

ALTERATIONS AND CREATE A SECOND DWELLING TO EXISTING DWELLING

AT

19 ADELAIDE STREET, BALGOWLAH HEIGHTS,NSW

FOR MR PAK KC

LEGEND:

EXISTING WALL

NEW WALL

ALTERATION AREA

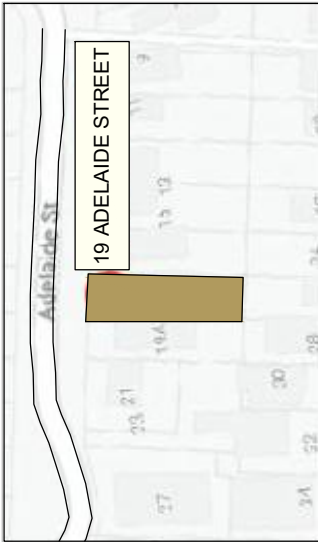
WALL TO BE REMOVE

DWG LIST:

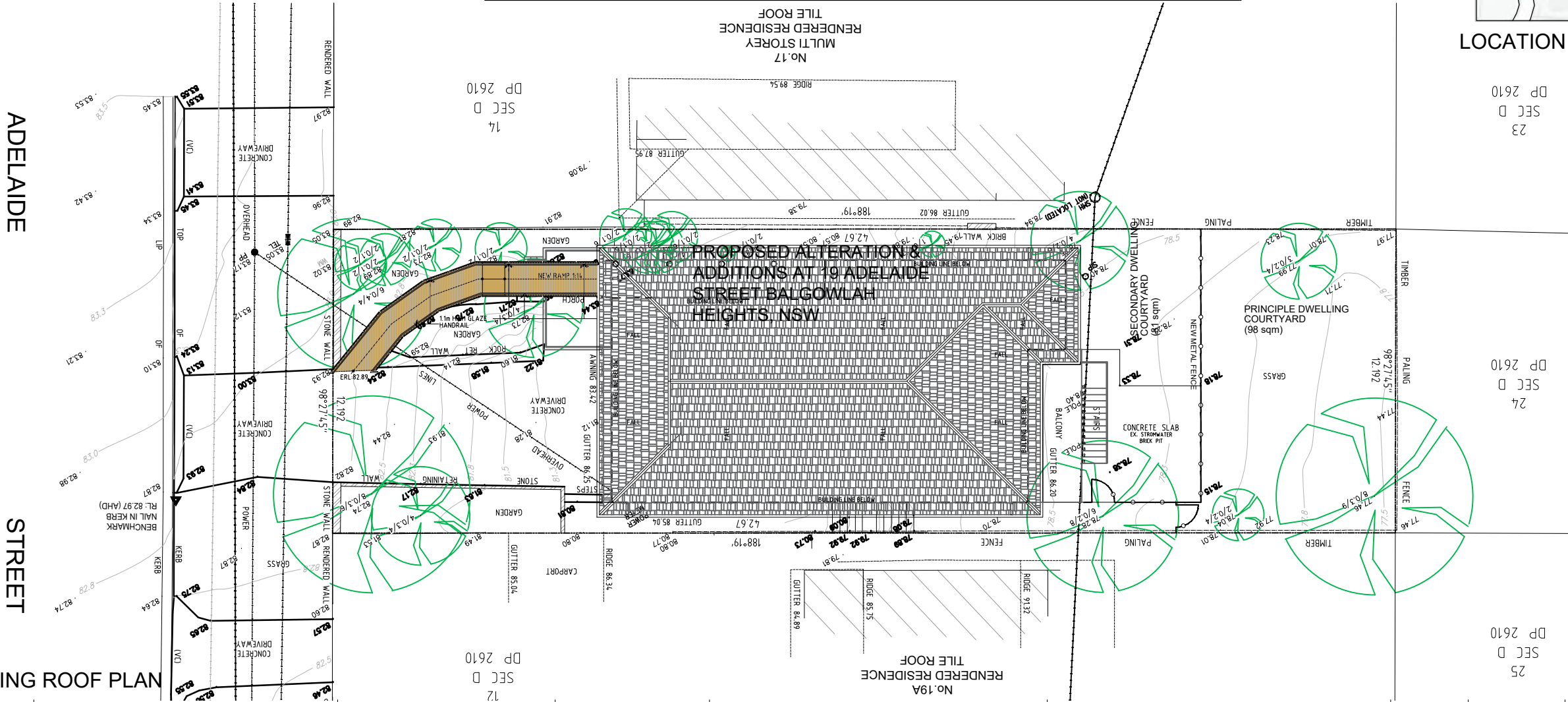
DA - 000	PROPOSED & EXISTING ROOF PLAN + LOCATION PLAN	1:200
DA - 100	PROPOSED LEVEL 3 FLOOR PLAN	1:100
DA - 101	PROPOSED LEVEL 2 FLOOR PLAN	1:100
DA - 102	PROPOSED LEVEL 1 FLOOR PLAN	1:100
DA - 200	EXISTING LEVEL 1,2 & 3 LEVEL PLANS	1:200
DA - 300	PROPOSED & EXISTING EAST ELEVATION &SECTION AA	1:100
DA - 301	PROPOSED & EXISTING NORTH, WEST & SOUTH ELEVATIONS	1:100

AREA CALCULATION:

SITE AREA : 520.23sqm	
EX. FSR : 221.95sqm (APPR): PRINCIPLE + SECONDARY DWELLING = 221.95sqm (NO CHANGED)	
PRINCIPLE DWELLING 01:	L3 FLOOR =141.5 sqm L2 FLOOR = 22.45sqm TOTAL = 163.95sqm
CAR SPACE (2 SPACE REQUIRED): = PROPOSED 2 CAR SPACES (COMPLIED)	
PRIVATE OPEN SPACE (18sqm REQUIRED) : = PROPOSED 98sqm (COMPLIED as per DCP4.1.53 Private Open Space)	
SECONDARY DWELLING 02: L2 FLOOR = 59.5sqm < 60sqm AS REQUIRED (COMPLIED)	
CAR SPACE (NOT REQUIRED): = NO CAR SPACE PROPOSED (COMPLIED)	
PRIVATE OPEN SPACE (12sqm REQUIRED) : = PROPOSED 81sqm (COMPLIED as per DCP4.1.53 Private Open Space)	



LOCATION PLAN (NTS)



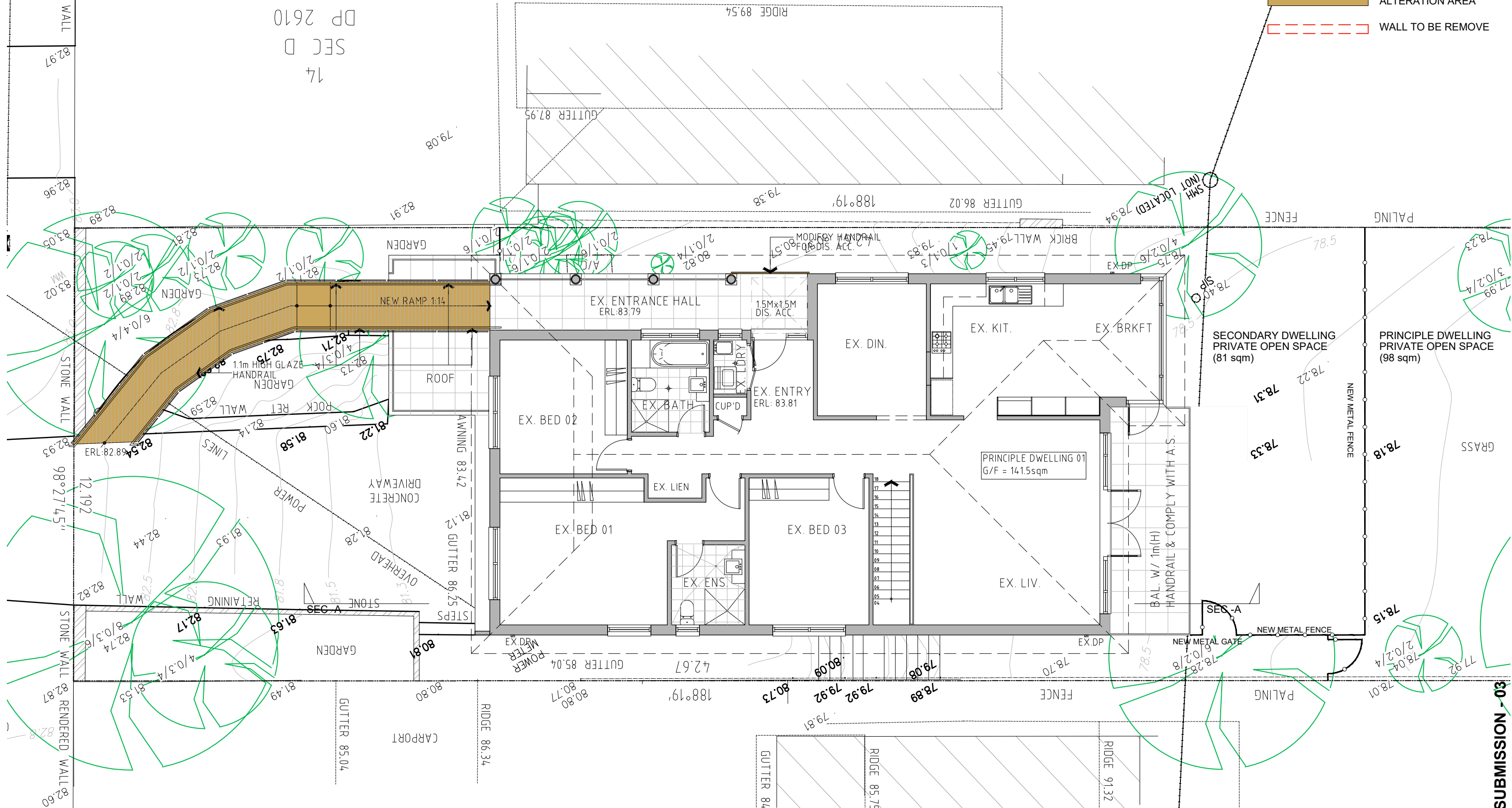
PROPOSED & EXISTING ROOF PLAN

Rev	Description	Architect	Client	North Point	Project	DRAWING	Scale	Date	Project No.	Drawing No.
-	DA SUBMISSION - 02	02.12.20	Mr Pak Kin Cheung		ALTERATIONS & CREATE A SECONDARY DWELLING TO EXISTING DWELLING	PROPOSED & EXISTING ROOF PLAN	1:200@A3	DEC 20	20-0163	A0.00a
A	DA SUBMISSION - 03	21.01.21								
MGA MGA Architects Pty. Ltd. P + 612 9897 0888 F + 612 987 93701 M + 61 (0)414 964 812 Suite 02, 06-14 Cosgrove Road Strathfield South NSW 2136 E + a.auyeung@mga-arch.com.au		Architecture Interiors Project Management ACN 149 487 972								

No.17
MULTI STOREY
RENDERED RESIDENCE

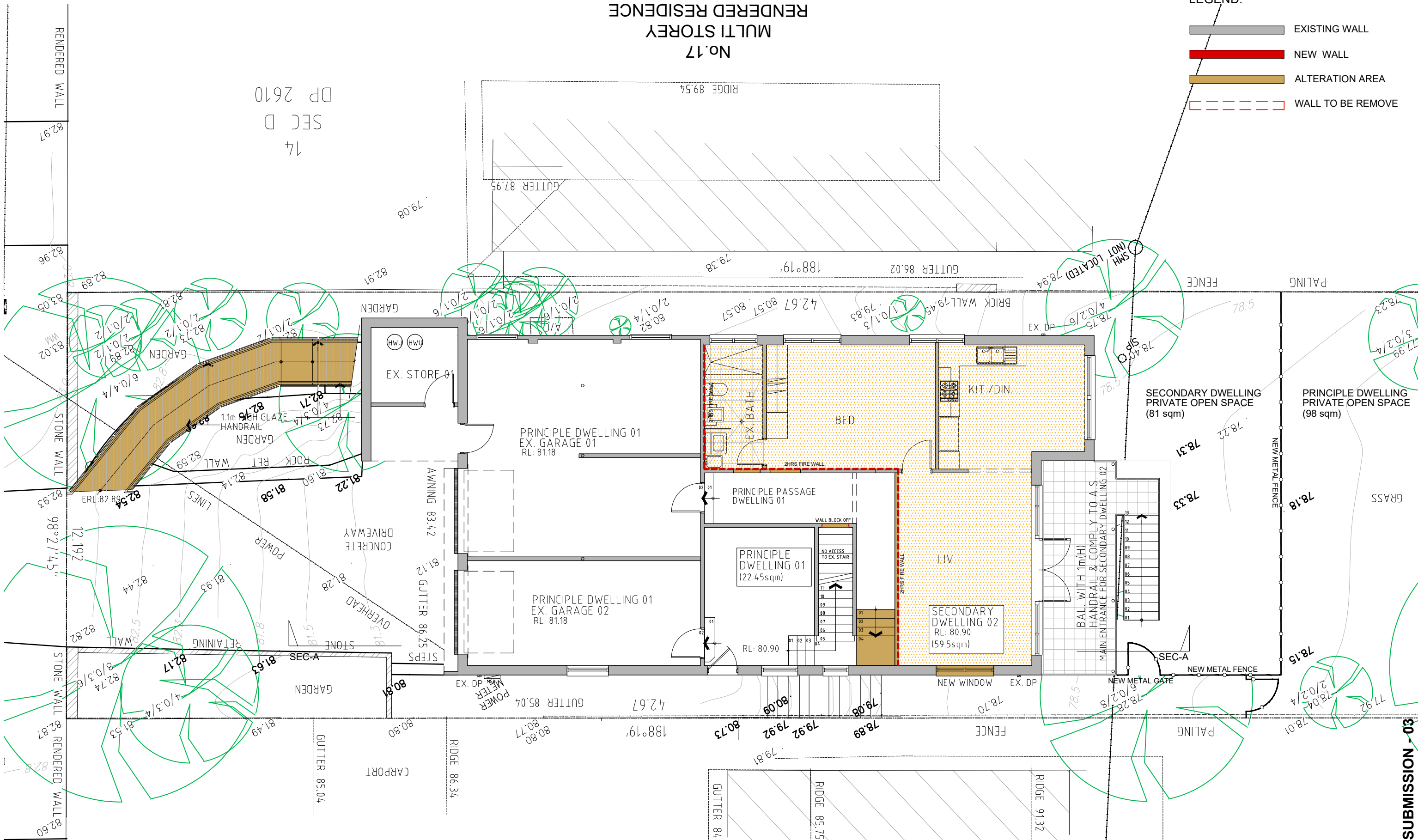
LEGEND:

-
-  EXISTING WALL
 NEW WALL
 ALTERATION AREA
 WALL TO BE REMOVE



DA SUBMISSION - 03

Rev	Description	Architect	Client	North Point	Project	DRAWING	Scale	Date	Project No.	Drawing No.
-	DA SUBMISSION - 02	02.12.20								
A	DA SUBMISSION - 03	21.01.21								
		 Architecture Interiors Project Management MGA Architects Pty. Ltd. ACN 149 487 972 P + 612 9897 0888 F + 612 987 93701 M + 61 (0)414 964 812 Suite 02, 06-14 Cosgrove Road Strathfield South NSW 2136 E + a.auyeung@mga-arch.com.au	Mr Pak Kin Cheung		ALTERATIONS & CREATE A SECONDARY DWELLING TO EXISTING DWELLING AT 19 ADELAIDE STREET BALGOWLAH HEIGHTS	PROPOSED LEVEL 3 PLAN Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawing. This design is copyright and may not be reproduced without the written permission of the architect.	1:100@A3	DEC 20	20-0163	A1.00a



Rev	Description	Architect	Client	North Point	Project	DRAWING	Scale	Date	Project No.	Drawing No.
A	DA SUBMISSION - 02 DA SUBMISSION - 03	02.12.20 21.01.21	Mr Pak Kin Cheung		ALTERATIONS & CREATE A SECONDARY DWELLING TO EXISTING DWELLING	PROPOSED LEVEL 2 PLAN	1:100@A3	DEC 20	20-0163	A1.01a
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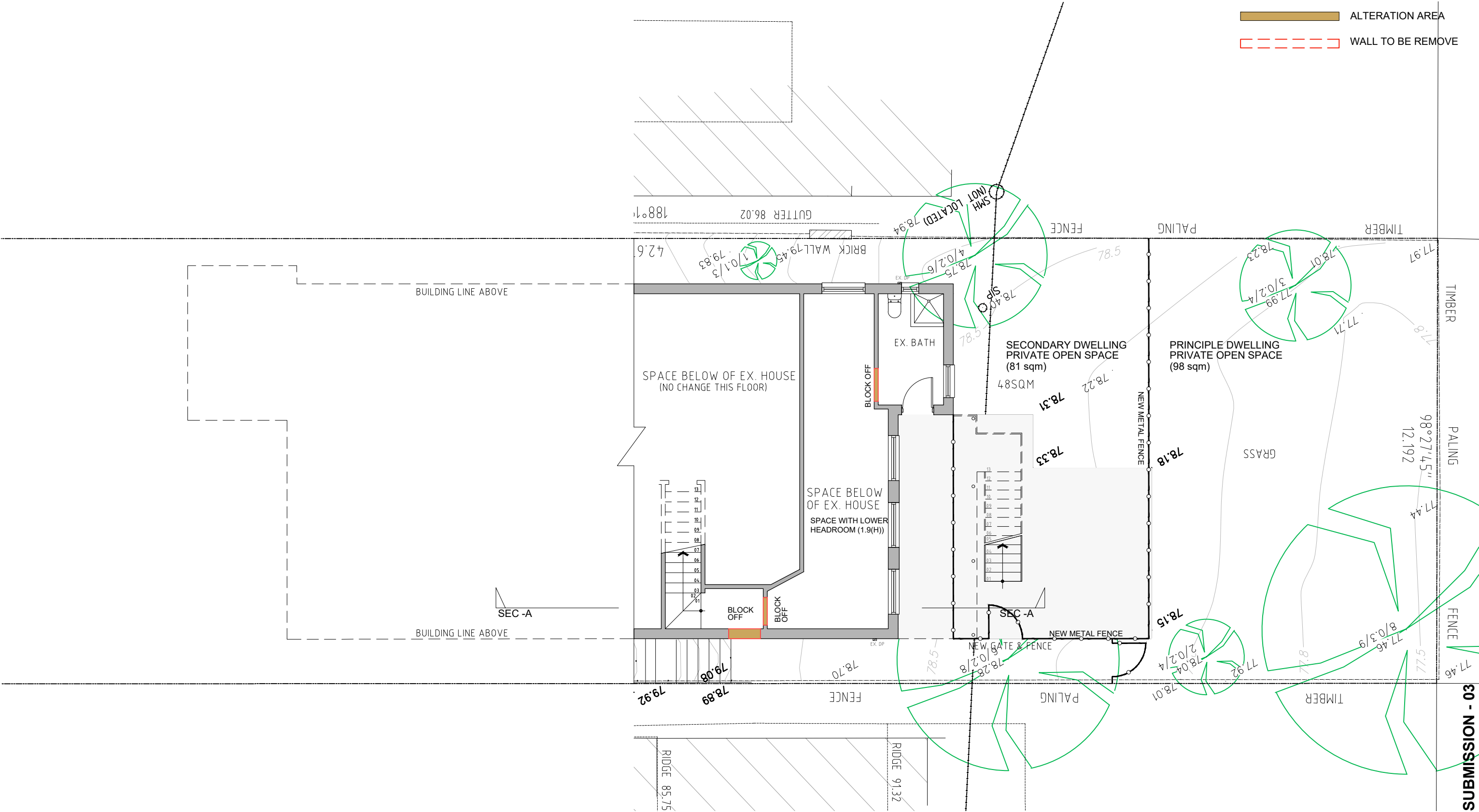
LEGEND:

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-	DA SUBMISSION - 02	02.12.20	Mr Pak Kin Cheung		ALTERATIONS & CREATE A SECONDARY DWELLING TO EXISTING DWELLING	PROPOSED LEVEL 1 PLAN & PRIVATE OPEN SPACES	1:100@A3	DEC 20	20-0163	A1.02a
A	DA SUBMISSION - 03	21.01.21								

MGA

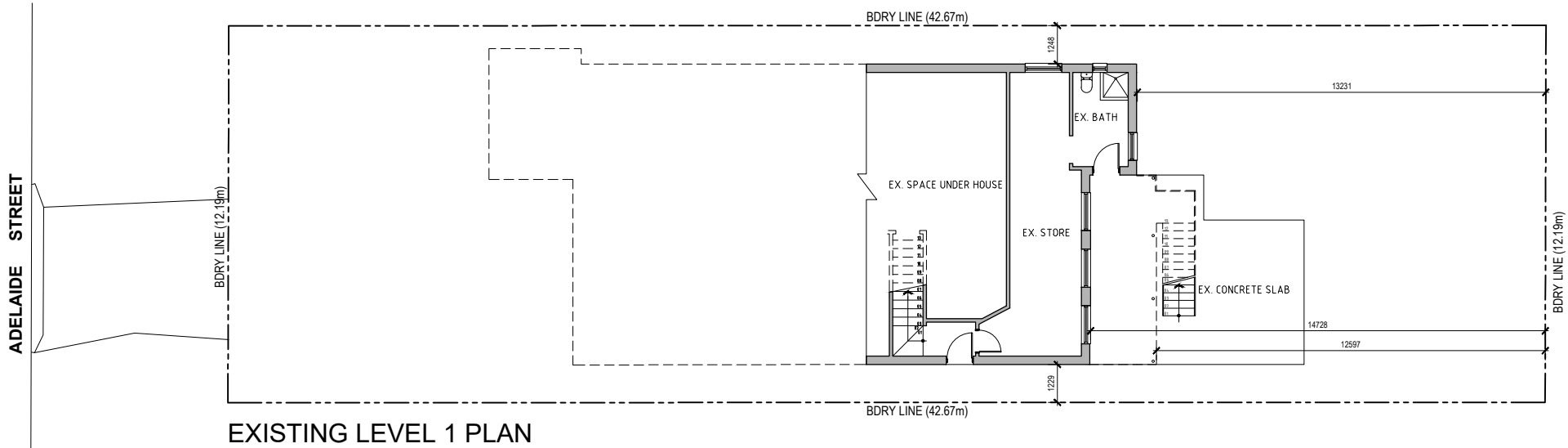
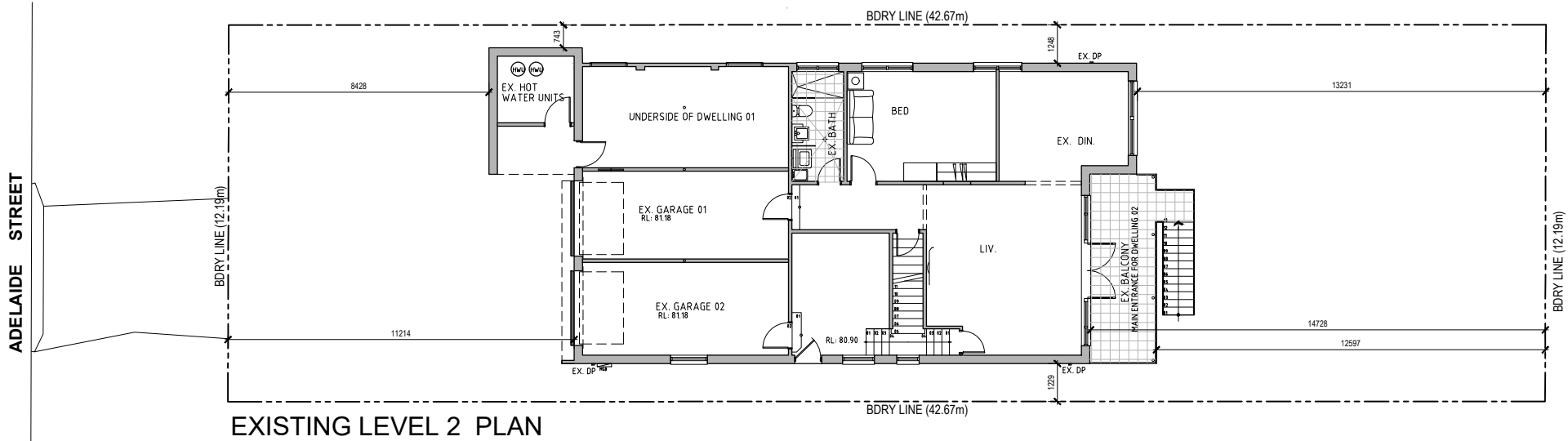
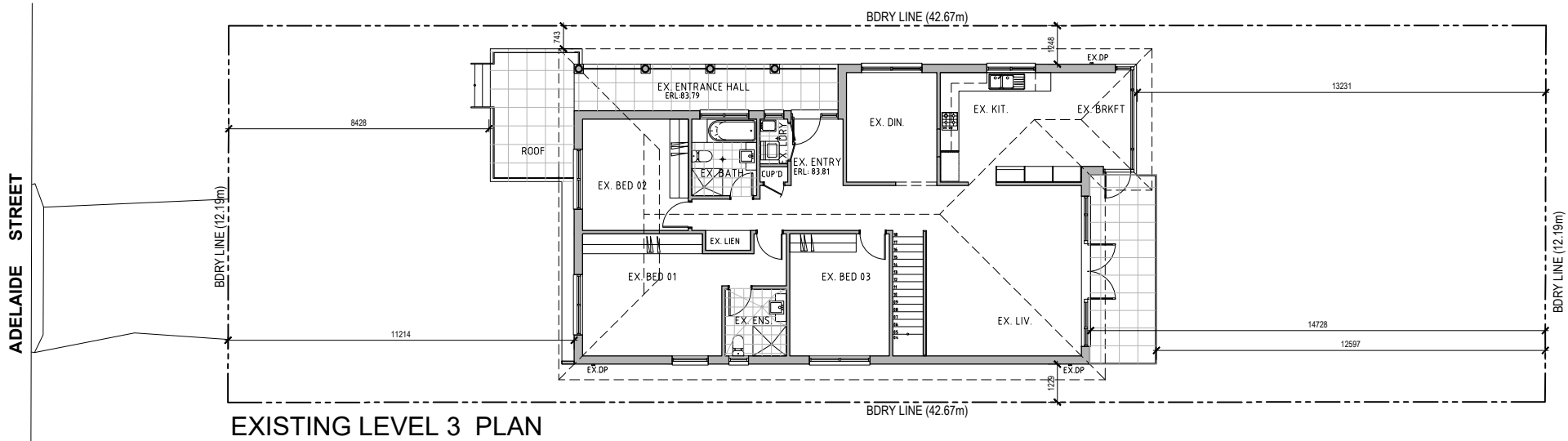
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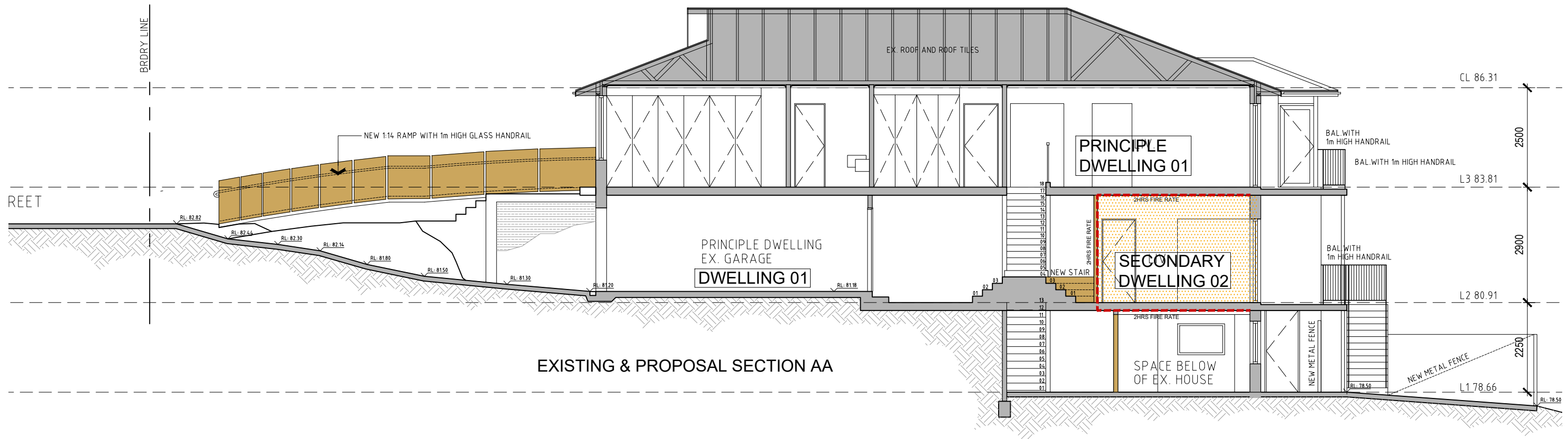
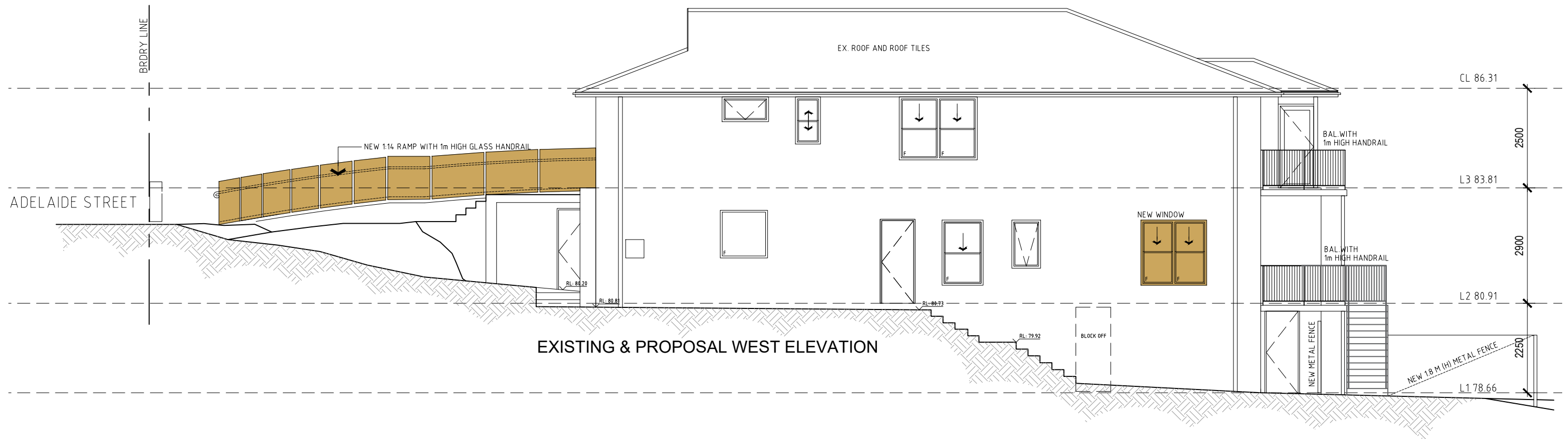
Architecture Interiors Project Management ACN 149 487 972

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-	DA SUBMISSION - 02	02.12.20	Mr Pak Kin Cheung		ALTERATIONS & CREATE A SECONDARY DWELLING TO EXISTING DWELLING	EX. LEVEL 1,2 & 3 PLANS	1:200@A3	DEC 20	20-0163	A2.00a
A	DA SUBMISSION - 03	21.01.21								
		MGA MGA Architects Pty. Ltd. Architecture Interiors Project Management ACN 149 487 972 P + 612 9897 0888 F + 612 987 93701 M + 61 (0)414 964 812 Suite 02, 06-14 Cosgrove Road Strathfield South NSW 2136 E + a.auyeung@mga-arch.com.au								
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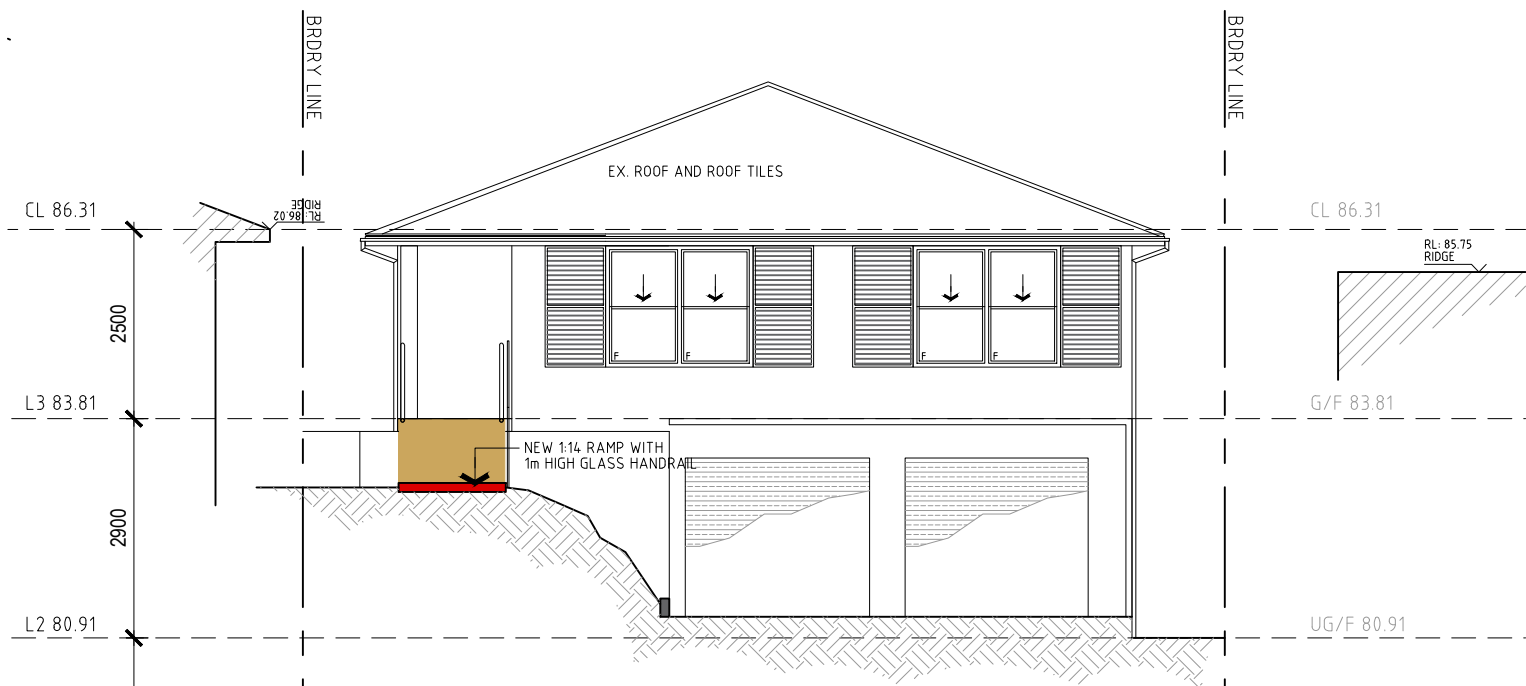


DA SUBMISSION 03

Rev	Description	Architect	Client	North Point	Project	DRAWING	Scale	Date	Project No.	Drawing No.
-	DA SUBMISSION - 02	02-12-2020								
A	DA SUBMISSION - 03	23.01.2021								
		MGA MGA Architects Pty. Ltd. P + 612 9897 0888 F + 612 987 93701 M + 61 (0)414 964 812 Suite 02, 06-14 Cosgrove Road Strathfield South NSW 2136 E + a.aueyung@mga-arch.com.au	Architecture Interiors Project Management ACN 149 487 972	Mr Pak Kin Cheung	ALTERATIONS & CREATE A SECONDARY DWELLING TO EXISTING DWELLING AT 19 ADELAIDE STREET BALGOWLAH HEIGHTS	PROPOSED & EXISTING WEST ELEVATIONS & SECTION	1:100@A3	DEC 20	20-0163	A3.00a
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EXISTING SOUTH ELEVATION (NO CHANGE)



EXISTING NORTH ELEVATION (NO CHANGE)



EXISTING EAST ELEVATION (NO CHANGE)

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-	DA SUBMISSION - 02	02-12-2020								
A	DA SUBMISSION - 03	23.01.2021								
		MGA MGA Architects Pty. Ltd. P + 612 9897 0888 F + 612 987 93701 M + 61 (0)414 964 812 Suite 02, 06-14 Cosgrove Road Strathfield South NSW 2136 E + a.aueyung@mga-arch.com.au	Mr Pak Kin Cheung		ALTERATIONS & CREATE A SECONDARY DWELLING TO EXISTING DWELLING AT 19 ADELAIDE STREET BALGOWLAH HEIGHTS	EXISTING NORTH, SOUTH & EAST ELEVATIONS	1:100@A3	DEC. 20	20-0163	A3.01a
							Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawing. This design is copyright and may not be reproduced without the written permission of the architect.			