


 **northern  
beaches  
council**

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CONSENT**

**DA2024/0460**



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
Nominated Architect No.6033  
ABN 76 091 107 201  
ACN 091107201

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

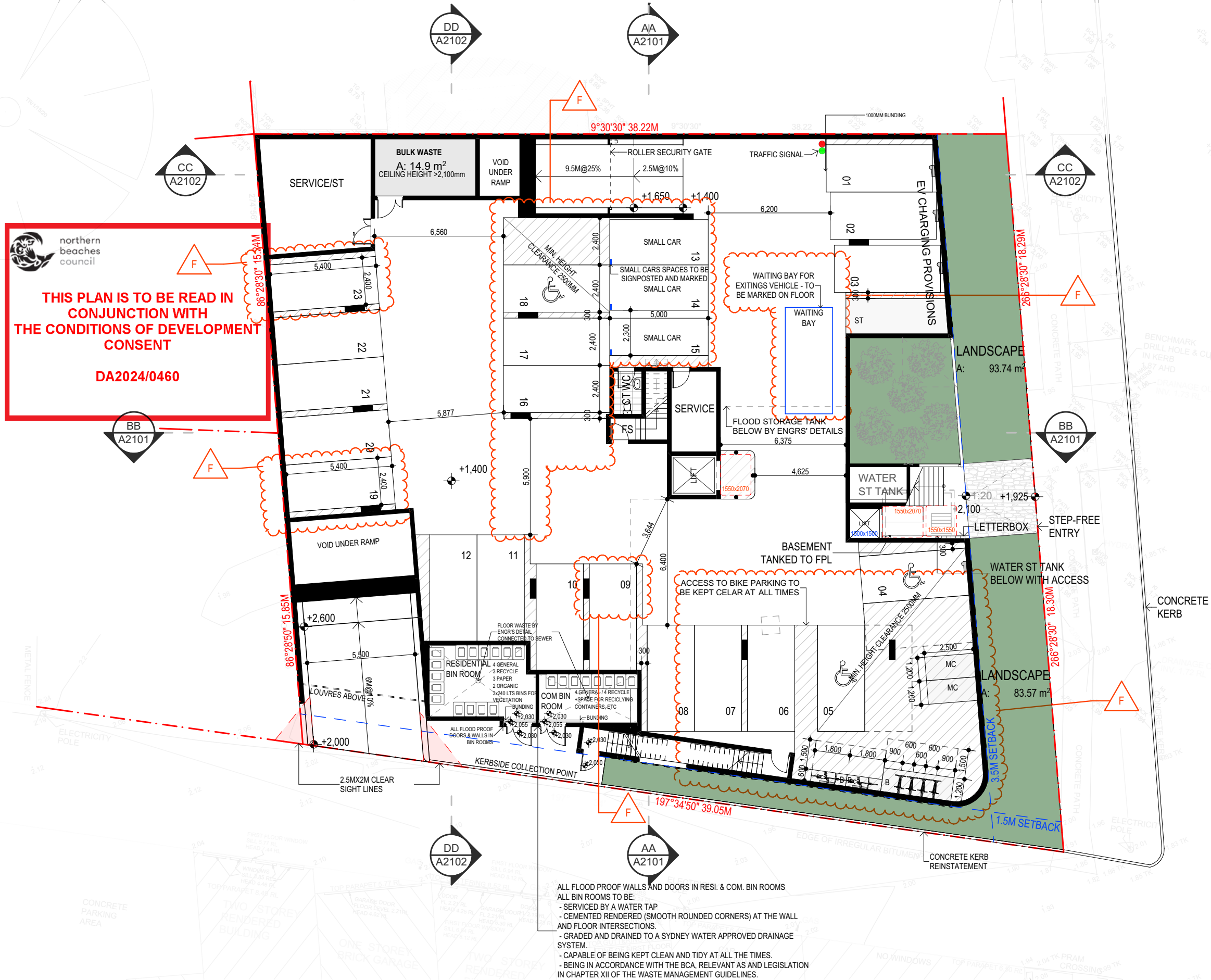
PROJECT NORTH



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

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





ALL FLOOD PROOF WALLS AND DOORS IN RESI. & COM. BIN ROOMS  
ALL BIN ROOMS TO BE:  
- SERVICED BY A WATER TAP  
- CEMENTED RENDERED (SMOOTH ROUNDED CORNERS) AT THE WALL AND FLOOR INTERSECTIONS.  
- GRADED AND DRAINED TO A SYDNEY WATER APPROVED DRAINAGE SYSTEM.  
- CAPABLE OF BEING KEPT CLEAN AND TIDY AT ALL THE TIMES.  
- BEING IN ACCORDANCE WITH THE BCA, RELEVANT AS AND LEGISLATION IN CHAPTER XII OF THE WASTE MANAGEMENT GUIDELINES.



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D	ADDITIONAL INFORMATION	M.M	13.12.2024
E	ISSUED FOR RFI	M.M	05.02.2025
F	ADDITIONAL INFORMATION	M.M	14.03.2025



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

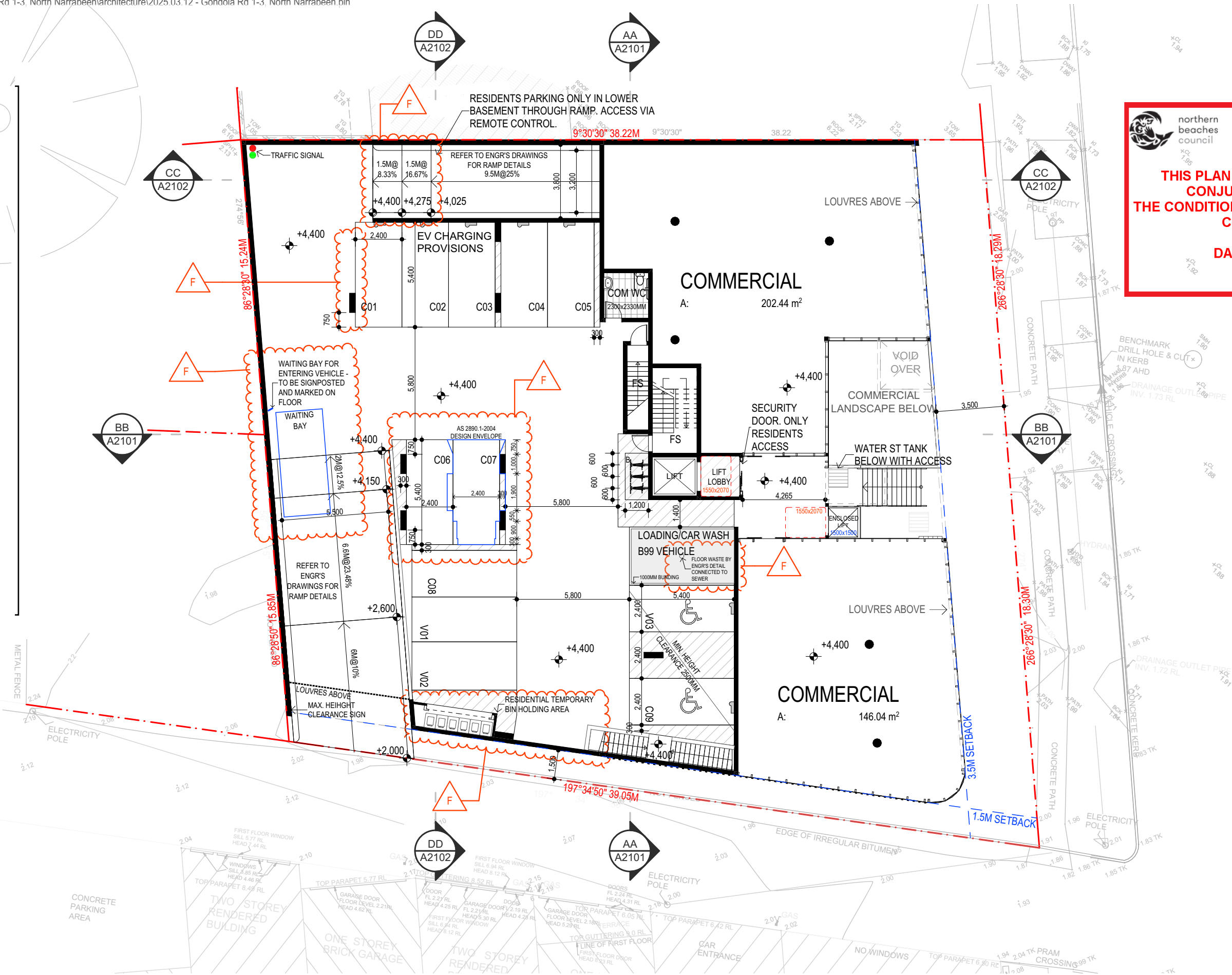
**DRAWING:**  
**BASEMENT PLAN**

DRAWN BY  
M.M  
CHECKED BY  
D.M

SCALE:  
1:200@A3

DRAWING NO.:  
**A1001**

ISSUE:  
**F**



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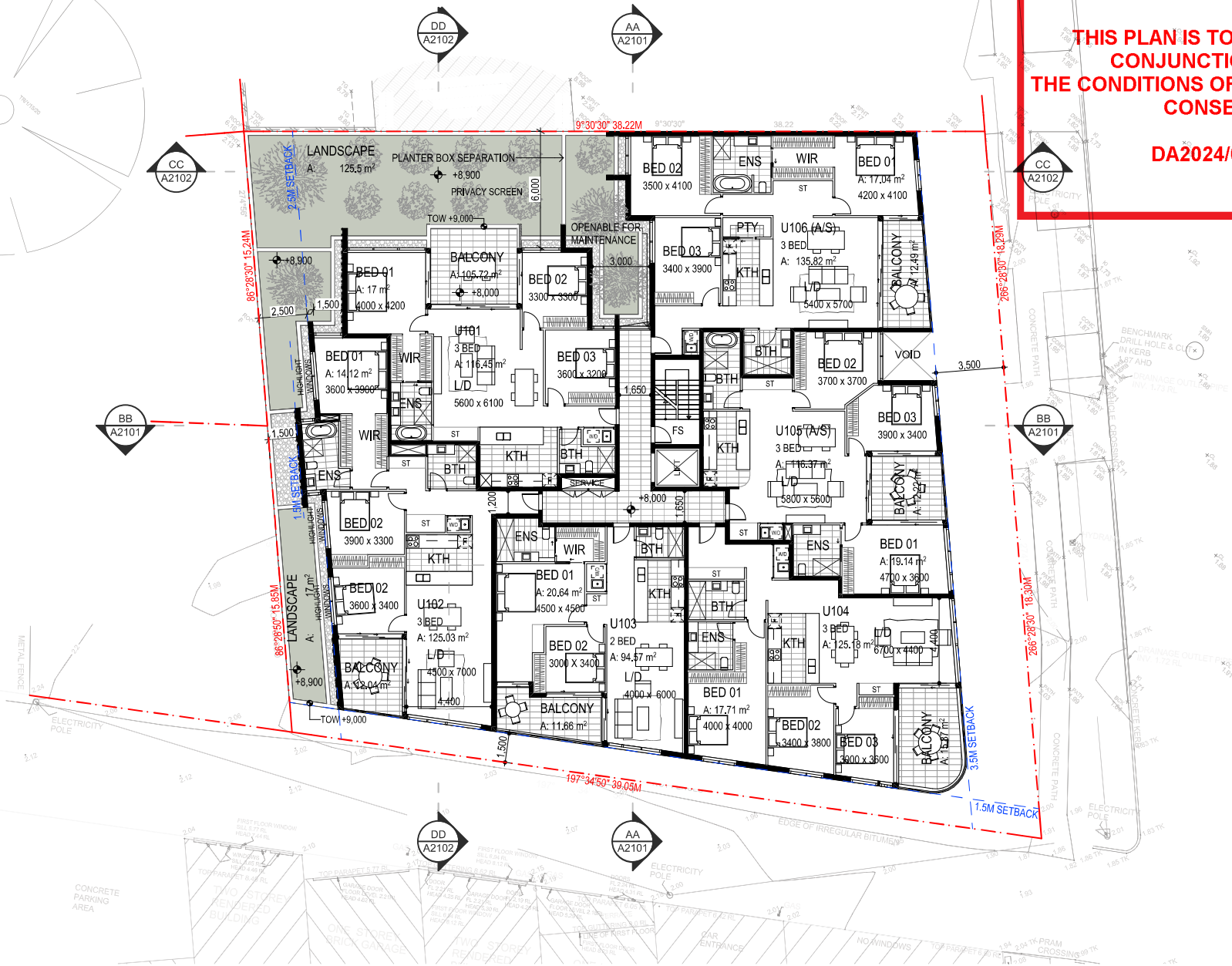
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PROJECT NORTH	<b>MULTI RESIDENTIAL DEVELOPMENT</b>	DRAWN BY	<b>GROUND FLOOR PLAN</b>
	PROJECT 1-3 Gondola Rd North Narrabeen 2101	M.M	
	PROJECT NO. 15/19	SCALE 1:200@A3	DRAWING NO.: <b>A1002</b>
		ISSUE: <b>F</b>	



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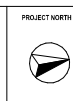
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A2011 311 107 201  
A2011 1011001

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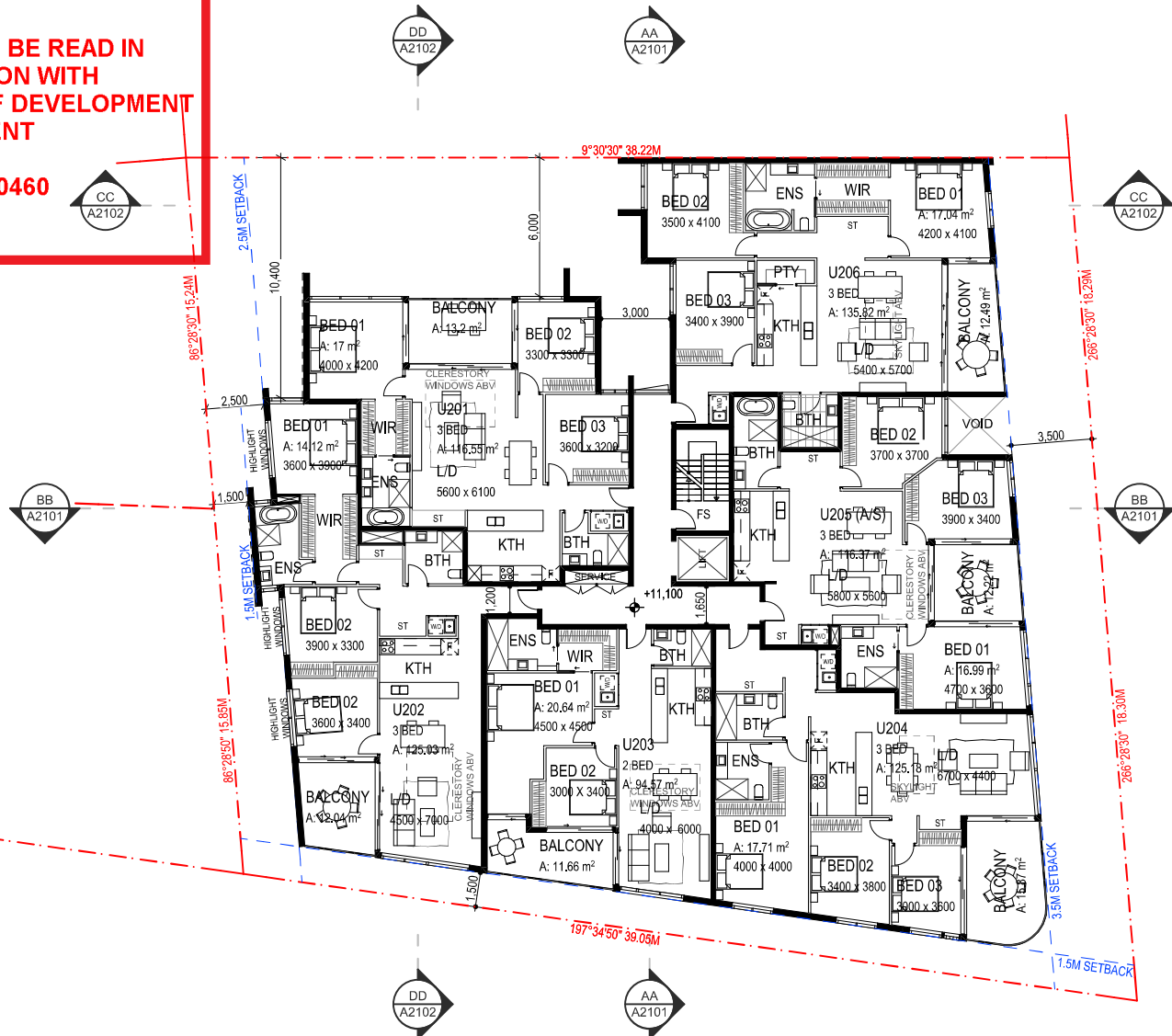



**PROJECT NORTH**  
**MULTI RESIDENTIAL DEVELOPMENT**  
**PROJECT**  
**1-3 Gondola Rd North**  
**Narrabeen 2101**  
**PROJECT NO.**  
**15/19**

**DRAWING:**  
**FIRST FLOOR PLAN**

<b>DRAWN BY</b> M.M	<b>SCALE</b> 1:200@A3	<b>DRAWING NO.</b> <b>A1003</b>	<b>ISSUE</b> <b>C</b>
<b>CHECKED BY</b> D.M			

 **northern  
beaches  
council**  
5/27/2024 10:00 AM Files\Gondola Rd 1-3  
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Not rated Architect No.933  
ANZ No. 101 107 201  
ANZ 10110201

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PROJECT NORTH



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

PROJECT NO.  
15/19

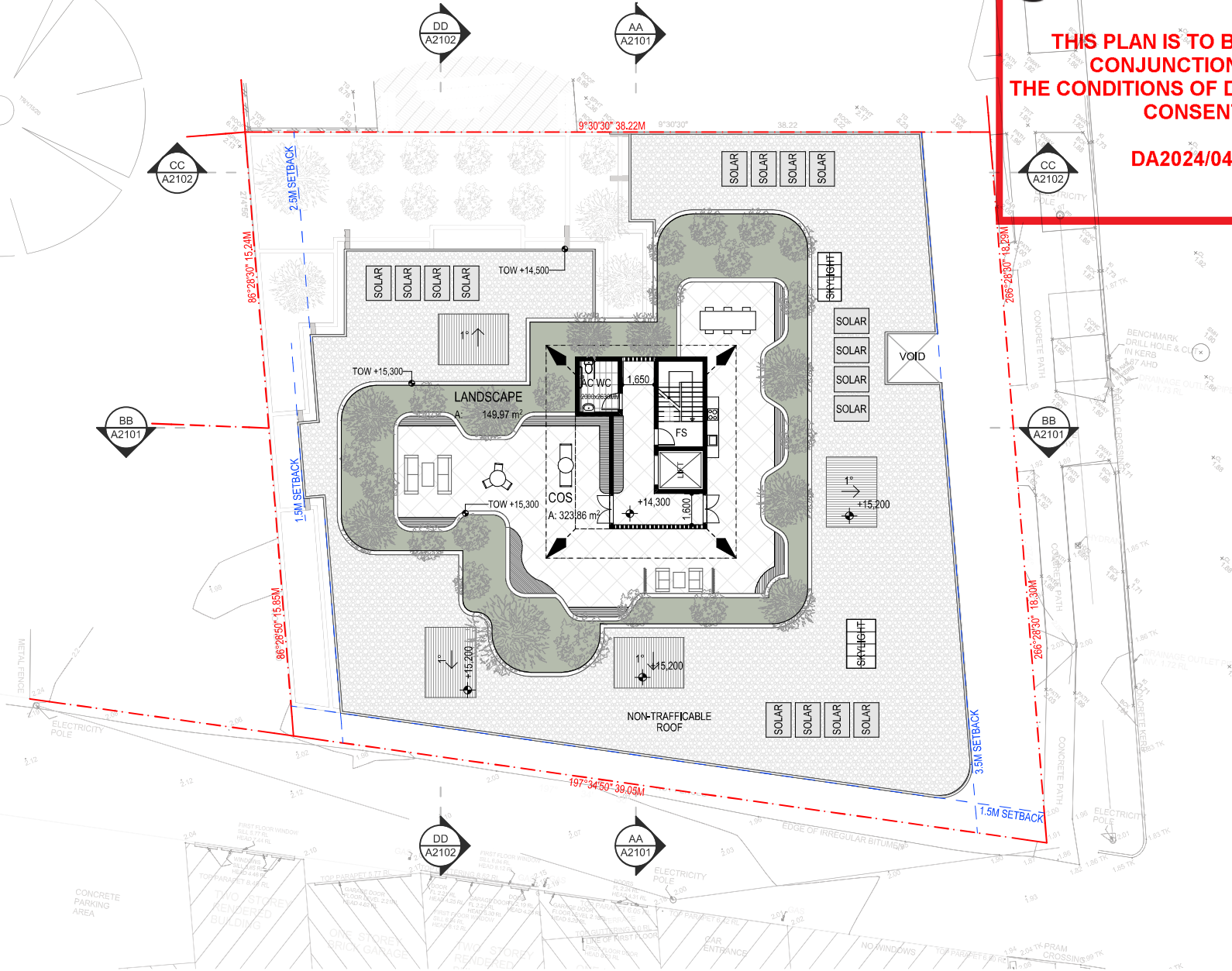
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ASN 76 091 107 201  
ACN 091107201

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

PROJECT NO.  
**15/19**

DRAWING:  
**COS FLOOR PLAN**

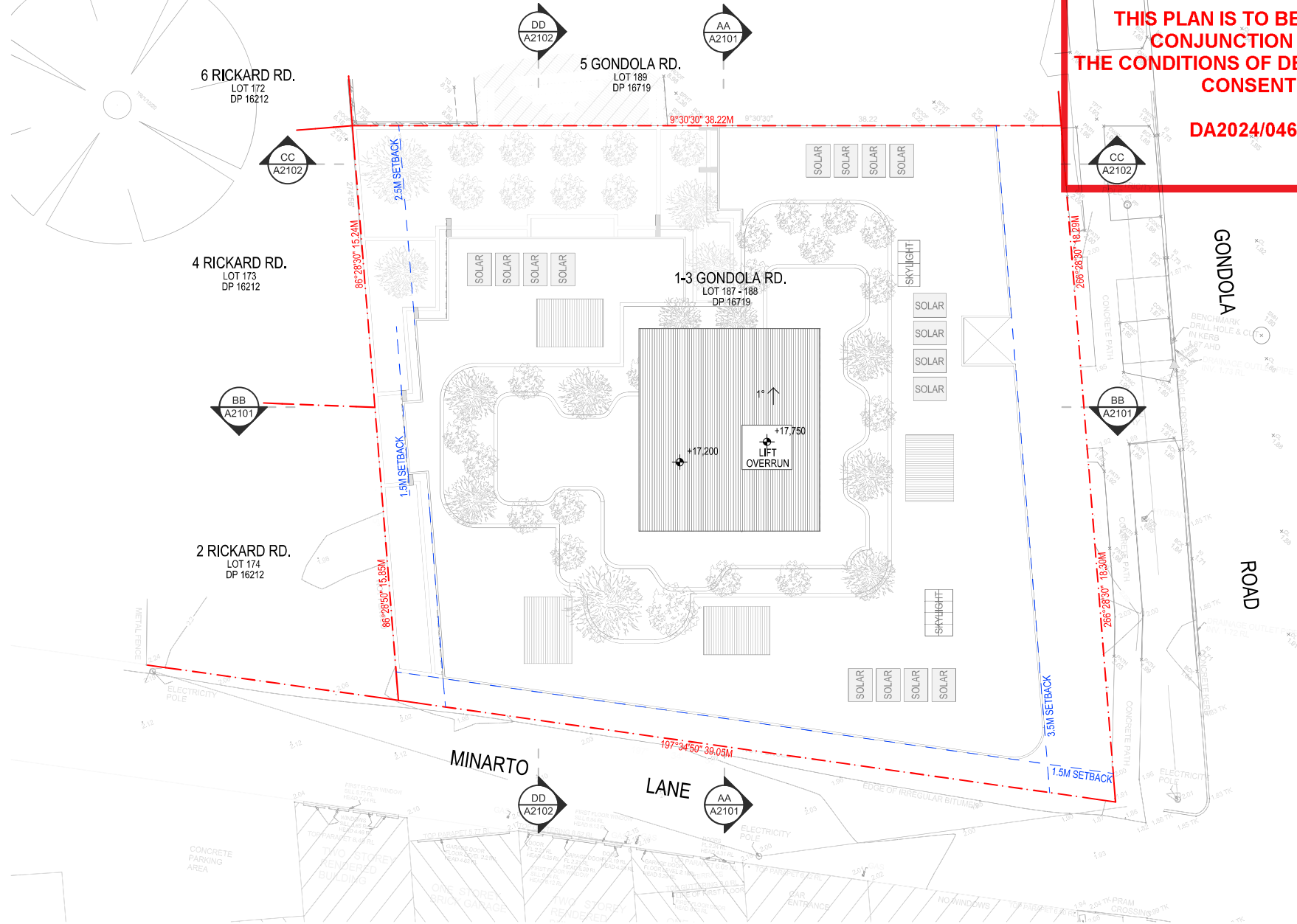
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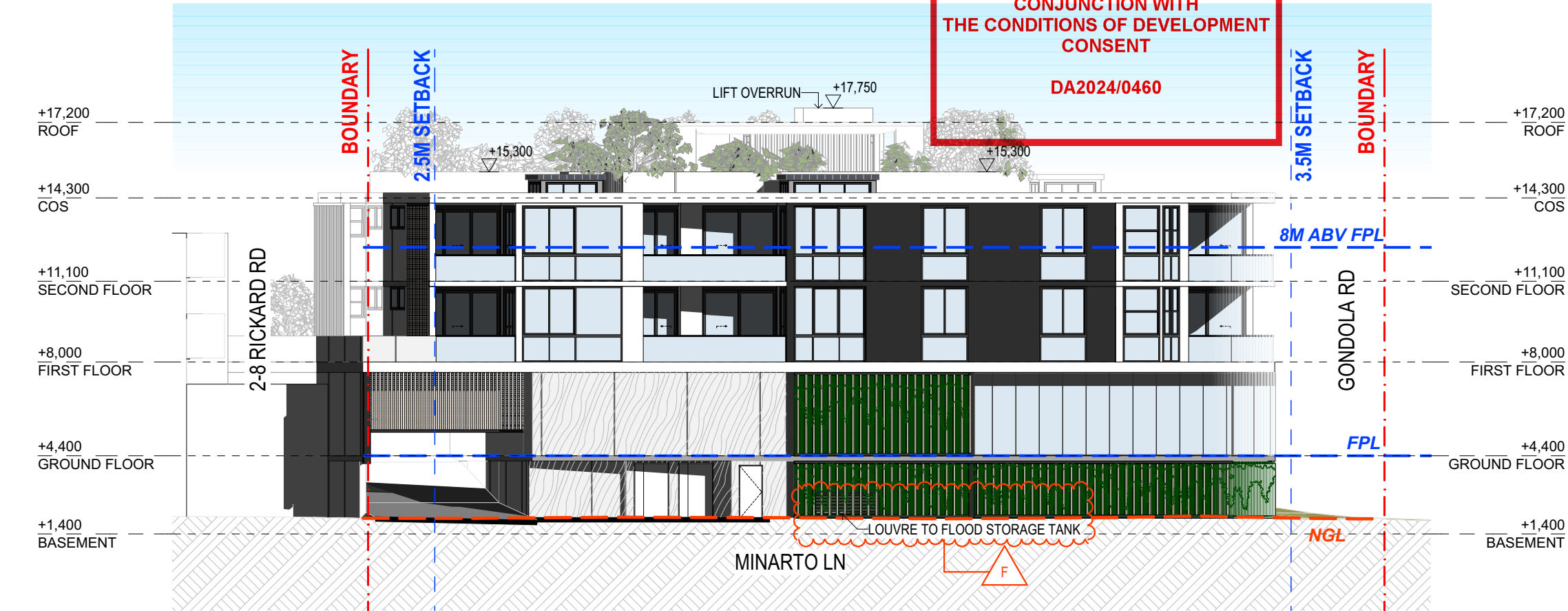
PROJECT NORTH	
PROJECT	MULTI RESIDENTIAL DEVELOPMENT
PROJECT NO.	15/19
PROJECT NAME	1-3 Gondola Rd North Narrabeen 2101

DRAWING	ROOF PLAN
DRAWN BY	M.M
CHECKED BY	D.M
SCALE	1:200@A3
DRAWING NO.	A1006
ISSUE	C





NORTH ELEVATION



EAST ELEVATION

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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  
M.M

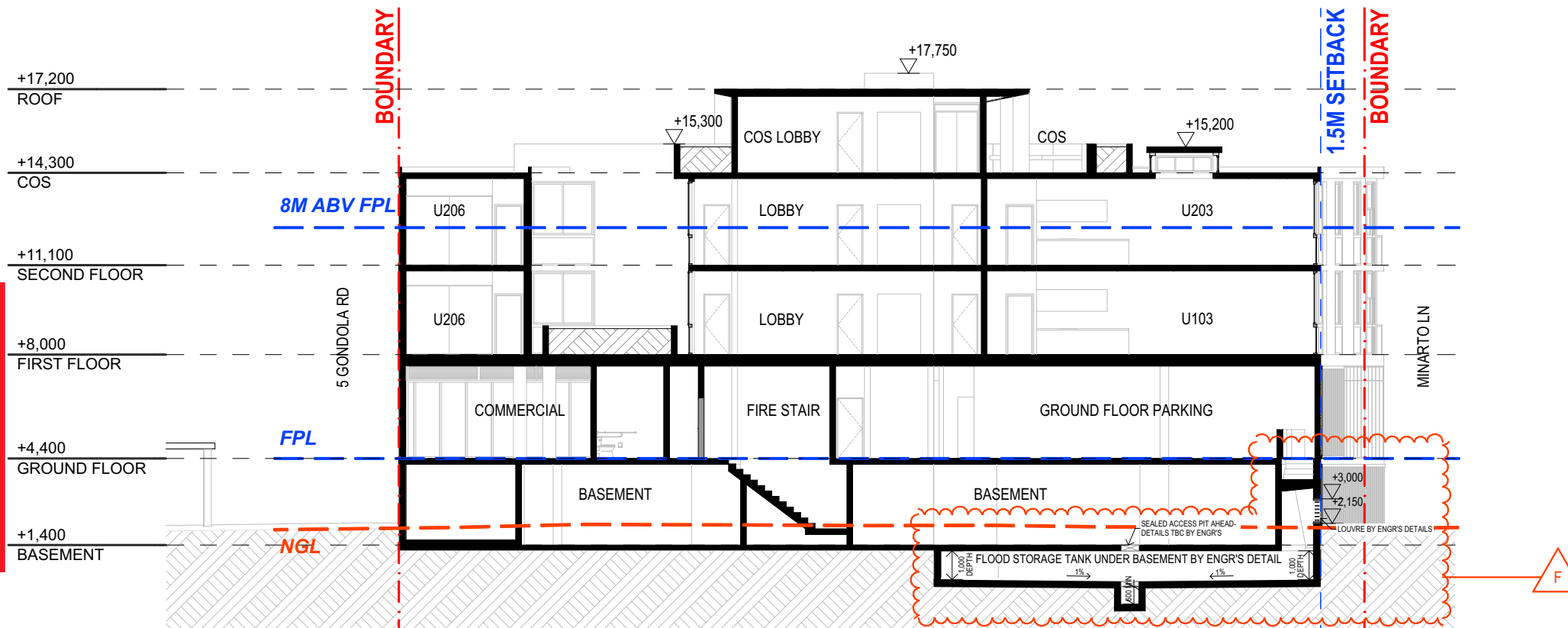
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1:200@A3

DRAWING NO.:  
**A2001**

ISSUE:  
**F**

[illegible][illegible]





The architectural floor plan illustrates a multi-story building with the following levels and features:

- Roof:** Elevation +17,200. Includes a COS (Cable Operating Station) and a FS (Flood Storage) area.
- Second Floor:** Elevation +14,300. Includes rooms U205, U202, U105, and U102, along with COS and LOBBY areas.
- First Floor:** Elevation +8,000. Includes a COMMERCIAL area, FS, and GROUND FLOOR PARKING.
- Ground Floor:** Elevation +4,400. Includes a COMMERCIAL area, FS, and GROUND FLOOR PARKING.
- Basement:** Elevation +1,400. Includes a FLOOD STORAGE TANK (BY ENGR'S DETAILS), SERVICE area, and FS.

Key setbacks and boundaries are indicated:

- 3.5M SETBACK:** Indicated on the left side of the plan.
- 1.5M SETBACK:** Indicated on the right side of the plan.
- BOUNDARY:** Indicated by red dashed lines on both the left and right sides.
- 8M ABV FPL:** Indicated by a blue dashed line above the ground floor.
- FPL:** Indicated by a blue dashed line at the ground floor level.
- NGL:** Indicated by orange dashed lines at the basement level.

Other features include a FLOOD STORAGE TANK in the basement, a FLOOD STORAGE TANK in the ground floor, and a FLOOD STORAGE TANK in the basement. The plan also shows a FLOOD STORAGE TANK in the basement, a FLOOD STORAGE TANK in the ground floor, and a FLOOD STORAGE TANK in the basement.

SECTION BB



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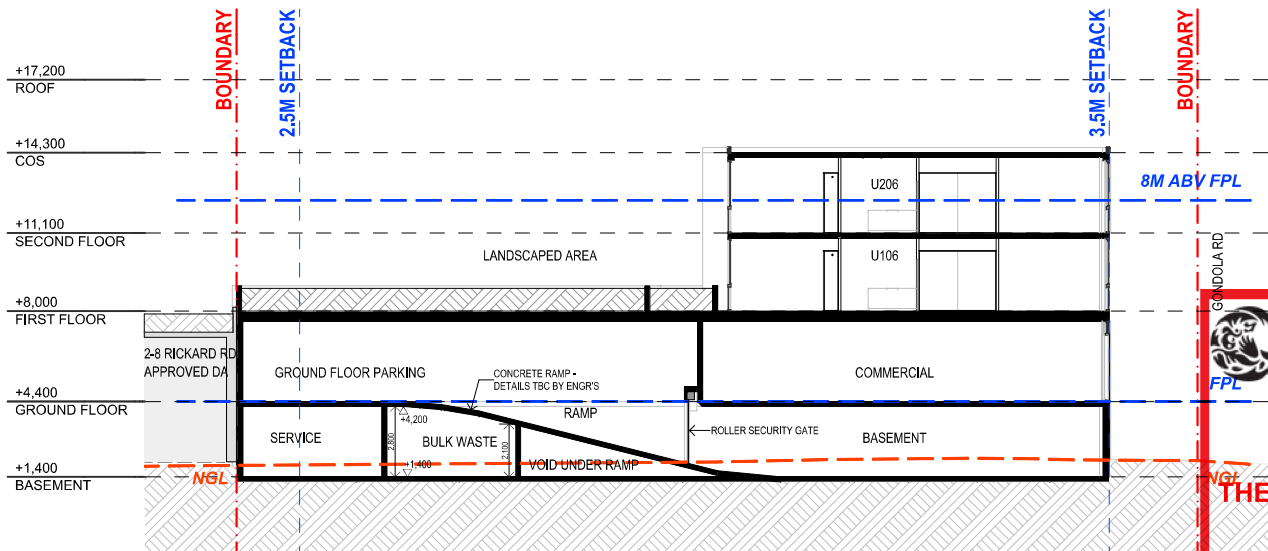
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**SECTIONS 01**

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M.M	
CHECKED	
D.M	

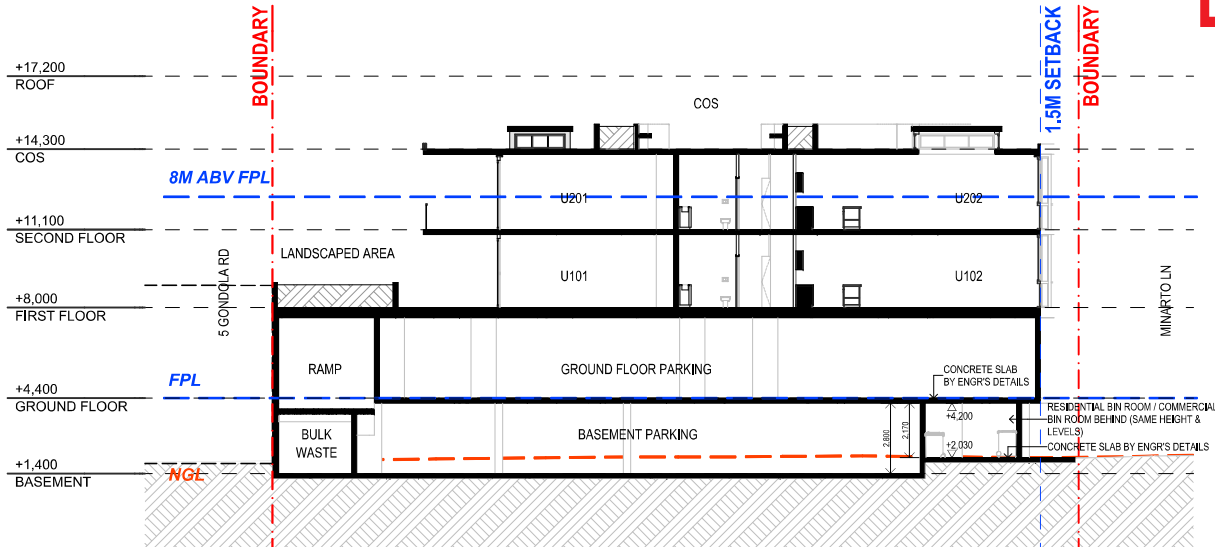
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DRAWING NO.:  
**A2101**

ISSUE:  
F



SECTION CC



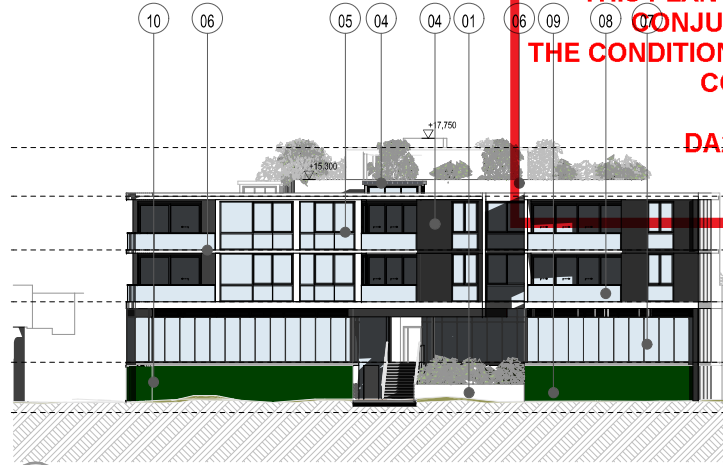
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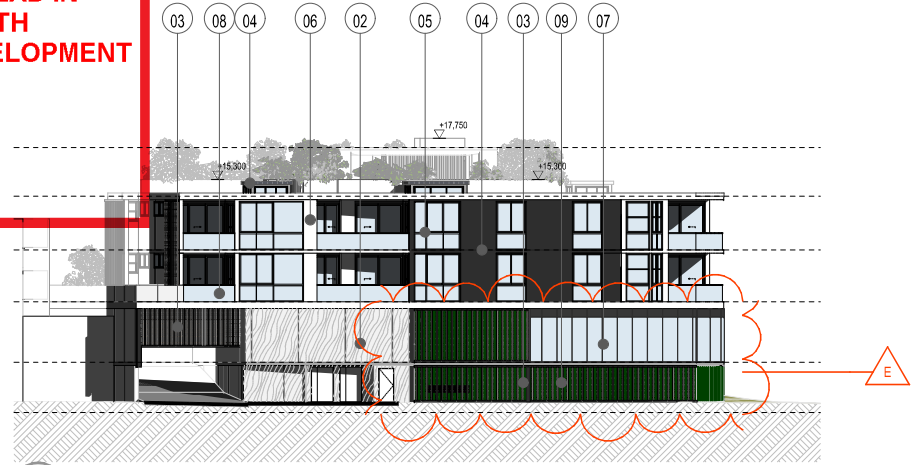
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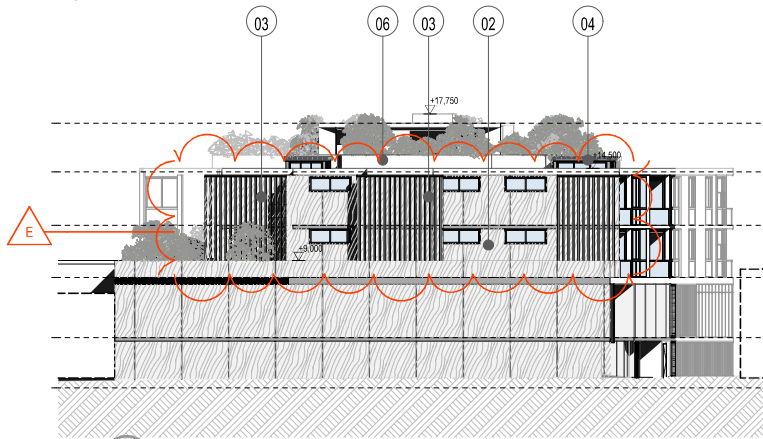
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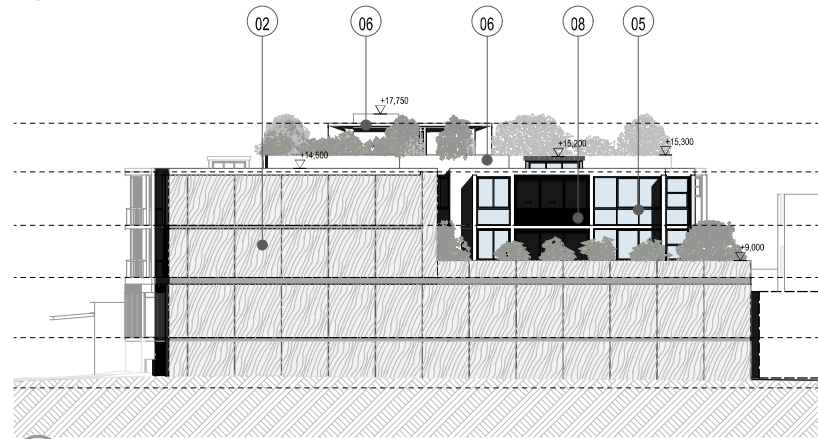
NORTH ELEVATION



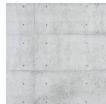
EAST ELEVATION



NORTH ELEVATION



NORTH ELEVATION



1. Light Grey Pre-cast  
Concrete Panels or  
equivalent



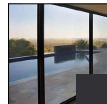
2. Textured Pattern on  
Pre-cast Concrete  
Panels or equivalent



3. Knotwood Aluminium  
Louvres, battens or  
equivalent



4. Colorbond Standing  
Seam - Paint Dulux  
Monument or  
equivalent



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



6. Paint Dulux Lexicon  
Quarter or equivalent



7. Curtain Wall -  
Glazing with Louvres

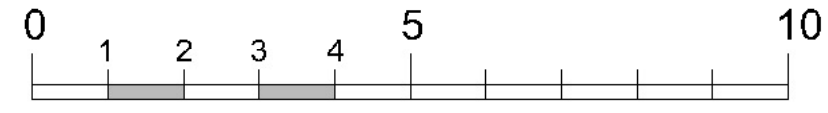


8. Fixed Clear Glass  
Balustrade



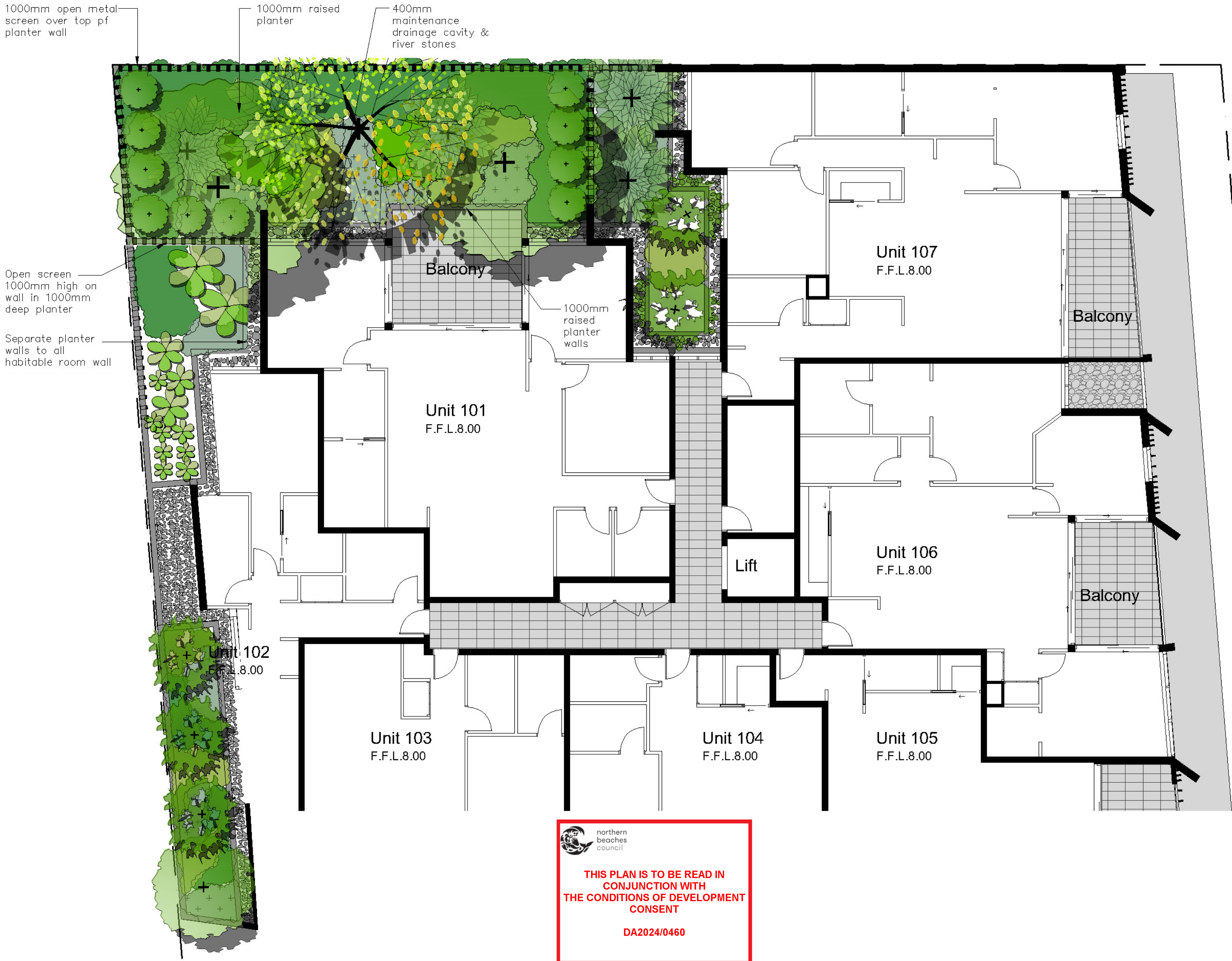
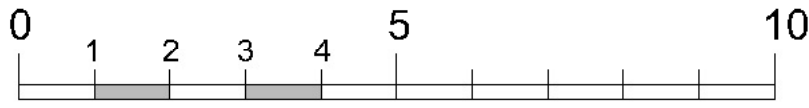
9. Green wall - Wall  
mounted tensioned  
climbers with battens  
behind







Level 1 landscape plan 1:100 @ A1

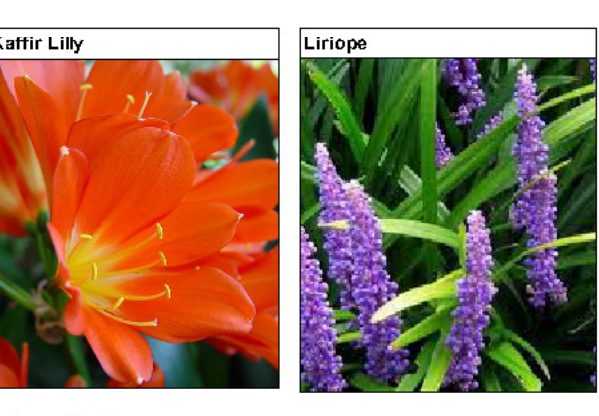
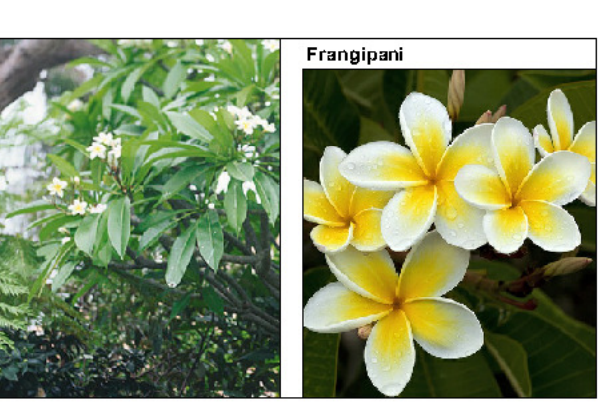
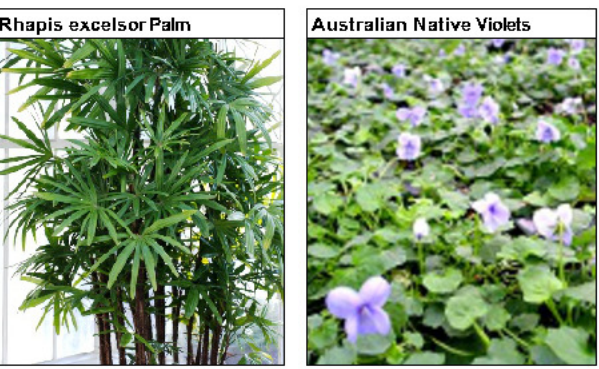
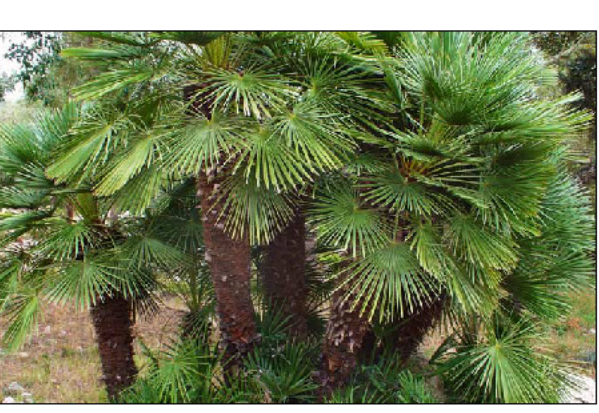


Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
<b>Trees</b>						
BAS	Banksia serrata	Old Man Banksia (Small native, Gnarled trunk & serrated leaves)	75L	3x50x50x1800	4-6.0M	2
CKS	Callistemon Kings Park Special	Bottlebrush small (street tree for under powerlines)	300mm	2x50x50x1800	3-3.5M	9
CUP	Cupaniopsis anacardoides	Tuckeroo (small to medium native tree, Hardy street tree)	75L	3x50x50x1800	5-7.0M	2
LAV	Livistona australis	Cabbage Palm (all indigenous palm)	semi adv	wire guys	8-12.0M	2
TLL	Tristania laurina 'Luscious'	Water Gum cultivar (indigenous small-medium tree)	75L	3x50x50x1800	5-7.0M	4
<b>Shrubs / small feature trees</b>						
CVE	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (flowering native small tree)	300mm	nil	2-3.0M	1
MP	Murraya paniculata	Orange Jessamine (flowering hedging plant)	300mm	Informally hedged	2-4.0M	10
PLU	Plumeria acutifolia	Frangipani (all flowering deciduous tree)	45L	2x50x50x1800	3-4.0M	4
RAI (PP)	Rapidois indica PP	Pink Pearl (hedging dense flowering plant)	300mm	nil	1.0M	22
RAI (SM)	Rapidois indica SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	26
WFB	Westringia fruticosa 'Blue Gem'	Dwarf Blue Westringia (hardy low-growing plant)	150mm	hedged	1.2-1.5M	10
<b>Ferns / Palms / Succulents / ornamental bamboos</b>						
ALR	Alcornoque 'Rubra'	Giant Bromeliad (large succulent leaved ornamental plant)	300mm	nil	1.0M	1
AGV	Agave attenuata	Century plant (striking silvery leaved succulent)	200mm	nil	0.5M	16
BGU	Bambusa guangxiensis	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	200mm	nil	2-3.5M	1
CAA	Cyathea australis	Tree Fern (Native tree fern)	300mm	nil	2-4.0M	5
CHM	Chamaecyparis humilis	European Fan Palm (Hardy Small - med palm)	300mm	nil	3-5.0M	1
CM	Clivia miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.3M	44
DRD	Dracaena draco	Dragon Tree (striking feature plant)	semi adv	nil	2.5-3.5M	3
RHA	Raphis excelsior	Lacy Finger Palm	300mm	nil	2-2.5M	18
DSF	Dichondra 'Silver Falls'	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	54
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	6
HCC	Hedera canariensis	Canary Island Ivy (shade tolerant climbing plant)	300mm	nil	5.0M	32
ISN	Isotria medeoloides	Knobby Club Rush (native ornamental grass)	150mm	nil	0.6M	22
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	161
UM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	120
STR	Strelitzia reginae	Bird of Paradise (striking leaved flowering accent plant)	250mm	nil	1-1.2M	3
TJA	Trachelospermum asiaticum	Flatrat Star Jasmine (not ozborne hybrid groundcover)	200mm	nil	0.2M	34
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	140
XA	Xanthorrhoea australis	Grass Tree (striking ornamental Grass tree with tall spike)	200mm	nil	1.5-2.5M	5
YUC	Yucca ca elephantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	1
<b>Groundcovers/Climbers</b>						
<b>Mixed groundcovers/ornamental grasses planter boxes(MGC)</b>						
Carpetobrotus glaucescens	Pigface (very hardy salt wind tolerant trailing groundcover)	200mm	0.2M	TBC		
Carpetobrotus rossii 'White Hot'	White Pigface (very hardy salt wind tolerant trailing groundcover)	150mm	0.3M			
Dichondra 'Silver Falls'	Silver Falls (cascading groundcover in roof garden)	200mm	0.15M			
Gazania tomentosa	Orange Flowering Daisy (low hardy coastal groundcover)	150mm	0.3M			
Gazania rigens	Yellow Flowering Daisy (low hardy coastal groundcover)	150mm	0.3M			
Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	0.3M			
Hardenbergia violacea 'Meema'	Meema Purple Coral Pea (purple flower native groundcover)	200mm	0.4M			
Myoporum parvifolium	Creeping Boobialla (native cascading groundcover)	150mm	0.2M			
Scaevola aemula	Fan Flower (flowering cascading groundcover)	150mm	0.3M			
Senecio serpens	Blue Chalk Sticks (silver blue low succulent groundcover)	200mm	0.2M			
Trachelospermum bicolor	Variegated Star Jasmine (variegated colour groundcover)	200mm	0.5M			
Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	0.4M			

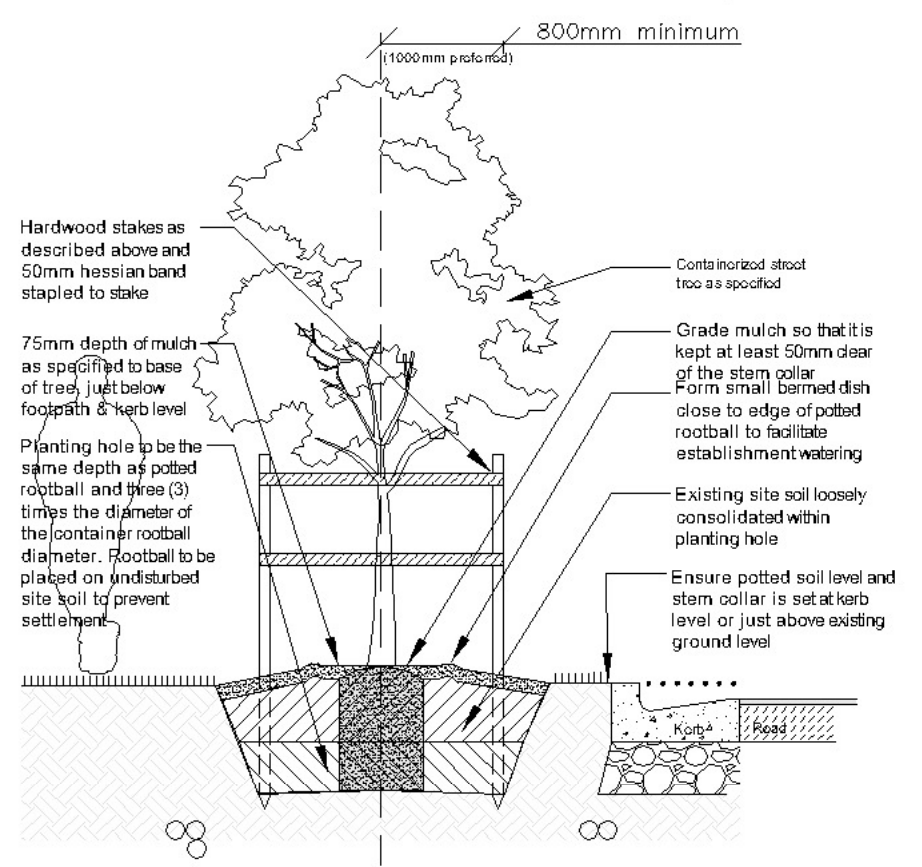
Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that meets the specific development consent conditions of the project.

Typical Design Palette



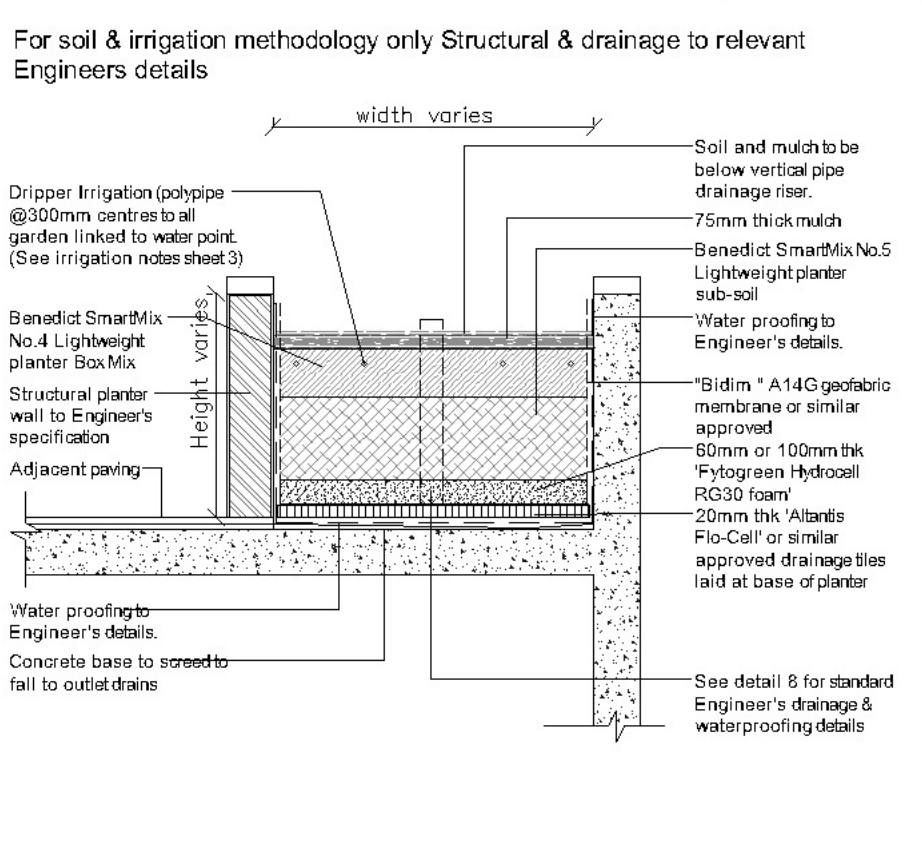
Detail 1

Tree planting details



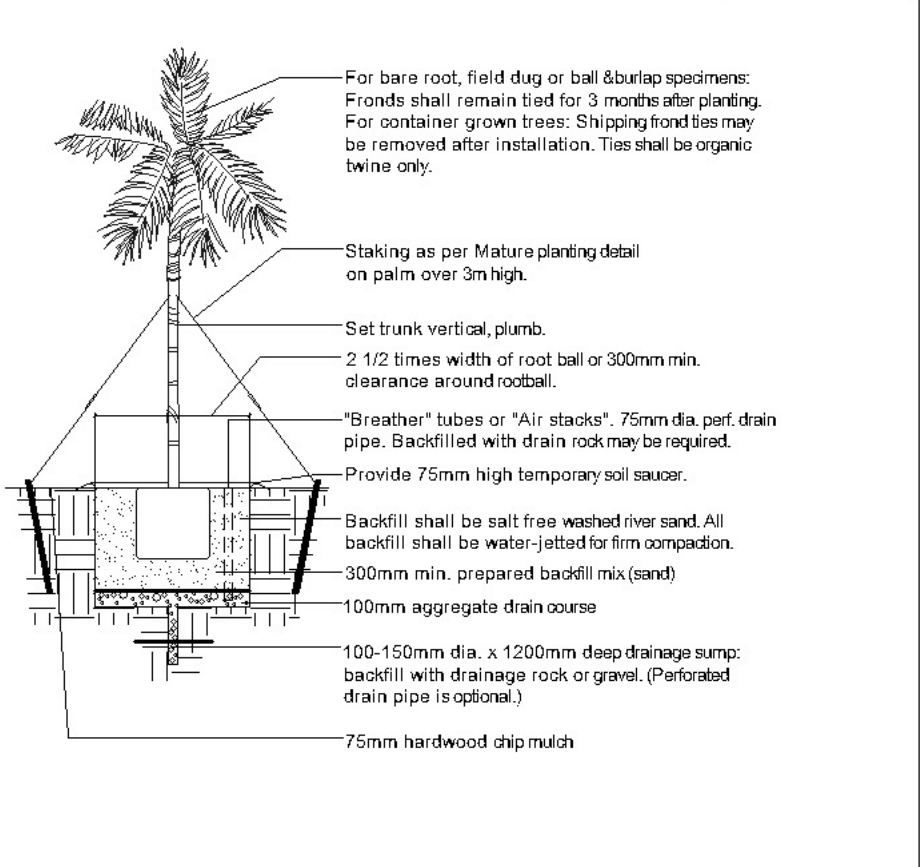
Detail 2

On structure planter typical soil installation detail n.t.s



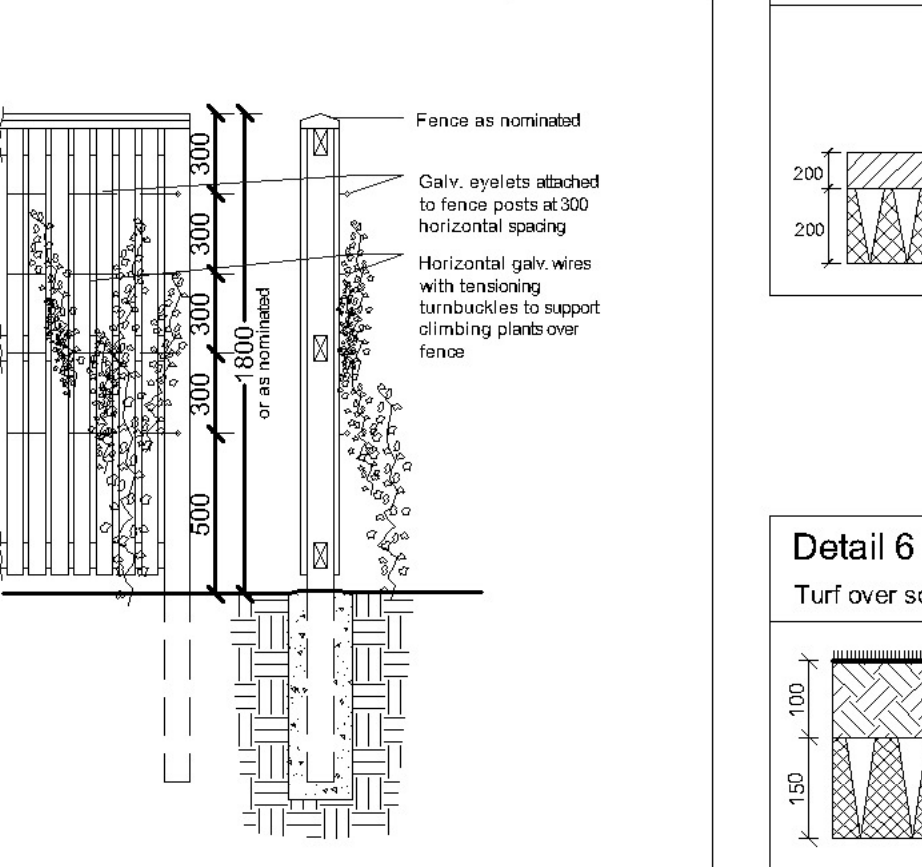
Detail 3

Palm planting detail n.t.s



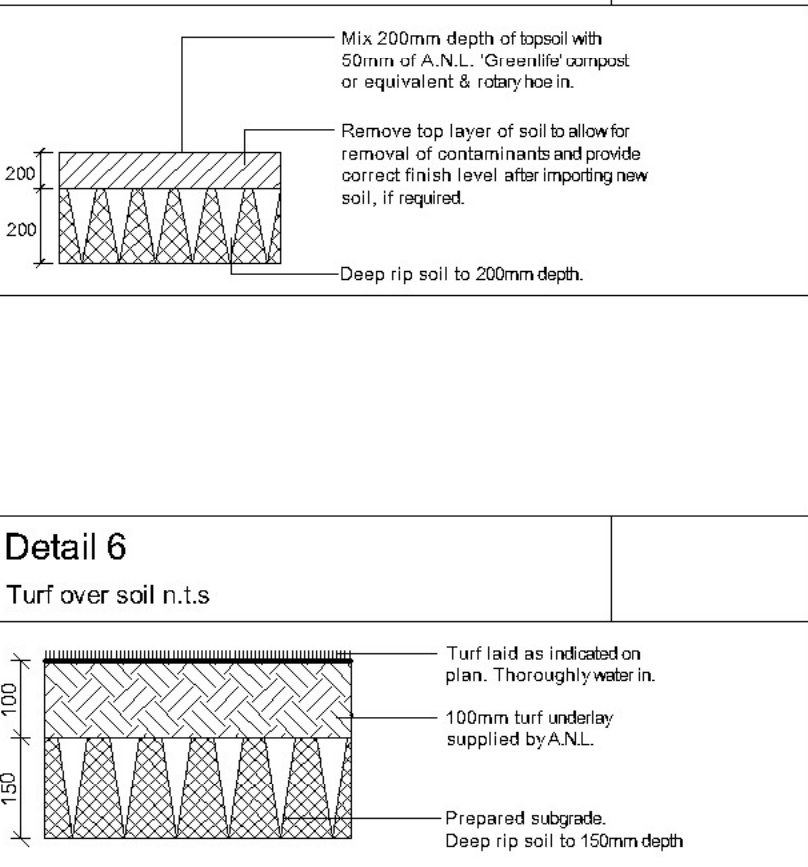
Detail 4

Wire supports for climbers on fence n.t.s



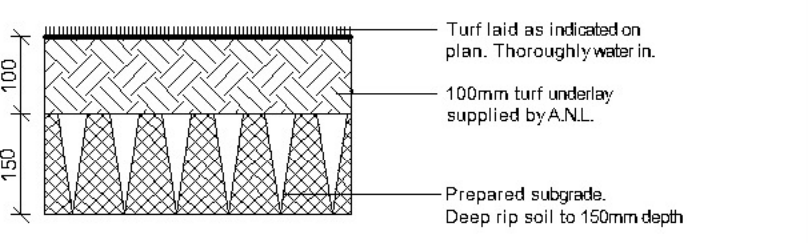
Detail 5

Soil preparation detail n.t.s.



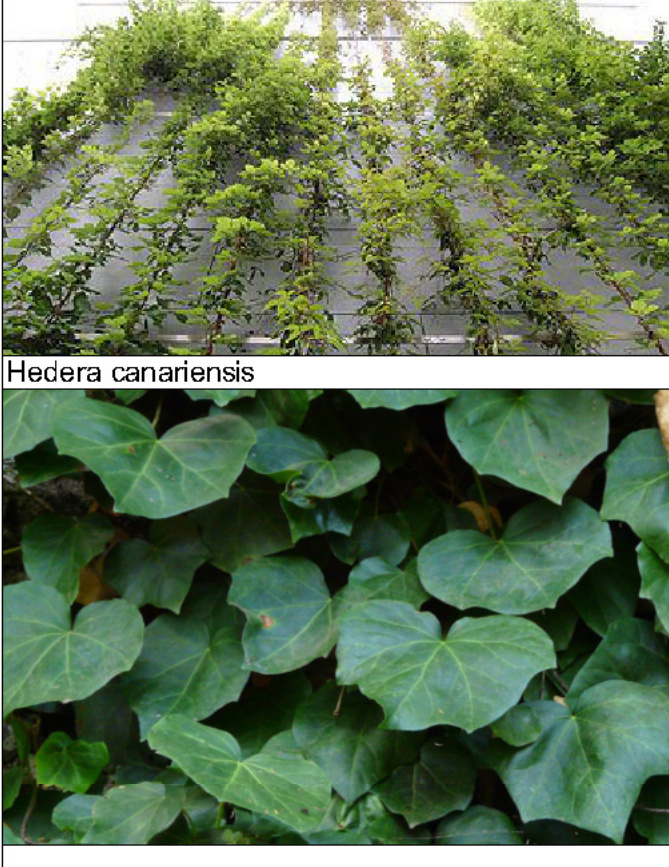
Detail 6

Turf over soil n.t.s



Detail 7

Green wall tensioned cables



See sheet 4 for planting symbols

Amendments

C	22.10.24	Final Coordinate
B	4.4.24	For DA
A	1.3.24	For Review



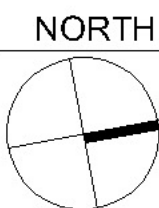
PO Box 4050, ACT 2602  
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Email: paul@scrivener-design.com  
Project: Multi Residential Development  
1-3 Gondola Ave North, Narrabeen

DWG: Level 1 landscape plan

Scale: 22.10.24  
Job Ref: 2639/24

Builder must verify all dimensions of the site before work commences.  
Figured dimensions should be used in preference to those scaled off.

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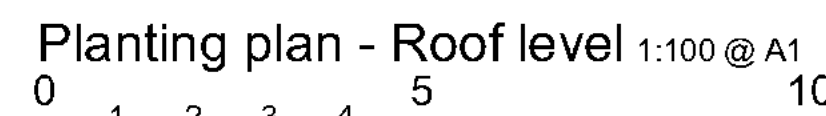
2 of 4  
DA  
ISSUE-C










A horizontal number line is shown, starting at 0 and ending at 10. Major tick marks are labeled at 0, 1, 2, 3, 4, 5, and 10. There are also minor tick marks between the major ones, representing intervals of 0.5 units. The segments of the number line between 1 and 2, and between 3 and 4, are shaded gray.

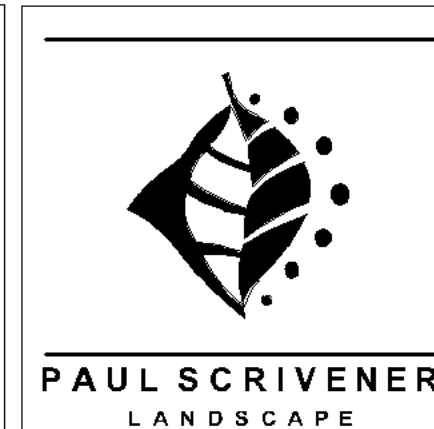


 Natural deep soil

 Turfed areas  
(Detail ?, sheet ?)

 Soil / garden areas  
(Detail ?, sheet ?)

Amendments		
C	22.10.24	Final Coordinate
B	4.4.24	For DA
A	1.3.24	For Review



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ct: Multi Residential Development  
 1-3 Gondola Ave North, Narrabeen

DWG: Planting plans

Scale: 22.10.24      Scale: 1:100 @A1  
Job Ref: 2639/24

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