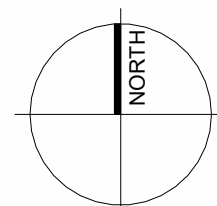


ISSUE FOR DEVELOPMENT APPLICATION. KNOCKDOWN REBUILD



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]

NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL: 9018				
SCALE:			DATE: 25/02/2025	
DRAWN BY: KL	CHECKED BY: AOC	PROJECT NO: 2210	DRAWING NO: A0000	ISSUE: D
CAD FILE:				

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PLANNING CONTROLS

PROPOSED

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

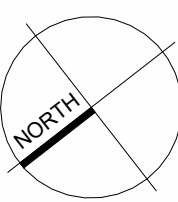
SITE PLAN

NOTES:

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SCALE:
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PROJECT

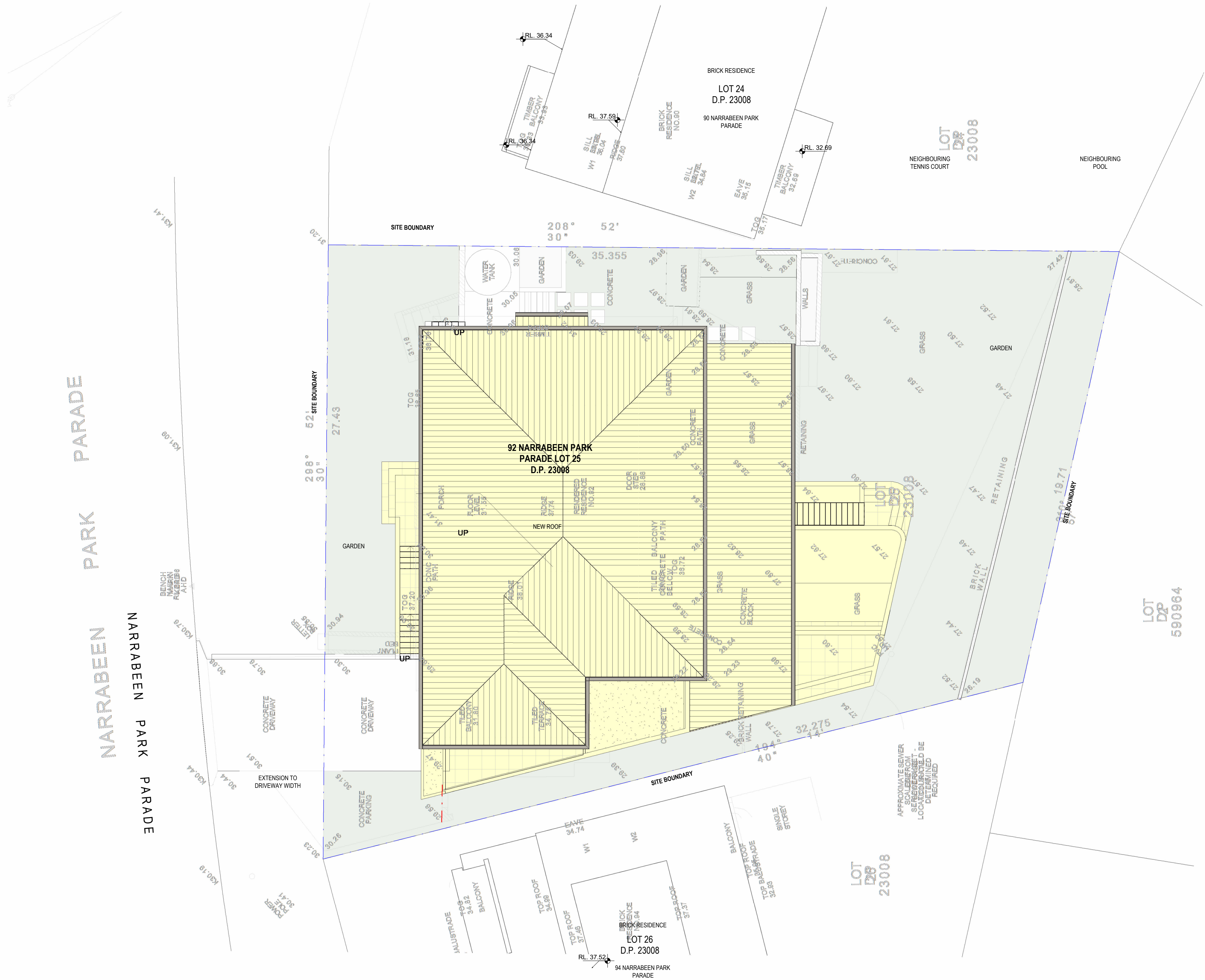
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A 000

330E.

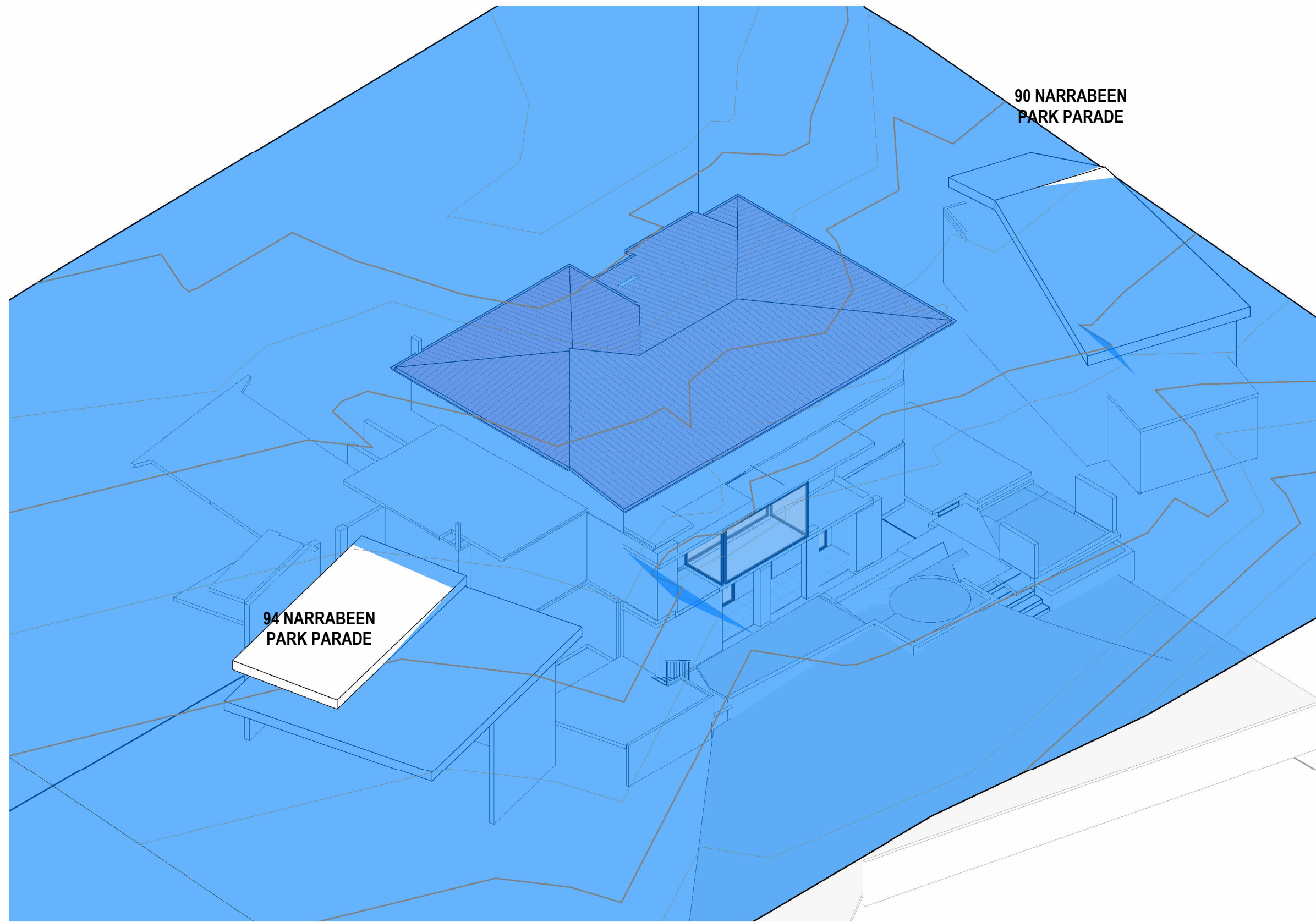
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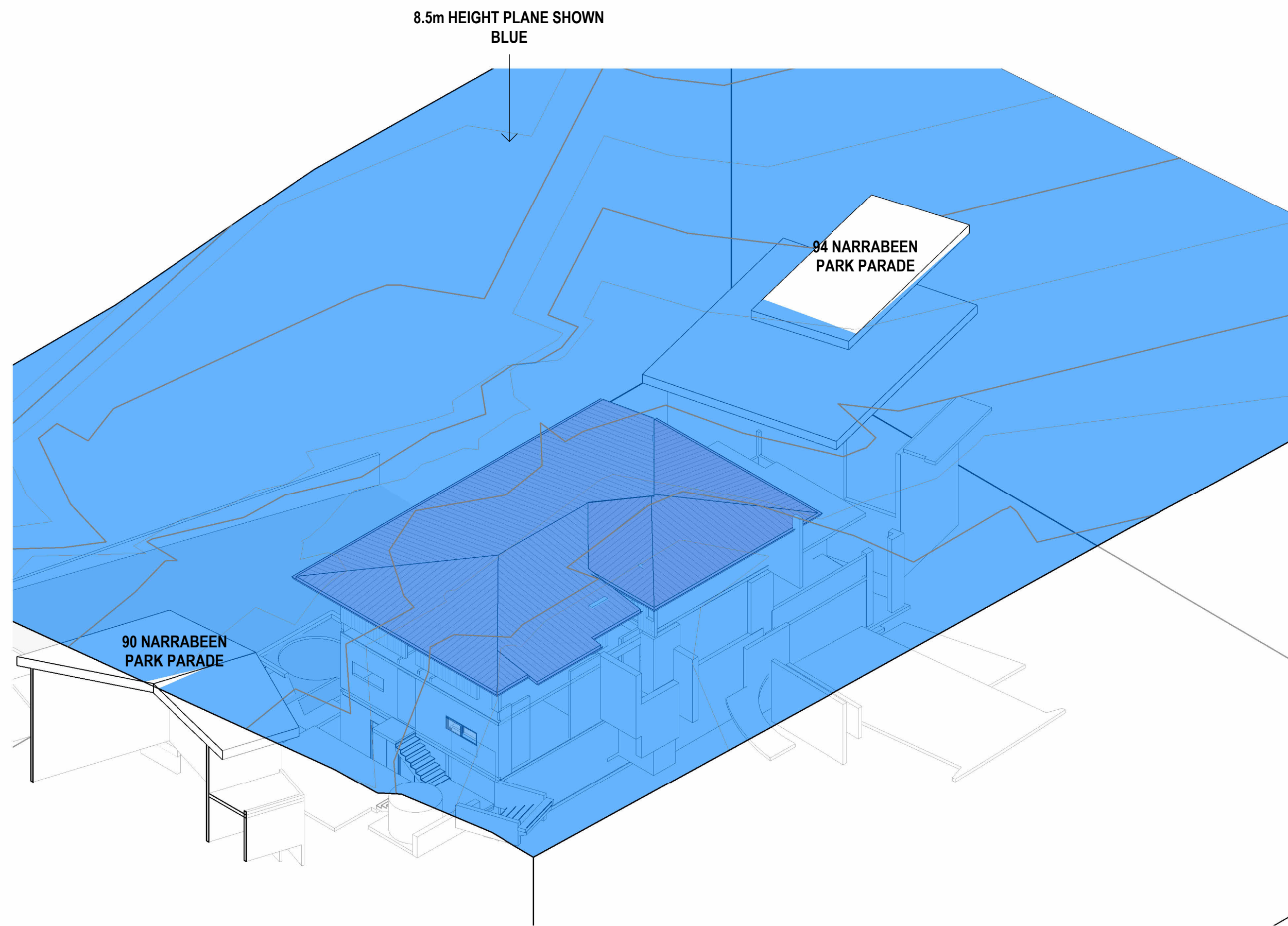
SITE PLAN

Scale: 1 : 100

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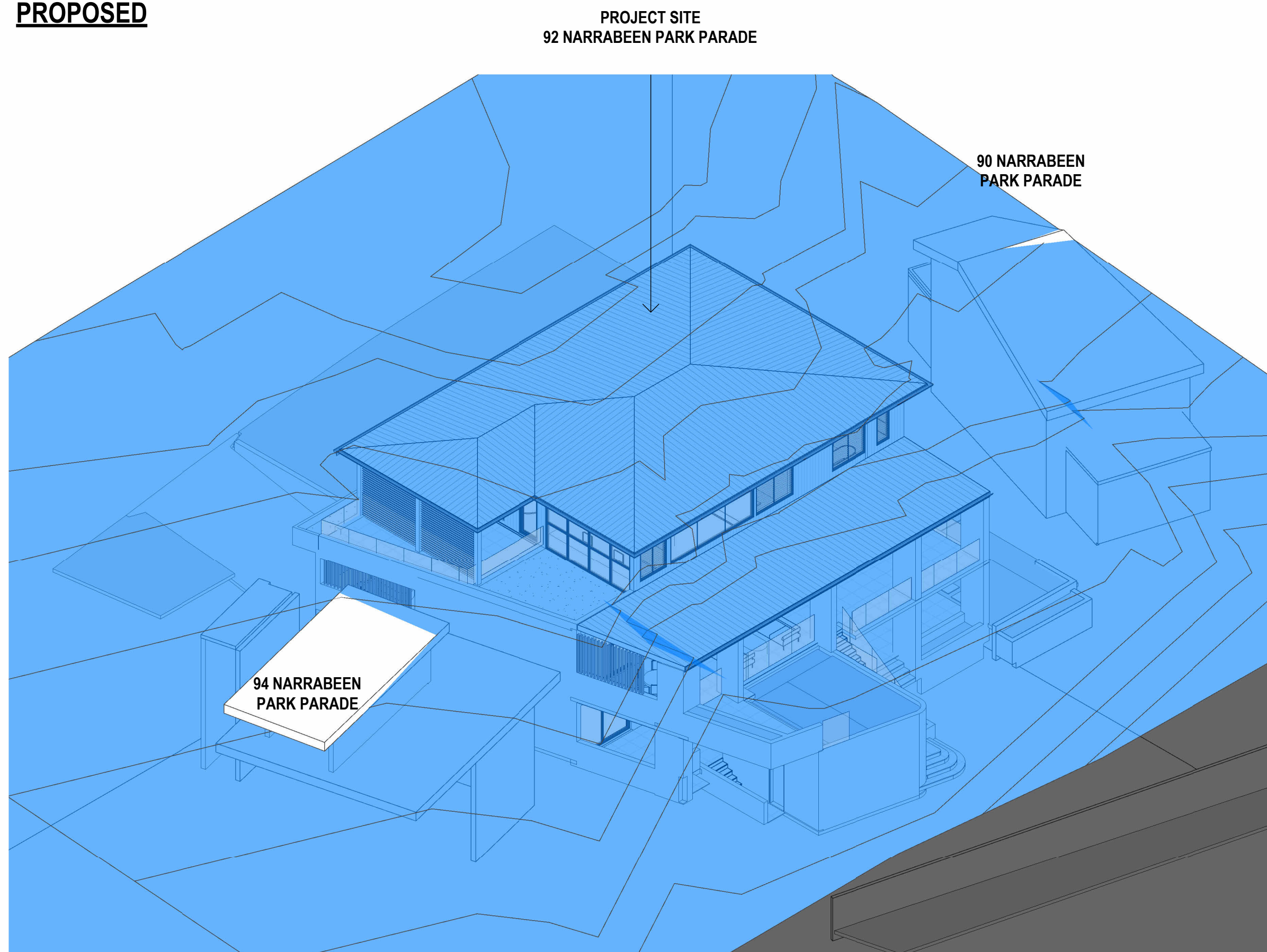


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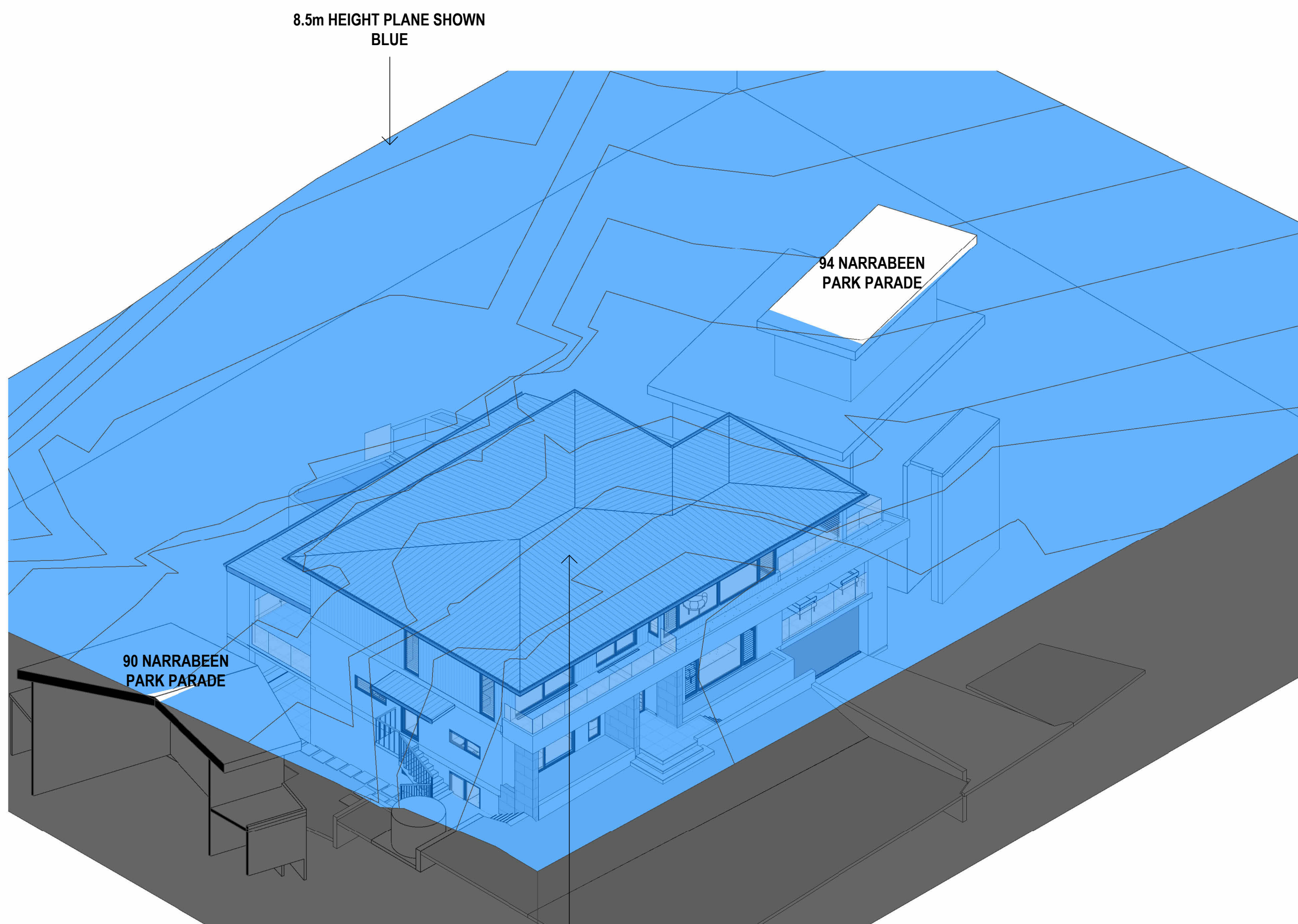


2 NORTH EAST CORNER (EXISTING)
Scale:

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

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

HEIGHT PLANE BLANKET

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NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL
9018

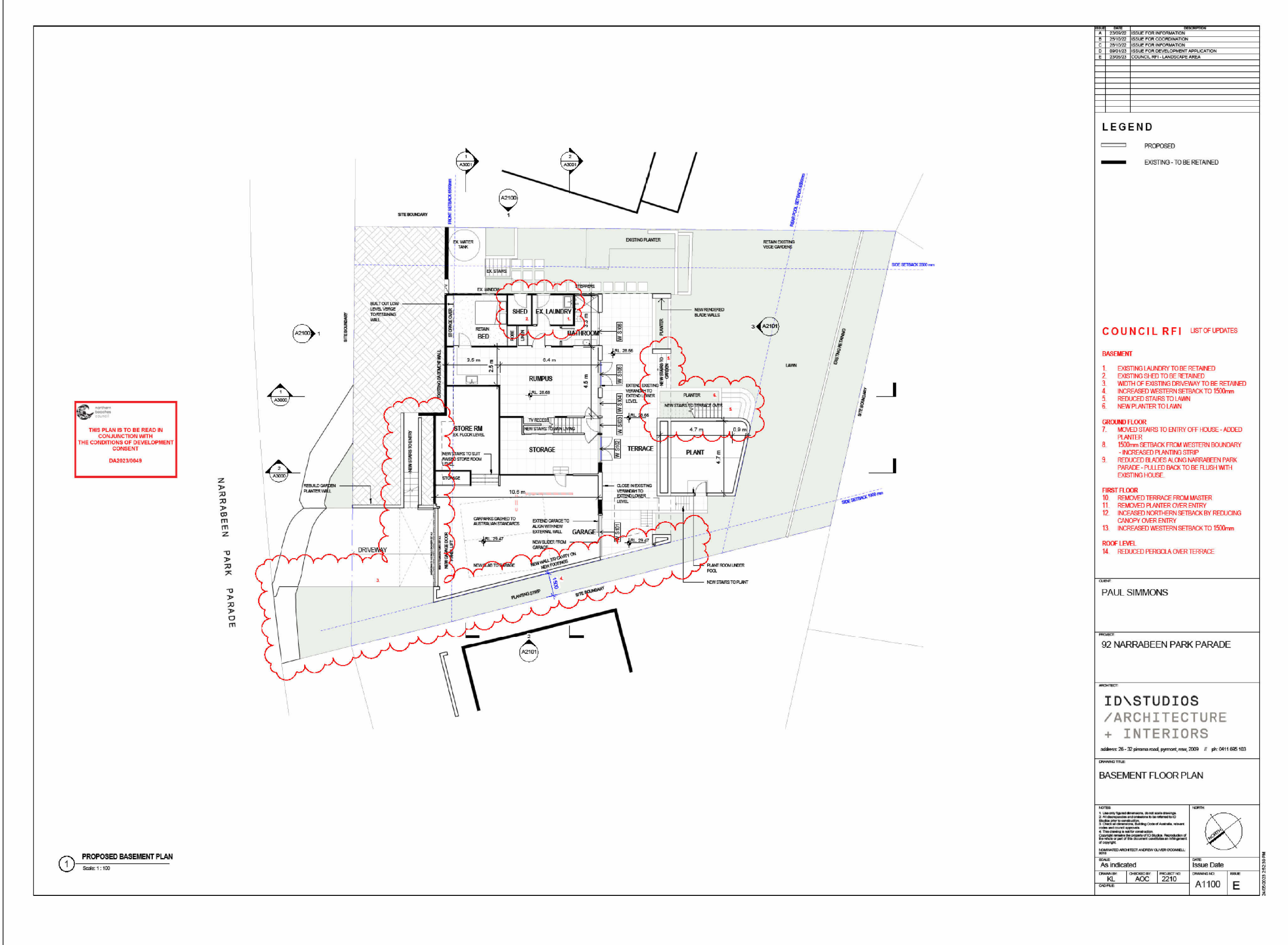
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25/02/2025

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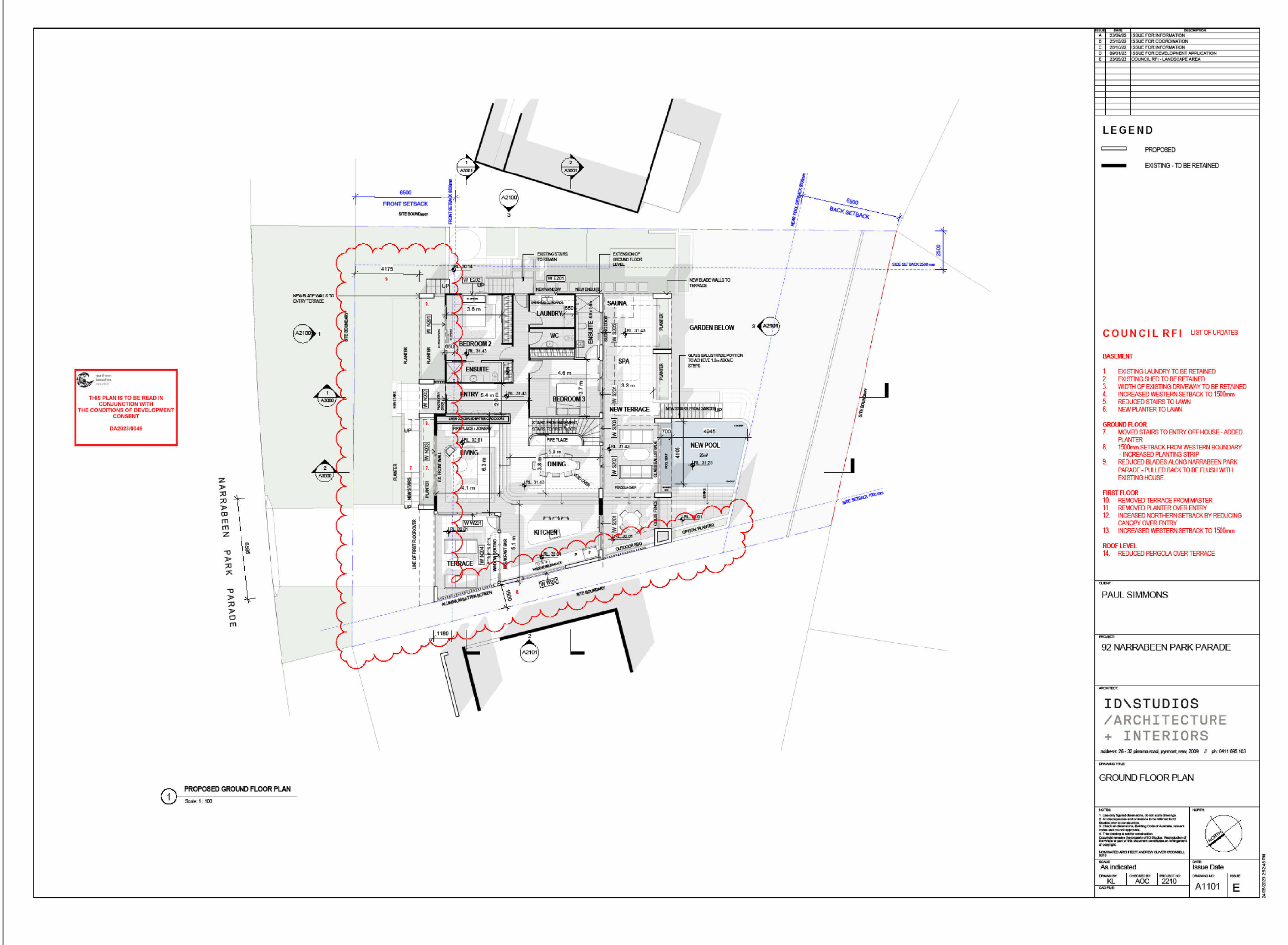
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A0002	B

APPROVED DA

BASEMENT PLAN



GROUND FLOOR PLAN

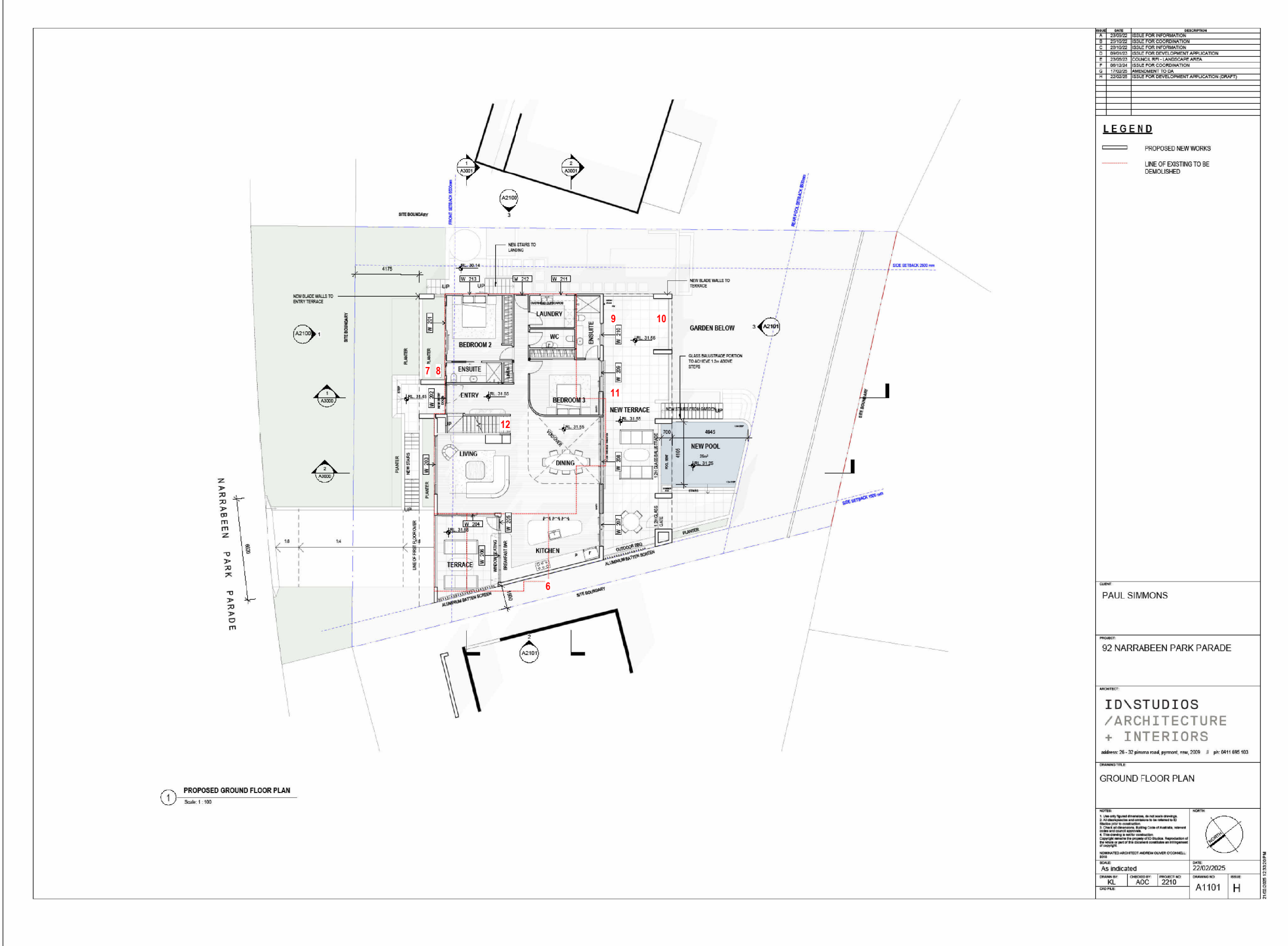


PROPOSED DA

BASEMENT PLAN



GROUND FLOOR PLAN



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

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

- ### 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, 2099 // ph: 0411 695 103

DRAWING TITLE:	
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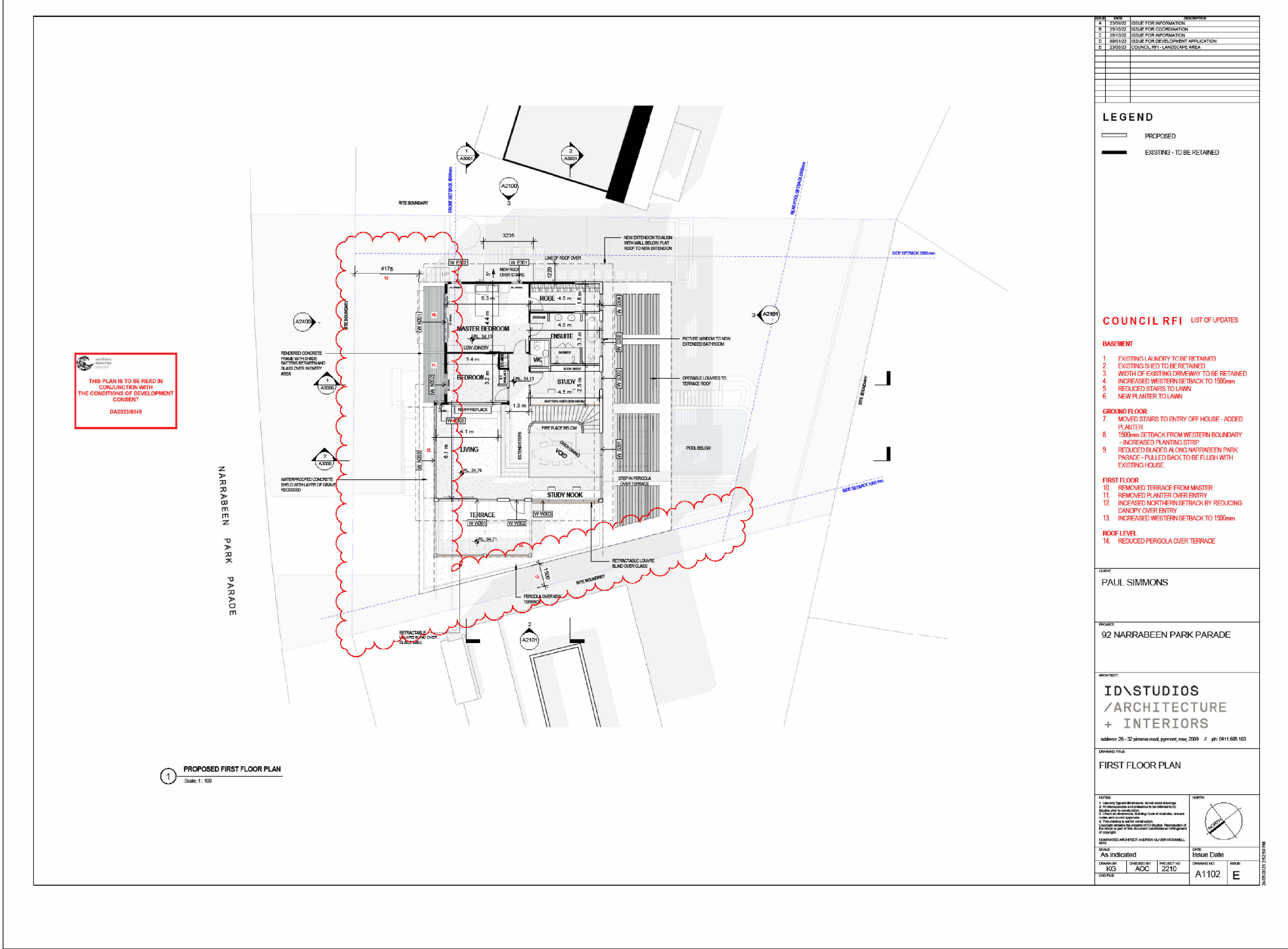
9018	
SCALE: 1 : 50	DATE: 25/02/2025

DRAWN BY: KL	CHECKED BY: AOC	PROJECT NO: 2210	DRAWING NO: 1-00000	ISSUE: 1
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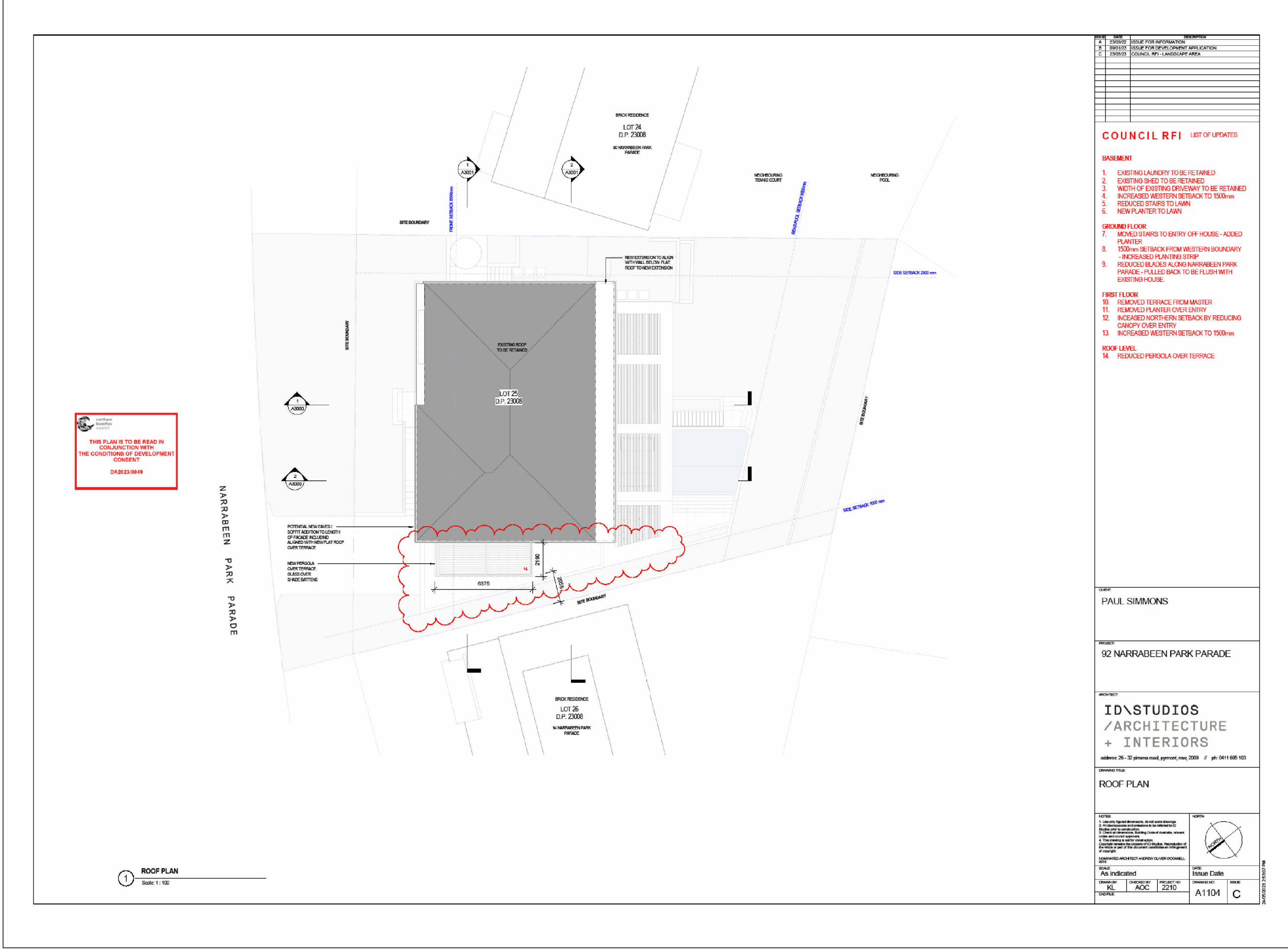
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APPROVED DA

FIRST FLOOR PLAN

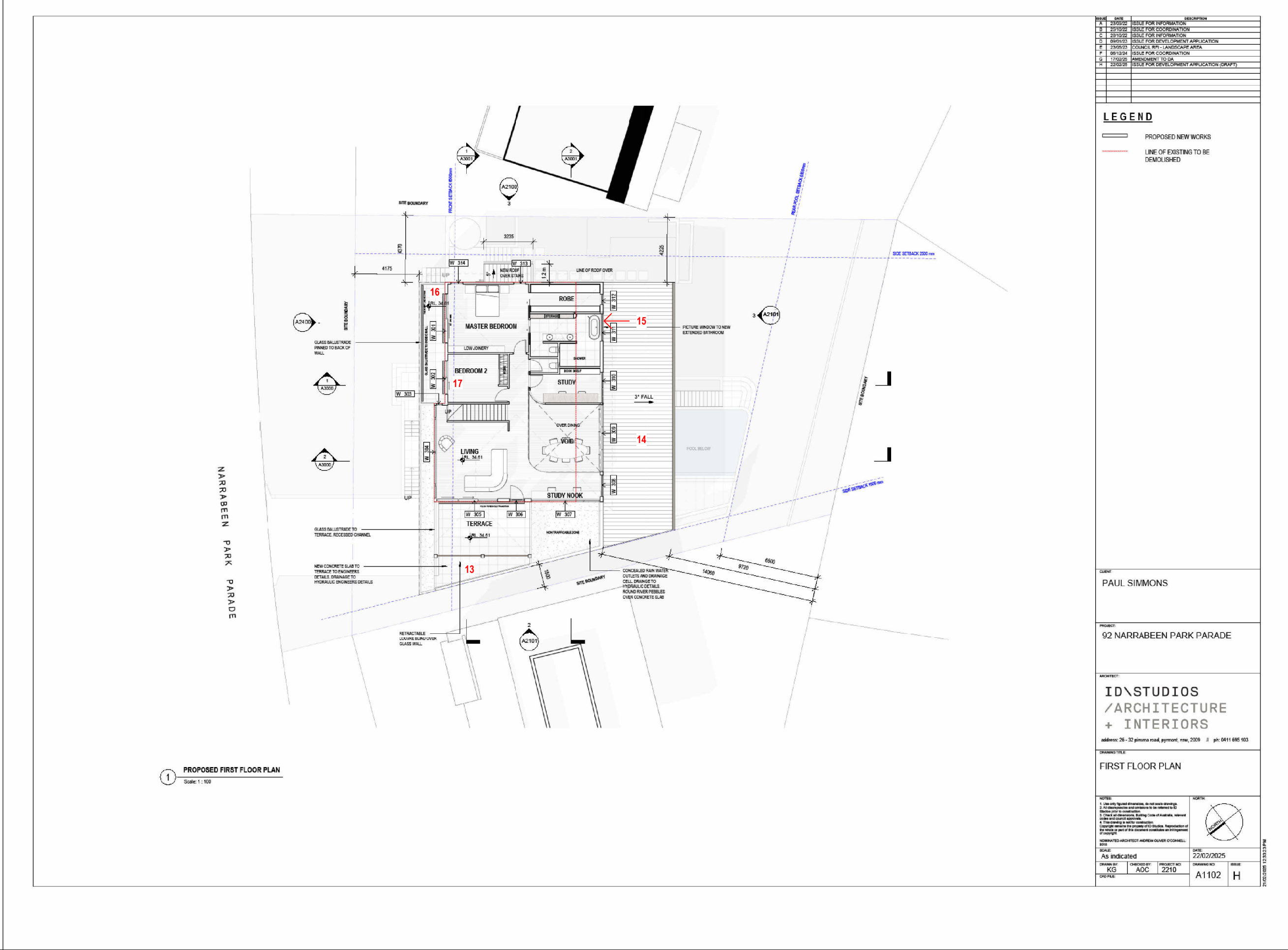


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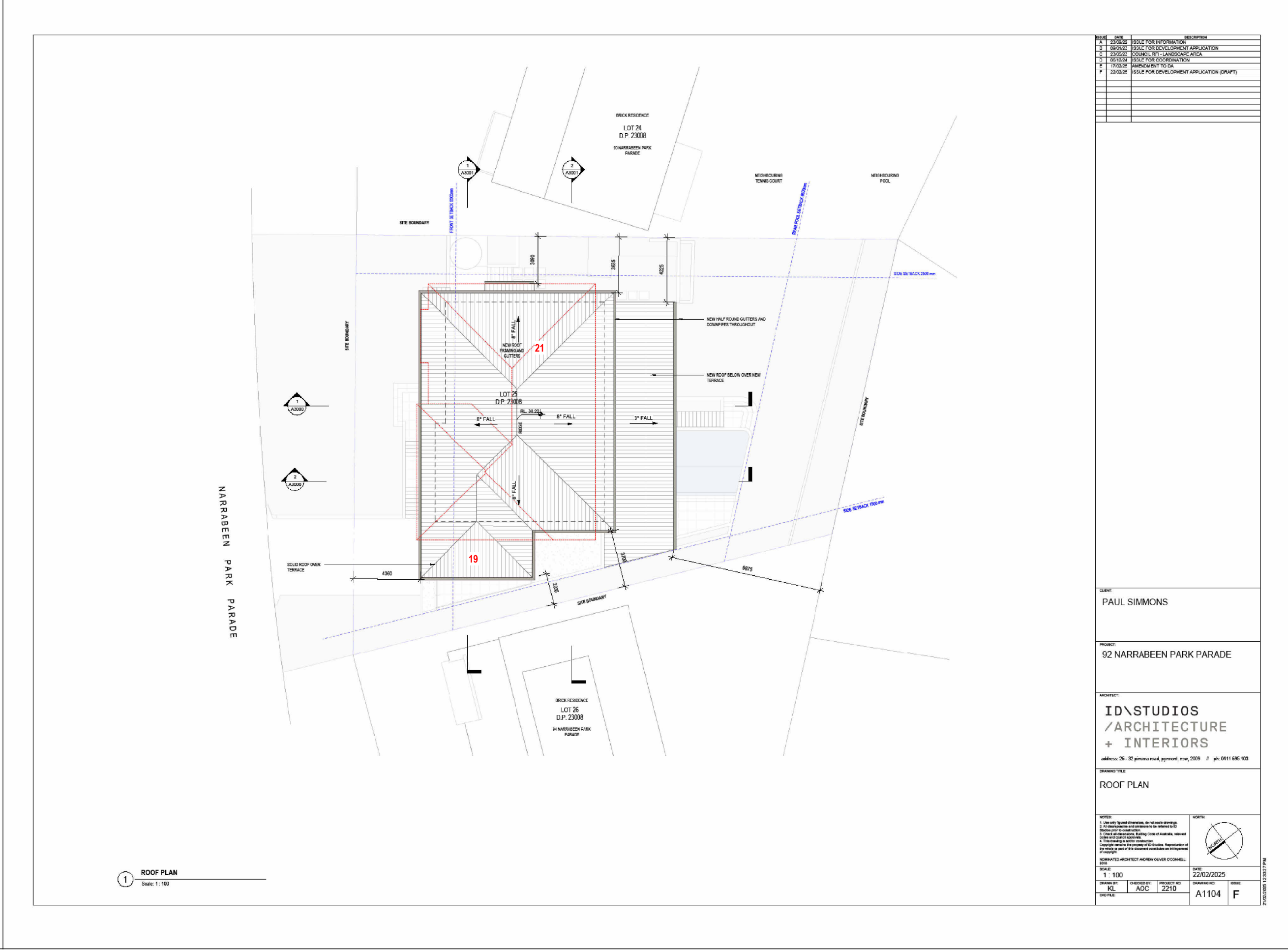


PROPOSED DA

FIRST FLOOR PLAN



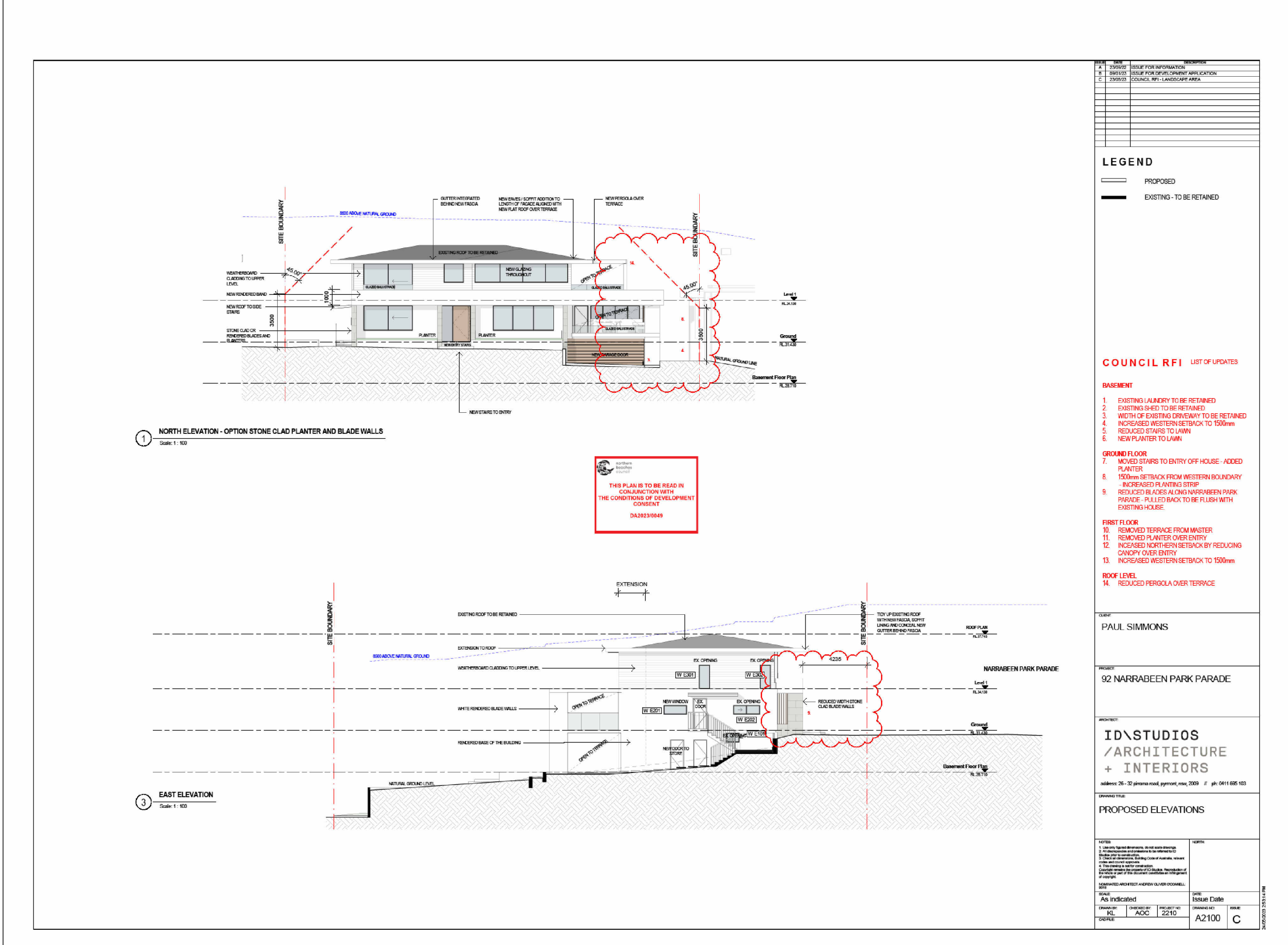
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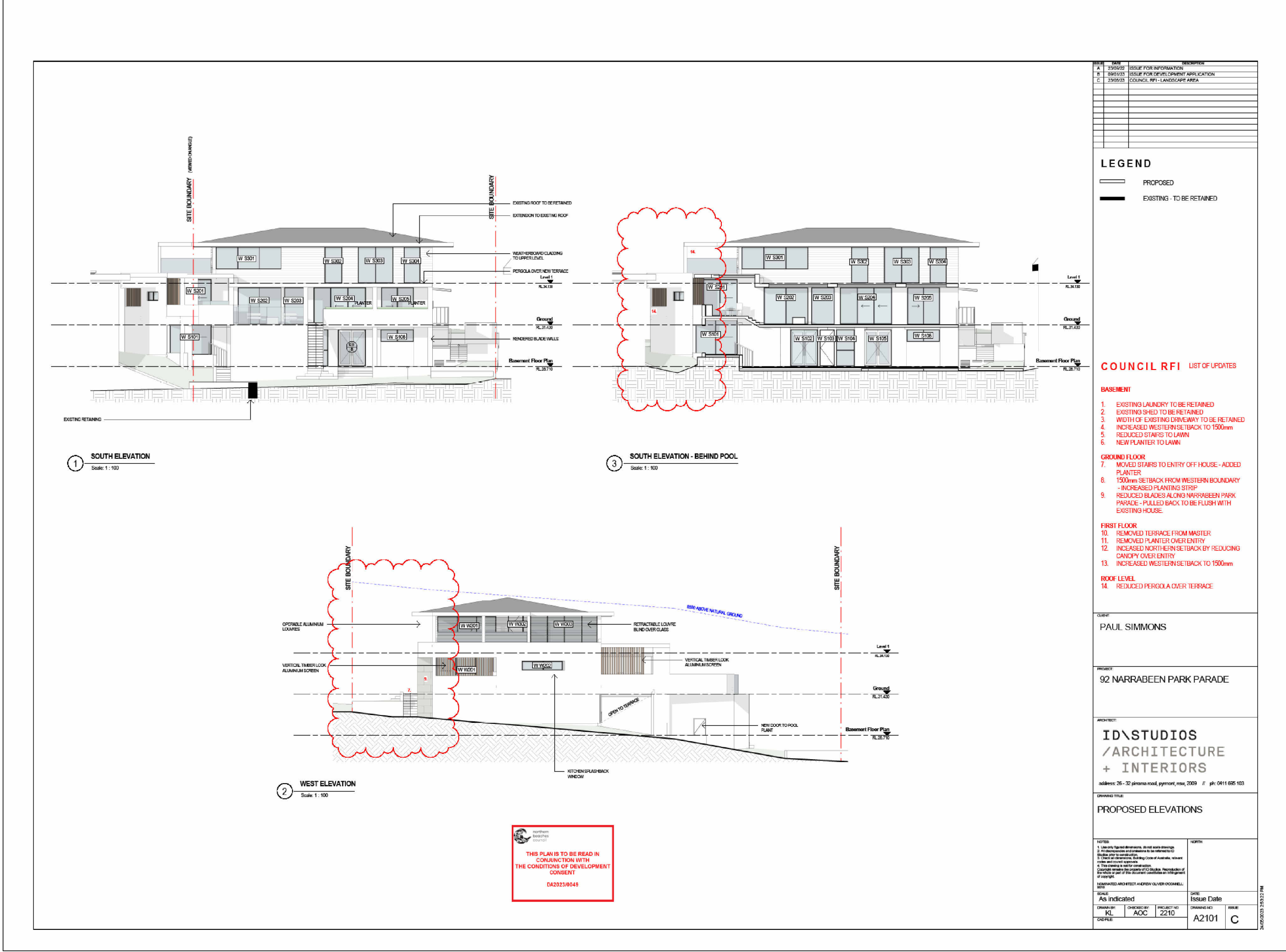
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APPROVED DA

NORTH AND EAST ELEVATION

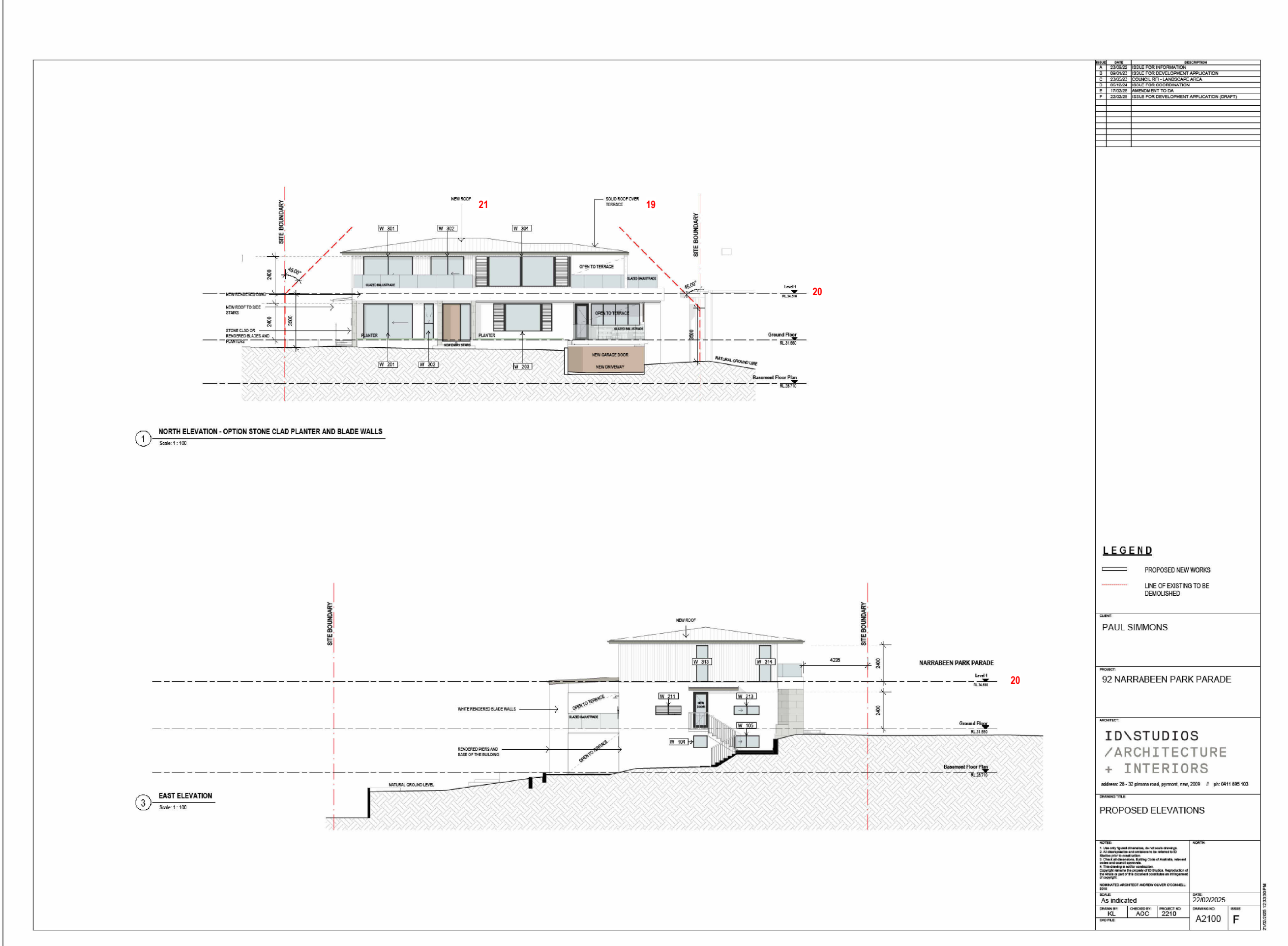


SOUTH AND WEST ELEVATION

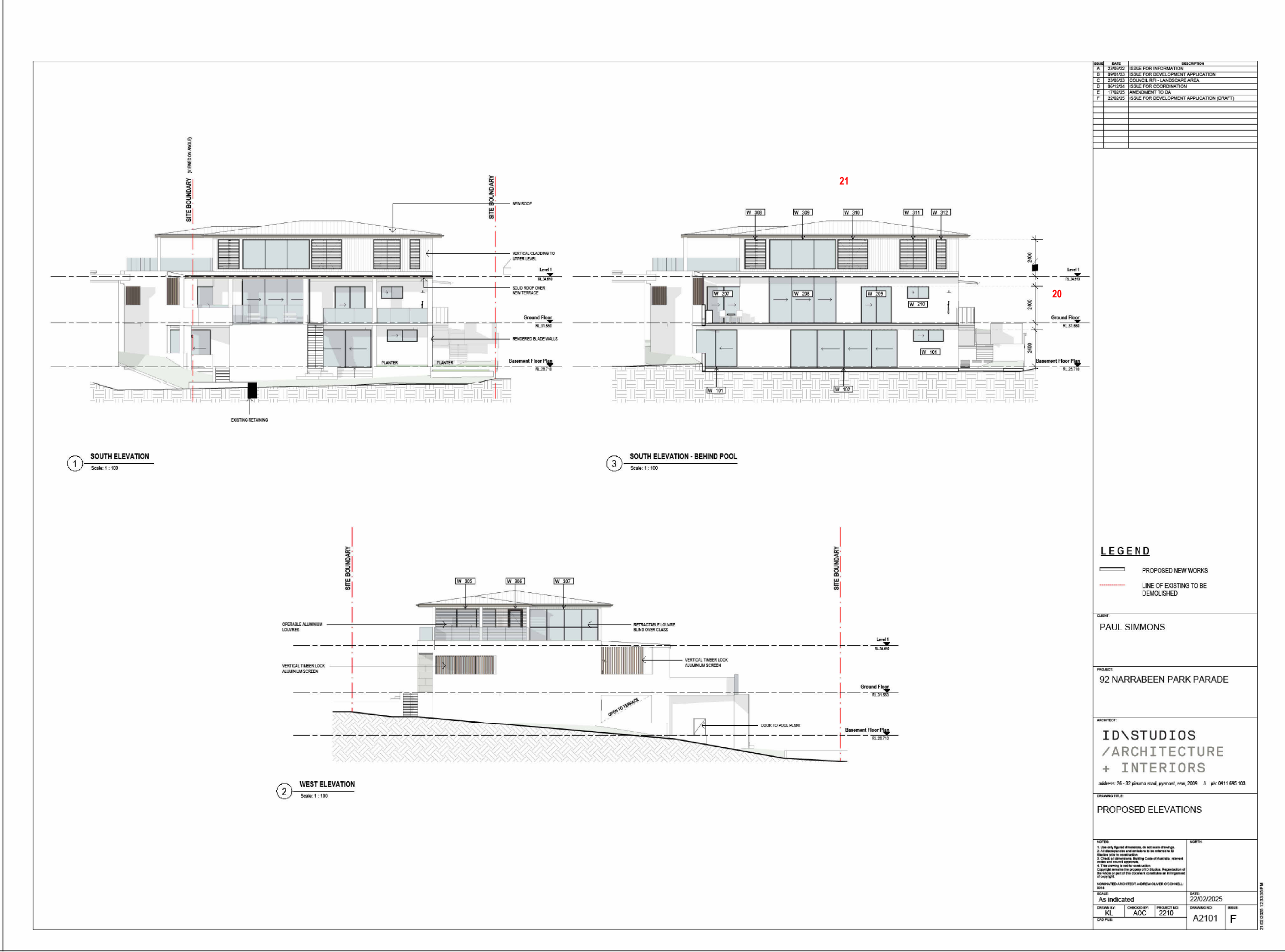


PROPOSED DA

NORTH AND EAST ELEVATION



SOUTH AND WEST ELEVATION

[illegible]

PROPOSED DA UPDATES

LIST OF UPDATES

BASEMENT

1. Recessed garage door
2. Adjusted layout to basement

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)

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

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:

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NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL:
RCA

9018	
SCALE:	DATE:

1 : 50 25/02/2025

DRAWN BY: KL	CHECKED BY: AOC	PROJECT NO: 2310	DRAWING NO:	ISSUE:
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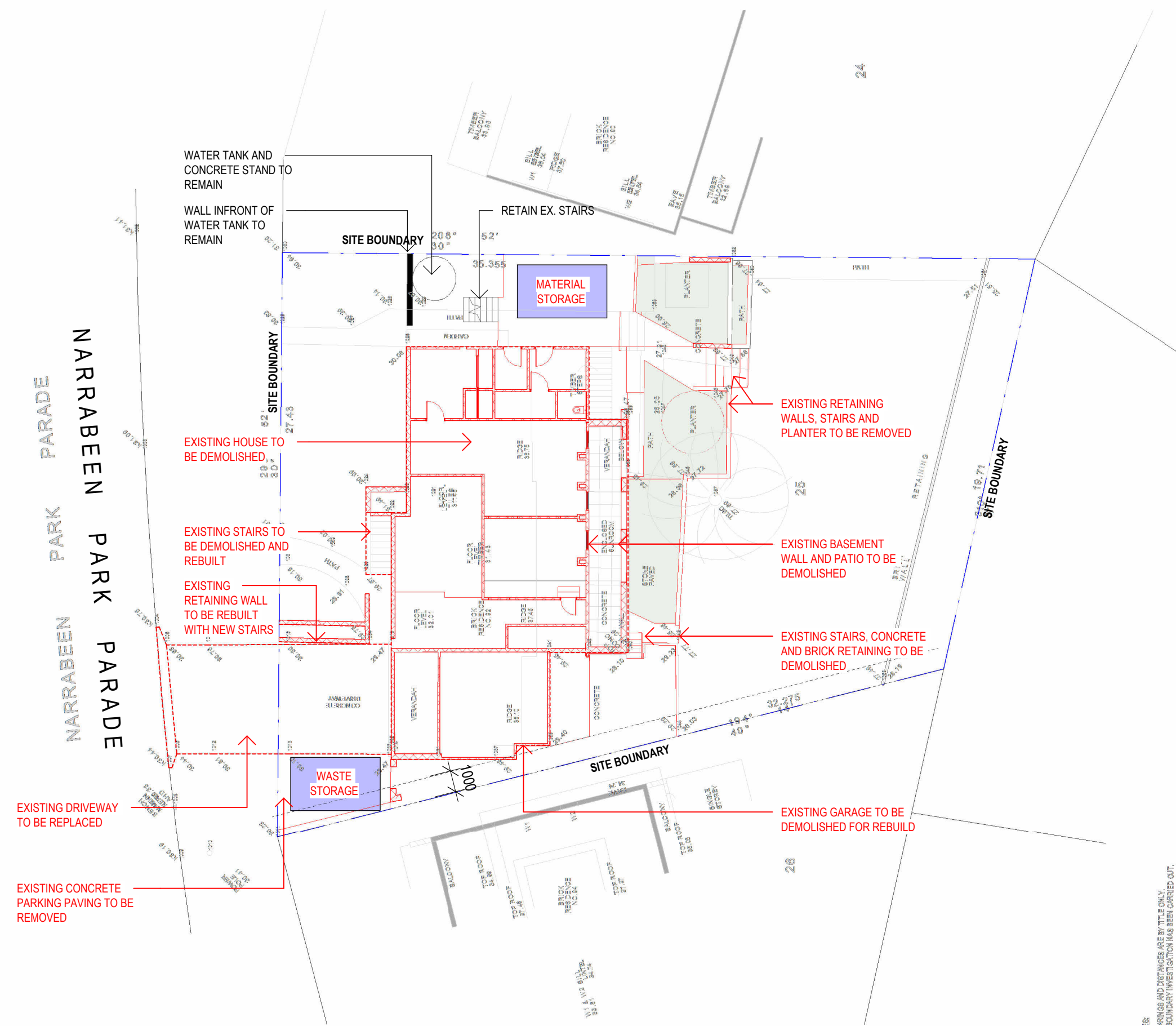
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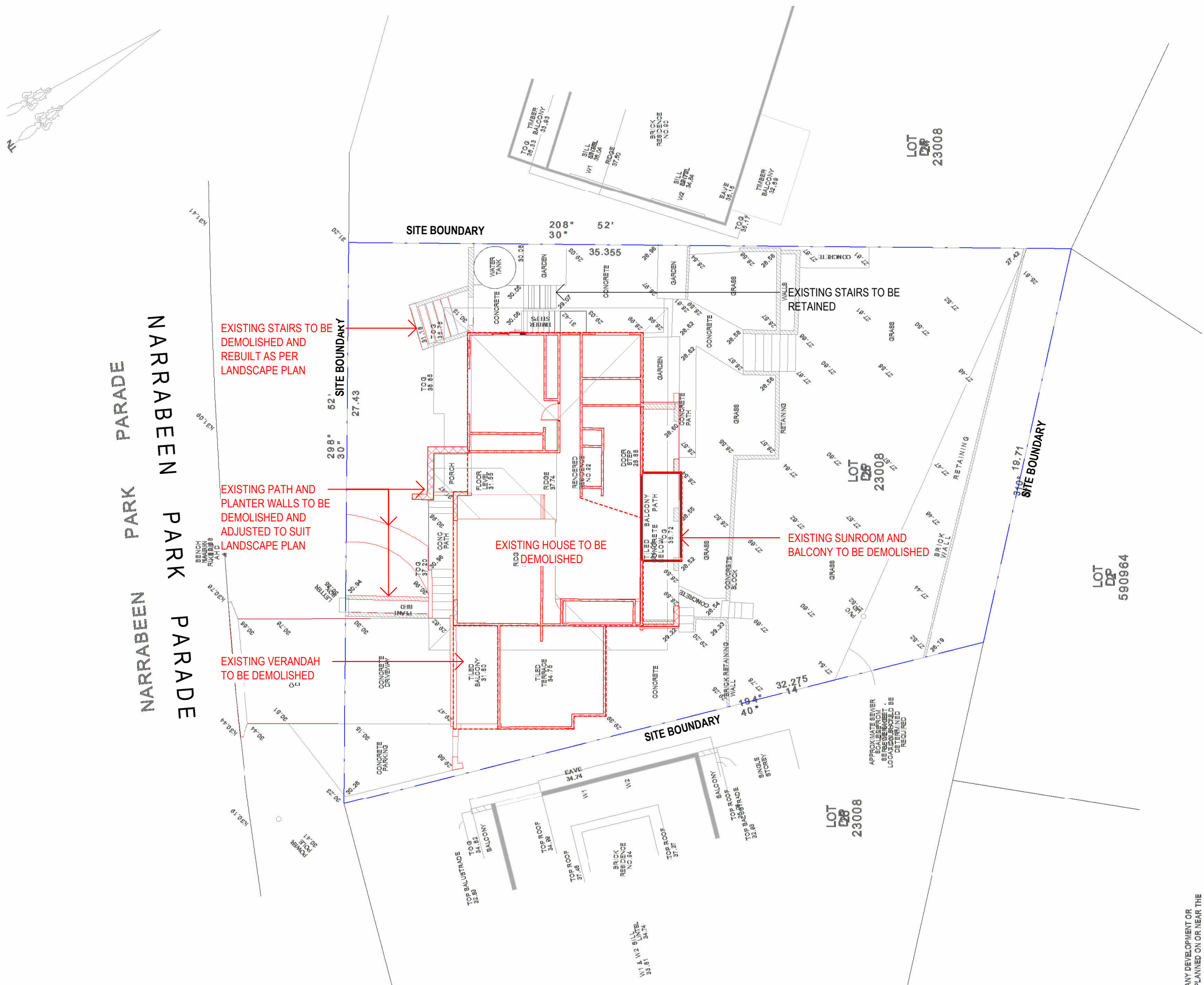
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EXISTING - TO BE DEMOLISHED

EXISTING - TO BE RETAINED
SUBJECT TO ENGINEERING /
INSPECTION



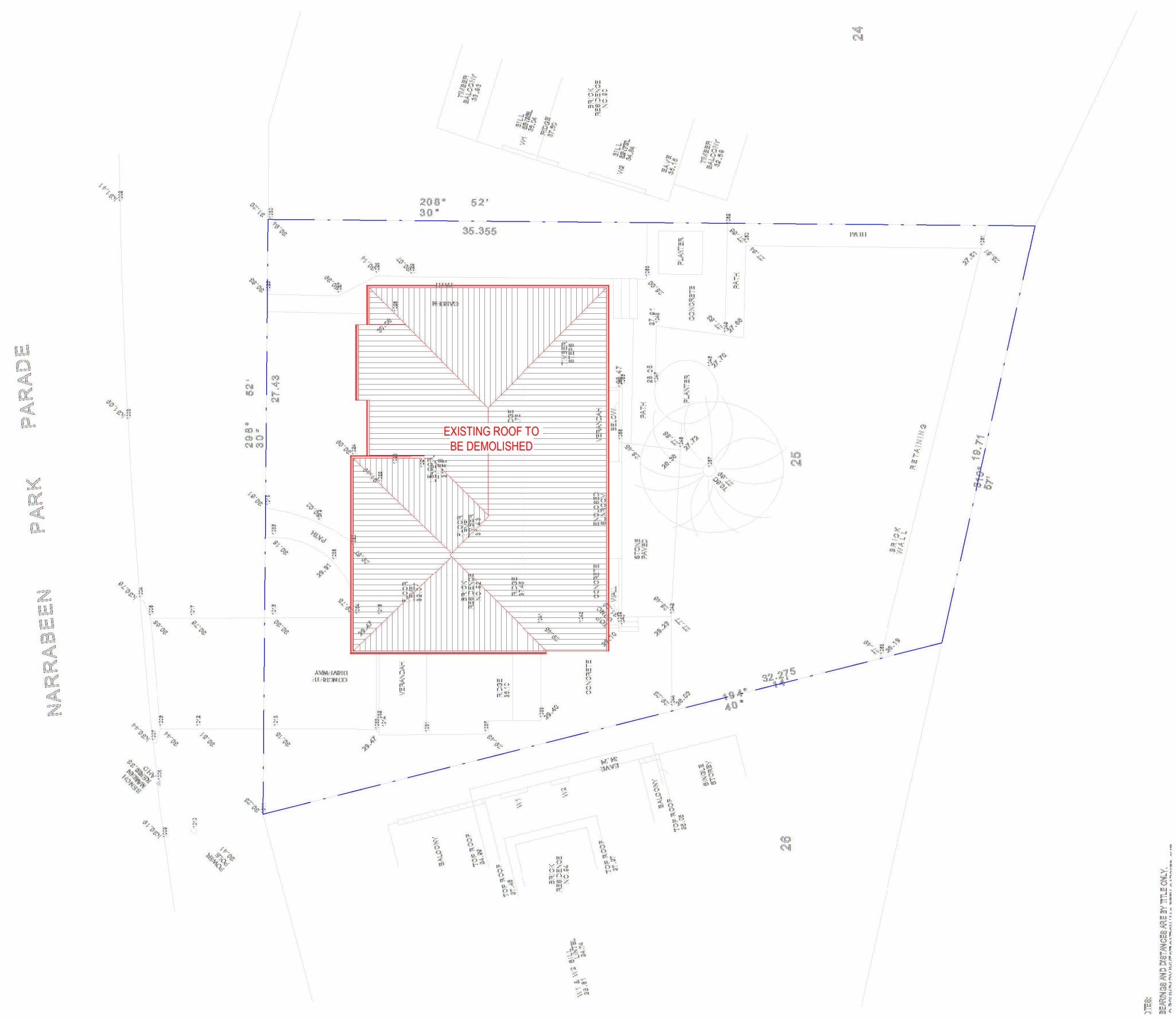
1 **EXISTING AND DEMO - BASEMENT PLAN**
Scale: 1 : 200



2 **EXISTING AND DEMO - GROUND FLOOR PLAN**
Scale: 1 : 200



3 EXISTING AND DEMO - FIRST FLOOR PLAN
Scale: 1 : 200

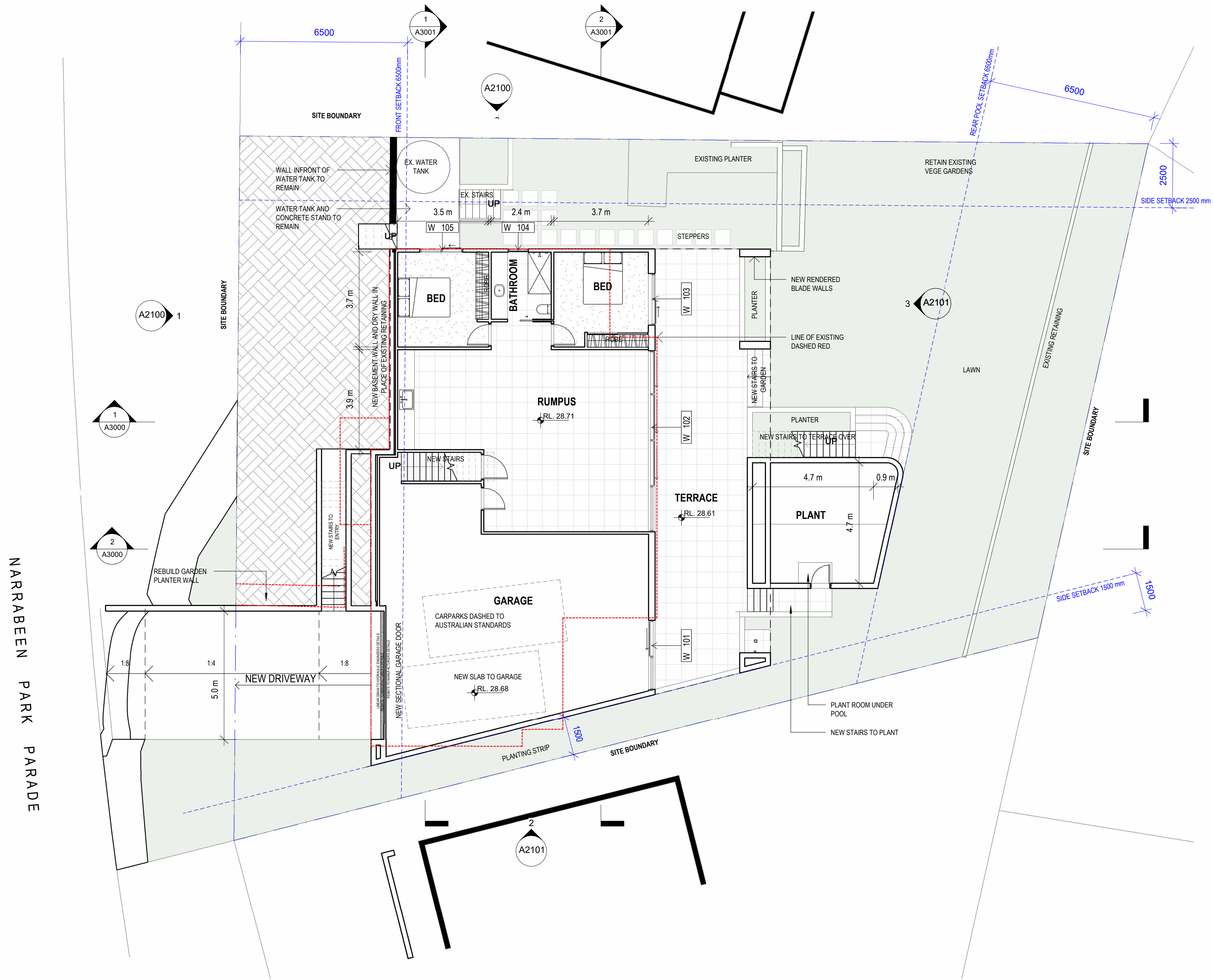


4 **EXISTING AND DEMO - ROOF PLAN**
Scale: 1 : 200

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NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL 9018				
SCALE: As indicated			DATE: 25/02/2025	
DRAWN BY: KL	CHECKED BY: AOC	PROJECT NO: 2210	DRAWING NO: A1000	ISSUE: E
CAD FILE:				

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

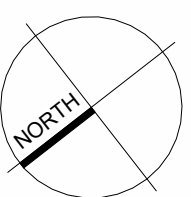
BASEMENT FLOOR PLAN

NOTES:

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NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL:

SCALE:
As indicated

DATE: 25/02/2025

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AOC

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DRAINING NO.

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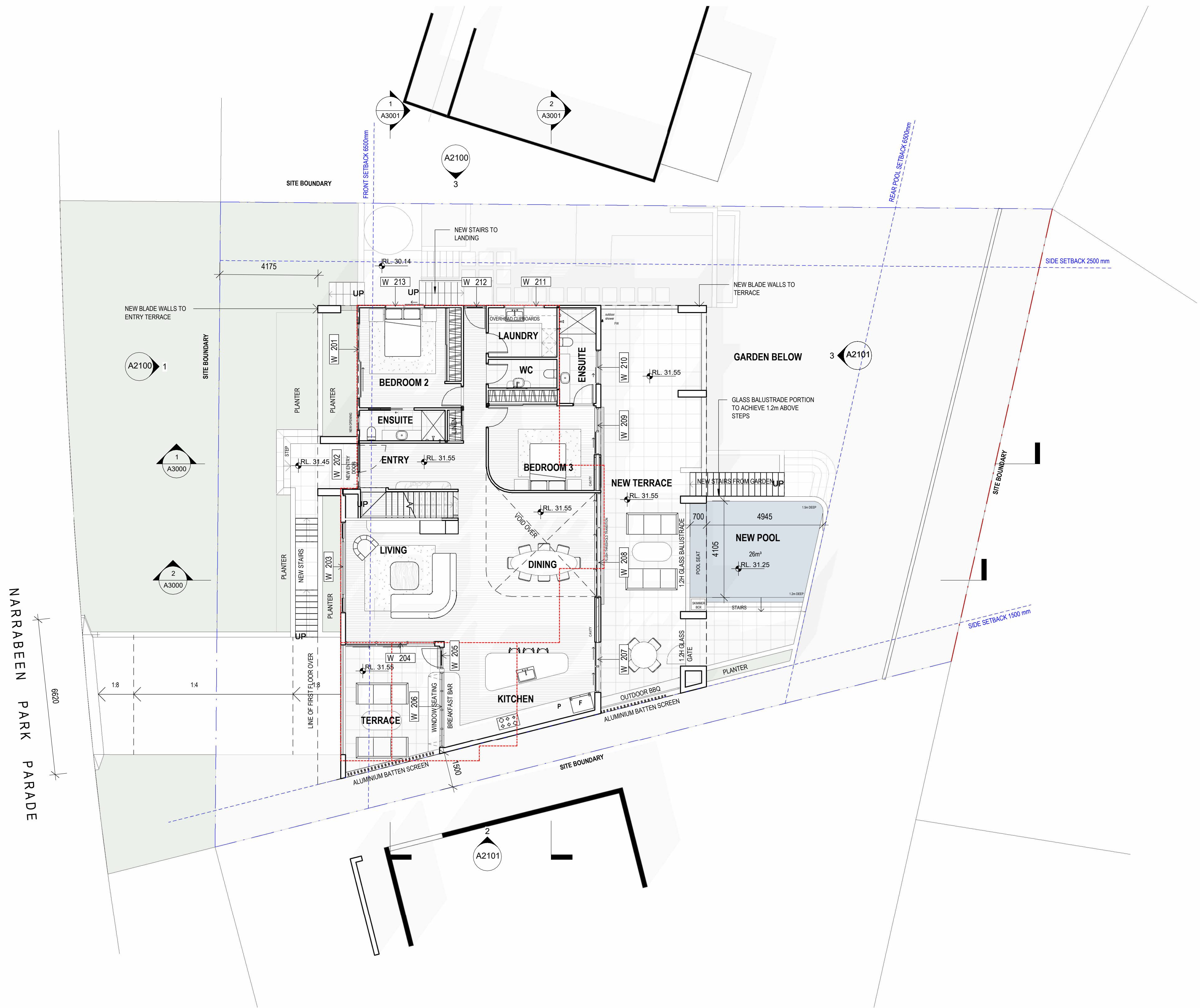
11

25/02/2025 7:35:55 AM

1 PROPOSED BASEMENT PLAN
Scale: 1 : 100

LEGEND

 PROPOSED NEW WORKS
 LINE OF EXISTING TO BE DEMOLISHED



1 **PROPOSED GROUND FLOOR PLAN**
Scale: 1 : 100

PAUL SIMMONS

PROJECT: 92 NARRABEEN PARK PARADE

ARCHITECT:
ID\STUDIOS
/ARCHITECTURE
+ INTERIORS

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

GROUND FLOOR PLAN

NOTES:

Use only figured dimensions, do not scale drawings.

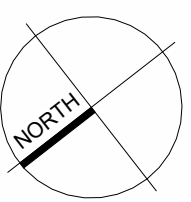
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NORTH:



18

As indicated

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AD FILE:



DATE:
25/02/2025

DRAWING NO:	ISSUE:
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A1101	H
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LEGEND

	PROPOSED NEW WORKS
	LINE OF EXISTING TO BE DEMOLISHED

25/02/2025 7:36:02 AM

NORTH:





 PROPOSED NEW WORKS
 LINE OF EXISTING TO BE DEMOLISHED

PROJECT: 92 NARRABEEN PARK PARADE

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

PROPOSED ELEVATIONS

NORTH

As indicated

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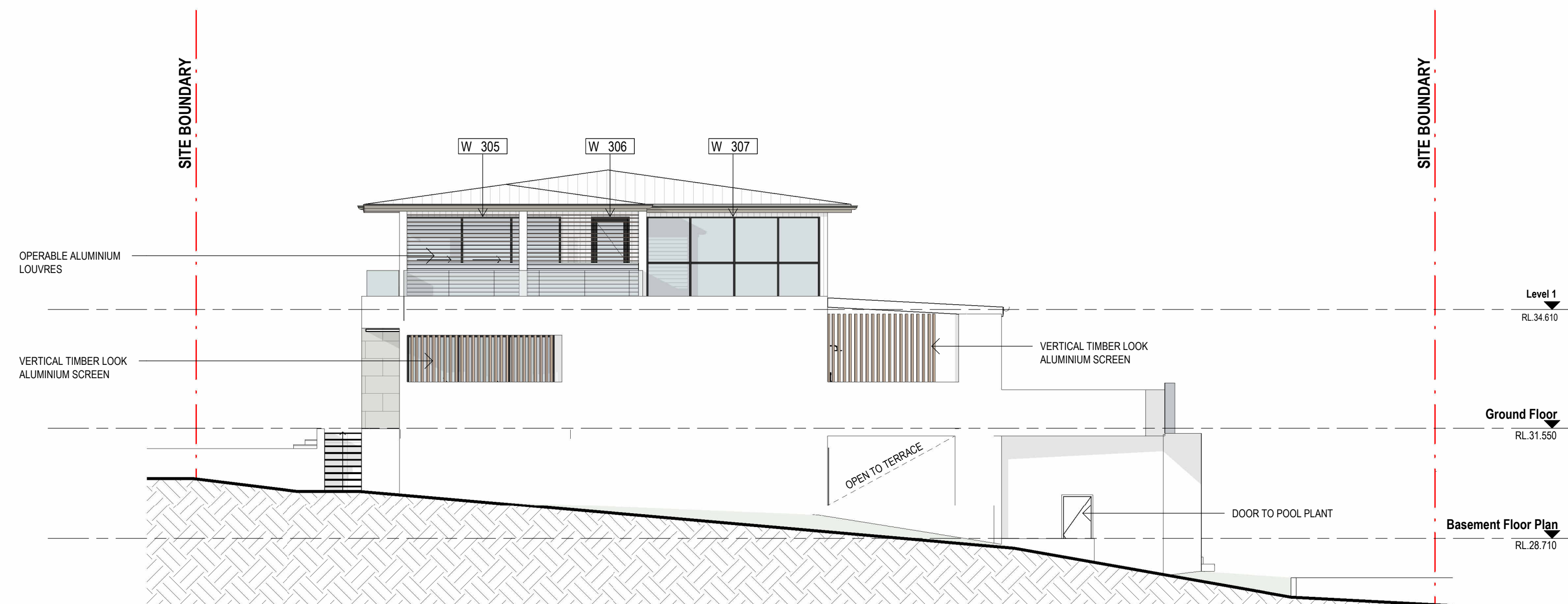
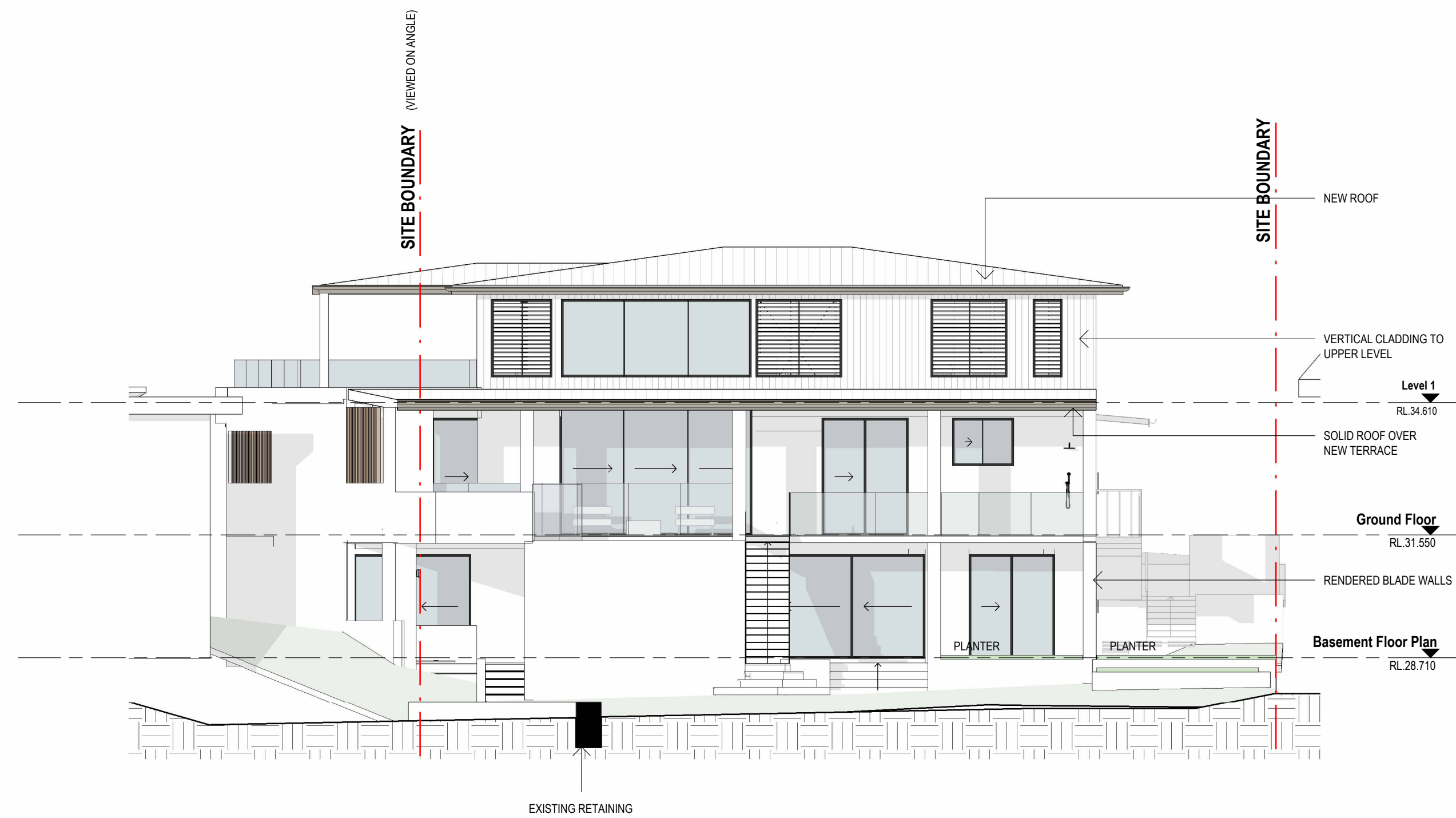
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DRAWING NO:
10100

A2100

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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:
2019

SCALE:

As indicated

DRAWN

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CAD FILE

HECKED BY:

AOC

PROJECT NO.

2210

NORTH

DATE: _____

25/02/2025




DRAWING




A2101

ISSUE

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LEGEND

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

 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

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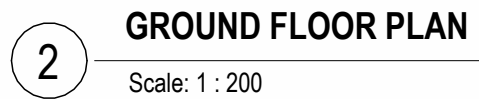
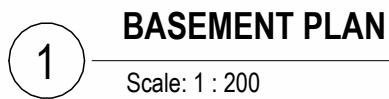
PROJECT:

92 NARRABEEN PARK PARADE

DRAWING TITLE:

FLOOR SPACE RATIO

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AREAS		
SITE AREA		768.7m²
■	STORE / GARAGE	89m²
■	INTERNAL AREA	
	BASEMENT	95m²
	GROUND FLOOR	170m²
	FIRST FLOOR	123m²
TOTAL:		388m²

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

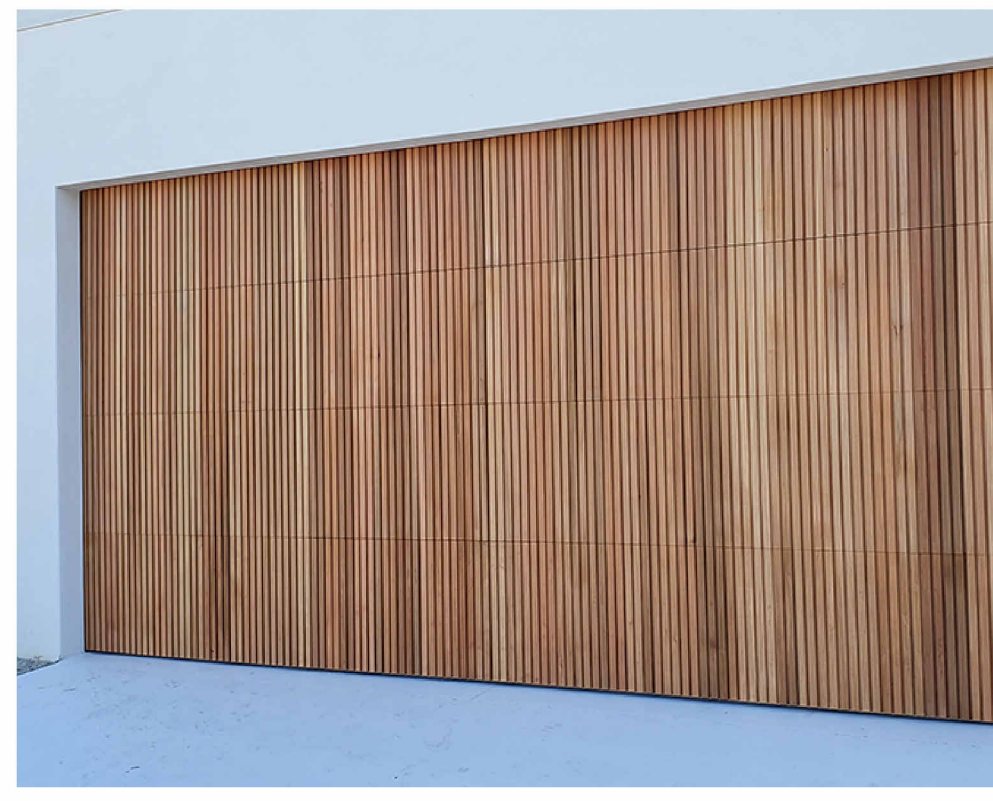
EXTERIOR PAINT + FASCIAS

RENDERED FINISH. PAINT: DULUX WHITE DUCK



ALUMINIUM WINDOW FRAMES

COLORBOND MONUMENT



GARAGE DOOR

TIMBER CLAD SECTIONAL/TILT DOOR



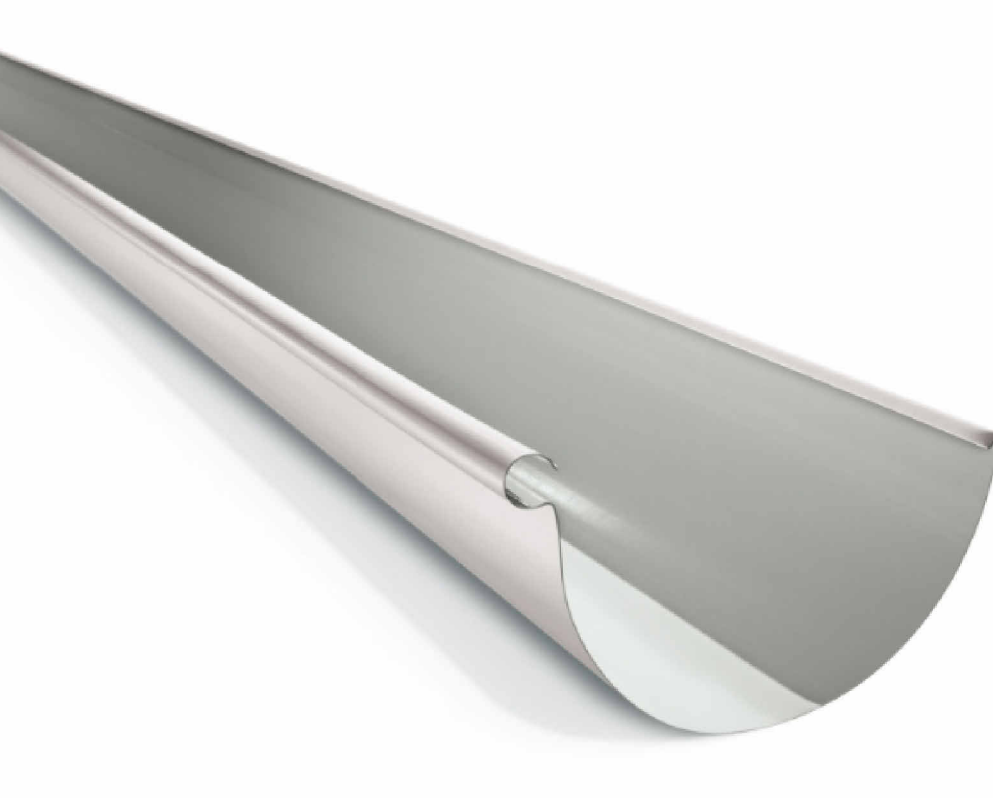
SOFFITS

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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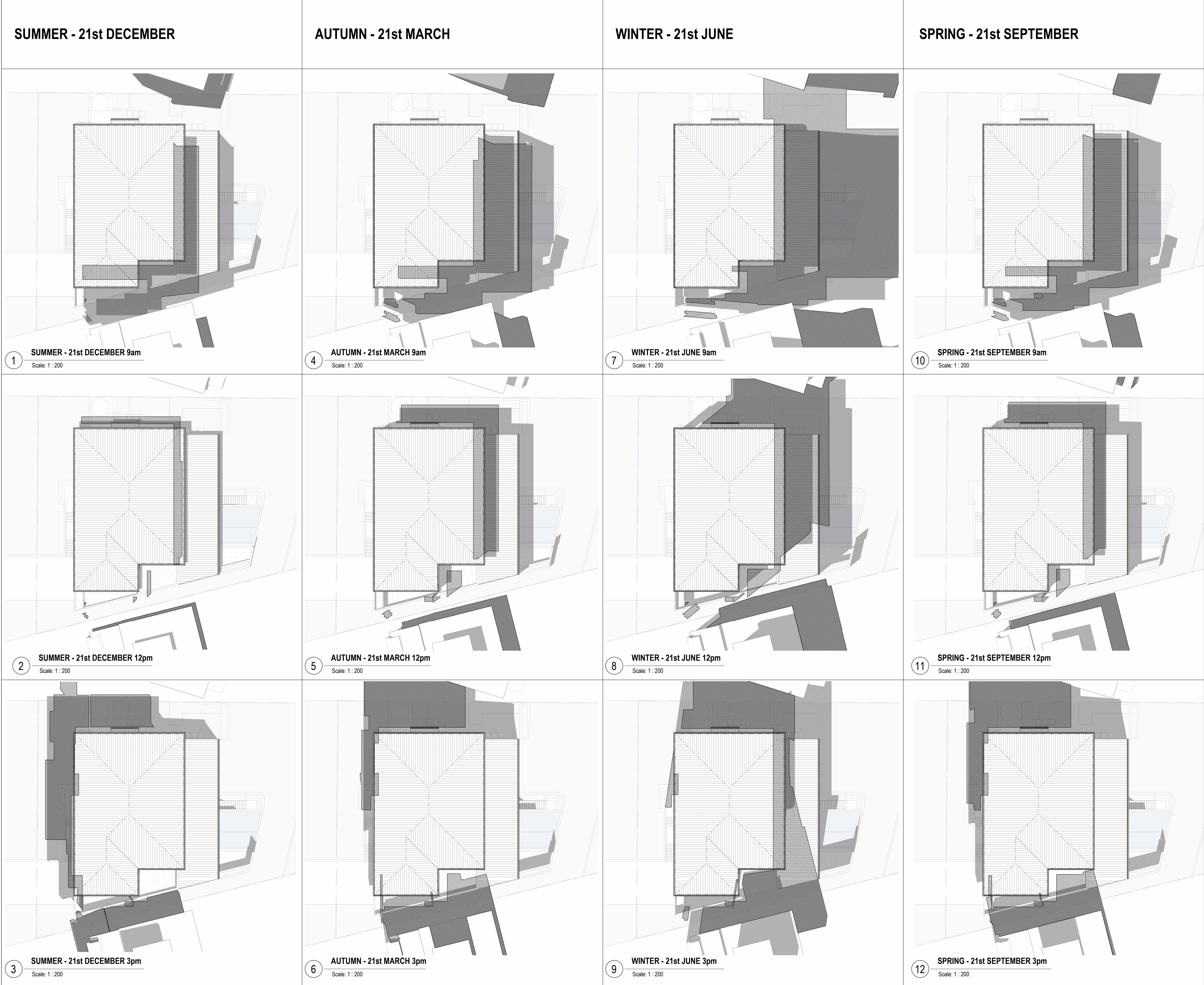
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DATE: 5/02/2025

DRAWING NO:	ISSUE:
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ISSUE	DATE	DESCRIPTION
A	09/01/23	ISSUE FOR DEVELOPMENT APPLICATION

LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

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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SHADOW DIAGRAMS

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NOMINATED ARCHITECT ANDREW OLIVER O'CONNELL:
9010

SCALE:

As indicated

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

CAD FILE:

NORTH:

NORTH

DATE:

25/02/2025

DRAWING NO.:	ISSUE:
A9101	A