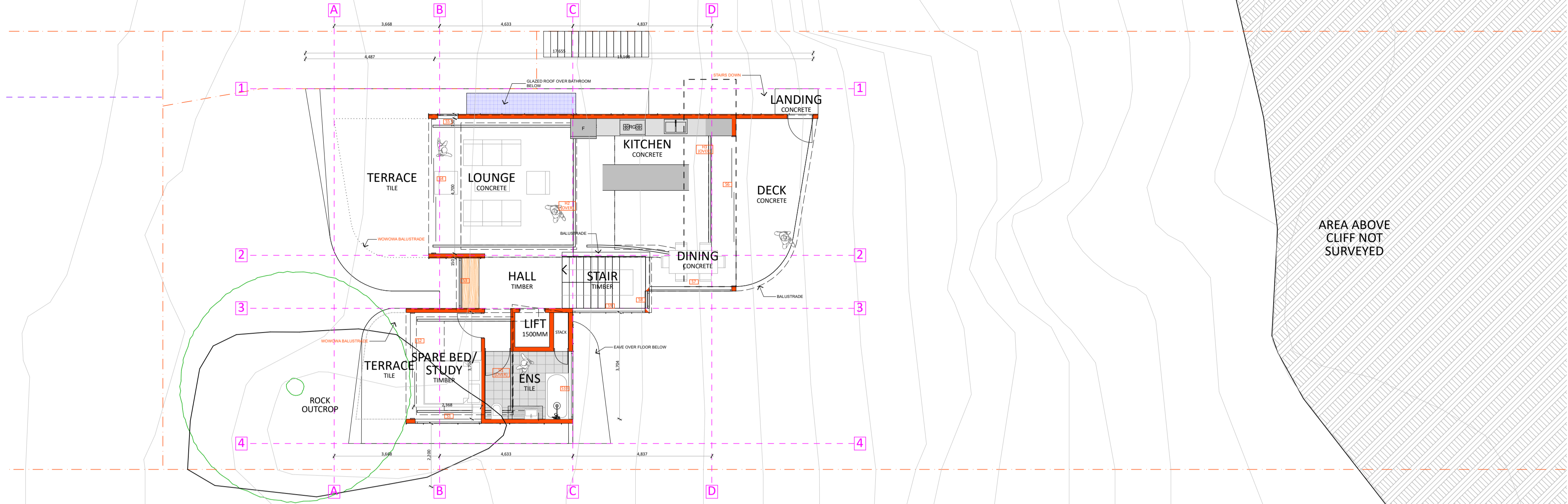


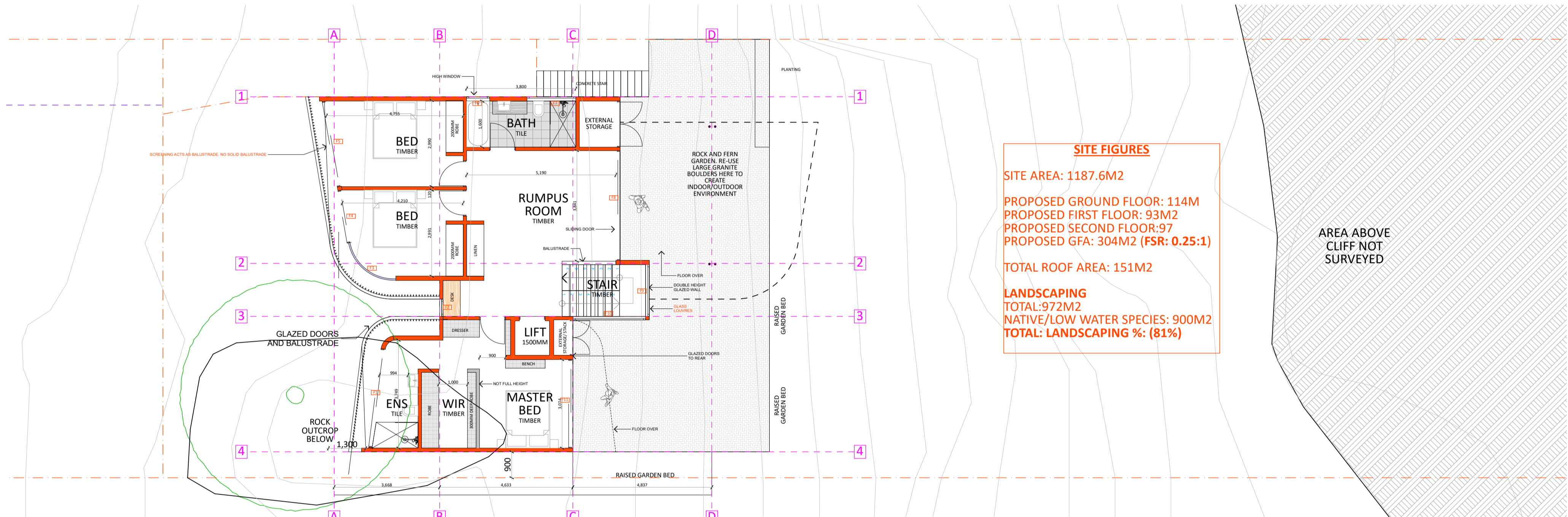
LEVEL 2  
SCALE 1:100

WORKS TO 104 (FRONT LOT)  
SUBJECT TO SEPARATE DA



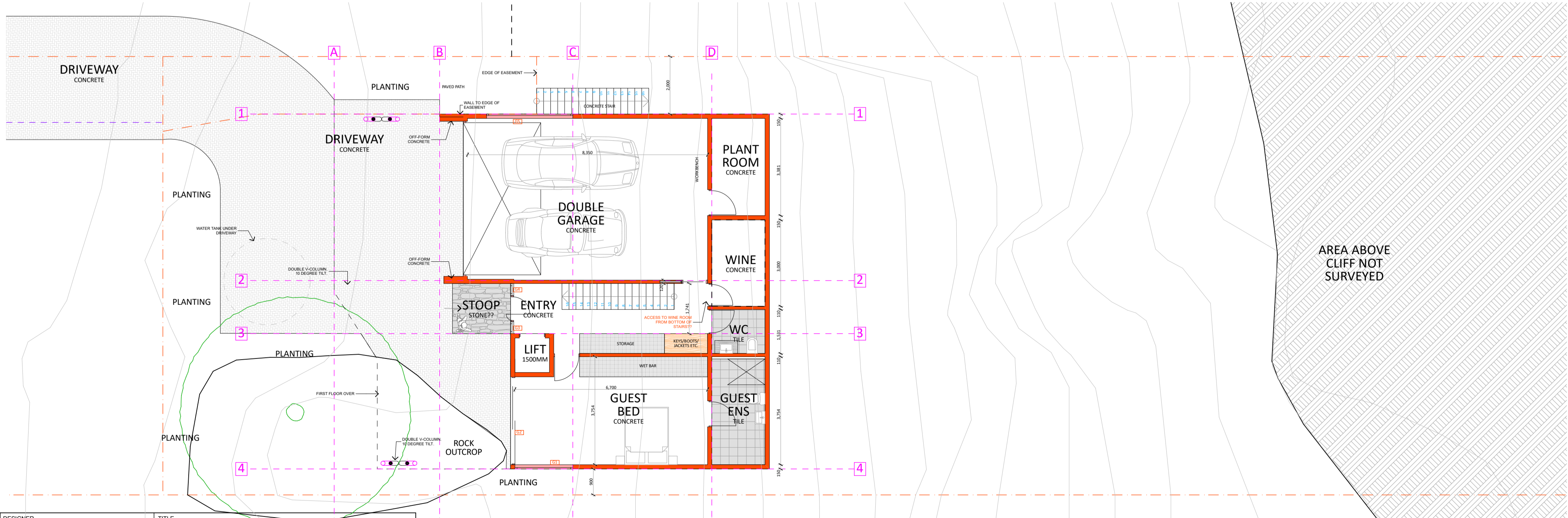
LEVEL 1  
SCALE 1:100

WORKS TO 104 (FRONT LOT)  
SUBJECT TO SEPARATE DA



GARAGE LEVEL  
SCALE 1:100

WORKS TO 104 (FRONT LOT)  
SUBJECT TO SEPARATE DA



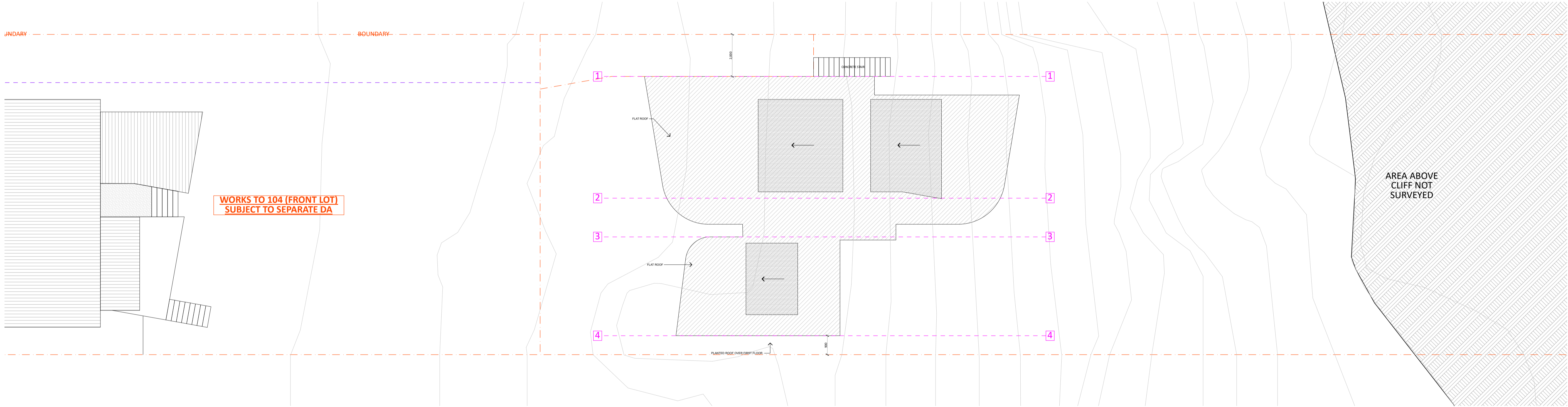
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M	CLIENT CHANGES	11/04/23	
L	CLIENT CHANGES	27/03/23	
K	REVISED LAYOUTS	16/03/23	
J	REVISED LAYOUTS	02/03/23	
I	PRELIM TENDER SET	16/04/19	
H	REVISED DA SET	28/02/19	
G	DA SET	02/08/18	

CLIENT	PROJECT ADDRESS
AARON AND VANESSA KENDALL	104A WAKEHURST PARKWAY, ELANORA HEIGHTS, LOT 11, DP 1014199

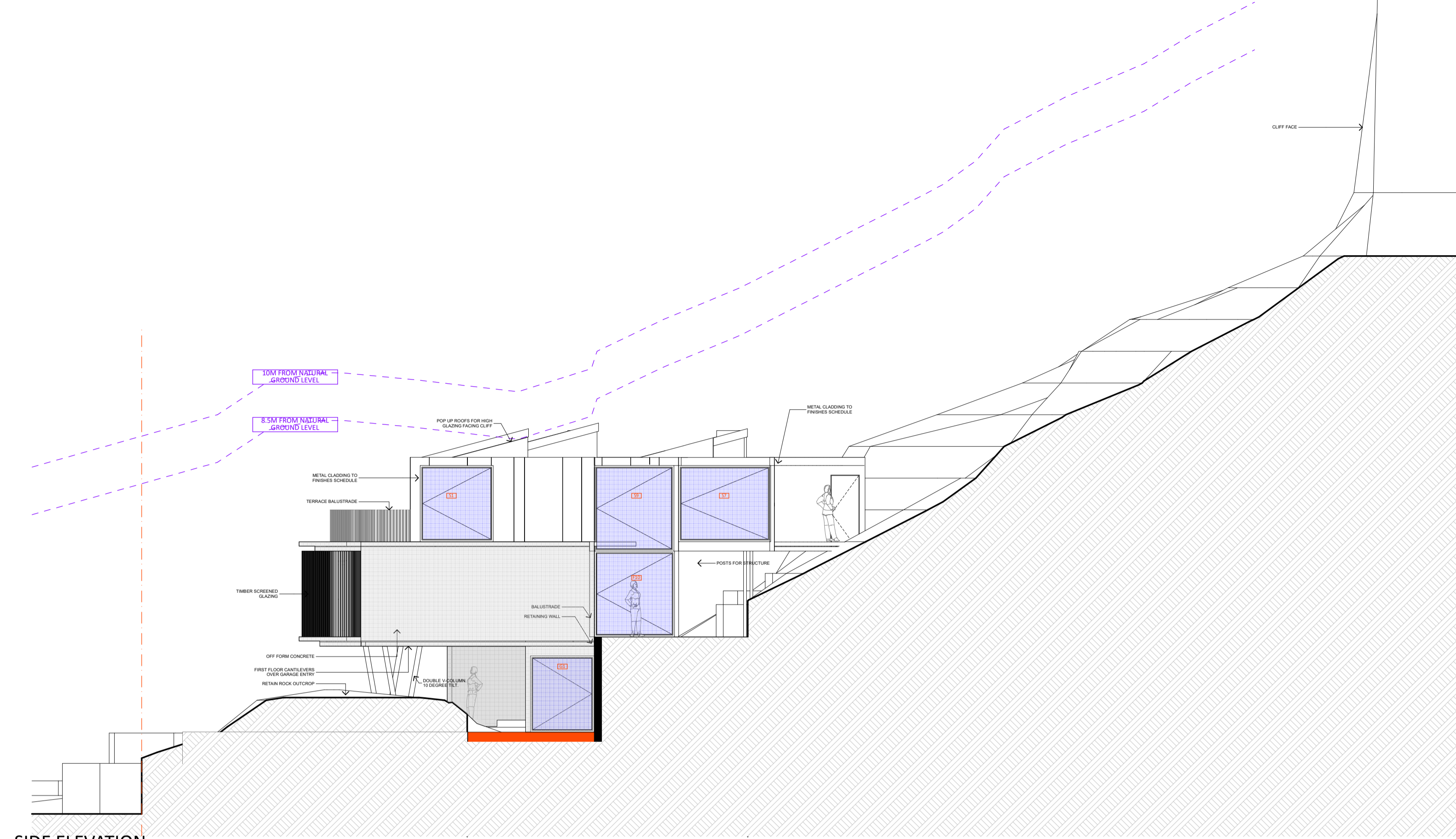
DESIGNER	TITLE
Thodey Design	
Shaun Thodey	
0412627455	
shaun@thodeydesign.com	

DRAWN	PLUT DATE	SCALE	TO SCALE @ A1
SJT			
CHECKED	DATE	DWG NO.	REV
SJT			

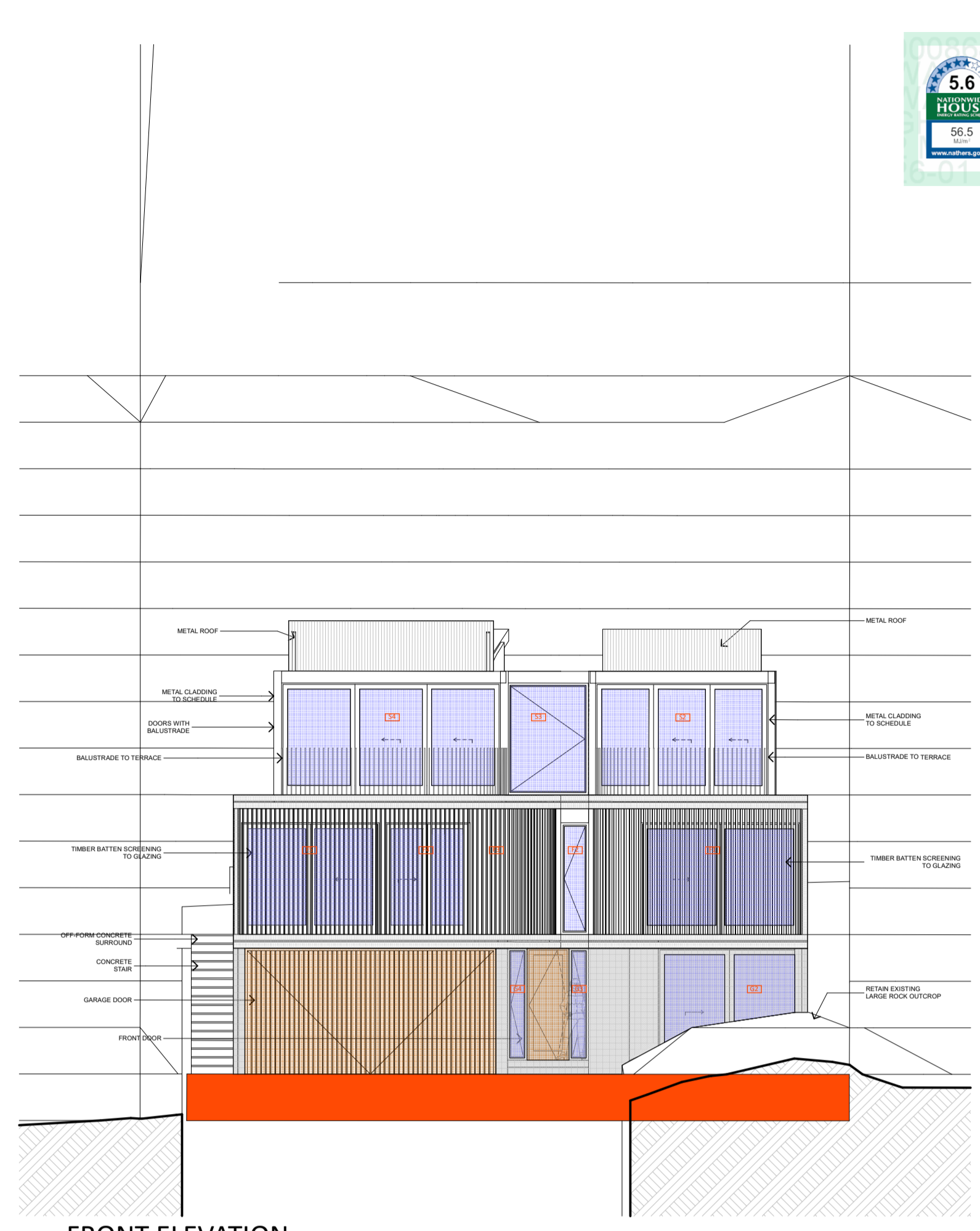
ROOF PLAN  
SCALE 1:100



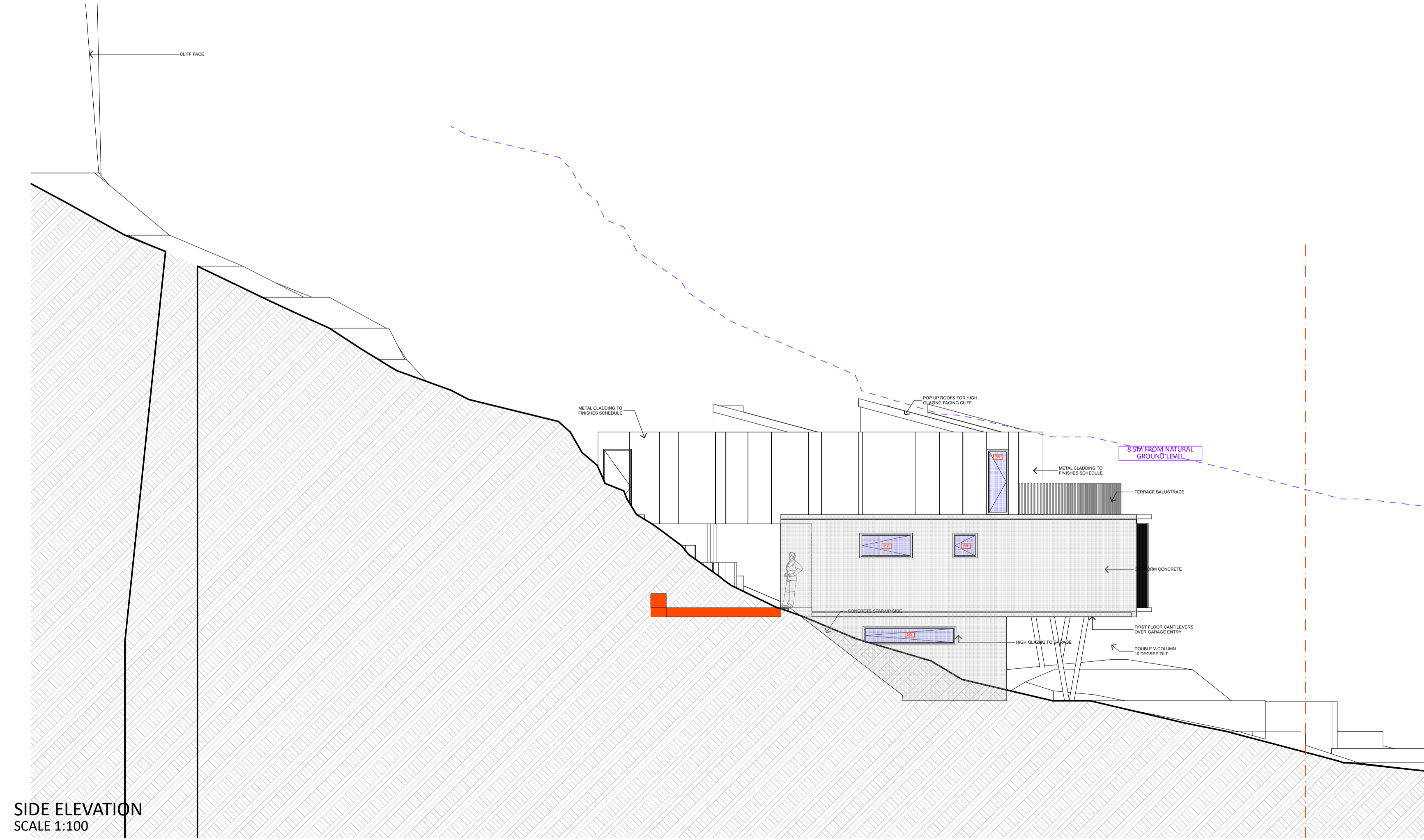
REV	DESCRIPTION	DATE	NORTH	CLIENT	PROJECT ADDRESS	DESIGNER	TITLE
M	CLIENT CHANGES	11/04/23		AARON AND VANESSA KENDALL	104A WAKEHURST PARKWAY, ELANORA HEIGHTS, LOT 11, DP 1014199	Thodey Design <small>APPROX 500 M2 DA SET 12 WAKEHURST RD, THIRROOL, 2515</small>	TO SCALE @ A1
L	CLIENT CHANGES	27/03/23					
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	<small>DO NOT SCALE DIMENSIONS, USE PROVIDED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE DESIGNER. DATE DRAWING: THE INFORMATION ON IT AND THE DESIGN ARE SUPPLIED ON "AS IS" BASIS.</small>			Shaun Thodey 0412627455 shaun@thodeydesign.com	DRAWN: SJT CHECKED: SJT
G	DA SET	02/08/18					



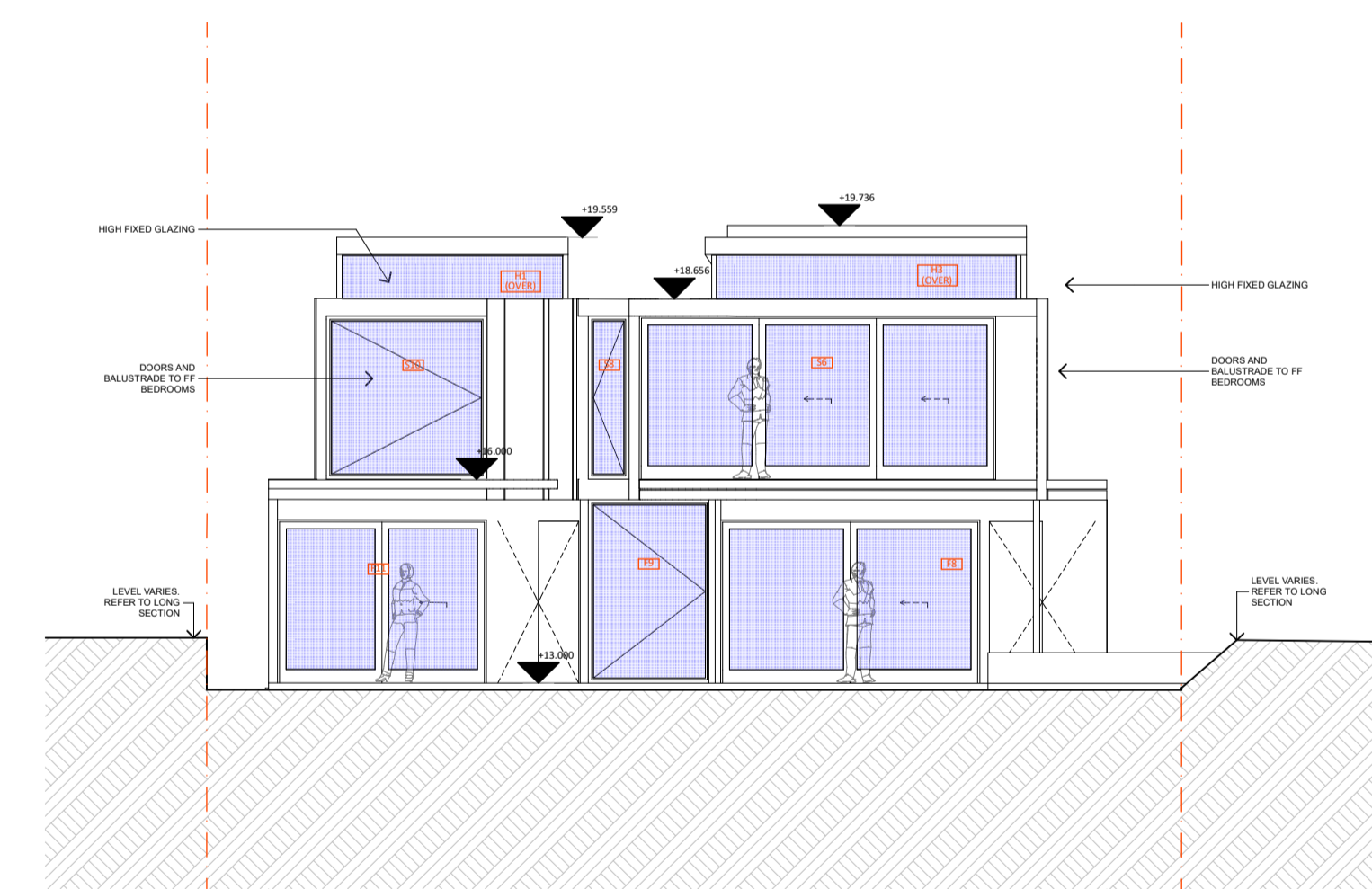
SIDE ELEVATION  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100

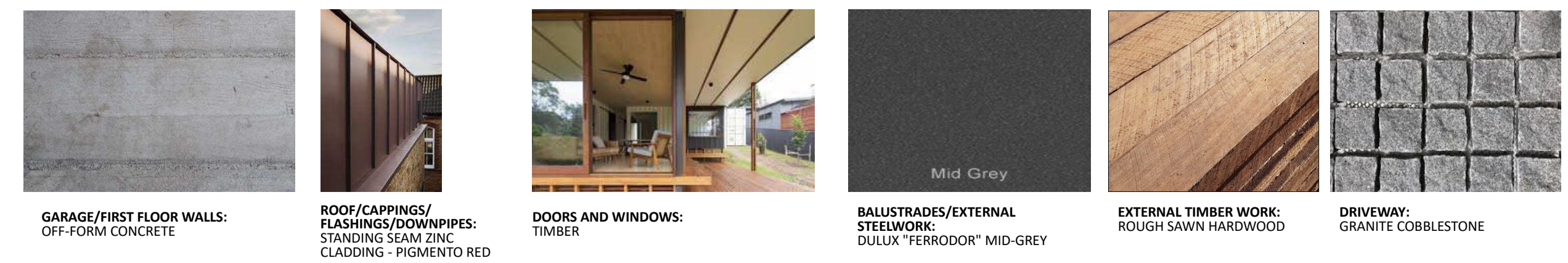


SIDE ELEVATION  
SCALE 1:100

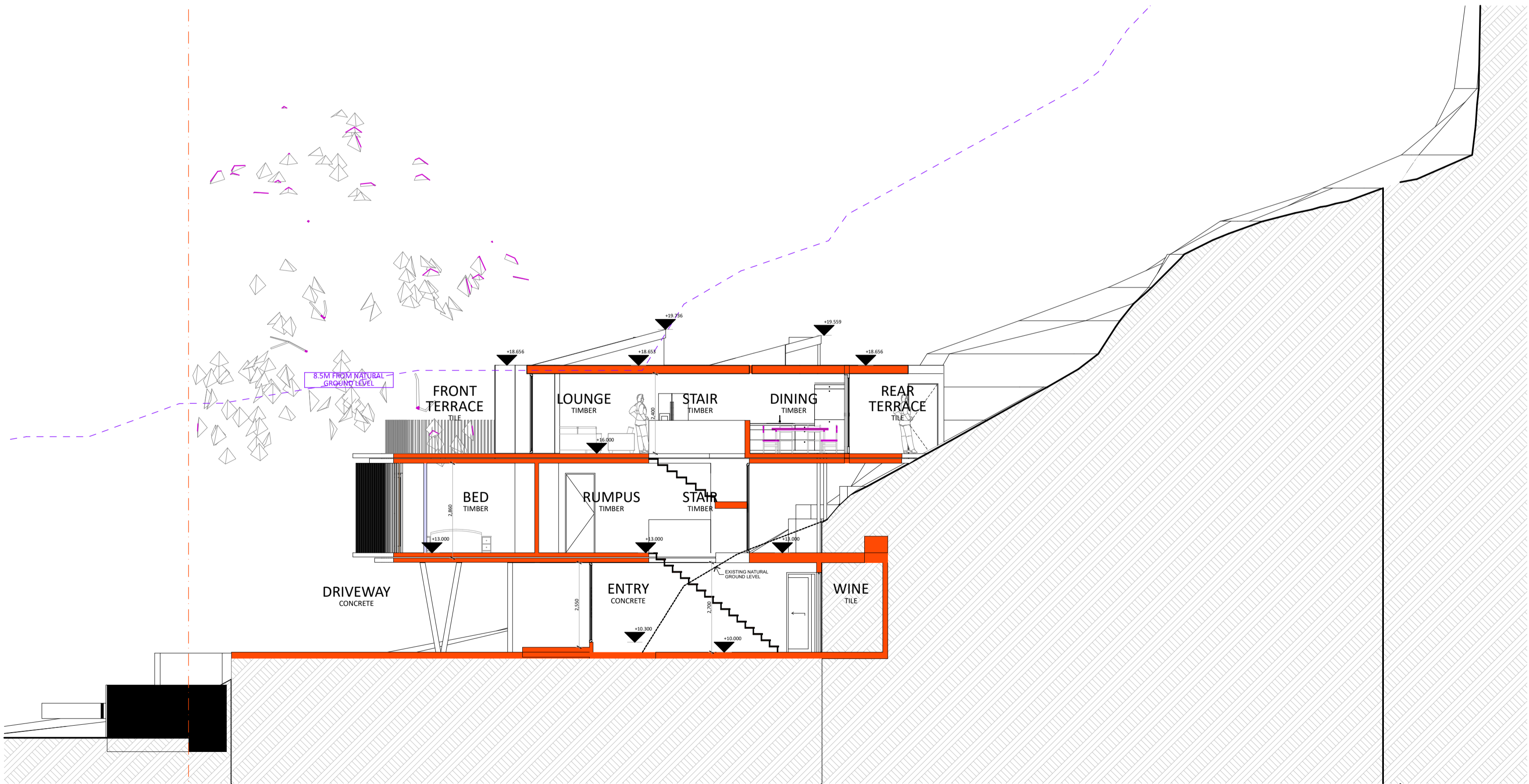
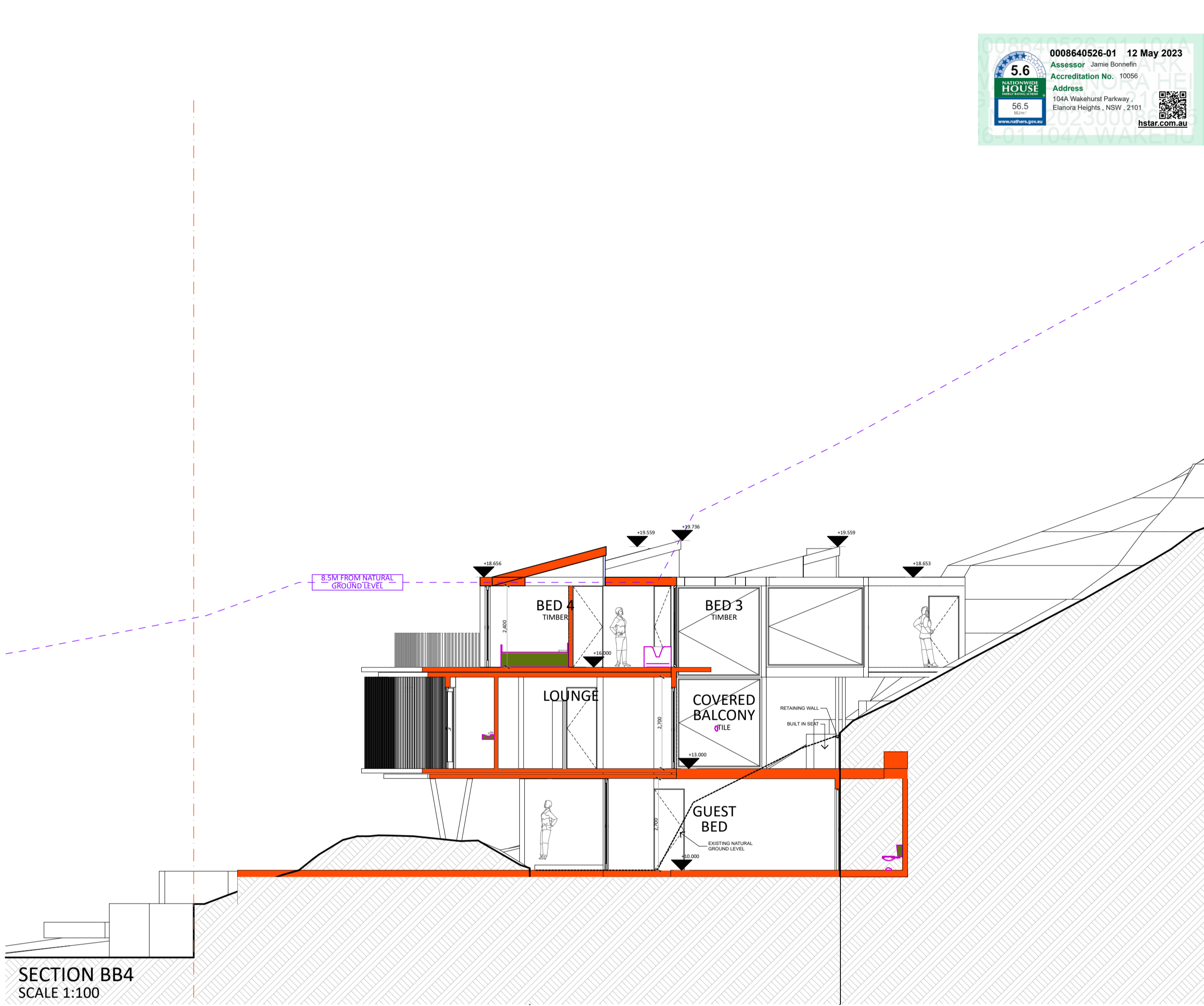
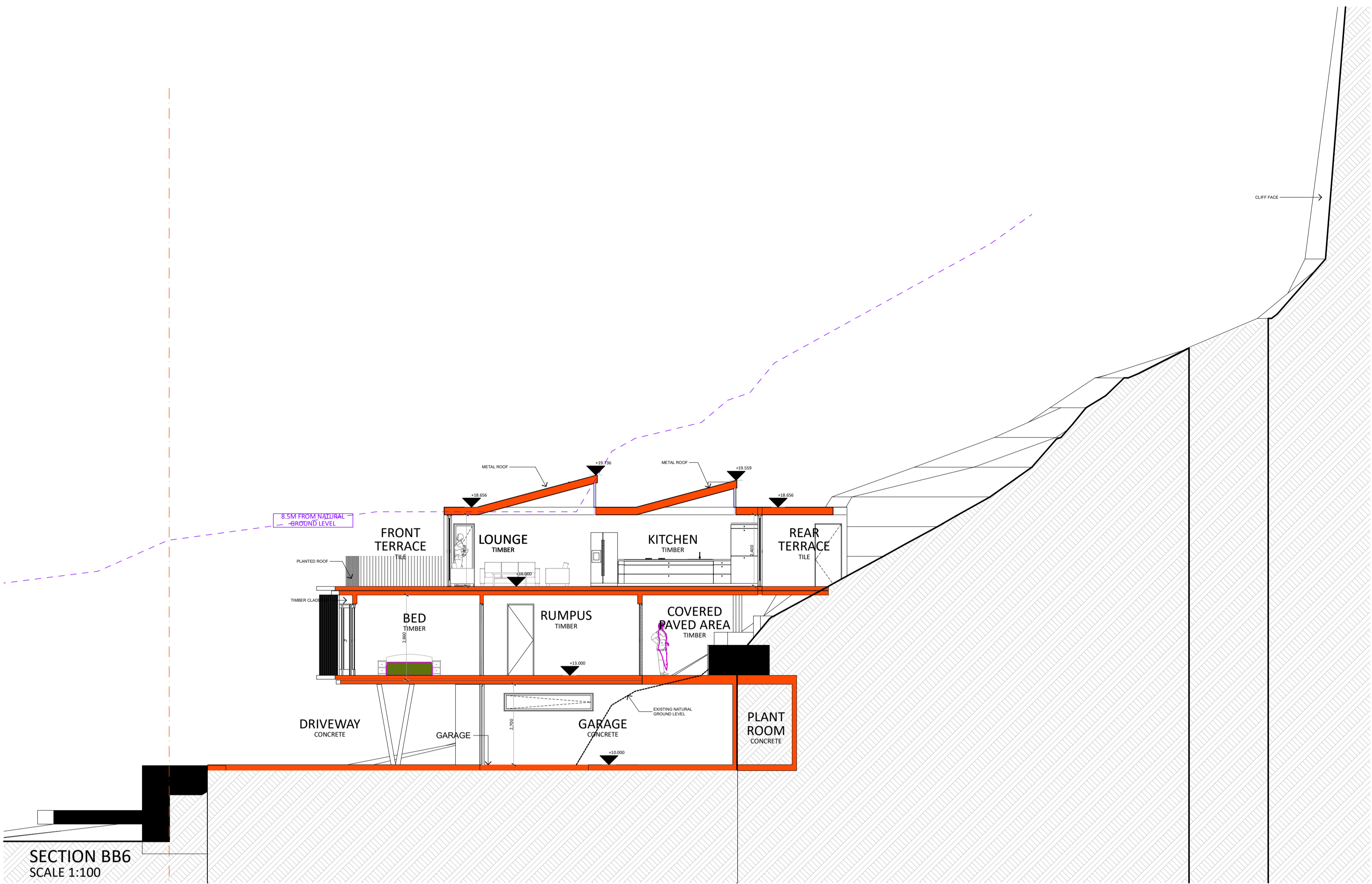


REAR ELEVATION  
SCALE 1:100

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	Thodey Design APPROVED FOR THIS PROJECT 12 WAKEHURST RD, THIRROOL, 2515	
L	CLIENT CHANGES	27/03/23				Shaun Thodey 0412627455 shaun@thodeydesign.com	
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	Thodey Design SHAUN THODEY 0412627455 shaun@thodeydesign.com	DRAWN: SGT CHECKED: SGT SCALE: 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					

# COVER PAGE

## DEVELOPMENT APPLICATION FOR WORKS TO:

**ADDRESS:** 104A WAKEHURST PARKWAY, ELANORA HEIGHTS.  
DP 1014199 , LOT 11.  
**COUNCIL:** NORTHERN BEACHES COUNCIL  
**OWNER:** AARON AND VANESSA KENDALL

5.6

NATIONWIDE  
HOUSE

ENERGY RATING SCHEME

56.5

Mains

www.nathers.gov.au

0008640526-01

12 May 2023

Assessor Jamie Bonnefin

Accreditation No. 10056

Address

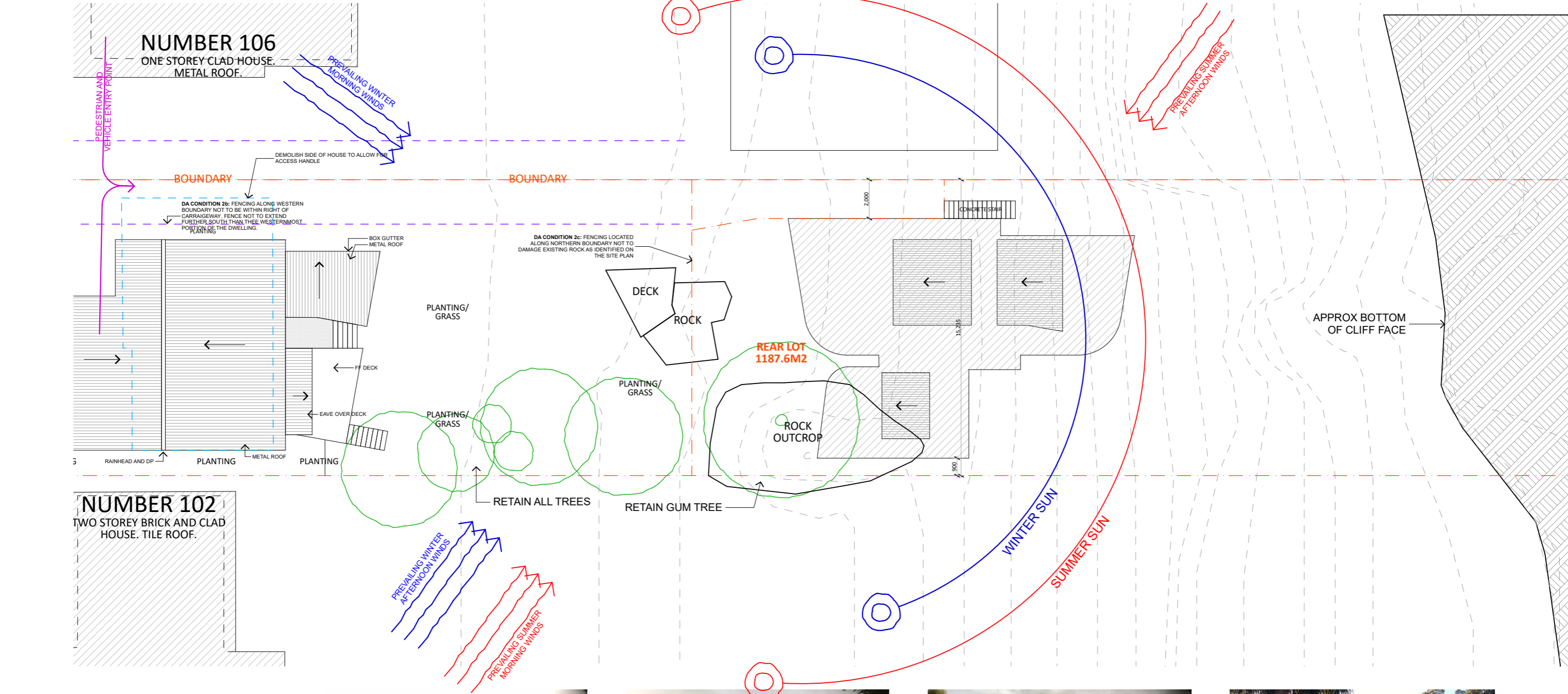
104A Wakehurst Parkway ,  
Elanora Heights , NSW , 2101

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IMAGE: LOCATION SATELLITE PHOTO NTS

REV	DESCRIPTION	DATE	<div><div>NORTH</div><div></div><div>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE DESIGNER.</div><div>THIS DRAWING, THE INFORMATION ON IT AND THE DESIGN ARE COPYRIGHT OF THODEY DESIGN.</div></div>	CLIENT	PROJECT ADDRESS	DESIGNER	TITLE			
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L	CLIENT CHANGES	27/03/23					DRAWN	SJT	PLOT DATE	SCALE
K	REVISED LAYOUTS	16/03/23					TO SCALE @ A3			
J	REVISED LAYOUTS	02/03/23					CHECKED	SJT	JOB NO.	DWG NO.
I	PRELIM TENDER SET	16/04/19					REV			
H	REVISED DA SET	26/02/19								
G	DA SET	02/08/18								



5.6

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

56.5

Miles

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12 May 2023

Assessor

Jamie Bonnefin

Accreditation No.

10056

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Elanora Heights, NSW, 2101



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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.

SITE PLAN/ SITE ANALYSIS  
SCALE 1:200

REV	DESCRIPTION	DATE	NORTH 	CLIENT  AARON AND VANESSA KENDALL	PROJECT ADDRESS  104A WAKEHURST PARKWAY, ELANORA HEIGHTS. LOT 11, DP 1014199	DESIGNER  Thodey Design <small>ABN 54 532 442 622 12 WREXHAM RD, THIRROUL, 2515</small>  Shaun Thodey 0412627455 shaun@thodeydesign.com	TITLE						
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G	DA SET	02/08/18											
								CHECKED	SJT	JOB NO.			
								DWG NO.		REV			



VIEW FROM SHARED DRIVEWAY  
SCALE NTS



VIEW FROM WEST  
SCALE NTS

0008640526-01

12 May 2023

Assessor

Jamie Bonhefin

Accreditation No.

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Elanora Heights , NSW , 2101

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NATIONWIDE  
HOUSE

ENERGY RATING SCHEME

104A WAKEHURST PARKWAY

ELANORA HEIGHTS NSW 2101

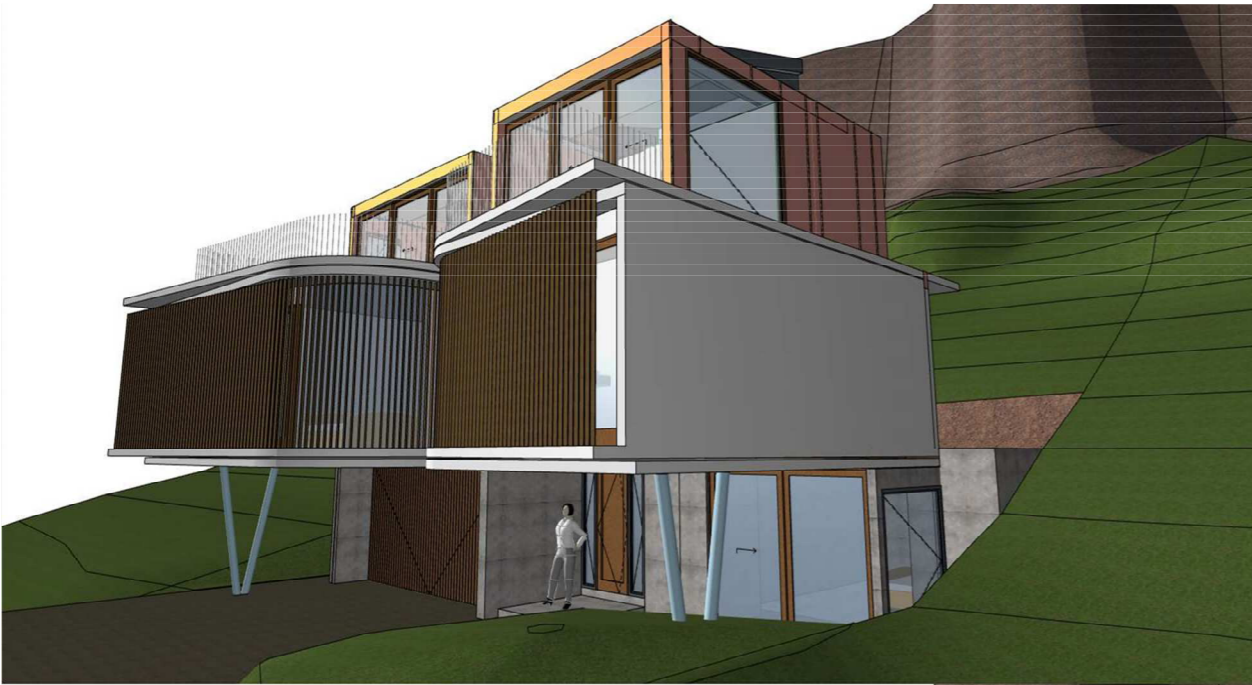
02 9300 0000

6-01-104A WAKEHURST

VIEW FROM NOR-WEST LOOKING  
AWAY FROM ESCARPMENT  
SCALE NTS

VIEW FROM NORTH LOOKING  
AWAY FROM ESCARPMENT  
SCALE NTS

REV	DESCRIPTION	DATE	<div><div>NORTH</div><div></div><div>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE DESIGNER.</div><div>THIS DRAWING, THE INFORMATION ON IT AND THE DESIGN ARE COPYRIGHT OF THODEY DESIGN.</div></div>	CLIENT	PROJECT ADDRESS	DESIGNER	TITLE				
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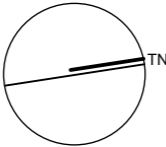




**0008640526-01** 12 May 2023  
**Assessor** Jamie Bonnefin  
**Accreditation No.** 10056  
**Address**  
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Elanora Heights, NSW, 2101  
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						Shaun Thodey 0412627455 shaun@thodeydesign.com	CHECKED SJT	JOB NO.	DWG NO.	REV



5.6

NATIONWIDE  
HOUSE

ENERGY RATING SCHEME

56.5

MJ/m<sup>2</sup>

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12 May 2023

Assessor

Jamie Bonhefin

Accreditation No.

10056

Address

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Elanora Heights , NSW , 2101

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BASIX Project Commitments		BASIX Number: 1392295S	
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)	
Floors			
Concrete slab on ground	Exposed areas only	No insulation	
Suspended concrete slab		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.	
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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