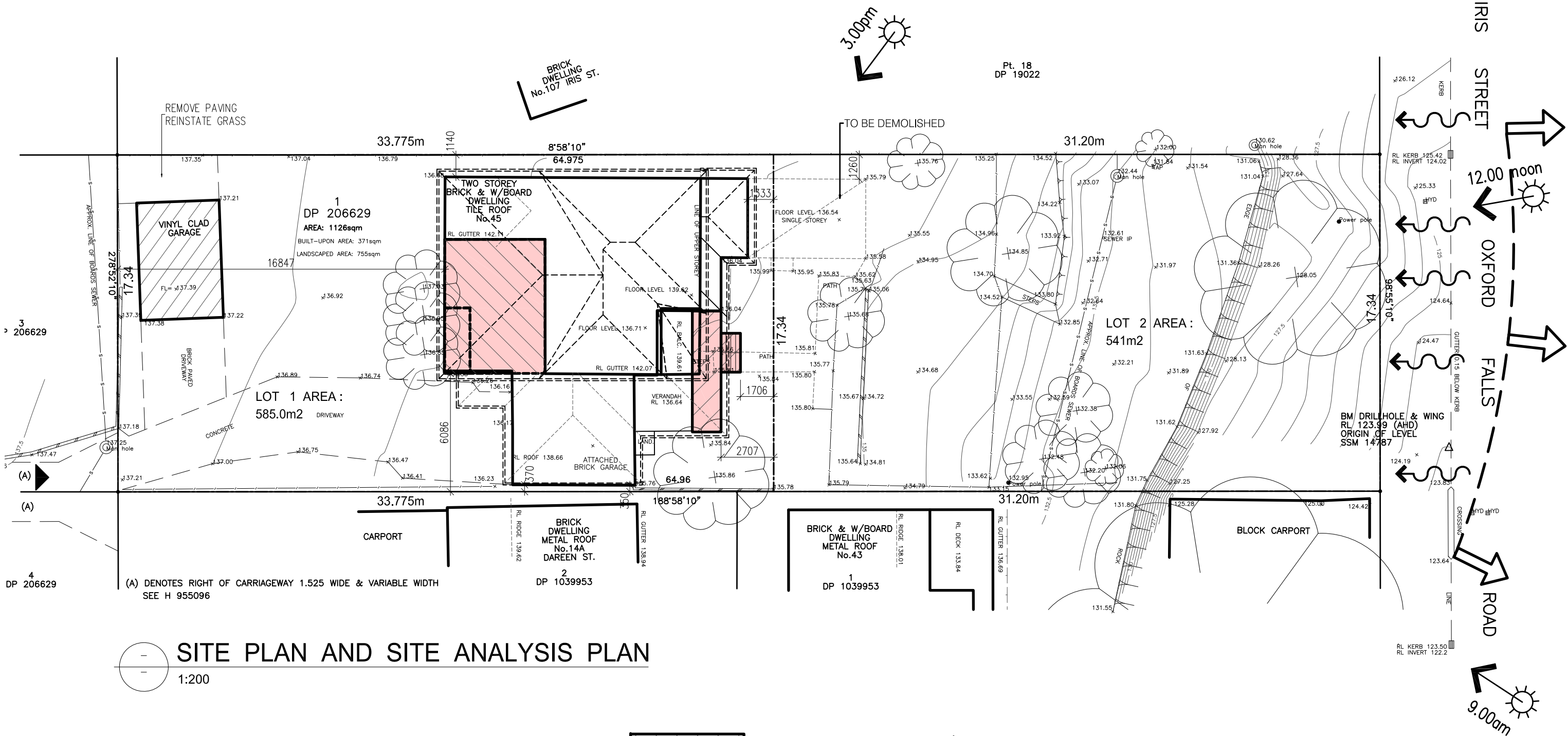




SITE PLAN AND SITE ANALYSIS PLAN

1:200

EXTERNAL FINISHES TO MATCH EXISTING

- GROUND FLOOR
- FIRST FLOOR
- CARPORT
- DEMOLISH OR RELOCATED DWELLING

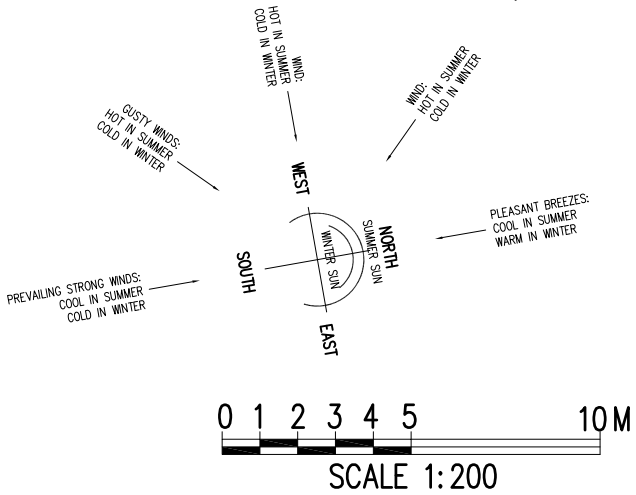
KEY

CAR ENTRY POINT

SUN DIRECTION - 22 JUNE

NOISE SOURCE

DISTRICT VIEWS OVER ADJOINING HOUSES



GENERAL NOTES:

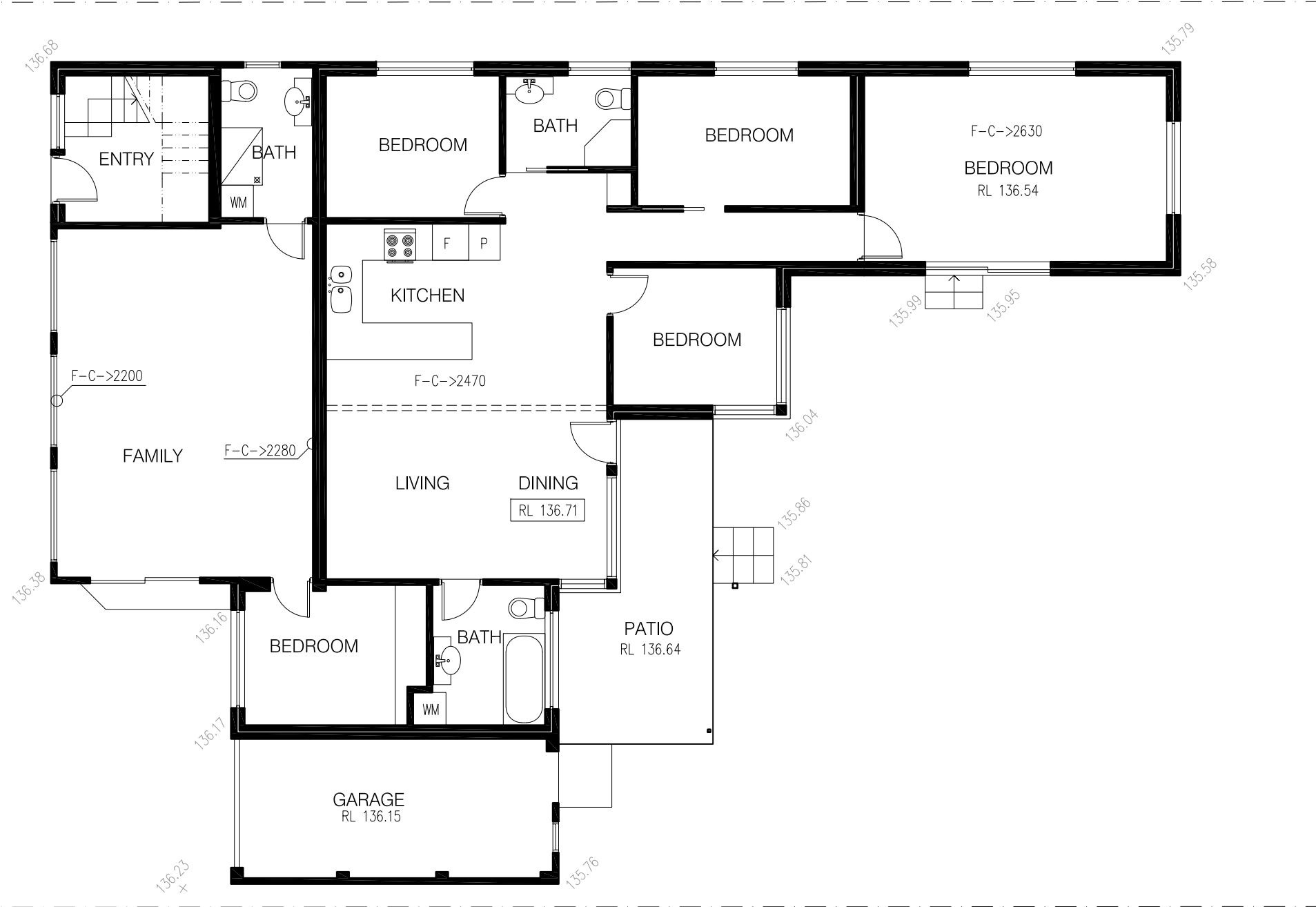
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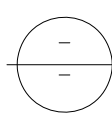
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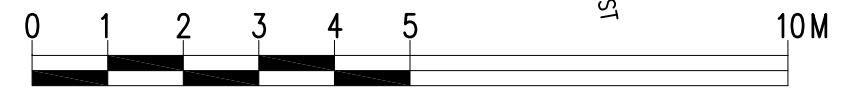
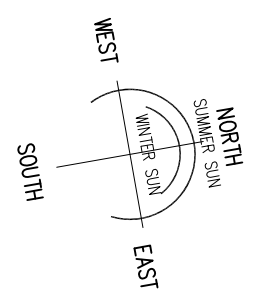
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MICHAL KORECKY
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Phone: 99813332, Mob: 0438 148 944

PROJECT:
**ALTERATIONS AND ADDITIONS
No 45 OXFORD FALLS ROAD
BEACON HILL**
CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 17/04/24	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 1



 **EXISTING GROUND FLOOR PLAN**
1:100 AREA: 180.8m2



SCALE 1:100

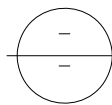
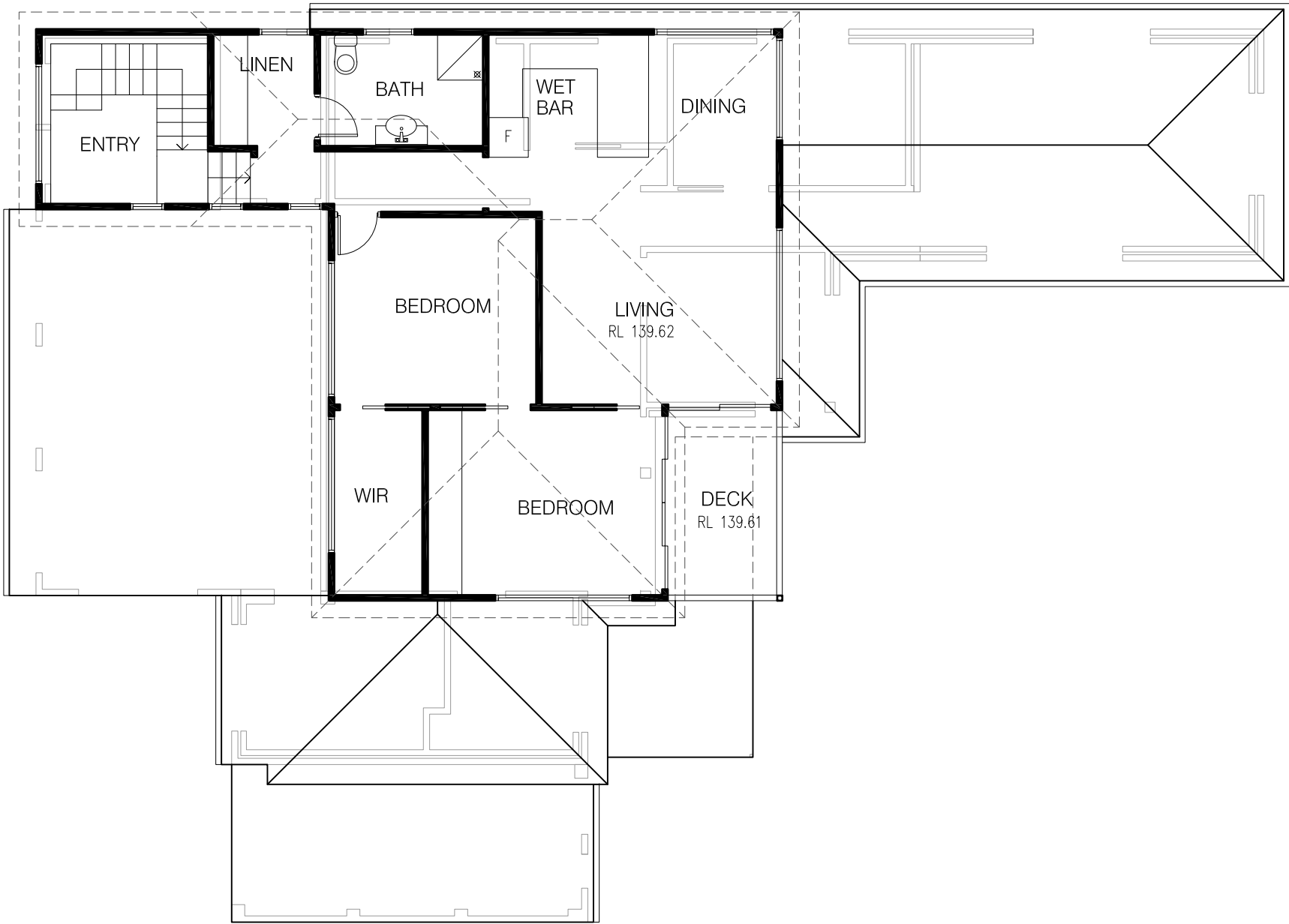
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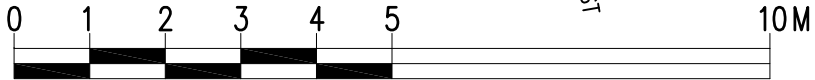
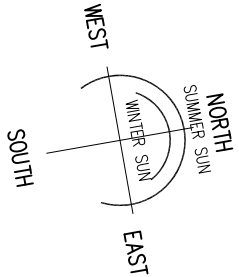
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DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 2



EXISTING FIRST FLOOR PLAN

1:100

AREA: 90.3m2



SCALE 1:100

GENERAL NOTES:

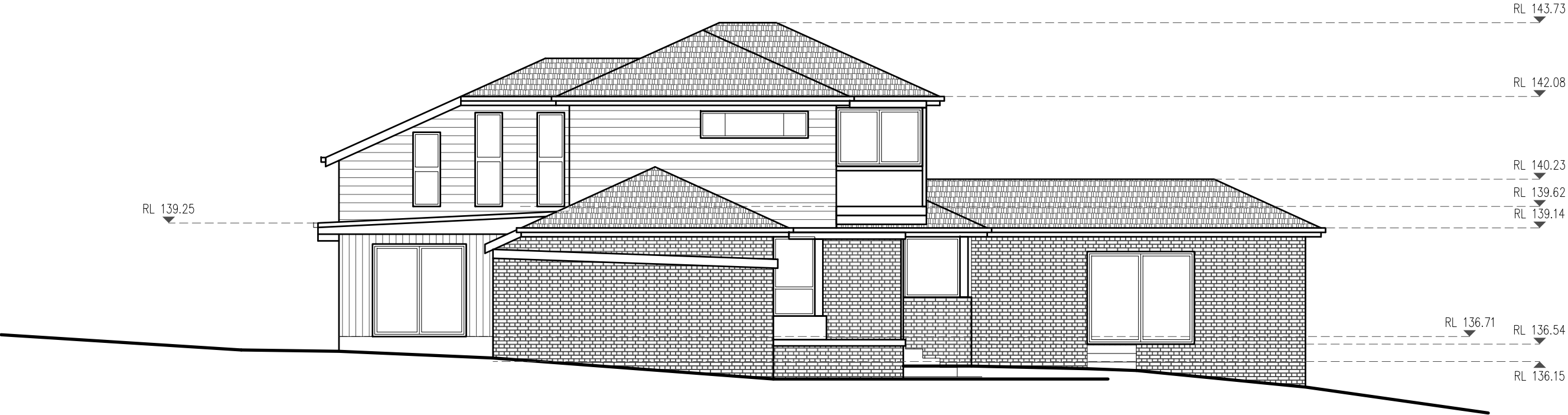
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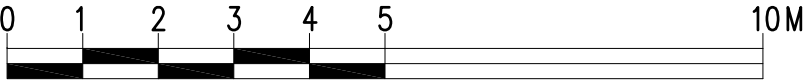
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DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 3



EXISTING EAST ELEVATION
1:100



EXISTING SOUTH ELEVATION
1:100



SCALE 1:100

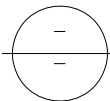
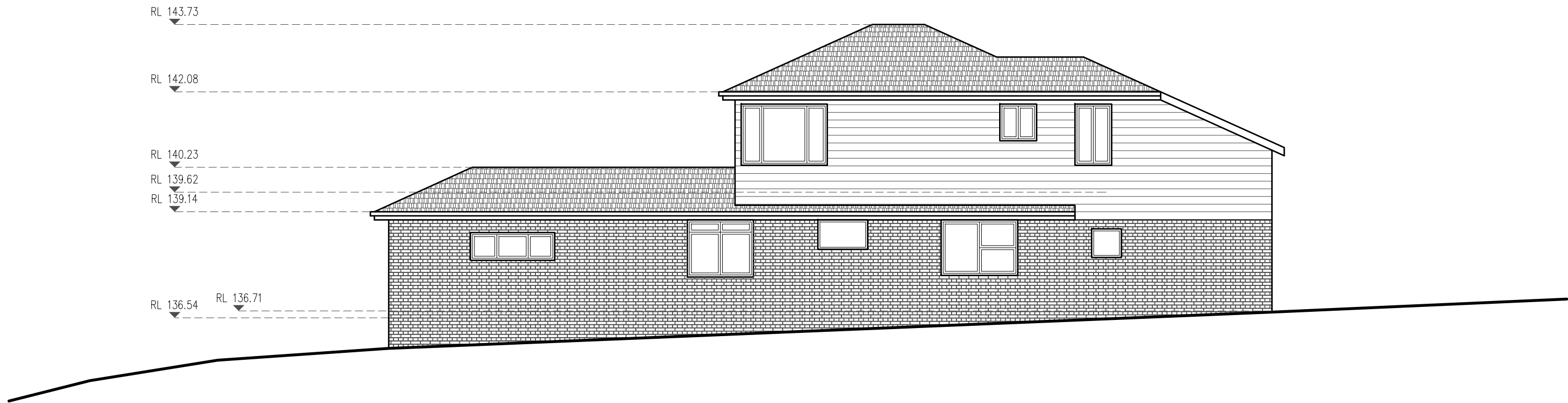
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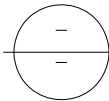
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DRAWING Nr : 18080	SHEET: 4



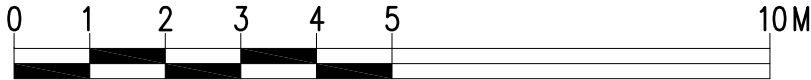
EXISTING WEST ELEVATION

1:100



EXISTING NORTH ELEVATION

1:100



SCALE 1:100

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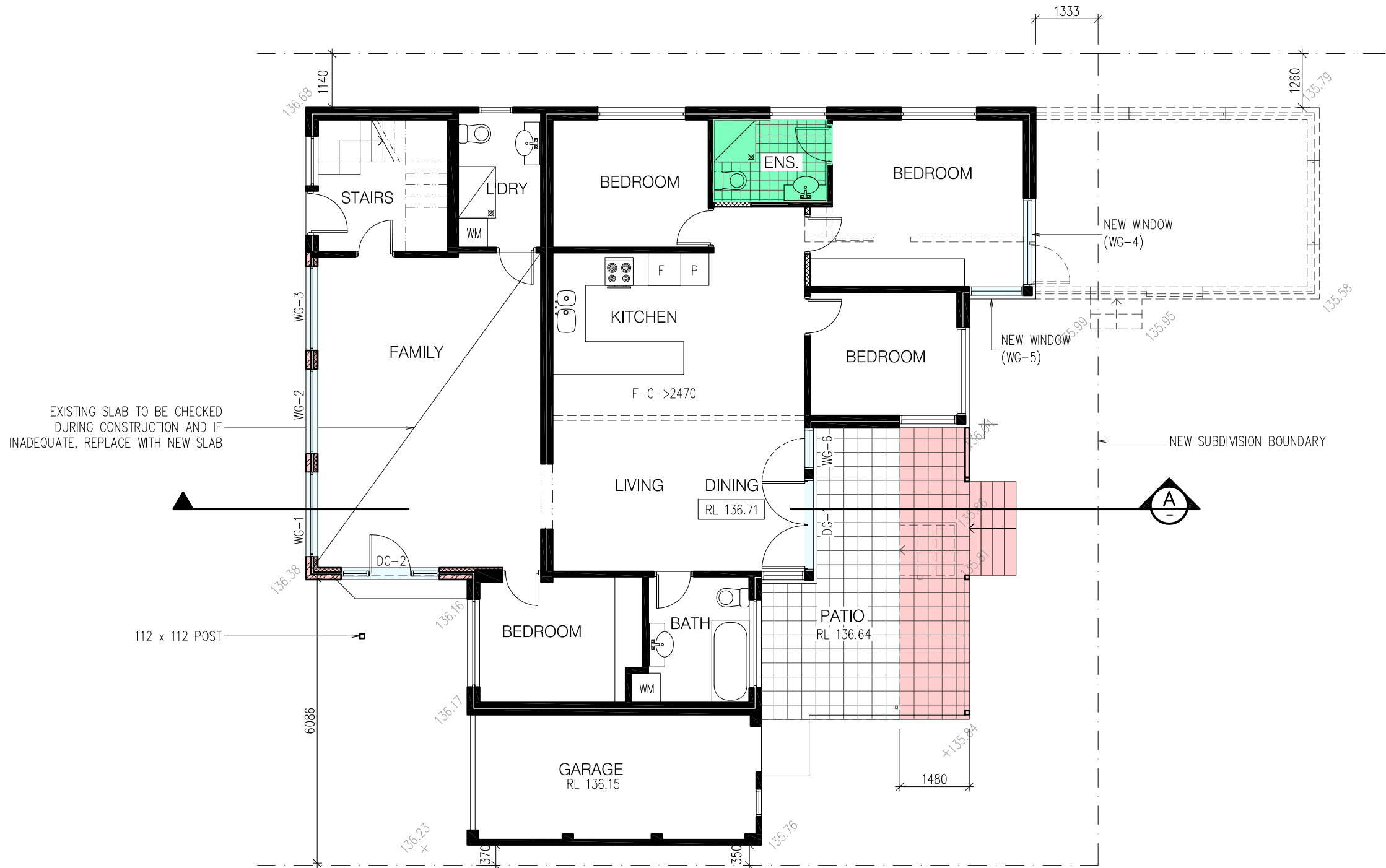
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BEACON HILL
CLIENT:
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DATE: 17/04/24	SCALE: AS NOTED
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DRAWING Nr : 18080	SHEET: 5

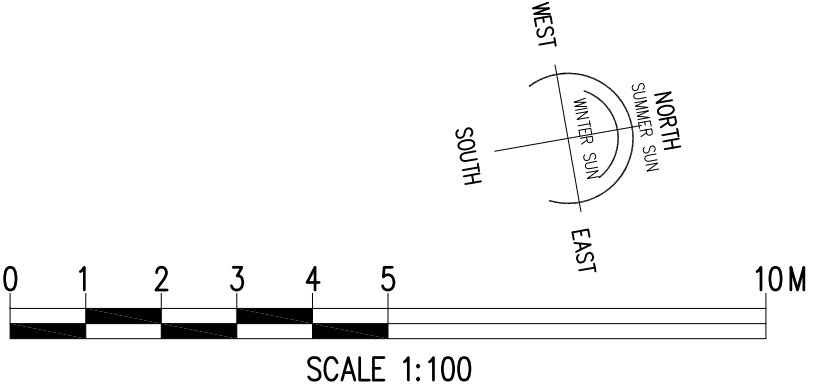


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- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
10. ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED BY OWNER.
11. MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. RE-USE EXISTING MATERIALS WHERE POSSIBLE.
12. ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.

- EXISTING WALLS
- WALLS TO BE REMOVED
- NEW ADDITION
- NEW OPENING
- NEW STUD WALLS

PROPOSED GROUND FLOOR PLAN
1:100
AREA: 156.4m2



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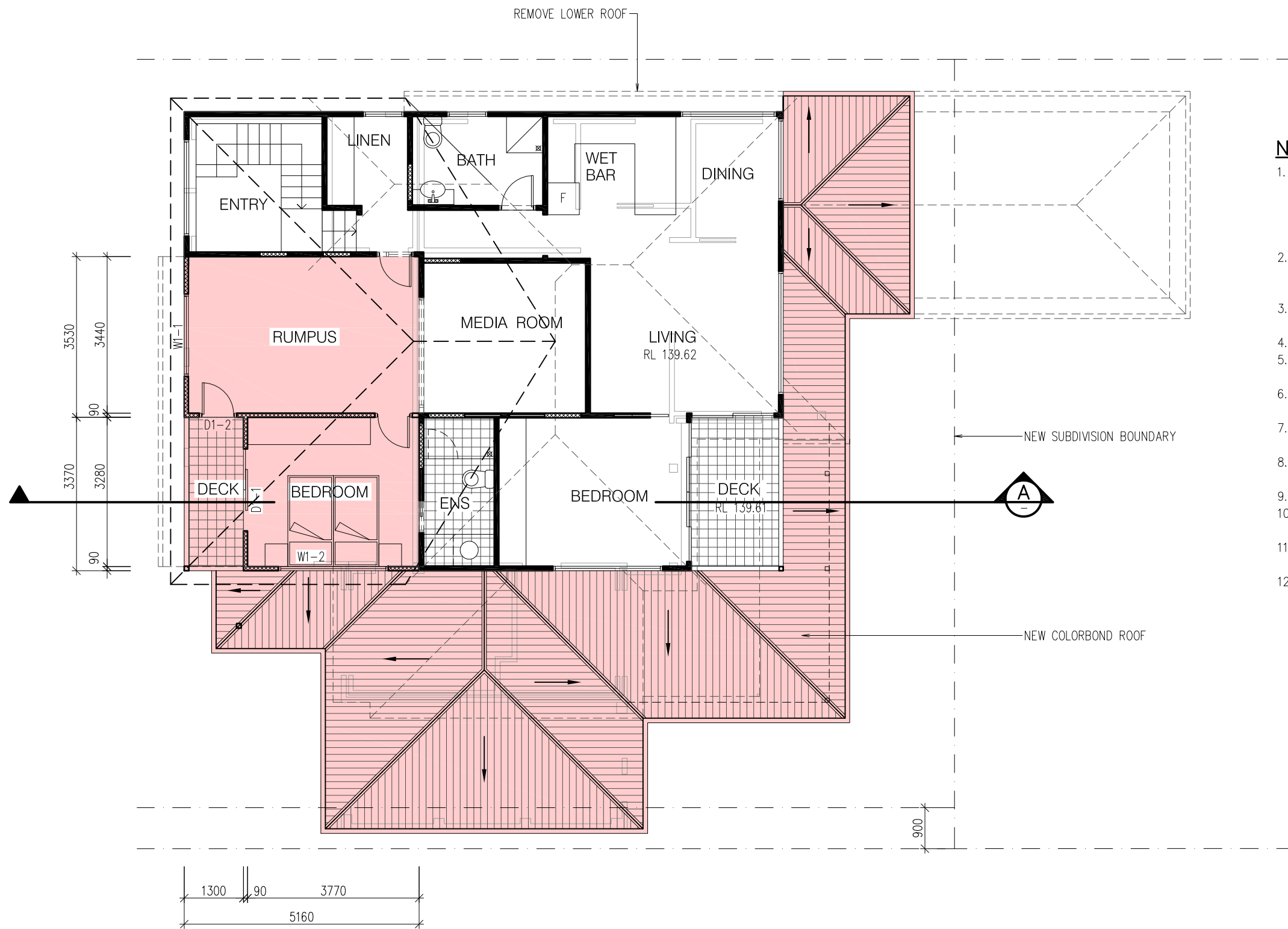
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BEACON HILL

CLIENT:
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DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 6



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PROPOSED FIRST FLOOR PLAN
1:100
AREA: 121.5m2

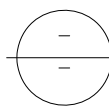
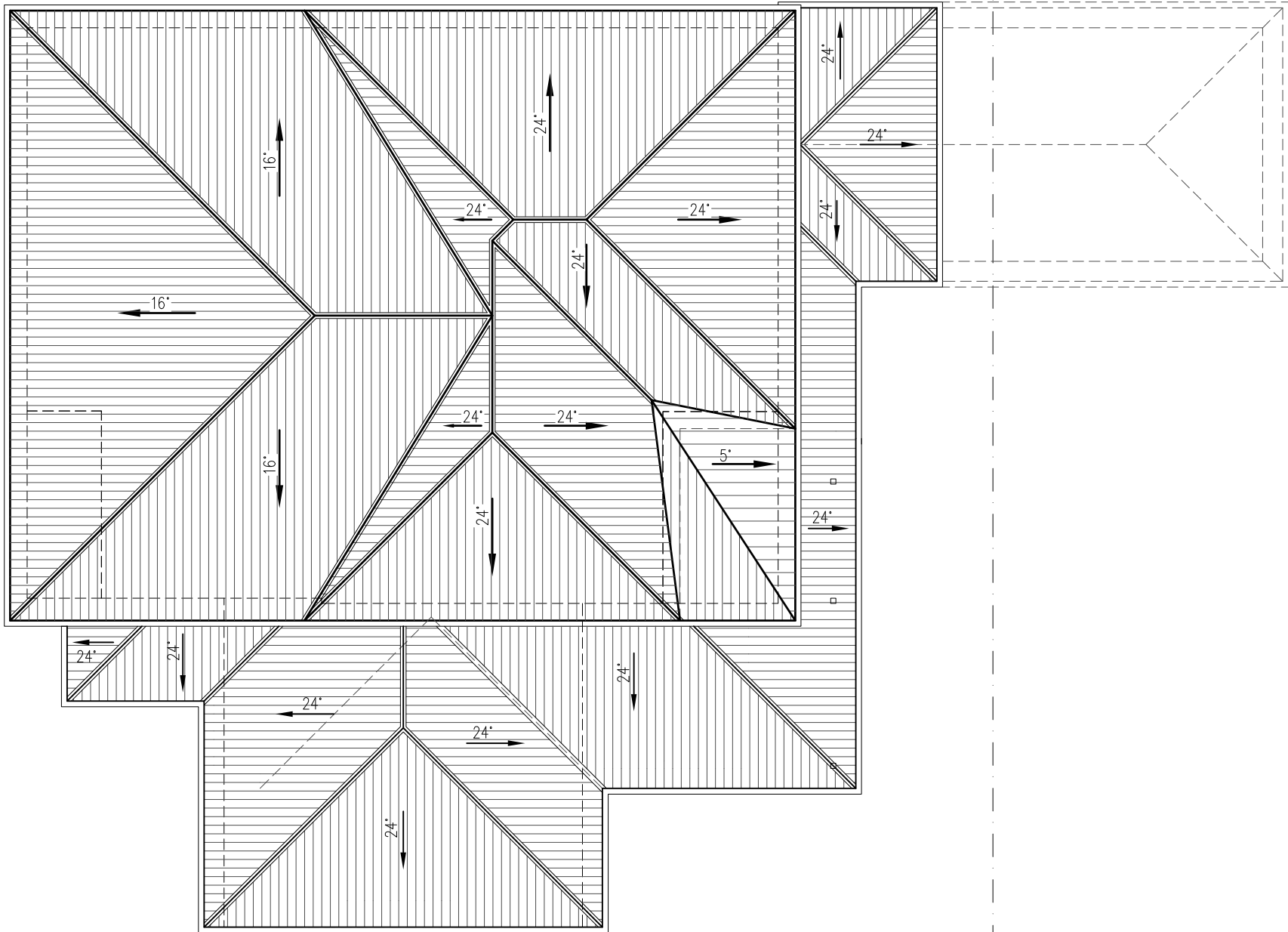
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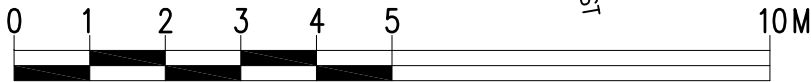
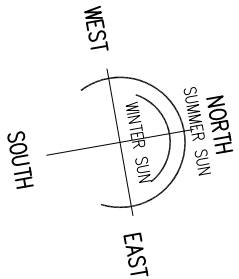
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BEACON HILL
CLIENT:
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DATE: 17/04/24	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 7



PROPOSED ROOF PLAN

1:100



SCALE 1:100

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No 45 OXFORD FALLS ROAD
BEACON HILL**

CLIENT:

JIRI AND MARCELA ALBRECHT

DATE: 17/04/24

SCALE: AS NOTED

DRAWN: MK

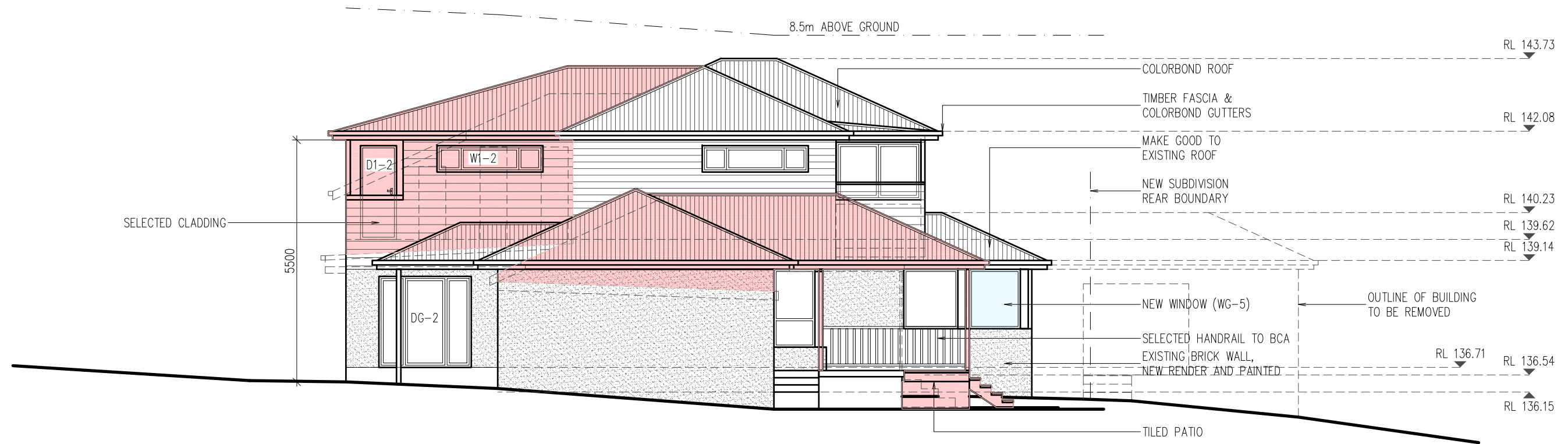
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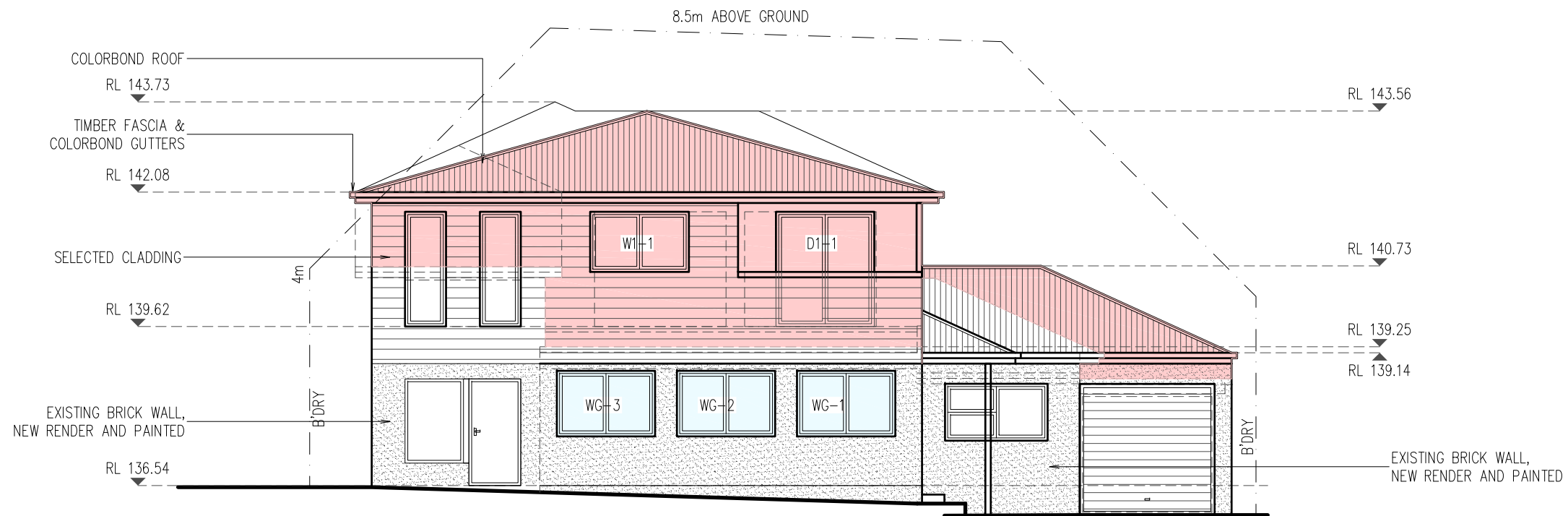
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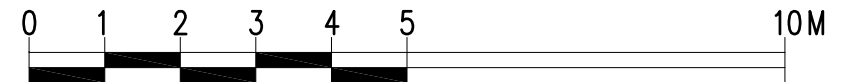
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PROPOSED EAST ELEVATION
1:100



PROPOSED SOUTH ELEVATION
1:100



SCALE 1:100

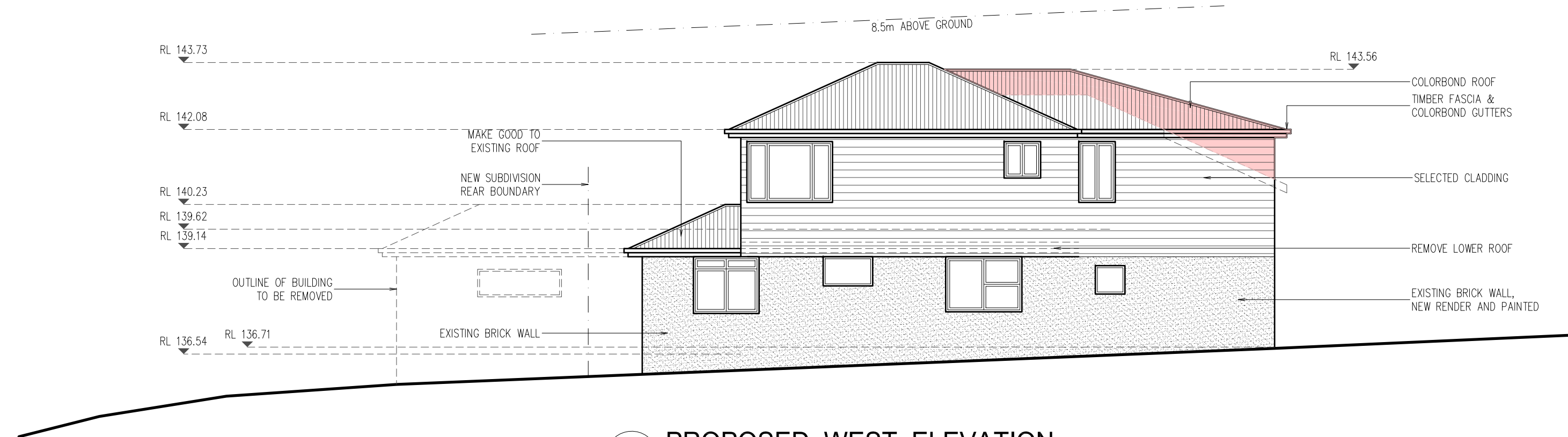
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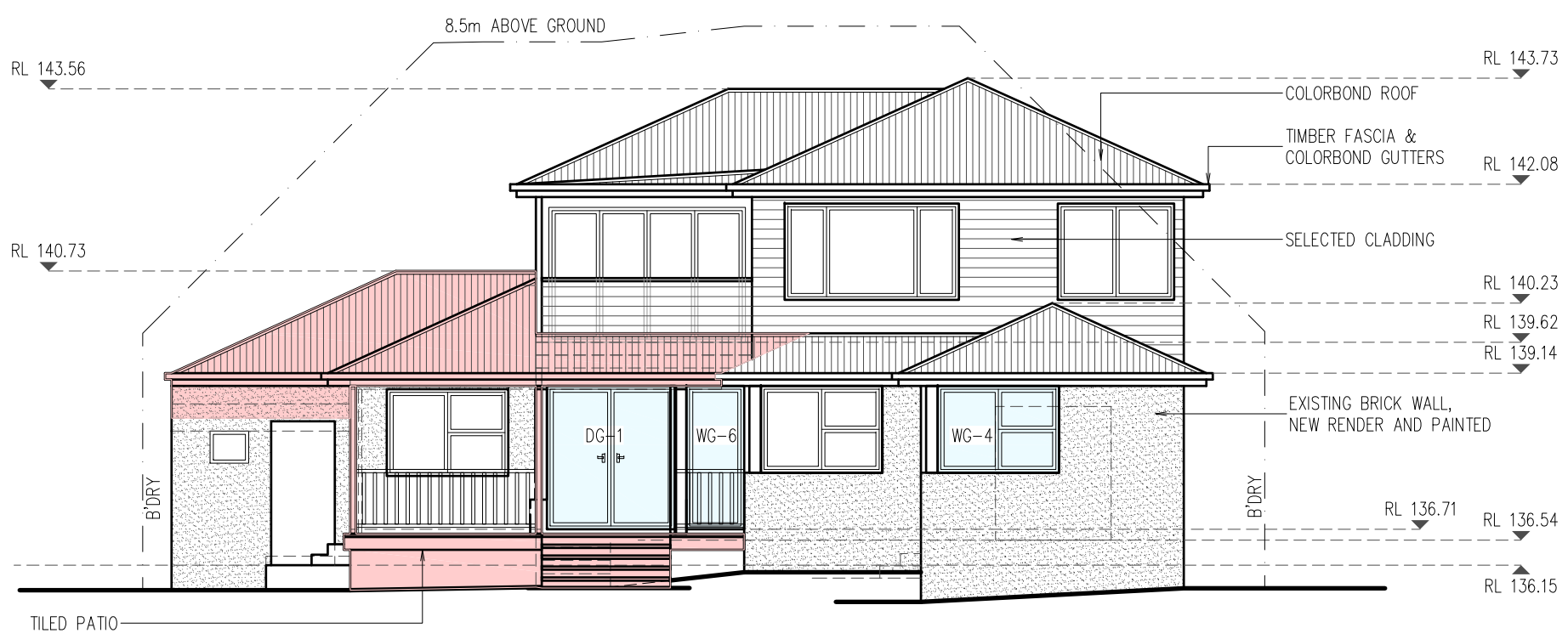
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DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 9



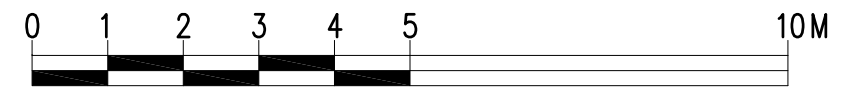
PROPOSED WEST ELEVATION
1:100

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5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 'NATIONAL TIMBER FRAMING CODE A.S.1684.
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.
7. FINAL POSITION OF ALL DOWNPIPES TO BE DECIDED BY ROOF PLUMBER.
8. ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.
9. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
10. ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED BY OWNER.
11. MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. RE-USE EXISTING MATERIALS WHERE POSSIBLE.
12. ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.



PROPOSED NORTH ELEVATION
1:100



SCALE 1:100

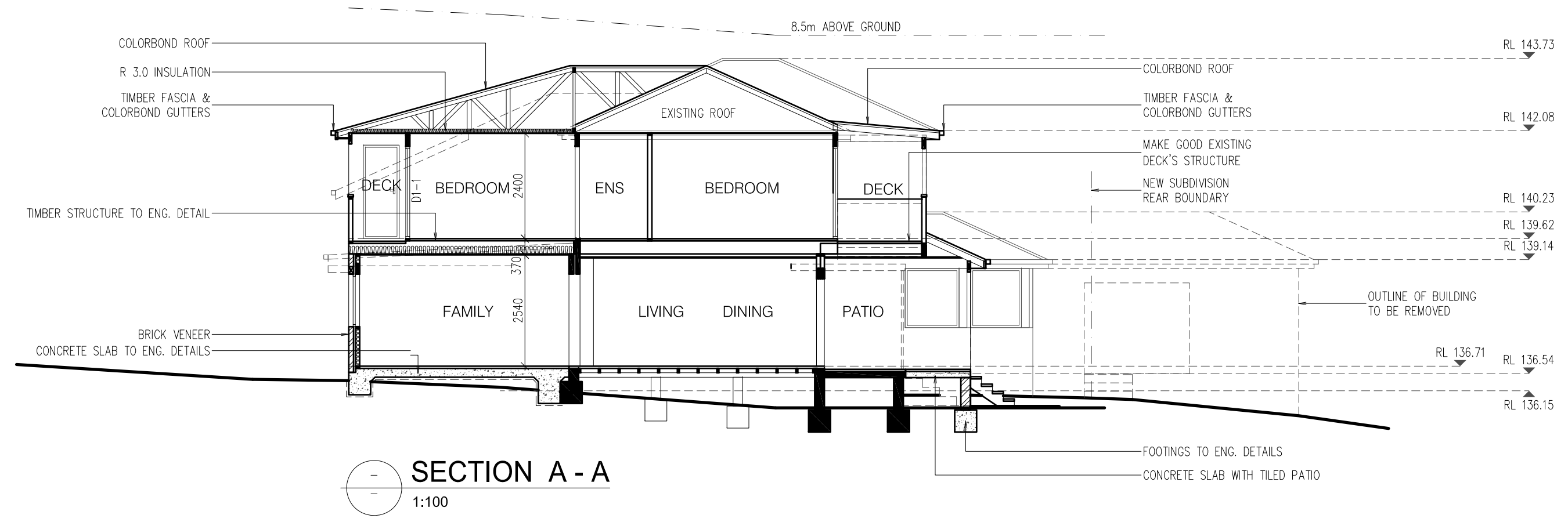
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Phone:99813332, Mob: 0438 148 944

PROJECT:
ALTERATIONS AND ADDITIONS
No 45 OXFORD FALLS ROAD
BEACON HILL
CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 17/04/24	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 10



SECTION A - A
1:100

WINDOWS AND DOOR SCHEDULE (FOR BASIX PURPOSES ONLY)						
	ORIENT.	SIZE		AREA (m2)	SHADING DEVICE	FRAME AND GLASS TYPE MIN. REQUIREMENTS
		W	H			
WG-1	SOUTH	1800	1200	2.16	NONE	standard aluminium single clear
WG-2	SOUTH	1800	1200	2.16	NONE	standard aluminium single clear
WG-3	SOUTH	1800	1200	2.16	NONE	standard aluminium single clear
WG-4	NORTH	1890	1350	2.55	EAVE/PERGOLA >=450mm	standard aluminium, low-E
WG-5	EAST	1160	1350	1.57	EAVE/PERGOLA >=450mm	standard aluminium, low-E
WG-6	NORTH	900	2230	2.00	EAVE/PERGOLA >=900mm	standard aluminium single clear
DG-1	NORTH	1990	2230	4.44	EAVE/PERGOLA >=900mm	standard aluminium single clear
DG-2	EAST	2100	2070	4.35	EAVE/PERGOLA >=900mm	standard aluminium single clear
W1-1	SOUTH	1810	1100	2.00	NONE	standard aluminium single clear
W1-2	EAST	2410	600	1.45	NONE	standard aluminium single clear
D1-1	SOUTH	1800	2100	3.78	EAVE/PERGOLA >=900mm	standard aluminium single clear
D1-2	EAST	820	2130	1.75	EAVE/PERGOLA >=900mm	standard aluminium single clear

BASIX COMMITMENTS
CERTIFICATE NUMBER A1731377_02

NATURAL LIGHTING
THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

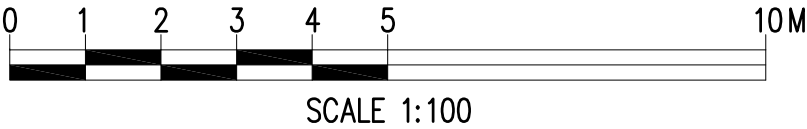
FIXTURES
THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING.

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.

WINDOWS AND GLAZED DOORS
(SEE WINDOW SCHEDULE)

CONSTRUCTION
CONCRETE SLAB ON GROUND FLOOR: NIL
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD): R1.30 (OR R1.70 INCLUDING CONSTRUCTION)
EXTERNAL WALL: BRICK VENEER, R1.16 (OR R1.70 INCLUDING CONSTRUCTION)
FLAT CEILING, PITCHED ROOF: CEILING: R3.0 (UP), ROOF: FOIL/SARKING, MEDIUM (SOLAR ABSORPTANCE 0.475 – 0.70)



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ALTERATIONS AND ADDITIONS
No 45 OXFORD FALLS ROAD
BEACON HILL
CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 17/04/24	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 11

Alterations and Additions

Certificate number: A1731377_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 17 April 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project address	
Project name	Alterations and additions_02
Street address	45 OXFORD FALLS ROAD - BEACON HILL, 2106
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 206629
Lot number	1
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Mr Michal Jiri Albrecht Korecky	
ABN (if applicable): 79393130294	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% 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.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil	N/A	
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foilsarking	medium (solar absorbance 0.475 - 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
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 below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WG-4	N	2.56	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
WG-5	E	1.57	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
WG-1	S	2.16	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG-2	S	2.16	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG-3	S	2.16	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WG-6	N	2	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
DG-1	N	4.44	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
DG-2	E	4.35	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W1-1	S	2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W1-2	E	1.45	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
D1-1	S	3.78	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D1-2	E	1.75	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



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ALTERATIONS AND ADDITIONS
No 45 OXFORD FALLS ROAD
BEACON HILL

CLIENT:

JIRI AND MARCELA ALBRECHT

DATE: 17/04/24

SCALE: AS NOTED

DRAWN: MK

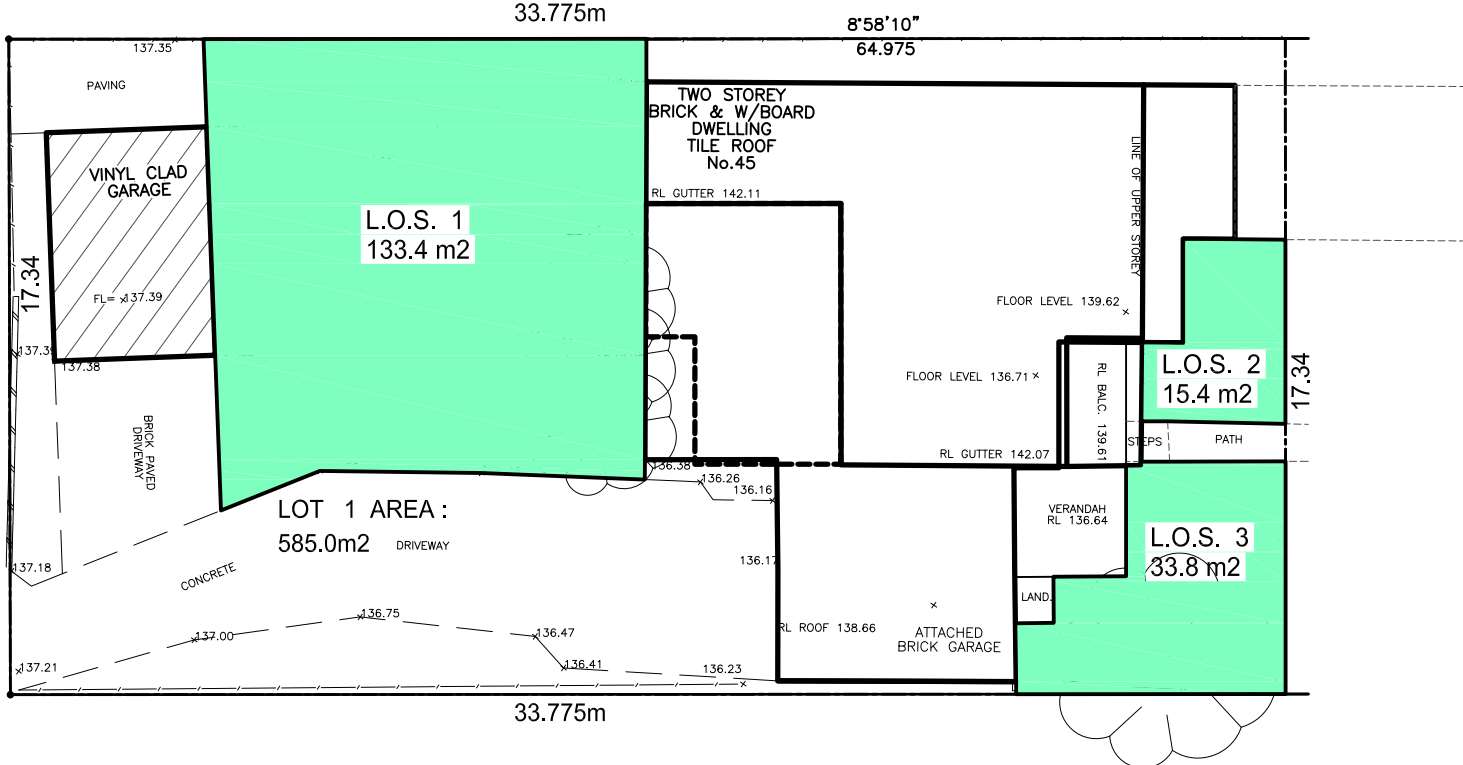
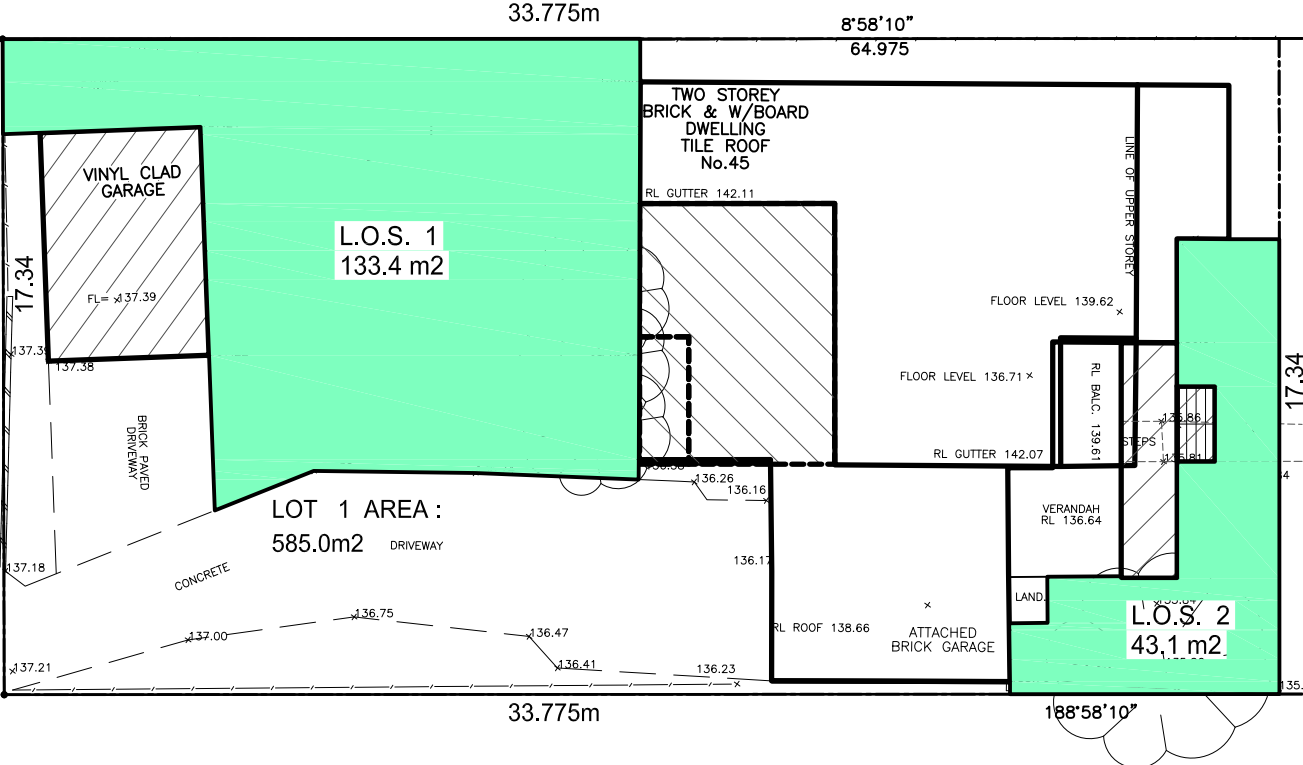
ISSUE: 1

DRAWING Nr :

18080

SHEET:

12



PROPOSED L.O.S CALCULATION SHEET

1:200



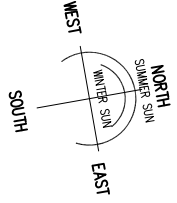
EXISTING L.O.S CALCULATION SHEET

1:200

L.O.S. CALCULATION (m2)	
SITE AREA	585.00
L.O.S. 1	146.00
L.O.S. 2	43.10
TOTAL L.O.S.	176.5 (32.3%)



L.O.S. CALCULATION (m2)	
SITE AREA	585.00
L.O.S. 1	133.40
L.O.S. 2	15.40
L.O.S. 3	33.80
TOTAL L.O.S.	182.6 (31.2%)



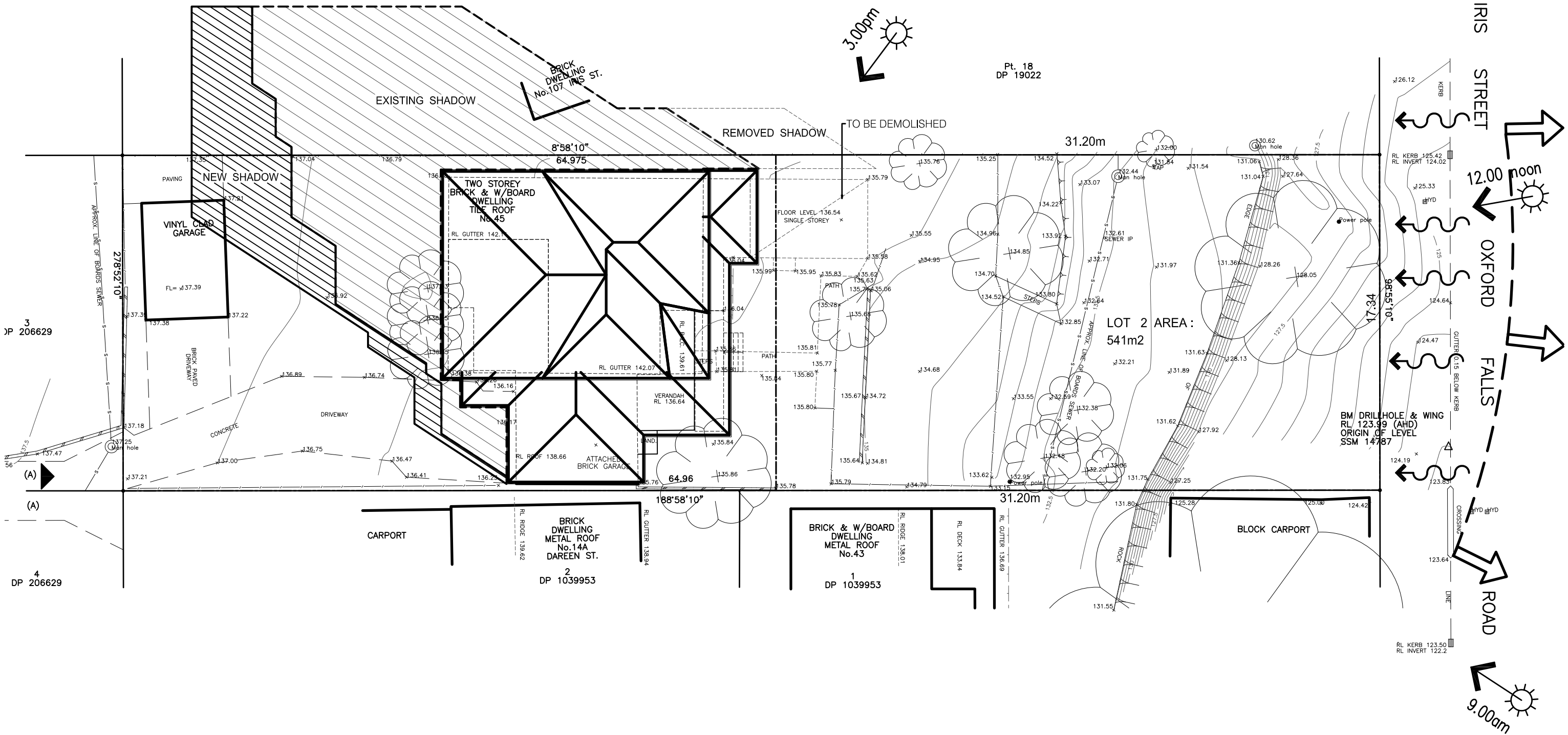
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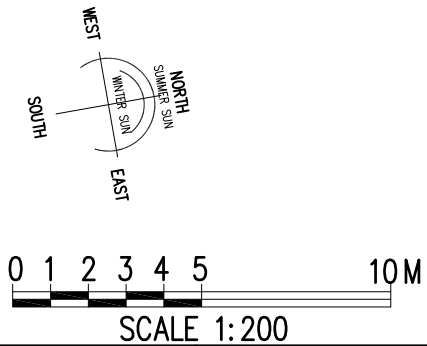
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SHADOW DIAGRAM AZIMUTH 43° ALTITUDE 20° 21/6 - 9:00
1:200



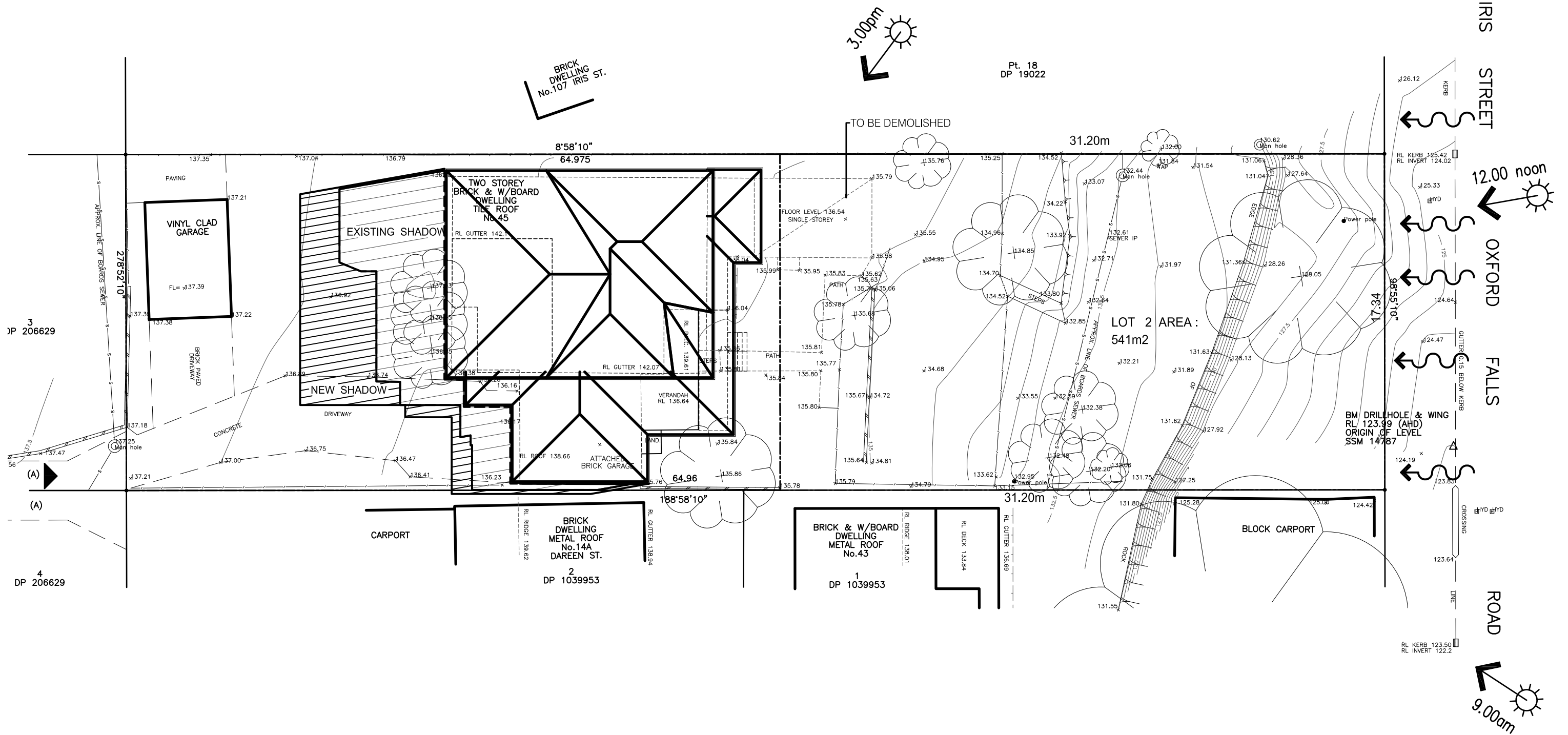
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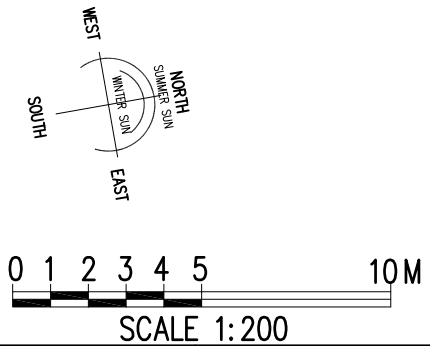
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SHADOW DIAGRAM AZIMUTH 0° ALTITUDE 34° 21/6 - 12:00
1:200



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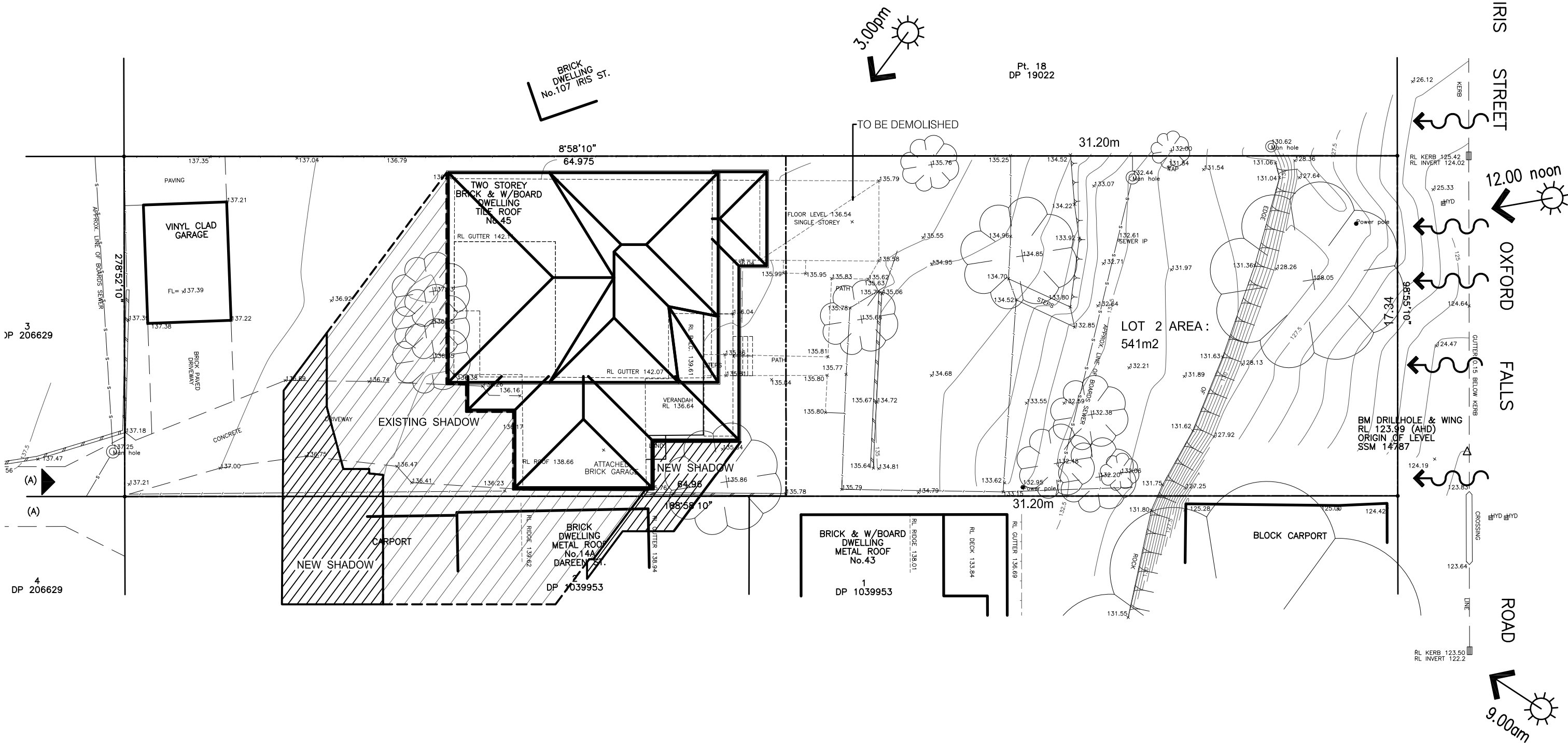
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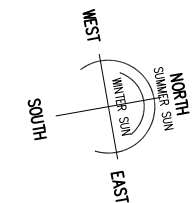
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DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 15



SHADOW DIAGRAM AZIMUTH -43° ALTITUDE 20° 21/6 - 3:00
1:200



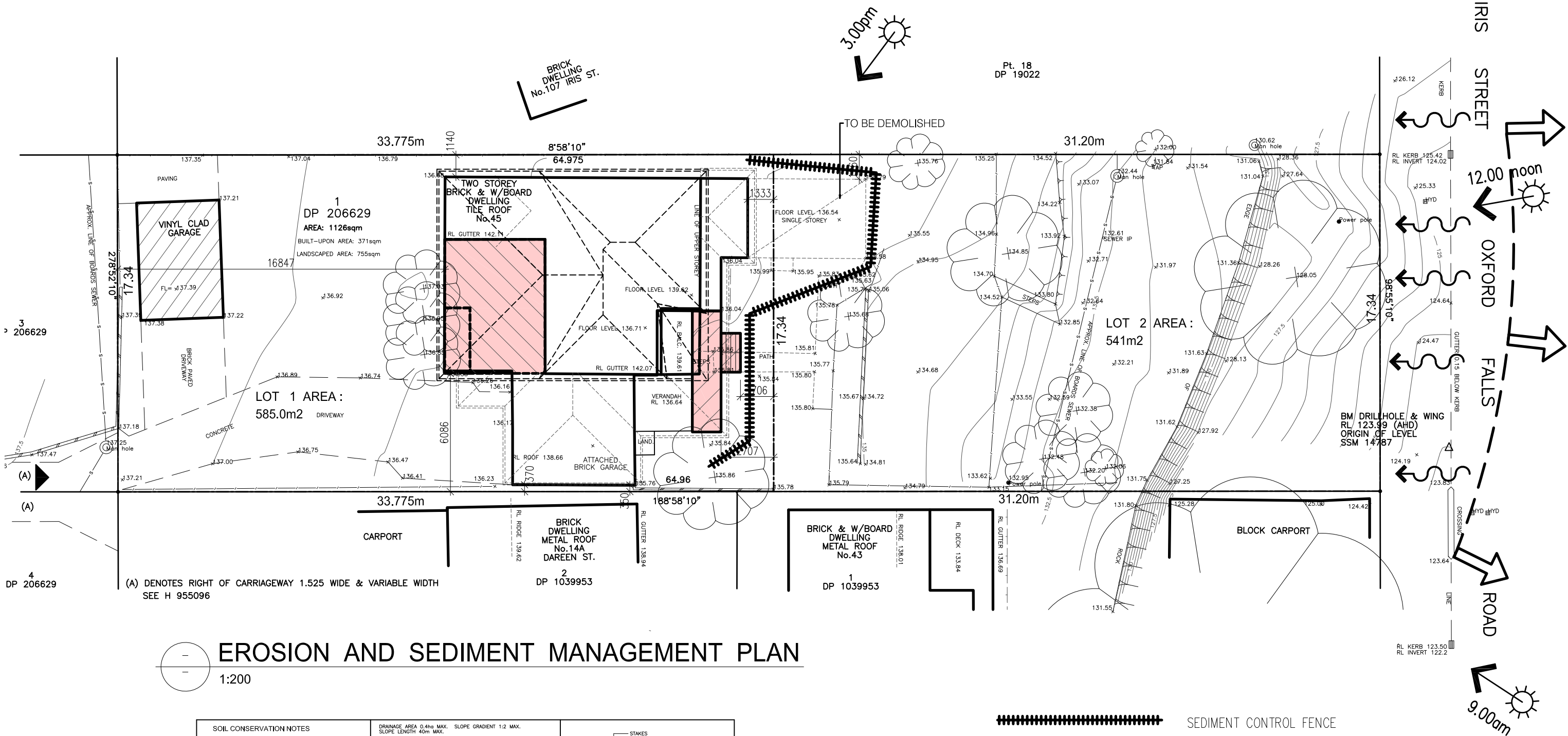
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EROSION AND SEDIMENT MANAGEMENT PLAN

1:200

SOIL CONSERVATION NOTES

A. PRIOR TO ANY CLEARING OR EXCAVATION AT THE PROJECT SITE, A TEMPORARY SEDIMENT TRAP ARRANGEMENT SHALL BE MADE TO ENSURE THE CAPTURE OF ANY WATER BORNE MATERIAL GENERATED FROM THE SITE.

PROVIDE SEDIMENT FENCE AS SHOWN ON PLAN.

CONSTRUCT STEEL SHAKER GRID SIMILAR TO CATTLE FROM STEEL BEDED ON 50 - 75mm GRAVEL AND AND GEOTEXTILE ACROSS MAIN ACCESS TO SITE AND MAINTAIN UNTIL ALL SURFACES HAVE BEEN REVEGETATED AND PAVED

B. DURING CONSTRUCTION

- 1) SILTATION PROTECTION DESCRIBED ABOVE SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
- 2) NEWLY CONSTRUCTED PITS SHALL BE PROTECTED FROM ANY SEDIMENT ENTRY.
- 3) ONCE IN PLACE, NO SILTATION PROTECTION SHALL BE REMOVED WITHOUT COUNCIL APPROVAL.
- 4) AFTER EACH STORM, ALL SEDIMENT TRAPS SHALL BE CLEANED AND REPLACED (IF REQUIRED) TO COUNCIL'S SATISFACTION.
- 5) OTHER METHODS OF SEDIMENT CONTROL AS MAY BE REQ'D BY THE COUNCIL SHALL BE COMPLIED WITH.

DRAINAGE AREA 0.4ha MAX. SLOPE GRADIENT 1:2 MAX. SLOPE LENGTH 40m MAX.

ANGLE FIRST STAKE TOWARDS PREVIOUSLY LAID STRAW BALE.

STAKES DRIVEN 0.6m INTO GROUND

DISTURBED AREA

UNDISTURBED AREA

100 DEEP

STRAW BALE SEDIMENT FILTER

GEOTEXTILE FILTER FABRIC

STAKES

RUNOFF WATER WITH SEDIMENT

BURIED FABRIC

FILTERED WATER

GEOTEXTILE FILTER FABRIC

GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP

WIRE AND STEEL MESH OR SIMILAR

Disturbed area

Direction of flow

3 m. max

GEOTEXTILE FILTER FABRIC

POSTS DRIVEN 0.6m INTO GROUND

Undisturbed area

SEDIMENT FENCE

CONSTRUCTION SITE

BERM (300 MIN. HIGH)

MIN. LENGTH 15 m

MIN. WIDTH 3 m

GEOTEXTILE FABRIC

50-75 mm GRAVEL

RUN OFF FROM PAD DIRECTED TO SEDIMENT TRAP

EXISTING ROADWAY

TEMPORARY CONSTRUCTION EXIT

GENERAL NOTES:

- 1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- 2 All dimensions that relate to site boundaries and easements are subject to verification by site survey.
- 3 All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
- 4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
- 5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.
- 6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
- 7 All electrical power & light outlets to be determined by owner.
- 8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

1	ISSUED FOR DA	17/04/24
No.	AMENDMENT	DATE
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PROJECT:
**ALTERATIONS AND ADDITIONS
No 45 OXFORD FALLS ROAD
BEACON HILL**
CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 17/04/24	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 17

