

# 20 BEATTY ST. BALGOWLAH HEIGHTS, NSW 2093

## NEW RESIDENTIAL DWELLING

### DRAWING REGISTER

Drawing No.	Sheet No.	Revision	Date	Title
A1000 COVER SHEET AND NOTES				
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2024-010	A1504	E	24/10/2024	SOLAR EYE VIEW- 21 JUNE- 9AM, 10AM, 11AM
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2024-010	A1506	E	24/10/2024	SOLAR EYE VIEW- 21 JUNE- 3PM

### DRAWING REGISTER

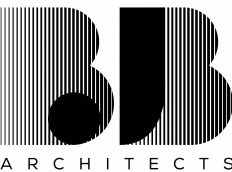
Drawing No.	Sheet No.	Revision	Date	Title
A1600 WASTE MANAGEMENT PLAN				
2024-010	A1601	E	24/10/2024	WASTE MANAGEMENT PLAN
A2000 3D VIEWS				
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2024-010	A2004	E	24/10/2024	3D PERSPECTIVE
2024-010	A2005	E	24/10/2024	3D PERSPECTIVE



#### LIST OF AMENDMENTS:

1. TWO ON STREET PARKING SPOTS SHOWN ON PLANS
2. EXISTING PATH AND STAIRS ALONG SOUTHERN BOUNDARY RETAINED
3. FIRST FLOOR SOUTH SIDE SETBACK INCREASED BY 1.5m TO TOTAL OF 2.5m
4. OFFICE WINDOW DELETED
5. BEDROOM 3 WINDOW SILL HEIGHT INCREASED FROM 1200mm TO 1700mm
6. FIREPLACES NOTED TO BE GAS
7. EXTENT OF EXCAVATION REDUCED BY 700mm
8. ROOF EAVE REDUCED BY 710mm
9. ROOF LOWERED BY 200mm
10. GARAGE SHIFTED BACK BY 300mm

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Nominated Architect:  
Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
A	DRAFT DEVELOPMENT APPLICATION	18/04/2024
B	DRAFT DEVELOPMENT APPLICATION	26/04/2024
C	DEVELOPMENT APPLICATION	03/05/2024
D	AMENDED DA PLANS	12/09/2024
E	AMENDED DA PLANS	24/10/2024

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

COVER SHEET

DATE: 24/10/2024

ISSUE: E - AMENDED DA PLANS

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2024-010

A1000

Schedule of BASIX commitments

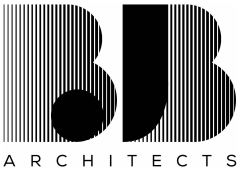
The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

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.			

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PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

BASIX COMMITMENTS

SCALE: @ A3 DATE: 24/10/2024

ISSUE: E - AMENDED DA PLANS

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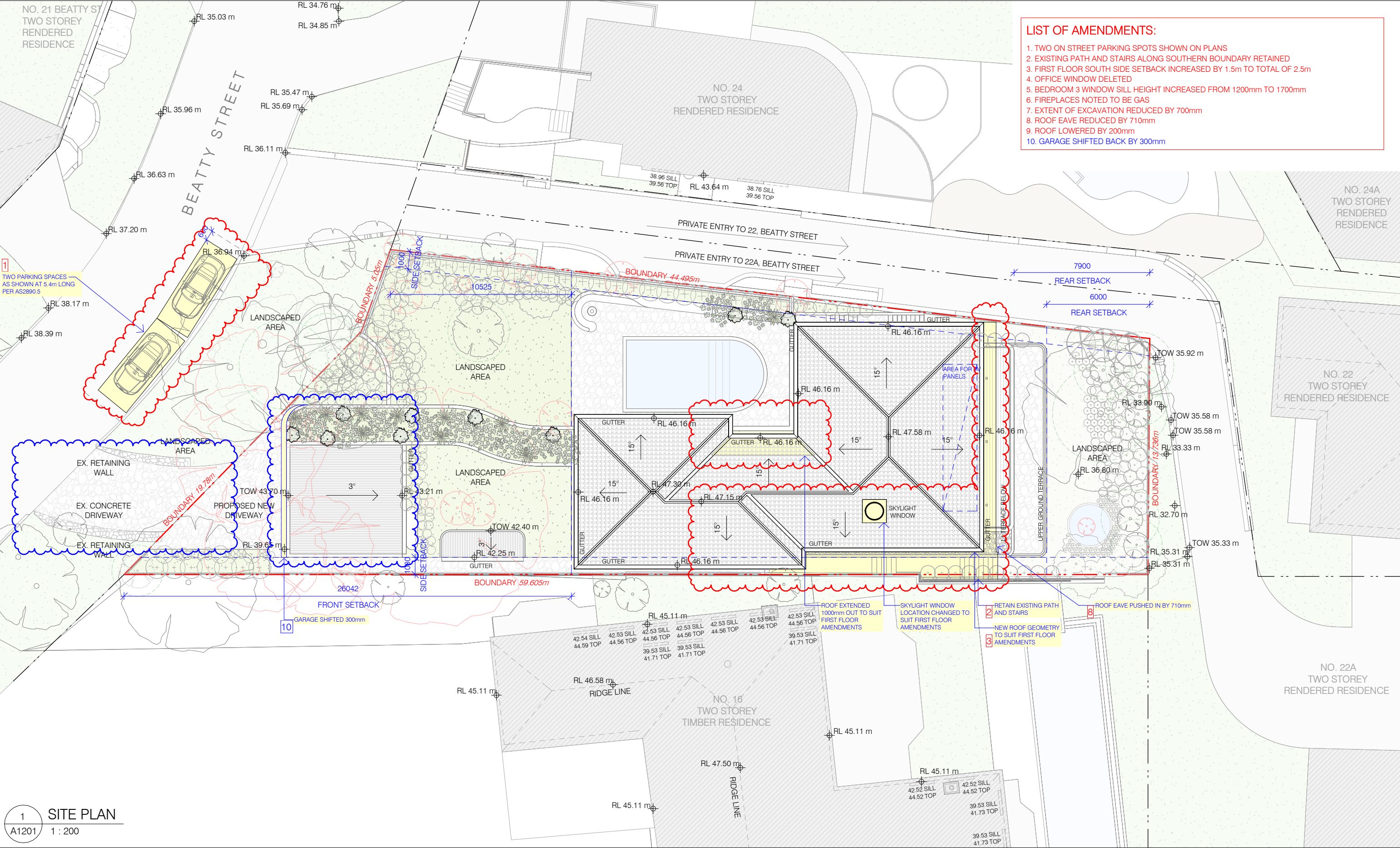
2024-010

A1001









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- 1. TWO ON STREET PARKING SPOTS SHOWN ON PLANS
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1 SITE PLAN  
A1201 1 : 200

ARCHITECT

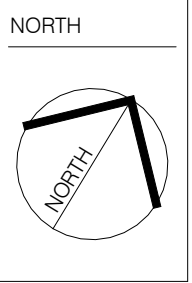
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NOTE:

- TREES SHOWN IN RED TO BE REMOVED  
AS PER ARBORIST REPORT
- SRZ
- REVISION "D" AMENDMENTS
- REVISION "E" AMENDMENTS



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PROJECT

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

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

SITE PLAN

SCALE: As indicated@ A3 DATE: 24/10/2024

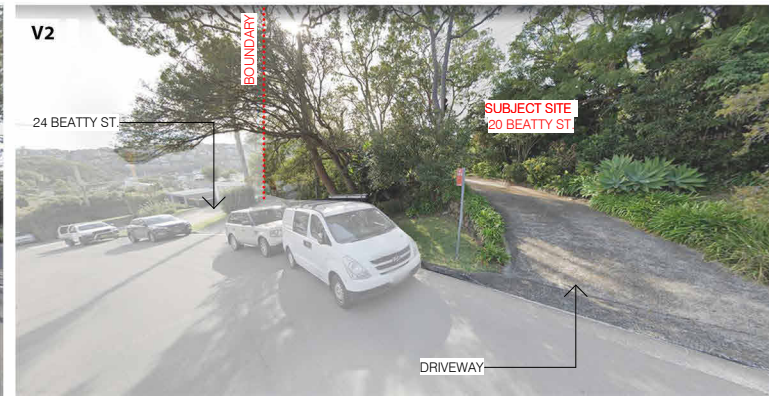
ISSUE: E - AMENDED DA PLANS

2024-010

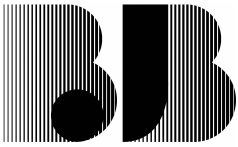
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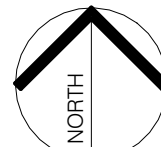


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Nominated Architect:  
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NORTH



ISSUE	AMENDMENT	DATE
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20 BEATTY ST. BALGOWLAH HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

CONTEXT PLAN & STREET CHARACTER

SCALE: @ A3DATE: 24/10/2024

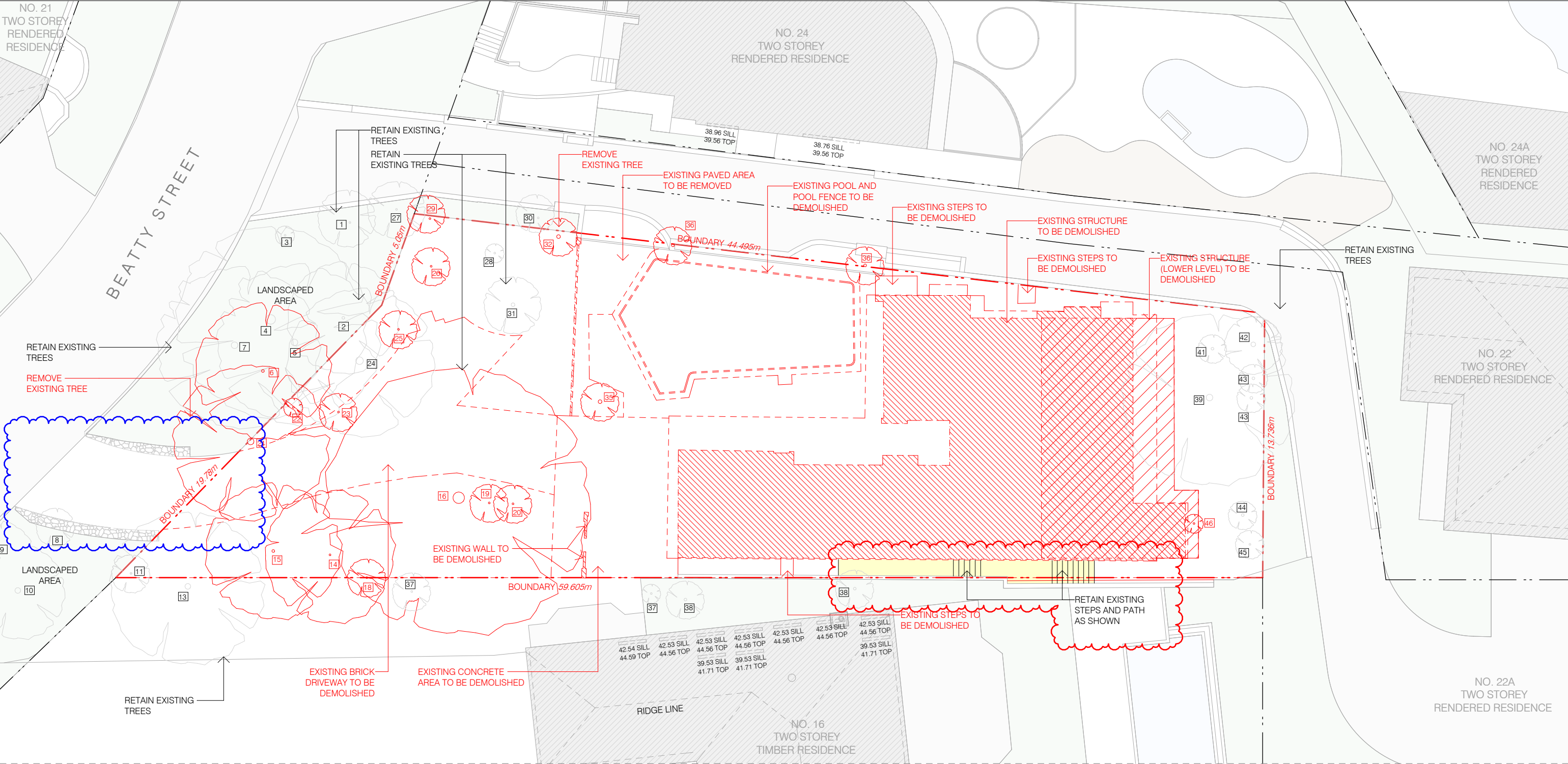
ISSUE: E - AMENDED DA PLANS

2024-010

A1013

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DEMOLITION REQUIREMENTS:

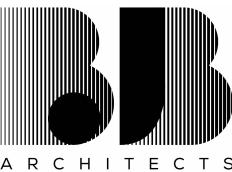
ALL DEMOLITION WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

- 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.

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NOTE:

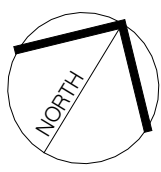
- TREES SHOWN IN RED TO BE REMOVED  
AS PER ARBORIST REPORT

--- SRZ

REVISION "D" AMENDMENTS

REVISION "E" AMENDMENTS

NORTH



ISSUE AMENDMENT

DATE

A	DRAFT DEVELOPMENT APPLICATION	18/04/2024
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20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

DEMOLITION PLAN

SCALE: As indicated@ A3 DATE: 24/10/2024

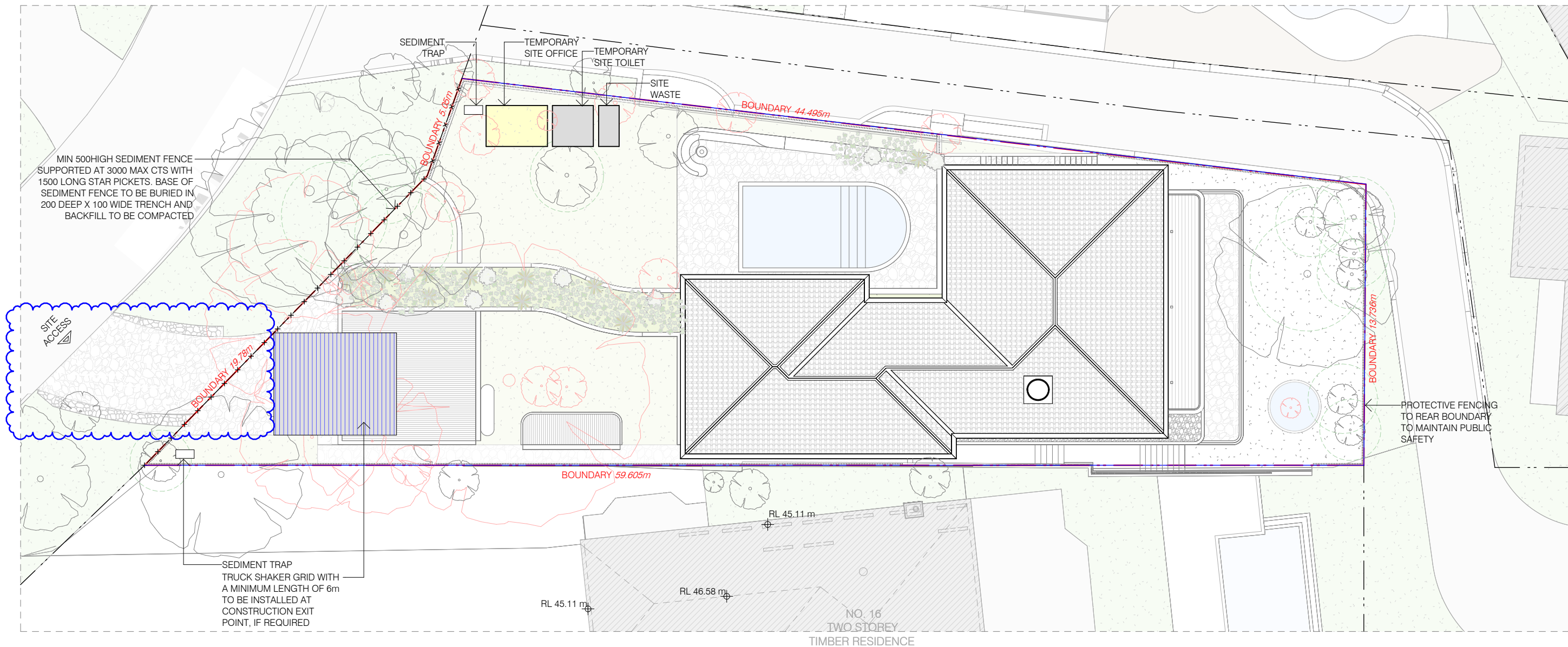
ISSUE: E - AMENDED DA PLANS

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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.

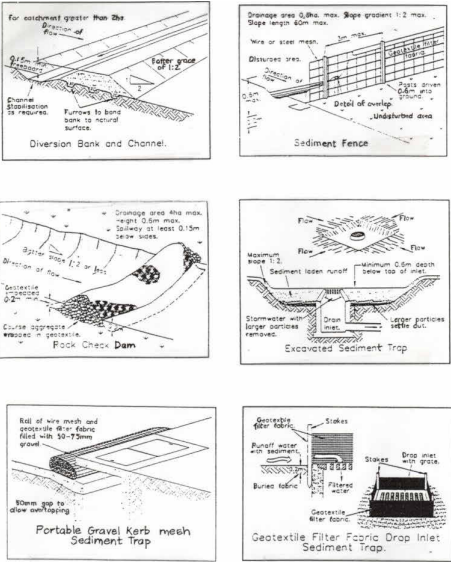
**WASTE MANAGEMENT NOTES:**

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

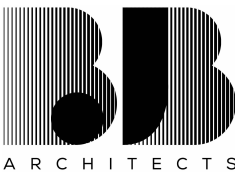
**EROSION CONTROL NOTES:**

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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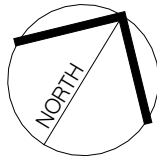
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Nominated Architect:  
Barry Babikian NSW Reg No. 8806

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--- SRZ

NORTH



ISSUE AMENDMENT

DATE

A	DRAFT DEVELOPMENT APPLICATION	18/04/2024
B	DRAFT DEVELOPMENT APPLICATION	26/04/2024
C	DEVELOPMENT APPLICATION	03/05/2024
D	AMENDED DA PLANS	12/09/2024
E	AMENDED DA PLANS	24/10/2024

PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1 : 200@ A3 DATE: 24/10/2024

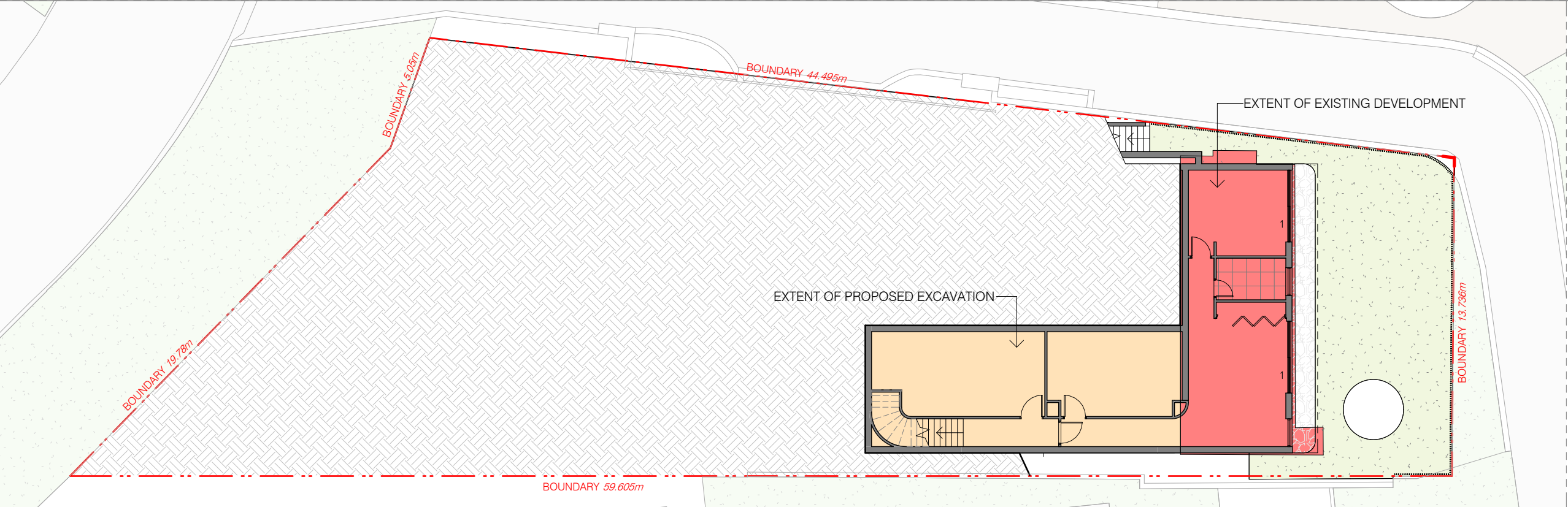
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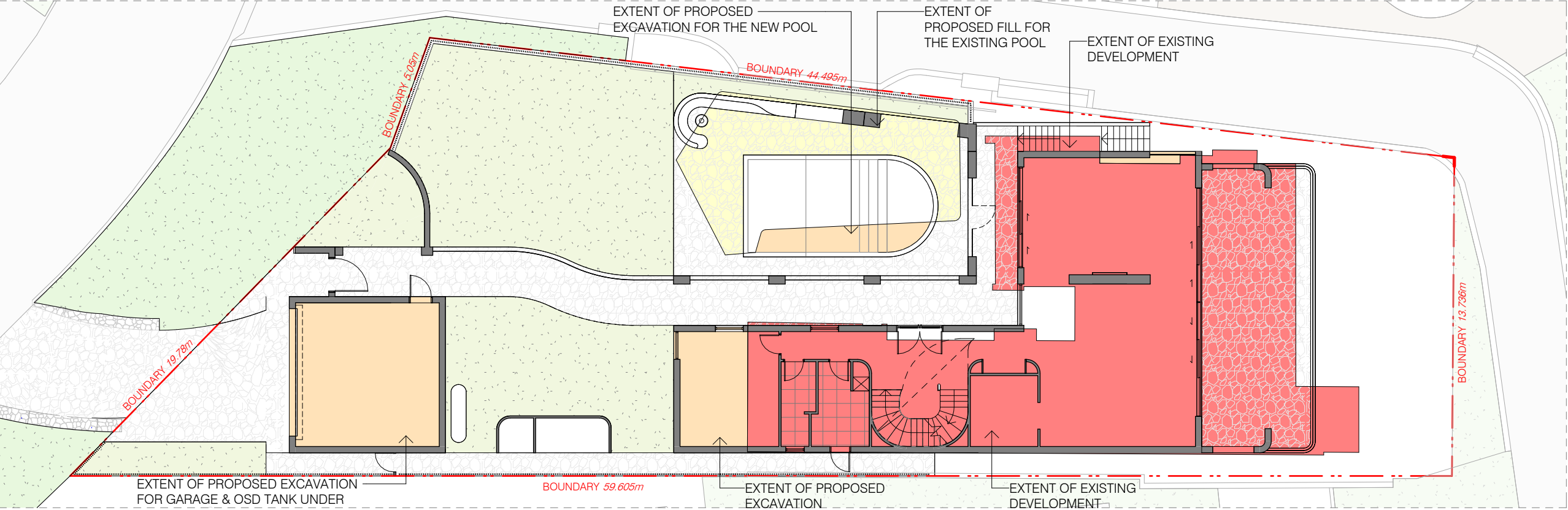
2024-010

A1022





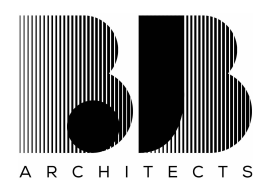
1 LOWER GROUND - EXCAVATION PLAN  
A1201 1 : 200



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.

ARCHITECT



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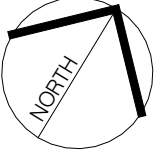
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BJB Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

**LEGEND:**

- EXTENT OF EXISTING DEVELOPEMNT
- EXTENT OF PROPOSED FILL
- EXTENT OF PROPOSED EXCAVATION

NORTH



ISSUE	AMENDMENT	DATE
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PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

EXCAVATION PLAN

SCALE: 1 : 200@ A3      DATE: 24/10/2024

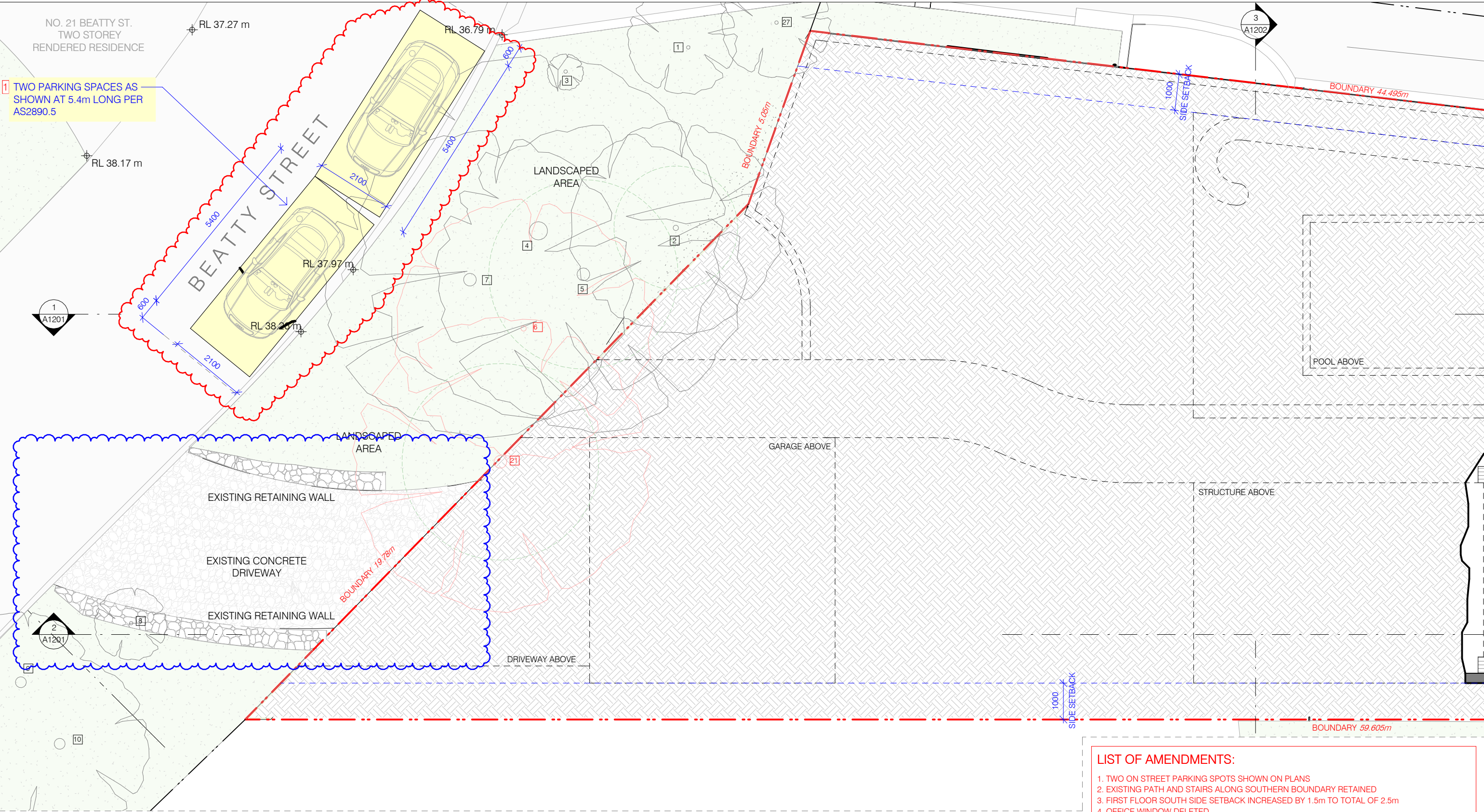
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A1023





1 LOWER GROUND - FRONT  
A1201 1 : 100

LIST OF AMENDMENTS:

1. TWO ON STREET PARKING SPOTS SHOWN ON PLANS
2. EXISTING PATH AND STAIRS ALONG SOUTHERN BOUNDARY RETAINED
3. FIRST FLOOR SOUTH SIDE SETBACK INCREASED BY 1.5m TO TOTAL OF 2.5m
4. OFFICE WINDOW DELETED
5. BEDROOM 3 WINDOW SILL HEIGHT INCREASED FROM 1200mm TO 1700mm
6. FIREPLACES NOTED TO BE GAS
7. EXTENT OF EXCAVATION REDUCED BY 700mm
8. ROOF EAVE REDUCED BY 710mm
9. ROOF LOWERED BY 200mm
10. GARAGE SHIFTED BACK BY 300mm

ARCHITECT

**BB**  
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REVISION "D" AMENDMENTS

REVISION "E" AMENDMENTS

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PROJECT

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

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

LOWER GROUND FLOOR PLAN - FRONT

SCALE: 1 : 100@ A3 DATE: 24/10/2024

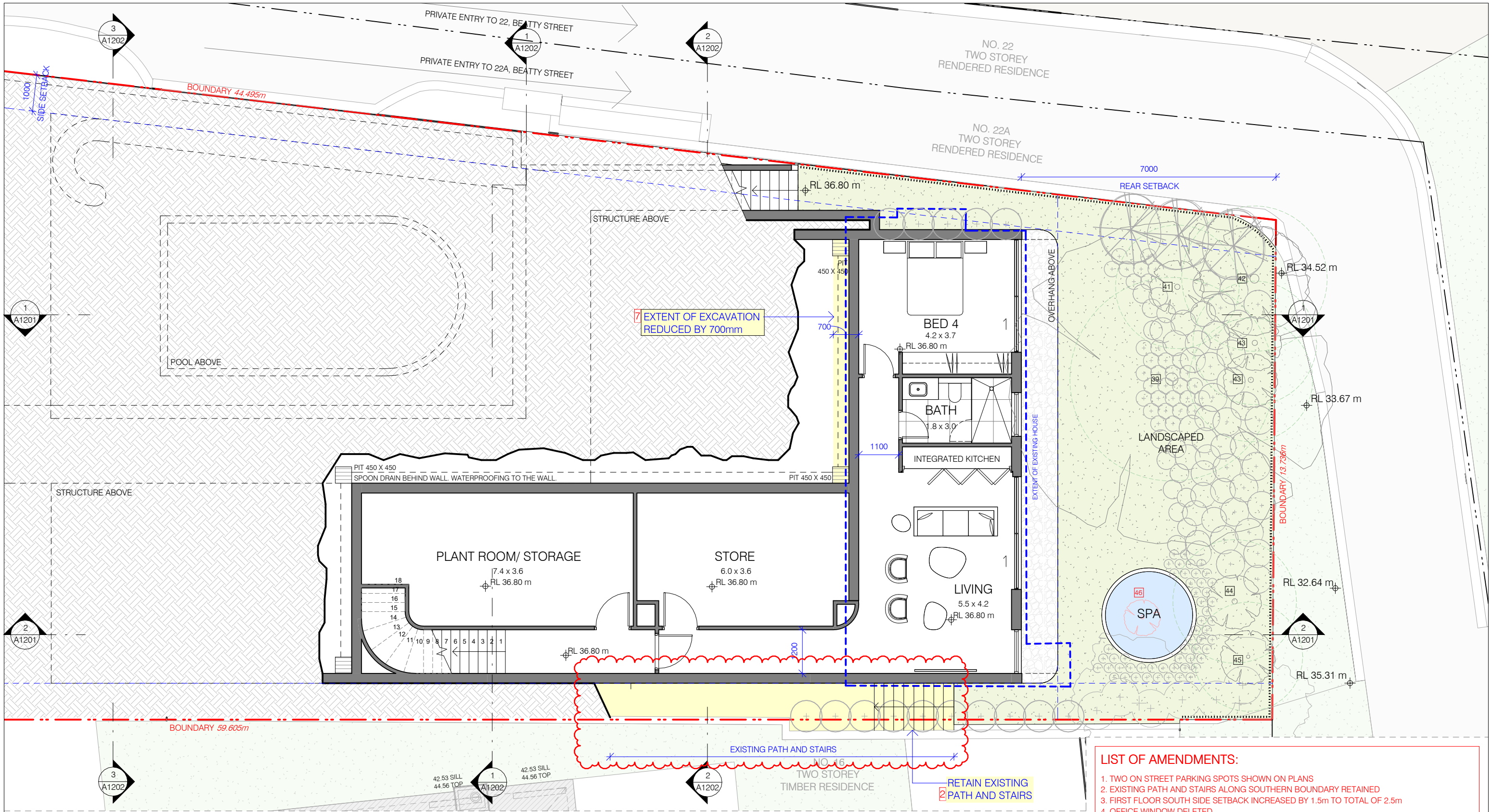
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#### ARCHITECT



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REVISION "D" AMENDMENTS

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#### PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

#### LOWER GROUND FLOOR PLAN - REAR

SCALE: 1 : 100@ A3 DATE: 24/10/2024

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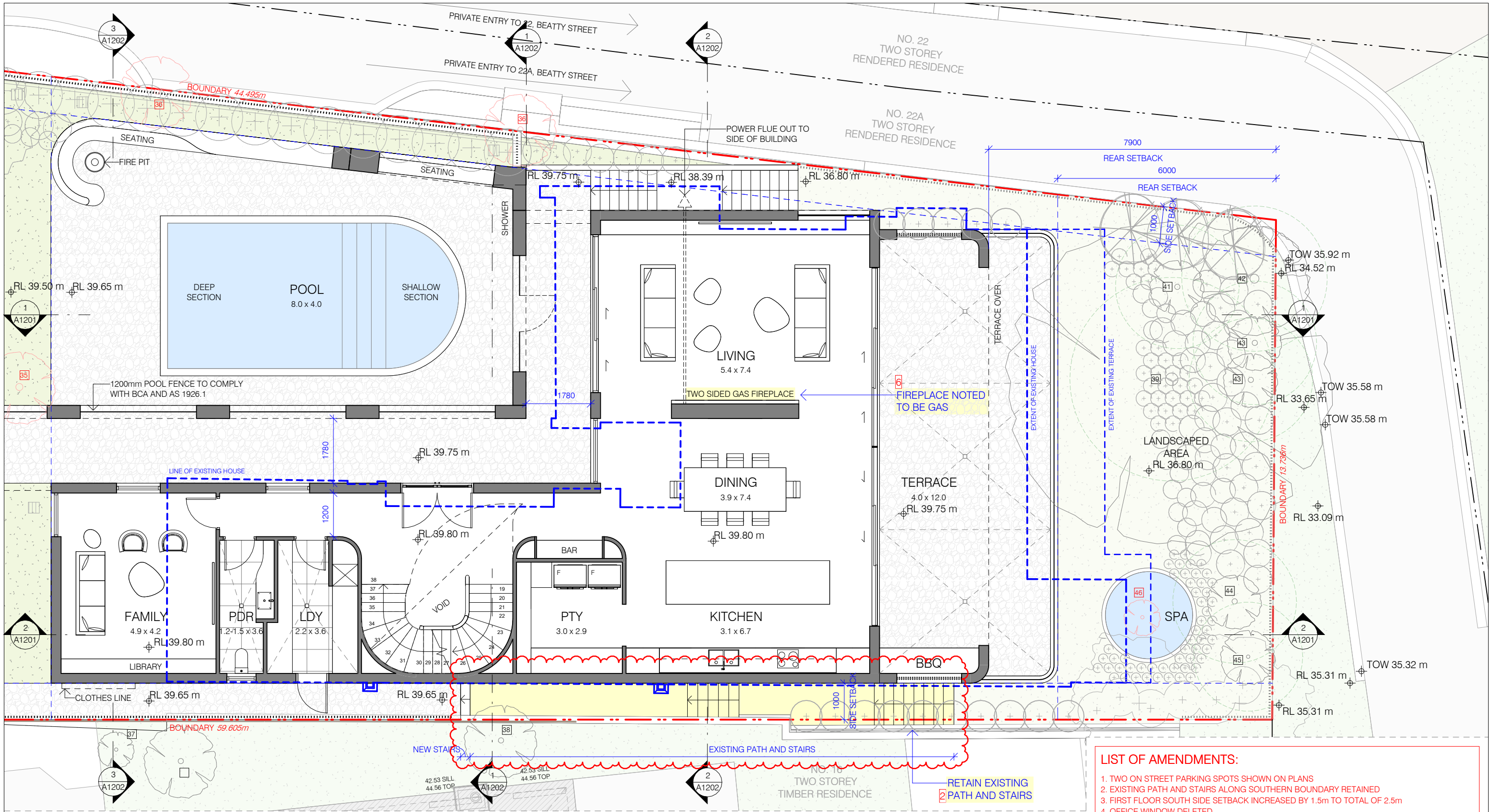
2024-010

A1101b









1 UPPER GROUND - REAR  
A1201 1 : 100

LIST OF AMENDMENTS:

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ARCHITECT

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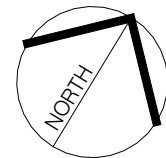
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REVISION "D" AMENDMENTS

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NORTH



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HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

UPPER GROUND FLOOR PLAN - REAR

SCALE: 1 : 100@ A3 DATE: 24/10/2024

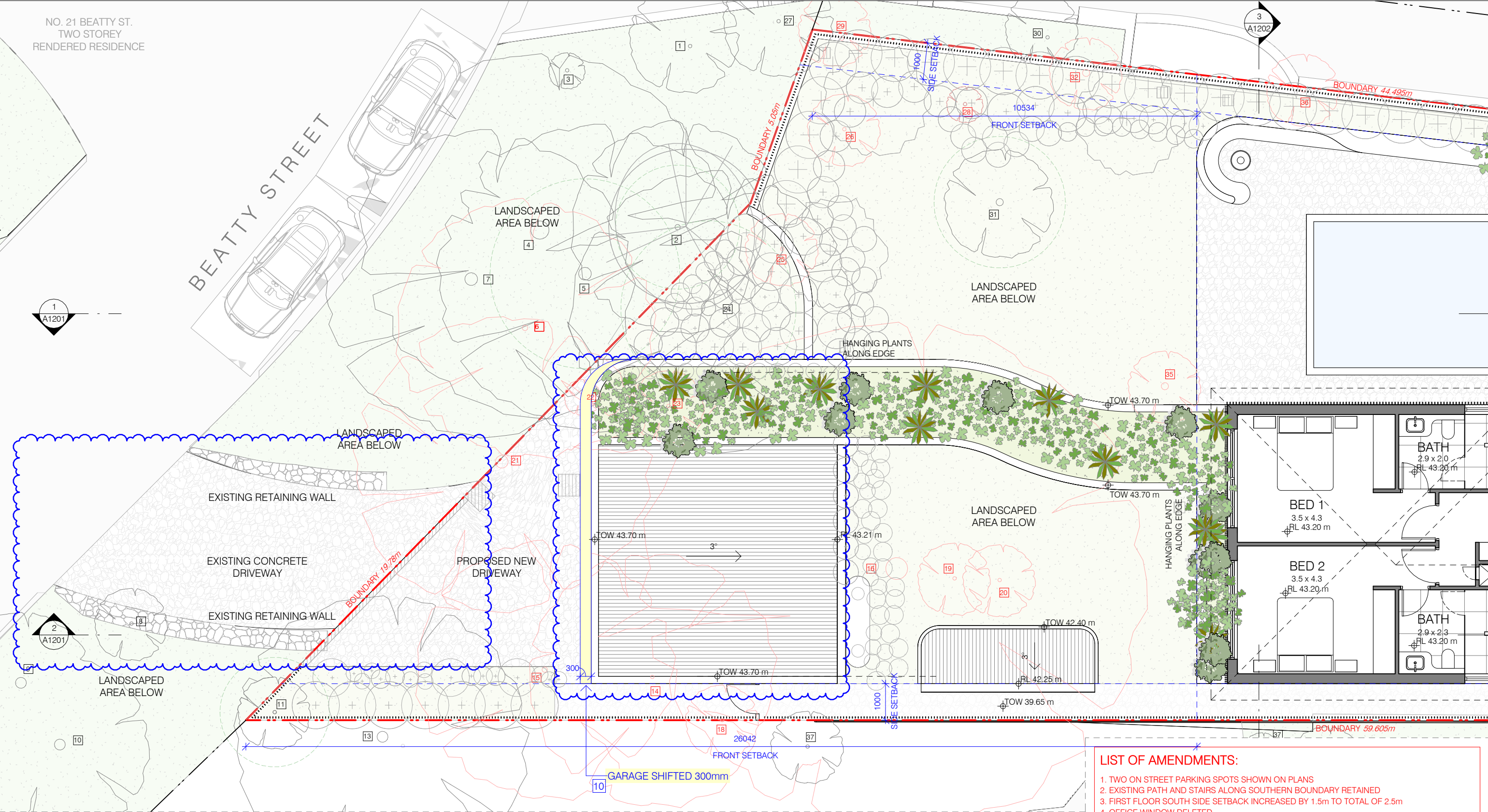
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A1102b





1 FIRST FLOOR - FRONT  
A1201 1 : 100

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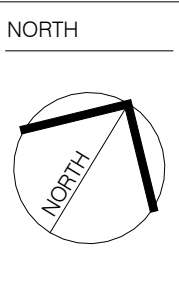
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REVISION "D" AMENDMENTS

REVISION "E" AMENDMENTS



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PROJECT

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

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

FIRST FLOOR PLAN - FRONT

SCALE: 1 : 100@ A3 DATE: 24/10/2024

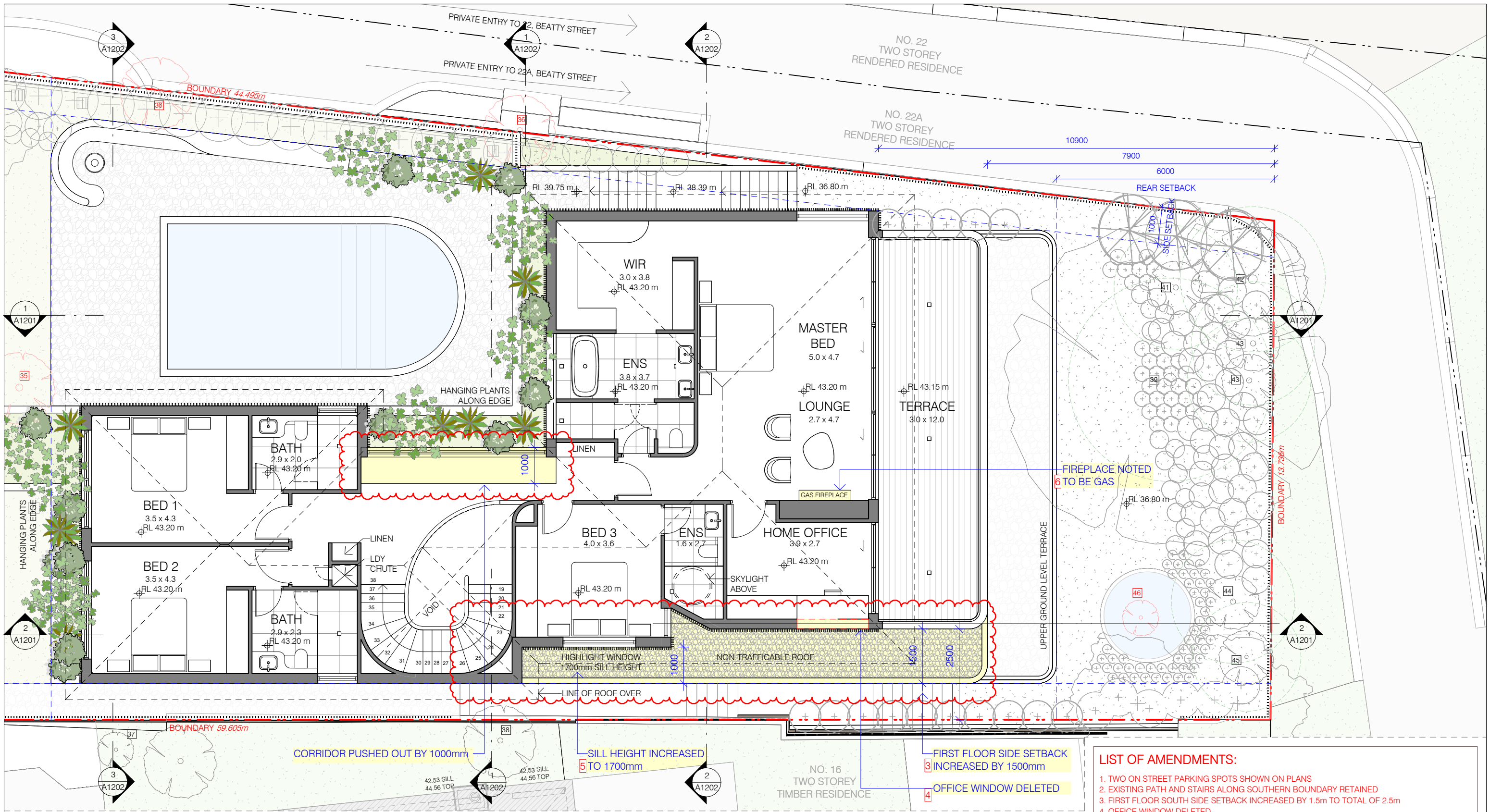
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1 FIRST FLOOR - REAR  
A1201 1 : 100

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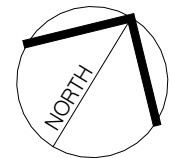
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REVISION "D" AMENDMENTS

REVISION "E" AMENDMENTS

NORTH



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PROJECT

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HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

FIRST FLOOR PLAN - REAR

SCALE: 1 : 100@ A3 DATE: 24/10/2024

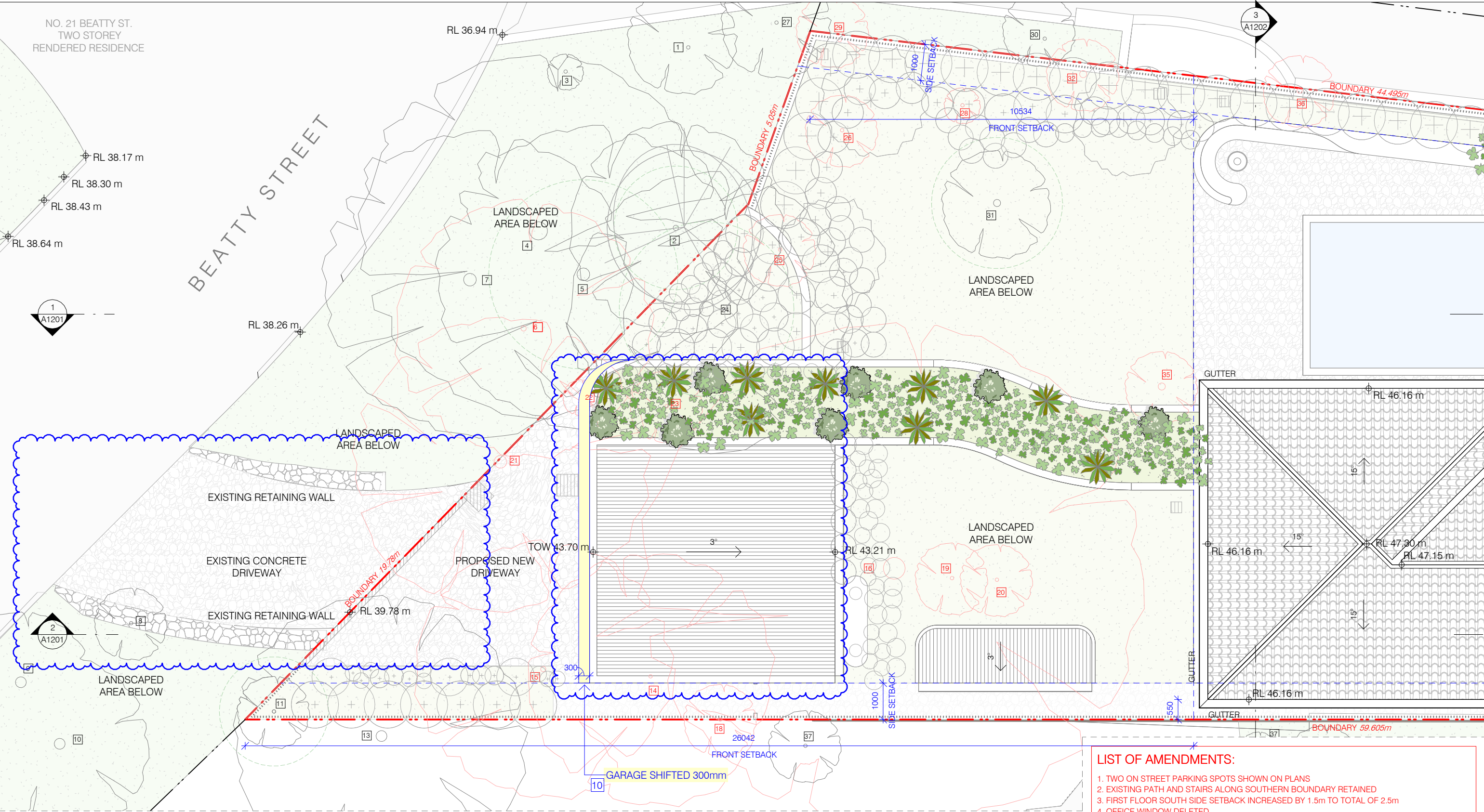
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A1103b





1 ROOF PLAN - FRONT  
A1201 1 : 100

- LIST OF AMENDMENTS:**
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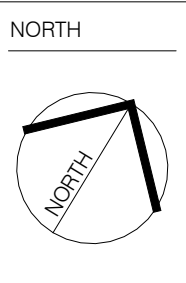
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REVISION "D" AMENDMENTS

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PROJECT

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

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

ROOF PLAN - FRONT

SCALE: 1 : 100@ A3 DATE: 24/10/2024

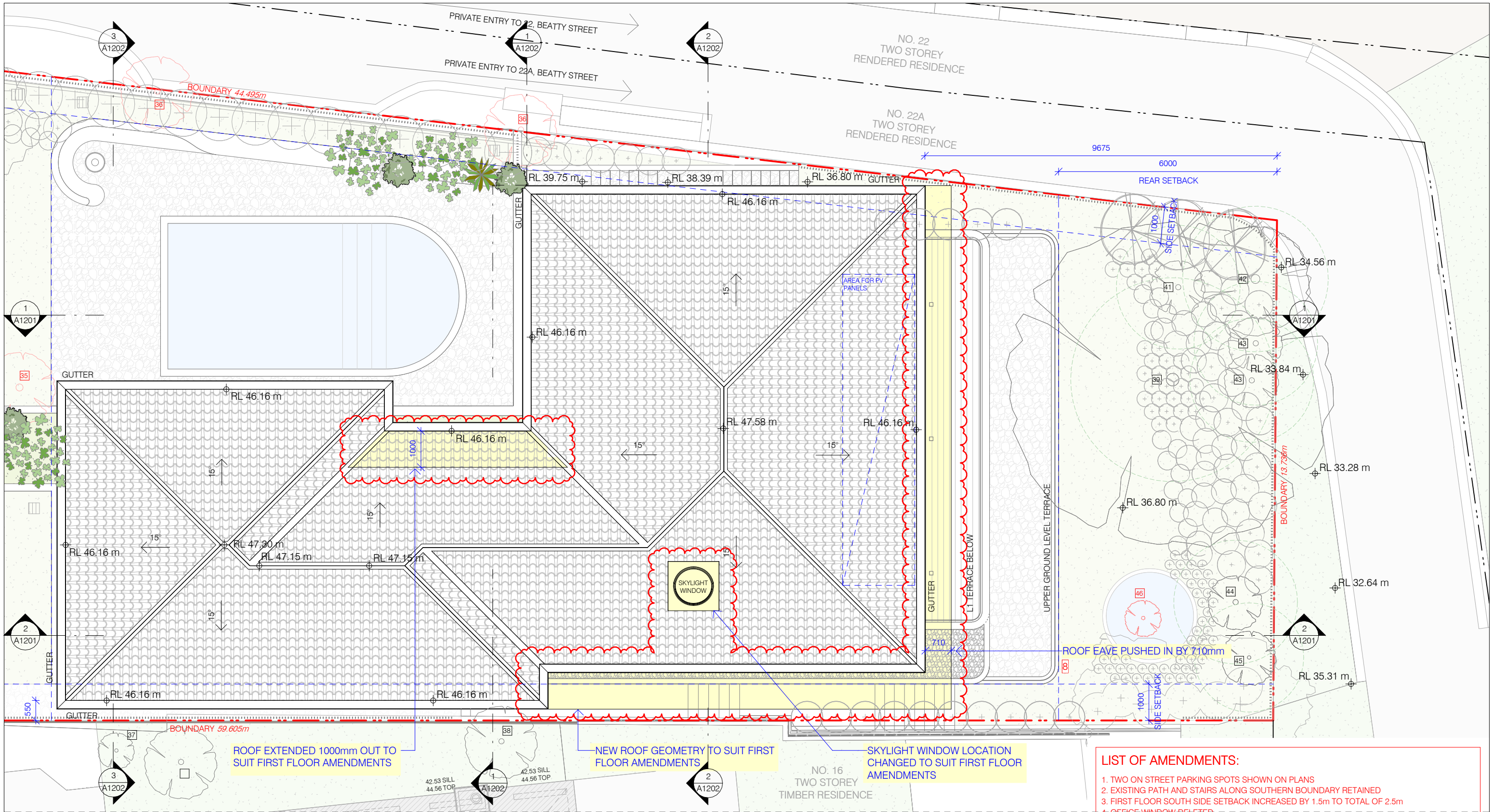
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#### 1 ROOF PLAN - REAR

A1201 1 : 100

ARCHITECT



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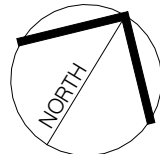
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REVISION "D" AMENDMENTS

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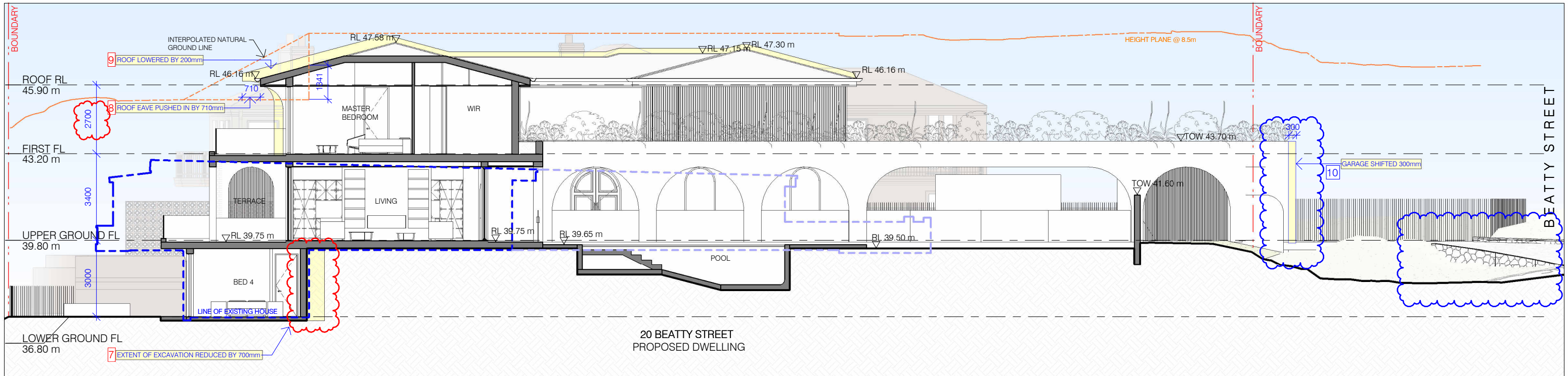
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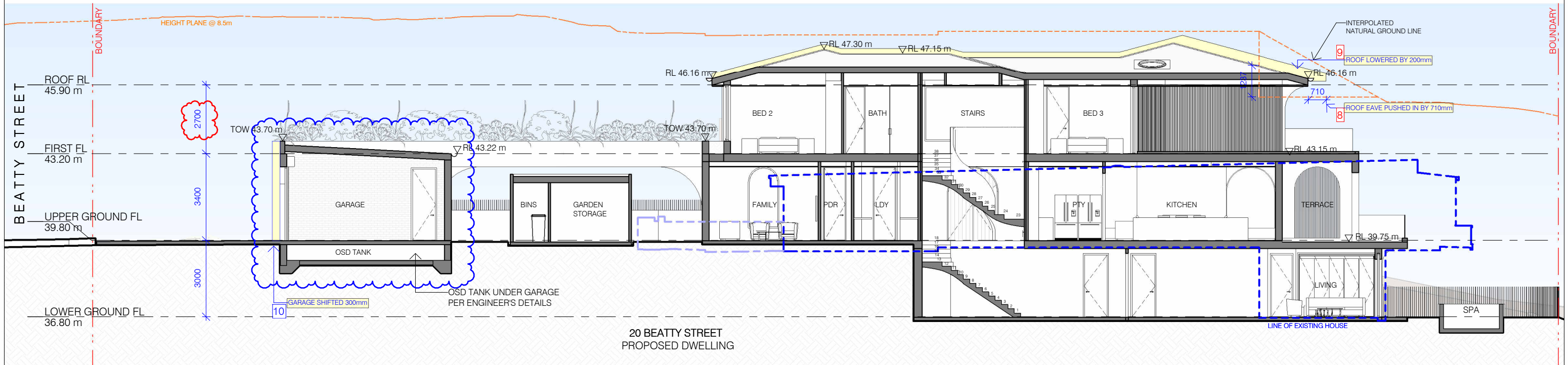
2024-010

A1104b





1 LONG SECTION 01  
A1101a 1 : 150



2 LONG SECTION 02  
A1101a 1 : 150

- LIST OF AMENDMENTS:**
- 1. TWO ON STREET PARKING SPOTS SHOWN ON PLANS
  - 2. EXISTING PATH AND STAIRS ALONG SOUTHERN BOUNDARY RETAINED
  - 3. FIRST FLOOR SOUTH SIDE SETBACK INCREASED BY 1.5m TO TOTAL OF 2.5m
  - 4. OFFICE WINDOW DELETED
  - 5. BEDROOM 3 WINDOW SILL HEIGHT INCREASED FROM 1200mm TO 1700mm
  - 6. FIREPLACES NOTED TO BE GAS
  - 7. EXTENT OF EXCAVATION REDUCED BY 700mm
  - 8. ROOF EAVE REDUCED BY 710mm
  - 9. ROOF LOWERED BY 200mm
  - 10. GARAGE SHIFTED BACK BY 300mm

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:**

- EXISTING WALLS
- NEW STRUCTURE
- PROPOSED AREA OF WORKS
- EXTENT OF EXISTING STRUCTURES
- EXISTING STRUCTURES IN ELEVATION
- SMOKE ALARM AS PER AS3786
- DOWNPIPES

ISSUE	AMENDMENT	DATE
A	DRAFT DEVELOPMENT APPLICATION	18/04/2024
B	DRAFT DEVELOPMENT APPLICATION	26/04/2024
C	DEVELOPMENT APPLICATION	03/05/2024
D	AMENDED DA PLANS	12/09/2024
E	AMENDED DA PLANS	24/10/2024

PROJECT

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

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

SECTIONS

SCALE: As indicated@ A3 DATE: 24/10/2024

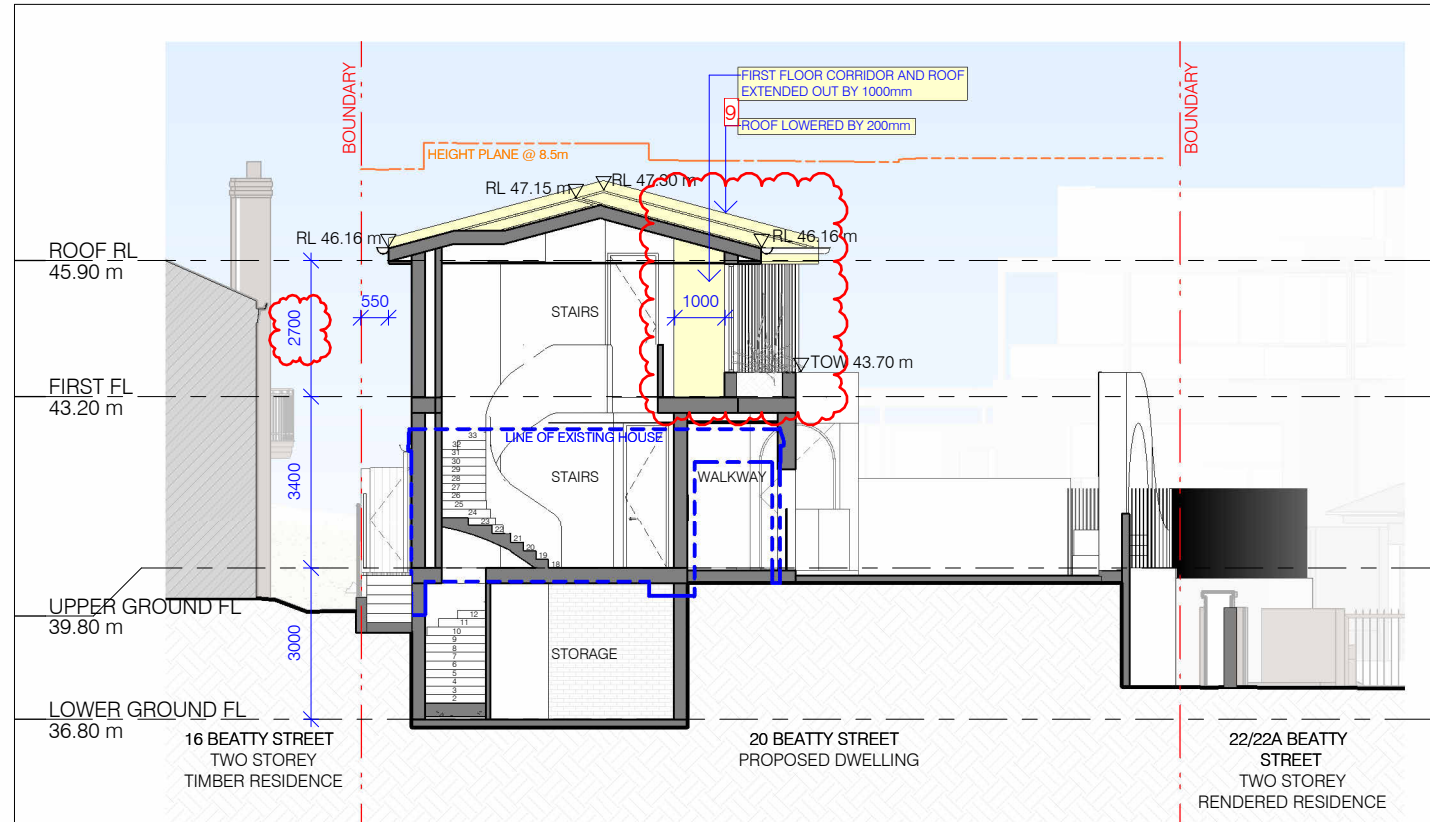
ISSUE: E - AMENDED DA PLANS

2024-010

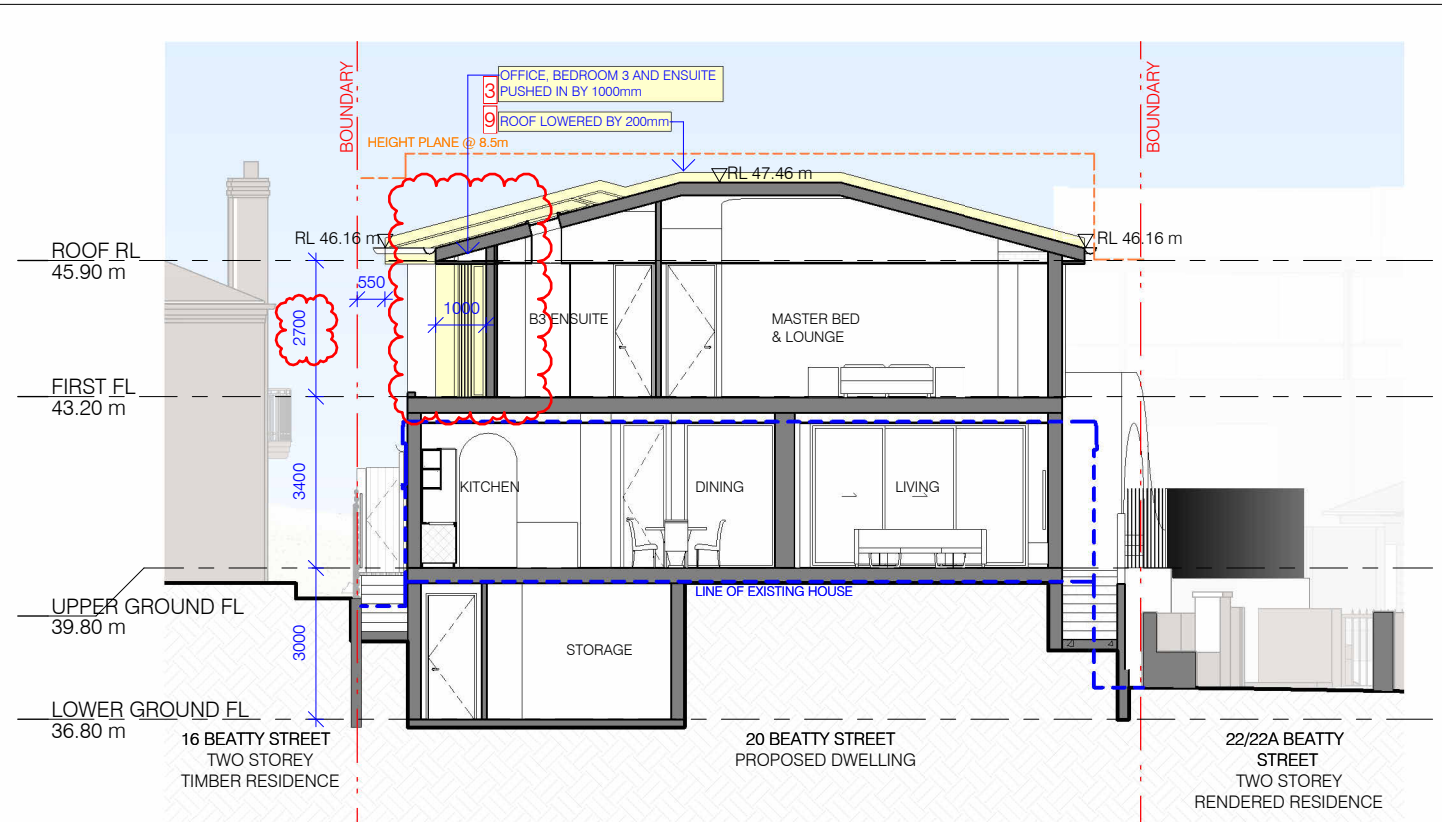
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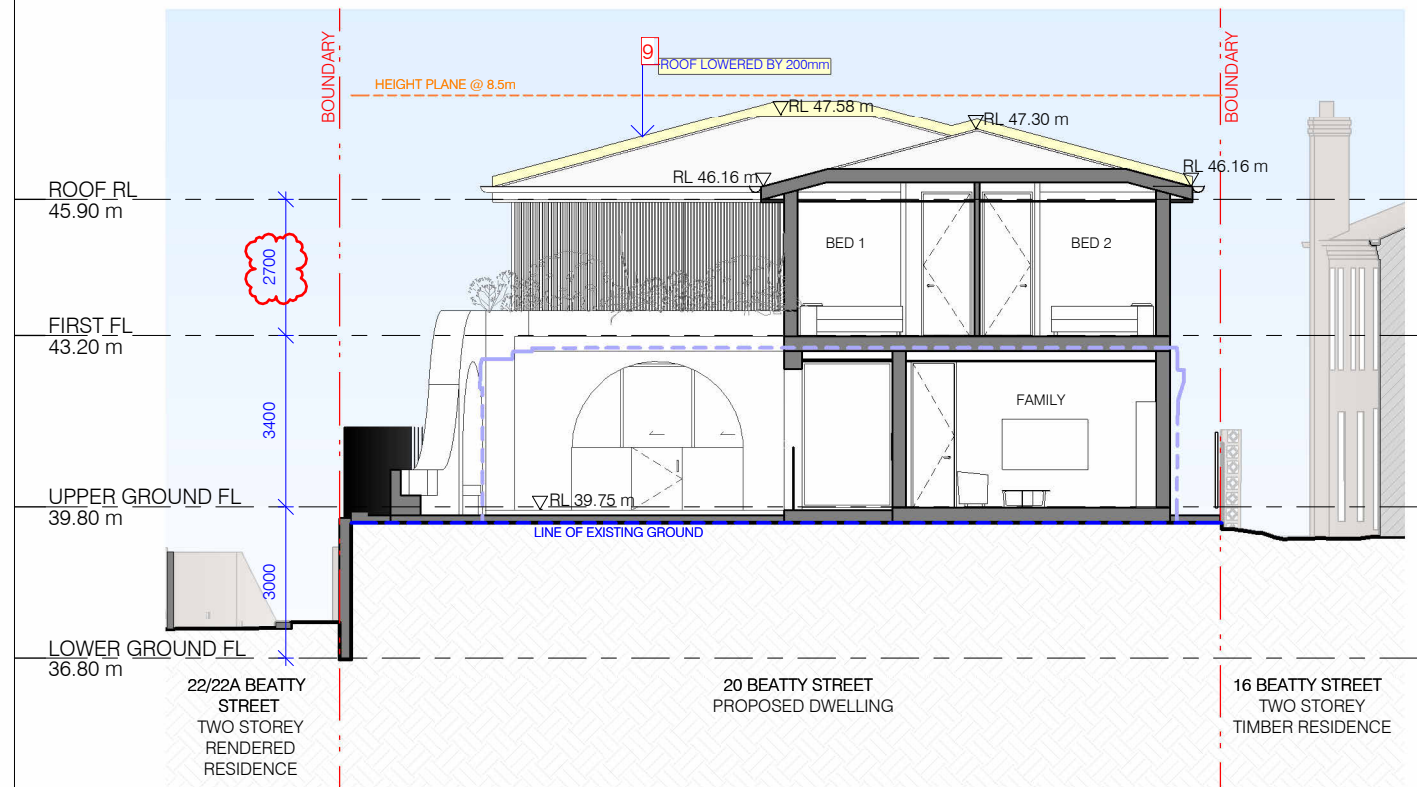




1 SHORT SECTION 01  
A1101b 1:150



2 SHORT SECTION 02  
A1101b 1:150



3 SHORT SECTION 03  
A1101a 1:150

#### LIST OF AMENDMENTS:

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

#### LEGEND:

- EXISTING WALLS
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- EXTENT OF EXISTING STRUCTURES
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- SMOKE ALARM AS PER AS3786
- DOWNPIPIPES

#### NOTE:

- TREES SHOWN IN RED TO BE REMOVED AS PER ARBORIST REPORT
- SRZ
- REVISION "D" AMENDMENTS
- REVISION "E" AMENDMENTS

#### ISSUE AMENDMENT

ISSUE	AMENDMENT	DATE
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#### PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093  
  
NEW RESIDENTIAL DWELLING  
  
MR. SAM ALLEN

#### SECTIONS

SCALE: As indicated@ A3 DATE: 24/10/2024

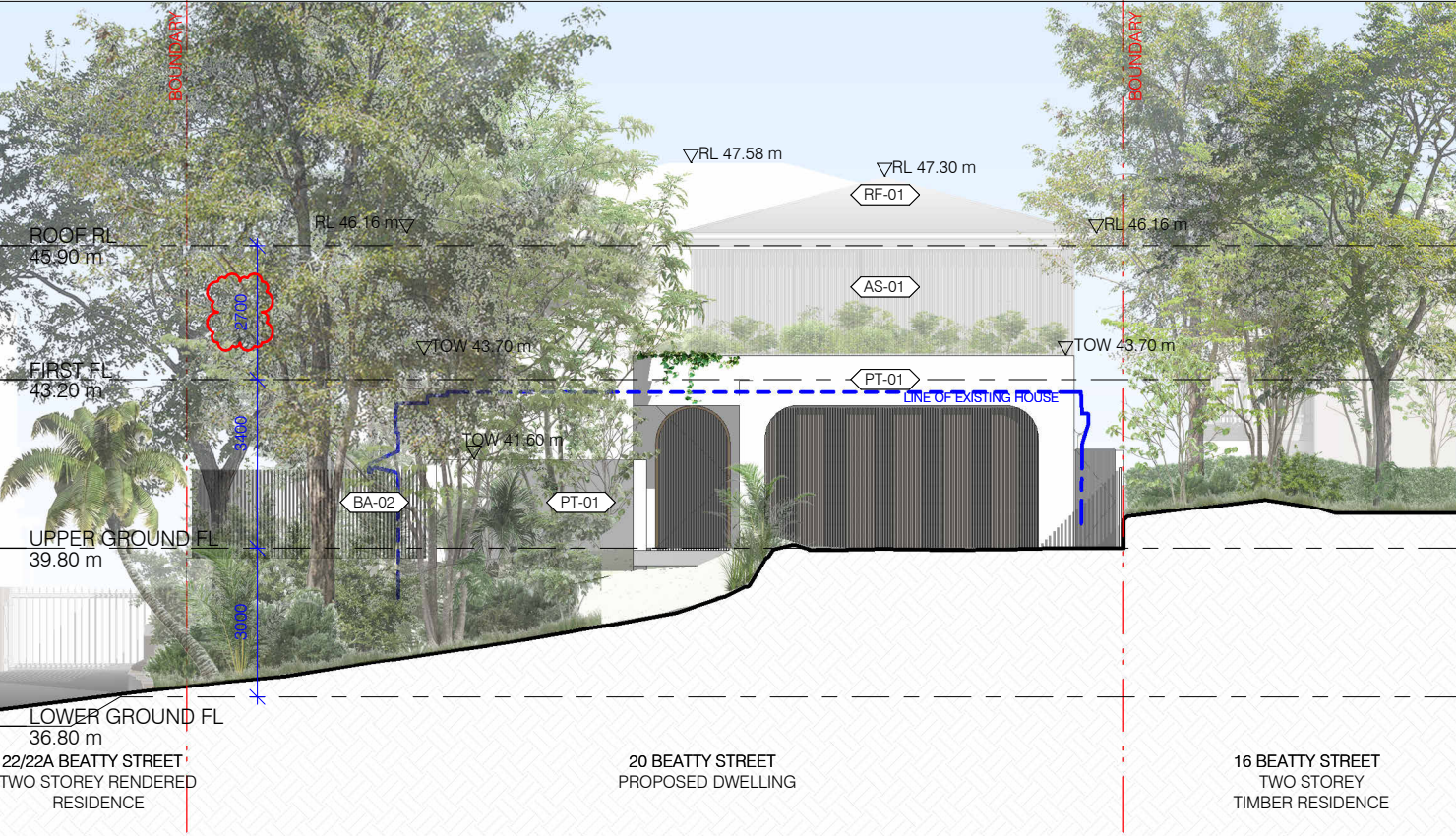
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A1202

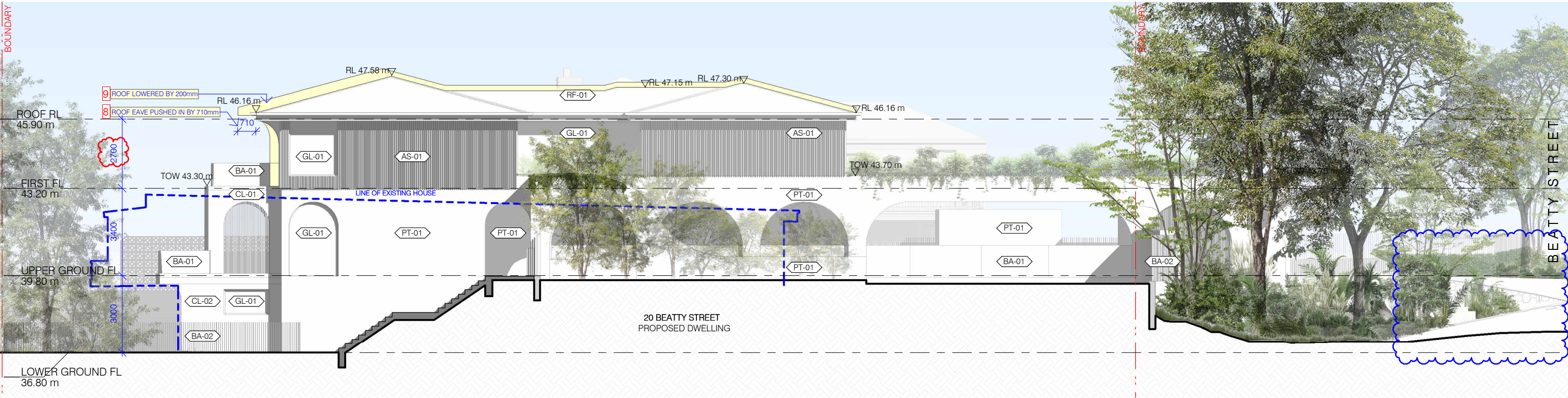




1 EAST (FRONT) ELEVATION  
1 : 150

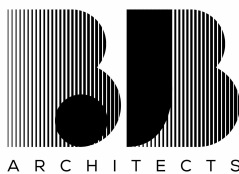
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2 NORTH ELEVATION  
1 : 150

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Rosebery NSW 2018

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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

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PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

EAST AND NORTH ELEVATION

SCALE: As indicated@ A3 DATE: 24/10/2024

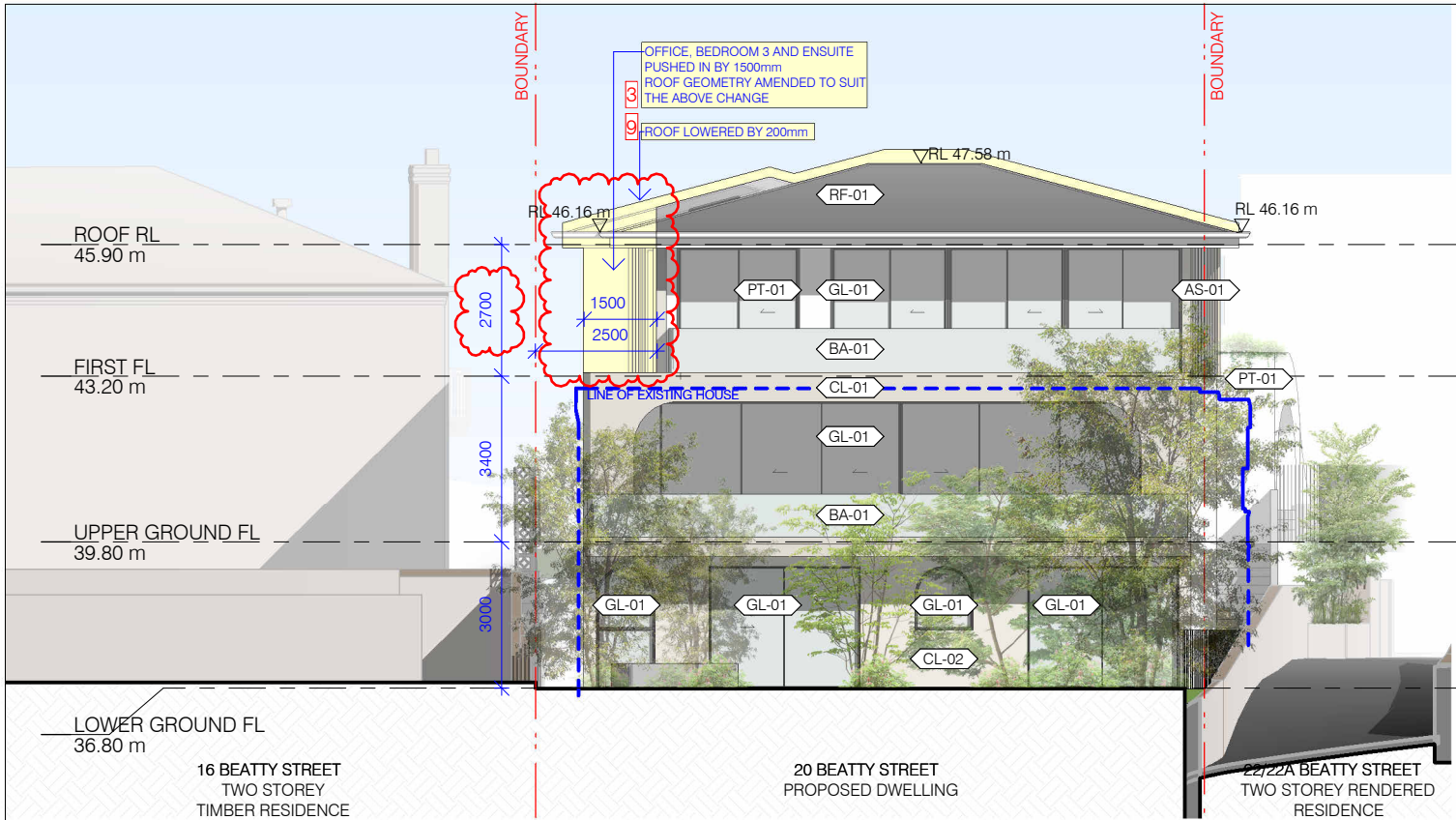
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A1301

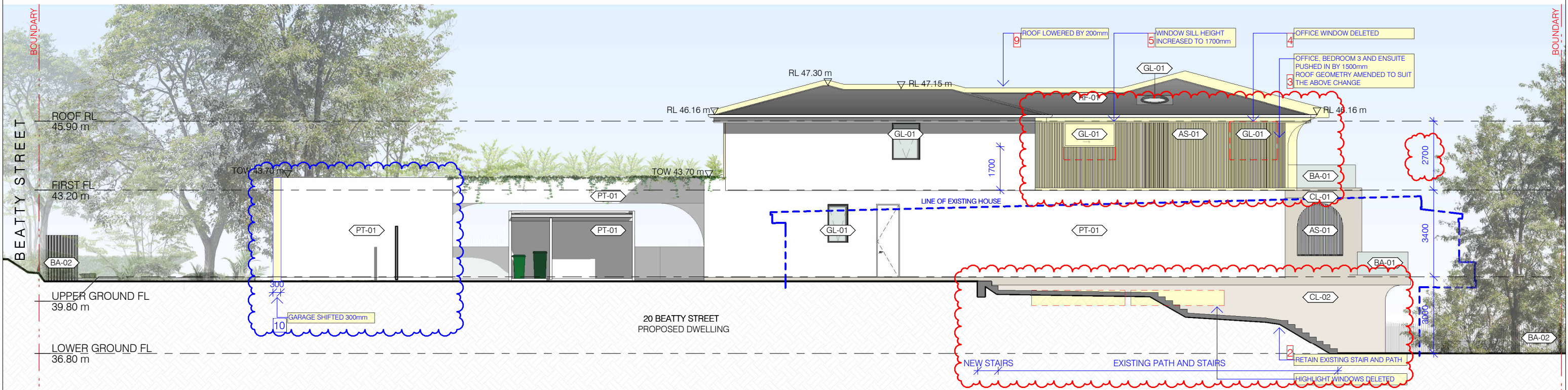




2 WEST (REAR) ELEVATION  
1 : 150

LIST OF AMENDMENTS:

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1 SOUTH ELEVATION  
1 : 150

ARCHITECT

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PROJECT

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

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

WEST AND SOUTH ELEVATION

SCALE: As indicated@ A3 DATE: 24/10/2024

ISSUE: E - AMENDED DA PLANS

2024-010

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PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

STREETSCAPE ELEVATIONS

SCALE: 1 : 150@ A3

DATE: 24/10/2024

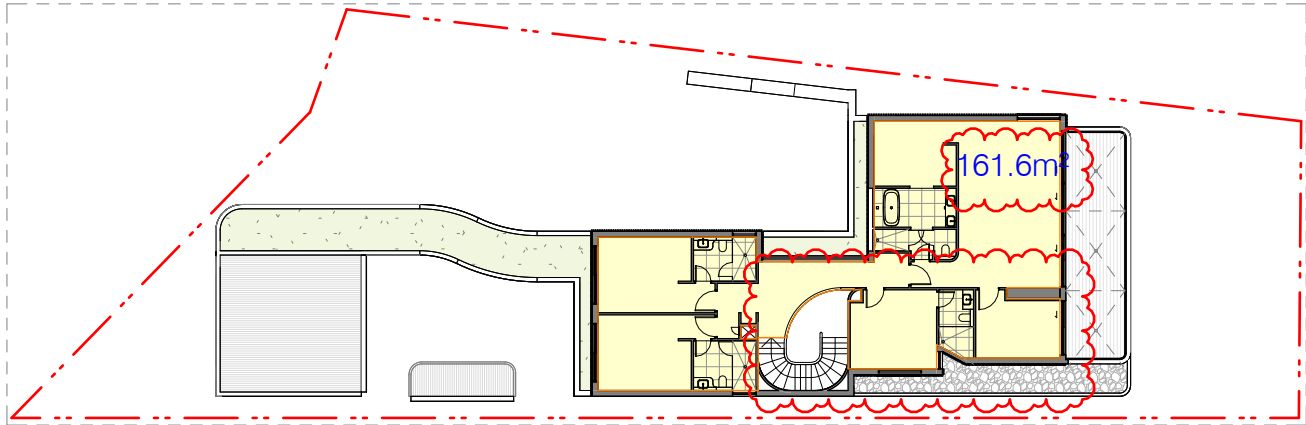
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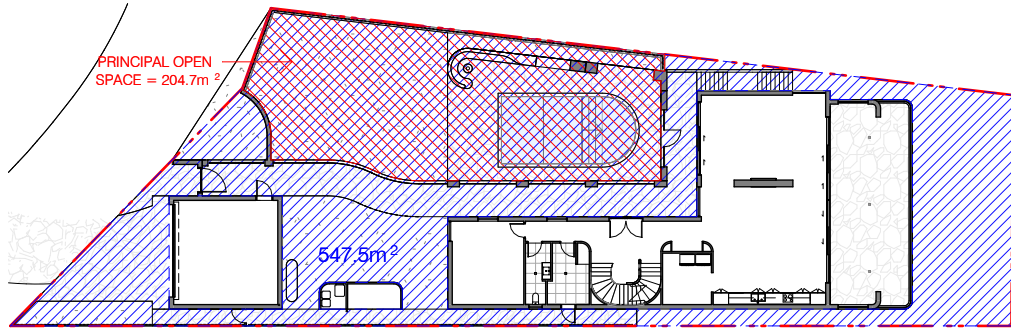
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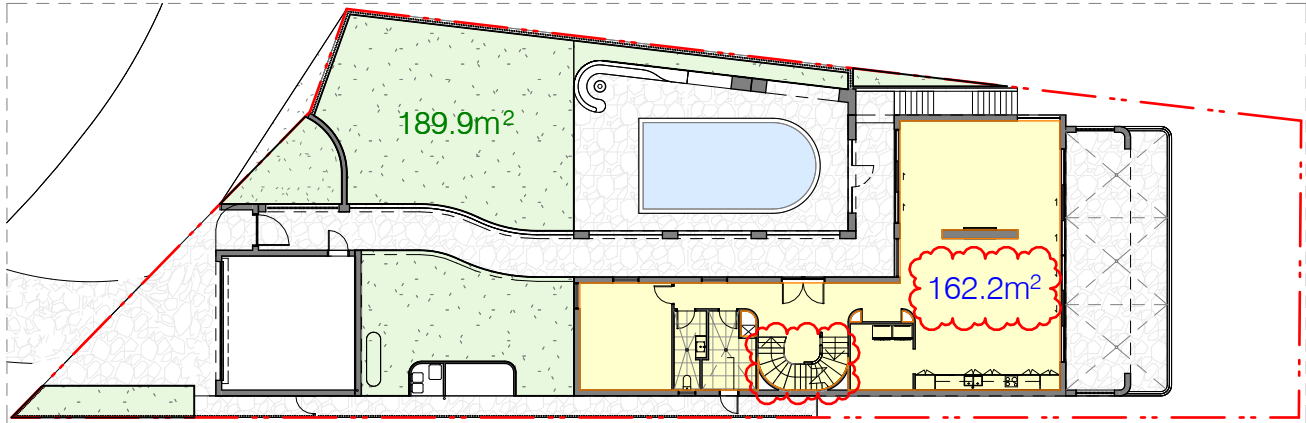


3 FIRST FLOOR - FSR & LANDSCAPE  
A1201

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	385.6m <sup>2</sup>
PROPOSED FSR	0.45:1



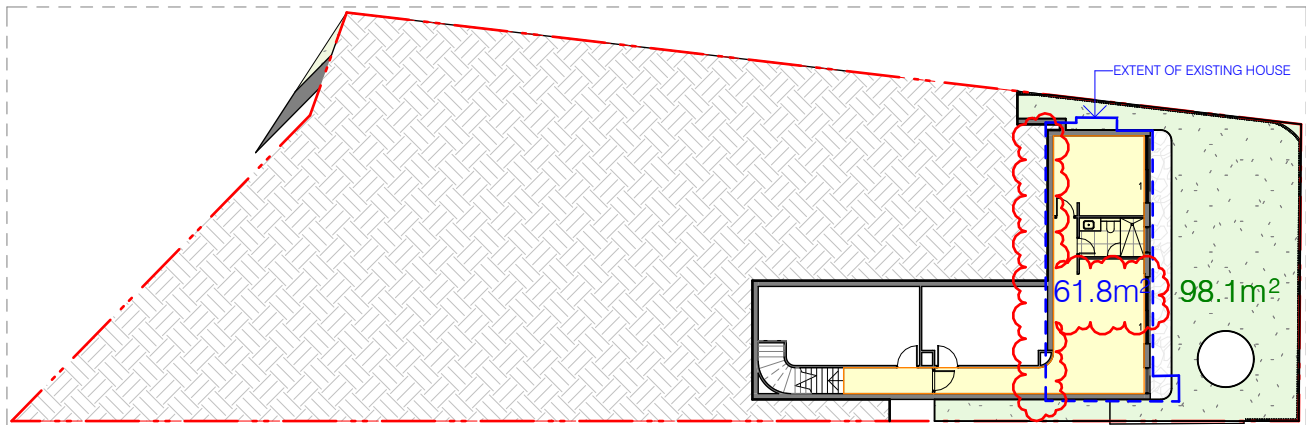
5 PRIVATE OPEN SPACE  
A1201



2 UPPER GROUND FLOOR - FSR & LANDSCAPE  
A1201

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

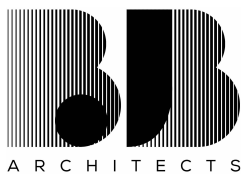
TOTAL OPEN SPACE	
SITE AREA	846.5m <sup>2</sup>
MINIMUM TOTAL OPEN SPACE	507.9m <sup>2</sup> (60% OF SITE AREA)
MINIMUM PRINCIPAL PRIVATE OPEN SPACE	18m <sup>2</sup>
PROPOSED:	
TOTAL OPEN SPACE AREA	547.5m <sup>2</sup>
TOTAL PRINCIPAL OPEN SPACE	204.7m <sup>2</sup>
COMPLIANCE	YES



1 LOWER GROUND FLOOR - FSR & LANDSCAPE  
A1201

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.	

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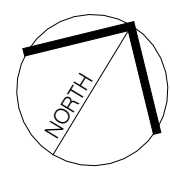
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BJB Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

LEGEND:

	GROSS FLOOR AREA
	PRIVATE OPEN SPACE
	PRINCIPAL OPEN SPACE
	LANDSCAPE AREA

NORTH



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PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

FLOOR SPACE CALCULATIONS

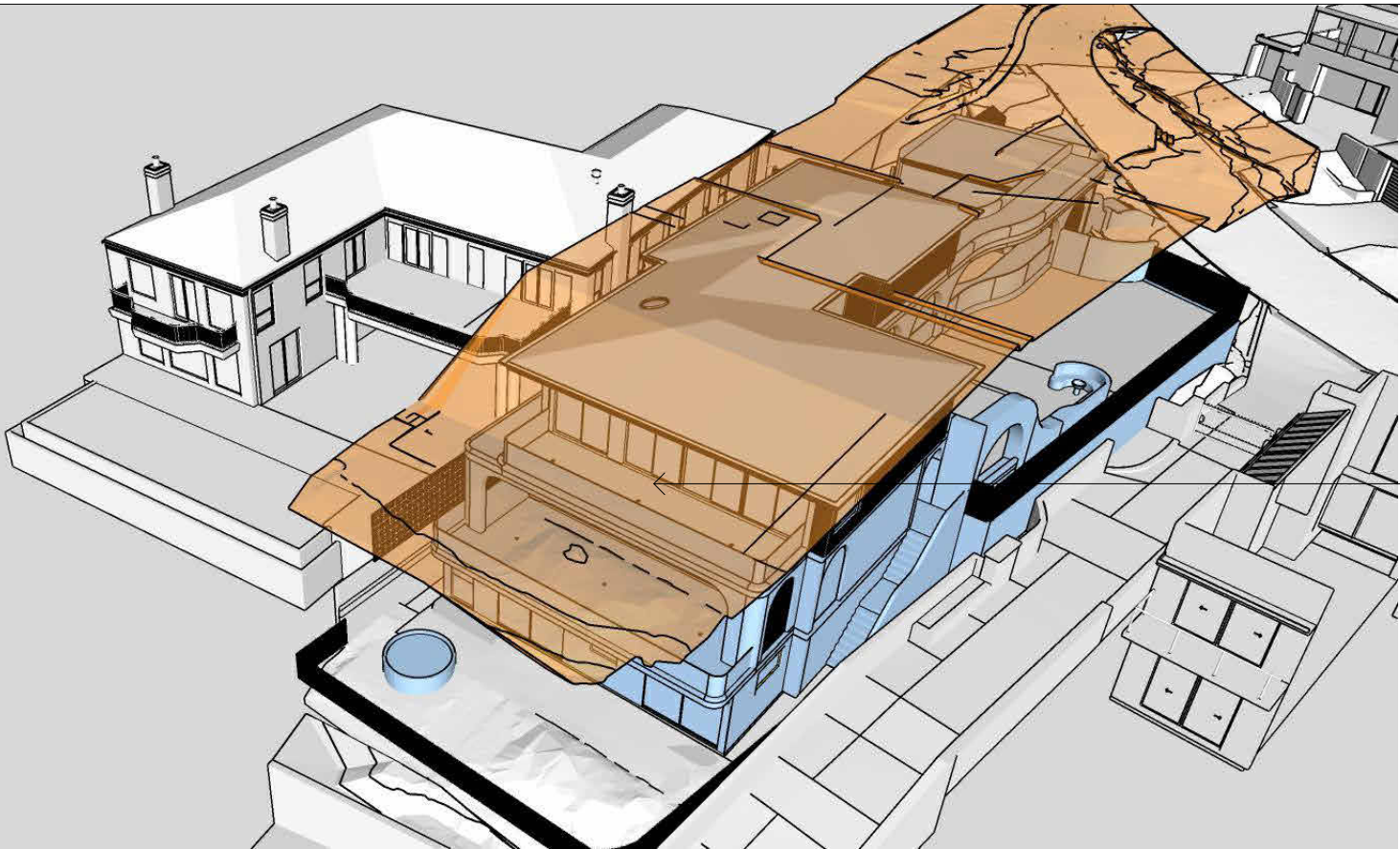
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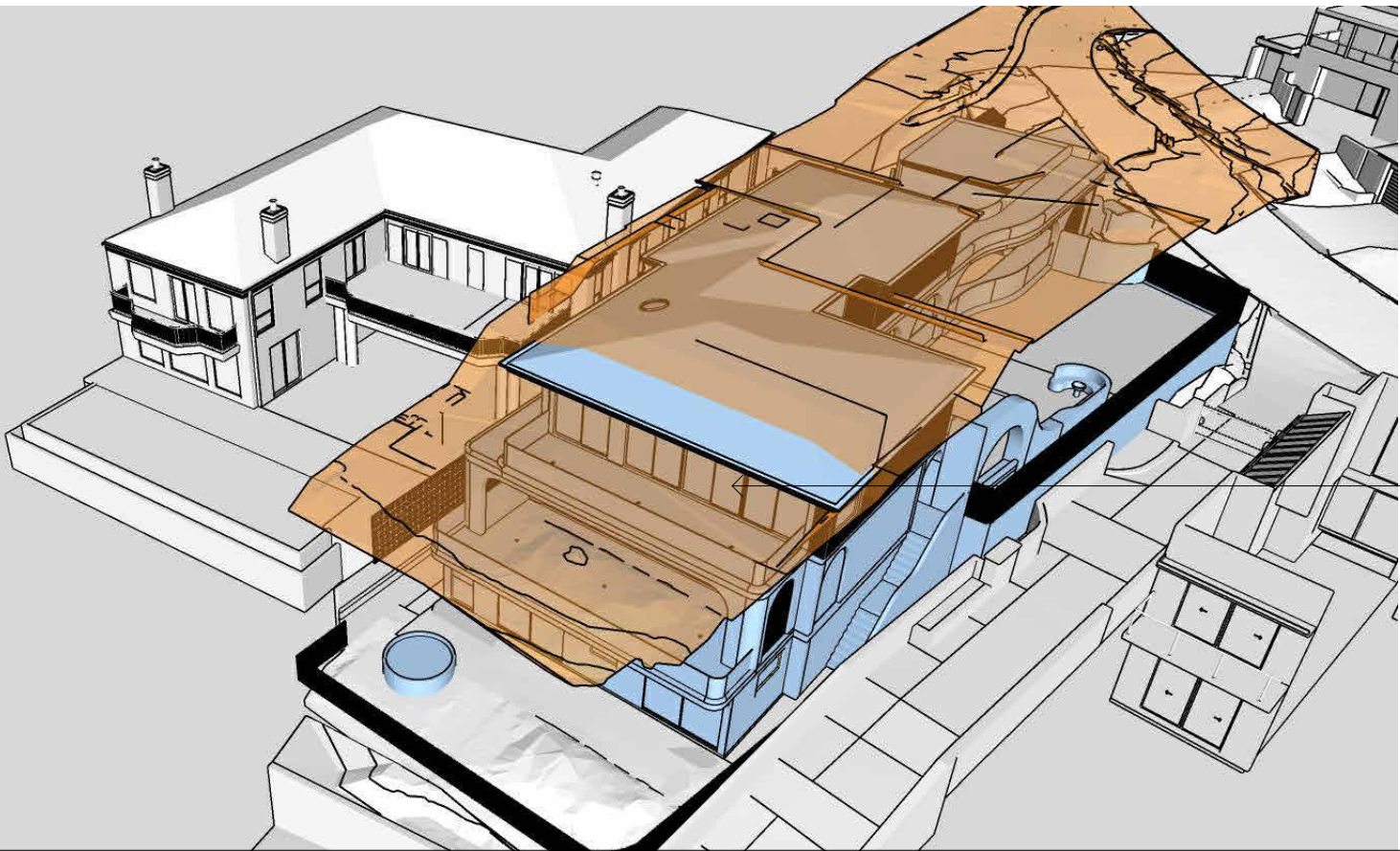
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2024-010  
A1401



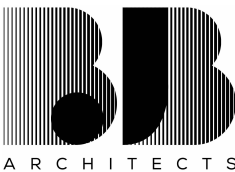


8.5m HEIGHT PLANE  
(INTERPOLATED)



8.5m HEIGHT PLANE

ARCHITECT



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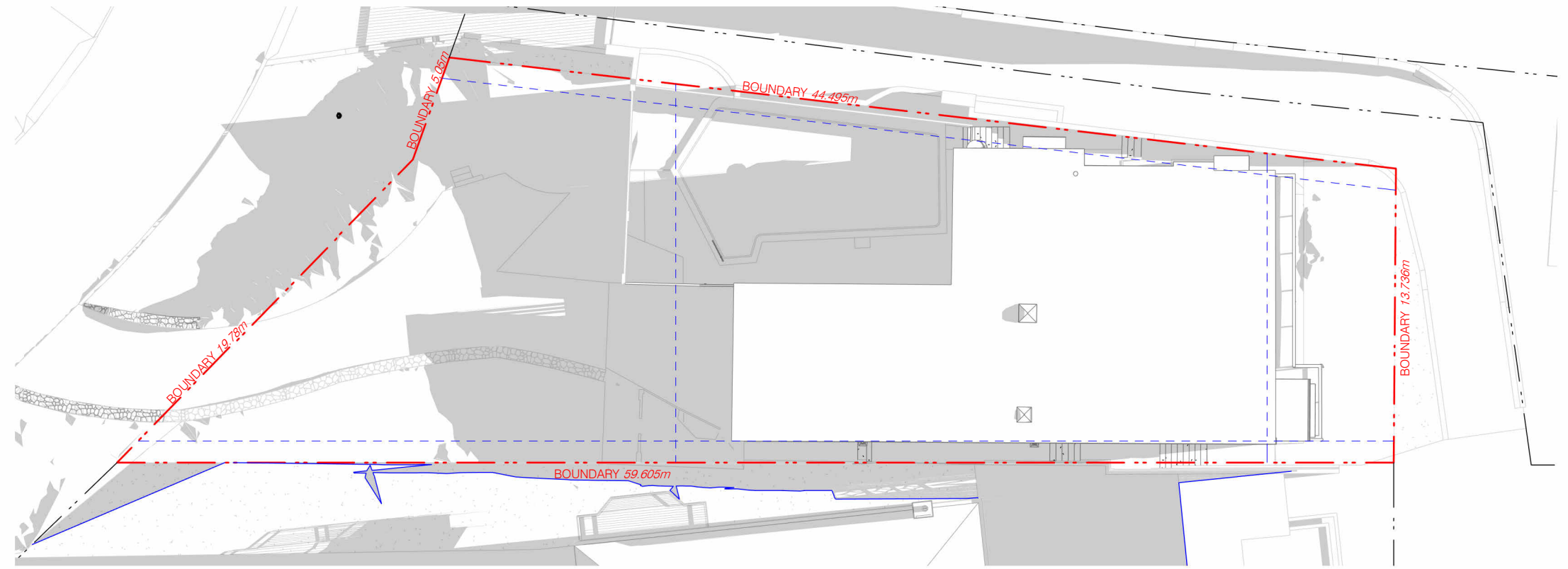
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PROJECT  
  
20 BEATTY ST. BALGOWLAH  
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NEW RESIDENTIAL DWELLING  
  
MR. SAM ALLEN

HEIGHT PLAN ANALYSIS	
DATE: 24/10/2024	
ISSUE: E - AMENDED DA PLANS	
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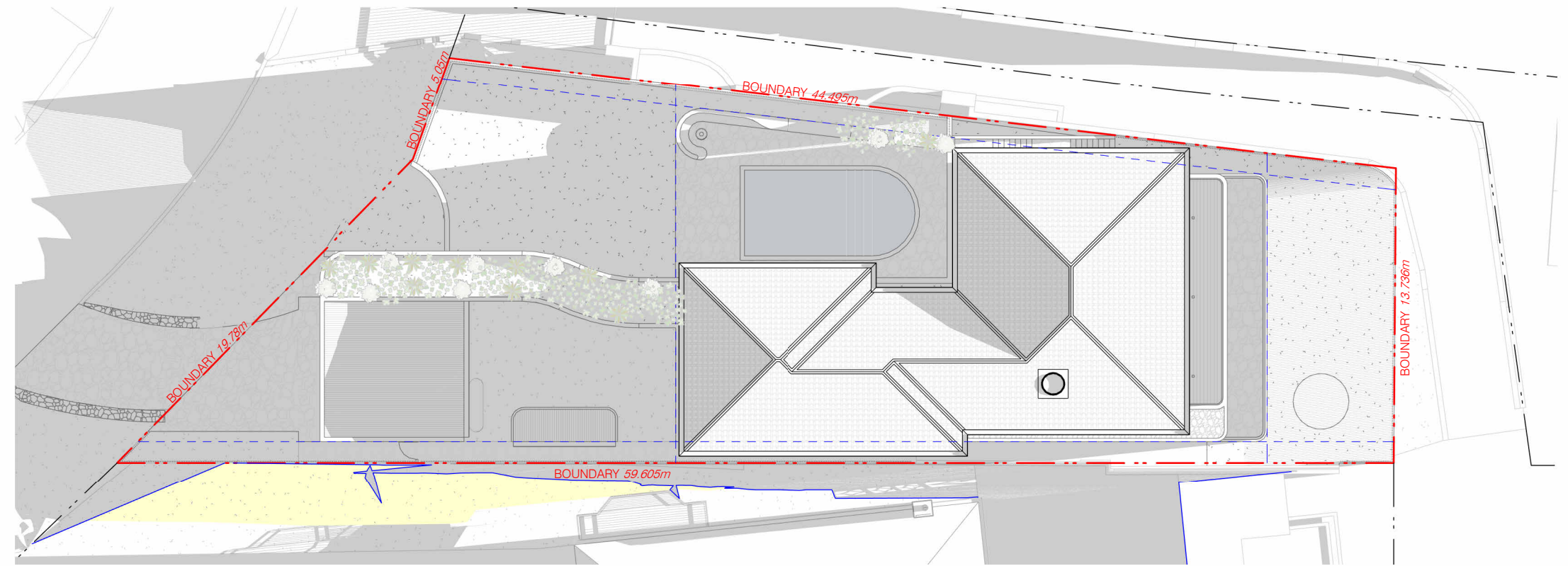


EXISTING



2 SHADOW DIAGRAM - EXISTING - 21 JUNE - 9AM  
A1201 1 : 250

PROPOSED



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

ARCHITECT



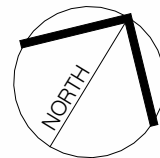
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LEGEND:

- PROPOSED SHADOWS
- ADDITIONAL SHADOWS
- LINE OF EXISTING SHADOW

NORTH



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PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

SHADOW DIAGRAMS- 21 JUNE- 9AM

SCALE: As indicated@ A3 DATE: 24/10/2024

ISSUE: E - AMENDED DA PLANS

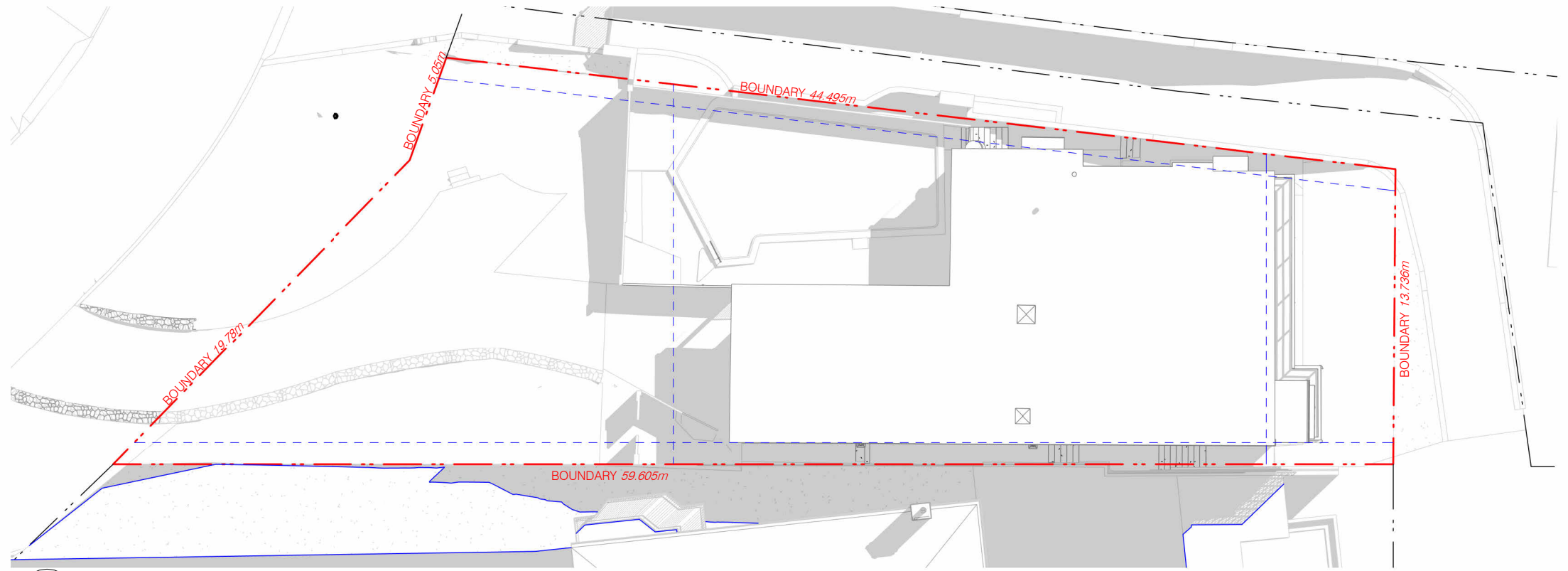
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A1501

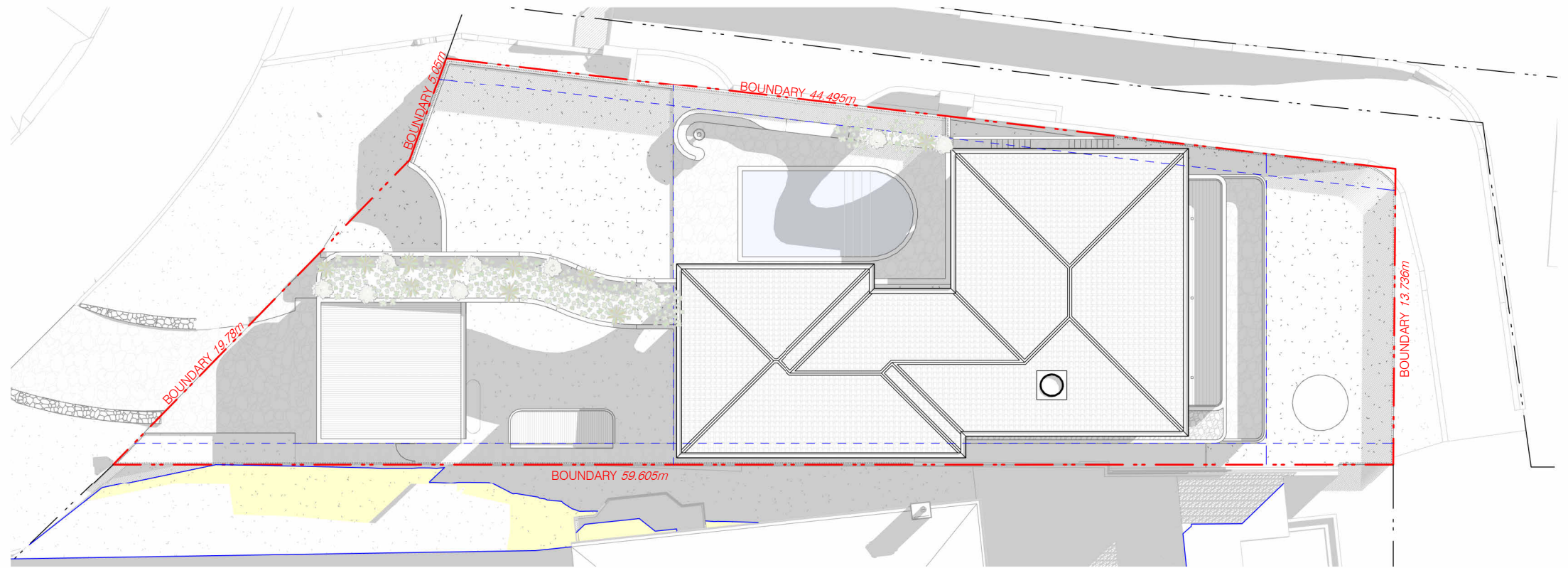


EXISTING



2 SHADOW DIAGRAM - EXISTING - 21 JUNE - 12PM  
A1201 1 : 250

PROPOSED



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

ARCHITECT



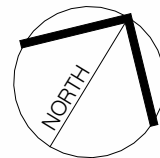
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NORTH



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HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

SHADOW DIAGRAMS- 21 JUNE- 12PM

SCALE: As indicated@ A3 DATE: 24/10/2024

ISSUE: E - AMENDED DA PLANS

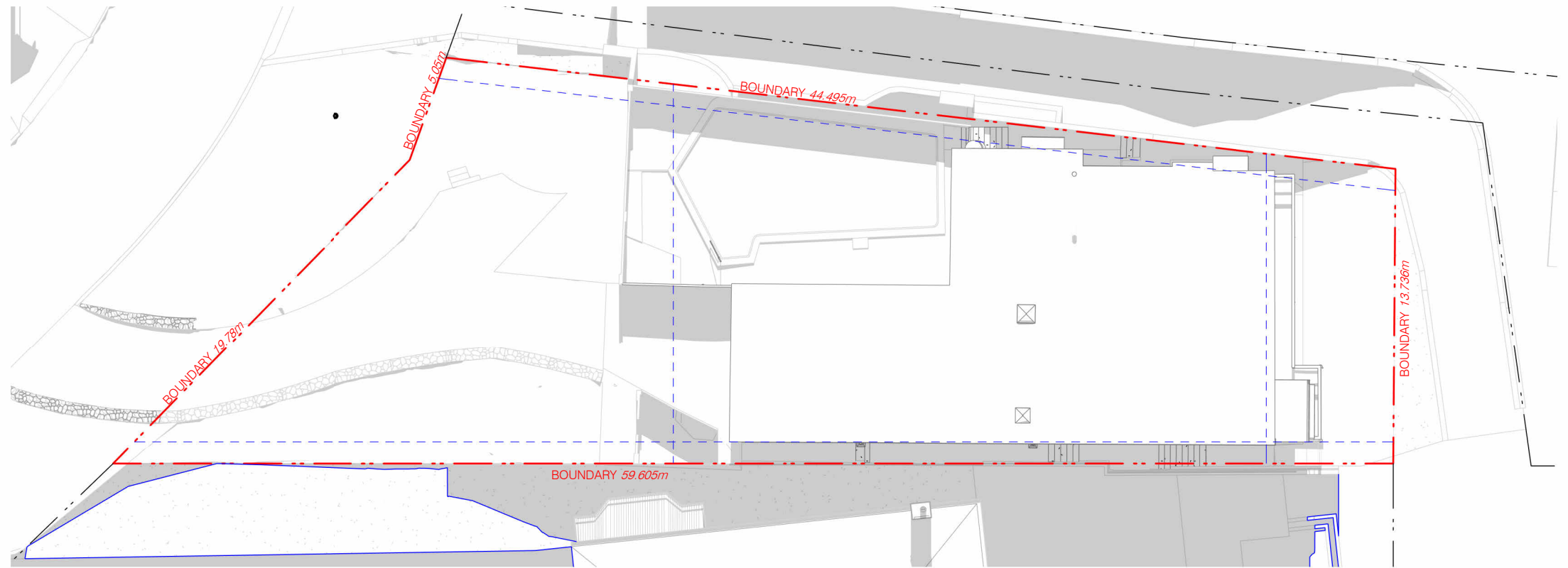
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A1502

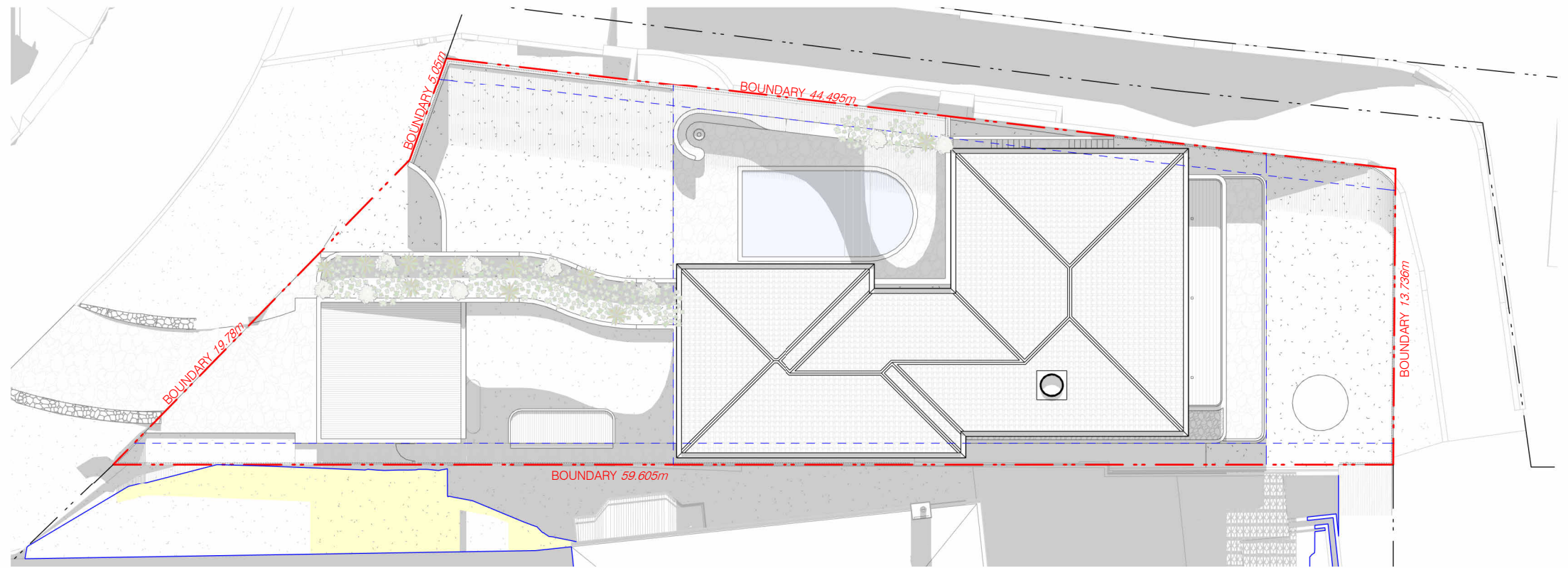


EXISTING



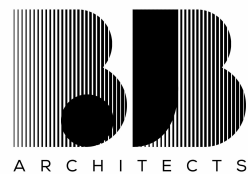
2 SHADOW DIAGRAM - EXISTING - 21 JUNE - 3PM  
A1201 1 : 250

PROPOSED



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

ARCHITECT



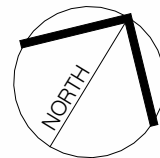
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a: 3.09/77 Dunning Ave,  
Rosebery NSW 2018

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

LEGEND:

- PROPOSED SHADOWS
- ADDITIONAL SHADOWS
- LINE OF EXISTING SHADOW

NORTH



ISSUE	AMENDMENT	DATE
A	DRAFT DEVELOPMENT APPLICATION	18/04/2024
B	DRAFT DEVELOPMENT APPLICATION	26/04/2024
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PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

SHADOW DIAGRAMS- 21 JUNE- 3PM

SCALE: As indicated@ A3 DATE: 24/10/2024

ISSUE: E - AMENDED DA PLANS

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2024-010

A1503



SHADOW CAST AT NEIGHBOURING PROPERTY (No.16 BEATTY STREET)



21 JUNE @ 9:00am

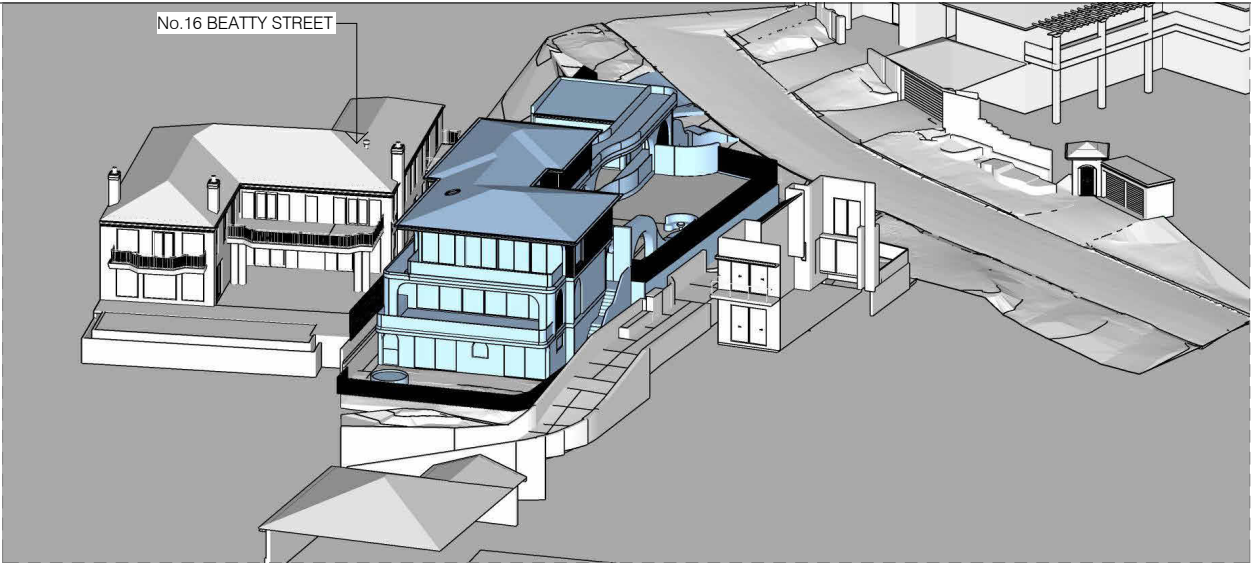


21 JUNE @ 10:00am

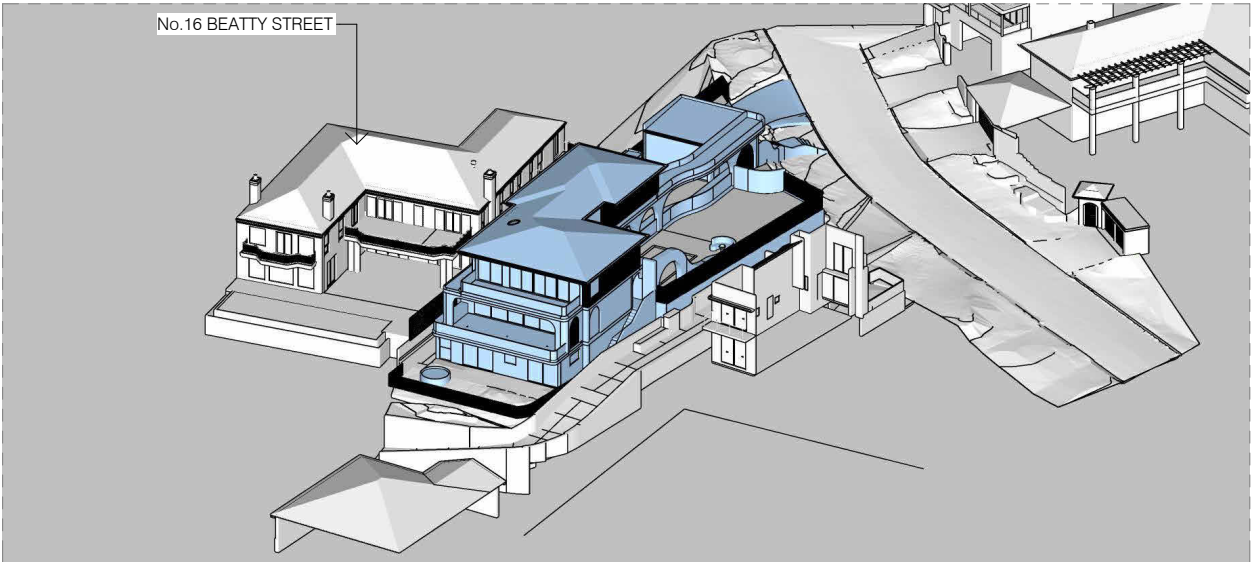


21 JUNE @ 11:00am

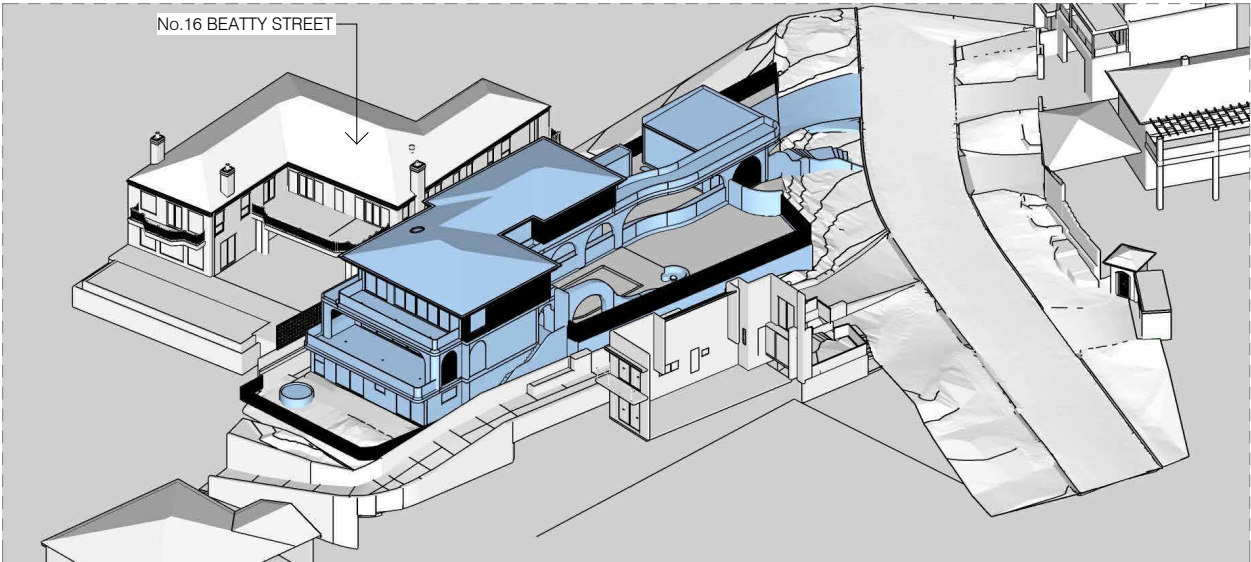
VIEW FROM SUN



21 JUNE @ 9:00am

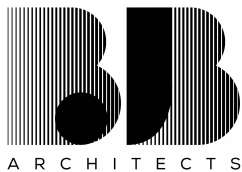


21 JUNE @ 10:00am



21 JUNE @ 11:00am

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PROJECT  
**20 BEATTY ST. BALGOWLAH HEIGHTS, NSW 2093**  
  
NEW RESIDENTIAL DWELLING  
  
MR. SAM ALLEN

SOLAR EYE VIEW- 21 JUNE- 9AM, 10AM, 11AM  
SCALE: @ A3 DATE: 24/10/2024  
ISSUE: E - AMENDED DA PLANS

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2024-010  
**A1504**



SHADOW CAST AT NEIGHBOURING PROPERTY (No.16 BEATTY STREET)



21 JUNE @ 12:00pm

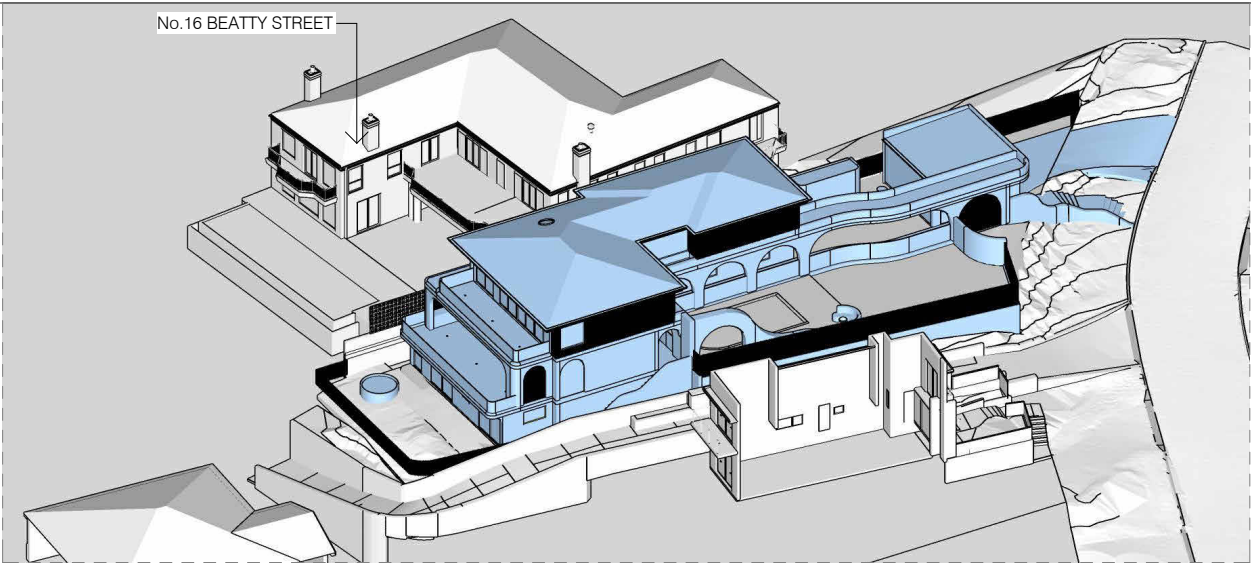


21 JUNE @ 1:00pm

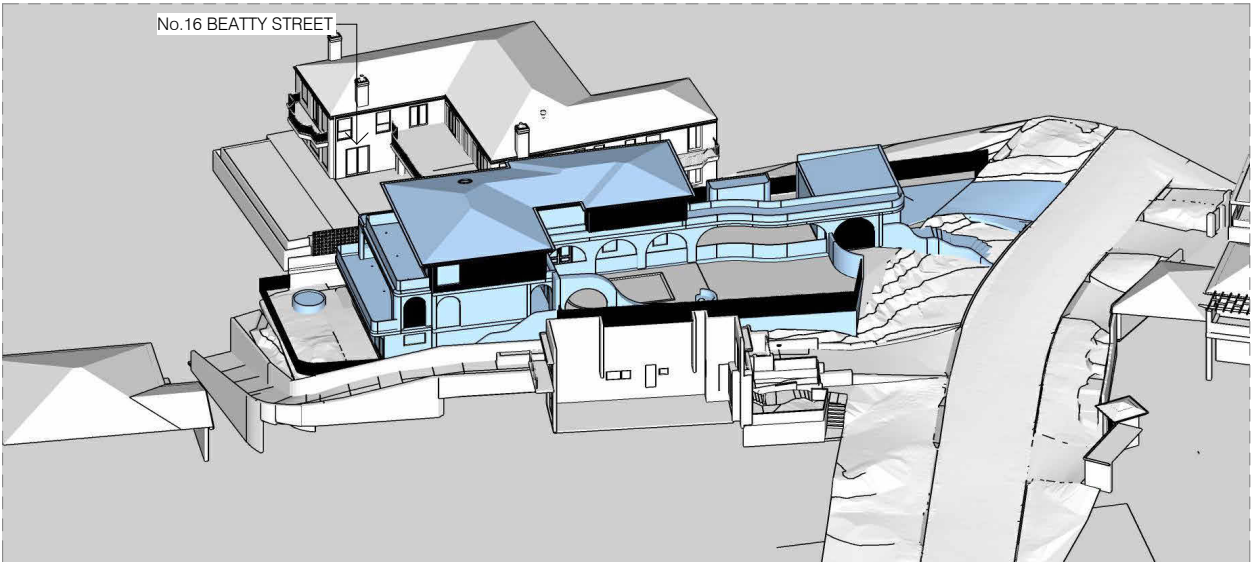


21 JUNE @ 2:00pm

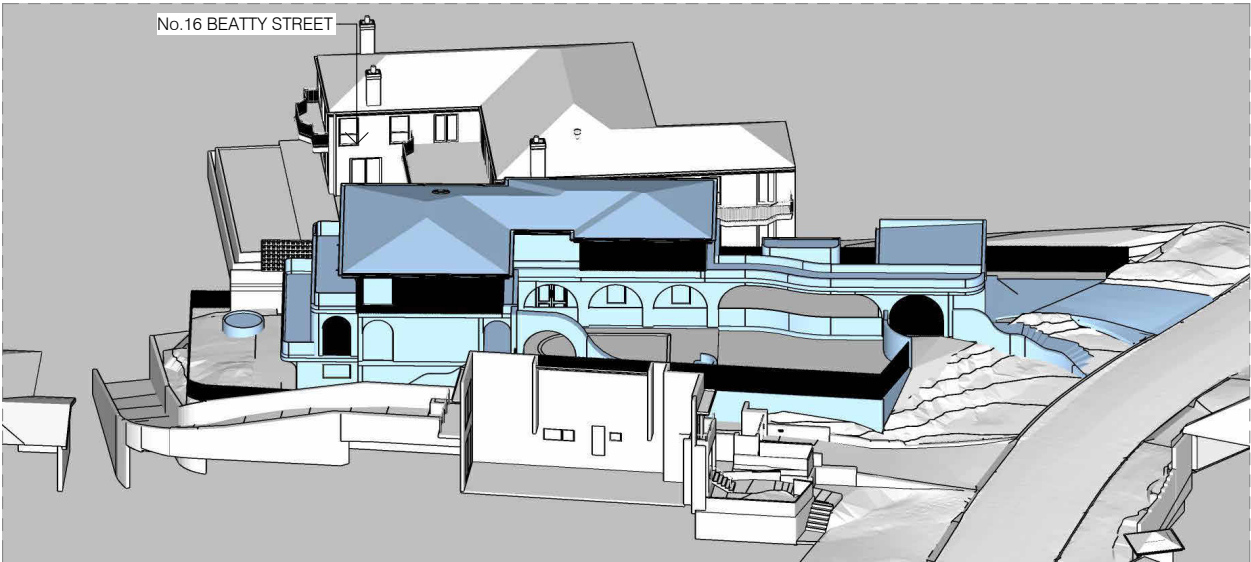
VIEW FROM SUN



21 JUNE @ 12:00pm



21 JUNE @ 1:00pm



21 JUNE @ 2:00pm

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PROJECT  
**20 BEATTY ST. BALGOWLAH HEIGHTS, NSW 2093**  
  
NEW RESIDENTIAL DWELLING  
  
MR. SAM ALLEN

SOLAR EYE VIEW- 21 JUNE- 12PM, 1PM, 2PM  
SCALE: @ A3 DATE: 24/10/2024  
ISSUE: E - AMENDED DA PLANS

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**A1505**

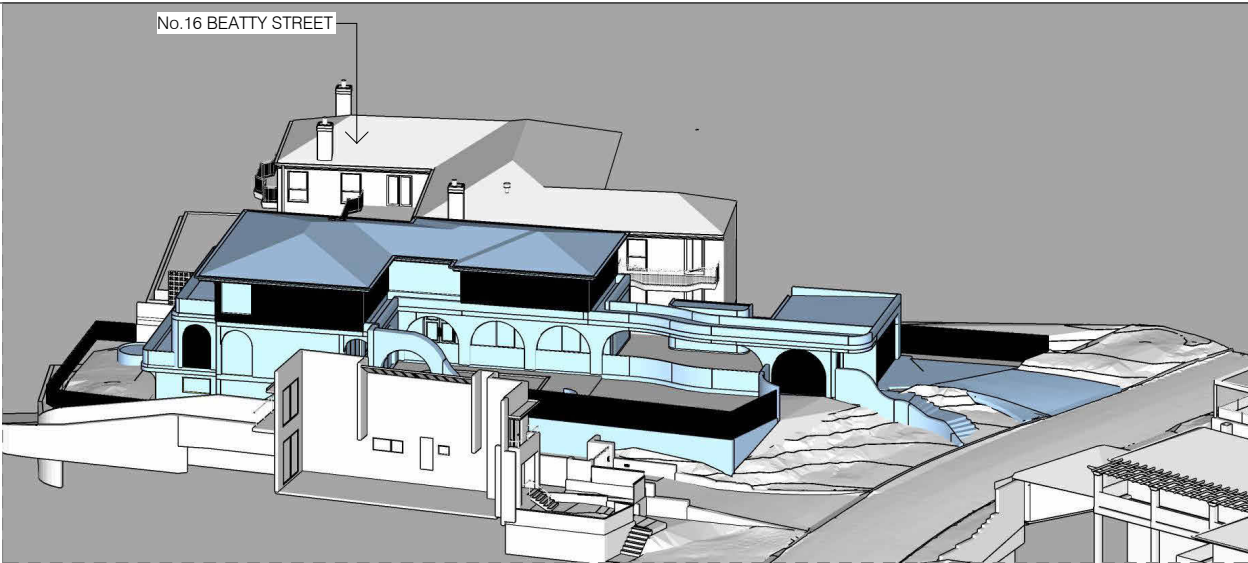


SHADOW CAST AT NEIGHBOURING PROPERTY (No.16 BEATTY STREET)



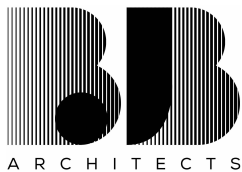
21 JUNE @ 3:00pm

VIEW FROM SUN



21 JUNE @ 3:00pm

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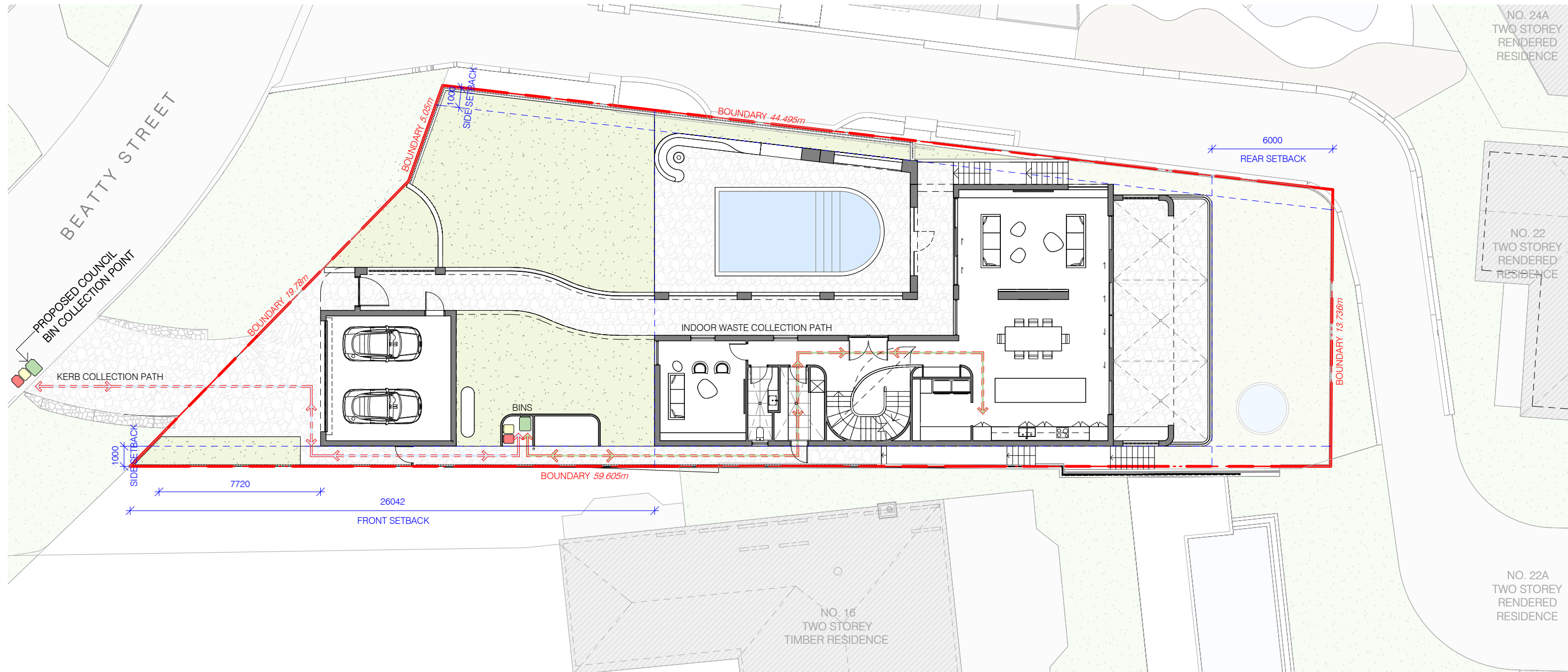
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PROJECT  
  
20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093  
  
NEW RESIDENTIAL DWELLING  
  
MR. SAM ALLEN

SOLAR EYE VIEW- 21 JUNE- 3PM  
  
SCALE: @ A3  
DATE: 24/10/2024  
  
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A1506





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

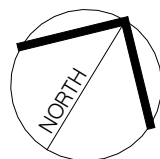
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NORTH



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PROJECT

20 BEATTY ST. BALGOWLAH  
HEIGHTS, NSW 2093

NEW RESIDENTIAL DWELLING

MR. SAM ALLEN

WASTE MANAGEMENT PLAN

SCALE: 1 : 200@ A3 DATE: 24/10/2024

ISSUE: E - AMENDED DA PLANS

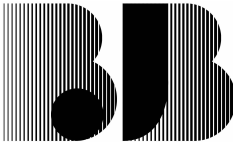
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A1601





ARCHITECT		ISSUE		AMENDMENT	DATE	PROJECT		3D PERSPECTIVE		
<div><div>ARCHITECTS</div></div> <div><div>t: 02 8970 5417 e: studio@bjbarchitects.com.au a: 3.09/77 Dunning Ave, Rosebery NSW 2018</div><div>BJB Architects Pty Ltd Nominated Architect: Barry Babikian NSW Reg No. 8806</div></div>		A	DRAFT DEVELOPMENT APPLICATION	18/04/2024	20 BEATTY ST. BALGOWLAH HEIGHTS, NSW 2093		NEW RESIDENTIAL DWELLING		SCALE: @ A3	DATE: 24/10/2024
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						MR. SAM ALLEN		ISSUE: E - AMENDED DA PLANS		
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PROJECT

20 BEATTY ST. BALGOWLAH  
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NEW RESIDENTIAL DWELLING

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3D PERSPECTIVE

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PROJECT  
  
20 BEATTY ST. BALGOWLAH  
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NEW RESIDENTIAL DWELLING  
  
MR. SAM ALLEN

3D PERSPECTIVE  
  
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PROJECT

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