

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1797733

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Thursday, 29 May 2025

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address

Project name	ER1-T3167 #11 Darius Avenue - Secondary Dwelling
Street address	11 DARIUS Avenue NORTH NARRABEEN 2101
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP28354
Lot number	6
Section number	-

Project type

Dwelling type	Dwelling house (attached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Green Choice Consulting

ABN (if applicable): 63658893415

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A			
floor above existing dwelling or building.	nil	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.							✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:								✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.								✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.							✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.								✓	✓
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
NW-12	SW	1.89	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
NW-13	SW	3.15	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

DRAWING SCHEDULE

DA APPLICATION for PROPOSED ALTERATION AND ADDITION
11 DARIUS AVENUE NORTH NARRABEEN 2101
LOT 6/-/DP28354

DRAWING TITLE	DRAWING No.	SCALE	ISSUE	PAPER SIZE
COVER SHEET	5161-24-00	NTS	D	A3
BASIX NOTES	5161-24-01-1	NTS	B	A3
LOCALITY MAP & SITE PHOTOS	5161-24-01-2	1:2000	A	A3
EXISTING SITE CONTEXT AND ANALYSIS PLAN	5161-24-02	1:500	A	A3
EXISTING SURVEY PLAN	5161-24-03	1:200	A	A3
EXISTING SITE PLAN/ GFA CALCULATION PLAN	5161-24-04	1:200	A	A3
EXISTING SITE PLAN-LANDSCAPE PLAN	5161-24-04A	1:200	A	A3
EXISTING GROUND FLOOR PLAN	5161-24-05	1:100	A	A3
EXISTING ROOF PLAN	5161-24-06	1:100	A	A3
EXISTING ELEVATIONS - SHEET 1	5161-24-07	1:100	A	A3
EXISTING ELEVATIONS - SHEET 2	5161-24-08	1:100	A	A3
EXISTNG SECTIONS A-A & B-B	5161-24-10	1:100	A	A3
PROPOSED LANDSCAPE CALCULATION	5161-24-11	1:200	C	A3
PROPOSED GFA CALCULATION	5161-24-12	1:200	C	A3
PROPOSED SITE PLAN / GROUND FLOOR PLAN	5161-24-13	1:200	D	A3
PROPOSED GROUND FLOOR PLAN	5161-24-14	1:100	C	A3
PROPOSED ROOF PLAN	5161-24-15	1:100	B	A3
PROPOSED ELEVATIONS - SHEET 1	5161-24-16	1:100	C	A3
PROPOSED ELEVATIONS - SHEET 2	5161-24-17	1:100	C	A3
PROPOSED STREETScape ELEVATION	5161-24-18	1:100	B	A3
PROPOSED SECTIONS - SHEET 1	5161-24-19	1:100	C	A3
PROPOSED SECTIONS SHEET 2	5161-24-20	1:100	B	A3
PROPOSED DEMOLITION PLAN	5161-24-22	1:200	A	A3
PROPOSED 3D IMAGE - SHEET 1	5161-24-23	NTS	A	A3
PROPOSED 3D IMAGE - SHEET 2 9AM & 12PM JUNE 21	5161-24-24	NTS	A	A3
PROPOSED 3D IMAGE - SHEET 3	5161-24-25	NTS	A	A3
EXISITING SHADOW DIAGRAMS/ 9AM & 12PM JUNE 21	5161-24-26	1:250	A	A3
EXISITING SHADOW DIAGRAM/ 3PM JUNE 21	5161-24-27	1:250	A	A3
PROPOSED SHADOW DIAGRAMS/	5161-24-28	1:250	B	A3
PROPOSED SHADOW DIAGRAM/ 3PM JUNE 21	5161-24-29	1:250	B	A3

NOTES:

1. FOR DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION. FOR EXISTING WORKS NEED TO BE CONFIRMED ON SITE

2. BYDA BEFORE YOU DIG FOR ANY UNDERGROUND SERVICES WWW.BYDA.COM.AU

3. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS & SPECIFICATIONS.

4. ALL EXISTING DOORS, WINDOWS AND WALLS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.



For Development Application

D 29/05/2025 AMENDED ISSUE REFERENCES FOR DA C 14/04/2025 AMENDED FOR DA SUBMISSION B 19-02-2025 DA AMENDMENTS TO RESPOND TO COUNCIL RF1			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au			COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.			Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-LEVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au			Client: BRENDAN STOUT Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 COVER SHEET			Design By EMMC	Job No. 5161-24	Drawn By EMMC	Scale NTS	Reviewed By EMMC	Date 29/05/2025	Sheet No. 00	Issue D
No.	Date	Issue Notes													Passed By EMMC	Date of Issue						

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

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Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Green Choice Consulting	
ABN (if applicable): 63658893415	

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
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NW-13	SW	3.15	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Consultant / Notes:
Survey Prepared by URBAN SURVEYING
Phone: 0452 066 506
Email: gs@urbansurveying.com.au

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lyle morrell & partners
city ltd

email: lyle@lylemarshall.com.au
web: www.lylemarshallandassociates.com.au



Design By EMMC	Job No. 5161-24		
Drawn By EMMC	Scale NTS		
Reviewed By EMMC	Date 29/05/2025	Sheet No. 01-1	Issue B
Passed By EMMC	Date of Issue of		



P1 SOURCE : apps.nearmap.com



P2 SOURCE : apps.nearmap.com



P3 SOURCE : apps.nearmap.com



P4 SOURCE : apps.nearmap.com



P5 SOURCE : www.realestate.com.au



P6 SOURCE : www.realestate.com.au



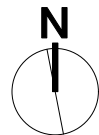
SITE LOCATION PLAN

SCALE - 1:2000 (A3)

0m 20m 50m

SOURCE : apps.nearmap.com

SUBJECT SITE



A	12/11/2024	FOR DA SUBMISSION	Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-LEVANS : NO. 6513 Suite 15 Level 1 phone: (02) 9436 0086 265-271 Pennant Hills Road email: lyle@lylemarshall.com.au Thornleigh NSW 2120 web: www.lylemarshallandassociates.com.au	 The Association of Consulting Engineers Australia	Client: BRENDAN STOUT				Design By EMMC	Job No. 5161-24					
			COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. FORM 1.0 - 12.11.2018 DMS/MSH			Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 LOCALITY MAP & SITE PHOTOS				Drawn By EMMC	Scale 1:2000					
No.	Date	Issue Notes				LOCALITY MAP & SITE PHOTOS				Reviewed By EMMC	Date 12/11/2024	Sheet No. 01-2	Issue A			
Passed By EMMC														Date of Issue	of	

For Development Application



SOURCE : apps.nearmap.com

SITE CONTEXT PLAN
SCALE - 1:500 (A3)

PROPERTY DETAILS

Address: 11 DARIUS AVENUE NORTH NARRABEEN 2101
Lot/DP: 6/-/DP28354
SITE AREA: 557.0m²
COUNCIL: NORTHERN BEACHES COUNCIL

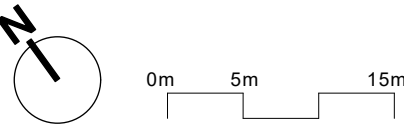
CONTROLS UNDER LEP 2014

HEIGHT LIMIT 8.5m
ZONING R2 - LOW DENSITY RESIDENTIAL
FSR N/A

NOTE: SURVEY PLAN PREPARED BY URBAN SURVEYING
FOR SITE PHOTOS REFER TO DRAWING 5161-24-01

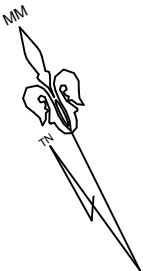
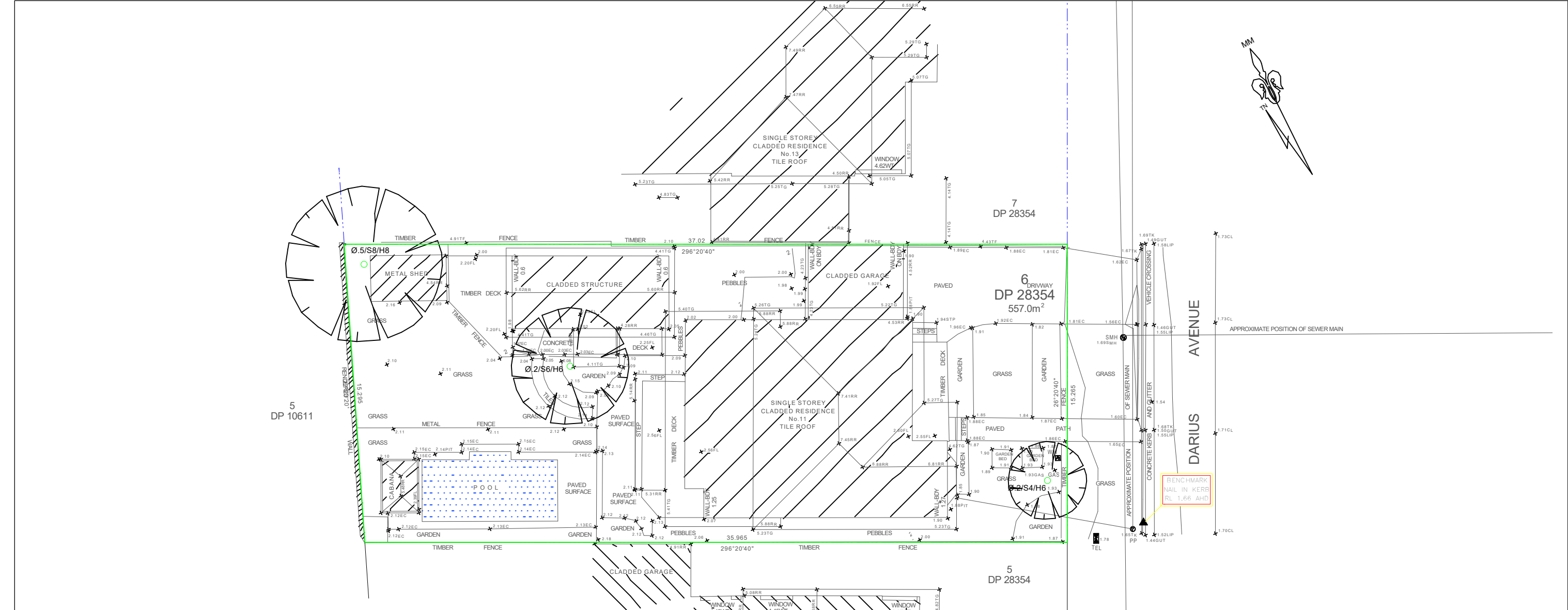
LEGEND

- SUBJECT SITE
- SOLAR SUN PATH
- PREVAILING SUMMER /WINTER WIND
- PREVAILING WINTER WIND
- OVERSHADOWING



For Development Application

			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-EVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	  The Association of Consulting Engineers Australia	Client: BRENDAN STOUT	Design By EMMC	Job No. 5161-24		
A	12/11/2024	FOR DEVELOPMENT APPLICATION	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. PDF FILE 01-01 01/11/2024			Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 EXISTING SITE CONTEXT AND ANALYSIS PLAN	Drawn By EMMC	Scale 1:500		
No.	Date	Issue Notes					Reviewed By EMMC	Date 12/11/2024	Sheet No. 02 of	Issue A
							Passed By EMMC	Date of Issue		



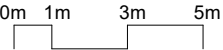
LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM

LEGEND

EC - EDGE OF CONCRETE
WT - TOP OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
TOW - TOP OF WALL
SIP - SEWER INSPECTION PIT
TK - TOP OF KERB
GUT - ROAD GUTTER
LIP - LIP OF GUTTER
Ø.4/S10/H16 - TREE DIAMETER/SPREAD/HEIGHT

SURVEY PREPARED BY URBAN SURVEYING



For Development Application

			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT: ERICA MARSHALL-LEVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	 The Association of Consulting Engineers Australia	Client: BRENDAN STOUT	Design By EMMC	Job No. 5161-24				
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No.	Date	Issue Notes				Passed By EMMC	Date of Issue					

TOTAL SITE AREA = 557.0m² (BY TITLE)

EXISTING GFA CALCULATION

	EXISTING MAIN HOUSE GFA:	122.83 m ²
	EXISTING STUDIO GFA:	29.87 m ²

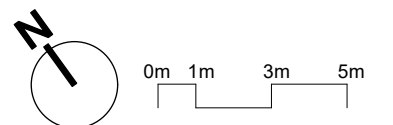
TOTAL GFA: 152.7 m²

TOTAL FSR: 0.27:1

	EXISTING BUILDING MAIN OUTLINE (GFA)	122.83		
	EXISTING STUDIO	29.87		
	EXISTING SHED	9.09		
	EXISTING CABANA	5		
	POOL PUMP	1		
	STAIRS	1.06		
	EXISTING CARPORT	18.81		
BUILDING FOOT PRINT			187.7	m2
	PAVED AREAS	33.24		
	POOL	22.78		
	EXISTING DRIVEWAY	36.48		
	Garden Walls	3.3		
TOTAL CONCRETE AREAS			95.8	m2
TOTAL IMPERVIOUS AREA			283.5	m2
	EXISTING FRONT VERANDAH (MAIN HOUSE)	9.211		
	EXISTING REAR DECK AREAS	57.323		
TOTAL DECK AREAS			66.5	m2
TOTAL PERVIOUS AREA			273.5	
EXISTING SOFT LANDSCAPED AREA			207.0	m2

EXISTING LANDSCAPED CALCULATION

	LANDSCAPE AREA WITH WIDTH < 1.5m	
	AREA L1, L4, L71, L8	34.743 m2
	LANDSCAPE AREA WITH WIDTH > 1.5m	
	AREA L2, L72,L9,L10	172.29 m2
	Deck Areas	66.5
	TOTAL	273.5 m2

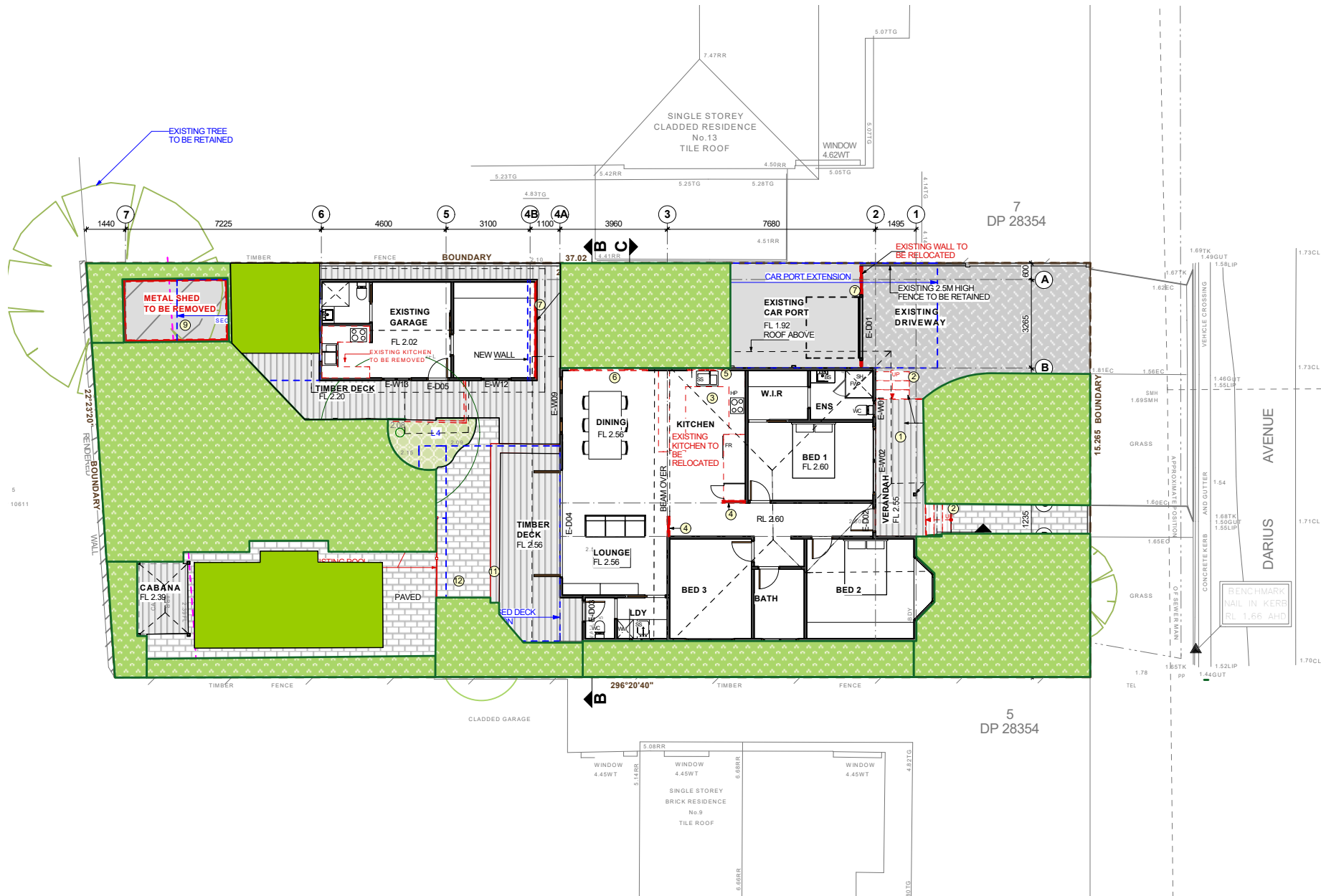


For Development Application

NOTES:

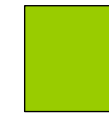
1. FOR DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION. FOR EXISTING WORKS NEED TO BE CONFIRMED ON SITE
2. BYDA BEFORE YOU DIG FOR ANY UNDERGROUND SERVICES WWW.BYDA.COM.AU
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A	12/11/2024	FOR DA SUBMISSION	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS P/L AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.			Drawn By EMMC	Scale 1:200	Reviewed By EMMC	Date 07/03/2025
No.	Date	Issue Notes		Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au					



LEGEND

SITE AREA 557m²



LANDSCAPE UP TO 6%
RAISED DECKS STAIRS AND POOL\

=33.0m²

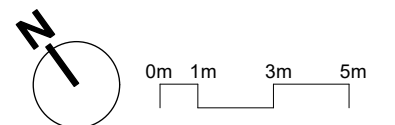


SOFT LANDSCAPE=207.3m²

TOTAL EXISTING LANDSCAPE = 240.76m²
=43.21%

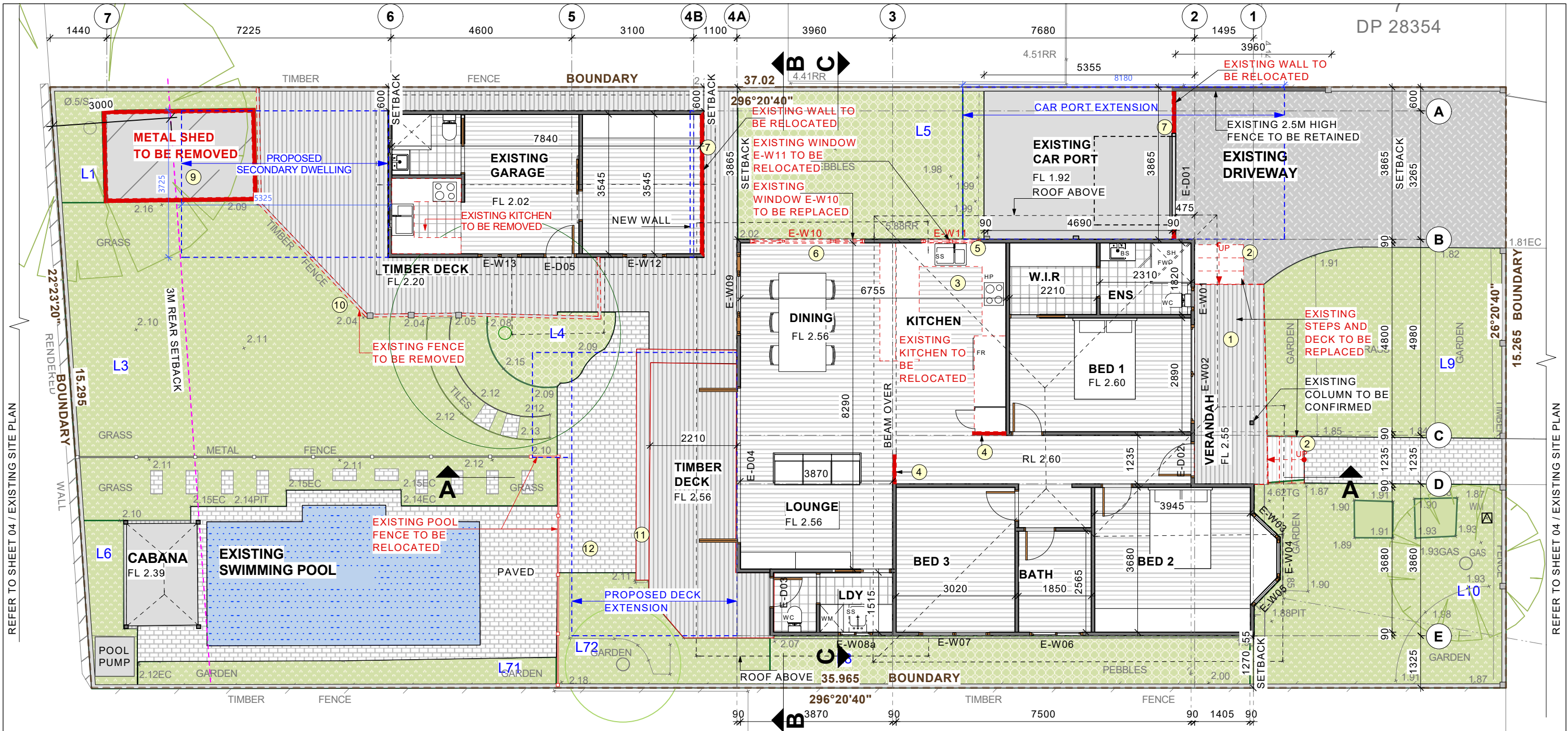
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A		NEW DRAWING	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.				Drawn By EMMC	Scale 1:200	Reviewed By EMMC	Date 07/03/2025	Sheet No. 04A of
No.	Date	Issue Notes					Passed By EMMC	Date of Issue			



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4. ALL EXISTING DOORS, WINDOWS AND WALLS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGEND:

- ±3.1 CH CEILING HEIGHT ABOVE FINISHED FLOOR LEVEL
- EXISTING WALLS
- EXISTING WALL TO BE REMOVED
- PROPOSED WORKS OUTLINED
- EXISTING WORKS TO BE REMOVED

(NOTE: FOR EXISTING WALL TYPES AND DIMEINSIONS TO BE CONFIRMED ON SITE DURING CONSTRUCTION)

- BS BASIN
CH CEILING HEIGHT
DW DISHWASHER
D DOOR
E- EXISTING
FR FRIDGE
FW FLOOR WASTE
FP FIRE PLACE
SH SHOWER
SS STAINLESS STEEL SINK
W WINDOW
WC WATER CLOSET
WM WASHING MACHINE

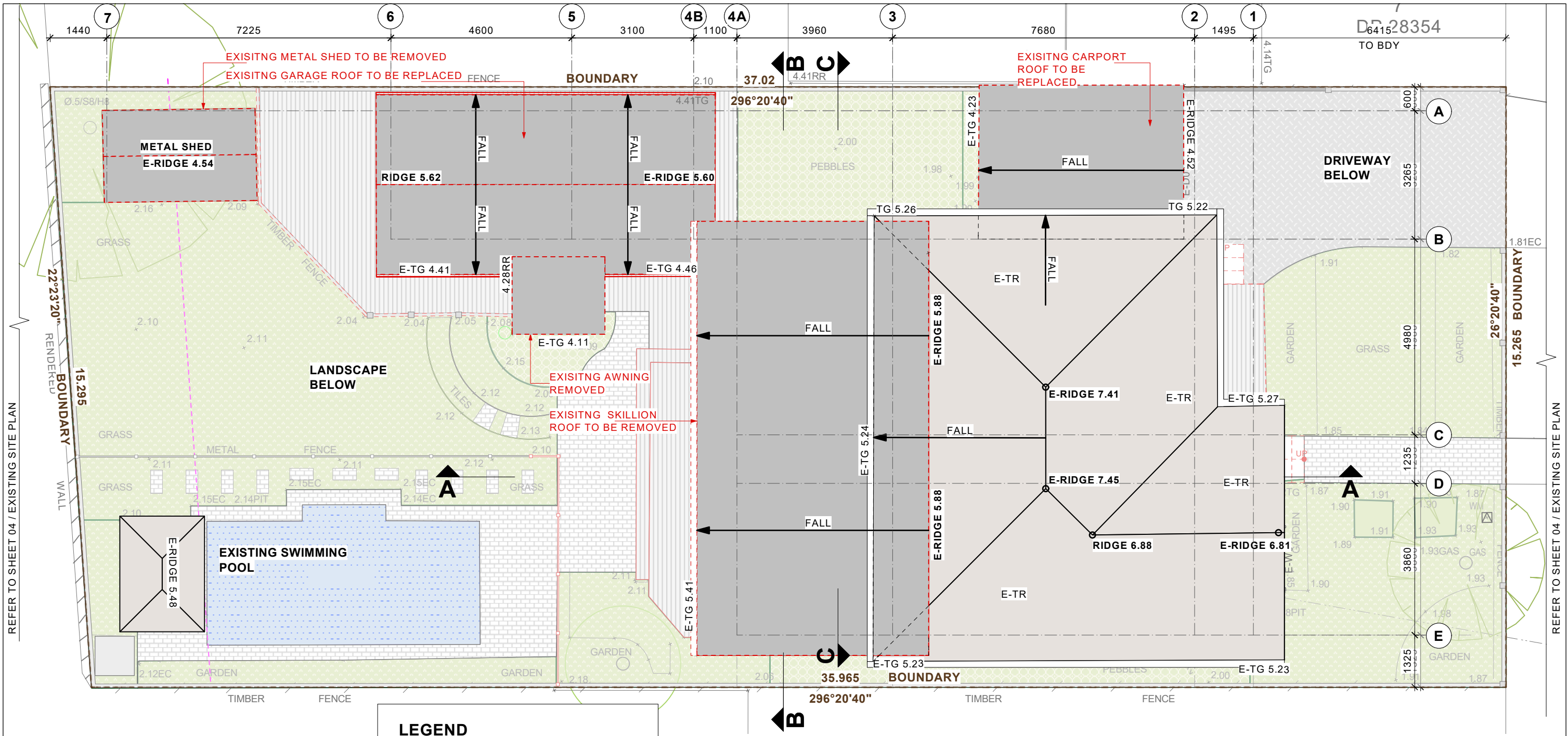
EXISTING WORKS TO BE REMOVED

- 1 EXISTING DECK TO BE REPLACED
- 2 EXISTING STAIRS TO BE RELOCATED
- 3 EXISTING KITCHEN TO BE REPLACED
- 4 EXISTING WALLS TO BE REMOVED
- 5 EXISTING WINDOW E-W11 TO BE RELOCATED

- 6 EXISTING WINDOW E-W10 TO BE REPLACED
- 7 EXISTING WALL TO BE RELOCATED
- 9 EXISTING METAL SHED TO BE REMOVED
- 10 EXISTING FENCE TO BE REMOVED
- 11 EXISTING TIMBER STEPS TO BE REMOVED
- 12 EXISTING PAVING TO BE REMOVED

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Client: BRENDAN STOUT Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 EXISTING GROUND FLOOR PLAN			Design By EMMC Job No. 5161-24 Scale 1:100 Reviewed By EMMC Date 07/03/2025 Sheet No. 05 Issue A		



REFER TO SHEET 04 / EXISTING SITE PLAN

REFER TO SHEET 04 / EXISTING SITE PLAN

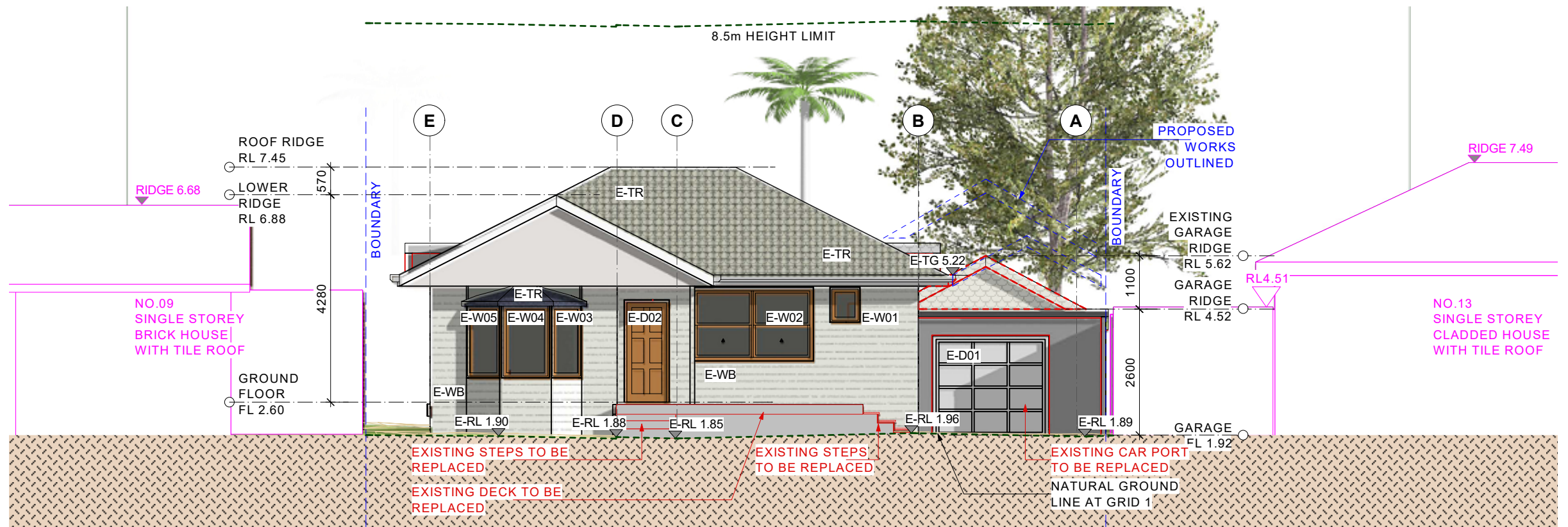
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LEGEND

- DP DOWN PIPE
E- EXISTING
EG EXISTING EDGE GUTTER
MS EXISTING METAL ROOF SHEETING
TR EXISTING
TG TERRACOTTA TILES
EXISTING TOP GUTTER
BUILDING OUTLINE
- PROPOSED WORKS OUTLINED
- EXISTING ROOF TO BE REMOVED

			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au			Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-LEVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au Member Professional Engineers Australia Member Architects Australia Member Engineers Australia	Client: BRENDAN STOUT			Design By EMMC	Job No. 5161-24	
A			12/11/2024 FOR DA SUBMISSION				Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 EXISTING ROOF PLAN			Drawn By EMMC	Scale 1:100	
No.			Date			Issue Notes			Reviewed By EMMC	Date 12/11/2024	Sheet No. 06	Issue A
									Passed By EMMC	Date of Issue	of	

For Development Application

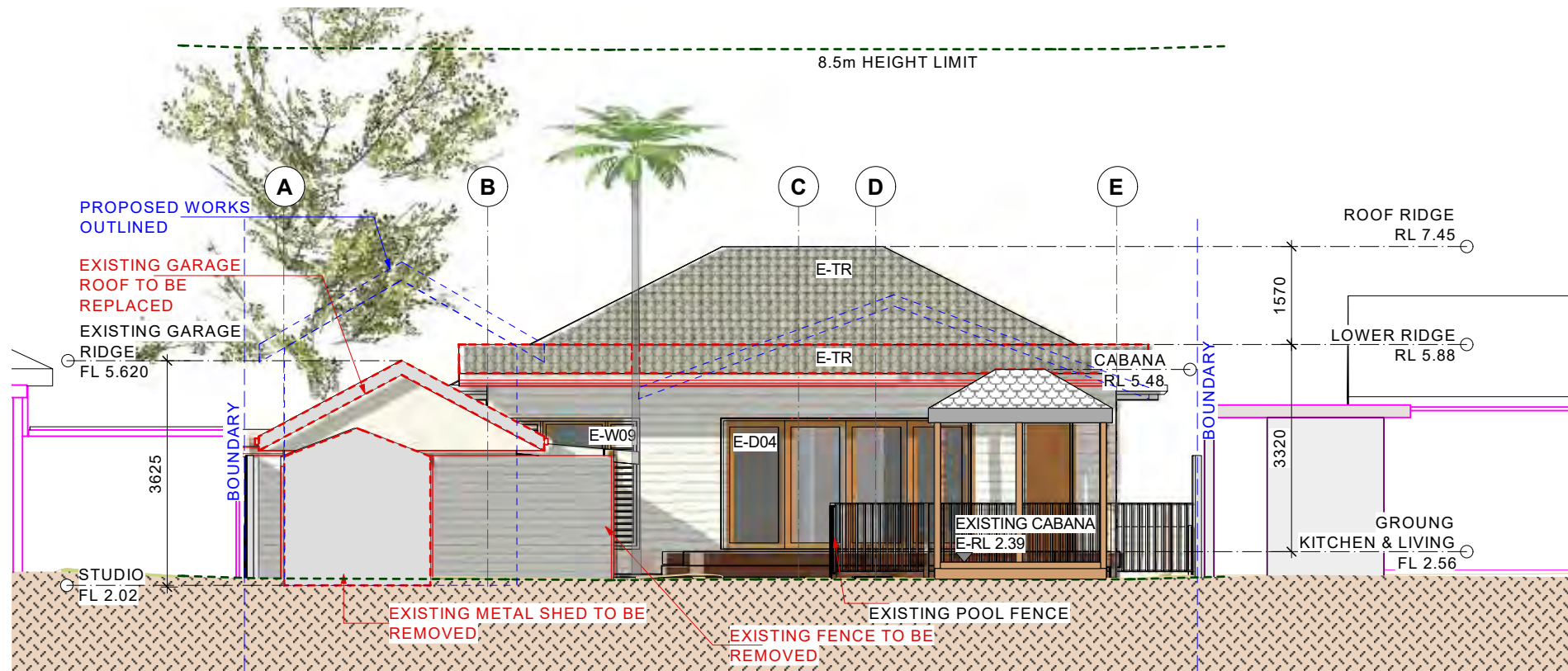


EXISTING EAST ELEVATION (FRONT ELEVATION)

SCALE - 1:100 (A3)

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EXISTING WEST ELEVATION

SCALE - 1:100 (A3)

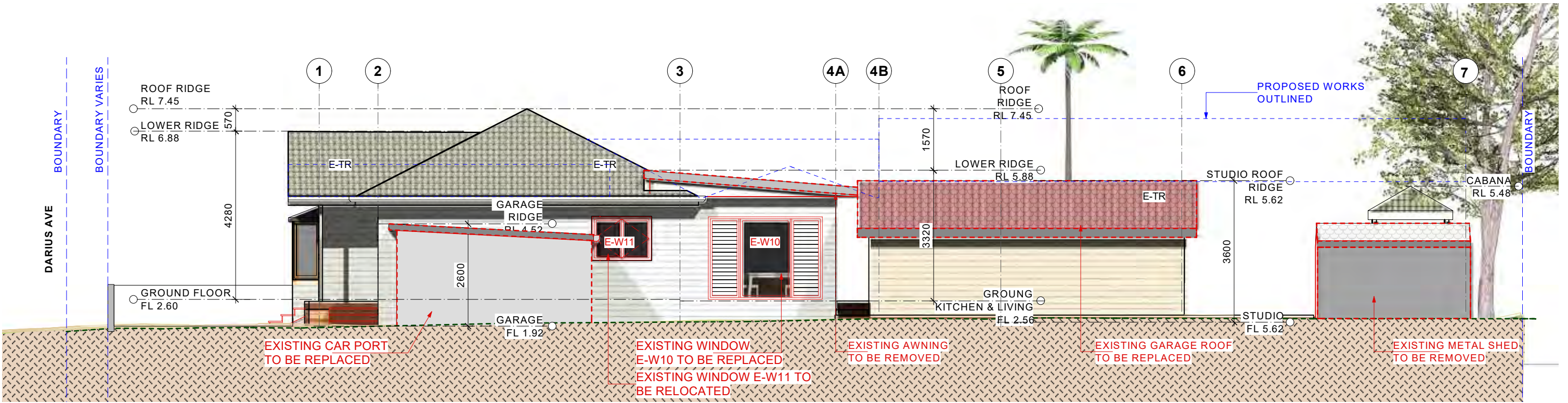
LEGEND

- D DOOR
- DP DOWN PIPE
- E- EXISTING
- W WINDOW
- TR TERRACOTTA TILE ROOF
- RB RENDER BRICK
- MS METAL ROOF
- NOTATIONS FOR ADJOINING BUILDINGS
- EXISTING WORKS TO BE REMOVED
- PROPOSED EXTENSION OUTLINED



For Development Application

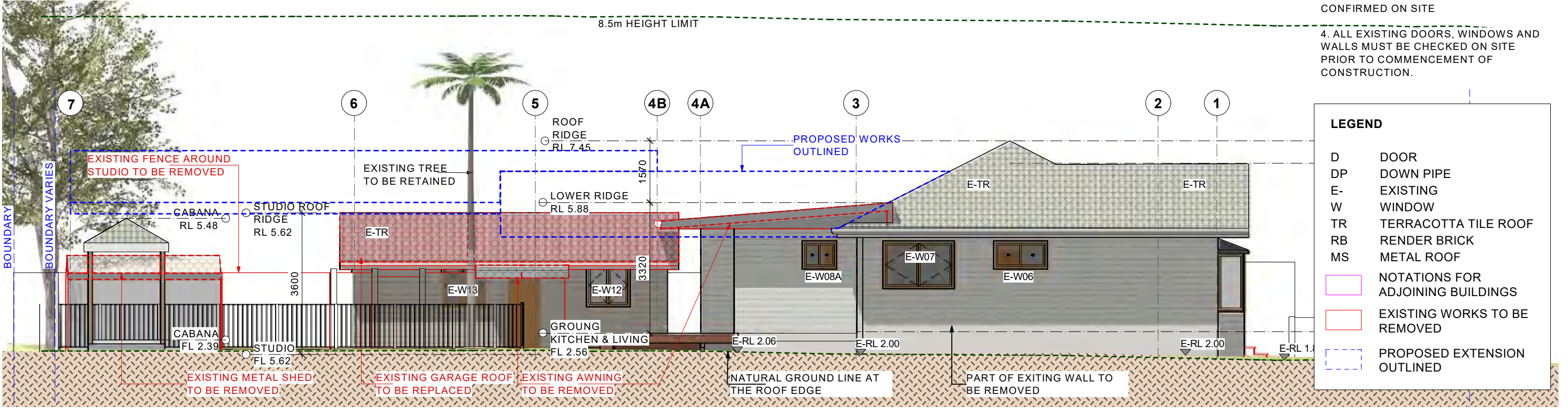
			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au			 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT: ERICA MARSHALL-EVANS : NO. 6513  The Association of Consulting Engineers Australia			Client: BRENDAN STOUT			Design By EMMC		Job No. 5161-24	
A 12/11/2024 FOR DA SUBMISSION			COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. DATE: 10.10.2018			Suite 15 Level 1 phone: (02) 9436 0086 265-271 Pennant Hills Road Thornleigh NSW 2120 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au			Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6-/DP28354 EXISTING ELEVATIONS - SHEET 1			Drawn By EMMC		Scale 1:100	
No. Date Issue Notes												Reviewed By EMMC		Date 12/11/2024	



EXISTING NORTH ELEVATION

SCALE - 1:100 (A3)

- NOTES:**
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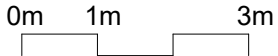


EXISTING SOUTH ELEVATION

SCALE - 1:100 (A3)

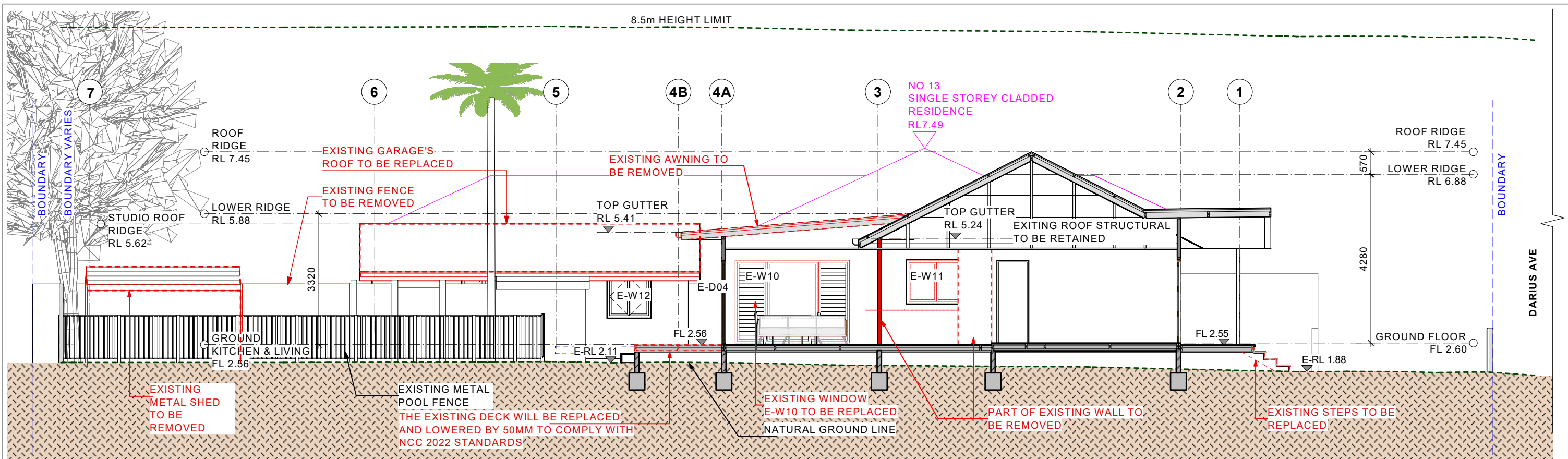
LEGEND

D	DOOR
DP	DOWN PIPE
E-	EXISTING
W	WINDOW
TR	TERRACOTTA TILE ROOF
RB	RENDER BRICK
MS	METAL ROOF
[Pink box]	NOTATIONS FOR ADJOINING BUILDINGS
[Red box]	EXISTING WORKS TO BE REMOVED
[Blue dashed box]	PROPOSED EXTENSION OUTLINED

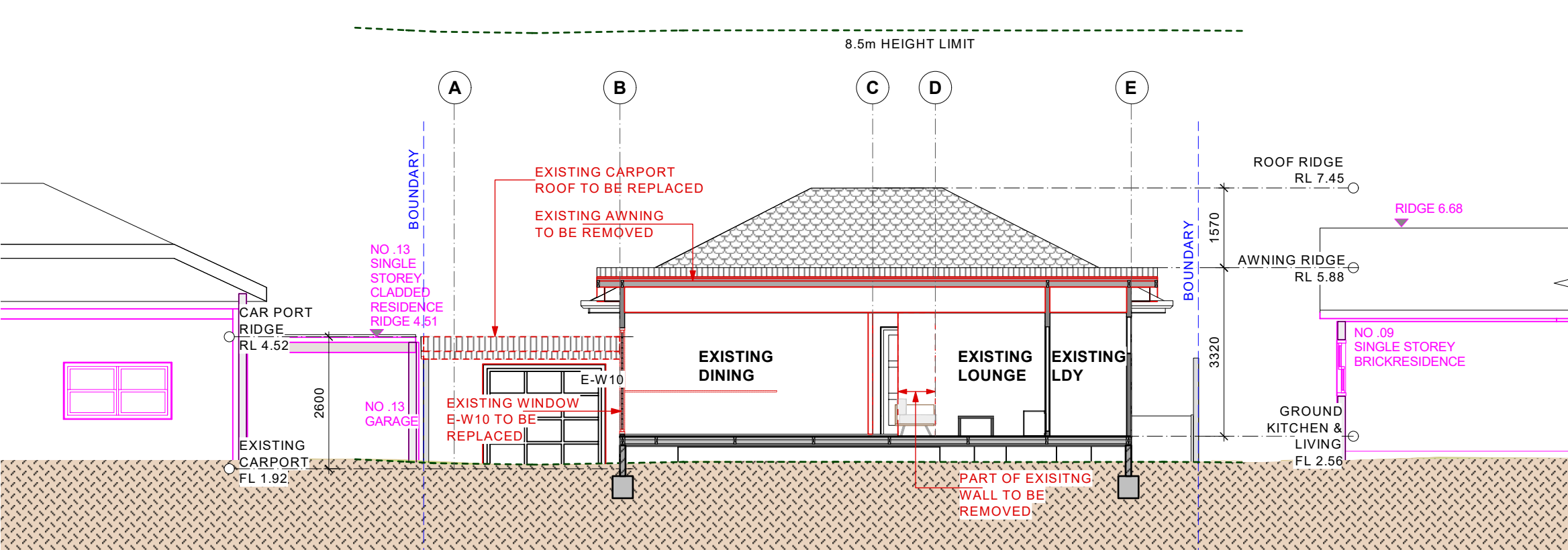


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A	12/11/2024	FOR DA SUBMISSION	Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT: ERICA MARSHALL-EVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	 The Association of Consulting Engineers Australia	Client: BRENDAN STOUT	Design By EMMC	Job No. 5161-24	
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No.	Date	Issue Notes				Reviewed By EMMC	Date 12/11/2024	Sheet No. 08	Issue A
						Passed By EMMC	Date of Issue	of	



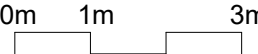
EXISTING SECTION A-A
SCALE - 1:100 (A3)



EXISTING SECTION B-B
SCALE - 1:100 (A3)

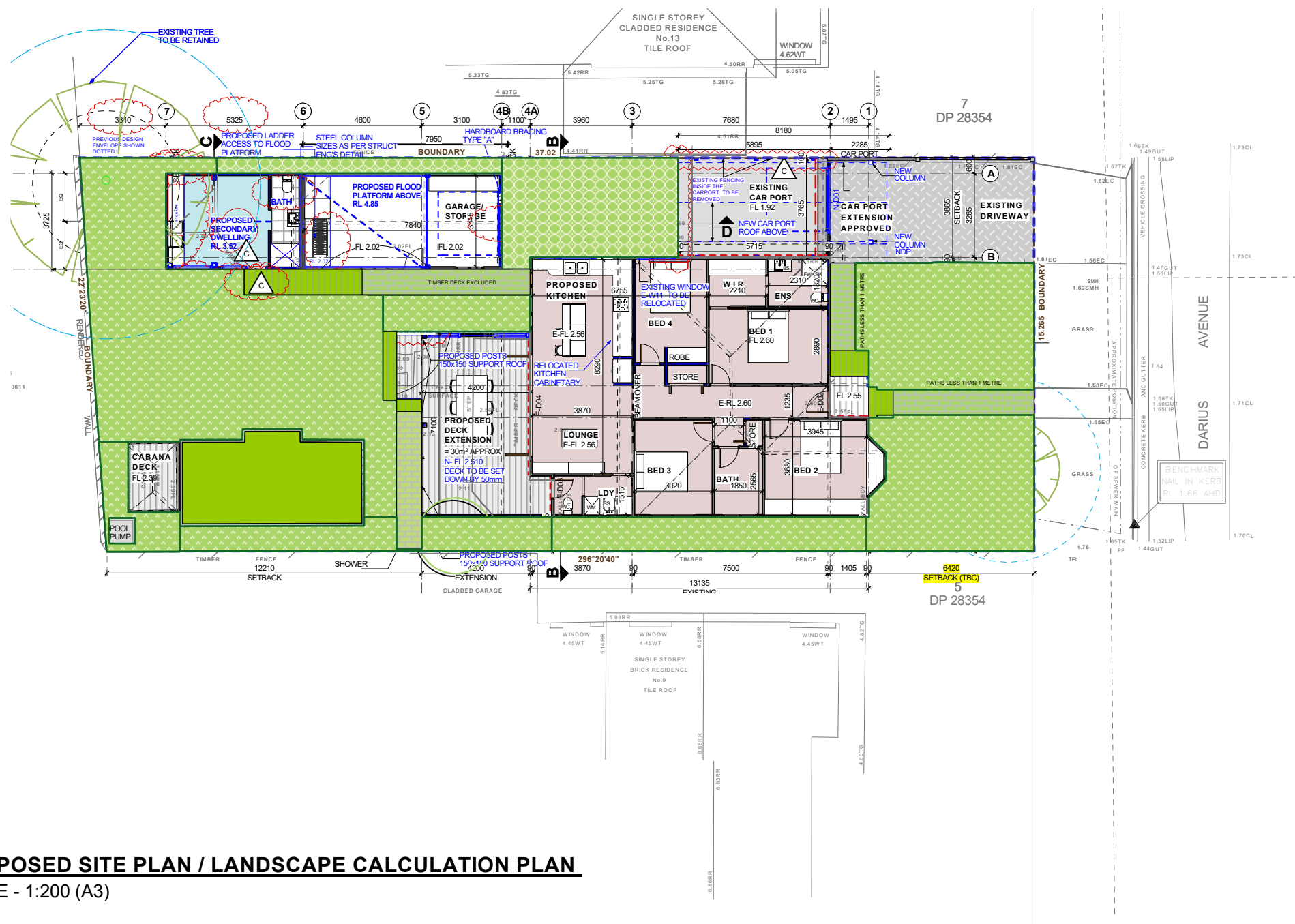
LEGEND	
D	DOOR
DP	DOWNPIPE
E-	EXISTING
W	WINDOW
TR	TERRACOTTA TILES
	NOTATIONS FOR ADJOINING BUILDINGS
	EXISTING WORKS TO BE REMOVED
	EXISTING CAVITY BRICK WALL
	EXISTING WALL TO BE REMOVED
	EXISTING MASONRY WALL
	PROPOSED EXTENSION OUTLINED

- NOTES:**
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 -
 -
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No.	Date	Issue Notes		Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120	phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au		Reviewed By EMMC	Date 12/11/2024	Sheet No. 10 of	Issue A
							Passed By EMMC	Date of Issue		



LEGEND

SITE AREA 557 m²

LANDSCAPE UP TO 6% OF TOTAL
SITE ALLOCABLE
RAISED DECKS STAIRS AND POOL
= 31.225 m²

SOFT LANDSCAPE= 254.37 m²

TOTAL LANDSCAPE = 285.60 m²
=51.27%

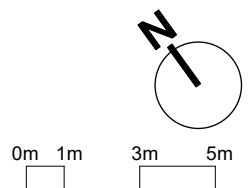
PATH LESS THAN 1 METRE
INCLUDED IN LANDSCAPE = 20.37 m²

PROPOSED SITE PLAN / LANDSCAPE CALCULATION PLAN

SCALE - 1:200 (A3)

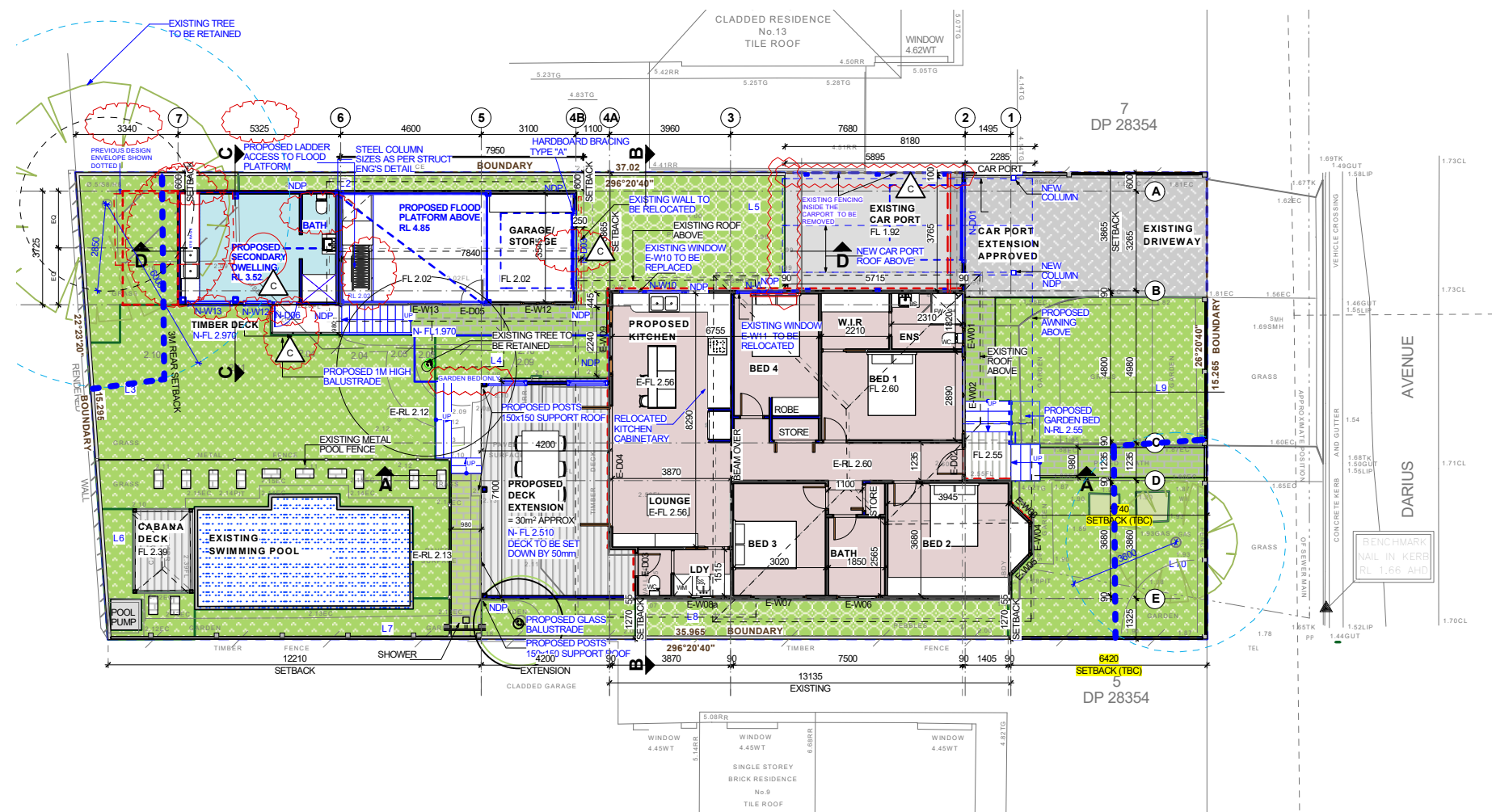
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C	14/04/2025	AMENDED FOR DA SUBMISSION	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PIL AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.					Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 PROPOSED LANDSCAPE CALCULATION	Drawn By EMMC	Scale 1:200		
B	17/02/2025	DA AMENDMENTS TO RESPOND TO COUNCIL RFI						Reviewed By EMMC	Date 14/04/2025	Sheet No. 11	Issue C	
No.	Date	Issue Notes							Passed By EMMC	Date of Issue	of	



PROPOSED GROUND FLOOR PLAN - OPTION 2A

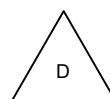
- GFA = 122.9 m²
- GFA = 18.00 m²

SCALE - 1:200 (A3)

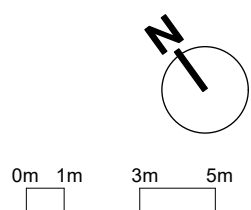
TOTAL SITE AREA = 557.0m² (BY TITLE)

PROPOSED GFA CALCULATION

- PROPOSED GROUND FLOOR GFA: 122.9 m²
- PROPOSED GRANNY FLAT GFA: 18.00 m²

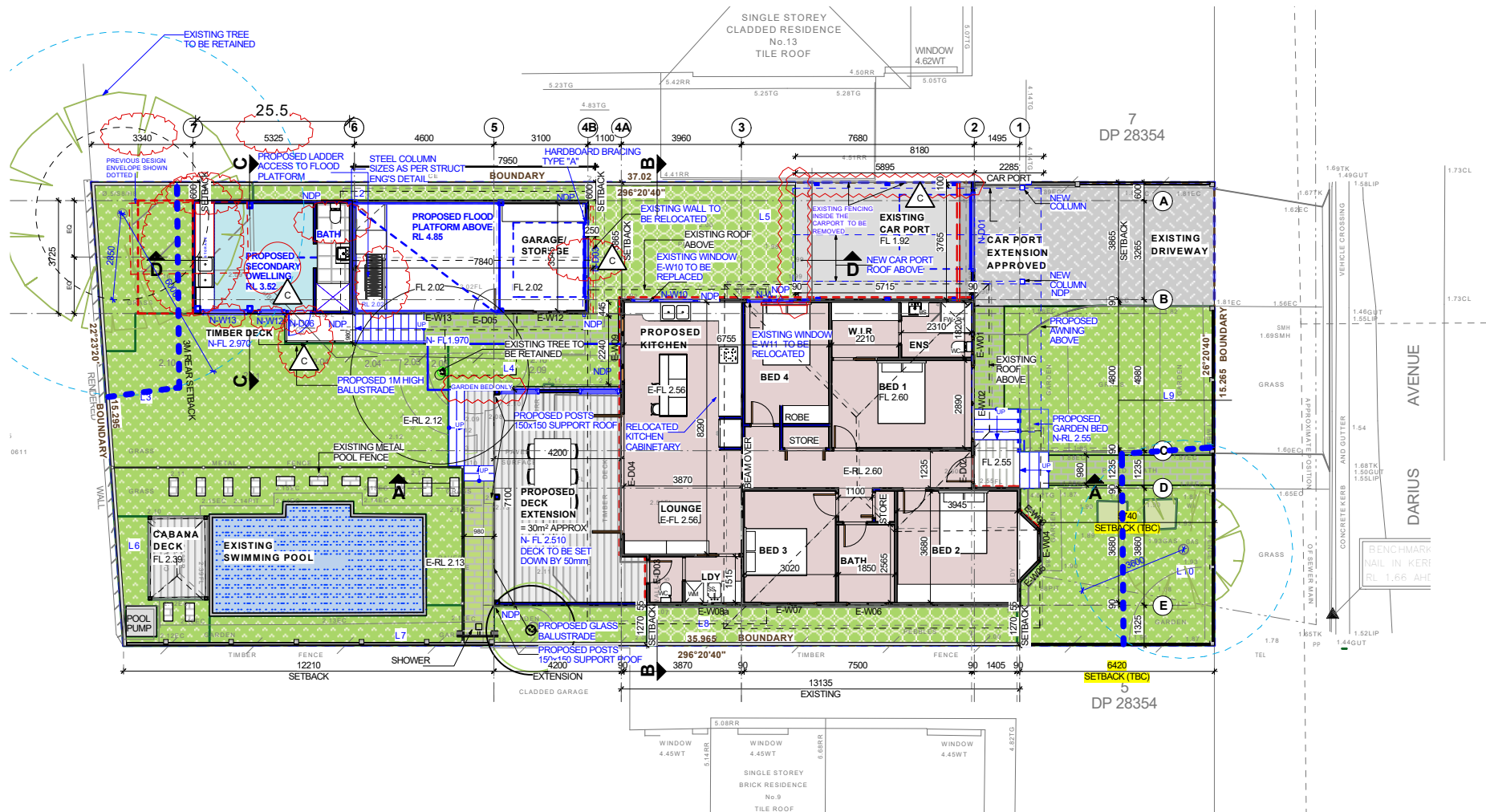


TOTAL GFA: 140.90 m²
TOTAL FSR: 0.25:1



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No.	Date	Issue Notes	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS P/L AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.			Passed By EMMC Date of Issue			Date of Issue			



PROPOSED SITE PLAN / GROUND FLOOR PLAN

SCALE - 1:200 (A3)

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TOTAL SITE AREA = 557.0m² (BY TITLE)

PROPOSED GFA CALCULATION

PROPOSED GROUND FLOOR GFA: 122.9 m²

PROPOSED GRANNY FLAT GFA: 18.00 m²

TOTAL GFA: 140.90 m²

TOTAL FSR: 0.25:1

TOTAL SITE AREA

557 m²

PROPOSED SITE CALCULATIONS

EXISTING BUILDING MAIN OUTLINE	122.83	
PROPOSED SECONDARY DWELLING	19.59	
EXISTING GARAGE	29.87	
POOL PUMP	1	
CAR PORT	22.7	
PROPOSED REAR DECK	31.5	
CABANA	5.51	
PROPOSED FRONT VERANDAH (MAIN HOUSE)	2.40	
BUILDING FOOT PRINT		235.40 m ²
EXISTING DRIVEWAY	34.60	
TOTAL CONCRETE AREAS		34.60 m ²
TOTAL IMPERVIOUS AREA		270.00 m ²
REAR DECK AND STAIRS NOT COVERED>1m	8.445	
POOL	22.78	
OTHER LANDSCAPE <6%		31.225 m ²
REAR PAVED AREAS AT GRADE<1m	11.68	
PAVING LESS THAN <1m	8.69	
PAVING <1M		20.37 m ²
TOTAL PERVIOUS AREA LANDSCAPED		285.60 m ²
PROPOSED SOFT LANDSCAPED AREA		254.37 m ²

For Development Application

D	14/04/2025	AMENDED FOR DA SUBMISSION
C	19/02/2025	AMENDMENTS TO RESPOND TO COUNCIL RFI
B	27/11/2024	AMENDED LANDSCAPED AREAS
A	12/11/2024	FOR DA SUBMISSION
No.	Date	Issue Notes

Consultant / Notes:
Survey Prepared by URBAN SURVEYING
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Email: gs@urbansurveying.com.au

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Lyle Marshall & Partners Pty Ltd
consulting engineers, transport and environmental planners & architects
NOMINATED ARCHITECT: ERICA MARSHALL-EVANS: NO. 6513

Suite 15 Level 1
265-271 Pennant Hills Road
Thornleigh NSW 2120

phone: (02) 9436 0086

email: lyle@lylemarshall.com.au

web: www.lylemarshallandassociates.com.au

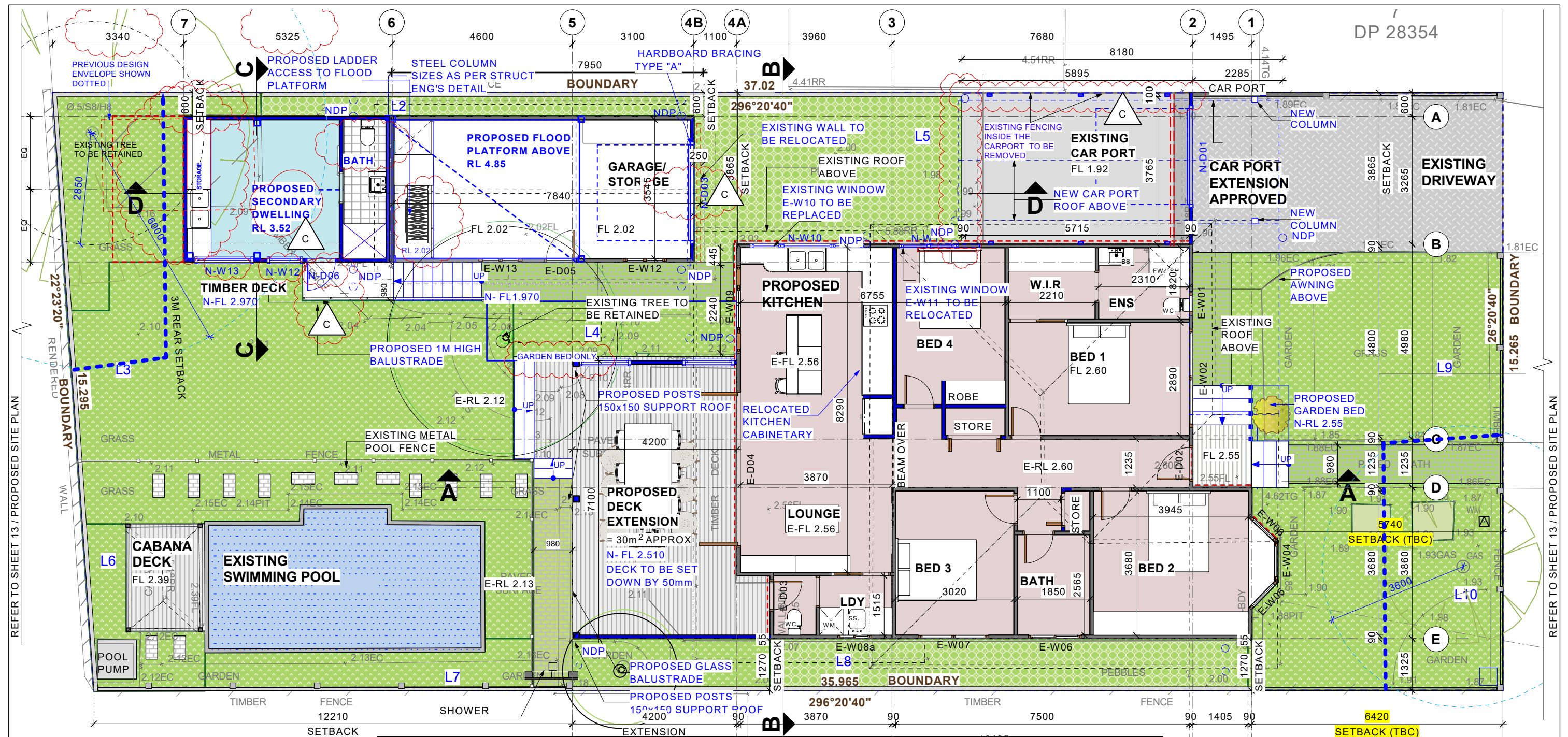


The Association of Consulting Engineers Australia

Client:
BRENDAN STOUT

Proposed Alteration and Additional
11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354
PROPOSED SITE PLAN / GROUND FLOOR PLAN

Design By EMMC	Job No. 5161-24
Drawn By EMMC	Scale 1:200
Reviewed By EMMC	Date 14/04/2025
Passed By EMMC	Date of Issue
Sheet No. 13 of	
Issue D	



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 5. FOR STORMWATER DRAINAGE DESIGN REFER TO TAYLOR CONSULTING CIVIL ENGINEERS STORMWATER PLANS-STORM-1
 6. FOR STRUCTURAL UPDATED TO STUDIO REFER TO TAYLOR CONSULTING STRUCTURAL DRAWINGS REF STRUCT-1 AND TYPICAL DETAILS

LEGEND:

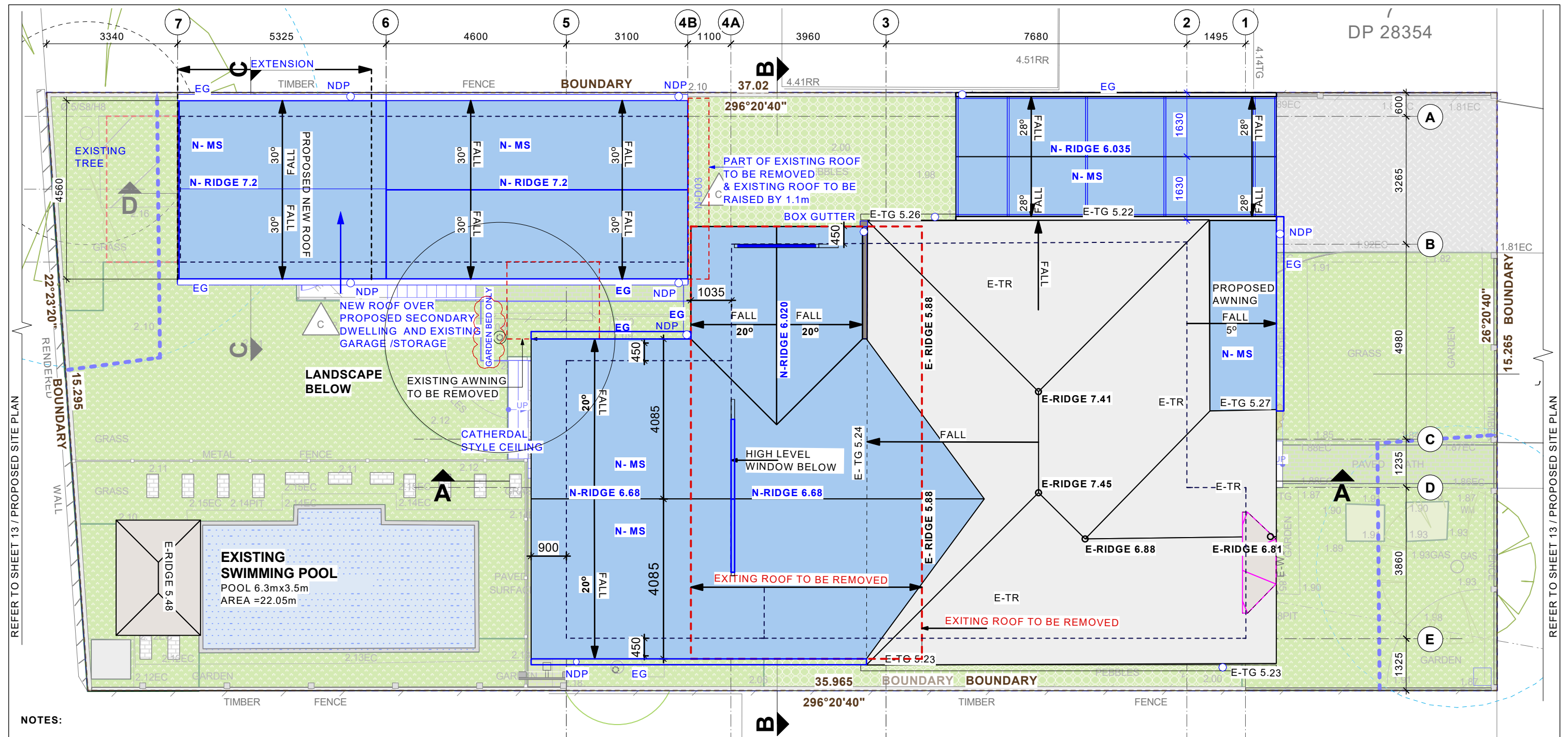
- Ø3.1 CH CEILING HEIGHT ABOVE FINISHED FLOOR LEVEL
FL FINISH FLOOR LEVEL
— EXISTING 'X' WALLS
- - - EXISTING WORKS TO BE REMOVED
[] PROPOSED WORKS OUTLINED
[] PROPOSED NEW WALLS (NOTE: FOR EXISTING WALL TYPES AND DIMEINIONS TO BE CONFIRMED ON SITE DURING CONSTRUCTION)
(NOTE: ALL MATERIALS UP TO RL 4.85 FLOOD LEVEL ARE TO BE FLOOD RESISTANT MATERIALS WITHIN THE STUDIO AND STORAGE AREA)

- BS BASIN
CH CEILING HEIGHT
DW DISHWASHER
D DOOR
E- EXISTING
N- PROPOSED NEW WORKS
FR FRIDGE
FW FLOOR WASTE
FP FIRE PLACE
SH SHOWER
SS STAINLESS STEEL SINK
W WINDOW
WC WATER CLOSET
WM WASHING MACHINE

- TREE PROTECTION FENCING
○ TREE PROTECTION ZONE

For Development Application

			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT: ERICA MARSHALL-EVANS : NO. 4513 Suite 15 Level 1 phone: (02) 9436 0086 265-271 Pennant Hills Road email: lyle@lylemarshall.com.au Thornleigh NSW 2120 web: www.lylemarshallandassociates.com.au	 The Association of Consulting Engineers Australia	Client: BRENDAN STOUT				Design By EMMC		Job No. 5161-24	
C	27/05/2025	AMENDED FOR DA SUBMISSION				Proposed Alteration and Additional				Drawn By EMMC		Scale 1:100	
B	19/02/2025	AMENDMENTS TO RESPOND TO COUNCIL RFI				11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354				Reviewed By EMMC		Date 27/05/2025	
A	27/11/2024	FOR DA SUBMISSION				PROPOSED GROUND FLOOR PLAN				Passed By EMMC		Date of Issue	
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NOTES:

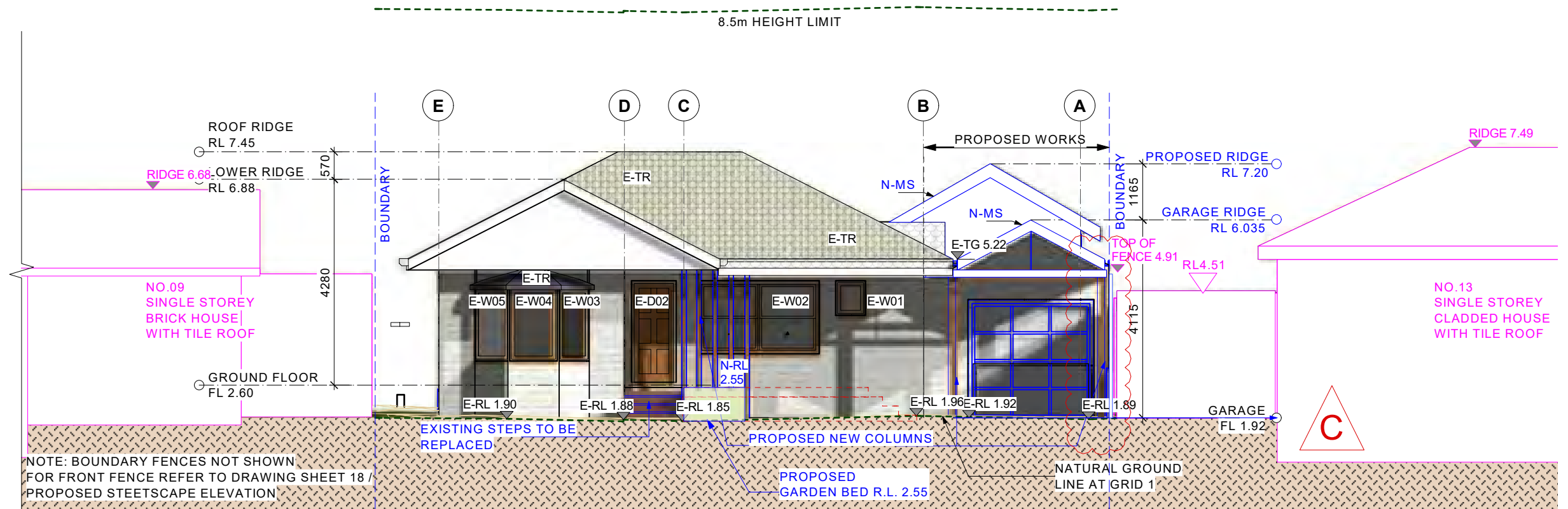
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LEGEND

- | | | | |
|------|------------------------------|--|----------------------------------|
| DP | DOWN PIPE | | PROPOSED WORKS OUTLINED |
| E- | EXISTING | | EXISTING WORKS TO BE REMOVED |
| EG | EXISTING EDGE GUTTER | | PROPOSED NEW METAL ROOF SHEETING |
| N-MS | PROPOSED METAL ROOF SHEETING | | EXISTING TERRACOTTA TILES ROOF |
| N- | PROPOSED NEW WORKS | | |
| TR | EXISTING TERRACOTTA TILES | | |
| TG | EXISTING TOP GUTTER | | |
| | BUILDING OUTLINE | | |

For Development Application

			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au		 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT: ERICA MARSHALL-EVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	 Client: BRENDAN STOUT Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 PROPOSED ROOF PLAN	Design By EMMC		Job No. 5161-24		
B 19/02/2025 AMENDEMENTS TO RESPOND TO COUNCIL RFI			COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS P/L AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.				Drawn By EMMC		Scale 1:100		
							Reviewed By EMMC		Date 14/04/2025	Sheet No. 15 of	Issue B
No. Date Issue Notes							Passed By EMMC		Date of Issue		

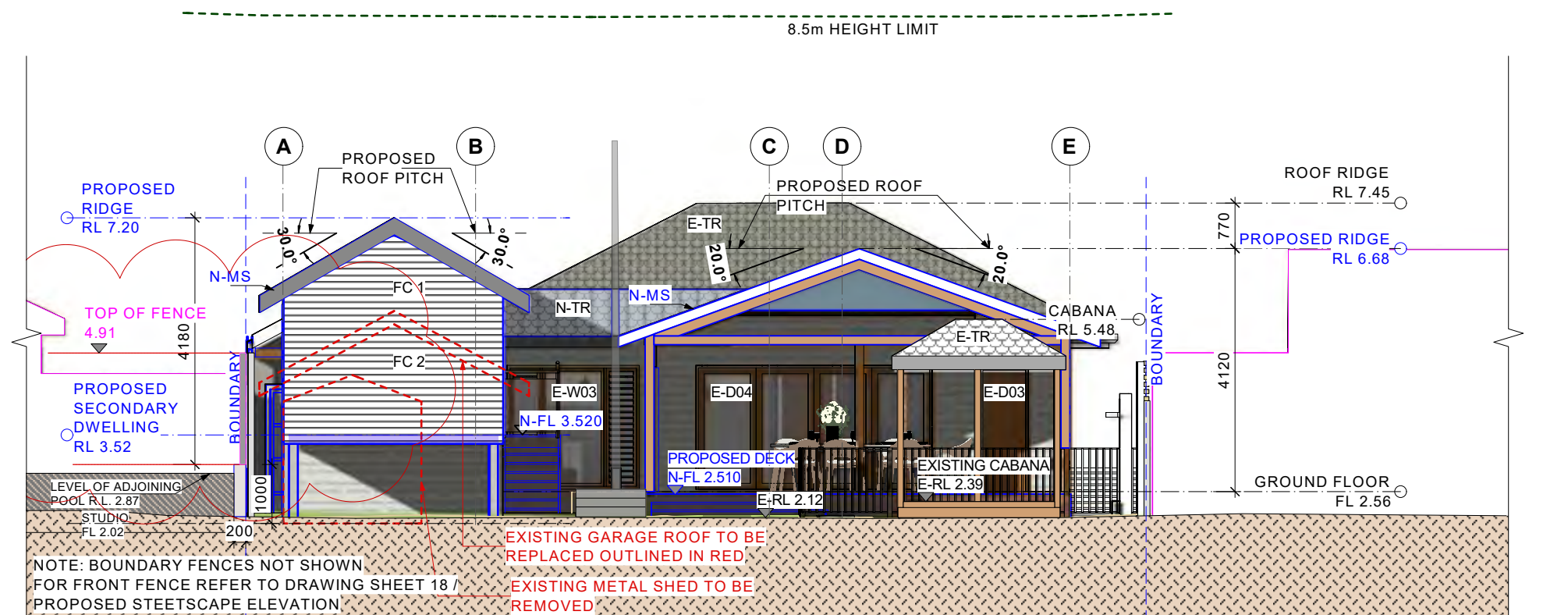


PROPOSED EAST ELEVATION (FRONT ELEVATION)
SCALE - 1:100 (A3)

NOTES:

1. FOR DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION. FOR EXISTING WORKS NEED TO BE CONFIRMED ON SITE

4. ALL EXISTING DOORS, WINDOWS AND WALLS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.



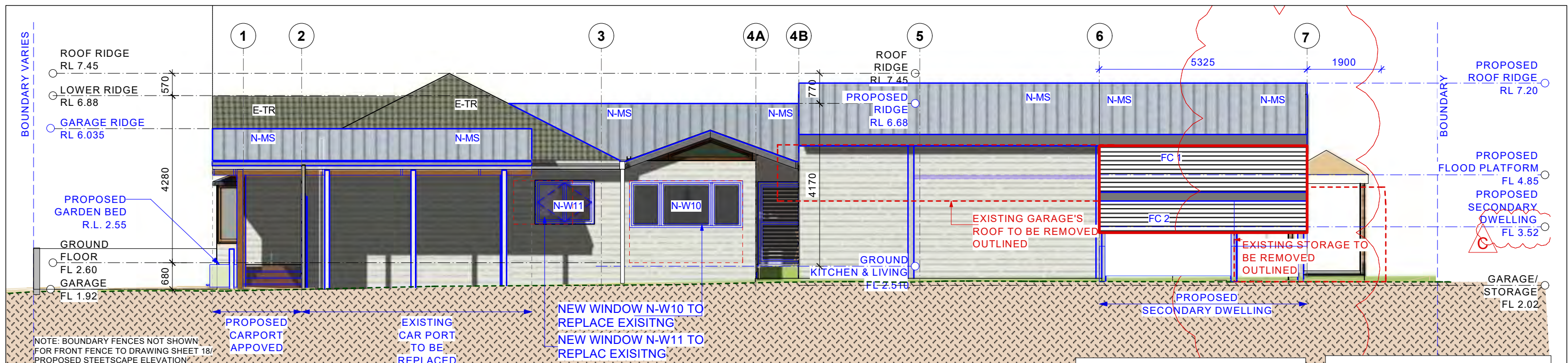
PROPOSED WEST ELEVATION
SCALE - 1:100 (A3)

LEGEND

- D DOOR
- DP DOWN PIPE
- E- EXISTING
- N- PROPOSED NEW WORKS
- W WINDOW
- TR TERRACOTTA TILE ROOF
- RB RENDER BRICK
- N-MS PROPOSED METAL ROOF SHEETING
- NOTATIONS FOR ADJOINING BUILDINGS
- EXISTING WORKS TO BE REMOVED
- PROPOSED EXTENSION OUTLINED
- FIBRE CEMENT BOARD PAINT COLOR 1
- FIBRE CEMENT BOARD PAINT COLOR 2

For Development Application

			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT: ERICA MARSHALL-EVANS NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au  The Association of Consulting Engineers Australia	Client: BRENDAN STOUT Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 PROPOSED ELEVATIONS - SHEET 1	Design By EMMC Job No. 5161-24
C	14/04/2025	AMENDED FOR DA SUBMISSION				Drawn By EMMC Scale 1:100
B	19/02/2025	DA AMENDEMENTS TO RESPOND TO COUNCIL RFI				Reviewed By EMMC Date 14/04/2025
A	12/11/2024	FOR DA SUBMISSION	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. DATE: 14.04.2025			Sheet No. 16 of Issue C
No.	Date	Issue Notes				Passed By EMMC Date of Issue

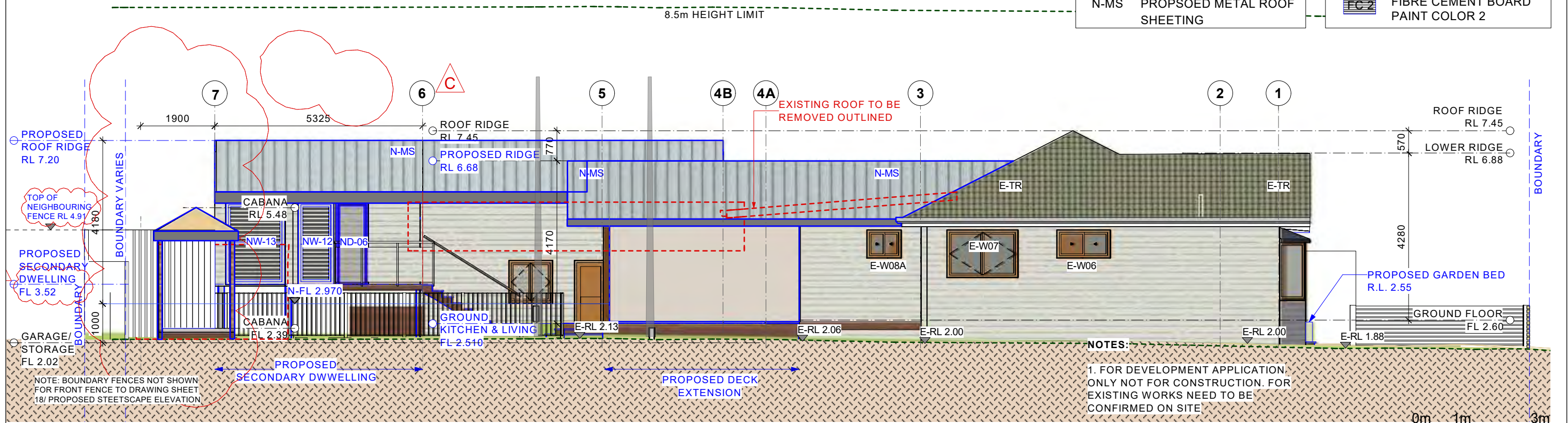


PROPOSED NORTH ELEVATION / LARGE SCALE
SCALE - 1:100 (A3)

LEGEND

D DOOR
DP DOWN PIPE
E- EXISTING
N- PROPOSED NEW WORKS
W WINDOW
TR TERRACOTTA TILE ROOF
RB RENDER BRICK
N-MS PROPOSED METAL ROOF SHEETING

NOTATIONS FOR ADJOINING BUILDINGS
EXISTING WORKS TO BE REMOVED
PROPOSED EXTENSION OUTLINED
FIBRE CEMENT BOARD PAINT COLOR 1
FIBRE CEMENT BOARD PAINT COLOR 2



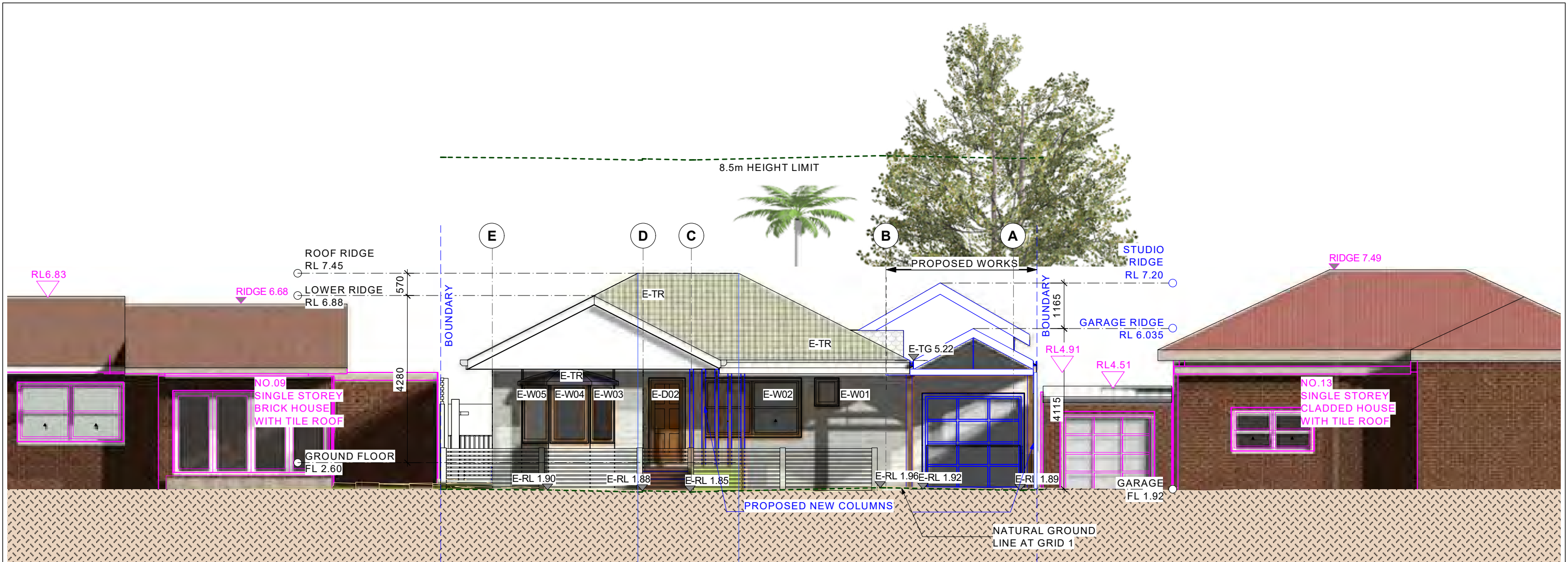
PROPOSED SOUTH ELEVATION / LARGE SCALE
SCALE - 1:100 (A3)

NOTES:
1. FOR DEVELOPMENT APPLICATION, ONLY NOT FOR CONSTRUCTION. FOR EXISTING WORKS NEED TO BE CONFIRMED ON SITE

4. ALL EXISTING DOORS, WINDOWS AND WALLS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

For Development Application

C B A	14/04/2025	AMENDED FOR DA SUBMISSION	Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au		Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT: ERICA MARSHALL-EVANS NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	  The Association of Consulting Engineers Australia	Client: BRENDAN STOUT				Design By EMMC	Job No. 5161-24	
	19/02/2025	AMENDMENTS TO RESPOND TO COUNCIL RFI					COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS P/L AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. DAE-19-01-13	Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354				Drawn By EMMC	Scale 1:100
	12/11/2024	FOR DA SUBMISSION	PROPOSED ELEVATIONS - SHEET 2					Reviewed By EMMC	Date 14/04/2025	Sheet No. 17	Issue C		
	No.	Date	Issue Notes								Passed By EMMC	Date of Issue	of



PROPOSED EAST ELEVATION (FRONT ELEVATION) / STREET SCAPE ELEVATION
SCALE - 1:100 (A3)

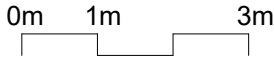
LEGEND

- D DOOR
DP DOWN PIPE
E- EXISTING
N- PROPOSED NEW WORKS
W WINDOW
TR TERRACOTTA TILE ROOF
RB RENDER BRICK
MS METAL ROOF

- NOTATIONS FOR ADJOINING BUILDINGS
EXISTING WORKS TO BE REMOVED
PROPOSED EXTENSION OUTLINED

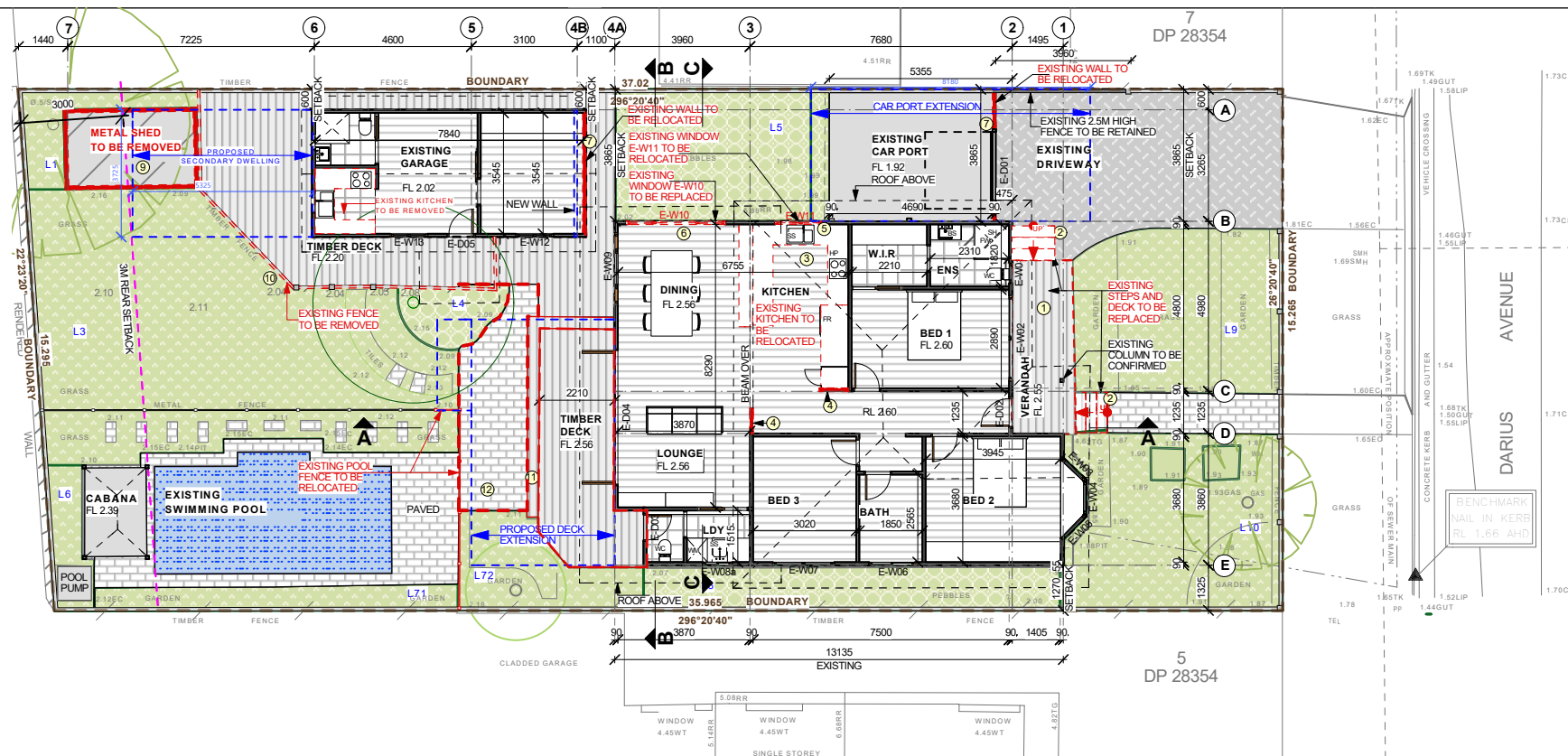
NOTES:

1. FOR DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION. FOR EXISTING WORKS NEED TO BE CONFIRMED ON SITE
4. ALL EXISTING DOORS, WINDOWS AND WALLS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.



For Development Application

B A	14/04/2025	AMENDED FOR DA SUBMISSION	Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-EVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au  The Association of Consulting Engineers Australia	Client: BRENDAN STOUT	Design By EMMC	Job No. 5161-24		
	12/11/2024	FOR DA SUBMISSION	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. FORM 10-1-2019 (REV 000000)		Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 PROPOSED STREETSCAPE ELEVATION	Drawn By EMMC	Scale 1:100		
No.	Date	Issue Notes				Reviewed By EMMC	Date 14/04/2025	Sheet No. 18 of	Issue B
						Passed By EMMC	Date of Issue		



DEMOLITION WORKS TO GROUND FLOOR

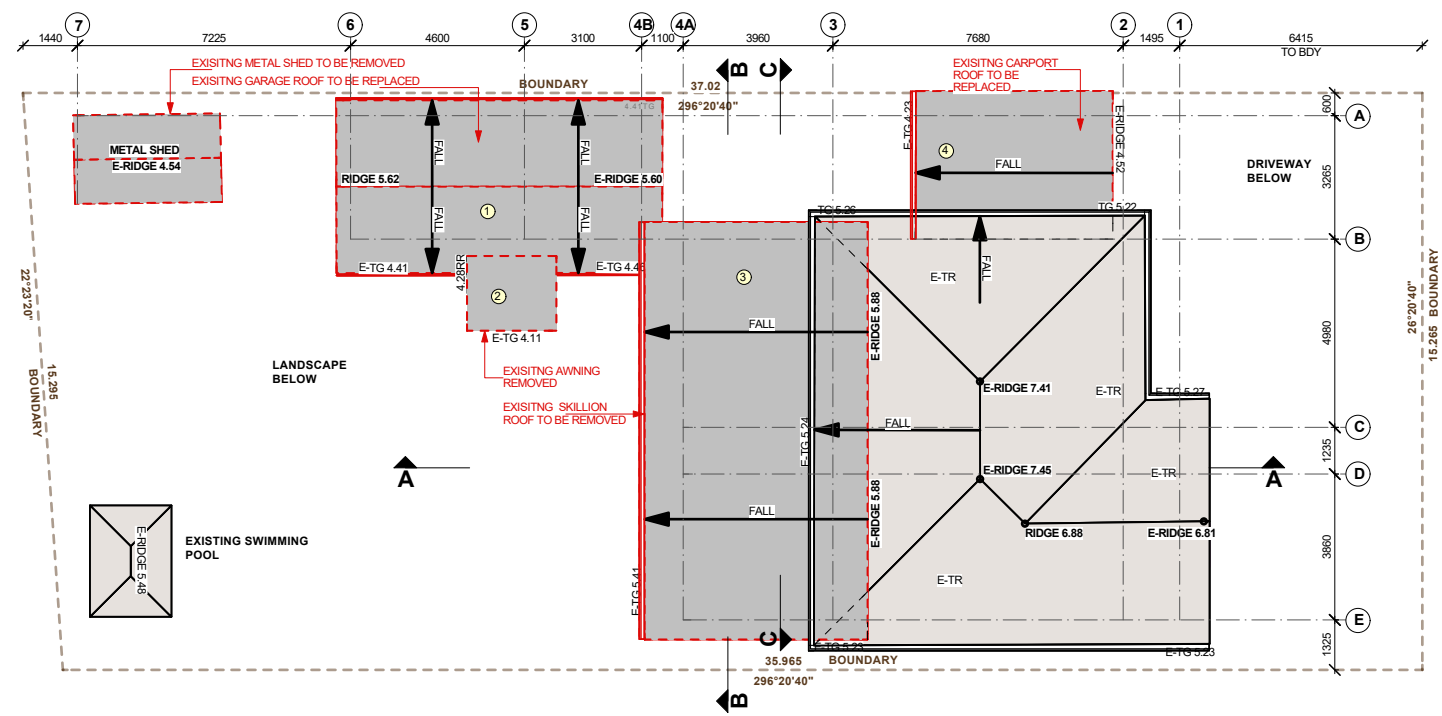
- EXISTING DECK TO BE REPLACED
- EXISTING STAIRS TO BE RELOCATED
- EXISTING KITCHEN TO BE REPLACED
- EXISTING WALLS TO BE REMOVED
- EXISTING WINDOW E-W11 TO BE RELOCATED

- EXISTING WINDOW E-W10 TO BE REPLACED
- EXISTING WALL TO BE RELOCATED
- EXISTING METAL SHED TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING TIMBER STEPS TO BE REMOVED
- EXISTING PAVING TO BE REMOVED

EXISTING WORKS TO BE REMOVED

EXISTING GROUND FLOOR DEMOLITION PLAN

SCALE - 1:200 (A3)

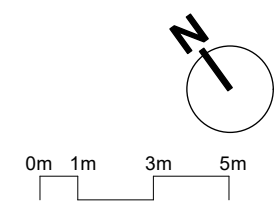


DEMOLITION WORKS TO ROOF

- EXISTING AWNING TO BE REMOVED AND STUDIO ROOF TO BE REPLACED
- EXISTING AWNING ROOF TO BE REMOVED
- EXISTING SKILLION ROOF TO BE REMOVED
- EXISTING CAR PORT ROOF TO BE REPLACED

EXISTING ROOF DEMOLITION PLAN

SCALE - 1:200 (A3)



For Development Application

A P3 12/11/2024 14-Aug-24 FOR DA SUBMISSION CONCEPT PLAN TO CONSULTANTS			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT: ERICA MARSHALL-EVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	 Member The Association of Consulting Engineers Australia	Client: BRENDAN STOUT	Design By BRENDAN STOUT	Job No. 5161-24
No.	Date	Issue Notes	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS P/L AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.			Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 PROPOSED DEMOLITION PLAN	Drawn By EMMC	Scale 1:200
							Reviewed By Date 12/11/2024	Sheet No. 22 of A
							Passed By Date of Issue	



For Development Application

			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT: ERICA MARSHALL-EVANS : NO. 6513	Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	 The Association of Consulting Engineers Australia	Client: BRENDAN STOUT	Design By EMMC	Job No. 5161-24	
A	12/11/2024	FOR DA SUBMISSION	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. APP 2.0 © 2014 DA 2014				Drawn By EMMC	Scale NTS	Reviewed By EMMC	Date 12/11/2024
No.	Date	Issue Notes					Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 PROPOSED 3D IMAGE - SHEET 1	Passed By EMMC	Date of Issue	of



For Development Application

			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT: ERICA MARSHALL-LEVANS : NO. 6513	 The Association of Consulting Engineers Australia	Client: BRENDAN STOUT	Design By EMMC	Job No. 5161-24		
A	12/11/2024	FOR DA SUBMISSION	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. APP 2.0 11-24 2011/0001			Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120	phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 PROPOSED 3D IMAGE - SHEET 2	Drawn By EMMC	Scale NTS
No.	Date	Issue Notes					Reviewed By EMMC	Date 12/11/2024	Sheet No. 24	Issue A
							Passed By EMMC	Date of Issue	of	



For Development Application

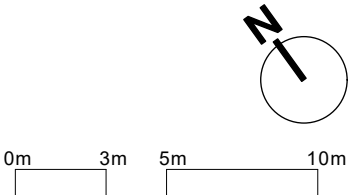
A	12/11/2024	FOR DA SUBMISSION	Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au		 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-LEVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	 The Association of Consulting Engineers Australia	Client: BRENDAN STOUT		Design By EMMC	Job No. 5161-24		
			COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.				Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 PROPOSED 3D IMAGE - SHEET 3		Drawn By EMMC	Scale NTS		
No.	Date	Issue Notes							Reviewed By EMMC	Date 12/11/2024	Sheet No. 25	Issue A
									Passed By EMMC	Date of Issue	of	



EXISTING SHADOW DIAGRAM
JUNE 21
9AM



EXISTING SHADOW DIAGRAM
JUNE 21
12PM

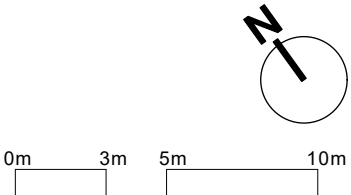


For Development Application

			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-EVANS : NO. 6513 Suite 15 Level 1
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EXISTING SHADOW DIAGRAM
JUNE 21
3PM



For Development Application

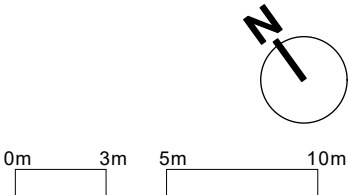
			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-EVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	 The Association of Consulting Engineers Australia	Client: BRENDAN STOUT	Design By EMMC	Job No. 5161-24		
A	12/11/2024	FOR DA SUBMISSION	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. FORM 10-10-15 1000-0000			Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6-/DP28354 EXISITING SHADOW DIAGRAM/ 3PM JUNE 21	Drawn By EMMC	Scale 1:250		
No.	Date	Issue Notes					Reviewed By EMMC	Date 12/11/2024	Sheet No. 27 of	Issue A
							Passed By EMMC	Date of Issue		



PROPOSED SHADOW DIAGRAM
JUNE 21
9AM



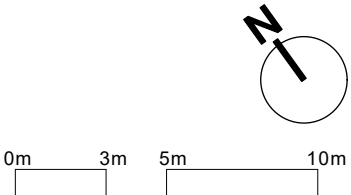
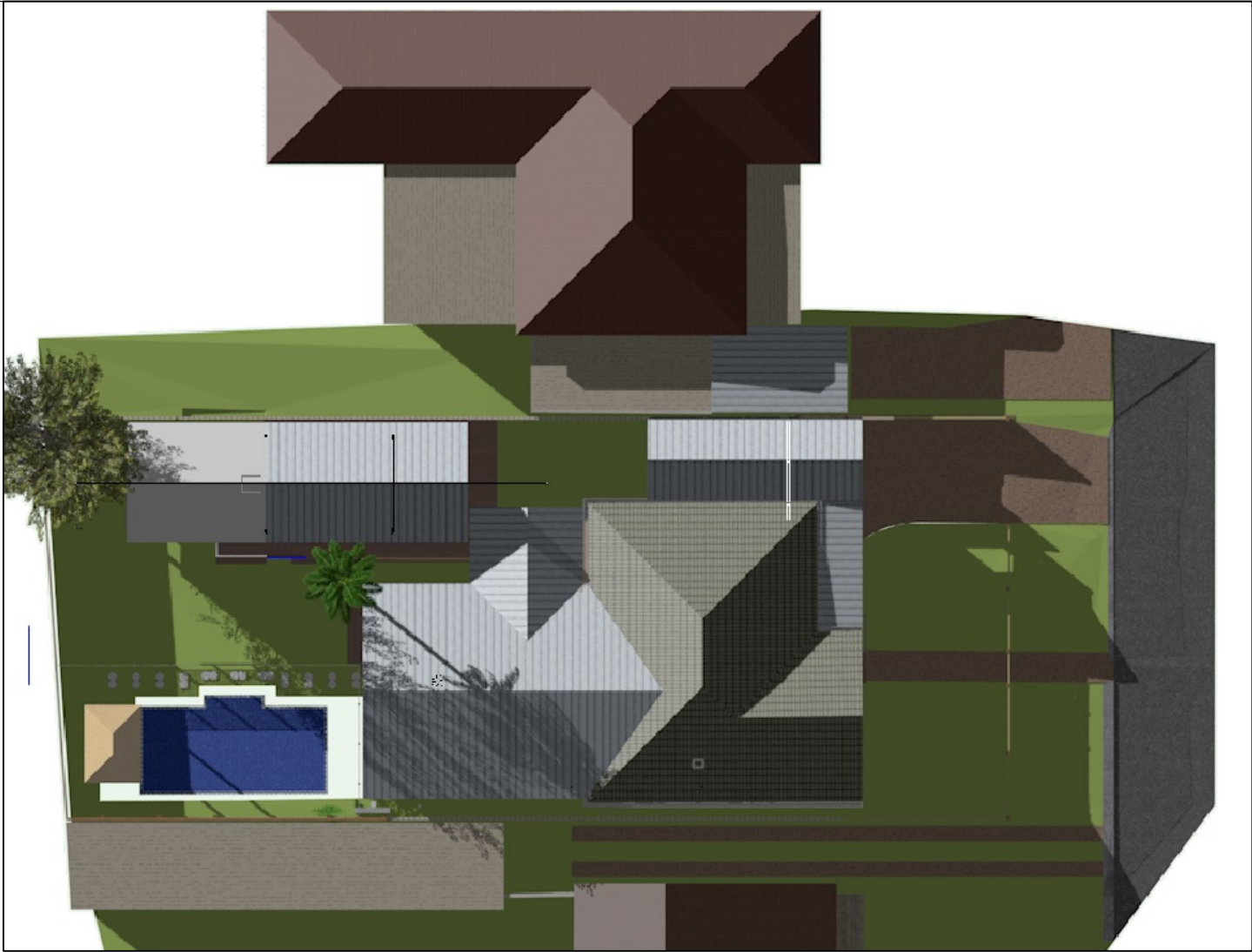
PROPOSED SHADOW DIAGRAM
JUNE 21
12PM



For Development Application

			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-EVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	 The Association of Consulting Engineers Australia	Client: BRENDAN STOUT	Design By EMMC	Job No. 5161-24	
B	19/02/2025	DA AMENDMENTS TO RESPOND TO COUNCIL RFI	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. FORM 6-10-2015 JRM-0000			Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6-/DP28354 PROPOSED SHADOW DIAGRAMS/ 9AM & 12PM JUNE 21	Drawn By EMMC	Scale 1:250	
No.	Date	Issue Notes				Reviewed By EMMC	Date 12/11/2024	Sheet No. 28 of	Issue B
Passed By EMMC									

PROPOSED SHADOW DIAGRAM
JUNE 21
3PM



For Development Application

			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-EVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	 The Association of Consulting Engineers Australia	Client: BRENDAN STOUT	Design By EMMC	Job No. 5161-24		
B	19/02/2025	DA AMENDMENTS TO RESPOND TO COUNCIL RFI	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS P/L AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. FORM 1-0-1-0-1 10-01-2019			Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6-/DP28354 PROPOSED SHADOW DIAGRAM/ 3PM JUNE 21	Drawn By EMMC	Scale 1:250		
No.	Date	Issue Notes					Reviewed By EMMC	Date 20/09/2024	Sheet No. 29 of	Issue B
							Passed By EMMC	Date of Issue		