

**PROJECT:**  
**PROPOSED SUBDIVISION AND NEW DWELLING**  
**(DA DOCUMENTATION)**

**AT: Lot 3 (9C), No 14 Mirrooll St**  
**Narrabeen, NSW 2101**  
**CONCEPT PLAN**

**FOR:**  
**Mr and Mrs Wykrota**

ARCHITECTURAL DRAWINGS  
**DESIGN BY:**

**BO PIOTROWSKI (M. ARCH)**  
**14 Northminster Way, Rathmines, NSW 2283**

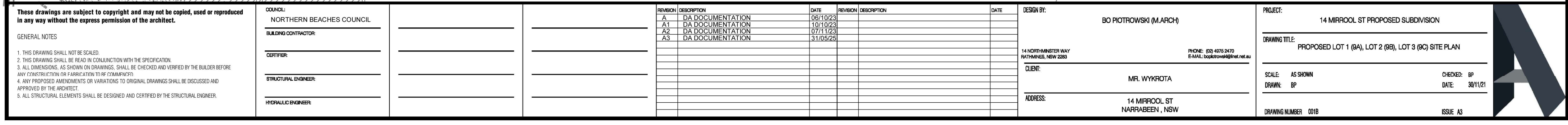
**E-mail: [bopiotrowski@iinet.net.au](mailto:bopiotrowski@iinet.net.au)**

**DATE: 3<sup>rd</sup> June 2025**  
**REV A3**

<b><u>DA ARCHITECTURAL DRAWINGS INDEX</u></b>
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002SD	WINTER SHADOW DIAGRAM 22 <sup>ND</sup> JUNE 12 NOON	1:200
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SHADOW DIAGRAM TO PROPOSED NEW DWELING AT LOT 3  
CONCEPT PLAN  
MID WINTER (22nd JUNE) - 9am  
SCALE 1 : 200

- GENERAL NOTES:
1. SHADOW DIAGRAM IS PREPARED ON LATITUDE 33°52' SOUTH BASIS.
  2. SHADOW DIAGRAM DOES NOT REPRESENT SHADE FROM EXISTING VEGETATION.
  3. SHADOW DIAGRAM REPRESENTS SHADE PRODUCED BY No. 14 MIRROOL ST BUILDINGS ONLY, WITH EXISTING LAND CONTOUR CONSIDERATION.

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COUNCIL: NORTHERN BEACHES COUNCIL

BUILDING CONTRACTOR:

CERTIFIER:

STRUCTURAL ENGINEER:

HYDRAULIC ENGINEER:

REVISION	DESCRIPTION	DATE
A	DA DOCUMENTATION	21/11/22
A1	DA DOCUMENTATION	03/06/25

DESIGN BY: BO PIOTROWSKI (M.ARCH)

14 NORTHMINSTER WAY  
RATHMINES, NSW 2283

PHONE: (+61) 0411 122 487

CLIENT: Mick Wykrota

ADDRESS: Lot 2, 14 Mirrool St, Narrabeen, NSW

PROJECT: PROPOSED 14 MIRROOL ST LAND SUBDIVISION

DRAWING TITLE: PROPOSED SHADOW DIAGRAM (1) CONCEPT PLAN

SCALE: 1:200  
DRAWN: GP

CHECKED: BP  
DATE: 22/11/22

DRAWING NUMBER 001SD  
ISSUE A1





SHADOW DIAGRAM TO PROPOSED NEW DWELING AT LOT 3  
CONCEPT PLAN  
MID WINTER (22nd JUNE) - 12 noon  
SCALE 1 : 200

DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.

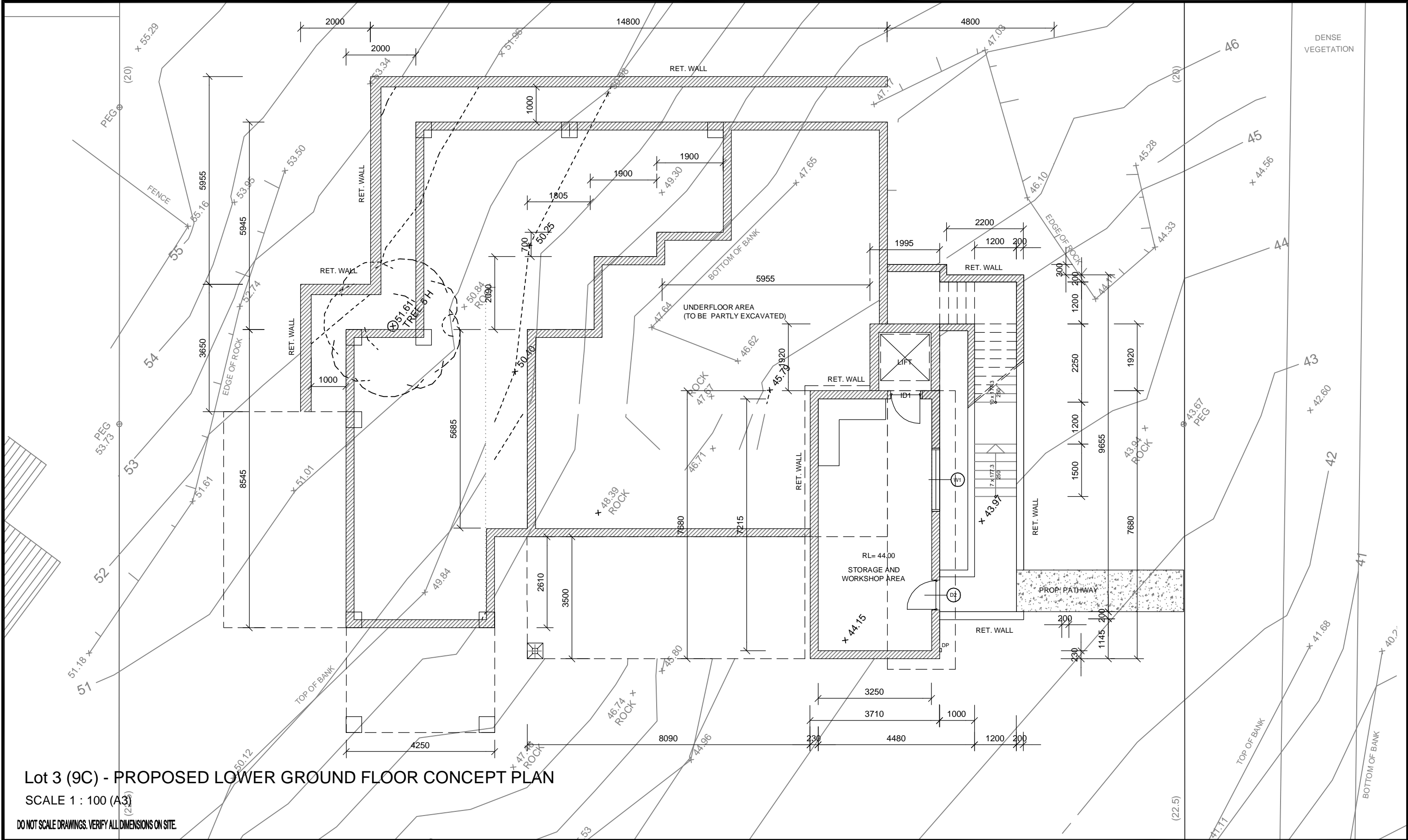
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	BUILDING CONTRACTOR:					
	CERTIFIER:				14 NORTHMINSTER WAY RATHMINES, NSW 2283	PHONE: (+61) 0411 122 487
	STRUCTURAL ENGINEER:				CLIENT:  Mick Wykrota	
	HYDRAULIC ENGINEER:				ADDRESS:  Lot 2, 14 Mirrool St, Narrabeen, NSW	
						DRAWING TITLE:  PROPOSED SHADOW DIAGRAM (2) CONCEPT PLAN
						SCALE: 1:200 DRAWN: GP
						CHECKED: BP DATE: 22/11/22
						DRAWING NUMBER 002SD ISSUE A









Lot 3 (9C) - PROPOSED LOWER GROUND FLOOR CONCEPT PLAN

SCALE 1 : 100 (A3)

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HYDRAULIC ENGINEER:	

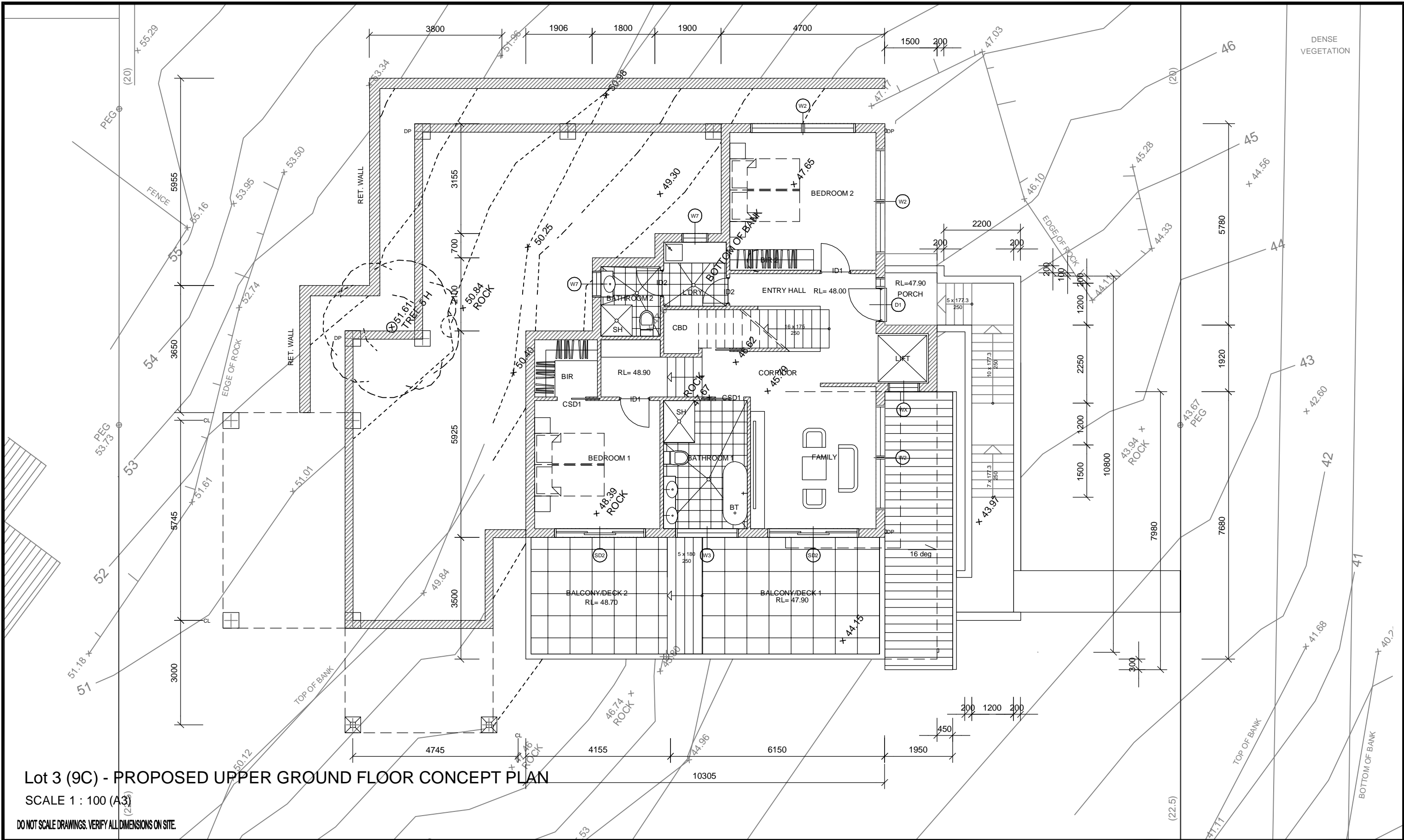
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B8	DA DOCUMENTATION	02/05/23
B9	DA DOCUMENTATION	03/06/25

DESIGN BY:	BO PIOTROWSKI (M.ARCH)
14 NORTHMINSTER WAY RATHMINES, NSW 2283	PHONE: (+61) 0411 122 487
CLIENT:	Mick Wykrota
ADDRESS:	Lot 3, 14 Mirrool St, Narrabeen, NSW

PROJECT:	PROPOSED 14 MIRROOL ST LAND SUBDIVISION NEW DWELLING - LOT 3 (9C)
DRAWING TITLE:	PROPOSED LOWER GROUND FLOOR CONCEPT PLAN
SCALE:	1:100
DRAWN:	GP
CHECKED:	BP
DATE:	15/12/21
DRAWING NUMBER	0010A
ISSUE	B9







Lot 3 (9C) - PROPOSED UPPER GROUND FLOOR CONCEPT PLAN  
SCALE 1 : 100 (A3)

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DESIGN BY:

BO PIOTROWSKI (M.ARCH)

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RATHMINES, NSW 2283

PHONE: (+61) 0411 122 487

CLIENT:

Mick Wykrota

ADDRESS:

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PROJECT:

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NEW DWELLING - LOT 3 (9C)

DRAWING TITLE:

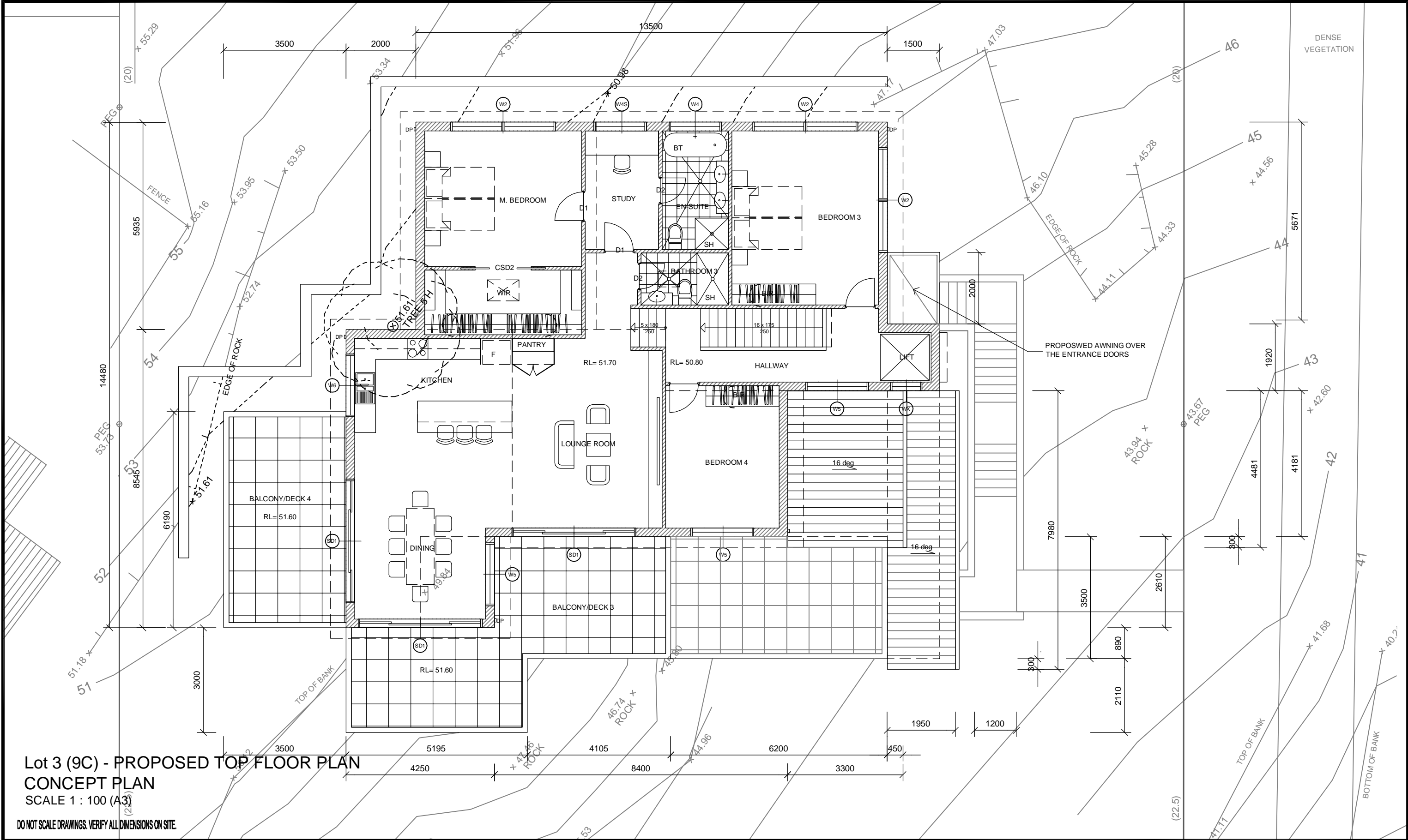
PROPOSED UPPER  
GROUND FLOOR CONCEPT PLAN

SCALE: 1:100  
DRAWN: GP  
CHECKED: BP  
DATE: 15/12/21

DRAWING NUMBER 002A

ISSUE B6





Lot 3 (9C) - PROPOSED TOP FLOOR PLAN  
CONCEPT PLAN  
SCALE 1 : 100 (A3)

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B7	DA DOCUMENTATION	30/04/23

DESIGN BY:

BO PIOTROWSKI (M.ARCH)

14 NORTHMINSTER WAY  
RATHMINES, NSW 2283

PHONE: (+61) 0411 122 487

CLIENT:

Mick Wykrota

ADDRESS:

Lot 3, 14 Mirrool St, Narrabeen, NSW

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NEW DWELLING - LOT 3 (9C)

DRAWING TITLE:

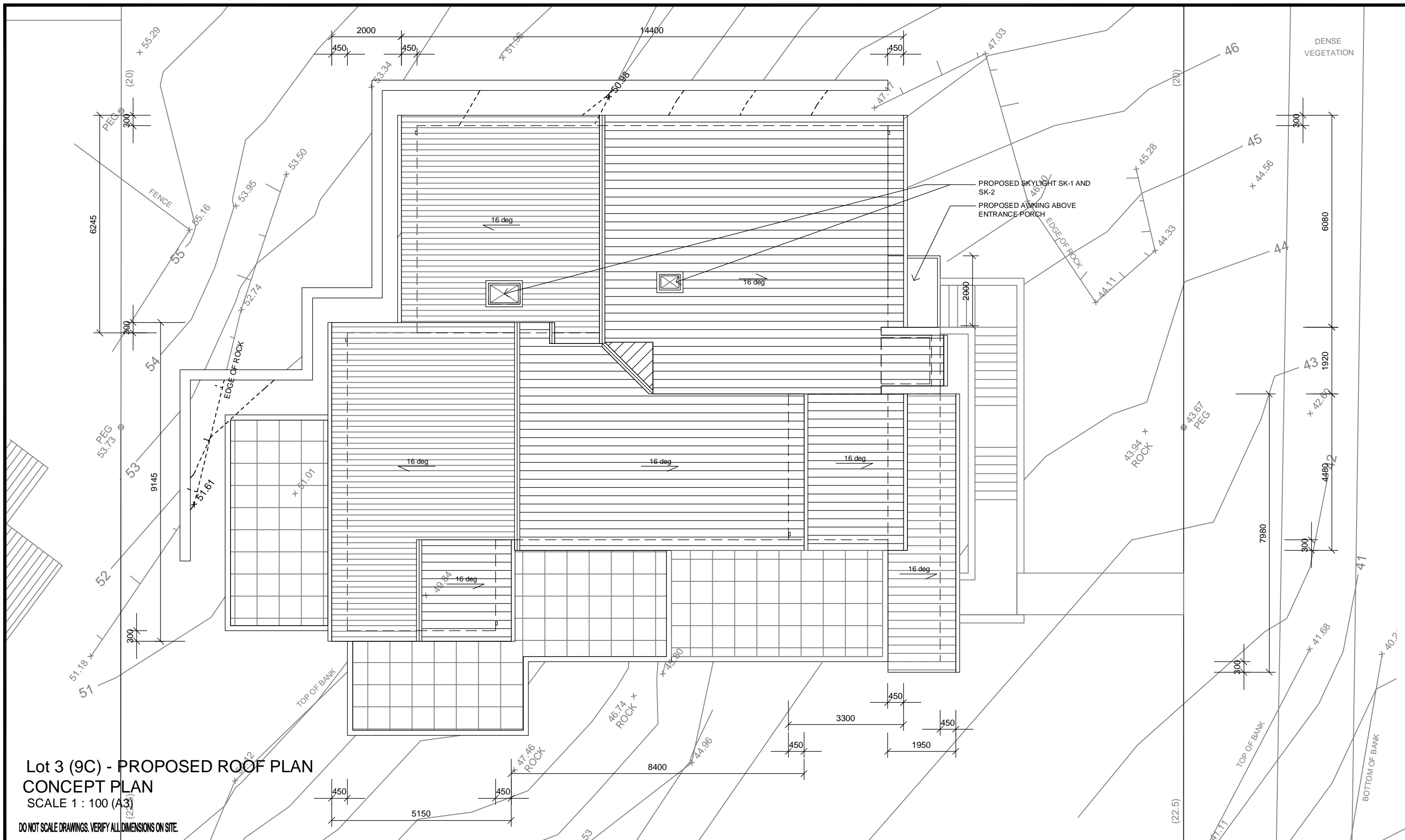
PROPOSED TOP FLOOR CONCEPT PLAN

SCALE: 1:100  
DRAWN: GP  
CHECKED: BP  
DATE: 15/12/21

DRAWING NUMBER 003A

ISSUE B7





**DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.**

## GENERAL NOTES

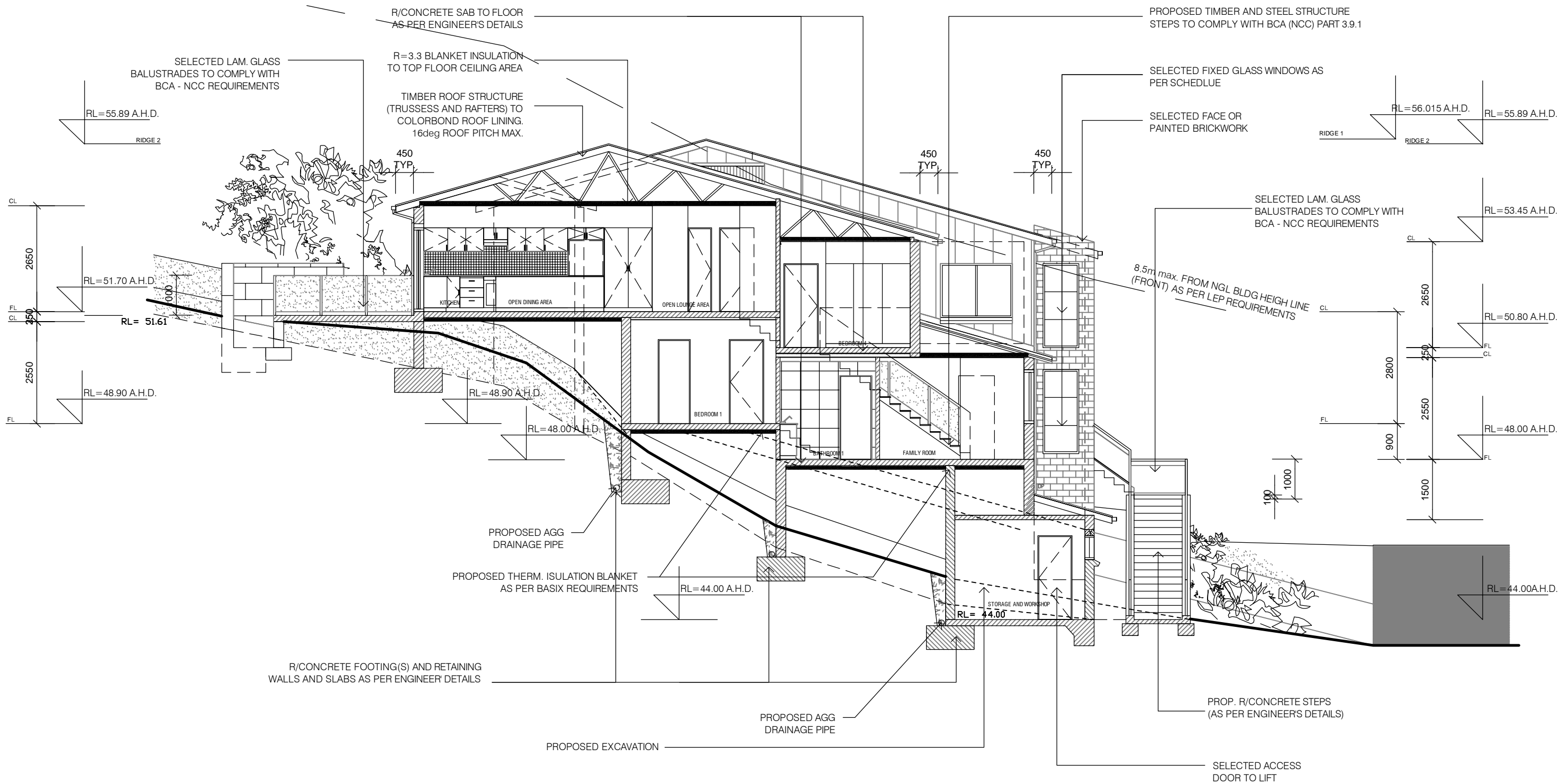
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B7	DA DOCUMENTATION	30/04/23

**PROJECT:**

ISSUE B7





Lot 3 (9C) - PROPOSED SECTION A - A  
CONCEPT PLAN  
SCALE 1 : 100 (A3)

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DESIGN BY:

BO PIOTROWSKI (M.ARCH)

14 NORTHMINSTER WAY  
RATHMINES, NSW 2283

PHONE: (+61) 0411 122 487

CLIENT:

Mick Wykrota

ADDRESS:

Lot 3, 14 Mirrool St, Narrabeen, NSW

PROJECT:

PROPOSED 14 MIRROOL ST LAND SUBDIVISION  
NEW DWELLING - LOT 3 (9C)

DRAWING TITLE:

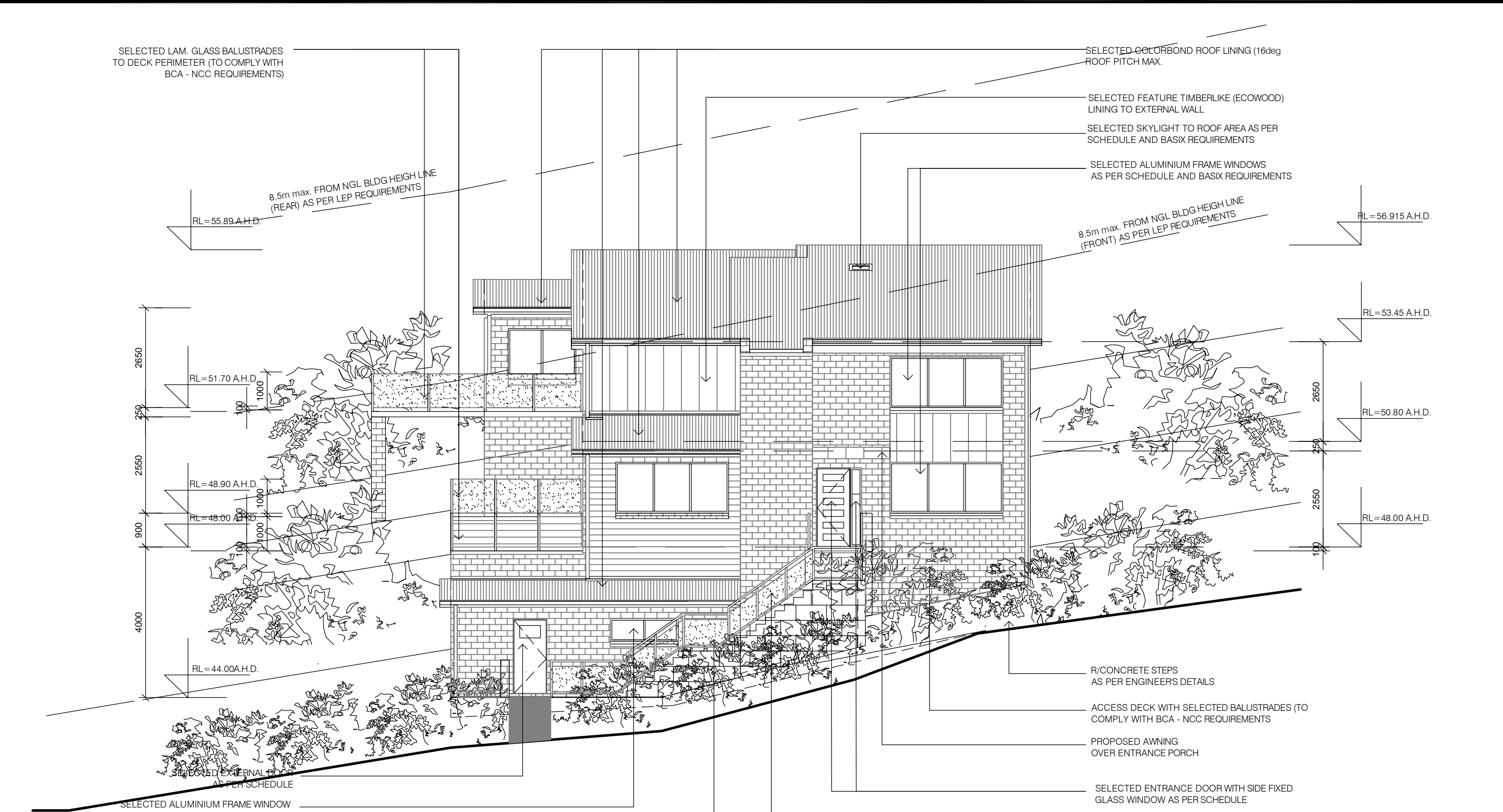
PROPOSED SECTION A - A CONCEPT PLAN

SCALE: 1:100  
DRAWN: GP  
CHECKED: BP  
DATE: 12/01/22

DRAWING NUMBER 005A

ISSUE B6





Lot 3 (9C) - PROPOSED FRONT (EAST) ELEVATION  
CONCEPT PLAN  
SCALE 1 : 100 (A3)

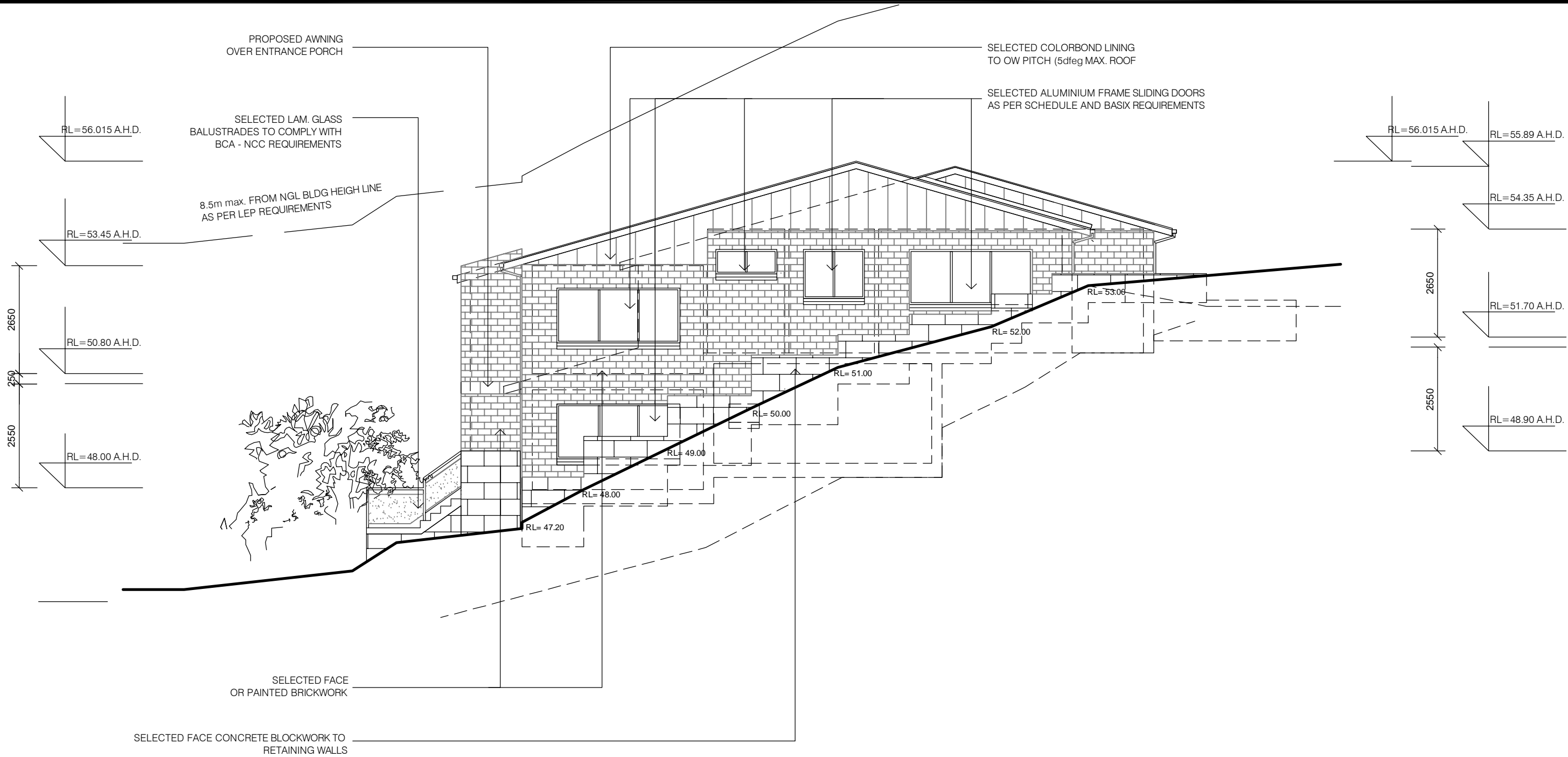
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Lot 3 (9C) - PROPOSED SIDE (NORTH) ELEVATION  
CONCEPT PLAN  
SCALE 1 : 100 (A3)

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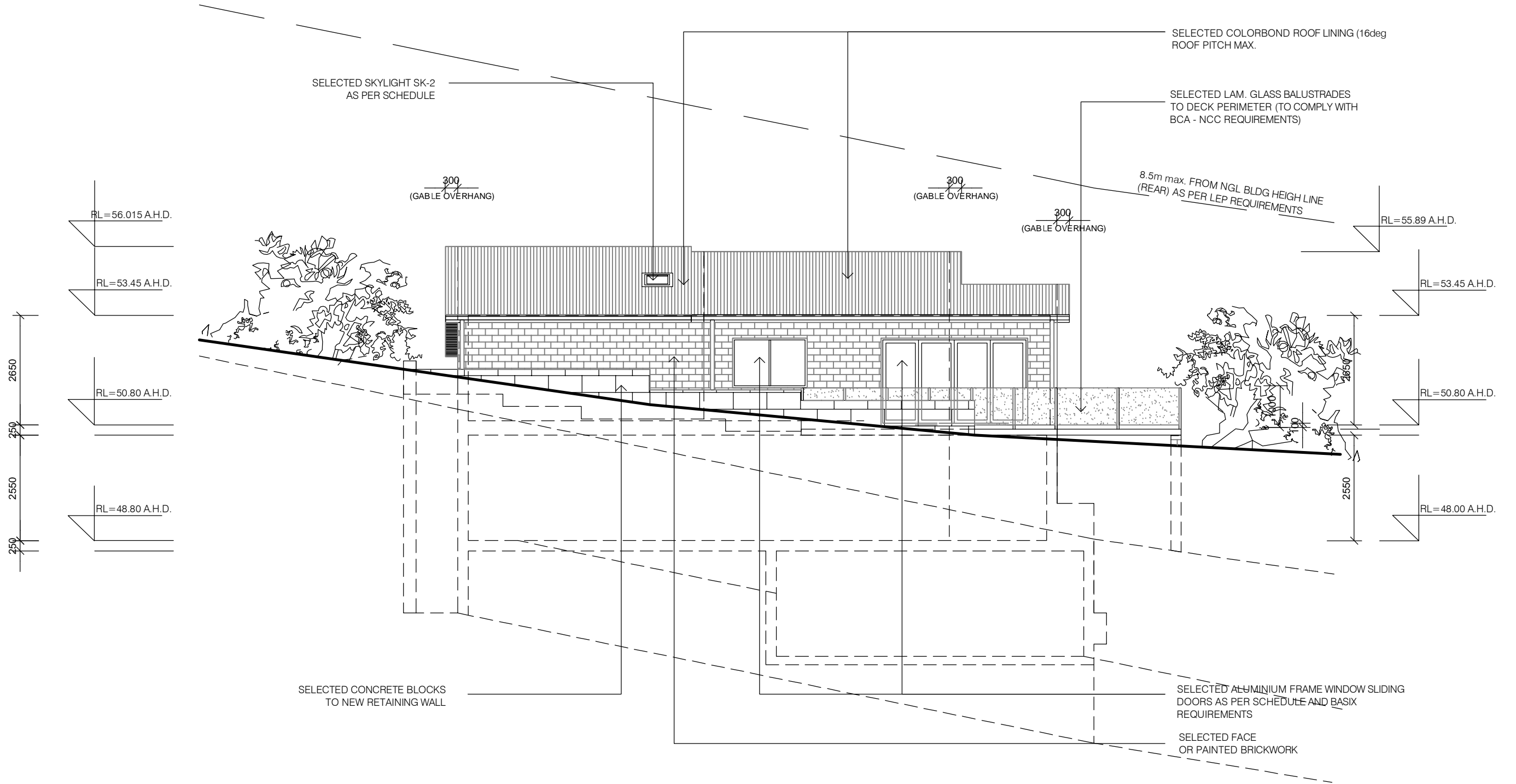
DRAWING TITLE:

PROPOSED SIDE (NORTH) ELEVATION  
CONCEPT PLAN

SCALE: 1:100  
DRAWN: GP  
CHECKED: BP  
DATE: 13/01/22

DRAWING NUMBER 008A

ISSUE B5



Lot 3 (9C) - PROPOSED REAR (WEST) ELEVATION  
CONCEPT PLAN  
SCALE 1 : 100 (A3)

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NEW DWELLING - LOT 3 (9C)

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PROPOSED REAR (WEST) ELEVATION  
CONCEPT PLAN

SCALE: 1:100  
DRAWN: GP  
CHECKED: BP  
DATE: 13/01/22

DRAWING NUMBER 009A

ISSUE B4









