

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]
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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
INTERNAL FRAMED LIGHT WEIGHT PLASTERBOARD WALLS
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REINFORCED CONCRETE TO ENGINEER DETAILS
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SELECTED FLOOR TILES TO FALLS & SET-OUT TO DETAIL
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COLOURBOND METAL ROOFING TO FALLS

SYMBOLS

- WINDOW LABEL**
N^o Type
EX^{isting} Type
N^o Type
- PLAN/ SECTION REFERENCE**
PLAN/ ELEVATION REFERENCE
RL (LEVELS)
FLOOR LEVELS
- DOOR LABEL**
N^o Type
- DOUBLE WALL HEIGHT LINE**

DRAWING LIST

ARCHITECTURAL DRAWING SET - DA

DRAWING NO.	ISSUE NO.	ISSUE	DRAWING NAME	SCALE (PAGE SIZE)	DATE ISSUED
DA.01	DA	D	Cover Sheet + Site Plan	1/200	30/08/2019
DA.02	DA	D	Roof Plan	1/100	30/08/2019
DA.03	DA	D	Existing Lower Ground Floor Plan	1/100	30/08/2019
DA.04	DA	D	Existing Ground Floor Plan	1/100	30/08/2019
DA.05	DA	D	Demolition Lower Ground Floor Plan	1/100	30/08/2019
DA.06	DA	D	Demolition Ground Floor Plan	1/100	30/08/2019
DA.07	DA	D	Lower Ground Floor Plan	1/100	30/08/2019
DA.08	DA	D	Ground Floor Plan	1/100	30/08/2019
DA.09	DA	D	First Floor Plan	1/100	30/08/2019
DA.10	DA	D	Elevations North/South	1/100	30/08/2019
DA.11	DA	D	Elevations East/West	1/100	30/08/2019
DA.12	DA	D	Sections	1/100	30/08/2019
DA.13	DA	D	Perspectives	-	30/08/2019
DA.14	DA	D	Glazing Schedule	-	30/08/2019

PROJECT TEAM

- CLIENT**
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- COUNCIL**
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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 TRANSPosed 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 BDY 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
- + DETAIL DRAWINGS:
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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
ADH ADHESIVE
AG AGGREGATE
AL ALUMINIUM
AW AWNING
B BALUSTRADE
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
CLIN 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
MECH 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
OC OBSCURE GLAZING
OH OVER HEAD
P SELECTED PAVING
PB PLASTERBOARD
PFC PARALLEL FLANGE CHANNEL
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
TOW TOP OF WALL
TYP TYPICAL
UB UNIVERSAL BEAM
US UNDERSIDE
V VENTILATION
W WINDOW
WC WATER CLOSET
WM WATER MAIN
WT WASH TROUGH
WPM WATER PROOFING MEMBRANE

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

northern beaches council

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

DA2019/0276

NOTES

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THE SITE INFORMATION HEREIN HAS BEEN TRANSPosed FROM THE C.M.S. SURVEYORS PTY LTD SURVEY PLAN No.8732A. 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.
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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

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DU PLESSIS ARCHITECTS

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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:
D

DATE:
30/08/2019

DEVELOPMENT APPLICATION

BASIX COMMITMENTS

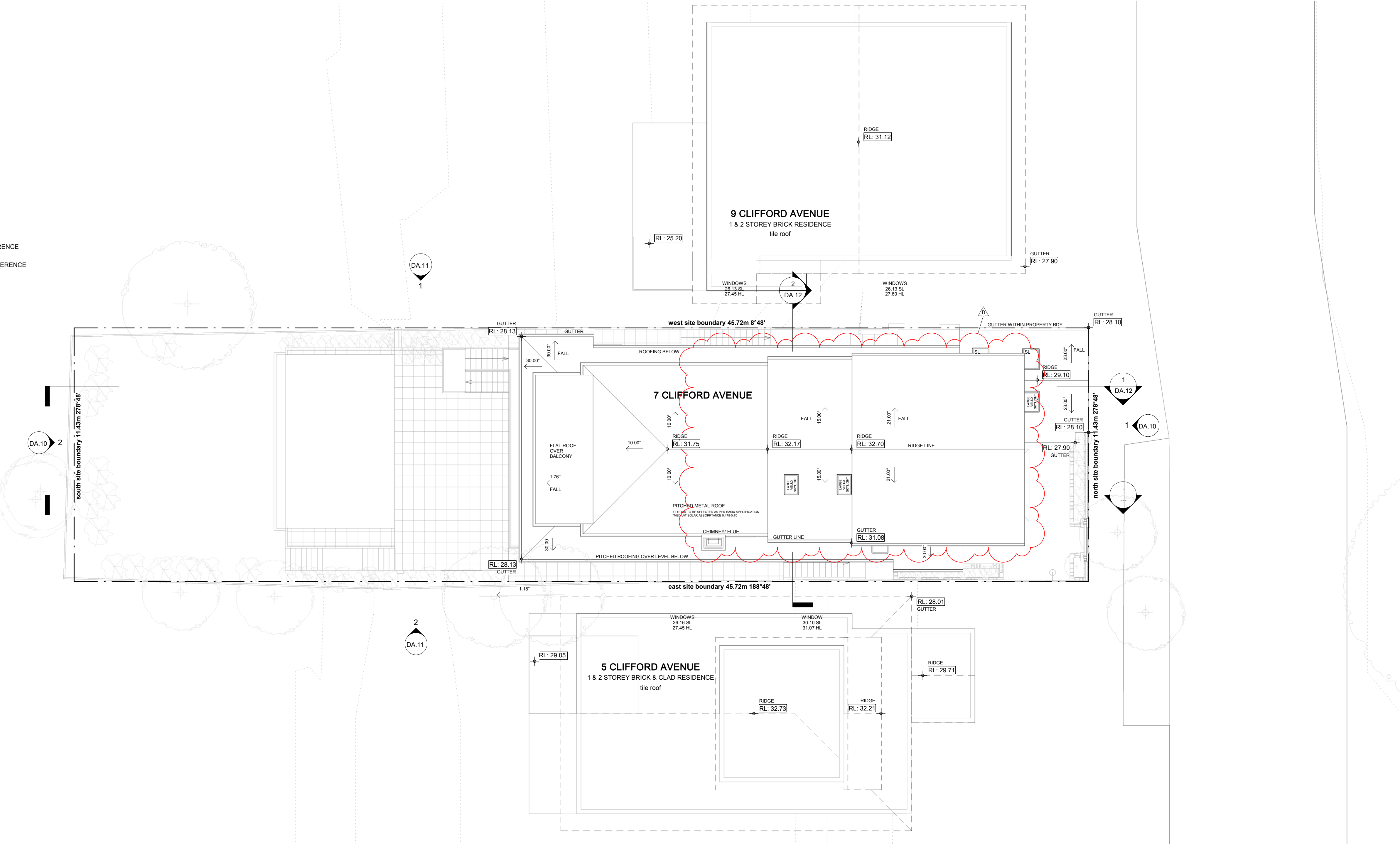
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N° Type
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EX Type
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N° Type
- PLAN/ SECTION REFERENCE**
N° Sheet
- PLAN/ ELEVATION REFERENCE**
Sheet N°
- RL (LEVELS)**
+
- FLOOR LEVELS**
▽
- DC/PILE WALL HEIGHT LINE**



1 Roof Plan
1 : 100



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DA2019/0276

NOTES

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DU PLESSIS ARCHITECTS

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Roof Plan

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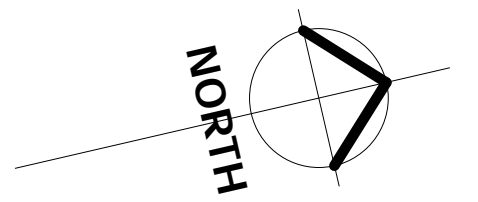
DRAWING NO:

DA.02

ISSUE:
D

DATE:
30/08/2019

DEVELOPMENT APPLICATION



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1:100 @ A1

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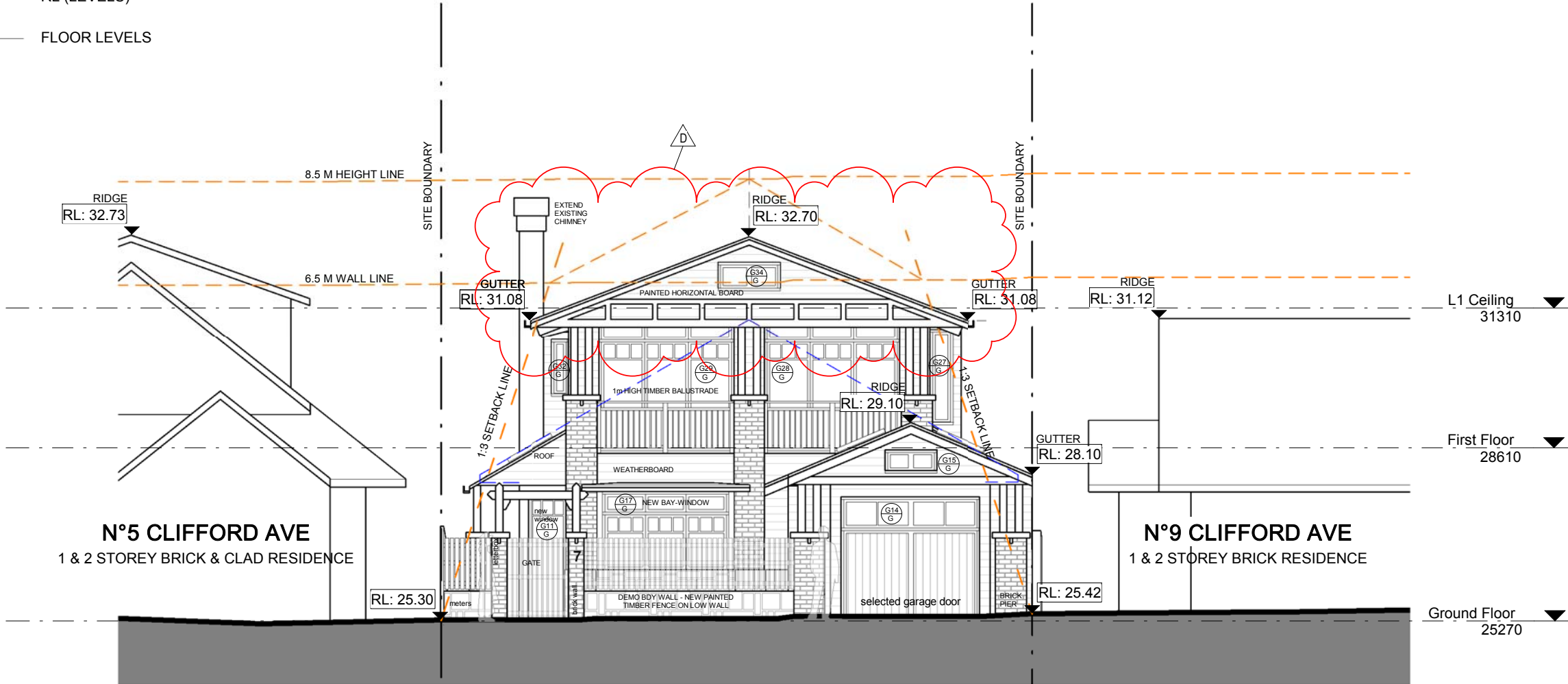
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LEGEND

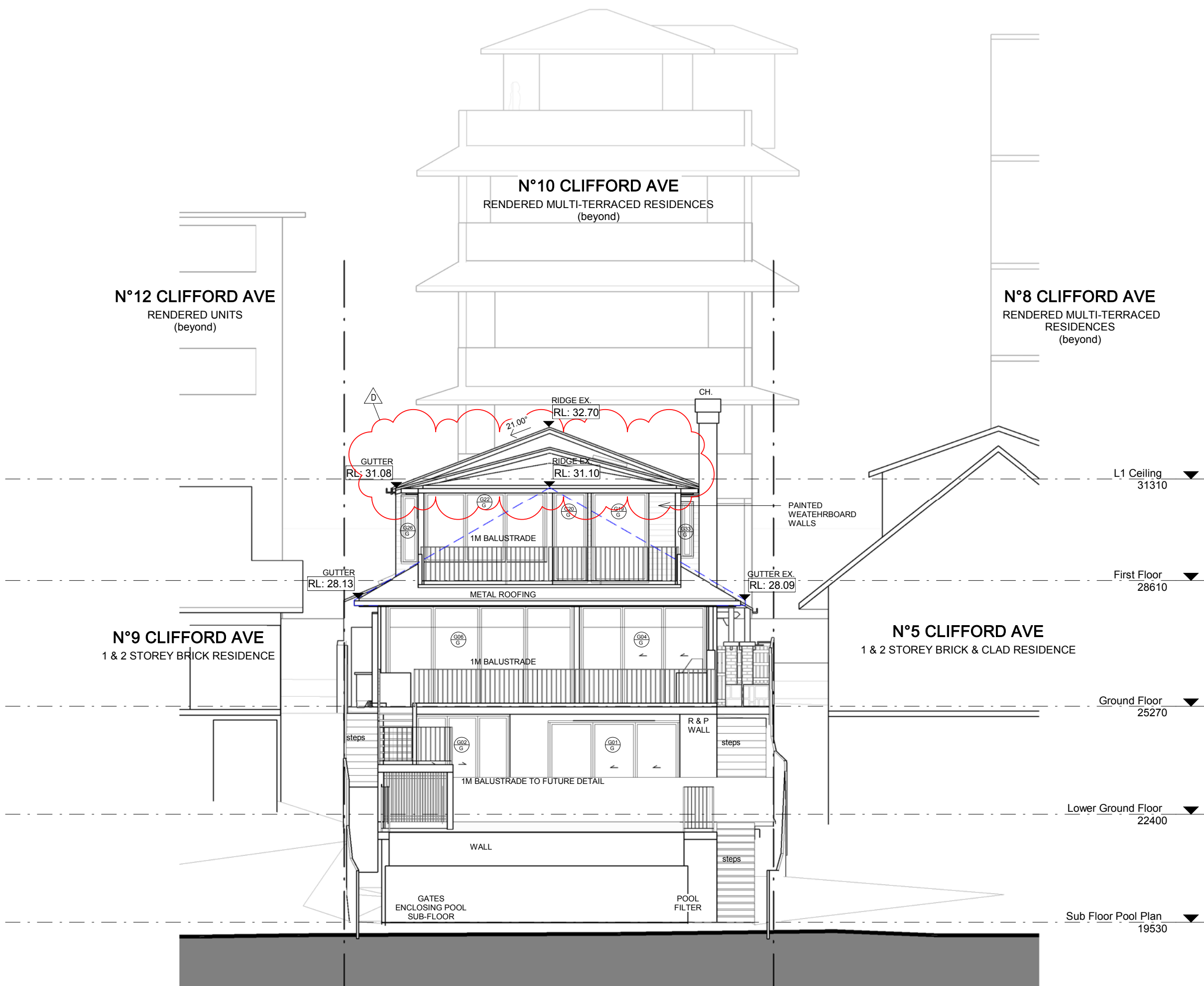
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- DOOR LABEL
- RL (LEVELS)
- DC/PILEP WALL
HEIGHT LINE
- FLOOR LEVELS



1 North Elevation
1 : 100



2 South Elevation
1 : 100



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CONSENT

DA2019/0276

NOTES

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NOMINATED ARCHITECT: EUGENE DU PRESSIS

PROJECT TITLE:
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CLIENT NAME:
GEORGE + TATIANA OPADCHY

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7 Clifford Avenue
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DRAWING TITLE:
Elevations North/South

DRAWN:
AH

CHECKED:
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SCALE:
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DRAWING NO:

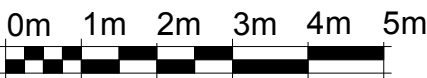
DA.10

ISSUE:

DATE:

D 30/08/2019

DEVELOPMENT APPLICATION



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BASIX COMMITMENTS

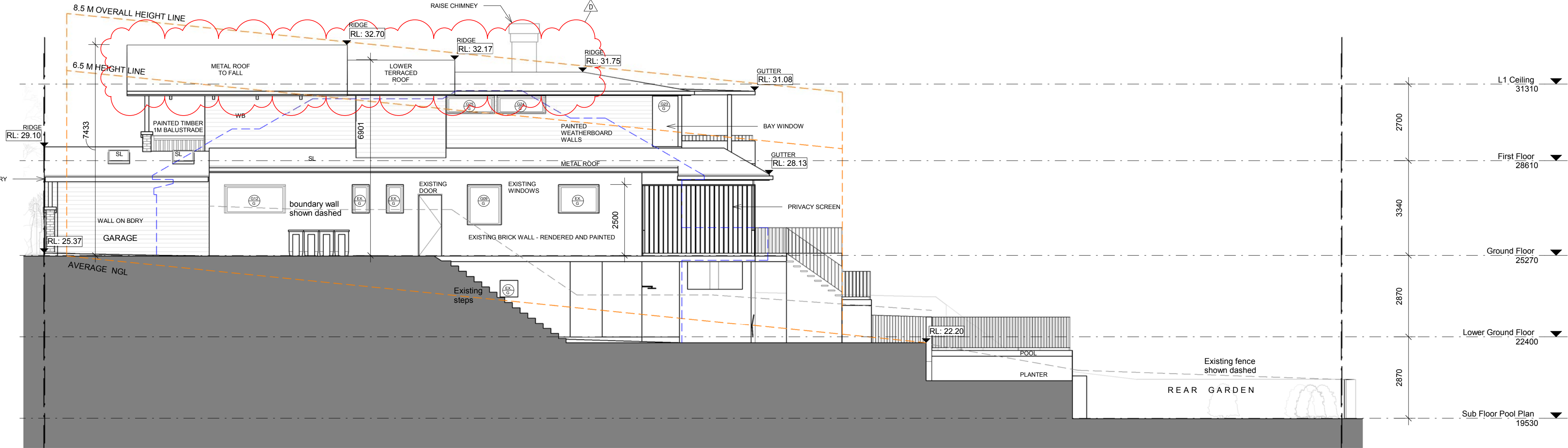
- READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE #A329994 SUBMITTED WITH THE DEVELOPMENT APPLICATION:
- THE OUTDOOR SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 36 KILOLITRES. INSTALL A POOL PUMP & HEATING SYSTEM FOR THE SWIMMING POOL TO BE SOLAR ONLY.
 - THE APPLICANT MUST INSTALL 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

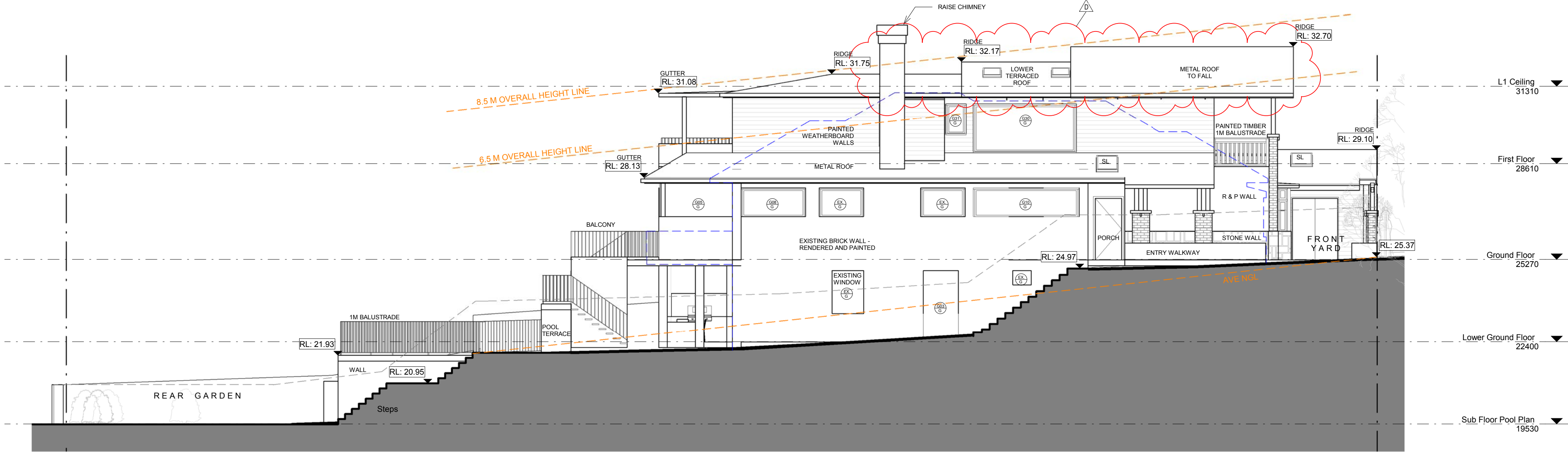
- EXISTING HOUSE WALLS: HOUE WALLS AS IS AND PER SURVEY
- PROPOSED NEW BLD WALLS
- EXTERNAL WALLS BRICK AND/OR WEATHERBOARD WALLS
- INTERNAL FRAMED LIGHT WEIGHT PLASTERBOARD WALLS
- PROPOSED ADDITION: HOUSE EXTENSION EXTRA GFA
- DEMOLITION: EXISTING SEMI WALLS & FIXTURES TO BE DEMOLISHED
- ADJOINING 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
- PLAN/ SECTION REFERENCE
- PLAN/ ELEVATION REFERENCE
- RL (LEVELS)
- FLOOR LEVELS
- DCP/LEP WALL HEIGHT LINE



1 West Elevation
1 : 100



2 East Elevation
1 : 100



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2019/0276

NOTES

- SITE SURVEY INFORMATION: THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM THE C.M.S. SURVEYORS Pty Ltd SURVEY PLAN No. 5724. 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

- 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.

DU PLESSIS ARCHITECTS

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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:
Elevations East/West

DRAWN:
AH

CHECKED:
EDUP

SCALE:
1:100@A1

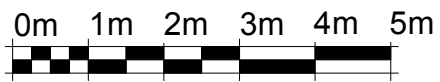
DRAWING NO:

DA.11

ISSUE:
D

DATE:
30/08/2019

DEVELOPMENT APPLICATION



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