

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1773543

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.basix.nsw.gov.au

Secretary

Date of issue: Monday, 18 November 2024

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 - Studio
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.		✓	✓

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)			

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	A	A3
BASIX NOTES	5161-24-01-1	NTS	A	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 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	A	A3
PROPOSED GFA CALCULATION	5161-24-12	1:200	A	A3
PROPOSED SITE PLAN / GROUND FLOOR PLAN	5161-24-13	1:200	B	A3
PROPOSED GROUND FLOOR PLAN	5161-24-14	1:100	A	A3
PROPOSED ROOF PLAN	5161-24-15	1:100	A	A3
PROPOSED ELEVATIONS - SHEET 1	5161-24-16	1:100	A	A3
PROPOSED ELEVATIONS - SHEET 2	5161-24-17	1:100	A	A3
PROPOSED STREETScape ELEVATION	5161-24-18	1:100	A	A3
PROPOSED SECTIONS	5161-24-19	1:100	A	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	5161-24-24	NTS	A	A3
PROPOSED 3D IMAGE - SHEET 3	5161-24-25	NTS	A	A3
EXISTING SHADOW DIAGRAMS/ 9.9AM & 12PM JUNE 21	5161-24-26	1:250	A	A3
EXISTING SHADOW DIAGRAM/ 3PM JUNE 21	5161-24-27	1:250	A	A3
PROPOSED SHADOW DIAGRAMS/	5161-24-28	1:250	A	A3
PROPOSED SHADOW DIAGRAM/ 3PM JUNE 21	5161-24-29	1:250	A	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

			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	
A	27/11/2024	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 Addtional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 COVER SHEET		Drawn By EMMC	Scale NTS	
No.	Date	Issue Notes					Reviewed By EMMC	Date 27/11/2024	Sheet No. 00	Issue A	
							Passed By EMMC	Date of issue	of		

BASIX Commitments: Main Dwelling House						
Assessor Name:				Green Choice Consulting		
Assessor No:						
Certificate No:				A1773538-2		
Date of issue:				Wednesday, 18-11-2024		
Local Government Area				NORTHERN BEACHES COUNCIL		
Specification						
Fixtures						
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.						
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						
flat ceiling, pitched roof				ceiling: R2.50 (up), roof: foil/sarking		medium (solar absorptance 0.475 0.70)
Glazing requirements						
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						
Window/door number	Orientation	Area of glass including frame (m2)	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)

BASIX Commitments: Studio																	
Assessor Name:	Green Choice Consulting																
Assessor No:																	
Certificate No:	A1773543																
Date of issue:	Wednesday, 18-11-2024																
Local Government Area	NORTHERN BEACHES COUNCIL																
Specification																	
<u>Lighting</u> 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.																	
<u>Insulation</u> <table border="1"> <tr> <td>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</td> <td></td> <td></td> </tr> <tr> <td>suspended floor with enclosed subfloor: framed (R0.7).</td> <td>R0.60 (down) (or R1.30 including construction)</td> <td></td> </tr> <tr> <td>floor above existing dwelling or building.</td> <td>nil</td> <td></td> </tr> <tr> <td>external wall: framed (weatherboard, fibro, metal clad)</td> <td>R1.30 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>raked ceiling, pitched/skillion roof: framed</td> <td>ceiling: R3.00 (up), roof: foil/sarking</td> <td>medium (solar absorptance 0.475 0.70)</td> </tr> </table>			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			suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)		floor above existing dwelling or building.	nil		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)
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Street address	11 DARIUS Avenue NORTH NARRABEEN 2101
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Plan type and number	Deposited Plan DP28354
Lot number	6
Section number	-
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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).
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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	

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 BASIX NOTES	Job No. 5161-24
A	27/11/2024	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 Reviewed By EMMC Passed By EMMC			Scale NTS Date 27/11/2024 Date of Issue	Sheet No. 01-1 of Issue A
No.	Date	Issue Notes					



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



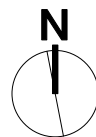
SITE LOCATION PLAN

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



SITE CONTEXT PLAN
SCALE - 1:500 (A3)

SOURCE : apps.nearmap.com

PROPERTY DETAILS

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

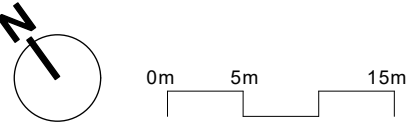
CONTROLS UNDER LEP 2014

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

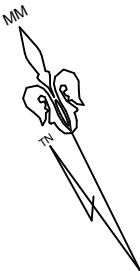
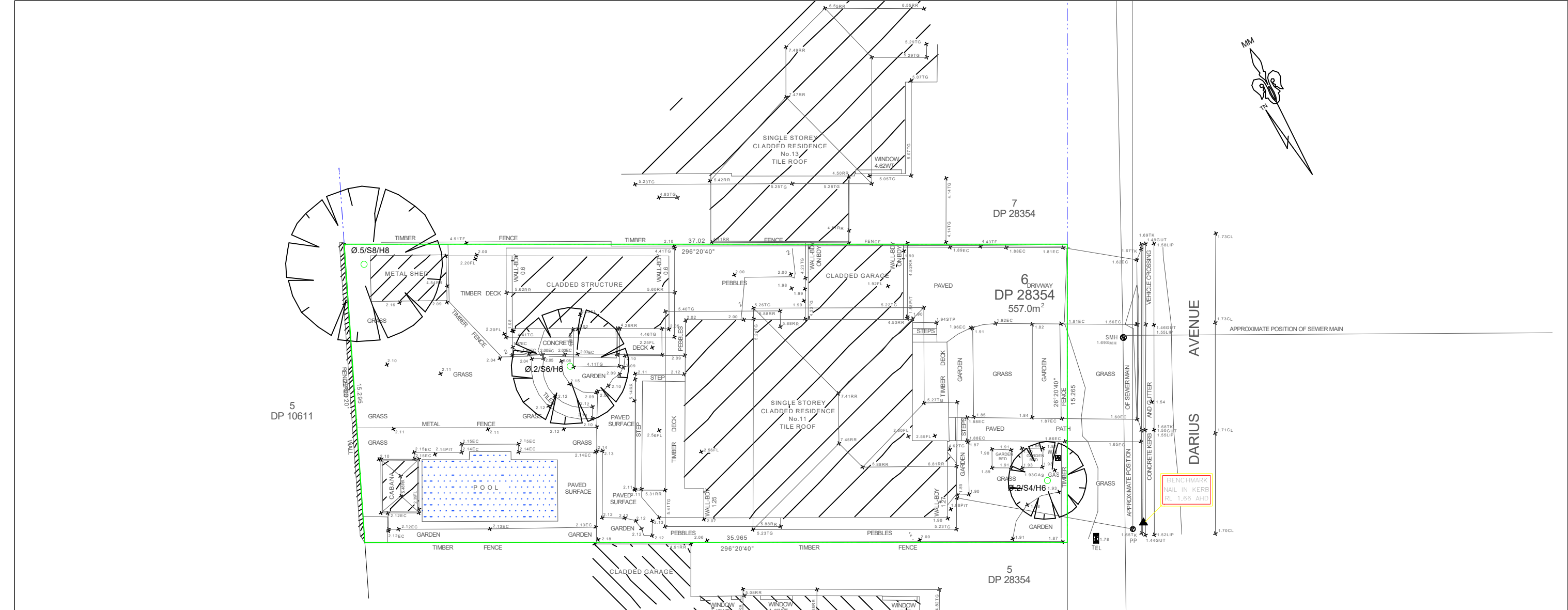
LEGEND

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



For Development Application

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



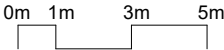
LEGEND

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

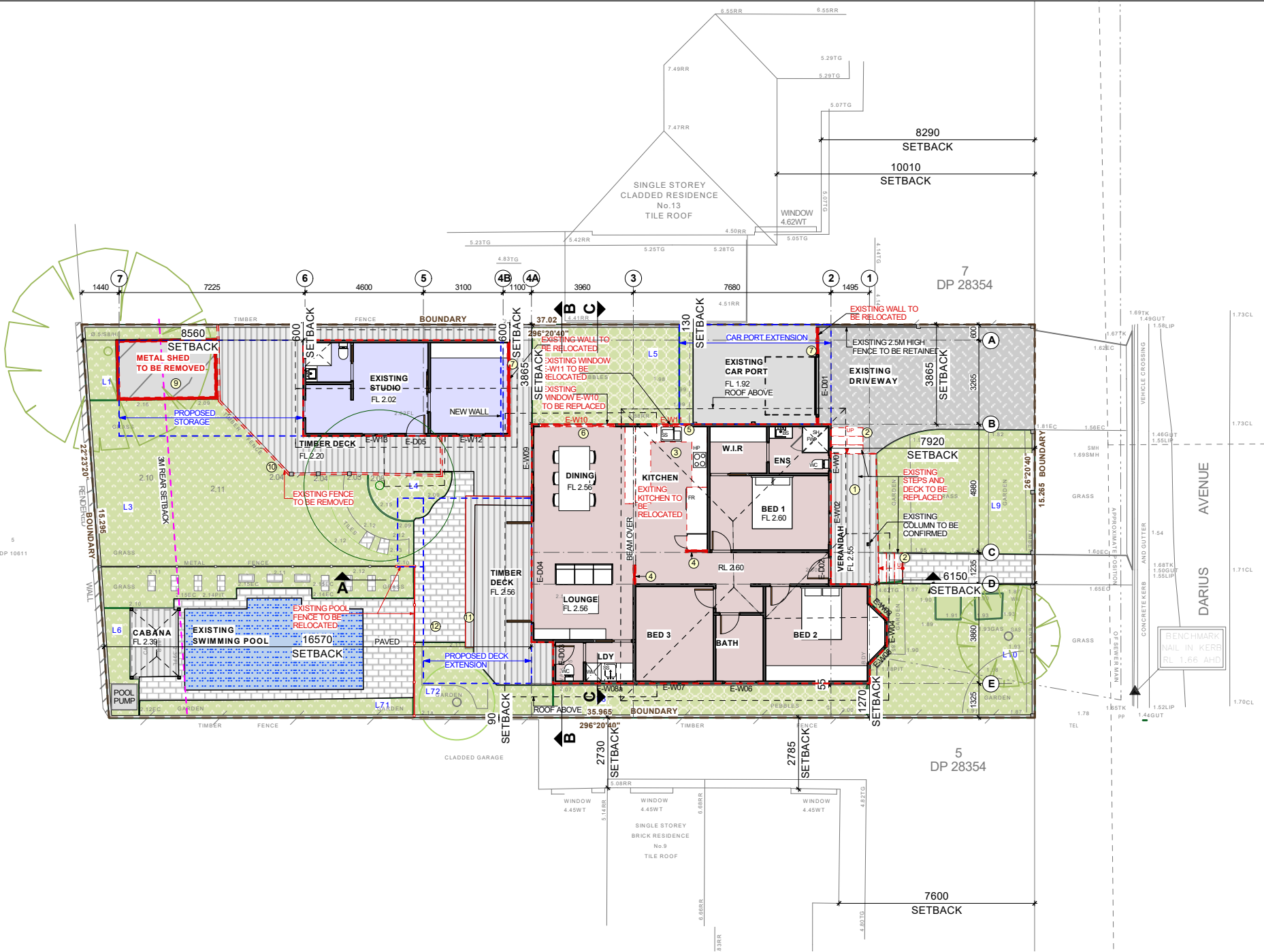
EC - EDGE OF CONCRETE
WT - TOP OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
TOW - TOP OF WALL
SIP - SEWER INSPECTION PIT
TK - TOP OF KERB
GUT - ROAD GUTTER
LIP - LIP OF GUTTER
Ø.4/S10/H16 - TREE DIAMETER/SPREAD/HEIGHT

SURVEY PREPARED BY URBAN SURVEYING



For Development Application

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No.	Date	Issue Notes				Reviewed By EMMC	Date 12/11/2024	Sheet No. 03 of	Issue A
						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

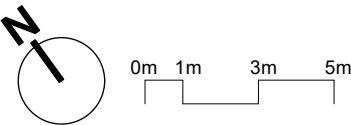
EXISTING BUILDING MAIN OUTLINE (GFA)	122.83	
EXISTING STUDIO	29.87	
EXISTING SHED	9.09	
EXISTING CABANA	5	
POOL PUMP	1	
STAIRS	1.06	
EXISTING CARPORT	18.81	
BUILDING FOOT PRINT		187.7 m2
PAVED AREAS	33.24	
POOL	22.78	
EXISTING DRIVEWAY	36.48	
Garden Walls	3.3	
TOTAL CONCRETE AREAS		95.8 m2
TOTAL IMPERVIOUS 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	

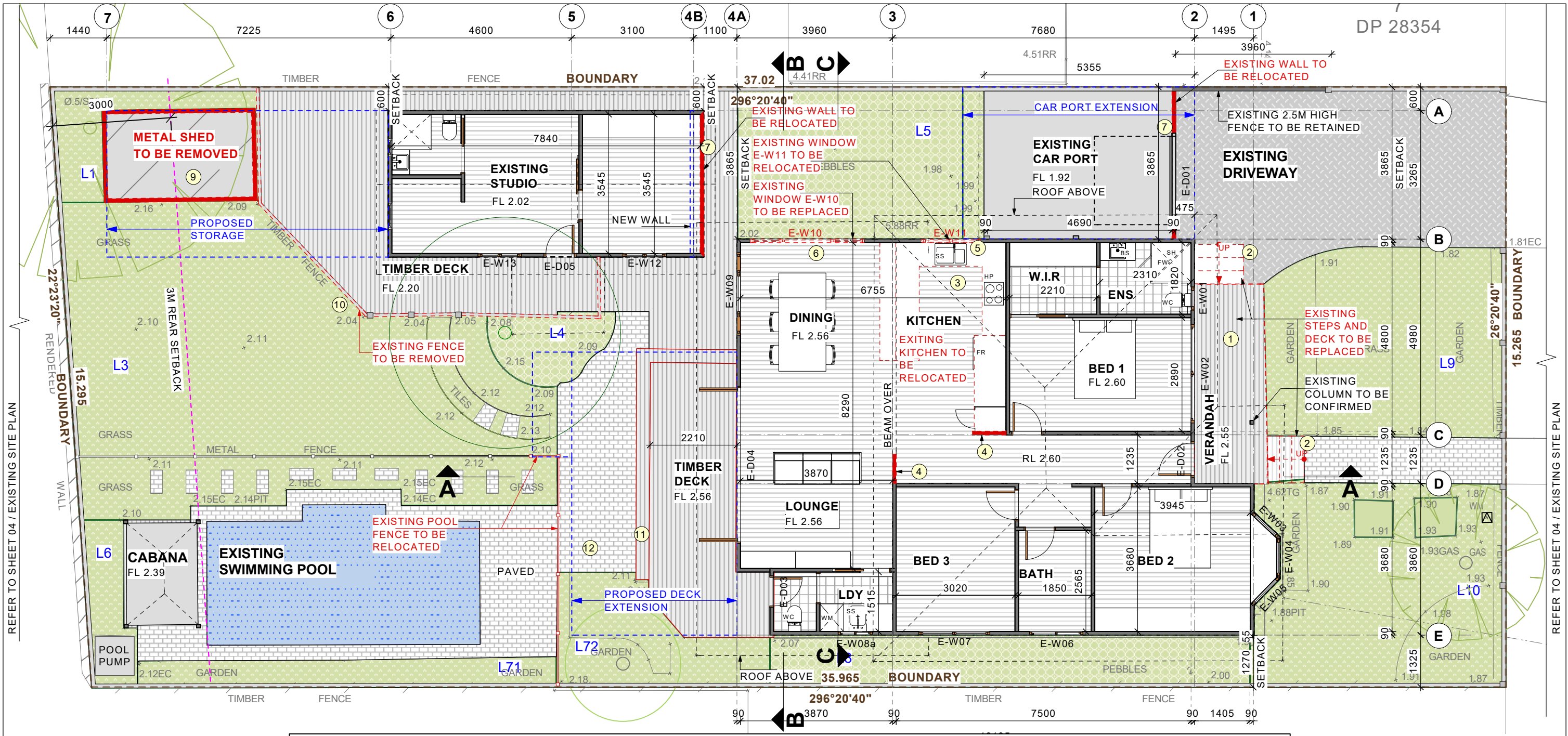
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						Passed By EMMC	Date of Issue		



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LEGEND:

- Ø3.1 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

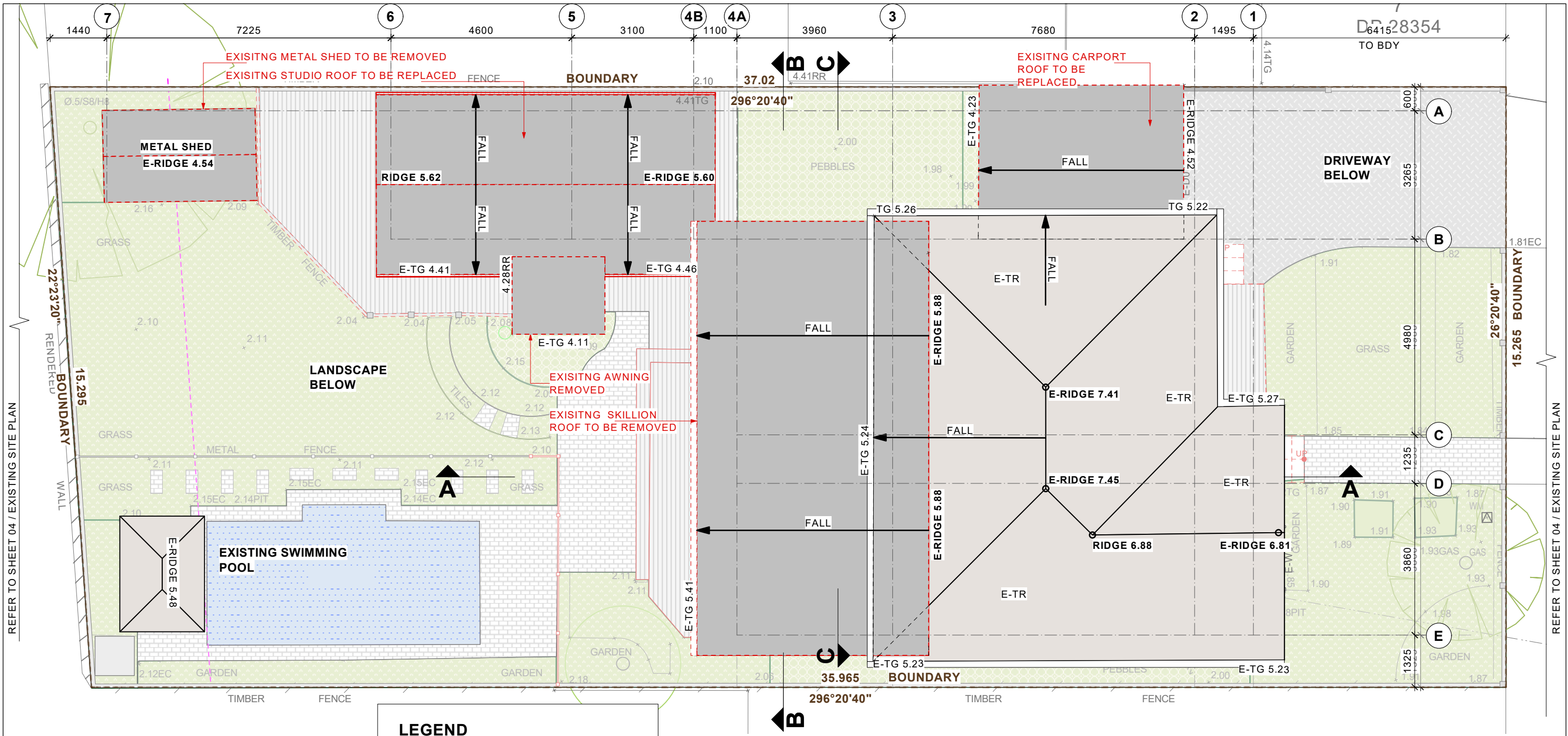
EXISTING WORKS TO BE REMOVED

- 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			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			Client: BRENDAN STOUT Proposed Alteration and Addtional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 EXISTING GROUND FLOOR PLAN			Design By EMMC	Job No. 5161-24
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A 12/11/2024 FOR DA SUBMISSION						Passed By EMMC	Date of Issue			Issue of A



REFER TO SHEET 04 / EXISTING SITE PLAN

REFER TO SHEET 04 / EXISTING SITE PLAN

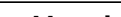
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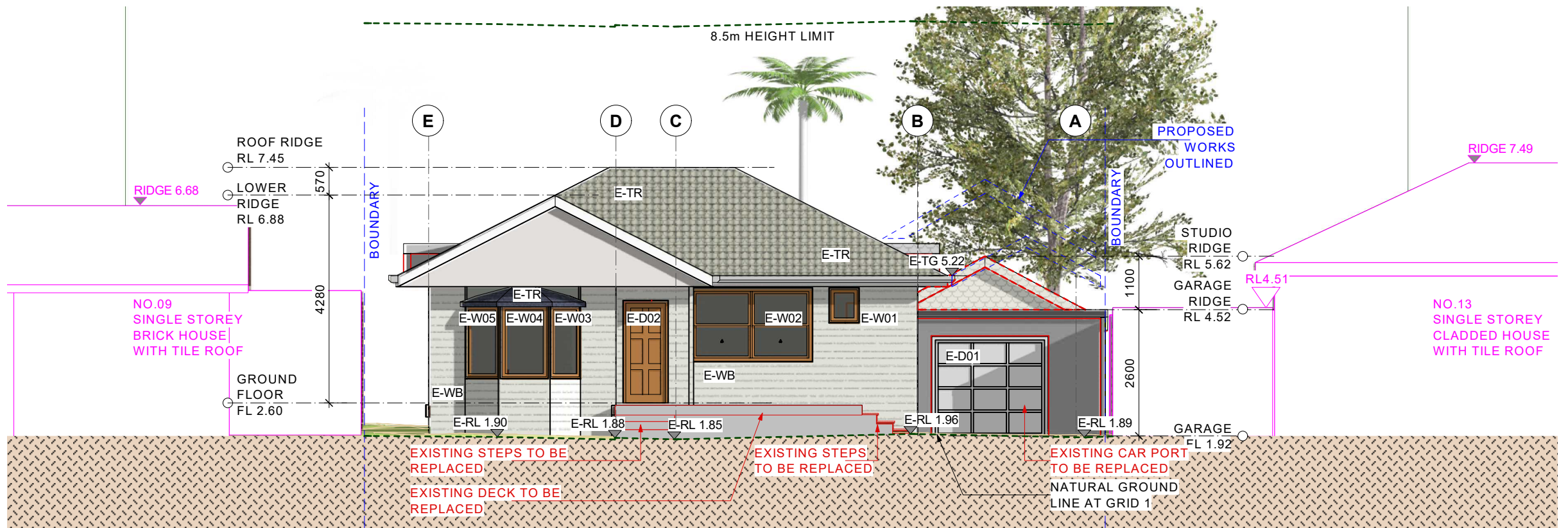
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LEGEND

- | | |
|----|------------------------------|
| 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

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No.	Date	Issue Notes			Passed By EMMC		Date of Issue					

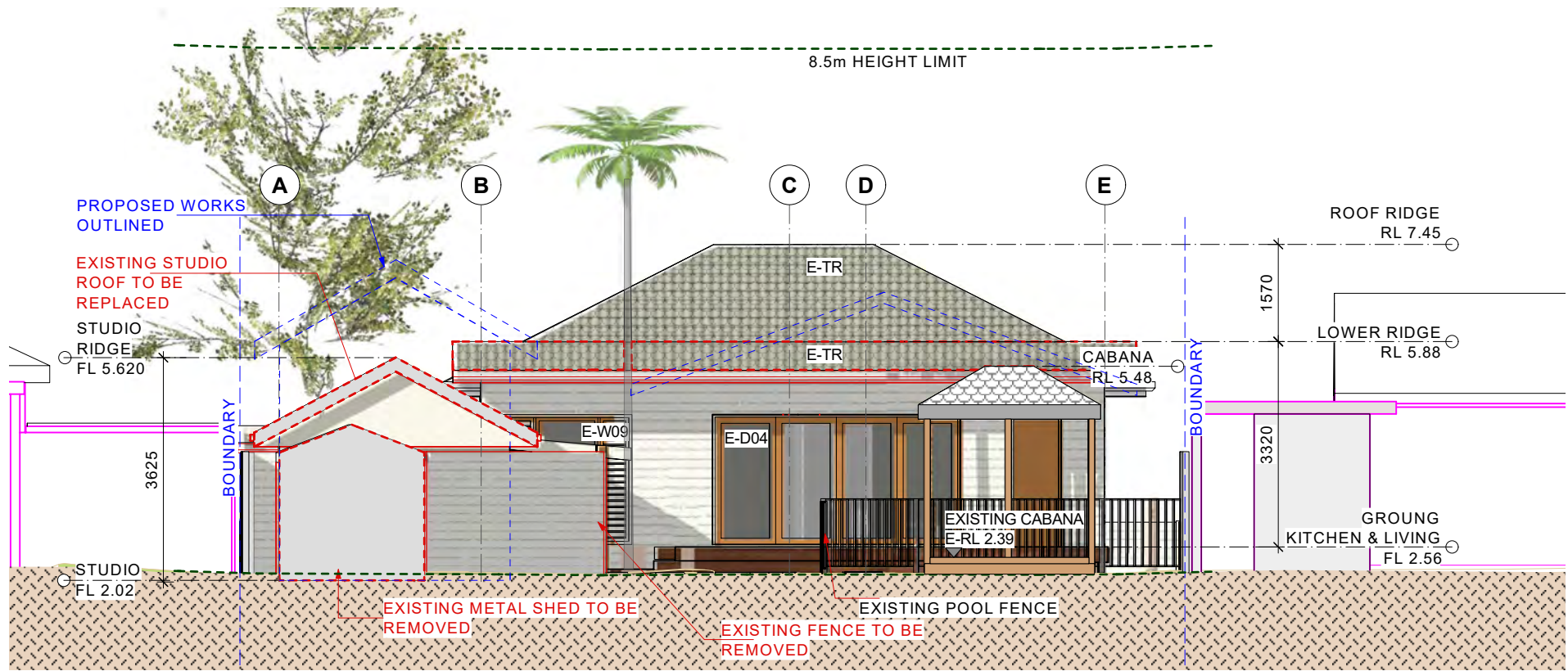


EXISTING EAST ELEVATION (FRONT ELEVATION)

SCALE - 1:100 (A3)

NOTES:

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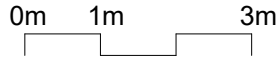


EXISTING WEST ELEVATION

SCALE - 1:100 (A3)

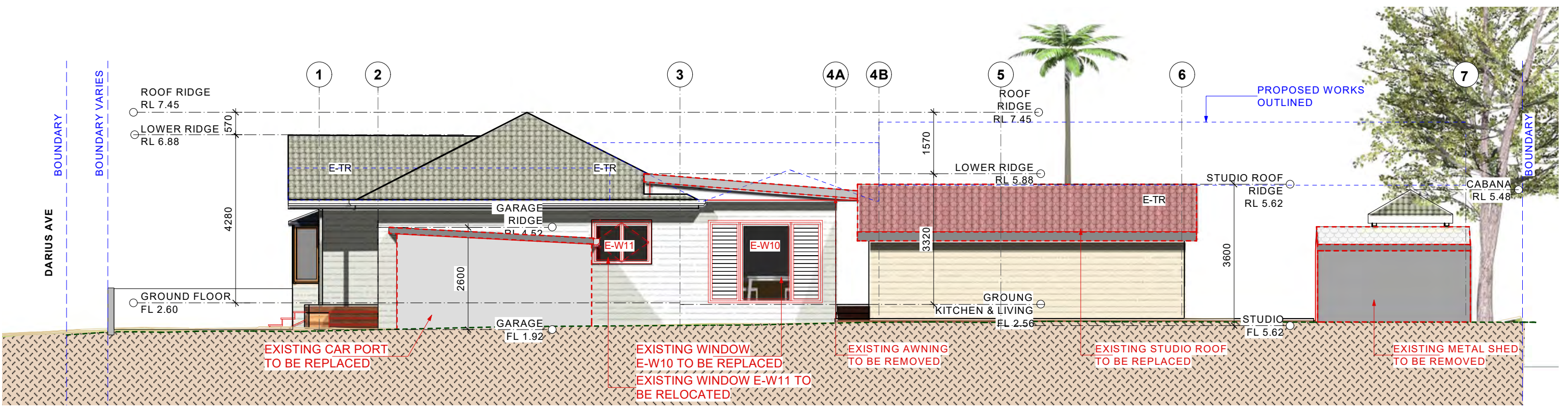
LEGEND

- 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

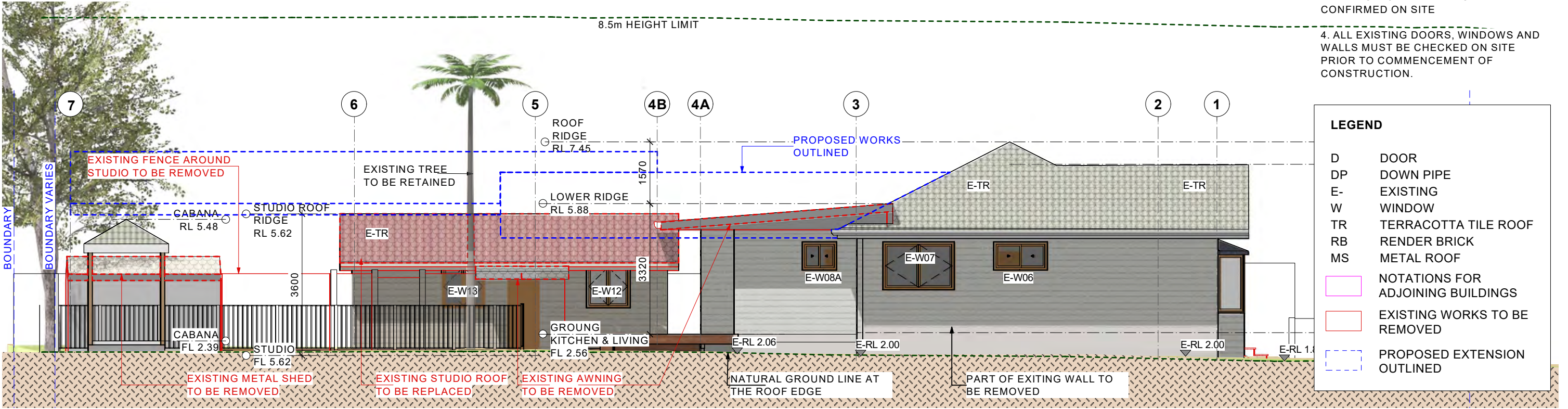
			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au		 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-EVANS : NO. 6513 Suite 15 Level 1 265-271 Pennant 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 Addtional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 EXISTING ELEVATIONS - SHEET 1			Design By EMMC		Job No. 5161-24			
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A 12/11/2024 FOR DA SUBMISSION								Reviewed By EMMC		Date 12/11/2024		Sheet No. 07		Issue A	
No. Date Issue Notes								Passed By EMMC		Date of Issue					



EXISTING NORTH ELEVATION

SCALE - 1:100 (A3)

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

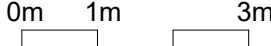


EXISTING SOUTH ELEVATION

SCALE - 1:100 (A3)

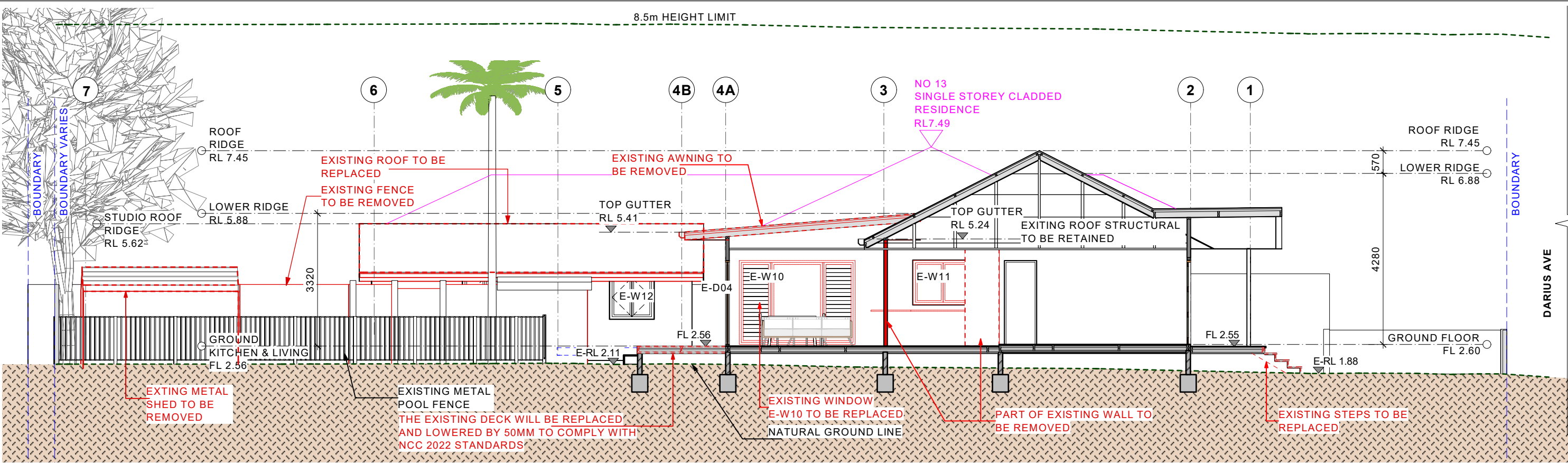
LEGEND

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	

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

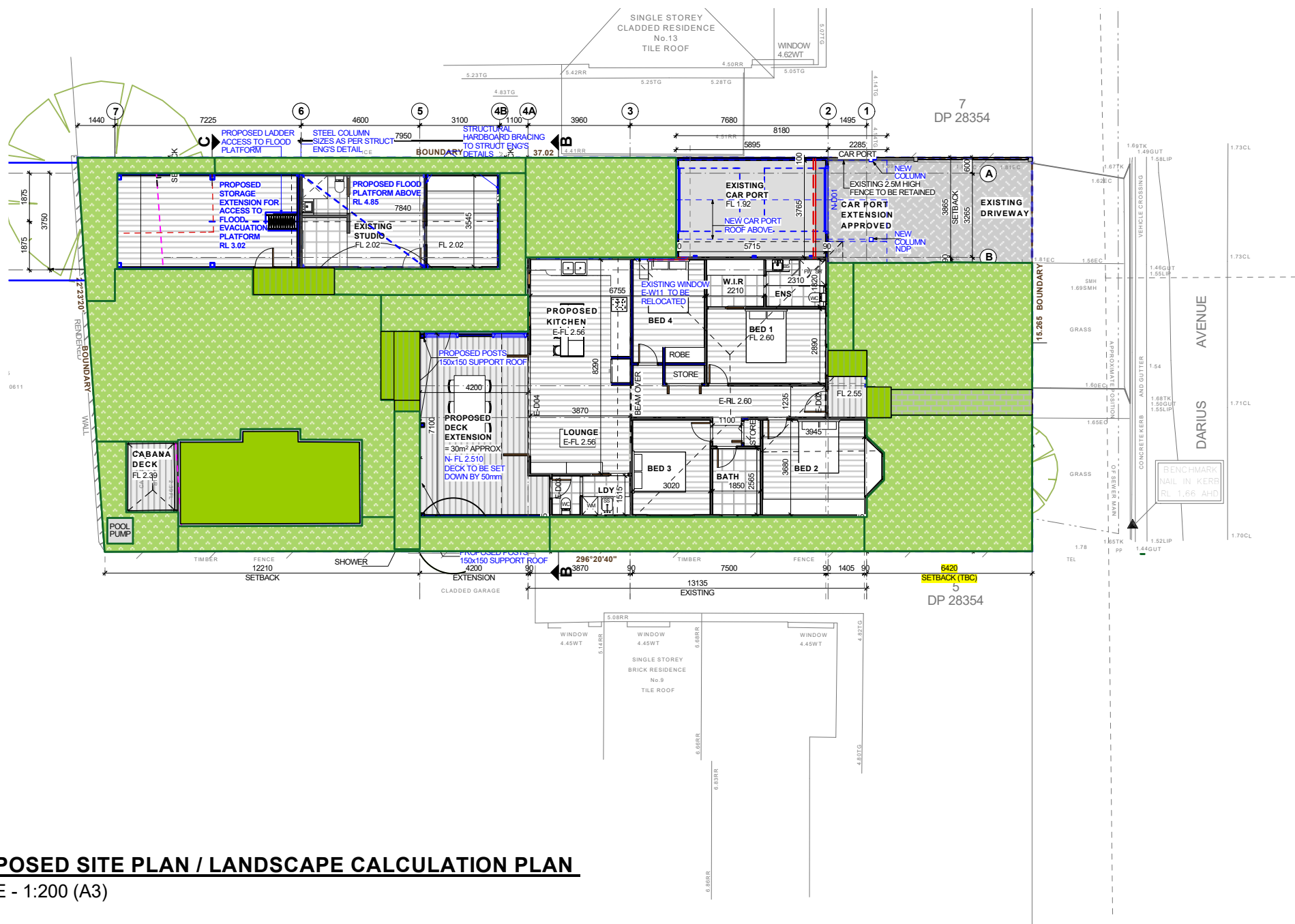
- LEGEND**
- D DOOR
 - DP DOWNPIPE
 - E- EXISTING
 - W WINDOW
 - TR TERRACOTTA TILES
 - NOTATIONS FOR ADJOINING BUILDINGS
 - EXISTING WORKS TO BE REMOVED
 - EXISTING CAVITY BRICK WALL
 - EXISTING WALL TO BE REMOVED
 - EXISTING MASONRY WALL
 - PROPOSED EXTENSION OUTLINED

- NOTES:**
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0m 1m 3m

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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. REVISED BY: GS				Reviewed By EMMC	Date 12/11/2024	Sheet No. 10	Issue A
							Passed By EMMC	Date of Issue	of	



LEGEND

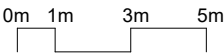
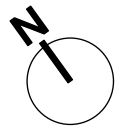
- SITE AREA 557m²
- LANDSCAPE UP TO 6% RAISED DECKS STAIRS AND POOL =33.0m²
- SOFT LANDSCAPE=248.5m²
- TOTAL LANDSCAPE = 281.5m² =50.53%

PROPOSED SITE PLAN / LANDSCAPE CALCULATION PLAN

SCALE - 1:200 (A3)

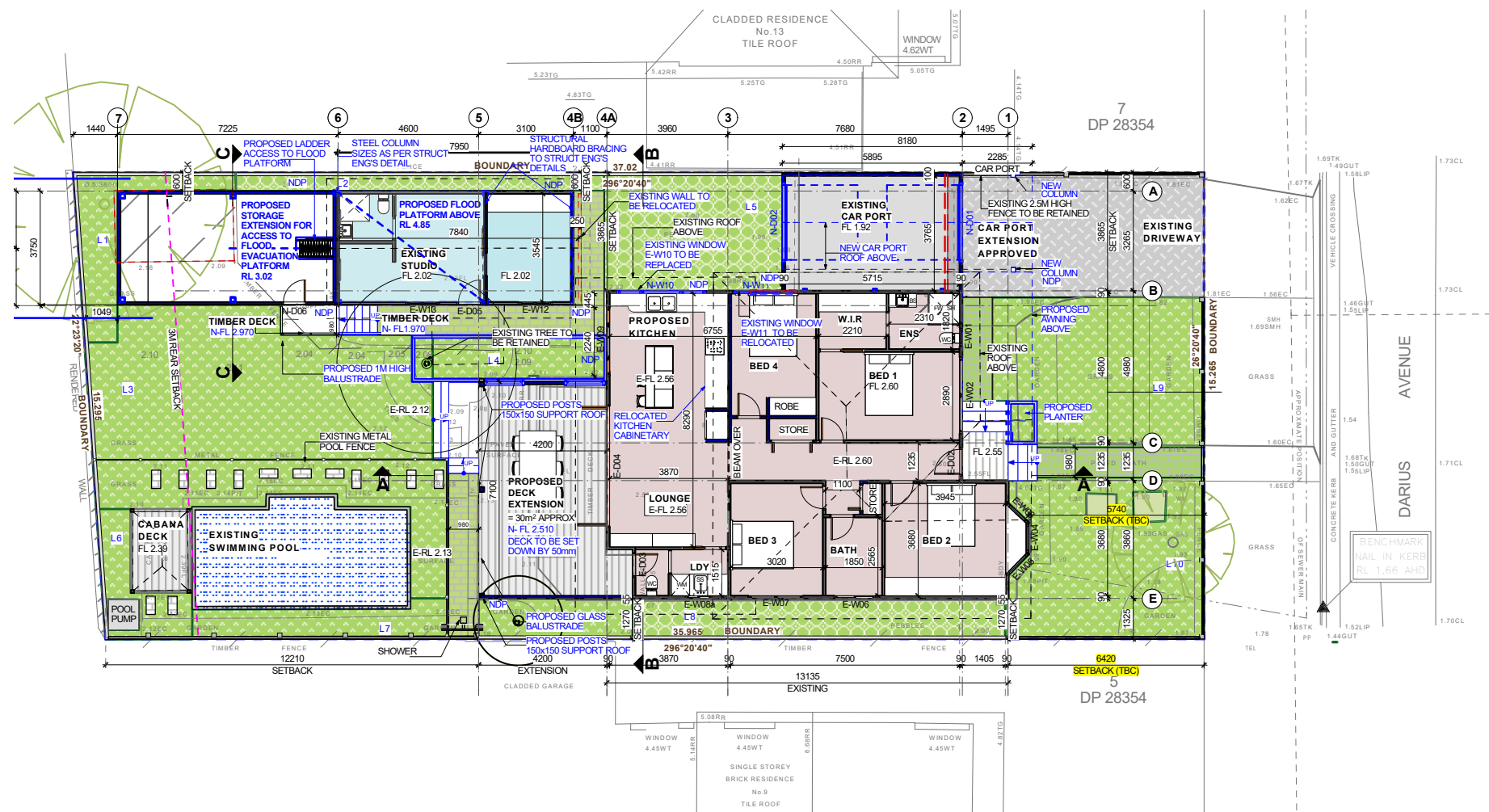
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										Reviewed By EMMC	Date 27/11/2024	Sheet No. 11 of	Issue A	
										Passed By EMMC	Date of Issue			



PROPOSED GROUND FLOOR PLAN - OPTION 2A

-  GFA = 122.9 m²
-  GFA = 28.95 m²

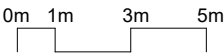
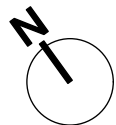
SCALE - 1:200 (A3)

TOTAL SITE AREA = 557.0m² (BY TITLE)

PROPOSED GFA CALCULATION

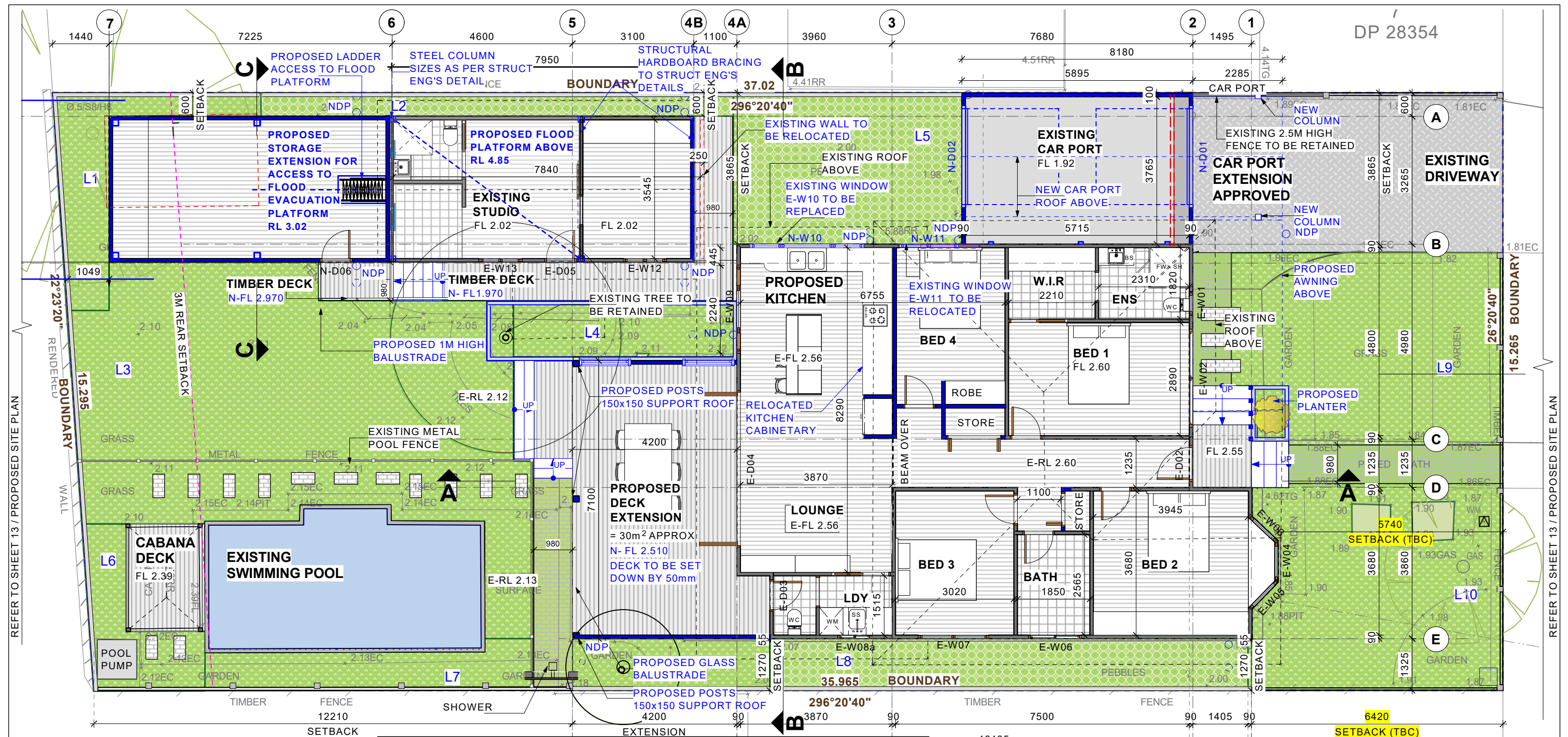
-  PROPOSED GROUND FLOOR GFA: 122.9 m²
-  PROPOSED GRANNY FLAT GFA: 28.95 m²

TOTAL GFA: 151.85m²
TOTAL FSR: 0.27:1



For Development Application

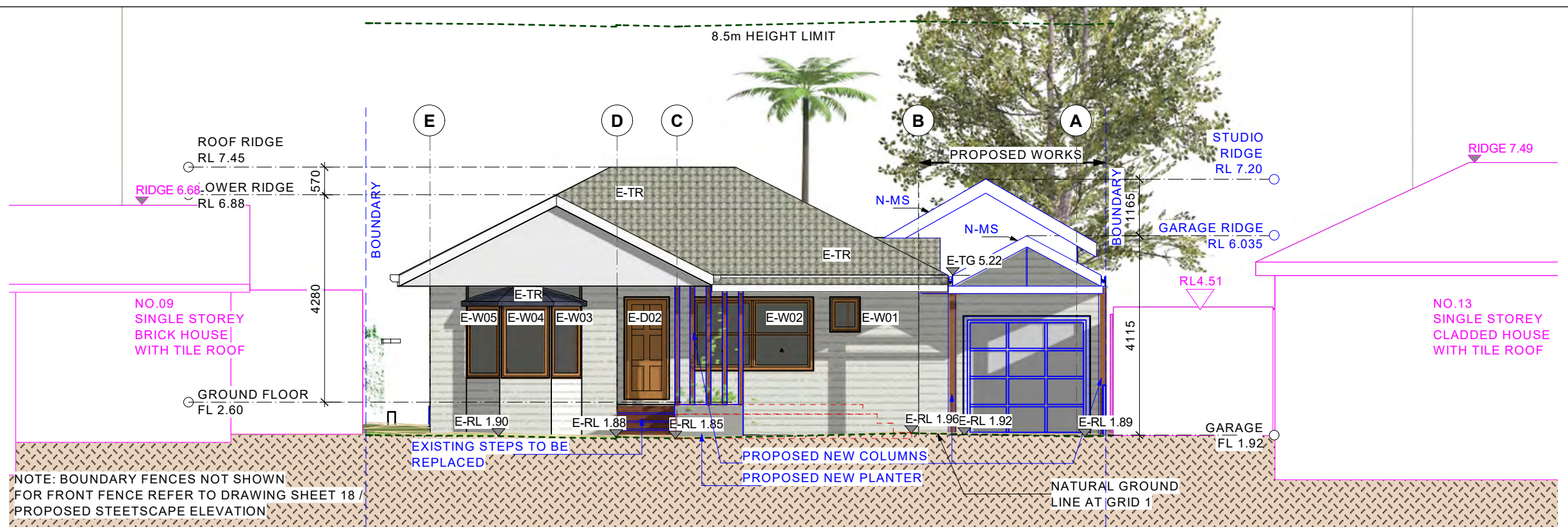
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No.	Date	Issue Notes								Reviewed By EMMC	Date 27/11/2024	Sheet No. 12 of	Issue A
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5. FOR STORMWATER DRAINAGE DESIGN REFER TO TAYLOR CONSULTING CIVIL ENGINEERS STORMWATER PLANS-STORM-1
6. FOR STRUCTURAL 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

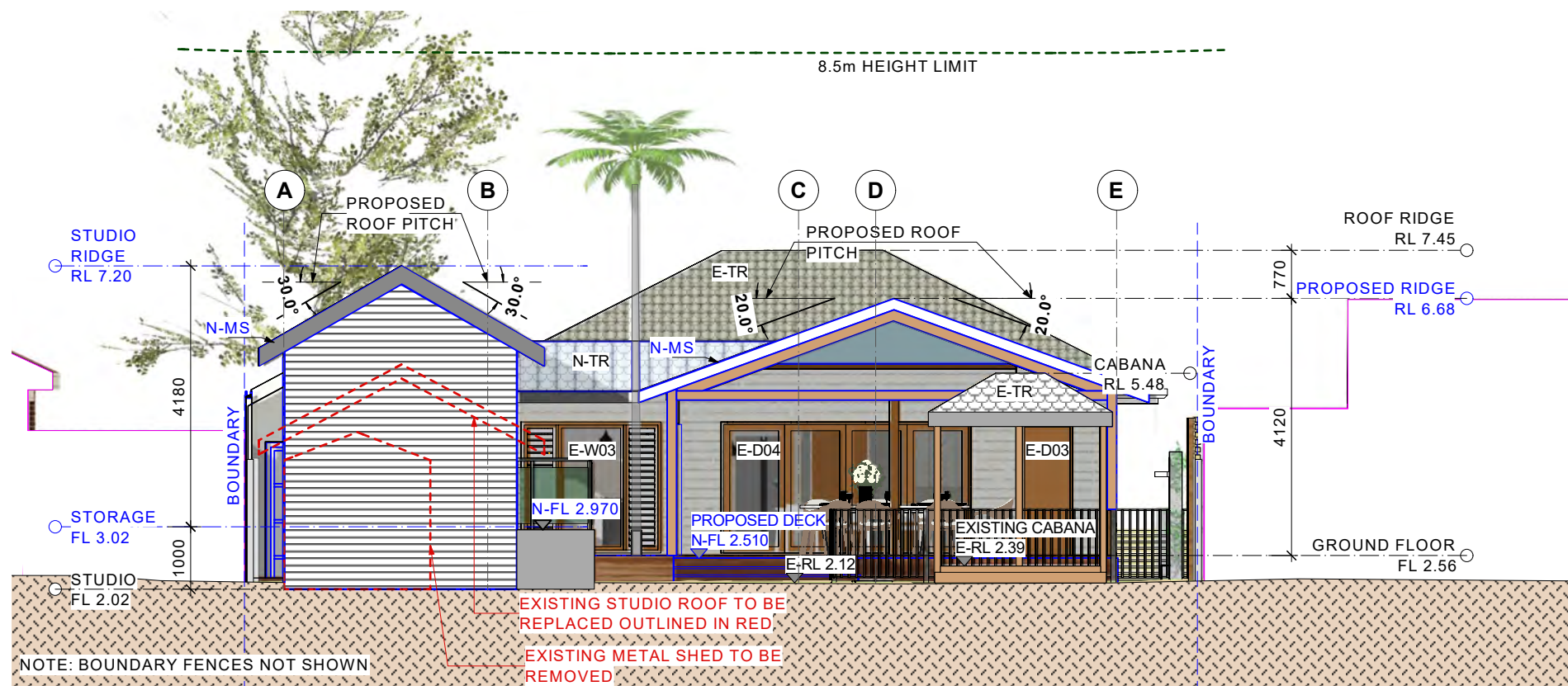


PROPOSED EAST ELEVATION (FRONT ELEVATION)
SCALE - 1:100 (A3)

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PROPOSED WEST ELEVATION
SCALE - 1:100 (A3)

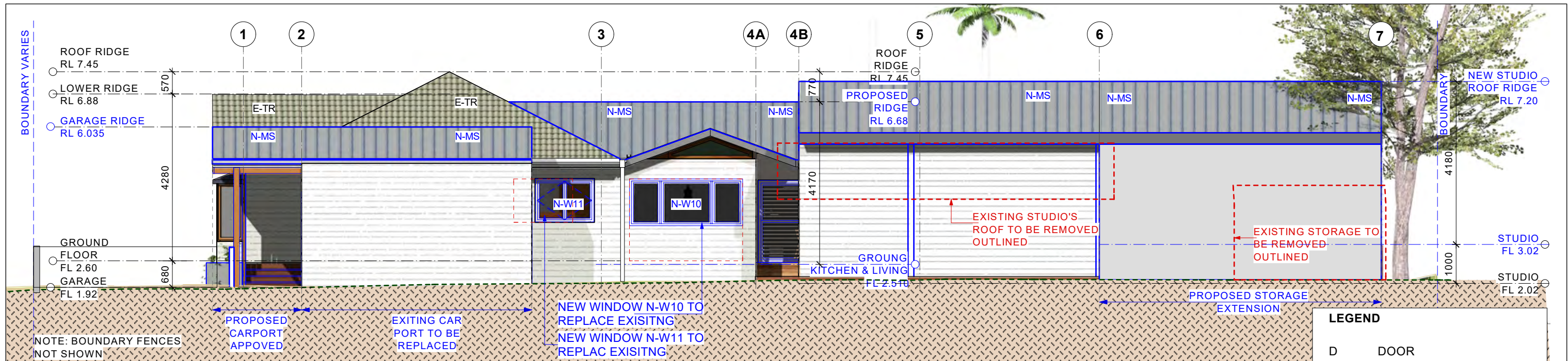
LEGEND

- 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



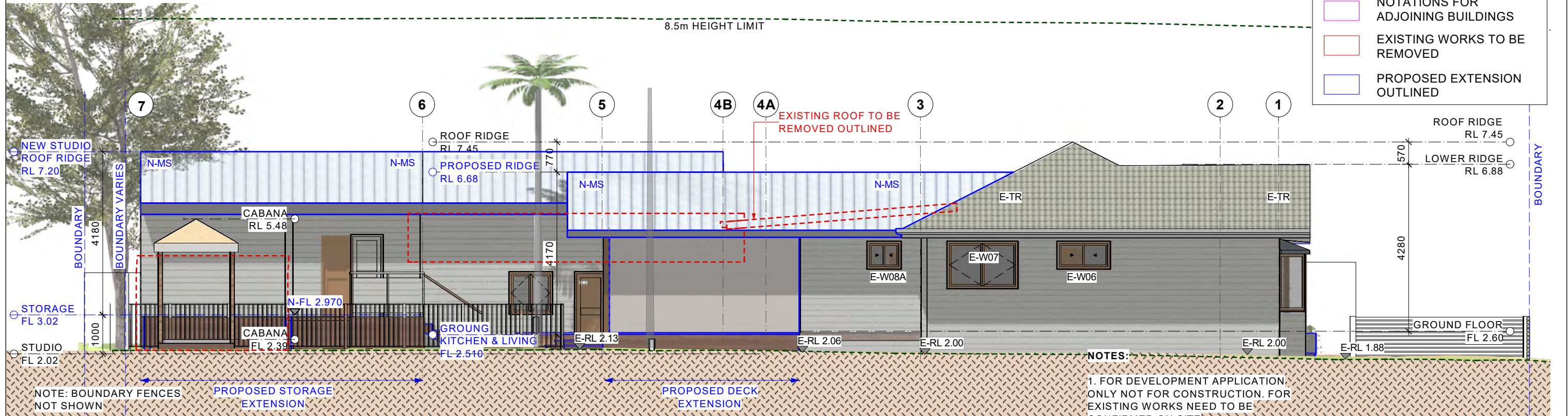
For Development Application

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No	Date	Issue Notes				Reviewed By EMMC	Date 12/11/2024	Sheet No. 16	Issue A
						Passed By EMMC	Date of Issue	of	



PROPOSED NORTH ELEVATION / LARGE SCALE

SCALE - 1:100 (A3)



PROPOSED SOUTH ELEVATION / LARGE SCALE

SCALE - 1:100 (A3)

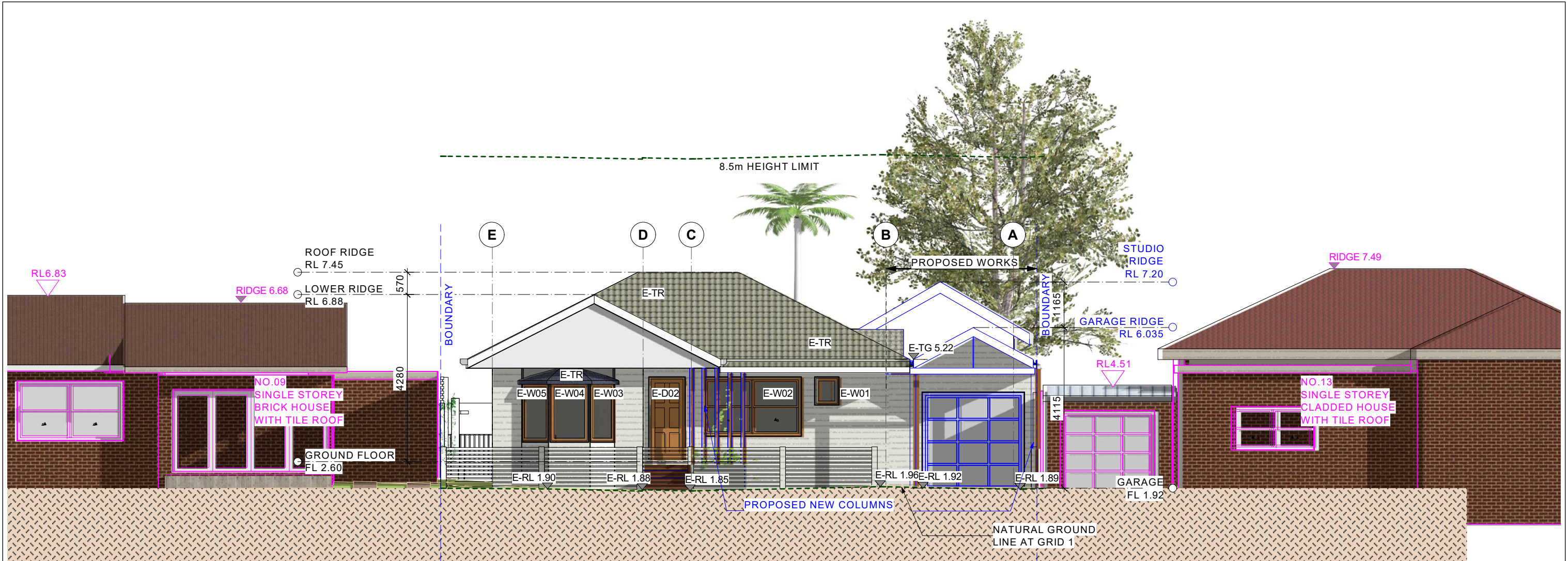
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							Passed By EMMC	Date of Issue	of	



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

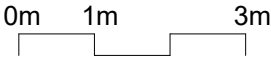
LEGEND

- 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

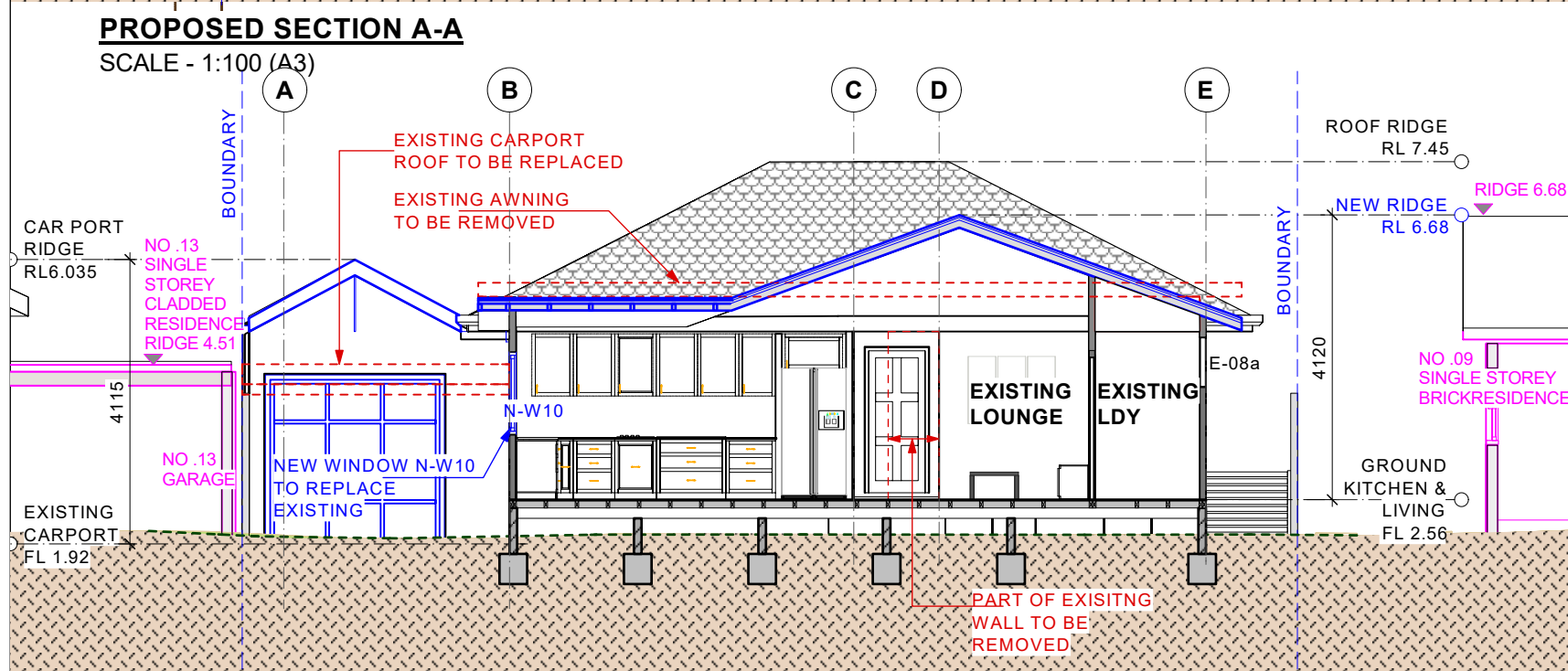
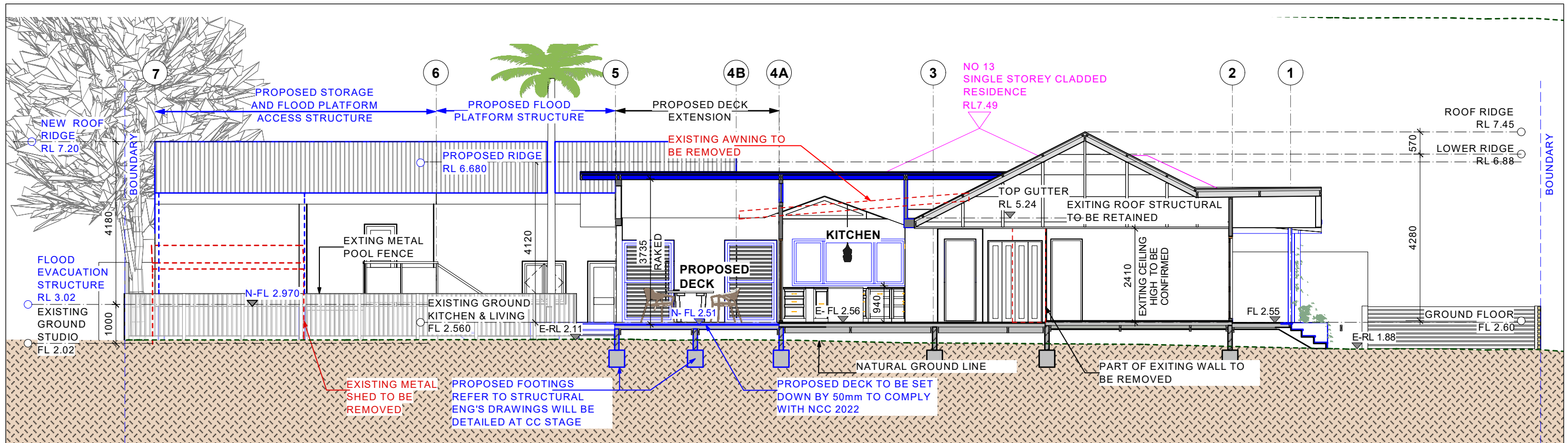
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-
- ALL EXISTING DOORS, WINDOWS AND WALLS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

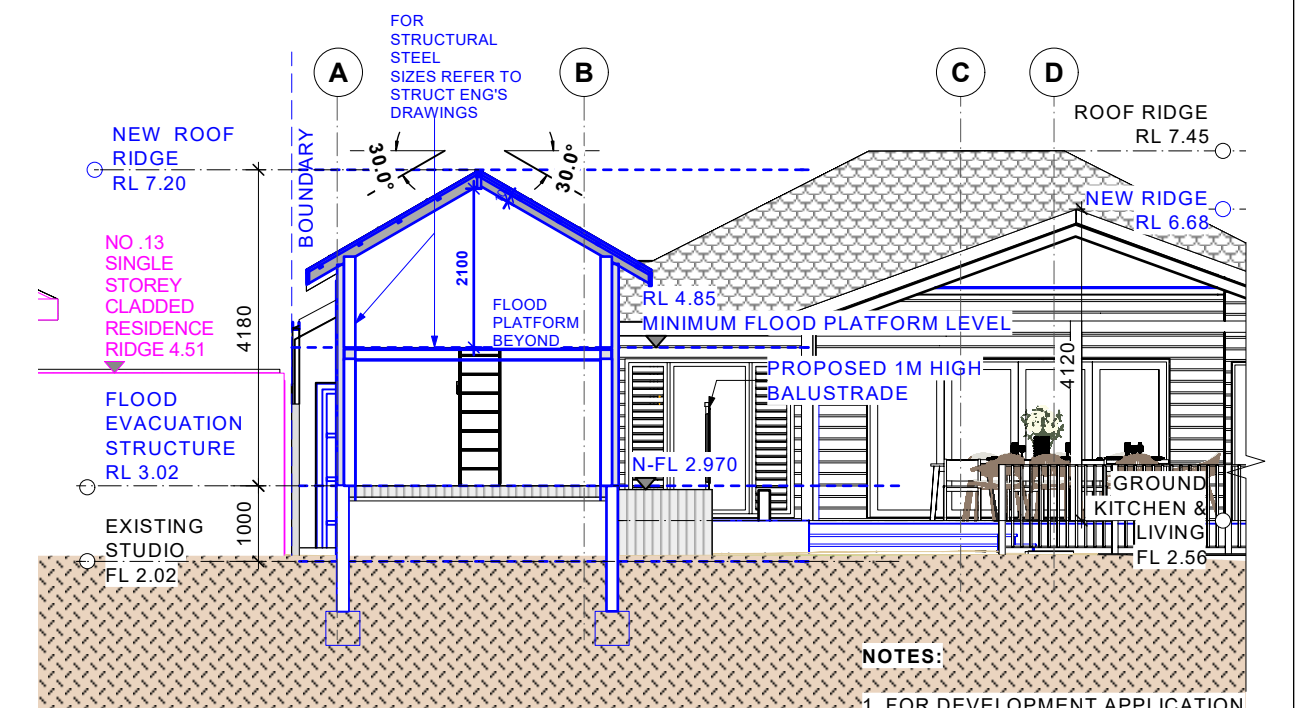


For Development Application

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. 18 of	Issue A
							Passed By EMMC	Date of Issue		



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

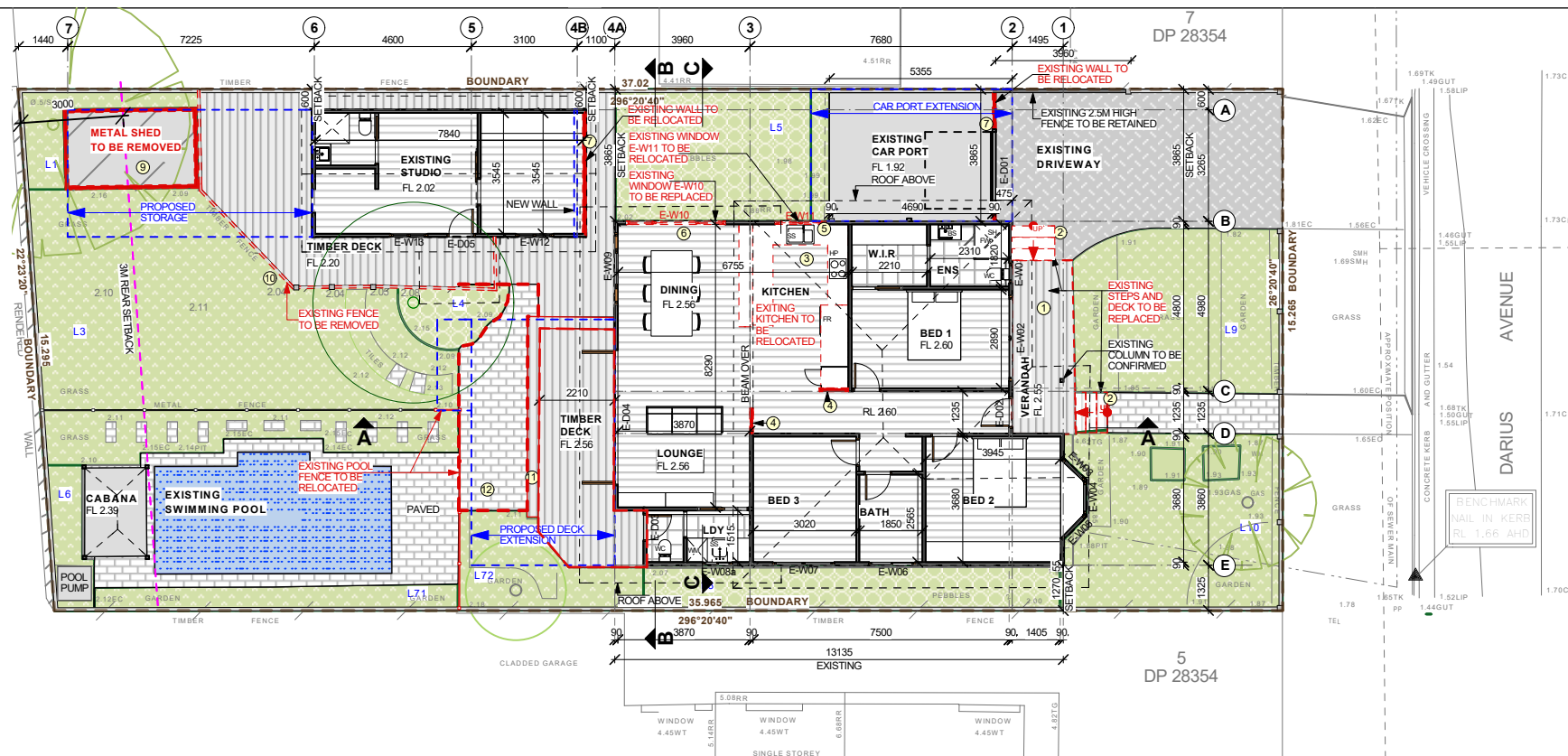


- NOTES:**
- FOR DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION. FOR EXISTING WORKS NEED TO BE CONFIRMED ON SITE
 - ALL EXISTING DOORS, WINDOWS AND WALLS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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	Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-DEVANS : 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 Australian Consulting Engineers Association 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. 19 of	Issue A
								Passed By EMMC	Date of Issue		



DEMOLITION WORKS TO GROUND FLOOR

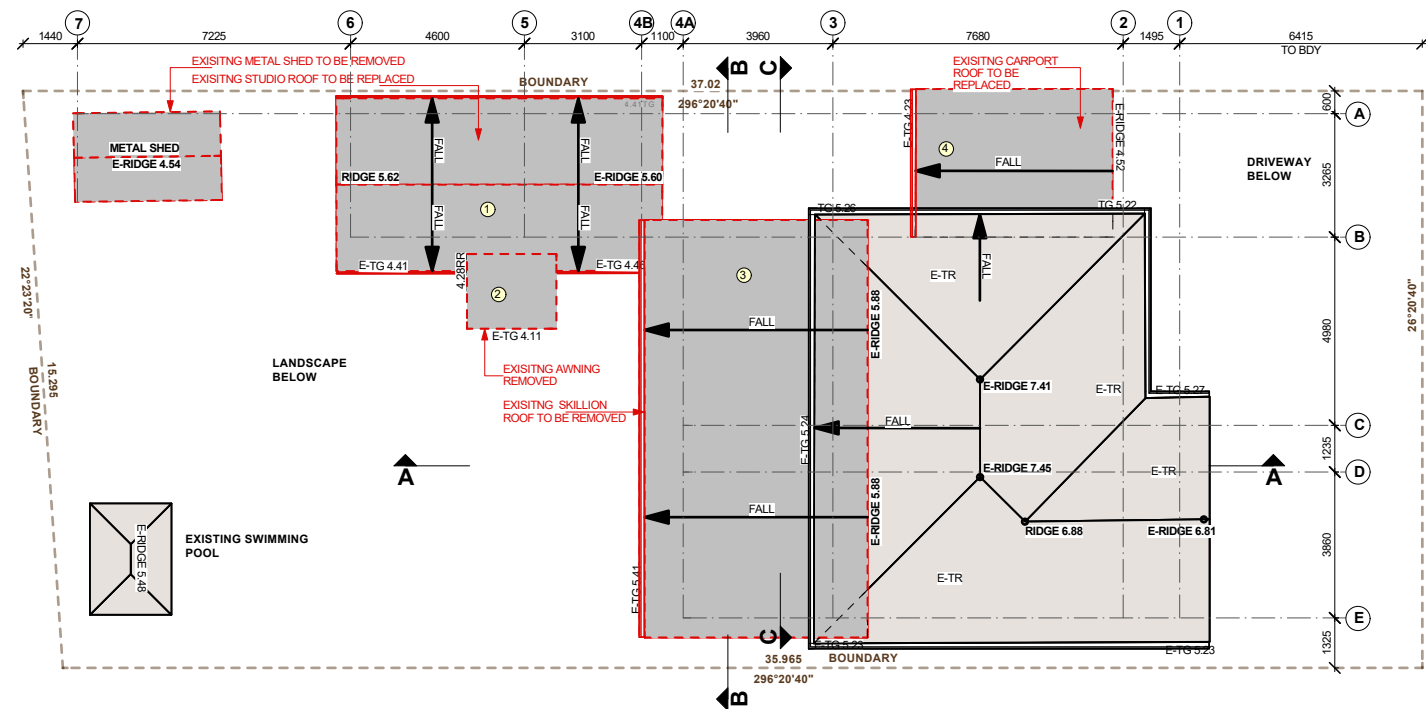
- EXISTING DECK TO BE REPLACED
- EXISTING STAIRS TO BE RELOCATED
- EXISTING KITCHEN TO BE REPLACED
- EXISTING WALLS TO BE REMOVED
- EXISTING WINDOW E-W11 TO BE RELOCATED

- 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)

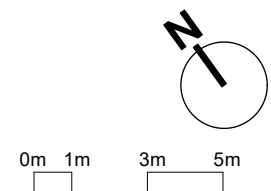


DEMOLITION WORKS TO ROOF

- 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		Client: BRENDAN STOUT Proposed Alteration and Additional 11 DARIUS AVENUE NORTH NARRABEEN 2101/ Lot 6/-/DP28354 PROPOSED DEMOLITION PLAN	Design By	Job No.	22 of A
									Drawn By EMMC	Scale 1:200	
									Reviewed By	Date 12/11/2024	
									Passed By	Date of Issue	



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			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	
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No.	Date	Issue Notes				Reviewed By EMMC	Date 12/11/2024	Sheet No. 23 of	Issue A



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			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	 Member 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. 24 of	Issue A
							Passed By EMMC	Date of Issue		



For Development Application

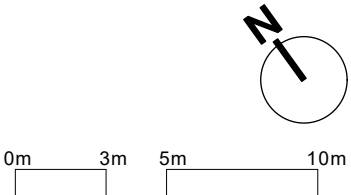
A	12/11/2024	FOR DA SUBMISSION	Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-LEVANS : NO. 6513 Suite 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. Drawn: 12/11/2024 Page: 0001		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

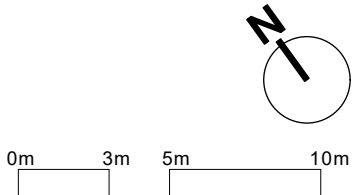


For Development Application

			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 1 265-271 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.				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							Reviewed By EMMC	Date 12/11/2024	Sheet No. 26 of	Issue A	
									Passed By EMMC	Date of Issue			



EXISTING SHADOW DIAGRAM
JUNE 21
3PM



For Development Application

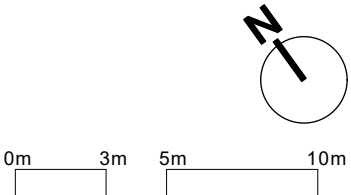
			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-EVANS : NO. 6513 Suite 15 Level 1 phone: (02) 9436 0086 265-271 Pennant Hills Road email: lyle@lylemarshall.com.au Thornleigh NSW 2120 web: www.lylemarshallandassociates.com.au	 Member 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. 27 of	Issue A
							Passed By EMMC	Date of Issue		



PROPOSED SHADOW DIAGRAM
JUNE 21
9AM



PROPOSED SHADOW DIAGRAM
JUNE 21
12PM

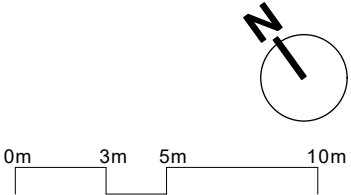


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			Consultant / Notes: Survey Prepared by URBAN SURVEYING Phone: 0452 066 506 Email: gs@urbansurveying.com.au	 Lyle Marshall & Partners Pty Ltd consulting engineers, transport and environmental planners & architects NOMINATED ARCHITECT : ERICA MARSHALL-EVANS : 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	
P7	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 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 A
						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	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 10-11-2024 JRM-0000		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 A
						Passed By EMMC	Date of Issue		