

DEVELOPMENT APPLICATION


3 Gondola Rd North Narrabeen NSW 2101 Australia



DRAWING SCHEDULE			
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A3002	LANDSCAPE		E
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A4000 SOLAR ACCESS			
A4000	JUN 21 SOLAR ACCESS	1:500	F
A4001	JUN 21 SOLAR ACCESS	1:500	F
A4002	JUN 21 SOLAR ACCESS	1:500	F
A4003	JUN 21 SOLAR ACCESS	1:500	F
A4100 SHADOW DIAGRAMS			
A4100	JUN 21 SHADOW DIAGRAM 9 AM	1:500	F
A4101	JUN 21 SHADOW DIAGRAM 12 PM	1:500	F
A4102	JUN 21 SHADOW DIAGRAM 3 PM	1:500	F

UNIT SCHEDULE						
UNIT No.	BDRMS	AREA m2	POS (m2)	IN UNIT STORAGE	BASEMENT STORAGE	
FIRST FLOOR						
U101	2 B	75.00	44.19	4.00	19.47	
U102	2 B	57.56	15.00	6.10	11.07	
U103 (s) (a)	2 B	87.48	10.03	4.08	27.42	
U104	2 B	75.09	14.83	4.33	32.58	
SECOND FLOOR						
U201	2 B	75.00	10.06	4.00	26.34	
U203 (s) (a)	2 B	87.01	10.03	4.08	17.91	
U204	2 B	75.09	14.83	4.33	22.59	

ADAPTABLE = AS4299 CLASS C REQUIREMENT
LHD SILVER = LIVABLE HOUSING DESIGN GUIDELINES 'SILVER' LEVEL



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PROCEEDINGS NO: 2022/384679
DATED: 14/08/2023

NOTE: UNIT 202 REMOVED



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Fax: (02) 9967 9977
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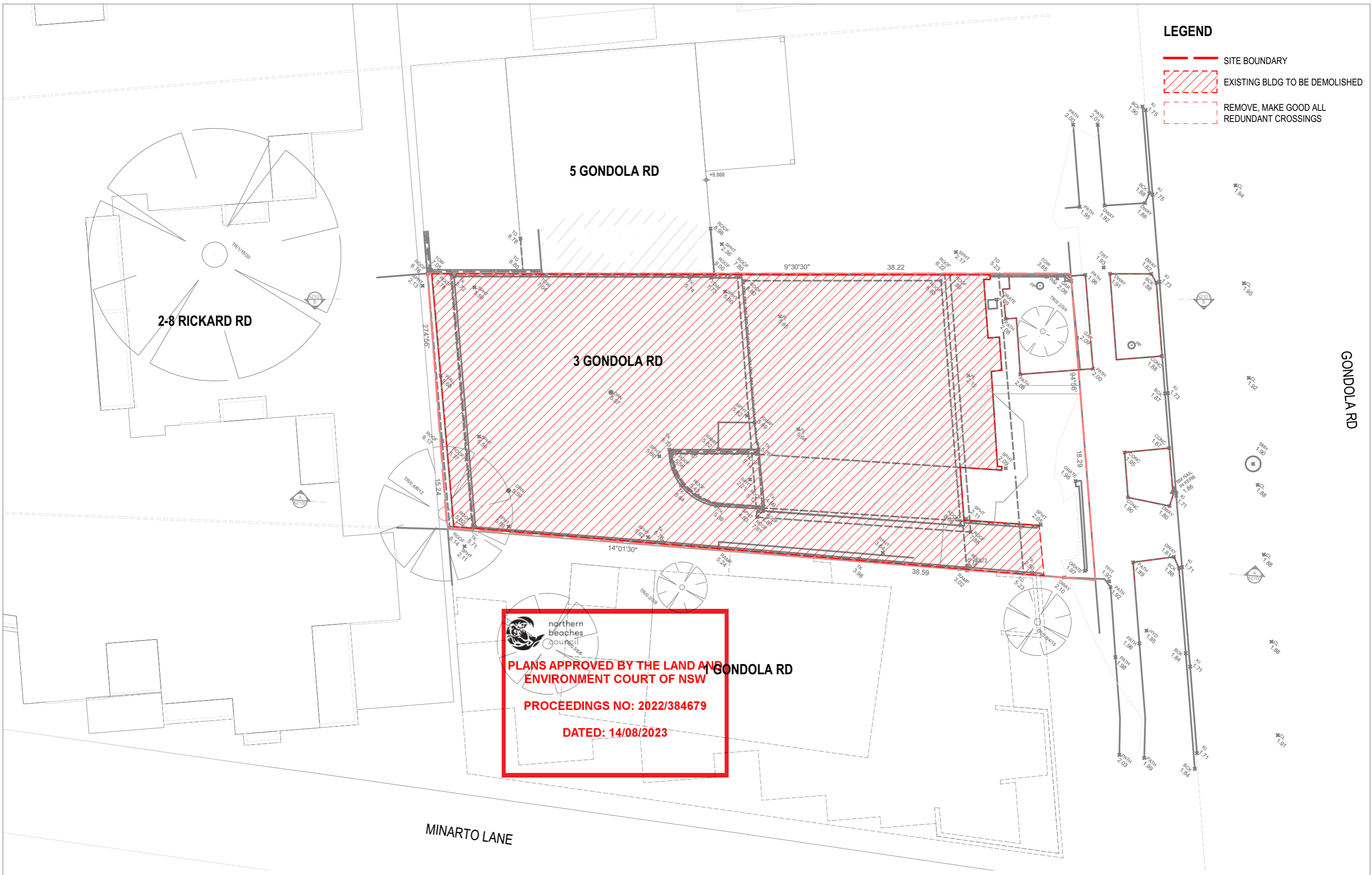
AMENDMENTS			
REV.	DESCRIPTION	BY	DATE
E	S34	J.E	22.06.2023
F	S34	S.K	03.07.2023
G	S34	J.E	04.07.2023

MULTI RESIDENTIAL DEVELOPMENT PROJECT
3 Gondola Rd North Narrabeen NSW
2101 Australia
PROJECT NO.
22/14

DRAWING: COVER PAGE			
DRAWN BY	SCALE:	DRAWING NO.:	ISSUE:
J.E	@A3	A0000	G
CHECKED BY			
D.M			

LEGEND

-  SITE BOUNDARY
-  EXISTING BLDG TO BE DEMOLISHED
-  REMOVE, MAKE GOOD ALL REDUNDANT CROSSINGS





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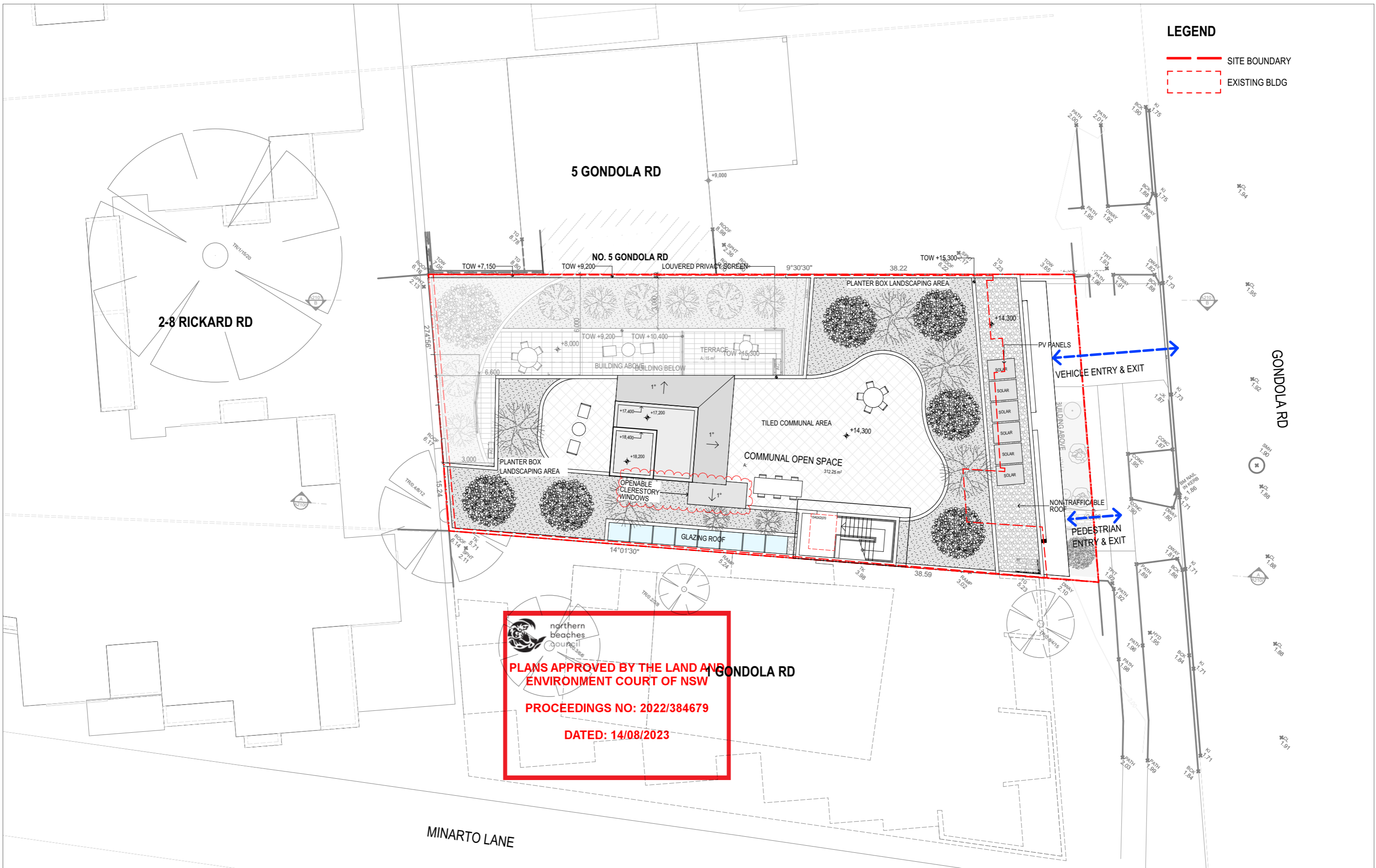


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DRAWING: DEMOLITION PLAN			
DRAWN BY J.E	SCALE: 1:200@A3	DRAWING NO.: A0003	ISSUE: A
CHECKED BY D.M			

LEGEND

- SITE BOUNDARY
- EXISTING BLDG





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D	S34	J.E	13.06.2023
E	S34	J.E	22.06.2023
F	S34	S.K	03.07.2023



PROJECT NORTH

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DRAWING: SITE PLAN

DRAWN BY
 J.E

CHECKED BY
 D.M

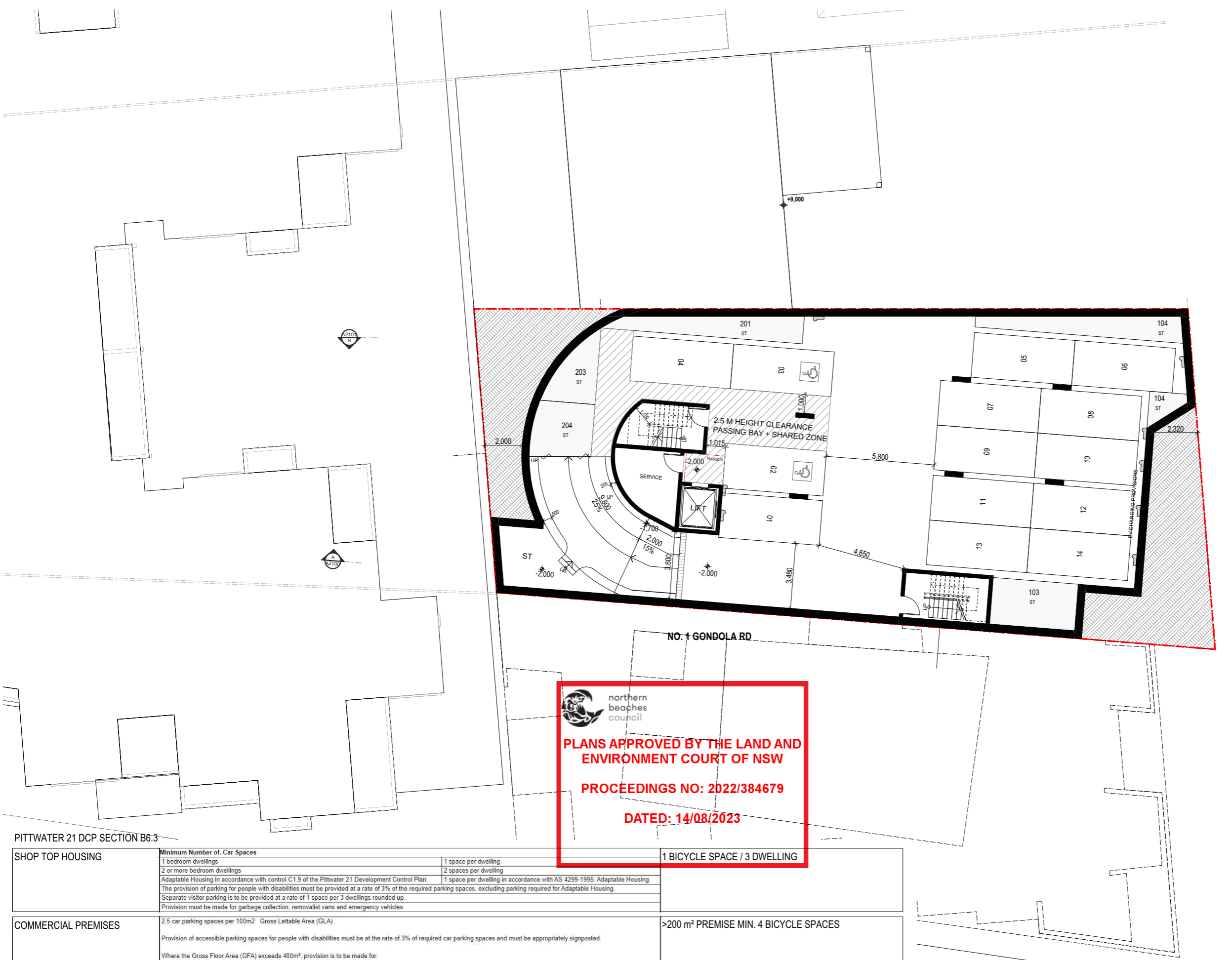
SCALE:
 1:200@A3


DRAWING NO.:
A1000

ISSUE:
F

LEGEND

- SITE BOUNDARY
- EXISTING BLDG
- BASEMENT LINE
- BLDG ABOVE







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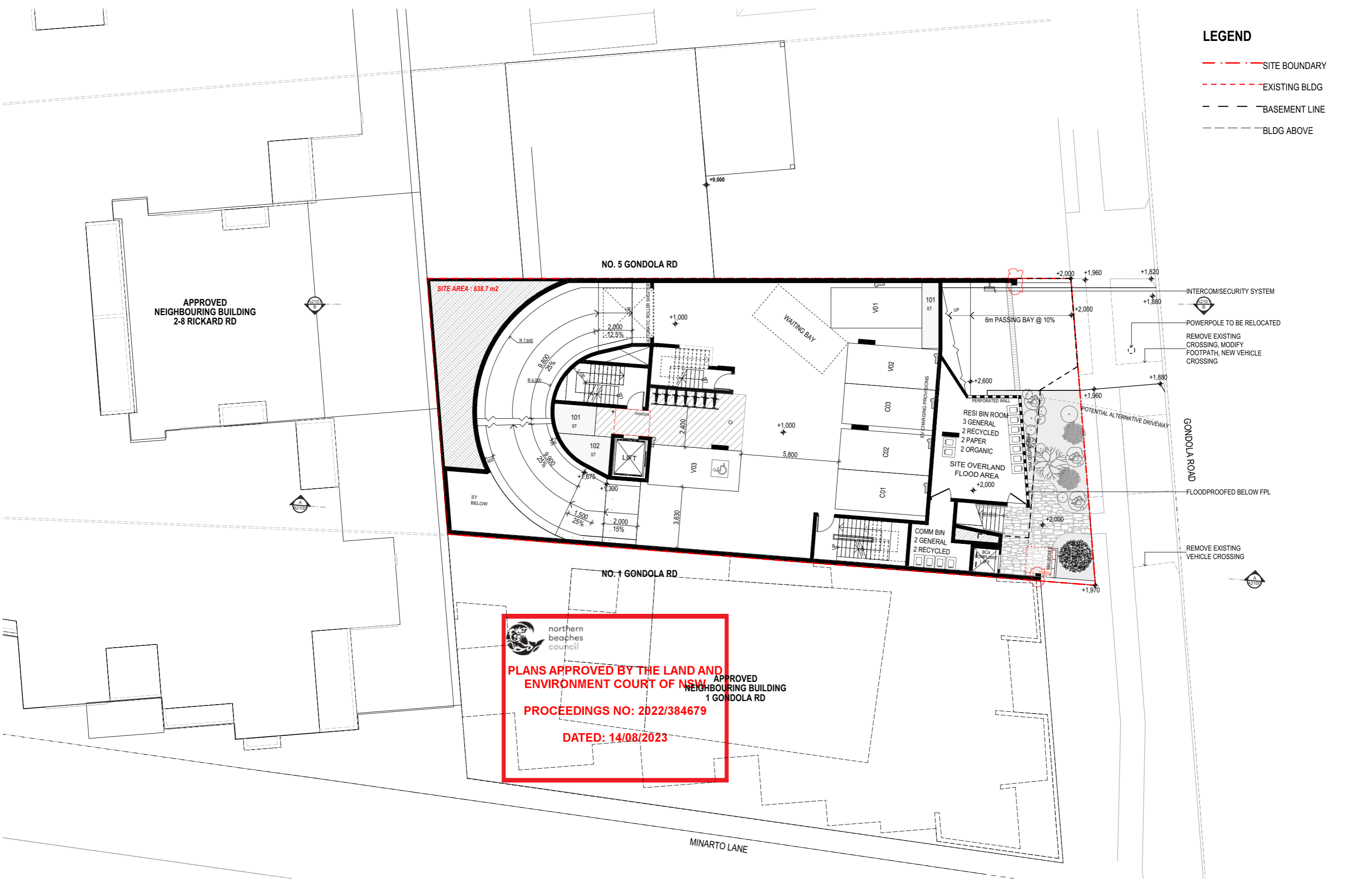
PITTWATER 21 DCP SECTION B6.3

SHOP TOP HOUSING	Minimum Number of Car Spaces		1 BICYCLE SPACE / 3 DWELLING
	1 bedroom dwellings	1 space per dwelling	
	2 or more bedroom dwellings	2 spaces per dwelling	
	Adaptable Housing in accordance with control C1.9 of the Pittwater 21 Development Control Plan.		
	The provision of parking for people with disabilities must be provided at a rate of 3% of the required parking spaces, excluding parking required for Adaptable Housing.		
Separate visitor parking is to be provided at a rate of 1 space per 3 dwellings rounded up.			
Provision must be made for garbage collection, removalist vans and emergency vehicles.			
COMMERCIAL PREMISES	2.5 car parking spaces per 100m ² Gross Lettable Area (GLA)		>200 m² PREMISE MIN. 4 BICYCLE SPACES
	Provision of accessible parking spaces for people with disabilities must be at the rate of 3% of required car parking spaces and must be appropriately signposted.		
	Where the Gross Floor Area (GFA) exceeds 400m ² , provision is to be made for: Delivery vehicles at 1 space per 4000m ² GFA or 1 space whichever is greater; Courier parking at 1 space per 1000m ² GFA or 1 space, whichever is greater.		

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			REV.	DESCRIPTION	BY	DATE																				
C	S34	J.E	31.05.2023																							
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E	S34	J.E	22.06.2023																							
0 1 2 3 4 5 6 7 8 9 10																										

LEGEND

- SITE BOUNDARY
- EXISTING BLDG
- BASEMENT LINE
- BLDG ABOVE



APPROVED NEIGHBOURING BUILDING 2-8 RICKARD RD

SITE AREA : 638.7 m²

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 APPROVED NEIGHBOURING BUILDING 1 GONDOLA RD
PROCEEDINGS NO: 2022/384679
DATED: 14/08/2023

- INTERCOM/SECURITY SYSTEM
- POWERPOLE TO BE RELOCATED
- REMOVE EXISTING CROSSING, MODIFY FOOTPATH, NEW VEHICLE CROSSING
- POTENTIAL ALTERNATIVE DRIVEWAY
- GONDOLA ROAD
- FLOODPROOFED BELOW FPL
- REMOVE EXISTING VEHICLE CROSSING



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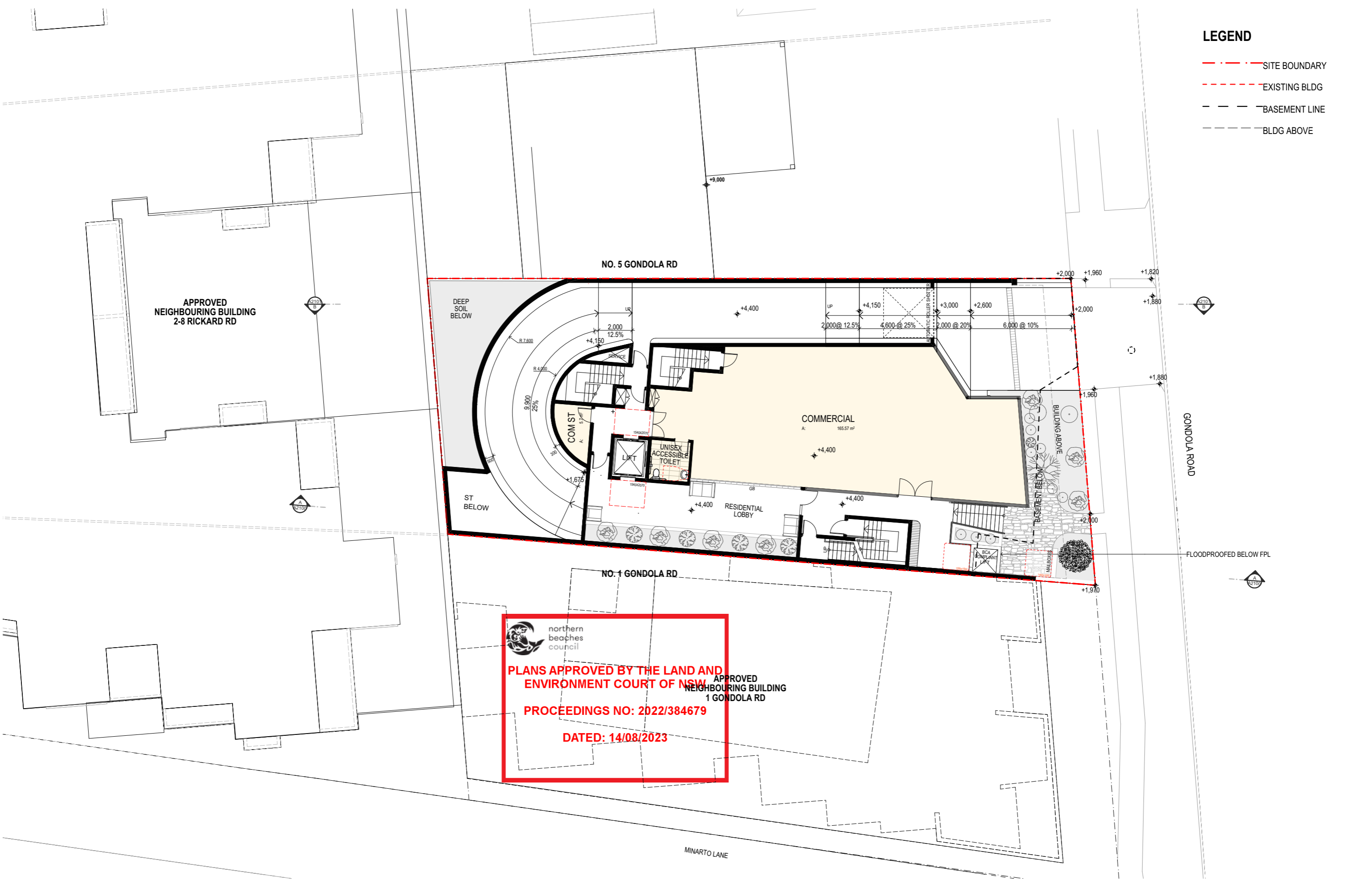
PROJECT NORTH

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 3 Gondola Rd North Narrabeen NSW
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DRAWING: LOWER GROUND FLOOR			
DRAWN BY J.E	SCALE: 1:200@A3	DRAWING NO.: A1002	ISSUE: F
CHECKED BY D.M			

LEGEND

- - - SITE BOUNDARY
- - - EXISTING BLDG
- - - BASEMENT LINE
- - - BLDG ABOVE





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DRAWING: UPPER GROUND FLOOR

DRAWN BY J.E	SCALE: 1:200@A3	DRAWING NO.: A1003	ISSUE: E
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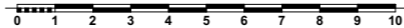
SEE A3005 FOR NATURAL VENTILATION
 SEE A4000 SERIES FOR SOLAR



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4/3 THE POSTERN
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DRAWING: FIRST FLOOR PLAN			
DRAWN BY J.E	SCALE: 1:200@A3	DRAWING NO.: A1004	ISSUE: E
CHECKED BY D.M			

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APPROVED NEIGHBOURING BUILDING 1 GONDOLA RD
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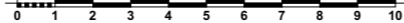
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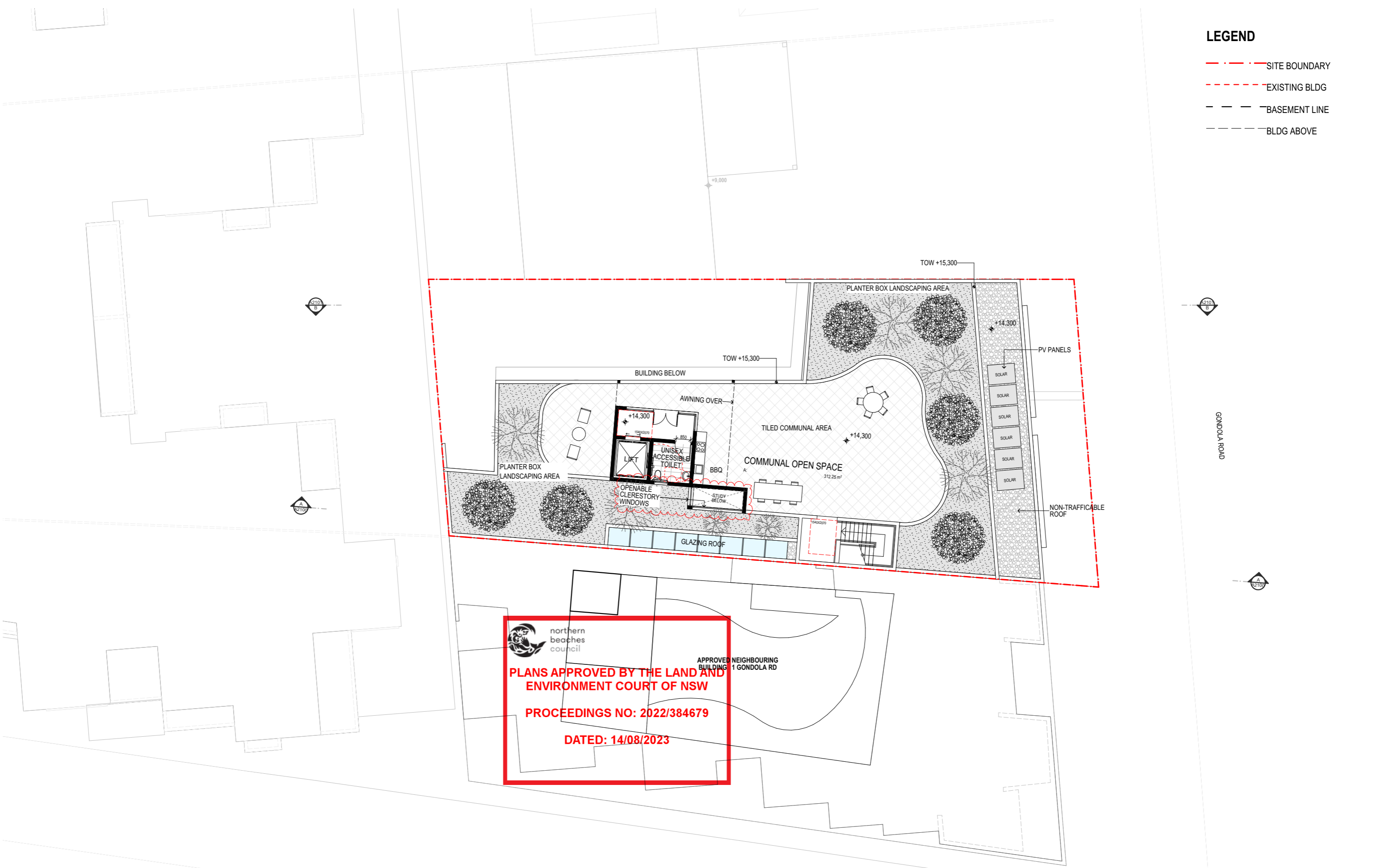


PROJECT NORTH
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DRAWING: SECOND FLOOR PLAN			
DRAWN BY J.E	SCALE: 1:200@A3	DRAWING NO.: A1005	ISSUE: G
CHECKED BY D.M			

LEGEND

- SITE BOUNDARY
- EXISTING BLDG
- BASEMENT LINE
- BLDG ABOVE



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APPROVED NEIGHBOURING BUILDING 1 GONDOLA RD

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3 Gondola Rd North Narrabeen NSW
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DRAWING: ROOF TERRACE/COS PLAN			
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J.E	1:200@A3	A1006	F
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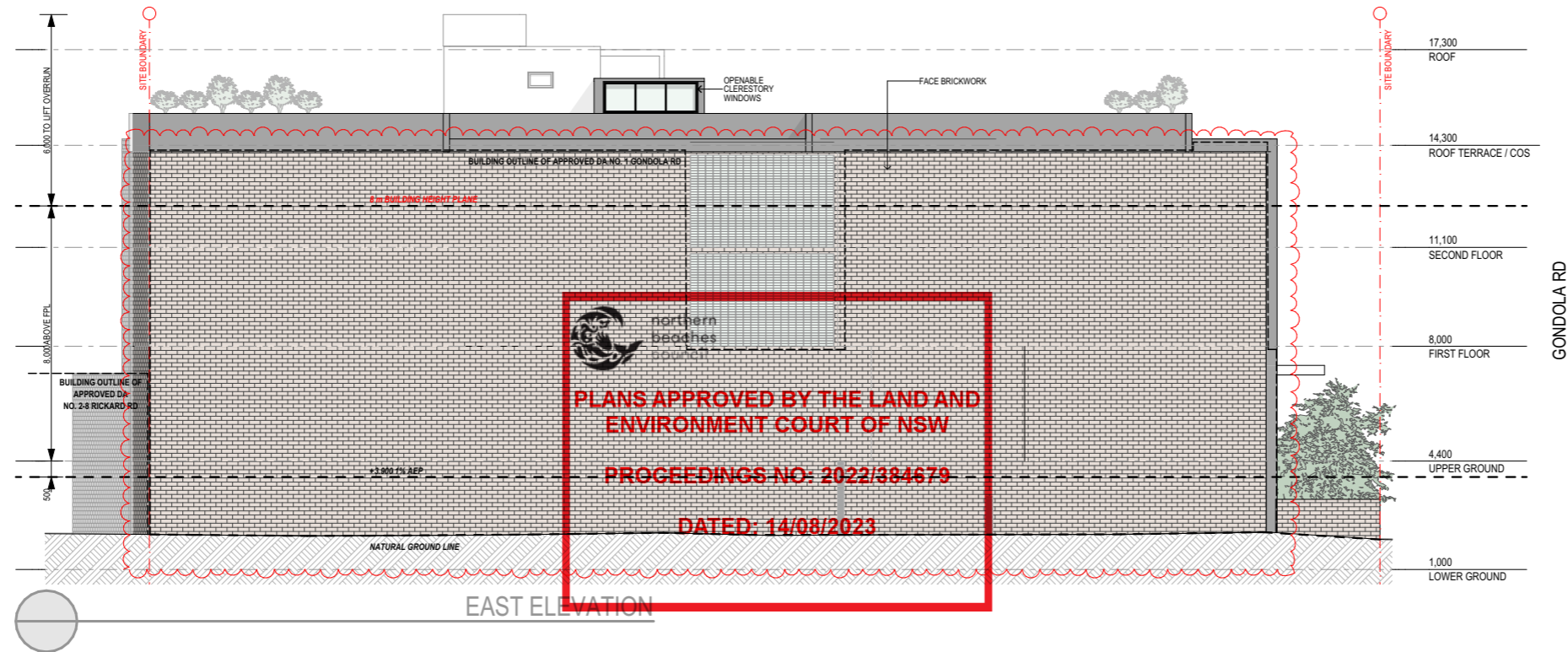
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DRAWING: ROOF PLAN			
DRAWN BY	SCALE:	DRAWING NO.:	ISSUE:
J.E	1:200@A3	A1007	F
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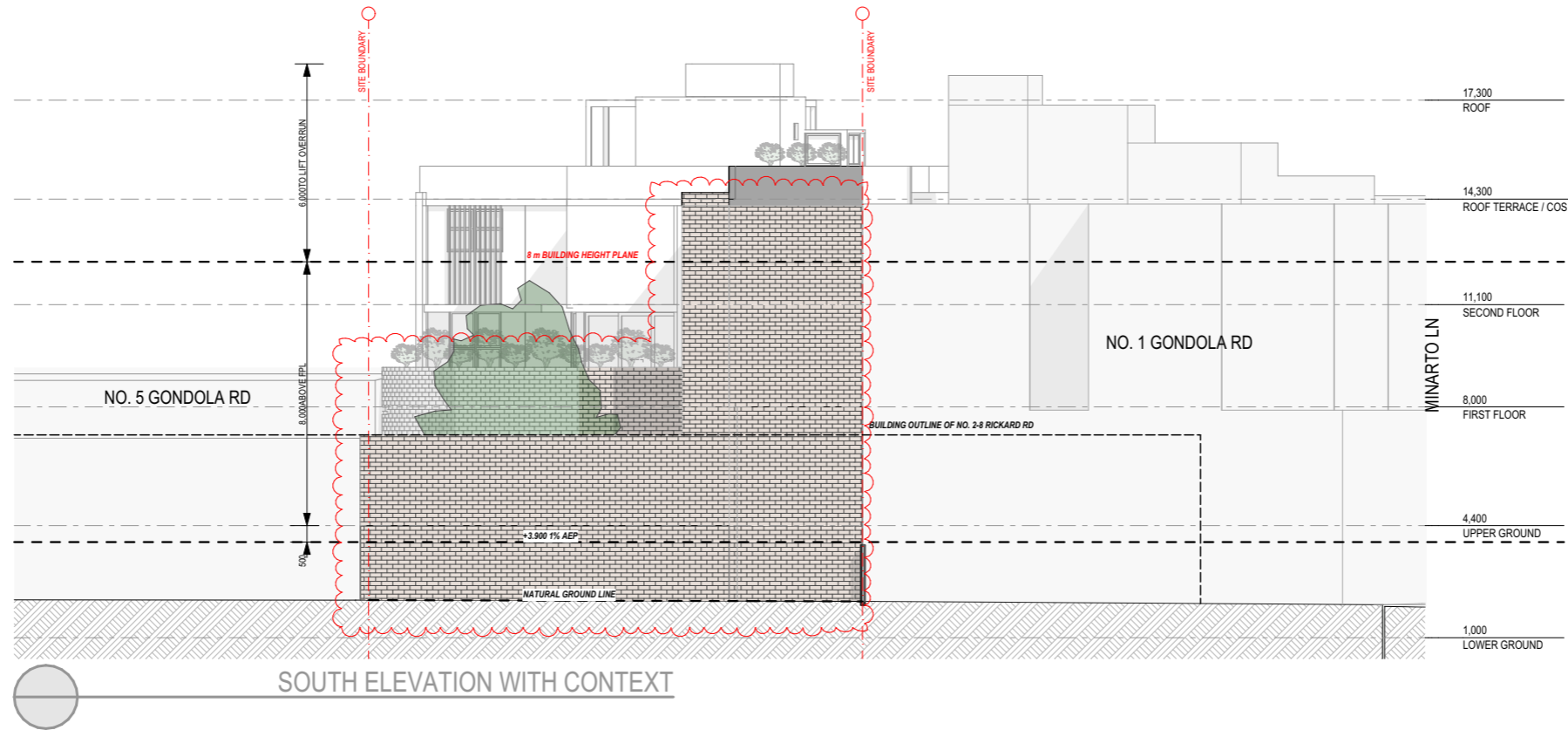
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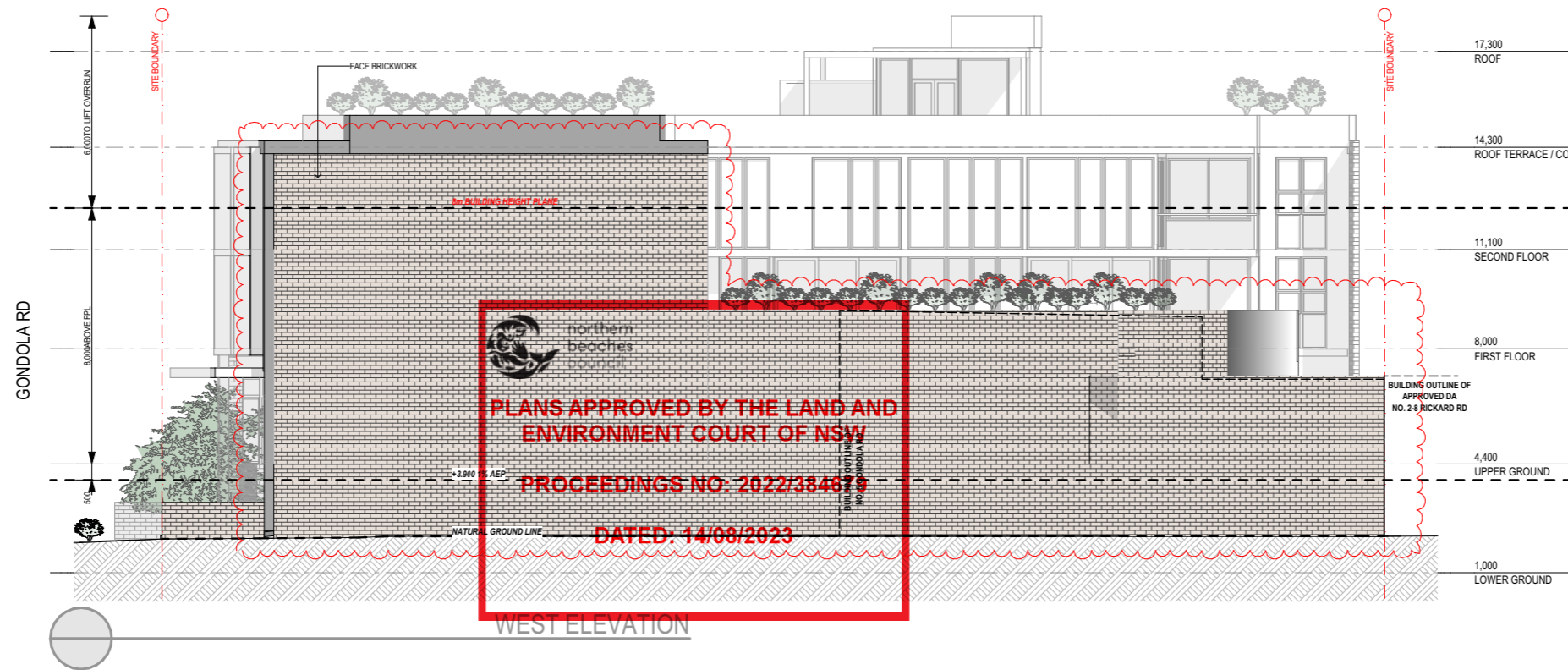
DRAWING: STREET + EAST ELEVATIONS			
DRAWN BY	SCALE:	DRAWING NO.:	ISSUE:
J.E	1:200@A3	A2000	F
CHECKED BY			
D.M			

LEGEND

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- - - - - EXISTING BLDG



SOUTH ELEVATION WITH CONTEXT





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PROCEEDINGS NO. 2022/384679
DATED: 14/08/2023

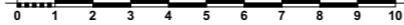
WEST ELEVATION



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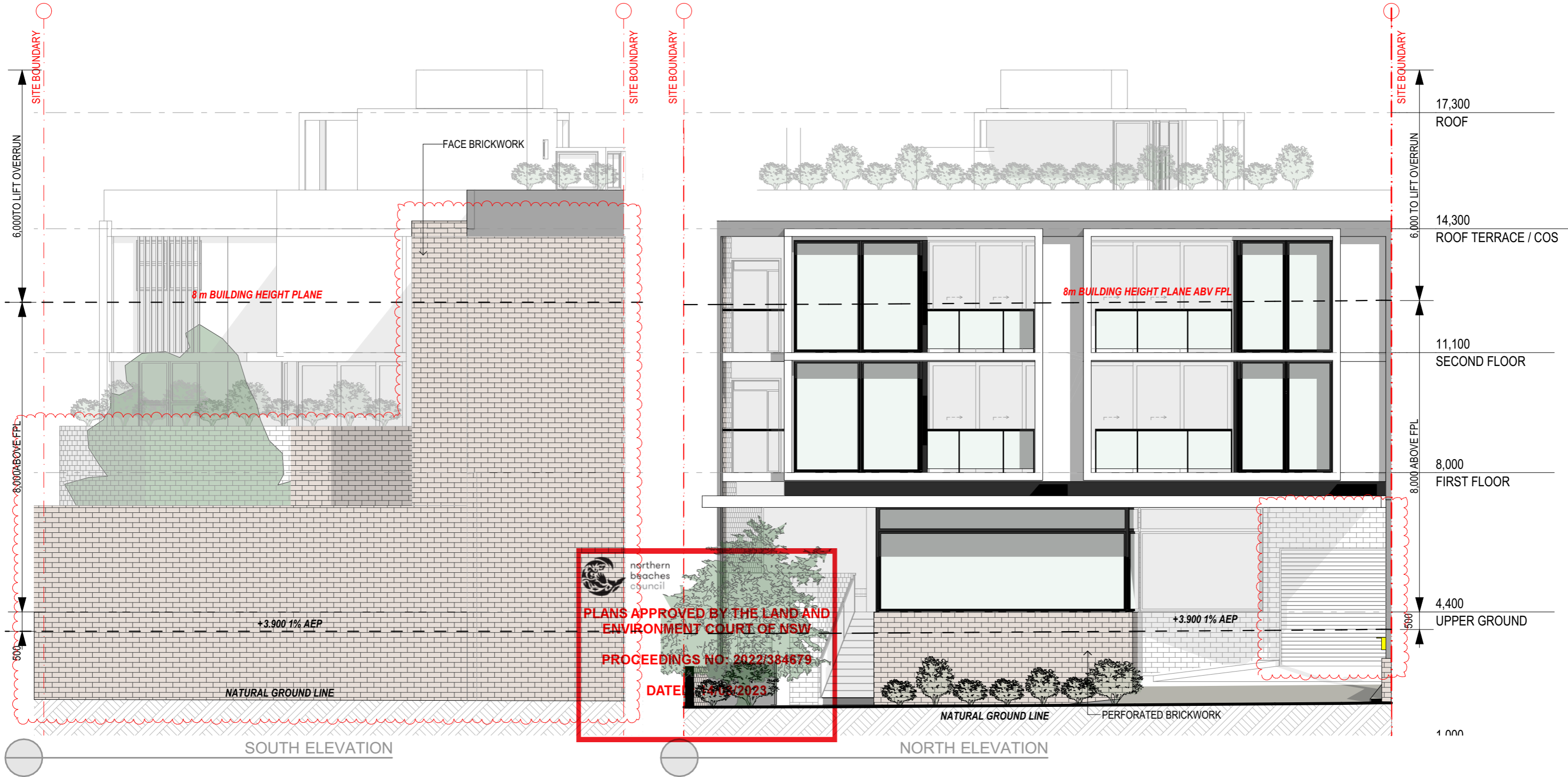
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DRAWING: SOUTH + WEST ELEVATIONS			
DRAWN BY	SCALE:	DRAWING NO.:	ISSUE:
J.E	1:200@A3	A2001	G
CHECKED BY			
D.M			

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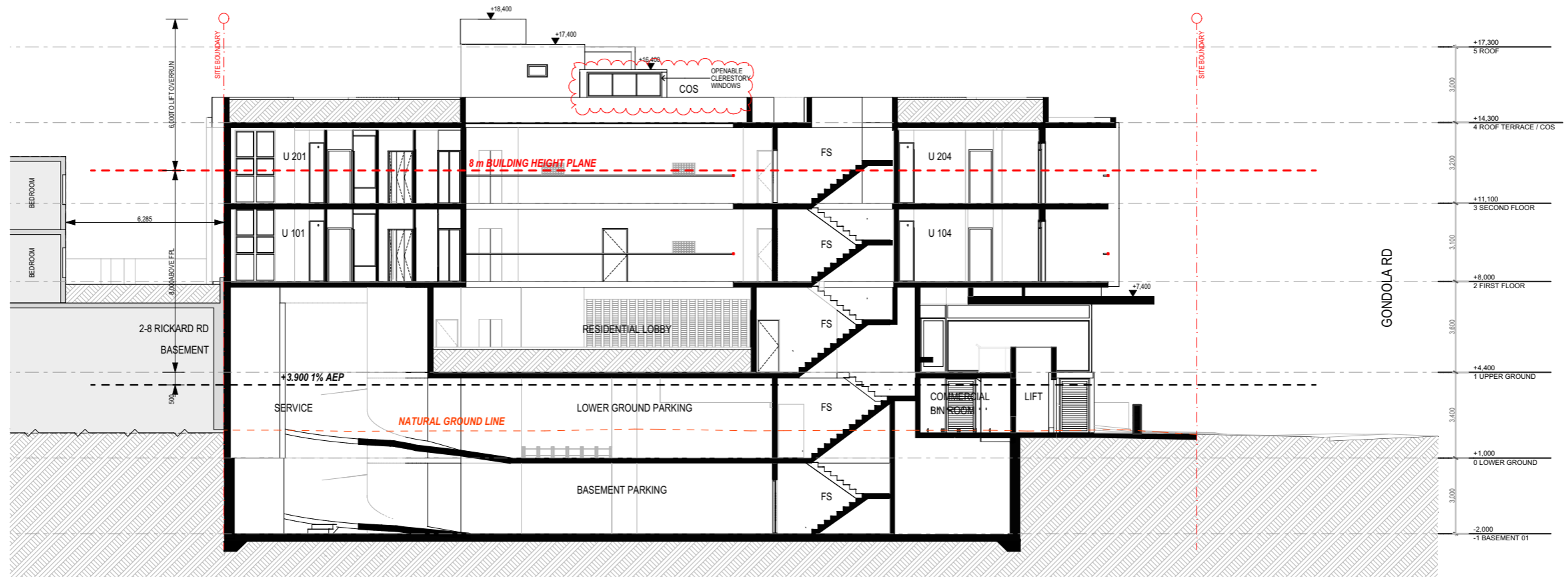
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AMENDMENTS			
REV.	DESCRIPTION	BY	DATE
E	S34	J.E	22.06.2023
F	S34	S.K	03.07.2023
G	S34	J.E	04.07.2023

MULTI RESIDENTIAL DEVELOPMENT PROJECT
 3 Gondola Rd North Narrabeen NSW
 2101 Australia
 PROJECT NO.
 22/14

DRAWING: NORTH + SOUTH ELEVATIONS			
DRAWN BY	SCALE:	DRAWING NO.:	ISSUE:
J.E	1:100@A3	A2002	G
CHECKED BY			
D.M			



SECTION A



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/384679

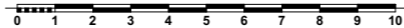
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info@mainternational.com.au

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ACN 091107201



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AMENDMENTS			
REV.	DESCRIPTION	BY	DATE
D	S34	J.E	13.06.2023
E	S34	J.E	22.06.2023
F	S34	S.K	03.07.2023

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PROJECT
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2101 Australia
PROJECT NO.
22/14

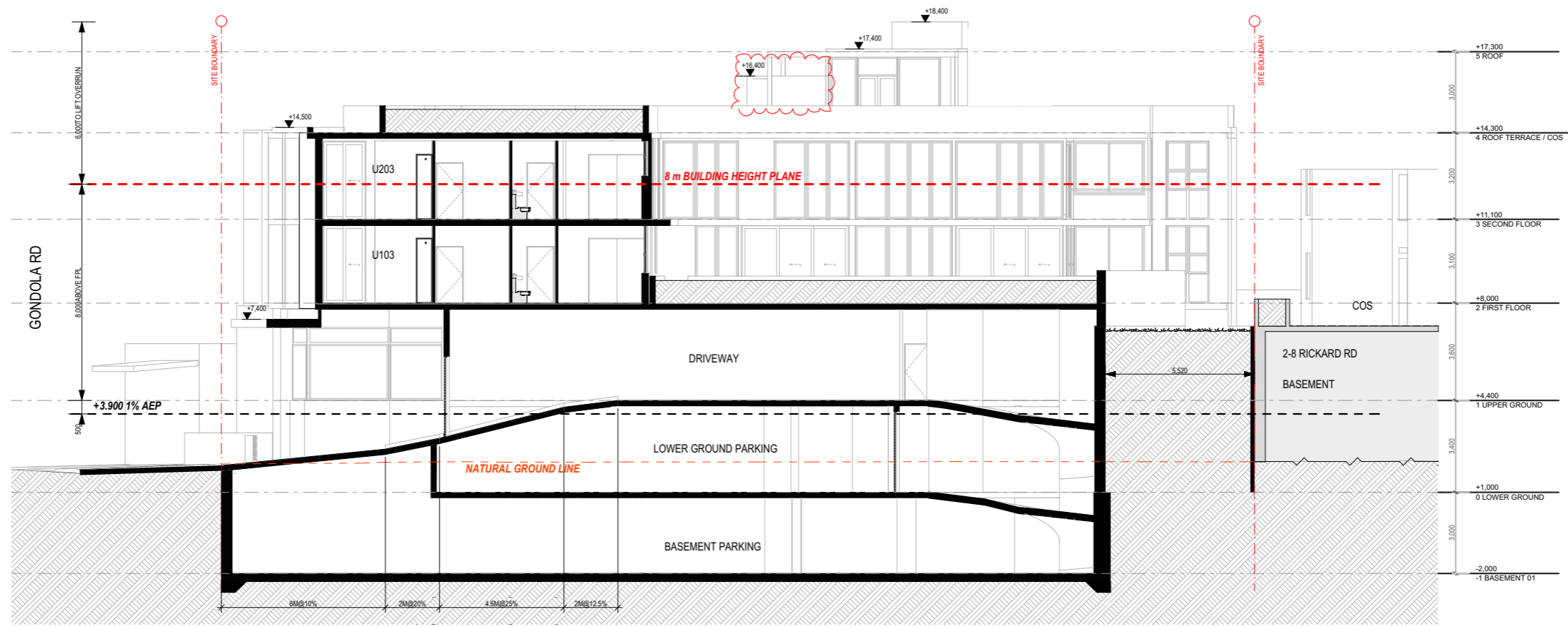
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SECTION A

DRAWN BY
J.E
CHECKED BY
D.M

SCALE:
1:200@A3

DRAWING NO.:
A2100

ISSUE:
F



SECTION B



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/384679

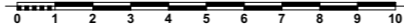
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info@mainternational.com.au

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REV.	DESCRIPTION	BY	DATE
E	S34	J.E	22.06.2023
F	S34	S.K	03.07.2023
G	S34	J.E	04.07.2023

MULTI RESIDENTIAL DEVELOPMENT
PROJECT
3 Gondola Rd North Narrabeen NSW
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PROJECT NO.
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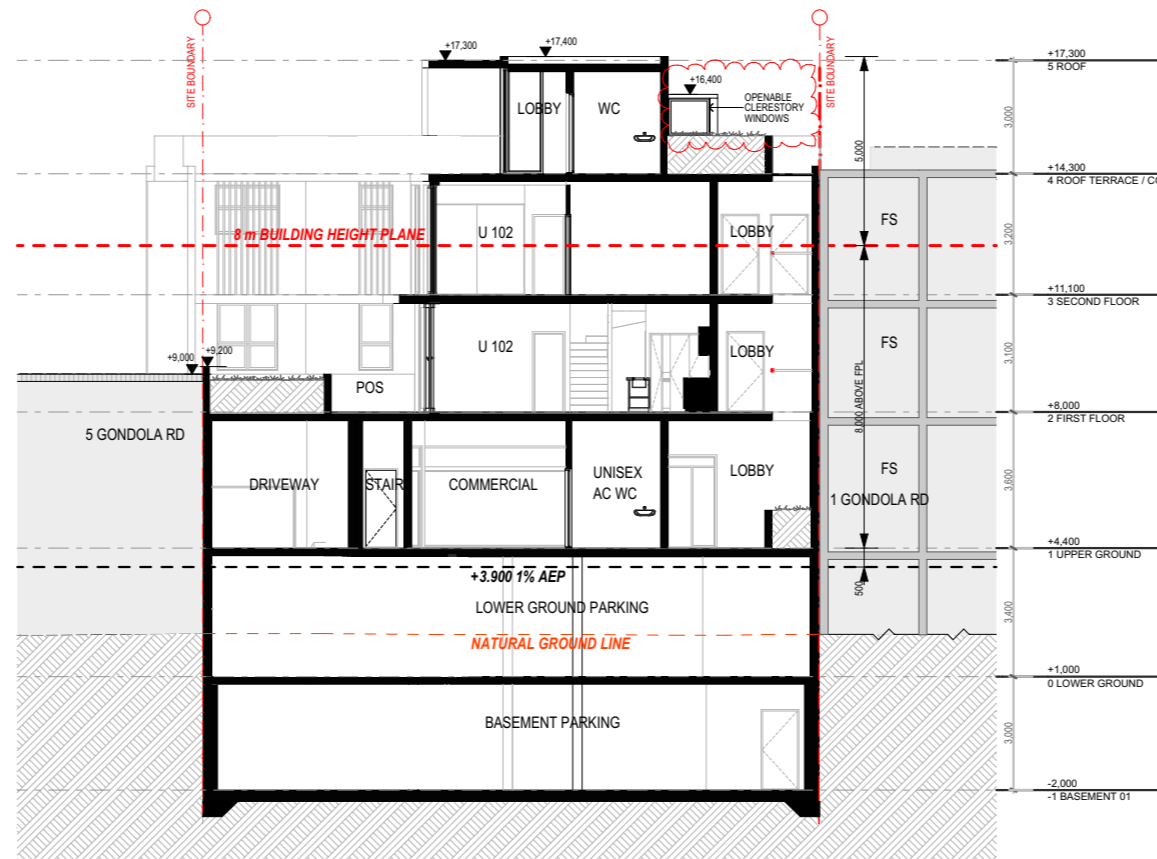
DRAWING:
SECTION B

DRAWN BY
J.E
CHECKED BY
D.M

SCALE:
1:200@A3

DRAWING NO.:
A2101

ISSUE:
G



SECTION C


 northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/384679
DATED: 14/08/2023



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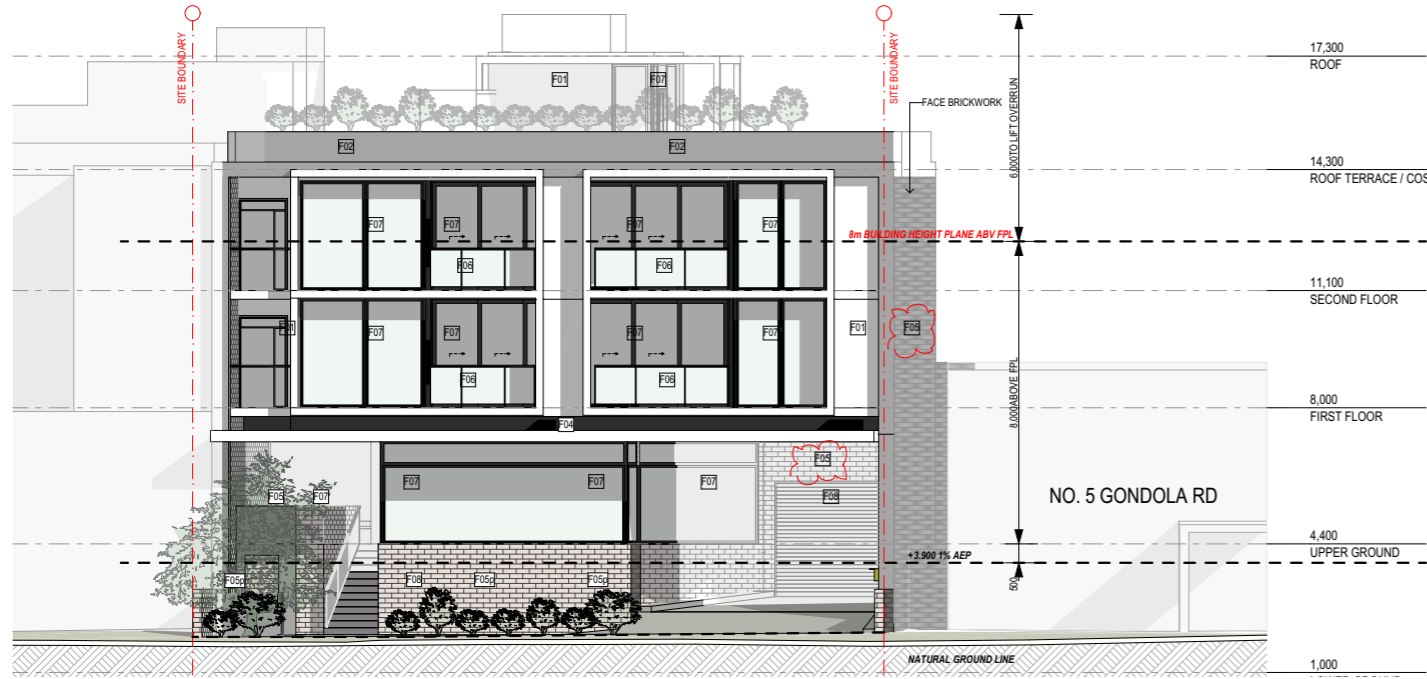
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 Castlecrag NSW 2068
 Phone: (02) 9967 9966
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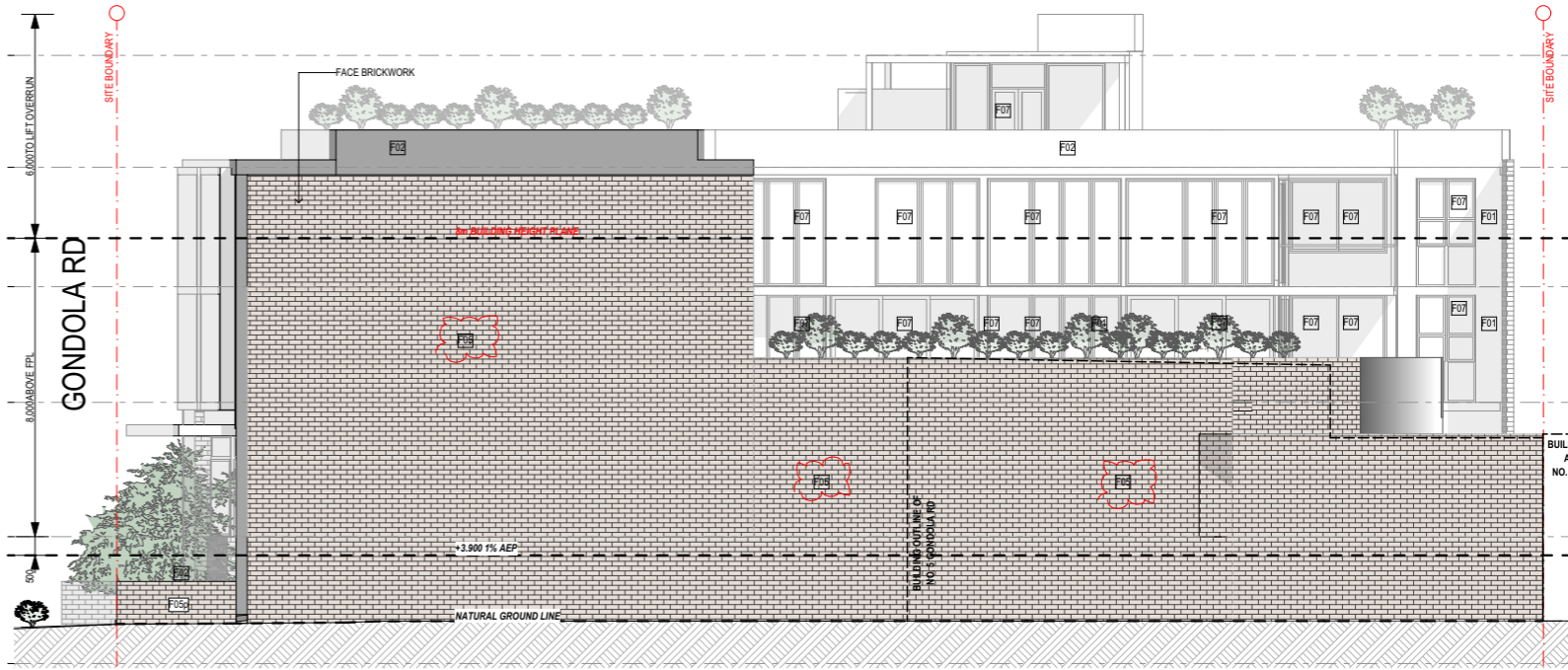
AMENDMENTS			
REV.	DESCRIPTION	BY	DATE
D	S34	J.E	13.06.2023
E	S34	J.E	22.06.2023
F	S34	S.K	03.07.2023

MULTI RESIDENTIAL DEVELOPMENT
 PROJECT
3 Gondola Rd North Narrabeen NSW
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22/14

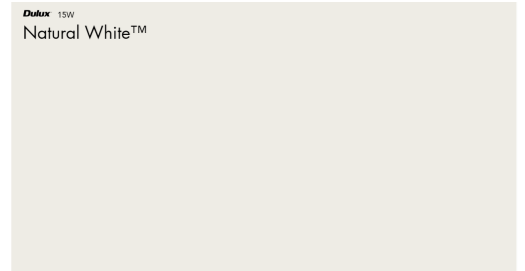
DRAWING: SECTION C			
DRAWN BY	SCALE:	DRAWING NO.:	ISSUE:
J.E	1:200@A3	A2102	F
CHECKED BY			
D.M			



NORTH (STREET) ELEVATION



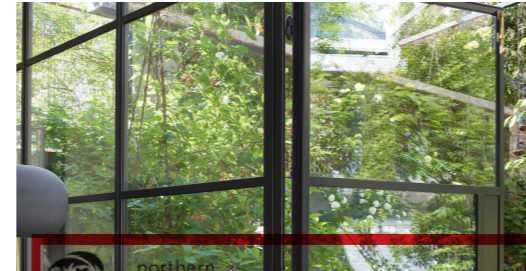
WEST ELEVATION



F01 : RENDERED PAINTED WALL WITH WHITE SHADE FINISH
EQ. DULUX ACRATEX NATURAL WHITE



F05 : BRICK WALL EQ. BOWRAL 50 SIMMENTAL SILVER
F05p : PERFORATED BRICK WALL

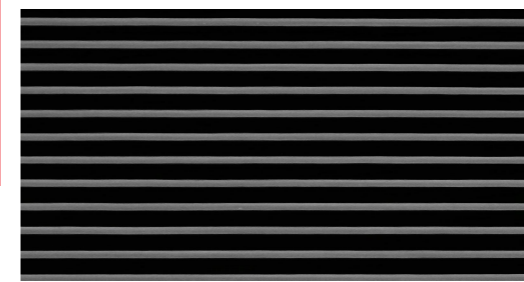


F07 : CLEAR GLASS WITH POWDERCOATED ALUM. FRAME
EQ. DULUX COLORBOND MONUMENT

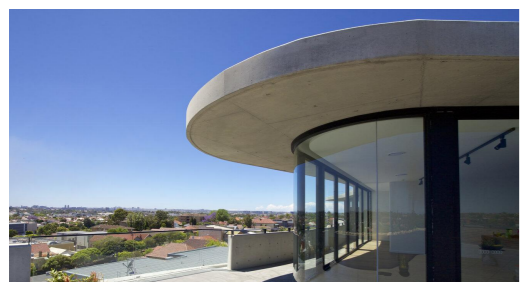
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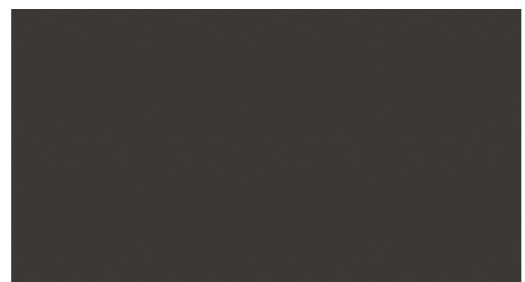
F06 : CLEAR GLAZED POWDERCOATED METAL BALUSTRADE
EQ. DULUX COLORBOND MONUMENT



F08 : METAL SHUTTER / PERGOLA POWDERCOATED
EQ. DULUX COLORBOND MONUMENT



F02 : OFF-FORM CONCRETE WITH WHITE SKIM COAT FINISH



F04 : FC SHEET WITH DARK CHARCOAL PAINT FINISH
EQ. DULUX COLORBOND MONUMENT



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Phone: (02) 9967 9966
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Nominated Architect No.6033
ABN 76 091 107 201
ACN 091107201

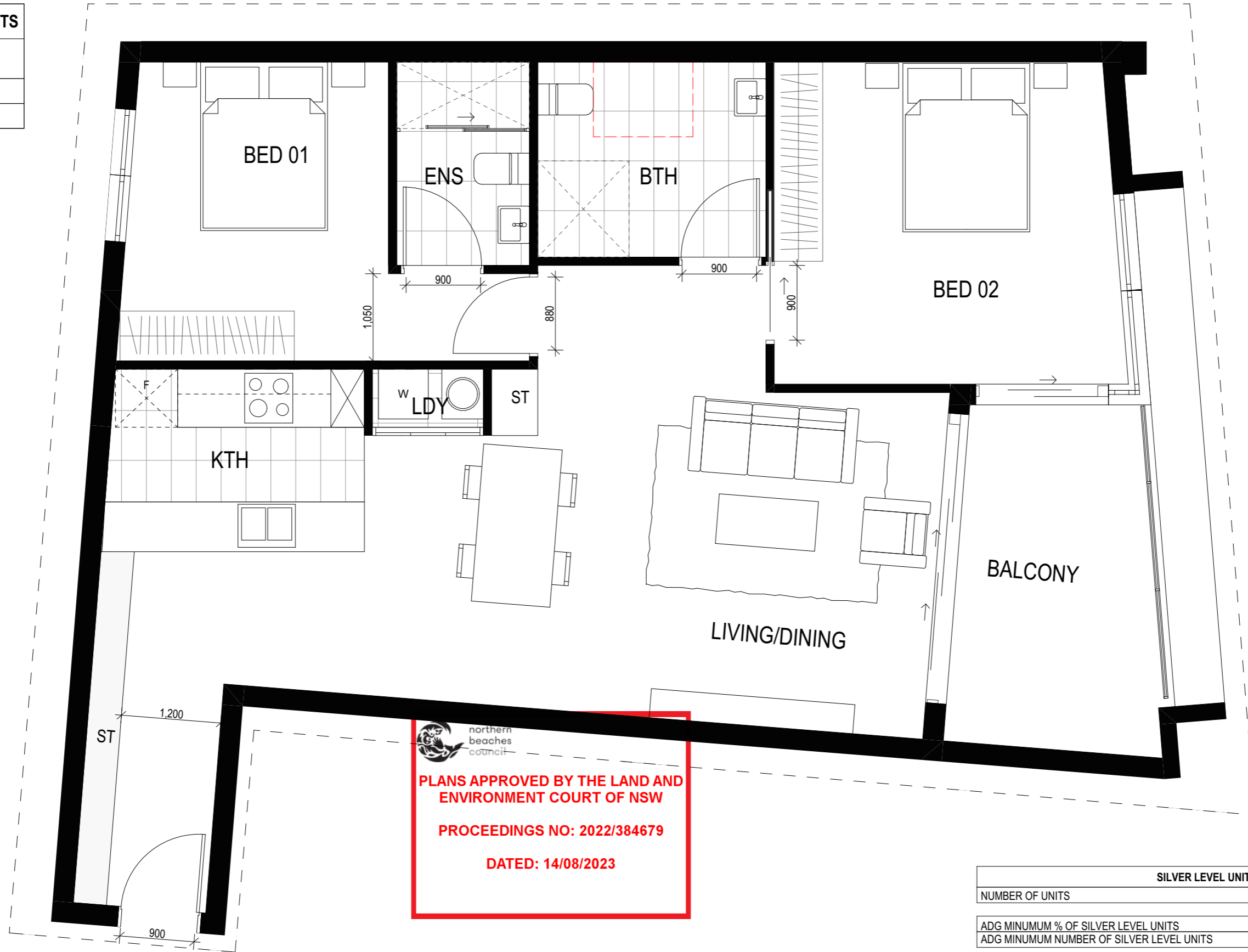
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REV.	DESCRIPTION	BY	DATE
E	S34	J.E	22.06.2023
F	S34	S.K	03.07.2023
G	S34	J.E	04.07.2023

PROJECT NORTH
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PROJECT
3 Gondola Rd North Narrabeen NSW
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PROJECT NO.
22/14

DRAWING: FINISHES SCHEDULE			
DRAWN BY	SCALE:	DRAWING NO.:	ISSUE:
J.E	@A3	A3006	G
CHECKED BY			
D.M			

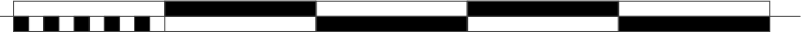
LHD SILVER LEVEL UNITS	
UNIT No.	
U103 (s) (a)	
U203 (s) (a)	





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PROCEEDINGS NO: 2022/384679
DATED: 14/08/2023

SILVER LEVEL UNIT LAYOUTS	
NUMBER OF UNITS	7
ADG MINIMUM % OF SILVER LEVEL UNITS	20%
ADG MINIMUM NUMBER OF SILVER LEVEL UNITS	1.2
PROPOSED % OF SILVER LEVEL UNITS	29%
PROPOSED NUMBER OF SILVER LEVEL UNITS	2



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4/3 THE POSTERN
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 Phone: (02) 9967 9966
 Fax: (02) 9967 9977
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REV.	DESCRIPTION	BY	DATE
B	S34	J.E	12.05.2023
C	S34	J.E	13.06.2023
D	S34	J.E	22.06.2023

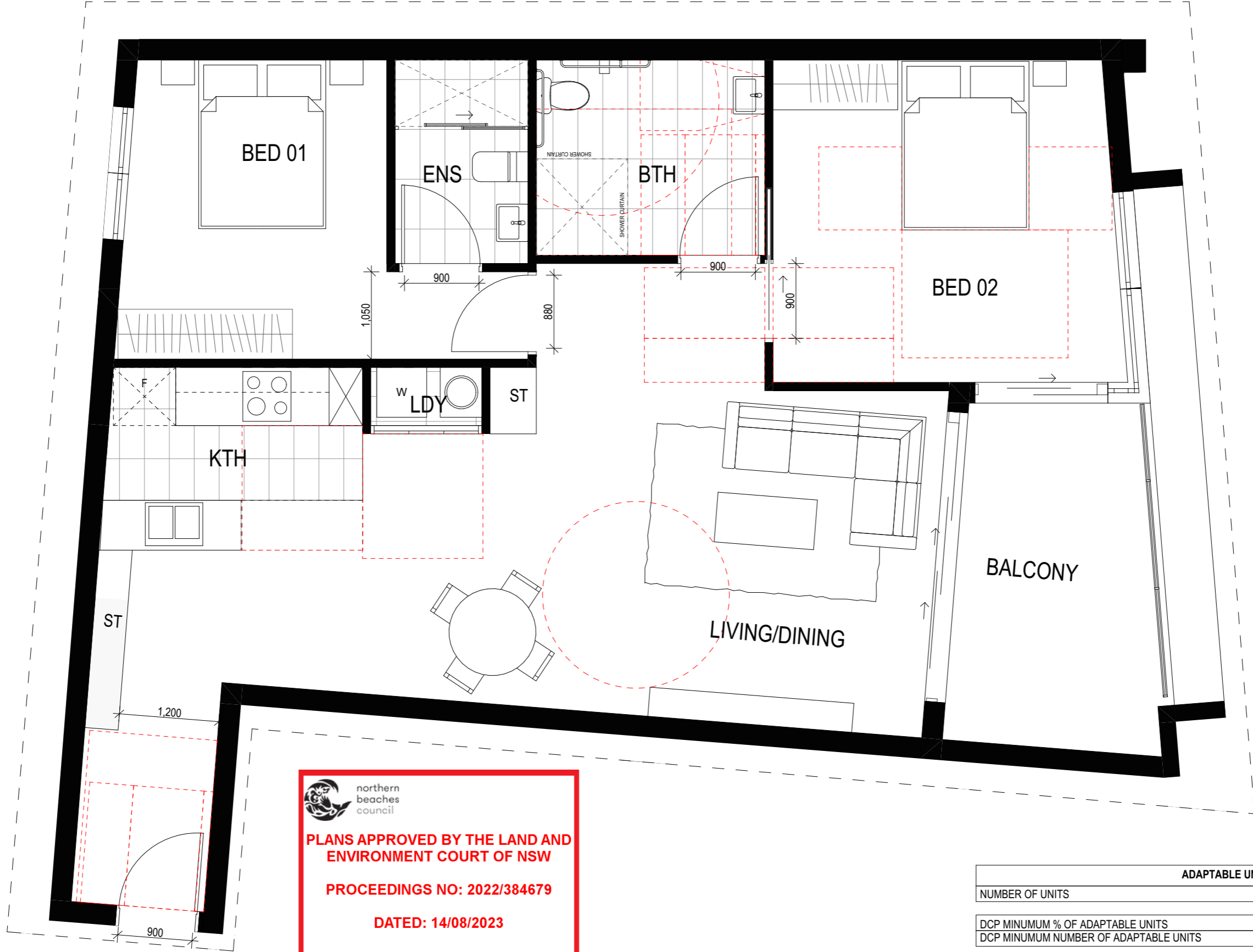


PROJECT NORTH

MULTI RESIDENTIAL DEVELOPMENT
 PROJECT
 3 Gondola Rd North Narrabeen NSW
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 PROJECT NO.
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DRAWING: PRE-ADAPTABLE (SILVER)			
DRAWN BY J.E	SCALE: 1:50@A3	DRAWING NO.: A3007	ISSUE: D
CHECKED BY D.M			

ADAPTABLE UNITS	
UNIT No.	
U103 (s) (a)	
U203 (s) (a)	




northern beaches council
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PROCEEDINGS NO: 2022/384679
DATED: 14/08/2023

ADAPTABLE UNITS	
NUMBER OF UNITS	7
DCP MINIMUM % OF ADAPTABLE UNITS	20%
DCP MINIMUM NUMBER OF ADAPTABLE UNITS	1.4
PROPOSED % OF ADAPTABLE UNITS	29%
PROPOSED NUMBER OF ADAPTABLE UNITS	2



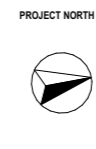
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4/3 THE POSTERN
 Castlereag NSW 2068
 Phone: (02) 9967 9966
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C	S34	J.E	13.06.2023
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DRAWING: POST-ADAPTABLE LAYOUT			
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CHECKED BY D.M			