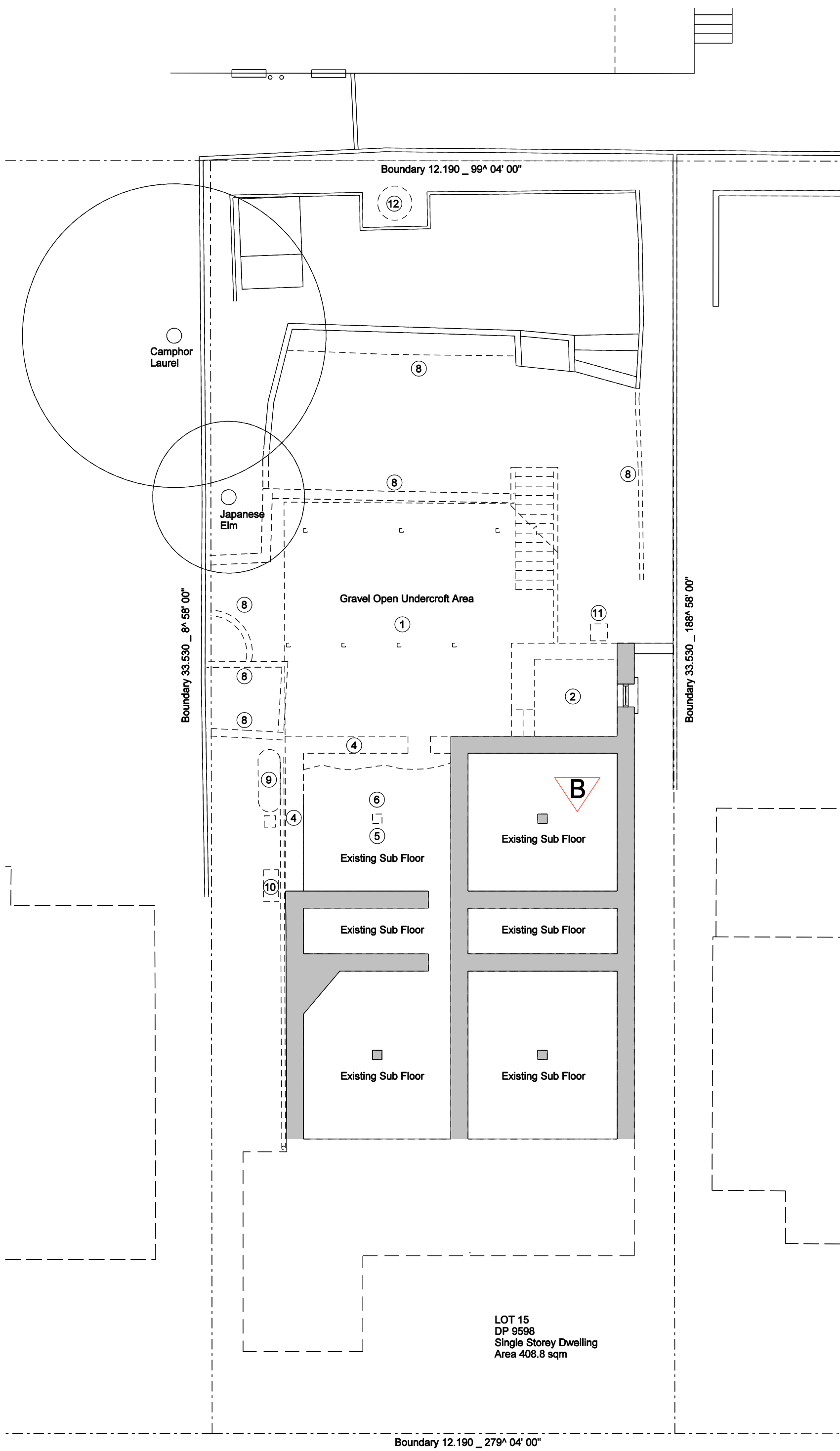


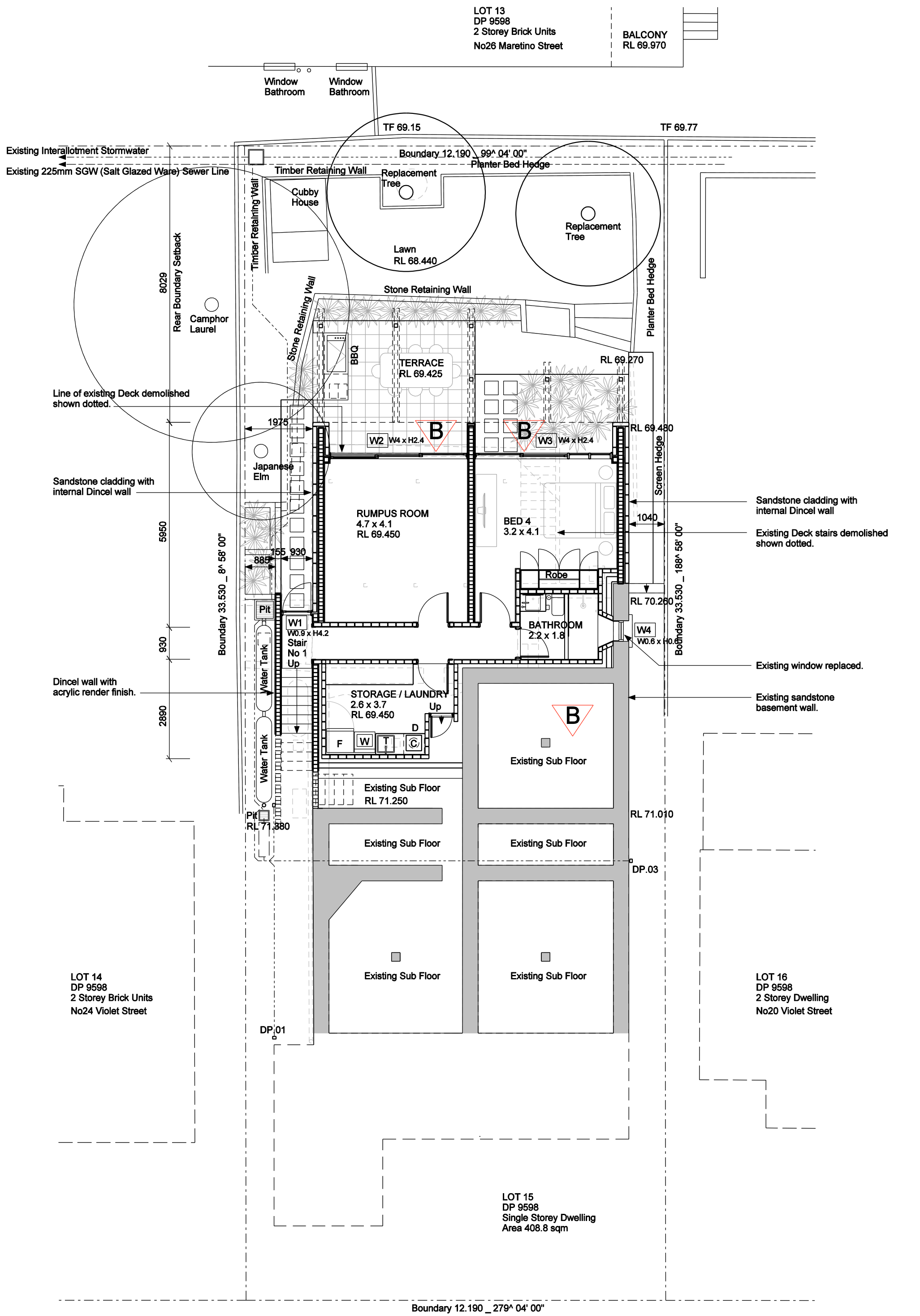
01 BASEMENT FLOOR PLAN _ EXISTING
EX_002 Scale 1:100 @ A1



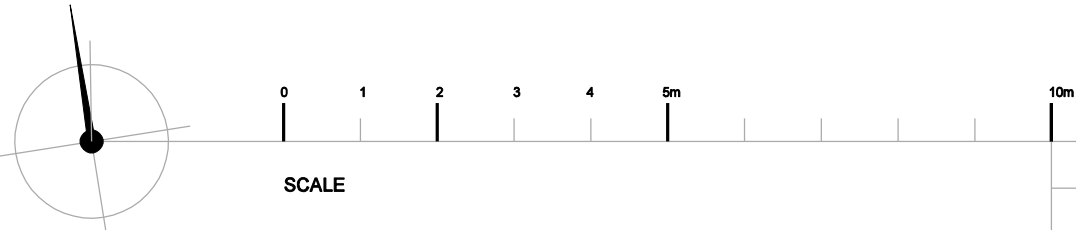
02 BASEMENT FLOOR PLAN _ DEMOLITION
D_002 Scale 1:100 @ A1

DEMOLITION SCHEDULE

- 1 TIMBER DECK COLUMNS & STAIR DEMOLISHED
- 2 STORE DEMOLISHED
- 3 DELETED
- 4 EXTERNAL SANDSTONE WALL DEMOLISHED
- 5 BRICK PIERS DEMOLISHED
- 6 SUB FLOOR EXCAVATED FOR NEW LAUNDRY
- 7 DELETED
- 8 GARDEN STONE EDGING DEMOLISHED.
- 9 WATER TANK & STORMWATER PUMPOUT OUT SYSTEM DEMOLISHED
- 10 AIR CONDITIONER REMOVED TO BE RELOCATED
- 11 HWU REMOVED TO BE RELOCATED
- 12 CAMPHOR LAUREL TREE REMOVED.



03 BASEMENT FLOOR PLAN _ RENOVATION
R_002 Scale 1:100 @ A1



PROJECT TITLE
RESIDENTIAL ALTERATIONS & ADDITIONS
22 VIOLET STREET, BALGOWLAH , NSW, 2093, AUSTRALIA
LOT 15, DP 9598
FOR _ FELICITY AND ASA JOSEPH
APPLICANT _ MDV DESIGN PTY LTD
DIRECTOR _ MARTIN VAUGHAN B(Arch) Hon, BCA Hon

DRAWING TITLE
BASEMENT _ EXISTING FLOOR PLAN
BASEMENT _ DEMOLITION FLOOR PLAN
BASEMENT _ RENOVATION FLOOR PLAN
BASIX Certificate _ A431624_02

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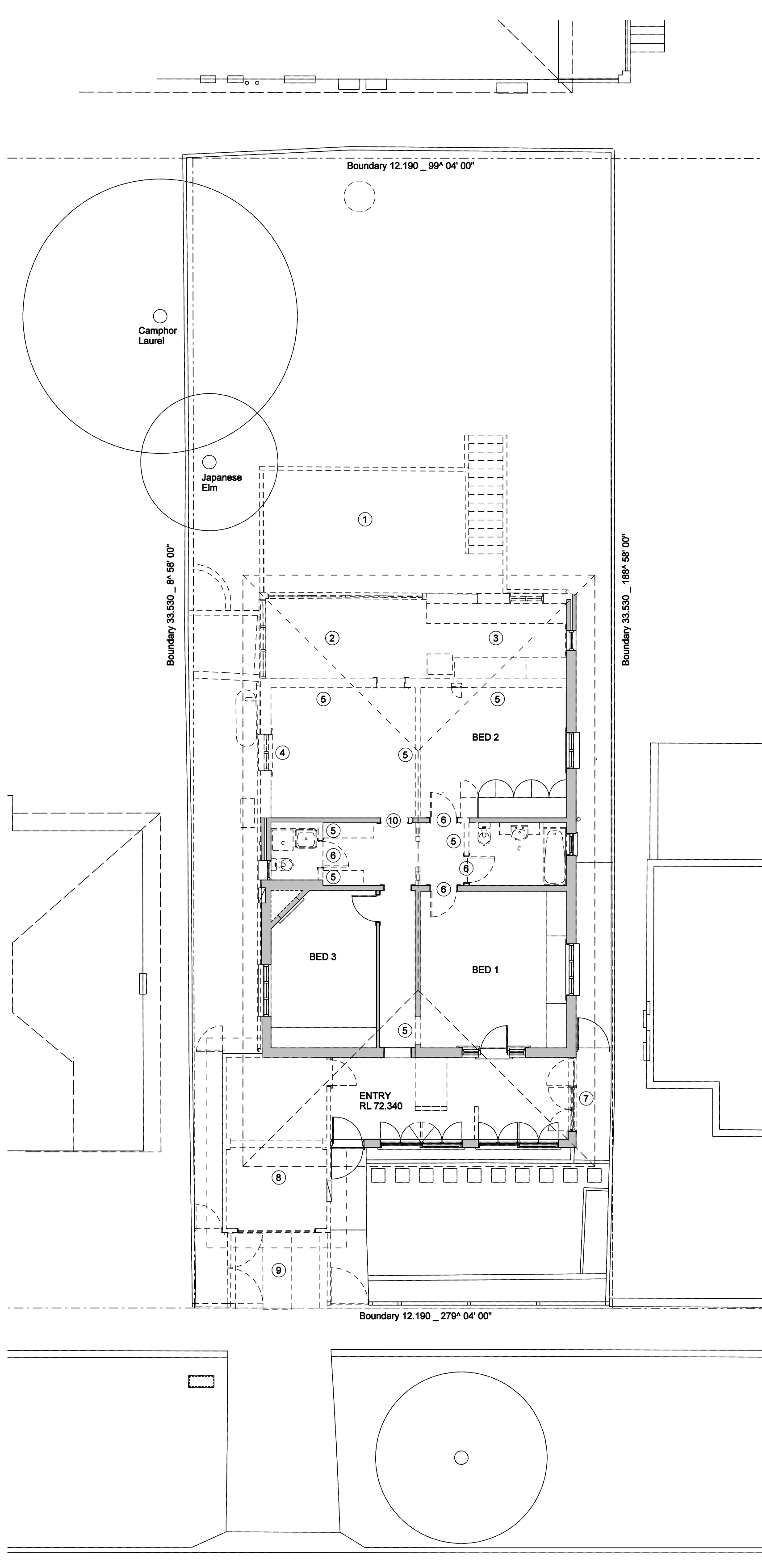
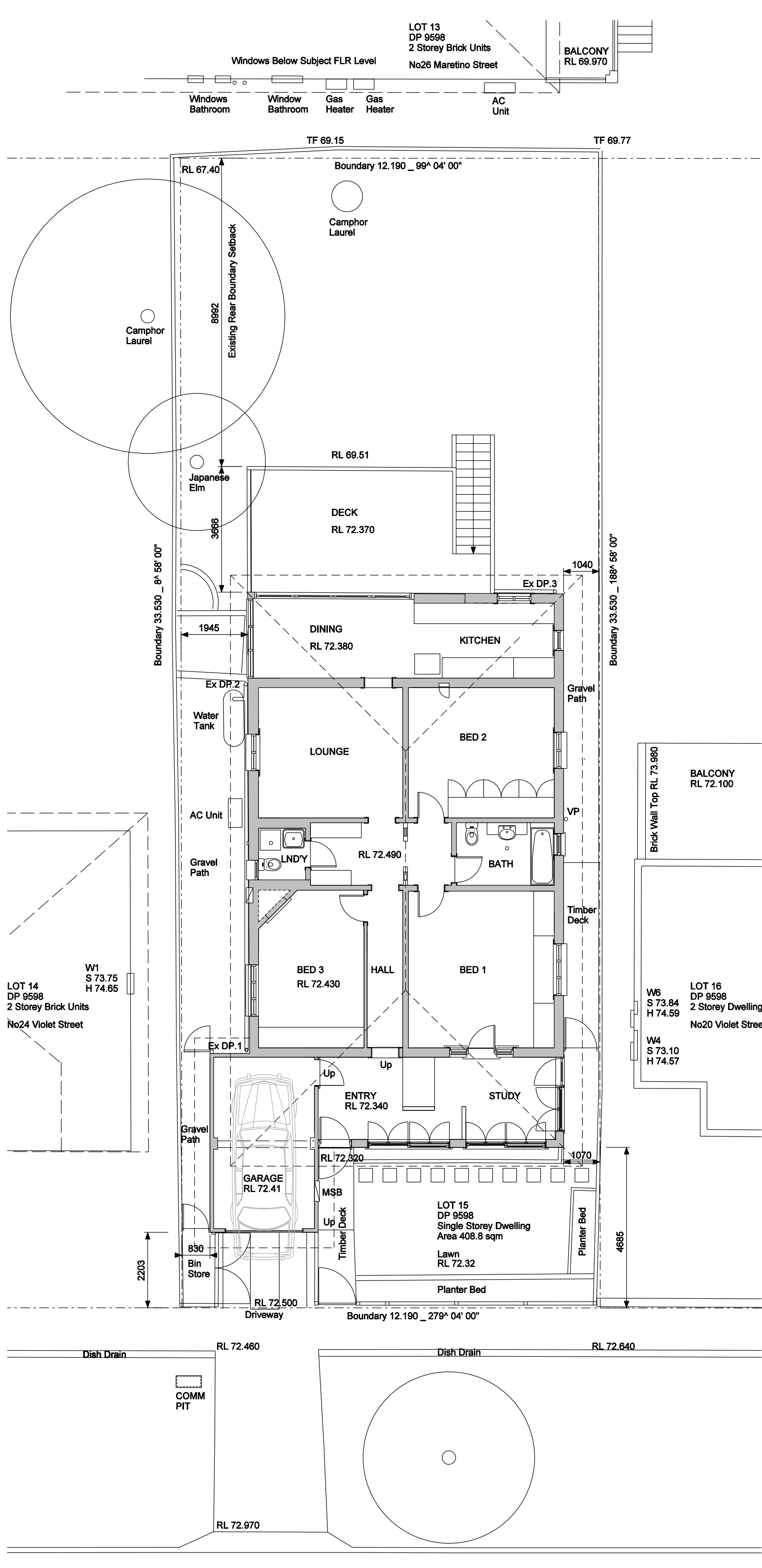
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A	DEVELOPMENT APPLICATION ISSUE	24.9.2021
B	REVISED FSR CALCULATIONS	25.1.2022

B DRAWING CHANGES
: DELETED SUB FLOOR DEMOLITION & RENOVATION
: MOVED RUMPUS & BEDROOM 4 WINDOWS SOUTH

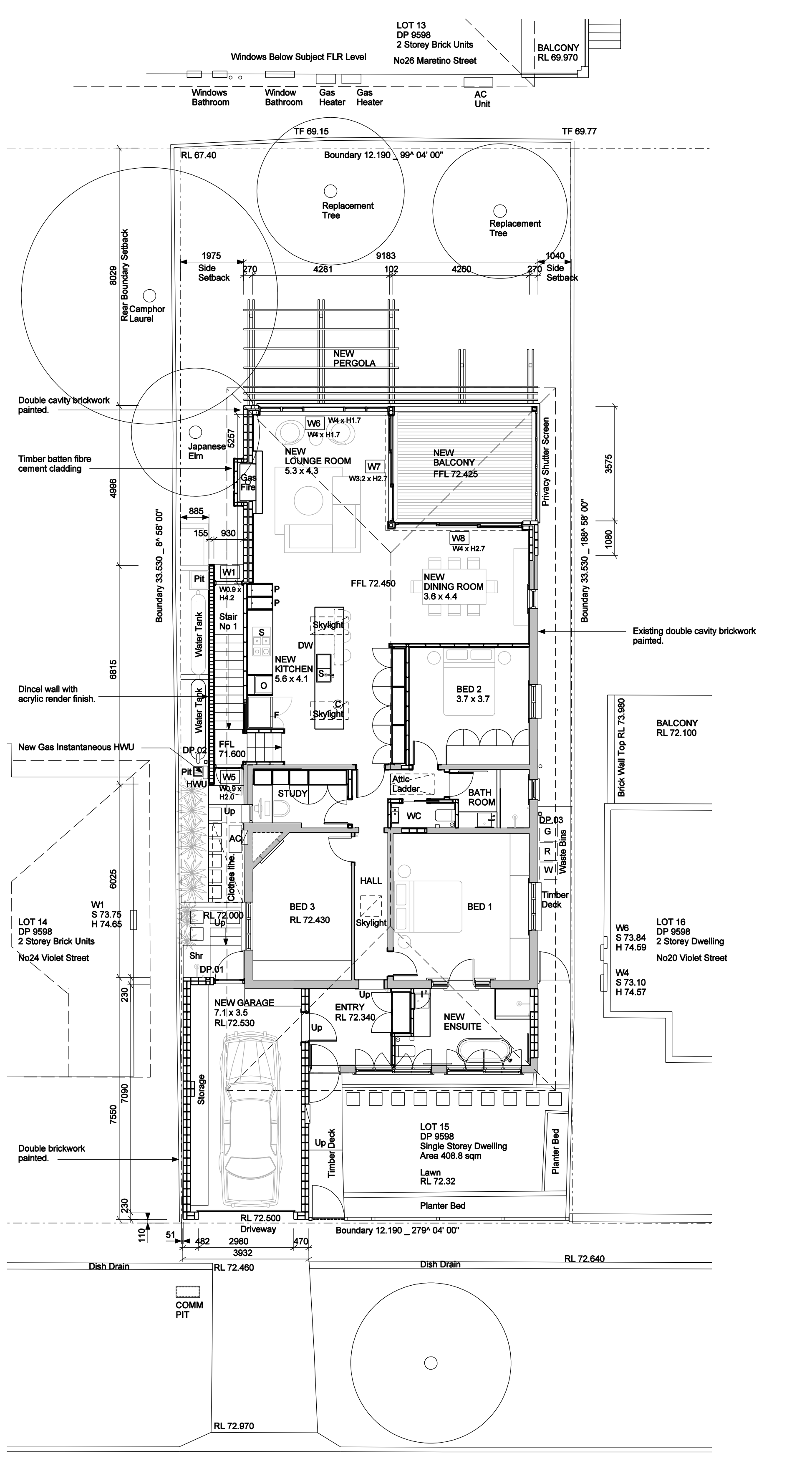


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DRAWING NUMBER DA A002		REVISION B



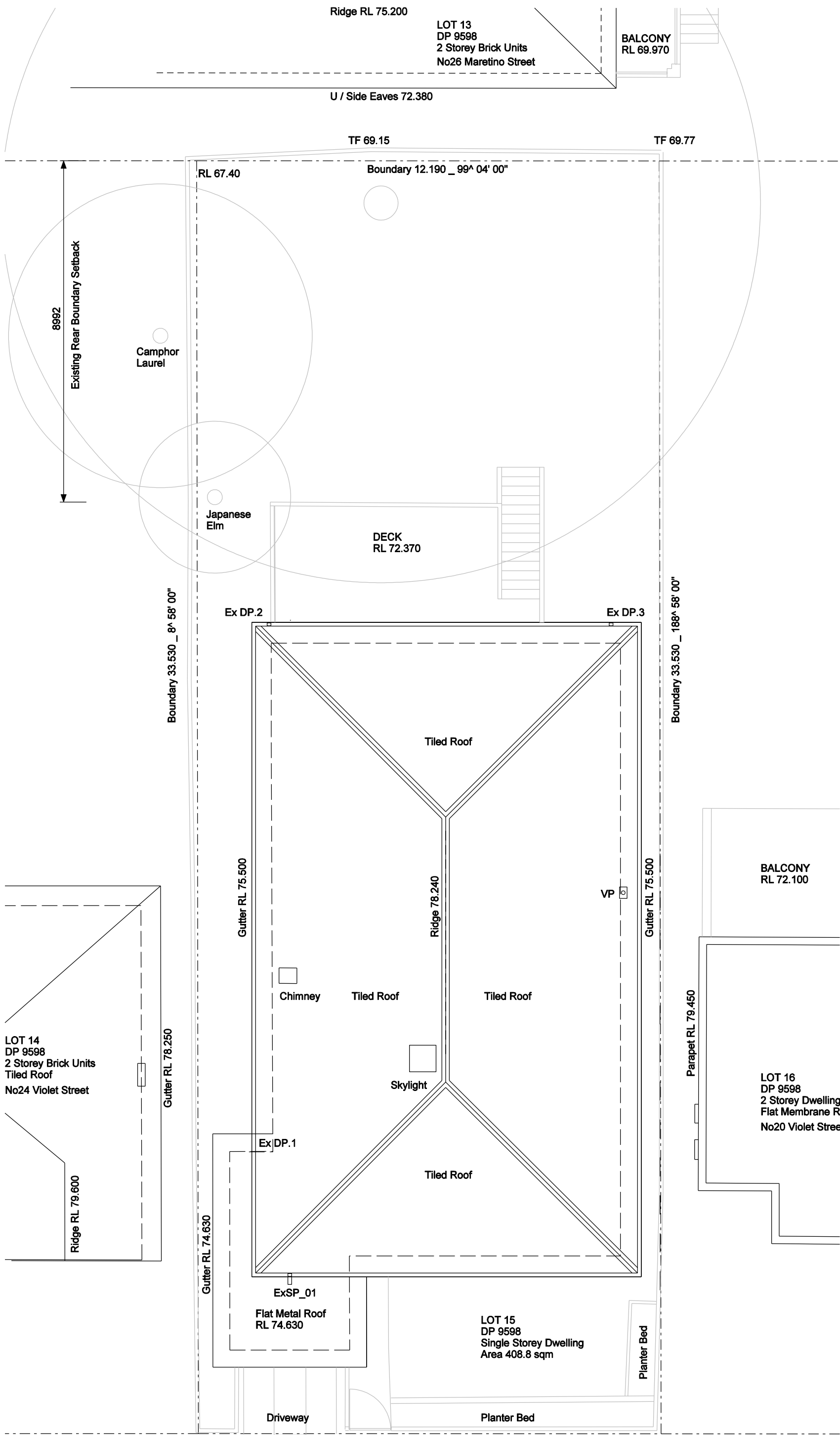
- DEMOLITION SCHEDULE
- 1 TIMBER DECK DEMOLISHED
 - 2 DINING ROOM & EXTERNAL WALLS DEMOLISHED
 - 3 KITCHEN & EXTERNAL WALLS DEMOLISHED
 - 4 LOUNGE ROOM EXTERNAL WALL DEMOLISHED
 - 5 INTERNAL WALL DEMOLISHED
 - 6 INTERNAL DOORS REMOVED TO BE REUSED.
 - 7 EXTERNAL DOOR & WINDOW DEMOLISHED.
 - 8 GARAGE DEMOLISHED
 - 9 DRIVEWAY DEMOLISHED
 - 10 EXISTING OPENING ENLARGED FOR NEW HALLWAY DOOR.



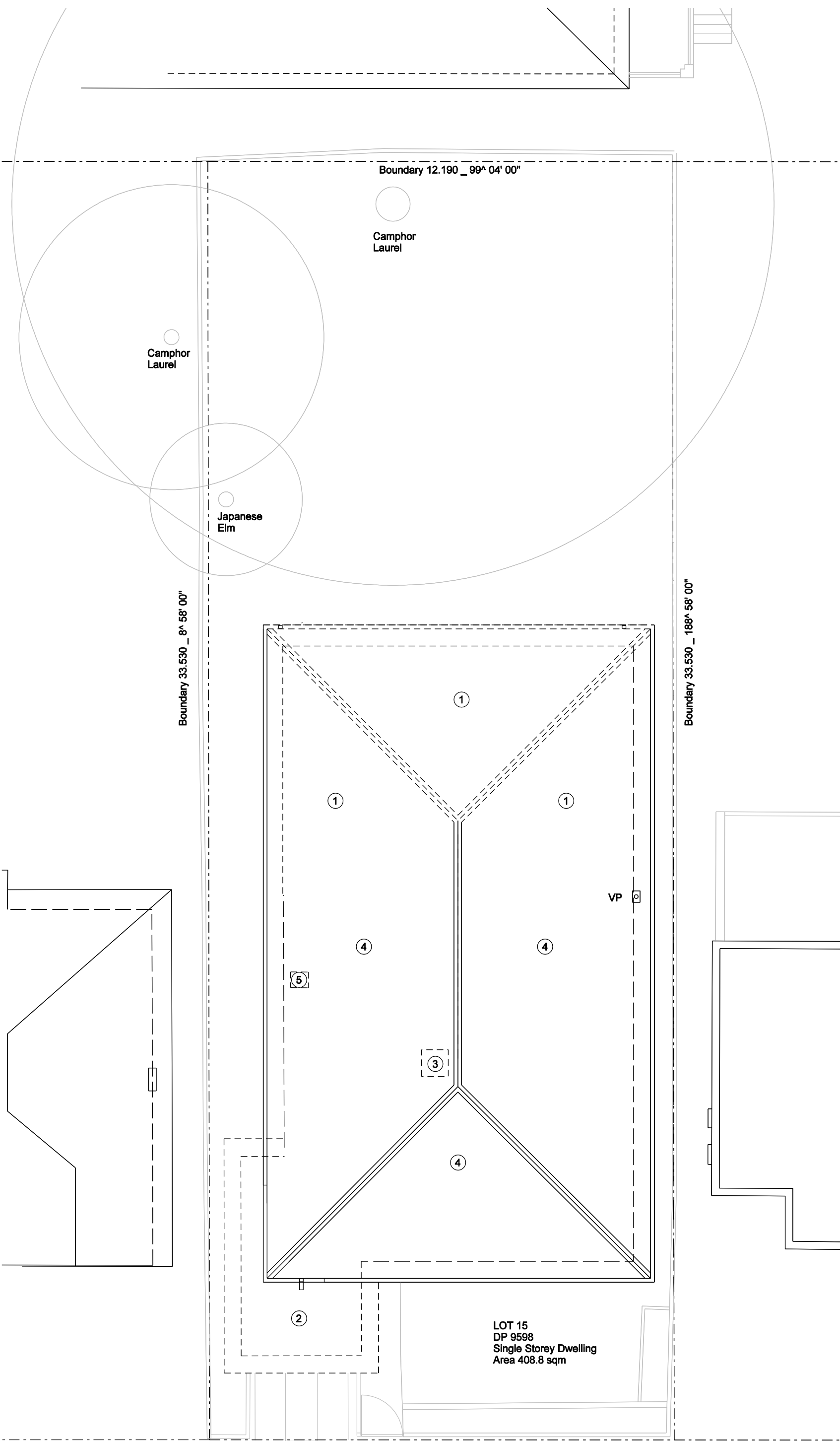
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PLOT DATE 24-Sep-21	REVISION A
DRAWING NUMBER DA A003	

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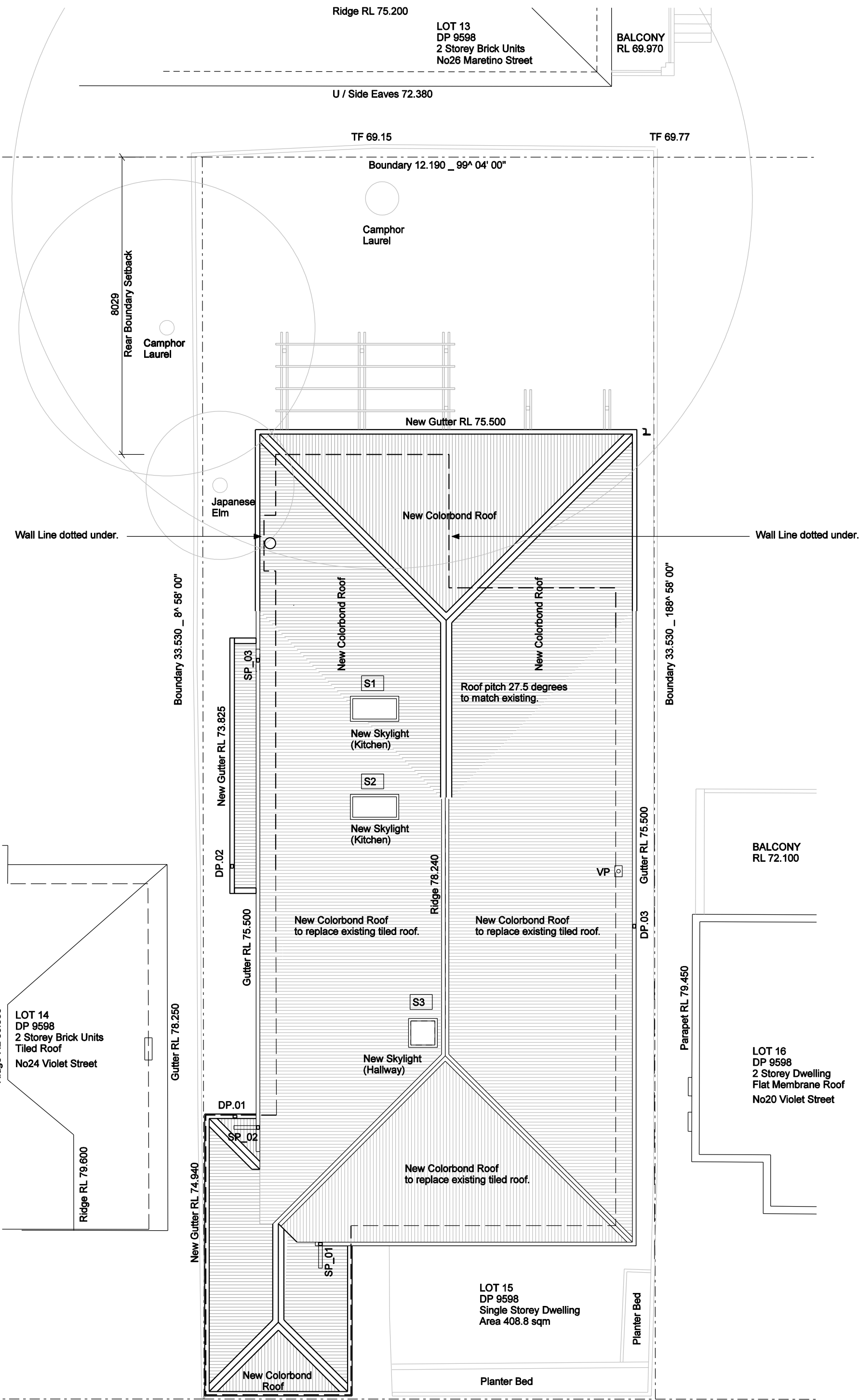
01 ROOF PLAN _ EXISTING
EX_004 Scale 1:100 @ A1



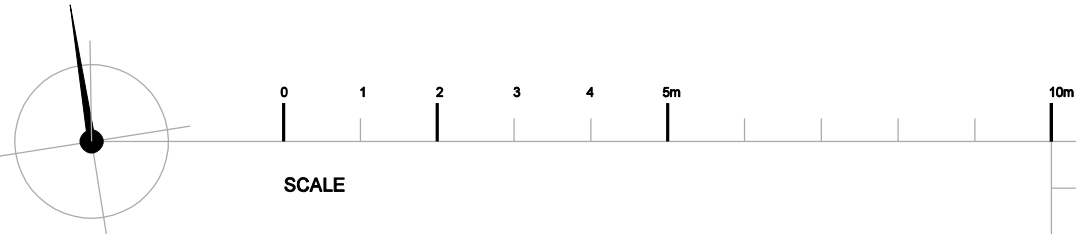
02 ROOF PLAN _ DEMOLITION
D_004 Scale 1:100 @ A1

DEMOLITION SCHEDULE

- 1 MAIN ROOF TILES AND ROOF FRAMING REMOVED
- 2 GARAGE ROOF DEMOLISHED.
- 3 EXISTING SKYLIGHT REMOVED TO BE REPLACED.
- 4 EXISTING ROOF TILES REMOVED & REPLACED WITH COLORBOND ROOF.
- 5 EXISTING BRICK CHIMNEY DEMOLISHED.



03 ROOF PLAN _ RENOVATION
R_004 Scale 1:100 @ A1

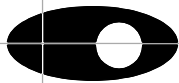


PROJECT TITLE
RESIDENTIAL ALTERATIONS & ADDITIONS
22 VIOLET STREET, BALGOWLAH, NSW, 2093, AUSTRALIA
LOT 15, DP 9598
FOR _ FELICITY AND ASA JOSEPH
APPLICANT _ MDV DESIGN PTY LTD
DIRECTOR _ MARTIN VAUGHAN B(Arch) Hons, BCA Hons

DRAWING TITLE
ROOF _ EXISTING ROOF PLAN
ROOF _ DEMOLITION ROOF PLAN
ROOF _ RENOVATION ROOF PLAN
BASIX Certificate _ A431624

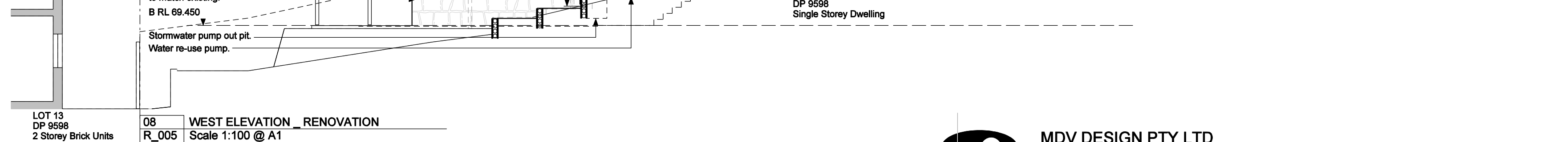
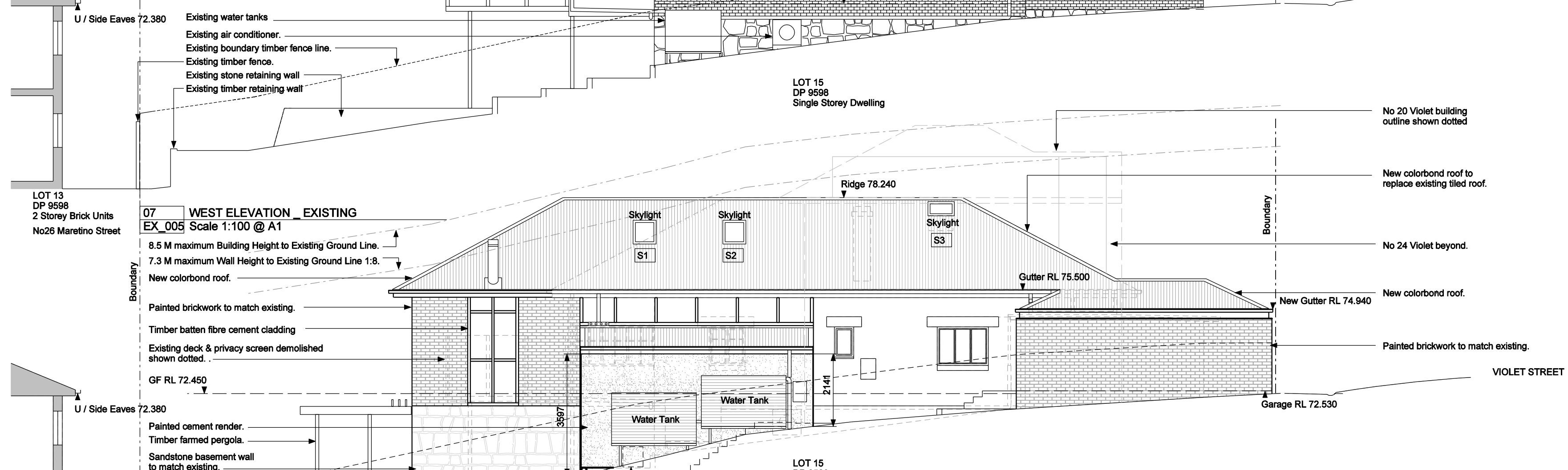
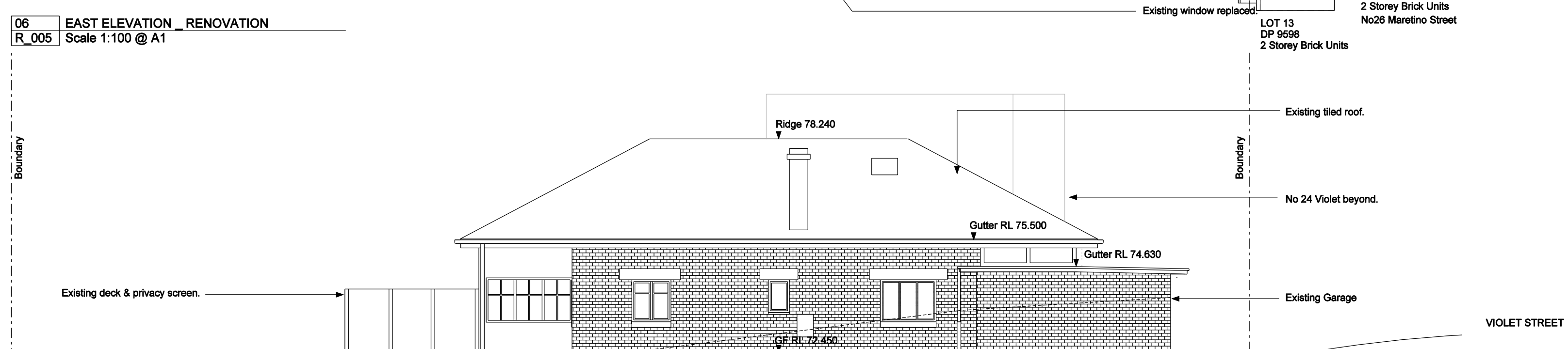
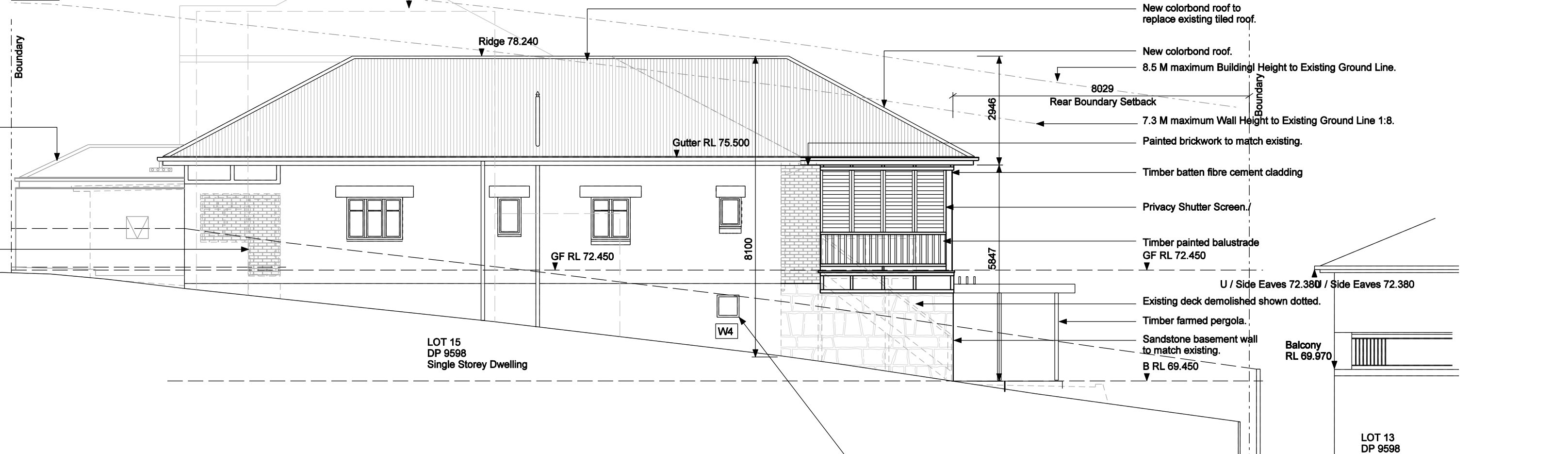
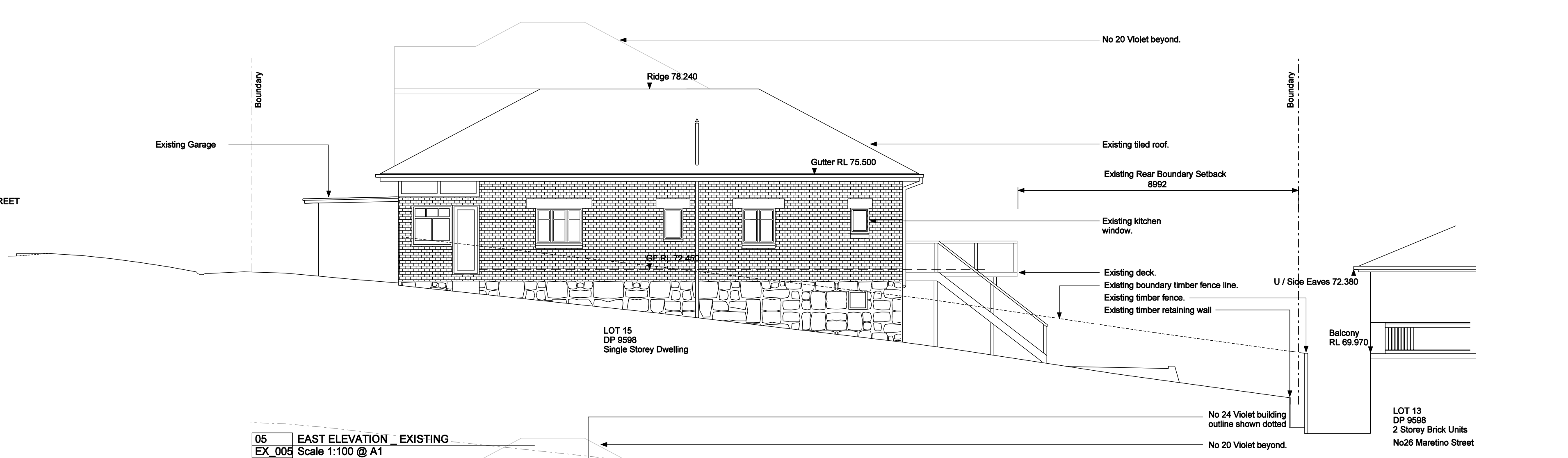
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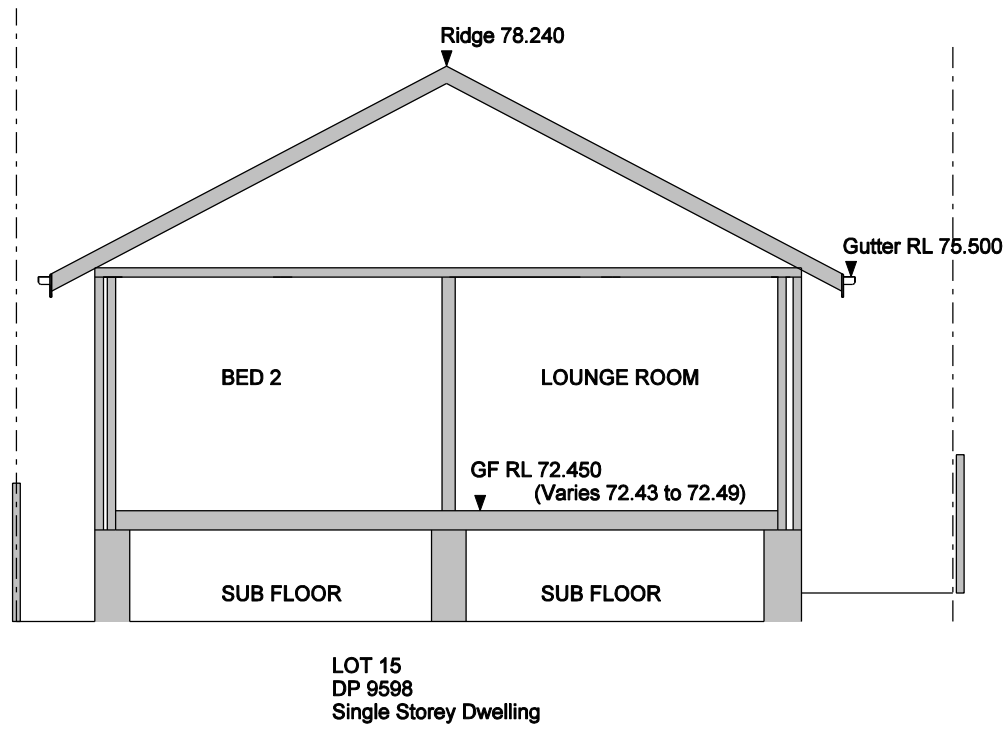
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A	DEVELOPMENT APPLICATION ISSUE	24.9.2021



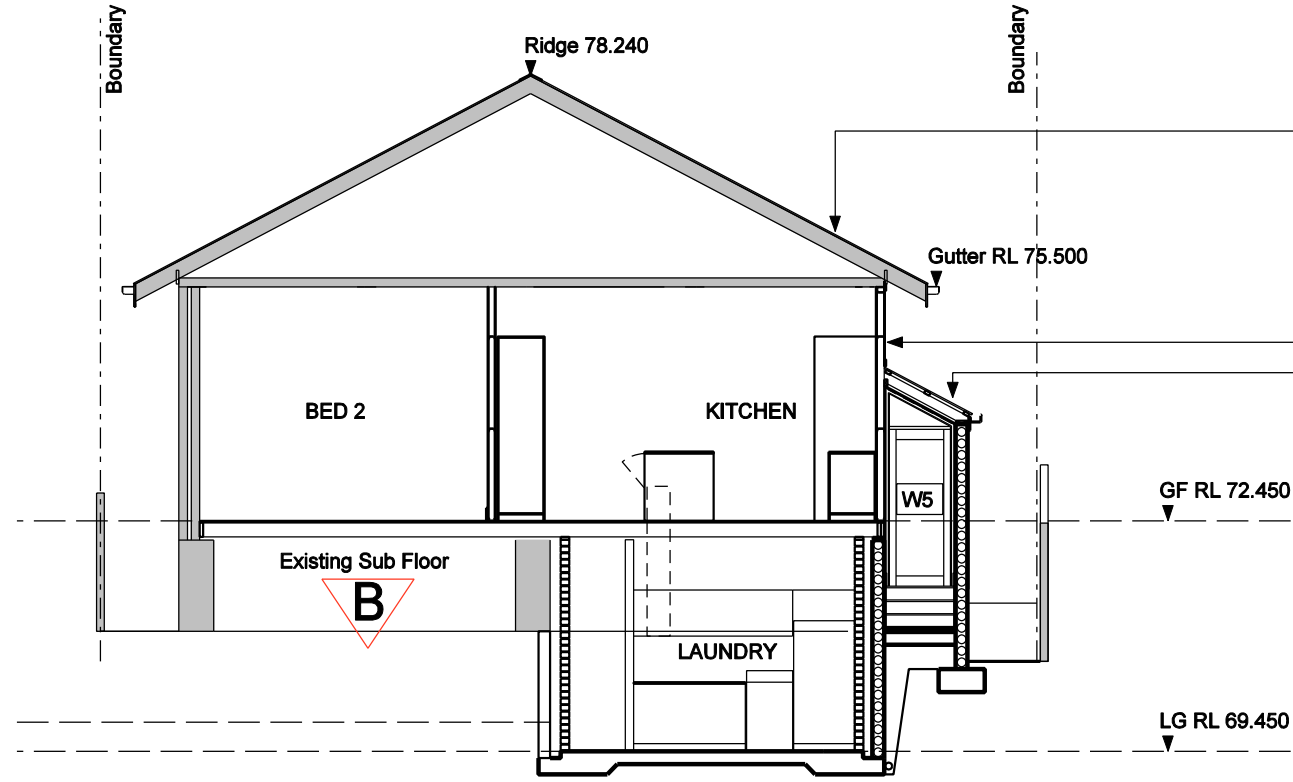
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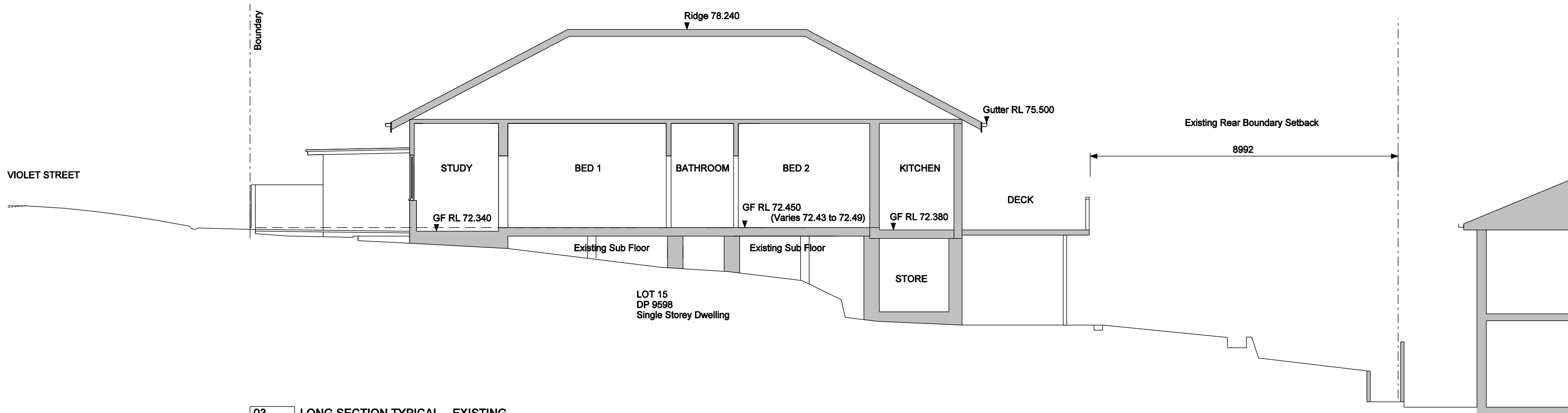
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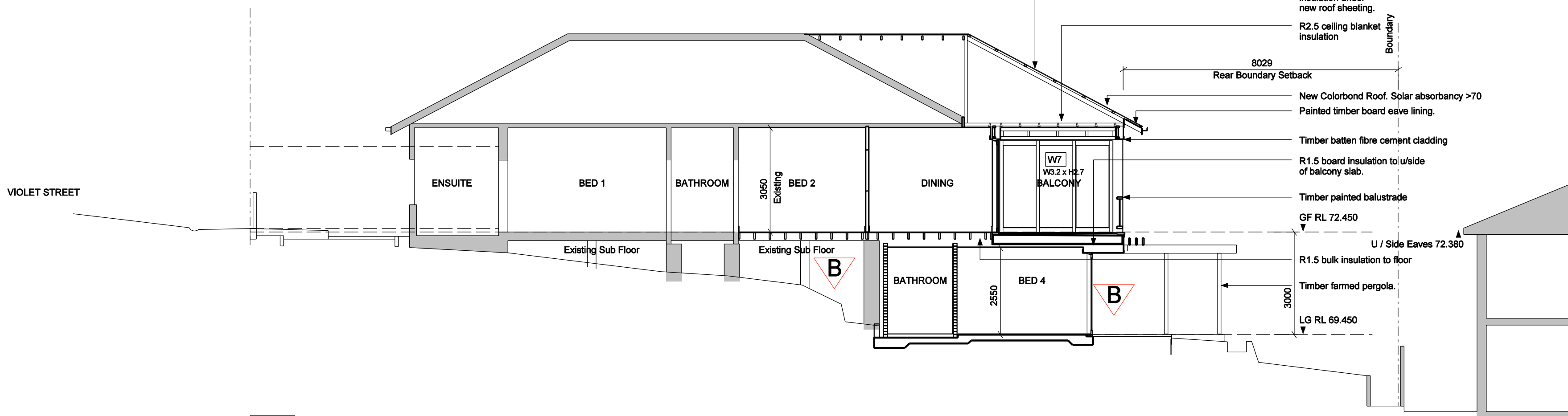
01 CROSS SECTION TYPICAL _ EXISTING
EX_006 Scale 1:100 @ A1
Parapet RL 79.450 ▼



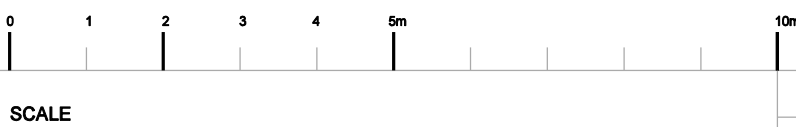
02 CROSS SECTION TYPICAL _ RENOVATION
R_006 Scale 1:100 @ A1



03 LONG SECTION TYPICAL _ EXISTING
EX_006 Scale 1:100 @ A1



04 LONG SECTION TYPICAL _ RENOVATION
R_006 Scale 1:100 @ A1



PROJECT TITLE
RESIDENTIAL ALTERATIONS & ADDITIONS
22 VIOLET STREET, BALGOWLAH, NSW, 2093, AUSTRALIA
LOT 15, DP 9598
FOR _ FELICITY AND ASA JOSEPH
APPLICANT _ MDV DESIGN PTY LTD
DIRECTOR _ MARTIN VAUGHAN B(Arch) Home, BCA Home

DRAWING TITLE
SECTIONS _ EXISTING
SECTIONS _ RENOVATION
BASIX Certificate _ A431624_02

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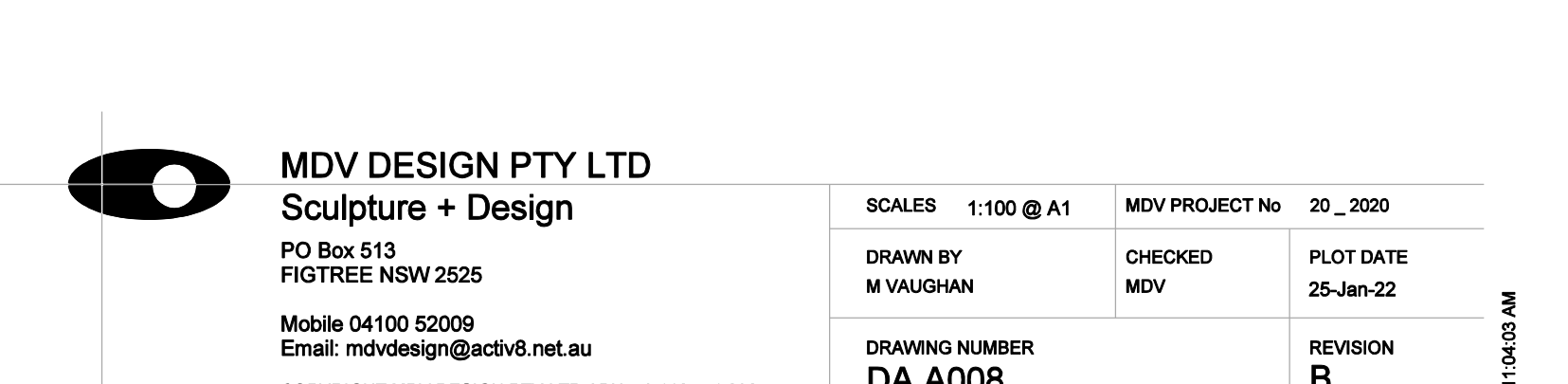
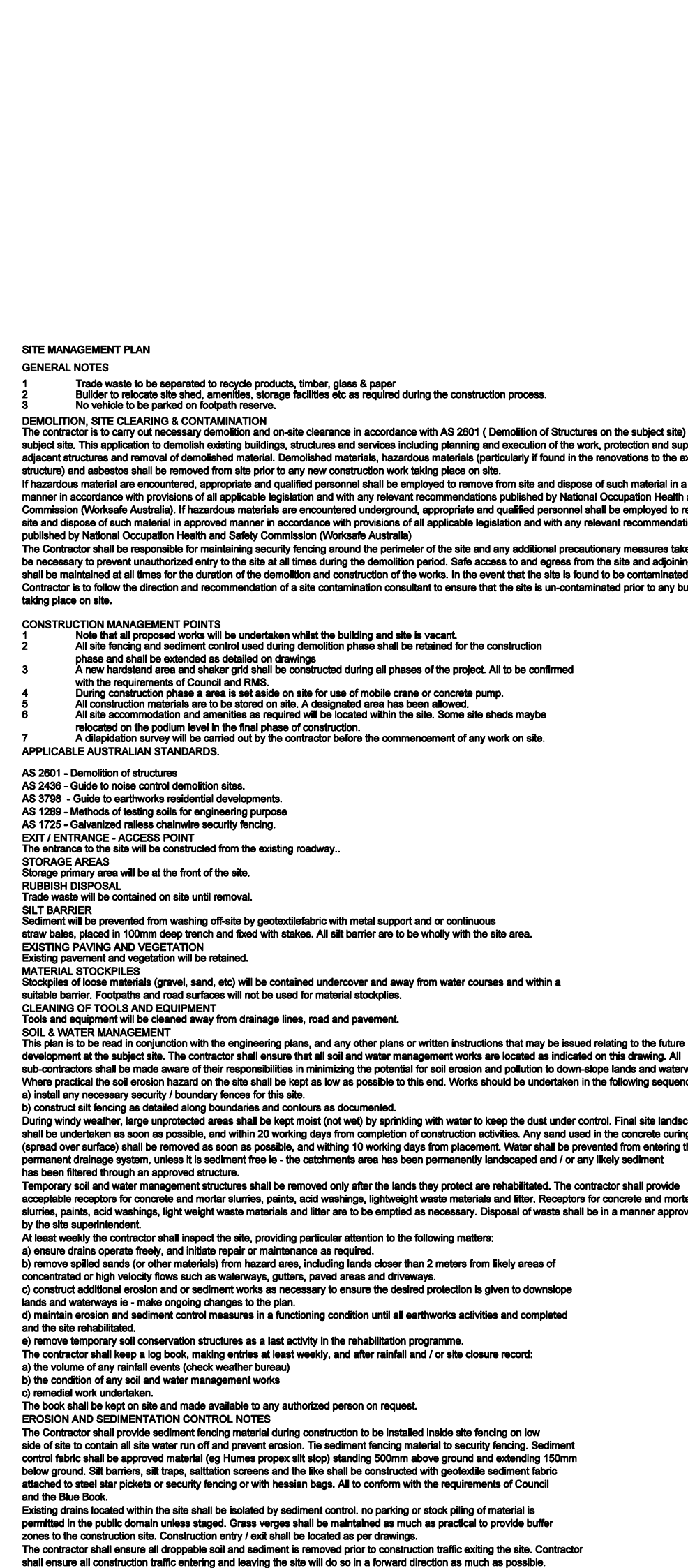
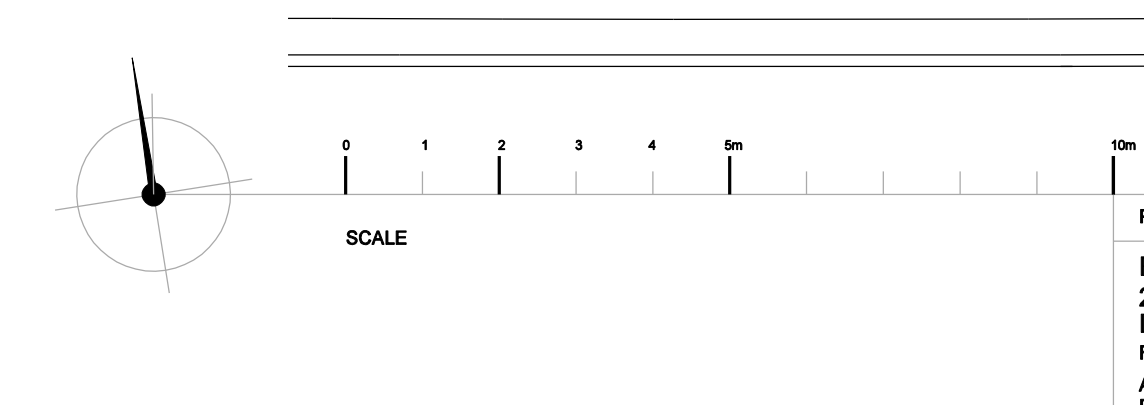
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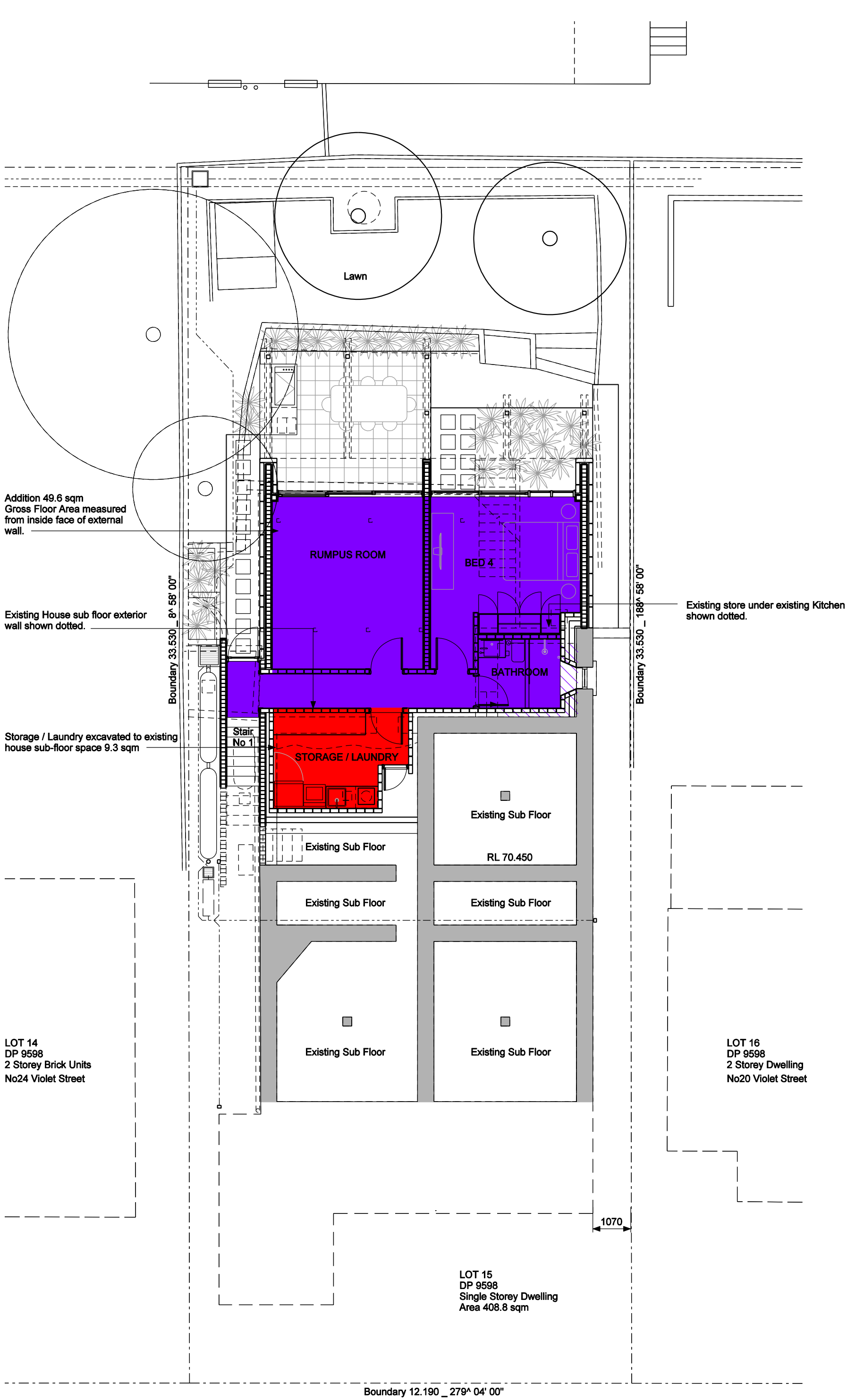
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01 BASEMENT FLOOR PLAN _ FLOOR AREAS
DA_A010 Scale 1:100 @ A1

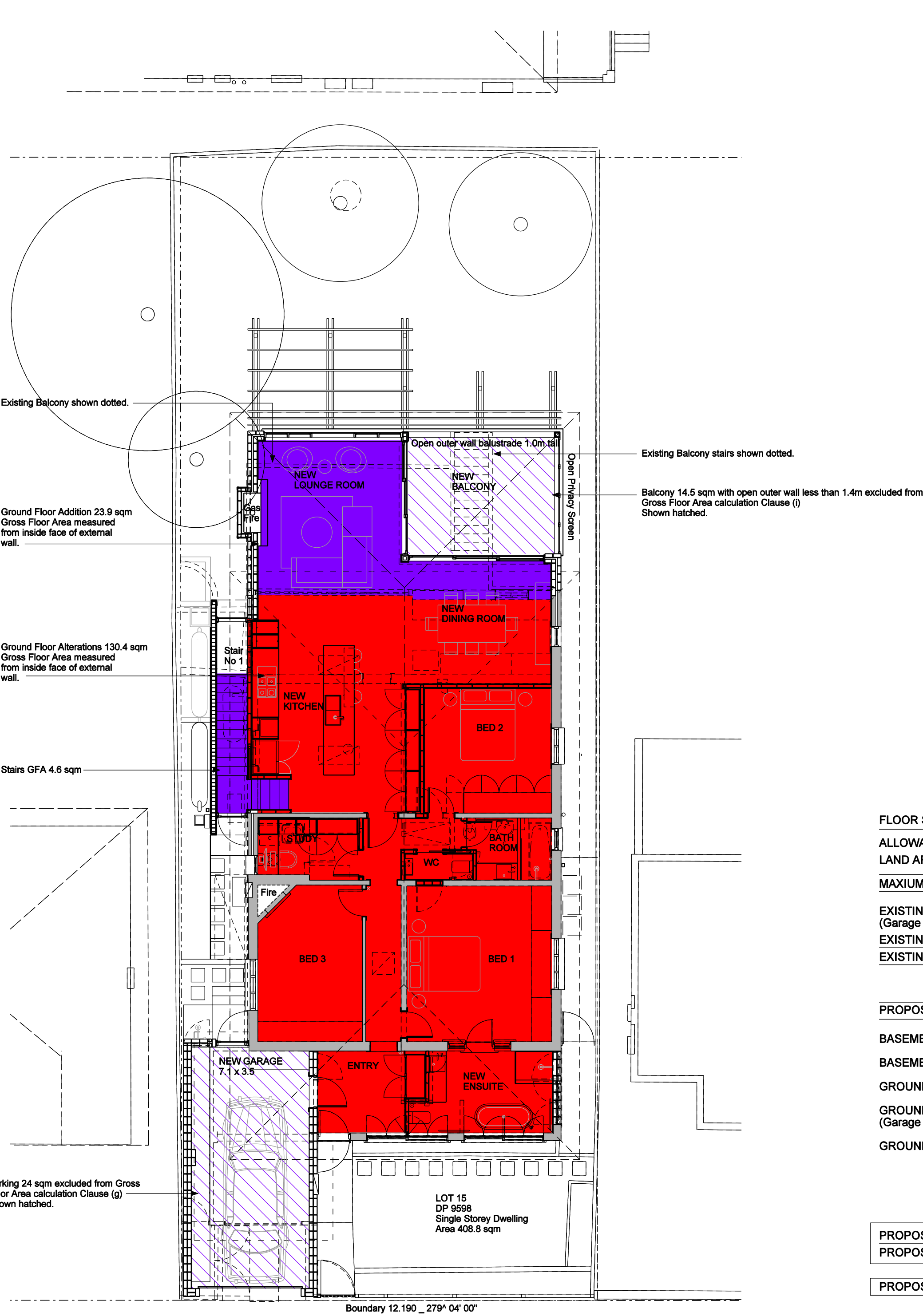
GROSS FLOOR AREA : Manly Local Enviromnet Plan 2013 Dictionary _ Page 117.

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 seperating the building from any other building, measured at a height of 1.4 meters above the floor, and includes:

- The area of a mezzanine, and
- Habitable rooms in a basement or an attic, and
- any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- any are for common vertical circulation, such as lifts and stairs, and
- any basement:
 - storage, and
 - vehicle access, loading areas, garbage and services, and
- plant room, lift towers and other areas used exclusively for mechanical services or ducting, and
- car parking to meet any requirements of the consent authority (including access to that car parking), and
- any space used for the loading or unloading of goods (including access to it), and
- terraaces and balconies with outer walls less than 1.4 meters high, and
- voids above a floor at the level of a storey or storey above.



02 GROUND FLOOR PLAN _ FLOOR AREAS
DA_A010 Scale 1:100 @ A1

PART 4 PRINCIPLE DEVELOPMENT STANDARD

4.5 Calculation of floor psace ratio and site are: Manly Local Enviroment Plan 2013 page 32.

(2) Definition of "floor space ratio)

The floor space ratio of buildings on a site is the ratio of the gross floor area of all building within the site to the site area.

4.6 Exceptions to development standards.

(1) The objectives of this clause are as follows:

- to provide an appropriate degree of flexibility in applying certain development standards to particular development,
- to acheive better outcomes for and from developmnet by allowing flexcibility in particular circumstances.

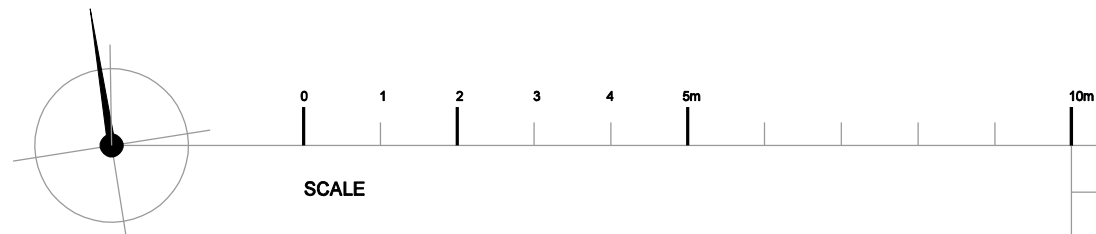
(2) Development conscent may, subject to thios clausue, be granted for developmnet even though the developmnet standard imposed by this or any other enviromantal planning instrument. However, this clause does not apply to a developmnet standard that is ex

FLOOR SPACE RATIO ALLOWANCE	
ALLOWABLE FSR: ZONE D _ MAP FSR 003	0.50 : 1
LAND AREA: LOT 15, DP 9598	408.8 sqm
MAXIUMN ALLOWABLE GROSS FLOOR AREA	204.4 sqm
EXISTING RESIDENCE GROSS FLOOR AREA (Garage GFA of 14.6sqm excluded)	129 sqm
EXISTING RESIDENCE TOTAL GROSS FLOOR AREA	129 sqm
EXISTING SITE: FLOOR SPACE RATIO	0.31 : 1

PROPOSED ALTERATIONS FLOOR SPACE RATIO	
BASEMENT FLOOR ADDITION GROSS FLOOR AREA	49.6 sqm
BASEMENT FLOOR ALTERATIONS TO EXISTING SUB FLOOR GROSS FLOOR AREA	9.3 sqm
GROUND FLOOR ALTERATIONS TO EXISTING RESIDENCE GROSS FLOOR AREA	130.4 sqm
GROUND FLOOR ADDITION GROSS FLOOR AREA (Garage GFA of 24sqm & Balcony 14.5 sqm & Stair Void excluded)	23.9 sqm
GROUND FLOOR ADDITION STAIR GROSS FLOOR AREA	4.6 sqm

PROPOSED DEVELOPMENT: TOTAL GROSS FLOOR AREA	217.8 sqm
PROPOSED DEVELOPMENT SITE: FLOOR SPACE RATIO	0.53 : 1

PROPOSED VARIATION TO FLOOR SPACE RATIO	13.4 sqm or 6.5 % VARIATION
---	-----------------------------



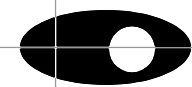
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LOT 15, DP 9598
FOR _ FELICITY AND ASA JOSEPH
APPLICANT _ MDV DESIGN PTY LTD
DIRECTOR _ MARTIN VAUGHAN B(Arch) Hons, BCA Hons

DRAWING TITLE
FLOOR SPACE RATIO CALCULATIONS

BASIX Certificate _ A431624_02

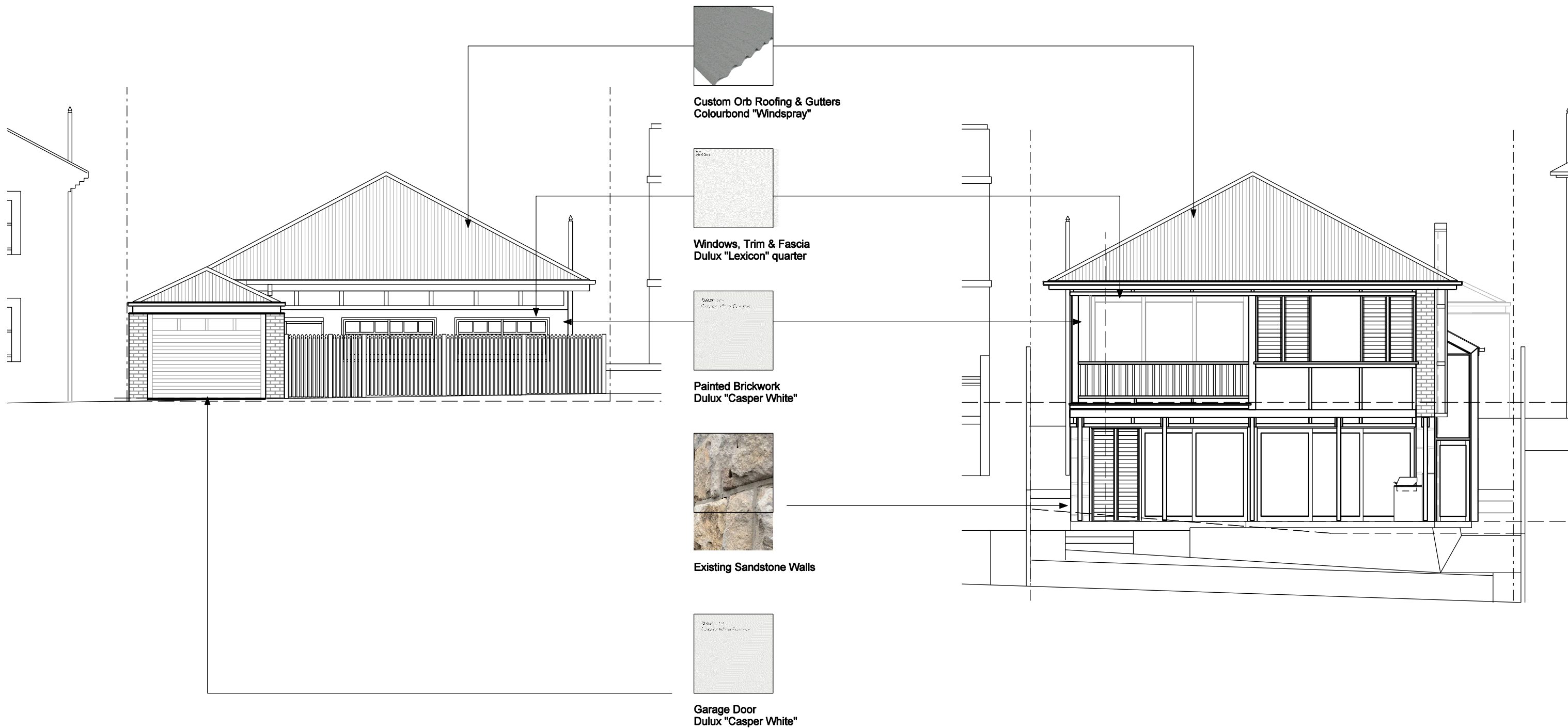
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01 PROPOSED DEVELOPMENT COLOUR/MATERIALS_STREET FRONTAGE
C_009 Scale 1:100 @ A3

01 PROPOSED DEVELOPMENT COLOUR/MATERIALS_REAR ELEVATION
C_009 Scale 1:100 @ A3

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PROJECT TITLE											SCALES 1:100 @A3		MDV PROJECT No 20_2020		
RESIDENTIAL ALTERATIONS & ADDITIONS 22 VIOLET STREET, BALGOWLAH , NSW, 2093, AUSTRALIA LOT 15, DP 9598 _ AREA 408.8 sqm FOR _ FELICITY AND ASA JOSEPH											DRAWN BY MDV		CHECKED MDV PLOT DATE 24-Sep-21		
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										A		DEVELOPMENT APPLICATION ISSUE		24.9.2021	