

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 1675 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**
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AS PER SITE SURVEY PLAN
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REINFORCED CONCRETE TO ENGINEER DETAILS
- TIMBER FLOOR:**
SELECTED HARDWOOD FLOOR
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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° Type
- EXISTING WINDOW**
EX Type
- DOOR LABEL**
N° Type
- DC/PLEP WALL HEIGHT LINE**
- PLAN/ SECTION REFERENCE**
N° (Shape)
- PLAN/ ELEVATION REFERENCE**
Shape N°
- RL (LEVELS)**
N°
- FLOOR LEVELS**
N°

DRAWING LIST

ARCHITECTURAL DRAWING SET - DA

DRAWING NO.	ISSUE NO.	ISSUE	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

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- COUNCIL**
NORTHERN BEACHES COUNCIL
MANLY OVIC 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 TRANSPPOSED 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 BOLD 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
ADH AUSTRALIAN HEIGHT DATUM
ADH 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
EH OVER HEAD
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
OG 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
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

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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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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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:
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

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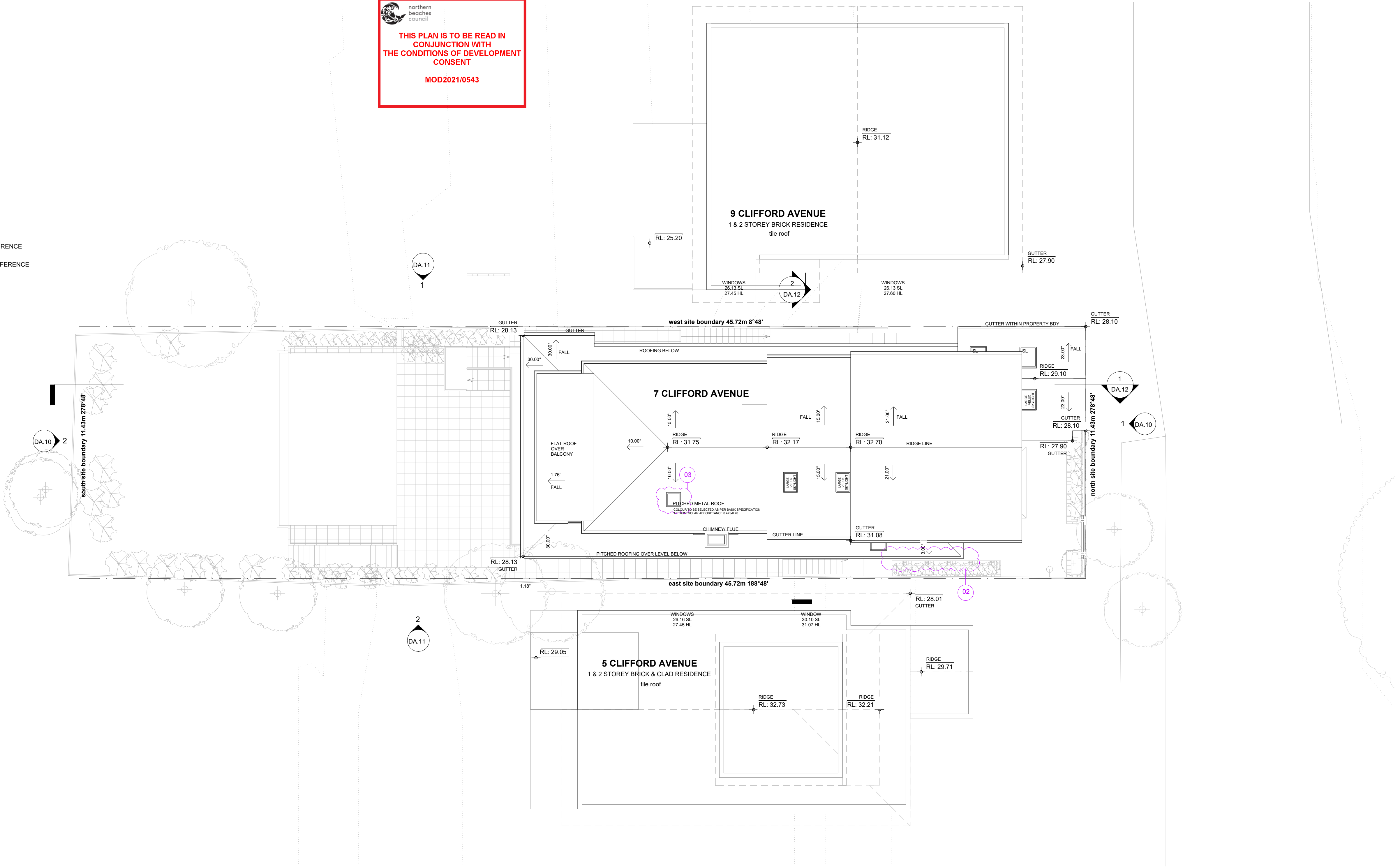
SYMBOLS

- WINDOW LABEL**
N^o Type
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EX Type
- DOOR LABEL**
N^o Type
- PLAN/ SECTION REFERENCE**
N^o Sheet
- PLAN/ ELEVATION REFERENCE**
Sheet N^o
- RL (LEVELS)**
RL
- FLOOR LEVELS**
FLOOR LEVELS
- DCP/LEP WALL HEIGHT LINE**
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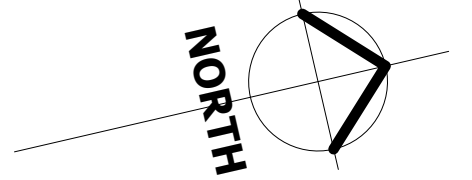
northern beaches council

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MOD2021/0543



1 Roof Plan
1 : 100



0m 1m 2m 3m 4m 5m
1:100 @ A1

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:

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6. WC added under outdoor stair

OTHER

7. Outdoor fireplace deleted

NOTES

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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:
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 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
- 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.

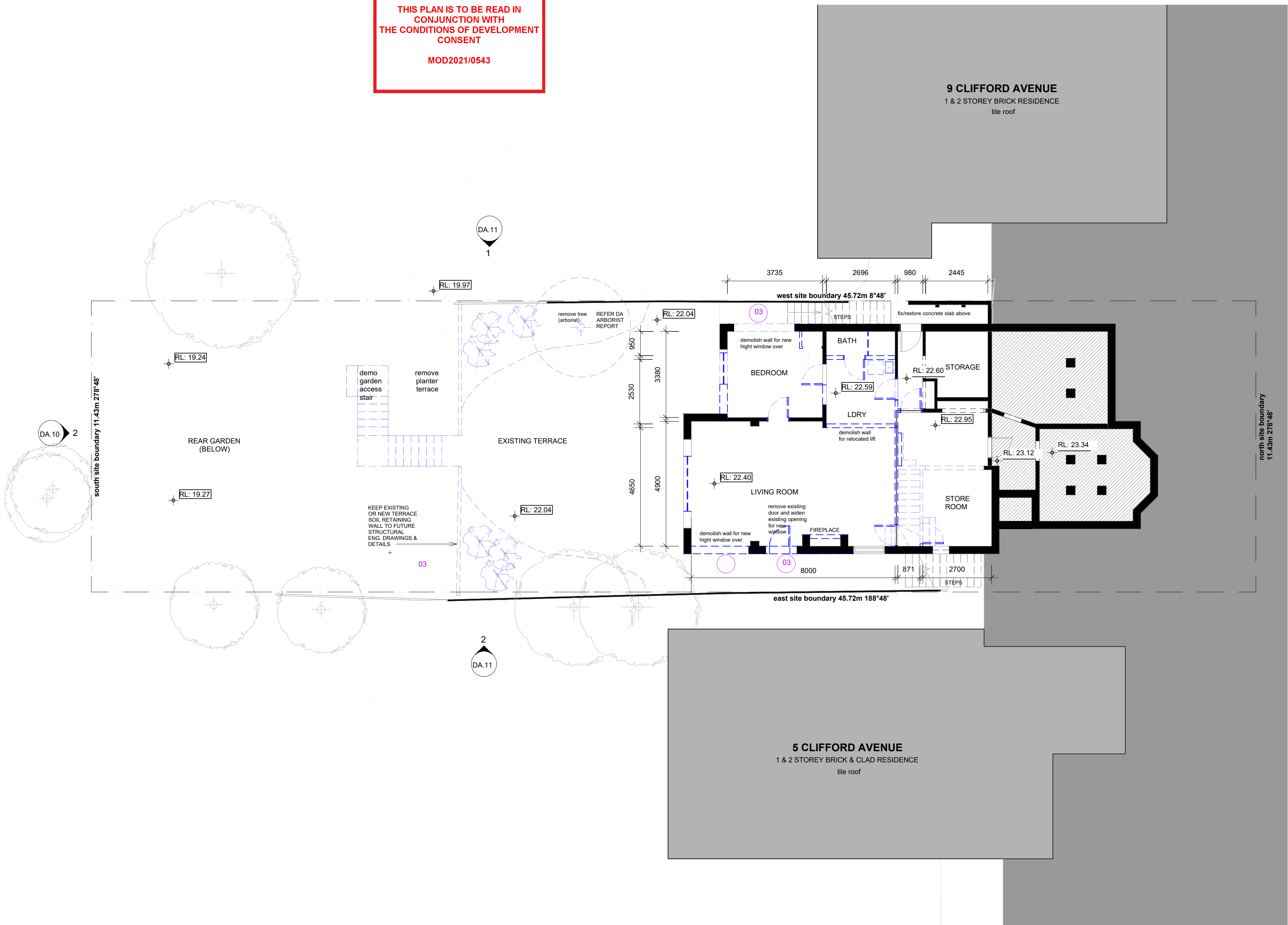
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- RL (LEVELS)
- FLOOR LEVELS

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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:

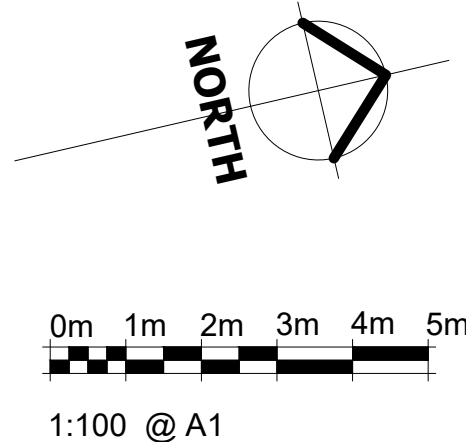
DA.05

ISSUE:
E

DATE:
20/07/2021

S4.55 MOD

1 Demolition Lower Ground Floor Plan
1 : 100



DEMOLITION NOTES

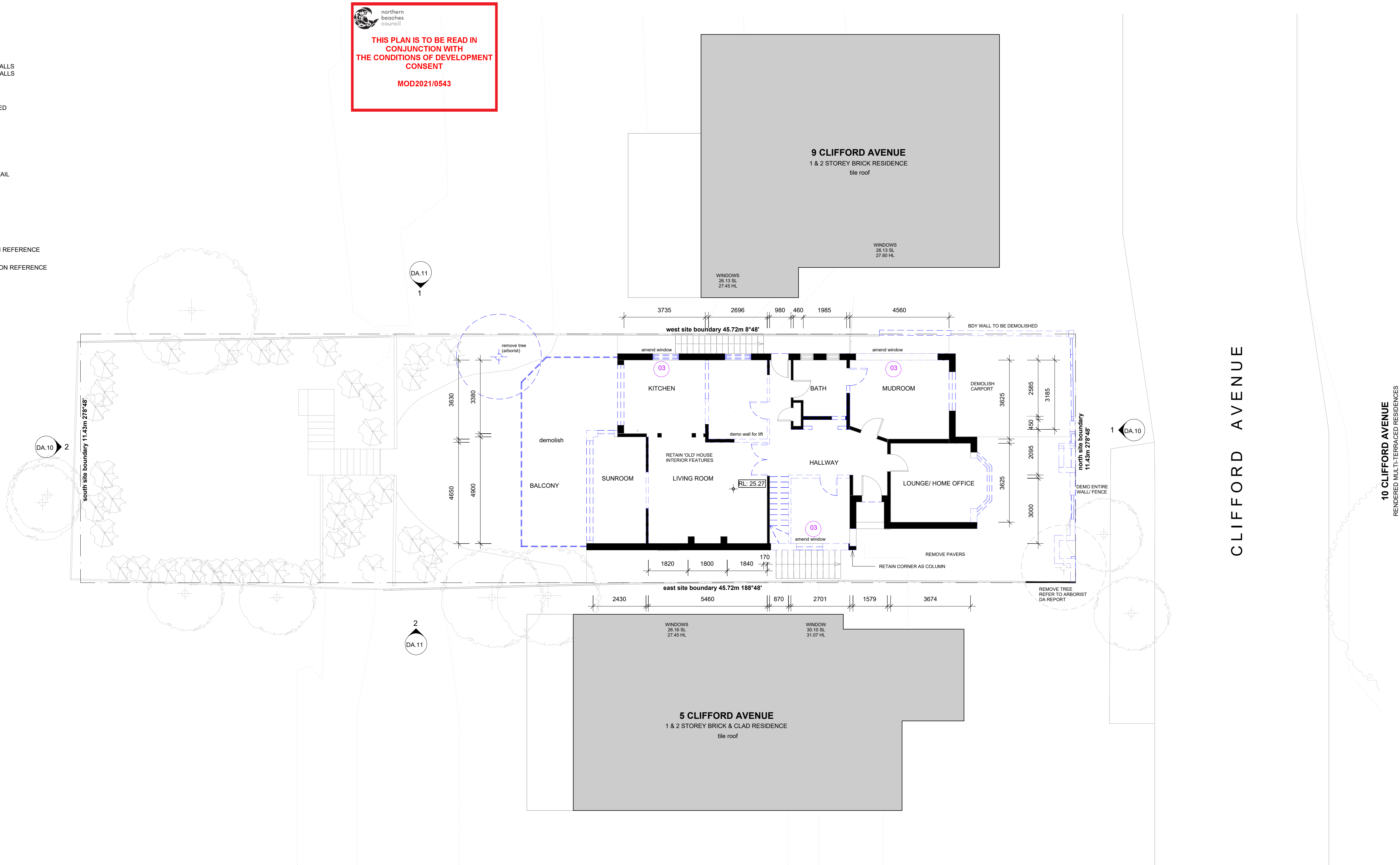
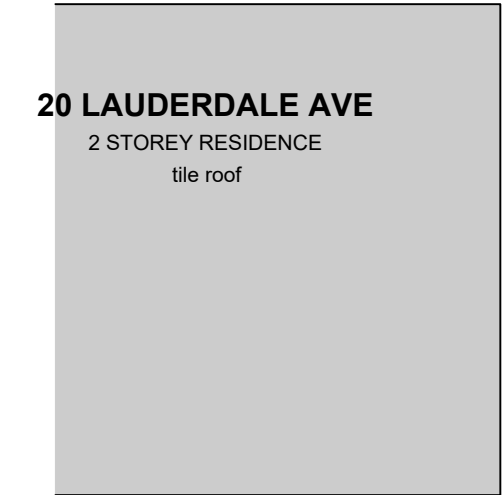
- Contractor to verify on site all existing house conditions prior to starting demolition.
- Remove all walls, windows, doors, frames, fixtures, fittings, finishes etc as indicated on demo drawings. Remove ceilings, lights, utilities, etc as required and as typical throughout demo zone.
- Plan all demolition 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**
N^o Type
- EXISTING WINDOW**
EX Type
- DOOR LABEL**
N^o Type
- DCP/LEP WALL HEIGHT LINE**
- PLAN/ SECTION REFERENCE**
N^o Sheet
- PLAN/ ELEVATION REFERENCE**
Sheet N^o
- RL (LEVELS)**
+
- FLOOR LEVELS**
▼



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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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

- 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.
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 - 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.

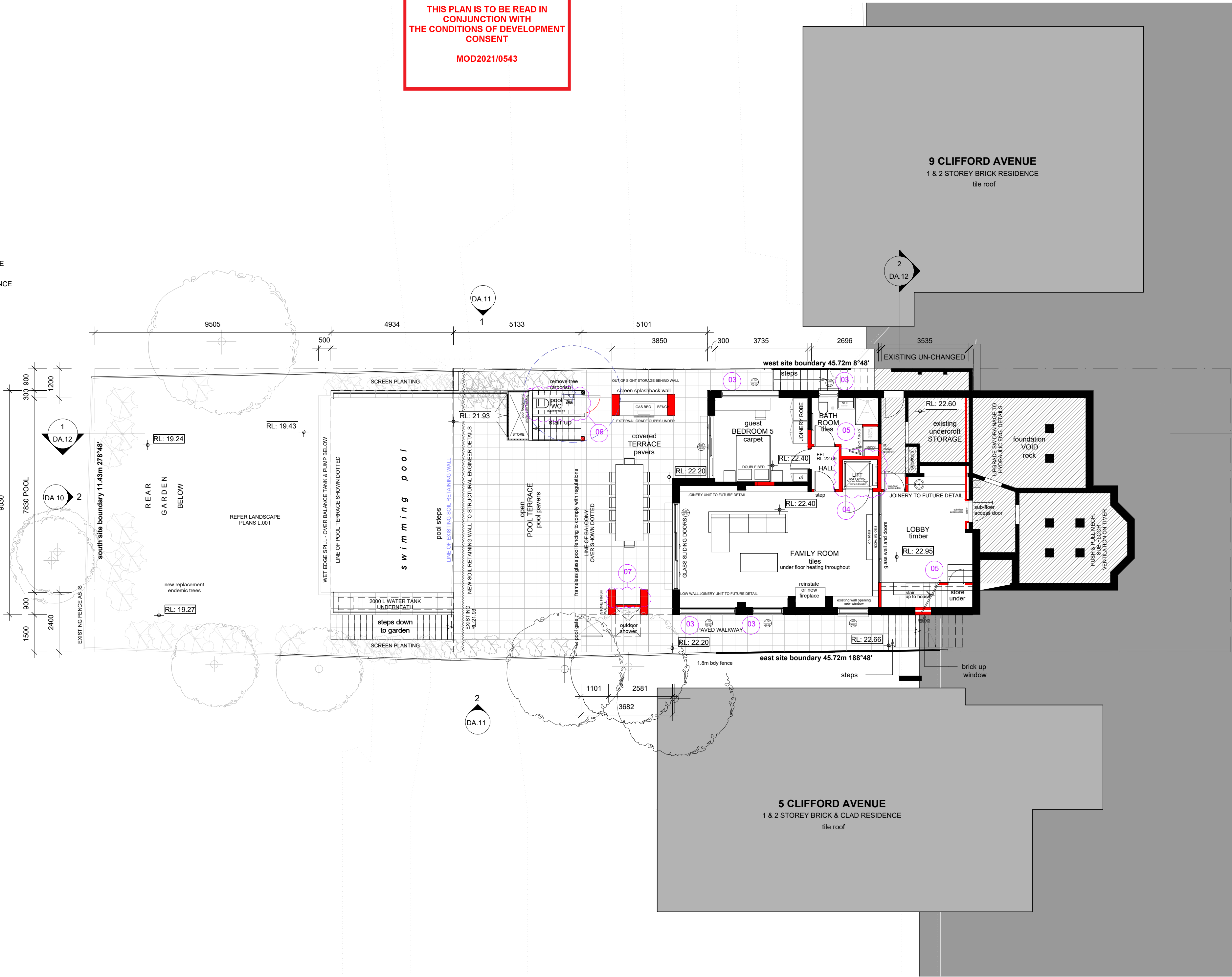
LEGEND

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INTERNAL FRAMED LIGHT WEIGHT PLASTERBOARD WALLS
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- ROOFING**
COLOURBOND METAL ROOFING TO FALLS

SYMBOLS

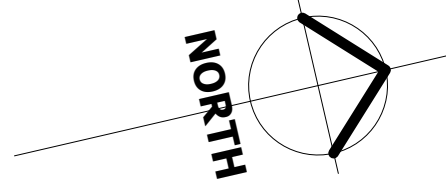
- WINDOW LABEL**
N^o Type
- EXISTING WINDOW**
EX Type
- DOOR LABEL**
N^o Type
- DC/PLEP WALL HEIGHT LINE**
- PLAN/ SECTION REFERENCE**
N^o (Shed)
- PLAN/ ELEVATION REFERENCE**
Shed N^o
- RL (LEVELS)**
+
- FLOOR LEVELS**
▼

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



Lower Ground Floor Plan

1 : 100



0m 1m 2m 3m 4m 5m

1:100 @ A1

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:
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

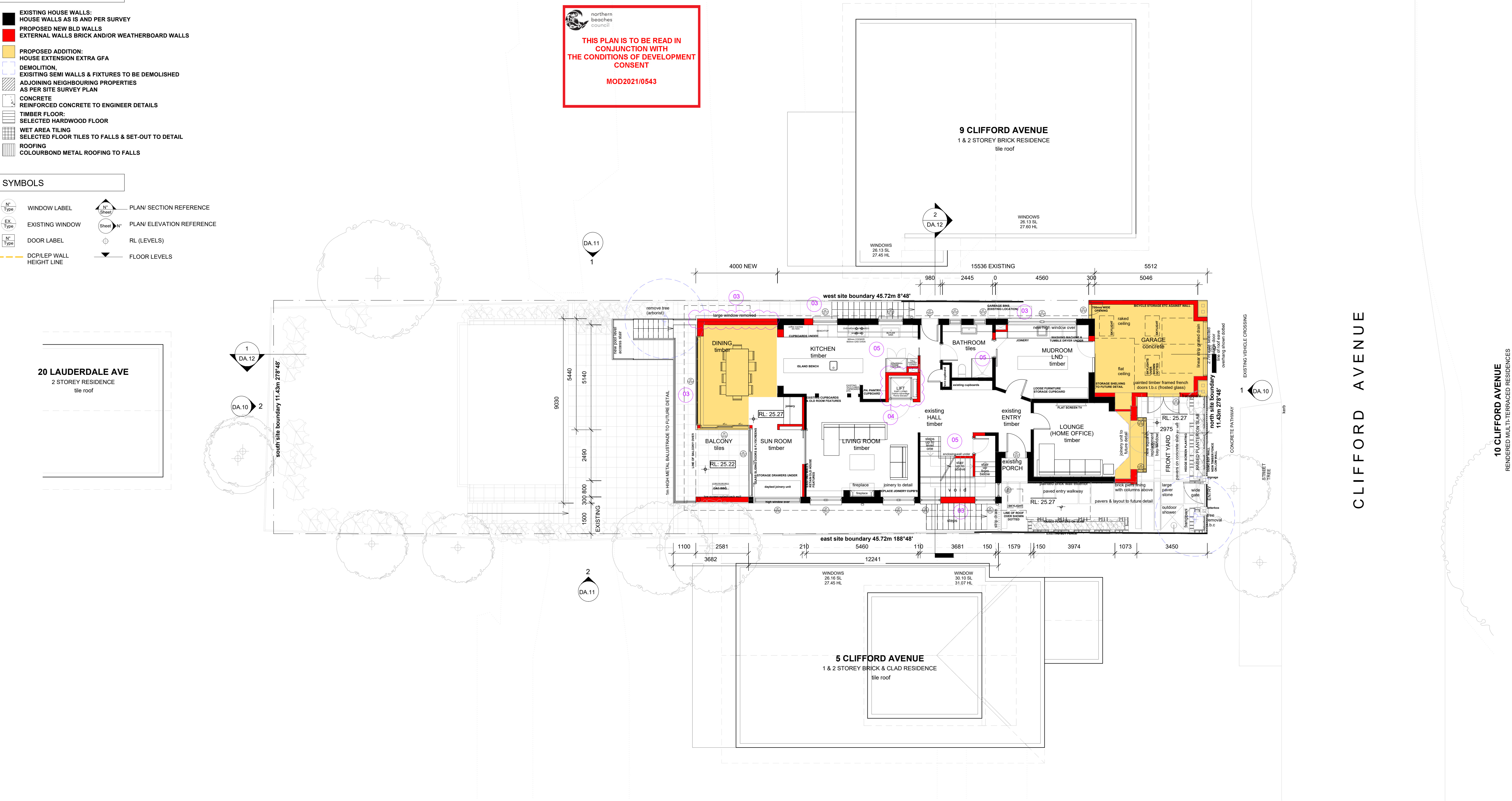
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SYMBOLS

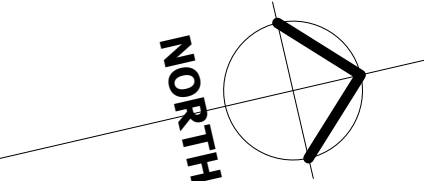
- WINDOW LABEL
- EXISTING WINDOW
- DOOR LABEL
- DCP/LEP WALL
HEIGHT LINE
- PLAN/ SECTION REFERENCE
- PLAN/ ELEVATION REFERENCE
- RL (LEVELS)
- FLOOR LEVELS

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

MOD2021/0543



1 Ground Floor Plan
1 : 100



0m 1m 2m 3m 4m 5m

1:100 @ A1

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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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

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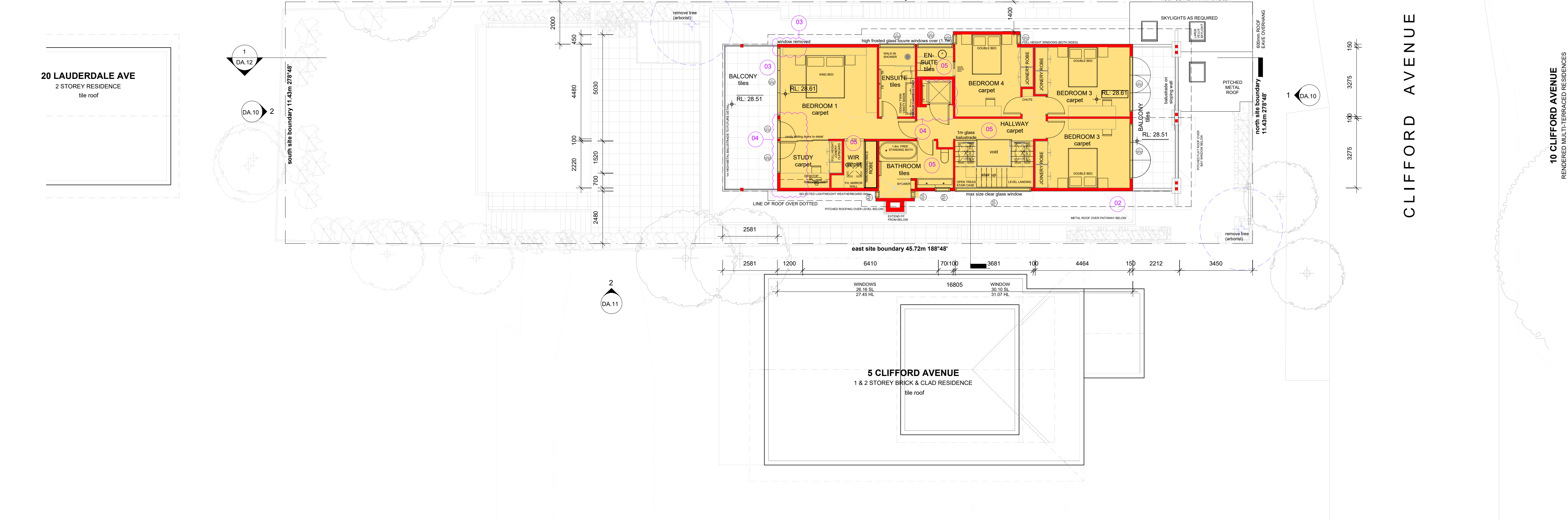
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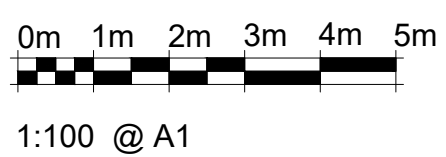
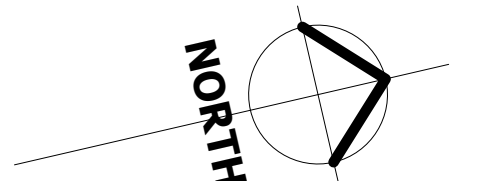
SYMBOLS

- WINDOW LABEL**
N^o Type
PLAN/ SECTION REFERENCE
- EXISTING WINDOW**
EX Type
PLAN/ ELEVATION REFERENCE
- DOOR LABEL**
N^o Type
RL (LEVELS)
- FLOOR LEVELS**
FLOOR LEVELS

20 LAUDERDALE AVE
2 STOREY RESIDENCE
tile roof



1 DA - First Floor Plan
1 : 100



1:100 @ A1

LIST OF S4.55 MODIFICATION DESIGN CHANGES

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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

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

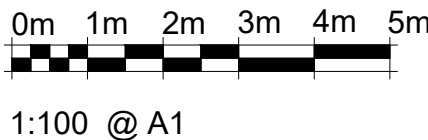
- ## LEGEND

- ## SYMBOLS

- [illegible]

1 North Elevation
1 : 100

- 2 South Elevation
1 : 100



1 - SITE SURVEY INFORMATION:
THE SITE INFORMATION HEREIN HAS BEEN TRANSMITTED TO THE C.A. (THE C.A. is a Pty Ltd) LAND SURVEY PLAN NO.6373A. REFER TO THIS DRAWING TO CONFIRM THE EXISTING BOUNDARIES, EXISTING UTILITIES, EXISTING HOUSE WALL MEASUREMENTS (INTERNAL), BY MARK SURVEYS AND ACCURACY 1:6 ON SITE.

2 - RECORDING:
FOR THE SITE TO BE COORDINATE INFORMATION CONTAINED IN THIS DRAWING TO THE SURVEY INFORMATION OF OTHER CONSULTANTS WITH THE SPECIFICATION FOR BUILDING WORKS' REPORT DISCREPANCIES BETWEEN THE SURVEY INFORMATION AND THE SPECIFICATION FOR ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.

3 - DETAIL DRAWINGS:
UNLESS NOTED OTHERWISE REFER TO DETAIL DRAWINGS FOR THE CONSTRUCTION DETAIL DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER GENERAL ARRANGEMENT DRAWINGS AT SMALLER SCALES IF IN DOUBT NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH THE WORKS.

4 - EXECUTION OF THE WORKS:
EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA AS APPLIED TO THE PROJECT AND THE REQUIREMENTS OF AUSTRALIAN AND OTHER PUBLISHED STANDARDS (AS AMENDED) AND THE RECOMMENDATIONS OF 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
- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
- ALL DIMENSIONS IN MILLIMETRES
- PLEASE NOTIFY DU PRESSIS + DU PRESSIS ARCHITECTS IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND
- COPIES OF THIS DOCUMENT TO BE PROVIDED TO ALL CONTRACTORS
- THE DESIGN IS THE PROPERTY OF DU PRESSIS + DUPLESSIS 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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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:	DATE:
E	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

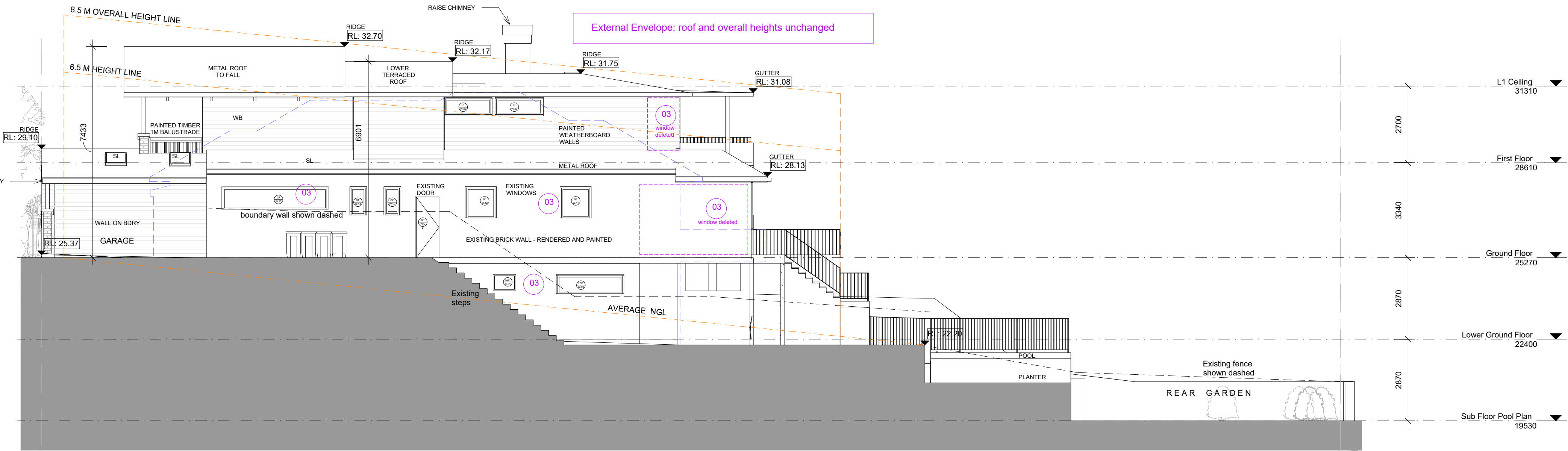
SYMBOLS

- WINDOW LABEL**
N° Type
- EXISTING WINDOW**
EX Type
- DOOR LABEL**
N° Type
- DC/PLEP WALL HEIGHT LINE**
- PLAN/ SECTION REFERENCE**
M Sheet
- PLAN/ ELEVATION REFERENCE**
Show N°
- RL (LEVELS)**
RL
- FLOOR LEVELS**
▼

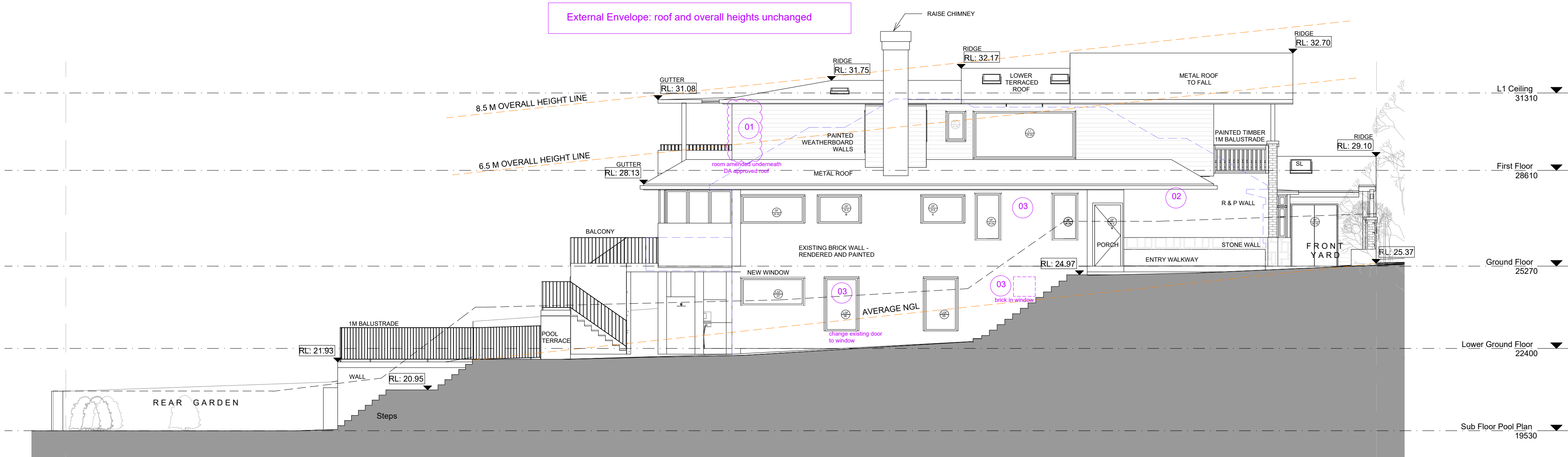
 northern beaches council

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

MOD2021/0543



1 West Elevation
1 : 100



2 East Elevation
1 : 100

0m 1m 2m 3m 4m 5m
1:100 @ A1

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 TRANSPOSED FROM THE C.M.S. SURVEYORS Pty Ltd SURVEY PLAN No. 6573A. 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 BUILDINGS 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.

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E	20/07/2021	S4.55 MOD APPLICATION

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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

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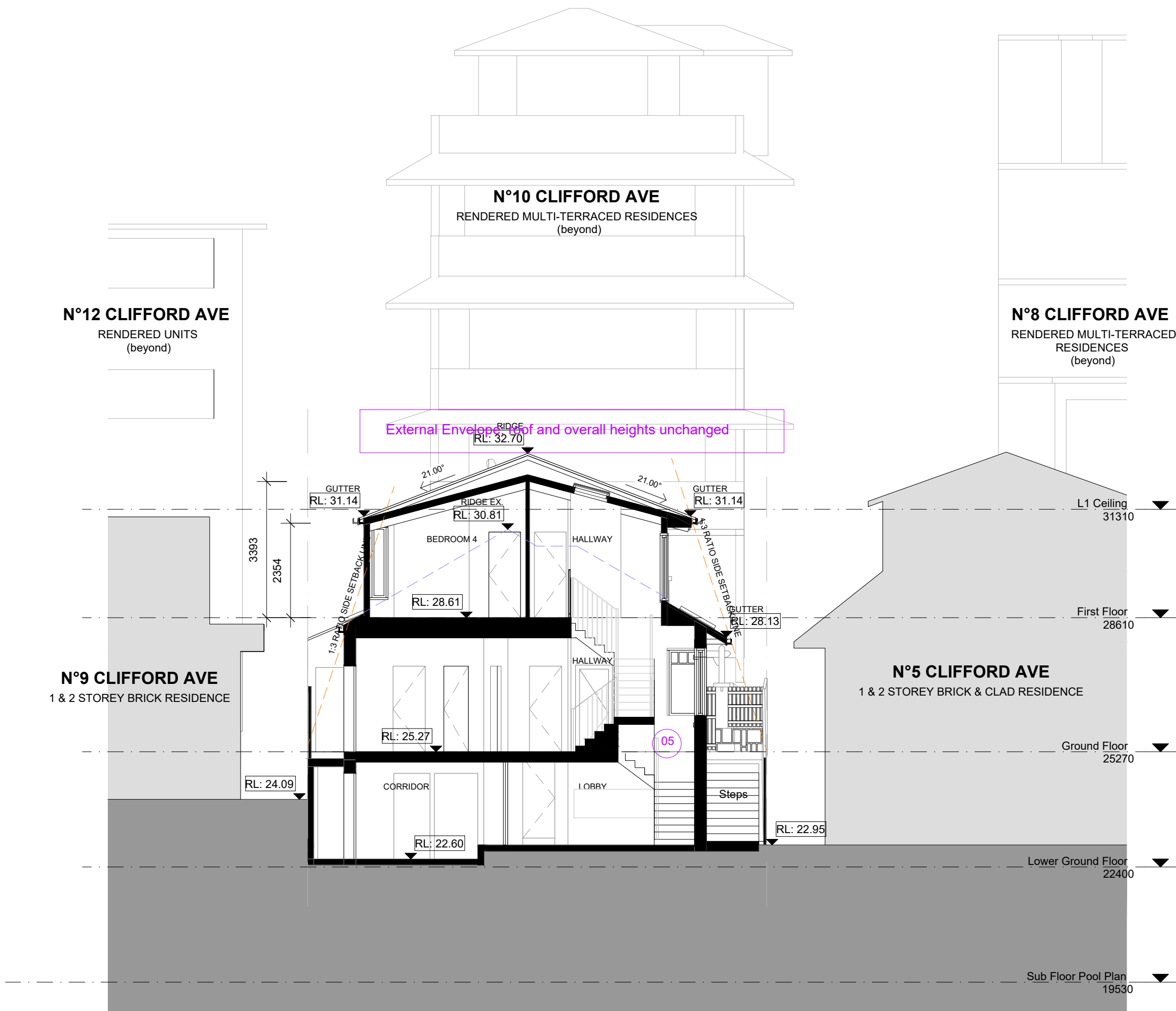
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LEGEND

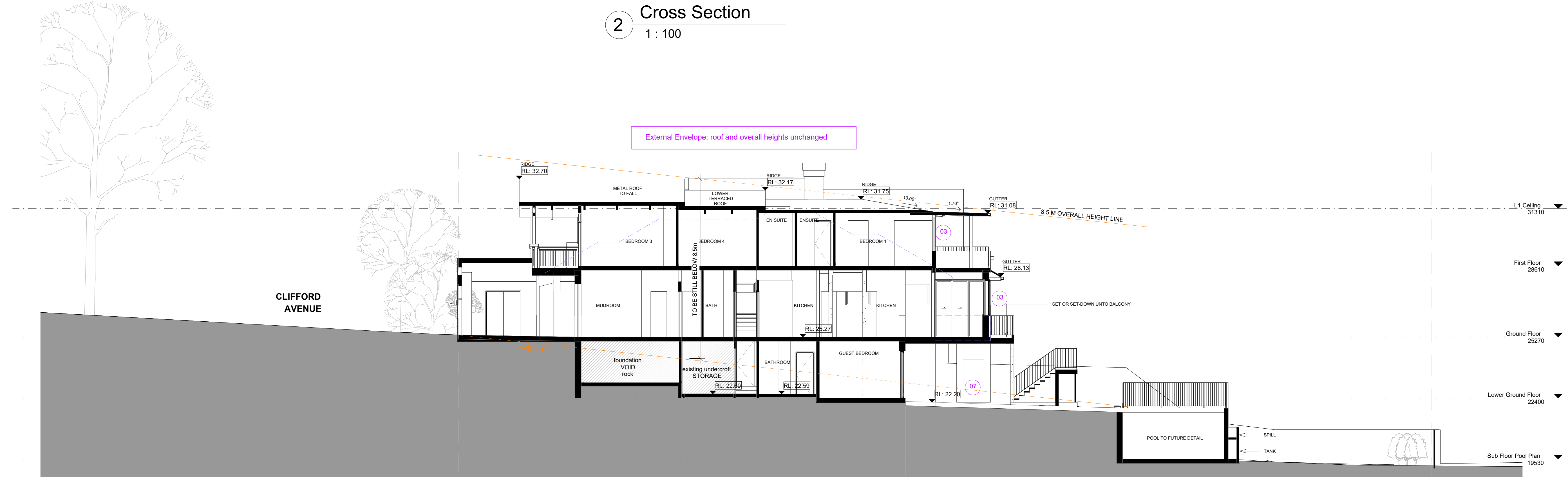
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N° Type
EX- Type
N° Type
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EX- Type
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N° Type
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N° Type
- PLAN/ SECTION REFERENCE**
N° (Sheet)
Sheet N°
- PLAN/ ELEVATION REFERENCE**
N° (Sheet)
Sheet N°
- RL (LEVELS)**
N° (Level)
Level N°
- FLOOR LEVELS**
N° (Level)
Level N°



2 Cross Section
1 : 100



1 Long Section
1 : 100

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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:
Sections

DRAWN:
AH

CHECKED:
EDUP

SCALE:
1:100@A1

DRAWING NO:

DA.12

ISSUE:
E

DATE:
20/07/2021

\$4.55 MOD

