

# DEVELOPMENT APPLICATION FOR NEW SHOP TOP HOUSING 1-5 RICKARD ROAD NORTH NARRABEEN

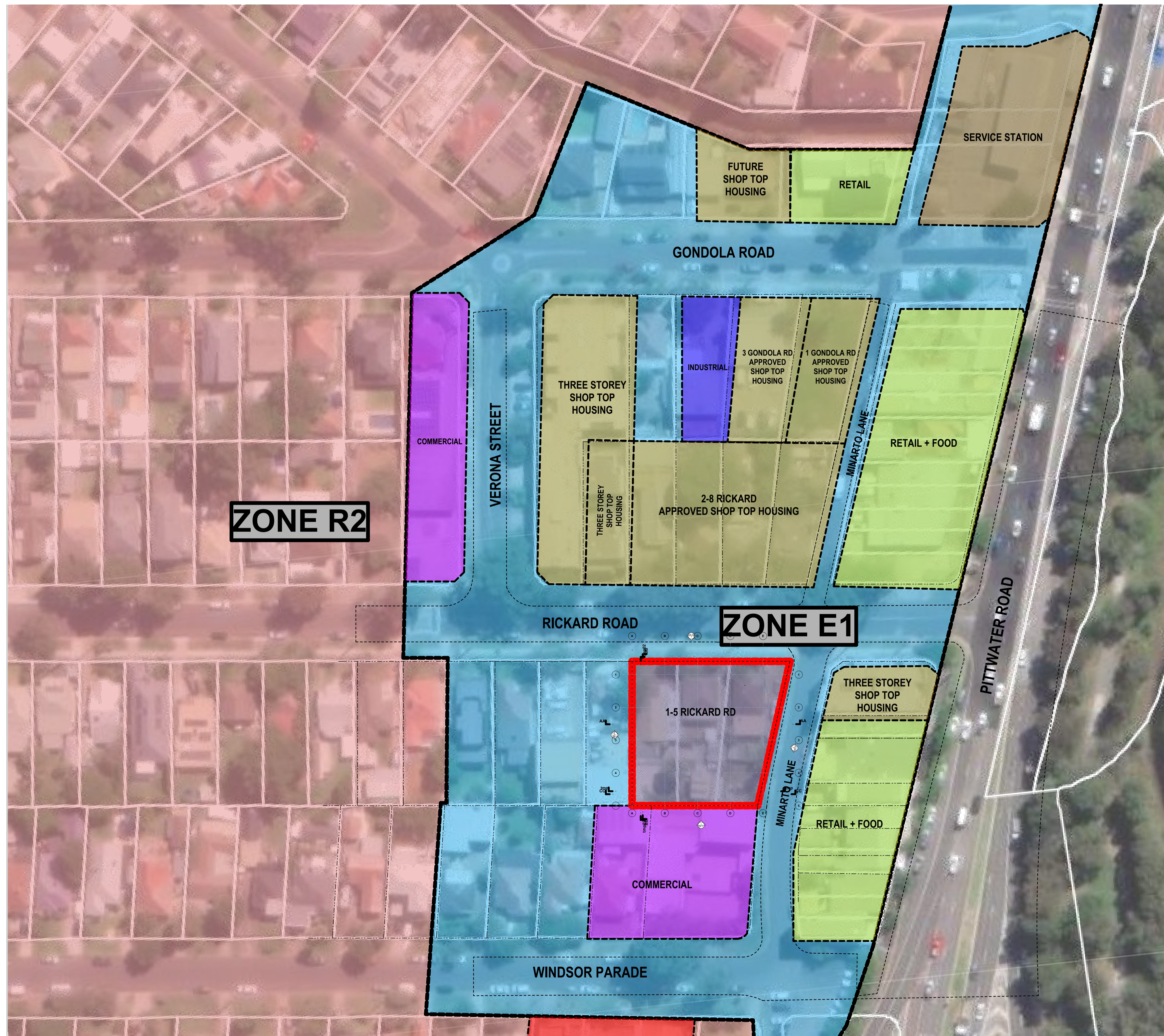


July 2024		BSA Reference: 20111	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
<b>Important Note</b>			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NABERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.			
<b>Thermal Performance Specifications (does not apply to garage)</b>			
<b>External Wall Construction</b>	Added Insulation		
Lightweight	R2.5		
<b>Internal Wall Construction</b>	Added Insulation		
Plasterboard on studs	None		
Stud Frame + AAC + Stud Frame (party walls)	R1.0 + R1.0		
Stud Frame + AAC + Stud Frame (walls to lobbies, lifts & stairwell)	R1.0 + R1.0		
<b>Ceiling Construction</b>	Added Insulation		
Plasterboard	R5.0 to ceilings adjacent to roof space		
<b>Roof Construction</b>	Added Insulation		
Concrete	Default: Dark SA 0.85		
Metal	Foil + R1.0 blanket		
<b>Floor Construction</b>	Added Insulation		
Concrete	As drawn R2.0 to floors where open below & carpark to units: U04, U05, U06, U07, U08 & U09		
<b>Windows</b>	Glass and frame type U value SHGC Range Area sq m		
Performance glazing Type A	4.50 0.49 - 0.53 to U06 & U08		
Performance glazing Type B	4.50 0.58 - 0.64 to U06 & U08		
ALM-001-03 A Aluminium Type A Low-e	5.40 0.47 - 0.51 all other units UNO		
ALM-002-03 A Aluminium Type B Low-e	5.40 0.55 - 0.61 all other units UNO		
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
<b>Skylights</b>	Glass and frame type U SHGC Area sq m Detail		
N/A			
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified			
<b>Shade elements</b>	(eaves, verandahs, awnings etc)		
All shade elements modelled as drawn			
<b>Ceiling Penetrations</b>	(downlights, exhaust fans, awnings etc)		
Downlights are modelled as IC rated with insulation fitted over the fixtures			
All exhaust fans are modelled as sealed			
<b>Ceiling Fans used in the Modelling and to be installed in the following areas:</b>			
1x 1200mm to living area of each unit.			

DEVELOPMENT APPLICATION DRAWING LIST	
No:	Drawing Name
DA 00	COVER
DA 01	CONTEXT ANALYSIS PLAN
DA 02	DEMOLITION PLAN
DA 03	SITE PLAN
DA 04	SUB FLOOR FLOOD ZONE
DA 05	GROUND PARKING LEVEL
DA 06	COMMERCIAL/RETAIL LEVEL
DA 07	RESIDENTIAL LEVEL 01
DA 08	RESIDENTIAL LEVEL 02
DA 09	ROOF LEVEL
DA 10	ELEVATIONS NORTH + EAST
DA 11	ELEVATIONS SOUTH + WEST
DA 12	SECTIONS
DA 13	AREA CALCULATIONS
DA 14	3D VIEWS
DA 15	SHADOW DIAGRAMS
DA 16	SUN ACCESS DIAGRAMS
DA 17	HEIGHT CONTROL DIAGRAM

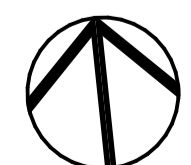
APARTMENT SCHEDULE				
	BEDS	AREA	SOLAR =	VENT =
01	2 BED	80.86	YES	YES
02	3 BED	95.86	YES	NO
03	2 BED	76.92	YES	NO
04	3 BED	98.66	YES	YES
05	2 BED (A)	87.98	NO	NO
06	3 BED (A)	102.73	NO	YES
07	2 BED	77.14	NO	YES
08	2 BED	78.54	NO	NO
<b>LEVEL 01</b>		<b>688.69 m²</b>		
09	3 BED	98.28	YES	YES
10	3 BED	95.85	YES	YES
11	2 BED	76.92	YES	YES
12	3 BED	98.67	YES	YES
13	2 BED (A)	88.01	YES	YES
14	3 BED	102.73	YES	YES
15	2 BED	77.14	YES	YES
16	2 BED	78.54	YES	YES
<b>LEVEL 02</b>		<b>716.14 m²</b>	<b>12/16</b>	<b>12/16</b>
<b>TOTAL</b>		<b>1,414.83 m²</b>	<b>75% (70)</b>	<b>75% (60)</b>

- WALL TYPES LEGEND**
- A1 - LIGHT-WEIGHT EXTERNAL WALL**
- FIBRE CEMENT WEATHERBOARD CLADDING
  - 50 MM BATTEN
  - VAPOUR PERMEABLE SARKING
  - 16 MM THICK FIRE AND WATER-RESISTANT PLASTERBOARD
  - 92 MM STEEL STUD
  - GLASS WOOL INSULATION R = 2.5
  - 16 MM THICK FIRE-RESISTANT PLASTERBOARD
- A2 - STRUCTURAL EXTERNAL WALL WITH FRL**
- FIBRE CEMENT CLADDING
  - 50 MM BATTEN
  - VAPOUR PERMEABLE SARKING
  - 150 MM THICK AFS CONCRETE WALL
  - 20 MM AIR GAP
  - 64 MM STEEL STUD
  - GLASS WOOL INSULATION R = 2.5
  - 13 MM THICK PLASTERBOARD
- A3 - STRUCTURAL WALL WITH FRL**
- FIBRE CEMENT CLADDING
  - 50 MM BATTEN
  - VAPOUR PERMEABLE SARKING
  - 150 MM THICK AFS CONCRETE WALL
  - VAPOUR PERMEABLE SARKING
  - 50 MM BATTEN
  - FIBRE CEMENT CLADDING
- B1 - INTERTENANCY WALL - NON-LOAD BEARING**
- 13 MM PLASTERBOARD
  - 35 MM CHANNEL
  - 50 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
  - 75 MM HEBEL POWER PANEL
  - 20 MM MINIMUM AIR GAP
  - 64 MM STEEL STUD
  - 75 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
  - 13 MM PLASTERBOARD
- B2 - INTERTENANCY WALL - LOAD BEARING**
- 13 MM PLASTERBOARD
  - 35 MM CHANNEL
  - 50 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
  - 150 MM MINIMUM AFS CONCRETE WALL
  - 20 MM MINIMUM AIR GAP
  - 64 MM STEEL STUD
  - 75 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
  - 13 MM PLASTERBOARD
- C1 - INTERNAL PARTITION WALL**
- 13 MM PLASTERBOARD
  - 64 MM STEEL STUD
  - 75 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
  - 13 MM PLASTERBOARD



**ZONE R2**

**ZONE E1**



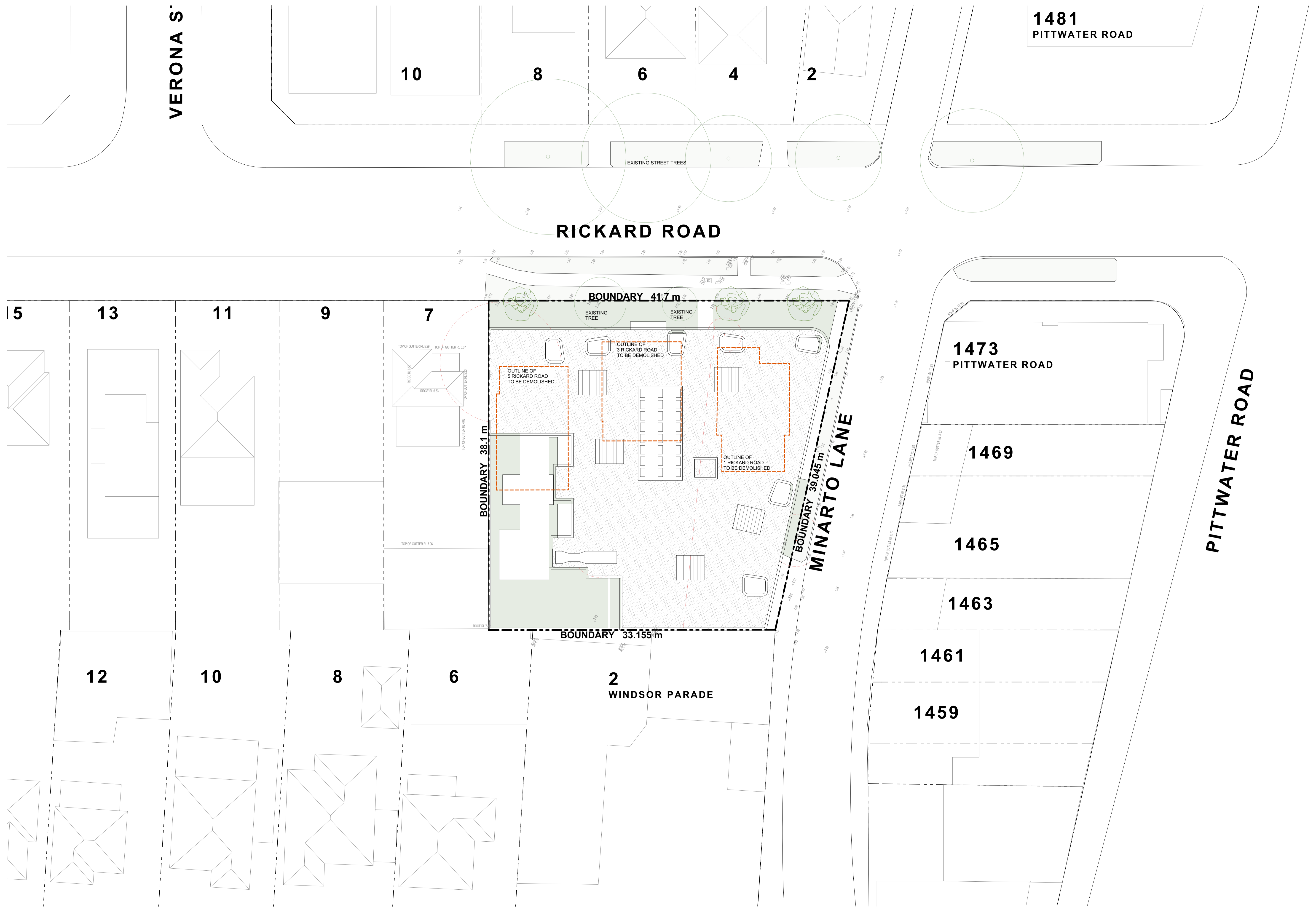
Date	Rev	Description	Drawn	Checked
JUL 2024	A	ISSUE FOR DA		

# RICKARD ROAD

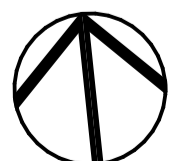


DEMOLITION PLAN





○ SITE PLAN



Date	Rev	Description	Drawn	Checked
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# RICKARD ROAD



1473  
PITTWATER ROAD

1469

1465

1463

1461

MINARTO LANE

7

3.5 m SETBACK

AA

BOUNDARY 38.1 m

BOUNDARY 41.7 m

3.5 m SETBACK

AA

BOUNDARY 39.045 m

SUB FLOOR FLOOD ZONE  
A: 949 m<sup>2</sup>

COM. LIFT

RES. LIFT

REFER CARPARK LEVEL FOR  
GROUND LEVEL SPACES

REFER CARPARK LEVEL FOR  
GROUND LEVEL SPACES

ENTRY / EXIT

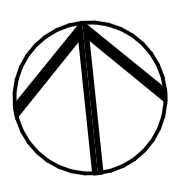
RAMP  
4.7 m 11%

RAMP  
6 m 3%

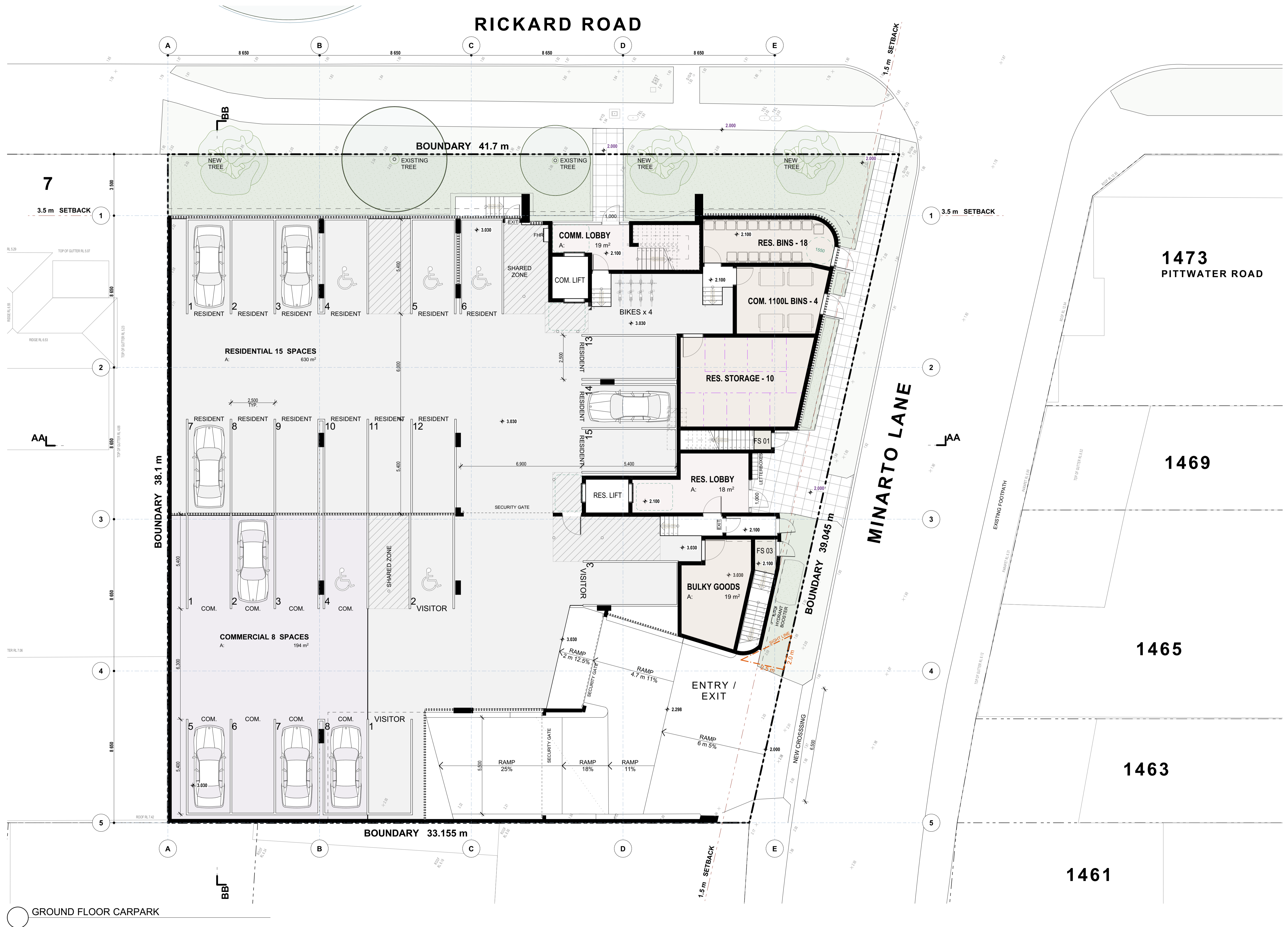
NEW CROSSING

NATURAL GROUND LEVEL

Date	Rev	Description	Drawn	Checked
JUL 2024	A	ISSUE FOR DA		



# RICKARD ROAD



1473  
PITTWATER ROAD

1469

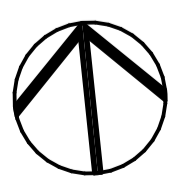
1465

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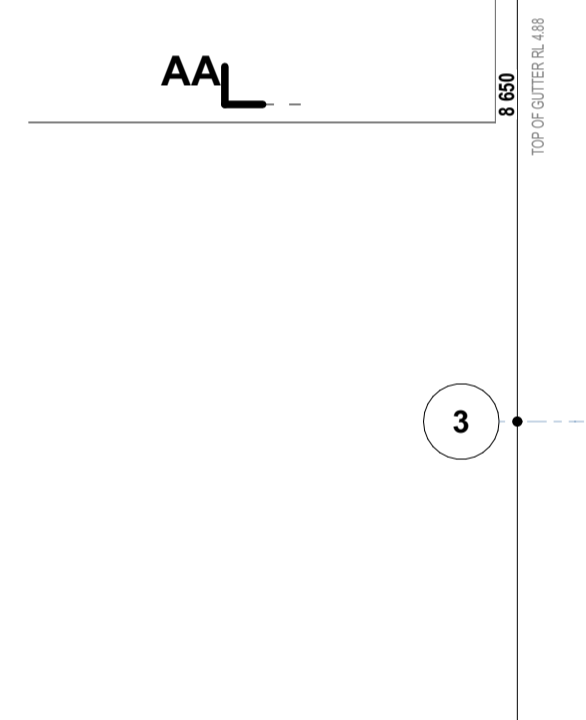
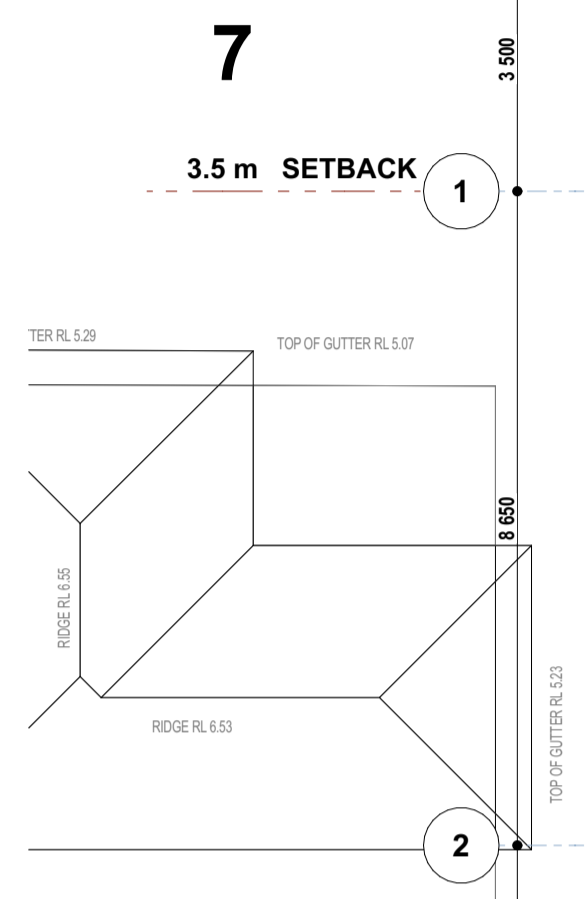
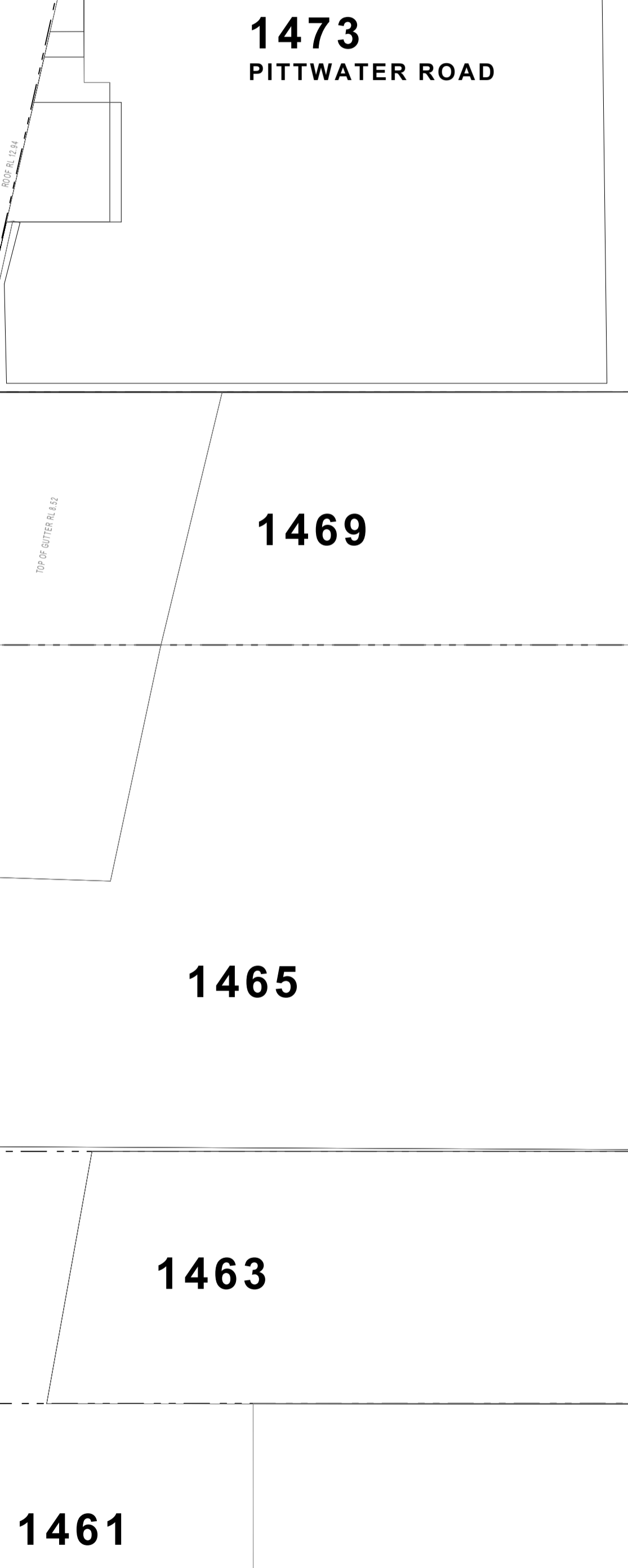
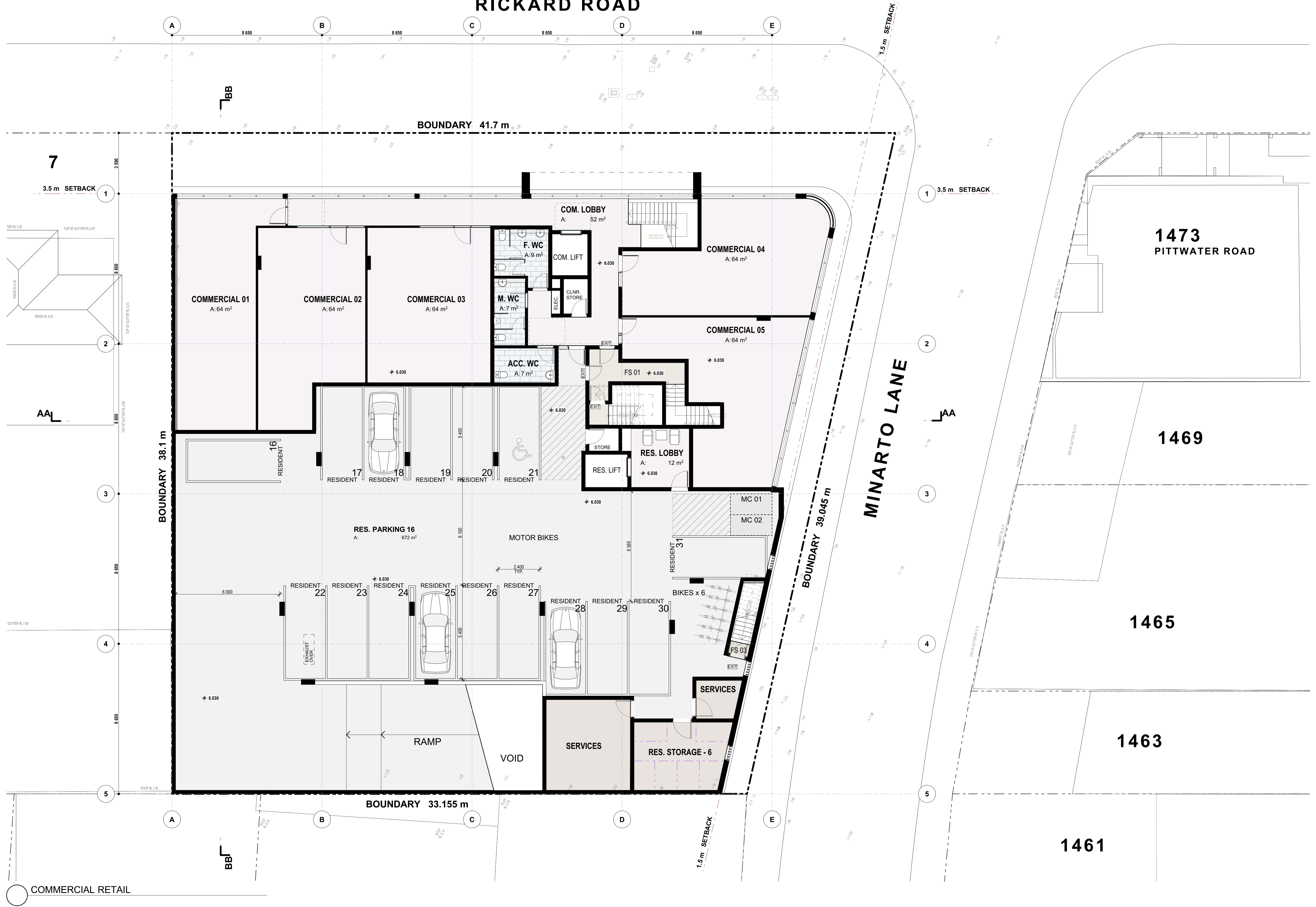
1461

MINARTO LANE

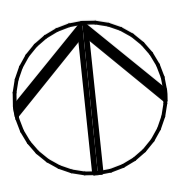
GROUND FLOOR CARPARK



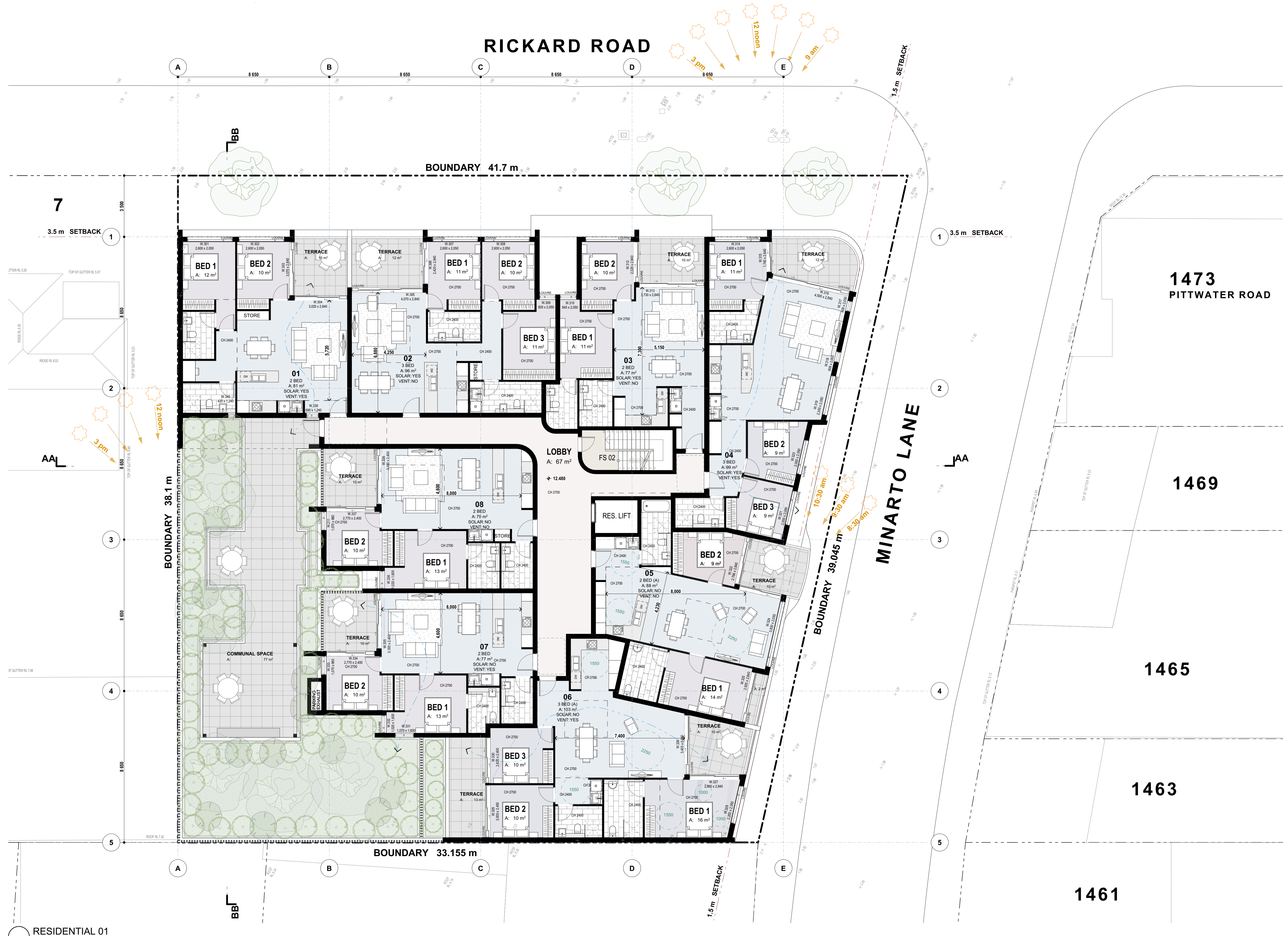
# RICKARD ROAD



COMMERCIAL RETAIL



# RICKARD ROAD



1473  
PITTWATER ROAD

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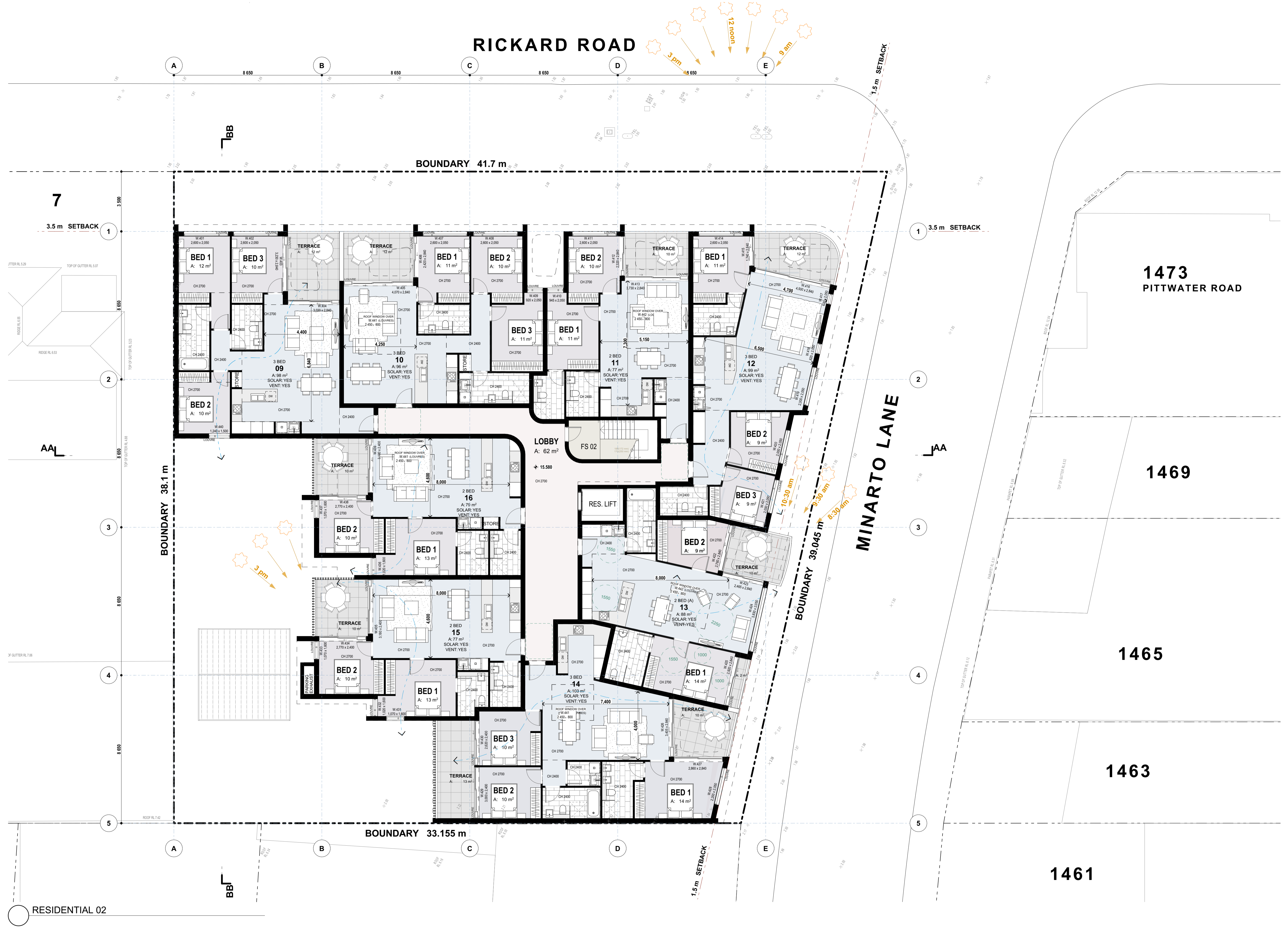
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RESIDENTIAL 01





# RICKARD ROAD



1473  
PITTWATER ROAD

1469

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MINARTO LANE

7

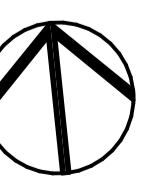
AA1

RESIDENTIAL 02

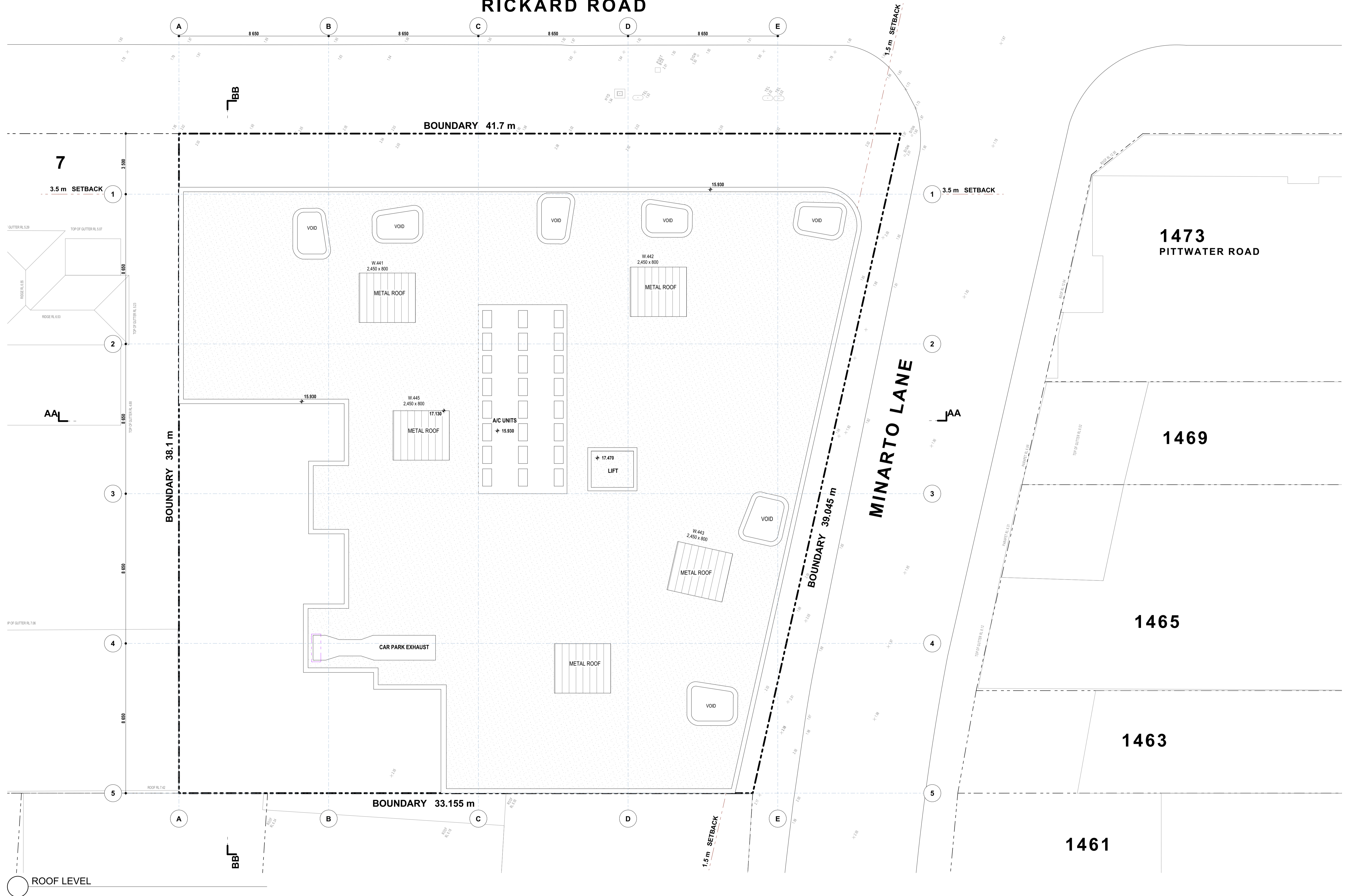
**GARTNERTROYATO**  
 BEHN BARTHELM 0272 | LUKE THROTT 0294  
 1/113 10 MARK STREET | NORTH SYDNEY NSW 1585  
 PH: 02 9979 4411 | FAX: 02 9979 4422  
 WWW.GARTNERTROYATO.COM.AU

Date	Rev	Description	Drawn	Checked	Scale	Project No.	Product No.	DA	Revision
JUL 2024	A	ISSUE FOR DA			1:100 @ A1	2315	2315	DA 08	A

1-5 RICKARD ROAD, NORTH NARRABEEN  
 SHOP TOP HOUSING  
 LOTS 7, 8, 9 DP 16212  
 RESIDENTIAL LEVEL 02



# RICKARD ROAD



**1473**  
PITTWATER ROAD

**1469**

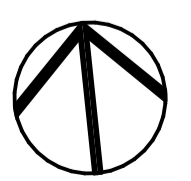
**1465**

**1463**

**1461**

**MINARTO LANE**

ROOF LEVEL

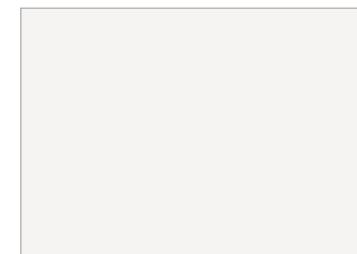



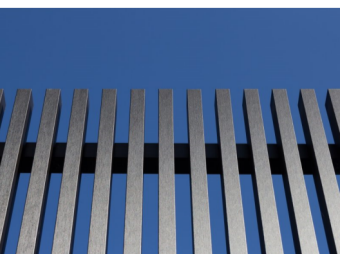
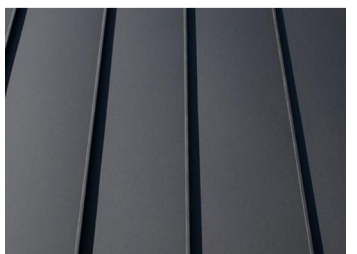



Date	Rev	Description	Drawn	Checked
JUL 2024	A	ISSUE FOR DA		



**EXTERNAL FINISHES**

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

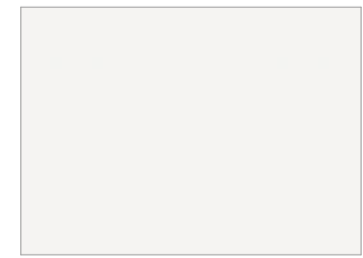



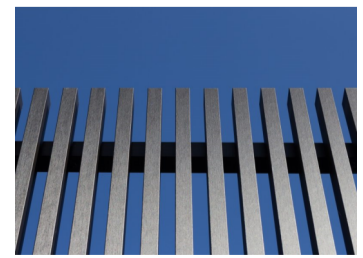
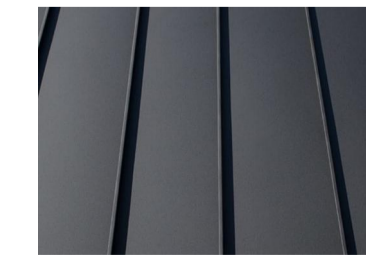

<p>RENDERED WALLS</p>  <p><b>A</b> PAINTED RENDER COLOUR - LIGHT</p>  <p><b>B</b> PAINTED RENDER COLOUR - MID-TONE</p>  <p><b>C</b> PAINTED RENDER COLOUR - DARK</p>	<p>STONE CLADDING</p>  <p><b>D</b> MAIN STONE CLADDING SANDSTONE</p>	<p>FACADE SCREENS</p>  <p><b>E</b> METAL BATTEN SCREEN DARK PAINT FINISH</p>	<p>METAL WALL + ROOF</p>  <p><b>F</b> STANDING SEAM CLADDING COLOUR - DARK</p>	<p>ROOF FINISHES</p>  <p><b>G</b> PEBBLE ROOF BALAST RIVER PEBBLE</p>
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Date	Rev	Description	Drawn	Checked	Project Name	Scale	Drawn By	Date
JUL 2024	A	ISSUE FOR DA			1-5 RICKARD ROAD, NORTH NARRABEEN	1:100 @ A1	DH	22/07/2024
					SHOP TOP HOUSING			
					LOTS 7, 8, 9 DP 16212			

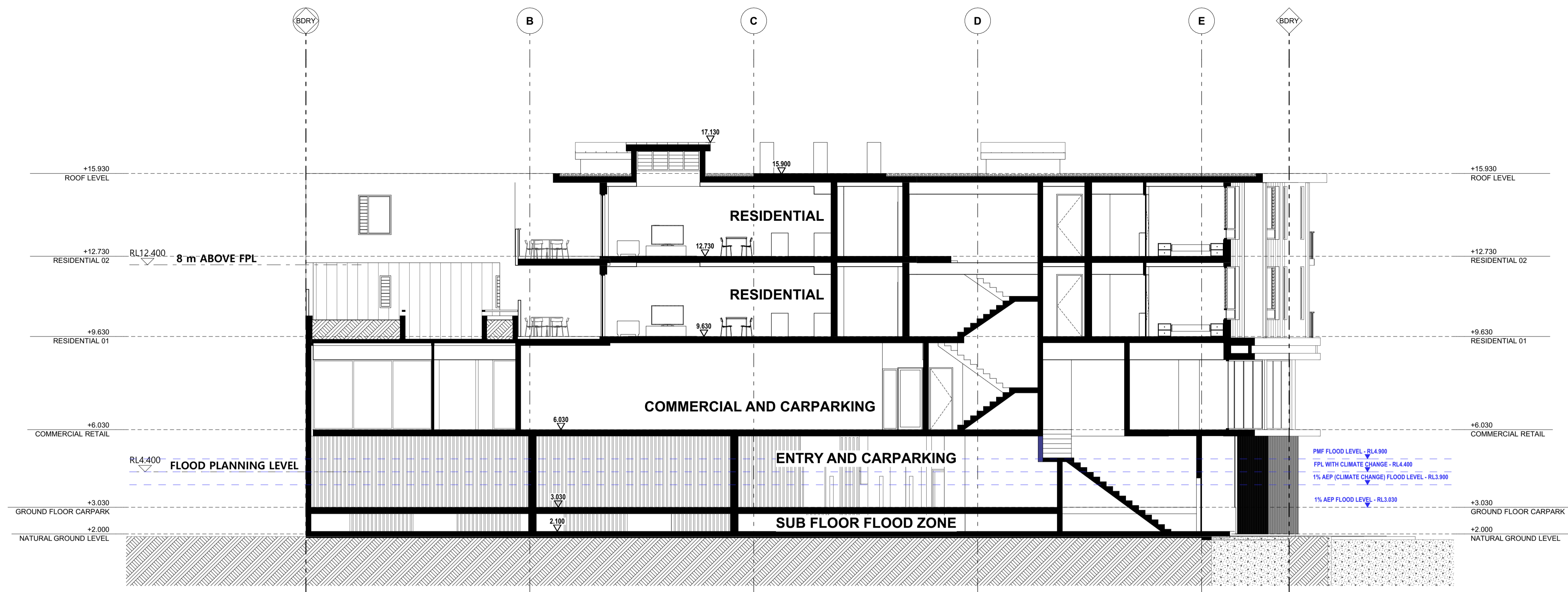


**EXTERNAL FINISHES**

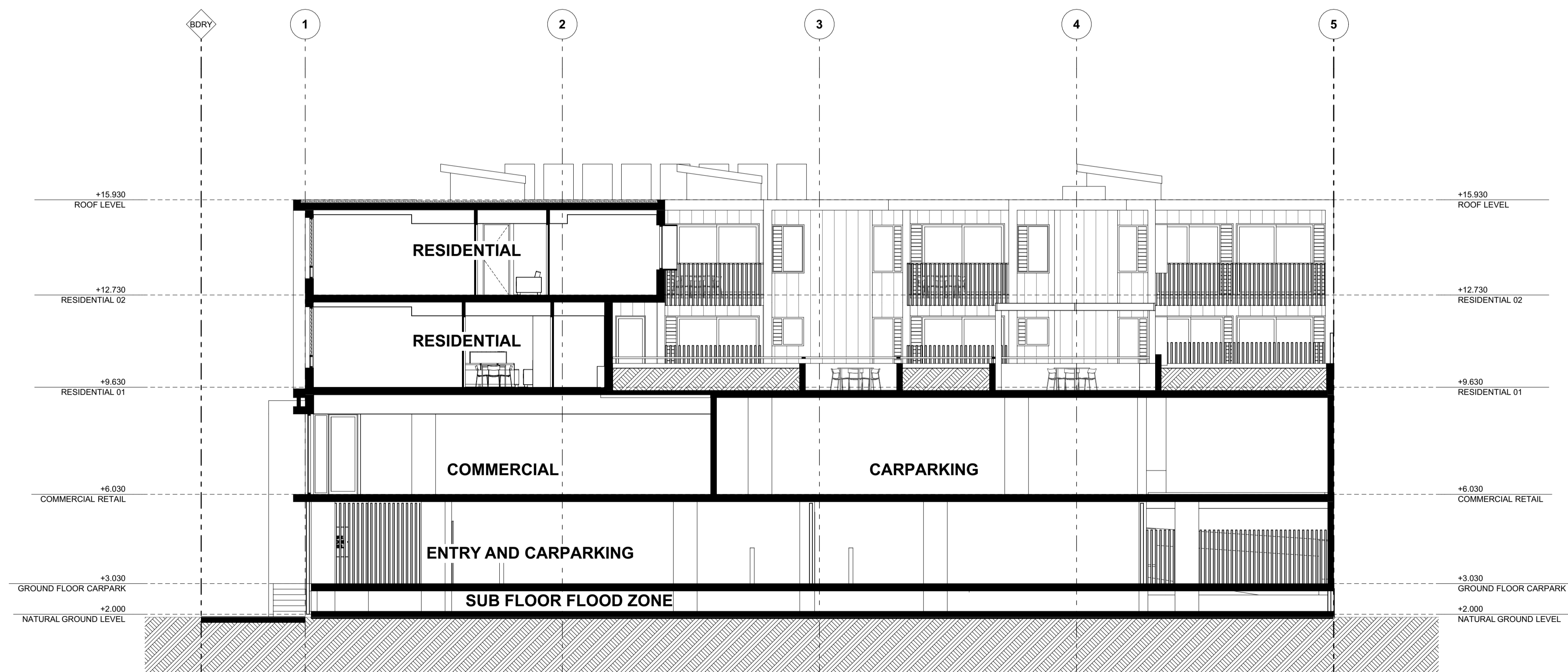
NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

RENDERED WALLS				STONE CLADDING		FACADE SCREENS		METAL WALL + ROOF		ROOF FINISHES	
	<b>A</b> PAINTED RENDER COLOUR - LIGHT	<b>B</b> PAINTED RENDER COLOUR - MID-TONE	<b>C</b> PAINTED RENDER COLOUR - DARK		<b>D</b> MAIN STONE CLADDING SANDSTONE		<b>E</b> METAL BATTEN SCREEN DARK PAINT FINISH		<b>F</b> STANDING SEAM CLADDING COLOUR - DARK		<b>G</b> PEBBLE ROOF BALAST RIVER PEBBLE

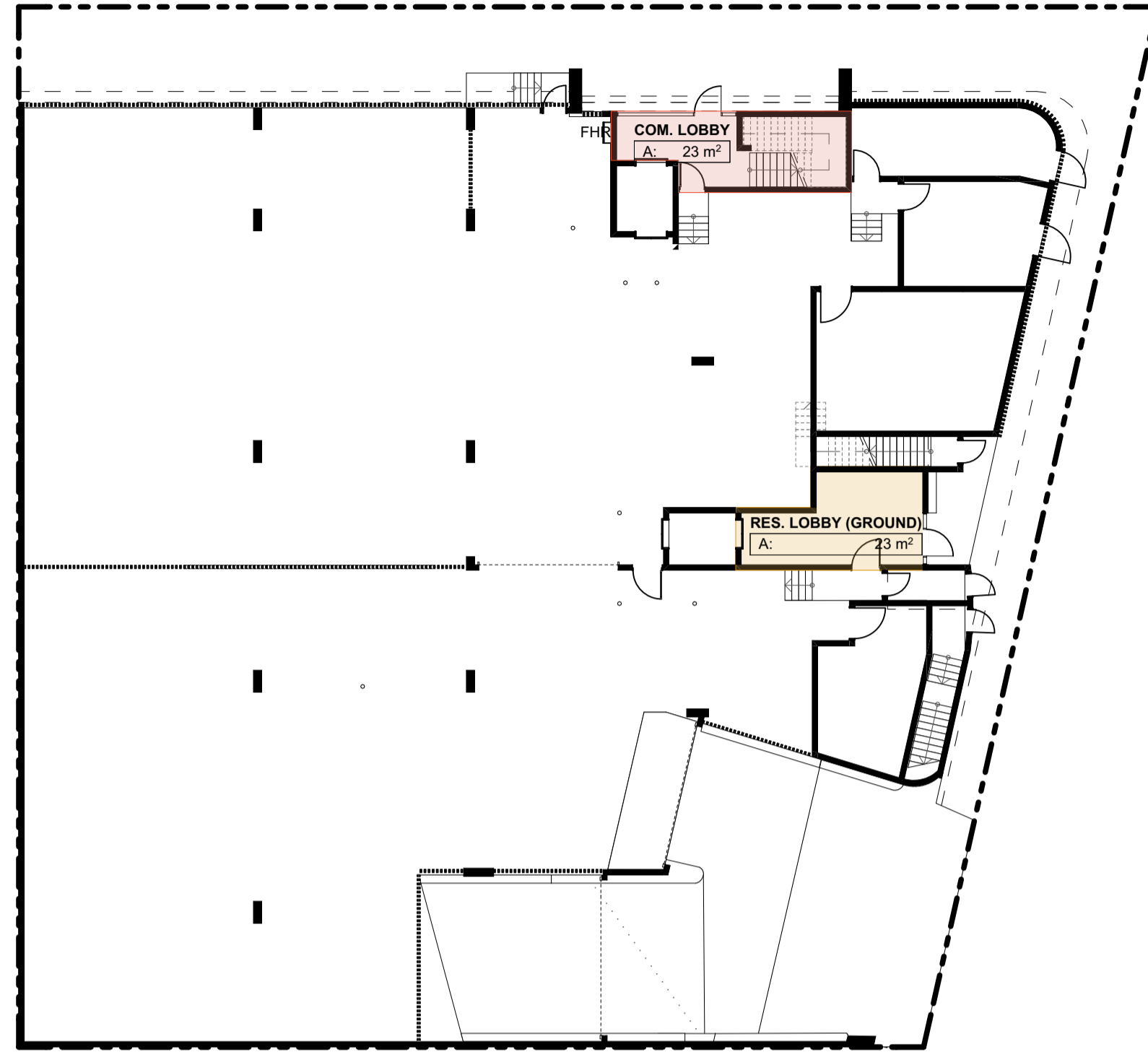
Date	Rev	Description	Drawn	Checked	1-5 RICKARD ROAD, NORTH NARRABEEN	ELEVATIONS SOUTH + WEST
JUL. 2024	A	ISSUE FOR DA			SHOP TOP HOUSING	SCALE: 1:100 @ A1
					LOTS 7, 8, 9 DP 16212	DRAWN BY: DH
						DATE: 22/07/2024
						REVISION: A



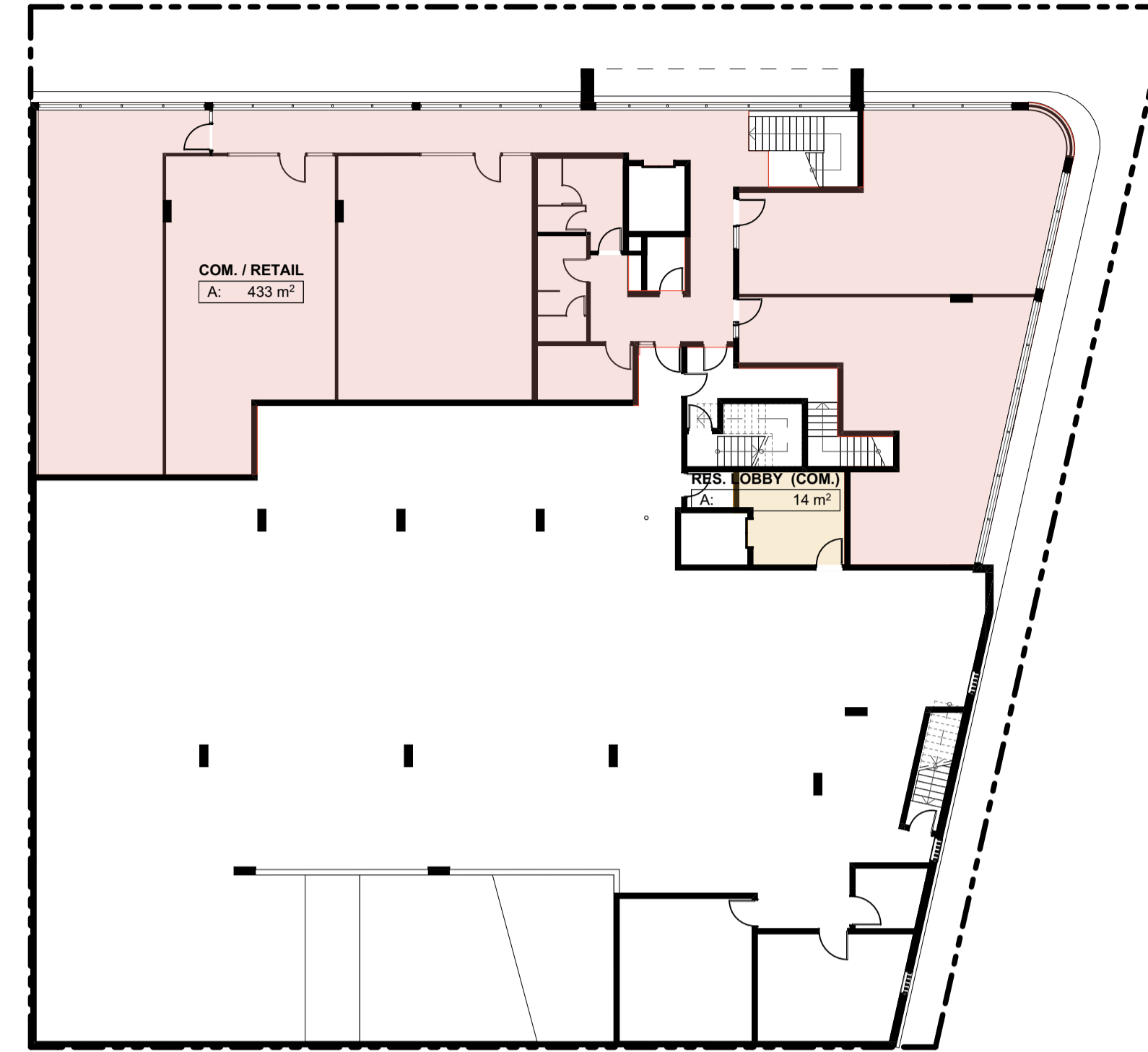
SECTION A



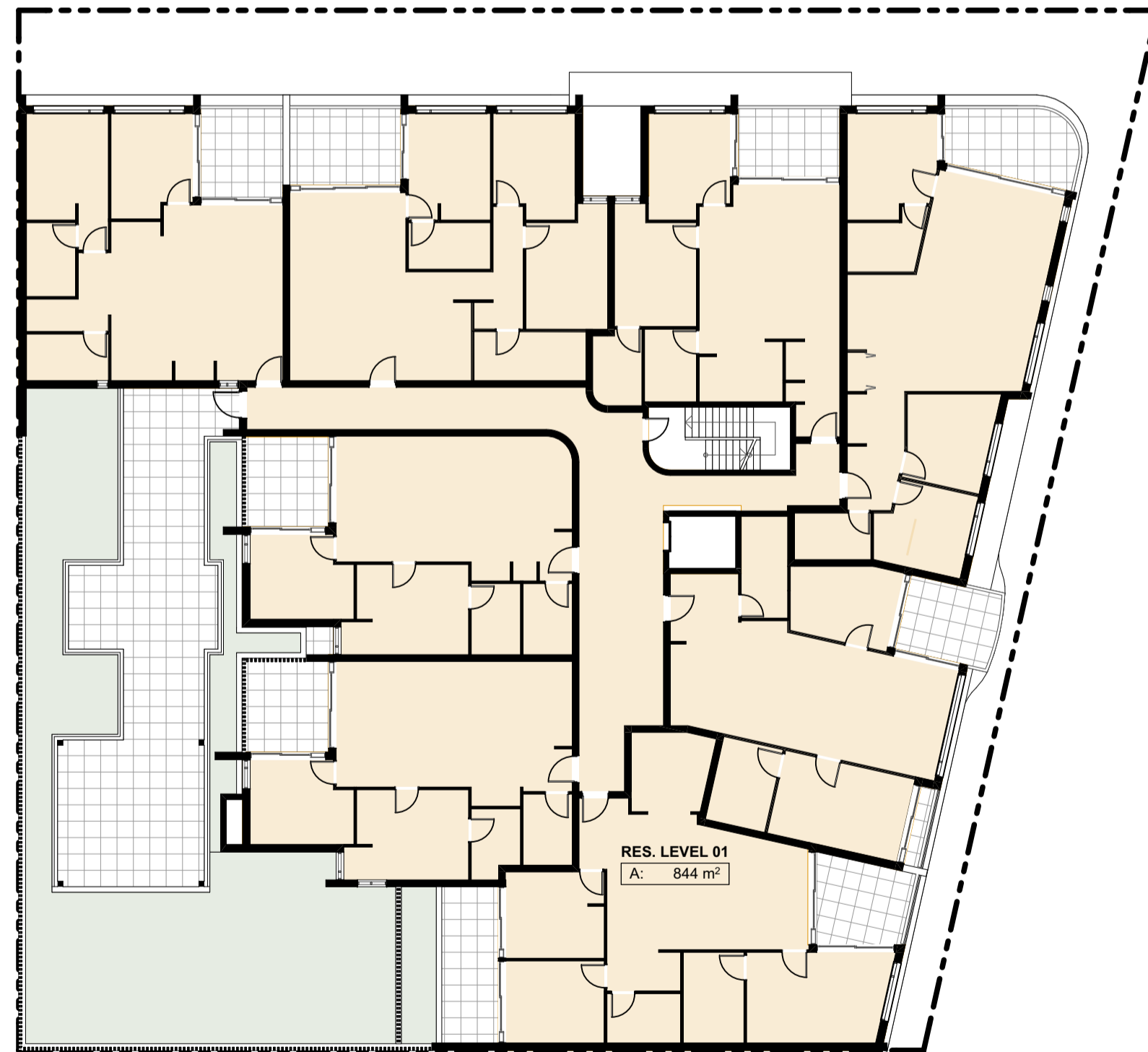
SECTION B



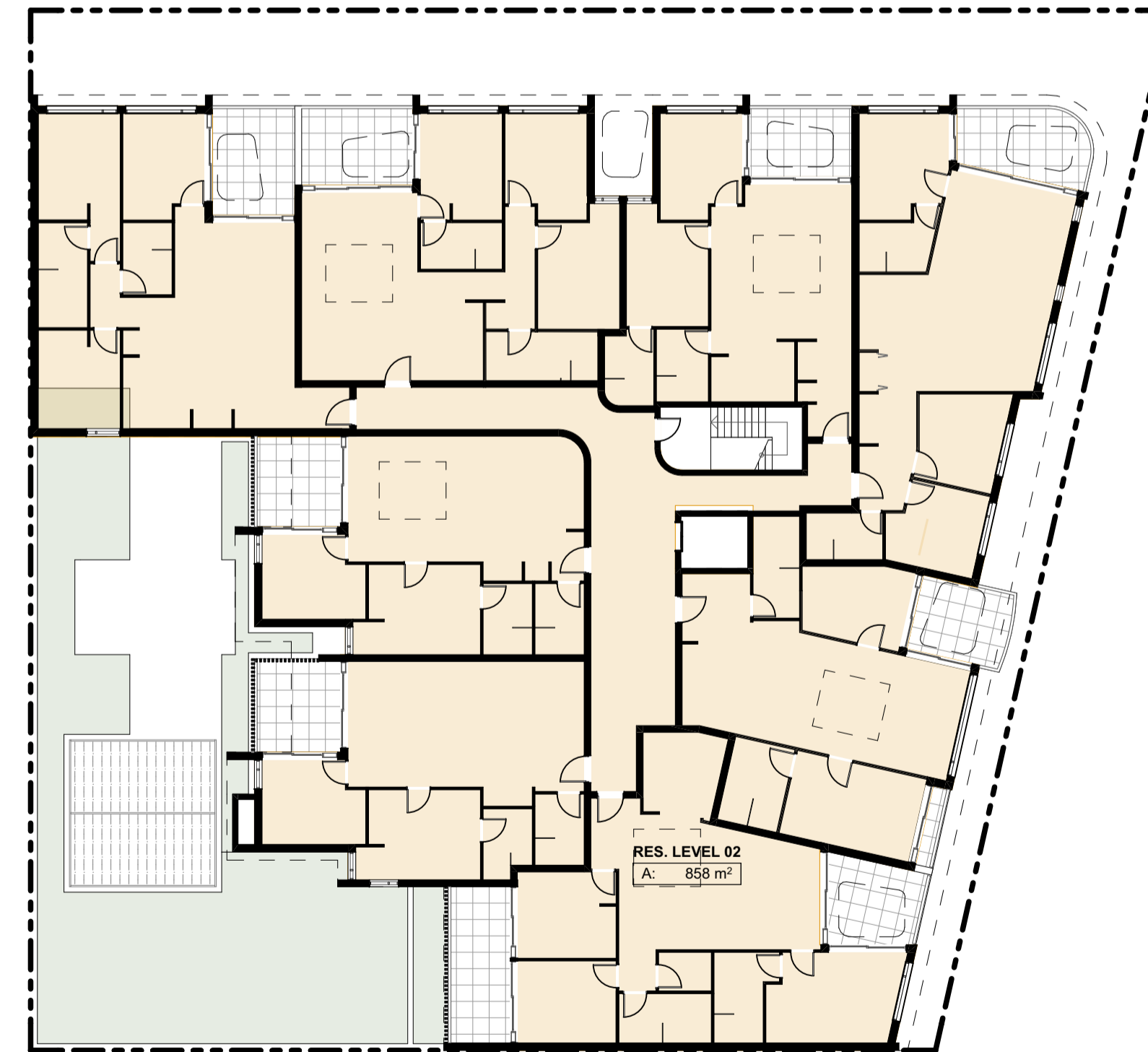
○ CARPARK LEVEL GFA



○ COMMERCIAL RETAIL GFA



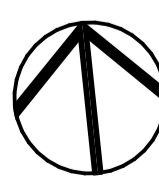
○ RESIDENTIAL 01 GFA



○ RESIDENTIAL 02 GFA

GFA SCHEDULE	
Zone Name	Measured Area
COM. / RETAIL	432.78
COM. LOBBY	23.35
RES. LEVEL 01	844.00
RES. LEVEL 02	857.96
RES. LOBBY (COM.)	13.59
RES. LOBBY (GROUND)	22.67
	<b>2,194.35 m²</b>

<b>SITE AREA</b>	<b>1 425.8 m²</b>
COMMERCIAL	456 m² (21%)
RESIDENTIAL	1 738 m²
<b>TOTAL GFA</b>	<b>2 194 m²</b>
<b>FSR (PROPOSED)</b>	<b>1.54 : 1</b>





RICKARD ROAD 02



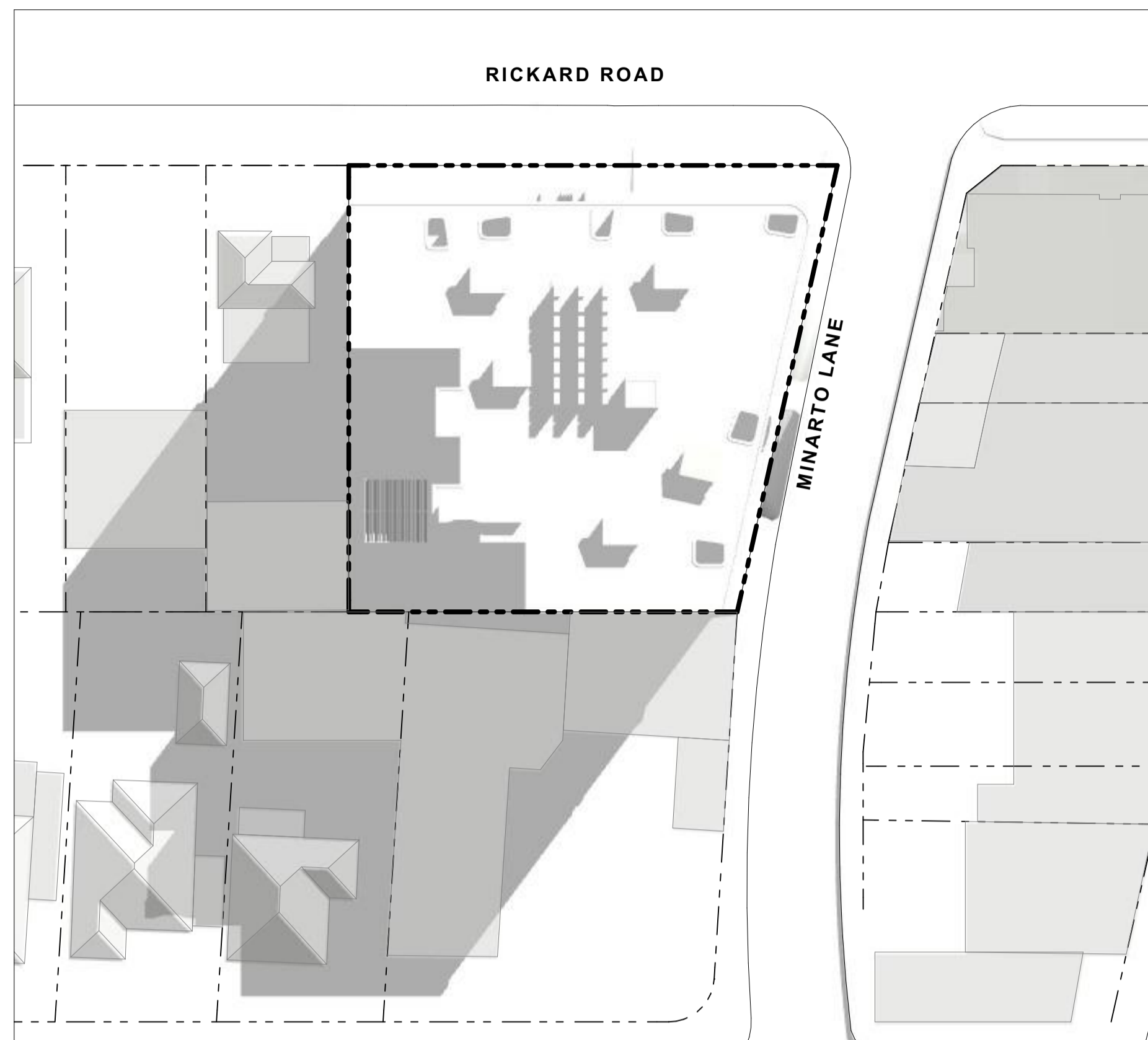
RICKARD ROAD 03



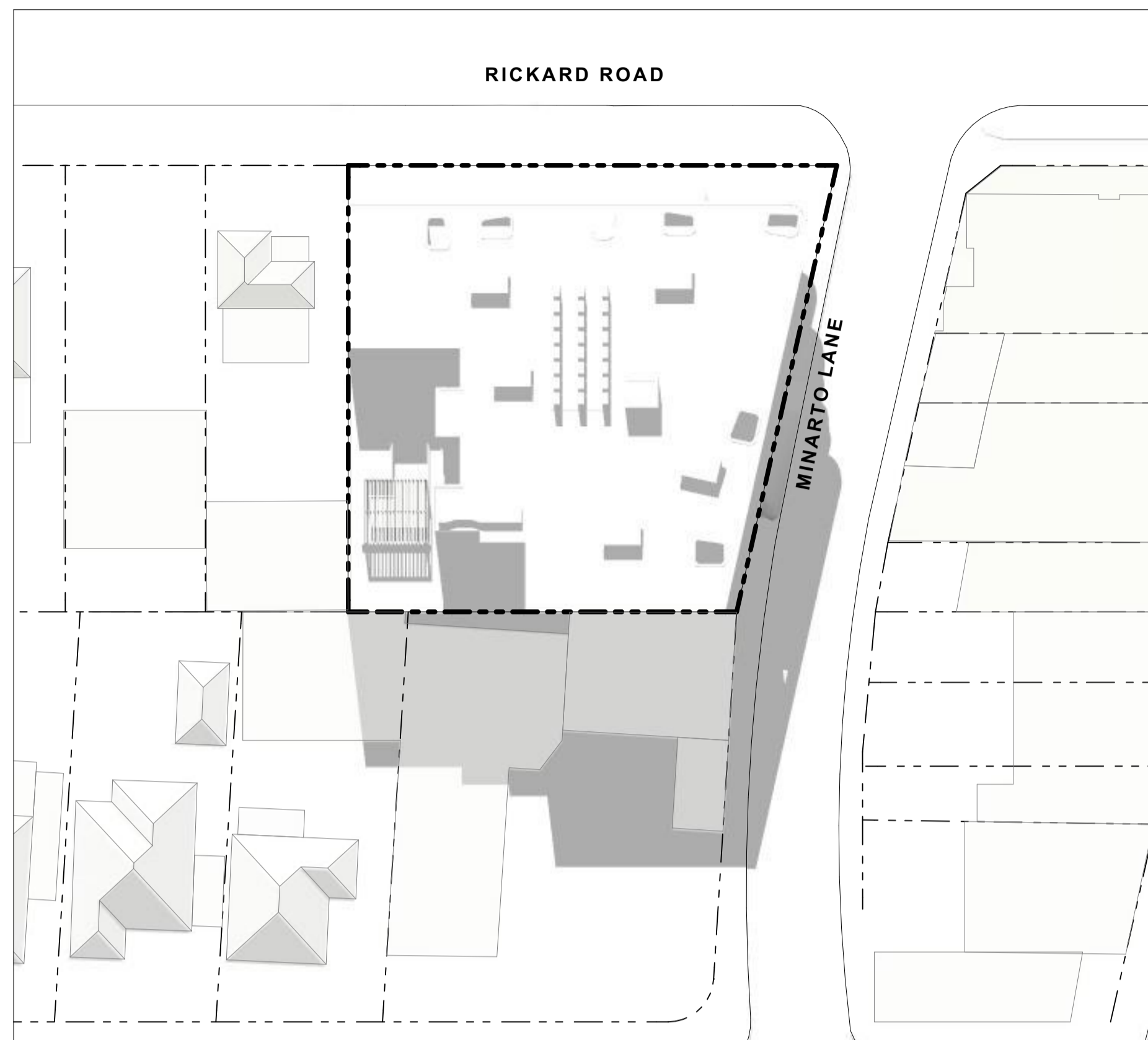
RICKARD ROAD 01



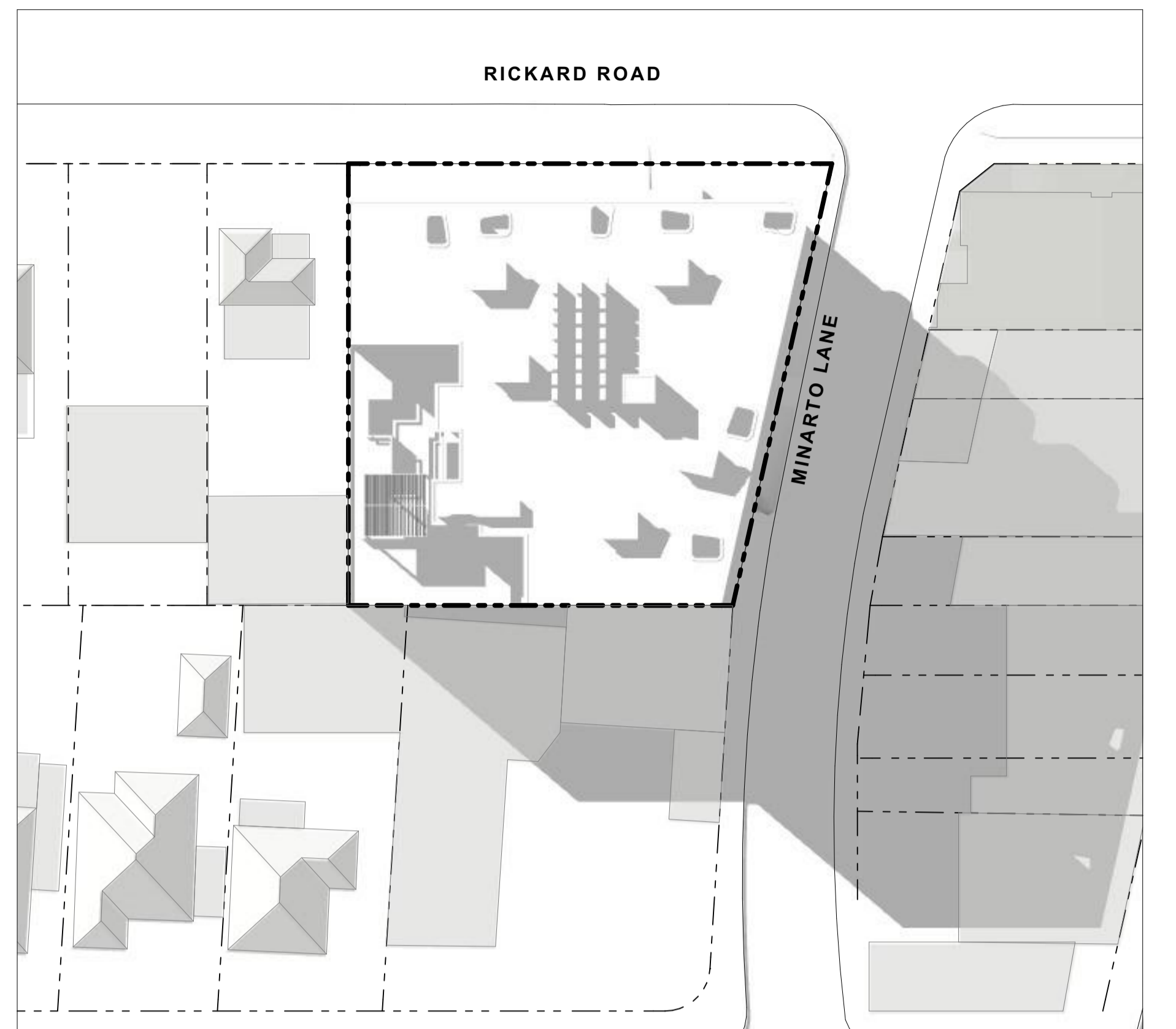
MINARTO LANE 01



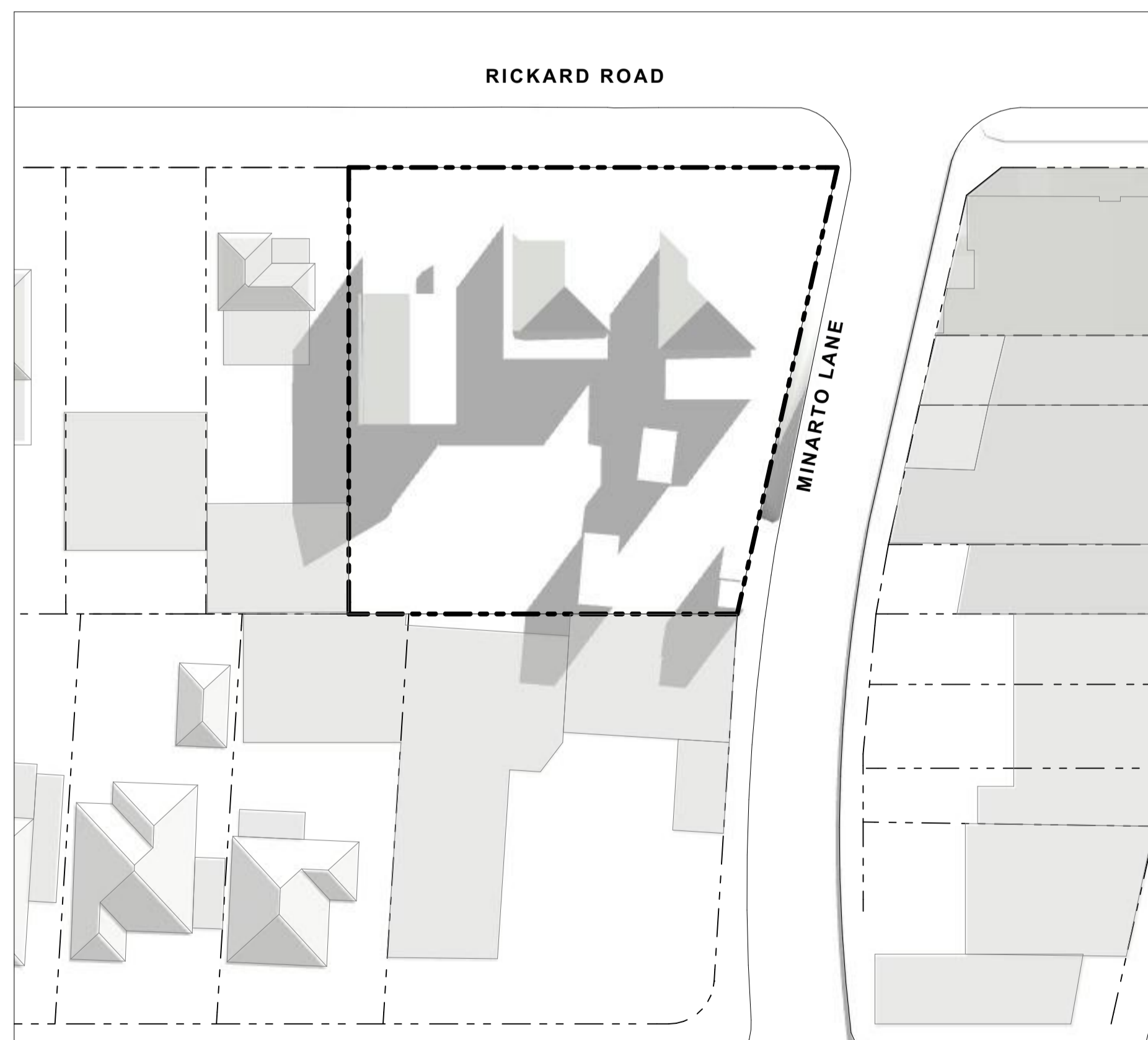
○ JUNE 21 9 AM PROPOSED



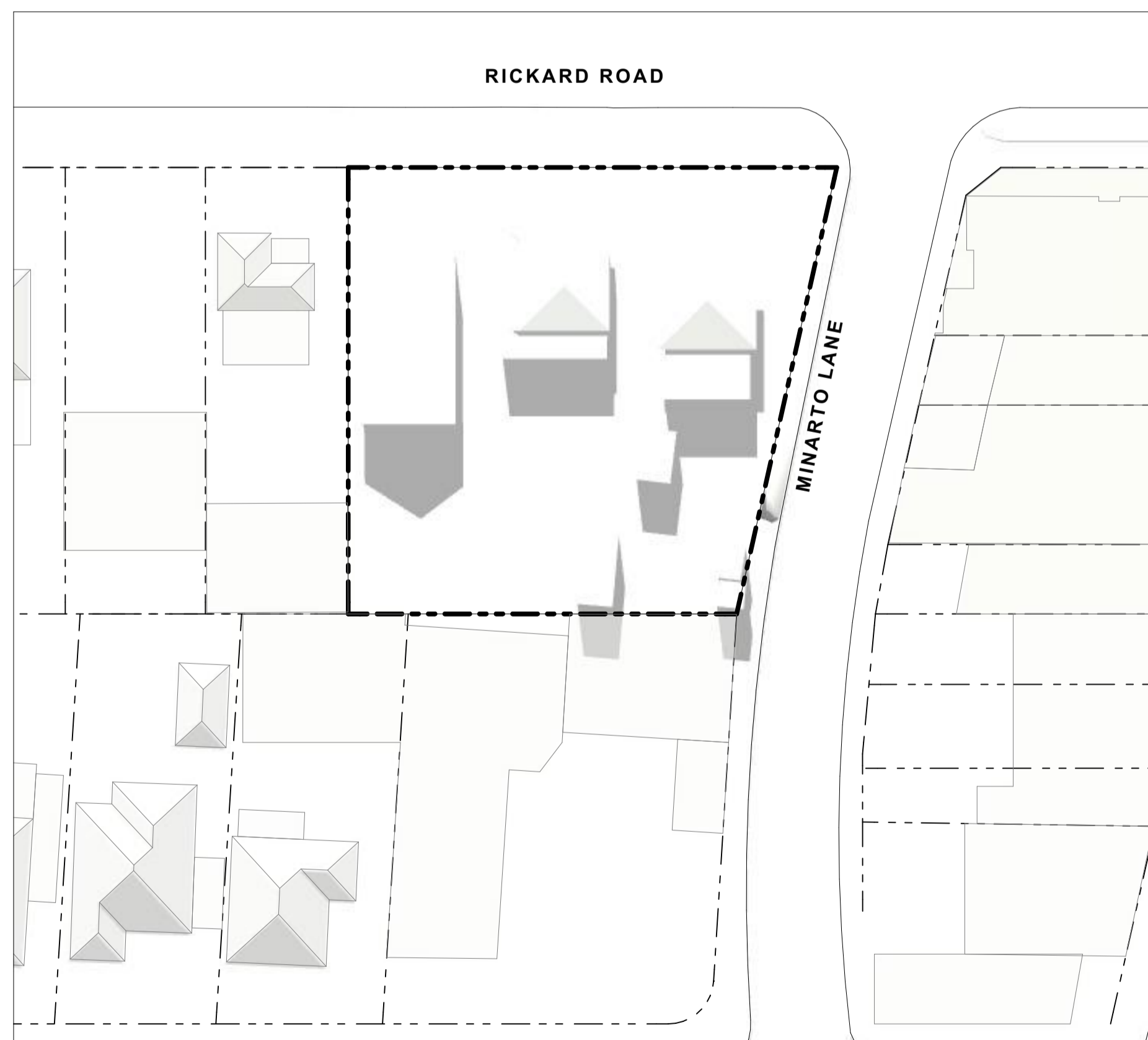
○ JUNE 21 12 PM PROPOSED



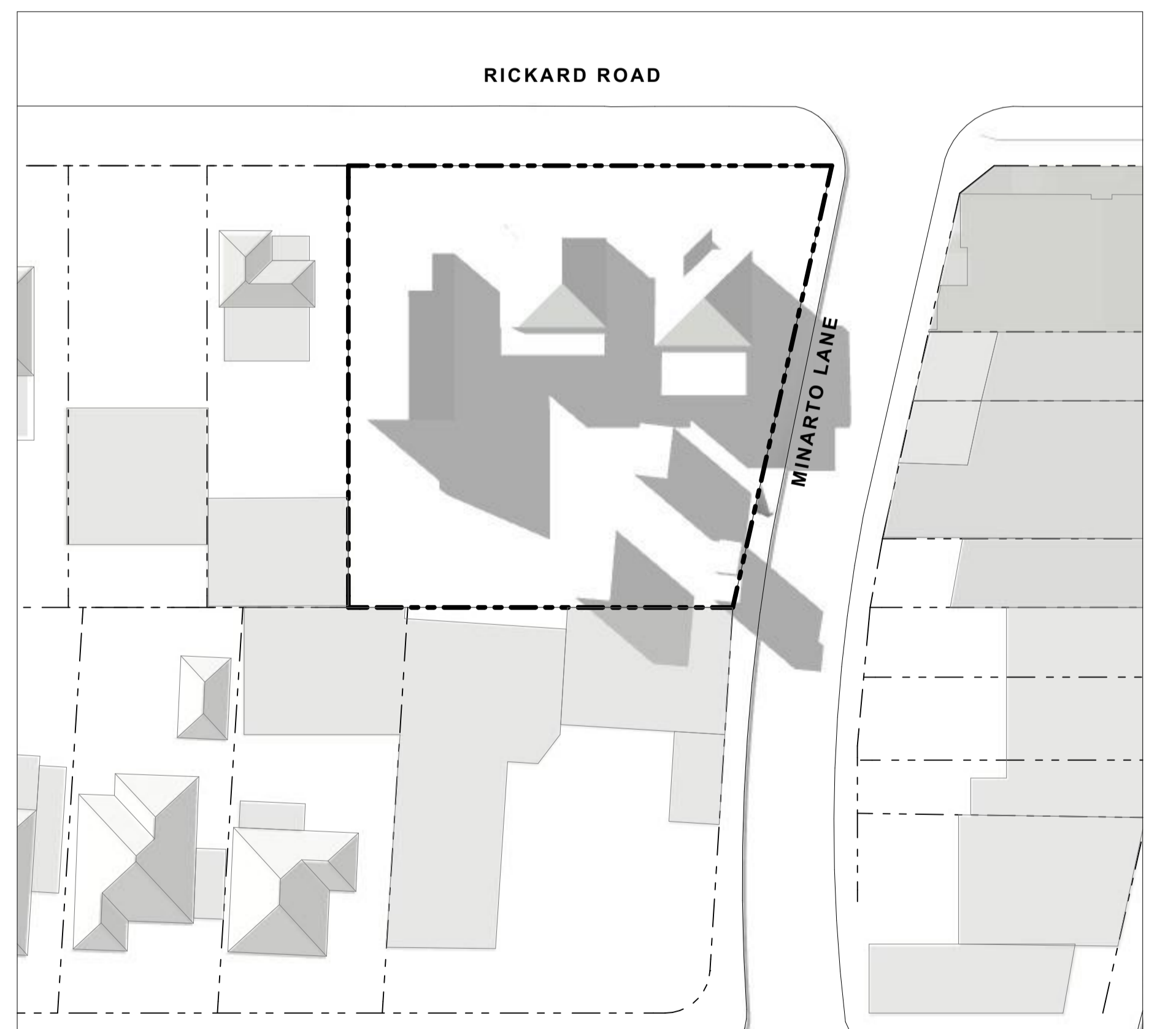
○ JUNE 21 3 PM PROPOSED



○ JUNE 21 9 AM EXISTING



○ JUNE 21 12 PM EXISTING



○ JUNE 21 3 PM EXISTING







JUNE 21 8:30 AM VIEW FROM SUN



JUNE 21 9:30 AM VIEW FROM SUN



JUNE 21 10:30 AM VIEW FROM SUN



JUNE 21 9 AM VIEW FROM SUN



JUNE 21 10 AM VIEW FROM SUN



JUNE 21 11 AM VIEW FROM SUN



JUNE 21 12 PM VIEW FROM SUN



JUNE 21 1 PM VIEW FROM SUN



JUNE 21 2 PM VIEW FROM SUN



JUNE 21 3 PM VIEW FROM SUN



HEIGHT CONTROL

Date	Rev	Description	Drawn	Checked	Project Name	Scale	Drawn By	Date
JUL 2024	A	ISSUE FOR DA			1-5 RICKARD ROAD, NORTH NARRABEEN		DH	22/07/2024
					SHOP TOP HOUSING			
					LOTS 7, 8, 9 DP 16212			

Scale	Drawn By	Date
@ A1	DH	22/07/2024
2315	DA 17	A



