

BASIX COMMITMENTS

READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE #A440753_02 SUBMITTED WITH THE DEVELOPMENT APPLICATION.

RAINWATER TANK:
RAINWATER TANK NOT REQUIRED.

OUTDOOR SWIMMING POOL
NO SWIMMING POOL PROPOSED.

HOT WATER:
HOT WATER SYSTEM AS IS.

LIGHTING:
ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

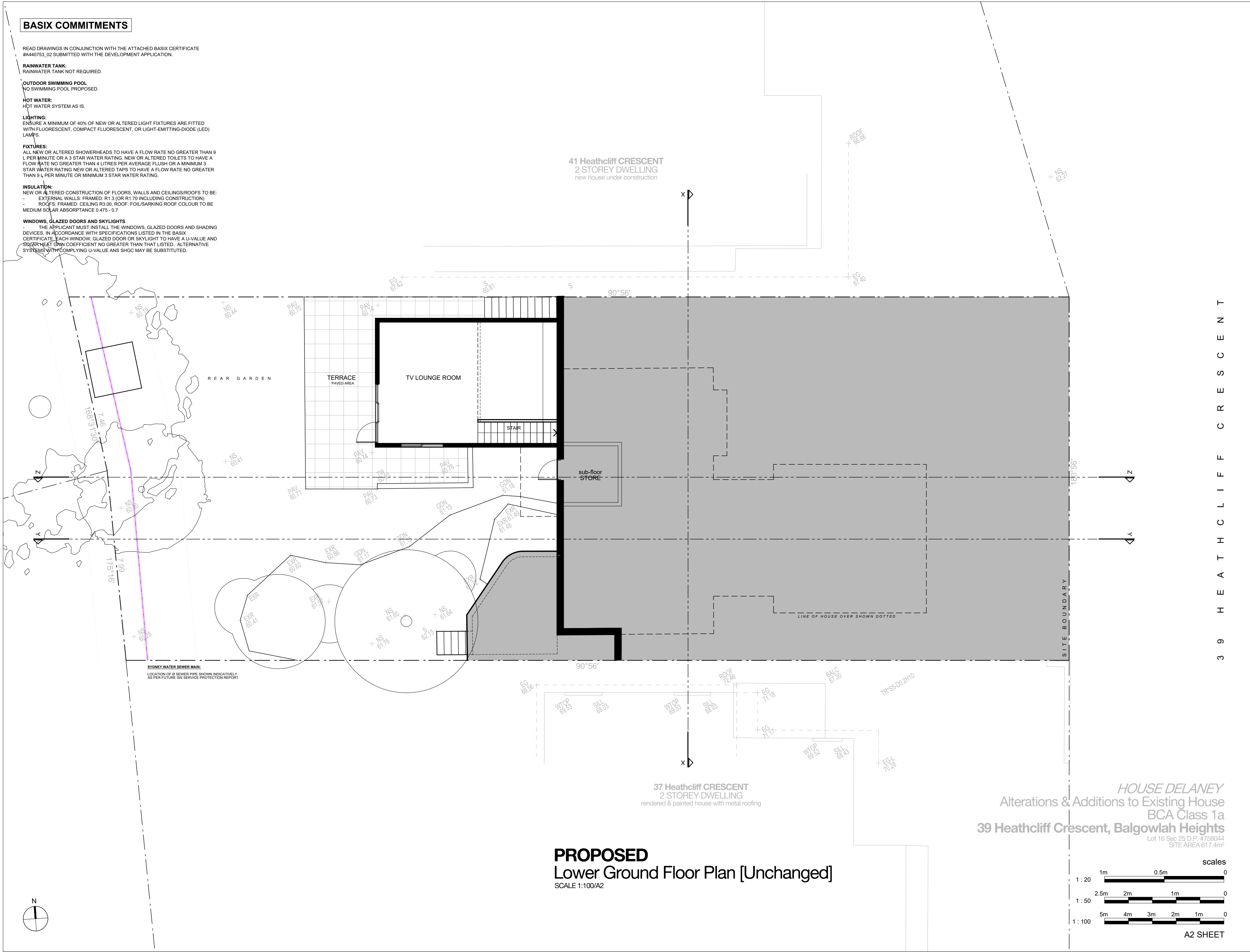
FIXTURES:
ALL NEW OR ALTERED SHOWERHEADS TO HAVE A FLOW RATE NO GREATER THAN 9 L PER MINUTE OR A 3 STAR WATER RATING. NEW OR ALTERED TOILETS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING. NEW OR ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 L PER MINUTE OR MINIMUM 3 STAR WATER RATING.

INSULATION:
NEW OR ALTERED CONSTRUCTION OF FLOORS, WALLS AND CEILINGS/ROOFS TO BE:
- EXTERNAL WALLS: FRAMED: R1.3 (OR R1.70 INCLUDING CONSTRUCTION)
- ROOFS: FRAMED: CEILING R3.00, ROOF: FOULSARKING ROOF COLOUR TO BE MEDIUM SOLAR ABSORPTANCE 0.475 - 0.7

WINDOWS, GLAZED DOORS AND SKYLIGHTS.

- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH SPECIFICATIONS LISTED IN THE BASIX CERTIFICATE. EACH WINDOW, GLAZED DOOR OR SKYLIGHT TO HAVE A U-VALUE AND SOLAR HEAT GAIN COEFFICIENT NO GREATER THAN THAT LISTED. ALTERNATIVE SYSTEMS WITH COMPLYING U-VALUE AND SHGC MAY BE SUBSTITUTED.

41 Heathcliff CRESCENT
2 STOREY DWELLING
new house under construction



LEGEND

- PROPOSED NEW WALLS
INTERNAL & EXTERNAL WALLS
- EXISTING HOUSE WALLS
BRICK & OTHER WALLS
- DEMOLITION
EXISTING HOUSE WALLS & FIXTURES TO BE DEMOLISHED
- PROPOSED ADDITIONAL BUILDING AREA
HOUSE EXTENSION
- ADJOINING NEIGHBOURING PROPERTIES
AS PER SITE SURVEY PLAN
- CONCRETE
REINFORCED CONCRETE OR OTHER TO ENGINEER DETAILS
- EXTERNAL WALLS
BRICK with WEATHERBOARD WALLS (AS INDICATED)
- INTERNAL WALLS
FRAMED LIGHT WEIGHT PLASTERBOARD WALLS
- TIMBER FLOOR
SELECTED HARDWOOD FLOOR
- WET AREA TILING
SELECTED FLOOR TILES TO FALLS & SET-OUT TO DETAIL
- CARPET FLOOR FINISH
SELECTED CARPET & UNDERLAY
- ROOFING
NEW PITCHED COLOURBOND METAL ROOFING

NOTES

*** SITE SURVEY INFORMATION:**
THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM C&A SURVEY PLAN # 18206/21. REFER TO THIS SURVEY DRAWING TO CONFIRM BOUNDARIES, EXISTING FEATURES, LEVELS & DATUM. HOUSE INTERNAL WALL MEASUREMENTS AS PER SURVEY AND/OR BY THE ARCHITECT (WALL, WINDOW & DOOR LOCATION) - SIZE ACCURACY T.B.O. ON SITE BY THE BUILDER.

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REV	DATE	ISSUE
1	29.10.2021	DA CONSULTANT ISSUE
2	03.12.2021	DA CONSULTANT ISSUE

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**DU PLESSIS
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20 MULGOWRIE CRESCENT
BALGOWLAH HEIGHTS NSW 2093
0403944576
e@droom.com.au
www.droom.com.au
NSW
REGISTERED
ARCHITECT:
#7435
NOMINATED
ARCHITECT:
Eugene du Plessis

PROJECT TITLE:
39 Heathcliff Crescent
House Alterations & Additions

CLIENT:
Todd & Janelle
Delaney

ADDRESS:
39 Heathcliff Crescent
Balgowlah Heights NSW 2093

DRAWING TITLE:
PROPOSED LOWER
GROUND FLOOR PLAN

DRAWN:
E DU PLESSIS
CHECKED:
H DU PLESSIS

SCALE:
1:100 [A2]

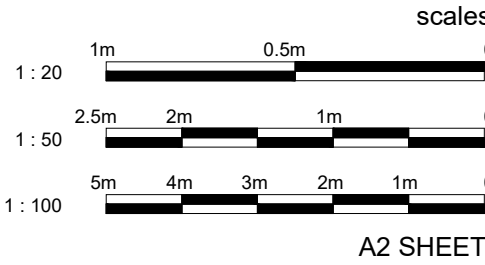
DRAWING NO:
A.06

ISSUE:
2
DATE:
03.12.2021

DRAWING STATUS:
DEVELOPMENT APPLICATION

HOUSE DELANEY
Alterations & Additions to Existing House
BCA Class 1a
39 Heathcliff Crescent, Balgowlah Heights
Lot 16 Sec 25 D.P. #758044
SITE AREA 617.4m²

PROPOSED
Lower Ground Floor Plan [Unchanged]
SCALE 1:100/A2



A2 SHEET

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HOT WATER:
HOT WATER SYSTEM AS IS.

LIGHTING:
ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

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41 Heathcliff CRESCENT
2 STOREY DWELLING
new house under construction

37 Heathcliff CRESCENT
2 STOREY DWELLING
rendered & painted house with metal roofing

HOUSE DELANEY
Alterations & Additions to Existing House
BCA Class 1a
39 Heathcliff Crescent, Balgowlah Heights
Lot 16 Sec 25 D.P. #758044
SITE AREA 617.4m²

PROPOSED
Ground Floor Plan [Unchanged]

SCALE 1:100/A2

LEGEND

- PROPOSED NEW WALLS
INTERNAL & EXTERNAL WALLS
- EXISTING HOUSE WALLS
BRICK & OTHER WALLS
- DEMOLITION
EXISTING HOUSE WALLS & FIXTURES TO BE DEMOLISHED
- PROPOSED ADDITIONAL BUILDING AREA
HOUSE EXTENSION
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AS PER SITE SURVEY PLAN
- CONCRETE
REINFORCED CONCRETE OR OTHER TO ENGINEER DETAILS
- EXTERNAL WALLS
BRICK with WEATHERBOARD WALLS (AS INDICATED)
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FRAMED LIGHT WEIGHT PLASTERBOARD WALLS
- TIMBER FLOOR
SELECTED HARDWOOD FLOOR
- WET AREA TILING
SELECTED FLOOR TILES TO FALLS & SET-OUT TO DETAIL
- CARPET FLOOR FINISH
SELECTED CARPET & UNDERLAY
- ROOFING
NEW PITCHED COLOURBOND METAL ROOFING

NOTES

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20 MULGOWRIE CRESCENT
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REGISTERED
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NOMINATED
ARCHITECT:
Eugene du Plessis

PROJECT TITLE:
39 Heathcliff Crescent
House Alterations & Additions

CLIENT:
Todd & Janelle
Delaney

ADDRESS:
39 Heathcliff Crescent
Balgowlah Heights NSW 2093

DRAWING TITLE:
PROPOSED
GROUND FLOOR PLAN

DRAWN:
E DU PLESSIS
CHECKED:
H DU PLESSIS

SCALE:
1:100 [A2]

DRAWING NO.:

A.07

ISSUE:
2
DATE:
03.12.2021

DRAWING STATUS:
DEVELOPMENT APPLICATION

3 9 H E A T H C L I F F C R E S C E N T

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#A440753_02 SUBMITTED WITH THE DEVELOPMENT APPLICATION.

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OUTDOOR SWIMMING POOL

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41 Heathcliff CRESCENT
2 STOREY DWELLING
new house under construction

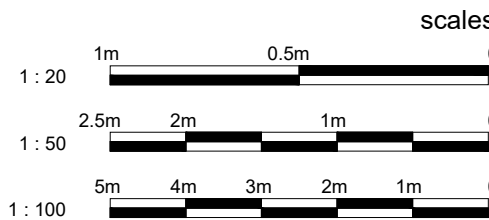
37 Heathcliff CRESCENT
2 STOREY DWELLING
rendered & painted house with metal roofing

PROPOSED
First Floor Plan

SCALE 1:100/A2

HOUSE DELANEY
Alterations & Additions to Existing House
BCA Class 1a
39 Heathcliff Crescent, Balgowlah Heights

Lot 16 Sec 25 D.P. #758044
SITE AREA 617.4m²



LEGEND

- PROPOSED NEW WALLS
INTERNAL & EXTERNAL WALLS
- EXISTING HOUSE WALLS
BRICK & OTHER WALLS
- DEMOLITION
EXISTING HOUSE WALLS & FIXTURES TO BE DEMOLISHED
- PROPOSED ADDITIONAL BUILDING AREA
HOUSE EXTENSION
- ADJOINING NEIGHBOURING PROPERTIES
AS PER SITE SURVEY PLAN
- CONCRETE
REINFORCED CONCRETE OR OTHER TO ENGINEER DETAILS
- EXTERNAL WALLS
BRICK with WEATHERBOARD WALLS (AS INDICATED)
- INTERNAL WALLS
FRAMED LIGHT WEIGHT PLASTERBOARD WALLS
- TIMBER FLOOR
SELECTED HARDWOOD FLOOR
- WET AREA TILING
SELECTED FLOOR TILES TO FALLS & SET-OUT TO DETAIL
- CARPET FLOOR FINISH
SELECTED CARPET & UNDERLAY
- ROOFING
NEW PITCHED COLOURBOND METAL ROOFING
- + (RL 37.40) LEVELS

NOTES

• **SITE SURVEY INFORMATION:**
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C&A SURVEY PLAN # 1826-01. REFER TO THIS SURVEY DRAWING
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20 MULGOWRIE CRESCENT
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NSW
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NOMINATED
ARCHITECT:
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PROJECT TITLE:
39 Heathcliff Crescent
House Alterations & Additions

CLIENT:
Todd & Janelle
Delaney

ADDRESS:
39 Heathcliff Crescent
Balgowlah Heights NSW 2093

DRAWING TITLE:
PROPOSED
FIRST FLOOR PLAN

DRAWN:
E DU PLESSIS

CHECKED:
H DU PLESSIS

SCALE:
1:100 [A2]

DRAWING NO.:

A.08

ISSUE:
2

DATE:
03.12.2021

DRAWING STATUS:
DEVELOPMENT APPLICATION

BASIX COMMITMENTS

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41 Heathcliff CRESCENT
2 STOREY DWELLING
new house under construction

37 Heathcliff CRESCENT
2 STOREY DWELLING
rendered & painted house with metal roofing

PROPOSED
Roof Terrace Plan
SCALE 1:100/A2

LEGEND

- PROPOSED NEW WALLS
INTERNAL & EXTERNAL WALLS
 - EXISTING HOUSE WALLS
BRICK & OTHER WALLS
 - DEMOLITION
EXISTING HOUSE WALLS & FIXTURES TO BE DEMOLISHED
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SELECTED CARPET & UNDERLAY
 - ROOFING
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- + (RL 37.40) LEVELS

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House Alterations & Additions

CLIENT:
Todd & Janelle
Delaney

ADDRESS:
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Balgowlah Heights NSW 2093

DRAWING TITLE:
PROPOSED
ROOF TERRACE PLAN

DRAWN:
E DU PLESSIS

CHECKED:
H DU PLESSIS

SCALE:
1:100 [A2]

DRAWING NO:
A.09

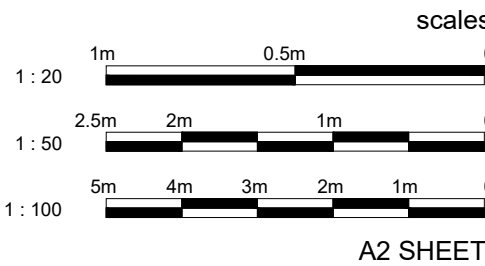
ISSUE:
2

DATE:
03.12.2021

DRAWING STATUS:
DEVELOPMENT APPLICATION

3 9 H E A T H C L I F F C R E S C E N T

HOUSE DELANEY
Alterations & Additions to Existing House
BCA Class 1a
39 Heathcliff Crescent, Balgowlah Heights
Lot 16 Sec 25 D.P. #758044
SITE AREA 617.4m²



BASIX COMMITMENTS

READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE #A440753_02 SUBMITTED WITH THE DEVELOPMENT APPLICATION.

RAINWATER TANK:
RAINWATER TANK NOT REQUIRED.

OUTDOOR SWIMMING POOL
NO SWIMMING POOL PROPOSED.

HOT WATER:
HOT WATER SYSTEM AS IS.

LIGHTING:
ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

FIXTURES:
ALL NEW OR ALTERED SHOWERHEADS TO HAVE A FLOW RATE NO GREATER THAN 9 L 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 WATER RATING. NEW OR ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 L PER MINUTE OR MINIMUM 3 STAR WATER RATING.

INSULATION:
NEW OR ALTERED CONSTRUCTION OF FLOORS, WALLS AND CEILINGS/ROOFS TO BE:
- EXTERNAL WALLS: FRAMED: R1.3 (OR R1.70 INCLUDING CONSTRUCTION)
- ROOFS: FRAMED: CEILING R3.00, ROOF: FOULSARKING ROOF COLOUR TO BE MEDIUM SOLAR ABSORPTANCE 0.475 - 0.7

WINDOWS, GLAZED DOORS AND SKYLIGHTS.
- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH SPECIFICATIONS LISTED IN THE BASIX CERTIFICATE. EACH WINDOW, GLAZED DOOR OR SKYLIGHT TO HAVE A U-VALUE AND SOLAR HEAT GAIN COEFFICIENT NO GREATER THAN THAT LISTED. ALTERNATIVE SYSTEMS WITH COMPLYING U-VALUE AND SHGC MAY BE SUBSTITUTED.

41 Heathcliff CRESCENT
2 STOREY DWELLING
new house under construction

renovate existing top floor
ROOF TERRACE
(below)

RL 71.64 Top of Roof (proposed)

RL 71.64 Top of Roof (existing)

RL 70.00 Top of Wall (existing)

RL 69.41 Gutter (existing)

RL 69.02 Gutter (existing)

37 Heathcliff CRESCENT
2 STOREY DWELLING
rendered & painted house with metal roofing

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Roof Plan
SCALE 1:100/A2

LEGEND

- PROPOSED NEW WALLS
INTERNAL & EXTERNAL WALLS
- EXISTING HOUSE WALLS
BRICK & OTHER WALLS
- DEMOLITION
EXISTING HOUSE WALLS & FIXTURES TO BE DEMOLISHED
- PROPOSED ADDITIONAL BUILDING AREA
HOUSE EXTENSION
- ADJOINING NEIGHBOURING PROPERTIES
AS PER SITE SURVEY PLAN
- CONCRETE
REINFORCED CONCRETE OR OTHER TO ENGINEER DETAILS
- EXTERNAL WALLS
BRICK with WEATHERBOARD WALLS (AS INDICATED)
- INTERNAL WALLS
FRAMED LIGHT WEIGHT PLASTERBOARD WALLS
- TIMBER FLOOR
SELECTED HARDWOOD FLOOR
- WET AREA TILING
SELECTED FLOOR TILES TO FALLS & SET-OUT TO DETAIL
- CARPET FLOOR FINISH
SELECTED CARPET & UNDERLAY
- ROOFING
NEW PITCHED COLOURBOND METAL ROOFING

NOTES

*** SITE SURVEY INFORMATION:**
THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM C&A SURVEY PLAN # 18266/21. REFER TO THIS SURVEY DRAWING TO CONFIRM BOUNDARIES, EXISTING FEATURES, LEVELS & DATUM. HOUSE INTERNAL WALL MEASUREMENTS AS PER SURVEY AND/OR BY THE ARCHITECT (WALL, WINDOW & DOOR LOCATION) - SIZE ACCURACY T.B.O. ON SITE BY THE BUILDER.

*** 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 ARCHITECT 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 STANDARDS, OTHER PUBLISHED STANDARDS AND THE REQUIREMENTS OF COUNCIL AND/OR OTHER AUTHORITIES.

REV	DATE	ISSUE
1	29.10.2021	DA CONSULTANT ISSUE
2	03.12.2021	DA CONSULTANT ISSUE

CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

FOUR DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.

ALL DIMENSIONS ARE IN MILLIMETRES (MM).

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THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH CONSULTANT & OTHER DETAIL DOCUMENTATION, SPECIFICATIONS, REPORTS & OTHER.

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

**DU PLESSIS
+ DU PLESSIS ARCHITECTS**

20 MULGOWRIE CRESCENT
BALGOWLAH HEIGHTS NSW 2093
0403944576
e@droom.com.au
www.droom.com.au

NSW
REGISTERED
ARCHITECT:
#7435

NOMINATED
ARCHITECT:
Eugene du Plessis

PROJECT TITLE:
39 Heathcliff Crescent
House Alterations & Additions

CLIENT:
Todd & Janelle
Delaney

ADDRESS:
39 Heathcliff Crescent
Balgowlah Heights NSW 2093

DRAWING TITLE:
PROPOSED
ROOF PLAN

DRAWN:
E DU PLESSIS

CHECKED:
H DU PLESSIS

SCALE:
1:100 [A2]

DRAWING NO.:

A.10

ISSUE:
2

DATE:
03.12.2021

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3 9 H E A T H C L I F F C R E S C E N T

