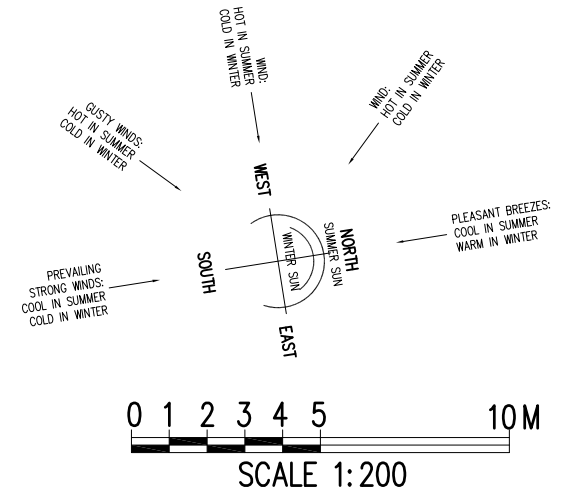
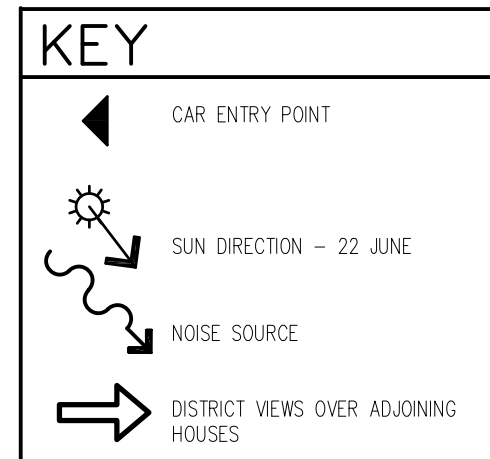
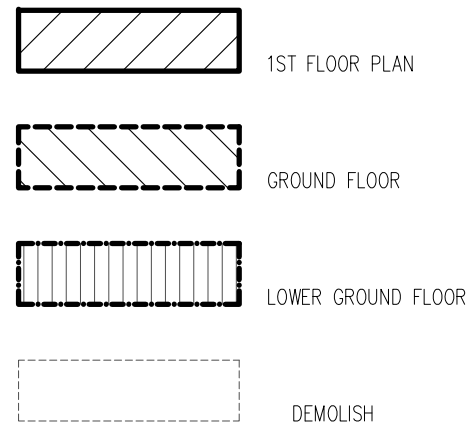


SITE PLAN AND SITE ANALYSIS PLAN

1:200



GENERAL NOTES:

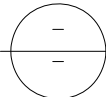
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- All electrical power & light outlets to be determined by owner.
- Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

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MICHAL KORECKY
21 NALYA ROAD, NARRAWEE NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com
Mob: 0438 148 944

PROJECT:
PROPOSED RESIDENCE
45 OXFORD FALLS ROAD, BEACON HILL
NSW 2100, LOT 2 IN DP.206629
CLIENT:
JIRI AND MARCELA ALBRECHT

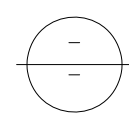
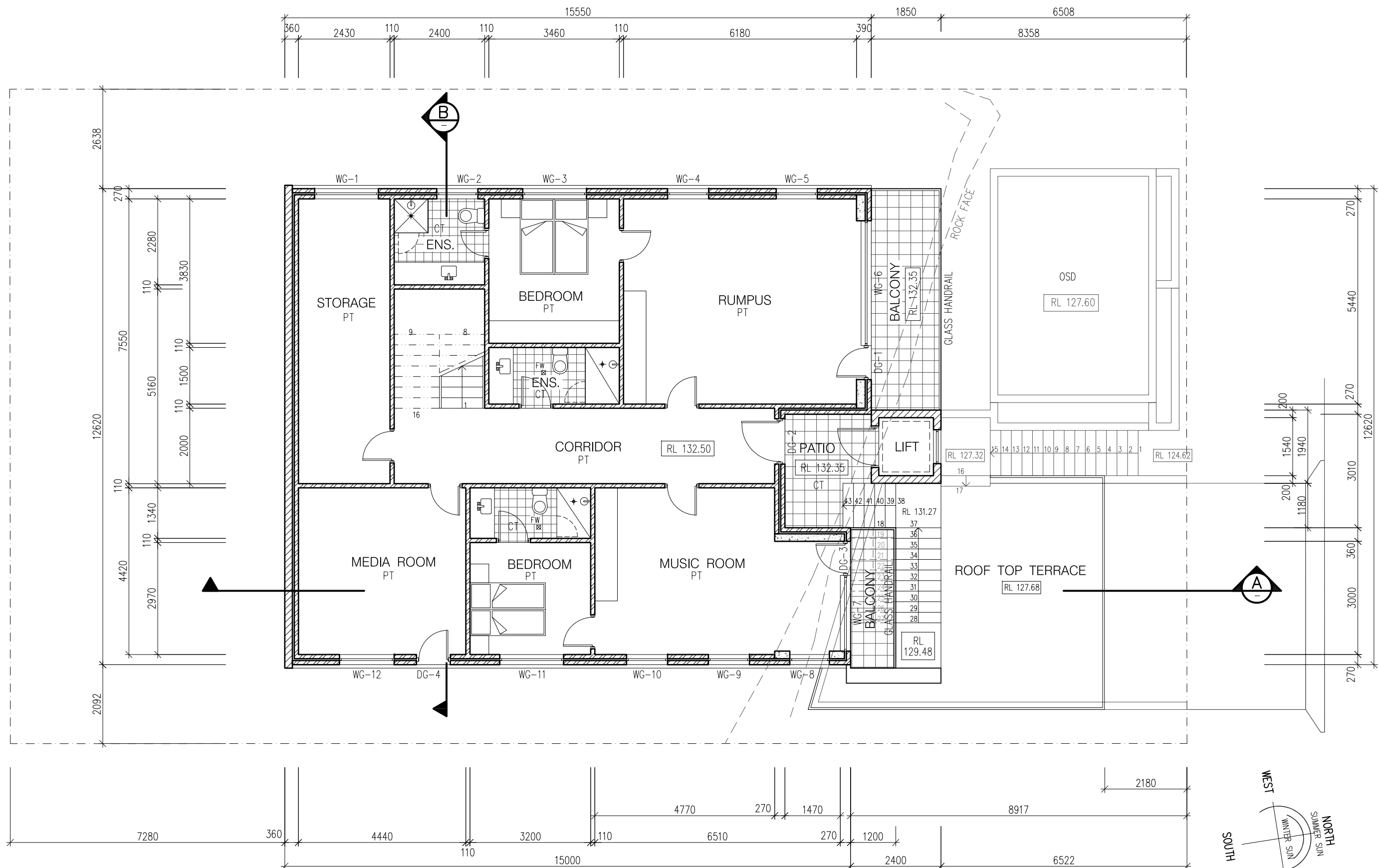
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DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 1



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SCALE 1:100

DATE: 30/05/25	SCALE: AS NOTED
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DRAWING Nr : 18080	SHEET: 2

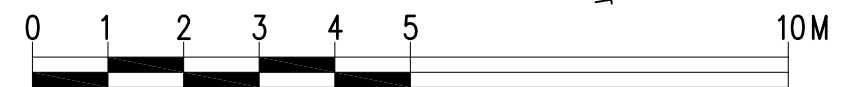


PROPOSED GROUND FLOOR PLAN

1:100

SPEC

PT: POLISHED TIMBER
CT: CERAMIC TILES



SCALE 1:100

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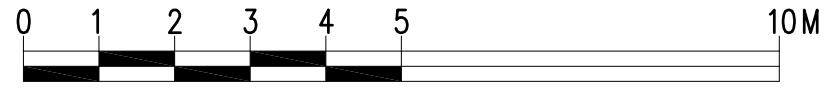
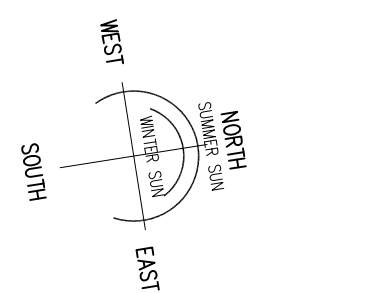
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ABN: 79 393 130 294
Email: koreckym@gmail.com
Mob: 0438 148 944

PROJECT:
PROPOSED RESIDENCE
45 OXFORD FALLS ROAD, BEACON HILL
NSW 2100, LOT 2 IN DP.206629
CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 30/05/25	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 3



SPEC
PT: POLISHED TIMBER
CT: CERAMIC TILES



SCALE 1:100

PROPOSED FIRST FLOOR PLAN
1:100

GENERAL NOTES:

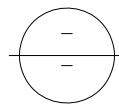
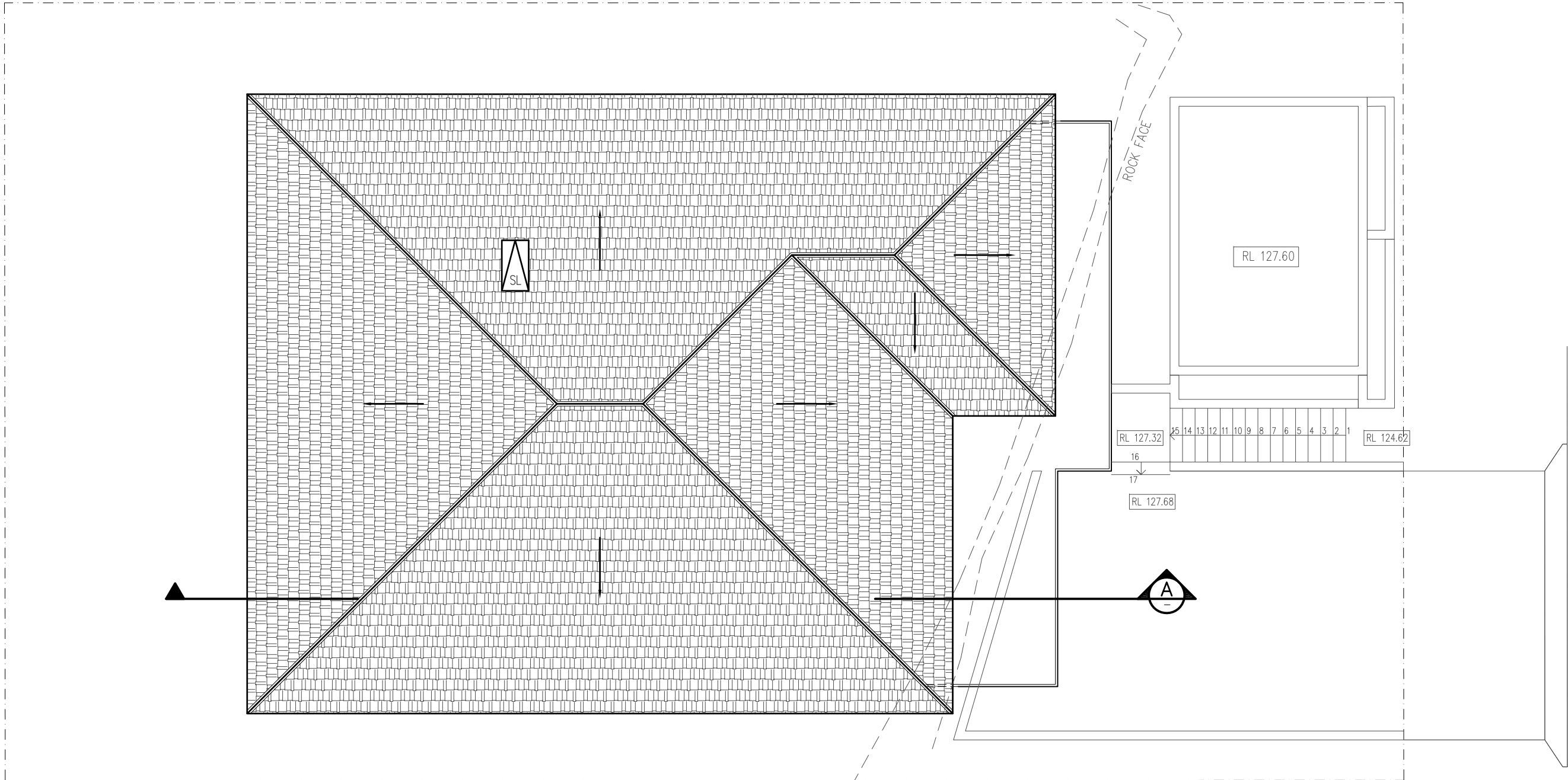
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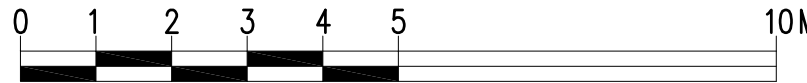
PROJECT:
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NSW 2100, LOT 2 IN DP.206629
CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 30/05/25	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 4

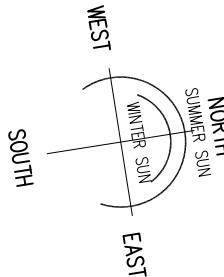


PROPOSED ROOF PLAN

1:100



SCALE 1:100



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CLIENT:

JIRI AND MARCELA ALBRECHT

DATE: 30/05/25

SCALE: AS NOTED

DRAWN: MK

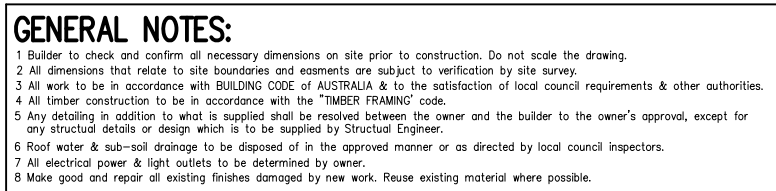
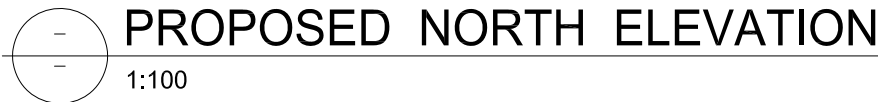
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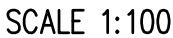
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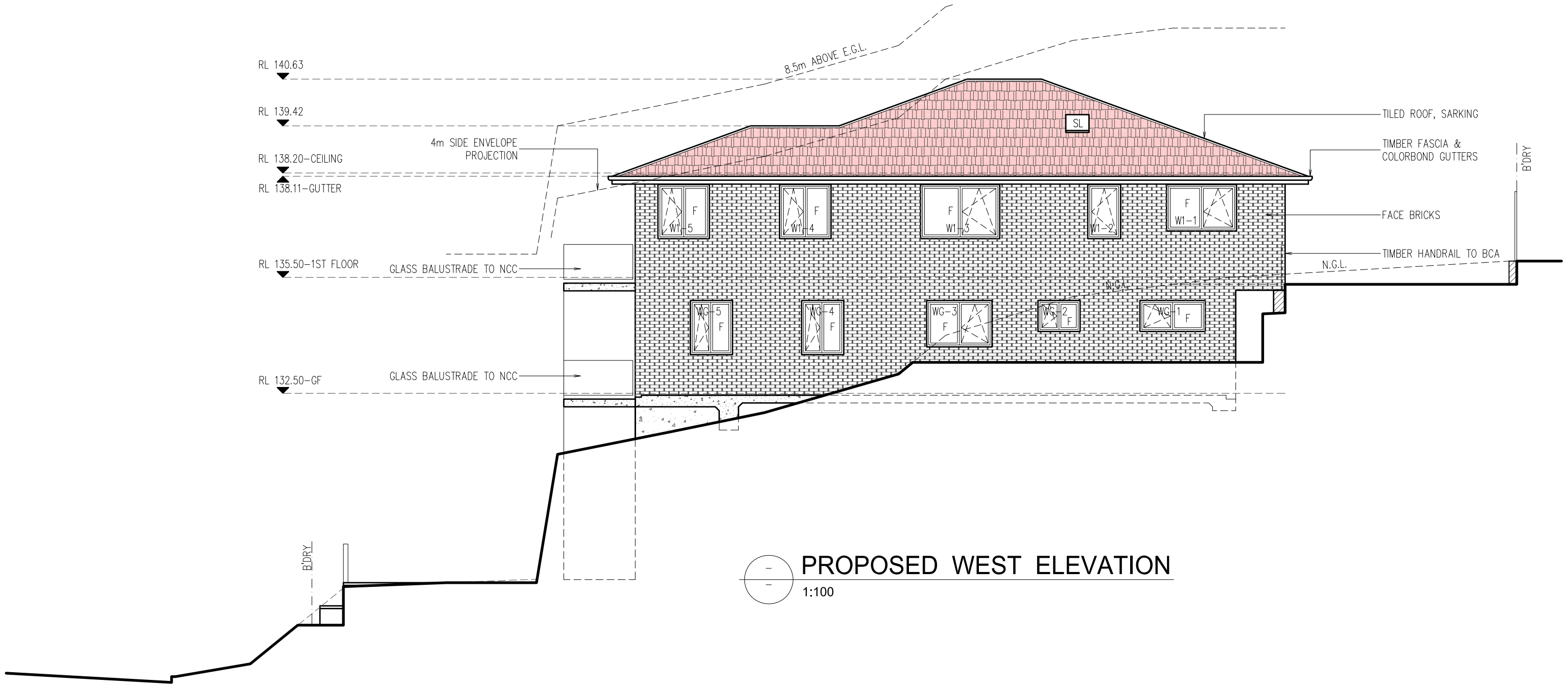
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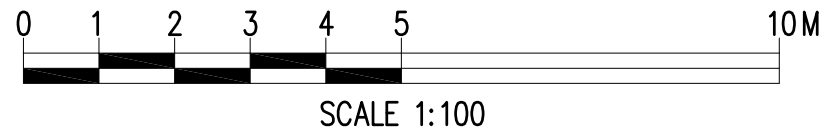
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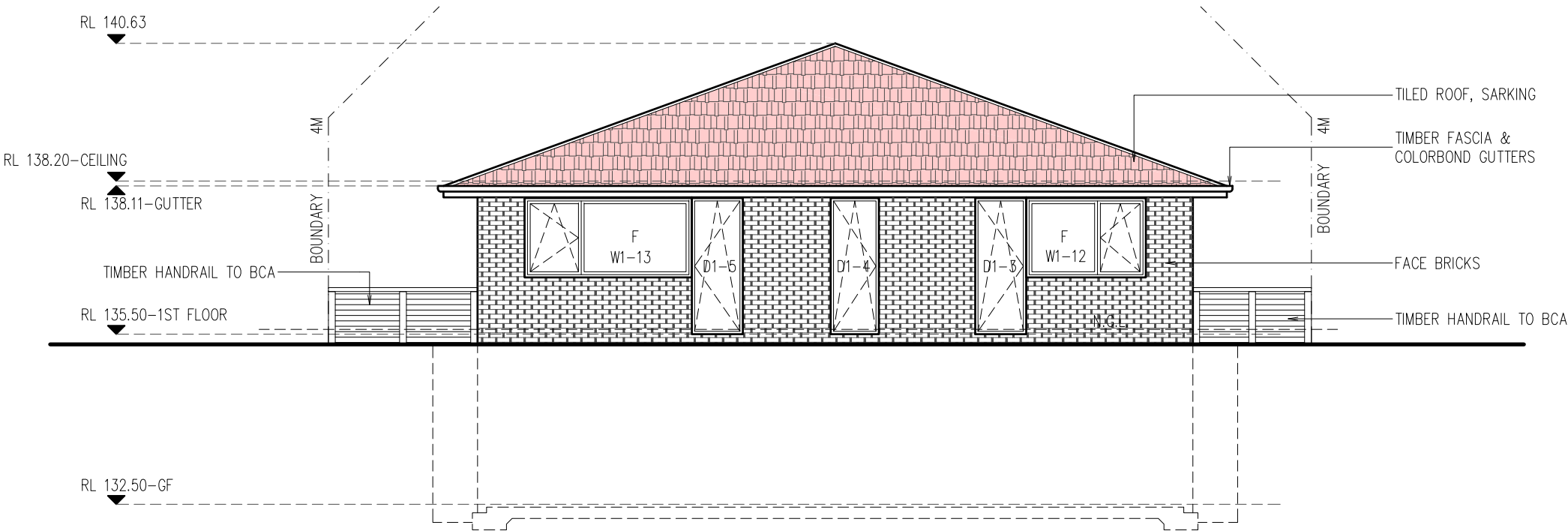
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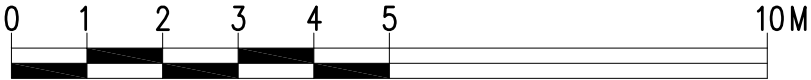
PROPOSED WEST ELEVATION
1:100



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PROPOSED SOUTH ELEVATION
1:100



SCALE 1:100

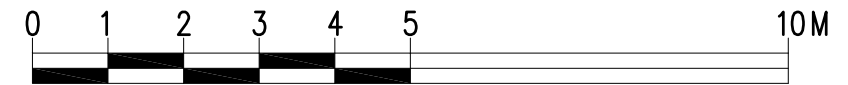
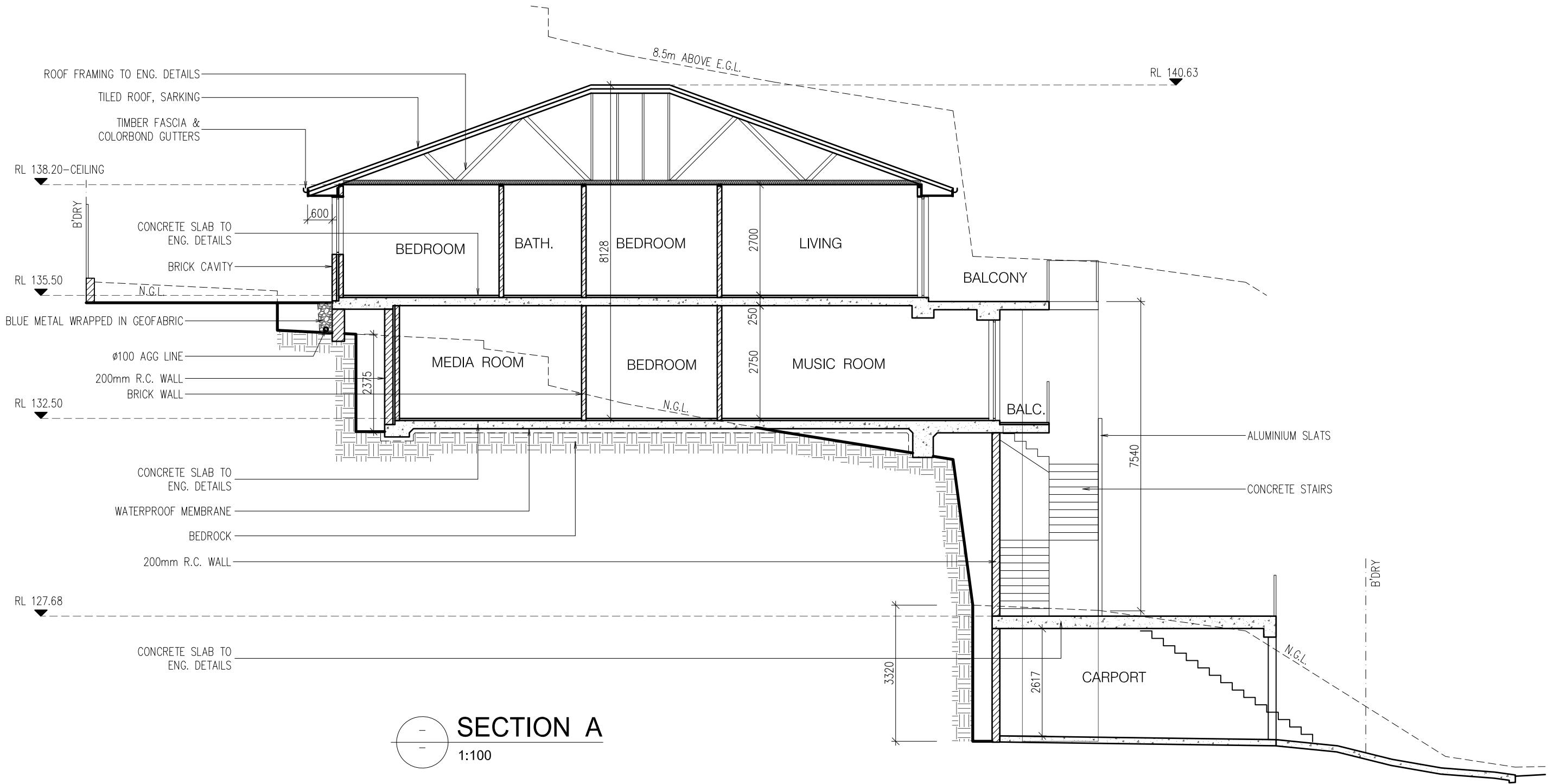
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NSW 2100, LOT 2 IN DP.206629
CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 30/05/25	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 9



SCALE 1:100

GENERAL NOTES:

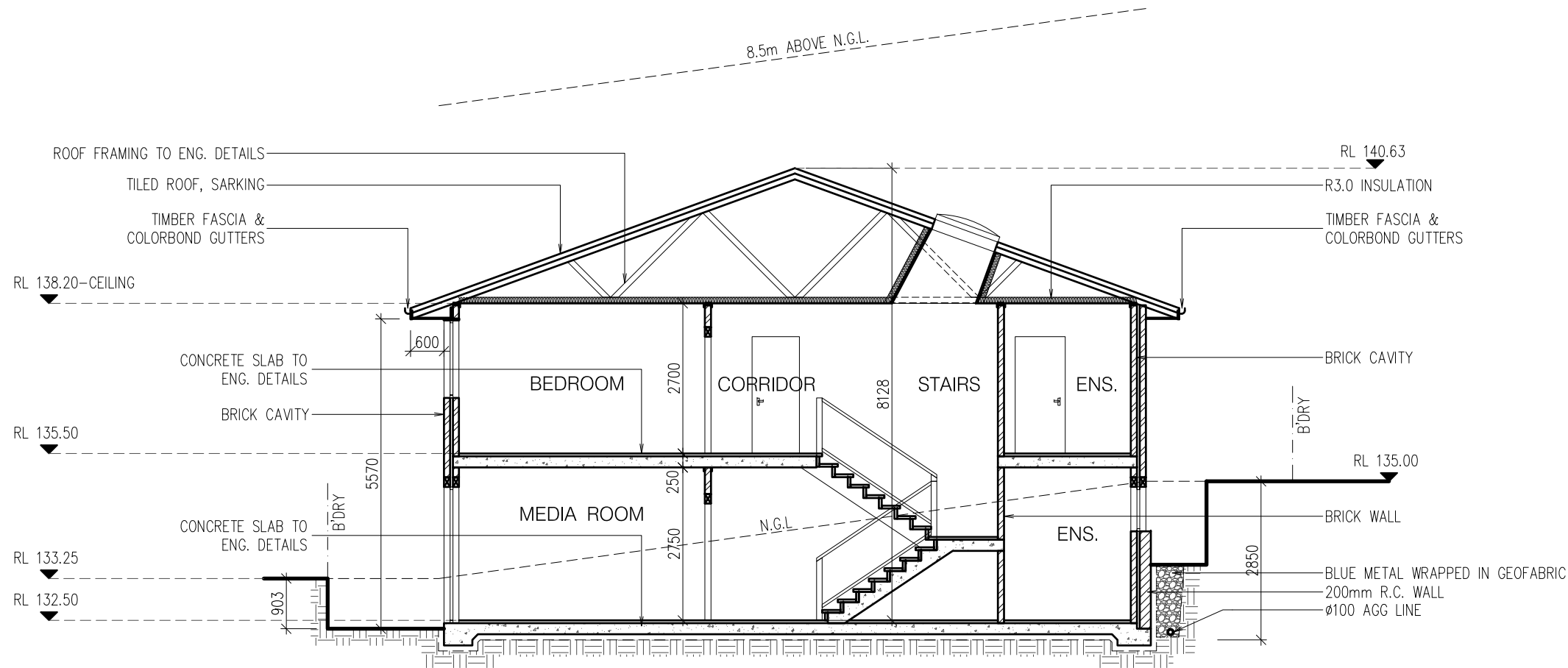
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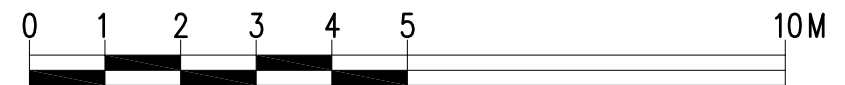
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SECTION B
1:100



SCALE 1:100

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No.	AMENDMENT	DATE
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DESIGN BY:
MICHAL KORECKY
21 NALYA ROAD, NARRAWEENA NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com
Mob: 0438 148 944

PROJECT:
PROPOSED RESIDENCE
45 OXFORD FALLS ROAD, BEACON HILL
NSW 2100, LOT 2 IN DP.206629
CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 30/05/25	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 11

NATHERS INCLUSIONS SUMMARY

atHERS Thermal Comfort Inclusions – 45 Oxford Falls Rad, Beacon Hill External

Walls

Face brick cavity wall, rendered inside for a total R value 1.59

External Colour

Dark (SA > 0.7)

Internal walls

Single-skin brick rendered

Plasterboard walls to Skylight cavity, R2.0 insulation

External Floor

Concrete slab on ground

Suspended concrete floor

Internal Floor

Suspended concrete floor between levels, no insulation required

Floor coverings

Tiles to wet areas, timber elsewhere

Roof and Ceilings

Tile roof with sarking

Plasterboard ceiling with R3.0 insulation (insulation only value)

Plasterboard ceiling with R3.0 insulation (insulation only value), where balcony above

External Colour

Dark (SA > 0.7)

Ceiling Penetrations

Sealed IC rated LED downlights, one every 5.0m²

Glazing Doors and Windows

Tilt & turn + hinged

U-value: 3.0 (equal to or lower than) SHGC: 0.48 (±5%)

Sliding + fixed

U-value: 3.0 (equal to or lower than) SHGC: 0.56 (±5%)

Given values are AFRC total window system values (glass and frame)

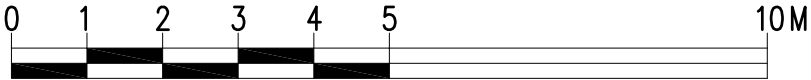
Frame colour:

Dark (SA > 0.7)

Skylights

Operable, U-value: 2.61 (equal to or lower than) SHGC: 0.21 (±5%)

WINDOWS AND DOOR SCHEDULE				
	ORIENT.	SIZE		AREA (m2)
		W	H	
WG-1	WEST	1690	800	1.35
WG-2	WEST	1090	800	0.87
WG-3	WEST	1690	1200	2.03
WG-4	WEST	1090	1400	1.53
WG-5	WEST	1090	1400	1.53
WG-6	NORTH	3310	1400	4.63
WG-7	NORTH	2010	1400	2.81
WG-8	EAST	1050	1400	1.47
WG-9	EAST	1090	1400	1.53
WG-10	EAST	1090	1400	1.53
WG-11	EAST	1690	1400	2.37
WG-12	EAST	1450	1400	2.03
DG-1	NORTH	900	2400	2.16
DG-2	NORTH	1200	2400	2.88
DG-3	NORTH	900	2400	2.16
DG-4	EAST	900	2400	2.16
W1-1	WEST	1810	1200	2.17
W1-2	WEST	850	1400	1.19
W1-3	WEST	2050	1400	2.87
W1-4	WEST	1330	1400	1.86
W1-5	WEST	1330	1400	1.86
W1-6	NORTH	3310	1400	4.63
W1-7	EAST	1330	1400	1.86
W1-8	EAST	970	1400	1.36
W1-9	EAST	1810	1400	2.53
W1-10	EAST	1450	1400	2.03
W1-11	EAST	1810	1400	2.53
W1-12	SOUTH	2110	1400	2.95
W1-13	SOUTH	2950	1400	4.13
D1-1	NORTH	900	2400	2.16
D1-2	NORTH	4690	2400	11.26
D1-3	SOUTH	900	2400	2.16
D1-4	SOUTH	900	2400	2.16
D1-5	SOUTH	900	2400	2.16



SCALE 1:100

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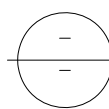
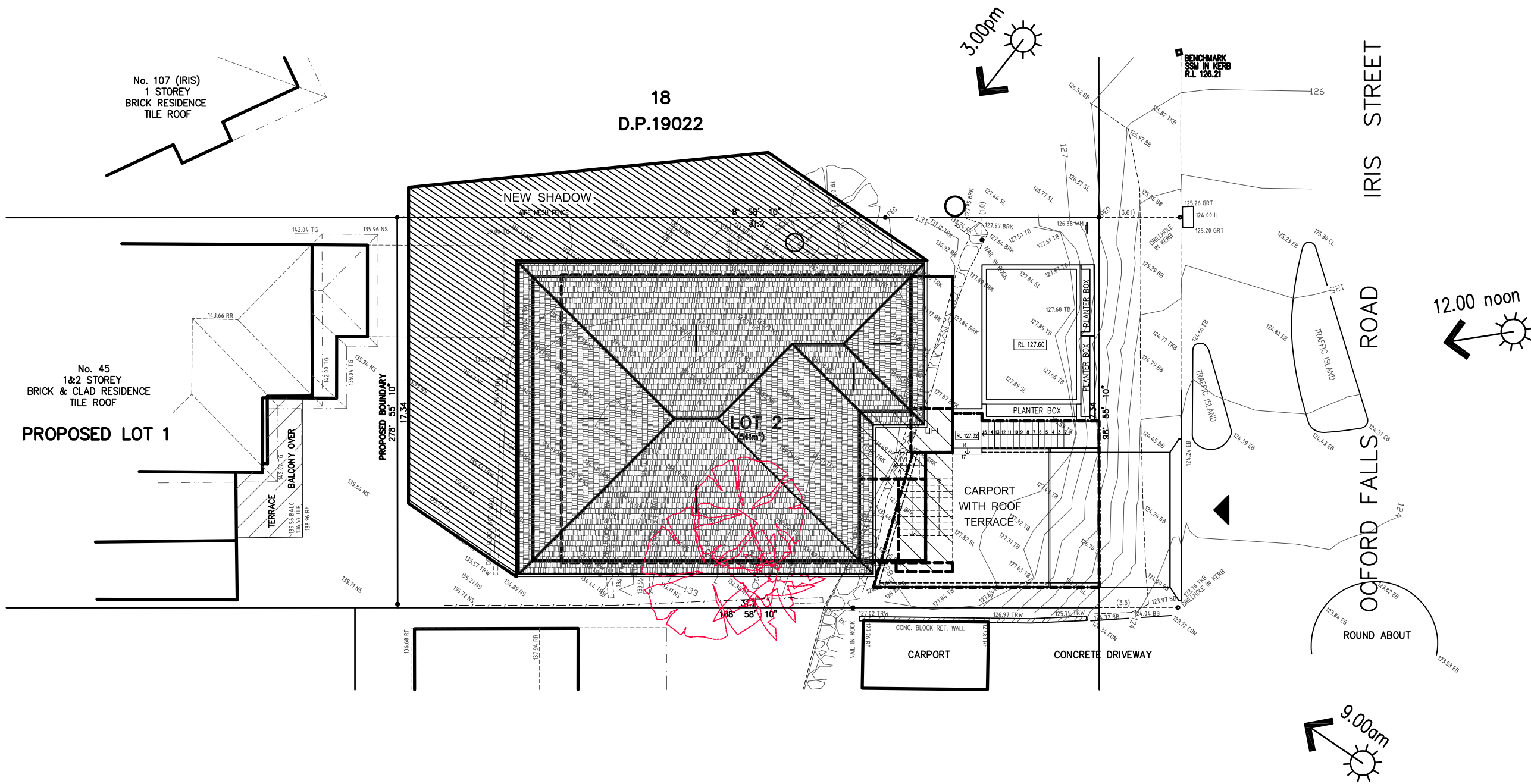
MICHAL KORECKY

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Mob: 0438 148 944

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NSW 2100, LOT 2 IN DP.206629
CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 30/05/25	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 12



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

1:200

0 1 2 3 4 5 10M
SCALE 1: 200

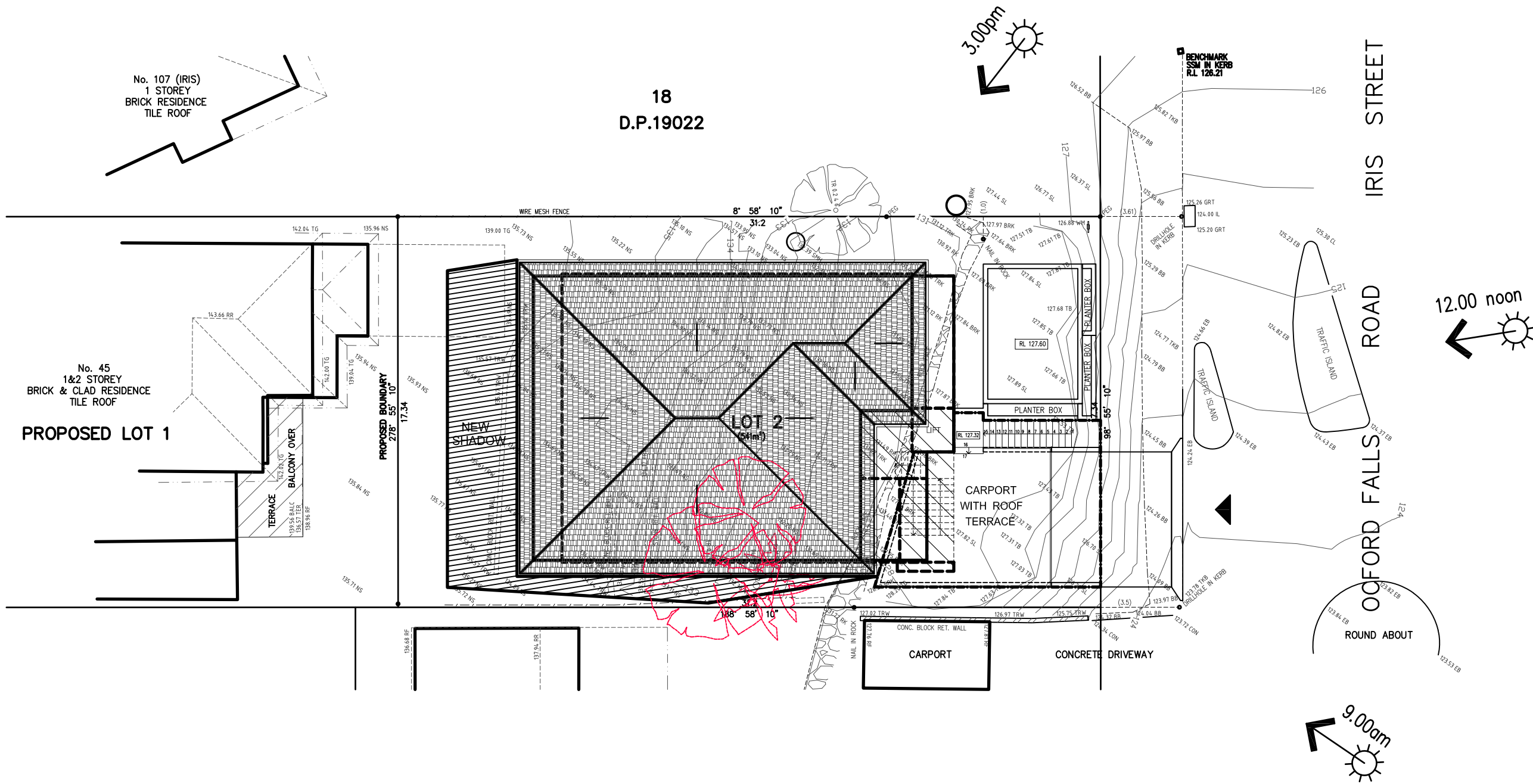
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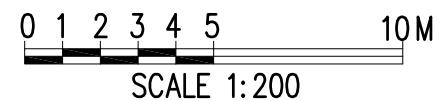
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SHADOW DIAGRAM AZIMUTH 0° ALTITUDE 34° 21/6 - 12:00
1:200



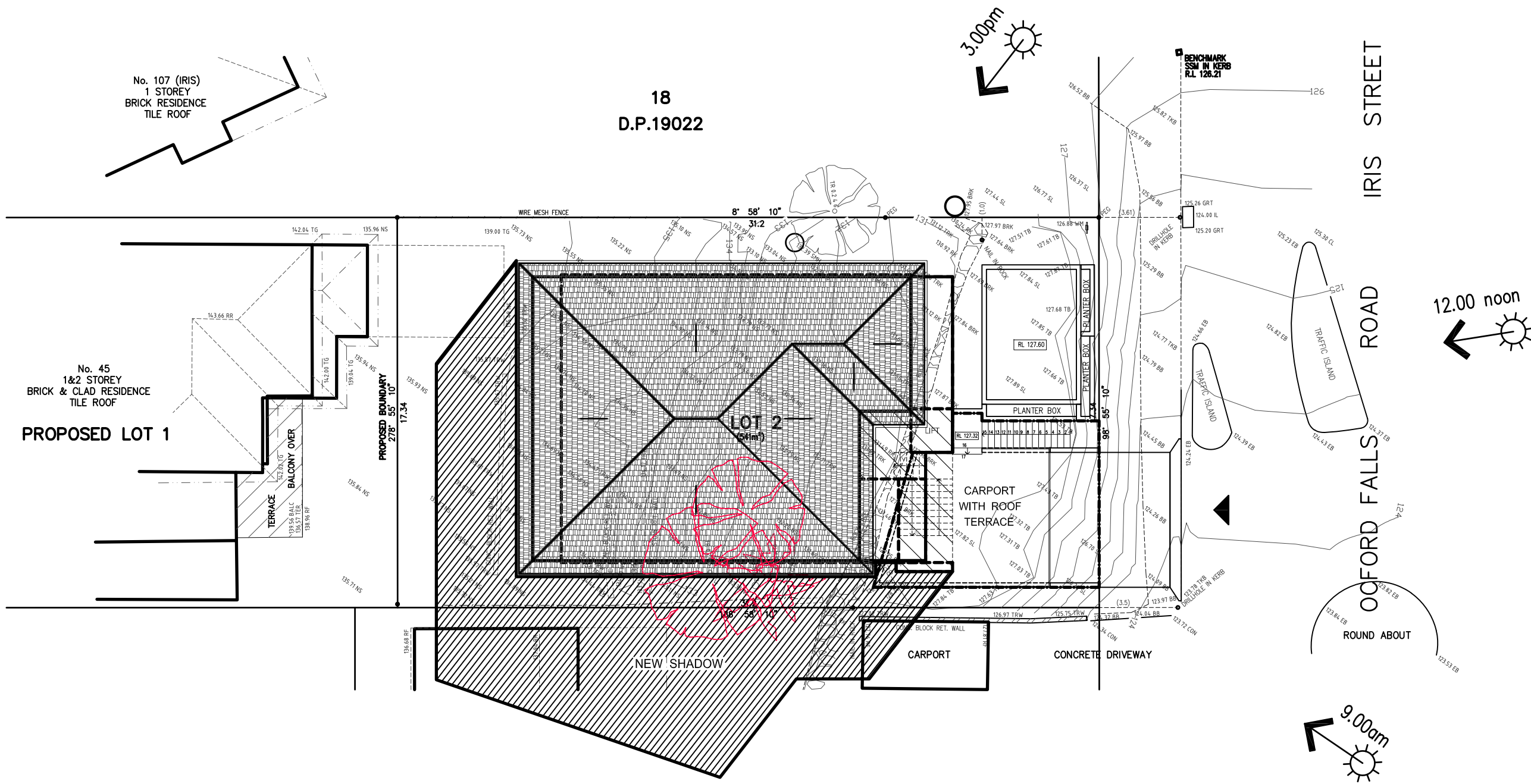
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SHADOW DIAGRAM AZIMUTH -43° ALTITUDE 20° 21/6 - 3:00
1:200



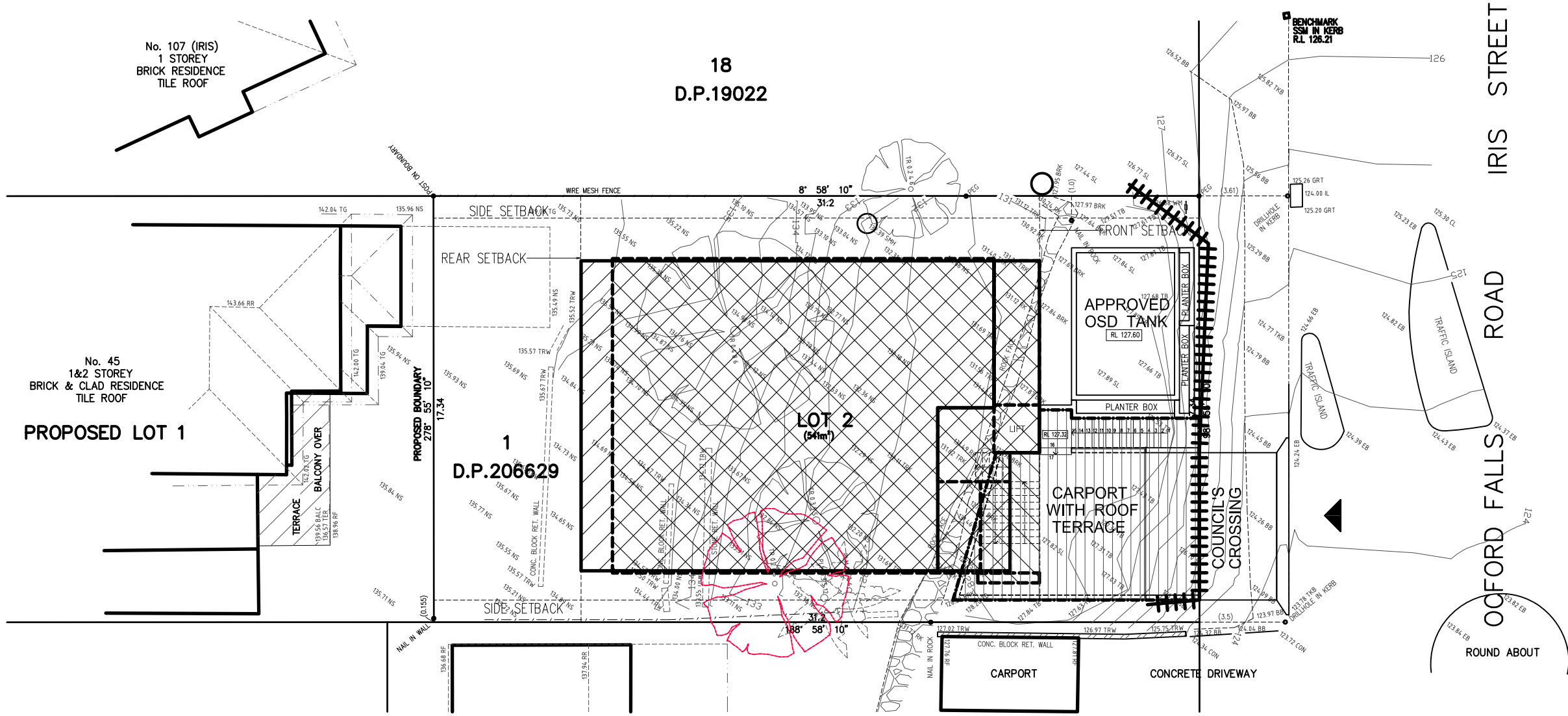
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EROSION AND SEDIMENT MANAGEMENT PLAN

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 BEDDED 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

Direction of Flow

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

3 m max

GEOTEXTILE FILTER FABRIC

Direction of Flow

POSTS DRIVEN 0.6m INTO GROUND

Undisturbed area

SEDIMENT FENCE

SCALE: NTS

CONSTRUCTION SITE

BERM (300 MIN. HIGH)

MIN LENGTH 15 m

MIN. WIDTH 3 m

GEOTEXTILE FABRIC

50-75 mm GRAVEL

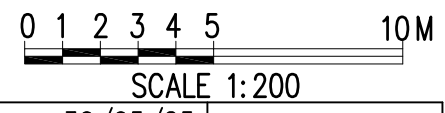
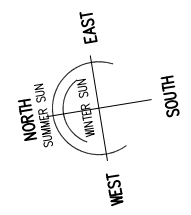
RUN OFF FROM PAD DIRECTED TO SEDIMENT TRAP

EXISTING ROADWAY

TEMPORARY CONSTRUCTION EXIT

SCALE: NTS

SEDIMENT CONTROL FENCE



GENERAL NOTES:

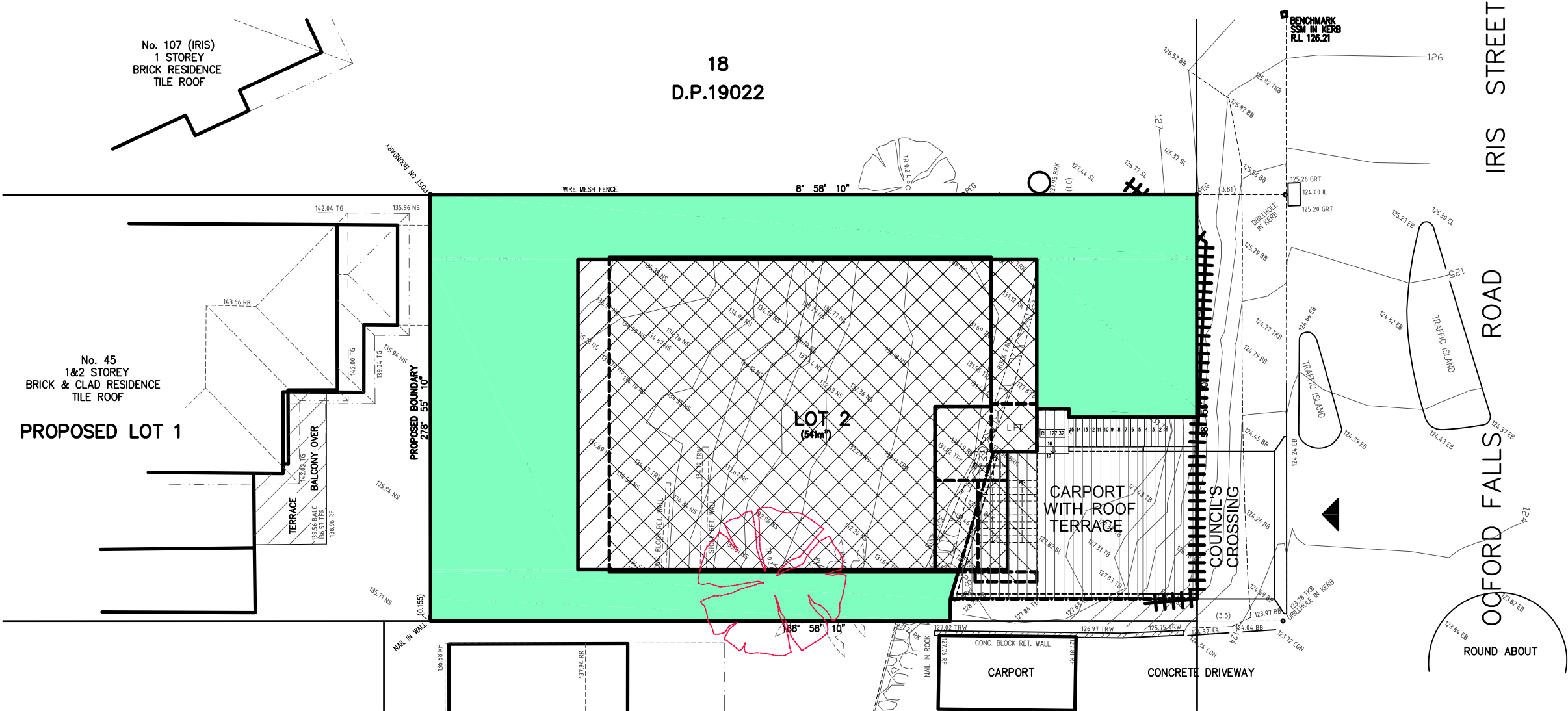
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LANDSCAPE OPEN SPACE CALCULATION SHEET

L.O.S. CALCULATION	(m2)
SITE AREA	541.0
L.O.S. 1	241.1
TOTAL L.O.S.	222.9 (44.5%) > 40%

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BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 18026865

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.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Thursday, 03 July 2025
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.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate #HR-UHXD8y-01.

Project summary		
Project name	45 Oxford Falls Road - New	
Street address	45 OXFORD FALLS ROAD BEACON HILL 2100	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP206629	
Lot no.	1	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	6	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 76	Target 72
Materials	✓ -62	Target n/a

Certificate Prepared by		
Name / Company Name:	MICHAL KORECKY	
ABN (if applicable):		

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18026865 Thursday, 03 July 2025 page 1/6

Description of project

Project address		Assessor details and thermal loads	
Project name	45 Oxford Falls Road - New	NatHERS assessor number	10035
Street address	45 OXFORD FALLS ROAD BEACON HILL 2100	NatHERS certificate number	#HR-UHXD8y-01
Local Government Area	Northern Beaches Council	Climate zone	56
Plan type and plan number	Deposited Plan DP206629	Area adjusted cooling load (MJ/ m²/year)	9
Lot no.	1	Area adjusted heating load (MJ/ m²/year)	11
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached)	Water	✓ 41 Target 40
No. of bedrooms	6	Thermal Performance	✓ Pass Target Pass
		Energy	✓ 76 Target 72
		Materials	✓ -82 Target n/a
Site details			
Site area (m²)	541		
Roof area (m²)	242		
Conditioned floor area (m²)	335.6		
Unconditioned floor area (m²)	13.4		
Total area of garden and lawn (m²)	241		
Roof area of the existing dwelling (m²)	0		

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18026865 Thursday, 03 July 2025 page 2/9

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CCICDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (≥ 4.5 but ≤ 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 5000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 241 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18026865 Thursday, 03 July 2025 page 3/9

Thermal Performance and Materials commitments	Show on DA plans	Show on CCICDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18026865 Thursday, 03 July 2025 page 4/9

Thermal Performance and Materials commitments	Show on DA plans	Show on CCICDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓
Construction		Area - m²	Insulation
floor - concrete slab on ground, conventional slab		170	none
floor - suspended floor above open subfloor, concrete - suspended, frame: no frame		16.2	none
floor - above habitable rooms or mezzanine, concrete - suspended, frame: no frame		179.6	not specified
external wall: cavity brick, frame: no frame		all external walls	none
internal wall: single skin masonry, frame: no frame		266	none
ceiling and roof - flat ceiling / pitched roof, framed - terracotta tiles, timber - H2 treated softwood		241	ceiling: rockwool batts, roll or pump-in; roof: foilsarking

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18026865 Thursday, 03 July 2025 page 5/9

Thermal Performance and Materials commitments	Show on DA plans	Show on CCICDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓
Frames		Maximum area - m2	
aluminium		0	
timber		0	
uPVC		85.91	
steel		0	
composite		0	
Glazing		Maximum area - m2	
single		0	
double		85.91	
triple		0	

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Energy Commitments	Show on DA plans	Show on CCICDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 31 to 35 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER < 2.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER < 2.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER < 2.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER < 2.5		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, open to façade; Operation control: please select		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

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Energy Commitments	Show on DA plans	Show on CCICDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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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 CCICDC plans and 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 (either interim or final) for the development may be issued.

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GENERAL NOTES:

- Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- All dimensions that relate to site boundaries and easements are subject to verification by site survey.
- All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
- All timber construction to be in accordance with the "TIMBER FRAMING" code.
- 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.
- Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
- All electrical power & light outlets to be determined by owner.
- Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

1	ISSUED FOR DA	30/05/25
No.	AMENDMENT	DATE
COPYRIGHT: All plans and drawings are subject of copyright and any attempt or actual infringement by using, reproducing or copying same, wholly or in part, without prior written permission will result in legal proceedings.		

DESIGN BY:

MICHAL KORECKY

21 NALYA ROAD, NARRAWEENA NSW 2099

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Email: koreckym@gmail.com

Mob: 0438 148 944

PROJECT:

PROPOSED RESIDENCE
45 OXFORD FALLS ROAD, BEACON HILL
NSW 2100, LOT 2 IN DP.206629

CLIENT:

JIRI AND MARCELA ALBRECHT

DATE: 30/05/25

SCALE: AS NOTED

DRAWN: MK

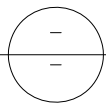
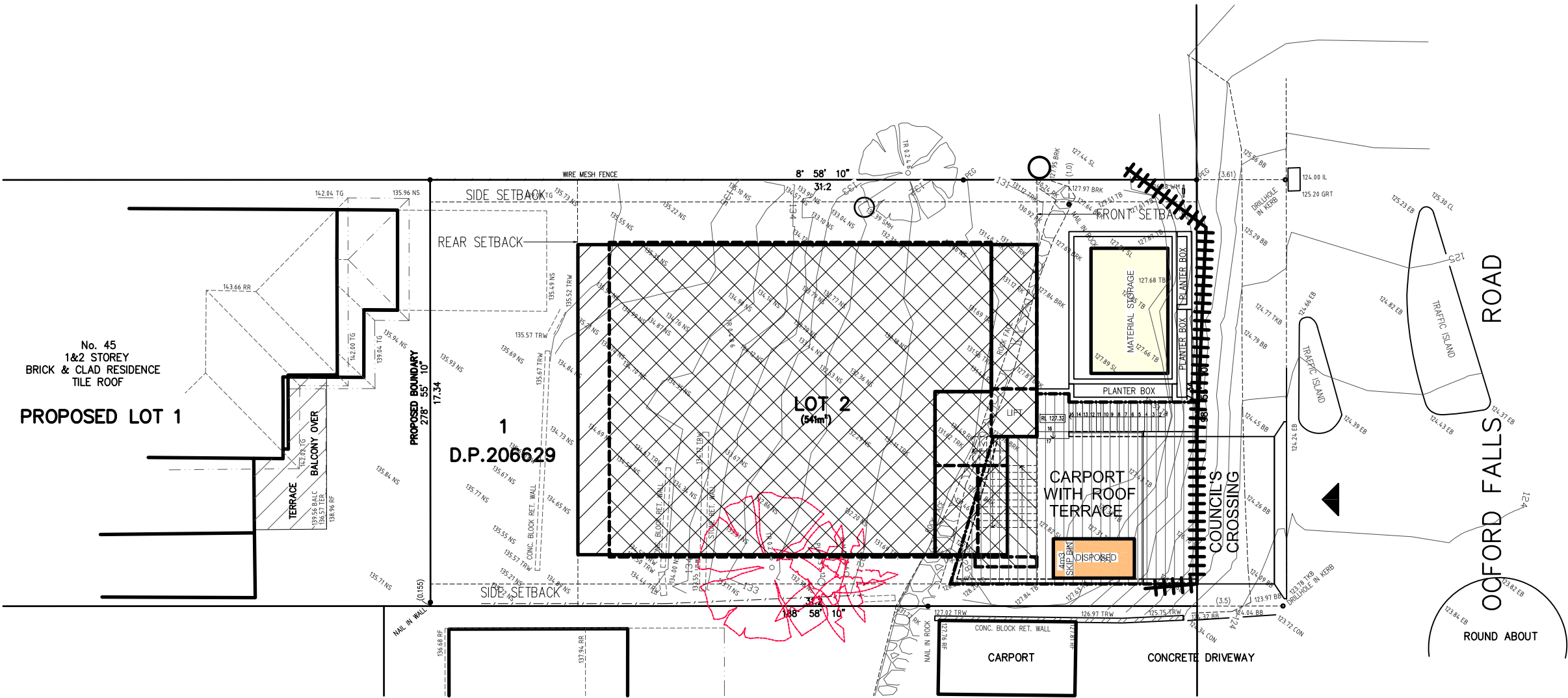
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DRAWING Nr :

18080

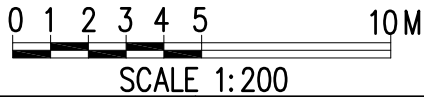
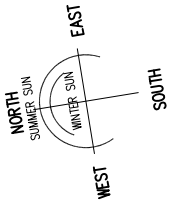
SHEET:

18



WASTE MANAGEMENT PLAN

1:200



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.
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8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

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PROJECT:
PROPOSED RESIDENCE
45 OXFORD FALLS ROAD, BEACON HILL
NSW 2100, LOT 2 IN DP.206629
CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 30/05/25	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 19