

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	Scale NTS		Reviewed By EMMC	Date 29/05/2025	Sheet No. 00	Issue D
No.	Date	Issue Notes									Passed By EMMC	Date of Issue						

BASIX Commitments: Main Dwelling House																											
Assessor Name:				Green Choice Consulting																							
Assessor No:																											
Certificate No:				A1773538_03																							
Date of issue:				30-May-25																							
Local Government Area				NORTHERN BEACHES COUNCIL																							
Specification																											
<u>Fixtures</u>																											
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.																											
<u>Insulation</u>																											
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 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists																											
flat ceiling, pitched roof				ceiling: R2.50 (up), roof: foil/sarking		medium (solar absorptance 0.475 0.70)																					
<u>Glazing requirements</u>																											
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.																											
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.																											
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																											
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #cccccc;"> <th style="padding: 5px;">Window/door number</th> <th style="padding: 5px;">Orientation</th> <th style="padding: 5px;">Area of glass including frame (m²)</th> <th style="padding: 5px;">Overshadowing height (m)</th> <th style="padding: 5px;">Overshadowing distance (m)</th> <th style="padding: 5px;">Shading device</th> <th style="padding: 5px;">Frame and glass type</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Kitchen</td> <td style="padding: 5px;">NE</td> <td style="padding: 5px;">3.48</td> <td style="padding: 5px;">0</td> <td style="padding: 5px;">0</td> <td style="padding: 5px;">eave/ verandah/ pergola/balcony >=450 mm</td> <td style="padding: 5px;">standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)</td> </tr> <tr> <td style="padding: 5px;">Bed 4</td> <td style="padding: 5px;">NE</td> <td style="padding: 5px;">1.72</td> <td style="padding: 5px;">0</td> <td style="padding: 5px;">0</td> <td style="padding: 5px;">eave/ verandah/ pergola/balcony >=600 mm</td> <td style="padding: 5px;">standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)</td> </tr> </tbody> </table>							Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type	Kitchen	NE	3.48	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	Bed 4	NE	1.72	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
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Bed 4	NE	1.72	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)																					

Assessor Name:

Assessor No:

Certificate No:

Date of issue:

Local Government Area

Green Choice Consulting

A1797733

30-May-25

NORTHERN BEACHES COUNCIL

Specification

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.

Insulation

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

suspended floor with enclosed subfloor: framed (R0.7).

floor above existing dwelling or building.

external wall: framed (weatherboard, fibro, metal clad)

raked ceiling, pitched/skillion roof: framed

R0.60 (down) (or R1.30 including construction)

nil

R1.30 (or R1.70 including construction)

ceiling: R3.00 (up), roof: foil/sarking

medium (solar absorptance 0.475 0.70)

Glazing requirements

Show on DA Plans

Show on CCCO 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 tinted glass may either match the description, or have a U-value not a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be obtained in accordance with National Fenestration Rating Council (NFRC) standards.

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)

Planning Industry And Environment

Building Sustainability Index [www.basix.nsw.gov.au](#)

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:	Job No. 5161-24			
B	29/05/2025	AMENDED BASIX NOTES	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.			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	BRENDAN STOUT	Design By EMMC	Scale NTS
No.	Date	Issue Notes					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



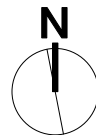
SITE LOCATION PLAN

SCALE - 1:2000 (A3)

0m 20m 50m

SOURCE : apps.nearmap.com

SUBJECT SITE



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-EVANS : 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	
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No.	Date	Issue Notes						Reviewed By EMMC	Date 12/11/2024	Sheet No. 01-2	Issue A	
								Passed By EMMC	Date of Issue	of		



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

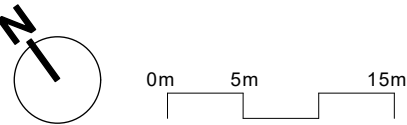
CONTROLS UNDER LEP 2014

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

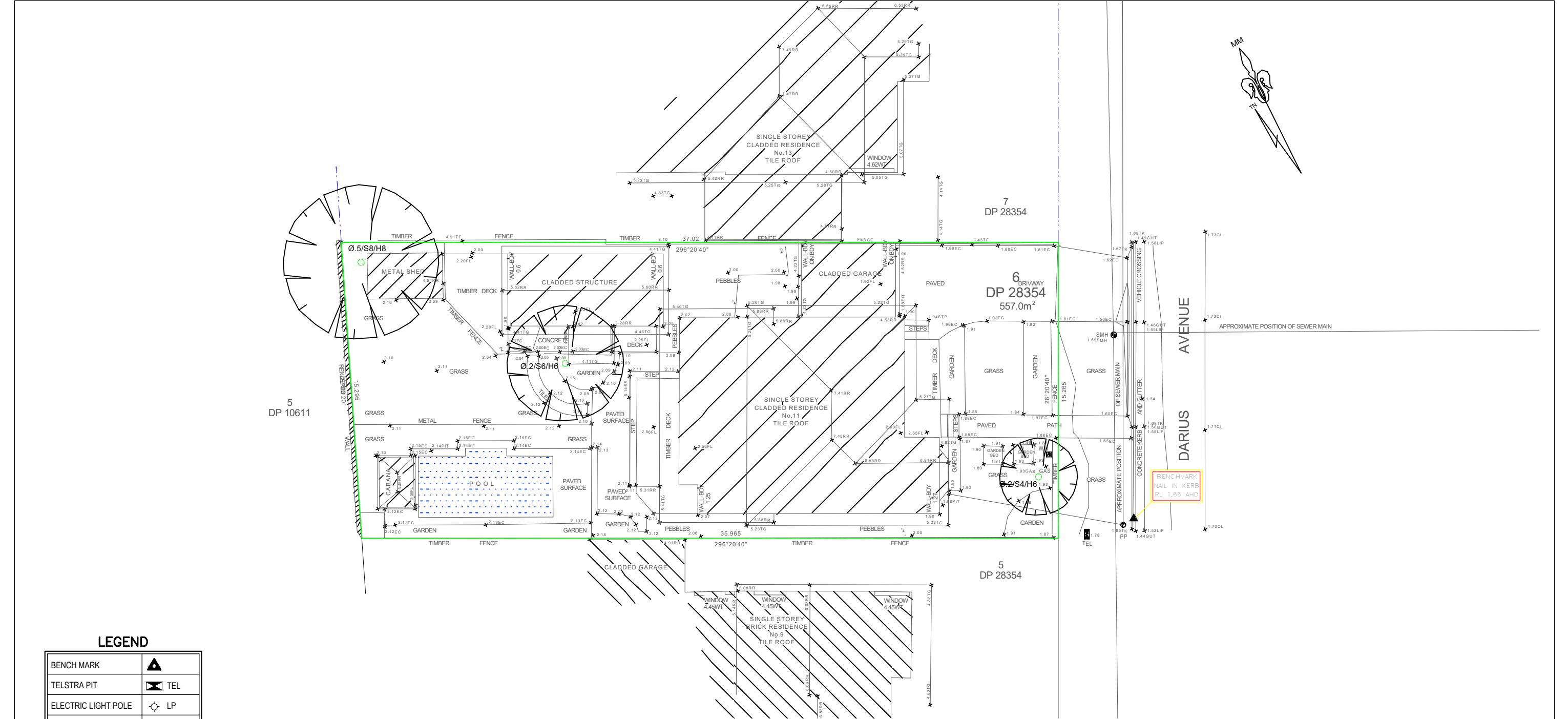
LEGEND

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



For Development Application

A	12/11/2024	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 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	
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No.	Date	Issue Notes					Reviewed By EMMC	Date 12/11/2024	Sheet No. 02 of	Issue A	
											Date of Issue
								Passed By EMMC			



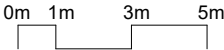
LEGEND

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

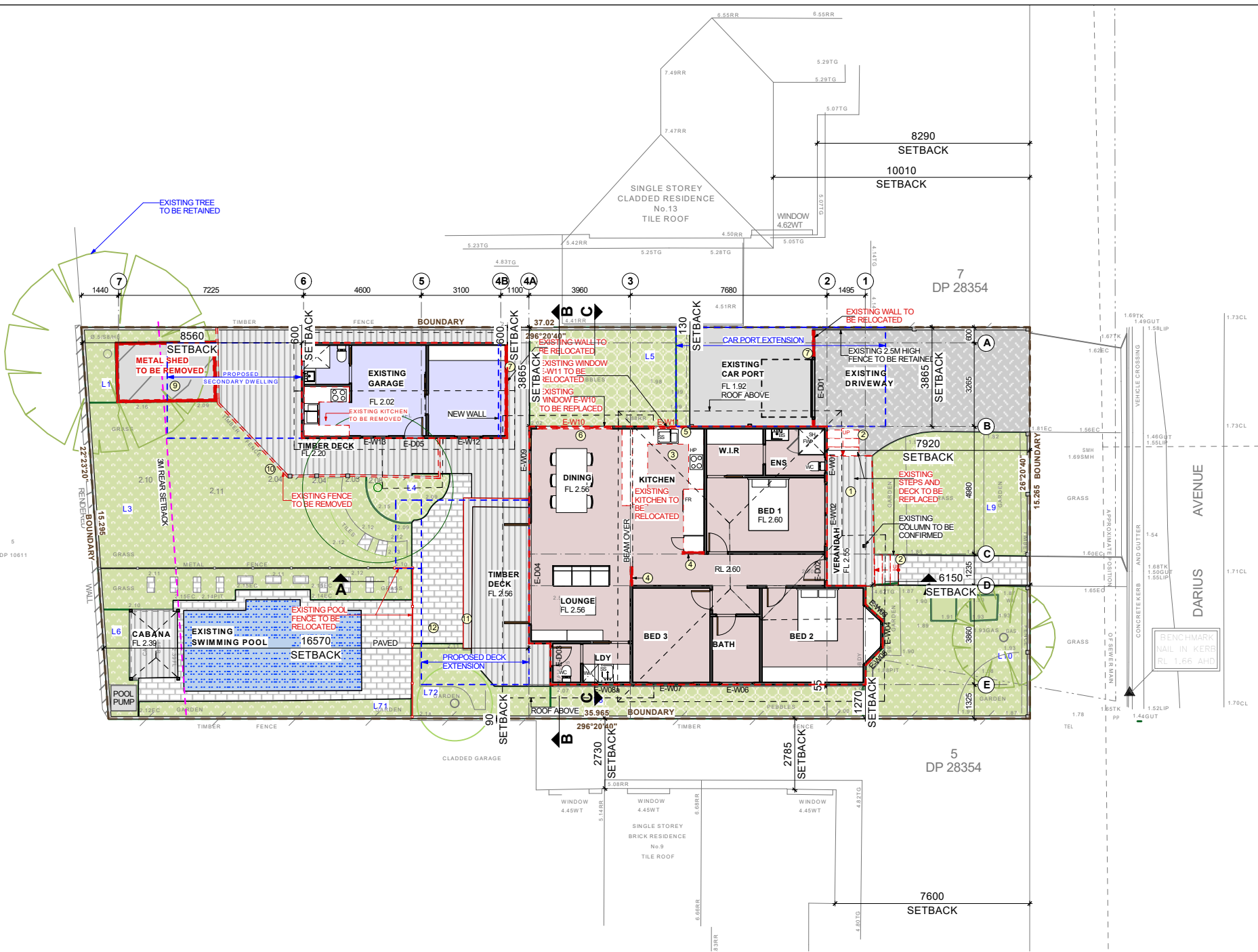
EC - EDGE OF CONCRETE
WT - TOP OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
TOW - TOP OF WALL
SIP - SEWER INSPECTION PIT
TK - TOP OF KERB
GUT - ROAD GUTTER
LIP - LIP OF GUTTER
Ø.4/S10/H16 - TREE DIAMETER/SPREAD/HEIGHT

SURVEY PREPARED BY URBAN SURVEYING



For Development Application

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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: GS			Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 EXISTING SURVEY PLAN	Drawn By EMMC	Scale 1:200	Reviewed By EMMC	Date 12/11/2024	Sheet No. 03 of
No.	Date	Issue Notes				Passed By EMMC	Date of Issue				



NOTES:

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TOTAL SITE AREA = 557.0m² (BY TITLE)

EXISTING GFA CALCULATION

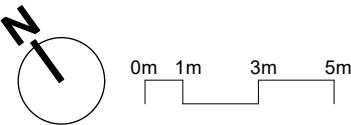
EXISTING MAIN HOUSE GFA:	122.83 m ²
EXISTING GARAGE GFA:	29.87 m ²

TOTAL GFA: 152.7 m²
TOTAL FSR: 0.27:1

EXISTING BUILDING MAIN OUTLINE (GFA)	122.83	
EXISTING GARAGE	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

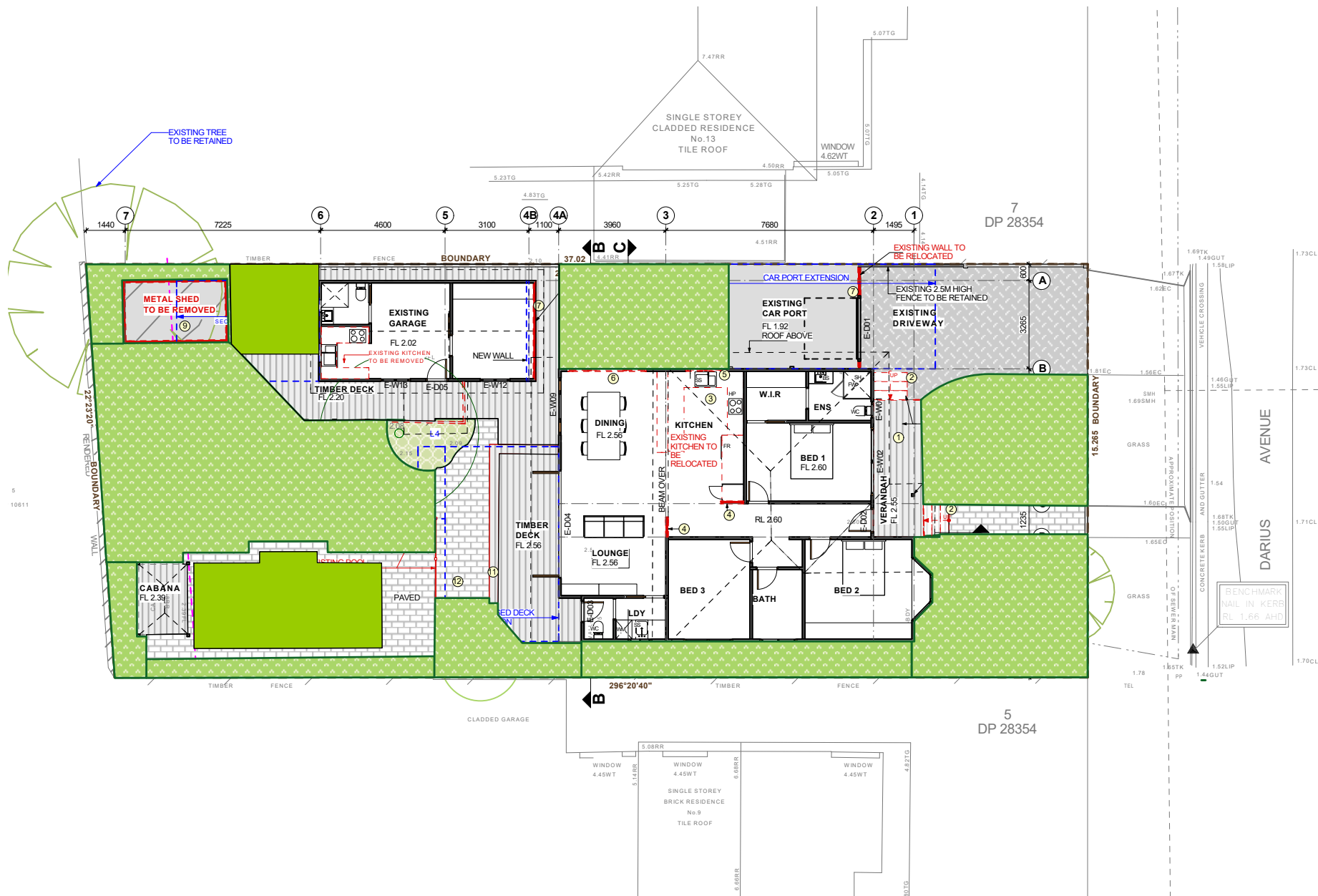
EXISTING LANDSCAPED CALCULATION

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



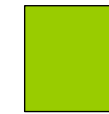
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No. Date Issue Notes			Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT: ERICA MARSHALL-LEVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (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 EXISTING SITE PLAN/ GFA CALCULATION PLAN		
						Design By EMMC Job No. 5161-24 Scale 1:200 Reviewed By EMMC Date 07/03/2025 Passed By EMMC Date of Issue		
						Sheet No. 04 of A		



LEGEND

SITE AREA 557m²



LANDSCAPE UP TO 6%
RAISED DECKS STAIRS AND POOL\

=33.0m²

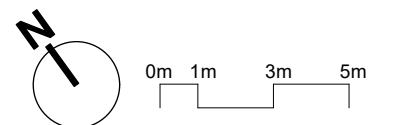


SOFT LANDSCAPE=207.3m²

TOTAL EXISTING LANDSCAPE = 240.76m²
=43.21%

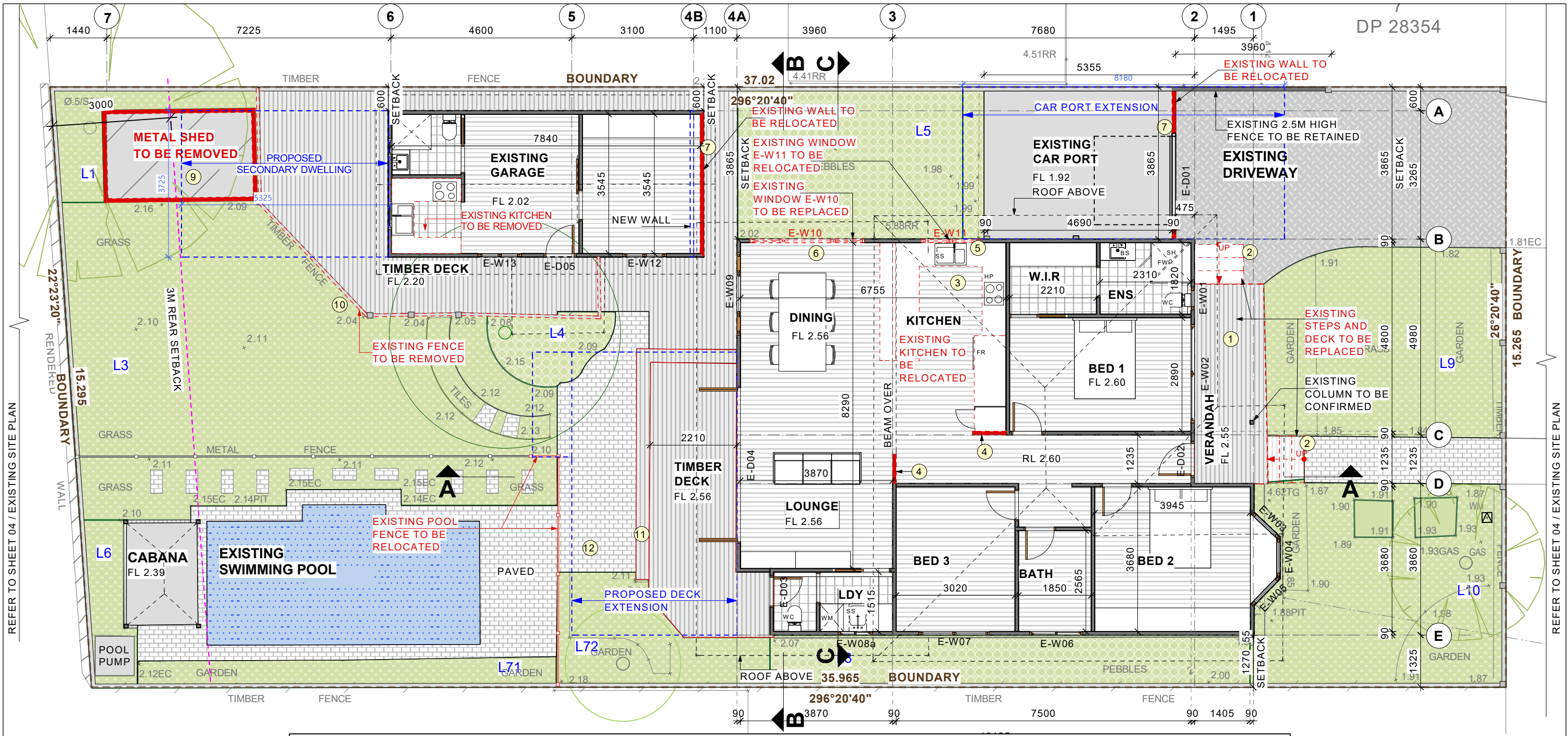
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For Development Application

			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	 BRENDAN STOUT Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 EXISTING SITE PLAN-LANDSCAPE PLAN	Design By EMMC	Job No. 5161-24	
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	
No.	Date	Issue Notes				Reviewed By EMMC		Date 07/03/2025	Sheet No. 04A of A	Issue A



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LEGEND:

- Φ3.1 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

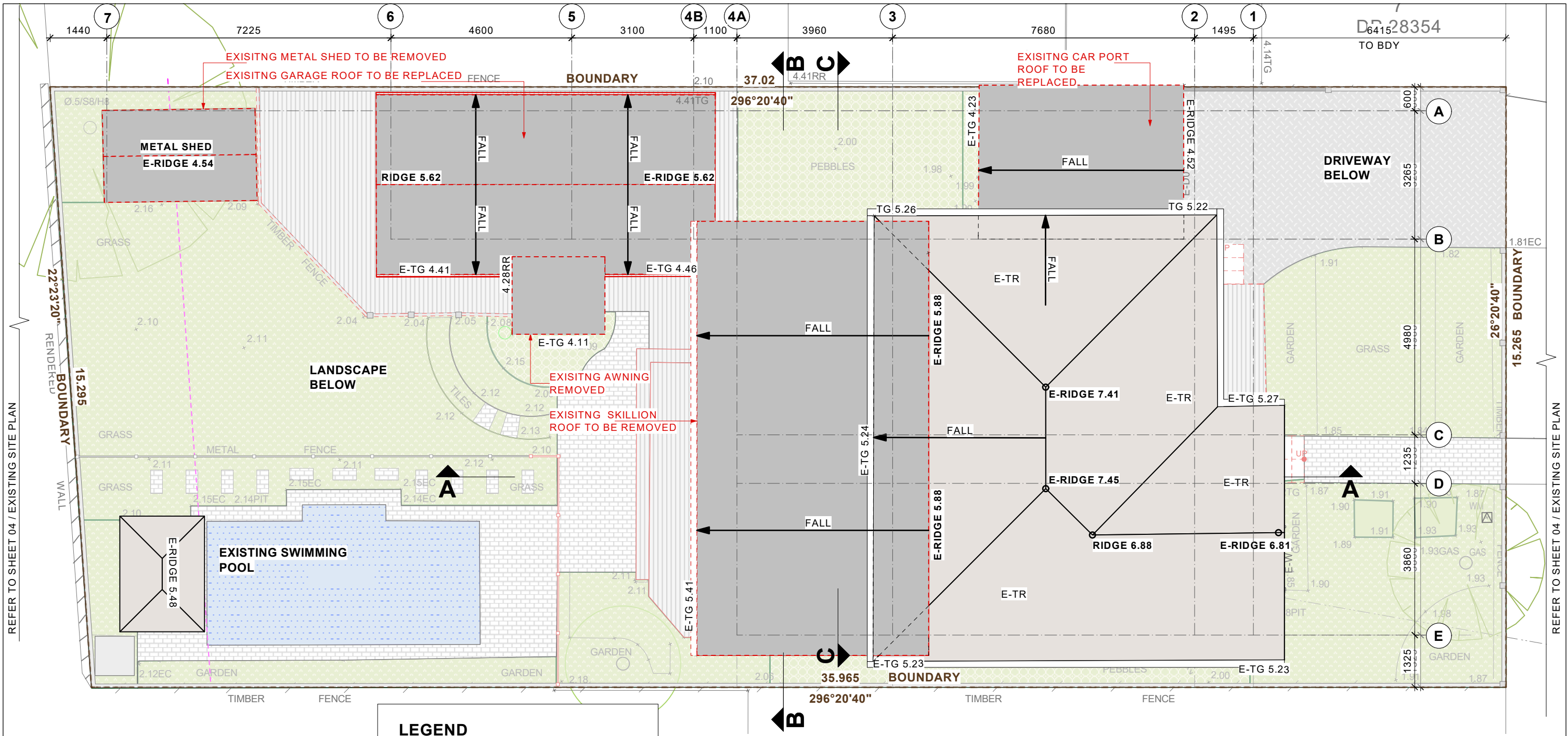
EXISTING WORKS TO BE REMOVED

- 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

For Development Application

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.		
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No. Date Issue Notes			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		
Drawn By EMMC			Scale 1:100		
Reviewed By EMMC			Date 07/03/2025		
Passed By EMMC			Date of Issue		
			Sheet No. 05 of A		



REFER TO SHEET 04 / EXISTING SITE PLAN

REFER TO SHEET 04 / EXISTING SITE PLAN

NOTES:

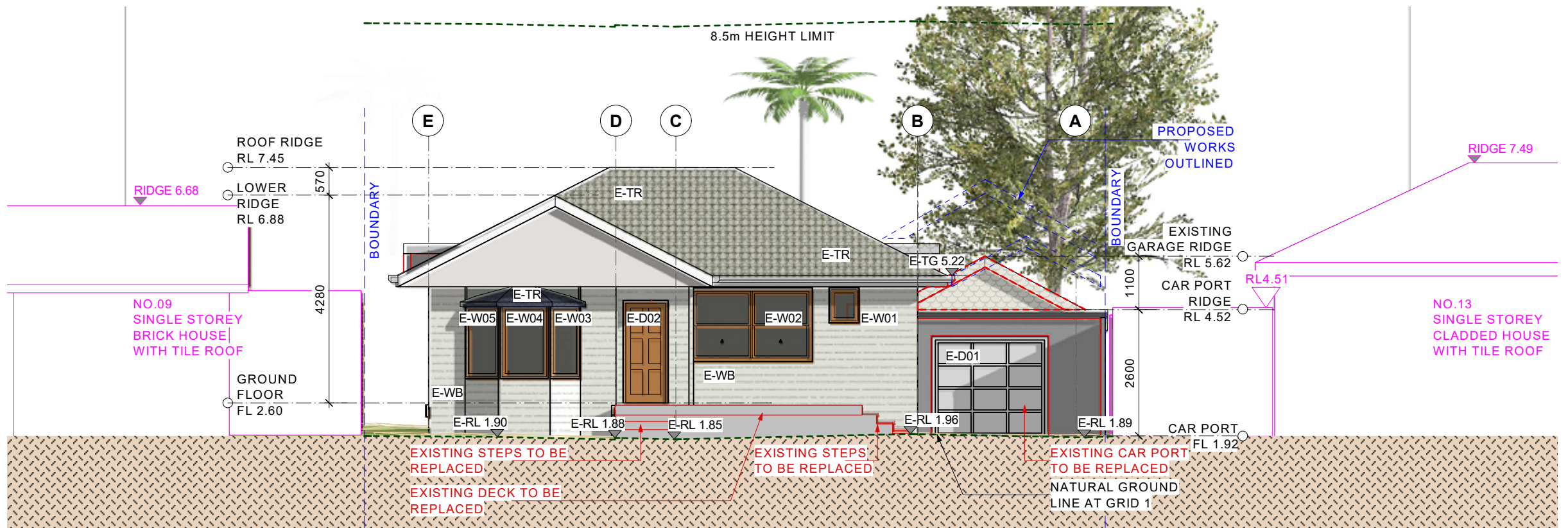
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LEGEND

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

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 Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 EXISTING ROOF PLAN			Design By EMMC	Job No. 5161-24		
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No.	Date	Issue Notes			Passed By EMMC		Date of Issue						

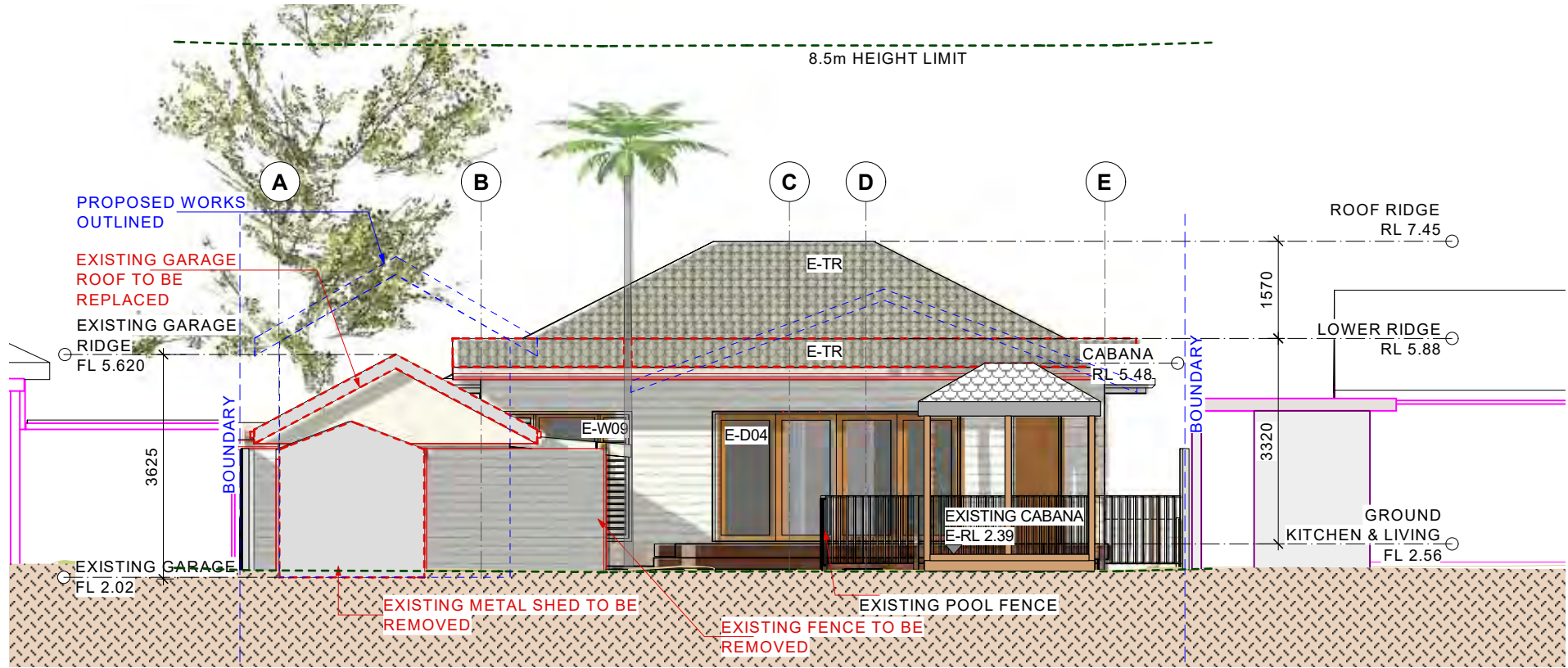


EXISTING EAST ELEVATION (FRONT ELEVATION)

SCALE - 1:100 (A3)

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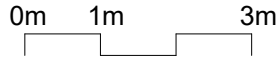


EXISTING WEST ELEVATION

SCALE - 1:100 (A3)

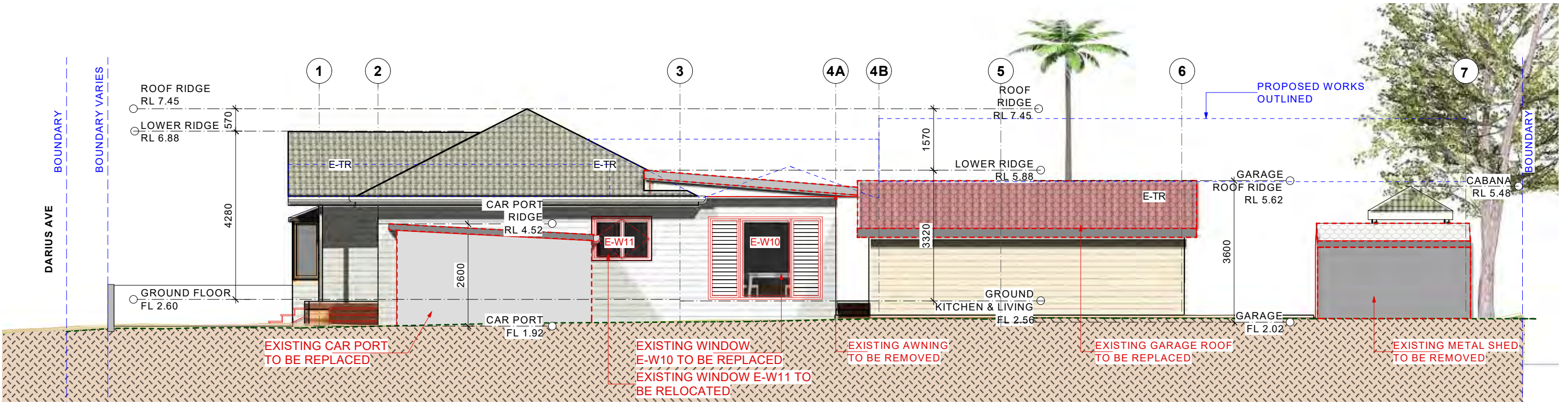
LEGEND

- 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



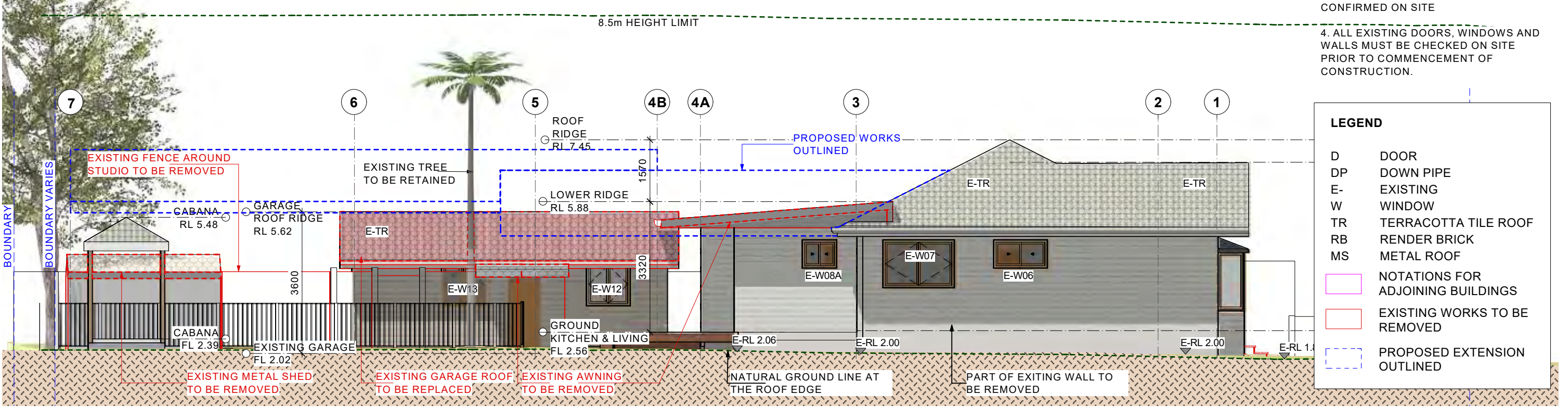
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No.	Date	Issue Notes				Reviewed By EMMC	Date 12/11/2024	Sheet No. 07	Issue A
						Passed By EMMC	Date of issue	of	



EXISTING NORTH ELEVATION
SCALE - 1:100 (A3)

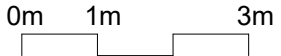
- NOTES:**
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EXISTING SOUTH ELEVATION
SCALE - 1:100 (A3)

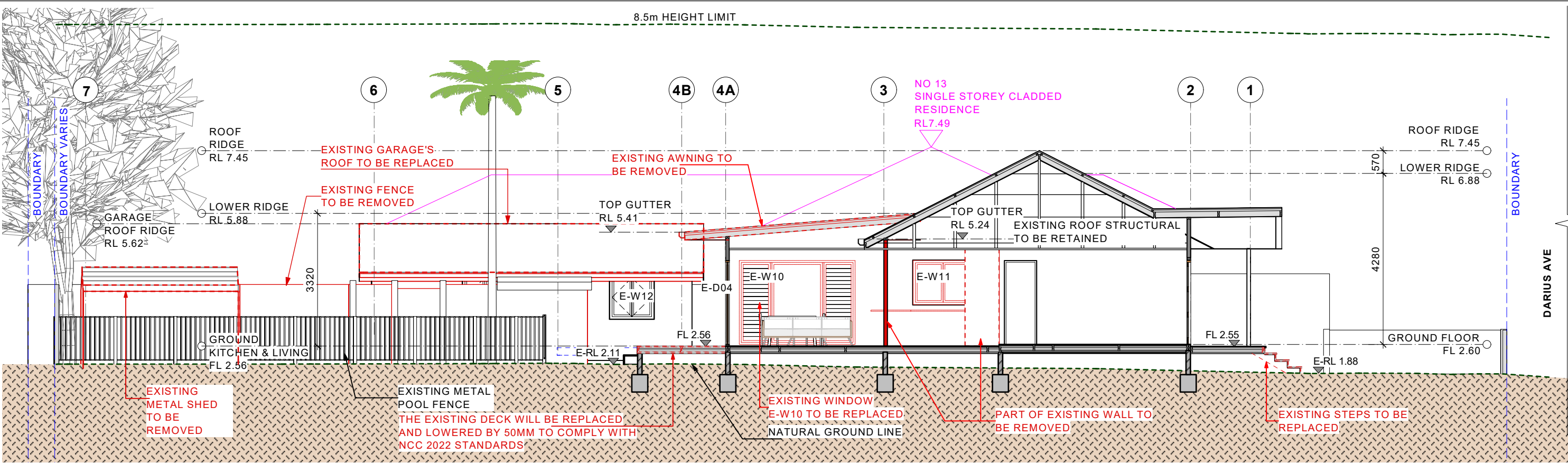
LEGEND

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

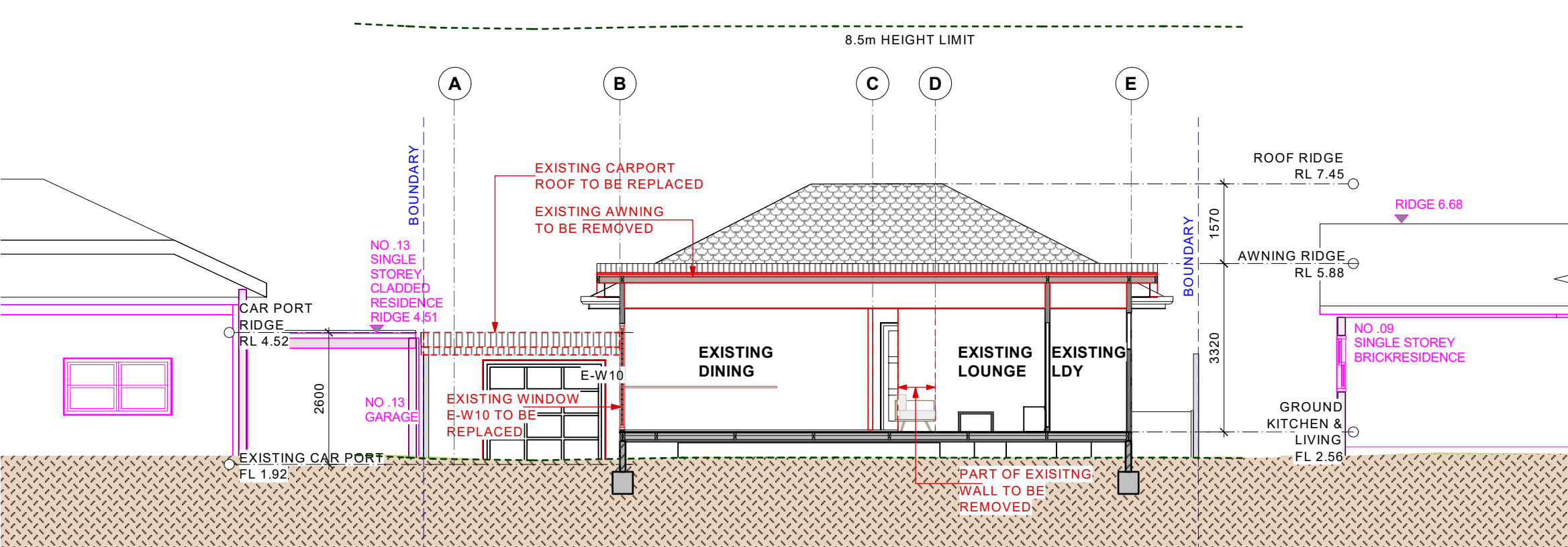


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No.	Date	Issue Notes			Reviewed By EMMC	Date 12/11/2024	Sheet No. 08	Issue A
					Passed By EMMC	Date of Issue	of	



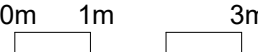
EXISTING SECTION A-A
SCALE - 1:100 (A3)



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

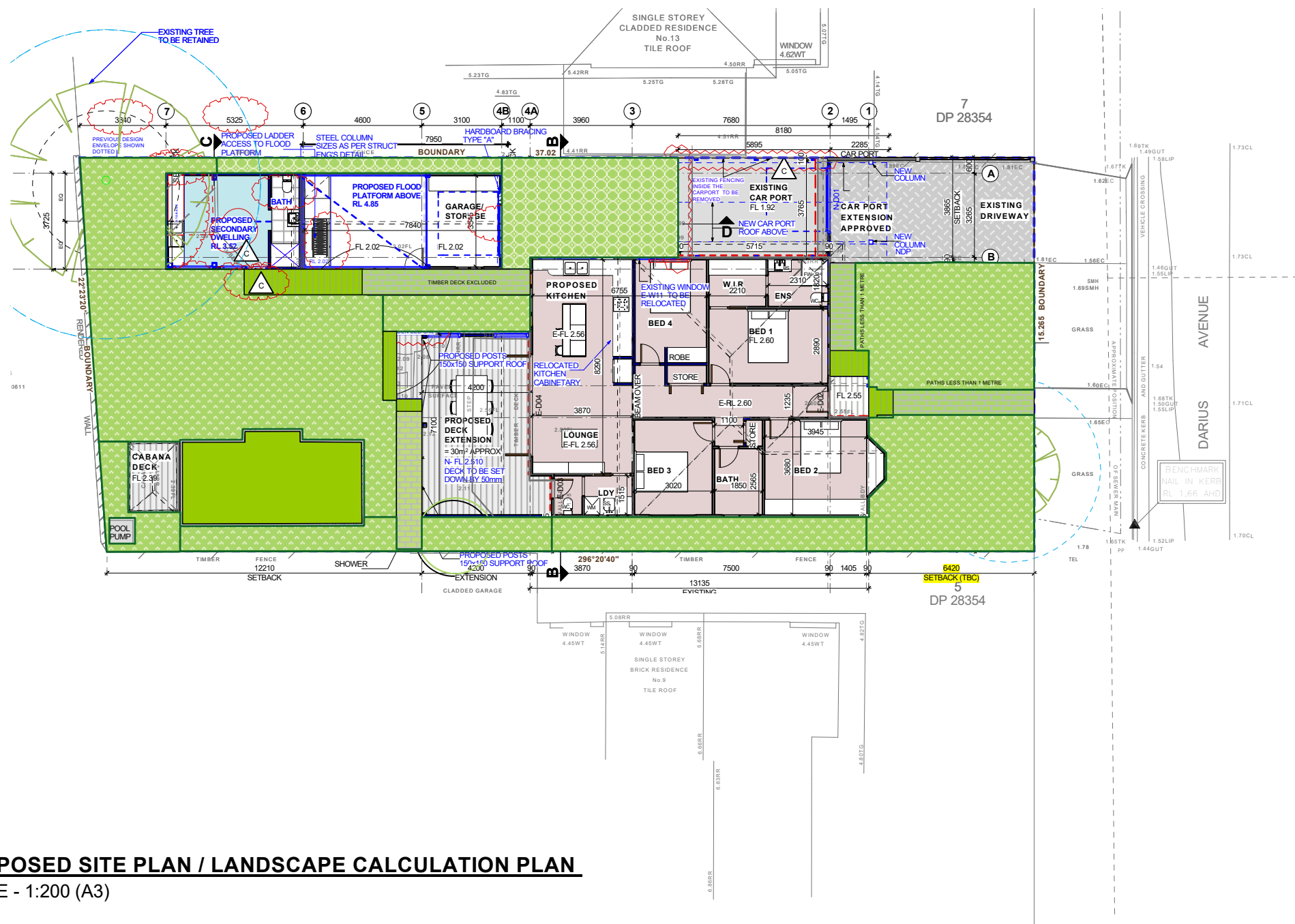
LEGEND	
D	DOOR
DP	DOWNPIPE
E-	EXISTING
W	WINDOW
TR	TERRACOTTA TILES
	NOTATIONS FOR ADJOINING BUILDINGS
	EXISTING WORKS TO BE REMOVED
	EXISTING CAVITY BRICK WALL
	EXISTING WALL TO BE REMOVED
	EXISTING MASONRY WALL
	PROPOSED EXTENSION OUTLINED

- NOTES:**
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No.	Date	Issue Notes				Reviewed By EMMC	Date 12/11/2024	Sheet No. 10 of

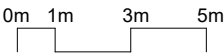
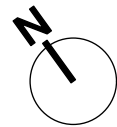


PROPOSED SITE PLAN / LANDSCAPE CALCULATION PLAN

SCALE - 1:200 (A3)

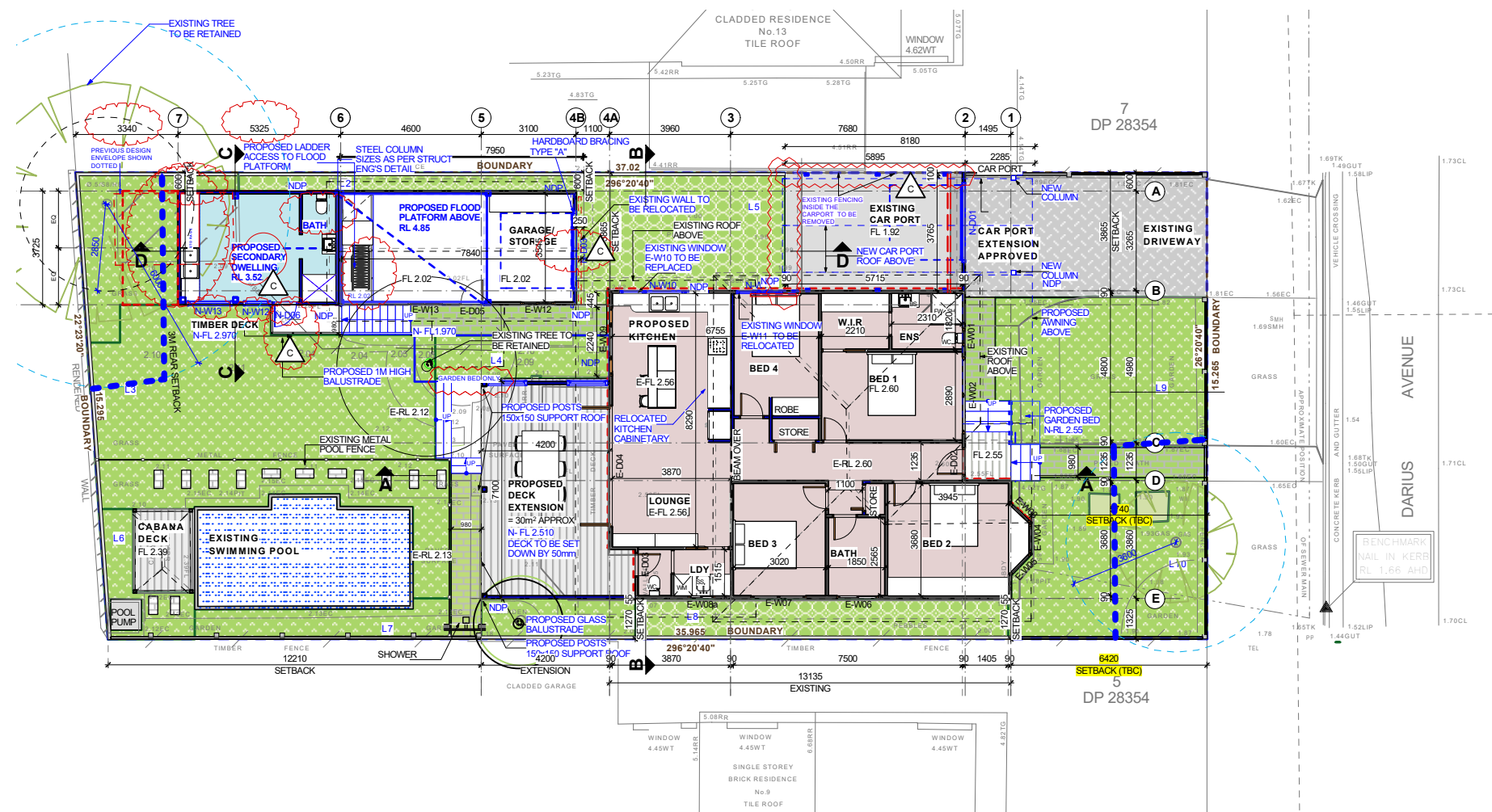
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C	14/04/2025	AMENDED FOR DA SUBMISSION	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS P/L AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.					Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 PROPOSED 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 = 19.59 m²

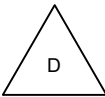
SCALE - 1:200 (A3)

TOTAL SITE AREA = 557.0m² (BY TITLE)

PROPOSED GFA CALCULATION

 PROPOSED GROUND FLOOR GFA: 122.9 m²

 PROPOSED SECONDARY DWELLING GFA: 19.59 m²

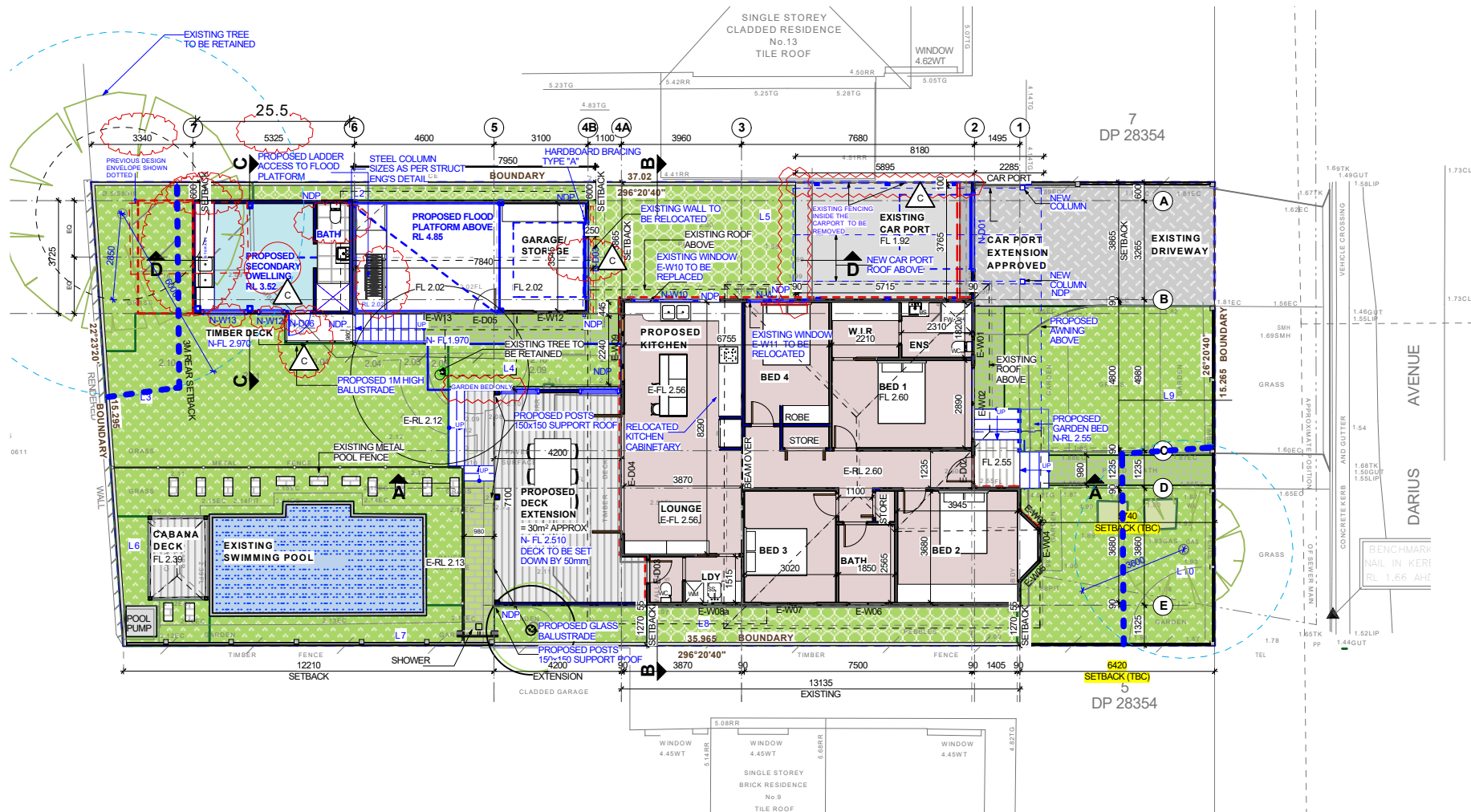


TOTAL GFA: 142.49 m²

TOTAL FSR: 0.255:1

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No.	Date	Issue Notes	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		Client: BRENDAN STOUT		Design By EMMC	Job No. 5161-24	Sheet No. 12 of C	Issue
						Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354		Drawn By EMMC	Scale 1:200		
						PROPOSED GFA CALCULATION		Reviewed By EMMC	Date 14/04/2025		
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B	19/02/2025	AMENDMENTS TO RESPOND TO COUNCIL RFI				Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354		Drawn By EMMC	Scale 1:200		
A	27/11/2024	FOR DA SUBMISSION				PROPOSED GFA CALCULATION		Reviewed By EMMC	Date 14/04/2025		
								Passed By EMMC	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 SECONDARY DWELLING GFA: 19.59 m²

TOTAL GFA: 142.49 m²

TOTAL FSR: 0.255:1

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
Phone: 0452 066 506
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

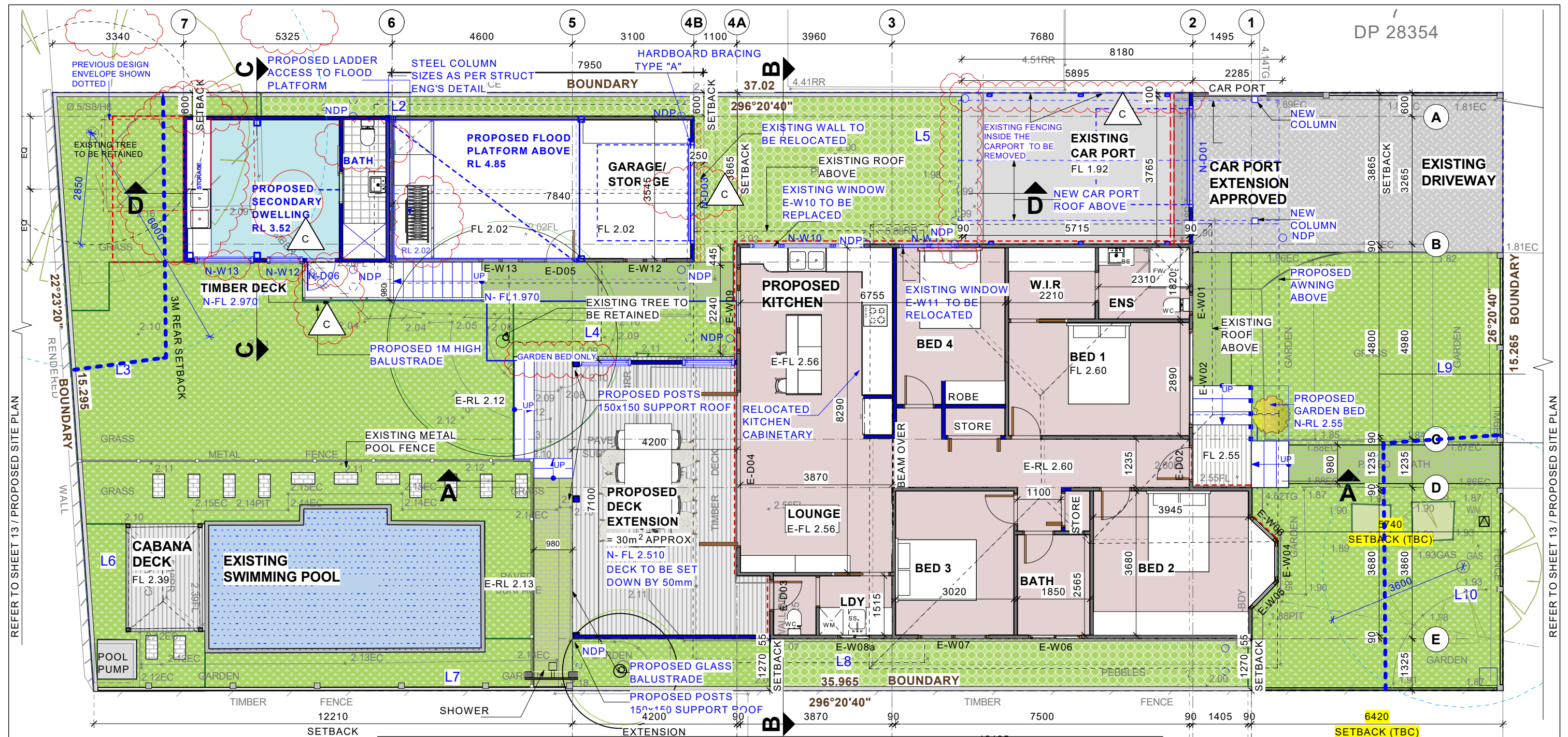
Suite 15 Level 1
265-271 Pennant Hills Road
Thornleigh NSW 2120
phone: (02) 9436 0086
email: lyle@lylemarshall.com.au
web: www.lylemarshallandassociates.com.au



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 SECONDARY DWELLING REFER TO TAYLOR CONSULTING STRUCTURAL DRAWINGS REF STRUCT-1 AND TYPICAL DETAILS

LEGEND:

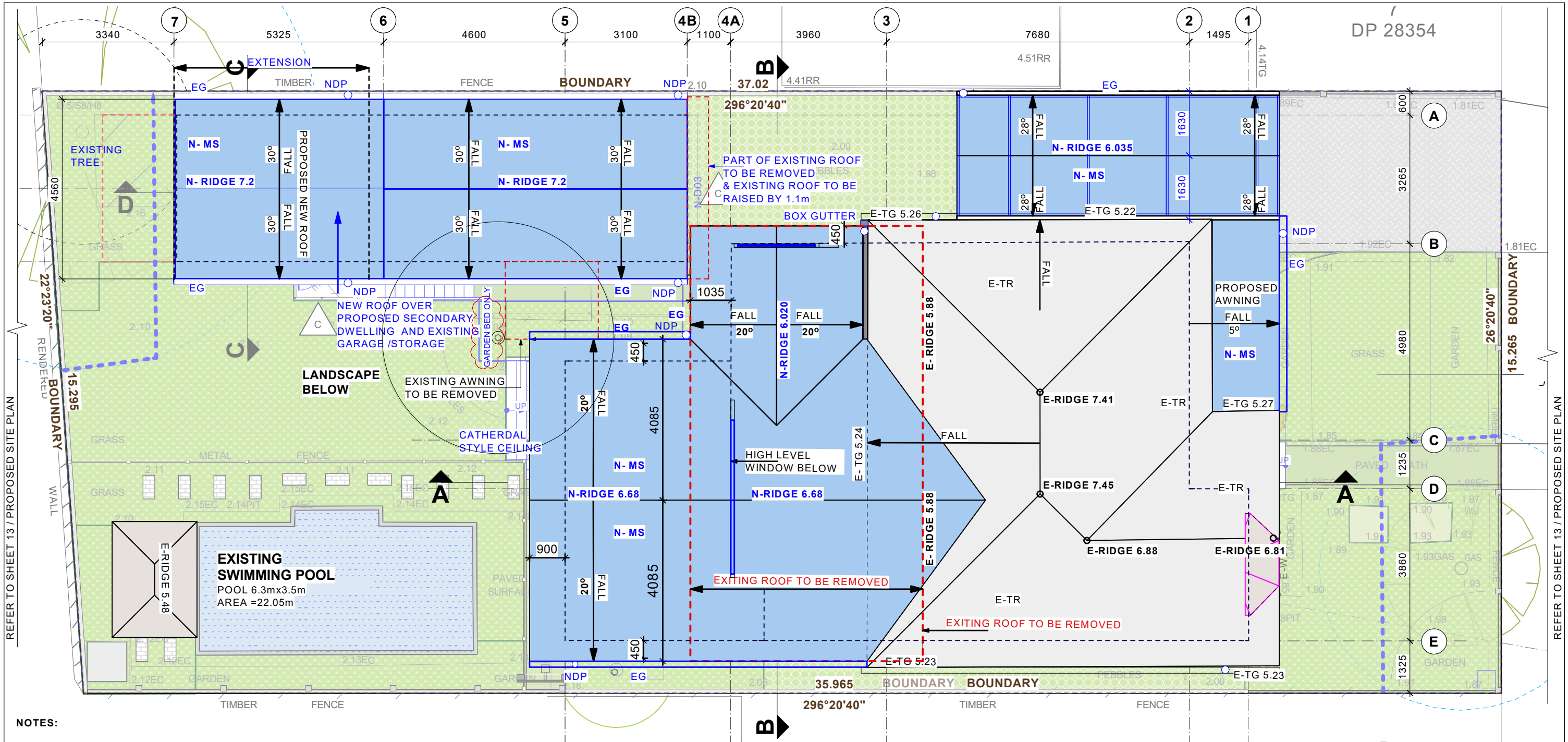
- Ø3.1 CH CEILING HEIGHT ABOVE FINISHED FLOOR LEVEL
FL FINISH FLOOR LEVEL
— EXISTING 'X' WALLS
- - - EXISTING WORKS TO BE REMOVED
[] PROPOSED WORKS OUTLINED
[] PROPOSED NEW WALLS (NOTE: FOR EXISTING WALL TYPES AND DIMENSIONS TO BE CONFIRMED ON SITE DURING CONSTRUCTION)
(NOTE: ALL MATERIALS UP TO RL 4.85 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-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 PROPOSED GROUND FLOOR PLAN	Design By		Job No.	
C	27/05/2025	AMENDED FOR DA SUBMISSION	EMMC	5161-24								
B	19/02/2025	AMENDMENTS TO RESPOND TO COUNCIL RFI	EMMC	Scale								
A	27/11/2024	FOR DA SUBMISSION		1:100								
No.	Date	Issue Notes	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. EMC-01-04						Date	Sheet No.	Issue	
									27/05/2025	14	C	
										of		



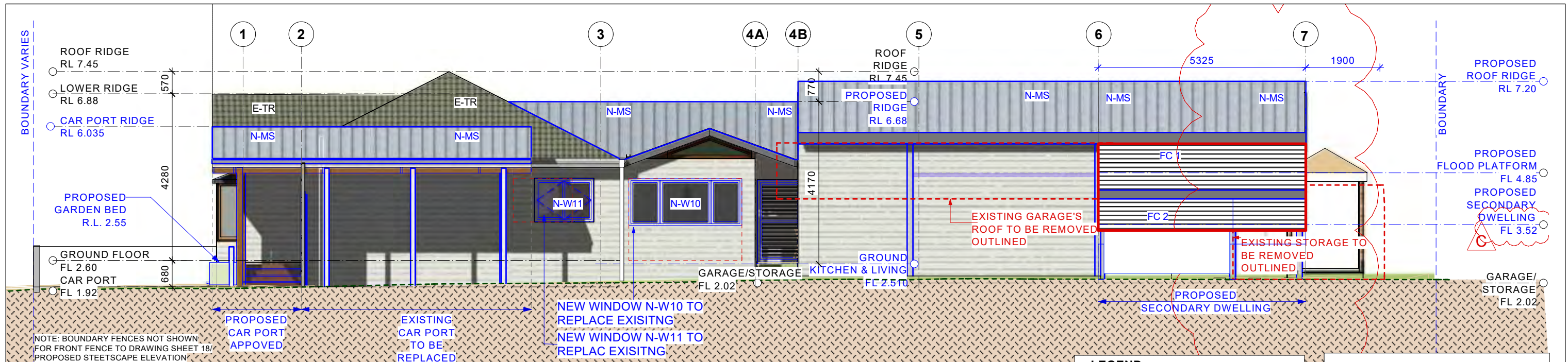
NOTES:

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.
5. FOR STORMWATER DRAINAGE DESIGN REFER TO TAYLOR CONSULTING CIVIL ENGINEERS STORMWATER PLANS-STORM-1

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 | | |

			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	 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	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. Drawn: E. L. 1/1 Date: 19/02/2025			Drawn By EMMC	Scale 1:100		
No.	Date	Issue Notes				Reviewed By EMMC	Date 14/04/2025	Sheet No. 15	Issue B
						Passed By EMMC	Date of Issue	of	



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 PROPSOED METAL ROOF SHEETING

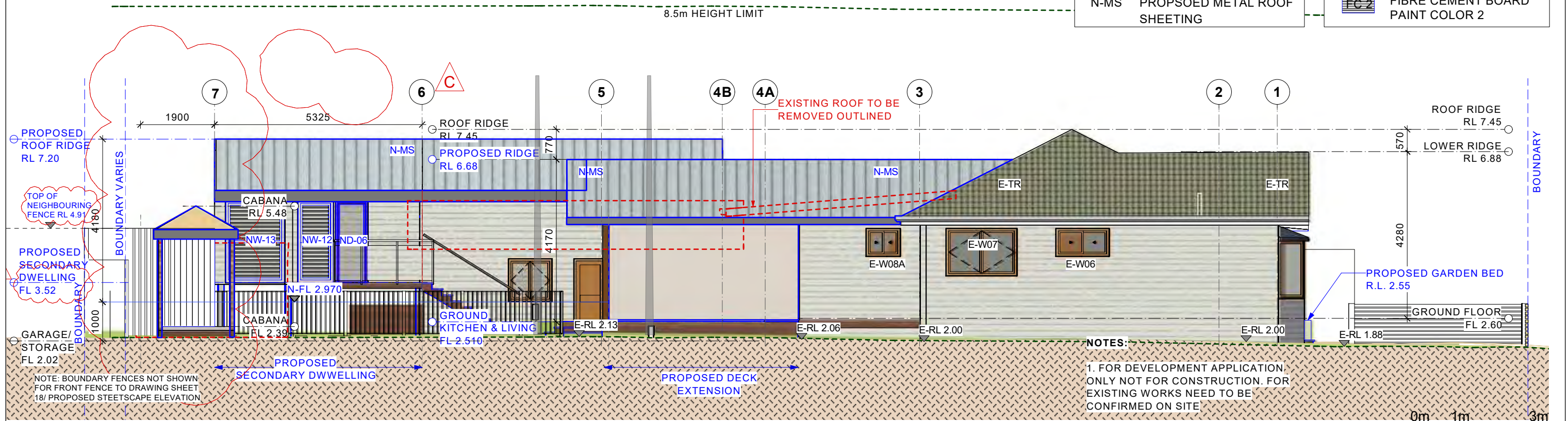
NOTATIONS FOR ADJOINING BUILDINGS

EXISTING WORKS TO BE REMOVED

PROPOSED EXTENSION OUTLINED

FC 1 FIBRE CEMENT BOARD PAINT COLOR 1

FC 2 FIBRE CEMENT BOARD PAINT COLOR 2



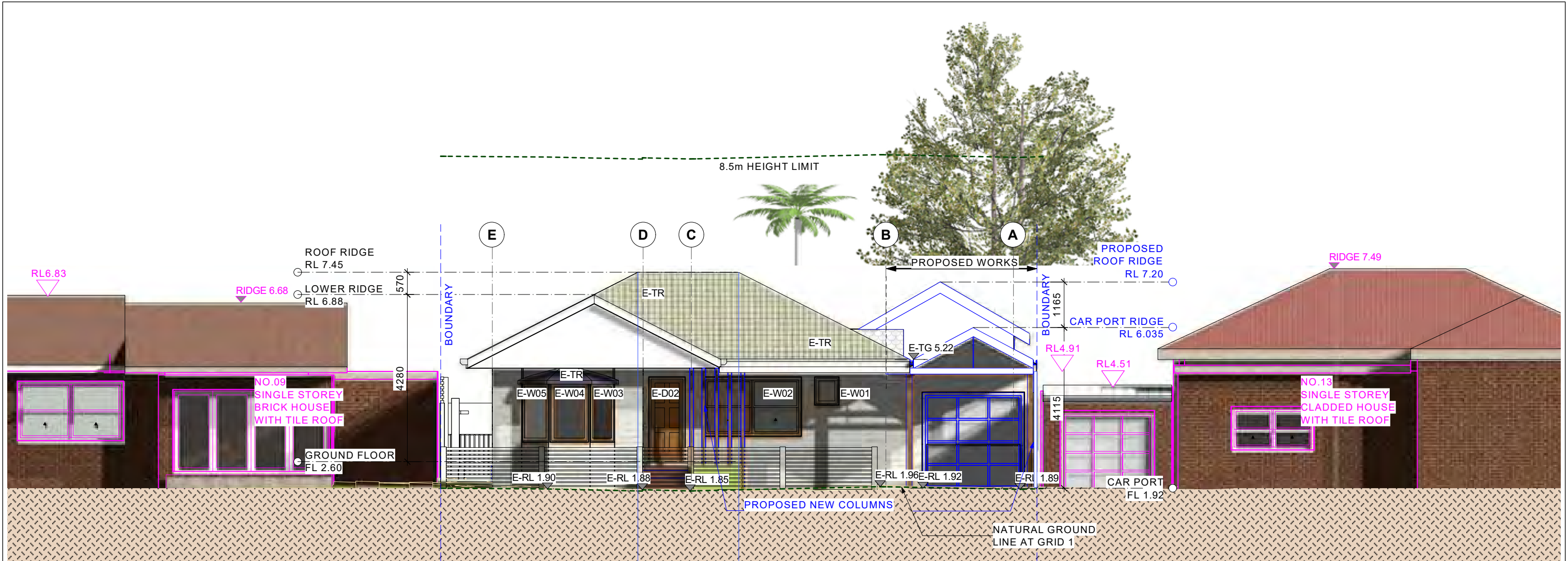
PROPOSED SOUTH ELEVATION / LARGE SCALE
SCALE - 1:100 (A3)

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.

			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		
C 14/04/2025 AMENDED FOR DA SUBMISSION B 19/02/2025 AMENDEMENTS TO RESPOND TO COUNCIL RFI 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. Page 2 of 2 Date: 14/04/2025					Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 PROPOSED ELEVATIONS - SHEET 2		Drawn By EMMC		Scale 1:100		
No. Date Issue Notes										Reviewed By EMMC		Date 14/04/2025		Sheet No. 17
							Passed By EMMC		Date of issue					



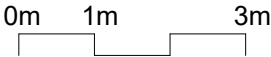
PROPOSED EAST ELEVATION (FRONT ELEVATION) / STREET SCAPE ELEVATION
SCALE - 1:100 (A3)

LEGEND

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

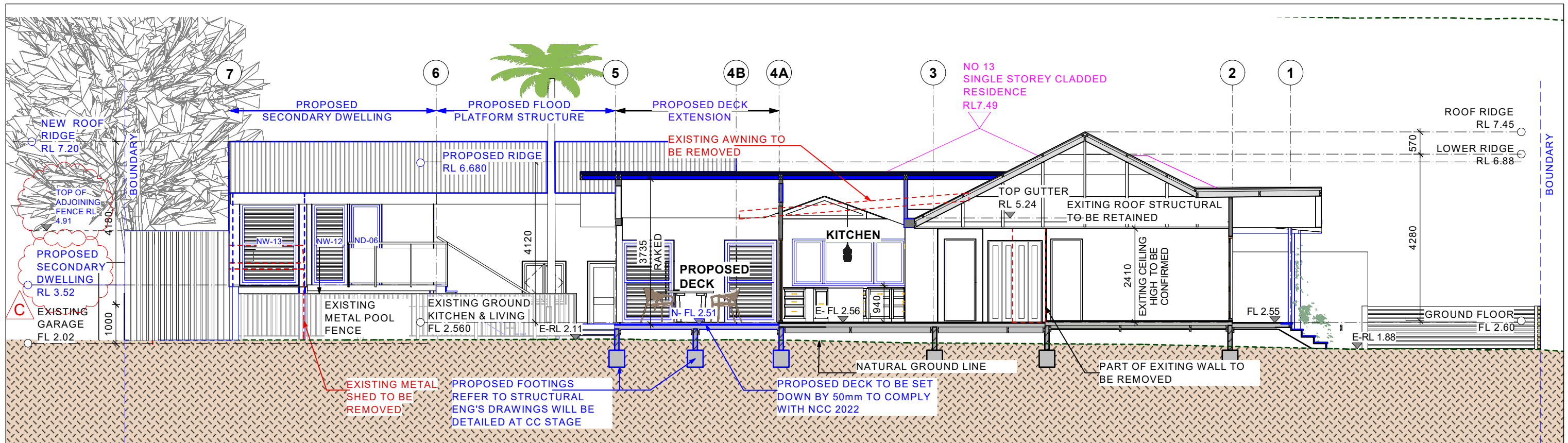
- NOTATIONS FOR ADJOINING BUILDINGS
- EXISTING WORKS TO BE REMOVED
- PROPOSED EXTENSION OUTLINED

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



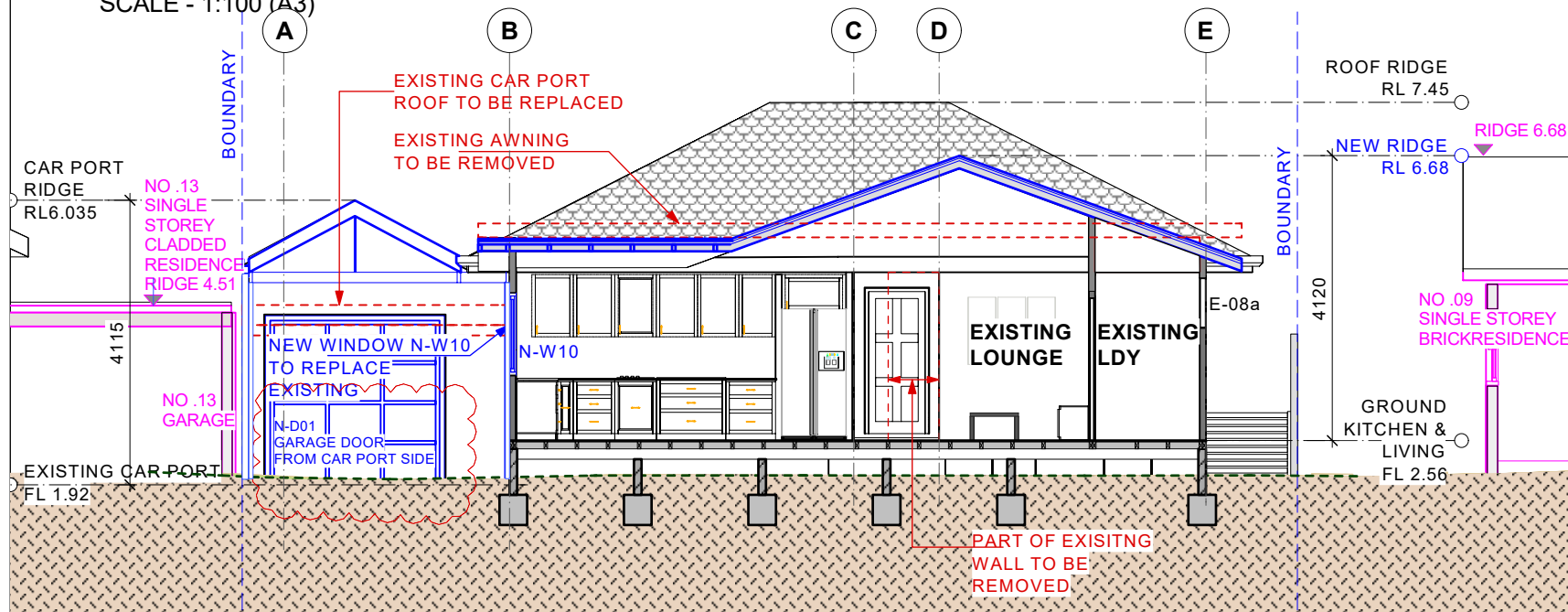
For Development Application

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  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 2.0 - 0.1 (06-2020)			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	Issue B
						Passed By EMMC	Date of Issue	of	



PROPOSED SECTION A-A

SCALE - 1:100 (A3)



PROPOSED SECTION B-B

SCALE - 1:100 (A3)

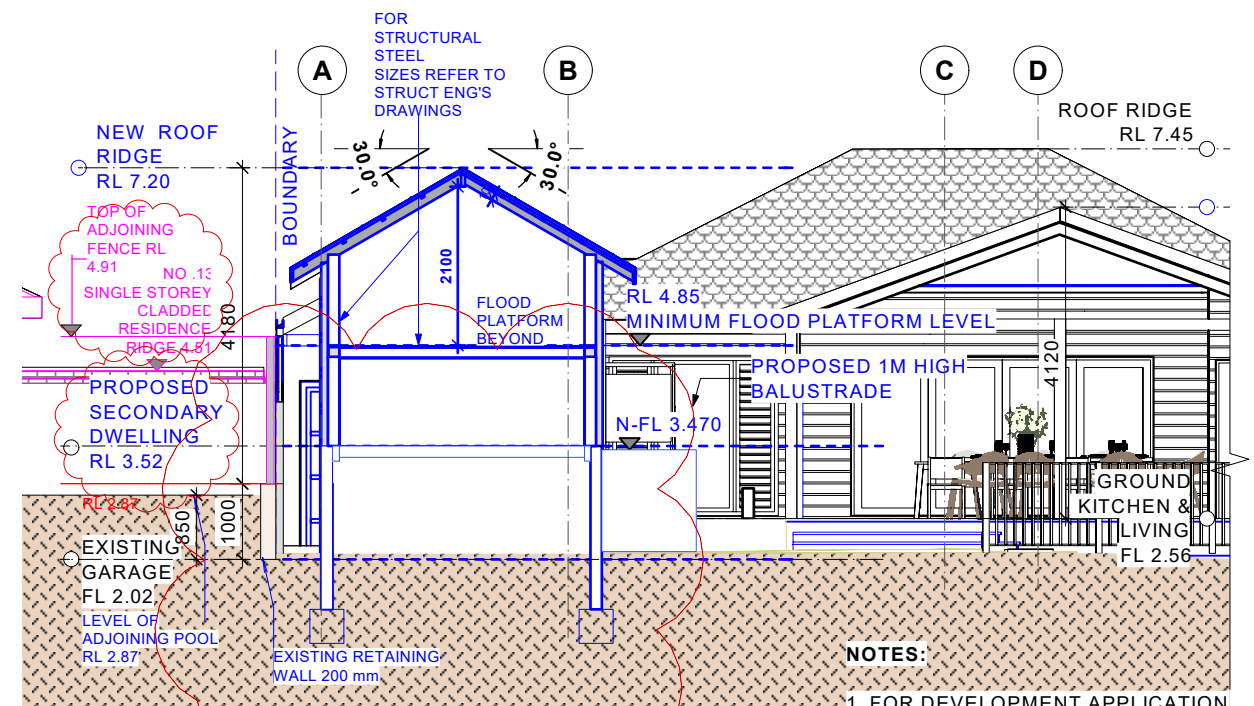
LEGEND

D	DOOR		NOTATIONS FOR ADJOINING BUILDINGS
DP	DOWNPIPE		
E-	EXISTING		EXISTING WORKS TO BE REMOVED
N-	PROPOSED NEW WORKS		EXISTING WALL
W	WINDOW		PROPOSED WORKS
TR	TERRACOTTA TILES		PROPOSED WALL

PROPOSED SECTION C-C

THROUGH STORAGE AREA

SCALE - 1:100 (A3)



NOTES:

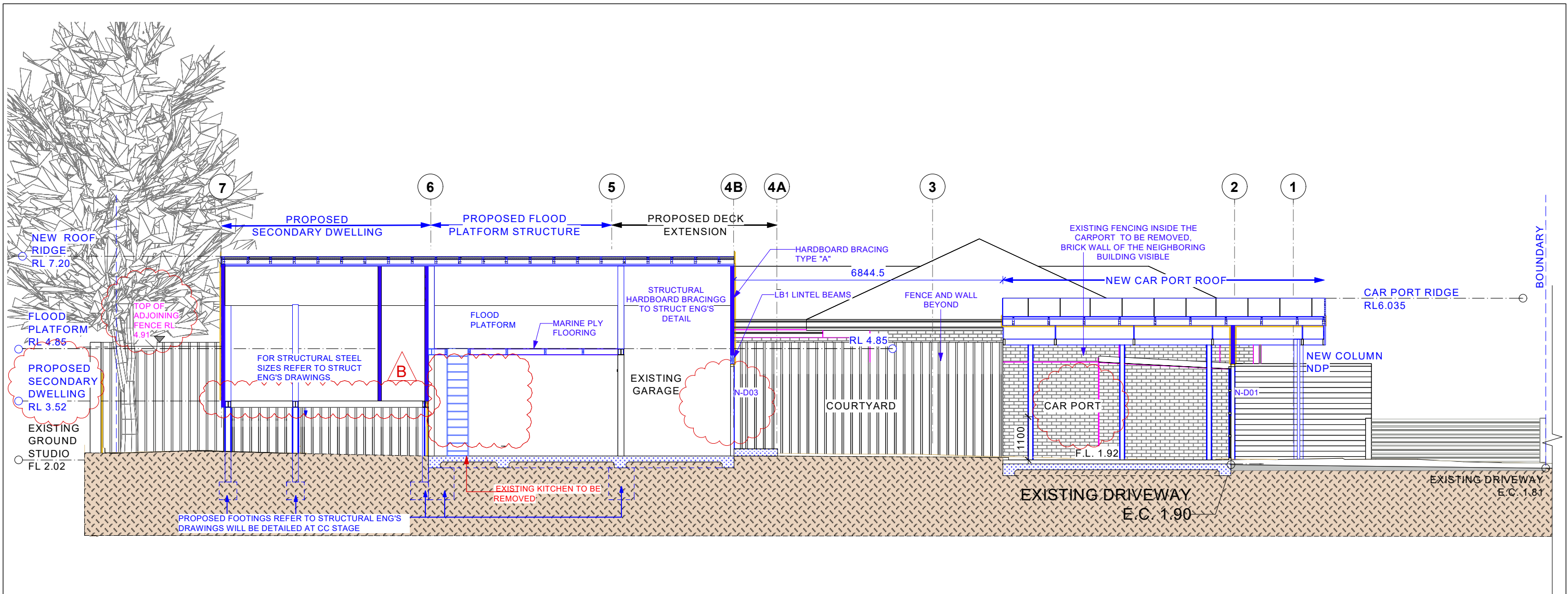
1. FOR DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION. FOR EXISTING WORKS NEED TO BE CONFIRMED ON SITE

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

0m 1m 3m 5m

For Development Application

No.	C	27/05/2025	AMENDED FOR DA SUBMISSION	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-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 SECTIONS - SHEET 1	Design By EMMC	Job No. 5161-24	Sheet No. 19 of C	Issue
	B	19/02/2025	AMENDMENTS TO COUNCIL RFI						Drawn By EMMC	Scale 1:100		
	A	12/11/2024	FOR DA SUBMISSION						Reviewed By EMMC	Date 27/05/2025		
									Passed By EMMC	Date of Issue		



PROPOSED SECTION D-D
SCALE - 1:100 (A3)

LEGEND		
D	DOOR	
DP	DOWNPIPE	
E-	EXISTING	
N-	PROPOSED NEW WORKS	
W	WINDOW	
TR	TERRACOTTA TILES	
		NOTATIONS FOR ADJOINING BUILDINGS
		EXISTING WORKS TO BE REMOVED
		EXISTING WALL
		PROPOSED WORKS
		PROPOSED WALL

- NOTES:**
1. FOR DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION. FOR EXISTING WORKS NEED TO BE CONFIRMED ON SITE
 3. REFER TO STRUCTURAL ENGINEER'S DETAIL FLOOD PALATFORM PREPARED BY TAYLOR CONSULTING ENGINEERING DRAWING NO.: STRUCT-1/A
 4. ALL EXISTING DOORS, WINDOWS AND WALLS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

0m 1m 3m 5m

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 MARSHALLEVANS : 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 A	27/05/2025 12/11/2024	AMENDED FOR DA SUBMISSION 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.		Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 PROPOSED SECTIONS SHEET 2	Drawn By EMMC	Scale 1:100	Reviewed By EMMC	Date 27/05/2025	Sheet No. 20 of
No.	Date	Issue Notes					Passed By EMMC	Date of Issue		



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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.			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	APP. 2.0.03 2018/06/01				Reviewed By EMMC	Date 12/11/2024	Sheet No. 24	Issue A
							Passed By EMMC	Date of Issue	of	



For Development Application

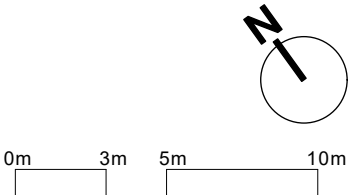
A	12/11/2024	FOR DA SUBMISSION	Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT: ERICA MARSHALL-EVANS : NO. 6513 Suite 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. 25	Issue A			
						Passed By EMMC	Date of Issue					



EXISTING SHADOW DIAGRAM
JUNE 21
9AM



EXISTING SHADOW DIAGRAM
JUNE 21
12PM

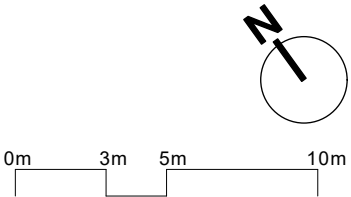


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A	12/11/2024	FOR DA SUBMISSION	COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND PARTNERS PTY LTD AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.					Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6-/DP28354 EXISTING SHADOW DIAGRAMS/ 9AM & 12PM JUNE 21	Drawn By EMMC	Scale 1:250			
No.	Date	Issue Notes					EXISTING SHADOW DIAGRAMS/ 9AM & 12PM JUNE 21		Reviewed By EMMC	Date 12/11/2024	Sheet No. 26	Issue A	
									Passed By EMMC	Date of Issue	of		



EXISTING SHADOW DIAGRAM
JUNE 21
3PM



For Development Application

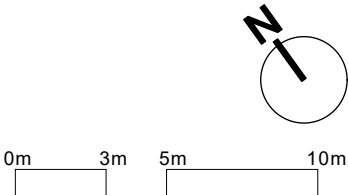
			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-EVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant Hills Road Thornleigh NSW 2120 phone: (02) 9436 0086 email: lyle@lylemarshall.com.au web: www.lylemarshallandassociates.com.au	 Member 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 1.0 - 0.1 10th March 2014			Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6-/DP28354 EXISTING SHADOW DIAGRAM/ 3PM JUNE 21	Drawn By EMMC	Scale 1:250	Reviewed By EMMC	Date 12/11/2024	Sheet No. 27 of
No.	Date	Issue Notes					Passed By EMMC	Date of Issue			



PROPOSED SHADOW DIAGRAM
JUNE 21
9AM



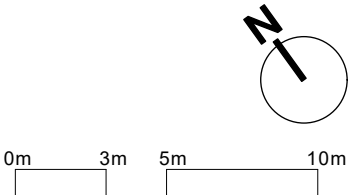
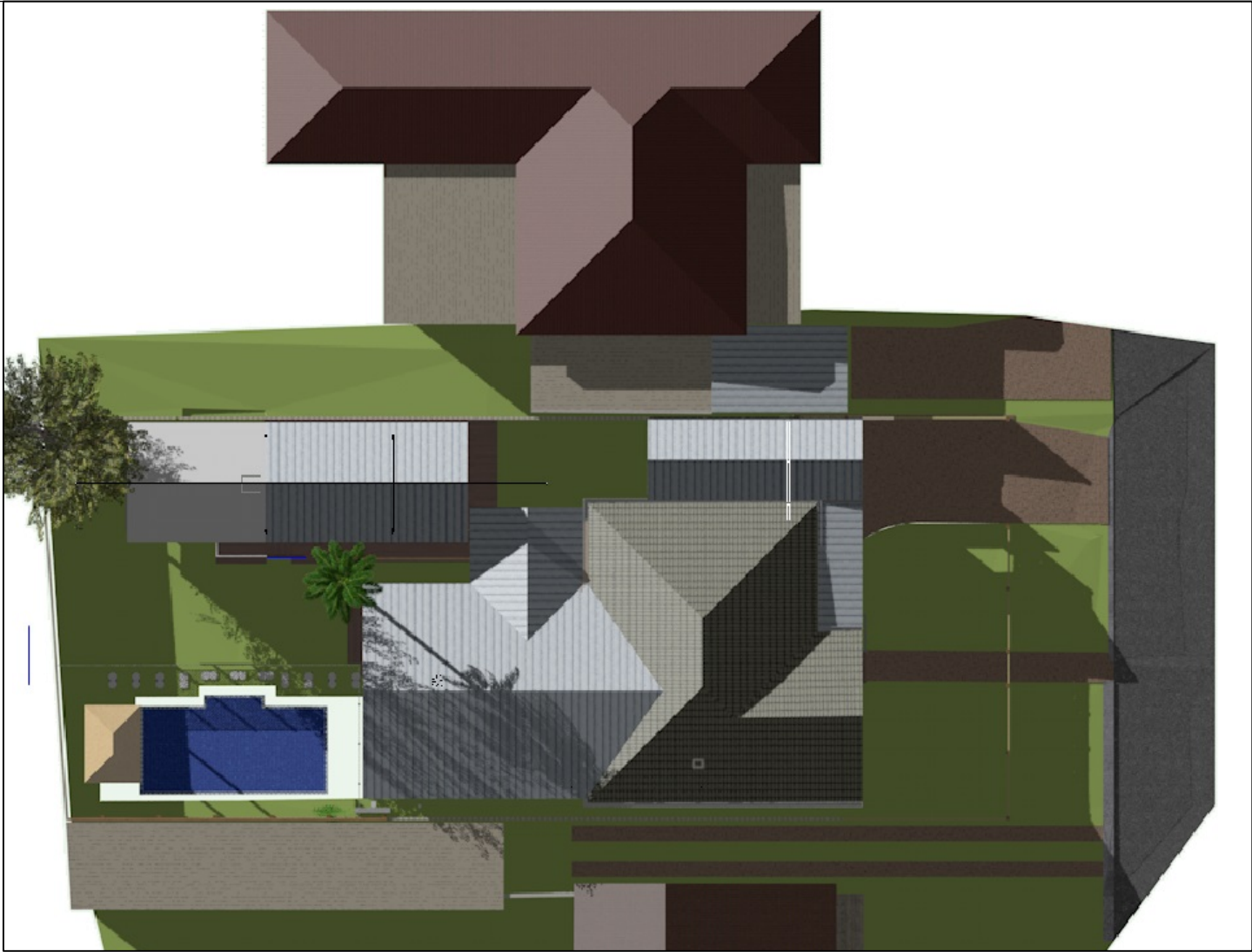
PROPOSED SHADOW DIAGRAM
JUNE 21
12PM



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 2.0 - 01 10th March 2010			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	Date of Issue			

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 Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6-/DP28354 PROPOSED SHADOW DIAGRAM/ 3PM JUNE 21	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.				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		