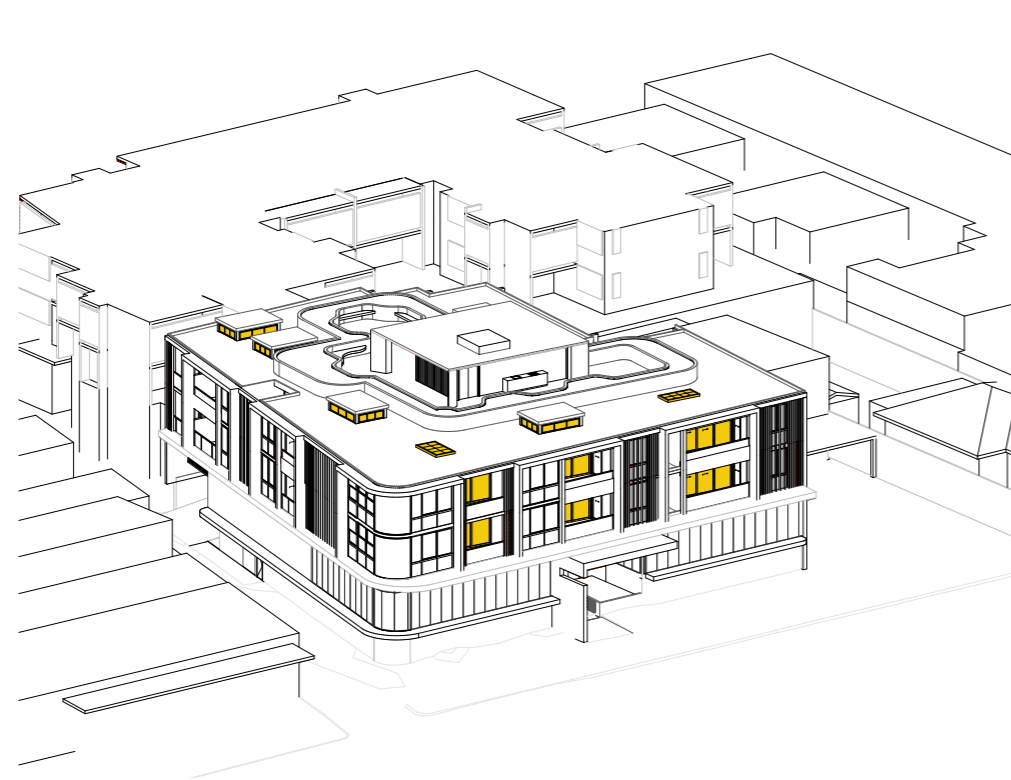
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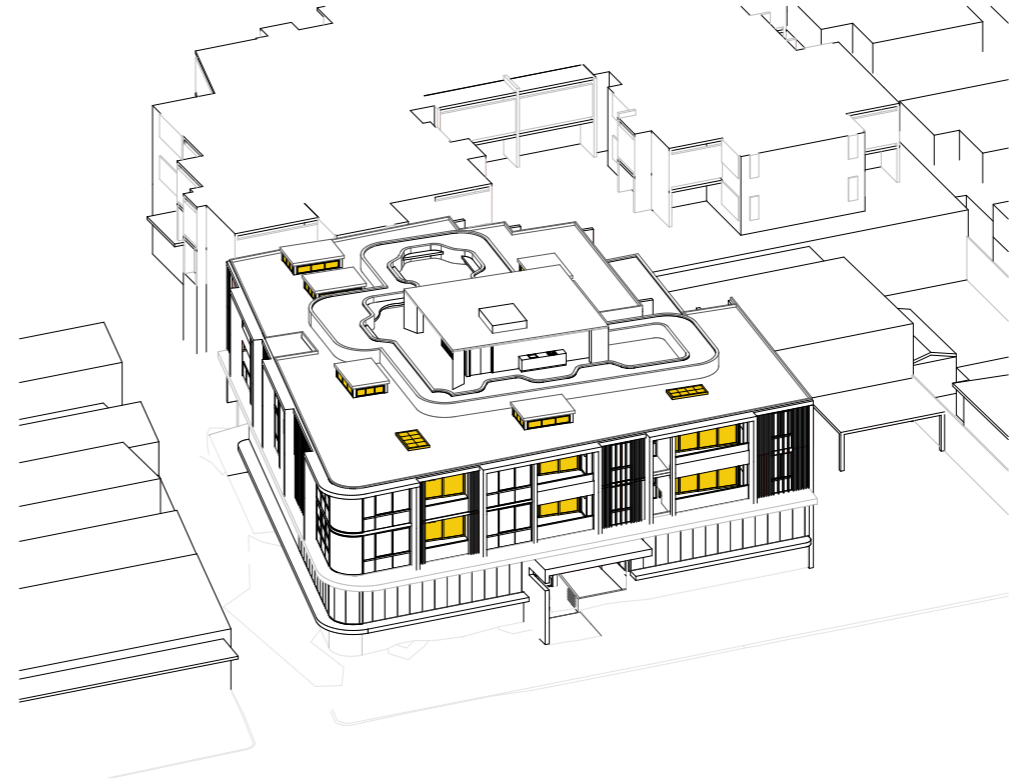
**MULTI RESIDENTIAL DEVELOPMENT**  
PROJECT  
1-3 Gondola Rd North  
Narrabeen 2101  
PROJECT NO.  
15/19

DRAWING: SITE PLANNING			
DRAWN BY J.E	SCALE: 1:300@A3	DRAWING NO.: A3011	ISSUE: A
CHECKED BY D.M			





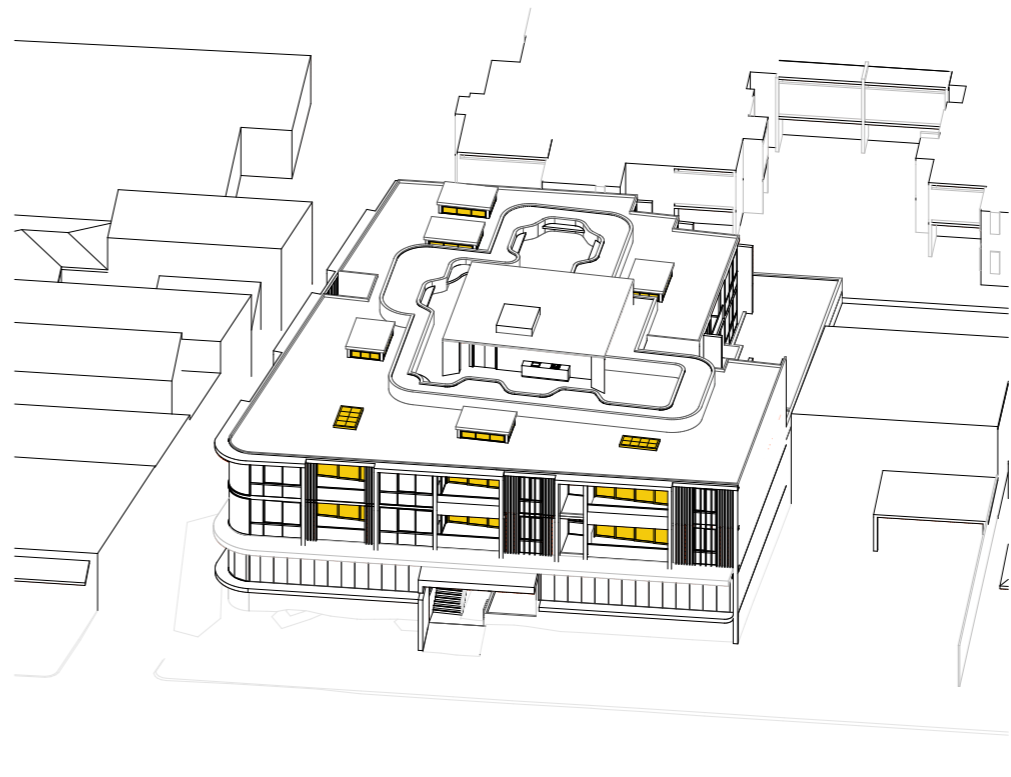
9AM 21 JUNE SOLAR



10AM 21 JUNE SOLAR



11AM 21 JUNE SOLAR



12PM 21 JUNE SOLAR



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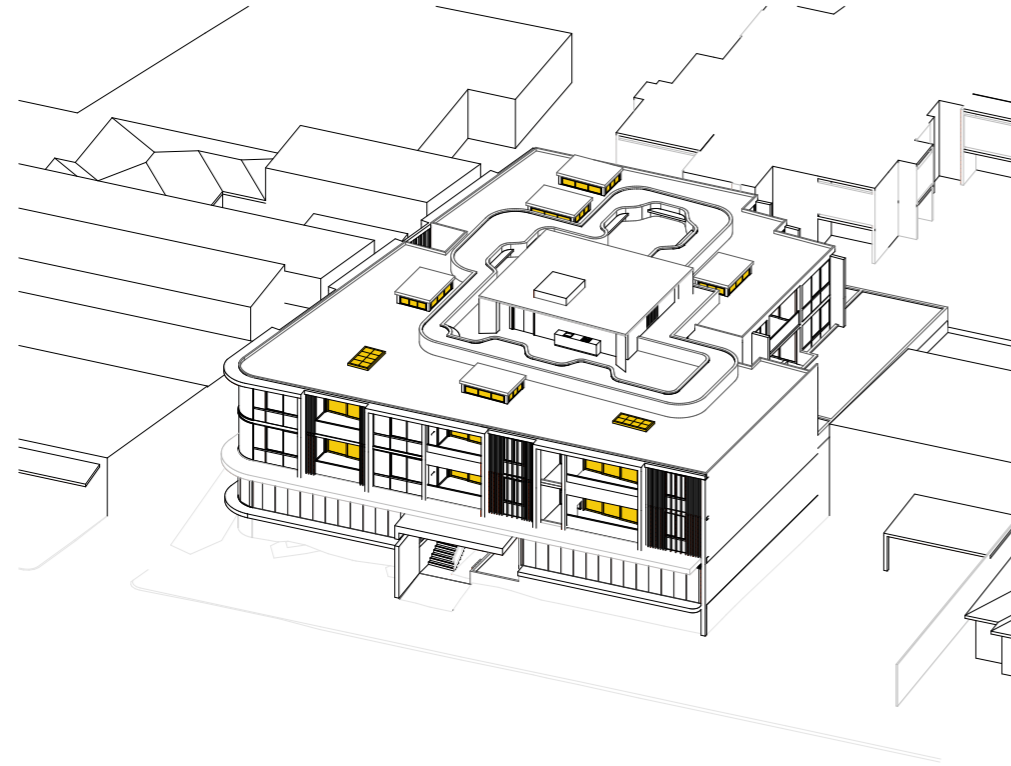
AMENDMENTS

No.	REVISION	BY	DATE
A	DA	J.E	03.04.2024

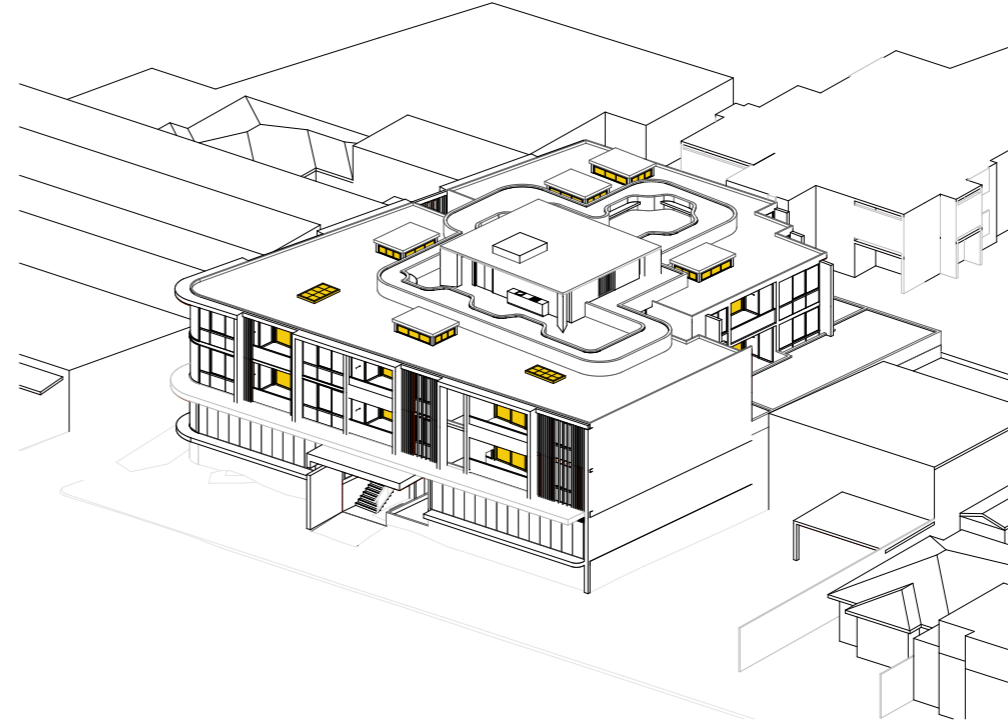
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PROJECT  
1-3 Gondola Rd North  
Narrabeen 2101  
PROJECT NO.  
15/19

DRAWING:  
**SOLAR ACCESS 9AM-12PM**

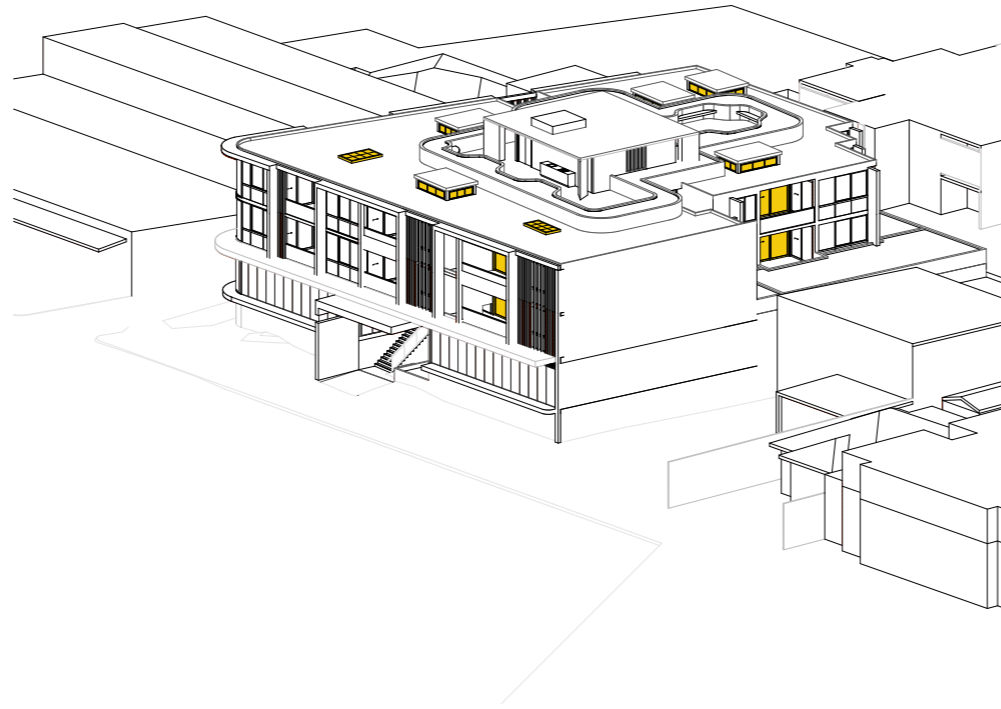
DRAWN BY J.E	SCALE: @A3	DRAWING NO.: <b>A4001</b>	ISSUE: <b>A</b>
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1PM 21 JUNE SOLAR



2PM 21 JUNE SOLAR



3PM 21 JUNE SOLAR



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

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

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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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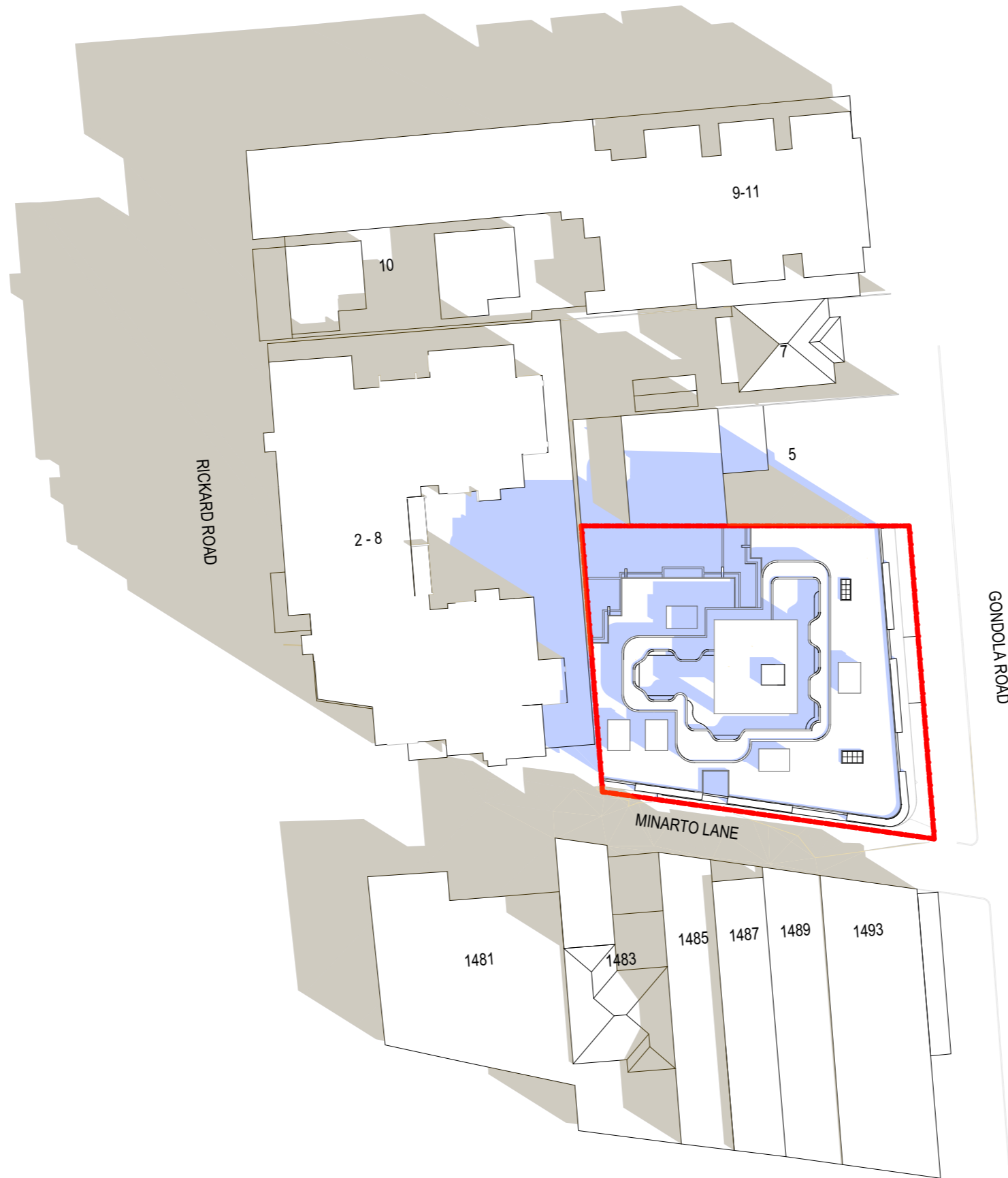
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A	DA	J.E	03.04.2024

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

DRAWING:  
**SOLAR ACCESS ANALYSIS**  
DRAWN BY  
J.E  
CHECKED BY  
D.M  
SCALE:  
@A3  
DRAWING NO.:  
**A4003**  
ISSUE:  
**A**



9AM 21 JUNE

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- PROPOSED SHADOWS



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PROJECT NORTH

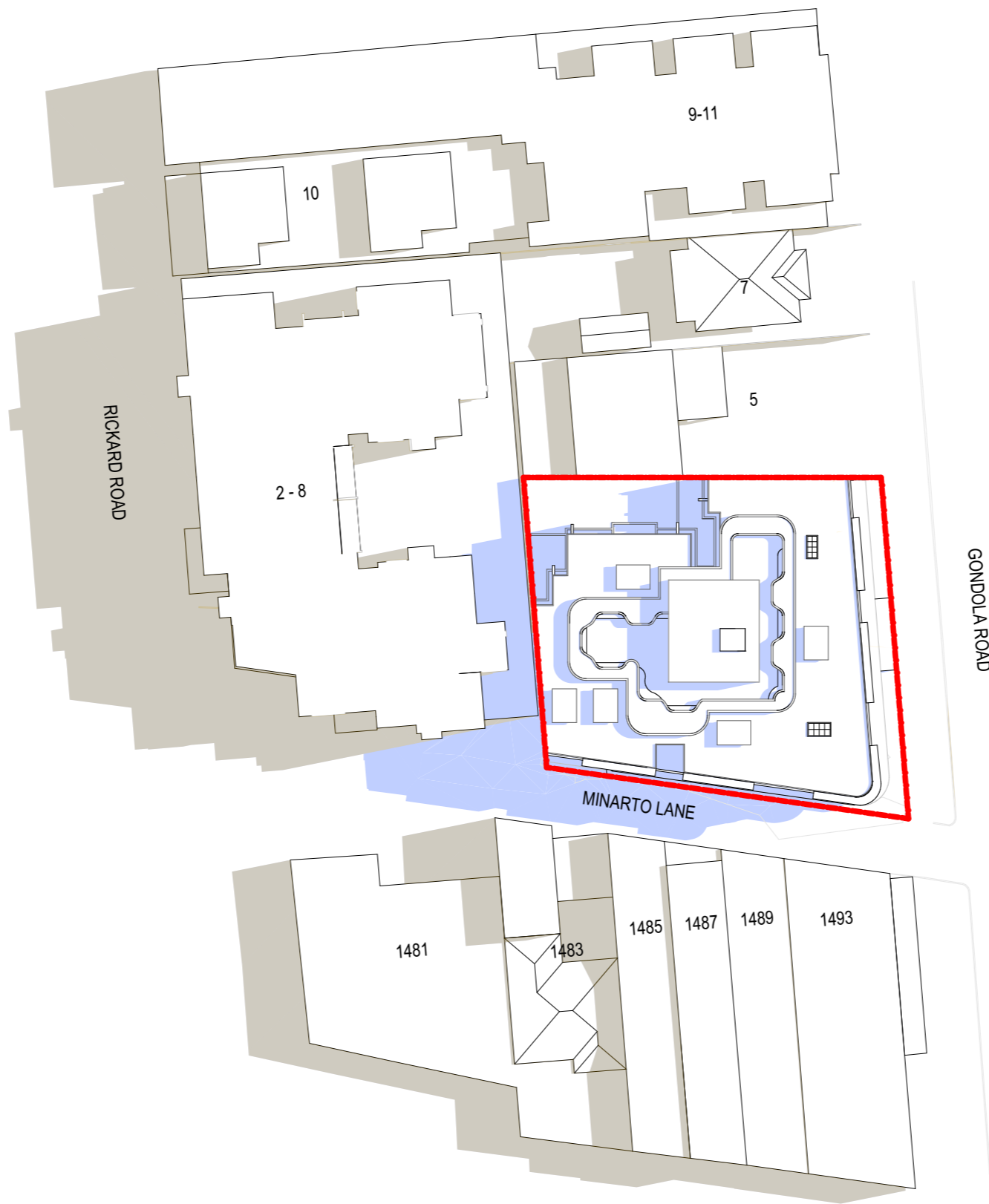


**MULTI RESIDENTIAL DEVELOPMENT**  
PROJECT  
1-3 Gondola Rd North  
Narrabeen 2101  
PROJECT NO.  
15/19

DRAWING:  
**SHADOW DIAGRAM 9AM**

DRAWN BY J.E	SCALE: @A3	DRAWING NO.: <b>A4101</b>	ISSUE: <b>A</b>
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12PM 21 JUNE

- EXISTING SHADOWS
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PROJECT NORTH

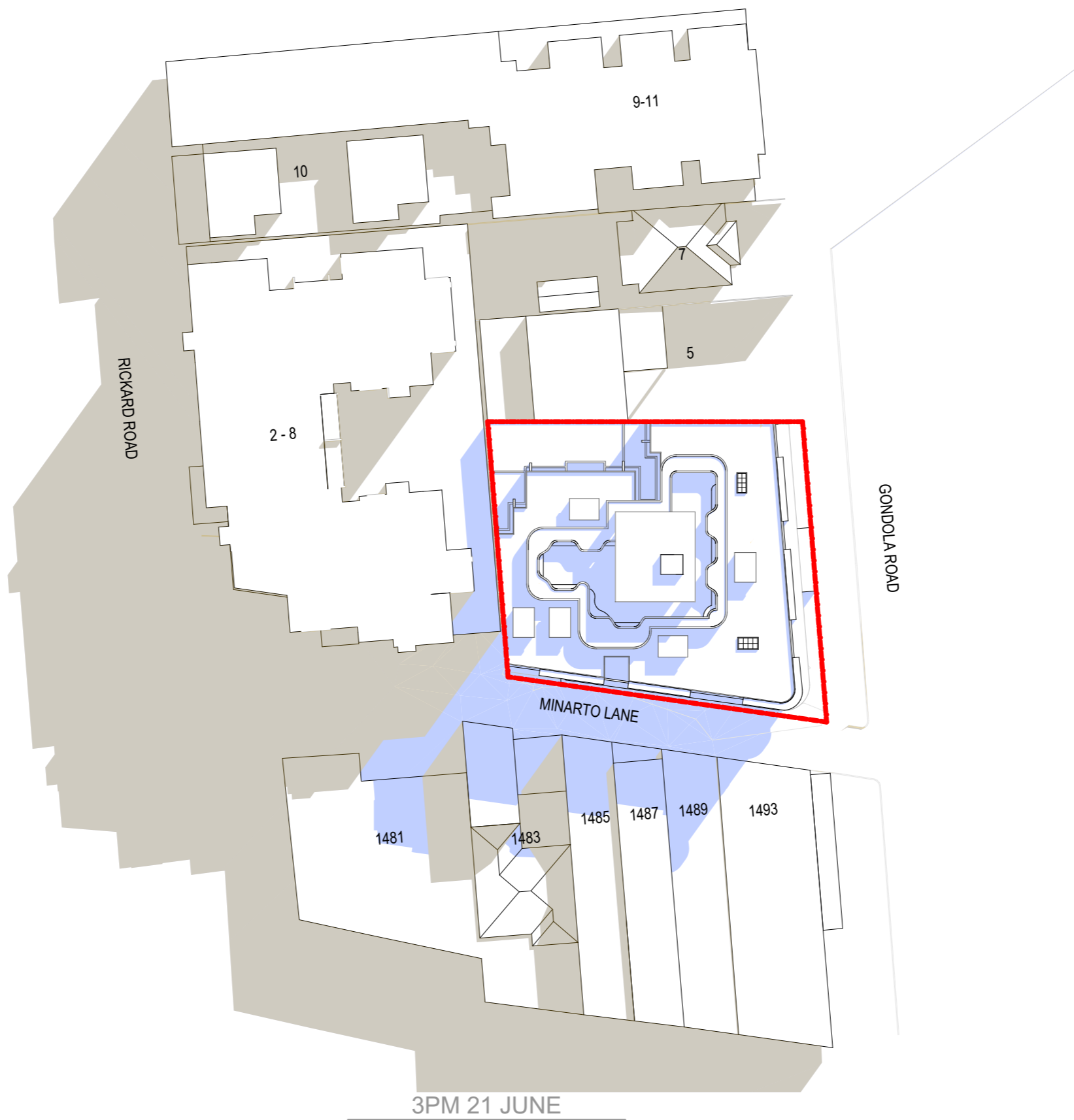


**MULTI RESIDENTIAL DEVELOPMENT**  
PROJECT  
1-3 Gondola Rd North  
Narrabeen 2101

PROJECT NO.  
15/19

DRAWING:  
**SHADOW DIAGRAM 12PM**

DRAWN BY J.E	SCALE: @A3	DRAWING NO.: <b>A4102</b>	ISSUE: <b>A</b>
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EXISTING SHADOWS  
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3PM 21 JUNE



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PROJECT  
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PROJECT NO.  
15/19

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

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