

RICKARD ROAD

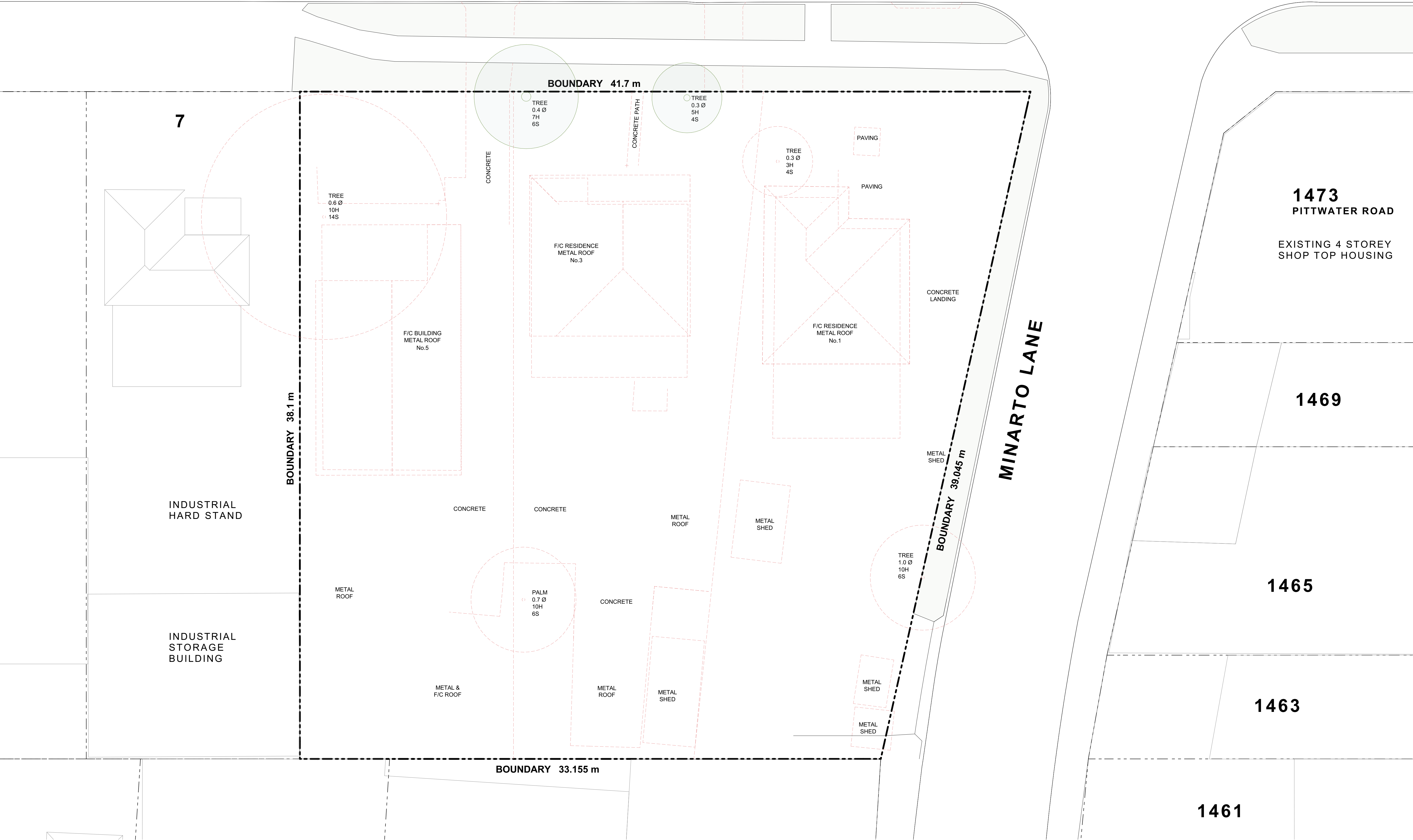


northern
beaches
council

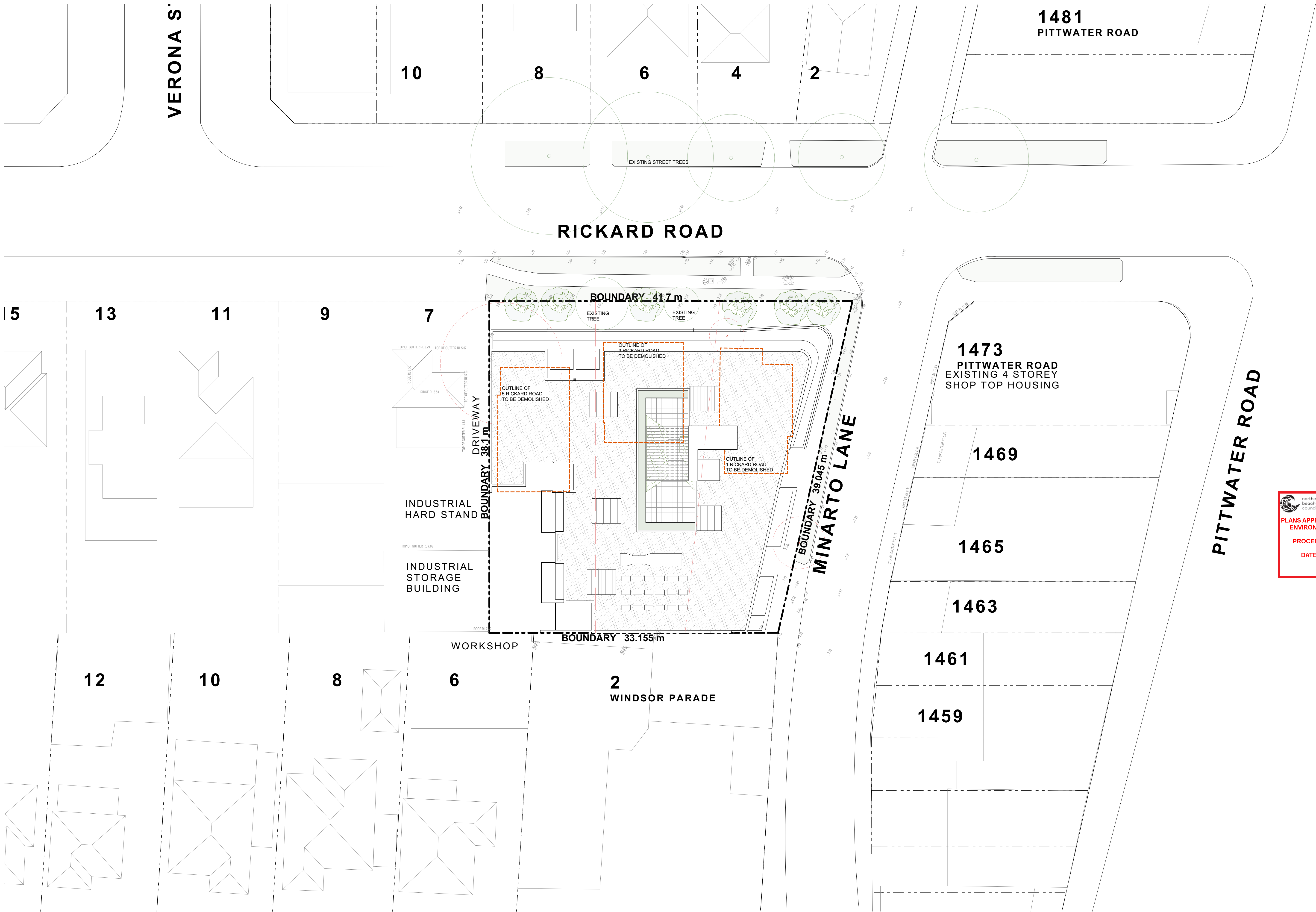
PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2025/1161

DATED: 03 October 2025



DEMOLITION PLAN



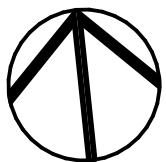
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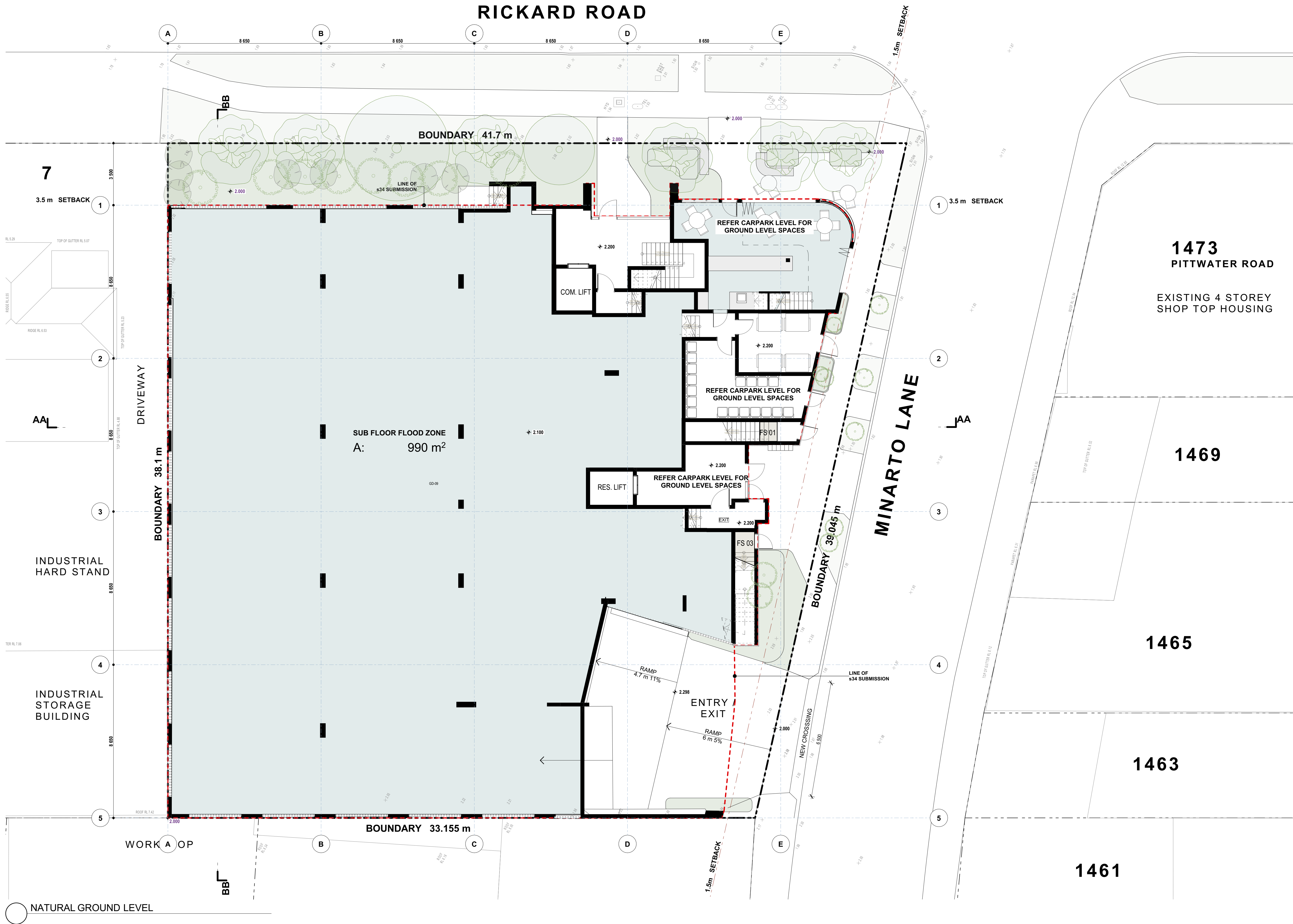
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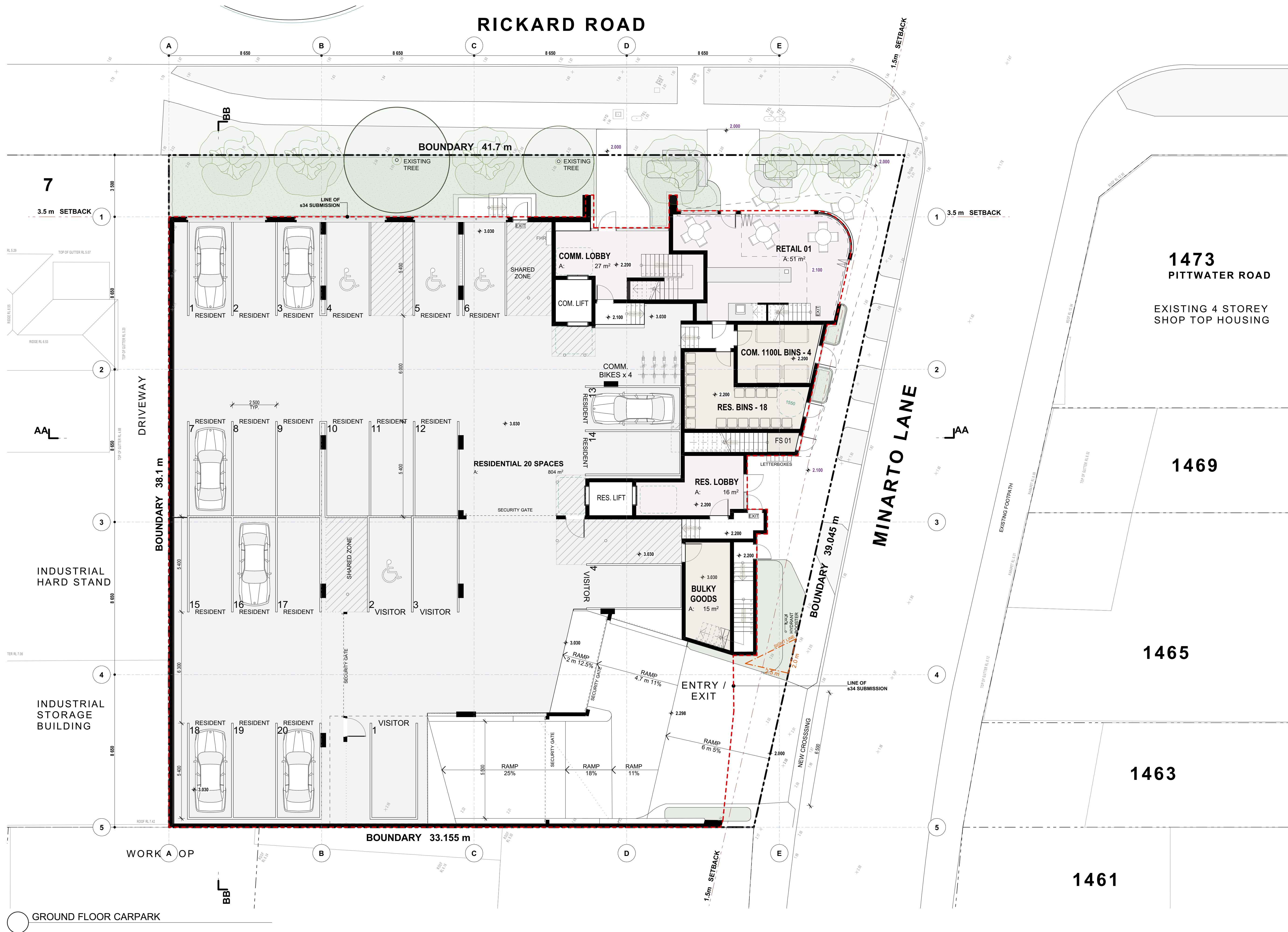
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SITE PLAN





northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
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Plans approved by the Land and Environment Court of NSW
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RICKARD ROAD

BOUNDARY 41.7 m

MINARTO LANE

1473

PITTWATER ROAD

EXISTING 4 STOREY
SHOP TOP HOUSING

1469

1465

1463

1461

7

3.5 m SETBACK

AA

INDUSTRIAL
HARD STAND

INDUSTRIAL
STORAGE
BUILDING

WORK A OP

COMMERCIAL RETAIL

DRIVEWAY

BOUNDARY 38.1 m

BOUNDARY 33.155 m

BOUNDARY 39.045 m

1.5m SETBACK

3.5 m SETBACK

LINE OF s34 SUBMISSION

AA

BB

BB

COMMERCIAL 01
A: 62 m²

COMMERCIAL 02
A: 57 m²

COMMERCIAL 03
A: 57 m²

M. WC
A: 3 m²

F. WC
A: 3 m²

ACC. WC
A: 6 m²

COM. LIFT

COM. LOBBY
A: 48 m²

RETAIL 01
A: 26 m²

COMMERCIAL 04
A: 98 m²

FS 01
A: 5.730

RES. LIFT
A: 6 m²

LOBBY
A: 6 m²

SERVICES

RES. PARKING 6 SPACES
A: 197 m²

MOTOR
BIKES

MC 02
MC 01

RESIDENT 23

RESIDENT 24

RESIDENT 25

RESIDENT 26

ST
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RES. STORAGE - 14

VOID

RAMP

COMM. 6

COMM. 7

COMM. 8

1 COMM.

2 COMM.

3 COMM.

4 COMM.

5 COMM.

21 RESIDENT

22 RESIDENT

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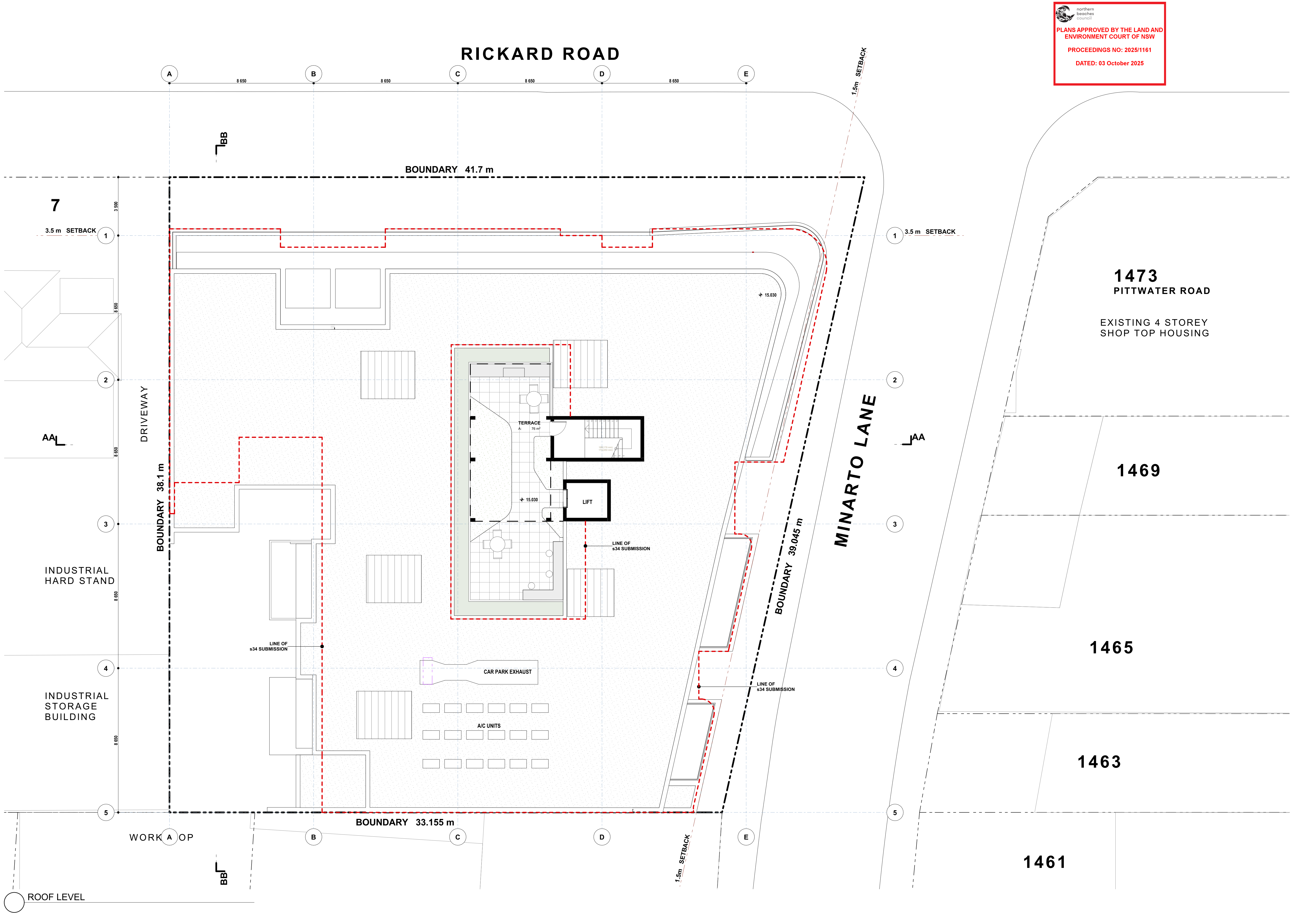


Date	Rev	Description	Drawn	Checked		
JUL. 2024	A	ISSUE FOR DA			1-5 RICKARD ROAD, NORTH NARRABEEN SHOP TOP HOUSING LOTS 7, 8, 9 DP 16212	RESIDENTIAL LEVEL 02
AUG. 2024	B	AMENDED RL NOTE				
APR 2025	C	PRE s34 REVISION FOR DISCUSSION				
JUN 2025	D	s34 SUBMISSION				
JUL. 2025	E	s34 REVISION				
JUL. 2025	F	s34 AMENDED REVISION				

SCALE
1:100 @ A1
2315

DRAWN BY
DH
DA 08

DATE
15/07/2025
REVISION





NORTH ELEVATION



EAST ELEVATION

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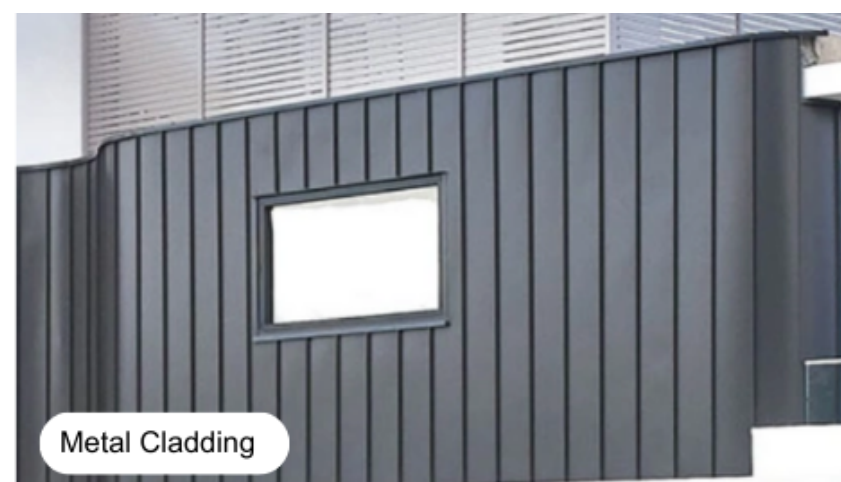
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Textured pigmented concrete



feature banding concrete finish



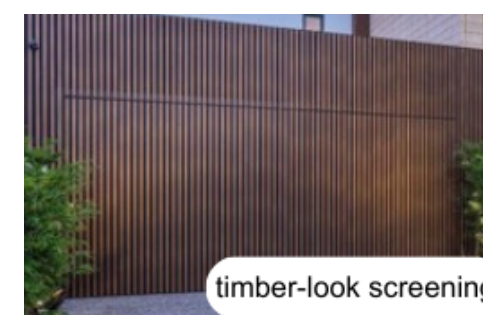
Metal Cladding



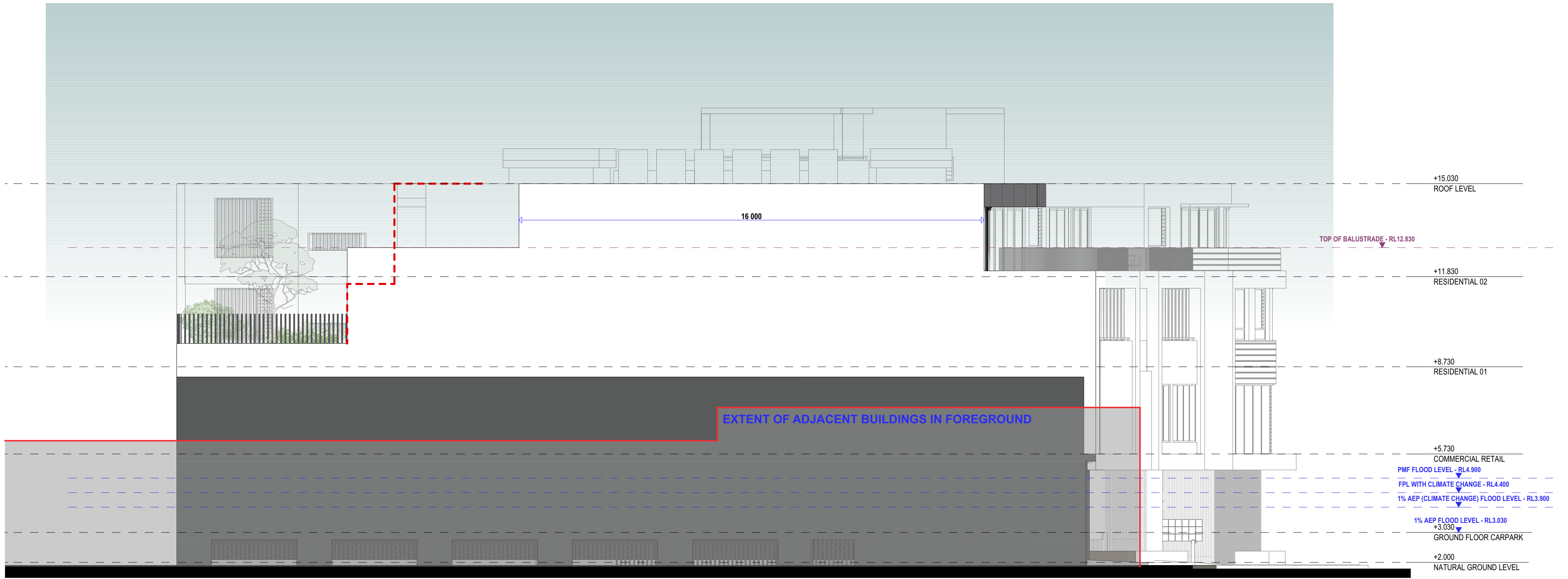
Timber look soffit



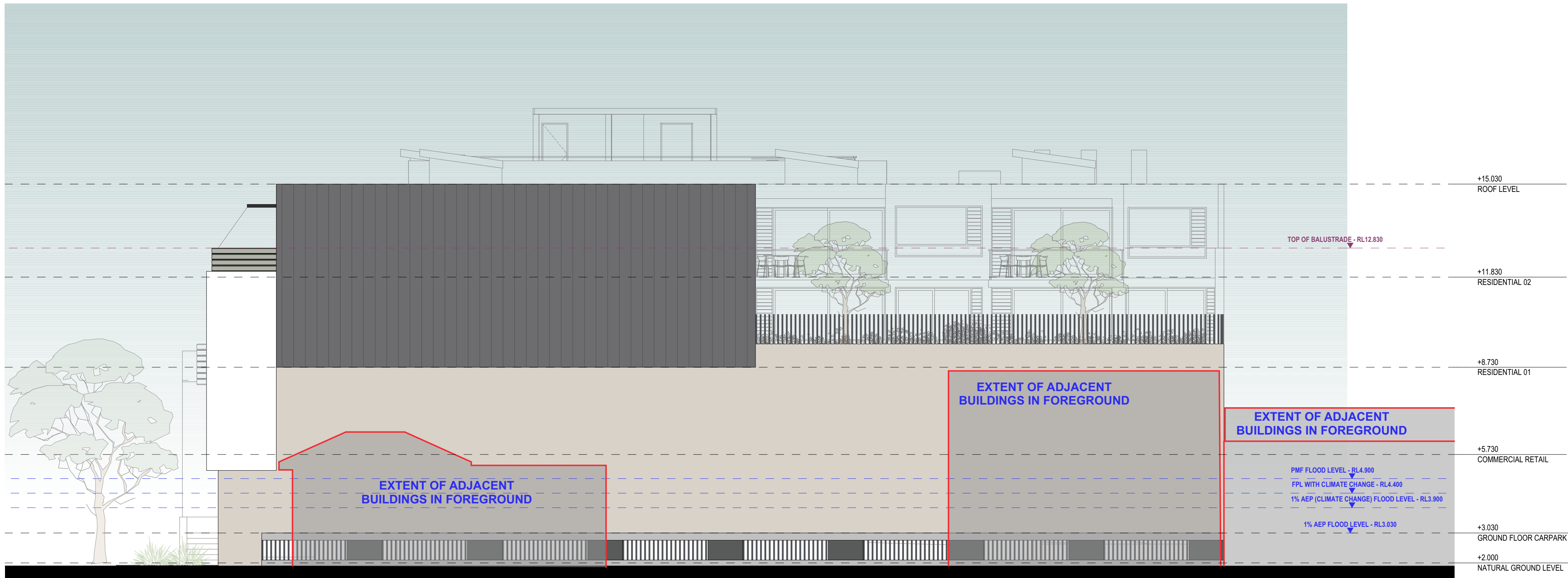
uniform sandstone cladding



timber-look screening



SOUTH ELEVATION



WEST ELEVATION

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feature banding concrete finish



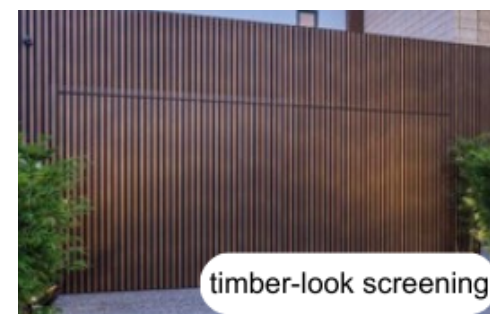
Metal Cladding



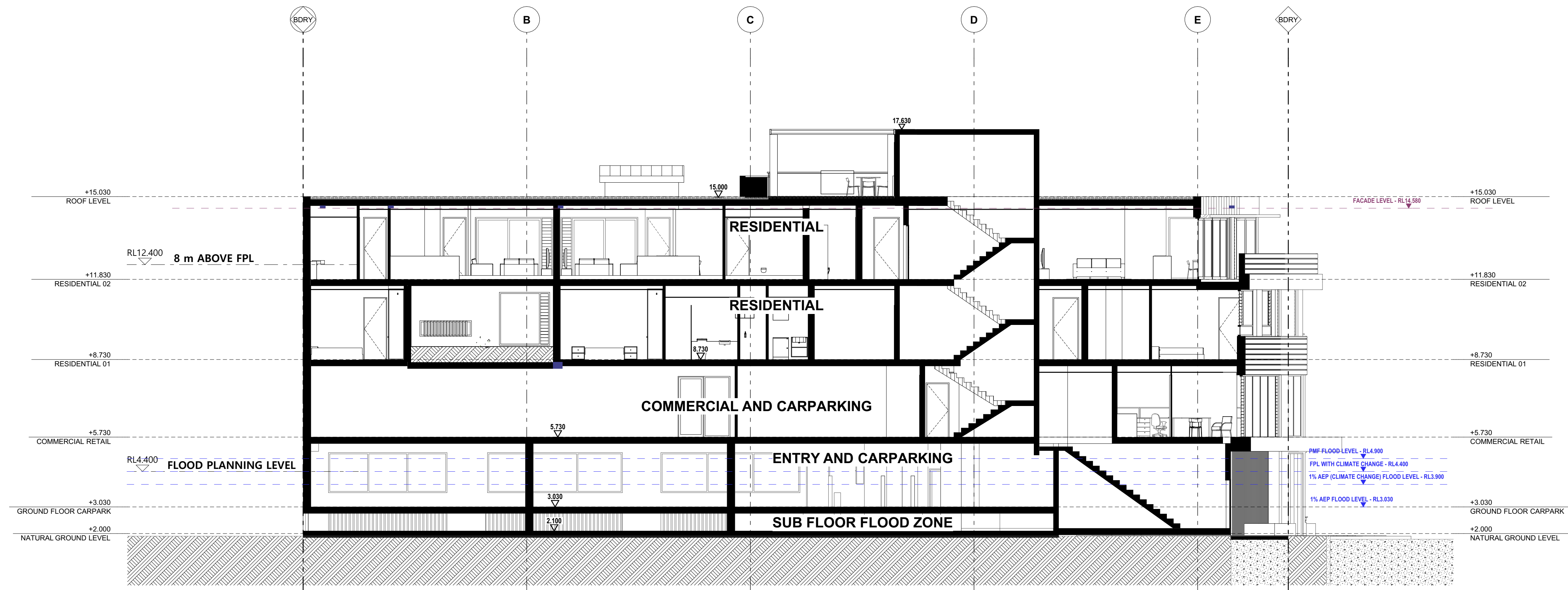
Timber look soffit



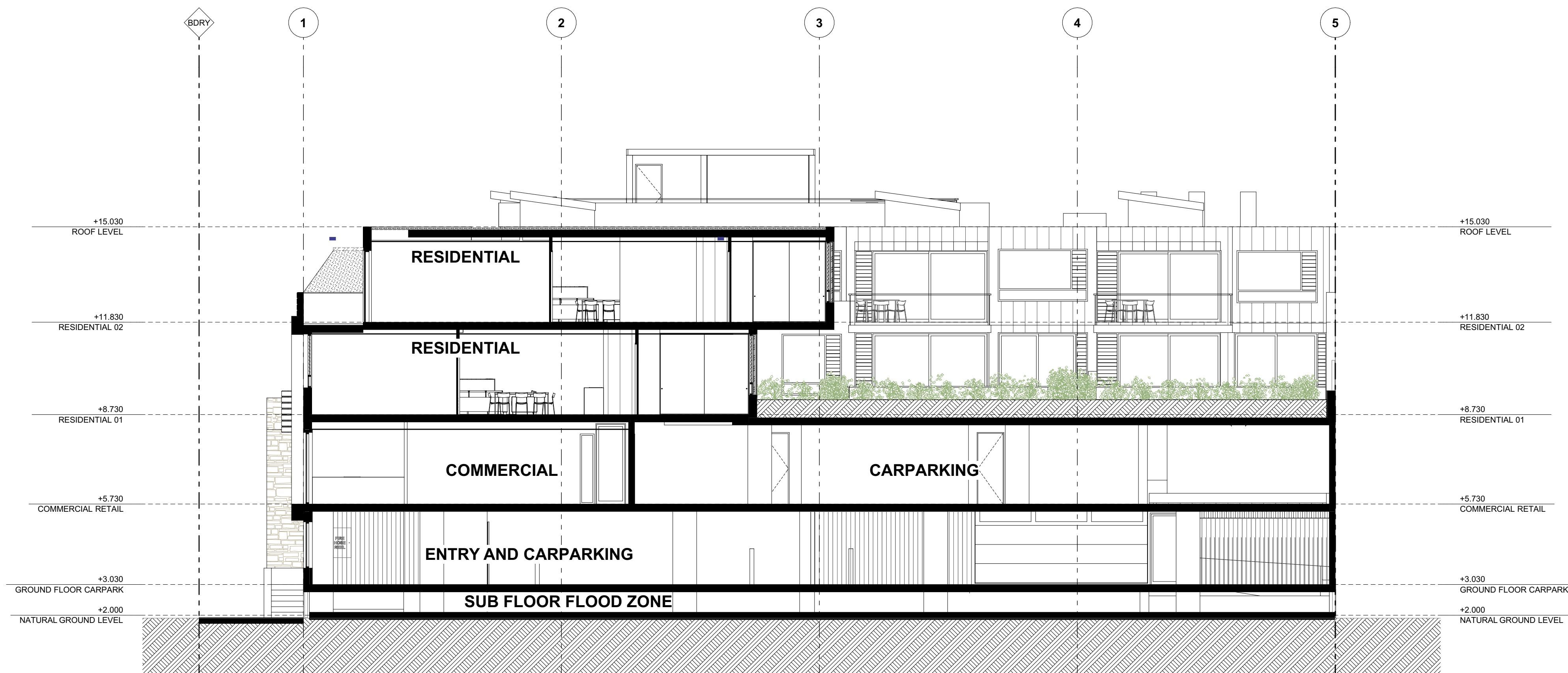
uniform sandstone cladding



timber-look screening



SECTION A



SECTION B

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Streetscape & Private Residential					
Abbreviation	Botanical Name	Common Name	Mature Height (m)	Pot Size	Qty
Trees					
BAC cit (75)	Backhousia citriodora	Lemon Myrtle	5-6	75L	23
BAC cit (100)	Backhousia citriodora	Lemon Myrtle	5-6	100L	6
COR mac	Corymbia maculata	Spotted gum	15-20	100L	1
LIV aus (2.0M)	Livistona australis	Cabbage-Tree Palm	10-15	200L	4
LIV aus (3.0M)	Livistona australis	Cabbage-Tree Palm	10-15	200L	4
LIV aus (4.0M)	Livistona australis	Cabbage-Tree Palm	10-15	200L	2
LIV aus (5.0M)	Livistona australis	Cabbage-Tree Palm	10-15	200L	2
PAN tec	Pandanus tectorius	Screwpine	15	100L	2
POD ela (75)	Podocarpus elatus	Illawarra Plumb Tree	20-25	75	3
TIL rub	Tilia rubra	Red Twigged Lime	12-17	100	2
TRI lau	Tristaniopsis laurina	Watergum	8	100L	7
Shrubs					
ALP zer	Alpinia zerumbet	Shell Ginger	1.5-2	300mm	69
CAL LJ	Callistemon Little John	Bottle Brush	1.0-1.5	300mm	55
EUO jap GR	Euonymus japonicus 'Green Rocket'	Green Rocket	1-2	45L	57
PIT GB	Pittosporum tenuifolium 'Golf Ball'	Golf Ball	0.8-1	45L	67
SAN tri	Sansevieria trifasciata	Mother in law tongue	0.5 - 0.75	200mm	21
SED AJ	Sedum 'Autumn Joy'	Autumn Stonecrop	0.45-0.6	200mm	35
SEN ser	Senecio serpens	Blue Chalksticks	0.2-0.3	140mm	0
RHA SM	Raphiolepis Snow Maiden	Indian Hawthorn	0.5-1	140mm	7
Accents					
ACA mol	Acanthus mollis	Oyster Plant	2-5	200mm	55
ALA imp (45)	Alcantarea imperialis 'Ruby'	Imperial Bromilliad	1.5	45L	5
ART cir	Arthropodium cirratum	Ranga Lily	1	300mm	58
COR alb	Correa alba	White correa	1.5	300mm	31
DOR exc (75)	Doryanthes excelsa	Giant Spear Lily	2-3	75L	27
DOR exc (45)	Doryanthes excelsa	Giant Spear Lily	2-3	45L	42
MAC com	Macrozamia communis	Burrawang	2-3	300	24
RHA ind CW	Raphiolepis indica 'Cosmic White'	Indian Hawthorn	0.5-1	200mm	67
RHA exc	Rhapis excelsa	The Lady Palm	2-4	300mm	49
ROS off P	Rosemary Officinalis 'Prostratus'	Creeping Rosemary	0.5-0.6	140mm	113
SAL off	Salvia officinalis	Common Sage	0.6-0.9	140mm	42
THY max	Thysanolaena maxima	Tiger grass	3	200mm	46
Grasses & Groundcovers					
DIA cae	Dianella caerulea	Paroo Lily	0.4	Tube	668
DIC rep SF	Dichondra repens 'Silver Falls'	Kidney grass	0.1 - 0.3	140mm	141
GAR rad	Gardenia augusta 'Radican'	Gardenia	0.5	140mm	53
GAZ tom	Gazania tomentosa	Silver Gazania	0.2	140mm	192
HIB sca	Hibbertia scandens	Guinea Flower	0.5-3	140mm	109
KAL bra SS	Kalanchoe bracteata 'Silver Spoons'	Silver Spoons	0.5-1	140	22
PEN alo NF	Pennisetum alopecuroides 'Nafray'	Nafray Fountain Grass	0.6-1	Tube	102
RHA spi	Rhagodia spinescens	Creeping Saltbush	0.6-1	140mm	36
SCA aem	Scaevola aemula	Fairy Fan-flower	0.4-0.5	140mm	47
SED GM	Sedum 'Gold Mound'	Mexican Stonecrop	0.1 - 0.3	140mm	7

2 || LANDSCAPE PLAN - GROUND LEVEL

LEGEND

TREE RETENTION, REMOVAL AND PRUNING

Code

EXISTING TREES - TO BE
RETAINED & PROTECTED (as
per Tree Protection Zone AS4907)

Code

EXISTING TREES - TO BE
REMOVED (include grubbing out
stumps to 300mm and remediation
of soil where applicable)

GENERAL

PROPERTY BOUNDARYBUILDING OUTLINE ABOVE

MATERIALS, FINISHES & FURNITURE

PAV1

PAVING TYPE 1 - Natural
Concrete with broom finish

PAV2

PAVING TYPE 2 - Feature
masonry paving

PAV3

PAVING TYPE 3 - Masonry paving
on pedestals

PAV4

PAVING TYPE 4 - Synthetic Turf

- KEY
- 01** FOOD SERVICES CORNER
- 1a. New raised planters 0.7mH
- 1b. On grade planting
- 1c. Permanent integrated seating
- 1d. Feature paving with Irrawong Falls
storytelling
- 1e. Movable cafe furniture
- 1f. Mass planting public verge. Native mix
<0.7mH
- 1g. Small columnar native tree as street tree,
approx 3-5m spacing
- 1h. New raised planters 0.5mH
- 02** RICKARD RD. FRONTAGE
- 2a. New large canopy tree, endemic native
Eucalyptus sp.
- 2b. Retain existing trees
- 2c. New palm groves x3. Livistonia Australis
- 2d. Building apron - Access for maintenance
- 2e. Signature beachside planting
arrangement - varied height, colour and
texture
- 2f. New street tree in planting
- 2g. New Buffalo lawn
- 2h. Retain existing location/alignment of
footpath, pram ramps and post box
- 03** MINARTO LANE ENTRY
- 3a. New large GRC planter pot
- 3b. New raised planters tapering down to kerb
height planting strip irrigated
- 3c. Fire hydrant cabinet with rooftop planting
- 3d. Residential entry rooftop planting on top
of entry awning

FENCE TYPE 1 - Semi closed
privacy screen (0.5mH)

FENCE TYPE 2 - Balustrade
(1.0mH)

GRADING & DRAINAGE

(0.00)

EXISTING LEVELS

FG 0.00

FINISHED GROUND

TE 0.00

TOP OF EDGE

TW 0.00

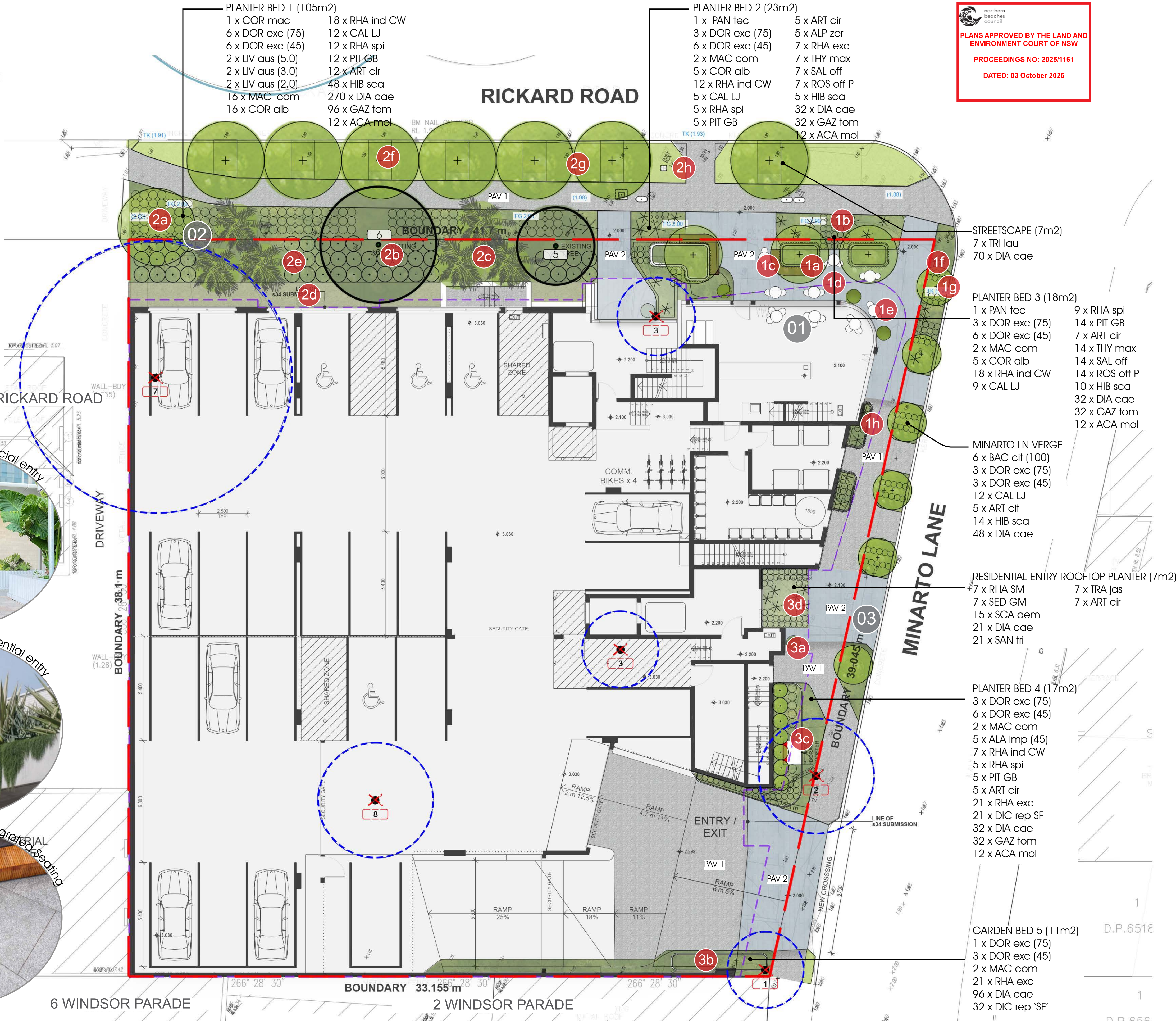
TOP OF WALL

PLANTING

PROPOSED NEW TREES

MANAGED LAWN

MASS PLANTING



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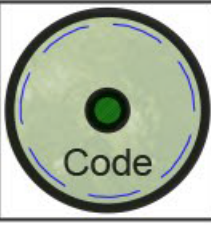
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GENERAL



PROPERTY BOUNDARY



BUILDING OUTLINE ABOVE

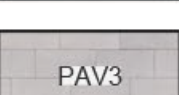
MATERIALS, FINISHES & FURNITURE



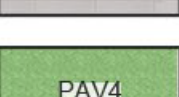
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Concrete with broom finish



PAVING TYPE 2 - Feature
masonry paving



PAVING TYPE 3 - Masonry paving
on pedestals



PAVING TYPE 4 - Synthetic Turf

KEY

- 04 LEVEL 2 OPEN SPACE GARDEN
- 4a. Private terraces with masonry paving on pedestals
- 4b. Raised planter 0.7-1.0mH
- 4c. Privacy screen planting
- 4d. Raised planters



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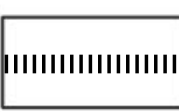
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FENCE TYPE 1 - Semi closed
privacy screen (0.5mH)



FENCE TYPE 2 - Balustrade
(1.0mH)

GRADING & DRAINAGE



EXISTING LEVELS



FINISHED GROUND



TOP OF EDGE



TOP OF WALL

PLANTING



PROPOSED NEW TREES



MANAGED LAWN



MASS PLANTING

NORTHERN BOUNDARY PLANTER (119m2)

- 23 x BAC cit (75)
2 x LIV aus (4.0)
2 x LIV aus (3.0)
2 x LIV aus (2.0)
3 x POD ela (75L)
2 x TIL rub (100L)
8 x DOR exc (75)
12 x DOR exc (45)
5 x HIB sca
5 x COR alb
12 x ART cir
7 x ACA mol
32 x SCA aem
16 x GAR rad
26 x EUO jap GS
12 x RHA ind CW
5 x CAL LJ
5 x RHA spi
5 x PIT GB
5 x ART cir
64 x ALP zer
7 x THY max
21 x SAL off
27 x ROS off P
27 x HIB sca
32 x DIA cae
95 x PEN alo NF



PLANTER BED 6 (3M2)
8 x PIT GP
19 x ROS off
16 x DIC rep SF

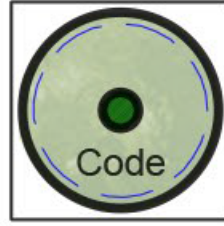
PLANTER BED 7 (5M2)
7 x PIT GP
11 x ROS off
14 x DIC rep SF

PLANTER BED 8 (4M2)
6 x EUO GR (45)
15 x GAR rad
13 x DIC rep SF

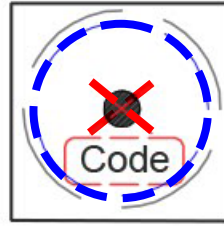
PLANTER BED 9 (2M2)
4 x EUO GR (45)
10 x GAR rad
10 x DIC rep SF

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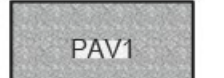


PROPERTY BOUNDARY

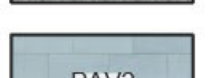


BUILDING OUTLINE ABOVE

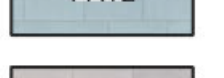
MATERIALS, FINISHES & FURNITURE



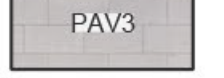
PAV1 PAVING TYPE 1 - Natural
Concrete with broom finish



PAV2 PAVING TYPE 2 - Feature
masonry paving

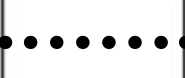


PAV3 PAVING TYPE 3 - Masonry paving
on pedestals



PAV4 PAVING TYPE 4 - Synthetic Turf

KEY
05 LEVEL 3 - PRIVATE TERRACE
5a. Raised planters



FENCE TYPE 1 - Semi closed
privacy screen (0.5mH)



FENCE TYPE 2 - Balustrade
(1.0mH)

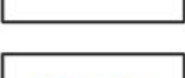
GRADING & DRAINAGE



(0.00) EXISTING LEVELS



FG 0.00 FINISHED GROUND



TE 0.00 TOP OF EDGE



TW 0.00 TOP OF WALL

PLANTING



PROPOSED NEW TREES



MANAGED LAWN



MASS PLANTING



northern
beaches
council

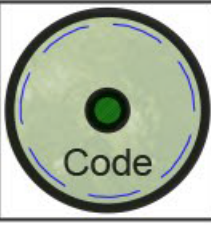
PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2025/1161

DATED: 03 October 2025

LEGEND

TREE RETENTION, REMOVAL AND PRUNING



EXISTING TREES - TO BE
RETAINED & PROTECTED (as
per Tree Protection Zone AS4907)



EXISTING TREES - TO BE
REMOVED (include grubbing out
stumps to 300mm and remediation
of soil where applicable)

GENERAL



PROPERTY BOUNDARY

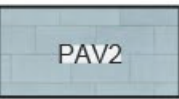


BUILDING OUTLINE ABOVE

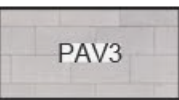
MATERIALS, FINISHES & FURNITURE



PAV1
PAVING TYPE 1 - Natural
Concrete with broom finish



PAV2
PAVING TYPE 2 - Feature
masonry paving



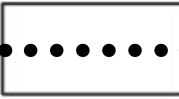
PAV3
PAVING TYPE 3 - Masonry paving
on pedestals



PAV4
PAVING TYPE 4 - Synthetic Turf

KEY

- 06 ROOFTOP SMART TERRACE
- 6a. Laptop counter / breakfast bar
- 6b. Activity bench, BBQ and servery
- 6c. Masonry paving on pedestals
- 6d. Synthetic turf surfacing / Games court
- 6e. Raised planters 1.0mH
- 6f. Operable louver / shade structure



FENCE TYPE 1 - Semi closed
privacy screen (0.5mH)



FENCE TYPE 2 - Balustrade
(1.0mH)

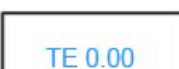
GRADING & DRAINAGE



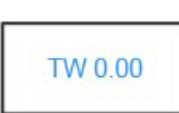
(0.00)
EXISTING LEVELS



FG 0.00
FINISHED GROUND



TE 0.00
TOP OF EDGE



TW 0.00
TOP OF WALL

PLANTING



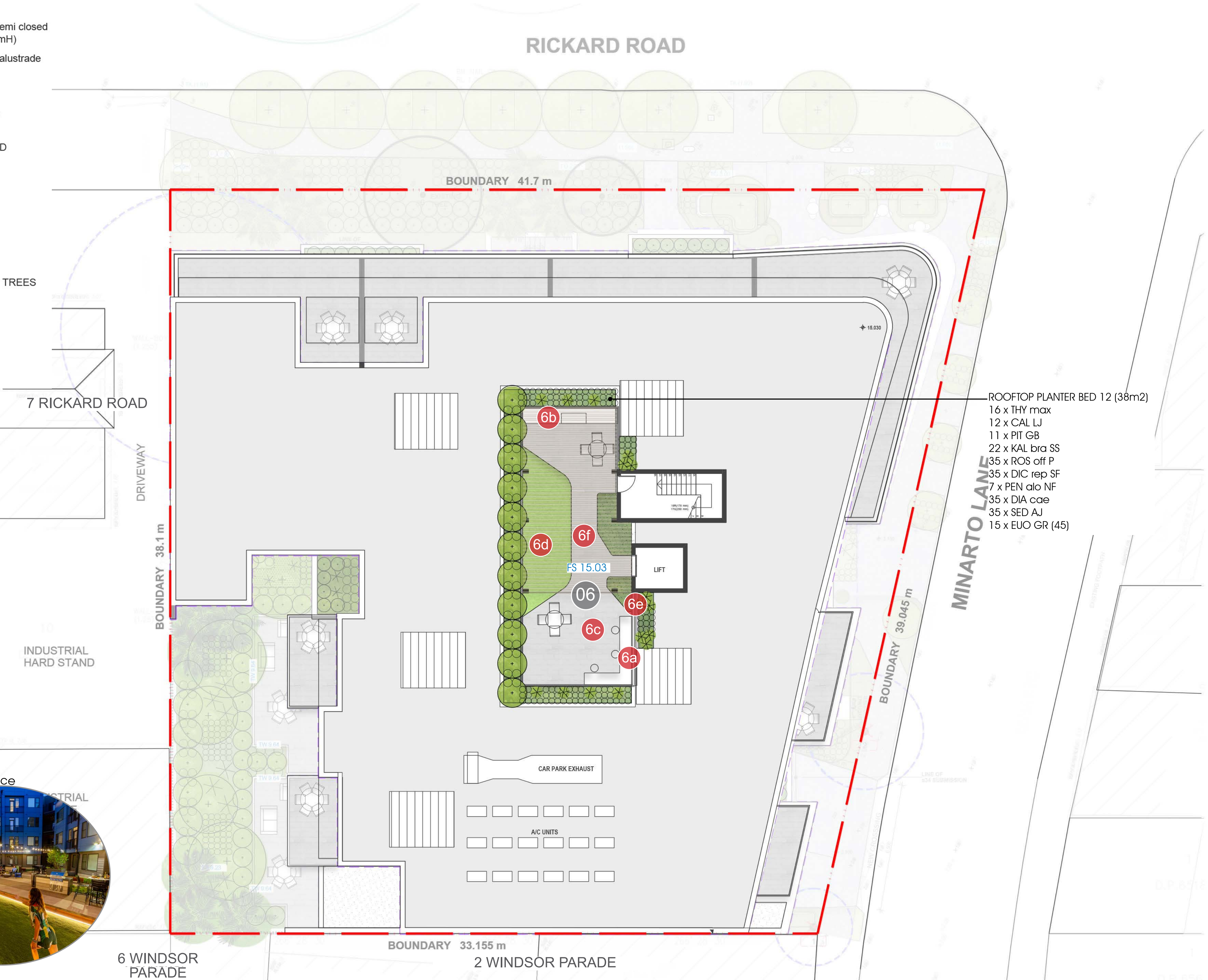
PROPOSED NEW TREES



L
MANAGED LAWN



MP
MASS PLANTING



- ROOFTOP PLANTER BED 12 (38m2)
- 16 x THY max
 - 12 x CAL LJ
 - 11 x PIT GB
 - 22 x KAL bra SS
 - 35 x ROS off P
 - 35 x DIC rep SF
 - 7 x PEN alo NF
 - 35 x DIA cae
 - 35 x SED AJ
 - 15 x EUO GR (45)

northern
beaches
council

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