

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

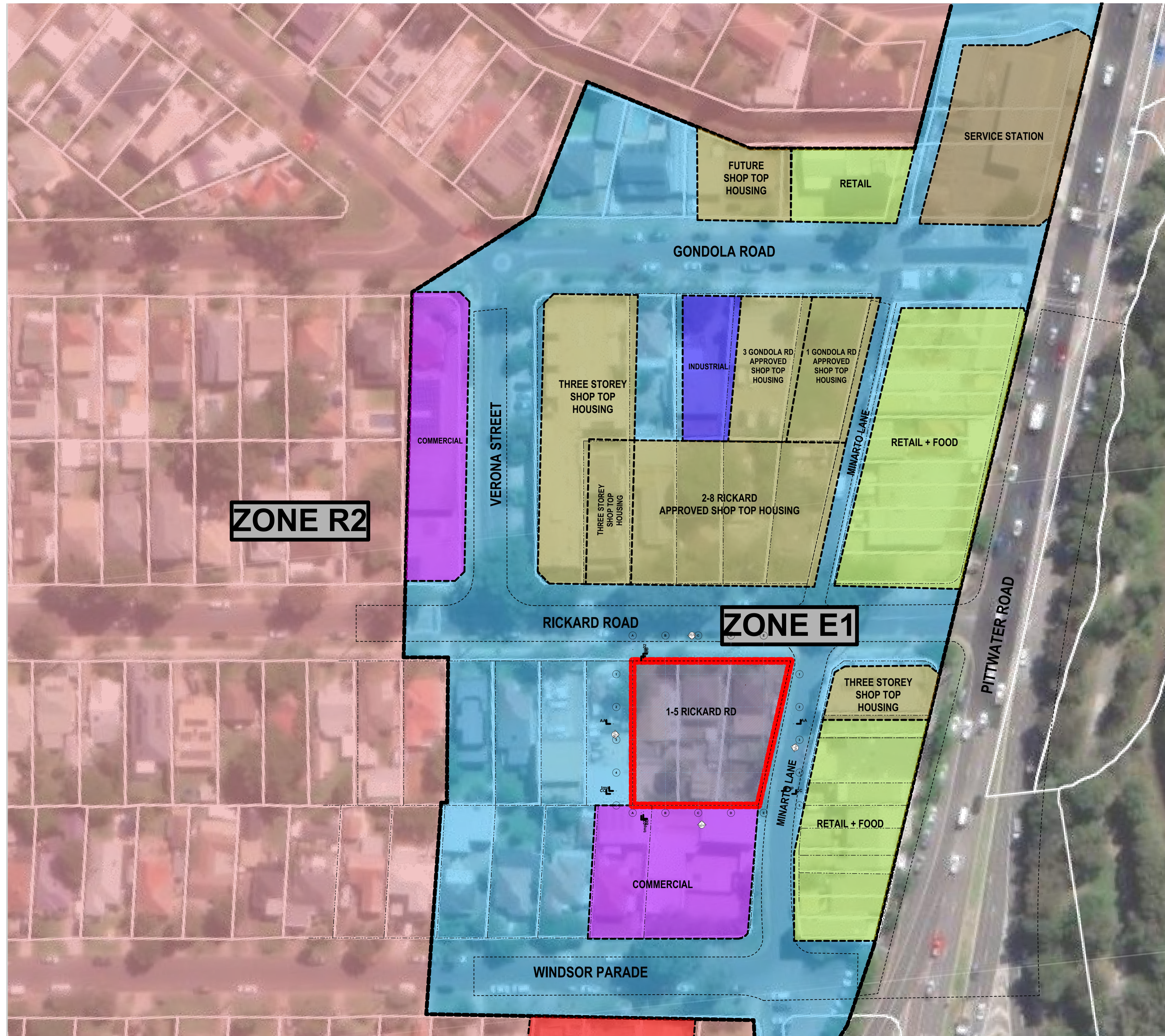


July 2024		BSA Reference: 20111	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. 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.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction	Added Insulation		
Lightweight	R2.5		
Internal Wall Construction	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		
Ceiling Construction	Added Insulation		
Plasterboard	R5.0 to ceilings adjacent to roof space		
Roof Construction	Added Insulation		
Concrete	Default: Dark SA 0.85		
Metal	Foil + R1.0 blanket		
Floor Construction	Added Insulation		
Concrete	As drawn R2.0 to floors where open below & carpark to units: U04, U05, U06, U07, U08 & U09		
Windows	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			
Skylights	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			
Shade elements	(eaves, verandahs, awnings etc)		
All shade elements modelled as drawn			
Ceiling Penetrations	(downlights, exhaust fans, awnings etc)		
Downlights are modelled as IC rated with insulation fitted over the fixtures			
All exhaust fans are modelled as sealed			
Ceiling Fans used in the Modelling and to be installed in the following areas:			
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

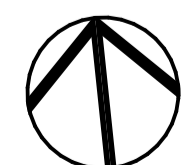
APARTMENT SCHEDULE				
	BEDS	AREA	SOLAR =	VENT =
01	2 BED	80.86	YES	YES
02	3 BED	95.86	YES	NO
03	2 BED	76.92	YES	NO
04	3 BED	98.66	YES	YES
05	2 BED (A)	87.98	NO	NO
06	3 BED (A)	102.73	NO	YES
07	2 BED	77.14	NO	YES
08	2 BED	78.54	NO	NO
LEVEL 01		688.69 m²		
09	3 BED	98.28	YES	YES
10	3 BED	95.85	YES	YES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

- 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

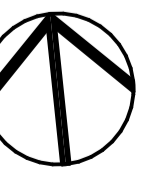


Date	Rev	Description	Drawn	Checked
JUL 2024	A	ISSUE FOR DA		

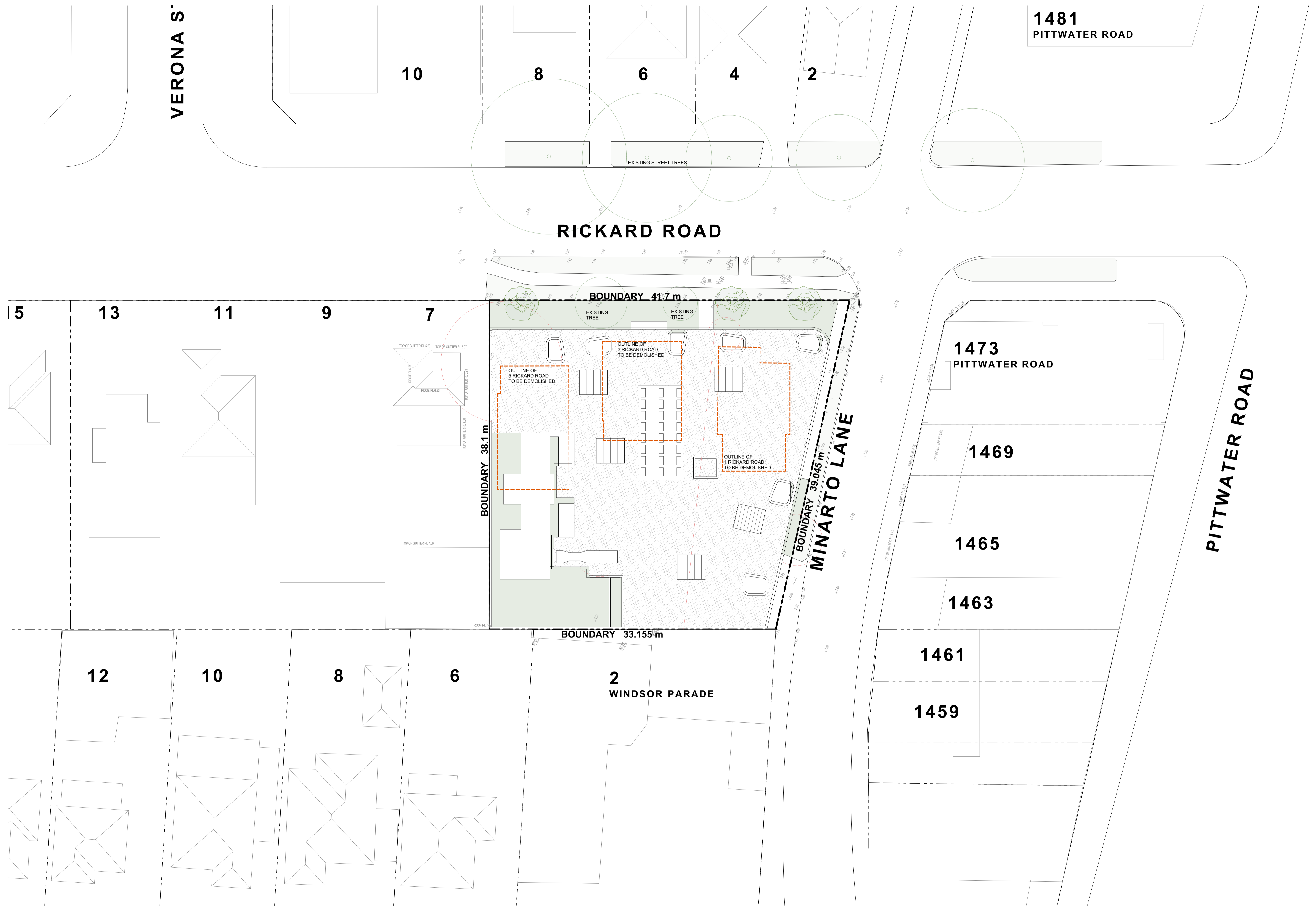
RICKARD ROAD



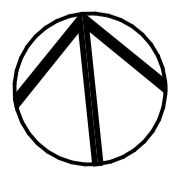
DEMOLITION PLAN



Date	Rev	Description	Drawn	Checked
JUL 2024	A	ISSUE FOR DA		

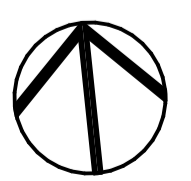


○ SITE PLAN

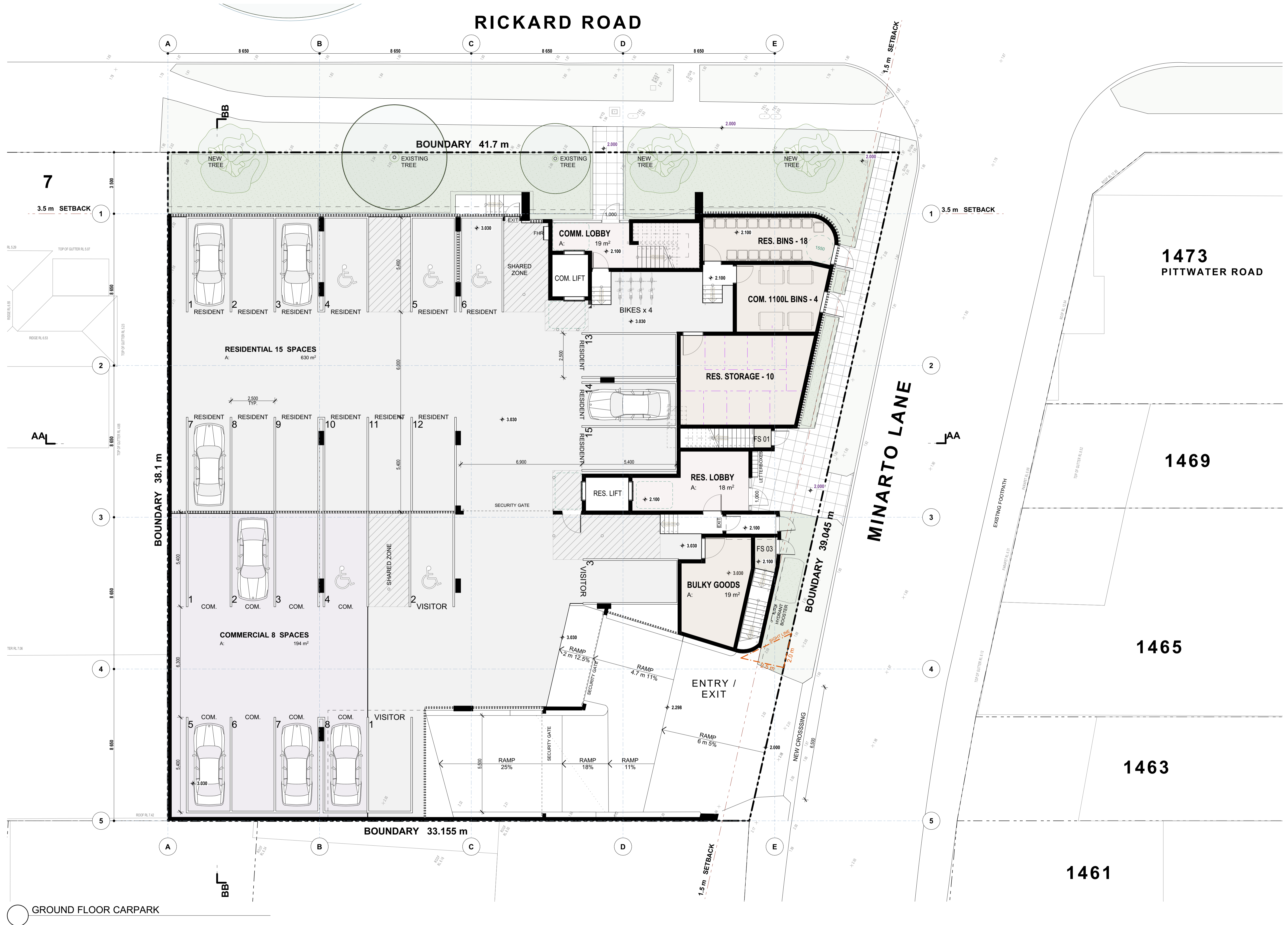


Date	Rev	Description	Drawn	Checked
JUL 2024	A	ISSUE FOR DA		

RICKARD ROAD



RICKARD ROAD



GROUND FLOOR CARPARK

GARTNERTROYATO

BEEN SOUTH 0272 | LUKE THORNTON 0294
 1/113 10 MARK STREET
 HUNTSVILLE NSW 2150
 PH: 02 9979 4411
 WWW.GARTNERTROYATO.COM.AU

Date: JUL 2024
 Rev: A
 Description: ISSUE FOR DA

Date	Rev	Description	Drawn	Checked
JUL 2024	A	ISSUE FOR DA		

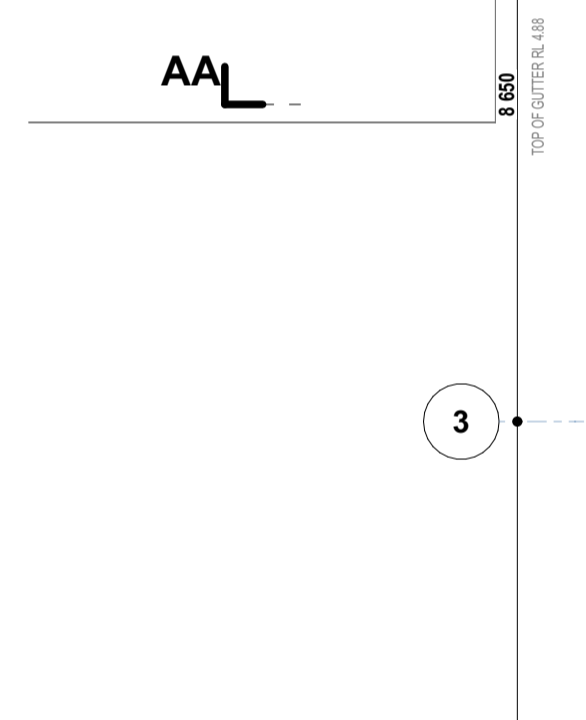
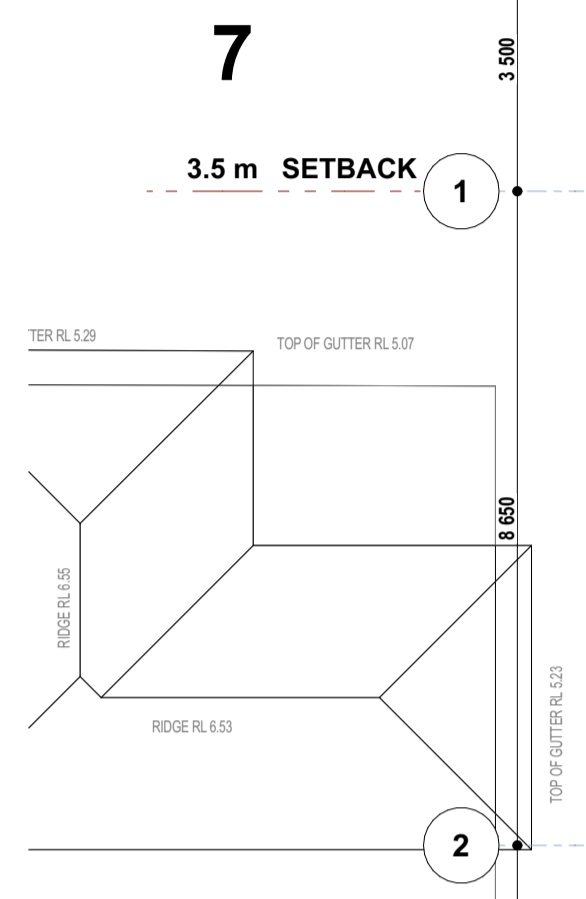
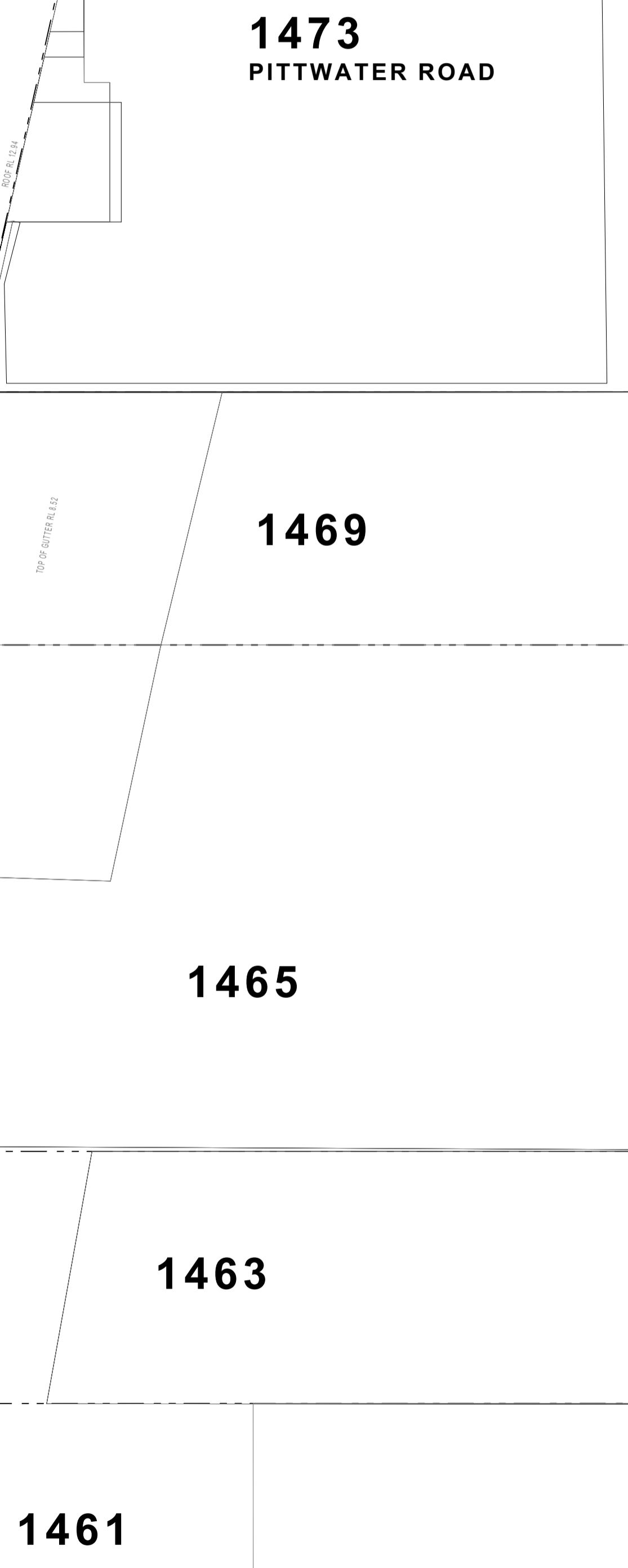
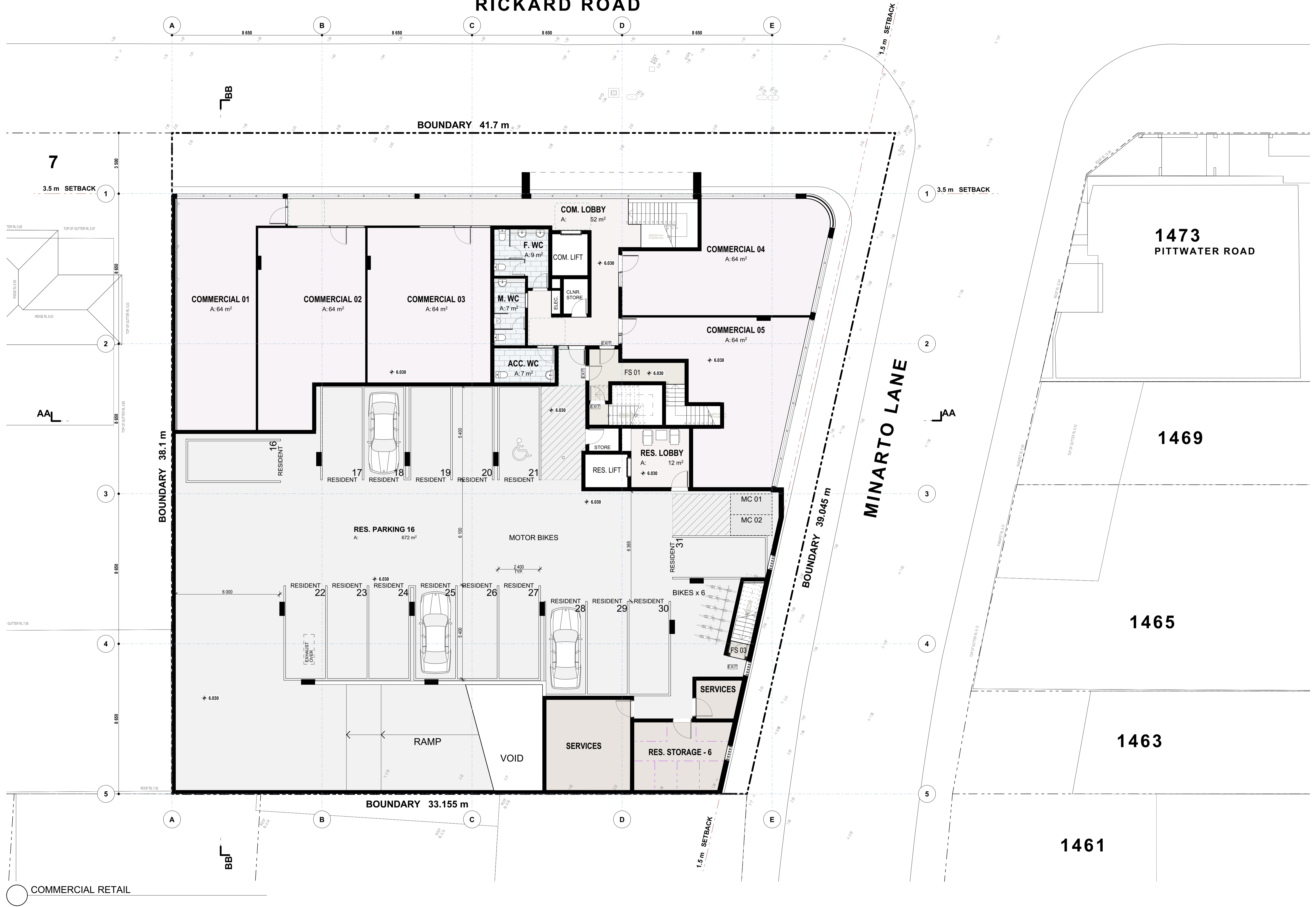
1-5 RICKARD ROAD, NORTH NARRABEEN

SHOP TOP HOUSING
 LOTS 7, 8, 9 DP 16212

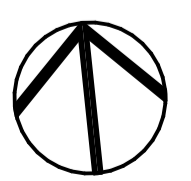
GROUND PARKING LEVEL

SCALE: 1:100 @ A1
 PROJECT NO: 2315
 DRAWN BY: DH
 CHECKED BY: DA 05
 DATE: 22/07/2024
 REVISION: A

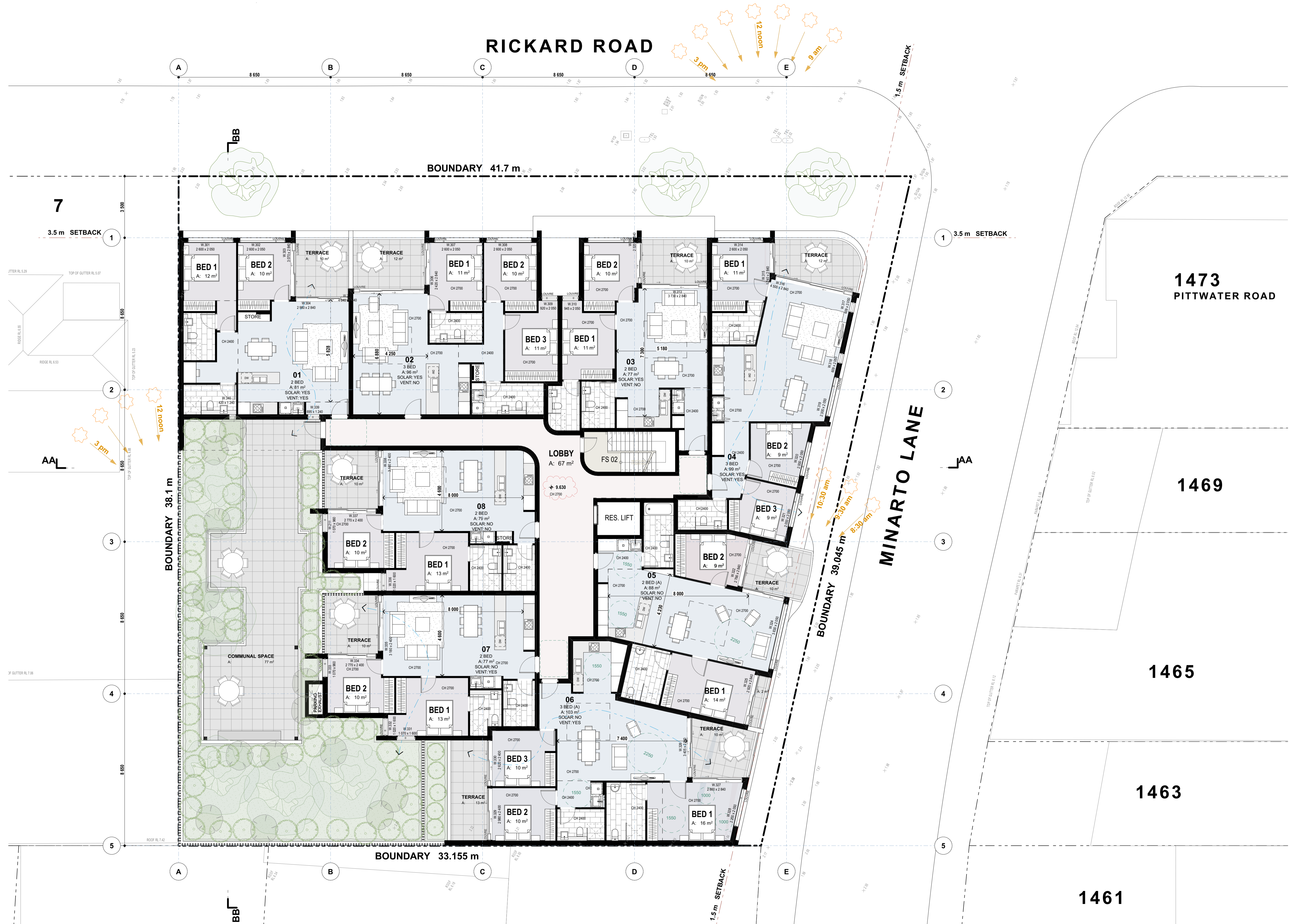
RICKARD ROAD



COMMERCIAL RETAIL



RICKARD ROAD



1473
PITTWATER ROAD

1469

1465

1463

1461

MINARTO LANE

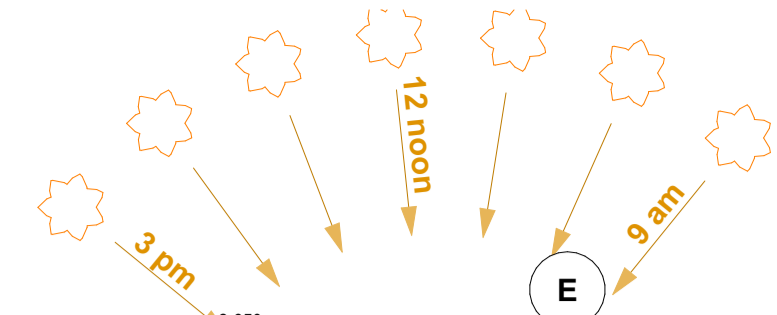
7

AA

AA

RESIDENTIAL 01

RICKARD ROAD



1473
PITTWATER ROAD

1469

1465

1463

1461

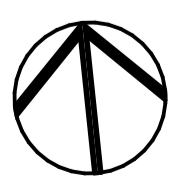
RESIDENTIAL 02

GARTNER TROYATO
 BEHN BARTHOLOMEW & PARTNERS
 1/113 10 MARK STREET
 SYDNEY NSW 2000
 PH: 02 9579 4411
 FAX: 02 9579 4422
 WWW.GARTNER.COM.AU

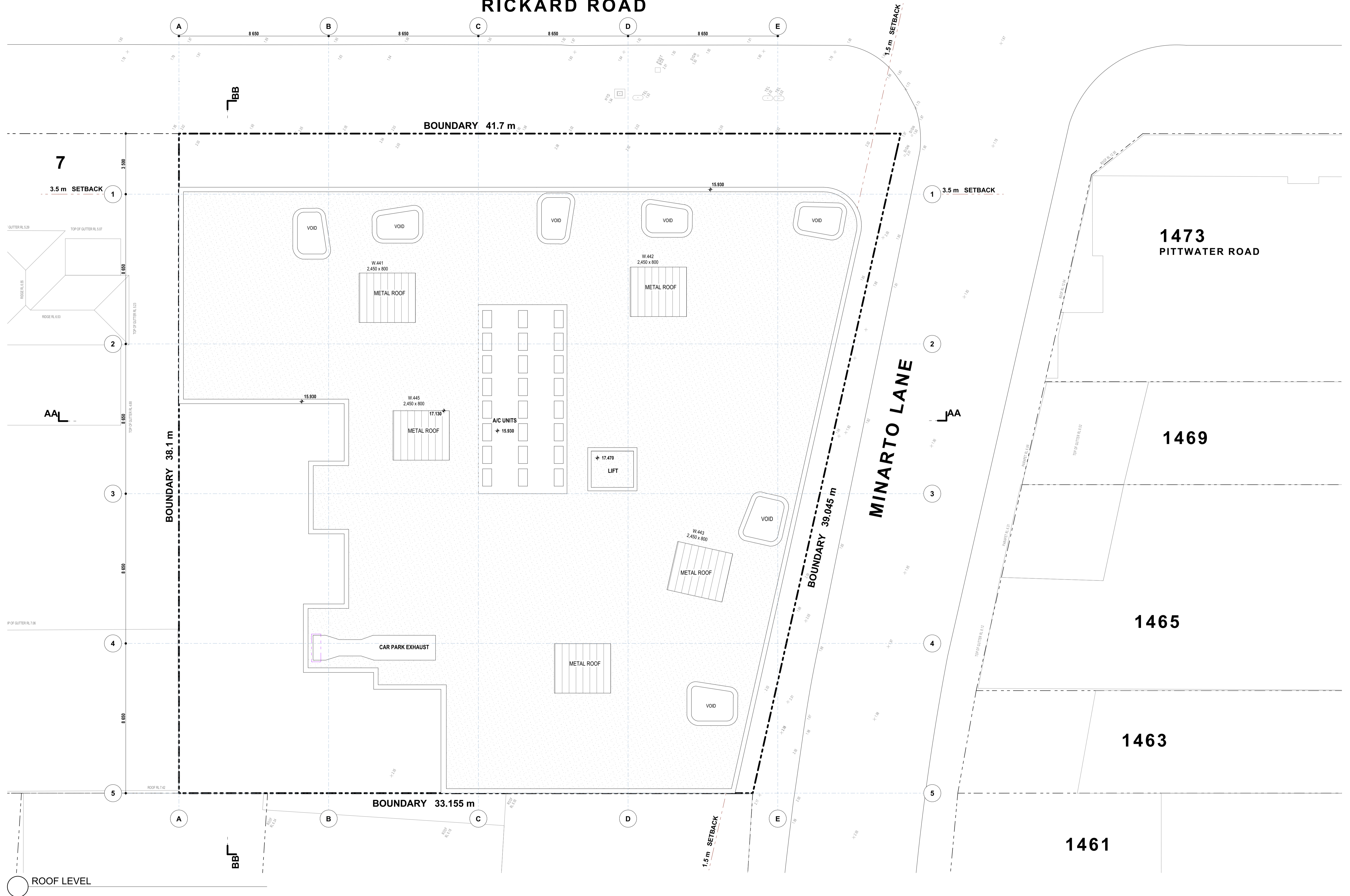
Date	Rev	Description	Drawn	Checked	Scale	Project No.	Product No.	DA No.
JUL 2024	A	ISSUE FOR DA			1:100 @ A1	2315		DA 08
AUG 2024	B	AMENDED RL NOTE						

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

RESIDENTIAL LEVEL 02
 DATE: 14/08/2024
 REVISION: B



RICKARD ROAD



1473
PITTWATER ROAD

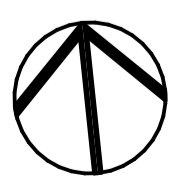
1469

1465

1463

1461

ROOF LEVEL






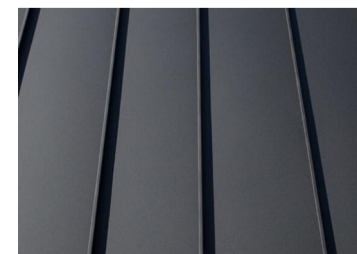
NORTH ELEVATION



EAST ELEVATION

EXTERNAL FINISHES

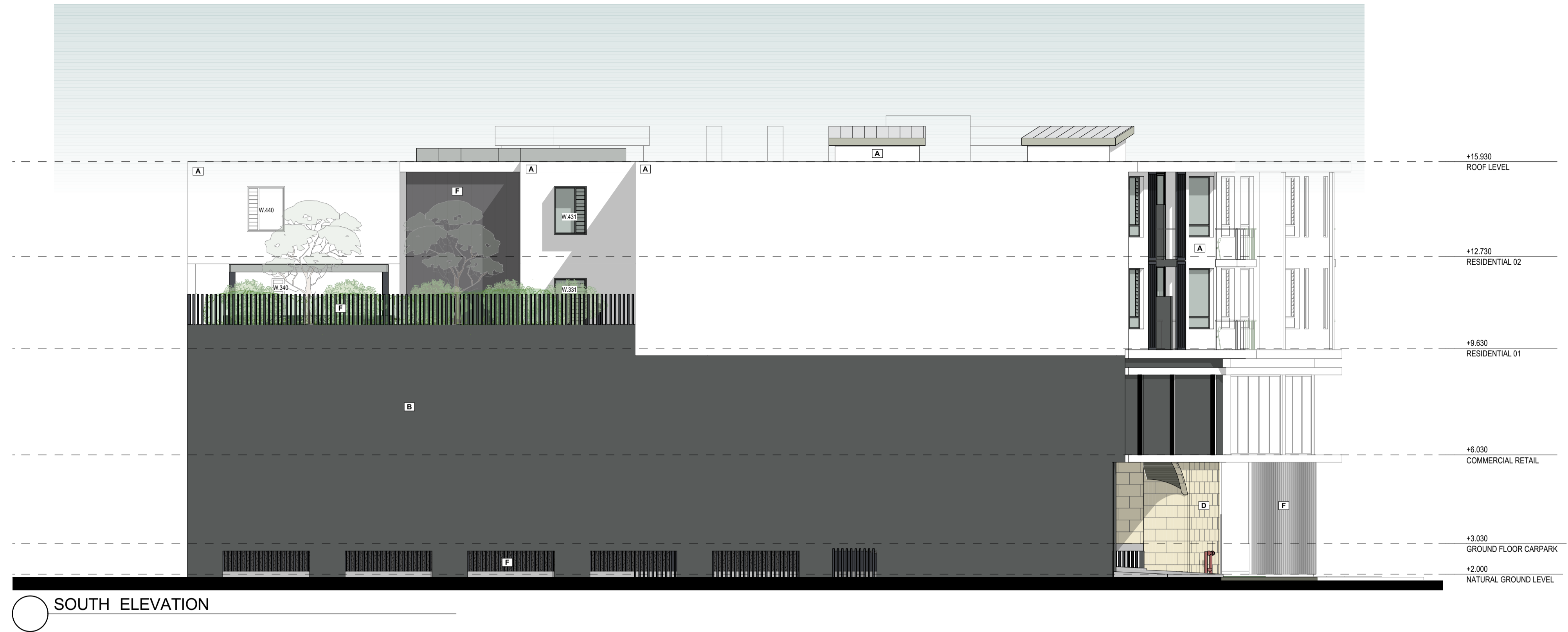
NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

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

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

ELEVATIONS NORTH + EAST
 SCALE: 1:100 @ A1
 PROJECT NO: 2315
 DRAWN BY: DH
 DATE: 22/07/2024
 CHECKED BY: A
 REVISION:

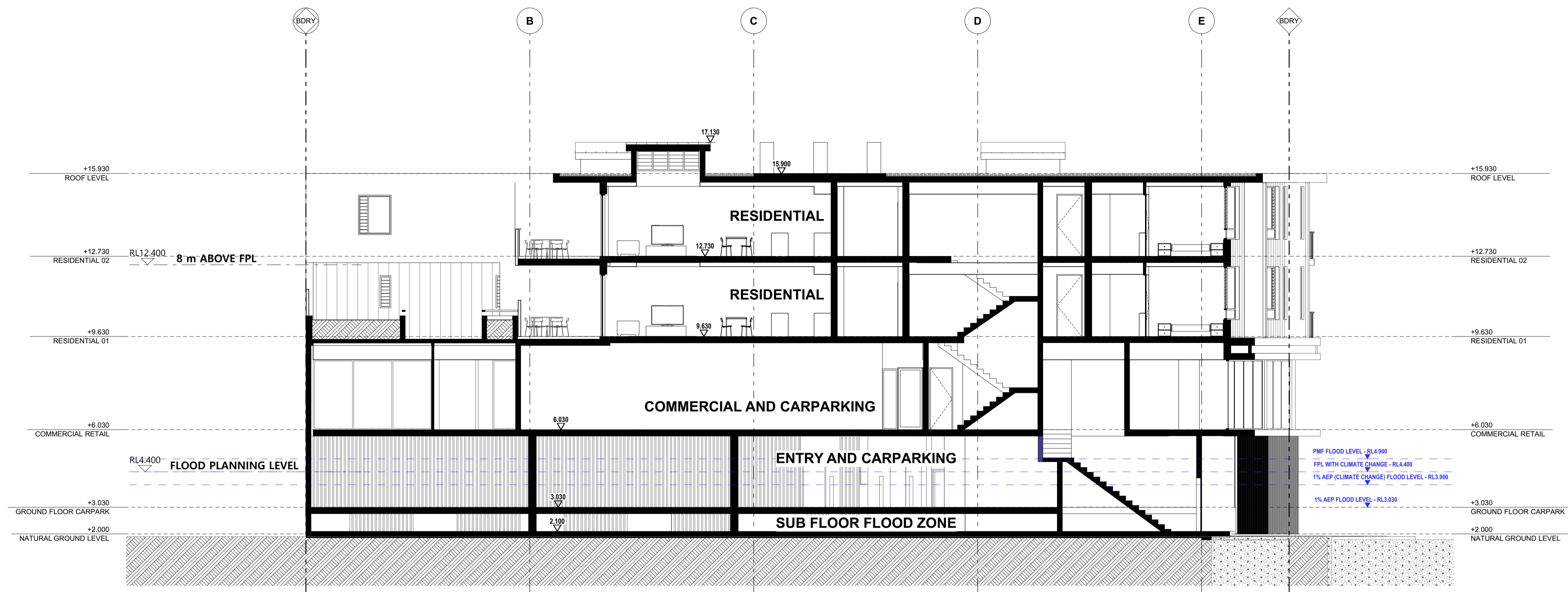


EXTERNAL FINISHES

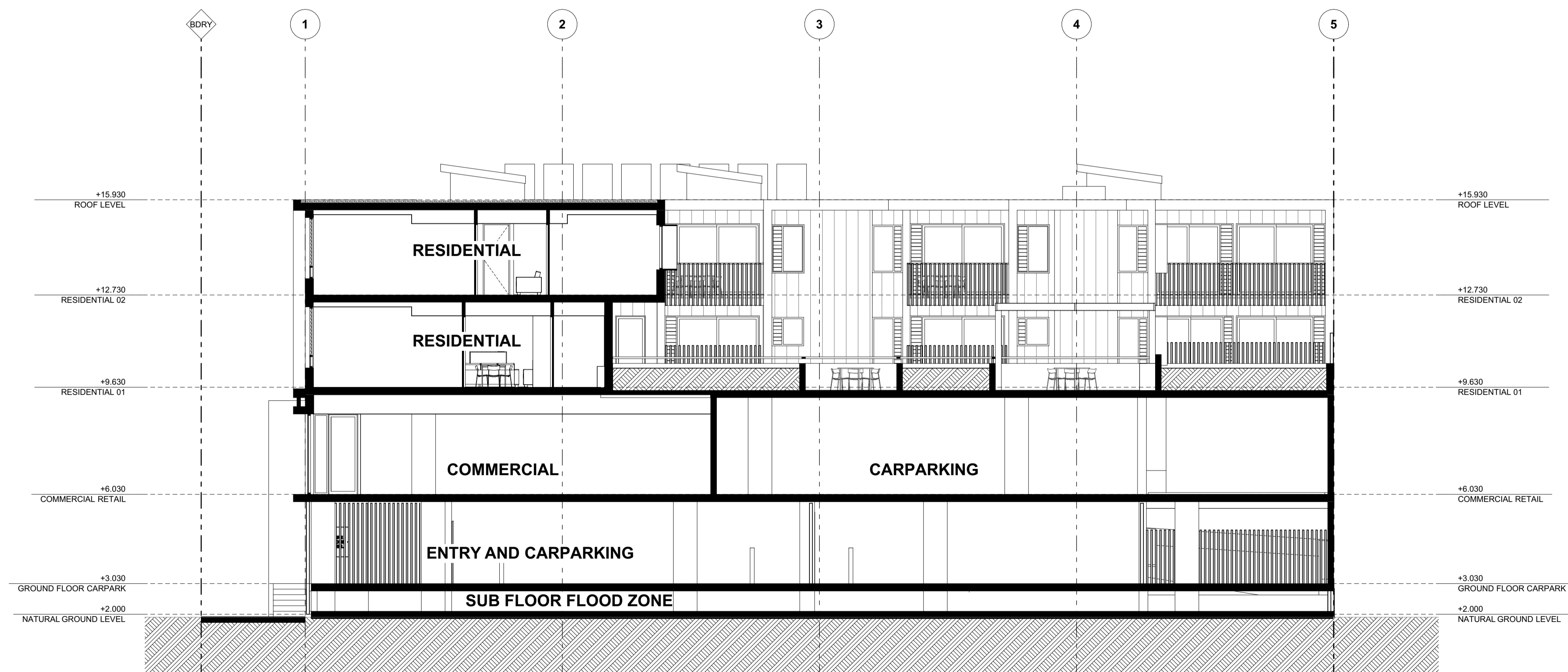
NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

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

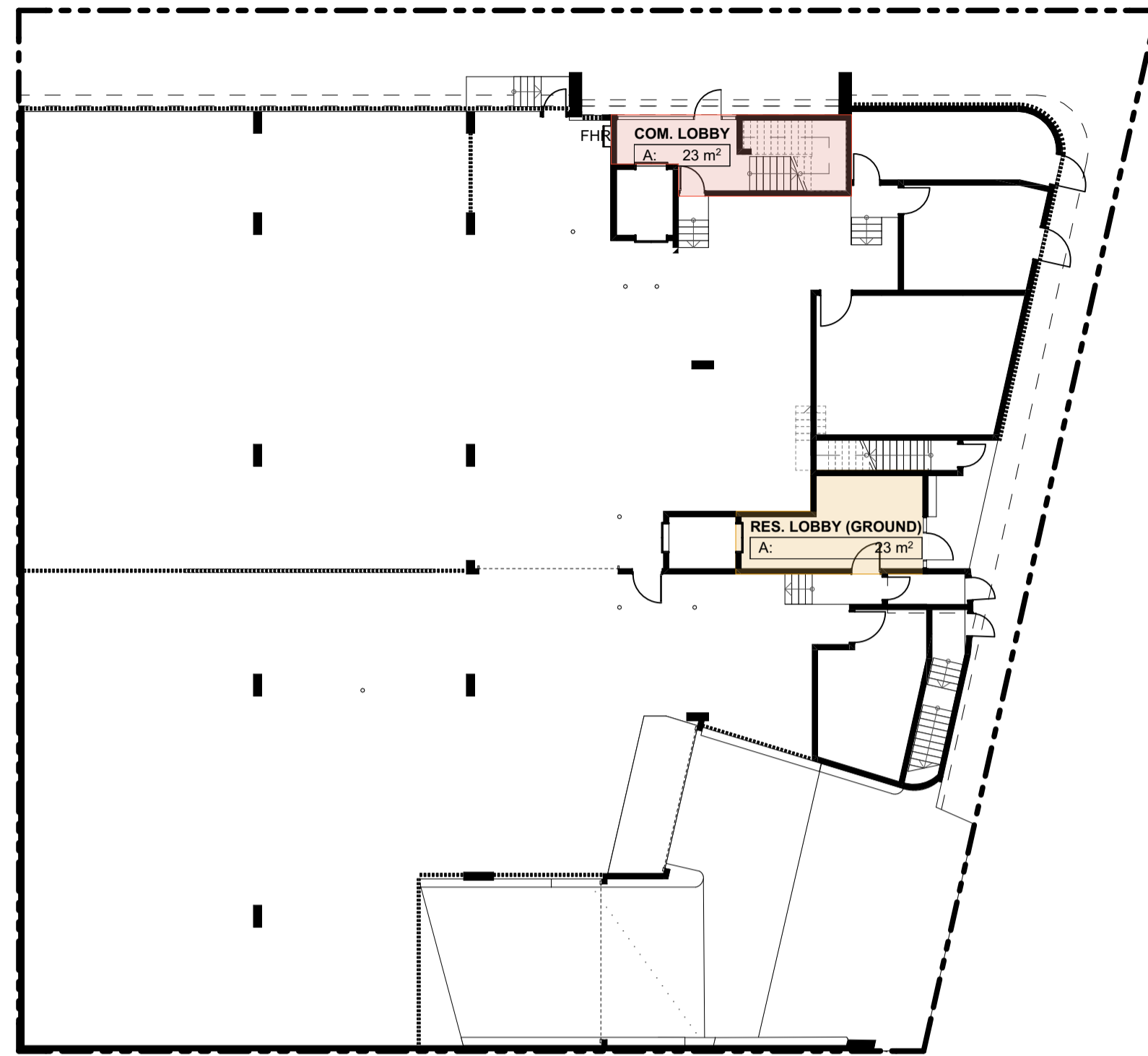
Date	Rev	Description	Drawn	Checked	Project Name	Scale	Drawn By	Date
JUL 2024	A	ISSUE FOR DA			1-5 RICKARD ROAD, NORTH NARRABEEN	1:100 @ A1	DH	22/07/2024
					SHOP TOP HOUSING			
					LOTS 7, 8, 9 DP 16212			



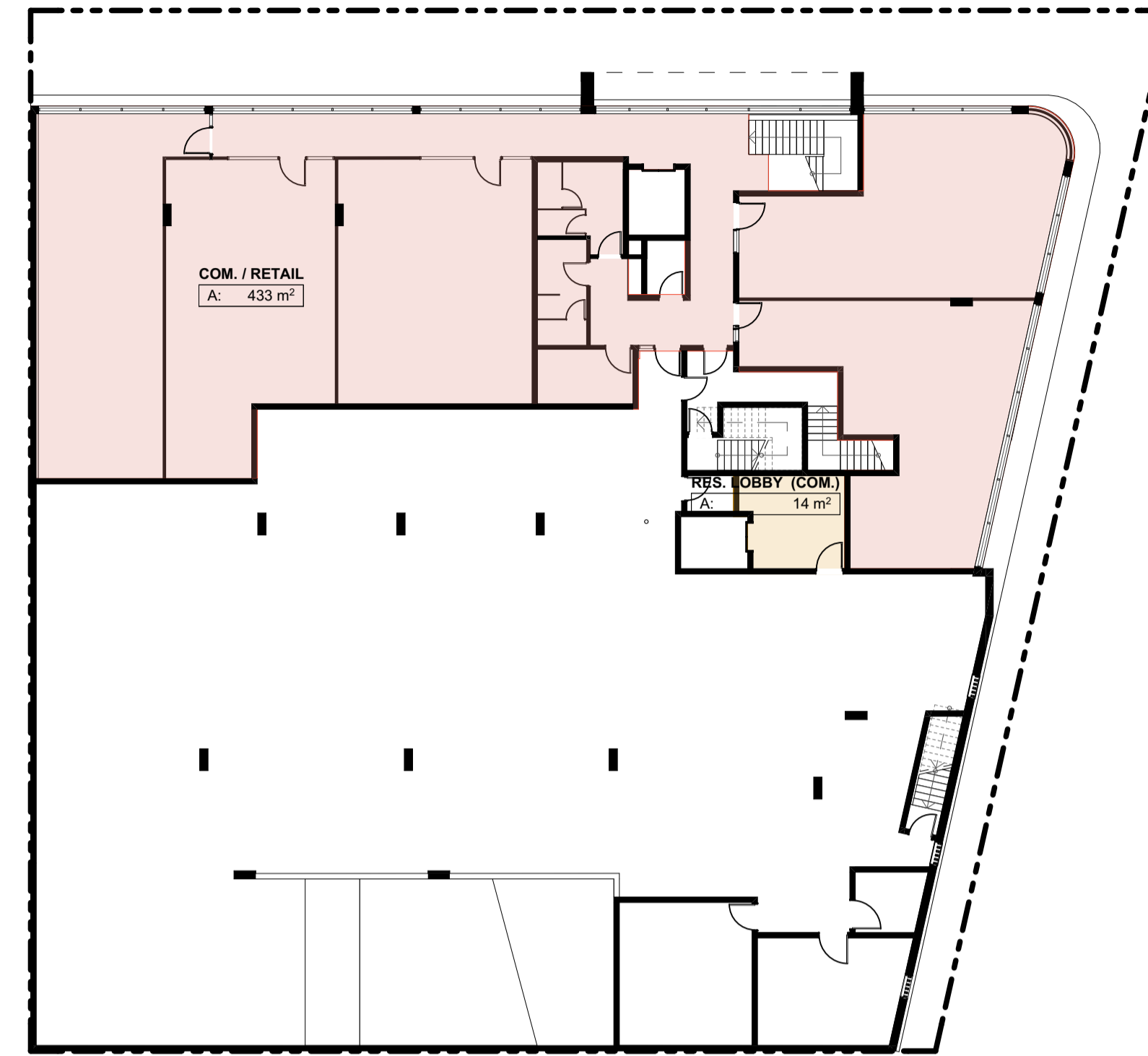
SECTION A



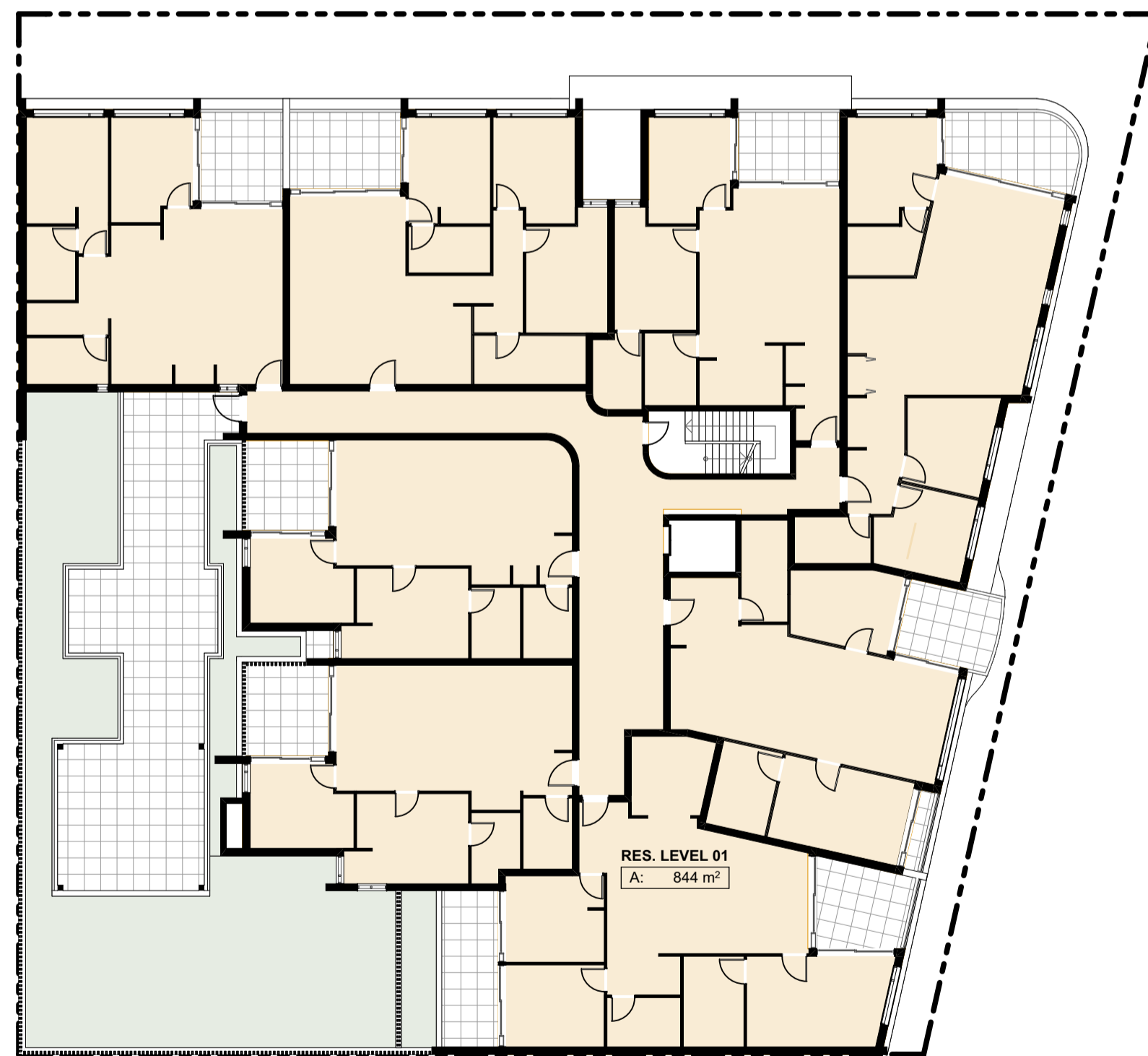
SECTION B



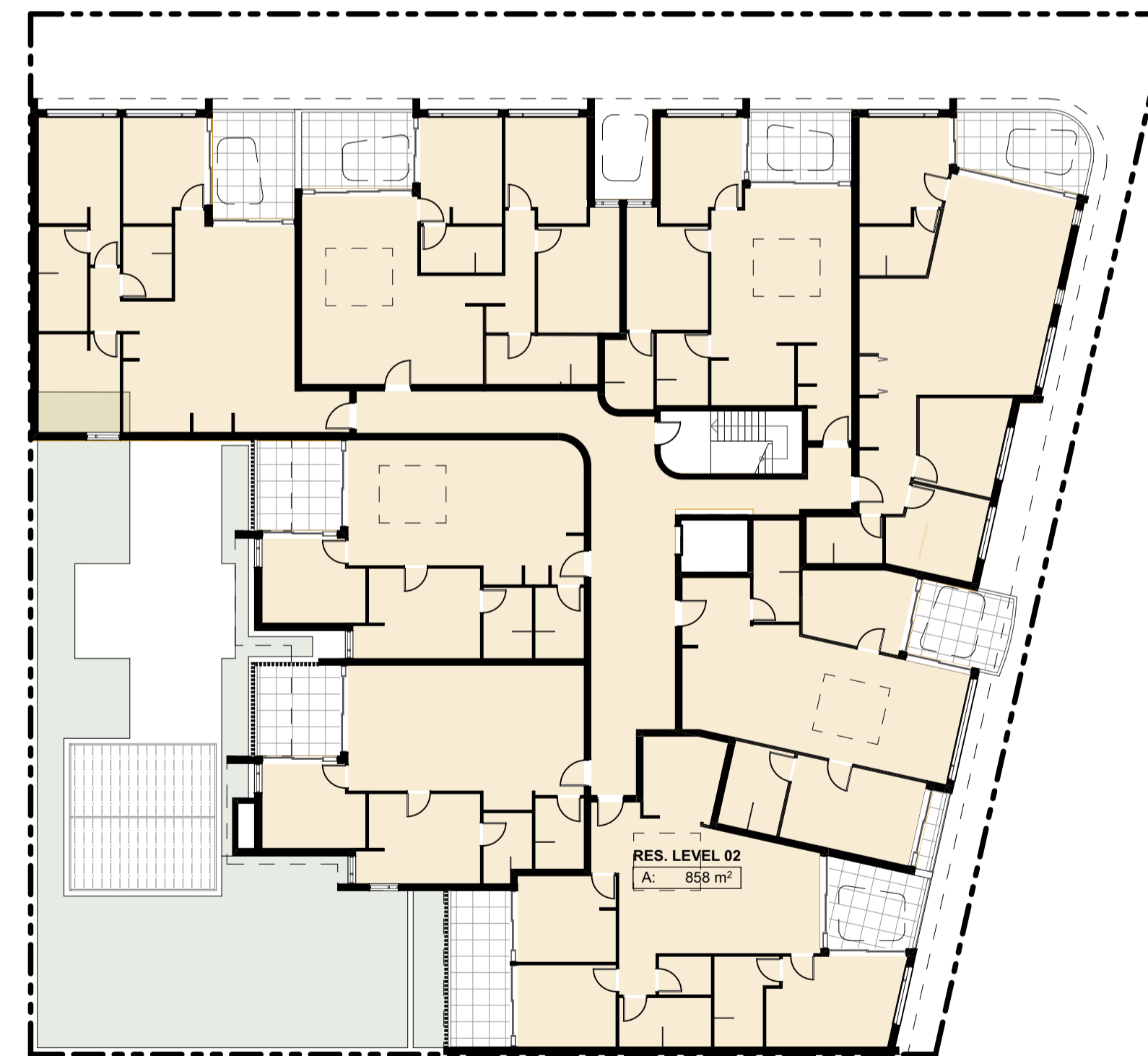
○ CARPARK LEVEL GFA



○ COMMERCIAL RETAIL GFA



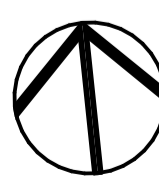
○ RESIDENTIAL 01 GFA



○ 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
	2,194.35 m²

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





RICKARD ROAD 02



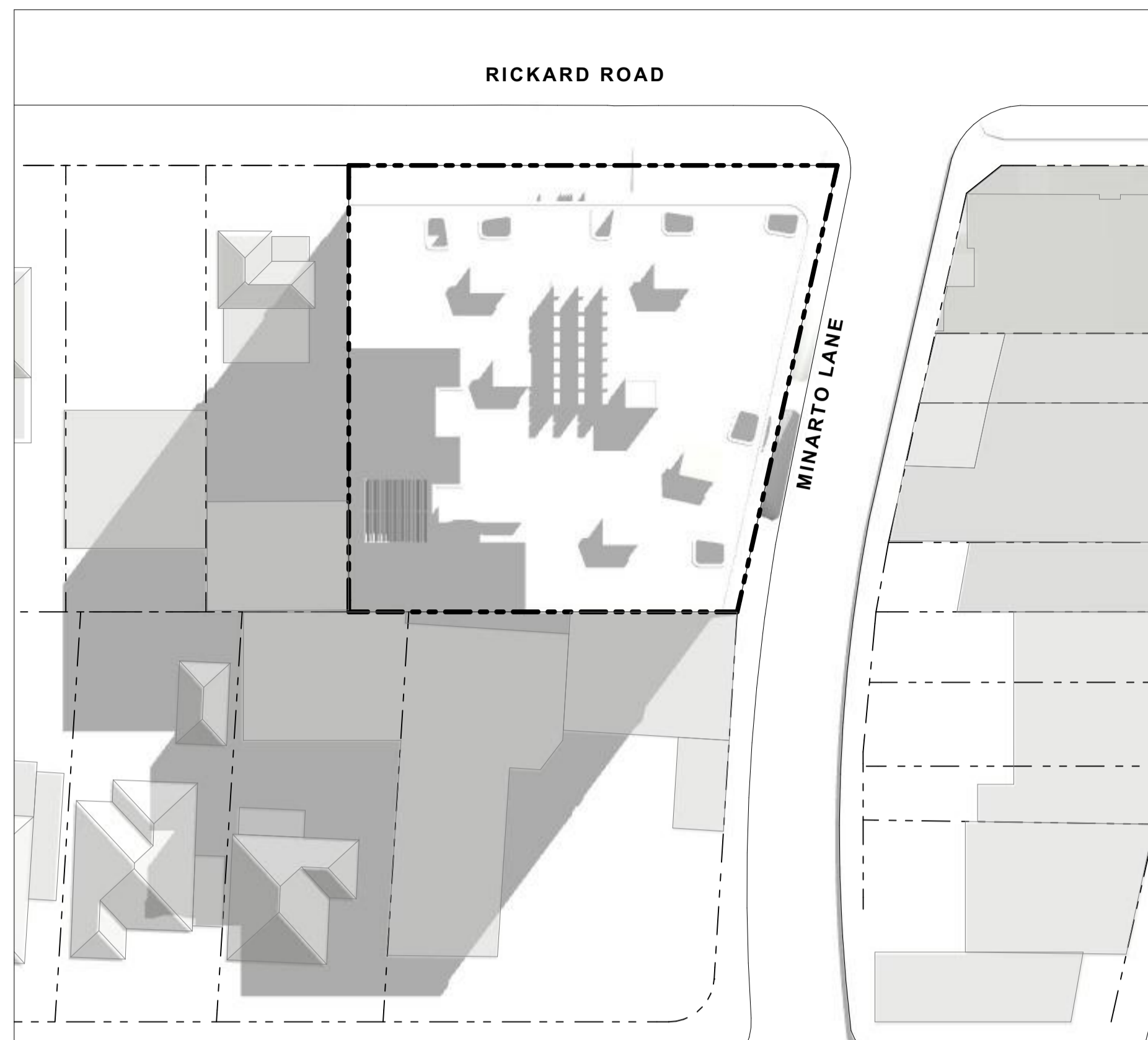
RICKARD ROAD 03



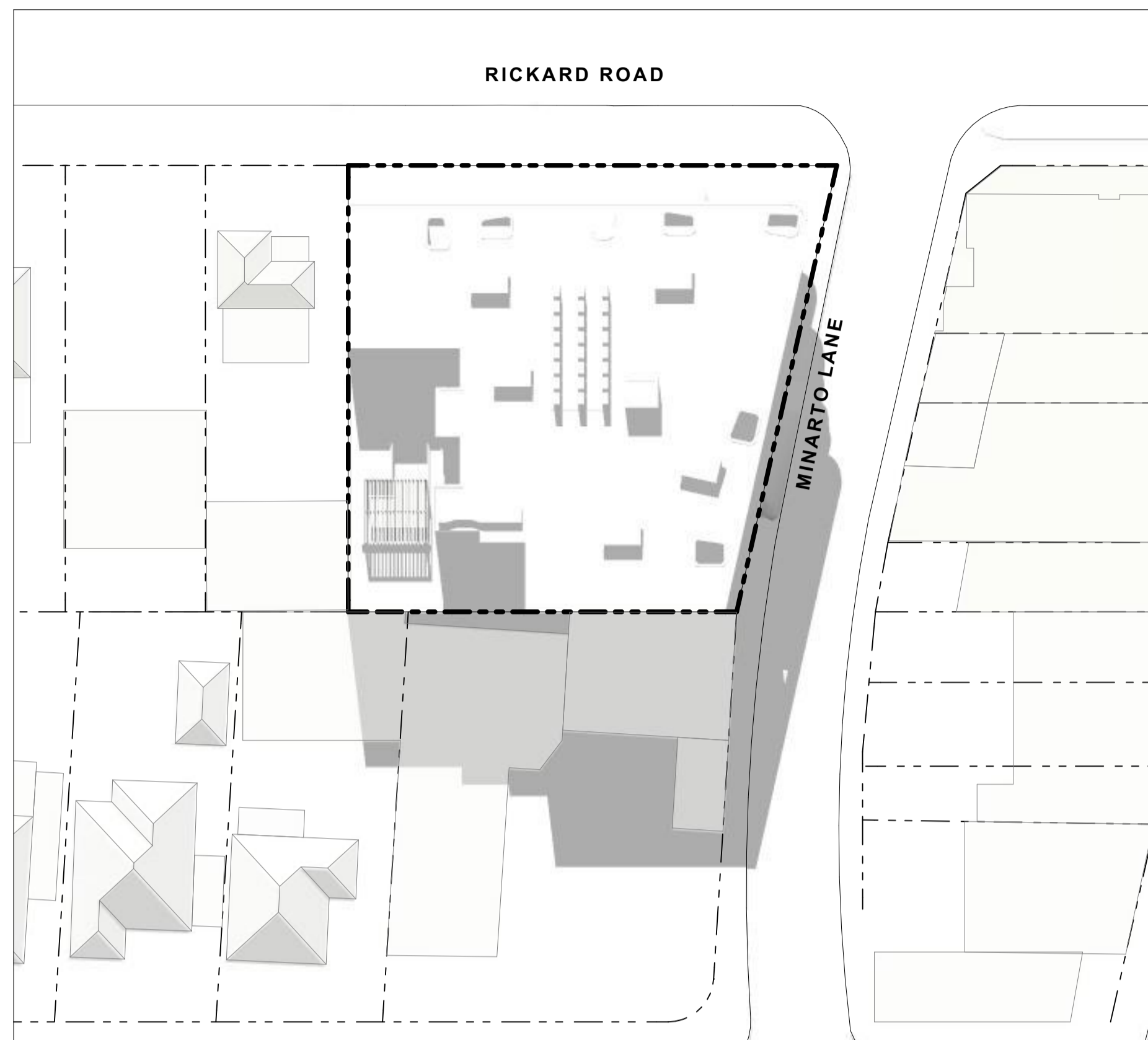
RICKARD ROAD 01



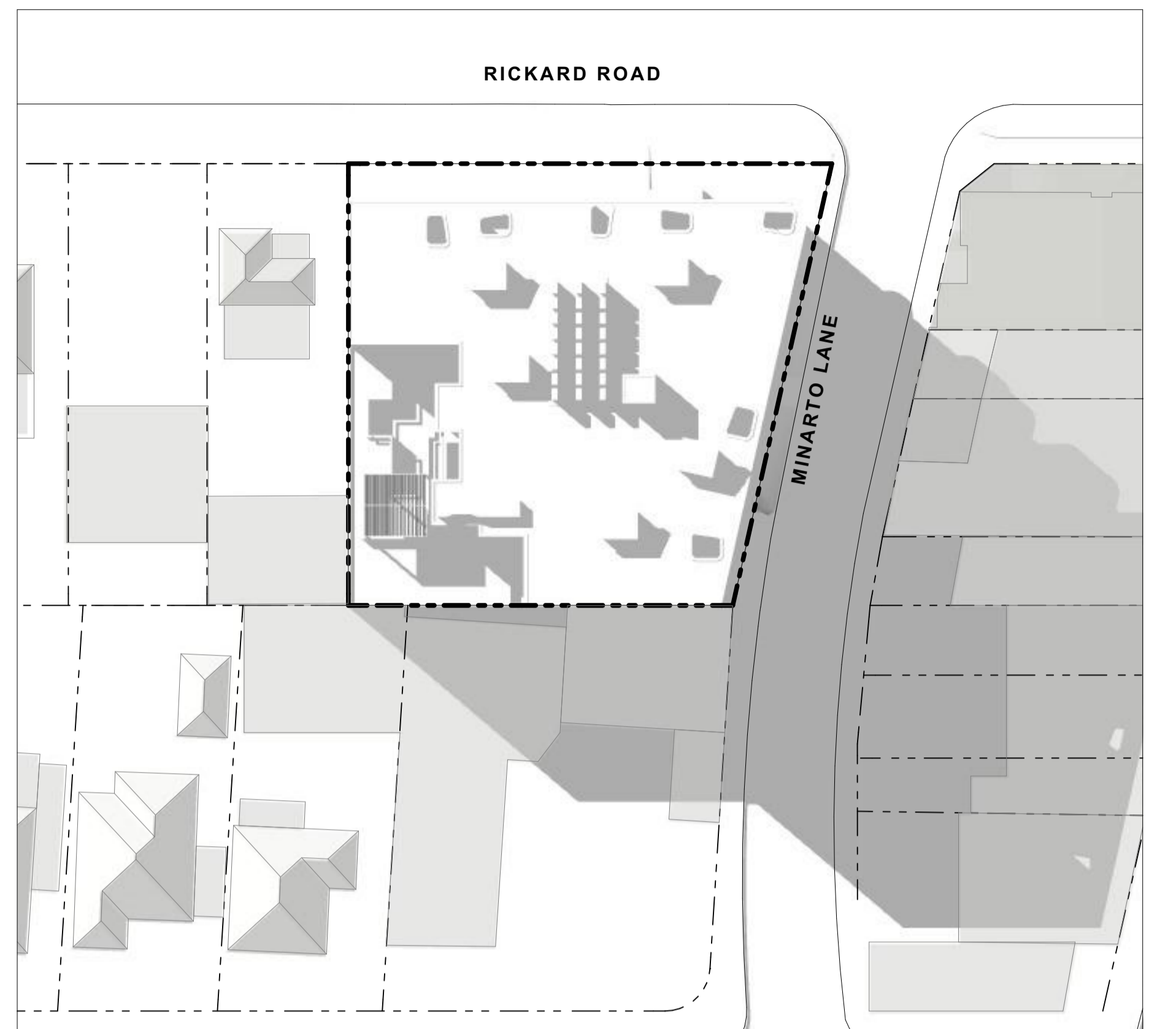
MINARTO LANE 01



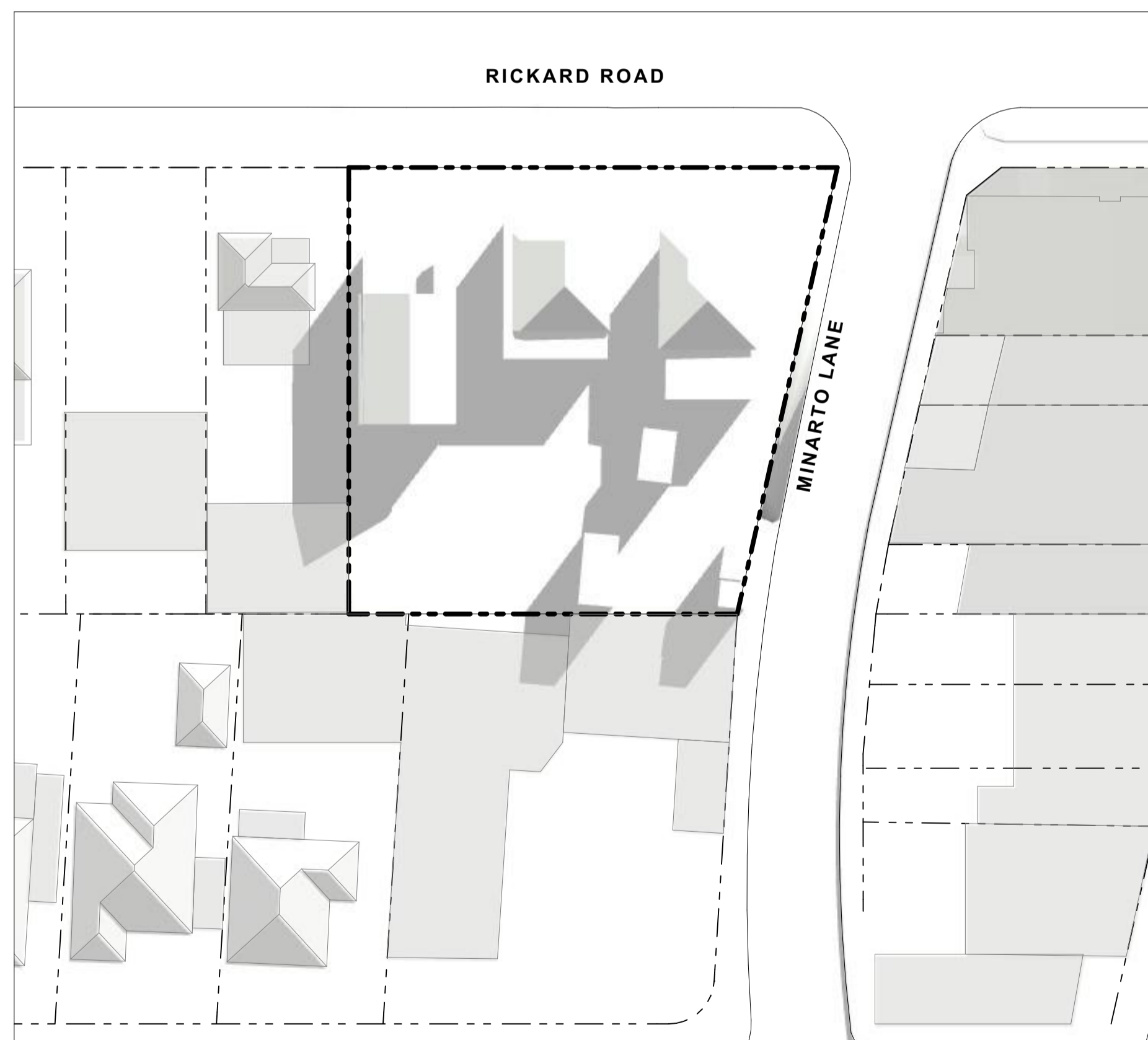
○ JUNE 21 9 AM PROPOSED



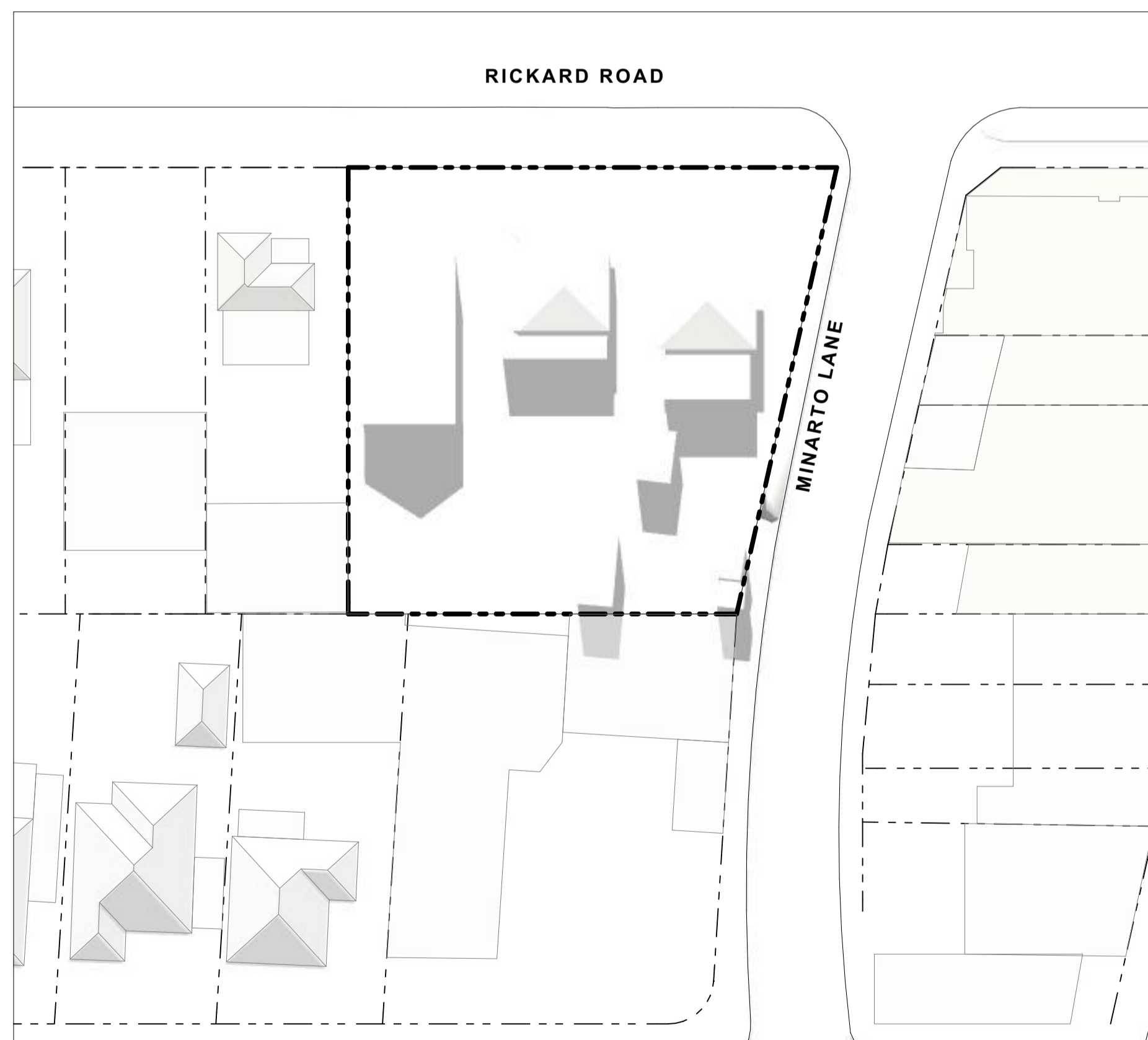
○ JUNE 21 12 PM PROPOSED



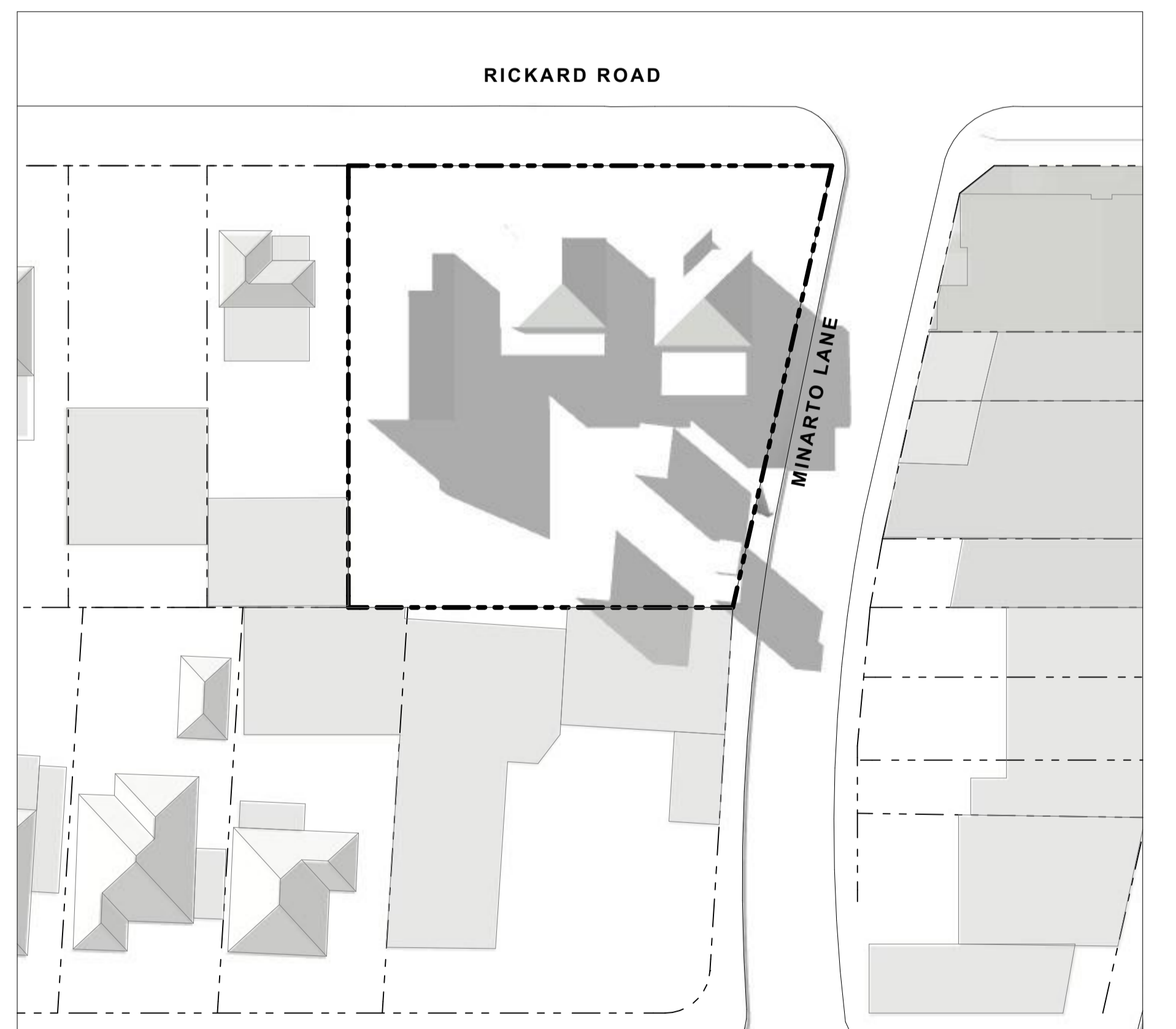
○ JUNE 21 3 PM PROPOSED



○ 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			

Product No.	Revision	Scale	Drawn By	Date
2315	DA 17	@ A1	DH	22/07/2024



