

ISSUE DATE: 16/02/2023			
REF	DRAWING TITLE	SCALE	REV.
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EX002	EXISTING GROUND FLOOR PLAN	1:100	A
EX003	EXISTING FIRST FLOOR PLAN	1:100	A
EX004	EXISTING SECTIONS	1:100	A
EX005	EXISTING ELEVATIONS	1:100	A
EX006	EXISTING 3D EXTERNAL VIEWS		A
DA01	SITE PLAN	1:200	A
DA02	EXCAVATION / EROSION & SEDIMENT CONTROL PLAN	1:100	A
DA03	DEMOLITION PLAN	1:100	A
DA04	GROUND FLOOR PLAN	1:100	A
DA05	SECTIONS	1:100	A
DA06	ELEVATIONS	1:100	A
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DA11	EXTERNAL VIEWS FROM FOOTPATH 02		A
DA12	EXTERNAL VIEWS FROM FOOTPATH 03		A
DA13	EXTERNAL VIEWS FROM FOOTPATH 04		A
DA14	FRONT YARD - 3D VIEWS		A

LEGEND	
	BOUNDARY LINE
	EXISTING STRUCTURE TO REMAIN
	EXISTING STRUCTURE TO BE DEMOLISHED
	BRICK (BWK)
	TIMBER STRUCTURE (TMB)
	CONCRETE STRUCTURE (CONC)
	STEEL STRUCTURE (STL)
	CONCRETE OR RENDER FINISH (RND)
	FC SHEET CLADDING (FC)
	TIMBER FINISH (TMB)
	GLAZING (GLZ)

64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094

LUCY SHEPHERD & IAN DONALDSON

ALTERATIONS AND ADDITIONS TO DETACHED DWELLING

ARCHITECTURAL DRAWINGS

STAGE: S4.55 APPLICATION

REVISION A

ISSUE DATE: 16/02/2023



SUITE 8, 21 SYDNEY RD, MANLY NSW 2095
admin@mmjarchitects.com.au
Nom. arch. David McCrae | NSW ARB 8352 |
ABN 79 153 579 867



BASIX COMMITMENTS

Fixtures and Systems:

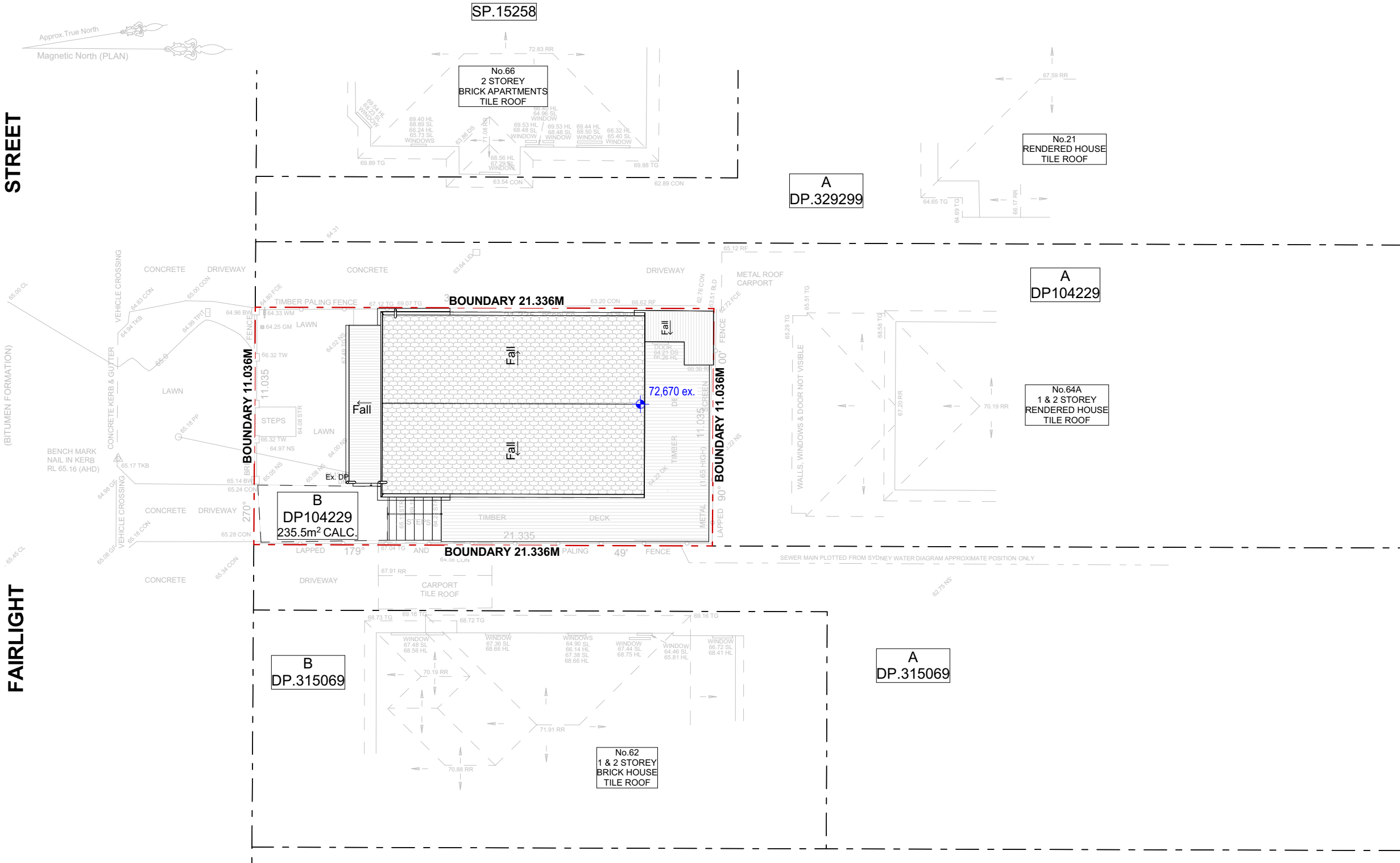
Hot water:	Install a solar (electric-boosted) hot water system in the development that is eligible to create Renewable Energy Certificates under the current (Commonwealth) Renewable Energy (Electricity) Regulations.
Lighting:	A minimum of 40% of new or altered light fixtures are to be fitted with fluorescent, compact fluorescent or LED lamps.
Fixtures:	New or altered showerheads to have a flow rate no greater than 9 Litres per minute or a 3 star water rating. New or altered toilets to have a flow rate no greater than 4 litres per average flush or a minimum 3 star rating. New or altered taps to have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction:

Insulation requirements:		
Construction:	Additional insulation required (r-value):	Other specifications:
Floor above existing dwelling or building. External wall: framed (fibro clad). Flat ceiling, pitched roof. Raked ceiling, pitched/skillions roof: framed.	Nil R1.30 (or R1.70 including construction) Ceiling: R1.45 (up), roof: foil backed blanket (55mm) Ceiling: R1.74 (up), roof: foil backed blanket (55mm)	Medium (solar absorptance 0.475 - 0.70) Medium (solar absorptance 0.475 - 0.70)

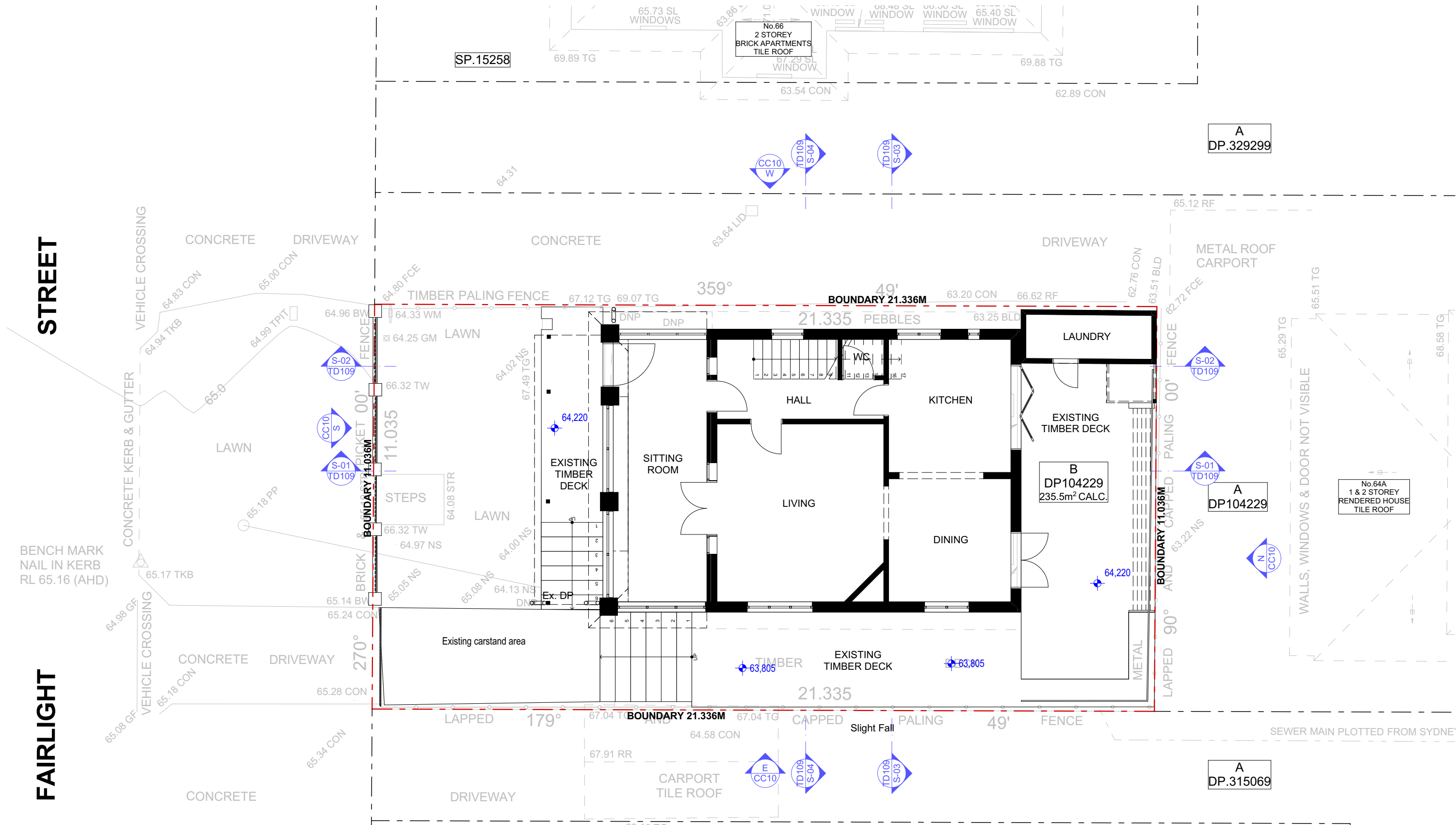
Glazing Requirements:

Windows and glazed doors:	
Window/door no. W01 - W12	Frame and glass type: Timber or uPVC, single pyrolytic low-e, (or U-value: 3.99, SHGC: 0.4)
Shylights:	
Skylight no. SK1 - SK4	Frame and glass type: Timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)



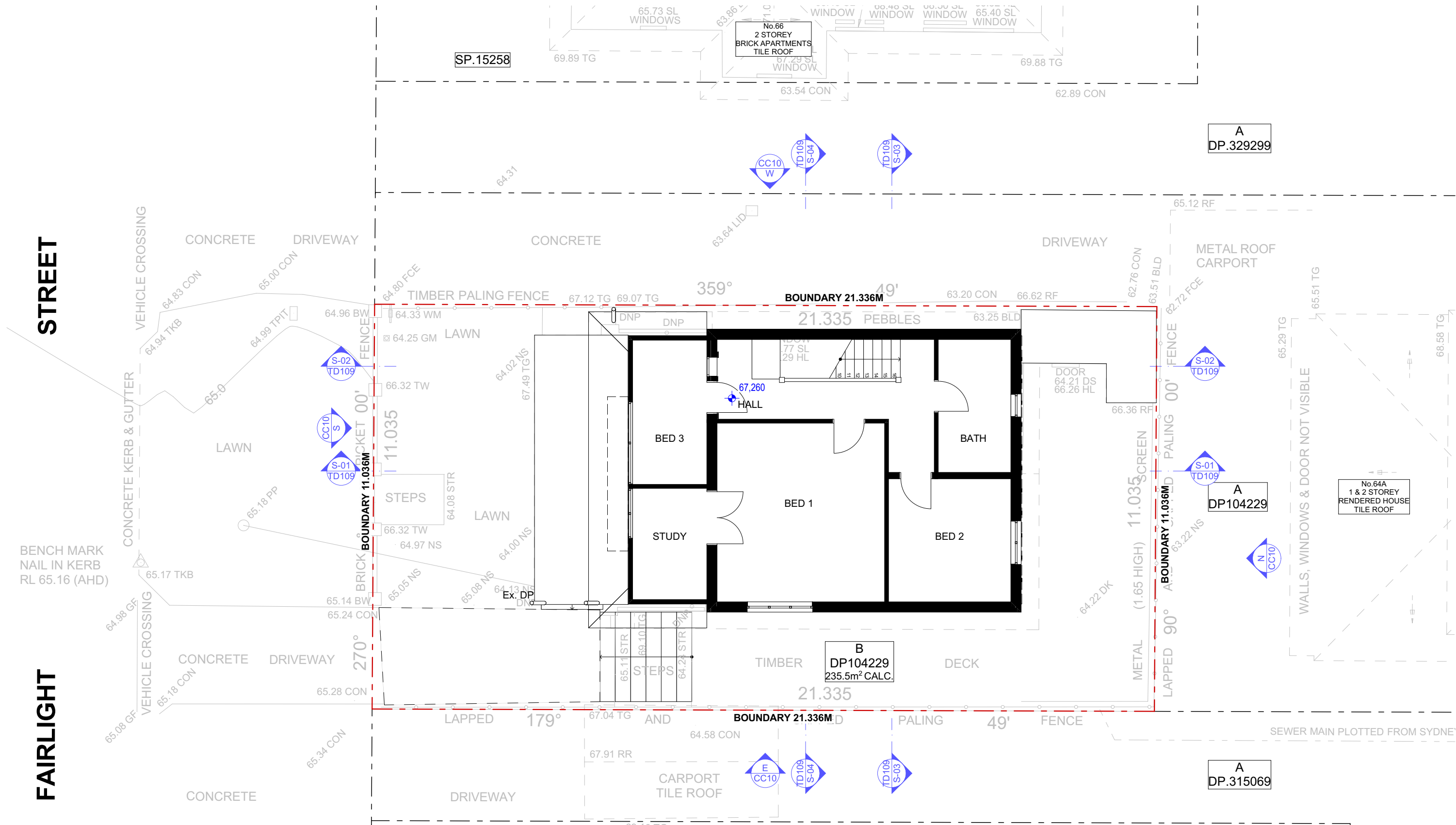
EXISTING SITE PLAN
1:200

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		A	16.02.2023	Section 4.55 Application - Retaining wall			DRAWN: MS	
							DATE: 16/02/2023	
							JOB NO: 1915	



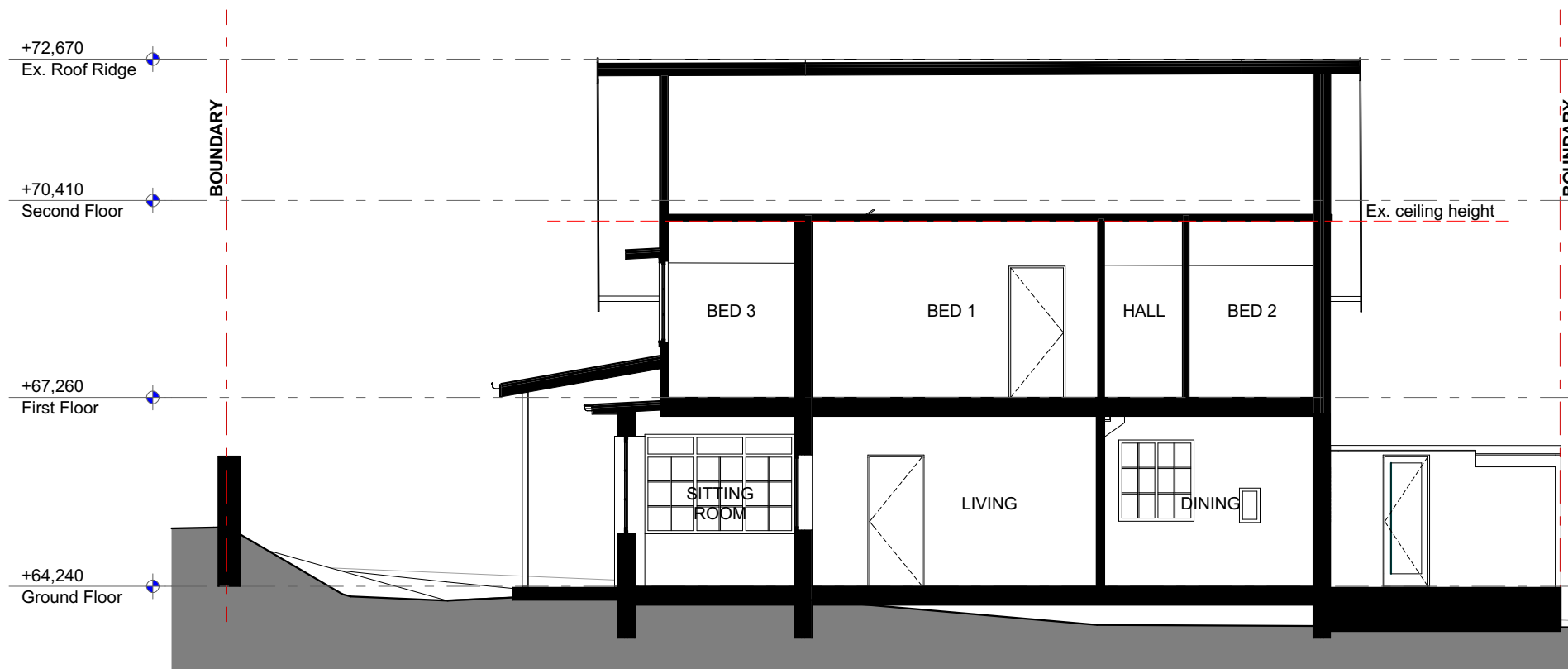
EXISTING GROUND FLOOR PLAN
1:100

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		A	16.02.2023	Section 4.55 Application - Retaining wall			DRAWN: MS	
							DATE: 16/02/2023	
							JOB NO: 1915	

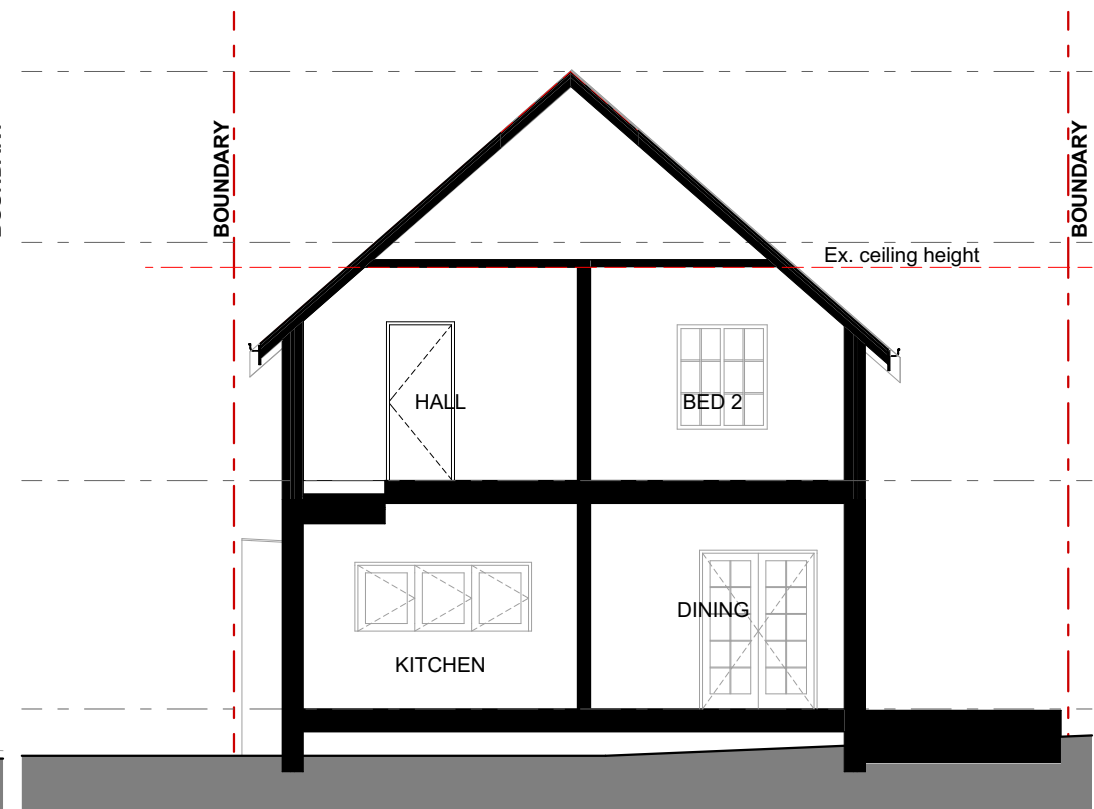


EXISTING FIRST FLOOR PLAN
1:100

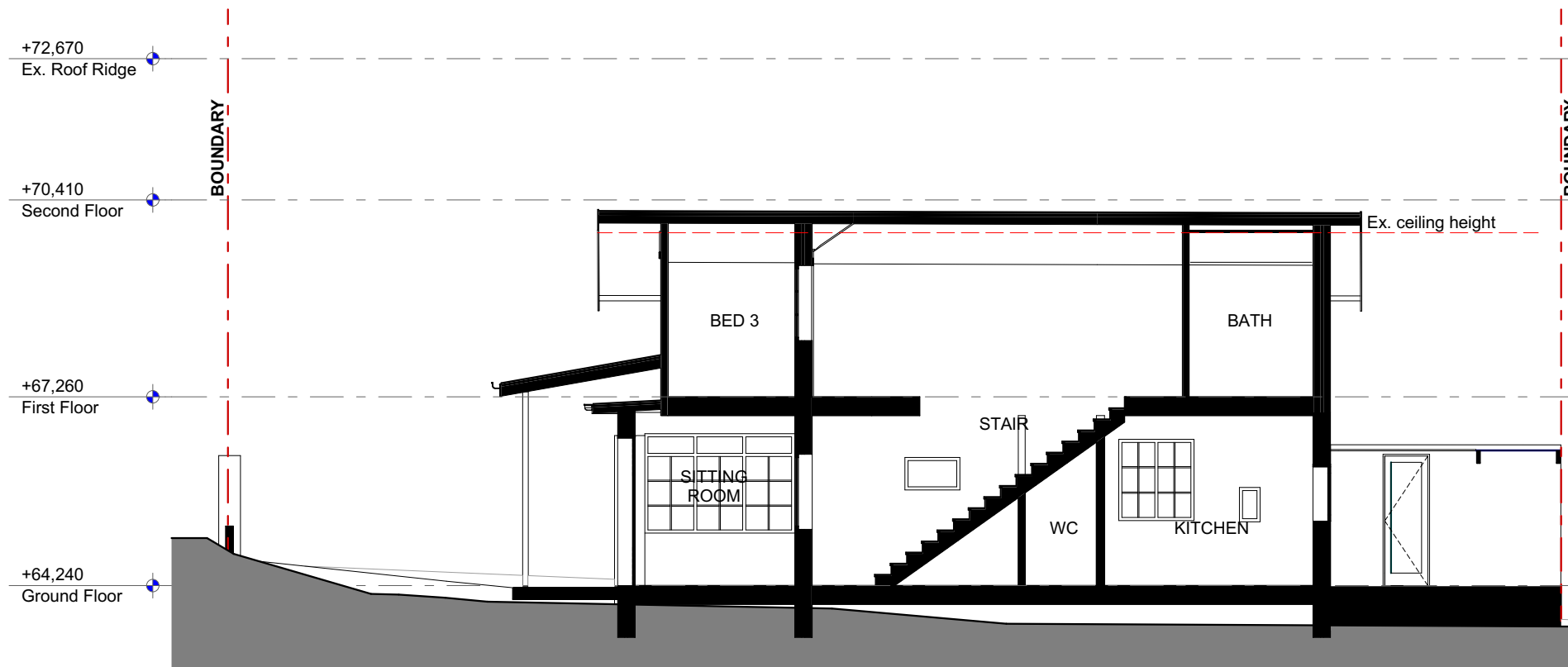
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		A	16.02.2023	Section 4.55 Application - Retaining wall				



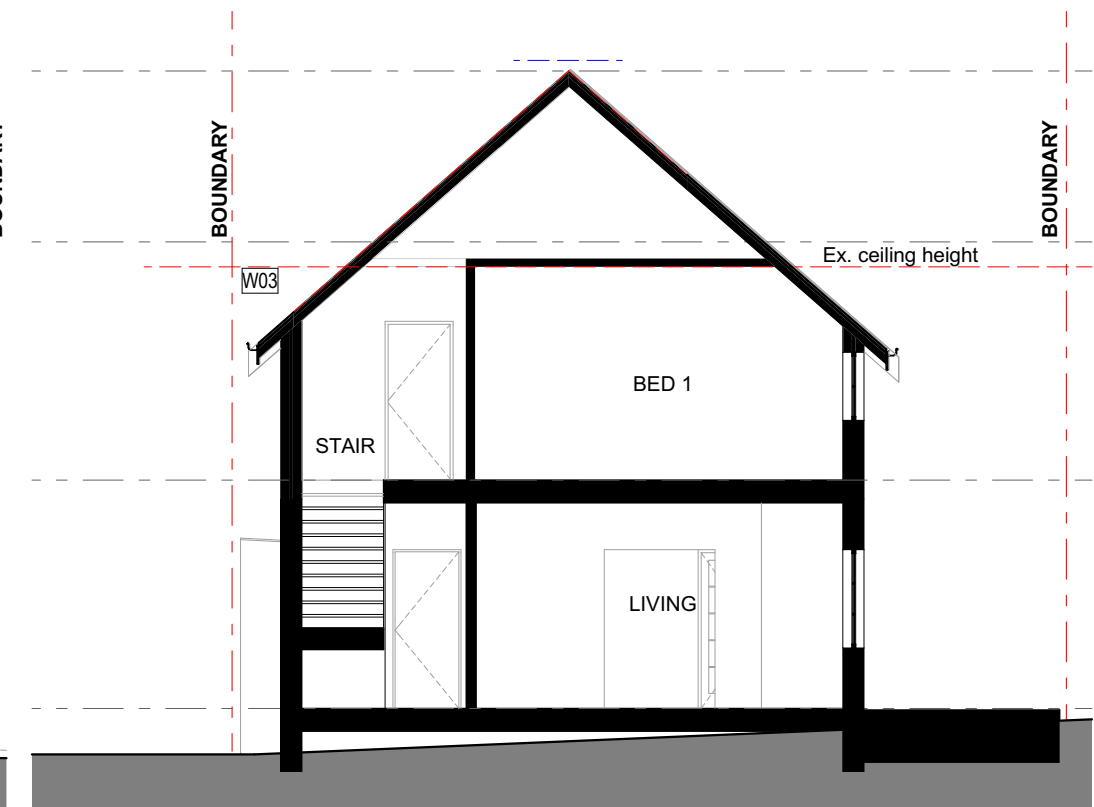
S-01 EXISTING SECTION 01
1:100



S-03 EXISTING SECTION 03
1:100



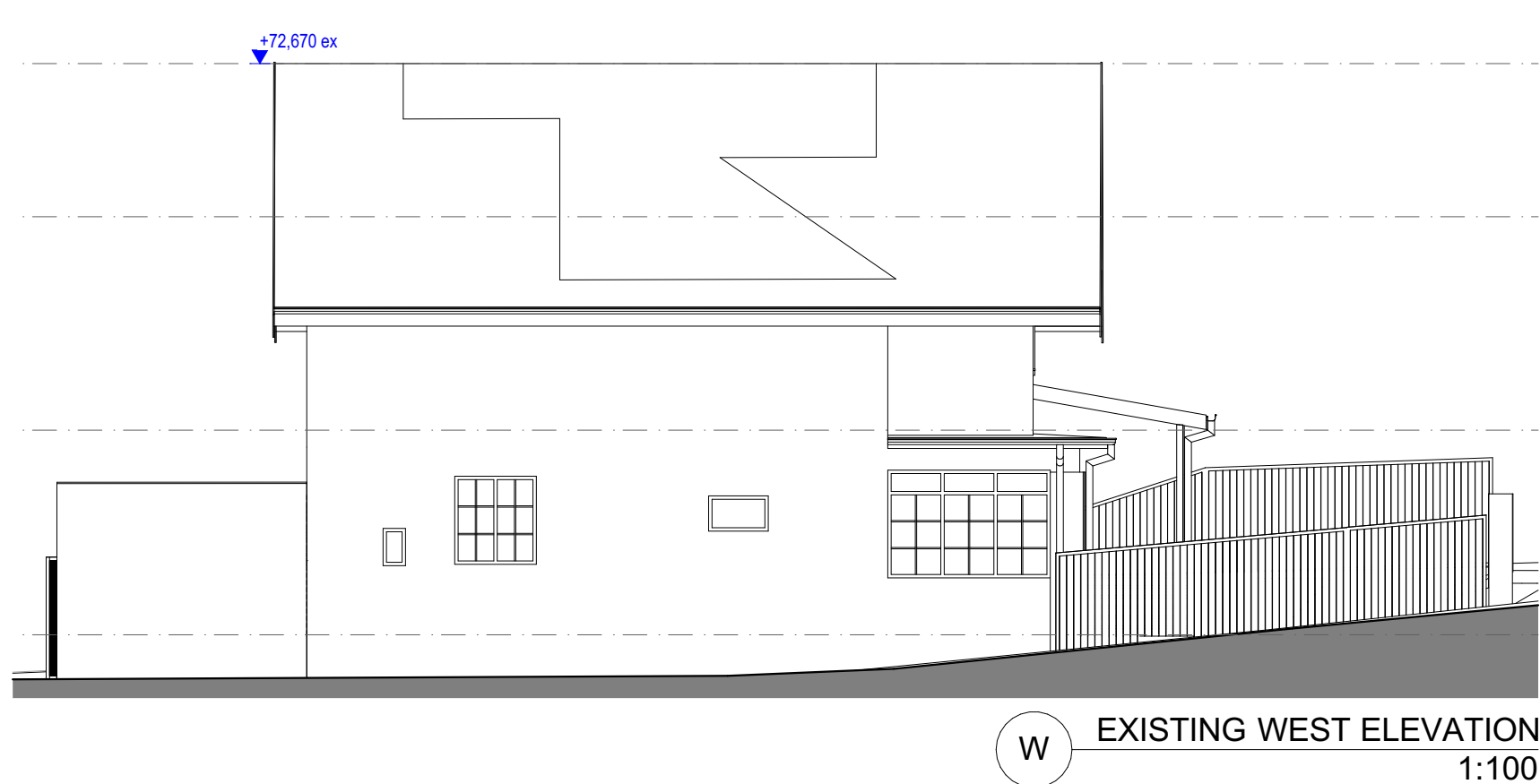
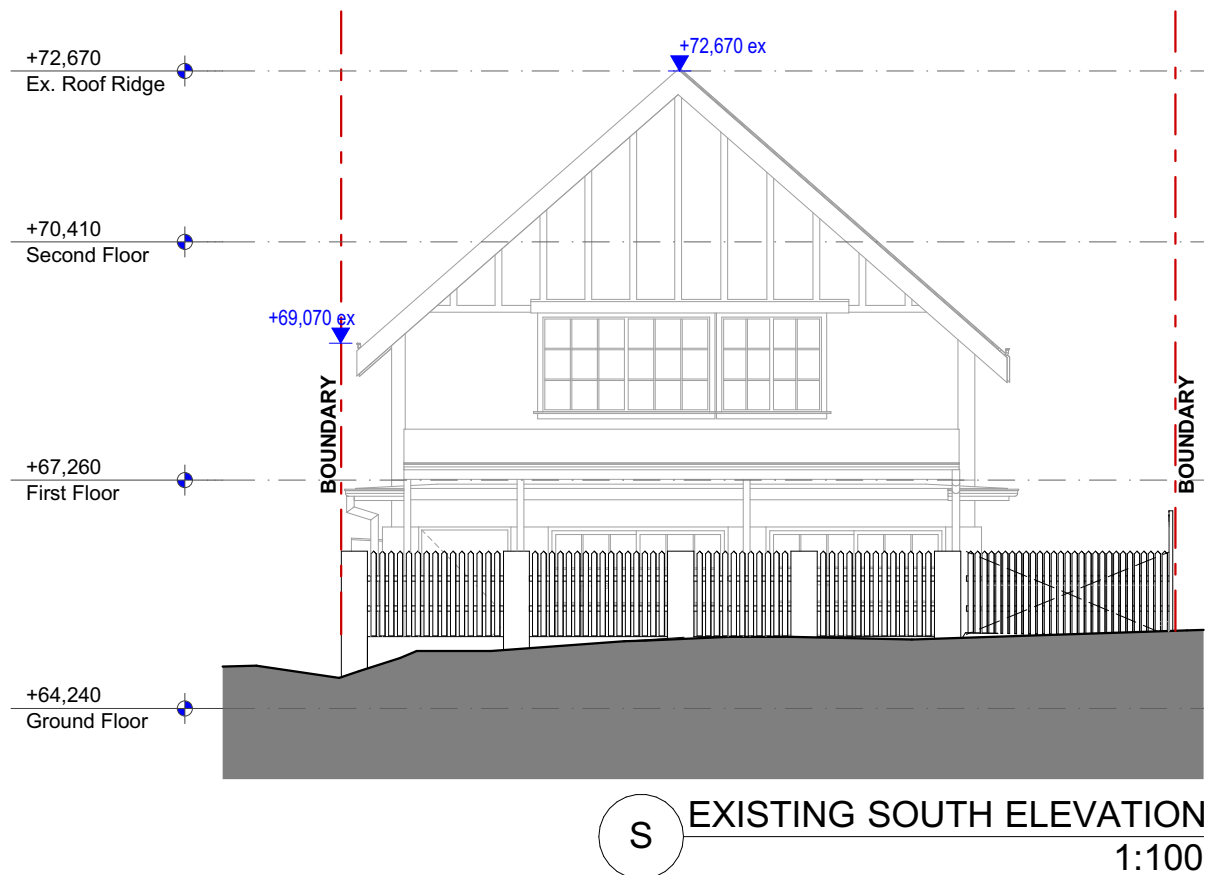
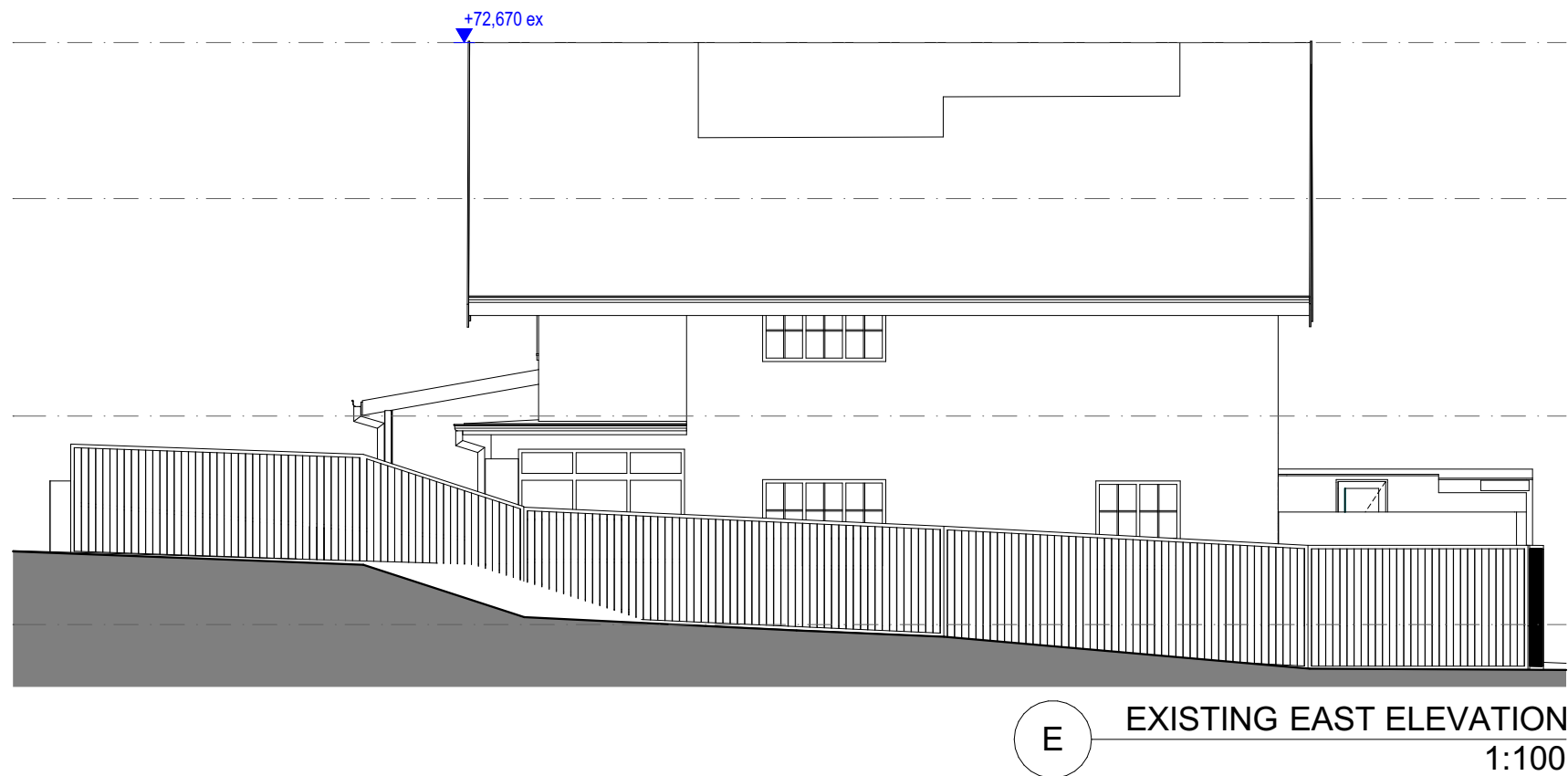
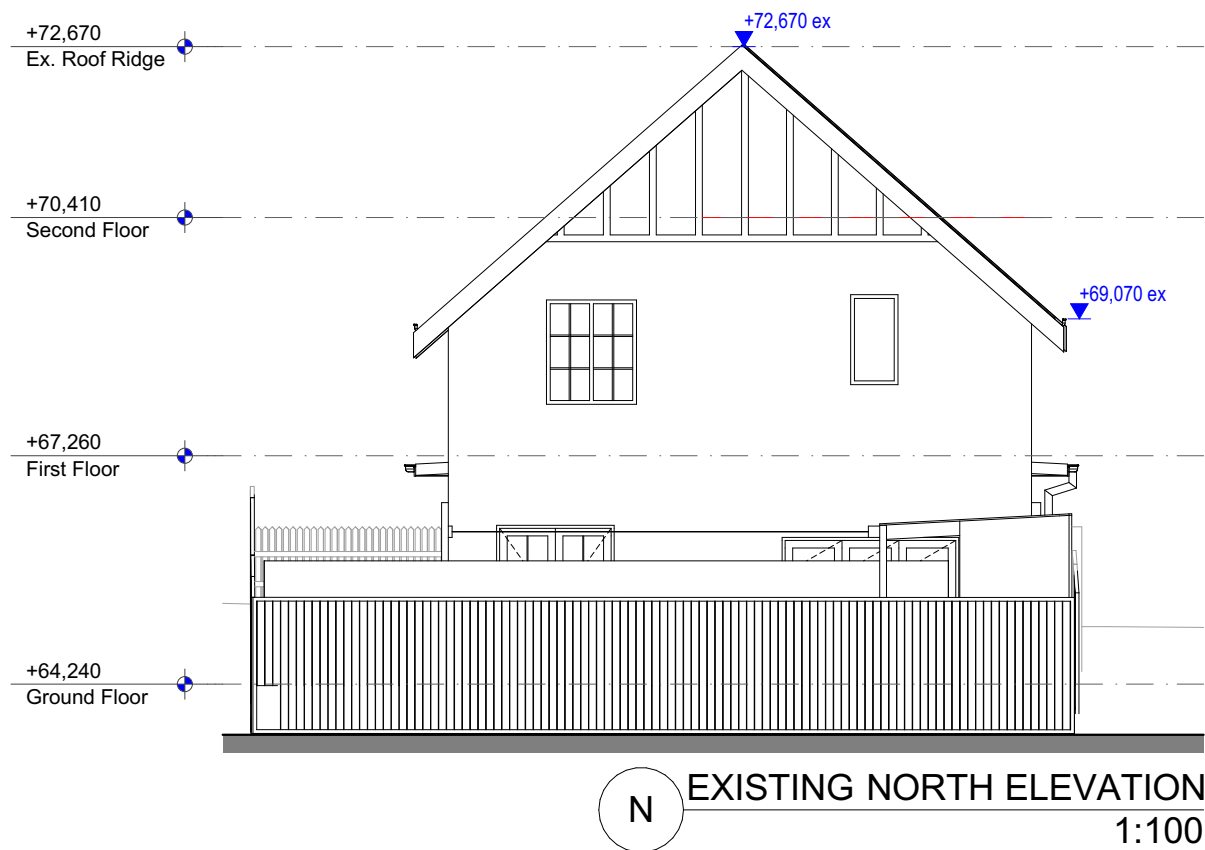
S-02 EXISTING SECTION 02
1:100



S-04 EXISTING SECTION 04
1:100

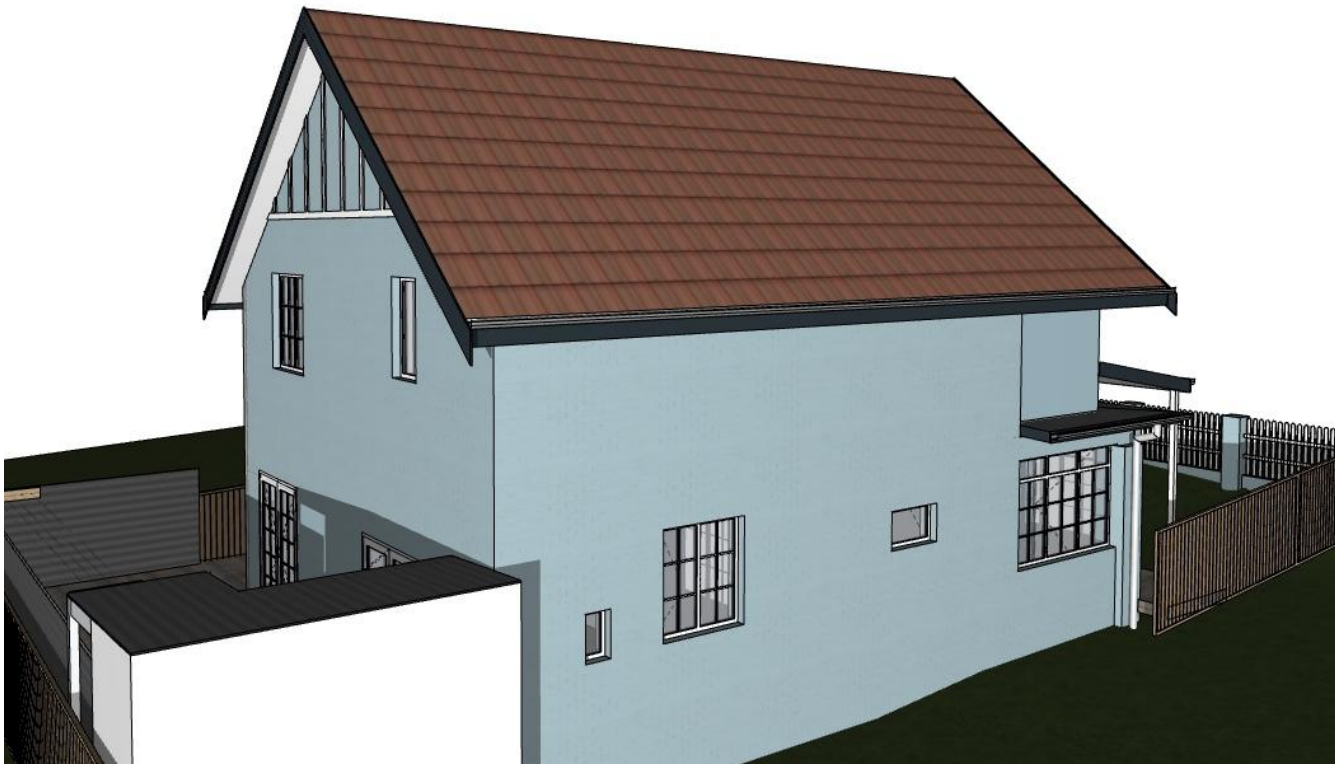
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	A	16.02.2023	Section 4.55 Application - Retaining wall		PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING	DRAWN: MS	EX004	
					64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094	DATE: 16/02/2023		
					TITLE: EXISTING SECTIONS	JOB NO: 1915		ISSUE: A

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	A	16.02.2023	Section 4.55 Application - Retaining wall		PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING			DRAWN: MS	
					64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094			DATE: 16/02/2023	
					TITLE: EXISTING ELEVATIONS			JOB NO: 1915	
					1915 FAIRLIGHT 64_AC24_MASTER_230316_VA_House.pln				

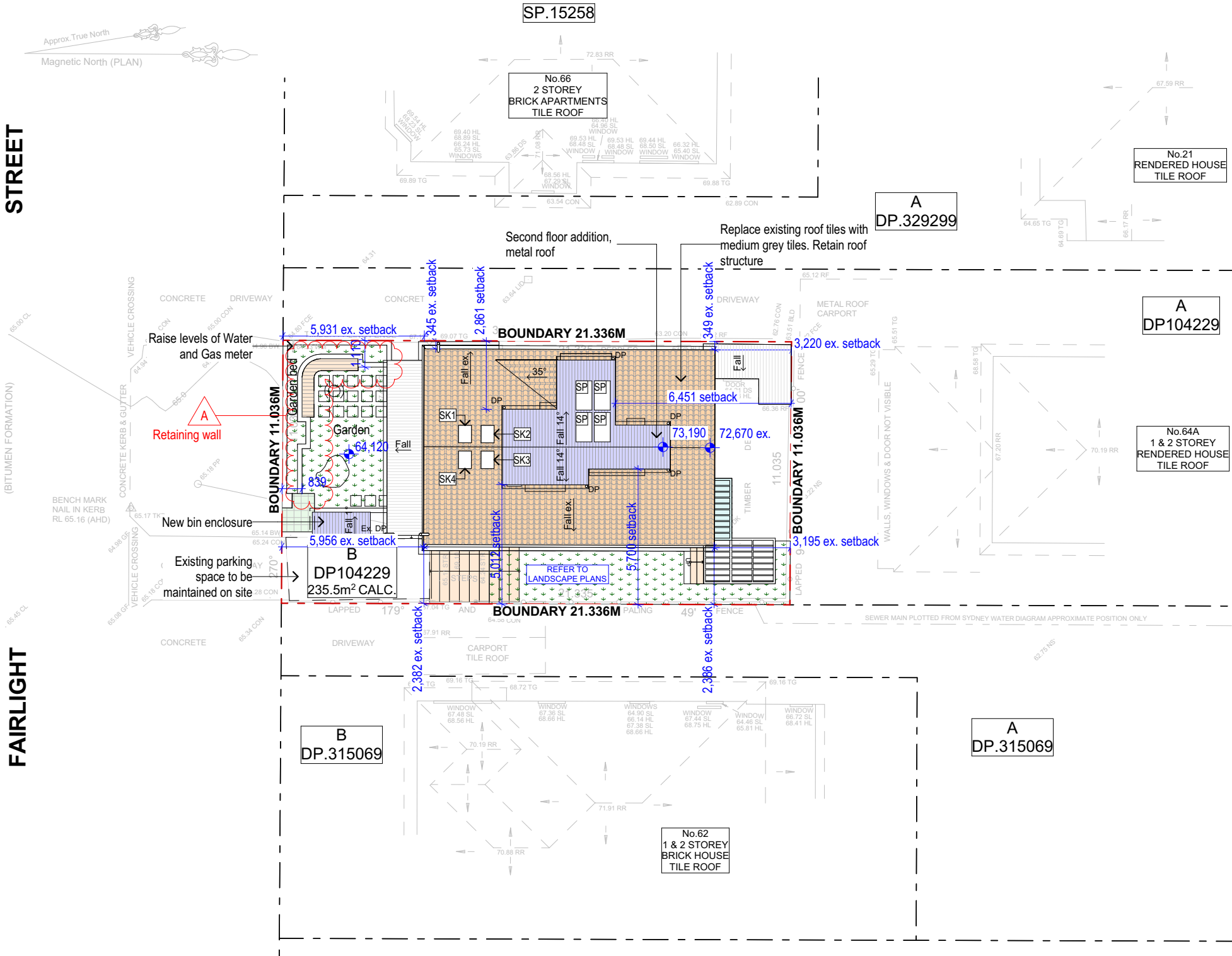
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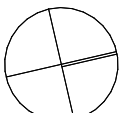
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	A	16.02.2023	Section 4.55 Application - Retaining wall		DRAWN: MS	EX006		
					DATE: 16/02/2023			
					JOB NO: 1915		ISSUE: A	

NOTES:
1. Connect new stormwater drainage to existing stormwater system to the street.
2. Displayed roof falls are approximate, verify on site.

LEGEND	
CB	COLORBOND ROOFING
RT	ROOF TILES
SP	SOLAR PANEL




SITE PLAN
1:200



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SECTION 4.55 APPLICATION

REV	DATE	DESCRIPTION
A	16.02.2023	Section 4.55 Application - Retaining wall



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ABN 79 153 579 867

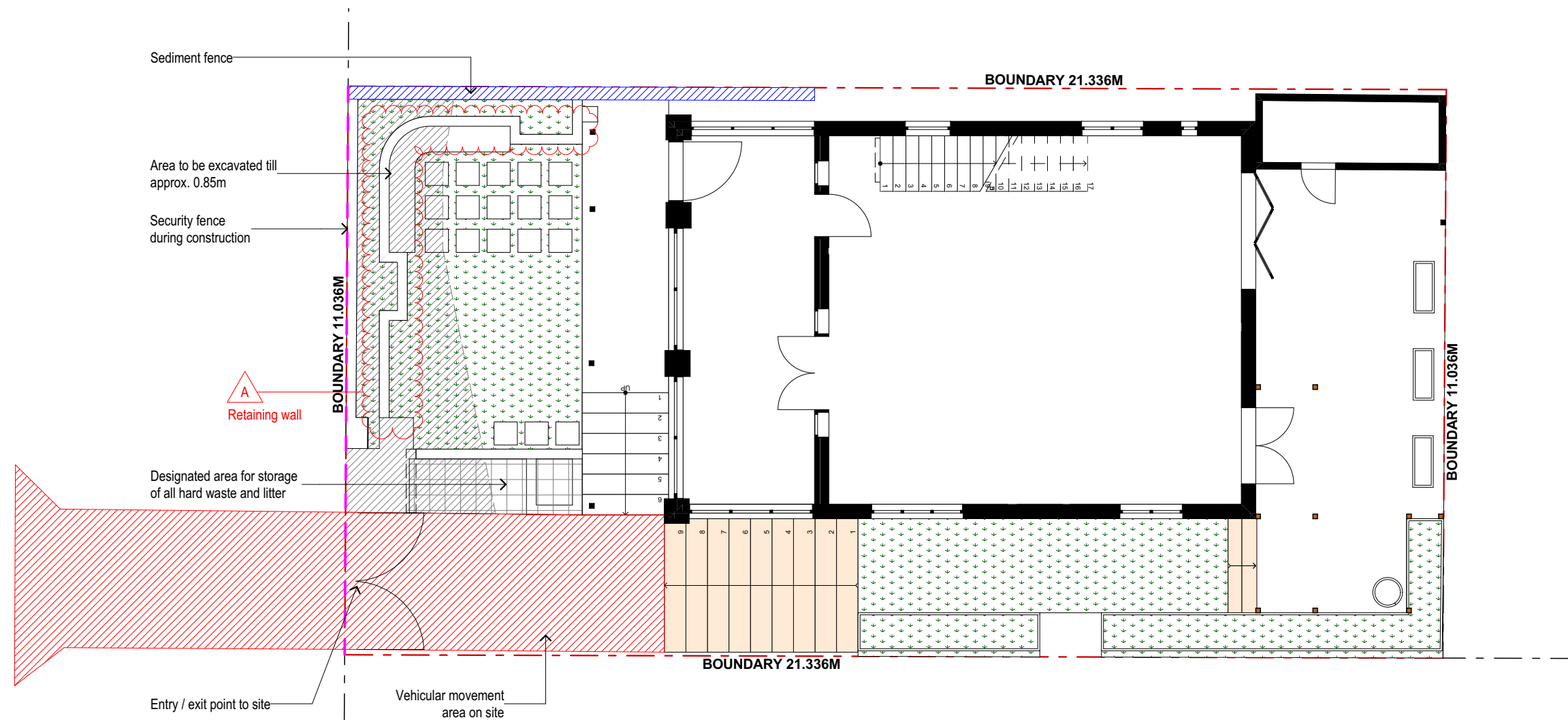
CLIENTS:
LUCY SHEPHERD & IAN DONALDSON

PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING

64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094

TITLE:
SITE PLAN

SCALE: 1:200	DRAWING NO: DA01
DRAWN: MS	
DATE: 16/02/2023	
JOB NO: 1915	
ISSUE: A	



EXCAVATION / EROSION & SEDIMENT CONTROL PLAN
1:100

NOTES:

BUILDER TO RESTRICT VEHICLE MOVEMENTS TO THE DESIGNATED AREA.







BUILDER TO CLEAR ONLY THOSE AREAS THAT MUST BE DISTURBED DURING THE BUILDING WORKS.

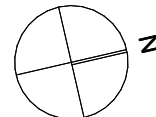
VEGETATION IS NOT TO BE DISTURBED DURING CONSTRUCTION.

INSTALL ONSITE WASTE RECEPTACLES, SUCH AS SKIPS OR BINS, AND WIND-PROOF LITTER RECEPTACLES.

INSTALL AND CONNECT NEW ROOF DOWNPIPES BEFORE THE FRAME INSPECTION.

LEGEND

-  SEDIMENT FENCE
-  VEGETATED AREA
-  DESIGNATED AREA FOR VEHICULAR MOVEMENT DURING CONSTRUCTION
-  STORAGE AREA
-  AREA TO BE EXCAVATED
-  SECURITY FENCE



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SECTION 4.55 APPLICATION

REV	DATE	DESCRIPTION
A	16.02.2023	Section 4.55 Application - Retaining wall

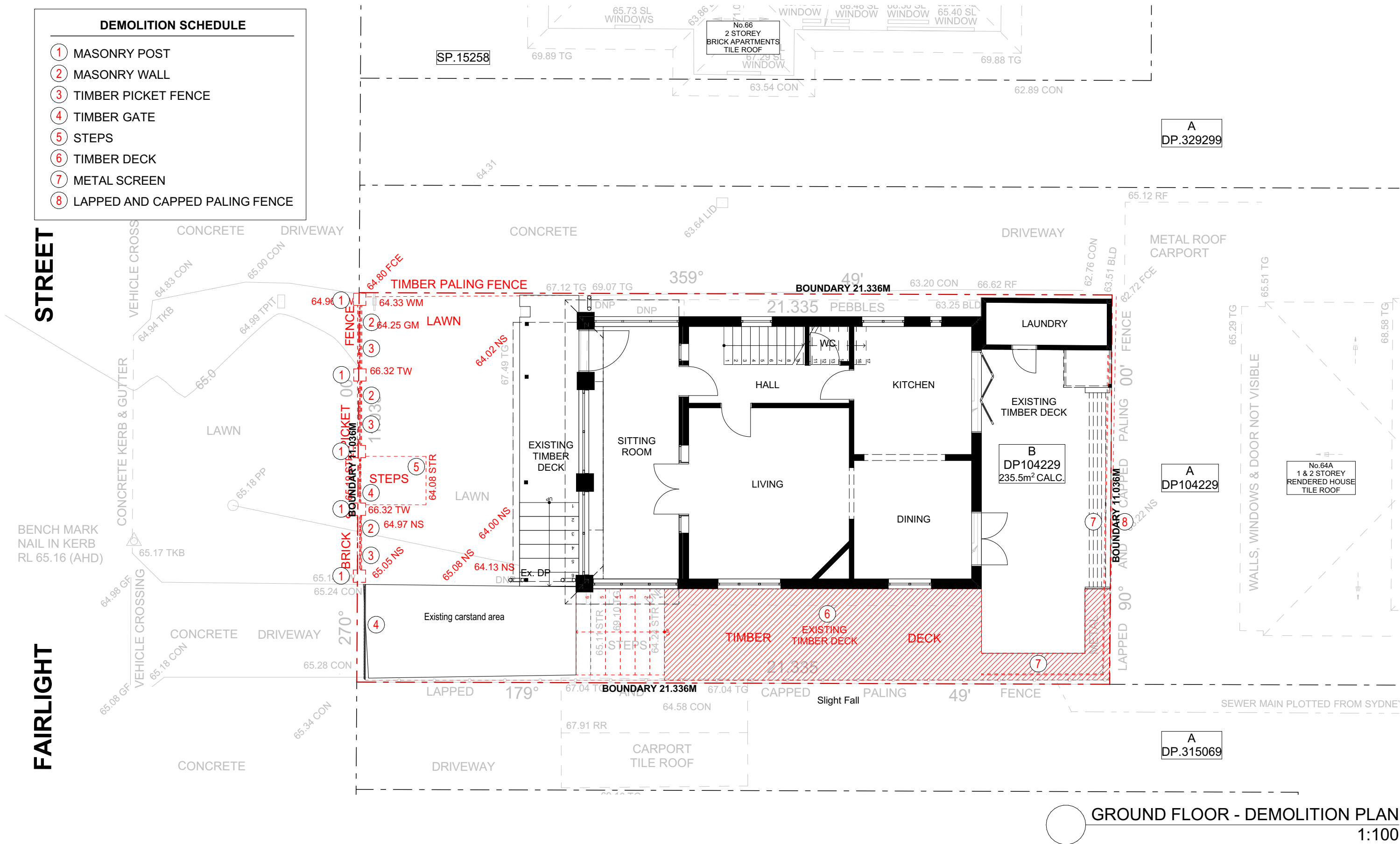


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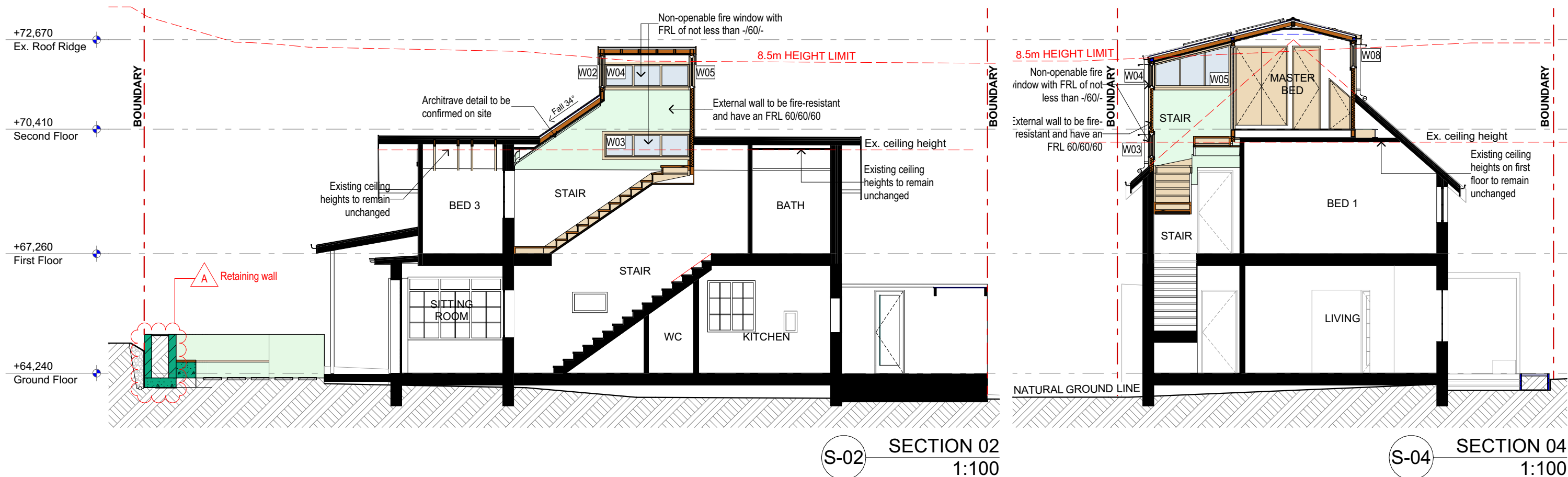
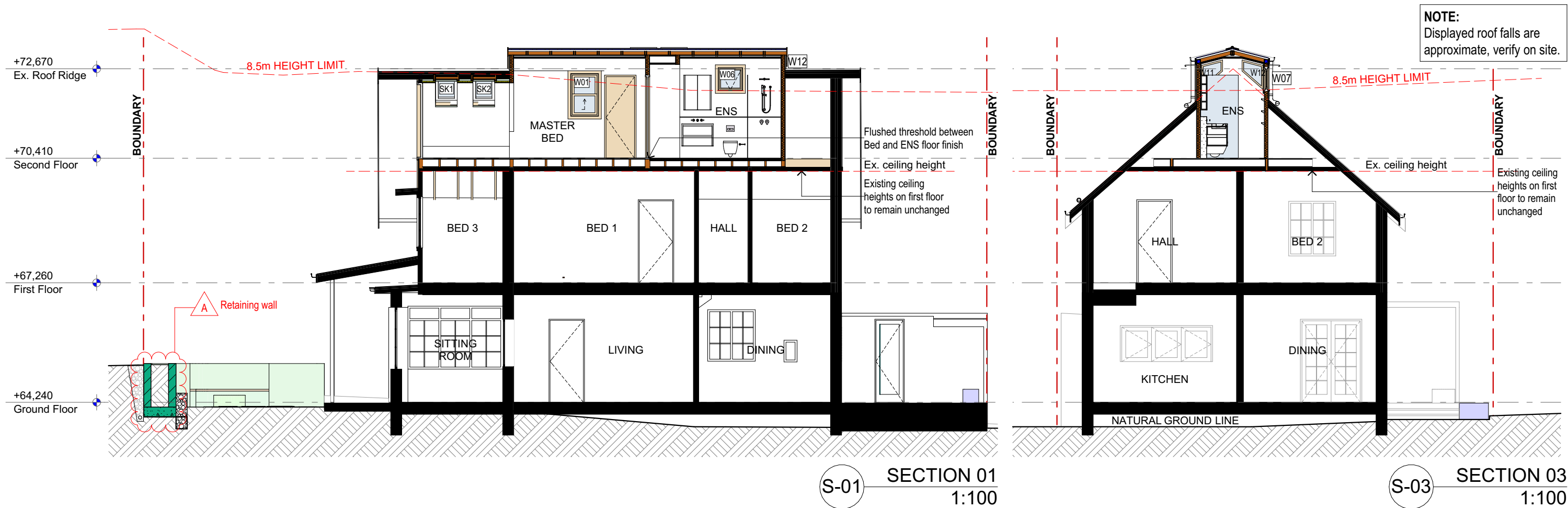
CLIENTS: LUCY SHEPHERD & IAN DONALDSON
PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING
64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094
TITLE: EXCAVATION / EROSION & SEDIMENT CONTROL PLAN

SCALE: 1:100
DRAWN: MS
DATE: 16/02/2023
JOB NO: 1915

DRAWING NO: DA02
ISSUE: A

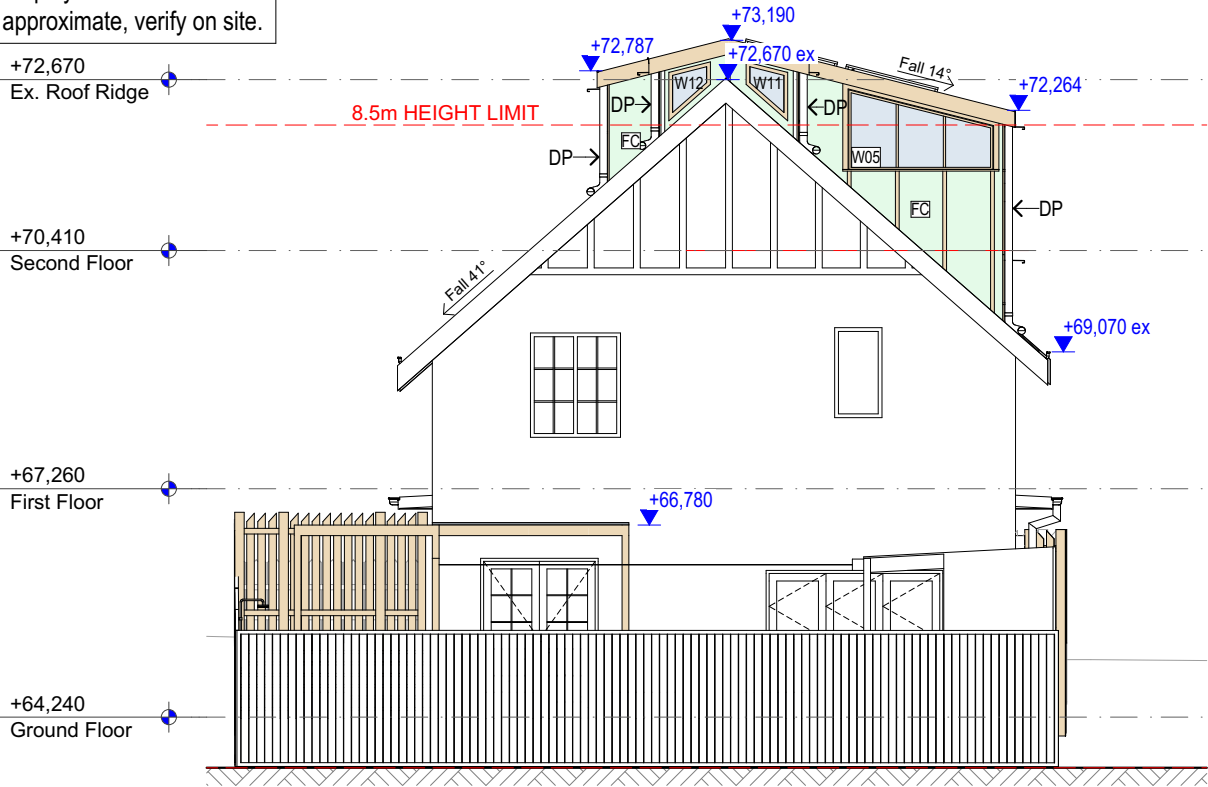


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		A	16.02.2023	Section 4.55 Application - Retaining wall				

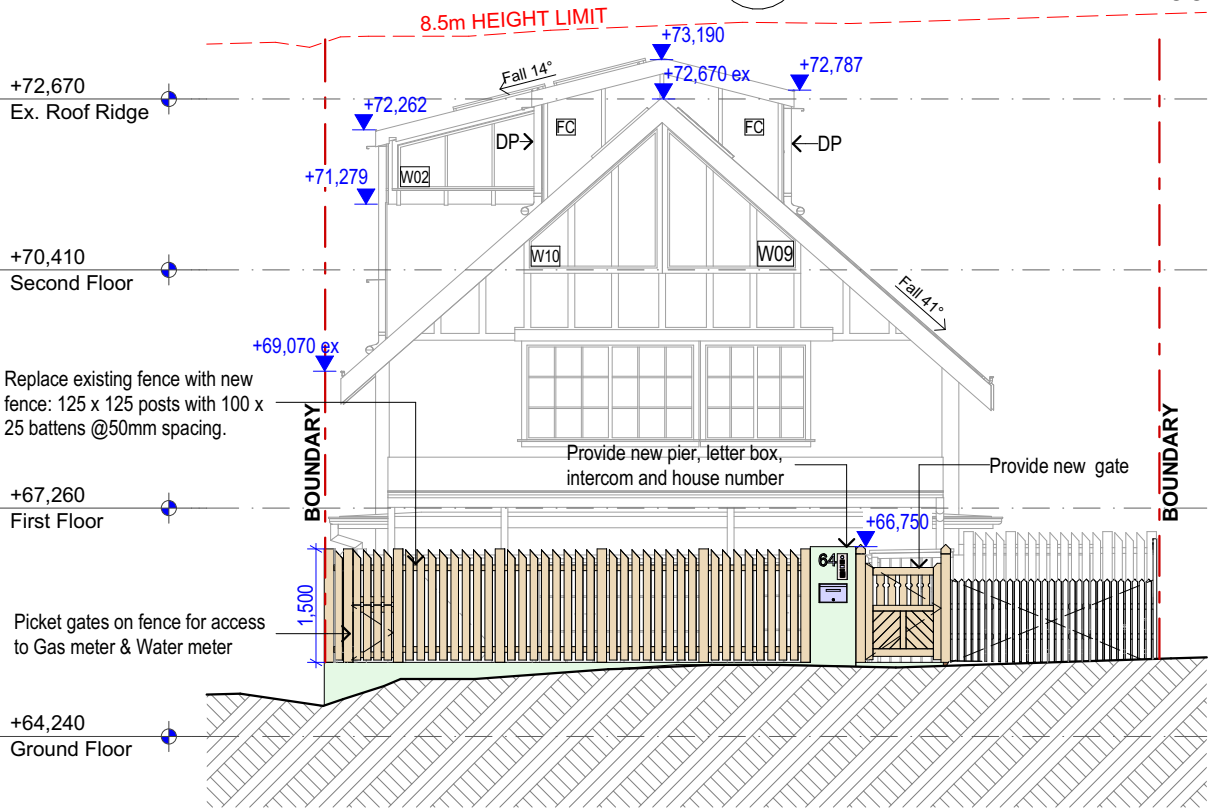


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	A	16.02.2023	Section 4.55 Application - Retaining wall				

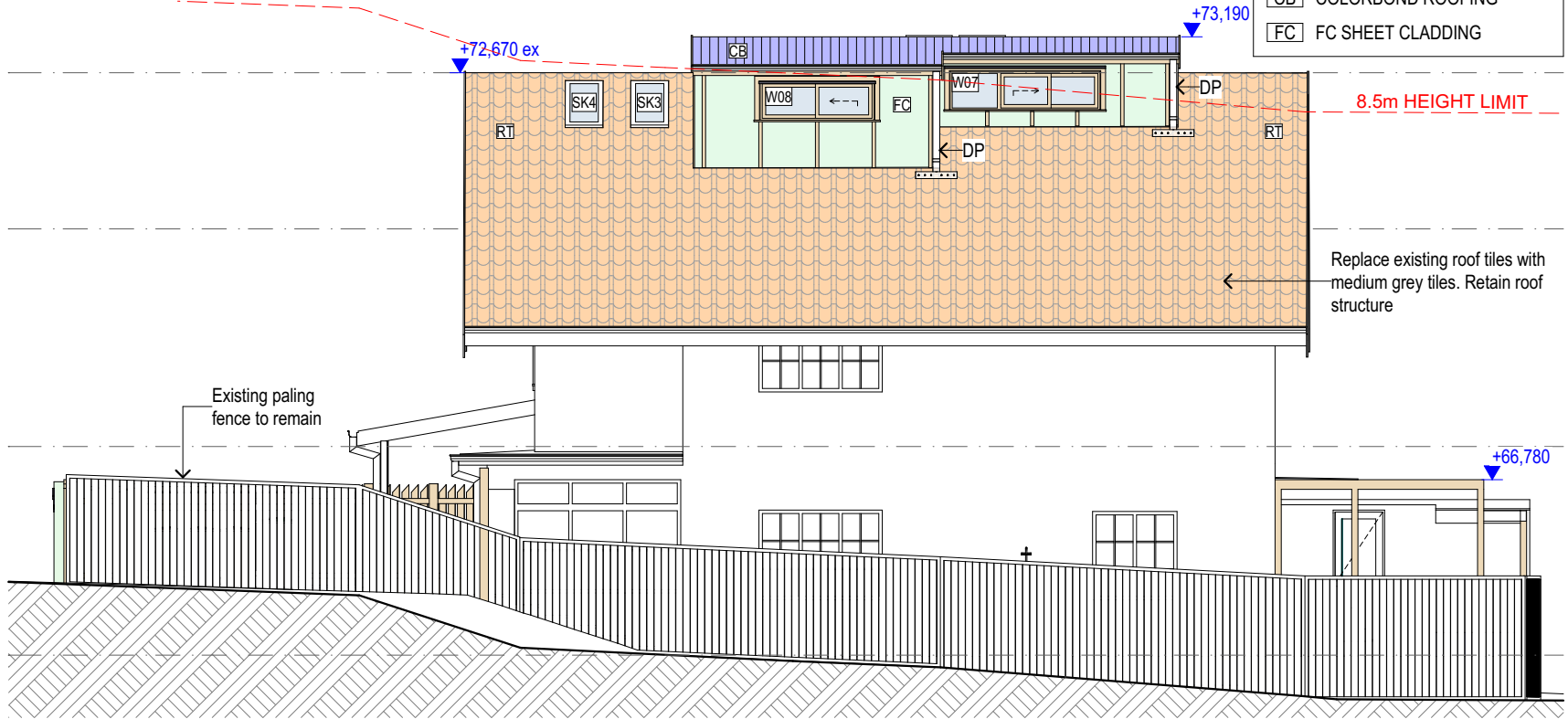
NOTE:
Displayed roof falls are approximate, verify on site.



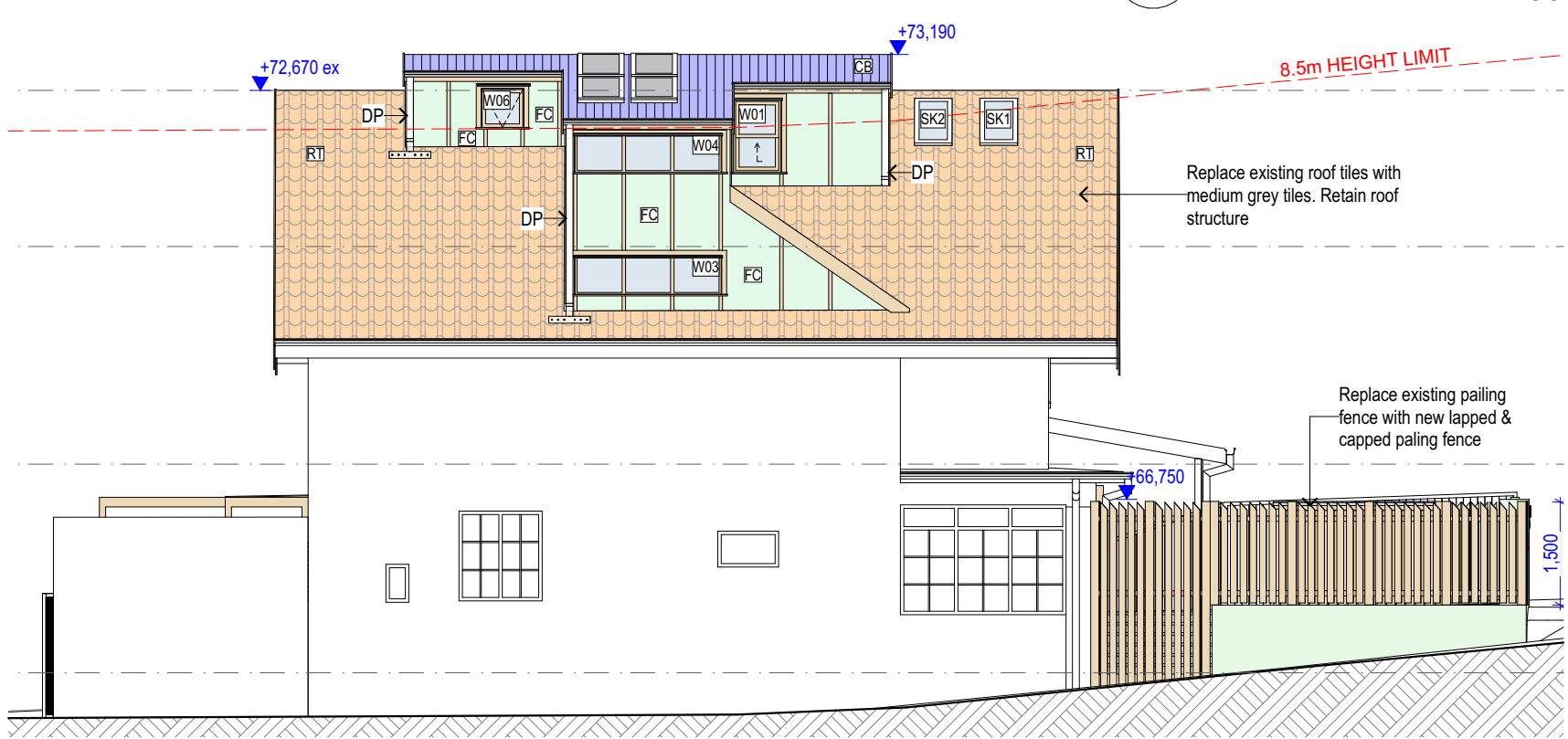
N NORTH ELEVATION
1:100



S SOUTH ELEVATION
1:100



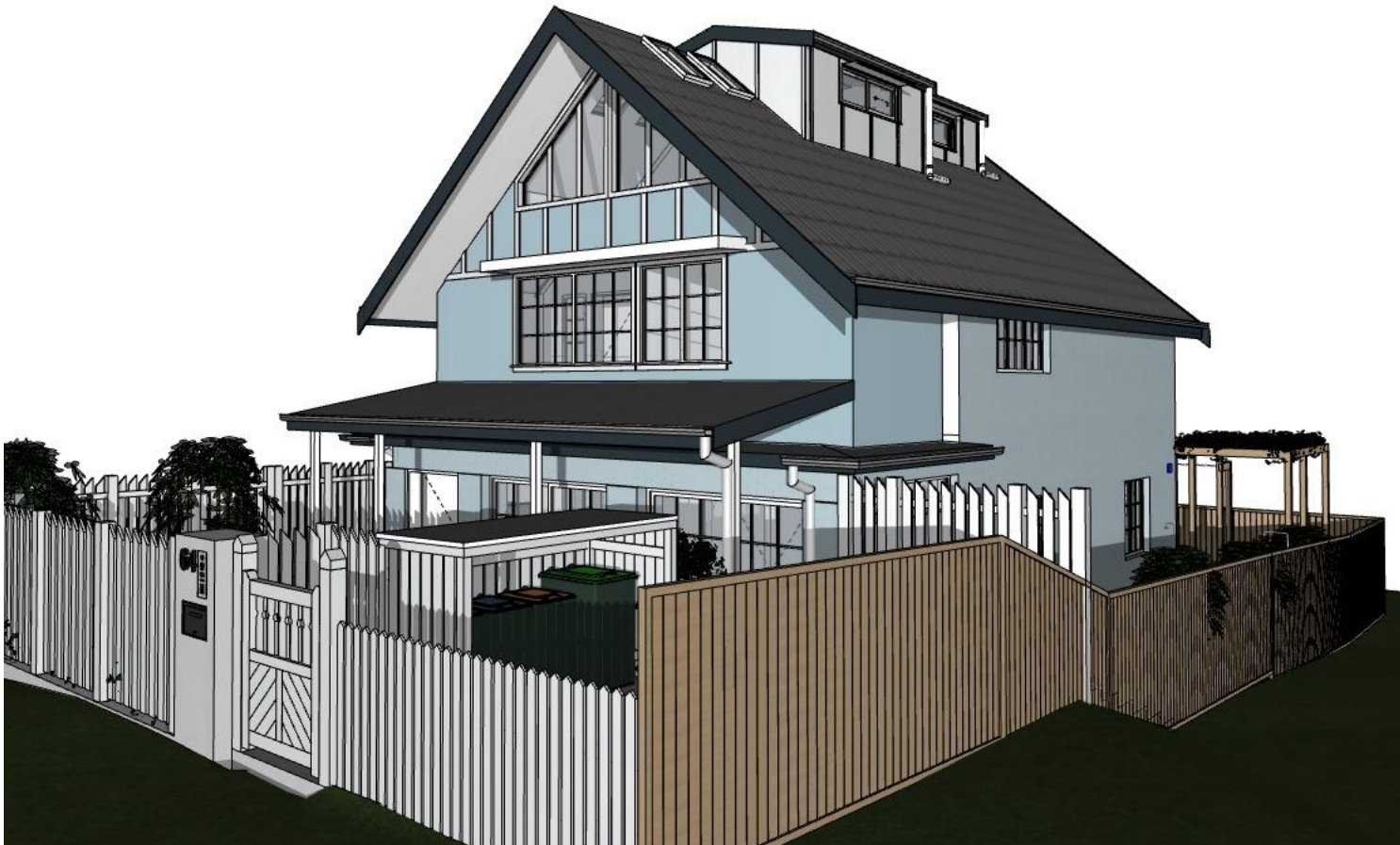
E EAST ELEVATION
1:100



W WEST ELEVATION
1:100

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	A	16.02.2023	Section 4.55 Application - Retaining wall				

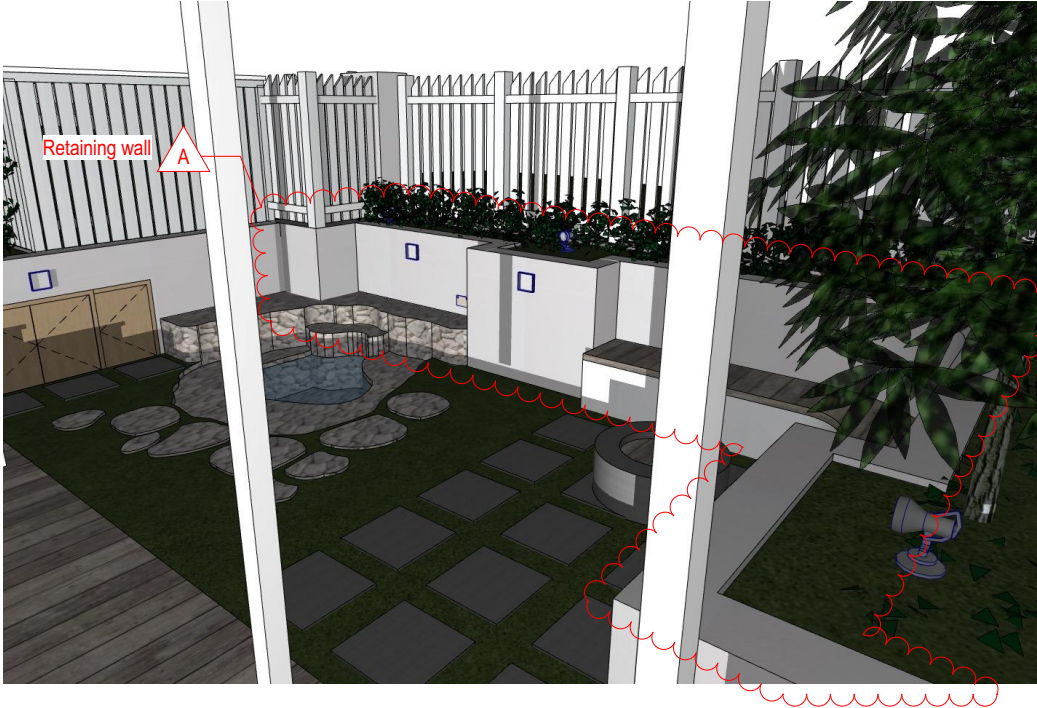
16/02/2023 1:03 PM



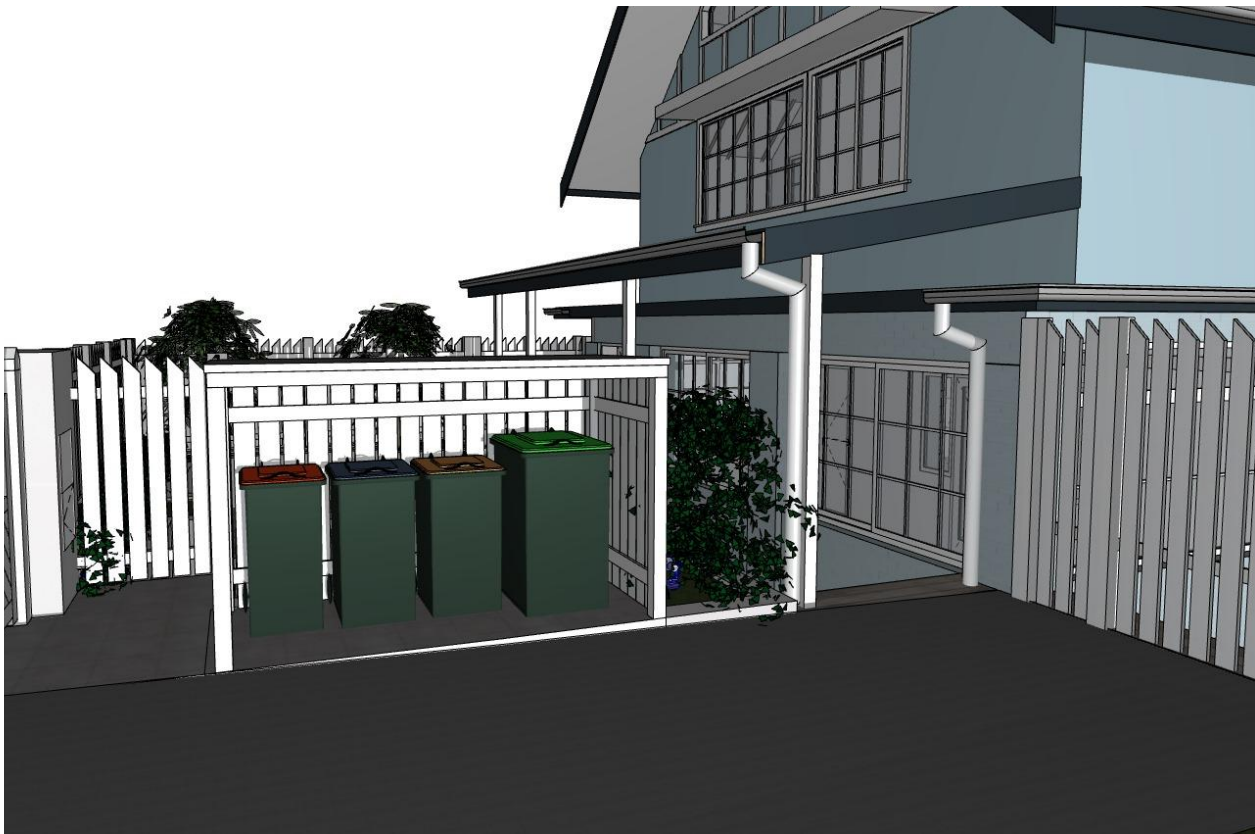
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	A	16.02.2023	Section 4.55 Application - Retaining wall		PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING		DRAWN: MS	DA07	
					64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094		DATE: 16/02/2023		
					TITLE:		JOB NO:		ISSUE:
					3D EXTERNAL VIEWS 01		1915	A	

1915 FAIRLIGHT 64_AC24_MASTER_230316_VA_House.pln

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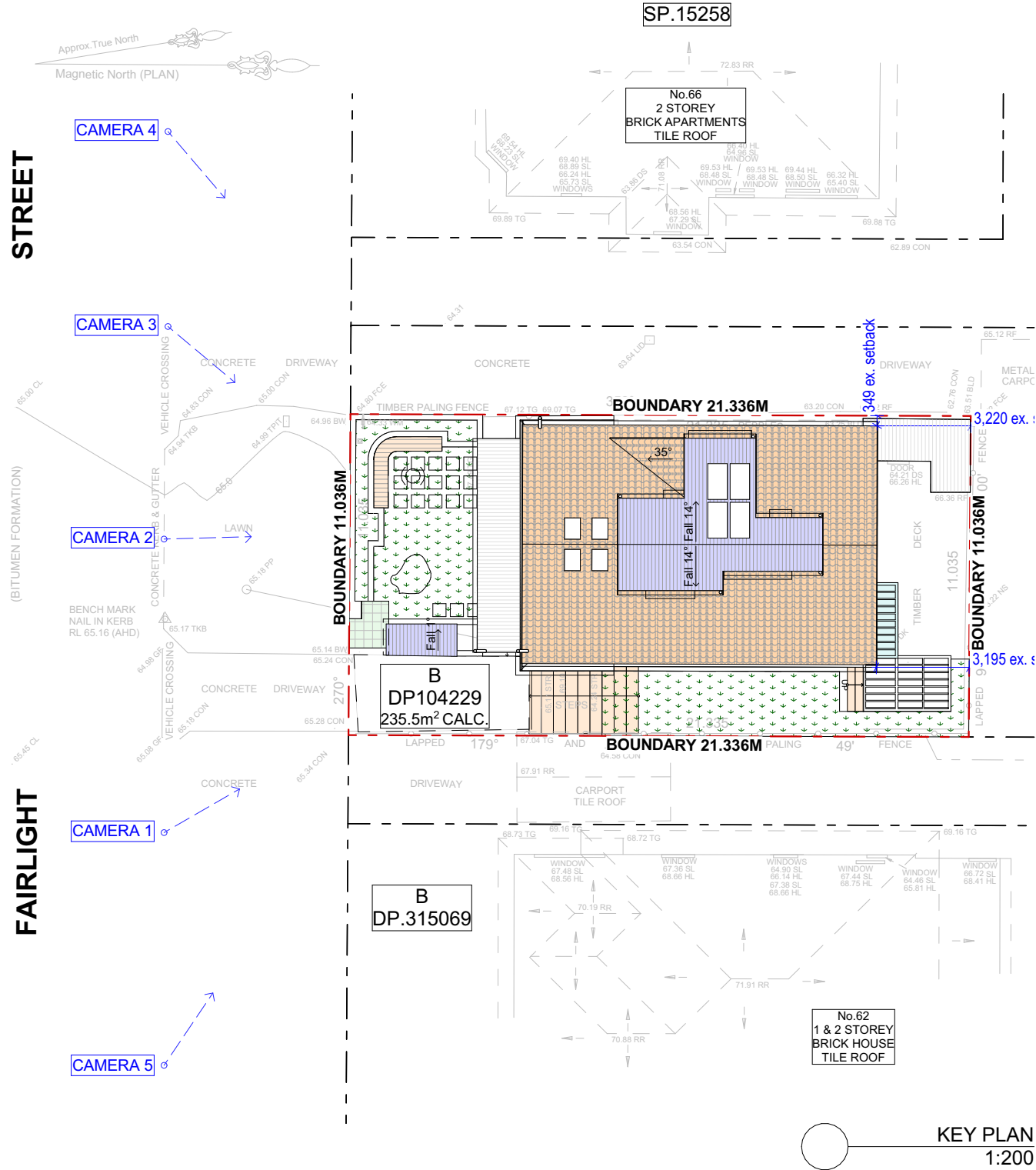


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	A	16.02.2023	Section 4.55 Application - Retaining wall		DRAWN:	MS	DA08			
					DATE:	16/02/2023				
								1915	ISSUE:	A



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	A	16.02.2023	Section 4.55 Application - Retaining wall		DRAWN: MS	DA09		
					DATE: 16/02/2023			
					JOB NO:	ISSUE:		
					1915	A		

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CAMERA 1 - EXISTING



CAMERA 1 - PROPOSED

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	A	16.02.2023	Section 4.55 Application - Retaining wall		PROJECT:	ALTERATIONS AND ADDITIONS TO DETACHED DWELLING	DRAWN: MS	DA10
					64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094	DATE: 16/02/2023	JOB NO:	
					EXTERNAL VIEWS FROM FOOTPATH 01	1915	ISSUE:	
							A	



CAMERA 2 - EXISTING



CAMERA 3 - EXISTING



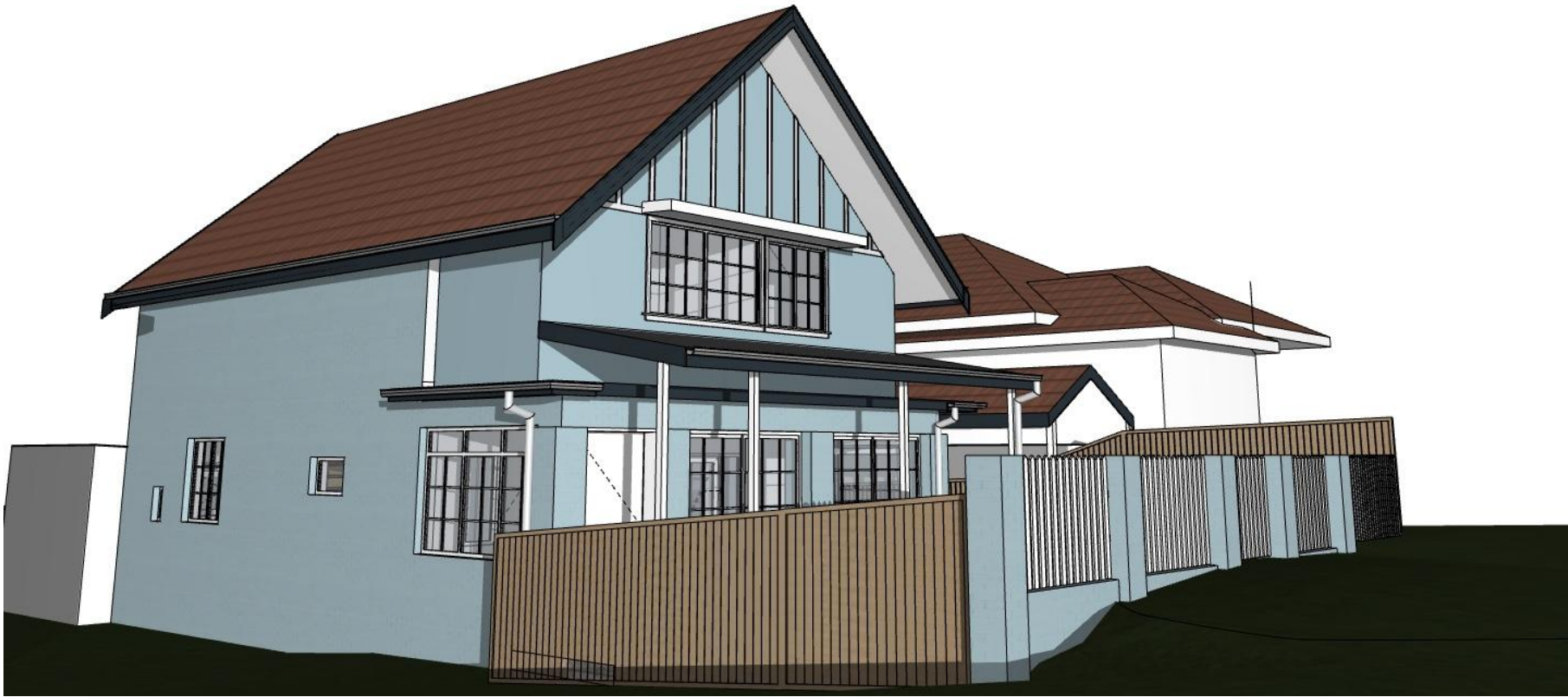
CAMERA 2 - PROPOSED



CAMERA 3 - PROPOSED

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	A	16.02.2023	Section 4.55 Application - Retaining wall		PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING		DRAWN: MS	DA11	
					64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094		DATE: 16/02/2023		
					TITLE: EXTERNAL VIEWS FROM FOOTPATH 02		JOB NO: 1915	ISSUE: A	

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CAMERA 4 - EXISTING



CAMERA 4 - PROPOSED

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	A	16.02.2023	Section 4.55 Application - Retaining wall			DRAWN: MS	DA12
						DATE: 16/02/2023	
						JOB NO:	ISSUE:
						1915	A

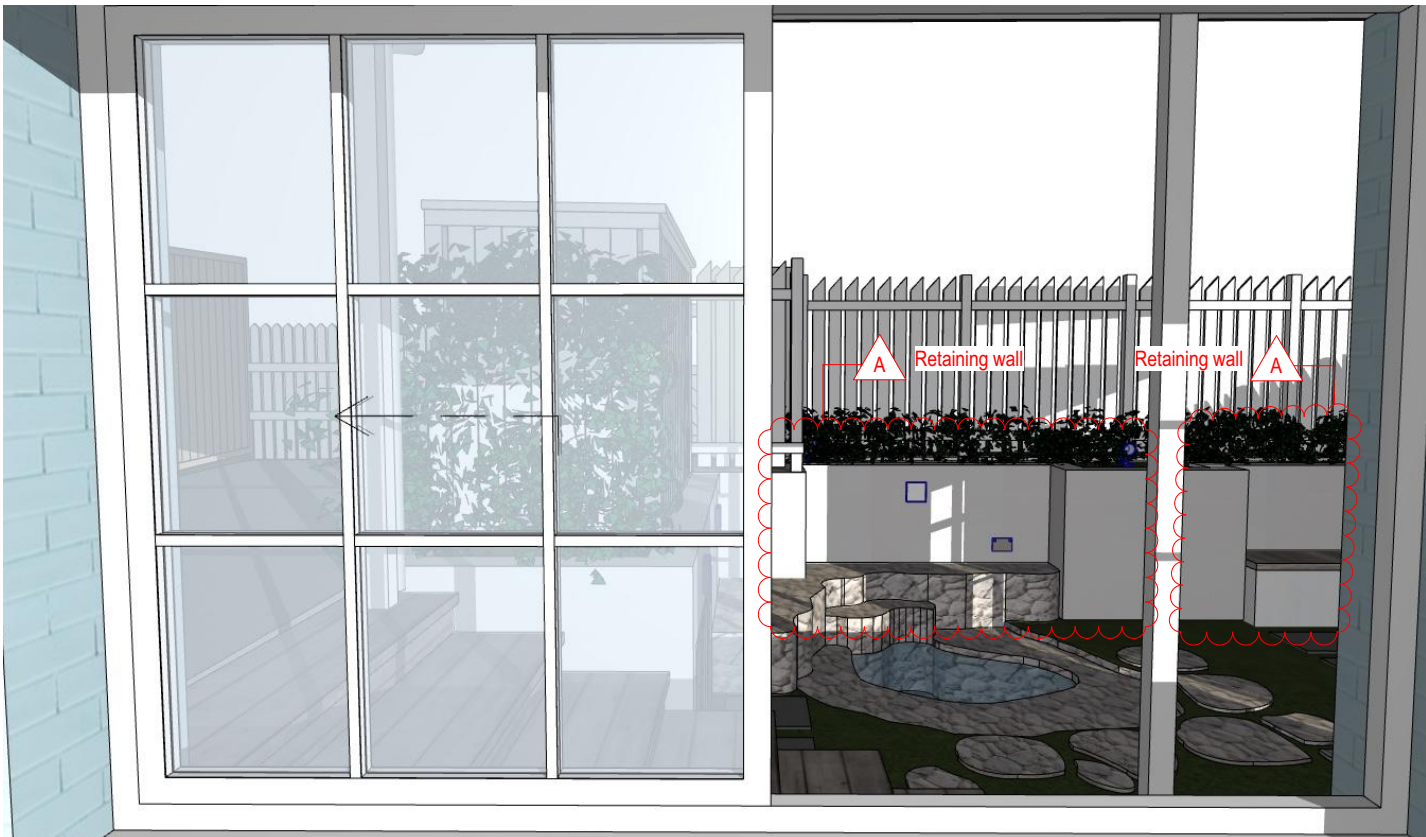


CAMERA 5 - EXISTING



CAMERA 5 - PROPOSED

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	A	16.02.2023	Section 4.55 Application - Retaining wall			DRAWN: MS	DA13
						DATE: 16/02/2023	ISSUE: A
						JOB NO:	
						1915	



3D VIEW - FROM SITTING 01



3D VIEW - FROM SITTING ROOM 02



3D VIEW - FROM ENTRY DOOR

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	A	16.02.2023	Section 4.55 Application - Retaining wall		PROJECT:	ALTERATIONS AND ADDITIONS TO DETACHED DWELLING	DRAWN: MS	DA14
					TITLE:	64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094	DATE: 16/02/2023	
						FRONT YARD - 3D VIEWS	JOB NO:	
							1915	ISSUE: A

1915 FAIRLIGHT 64_AC24_MASTER_230316_VA_House.pln

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