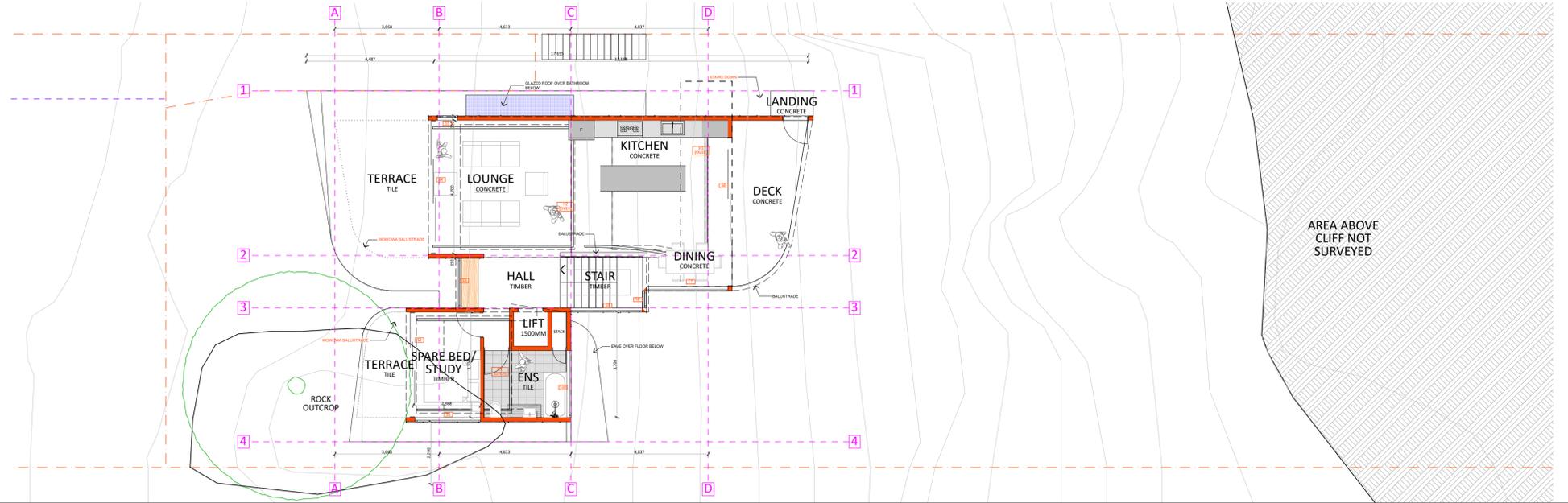


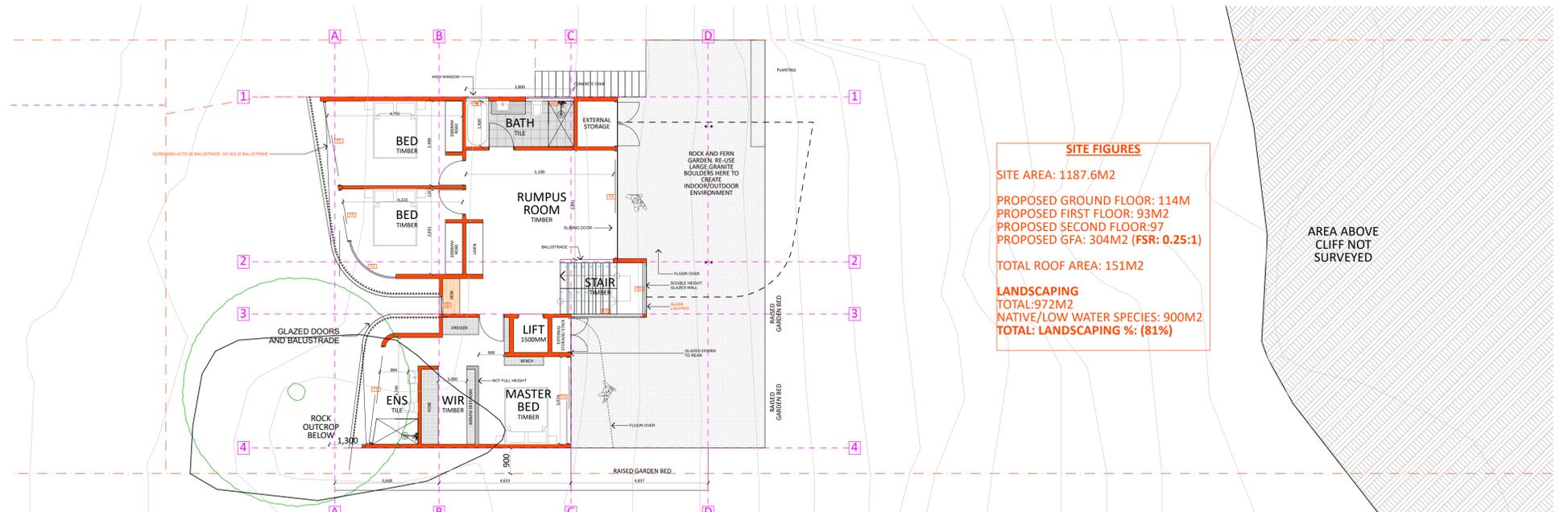
WORKS TO 104 (FRONT LOT)  
 SUBJECT TO SEPARATE DA



AREA ABOVE CLIFF NOT SURVEYED

LEVEL 2  
 SCALE 1:100

WORKS TO 104 (FRONT LOT)  
 SUBJECT TO SEPARATE DA

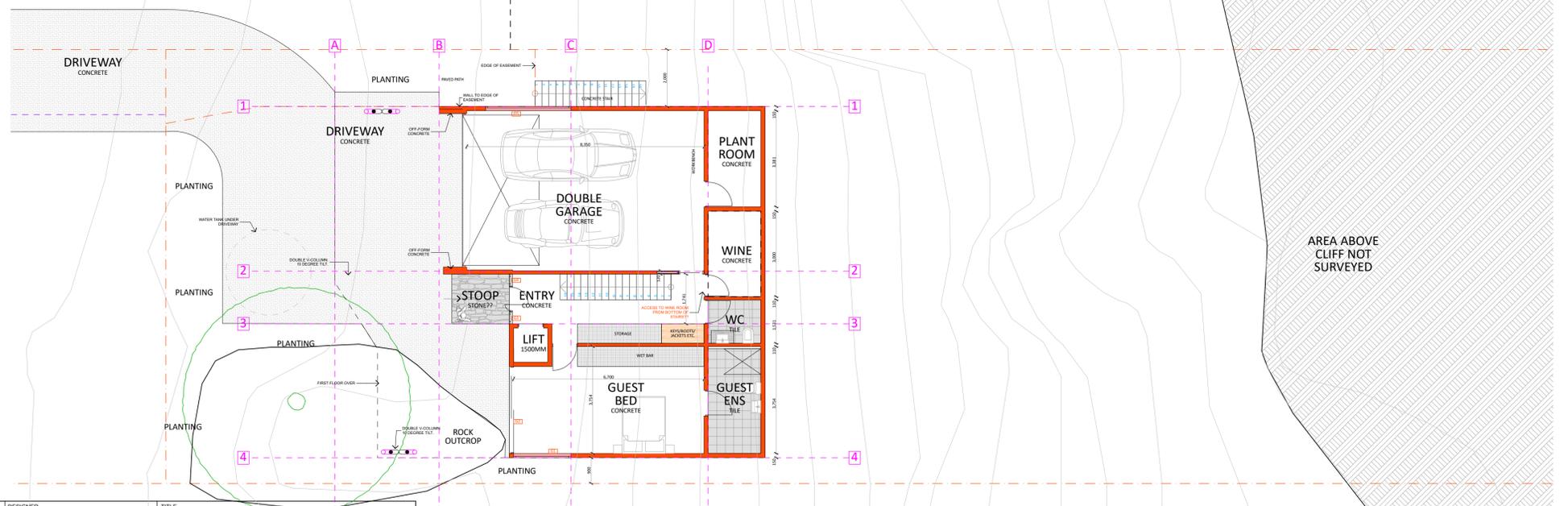


AREA ABOVE CLIFF NOT SURVEYED

LEVEL 1  
 SCALE 1:100

**SITE FIGURES**  
 SITE AREA: 1187.6M2  
 PROPOSED GROUND FLOOR: 114M  
 PROPOSED FIRST FLOOR: 93M2  
 PROPOSED SECOND FLOOR: 97  
 PROPOSED GFA: 304M2 (FSR: 0.25:1)  
 TOTAL ROOF AREA: 151M2  
 LANDSCAPING  
 TOTAL: 972M2  
 NATIVE/LOW WATER SPECIES: 900M2  
 TOTAL: LANDSCAPING %: (81%)

WORKS TO 104 (FRONT LOT)  
 SUBJECT TO SEPARATE DA

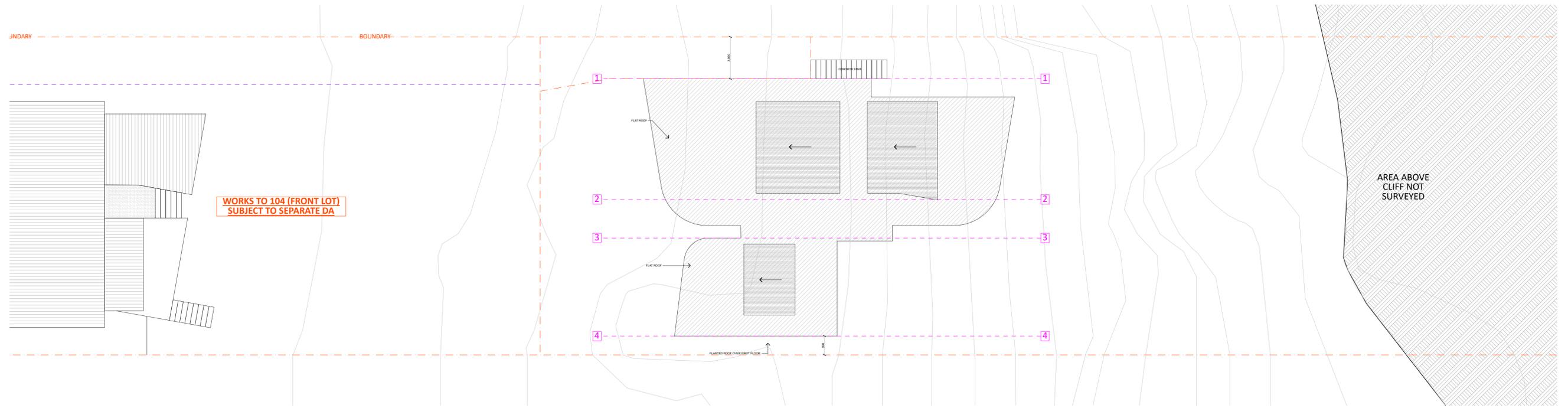


AREA ABOVE CLIFF NOT SURVEYED

GARAGE LEVEL  
 SCALE 1:100

REV	DESCRIPTION	DATE	NORTH	CLIENT	PROJECT ADDRESS	DESIGNER	TITLE
M	CLIENT CHANGES	11/04/23		AARON AND VANESSA KENDALL	104A WAKEHURST PARKWAY, ELANORA HEIGHTS, LOT 11, DP 1014199	Thodey Design 12 WICKHAM RD, TERRI, 2155	TO SCALE @ A1
L	CLIENT CHANGES	27/03/23					
K	REVISED LAYOUTS	16/03/23					
J	REVISED LAYOUTS	02/03/23					
I	PRELIM TENDER SET	16/04/19					
H	REVISED DA SET	28/02/19					
G	DA SET	02/08/18					

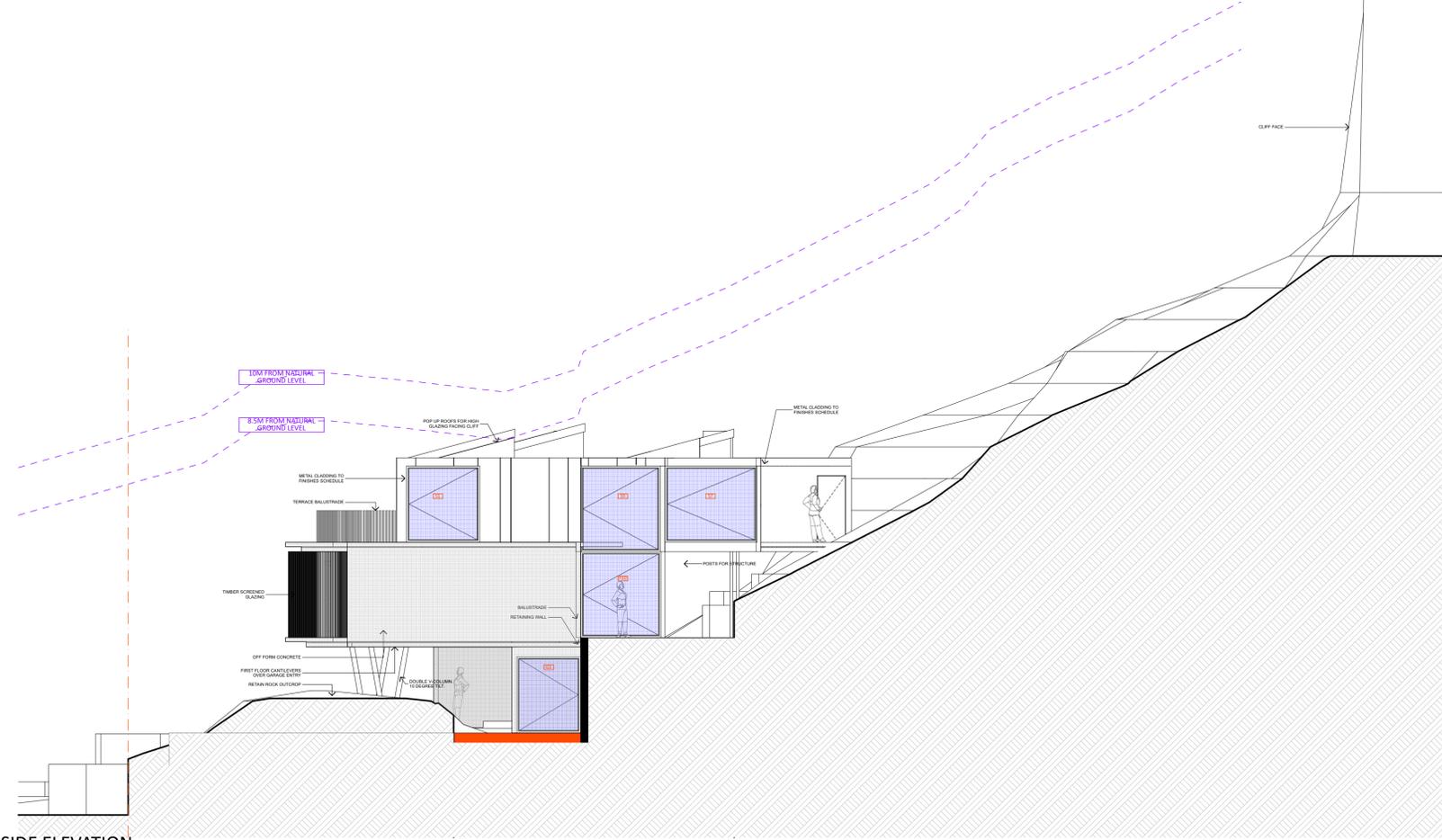
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ROOF PLAN  
 SCALE 1:100

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M	CLIENT CHANGES	11/04/23		<b>AARON AND VANESSA                      KENDALL</b>	<b>104A WAKEHURST                      PARKWAY, ELANORA                      HEIGHTS,                      LOT 11, DP 1014199</b>	<b>Thodey Design</b> <small>ASBS 100 841 801                      12 WICKHAM RD, THROCKLEY, 2115</small> Shaun Thodey 0412627455 shaun@thodeydesign.com	DRAWN: SJT CHECKED: SJT
L	CLIENT CHANGES	27/03/23					
K	REVISED LAYOUTS	16/03/23					
J	REVISED LAYOUTS	02/03/23					
I	PRELIM TENDER SET	16/04/19					
H	REVISED DA SET	28/02/19					
G	DA SET	02/08/18	TO SCALE @ A1 SCALE: TO SCALE @ A1				

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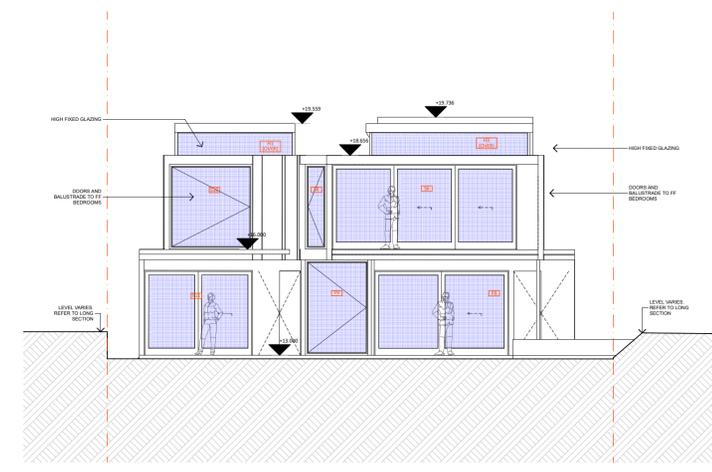
SIDE ELEVATION  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100



SIDE ELEVATION  
SCALE 1:100

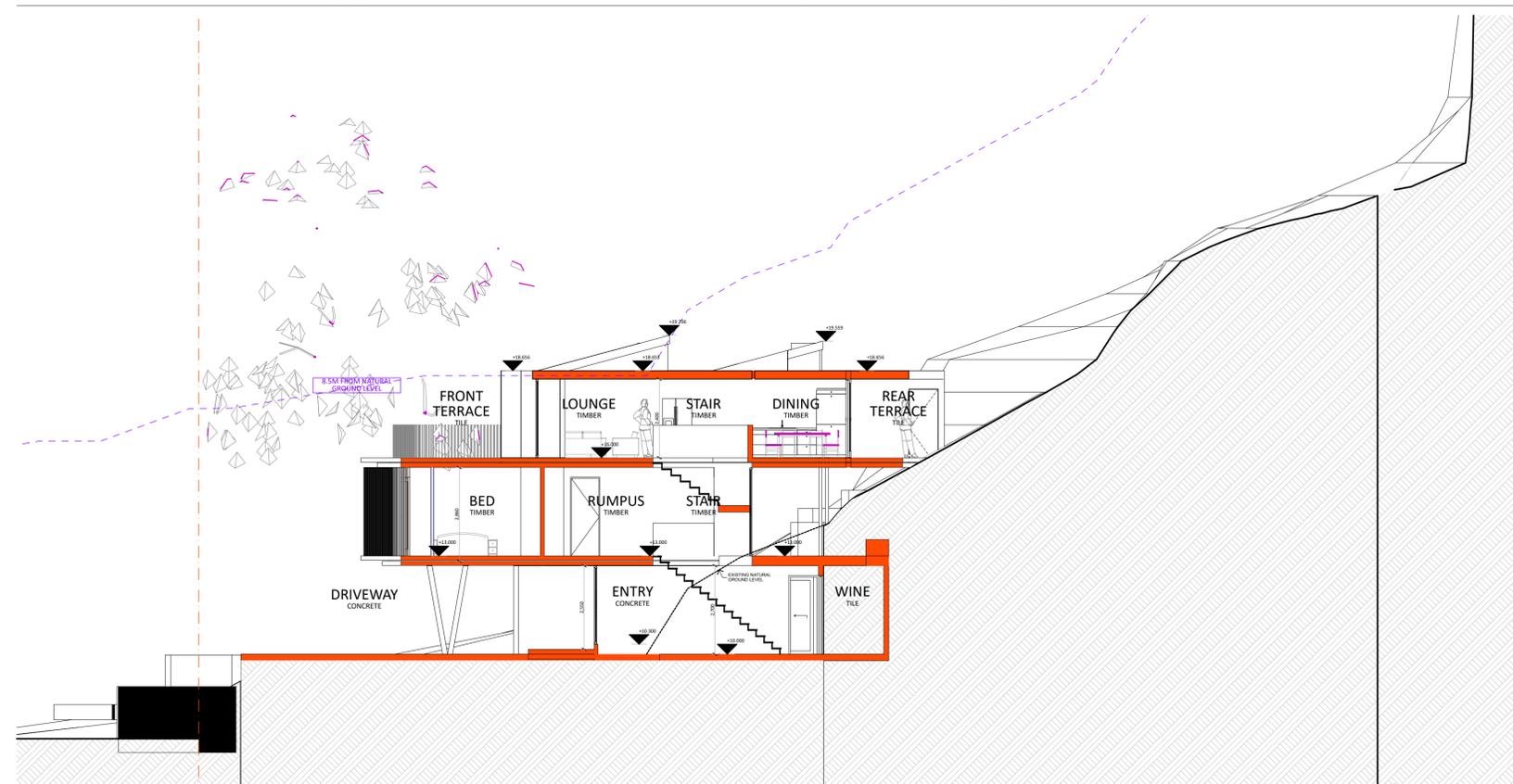
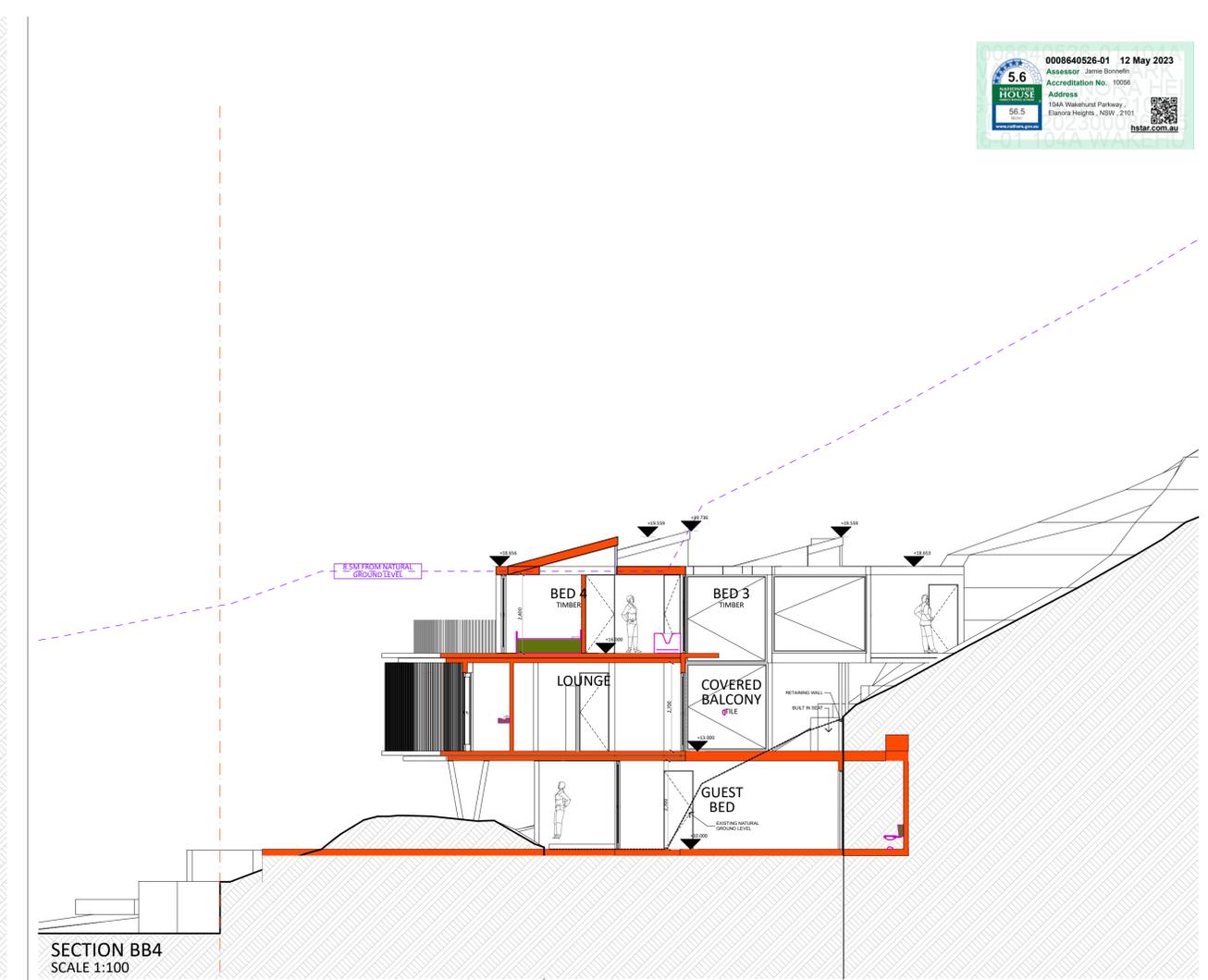
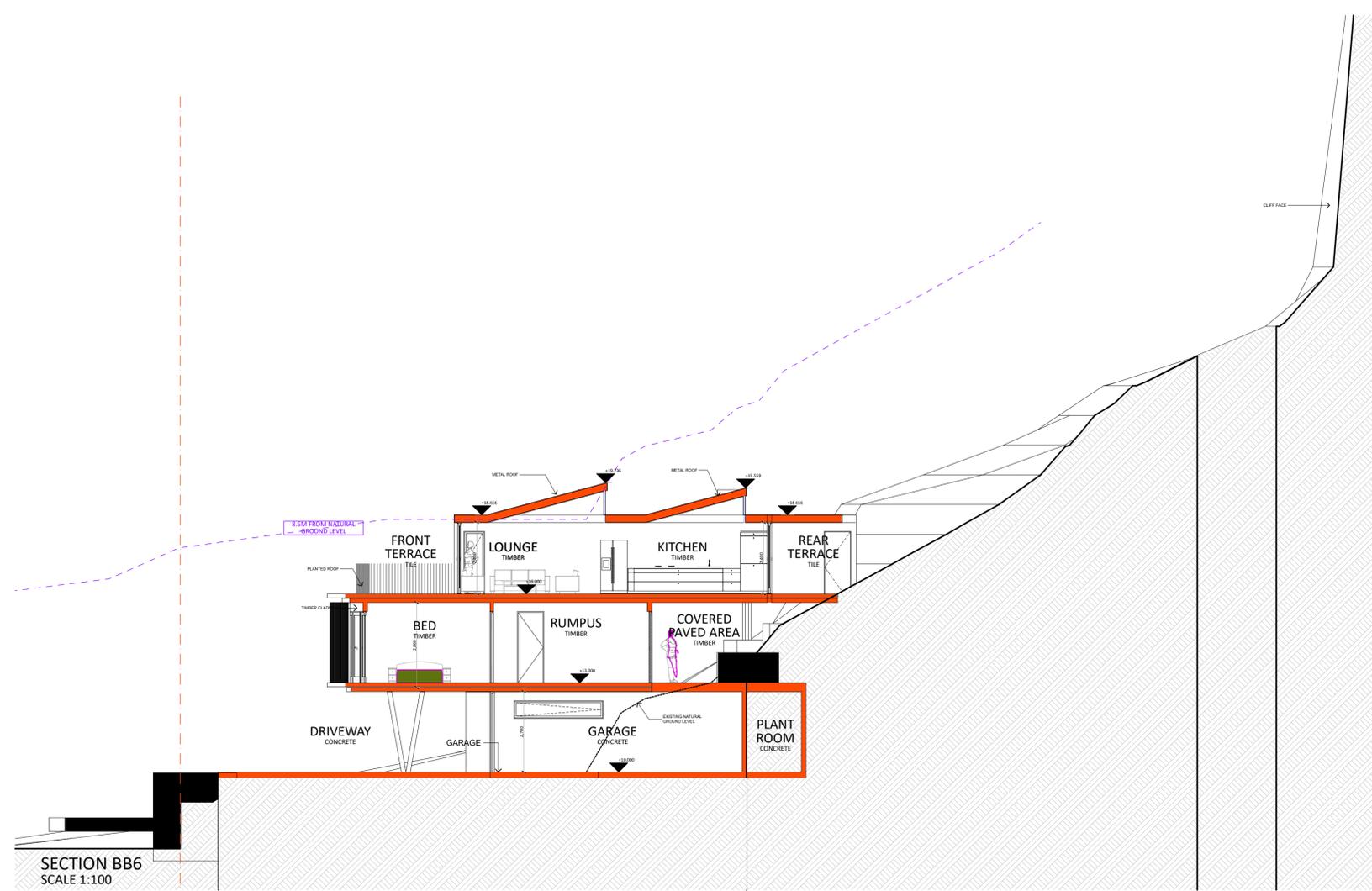


REAR ELEVATION  
SCALE 1:100

REV	DESCRIPTION	DATE	NORTH	CLIENT	PROJECT ADDRESS	DESIGNER	TITLE
M	CLIENT CHANGES	11/04/23		AARON AND VANESSA KENDALL	104A WAKEHURST PARKWAY, ELANORA HEIGHTS, LOT 11, DP 1014199	<b>Thodey Design</b> 08838 504 847 001 12 WICKHAM RD, TERRIGAL, 2515	DRAWN: SJT CHECKED: SJT PLOT DATE: _____ JOB NO: _____ SCALE: <b>TO SCALE @ A1</b> DWG NO: _____ REV: _____
L	CLIENT CHANGES	27/03/23					
K	REVISED LAYOUTS	16/03/23					
J	REVISED LAYOUTS	02/03/23					
I	PRELIM TENDER SET	16/04/19					
H	REVISED DA SET	28/02/19					
G	DA SET	02/08/18					



COLOURS AND FINISHES  
SCALE NTS

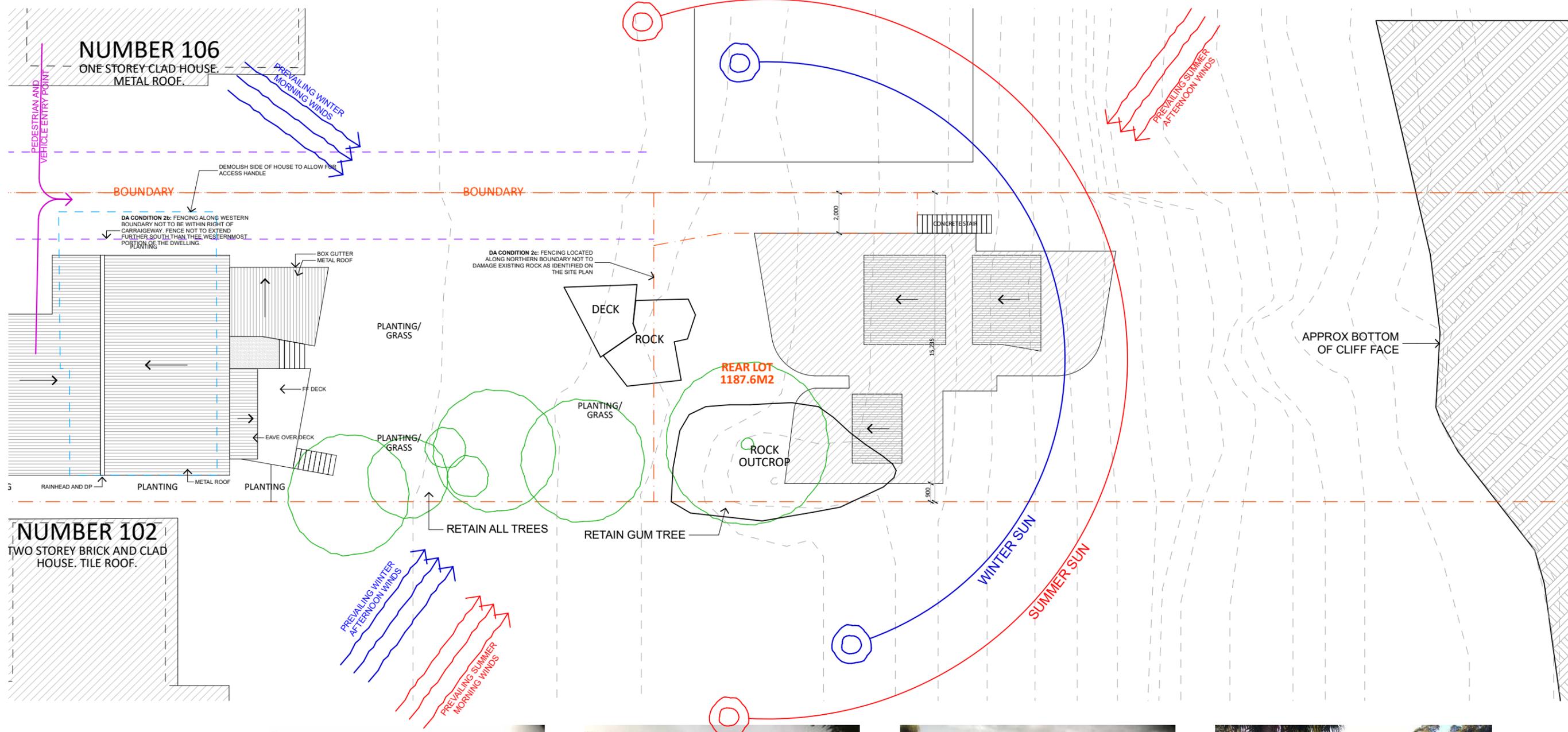


SECTION BB7  
SCALE 1:100

REV	DESCRIPTION	DATE	NORTH	CLIENT	PROJECT ADDRESS	DESIGNER	TITLE
M	CLIENT CHANGES	11/04/23		AARON AND VANESSA KENDALL	104A WAKEHURST PARKWAY, ELANORA HEIGHTS, LOT 11, DP 1014199	<b>Thodey Design</b> 0412627455 shaun@thodeydesign.com	DRAWN: SJT CHECKED: SJT
L	CLIENT CHANGES	27/03/23					
K	REVISED LAYOUTS	16/03/23					
J	REVISED LAYOUTS	02/03/23					
I	PRELIM TENDER SET	16/04/19					
H	REVISED DA SET	28/02/19					
G	DA SET	02/08/18				SCALE: TO SCALE @ A1 PLOT DATE: _____ JOB NO: _____ DWG NO: _____ REV: _____	

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**IMAGE 2:** EXISTING DWELLING HOUSE AND DWELLING AT 106 WAKEHURST PARKWAY.



**IMAGE 3:** EXISTING DWELLING HOUSE AND DWELLING AT 102 WAKEHURST PARKWAY.



**IMAGE 4:** EXISTING HOUSE FROM REAR YARD.



**IMAGE 5:** EXISTING 3 STOREY HOUSE AT 100A WAKEHURST PARKWAY (2 LOTS EAST) AS VIEWED FROM 104 WAKEHURST PARKWAY. THIS HOUSE CLEARLY EXCEEDS THE 8.5M MAX LEP REQUIREMENT.

0008640526-01 12 May 2023  
Assessor Jamie Bonnefin  
Accreditation No. 10056  
Address 104A Wakehurst Parkway, Elanora Heights, NSW, 2101  
www.nathers.gov.au  
hstar.com.au

**SITE PLAN/ SITE ANALYSIS**  
SCALE 1:200

REV	DESCRIPTION	DATE	NORTH	CLIENT	PROJECT ADDRESS	DESIGNER	TITLE			
M	CLIENT CHANGES	11/04/23	<p>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE DESIGNER. THIS DRAWING, THE INFORMATION ON IT AND THE DESIGN ARE COPYRIGHT OF THODEY DESIGN.</p>	<p><b>AARON AND VANESSA KENDALL</b></p>	<p><b>104A WAKEHURST PARKWAY, ELANORA HEIGHTS. LOT 11, DP 1014199</b></p>	<p><b>Thodey Design</b> ABN: 54 532 442 622 12 WREXHAM RD, THIRROUL, 2515</p> <p>Shaun Thodey 0412627455 shaun@thodeydesign.com</p>	DRAWN	PLOT DATE	SCALE	REV
L	CLIENT CHANGES	27/03/23					SJT		<b>TO SCALE @ A3</b>	
K	REVISED LAYOUTS	16/03/23					CHECKED	JOB NO.	DWG NO.	
J	REVISED LAYOUTS	02/03/23					SJT			
I	PRELIM TENDER SET	16/04/19								
H	REVISED DA SET	26/02/19								
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VIEW FROM SHARED DRIVEWAY  
SCALE NTS

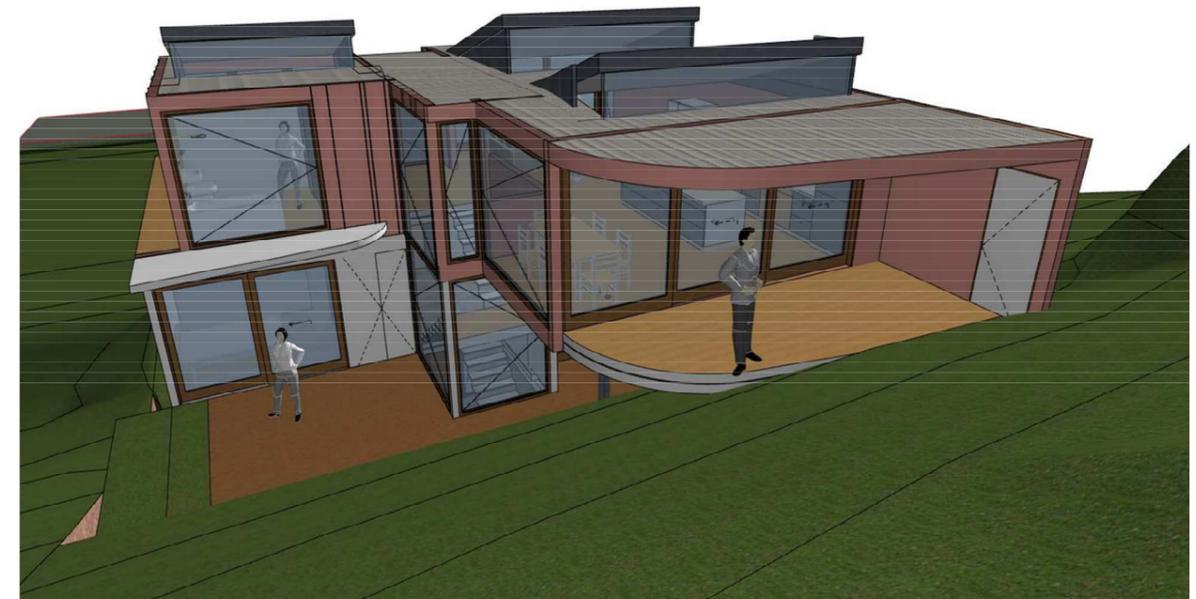


VIEW FROM WEST  
SCALE NTS

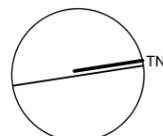
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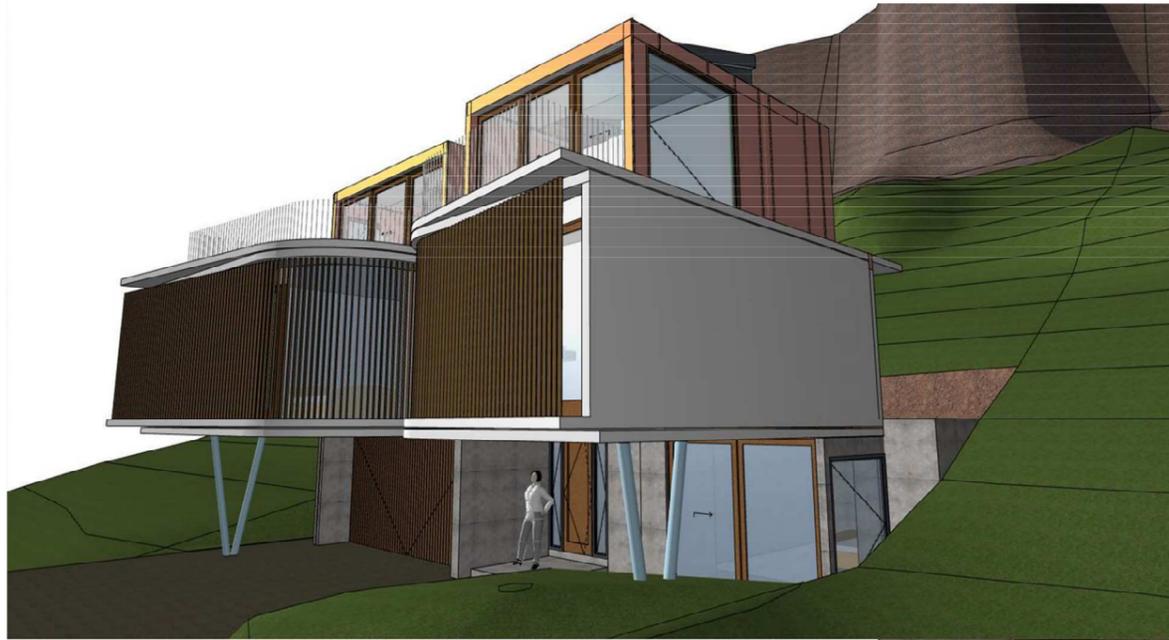


VIEW FROM NOR-WEST LOOKING  
AWAY FROM ESCARPMENT  
SCALE NTS



VIEW FROM NORTH LOOKING  
AWAY FROM ESCARPMENT  
SCALE NTS

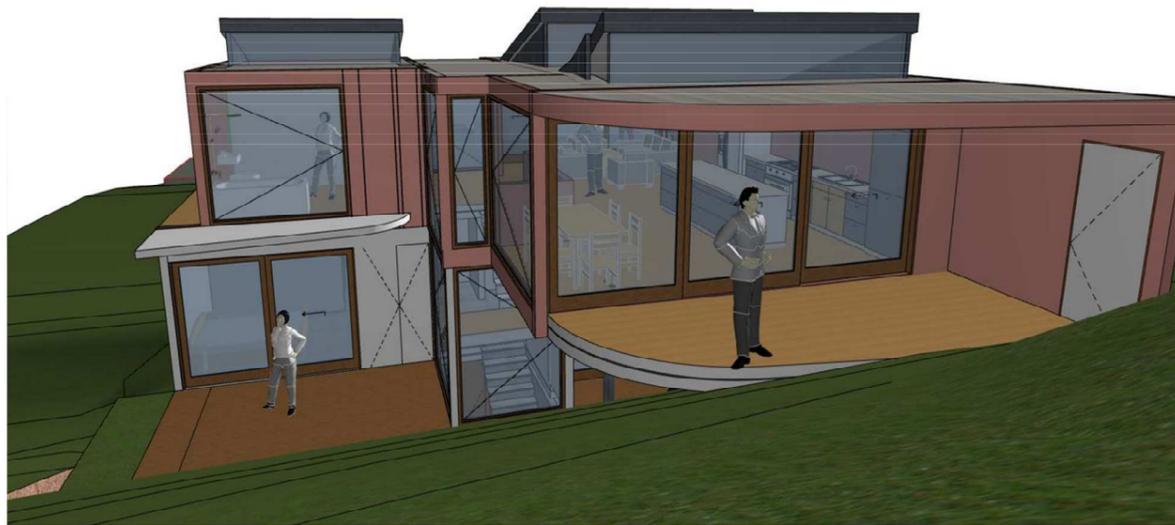
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L	CLIENT CHANGES	27/03/23				Shaun Thodey 0412627455 shaun@thodeydesign.com	DRAWN SJT
K	REVISED LAYOUTS	16/03/23					PLOT DATE
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I	PRELIM TENDER SET	16/04/19					CHECKED SJT
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						REV	




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 56.5 MJ/m<sup>2</sup>  
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				REV			

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**BASIX Project Commitments**

BASIX Number: 13922955

Proposed: Single Dwelling  
 Address: 104A Wakehurst Parkway, Elanora Heights  
 Lot No / DP: 4/1240491

**Water**

Fixtures	Specification
Shower head rating	4 star (> 4.5 but <= 6 L/min)
Toilet rating	3 star
Kitchen taps rating	4 star
Bathroom taps rating	4 star

**Alternative water details**

Rainwater tank size	Individual	2000L
Connected to: Garden and lawn areas		Yes
All toilets		Yes
Laundry		No

**Thermal Comfort**

Accreditation Number: HERA 10056

NatHERS Number: 0008640526-01

External walls	Requirements
Concrete block, lined	Basement & Ground Floor Medium colour R2.7 Bulk + Anti-glare foil
Metal clad	First Floor Light colour R2.7 Bulk + Anti-glare foil

**Internal walls**

Cavity wall, direct fix plasterboard	R2.0 Bulk insulation
--------------------------------------	----------------------

**Ceiling**

External ceiling - Plasterboard	R4.0 Bulk insulation
Internal ceiling - Plasterboard	No insulation

**Roof**

Corrugated iron	Light Colour (solar absorptance <0.475) R1.3 Bulk + Reflective side down, No air gap above (Anticon 55, 60mm)
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**Floors**

Concrete slab on ground	No insulation
Suspended concrete slab	Exposed areas only R2.0 Bulk insulation

**Windows**

UPVC frame PVC-005-03 W	Double argon-fill low-e glazing with U-value 2.0 and SHGC 0.25 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)
UPVC frame PVC-006-03 W	Double argon-fill low-e glazing with U-value 2.0 and SHGC 0.31 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)

**Skylights**

Double Glazed Skylight	
------------------------	--

**Ceiling Penetrations**

Downlight Covers	Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.
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Lighting specification	Dwelling is rated without downlight
------------------------	-------------------------------------

Ceiling fans	No ceiling fans need to be installed
--------------	--------------------------------------

Overshadowing details	Adjoining units calculated into model calculations
-----------------------	--

**Site**

Orientation of nominal north elevation	As shown on plans
--	-------------------

**Energy**

Hot water	Specification	Rating
Individual system	Electric heat pump - air	26 to 30 STCs

**Ventilation**

Bathroom exhaust	Individual fan, not ducted
Control switch	Manual switch on/off
Kitchen exhaust	Individual fan, not ducted
Control switch	Manual switch on/off
Laundry	Individual fan, not ducted
Control switch	Manual switch on/off

**Cooling**

Individual systems - living areas	1-phase airconditioning	EER 3.0 - 3.5
Individual systems - bedroom areas	1-phase airconditioning	EER 3.0 - 3.5

**Heating**

Individual systems - living areas	1-phase airconditioning	EER 3.0 - 3.5
Individual systems - bedroom areas	1-phase airconditioning	EER 3.0 - 3.5

**Appliances**

Cooktop/oven	Induction cooktop & electric oven
Ventilated fridge space	No
Private outdoor clothes drying line	Yes
Private Indoor or sheltered clothes drying line	No
Zoned Air-conditioning	No

**Alternative Energy**

Photovoltaic System	N/A
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