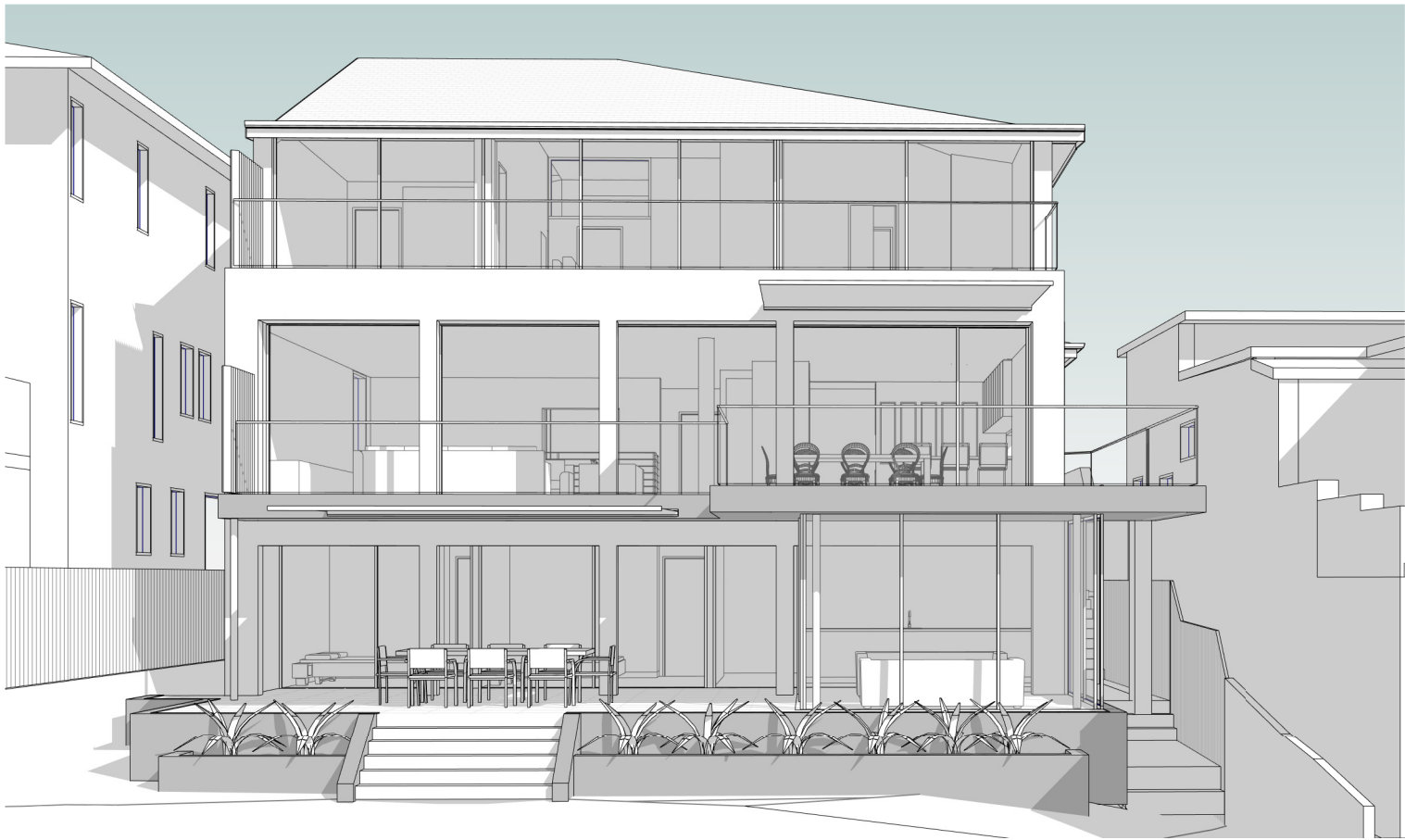


42 BEATTY STREET, BALGOWLAH HEIGHTS, NSW, 2093

SHEET LIST:

00 - COVER PAGE	13 - ELEVATIONS
01 - SITE PLAN	20 - SECTIONS
02 - LEVEL 1 FLOORPLAN	21 - SECTIONS
03 - LEVEL 2 FLOORPLAN	100 - SITE ANALYSIS
04 - LEVEL 3 FLOORPLAN	101 - SHADOWS
10 - ELEVATIONS	102 - SHADOWS
11 - ELEVATIONS	103 - COLOUR & FINISHES
12 - ELEVATIONS	200 - 3D VIEWS



BASIX NOTES:

LIGHTING

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

FIXTURES

THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THE 9 LITRES PER MINUTE OR A 3 STAR WATER RATING.

THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.

THE APPLICANT MUST ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR MINIMUM 3 STAR WATER RATING.

INSULATION

THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING, ROOFS) IN ACCORDANCE WITH BELOW. IT IS NOT REQUIRED IN NEW CONSTRUCTION AREAS OF 2M2 OR ALTERED CONSTRUCTION WHERE INSULATION ALREADY EXISTS.

CONSTRUCTION

CONCRETE SLAB ON GROUND FLOOR
EXTERNAL WALL CAVITY BRICK
FLAT CEILING, PITCHED ROOF

ADDITIONAL INSULATION

NIL
NIL
CEILING: R0.45
ROOF: FOIL BACKED BLANKET (100MM)

OTHER SPECS

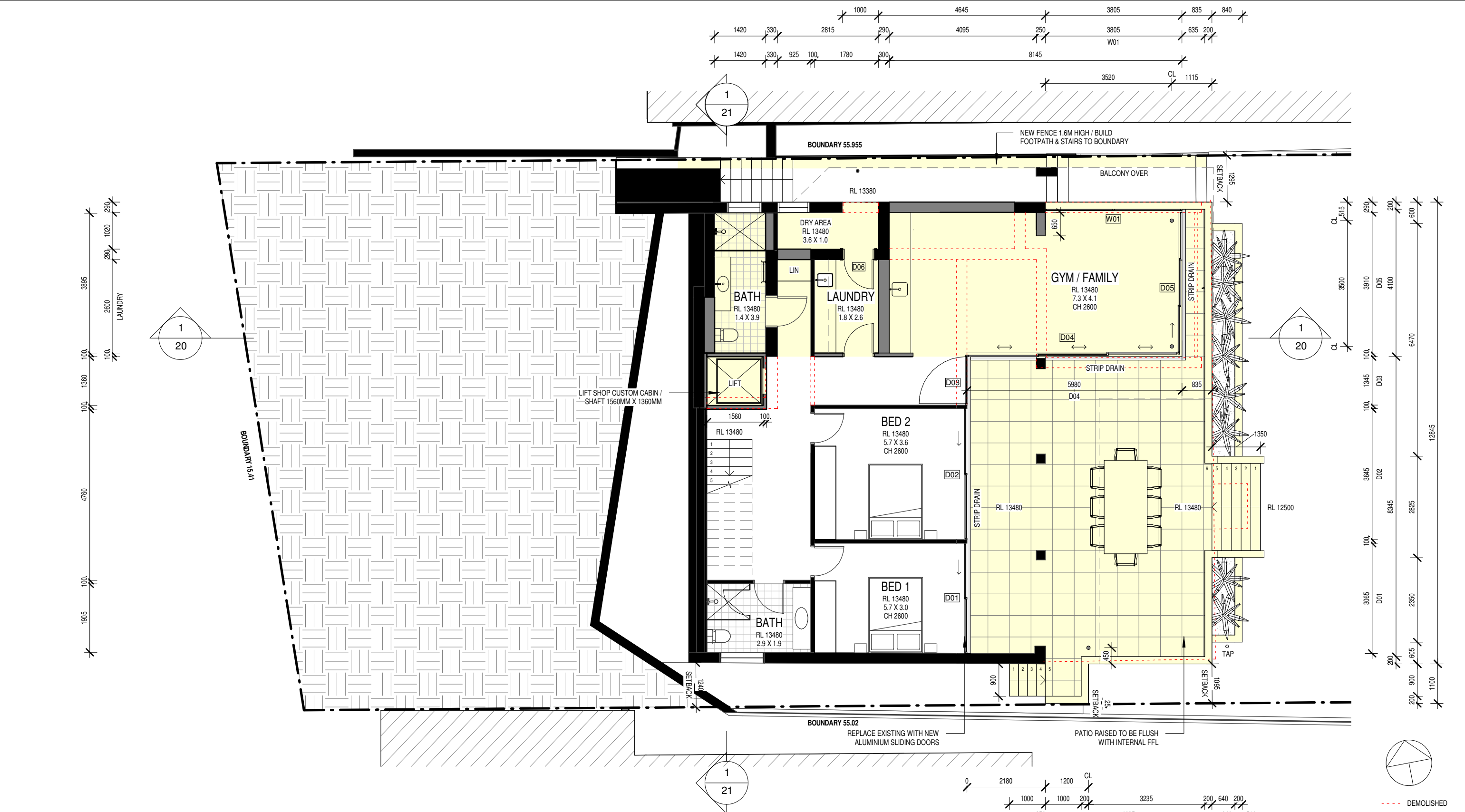
DARK (SOLAR ABSORBANCE)
DARK (SOLAR ABSORBANCE)

NUM#	SHADING	FRAME & GLASS TYPE
W01	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
W02	EAVE/VERANDAH/PERGOLA/BALCONY >=600MM	TIMBER OR UPVC, SINGLE TONED (OR U-VALUE 5.67, SHGC: 0.49)
W03	EAVE/VERANDAH/PERGOLA/BALCONY >=600MM	TIMBER OR UPVC, SINGLE TONED (OR U-VALUE 5.67, SHGC: 0.49)
W04	EAVE/VERANDAH/PERGOLA/BALCONY >=450MM	TIMBER OR UPVC, SINGLE CLEAR (OR U-VALUE 5.71, SHGC: 0.66)
D01	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D02	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D03	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D04	EAVE/VERANDAH/PERGOLA/BALCONY >=600MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D05	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D07	EAVE/VERANDAH/PERGOLA/BALCONY >=450MM	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E (OR U-VALUE 5.7, SHGC: 0.47)
D10	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D11	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)
D12	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE 7.63, SHGC: 0.75)

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	GEOTECH CROZIER GEOTECHNICAL CONSULTANTS UNIT 12/ 42-46 WATTLE ROAD, BROOKVALE, 2100 02 9939 1882 INFO@CROZIERGEOTECH.COM.AU	BUSHFIRE THE FIRE CONSULTANTS PO BOX 29 FORESTVILLE, NSW, 2087 0418 460 517 JIM@THEFIRECONSULTANTS.COM.AU		CLIENT TIE YING HUANG 0439825227 YELLOWHTY326@GMAIL.COM				PROJECT NAME 42 BEATTY ST		SCALE	
								DRAWING NAME COVERPAGE		DRAWING NUMBER A 00 -C	



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LEVEL 1

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0 2180 1200 CL 1000 200 3235 200 640 200 4635 840 510

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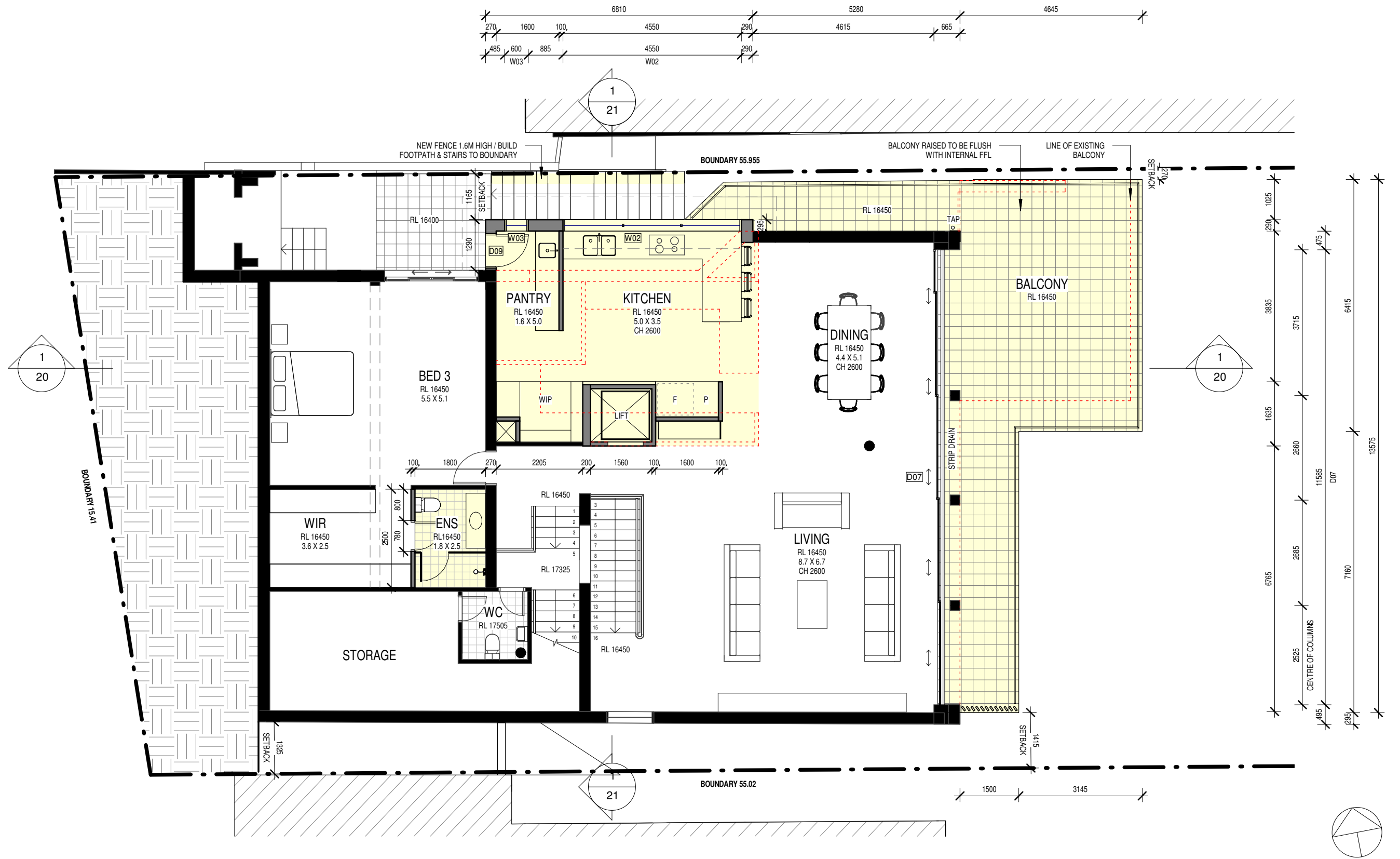
OVERHEAD

EXISTING

PROPOSED

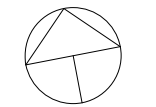
NEW WORKS

ARCHITECT THW ARCHITECTS reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEY CMS SURVEYORS PO BOX 463, DEE WHY, NSW, 2099 (02) 9971 4802 INFO@CMSURVEYORS.COM.AU	STRUCTURAL/STORMWATER BARRENJOEY CONSULTING ENGINEERS 0418620330 LUCAS8CE@BIGPOND.COM	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PO BOX 49 NEWPORT BEACH, NSW, 2106 99994922 VMDC@BIGPOND.NET.AU	PROJECT ALTERATIONS & ADDITIONS 42 BEATTY STREET, BALGOWLAH HEIGHTS, NSW, 2093	CLIENT TIE YING HUANG 0439825227 YELLOWHTY326@GMAIL.COM	C B A IS 28/09/2020 31/08/2020 15/07/2020 DATE	DA CONSULTANTS SET PRELIMINARY DA COMMENTS	JOB NUM# 165	DRAWN BY MV	CHK. BY TW	PAGE SIZE A3
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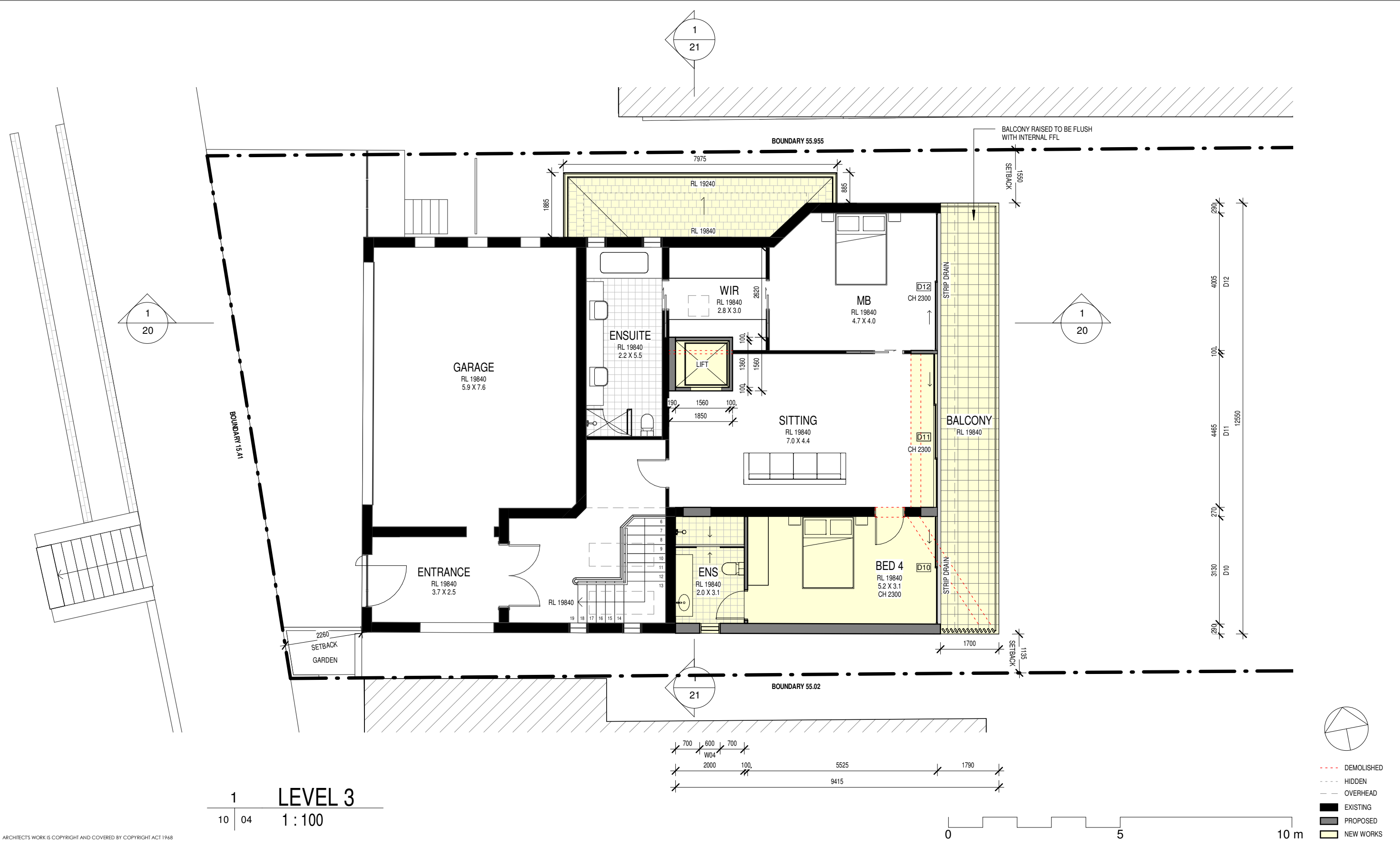
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LEVEL 2
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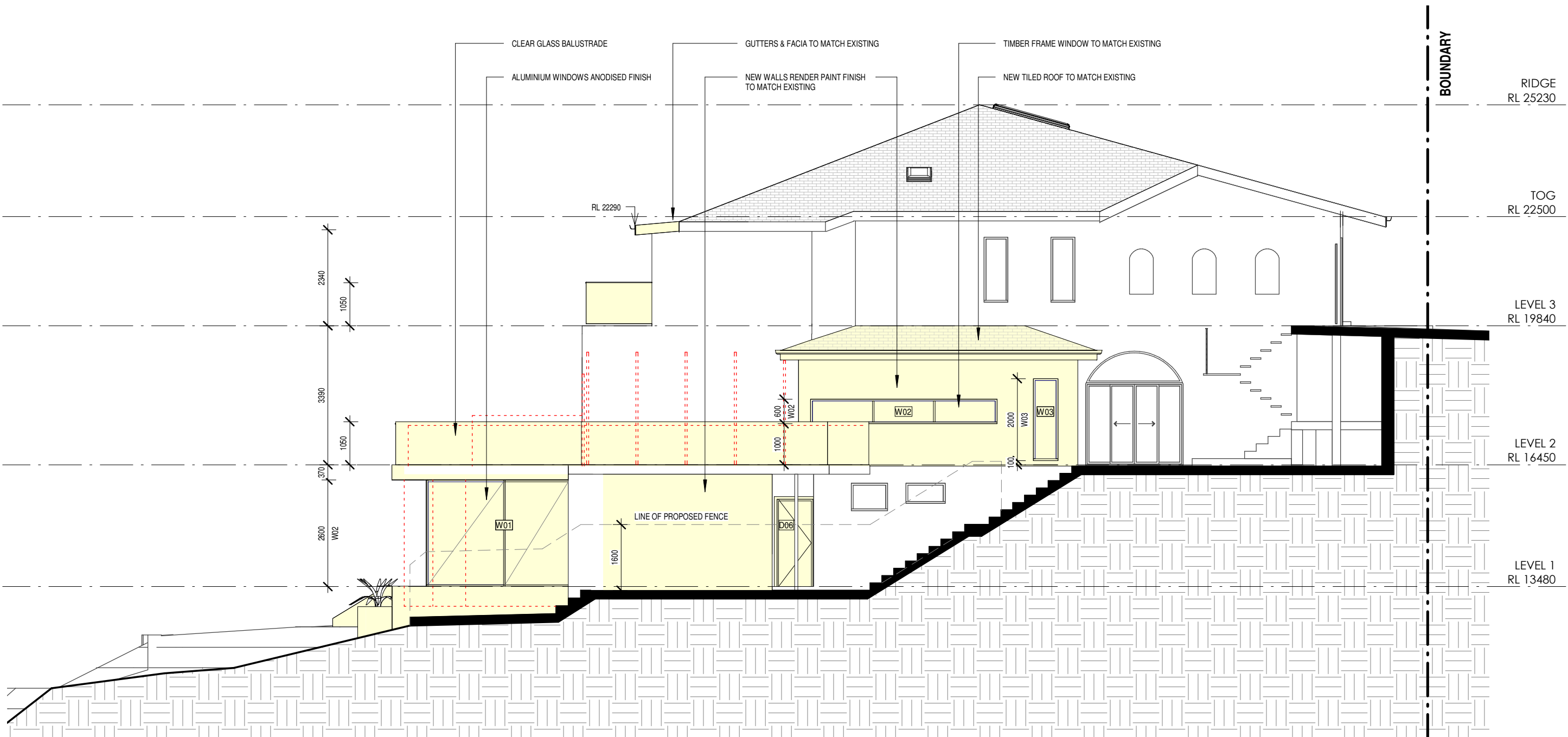
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- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

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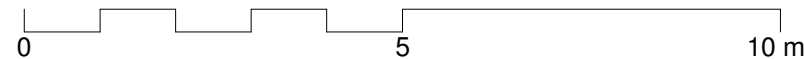


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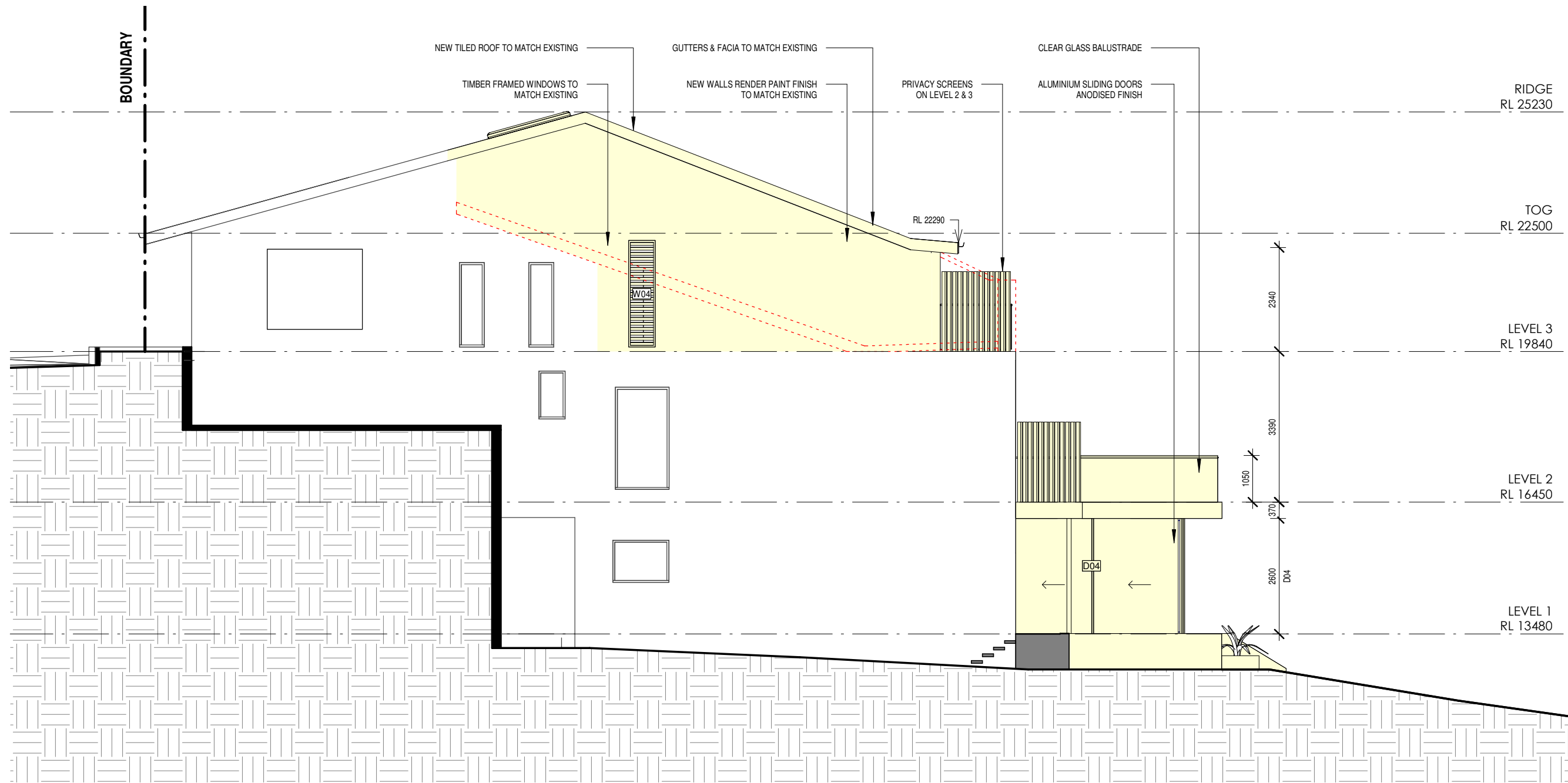


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	DRAWING NAME ELEVATIONS		DRAWING NUMBER A 10 -C								
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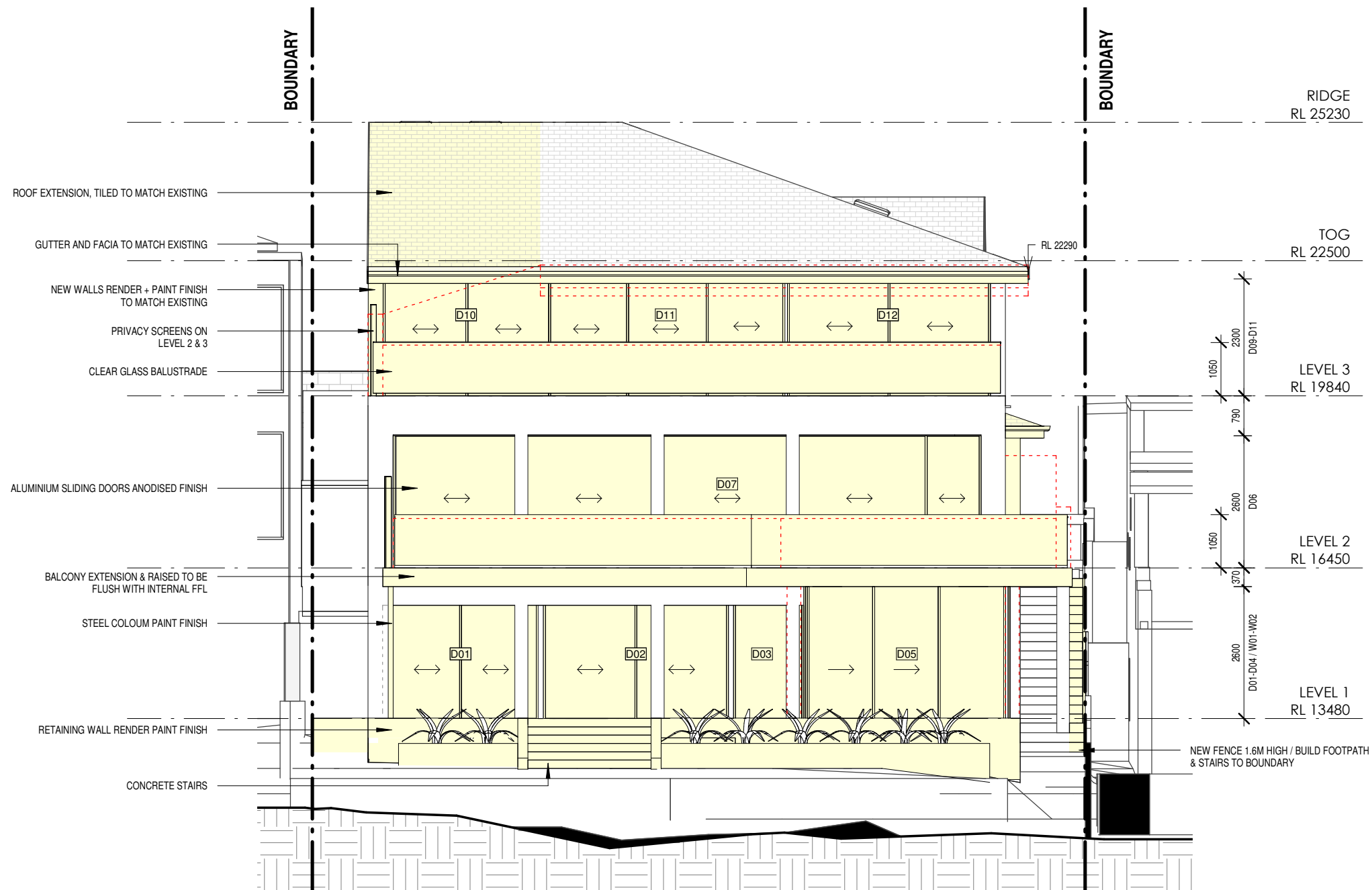
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- PROPOSED
- NEW WORKS

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1 EAST ELEVATION
12 1 : 100

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99994922
VMDC@BIGPOND.NET.AU

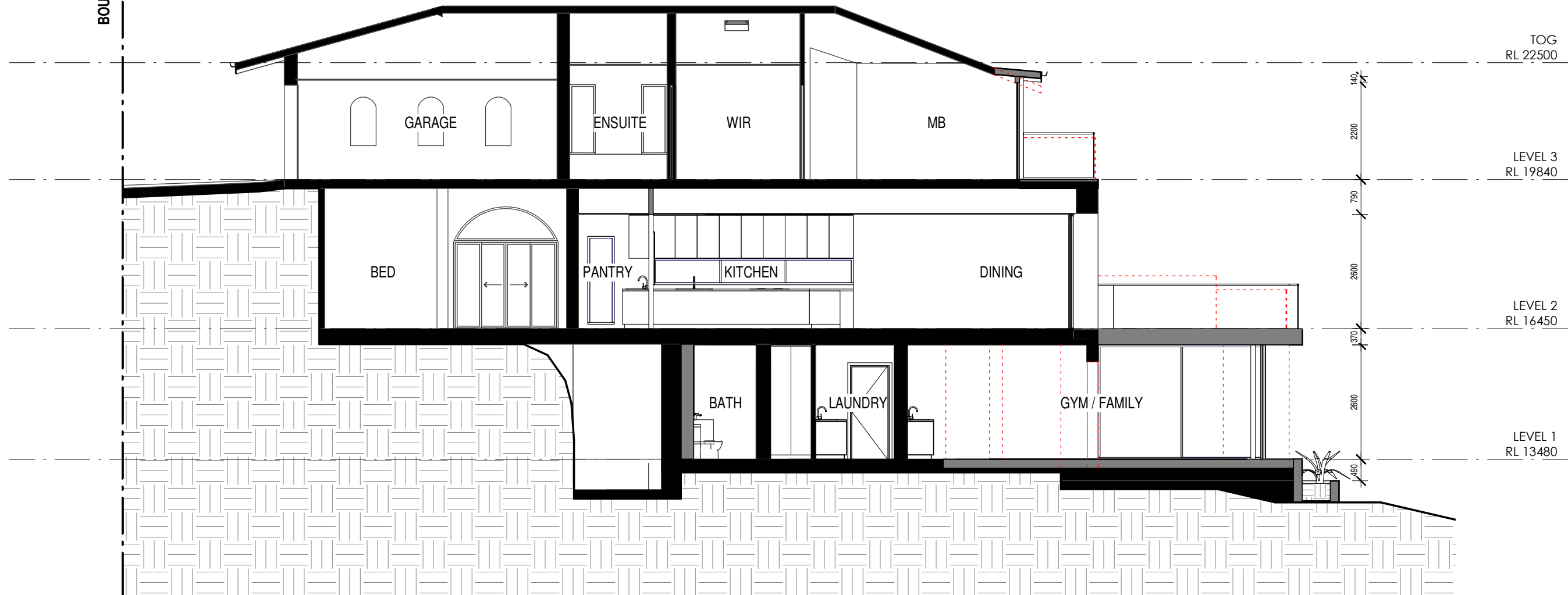
PROJECT
ALTERATIONS & ADDITIONS
42 BEATTY STREET, BALGOWLAH HEIGHTS, NSW, 2093

CLIENT
TIE YING HUANG
0439825227
YELLOWHTY326@GMAIL.COM

C	28/09/2020	DA
B	31/08/2020	CONSULTANTS SET
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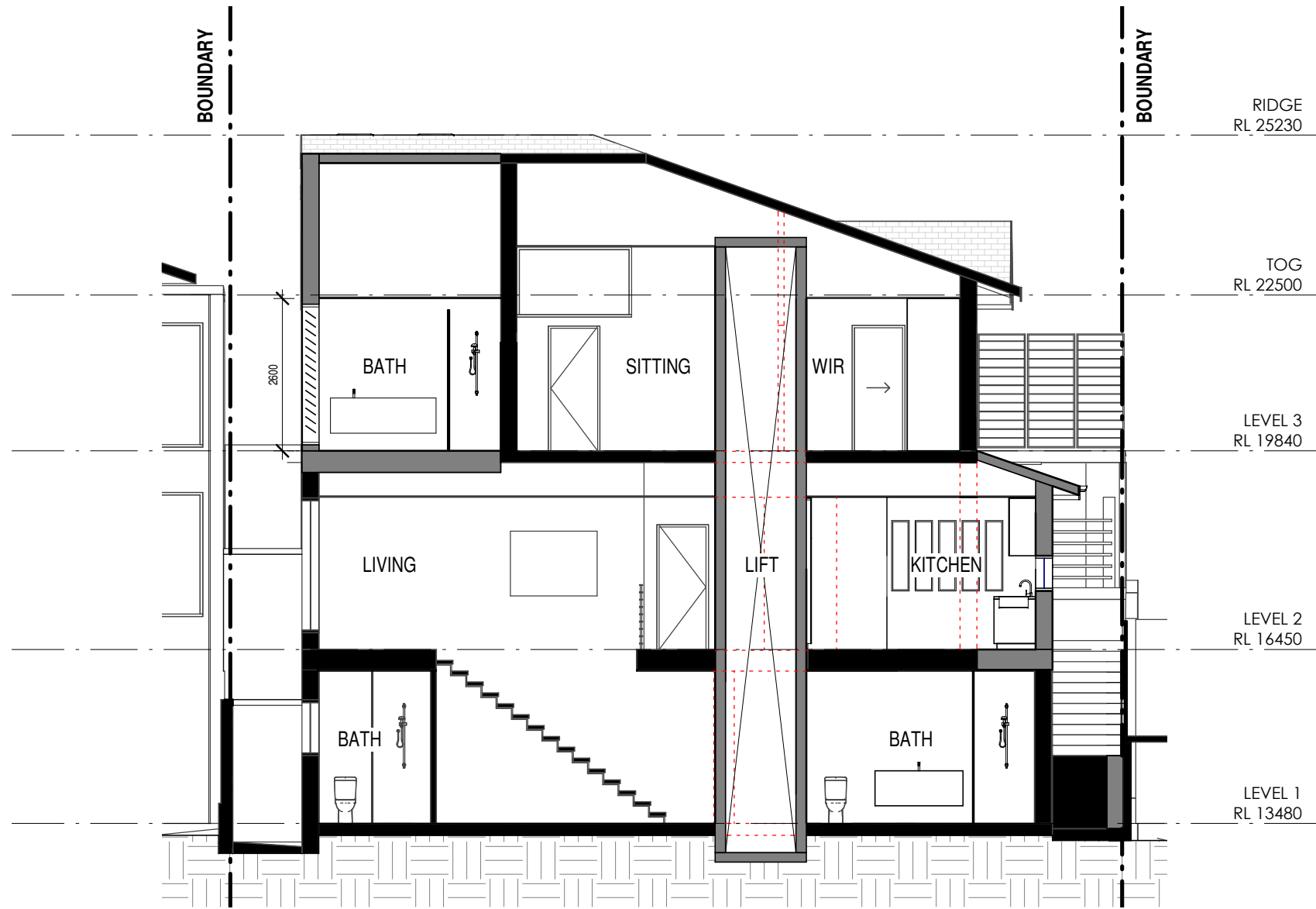


1 SECTION 1
02 20 1 : 100

- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

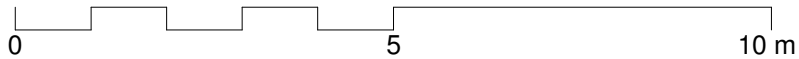
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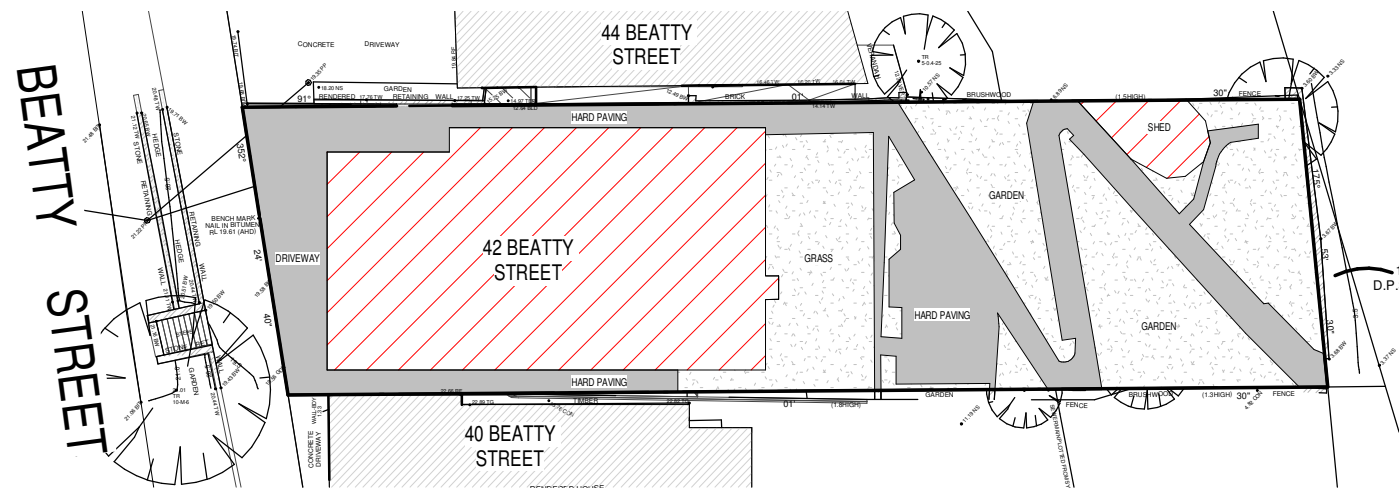
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- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS



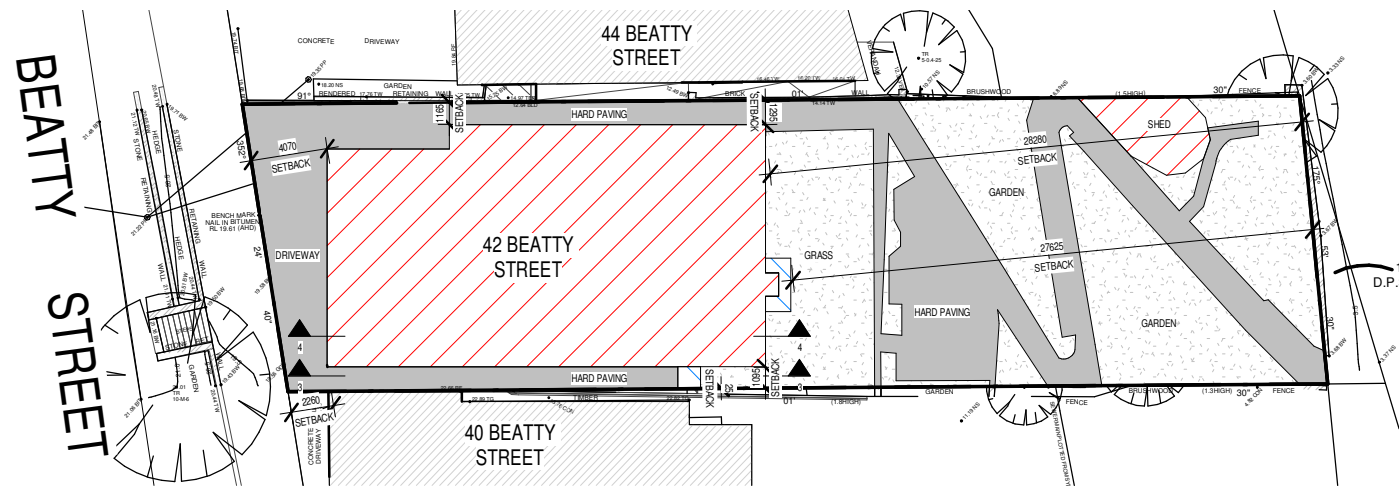
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1 EXISTING SITE ANALYSIS

100 1 : 400



2 PROPOSED SITE ANALYSIS

100 1 : 400

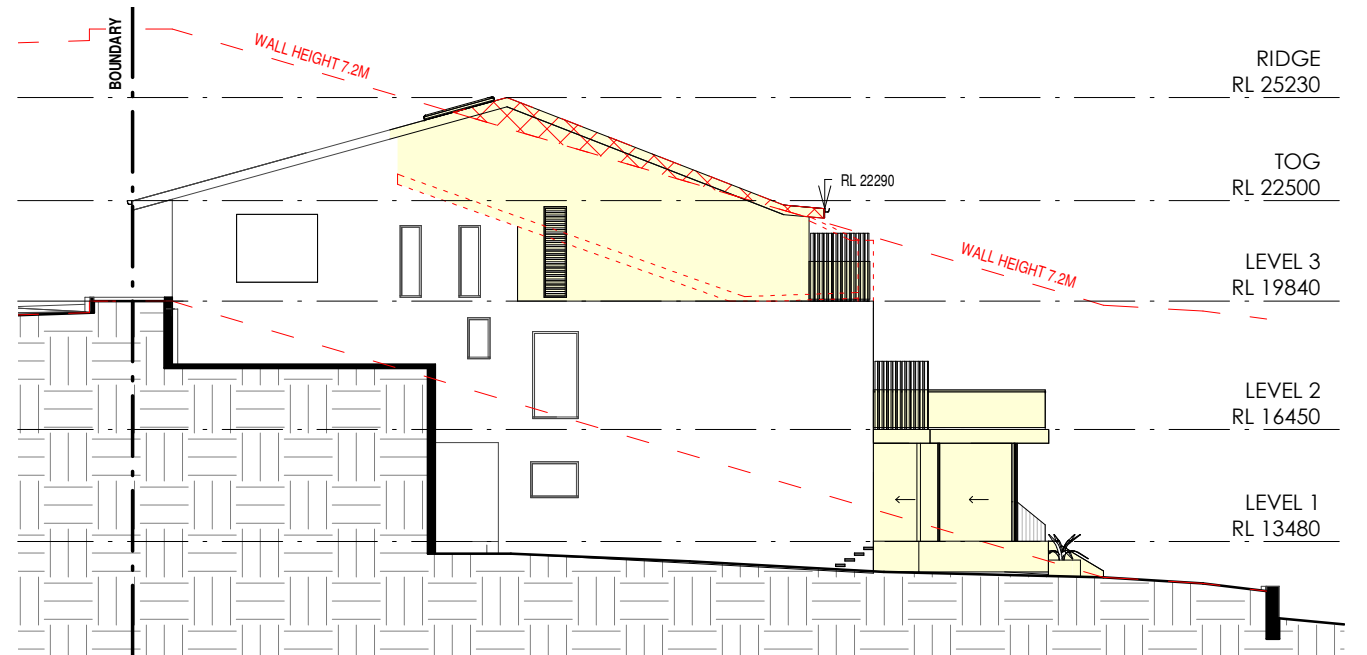
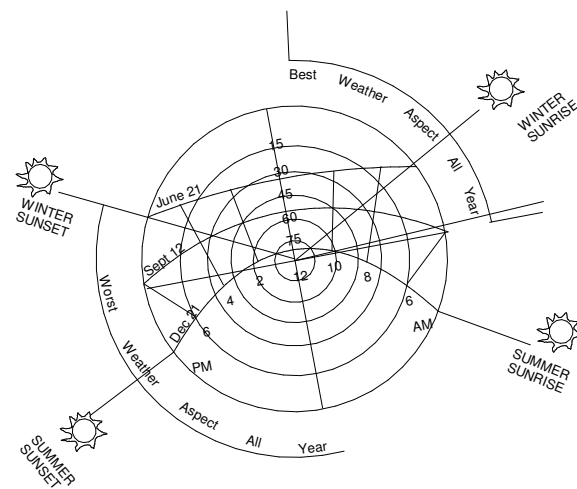
SITE ANALYSIS

SITE AREA	845.5m ²
ZONE	E3
OPEN SPACE	OS4
REQ OPEN SPACE	60% = 507.3m ²
EX OPEN SPACE	63.5% = 537.02m ²
PRO OPEN SPACE	63.5% = 537.02m ² (UNCHANGED)
REQ LANDSCAPE	MIN 40% OF OPEN SPACE
EX LANDSCAPE	278.3m ² = 51.8%
PRO LANDSCAPE	274.01m ² = 51%
MAX FSR	338.2m ² = 40%
EXISTING FSR	349.7m ² = 41.3%
PROPOSED FSR	379.8m ² = 44.9%
EX HEIGHT	≈8.0m
PRO HEIGHT	UNCHANGED
MAX WALL HEIGHT	7.2M
PRO WALL HEIGHT	≈7.9m

REQ FRONT SETBACK	PREVAILING BUILDING LINE OR 6m
EX FRONT SETBACK	2.26m
PRO FRONT SETBACK HOUSE	UNCHANGED
REQ REAR SETBACK	8.0m
EX REAR SETBACK	28.2m
PRO REAR SETBACK HOUSE	27.6m
REQ SIDE SETBACK	1/3 OF WALL HEIGHT
EX SIDE SETBACK	1.16m / 1.09m
PRO SIDE SETBACK HOUSE	UNCHANGED / .02m (DECK)

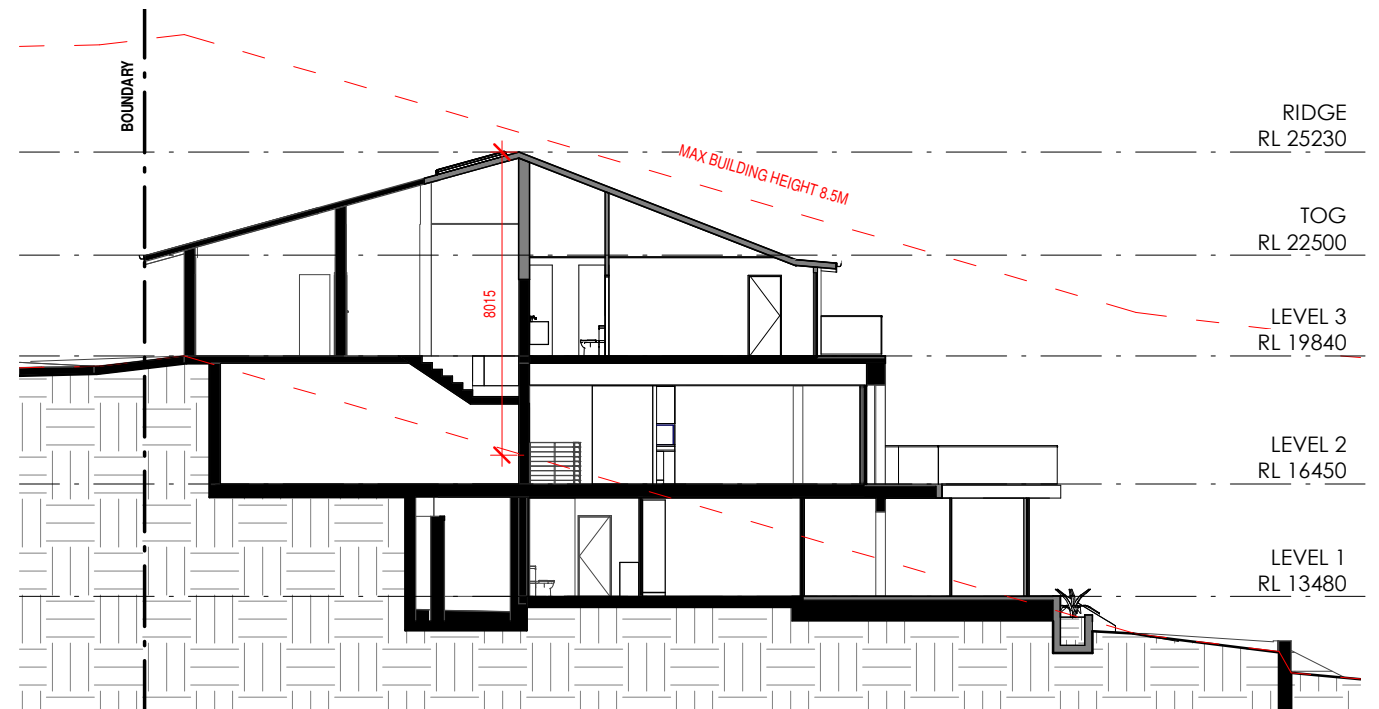
LEGEND

- EXISTING SITE COVERAGE
- PROPOSED SITE COVERAGE
- HARD SURFACED AREAS
- LANDSCAPED AREA
- NON COMPLIANCE



3 ANALYSIS WALL HEIGHT

100 1 : 200



4 ANALYSIS BUILDING HEIGHT

100 1 : 200

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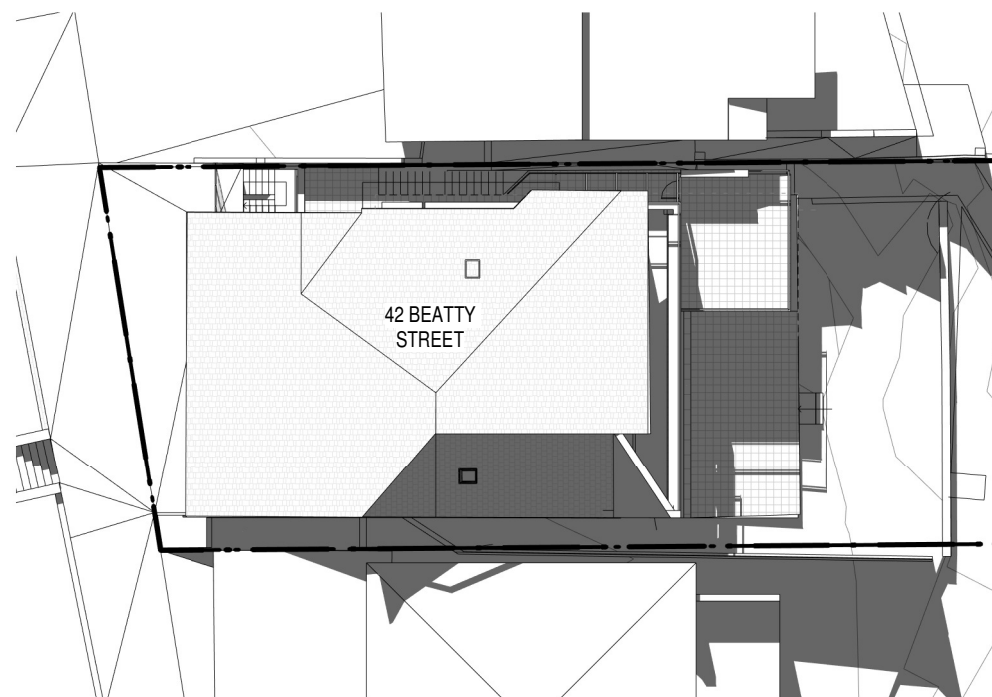
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PROJECT
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42 BEATTY STREET, BALGOWLAH HEIGHTS, NSW, 2093

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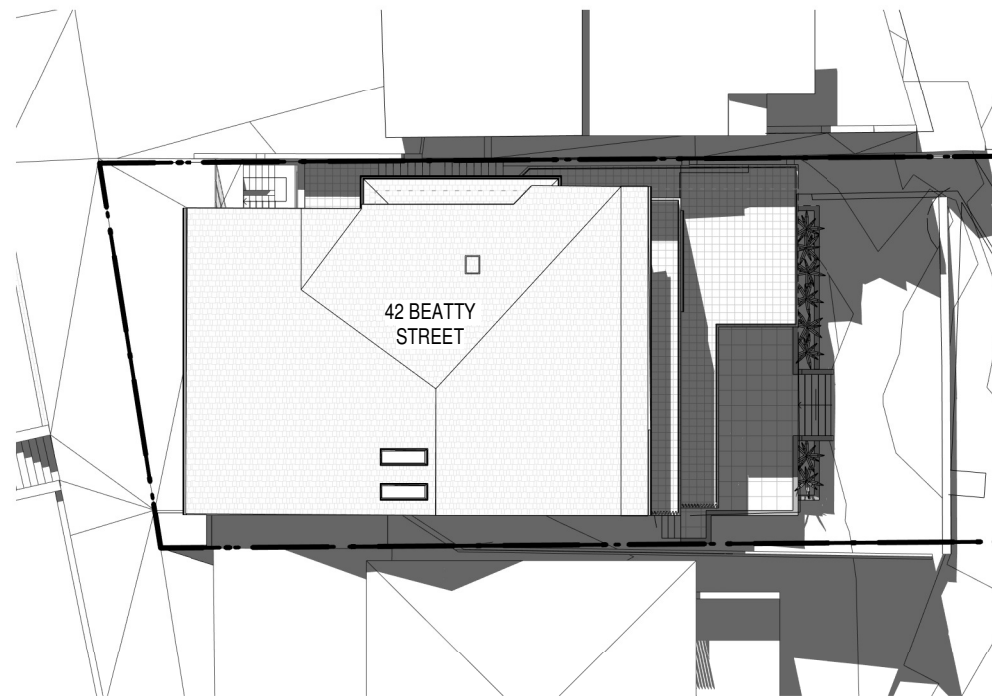
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B	31/08/2020	CONSULTANTS SET
A	15/07/2020	PRELIMINARY DA
IS	DATE	COMMENTS

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PROJECT NAME	42 BEATTY ST					SCALE	As indicated
DRAWING NAME	SITE ANALYSIS					DRAWING NUMBER	A 100 -C



2 EX SHADOWS 12PM JUNE 21ST

3	EX SHADOWS 3PM JUNE 21ST
101	1 : 300



5	PRO SHADOWS 12PM JUNE 21ST
101	1 : 300

6	PRO SHADOWS 3PM JUNE 21ST	
101	1 : 300	

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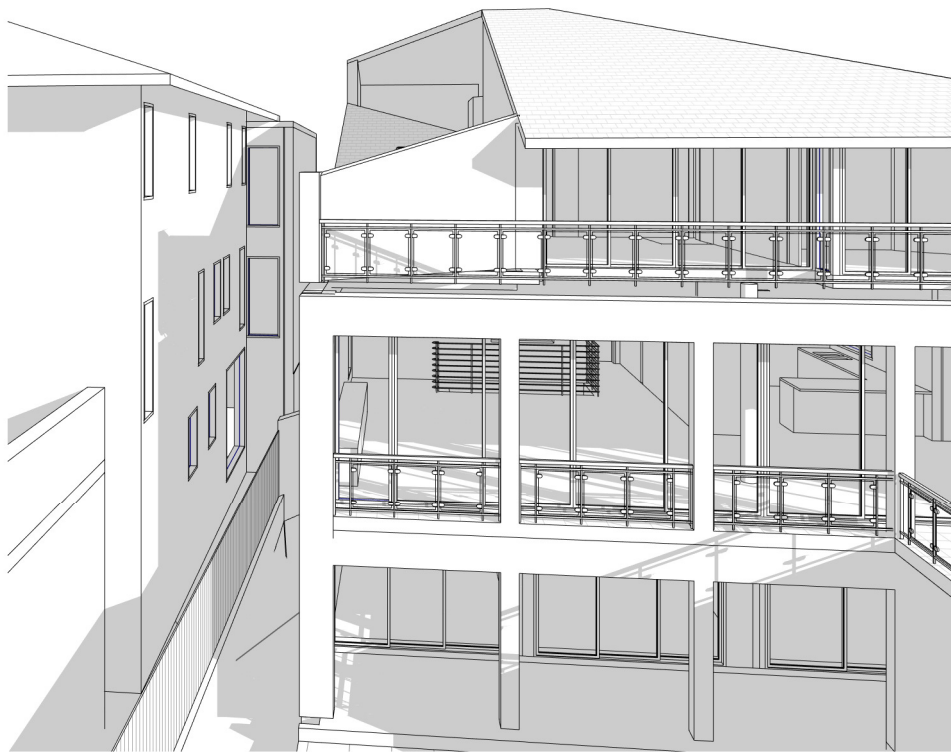
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B	31/08/2020	CONSULTANTS SET
A	15/07/2020	PRELIMINARY DA
IS	DATE	COMMENTS

JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
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PROJECT NAME	SCALE
42 BEATTY ST	1 : 300

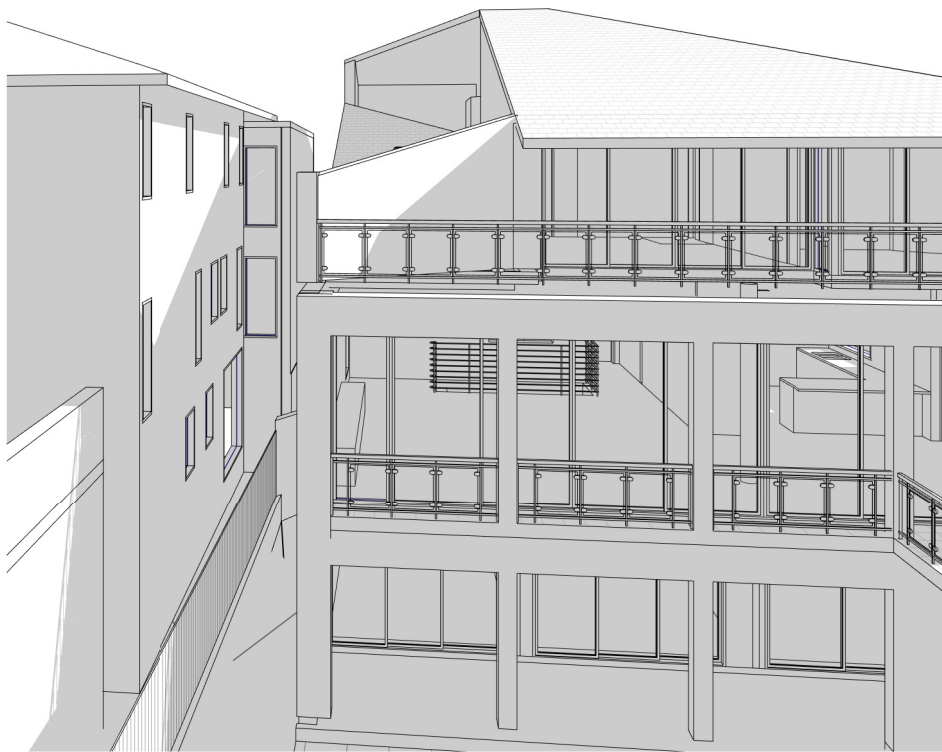
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1 3D EX SHADOWS 9AM JUNE 21ST

102



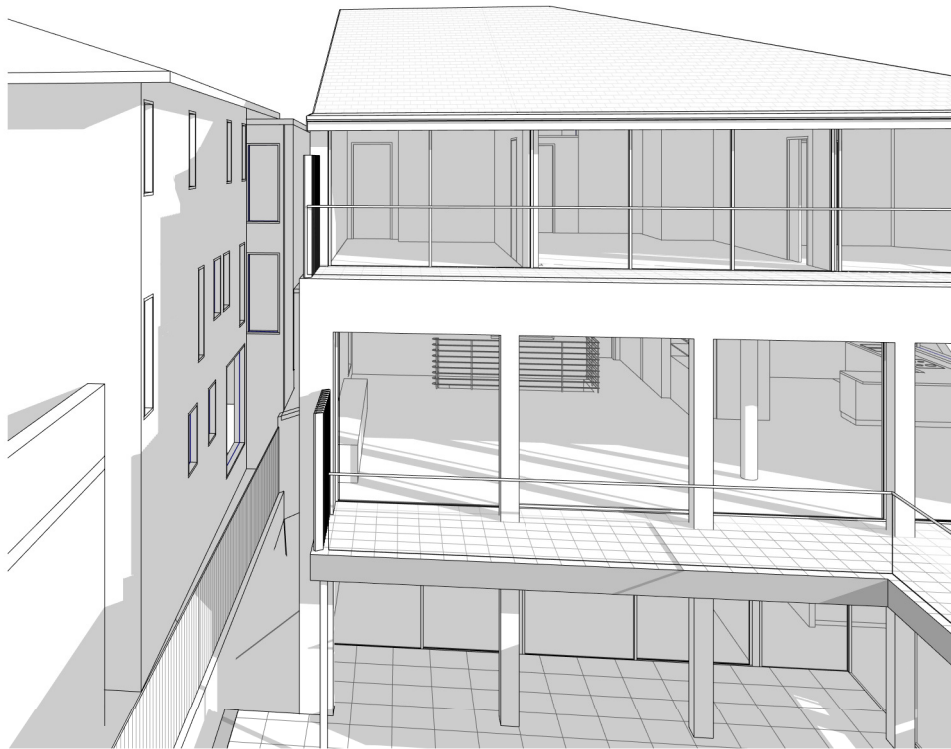
2 3D EX SHADOWS 12PM JUNE 21ST

102



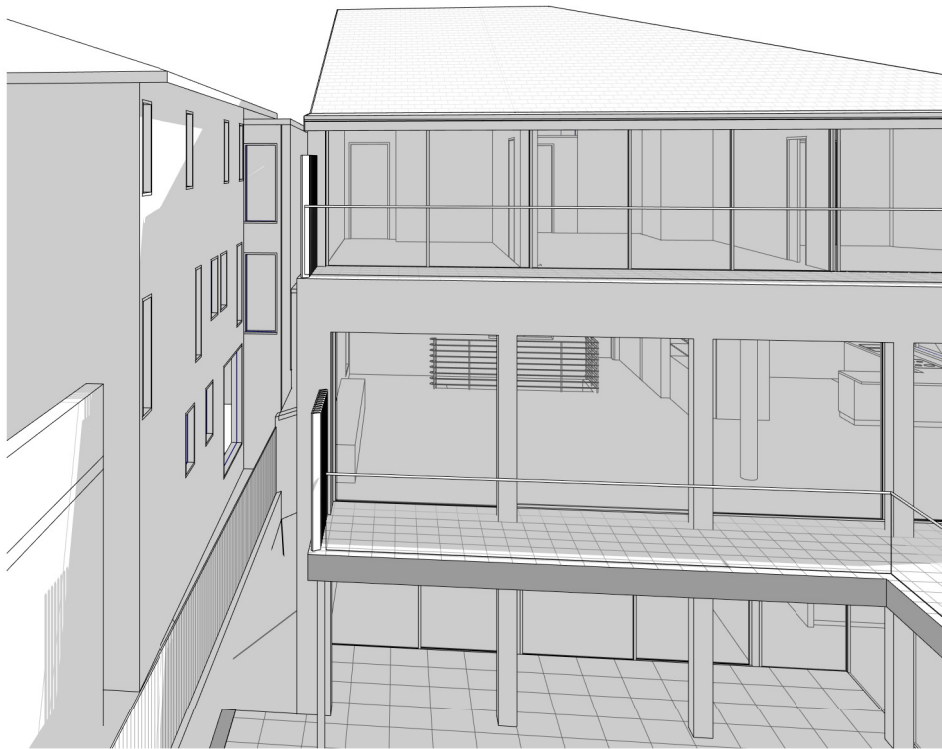
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102



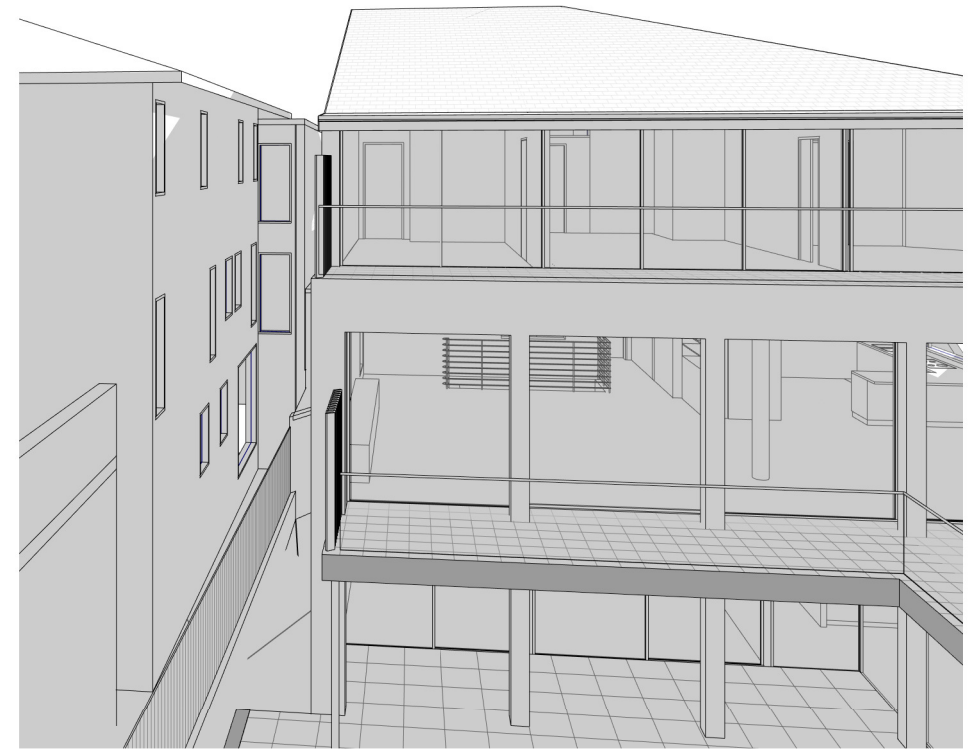
4 3D PRO SHADOWS 9AM JUNE 21ST

102



5 3D PRO SHADOWS 12PM JUNE 21ST

102



6 3D PRO SHADOWS 3PM JUNE 21ST

102

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IS	DATE	COMMENTS

JOB NUM#	165	DRAWN BY	MV	CHK. BY	TW	PAGE SIZE	A3
PROJECT NAME	42 BEATTY ST					SCALE	
DRAWING NAME	SHADOWS					DRAWING NUMBER	A 102 -C

ROOF EXTENSION TO MATCH EXISTING



NEW EXTERNAL WALLS RENDER PAINT FINISH TO MATCH EXISTING



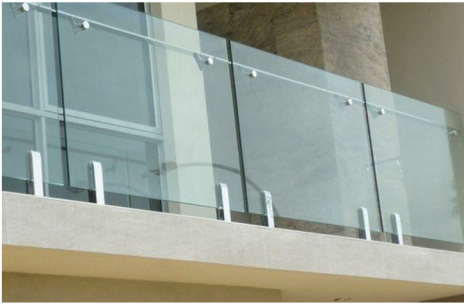
ALUMINIUM SLIDING DOORS ANODISED FINISH STANDARD



GUTTERS & DOWNPIPES TO MATCH EXISTING



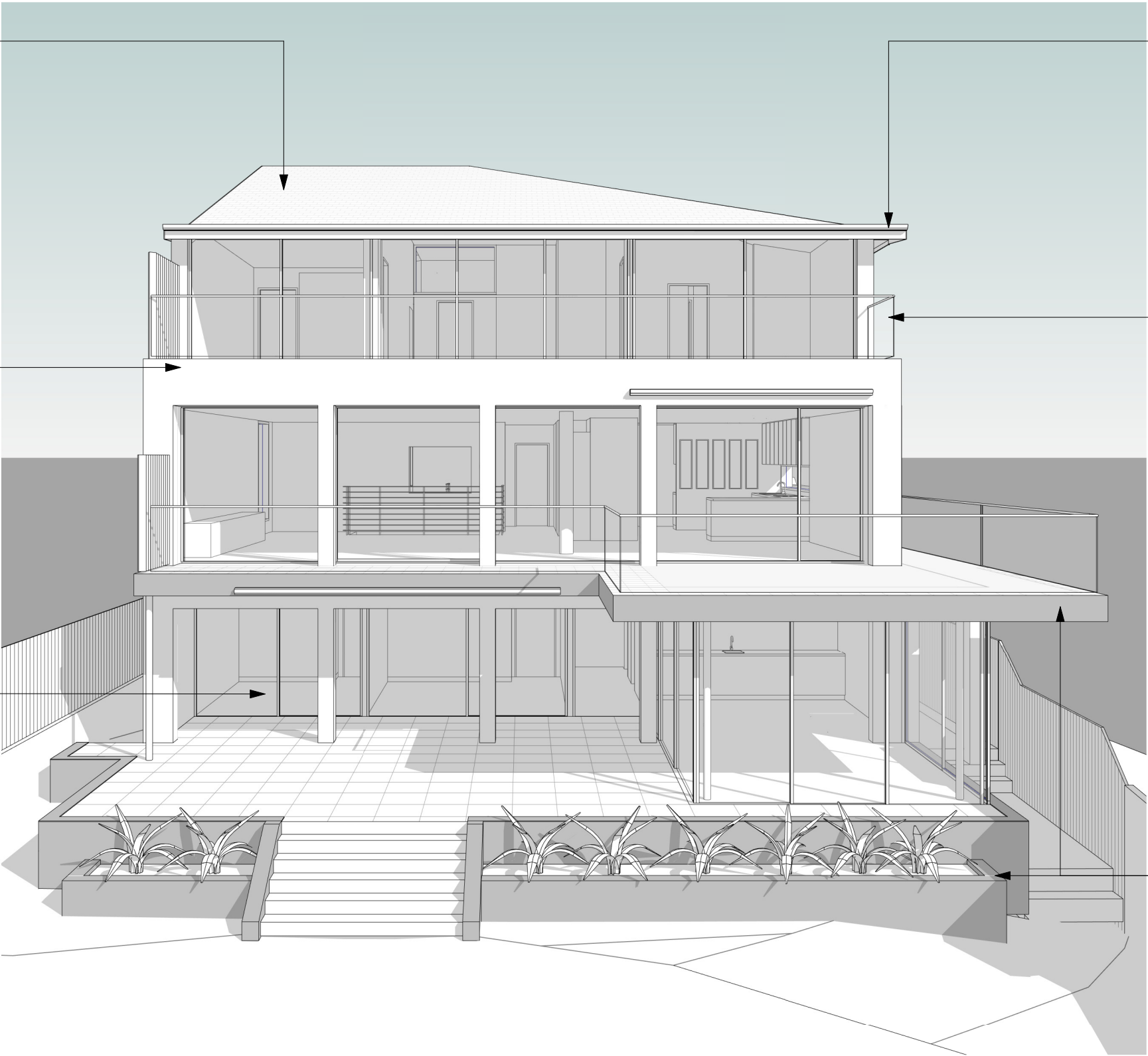
FRAMELESS CLEAR GLASS BALUSTRADE



ALL WINDOWS ON SIDES OF HOUSE TO BE TIMBER FRAMED MATCH EXISTING



RETAINING WALLS & BALCONY EDGE RENDER PAINT FINISH GREY

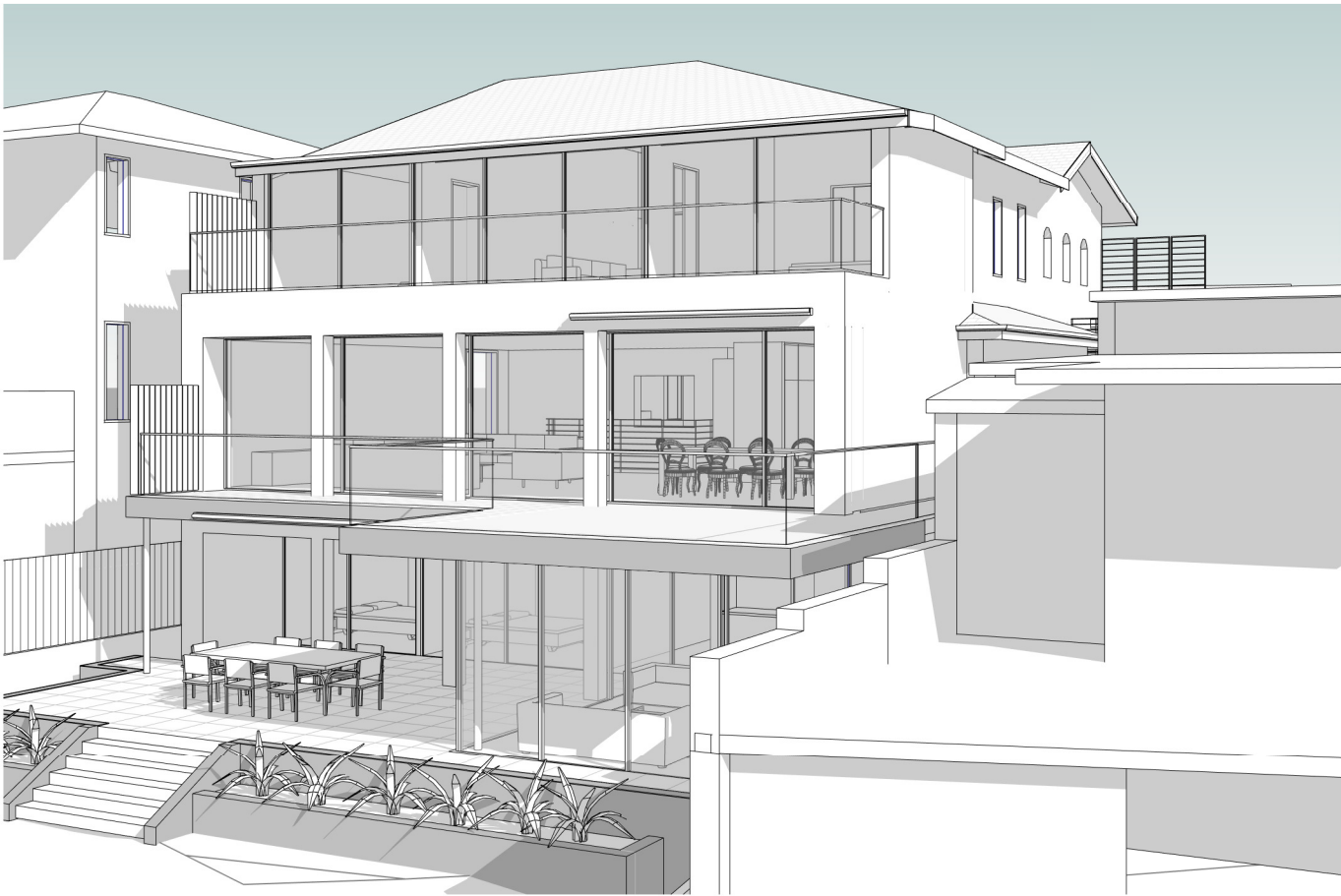
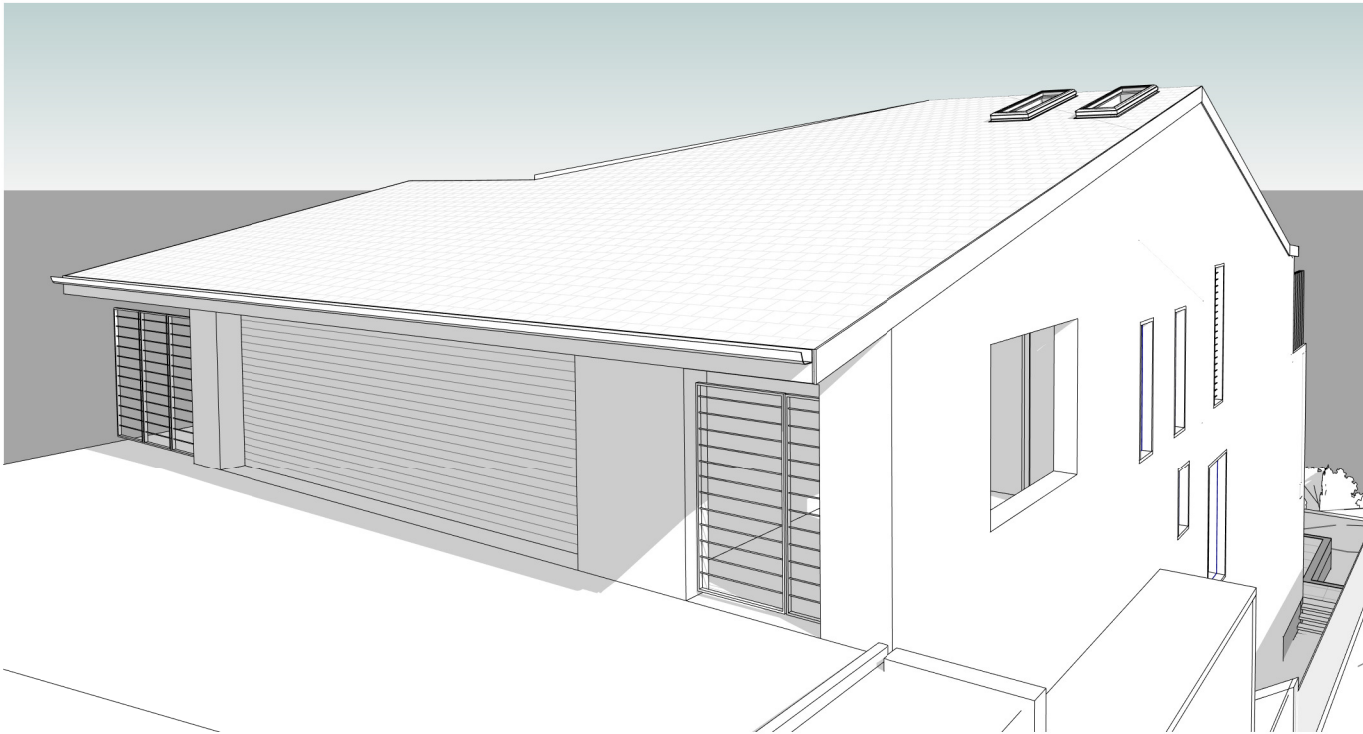
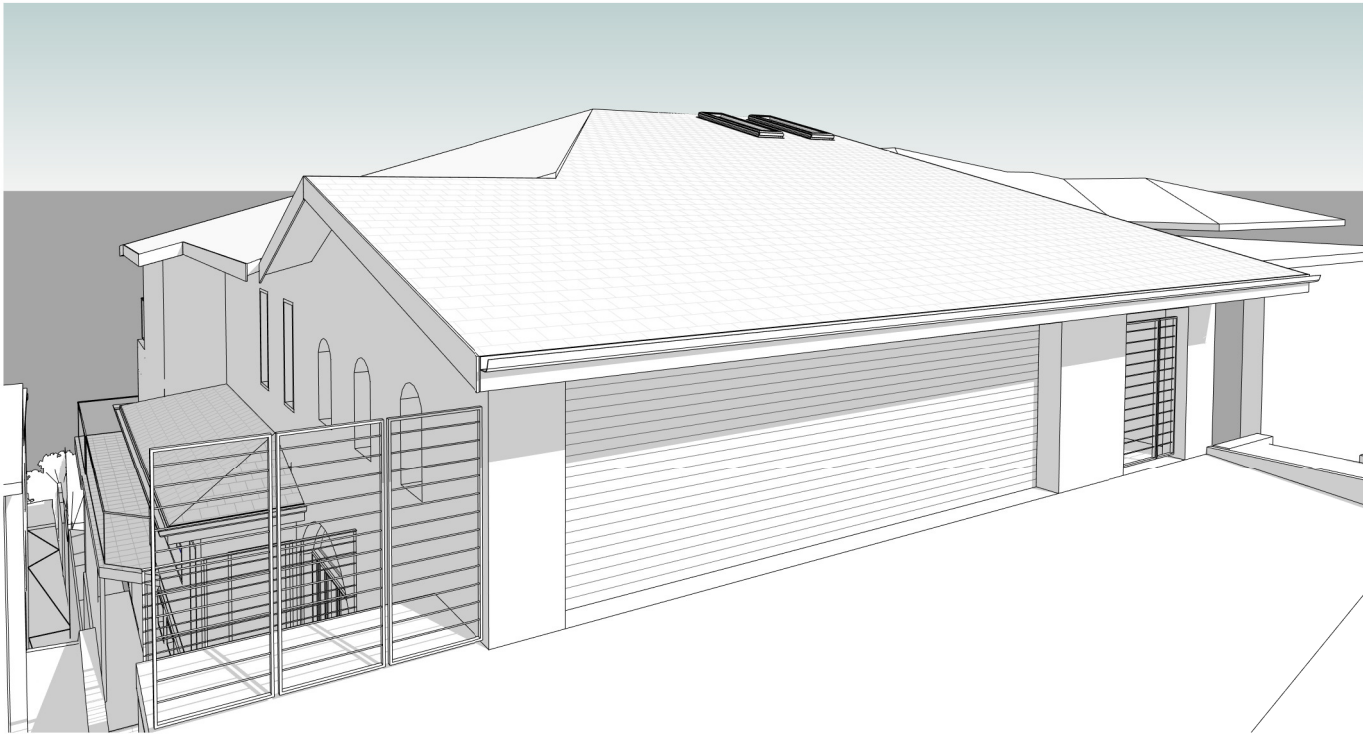


1 COLOURS & FINISHES

104

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	GEOTECH CROZIER GEOTECHNICAL CONSULTANTS UNIT 12/ 42-46 WATTLE ROAD, BROOKVALE, 2100 02 9939 1882 INFO@CROZIERGEOTECH.COM.AU	BUSHFIRE THE FIRE CONSULTANTS PO BOX 29 FORESTVILLE, NSW, 2087 0418 460 517 JIM@THEFIRECONSULTANTS.COM.AU		CLIENT TIE YING HUANG 0439825227 YELLOWHTY326@GMAIL.COM		PROJECT NAME 42 BEATTY ST			SCALE
						DRAWING NAME COLOUR & FINISHES			DRAWING NUMBER A 104 -C



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