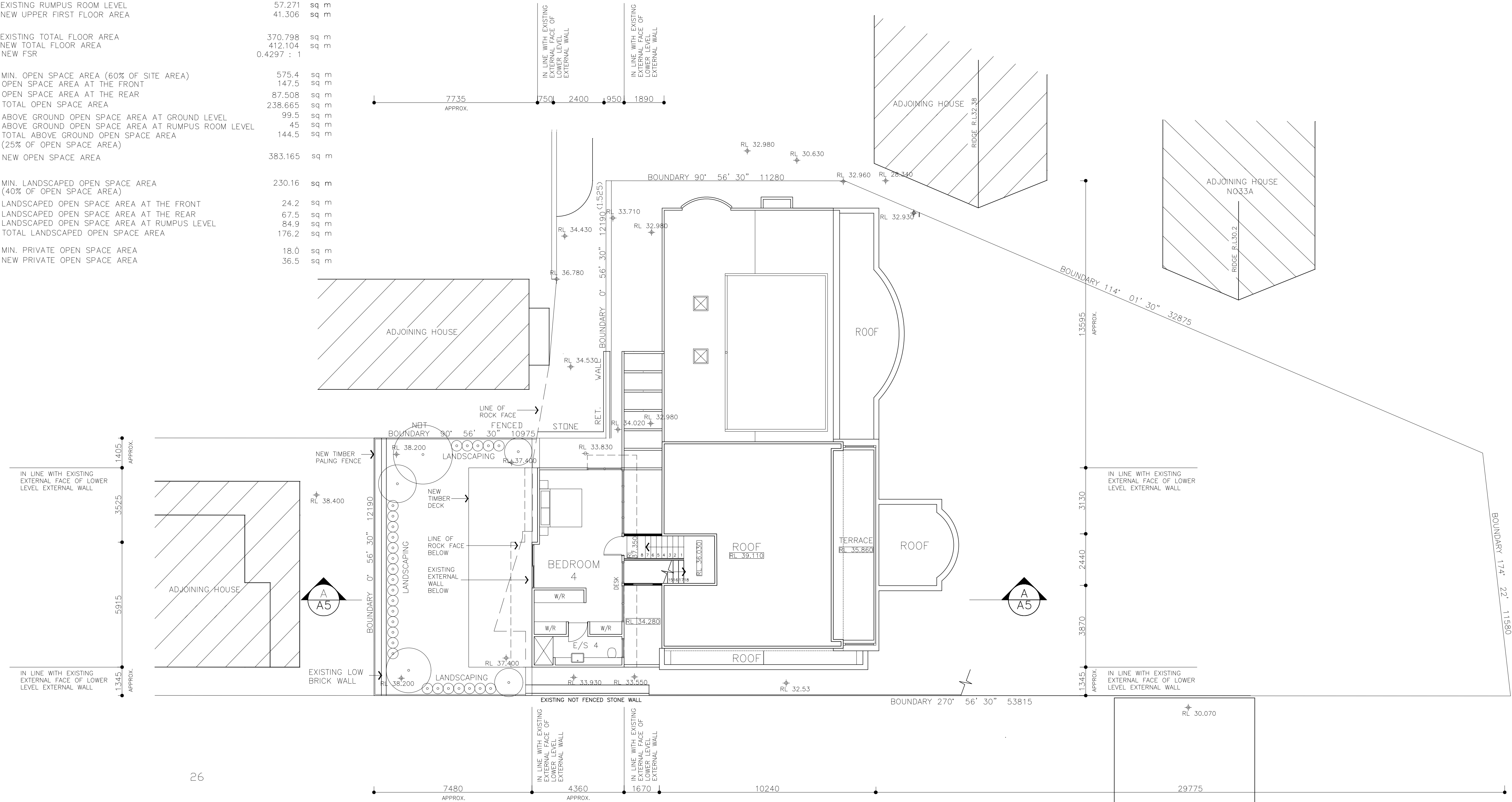


CALCULATIONS

SITE AREA	959	sq m
MAXIMUM FSR	0.4 : 1	
MAXIMUM ALLOWABLE FLOOR SPACE	383.6	sq m
EXISTING FIRST FLOOR & UPPER GROUND FLOOR LEVEL AREA	119.615	sq m
EXISTING GROUND FLOOR LEVEL	193.912	sq m
EXISTING RUMPUS ROOM LEVEL	57.271	sq m
NEW UPPER FIRST FLOOR AREA	41.306	sq m
EXISTING TOTAL FLOOR AREA	370.798	sq m
NEW TOTAL FLOOR AREA	412.104	sq m
NEW FSR	0.4297 : 1	
MIN. OPEN SPACE AREA (60% OF SITE AREA)	575.4	sq m
OPEN SPACE AREA AT THE FRONT	147.5	sq m
OPEN SPACE AREA AT THE REAR	87.508	sq m
TOTAL OPEN SPACE AREA	238.665	sq m
ABOVE GROUND OPEN SPACE AREA AT GROUND LEVEL	99.5	sq m
ABOVE GROUND OPEN SPACE AREA AT RUMPUS ROOM LEVEL	45	sq m
TOTAL ABOVE GROUND OPEN SPACE AREA (25% OF OPEN SPACE AREA)	144.5	sq m
NEW OPEN SPACE AREA	383.165	sq m
MIN. LANDSCAPED OPEN SPACE AREA (40% OF OPEN SPACE AREA)	230.16	sq m
LANDSCAPED OPEN SPACE AREA AT THE FRONT	24.2	sq m
LANDSCAPED OPEN SPACE AREA AT THE REAR	67.5	sq m
LANDSCAPED OPEN SPACE AREA AT RUMPUS LEVEL	84.9	sq m
TOTAL LANDSCAPED OPEN SPACE AREA	176.2	sq m
MIN. PRIVATE OPEN SPACE AREA	18.0	sq m
NEW PRIVATE OPEN SPACE AREA	36.5	sq m



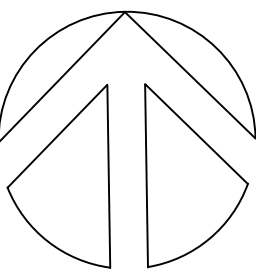
D. P

9 2 0 2

UPPER FIRST FLOOR PLAN

LEGEND

RL 87.710	EXISTING GROUND LEVEL
RL 87.590	NEW GROUND LEVEL
R.W.O.	RAINWATER OUTLET ON FINISHED TILES LEVEL
S.W.O.	STORMWATER OUTLET ON SLAB BELOW SURFACE LEVEL



ISSUE	AMENDMENTS	DATE
B	DA SUBMISSION	15.03.19
A	DA SUBMISSION	05.10.18

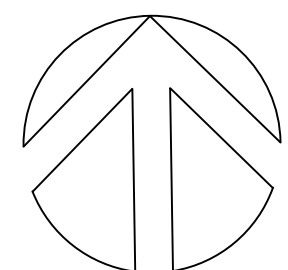
ALTERATIONS & ADDITIONS TO RESIDENCE
33 BEATTY ST
BALGOWLAH HEIGHTS



SIMON CHAN
+ ASSOCIATES
PTY LIMITED
ARCHITECTS

181 OLD SOUTH HEAD ROAD
BONDI JUNCTION NSW 2022
TEL 93889992 FAX 93889989

PROJECT NO.		1801
ISSUE:	B	DRAWING NO. A1
DATE:	15.03.19	
SCALE:	1: 100	
DRAWN:	CJY	

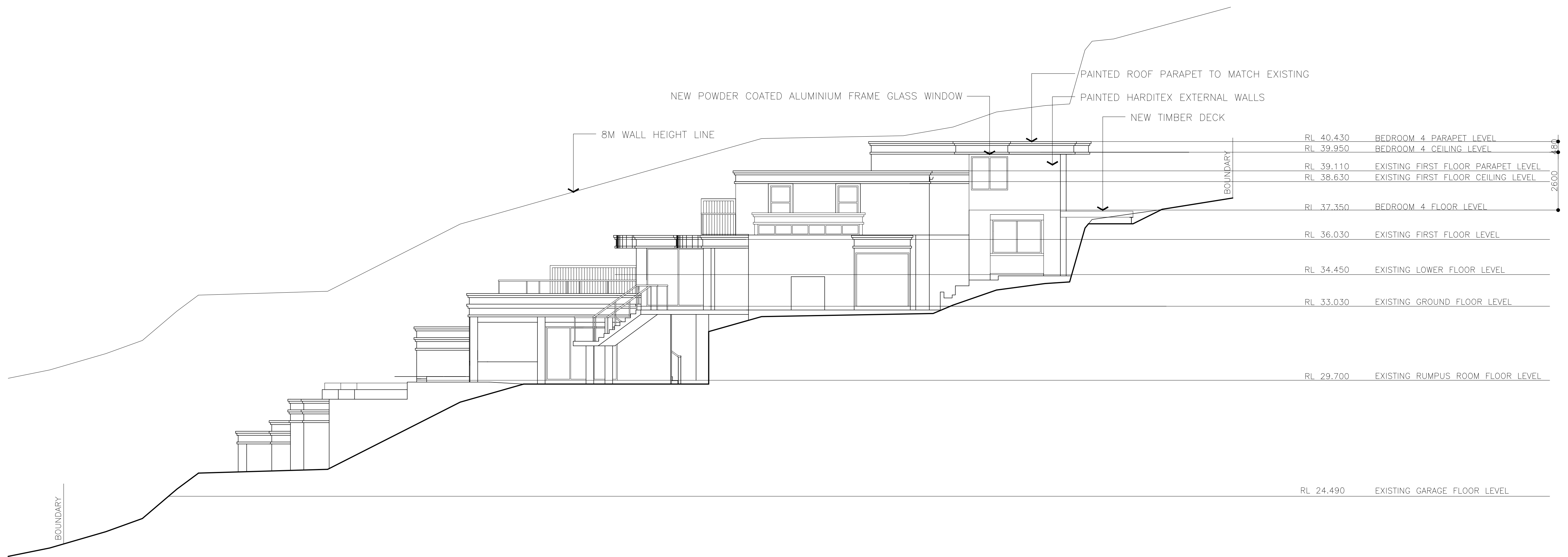


ALTERATIONS &
ADDITIONS TO
RESIDENCE
33 BEATTY ST
BALGOWLAH HEIGHTS

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PROJECT NO. 1801	
ISSUE: A	DRAWING NO. A2
DATE: 05.10.18	
SCALE: 1: 100	
DRAWN: CJY	



NORTH ELEVATION



WEST ELEVATION

B	DA SUBMISSION	15.03.19
A	DA SUBMISSION	05.10.18
ISSUE	AMENDMENTS	DATE

ALTERATIONS &
ADDITIONS TO
RESIDENCE
33 BEATTY ST
BALGOWLAH HEIGHTS

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PROJECT NO.	1801	DRAWING NO.
ISSUE:	B	
DATE:	15.03.19	
SCALE:	1: 100	
DRAWN:	CJY	

A3

BEDROOM 4 FLOOR PARAPET LEVEL RL 40.430
BEDROOM 4 CEILING LEVEL RL 39.950
EXISTING FIRST FLOOR PARAPET LEVEL RL 39.110
EXISTING FIRST FLOOR CEILING LEVEL RL 38.630

BEDROOM 4 FLOOR LEVEL RL 37.350

EXISTING FIRST FLOOR LEVEL RL 36.030

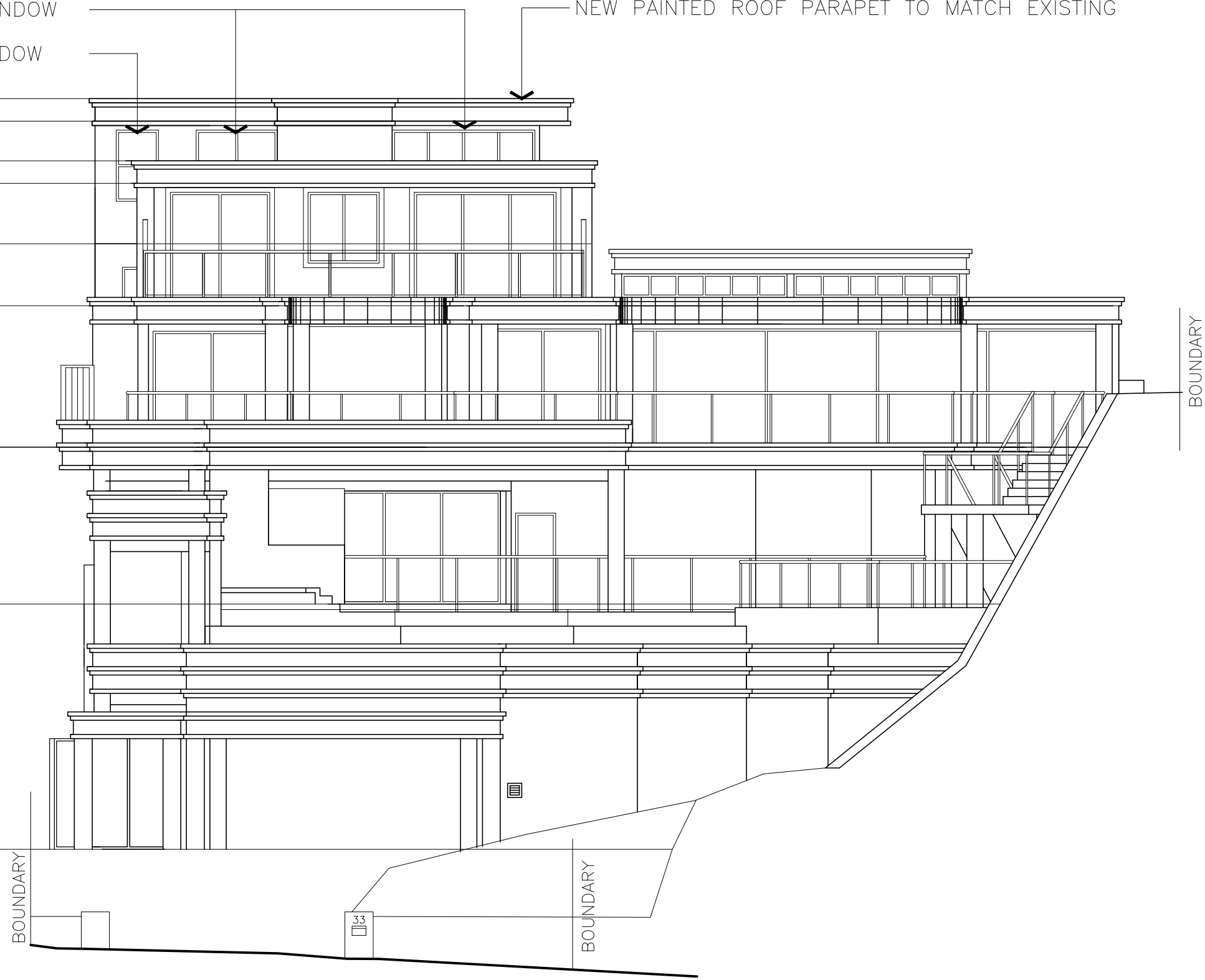
EXISTING GROUND FLOOR LEVEL RL 33.030

EXISTING RUMPUS ROOM FLOOR LEVEL RL 29.700

EXISTING GARAGE FLOOR LEVEL RL 24.490

EAST ELEVATION

POWDER COATED ALUMINIUM FRAME SLIDING GLASS WINDOW
NEW ALUMINIUM GLASS WINDOW
NEW PAINTED ROOF PARAPET TO MATCH EXISTING



BEDROOM 4 PARAPET LEVEL RL 40.430
BEDROOM 4 CEILING LEVEL RL 39.950

BEDROOM 4 FLOOR FLOOR LEVEL RL 37.350

EXISTING FIRST FLOOR LEVEL RL 36.030

EXISTING LOWER FLOOR LEVEL RL 34.450

EXISTING GROUND FLOOR LEVEL RL 33.030

EXISTING RUMPUS ROOM FLOOR LEVEL RL 29.700

EXISTING GARAGE FLOOR LEVEL RL 24.490

SOUTH ELEVATION

PAINTED ROOF PARAPET TO MATCH EXISTING
8M WALL HEIGHT LINE

NEW TIMBER DECK

NEW ALUMINIUM FRAME GLASS LOUVRES

NEW ALUMINIUM FRAME GLASS WINDOW

BOUNDARY

BOUNDARY

BOUNDARY

BOUNDARY

A	DA SUBMISSION	05.10.18
ISSUE	AMENDMENTS	DATE

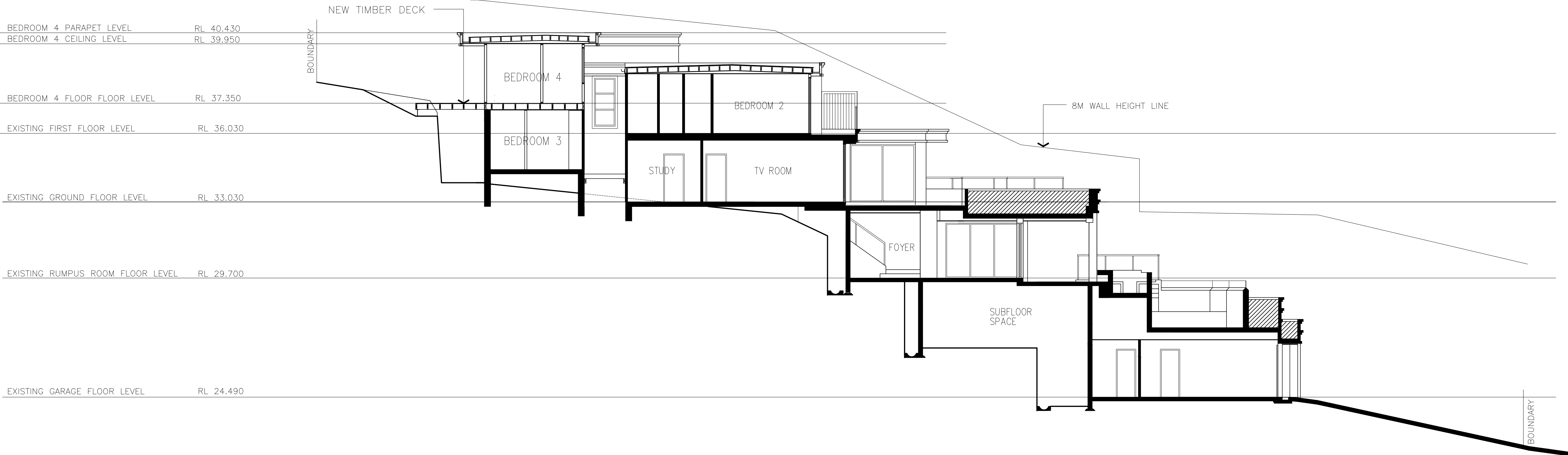
ALTERATIONS & ADDITIONS TO RESIDENCE
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PROJECT NO.	1801
ISSUE:	A
DATE:	05.10.18
SCALE:	1: 100
DRAWN:	CJY
DRAWING NO.	A4



SECTION A-A

B	DA SUBMISSION	15.03.19
A	DA SUBMISSION	05.10.18
ISSUE	AMENDMENTS	DATE

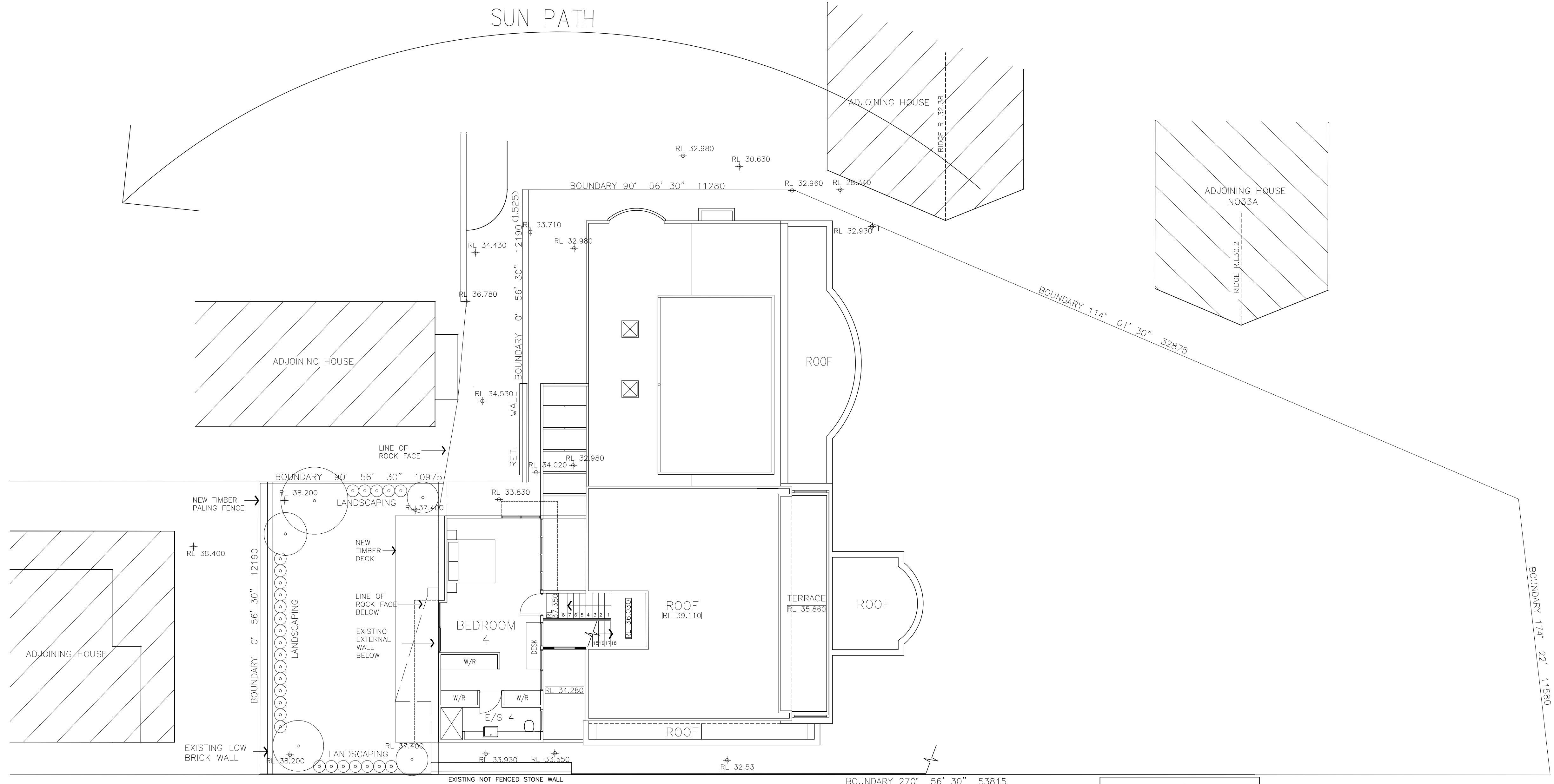
ALTERATIONS &
ADDITIONS TO
RESIDENCE
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PROJECT NO.	1801
ISSUE: B	DRAWING NO.
DATE: 15.03.19	A5
SCALE: 1: 100	
DRAWN: CJY	



26

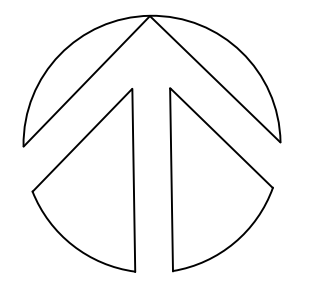
D. P

PREVAILING WIND

9 2 0 2

- LEGEND
- RL 87.710 EXISTING GROUND LEVEL
 - RL 87.590 NEW GROUND LEVEL
 - RWO RAINWATER OUTLET ON FINISHED TILES LEVEL
 - SWO STORMWATER OUTLET ON SLAB BELOW SURFACE LEVEL

SITE ANALYSIS



A	DA SUBMISSION	09.05.18
ISSUE	AMENDMENTS	DATE

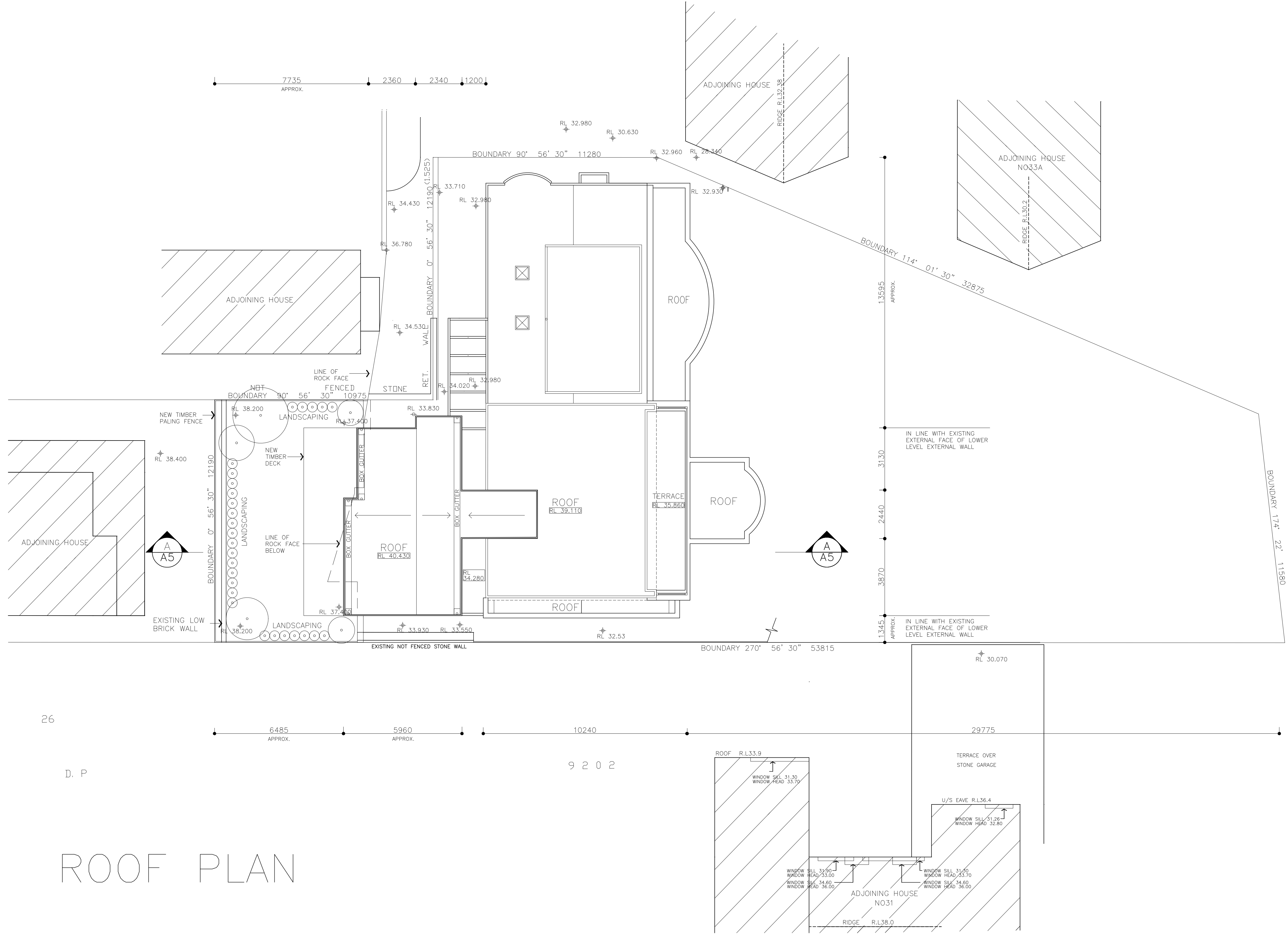
ALTERATIONS & ADDITIONS TO RESIDENCE
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BALGOWLAH HEIGHTS



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PROJECT NO.		1801
ISSUE:	A	DRAWING NO. A6
DATE:	09.05.18	
SCALE:	1: 100	
DRAWN:	CJY	



ROOF PLAN

- LEGEND**
- RL 87.710 EXISTING GROUND LEVEL
 - RL 87.590 NEW GROUND LEVEL
 - R.W.O. RAINWATER OUTLET ON FINISHED TILES LEVEL
 - S.W.O. STORMWATER OUTLET ON SLAB BELOW SURFACE LEVEL

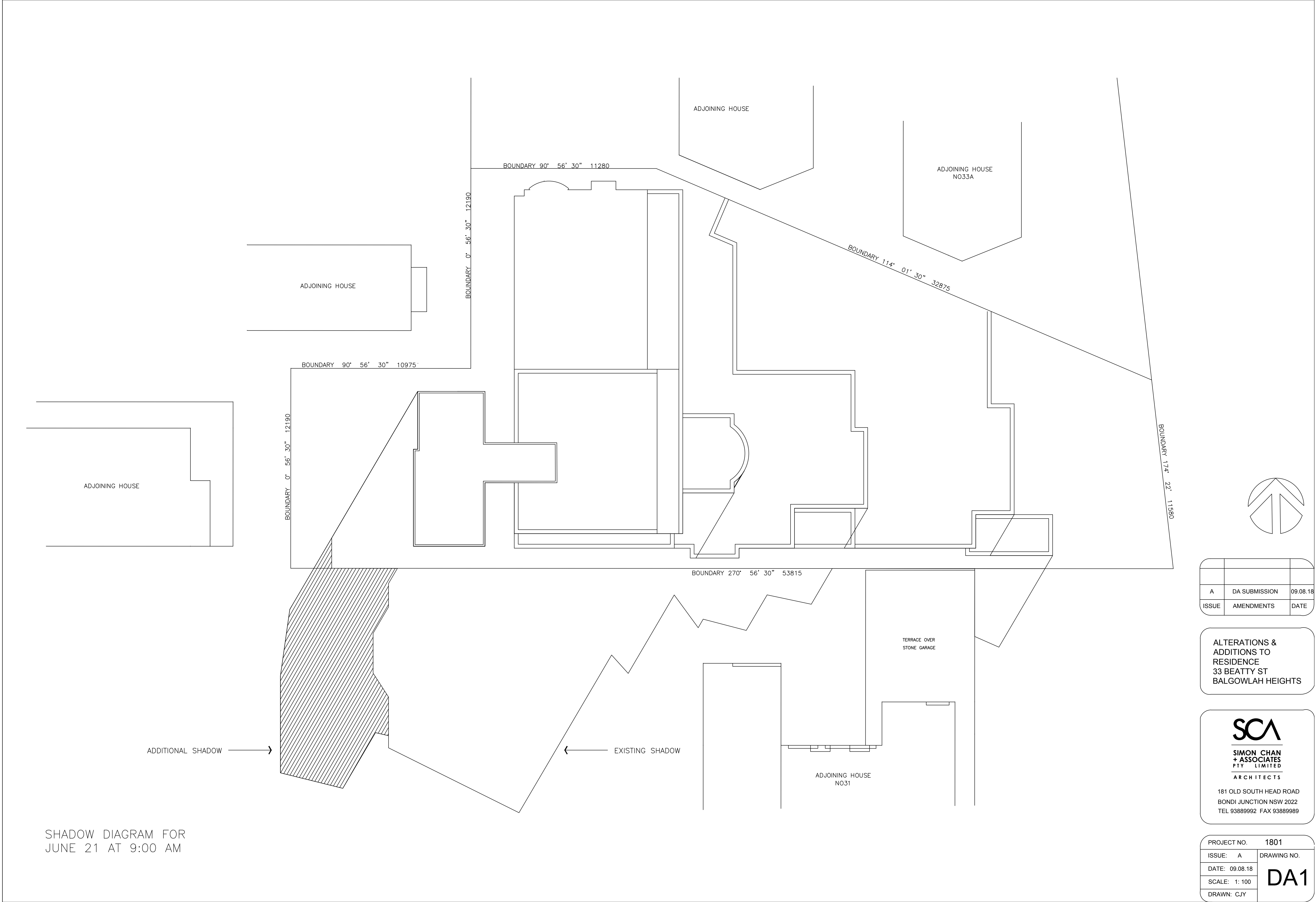
A	DA SUBMISSION	15.03.19
ISSUE	AMENDMENTS	DATE

ALTERATIONS & ADDITIONS TO RESIDENCE
33 BEATTY ST
BALGOWLAH HEIGHTS

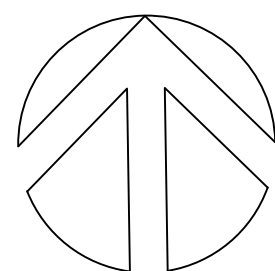
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PROJECT NO.		1801
ISSUE:	A	DRAWING NO. A7
DATE:	15.03.19	
SCALE:	1: 100	
DRAWN:	CJY	



SHADOW DIAGRAM FOR
JUNE 21 AT 9:00 AM



A	DA SUBMISSION	09.08.18
ISSUE	AMENDMENTS	DATE

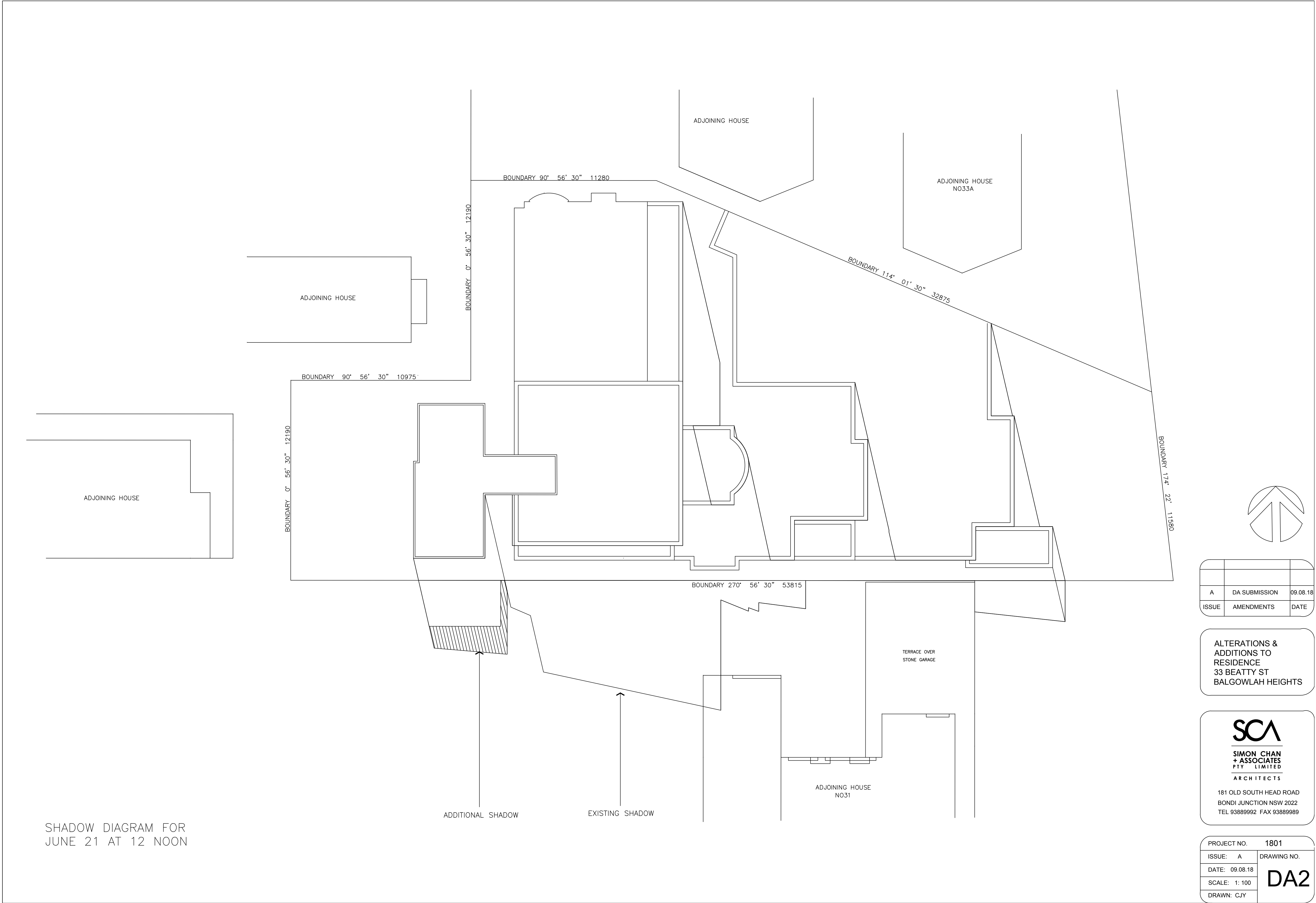
ALTERATIONS &
ADDITIONS TO
RESIDENCE
33 BEATTY ST
BALGOWLAH HEIGHTS



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PROJECT NO.	1801
ISSUE: A	DRAWING NO.
DATE: 09.08.18	DA1
SCALE: 1: 100	
DRAWN: CJY	



SHADOW DIAGRAM FOR
JUNE 21 AT 12 NOON

A	DA SUBMISSION	09.08.18
ISSUE	AMENDMENTS	DATE

ALTERATIONS &
ADDITIONS TO
RESIDENCE
33 BEATTY ST
BALGOWLAH HEIGHTS

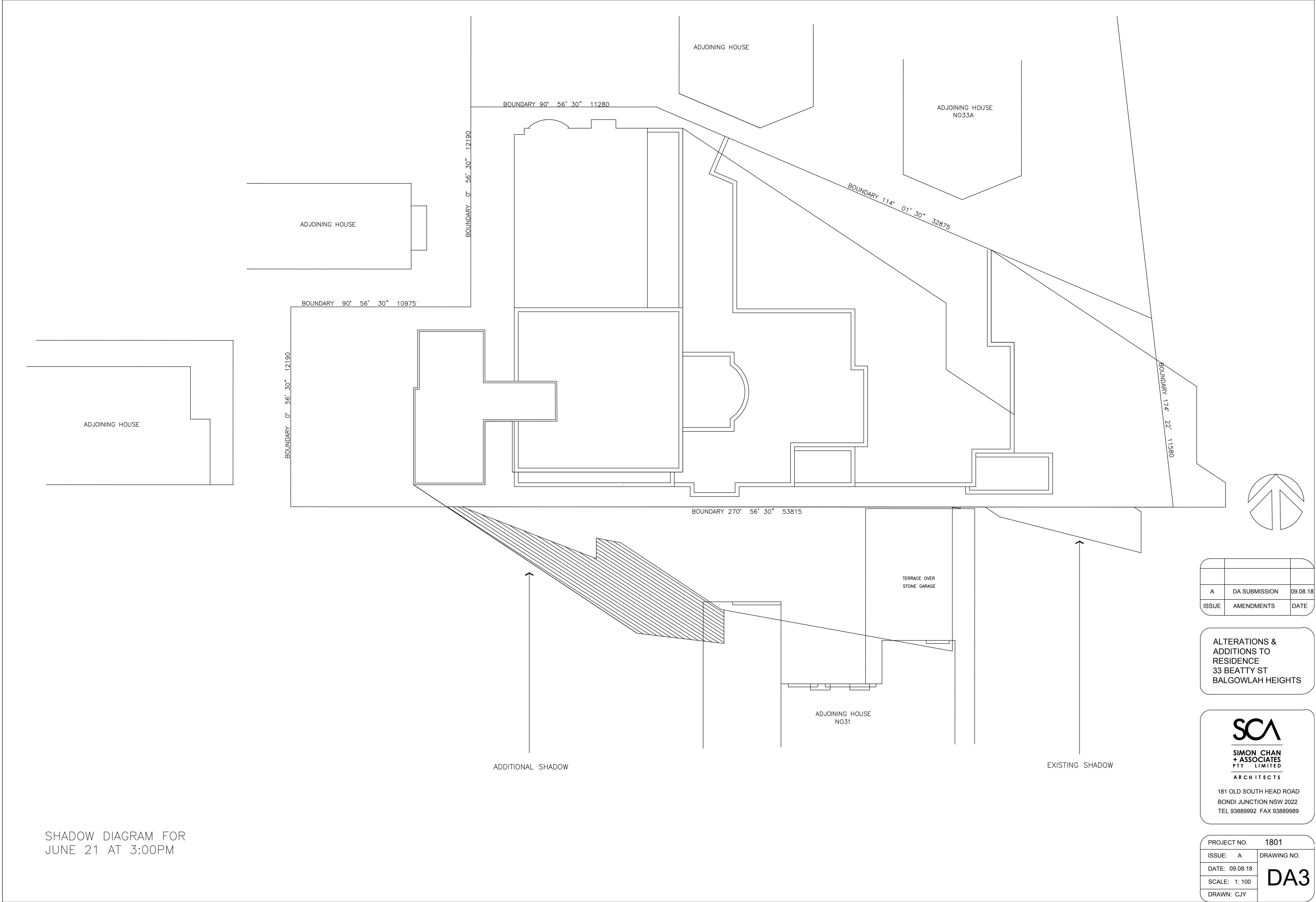
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BONDI JUNCTION NSW 2022
TEL 93889992 FAX 93889989

PROJECT NO.	1801
ISSUE: A	DRAWING NO.
DATE: 09.08.18	DA2
SCALE: 1: 100	
DRAWN: CJY	



A	DA SUBMISSION	09.08.18
ISSUE	AMENDMENTS	DATE

ALTERATIONS &
ADDITIONS TO
RESIDENCE
33 BEATTY ST
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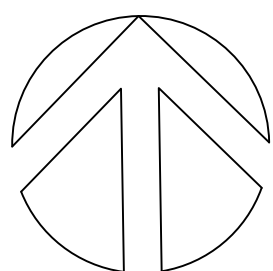
PROJECT NO.	1801
ISSUE: A	DRAWING NO.
DATE: 09.08.18	DA3
SCALE: 1: 100	
DRAWN: CJY	

CALCULATIONS

SITE AREA	959	sq m
MAXIMUM FSR	0.4 : 1	
MAXIMUM ALLOWABLE FLOOR SPACE	383.6	sq m
FIRST FLOOR & UPPER GROUND FLOOR LEVEL	124.683	sq m
GROUND FLOOR LEVEL	193.912	sq m
RUMPUS ROOM LEVEL	57.271	sq m
TOTAL FLOOR AREA	375.866	sq m
(TOTAL FLOOR AREA OF PREVIOUS DESIGN)	367.82	sq m
MIN. OPEN SPACE AREA (70% OF SITE AREA)	671.3	sq m
ACTUAL OPEN SPACE AREA	707.261	sq m
(ACTUAL OPEN SPACE AREA OF PREVIOUS DESIGN)	714.6	sq m
MIN. LANDSCAPED OPEN SPACE AREA (50% OF OPEN SPACE AREA)	335.65	sq m
EXISTING LANDSCAPED OPEN SPACE AREA	214.7	sq m
NEW LANDSCAPED OPEN SPACE AREA	285.485	sq m
(LANDSCAPED OPEN SPACE AREA OF PREVIOUS DESIGN)	283.288	sq m

LEGEND

RL 87.710	EXISTING GROUND LEVEL
RL 87.590	NEW GROUND LEVEL
R.W.O.	RAINWATER OUTLET ON FINISHED TILES LEVEL
S.W.O.	STORMWATER OUTLET ON SLAB BELOW SURFACE LEVEL



GARAGE FLOOR PLAN

ISSUE	AMENDMENTS	DATE
A	SECTION 96 APPLICATION	14.02.06
B	SECTION 96 APPLICATION - GARAGE AMENDED	03.07.06
C	CC SUBMISSION	21.03.07
D	CC SUBMISSION - DIMENSIONS AMENDED	01.05.07
E	CONTRACT ISSUE	26.07.07
F	LIFT SHAFT DIMENSIONS AMENDED	19.10.07

ALTERATIONS & ADDITIONS TO
RESIDENCE
33 BEATTY ST
BALGOWLAH HEIGHTS

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PROJECT NO. 0409A

ISSUE : F

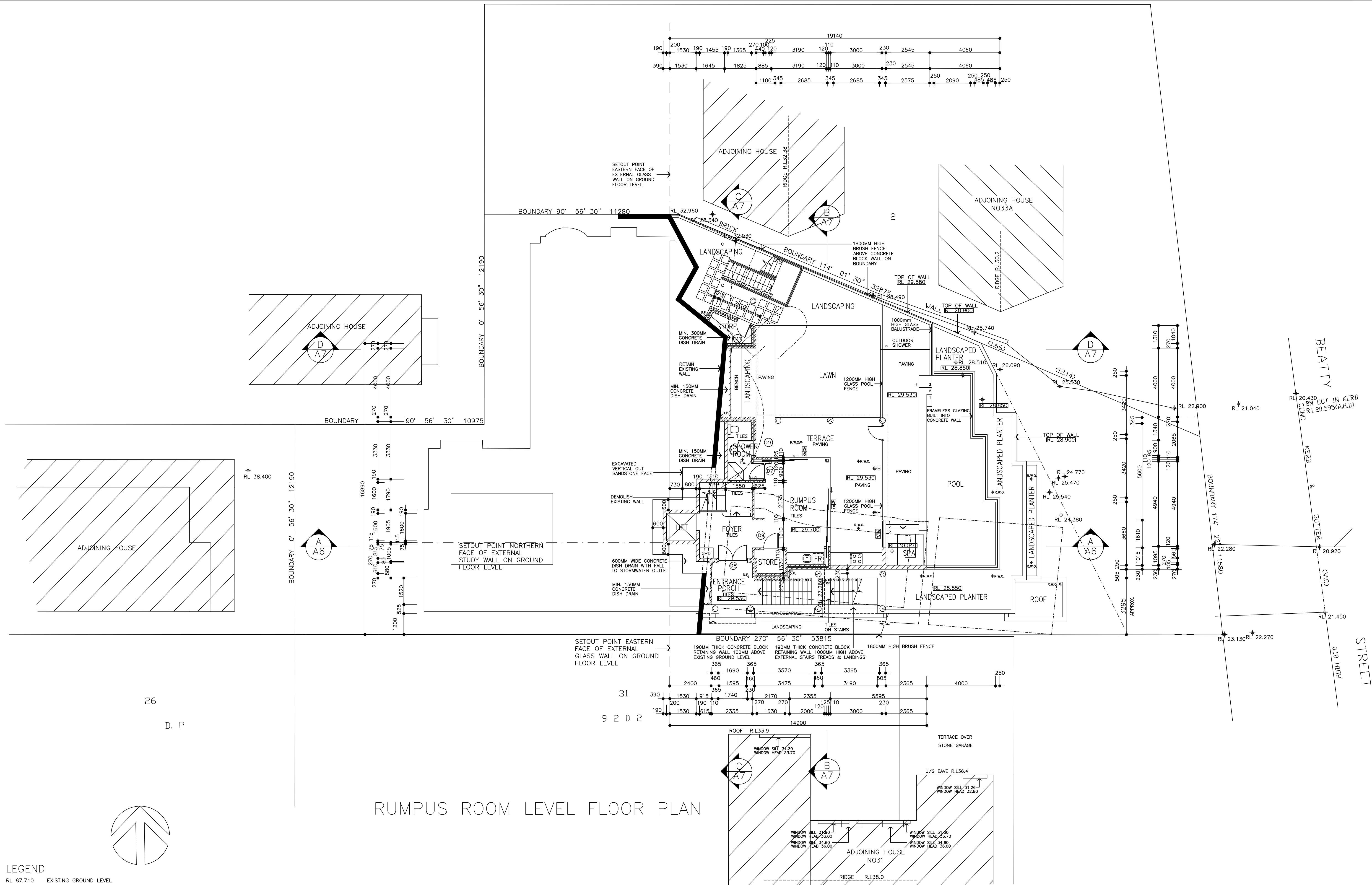
DRAWING NO.

DATE : 19.10.07

SCALE : 1:100

DRAWN : TS/JA
IT/HY

A1



- LEGEND
- RL 87.710 EXISTING GROUND LEVEL
 - RL 87.590 NEW GROUND LEVEL
 - R.W.O. RAINWATER OUTLET ON FINISHED TILES LEVEL
 - S.W.O. STORMWATER OUTLET ON SLAB BELOW SURFACE LEVEL
 - ⊕H HEATER AT CEILING LEVEL OF TERRACE

ISSUE	AMENDMENTS	DATE
A	SECTION 96 APPLICATION	14.02.06
B	SECTION 96 APPLICATION – GARAGE AMENDED	03.07.06
C	CC SUBMISSION	21.03.07
D	CC SUBMISSION – DIMENSIONS AMENDED	01.05.07
E	CONTRACT ISSUE	26.07.07
F	LIFT SHAFT DIMENSIONS AMENDED	19.10.07

ALTERATIONS & ADDITIONS TO
RESIDENCE
33 BEATTY ST
BALGOWLAH HEIGHTS

SIMON CHAN & ASSOCIATES

PTY. LIMITED

ARCHITECTS

181 OLD SOUTH HEAD ROAD BONDI JUNCTION TEL 93889992 FAX 93889989

PROJECT NO. 0409A

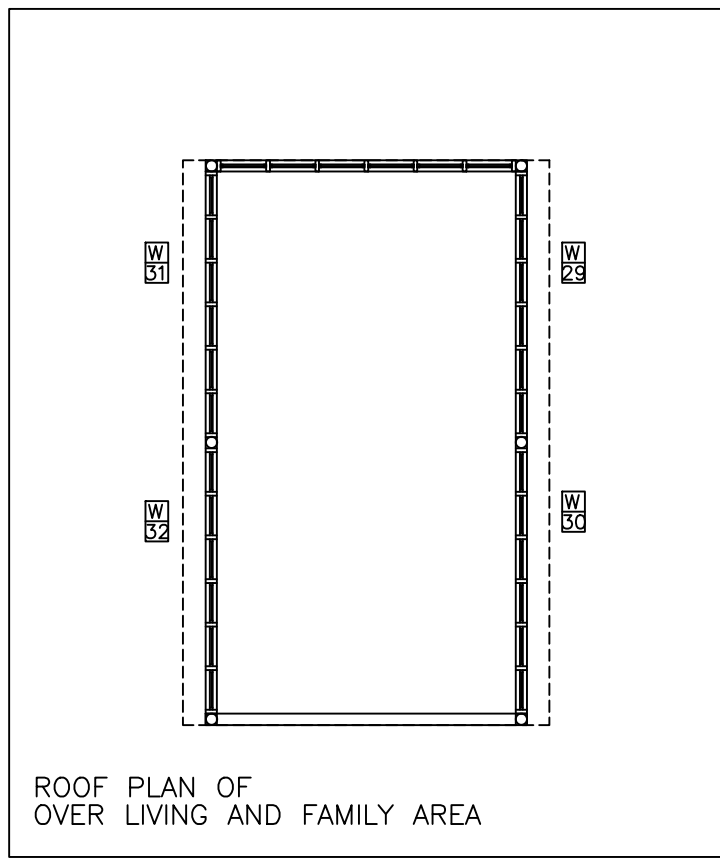
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DATE : 19.10.07

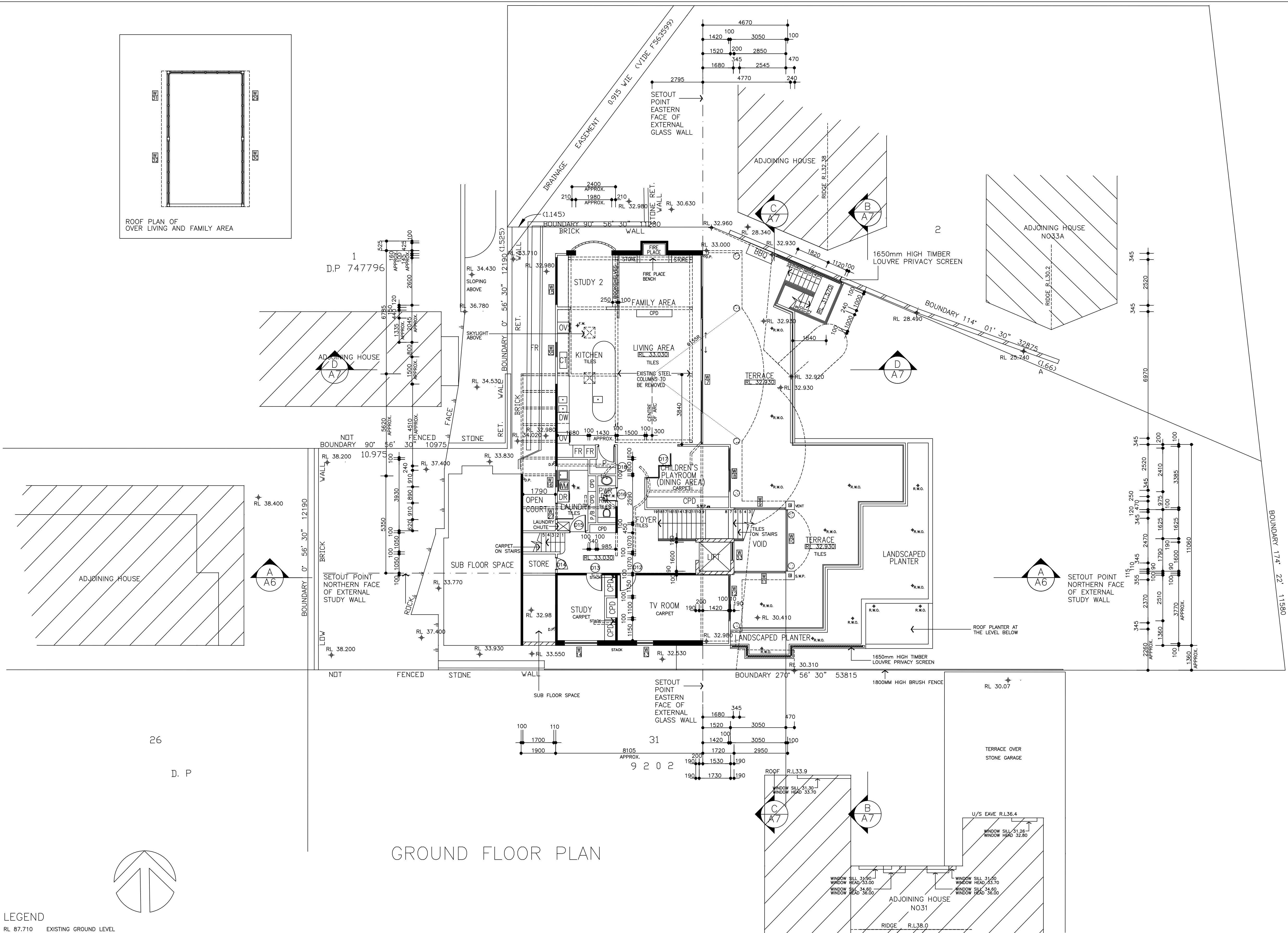
SCALE : 1:100

DRAWN : TS/JA
IT/HY

A2



ROOF PLAN OF
OVER LIVING AND FAMILY AREA



GROUND FLOOR PLAN

LEGEND

- RL 87.710 EXISTING GROUND LEVEL
RL 87.590 NEW GROUND LEVEL
R.W.O. RAINWATER OUTLET ON FINISHED TILES LEVEL
S.W.O. STORMWATER OUTLET ON SLAB BELOW SURFACE LEVEL

ISSUE	AMENDMENTS	DATE
A	SECTION 96 APPLICATION	14.02.06
B	SECTION 96 APPLICATION - GARAGE AMENDED	03.07.06
C	CC SUBMISSION	21.03.07
D	CC SUBMISSION - DIMENSIONS AMENDED	01.05.07
E	CONTRACT ISSUE	26.07.07
F	LIFT SHAFT DIMENSIONS AMENDED	19.10.07

ISSUE	AMENDMENTS	DATE
G	KITCHEN & BEDROOM 4 ROOF & WINDOWS AMENDED	03.03.08
H	KITCHEN WINDOW MODIFIED	28.05.08

ALTERATIONS & ADDITIONS TO
RESIDENCE
33 BEATTY ST
BALGOWLAH HEIGHTS

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PTY. LIMITED

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PROJECT NO. 0409A

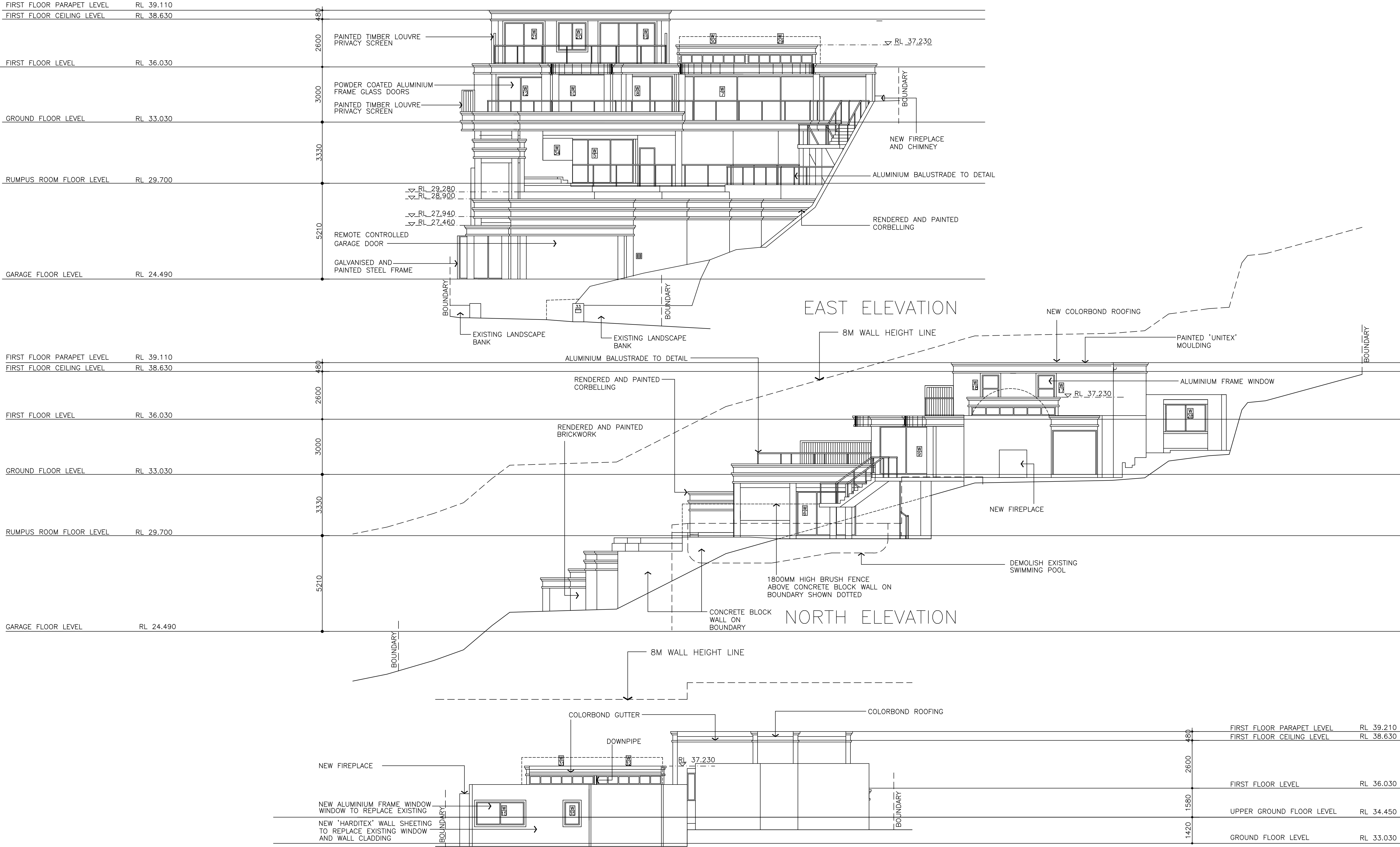
ISSUE : H DRAWING NO.

DATE : 28.05.08

SCALE : 1:100

DRAWN : TS/JA
IT/HY

A3



WEST ELEVATION

ISSUE	AMENDMENTS	DATE
A	SECTION 96 APPLICATION	14.02.06
B	SECTION 96 APPLICATION – GARAGE AMENDED	03.07.06
C	CC SUBMISSION	21.03.07
D	CC SUBMISSION – DIMENSIONS AMENDED	01.05.07
E	CONTRACT ISSUE	26.07.07
F	LIFT SHAFT DIMENSIONS AMENDED	19.10.07

ISSUE	AMENDMENTS	DATE
G	KITCHEN & BEDROOM 4 ROOF & WINDOWS AMENDED	03.03.08
H	KITCHEN WINDOW MODIFIED	28.05.08

ALTERATIONS & ADDITIONS TO
RESIDENCE
33 BEATTY ST
BALGOWLAH HEIGHTS

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PROJECT NO. 0409A

ISSUE : H

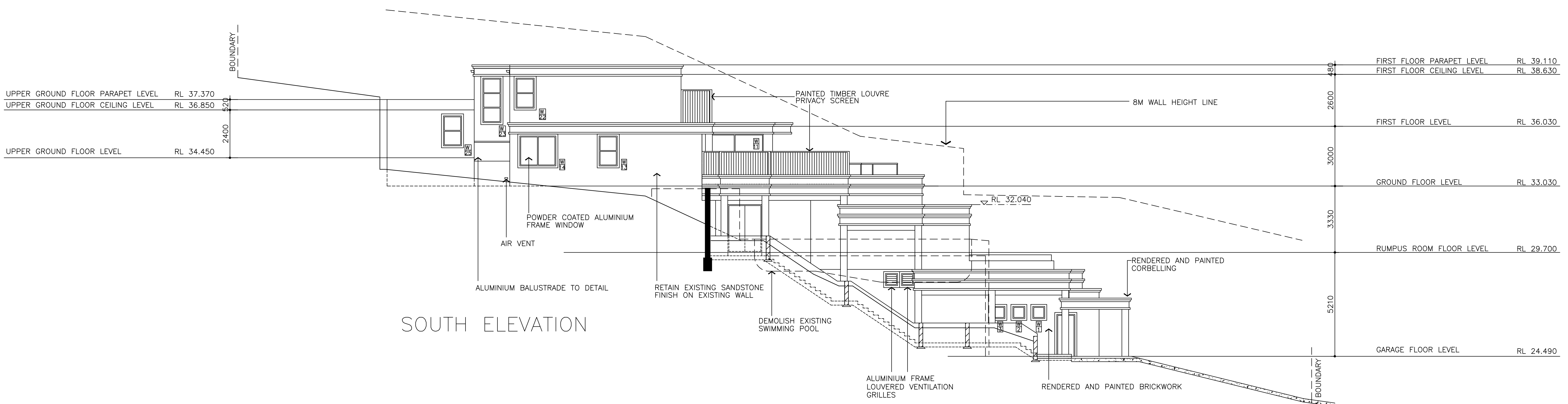
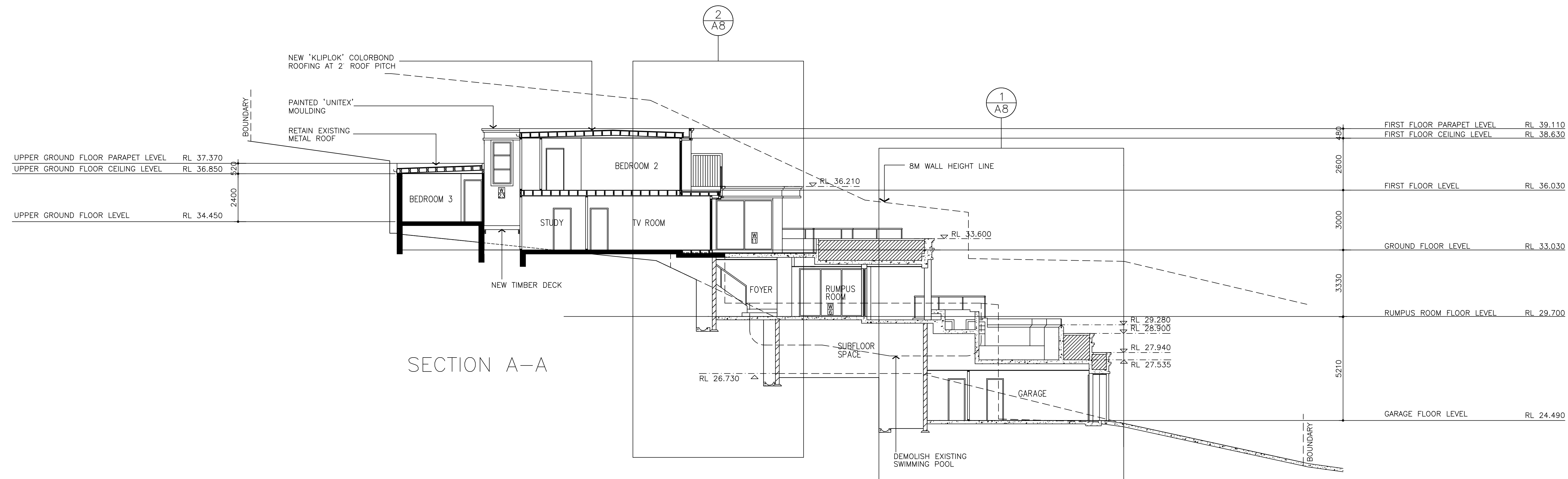
DATE : 28.05.08

SCALE : 1:100

DRAWN : TS/JA
TT/HY

DRAWING NO.

A5



ISSUE	AMENDMENTS	DATE
A	SECTION 96 APPLICATION	14.02.06
B	SECTION 96 APPLICATION	03.07.06
C	CC SUBMISSION	21.03.07
D	CC SUBMISSION - DIMENSIONS AMENDED	01.05.07
E	CONTRACT ISSUE	26.07.07
F	LIFT SHAFT DIMENSIONS AMENDED	19.10.07

ALTERATIONS & ADDITIONS TO
RESIDENCE
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BALGOWLAH HEIGHTS

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PROJECT NO. 0409A

ISSUE : F DRAWING NO.

DATE : 19.10.07

SCALE : 1:100

DRAWN : TS/JA
TT/HY

A6