

BASIX COMMITMENTS

READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE #A329994 SUBMITTED WITH THE DEVELOPMENT APPLICATION:

- THE OUTDOOR SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 36 KILOLITRES. INSTALL A POOL PUMP & HEATING SYSTEM FOR THE SWIMMING POOL TO BE SOLAR ONLY.
- THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1575 LITRES ON THE SITE. THE RAINWATER TANK TO COLLECT RAINWATER RUNOFF FROM AT LEAST 90 SQUARE METRES OF ROOF AREA. CONNECT THE RAINWATER TANK TO A TAP LOCATED WITHIN 10 METRES OF THE EDGE OF THE POOL.
- PROVIDE A HEATING/COOLING SYSTEM TO ACHIEVE THE REQUIRED STAR ENERGY RATING.
- A NEW 'GAS INSTANTANEOUS' HOT WATER SYSTEM TO BE INSTALLED (POSITION T.B.C)
- A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
- ALL NEW OR ALTERED SHOWERHEAD, TOILET & TAP FIXTURES TO ACHIEVE THE REQUIRED STAR WATER RATING.
- ADDITIONAL NEW FLOOR, WALL & ROOF CEILING INSULATION TO HAVE THE MINIMUM R-VALUES AS SPECIFIED IN THE CERTIFICATE
- ALL NEW WINDOWS & SKYLIGHTS TO HAVE U-VALUE AND A SOLAR HEAT GAIN COEFFICIENT NO GREATER THAN THAT LISTED IN THE BASIX TABLE REQUIREMENTS.
- THE NEW ROOF COLOUR TO BE OF MEDIUM SOLAR ABSORPTANCE.

LEGEND

- EXISTING HOUSE WALLS:** HOUSE WALLS AS IS AND PER SURVEY
- PROPOSED NEW BLD WALLS** EXTERNAL WALLS BRICK AND/OR WEATHERBOARD WALLS INTERNAL FRAMED LIGHT WEIGHT PLASTERBOARD WALLS
- PROPOSED ADDITION:** HOUSE EXTENSION EXTRA GFA
- DEMOLITION**
- ADJOINING NEIGHBOURING PROPERTIES** AS PER SITE SURVEY PLAN
- CONCRETE** REINFORCED CONCRETE TO ENGINEER DETAILS
- TIMBER FLOOR:** SELECTED HARDWOOD FLOOR
- WET AREA TILING** SELECTED FLOOR TILES TO FALLS & SET-OUT TO DETAIL
- ROOFING** COLOURBOND METAL ROOFING TO FALLS

SYMBOLS

- WINDOW LABEL PLAN/ SECTION REFERENCE
- EXISTING WINDOW PLAN/ ELEVATION REFERENCE
- DOOR LABEL RL (LEVELS)
- DC/PLEP WALL HEIGHT LINE FLOOR LEVELS

DRAWING LIST

ARCHITECTURAL DRAWING SET - DA

DRAWING NO.	ISSUE NO.	DRAWING NAME	SCALE (PAGE SIZE)	DATE ISSUED
DA.01	MOD E	Cover Sheet + Site Plan	1/200	20/07/2021
DA.02	MOD E	Roof Plan	1/100	20/07/2021
DA.03	MOD E	Existing Lower Ground Floor Plan	1/100	20/07/2021
DA.04	MOD E	Existing Ground Floor Plan	1/100	20/07/2021
DA.05	MOD E	Demolition Lower Ground Floor Plan	1/100	20/07/2021
DA.06	MOD E	Demolition Ground Floor Plan	1/100	20/07/2021
DA.07	MOD E	Lower Ground Floor Plan	1/100	20/07/2021
DA.08	MOD E	Ground Floor Plan	1/100	20/07/2021
DA.09	MOD E	First Floor Plan	1/100	20/07/2021
DA.10	MOD E	Elevations North/South	1/100	20/07/2021
DA.11	MOD E	Elevations East/West	1/100	20/07/2021
DA.12	MOD E	Sections	1/100	20/07/2021
DA.13	MOD E	Perspectives	-	20/07/2021

PROJECT TEAM

- CLIENT** GEORGE & TATIANA OPADCHY 7 CLIFFORD AVENUE, FAIRLIGHT NSW 2093 EMAIL: GEORGE@THECONSTRUCTIONSITE.COM.AU
- ARCHITECT** DU PLESSIS + DU PLESSIS ARCHITECTS 20 MULGOWRIE CRESCENT, BALGOWLAH HEIGHTS NSW 2093 PHONE: 0403944576 EMAIL: E@DROOM.COM.AU CONTACT: EUGENE DU PLESSIS
- SURVEYOR** TRUE NORTH SURVEYS PTY LTD 16/9 NARABANG WAY BELROSE NSW 2085 PHONE: 94500868 EMAIL: ADMIN@TRUENORTHSURVEYS.COM.AU CONTACT: TOM GILBERT
- ENGINEER** GZ CONSULTING ENGINEERS 133 QUEENSLIFF ROAD, QUEENSLIFF NSW 2096 PHONE: 0403071853 EMAIL: GREG@GZENGINEERS.COM.AU CONTACT: GREG ZACCONE
- ARBORIST** PLATEAU TREES UNIT 2A WINBOURNE ESTATE 9-13 WINBOURNE RD, BROOKVALE NSW 2100 PHONE: 99395350 EMAIL: INFO@PLATEAUTREES.COM.AU CONTACT: NICK NELSON
- PLANNER** NOLAN PLANNING 75 OLIVER STREET, FRESHWATER NSW 2096 PHONE: 0403524583 EMAIL: NATALIE@NOLANPLANNING.COM.AU CONTACT: NATALIE NOLAN
- SHADOW DIAGRAM & ENERGY CONSULTANT** DENEBS DESIGN PO BOX 539, MONA VALE, NSW 1660 PHONE: 99977480 EMAIL: INFO@DENEBSDESIGN.COM CONTACT: CAMERON FIAZ
- COUNCIL** NORTHERN BEACHES COUNCIL MANLY CIVIC CENTRE 1 BELGRAVE STREET MANLY NSW 2095

GENERAL

- + DA NOTICE OF DETERMINATION & DEVELOPMENT CONSENT: THE DEVELOPMENT TO BE SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED CONSENT PLANS AND SUPPORTING INFORMATION SUBMITTED WITH THE DA OR CDC. THIS SET OF DRAWINGS HAVE TO BE READ IN CONJUNCTION WITH THE ISSUED CONSENT AND 'STAMPED APPROVED' PLANS. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK ON SITE THE NECESSARY CDC OR CC APPROVALS & NOTICE OF COMMENCEMENT PAPERS MUST BE SUBMITTED/OBTAINED FROM THE CERTIFYING AUTHORITY IN ACCORDANCE WITH THE ACT.
- + DRAWING INFORMATION: THE BUILDING IS PRINCIPALLY THAT WHICH IS DEPICTED IN THE ARCHITECTURAL PLANS, DETAILS & SPECIFICATIONS PREPARED BY DU PLESSIS + DU PLESSIS ARCHITECTS TOGETHER WITH SUPPORTING CONSULTANT DOCUMENTATION.
- + SITE SURVEY INFORMATION: THE SITE INFORMATION HEREIN HAS BEEN TRANSMPOSED FROM THE TRUE NORTH SURVEY PLAN #8732DU. REFER TO THIS SURVEY DRAWING TO CONFIRM BOUNDARIES, EXISTING FEATURES, LEVELS & DATUM. ALL LEVELS AND BOUNDARY SETBACKS TO BE CONFIRMED ON SITE. NOTE SEMI COMMON BOY WALL TO BE DETERMINED ACCURATELY.
- + COORDINATION: REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND THE DOCUMENTATION OF OTHER CONSULTANTS. REPORT DISCREPANCIES BETWEEN THE DOCUMENTS AND/OR WITH CONDITIONS ON SITE TO THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS
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- + EXECUTION OF THE WORKS: EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE NCC NATIONAL CONSTRUCTION CODE. CURRENT EDITIONS OF RELEVANT AUSTRALIAN AND OTHER PUBLISHED STANDARDS (AS AMENDED) AND THE REQUIREMENTS OF OTHER AUTHORITIES RELEVANT TO THE EXECUTION OF THE WORKS.

1 Site Plan 1 : 200

ABBREVIATIONS

- AC AIR CONDITIONED
- AHD AUSTRALIAN HEIGHT DATUM
- ADM ADHESIVE
- AG AGGREGATE
- AL ALUMINIUM
- AW AWNING
- B BALLUSTRADE
- BK BRICK WALL
- BIT BITUMEN
- BHD BULKHEAD
- BOW BOTTOM OF WALL
- BM BENCHMARK
- BW BLOCKWORK WALL
- C CONCRETE
- CANT CANTILEVER
- CJ CONSTRUCTION JOINT
- CL CENTRE LINE
- CW CONCRETE WALL
- CLMN COLUMN
- CPT CARPET
- DIM DIMENSION
- DP DOWNPIPE
- DR DRAIN
- EJ EXPANSION JOINT
- ENG ENGINEER
- EWS EXTERNAL WALL SYSTEM
- EX EXISTING
- EXH EXHAUST
- F FALL TO SCREED
- FG FIXED GLAZING
- FIG FIGURE
- FFL FINISHED FLOOR LEVEL
- FE FIRE EXTINGUISHER
- FR FIRE RESISTANT
- FW FLOOR WASTE
- G GLASS
- GALV GALVANIZED
- GP GAS POINT
- H HYDRANT
- HWS HOT WATER SYSTEM
- HYD HYDRAULIC
- LS LANDSCAPING
- LV LOUVRE
- MCH MECHANICAL
- MDF MEDIUM DENSITY FIBRO BOARD
- MOD MODIFICATION
- MR METAL ROOFING
- MS MILD STEEL
- MV MECHANICAL VENTILATION
- NGL NATURAL GROUND LEVEL
- NTS NOT TO SCALE
- OFC OFF FORM CONCRETE
- OG OBSCURE GLAZING
- OH OVER HEAD
- P SELECTED PAVING
- PB PLASTERBOARD
- PEX EXISTING
- PL PLANTER
- PP POWER POLE
- PS PRIVACY SCREEN
- PW PLASTERBOARD WALL
- QTY QUANTITY
- REF REFERENCE
- RW RENDERED & PAINTED WALL
- RWH RAIN WATER HEAD
- RWP RAIN WATER PIPE
- RL REDUCED LEVEL
- RC REINFORCED CONCRETE
- SB MAIN ELECTRICAL SWITCH BOARD
- SC STEEL COLUMN
- SHR SHOWER
- SLD SLIDING DOOR
- SPEC SPECIFICATION
- SS STAINLESS STEEL
- SSL STRUCTURAL SLAB LEVEL
- SW STONE WALL
- STD STANDARD
- SWP STORM WATER PIT
- T TILE
- TD TIMBER DECKING
- UW UNDERSIDE
- TYP TYPICAL
- UB UNIVERSAL BEAM
- US UNDERSIDE
- V VENTILATION
- W WINDOW
- WC WATER CLOSET
- WM WATER MAIN
- WT WASH TROUGH
- WPM WATER PROOFING MEMBRANE

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2021/0543

LIST OF S4.55 MODIFICATION DESIGN CHANGES

- EXTERNAL:**
 1. First floor study relocated/enlarged
 2. Ground floor entry porch canopy size reduced and pitch amended
 3. Window/wall opening changes including skylight amendments
- INTERNAL:**
 4. Relocated lift and associated stair changes
 5. Room plan layout changes including kitchen, bathrooms and other
 6. WC added under outdoor stair
- OTHER:**
 7. Outdoor fireplace deleted

NOTES

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E	20/07/2021	S4.55 MOD APPLICATION

CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING. ALL DIMENSIONS IN MILLIMETRES. PLEASE NOTIFY DU PLESSIS + DU PLESSIS ARCHITECTS IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND. COPYRIGHT APPLIES TO THIS DOCUMENT. THE DESIGN IS THE PROPERTY OF DU PLESSIS + DU PLESSIS ARCHITECTS. REPRODUCTION OF ANY KIND IS NOT PERMITTED WITHOUT CONSENT. ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AS, BCA AND COUNCIL BUILDING REQUIREMENTS.

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NSW REGISTERED ARCHITECT #7435
NOMINATED ARCHITECT: EUGENE DU PLESSIS

PROJECT TITLE:
OPADCHY
House Alterations & Additions

CLIENT NAME:
GEORGE + TATIANA OPADCHY

ADDRESS:
7 Clifford Avenue
Fairlight NSW 2094

DRAWING TITLE:
Cover Sheet + Site Plan

DRAWN:
AH

CHECKED:
EDUP

SCALE:
1:200@A1

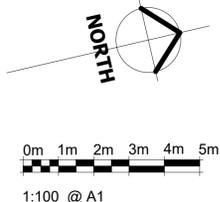
DRAWING NO:
DA.01

ISSUE:
E

DATE:
20/07/2021

S4.55 MOD

Residential Alterations & Additions CLASS 1a Building
7 CLIFFORD AVENUE, FAIRLIGHT
LOT B; SEC 1 - D.P. 315261
EXISTING SITE AREA 522.5m²



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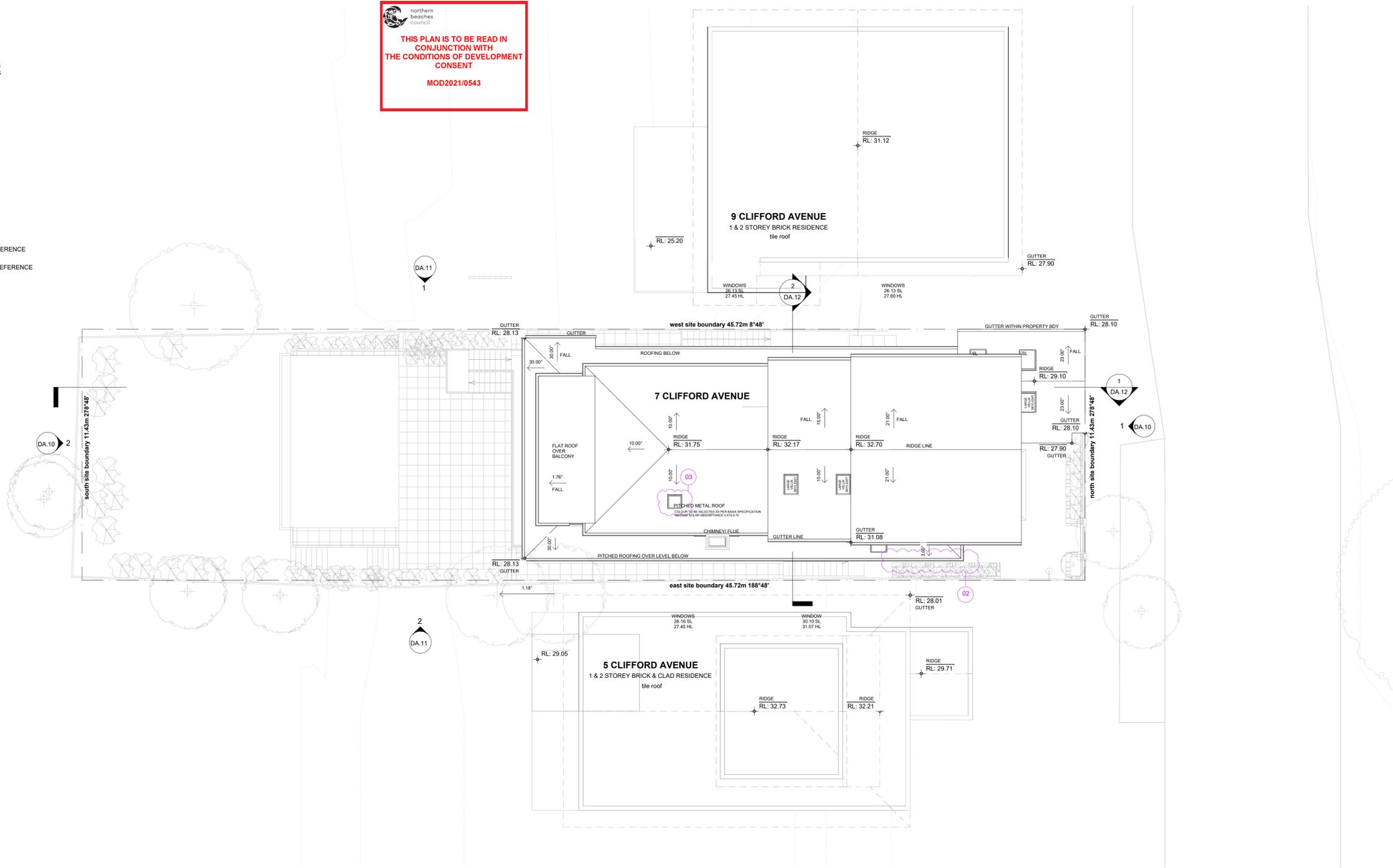
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- ROOFING** COLOURBOND METAL ROOFING TO FALLS

SYMBOLS

- WINDOW LABEL
- EXISTING WINDOW
- DOOR LABEL
- DCP/LEP WALL HEIGHT LINE
- PLAN/ SECTION REFERENCE
- PLAN/ ELEVATION REFERENCE
- RL (LEVELS)
- FLOOR LEVELS

northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2021/0543



1 Roof Plan
1:100

LIST OF S4.55 MODIFICATION DESIGN CHANGES

- EXTERNAL:**
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 2. Ground floor entry porch canopy size reduced and pitch amended
 3. Window/wall opening changes including skylight amendments
- INTERNAL:**
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- OTHER**
7. Outdoor fireplace deleted

NOTES

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NSW REGISTERED ARCHITECT #7435
 NOMINATED ARCHITECT: EUGENE DU PLESSIS

PROJECT TITLE:
OPADCHY
 House Alterations & Additions

CLIENT NAME:
GEORGE + TATIANA OPADCHY

ADDRESS:
7 Clifford Avenue
Fairlight NSW 2094

DRAWING TITLE:
Roof Plan

DRAWN:
AH

CHECKED:
EDUP

SCALE:
1:100@A1

DRAWING NO:
DA.02

ISSUE:
E

DATE:
20/07/2021

S4.55 MOD



DEMOLITION NOTES

- Contractor to verify on site all existing house conditions prior to starting demolition.
- Remove all walls, windows, doors, frames, fixtures, fittings, finishes etc as indicated on demo drawings. Remove ceilings, lights, utilities, etc as required and as typical throughout demo zone.
- Plan all demolition work for minimal disruptions to existing house. Noise during demolition and consideration shall be kept to a minimum. Demolition work during hours as stipulated by development conditions of consent.
- Protect all existing structures and adjacent areas affected by contractor's work. Refer to structural engineer drawings for demolition notes, temporary support, demolitions sequence, etc.
- Contractor shall at all times maintain the house in a weather tight condition.
- The owner will retain all salvage that is of value as designated by the owner or his representative. The owner will direct the contractor as to the location of storage area for various items. The contractor will be responsible for removing from the house all demolished materials.
- Partitions and other measures to control dust & noise shall be provided by the contractor.
- All existing building services & utilities in operation shall be protected & maintained.
- Tree removal = Refer attached DA Arborist Report.

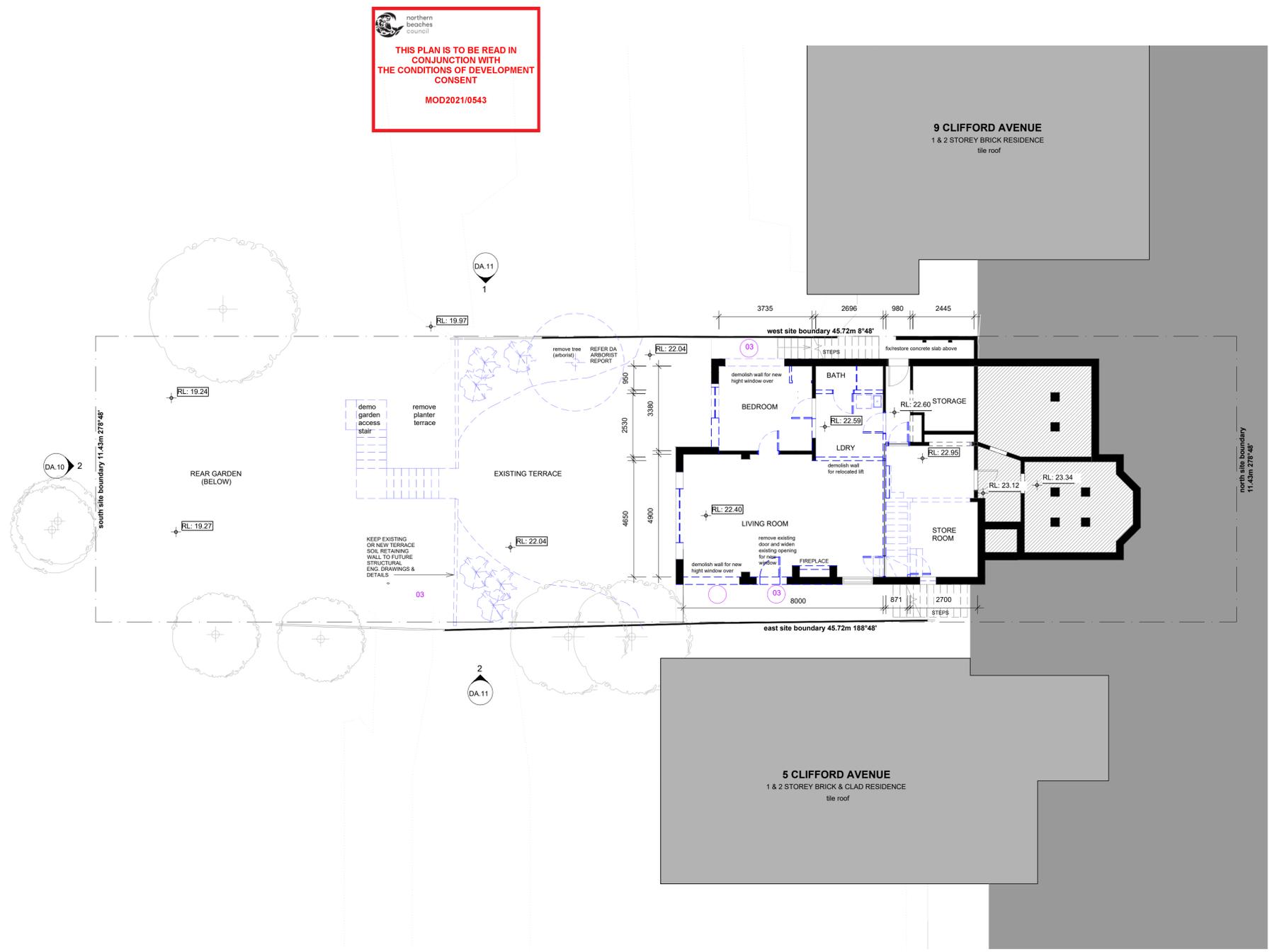
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20 LAUDERDALE AVE
2 STOREY RESIDENCE
tile roof



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PROJECT TITLE:
OPADCHY
House Alterations & Additions

CLIENT NAME:
GEORGE + TATIANA OPADCHY

ADDRESS:
7 Clifford Avenue
Fairlight NSW 2094

DRAWING TITLE:
Demolition Lower Ground Floor Plan

DRAWN:
AH

CHECKED:
EDUP

SCALE:
1:100@A1

DRAWING NO:
DA.05

ISSUE:
E

DATE:
20/07/2021

S4.55 MOD

1 Demolition Lower Ground Floor Plan
1 : 100



DEMOLITION NOTES

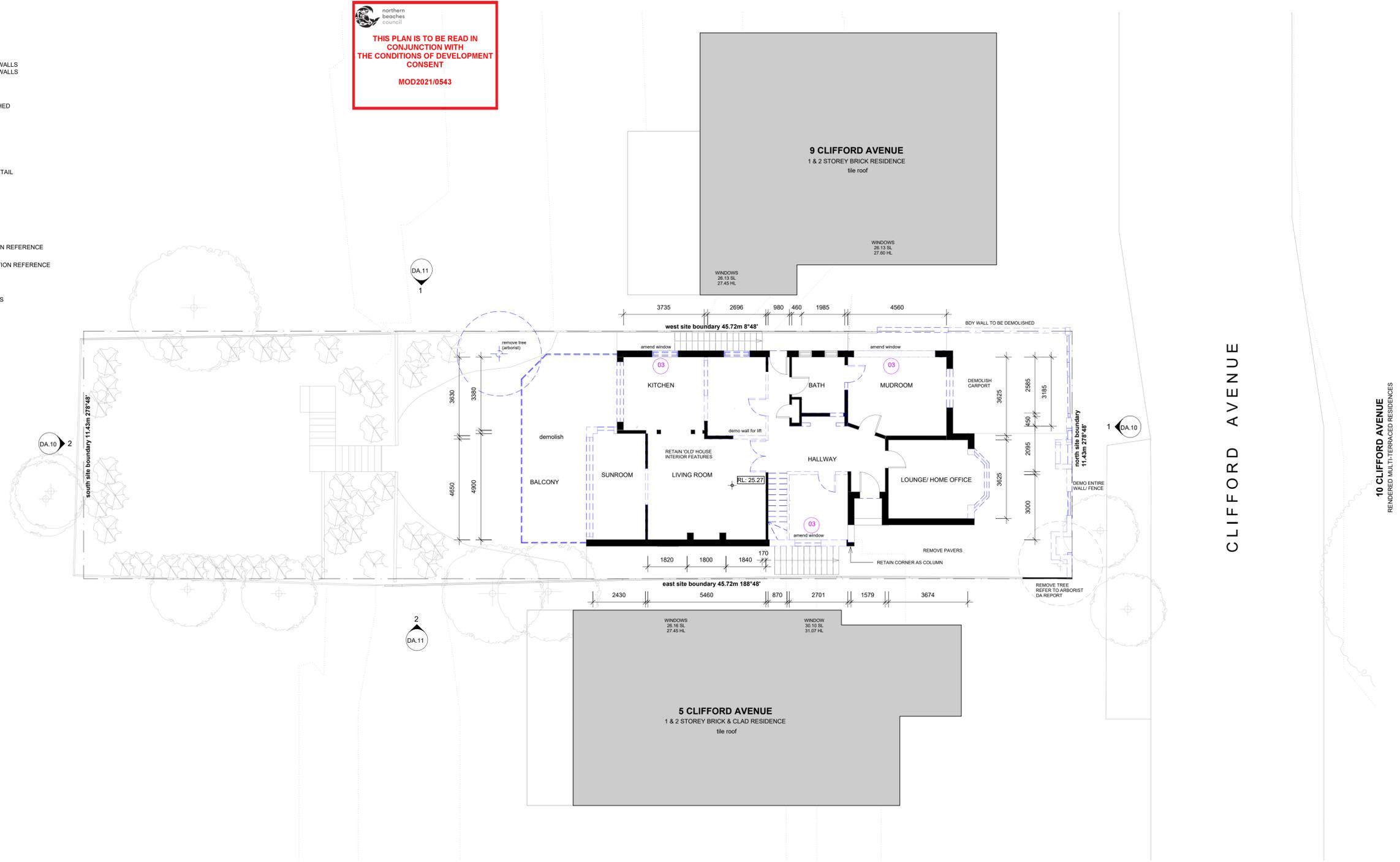
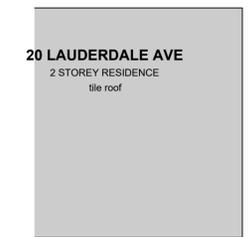
- Contractor to verify on site all existing house conditions prior to starting demolition.
- Remove all walls, windows, doors, frames, fixtures, fittings, finishes etc as indicated on demo drawings. Remove ceilings, lights, utilities, etc as required and as typical throughout demo zone.
- Plan all demolition work for minimal disruptions to existing house. Noise during demolition and construction shall be kept to a minimum. Demolition work during hours as stipulated by development conditions of consent.
- Protect all existing structures and adjacent areas affected by contractor's work. Refer to structural engineer drawings for demolition notes, temporary support, demolitions sequence, etc.
- Contractor shall at all times maintain the house in a weather tight condition.
- The owner will retain all salvage that is of value as designated by the owner or his representative. The owner will direct the contractor as to the location of storage area for various items. The contractor will be responsible for removing from the house all demolished materials plus construction debris.
- Partitions and other measures to control dust & noise shall be provided by the contractor.
- All existing building services & utilities in operation shall be protected & maintained.
- Tree removal = Refer attached DA Arborist Report.

LEGEND

- EXISTING HOUSE WALLS:**
HOUSE WALLS AS IS AND PER SURVEY
- PROPOSED NEW BLD WALLS**
EXTERNAL WALLS BRICK AND/OR WEATHERBOARD WALLS
INTERNAL FRAMED LIGHT WEIGHT PLASTERBOARD WALLS
- PROPOSED ADDITION:**
HOUSE EXTENSION EXTRA GFA
- DEMOLITION:**
EXISTING SEMI WALLS & FIXTURES TO BE DEMOLISHED
- ADJOINING NEIGHBOURING PROPERTIES**
AS PER SITE SURVEY PLAN
- CONCRETE**
REINFORCED CONCRETE TO ENGINEER DETAILS
- TIMBER FLOOR:**
SELECTED HARDWOOD FLOOR
- WET AREA TILING**
SELECTED FLOOR TILES TO FALLS & SET-OUT TO DETAIL
- ROOFING**
COLOURBOND METAL ROOFING TO FALLS

SYMBOLS

- WINDOW LABEL
- EXISTING WINDOW
- DOOR LABEL
- DCP/LEP WALL HEIGHT LINE
- PLAN/ SECTION REFERENCE
- PLAN/ ELEVATION REFERENCE
- RL (LEVELS)
- FLOOR LEVELS



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2021/0543

1 Demolition Ground Floor Plan
1 : 100

LIST OF S4.55 MODIFICATION DESIGN CHANGES

- EXTERNAL:**
1. First floor study relocated/enlarged
 2. Ground floor entry porch canopy size reduced and pitch amended
 3. Window/wall opening changes including skylight amendments
- INTERNAL:**
4. Relocated lift and associated stair changes
 5. Room plan layout changes including kitchen, bathrooms and other
 6. WC added under outdoor stair
- OTHER**
7. Outdoor fireplace deleted

NOTES

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*** COORDINATION:**
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND THE DOCUMENTATION OF OTHER CONSULTANTS WITH THE SPECIFICATION FOR BUILDING WORKS. REPORT DISCREPANCIES BETWEEN THE DOCUMENTS AND/OR WITH CONDITIONS ON SITE TO THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.

*** DETAIL DRAWINGS:**
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*** EXECUTION OF THE WORKS:**
EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED), CURRENT EDITIONS OF RELEVANT AUSTRALIAN AND OTHER PUBLISHED STANDARDS (AS AMENDED) AND THE REQUIREMENTS OF OTHER AUTHORITIES RELEVANT TO THE EXECUTION OF THE WORKS.

issue	date	description
A	02/07/2018	Preliminary DA Issue for Review
B	19/10/2018	DA Issue for Review
C	05/11/2018	DEVELOPMENT APPLICATION
D	30/08/2019	Amended DA
E	20/07/2021	S4.55 MOD APPLICATION

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NSW REGISTERED ARCHITECT #7435
NOMINATED ARCHITECT: EUGENE DU PLESSIS

PROJECT TITLE:
OPADCHY
House Alterations & Additions

CLIENT NAME:
GEORGE + TATIANA OPADCHY

ADDRESS:
7 Clifford Avenue
Fairlight NSW 2094

DRAWING TITLE:
Demolition Ground Floor Plan

DRAWN:
AH

CHECKED:
EDUP

SCALE:
1:100@A1

DRAWING NO.:
DA.06

ISSUE:
E

DATE:
20/07/2021

S4.55 MOD



BASIX COMMITMENTS

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- THE OUTDOOR SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 36 KILOLITRES. INSTALL A POOL PUMP & HEATING SYSTEM FOR THE SWIMMING POOL TO BE SOLAR ONLY.
 - THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1575 LITRES ON THE SITE. THE RAINWATER TANK TO COLLECT RAINWATER RUNOFF FROM AT LEAST 90 SQUARE METRES OF ROOF AREA. CONNECT THE RAINWATER TANK TO A TAP LOCATED WITHIN 10 METRES OF THE EDGE OF THE POOL.
 - PROVIDE A HEATING/COOLING SYSTEM TO ACHIEVE THE REQUIRED STAR ENERGY RATING.
 - A NEW 'GAS INSTANTANEOUS' HOT WATER SYSTEM TO BE INSTALLED [POSITION T.B.C]
 - A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
 - ALL NEW OR ALTERED SHOWERHEAD, TOILET & TAP FIXTURES TO ACHIEVE THE REQUIRED STAR WATER RATING.
 - ADDITIONAL NEW FLOOR, WALL & ROOF CEILING INSULATION TO HAVE THE MINIMUM R-VALUES AS SPECIFIED IN THE CERTIFICATE
 - ALL NEW WINDOWS & SKYLIGHTS TO HAVE U-VALUE AND A SOLAR HEAT GAIN COEFFICIENT NO GREATER THAN THAT LISTED IN THE BASIX TABLE REQUIREMENTS.
 - THE NEW ROOF COLOUR TO BE OF MEDIUM SOLAR ABSORPTANCE.

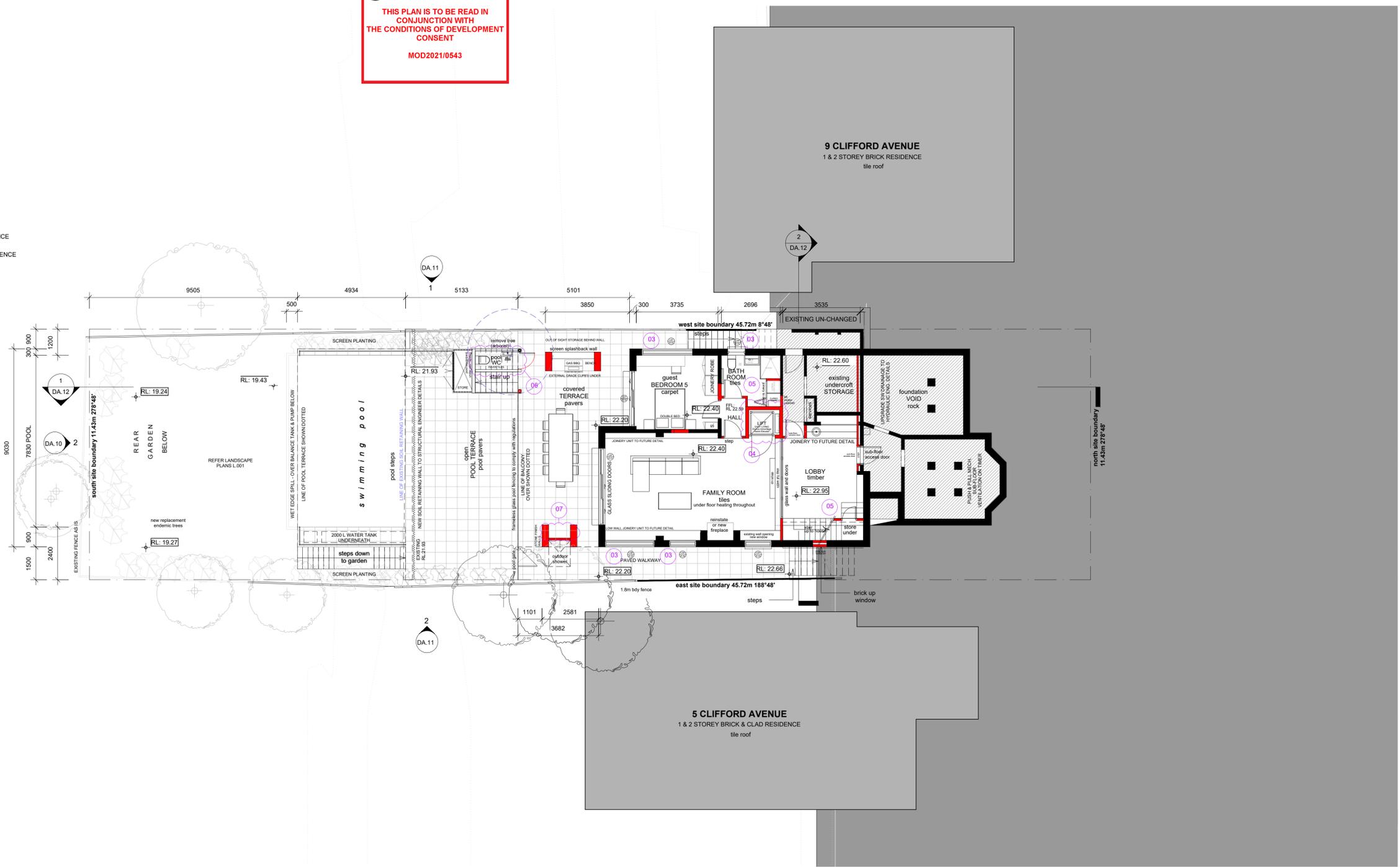
LEGEND

- EXISTING HOUSE WALLS:** HOUSE WALLS AS IS AND PER SURVEY
- PROPOSED NEW BLD WALLS:** EXTERNAL WALLS BRICK AND/OR WEATHERBOARD WALLS, INTERNAL FRAMED LIGHT WEIGHT PLASTERBOARD WALLS
- PROPOSED ADDITION:** HOUSE EXTENSION EXTRA GFA
- DEMOLITION:** EXISTING SEMI WALLS & FIXTURES TO BE DEMOLISHED
- ADJOINING NEIGHBOURING PROPERTIES:** AS PER SITE SURVEY PLAN
- CONCRETE:** REINFORCED CONCRETE TO ENGINEER DETAILS
- TIMBER FLOOR:** SELECTED HARDWOOD FLOOR
- WET AREA TILING:** SELECTED FLOOR TILES TO FALLS & SET-OUT TO DETAIL
- ROOFING:** COLOURBOND METAL ROOFING TO FALLS

SYMBOLS

- WINDOW LABEL
- EXISTING WINDOW
- DOOR LABEL
- DC/PLEP WALL HEIGHT LINE
- PLAN/SECTION REFERENCE
- PLAN/ELEVATION REFERENCE
- RL (LEVELS)
- FLOOR LEVELS

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2021/0543



1 Lower Ground Floor Plan
1 : 100



LIST OF S4.55 MODIFICATION DESIGN CHANGES

- EXTERNAL:**
1. First floor study relocated/enlarged
 2. Ground floor entry porch canopy size reduced and pitch amended
 3. Window/wall opening changes including skylight amendments
- INTERNAL:**
4. Relocated lift and associated stair changes
 5. Room plan layout changes including kitchen, bathrooms and other
 6. WC added under outdoor stair
- OTHER**
7. Outdoor fireplace deleted

NOTES

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issue	date	description
A	02/07/2018	Preliminary DA Issue for Review
B	19/10/2018	DA Issue for Review
C	05/11/2018	DEVELOPMENT APPLICATION
D	30/08/2019	Amended DA
E	20/07/2021	S4.55 MOD APPLICATION

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NSW REGISTERED ARCHITECT #7435
 NOMINATED ARCHITECT: EUGENE DU PLESSIS

PROJECT TITLE:
OPADCHY
 House Alterations & Additions

CLIENT NAME:
GEORGE + TATIANA OPADCHY

ADDRESS:
7 Clifford Avenue
Fairlight NSW 2094

DRAWING TITLE:
Lower Ground Floor Plan

DRAWN:
AH CHECKED:
EDUP

SCALE:
1:100@A1

DRAWING NO:
DA.07

ISSUE:
E DATE:
20/07/2021

S4.55 MOD

BASIX COMMITMENTS

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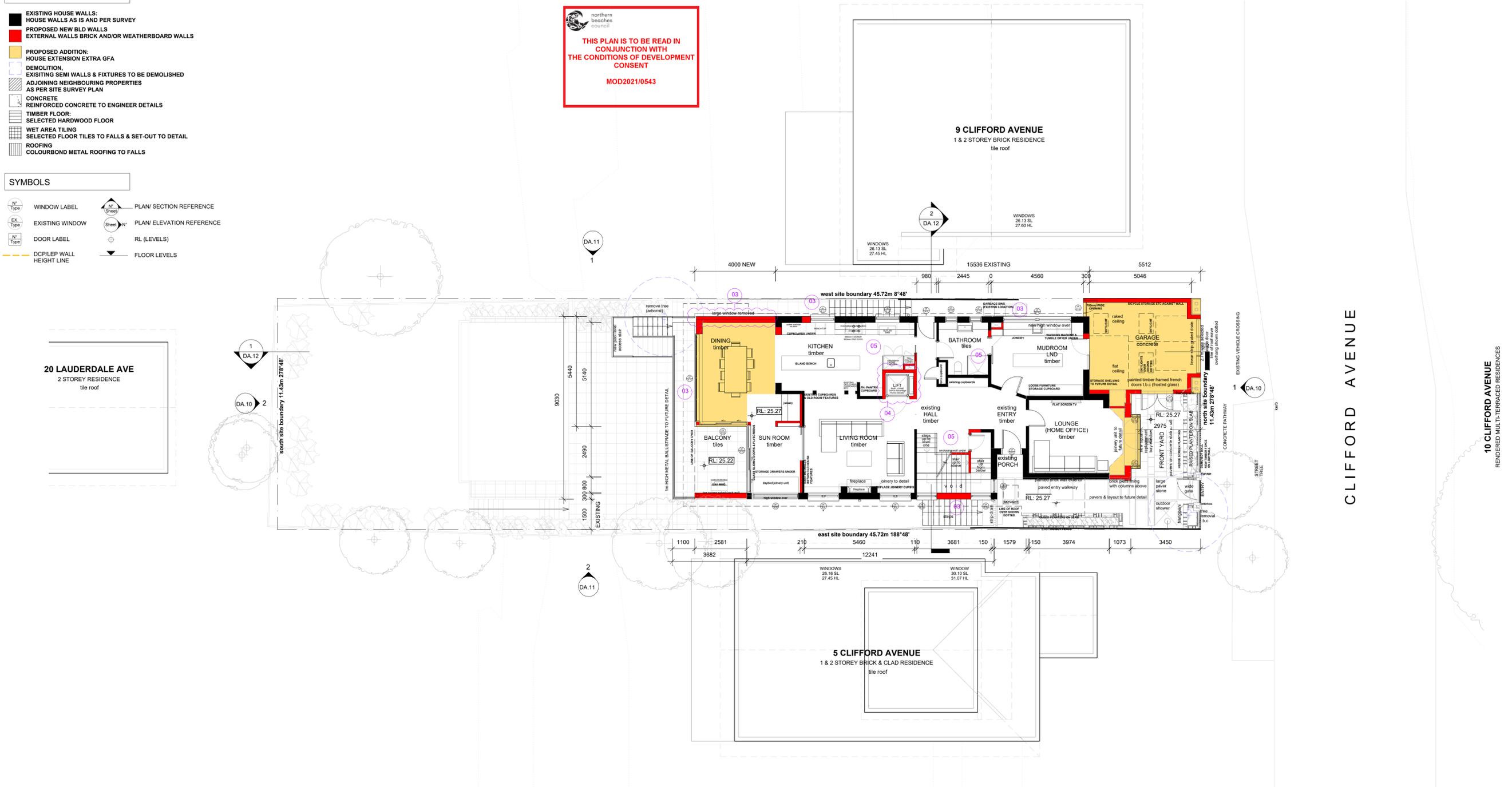
LEGEND

- EXISTING HOUSE WALLS: HOUSE WALLS AS IS AND PER SURVEY
- PROPOSED NEW BLD WALLS
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- DEMOLITION, EXISTING SEMI WALLS & FIXTURES TO BE DEMOLISHED
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SYMBOLS

- WINDOW LABEL
- EXISTING WINDOW
- DOOR LABEL
- DC/PLEP WALL HEIGHT LINE
- PLAN/ SECTION REFERENCE
- PLAN/ ELEVATION REFERENCE
- RL (LEVELS)
- FLOOR LEVELS

northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2021/0543



1 Ground Floor Plan
1 : 100

LIST OF S4.55 MODIFICATION DESIGN CHANGES

- EXTERNAL:**
1. First floor study relocated/enlarged
 2. Ground floor entry porch canopy size reduced and pitch amended
 3. Window/wall opening changes including skylight amendments
- INTERNAL:**
4. Relocated lift and associated stair changes
 5. Room plan layout changes including kitchen, bathrooms and other
 6. WC added under outdoor stair
- OTHER:**
7. Outdoor fireplace deleted

NOTES

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issue	date	description
A	02/07/2018	Preliminary DA Issue for Review
B	19/10/2018	DA Issue for Review
C	05/11/2018	DEVELOPMENT APPLICATION
D	30/08/2019	Amended DA
E	20/07/2021	S4.55 MOD APPLICATION

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NSW REGISTERED ARCHITECT #7435
 NOMINATED ARCHITECT: EUGENE DU PLESSIS

PROJECT TITLE:
OPADCHY
 House Alterations & Additions

CLIENT NAME:
GEORGE + TATIANA OPADCHY

ADDRESS:
7 Clifford Avenue
Fairlight NSW 2094

DRAWING TITLE:
Ground Floor Plan

DRAWN:
AH

CHECKED:
EDUP

SCALE:
1:100@A1

DRAWING NO:
DA.08

ISSUE:
E

DATE:
20/07/2021

S4.55 MOD



BASIX COMMITMENTS

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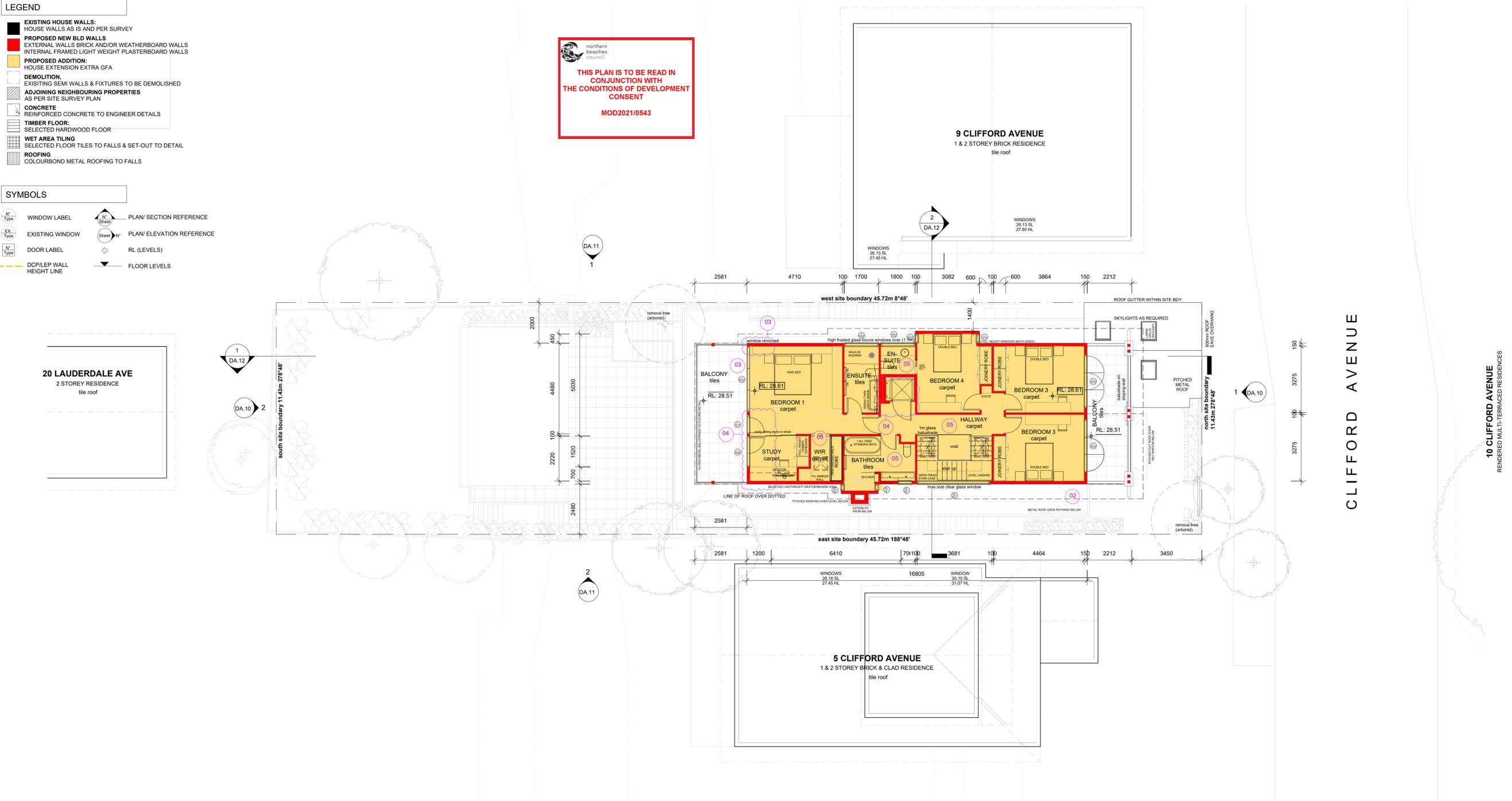
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SYMBOLS

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- PLAN/SECTION REFERENCE
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- RL (LEVELS)
- FLOOR LEVELS

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2021/0543



LIST OF S4.55 MODIFICATION DESIGN CHANGES

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C	05/11/2018	DEVELOPMENT APPLICATION
D	30/08/2019	Amended DA
E	20/07/2021	S4.55 MOD APPLICATION

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NSW REGISTERED ARCHITECT #7435
 NOMINATED ARCHITECT: EUGENE DU PLESSIS

PROJECT TITLE:
OPADCHY
 House Alterations & Additions

CLIENT NAME:
GEORGE + TATIANA OPADCHY

ADDRESS:
7 Clifford Avenue
Fairlight NSW 2094

DRAWING TITLE:
First Floor Plan

DRAWN:
AH CHECKED:
EDUP

SCALE:
1:100@A1

DRAWING NO:
DA.09

ISSUE:
E DATE:
20/07/2021

S4.55 MOD

1 DA - First Floor Plan
 1:100



BASIX COMMITMENTS

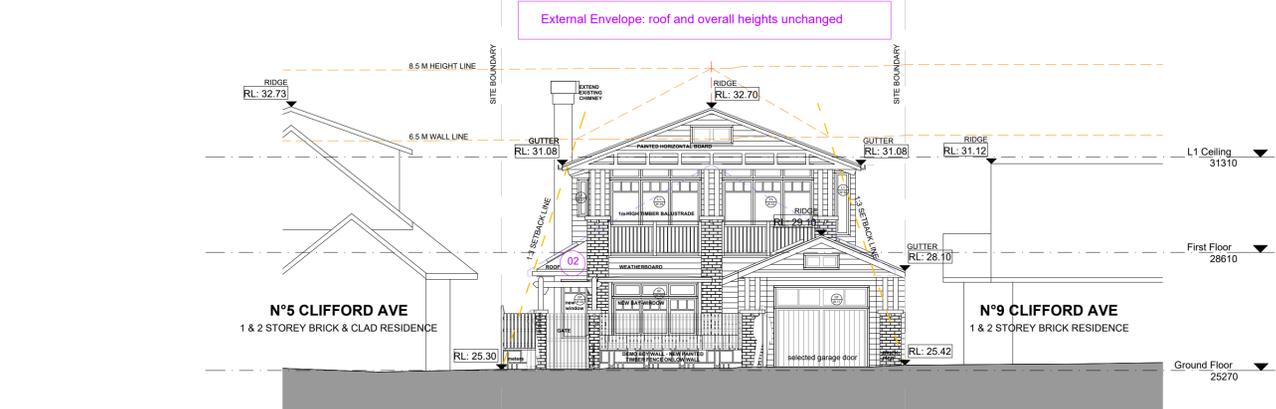
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LEGEND

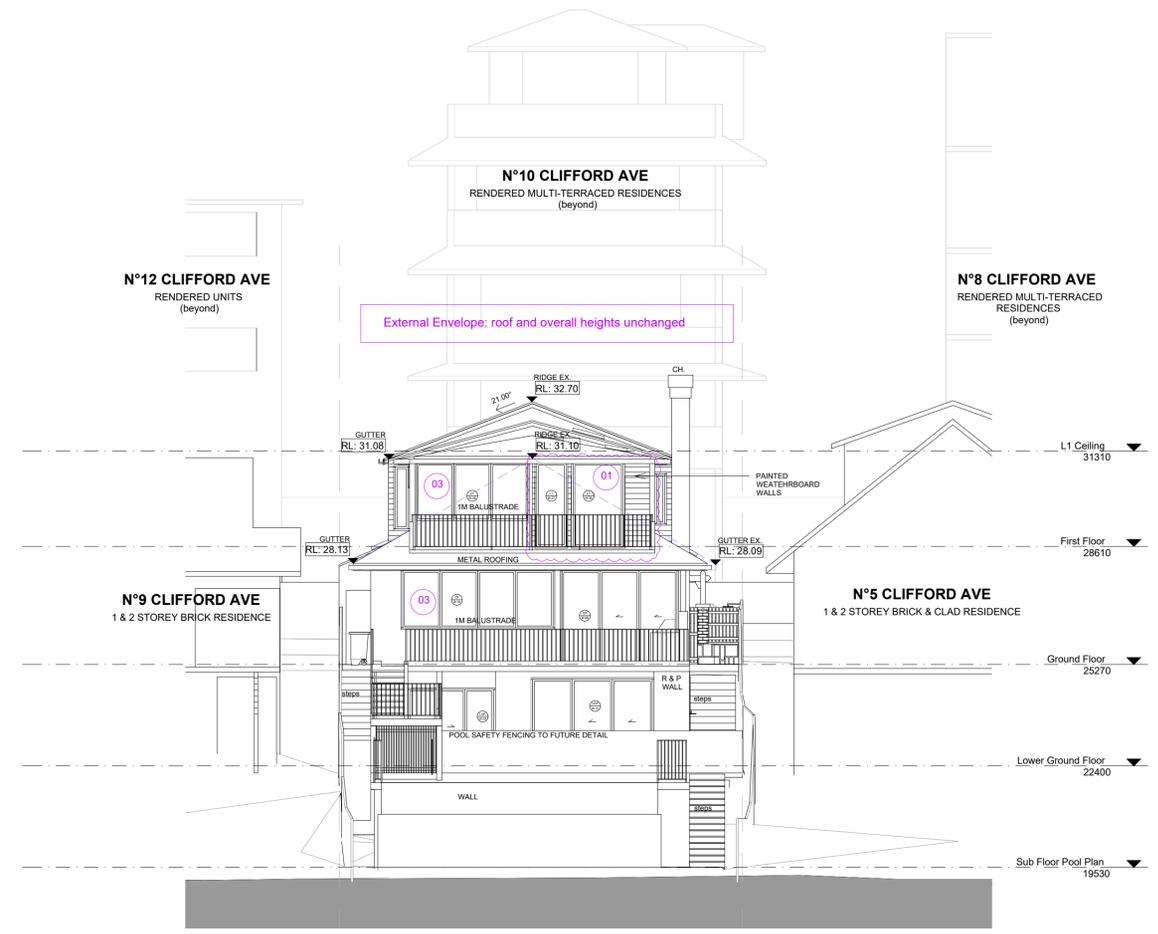
- EXISTING HOUSE WALLS: HOUSE WALLS AS IS AND PER SURVEY
- PROPOSED NEW BLD WALLS EXTERNAL WALLS BRICK AND/OR WEATHERBOARD WALLS
- PROPOSED ADDITION: HOUSE EXTENSION EXTRA GFA
- DEMOLITION: EXISTING SEMI WALLS & FIXTURES TO BE DEMOLISHED
- ADJOINING NEIGHBOURING PROPERTIES AS PER SITE SURVEY PLAN
- CONCRETE REINFORCED CONCRETE TO ENGINEER DETAILS
- TIMBER FLOOR: SELECTED HARDWOOD FLOOR
- WET AREA TILING SELECTED FLOOR TILES TO FALLS & SET-OUT TO DETAIL
- ROOFING COLOURBOND METAL ROOFING TO FALLS

SYMBOLS

- WINDOW LABEL
- EXISTING WINDOW
- DOOR LABEL
- DCP/LEP WALL HEIGHT LINE
- PLAN/ SECTION REFERENCE
- PLAN/ ELEVATION REFERENCE
- RL (LEVELS)
- FLOOR LEVELS



1 North Elevation
1 : 100



2 South Elevation
1 : 100

northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2021/0543

LIST OF S4.55 MODIFICATION DESIGN CHANGES

- EXTERNAL:**
1. First floor study relocated/enlarged
 2. Ground floor entry porch canopy size reduced and pitch amended
 3. Window/wall opening changes including skylight amendments
- INTERNAL:**
4. Relocated lift and associated stair changes
 5. Room plan layout changes including kitchen, bathrooms and other
 6. WC added under outdoor stair
- OTHER**
7. Outdoor fireplace deleted

NOTES

- **SITE SURVEY INFORMATION:** THE SITE INFORMATION HEREIN HAS BEEN TRANSFERRED FROM THE C.M.S. SURVEYORS' PHYSICAL SURVEY PLAN No.673A. REFER TO THIS DRAWING TO CONFIRM BOUNDARIES, EXISTING FEATURES, LEVELS & DATUM. EXISTING HOUSE WALL MEASUREMENTS (INTERNAL) BY V. MARK SURVEYS AND ACCURACY T.B.C. ON SITE.
- **COORDINATION:** REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND THE DOCUMENTATION OF OTHER CONSULTANTS WITH THE SPECIFICATION FOR BUILDING WORKS. REPORT DISCREPANCIES BETWEEN THE DOCUMENTS AND/OR WITH CONDITIONS ON SITE TO THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.
- **DETAIL DRAWINGS:** UNLESS NOTED OTHERWISE REFER TO DETAIL DRAWINGS FOR SET-OUT INFORMATION. DETAIL DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER GENERAL ARRANGEMENT DRAWINGS AT SMALLER SCALES. IF IN DOUBT NOTIFY ARCHITECTS FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.
- **EXECUTION OF THE WORKS:** EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED), CURRENT EDITIONS OF RELEVANT AUSTRALIAN AND OTHER PUBLISHED STANDARDS (AS AMENDED) AND THE REQUIREMENTS OF OTHER AUTHORITIES RELEVANT TO THE EXECUTION OF THE WORKS.

issue	date	description
A	02/07/2018	Preliminary DA Issue for Review
B	19/10/2018	DA Issue for Review
C	05/11/2018	DEVELOPMENT APPLICATION
D	30/08/2019	Amended DA
E	20/07/2021	S4.55 MOD APPLICATION

CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
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DU PLESSIS ARCHITECTS
 0403944576 | 0433408368
 www.droom.com.au

NSW REGISTERED ARCHITECT #7435
 NOMINATED ARCHITECT: EUGENE DU PLESSIS

PROJECT TITLE:
OPADCHY House Alterations & Additions

CLIENT NAME:
GEORGE + TATIANA OPADCHY

ADDRESS:
7 Clifford Avenue Fairlight NSW 2094

DRAWING TITLE:
Elevations North/South

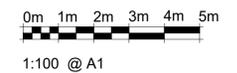
DRAWN:
AH CHECKED:
EDUP

SCALE:
1:100@A1

DRAWING NO:
DA.10

ISSUE:
E DATE:
20/07/2021

S4.55 MOD



BASIX COMMITMENTS

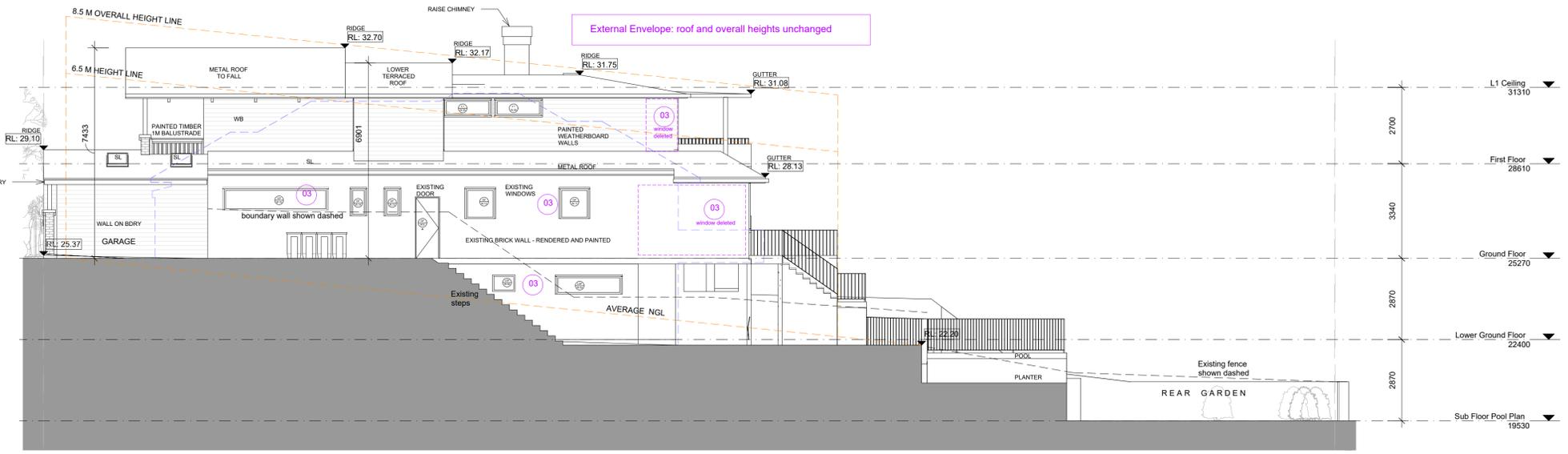
- READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE #A329994 SUBMITTED WITH THE DEVELOPMENT APPLICATION:
- THE OUTDOOR SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 36 KILOLITRES. INSTALL A POOL PUMP & HEATING SYSTEM FOR THE SWIMMING POOL TO BE SOLAR ONLY.
 - THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1575 LITRES ON THE SITE. THE RAINWATER TANK TO COLLECT RAINWATER RUNOFF FROM AT LEAST 90 SQUARE METRES OF ROOF AREA. CONNECT THE RAINWATER TANK TO A TAP LOCATED WITHIN 10 METRES OF THE EDGE OF THE POOL.
 - PROVIDE A HEATING/COOLING SYSTEM TO ACHIEVE THE REQUIRED STAR ENERGY RATING.
 - A NEW 'GAS INSTANTANEOUS' HOT WATER SYSTEM TO BE INSTALLED (POSITION T.B.C)
 - A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
 - ALL NEW or ALTERED SHOWERHEAD, TOILET & TAP FIXTURES TO ACHIEVE THE REQUIRED STAR WATER RATING.
 - ADDITIONAL NEW FLOOR, WALL & ROOF CEILING INSULATION TO HAVE THE MINIMUM R-VALUES AS SPECIFIED IN THE CERTIFICATE
 - ALL NEW WINDOWS & SKYLIGHTS TO HAVE U-VALUE AND A SOLAR HEAT GAIN COEFFICIENT NO GREATER THAN THAT LISTED IN THE BASIX TABLE REQUIREMENTS.
 - THE NEW ROOF COLOUR TO BE OF MEDIUM SOLAR ABSORPTANCE.

LEGEND

- EXISTING HOUSE WALLS:** HOUSE WALLS AS IS AND PER SURVEY
- PROPOSED NEW BLD WALLS** EXTERNAL WALLS BRICK AND/OR WEATHERBOARD WALLS
INTERNAL FRAMED LIGHT WEIGHT PLASTERBOARD WALLS
- PROPOSED ADDITION:** HOUSE EXTENSION EXTRA GFA
- DEMOLITION:** EXISTING SEMI WALLS & FIXTURES TO BE DEMOLISHED
- ADJOINING NEIGHBOURING PROPERTIES** AS PER SITE SURVEY PLAN
- CONCRETE** REINFORCED CONCRETE TO ENGINEER DETAILS
- TIMBER FLOOR:** SELECTED HARDWOOD FLOOR
- WET AREA TILING** SELECTED FLOOR TILES TO FALLS & SET-OUT TO DETAIL
- ROOFING** COLOURBOND METAL ROOFING TO FALLS

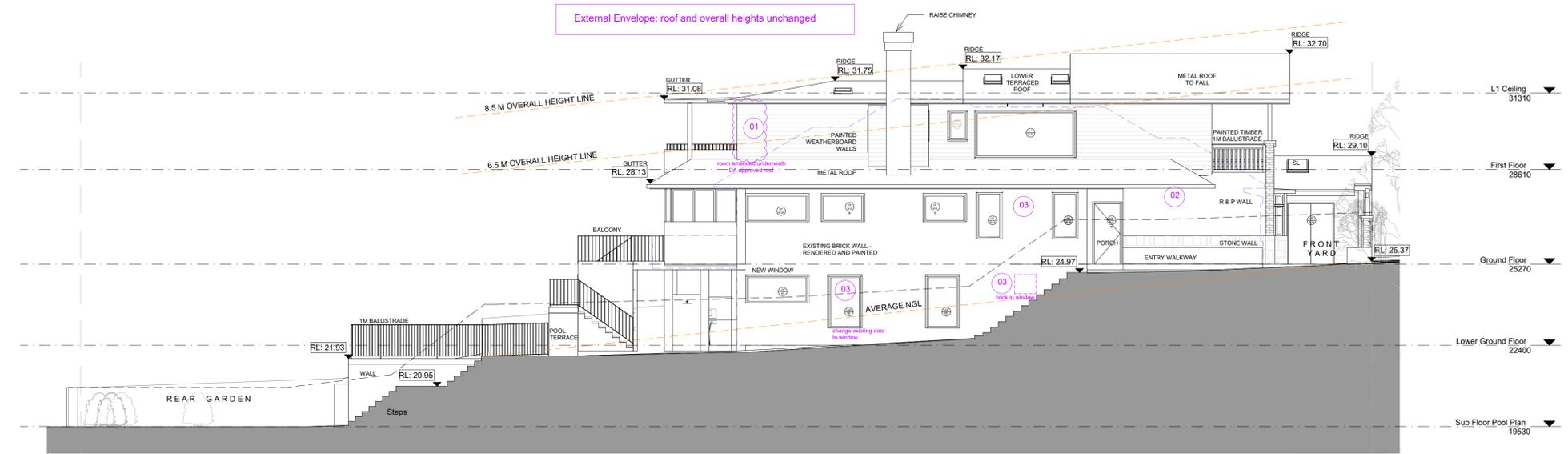
SYMBOLS

- WINDOW LABEL
- EXISTING WINDOW
- DOOR LABEL
- DC/PLEP WALL HEIGHT LINE
- PLAN SECTION REFERENCE
- PLAN ELEVATION REFERENCE
- RL (LEVELS)
- FLOOR LEVELS



1 West Elevation
1 : 100

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2021/0543



2 East Elevation
1 : 100



LIST OF S4.55 MODIFICATION DESIGN CHANGES

- EXTERNAL:**
1. First floor study relocated/enlarged
 2. Ground floor entry porch canopy size reduced and pitch amended
 3. Window/wall opening changes including skylight amendments
- INTERNAL:**
4. Relocated lift and associated stair changes
 5. Room plan layout changes including kitchen, bathrooms and other
 6. WC added under outdoor stair
- OTHER**
7. Outdoor fireplace deleted

NOTES

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C	05/11/2018	DEVELOPMENT APPLICATION
D	30/08/2019	Amended DA
E	20/07/2021	S4.55 MOD APPLICATION

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PROJECT TITLE:
OPADCHY House Alterations & Additions

CLIENT NAME:
GEORGE + TATIANA OPADCHY

ADDRESS:
7 Clifford Avenue Fairlight NSW 2094

DRAWING TITLE:
Elevations East/West

DRAWN:
AH CHECKED:
EDUP

SCALE:
1:100@A1

DRAWING NO:
DA.11

ISSUE:
E DATE:
20/07/2021

S4.55 MOD

BASIX COMMITMENTS

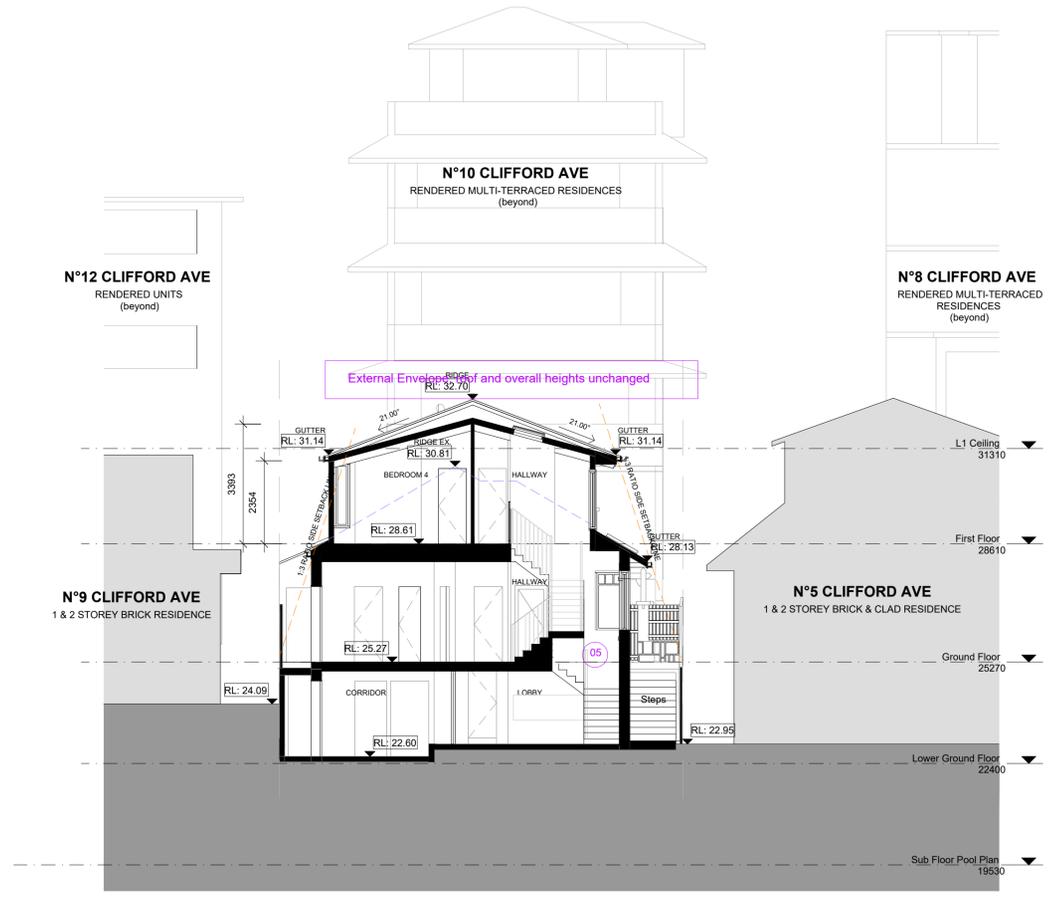
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LEGEND

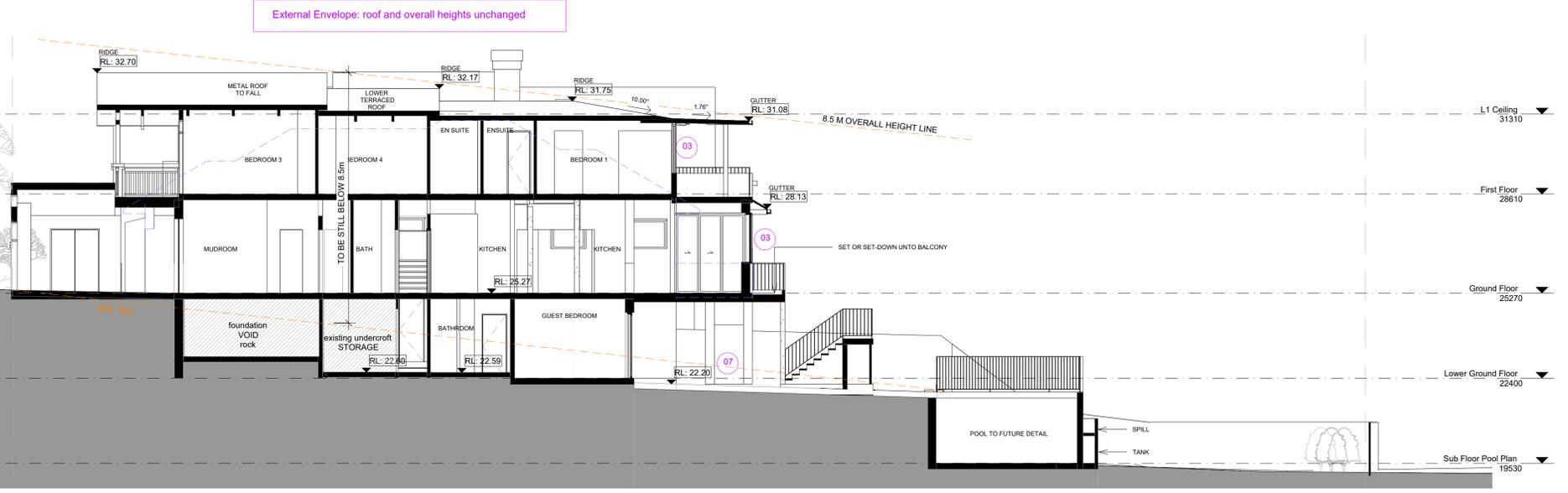
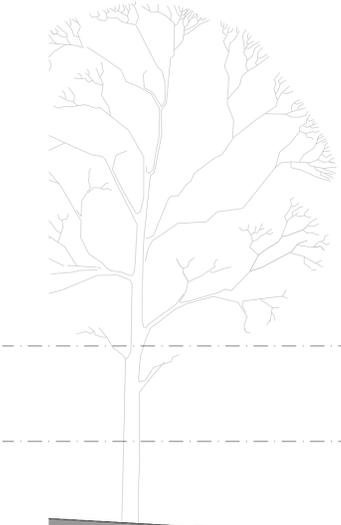
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SYMBOLS

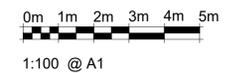
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- EXISTING WINDOW
- DOOR LABEL
- DCPILE WALL HEIGHT LINE
- PLAN/ SECTION REFERENCE
- PLAN/ ELEVATION REFERENCE
- RL (LEVELS)
- FLOOR LEVELS



2 Cross Section
1 : 100



1 Long Section
1 : 100



LIST OF S4.55 MODIFICATION DESIGN CHANGES

- EXTERNAL:**
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MOD2021/0543

NOTES

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DU PLESSIS ARCHITECTS
0403944576 | 0433408368
www.droom.com.au

NSW REGISTERED ARCHITECT #7435
NOMINATED ARCHITECT: EUGENE DU PLESSIS

PROJECT TITLE:
OPADCHY
House Alterations & Additions

CLIENT NAME:
GEORGE + TATIANA OPADCHY

ADDRESS:
7 Clifford Avenue
Fairlight NSW 2094

DRAWING TITLE:
Sections

DRAWN:
AH

CHECKED:
EDUP

SCALE:
1:100@A1

DRAWING NO:
DA.12

ISSUE:
E

DATE:
20/07/2021

S4.55 MOD