COVER PAGE

DEVELOPMENT APPLICATION FOR WORKS TO:

ADDRESS: 6 YALLAROI RD, NARRAWEENA

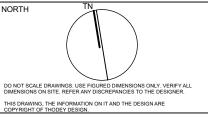
DP 32388, LOT 5.

COUNCIL: NORTHERN BEACHES COUNCIL OWNER:BEN AND FRANCINE BALESTRIERI



IMAGE: LOCATION SATELLITE PHOTO NTS

REV	DESCRIPTION	DATE	N
F	REVISED DA SET	09/02/22	
Е	DA SET	14/10/21	
D	FOR COSTING	19/08/21	
С	REVISED SD	05/08/21] _
В	PRELIM SD1	20/07/21	
Α	EXISTING HOUSE	08/07/21	1



BEN AND FRANCINE **BALESTRIERI**

PROJECT ADDRESS 6 YALLAROI RD, NARRAWEENA DP 32388, LOT 5 SITE: 565.6M2

Thodey Design Shaun Thodey

0412627455

BASIX*Certificate

Planning, Industry & Environment

							Certificate Prepared by (please complete)	sefore submitting	to Council or PC	(A)
							Name / Company Name: Certified Energy			
						ļ	ABN (if applicable): 95164564210			
Fixtures a	and system:	3						Show on DA Plans	Show on CC/CDC Plans & specs	Certific Check
Lighting The application light-emittin Fixtures	ant must ensu ng-diode (LED	re a minimur) lamps.	n of 40%	of new or alte	ered light fixtures are fitted	with fluor	escent, compact fluorescent, or		√	V
The applica							per minute or a 3 star water rating. erage flush or a minimum 3 star water rating.		1	V
	ant must ensu						ute or minimum 3 star water rating.	Show on	Show on	Certific
								Show on DA Plans	CG/CDC Plans & specs	Certifi Check
	requirement ant must cons slow, except to		or altere	d constructio	n (floor(s), walls, and ceilin quired where the area of ne	igs/roofs) ew consti	in accordance with the specifications listed in ruction is less than 2m2, b) insulation specified	√	√	V
Constructi		f altered cor	nstruction	Additional	insulation required (R-valu		Other specifications			
-	d floor with en 0.7).			_	wn) (or R1.30 including on)			2		
-	e existing dwe		_	nil R1.30 (or l	R1.70 including construction	on)		S.		
external w	rall: cavity bric			nil	2000 W 40-2000 VII					
	ing, pitched/si		amed	ceiling: R3	1.00 (up), roof: foil/sarking		medium (solar absorptance 0.475 - 0.70)	Chause	Chow on	Costifu
Glazing re	equirements							Show on DA Plans	CC/CDC Plans & specs	Certific
	and glazed		s, glazed	doors and sh	nading devices, in accordar	nce with t	he specifications listed in the table below.	✓	√	✓
The following	ng requiremen	its must also	be satisfi	ied in relation	to each window and glaze	ed door:			V	~
have a U-va must be cal	w or glazed d alue and a So lculated in acc ative scalar	oor with imp lar Heat Gai ordance with	roved fram n Coefficie h Nationa	mes, or pyroly ent (SHGC) n I Fenestration	ytic low-e glass, or clear/air no greater than that listed in n Rating Council (NFRC) or nay be substituted	r gap/clea the table onditions.	ir glazing, or toned/air gap/clear glazing must e below. Total system U-values and SHGCs The description is provided for information		1	~
For projecti above the h	ons described nead of the wir	in millimetra ndow or glaz	es, the lea ed door a	ading edge of and no more t	each eave, pergola, veran than 2400 mm above the si	idah, bak ill.	cony or awning must be no more than 500 mm	1	~	1
Pergolas wi	ith polycarbon	ate roof or s	imilar tran	nslucent mate	erial must have a shading o	coefficient	of less than 0.35.		1	1
shades a po	erpendicular v wing buildings	vindow. The	spacing b	e of the heigh	ens must not be more than at and distance from the cer	50 mm.	h they are situated, unless the pergola also the base of the window and glazed door, as	~	~	V
	the overshad	d doors g								3
Window / d no.	foor Orientati	on Area of glass inc.	Overshi Height (m)	Distance	Shading device		Frame and glass type			
F1	w	frame (m2) 8.477	(m) 3.35	(m) 0.85	eave/verandah/nernola/h	alconv	improved aluminium, single clear (11,000m)			
F2	w	8.184	3.35	0.85	eave/verandah/pergola/b >=750 mm eave/verandah/pergola/b	alcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
F3	N	5.18	0	0	>=750 mm eave/verandah/pergola/b >=750 mm	alcony	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
F4	w	1.8	0	0	eave/verandah/pergola/b	alcony	improved aluminium, single clear, (U-value:	Channe	Chausan	Contin
Glazing n	equirement:	3						Show on DA Plans	CC/CDC Plans & specs	Certific Check
Window / c	door Orientati	on Area of glass	Oversh: Height	adowing Distance	Shading device		Frame and glass type			
		frame (m2)	(m)	(m)	>=750 mm		6.44, SHGC: 0.75)			
F5	N	1.82	0	0	eave/verandah/pergola/b >=750 mm		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
F6 F7	E	4.186	2.1	0.87	eave/verandah/pergola/b >=900 mm		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	5		
F8	s	1.737	0	0.87	eave/verandah/pergola/b >=900 mm none	alcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
F9	E	3.08	2.2	0.85	none		6.44, SHGC: 0.75) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
F10	s	6.604	0	0	eave/verandah/pergola/b >=750 mm	alcony	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
FD	w	0.63	0	0	eave/verandah/pergola/b >=900 mm		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
G1	w	8.64	3.46	1.9	eave/verandah/pergola/b >=900 mm		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
G2 G3	w	2.52 4.317	0	0	eave/verandah/pergola/b >=900 mm eave/verandah/pergola/b		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
G3 G4	w	4.317	0	0	>=900 mm		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	1		
G5	N	1.89	6.37	3.5	>=900 mm eave/verandah/pergola/b >=750 mm		6.44, SHGC: 0.75) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
G6	N	3.333	6.37	3.5	eave/verandah/pergola/b	oalcony	improved aluminium, single clear, (U-value:			
Glazing re	equirement							Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
Window / d	loor Orientati	on Area of	Oversha Height (m)	adowing Distance (m)	Shading device		Frame and glass type			
		frame (m2)	(m)	(m)						
G8	N	4.8	0	0	>=450 mm eave/verandah/pergola/b >=900 mm	alcony	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
G9	E	8.371	3.4	0.85	eave/verandah/pergola/b >=900 mm		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
G10	E	2.516	0	0	eave/verandah/pergola/b >=900 mm		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
G11 W1	E W	7.969	2.96	0.85	eave/verandah/pergola/b >=900 mm		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
		4.37	ľ	ľ	eave/verandah/pergola/b >=900 mm	acony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
Glazed roo The applica		I the glazed	roofs des	cribed in the	table below, in accordance	with the	specifications listed in the table.	1	V	V
The following	ng requiremen	its must also	be satisf		to each glazed roof:				1	~
Glazed roo number	oofs glazin	g requirer of glazing	Shading	device	Gli	ass type				
number G01	(m2) 2.79		no shad	ling			PVC, single pyrolytic low-e, (U-value: 3.99,			
			_		SH	100: 0.4)				

CO	OVER SHEE	T		
SJT	PLOT DATE 09/02/22	SCALE	TO SEALE @ A3	
SJT	JOB NO.	DWG NO.	1.0	F F





FRONT SIDE SCALE NTS





FROM POOL AREA

FROM POOL AREA SCALE NTS

REV	DESCRIPTION	DATE
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Α	EXISTING HOUSE	08/07/21

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BEN AND FRANCINE BALESTRIERI

CLIENT

6 YALLAROI RD, NARRAWEENA DP 32388, LOT 5 SITE: 565.6M2

PROJECT ADDRESS

Thodey Design

ABN::44 532 442 622
12 WREXHAM RD, THIRROUL, NSW,
2515.

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0412627455
shaun@thodeydesign.com

TITLE			
DRAWN	PLOT DATE	SCALE	
SJT	09/02/22	TO SCALE @ A	3
CHECKED	JOB NO.	DWG NO.	REV
SJT			F



WINDOW FRAMES: BLACK



DECK AND TIMBER TRIM: AUSTRALIAN HARDWOOD (BLACKBUTT)- OIL FINISH - OR POSSIBLY TILE?



FIRST FLOOR CLADDING: SCORCHED TIMBER



GARAGE DOOR:



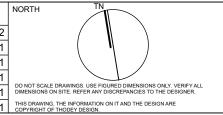
INTERNALS:
PLY LINING HILIGHTS AND EXPOSED HARDWOOD FRAMING/HARDWOOD INTERNAL DOOR FRAMES. POSSIBLE TIMBER WINDOW FRAMES?



WET AREAS:
TIMBER HILIGHTS. POSSIBLY BARESTONE LINING?

MATERIALS PALETTE SCALE NTS

	REV	DESCRIPTION DATE	٨
1	F	REVISED DA SET 09/02/22	1
	Е	DA SET 14/10/21	1
	D	FOR COSTING 19/08/21	1
]	С	REVISED SD 05/08/21] .
	В	PRELIM SD1 20/07/21] :
1	Α	EXISTING HOUSE 08/07/21] ;



BEN AND FRANCINE BALESTRIERI

CLIENT

6 YALLAROI RD, NARRAWEENA DP 32388, LOT 5 SITE: 565.6M2

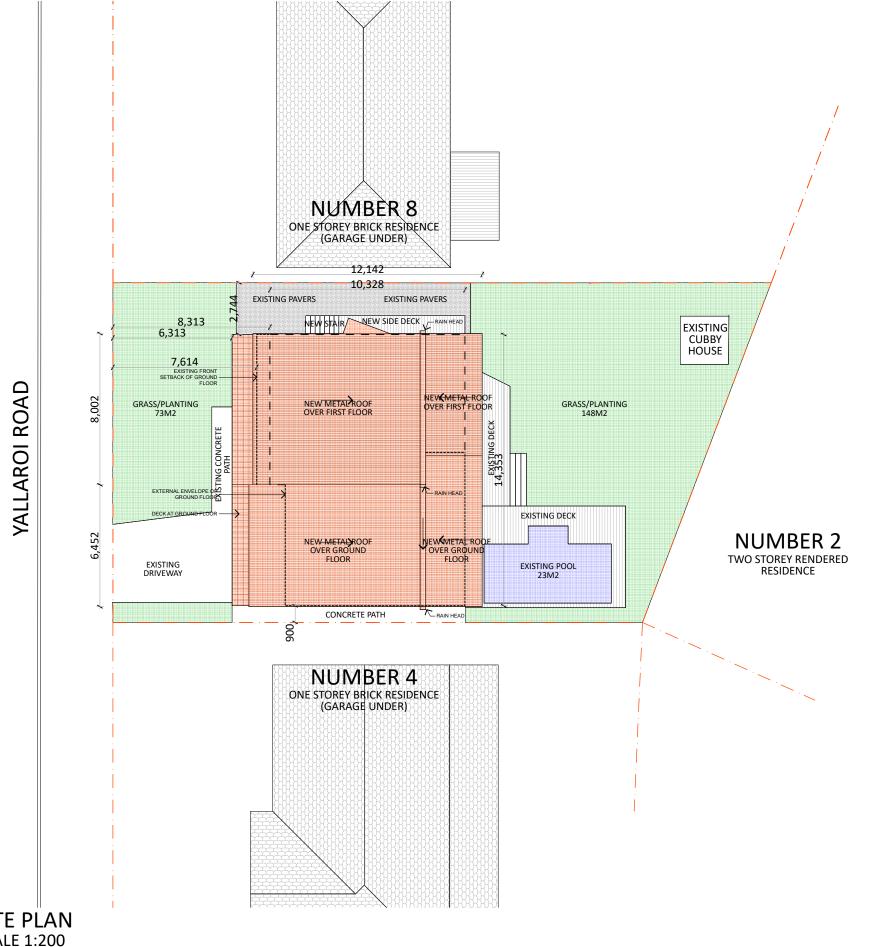
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0412627455

	TITLE				
)					
	DRAWN SJT	PLOT DATE 09/02/22	SCALE	TO SCALE @ A3	
	CHECKED SJT	JOB NO.	DWG NO.		F F



FIGURES

SITE AREA: 565.6M2 EX Ground Floor: 113m2 Ex LG: 27M2 (Excluding Garage) EX GFA: 140m2

EX FSR: 0.25:1

PROPOSED GROUND FLOOR: 124M2 PROPOSED LG: 27M2 (Excluding garage)
PROPOSED FIRST FLOOR: 70M2
PROPOSED GFA: 221 M2

PROPOSED FSR: 0.39:1

COMPLIES

MAX HEIGHT OF BUILDINGS: 8.5M (LEP) PROPOSED HEIGHT OF NEW WORKS: 7.85M

COMPLIES

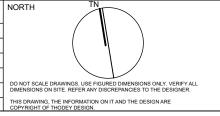
LANDSCPAING: Min 40% of site (226M2)

Front Garden: 73m2 Rear garden: 148m2 Pool Surface: 23m2 TOTAL: 244M2 (43%)

COMPLIES

SITE PLAN **SCALE 1:200**

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BEN AND FRANCINE BALESTRIERI

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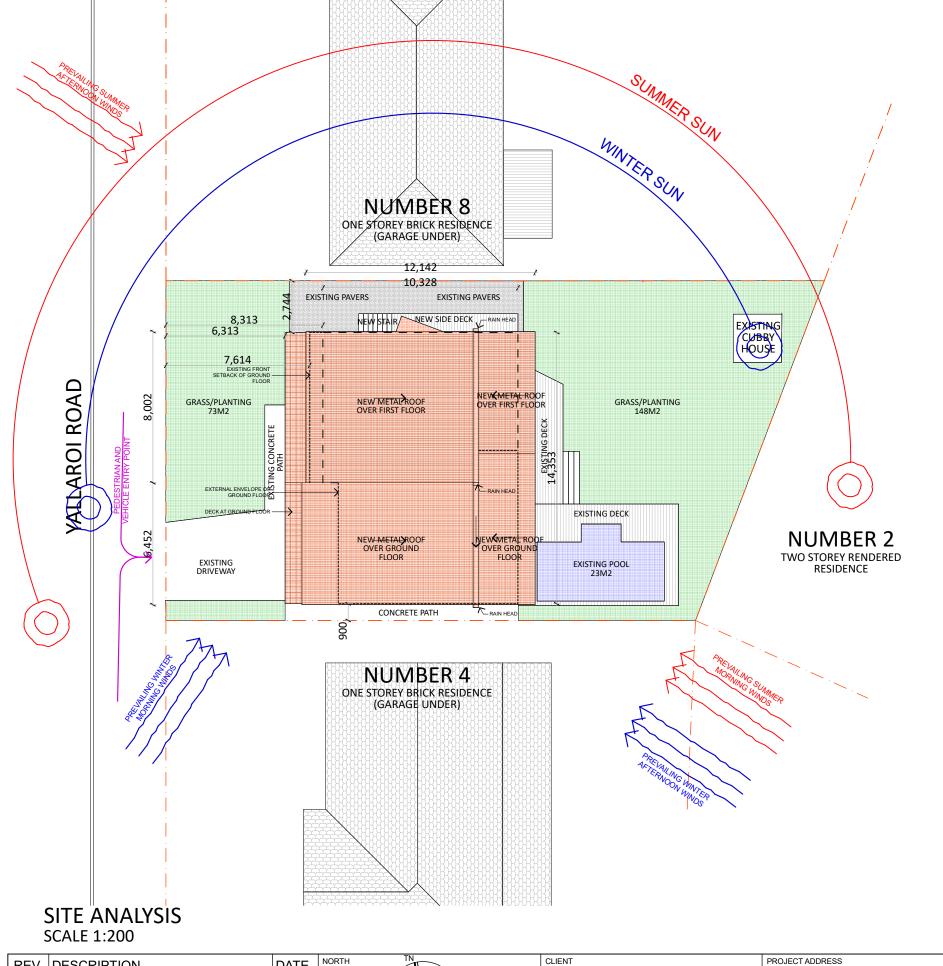
6 YALLAROI RD, **NARRAWEENA** DP 32388, LOT 5 SITE: 565.6M2

PROJECT ADDRESS

DESIGNER **Thodey Design**

Shaun Thodey 0412627455

TITLE				
DRAWN SJT	PLOT DATE 09/02/22	SCALE	TO SCALE @	D A3
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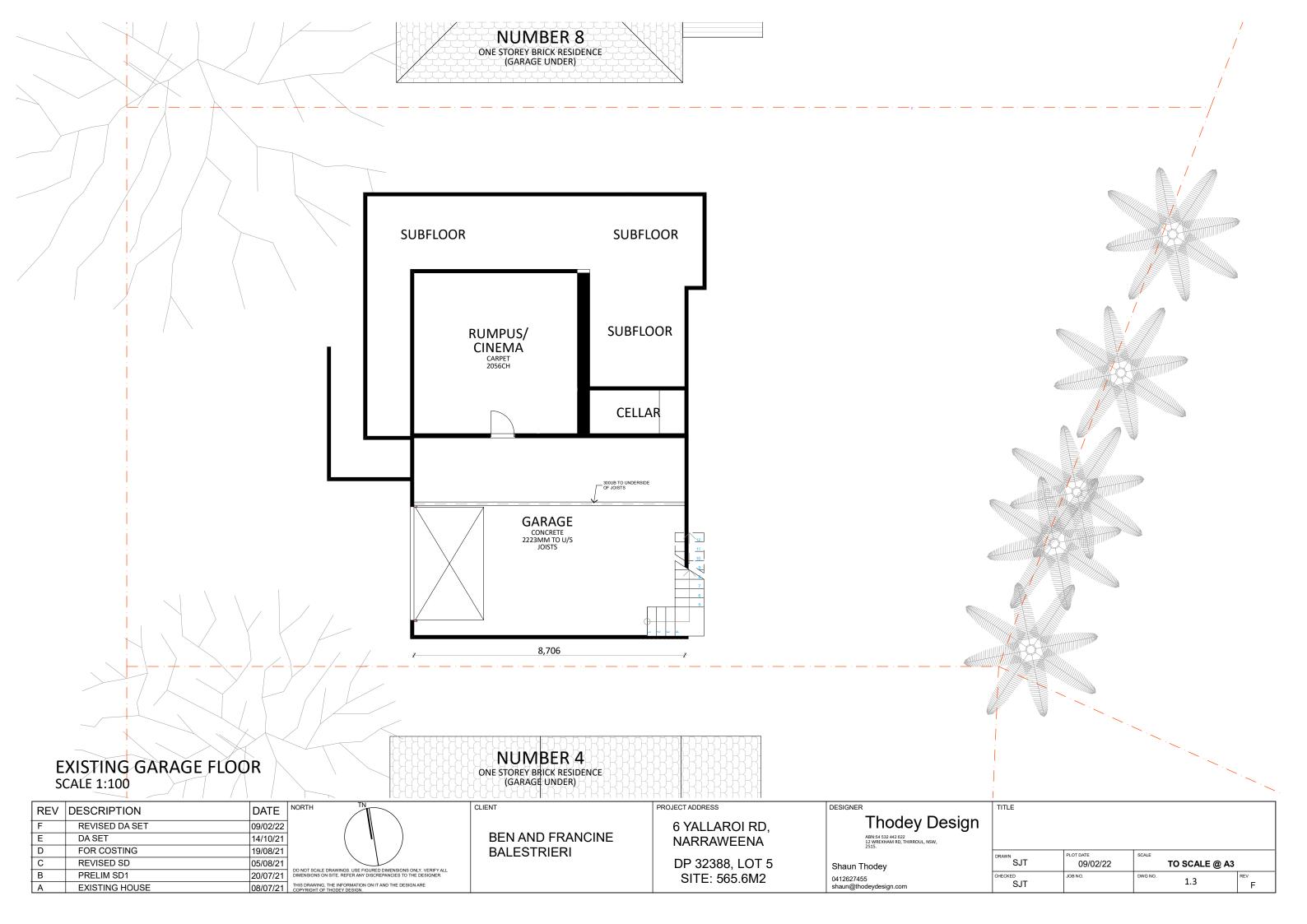
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BEN AND FRANCINE BALESTRIERI 6 YALLAROI RD, NARRAWEENA DP 32388, LOT 5 SITE: 565.6M2 Thodey Design

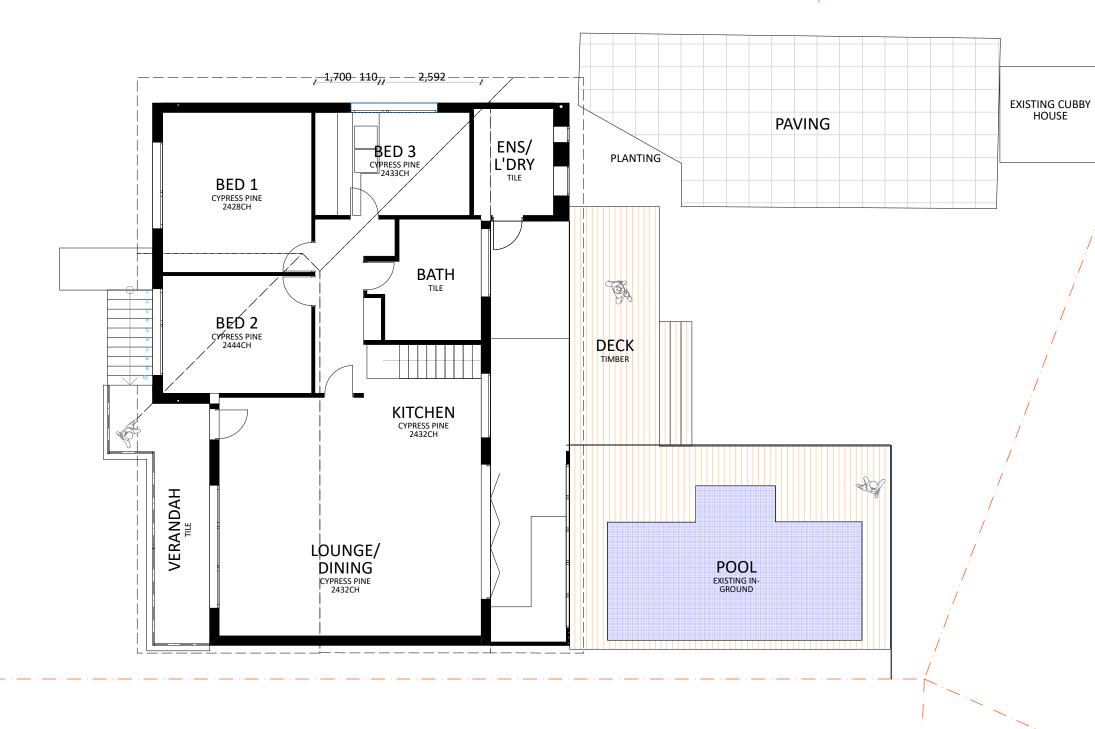
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TITLE SI	TE ANALYS	IS		
SJT	PLOT DATE 09/02/22	SCALE	TO ¹ \$ C ALE @ A3	
CHECKED SJT	JOB NO.	DWG NO.	1.2	F F



NUMBER 8 ONE STOREY BRICK RESIDENCE (GARAGE UNDER)



EXISTING GROUND FLOOR SCALE 1:100

REV	DESCRIPTION	DATE
F	REVISED DA SET	09/02/22
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В	PRELIM SD1	20/07/21
Α	EXISTING HOUSE	08/07/21

NUMBER 4

ONE STOREY BRICK RESIDENCE (GARAGE UNDER)

CLIENT

Ξ	NORTH
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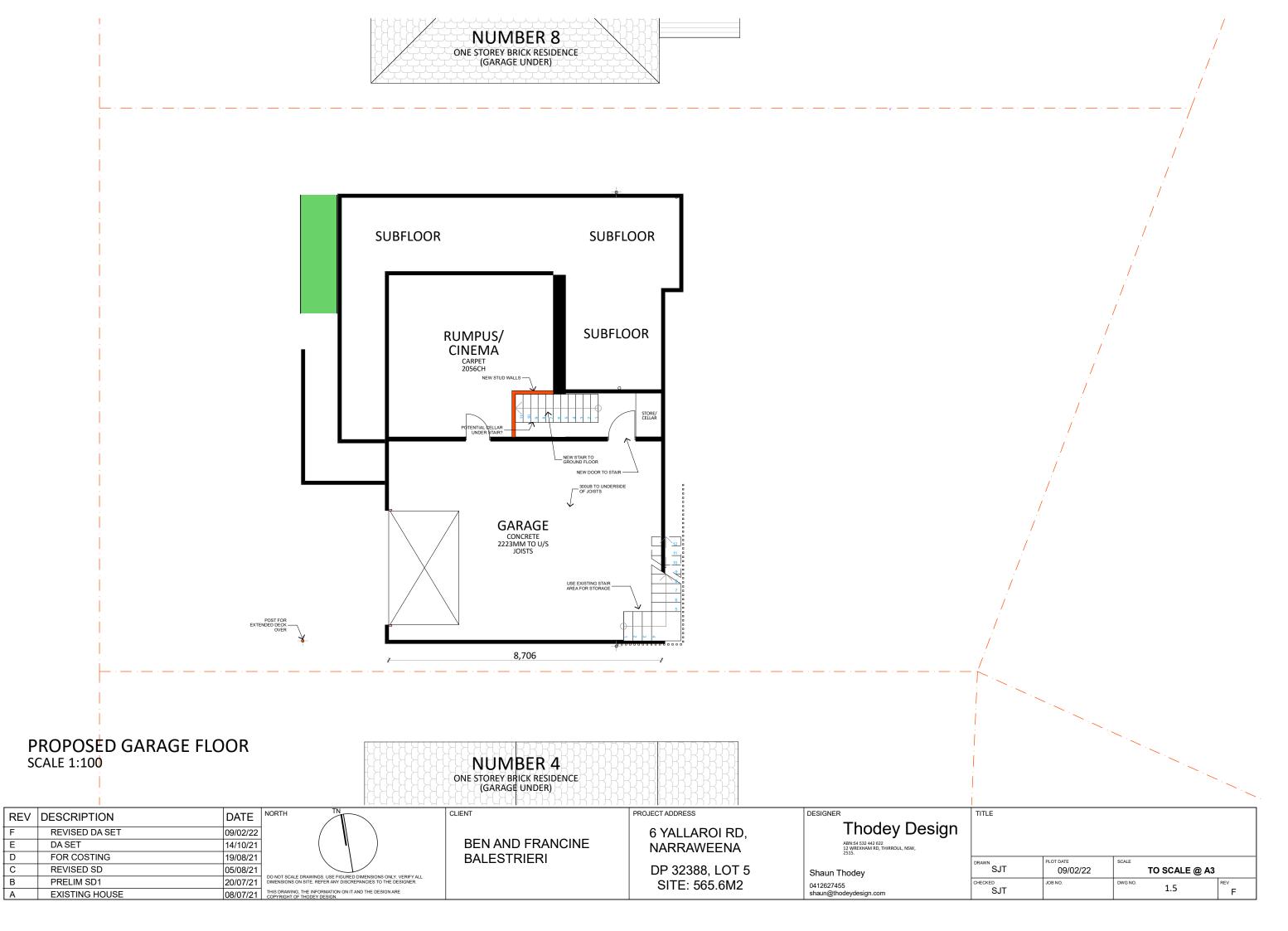
SITE: 565.6M2

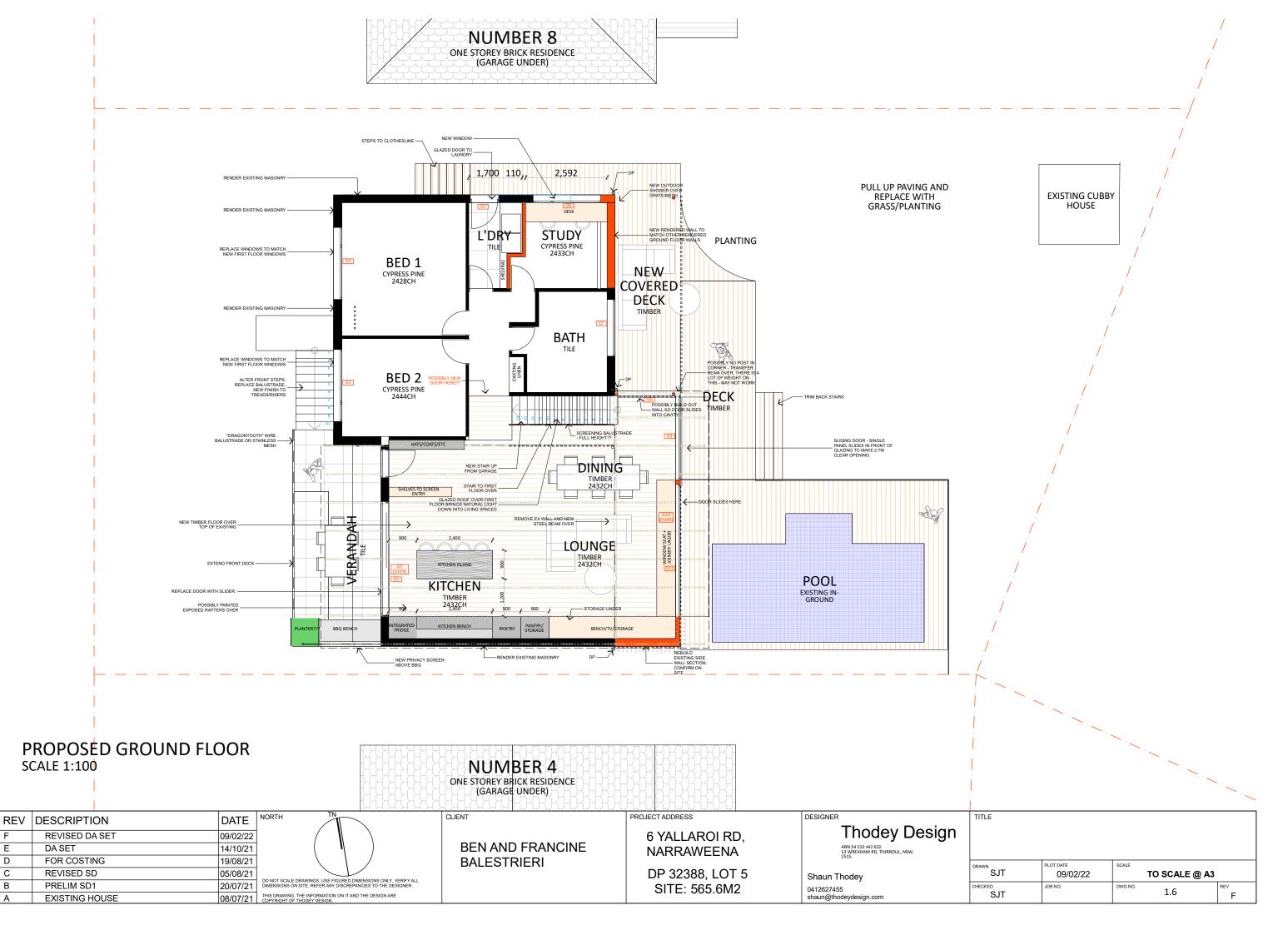
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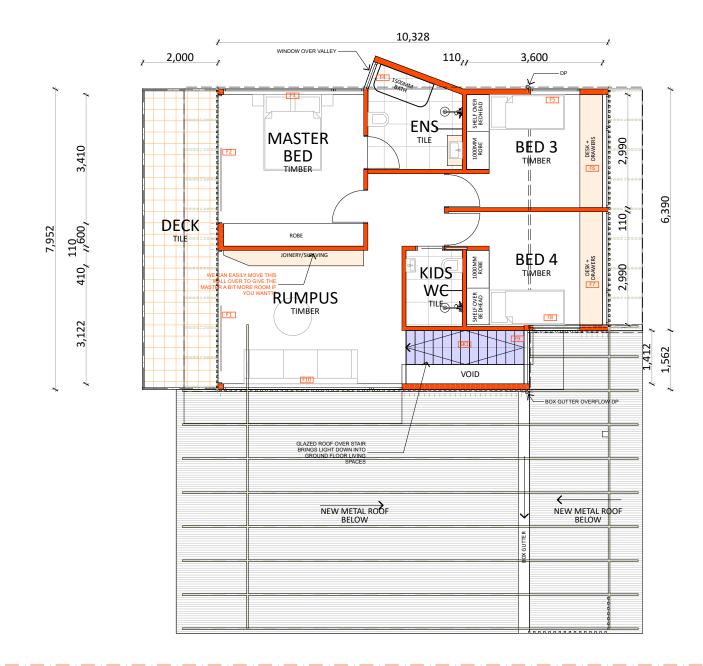
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SJT	JOB NO.	DWG NO.	1.4	F F





NUMBER 8 ONE STOREY BRICK RESIDENCE (GARAGE UNDER)



PROPOSED FIRST FLOOR SCALE 1:100

NUMBER 4

ONE STOREY BRICK RESIDENCE (GARAGE UNDER)

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Α	EXISTING HOUSE	08/07/21

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6 YALLAROI RD,
NARRAWEENA

DP 32388, LOT 5 SITE: 565.6M2

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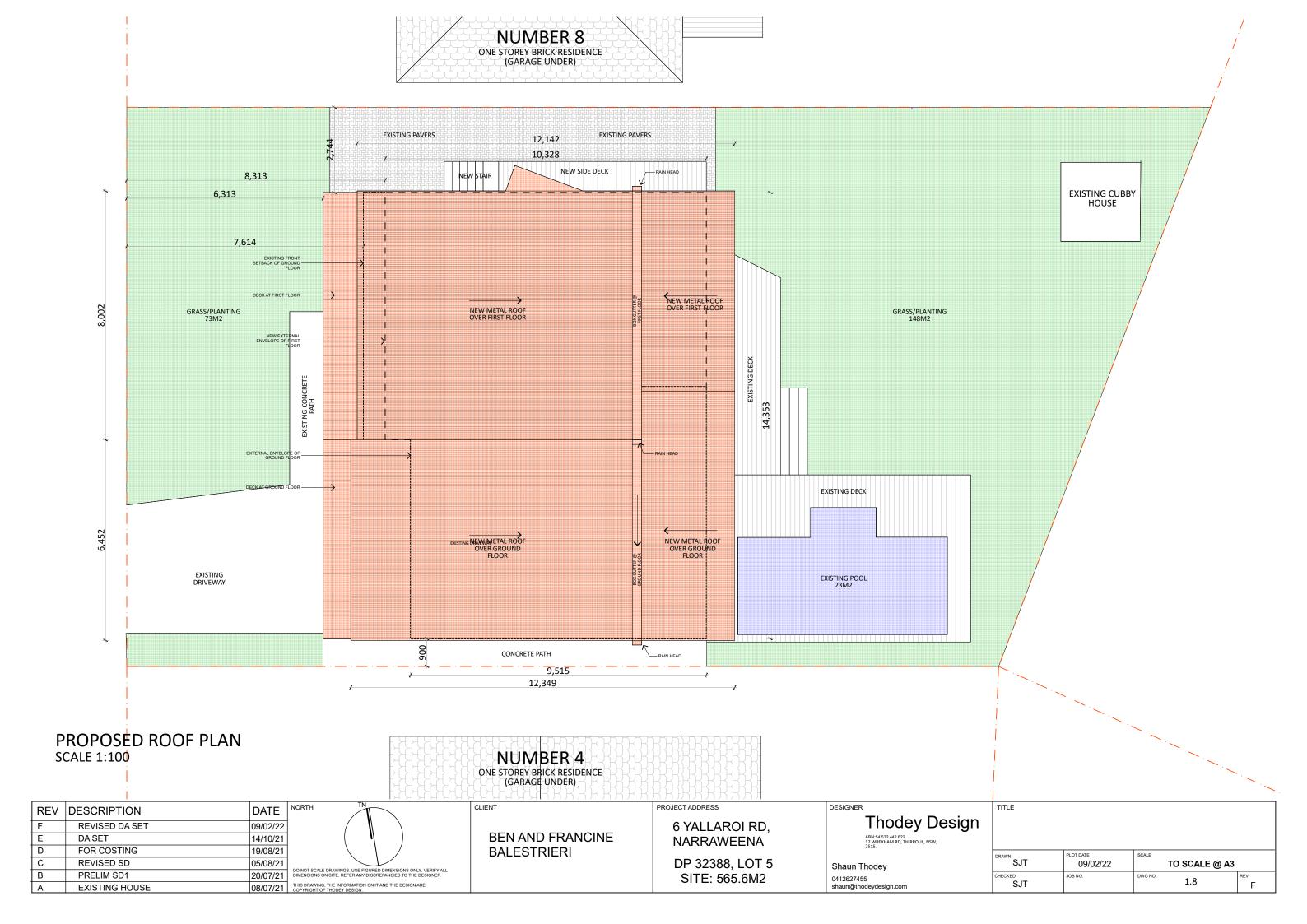
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0412627455 shaun@thodeydesign.con

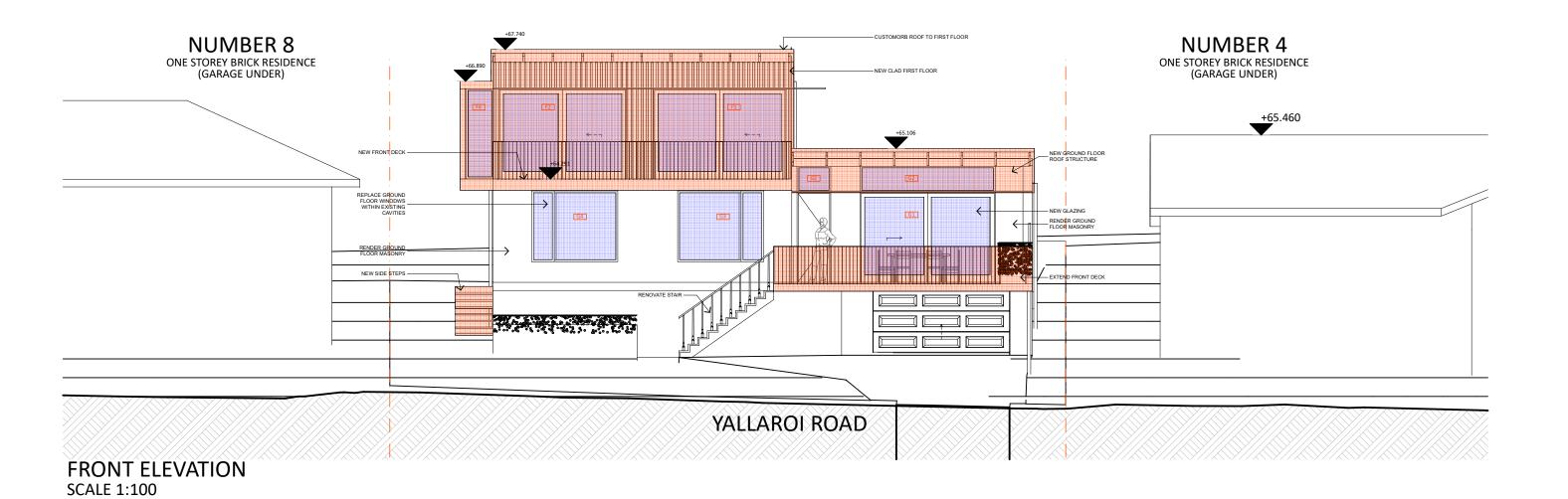
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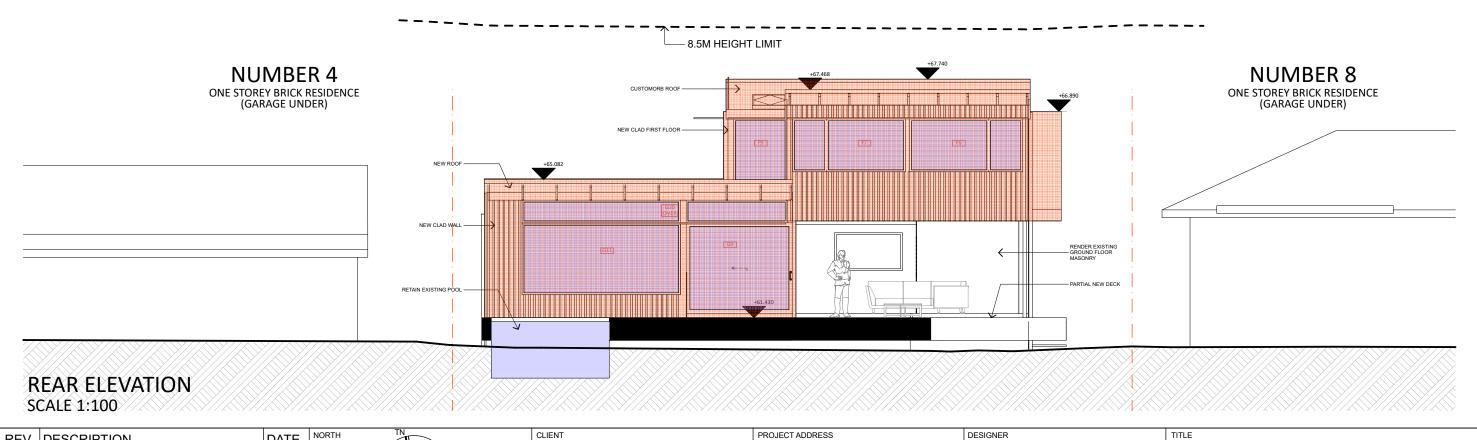
SJT

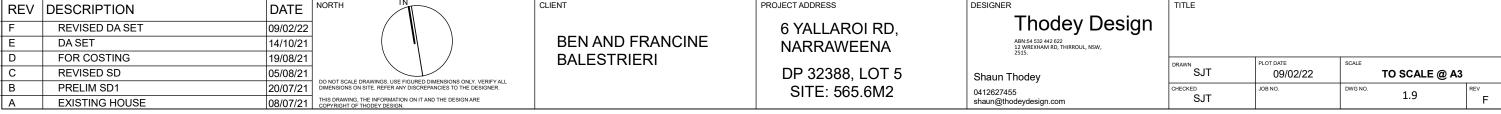
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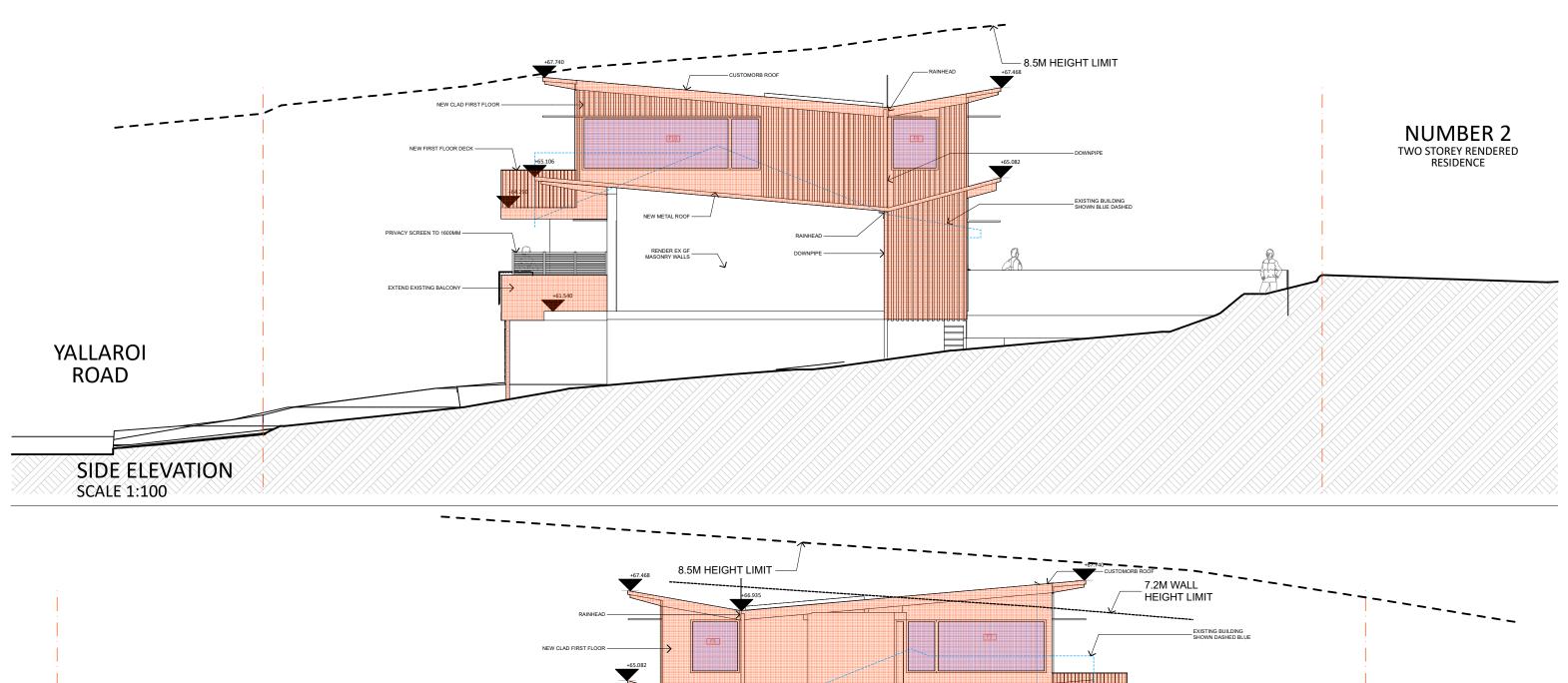
EXISTING CUBBY HOUSE

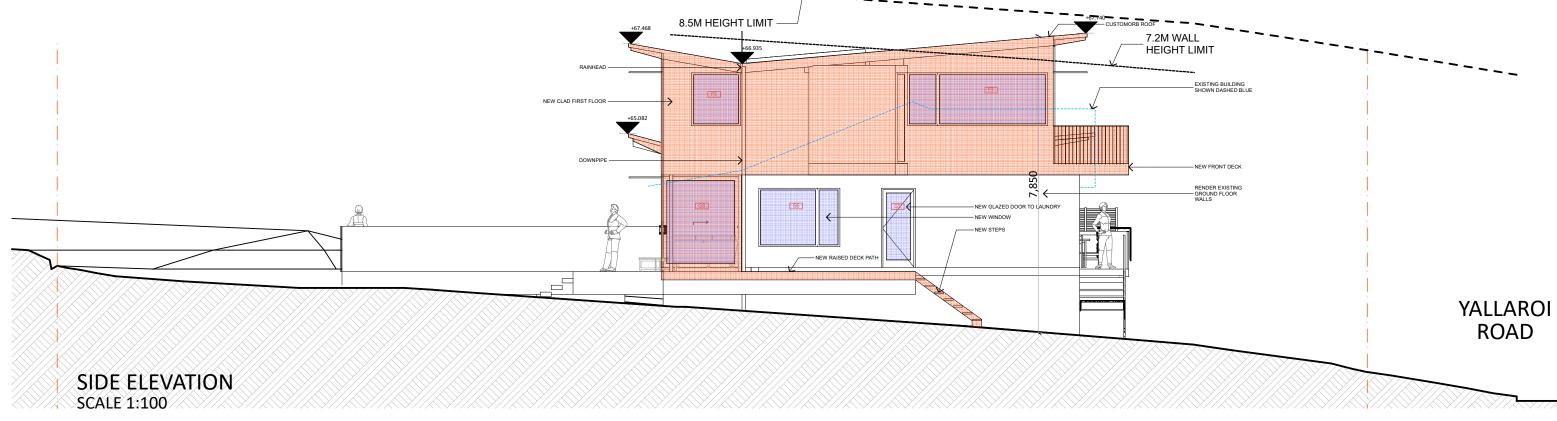




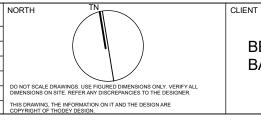








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BEN AND FRANCINE BALESTRIERI 6 YALLAROI RD, NARRAWEENA DP 32388, LOT 5 SITE: 565.6M2

PROJECT ADDRESS

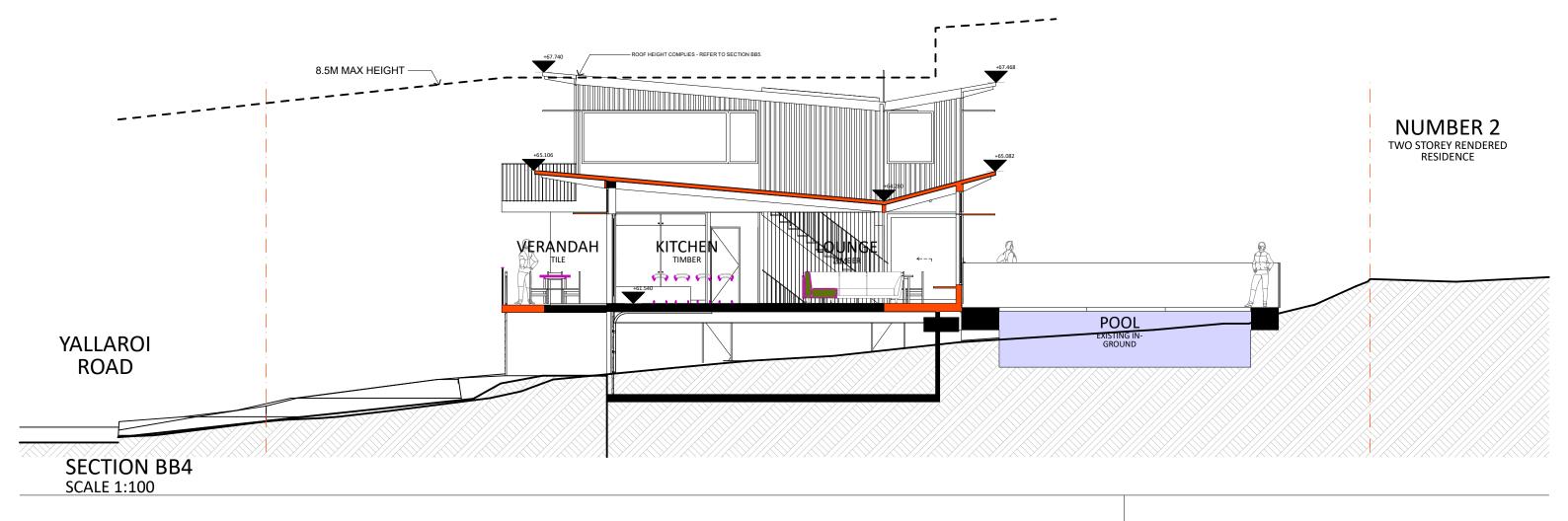
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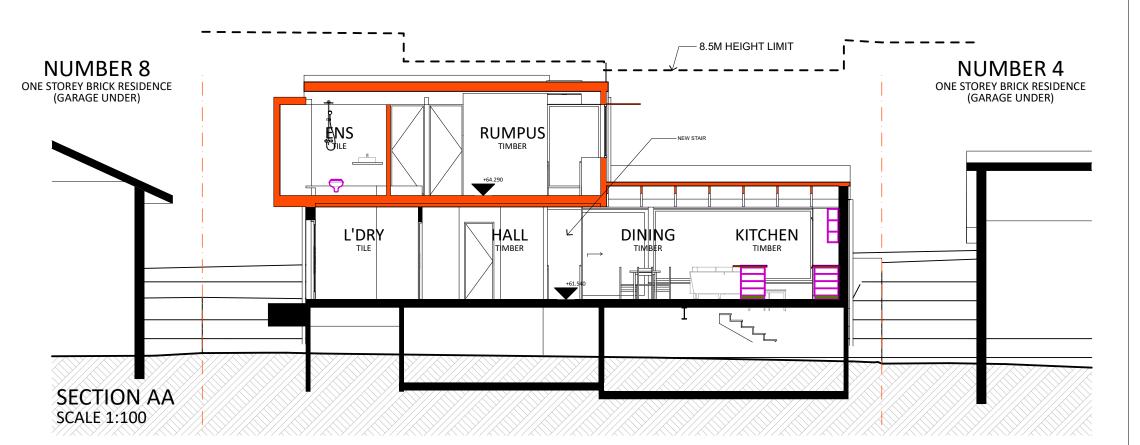
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JL, NSW,					
	SJT	PLOT DATE 09/02/22	SCALE	TO SCALE @ A3	_
	SJT	JOB NO.	DWG NO.	1.12	8





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6 YALLAROI RD,
NARRAWEENA

DP 32388, LOT 5
SITE: 565.6M2

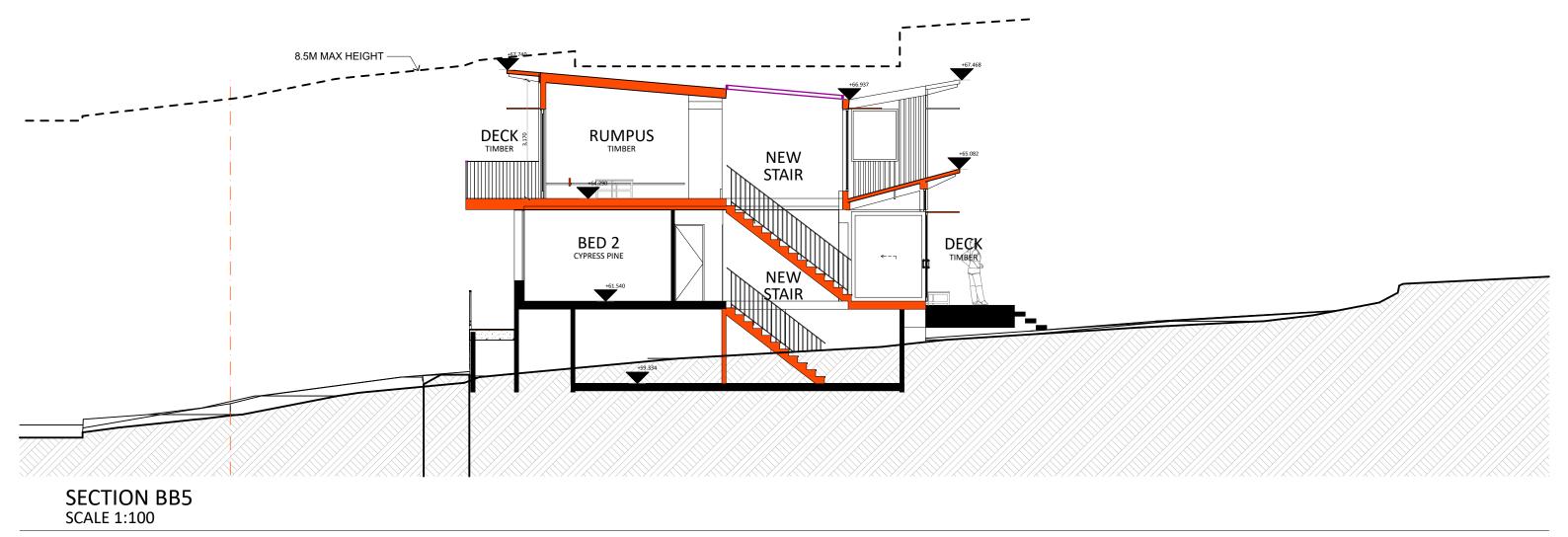
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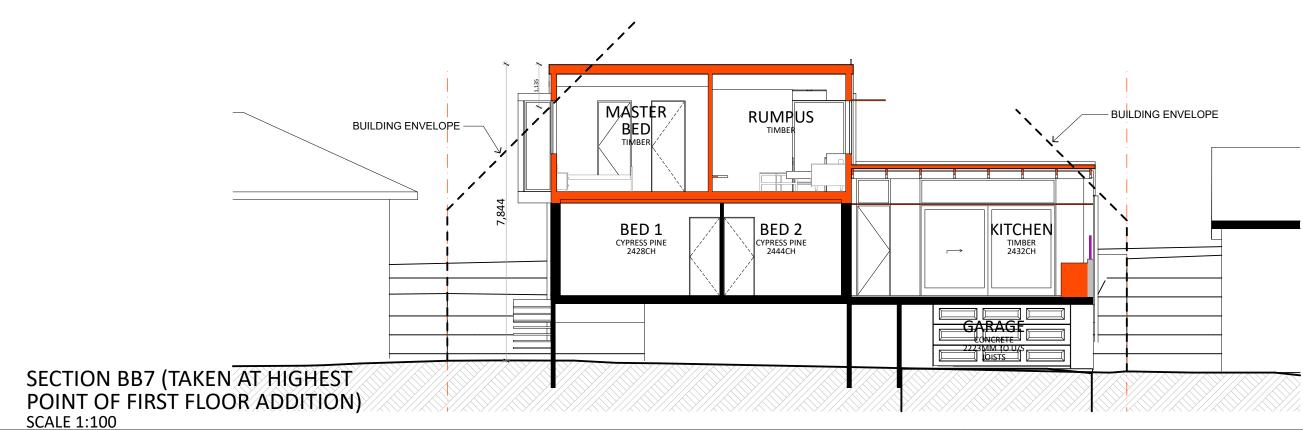
ABN:54 532 442 622
12 WRECHAM RD, THIRROUL, NSW, 2515.

Shaun Thodey

0412627455

DRAWN SJT	PLOT DATE 09/02/22	SCALE	TO SCALE @) A3





 REV
 DESCRIPTION
 DATE
 NORTH

 F
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 A
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 08/07/21

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BEN AND FRANCINE BALESTRIERI

CLIENT

6 YALLAROI RD, NARRAWEENA DP 32388, LOT 5 SITE: 565.6M2

PROJECT ADDRESS

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