

# 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 <b>as per assessor certificate</b> : 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) <b>as per assessor certificate</b> 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 <b>as per assessor certificate</b> 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

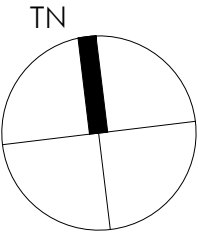
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Issue	Description	Date
S1	Issue for Section 4.55 Amendment	26.06.23

#### 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  
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NGL - NATURAL GROUND LINE  
OF - OVER FLOW  
RL - RELATIVE LEVEL SCREEN  
SW - STORMWATER  
TYP - TYPICAL



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





## NO. 10 - THREE STOREY COMMERCIAL & RESIDENTIAL DEVELOPMENT



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



## 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.



VIEW EAST ACROSS RICKARD ROAD AND THE SITE.







VIEW WEST ACROSS RICKARD ROAD AND THE SITE.

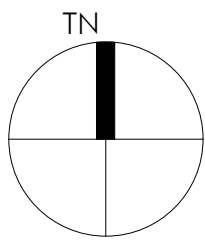
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Client	ANTHONY GLEESON
Project	2-8 RICKARD ROAD, NORTH NARRABEEN

Title LOCATION PLAN		
Drawn MB	Checked	Scale
Number 10090 _ DA00		Notes S1

# DEVELOPMENT APPLICATION

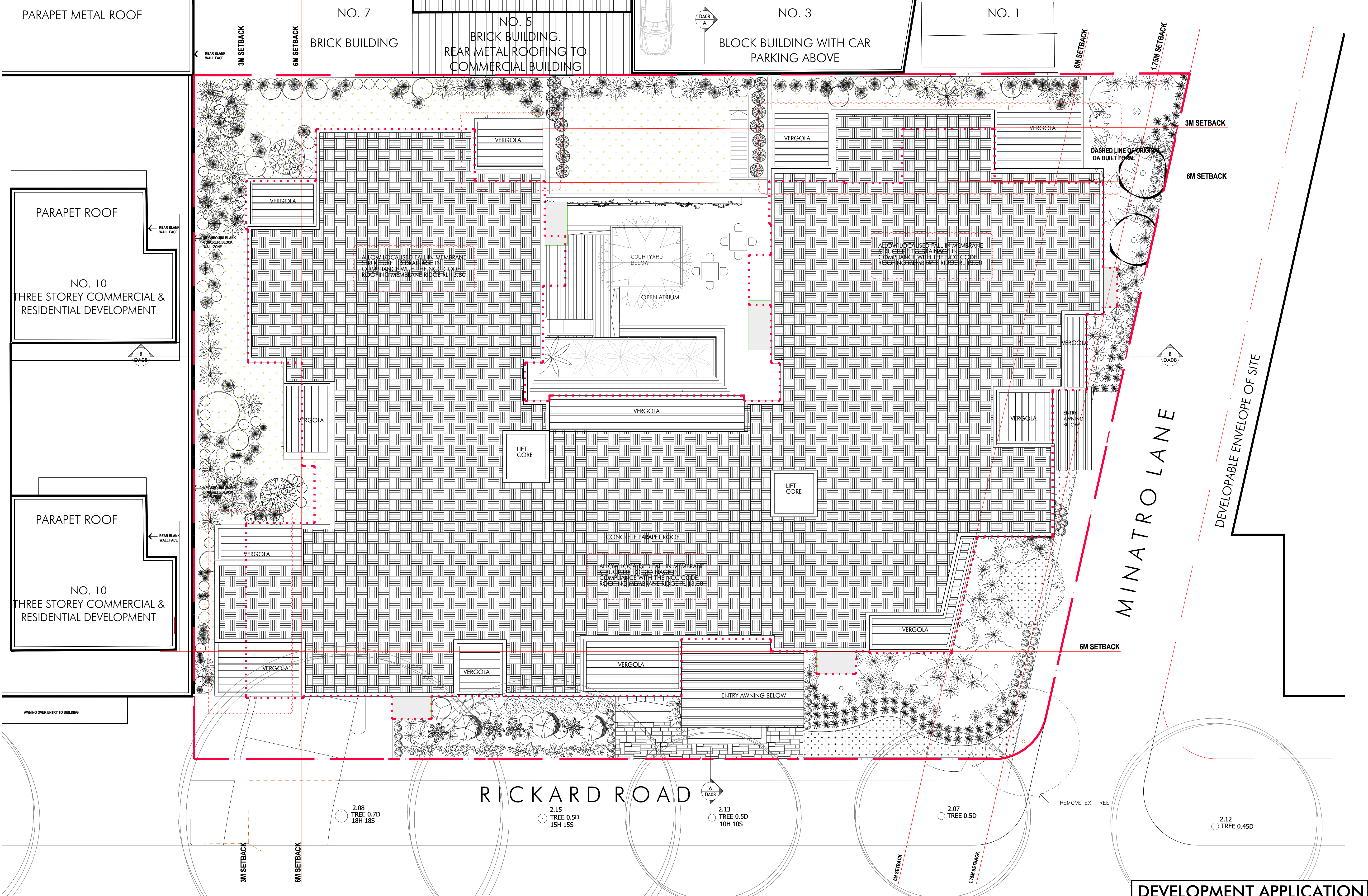
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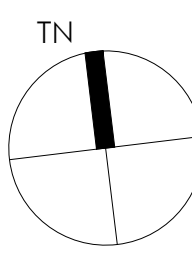
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**0001365610** 27 Jun 2023  
Assessor Tracey Coles  
Accreditation No. HERA10033  
Address  
2-8 Rickard Road, Narrabeen, NSW, 2101  
  
hstar.com.au



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

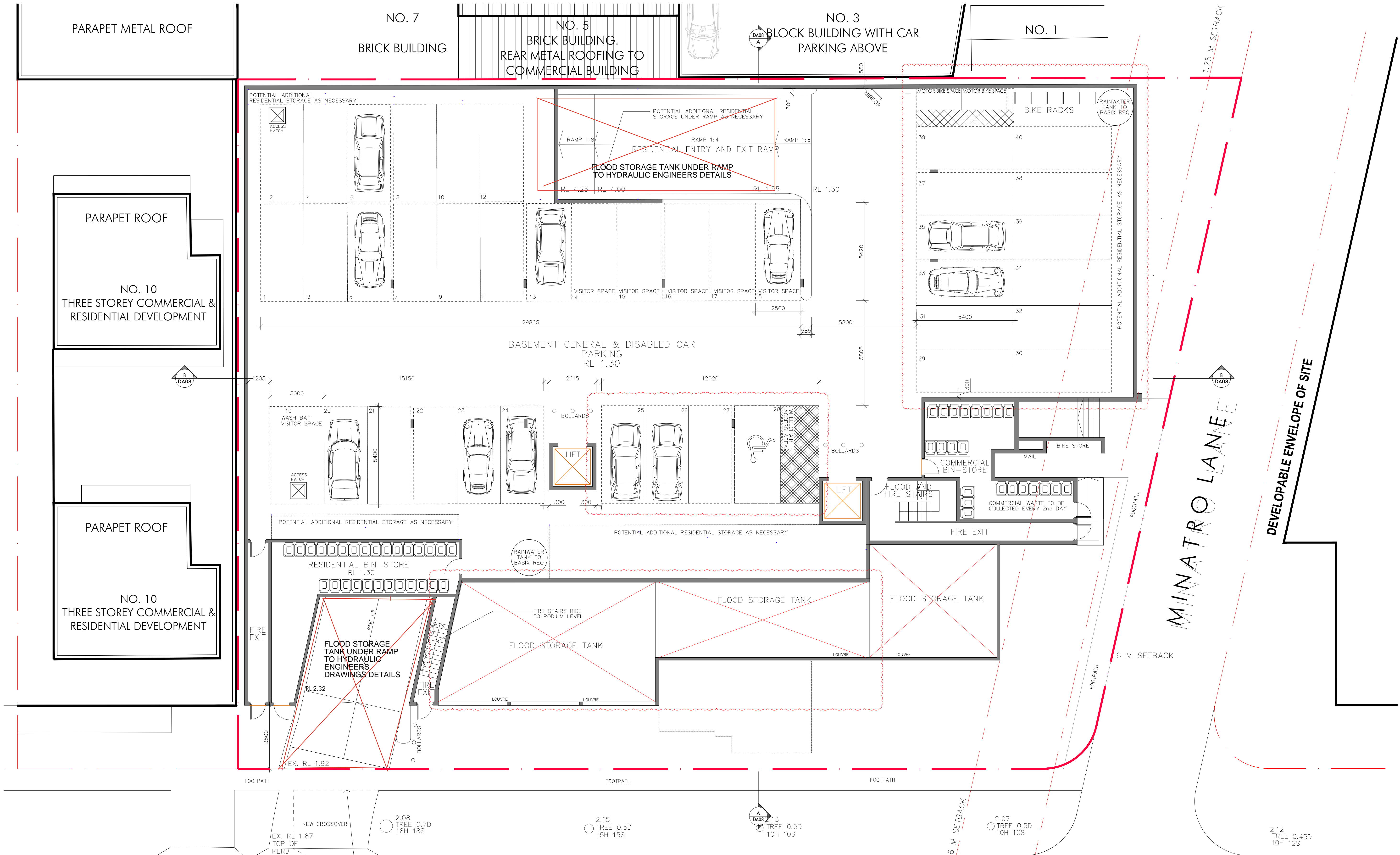
Title	ROOF PLAN
Drawn	MB
Checked	
Date	
Number	10090_DA01
Issue	S1

DEVELOPMENT APPLICATION



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RICKARD ROAD

DEVELOPMENT APPLICATION

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0001365610 27 Jun 2023

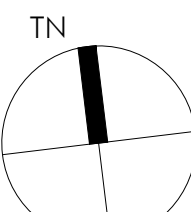
Assessor Tracey Coles

Accreditation No. HERA10033

Address

2-8 Rickard Road, Narrabeen, NSW, 2101

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Client  
**ANTHONY GLEESON**

Project  
**2-8 RICKARD ROAD, NORTH NARRABEEN**

The <b>BASEMENT FLOOR</b>	
Drawn MB	Checked
Number <b>10090_DA02</b>	Issue <b>S1</b>

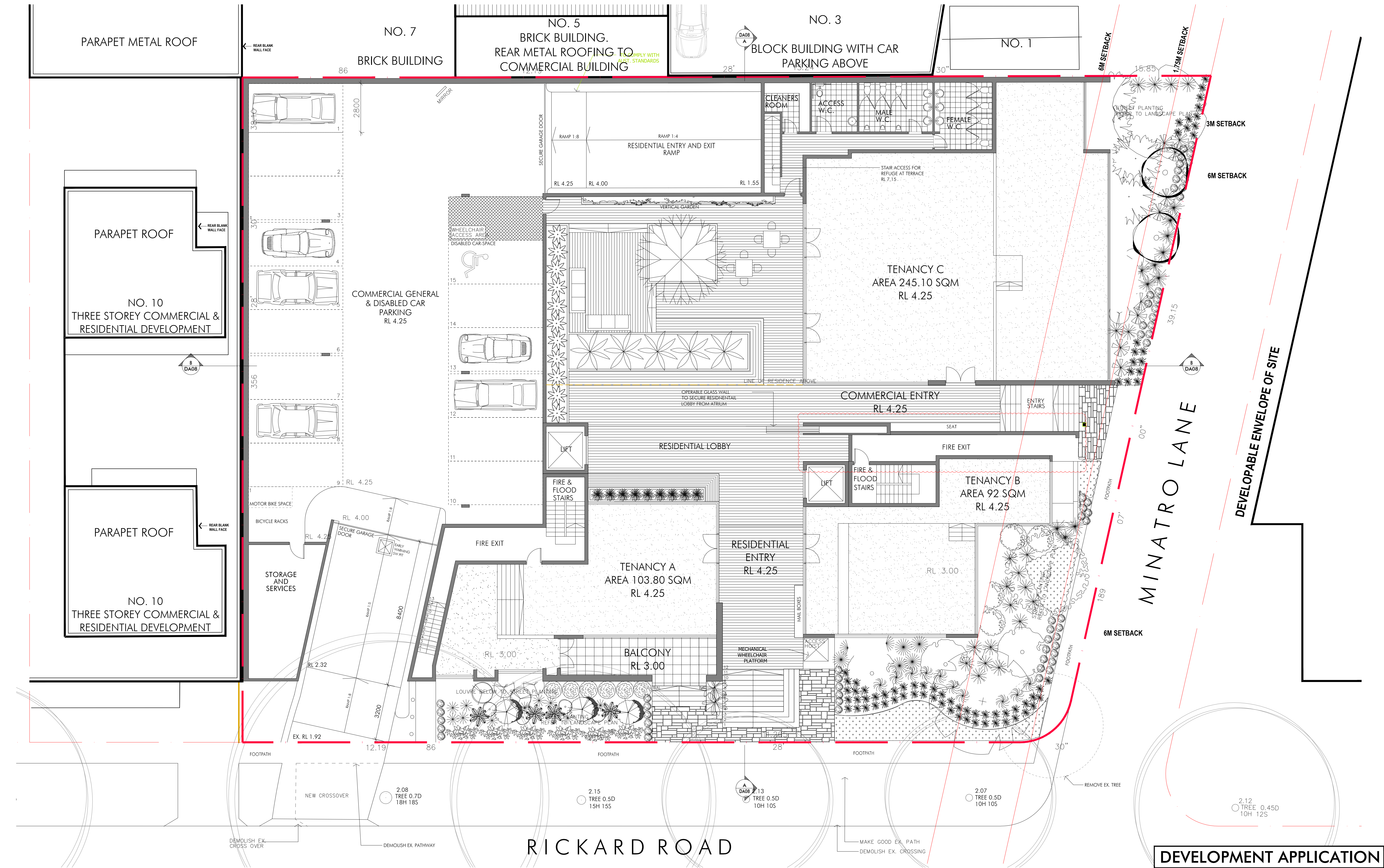
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**4.8**  
Average  
star rating  
NATIONWIDE  
HOUSE  
www.nuthers.gov.au

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Assessor Tracey Coles  
Accreditation No. HERA10033  
Address  
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TN

**ANTHONY GLEESON**

**2-8 RICKARD ROAD, NORTH NARRABEEN**

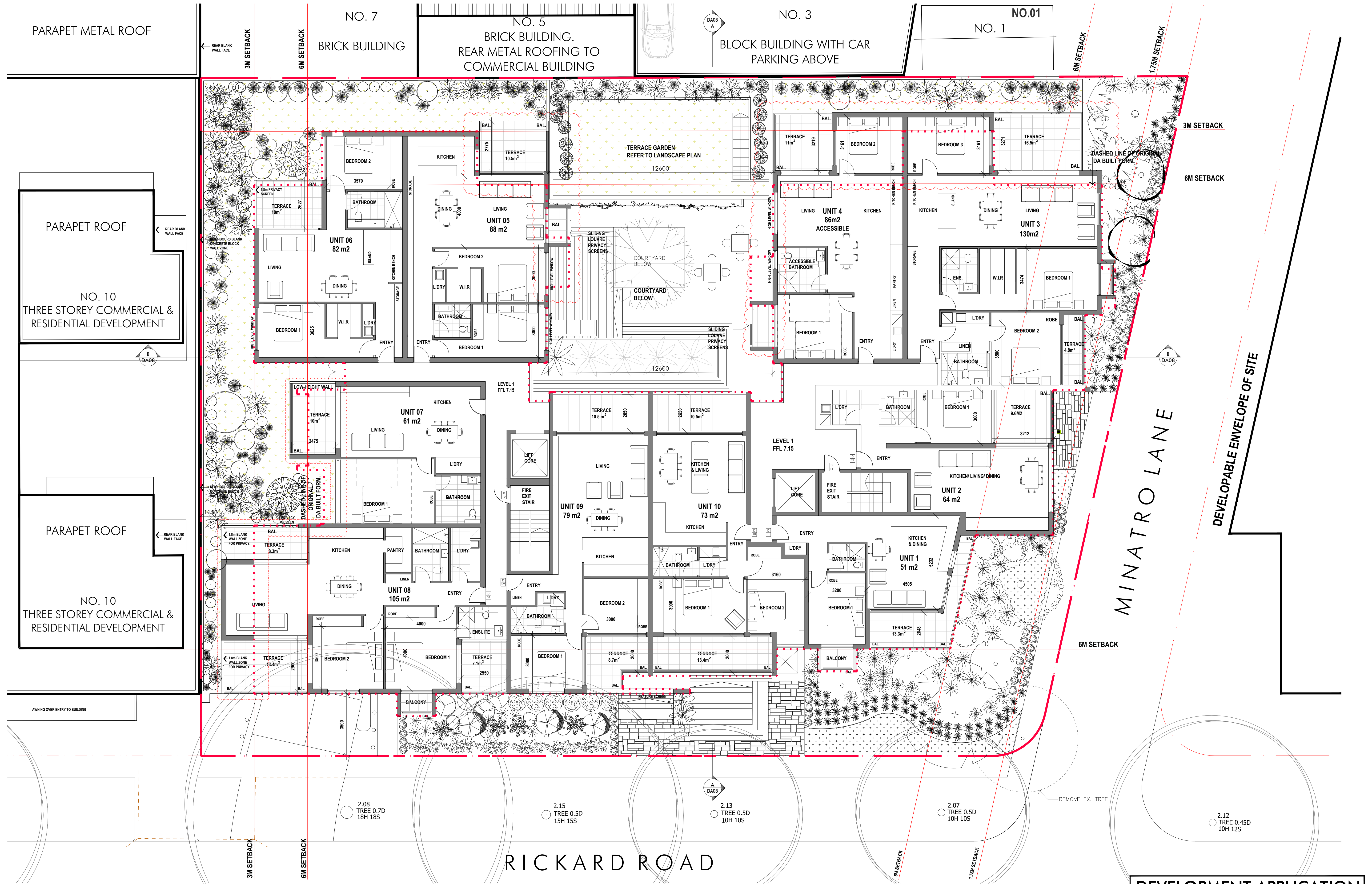
**GROUND FLOOR**

Drawn	Checked	Scale
MB		

Number	Rev
10090_DA03	S1

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## DEVELOPMENT APPLICATION

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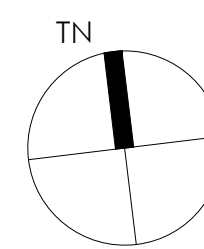
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51	Issue for Section 4.55 Amendment	26.07.23

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**ANTHONY GLEESON**  
**2-8 RICKARD ROAD, NORTH NARRABEEN**

**FIRST FLOOR**  
MB  
10090\_DA04  
S1

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0001365610 27 Jun 2023

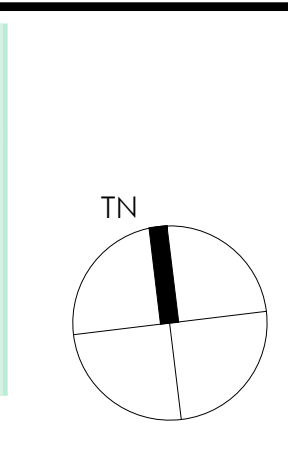
Assessor Tracey Cools

Accreditation No. HERA10033

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Client  
**ANTHONY GLEESON**

Project  
**2-8 RICKARD ROAD, NORTH NARRABEEN**

Title  
**SECOND FLOOR**

Drawn  
MB

Checked

Date

Number  
**10090\_DA05**

Issue  
**S1**

**DEVELOPMENT APPLICATION**

**DesignVines**

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BOUNDARY

NO. 2 - 8

BOUNDARY (VARIES)

BOUNDARY (VARIES)

MINATRO LANE

1.7.92

LEVEL

COMMERCIAL GARAGE ENTRY

MASONRY WALL CONSTRUCTION TYPICALLY FINISHED AS NOTED.

ENTRY CANOPY  
STAIR ACCESS TO NEW ATRIUM LEVEL

ACCESS HOIST

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

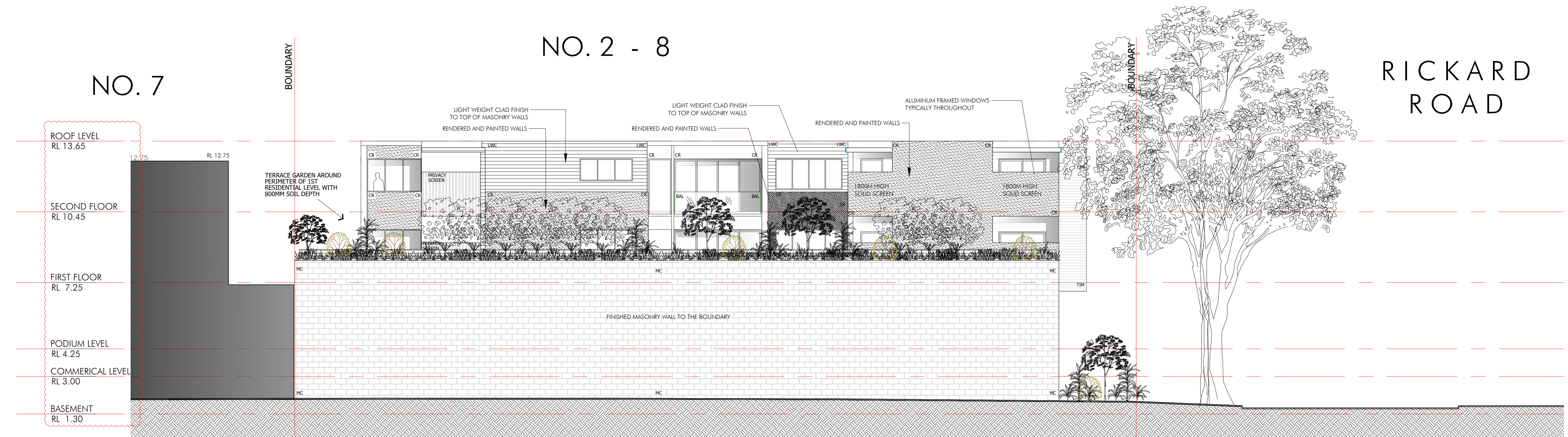
FINISHED MASONRY WALL TO THE BOUNDARY

LOUVRES RELEASING FLOOD WATER INTO FLOOD STORAGE TANK

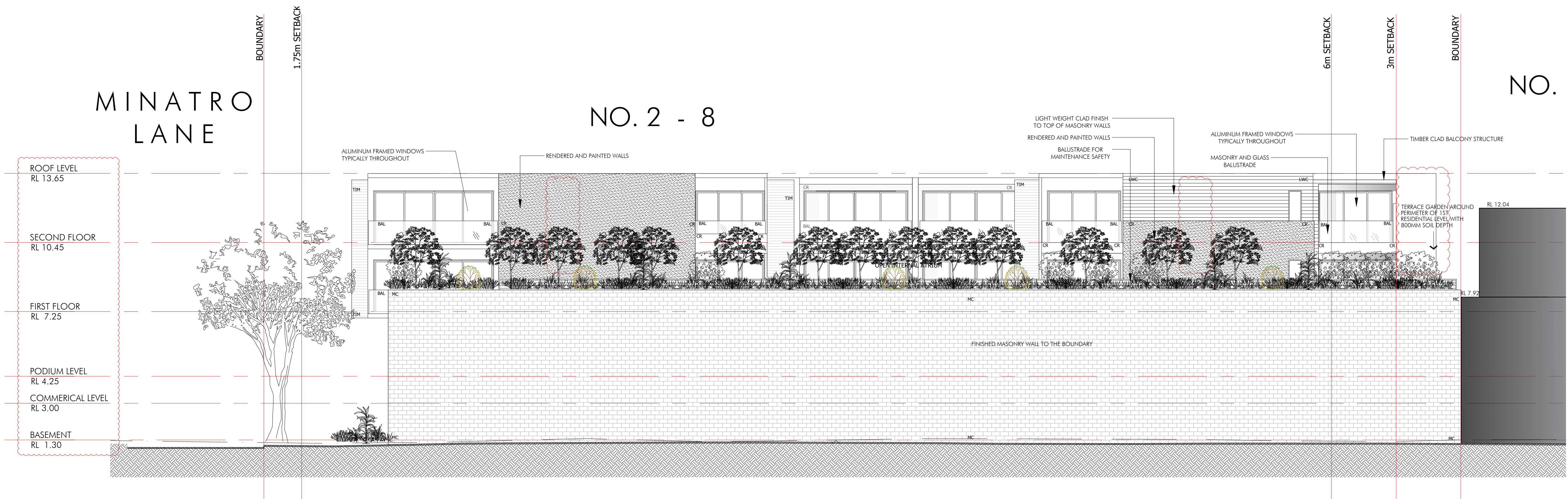
TENANCIES AT GROUND PODIUM LEVEL

[illegible][illegible]





01 PROPOSED WESTERN ELEVATION  
SCALE 1:100 @ A1



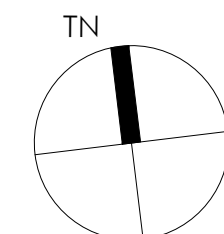
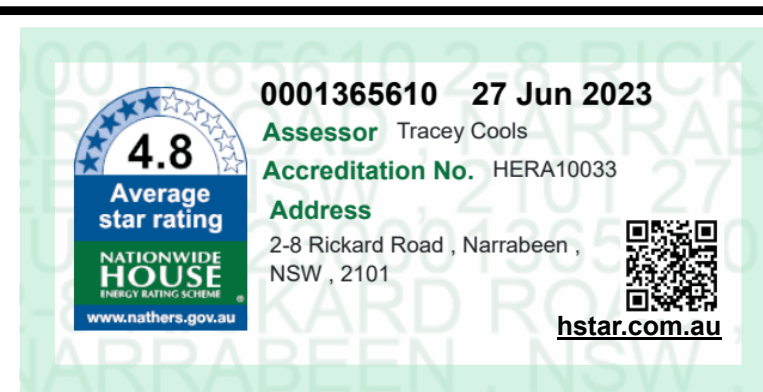
02 PROPOSED NORTH ELEVATION  
SCALE 1:100 @ A1

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Project	2-8 RICKARD ROAD, NORTH NARRABEEN

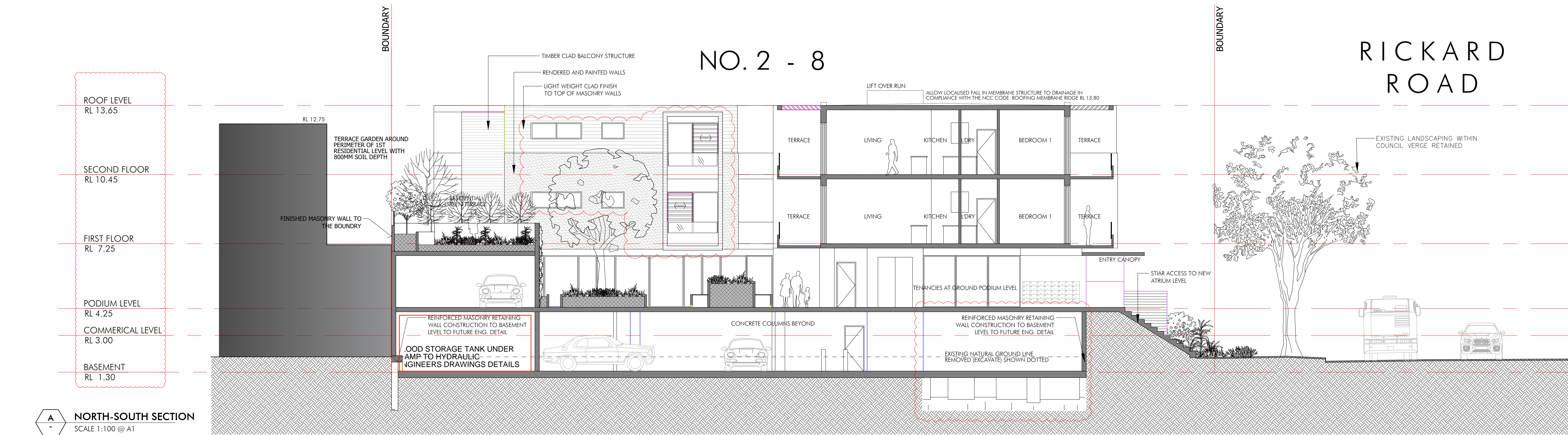
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Drawn	MB
Checked	
Date	
Number	10090_DA07
Issue	S1

DEVELOPMENT APPLICATION

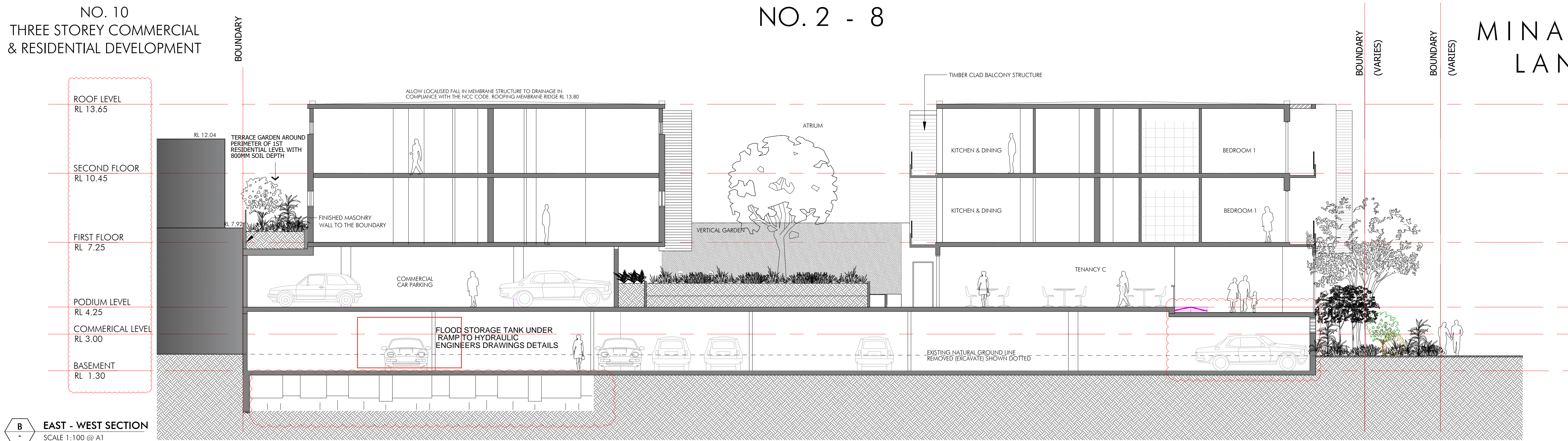
**DesignVines**

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





NO. 10  
THREE STOREY COMMERCIAL  
& RESIDENTIAL DEVELOPMENT



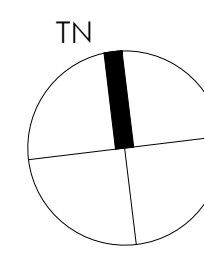
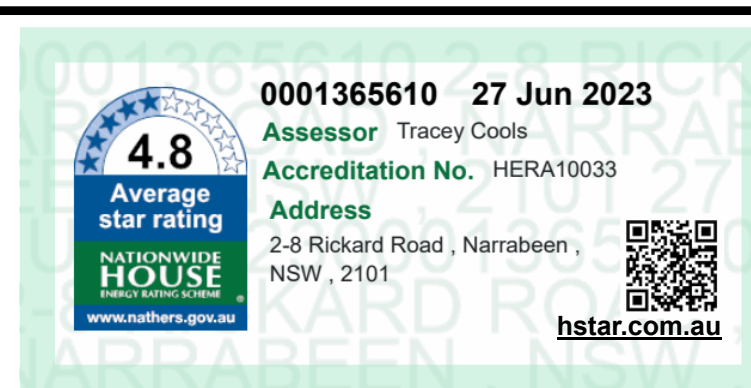
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Client  
**ANTHONY GLEESON**

Project  
**2-8 RICKARD ROAD, NORTH NARRABEEN**

Title  
**SECTIONS**

Drawn  
MB

Checked

Date

Number  
**10090\_DA08**

Issue  
**S1**

#### DEVELOPMENT APPLICATION

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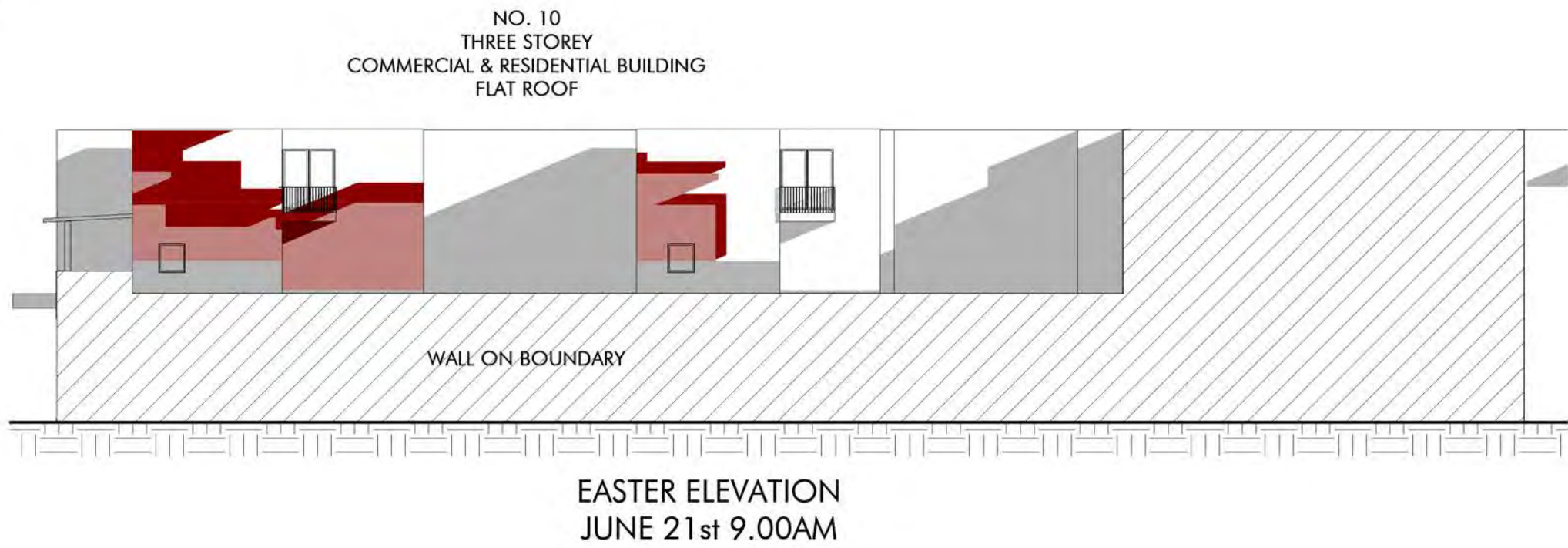
mitchbye@designvines.com  
www.designvines.com  
Mitchell Bye Nominated Architect No.9822





- 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 9.00am  
1 : 200

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Issue	Description	Date
51	Issue for Section 4.55 Amendment	16.06.23

4.8

Average star rating

NATIONWIDE HOUSE

Real Estate Group

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0001365610

27 Jun 2023

Assessor Tracey Cools

Accreditation No. HERA10033

Address

2-8 Rickard Road Narrabeen NSW, 2101

hstar.com.au



Client	ANTHONY GLEESON
Project	2 - 8 RICKARD ROAD NORTH NARRABEEN 2101

Title	SHADOW DIAGRAM ANALYSIS 9am
Drawn	AB
Checked	JD
Scale	AS INDICATE
Number	10090_SD01
Issue	S1

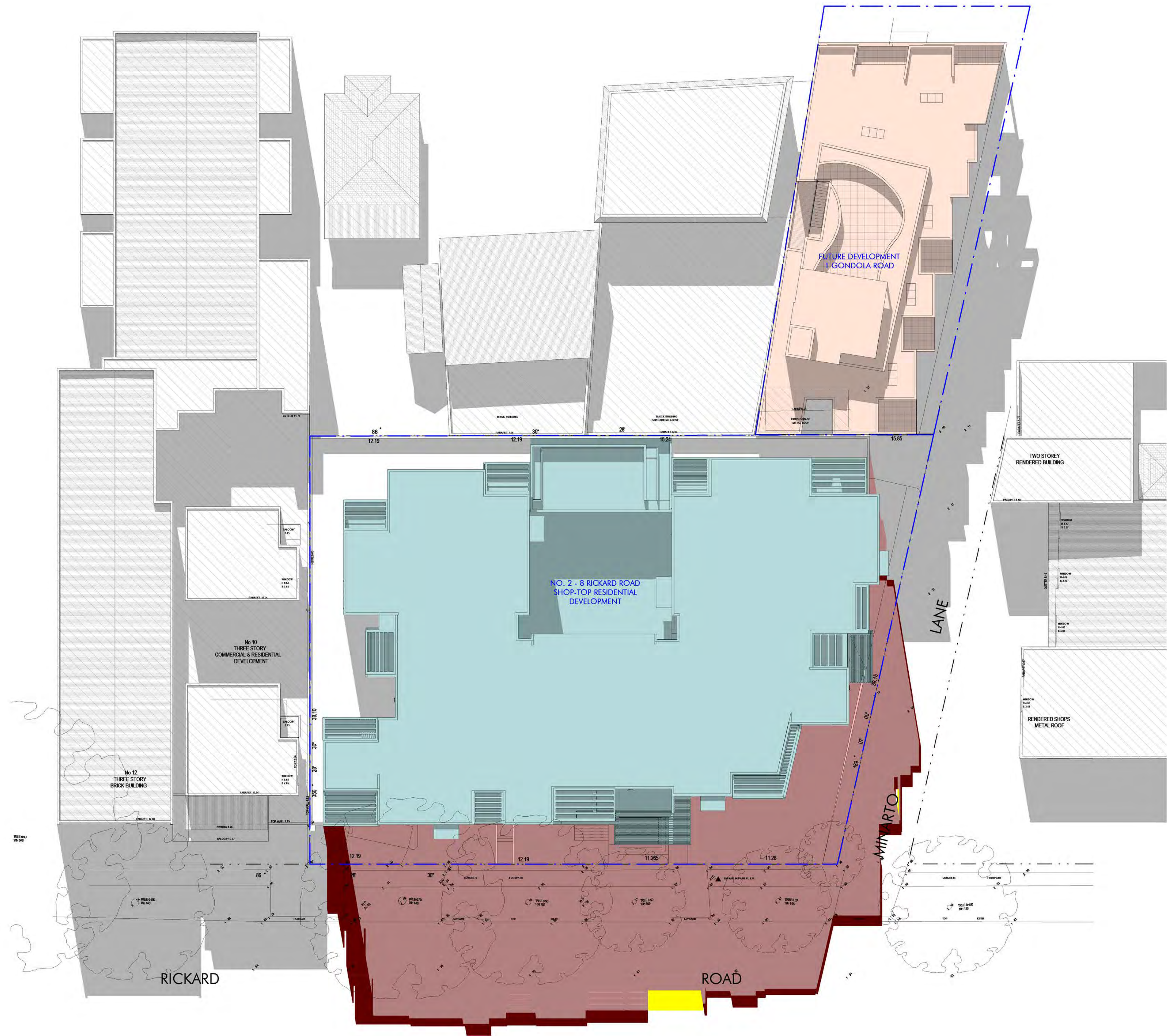
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- LEGEND:
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
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Shadowing June 21st 12.00pm  
1 : 200

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Issue	Description	Date
51	Issue for Section 4.55 Amendment	16.06.23

4.8

Average star rating

NATIONWIDE HOUSE

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27 Jun 2023

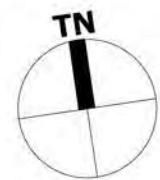
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Client	ANTHONY GLEESON
Project	2 - 8 RICKARD ROAD NORTH NARRABEEN 2101

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

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Issue	Description	Date
01	Issue for Section 4.55 Amendment	16.06.23

4.8  
Average  
star rating

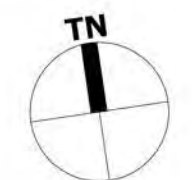
0001365610 27 Jun 2023

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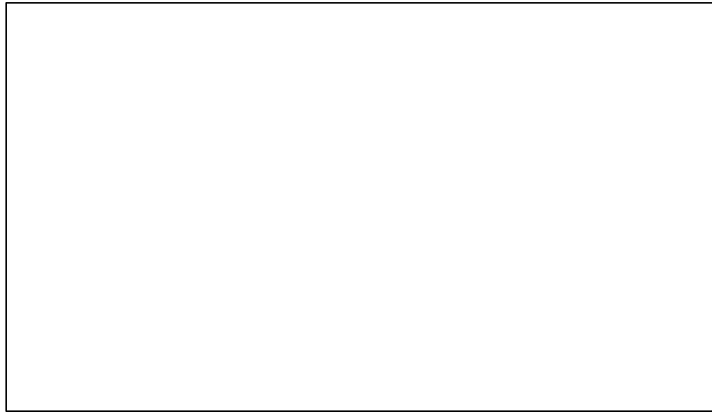


Client ANTHONY GLEESON		Title SHADOW DIAGRAM ANALYSIS 3pm	
Project 2 - 8 RICKARD ROAD NORTH NARRABEEN 2101	Drawn AB	Checked JD	Scale AS INDICATE
	Number 10090_SD03	Issue S1	

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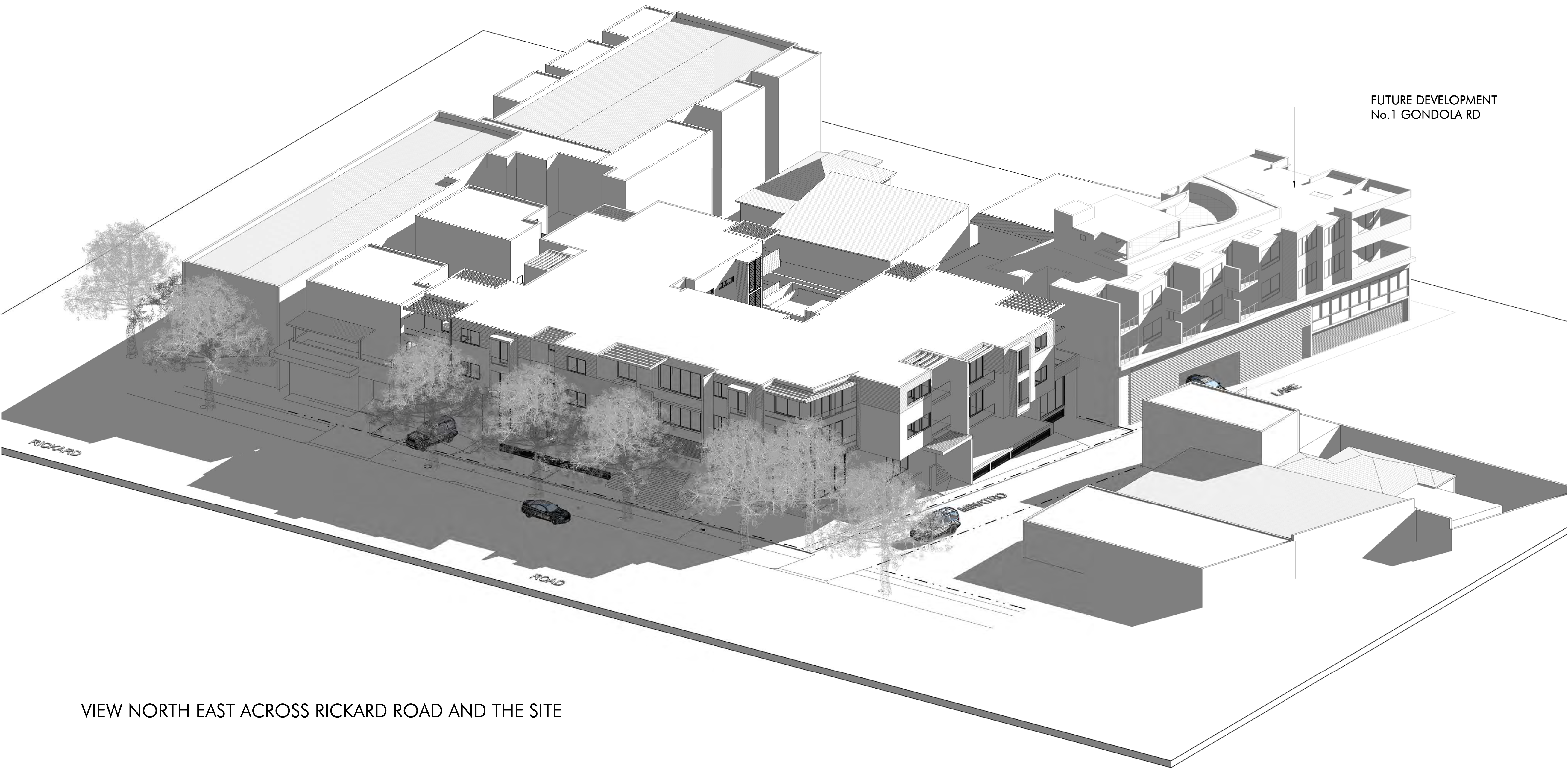
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SHADOW ANALYSIS

NO 2 - 8 RICKARD ROAD  
NARRABEEN NSW



VIEW NORTH EAST ACROSS RICKARD ROAD AND THE SITE

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Issue	Description	Date

4.8  
Average  
star rating

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Client

ANTHONY GLEESON

Project

2 - 8 RICKARD ROAD  
NORTH NARRABEEN 2101

Title

VIEW NORTH EAST ACROSS  
RICKARD ROAD AND THE  
SITE

Drawn

AB

Checked

JD

Scale

Number

10090\_SD26

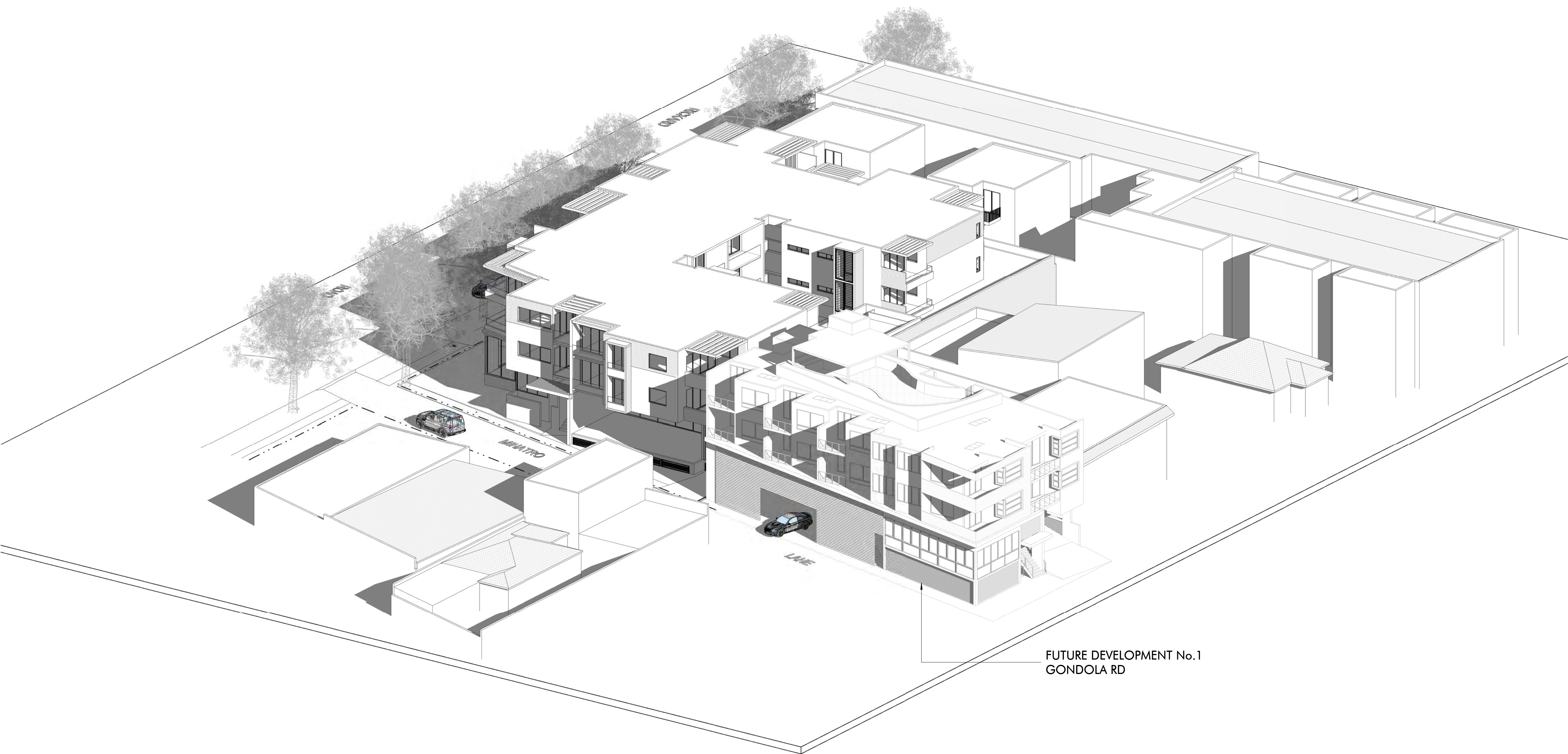
Issue

S1

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VIEW WEST ALONG MINATRO LANE AND THE SITE

SHADOW ANALYSIS

NO 2 - 8 RICKARD ROAD  
NARRABEEN NSW

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Issue	Description	Date



**4.8**  
Average  
star rating

**0001365610** 27 Jun 2023

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Client  
ANTHONY GLEESON

Project  
2 - 8 RICKARD ROAD  
NORTH NARRABEEN 2101

Title  
VIEW WEST ALONG  
MINATRO LANE AND THE  
SITE

Drawn  
AB

Checked  
JD

Number  
10090\_SD27

Scale

Sheet  
S1

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VIEW NORTH UP MINATRO LANE

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

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Issue	Description	Date



**4.8**  
Average  
star rating

**0001365610** 27 Jun 2023

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Client <b>ANTHONY GLEESON</b>		Title VIEW NORTH UP MINATRO LANE	
Project <b>2 - 8 RICKARD ROAD NORTH NARRABEEN 2101</b>	Drawn AB	Checked JD	Scale
	Number 10090_SD29	Date 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



**4.8**  
Average  
star rating

**0001365610** 27 Jun 2023

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Client	ANTHONY GLEESON	
Project	2 - 8 RICKARD ROAD NORTH NARRABEEN 2101	

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

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VIEW EAST ALONG RICKARD ROAD AND THE SITE

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

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Issue	Description	Date



**4.8**  
Average  
star rating

**0001365610** 27 Jun 2023

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Client <b>ANTHONY GLEESON</b>	Title VIEW EAST ALONG RICKARD ROAD AND THE SITE	
	Project <b>2 - 8 RICKARD ROAD NORTH NARRABEEN 2101</b>	Drawn AB
	Checked JD	Scale 
	Number 10090_SD31	Issue S1

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