

# STATEMENT OF MODIFICATION AND SCHEDULE OF AMENDMENTS

## 1-3 Gondola Road, North Narrabeen

### DA REVISION C

24/10/2024

The development proposal is for the demolition of the existing dwelling on the site, and construction of a four storey shop top housing development. Comprising 12 residential apartments and 2 ground floor retail (commercial) tenancies including parking for 35 vehicles over 2 levels. The application also proposes roof top communal open space and the implementation of an enhanced site landscape regime.

### ARCHITECTURAL DRAWINGS (Mackenzie Architects International)

#### A0001 - COVER PAGE

Drawing schedule and Photomontage have been updated.

#### A0002 - SITE ANALYSIS

No changes.

#### A0003 - SITE ANALYSIS P2

No changes.

#### A0004 – DEMOLITION PLAN

No changes.

#### A0005 – SITE ANALYSIS

1. Updated minorly to reflect new design.

#### A1001 - BASEMENT PLAN

01. Flood-proof walls in bin rooms, eliminating the opening in walls.
02. Bunded bin rooms.
03. 2.1M ceiling height in Bulk Waste room.
04. Widening of landscaped area next to the entry.
05. Kerb along the Minarto Lane frontage following the alignment of the kerb on Gondola Road.
06. Typical dimensions of car bicycle and motorcycle parking spaces added as per AS requirements.
07. 20% of bicycle parking spaces are horizontal.
08. 300mm clearance added next to the storage areas.
09. Updated minorly to reflect new design.

#### A1002 - GROUND FLOOR PLAN

01. Landscaped area widened to ensure adequate articulation of the building.
02. Blade wall adjacent to the building entry removed.
03. Awnings over landscape at northern and eastern boundaries removed allowing 3 metres of width in the deep soil areas.
04. Entry foyer widened, reducing the area of the commercial tenancy.
05. New security door in lift lobby to allow access only for residents.
06. Updated minorly to reflect new design.
07. Ramps from Minarto lane and from Ground floor to Basement adjusted as per engineers' details.
08. Access ramp from Minarto Lane widened to allow double car circulation.

09. Ramp kerbs extended up to the property boundary.
10. Max. height clearance sign added at entrance.
11. Provision of traffic light to control vehicle movements between the two levels.
12. Residents-only parking in basement level through ramp. Access via remote control instead of access card as in DA REV.A.
13. Typical dimensions of car bicycle and motorcycle parking spaces added as per ASA requirements.
14. 20% of bicycle spaces are horizontal parking.
15. 100mm bunding added around the loading/car wash space.

#### **A1003 – FIRST FLOOR PLAN**

01. Number of units in first floor reduced from 7 to 6.
02. Increased southern and western setbacks.
03. New landscaped area within southern setback.
04. Updated to reflect new design.

#### **A1004 - SECOND FLOOR PLAN**

01. Number of units in second floor reduced from 7 to 6.
02. Increased southern and western setbacks.
03. Updated to reflect new design.

#### **A1005 – COS FLOOR PLAN**

01. Increased southern and western setbacks to the communal open space.
02. Awnings towards Gondola Road and Minarto Lane eliminated.
03. Updated to reflect new design.

#### **A1006 – ROOF PLAN**

01. Increased southern and western setbacks to the communal open space.
02. Updated to reflect new design.

#### **A2001 - NORTH & EAST ELEVATIONS**

01. Increased southern and western setbacks.
02. Awnings removed towards Gondola Road and Minarto Lane.
03. North elevation: façade indentation to Gondola Road widened, increasing the landscaped area.
04. North elevation: Blade wall towards Gondola Road eliminated.
05. East elevation: green wall proposed towards Minarto Lane on the car parking levels.
06. East elevation: opening in wall in bin rooms removed, proposing a flood-proof wall.
07. Updated to reflect new design.

#### **A2002 - SOUTH & WEST ELEVATIONS**

01. Increased southern and western setbacks.
02. Updated to reflect new design.

#### **A2101 - SECTIONS**

01. Increased southern and western setbacks.
02. Updated to reflect new design.

#### **A3001 - GFA CALCULATIONS**

Updated to reflect new design.

#### **A3002 - LANDSCAPE CALCULATIONS**

Updated to reflect new design.

#### **A3003 - DEEP SOIL CALCULATIONS**

Updated to reflect new design.

**A3004 - BUILDING HEIGHT PLANE**

Updated to reflect new design.

**A3005 - MUNAL OPEN SPACE**

Updated to reflect new design.

**A3006 - CROSS-VENTILATION**

Updated to reflect new design.

**A3007 - PRE-ADAPTABLE/SILVER**

Updated to reflect new design.

**A3008 - POST ADAPTABLE**

Updated to reflect new design.

**A3009 – SAMPLE BOARD**

Updated to reflect new design.

**A3010 – TRAVEL DISTANCES**

Updated to reflect new design.

**A3011 – SITE PLANNING**

01. 2-8 Rickard Street Council Mod 2023/0473 showing tree 06 being removed.
02. Updated to reflect new design.

**A4001 - SOLAR ACCESS 9AM-12PM**

Updated to reflect new design.

**A4002 - SOLAR ACCESS 1PM – 3PM**

01. Solar access calculations shown
02. Updated to reflect new design.

**A4101 -SHADOW DIAGRAM 9AM**

Updated to reflect new design.

**A4102 - SHADOW DIAGRAM 12PM**

Updated to reflect new design.

**A4103 - SHADOW DIAGRAM 3PM**

Updated to reflect new design.