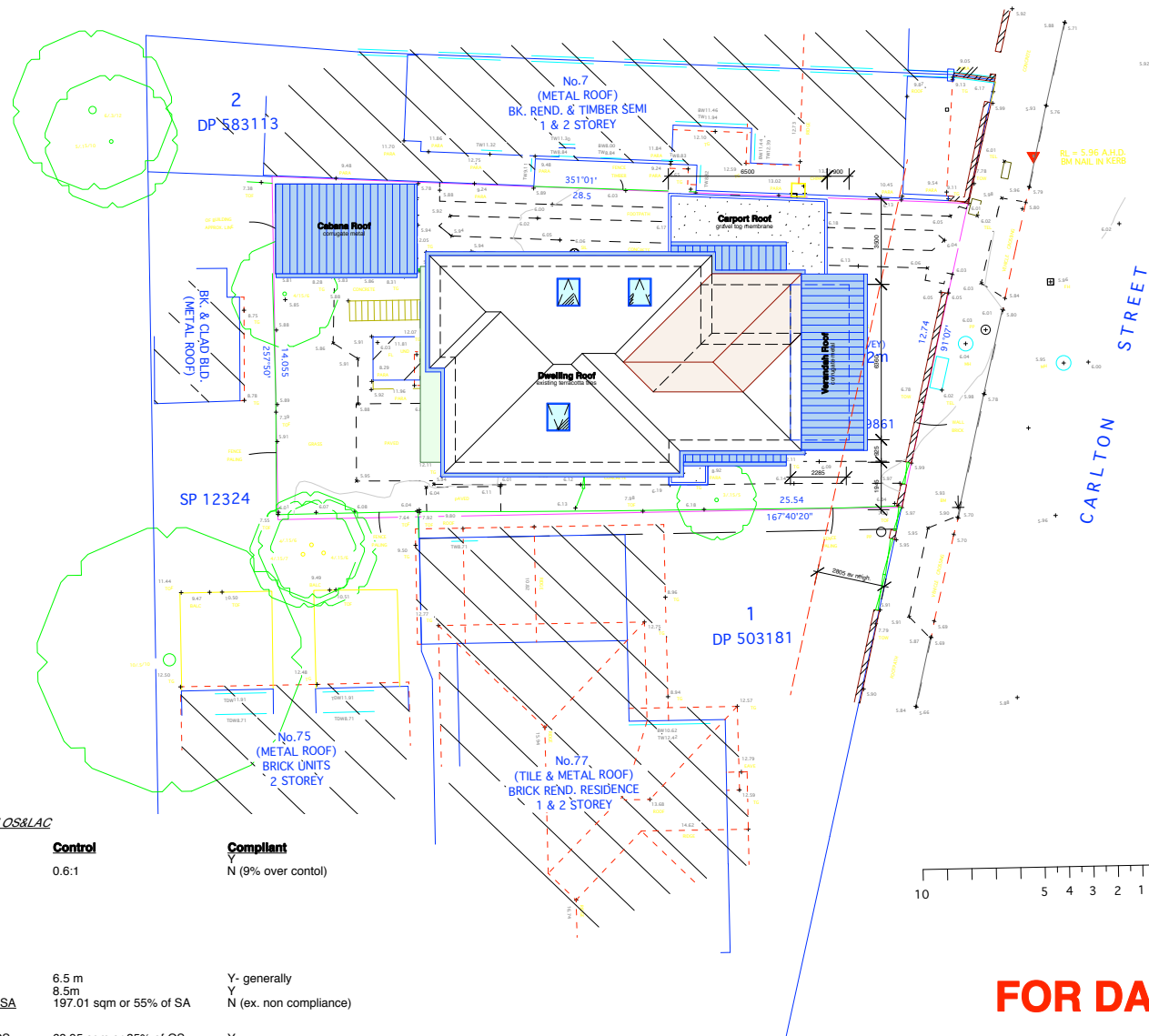




FOR DA CONSENT

COMPLIANCE SCHEDULE- refer also to architectural drawings and OS&LAC

	Existing	Proposed	Control	Compliant
Site Area	358.2 sqm	0.65:1	0.6:1	Y (9% over control)
Floor Space Ratio	0.54:1	0.65:1		
Gross Floor Area (Dwelling)	192.48 sqm	217.27 sqm		
existing ground	96.24 sqm	96.24 sqm		
new ground		8.96 sqm		
existing upper	96.24 sqm	96.24 sqm		
new upper		15.63 sqm		
Gross Floor Area (Ancillary)				
ex garage	0 sqm	17.16 sqm		
convert to cabana		6.035 m	6.5 m	Y- generally
Wall Height	8.475 m	8.475 m	8.5m	Y
Building Height	104.48 sqm	153.31 sqm or 43% of SA	197.01 sqm or 55% of SA	N (ex. non compliance)
Open Space	104.48	133.17		
OS at ground	0	20.14		
OS above ground	90.14 sqm	99.77 sqm or 50% of OS	68.95 sqm or 35% of OS	Y
Landscaping (planting)	> 18 sqm	> 18 sqm	18 sqm	Y
Private Open Space	1	1	2	N (ex. non compliance)
Car space				

Notes

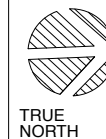
- Verify all dimensions on site before commencement
- Figured dimensions take precedence over scaling
- Contractor to report any discrepancies to Architect
- All work to comply with BCA & LGA requirements
- All workmanship to be best practice and tradesmanlike
- Copyright reserved by the Architect
- This document remains the property of the Architect
- Not to be reproduced in whole or part without written consent
- Client is granted conditional licence for use of design

Issue	Amendment	Date
1	Issue for Client approval & Consent	20.12.22
2	Area schedule figures adjusted	06.01.23

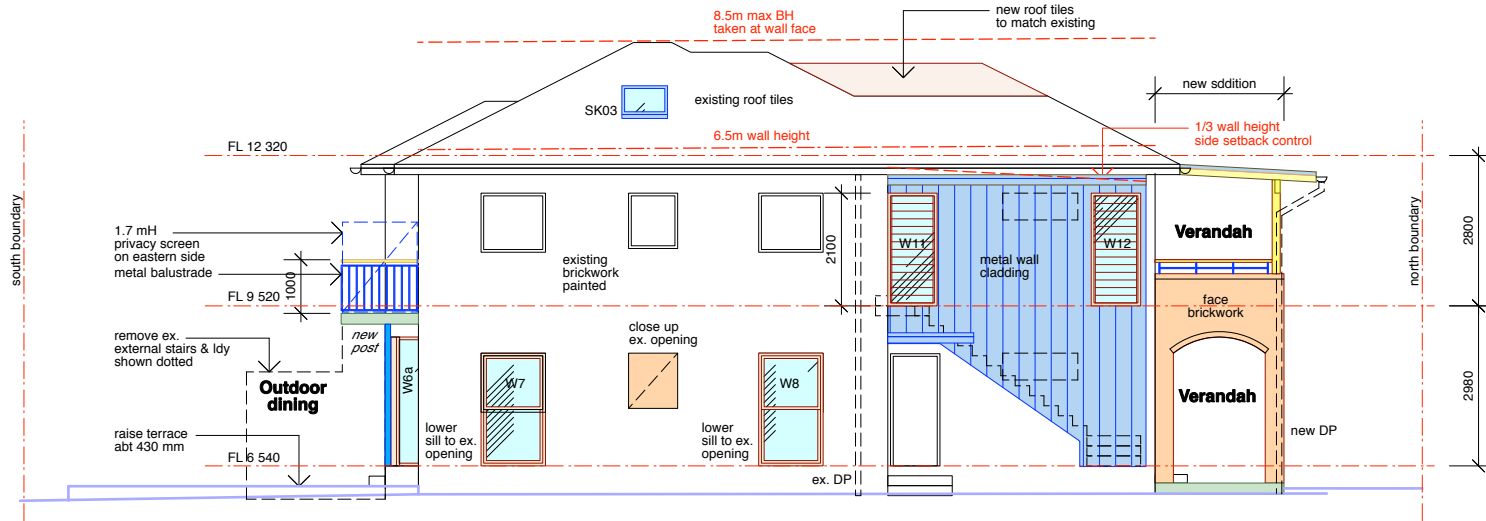
mass design

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Alterations & Additions
for
Chris & Michelle Bergman
7a Carlton St
MANLY NSW 2095
Lot B DP 159861
Site Area 358.2 sqm (by survey)

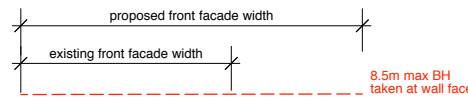


TITLE: Site Plan	JOB REF: CARL
SCALE: 1:200 @ A3	DRAWING NO: A01
DATE: Oct 2022	ISSUE: 2
DRAWN: MTS	

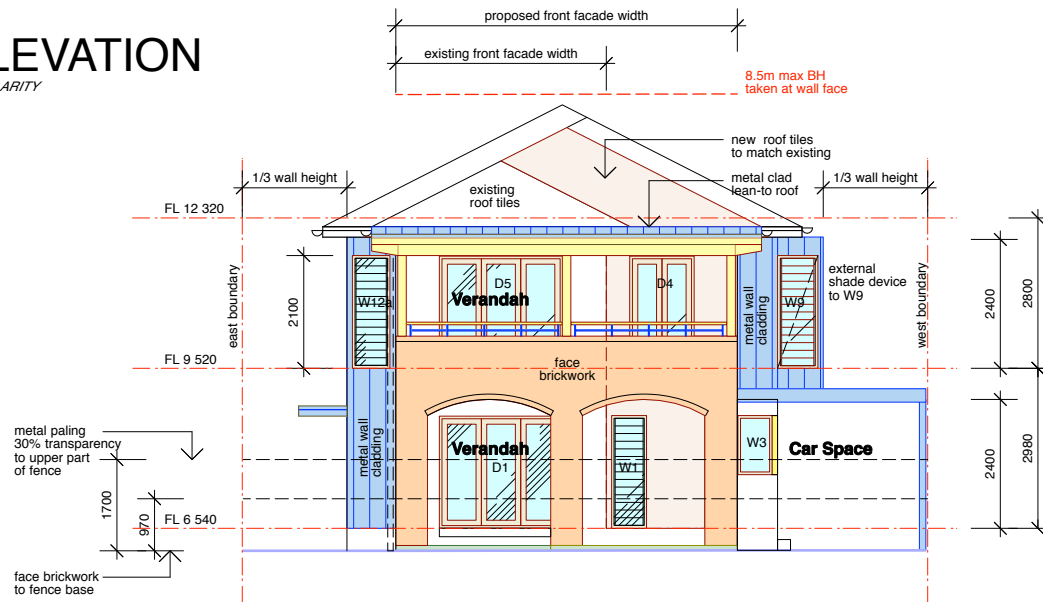


1. EAST ELEVATION

CABANA NOT SHOWN FOR CLARITY



FOR DA CONSENT



2. NORTH/STREET ELEVATION

CABANA NOT SHOWN FOR CLARITY

BASIX COMMITMENTS

All glazing to modified/new windows & doors to be single clear except W5, 9, 11, 12 & 12a to be pyrolytic low E Skylights to be low E int./argon fill/clear ext. Refer accompanying BASIX certificate A483222

mass design

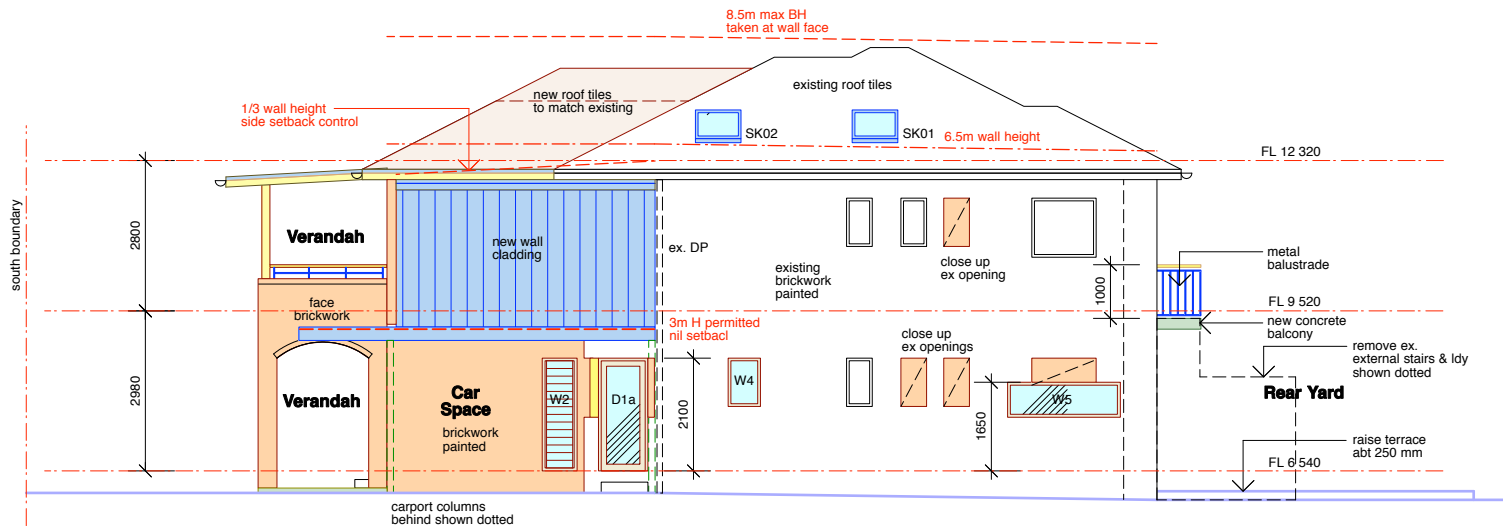
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Alterations & Additions
for
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Lot B DP 159861
Site Area 358.2 sqm (by survey)

North & East Elevations

TITLE:	North & East Elevations	JOB REF:	CARL
SCALE:	1:100 @ A3	DRAWING NO:	A07
DATE:	Oct 2022	ISSUE:	1
DRAWN:	MTS		



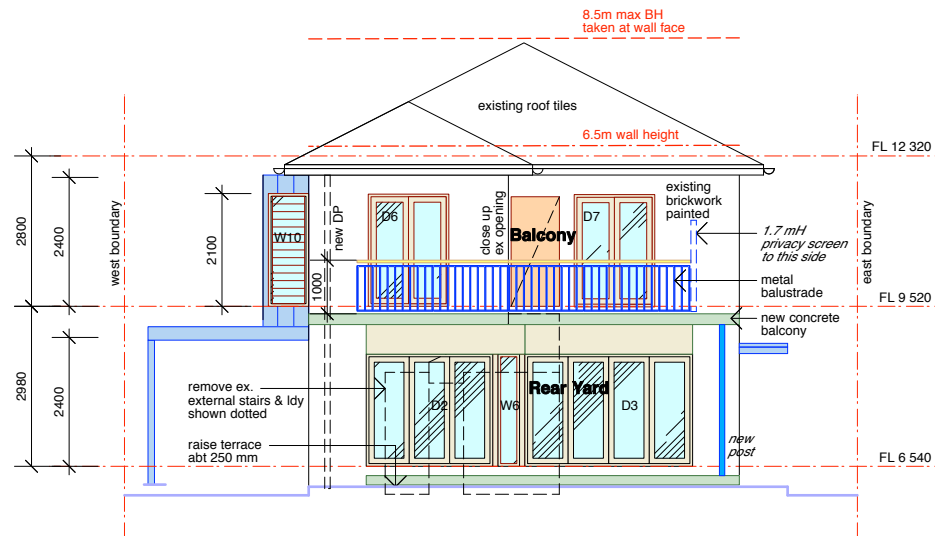
1. WEST ELEVATION

CABANA NOT SHOWN FOR CLARITY

FOR DA CONSENT

BASIX COMMITMENTS

All glazing to modified/new windows & doors to be single clear except W5, 9, 11, 12 & 12a to be pyrolytic low E Skylights to be low E int./argon fill/clear ext. Refer accompanying BASIX certificate A483222



2. SOUTH ELEVATION

CABANA NOT SHOWN FOR CLARITY

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Alterations & Additions for
Chris & Michelle Bergman
7a Carlton St
MANLY NSW 2095
Lot B DP 159861
Site Area 358.2 sqm (by survey)

South & West Elevations

TITLE:	South & West Elevations	JOB REF:	CARL
SCALE:	1:100 @ A3	DRAWING NO:	A08
DATE:	Oct 2022	ISSUE:	1
DRAWN:	MTS		