

1 Site Survey - Future boundaries and Proposed Building Envelope  
Scale: 1:200

Refer survey by Stutchbury Jacques  
for new boundary locations

PLOT DATE : 22/9/20  
FILE NAME : DA2 Ledge House PLANS v2017  
CURRENT: vww  
DRAWING ISSUE

4 Dimensions added 22/9/20  
3 Amended building envelope for neighbour review 21/9/20  
2 Amended building envelope for neighbour review 18/8/20

NOTES

KEY

DA1 subdivision  
original building  
envelope

DA1 subdivision  
amended building  
envelope

DA1 subdivision  
amended interior  
envelope and  
carport

2 Wyadra Avenue  
approved DA  
envelope 2015/1123

existing building to  
be demolished

original height poles

new height poles

NOTES:  
No planting  
proposed to new  
roof

Project  
Ledge House  
Client  
Megan and Mark Aubrey

Project Address  
2 Wyadra Avenue  
Freshwater

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Drawn By: BK Checked By: BK

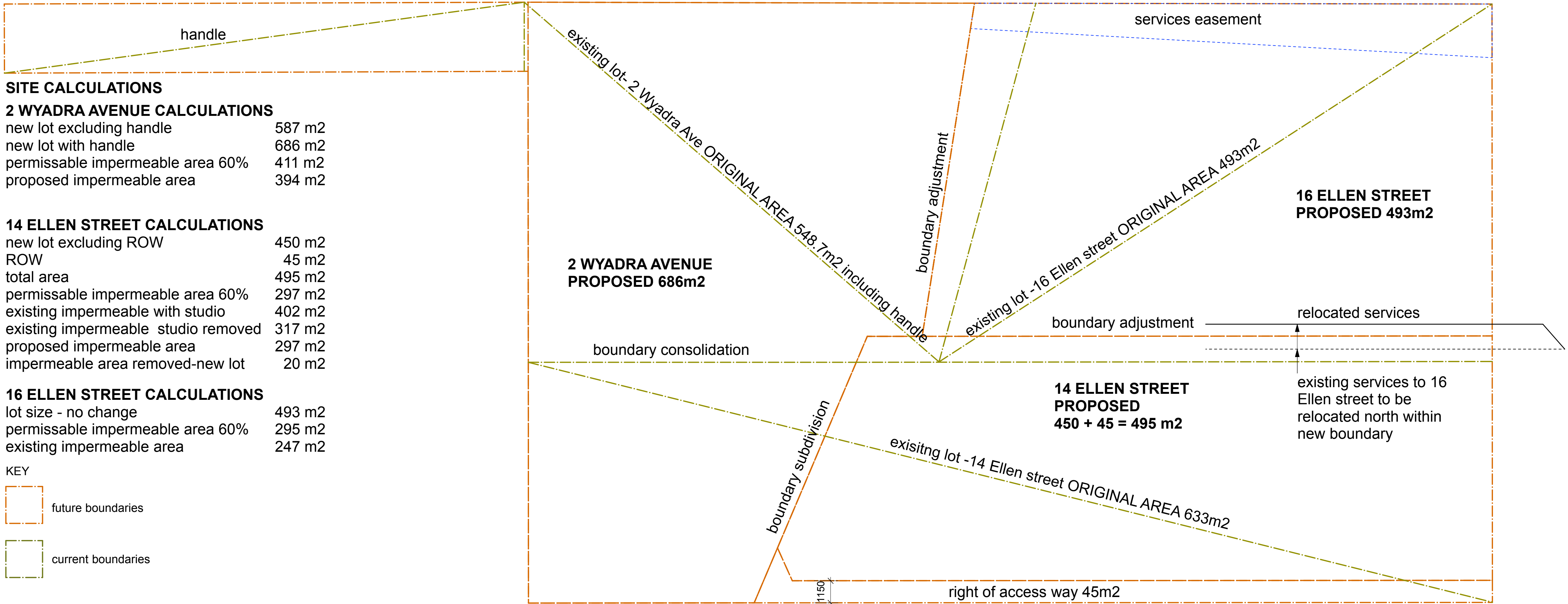
Scale: 1:200 at A1

Date:  
Feb 2020  
Issue  
4

**SURVEY -FUTURE  
BOUNDARIES**  
Drawing No.  
DA1 Amend. 1- 001

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#### SITE CALCULATIONS

##### 2 WYADRA AVENUE CALCULATIONS

new lot excluding handle	587 m2
new lot with handle	686 m2
permissible impermeable area 60%	411 m2
proposed impermeable area	394 m2

##### 14 ELLEN STREET CALCULATIONS

new lot excluding ROW	450 m2
ROW	45 m2
total area	495 m2
permissible impermeable area 60%	297 m2
existing impermeable with studio	402 m2
existing impermeable studio removed	317 m2
proposed impermeable area	297 m2
impermeable area removed-new lot	20 m2

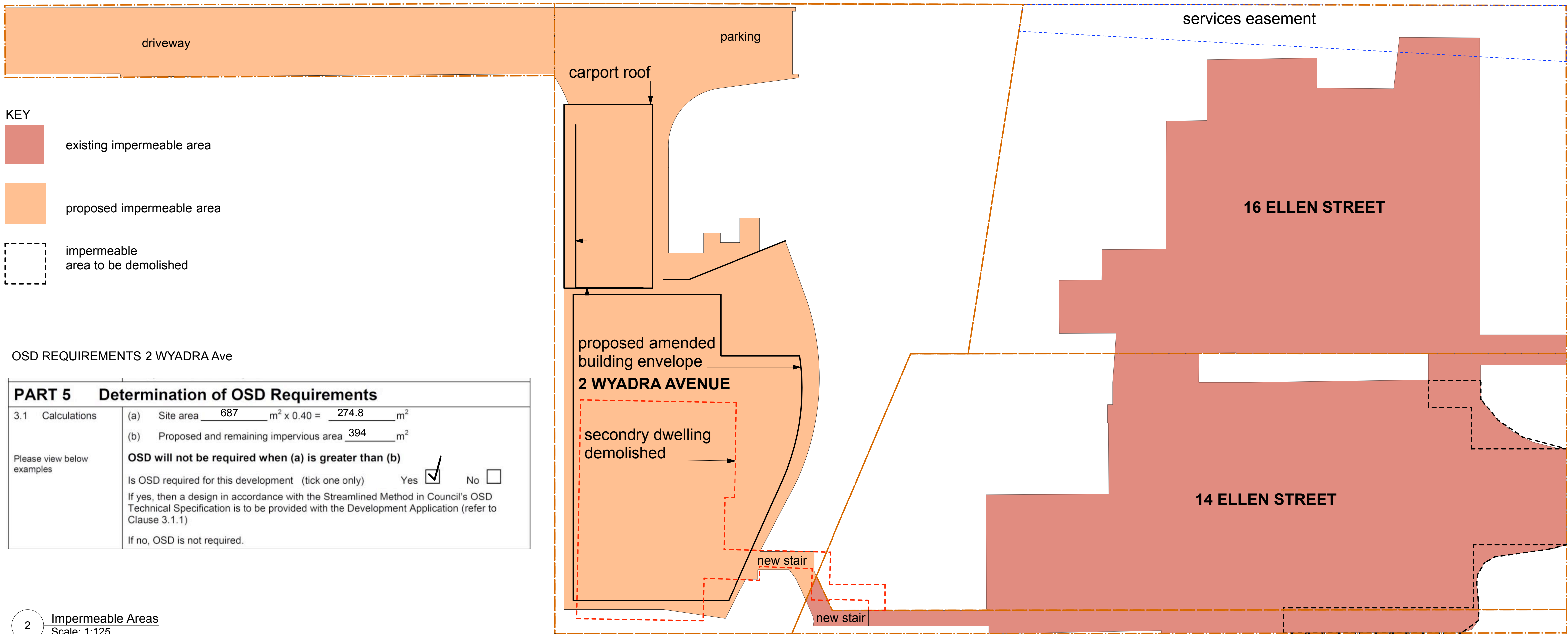
##### 16 ELLEN STREET CALCULATIONS

lot size - no change	493 m2
permissible impermeable area 60%	295 m2
existing impermeable area	247 m2

#### KEY

- future boundaries
- current boundaries

1 Proposed Boundary Adjustments  
Scale: 1:125  
REFER SURVEY SUB DIVISION PLAN



#### KEY

- existing impermeable area
- proposed impermeable area
- impermeable area to be demolished

#### OSD REQUIREMENTS 2 WYADRA Ave

PART 5 Determination of OSD Requirements	
3.1 Calculations	(a) Site area 687 m <sup>2</sup> x 0.40 = 274.8 m <sup>2</sup> (b) Proposed and remaining impervious area 394 m <sup>2</sup>
Please view below examples	OSD will not be required when (a) is greater than (b)
	Is OSD required for this development (tick one only) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	If yes, then a design in accordance with the Streamlined Method in Council's OSD Technical Specification is to be provided with the Development Application (refer to Clause 3.1.1)
	If no, OSD is not required.

2 Impermeable Areas  
Scale: 1:125

PLOT DATE : 22/9/20  
FILE NAME: DA2 Ledge House PLANS v2017  
CURRENT: www  
DRAWING ISSUE

3 Amended building envelope 21/9/20  
2 Amended building envelope 18/8/20  
1 DA Submission 19/2/20

#### NOTES

Project  
Ledge House  
Client  
Megan and Mark Aubrey  
Project Address  
2 Wyadra Avenue  
Freshwater

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Scale: 1:125 at A1 Drawing

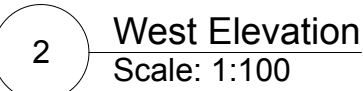
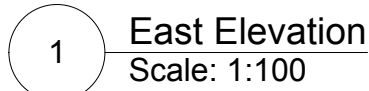
Date: Feb 2020 Site Calculations

Issue 3 Drawing No.




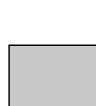


DA1 Amend. 1- 002

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## KEY

-  DA1 subdivision original building envelope
-  DA1 subdivision amended building envelope
-  2 Wyadra Avenue approved DA envelope 2015/1123
-  existing works to be demolished
-  DA to 23 Loch St new window locations
-  setbacks

Project  
Ledge house  
Client  
Mark and Megan Aubrey  
Project Address  
2 Wyadra Avenue,  
Freshwater

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Scale: 1:100      at A1

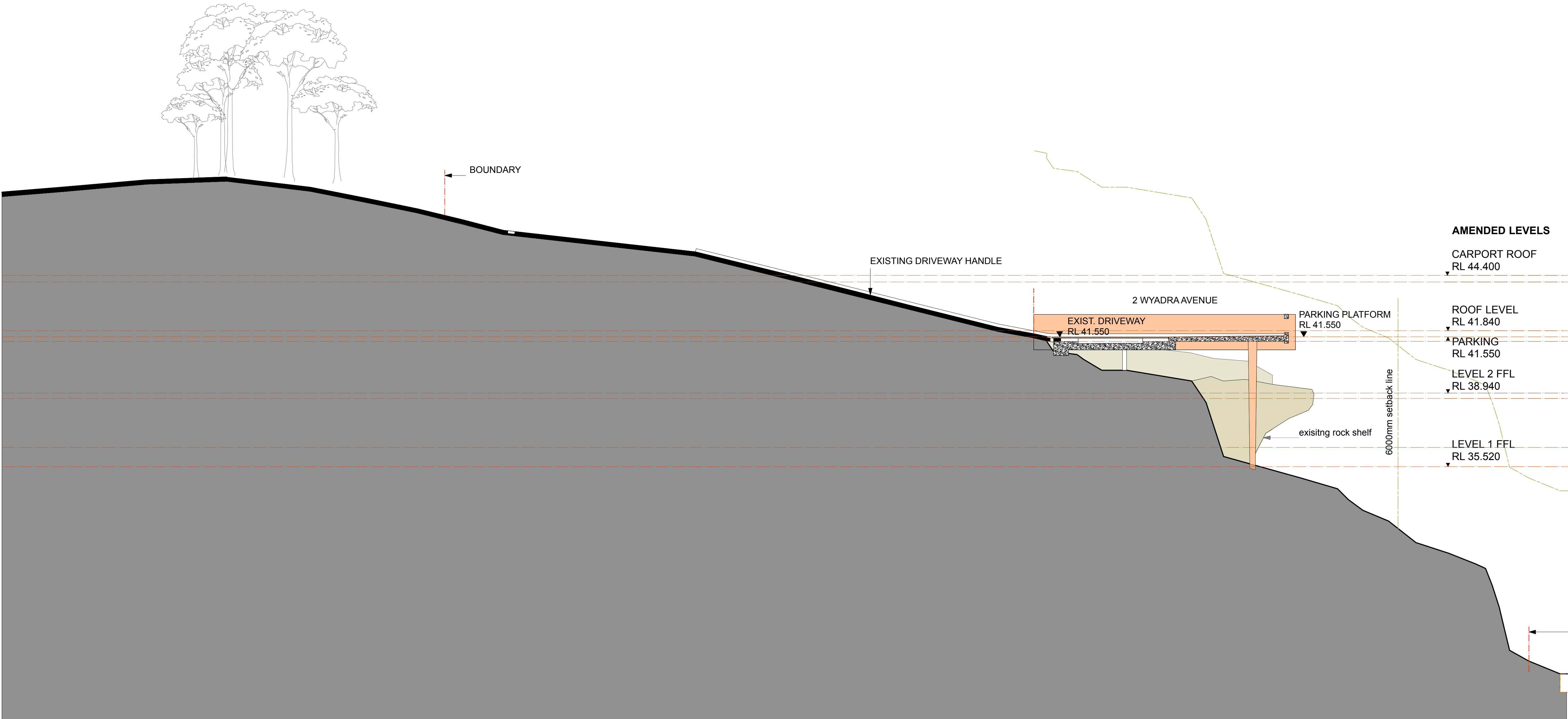
Date: East/ West Elevation

Feb 2020 Drawing No.



4 DA1 Amend. 1 - 200

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PLOT DATE : 22/9/20		
FILE NAME: MacintoshHD\Volumes\PSA Projects\Ledge House\2-PSA		
DRAWING ISSUE: 2 1 Current		
VWX:CURRENT LOWERED:DA2 Ledge House ELEV/SECTIONS v2017 CURRENT.vwx		
2	Amended building envelope	17/8/20
1	DA Submission	19/2/20

NOTES	
KEY	
	proposed driveway envelope
	setbacks

1 SECTION 1  
Scale: 1:100


16 ELLEN STREET  
PROPOSED BOUNDARY  
ORIGINAL BOUNDARY

Project  
Ledge house

Client  
Mark and Megan Aubrey

Project Address  
2 Wyadra Avenue,  
Freshwater

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Drawn By: BK

Checked By:

Scale: 1:100

at A1

Drawing

Date:  
Feb 2020

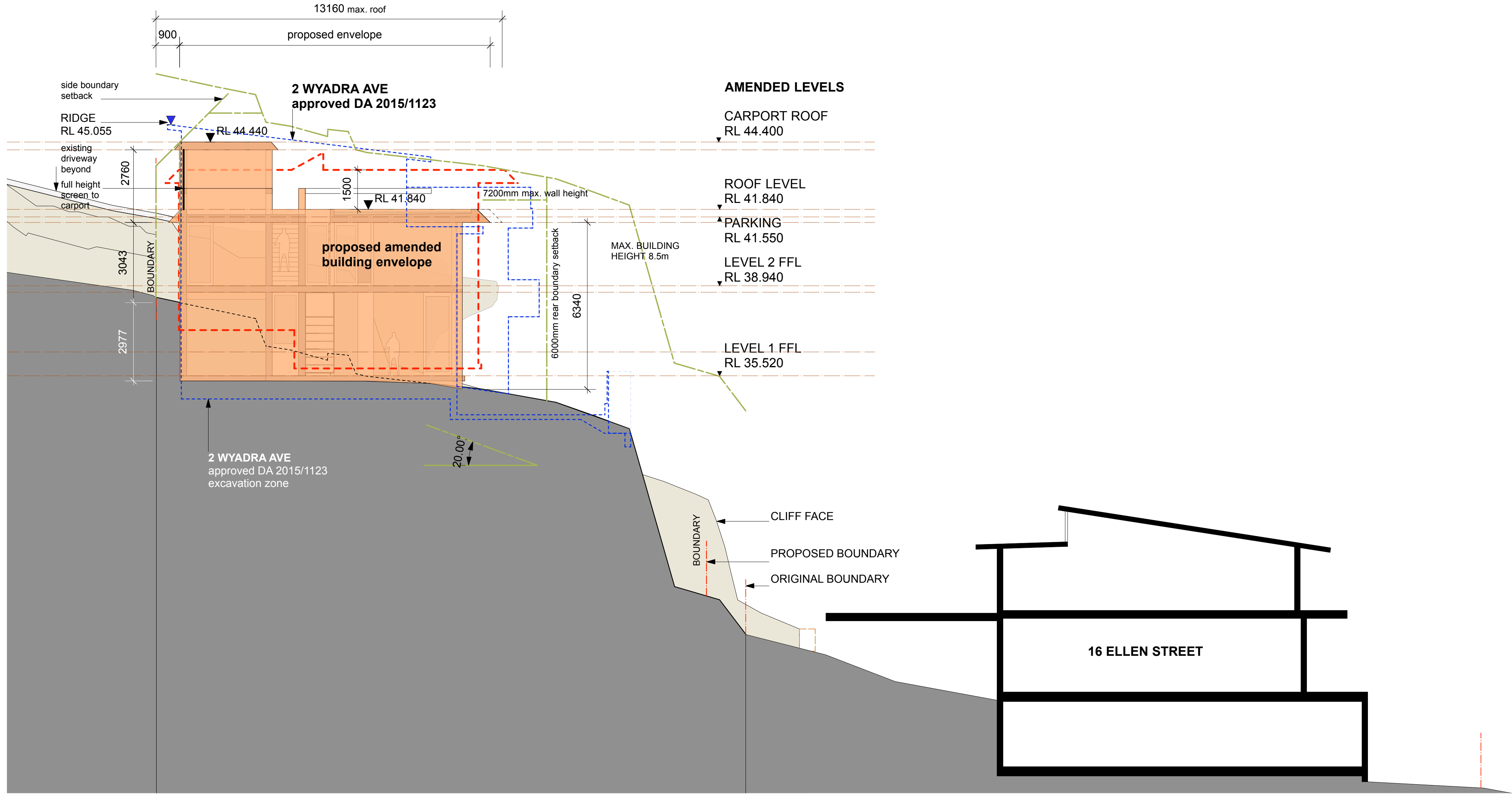
Issue  
2

Section 1 driveway

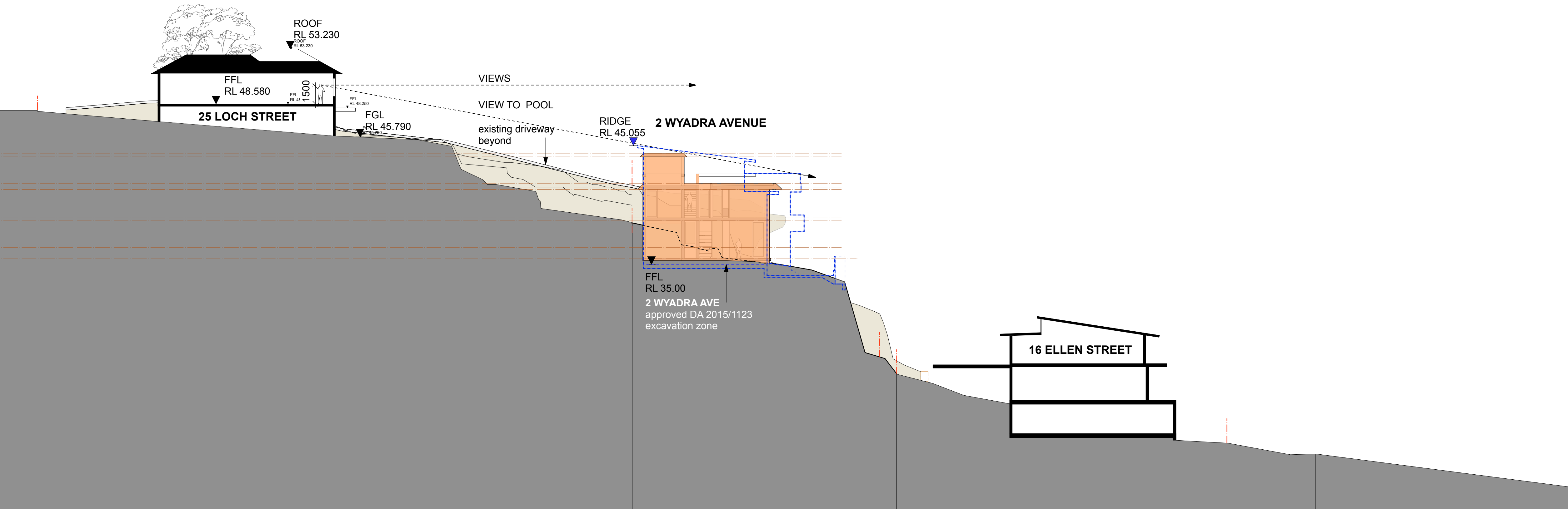
Drawing No.  
DA1 Amend. 1 - 300

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1 SECTION 2  
Scale: 1:100



2 SECTION 2  
Scale: 1:200

PLOT DATE : 22/9/20  
FILE NAME: DA2 Ledge House ELEV/SECTIONS  
-2015- CURRENT.vwx  
DRAWING ISSUE

4	RL's added	22/9/20
3	Amended building envelope	21/9/20
2	Amended building envelope	18/8/20

#### NOTES

#### KEY

- DA1 subdivision original building envelope
- DA1 subdivision amended building envelope
- 2 Wyadra Avenue approved DA envelope 2015/1123
- setbacks

Project  
Ledge House  
Client  
Megan and Mark Aubrey  
Project Address  
2 Wyadra Avenue  
Freshwater

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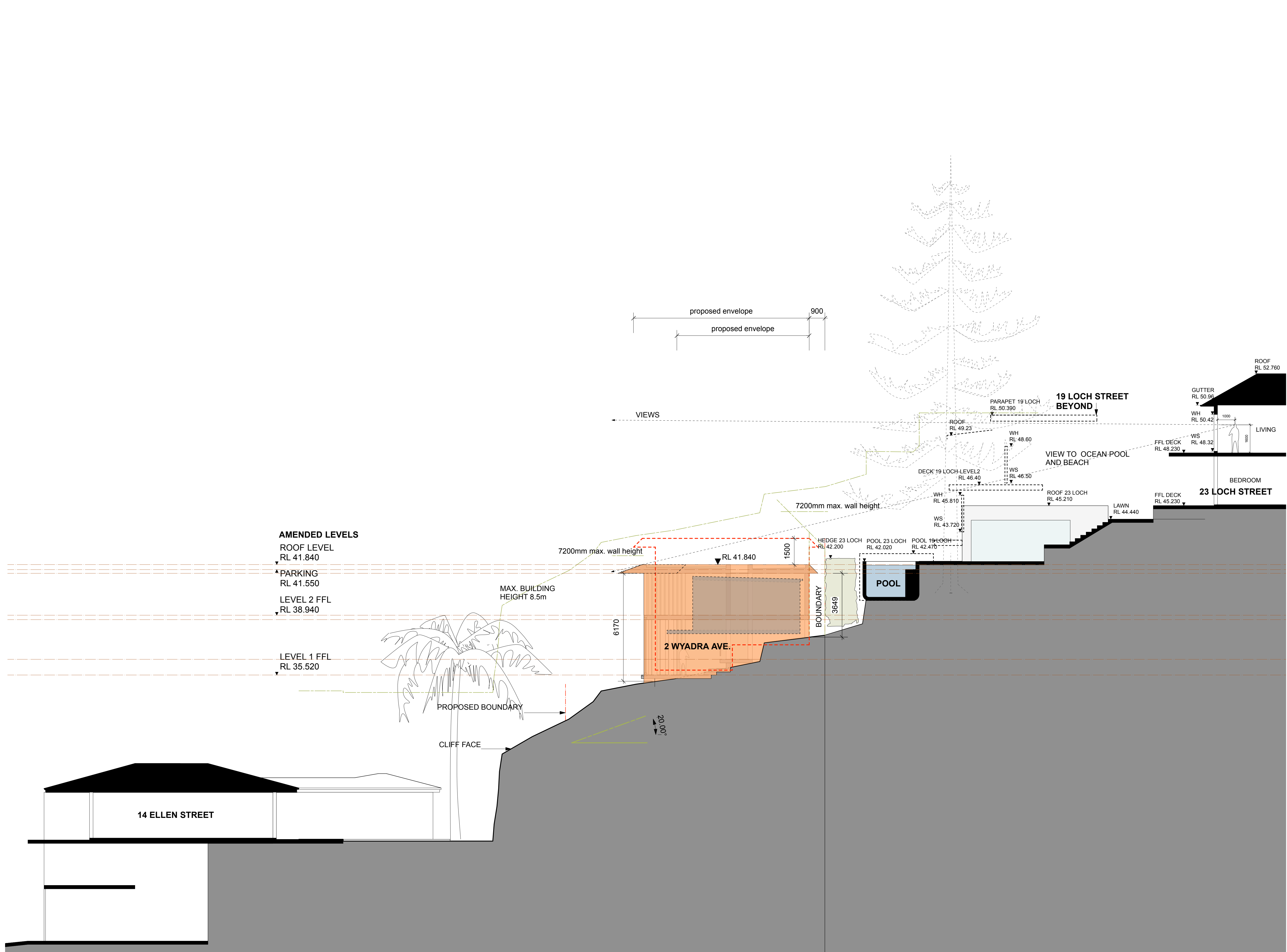
Drawn By: BK Checked By:

Scale: 1:100/1:200 at A1 Drawing

Date: Feb 2020  
Issue: 4  
Section 2- Mid cross  
Drawing No.  
DA1 Amend. 1 - 301

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PLOT DATE : 22/9/20  
FILE NAME: DA2 Ledge House ELEV/SECTIONS  
2017- CURRENT: vwx  
DRAWING ISSUE

3	RL added	22/9/20
2	Amended building envelope	21/9/20
1	DA Submission- amended building envelope	18/8/20

#### NOTES

#### KEY

DA1 subdivision  
original building  
envelope

DA1 subdivision  
amended building  
envelope

existing works to be  
demolished

setbacks

19 Loch Street

Project  
Ledge House  
Client  
Megan and Mark Aubrey

Project Address  
2 Wyadra Avenue  
Freshwater

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Scale: 1:100/1:200 at A1

Date: Feb 2020 Section 3- South cross

Issue 3 Drawing No. DA1 Amend. 1 - 302





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3	RI added Dimension added	22/9/20
2	Amended building envelope	21/9/20
1	DA Submission- amended building envelope	18/8/20

NOTES

KEY

-  DA1 subdivision original building envelope
-  DA1 subdivision amended building envelope
-  existing works to be demolished
-  setbacks

AMENDED LEVELS

ROOF LEVEL  
RL 41.840

PARKING  
RL 41.550

LEVEL 2 FFL  
RL 38.940

LEVEL 1 FFL  
RL 35.520

VIEWS TO OCEAN POOL AND BEACH

MAX. BUILDING HEIGHT 8.5m

PROPOSED BOUNDARY

CLIFF FACE

2 WYADRA AVE

POOL

23 LOCH STREET  
DA 2017/1203

Project  
Ledge House  
Client  
Megan and Mark Aubrey

Project Address  
2 Wyadra Avenue  
Freshwater

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Drawing

Date:

Feb 2020

Issue

3

Section 3- South cross

23 Loch St DA

Drawing No.

DA1 Amend. 1 - 303

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1

SECTION 3  
Scale: 1:100