

# 20 BEATTY ST. BALGOWLAH HEIGHTS, NSW 2093

## MODIFICATION TO THE APPROVED CONSENT DA 2024/0635

### DRAWING REGISTER

Drawing No.	Sheet No.	Revision	Date	Title
A1000 COVER SHEET AND NOTES				
2024-010	A1000	A	07/03/2025	COVER SHEET
2024-010	A1001	A	07/03/2025	BASIX COMMITMENTS

#### A1010 SITE PLANS

2024-010	A1011	A	07/03/2025	SITE ANALYSIS PLAN
2024-010	A1012	A	07/03/2025	SITE PLAN
2024-010	A1013	A	07/03/2025	CONTEXT PLAN & STREET CHARACTER

#### A1020 DEMOLITION PLANS

2024-010	A1021	A	07/03/2025	DEMOLITION PLAN
2024-010	A1022	A	07/03/2025	EROSION & SEDIMENT CONTROL PLAN
2024-010	A1023	A	07/03/2025	EXCAVATION PLAN

#### A1100 GENERAL ARRANGEMENT PLANS

2024-010	A1101a	A	07/03/2025	LOWER GROUND FLOOR PLAN - FRONT
2024-010	A1101b	A	07/03/2025	LOWER GROUND FLOOR PLAN - REAR
2024-010	A1102a	A	07/03/2025	UPPER GROUND FLOOR PLAN - FRONT
2024-010	A1102b	A	07/03/2025	UPPER GROUND FLOOR PLAN - REAR
2024-010	A1103a	A	07/03/2025	FIRST FLOOR PLAN - FRONT
2024-010	A1103b	A	07/03/2025	FIRST FLOOR PLAN - REAR
2024-010	A1104a	A	07/03/2025	ROOF PLAN - FRONT
2024-010	A1104b	A	07/03/2025	ROOF PLAN - REAR

#### A1200 SECTIONS

2024-010	A1201	A	07/03/2025	SECTIONS
2024-010	A1202	A	07/03/2025	SECTIONS

#### A1300 ELEVATIONS

2024-010	A1301	A	07/03/2025	EAST AND NORTH ELEVATION
2024-010	A1302	A	07/03/2025	WEST AND SOUTH ELEVATION
2024-010	A1303	A	07/03/2025	STREETSCAPE ELEVATIONS

#### A1400 BUILDING CALCULATIONS

2024-010	A1401	A	07/03/2025	FLOOR SPACE CALCULATIONS
2024-010	A1402	A	07/03/2025	HEIGHT PLAN ANALYSIS

#### A1500 SHADOW DIAGRAMS

2024-010	A1501	A	07/03/2025	SHADOW DIAGRAMS- 21 JUNE- 9AM
2024-010	A1502	A	07/03/2025	SHADOW DIAGRAMS- 21 JUNE- 12PM
2024-010	A1503	A	07/03/2025	SHADOW DIAGRAMS- 21 JUNE- 3PM
2024-010	A1504	A	07/03/2025	SOLAR EYE VIEW- 21 JUNE- 9AM, 10AM, 11AM
2024-010	A1505	A	07/03/2025	SOLAR EYE VIEW- 21 JUNE- 12PM, 1PM, 2PM
2024-010	A1506	A	07/03/2025	SOLAR EYE VIEW- 21 JUNE- 3PM

### DRAWING REGISTER

Drawing No.	Sheet No.	Revision	Date	Title
A1600 WASTE MANAGEMENT PLAN				
2024-010	A1601	A	07/03/2025	WASTE MANAGEMENT PLAN

#### A2000 3D VIEWS

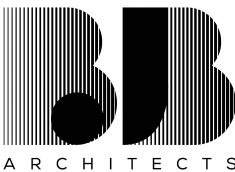
2024-010	A2001	A	07/03/2025	3D PERSPECTIVE
2024-010	A2002	A	07/03/2025	3D PERSPECTIVE
2024-010	A2003	A	07/03/2025	3D PERSPECTIVE
2024-010	A2004	A	07/03/2025	3D PERSPECTIVE
2024-010	A2005	A	07/03/2025	3D PERSPECTIVE



### LIST OF AMENDMENTS:

1. FIRST FLOOR RAISED BY 250mm.
2. INTRODUCTION OF A SECOND DOOR TO GARAGE
3. FRONT WALL REDESIGNED TO ADDRESS COND.16 OF CONSENT DA2024/0635

#### ARCHITECT



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Nominated Architect:  
Barry Babikian NSW Reg No. 8806

#### ISSUE AMENDMENT

A REV A - S4.55

#### DATE

07/03/2025

#### PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

#### COVER SHEET

DATE: 07/03/2025

ISSUE: A - REV A - S4.55

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2024-010

A1000

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 4000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 270 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"><li>the cold water tap that supplies each clothes washer in the development</li></ul>		✔	✔
<ul style="list-style-type: none"><li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li></ul>		✔	✔
Swimming Pool			
The swimming pool must not have a volume greater than 31 kilolitres.	✔	✔	
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must be outdoors.	✔	✔	
Outdoor Spa			
The spa must not have a volume greater than 4.5 kilolitres.	✔	✔	
The spa must have a spa cover.		✔	
Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
Where there is an in-slab or in-screed heating or cooling system, the applicant must install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, and underneath the slab if it is a suspended floor.	✔	✔	✔
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, conventional slab.	217	foil-foam composite board
floor - suspended floor above open subfloor, concrete - suspended; frame: timber - H2 treated softwood.	29	foil-foam composite board
floor - above habitable rooms or mezzanine, concrete - suspended; frame: timber - H2 treated softwood. .	214	foil-foam composite board
external wall: concrete block/plasterboard; frame: timber - H2 treated softwood.	331	rockwool batts, roll or pump-in+ foil/sarking
external wall: concrete panel/plasterboard; frame: timber - H2 treated softwood.	90	rockwool batts, roll or pump-in+ foil/sarking
internal wall: plasterboard; frame: timber - H2 treated softwood.	297	rockwool batts, roll or pump-in
ceiling and roof - flat ceiling / pitched roof, framed - terracotta tiles, timber - H2 treated softwood.	187	ceiling: rockwool batts, roll or pump-in; roof: foil backed blanket.
ceiling and roof - flat ceiling / flat roof, concrete - plasterboard internal, timber - H2 treated softwood.	124	ceiling: rockwool batts, roll or pump-in; roof: none.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	147
timber	0
uPVC	0
steel	0
composite	0

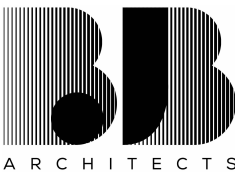
Glazing	Maximum area - m2
single	0
double	147
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔ ✔ ✔	✔ ✔ ✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 6 bathroom(s)toilet(s) in the development for natural lighting.	✔	✔	✔
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): electric heat pump		✔	
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: multi-speed with a performance of 5 stars.		✔	
The applicant must install a timer for the swimming pool pump in the development.		✔	
Outdoor spa			
The applicant must install the following heating system for the spa in the development (or alternatively must not install any heating system for the spa): electric heat pump		✔	
The applicant must install a timer for the spa pump in the development.		✔	
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovoltaic system must consist of: <ul style="list-style-type: none"><li>photovoltaic collectors with the capacity to generate at least 3.5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing east</li></ul>	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	
Legend			
In these commitments, "applicant" means the person carrying out the development.			
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).			
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.			
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.			

NO CHANGE

ARCHITECT



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ISSUE AMENDMENT

DATE

A REV A - \$4.55

07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

BASIX COMMITMENTS

SCALE: @ A3

DATE: 07/03/2025

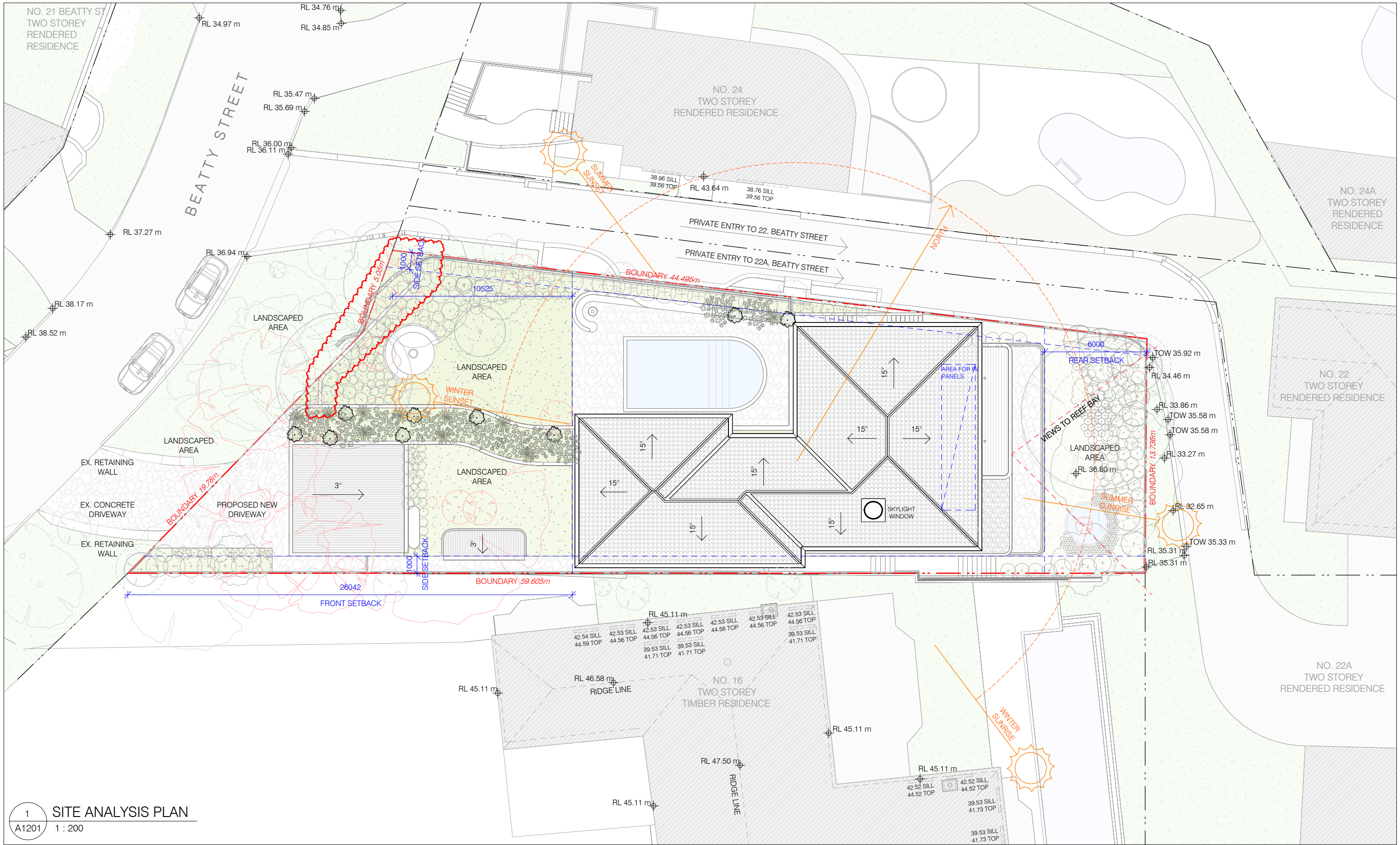
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2024-010

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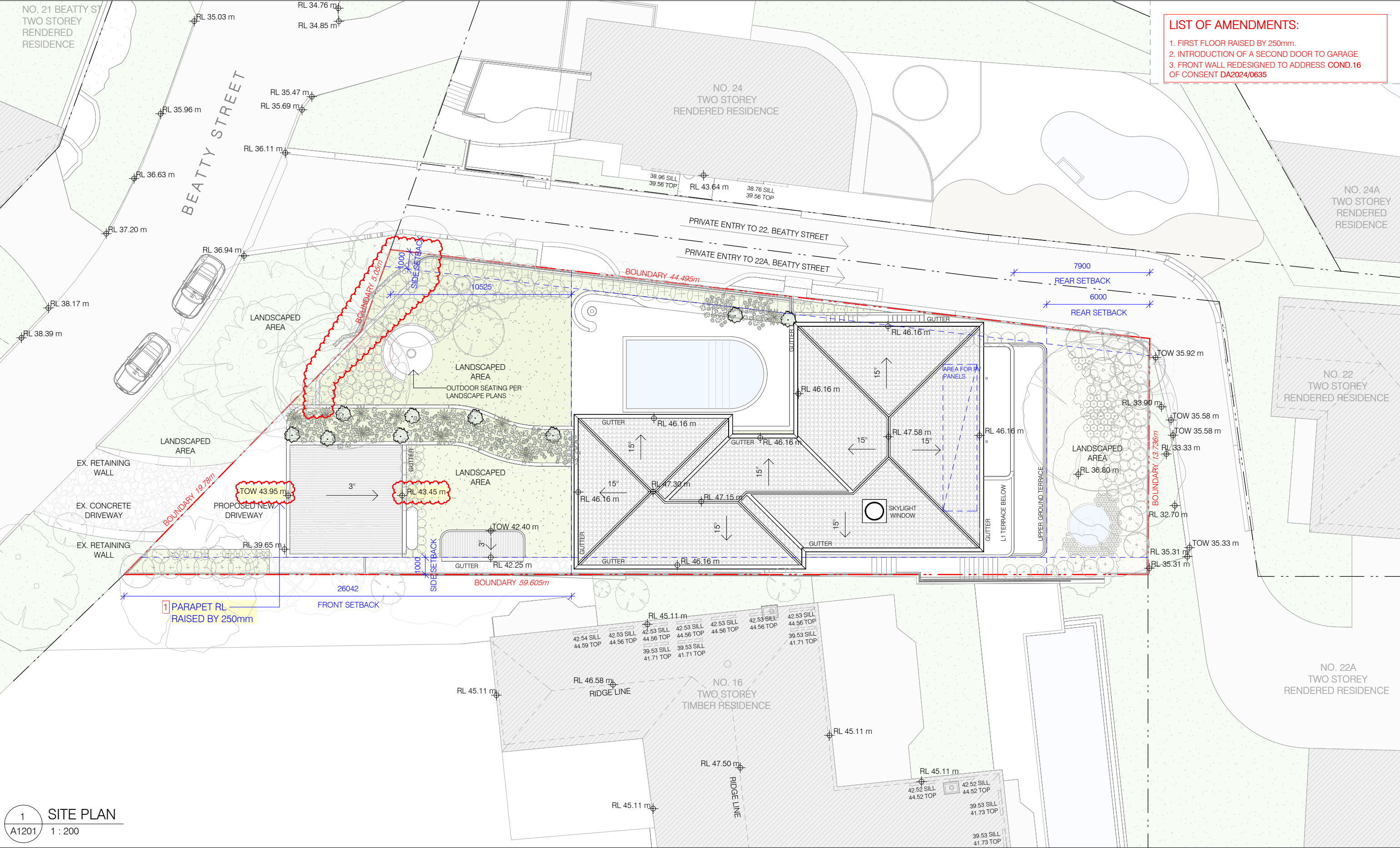




1 SITE ANALYSIS PLAN  
A1201 1 : 200

ARCHITECT		NOTE:		NORTH		ISSUE    AMENDMENT	
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1

SITE PLAN

A1201

1 : 200

ARCHITECT

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BJB Architects Pty Ltd

Nominated Architect:

Barry Babikian NSW Reg No. 8806

NOTE:

- TREES SHOWN IN RED TO BE REMOVED

AS PER ARBORIST REPORT

SRZ

S4.55 AMENDMENTS

NORTH

ISSUE	AMENDMENT	DATE
A	REV A - S4.55	07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH

HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED

CONSENT DA 2024/0635

MR. SAM ALLEN

SITE PLAN

SCALE: As indicated@ A3

DATE: 07/03/2025

ISSUE: A - REV A - S4.55

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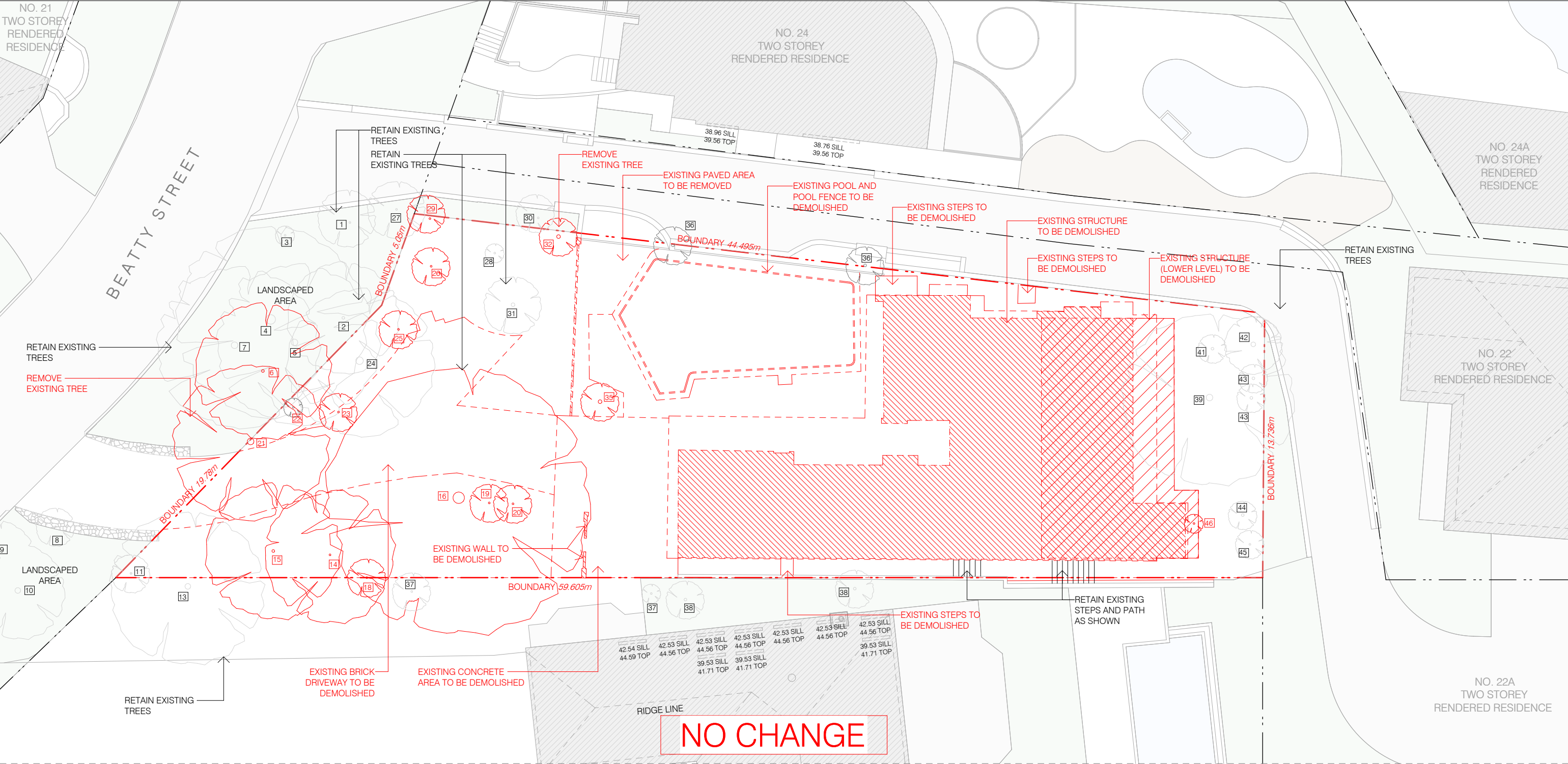
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DEMOLITION REQUIREMENTS:

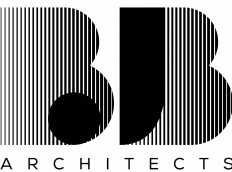
ALL DEMOLITION WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

- A. COMPLIANCE WITH THE REQUIREMENT OF AUSTRALIAN STANDARD AS 2601 THE DEMOLITION OF STRUCTURES WITH SPECIFIC REFERENCE TO HEALTH AND SAFETY OF THE PUBLIC, HEALTH AND SAFETY OF THE SITE PERSONNEL, PROTECTION OF ADJOINING BUILDINGS AND PROTECTION OF THE IMMEDIATE ENVIRONMENT.
- B. ALL WORKS INVOLVING THE DEMOLITION, REMOVAL, TRANSPORT AND DISPOSAL OF ASBESTOS CEMENT MUST BE CARRIED OUT IN ACCORDANCE WITH THE 'WORKSAFE CODE OF PRACTICE FOR REMOVAL OF ASBESTOS' AND THE REQUIREMENTS OF THE WORKCOVER AUTHORITY OF NSW AND THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER.
- C. ALL BUILDING MATERIALS ARISING FROM THE DEMOLITION MUST BE DISPOSED OF IN AN APPROVED MANNER IN ACCORDANCE WITH THE RELEVANT COUNCIL DEVELOPMENT CONTROL PLAN RECYCLING AND WASTE MANAGEMENT AND ANY APPLICABLE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER.
- D. SANITARY DRAINAGE, STORMWATER DRAINAGE, WATER, ELECTRICITY AND TELECOMMUNICATIONS MUST BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE AUTHORITIES.

DEMOLITION REQUIREMENTS:

- E. THE GENERATION OF DUST AND NOISE ON SITE MUST BE CONTROLLED.
- F. THE SITE MUST BE SECURED TO PROHIBIT UNAUTHORISED ENTRY.
- G. SUITABLE PROVISION MUST BE MADE TO CLEAN THE WHEELS AND BODIES OF ALL VEHICLES LEAVING THE SITE TO PREVENT THE TRACKING OF DEBRIS AND SOIL ONTO THE PUBLIC WAY.
- H. ALL TRUCKS AND VEHICLES ASSOCIATED WITH THE DEMOLITION, INCLUDING THOSE DELIVERING TO OR REMOVING MATERIAL FROM THE SITE, MUST ONLY HAVE ACCESS TO THE SITE DURING WORK HOURS NOMINATED BY COUNCIL AND ALL LOADS MUST BE COVERED.
- I. ALL VEHICLES TAKING MATERIALS FROM THE SITE MUST BE LOADED WHOLLY WITHIN THE PROPERTY UNLESS OTHERWISE PERMITTED BY COUNCIL.
- J. NO WASTE COLLECTION SKIPS, SPOIL, EXCAVATION OR DEMOLITION MATERIAL FROM THE SITE MUST BE DEPOSITED ON THE PUBLIC ROAD, FOOT PATH, PUBLIC PLACE OR COUNCIL OWNED PROPERTY WITHOUT THE APPROVAL OF COUNCIL.
- K. THE PERSON ACTING ON THIS CONSENT MUST ENSURE THAT ALL CONTRACTORS AND SUB-CONTRACTORS ASSOCIATED WITH THE DEMOLITION ARE FULLY AWARE OF THESE REQUIREMENTS.

ARCHITECT



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e: studio@bjbarchitects.com.au  
a: 3.09/77 Dunning Ave,  
Rosebery NSW 2018

BJB Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

LEGEND



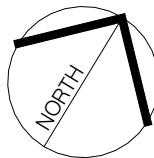
DENOTES EXISTING WALLS / ELEMENTS TO  
BE DEMOLISHED, ALTERED OR RELOCATED

NOTE:

- TREES SHOWN IN RED TO BE  
REMOVED AS PER ARBORIST REPORT

SRZ

NORTH



ISSUE AMENDMENT

A REV A - S4.55

DATE

07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

DEMOLITION PLAN

SCALE: As indicated@ A3 DATE: 07/03/2025

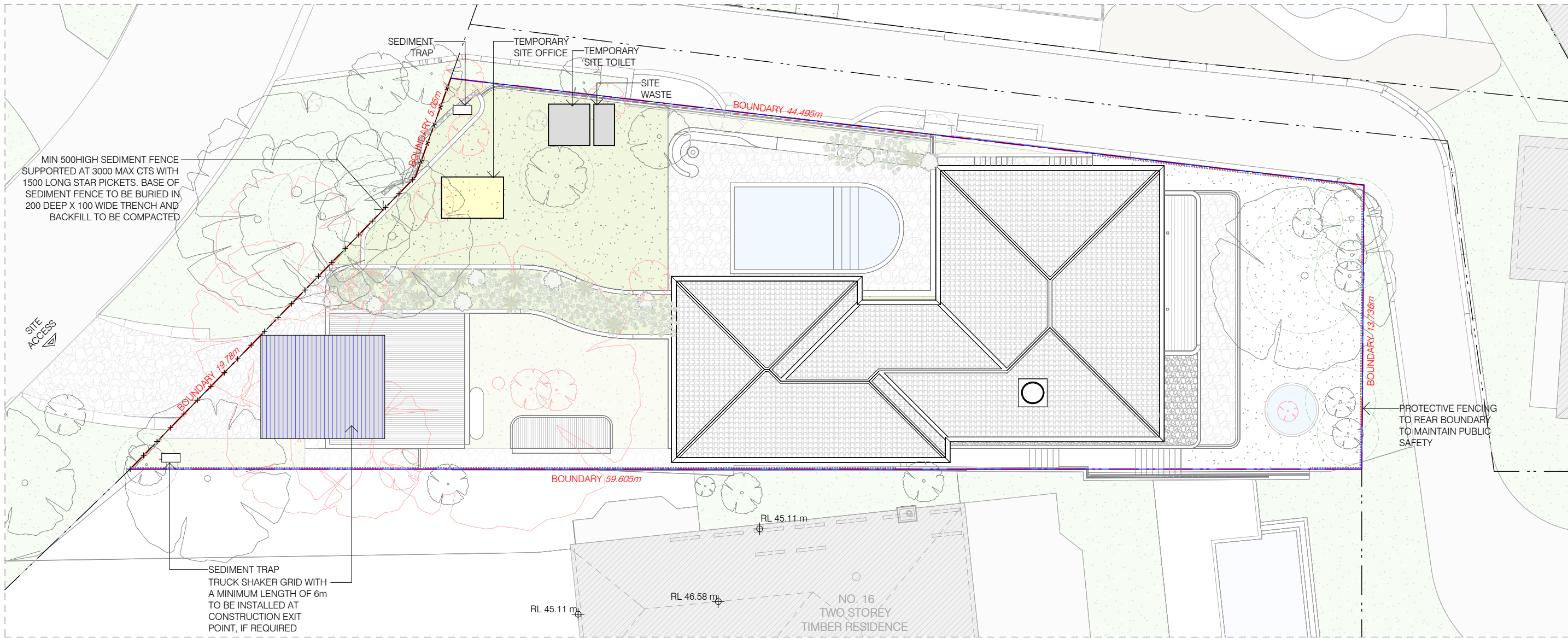
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2024-010

A1021





**DRAINAGE NOTES:**

ALL WORK CARRIED OUT SHALL COMPLY TO AND BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3500, THE NEW SOUTH WALES PLUMBING & DRAINAGE 'CODE OF PRACTICE', AND ALL OTHER RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE INCLUDING THE B.C.A.

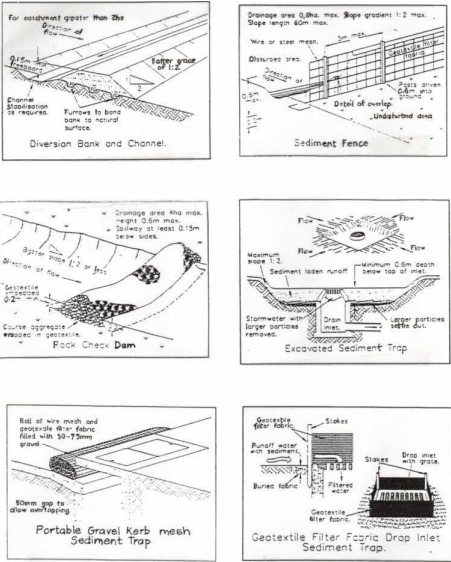
**WASTE MANAGEMENT NOTES:**

ANY CONSTRUCTION WASTE IS TO BE RECYCLED WHERE APPLICABLE AND DISPOSED OF IN ACCORDANCE WITH RELEVANT COUNCIL'S GUIDELINES.

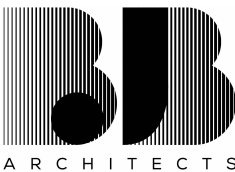
**EROSION CONTROL NOTES:**

1. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
2. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADDEN WATER, TO COUNCIL STANDARDS.

**EROSION CONTROL MEASURE**



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Nominated Architect:  
Barry Babikian NSW Reg No. 8806

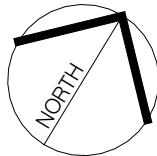
NOTE:

- TREES SHOWN IN RED TO BE REMOVED AS PER ARBORIST REPORT.

----- SRZ

**NO CHANGE**

NORTH



ISSUE AMENDMENT

A REV A - S4.55

DATE

07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

EROSION & SEDIMENT CONTROL PLAN

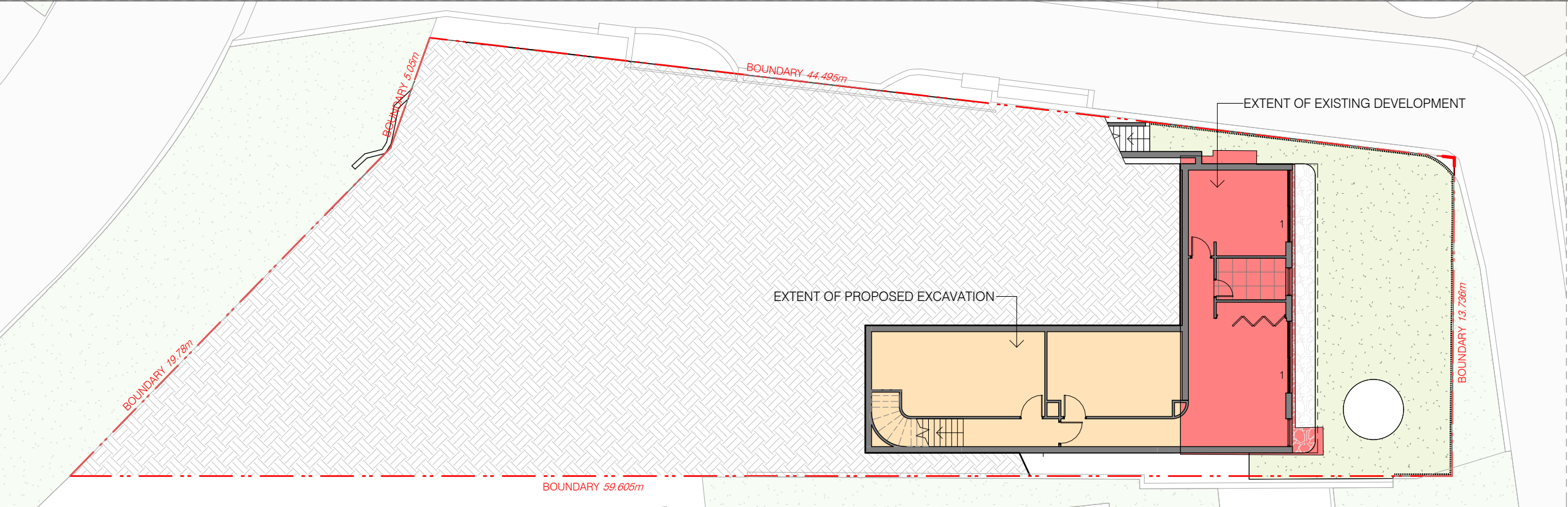
SCALE: 1 : 200@ A3 DATE: 07/03/2025

ISSUE: A - REV A - S4.55

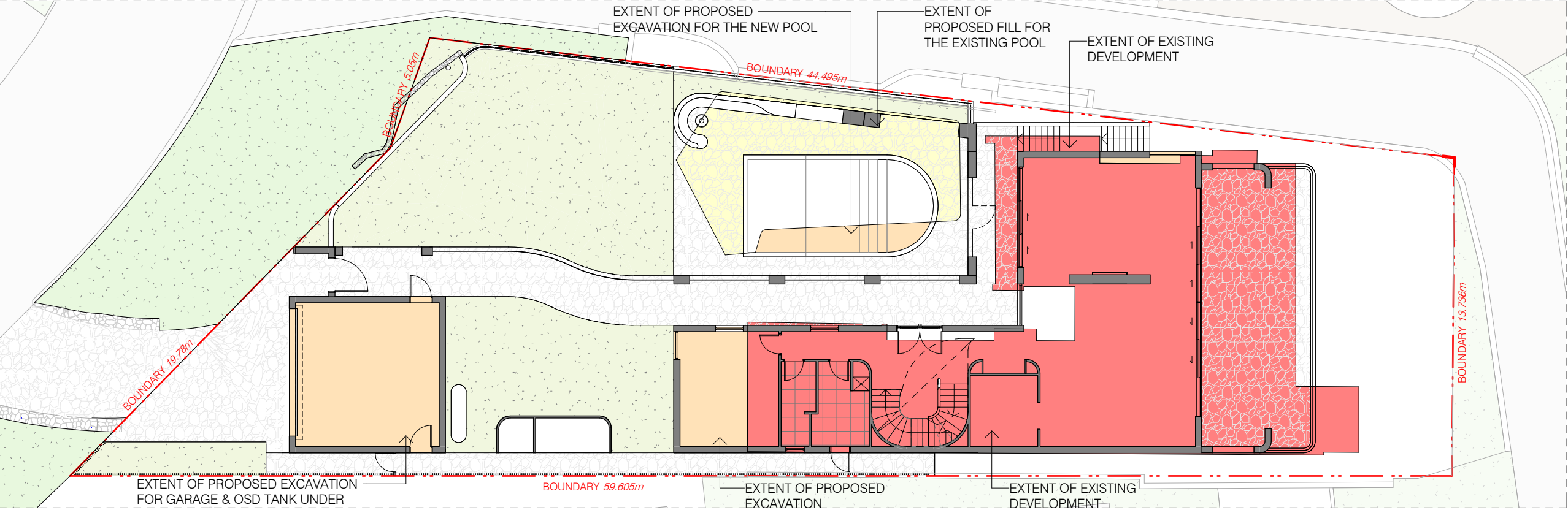
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2024-010

**A1022**



1 LOWER GROUND - EXCAVATION PLAN  
A1201 1 : 200



2 UPPER GROUND EXCAVATION PLAN  
A1201 1 : 200

- EXCAVATION REQUIREMENTS:
- ALL DEMOLITION WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:
- A. THE EXCAVATION PLAN HAS BEEN PREPARED FOR ESTIMATION PURPOSES ONLY. THE BUILDER IS TO CONFIRM ALL EXCAVATION EXTENTS WITH A SURVEYOR AND STRUCTURAL ENGINEER PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION.
- B. ALL BUILDING MATERIALS ARISING FROM THE DEMOLITION MUST BE DISPOSED OF IN AN APPROVED MANNER IN ACCORDANCE WITH THE RELEVANT COUNCIL DEVELOPMENT CONTROL WASTE MANAGEMENT AND ANY APPLICABLE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER.
- C. THE GENERATION OF DUST AND NOISE ON SITE MUST BE CONTROLLED.
- D. THE SITE MUST BE SECURED TO PROHIBIT UNAUTHORISED ENTRY.
- E. SUITABLE PROVISION MUST BE MADE TO CLEAN THE WHEELS AND BODIES OF ALL VEHICLES LEAVING THE SITE TO PREVENT THE TRACKING OF DEBRIS AND SOIL ONTO THE PUBLIC ROADWAY.
- F. ALL TRUCKS AND VEHICLES ASSOCIATED WITH THE EXCAVATION, INCLUDING THOSE DELIVERING TO OR REMOVING MATERIAL FROM THE SITE, MUST ONLY HAVE ACCESS TO THE SITE DURING WORK HOURS NOMINATED BY COUNCIL AND ALL LOADS MUST BE COVERED.
- G. ALL VEHICLES TAKING MATERIALS FROM THE SITE MUST BE LOADED WHOLLY WITHIN THE PROPERTY UNLESS OTHERWISE PERMITTED BY COUNCIL.
- H. NO WASTE COLLECTION SKIPS, SPOIL, EXCAVATION OR DEMOLITION MATERIAL FROM THE SITE MUST BE DEPOSITED ON THE PUBLIC ROAD, FOOT PATH, PUBLIC PLACE OR COUNCIL OWNED PROPERTY WITHOUT THE APPROVAL OF COUNCIL.
- I. THE PERSON ACTING ON THIS CONSENT MUST ENSURE THAT ALL CONTRACTORS AND SUB-CONTRACTORS ASSOCIATED WITH THE DEMOLITION ARE FULLY AWARE OF THESE REQUIREMENTS.

NO CHANGE

ARCHITECT

**BB** ARCHITECTS

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a: 3.09/77 Dunning Ave,  
Rosebery NSW 2018

BJB Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

LEGEND:

EXTENT OF EXISTING DEVELOPEMNT

EXTENT OF PROPOSED FILL

EXTENT OF PROPOSED EXCAVATION

NORTH

NORTH

ISSUE AMENDMENT DATE

A REV A - S4.55 07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

EXCAVATION PLAN

SCALE: 1 : 200@ A3 DATE: 07/03/2025

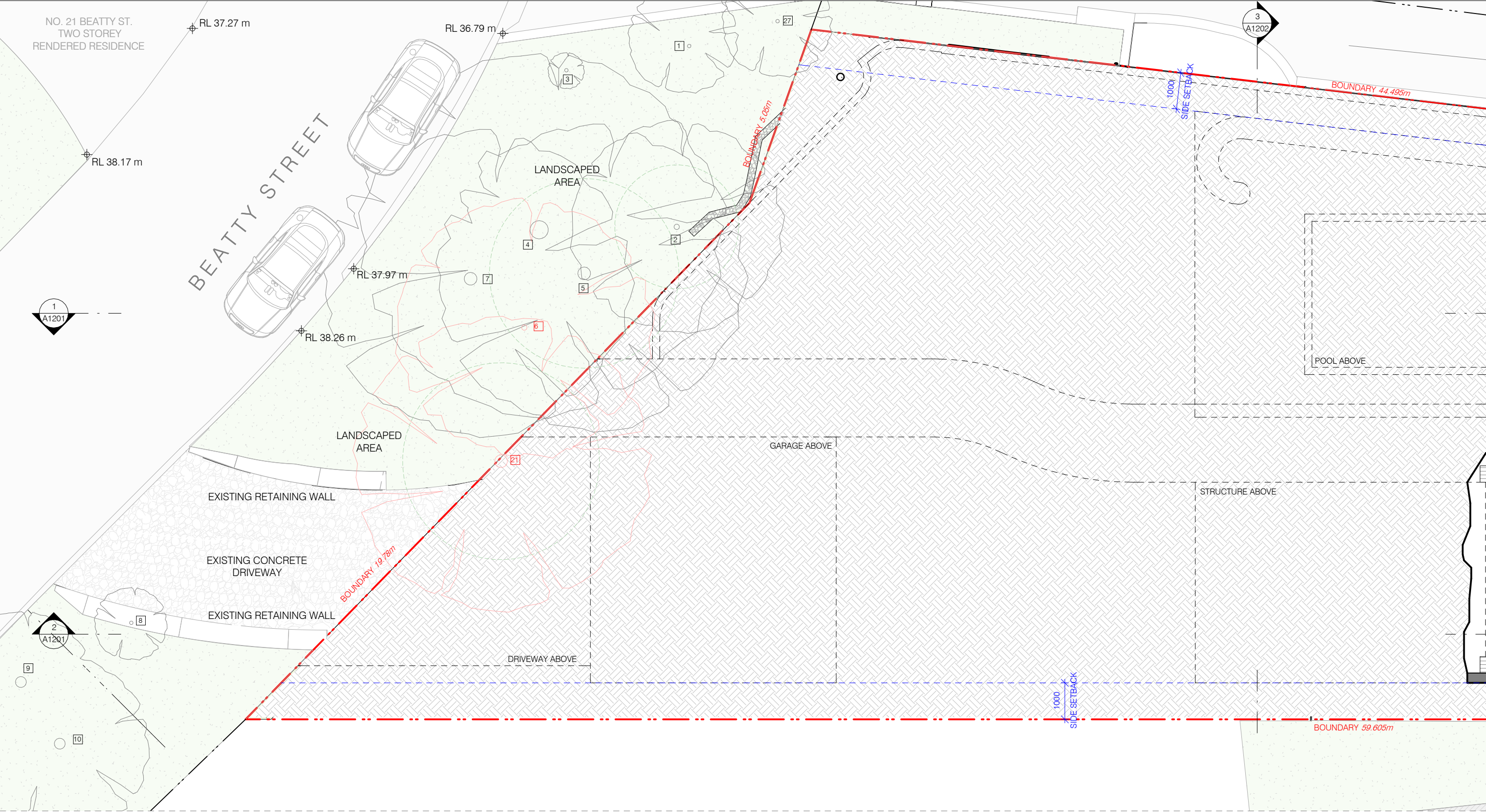
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A1023

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1 LOWER GROUND - FRONT  
A1201 1 : 100

NO CHANGE

ARCHITECT



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a: 3.09/77 Dunning Ave,  
Rosebery NSW 2018

BJB Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

NOTE:

- TREES SHOWN IN RED TO BE REMOVED  
AS PER ARBORIST REPORT

--- SRZ

  S4.55 AMENDMENTS

ISSUE	AMENDMENT	DATE
A	REV A - S4.55	07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635


MR. SAM ALLEN

LOWER GROUND FLOOR PLAN - FRONT

SCALE: 1 : 100@ A3      DATE: 07/03/2025

ISSUE: A - REV A - S4.55

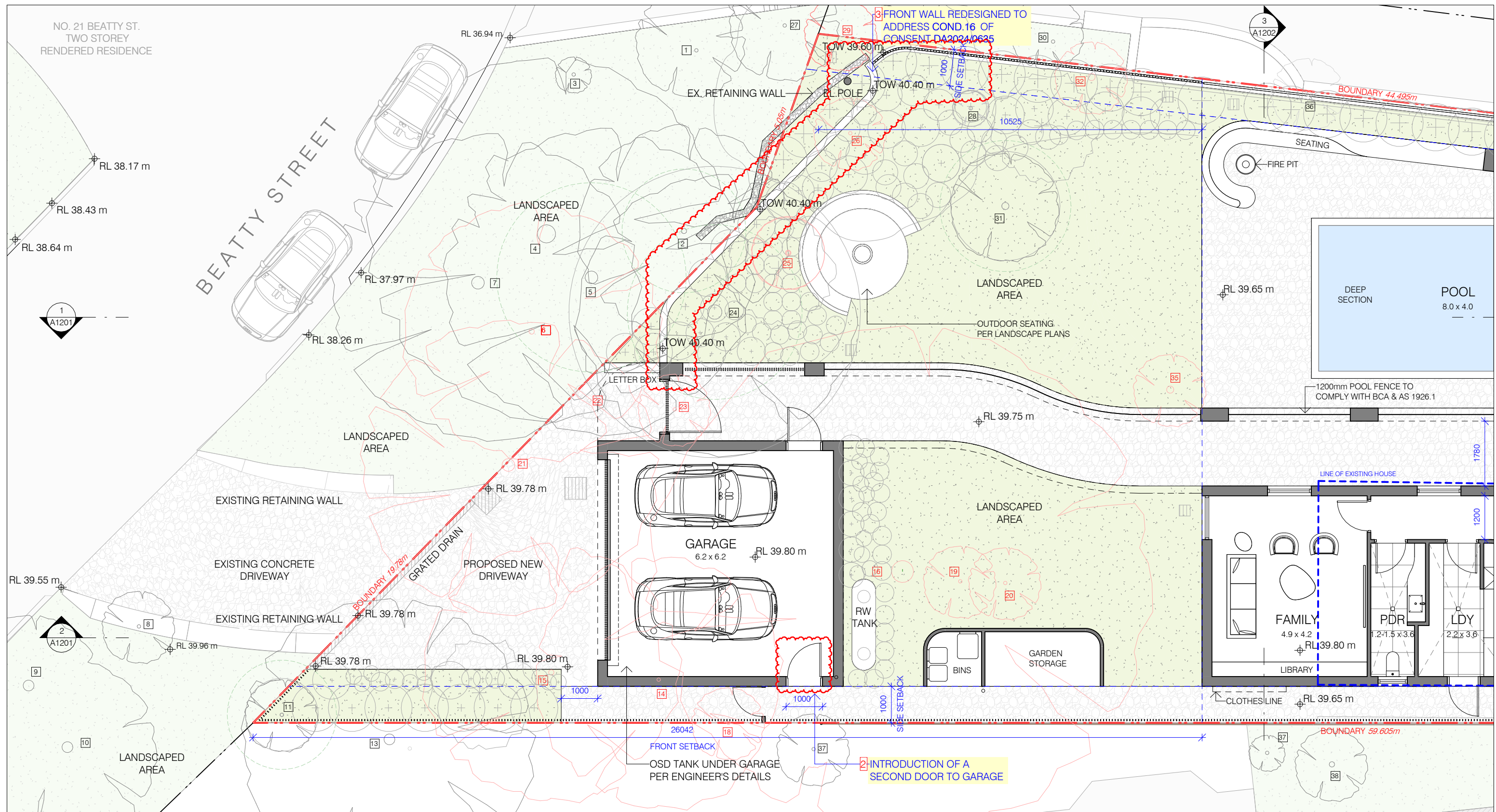
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 2024-010

A1101a







1 UPPER GROUND FLOOR - FRONT  
A1201 1 : 100

**LIST OF AMENDMENTS:**

1. FIRST FLOOR RAISED BY 250mm.
2. INTRODUCTION OF A SECOND DOOR TO GARAGE
3. FRONT WALL REDESIGNED TO ADDRESS COND.16 OF CONSENT DA2024/0635

ARCHITECT



t: 02 8970 5417  
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a: 3.09/77 Dunning Ave,  
Rosebery NSW 2018

BJB Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

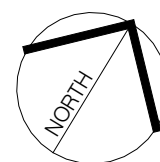
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— — — SRZ

  S4.55 AMENDMENTS

NORTH



ISSUE AMENDMENT

DATE \_\_\_\_\_

A REV A - S4.55

07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

UPPER GROUND FLOOR PLAN - FRONT

SCALE: 1 : 100@ A3                      DATE: 07/03/2025

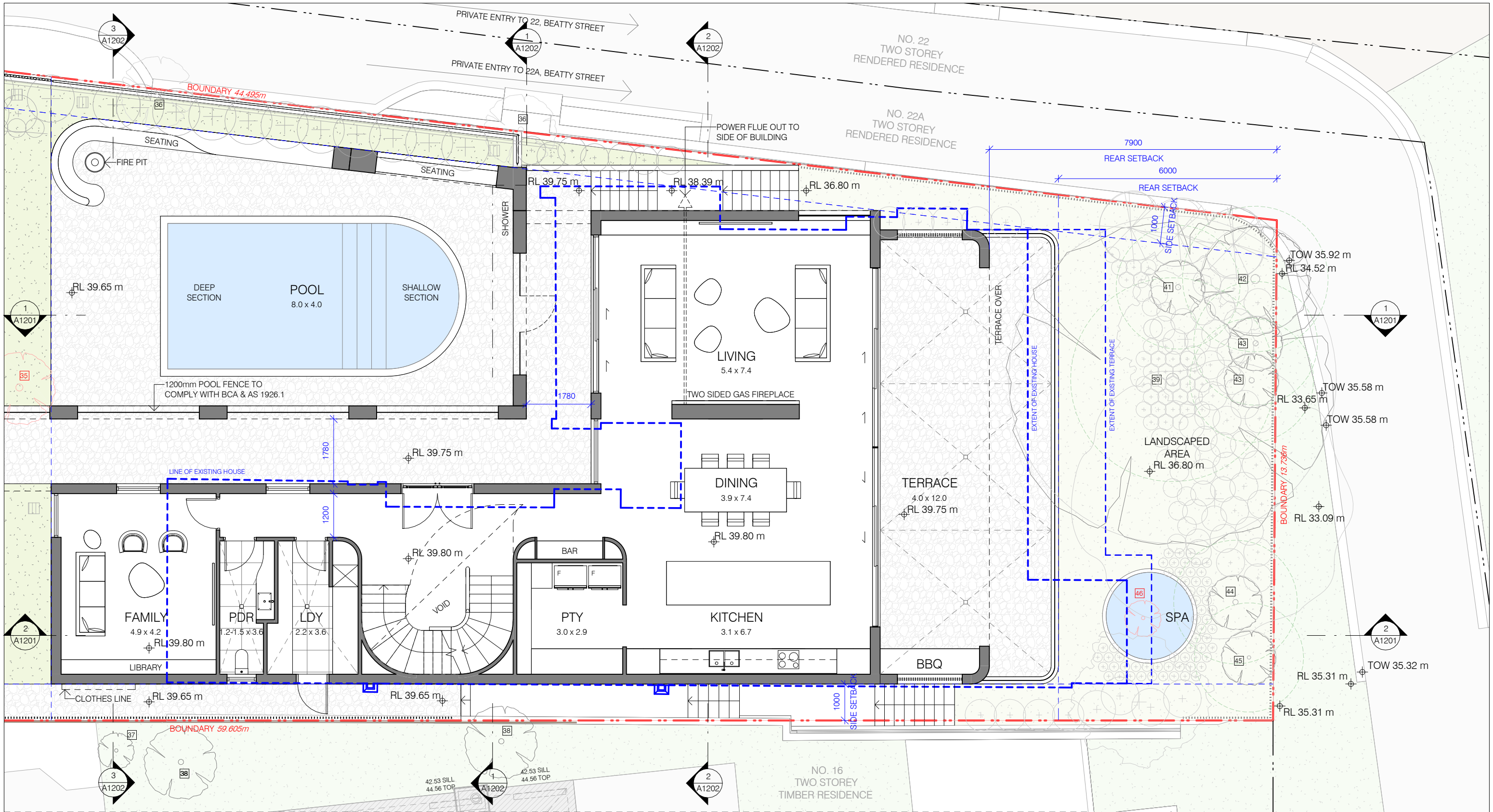
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A1102a



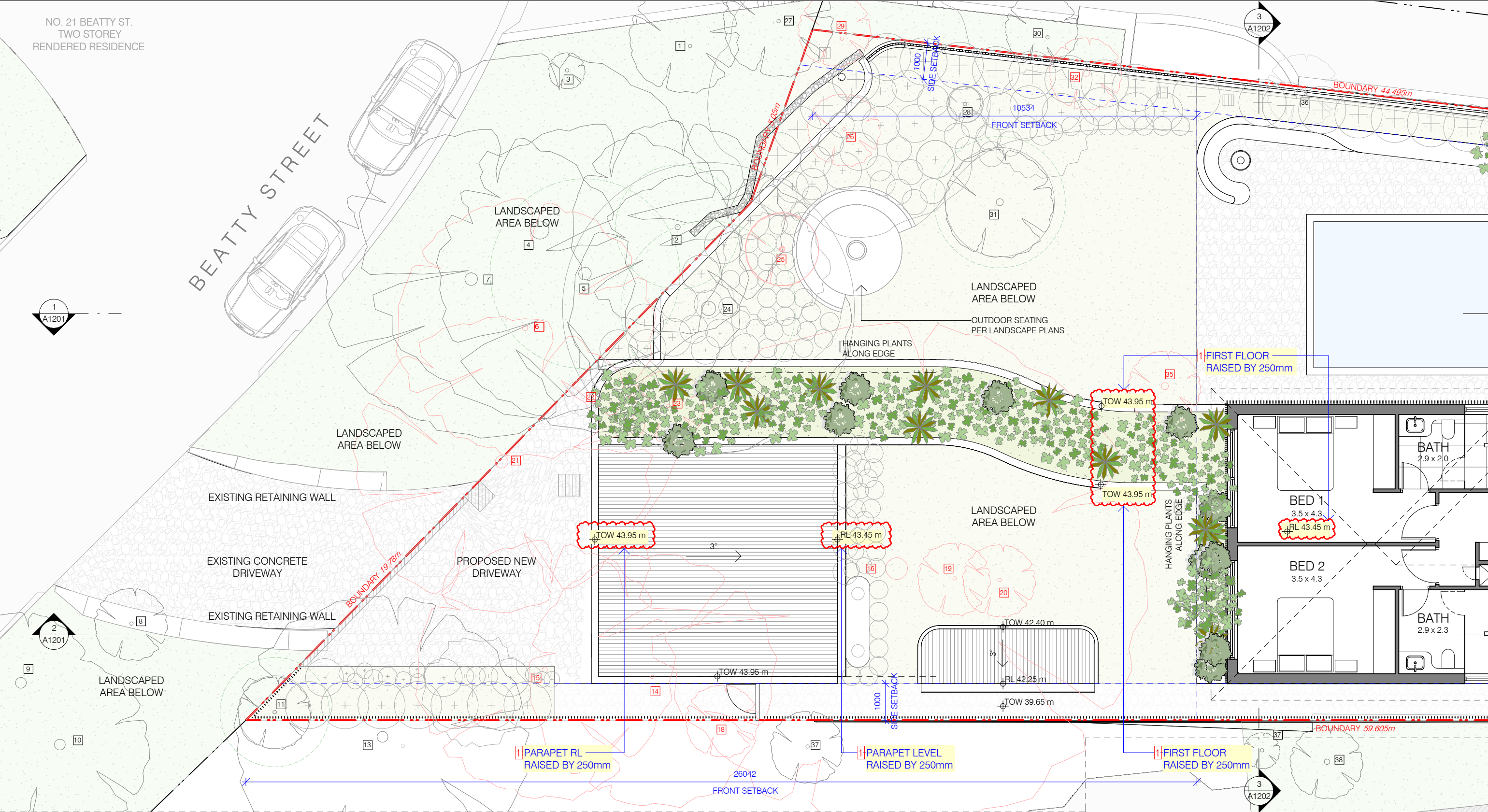


1 UPPER GROUND - REAR  
A1201 1 : 100

NO CHANGE

ARCHITECT		NOTE:		NORTH		ISSUE    AMENDMENT	
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1 FIRST FLOOR - FRONT  
A1201 1 : 100

- LIST OF AMENDMENTS:**
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ARCHITECT

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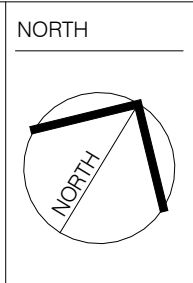
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S4.55 AMENDMENTS



ISSUE	AMENDMENT	DATE
A	REV A - S4.55	07/03/2025

PROJECT

**20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093**

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

FIRST FLOOR PLAN - FRONT

SCALE: 1 : 100@ A3 DATE: 07/03/2025

ISSUE: A - REV A - S4.55

2024-010

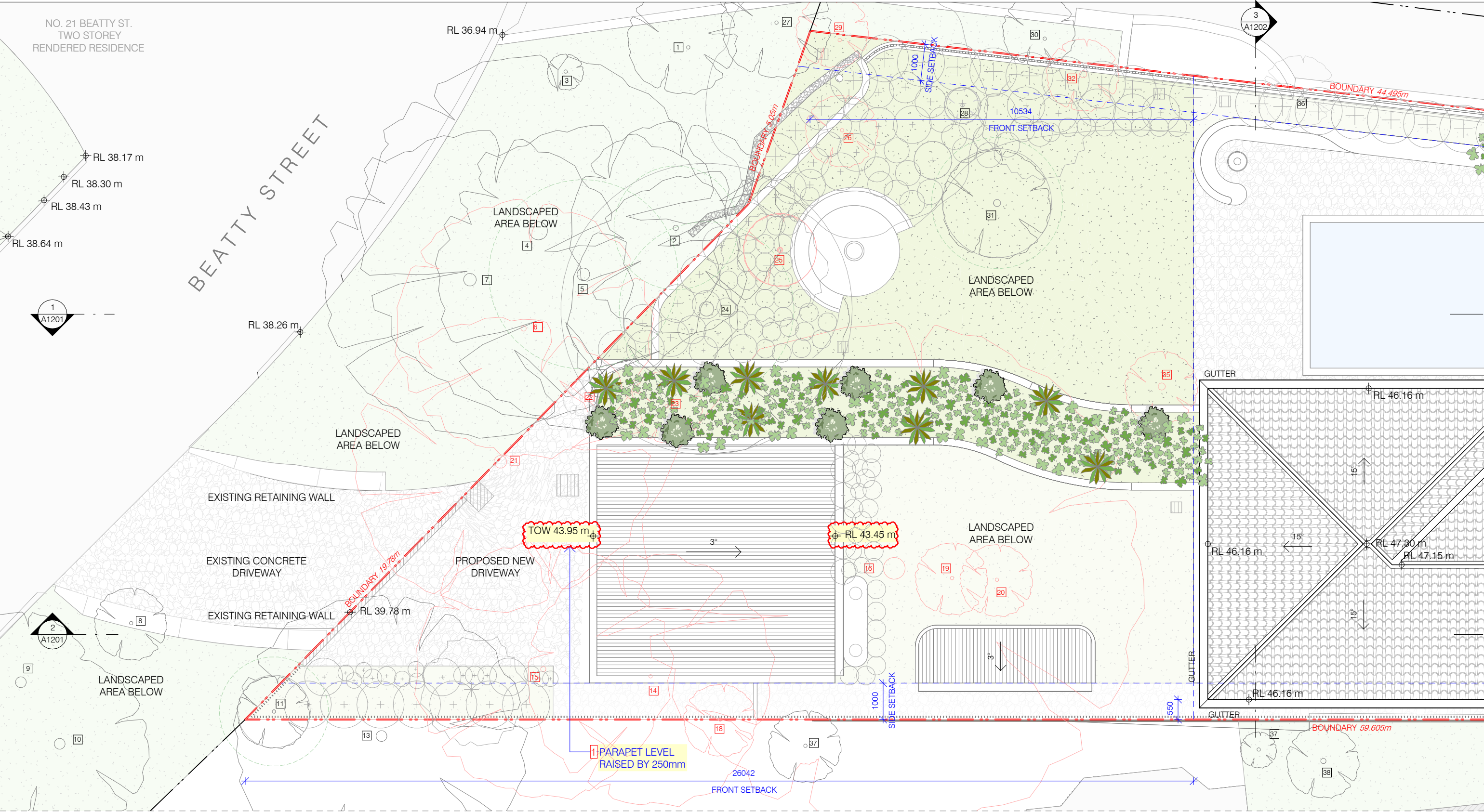
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1 ROOF PLAN - FRONT  
A1201 1 : 100

- LIST OF AMENDMENTS:
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  - 3. FRONT WALL REDESIGNED TO ADDRESS COND.16 OF CONSENT DA2024/0635

ARCHITECT

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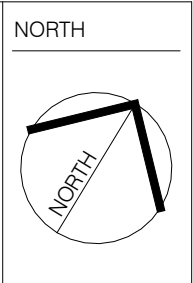
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S4.55 AMENDMENTS



ISSUE	AMENDMENT	DATE
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PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

ROOF PLAN - FRONT

SCALE: 1 : 100@ A3 DATE: 07/03/2025

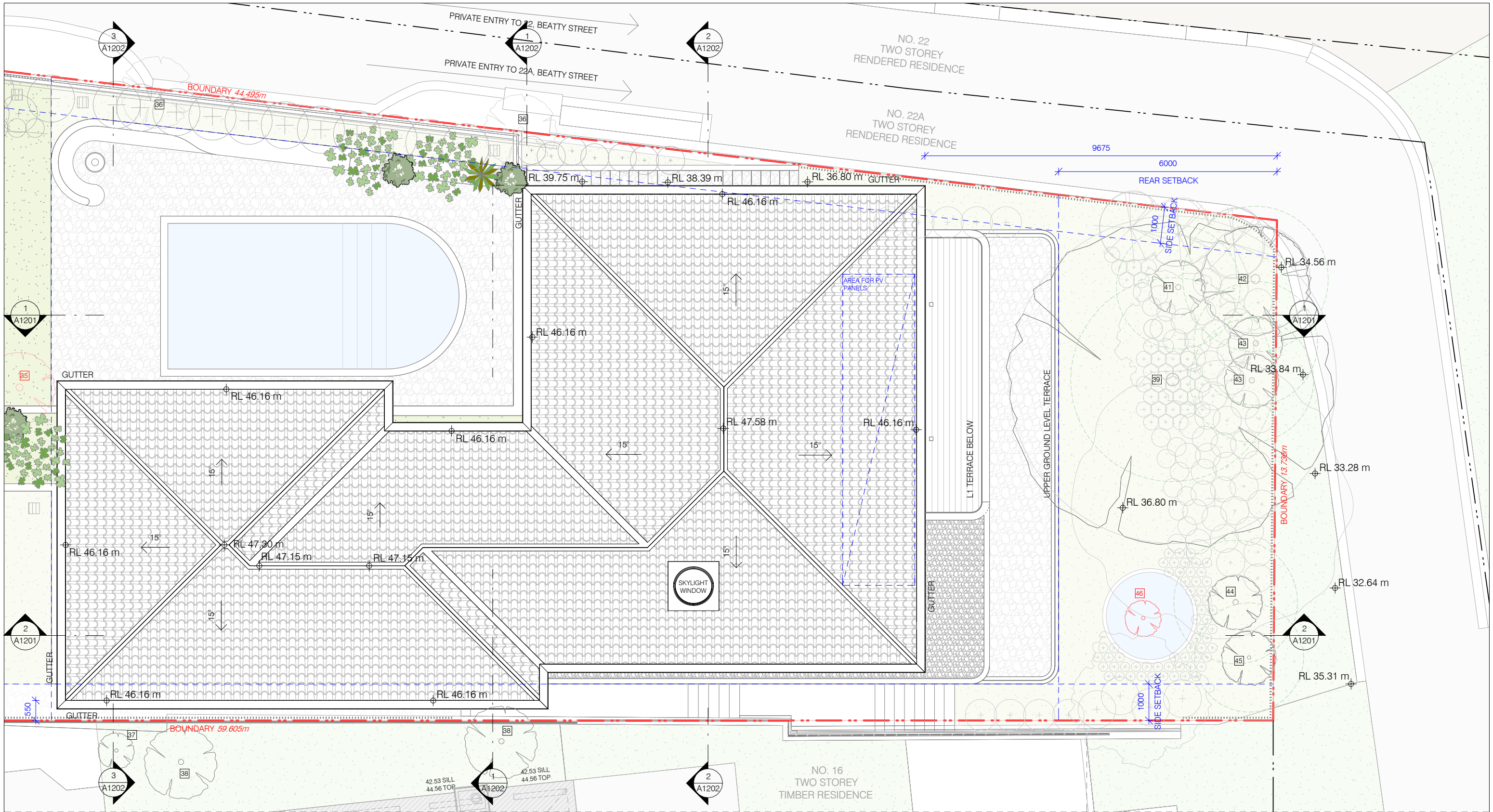
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A1104a



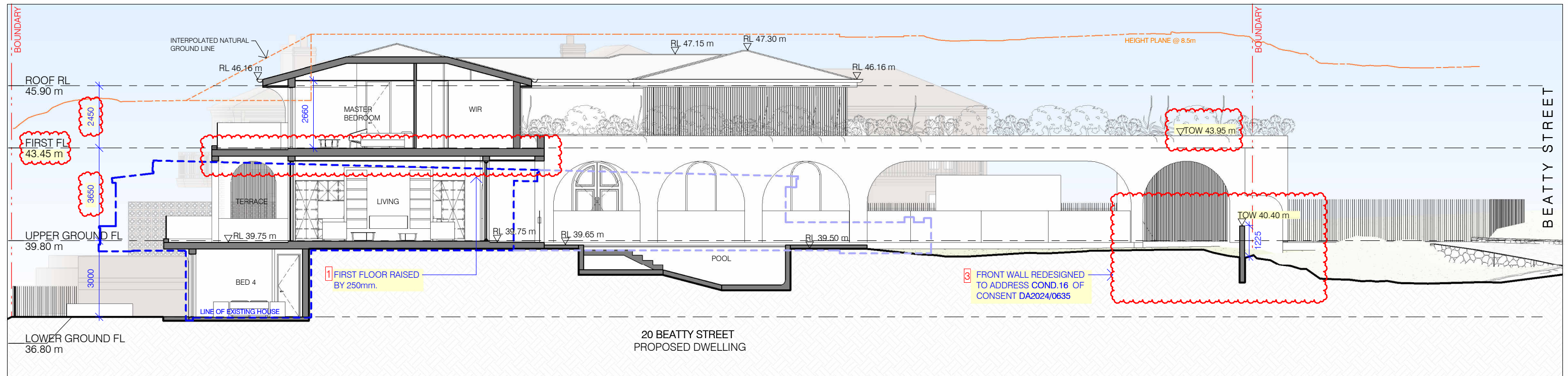


1 ROOF PLAN - REAR  
A1201 1 : 100

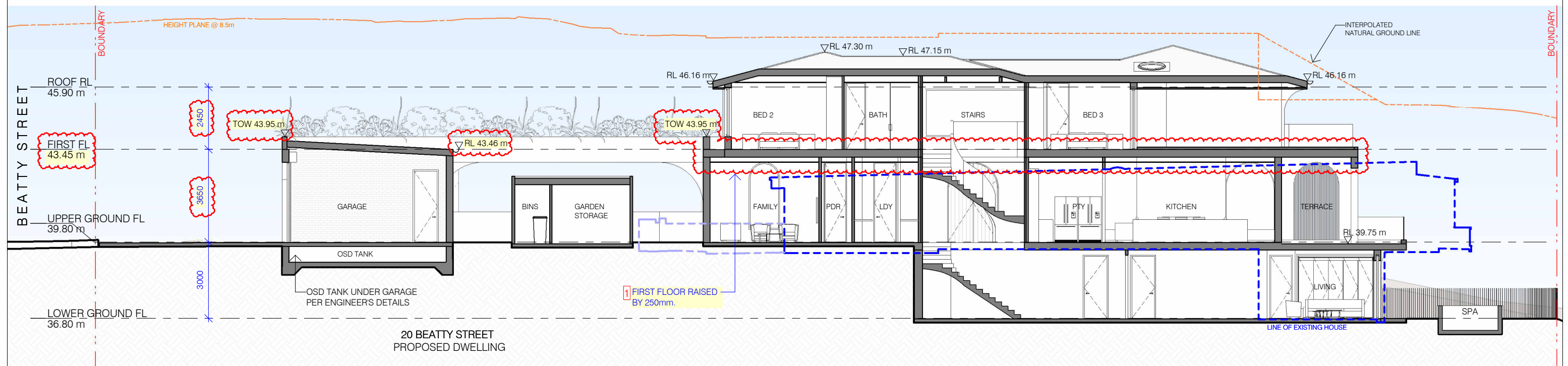
NO CHANGE

ARCHITECT		NOTE:		NORTH		ISSUE   AMENDMENT                      DATE		PROJECT		ROOF PLAN - REAR	
<div><p>t: 02 8970 5417 e: studio@bjbarchitects.com.au a: 3.09/77 Dunning Ave, Rosebery NSW 2018</p><p>BJB Architects Pty Ltd Nominated Architect: Barry Babikian NSW Reg No. 8806</p></div>		- TREES SHOWN IN RED TO BE REMOVED AS PER ARBORIST REPORT				A            REV A - \$4.55                      07/03/2025		20 BEATTY ST. BALGOWLAH HEIGHTS, NSW 2093		SCALE: 1 : 100@ A3                      DATE: 07/03/2025	
		- - - - SRZ				MODIFICATION TO THE APPROVED CONSENT DA 2024/0635		ISSUE: A - REV A - \$4.55			
		  \$4.55 AMENDMENTS						THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY			
						MR. SAM ALLEN		JOB 2024-010			
										A1104b	





1 LONG SECTION 01  
A1101a 1:150

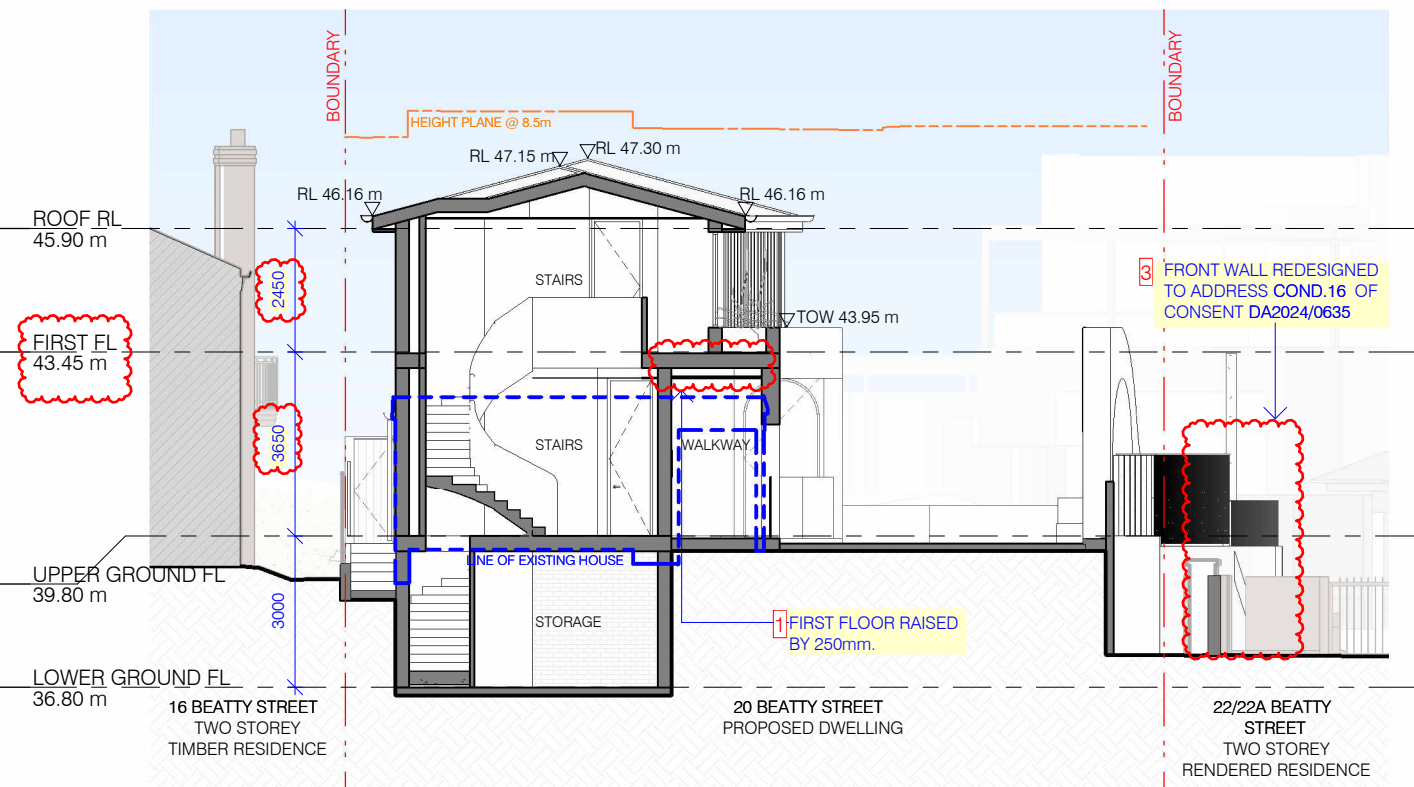


2 LONG SECTION 02  
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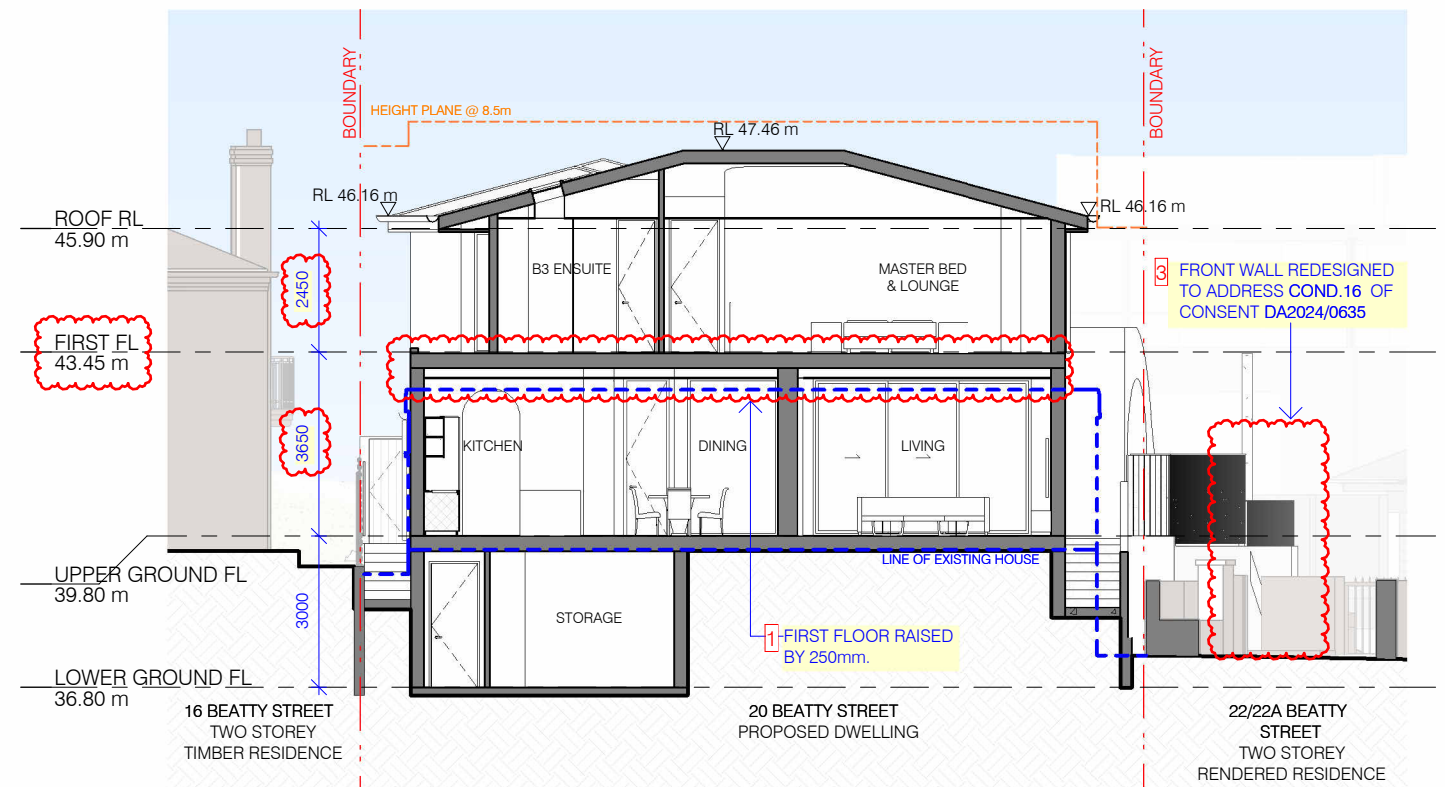
- LIST OF AMENDMENTS:**
- 1. FIRST FLOOR RAISED BY 250mm.
  - 2. INTRODUCTION OF A SECOND DOOR TO GARAGE
  - 3. FRONT WALL REDESIGNED TO ADDRESS COND.16 OF CONSENT DA2024/0635

<p>ARCHITECT</p> <p><b>BB</b> ARCHITECTS</p> <p>t: 02 8970 5417 e: studio@bjbarchitects.com.au a: 3.09/77 Dunning Ave, Rosebery NSW 2018</p> <p>BJB Architects Pty Ltd Nominated Architect: Barry Babikian NSW Reg No. 8806</p>	<p><b>LEGEND:</b></p> <ul style="list-style-type: none"><li>EXISTING WALLS</li><li>NEW STRUCTURE</li><li>EXTENT OF EXISTING STRUCTURES</li><li>EXISTING STRUCTURES IN ELEVATION</li><li>S4.55 UPDATES</li></ul>	<table><thead><tr><th>ISSUE</th><th>AMENDMENT</th><th>DATE</th></tr></thead><tbody><tr><td>A</td><td>REV A - S4.55</td><td>07/03/2025</td></tr></tbody></table>	ISSUE	AMENDMENT	DATE	A	REV A - S4.55	07/03/2025	<p>PROJECT</p> <p><b>20 BEATTY ST. BALGOWLAH HEIGHTS, NSW 2093</b></p> <p>MODIFICATION TO THE APPROVED CONSENT DA 2024/0635</p> <p>MR. SAM ALLEN</p>	<p>SECTIONS</p> <p>SCALE: As indicated@ A3      DATE: 07/03/2025</p> <p>ISSUE: A - REV A - S4.55</p> <p>2024-010</p> <p><b>A1201</b></p> <p><small>THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY</small></p>
ISSUE	AMENDMENT	DATE								
A	REV A - S4.55	07/03/2025								

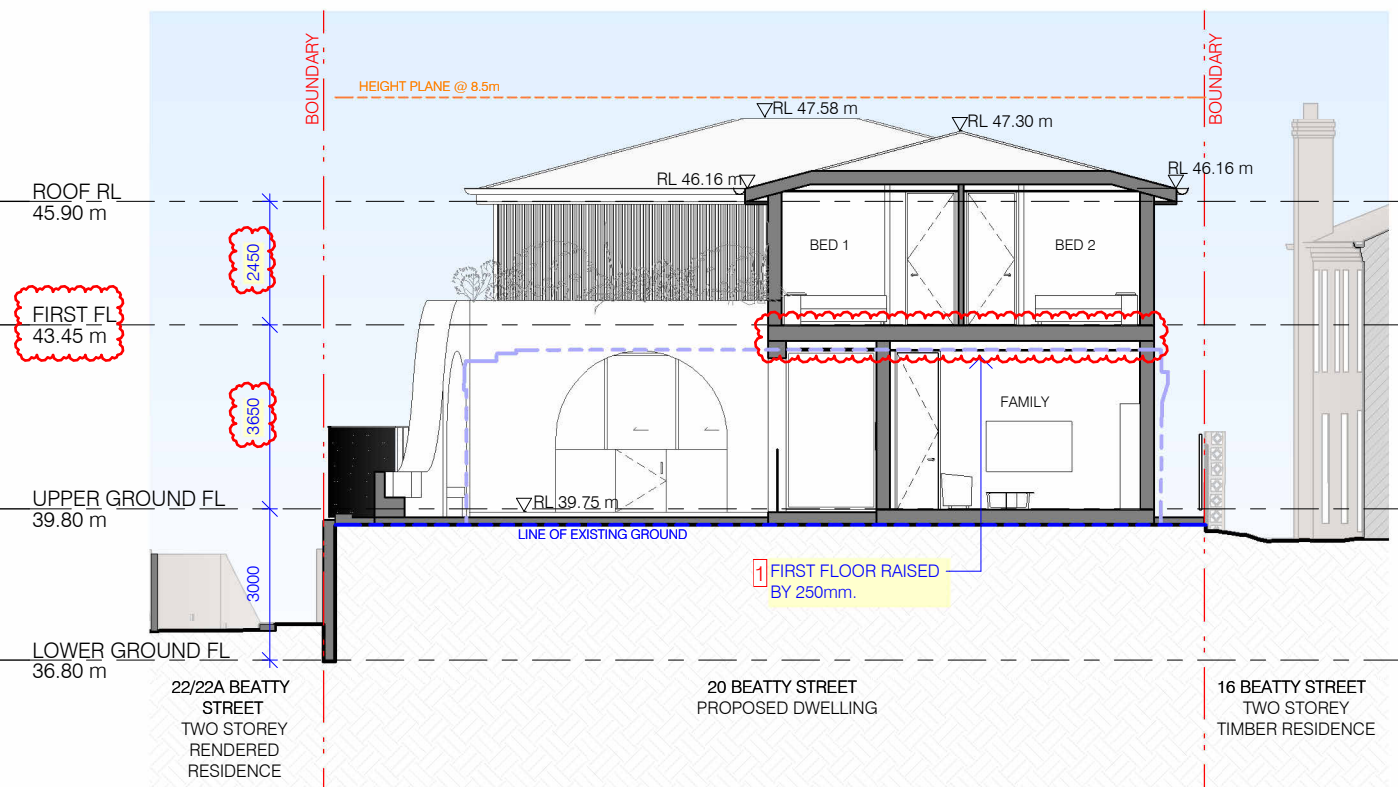




1 SHORT SECTION 01  
A1101b 1 : 150



2 SHORT SECTION 02  
A1101b 1 : 150



3 SHORT SECTION 03  
A1101a 1 : 150

LIST OF AMENDMENTS:

1. FIRST FLOOR RAISED BY 250mm.
2. INTRODUCTION OF A SECOND DOOR TO GARAGE
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ARCHITECT



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BJB Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

LEGEND:

- EXISTING WALLS
- NEW STRUCTURE
- EXTENT OF EXISTING STRUCTURES
- EXISTING STRUCTURES IN ELEVATION
- S4.55 UPDATES

ISSUE AMENDMENT

DATE

A REV A - S4.55

07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

SECTIONS

SCALE: As indicated@ A3 DATE: 07/03/2025

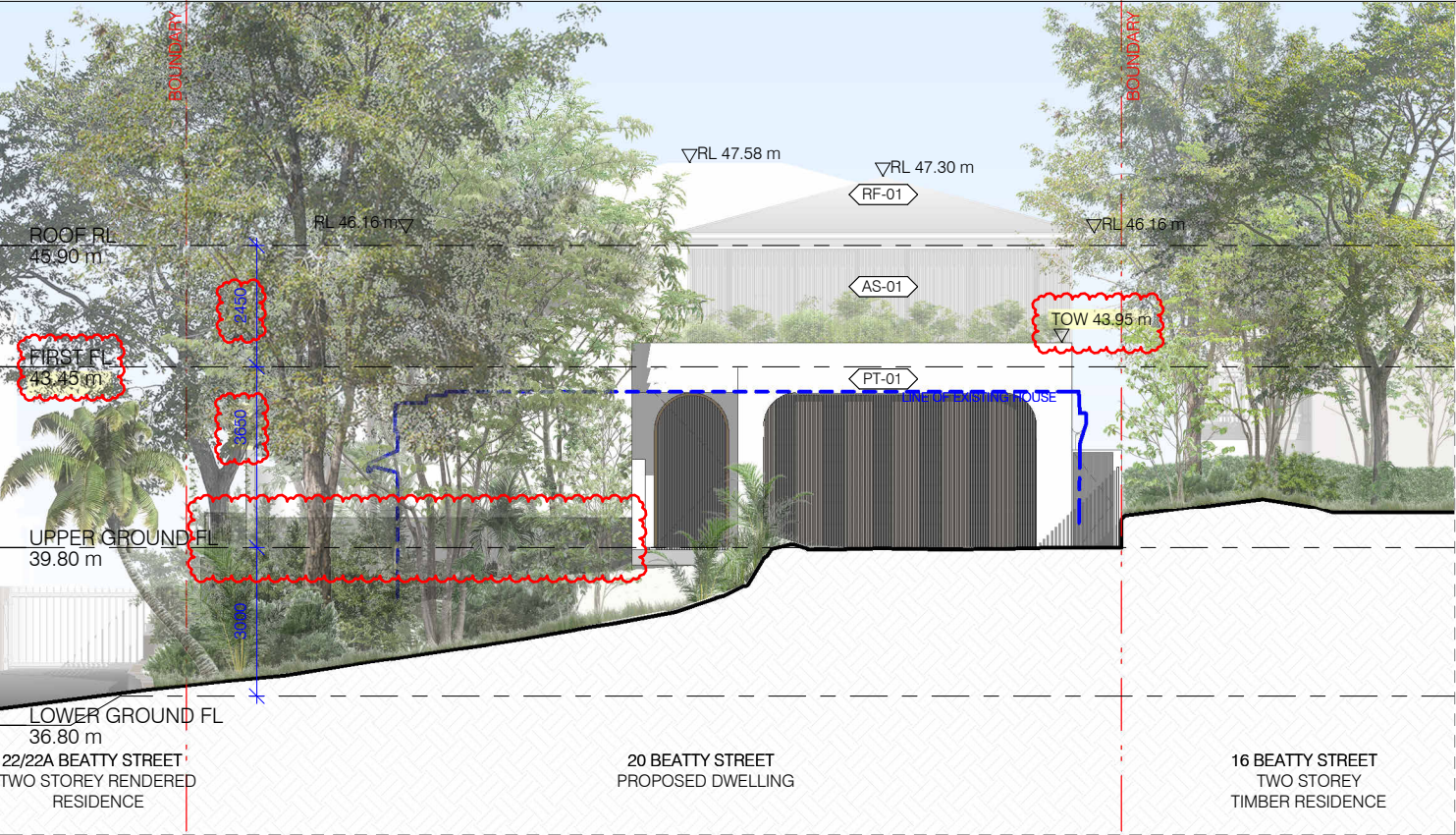
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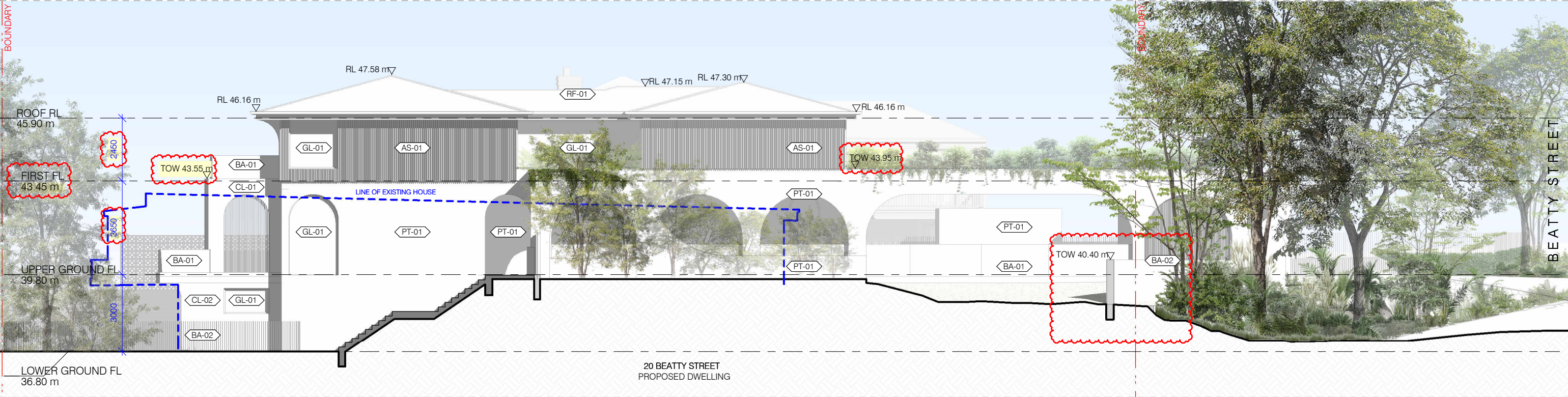
2024-010

A1202





1 EAST (FRONT) ELEVATION  
1 : 150



2 NORTH ELEVATION  
1 : 150

LIST OF AMENDMENTS:

1. FIRST FLOOR RAISED BY 250mm.
2. INTRODUCTION OF A SECOND DOOR TO GARAGE
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ARCHITECT

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BJB Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

EXTERNAL FINISHES SCHEDULE:				
PT-01 RENDER & PAINT COLOUR: NATURAL WHITE (or similar)	CL-02 WHITE LIMESTONE OR SIMILAR	BA-01 GLASS BALUSTRADE	RF-01 ROOF TILES COLOUR: CHARCOAL	ST-01 DRIVEWAY STONE: COBBLESTONE
CL-01 STUCCO RENDER	GL-01 ALUMINIUM FRAMED GLAZING COLOUR: MONUMENT	BA-02 WHITE POWDERCOATED METAL BALUSTRADE	AS-01 ALUMINIUM SCREENS COLOUR: CLASSIC CREAM (or similar)	ST-02 WALKWAY STONE: CRAZY PAVERS

ISSUE	AMENDMENT	DATE
A	REV A - S4.55	07/03/2025

PROJECT

**20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093**

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

EAST AND NORTH ELEVATION

SCALE: As indicated@ A3      DATE: 07/03/2025

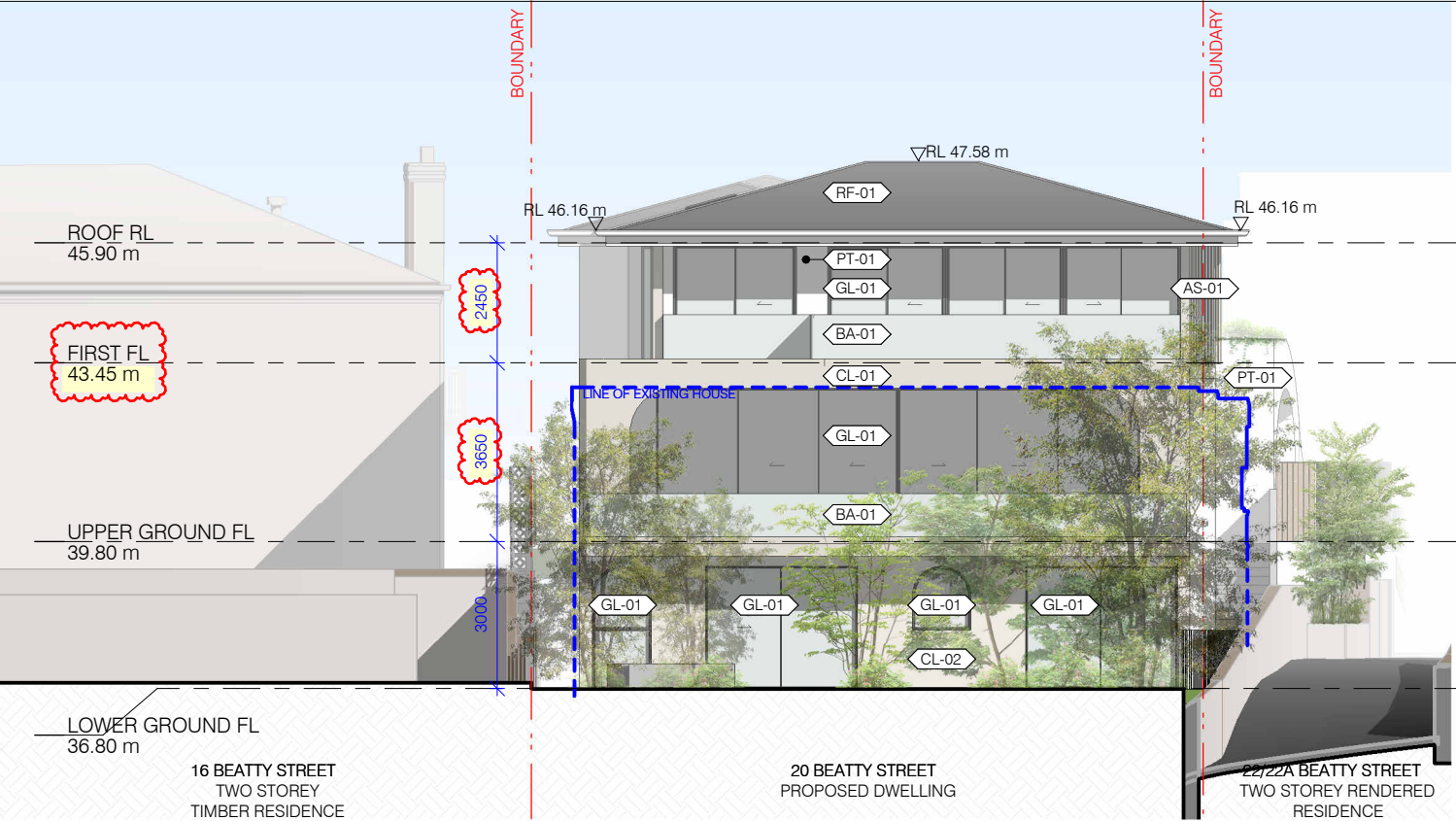
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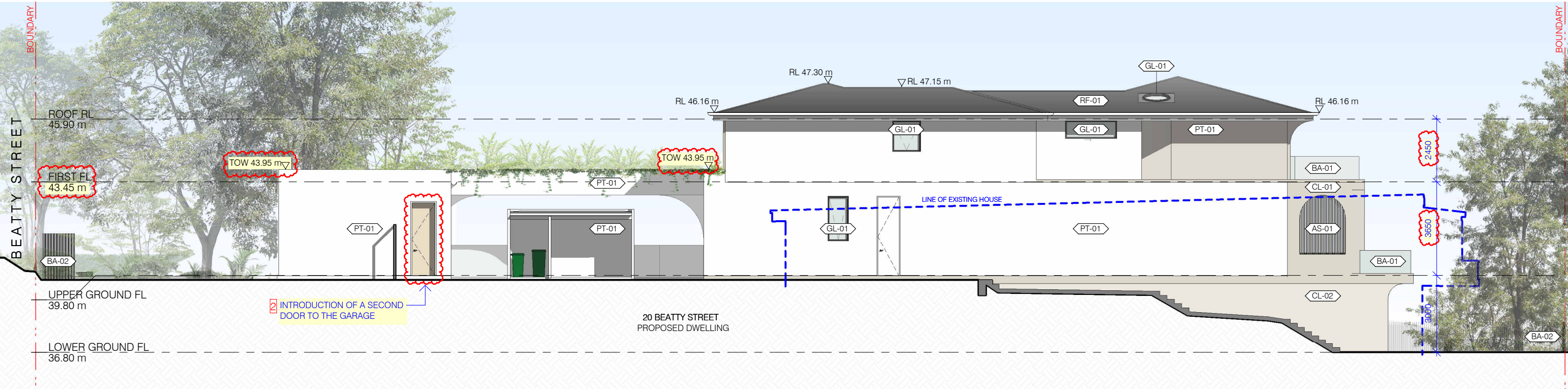
**A1301**





LIST OF AMENDMENTS:

1. FIRST FLOOR RAISED BY 250mm.
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 CL-01 STUCCO RENDER	 GL-01 ALUMINIUM FRAMED GLAZING COLOUR: MONUMENT	 BA-02 WHITE POWDERCOATED METAL BALUSTRADE	 AS-01 ALUMINIUM SCREENS COLOUR: CLASSIC CREAM (or similar)	 ST-02 WALKWAY STONE: CRAZY PAVERS

ISSUE	AMENDMENT	DATE
A	REV A - S4.55	07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

WEST AND SOUTH ELEVATION

SCALE: As indicated@ A3 DATE: 07/03/2025

ISSUE: A - REV A - S4.55

2024-010

A1302

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1 STREETScape ELEVATION EXISTING  
1 : 150



2 STREETScape ELEVATION PROPOSED  
1 : 150

- LIST OF AMENDMENTS:
1. FIRST FLOOR RAISED BY 250mm.
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20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

STREETSCAPE ELEVATIONS

SCALE: 1 : 150@ A3 DATE: 07/03/2025

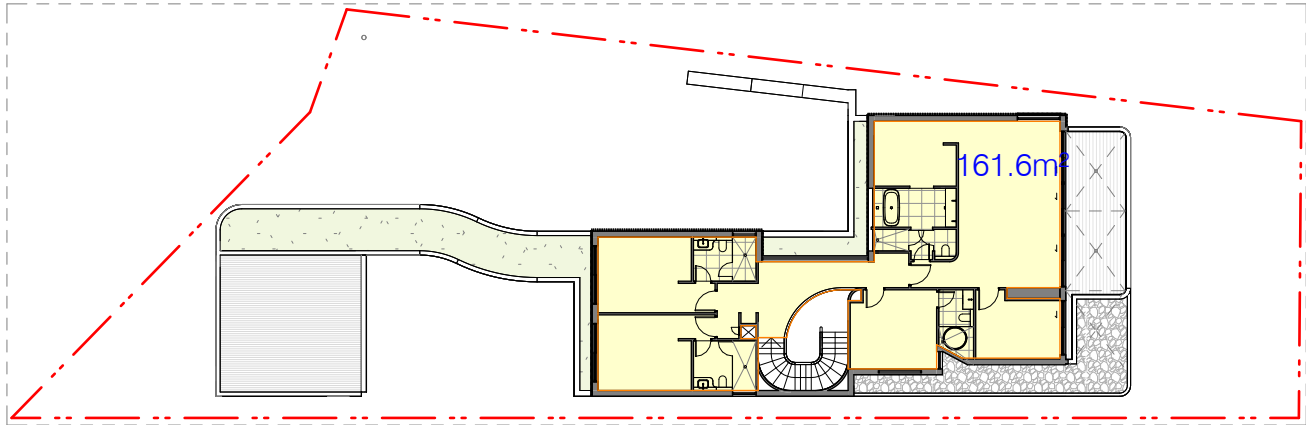
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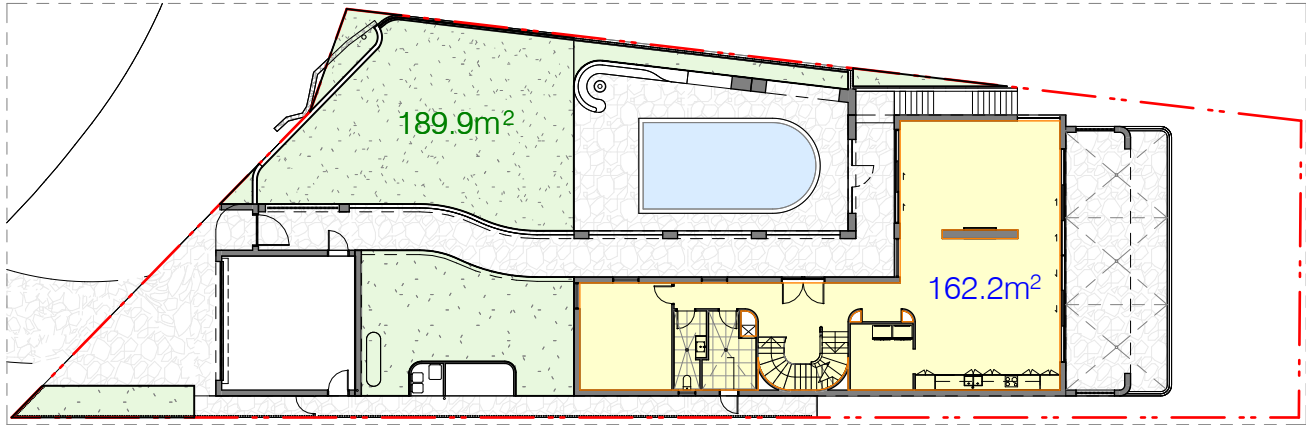
2024-010

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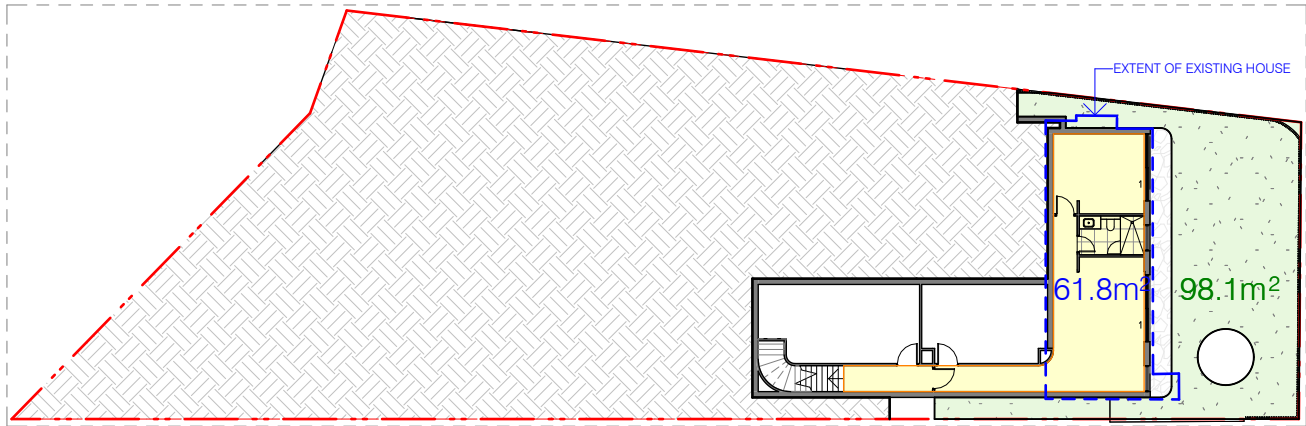




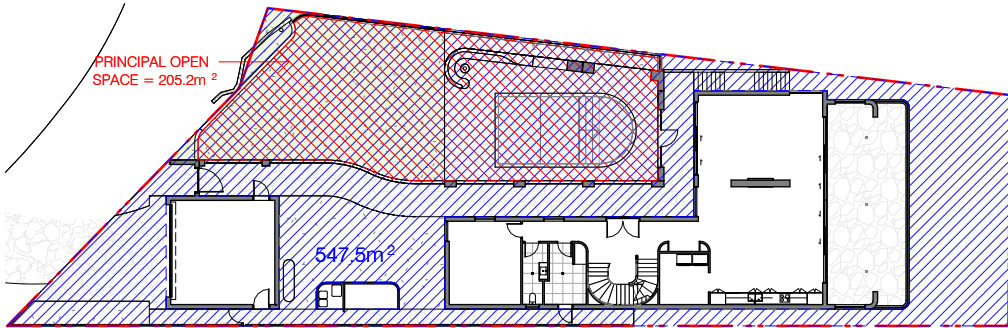
FLOOR AREA CALCULATIONS	
SITE AREA	846.5m <sup>2</sup>
FSR CONTROL	0.4:1 (338.6m <sup>2</sup> )
PROPOSED	
FIRST FLOOR	161.6m <sup>2</sup>
UPPER GROUND FLOOR	162.2m <sup>2</sup>
LOWER GROUND FLOOR	61.8m <sup>2</sup>
PROPOSED GFA	
PROPOSED FSR	0.45:1



LANDSCAPE CALCULATIONS	
PRIVATE OPEN SPACE AREA	= 547.5m <sup>2</sup>
MIN LANDSCAPE AREA	219.0m <sup>2</sup> (40% OF TOTAL OPEN SPACE)
LANDSCAPE ON LOWER GROUND	98.1m <sup>2</sup>
LANDSCAPE ON UPPER GROUND	189.9m <sup>2</sup>
TOTAL PROPOSED LANDSCAPE	288.0m <sup>2</sup> (52.6%)
COMPLIANCE	YES



NO CHANGE  
TO APPROVED  
LANDSCAPE



TOTAL OPEN SPACE	
SITE AREA	846.5m <sup>2</sup>
MINIMUM TOTAL OPEN SPACE	507.9m <sup>2</sup> (60% OF SITE AREA)
MINIMUM PRINCIPAL PRIVATE OPEN SPACE	18m <sup>2</sup>
PROPOSED:	
TOTAL OPEN SPACE AREA	547.5m <sup>2</sup>
TOTAL PRINCIPAL OPEN SPACE	205.2m <sup>2</sup>
COMPLIANCE	YES

NORTHERN BEACHES LEP - GROSS FLOOR AREA DEFINITION	
<b>gross floor area</b> means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—	
(a) the area of a mezzanine, and	
(b) habitable rooms in a basement or an attic, and	
(c) any shop, auditorium, cinema, and the like, in a basement or attic,	
but excludes—	
(d) any area for common vertical circulation, such as lifts and stairs, and	
(e) any basement—	
(i) storage, and	
(ii) vehicular access, loading areas, garbage and services, and	
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and	
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and	
(h) any space used for the loading or unloading of goods (including access to it), and	
(i) terraces and balconies with outer walls less than 1.4 metres high, and	
(j) voids above a floor at the level of a storey or storey above.	

ARCHITECT



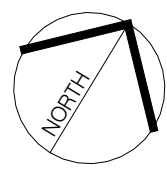
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BJB Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

LEGEND:

- GROSS FLOOR AREA
- PRIVATE OPEN SPACE
- PRINCIPAL OPEN SPACE
- LANDSCAPE AREA

NORTH



ISSUE AMENDMENT

A REV A - \$4.55

DATE

07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

FLOOR SPACE CALCULATIONS

DATE: 07/03/2025

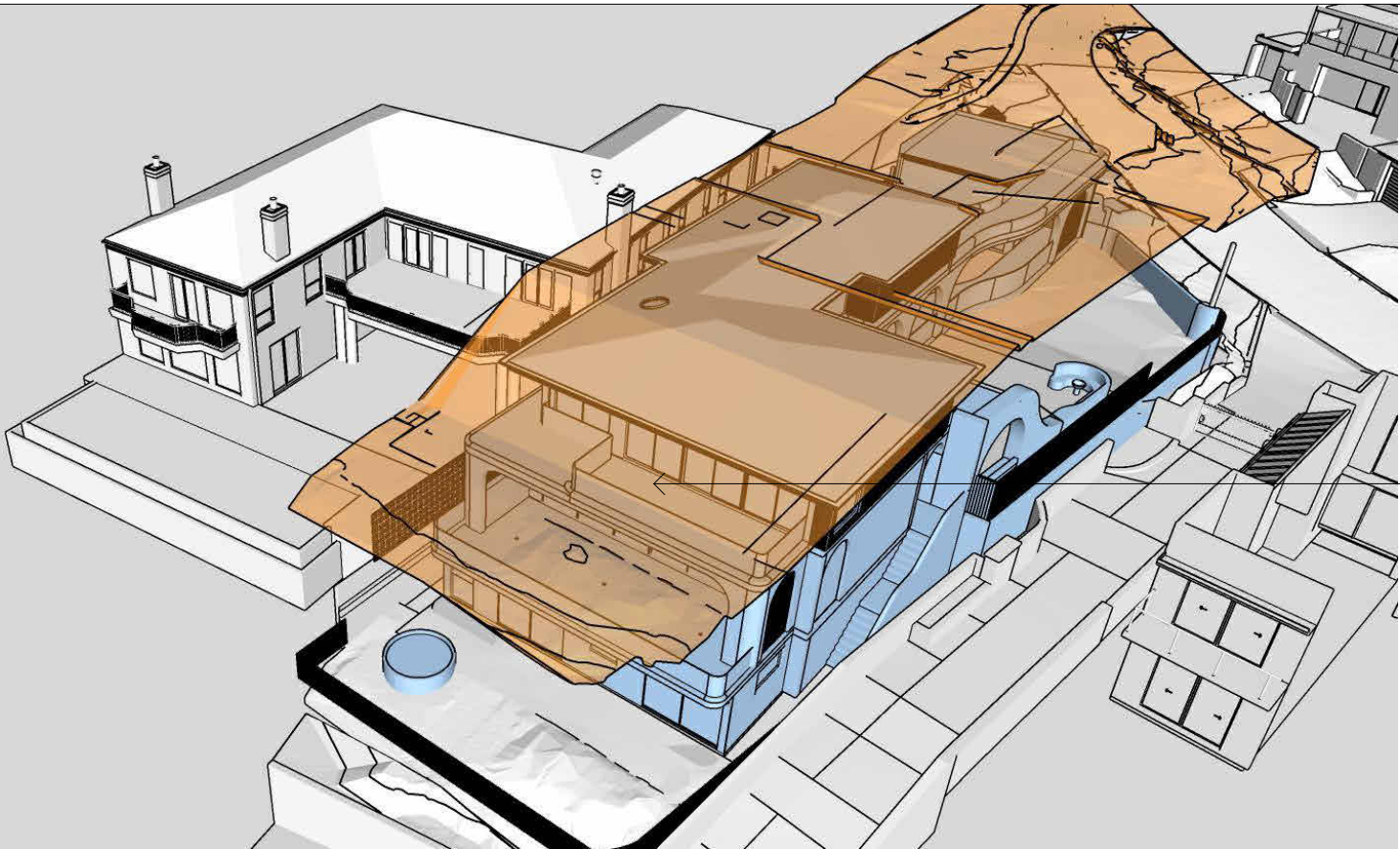
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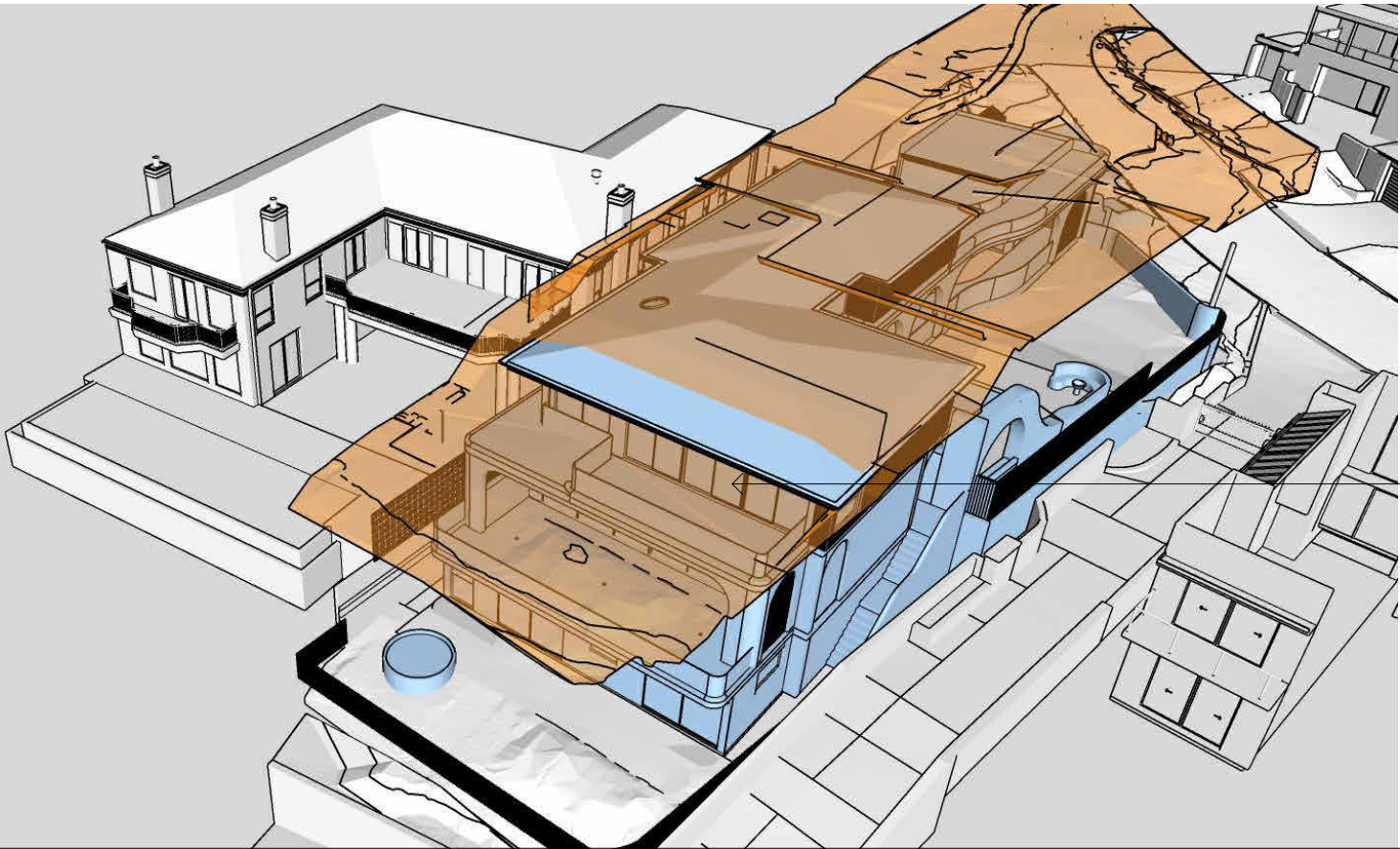
2024-010

A1401





8.5m HEIGHT PLANE  
(INTERPOLATED)



8.5m HEIGHT PLANE

NO CHANGE BETWEEN  
APPROVED AND  
PROPOSED HEIGHTS

ARCHITECT



t: 02 8970 5417  
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a: 3.09/77 Dunning Ave,  
Rosebery NSW 2018

BJB Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
A	REV A - S4.55	07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

HEIGHT PLAN ANALYSIS

DATE: 07/03/2025

ISSUE: A - REV A - S4.55

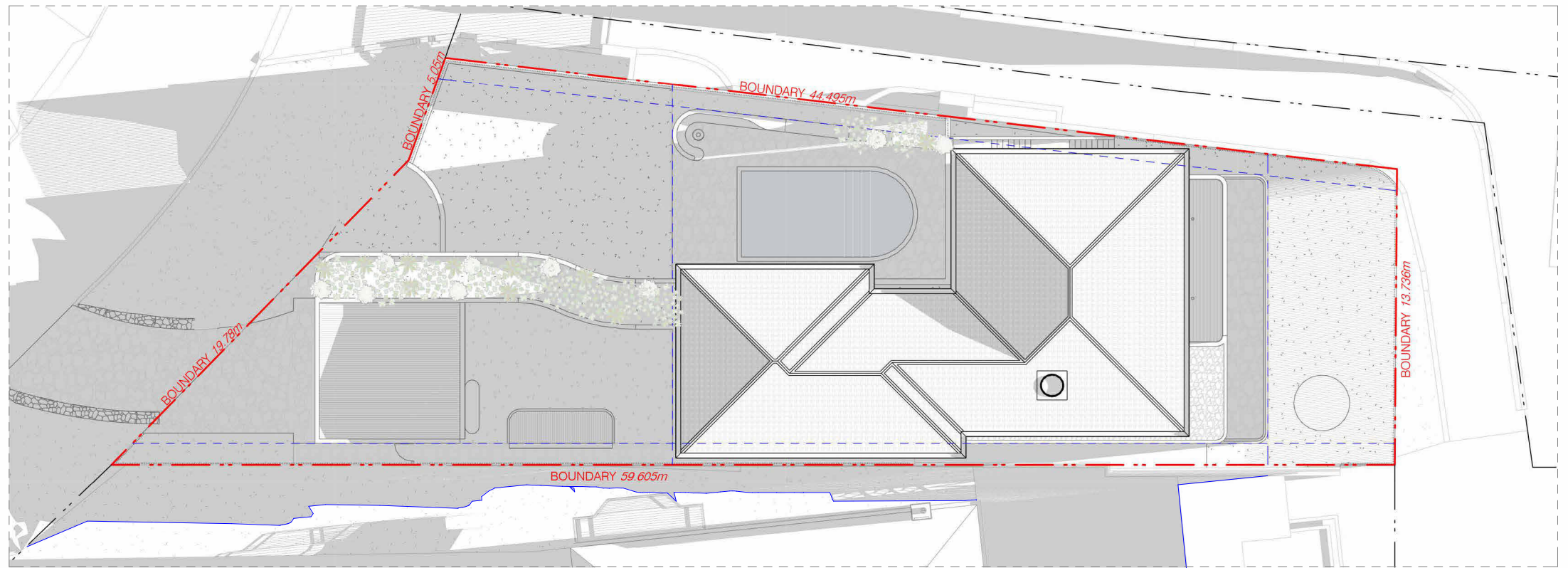
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2024-010

A1402

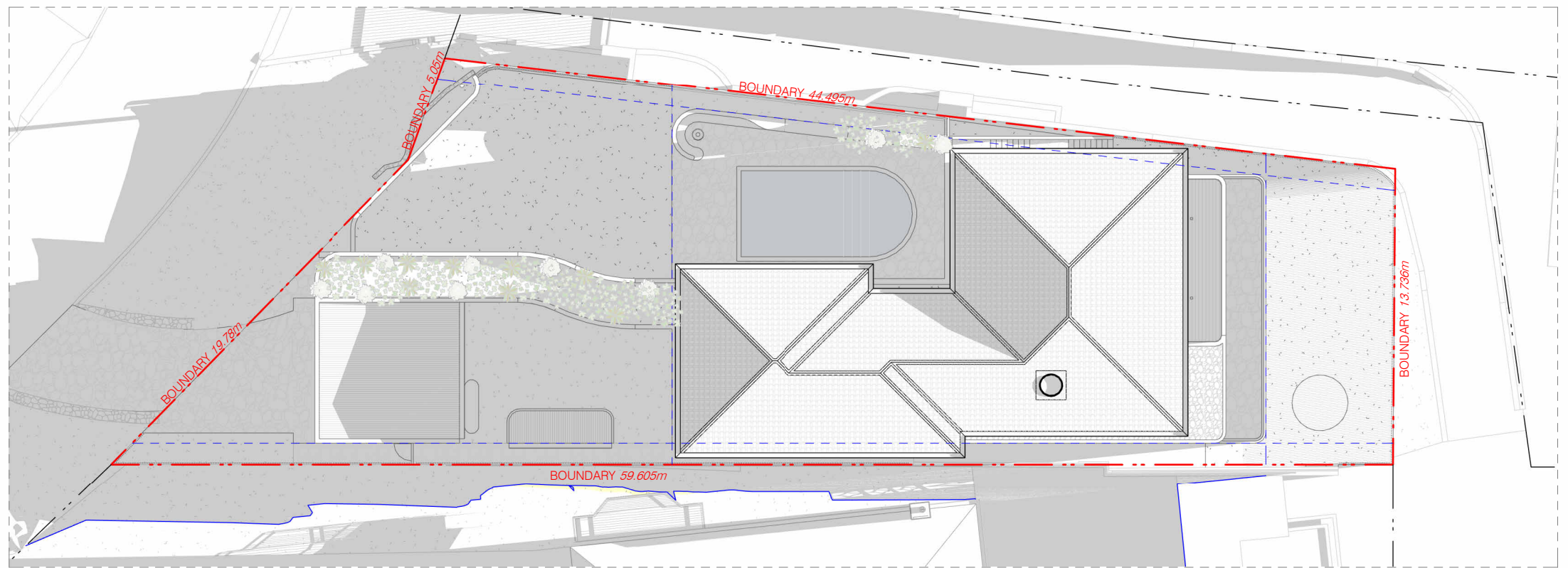


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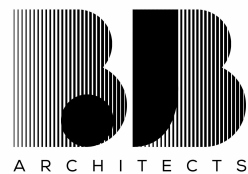
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1 : 250

PROPOSED



1 SHADOW DIAGRAM - PROPOSED - 21 JUNE - 9PM  
A1201 1 : 250

ARCHITECT



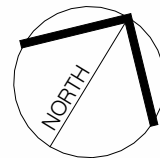
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BBJ Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

LEGEND:

- PROPOSED SHADOWS
- ADDITIONAL SHADOWS
- LINE OF APPROVED SHADOW

NORTH



ISSUE AMENDMENT

A REV A - S4.55

DATE

07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

SHADOW DIAGRAMS- 21 JUNE- 9AM

SCALE: As indicated@ A3 DATE: 07/03/2025

ISSUE: A - REV A - S4.55

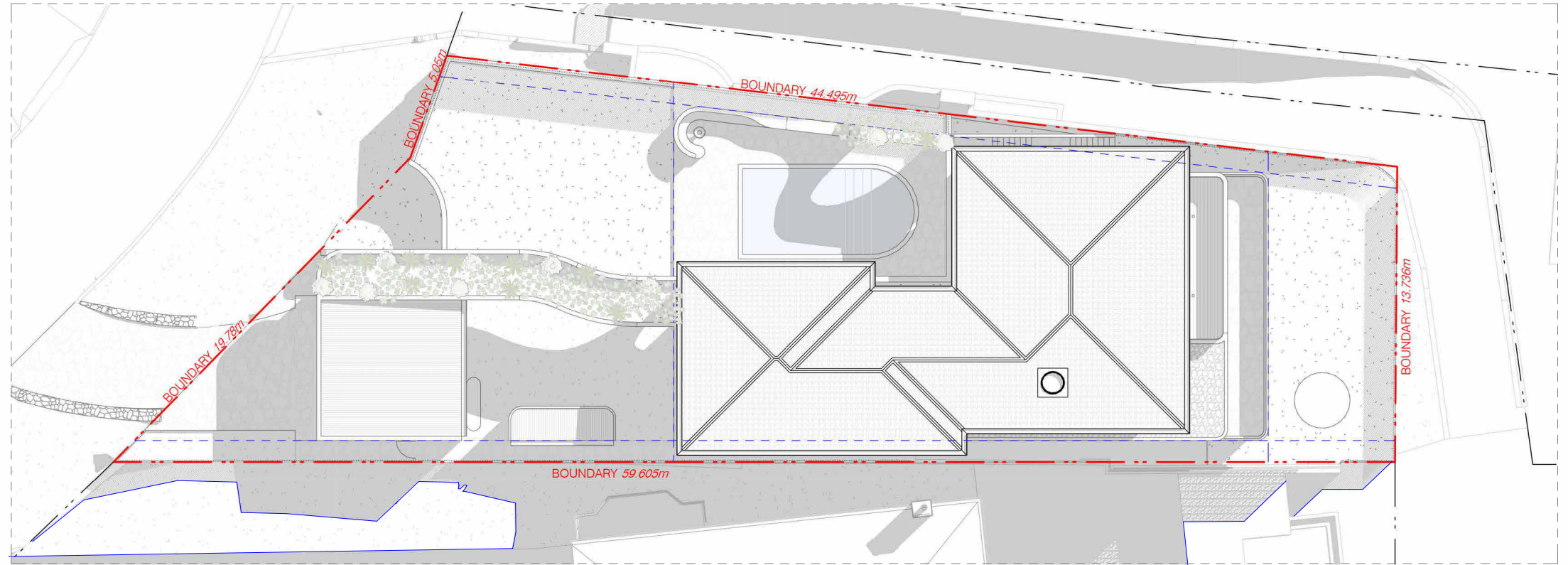
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2024-010

A1501

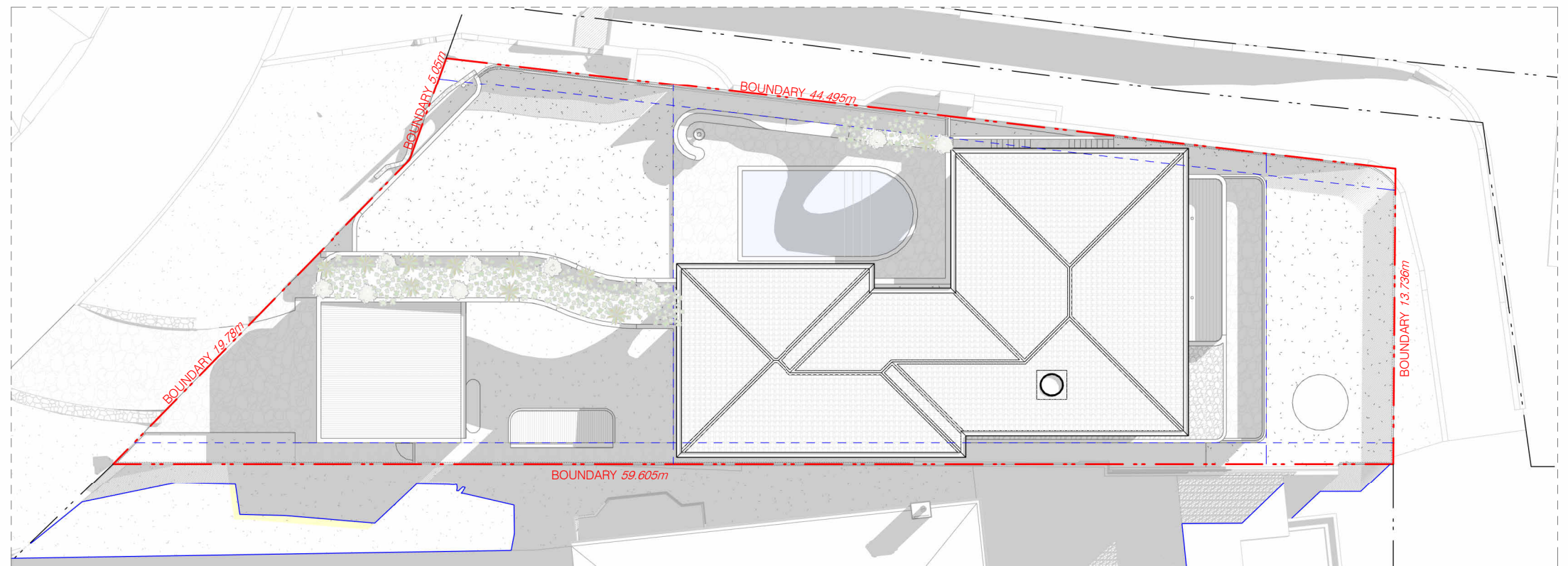


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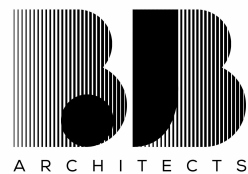
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1 : 250

PROPOSED



1 SHADOW DIAGRAM - PROPOSED - 21 JUNE - 12PM  
A1201 1 : 250

ARCHITECT



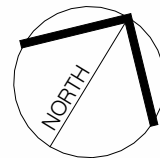
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ISSUE: A - REV A - S4.55

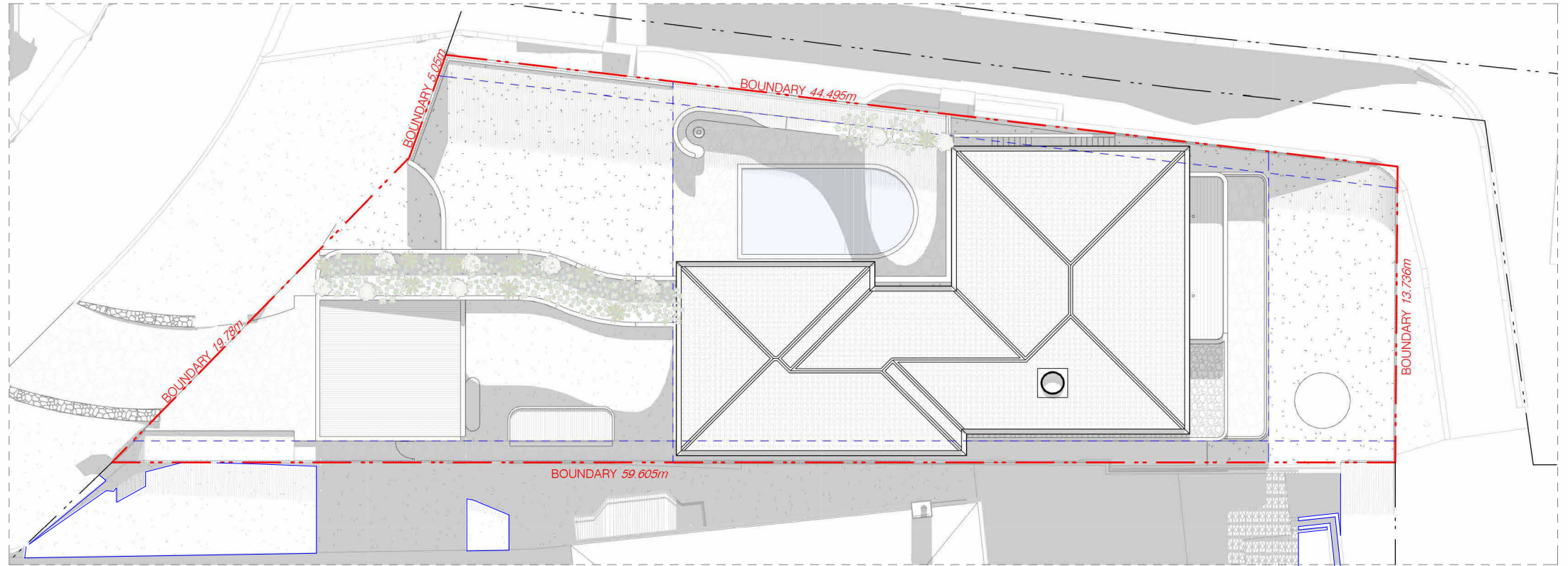
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A1502

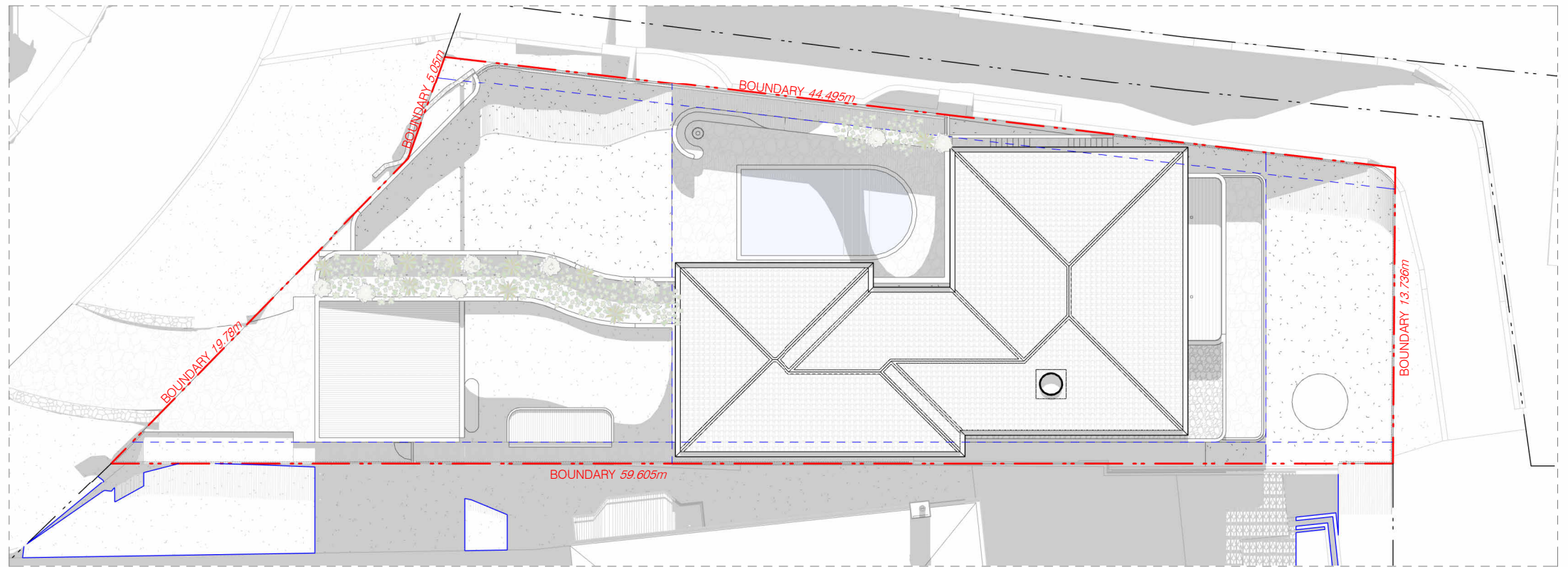


APPROVED



2 SHADOW DIAGRAM - APPROVED - 21 JUNE - 3PM  
1 : 250

PROPOSED



1 SHADOW DIAGRAM - PROPOSED - 21 JUNE - 3PM  
A1201 1 : 250

ARCHITECT



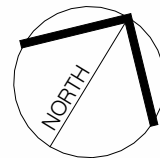
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- LINE OF APPROVED SHADOW

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SHADOW DIAGRAMS- 21 JUNE- 3PM

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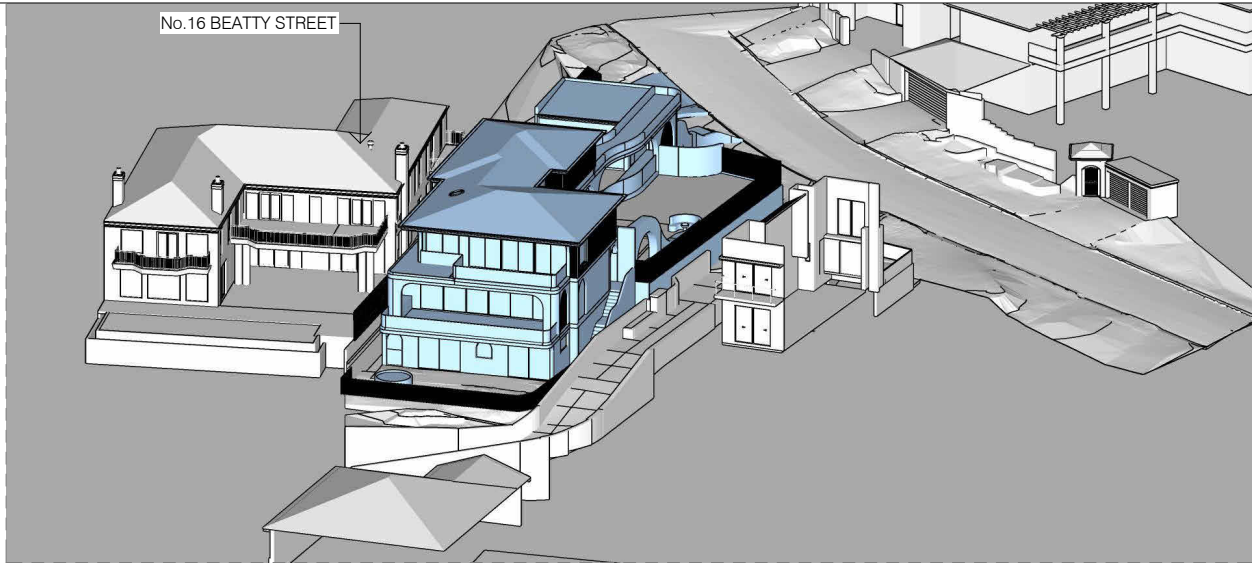
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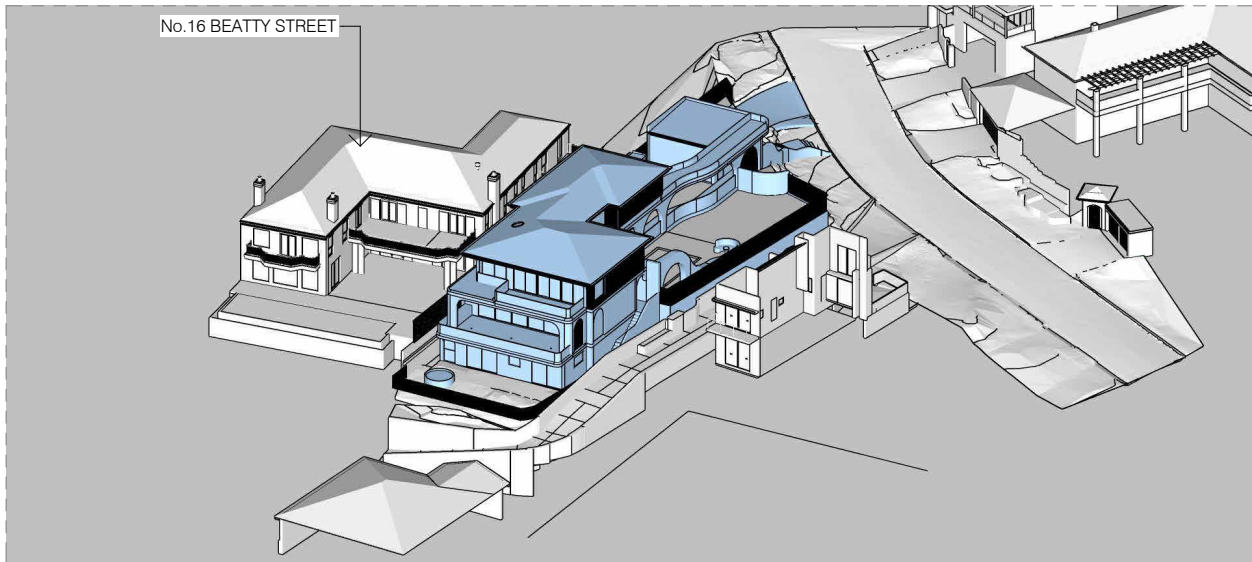
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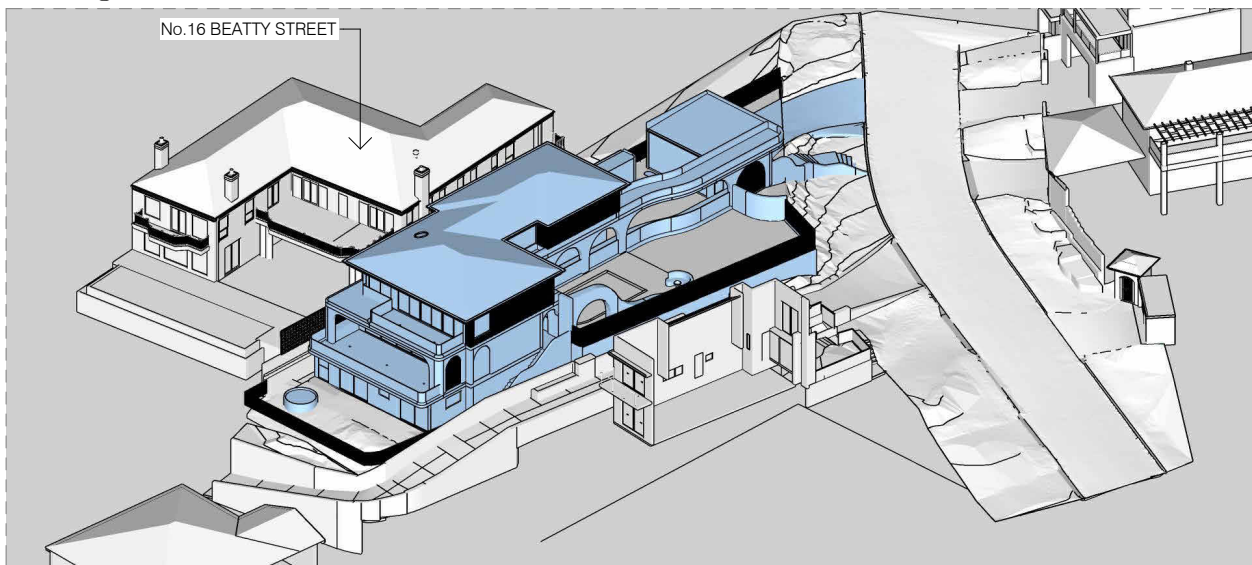
VIEW FROM SUN - APPROVED



21 JUNE @ 9:00am

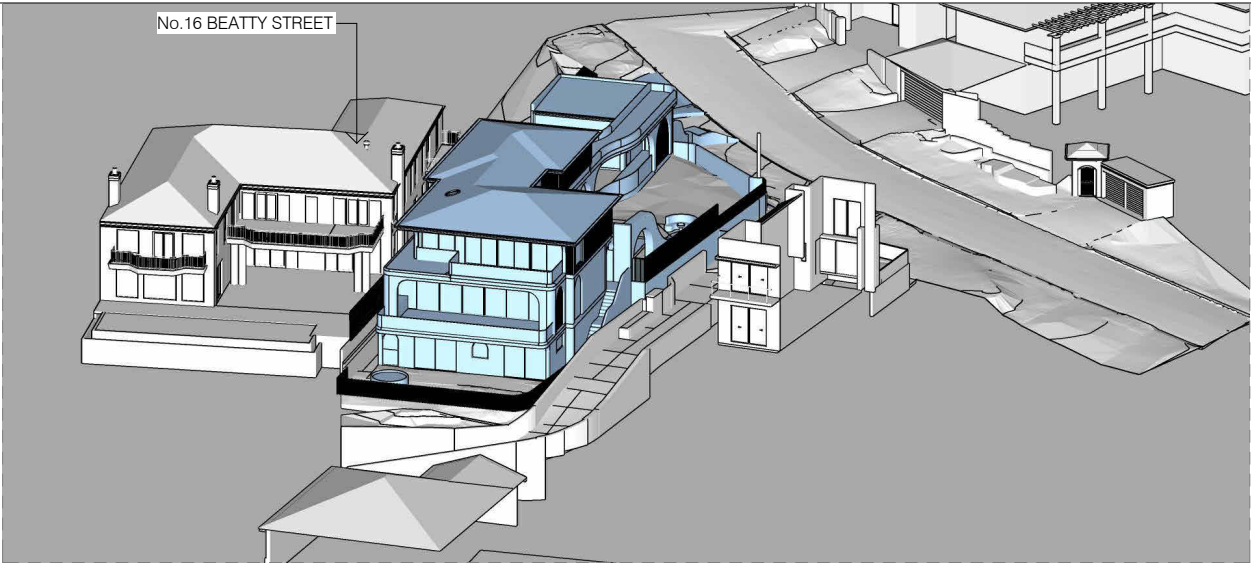


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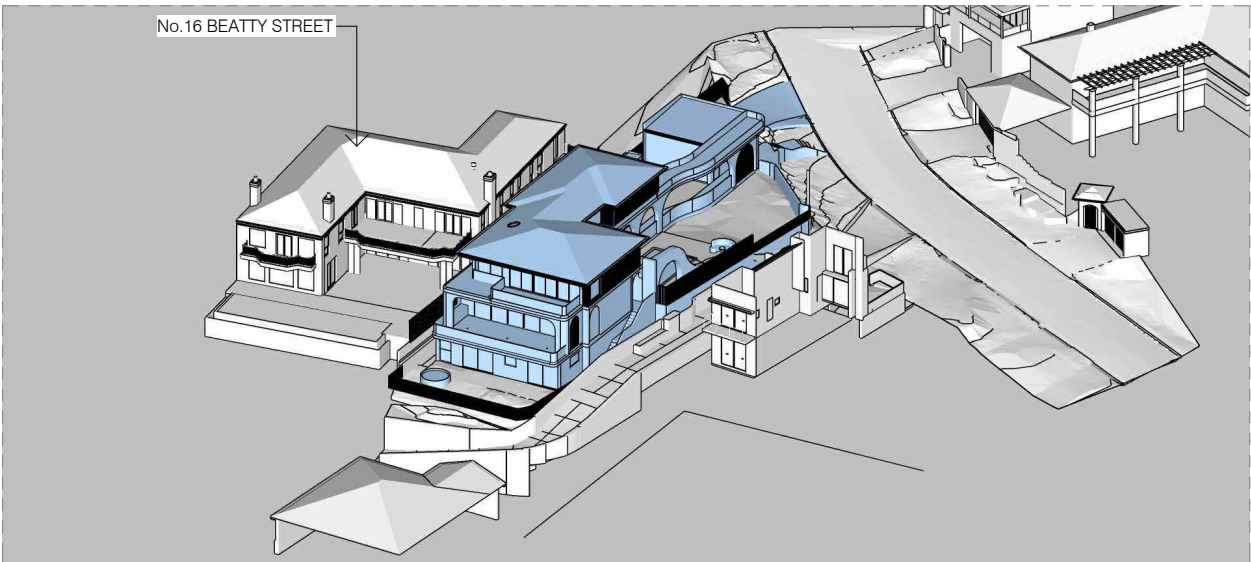


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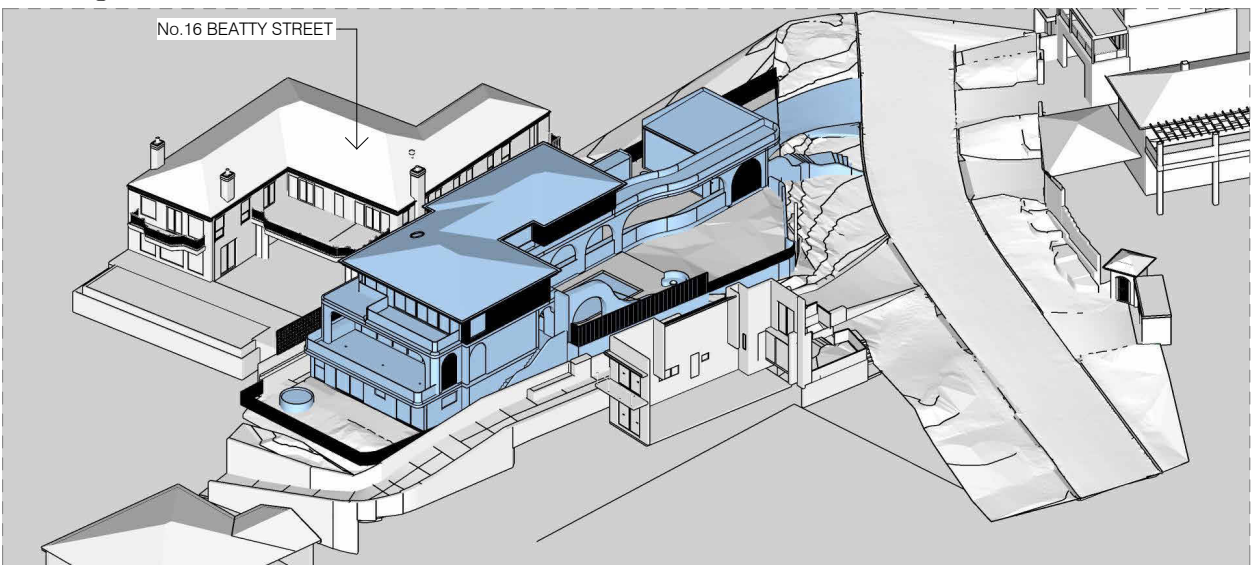
VIEW FROM SUN - PROPOSED



21 JUNE @ 9:00am



21 JUNE @ 10:00am



21 JUNE @ 11:00am

ARCHITECT



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ISSUE	AMENDMENT	DATE
A	REV A - S4.55	07/03/2025

PROJECT  
**20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093**  
  
MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635  
  
MR. SAM ALLEN

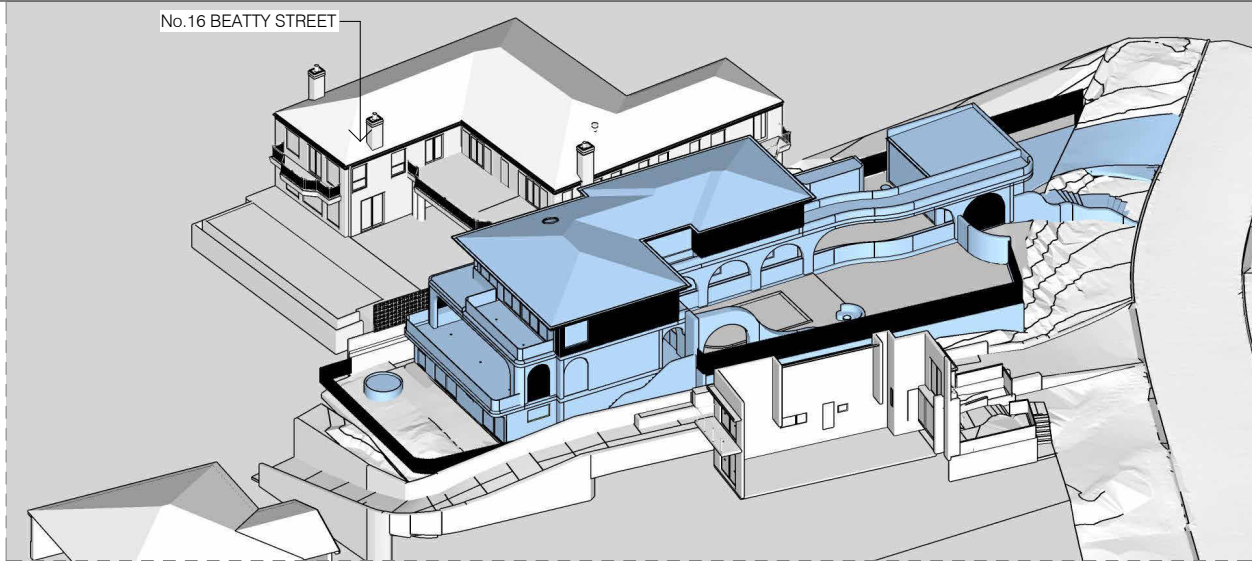
SOLAR EYE VIEW- 21 JUNE- 9AM, 10AM, 11AM  
SCALE: @ A3  
DATE: 07/03/2025  
ISSUE: A - REV A - S4.55

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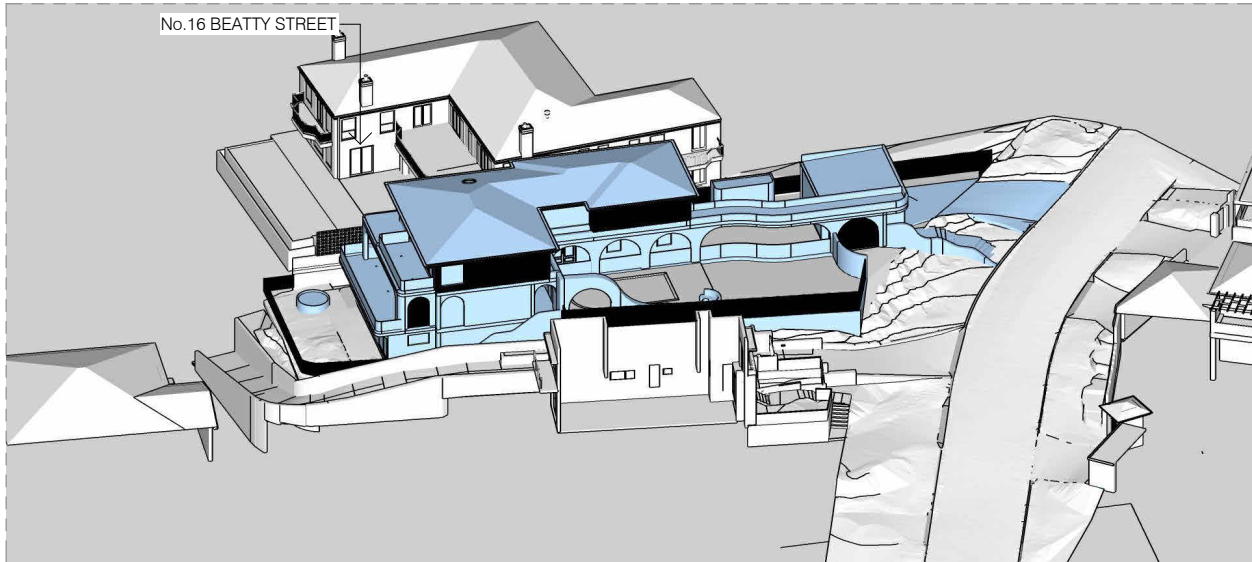
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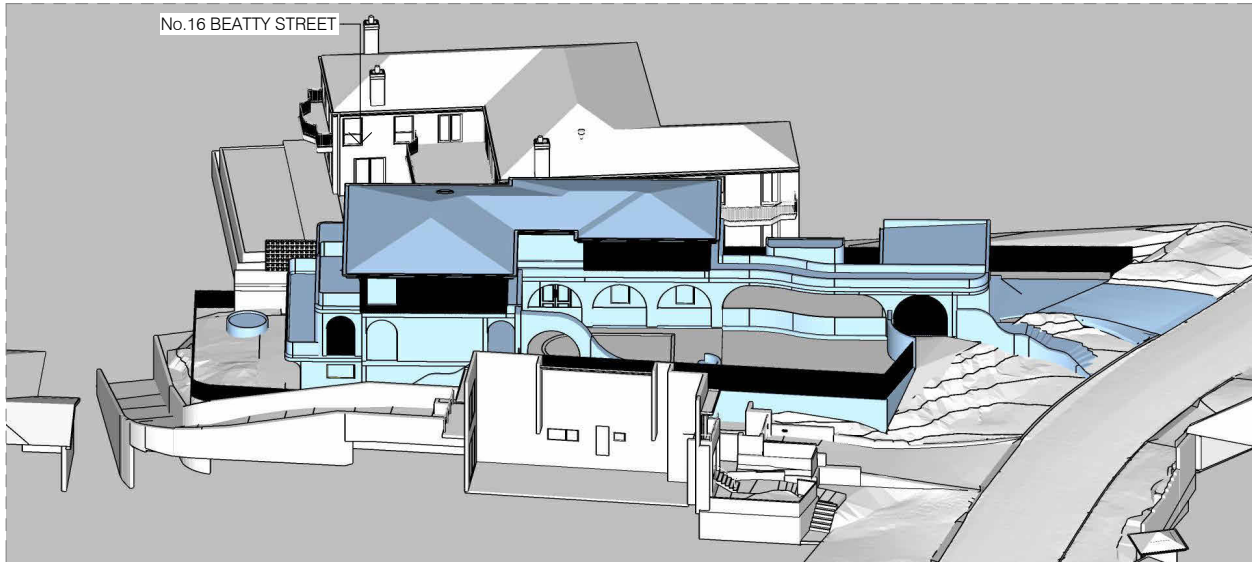
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21 JUNE @ 12:00pm

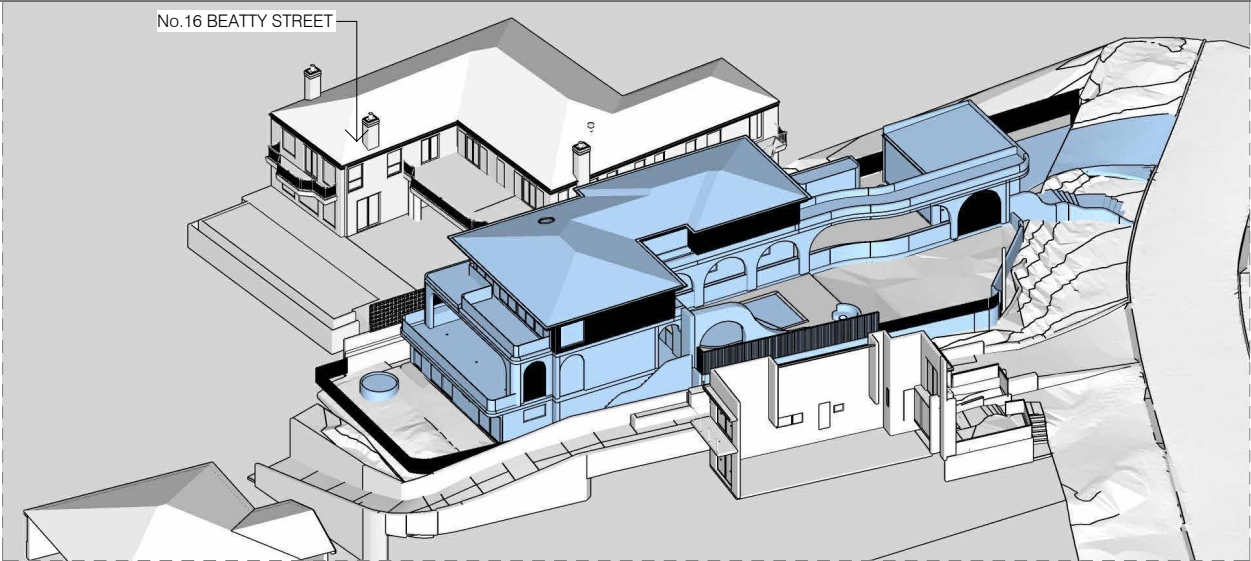


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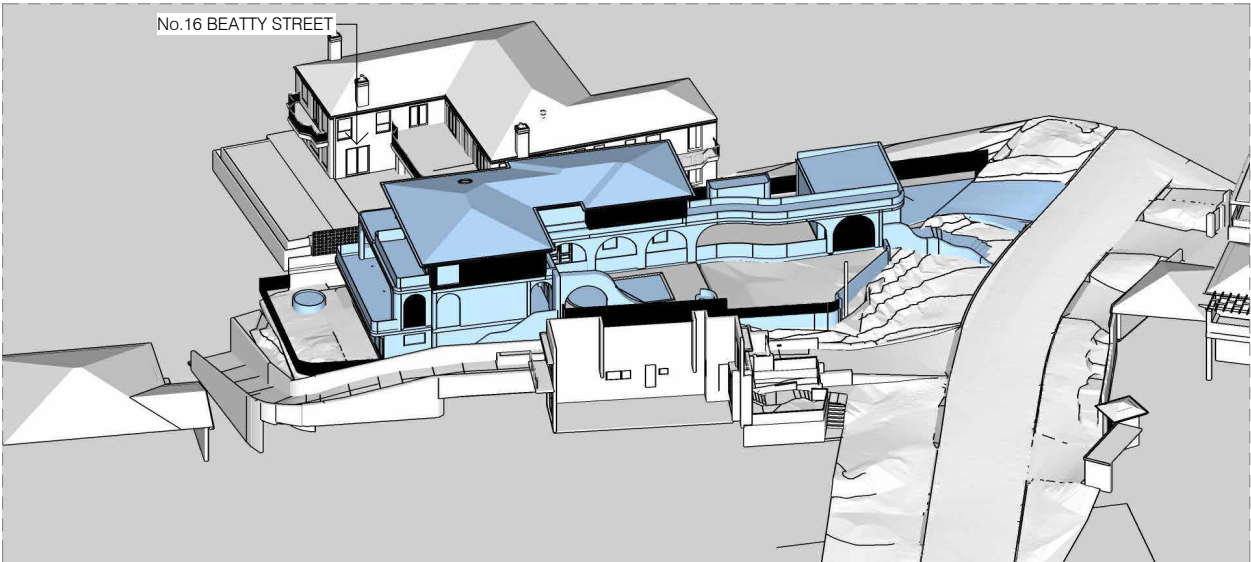


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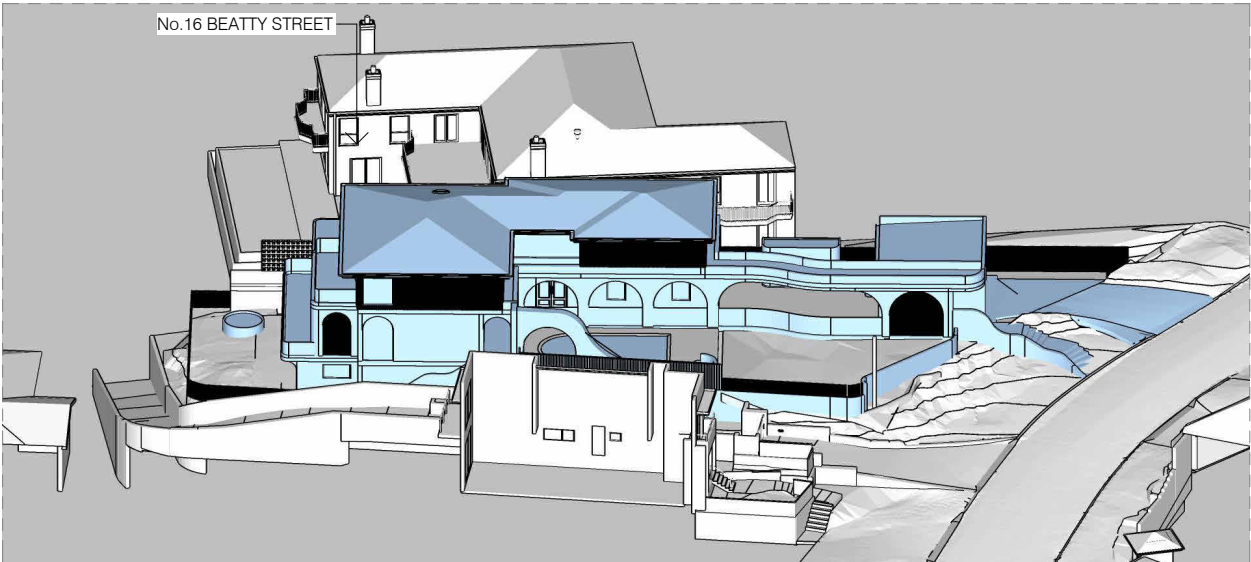
VIEW FROM SUN - PROPOSED



21 JUNE @ 12:00pm

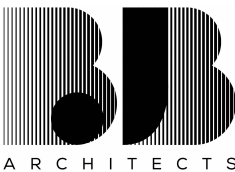


21 JUNE @ 1:00pm



21 JUNE @ 2:00pm

ARCHITECT



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ISSUE AMENDMENT

A REV A - S4.55

DATE

07/03/2025

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

MODIFICATION TO THE APPROVED  
CONSENT DA 2024/0635

MR. SAM ALLEN

SOLAR EYE VIEW- 21 JUNE- 12PM, 1PM, 2PM

SCALE: @ A3

DATE: 07/03/2025

ISSUE: A - REV A - S4.55

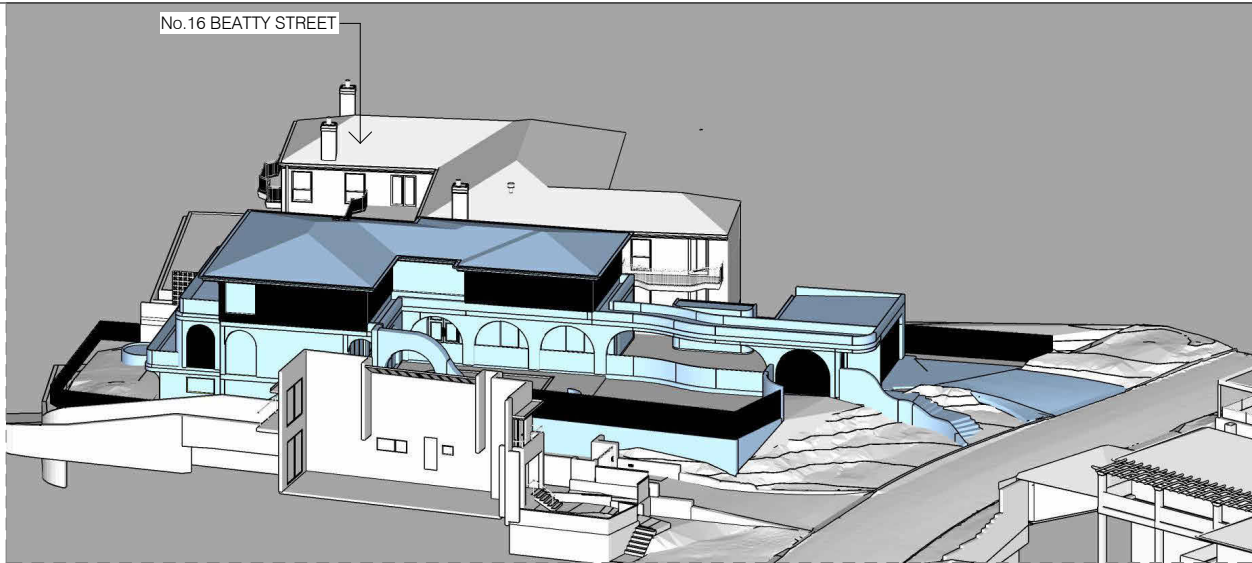
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A1505

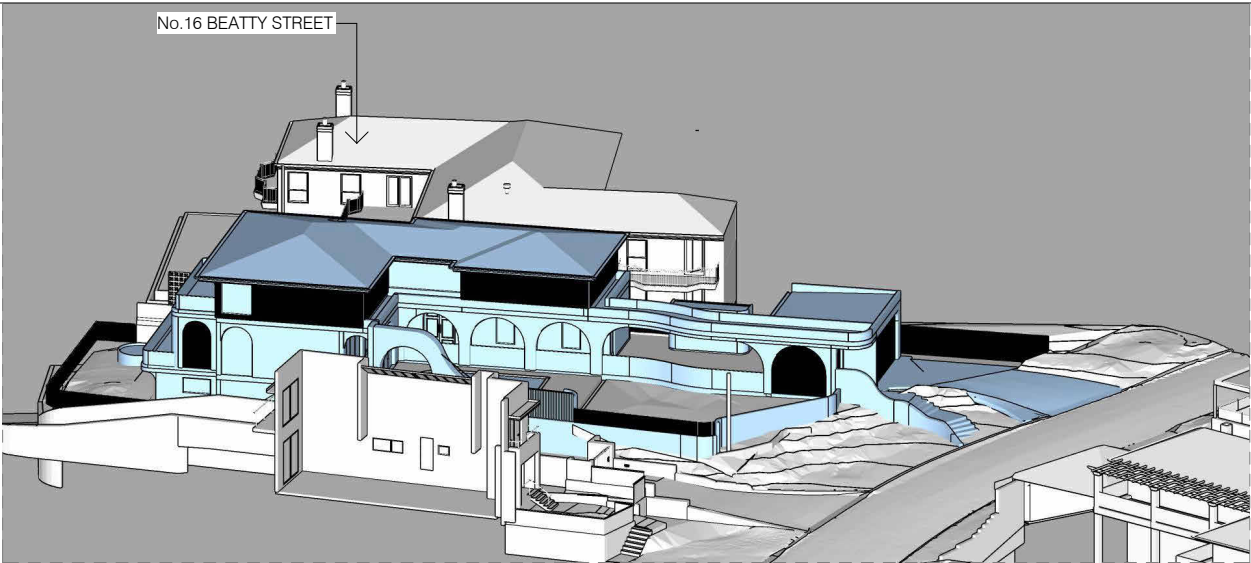


VIEW FROM SUN - APPROVED



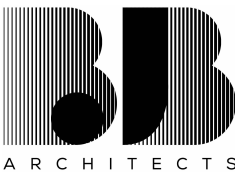
21 JUNE @ 3:00pm

VIEW FROM SUN - PROPOSED



21 JUNE @ 3:00pm

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MR. SAM ALLEN

SOLAR EYE VIEW- 21 JUNE- 3PM

SCALE: @ A3

DATE: 07/03/2025

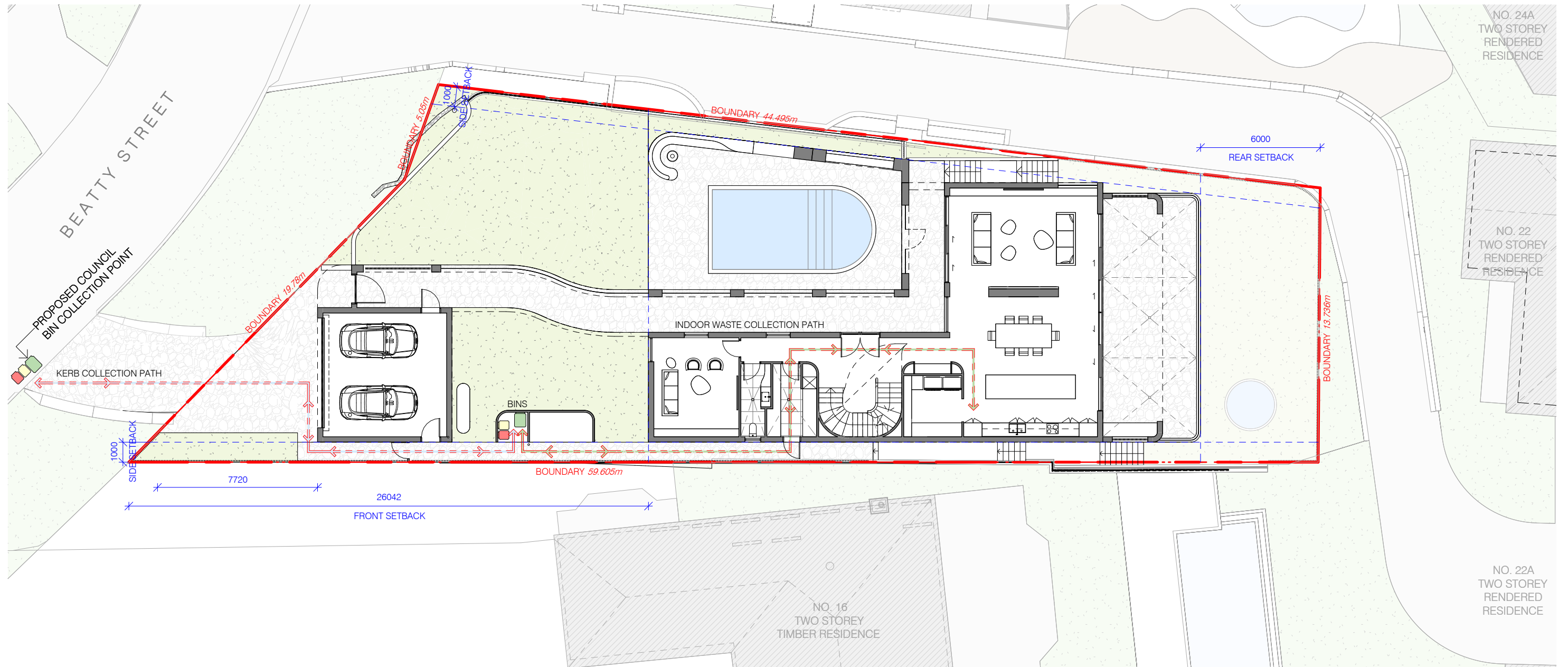
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A1506





1 WASTE MANAGEMENT PLAN - UPPER GROUND FLOOR  
A1201 1 : 200

NO CHANGE

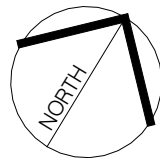
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NORTH



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WASTE MANAGEMENT PLAN

SCALE: 1 : 200@ A3 DATE: 07/03/2025

ISSUE: A - REV A - S4.55

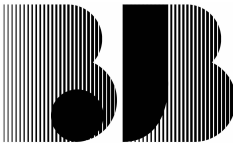
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A1601

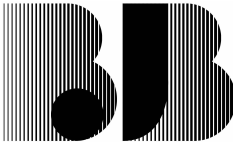




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	ISSUE	AMENDMENT	DATE							
	A	REV A - S4.55	07/03/2025							

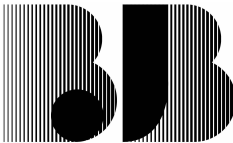




ARCHITECT		ISSUE		AMENDMENT	DATE	PROJECT		3D PERSPECTIVE	
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						MODIFICATION TO THE APPROVED CONSENT DA 2024/0635		ISSUE: A - REV A - S4.55	
						MR. SAM ALLEN		<div><div>THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY</div><div>2024-010</div><div>A2002</div></div>	





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3D PERSPECTIVE

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A2004





ARCHITECT		ISSUE		AMENDMENT	DATE	PROJECT		3D PERSPECTIVE	
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