

STATEMENT OF MODIFICATION AND SCHEDULE OF AMENDMENTS

1-3 Gondola Road, North Narrabeen

RFi – REV E

05/02/2025

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.

These amendments were done as a response to the Waste referral response dated 07 January 2025

ARCHITECTURAL DRAWINGS (Mackenzie Architects International)

A1001 – BASEMENT PLAN

1. Residential bin room – layout modified to accommodate the 3x240 vegetation bins, located in commercial bin room in previous Rev. D.
2. Commercial bin room – layout modified to accommodate space for recycling, containers, etc.
3. Carpark layout – Parking spaces 11 & 12 moved to accommodate changes in bin rooms.
4. Flood Storage Tank added to the documentation.

A1002 – GROUND FLOOR PLAN

01. Temporary bin holding area – exclusive use for to residential tenants.

A2001 – NORTH & EAST ELEVATION

01. Battens have been integrated to the green walls previously proposed towards Minarto Lane. This adds interest and texture to the façade and to ensures it will remain if the green wall fails.

A2002 – SOUTH & WEST ELEVATION

01. Battens have been integrated to the southern elevation to add interest and texture in the façade.

A2101 - SECTIONS

01. Flood storage tank added in the sections A & B

A2102 - SECTIONS

01. New section CC through ramp, demonstrating that the bulk good rooms ceiling clearance is 2.1 metres at its minimum.
02. New section DD through bin rooms, showing the bin rooms height complies with the minimum 2.1 metres required.

A3009 – SAMPLE BOARD

01. Updated sample board to reflect updates in the facades.

A3002 – LANDSCAPE CALCULATIONS

01. Vegetation bin's calculation added