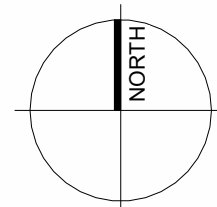


## ISSUE FOR DEVELOPMENT APPLICATION. KNOCKDOWN REBUILD



DEVELOPMENT APPLICATION-DRAWING LIST	
DWG NO.	DRAWING TITLE
A0000	COVER SHEET
A0001	SITE PLAN
A0002	HEIGHT PLANE BLANKET
A0003	DA COMPARISON, APPROVED AND PROPOSED
A0004	DA COMPARISON, APPROVED AND PROPOSED
A0005	DA COMPARISON, APPROVED AND PROPOSED
A1000	EXISTING AND DEMOLITION PLANS
A1100	BASEMENT FLOOR PLAN
A1101	GROUND FLOOR PLAN
A1102	FIRST FLOOR PLAN
A1104	ROOF PLAN
A2100	PROPOSED ELEVATIONS
A2101	PROPOSED ELEVATIONS
A3000	PROPOSED SECTIONS - SHEET 1
A3001	PROPOSED SECTIONS - SHEET 2
A5002	FLOOR SPACE RATIO
A9000	FINISHES SCHEDULE
A9101	SHADOW DIAGRAMS

[illegible]

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NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL: 5018			DATE: <b>08/04/2025</b>	
<b>SCALE:</b>			DRAWING NO:	
DRAWN BY: <b>KL</b>	CHECKED BY: <b>DOC</b>	PROJECT NO: <b>2210</b>	DRAWING NO: <b>A0000</b>	ISSUE: <b>F</b>
CAD FILE:				



## PLANNING CONTROLS

**PROPOSED**

PAUL SIMMONS

---

ID\STUDIOS  
/ARCHITECTURE

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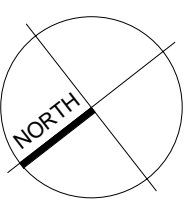
## SITE PLAN

NOTES:

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**NORTH:**



SCALE:  
As indicated

DRAWN BY:	CHECKED BY:	PROJECT NO:
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DRAWN BY: KL	CHECKED BY: AOC	PROJECT NO.: 2210
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AD FILE:

DATE: 08/04/2005

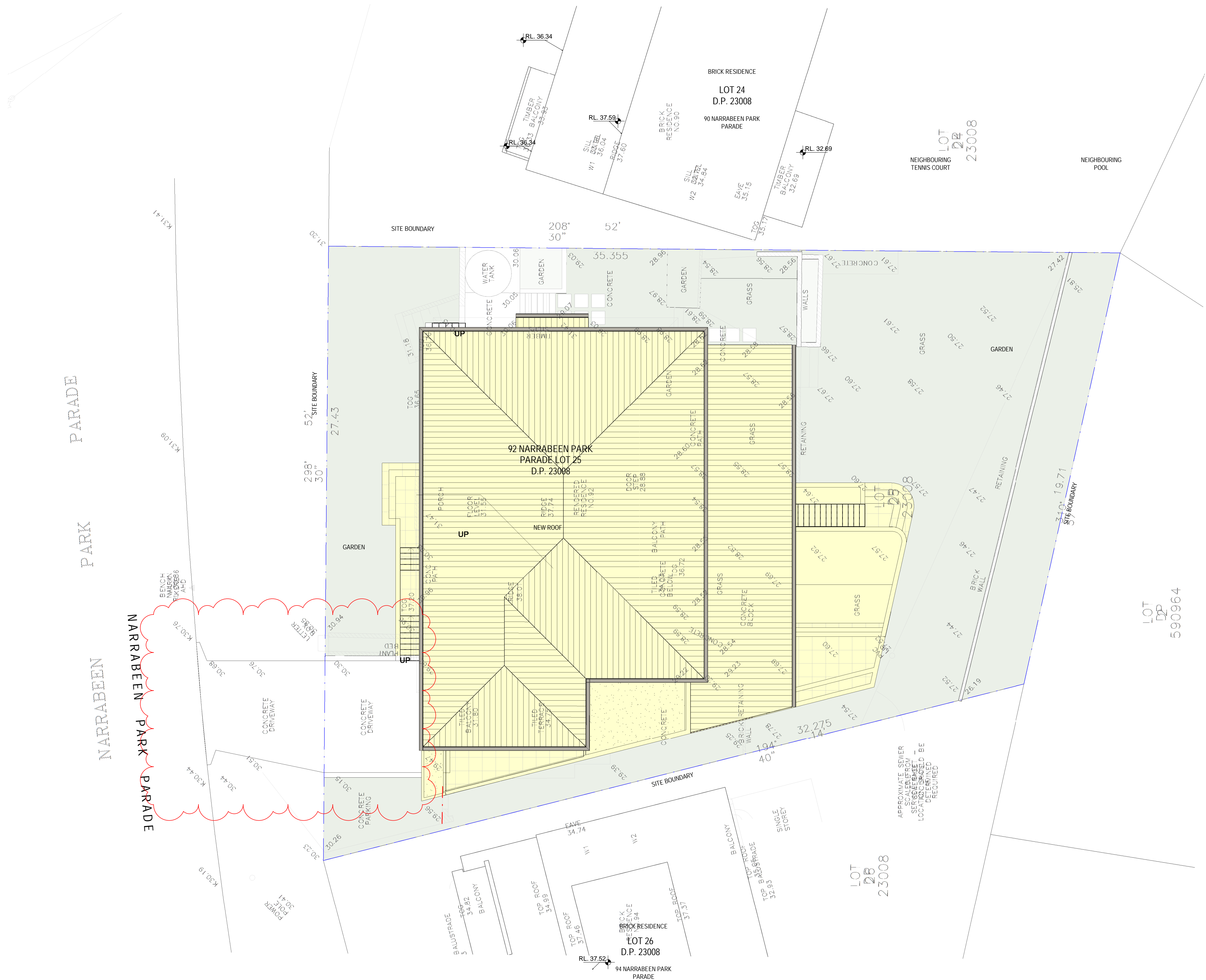
08/04/2025

DRAWING NO:

A 0001

A0001

8/04/2025 8:00:56 PM



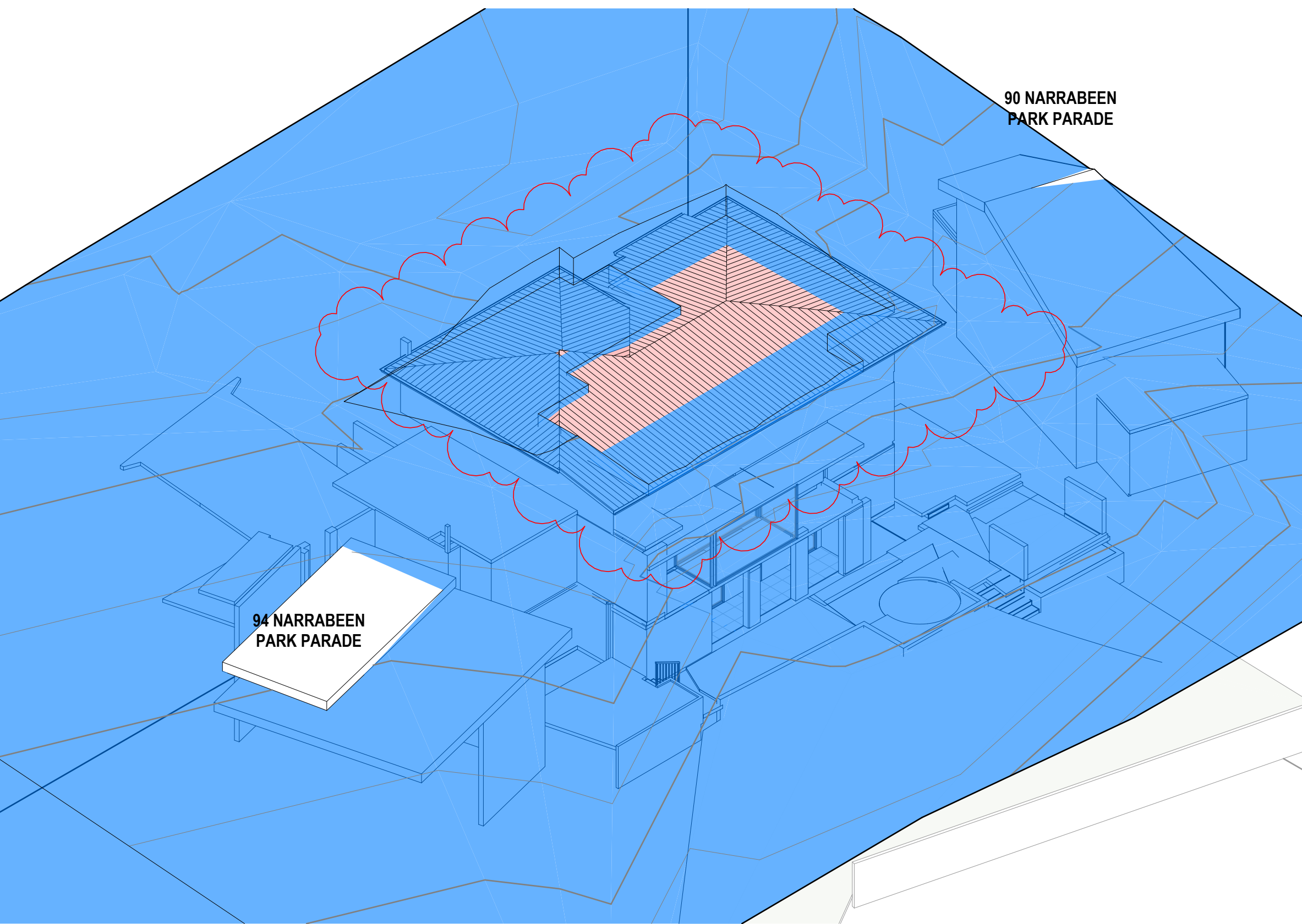
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## SITE PLAN

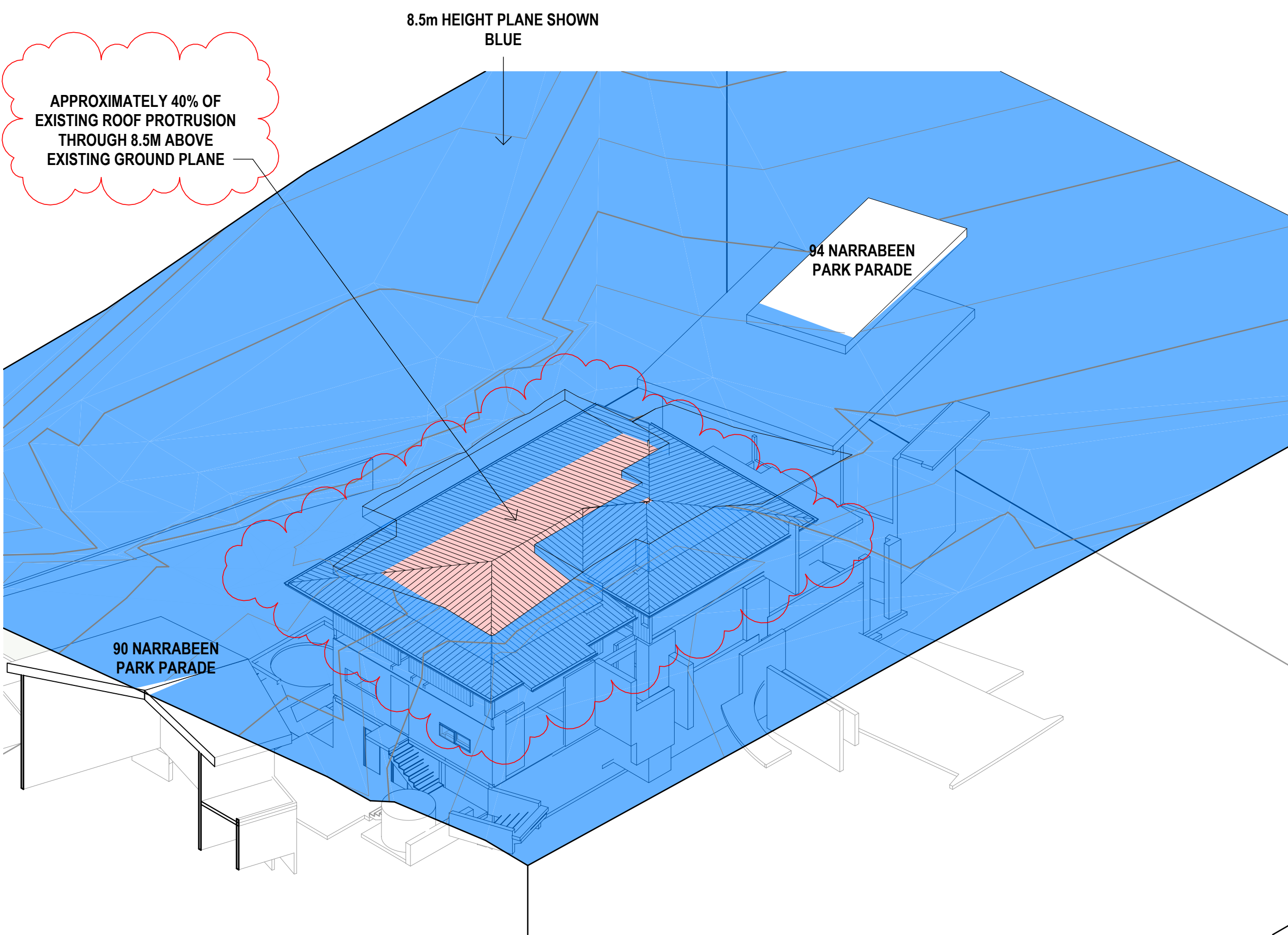
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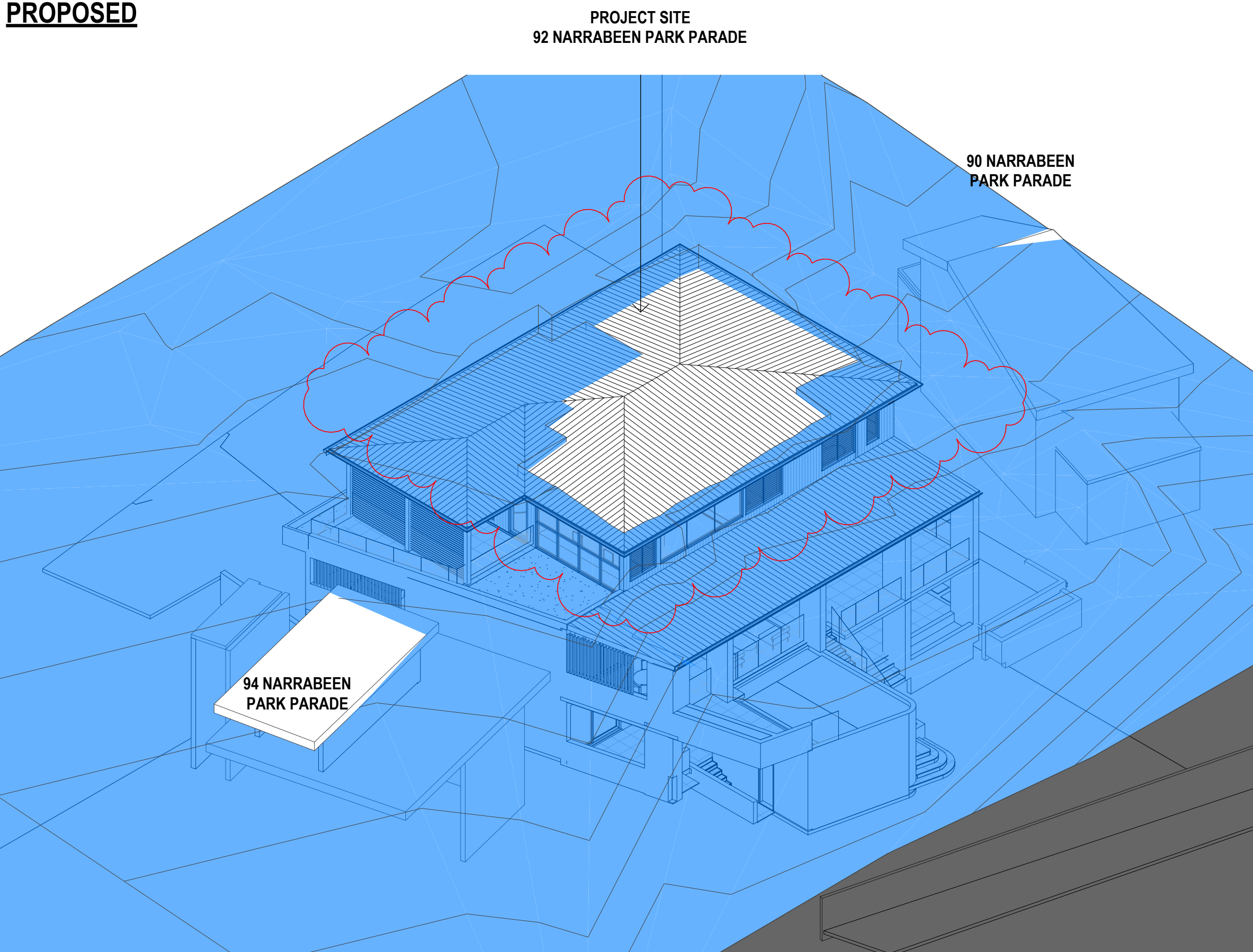


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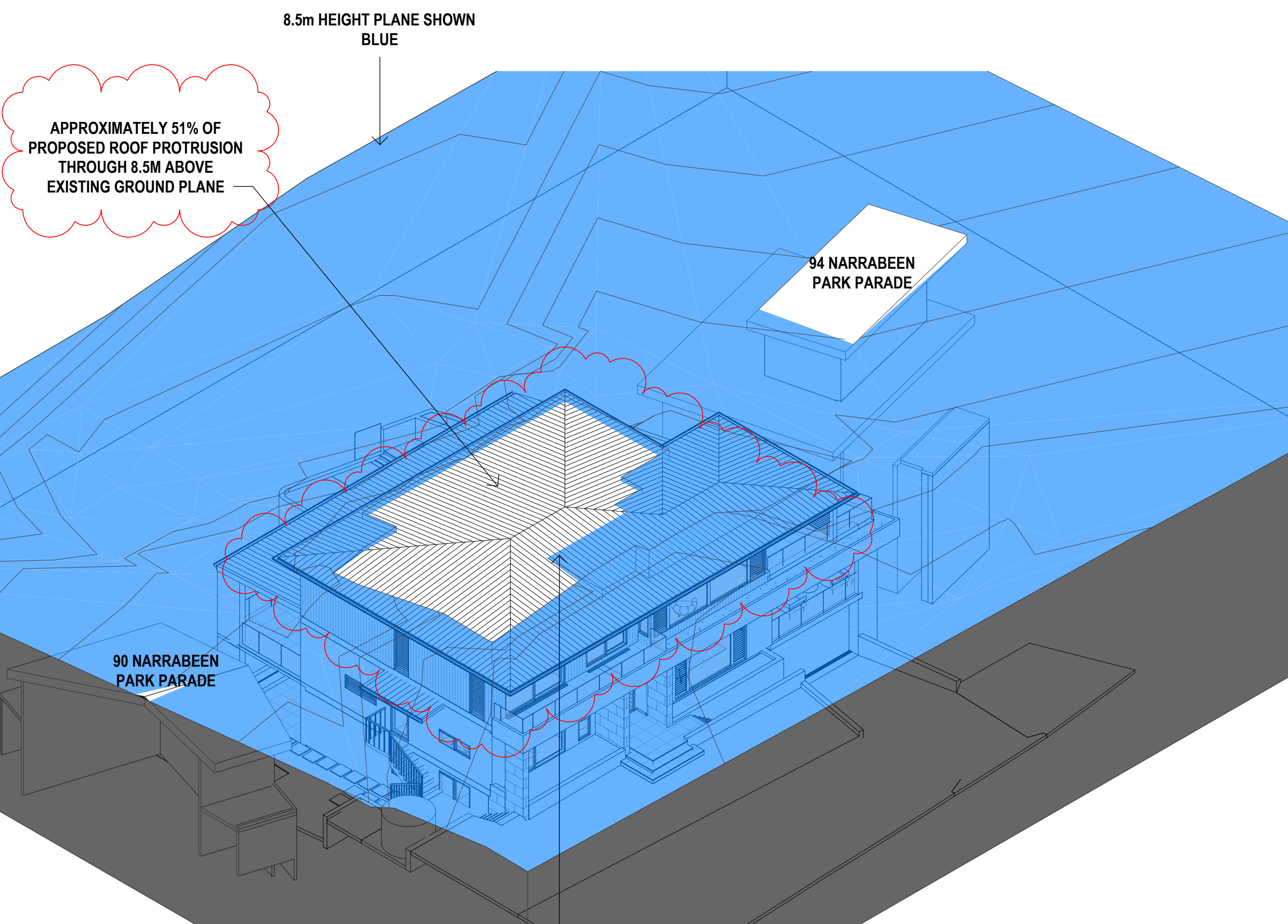


2 NORTH EAST CORNER (EXISTING)  
Scale:

**PROPOSED**



3 SOUTH WEST CORNER (PROPOSED)  
Scale:



4 NORTH EAST CORNER (PROPOSED)

[illegible]

CLIENT:

PAUL SIMMONS

PROJECT: 92 NARRABEEN PARK PARADE

ARCHITECT:

ID\STUDIOS  
/ARCHITECTURE  
+ INTERIORS

address: 26 - 32 pirrama road, pyrmont, nsw, 2009 // ph: 0411 695 103

## HEIGHT PLANE BLANKET

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NORTH

NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL

DATE:  
08/04/2025

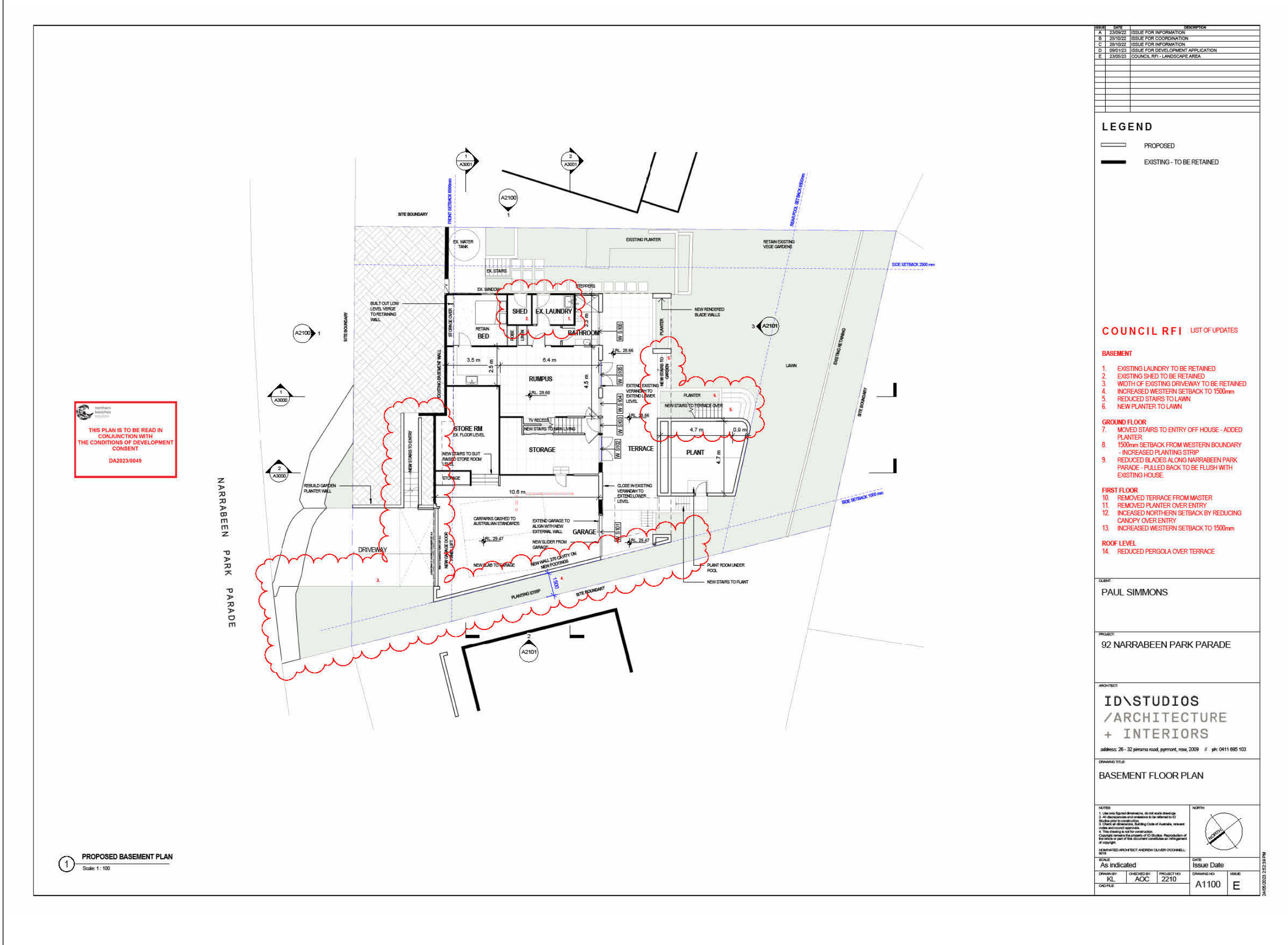
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CAD FILE:		

DSSUE

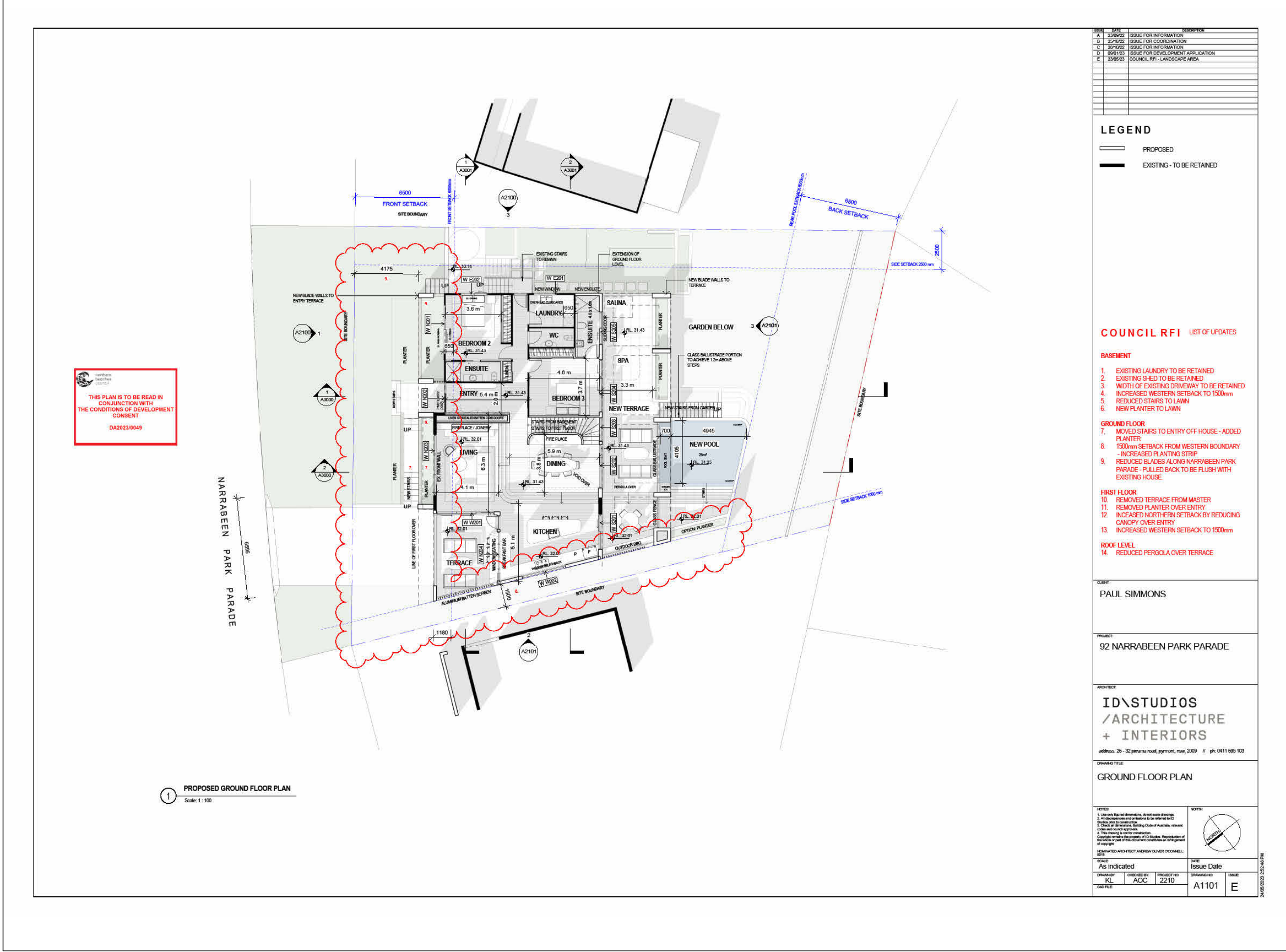


APPROVED DA

**BASEMENT PLAN**

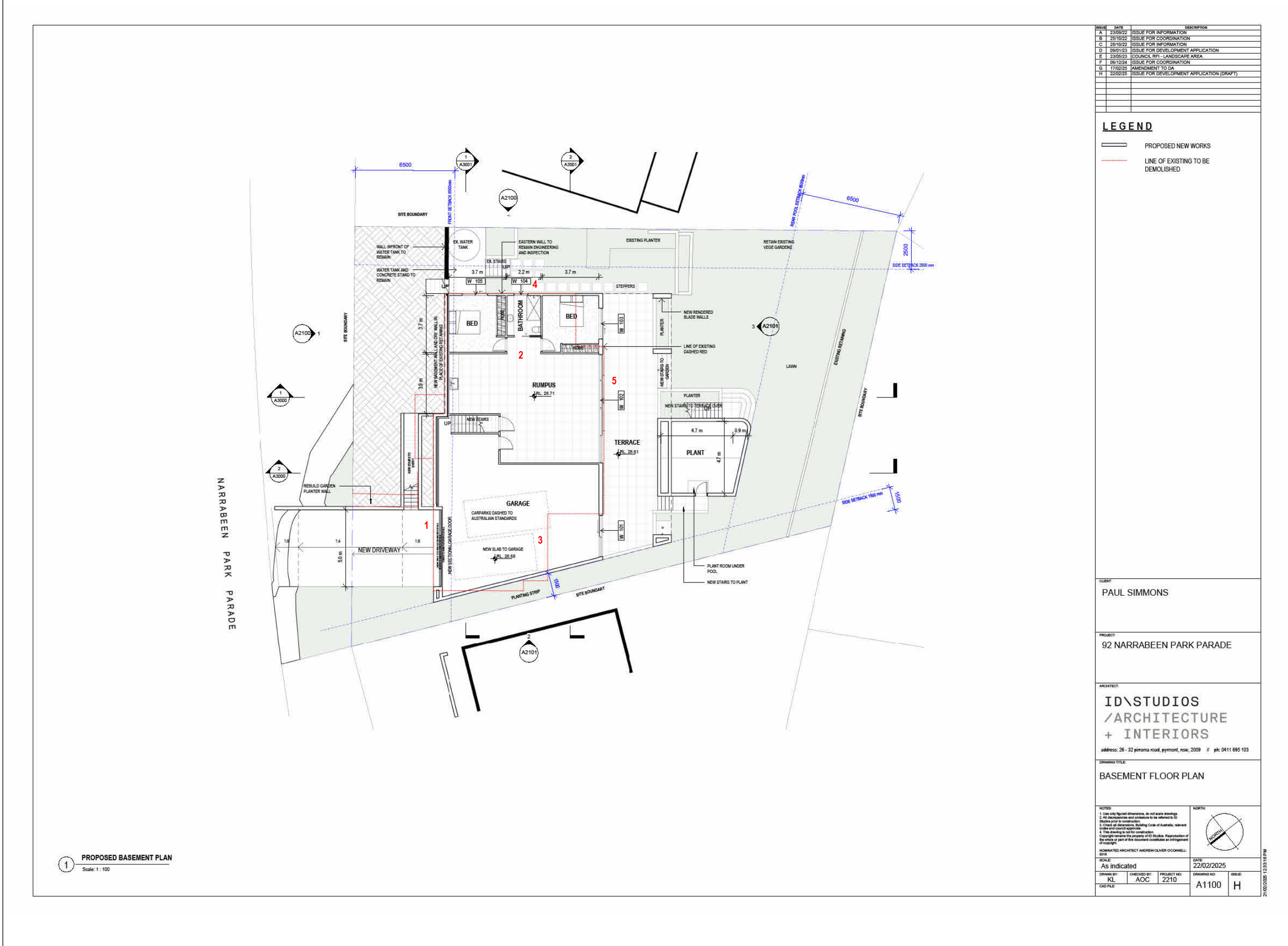


**GROUND FLOOR PLAN**

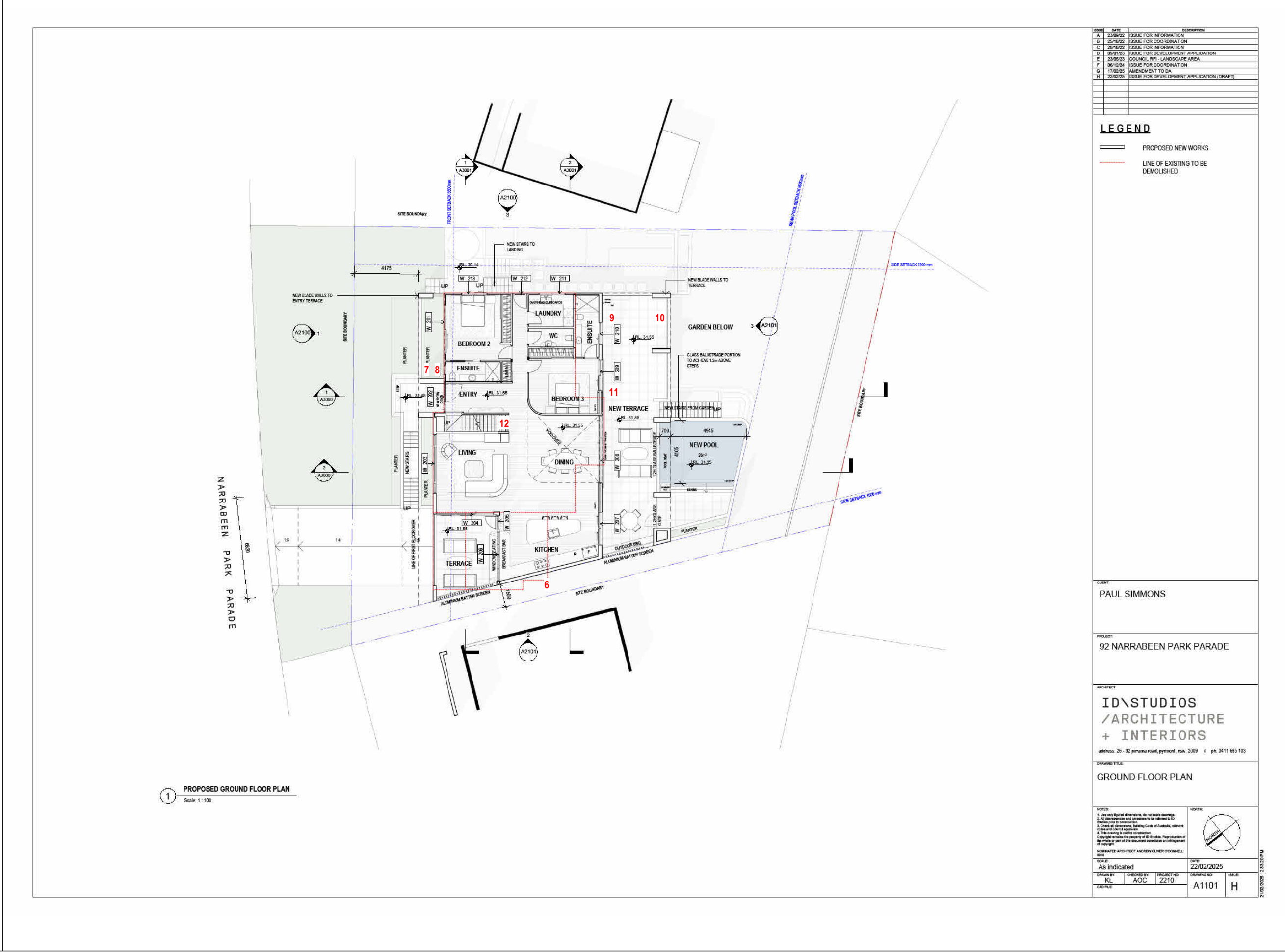


PROPOSED DA

**BASEMENT PLAN**



GROUND FLOOR PLAN

[illegible]

## PROPOSED DA UPDATES

## LIST OF UPDATES

**BASEMENT**

1. Recessed garage door
2. Adjusted layout to basement
3. Lowered slab to garage and driveway
4. Window added to eastern wall
5. Existing doors changed to slider

6. Removed kitchen splashback window

7. Screen outside front door removed
8. Window to ensuite
9. Ensuite sliding door changed to window
10. Built in planters removed from main terrace and replaced with glass balustrades
11. Bedroom 3 and dining door sizes to allow for recessed pocket. Pocket to kitchen slider
12. Internal stair location changed

## FIRST FLOOR

13. Terrace paving extends to concrete upturn hob
14. Roof to terrace below solid (removed operable louvres), all at one level (removed step in roof)
15. Adjusted window line on southern wall and increased window head heights
16. Trafficable balcony outside master bedroom
17. Increased slider size to bedroom 2
18. Increased window head heights
19. Solid roof over terrace

- ## ELEVATIONS / SECTIONS

ROOF

21. Existing roof framing demolished, new roof and framing

## SCHEUDLE OF FINISHES

22. Update to soffit, upper level cladding and gutters

CLIENT: PAUL SIMMONS

PROJECT: 92 NARRABEEN PARK PARADE

ARCHITECT:  
ID\STUDIOS  
/ARCHITECTURE  
+ INTERIORS

address: 26 - 32 pirrama road, pyrmont, nsw, 2009 // ph: 0411 695 103

## DA COMPARISON, APPROVED AND PROPOSED

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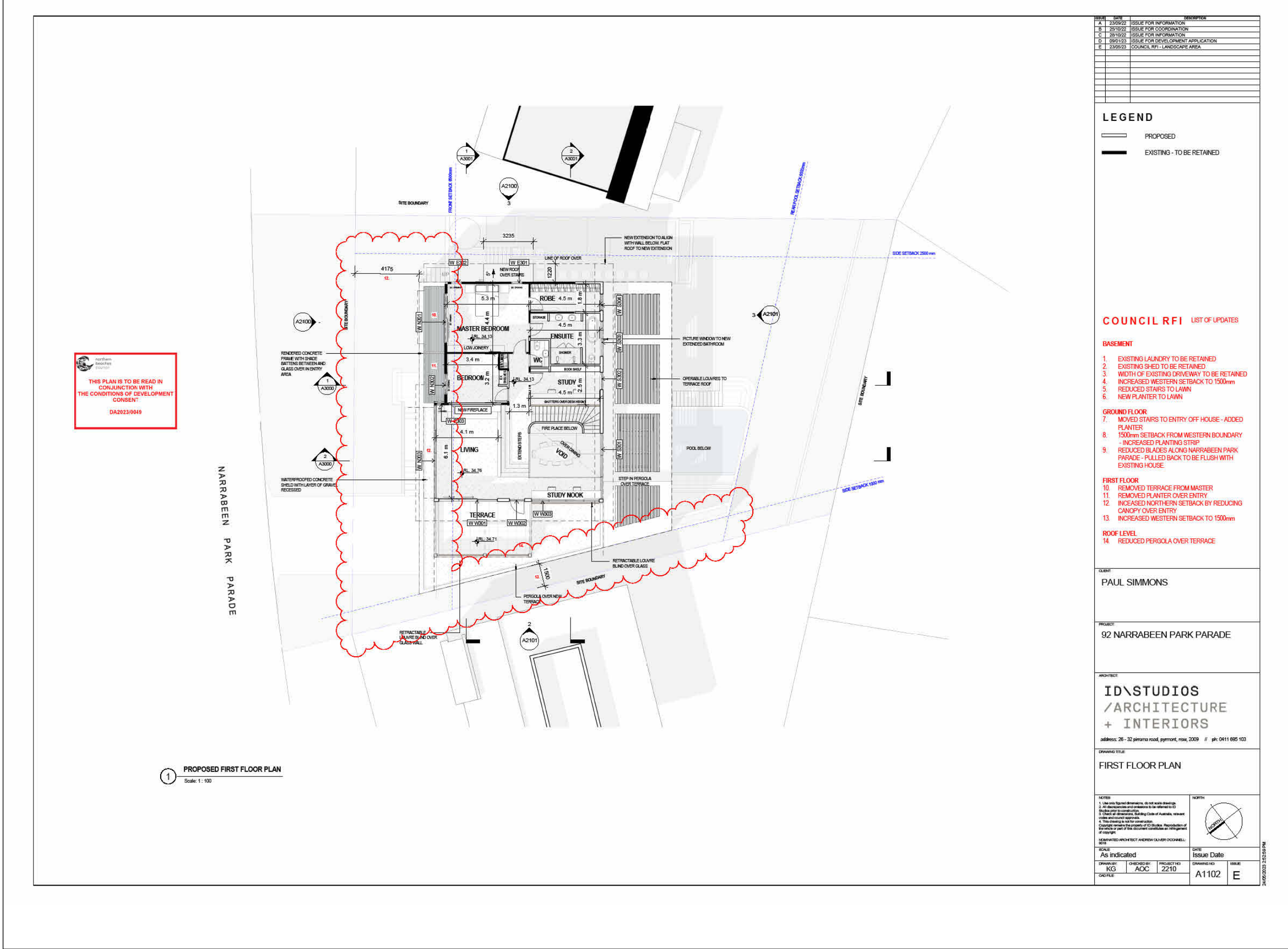
NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL: 9018		DATE: 08/04/2025	
SCALE: 1 : 50		DATE: 08/04/2025	
DRAWN BY:	CHECKED BY:	PROJECT NO:	DRAWING NO:
			ISSUE:

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CAD FILE:				

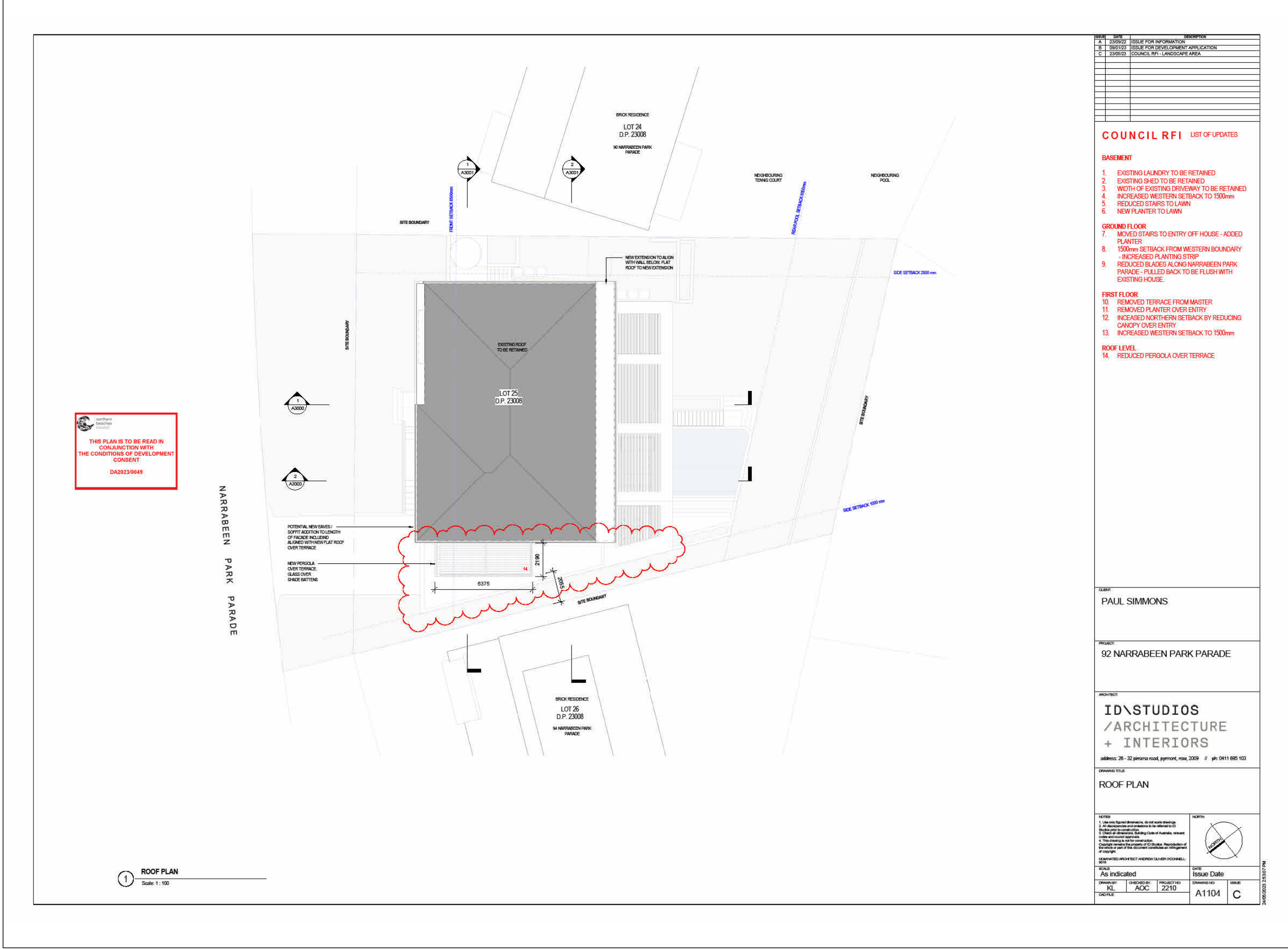


APPROVED DA

**FIRST FLOOR PLAN**

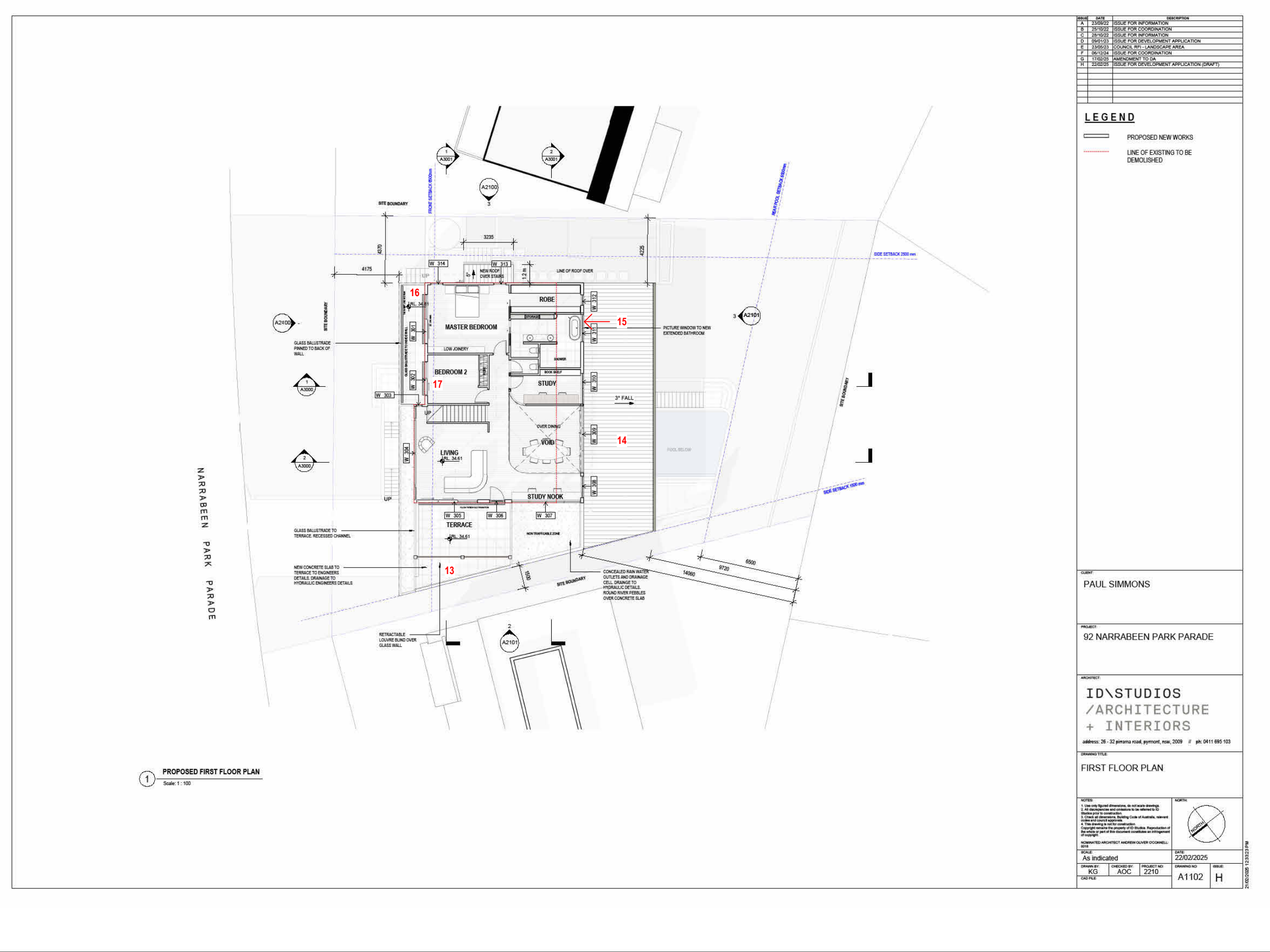


ROOF PLAN

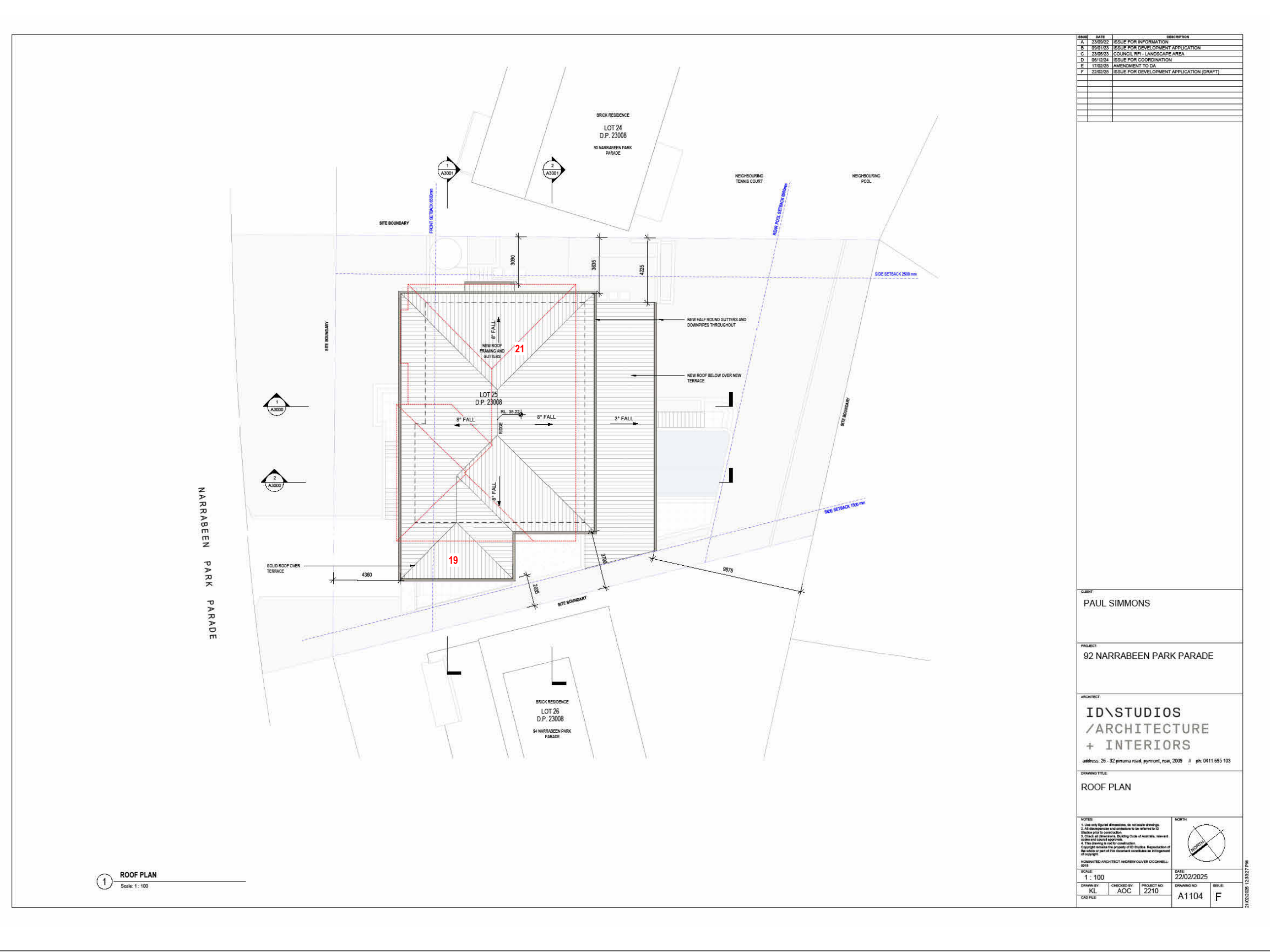


**PROPOSED DA**

**FIRST FLOOR PLAN**



ROOF PLAN

[illegible]

## PROPOSED DA UPDATES

## LIST OF UPDATES

### BASEMENT

1. Recessed garage door
2. Adjusted layout to basement
3. Lowered slab to garage and driveway

3. Lowered slab to garage and driveway
4. Window added to eastern wall
5. Existing doors changed to slider

**GROUND FLOOR**

6. Removed kitchen splashback window
7. Screen outside front door removed
8. Window to ensuite

9. Window to ensuite
10. Ensuite sliding door changed to window
11. Built in planters removed from main terrace and replaced with glass balustrades
12. Bedroom 3 and dining door sizes to allow for recessed pocket. Pocket to kitchen slider
13. Internal stair location changed

**FIRST FLOOR**

13. Terrace paving extends to concrete upturn hob

14. Roof to terrace below solid (removed operable louvres),

- all at one level (removed step in roof)
15. Adjusted window line on southern wall and increased window head heights
16. Trafficable balcony outside master bedroom
17. Increased slider size to bedroom 2
18. Increased window head heights
19. Solid roof over terrace

## ELEVATIONS / SECTIONS

**ROOF**

21. Existing roof framing demolished, new roof and framing

- ## SCHEDULE OF FINISHES

22. Update to soffit, upper level cladding and gutters

PAUL SIMMONS

address: 26 - 32 pirrama road, pyrmont, nsw, 2009 // ph: 0411 695 103

[illegible]

NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL: 9018	
SCALE:	DATE:

1 : 50 08/04/2025

KL	AOC	2210	A0004	C
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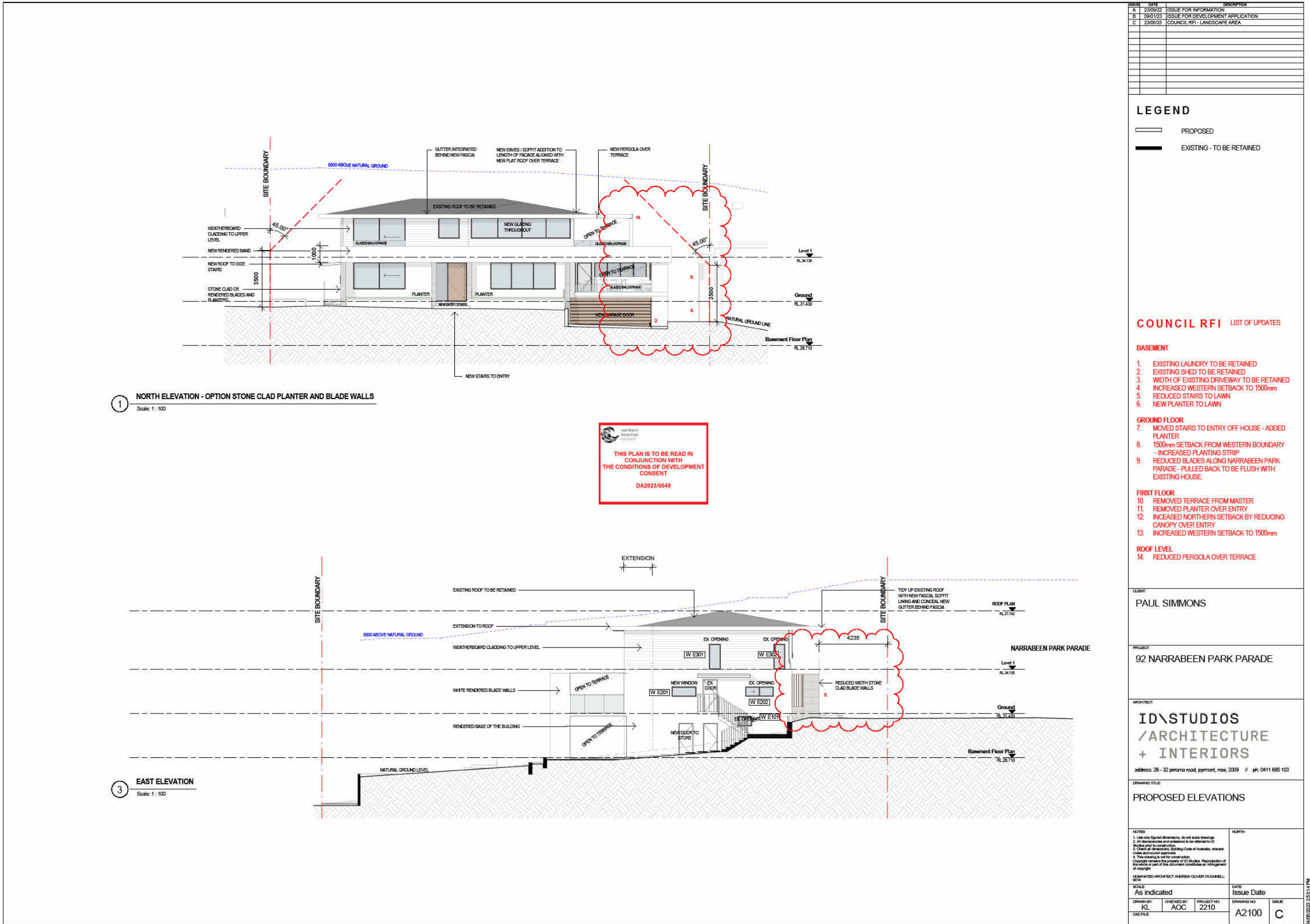
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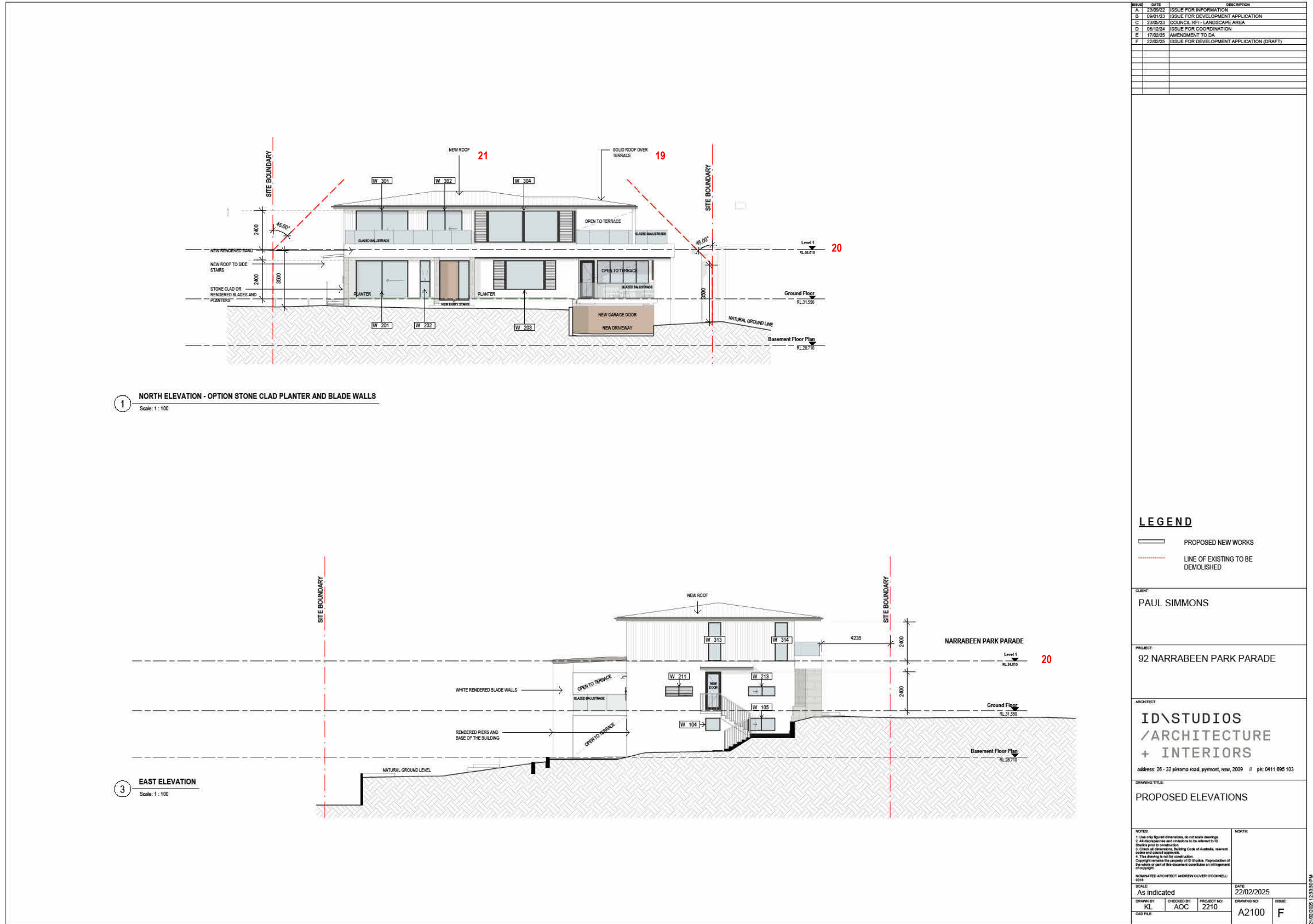
APPROVED DA

NORTH AND EAST ELEVATION

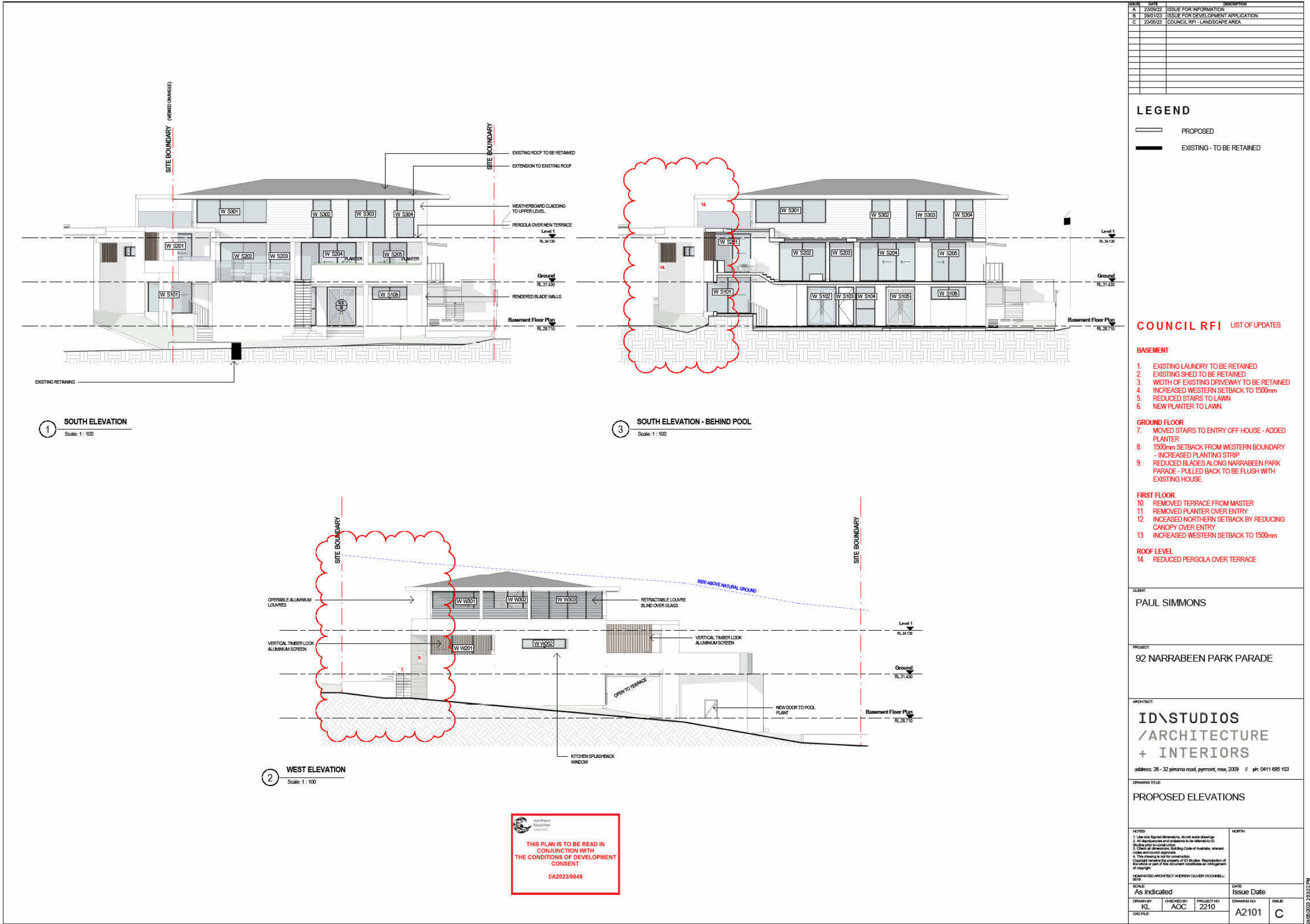


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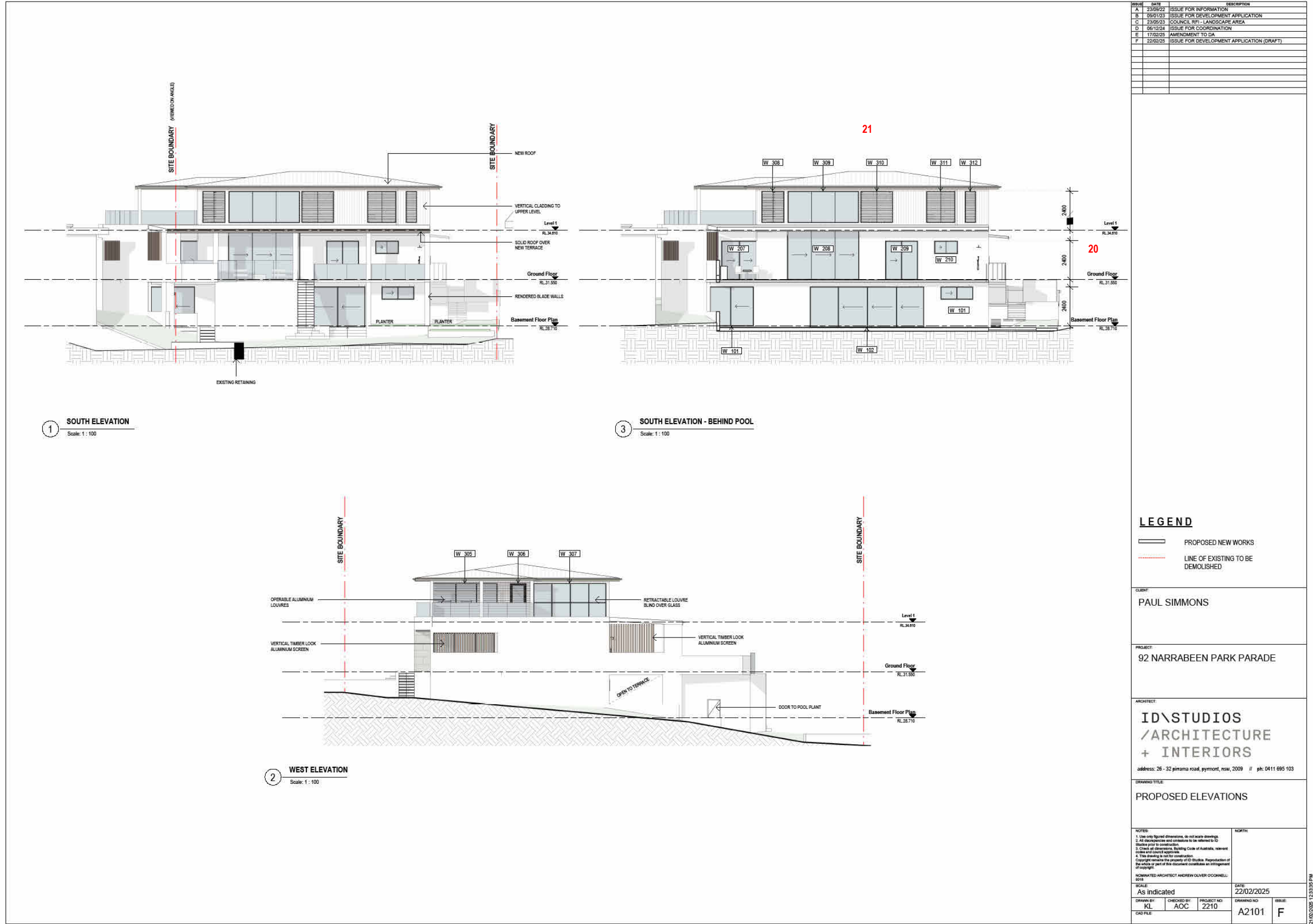
NORTH AND EAST ELEVATION



SOUTH AND WEST ELEVATION



SOUTH AND WEST ELEVATION



ISSUE	DATE	DESCRIPTION
A	25/02/25	ISSUE FOR DEVELOPMENT APPLICATION
B	07/04/25	ISSUE FOR INFORMATION
C	08/04/25	ISSUE FOR INFORMATION

PROPOSED DA UPDATES

LIST OF UPDATES

BASEMENT

- Recessed garage door
- Adjusted layout to basement
- Lowered slab to garage and driveway
- Window added to eastern wall
- Existing doors changed to slider

GROUND FLOOR

- Removed kitchen splashback window
- Screen outside front door removed
- Window to ensuite
- Ensuite sliding door changed to window
- Built in planters removed from main terrace and replaced with glass balustrades
- Bedroom 3 and dining door sizes to allow for recessed pocket. Pocket to kitchen slider
- Internal stair location changed

FIRST FLOOR

- Terrace paving extends to concrete upturn hob
- Roof to terrace below solid (removed operable louvres), all at one level (removed step in roof)
- Adjusted window line on southern wall and increased window head heights
- Trafficable balcony outside master bedroom
- Increased slider size to bedroom 2
- Increased window head heights
- Solid roof over terrace

ELEVATIONS / SECTIONS

- Simplified internal floor levels

ROOF

- Existing roof framing demolished, new roof and framing

SCHEDULE OF FINISHES

- Update to soffit, upper level cladding and gutters

CLIENT:  
**PAUL SIMMONS**

PROJECT:  
**92 NARRABEEN PARK PARADE**

ARCHITECT:  
**ID\STUDIOS /ARCHITECTURE + INTERIORS**




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DRAWING TITLE:  
**DA COMPARISON, APPROVED AND PROPOSED**

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NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL: 9010	DATE: <b>08/04/2025</b>
SCALE: <b>1 : 50</b>	DRAWING NO: <b>A0005</b>
DRAWN BY: <b>KL</b>	CHECKED BY: <b>AOC</b>
CAD FILE:	PROJECT NO: <b>2210</b>
	ISSUE: <b>C</b>



**LEGEND**

	PROPOSED
	EXISTING - TO BE DEMOLISHED
	EXISTING - TO BE RETAINED SUBJECT TO ENGINEERING / INSPECTION



DATE:  
08/04/2025

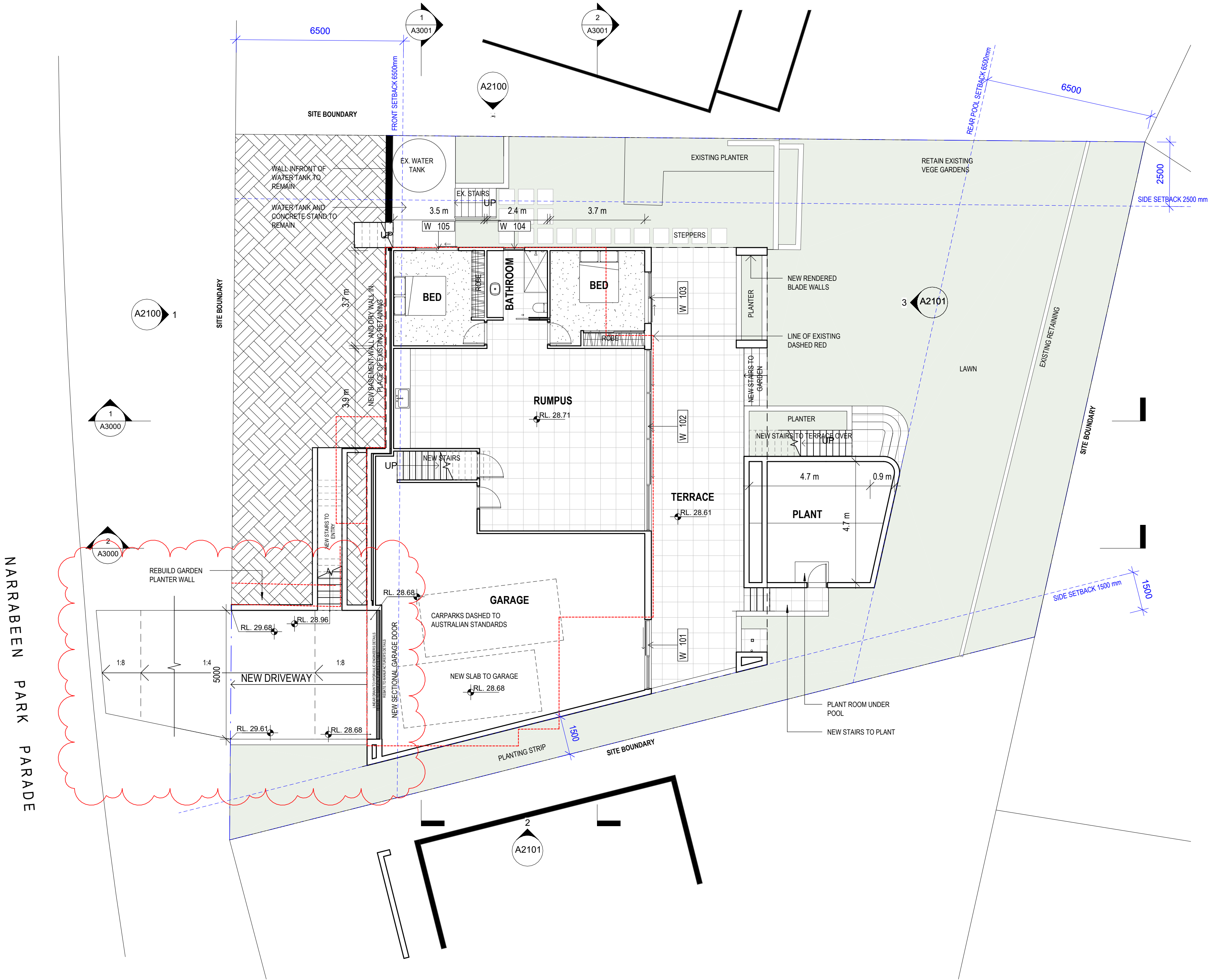
DRAWING NO:  
A1000



ISSUE	DATE	DESCRIPTION
A	23/09/22	ISSUE FOR INFORMATION
B	25/10/22	ISSUE FOR COORDINATION
C	28/10/22	ISSUE FOR INFORMATION
D	09/01/23	ISSUE FOR DEVELOPMENT APPLICATION
E	23/05/23	COUNCIL RFI - LANDSCAPE AREA
F	06/12/24	ISSUE FOR COORDINATION
G	17/02/25	AMENDMENT TO DA
H	25/02/25	ISSUE FOR DEVELOPMENT APPLICATION
I	07/04/25	ISSUE FOR INFORMATION
J	08/04/25	ISSUE FOR INFORMATION

LEGEND

- PROPOSED NEW WORKS
- LINE OF EXISTING TO BE DEMOLISHED



1 PROPOSED BASEMENT PLAN  
Scale: 1 : 100

CLIENT:  
PAUL SIMMONS

PROJECT:  
92 NARRABEEN PARK PARADE

ARCHITECT:  
ID\STUDIOS  
/ARCHITECTURE  
+ INTERIORS

address: 26 - 32 pirrama road, pyrmont, nsw, 2009 // ph: 0411 695 103

DRAWING TITLE:  
BASEMENT FLOOR PLAN

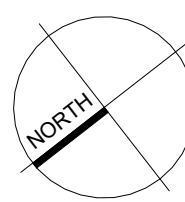
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NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL:  
9018

SCALE:  
As indicated

DRAWN BY: KL  
CHECKED BY: AOC  
PROJECT NO: 2210  
CAD FILE:

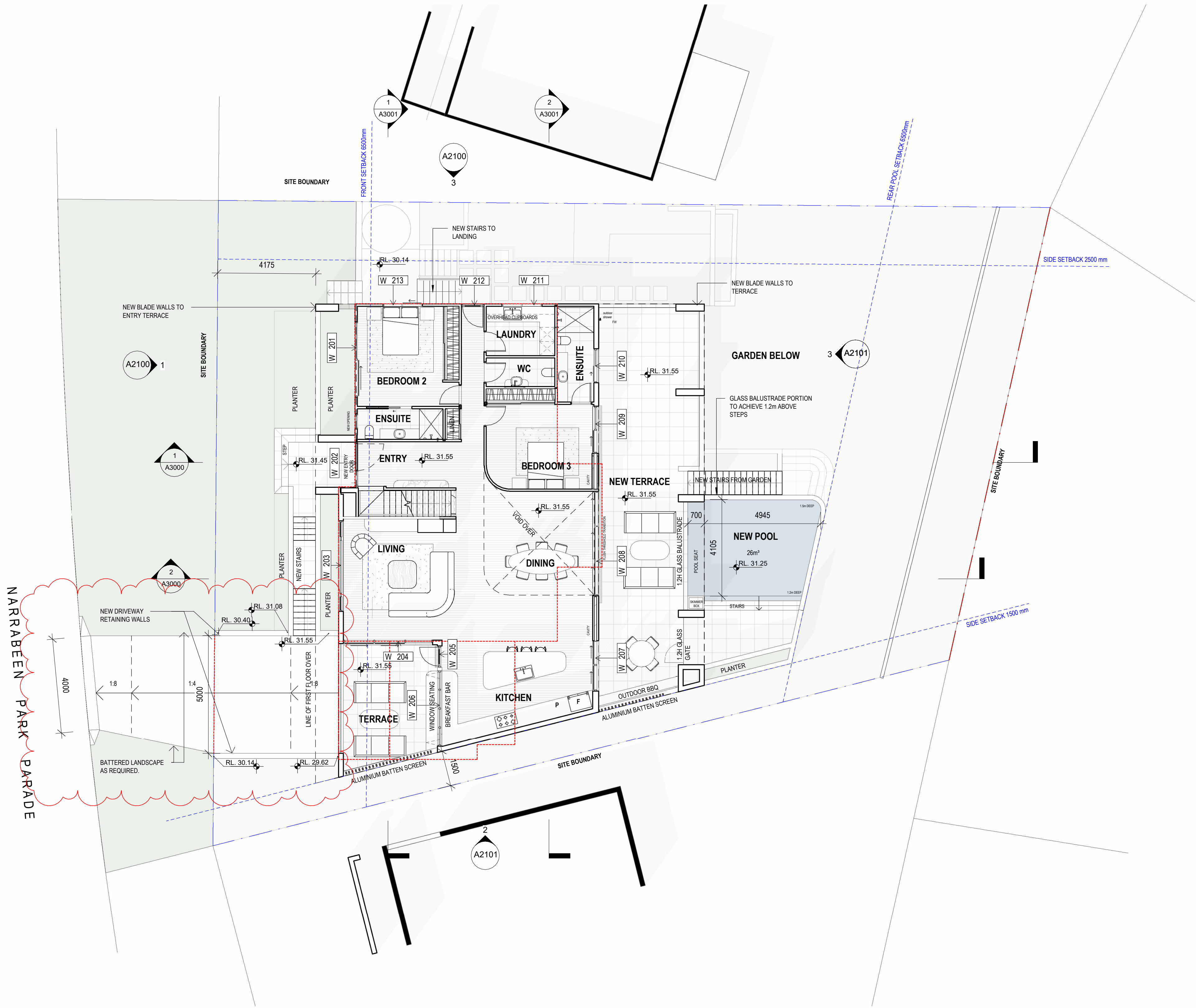
NORTH:



DATE:  
08/04/2025

DRAWING NO: A1100  
ISSUE: J





1 PROPOSED GROUND FLOOR PLAN  
Scale: 1 : 100

ISSUE	DATE	DESCRIPTION
A	23/09/22	ISSUE FOR INFORMATION
B	25/10/22	ISSUE FOR COORDINATION
C	28/10/22	ISSUE FOR INFORMATION
D	09/01/23	ISSUE FOR DEVELOPMENT APPLICATION
E	23/05/23	COUNCIL RFI - LANDSCAPE AREA
F	06/12/24	ISSUE FOR COORDINATION
G	17/02/25	AMENDMENT TO DA
H	25/02/25	ISSUE FOR DEVELOPMENT APPLICATION
I	07/04/25	ISSUE FOR INFORMATION
J	08/04/25	ISSUE FOR INFORMATION

## LEGEND

- PROPOSED NEW WORKS
- LINE OF EXISTING TO BE DEMOLISHED

CLIENT:  
PAUL SIMMONS

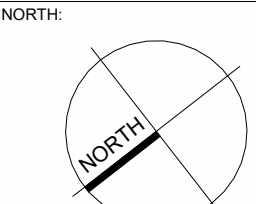
PROJECT:  
92 NARRABEEN PARK PARADE

ARCHITECT:  
**ID\STUDIOS**  
**/ARCHITECTURE**  
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DRAWING TITLE:  
**GROUND FLOOR PLAN**

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9018

SCALE:  
As indicated

DRAWN BY: KL  
CHECKED BY: AOC  
PROJECT NO: 2210

CAD FILE:

DATE:  
08/04/2025

DRAWING NO:  
A1101

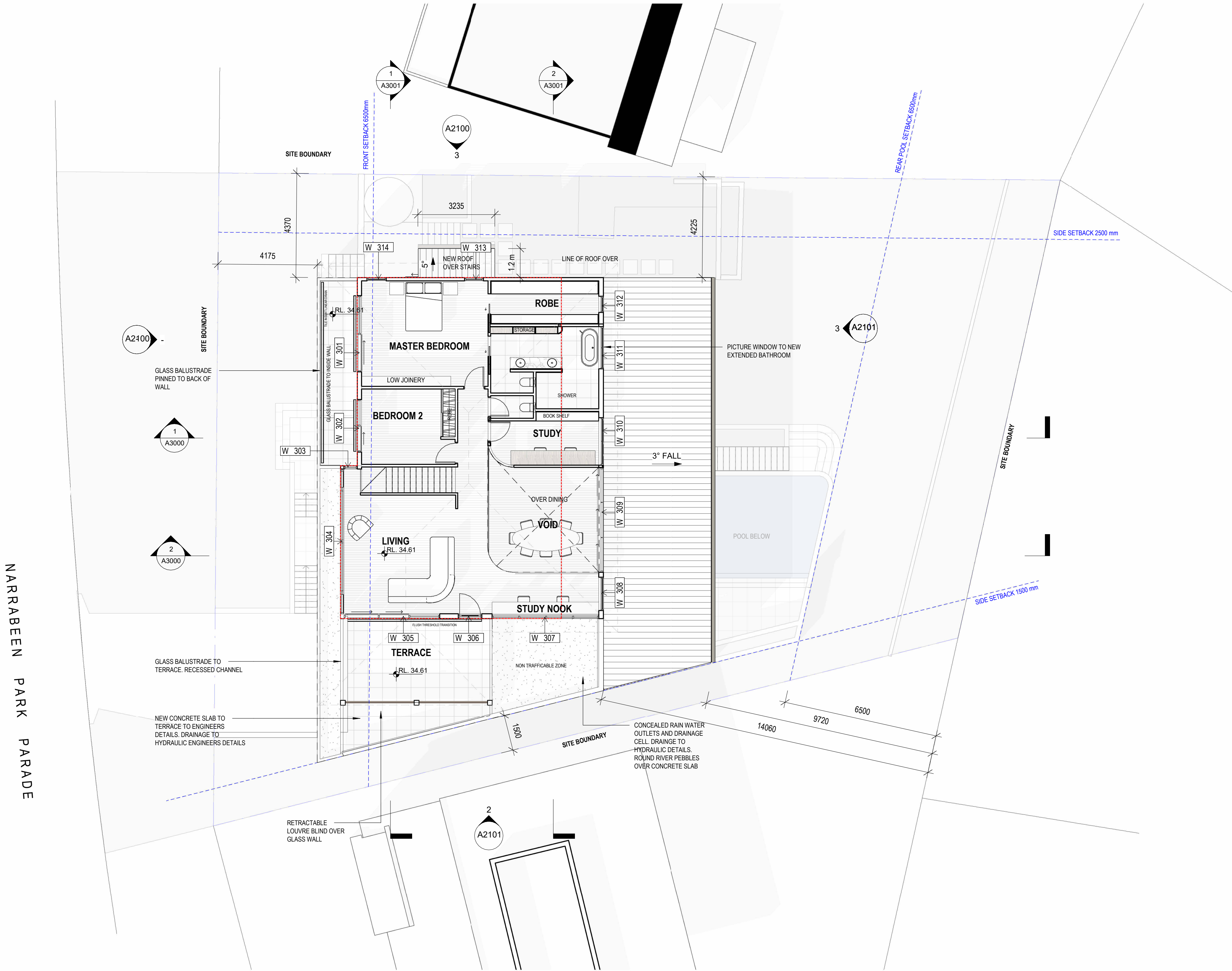
ISSUE:  
J



ISSUE	DATE	DESCRIPTION
A	23/09/22	ISSUE FOR INFORMATION
B	25/10/22	ISSUE FOR COORDINATION
C	28/10/22	ISSUE FOR INFORMATION
D	09/01/23	ISSUE FOR DEVELOPMENT APPLICATION
E	23/05/23	COUNCIL RFI - LANDSCAPE AREA
F	06/12/24	ISSUE FOR COORDINATION
G	17/02/25	AMENDMENT TO DA
H	25/02/25	ISSUE FOR DEVELOPMENT APPLICATION
I	07/04/25	ISSUE FOR INFORMATION
J	08/04/25	ISSUE FOR INFORMATION

LEGEND

- PROPOSED NEW WORKS
- LINE OF EXISTING TO BE DEMOLISHED



1 PROPOSED FIRST FLOOR PLAN  
Scale: 1 : 100

CLIENT:  
PAUL SIMMONS

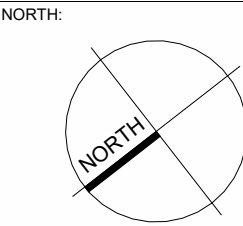
PROJECT:  
92 NARRABEEN PARK PARADE

ARCHITECT:  
ID\STUDIOS  
/ARCHITECTURE  
+ INTERIORS

address: 26 - 32 pirrama road, pyrmont, nsw, 2009 // ph: 0411 695 103

DRAWING TITLE:  
FIRST FLOOR PLAN

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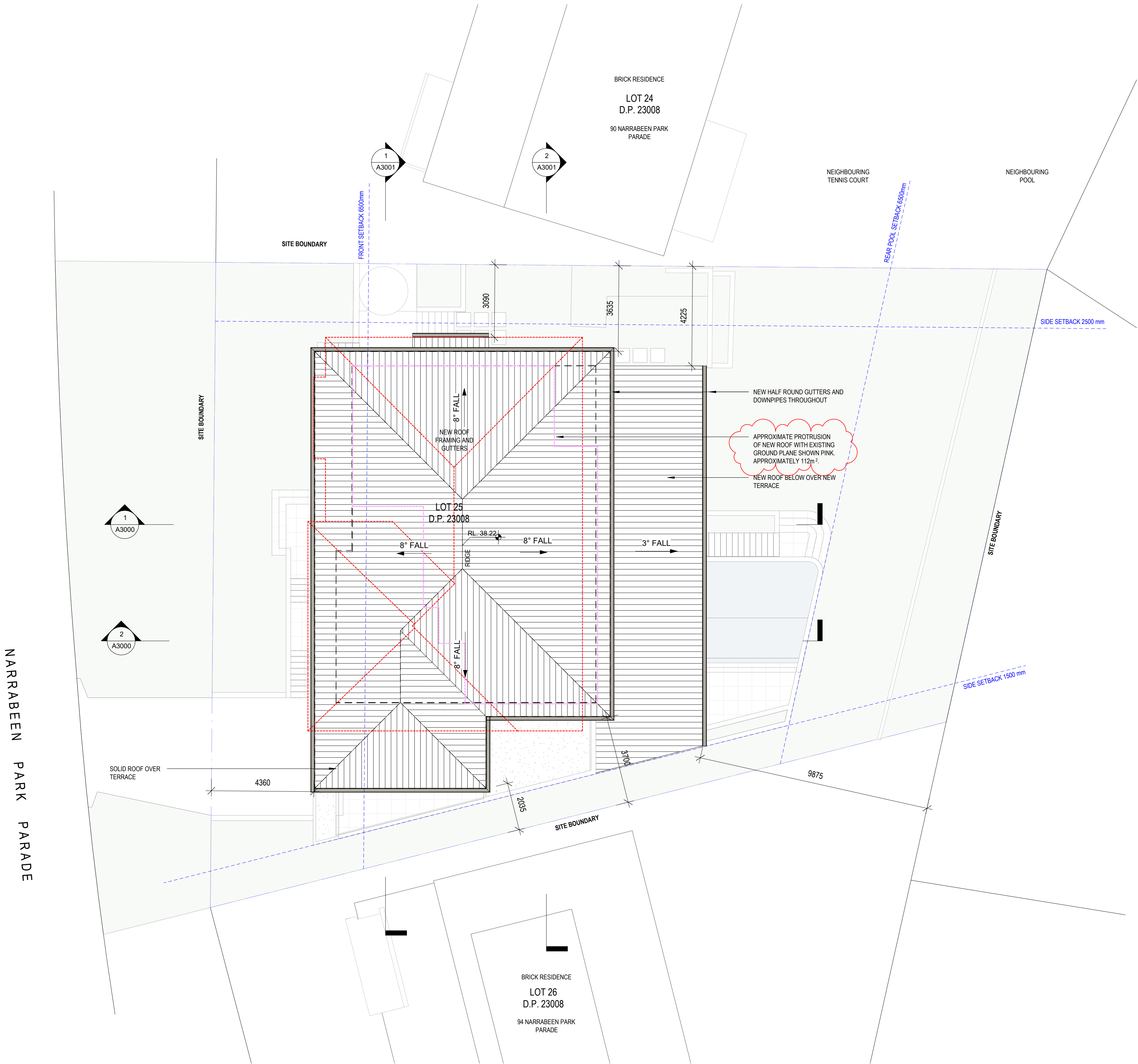


NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL:  
9018  
SCALE:  
As indicated  
DRAWN BY:  
KL  
CHECKED BY:  
AOC  
PROJECT NO:  
2210  
CAD FILE:

DATE:  
08/04/2025  
DRAWING NO:  
A1102  
ISSUE:  
J



ISSUE	DATE	DESCRIPTION
A	23/09/22	ISSUE FOR INFORMATION
B	09/01/23	ISSUE FOR DEVELOPMENT APPLICATION
C	23/05/23	COUNCIL RFI - LANDSCAPE AREA
D	06/12/24	ISSUE FOR COORDINATION
E	17/02/25	AMENDMENT TO DA
F	25/02/25	ISSUE FOR DEVELOPMENT APPLICATION
G	07/04/25	ISSUE FOR INFORMATION
H	08/04/25	ISSUE FOR INFORMATION



CLIENT:  
**PAUL SIMMONS**

PROJECT:  
**92 NARRABEEN PARK PARADE**

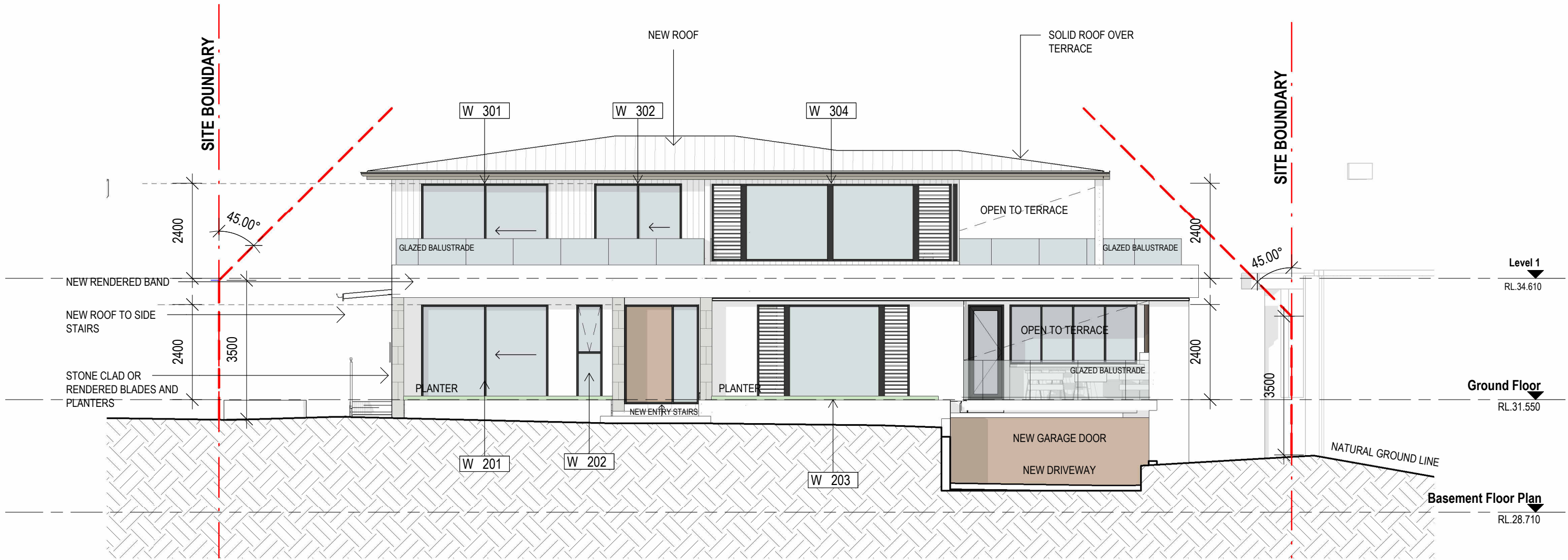
ARCHITECT:  
**ID\STUDIOS  
/ARCHITECTURE  
+ INTERIORS**

address: 26 - 32 pirrama road, pyrmont, nsw, 2009 // ph: 0411 695 103

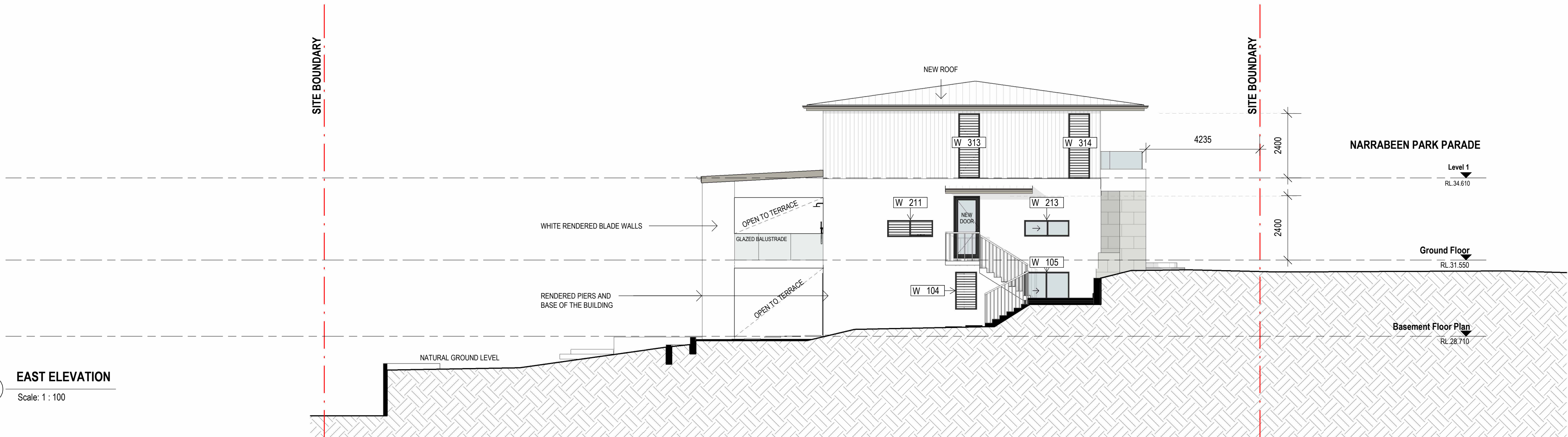
NOTES: 1. Use only figured dimensions, do not scale drawings. 2. All discrepancies and omissions to be referred to ID Studios prior to construction. 3. Check all dimensions, Building Code of Australia, relevant codes and council approvals. 4. This drawing is not for construction. Copyright remains the property of ID Studios. Reproduction of the whole or part of this document constitutes an infringement of copyright. NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL: 9010			NORTH: 	
SCALE: <b>1 : 100</b>			DATE: <b>08/04/2025</b>	
DRAWN BY: <b>KL</b>	CHECKED BY: <b>AOC</b>	PROJECT NO: <b>2210</b>	DRAWING NO: <b>A1104</b>	ISSUE: <b>H</b>
CAD FILE:				



ISSUE	DATE	DESCRIPTION
A	23/09/22	ISSUE FOR INFORMATION
B	09/01/23	ISSUE FOR DEVELOPMENT APPLICATION
C	23/05/23	COUNCIL RFI - LANDSCAPE AREA
D	06/12/24	ISSUE FOR COORDINATION
E	17/02/25	AMENDMENT TO DA
F	25/02/25	ISSUE FOR DEVELOPMENT APPLICATION
G	07/04/25	ISSUE FOR INFORMATION
H	08/04/25	ISSUE FOR INFORMATION



1 NORTH ELEVATION - OPTION STONE CLAD PLANTER AND BLADE WALLS  
Scale: 1 : 100



3 EAST ELEVATION  
Scale: 1 : 100

## LEGEND

- PROPOSED NEW WORKS
- LINE OF EXISTING TO BE DEMOLISHED

CLIENT:  
PAUL SIMMONS

PROJECT:  
92 NARRABEEN PARK PARADE

ARCHITECT:  
**ID\STUDIOS**  
**/ARCHITECTURE**  
**+ INTERIORS**

address: 26 - 32 pirrama road, pyrmont, nsw, 2009 // ph: 0411 695 103

DRAWING TITLE:  
PROPOSED ELEVATIONS

NOTES:  
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NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL:  
9010

SCALE:  
As indicated

DRAWN BY: KL  
CHECKED BY: AOC  
PROJECT NO: 2210

CAD FILE:

NORTH:

DATE:  
08/04/2025

DRAWING NO:  
A2100




ISSUE:  
H







## LEGEND

	PROPOSED
	EXISTING -TO BE DEMOLISHED
	EXISTING - TO BE RETAINED SUBJECT TO ENGINEERING / INSPECTION

EXISTING - TO BE RETAINED  
SUBJECT TO ENGINEERING  
INSPECTION

**1** **SHORT SECTION 1**  
Scale: 1 : 100




**2** **SHORT SECTION 2**  
Scale: 1 : 100

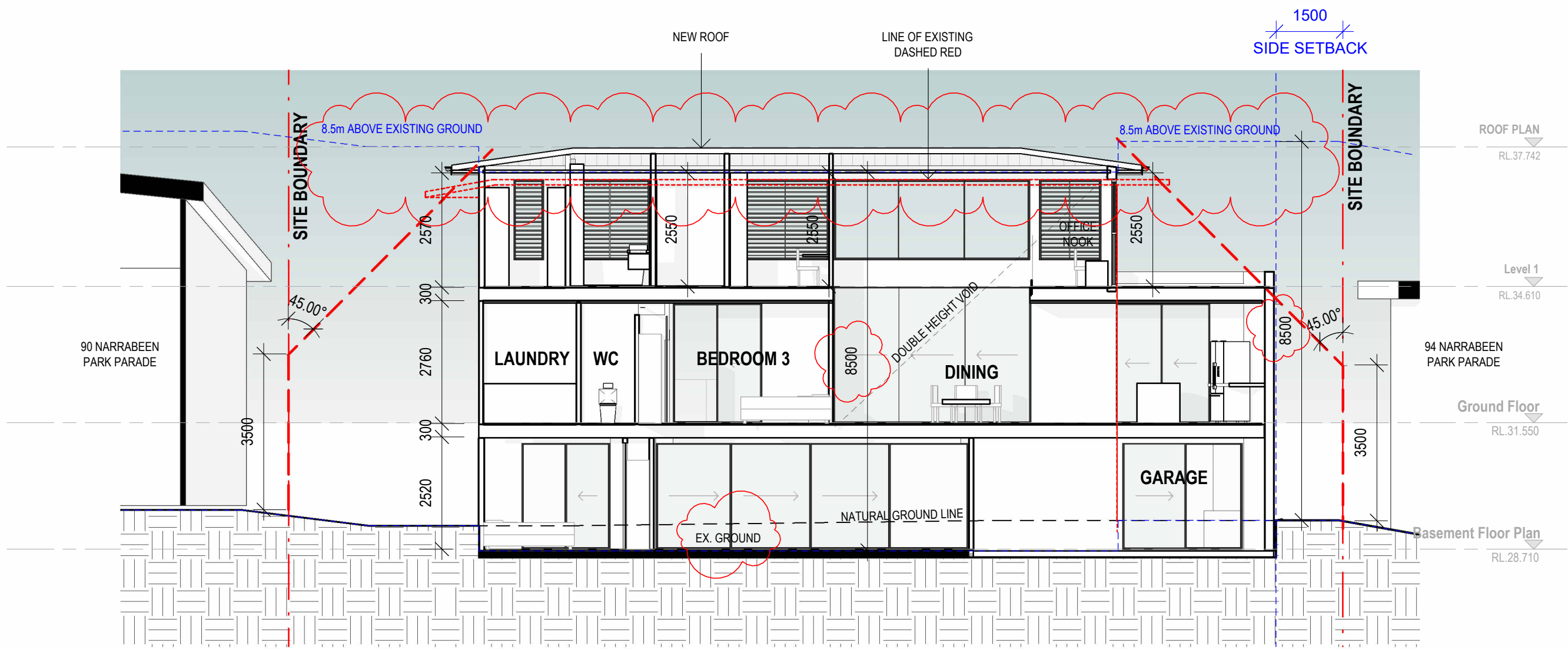
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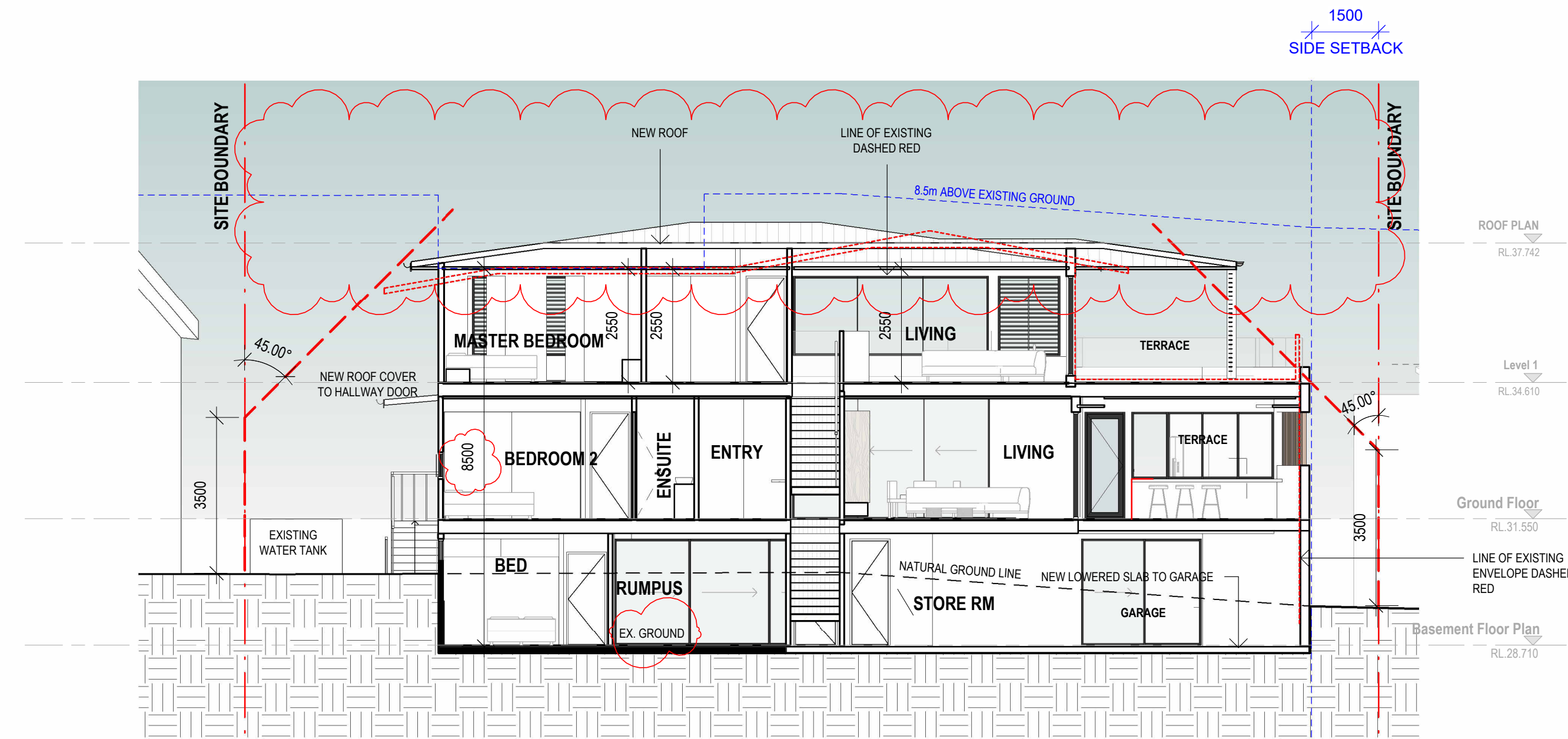
[illegible]

### LEGEND

 PROPOSED  
 EXISTING -TO BE DEMOLISHED  
 EXISTING - TO BE RETAINED  
 SUBJECT TO ENGINEERING /  
 INSPECTION



**2** **LONG SECTION 1**  
Scale: 1 : 100



**1** **LONG SECTION 2**  
Scale: 1 : 100

LIENT:

PAUL SIMMONS

PROJECT: 92 NARRABEEN PARK PARADE

ARCHITECT:  
ID\STUDIOS  
/ARCHITECTURE  
+ INTERIORS

address: 26 - 32 pirrama road, pyrmont, nsw, 2009 // ph: 0411 695 103

RAWING TITLE:

PROPOSED SECTIONS - SHEET 2

NOTES:

- Use only figured dimensions, do not scale drawings.
- All discrepancies and omissions to be referred to ID Studios prior to construction.
- Check all dimensions, Building Code of Australia, relevant codes and council approvals.
- This drawing is not for construction.

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**NORTH:**

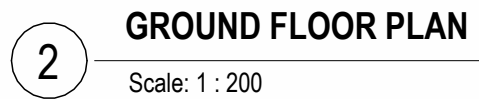
018

DATE: 08/04/2025

RAWN BY: <b>KL</b>	CHECKED BY: <b>AOC</b>	PROJECT NO: <b>2210</b>
AD FILE:		

DRAWING NO:	ISSUE
A3001	H



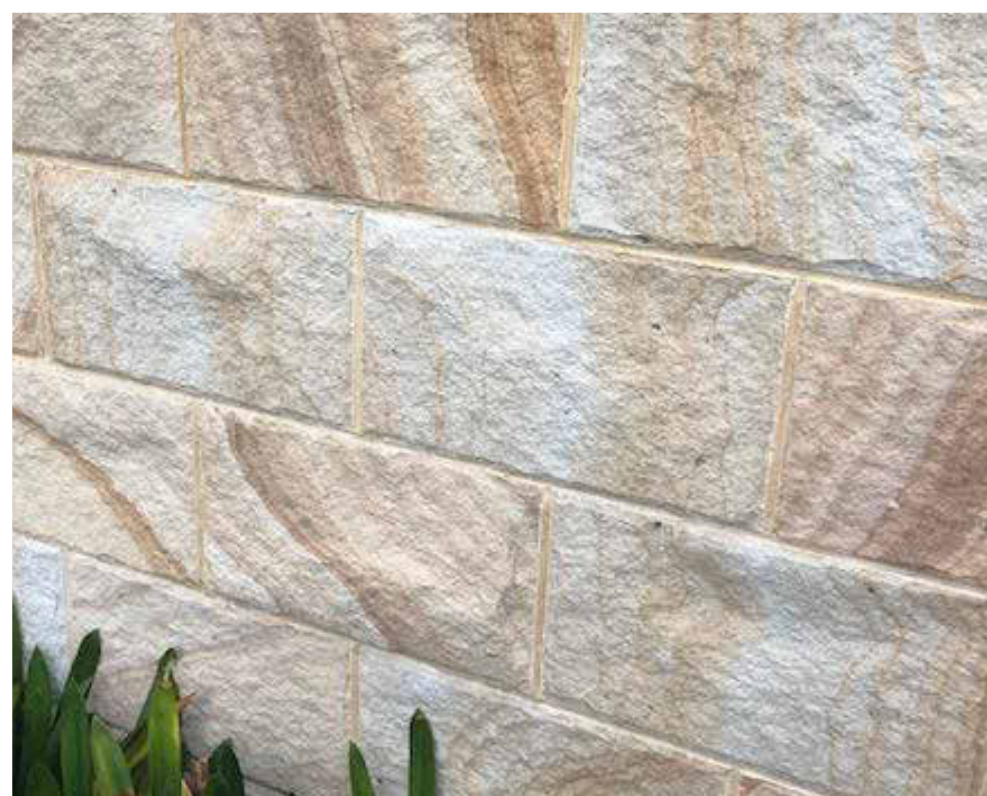


CLIENT:	PAUL SIMMONS
PROJECT:	92 NARRABEEN PARK PARADE
ARCHITECT:	ID\STUDIOS /ARCHITECTURE + INTERIORS address: 28 - 32 pirrama road, pyrmont, nsw, 2009 // ph: 0411 695 103
DRAWING TITLE:	FLOOR SPACE RATIO

3/04/2025 7:57:03 PM



## EXTERNAL FINISHES BOARD



## SANDSTONE CLADDING TO BLADE WALLS

TEXTURED SANDSTONE OR SIMILAR CLADDING TO BLADE WALLS.  
TRADITIONAL FORMAT CLADDING



## PRIVACY SCREENS

TIMBER BATTEN PRIVACY SCREEN



## NEW ROOF

NEW ROOF  
MEDIUM SOLAR ABSORPTANCE 0.475 - 0.70  
COLORBOND DUNE OR SIMILAR  
LYSACHT KLIPLOCK

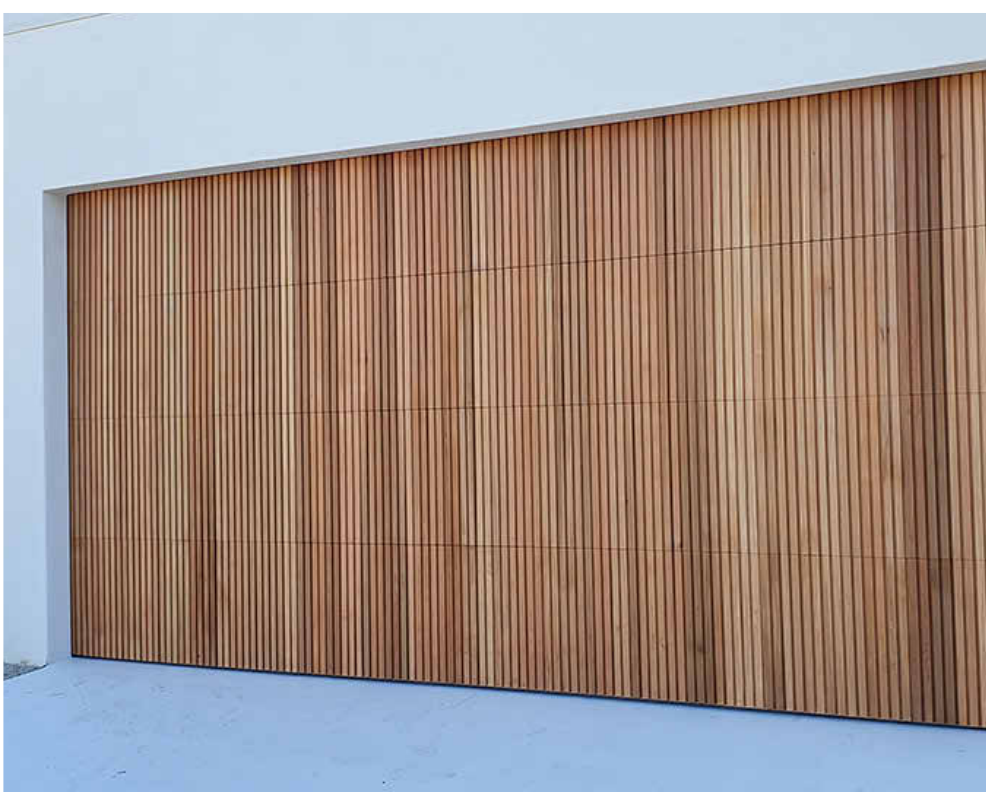
## EXTERIOR PAINT + FASCIAS

RENDERED FINISH. PAINT: DULUX WHITE DUCK



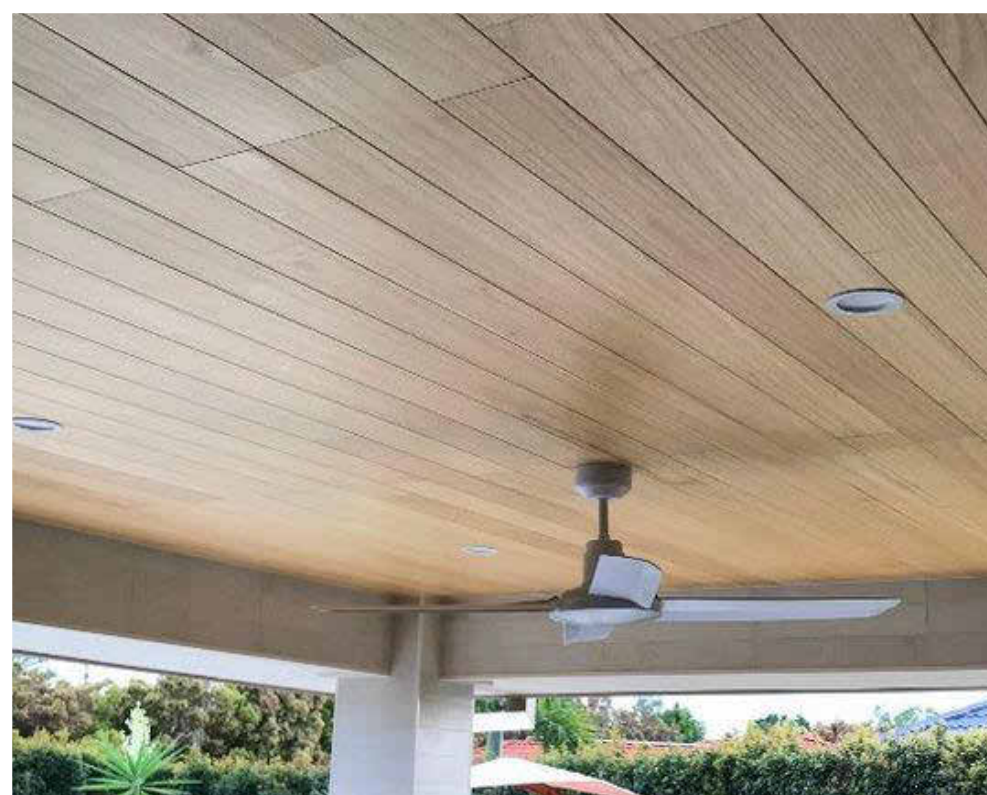
## ALUMINIUM WINDOW FRAMES

COLORBOND MONUMENT



GARAGE DOOR

TIMBER CLAD SECTIONAL/TILT DOOR



## SOFFITS

KNOTWOOD, ROYAL OAK



## CLADDING - UPPER LEVEL

JAMES HARDIE AXON CLADDING 133 SMOOTH.  
 . PAINT FINISH - DULUX WHITE DUCK



## GUTTERS + DOWNPIPES

COLOURBOND DUNE  
LYSACHT HALF ROUND GUTTERS

[illegible]

CLIENT:

PAUL SIMMONS

PROJECT:	
----------	--

92 NARRABEEN PARK PARADE

ARCHITECT:

ID\STUDIOS  
/ARCHITECTURE  
+ INTERIORS

address: 26 - 32 pirrama road, pyrmont, nsw, 2009 // ph: 0411 695 103

DRAWING TITLE:

## FINISHES SCHEDULE

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NORTH:

NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL:  
9018

DATE:  
08/04/2025

DRAWN BY:	CHECKED BY:	PROJECT NO:
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DRAWING NO:	ISSUE:
A9000	G



