BASIX COMMITMENTS

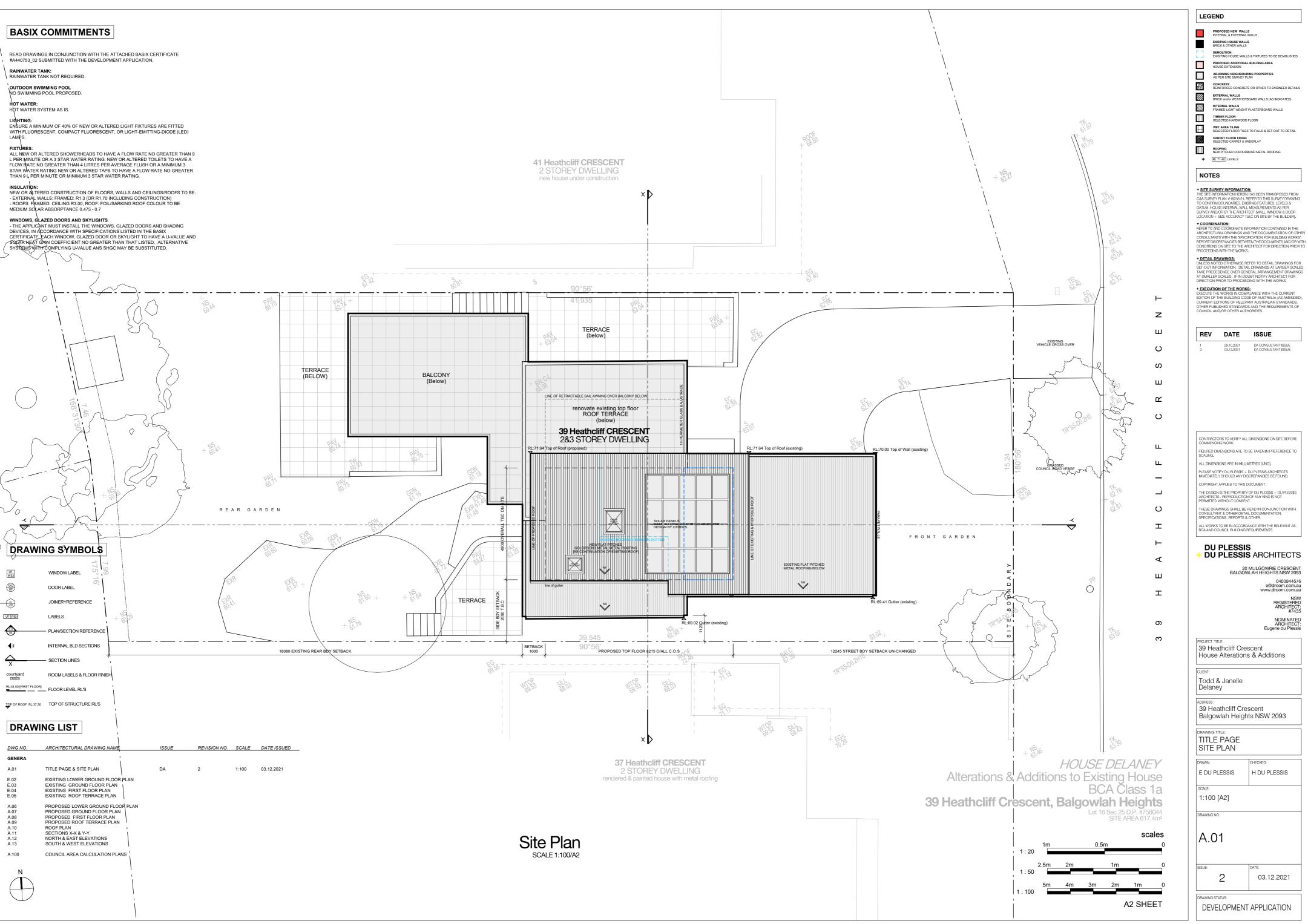
OUTDOOR SWIMMING POOL

HOT WATER:

WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

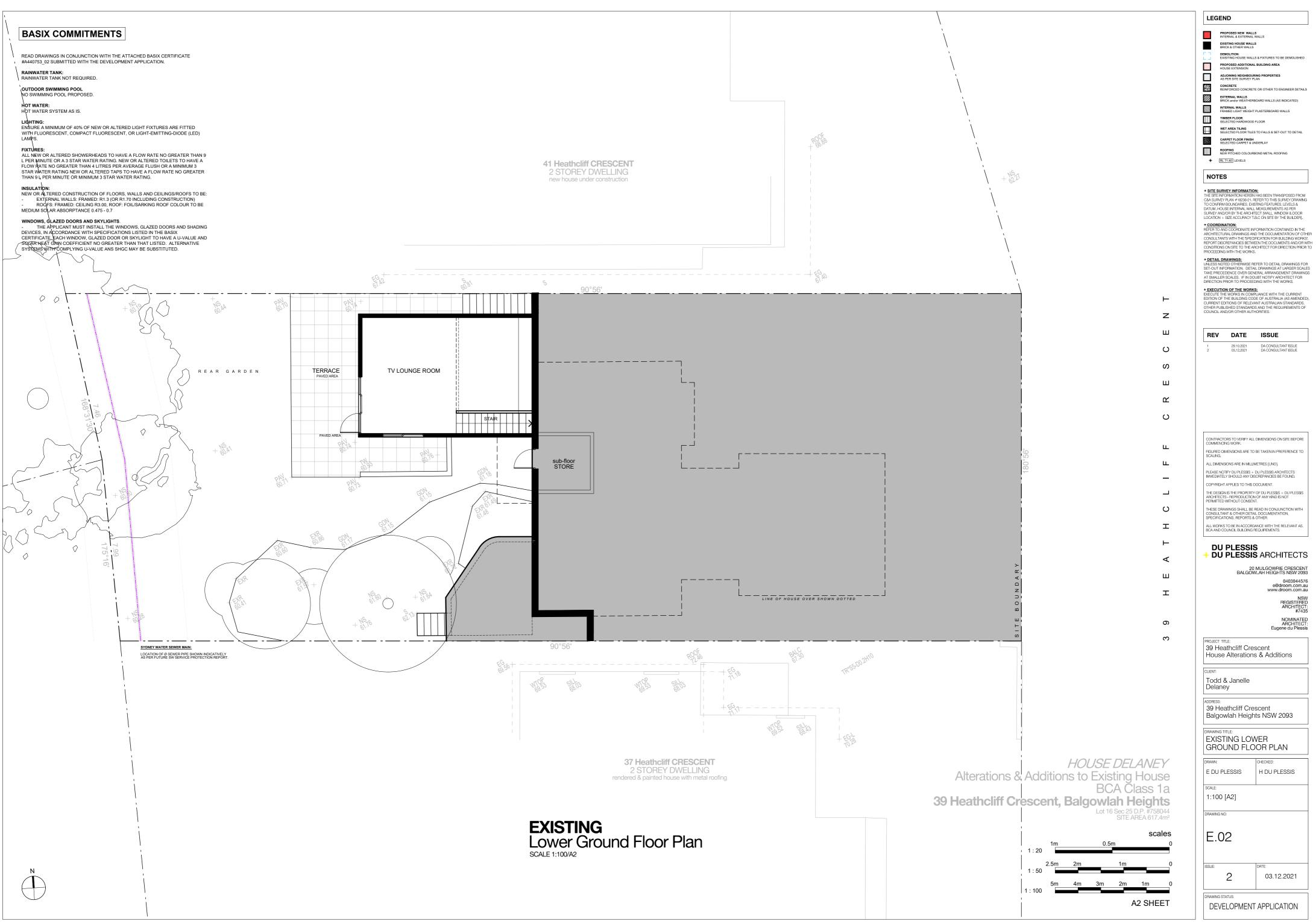
FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3

- ROOFS: FRAMED: CEILING R3.00, ROOF: FOIL/SARKING ROOF COLOUR TO BE

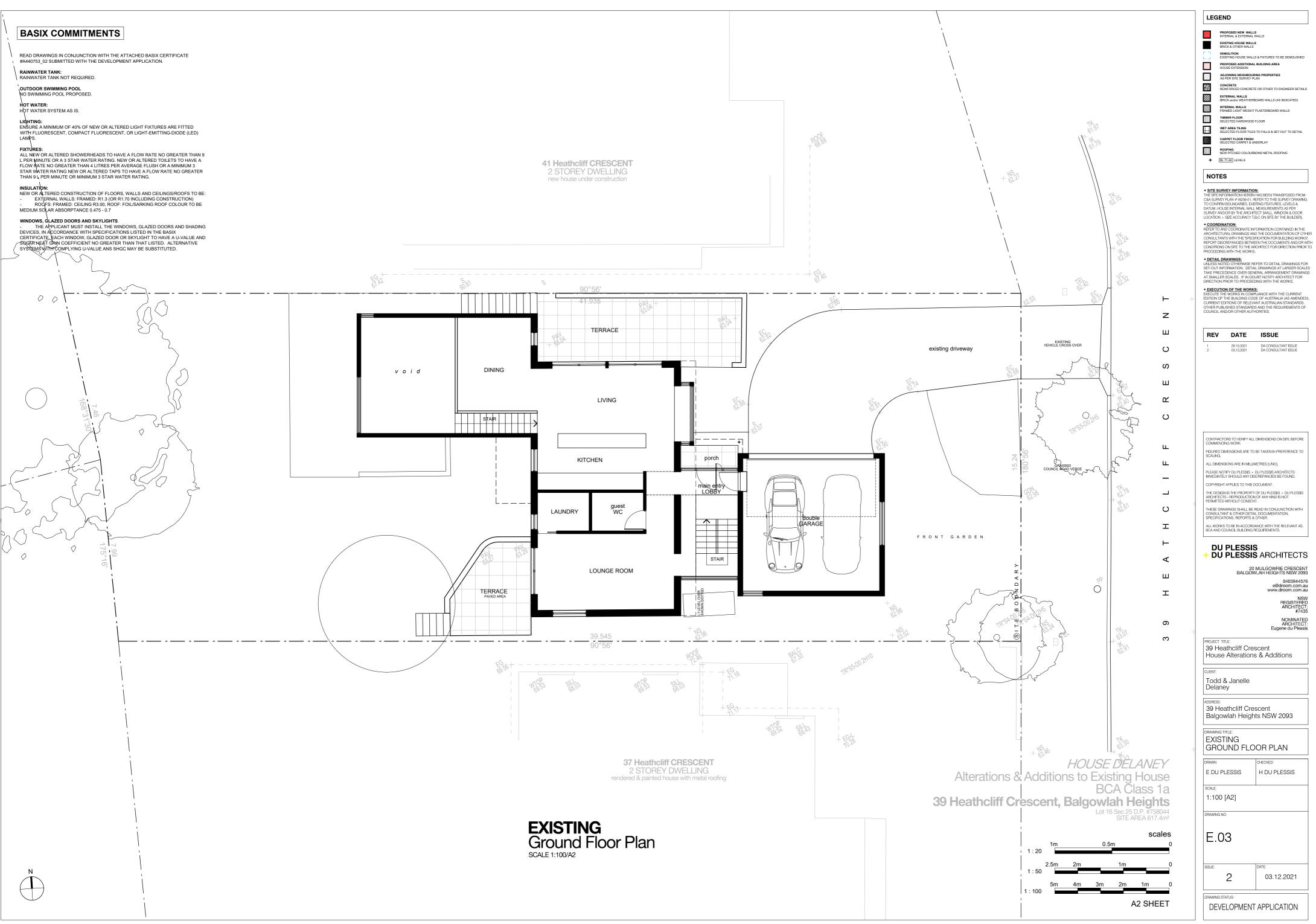




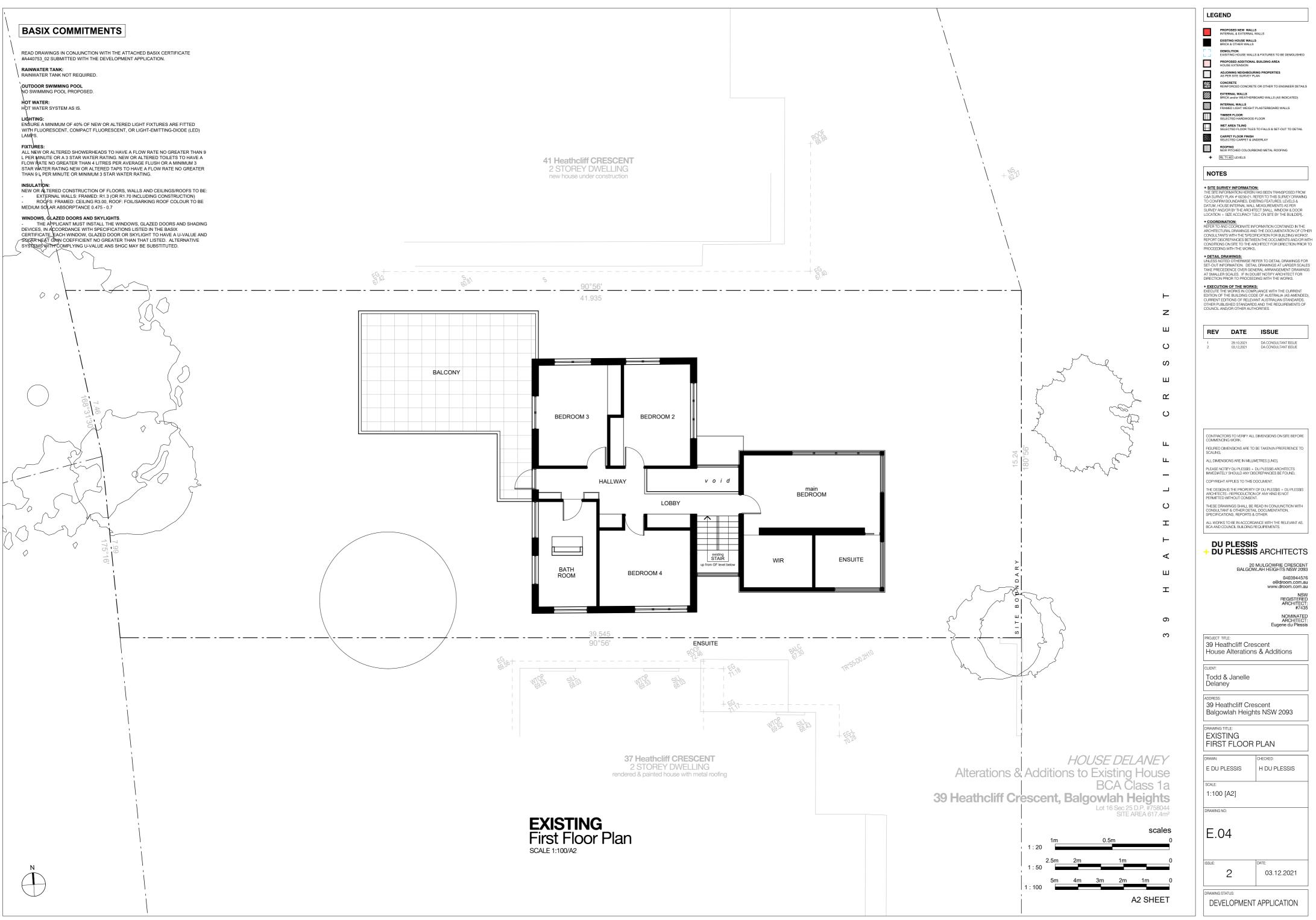
2 STOREY DWELLING

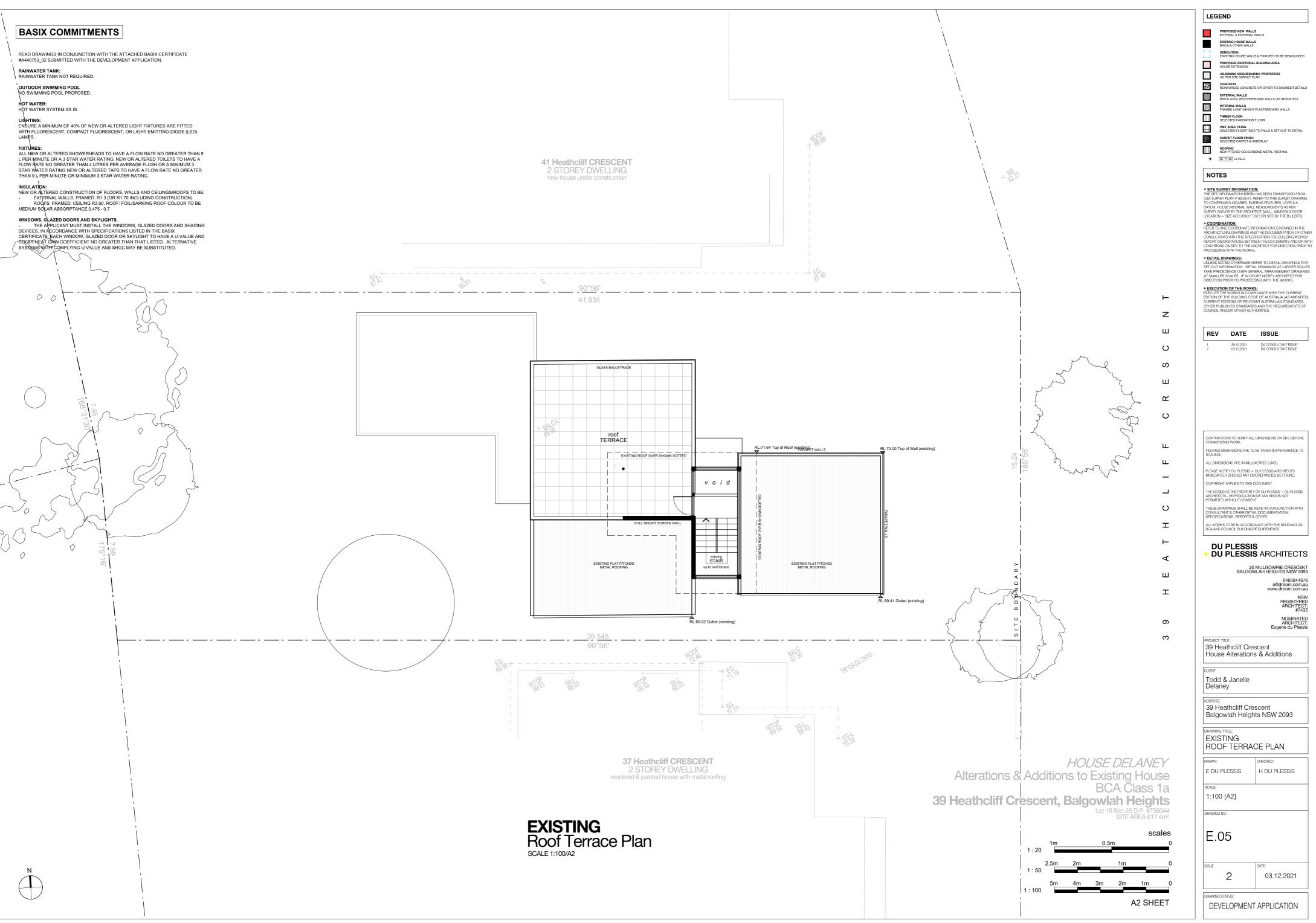


2 STOREY DWELLING new house under construction



2 STOREY DWELLING





BASIX COMMITMENTS

OUTDOOR SWIMMING POOL

HOT WATER:

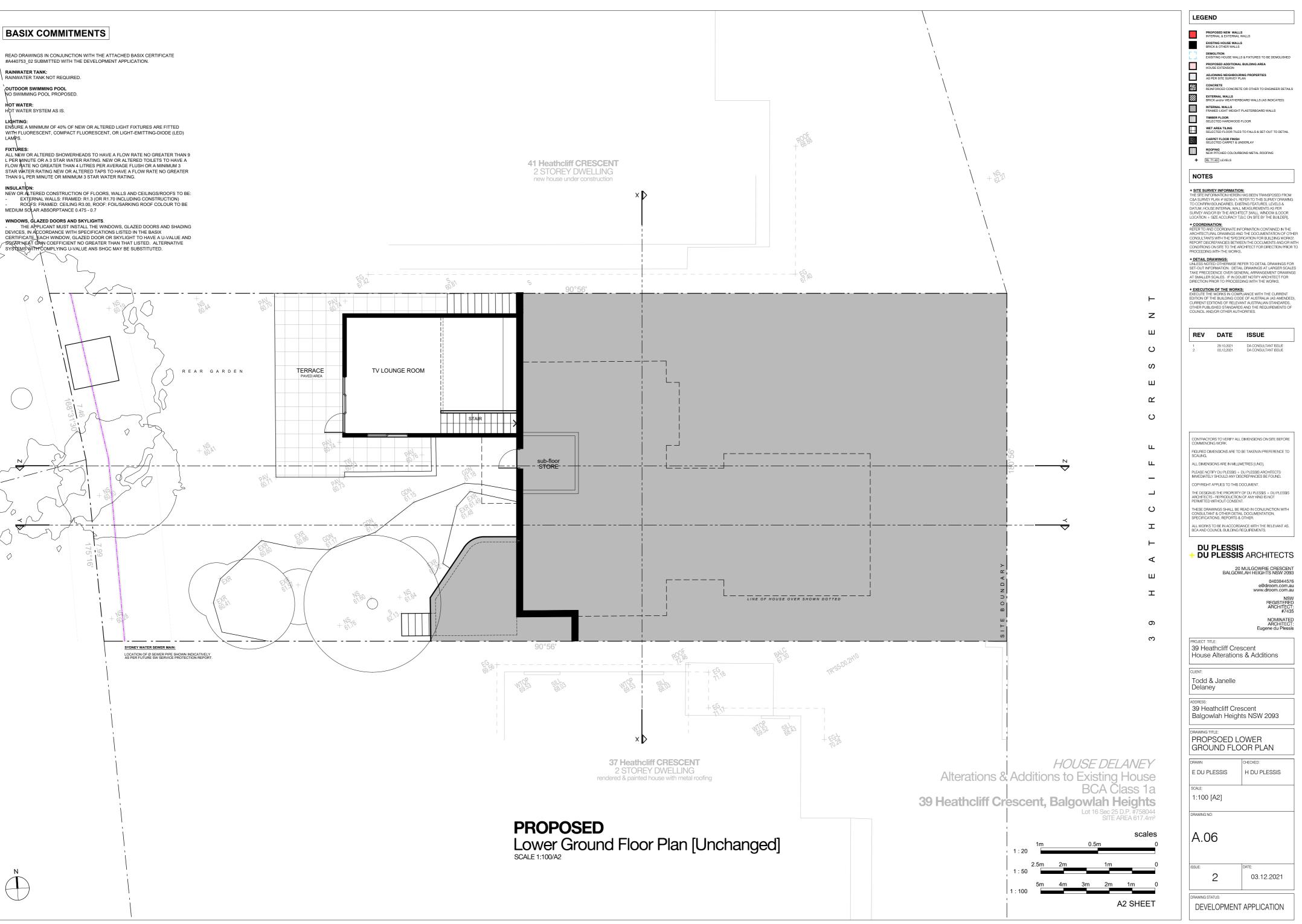
LIGHTING:

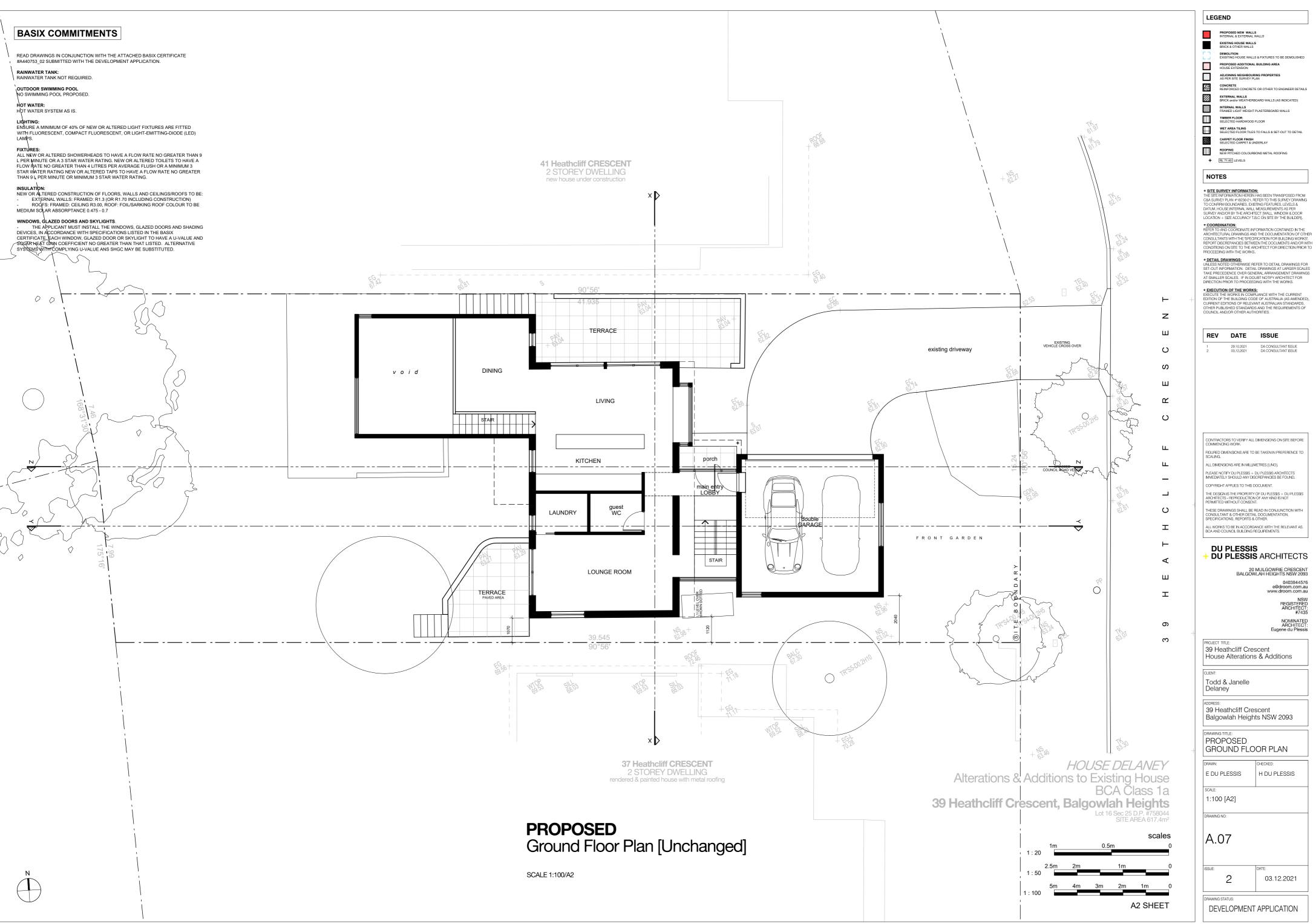
WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

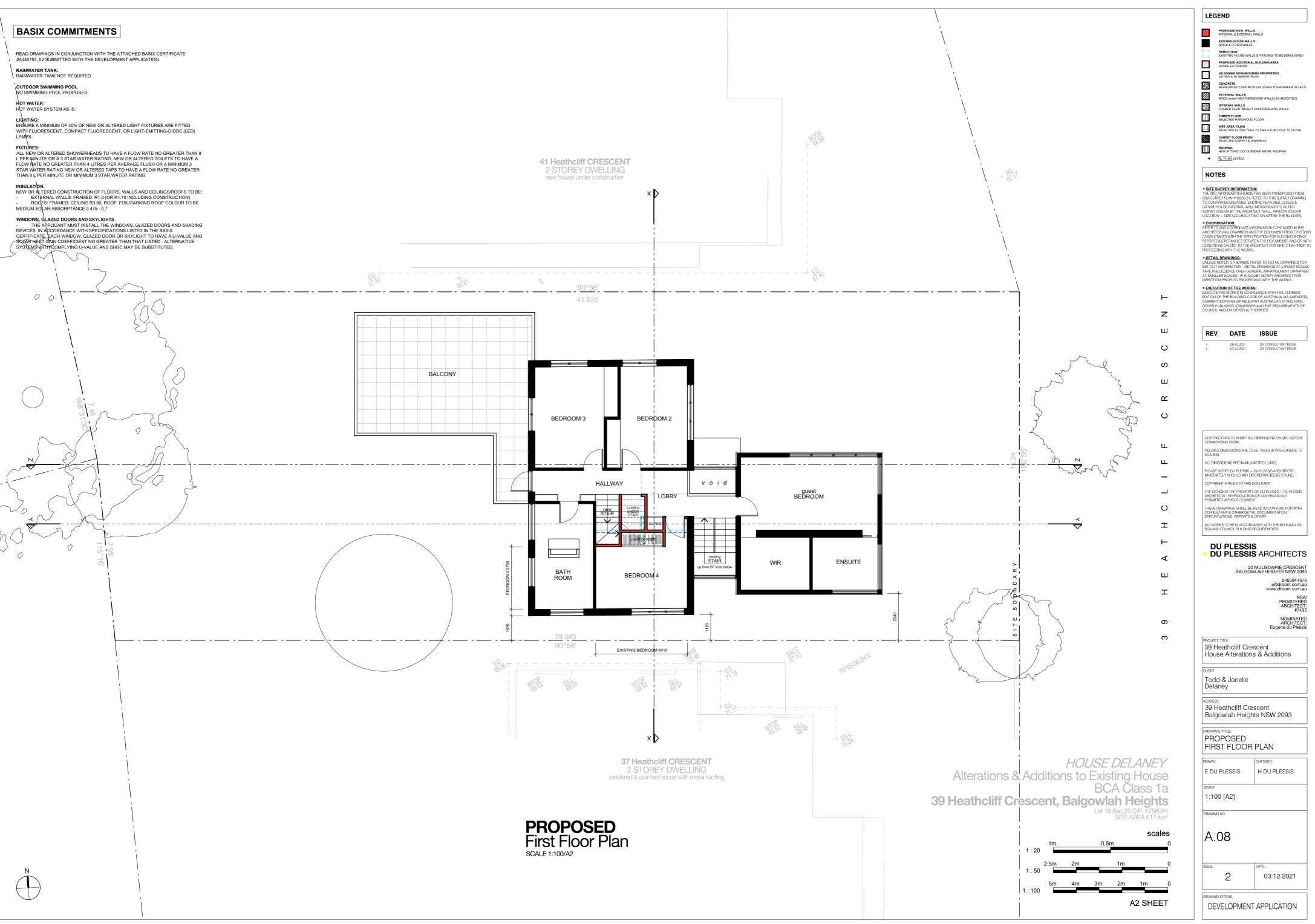
FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING NEW OR ALTERED TAK VELOCIE TAK WATER NO GREATER THAN 9 & PER MINUTE OR MINIMUM 3 STAR WATER RATING.

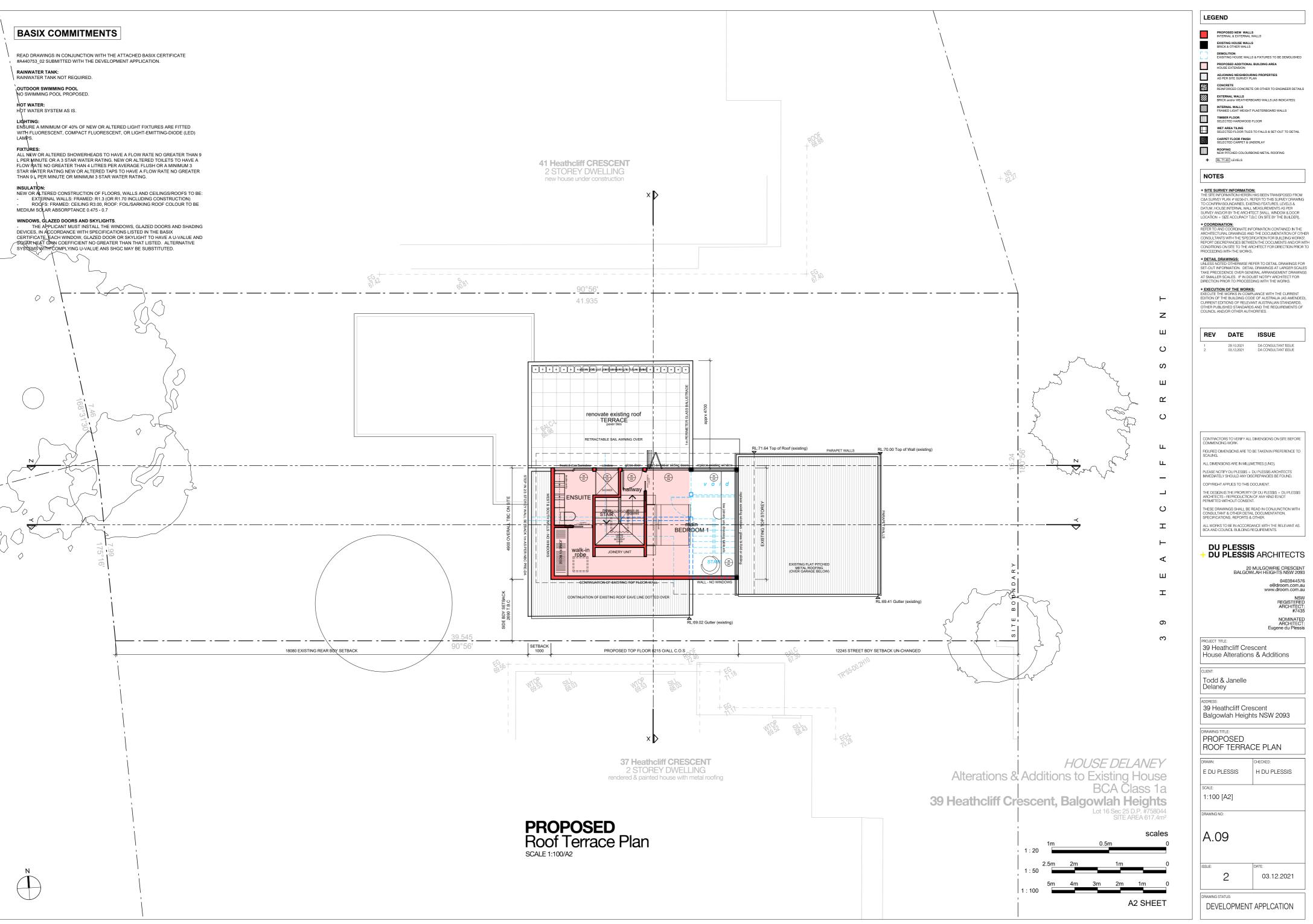
 \Diamond

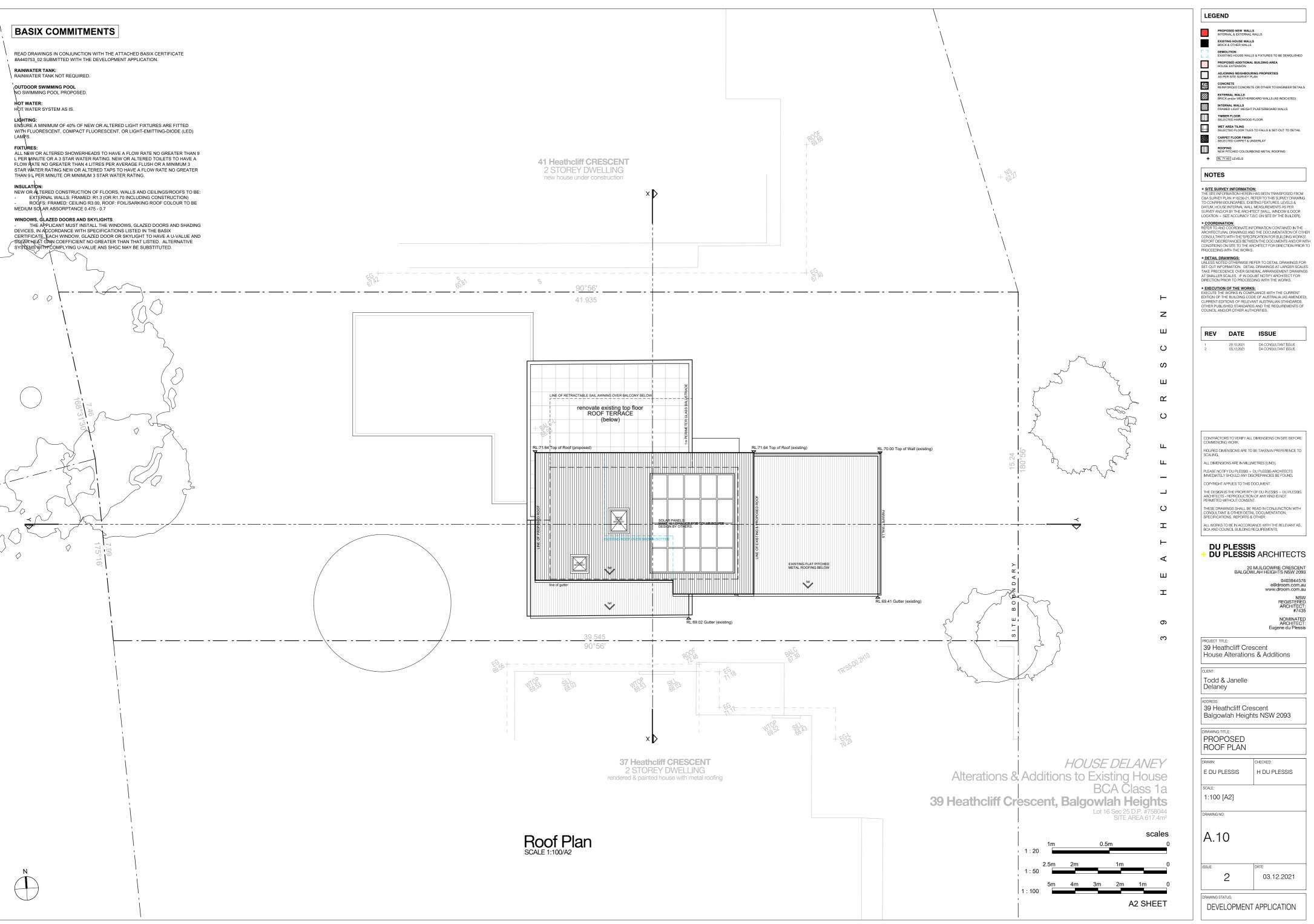
WINDOWS, GLAZED DOORS AND SKYLIGHTS.

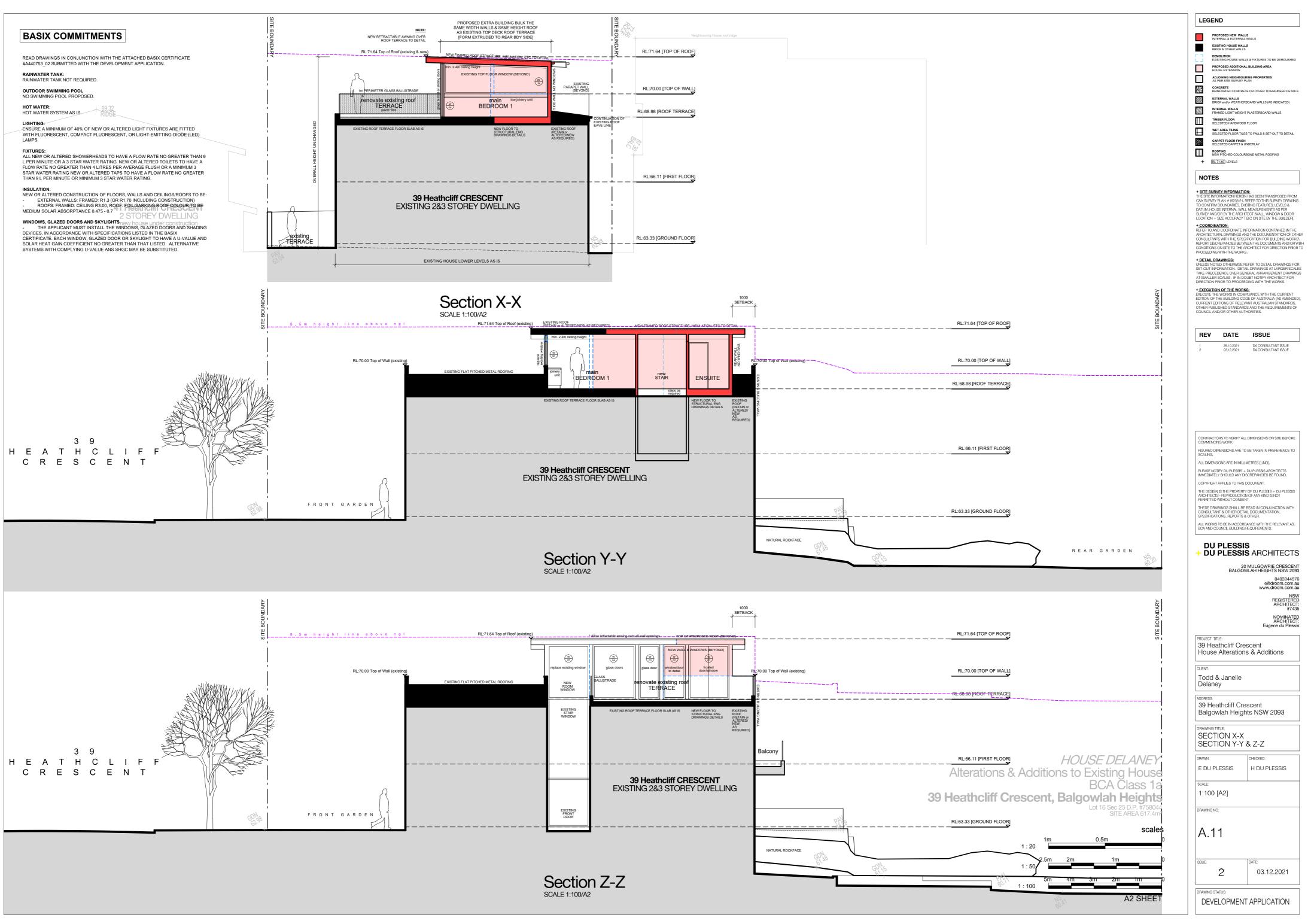


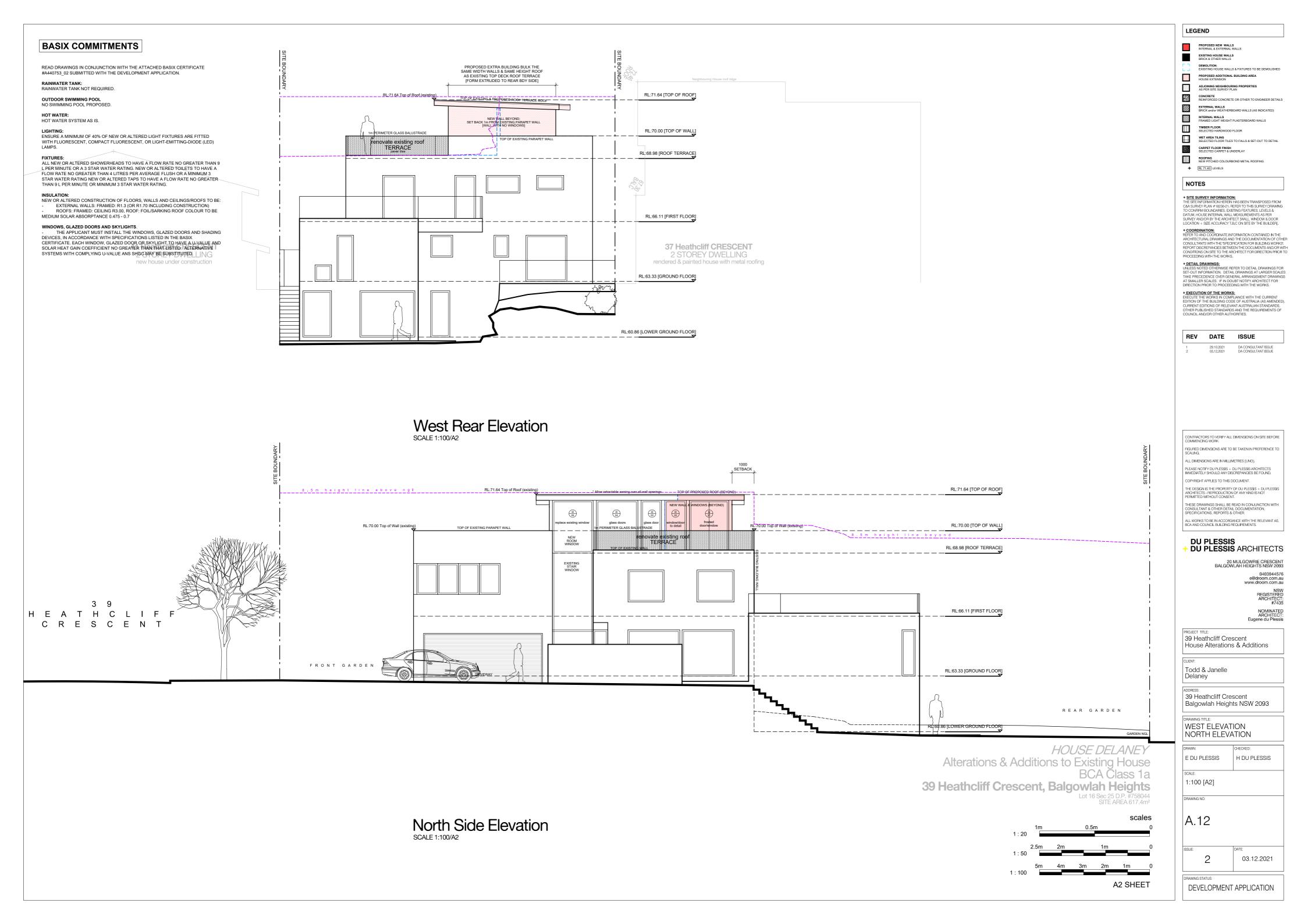




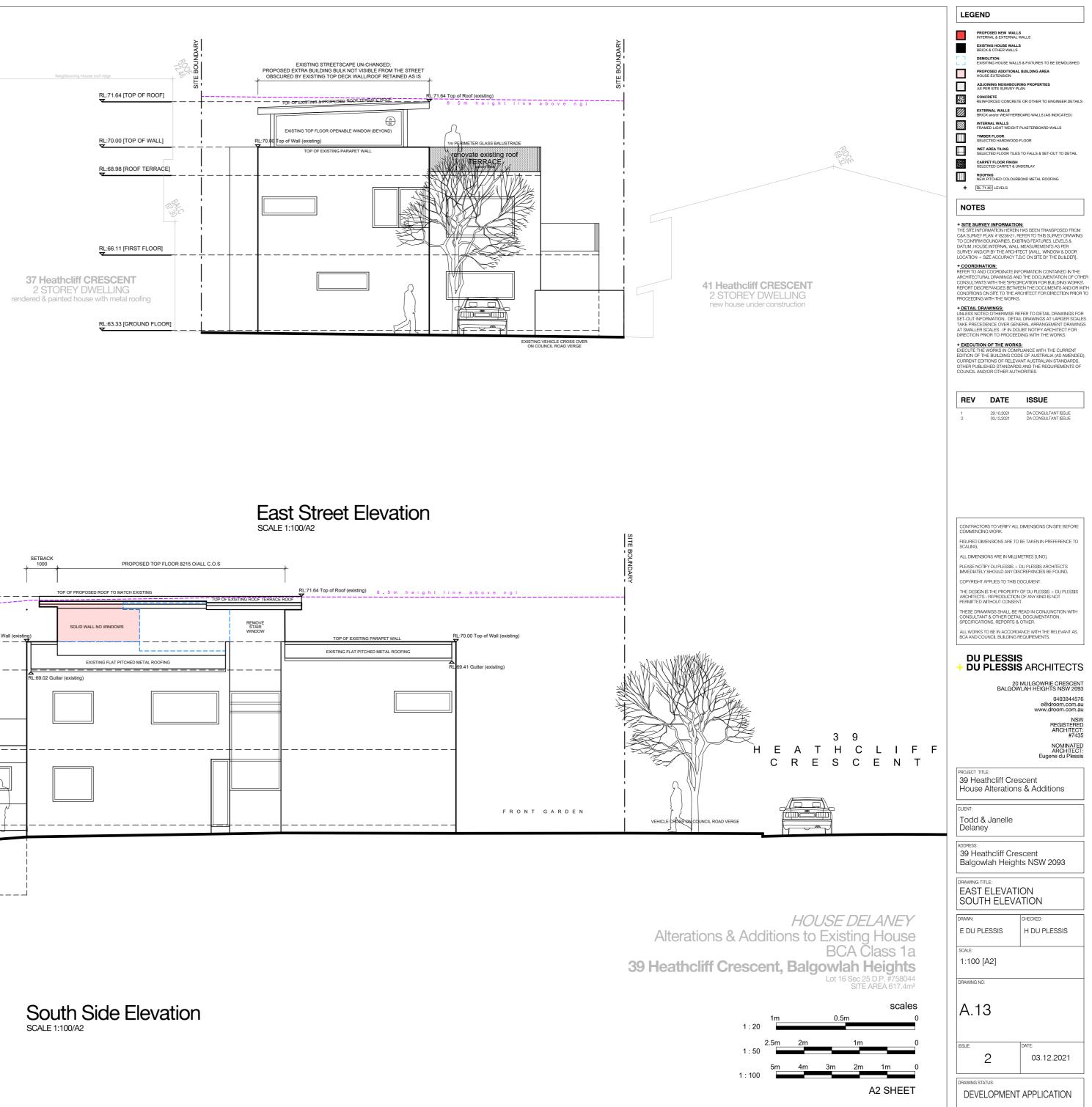


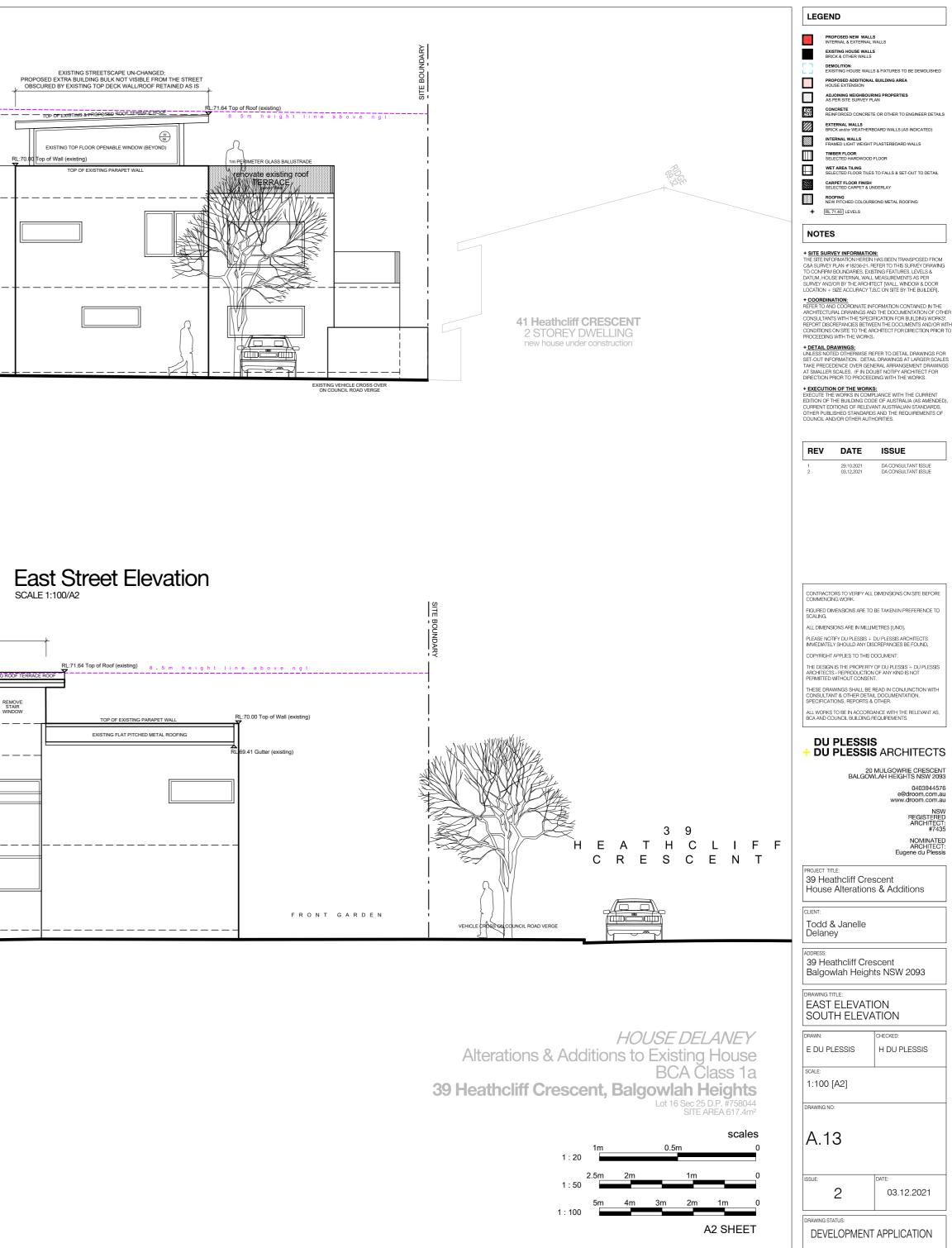


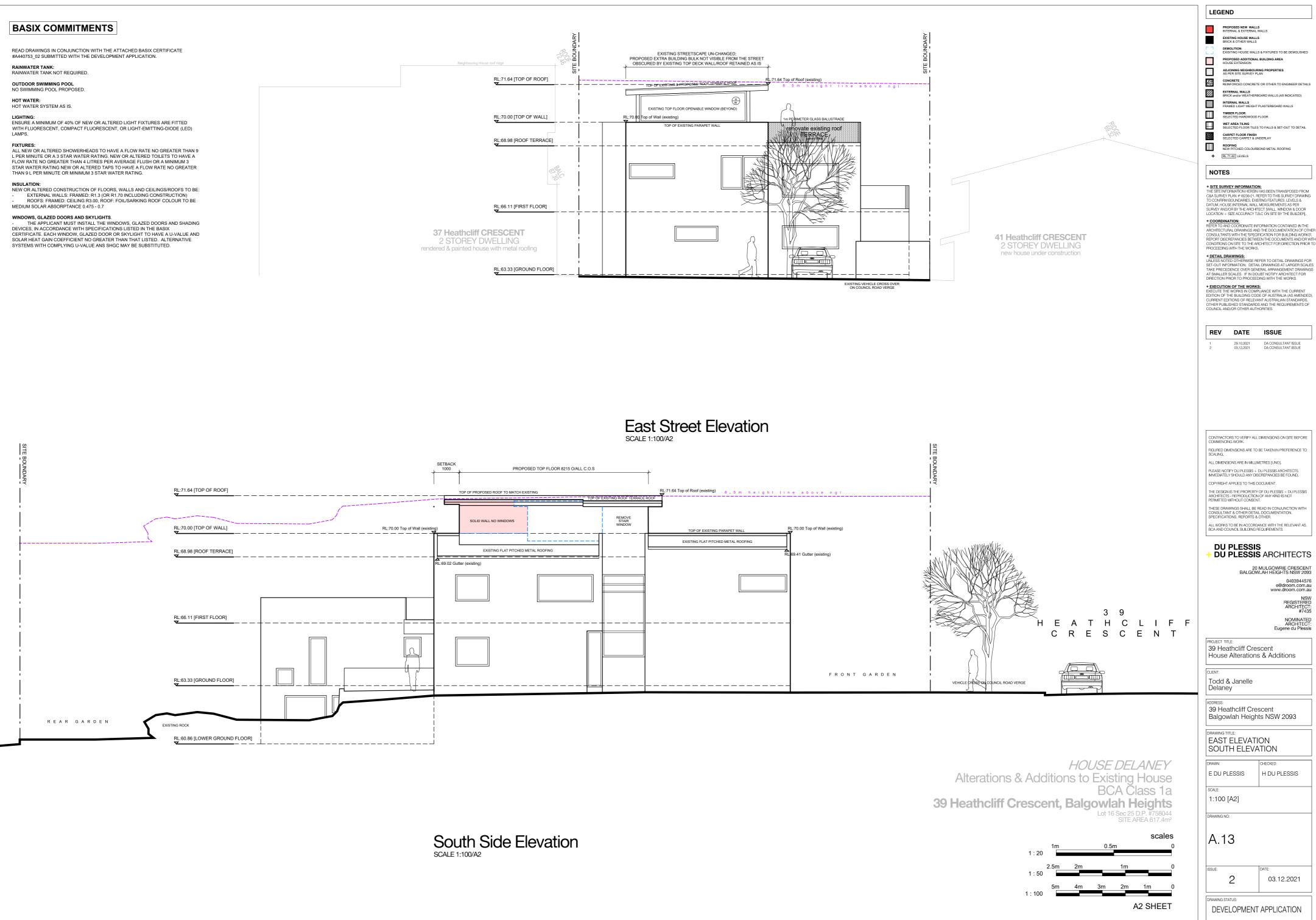












FSR CALCULATIONS

AS PER MANLY COUNCIL LEP MAP FSR_001 ZONE C = MAXIMUM **FSR = 0.45:1**

FLOOR AREA CALCULATIONS

38m² Lower Ground Level HOUSE GFA [excludes internal, sub-floor house storage area, etc]

96m² Ground Level HOUSE GFA [excludes 36m² two parking spaces, voids, etc]

+ 108m² First Floor Level HOUSE GFA [excludes stairs, voids, etc]

29m² Top Roof Terrace Level HOUSE GFA [excludes stairs etc]

 $\frac{271.4m^2\,TOTAL\,HOUSE\,GFA~(to~the~internal~face~of~enclosing~walls)}{SITE~AREA~617.4m^2\,t.b.c}$

PROPOSED FSR = 0.43:1

OPEN SPACE CALCULATIONS

AREAS AS PER MANLY COUNCIL DCP 2013.7 MAP ZONE OS3 AT LEAST 55% OF THE SITE AREA

OPEN SPACE CALCULATIONS

241m² Lower Ground Level REAR Yard [excludes areas less than 3m] 95m² Ground Level FRONT Yard & SIDE Courtyard [excludes driveway] 38m² Level One REAR Balcony [Includes above ground Balcony] 32m² Roof Level TOP Terrace [Includes above ground Balcony]

406m² TOTAL OPEN SPACE SITE AREA 617.4m²

Total Open Space = 65% of the Site Area *Note LOS un-changed remains as existing.

LANDCSAPE AREA CALCULATIONS

AREAS AS PER MANLY COUNCIL DCP 2013.7 MAP ZONE OS3 AT LEAST 35% OF THE TOTAL OPEN SPACE

LANDSCAPE AREA CALCULATIONS

195m² Lower Ground Level REAR GARDEN ⁺ 67m² Ground Level FRONT GARDEN

262m² LANDSCAPE AREA 406m² TOTAL OPEN SPACE

Landscape Area = 64% of the Total Open Space

*Note LOS un-changed remains as existing.



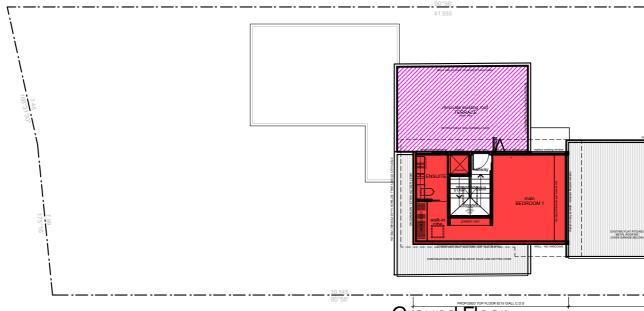
Ground Floor Area Calculation Plan SCALE 1:200/A2



Ground Floor Area Calculation Plan GARAGE



Ground Floor Area Calculation Plan SCALE 1:200/A2



Ground Floor Area Calculation Plan Scale 1:200/A2



| | | TOTAL OPEN SPACE AS PER MANLY COUNCIL DOP 2013.7 DEFINITION FOR FLOOR SPATE RATIO AS PER MANLY COUNCIL LEP GFA DEFINITION LANDSCARED AREA AS PER MANLY COUNCIL LEP GFA DEFINITION |
|---|---|---|
| | | NOTES SITE SURVEY INFORMATION: THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM CAS SURVEY FLAN #18236-21, 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 + SEE ACCURACY T.B.C ON SITE BY THE BUILDER]. FORDINATION REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DAMINGS AND THE DOCUMENTATION OF OTHER |
| existing driveway venue control Signature of the second of | | 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 CURRENT EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALLA (SA MENDED), CURRENT EDITIONS OF RELEVANT AUSTRALIAN STANDARDS OTHER PUBLISHED STANDARDS AND THE REQUIREMENTS OF COUNCIL AND/OR OTHER AUTHORITIES. REV DATE ISSUE 1 28.10.2021 DACONSULTANT ISSUE |
| | | 2 03.12.2021 DA CONSULTANT ISSUE |
| | F Z U O S U U O | ALL DIMENSIONS ARE IN MILLIMETRES [UNO]. 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. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH CONJULTANT & OTHER DETAIL DOCUMENTATION, SPECIFICATIONS, REPORTS & OTHER. ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AS, BCA AND COUNCIL BUILDING REQUIREMENTS. DU PLESSIS ARCHITECTS |
| P751 | | 20 MULGOWRIE CRESCENT BALGOWLAH HEIGHTS NSW 2093 0403944576 e@droom.com.au www.droom.com.au NSW REGISTERED ARCHITECT: #7435 MOMINATED ARCHITECT: Eugene du Plessis PROJECT TITLE: 39 Heathcliff Crescent House Alterations & Additions |
| | F Z U O O O U U U U U U U | CLIENT: Todd & Janelle Delaney ADDRESS: 39 Heathcliff Crescent Balgowlah Heights NSW 2093 DRAWING TITLE: COUNCIL AREA CALCULATION PLANS DRAWN: CHECKED: |
| | | E DU PLESSIS H DU PLESSIS SCALE: 1:200 [A2] DRAWING NO: A.100 ISSUE: DATE: |
| U265 STRET BOY ISTRACK UN-CHINGED | σ Μ | DEVELOPMENT APPLICATION |

LEGEND