

LEGEND

- SITE BOUNDARY
- EXISTING BLDG



mackenzie architects
international

Pacific Hwy, Gordon 2072
Phone: (02) 9967 9966
Fax: (02) 9967 9977
info@maininternational.com.au
www.maininternational.com.au

Nominated Architect No.6033
ABN 78 091 101 201
ACN 091107201

STATUS:
#Project Status

LEGEND:
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

COPYRIGHT:
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.

AMENDMENTS		DATE
A	STATUS	18/05/2022

PROJECT NORTH

PROJECT
Development Application
3 GONDOLA RD
NORTH NARRABEEN
NSW 2101, AUSTRALIA

DRAWING:
SITE PLAN

SCALE:
1:200@A3

Copyright Mackenzie Architects International. All rights reserved

DRAWING NO.:
A1000

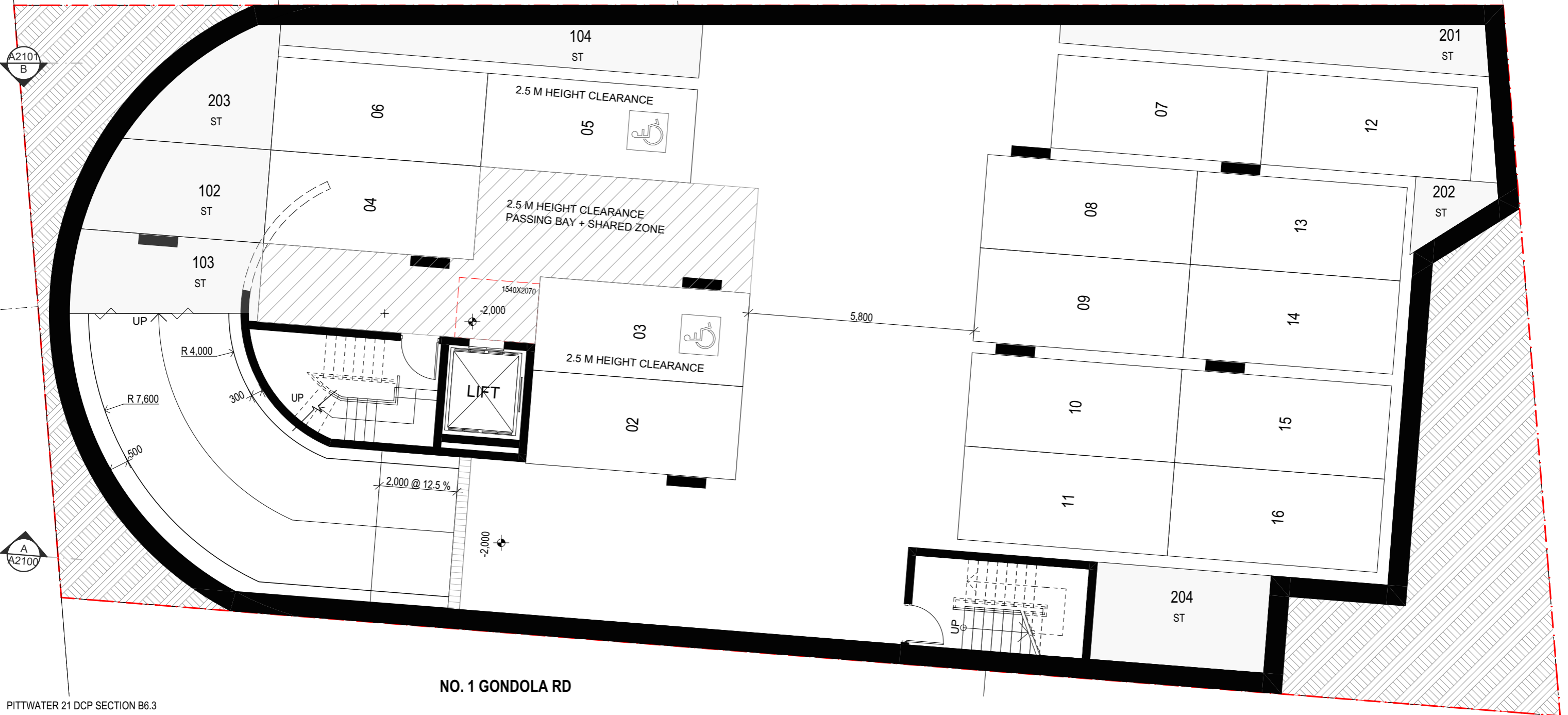
ISSUE:
A

LEGEND

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

NO. 5 GONDOLA RD

NO. 1 GONDOLA RD



PITTWATER 21 DCP SECTION B6.3

SHOP TOP HOUSING	Minimum Number of Car Spaces		1 BICYCLE RACK / 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.		
	1 space per dwelling in accordance with AS 4299-1995: Adaptable Housing.		
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 m ² PREMISE MIN. 4 BICYCLE RACKS
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 400m ² GFA or 1 space whichever is greater; Courier parking at 1 space per 1000m ² GFA or 1 space, whichever is greater.			

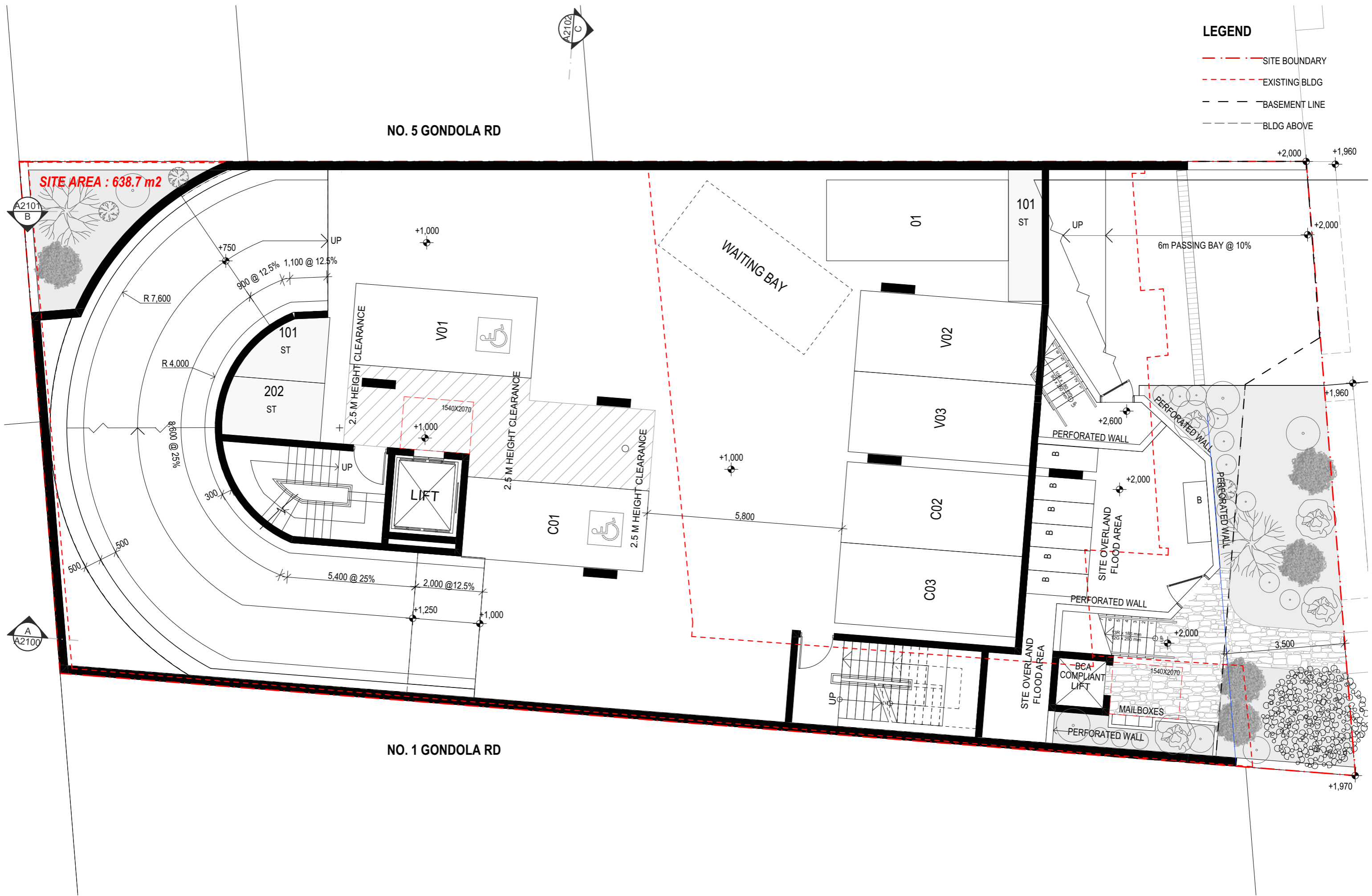
RESI CAR SPACE CALCULATION	
6 UNITS @ 2 BEDROOM	12
2 ADAPTABLE UNITS @ 2 CARS	4
ACCESSIBLE SPACE	0.4
VISITOR SPACE	2.6
TOTAL RESIDENTIAL CAR	19
TOTAL BICYCLE RACK	2.7 ~ 3

COMM CAR CALCULATION	
119 m ² (INCL. ACCESSIBLE SPACE)	2.9
TOTAL COMM CAR	3.4 ~ 3
TOTAL BICYCLE RACK	4

	mackenzie architects international Pacific Hwy, Gordon 2072 Phone: (02) 9967 9966 Fax: (02) 9967 9977 info@maininternational.com.au www.maininternational.com.au	STATUS: #Project Status LEGEND: DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK COPYRIGHT: 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.	AMENDMENTS <table border="1"> <tr> <th>REV</th> <th>STATUS</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>DA</td> <td>AM</td> <td>18/05/2022</td> </tr> </table>	REV	STATUS	BY	DATE	A	DA	AM	18/05/2022	PROJECT NORTH 	PROJECT Development Application 3 GONDOLA RD NORTH NARRABEEN NSW 2101, AUSTRALIA	DRAWING: BASEMENT 1 SCALE: 1:100@A3 DRAWING NO.: A1001 ISSUE: A <small>Copyright Mackenzie Architects International. All rights reserved</small>
				REV	STATUS	BY	DATE							
A	DA	AM	18/05/2022											

LEGEND

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



SITE AREA : 638.7 m2

NO. 5 GONDOLA RD

NO. 1 GONDOLA RD

A2101
B

A
A2100

A2102
C



**mackenzie
architects
international**

Pacific Hwy, Gordon 2072
Phone: (02) 9967 9966
Fax: (02) 9967 9977
info@maininternational.com.au
www.maininternational.com.au

Nominated Architect No.6033
ABN 78 091 101 201
ACN 091107201

STATUS:
#Project Status
LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT
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.

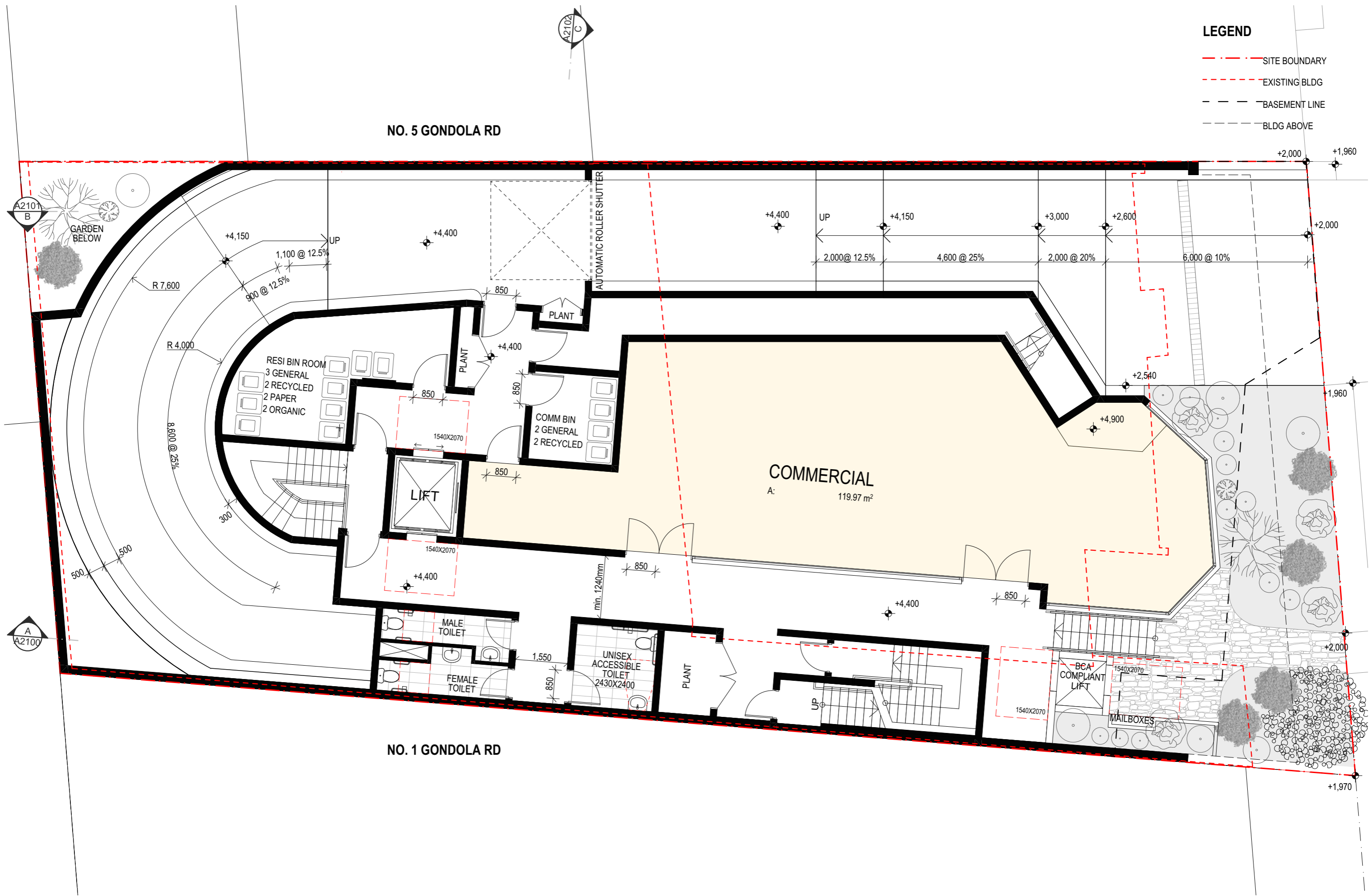
AMENDMENTS		PROJECT NORTH	
REV	STATUS	BY	DATE
A	DA	AM	18/05/2022

PROJECT NORTH
PROJECT
Development Application
3 GONDOLA RD
NORTH NARRABEEN
NSW 2101, AUSTRALIA

DRAWING: LOWER GROUND FLOOR
SCALE: 1:100@A3
DRAWING NO.: A1002
ISSUE: A
Copyright Mackenzie Architects International. All rights reserved

LEGEND

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



M A I mackenzie architects international

Pacific Hwy, Gordon 2072
 Phone: (02) 9967 9966
 Fax: (02) 9967 9977
 info@maininternational.com.au
 www.maininternational.com.au

Nominated Architect No.6033
 ABN 78 091 101 201
 ACN 091107201

STATUS:
 #Project Status

LEGEND:
 DO NOT SCALE DRAWINGS
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

COPYRIGHT:
 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.

AMENDMENTS			
REV	STATUS	BY	DATE
A	DA	AM	18/05/2022

PROJECT NORTH

PROJECT
 Development Application
 3 GONDOLA RD
 NORTH NARRABEEN
 NSW 2101, AUSTRALIA

DRAWING:
UPPER GROUND FLOOR

SCALE:
 1:100@A3

DRAWING NO.:
A1003

ISSUE:
A

Copyright Mackenzie Architects International. All rights reserved