

SECTION 4.55 MODIFICATION - N0267/16. SHOP-TOP DEVELOPMENT

NO.2 - 8 RICKARD ROAD NARRABEEN N.S.W. 2101

ARCHITECTURAL DOCUMENTATION - PREPARED BY DESIGN VINES

10090_DACS	S1	COVER SHEET
10090_DA00	S1	LOCATION PLAN
10090_DA01	S1	PROPOSED PLANS - ROOF
10090_DA02	S1	PROPOSED PLANS - BASEMENT
10090_DA03	S1	PROPOSED PLAN - GROUND
10090_DA04	S1	PROPOSED PLAN - FIRST
10090_DA05	S1	PROPOSED PLANS - SECOND FLOOR
10090_DA06	S1	PROPOSED - ELEVATIONS
10090_DA07	S1	PROPOSED - ELEVATIONS
10090_DA08	S1	PROPOSED - SECTIONS
10090_SD01	S1	SHADOW DIAGRAM ANALYSIS 9am
10090_SD02	S1	SHADOW DIAGRAM ANALYSIS 12pm
10090_SD03	S1	SHADOW DIAGRAM ANALYSIS 3pm
10090_SD26	VIEW NORTH EAST ACROSS RICKARD ROAD AND THE SITE	
10090_SD27	VIEW WEST ALONG MINATRO LANE AND THE SITE	
10090_SD28	VIEW EAST ACROSS RICKARD ROAD AND THE SITE	
10090_SD29	VIEW NORTH UP MINATRO LANE	
10090_SD30	VIEW WEST ALONG RICKARD ROAD AND THE SITE	
10090_SD31	VIEW EAST ALONG RICKARD ROAD AND THE SITE	

EXTERNAL FINISHES SCHEDULE
DESIGN VERIFICATION STATEMENT

FURTHER DOCUMENTATION:
GK WILSON - SURVEY
VAUGHAN MILLIGAN DEVELOPMENT (TOWN PLANNER)
ACOR CONSULTANTS - FLOOD
SPACE LANDSCAPE DESIGNERS
BASIX - EFFICIENT LIVING



NOTES & LEGEND

- NOTE 1: DEMOLISH ALL EXISTING DWELLING, PATHS, ANCILLARY STRUCTURES AND TREES INDICATED. PREPARE SITE FOR THE CONSTRUCTION OF THE NEW BUILDING AND ASSOCIATED ANCILLARY WORKS REQUIRED.
- NOTE 2: PROVIDE NEW BUILDING STRUCTURE, ROOF AND FLOORS AS REQUIRED AND TO FUTURE ENGINEERS DETAILS.
- NOTE 3: PROVIDE NEW CONCRETE SLAB AND MASONRY WALL STRUCTURE GENERALLY.
- NOTE 4: PROVIDE EXTERNAL CLADDING, MASONRY AND OTHER FINISHES AS INDICATED IN THE DRAWINGS AND ATTACHED DOCUMENTATION.
- NOTE 5: PROVIDE PLASTERBOARD CEILINGS AND WALLS INTERNALLY GENERALLY. ALLOW FOR FC SHEET LINING TO WET AREAS.
- NOTE 6: PROVIDE INSULATION WITH MINIMUM INSULATING PROPERTIES AS SPECIFIED IN THE "BASIX" CERTIFICATION ATTACHED TO THIS APPLICATION.
- NOTE 7: PROVIDE NEW METAL SHEET ROOFING ON SARKING AND INSULATION. WHERE INDICATED PROVIDE FLAT CONCRETE ROOF TO ROOF LEVEL.
- NOTE 8: PROVIDE NEW ALUMINIUM FRAMED WINDOWS IN ACCORDANCE WITH REQUIREMENTS OUTLINED IN THE BASIX CERTIFICATE AND THE "ABSA BASIX THERMAL COMFORT SIMULATION METHOD" REPORT.
- NOTE 9: ALLOW FOR GUTTERS, DOWNPIPES AS REQUIRED TO CONNECT TO THE PROPOSED NEW STORMWATER SYSTEM IN ACCORDANCE WITH THE ENGINEERING DOCUMENTATION.
- NOTE 10: PROPOSED ROOF DRAINAGE IN ACCORDANCE WITH ENGINEERING STORMWATER DOCUMENTATION.
- NOTE 11: ALLOW TO PROVIDE NEW ELECTRICAL, WATER AND SEWERAGE SYSTEMS. ALLOW TO UPGRADE AS REQUIRED BY RELEVANT AUTHORITIES.
- NOTE 12: REFER TO ENGINEERING, LANDSCAPE AND ALL OTHER ATTACHED DOCUMENTATION FOR FURTHER INFORMATION
- NOTE 13: CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- NOTE 14: ALL WORK TO BE COMPLETED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND B.C.A. REQUIREMENTS.
- NOTE 15: REFER TO ALL OTHER ATTACHED DOCUMENTATION FOR FURTHER DETAIL ON THE DEVELOPMENT PROPOSAL.

BASIX REQUIRMENTS

Thermal comfort inclusions		
Glazing Doors/windows	Aluminium framed single clear glazing to all units:	
	U-Value: 6.70 (equal to or lower than)	SHGC: 0.57 (±10%)
	A – awning windows, casement windows & hinged glazed doors	
	U-Value: 6.70 (equal to or lower than)	SHGC: 0.70 (±10%)
	B – Fixed glazing, glazed sliding doors & louvres windows.	
	Aluminium framed performance glazing as per assessor certificate:	
	U-Value: 4.8 (equal to or lower than)	SHGC: 0.59 (±10%)
	B – Fixed glazing, glazed sliding doors & louvres windows.	
	Given values are NFRC, total window values	
Roof	Concrete roof no insulation Default light colour	
Ceiling	Plasterboard ceiling, an R1.8 insulation where exposed roof above Plasterboard ceiling, no insulation where neighbouring units are directly above Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Notes, assume non-ventilated LED down lights IC abutted and covered.	
External wall	Cavity brick with polystyrene insulation – total wall system R-value R1.49 first floor units Reverse brick veneer with cladding, R1.5 insulation to second floor units 200mm Concrete wall with plasterboard internally, R1.0 insulation (insulation only value) as per assessor certificate Default medium colour	
Inter tenancy walls	200mm dincell concrete, plasterboard lined direct stick both sides with R1.0 insulation to walls shared to corridor, lift shaft and stair well	
Walls with-in dwellings	Plasterboard on studs – no insulation	
Floors	Concrete – R1.2 subfloor insulation required to units with floor exposed to outside & garage soffit as per assessor certificate Concrete between levels no insulation	
Floor coverings	Carpet to bedrooms, and tiles elsewhere	
BASIX water inclusions		
Central rainwater storage	Tank size 5,000L Collecting from 200m² roof area Connected to outdoor tap for irrigation of common landscaping	
BASIX energy inclusions		
Hot water system	Individual gas instantaneous hot water systems – 6 stars	
Alternative energy	3.0kWp photovoltaic (PV) system	

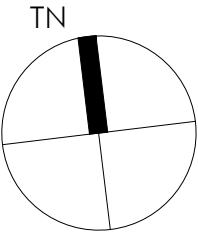
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Issue	Description	Date
S1	Issue for Section 4.55 Amendment	26.06.23

SYMBOL LEGEND

- BOUNDARY
- EXISTING WALL TO BE RETAINED.
- PROPOSED NEW WALLS
- SECTION/ SHEET NUMBER

- FB - FACE BRICK
CR - CEMENT RENDER
MC - MASONRY CLADDING
CONC - CONCRETE
FC - FIBRE CEMENT SHEET
LWC - LIGHTWEIGHT CLADDING
TIM - TIMBER
MSR - METAL SHEET ROOFING
BAL - BALUSTRADE
C - CUPBOARD
- BHP - BUILDING HEIGHT PLANE
COS - CHECK ON SITE
C - CUPBOARD
EX - EXISTING
FFL - FINISHED FLOOR LEVEL
H - HEIGHT
NGL - NATURAL GROUND LINE
OF - OVER FLOW
RL - RELATIVE LEVEL SCREEN
SW - STORMWATER
TYP - TYPICAL



DEVELOPMENT APPLICATION			
Client ANTHONY GLEESON	Title COVER SHEET		DesignVines mitchbye@designvines.com www.designvines.com Mitchell Bye Nominated Architect No.9822
	Drawn MB	Checked	Date
	Number 10090_DACS	Issue S1	
Project 2-8 RICKARD ROAD, NORTH NARRABEEN			



NO. 10 - THREE STOREY COMMERCIAL & RESIDENTIAL DEVELOPMENT



SIDE SETBACK BLANK WALL
NO. 10 - THREE STOREY COMMERCIAL & RESIDENTIAL DEVELOPMENT



VIEW EAST ACROSS RICKARD ROAD AND THE SITE.



VIEW WEST ACROSS RICKARD ROAD AND THE SITE.



OVERLOOKING THE OPEN SPACE AND FUTURE DEVELOPMENT OF
1 GOLINDOLA TO 3 CONDOLA REAR CARPARK



VIEW NORTH UP MINATRO LANE - NO STREET ACTIVATION OR
PREDESTINATION AMENITY.

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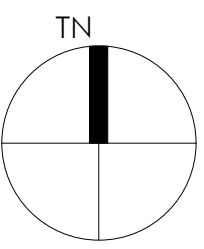
Issue	Description	Date
S1	Issue for Section 4.55 Amendment	16.06.23

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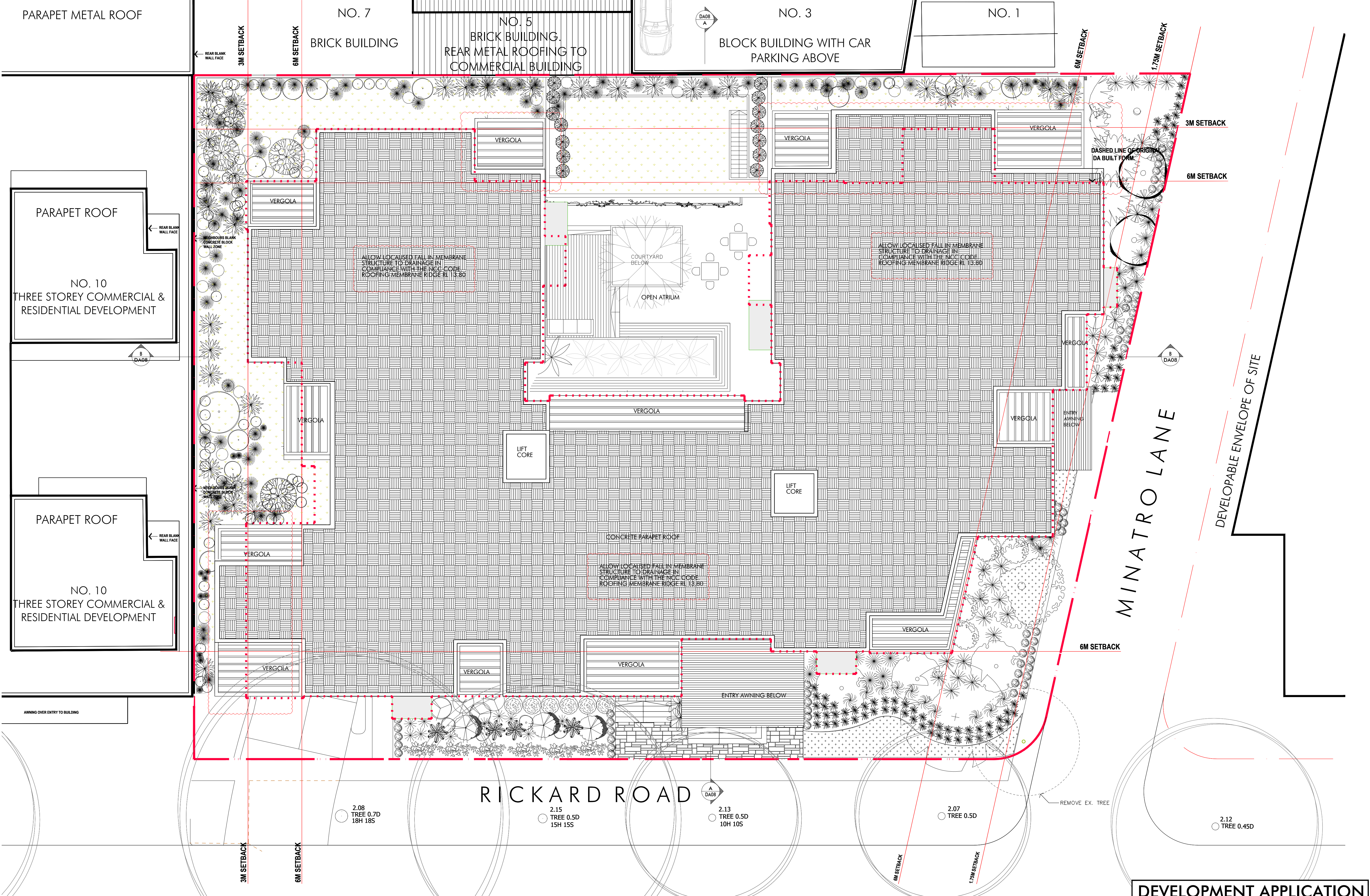


Client	ANTHONY GLEESON
Project	2-8 RICKARD ROAD, NORTH NARRABEEN

Title	LOCATION PLAN
Drawn	MB
Checked	
Date	
Number	10090_DA00
Issue	S1

DEVELOPMENT APPLICATION

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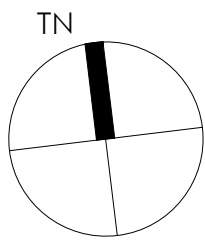
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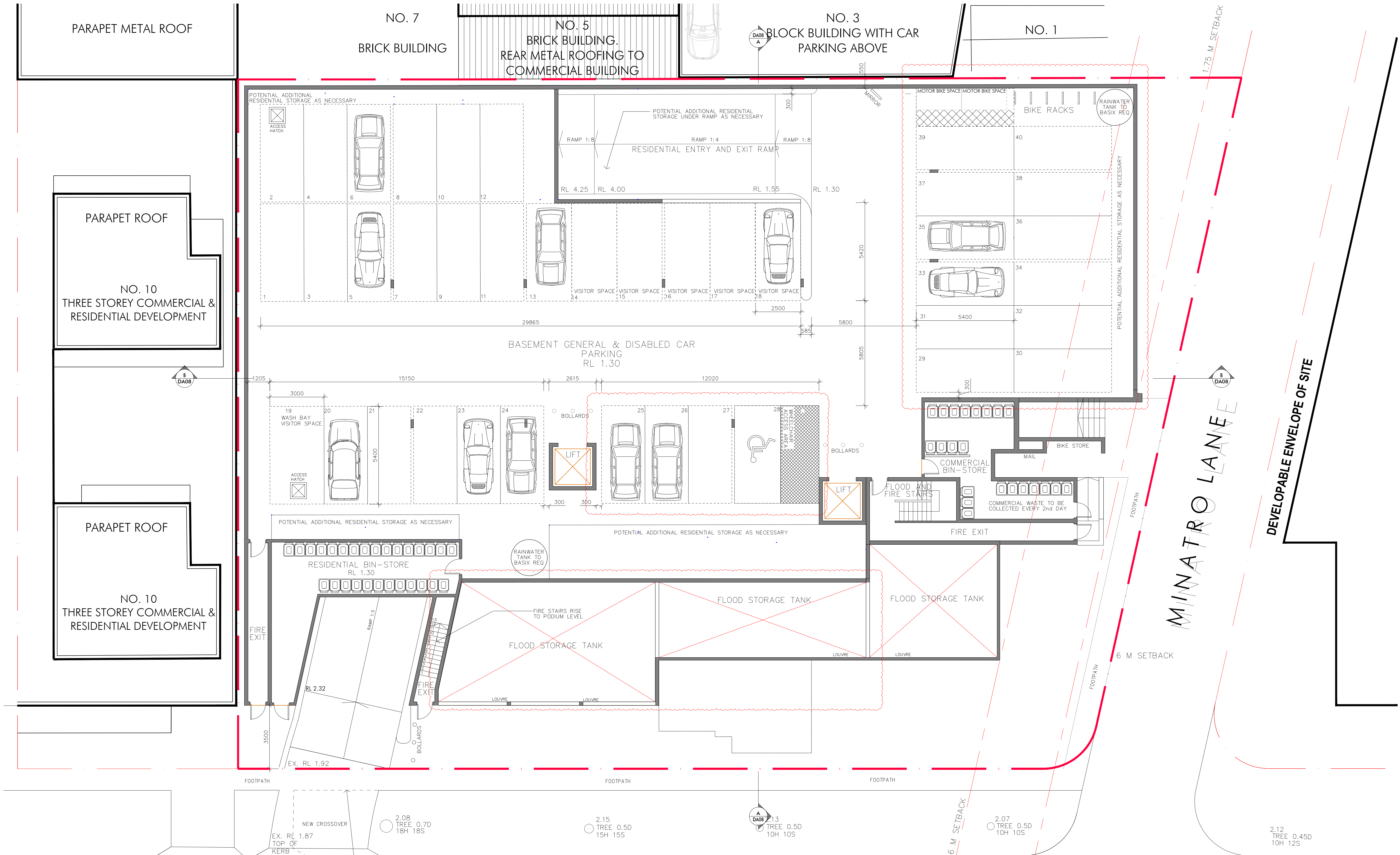


Client	ANTHONY GLEESON
Project	2-8 RICKARD ROAD, NORTH NARRABEEN

Title	ROOF PLAN
Drawn	MB
Checked	
Date	
Number	10090_DA01
Issue	S1

DEVELOPMENT APPLICATION

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RICKARD ROAD

DEVELOPMENT APPLICATION

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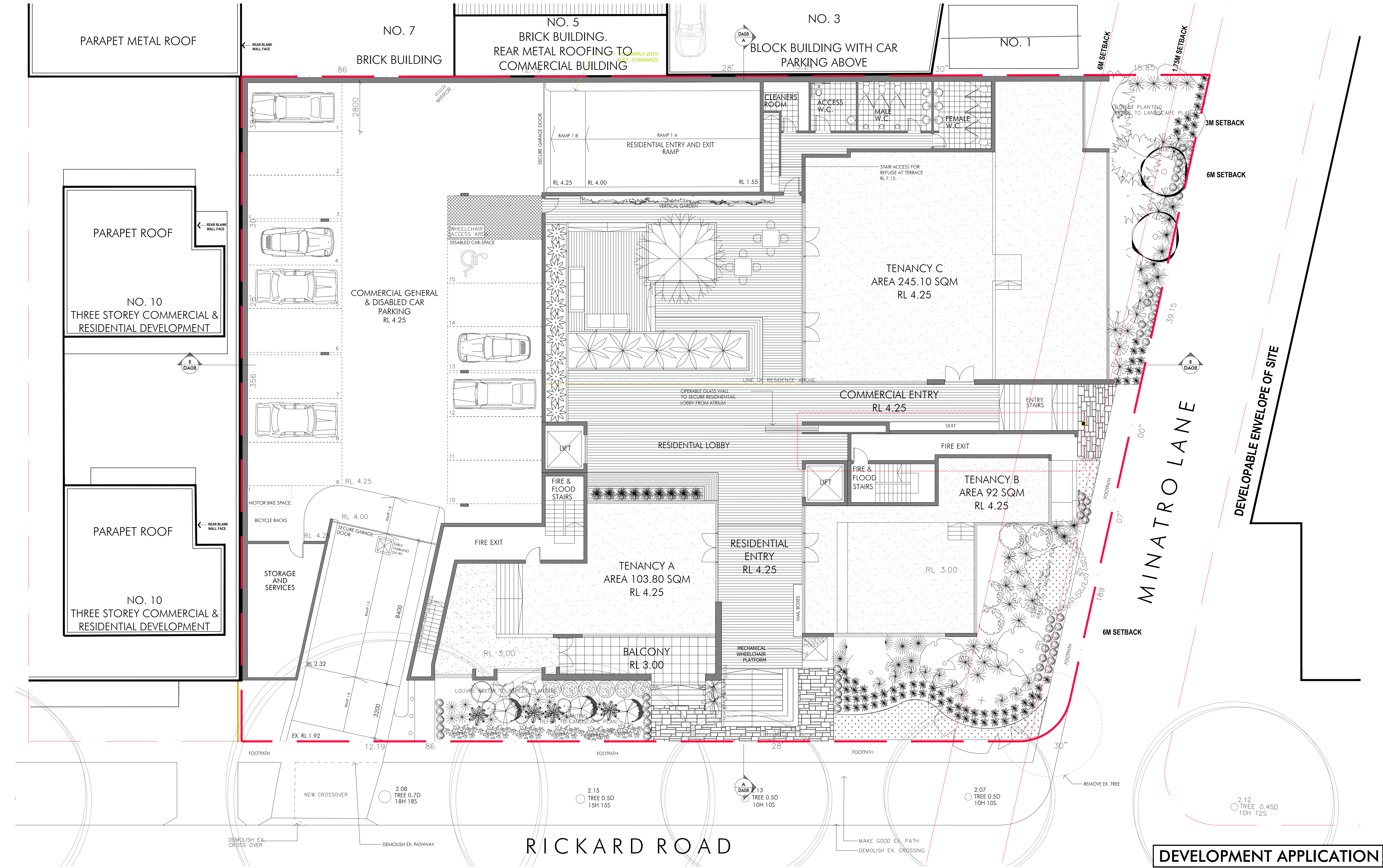
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C - CUPBOARD	SW - STORMWATER
	TYP - TYPICAL

Client	ANTHONY GLEESON
Project	2-8 RICKARD ROAD, NORTH NARRABEEN

The	BASEMENT FLOOR
Drawn	MB
Number	10090_DA02
Date	S1

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--- PROPOSED NEW WALLS

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TN

ANTHONY GLEESON

2-8 RICKARD ROAD, NORTH NARRABEEN

GROUND FLOOR

Down MB

Checked

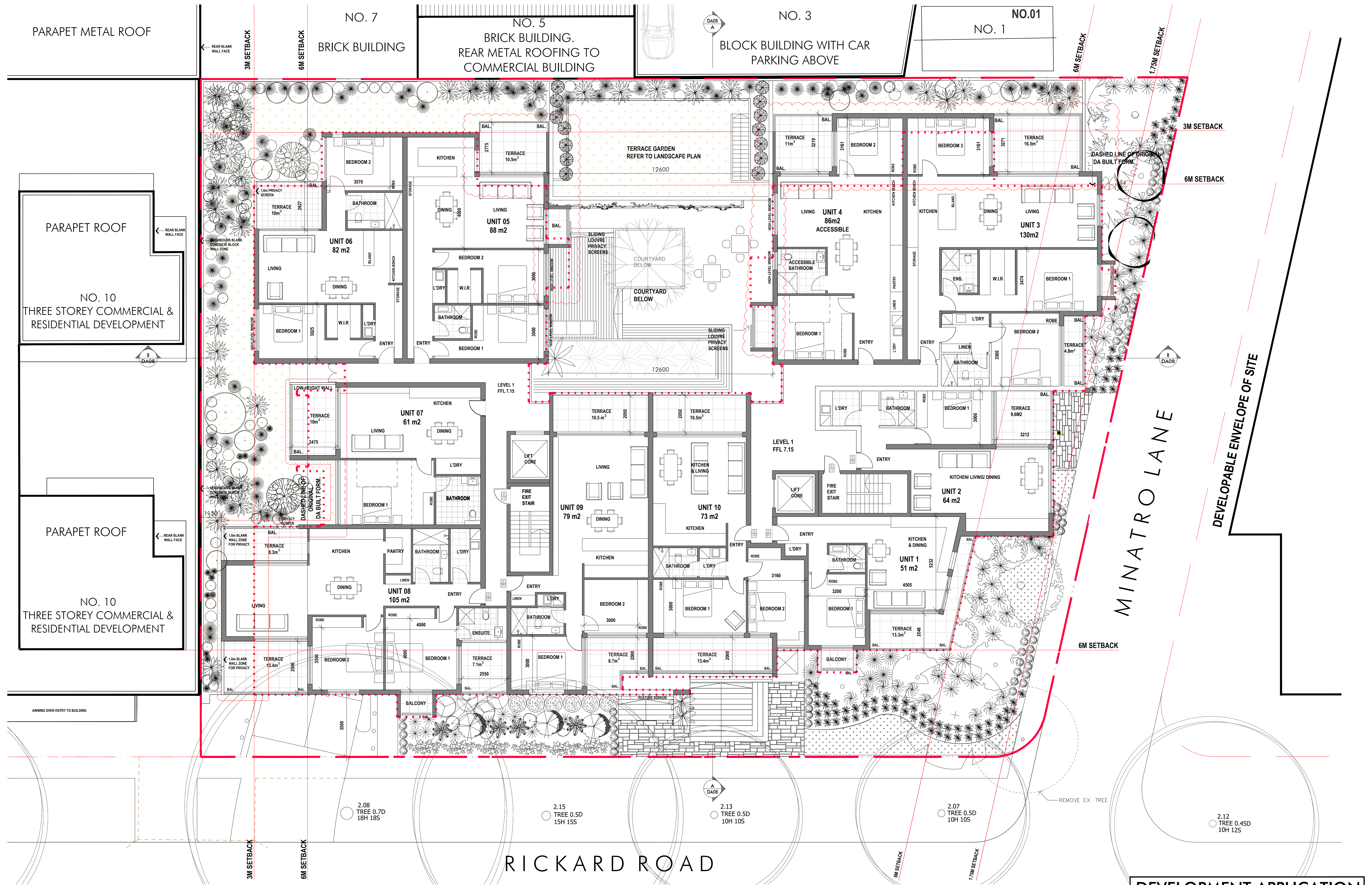
Scale

Number 10090_DA03

Sheet S1

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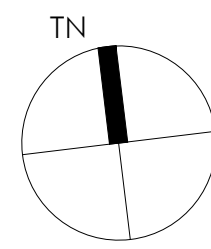
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TYP - TYPICAL



Client
ANTHONY GLEESON
Project
2-8 RICKARD ROAD, NORTH NARRABEEN

Title
FIRST FLOOR
Drawn
MB
Checked

Date

Number
10090_DA04
Sheet
S1

DEVELOPMENT APPLICATION

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SW - STORMWATER
TYP - TYPICAL

DA08
A

DA08
A

DA08
A

DA08
A

DA08
A

DEVELOPMENT APPLICATION

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Client
ANTHONY GLEESON
Project
2-8 RICKARD ROAD, NORTH NARRABEEN

Title
SECOND FLOOR
Drawn
MB
Checked

Date

Number
10090_DA05
Sheet
S1

NO. 2 - 8

BOUNDARY

BOUNDARY (VARIES)

BOUNDARY (VARIES)

MINATRO LANE

RENDERED AND PAINTED WALLS
LIGHT WEIGHT CLAD FINISH
TO TOP OF MASONRY WALLS

HANDRAIL AND BALUSTRADE
AS REQUIRED
TIMBER CLAD BALCONY STRUCTURE
ALUMINUM FRAMED WINDOWS
TYPICALLY THROUGHOUT

MASONRY WALL CONSTRUCTION
TYPICALLY FINISHED AS NOTED.

ENTRY CANOPY
STAIR ACCESS TO
NEW ATRIUM LEVEL

ACCESS HOIST

COMMERCIAL GARAGE ENTRY

FINISHED MASONRY WALL TO
THE BOUNDARY

LOUVRES RELEASING FLOOD WATER
INTO FLOOD STORAGE TANK

TENANCIES AT GROUND PODIUM LEVEL

Architectural section drawing of a building facade, labeled "NO. 2 - 8" and "NO. 1". The drawing shows a multi-story building with a ground podium level and a roof level. The building is situated on Rickard Road, with a large tree and landscaping in the foreground. The drawing includes various setbacks (6m, 3m) and a boundary line. The building features a light weight clad finish to the top of masonry walls, aluminum framed windows typically throughout, and handrail and balustrade as required. The building also has rendered and painted walls, timber clad balcony structure, and a terrace garden around the perimeter of the residential level with 800mm soil depth. The building is shown with an entry canopy and masonry wall construction. The drawing includes a scale bar and a north arrow.

LEVELS:

- ROOF LEVEL RL 13.65
- SECOND FLOOR RL 10.45
- FIRST FLOOR RL 7.25
- PODIUM LEVEL RL 4.25
- COMMERICAL LEVEL RL 3.00
- BASEMENT RL 1.30

SETBACKS:

- 6m SETBACK
- 3m SETBACK

BOUNDARY

RICKARD ROAD

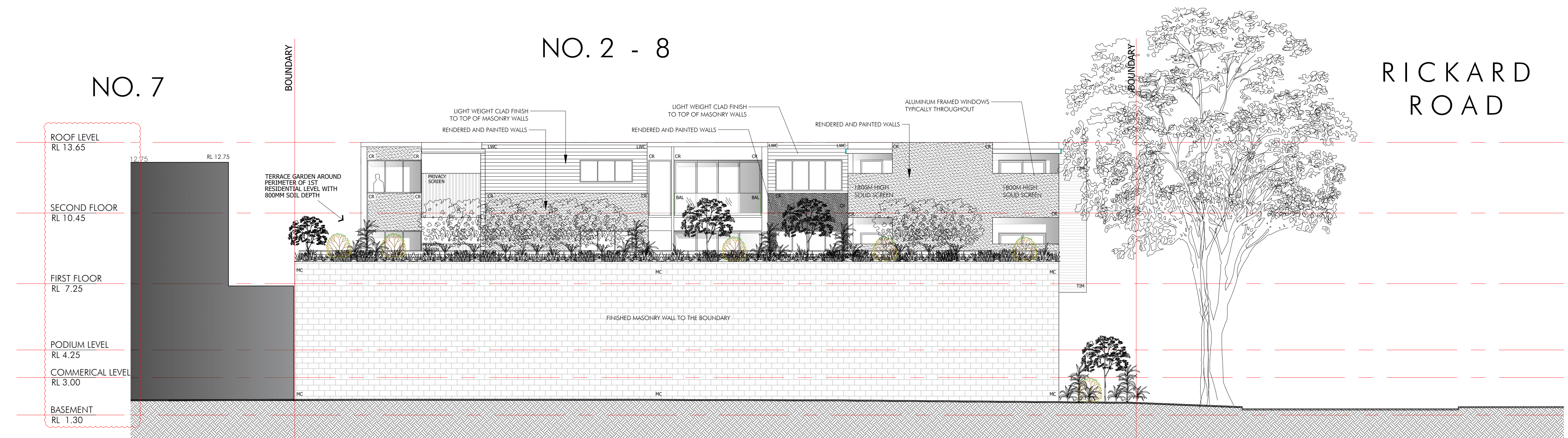
NO. 2 - 8

NO. 1

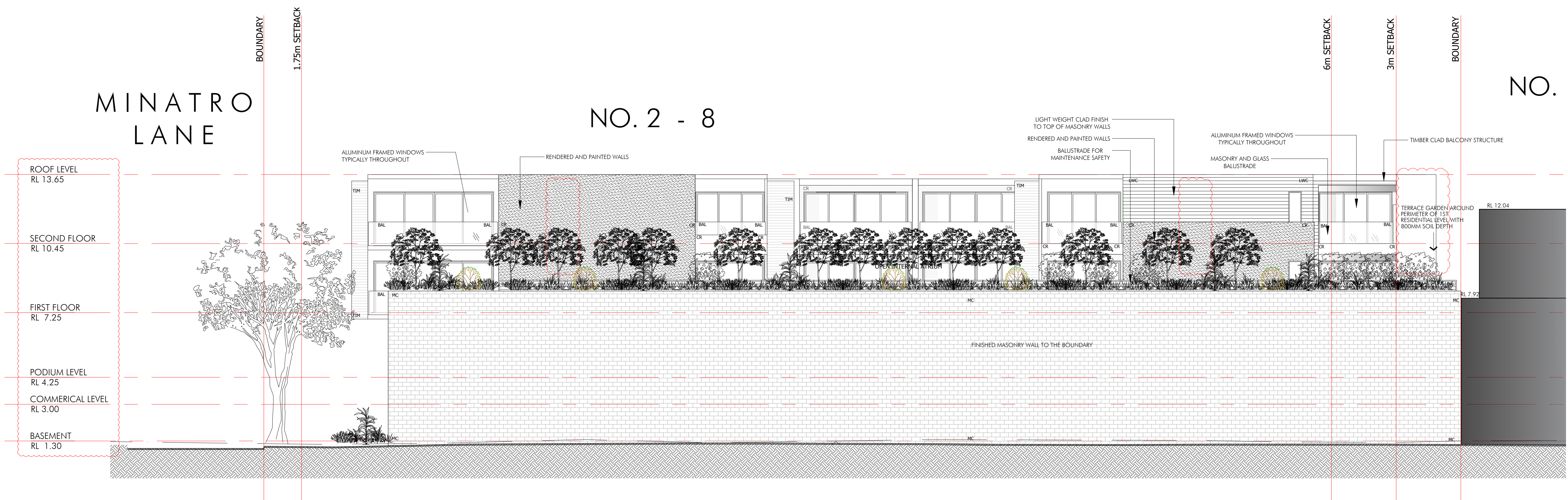
Labels and Callouts:

- ENTRY CANOPY
- MASONRY WALL CONSTRUCTION
- FINISHED MASONRY WALL TO
- TENANCIES AT GROUND PODIUM LEVEL
- OPEN TO ATRIUM BEYOND
- RENDERED AND PAINTED WALLS
- TIMBER CLAD BALCONY STRUCTURE
- LIGHT WEIGHT CLAD FINISH TO TOP OF MASONRY WALLS
- ALUMINUM FRAMED WINDOWS TYPICALLY THROUGHOUT
- HANDRAIL AND BALUSTRADE AS REQUIRED
- TERRACE GARDEN AROUND PERIMETER OF RESIDENTIAL LEVEL WITH 800MM SOIL DEPTH
- RL 12.75

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	S1	Issue for Section 4.55 Amendment	26.07.23
SYMBOL LEGEND <div style="display: flex; justify-content: space-between;"> <div> BOUNDARY EXISTING WALL TO BE RETAINED. PROPOSED NEW WALLS SECTION/ SHEET NUMBER </div> <div> FB - FACE BRICK CR - CEMENT RENDER MC - MASONRY CLADDING CONC - CONCRETE FC - FIBRE CEMENT SHEET LWC - LIGHTWEIGHT CLADDING TIM - TIMBER MSR - METAL SHEET ROOFING BAL - BALUSTRADE C - CUPBOARD </div> <div> BHP - BUILDING HEIGHT PLANE COS - CHECK ON SITE C - CUPBOARD EX - EXISTING FFL - FINISHED FLOOR LEVEL H - HEIGHT NGL - NATURAL GROUND LINE OF - OVER FLOW RL - RELATIVE LEVEL SCREEN SW - STORMWATER TYP - TYPICAL </div> </div>			
<div style="text-align: center;"> </div>			
<div style="display: flex; justify-content: space-between;"> <div> Client ANTHONY GLEESON </div> <div> Title ELEVATIONS </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> Project 2-8 RICKARD ROAD, NORTH NARRABEEN </div> <div> Drawn MB Checked </div> <div> Scale </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> Number 10090_DA06 </div> <div> Issue S1 </div> </div>			
<div style="text-align: right;"> <h1>DesignVines</h1> <p>mitchbye@designvines.com www.designvines.com Mitchell Bye Nominated Architect No.9822</p> </div>			



01 PROPOSED WESTERN ELEVATION
SCALE 1:100 @ A1



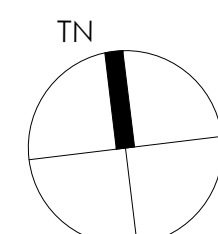
02 PROPOSED NORTH ELEVATION
SCALE 1:100 @ A1

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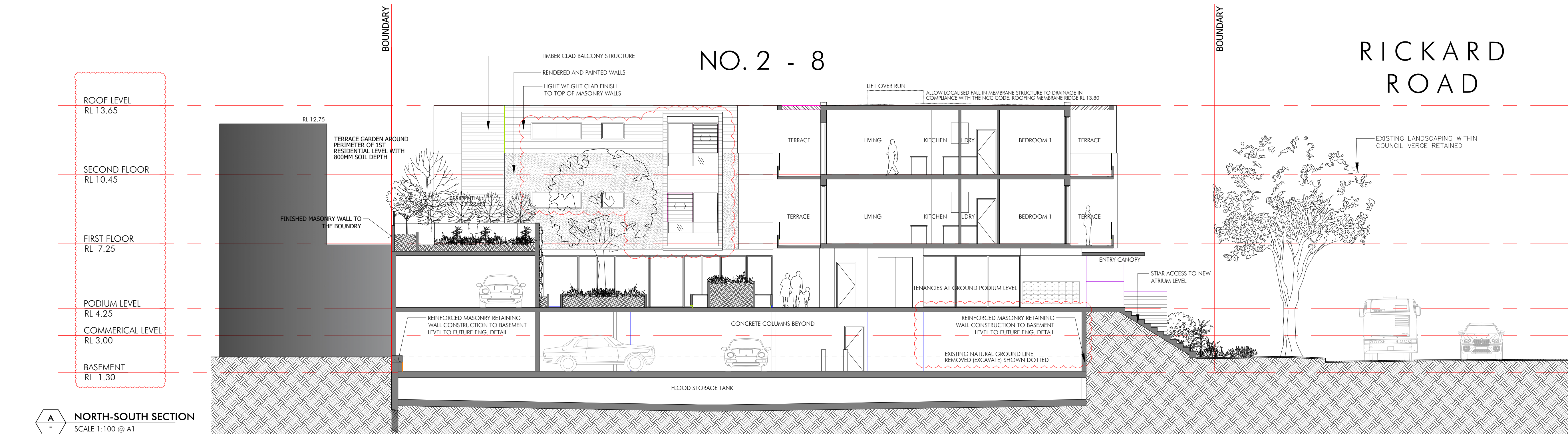
Client	ANTHONY GLEESON
Project	2-8 RICKARD ROAD, NORTH NARRABEEN

Title	ELEVATIONS
Drawn	MB
Checked	
Date	
Number	10090_DA07
Issue	S1

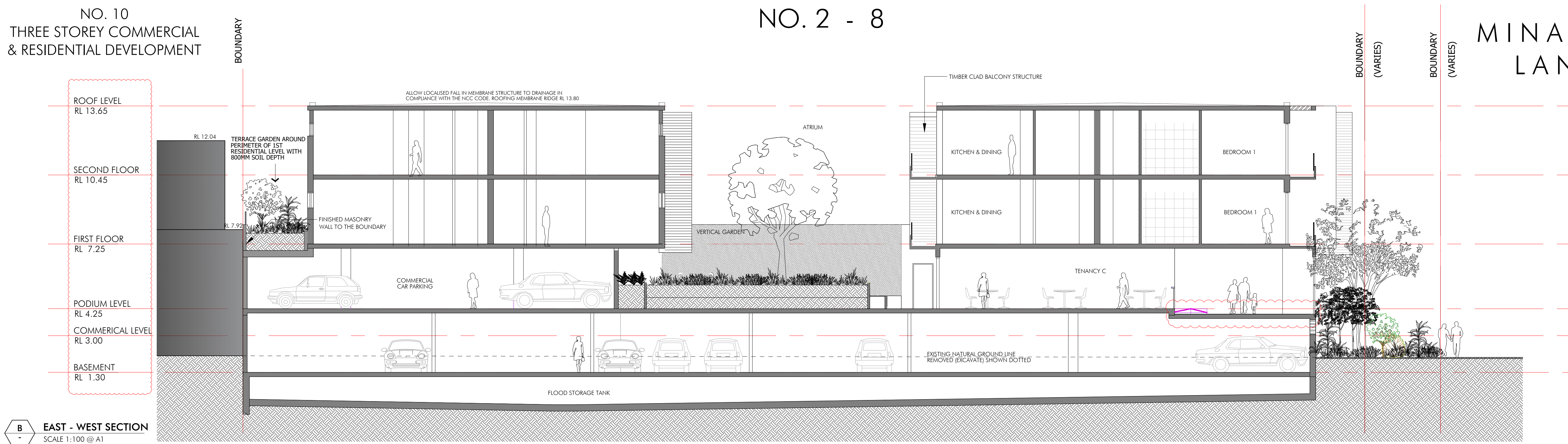
DEVELOPMENT APPLICATION

DesignVines

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www.designvines.com
Mitchell Bye Nominated Architect No.9822



NO. 10
THREE STOREY COMMERCIAL
& RESIDENTIAL DEVELOPMENT



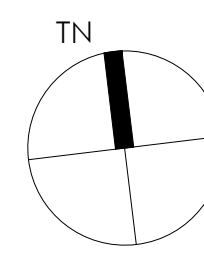
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EXISTING WALL TO BE RETAINED.
PROPOSED NEW WALLS
SECTION/ SHEET NUMBER

FB - FACE BRICK	BHP - BUILDING HEIGHT PLANE
CR - CEMENT RENDER	COS - CHECK ON SITE
MC - MASONRY CLADDING	C - CUPBOARD
CONC - CONCRETE	EX - EXISTING
FC - FIBRE CEMENT SHEET	FFL - FINISHED FLOOR LEVEL
LWC - LIGHTWEIGHT CLADDING	H - HEIGHT
TIM - TIMBER	NGL - NATURAL GROUND LINE
MSR - METAL SHEET ROOFING	OF - OVER FLOW
BAL - BALUSTRADE	RL - RELATIVE LEVEL SCREEN
C - CUPBOARD	SW - STORMWATER
	TYP - TYPICAL



Client	ANTHONY GLEESON
Project	2-8 RICKARD ROAD, NORTH NARRABEEN

Title	SECTIONS
Drawn	MB
Checked	
Date	
Number	10090_DA08
Issue	S1

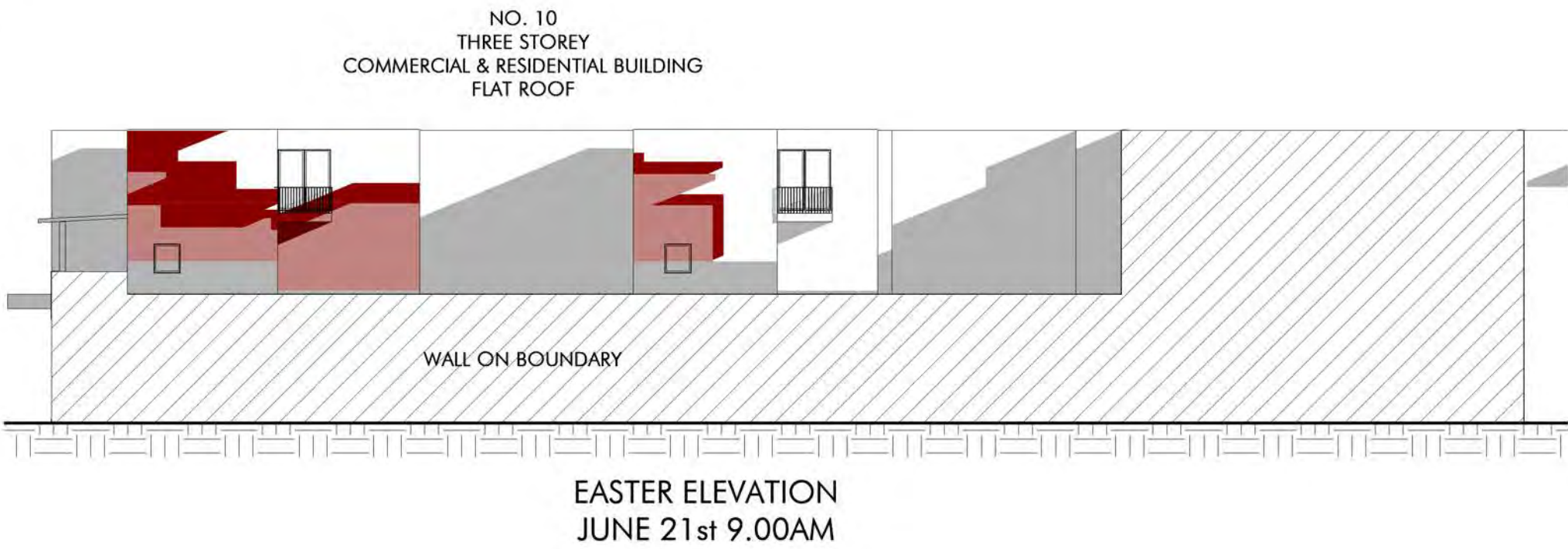
DEVELOPMENT APPLICATION

DesignVines

mitchbye@designvines.com
www.designvines.com
Mitchell Bye Nominated Architect No.9822



Shadowing June 21st 9.00am
1 : 200



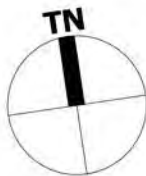
LEGEND:

- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES AREA OF PROPOSED S.4.55 ALTERATIONS & ADDITIONS
- DENOTES AREA OF PROPOSED COURT APPROVED BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL S.4.55 SHADOW
- DENOTES S.4.55 SHADOW REDUCTION COMPARE TO COURT APPROVED DA

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL AND & LEVEL SURVEY BY G.K WILSON & ASSOC SURVEY, COURT APPROVED ARCHITECTURAL PLANS BY HAVILAND ARCHITECTS AND SECTION 4.55 DOCUMENTATION 2023

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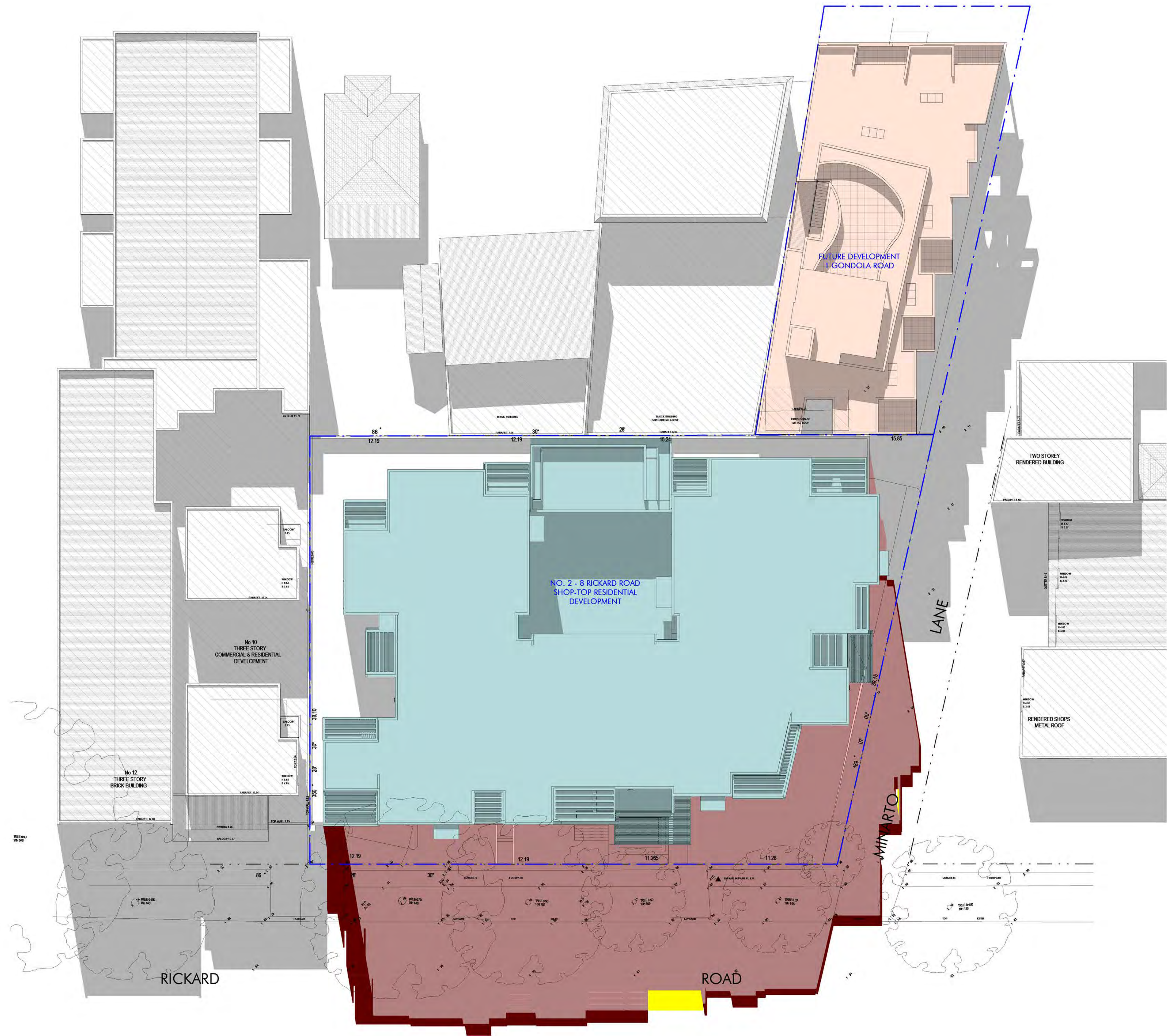
Issue	Description	Date
51	Issue for Section 4.55 Amendment	16.06.23



Client ANTHONY GLEESON		Title SHADOW DIAGRAM ANALYSIS 9am	
Project 2 - 8 RICKARD ROAD NORTH NARRABEEN 210	Drawn AB	Checked JD	Scale AS INDICATE
	Number 10090_SD01	Issue S1	

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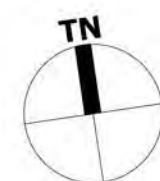
- LEGEND:
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
 - DENOTES AREA OF PROPOSED S.4.55 ALTERATIONS & ADDITIONS
 - DENOTES AREA OF PROPOSED COURT APPROVED BUILDING SHADOW
 - DENOTES AREA OF PROPOSED ADDITIONAL S.4.55 SHADOW
 - DENOTES S.4.55 SHADOW REDUCTION COMPARE TO COURT APPROVED DA

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL AND & LEVEL SURVEY BY G.K WILSON & ASSOC SURVEY, COURT APPROVED ARCHITECTURAL PLANS BY HAVILAND ARCHITECTS AND SECTION 4.55 DOCUMENTATION 2023

Shadowing June 21st 12.00pm
1 : 200

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Issue	Description	Date
S1	Issue for Section 4.55 Amendment	16.06.23



Client	ANTHONY GLEESON		
Project	2 - 8 RICKARD ROAD NORTH NARRABEEN 210		

Title	SHADOW DIAGRAM ANALYSIS 12pm		
Drawn	AB	Checked	JD
Scale	AS INDICATE		
Number	10090_SD02		
Issue	S1		

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Shadowing June 21st 3.00pm
1 : 200



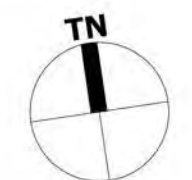
WESTERN ELEVATION
MINARTO LANE
JUNE 21st 3.00PM

- LEGEND:
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
 - DENOTES AREA OF PROPOSED S.4.55 ALTERATIONS & ADDITIONS
 - DENOTES AREA OF PROPOSED COURT APPROVED BUILDING SHADOW
 - DENOTES AREA OF PROPOSED ADDITIONAL S.4.55 SHADOW
 - DENOTES S.4.55 SHADOW REDUCTION COMPARE TO COURT APPROVED DA

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL AND & LEVEL SURVEY BY G.K WILSON & ASSOC SURVEY, COURT APPROVED ARCHITECTURAL PLANS BY HAVILAND ARCHITECTS AND SECTION 4.55 DOCUMENTATION 2023

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Issue	Description	Date
01	Issue for Section 4.55 Amendment	16.06.23



Client ANTHONY GLEESON		Title SHADOW DIAGRAM ANALYSIS 3pm	
Project 2 - 8 RICKARD ROAD NORTH NARRABEEN 210	Drawn AB	Checked JD	Scale AS INDICATE
	Number 10090_SD03	Issue S1	

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**NO 2 - 8 RICKARD ROAD
NARRABEEN NSW**



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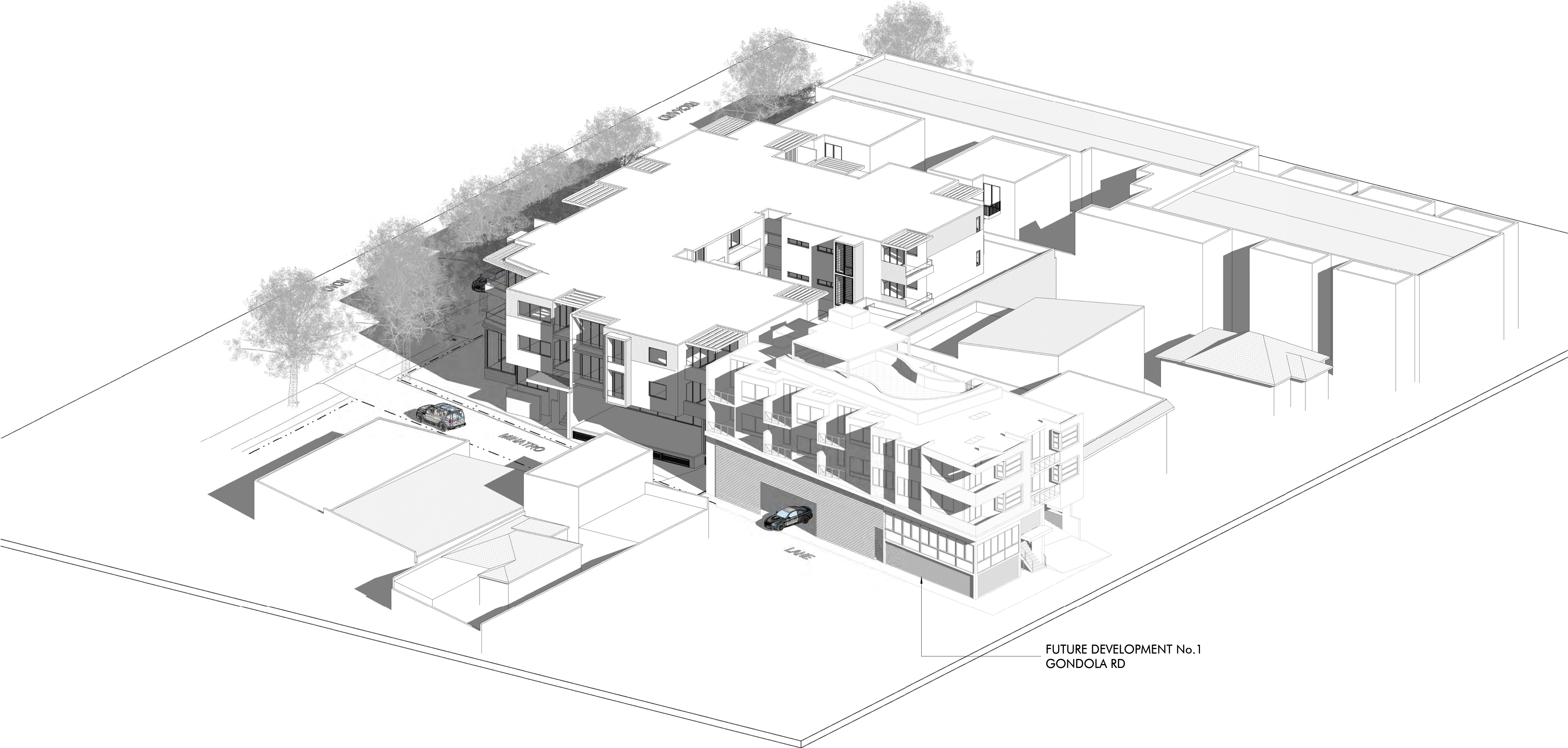
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Client	ANTHONY GLEESON		Title	VIEW NORTH EAST ACROSS RICKARD ROAD AND THE SITE	
Project	2 - 8 RICKARD ROAD NORTH NARRABEEN 210		Drawn	Checked	Scale
			AB	JD	
			Number	Issue	
			10090_SD26	S1	

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SHADOW ANALYSIS

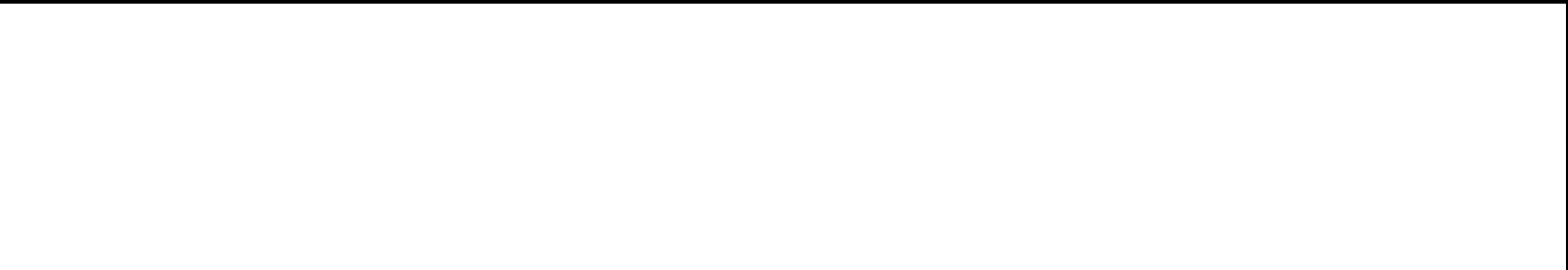
NO 2 - 8 RICKARD ROAD
NARRABEEN NSW



VIEW WEST ALONG MINATRO LANE AND THE SITE

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Issue	Description	Date

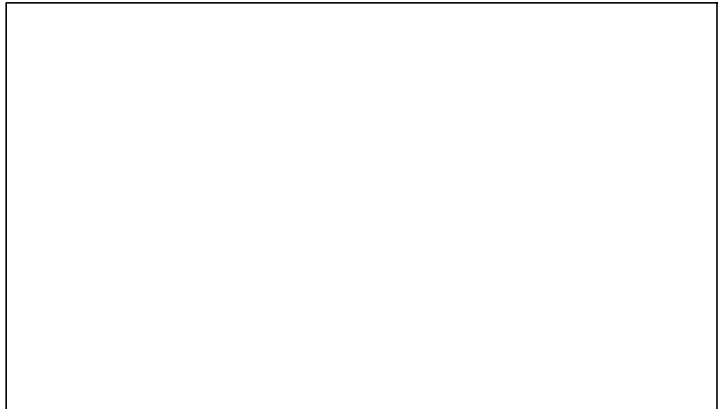


Client	ANTHONY GLEESON	
Project	2 - 8 RICKARD ROAD NORTH NARRABEEN 210	

Title		
VIEW WEST ALONG MINATRO LANE AND THE SITE		
Drawn	Checked	Scale
AB	JD	
Number	Name	
10090_SD27	S1	

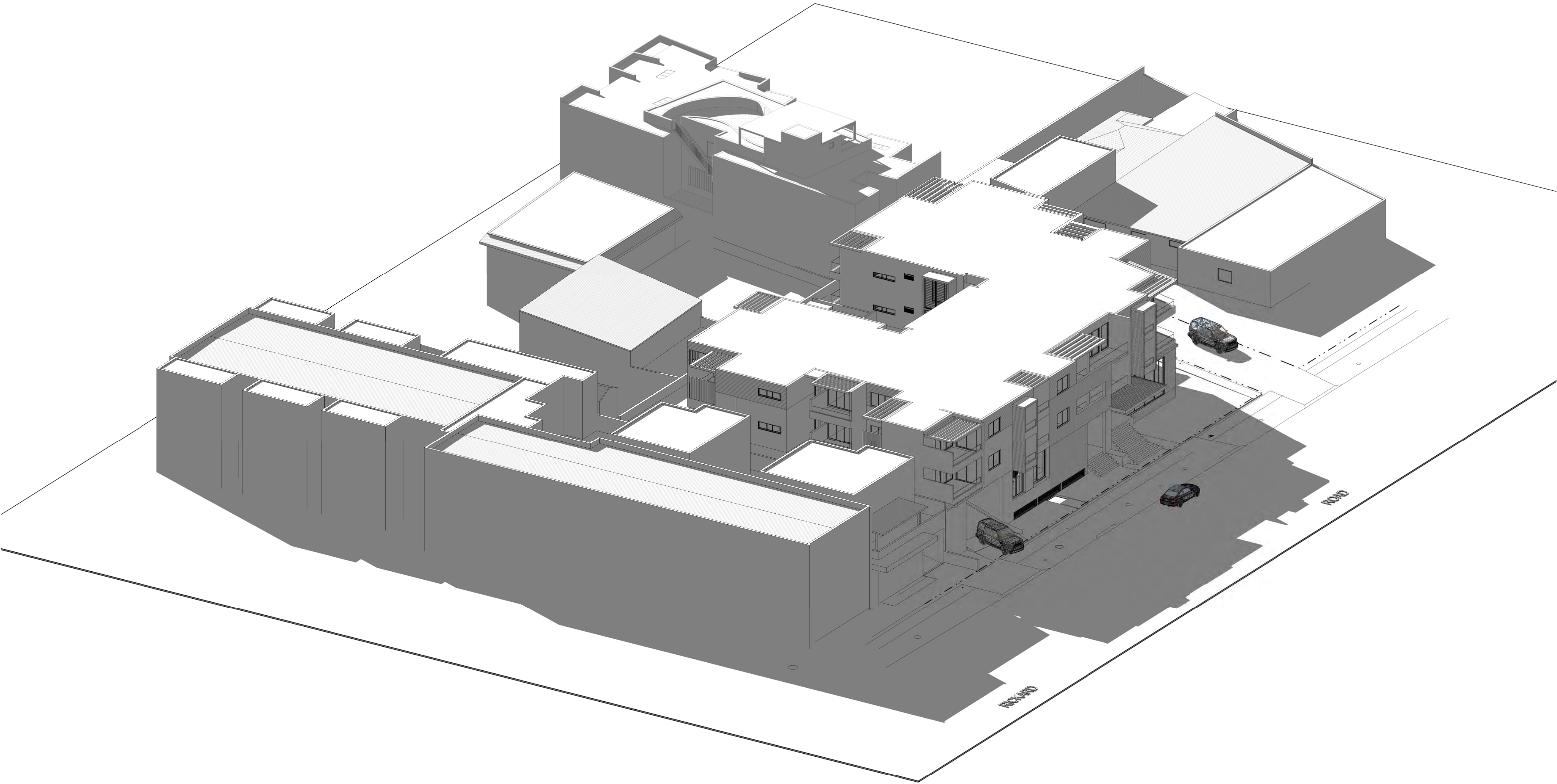
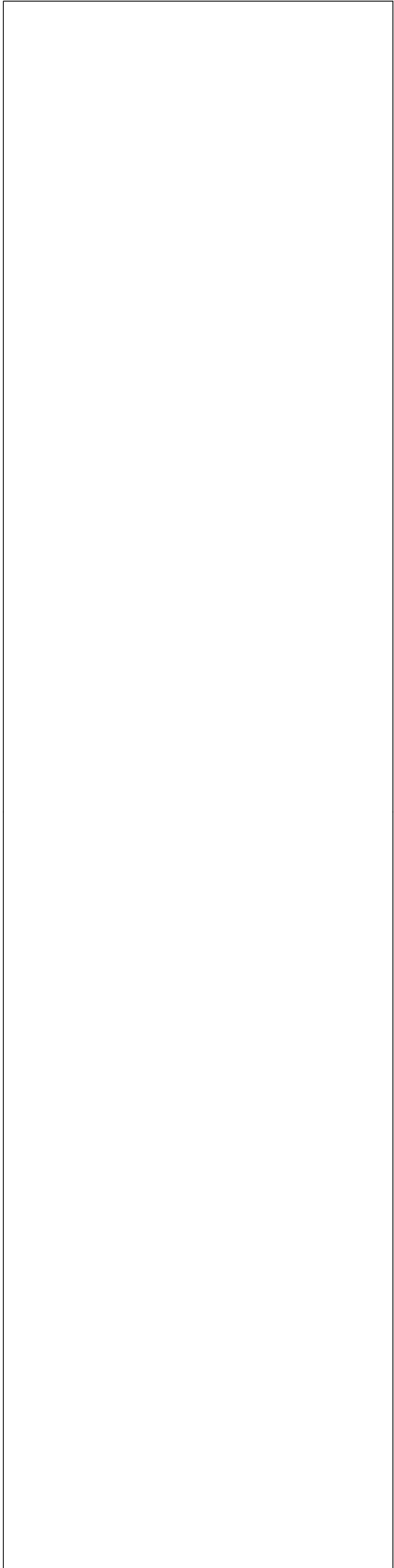
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SHADOW ANALYSIS

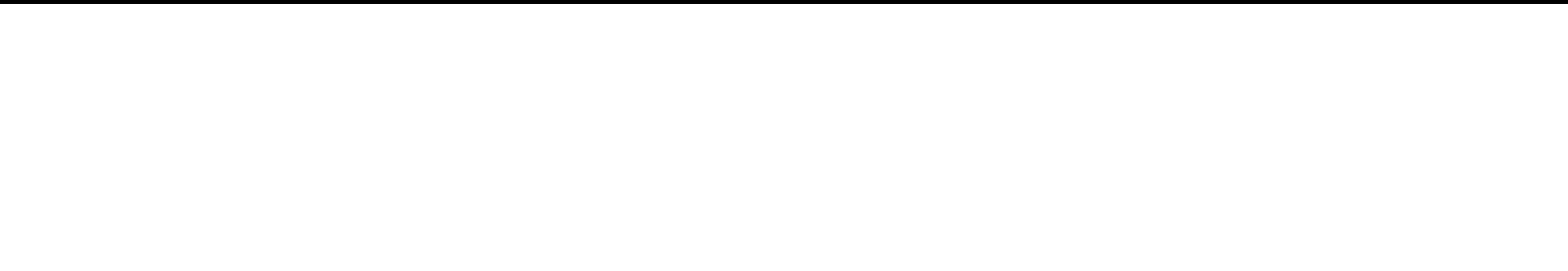
NO 2 - 8 RICKARD ROAD
NARRABEEN NSW



VIEW EAST ACROSS RICKARD ROAD AND THE SITE

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Issue	Description	Date



Client	ANTHONY GLEESON
Project	2 - 8 RICKARD ROAD NORTH NARRABEEN 210

Title			
VIEW EAST ACROSS RICKARD ROAD AND THE SITE			
Drawn		Checked	
AB		JD	
Number		Scale	
10090_SD28		S1	

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VIEW WEST ALONG RICKARD ROAD AND THE SITE

SHADOW ANALYSIS

NO 2 - 8 RICKARD ROAD
NARRABEEN NSW

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Issue	Description	Date

Client	ANTHONY GLEESON	
Project	2 - 8 RICKARD ROAD NORTH NARRABEEN 210	

Title		
VIEW WEST ALONG RICKARD ROAD AND THE SITE		
Drawn	Checked	Scale
AB	JD	
Number	Date	
10090_SD30	S1	

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NO 2 - 8 RICKARD ROAD
NARRABEEN NSW

[illegible]

Drawn	Checked
AB	JD
Number	
10090_SD31	

22/06/2023 9:29:27 AM

EXTERNAL FINISHES & MATERIALS- NEW BUILD

2-8 Rickard Road, North Narrabeen, NSW 2101

EXISTING CONDITION:



PROPOSED:

Sympathetic to the local community this contemporary three Storey (+ basement) development is proposed to use a range of sustainable and robust materials such as masonry and timber. Conscientious of the streetscape Eucalypts and framing these the façade incorporates vertically arranged timberwork pods on a brickwork base. Stepped terraces at the northern end of the Minarto Lane façade, softens the podium base, inviting users into the building and activating what will become a vibrant café space.

The building form incorporates distinct entry features on both the Rickard Rd and Minarto Lane facades. The atrium core of the building maintains a natural human scale with planting, a vertical garden and timber work.



Building finishes precedent study.

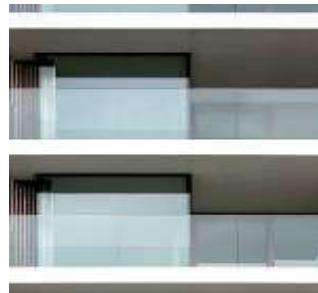


External wall – brick and blockwork

Walls: External wall finishes are to be face-brickwork being a “dark brown-grey”.

Masonry: Blockwork to basement and podium levels.

Render: Light-medium grey cement render finish with recessed grooves.



Façade Detailing

Pods: Timber clad (light to medium color)

Boxout: Timber clad (light to medium color)

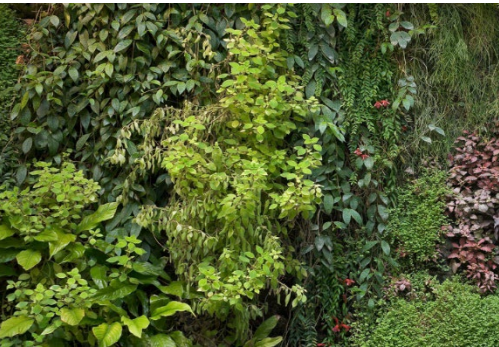
Columns: Powder coated steel

Balustrades: Stainless Steel or Specified Brushed Metal.

Residential Balcony: Masonry tiles



Bottom Right:
precedent image of pod
façade differentiation.



Internal Atrium:
Vertical Garden
Timberwork seating
External Tile floor finish

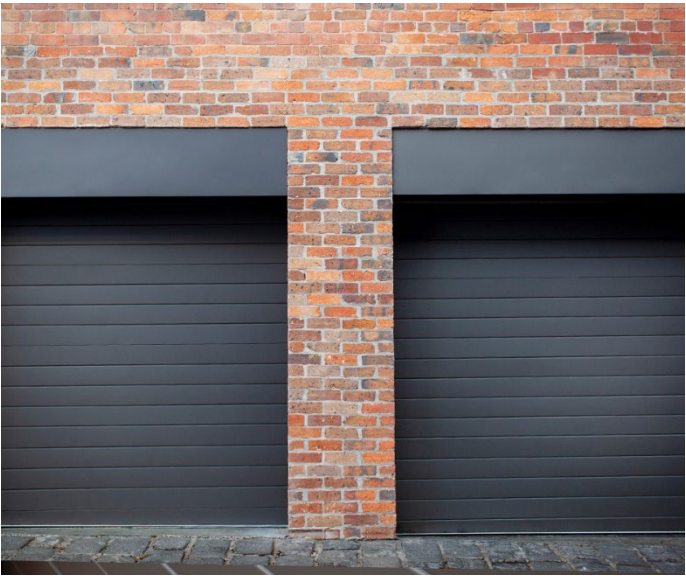
Additional general finish details:
Mailbox: timber clad
Parapet roof with hob
External carpark: concrete



Metal work:

Windows & Glazed doors:
Aluminum framed doors and windows

Pergola:
Aluminum vergola - Adjustable louvre.



Carpark entry:
Metal rollers doors

