

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/COOING 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.

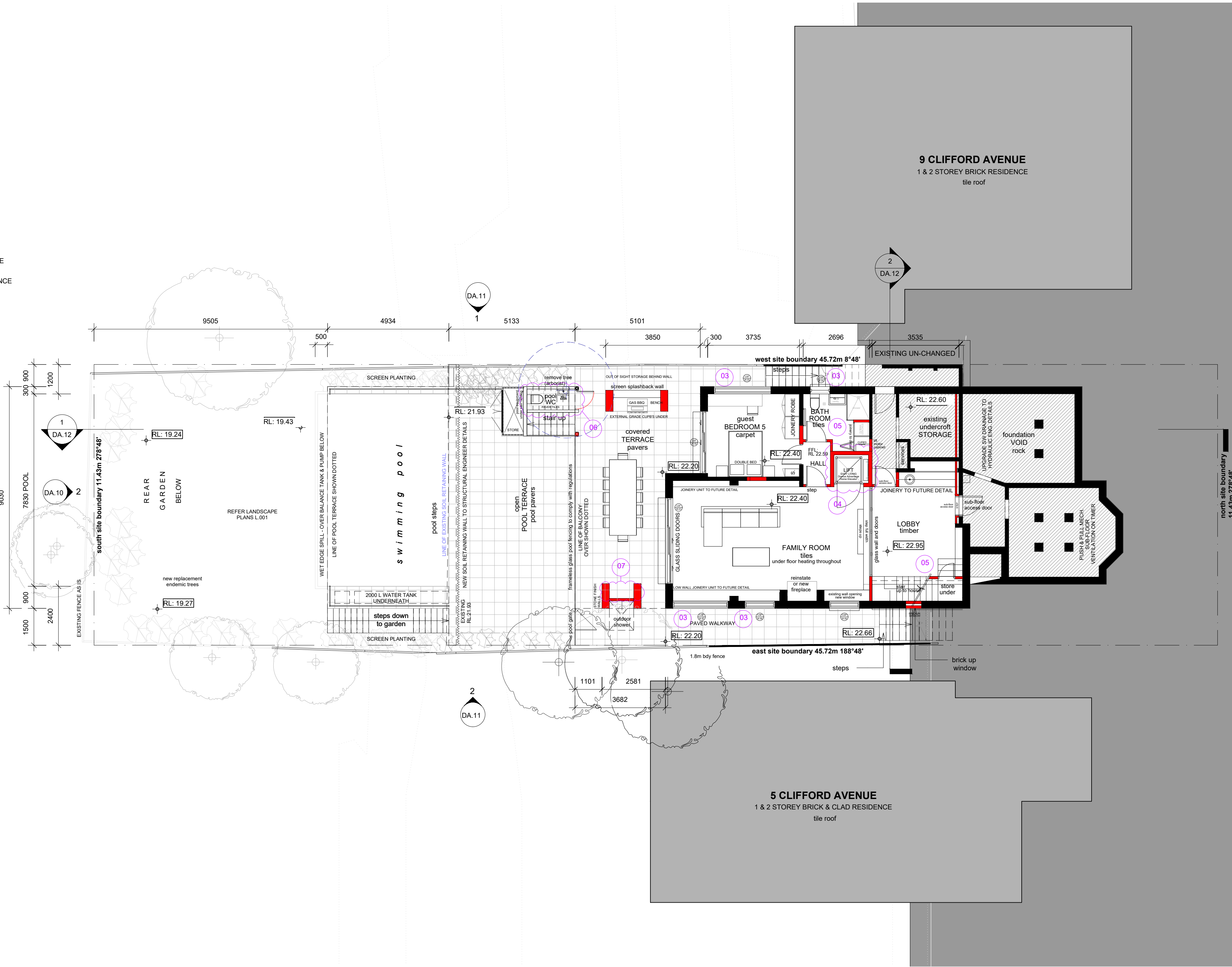
- THE NEW ROOF COLOUR TO BE OF MEDIUM SOLAR ABSORPTANCE.

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



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

- * SITE SURVEY INFORMATION:**
THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM THE C.M.S. SURVEYORS Pty Ltd SURVEY PLAN No.6373A. 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:**
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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

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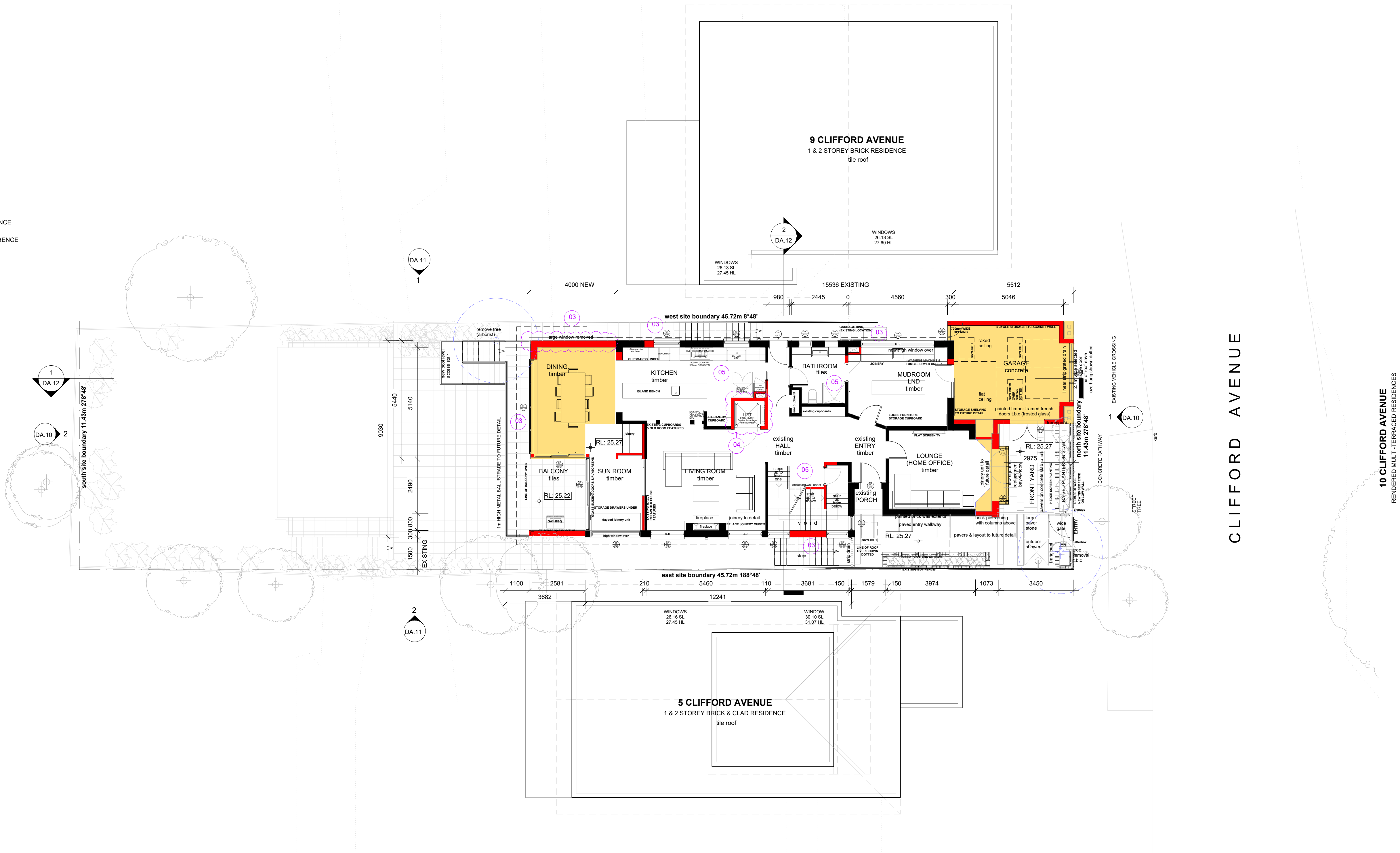
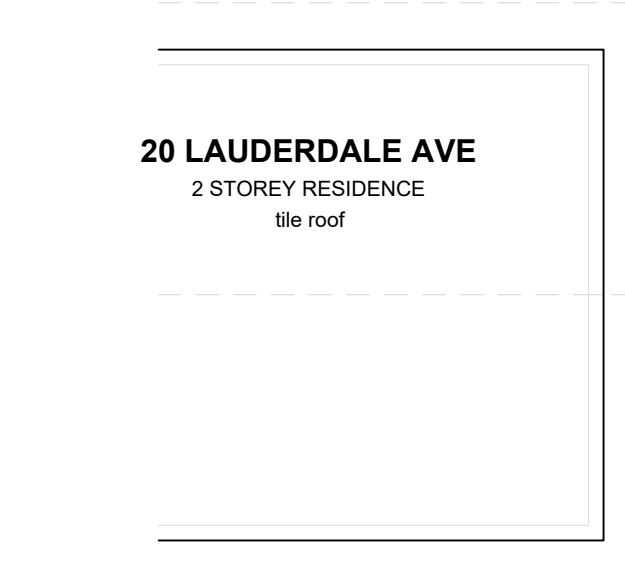
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LEGEND

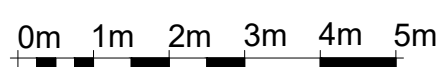
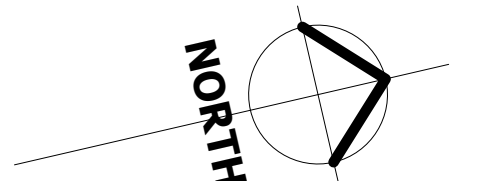
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EXISTING WINDOW
DOOR LABEL
DC/PEP WALL
HEIGHT LINE
- PLAN/ SECTION REFERENCE
PLAN/ ELEVATION REFERENCE
RL (LEVELS)
FLOOR LEVELS



1 Ground Floor Plan
1 : 100



1:100 @ A1

LIST OF S4.55 MODIFICATION DESIGN CHANGES

EXTERNAL:

1. First floor study relocated/enlarged
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3. Window/wall opening changes including skylight amendments

INTERNAL:

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OTHER

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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

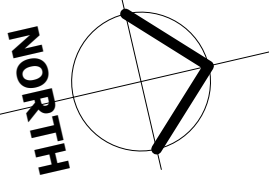
S4.55 MOD

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

- ## LEGEND

- ## SYMBOLS

- 20 LAUDERDALE AVE**
2 STOREY RESIDENCE
tile roof



A horizontal number line with tick marks at 0m, 1m, 2m, 3m, 4m, and 5m.

1:100 @ A1

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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
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SCALE:
1:100@A1

DRAWING NO:

DA.09

ISSUE:	DATE:
E	20/07/2021

S4.55 MOD

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SELECTED FLOOR TILES TO FALLS & SET-OUT TO DETAIL
- ROOFING
COLOURBOND METAL ROOFING TO FALLS

SYMBOLS

- N'
Type

WINDOW LABEL
- N'
Sheet

PLAN/ SECTION REFERENCE
- EX
Type

EXISTING WINDOW
- N'
Sheet

PLAN/ ELEVATION REFERENCE
- N'
Type

DOOR LABEL
- N'
Type

RL (LEVELS)
- DCP/LEP WALL
HEIGHT LINE
- ▼

FLOOR LEVELS

1 North Elevation
1 : 100

External Envelope: roof and overall heights unchanged

2 South Elevation
1 : 100

External Envelope: roof and overall heights unchanged



LIST OF S4.55 MODIFICATION DESIGN CHANGES

EXTERNAL:

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INTERNAL:

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House Alterations & Additions

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GEORGE + TATIANA OPADCHY

ADDRESS:
7 Clifford Avenue
Fairlight NSW 2094

DRAWING TITLE:
Elevations North/South

DRAWN:
AH

CHECKED:
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SCALE:
1:100@A1

DRAWING NO:

DA.10

ISSUE:
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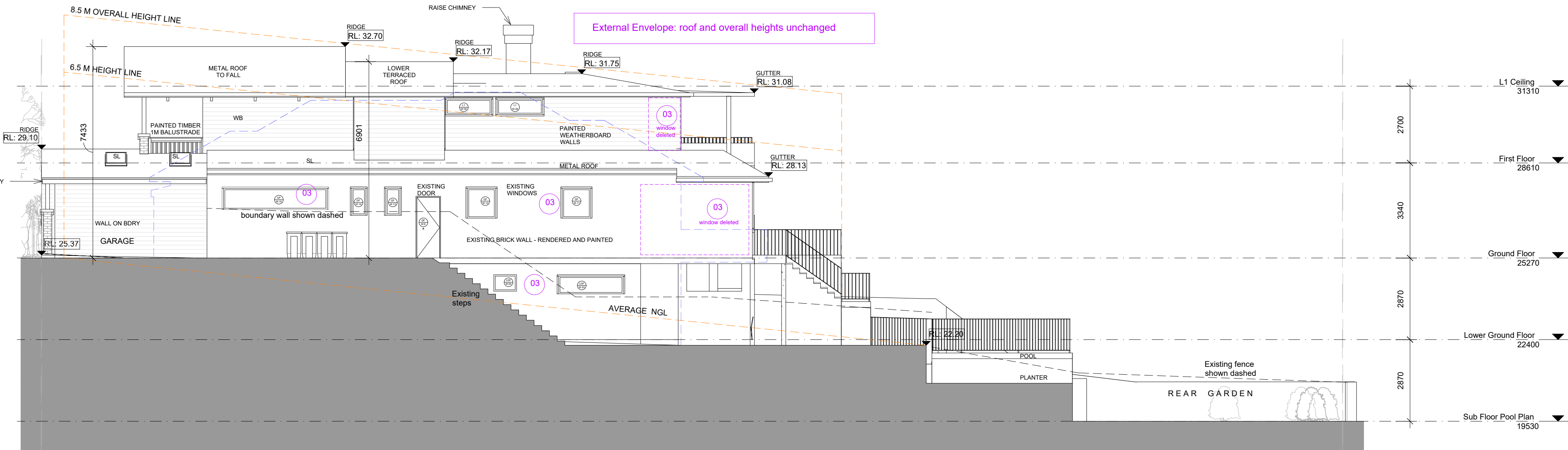
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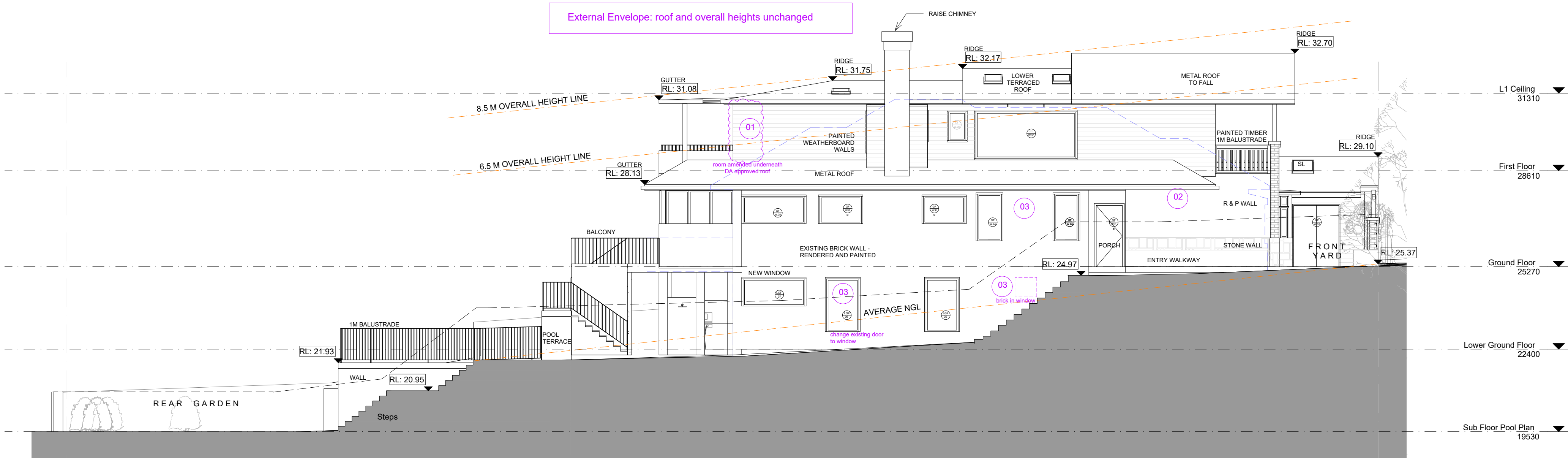
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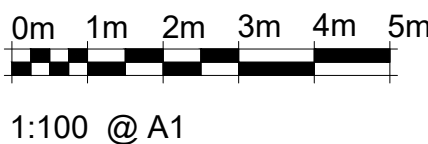
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- DOOR LABEL**
N^o Type
- DC/PLEP WALL HEIGHT LINE**
- PLAN/ SECTION REFERENCE**
M Sheet
- PLAN/ ELEVATION REFERENCE**
Show N^o
- RL (LEVELS)**
RL
- FLOOR LEVELS**
FLOOR LEVELS



1 West Elevation
1 : 100



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

*** 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:**
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.
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.
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ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AS, BCA AND COUNCIL BUILDING REQUIREMENTS.

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