# **COVER PAGE**

#### **DEVELOPMENT APPLICATION FOR WORKS TO:**

ADDRESS: 6 YALLAROI RD, NARRAWEENA

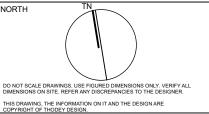
DP 32388, LOT 5.

**COUNCIL: NORTHERN BEACHES COUNCIL OWNER:**BEN AND FRANCINE BALESTRIERI



**IMAGE: LOCATION SATELLITE PHOTO NTS** 

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	REV	DESCRIPTION	DATE	N
	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	D
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BEN AND FRANCINE **BALESTRIERI** 

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

**Thodey Design** 

Shaun Thodey 0412627455

## **BASIX** Certificate

Alterations and Additions



Project name	6 Yallaroi Road Narraweena NSW 2099		
Street address	6 Yallaroi Road Narraweena 2099		
Local Government Area	Northern Beaches Council		
Plan type and number	Deposited Plan 32388		
Lot number	5		
Section number			
Project type			
Project type			
Project type Dwelling type	Separate dwelling house		

						Certificate Prepared by (please complete b	efore submitting	to Council or PC	CA)
						Name / Company Name: Certified Energy			
						ABN (if applicable): 95164564210			
Fixtures a	ind system	s					Show on DA Plans	Show on CC/CDC Plans & specs	Certific Check
	nt must ensu g-diode (LED	re a minimu )) lamps.	m of 40%	of new or alte	ered light fixtures are fitted with fluc	rescent, compact fluorescent, or		<b>√</b>	V
xtures he applica	nt must ensu	ire new or al	tered show	verheads hav	re a flow rate no greater than 9 litre	s per minute or a 3 star water rating.	T	<b>V</b>	<b>V</b>
he applica	nt must ensu	ire new or al	tered toilet	s have a flov	rate no greater than 4 litres per a	verage flush or a minimum 3 star water rating. ute or minimum 3 star water rating.		1	~
onstruct	ion						Show on DA Plans	Show on CC/CDC Plans &	Certifie Check
sulation	requireme	nts						specs	
ne applica e table be	nt must cons	truct the nev	v or altere	d construction ition is not re	n (floor(s), walls, and ceilings/roofs quired where the area of new cons	) in accordance with the specifications listed in truction is less than 2m2, b) insulation specified	~	V	V
Construction		or altered co	nstruction		insulation required (R-value)	Other specifications			
	floor with er	nclosed subfi	loor:		wn) (or R1.30 including				
	e existing dw			nil					
xternal wa netal clad	all: framed (w	reatherboard	fibro,	R1.30 (or l	R1.70 including construction)				
	all: cavity brid			nil					
aked ceilir	ng, pitched/si	killion roof: fr	amed	ceiling: R3	.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			
	equirement	-0					Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
e applica	and glazed nt must insta	I the window	s, glazed	doors and sh	ading devices, in accordance with	the specifications listed in the table below.	V	V	V
elevant ov ne followin	ershadowing ig requiremen	specification	ns must be be satisfi	e satisfied for ed in relation	each window and glazed door. to each window and glazed door:			1	~
ch windo	w or glazed o	door with imp	roved fran	nes, or pyroly ant (SHGC) n	tic low-e glass, or clear/air gap/cle o greater than that listed in the tab	ar glazing, or toned/air gap/clear glazing must le below. Total system U-values and SHGCs		1	~
st be cale ly. Alterna	culated in acceptive systems	cordance with comply	h National	Fenestration se and SHGC	Rating Council (NFRC) conditions may be substituted.	ar glazing, or toned/air gap/clear glazing must le below. Total system U-values and SHGCs i. The description is provided for information			
r projection	ons described ead of the wi	d in millimetr indow or glaz	es, the lea red door a	ding edge of nd no more t	each eave, pergola, verandah, bal han 2400 mm above the sill.	cony or awning must be no more than 500 mm	~	1	~
rgolas wit	th polycarbor	nate roof or s	imilar tran	slucent mate	rial must have a shading coefficien	t of less than 0.35.		1	~
rgolas wil ades a pe	n fixed batte erpendicular v	ns must hav window. The	spacing b	parallel to the etween batte	window or glazed door above whi ins must not be more than 50 mm.	ch they are situated, unless the pergola also		V	V
						the base of the window and glazed door, as	~	~	~
indows	and glaze	d doors g	Overship	equiremen	nts Shading device	Frame and glass type			
		glass inc.	Height (m)	Distance (m)					
	w	frame (m2) 8.477	3.35	0.85	eave/verandah/nernola/halconu	improved aluminium, single clear // Lumbre			
	w	8.184	3.35	0.85	eave/verandah/pergola/balcony >=750 mm eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
	N	5.18	0	0	>=750 mm	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
	w	1.8	0	0	>=750 mm eave/verandah/pergola/balcony	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
azing re	equirement	s					Show on DA Plans	Show on CC/CDC Plans &	Certific Check
indow (d	nas Crientes	ion Ason of	- Oanta	devisa	Shading device	Frame and glass type		specs	
	oor orania	glass inc. frame (m2)	Height (m)	Distance (m)					
5	N	1.82	0	0	>=750 mm eave/verandah/pergola/balcony	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
	E	4.186	2.1	0.87	>=750 mm eave/verandah/pergola/balcony	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
	E	4.186	2.1	0.87	>=900 mm eave/verandah/pergola/balcony >=900 mm	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
	s	1.737	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
	E	3.08	2.2	0.85	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
0	S	6.604	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
	w	0.63	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
	w	8.64	3.46	1.9	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
	w	2.52	0	0	eave/verandah/pergola/balcony >=900 mm eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
!	w	4.317	0	0	>=900 mm eave/verandah/pergola/balconv	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
· •	N	1.89	6.37	3.5	>=900 mm eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
3	N	3.333	6.37	3.5	>=750 mm eave/verandah/pergola/balcony	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
	equirement						Show on DA Plans	Show on CC/CDC Plans &	Certific Check
					Shading device			specs	
ndow / di	oor Onentat	glass inc. frame (m2)	Height (m)	Distance (m)	shading device	Frame and glass type			
	N	4.8	0	0	>=450 mm eave/verandah/pergola/balcony	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
	E	8.371	3.4	0.85	>=900 mm eave/verandah/pergola/balcony	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
10	E	2.516	0	0	>=900 mm eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value:			
11	E	7.969	2.96	0.85	>=900 mm eave/verandah/pergola/balcony	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value:			
1	w	4.37	0	0	>=900 mm eave/verandah/pergola/balcony >=900 mm	6.44, SHGC: 0.75) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
zed roc	ofs		1		F 200 mm	y, orido: 0.10j			
applica	nt must instal				table below, in accordance with the	specifications listed in the table.	V	V	V
				ed in relation	to each glazed roof:			1	~
azed roof	oofs glazin		ments Shading	device	Glass type				
mber	(m2)	of glazing	no shad			DMC single symbolic law at 41 years 200			

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SJT	JOB NO.	DWG NO.	1.0	REV F







FRONT DECK SCALE NTS

FDOM A DOOL ADEA

FROM POOL AREA SCALE NTS

REV	DESCRIPTION	DATE
E	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

NORTH TN
( ")
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BEN AND FRANCINE

BALESTRIERI

CLIENT

PROJECT ADDRESS

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

SCALE NTS

Thodey Design
ABN:54 532 442 622
12 WREXHAM RD, THIRROUL, NSW, 2515.

Shaun Thodey
0412627455 shaun@thodeydesign.com

	SJT			Е
	CHECKED	JOB NO.	DWG NO.	REV
	SJT	PLOT DATE 14/10/21	TO SCALE @ A3	
ו				
	TITLE			



WINDOW FRAMES: BLACK



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



FIRST FLOOR CLADDING: SCORCHED TIMBER



GARAGE DOOR:



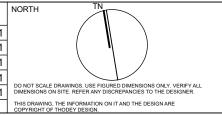
INTERNALS:
PLY LINING HILIGHTS AND EXPOSED HARDWOOD FRAMING/HARDWOOD INTERNAL DOOR FRAMES. POSSIBLE TIMBER WINDOW FRAMES?



WET AREAS:
TIMBER HILIGHTS. POSSIBLY BARESTONE LINING?

## MATERIALS PALETTE SCALE NTS

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	REV	DESCRIPTION	DATE	١
•	Е	DA SET	14/10/21	1
•	D	FOR COSTING	19/08/21	
	С	REVISED SD	05/08/21	
	В	PRELIM SD1	20/07/21	] .
	Α	EXISTING HOUSE	08/07/21	] ;
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BEN AND FRANCINE BALESTRIERI

CLIENT

PROJECT ADDRESS

6 YALLAROI RD,
NARRAWEENA

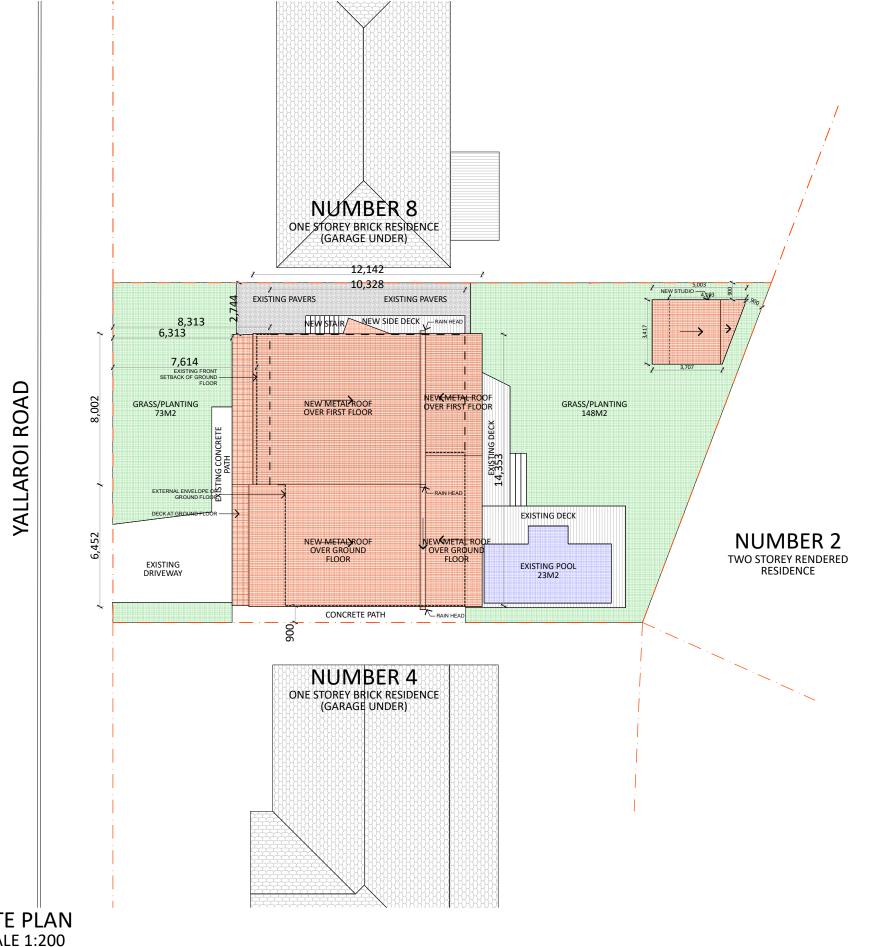
DP 32388, LOT 5
SITE: 565.6M2

Thodey Design

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

Shaun Thodey
0412627455

TITLE				
DRAWN	PLOT DATE	SCALE		
DRAWN SJT	PLOT DATE 14/10/21	SCALE	TO SCALE @ A3	
		SCALE DWG NO.	TO SCALE @ A3	REV



#### **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 STUDIO: 10M2 PROPOSED GFA: 231 M2 PROPOSED FSR: 0.41:1

COMPLIES

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

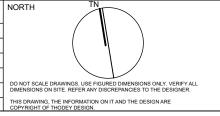
LANDSCPAING: Min 40% of site (226M2) Front Garden: 73m2

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

COMPLIES

SITE PLAN **SCALE 1:200** 

REV	DESCRIPTION	DATE	N
Е	DA SET	14/10/21	1
D	FOR COSTING	19/08/21	
С	REVISED SD	05/08/21	
В	PRELIM SD1	20/07/21	] _
Α	EXISTING HOUSE	08/07/21	
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**BEN AND FRANCINE BALESTRIERI** 

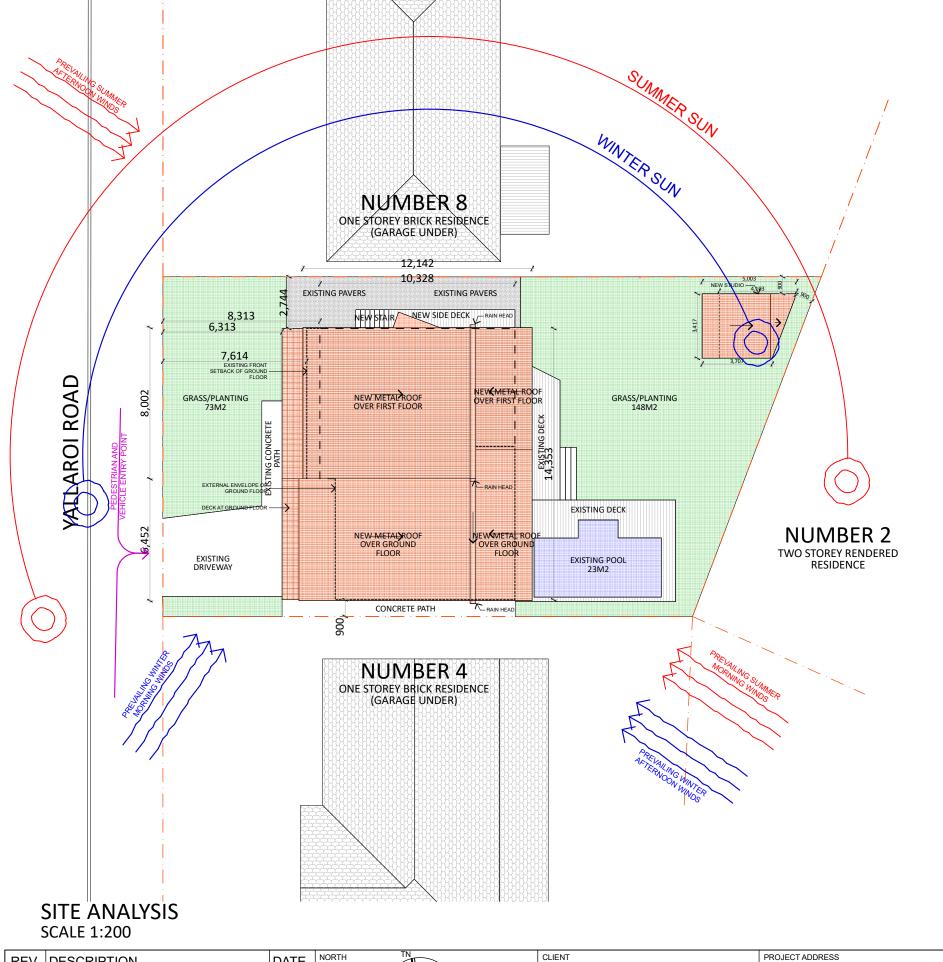
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PROJECT ADDRESS 6 YALLAROI RD, NARRAWEENA DP 32388, LOT 5 SITE: 565.6M2

### DESIGNER **Thodey Design**

Shaun Thodey 0412627455

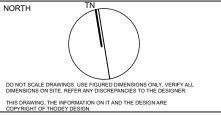
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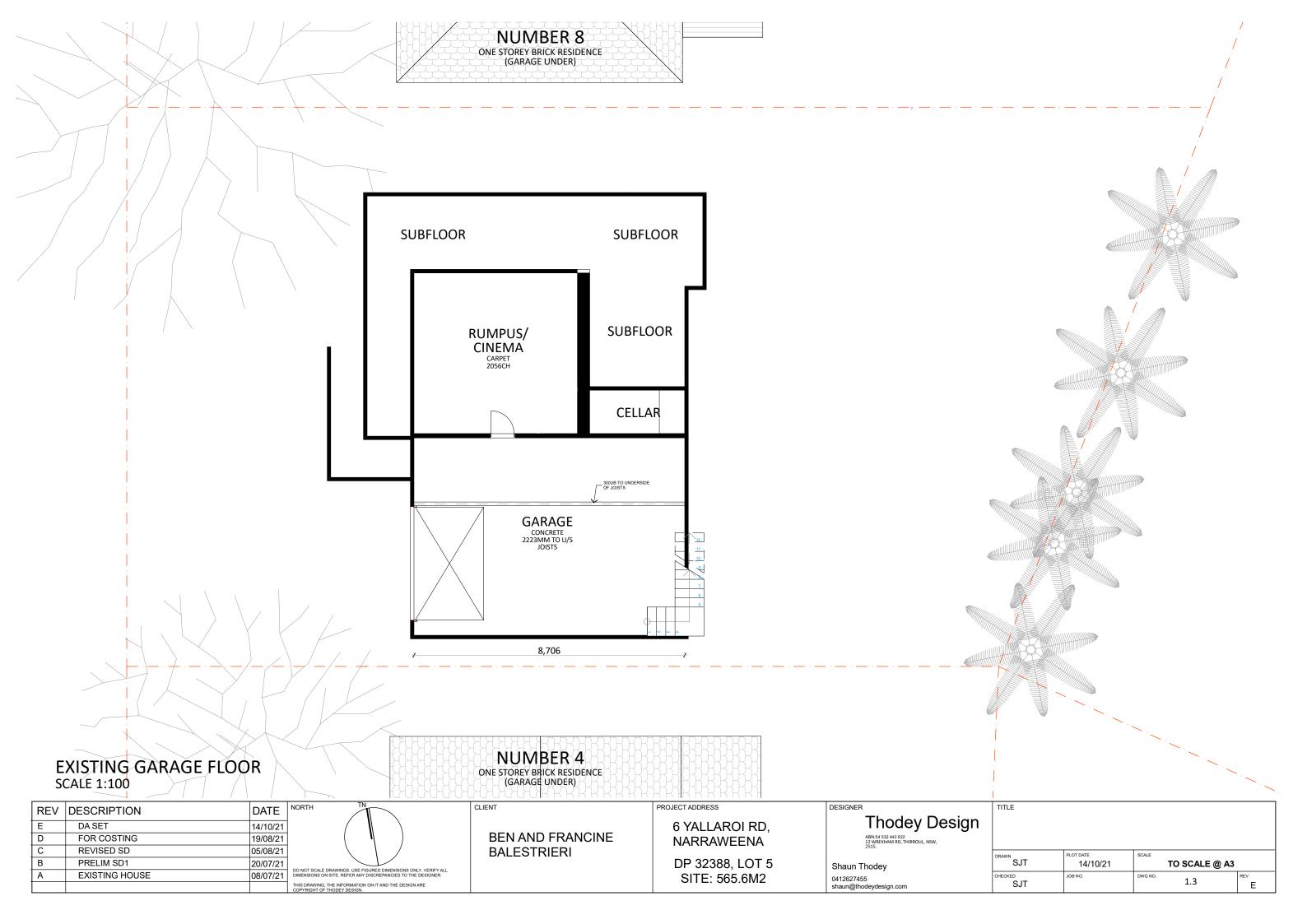
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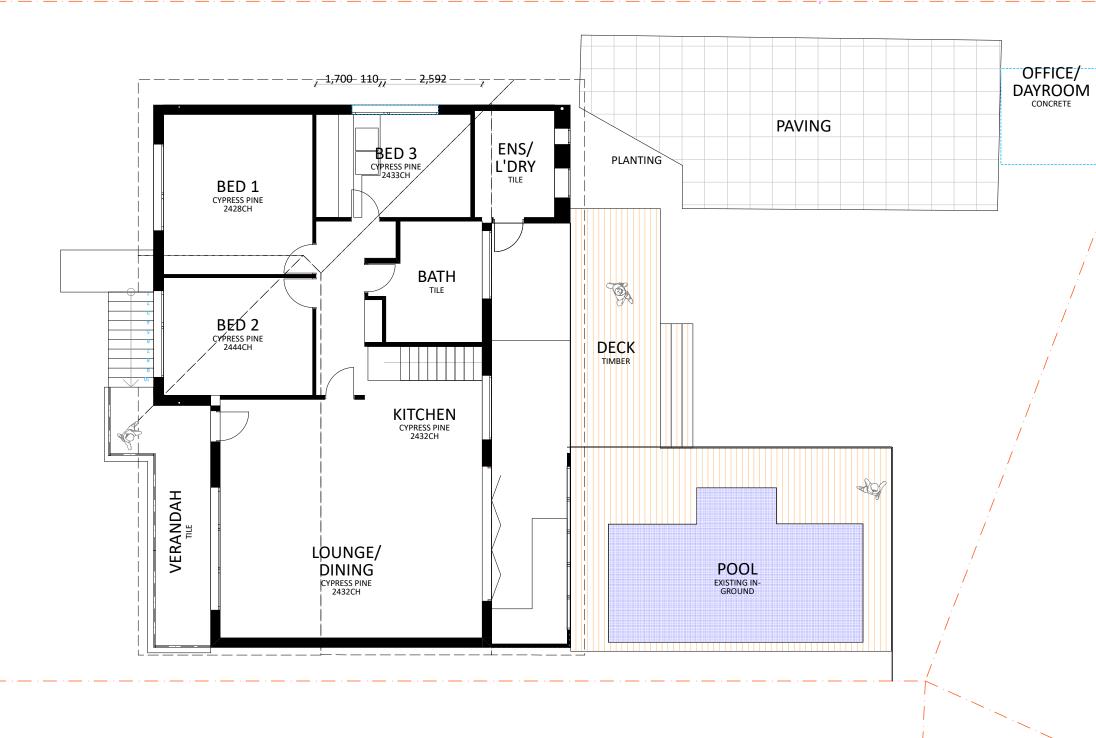
BEN AND FRANCINE BALESTRIERI 6 YALLAROI RD, NARRAWEENA DP 32388, LOT 5 SITE: 565.6M2 Thodey Design

Shaun Thodey
0412627455
shaun@thodeydesign.

TITLE				
	SITE ANALYS	SIS		
SJT	PLOT DATE 14/10/21	SCALE	TO <sup>1</sup> \$ <del>2</del> 9ALE @	. A3
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## **NUMBER 8** ONE STOREY BRICK RESIDENCE (GARAGE UNDER)



#### EXISTING GROUND FLOOR SCALE 1:100

REV	DESCRIPTION	DATE
E	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

#### **NUMBER 4**

ONE STOREY BRICK RESIDENCE (GARAGE UNDER)

CLIENT

	NORTH TN
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BEN AND FRANCINE **BALESTRIERI** 

PROJECT ADDRESS 6 YALLAROI RD, NARRAWEENA

DP 32388, LOT 5 SITE: 565.6M2

## DESIGNER Thodey Design ABN:54 532 442 622 12 WREXHAM RD, THIRROUL, NSW, 2515.

Shaun Thodey 0412627455

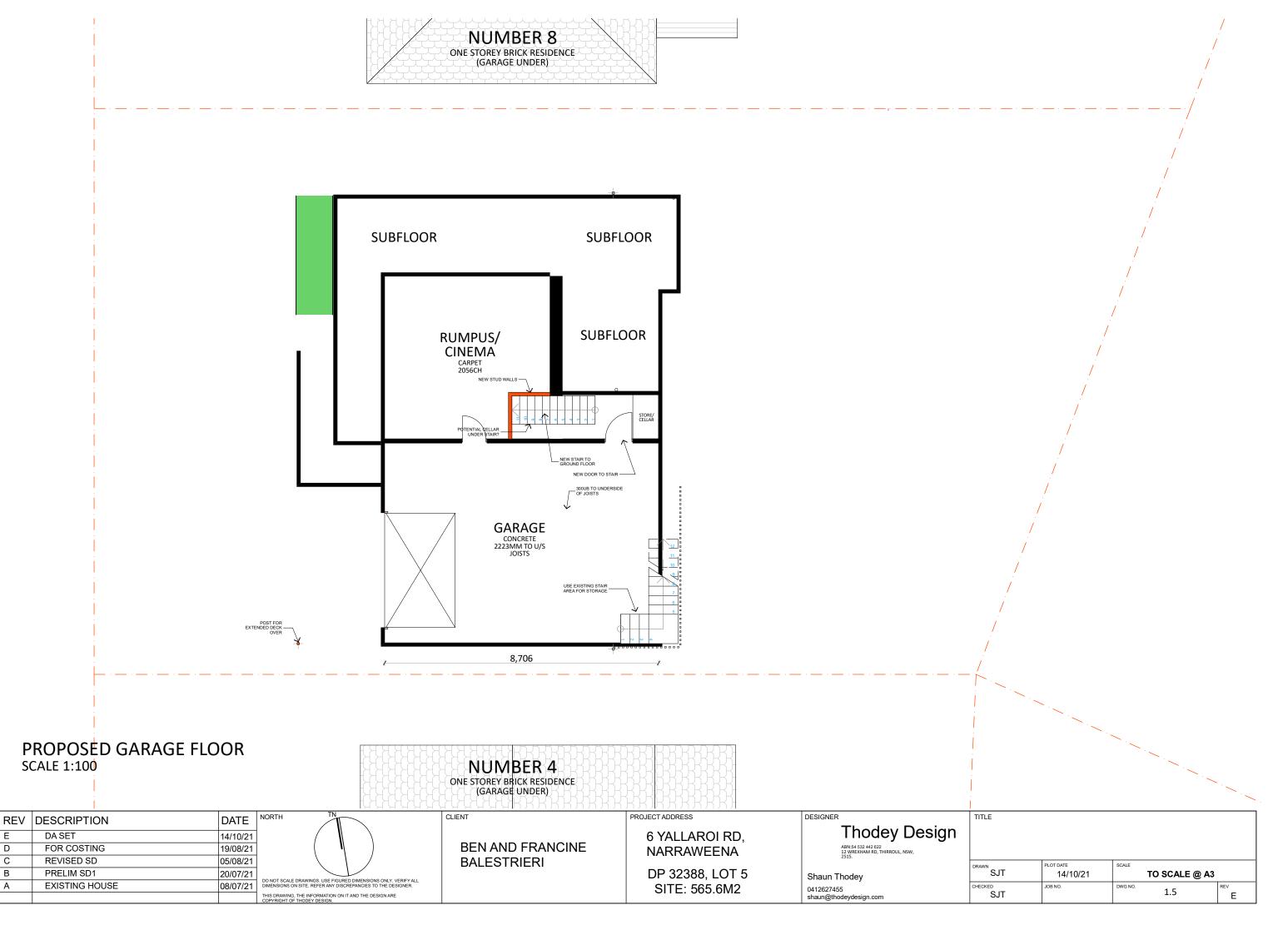
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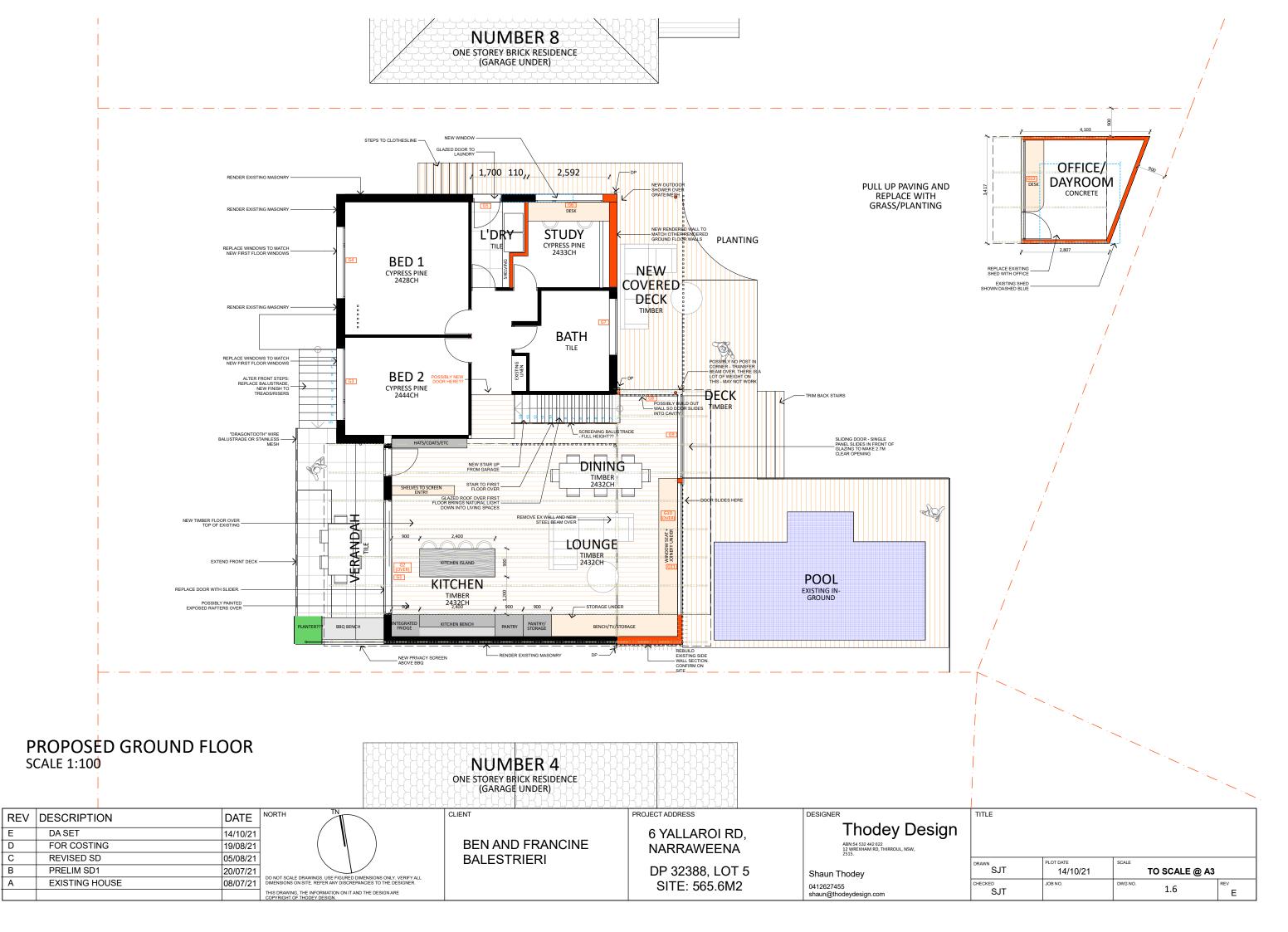
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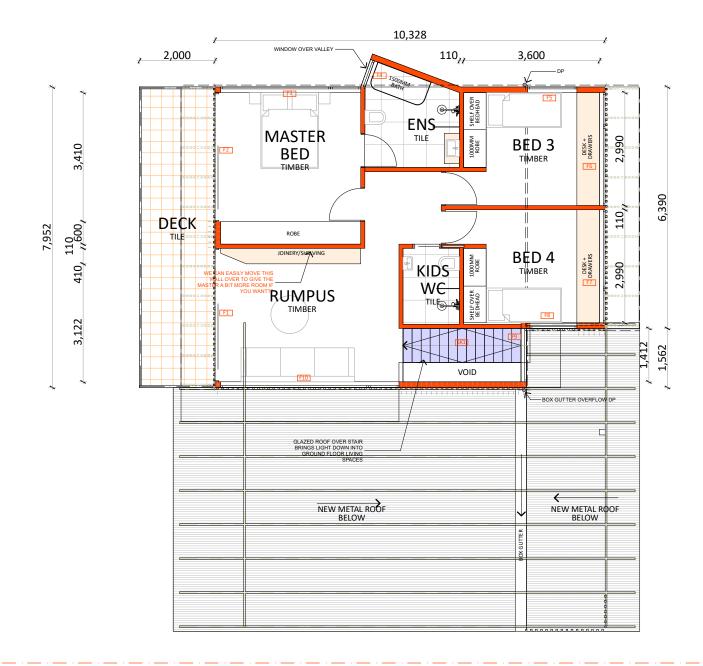
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# NUMBER 8 ONE STOREY BRICK RESIDENCE (GARAGE UNDER)



PROPOSED FIRST FLOOR SCALE 1:100

#### **NUMBER 4**

ONE STOREY BRICK RESIDENCE (GARAGE UNDER)

CLIENT

REV	DESCRIPTION	DATE
E	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

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BEN AND FRANCINE **BALESTRIERI** 

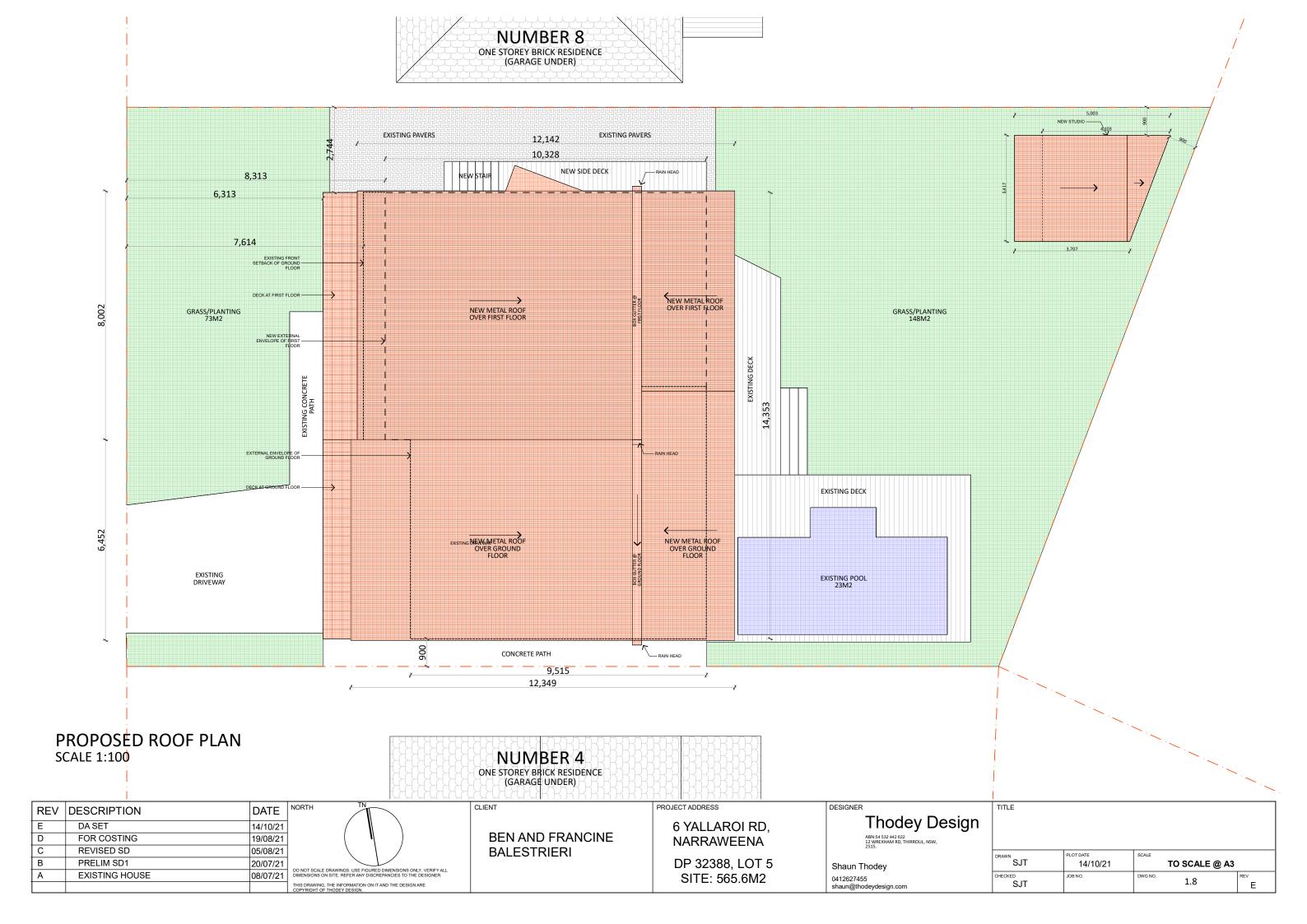
PROJECT ADDRESS 6 YALLAROI RD, NARRAWEENA

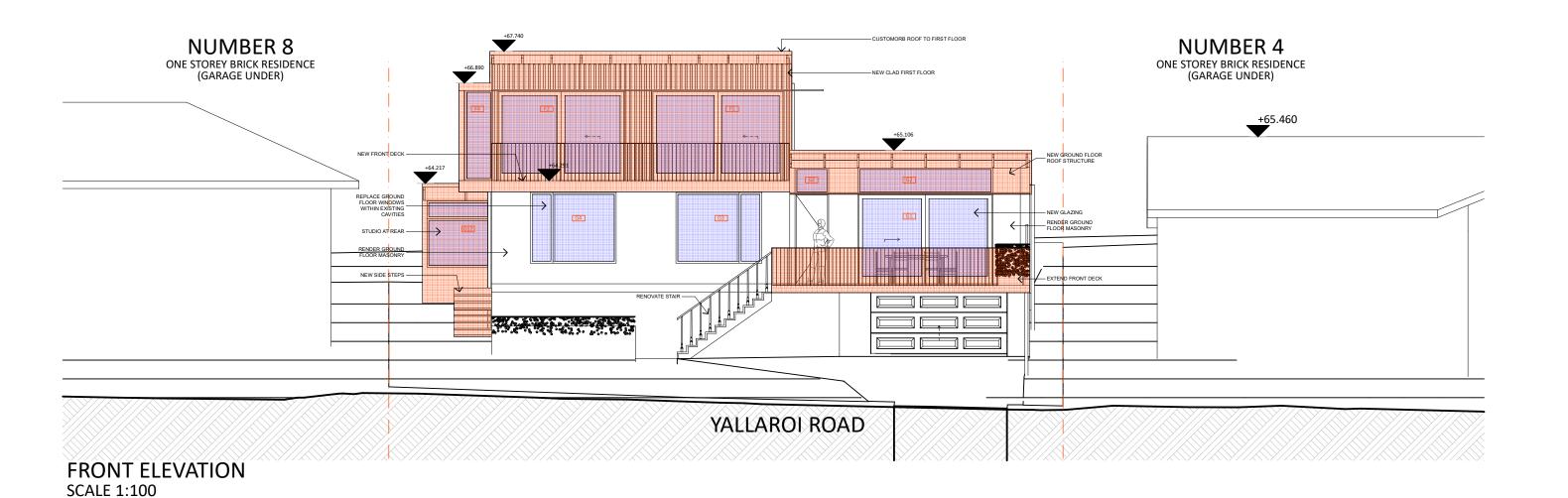
DP 32388, LOT 5 SITE: 565.6M2

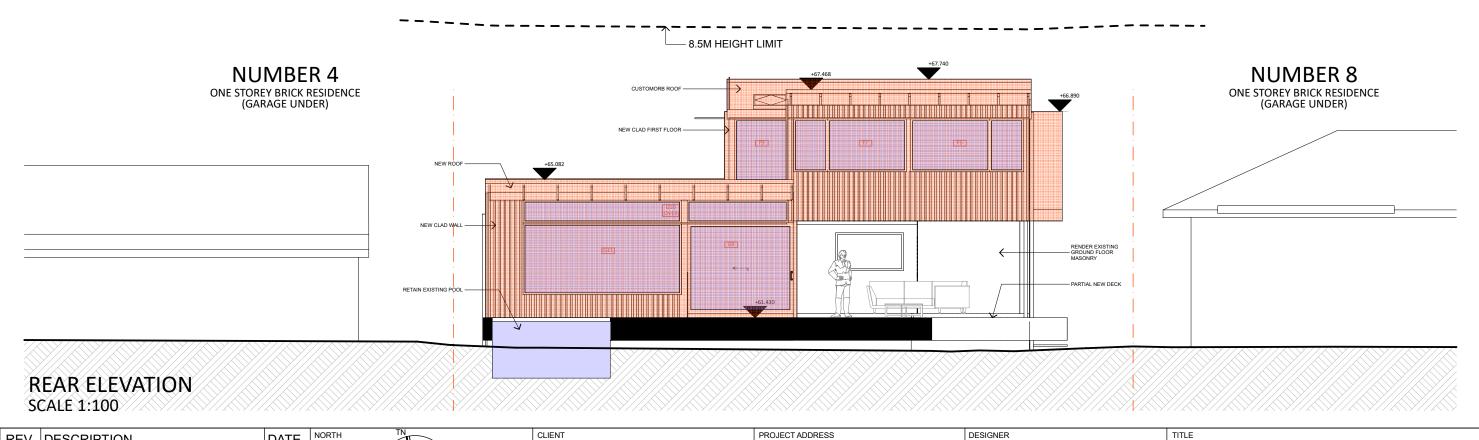
#### DESIGNER **Thodey Design** ABN:54 532 442 622 12 WREXHAM RD, THIRROUL, NSW, 2515.

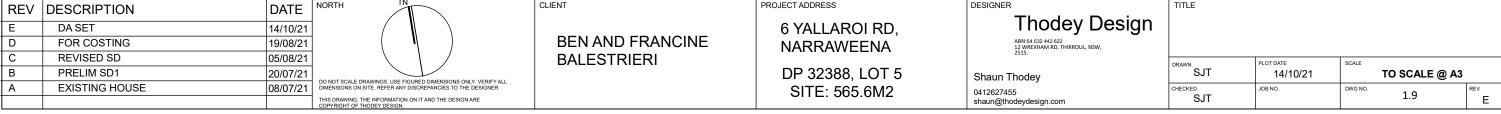
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0412627455 shaun@thodeydesign.

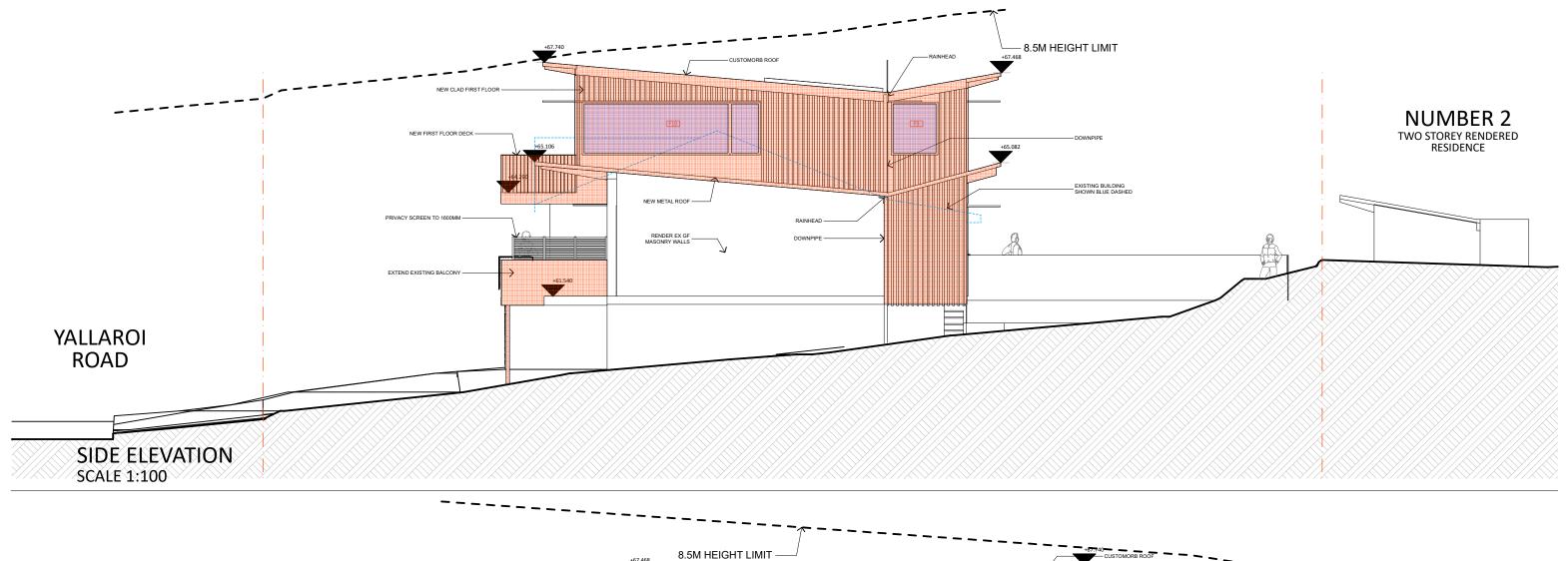
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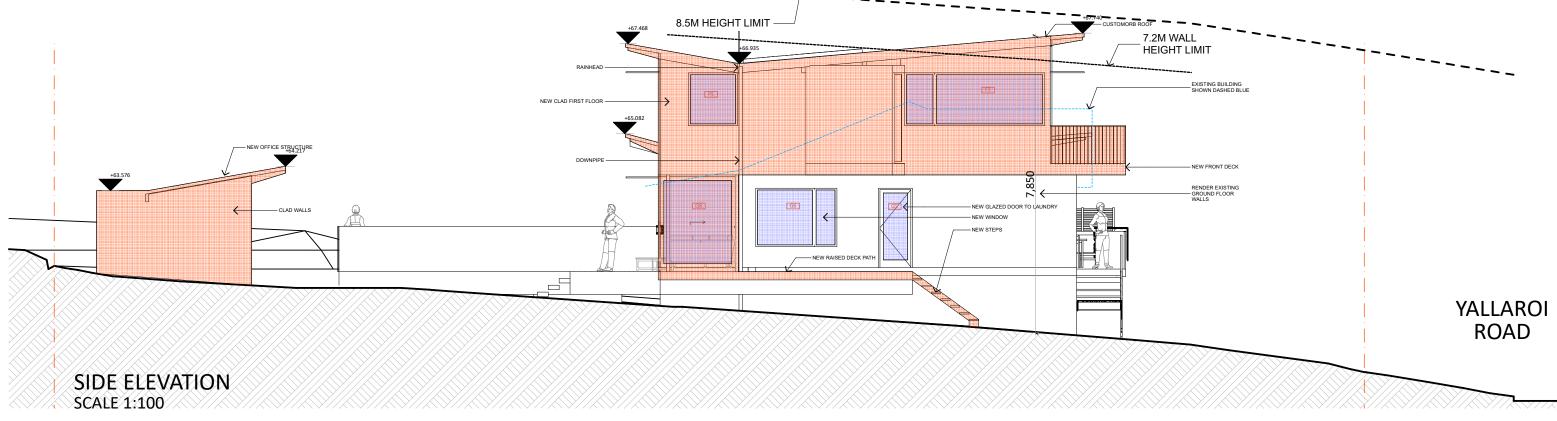




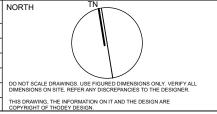








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BEN AND FRANCINE BALESTRIERI

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

PROJECT ADDRESS

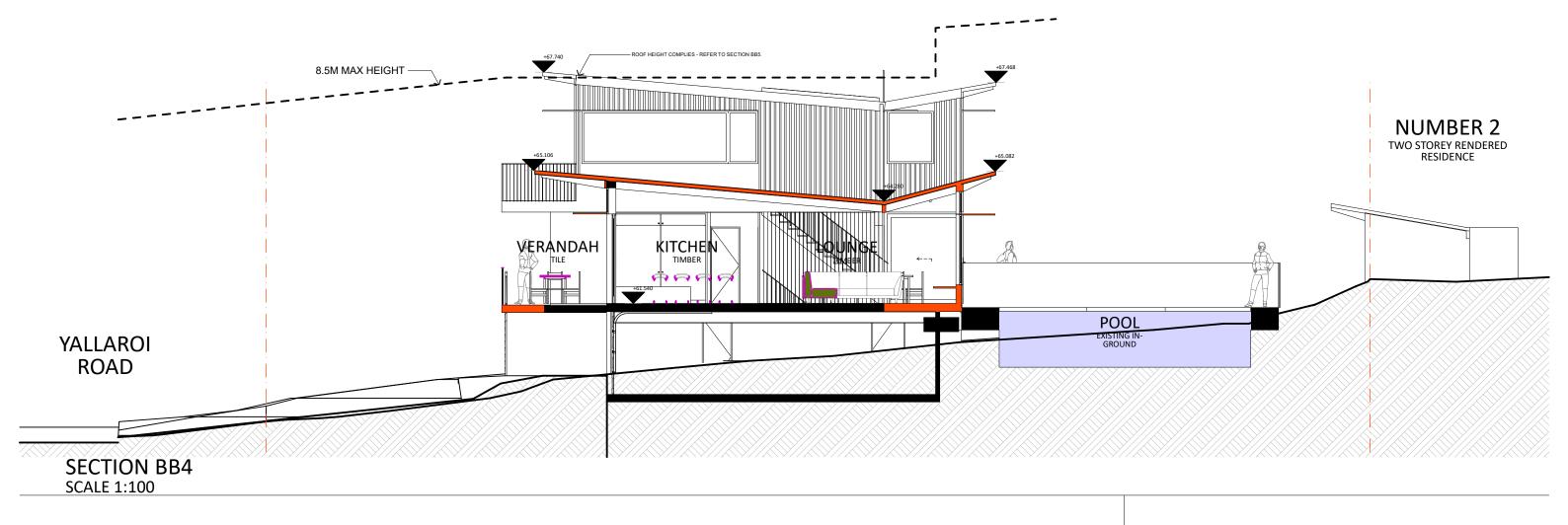
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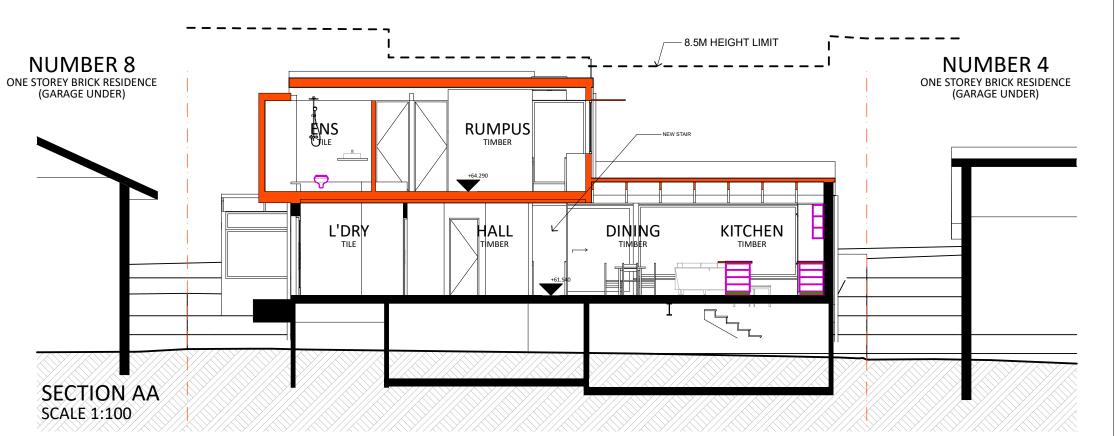
ABN:54 532 442 622
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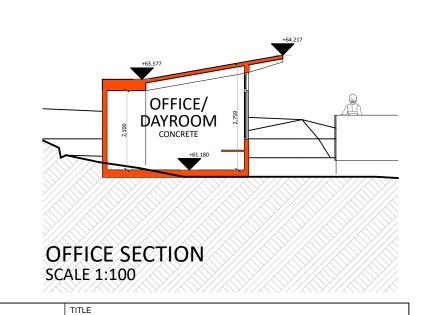
Shaun Thodey

0412627455 shaun@thodeydesign.com

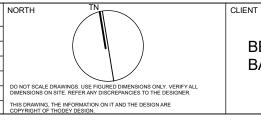
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BEN AND FRANCINE BALESTRIERI PROJECT ADDRESS

6 YALLAROI RD,
NARRAWEENA

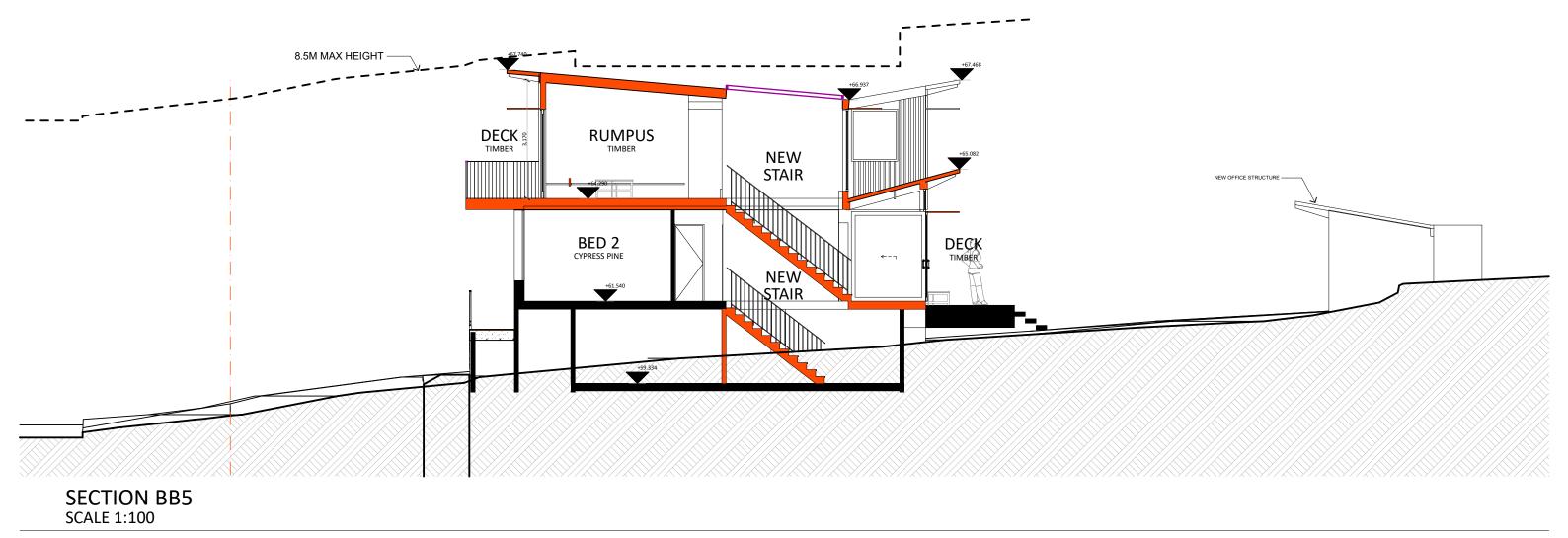
DP 32388, LOT 5
SITE: 565.6M2

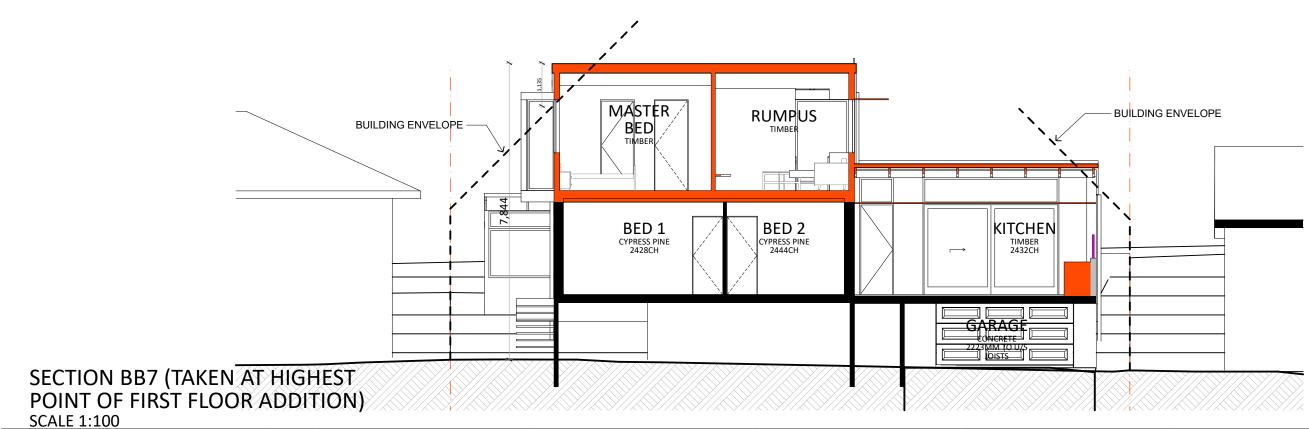
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2515.

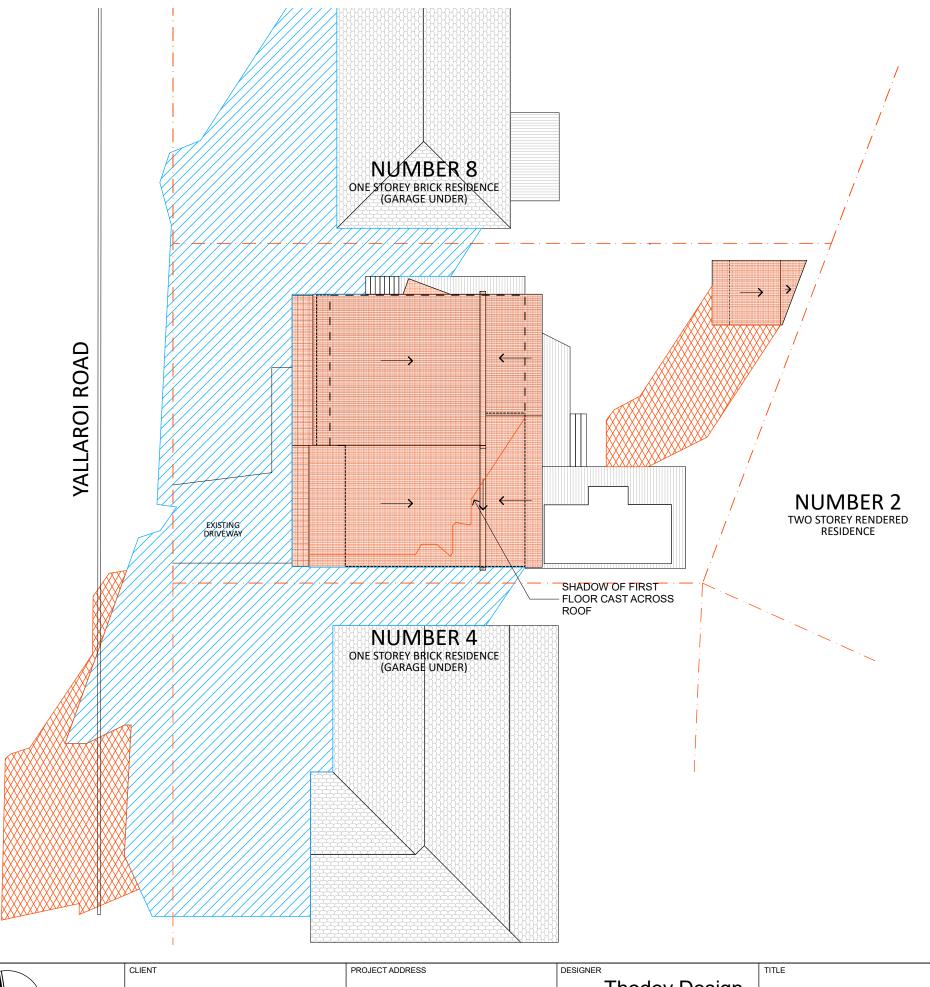
Shaun Thodey
0412627455

DRAWN SJT	PLOT DATE 14/10/21	TO SCALE @ A3	
CHECKED SJT	JOB NO.	DWG NO. 1.14	ν E





DATE NORTH PROJECT ADDRESS CLIENT REV DESCRIPTION **Thodey Design** DA SET 14/10/21 6 YALLAROI RD, ABN:54 532 442 622 12 WREXHAM RD, THIRROUL, NSW, 2515. BEN AND FRANCINE FOR COSTING 19/08/21 NARRAWEENA REVISED SD 05/08/21 **BALESTRIERI** DP 32388, LOT 5 SJT PRELIM SD1 20/07/21 14/10/21 TO SCALE @ A3 Shaun Thodey EXISTING HOUSE 08/07/21 SITE: 565.6M2 0412627455 SJT WING, THE INFORMATION ON IT AND THE DESIGN ARE HT OF THODEY DESIGN. Ε



 REV
 DESCRIPTION
 DATE

 E
 DA SET
 14/10/21

 D
 FOR COSTING
 19/08/21

 C
 REVISED SD
 05/08/21

 B
 PRELIM SD1
 20/07/21

 A
 EXISTING HOUSE
 08/07/21

**WINTER SHADOWS 9AM** 

SCALE 1:200

**EXISTING SHADOW** 

PROPOSED SHADOW

EXISTING SHADOW REDUCED AS A RESULT OF THE PROPOSAL

KEY

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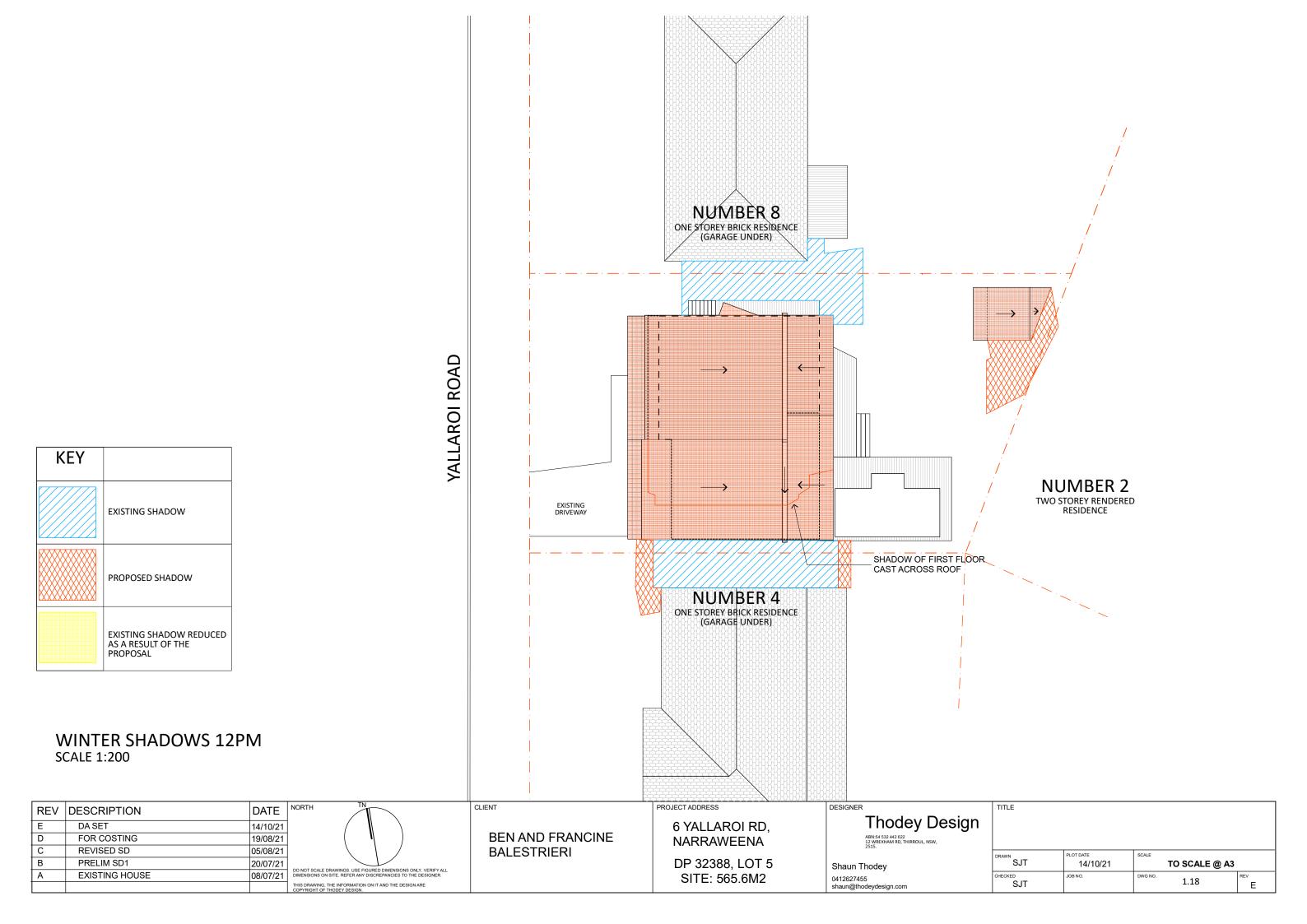
CHECKED SJT

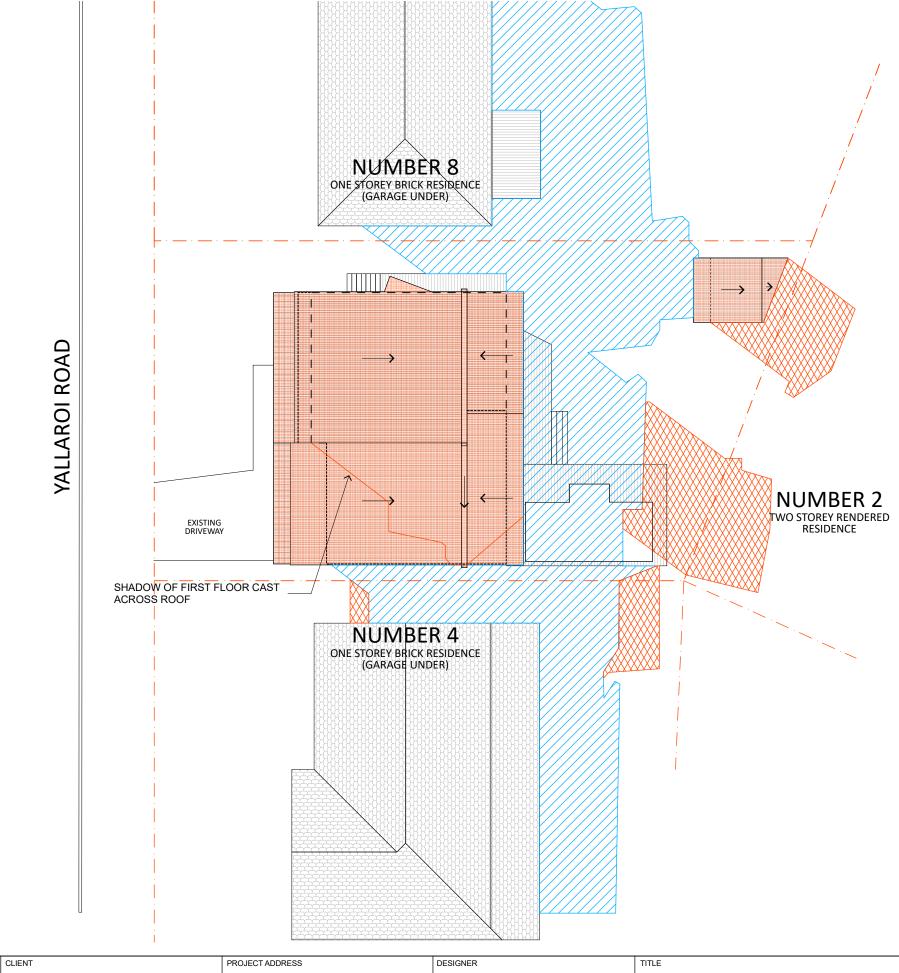
Shaun Thodey
0412627455
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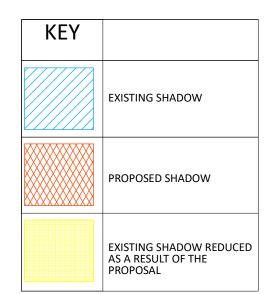
1.17

Ε

JOB NO.

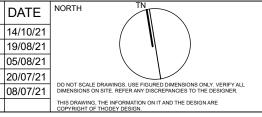






# WINTER SHADOWS 3PM SCALE 1:200

REV	DESCRIPTION	DATE	N
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 6 YALLAROI RD, NARRAWEENA DP 32388, LOT 5 SITE: 565.6M2 Thodey Design

ABN:54 532 442 622
12 WREXHAM RD, THIRROUL, NSW,
2535.

Shaun Thodey
0412627455
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TITLE					
SJT	PLOT DATE 14/10/21	SCALE	TO SCALE @ A3		
CHECKED SJT	JOB NO.	DWG NO.	1.19	REV E	