

NO 41 HEATHCLIFF CRESCENT

FRONT OF HOUSE EXISTING LANDSCAPING & PLANTING AREAS LARGELY UN-CHANGED AS IS

LEGEND

NOTES

*** SITE SURVEY INFORMATION:**
THE SITE INFORMATION HEREIN HAS BEEN TRANSDPOSED FROM CAA 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) - SEE ACCURACY T.B.C. 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

I	06.08.2023	CDG Development Application II
J	25.01.2024	
K	12.02.2024	
L	11.08.2025	Modification Application

CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.

ALL DIMENSIONS ARE IN MILLIMETRES (UNO).

PLEASE NOTIFY DU PLESSIS + DU PLESSIS ARCHITECTS IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND. COPYRIGHT APPLIES TO THIS DOCUMENT.

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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.

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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
LANDSCAPE PLAN**

DRAWN:
E DU PLESSIS

CHECKED:
H DU PLESSIS

SCALE:
VARIES

DRAWING NO:

LA.001

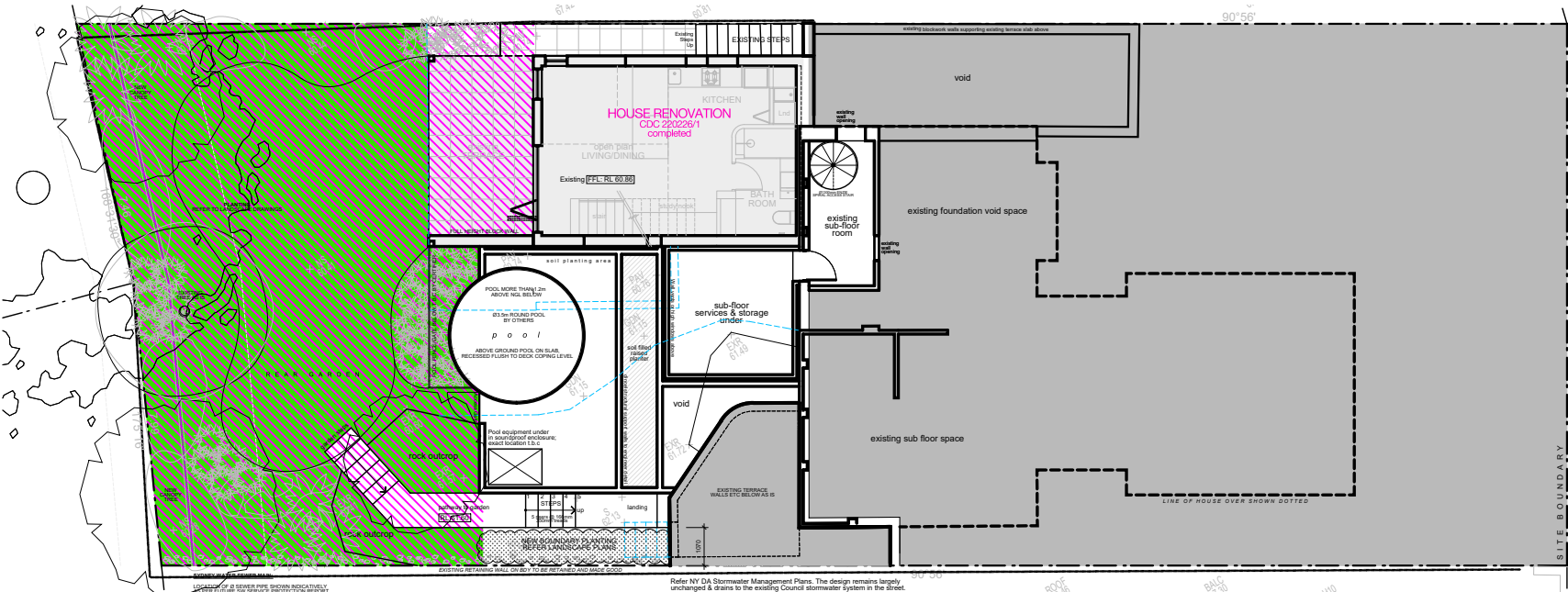
ISSUE:
L

DATE:
11.08.2025

DRAWING STATUS:
MODIFICATION APPLICATION

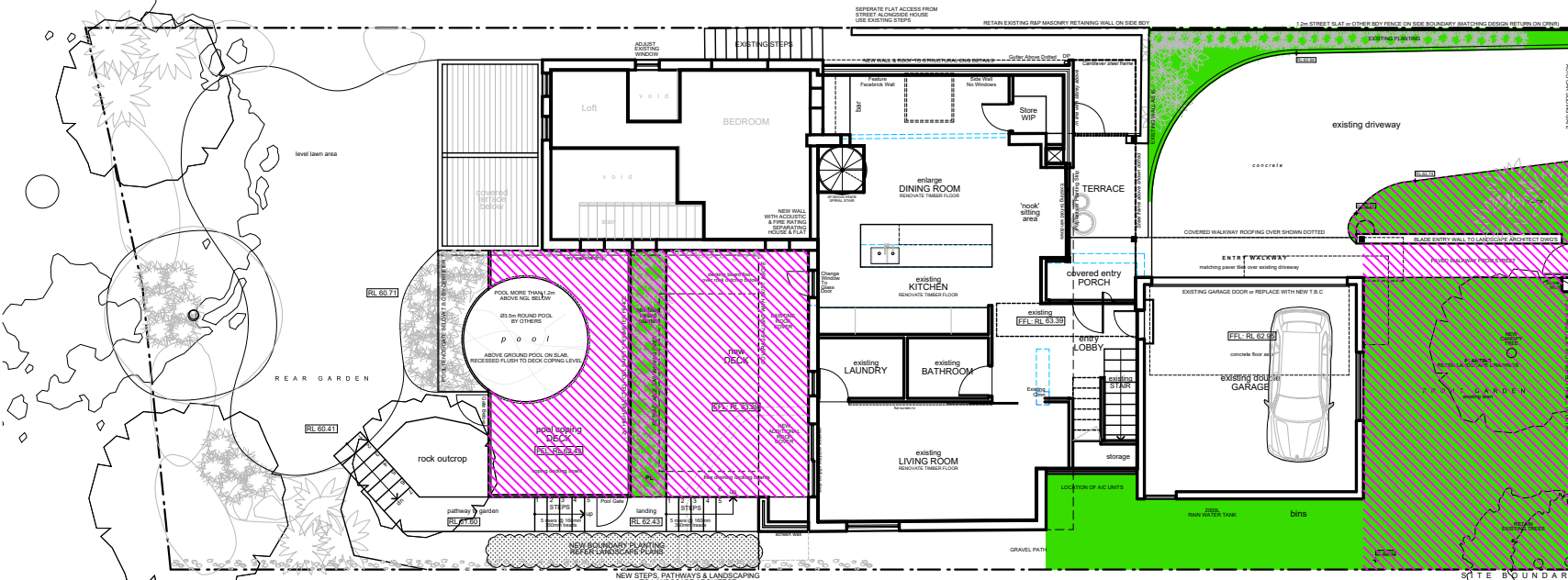
PROPOSED Landscape Plan

SCALE 1:100/A2



Lower Ground Floor AREA PLAN

SCALE 1:200/A2



Ground Floor AREA PLAN

SCALE 1:200/A2

NO 37 HEATHCLIFF CRESCENT

LANDSCAPED AREA
AS PER MANLY COUNCIL LEP GFA DEFINITION

TOTAL OPEN SPACE
AS PER MANLY COUNCIL DCP 2013.7 DEFINITION

OPEN SPACE CALCULATIONS

AREAS AS PER MANLY COUNCIL DCP 2013.7
MAP ZONE OS3 AT LEAST 55% OF THE SITE AREA REQUIREMENT = 339.5m² OS

OPEN SPACE CALCULATIONS

158m² Lower Ground Level REAR Yard [excludes areas less than 3m]
+ 65.0m² Ground Level FRONT Yard [excludes driveway]
+ 54.2m² Ground Level REAR Yard [excludes pool]
+ 39.5m² Level One REAR Balcony [includes above ground Balcony]
+ 34.6m² Roof Level TOP Terrace [includes above ground Balcony]
Balconies = 12% of open space calculated

351.3m² TOTAL OPEN SPACE
SITE AREA 617.4m²

Total Open Space = 57% of the Site Area

LANDSCAPE AREA CALCULATIONS

AREAS AS PER MANLY COUNCIL DCP 2013.7
MAP ZONE OS3 AT LEAST 35% OF THE TOTAL OPEN SPACE REQUIREMENT = 216m² LOS

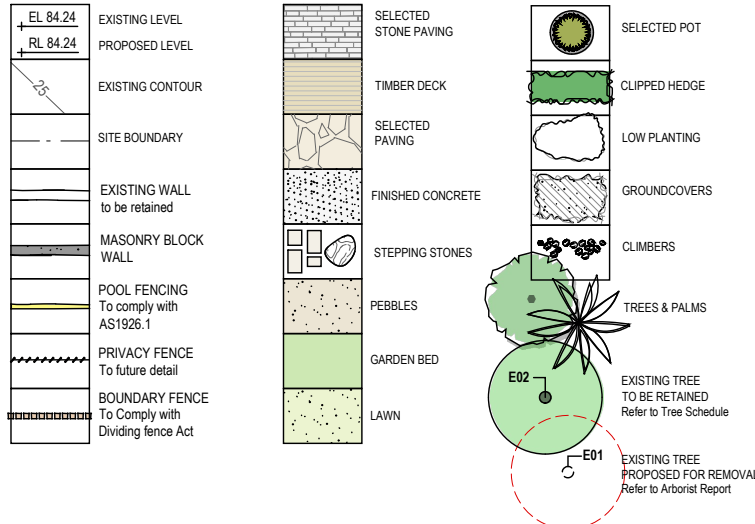
LANDSCAPE AREA CALCULATIONS

135.3m² Lower Ground Level REAR GARDEN
+ 78.7m² Ground Level FRONT GARDEN
+ 7m² Ground Level REAR PLANTER

221.0m² LANDSCAPE AREA
351.3m² TOTAL OPEN SPACE

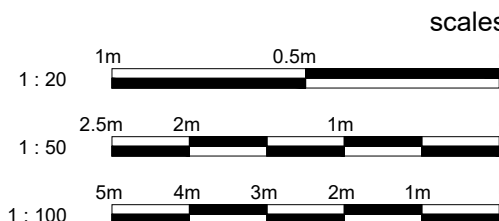
Landscape Area = 63% of the Total Open Space

KEY



INDICATIVE PLANT SCHEDULE

ID	Latin Name	Common Name	Pot Size	Mature Height	Mature Spread
TREES					
B.in	Banksia integrifolia	Coastal Banksia	45L	7 - 10m	3.5 - 6m
H.lo	Howea forsteriana	Kentia palm	100L	10 - 15m	3.5 - 6m
T.lu	Tristanopsis laurina 'Luscious'	Water Gum	100L	8 - 10m	6 - 8m
V.ju	Viminaria juncea	Native Broom	300mm	5-6m	3-4 m
PALMS					
SHRUBS					
A.sr	Acmena smithii 'Minor'	Dwarf Lillypilly	25L	3 - 5m	1.2 - 2.0m
D.ex	Doryanthes excelsa	Gymea Lily, Giant Lily	300mm	1.5 - 3m	1.2 - 2.0m
W.fr	Westringia fruticosa	Coastal Rosemary	140mm	0.9 - 1.5m	0.9 - 1.2m
GRASSES					
D.br	Dianella caerulea 'Breeze'	Blue Flax-lily	140mm	0.45 - 0.6m	0.3 - 0.6m
L.sr	Lomandra fluviatilis 'Share'	Lomandra Share	140mm	0.8 - 1.0m	0.7 - 0.9m
GROUNDCOVERS					
SUCCULENTS					
A.bb	Aloe 'Bush Baby Yellow'	Aloe	300mm	0.3 - 0.5m	0.3 - 0.5m
FERNS					
B.g	Blechnum gibbum	Silver Lady Fern	140mm	0.9 - 1.2m	0.6 - 0.9m
CLIMBERS					
M.co	MauHienbeckia complexa	Maidenhair Vine	140mm	1.5 - 3m	1.2 - 2.0m
P.g	Parthenocissus tricuspidata	Boston Ivy	140mm	0.3 - 0.45m	0.0 - 0.3m
S.mx	Solandra maxima	Golden Chalice Vine	140mm	3 - 5m	1.2 - 2.0m
T.ja	Trachelospermum jasminoides	Star Jasmine	140mm	3 - 4m	2.0 - 3.5m



scales

A2 SHEET