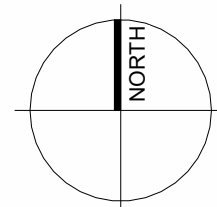


## ISSUE FOR DEVELOPMENT APPLICATION. KNOCKDOWN REBUILD



### LOCATION PLAN

[illegible]

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

CLIENT: PAUL SIMMONS

PROJECT: 92 NARRABEEN PARK PARADE

ARCHITECT:

ID\STUDIOS  
/ARCHITECTURE  
+ INTERIORS

address: 26 - 32 pirrama road, pyrmont, nsw, 2099 // ph: 0411 695 103

COVER SHEET

<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>1. Use only figured dimensions, do not scale drawings.</li> <li>2. All discrepancies and omissions to be referred to ID Studios prior to construction.</li> <li>3. Check all dimensions, Building Code of Australia, relevant codes and council approvals.</li> </ol> <p>This drawing is not for construction.</p> <p>Copyright remains the property of ID Studios. Reproduction of the whole or part of this document constitutes an infringement of copyright.</p>	<p><b>NORTH:</b></p>
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SCALE:			DATE: 16/04/2025	
DRAWN BY: KL	CHECKED BY: AOC	PROJECT NO: 2210	DRAWING NO: A0000	ISSUE: G
CAD FILE:				

16/04/2025 6:50:47 PM



## PLANNING CONTROLS

**PROPOSED**

CLIENT:

PAUL SIMMONS

PROJECT: 92 NARRABEEN PARK PARADE

ARCHITECT:

ID\STUDIOS  
/ARCHITECTURE  
+ INTERIORS

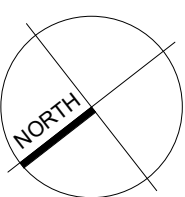
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## SITE PLAN

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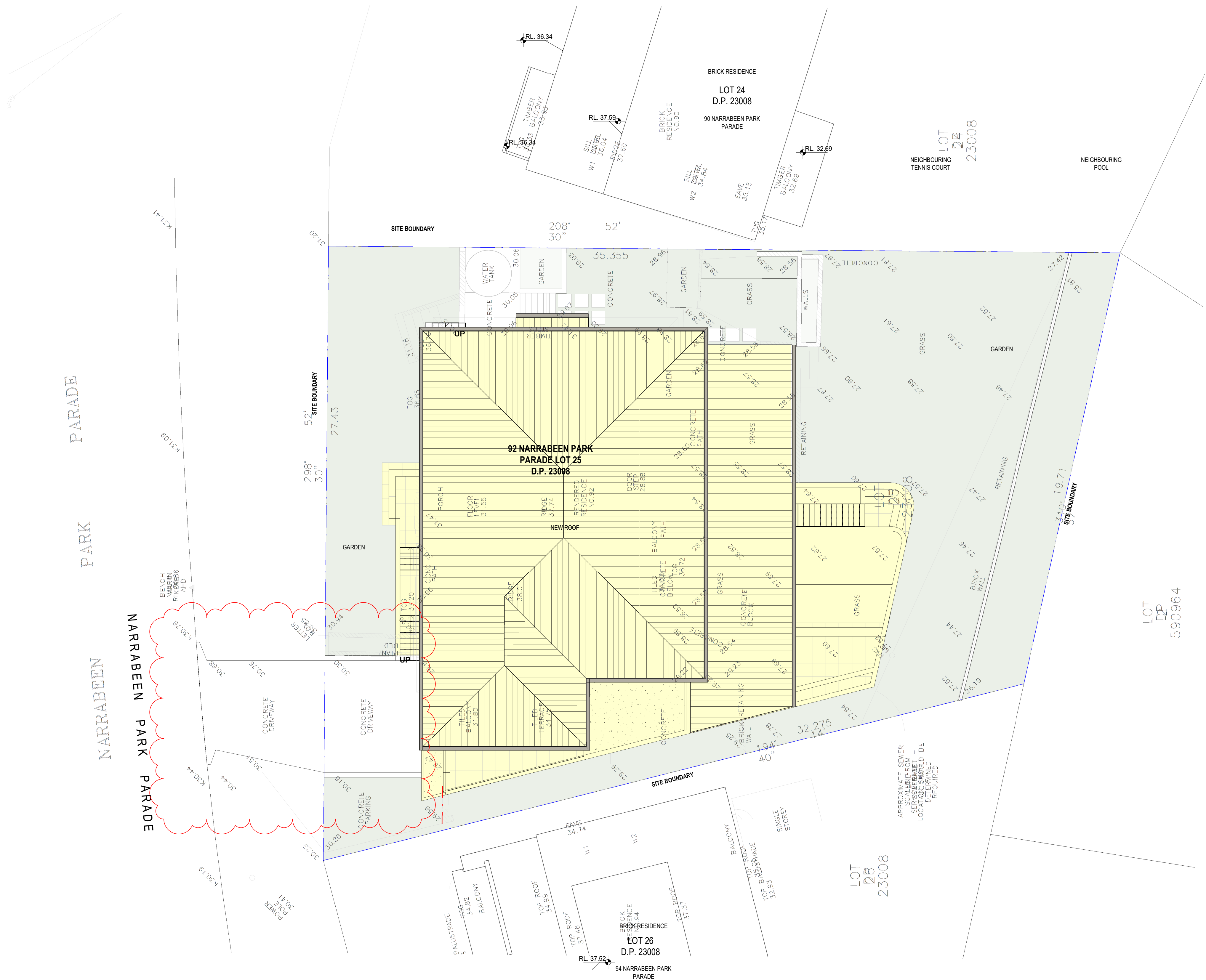
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DATE: 6/04/2025

DRAWING NO.

4000

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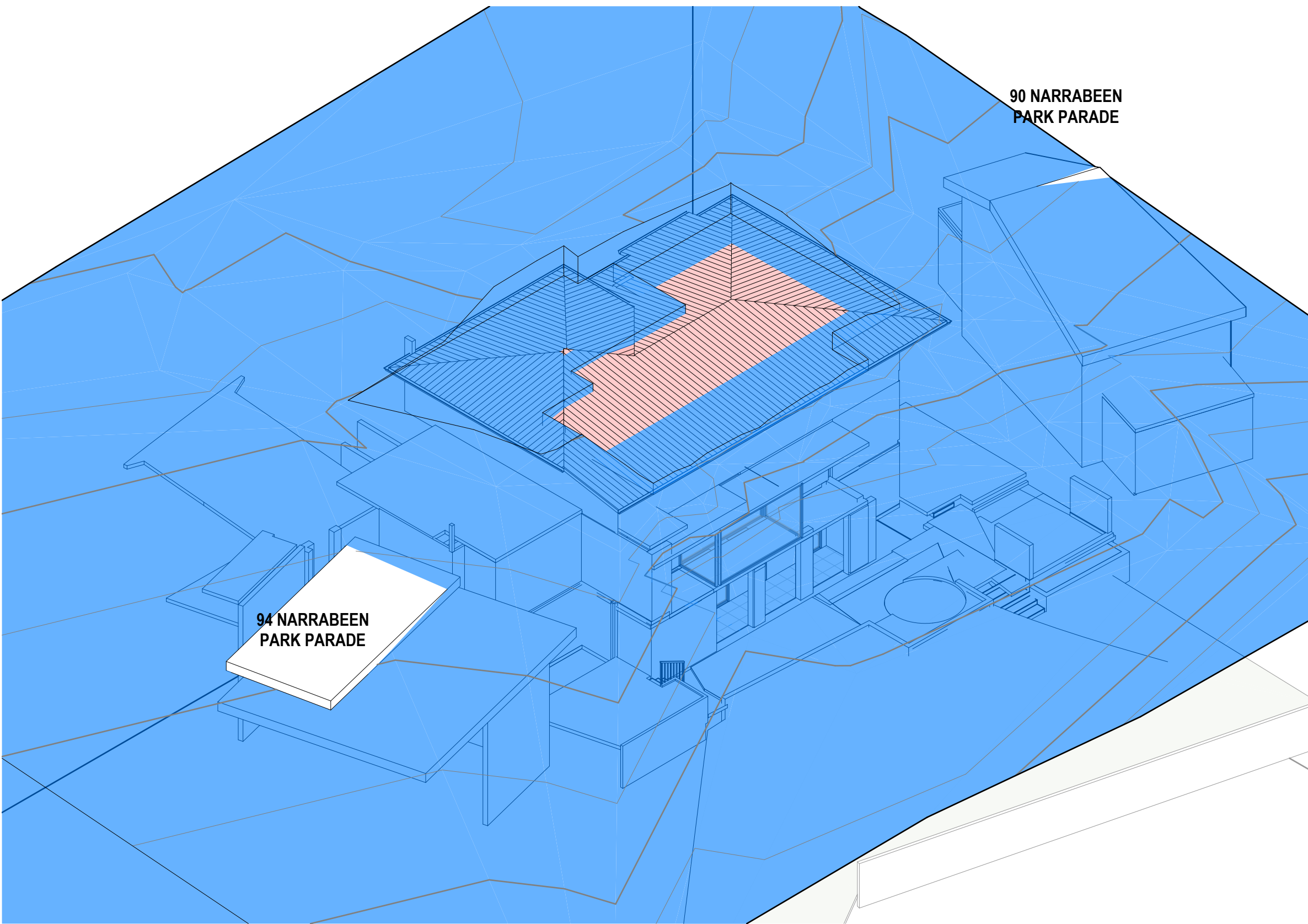


## SITE PLAN

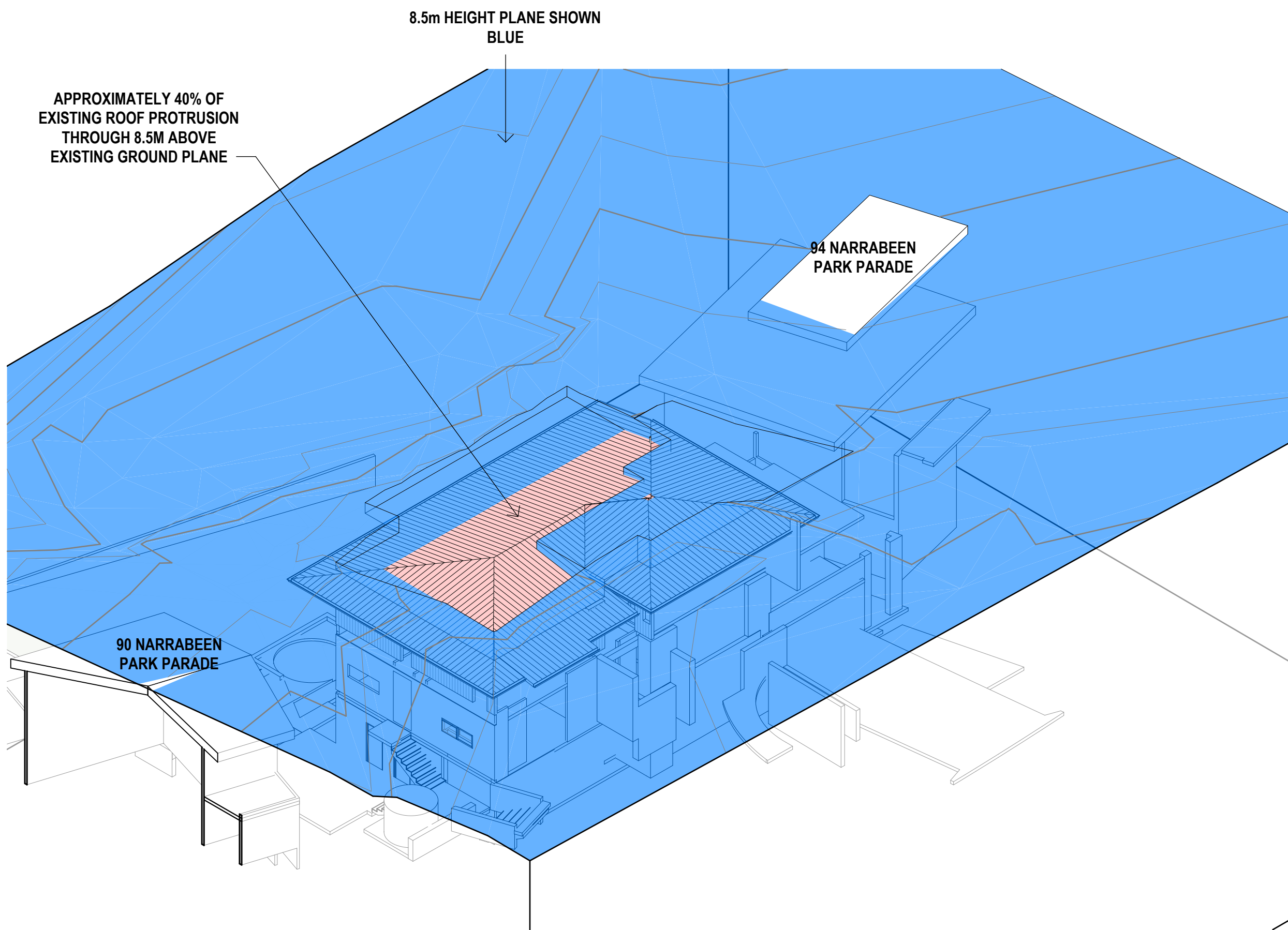
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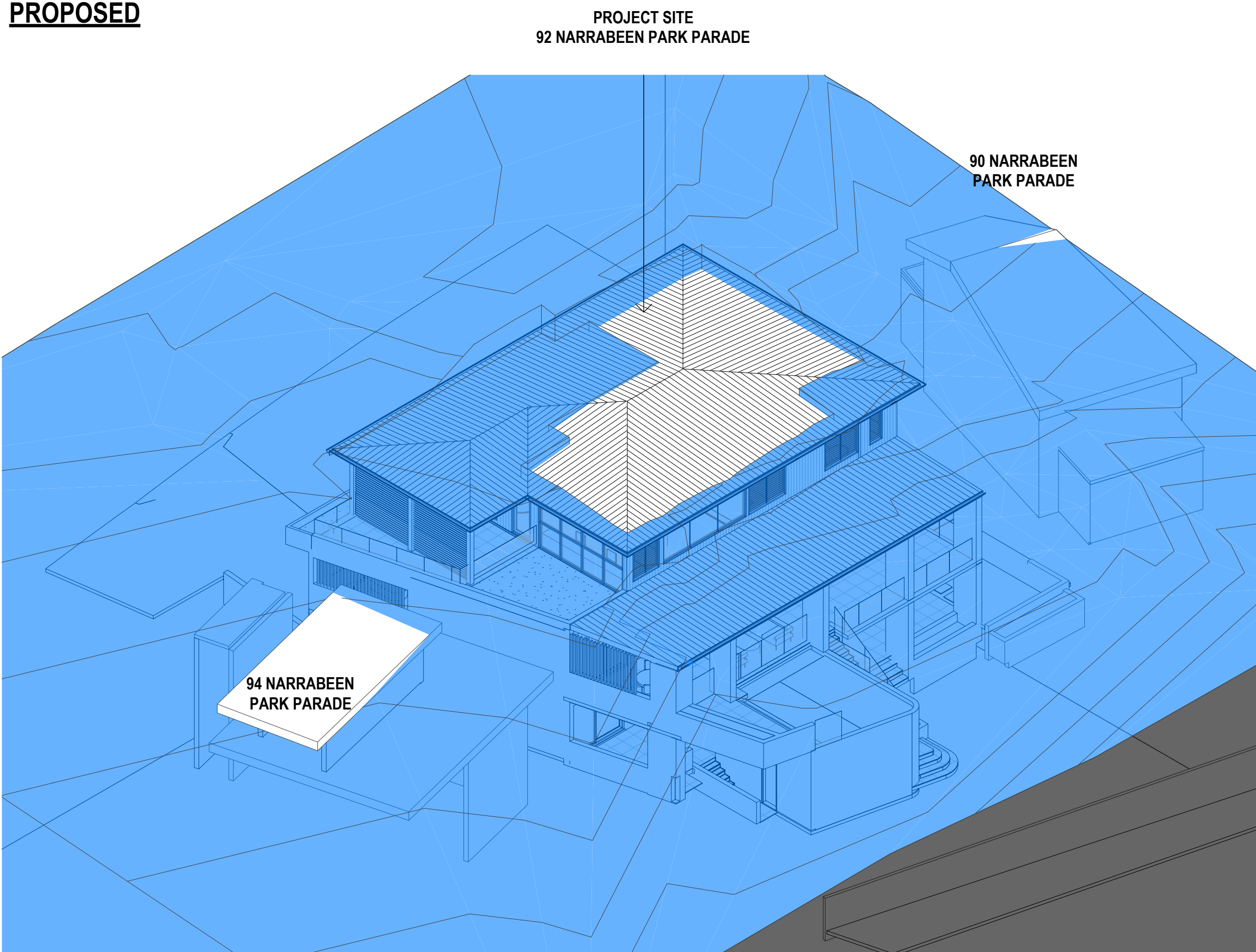


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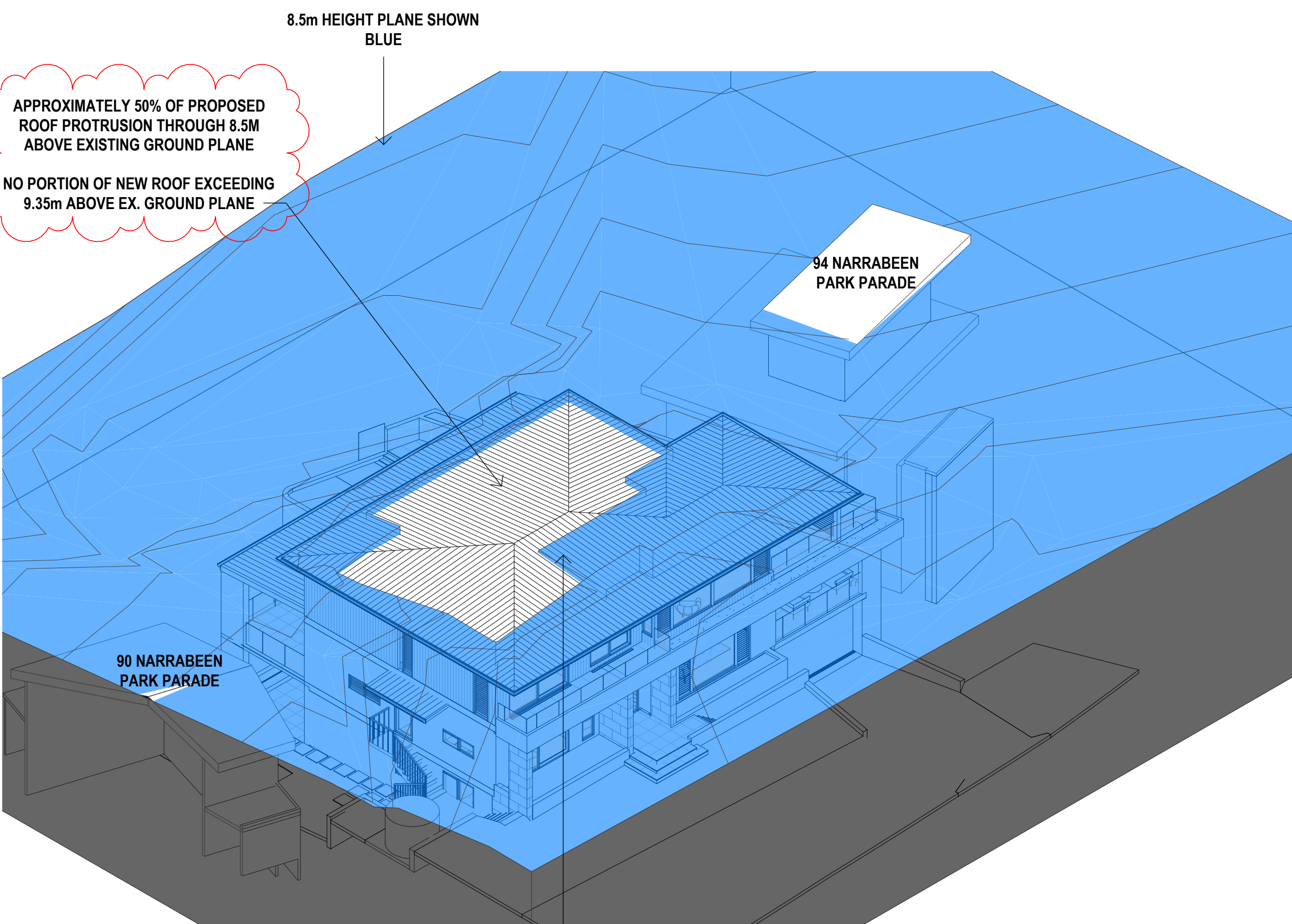


2 NORTH EAST CORNER (EXISTING)  
Scale:

**PROPOSED**



3 SOUTH WEST CORNER (PROPOSED)  
Scale:



4 NORTH EAST CORNER (PROPOSED)  
Scale:

[illegible]

CLIENT: PAUL SIMMONS

PROJECT: 92 NARRABEEN PARK PARADE

ARCHITECT:

ID\STUDIOS  
/ARCHITECTURE  
+ INTERIORS

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HEIGHT PLANE BLANKET

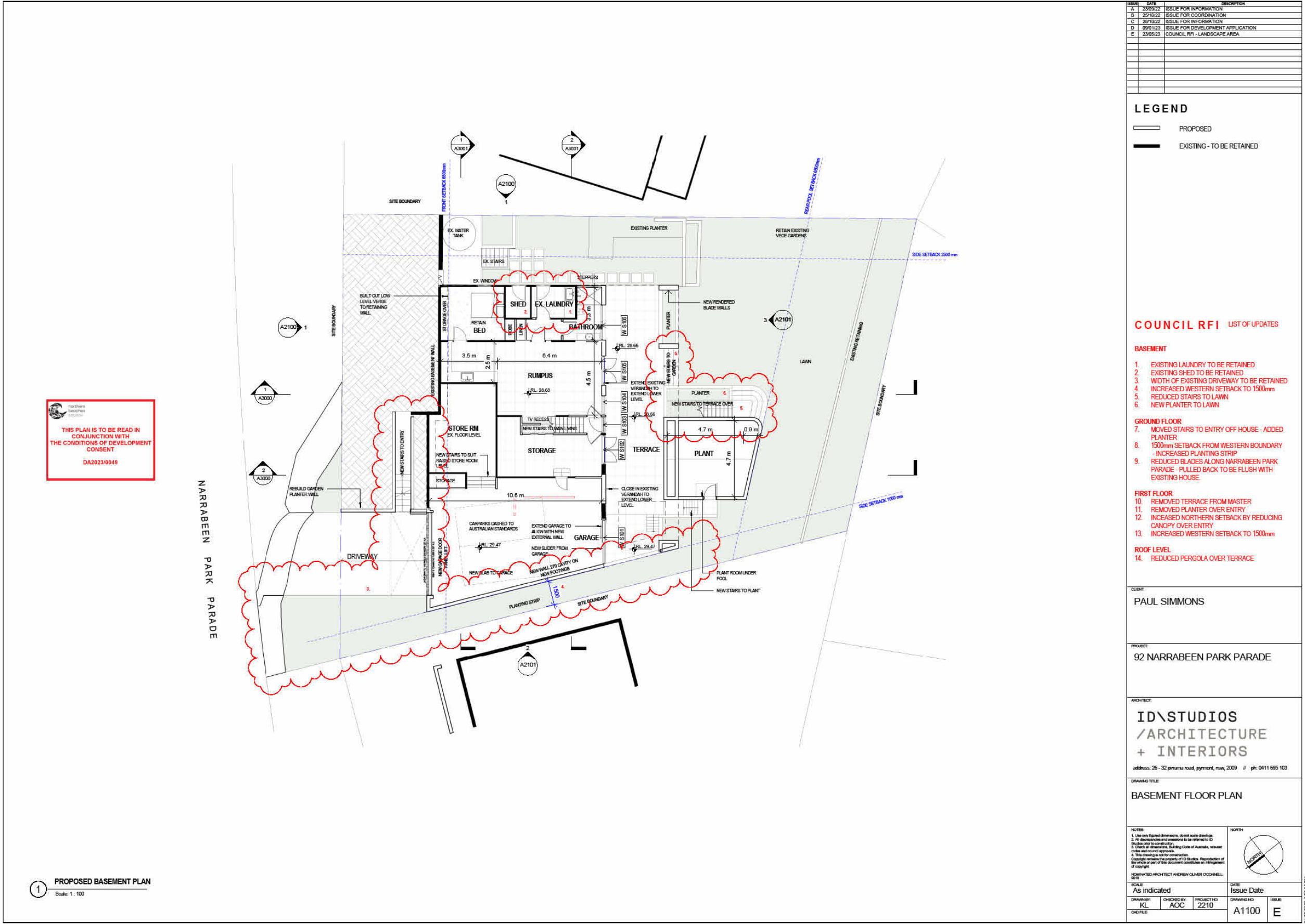
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CAD FILE:				



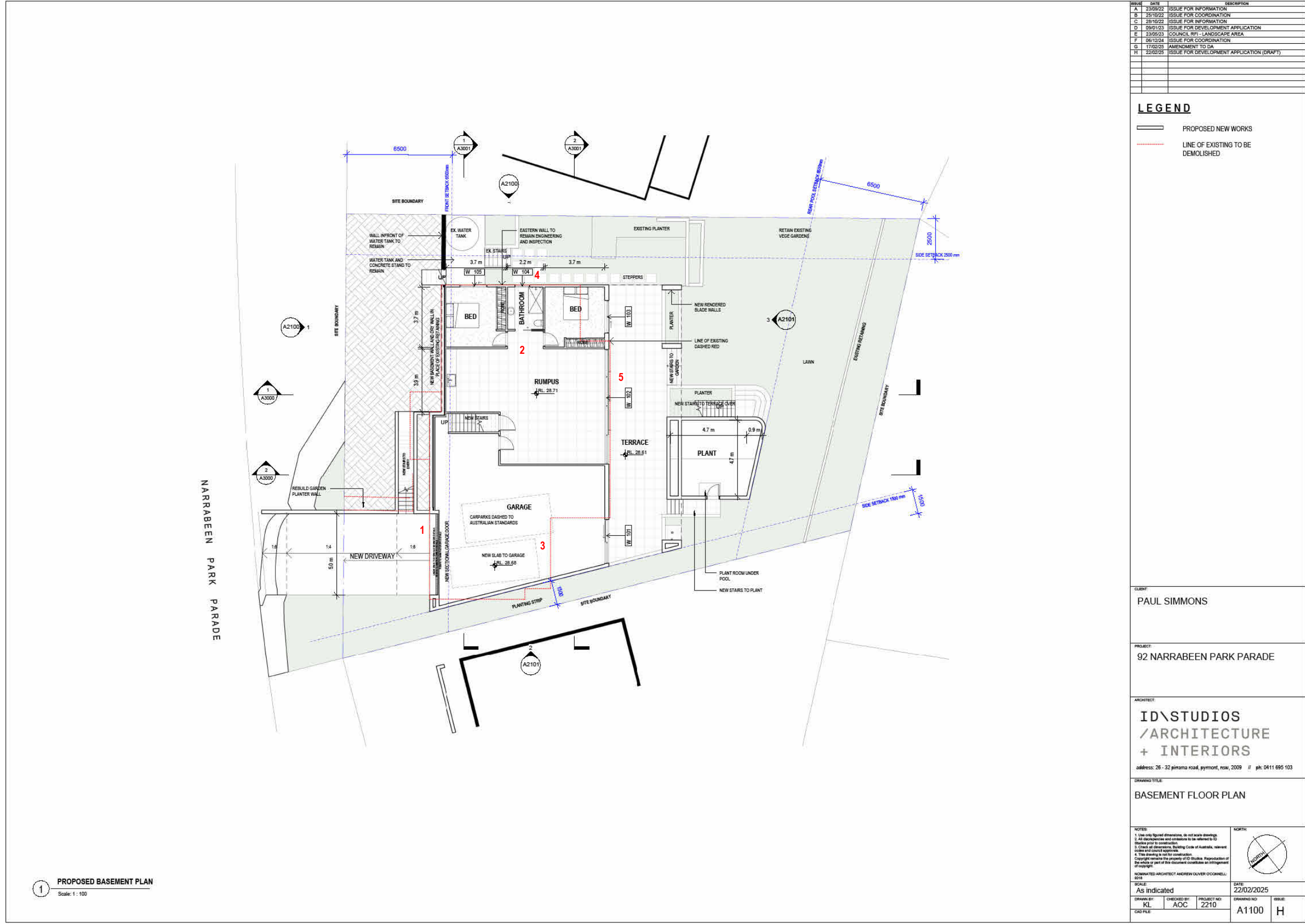
APPROVED DA

BASEMENT PLAN



PROPOSED DA

BASEMENT PLAN



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
D	16/04/25	ISSUE FOR INFORMATION

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

GROUND FLOOR

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

20. Simplified internal floor levels

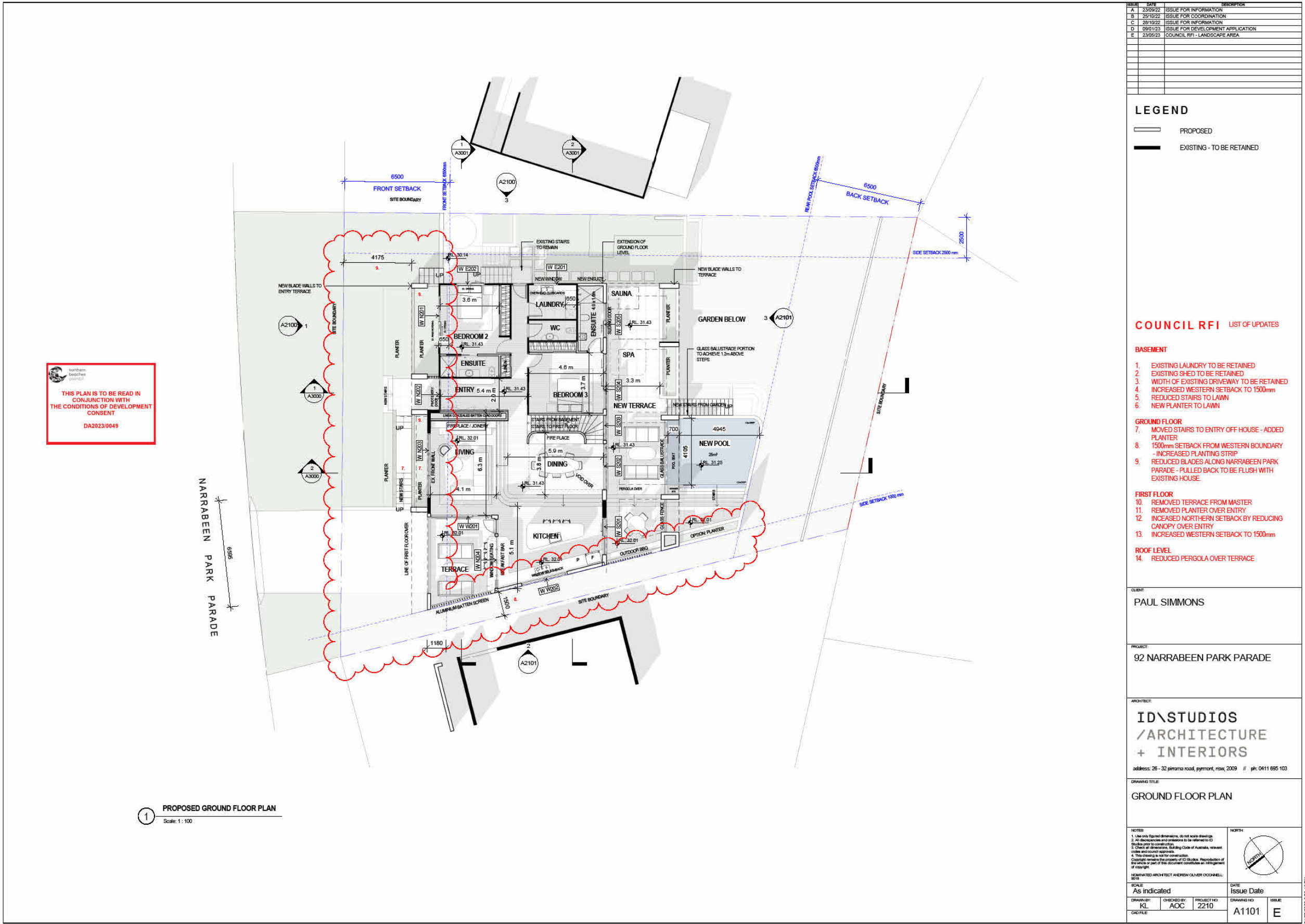
ROOF

21. Existing roof framing demolished, new roof and framing

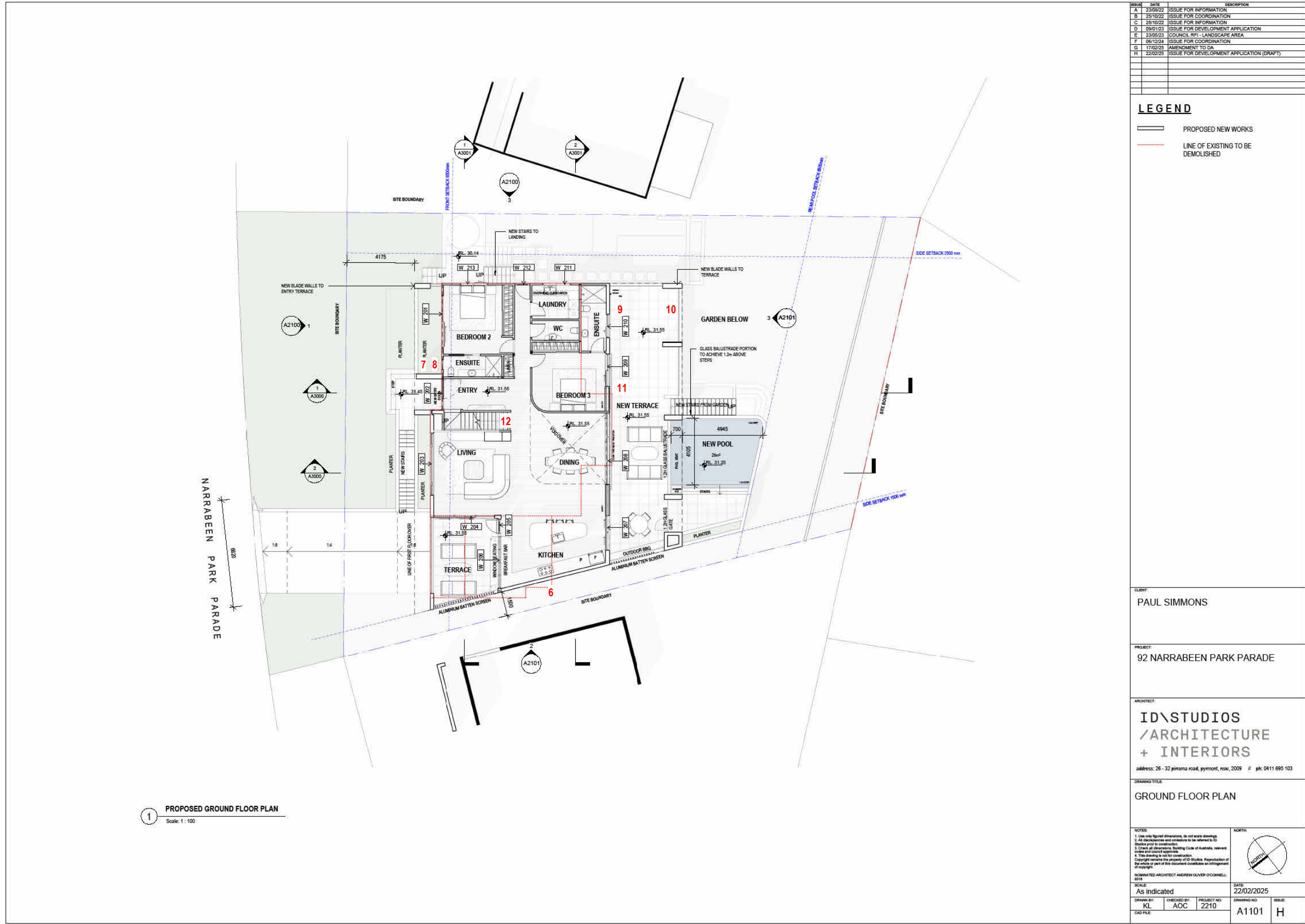
SCHEDULE OF FINISHES

22. Update to soffit, upper level cladding and gutters

GROUND FLOOR PLAN



GROUND FLOOR PLAN



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

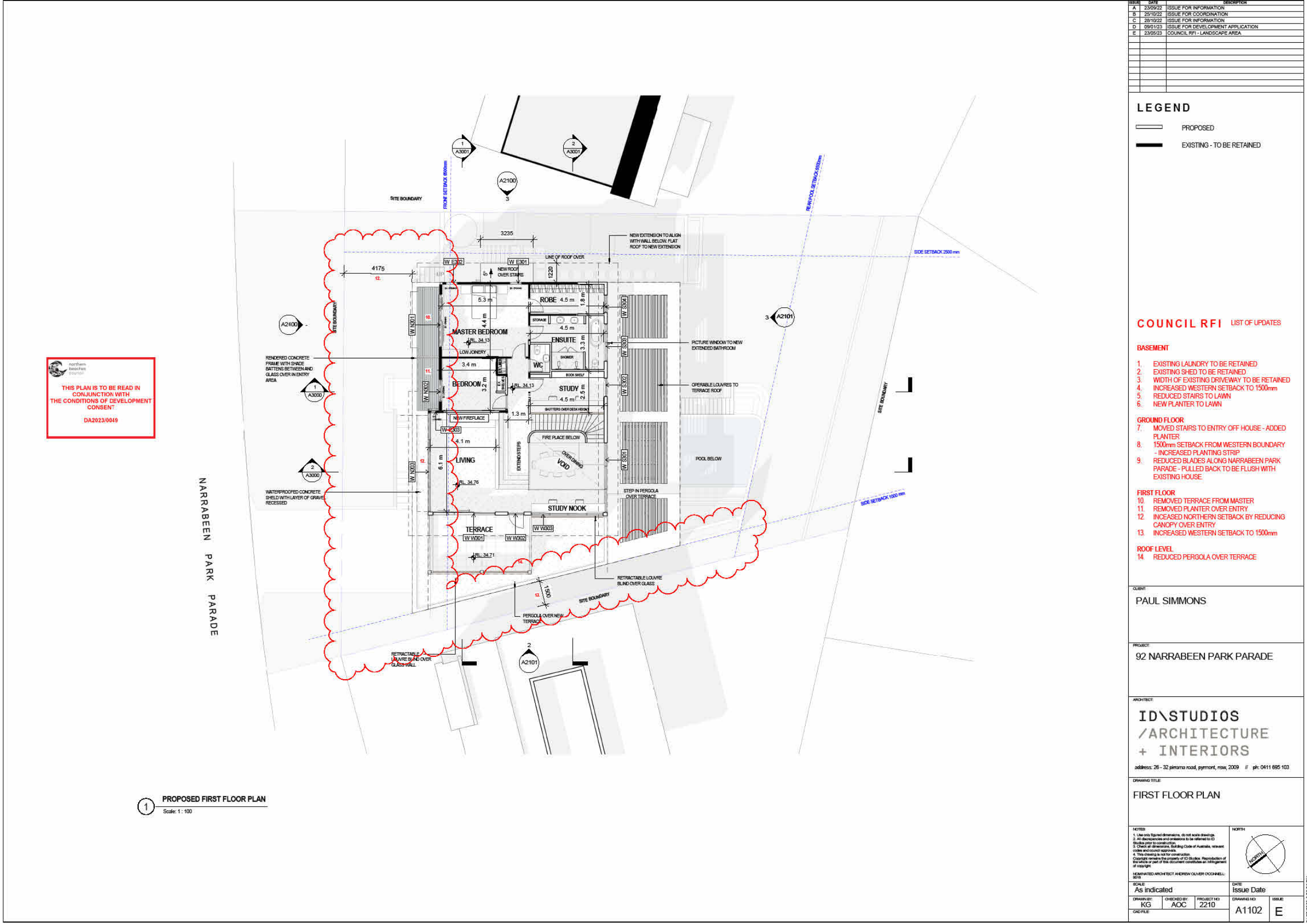
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SCALE: 1:50		DRAWING NO: A0003	
DRAWN BY: KL		CHECKED BY: AOC	PROJECT NO: 2210
CAD FILE:		ISSUE: D	



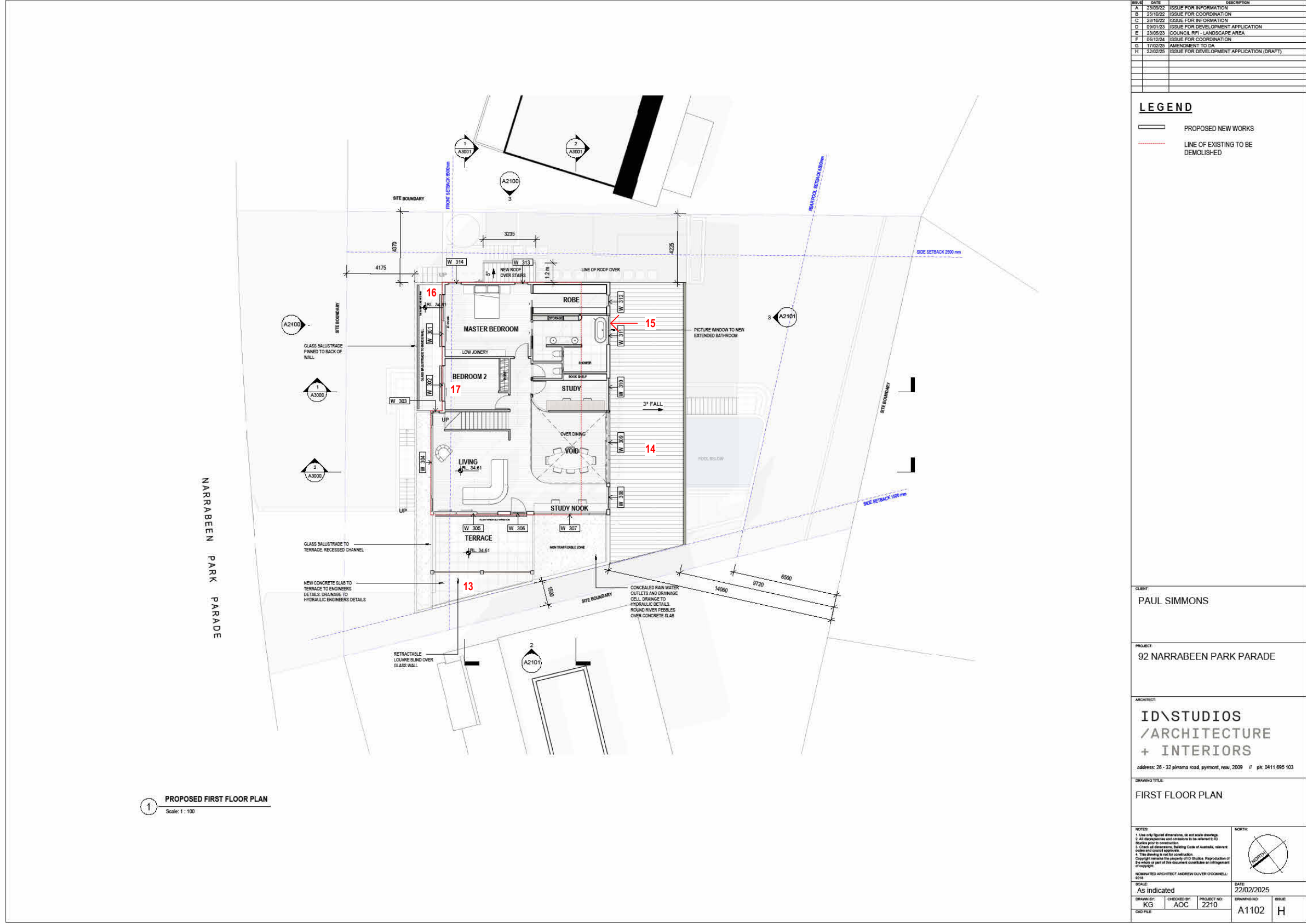
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FIRST FLOOR PLAN

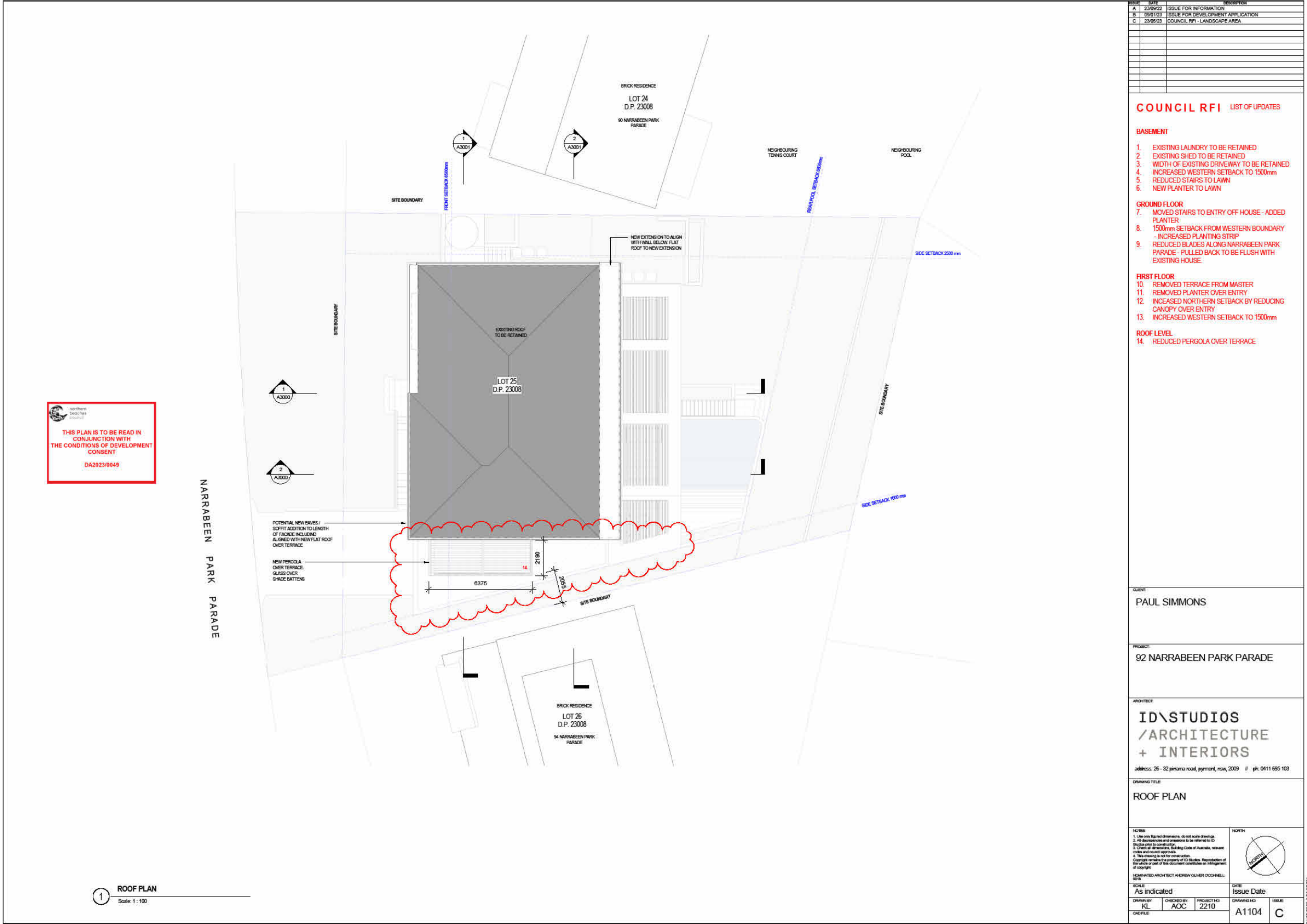


PROPOSED DA

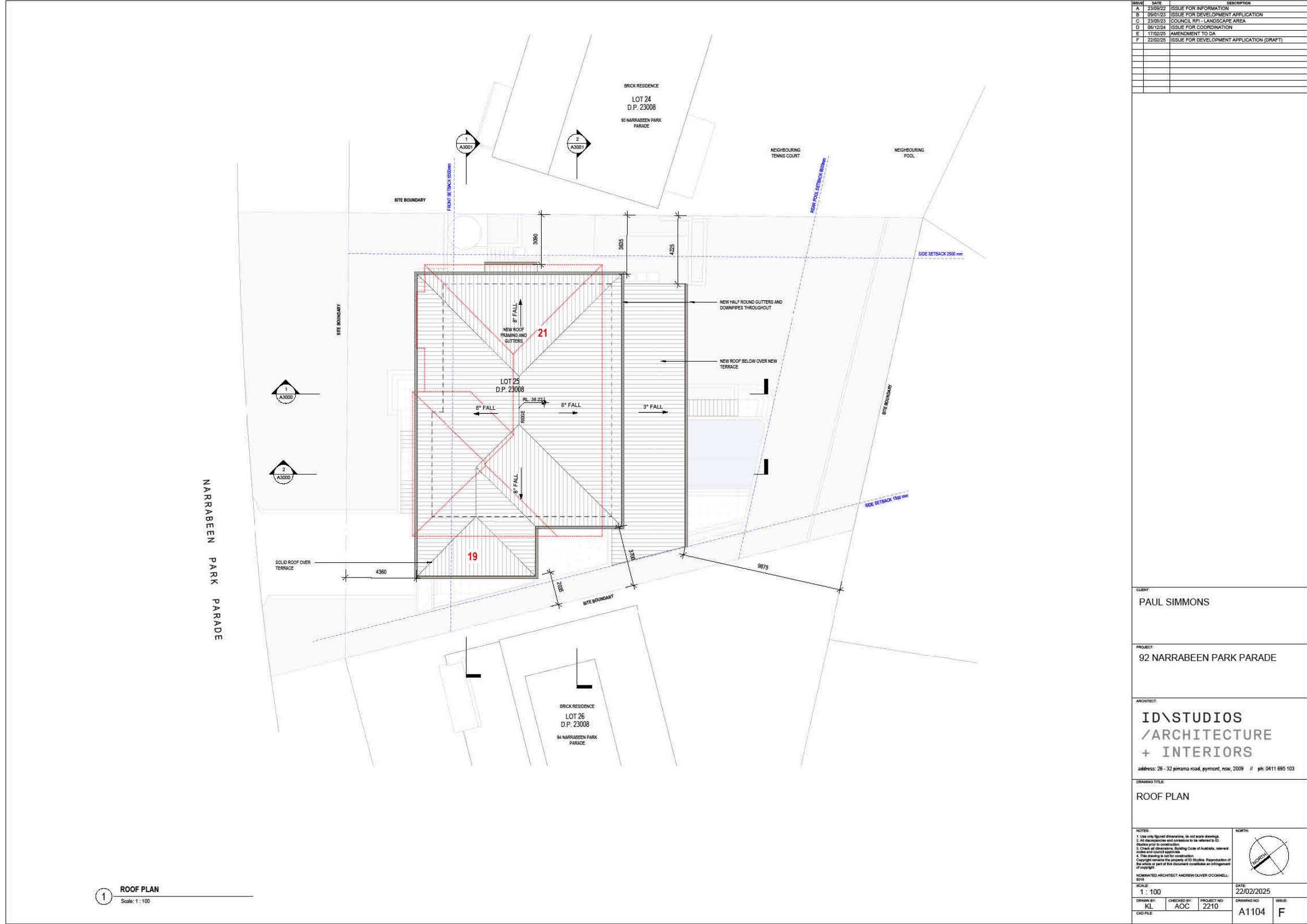
FIRST FLOOR PLAN



ROOF PLAN



ROOF PLAN



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
D	16/04/25	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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9010

SCALE:  
1: 50

DRAWN BY:  
KL

CHECKED BY:  
AOC

PROJECT NO:  
2210

CAD FILE:

DATE:  
16/04/2025

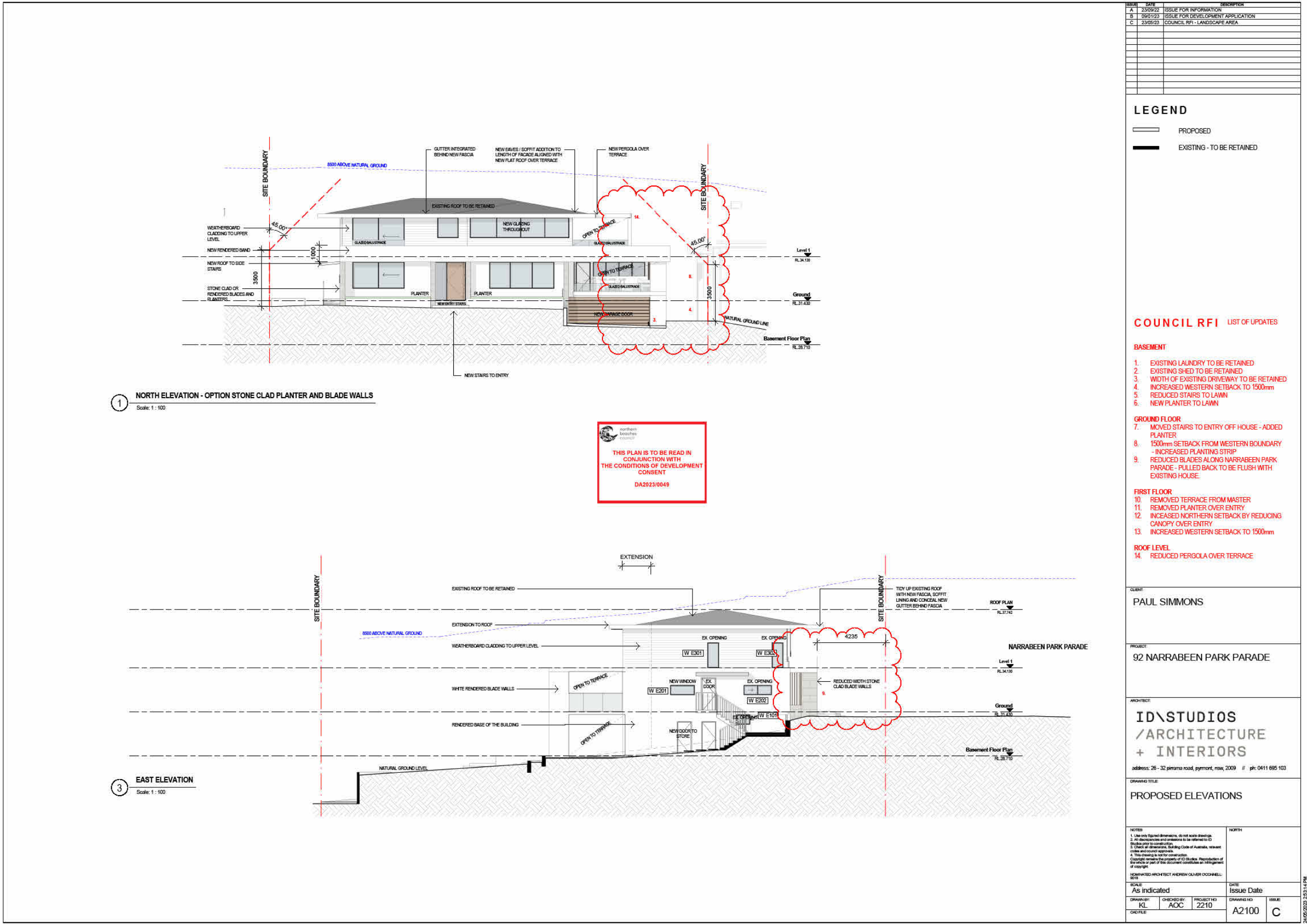
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ISSUE:  
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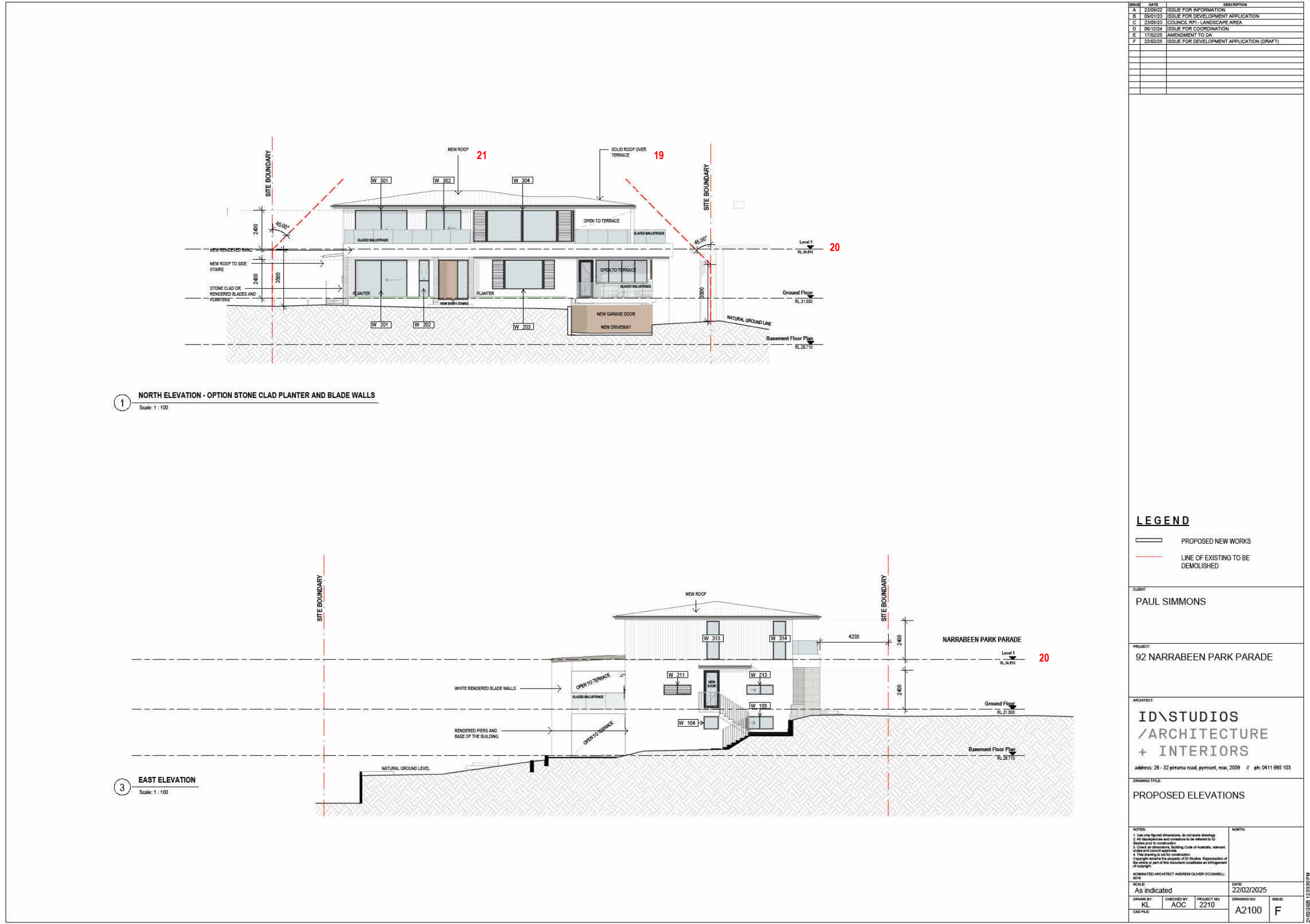
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NORTH AND EAST ELEVATION

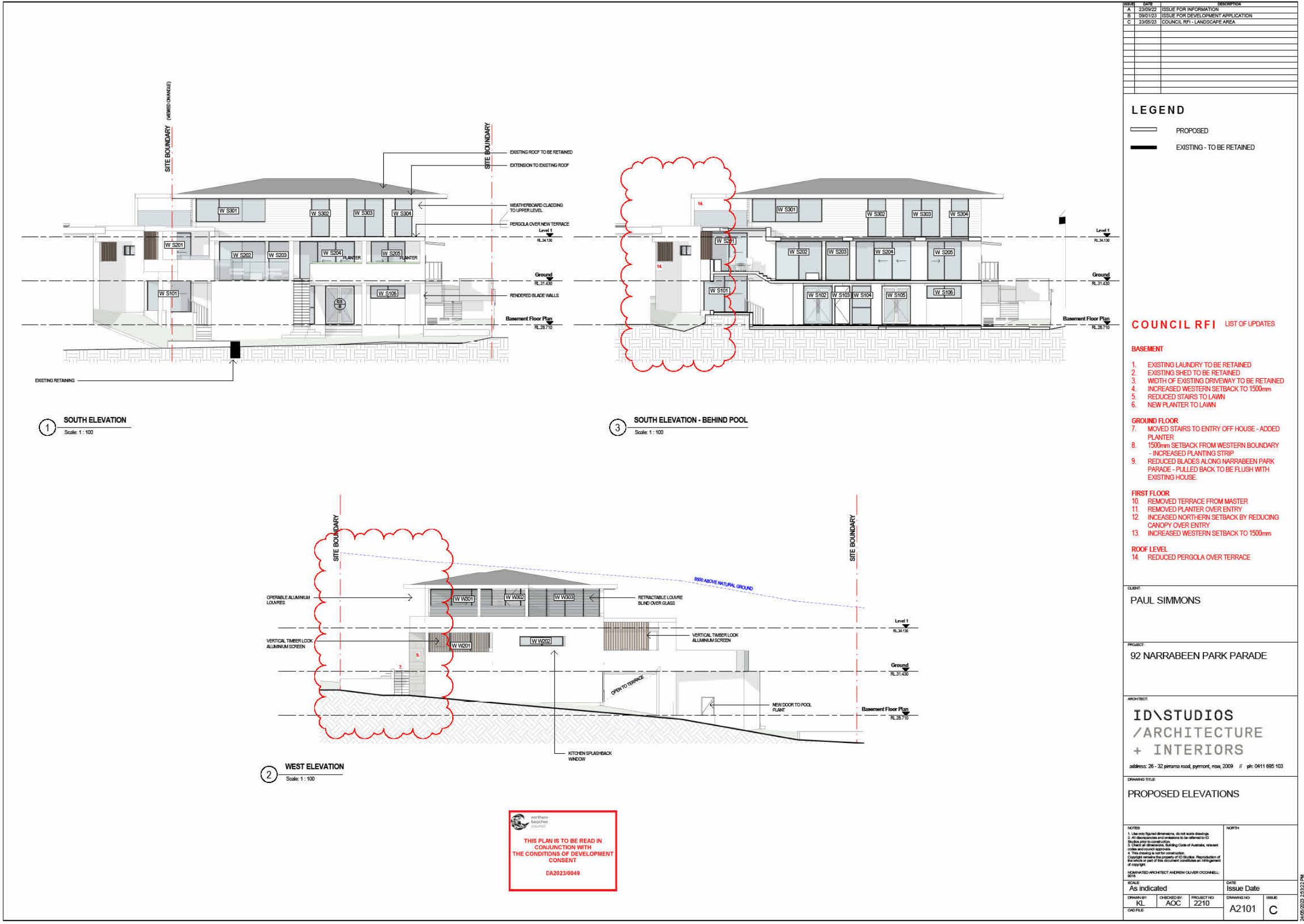


PROPOSED DA

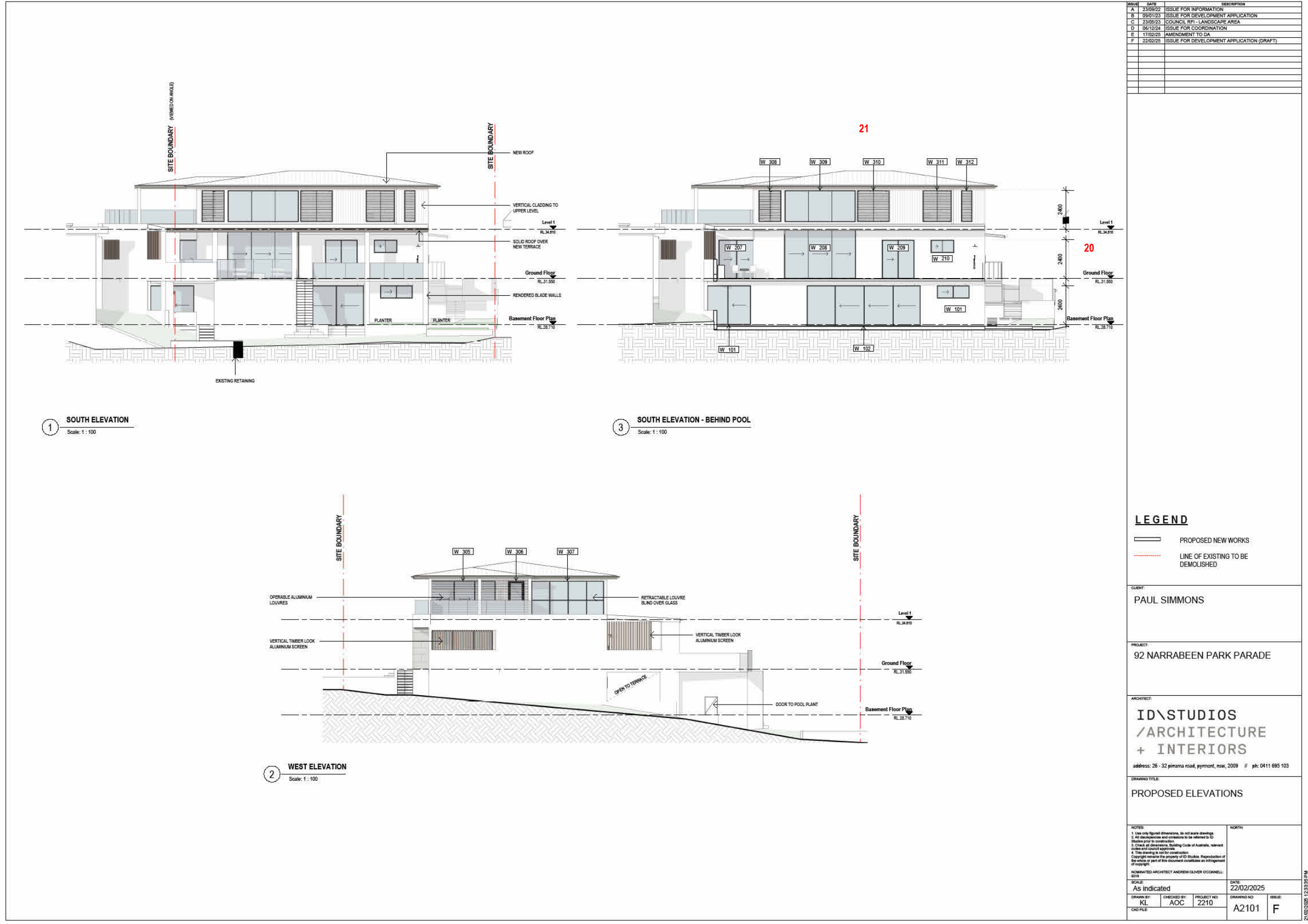
NORTH AND EAST ELEVATION



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
D	16/04/25	ISSUE FOR INFORMATION

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

GROUND FLOOR

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

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17. Increased slider size to bedroom 2
18. Increased window head heights
19. Solid roof over terrace

ELEVATIONS / SECTIONS

20. Simplified internal floor levels

ROOF

21. Existing roof framing demolished, new roof and framing

SCHEDULE OF FINISHES

22. Update to soffit, upper level cladding and gutters

CLIENT:  
PAUL SIMMONS

PROJECT:  
92 NARRABEEN PARK PARADE

ARCHITECT:  
ID\STUDIOS  
/ARCHITECTURE  
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SCALE: 1 : 50	DRAWING NO: A0005
DRAWN BY: KL	CHECKED BY: AOC
CAD FILE:	PROJECT NO: 2210
	ISSUE: D



**LEGEND**

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



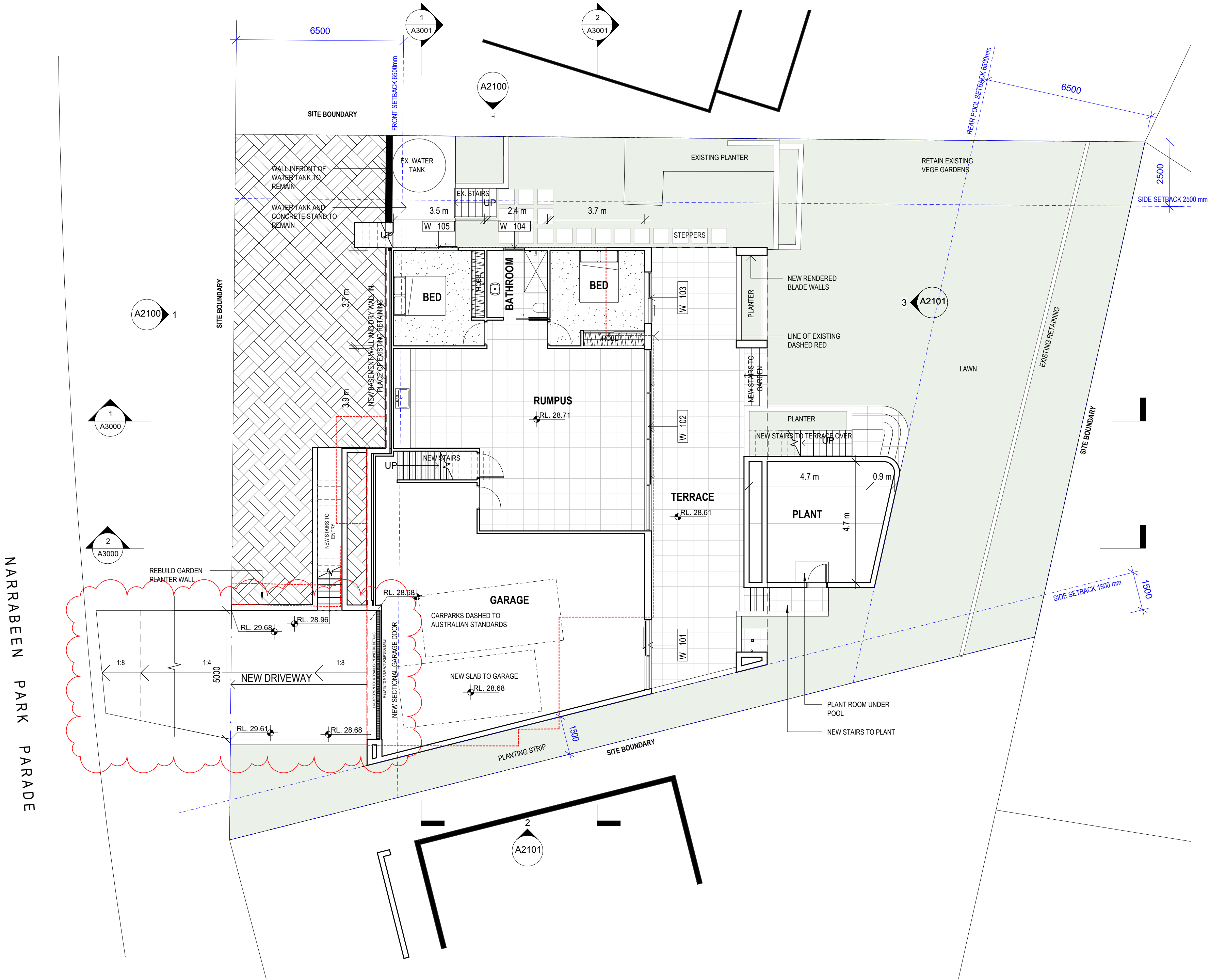
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ISSUE	DATE	DESCRIPTION
A	23/09/22	ISSUE FOR INFORMATION
B	25/10/22	ISSUE FOR COORDINATION
C	28/10/22	ISSUE FOR INFORMATION
D	09/01/23	ISSUE FOR DEVELOPMENT APPLICATION
E	23/05/23	COUNCIL RFI - LANDSCAPE AREA
F	06/12/24	ISSUE FOR COORDINATION
G	17/02/25	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
K	16/04/25	ISSUE FOR INFORMATION

LEGEND

- PROPOSED NEW WORKS
- LINE OF EXISTING TO BE DEMOLISHED



CLIENT:  
PAUL SIMMONS

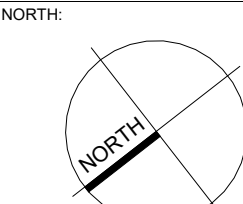
PROJECT:  
92 NARRABEEN PARK PARADE

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

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

DRAWING TITLE:  
BASEMENT FLOOR PLAN

- NOTES:
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9018

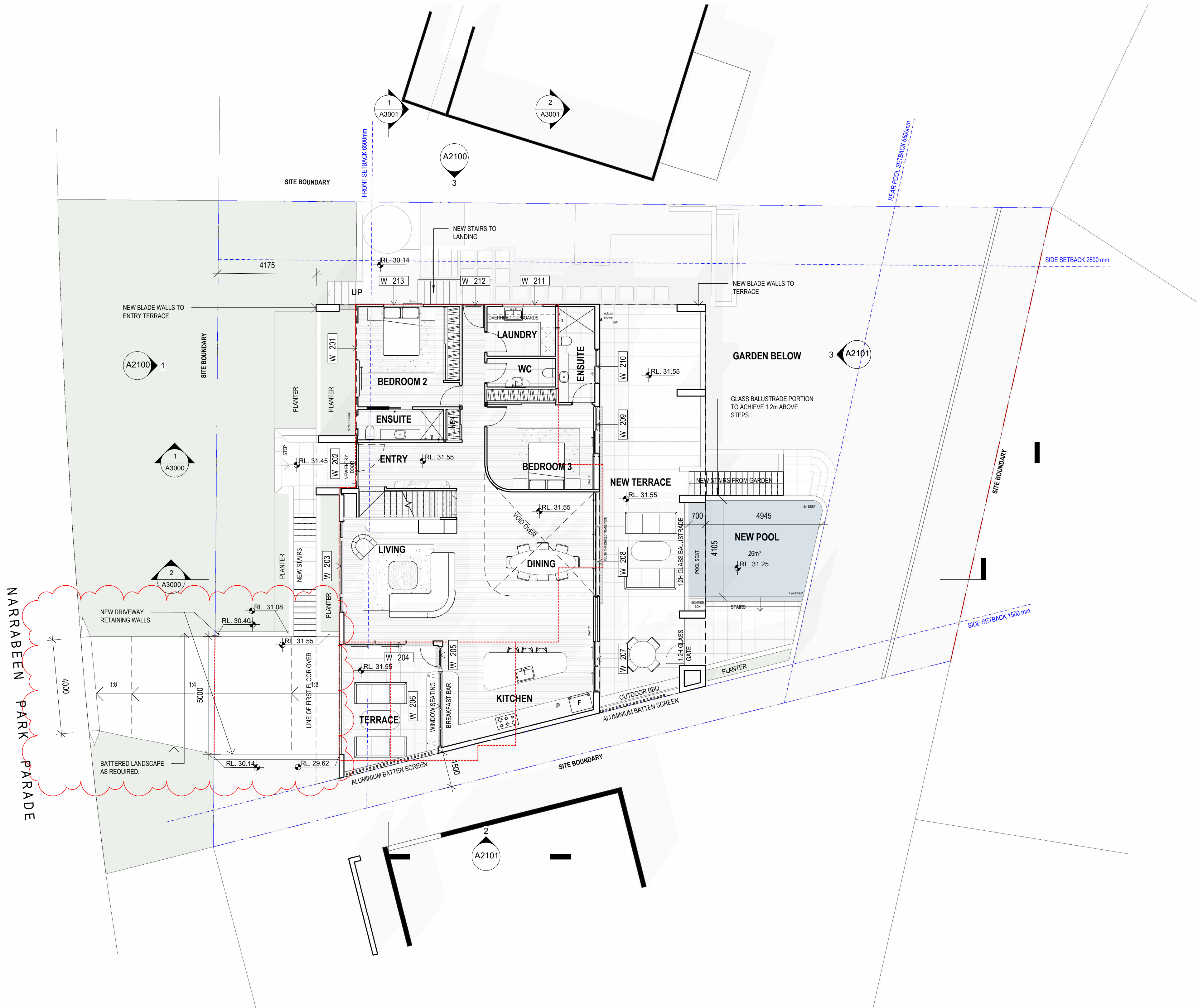
SCALE:  
As indicated

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

DATE:  
16/04/2025

DRAWING NO: A1100  
ISSUE: K





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
K	16/04/25	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**  
**+ INTERIORS**

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

DRAWING TITLE:  
GROUND FLOOR PLAN

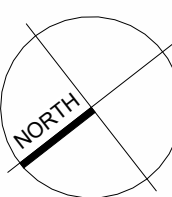
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9018

SCALE:  
As indicated

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CHECKED BY: AOC  
PROJECT NO: 2210  
CAD FILE:

NORTH:



DATE:  
16/04/2025

DRAWING NO: A1101  
ISSUE: K



## 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

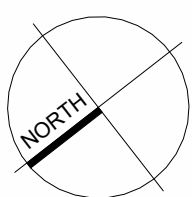
## FIRST FLOOR PLAN

NOTES:

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NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL

SCALE:  
As indicated

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

DATE: 16/04/2025

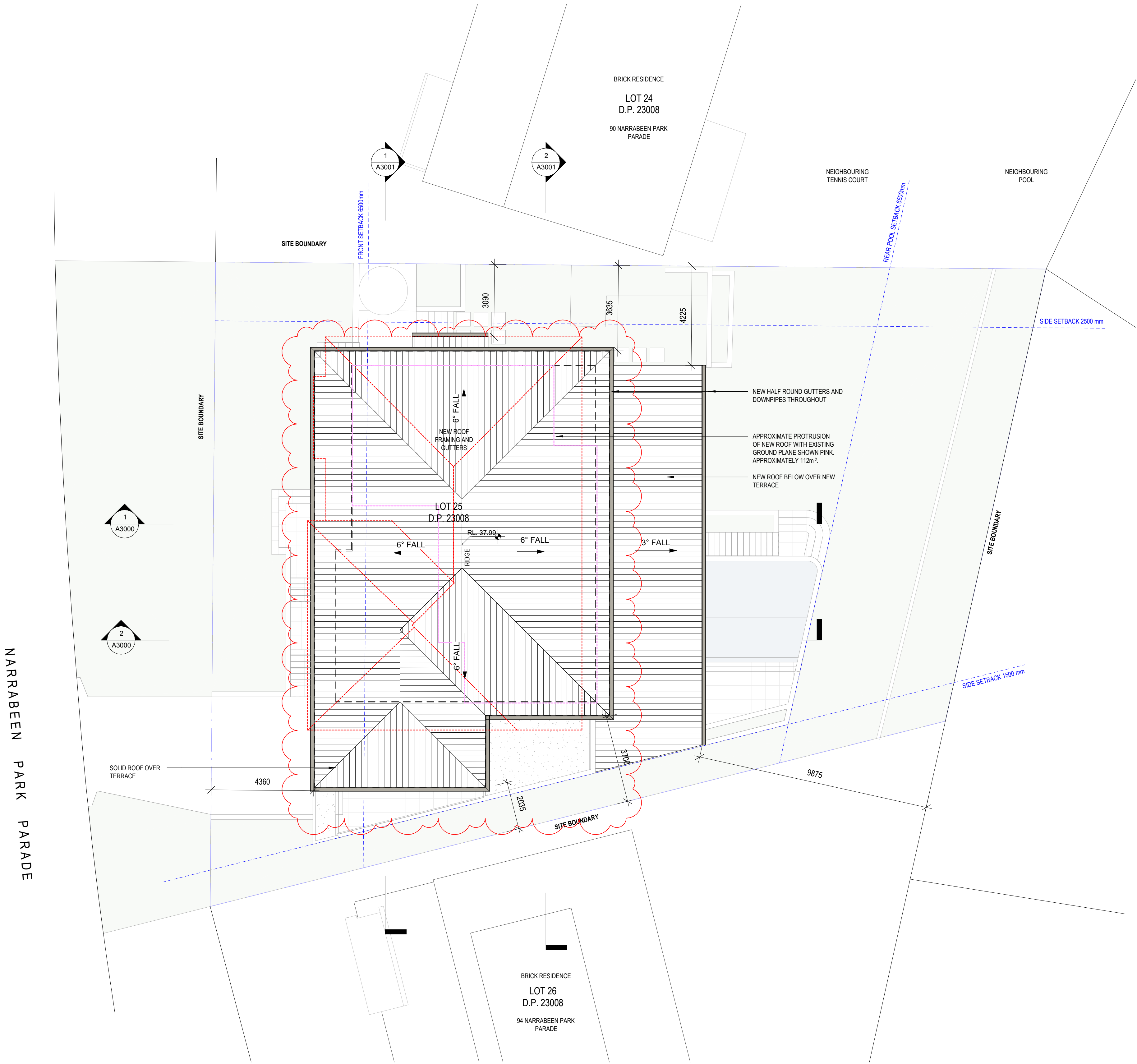
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ISSUE	DATE	DESCRIPTION
A	23/03/22	ISSUE FOR INFORMATION
B	09/01/23	ISSUE FOR DEVELOPMENT APPLICATION
C	23/05/23	COUNCIL RFI - LANDSCAPE AREA
D	06/12/24	ISSUE FOR COORDINATION
E	17/02/25	AMENDMENT TO DA
F	25/02/25	ISSUE FOR DEVELOPMENT APPLICATION
G	07/04/25	ISSUE FOR INFORMATION
H	08/04/25	ISSUE FOR INFORMATION
I	16/04/25	ISSUE FOR INFORMATION



CLIENT:  
**PAUL SIMMONS**

PROJECT:  
**92 NARRABEEN PARK PARADE**

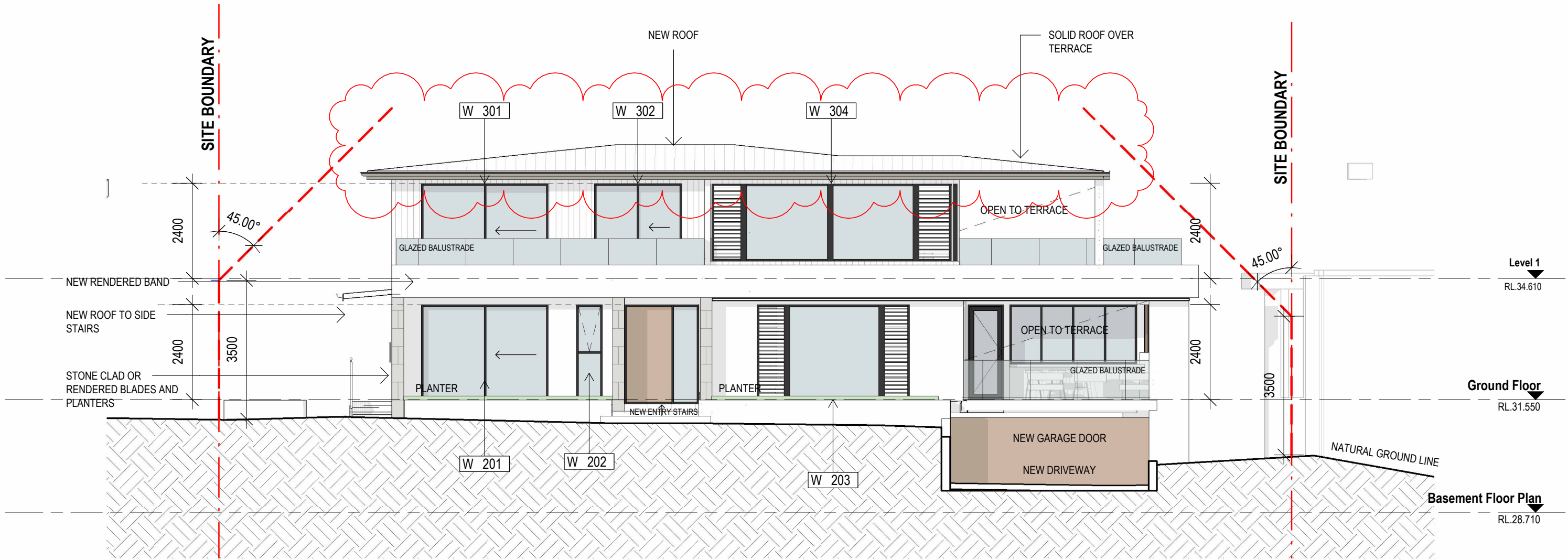
ARCHITECT:  
**ID\STUDIOS  
/ARCHITECTURE  
+ INTERIORS**

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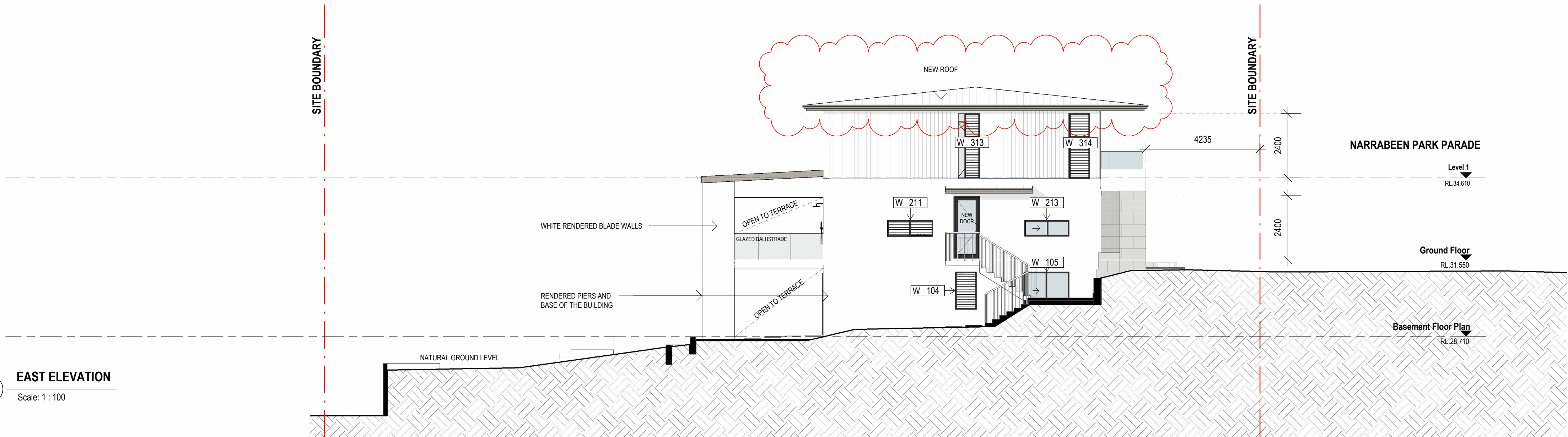
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SCALE: <b>1 : 100</b>			DATE: <b>16/04/2025</b>	
DRAWN BY: <b>KL</b>	CHECKED BY: <b>AOC</b>	PROJECT NO: <b>2210</b>	DRAWING NO: <b>A1104</b>	ISSUE: <b>I</b>
CAD FILE:				



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
I	16/04/25	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:  
9018

SCALE:  
As indicated

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CHECKED BY: AOC  
PROJECT NO: 2210

CAD FILE:

NORTH:

DATE:  
16/04/2025

ISSUE:

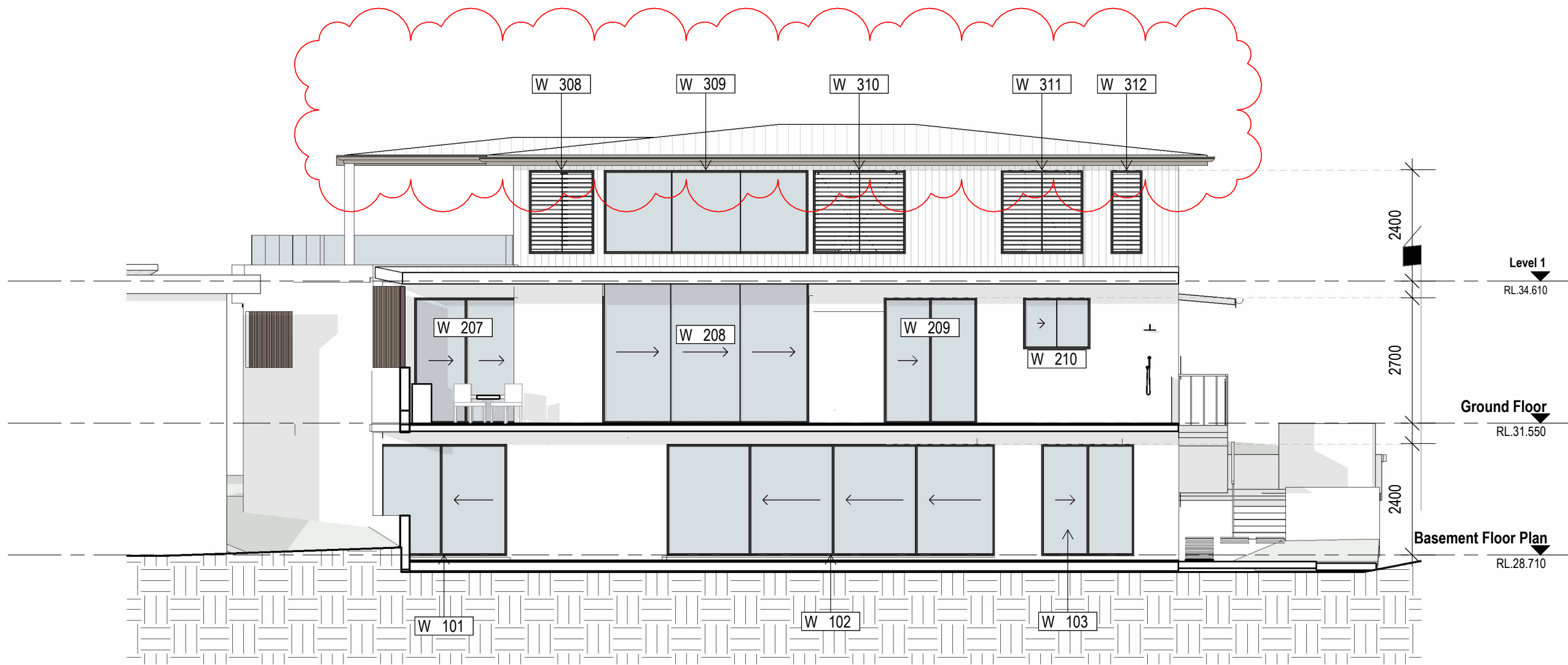
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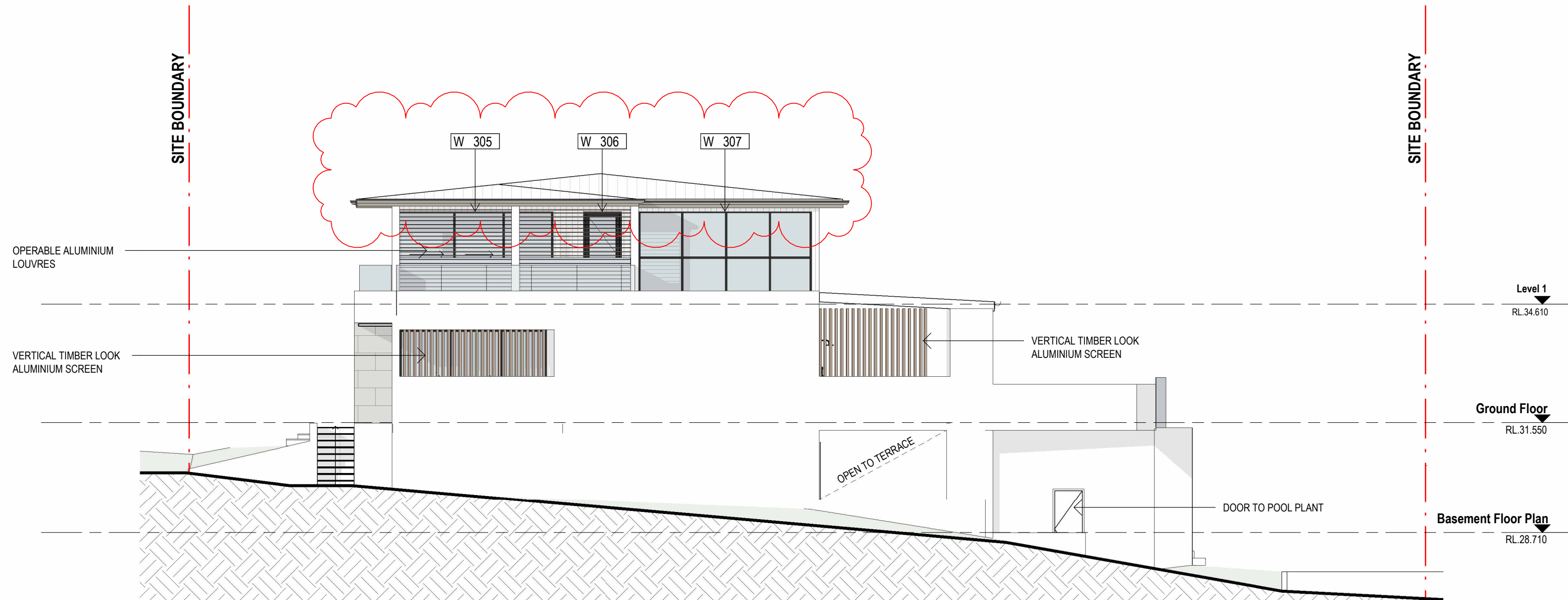




1 SOUTH ELEVATION  
Scale: 1 : 100



3 SOUTH ELEVATION - BEHIND POOL  
Scale: 1 : 100



2 WEST ELEVATION  
Scale: 1 : 100

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
I	16/04/25	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 + INTERIORS
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PROPOSED ELEVATIONS

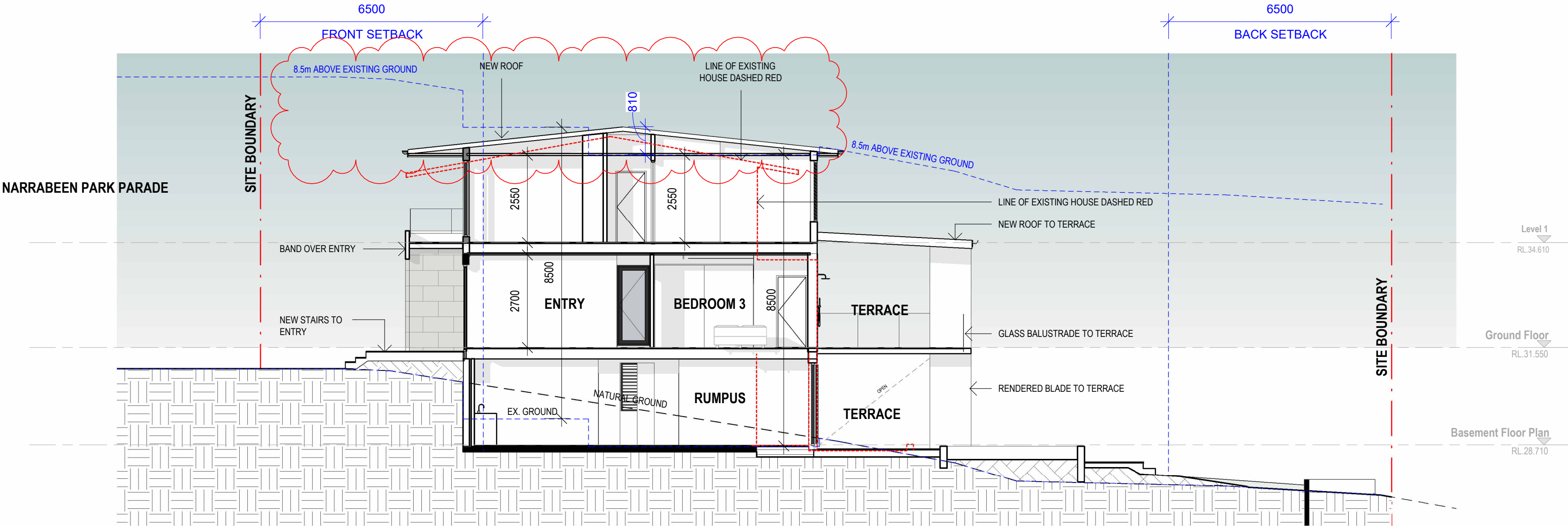
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SCALE: As indicated			ISSUE: I	
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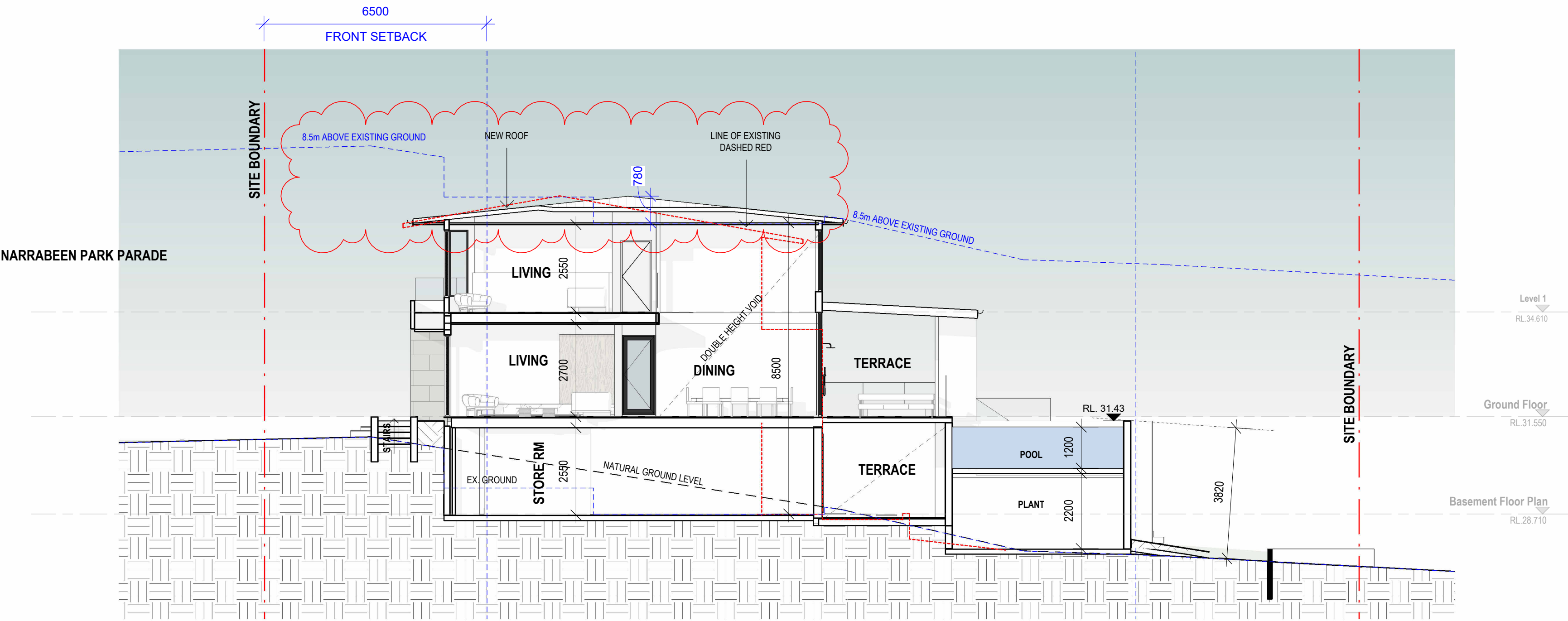
ISSUE	DATE	DESCRIPTION
A	28/10/22	ISSUE FOR INFORMATION
B	09/01/23	ISSUE FOR DEVELOPMENT APPLICATION
C	23/05/23	COUNCIL RFI - LANDSCAPE AREA
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H	08/04/25	ISSUE FOR INFORMATION
I	16/04/25	ISSUE FOR INFORMATION

LEGEND

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



1 SHORT SECTION 1  
Scale: 1 : 100



2 SHORT SECTION 2  
Scale: 1 : 100

CLIENT:  
PAUL SIMMONS

PROJECT:  
92 NARRABEEN PARK PARADE

ARCHITECT:  
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DRAWING TITLE:  
PROPOSED SECTIONS - SHEET 1

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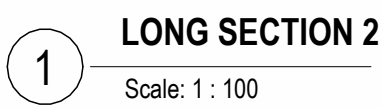
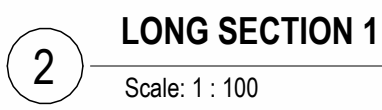
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**LEGEND**

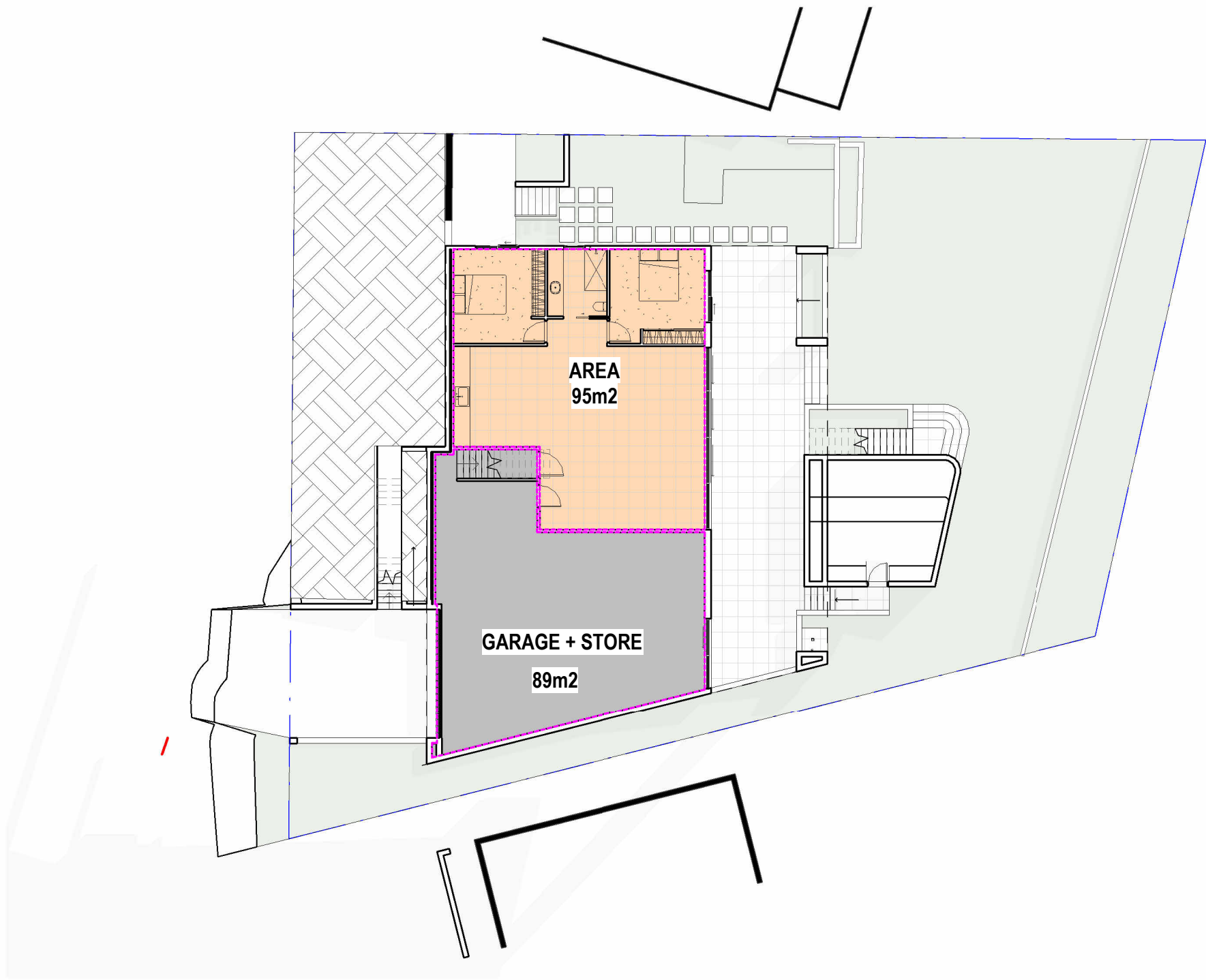
	PROPOSED
	EXISTING - TO BE DEMOLISHED
	EXISTING - TO BE RETAINED SUBJECT TO ENGINEERING / INSPECTION



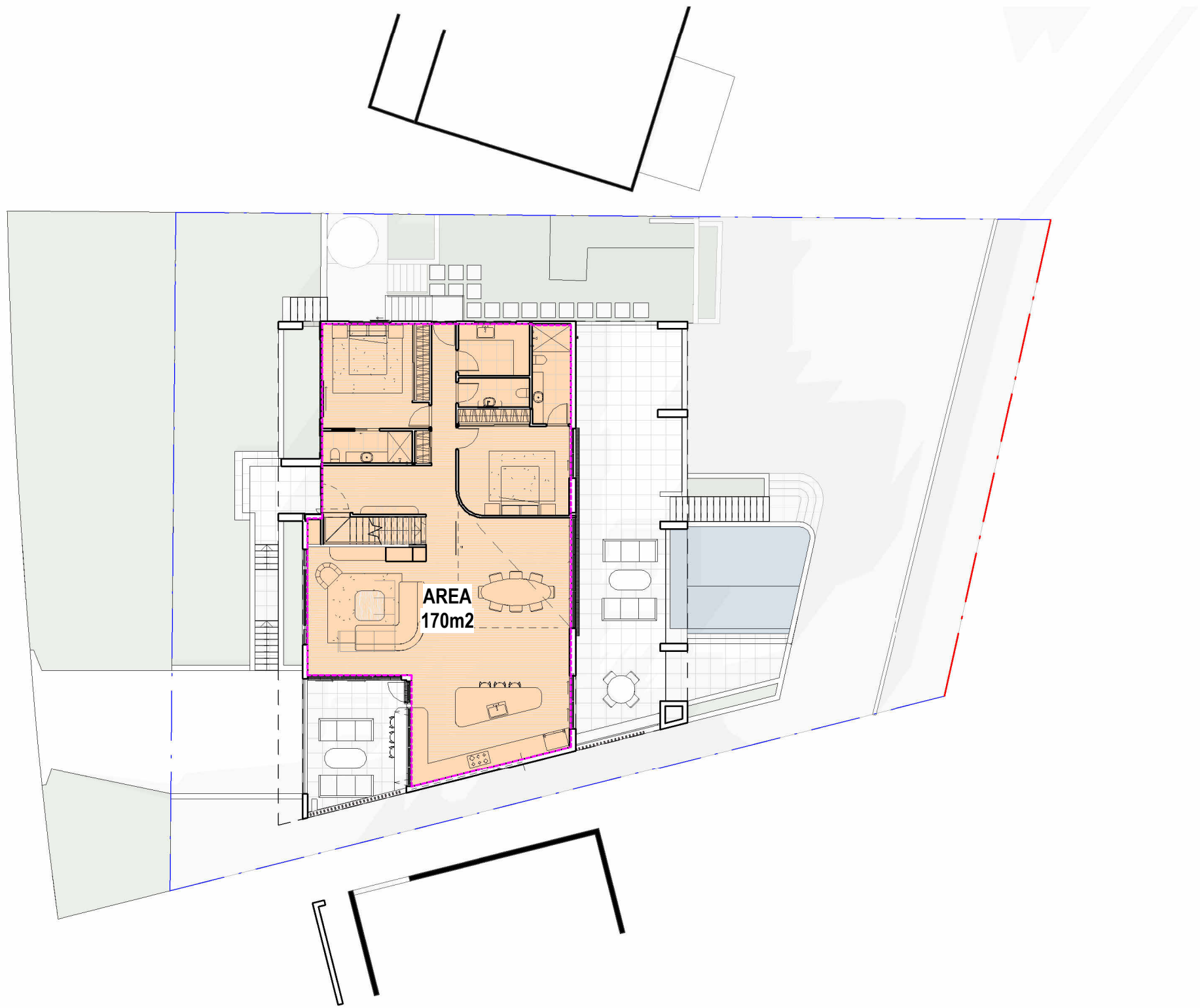
## ISSUE



ISSUE	DATE	DESCRIPTION
A	23/09/22	ISSUE FOR INFORMATION
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G	16/04/25	ISSUE FOR INFORMATION



1 BASEMENT PLAN  
Scale: 1 : 200



2 GROUND FLOOR PLAN  
Scale: 1 : 200



3 FIRST FLOOR PLAN  
Scale: 1 : 200

## AREAS

SITE AREA		768.7m <sup>2</sup>
STORE / GARAGE		89m <sup>2</sup>
INTERNAL AREA	BASEMENT	95m <sup>2</sup>
	GROUND FLOOR	170m <sup>2</sup>
	FIRST FLOOR	123m <sup>2</sup>
TOTAL:		388m <sup>2</sup>

CLIENT:  
PAUL SIMMONS

PROJECT:  
92 NARRABEEN PARK PARADE

ARCHITECT:  
**ID\STUDIOS**  
**/ARCHITECTURE**  
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DRAWING TITLE:  
FLOOR SPACE RATIO

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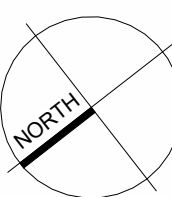
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9010

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PROJECT NO: 2210

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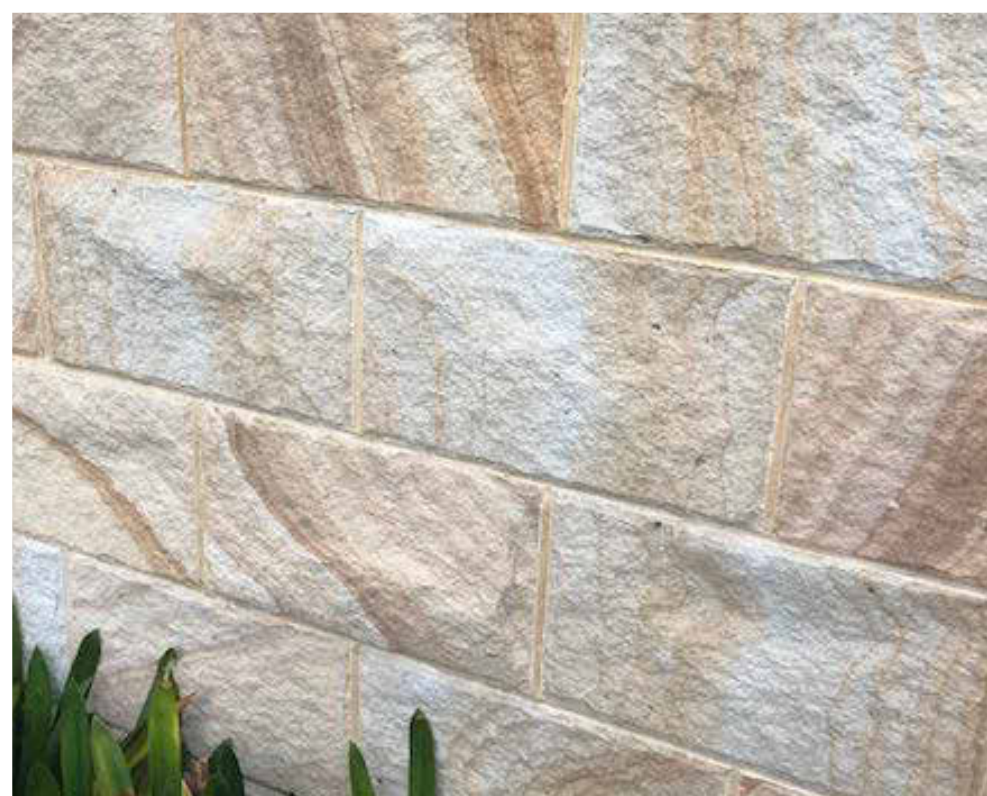
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A5002

ISSUE:  
G

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## 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

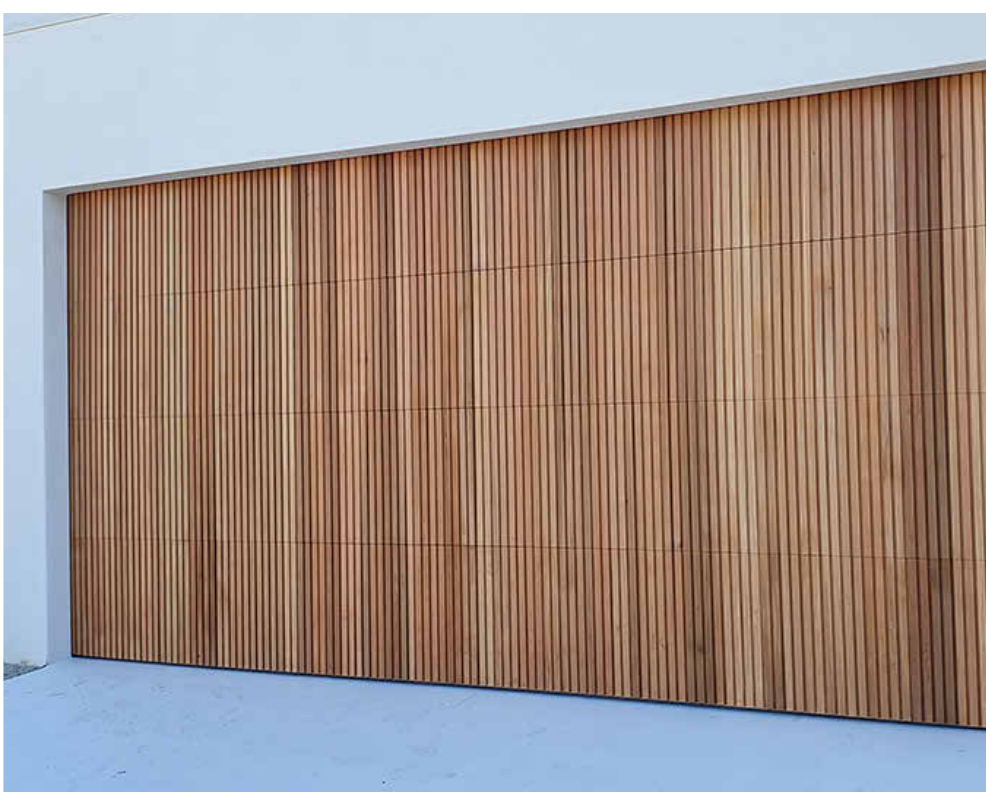
## EXTERIOR PAINT + FASCIAS

RENDERED FINISH. PAINT: DULUX WHITE DUCK



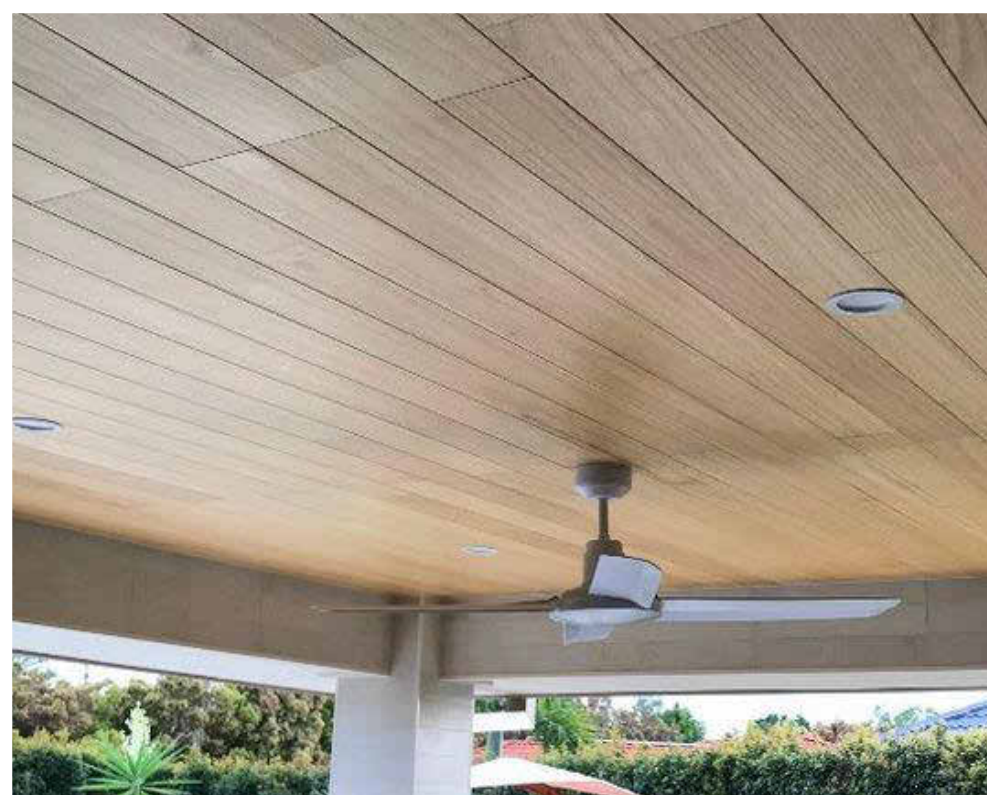
## ALUMINIUM WINDOW FRAMES

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

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## FINISHES SCHEDULE

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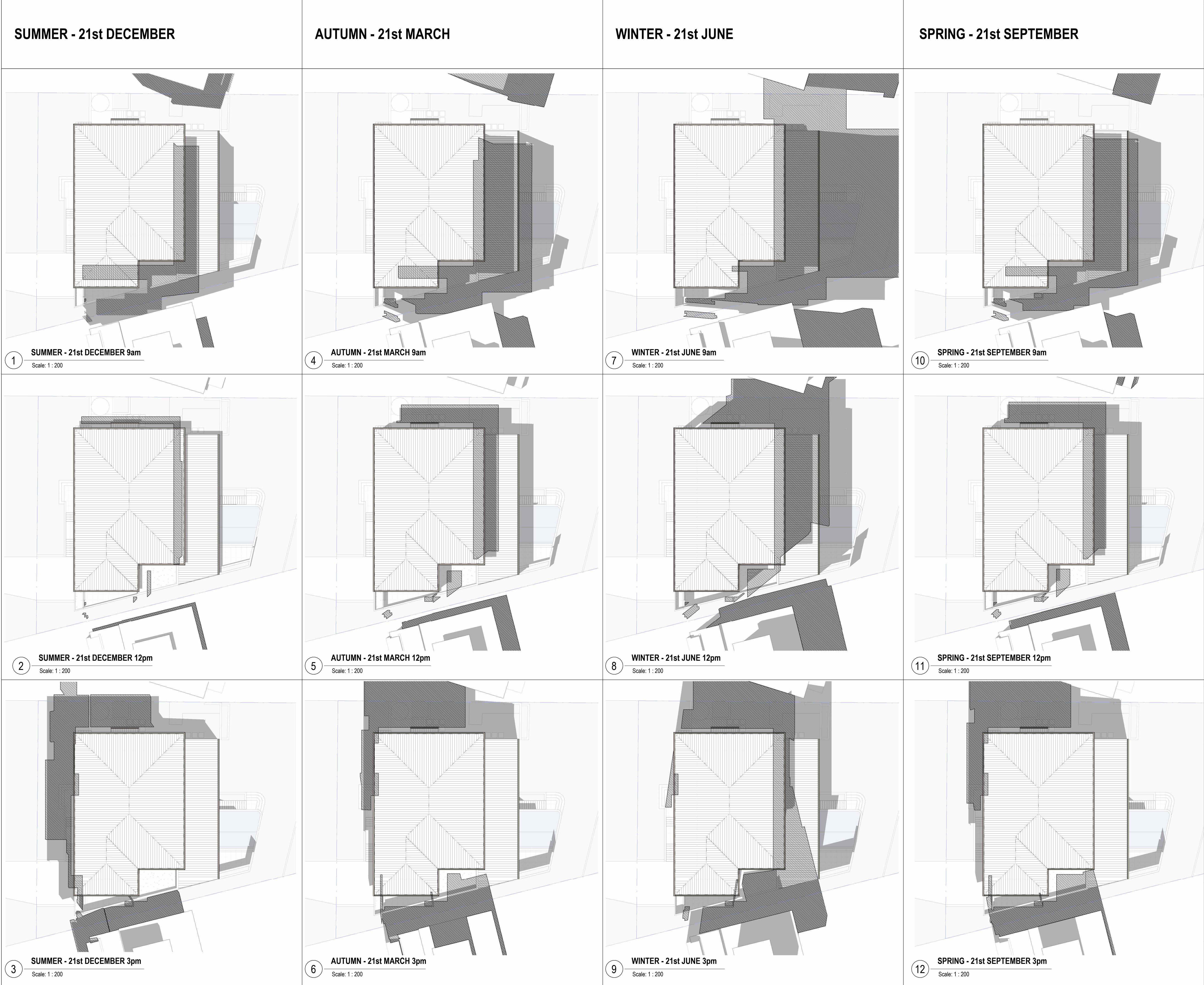
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16/04/2025

DRAWING NO:  
**A9000**

ISSUE:	H
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ISSUE	DATE	DESCRIPTION
A	09/01/23	ISSUE FOR DEVELOPMENT APPLICATION
B	07/04/25	ISSUE FOR INFORMATION
C	08/04/25	ISSUE FOR INFORMATION
D	16/04/25	ISSUE FOR INFORMATION

LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

CLIENT:

PAUL SIMMONS

PROJECT:

92 NARRABEEN PARK PARADE

ARCHITECT:

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SHADOW DIAGRAMS

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9010

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