

BASIX COMMITMENTS

READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE #A510079_04 SUBMITTED WITH THE DEVELOPMENT APPLICATION.

RAINWATER TANK:

THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1006.25 LITRES ON THE SITE. THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAINWATER RUNOFF FROM AT LEAST 20 SQUARE METRES OF ROOF AREA. THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A TAP LOCATED WITHIN 10 METRES OF THE EDGE OF THE POOL.

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THE SWIMMING POOL MUST BE OUTDOORS. THE SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 24 KILOLITRES. THE APPLICANT MUST INSTALL A POOL PUMP TIMER FOR THE SWIMMING POOL. THE APPLICANT MUST NOT INCORPORATE ANY HEATING SYSTEM FOR THE SWIMMING POOL THAT IS PART OF THIS DEVELOPMENT.

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:
- FLOORS: SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR, R.0.60 (OR R.1.30 INCLUDING CONSTRUCTION)
- EXTERNAL WALLS: FRAMED: R1.3 (OR R1.70 INCLUDING CONSTRUCTION) & BRICK VENEER: R1.16 (OR R1.70 INCLUDING CONSTRUCTION)
- ROOFS: FRAMED: CEILING R3.00, ROOF: FOIL/SARKING 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.

ABBREVIATIONS

AC	AIR CONDITIONED
AHD	AUSTRALIAN HEIGHT DATUM
ADH	ADHESIVE
AG	AGGREGATE
AL	ALUMINIUM
AW	AWNING
B	BALUSTRADE
BK	BRICK WALL
BHD	BULKHEAD
BOW	BOTTOM OF WALL
BM	BENCHMARK
BW	BLOCKWORK WALL
C	CONCRETE
CLMN	COLUMN
CPT	CARPET
DIM	DIMENSION
DP	DOWNPIPE
EJ	EXPANSION JOINT
EX	EXISTING
FG	FALL TO SCORED
FFL	FINISHED FLOOR LEVEL
PW	FLOOR WASTE
G	GLASS
GALV	GALVANIZED
HWS	HOT WATER SYSTEM
LS	LANDSCAPING
LV	LOUVER
MR	METAL ROOFING
MV	MECHANICAL VENTILATION
NGL	NATURAL GROUND LEVEL
NTS	NOT TO SCALE
OG	OBSCURE GLAZING
OH	OVER HEAD
P	SELECTED PAVING
PB	PLASTERBOARD
PFC	PARALLEL FLANGE CHANNEL
PL	PLANTER
PS	PRIVACY SCREEN
PW	PLASTERBOARD WALL
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
SHR	SHOWER
SPEC	SPECIFICATION
SS	STAINLESS STEEL
SW	STONE WALL
SWP	STORM WATER PIT
T	TILE
TD	TIMBER DECKING
TOW	TOP OF WALL
UB	UNIVERSAL BEAM
US	UNDERSIDE
V	VENTILATION
W	WINDOW
WPM	WATER PROOFING MEMBRANE

S4.55 MODIFICATION - LIST OF CHANGES

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01. SWIMMING POOL SIZE & SHAPE AMENDED
NOW DIAM 3.5m ROUND POOL RELOCATED CLOSER TO THE HOUSE
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SOIL FILL IN BETWEEN WALLS FOR PLANTER SEPARATING DECKS
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ADDITIONAL SIDE BOUNDARY GARDEN SPACE FOR SCREEN PLANTING
05. REAR TERRACE AND POOL DECK SIZE REDUCED
FROM 10.135m TO 9m WIDE OVERALL, RESULTING IN INCREASED REAR BOUNDARY SETBACK
06. EXISTING HOUSE GROUND FLOOR PLAN LARGELY RETAINED AS IS
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THE FRONT OF HOUSE LEFT UNCHANGED
11. NEW 1.2m TALL STREET AND SIDE BOUNDARY FENCE & GATES
AUTO CAR SLIDING GATE AND PEDESTRIAN ENTRY GATE OPENING TO NEW WALKWAY FROM STREET
12. ROOF AND SKYLIGHT OVER STREET TERRACE DELETED
OPEN STRUCTURE ONLY WITH SLAT OR OTHER SHADE SCREENING
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RETAIN/REPLACE WINDOWS AND EXTERNAL SHADE HOODS ADJUSTED ACCORDINGLY
14. SKYLIGHT CHANGES
TWO SMALLER SKYLIGHTS REPLACED WITH ONE LARGER VELUX SKYLIGHT
15. EXTERNAL FINISHES REVISED
WALL CLADDING AMENDED (CFC PANELS INSTEAD OF R&P WALLS)
16. ROOF COVERING OVER EXISTING REAR OF HOUSE BALCONY AMENDED
CHANGED FROM OPEN/CLOSE VERGOLA TO FLAT METAL ROOFING
17. LANDSCAPE DESIGN AMENDED
SIMPLIFIED DESIGN. FRONT GARDEN UNCHANGED 'AS IS'. REFER TO UPDATED LANDSCAPE PLAN

PROJECT TEAM

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DRAWING SYMBOLS

UT W33	WINDOW LABEL
DOA	DOOR LABEL
UT JPS	JOINERY REFERENCE
UT JPS	LABELS
PLAN/SECTION REFERENCE	
INTERNAL BLD SECTIONS	
SECTION LINES	
courtyard	ROOM LABELS & FLOOR FINISH
RL 34.00 (FIRST FLOOR)	FLOOR LEVEL RLS
TOP OF ROOF RL 37.30	TOP OF STRUCTURE RLS

DRAWING LIST

DWG NO.	ARCHITECTURAL DRAWING NAME	ISSUE	REVISION	DATE ISSUED
DA-1	TITLE PAGE & ROOF/SITE PLAN	MOD	L	11.08.2025
DA-2	EXISTING LOWER GROUND FLOOR DEMOLITION PLAN			
DA-3	EXISTING GROUND FLOOR DEMOLITION PLAN			
DA-4	EXISTING FIRST FLOOR DEMOLITION PLAN			
DA-5	EXISTING ROOF TERRACE DEMOLITION PLAN			
DA-6	PROPOSED LOWER GROUND FLOOR PLAN			
DA-7	PROPOSED GROUND FLOOR PLAN			
DA-8	PROPOSED FIRST FLOOR PLAN			
DA-9	PROPOSED ROOF TERRACE PLAN (AS IS)			
DA-10	SECTION X-X & Y-Y			
DA-11	NORTH & WEST ELEVATIONS			
DA-12	SOUTH & EAST ELEVATIONS			
DA-15	NEW VEHICLE CROSSINGS PLAN & SECTION			
A.100	AREA CALCULATION PLANS			
LA.001	LANDSCAPE PLANS			

SURVEY NOTE

SUBJECT TO NBC CONDITION OF CONSENT:
THE BUILDER TO PROVIDE A SURVEY CERTIFICATE PREPARED BY A REGISTERED SURVEYOR AT THE FOLLOWING STAGES OF CONSTRUCTION:

- (a) COMMENCEMENT OF PERIMETER WALLS COLUMNS AND OTHER STRUCTURAL ELEMENTS TO ENSURE THE WALL OR STRUCTURE, TO BOUNDARY SETBACKS ARE IN ACCORDANCE WITH THE APPROVED DETAILS.
- (b) AT COMPLETION DEMONSTRATING ALL PERIMETER WALLS COLUMNS AND OTHER STRUCTURAL ELEMENTS, FLOOR LEVELS AND THE FINISHED ROOF/RIDGE HEIGHT ARE IN ACCORDANCE WITH THE APPROVED PLANS.

DETAILS DEMONSTRATING COMPLIANCE ARE TO BE SUBMITTED TO THE PRINCIPAL CERTIFYING AUTHORITY TO DETERMINE THE HEIGHT OF BUILDINGS UNDER CONSTRUCTION AND THAT IT COMPLIES WITH THE LEVELS SHOWN ON THE COUNCIL APPROVED DA PLANS.

LEGEND

- EXISTING HOUSE WALLS AS IS
- MASONRY WALLS
- NEW BRICK V BRICK VENEER WALLS
- WALL (INTERNAL)
- FRAMED LIGHT-WEIGHT SELECTED PLASTERBOARD WALLS
- WALL (EXTERNAL)
- FRAMED LIGHT-WEIGHT WALL FINISH REFER SCHEDULES
- CONCRETE
- NEW/CRED CONCRETE OR OTHER TO ENGINEER DETAILS
- SELECTED CARPET OVER ACOUSTIC UNDERLAY
- FLOOR
- TIMBER FLOORS SELECTED HARDWOOD FLOORING
- FLOOR
- SELECTED TILES TO FALLS SET-OUT TO DETAIL
- FLOOR
- SELECTED SLIP FREE EXTERNAL PAVEMENT TILES
- ROOF
- SELECTED COLORBOND METAL ROOFING
- PROPOSED DA ADDITION
- ADDITIONAL BUILDING BULK
- NEIGHBOURING PROPERTIES
- ADJOINING HOUSES AS PER SURVEY PLAN
- DEMOLITION
- AS INDICATED
- LEVELS

NOTES

- SITE SURVEY INFORMATION:**
THE SITE INFORMATION HAS BEEN TRANSPOSED FROM CJA SURVEY PLAN # 1826/21. 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&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
I	08.08.2023	CDC Development Application II
J	25.07.2024	Development Application II
K	12.02.2024	Modification Application
L	11.08.2025	Modification Application

CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
REQUIRED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALES.
ALL DIMENSIONS ARE IN MILLIMETRES (MM).
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 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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DU PLESSIS ARCHITECTS

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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:
TITLE PAGE
SITE PLAN

DRAWN:
E DU PLESSIS

CHECKED:
H DU PLESSIS

SCALE:
1:100 [A2]

DRAWING NO.:

ISSUE:
L

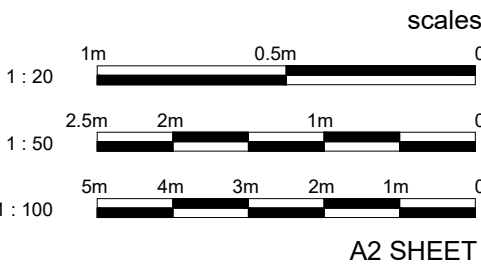
DATE:
11.08.2025

DRAWING STATUS:
MODIFICATION APPLICATION

Roof / Site 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



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SIMPLIFIED DESIGN. FRONT GARDEN UNCHANGED 'AS IS'. REFER TO UPDATED LANDSCAPE PLAN

41 Heathcliff CRESCENT
2 STOREY DWELLING
new house under construction

void

existing sub-floor room

existing sub floor space

existing terrace walls etc below as is

EXISTING TERRACE WALLS ETC BELOW AS IS

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EXISTING TERRACE WALLS

BASIX COMMITMENTS

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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.

FIXTURES:

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- EXTERNAL WALLS: FRAMED: R 1.3 (OR R 1.70 INCLUDING CONSTRUCTION) & BRICK VENEER: R 1.16 (OR R 1.70 INCLUDING CONSTRUCTION)
- ROOFS: FRAMED: CEILING R 3.00, ROOF: FOIL/SARKING ROOF COLOUR TO BE MEDIUM SOLAR ABSORPTANCE 0.475 - 0.7

WINDOWS, GLAZED DOORS AND SKYLIGHTS.

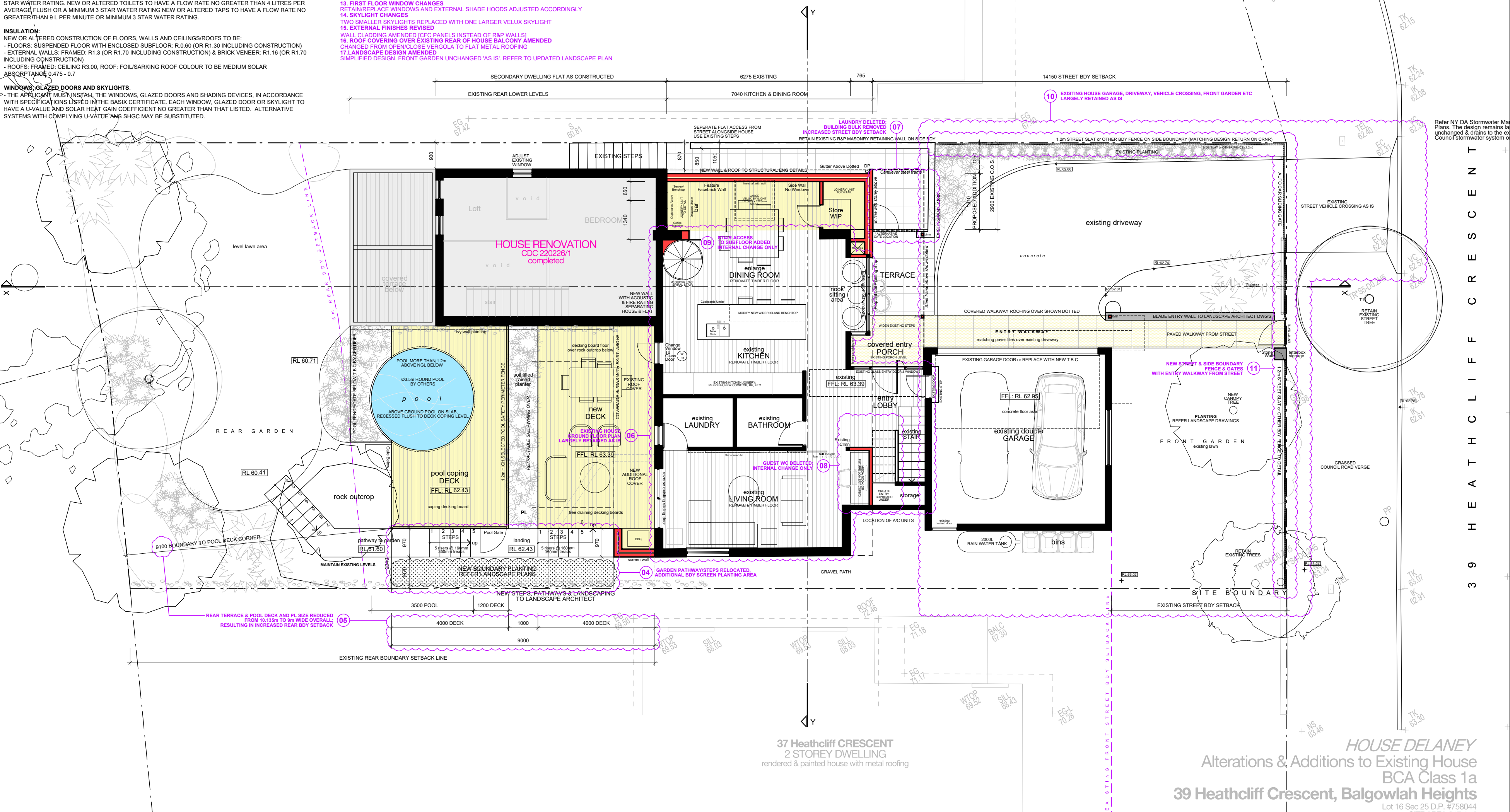
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S4.55 MODIFICATION - LIST OF CHANGES

ANNOTATED LIST OF MODIFICATION APPLICATION CHANGES AS CLOUDED ON THE DRAWINGS & LISTED BELOW:

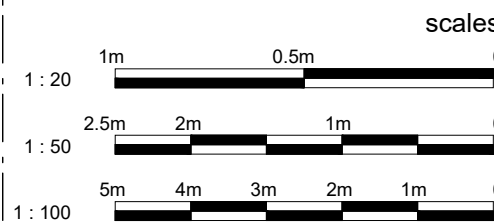
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03. UTILIZE VOID SPACE UNDERNEATH REAR TERRACE
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ADDITIONAL SIDE BOUNDARY GARDEN SPACE FOR SCREEN PLANTING
05. REAR TERRACE AND POOL DECK SIZE REDUCED
FROM 10.35m TO 9m WIDE OVERALL, RESULTING IN INCREASED REAR BOUNDARY SETBACK
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EXISTING ROOMS, DOORS/WINDOWS & INTERIORS UNCHANGED
07. LAUNDRY DELETED
FRONT BUILDING BULK REMOVED (INCREASED STREET BOD SETBACK)
08. GUEST WC DELETED
INTERNAL CHANGE ONLY (NOTE THE EXISTING LIVING ROOM NOW WALL/DOOR ENCLOSED)
09. STAIR ACCESS TO SUBFLOOR ADDED
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10. EXISTING HOUSE GARAGE, DRIVEWAY, VEHICLE CROSSING, FRONT GARDEN ETC LARGELY RETAINED AS IS
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AUTO CAR SLIDING GATE AND PEDESTRIAN ENTRY GATE OPENING TO NEW WALKWAY FROM STREET
12. ROOF AND SKYLIGHT OVER STREET TERRACE DELETED
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13. FIRST FLOOR WINDOW CHANGES
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17. LANDSCAPE DESIGN AMENDED
SIMPLIFIED DESIGN. FRONT GARDEN UNCHANGED 'AS IS'. REFER TO UPDATED LANDSCAPE PLAN

41 Heathcliff CRESCENT
2 STOREY DWELLING
new house under construction



PROPOSED
Ground 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

- EXISTING HOUSE WALLS AS IS
MASONRY & BRICK VENEER WALLS TO BE RETAINED
- MASONRY WALLS
NEW BRICK & BRICK VENEER WALLS
- WALL (INTERNAL)
FRAMED LIGHT-WEIGHT SELECTED PLASTERBOARD WALLS
- WALL (EXTERNAL)
FRAMED LIGHT-WEIGHT WALL FINISH REFER SCHEDULES
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NEW 'CURED CONCRETE OR OTHER TO ENGINEER DETAILS
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- PROPOSED DA ADDITION
ADDITIONAL BUILDING BULK
- NEIGHBOURING PROPERTIES
ADJOINING HOUSES AS PER SURVEY PLAN
- DEMOLITION
AS INDICATED

NOTES

- SITE SURVEY INFORMATION:**
THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM C&A SURVEY PLAN # 1826/21. 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.
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- EXECUTION OF THE WORKS:**
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REV	DATE	ISSUE
I	08.08.2023	CCC Development Application II
J	25.07.2024	Development Application II
K	12.02.2024	Modification Application
L	11.08.2025	Modification Application

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

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0433408368
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
GROUND FLOOR PLAN

DRAWN:
E DU PLESSIS

CHECKED:
H DU PLESSIS

SCALE:
1:100 [A2]

DRAWING NO:
DA.7

ISSUE:
L

DATE:
11.08.2025

DRAWING STATUS:
MODIFICATION APPLICATION

BASIX COMMITMENTS

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RAINWATER TANK:

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INTERNAL CHANGE ONLY (NOTE THE EXISTING LIVING ROOM NOW WALL/DOOR ENCLOSED)

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SIMPLIFIED DESIGN. FRONT GARDEN UNCHANGED 'AS IS'. REFER TO UPDATED LANDSCAPE PLAN

41 Heathcliff CRESCENT
2 STOREY DWELLING
new house under construction

EXISTING HOUSE & GARAGE OVERALL AS IS

7320 EXISTING BEDROOM 2 & 3 OVERALL

EXISTING BALCONY OVER FLAT BELOW AS IS

8795 ROOF OF PROPOSED SIDE ADDITION

3065 EXISTING BEDROOM 3

12395 STREET BODY SETBACK

Refer NY DA Stormwater Management Plans. The design remains largely unchanged & drains to the existing Council stormwater system on the street.

LEGEND

- EXISTING HOUSE WALLS AS IS
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- MASONRY WALLS
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- ADJOINING HOUSES AS PER SURVEY PLAN
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NOTES

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FIRST FLOOR PLAN

DRAWN:	CHECKED:
E DU PLESSIS	H DU PLESSIS

SCALE:
1:100 [A2]

DRAWING NO:

DA.8

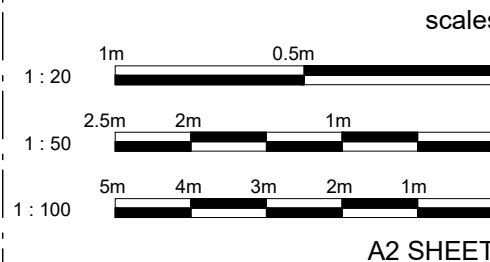
ISSUE:	DATE:
L	11.08.2025

DRAWING STATUS:
MODIFICATION APPLICATION

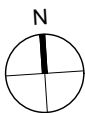
39 HEATHCLIFF CRESCENT

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
First Floor Plan
SCALE 1:100/A2



BASIX COMMITMENTS

READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE #A510079_04 SUBMITTED WITH THE DEVELOPMENT APPLICATION.

RAINWATER TANK:
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1006.25 LITRES ON THE SITE. THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAINWATER RUNOFF FROM AT LEAST 20 SQUARE METRES OF ROOF AREA. THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A TAP LOCATED WITHIN 10 METRES OF THE EDGE OF THE POOL.

OUTDOOR SWIMMING POOL:
THE SWIMMING POOL MUST BE OUTDOORS. THE SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 24 KILOLITRES.
THE APPLICANT MUST INSTALL A POOL PUMP TIMER FOR THE SWIMMING POOL. THE APPLICANT MUST NOT INCORPORATE ANY HEATING SYSTEM FOR THE SWIMMING POOL THAT IS PART OF THIS DEVELOPMENT.

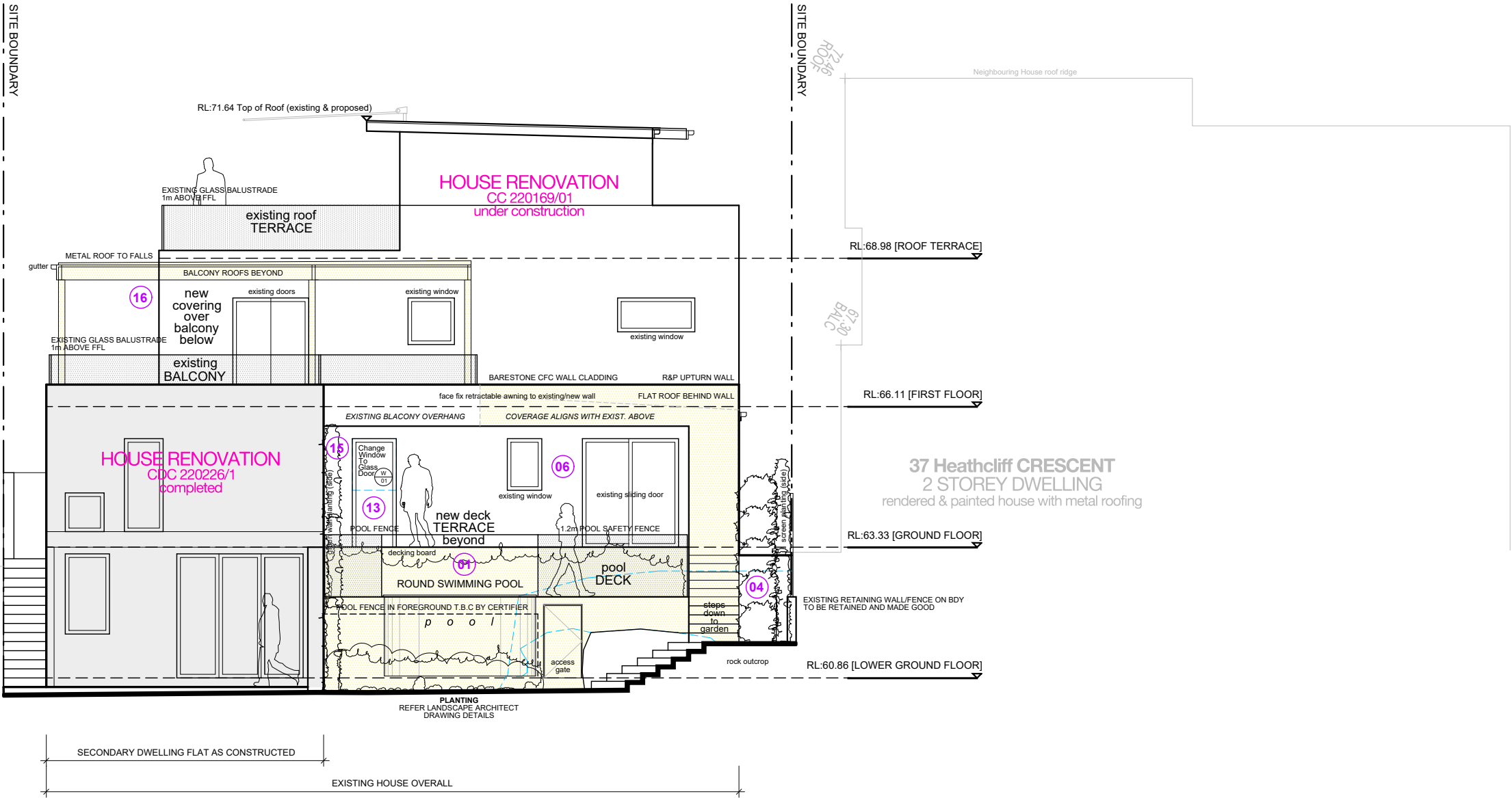
HOT WATER:
HOT WATER SYSTEM AS IS.

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

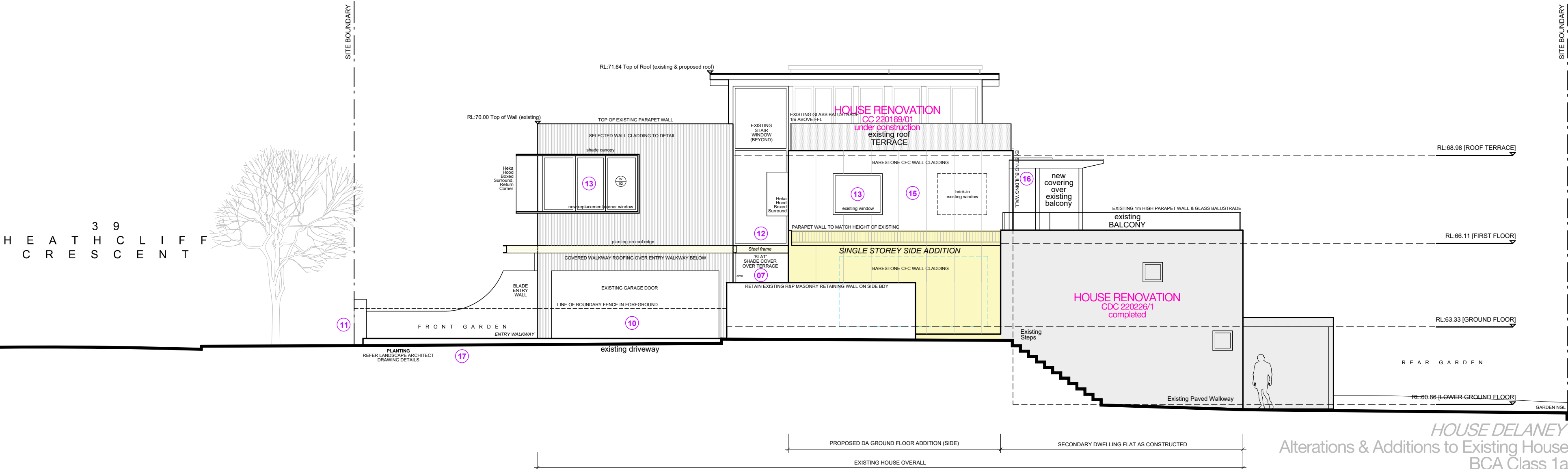
FIXTURES:
ALL NEW OR ALTERED SHOWERHEADS TO HAVE A FLOW RATE NO GREATER THAN 9 L PER MINUTE OR A 3 STAR WATER RATING. NEW OR ALTERED TOILETS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING. NEW OR ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 L PER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

INSULATION:
NEW OR ALTERED CONSTRUCTION OF FLOORS, WALLS AND CEILINGS/ROOFS TO BE:
- FLOORS: SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR, R 0.60 (OR R 1.30 INCLUDING CONSTRUCTION)
- EXTERNAL WALLS: FRAMED: R 1.3 (OR R 1.70 INCLUDING CONSTRUCTION) & BRICK VENEER: R 1.16 (OR R 1.70 INCLUDING CONSTRUCTION)
- ROOFS: FRAMED: CEILING R 3.00, ROOF: FOIL/SARKING 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.

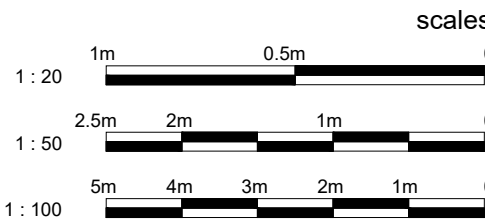


West Rear Elevation SCALE 1:100/A2



North Side Elevation 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



A2 SHEET

LEGEND

- EXISTING HOUSE WALLS AS IS
- MASONRY WALLS
- WALL (INTERNAL)
- WALL (EXTERNAL)
- CONCRETE
- FLOOR
- FLOOR
- FLOOR
- FLOOR
- ROOF
- PROPOSED DA ADDITION
- NEIGHBOURING PROPERTIES
- DEMOLITION

NOTES

- SITE SURVEY INFORMATION:**
- COORDINATION:**
- DETAIL DRAWINGS:**
- EXECUTION OF THE WORKS:**

REV	DATE	ISSUE
I	08.08.2023	CDC
J	25.07.2024	Development Application II
K	12.02.2024	Modification Application
L	11.08.2025	Modification Application

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DU PLESSIS
DU PLESSIS ARCHITECTS

h@droom.com.au
0433408368
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:
WEST ELEVATION
NORTH ELEVATION

DRAWN:
E DU PLESSIS

CHECKED:
H DU PLESSIS

SCALE:
1:100 [A2]

DRAWING NO.:

DA.11

ISSUE:
L

DATE:
11.08.2025

DRAWING STATUS:
MODIFICATION APPLICATION

BASIX COMMITMENTS

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HOT WATER:
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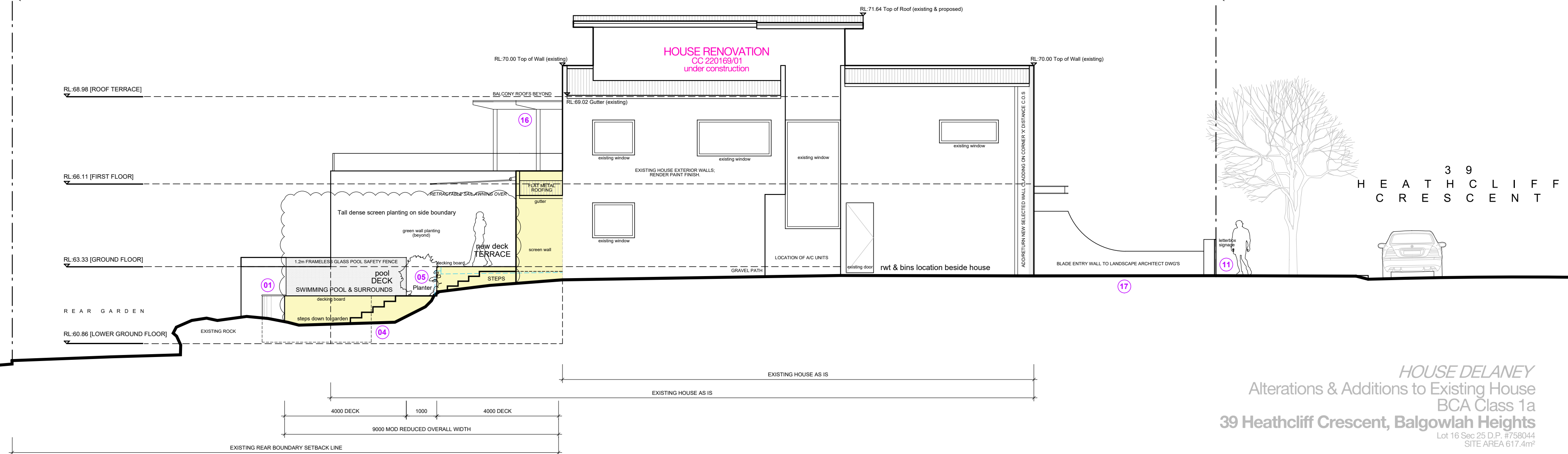
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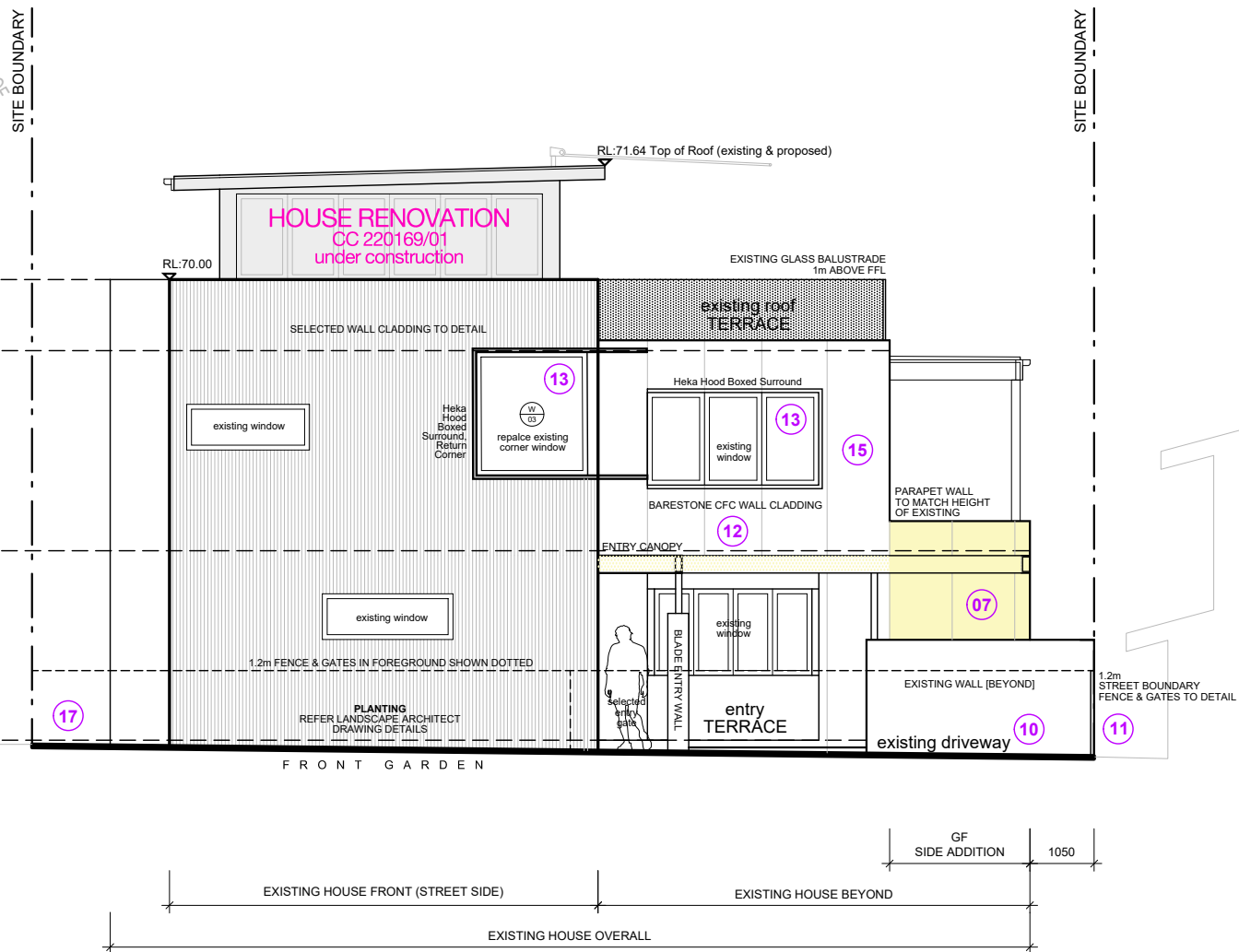
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SITE BOUNDARY



South Side Elevation Unchanged
SCALE 1:100/A2



East Street Elevation
SCALE 1:100/A2

LEGEND

- EXISTING HOUSE WALLS AS IS
MASONRY & BRICK VENEER WALLS TO BE RETAINED
- MASONRY WALLS
NEW BRICK OR BRICK VENEER WALLS
- WALL (INTERNAL)
FRAMED LIGHT-WEIGHT SELECTED PLASTERBOARD WALLS
- WALL (EXTERNAL)
FRAMED LIGHT-WEIGHT WALL FINISH REFER SCHEDULES
- CONCRETE
REINFORCED CONCRETE OR OTHER TO ENGINEER DETAILS
- FLOOR
SELECTED CARPET OVER ACOUSTIC UNDERLAY
- FLOOR
TIMBER FLOORS SELECTED HARDWOOD FLOORING
- FLOOR
SELECTED TILES TO FALLS SET-OUT TO DETAIL
- FLOOR
SELECTED SLIP FREE EXTERNAL PAVER TILES
- ROOF
SELECTED COLORBOND METAL ROOFING
- PROPOSED DA ADDITION
ADDITIONAL BUILDING BULK
- NEIGHBOURING PROPERTIES
ADJOINING HOUSES AS PER SURVEY PLAN
- DEMOLITION
AS INDICATED

NOTES

*** SITE SURVEY INFORMATION:**
THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM C&A SURVEY PLAN # 18206-01. 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 BUILDERS.

*** 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	08.08.2023	CDC
J	25.07.2024	Development Application II
K	12.02.2024	
L	11.08.2025	Modification Application

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NSW REGISTERED ARCHITECT #7435
NOMINATED ARCHITECT: EUGENE DU PLESSIS

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House Alterations & Additions

CLIENT:
Todd & Janelle
Delaney

ADDRESS:
39 Heathcliff Crescent
Balgowlah Heights NSW 2093

DRAWING TITLE:
EAST ELEVATION
SOUTH ELEVATION

DRAWN:
E DU PLESSIS

CHECKED:
H DU PLESSIS

SCALE:
1:100 [A2]

DRAWING NO.:

DA.12

ISSUE:
L

DATE:
11.08.2025

DRAWING STATUS:
MODIFICATION 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

