

DA ISSUE - NOT FOR CONSTRUCTION

Project  
PROPOSED NEW DWELLING

Address  
29 EMERALD STREET  
NARRABEEN, NSW 2101

Client  
HOPSDAL

Project Number  
23.09

Date  
28.04.2025

DRAWING LIST

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CERTIFIED ENERGY - SUMMARY COMMITMENTS TABLE

1300 443 674  
quote@certifiedenergy.com.au  
www.certifiedenergy.com.au



**Certificate No. #HR-TXSCLS-02**  
Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnetin

Accreditation No.

HERA 10056

Property Address

29 Emerald Street, Narrabeen, NSW, 2102

http://www.hero-software.com.au/pdf/HR-TXSCLS-02



Project Details	Accreditation Number: HERA 10056				
	Proposed: Lot Number:	Single Dwelling 1	Address: DP NUMBER:	29 Emerald Street Narrabeen NSW 2101 947441	
Thermal Comfort	NatHERS Certificate Number: #HR-TXSCLS-02				
	Windows For detailed window specifications please refer to NatHERS Certificate (NSW BASIX Thermal Protocol allows for ± 10% tolerance of SHGC Value & U Value =< than which overrides NatHERS Certificate)				
	Glazing	Glass Type	Frame Type		
		Single Glazed Low-E Clear	Aluminium (Standard)		
		Double Glazed Clear	Aluminium (Standard)		
		Double Glazed Low-E Clear	Aluminium (Standard)		
	External walls		Requirements		
	Weatherboard		Dark colour	R2.7	Bulk insulation
	Internal walls				
	Cavity wall, direct fix plasterboard		No insulation		
	Floors				
	Suspended timber		R5.0	Bulk + Anti-glare foil	
	Ceiling				
	External ceiling -	Plasterboard	R6.0 Bulk insulation		
	Roof				
	Corrugated iron		Medium Colour (solar absorptance 0.475-0.7) R1.8 Bulk + Reflective side down, No air gap above (Anticon 75, 80mm)		
	Ceiling Penetrations				
	Lighting specification		Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"		
	Ceiling fans		No ceiling fans need to be installed		
	Overshadowing details		Adjoining units calculated into model calculations		
Site					
	Orientation of nominal north elevation	As shown on plans			
	* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.				
Energy & Water	BASIX Certificate Number: 1793225S				
	Fixtures	Specification	Alternative water details		
	Shower head rating	4 star (> 6 but <= 7.5 L/min)	Rainwater tank size		
	Toilet rating	3 star	Individual 3000L		
	Kitchen taps rating	3 star	Connected to:		
	Bathroom taps rating	3 star	Garden and lawn areas		
			Yes		
			All toilets		
			Yes		
			Laundry		
			No		
	Hot water	Specification	Rating	Lighting	Alternative Energy
	Individual system	Gas instantaneous	6 star	Refer to NatHERS Certificate	Peak kW
	Ventilation			Light-emitting diode (LED)	Photovoltaic System (Minimum)
	Bathroom Exhaust	Individual fan, ducted to façade or roof	Kitchen Exhaust	Individual fan, ducted to façade or roof	Individual fan, ducted to façade or roof
Control switch	Manual switch on/off	Control switch	Manual switch on/off	Manual switch on/off	
Cooling			Heating		
Individual systems - living areas	3-phase airconditioning	EER 3.0 - 3.5	Individual systems - living areas	3-phase airconditioning	
Individual systems - bedroom areas	3-phase airconditioning	EER 3.0 - 3.5	Individual systems - bedroom areas	EER 3.0 - 3.5	
Appliances					
Cooktop/oven		Electric cooktop & electric oven	Private Indoor or sheltered clothes drying line	No	
Private outdoor clothes drying line		Yes	Zoned Air-conditioning	Yes	



URSINO

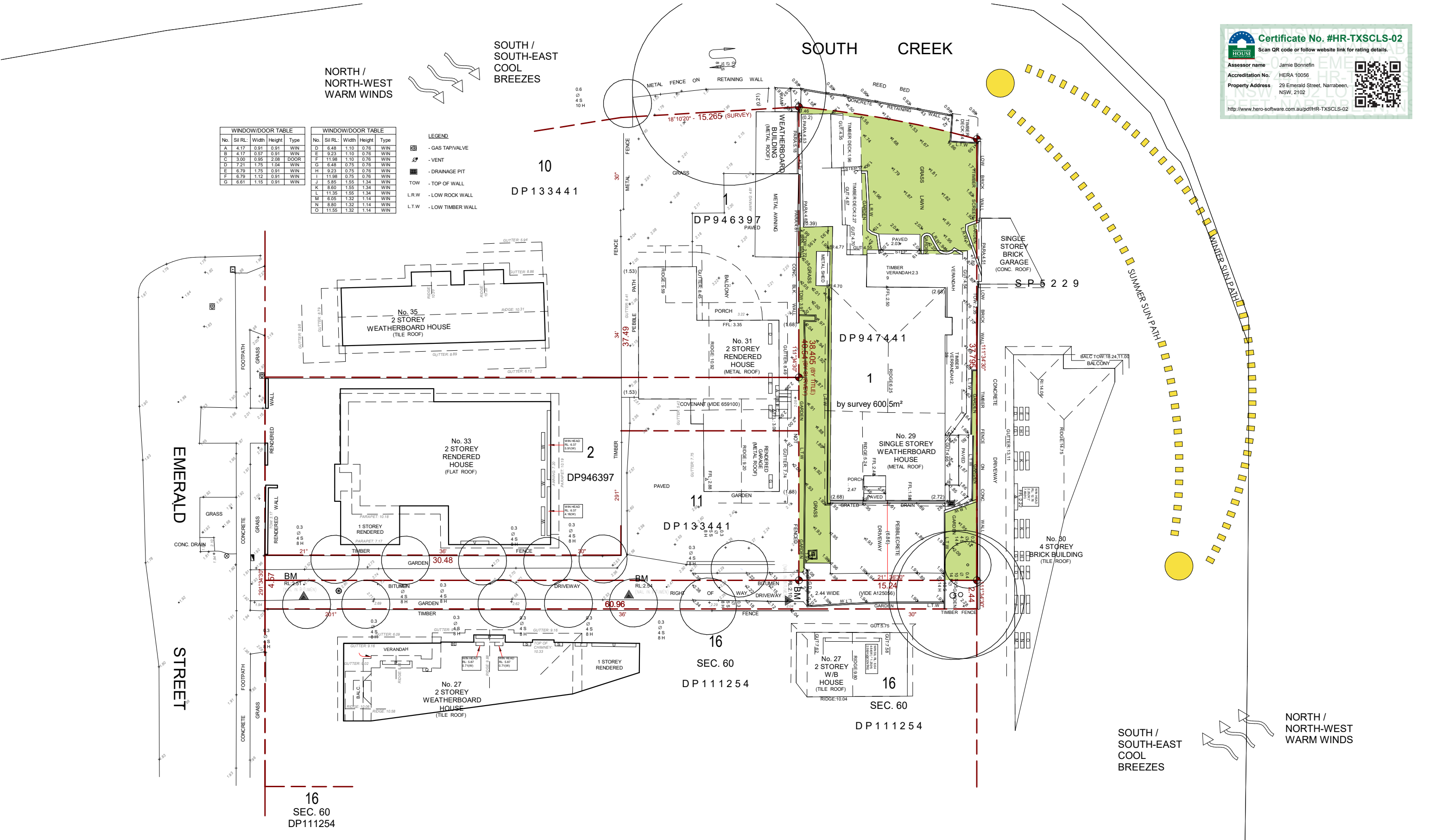
ARCHITECTS

Suite 46 , 99 Moore St, Leichhardt NSW 2040  
( 02 ) 8970 2421 / PO Box 981 Five Dock NSW 2046  
[www.ursino.com.au](http://www.ursino.com.au)  
NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025	
<b>GENERAL NOTES:</b> ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION. <b>COPYRIGHT:</b> THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.			

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CLIENT		SCALE	@ A3	DRAWING TITLE	
HOPSDAL				BASIX REQUIREMENTS	
ADDRESS		DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
29 EMERALD STREET NARRABEEN, NSW 2101		LL	RU		28.04.2025
		PROJECT NO.	REV		DRAWING NO.
		23.09	A		A101



1 SITE ANALYSIS  
1 : 300

REVISION DESCRIPTION  
A DA ISSUE - NOT FOR CONSTRUCTION

DATE  
28.04.2025

LEGEND & NOTES  
- - - PROPERTY BOUNDARY  
VIEW CORRIDORS FROM ADJOINING BUILDINGS  
VIEWS FROM SUBJECT SITE  
PREVAILING WINDS  
LANDSCAPED AREA  
HARD SURFACE AREA

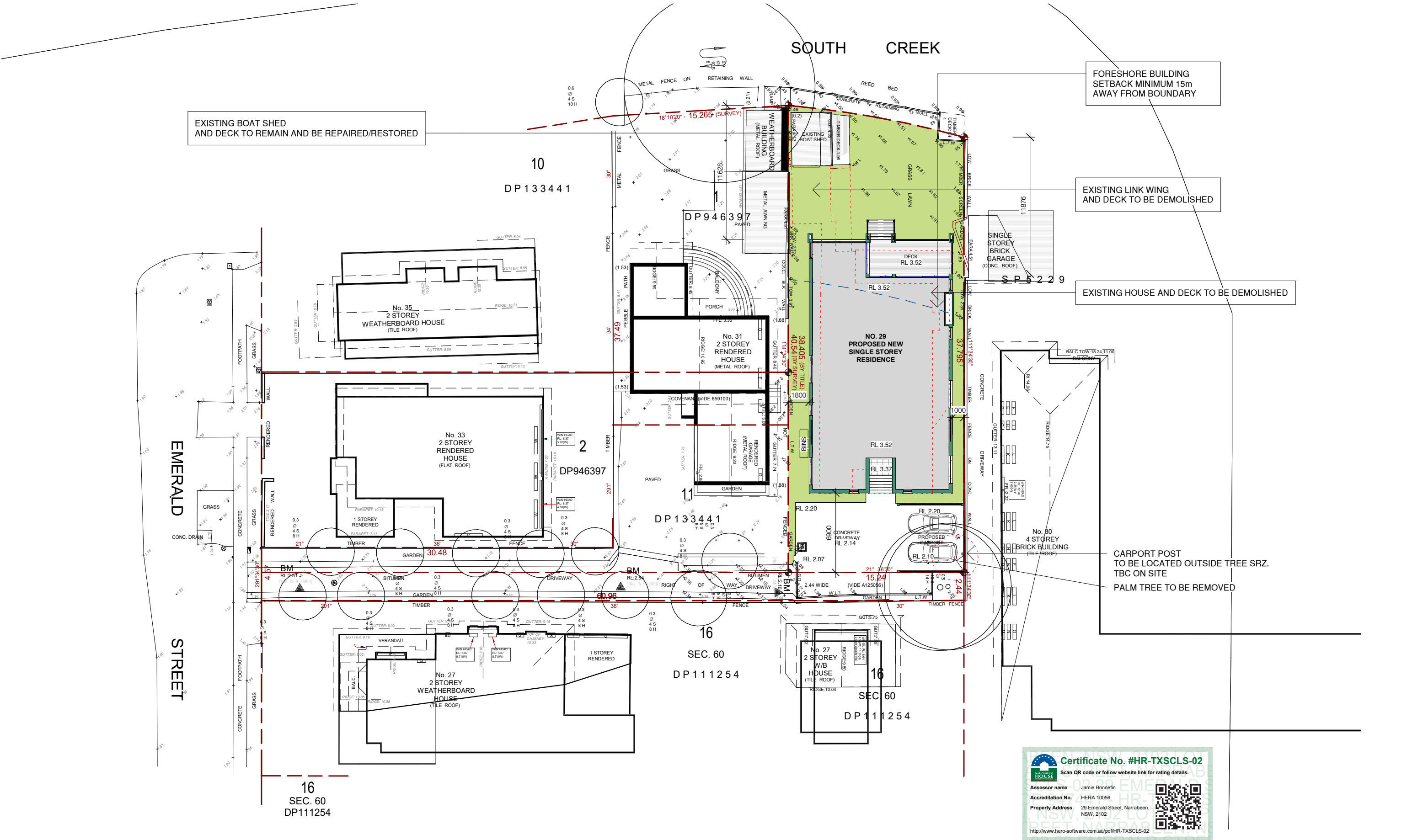
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NOTES:  
1. THIS IS NOT A BOUNDARY SURVEY, IMPROVEMENTS SHOWN HEREON IN RELATION TO BOUNDARIES ARE DIAGRAMATIC ONLY;  
2. FULL DETAILS OF SEWER AND OTHER SERVICES SHOULD BE OBTAINED FROM THE RELEVANT AUTHORITIES;  
3. CONTOURS ARE APPROXIMATE ONLY, PREFERENCE TO BE GIVEN TO SPOT HEIGHTS;  
4. MAJOR TREES SHOWN ONLY; 5. DIMENSIONS AND AREA ARE SUBJECT TO SURVEY  
THIS PLAN HAS BEEN PREPARED FOR THE SOLE PURPOSE OF LODGING A DEVELOPMENT APPLICATION WITH THE LOCAL COUNCIL. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF URSINO ARCHITECTS

CLIENT  
HOPSDAL  
SCALE @ A3  
As indicated  
DRAWING TITLE  
SITE ANALYSIS PLAN

ADDRESS  
29 EMERALD STREET  
NARRABEEN, NSW 2101

DRAWN BY: LL  
DESIGNED BY: RU  
PROJECT NO: 23.09  
REV: A  
TRUE NORTH  
DATE  
28.04.2025  
DRAWING NO.  
A201



**Certificate No. #HR-TXSCLS-02**  
Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnetin  
Accreditation No: HERA 10056  
Property Address: 29 Emerald Street, Narrabeen, NSW, 2102  
<http://www.hero-software.com.au/pdf/HR-TXSCLS-02>

1 SITE PLAN  
1 : 300

**URSINO ARCHITECTS**

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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025	<div><div></div>EXISTING TREE TO BE RETAINED</div> <div><div></div>PROPOSED NEW TREE</div> <div><div></div>EXISTING TREE TO BE REMOVED</div>

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HOPSDAL	As indicated		SITE PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
29 EMERALD STREET NARRABEEN, NSW 2101	LL	RU	
	PROJECT NO.	REV	DATE
	23.09	A	28.04.2025
			DRAWING NO.
			A202



REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025	

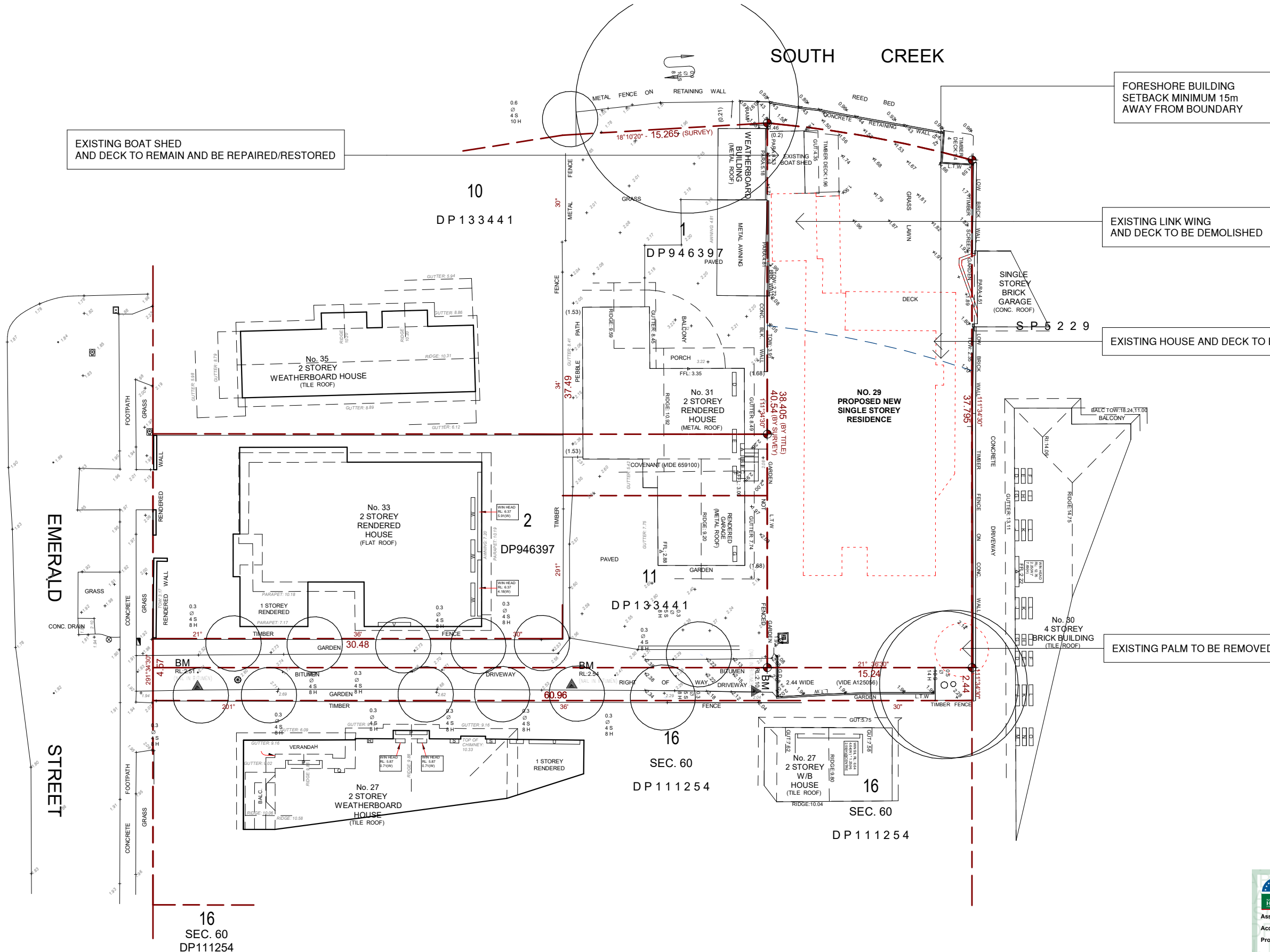
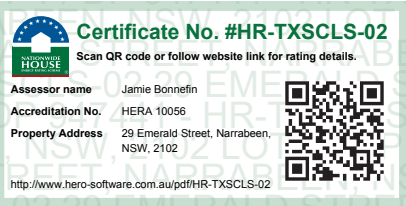
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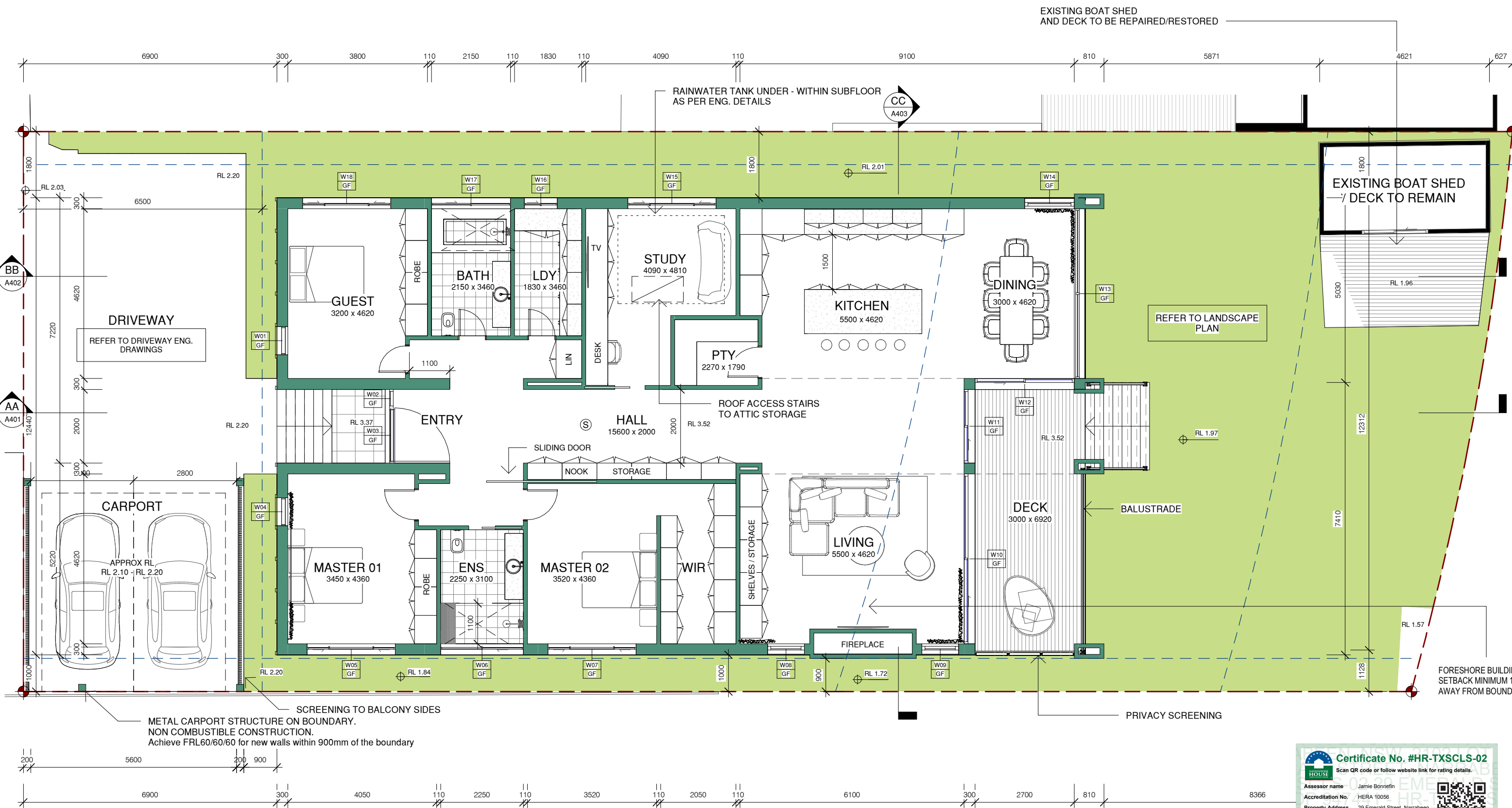
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- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW TREE

DA ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
HOPSDAL	As indicated		DEMOLITION PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
29 EMERALD STREET NARRABEEN, NSW 2101	LL	RU	
	PROJECT NO.	REV	DATE
	23.09	A	28.04.2025
			DRAWING NO.
			A203





1 GROUND FLOOR PLAN  
1 : 100

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LEGEND & NOTES	SMOKE DETECTOR
WM	WASHING MACHINE
DRY	DRYER
S/L	SKYLIGHT
NEW WORK SHOWN HATCHED	

**DA ISSUE - NOT FOR CONSTRUCTION**

CLIENT: **HOPSDAL**

ADDRESS: **29 EMERALD STREET NARRABEEN, NSW 2101**

SCALE: 1 : 100

DRAWING TITLE: **GROUND FLOOR PLAN**

DRAWN BY: **LL**

DESIGNED BY: **RU**

PROJECT NO: **23.09**

REV: **A**

TRUE NORTH

DATE: **28.04.2025**

DRAWING NO: **A301**

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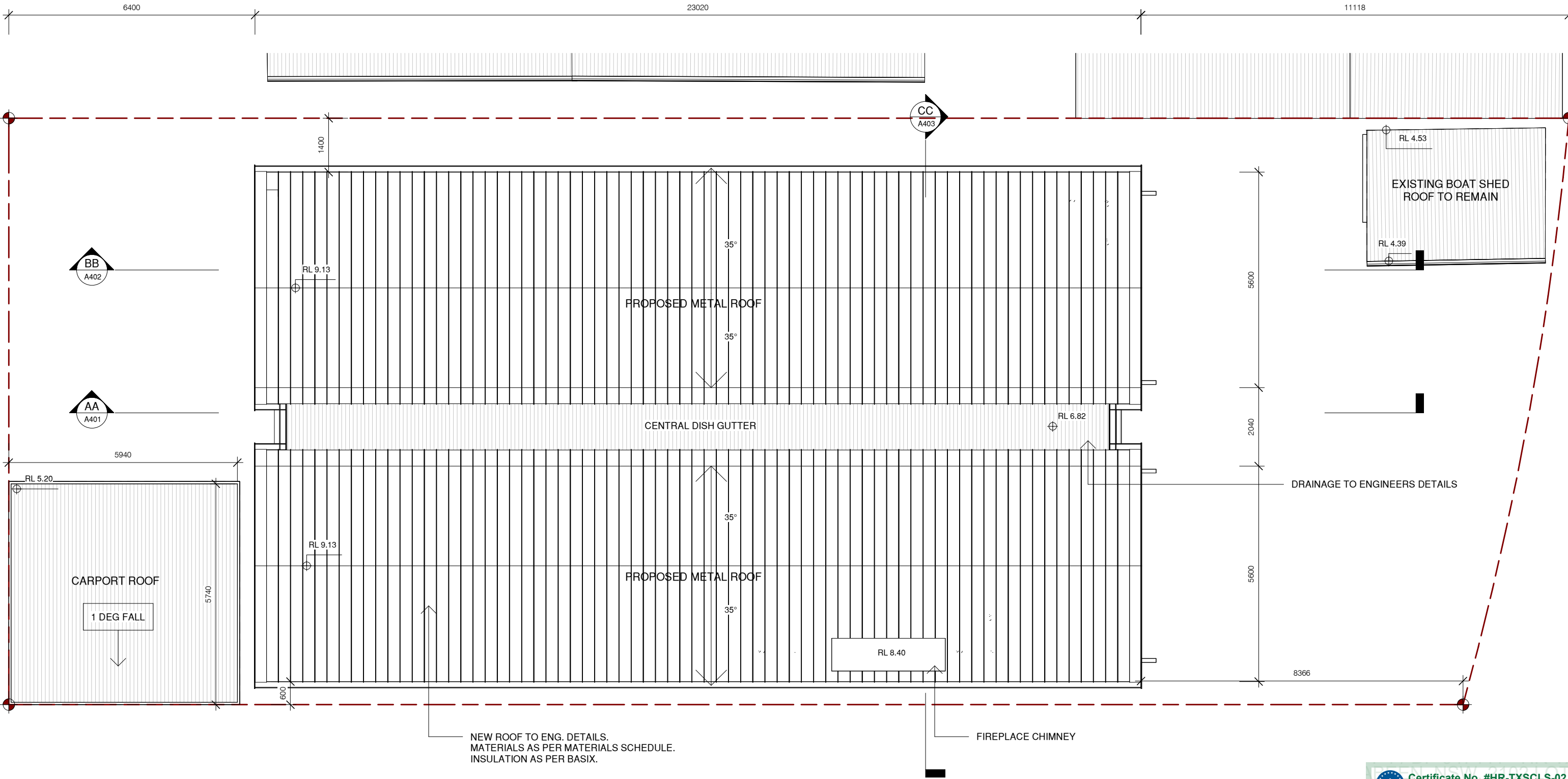
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Assessor name: Jamie Bonnell

Accreditation No: HERA 10056

Property Address: 29 Emerald Street, Narrabeen, NSW, 2102

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1 ROOF PLAN  
1 : 100

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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
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HOPSDAL	1 : 100		ROOF PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
29 EMERALD STREET NARRABEEN, NSW 2101	LL	RU	
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			A302



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Assessor name

Jamie Bonnellin


Accreditation No.

HERA 10056

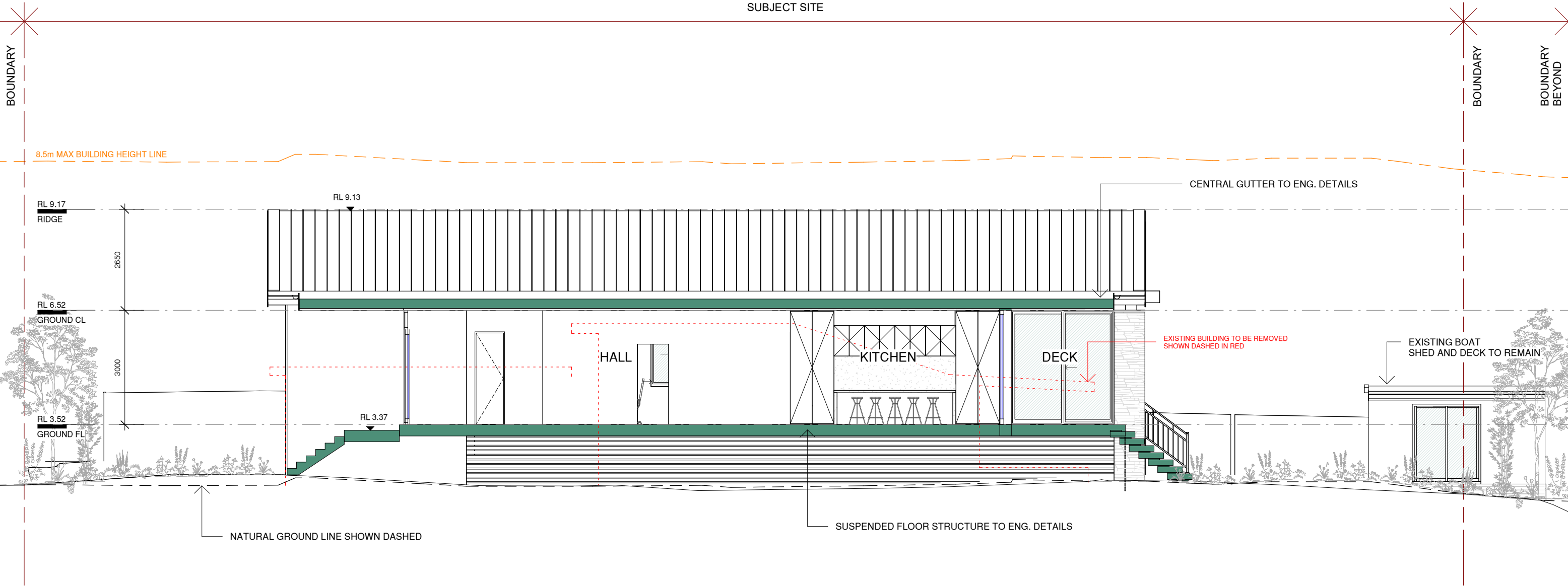
Property Address

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SUBJECT SITE



AA SECTION AA  
1 : 100



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

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SMOKE DETECTOR

WM WASHING MACHINE

DRY DRYER

S/L SKYLIGHT

NEW WORK SHOWN HATCHED

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CLIENT  
HOPSDAL

ADDRESS  
29 EMERALD STREET  
NARRABEEN, NSW 2101

SCALE  
1 : 100

DRAWN BY.  
LL

DESIGNED BY.  
RU

TRUE NORTH


DATE  
28.04.2025

PROJECT NO.  
23.09

REV  
A

DRAWING NO.  
A401





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Assessor name

Accreditation No.


Property Address

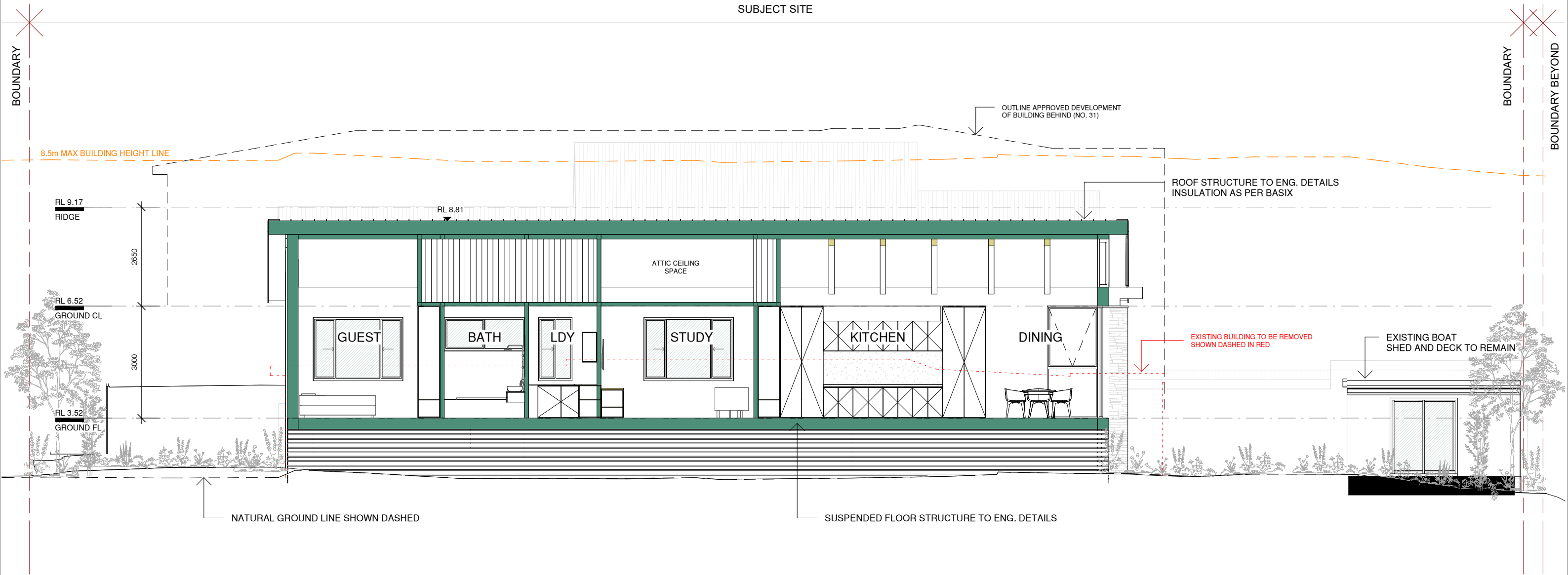
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Jamie Bonnellin

HERA 10056

29 Emerald Street, Narrabeen,  
NSW, 2102





BB SECTION BB  
1 : 100



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29 EMERALD STREET NARRABEEN, NSW 2101	LL	RU	
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			A402



Certificate No. #HR-TXSCLS-02

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Assessor name

Jamie Bonnell


Accreditation No.

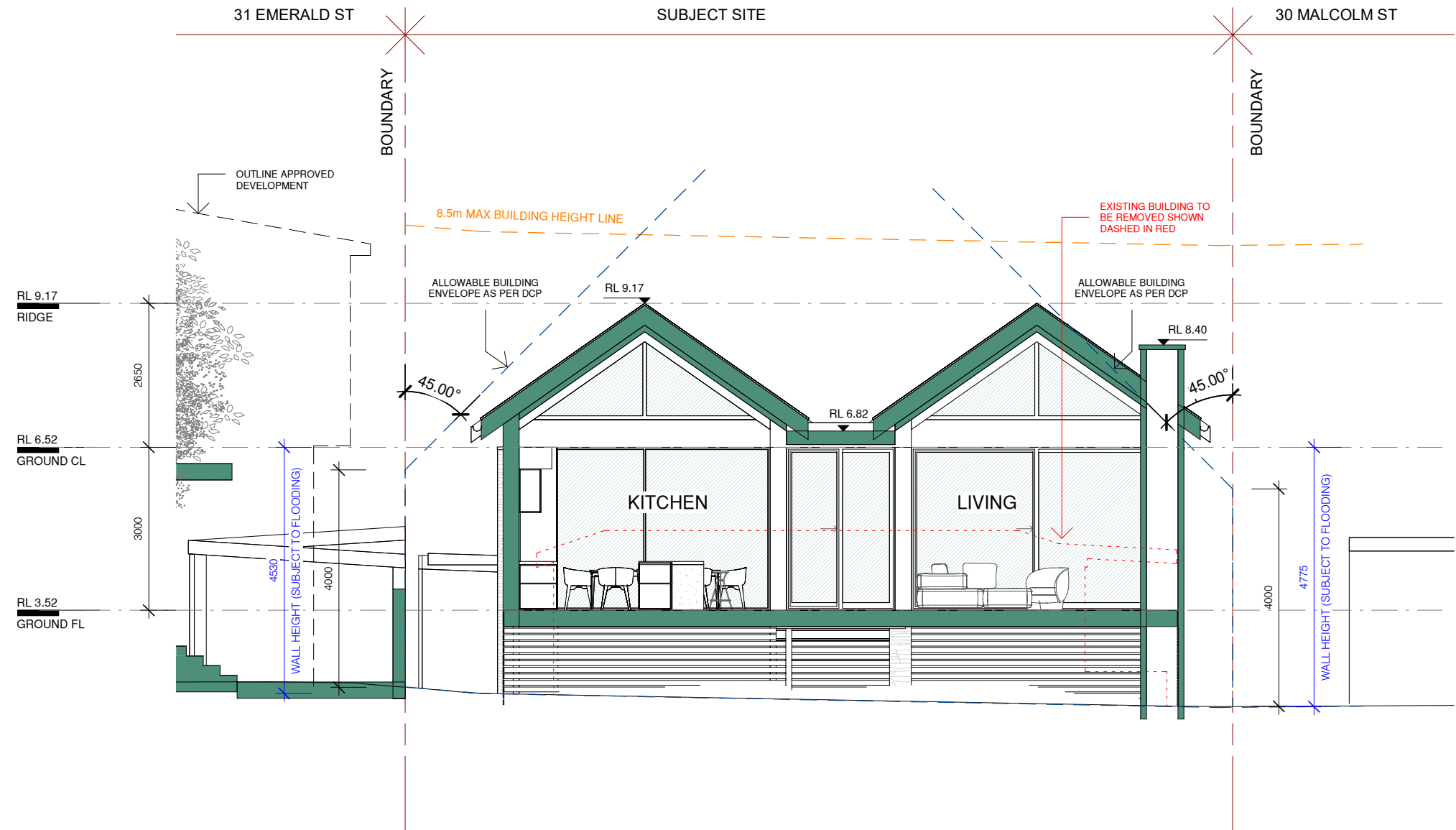
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CC SECTION CC  
1 : 100



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29 EMERALD STREET NARRABEEN, NSW 2101	LL	RU	
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			DRAWING NO.
			A403

MATERIALS LEGEND  
(REFER TO DA901)

CL - CLADDING

ST - STONE CLADDING

GL - GLASS

BA - BALUSTRADE

RO - ROOF - METAL

SF - SUB FLOOR SCREENING

WF - WINDOW FRAMES

AL - ALUMINIUM SCREENS

DR - DRIVEWAY

GU - GUTTERS / DOWN PIPES

**Certificate No. #HR-TXSCLS-02**  
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Assessor name

Jamie Bonnefin

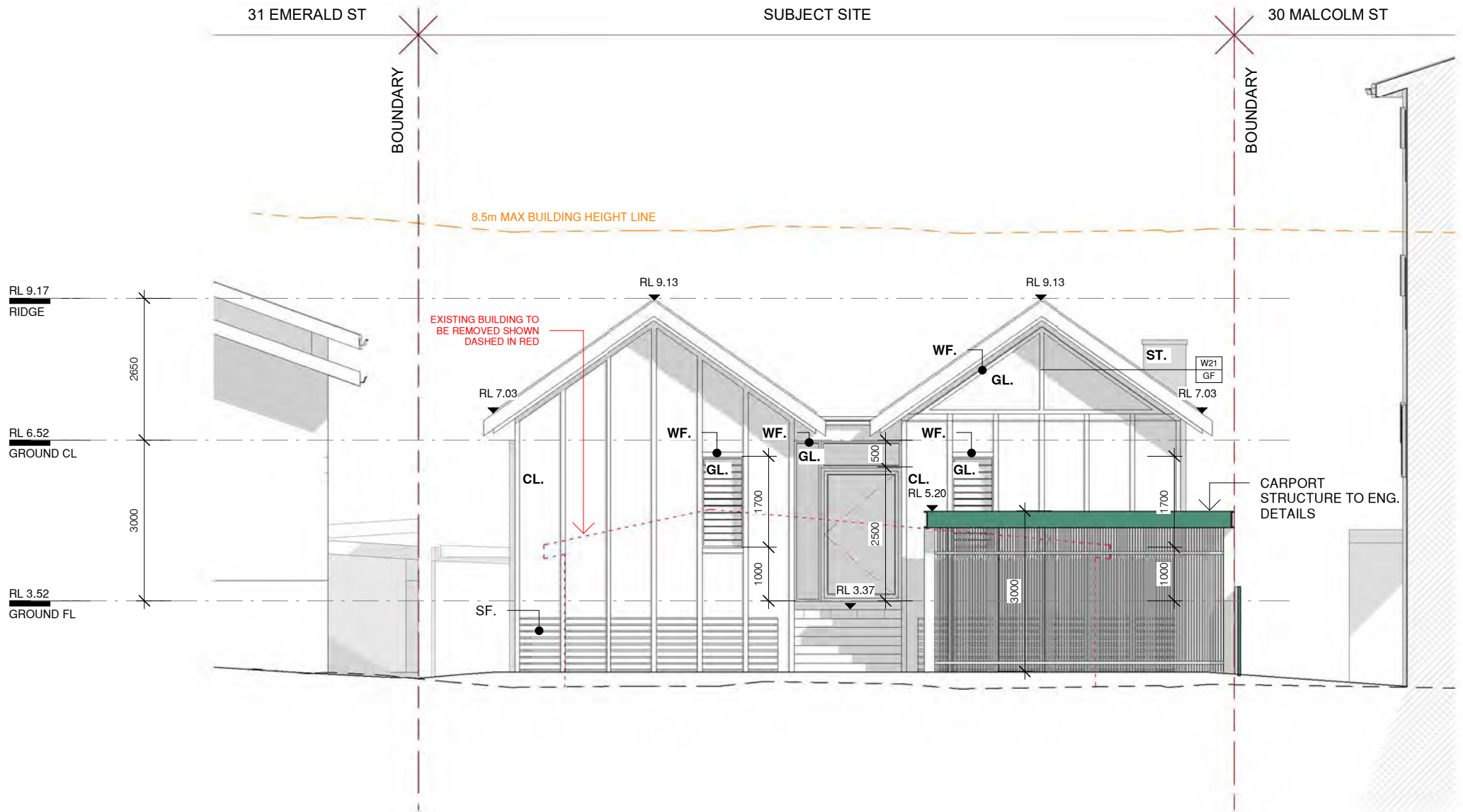
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HERA 10056

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1

EAST ELEVATION

1 : 100

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HOPSDAL	1 : 100		EAST ELEVATION

ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
29 EMERALD STREET NARRABEEN, NSW 2101	LL	RU		28.04.2025
	PROJECT NO.	REV		DRAWING NO.
	23.09	A		A501

MATERIALS LEGEND  
(REFER TO DA901)

CL - CLADDING

ST - STONE CLADDING

GL - GLASS

BA - BALUSTRADE

RO - ROOF - METAL


SF - SUB FLOOR SCREENING

WF - WINDOW FRAMES

AL - ALUMINIUM SCREENS

DR - DRIVEWAY

GU - GUTTERS / DOWN PIPES



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Assessor name

Jamie Bonnefin


Accreditation No.

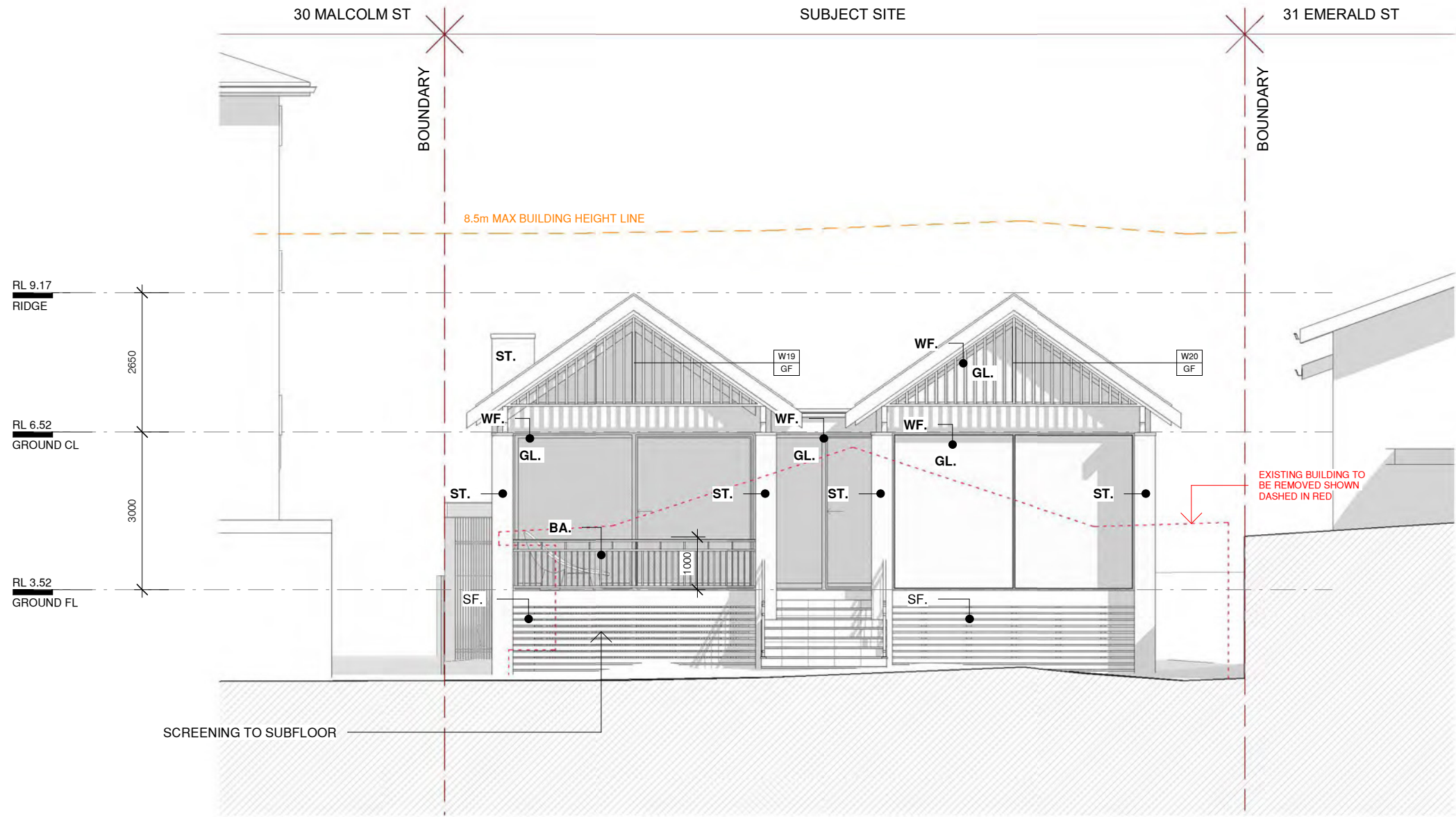
HERA 10056

Property Address

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1 WEST ELEVATION  
1 : 100



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[www.ursino.com.au](http://www.ursino.com.au)  
NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025	

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Jamie Bonnell


Accreditation No.

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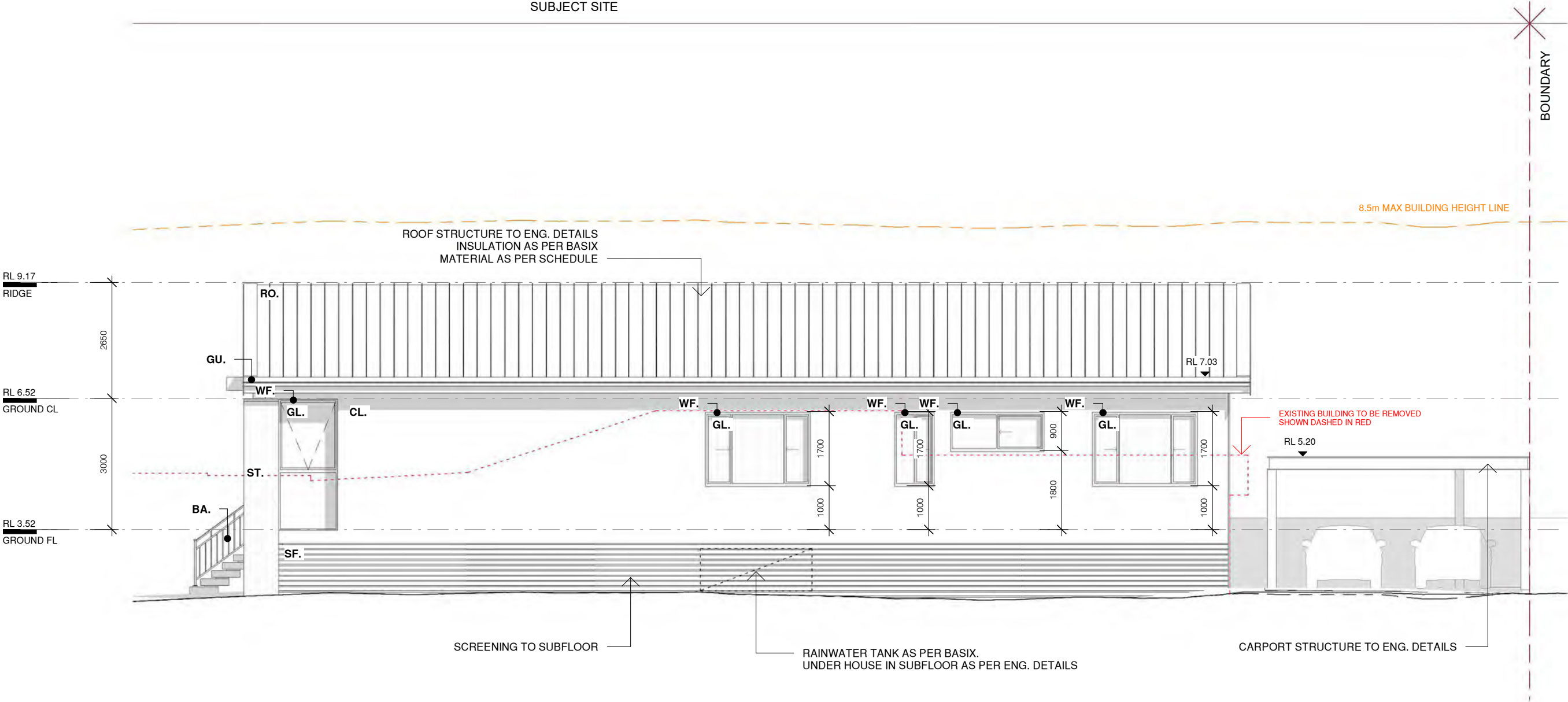
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SUBJECT SITE



1 SOUTH ELEVATION\_01  
1 : 100



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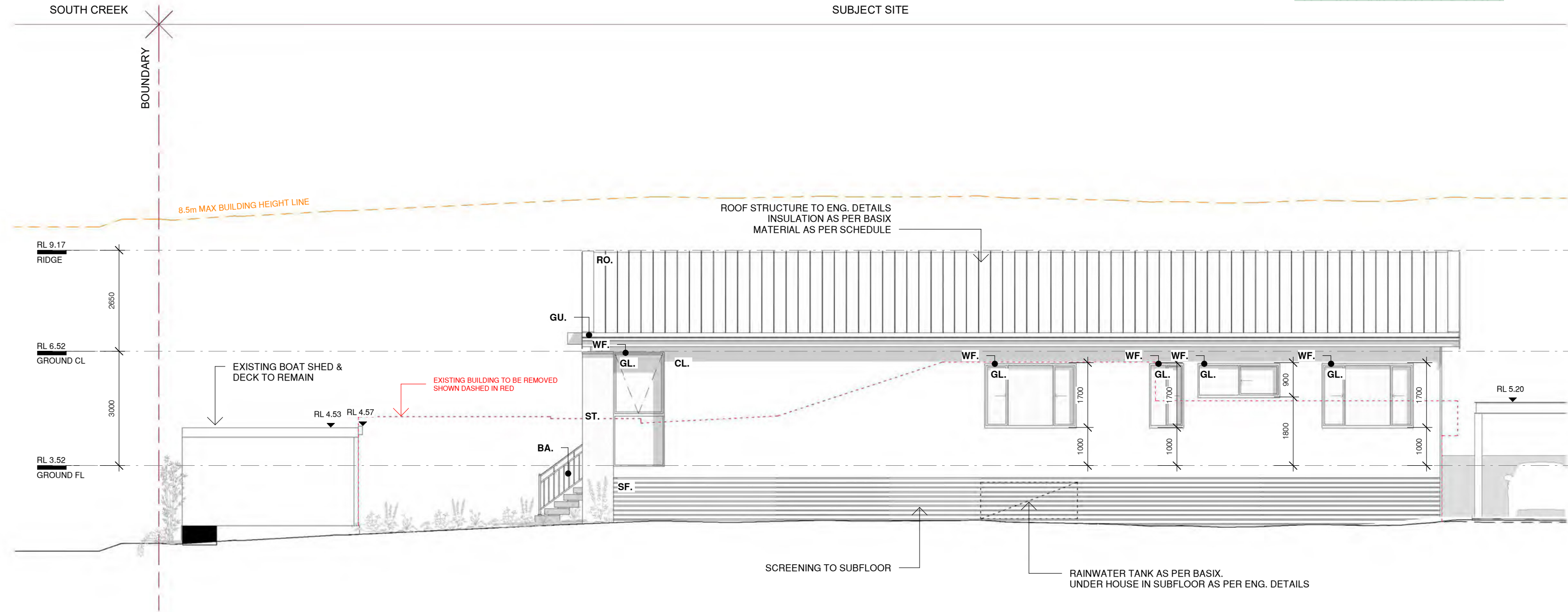
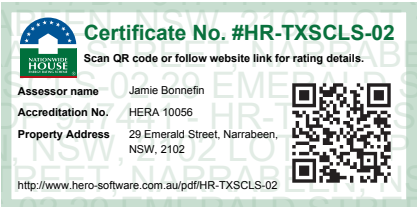
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A	DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025	

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29 EMERALD STREET NARRABEEN, NSW 2101	LL	RU	
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1 SOUTH ELEVATION\_02  
1 : 100



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A	DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025		HOPSDAL	1 : 100		SOUTH ELEVATION_02	LL	RU		28.04.2025
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GL - GLASS

BA - BALUSTRADE

RO - ROOF - METAL

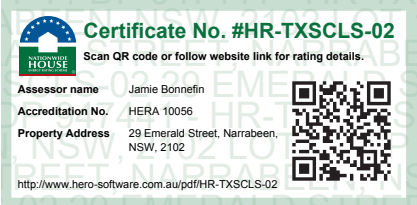
SF - SUB FLOOR SCREENING

WF - WINDOW FRAMES

AL - ALUMINIUM SCREENS

DR - DRIVEWAY

GU - GUTTERS / DOWN PIPES





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AL - ALUMINIUM SCREENS

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GU - GUTTERS / DOWN PIPES



Certificate No. #HR-TXSCLS-02

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Assessor name

Jamie Bonnefin


Accreditation No.

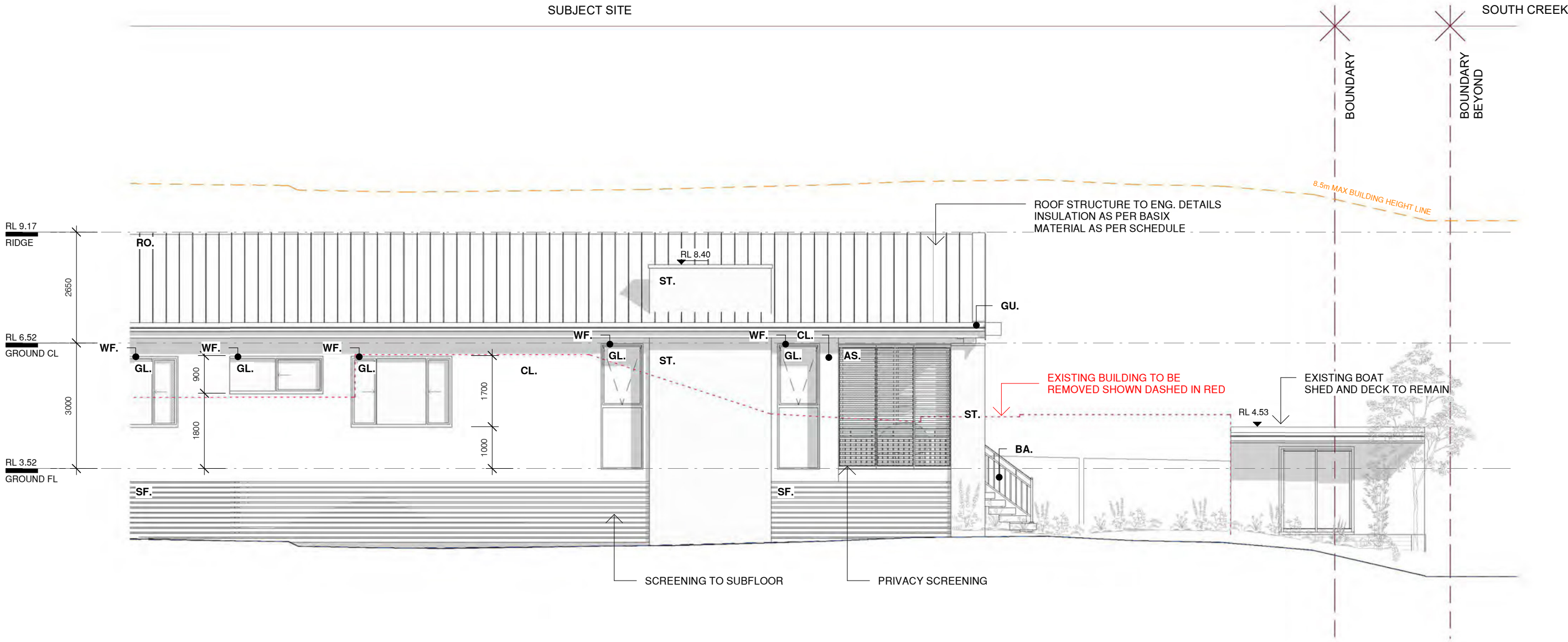
HERA 10056

Property Address

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1 NORTH ELEVATION\_02  
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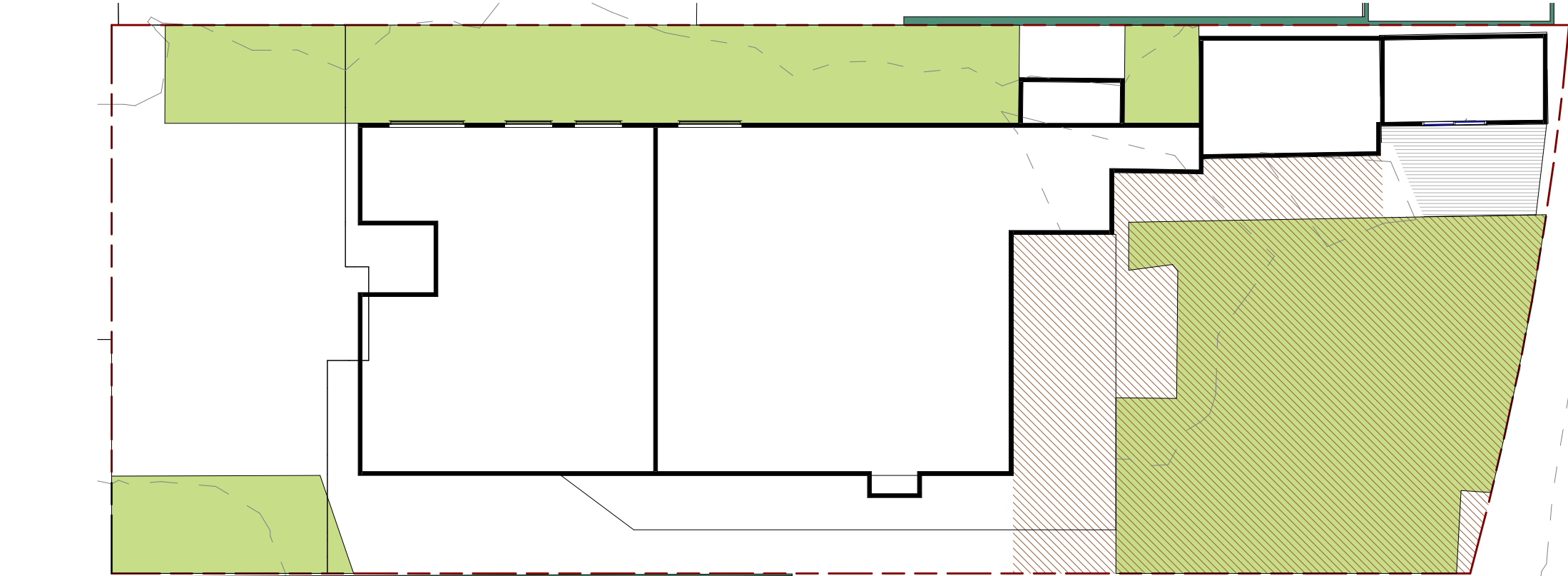
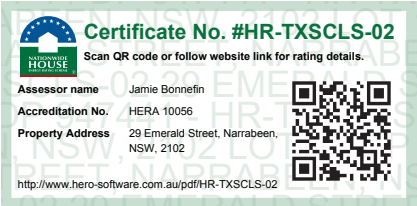
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025	

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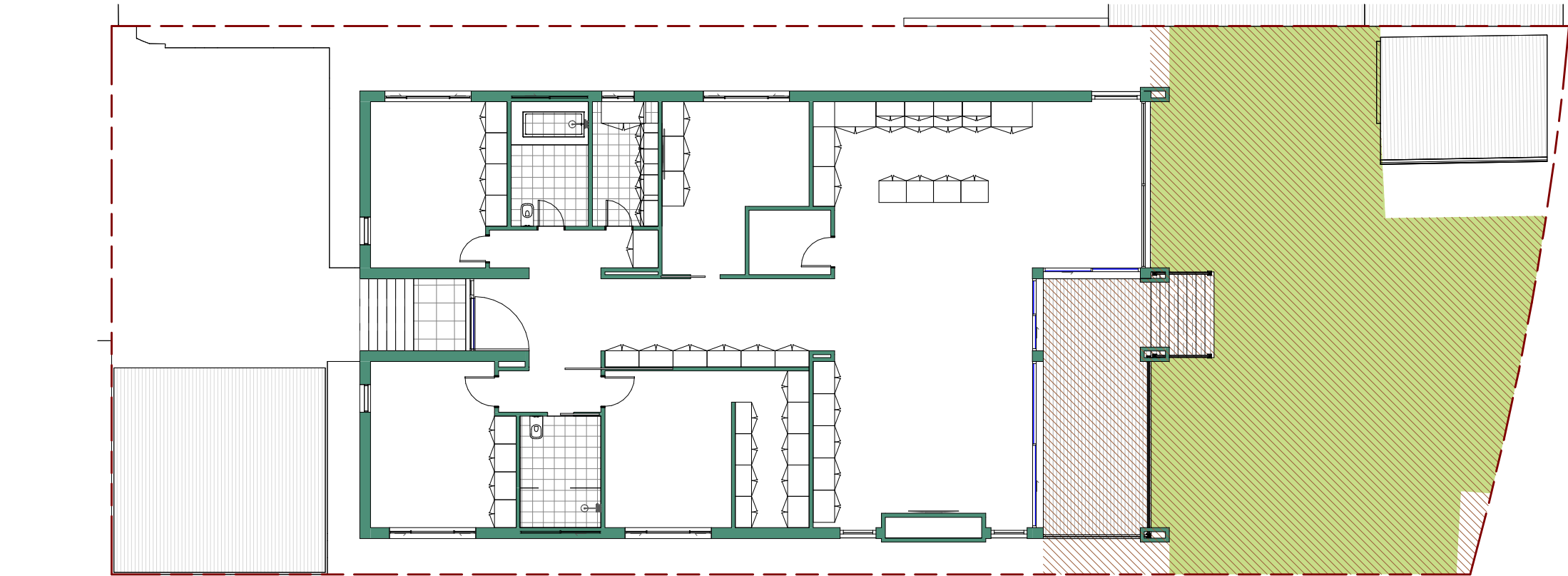
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HOPSDAL	1 : 100		NORTH ELEVATION_02
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
29 EMERALD STREET NARRABEEN, NSW 2101	LL	RU	
DATE	PROJECT NO.	REV	DRAWING NO.
28.04.2025	23.09	A	A504A





1 CALCULATIONS - EXISTING GROUND FLOOR PLAN 1  
1 : 150



2 CALCULATIONS - PROPOSED GROUND FLOOR PLAN 1  
1 : 150

### PRIVATE OPEN SPACE ANALYSIS

SITE AREA 600.5 SQM

COUNCIL REQUIREMENTS  
**MINIMUM PRIVATE OPEN SPACE 60 SQM**  
. MINIMUM DIMENSION OF 5 METRES

EXISTING AREA  
PRIVATE OPEN SPACE 147 SQM

PROPOSED AREA  
PRIVATE OPEN SPACE 158 SQM

**TOTAL PRIVATE OPEN SPACE 158 SQM**

### LANDSCAPED AREA ANALYSIS

SITE AREA 600.5 SQM

COUNCIL REQUIREMENTS  
**MIN. LANDSCAPED AREA (40% OF SITE AREA) 240.2 SQM**  
. MINIMUM DIMENSION OF 2 METRES  
. MINIMUM SOIL DEPTH OF 1 METRE

EXISTING AREA  
LANDSCAPED AREA (31.33% OF SITE AREA) 188.14 SQM

PROPOSED AREA  
**TOTAL LANDSCAPED AREA (21.03% OF SITE AREA) 126.27 SQM**

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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025	<div><div></div>OPEN SPACE AREA</div> <div><div></div>LANDSCAPED AREA</div>
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DATE

28.04.2025

DRAWING NO.

A601



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Assessor name

Jamie Bonniefin

Accreditation No.

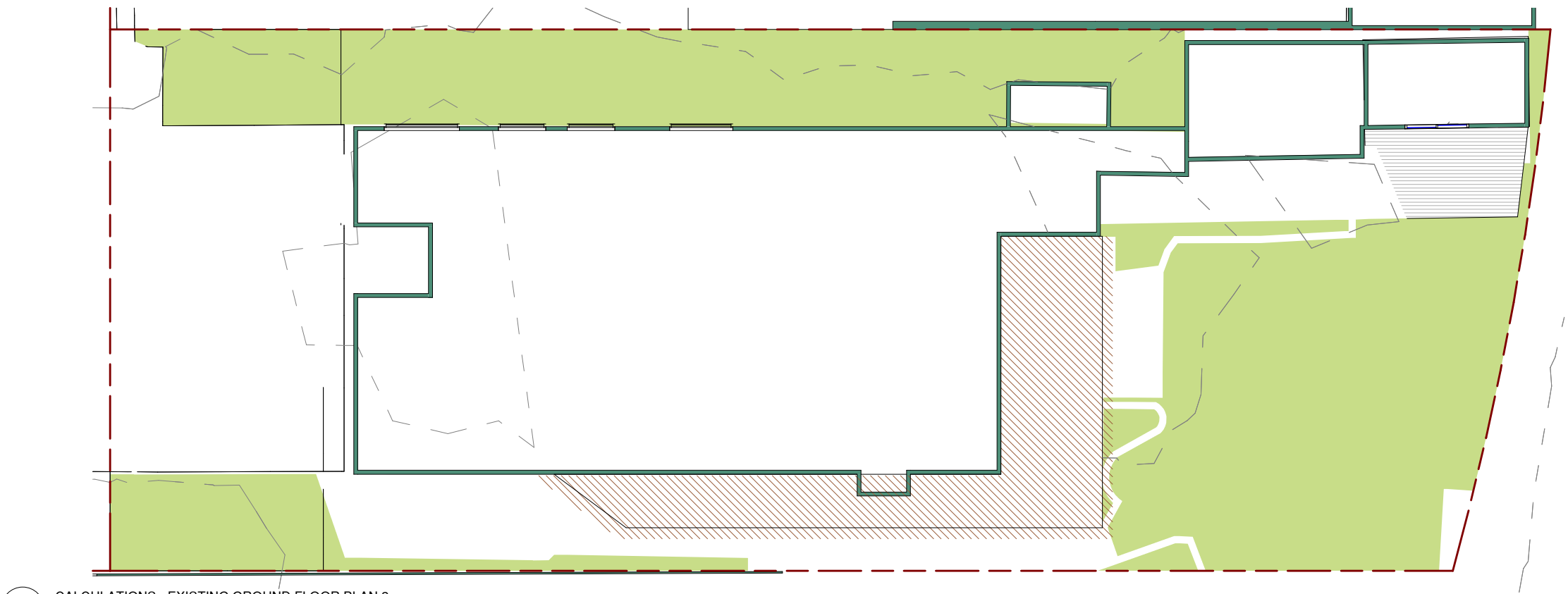
HERA 10056

Property Address

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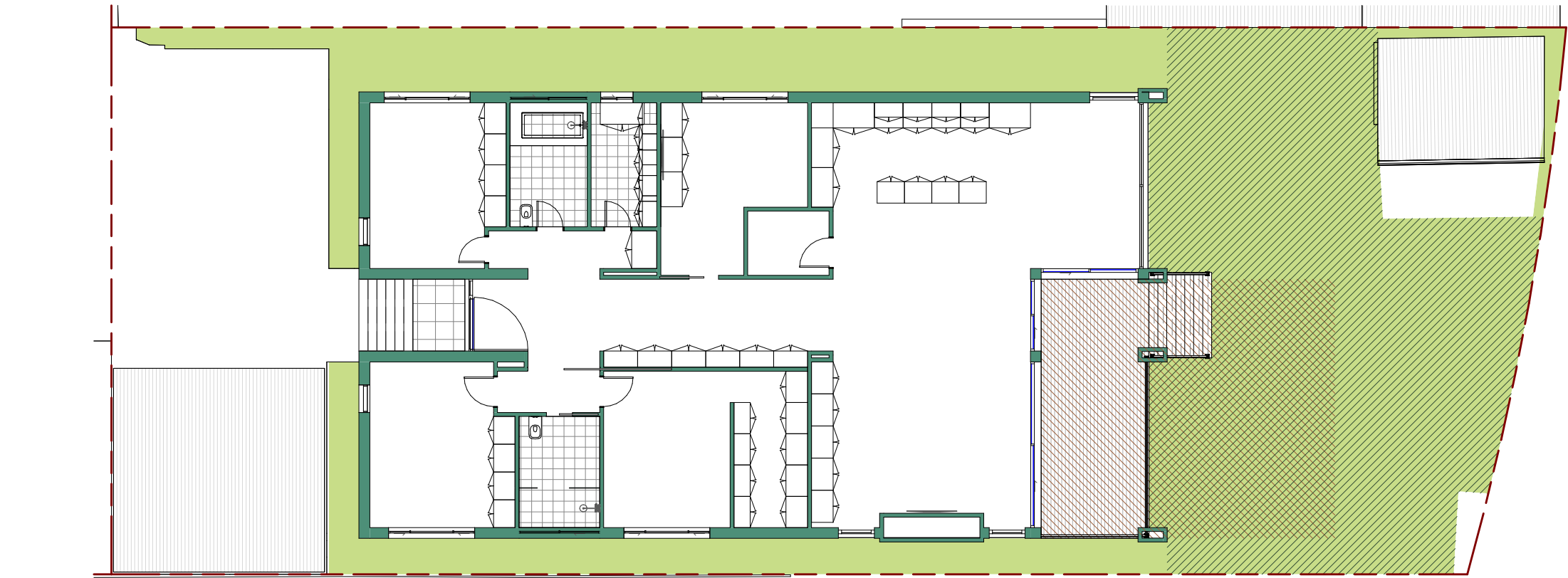




1

CALCULATIONS - EXISTING GROUND FLOOR PLAN 2

1 : 150



2

CALCULATIONS - PROPOSED GROUND FLOOR PLAN 2

1 : 150

LANDSCAPED AREA ANALYSIS - VER. 2

SITE AREA600.5 SQM

COUNCIL REQUIREMENTS

MIN. LANDSCAPED AREA(40% OF SITE AREA) 240.2 SQM

. NO MINIMUM DIMENSION  
. MINIMUM SOIL DEPTH OF 1 METRE

EXISTING AREA

LANDSCAPED AREA(32.7% OF SITE AREA) 196.5 SQM

PROPOSED AREA

TOTAL LANDSCAPED AREA(34.3% OF SITE AREA) 206 SQM



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 OPEN SPACE AREA

 LANDSCAPED AREA

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CALCULATIONS\_02

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Assessor name

Jamie Bonnefin


Accreditation No.

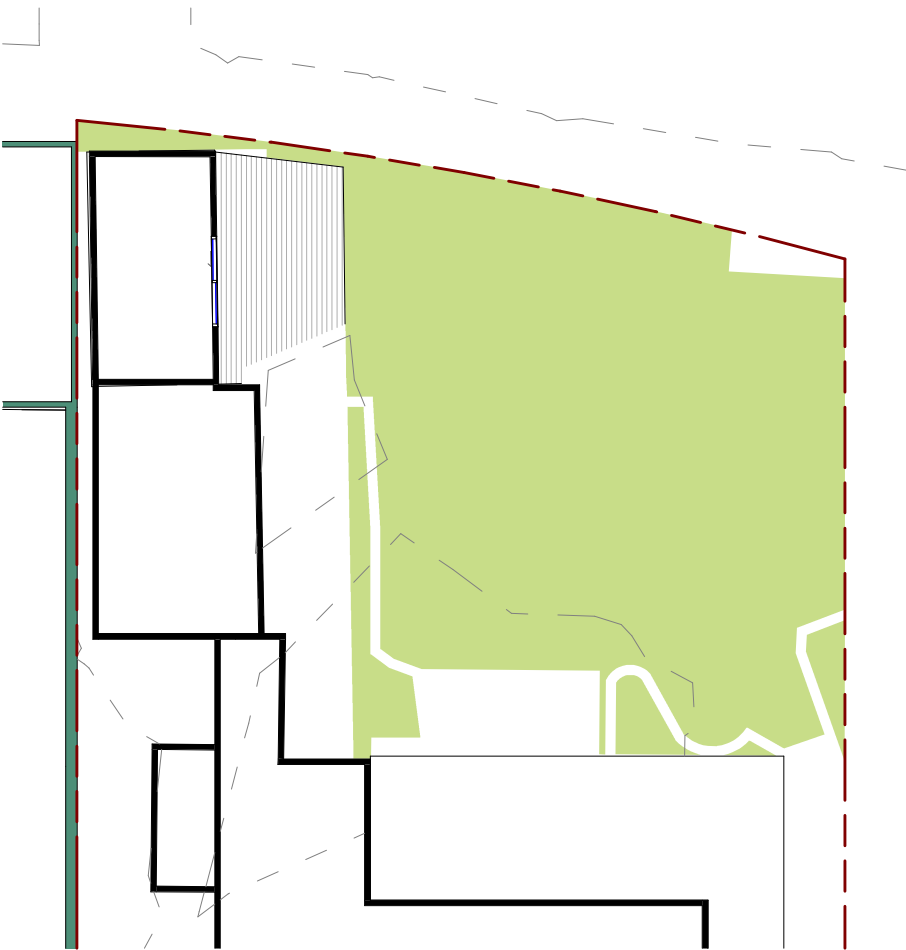
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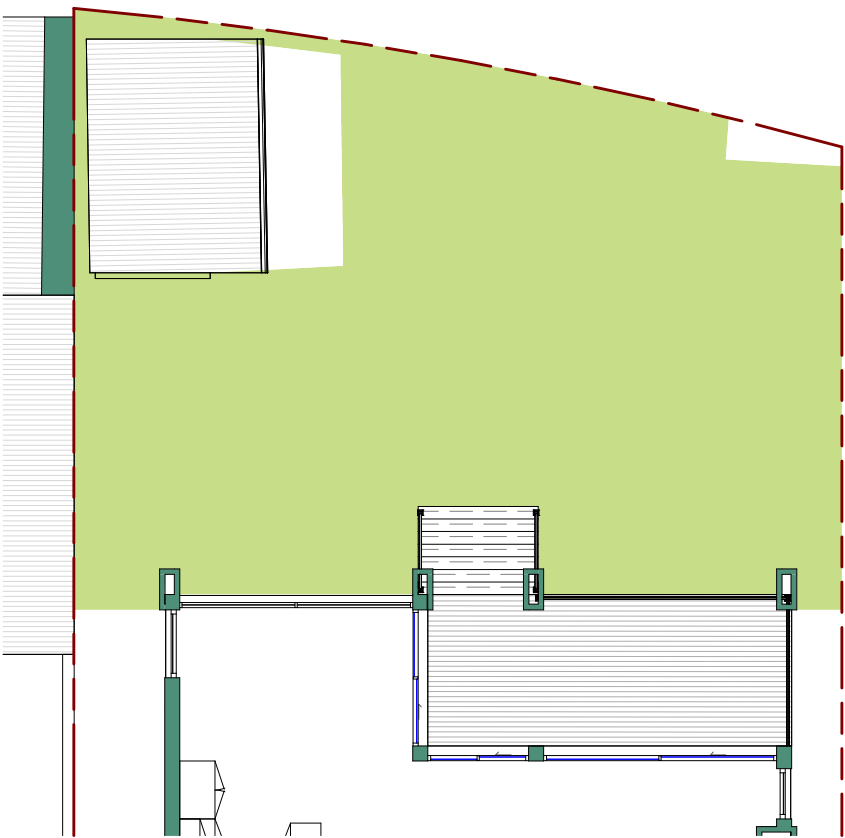




1

CALCULATIONS - EXISTING REAR LANDSCAPE

1 : 150



2

CALCULATIONS - PROPOSED REAR LANDSCAPE

1 : 150

LANDSCAPED AREA TO REAR

EXISTING AREA	
LANDSCAPE TO REAR	99.19 SQM
PROPOSED AREA	
LANDSCAPE TO REAR	131.78 SQM
INCREASE IN LANDSCAPED AREA	
	32.59 SQM



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REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025	<div><div> OPEN SPACE AREA</div><div> LANDSCAPED AREA</div></div>

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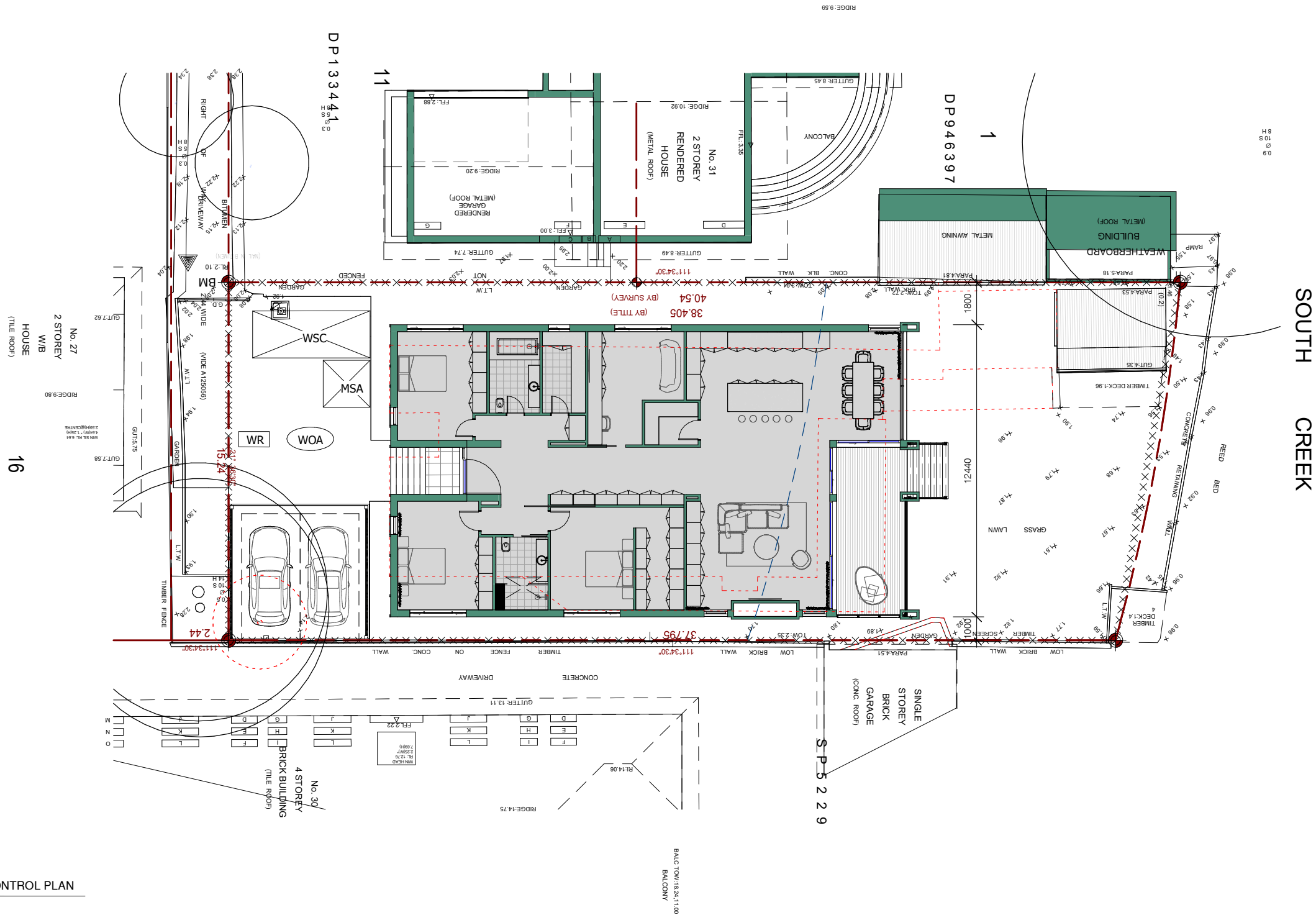
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DRAWING NO.

A603



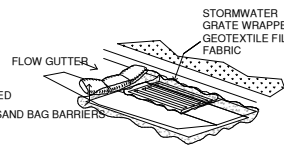
1 SEDIMENT & EROSION CONTROL PLAN  
1 : 200

LEGEND

- × × × × SILT FENCE
- WSC WASTE STORAGE CONTAINER
- WOA WASH OUT AREA
- ○ STOCKPILE AREA
- WR WASTE/RECYCLE BINS
- MSA MATERIALS STORAGE AREA
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- ⊕ PROPOSED NEW TREE

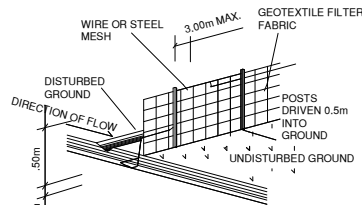
SEDIMENT CONTROL NOTES

1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS
2. SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS
3. FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75mm FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE

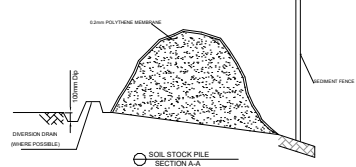


SEDIMENT DAM

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER



SEDIMENT FENCE



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REVISION	DESCRIPTION	DATE	LEGEND & NOTES
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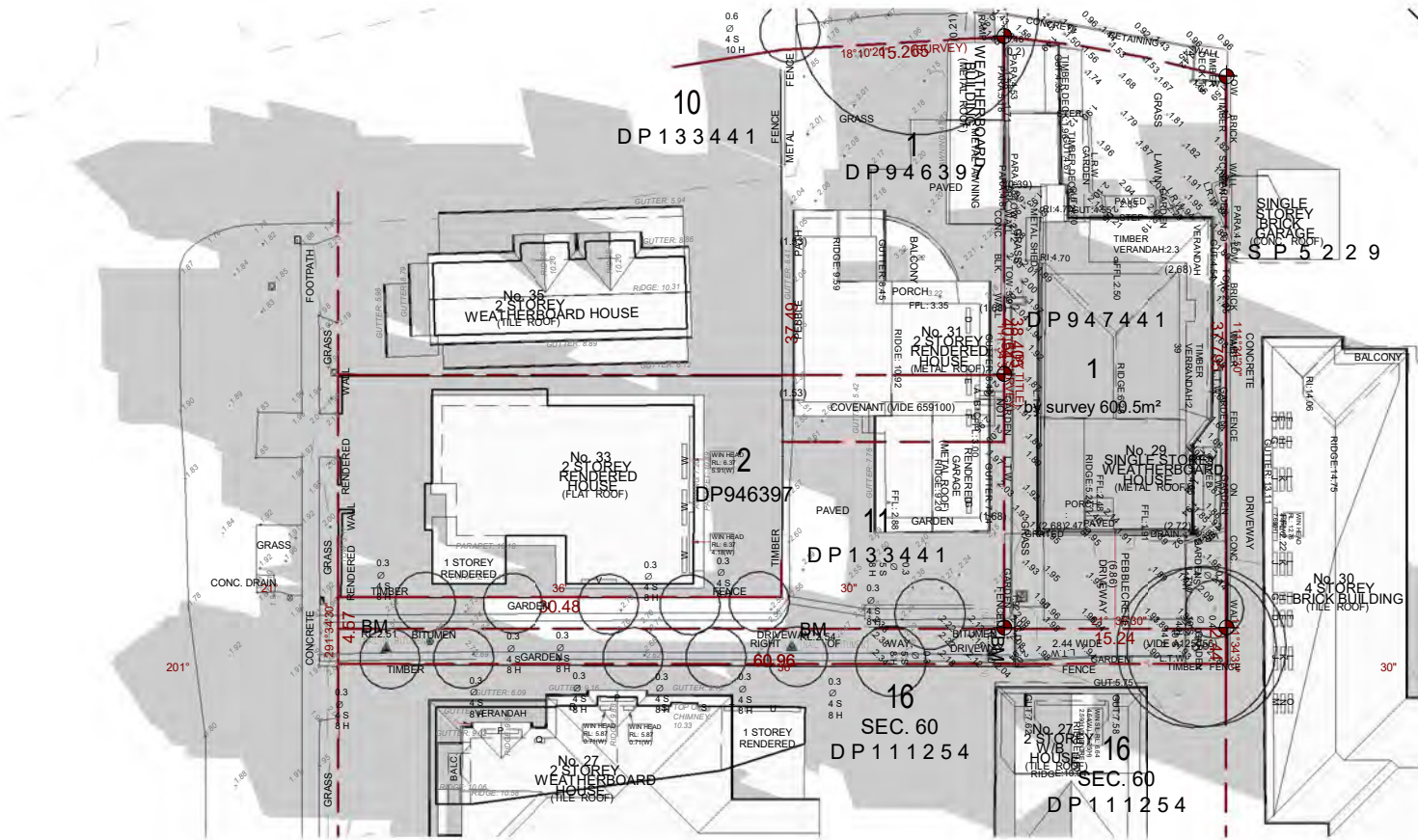
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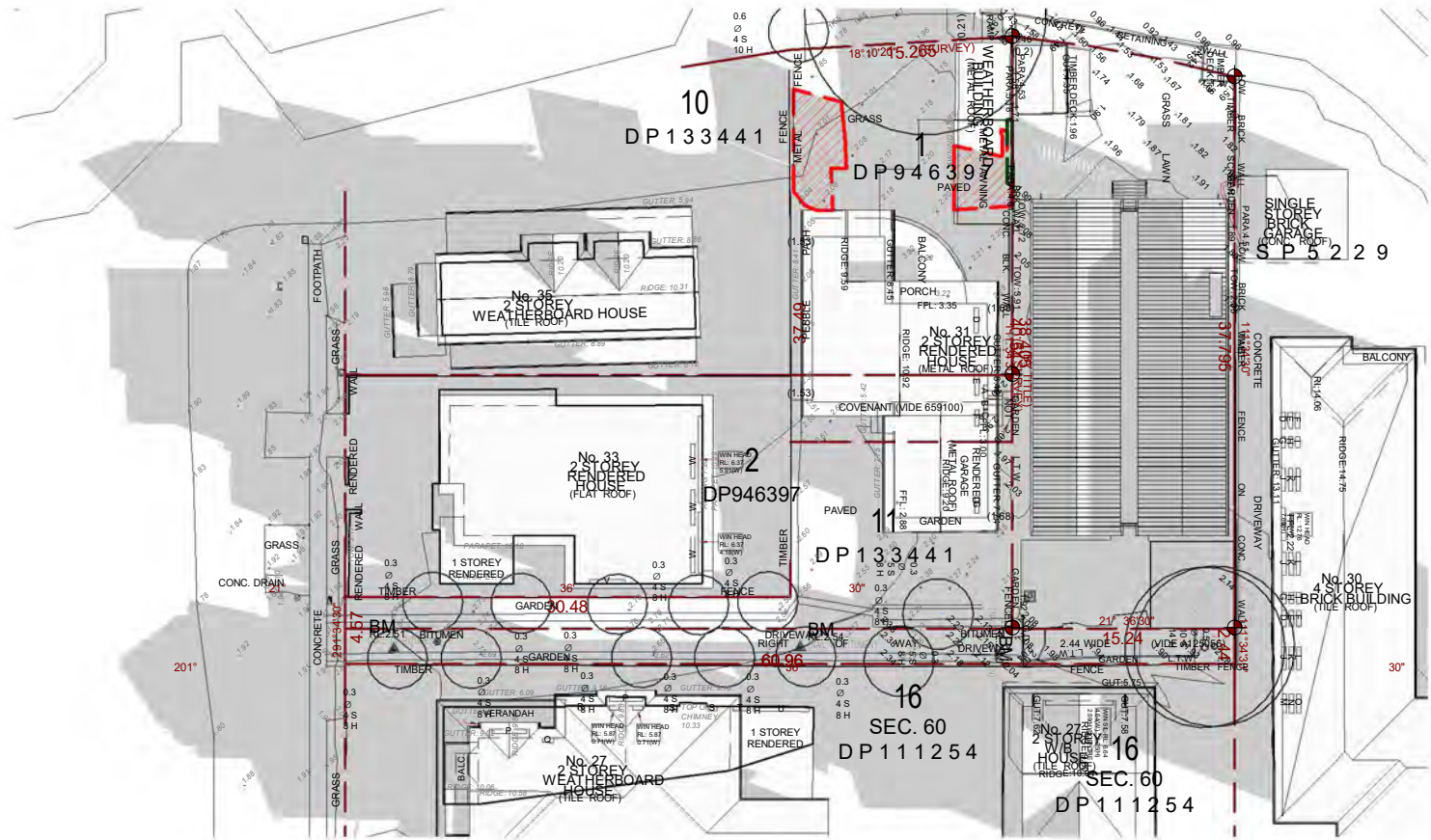
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HOPSDAL	1 : 200		SEDIMENT AND EROSION CONTROL PLAN

ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
29 EMERALD STREET NARRABEEN, NSW 2101	LL	RU		28.04.2025
	PROJECT NO.	REV		DRAWING NO.
	23.09	A		A604





1 SHADOW DIAGRAM 21 JUNE - 9AM - EXISTING  
1 : 500




2 SHADOW DIAGRAM 21 JUNE - 9AM - PROPOSED  
1 : 500


DA ISSUE - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025	<div><div></div>EXISTING SHADOW</div>


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ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- 

REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED

CLIENT	SCALE	@ A3	DRAWING TITLE
HOPSDAL	As indicated		SHADOW DIAGRAMS - JUNE 21 - 9AM
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
29 EMERALD STREET NARRABEEN, NSW 2101	LL	RU	
	PROJECT NO.	REV	DATE
	23.09	A	28.04.2025
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Assessor name

Jamie Bonnefin


Accreditation No.

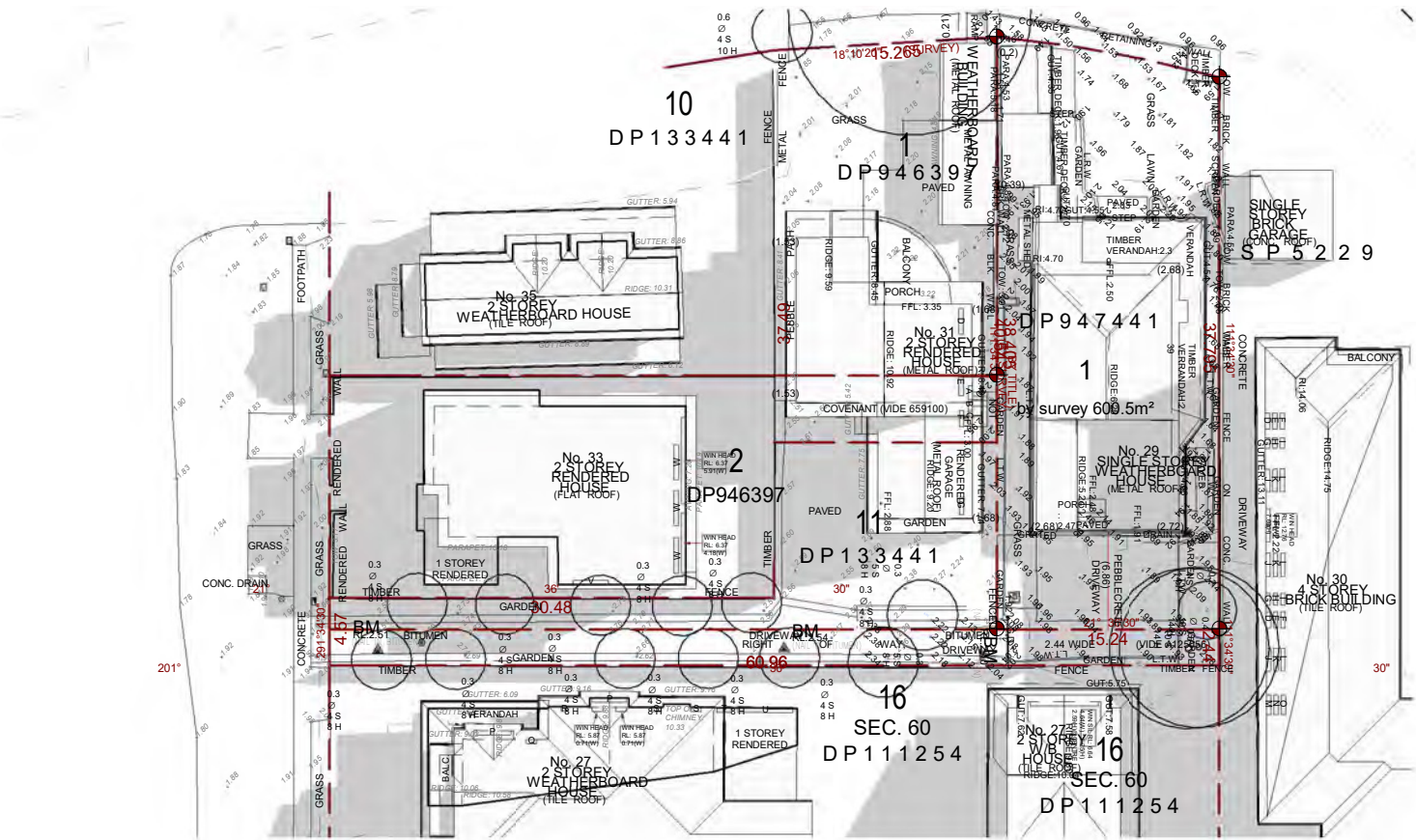
HERA 10056

Property Address

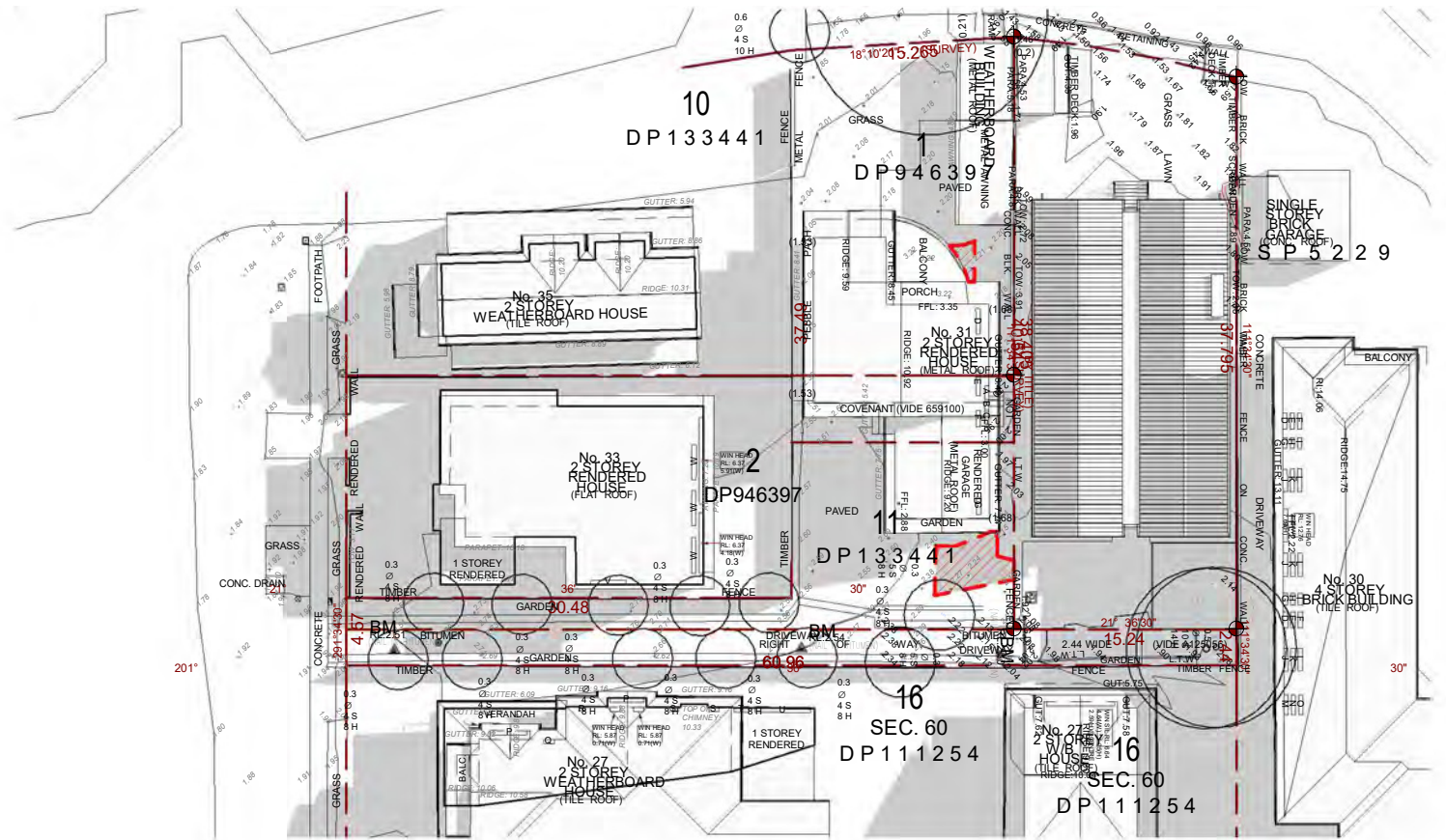
29 Emerald Street, Narrabeen,  
NSW, 2102

http://www.hero-software.com.au/pdf/HR-TXSCLS-02





1 SHADOW DIAGRAM 21 JUNE - 12PM - EXISTING  
1 : 500



2 SHADOW DIAGRAM 21 JUNE - 12PM - PROPOSED  
1 : 500

DA ISSUE - NOT FOR CONSTRUCTION




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ARCHITECTS

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( 02 ) 8970 2421 / PO Box 981 Five Dock NSW 2046  
[www.ursino.com.au](http://www.ursino.com.au)


NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025	<div><div></div> EXISTING SHADOW</div>

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ADDITIONAL SHADOW CAST BY PROPOSED BUILDING



REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED


CLIENT  
**HOPSDAL**

ADDRESS  
**29 EMERALD STREET  
NARRABEEN, NSW 2101**

SCALE  
As indicated

DRAWN BY.  
**LL**

DESIGNED BY.  
**RU**

TRUE NORTH  


DATE  
**28.04.2025**

DRAWING TITLE  
**SHADOW DIAGRAMS - JUNE 21 - 12PM**

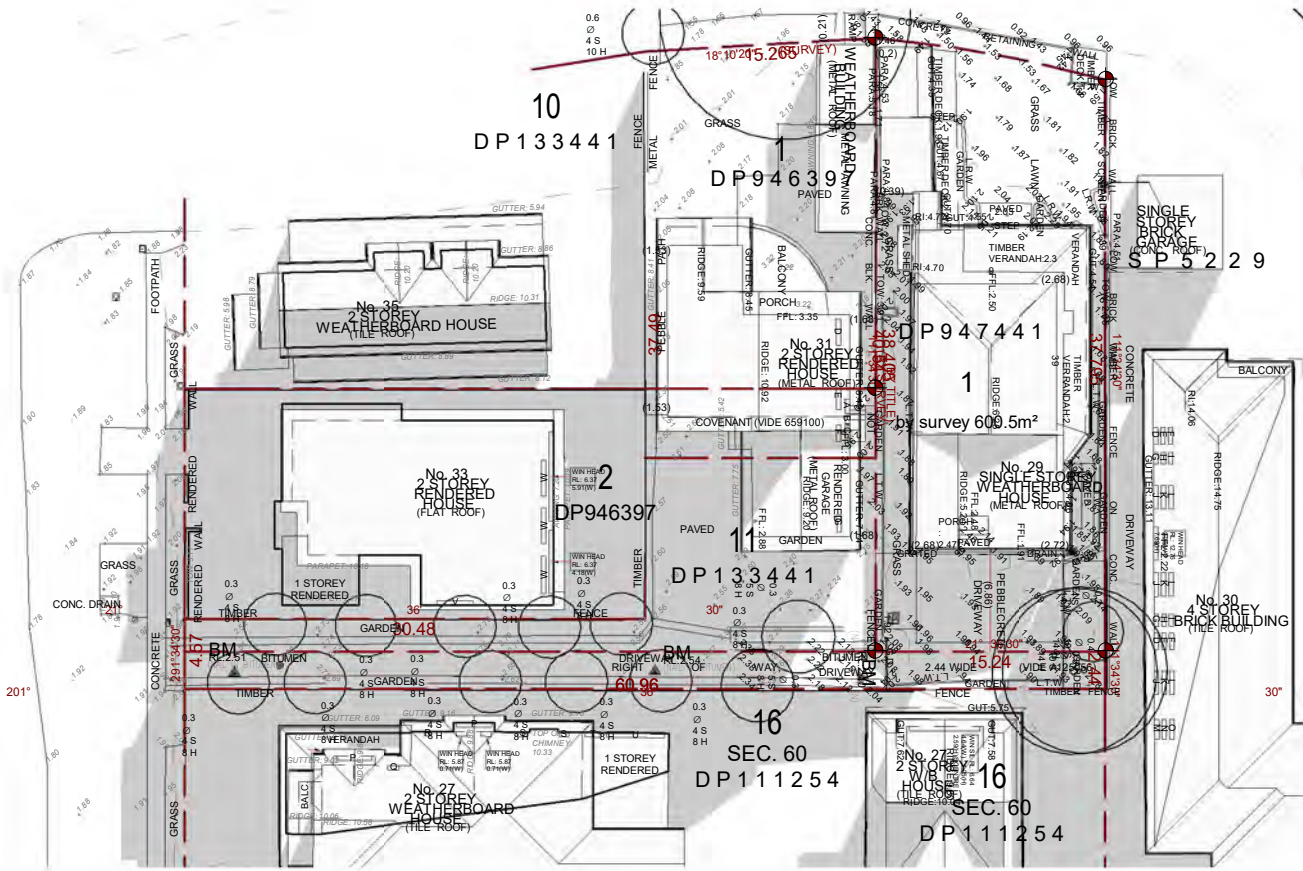
PROJECT NO.  
**23.09**

REV  
**A**

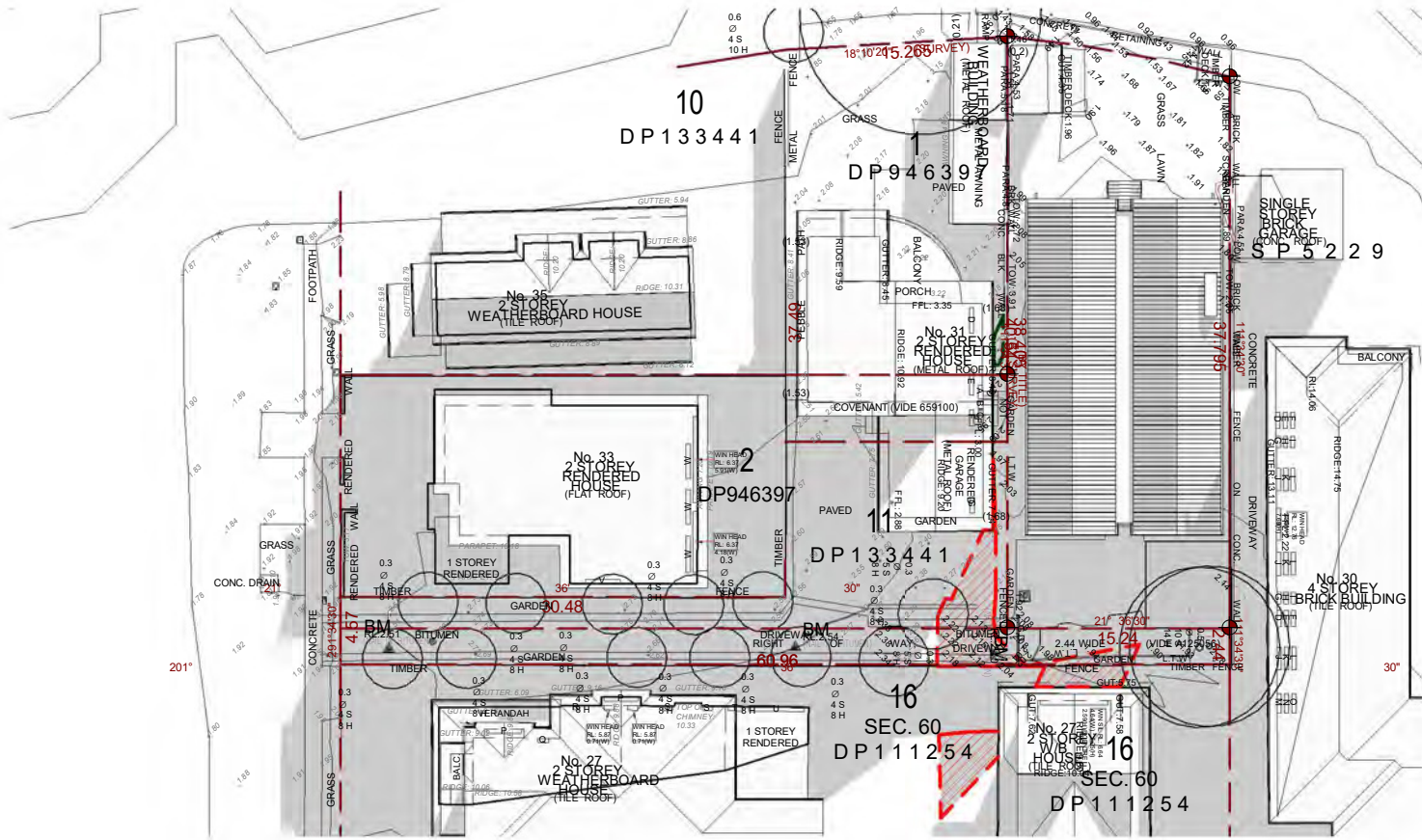
DATE  
**28.04.2025**

DRAWING NO.  
**A702**





1 SHADOW DIAGRAM 21 JUNE - 3PM - EXISTING  
1 : 500



2 SHADOW DIAGRAM 21 JUNE - 3PM - PROPOSED  
1 : 500

## DA ISSUE - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION
A	DA ISSUE - NOT FOR CONSTRUCTION

DATE  
28.04.2025

LEGEND & NOTES
EXISTING SHADOW

ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED

CLIENT  
HOPSDAL

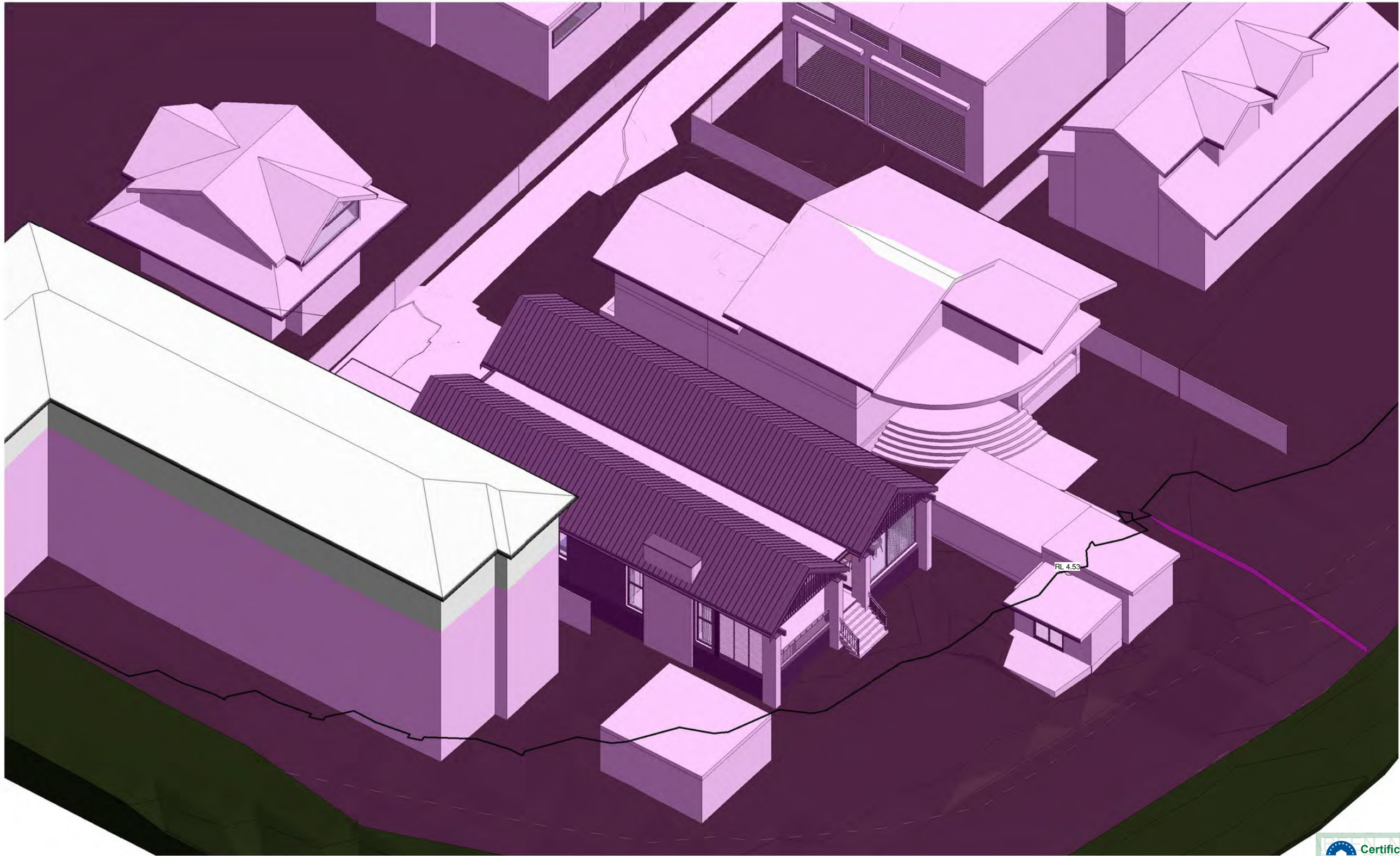
ADDRESS  
29 EMERALD STREET  
NARRABEEN, NSW 2101

SCALE @ A3 DRAWING TITLE  
As indicated SHADOW DIAGRAMS - JUNE 21 - 3PM


DRAWN BY. DESIGNED BY. TRUE NORTH DATE  
LL RU 28.04.2025  
PROJECT NO. REV  
23.09 A  
A703

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NOTE: NO BREACH TO MAXIMUM BUILDING HEIGHT OF 8.5 METRES

**Certificate No. #HR-TXSCLS-02**  
Scan QR code or follow website link for rating details.

Assessor name	Jamie Bonnielin
Accreditation No.	HERA 10056
Property Address	29 Emerald Street, Narrabeen, NSW, 2102

  
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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE
A	DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025		<b>HOPSDAL</b>			<b>BUILDING HEIGHT PLANE DIAGRAM</b>

ADDRESS  
**29 EMERALD STREET  
NARRABEEN, NSW 2101**

DRAWN BY: **LL**  
PROJECT NO. **23.09**

DESIGNED BY: **RU**  
REV **A**

TRUE NORTH


DATE  
**28.04.2025**  
DRAWING NO.  
**A704**

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Assessor name  
Accreditation No.  
Property Address

Jamie Bonnetin  
HERA 10056  
29 Emerald Street, Narrabeen,  
NSW, 2102

  
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REVISION		DESCRIPTION	DATE	LEGEND & NOTES	DA ISSUE - NOT FOR CONSTRUCTION				
A		DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025						
<b>GENERAL NOTES:</b> ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION. <b>COPYRIGHT:</b> THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.									
CLIENT		SCALE	@ A3	DRAWING TITLE					
HOPSDAL				PERSPECTIVES					
ADDRESS		DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE				
29 EMERALD STREET NARRABEEN, NSW 2101		LL	RU		28.04.2025				
PROJECT NO.		REV			DRAWING NO.				
23.09		A			A801				







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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION		DESCRIPTION	DATE	LEGEND & NOTES
A		DA ISSUE - NOT FOR CONSTRUCTION	28.04.2025	

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CLIENT		SCALE	@ A3	DRAWING TITLE	
HOPSDAL				PERSPECTIVES 01	
ADDRESS		DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
29 EMERALD STREET NARRABEEN, NSW 2101		LL	RU		28.04.2025
		PROJECT NO.	REV		DRAWING NO.
		23.09	A		A802





**CL. CLADDING**  
AXON OR TIMBER GRAIN VERTICAL  
MATT BLACK OR SIMILAR

**ST. STONE CLADDING**  
RANDOM STONE  
NOOSA FREEFORM OR SIMILAR

**SF. SUB FLOOR SCREENING**  
ALUMINIUM BATTENS - HORIZONTAL  
MATT BLACK OR SIMILAR



**WF. WINDOW FRAMES**  
COMMERCIAL GRADE ALUMINIUM  
MATT BLACK

**GL. GLASS**  
GLASS WINDOWS AND DOORS  
CLEAR GLASS  
  
\*NOTE: WINDOWS AND DOORS ALSO  
SUBJECT TO BASIX REQUIREMENTS

**AS. ALUMINIUM SCREENS**  
HORIZONTAL ADJUSTABLE SCREENS  
MATT BLACK



**BA. BALUSTRADE**  
VERTICAL BARS  
POWDERCOATED MATT BLACK

**DR. DRIVEWAY**  
CONCRETE  
TROWLED

**RO. ROOF - METAL**  
STANDING SEAM  
MATT BLACK OR SIMILAR



**GU. GUTTERS / DOWNPIPES**  
COLORBOND  
MATT BLACK OR SIMILAR

WINDOW SCHEDULE					
NO.	LEVEL	WIDTH	HEIGHT	AREA	ORIENTATION
W01	GF	765	1700	1.3 m²	E
W02	GF	500	3000	1.5 m²	E
W03	GF	1500	500	0.8 m²	E
W04	GF	765	1700	1.3 m²	E
W05	GF	2400	1700	4.1 m²	N
W06	GF	2250	900	2.0 m²	N
W07	GF	2400	1700	4.1 m²	N
W08	GF	1000	3000	3.0 m²	N
W09	GF	1000	3000	3.0 m²	N
W10	GF	4620	3000	13.9 m²	W
W11	GF	2000	3000	6.0 m²	W
W12	GF	2700	3000	8.1 m²	N
W13	GF	4620	3000	13.9 m²	W
W14	GF	1350	3000	4.1 m²	S
W15	GF	2400	1700	4.1 m²	S
W16	GF	900	1700	1.5 m²	S
W17	GF	2150	900	1.9 m²	S
W18	GF	2400	1700	4.1 m²	S
W19	GF	2310	1600	3.7 m²	W
W20	GF	2310	1600	3.7 m²	W
W21	GF	2310	1600	3.7 m²	E