

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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- 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
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SYMBOLS

- WINDOW LABEL
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- DOOR LABEL
- PLAN/ SECTION REFERENCE
- PLAN/ ELEVATION REFERENCE
- RL (LEVELS)
- FLOOR LEVELS
- 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

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COUNCIL
NORTHERN BEACHES COUNCIL
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.

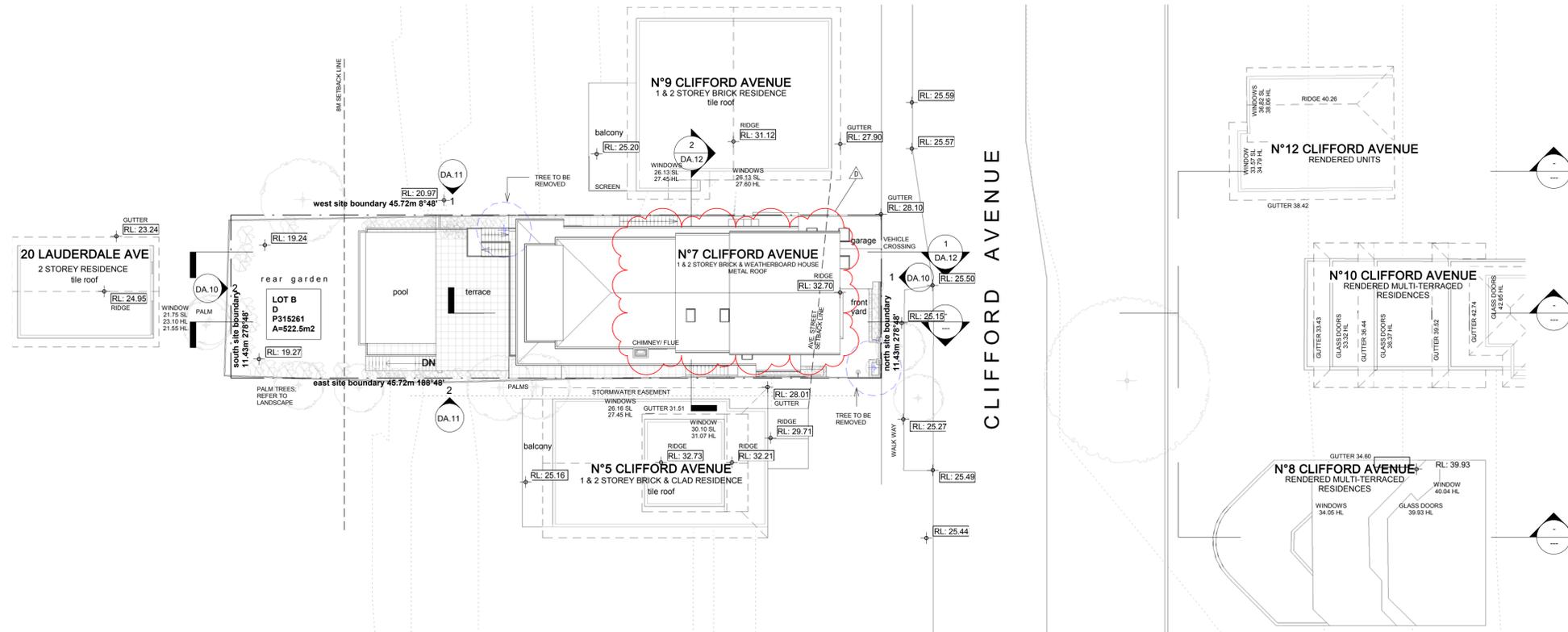
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+ COORDINATION: REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND THE DOCUMENTATION OF OTHER CONSULTANTS. REPORT DISCREPANCIES BETWEEN THE DOCUMENTS AND/OR WITH CONDITIONS ON SITE TO THE ARCHITECT FOR DIRECTION PRIOR TO 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
- 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
- DRAIN 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
- MDIF 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
- SHD 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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C	05/11/2018	DEVELOPMENT APPLICATION
D	30/08/2019	Amended DA

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DU PLESSIS ARCHITECTS

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0433408368
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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

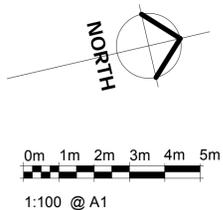
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SCALE:
1:200@A1

DRAWING NO:
DA.01

ISSUE: D **DATE:** 30/08/2019

DEVELOPMENT APPLICATION



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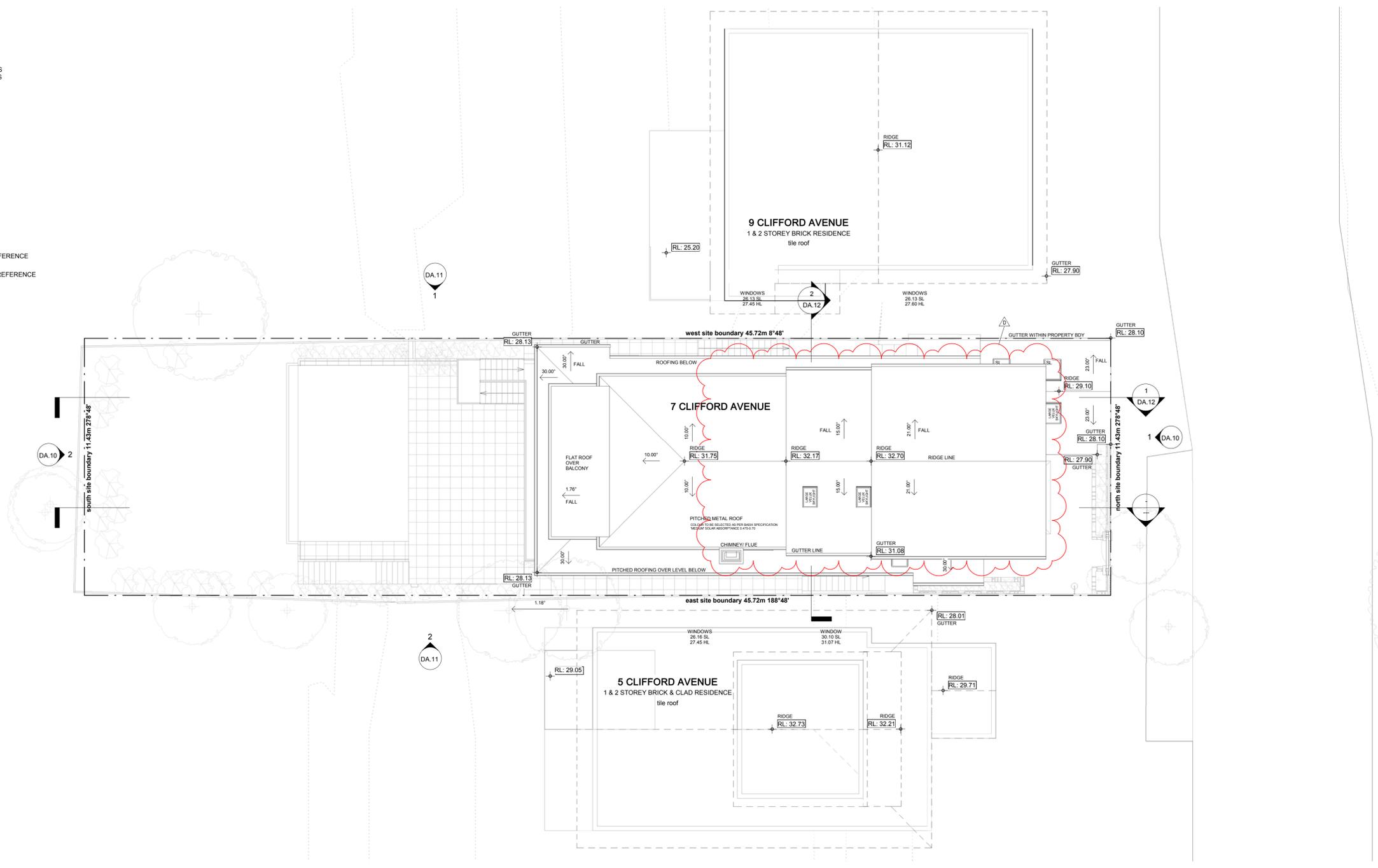
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- RL (LEVELS)
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1 Roof Plan
1 : 100

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DA2019/0276

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DRAWING TITLE:
Roof Plan

DRAWN:
AH

CHECKED:
EDUP

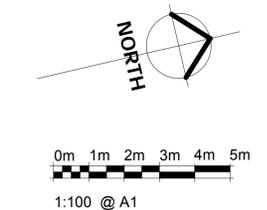
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DRAWING NO:
DA.02

ISSUE:
D

DATE:
30/08/2019

DEVELOPMENT APPLICATION



BASIX COMMITMENTS

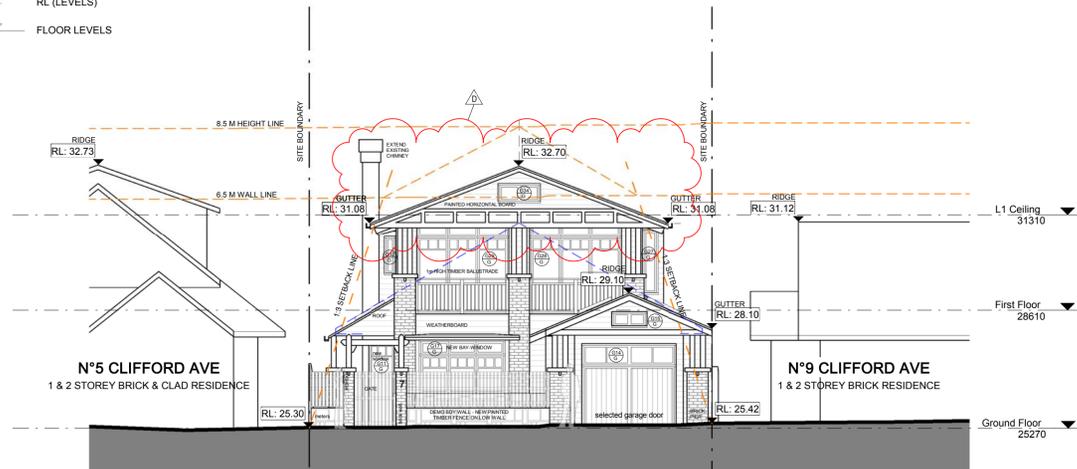
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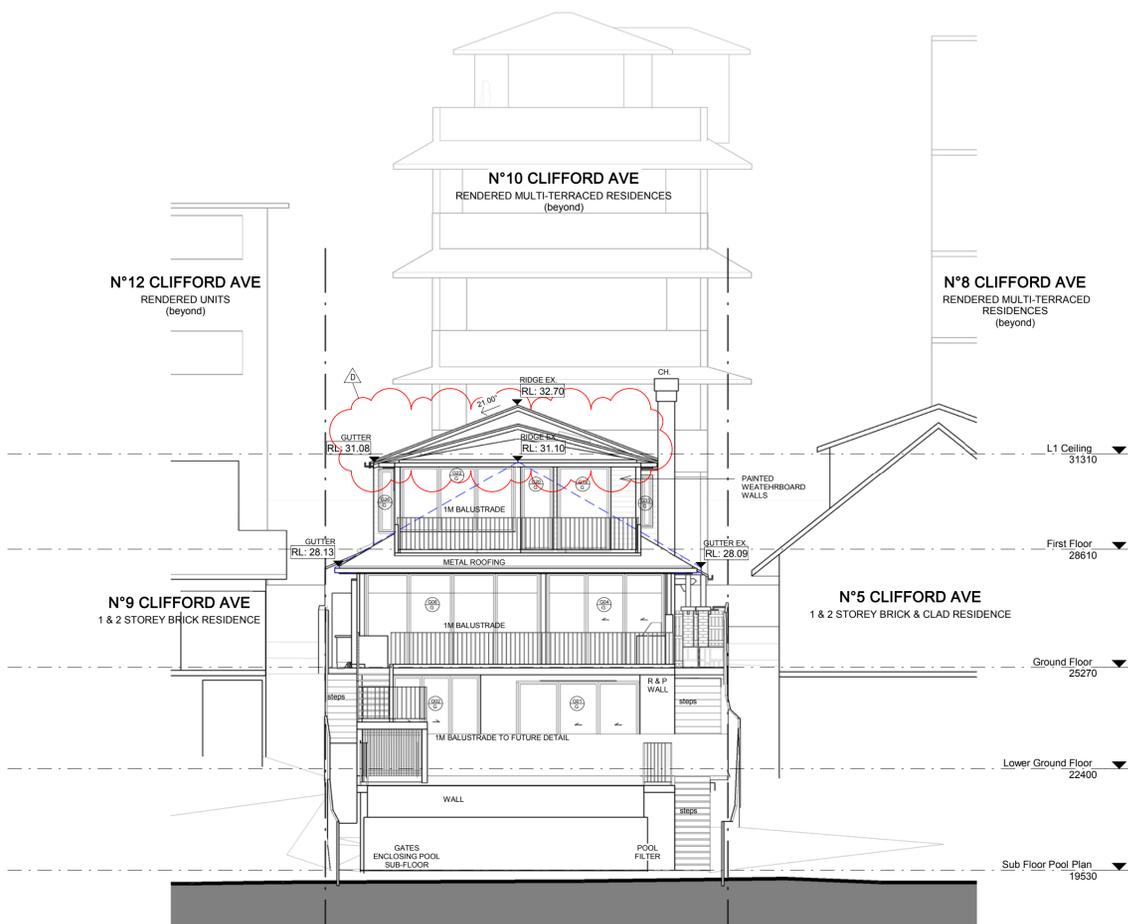
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1 North Elevation
1 : 100



2 South Elevation
1 : 100

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DA2019/0276

NOTES

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Elevations North/South

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DRAWING NO:
DA.10

ISSUE:
D

DATE:
30/08/2019

DEVELOPMENT APPLICATION



BASIX COMMITMENTS

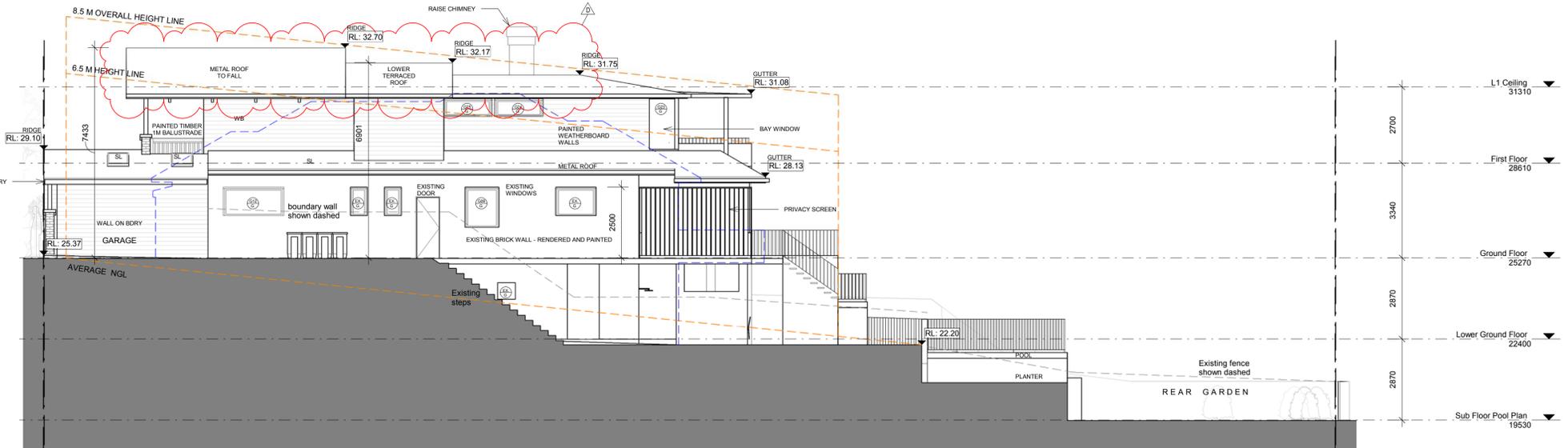
- READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE #A329994 SUBMITTED WITH THE DEVELOPMENT APPLICATION:
- THE OUTDOOR SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 36 KILOLITRES. INSTALL A POOL PUMP & HEATING SYSTEM FOR THE SWIMMING POOL TO BE SOLAR ONLY.
 - THE APPLICANT MUST INSTALL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

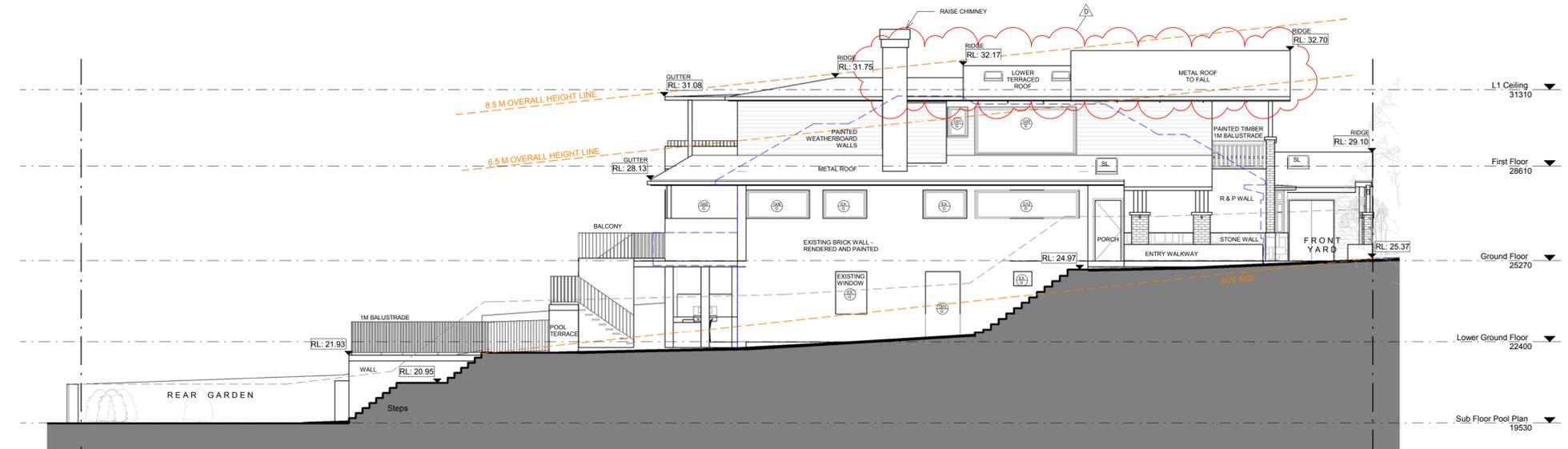
- EXISTING HOUSE WALLS: HOUSE WALLS AS IS AND PER SURVEY
- PROPOSED NEW BLD WALLS
- EXTERNAL WALLS BRICK AND/OR WEATHERBOARD WALLS
- INTERNAL FRAMED LIGHT WEIGHT PLASTERBOARD WALLS
- PROPOSED ADDITION: HOUSE EXTENSION EXTRA GFA
- DEMOLITION: EXISTING SEMI WALLS & FIXTURES TO BE DEMOLISHED
- ADJOINING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



1 West Elevation
1 : 100



2 East Elevation
1 : 100

northern beaches council

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

DA2019/0276

NOTES

- SITE SURVEY INFORMATION: THE SITE SURVEY INFORMATION HAS BEEN TRANSPOSED FROM THE C.M.S. SURVEYORS P/L SURVEY PLAN N61073A. 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

