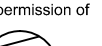
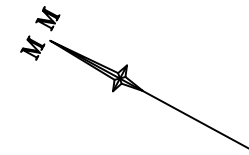


NOTE:
Remove all existing structures on site.
Remove existing driveway and driveway crossing.
Remove Pine Tree and Shrubs.
Prepare site for new dwelling.

<div>B I A N C H I N O architect</div> <div>Architecture : Interior Design : Fitout</div> <div>Jon Bianchino NSW, Arch. Reg. No. 4832 M. 0438 811 032</div>	<div>AMENDMENTS</div> <div>A FOR DA 05.05.2025</div> <div>0 2.0m 10.0m SCALE</div>	<div>NOTE: All dimensions to be checked on site. Figured dimensions to be taken in preference to measuring off the drawings.</div> <div>© 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</div> <div></div>	<div>PROJECT</div> <div>PROPOSED NEW HOUSE</div>	<div>LOCATION</div> <div>51 QUIRK STREET DEE WHY NSW</div>	<div>SCALE</div> <div>1:200 (A3 size)</div>	<div>DESIGNED</div> <div>J.B.</div>
			<div>DRAWING TITLE</div> <div>DEMOLITION PLAN</div>	<div>CLIENT</div> <div>GRAHAM RESIDENCE</div>	<div>DATE</div> <div>MAY 2025</div>	<div>DRAWN</div> <div>JB</div>
			<div>DRAWING NO.</div> <div>2024 - 08 DA-02 ISSUE -A</div>			



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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2025/0861

63
SEC A
DP 8139

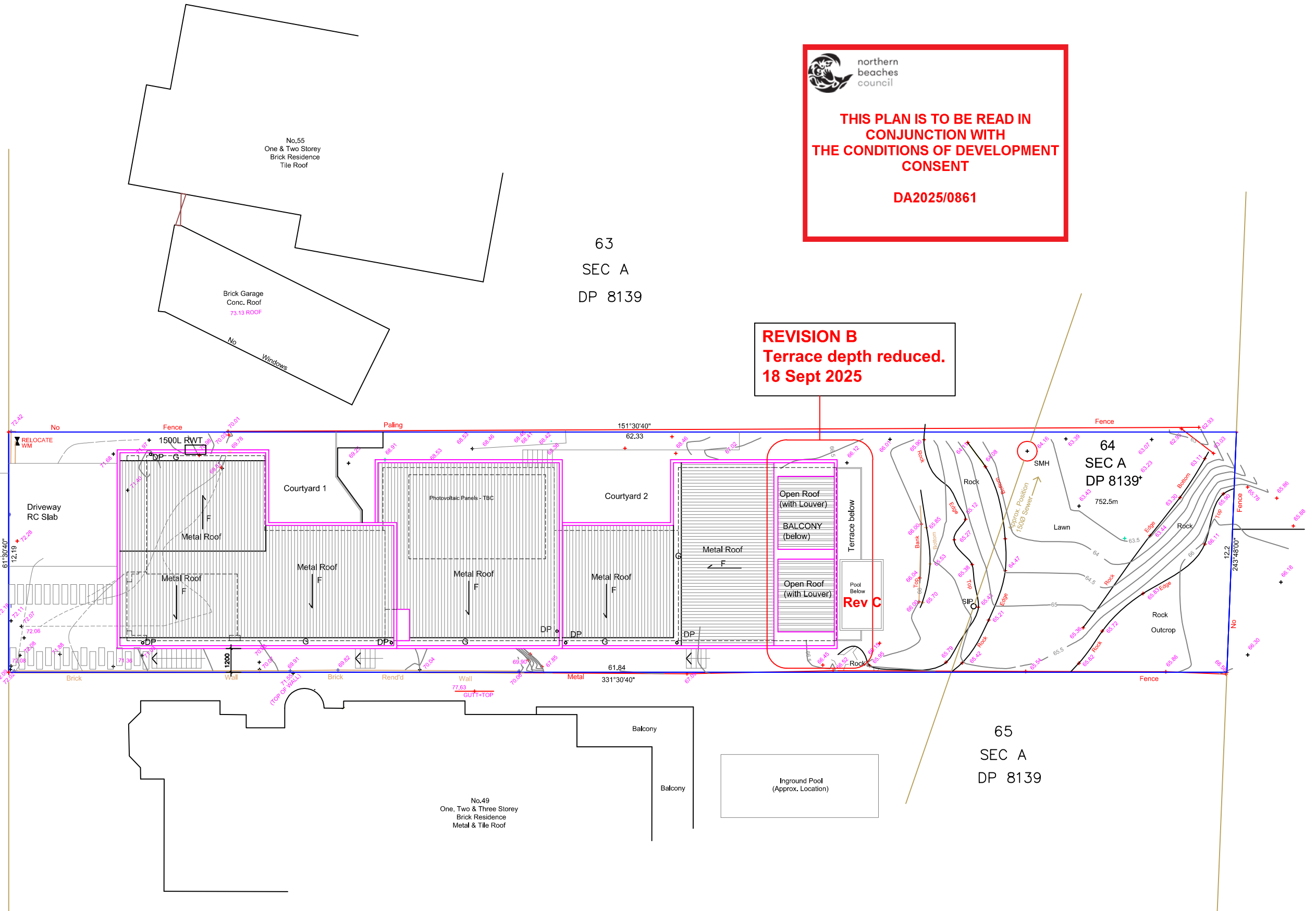
REVISION B
Terrace depth reduced.
18 Sept 2025

STREET
(20.115 Wide)

QUIRK

BM RSN IN TK
RL 72.15 (AHD)
(YELLOW)

VC
GUTTER
&
CONC.



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 - Roof Level 19 Sept 2025
C Plunge pool added 22 Oct 2025

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

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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

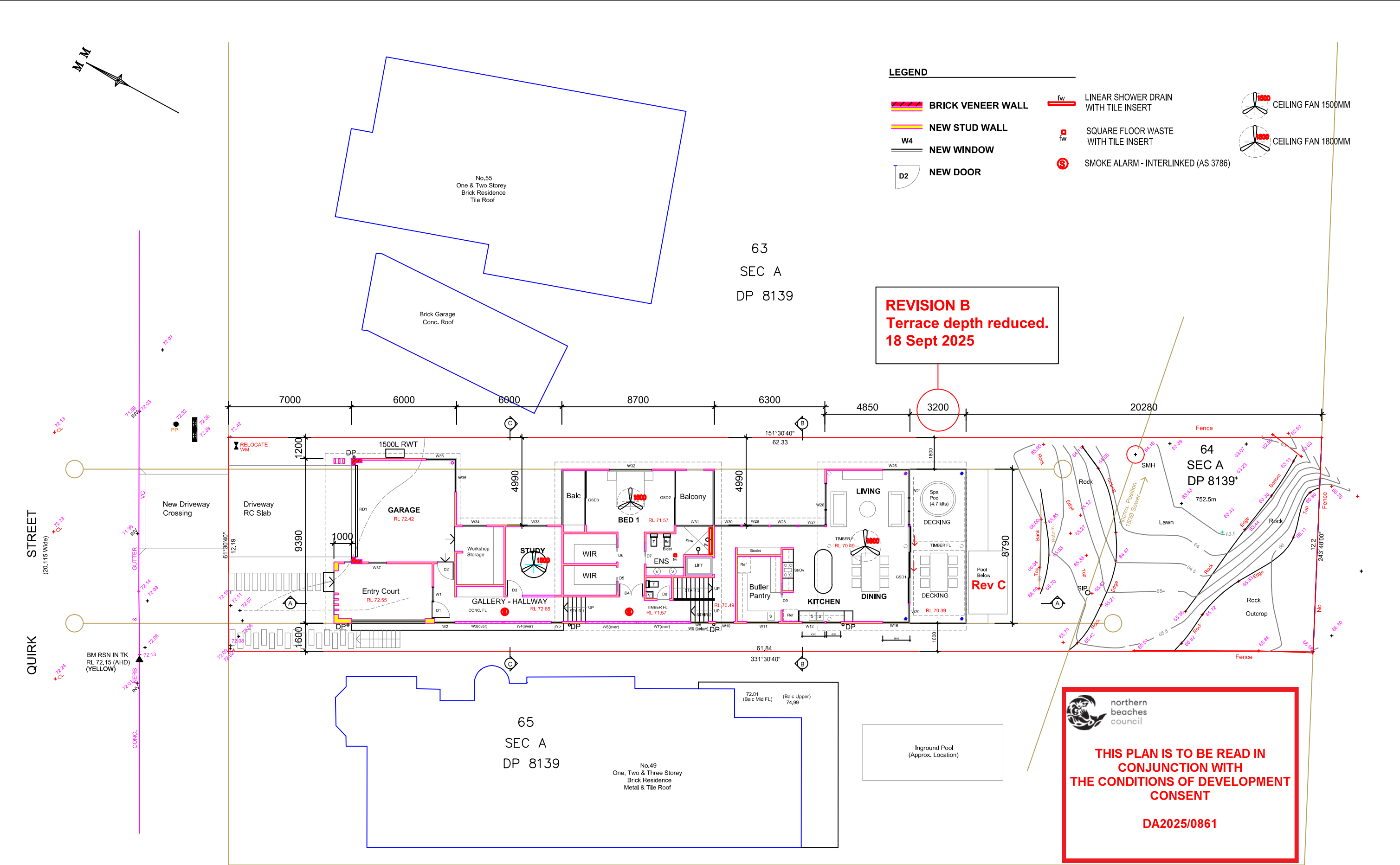
OCT 2025

DESIGNED
J.B.

DRAWN
JB

DRAWING NO.

2024 - 08
DA-03
ISSUE - C

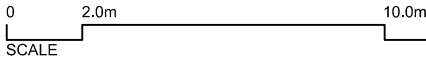


AMENDMENTS

- A FOR DA 05.05.2025
B Rev B - Rear Terraces reduced 19 Sept 2025
C Plunge pool added 22 Oct 2025

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

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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

OCT 2025

DESIGNED
J.B.

DRAWN
JB

DRAWING NO.










2024 - 08
DA-04
ISSUE - C

 **northern beaches council**

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DA2025/0861

LEGEND

-  **BRICK VENEER WALL**
-  **NEW STUD WALL**
-  **NEW WINDOW**
-  **NEW DOOR**
-  **LINEAR SHOWER DRAIN WITH TILE INSERT**
-  **SQUARE FLOOR WASTE WITH TILE INSERT**
-  **SMOKE ALARM - INTERLINKED (AS 3786)**
-  **CEILING FAN 1500MM**
-  **CEILING FAN 1800MM**

REVISION B
Terrace depth reduced.
18 Sept 2025

REVISION B
Granny Flat 01. 09. 2025

REVISION C
Plunge pool added 14.10.25

BIANCHINO
architect

Architecture : Interior Design : Fitout

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

AMENDMENTS

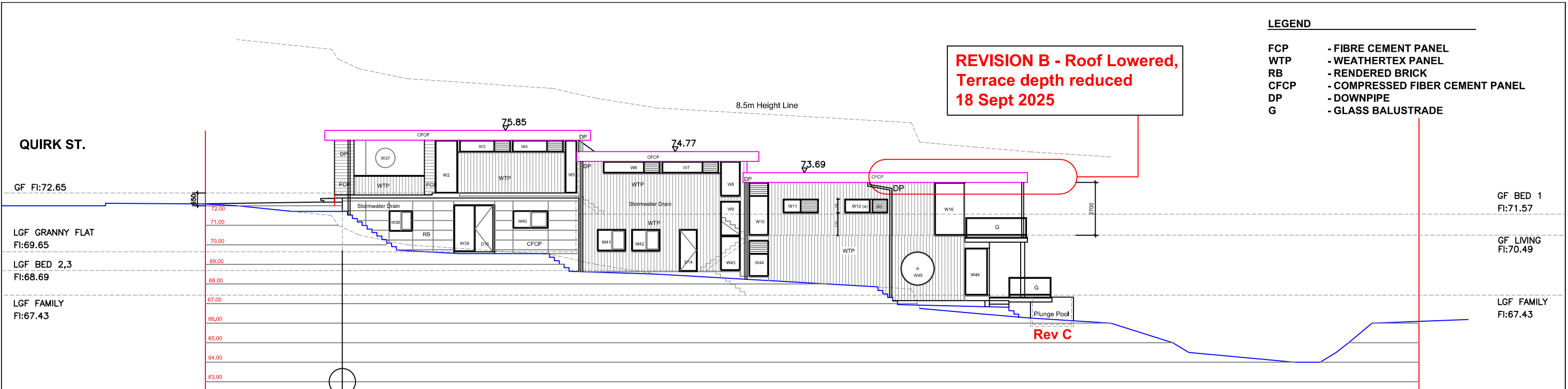
A FOR DA 05.05.2025
B Rev Granny Flat Area - m2 19 Sept 2025
C OSD amended, plunge pool added 22.10.2025

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

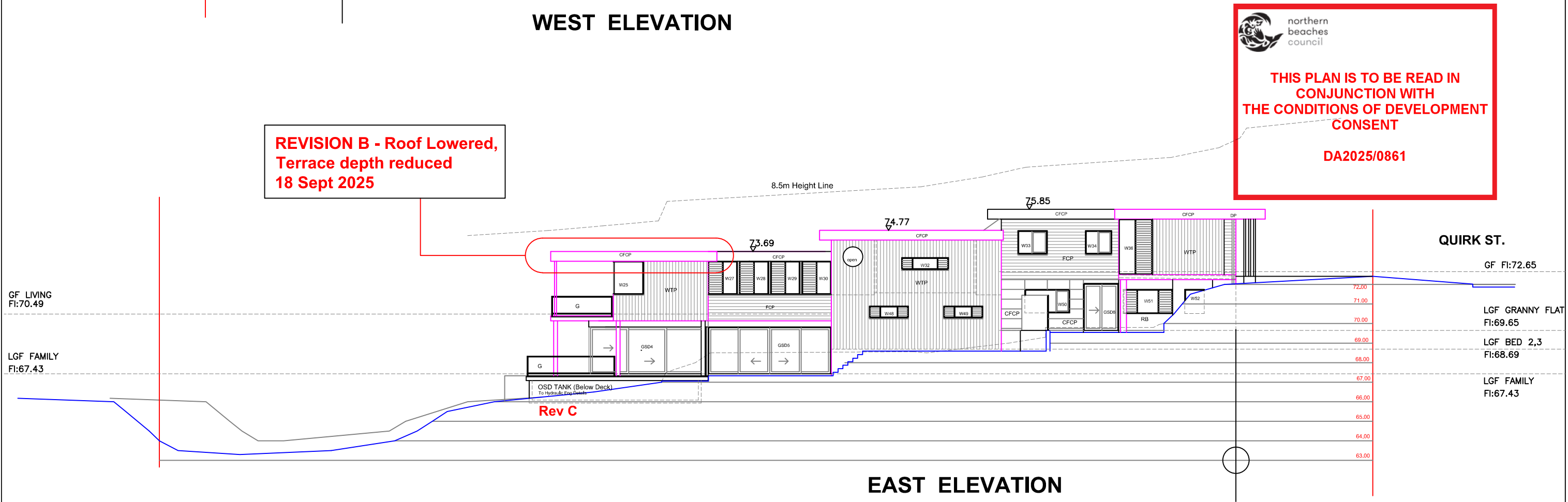
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SCALE
0 2.0m 10.0m

PROJECT PROPOSED NEW HOUSE	LOCATION 51 QUIRK STREET DEE WHY NSW	SCALE 1:200 (A3 size)	DESIGNED J.B.
			DRAWN JB
DRAWING TITLE PROPOSED LOWER GROUND FLOOR PLAN	CLIENT GRAHAM RESIDENCE	DATE OCT 2025	DRAWING NO. 2024 - 08
			DA-05 ISSUE - C



WEST ELEVATION



EAST ELEVATION

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DA2025/0861

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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 - Roof Lowered, Rear Terraces reduced 19. 09. 2025
C OSD amended, plunge pool added 22 Oct 2025

0 2.0m 10.0m
SCALE

PROJECT
PROPOSED NEW HOUSE

DRAWING TITLE
WEST & EAST ELEVATIONS

LOCATION
**51 QUIRK STREET
DEE WHY NSW**

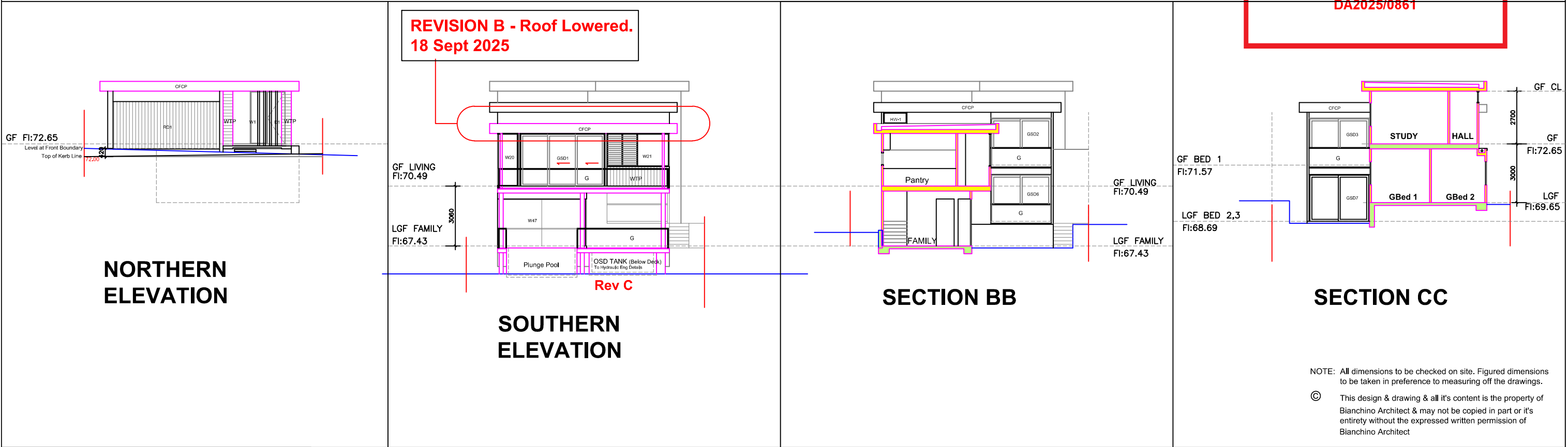
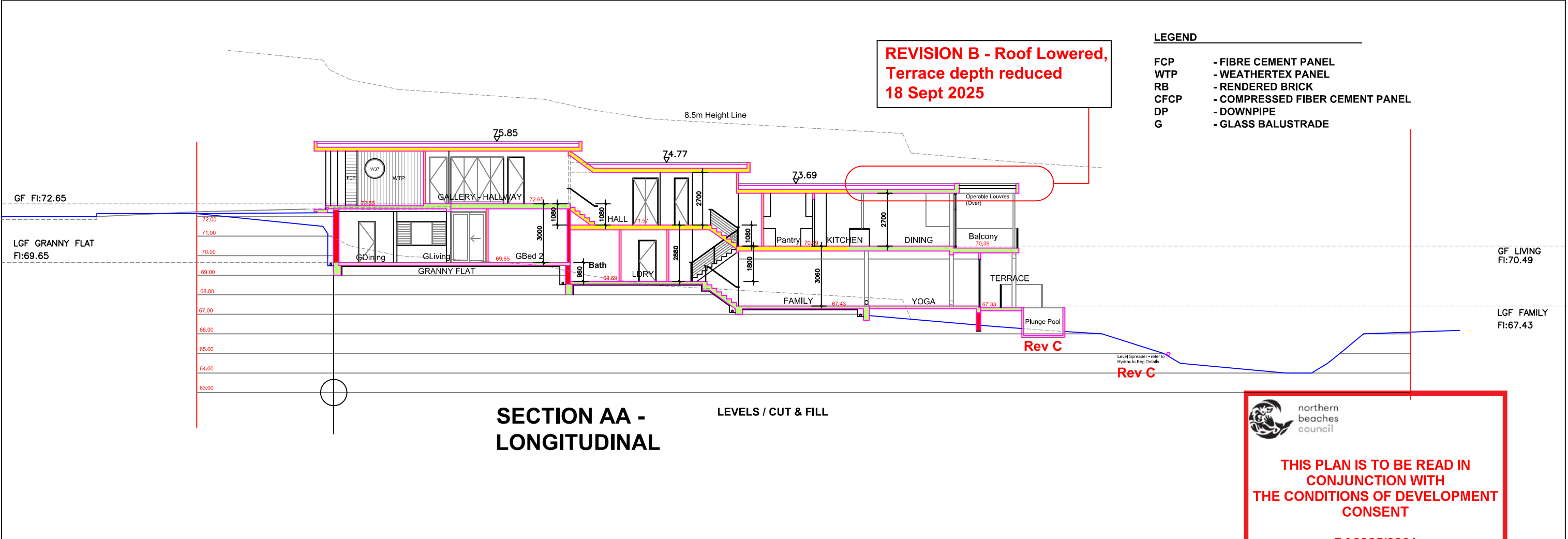
CLIENT
GRAHAM RESIDENCE

SCALE
1:200 (A3 size)

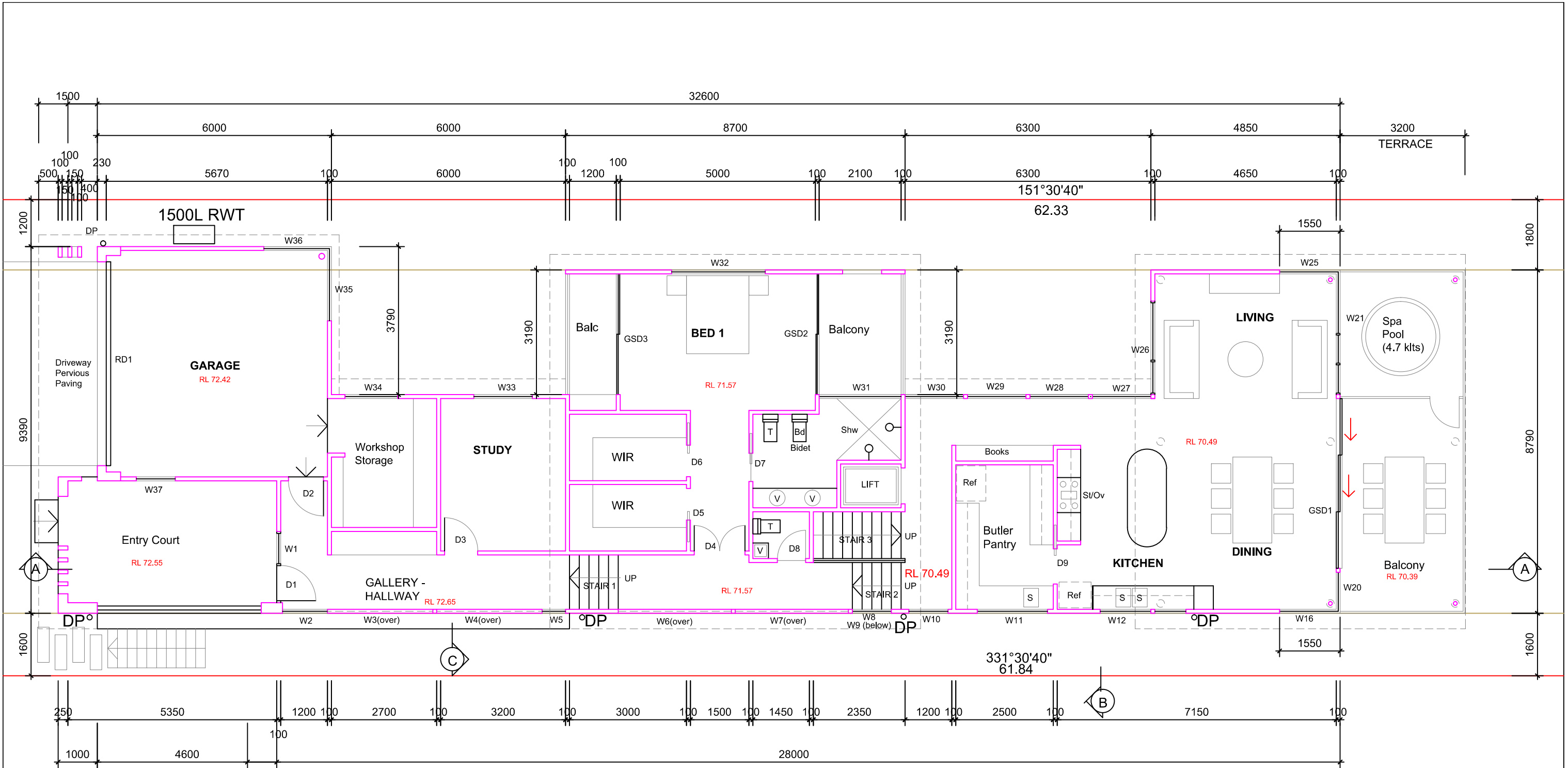
DATE
OCT 2025

DESIGNED
J.B.
DRAWN
JB

DRAWING NO.
2024 - 08
DA-06
ISSUE - C



BIANCHINO architect	AMENDMENTS A FOR DA 05.05.2025 B Rev B - Roof Lowered, Rear Terraces reduced 19. 09. 2025 C OSD amended, plunge pool added 22 Oct 2025	PROJECT PROPOSED NEW HOUSE	LOCATION 51 QUIRK STREET DEE WHY NSW	SCALE 1:200 (A3 size)	DESIGNED J.B.
Architecture : Interior Design : Fitout		DRAWING TITLE SOUTH & NORTH ELEVATIONS SECTION A-A B-B & C-C	CLIENT GRAHAM RESIDENCE	DATE OCT 2025	DRAWN JB
Jon Bianchino NSW, Arch. Reg. No. 4832 M. 0438 811 032					DRAWING NO. 2024 - 08 DA-07 ISSUE - C



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DA2025/0861

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.

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0 1.0m 5.0m
SCALE



PROJECT

PROPOSED NEW HOUSE

DRAWING TITLE

**GROUND FLOOR DIMENSION
PLAN**

LOCATION

**51 QUIRK STREET
DEE WHY NSW**

CLIENT

GRAHAM RESIDENCE

SCALE

1:100 (A3 size)

DATE

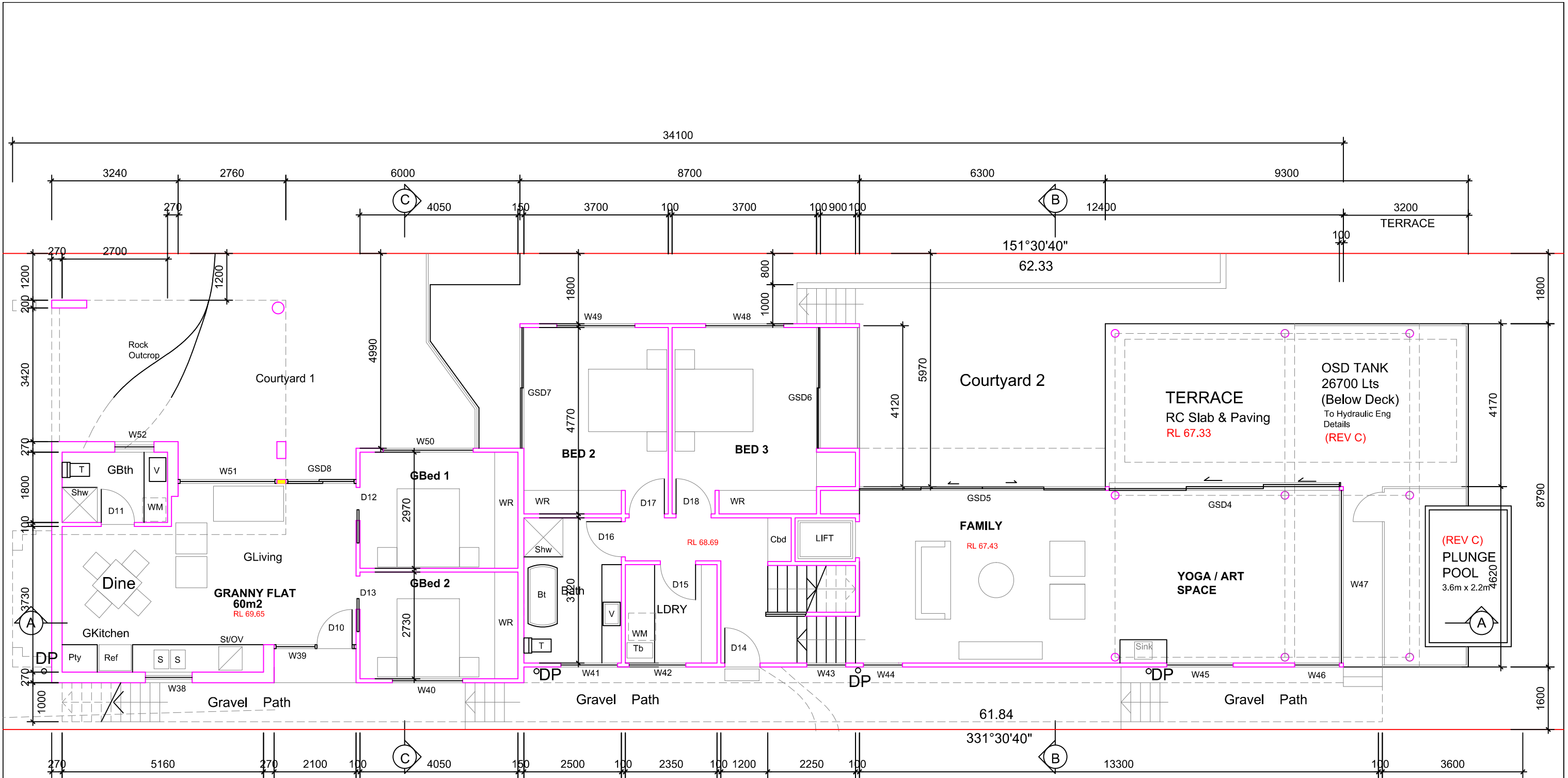
MAY 2025

DESIGNED
J.B.

DRAWN
JB

DRAWING NO.

2024 - 08
DA-08
ISSUE - B



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DA2025/0861

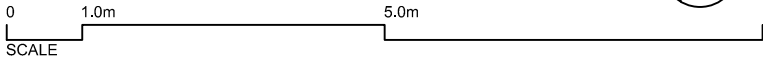
LOWER GROUND FLOOR DIMENSION PLAN

AMENDMENTS

A FOR DA 05.05.2025
B Rev B 19.09.2025
C Rev C 22.10.2025

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

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PROJECT
PROPOSED NEW HOUSE

DRAWING TITLE
LOWER GROUND FLOOR
DIMENSION PLAN

LOCATION
51 QUIRK STREET
DEE WHY NSW

CLIENT
GRAHAM RESIDENCE

SCALE
1:100 (A3 size)

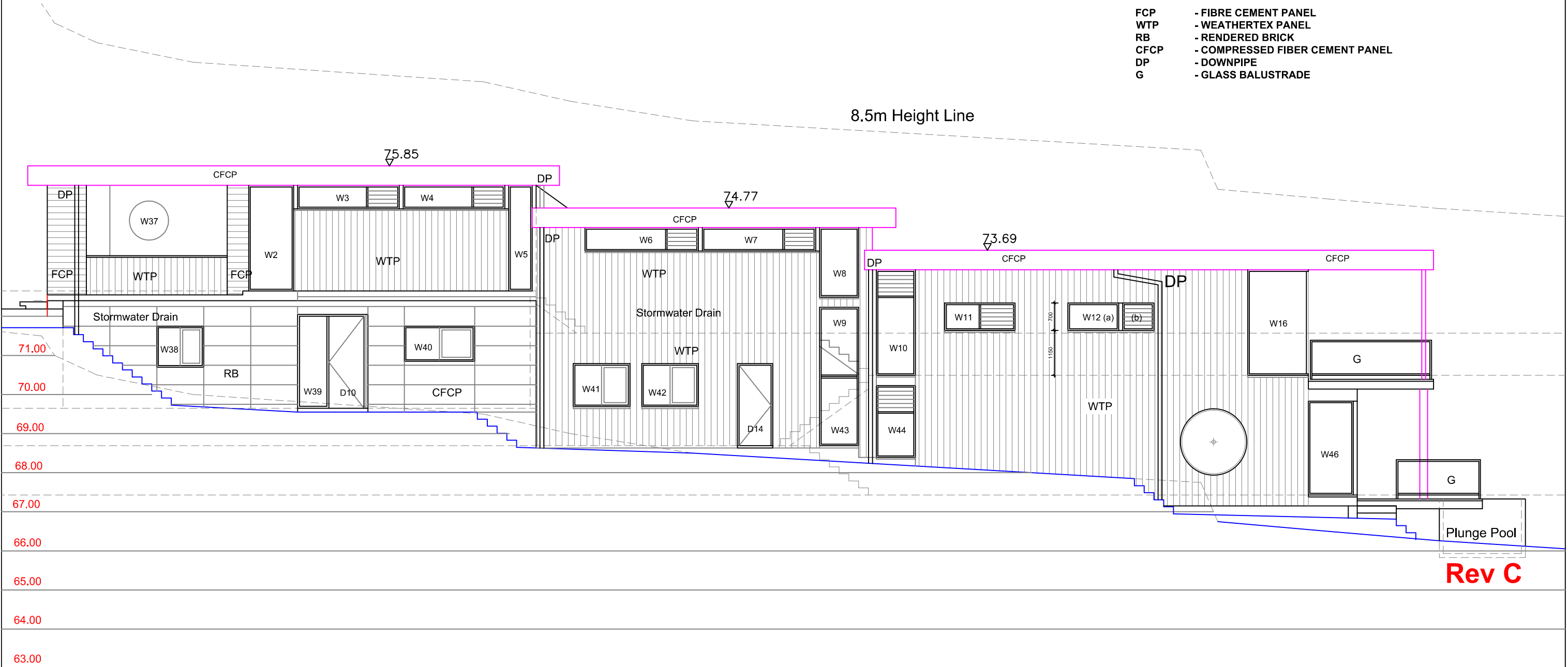
DATE
OCT 2025

DESIGNED
J.B.

DRAWN
JB

DRAWING NO.
2024 - 08
DA-09
ISSUE - C

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





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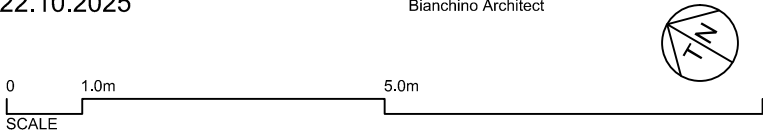
DA2025/0861

ENLARGED WEST ELEVATION

AMENDMENTS		
A	FOR DA	05.05.2025
B	Rev B	19.09.2025
C	Rev C	22.10.2025

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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 OCT 2025	DRAWING NO. 2024 - 08 DA-10 ISSUE - C



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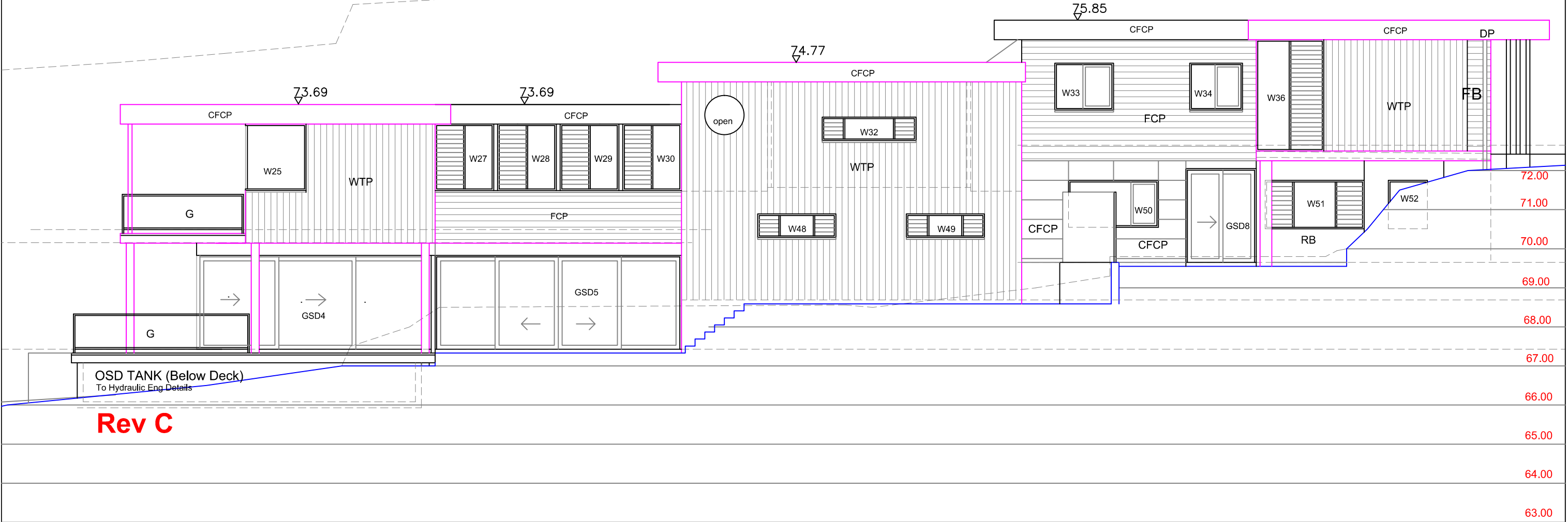
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2025/0861

LEGEND

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

8.5m Height Line



ENLARGED EAST ELEVATION

BIANCHINO
architect

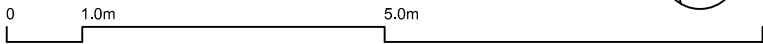
Architecture : Interior Design : Fitout

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

AMENDMENTS

A FOR DA 05.05.2025
B Rev B 19.09.2025
C Rev C 22.10.2025

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

DRAWING TITLE
ENLARGED EAST ELEVATION

LOCATION
51 QUIRK STREET
DEE WHY NSW

CLIENT
GRAHAM RESIDENCE

SCALE
1:100 (A3 size)

DATE
OCT 2025

DESIGNED
J.B.
DRAWN
JB

DRAWING NO.
2024 - 08
DA-11
ISSUE - C



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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2025/0861

LEGEND

- FCP

WTP

RB

CFCP

DP

G
- FIBRE CEMENT PANEL

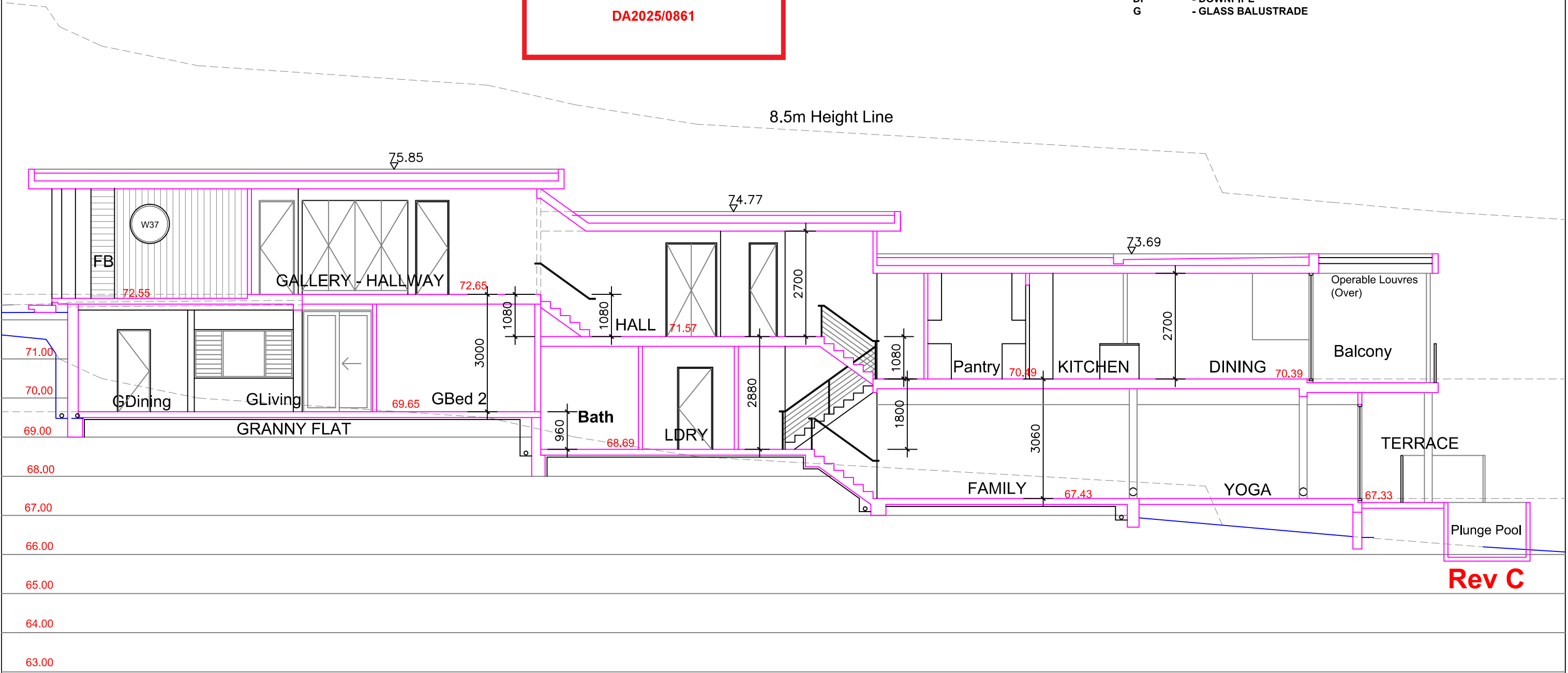
- WEATHERTEX PANEL

- RENDERED BRICK

- COMPRESSED FIBER CEMENT PANEL

- DOWNPIPE

- GLASS BALUSTRADE



Rev C

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

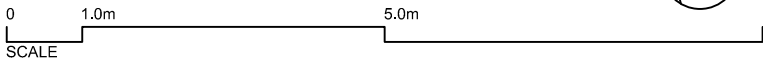
19.09.2025
- C

Rev C

22.10.2025

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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

OCT 2025

DESIGNED
J.B.

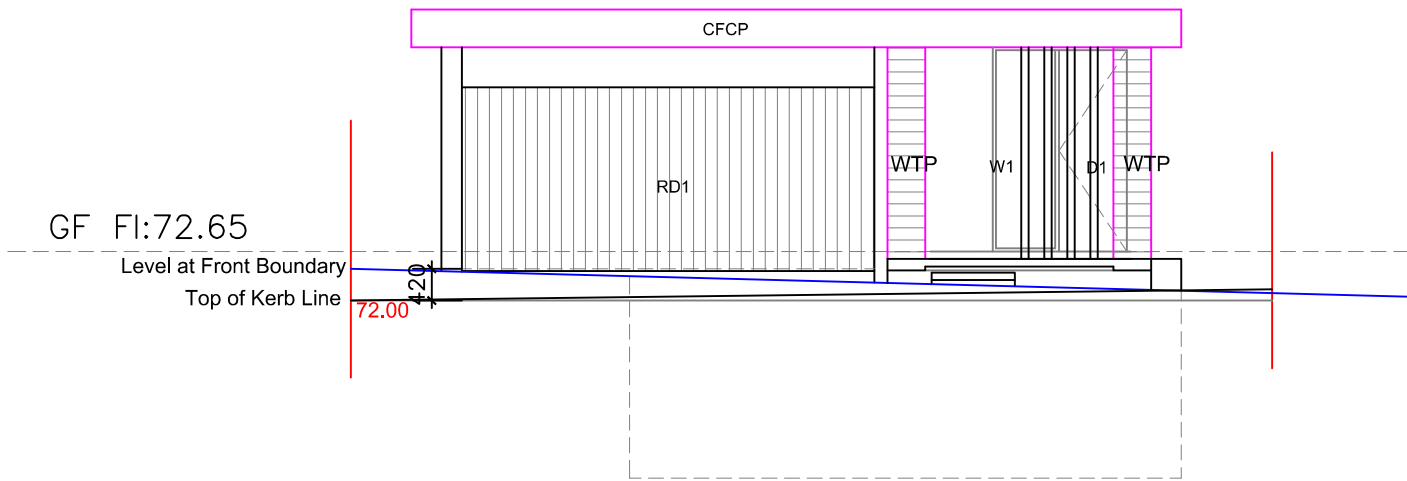
DRAWN
JB

DRAWING NO.

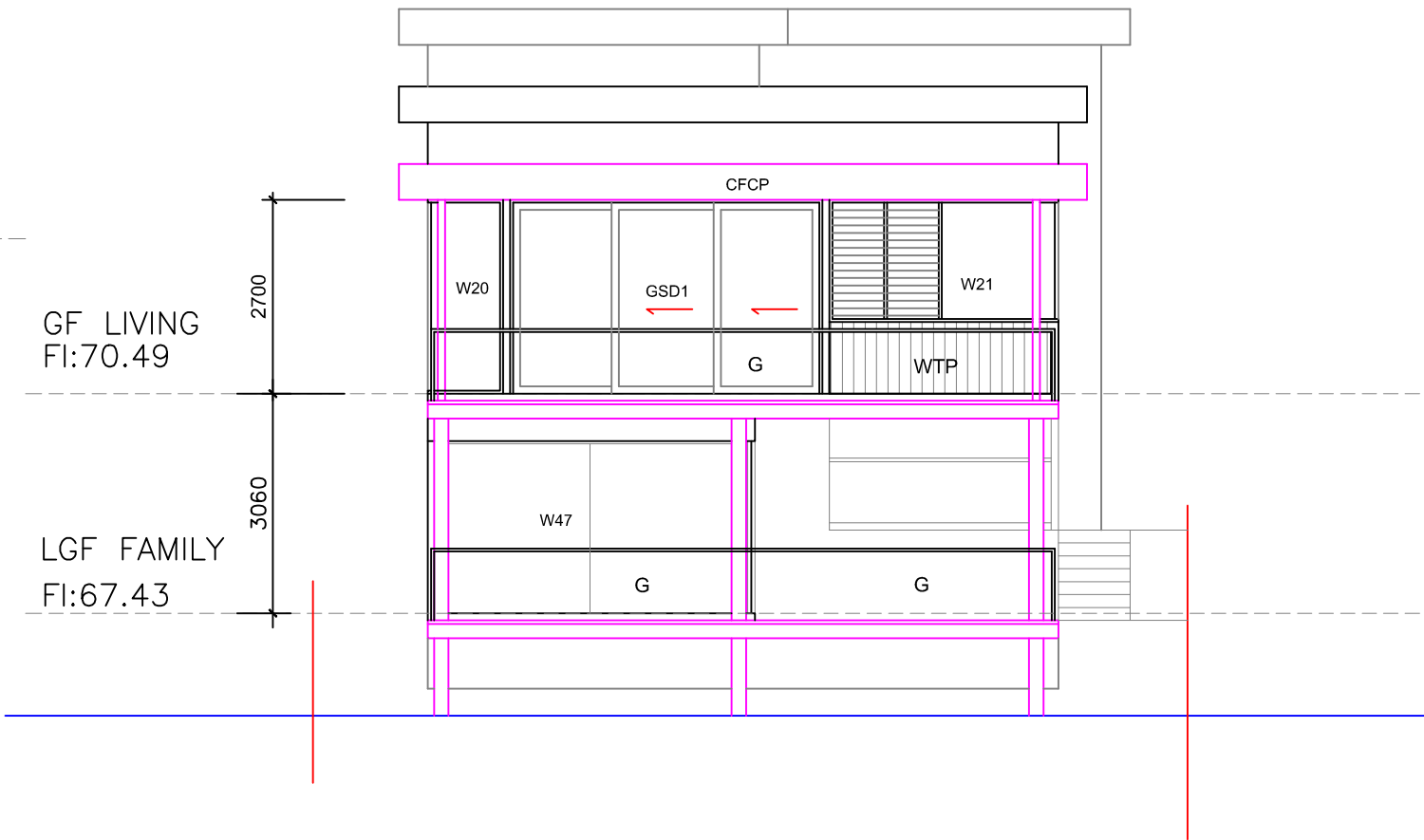
2024 - 08
DA-12
ISSUE - B

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



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THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2025/0861

BIANCHINO
architect

Architecture : Interior Design : Fitout

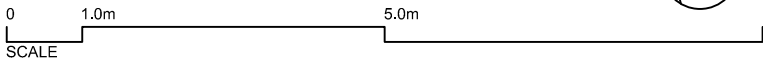
Jon Bianchino
NSW, Arch. Reg. No. 4832
M. 0438 811 032

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.

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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

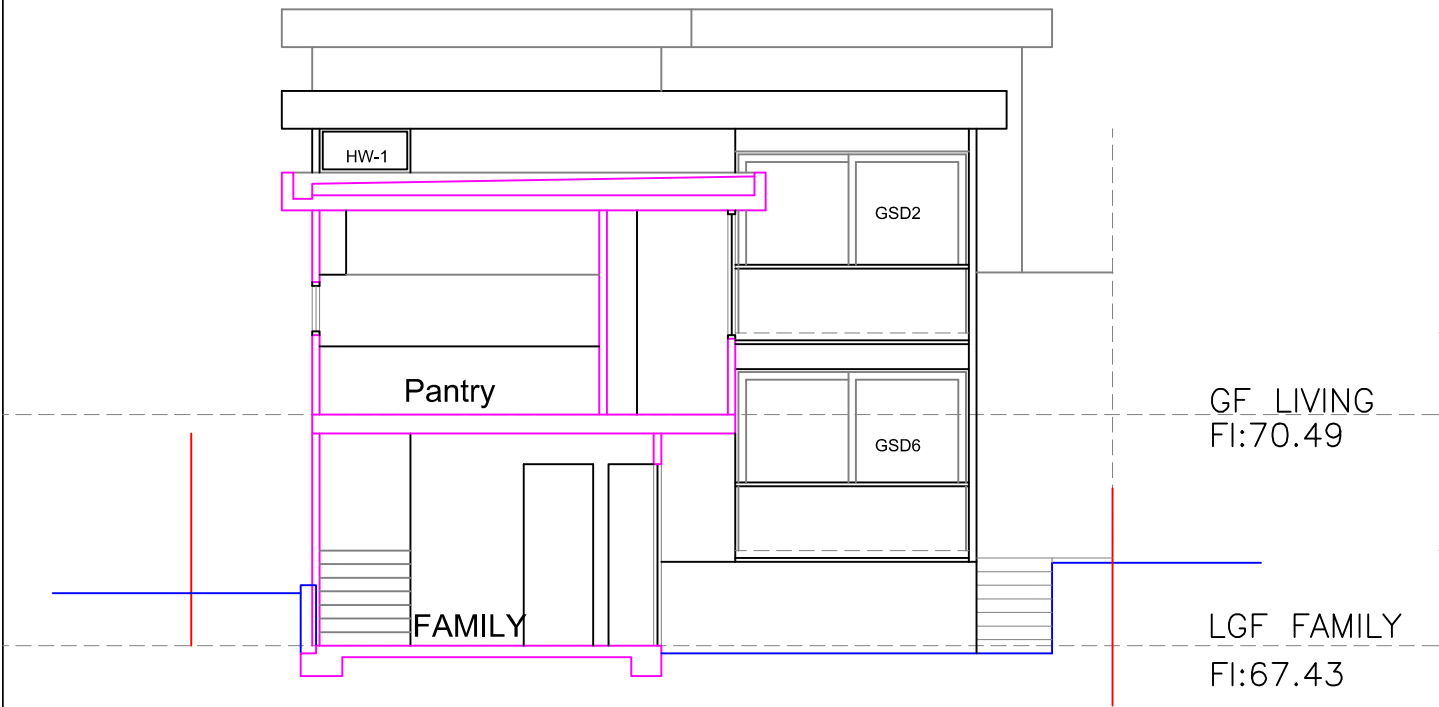
- WEATHERTEX PANEL

- RENDERED BRICK

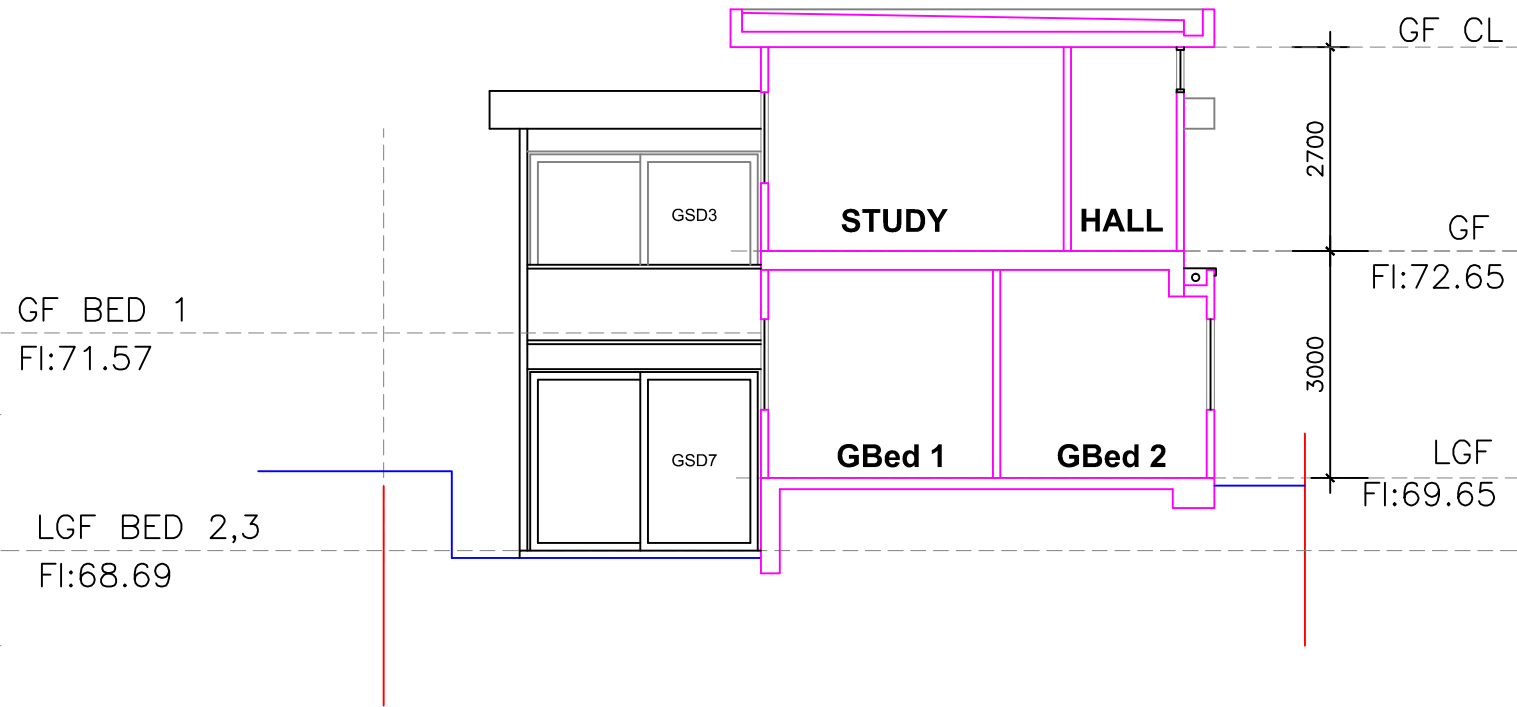
- COMPRESSED FIBER CEMENT PANEL

- DOWNPIPE

- GLASS BALUSTRADE



SECTION B-B - 1:100



SECTION C-C - 1:100



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CONSENT

DA2025/0861

GRAHAM House

Proposed Alterations & Additions

51 QUIRK STREET

DEE WHY NSW

SCHEDULE OF EXTERNAL FINISHES

Dated : 6 June 2025

Issue : A (DA)



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beaches
council

LOCATION

DESCRIPTION

BUILDING EXTERIOR

**THIS PLAN IS TO BE READ IN
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THE CONDITIONS OF DEVELOPMENT
CONSENT**

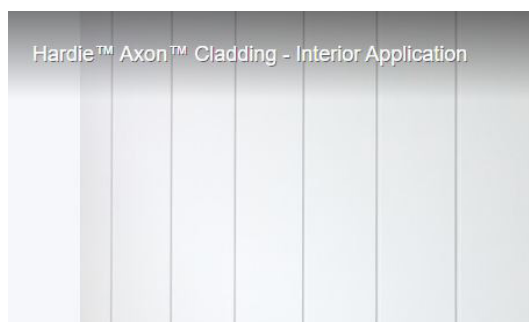
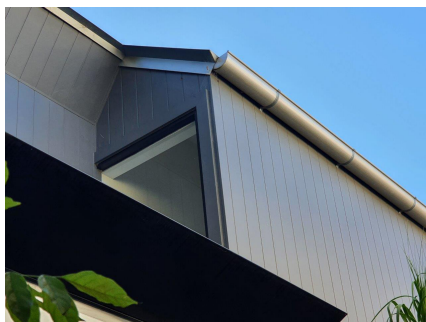
DA2025/0861

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.



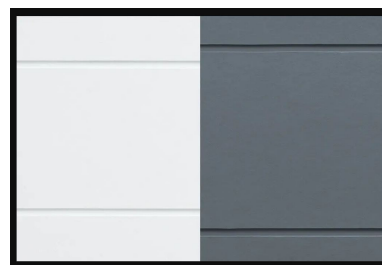
Wall Cladding – 2





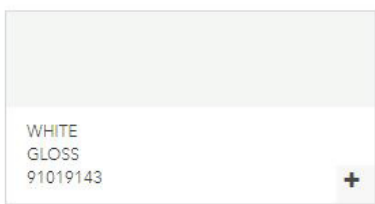


FCP

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. <div>  </div>
ROOF – Metal – MR	Steel roof sheeting colourbond finish. Metal deck profile. Colour: "Surfmist" <div>   </div>
Downpipes	Circular profile. Colorbond steel. Colour – "Surfmist". <div>  </div>
Window Frames & Sliding Doors.	Frames – Aluminium. Powdercoat Finish. Colour to match – Dulux "White Gloss" or similar. <div>  </div>
Verandah Soffits and Eaves linings.	Fibre Cement Sheetting – Paint Finish. Colour: Dulux "Off White" <div>  </div>
Prepared by J Bianchino _ Architect	<div>  <div> northern beaches council </div> </div> <div> <p>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</p> <p>DA2025/0861</p> </div>