

DEVELOPMENT APPLICATION

1-3 Gondola Rd North Narrabeen 2101



DRAWING SCHEDULE			
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UNIT BREAKDOWN

	UNIT No.	BEDROOMS	AREA (m2)	POS (AREA m2)
FIRST FLOOR				
	U101	3 BED	116.45	105.72
	U102	3 BED	125.03	12.04
	U103	2 BED	94.57	11.66
	U104	3 BED	125.18	15.87
	U105 (A/S)	3 BED	116.37	12.22
	U106 (A/S)	3 BED	135.82	12.49

(A/S) = ADAPTABLE/LIVEABLE SILVER LEVEL

	UNIT No.	BEDROOMS	AREA (m2)	POS (AREA m2)
SECOND FLOOR				
	U201	3 BED	116.55	13.20
	U202	3 BED	125.03	12.04
	U203	2 BED	94.57	11.66
	U204	3 BED	125.18	15.87
	U205 (A/S)	3 BED	116.37	12.22
	U206	3 BED	135.82	12.49
COS				
	COS		323.86	

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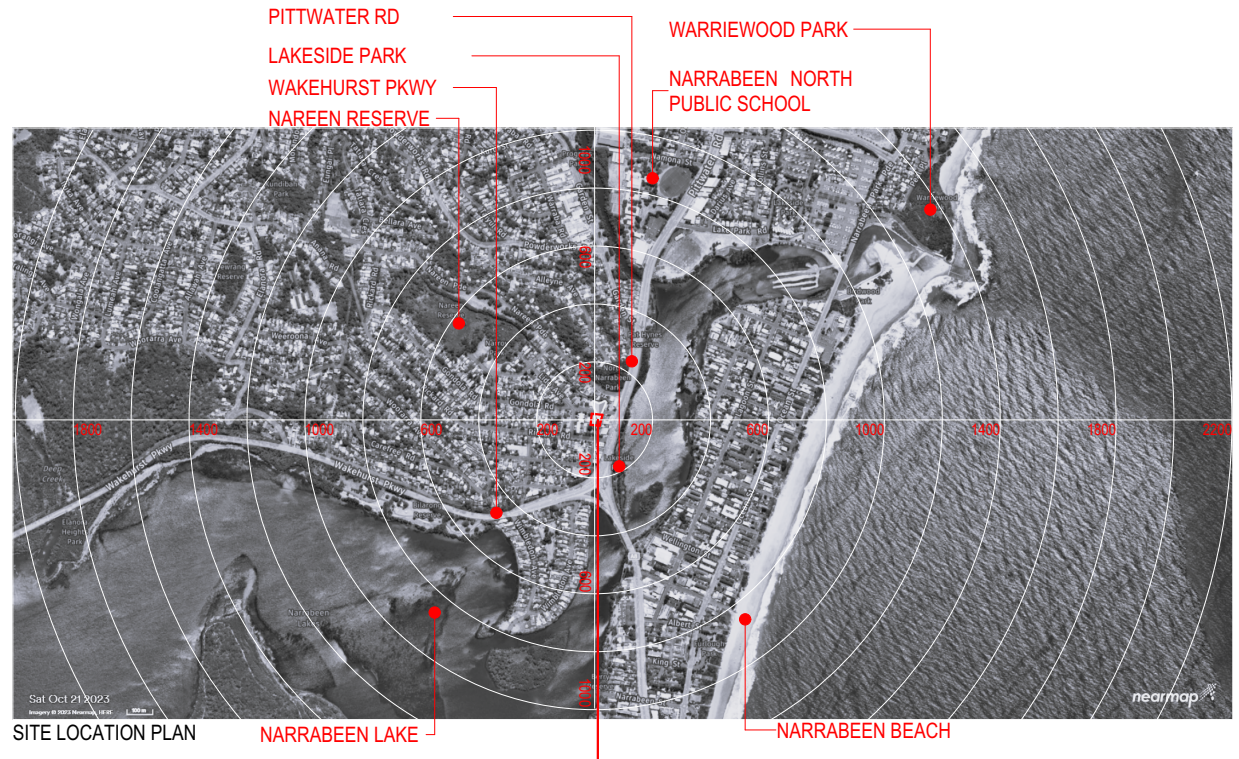
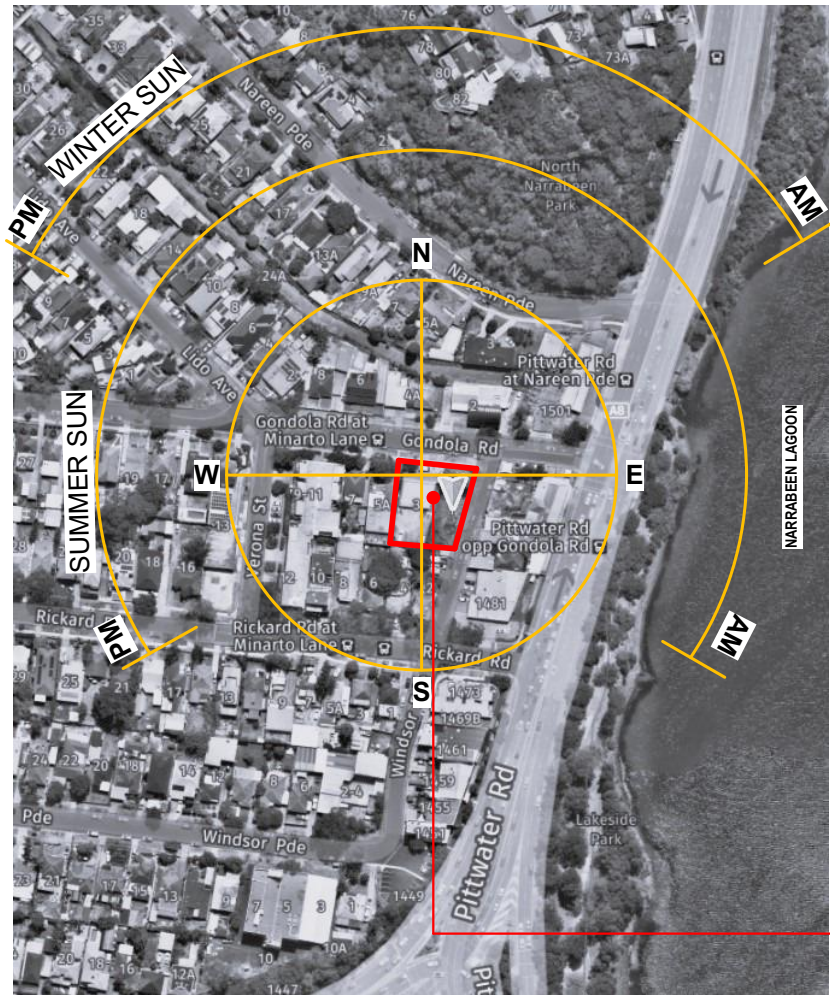
AMENDMENTS			
No.	REVISION	BY	DATE
A	DA	J.E	03.04.2024
B	REVISED DA	M.M	12.09.2024
C	REVISED DA	M.M	25.10.2024

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

PROJECT NO.
15/19

DRAWING: COVERPAGE

DRAWN BY M.M	SCALE: @A3	DRAWING NO.: A0001	ISSUE: C
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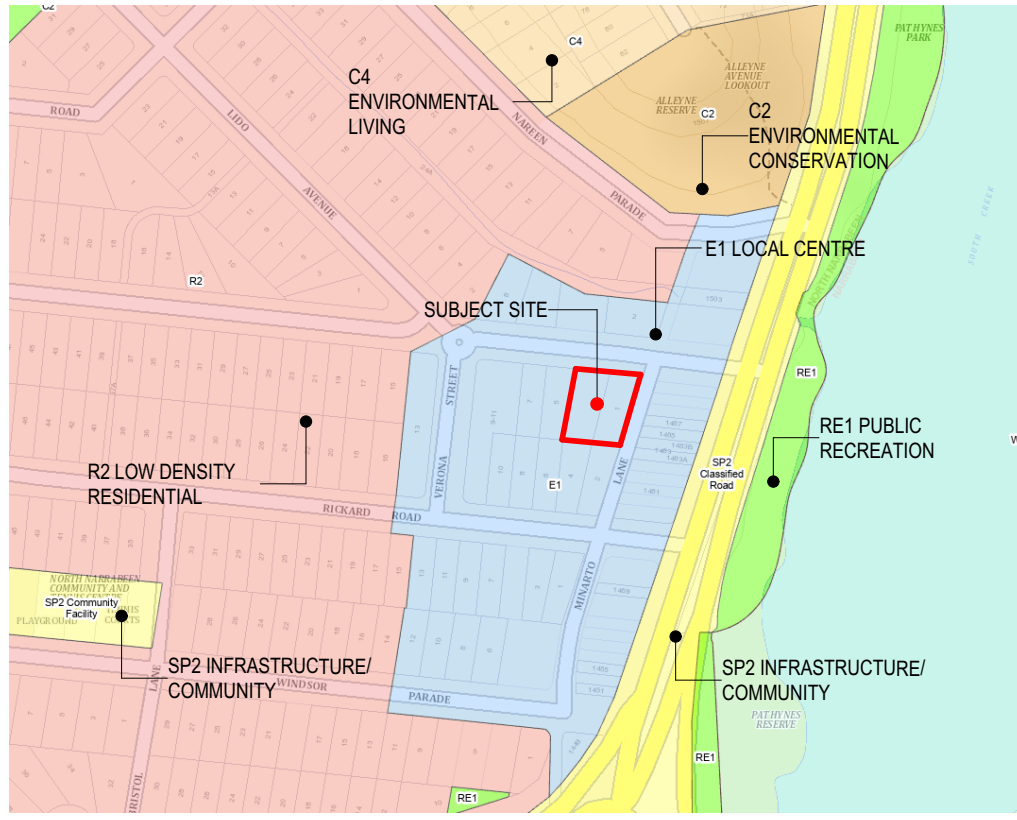
SITE ANALYSIS



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

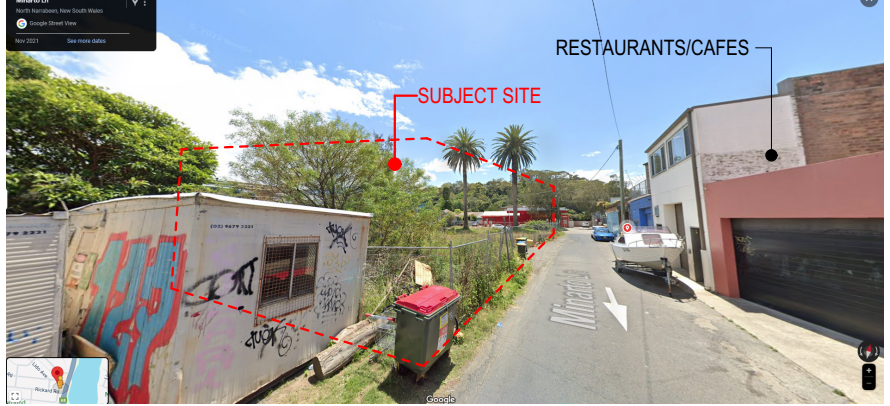


IMAGE 4: MINARTO LN PERSPECTIVE LOOKING NORTH TOWARDS THE SITE

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DRAWING: SITE ANALYSIS

DRAWN BY: M.M
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SCALE: @A3

DRAWING NO.: A0002

ISSUE: C

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.

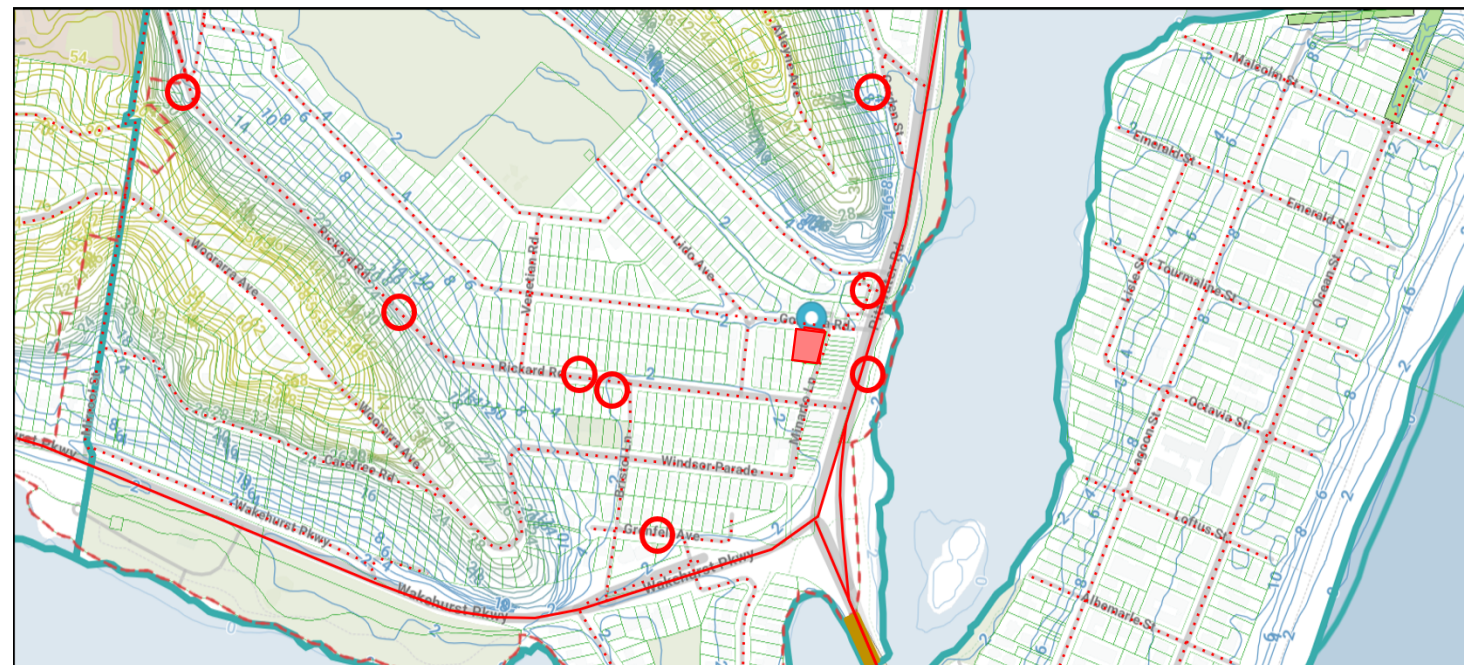
The site's close proximity to Pittwater Road, a major arterial road, creates a very accessible road network for residents to commute. This road connects the Northern Beaches to other Major arterial roads such as Mona Vale rd, Wakehurst Pkwy, Waringah Rd and Military rd to connect to other areas of Sydney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

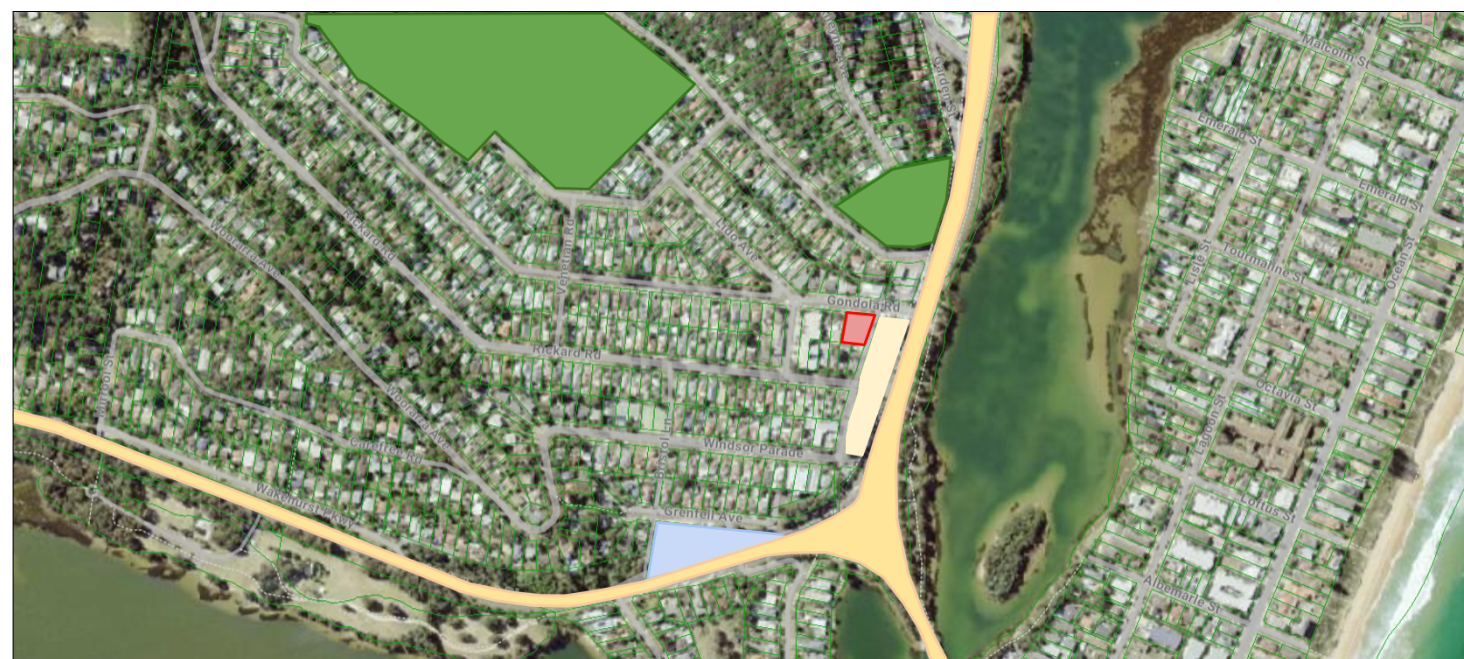
VIEWS

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
- RETAIL & LOCAL SHOPS
- PUBLIC OPEN SPACE
- EDUCATION FACILITY
- MAJOR ROAD



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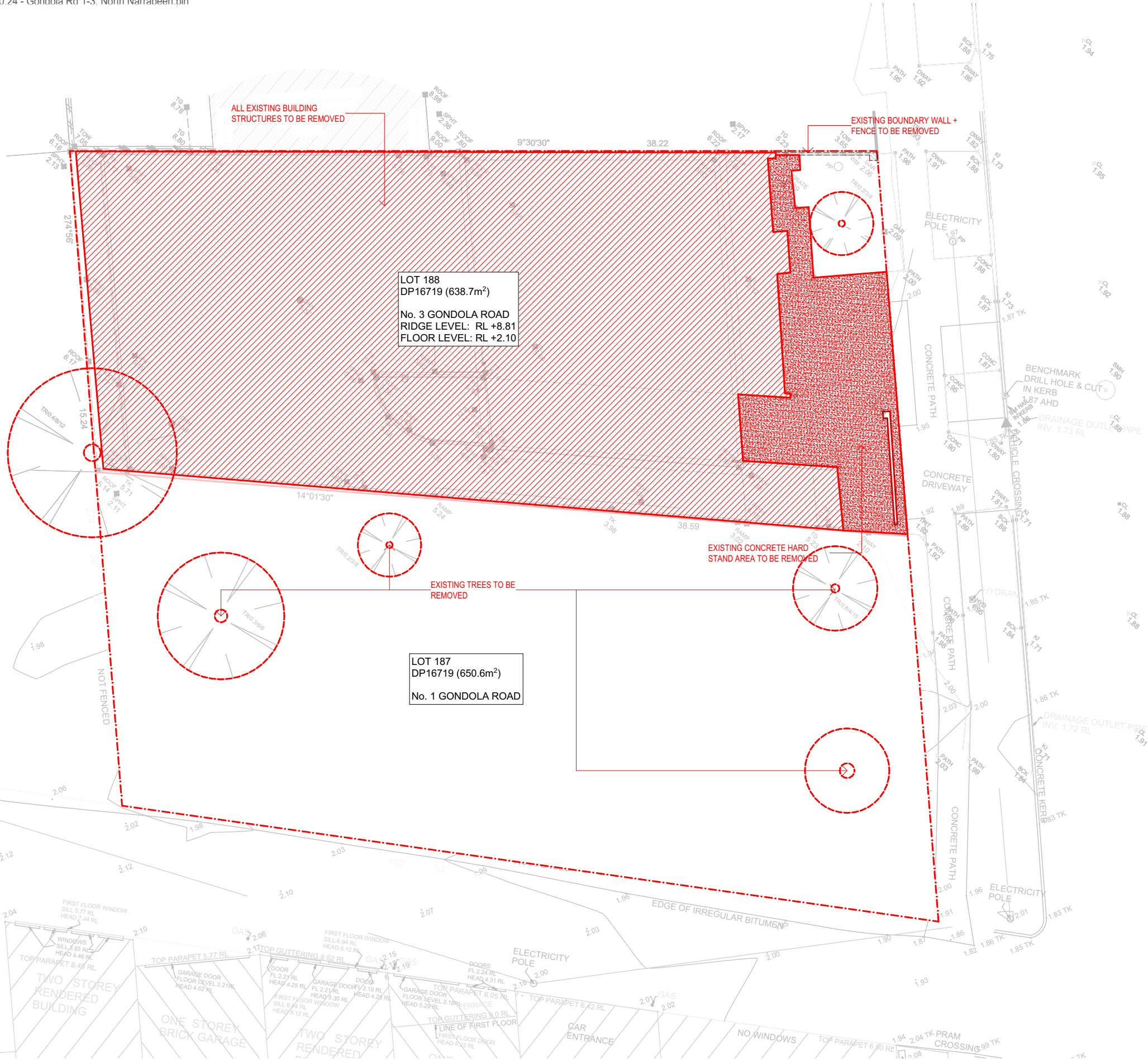
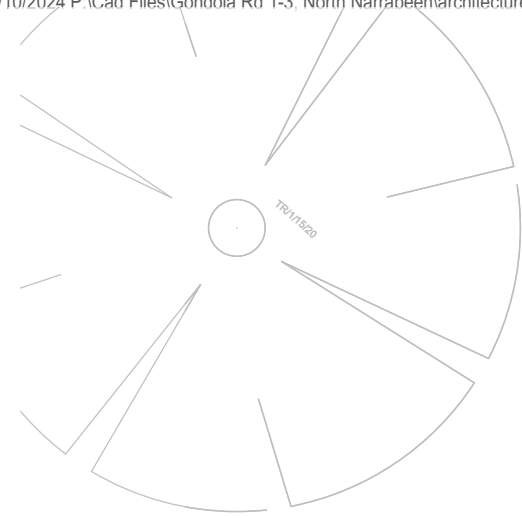
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MULTI RESIDENTIAL DEVELOPMENT
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**1-3 Gondola Rd North
Narrabeen 2101**
PROJECT NO.
15/19

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D.M
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@A3
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A0003
ISSUE:
C



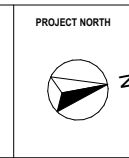
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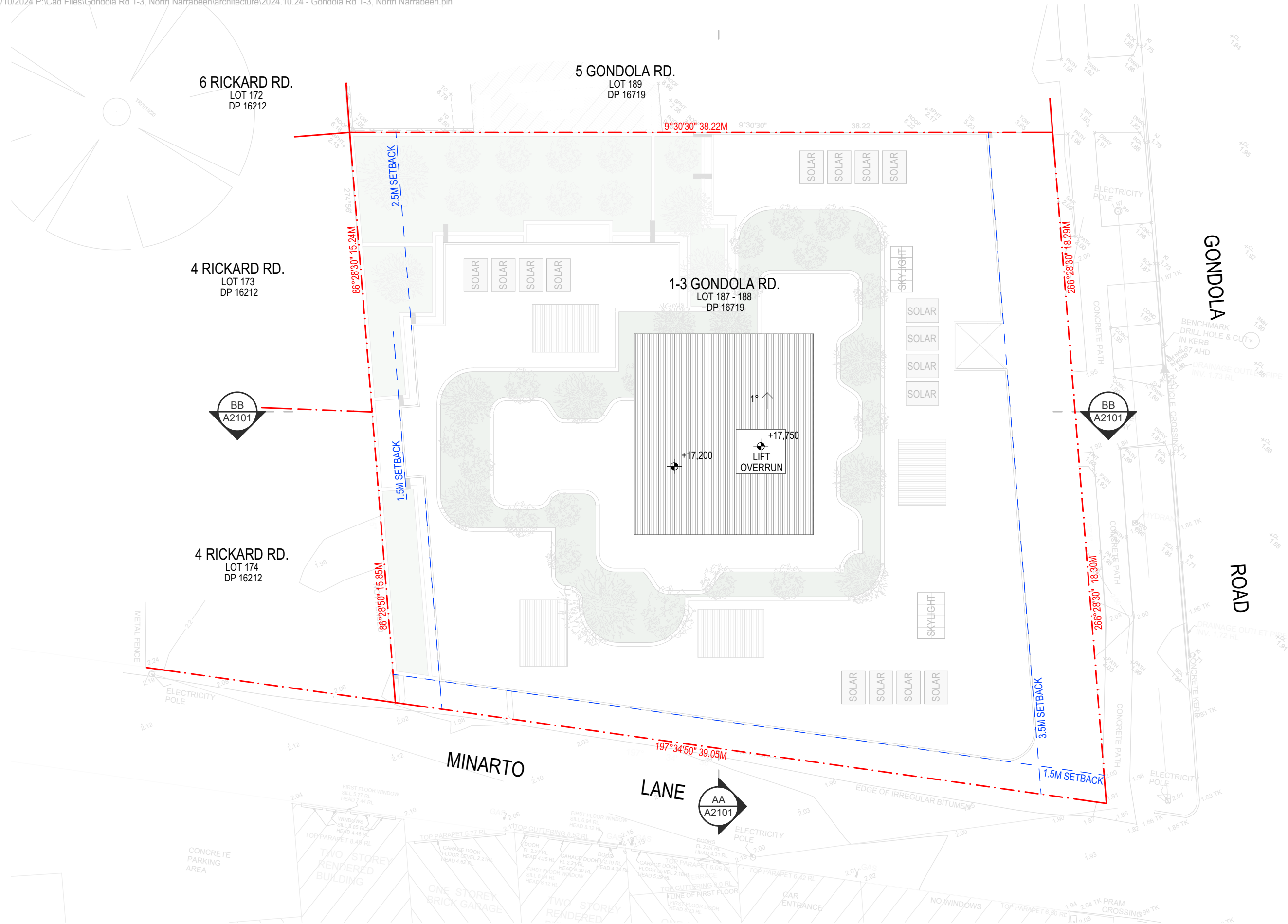
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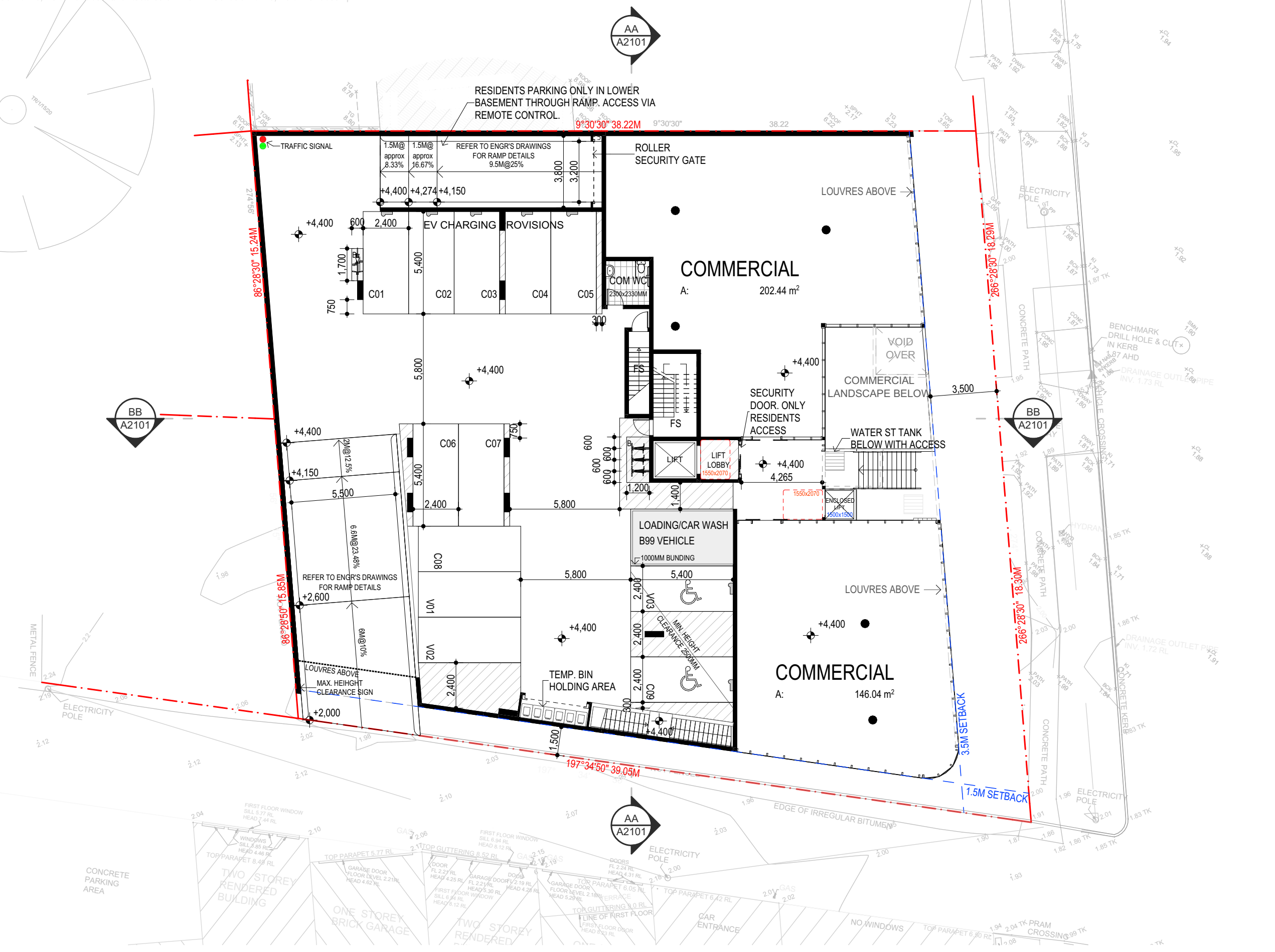
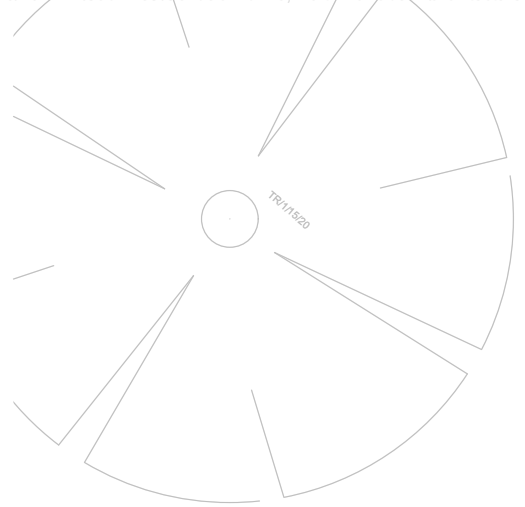
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<p><small>DRAWN BY M.M</small></p> <p><small>CHECKED BY D.M</small></p>	<p><small>SCALE: 1:200@A3</small></p>	<p><small>DRAWING NO.:</small> A0005</p>	<p><small>ISSUE:</small> C</p>																			



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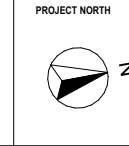
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PROJECT NORTH

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PROJECT
1-3 Gondola Rd North
Narrabeen 2101

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DRAWING: GROUND FLOOR PLAN			
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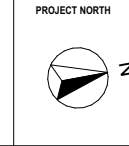
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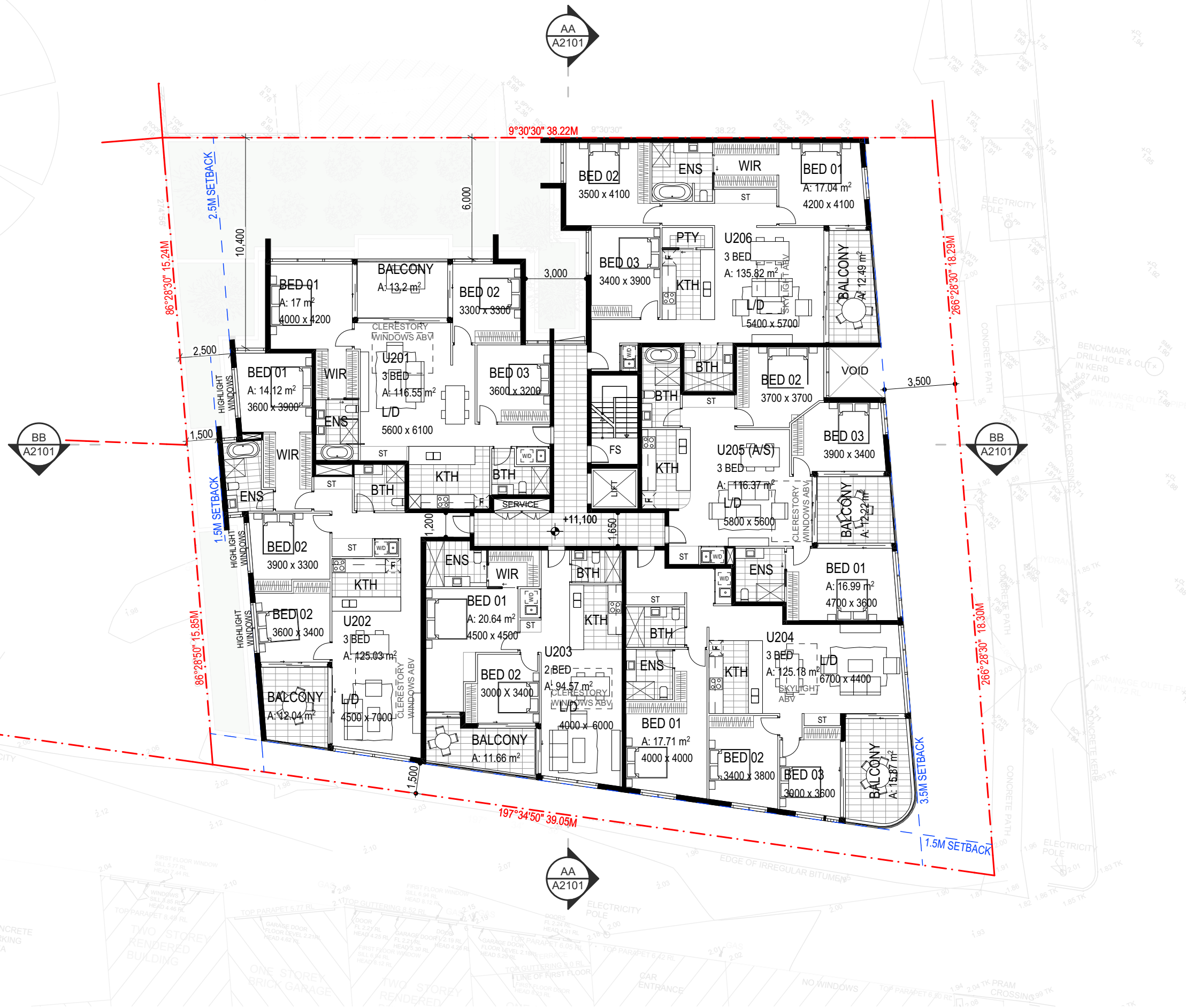
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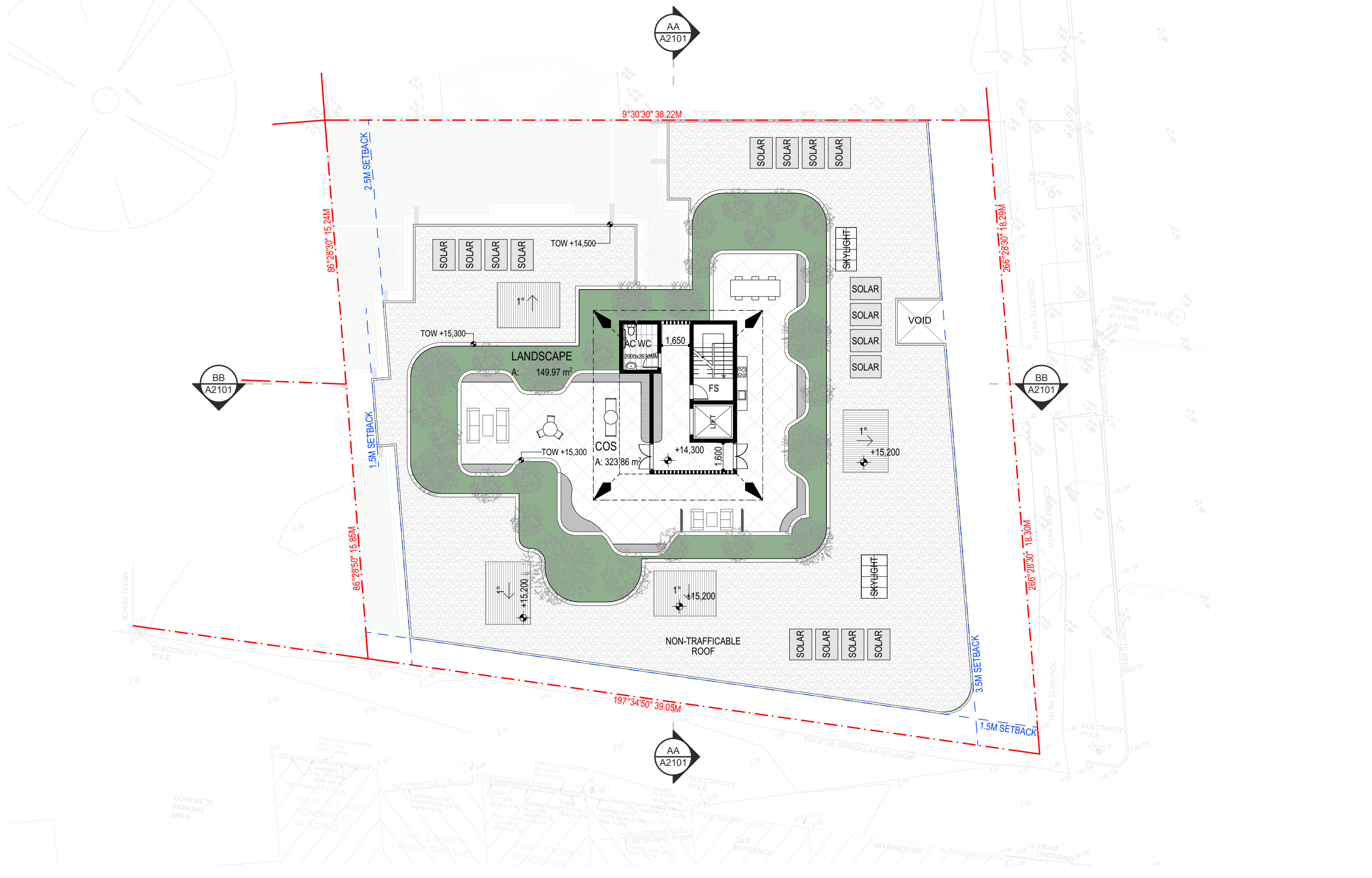
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DRAWING: FIRST FLOOR PLAN			
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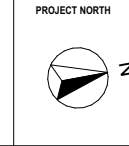
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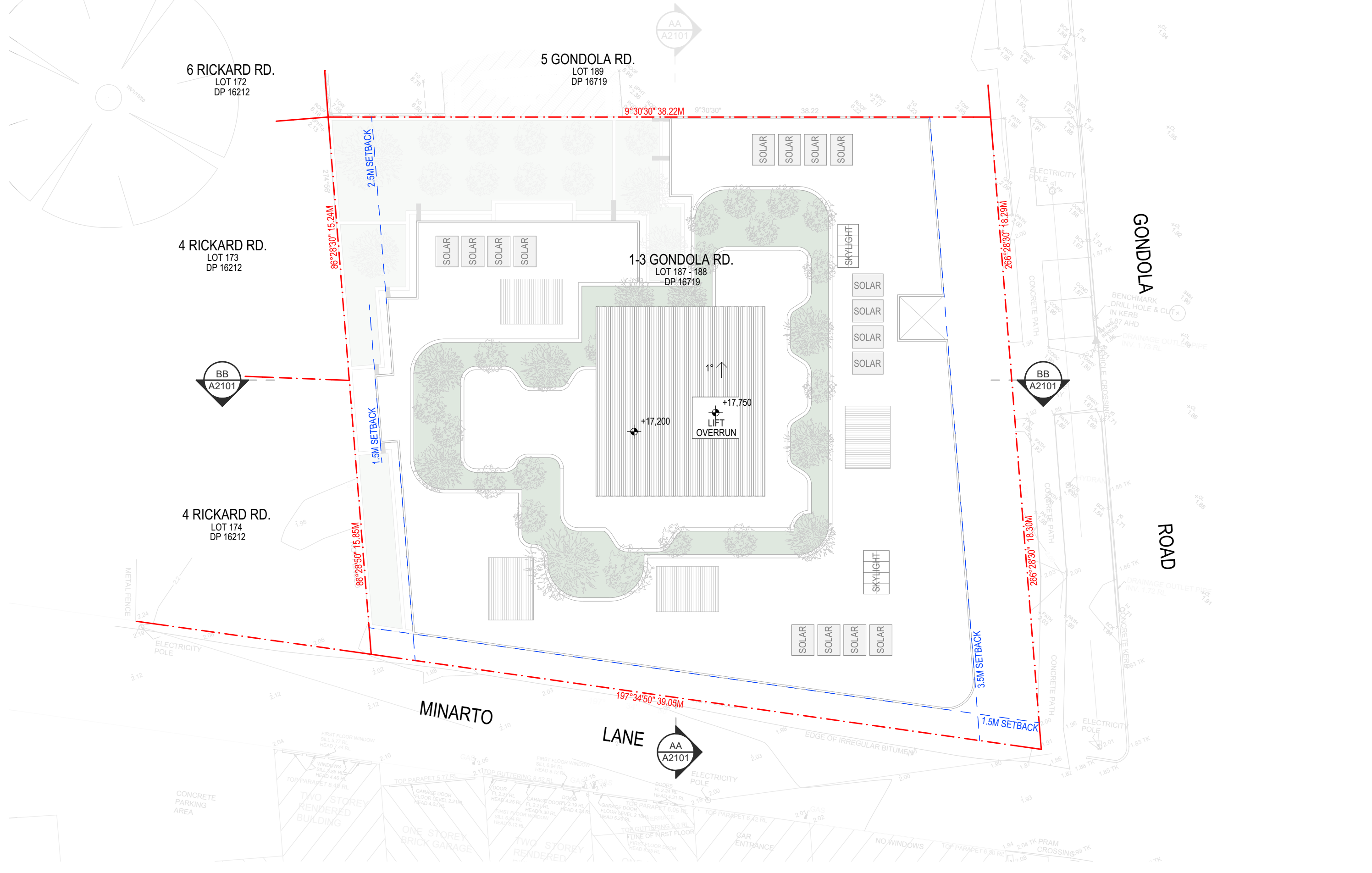


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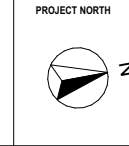
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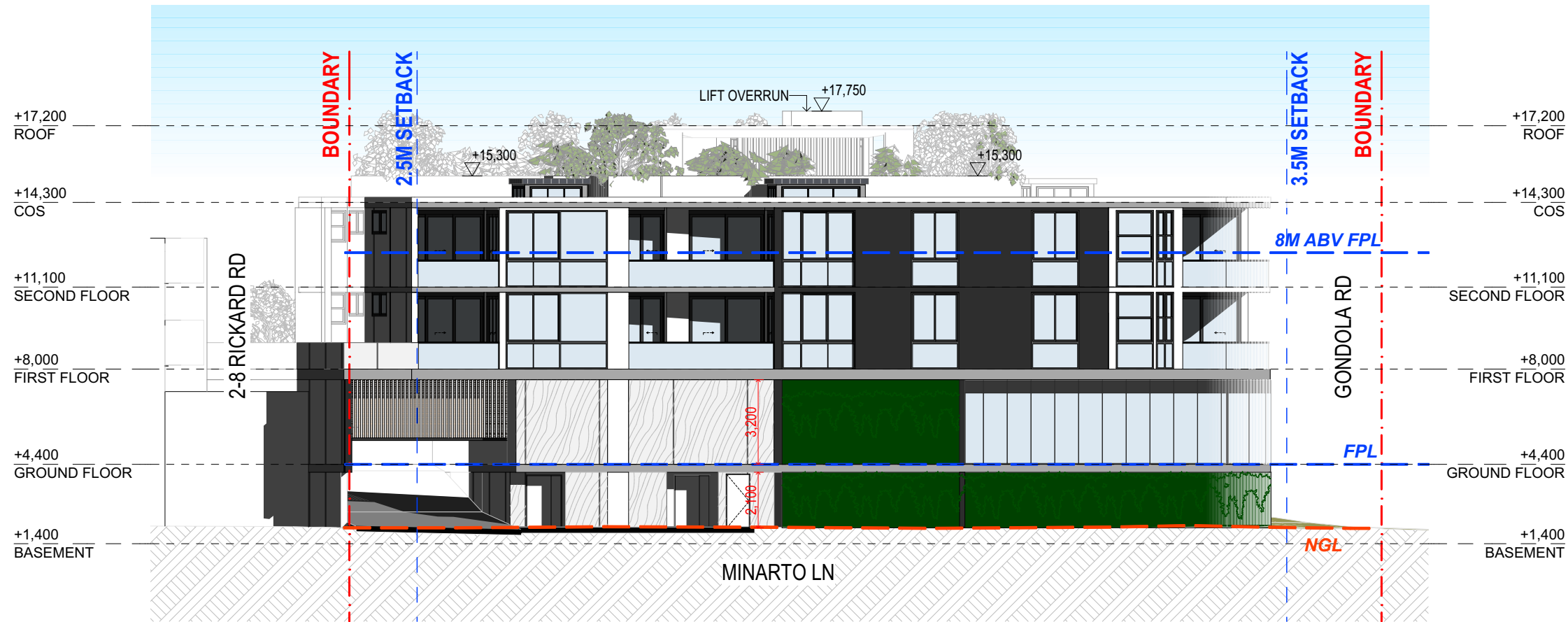
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DRAWING: ROOF PLAN			
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NORTH ELEVATION



EAST ELEVATION



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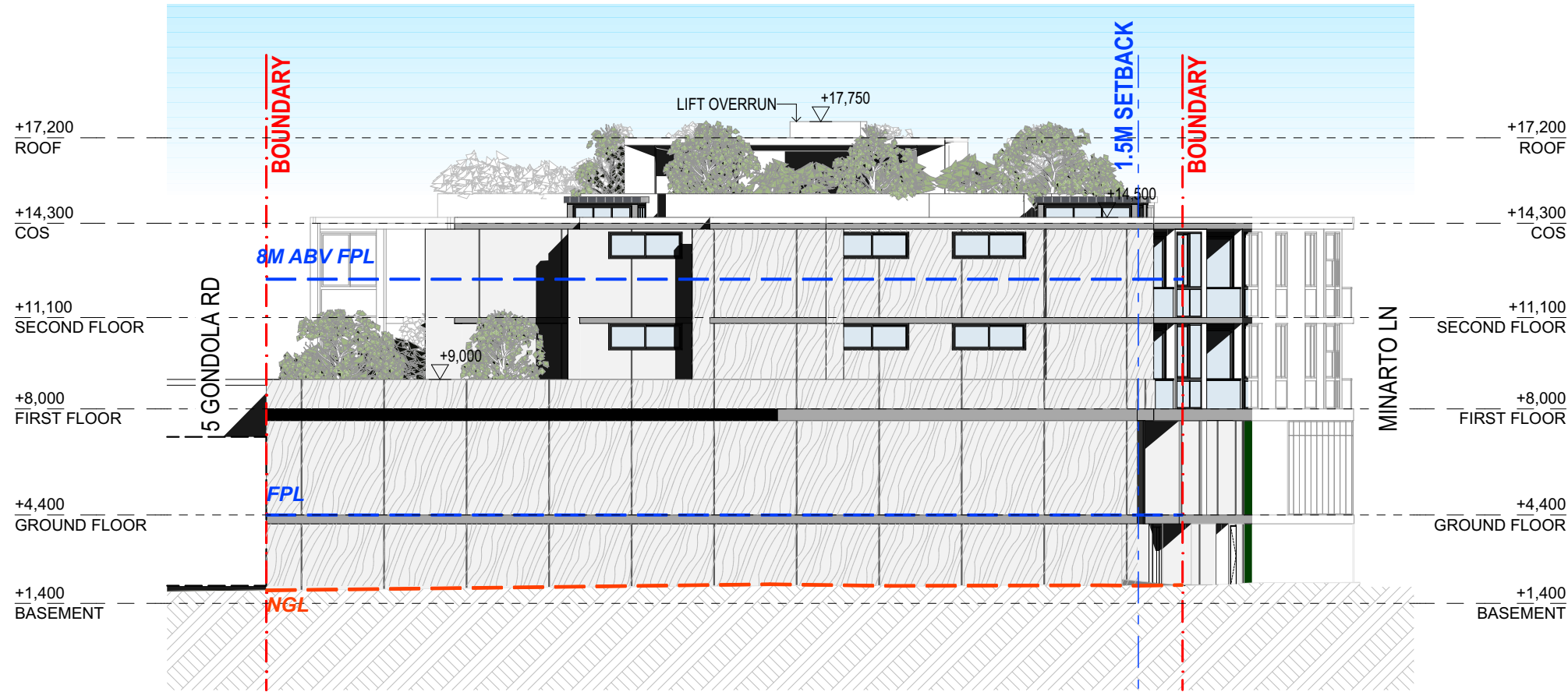
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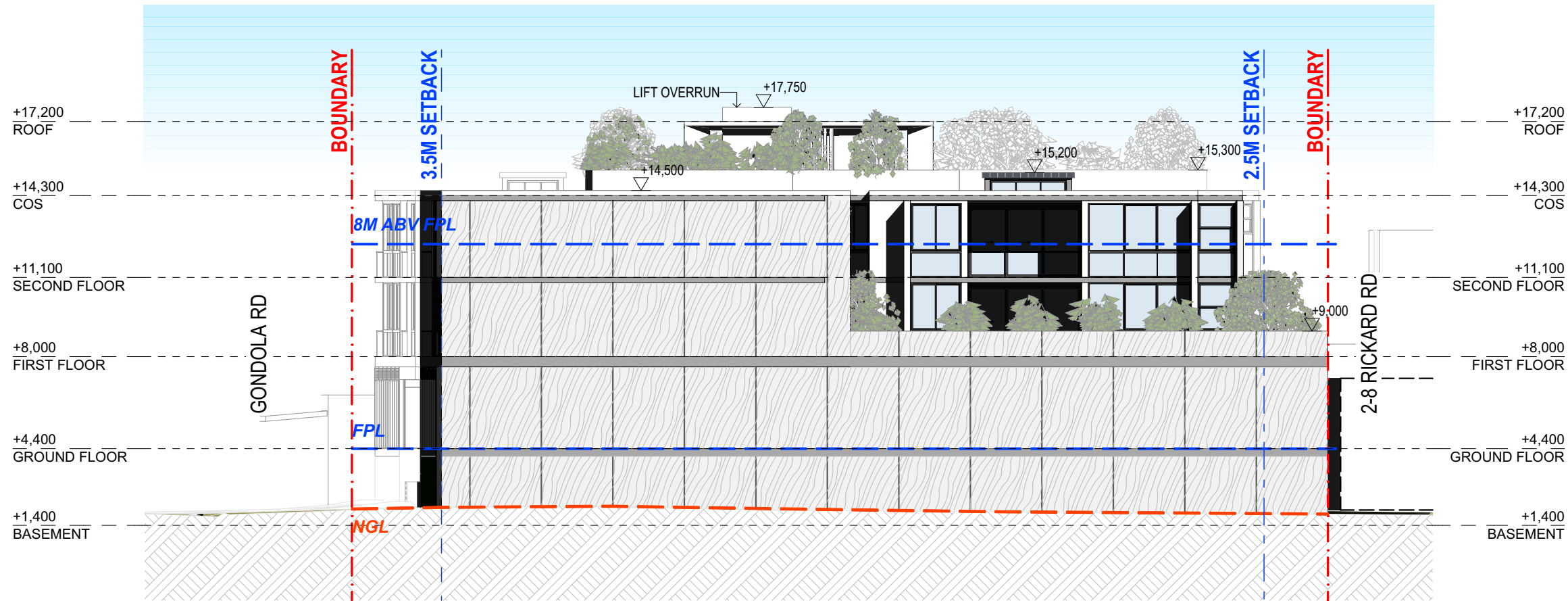
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MULTI RESIDENTIAL DEVELOPMENT
PROJECT
1-3 Gondola Rd North
Narrabeen 2101
PROJECT NO.
15/19

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



SOUTH ELEVATION



WEST ELEVATION



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ACN 091107201

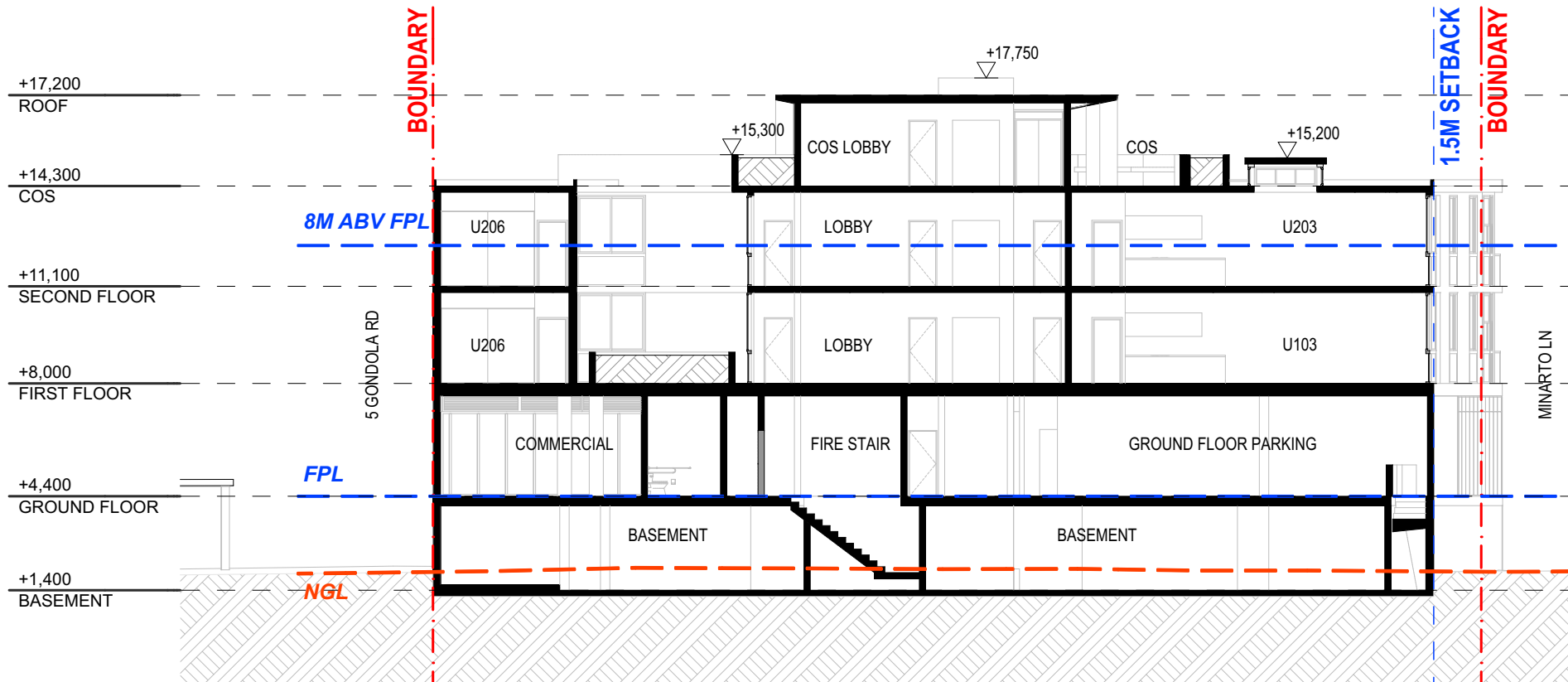
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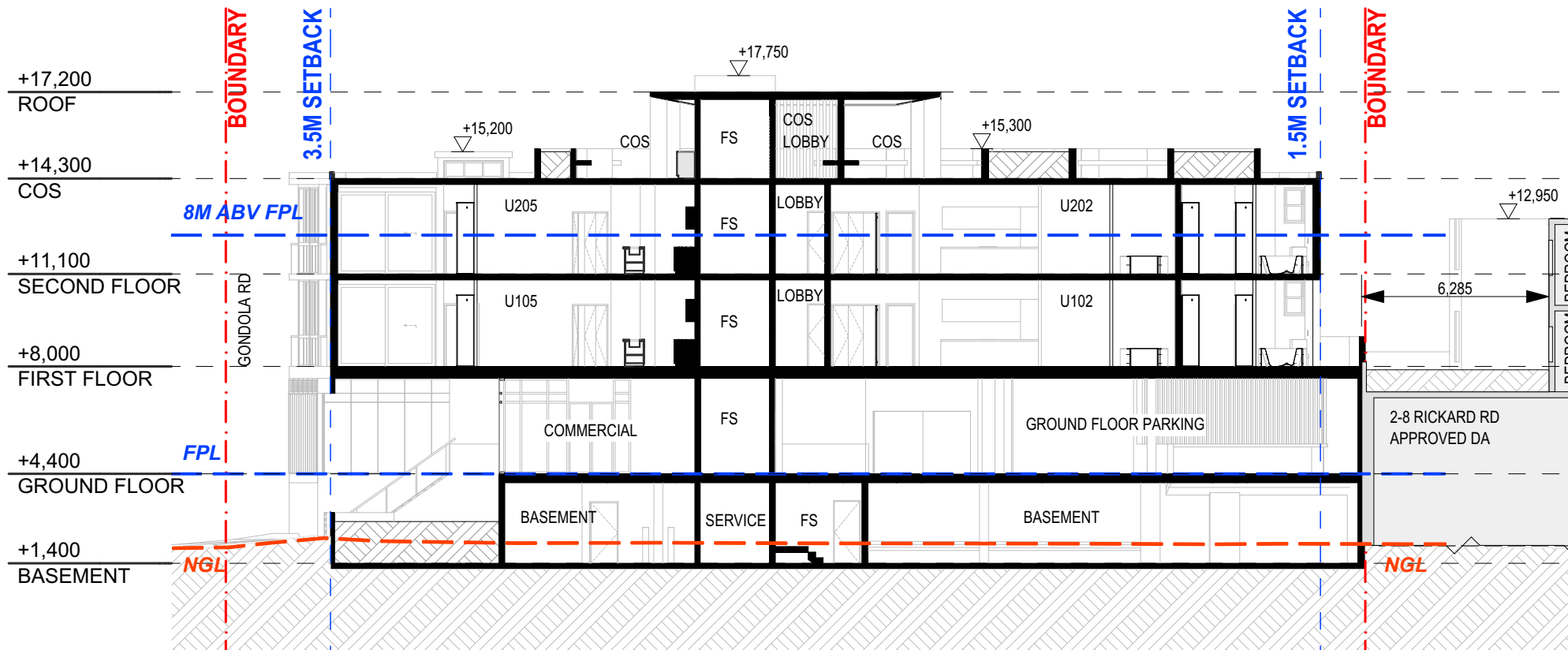
No.	REVISION	BY	DATE
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C	REVISED DA	M.M	25.10.2024

MULTI RESIDENTIAL DEVELOPMENT
PROJECT
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PROJECT NO.
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DRAWING:
SOUTH & WEST ELEVATIONS
DRAWN BY
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CHECKED BY
D.M
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SECTION AA



SECTION BB



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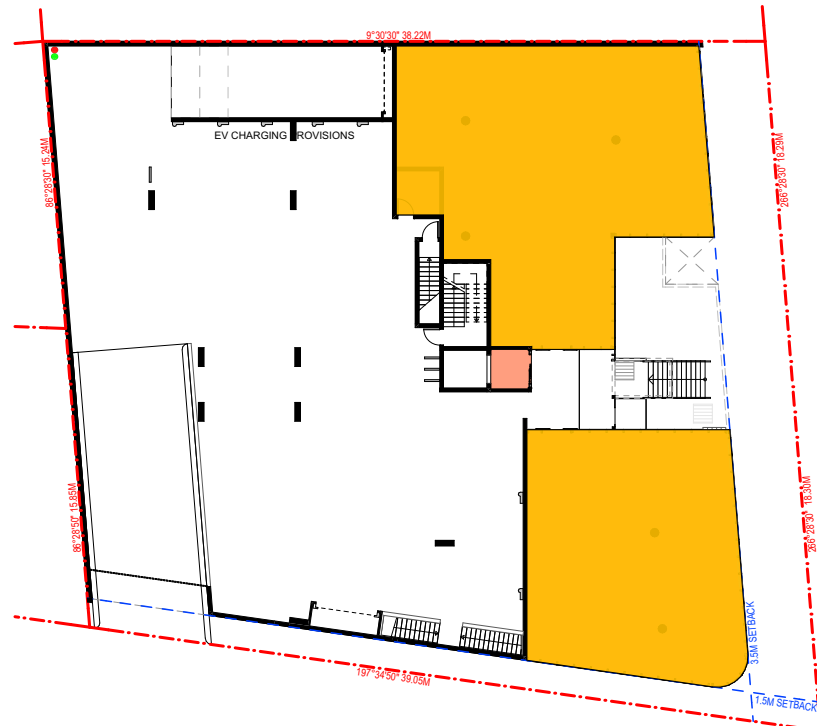
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MULTI RESIDENTIAL DEVELOPMENT
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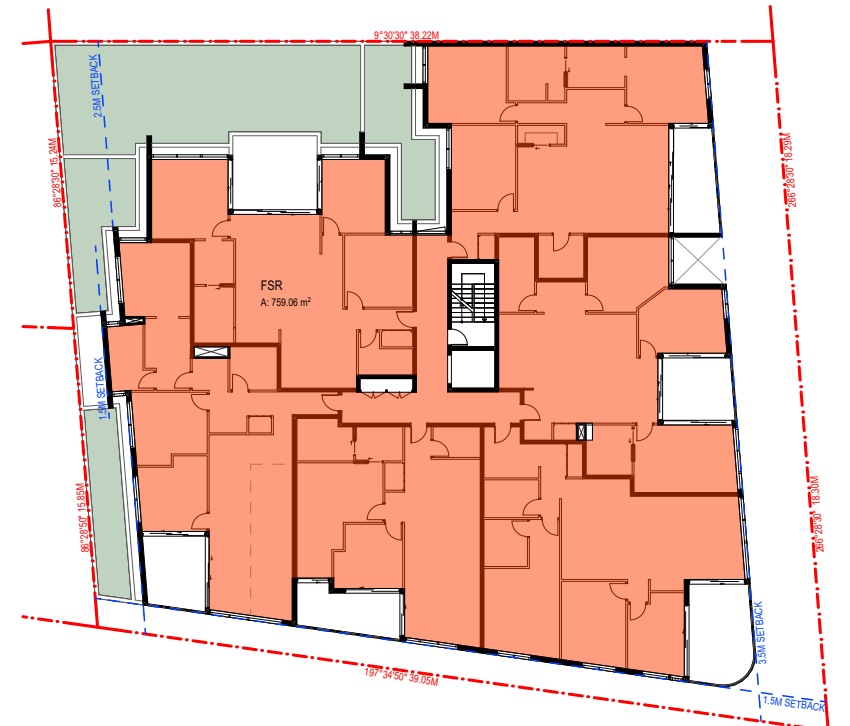
DRAWING: SECTIONS			
DRAWN BY	SCALE:	DRAWING NO.:	ISSUE:
M.M	1:200@A3	A2101	C
CHECKED BY			
D.M			



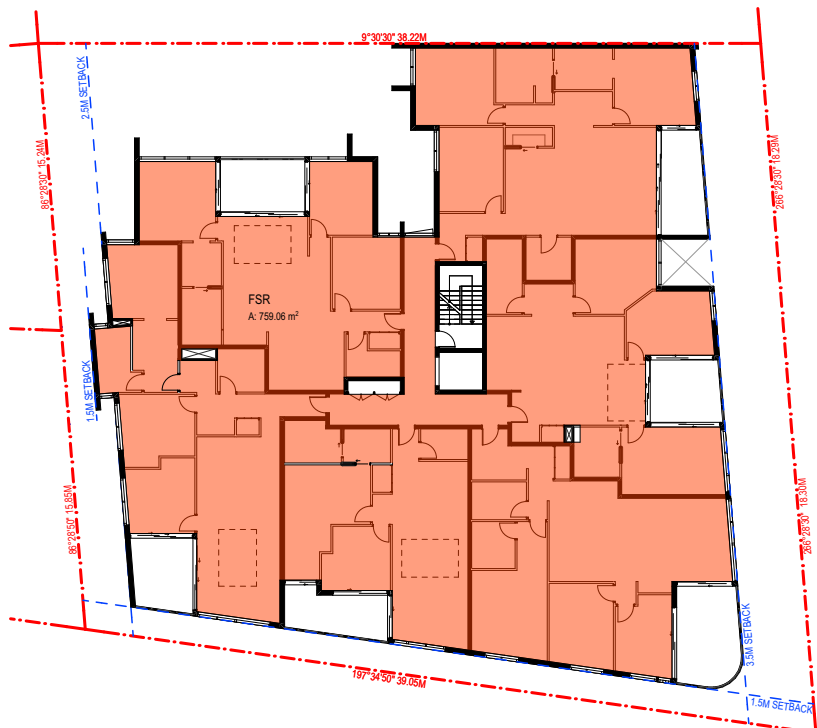
BASEMENT



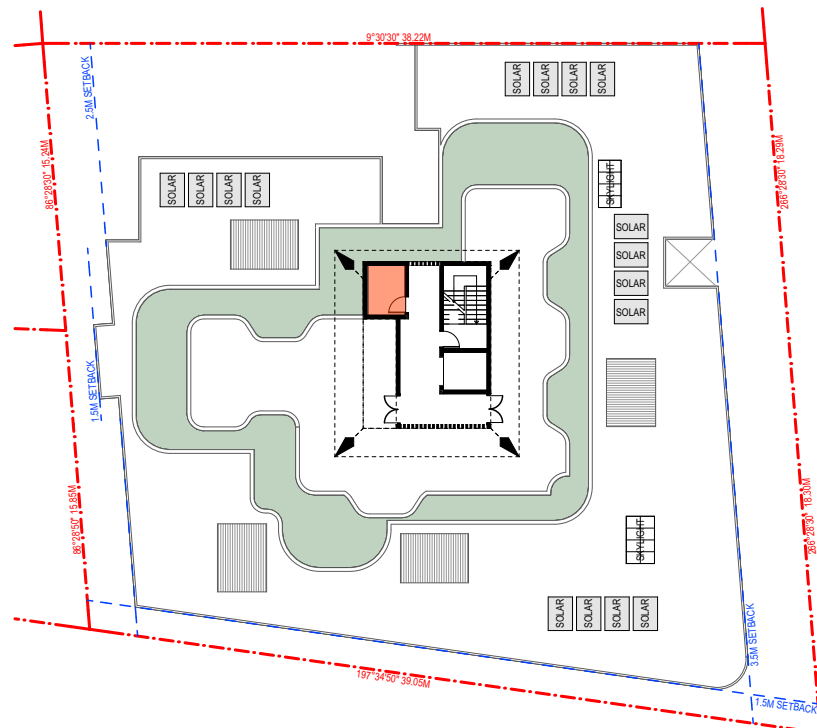
GROUND FLOOR



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 ²
GFA AREAS MEASURED	
	RESIDENTIAL
	COMMERCIAL

SECTION B2.6 of P21DCP :	
MIN. 25% of the Gross Floor Area (GFA) for commercial/retail purposes	
TOTAL GFA	1882.18 m²
PROPOSED COMM/RETAIL AREA	348.08 m²
PROPOSED COMM/RETAIL AREA % OF TOTAL GFA	18.5 %



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PROJECT NORTH



MULTI RESIDENTIAL DEVELOPMENT

PROJECT
1-3 Gondola Rd North
Narrabeen 2101

PROJECT NO.
15/19

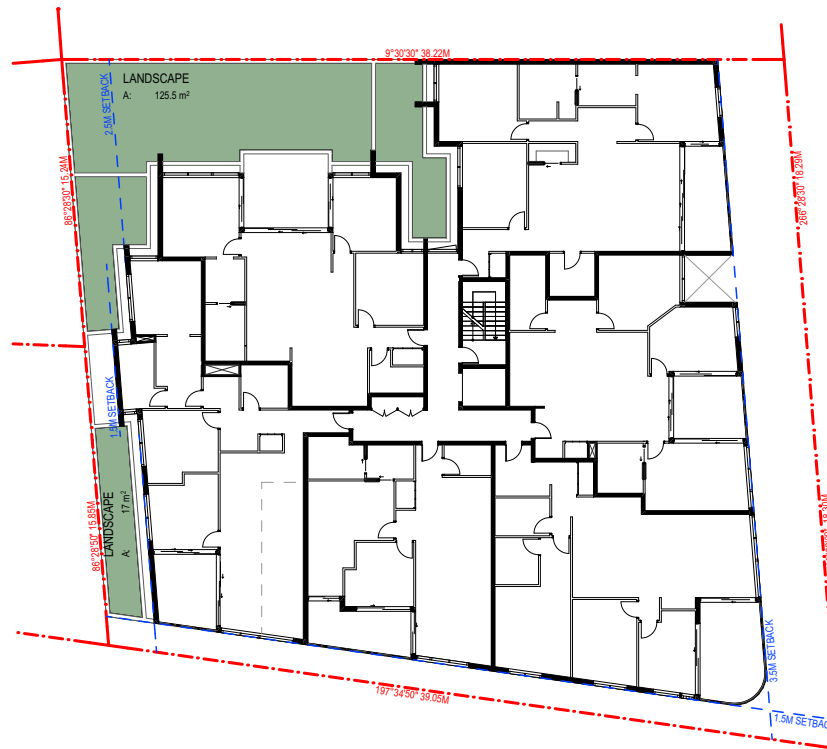
DRAWING:

GFA CALCULATIONS

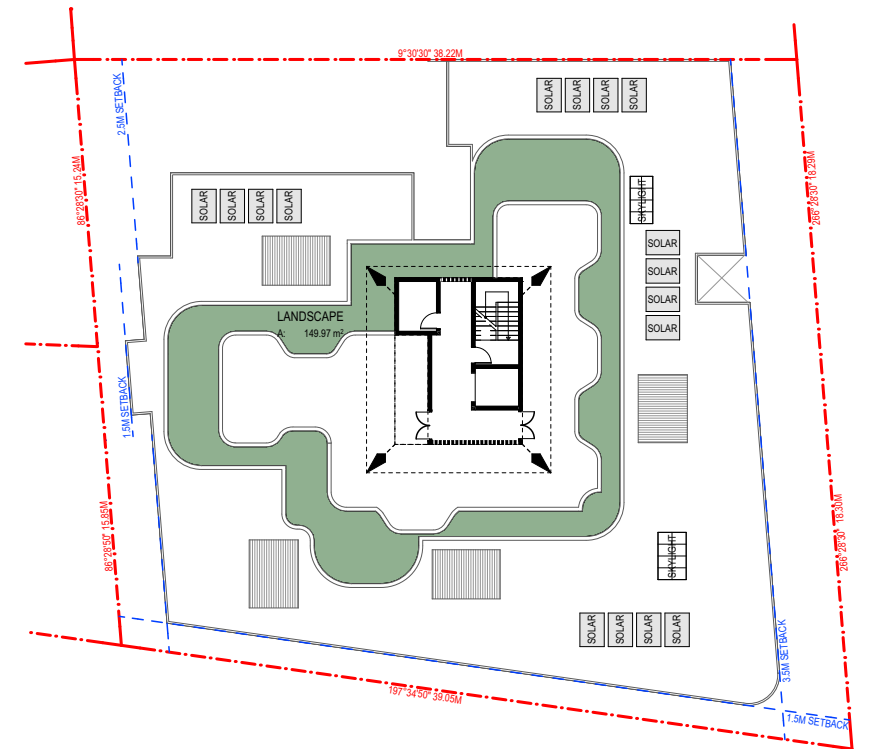
DRAWN BY M.M	SCALE: 1:400@A3	DRAWING NO.: A3001	ISSUE: C
CHECKED BY D.M			



BASEMENT



FIRST FLOOR



COS

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



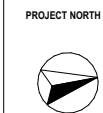
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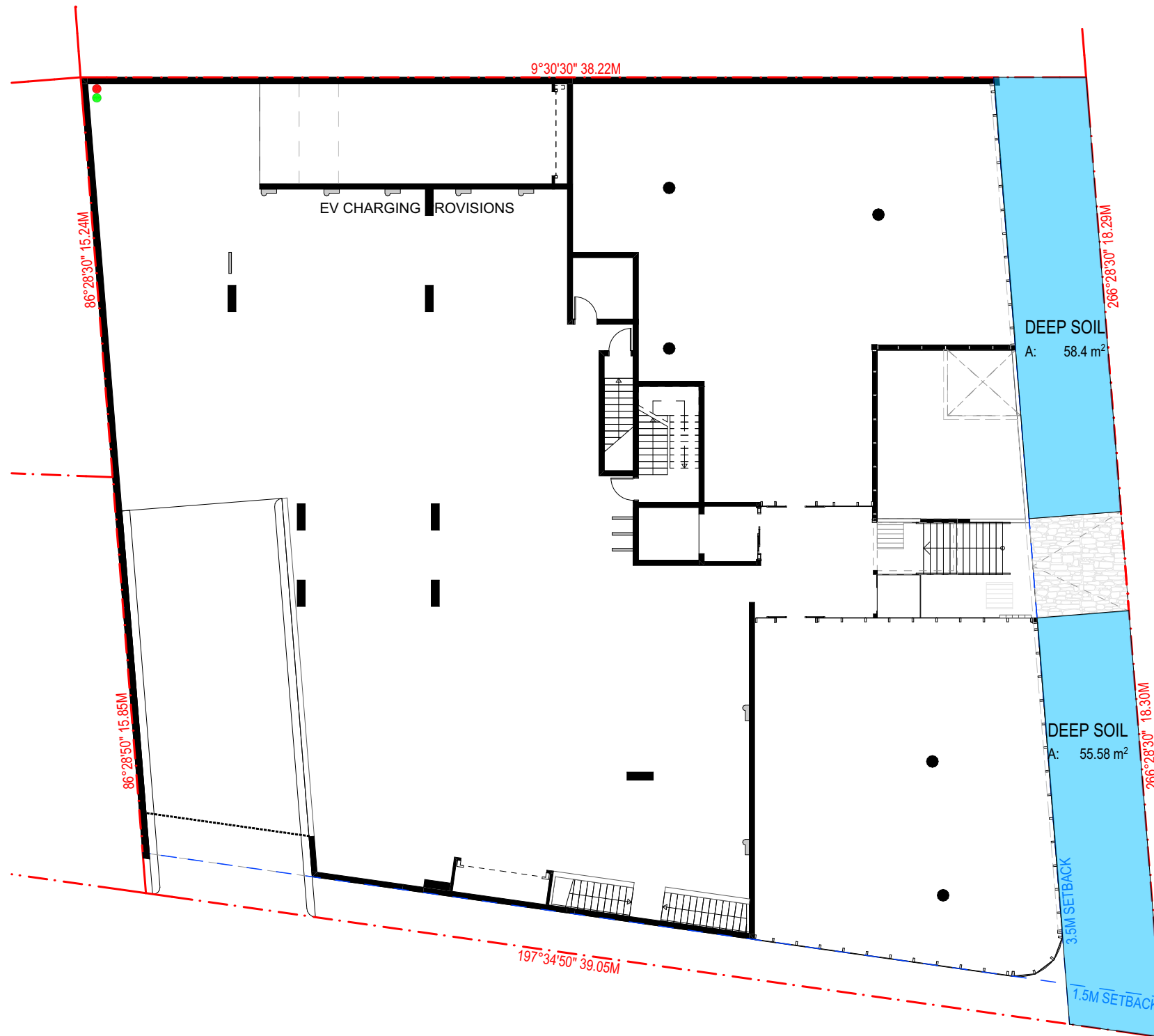
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PROJECT NORTH
MULTI RESIDENTIAL DEVELOPMENT
PROJECT
1-3 Gondola Rd North
Narrabeen 2101
PROJECT NO.
15/19

DRAWING: LANDSCAPE CALCULATIONS
DRAWN BY
M.M
CHECKED BY
D.M
SCALE:
1:400@A3
DRAWING NO.:
A3002
ISSUE:
C



DEEP SOIL AREAS	
	AREA (m2)
GROUND FLOOR	113.98
	113.98 m ²
	AREAS MEASURED

DEEP SOIL CALCULATIONS	
SITE AREA	1289.3m ²
ADG MINIMUM DEEP SOIL %	7%
ADG MINIMUM DEEP SOIL m ²	90.3m ²
PROPOSED DEEP SOIL %	8.84%
PROPOSED DEEP SOIL m ²	113.98 m ²



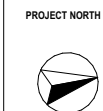
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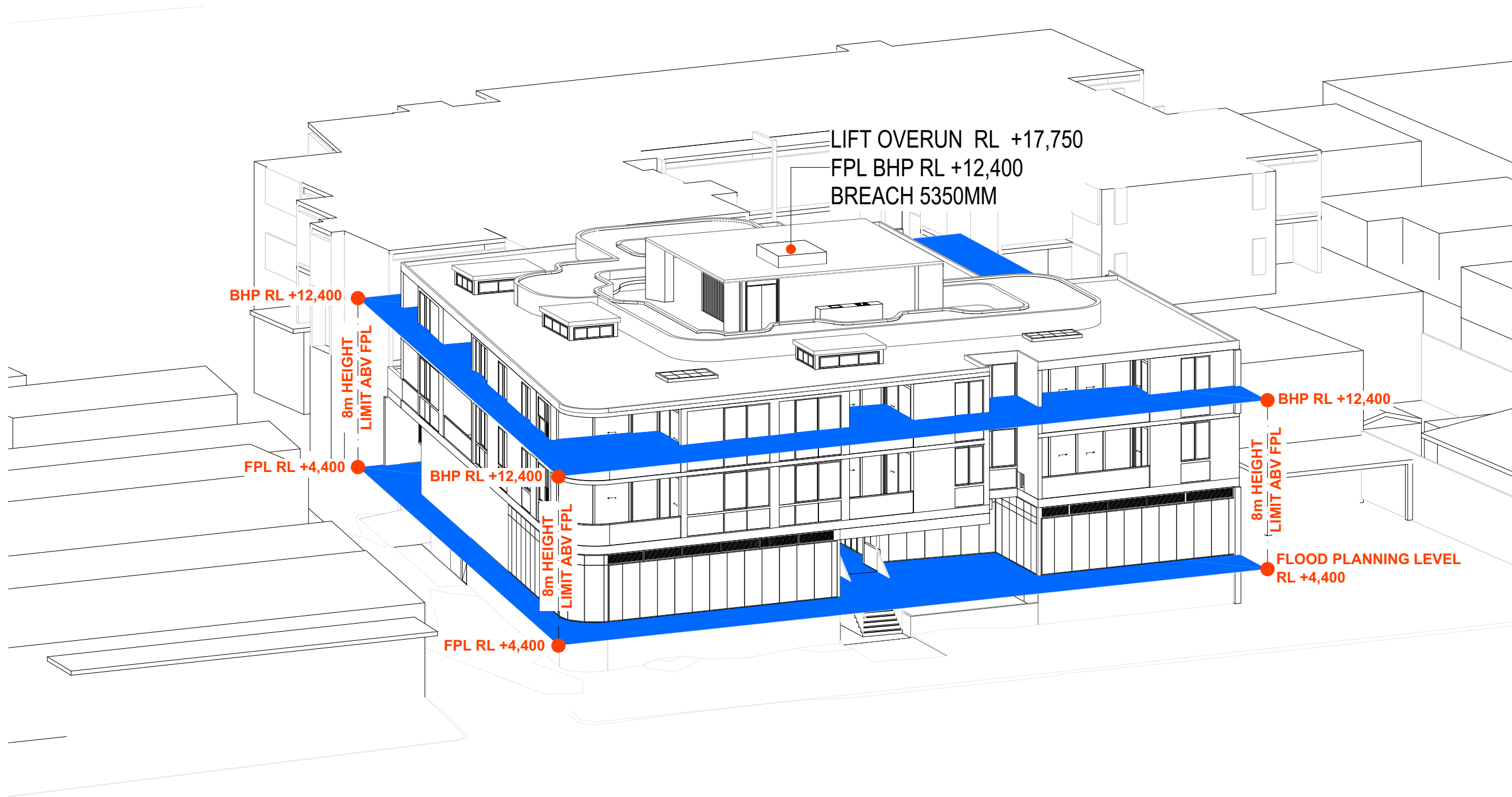
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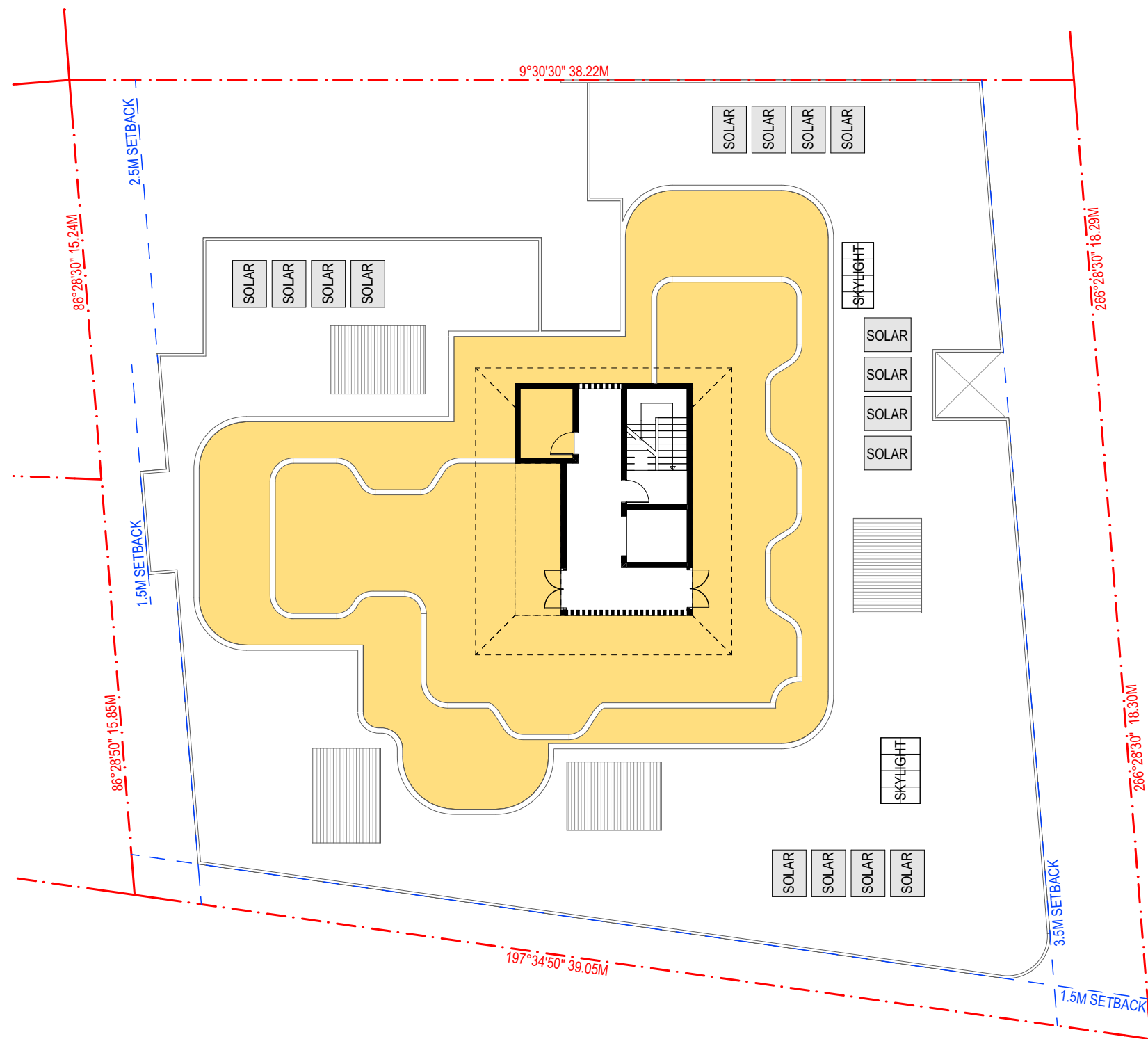


PROJECT NORTH
MULTI RESIDENTIAL DEVELOPMENT
PROJECT
1-3 Gondola Rd North
Narrabeen 2101
PROJECT NO.
15/19

DRAWING:
DEEP SOIL CALCULATIONS
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M.M
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D.M
SCALE:
1:200@A3
DRAWING NO.:
A3003
ISSUE:
C



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			<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	<table border="1"> <tr> <td>DRAWN BY M.M</td> <td>SCALE: 1:200@A3</td> <td>DRAWING NO.: A3004</td> <td>ISSUE: C</td> </tr> <tr> <td>CHECKED BY D.M</td> <td></td> <td></td> <td></td> </tr> </table>	DRAWN BY M.M	SCALE: 1:200@A3	DRAWING NO.: A3004	ISSUE: C
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C	REVISED DA	M.M	25.10.2024																						
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CHECKED BY D.M																									



PRINCIPLE COS AREAS	
	AREA (m2)
COS	323.87
	323.87 m ²
	AREAS MEASURED

COS CALCULATIONS	
SITE AREA	1289.3m ²
ADG MINIMUM COS%	25%
ADG MINIMUM COS m ²	322.3m ²
PROPOSED COS %	25.11%
PROPOSED COS m ²	323.87m ²



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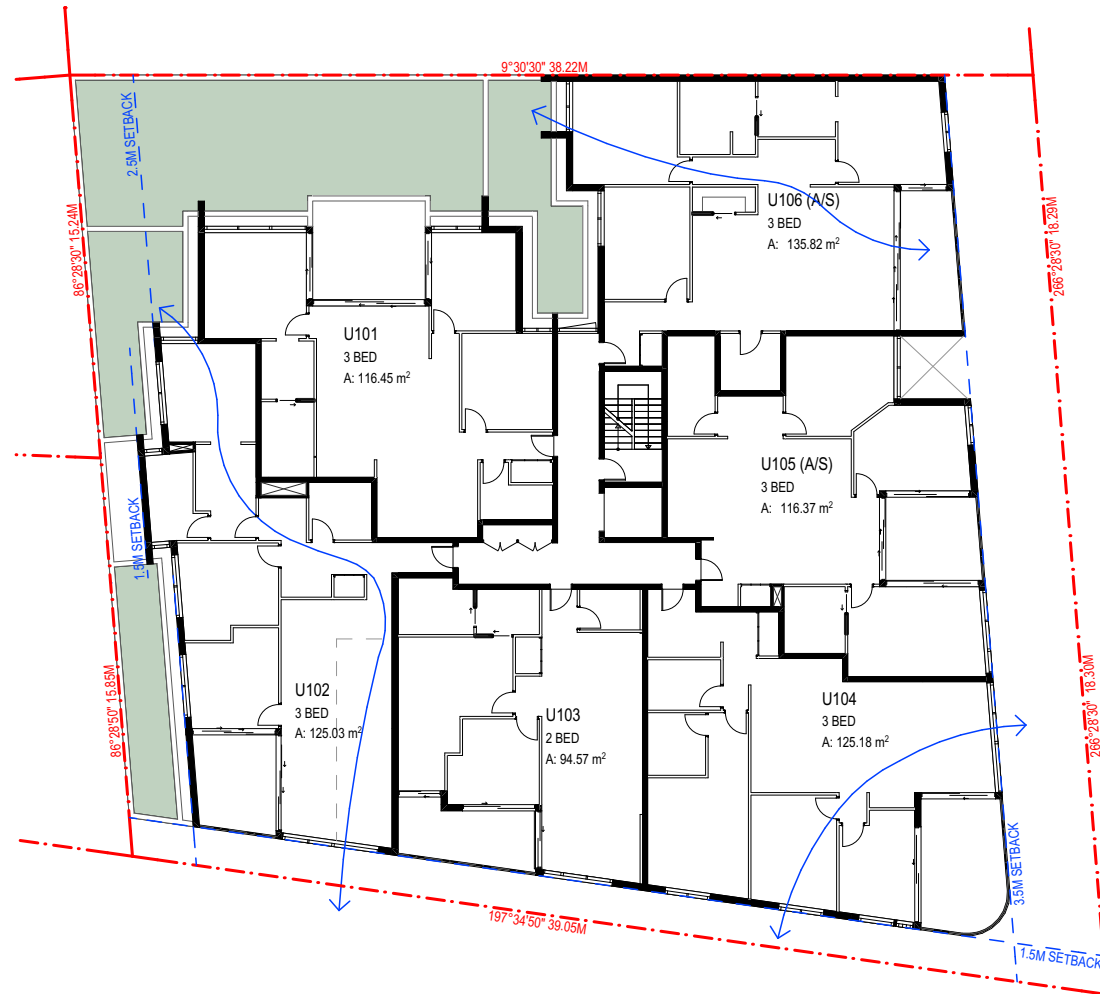
PROJECT NORTH



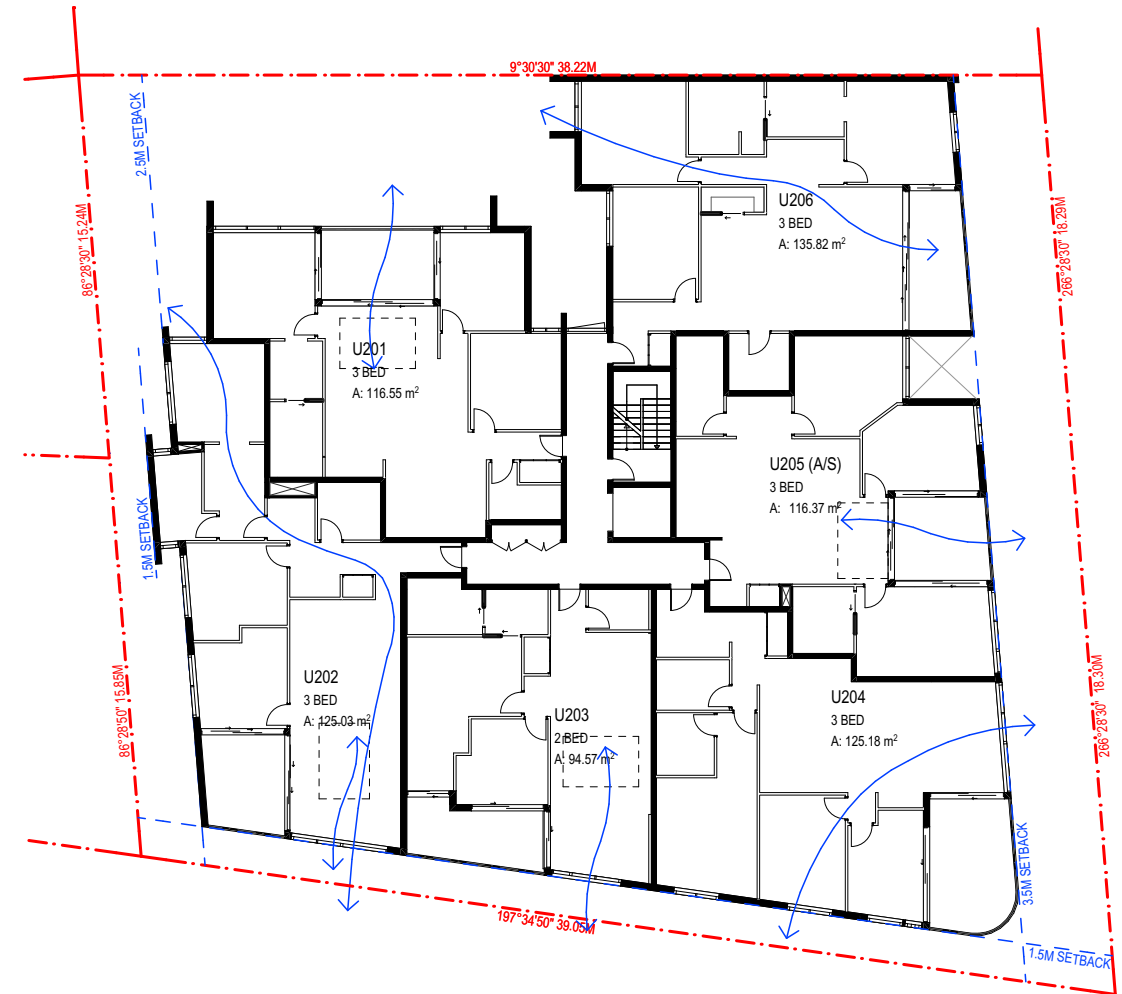
MULTI RESIDENTIAL DEVELOPMENT
PROJECT
1-3 Gondola Rd North
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PROJECT NO.
15/19

DRAWING:
COMMUNAL OPEN SPACE

DRAWN BY M.M	SCALE: 1:200@A3	DRAWING NO.: A3005	ISSUE: C
CHECKED BY D.M			



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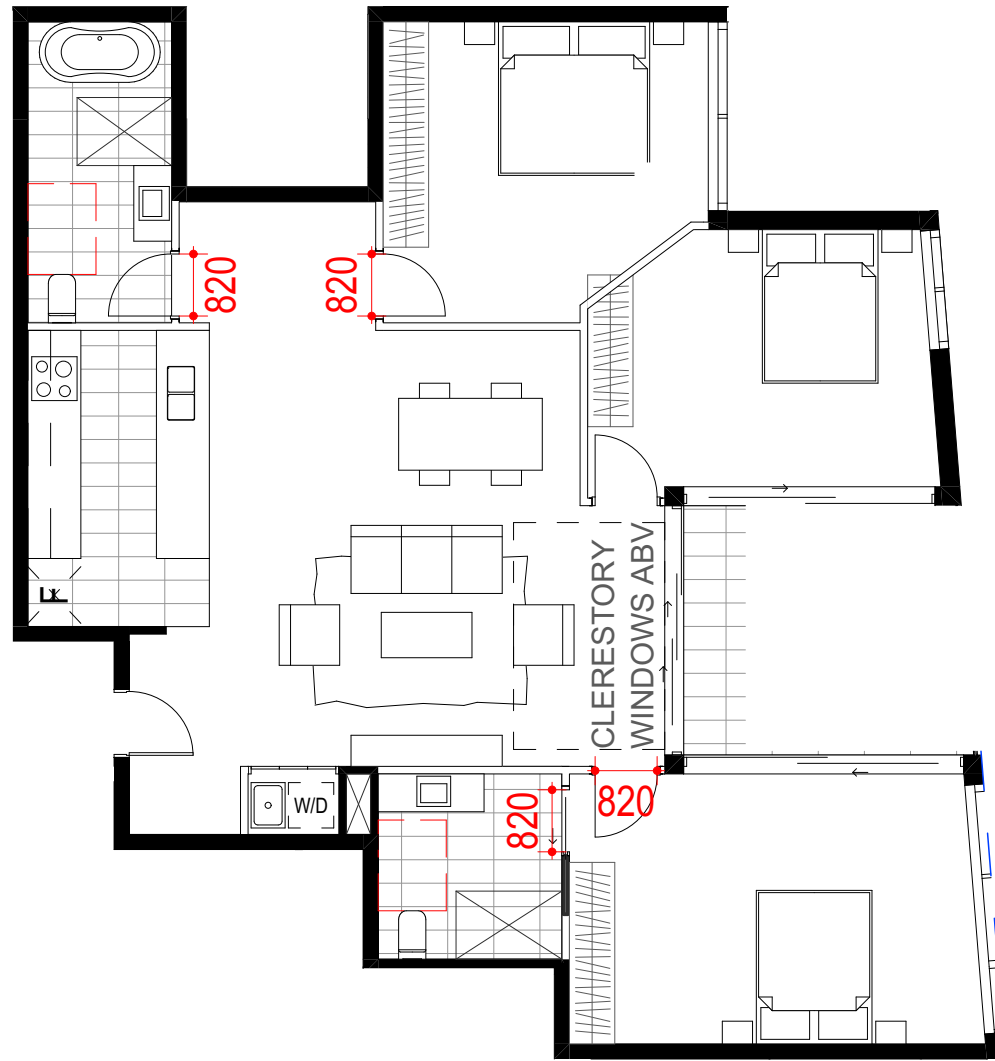
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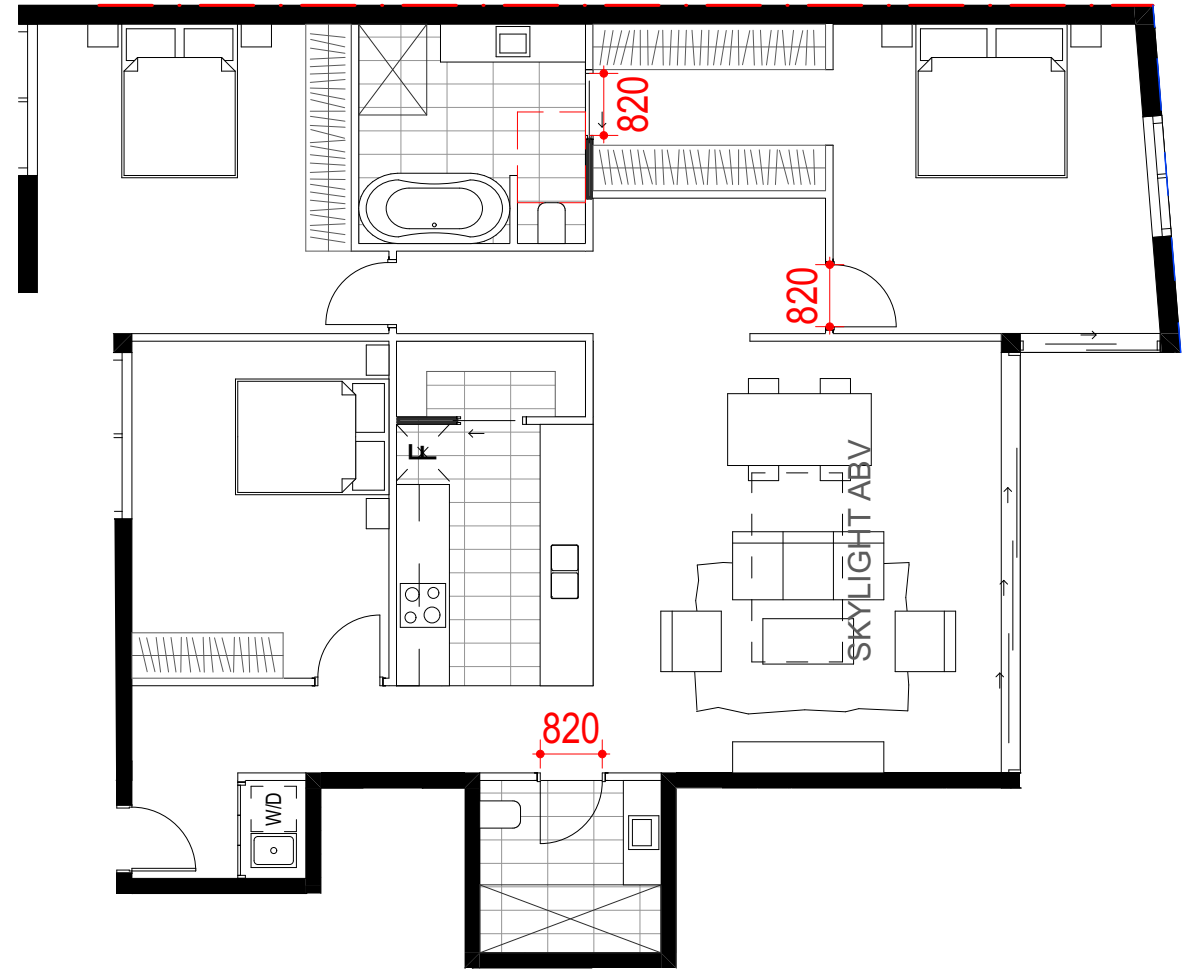
MULTI RESIDENTIAL DEVELOPMENT
PROJECT
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PROJECT NO.
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DRAWING:
CROSS-VENTILATION

DRAWN BY M.M	SCALE: 1:300@A3	DRAWING NO.: A3006	ISSUE: C
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U105/U205 PRE-ADAPTABLE/SILVER



U106 PRE-ADAPTABLE/SILVER



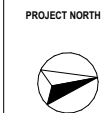
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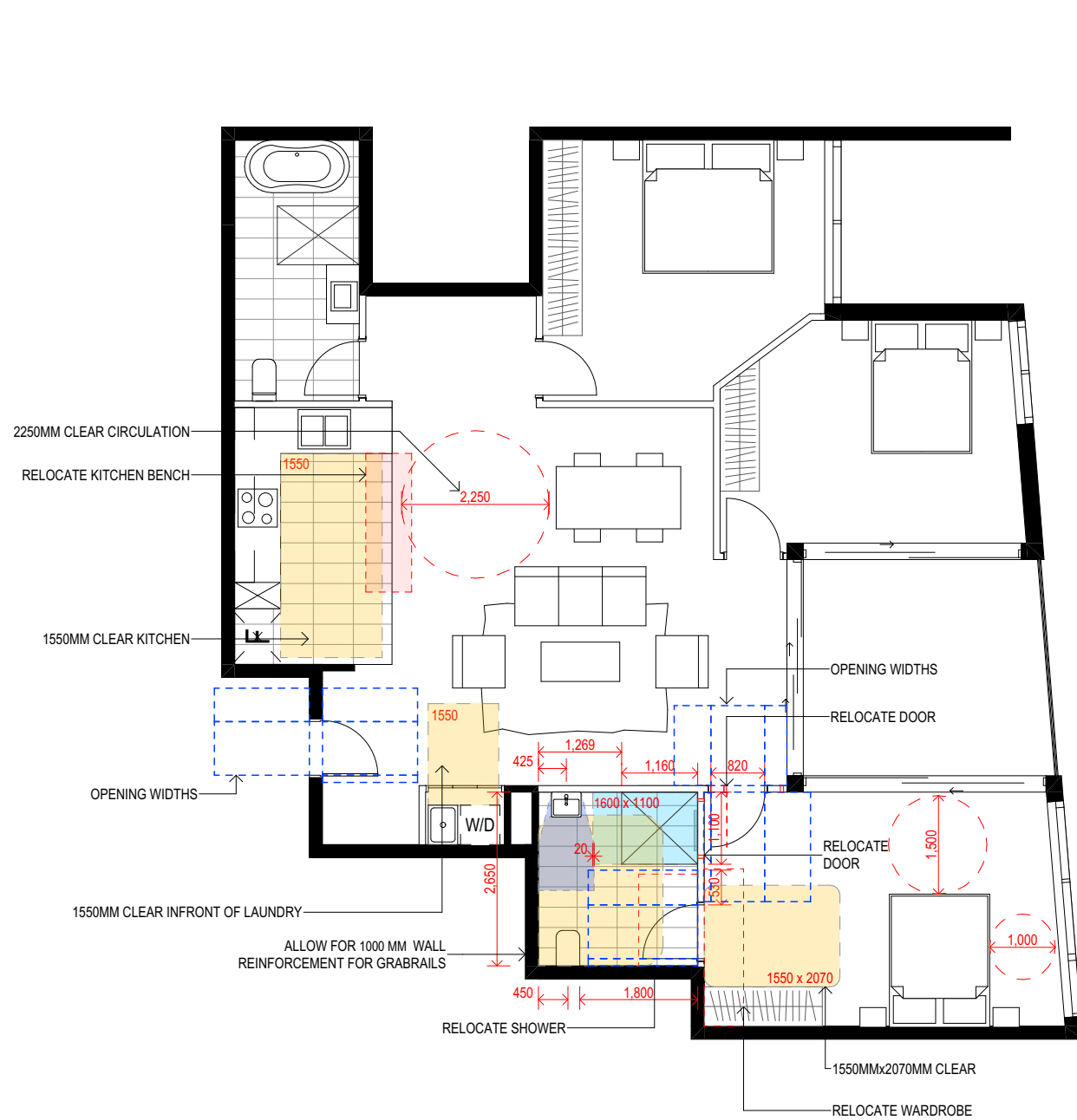
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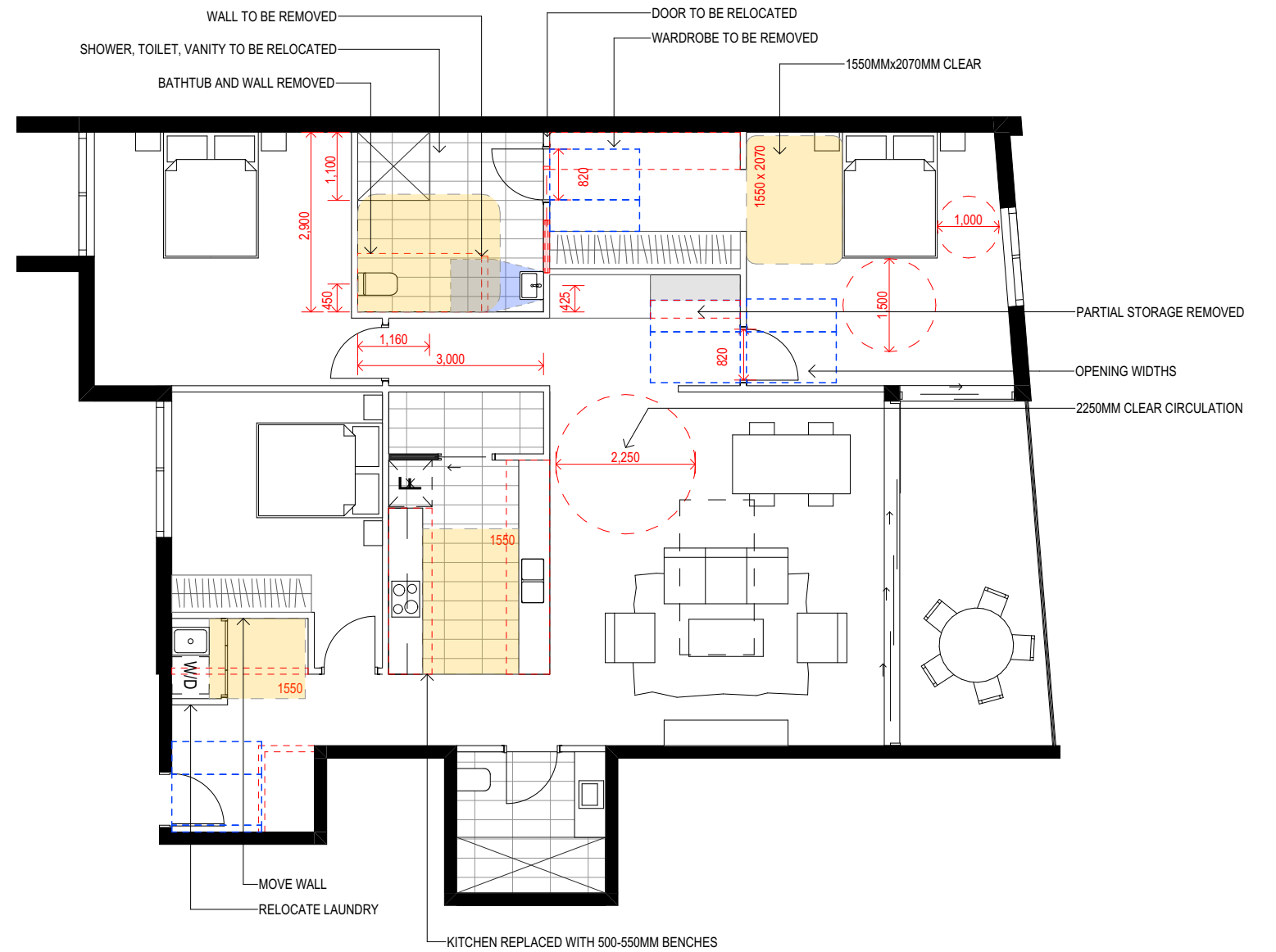
PROJECT NORTH
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PROJECT
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DRAWING:
PRE-ADAPTABLE/SILVER

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U105/U205 POST ADAPTABLE



U106 POST ADAPTABLE



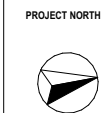
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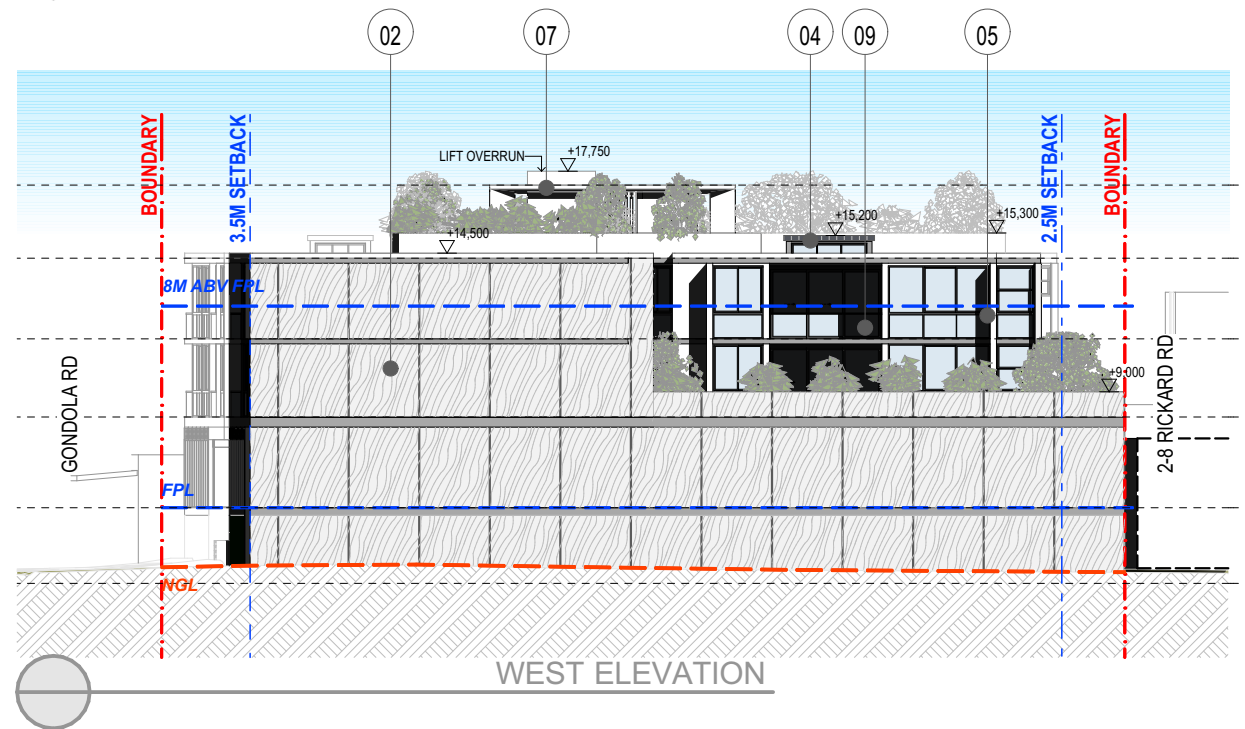
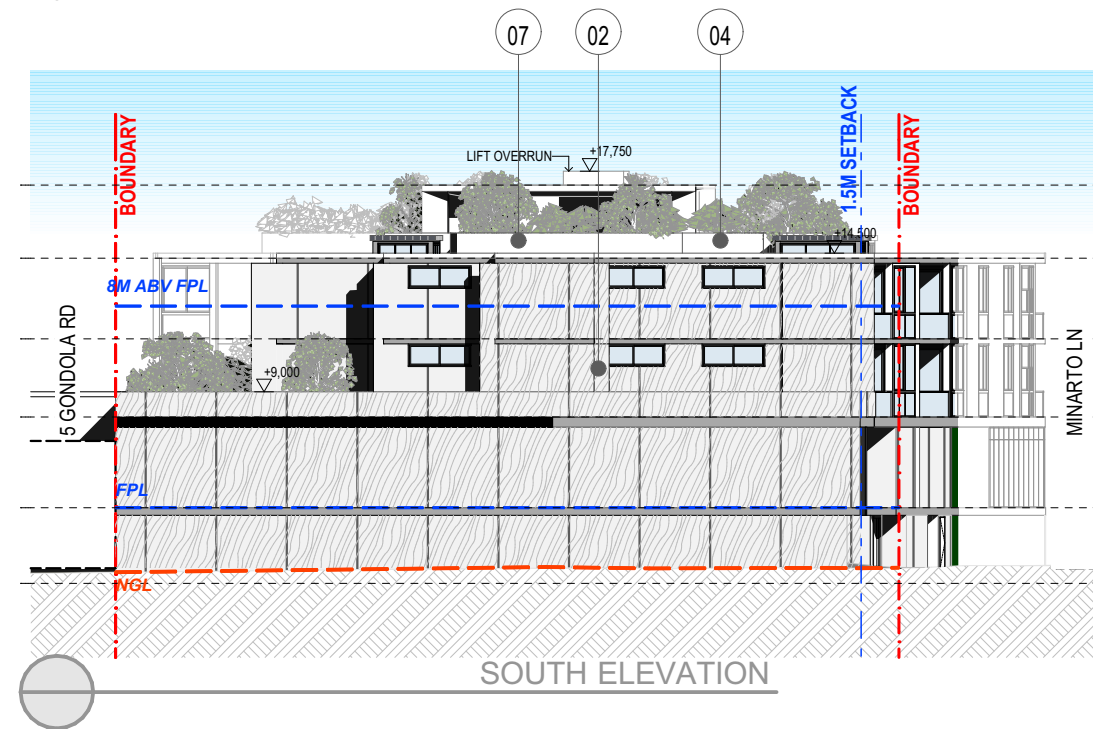
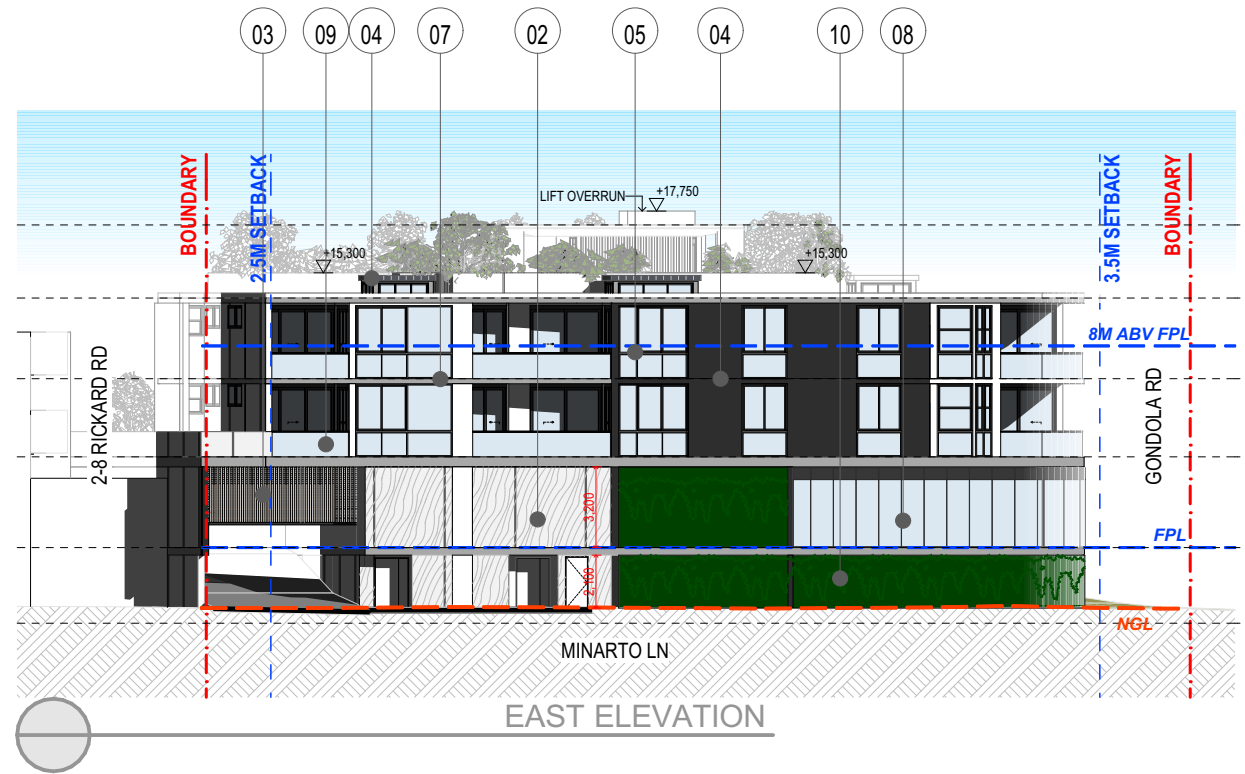
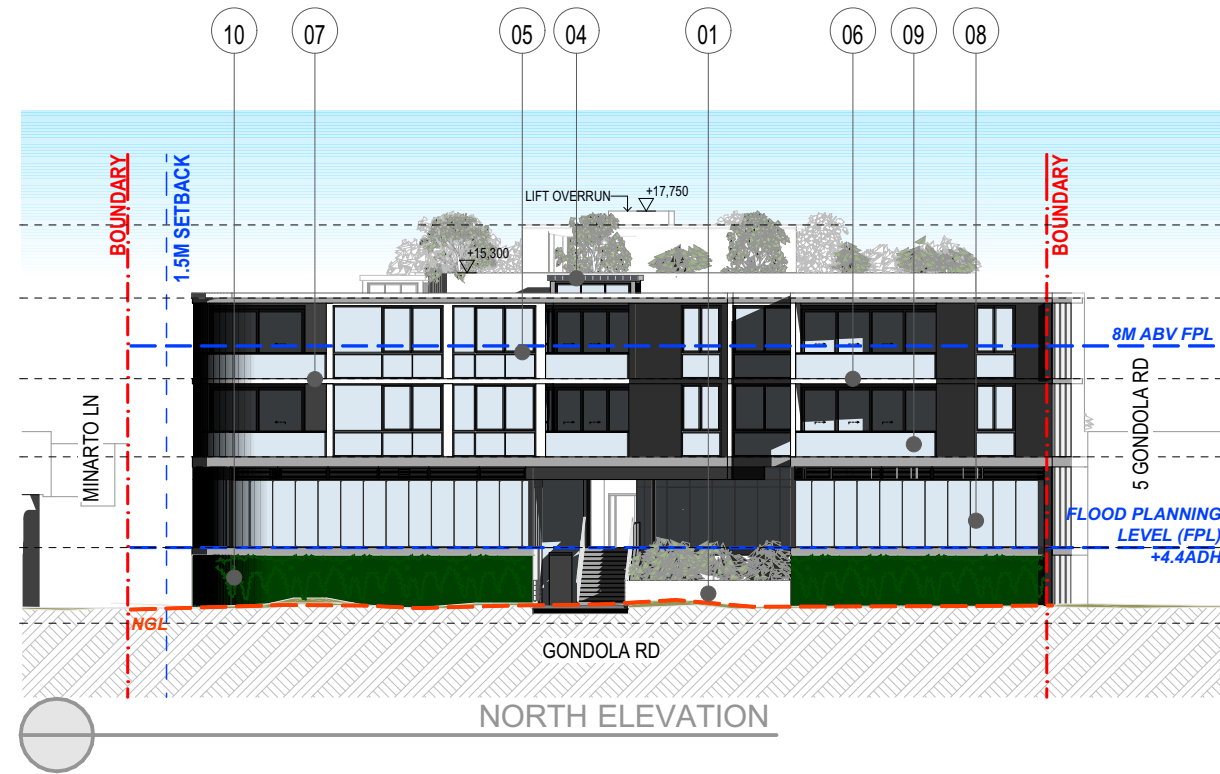
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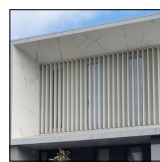


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PROJECT
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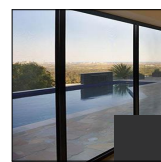
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DRAWN BY M.M	SCALE: 1:100@A3	DRAWING NO.: A3008	ISSUE: C
CHECKED BY D.M			



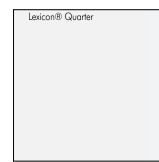
1. Light Grey Pre-cast Concrete Panels



3. Aluminium Louvres - Paint Titanium White



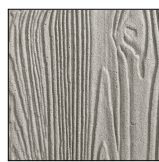
5. Aluminium Glazing fixtures - Windows and Doors - Paint Dulux Monument or equivalent



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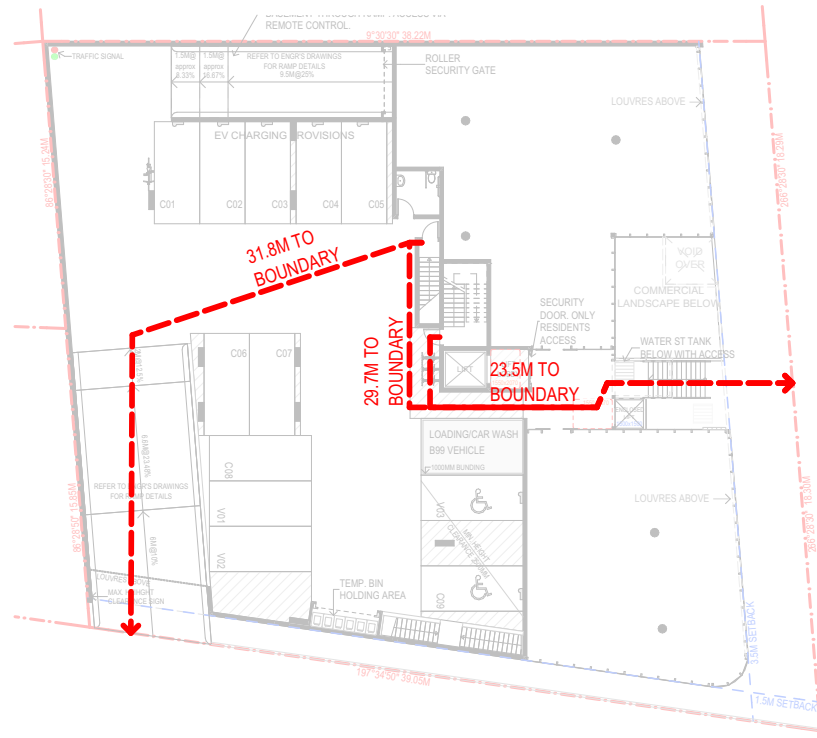
MULTI RESIDENTIAL DEVELOPMENT
PROJECT
1-3 Gondola Rd North
Narrabeen 2101
PROJECT NO.
15/19

DRAWING:
SAMPLE BOARD

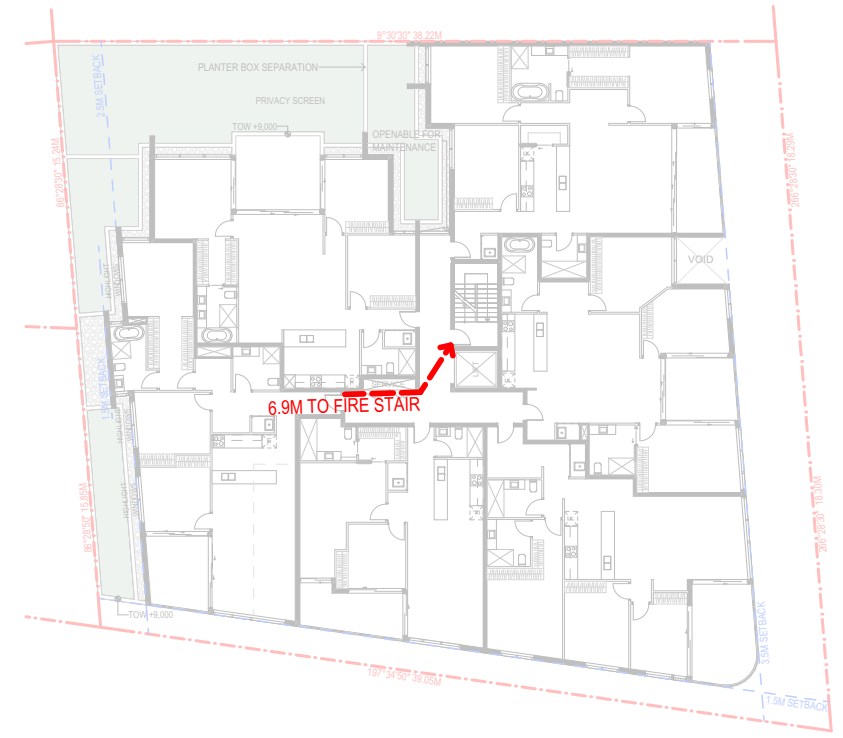
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CHECKED BY D.M			



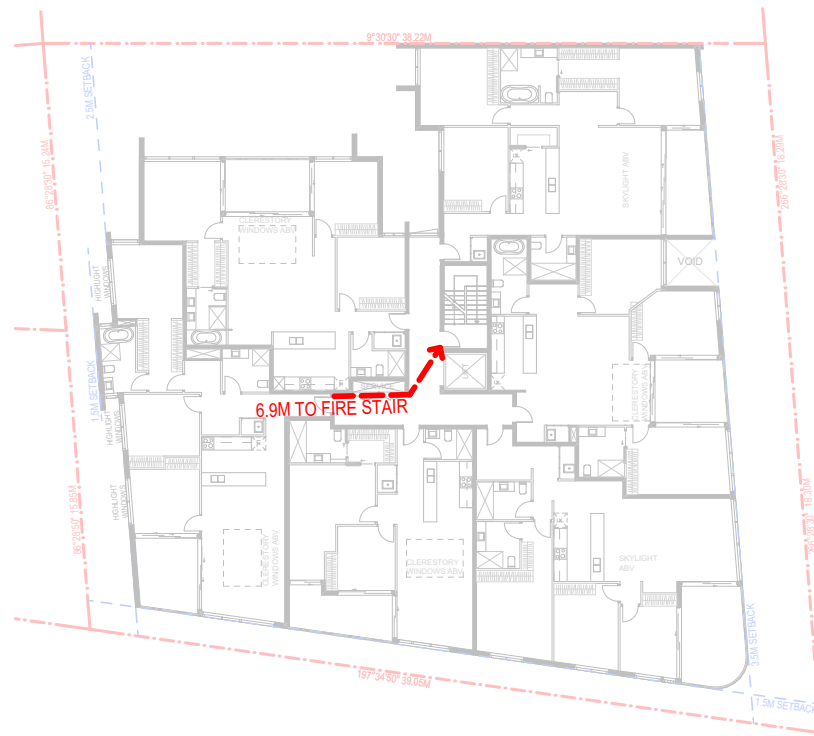
BASEMENT



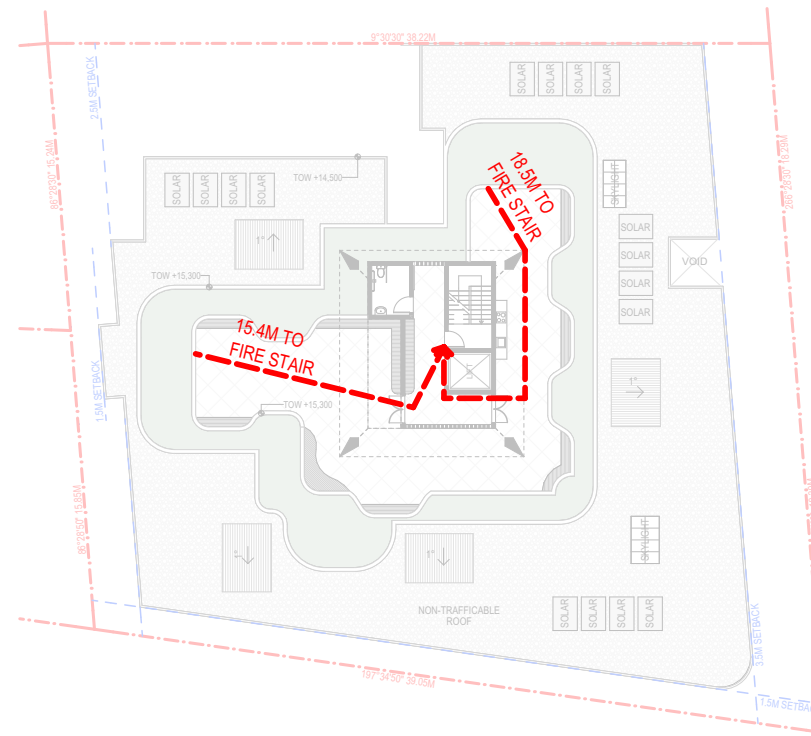
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



COS



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AMENDMENTS

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

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

PROJECT NO.
15/19

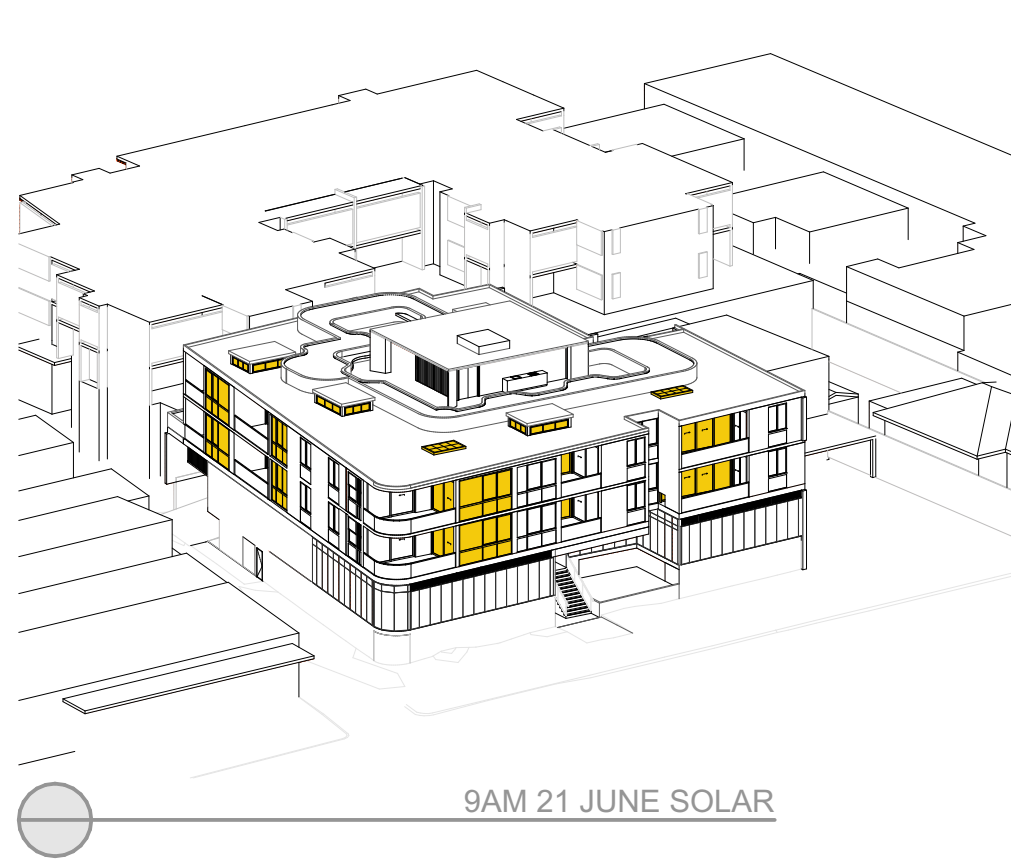
DRAWING: SITE PLANNING

DRAWN BY: M.M
CHECKED BY: D.M

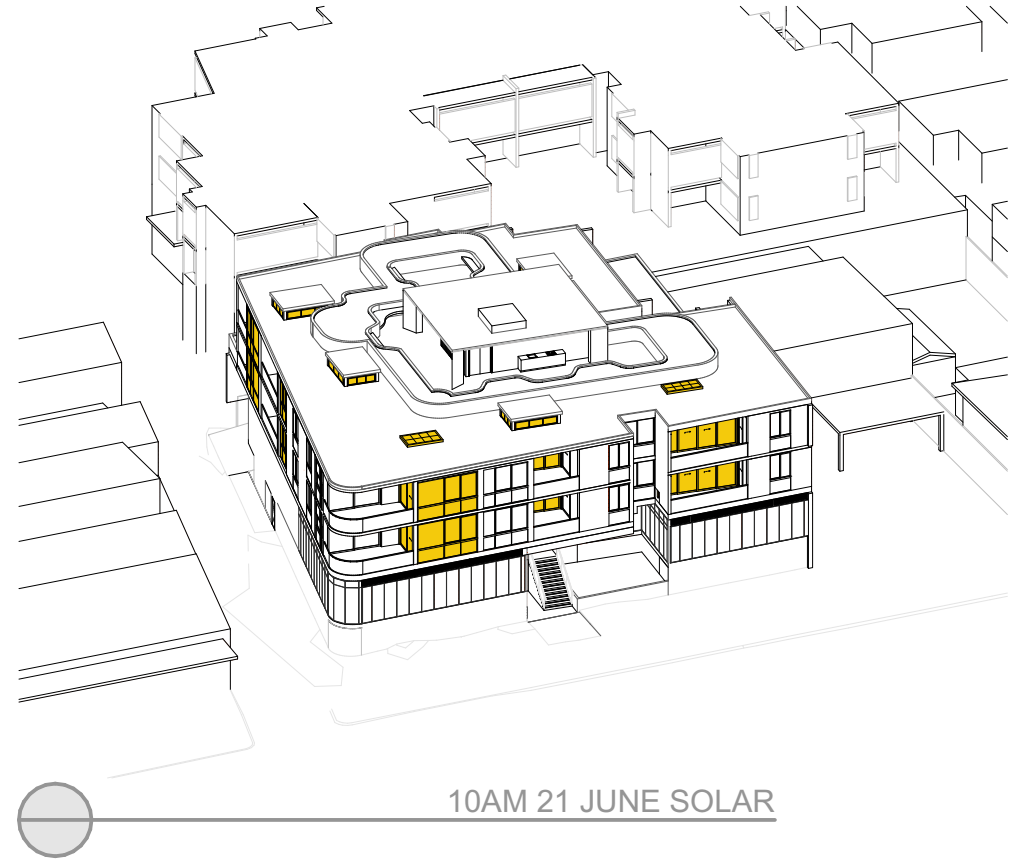
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DRAWING NO.: **A3011**

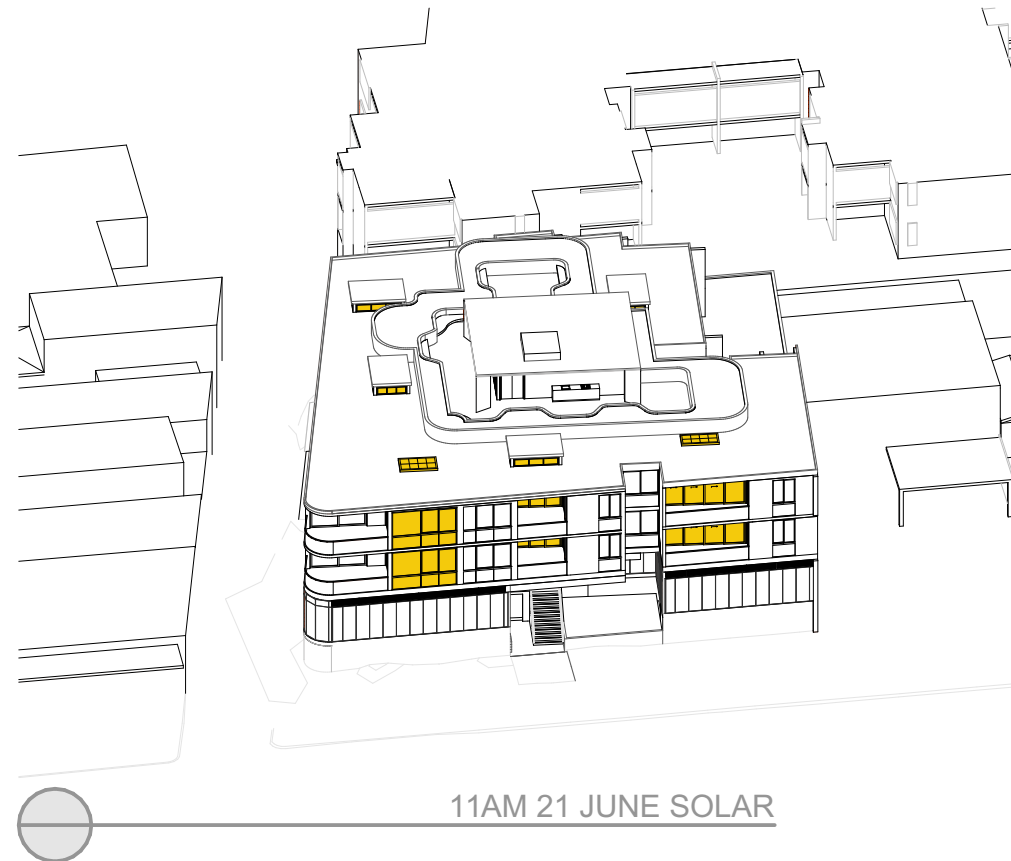
ISSUE: **C**



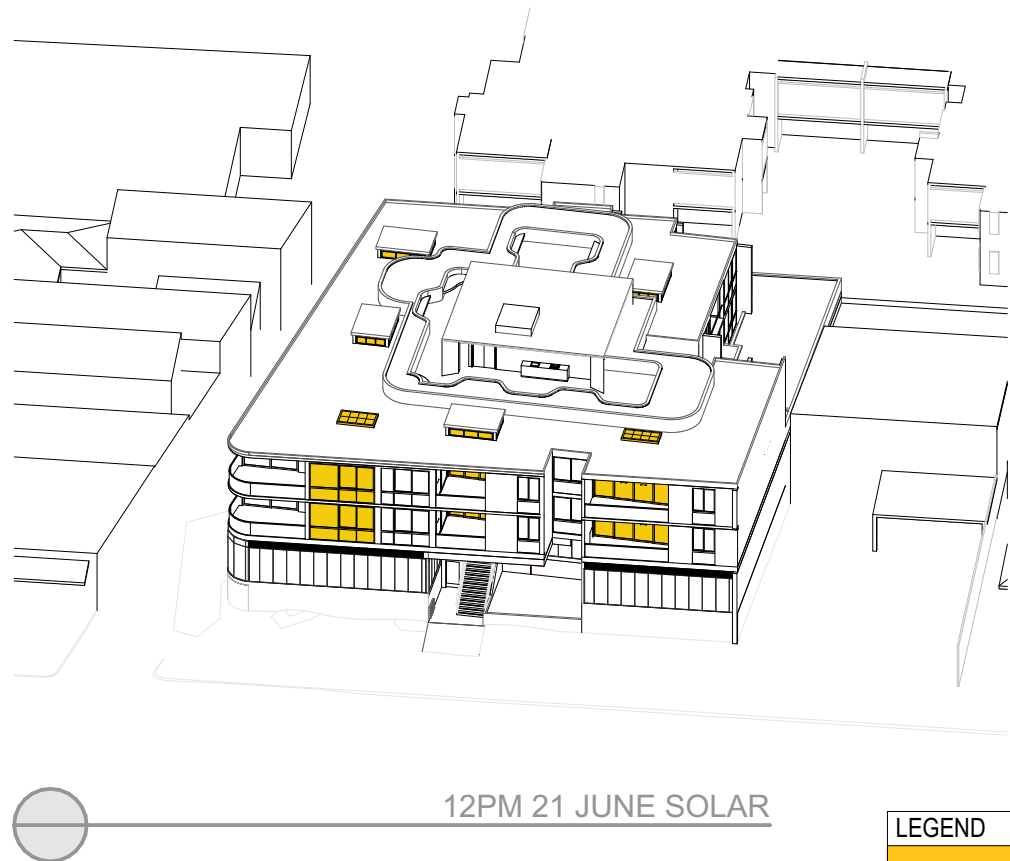
9AM 21 JUNE SOLAR



10AM 21 JUNE SOLAR



11AM 21 JUNE SOLAR



12PM 21 JUNE SOLAR

LEGEND	
	SOLAR ACCESS TO LIVING AREAS



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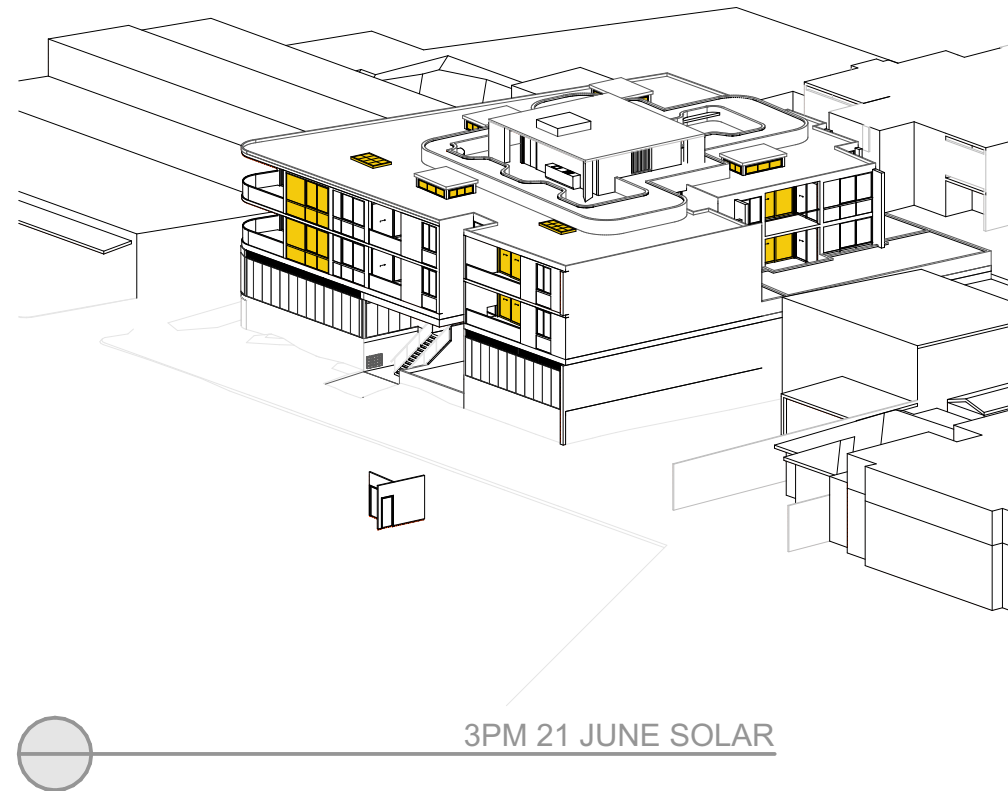
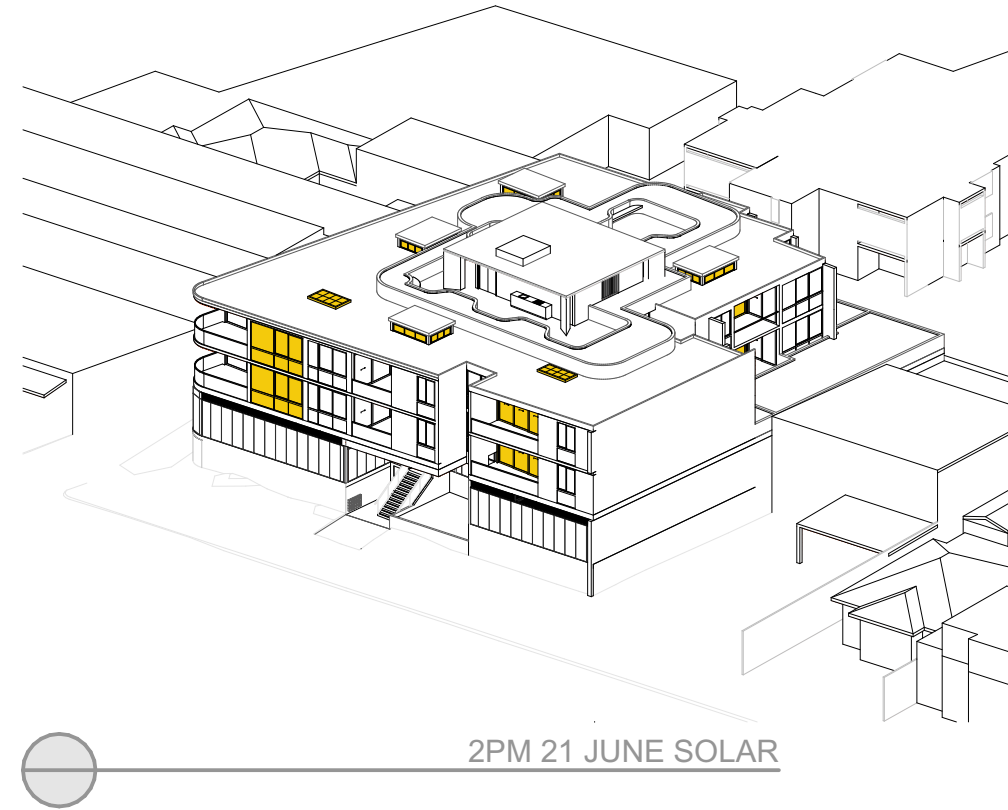
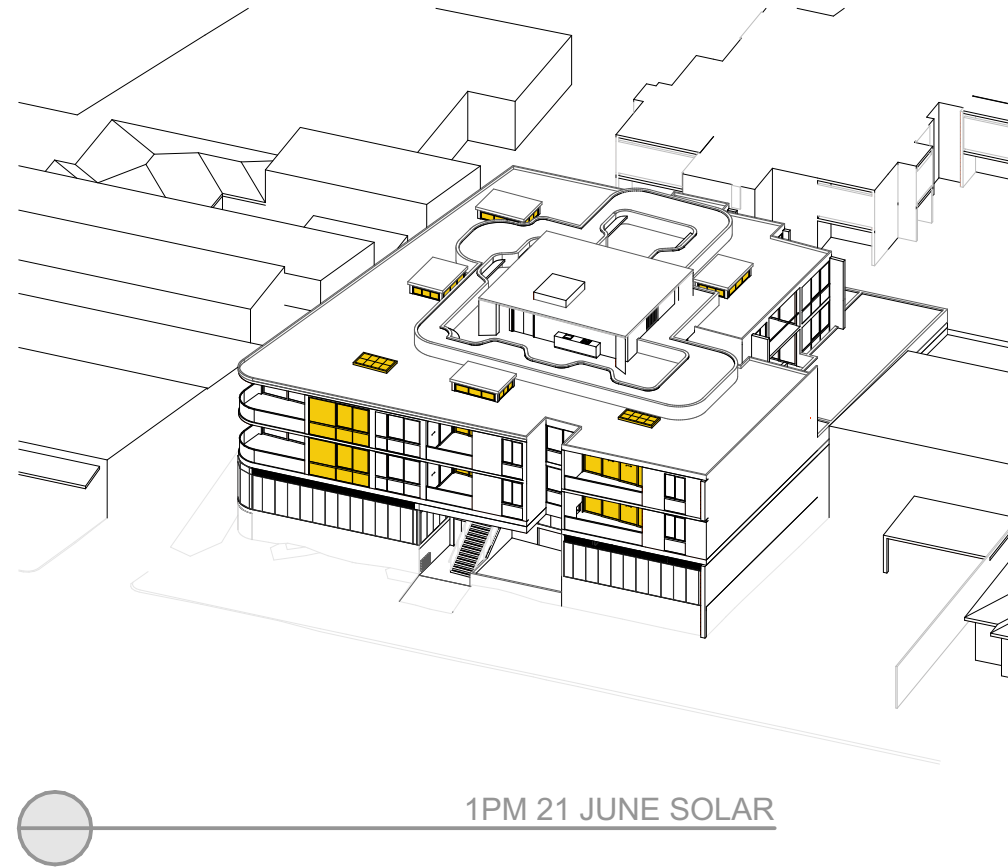
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MULTI RESIDENTIAL DEVELOPMENT
PROJECT
**1-3 Gondola Rd North
Narrabeen 2101**
PROJECT NO.
15/19

DRAWING: SOLAR ACCESS 9AM-12PM			
DRAWN BY M.M	SCALE: 1:500@A3	DRAWING NO.: A4001	ISSUE: C
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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MULTI RESIDENTIAL DEVELOPMENT
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



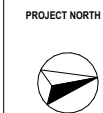
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PROJECT NORTH
MULTI RESIDENTIAL DEVELOPMENT
PROJECT
1-3 Gondola Rd North
Narrabeen 2101
PROJECT NO.
15/19

DRAWING:
SHADOW DIAGRAM 9AM

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



EXISTING SHADOWS
 PROPOSED SHADOWS

PROPOSED SHADOW 12PM 21 JUNE



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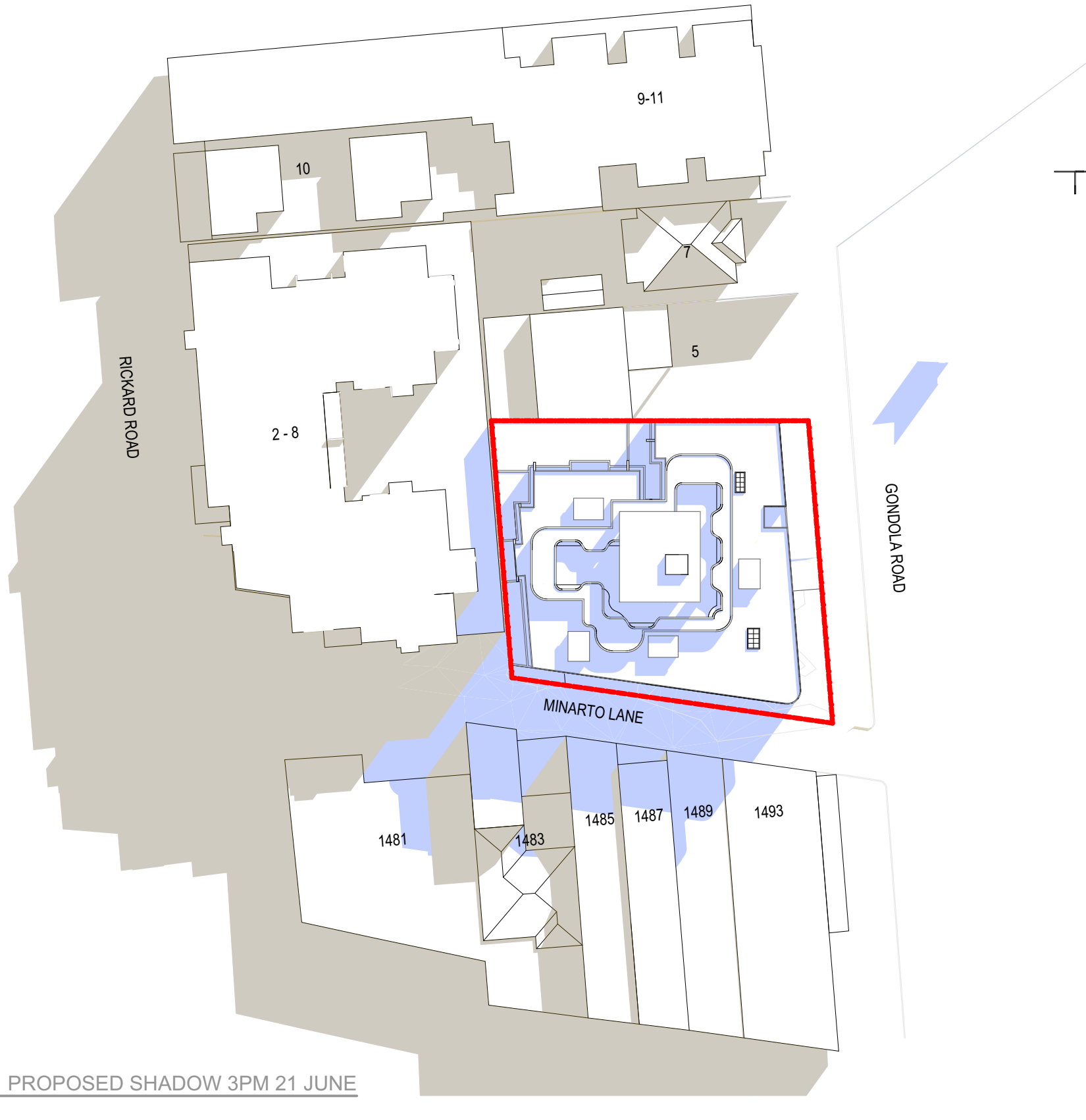
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MULTI RESIDENTIAL DEVELOPMENT
 PROJECT
 1-3 Gondola Rd North
 Narrabeen 2101
 PROJECT NO.
 15/19

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

DRAWING:
SHADOW DIAGRAM 3PM

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CHECKED BY D.M			