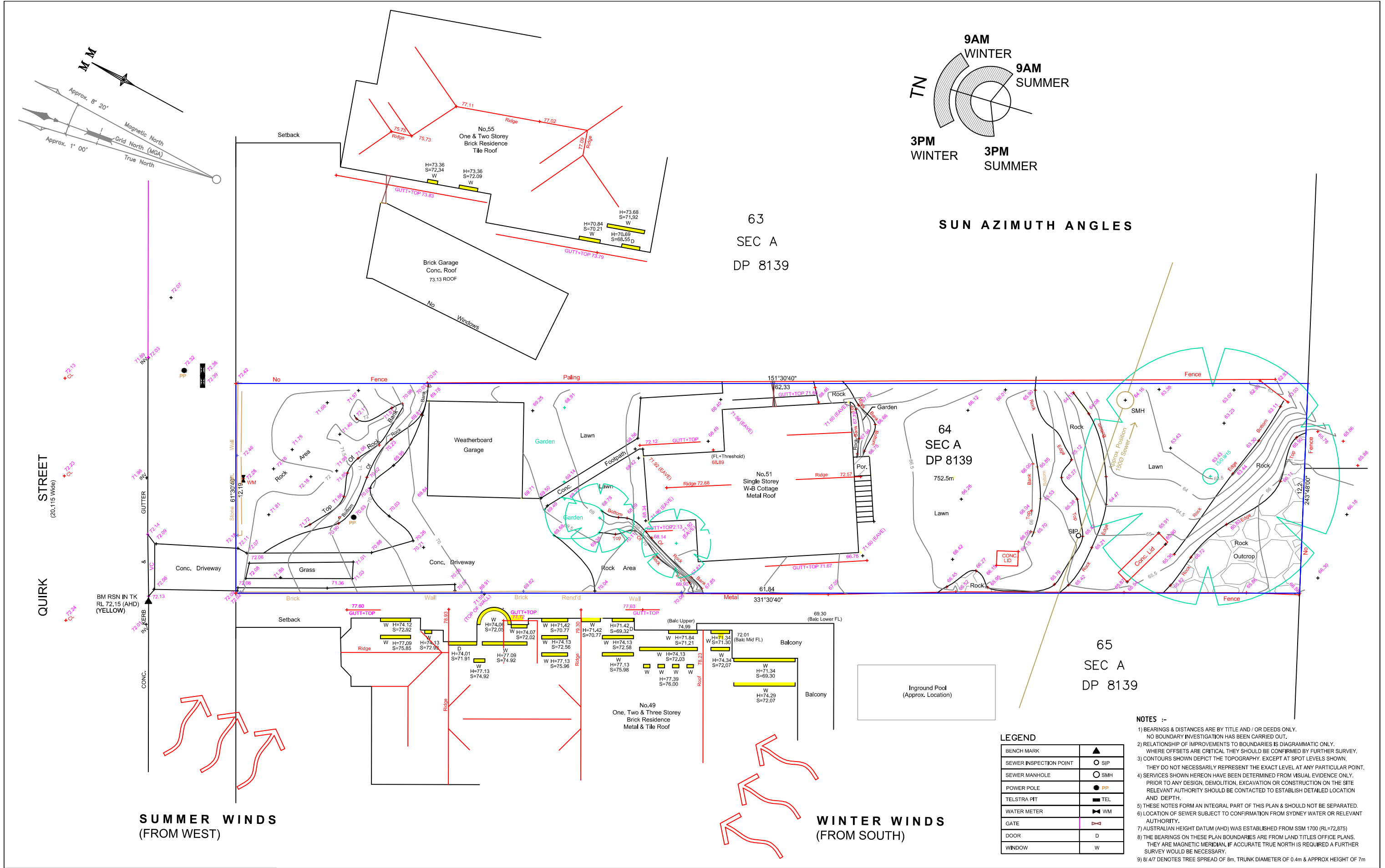
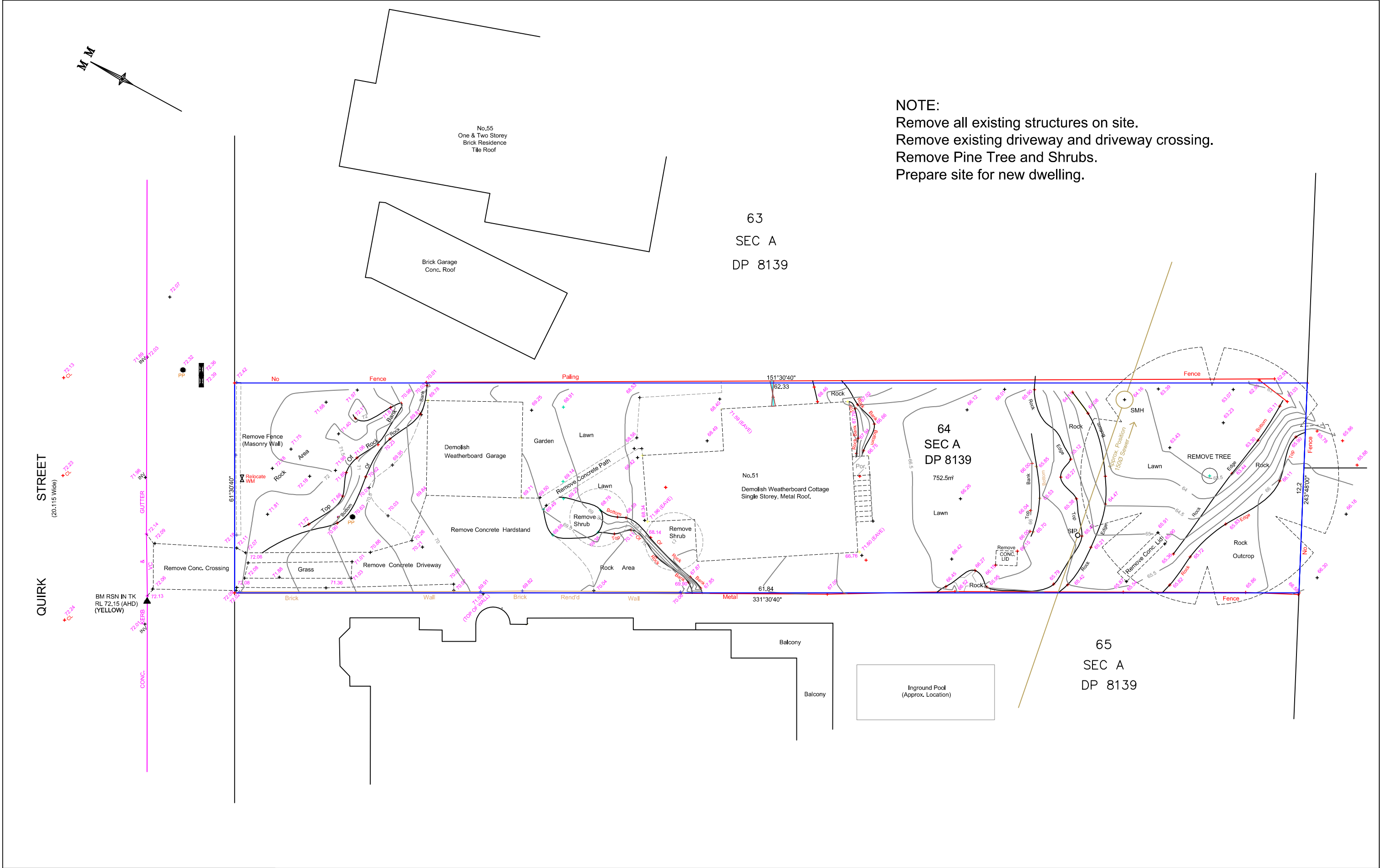


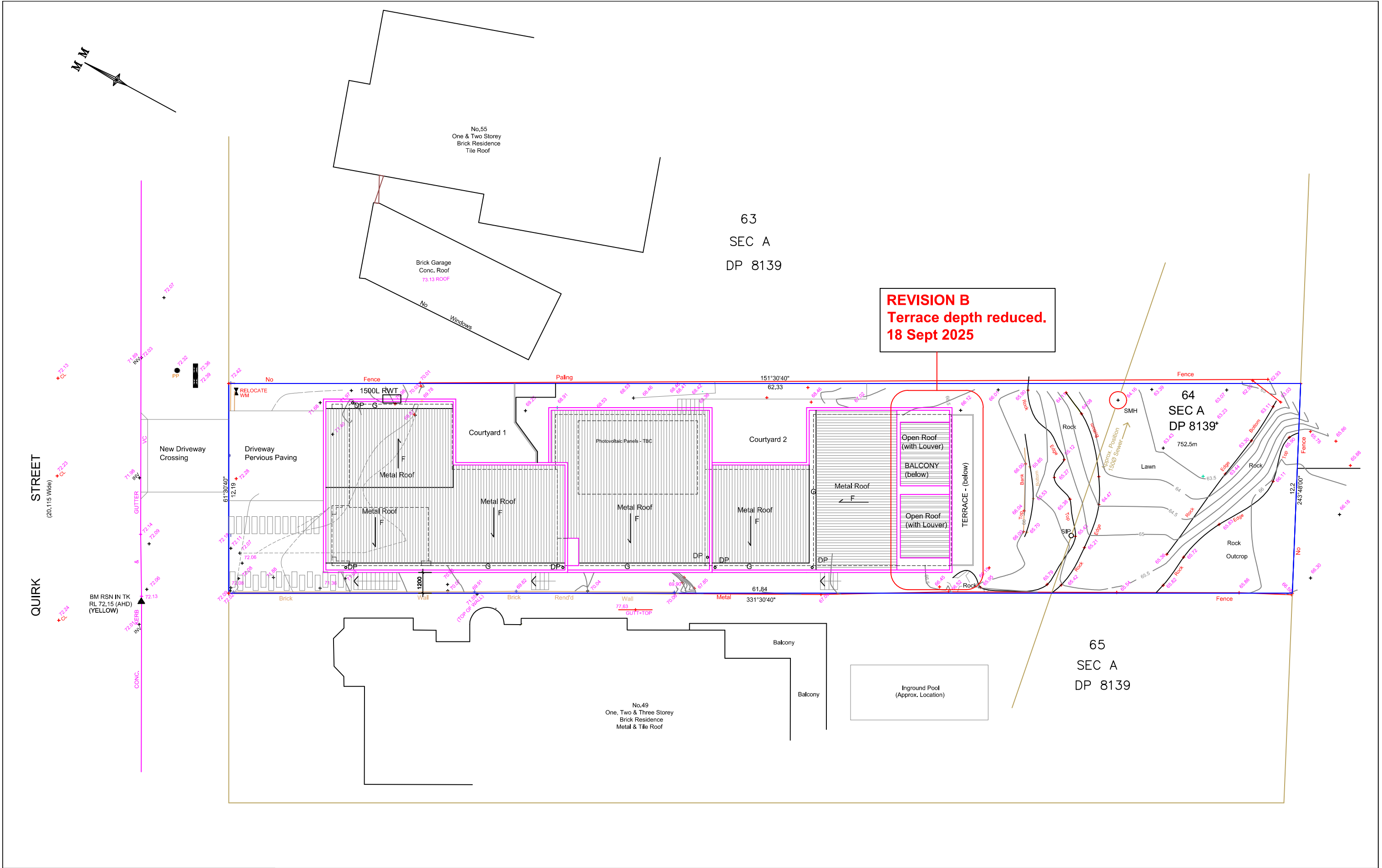
DRAWING LIST				BASIX CERTIFICATE _ No. 1796088S					
DA 00	COVER SHEET	B	NTS	REFER TO BASIX CERTIFICATE - No. 1796088S - SUBMITTED WITH THE DA. Project name: Street address: Local Government Area: Plan type and number: Lot number: Section number: Project type: Dwelling type Type of alteration and addition: 51 Quirk St Dee Why NSW 51 Quirk St Dee Why NSW Northern Beaches Council Deposited Plan DP 8139 64 A Dwelling House (detached) The new works is valued at \$50,000 or more, and includes a spa. Hot water The applicant must install the following hot water system in the development: electric. Lighting The applicant must ensure a minimum of 80% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps. Fixtures The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.					
DA 01	EXISTING SITE PLAN & SITE ANALYSIS PLAN	A	1:200						
DA 02	DEMOLITION PLAN	A	1:200						
DA 03	PROPOSED SITE PLAN & ROOF PLAN	B	1:200						
DA 04	PROPOSED GROUND FLOOR PLAN	B	1:200						
DA 05	PROPOSED LOWER GROUND FLOOR PLAN	B	1:200						
DA 06	EAST & WEST ELEVATIONS	B	1:200						
DA 07	NORTH & SOUTH ELEVATIONS, SECTION AA BB & CC	B	1:200						
DA 08	GROUND FLOOR DIMENSION PLAN	B	1:100						
DA 09	LOWER GROUND FLOOR DIMENSION PLAN	B	1:100						
DA 10	ENLARGED WEST ELEVATION	B	1:100						
DA 11	ENLARGED EAST ELEVATION	B	1:100						
DA 12	ENLARGED SECTION A-A	B	1:100						
DA 13	ENLARGED NORTH & SOUTH ELEVATIONS	B	1:100						
DA 14	ENLARGED SECTION B-B & C-C	A	1:100						
DA 15	SHADOW DIAGRAMS - 22ND JUNE 9AM, 12NOON & 3PM	B	1:500						
SITE DETAILS				CONSTRUCTION: Insulation requirements The applicant must construct the new construction (floors, walls, and ceilings/ roofs) in accordance with the specifications listed in the Basix certificate. Refer to Basix certificate. Windows and glazed doors - Refer to Basix Certificate. The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the Basix Certificate. The following requirements must also be satisfied in relation to each window and glazed door: 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 in the Basix Certificate. Skylights - Refer to Basix Certificate. The applicant must install the skylights in accordance with the specifications listed in the table in the Basix Certificate.					
Lot Number	– Lot 64, DP 8139								
Site Area existing	– 752.5 m2								
Existing Site Frontage	– 12.19 m								
Flood Zone	– No								
Conservation Area	– No								
Landslide Risk Land	– Area A - Slope <5								
	– Area B - Flanking Slopes 5 to 25								
LOCATION PLAN				 TN 					
BIANCHINO architect Architecture : Interior Design : Fitout Jon Bianchino NSW, Arch. Reg. No. 4832 M. 0438 811 032				PROJECT		LOCATION		SCALE	DESIGNED
				PROPOSED NEW HOUSE		51 QUIRK STREET DEE WHY NSW		NTS	J.B.
				DRAWING TITLE		CLIENT		DATE	DRAWN
				TITLE SHEET		GRAHAM RESIDENCE		MAY 2025	JB
									DRAWING NO.
									2024 - 08
									DA-00
									ISSUE - B





NOTE:
Remove all existing structures on site.
Remove existing driveway and driveway crossing.
Remove Pine Tree and Shrubs.
Prepare site for new dwelling.

BIANCHINO architect Architecture : Interior Design : Fitout Jon Bianchino NSW, Arch. Reg. No. 4832 M. 0438 811 032	AMENDMENTS A FOR DA 05.05.2025 NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings. © This design & drawing & all it's content is the property of Bianchino Architect & may not be copied in part or it's entirety without the expressed written permission of Bianchino Architect 02.0m10.0mSCALE T/N	PROJECT PROPOSED NEW HOUSE DRAWING TITLE DEMOLITION PLAN	LOCATION 51 QUIRK STREET DEE WHY NSW CLIENT GRAHAM RESIDENCE	SCALE 1:200 (A3 size) DATE MAY 2025	DESIGNED J.B. DRAWN JB DRAWING NO. 2024 - 08 DA-02 ISSUE -A



AMENDMENTS

A FOR DA 05.05.2025
B Rev B - Roof Level 19 Sept 2025

NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings.

© This design & drawing & all it's content is the property of Bianchino Architect & may not be copied in part or it's entirety without the expressed written permission of Bianchino Architect

0 2.0m 10.0m
SCALE



PROJECT

PROPOSED NEW HOUSE

DRAWING TITLE

PROPOSED SITE PLAN & ROOF PLAN

LOCATION

51 QUIRK STREET
DEE WHY NSW

CLIENT

GRAHAM RESIDENCE

SCALE

1:200 (A3 size)

DATE

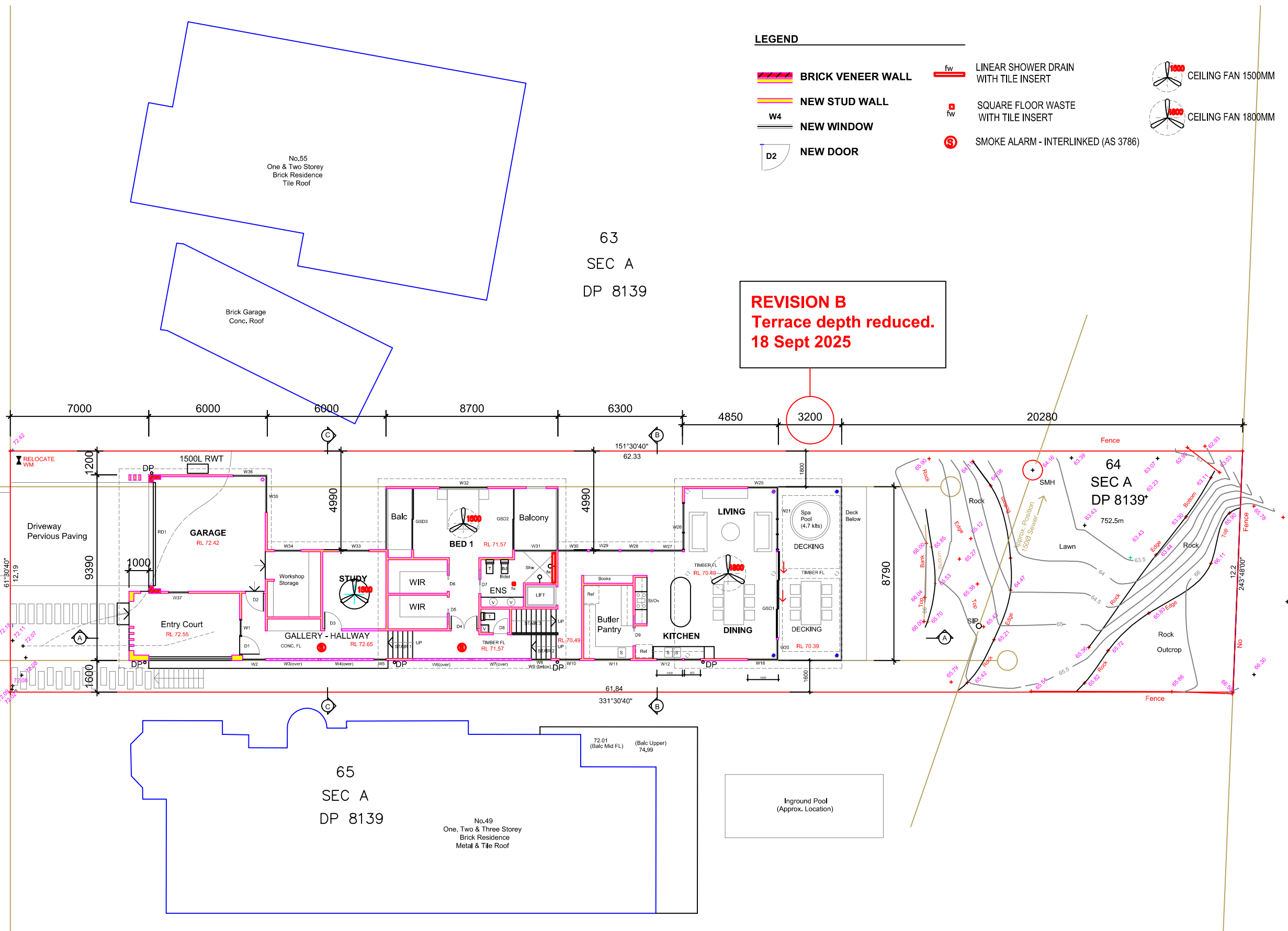
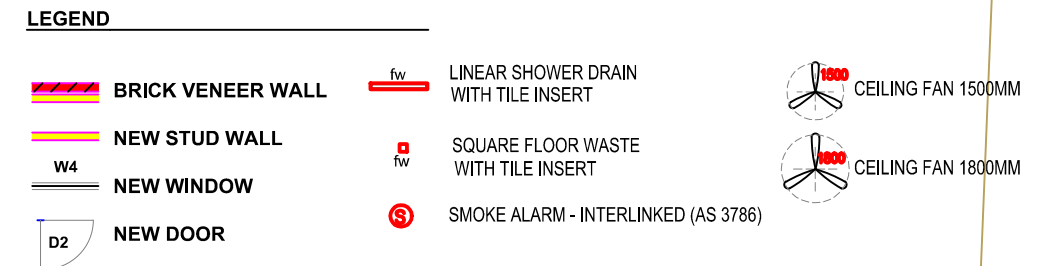
MAY 2025

DESIGNED
J.B.

DRAWN
JB

DRAWING NO.

2024 - 08
DA-03
ISSUE -B



B I A N C H I N O
architect

Architecture : Interior Design : Fitout

Jon Bianchino
NSW. Arch. Reg. No. 4832
M. 0438 811 032

AMENDMENTS

A FOR DA 05.05.2025 ©
B Rev B - Rear Terraces reduced 19 Sept 2025

NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings.

© This design & drawing & all it's content is the property of
2025 Bianchino Architect & may not be copied in part or it's
entirety without the expressed written permission of
Bianchino Architect



PROJECT	PROPOSED NEW HOUSE
---------	--------------------

DRAWING TITLE
**PROPOSED GROUND FLOOR
PLAN**

LOCATION

**51 QUIRK STREET
DEE WHY NSW**

CLIENT	
--------	--

GRAHAM RESIDENCE

SCALE

1:200 (A3 size)

DATE

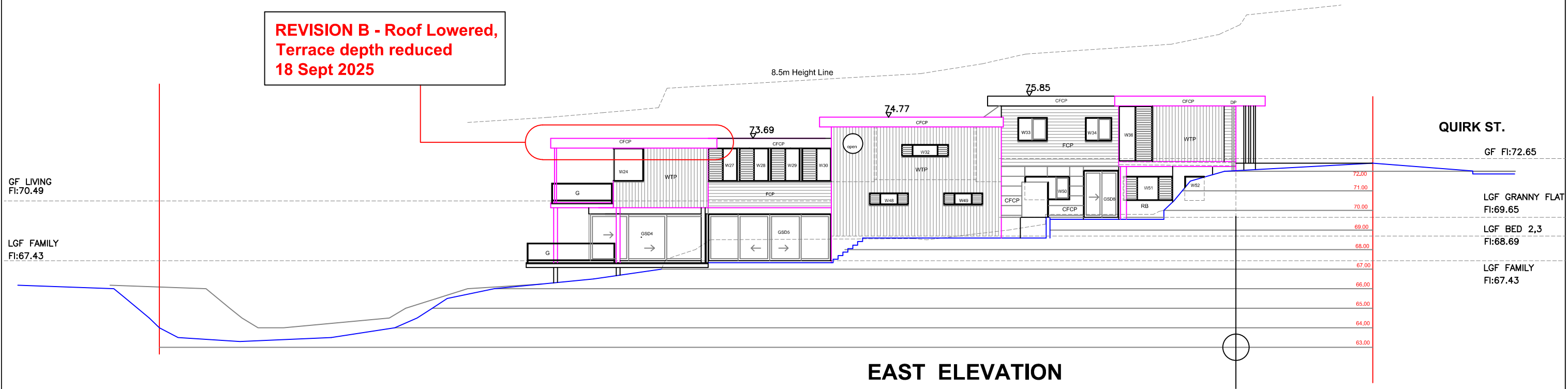
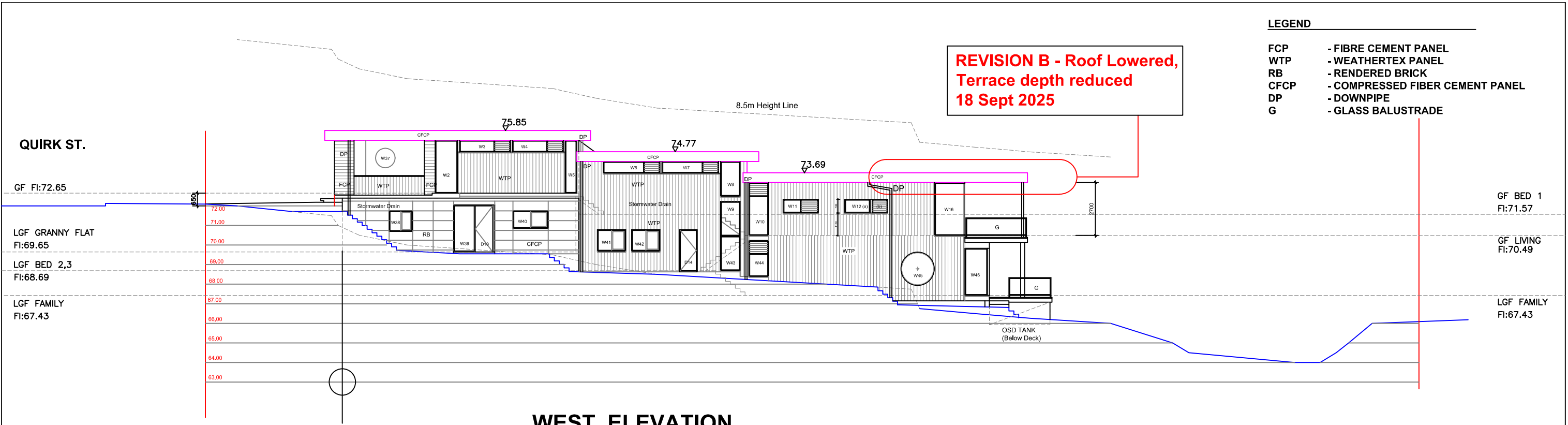
MAY 2025

DESIGNED
J.B.

DRAWN
JB

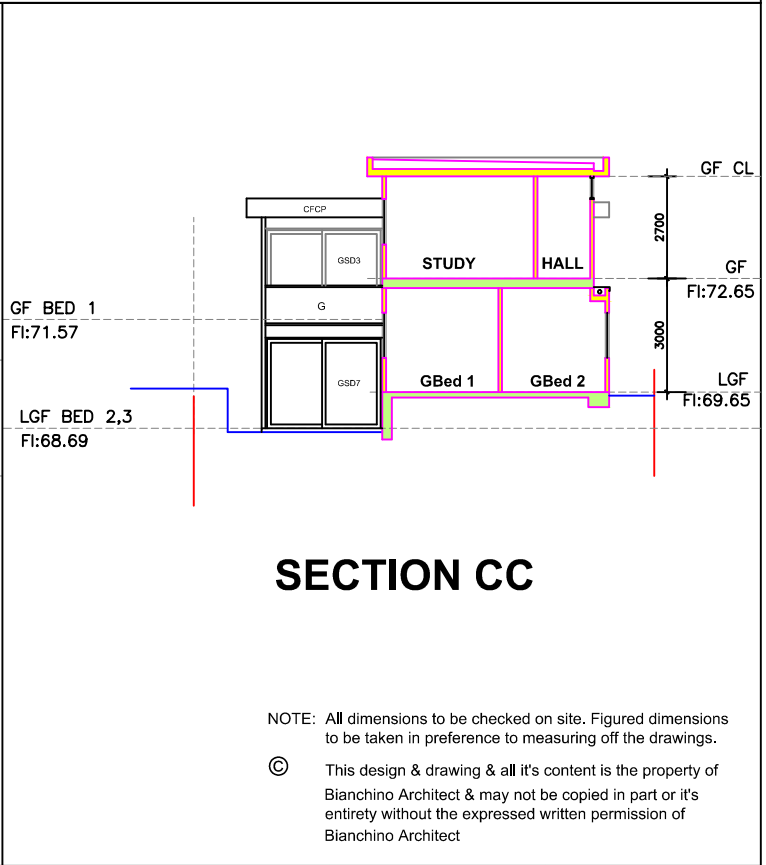
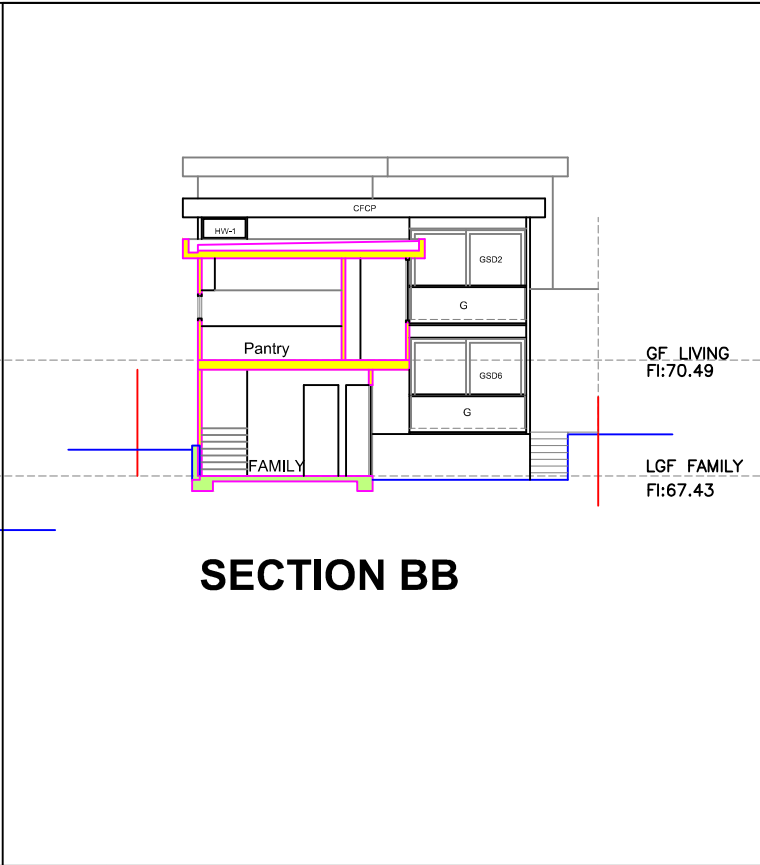
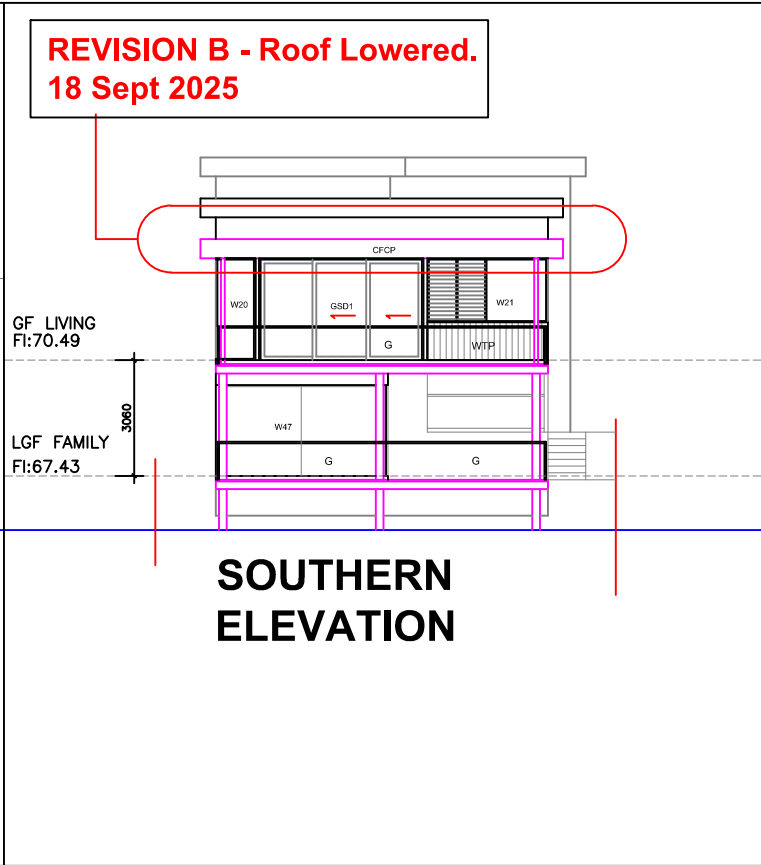
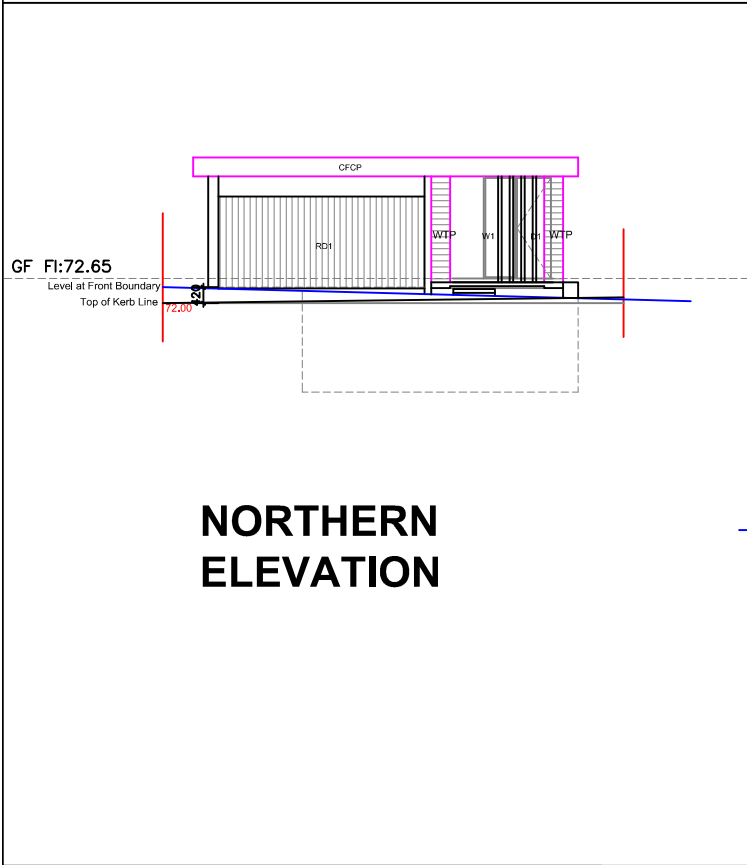
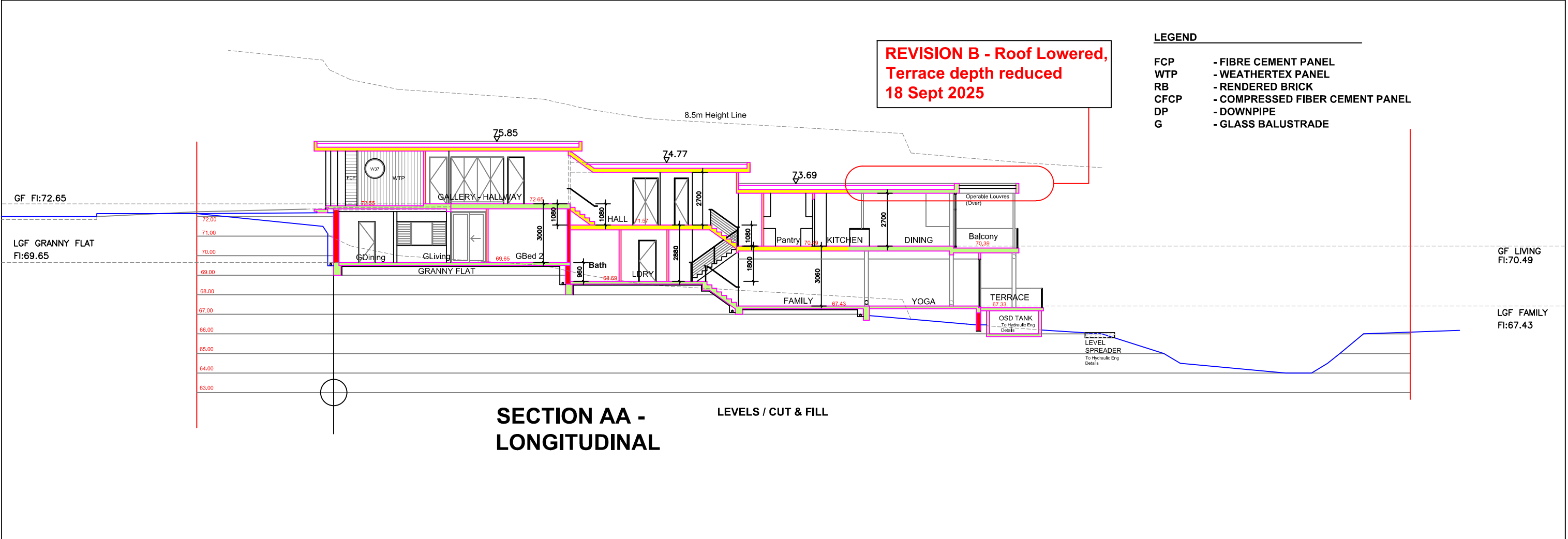
DRAWING NO.

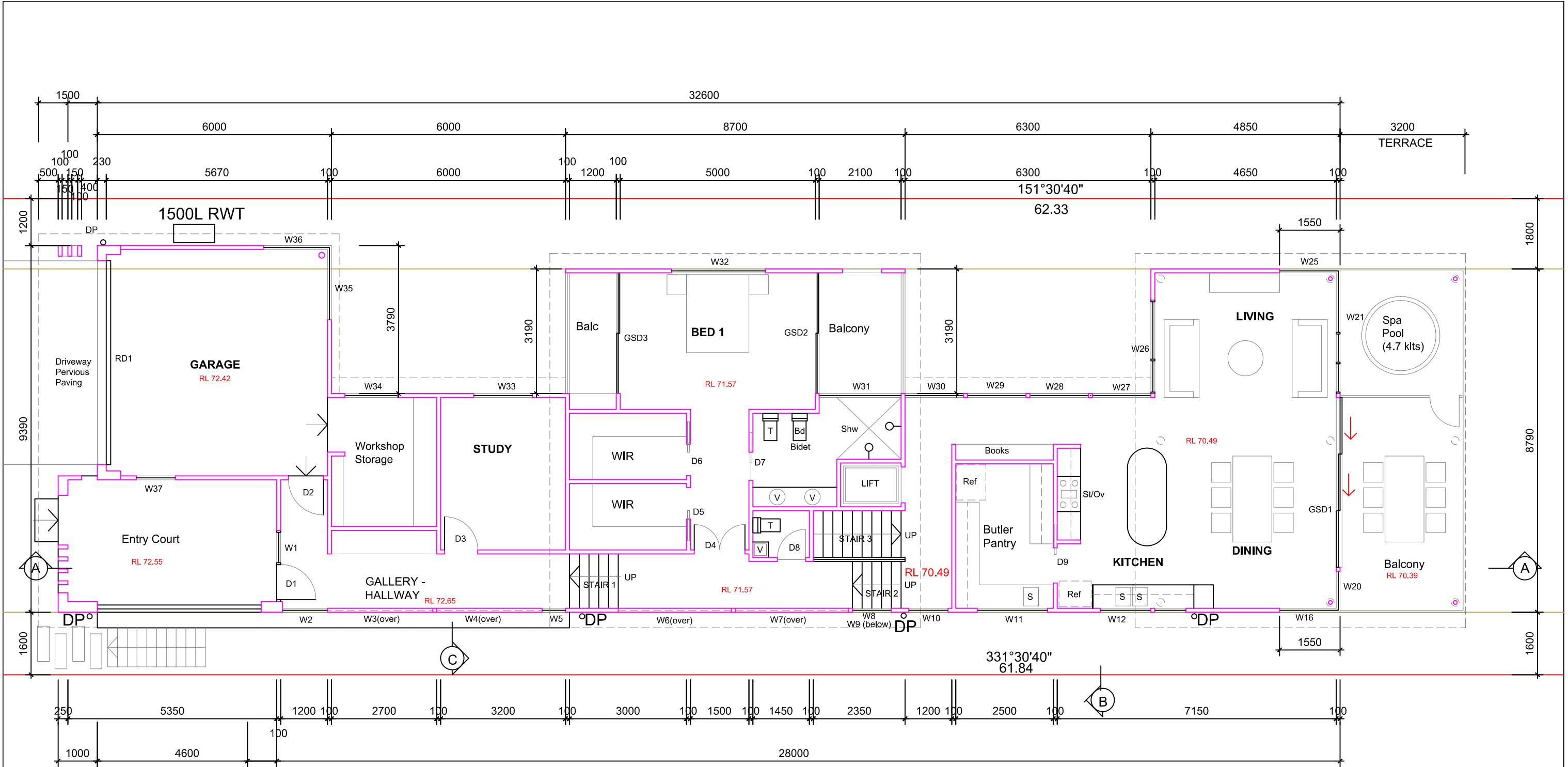
2024 - 08
DA-04
ISSUE -B



NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings.

© This design & drawing & all it's content is the property of Bianchino Architect & may not be copied in part or it's entirety without the expressed written permission of Bianchino Architect





GROUND FLOOR DIMENSION PLAN

BIANCHINO

architect

Architecture : Interior Design : Fitout

Jon Bianchino

NSW, Arch. Reg. No. 4832

M. 0438 811 032

AMENDMENTS

A

FOR DA

05.05.2025

B

Rev B

19.09.2025

NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings.

© This design & drawing & all it's content is the property of Bianchino Architect & may not be copied in part or it's entirety without the expressed written permission of Bianchino Architect

0

1.0m

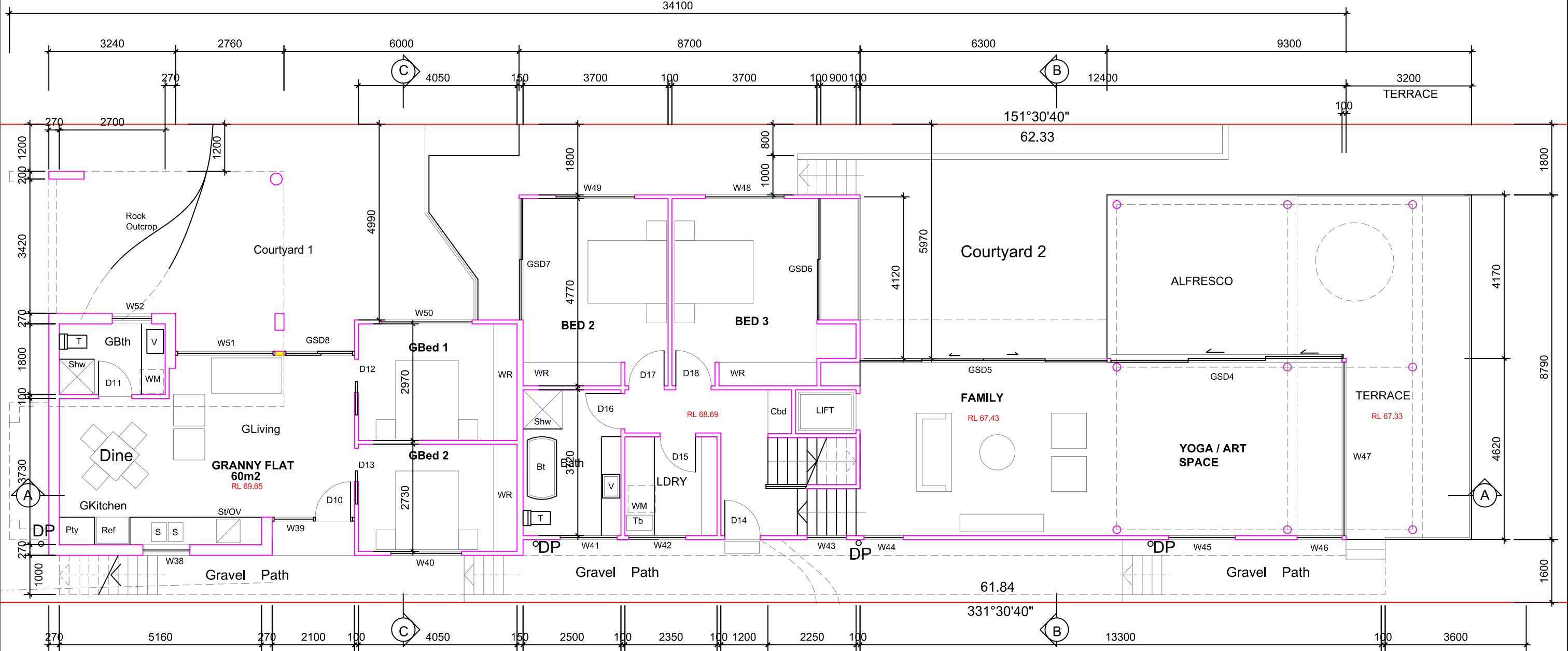
5.0m

SCALE

T

N

PROJECT PROPOSED NEW HOUSE	LOCATION 51 QUIRK STREET DEE WHY NSW	SCALE 1:100 (A3 size)	DESIGNED J.B.
			DRAWN JB
DRAWING TITLE GROUND FLOOR DIMENSION PLAN	CLIENT GRAHAM RESIDENCE	DATE MAY 2025	DRAWING NO.
			2024 - 08 DA-08 ISSUE - B



LOWER GROUND FLOOR DIMENSION PLAN

BIANCHINO
architect

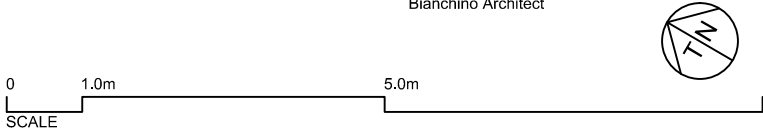
Architecture : Interior Design : Fitout

Jon Bianchino
NSW, Arch. Reg. No. 4832
M. 0438 811 032

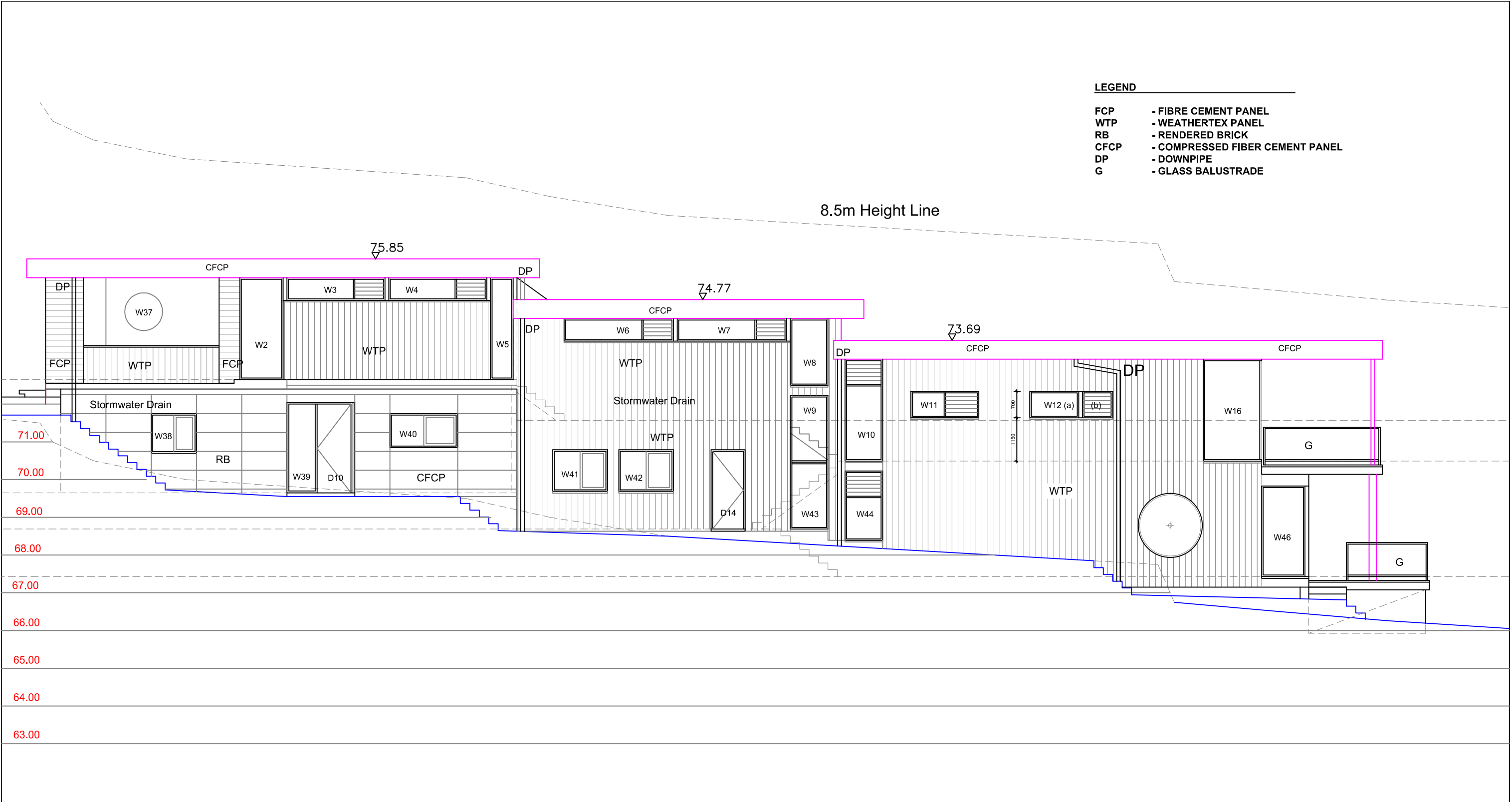
AMENDMENTS		
A	FOR DA	05.05.2025
B	Rev B	19.09.2025

NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings.

© This design & drawing & all it's content is the property of Bianchino Architect & may not be copied in part or it's entirety without the expressed written permission of Bianchino Architect



PROJECT PROPOSED NEW HOUSE	LOCATION 51 QUIRK STREET DEE WHY NSW	SCALE 1:100 (A3 size)	DESIGNED J.B.
			DRAWN JB
DRAWING TITLE LOWER GROUND FLOOR DIMENSION PLAN	CLIENT GRAHAM RESIDENCE	DATE MAY 2025	DRAWING NO. 2024 - 08
			DA-09 ISSUE - B

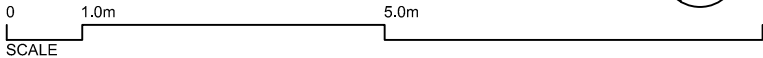


ENLARGED WEST ELEVATION

AMENDMENTS		
A	FOR DA	05.05.2025
B	Rev B	19.09.2025

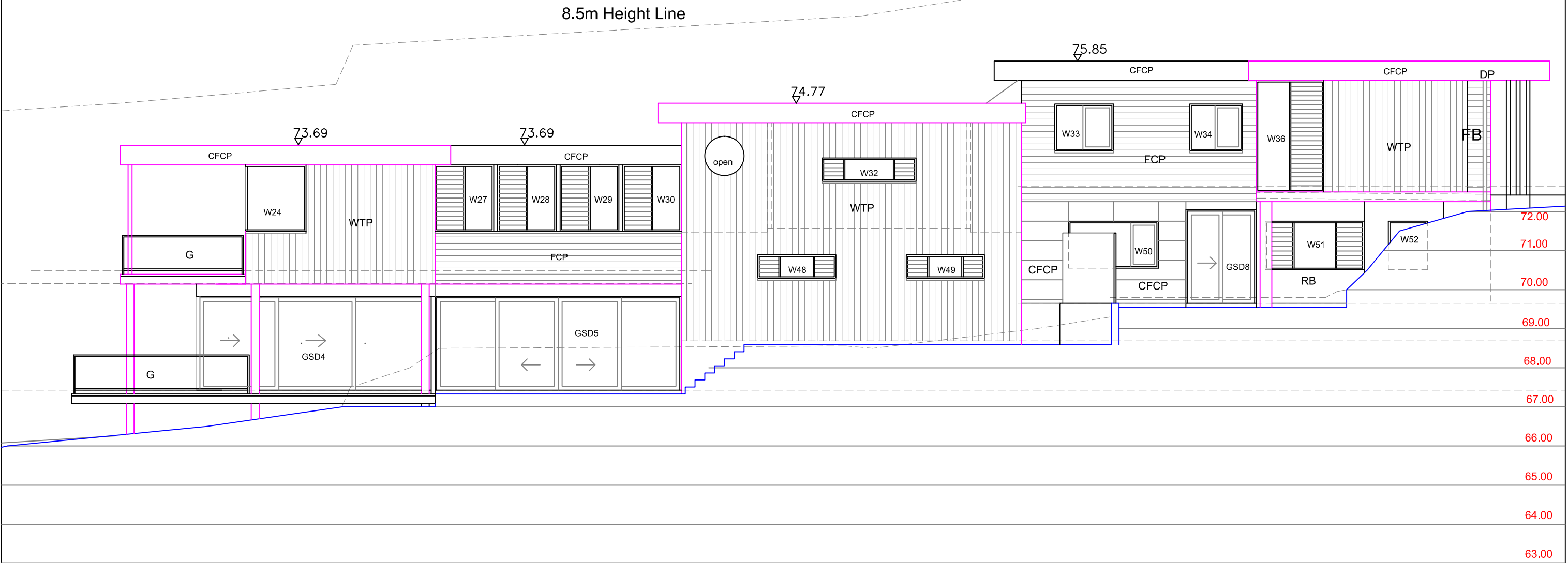
NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings.

© This design & drawing & all it's content is the property of Bianchino Architect & may not be copied in part or it's entirety without the expressed written permission of Bianchino Architect



PROJECT PROPOSED NEW HOUSE	LOCATION 51 QUIRK STREET DEE WHY NSW	SCALE 1:100 (A3 size)	DESIGNED J.B.
			DRAWN JB
DRAWING TITLE ENLARGED WEST ELEVATION	CLIENT GRAHAM RESIDENCE	DATE MAY 2025	DRAWING NO.
			2024 - 08 DA-10 ISSUE - B

- LEGEND
- FCP - FIBRE CEMENT PANEL
 - WTP - WEATHERTEX PANEL
 - RB - RENDERED BRICK
 - CFCP - COMPRESSED FIBER CEMENT PANEL
 - DP - DOWNPIPE
 - G - GLASS BALUSTRADE

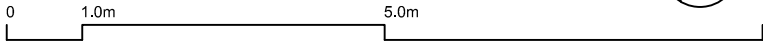


ENLARGED EAST ELEVATION

AMENDMENTS		
A	FOR DA	05.05.2025
B	Rev B	19.09.2025

NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings.

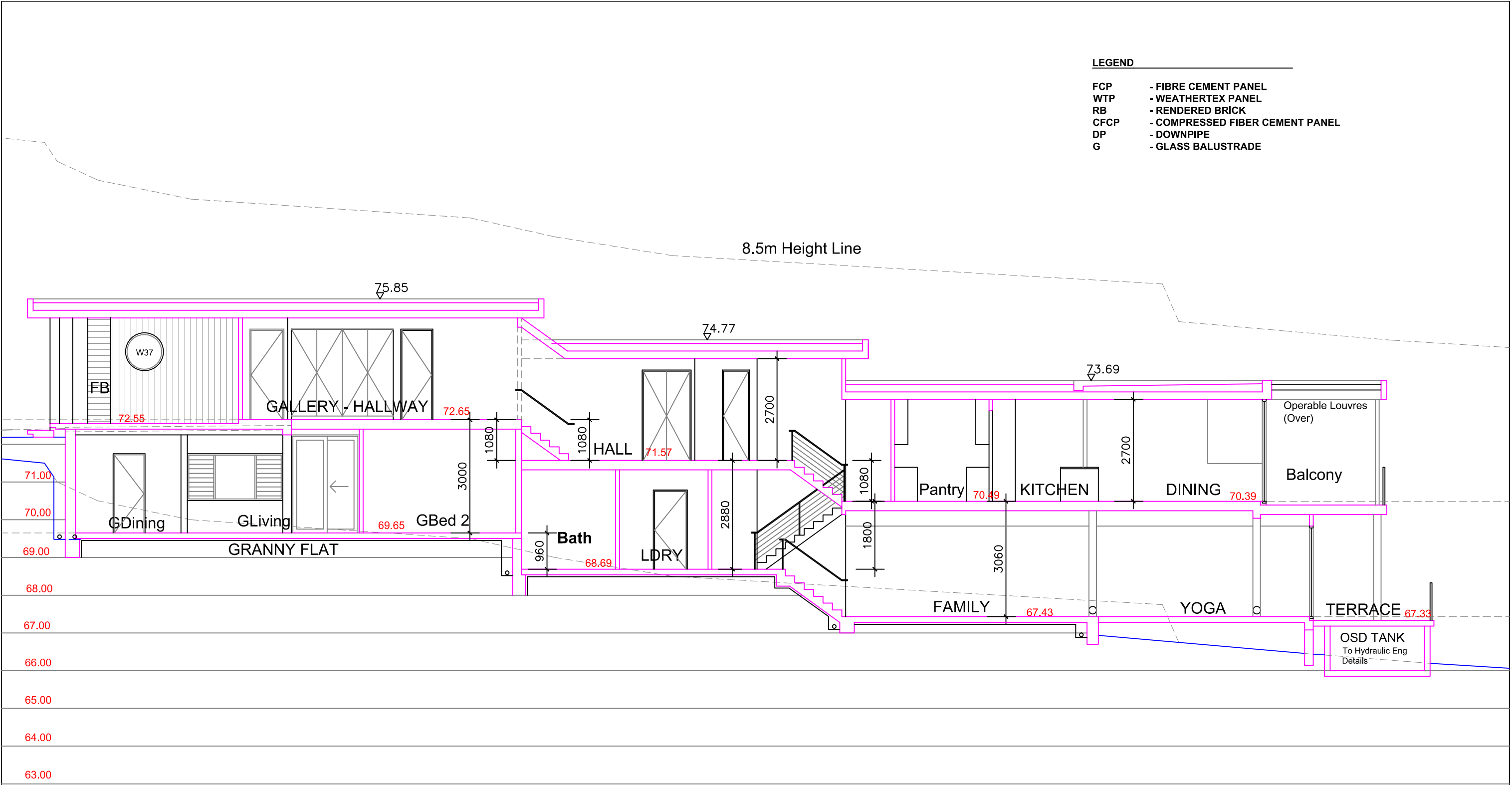
© This design & drawing & all it's content is the property of Bianchino Architect & may not be copied in part or it's entirety without the expressed written permission of Bianchino Architect



PROJECT	PROPOSED NEW HOUSE
DRAWING TITLE	ENLARGED EAST ELEVATION

LOCATION	51 QUIRK STREET DEE WHY NSW
CLIENT	GRAHAM RESIDENCE

SCALE	1:100 (A3 size)	DESIGNED J.B.
DATE	MAY 2025	DRAWN JB
		DRAWING NO. 2024 - 08 DA-11 ISSUE - B



ENLARGED SECTION AA - LONGITUDINAL

BIANCHINO
architect

Architecture : Interior Design : Fitout

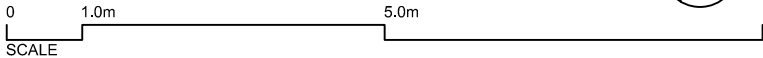
Jon Bianchino
NSW, Arch. Reg. No. 4832
M. 0438 811 032

AMENDMENTS

A FOR DA 05.05.2025
B Rev B 19.09.2025

NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings.

© This design & drawing & all it's content is the property of Bianchino Architect & may not be copied in part or it's entirety without the expressed written permission of Bianchino Architect



PROJECT
PROPOSED NEW HOUSE

DRAWING TITLE
ENLARGED SECTION A-A

LOCATION
51 QUIRK STREET
DEE WHY NSW

CLIENT
GRAHAM RESIDENCE

SCALE
1:100 (A3 size)

DATE
MAY 2025

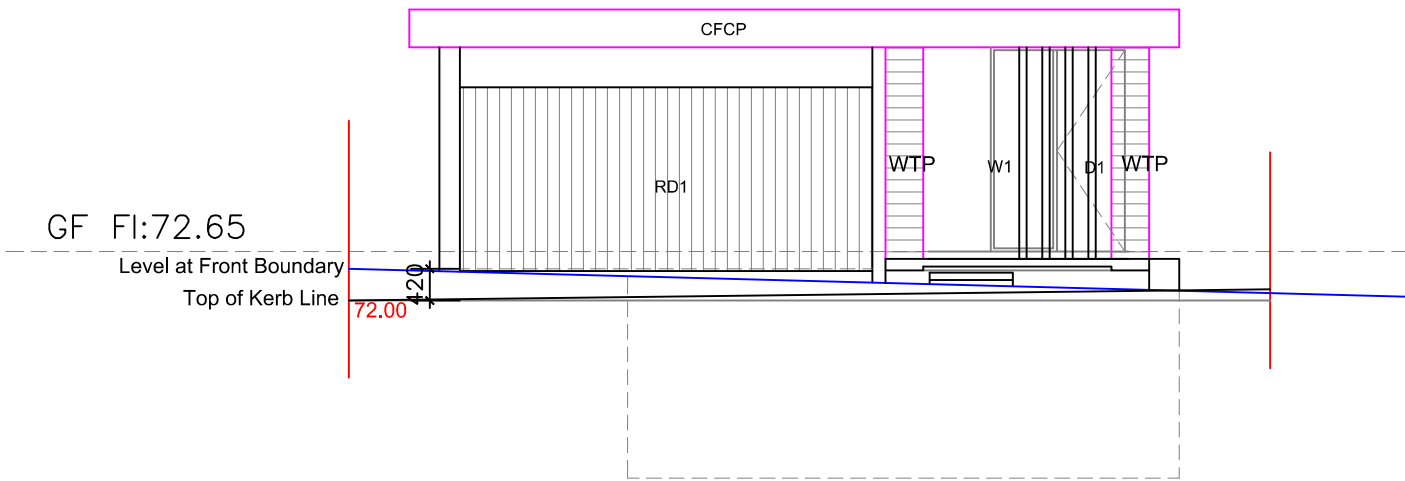
DESIGNED
J.B.

DRAWN
JB

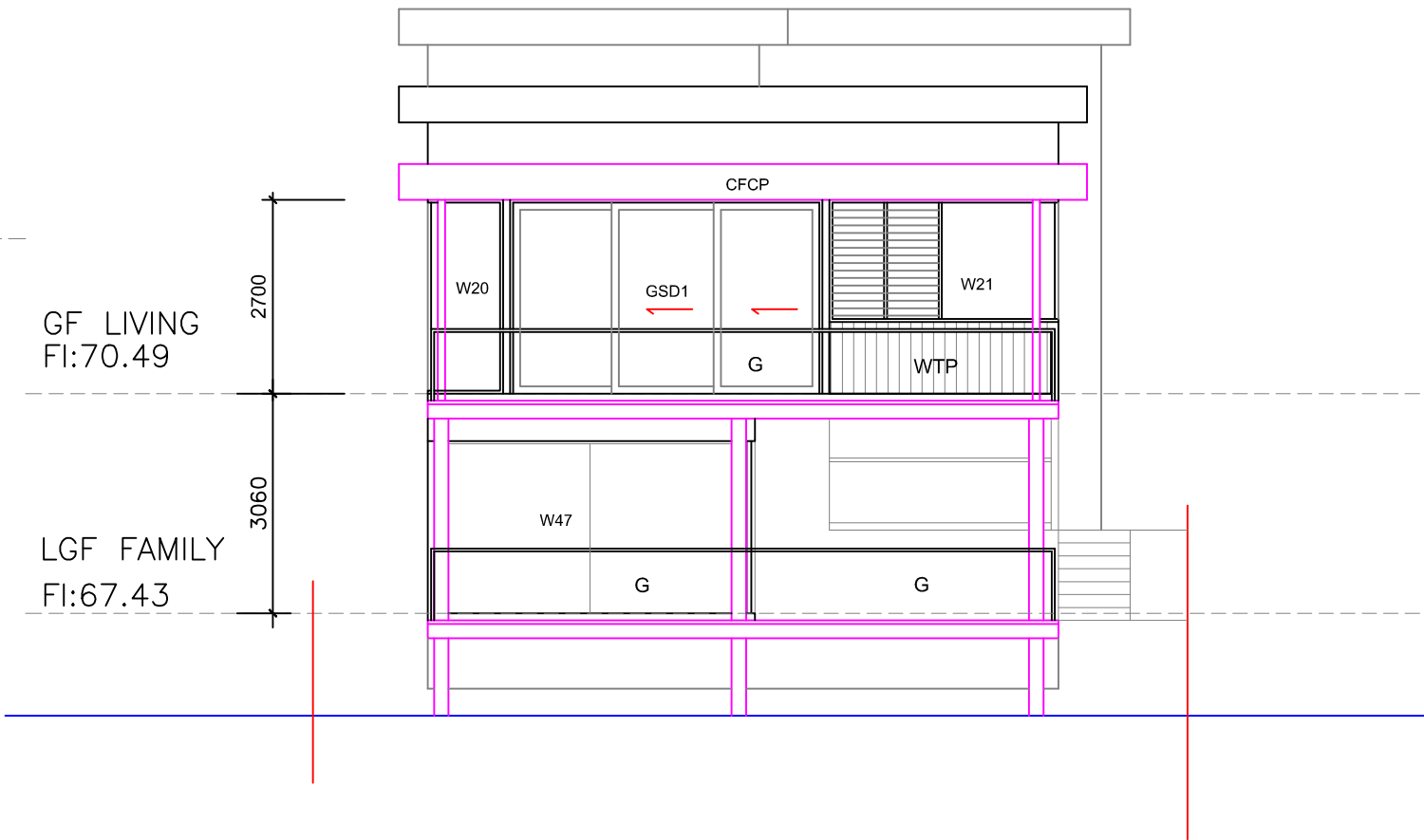
DRAWING NO.
2024 - 08
DA-12
ISSUE - B

LEGEND

- FCP - FIBRE CEMENT PANEL
WTP - WEATHERTEX PANEL
RB - RENDERED BRICK
CFCP - COMPRESSED FIBER CEMENT PANEL
DP - DOWNPIPE
G - GLASS BALUSTRADE



ENLARGED NORTH ELEVATION



ENLARGED SOUTH ELEVATION - 1:100

BIANCHINO
architect

Architecture : Interior Design : Fitout

Jon Bianchino
NSW, Arch. Reg. No. 4832
M. 0438 811 032

AMENDMENTS

A FOR DA 05.05.2025
B Rev B 19.09.2025

NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings.
© This design & drawing & all it's content is the property of Bianchino Architect & may not be copied in part or it's entirety without the expressed written permission of Bianchino Architect



PROJECT
PROPOSED NEW HOUSE

DRAWING TITLE
ENLARGED NORTH & SOUTH
ELEVATIONS

LOCATION

51 QUIRK STREET
DEE WHY NSW

CLIENT

GRAHAM RESIDENCE

SCALE

1:100 (A3 size)

DATE

MAY 2025

DESIGNED
J.B.

DRAWN
JB

DRAWING NO.

2024 - 08
DA-13
ISSUE - B

- LEGEND
- FCP

WTP

RB

CFCP

DP

G

- FIBRE CEMENT PANEL

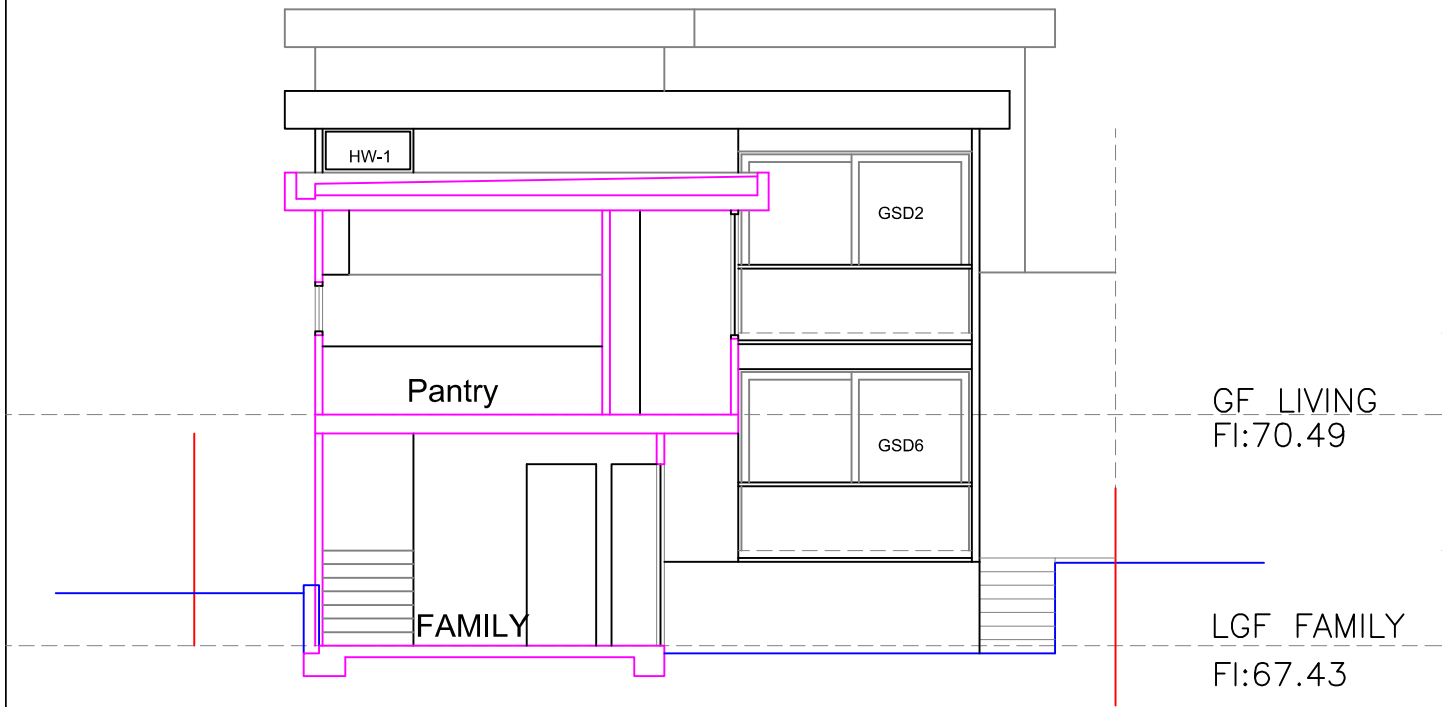
- WEATHERTEX PANEL

- RENDERED BRICK

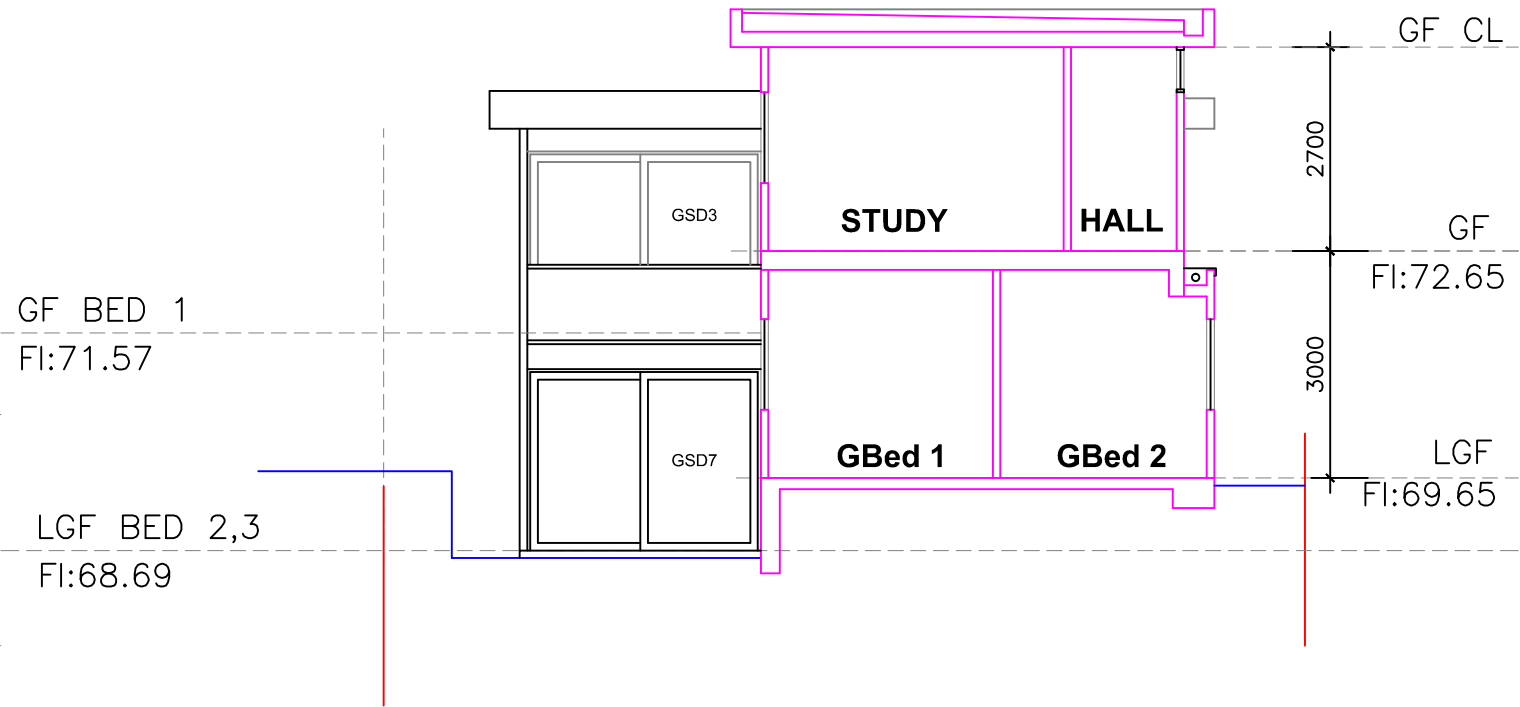
- COMPRESSED FIBER CEMENT PANEL

- DOWNPIPE

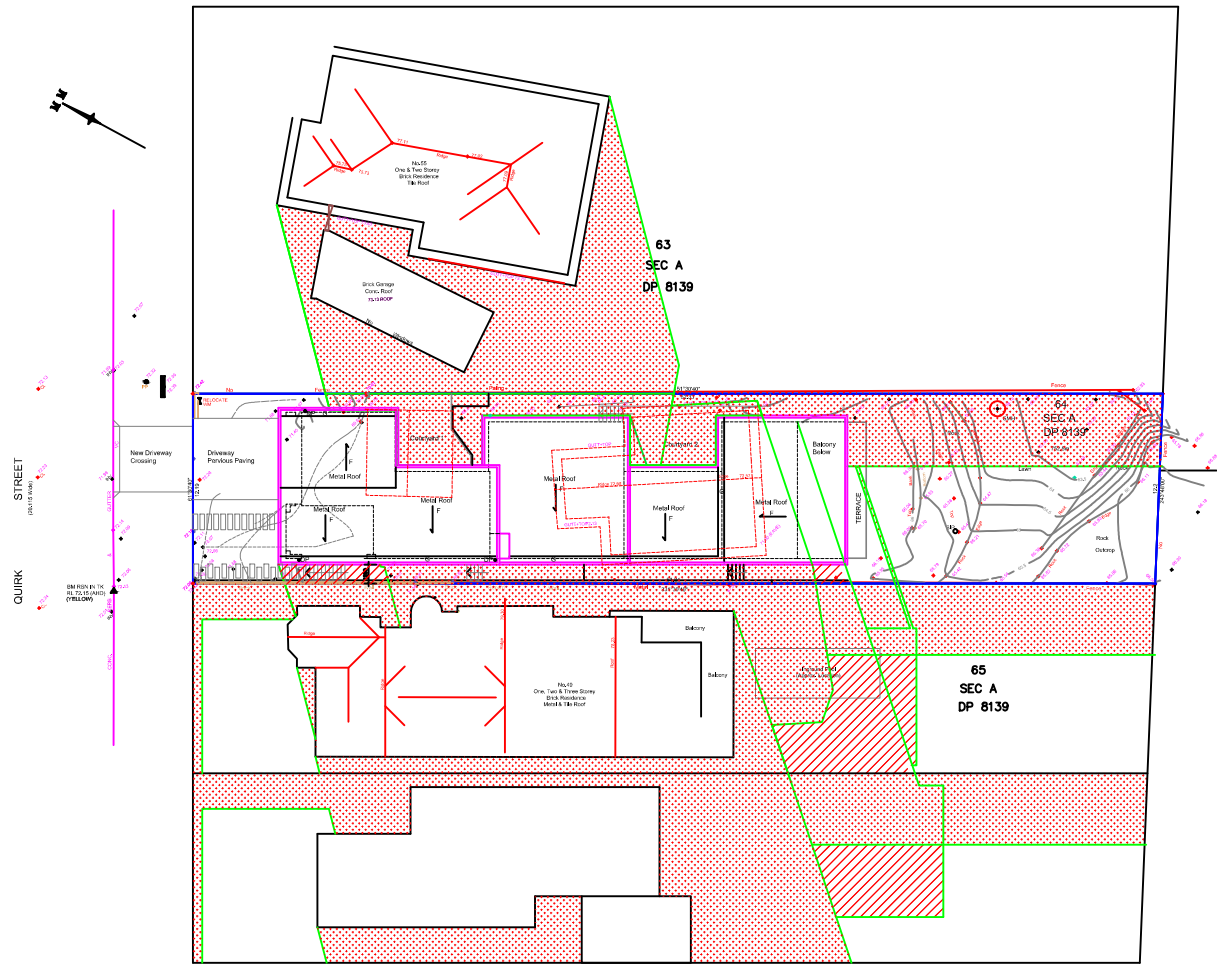
- GLASS BALUSTRADE



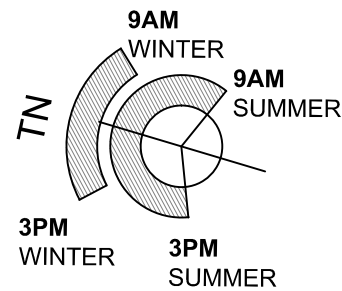
SECTION B-B - 1:100



SECTION C-C - 1:100



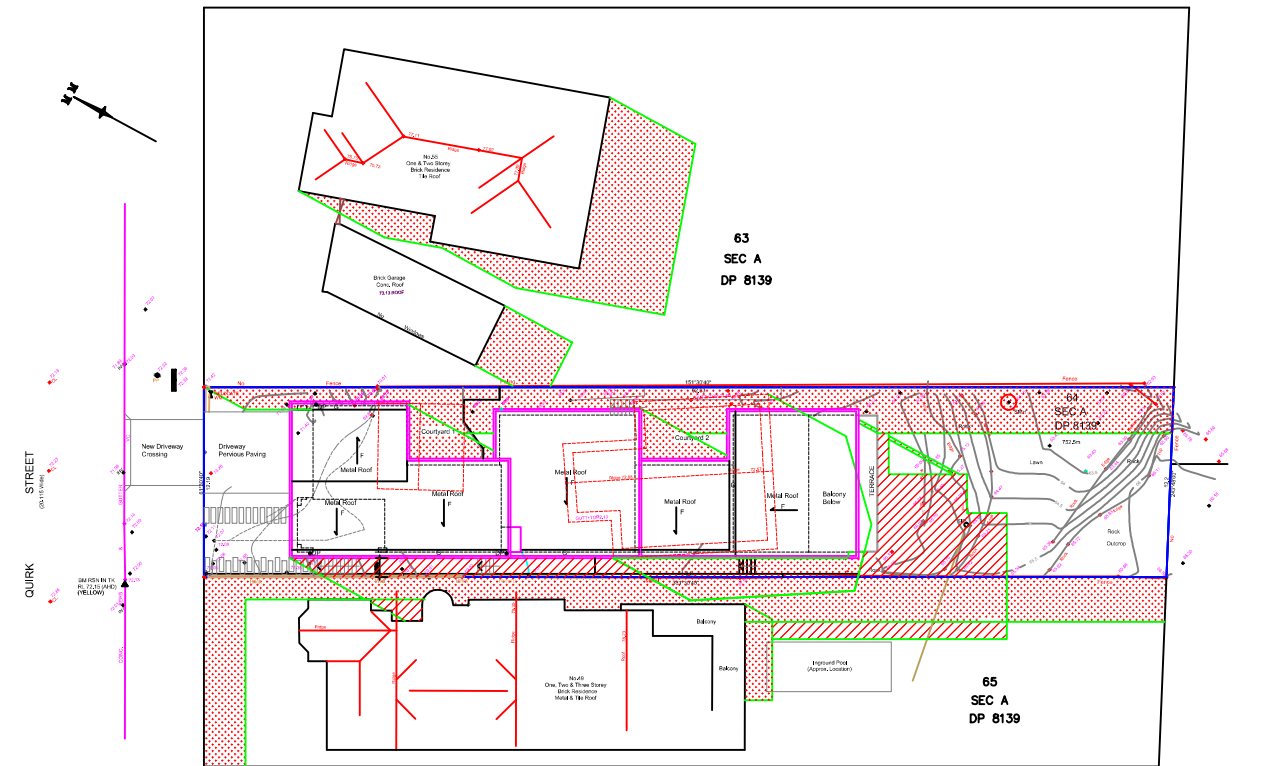
SHADOW STUDY
9.00AM - 21 JUNE



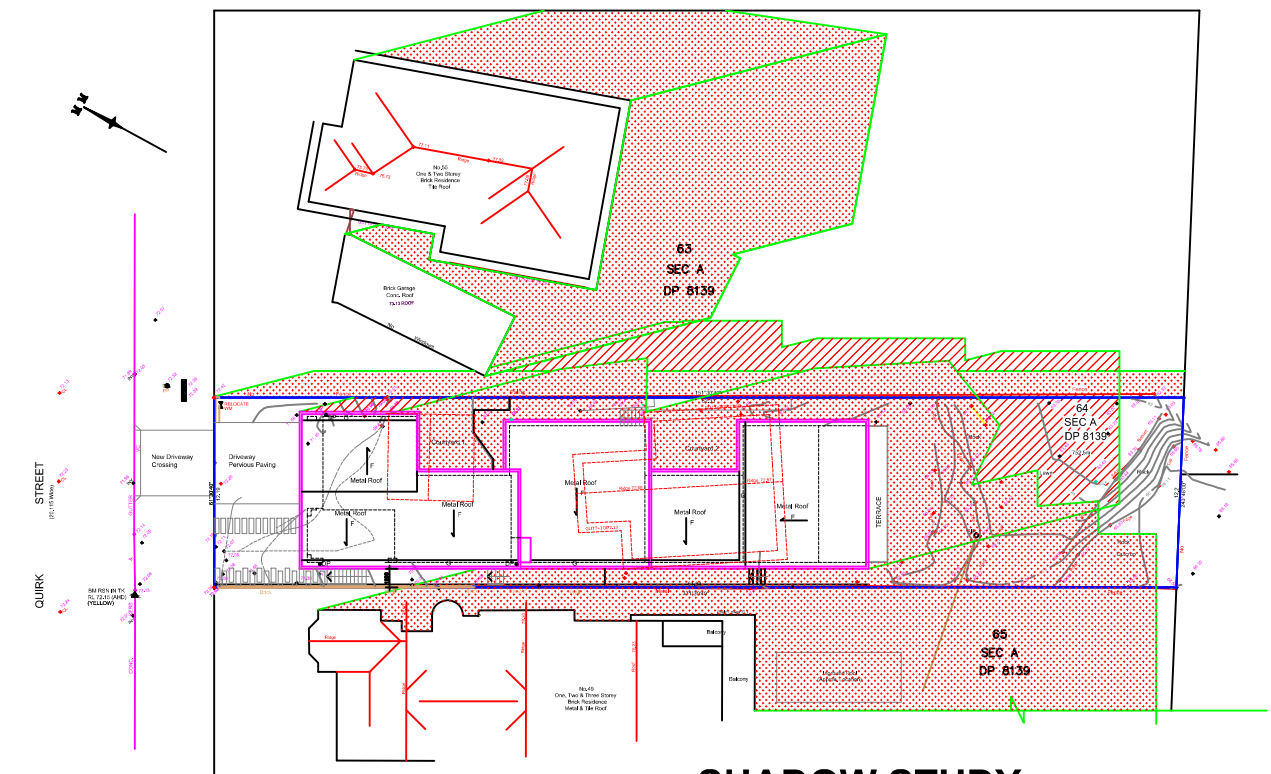
SUN AZIMUTH ANGLES

NOTE:
ALL SHADOWS ARE SHOWN AS IF CAST ON A
PLANE SURFACE WITH RL= 68.00

 **New
Shadow**
 **Exist
Shadow**



SHADOW STUDY
12 NOON - 21 JUNE



SHADOW STUDY
3PM - 21 JUNE

BIANCHINO
architect

Architecture : Interior Design : Fitout

Jon Bianchino
NSW, Arch. Reg. No. 4832
M. 0438 811 032

AMENDMENTS

- A ISSUE FOR DA 05.05.2025
B Rev B - Rear Roof Lowered 19.09.2025

NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings.

© This design & drawing & all it's content is the property of Bianchino Architect & may not be copied in part or it's entirety without the expressed written permission of Bianchino Architect

0 2.0m 10.0m
SCALE

PROJECT
PROPOSED NEW HOUSE

DRAWING TITLE
SHADOW DIAGRAMS

LOCATION
51 QUIRK STREET
DEE WHY NSW

CLIENT
GRAHAM RESIDENCE

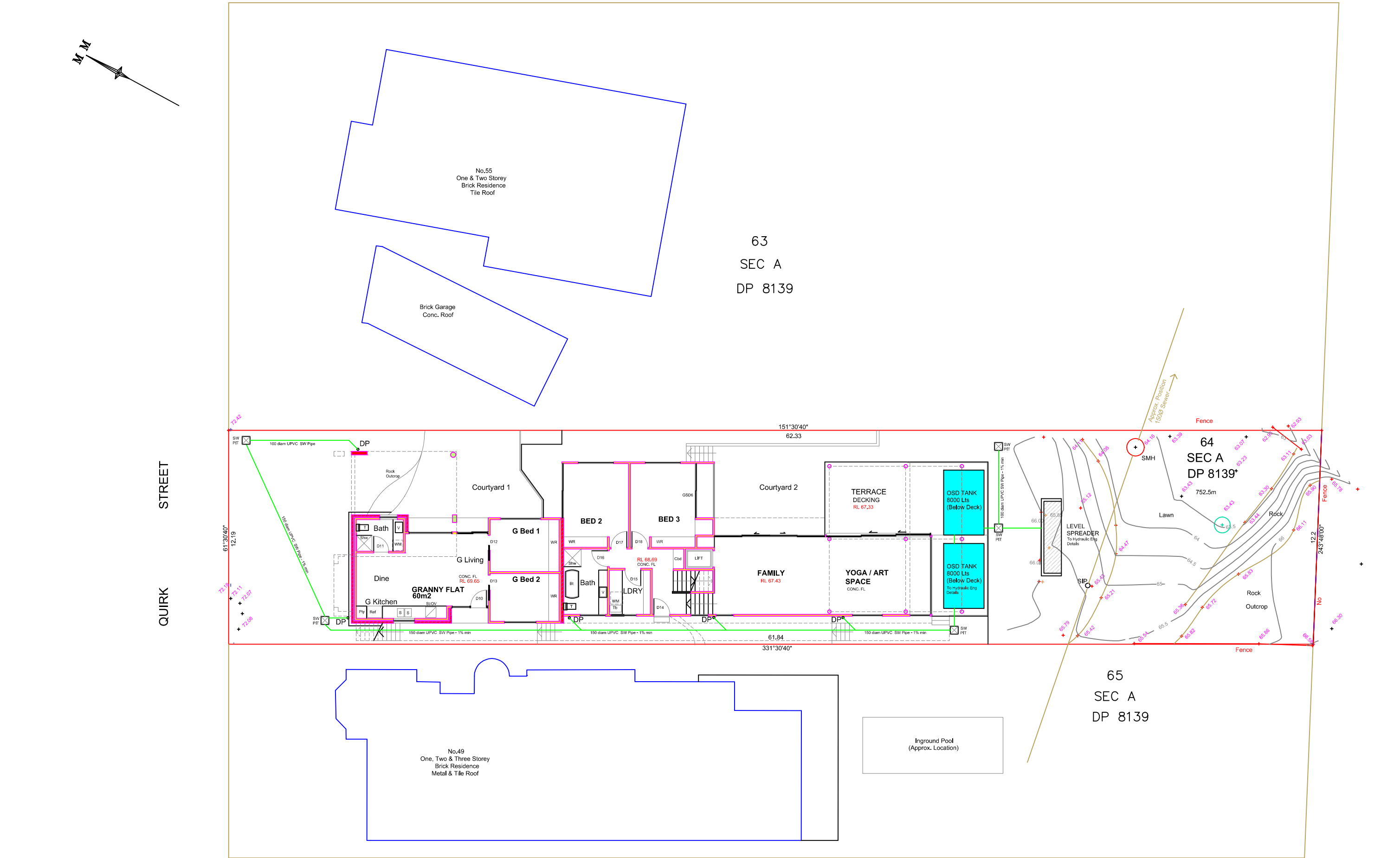
SCALE
1:500 (A3 size)

DATE
MAY 2025

DESIGNED
J.B.

DRAWN
JB

DRAWING NO.
2024 - 08
DA-15
ISSUE - B



BIANCHINO
architect

Architecture : Interior Design : Fitout

Jon Bianchino
NSW, Arch. Reg. No. 4832
M. 0438 811 032

AMENDMENTS
B Stormwater Concept (B) 19 Sept 2025

NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings.
This design & drawing & all it's content is the property of Bianchino Architect & may not be copied in part or it's entirety without the expressed written permission of Bianchino Architect

0 2.0m 10.0m
SCALE



PROJECT
PROPOSED NEW HOUSE

DRAWING TITLE
STORMWATER CONCEPT PLAN

LOCATION
51 QUIRK STREET
DEE WHY NSW

CLIENT
GRAHAM RESIDENCE

SCALE
1:200 (A3 size)

DATE
Sept 2025

DESIGNED
J.B.
DRAWN
JB

DRAWING NO.
2024 - 08
DA-16
ISSUE - B

GRAHAM House

Proposed Alterations & Additions

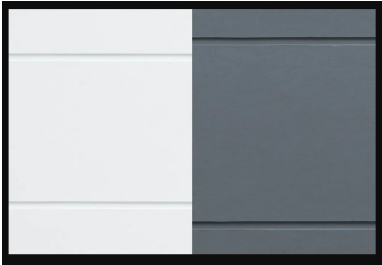
51 QUIRK STREET

DEE WHY NSW

SCHEDULE OF EXTERNAL FINISHES

Dated : 6 June 2025

Issue : A (DA)

LOCATION	DESCRIPTION
BUILDING EXTERIOR	
Wall Cladding – 1 WTP Vertical grooved panel.	Vertical grooved panel – similar to Weathertex “Weathergroove Smooth – 150” and/or “Scyon – Axon 133”. Paint Finish – Weathershield or similar. Colour: Dulux “White Matt” or similar.     
Wall Cladding – 2 FCP Horizontal grooves Upper Ground Floor.	Horizontal grooved panel, Fibre Cement - Profile to be similar to “Scyon Stria” 150 smooth. Paint Finish – Weathershield or similar. Colour: Dulux “White Matt” or similar.    

Walls Lower GF Level. RB Rendered brick/ masonry and painted. Granny Flat	Masonry walls rendered and painted Paint Finish - Weathershield or similar. Colour: Dulux "White Matt" or similar. 
ROOF – Metal – MR	Steel roof sheeting colourbond finish. Metal deck profile. Colour: "Surfmist" 
Downpipes	Circular profile. Colorbond steel. Colour – "Surfmist". 
Window Frames & Sliding Doors.	Frames – Aluminium. Powdercoat Finish. Colour to match – Dulux "White Gloss" or similar. 
Verandah Soffits and Eaves linings.	Fibre Cement Sheetting – Paint Finish. Colour: Dulux "Off White" 
Prepared by J Bianchino _ Architect	