

DEVELOPMENT APPLICATION

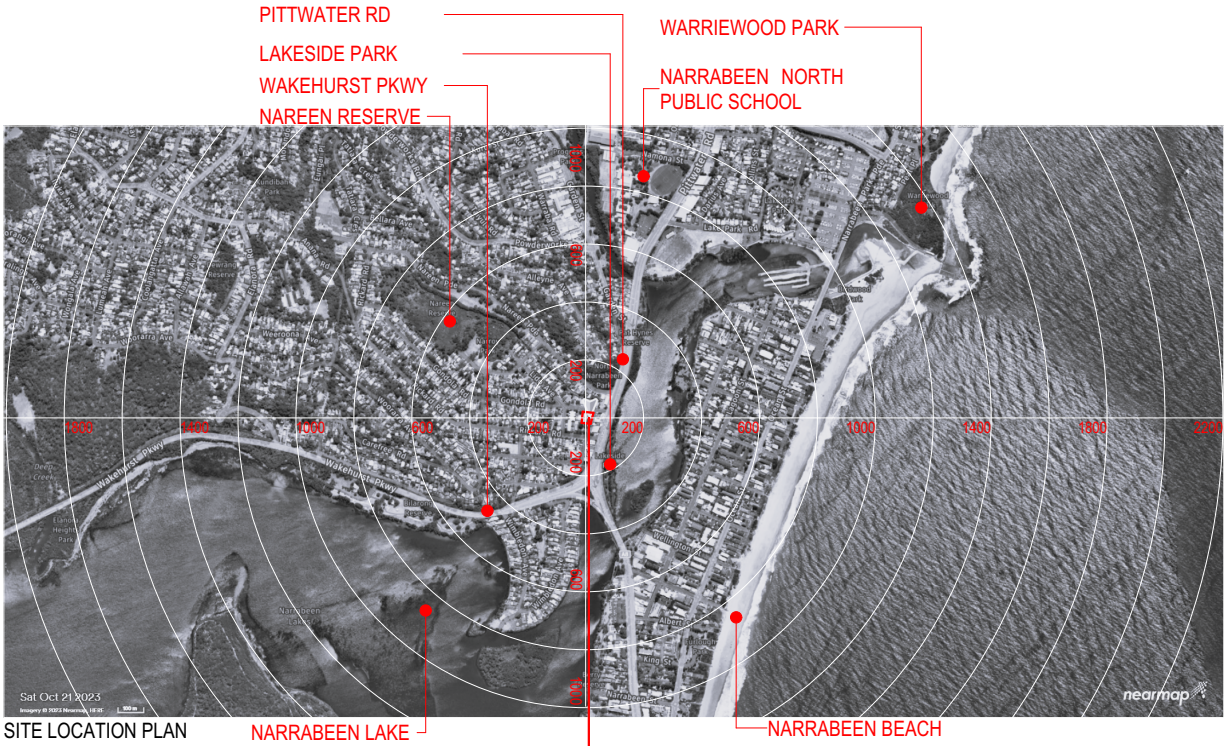
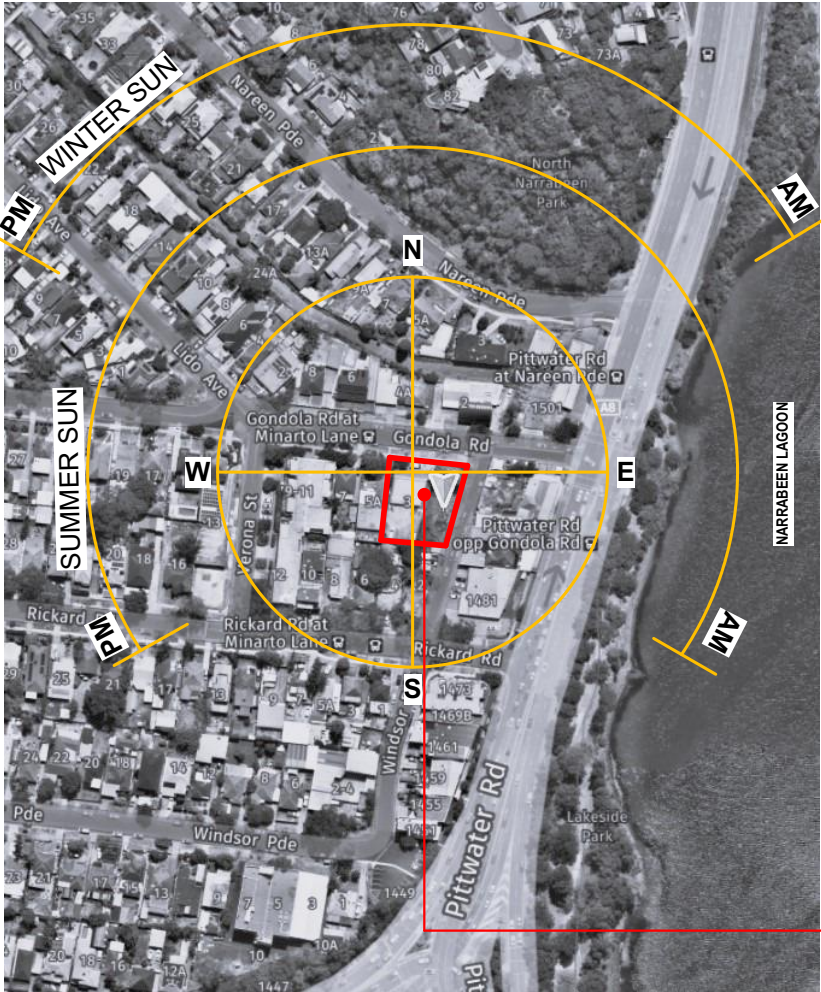
1-3 Gondola Rd North Narrabeen 2101



UNIT BREAKDOWN									
	UNIT No.	BEDROOMS	AREA (m2)	POS (AREA m2)		UNIT No.	BEDROOMS	AREA (m2)	POS (AREA m2)
FIRST FLOOR					SECOND FLOOR				
	U101	3 BED	116.45	105.72		U201	3 BED	116.55	13.20
	U102	3 BED	125.03	12.04		U202	3 BED	125.03	12.04
	U103	2 BED	94.57	11.66		U203	2 BED	94.57	11.66
	U104	3 BED	125.18	15.87		U204	3 BED	125.18	15.87
	U105 (A/S)	3 BED	116.37	12.22		U205 (A/S)	3 BED	116.37	12.22
	U106 (A/S)	3 BED	135.82	12.49		U206	3 BED	135.82	12.49
					COS				
						COS		323.86	

(A/S) = ADAPTABLE/LIVEABLE SILVER LEVEL

DRAWING SCHEDULE			
DRAWING NAME		ISSUE	SCALE
A0000 GENERAL INFORMATION			
A0001	COVERPAGE	C	
A0002	SITE ANALYSIS	C	
A0003	SITE ANALYSIS P2	C	
A0004	DEMOLITION PLAN	C	1:200
A0005	SITE PLAN	C	1:200
A1000 GENERAL ARRANGEMENT PLAN			
A1001	BASEMENT PLAN	C	1:200
A1002	GROUND FLOOR PLAN	C	1:200
A1003	FIRST FLOOR PLAN	C	1:200
A1004	SECOND FLOOR PLAN	C	1:200
A1005	COS FLOOR PLAN	C	1:200
A1006	ROOF PLAN	C	1:200
A2000 ELEVATIONS			
A2001	NORTH & EAST ELEVATIONS	C	1:200
A2002	SOUTH & WEST ELEVATIONS	C	1:200
A2100 SECTIONS			
A2101	SECTIONS	C	1:200
A3000 ADDITIONAL INFO			
A3001	GFA CALCULATIONS	C	1:400
A3002	LANDSCAPE CALCULATIONS	C	1:400
A3003	DEEP SOIL CALCULATIONS	C	1:200
A3004	BUILDING HEIGHT PLANE	C	1:200
A3005	COMMUNAL OPEN SPACE	C	1:200
A3006	CROSS-VENTILATION	C	1:300
A3007	PRE-ADAPTABLE/SILVER	C	1:100
A3008	POST ADAPTABLE	C	1:100
A3009	SAMPLE BOARD	C	1:300
A3010	TRAVEL DISTANCES	C	1:400
A3011	SITE PLANNING	C	1:300
A4000 SOLAR ACCESS			
A4001	SOLAR ACCESS 9AM-12PM	C	1:500
A4002	SOLAR ACCESS 1PM-3PM	C	1:500
A4100 SHADOW DIAGRAMS			
A4101	SHADOW DIAGRAM 9AM	C	1:600
A4102	SHADOW DIAGRAM 12PM	C	1:600
A4103	SHADOW DIAGRAM 3PM	C	1:600



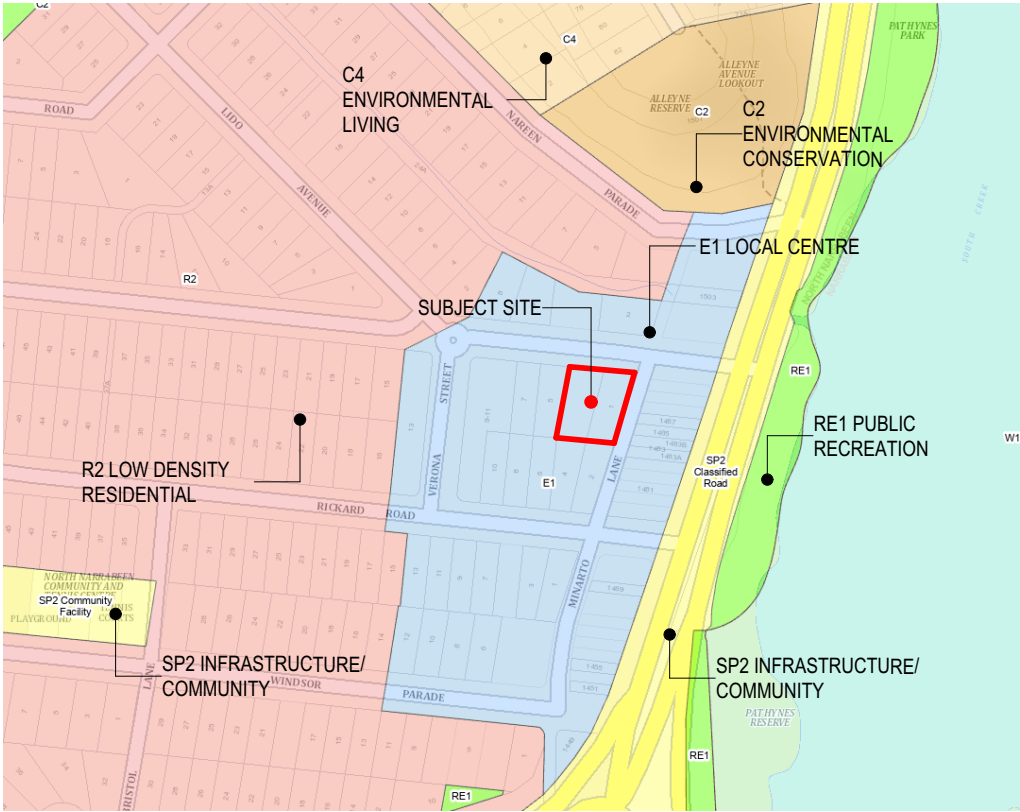
SITE ANALYSIS



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

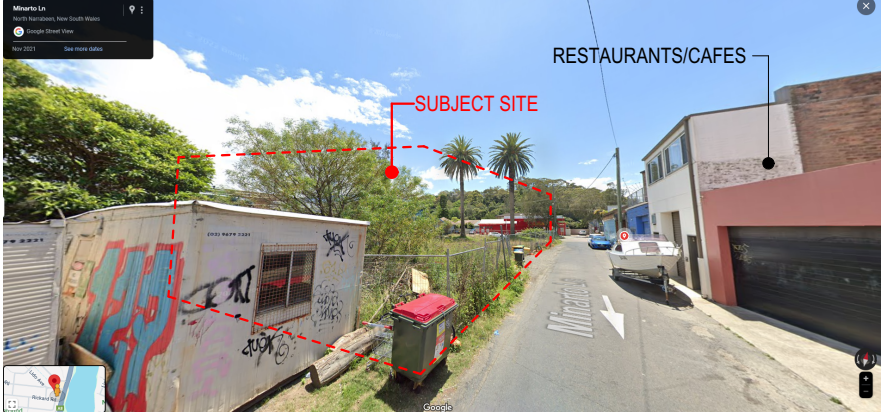


IMAGE 4: MINARTO LN PERSPECTIVE LOOKING NORTH TOWARDS THE SITE

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 withing walking distance from 1-3 Gondola Rd.

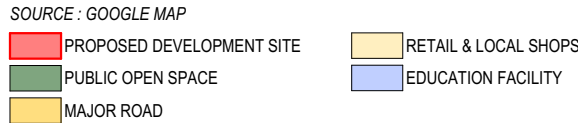
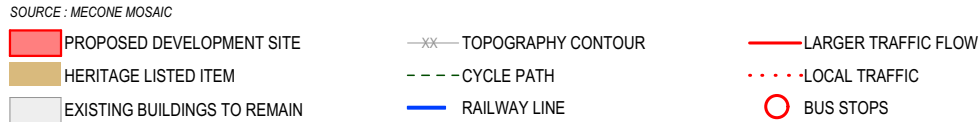
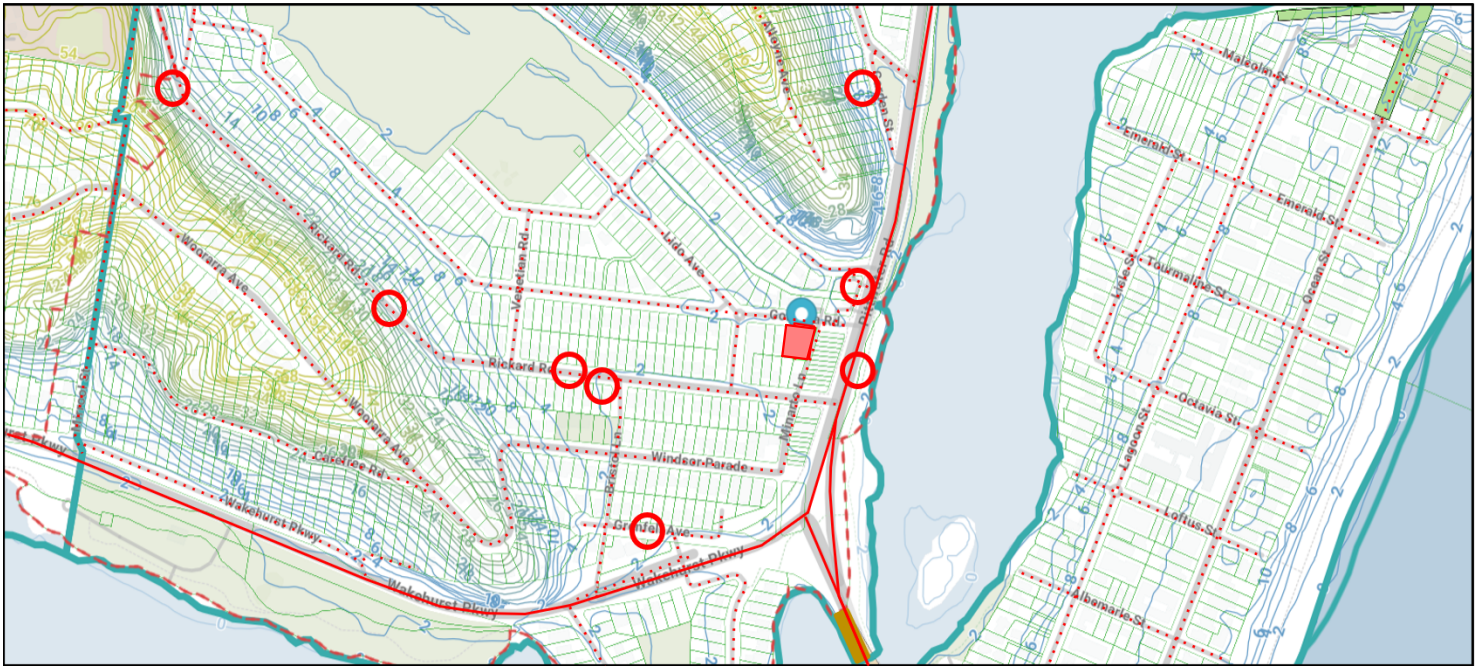
TRAFFIC ANALYSIS
Gondola Road, North Narrabeen is a local road, and traffic on the road is moderate to low.

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.



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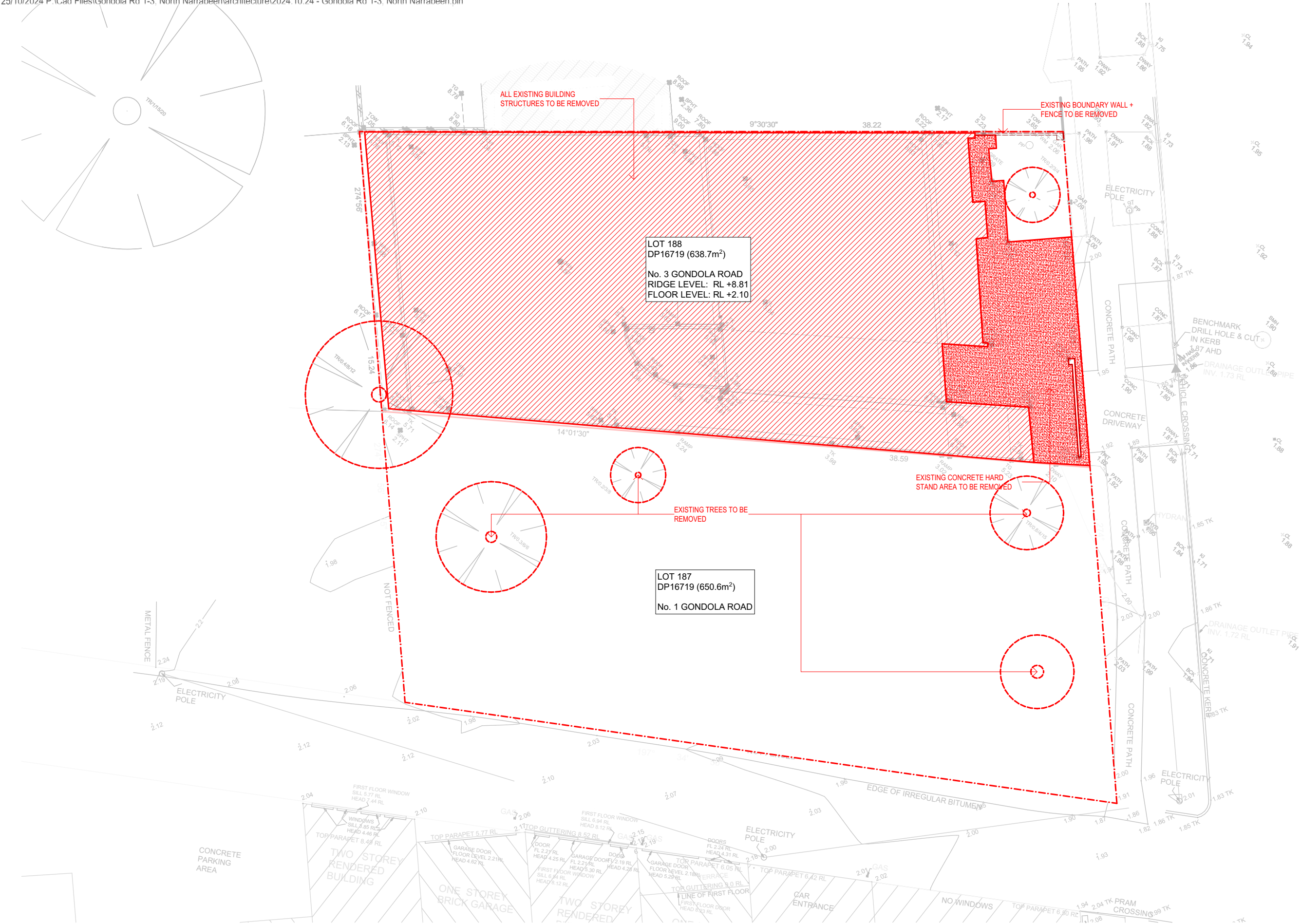
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AMENDMENTS			
No.	REVISION	BY	DATE
A	DA	J.E	03.04.2024
B	REVISED DA	M.M	12.09.2024
C	REVISED DA	M.M	25.10.2024

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

DRAWING: SITE ANALYSIS P2			
DRAWN BY M.M	SCALE: @A3	DRAWING NO.: A0003	ISSUE: C
CHECKED BY D.M			



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PROJECT NORTH



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PROJECT NO.
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DRAWING:

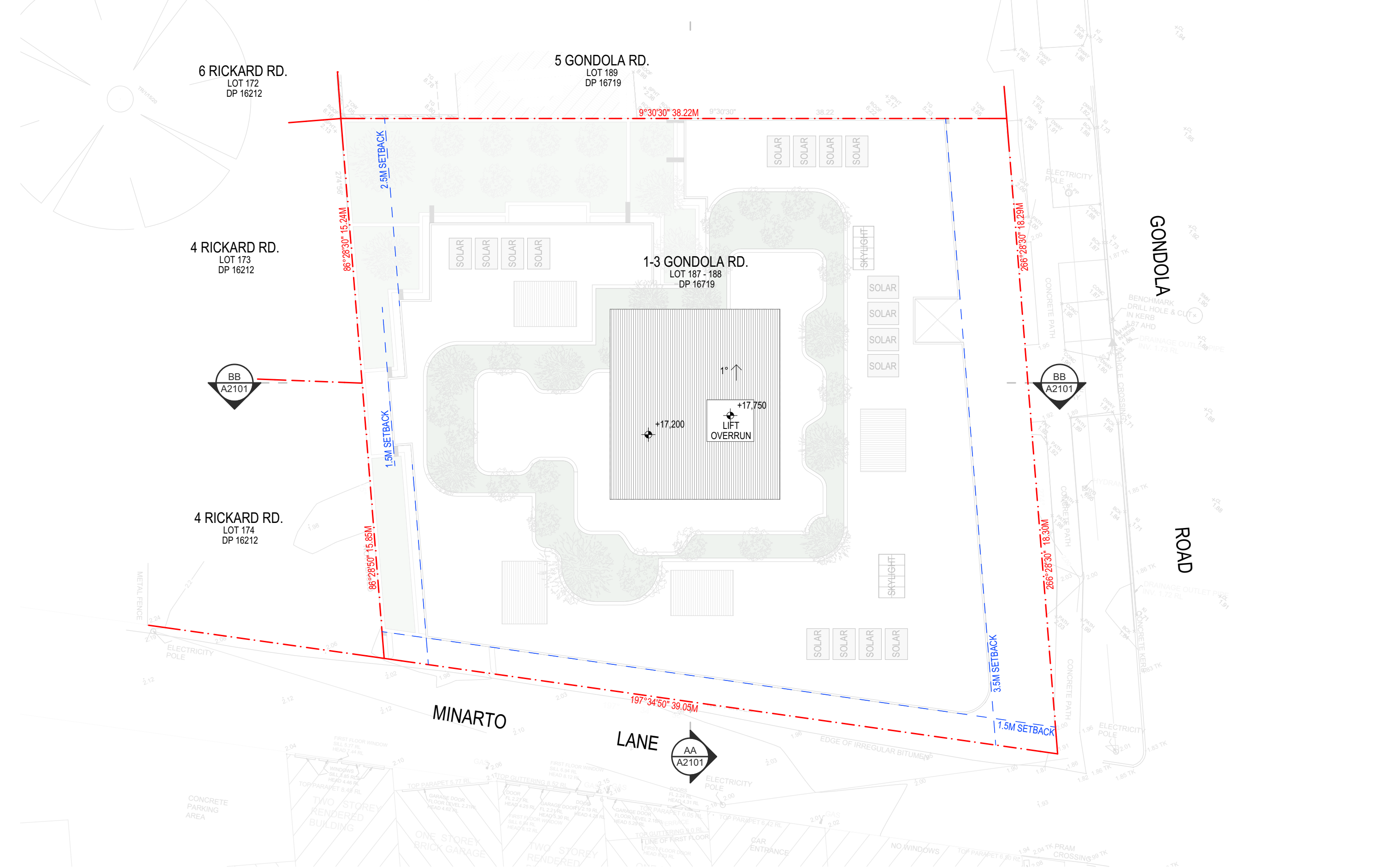
DEMOLITION PLAN

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SCALE:
1:200@A3

DRAWING NO.:
A0004

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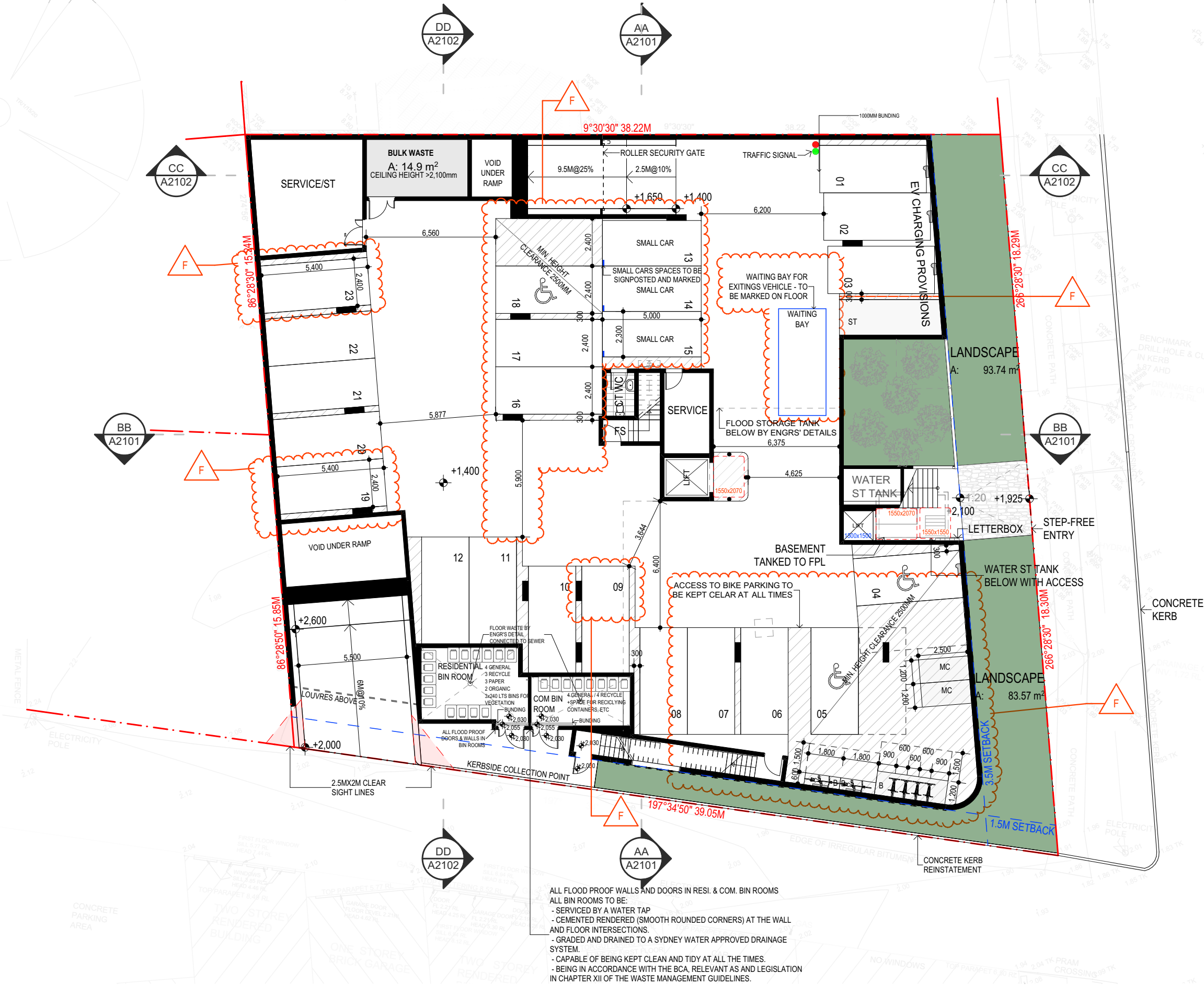
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PROJECT NORTH

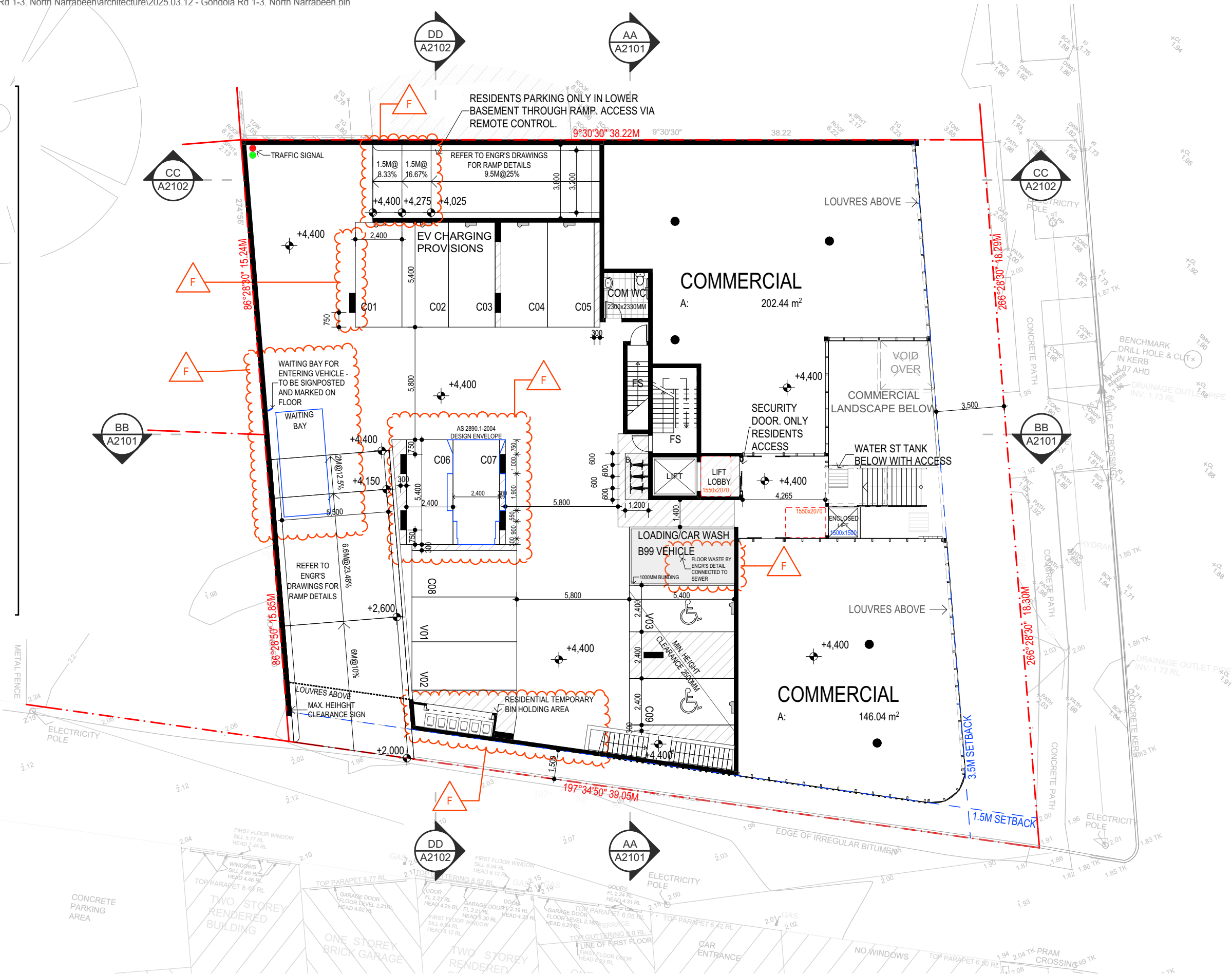


MULTI RESIDENTIAL DEVELOPMENT
PROJECT
**1-3 Gondola Rd North
Narrabeen 2101**
PROJECT NO.
15/19

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



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.



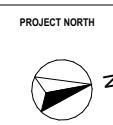
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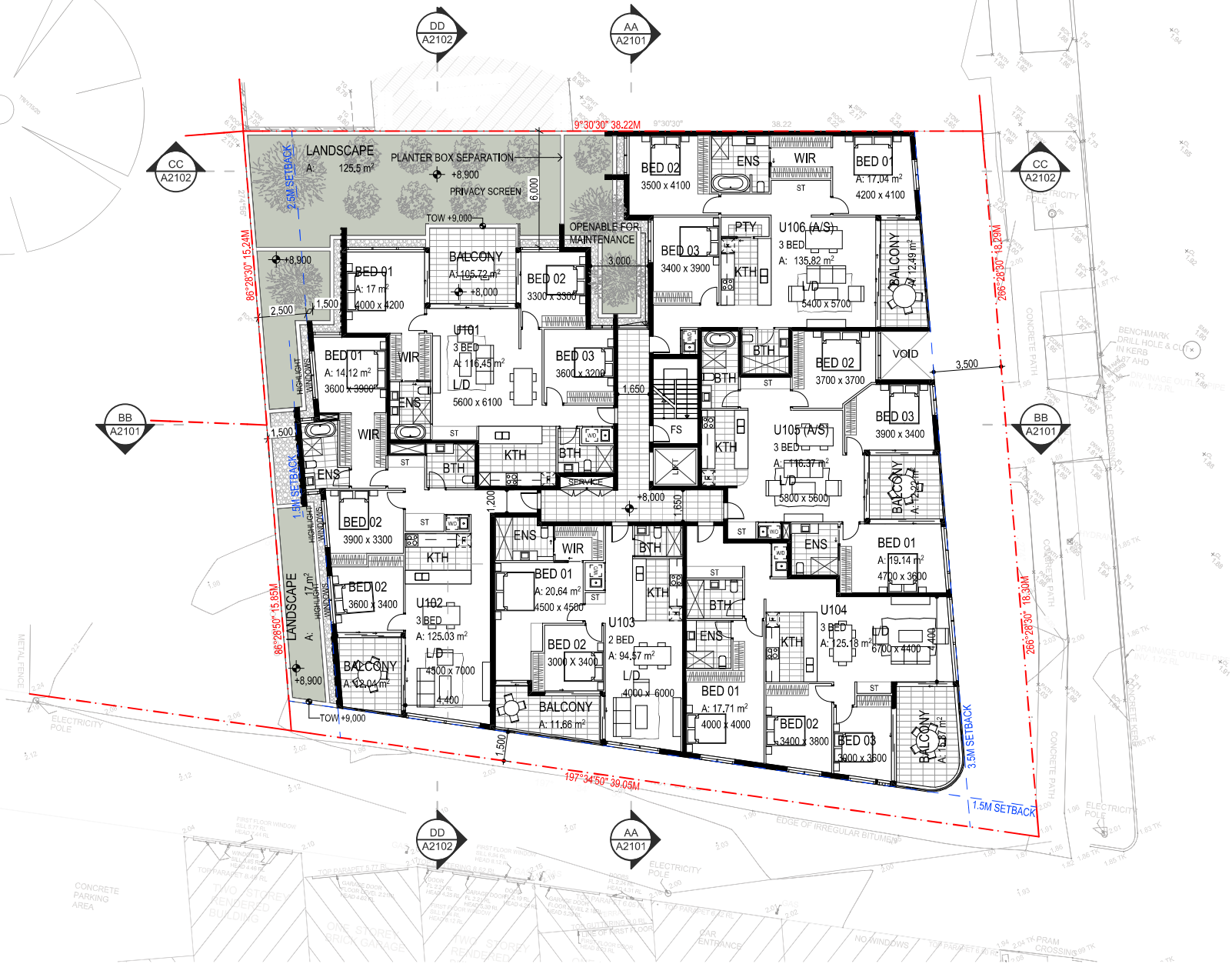
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No.			
A	DA	J.E	03.04.2024
B	REVISED DA	M.M	12.09.2024
C	REVISED DA	M.M	25.10.2024
D	ADDITIONAL INFORMATION	M.M	13.12.2024
E	ISSUED FOR RFI	M.M	05.02.2025
F	ADDITIONAL INFORMATION	M.M	14.03.2025



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1-3 Gondola Rd North
Narrabeen 2101

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DRAWING: GROUND FLOOR PLAN			
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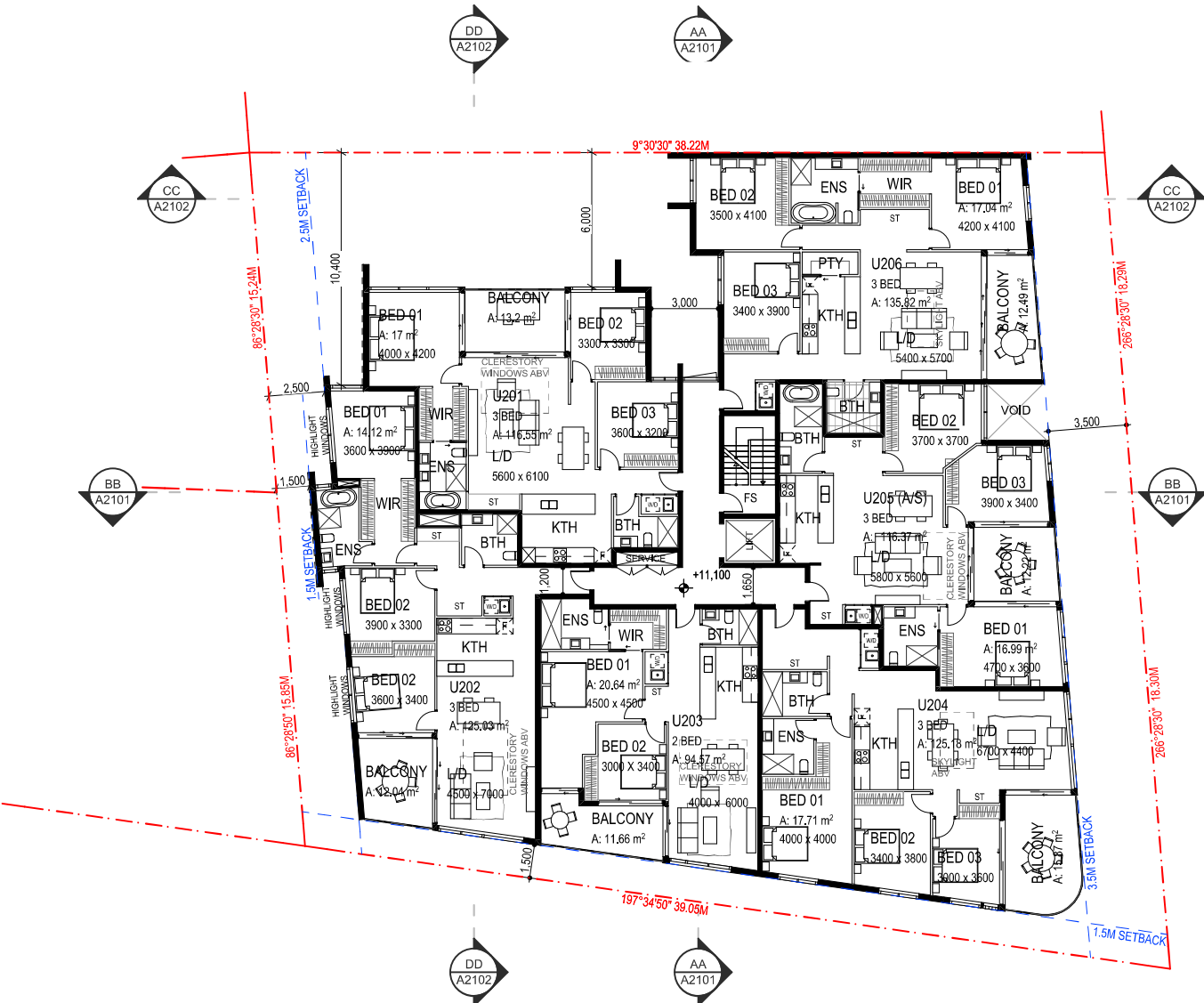


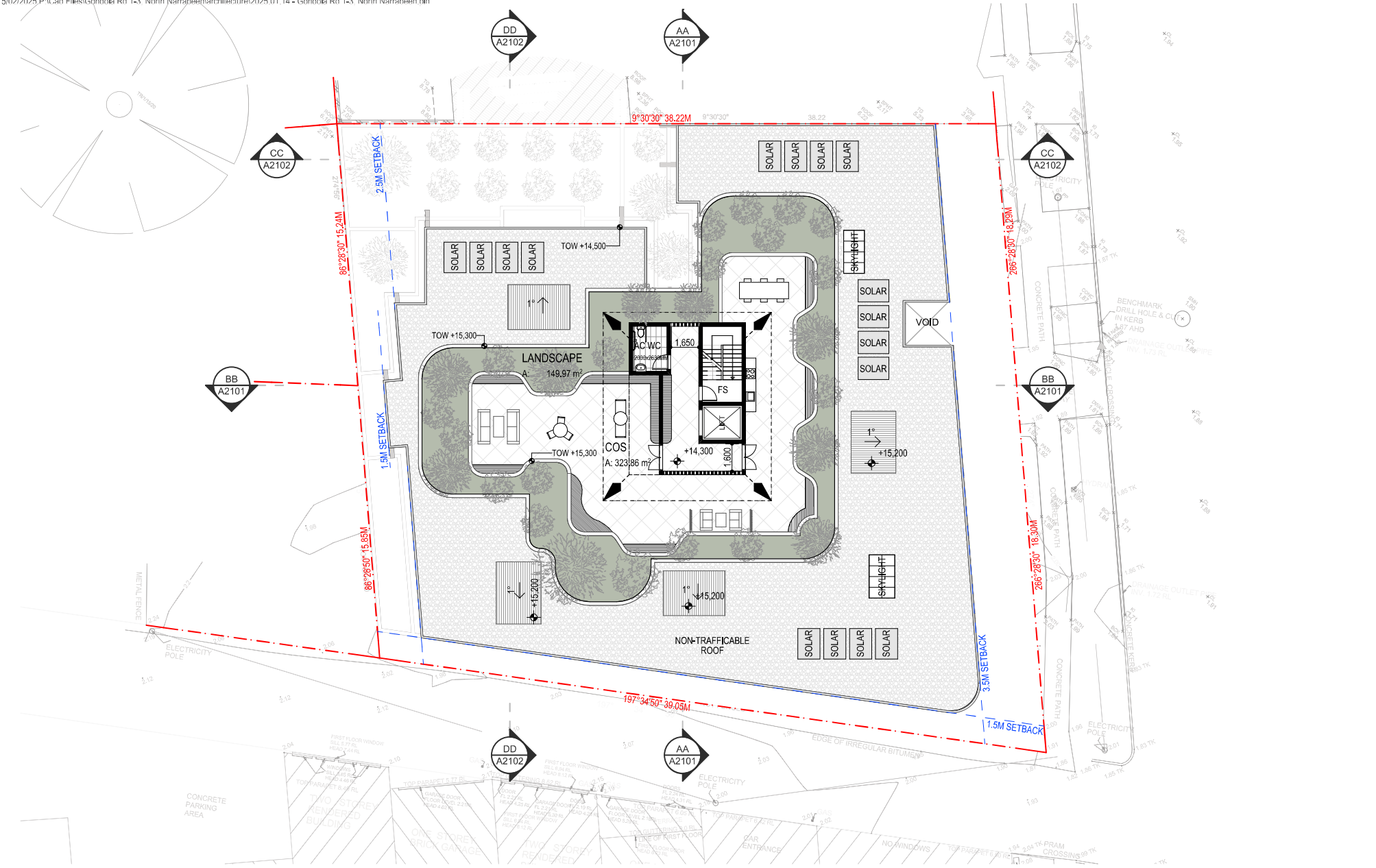
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1-3 Gondola Rd North
Narrabeen 2101

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DRAWING:
FIRST FLOOR PLAN

DRAWN BY M.M	SCALE: 1:200@A3	DRAWING NO.: A1003	ISSUE: C
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Notified Architect No. 933
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C	REVISED DA	M.M	25.10.2024

PROJECT NORTH

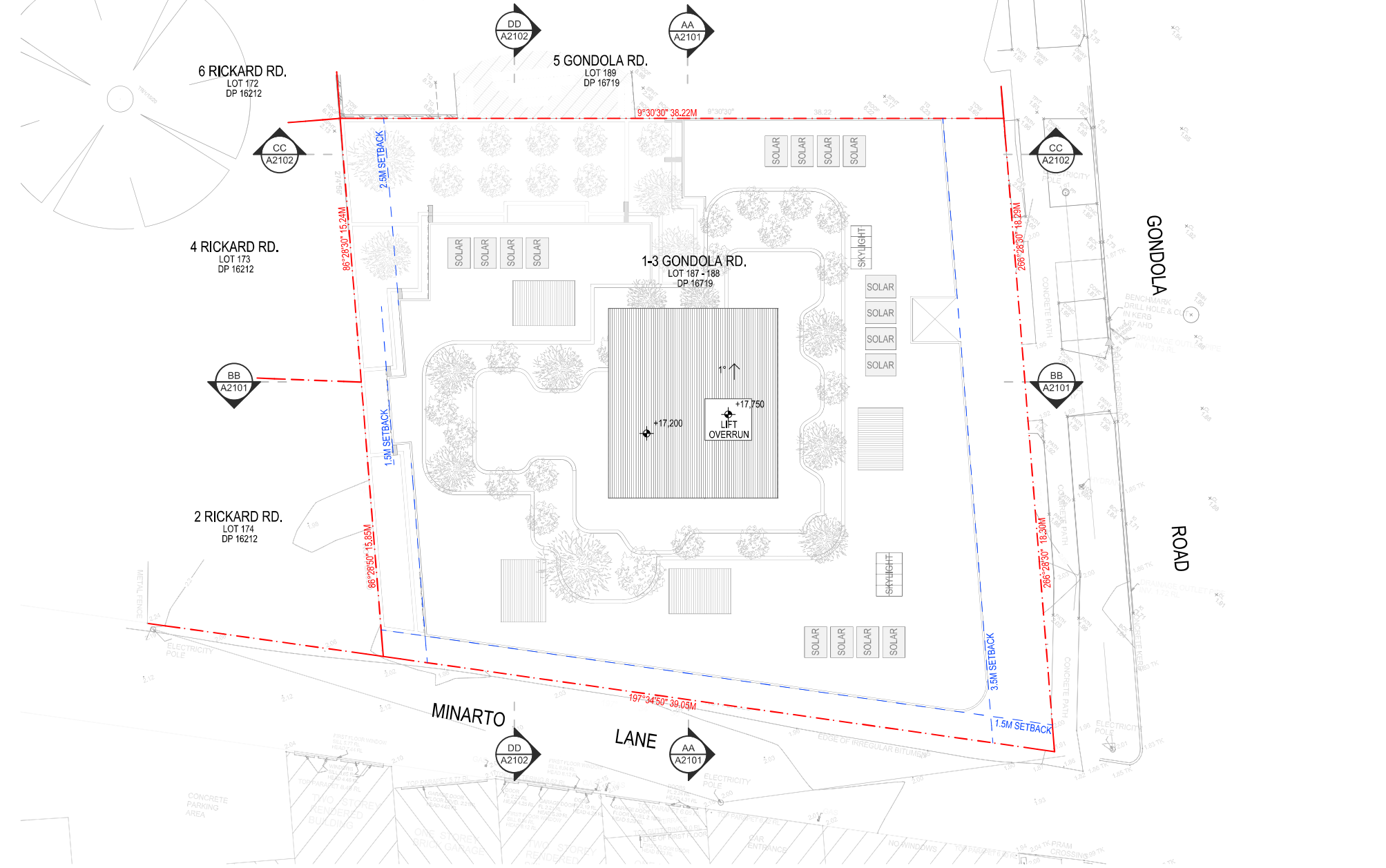


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1-3 Gondola Rd North
Narrabeen 2101

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DRAWING:
COS FLOOR PLAN

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PROJECT NORTH



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

DRAWING:
ROOF PLAN

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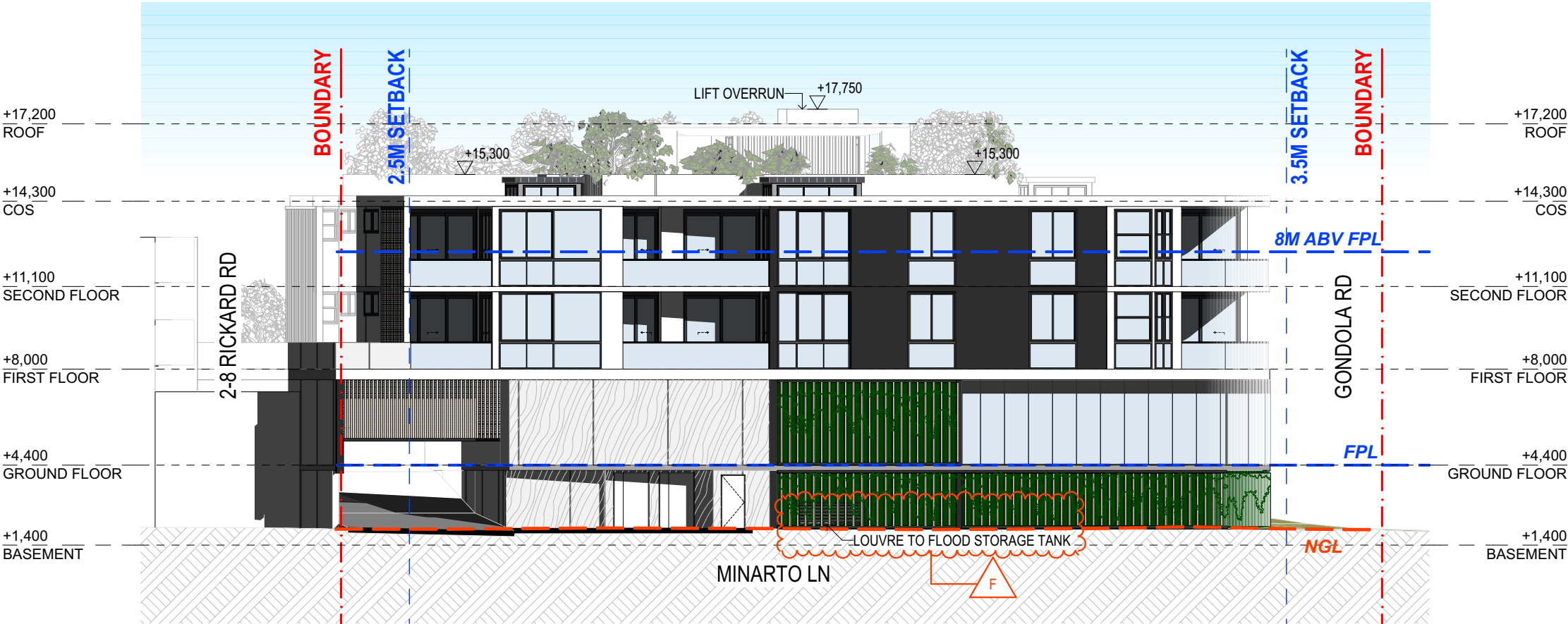
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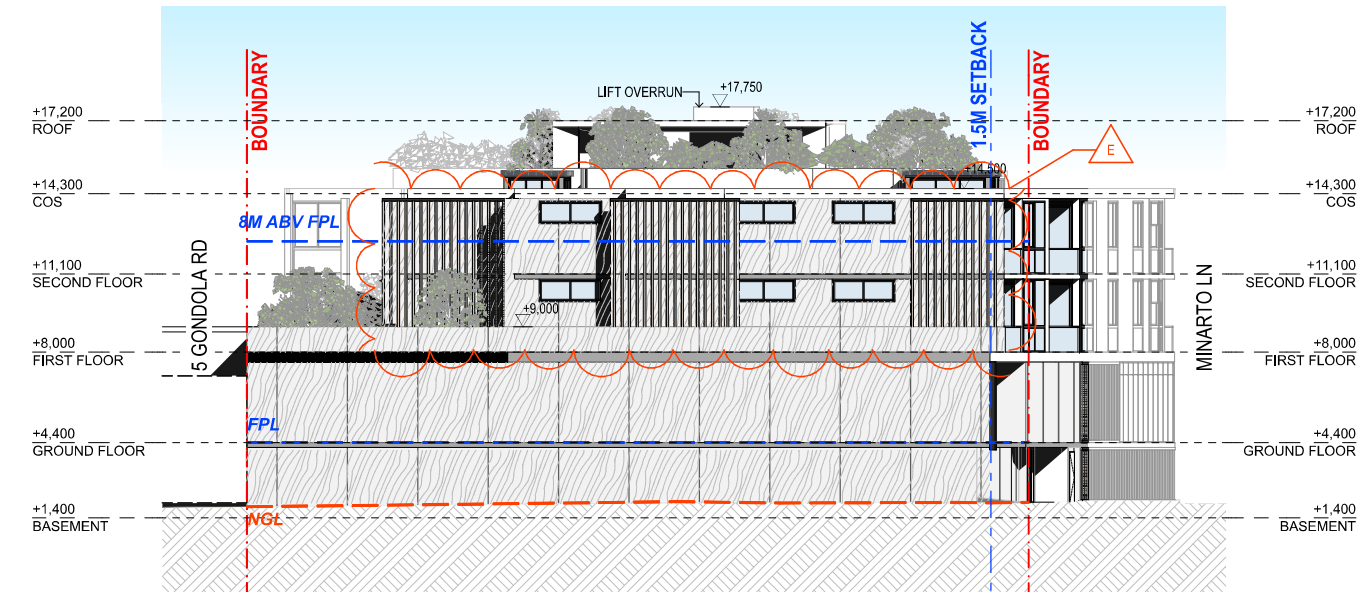
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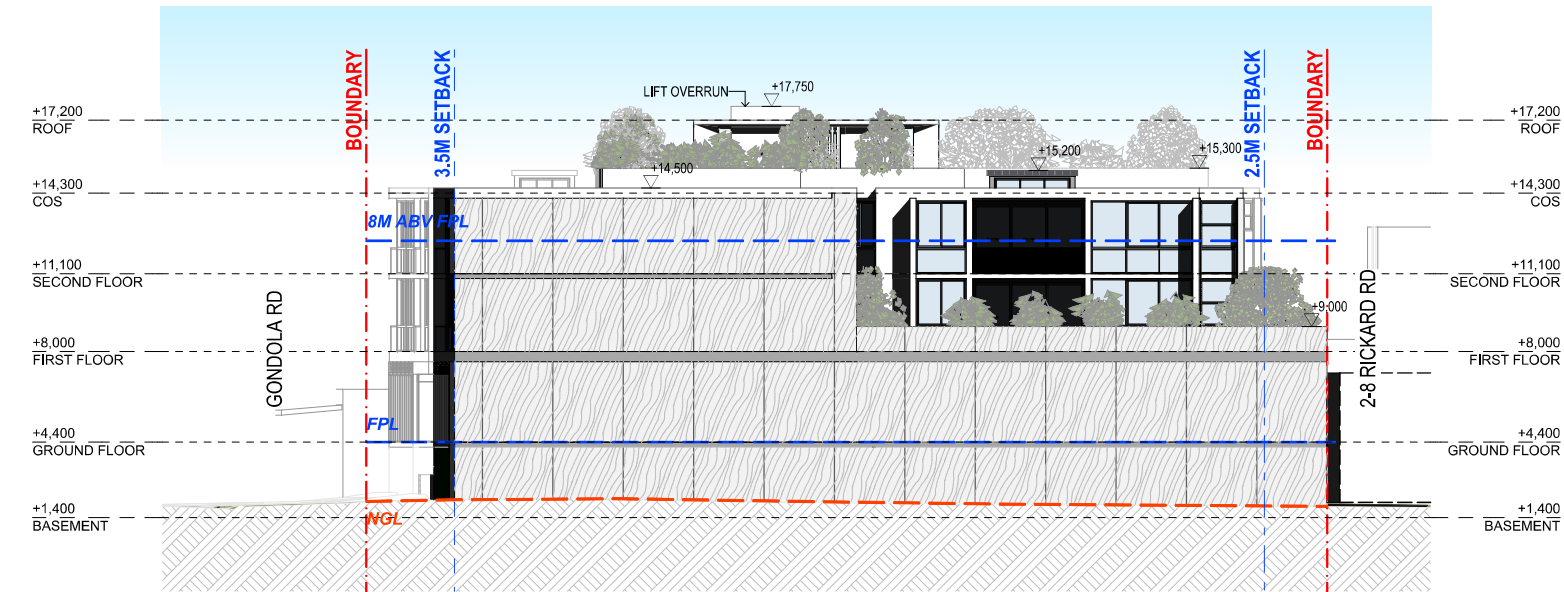
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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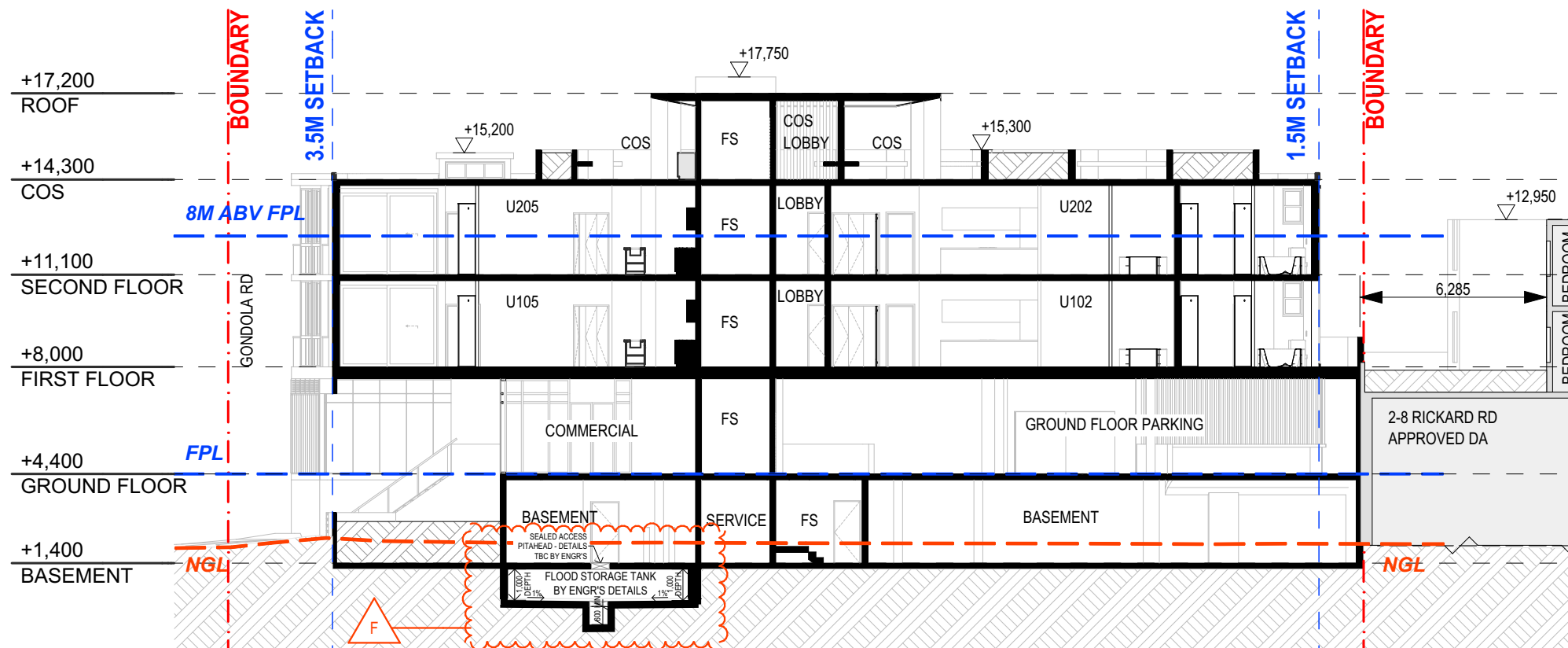
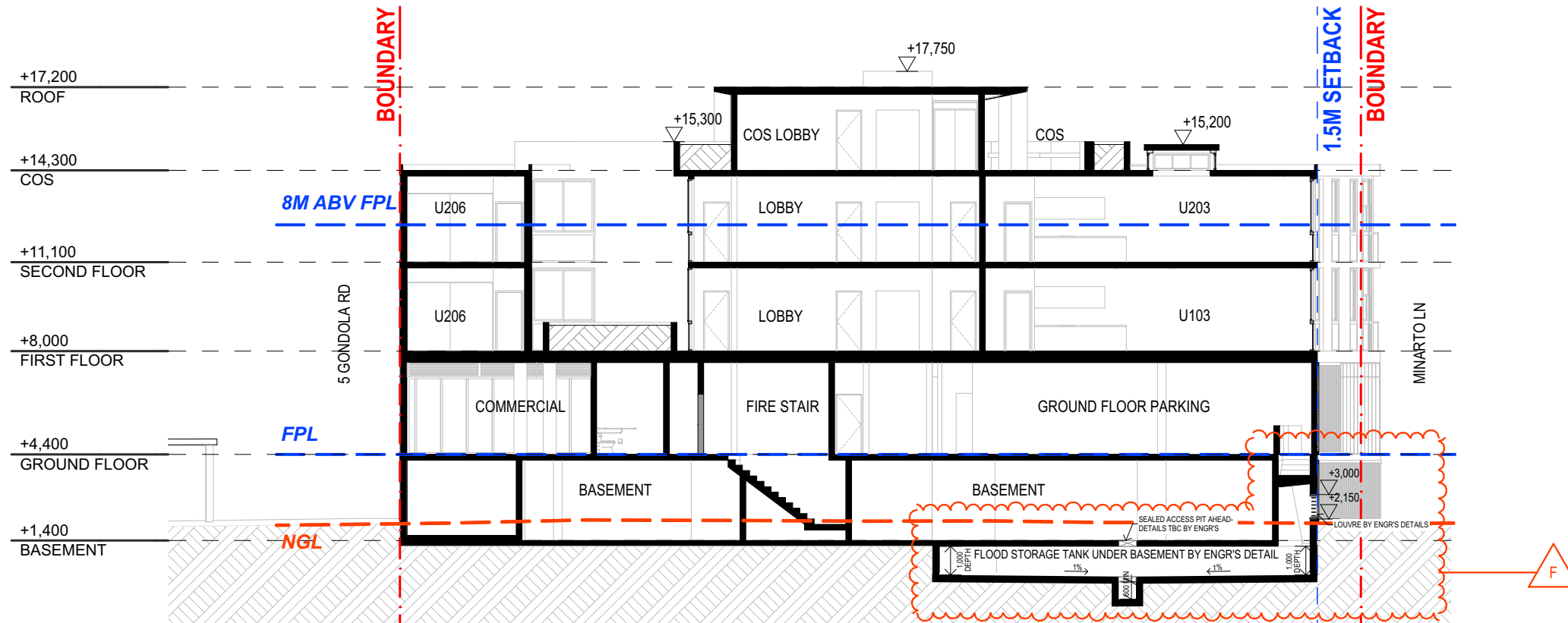
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A	DA	J.E	03.04.2024
B	REVISED DA	M.M	12.09.2024
C	REVISED DA	M.M	25.10.2024
E	ISSUED FOR RFI	M.M	05.02.2025
F	ADDITIONAL INFORMATION	M.M	14.03.2025

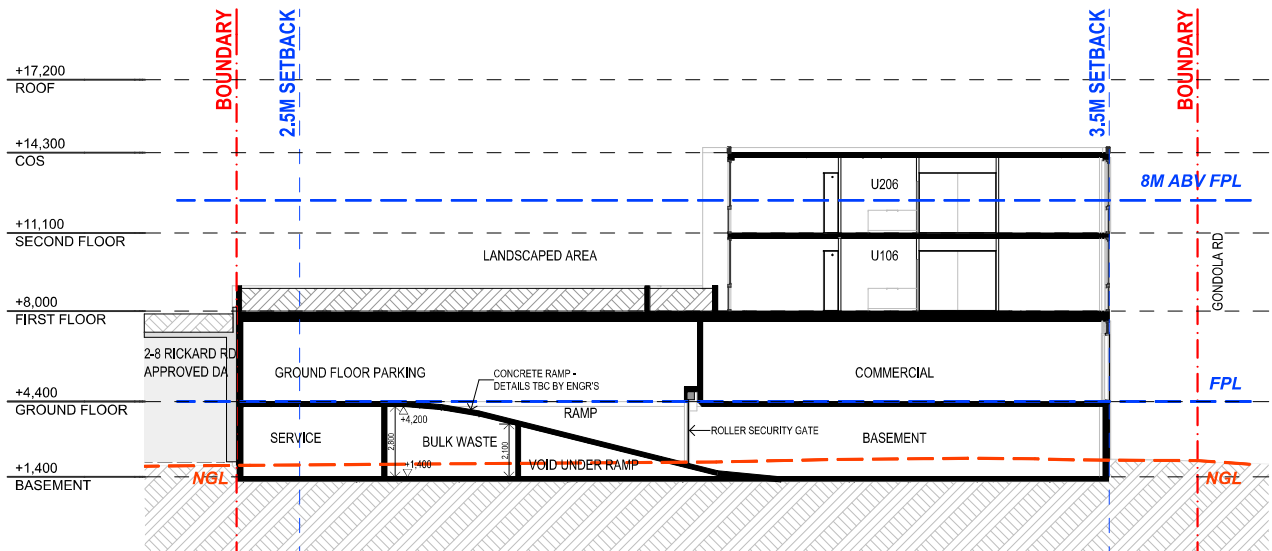
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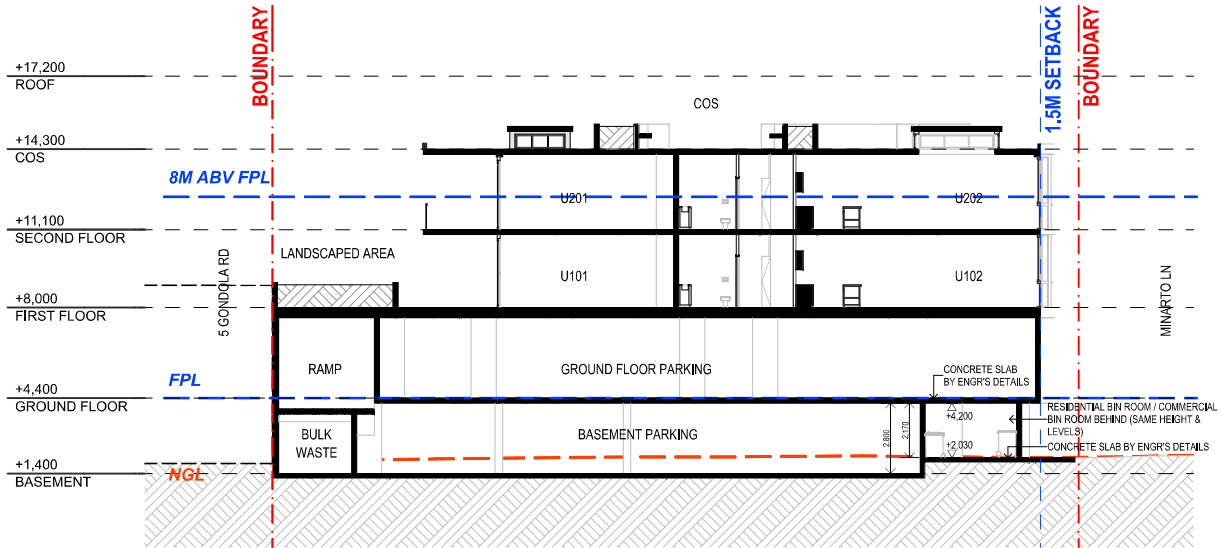
SUE:
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SECTION BB





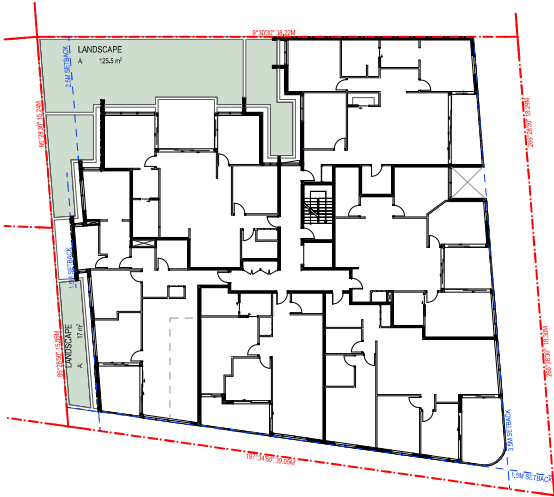
SECTION CC



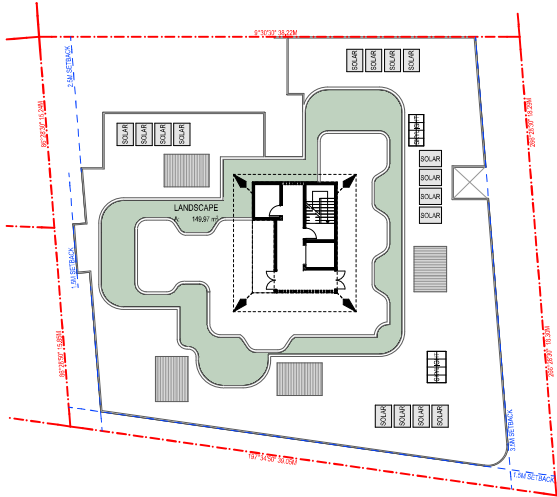
SECTION DD



BASEMENT



FIRST FLOOR



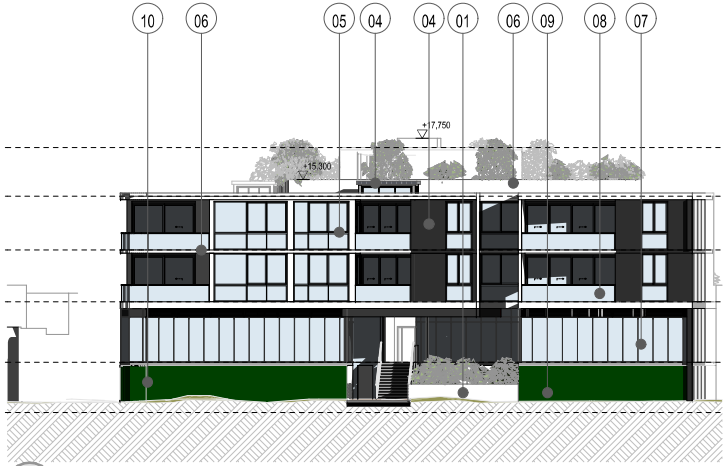
COS

SECTION C1.1 of P21DCP :
MIN. landscaped area of 20% of the site area or 35m² per dwelling, whichever is greater

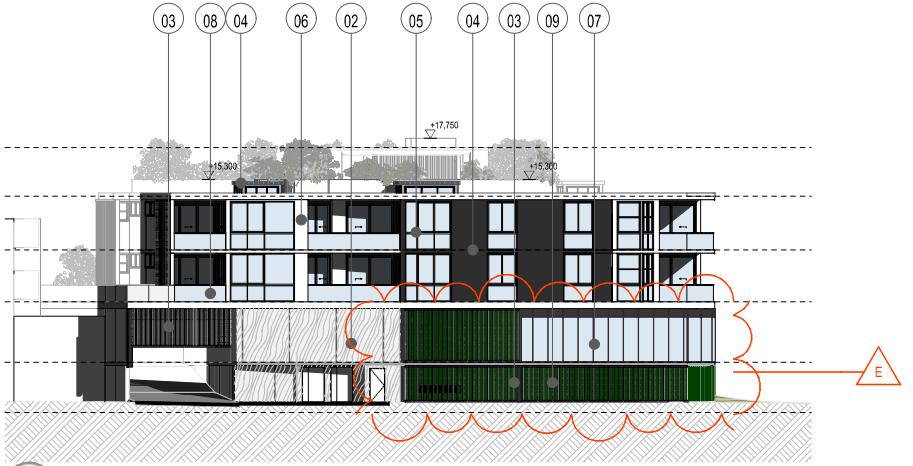
SITE AREA	569.1m ²
20% OF SITE AREA	113.82 m ²
35M ² PER DWELLING - 12 DEWLLINGS	420 m ²

1x 240L VEGETATION BIN REQ'D FOR EVERY 200 M² OF L'SCAPE OPEN SPACE
(CHAPTER 4.2 - NORTHERN BEACHES COUNCIL - WASTE MANAGEMENT GUIDELINES)

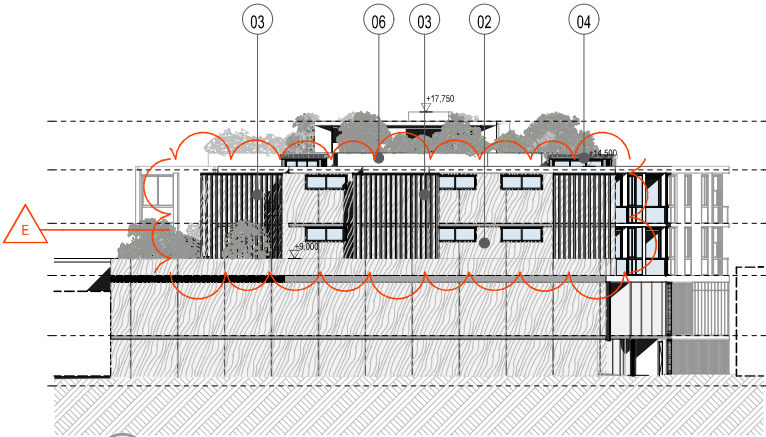
LANDSCAPE AREAS	
	AREA (m2)
BASEMENT	177.31
FIRST FLOOR	142.50
COS	149.97
	469.78 m ²
	AREAS MEASURED



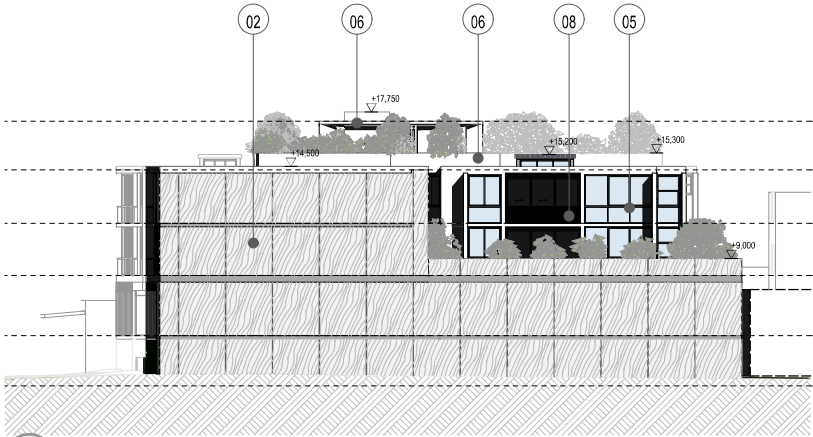
NORTH ELEVATION



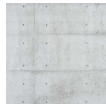
EAST ELEVATION



NORTH ELEVATION



NORTH ELEVATION



1. Light Grey Pre-cast Concrete Panels or equivalent



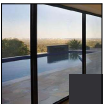
2. Textured Pattern on Pre-cast Concrete Panels or equivalent



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

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E	ISSUED FOR RFI	M.M	05.02.2025

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

PROJECT NO.
15/19

DRAWING: SAMPLE BOARD

DRAWN BY M.M	SCALE 1:300@A3	DRAWING NO. A3009	ISSUE E
CHECKED BY D.M			