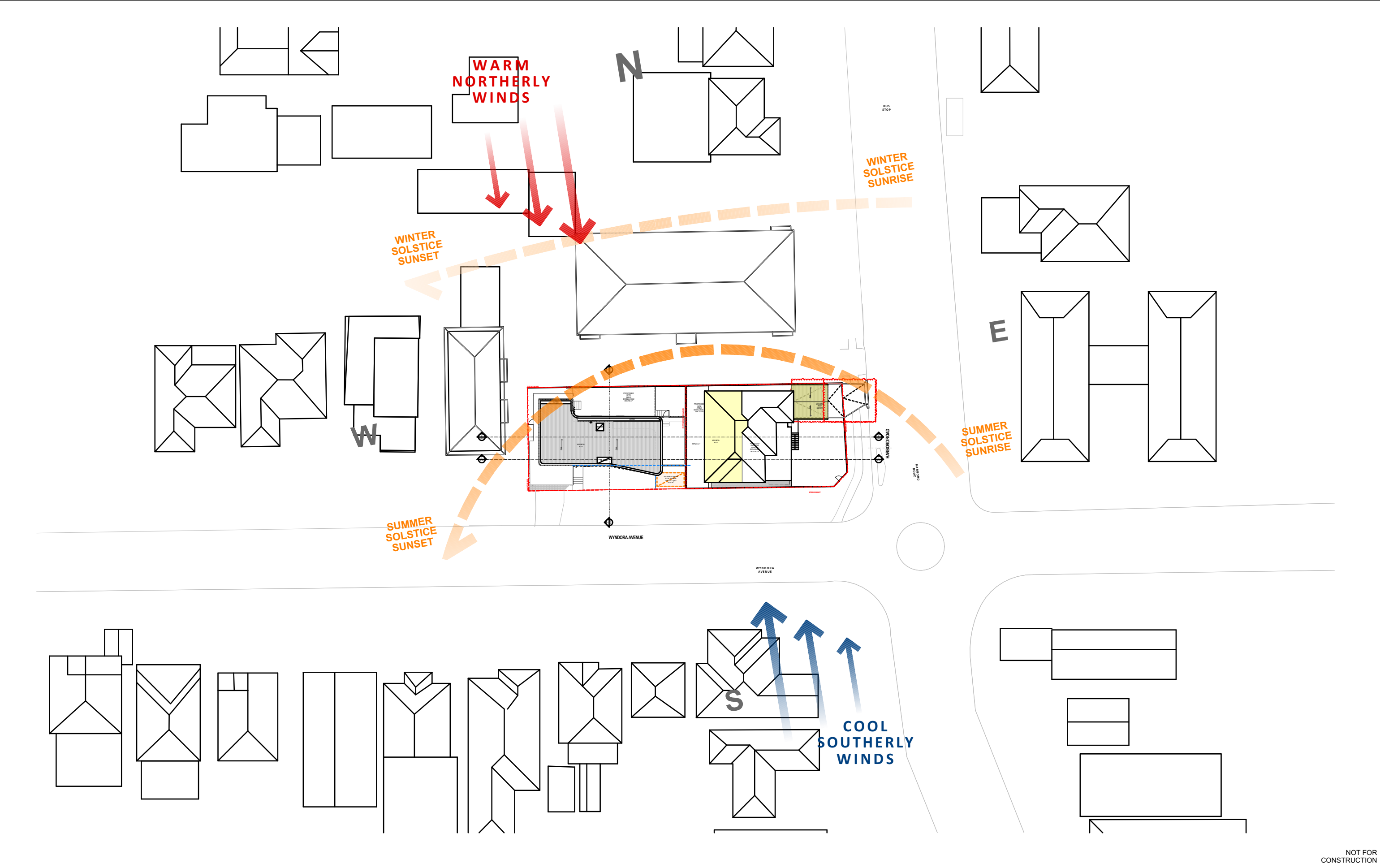



DUAL OCCUPANCY

90 HARBORD ROAD, FRESHWATER

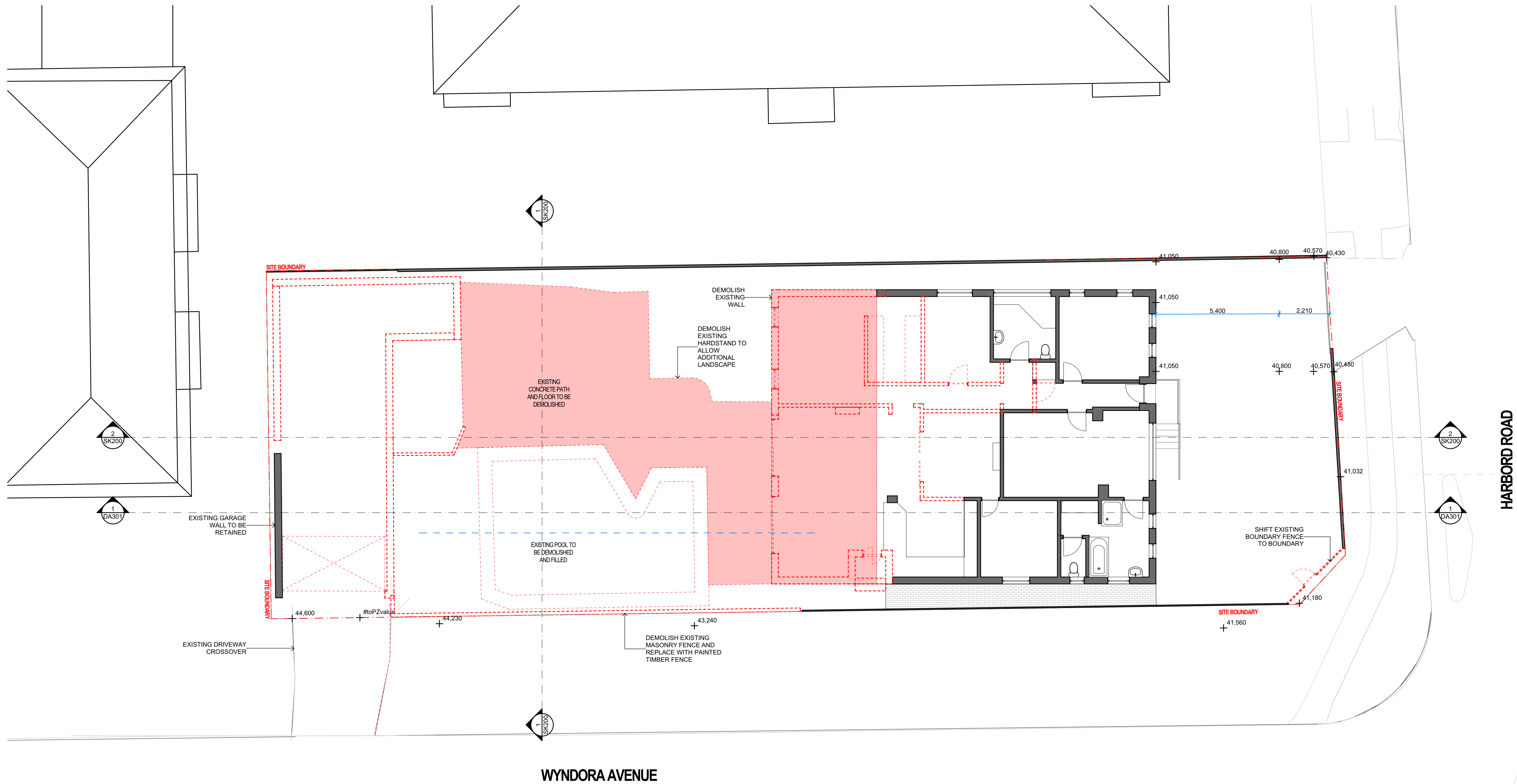
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DA002	SITE PLAN	03	1:100
DA100	EXISTING PLAN	03	1:100
DA101	DEMOLITION PLAN	03	1:100
DA102	GROUND FLOOR	03	1:100
DA103	FIRST FLOOR	03	1:100
DA104	ROOF	03	1:100
DA120	9AM SHADOWS	03	1:100
DA121	12PM SHADOWS	03	1:100
DA122	3PM SHADOWS	03	1:100
DA150	AREA SCHEDULE	03	1:100
DA200	ELEVATIONS - SOUTH / EAST	03	1:100
DA201	ELEVATIONS - NORTH / WEST	03	1:100
DA300	SECTIONS	03	1:100
DA301	SECTIONS	02	1:100
DA500	PHOTOMONTAGE	03	
DA501	PHOTOMONTAGE	03	
DA800	FINISHES SCHEDULE	03	1:100





<div>JDC Architect</div> <div>NOMINATED ARCHITECT: JAMES CAMPBELL # 11203</div> <div>GENERAL: THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL & CONSULTANT DRAWINGS & SPECIFICATIONS & WITH SUCH OTHER WRITTEN INSTRUCTIONS ISSUED DURING THE COURSE OF THE CONTRACT NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATION, CURRENT SAA CODES, BUILDING REGULATIONS & OTHER STATUTORY AUTHORITIES VERIFY ALL DIMENSIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES USE FIGURED DIMENSIONS ONLY COPYRIGHT, ALL RIGHT RESERVED THIS DRAWING IS COPYRIGHT AND CONFIDENTIAL & MAY NOT BE REPRODUCED BY ANY PERSON WITHOUT WRITTEN PERMISSION OF THE ABOVE COMPANY & IS NOT TO BE USED IN ANY MANNER PREJUDICIAL TO THE INTERESTS OF THAT COMPANY THIS DRAWING AND ATTACHED SHEET REMAIN THE PROPERTY OF JDC ARCHITECT. CAD FILES: INFORMATION IN ELECTRONIC FILES TRANSMITTED REMAIN THE INTELLECTUAL PROPERTY OF JDC ARCHITECT. JDC ARCHITECT DO NOT GUARANTEE CAD DOCUMENTS CONTAIN COMPLETE AND ACCURATE INFORMATION. CAD DOCUMENTS MUST BE COMPARED TO, AND READ IN CONJUNCTION WITH CURRENT HARD COPY DOCUMENTS. BUREAU SRH ARE NOT LIABLE FOR ALTERNATIONS TO CAD FILES BY THIRD PARTIES</div>		<div>90 HARBORD ROAD FRESHWATER NSW 2096 ABN: 43 584 115 194 TEL: +61 405 435 557 jc@jdcarchitect.com</div> <div>LEGEND:</div>		<div>DUAL OCCUPANCY</div> <table><tr><th>REV</th><th>DATE</th><th>NAME</th></tr><tr><td>01</td><td>20/12/2024</td><td>DA SUBMISSION</td></tr><tr><td>02</td><td>4/04/2025</td><td>RESPONSE TO COUNCIL RFI'S</td></tr><tr><td>03</td><td>24/04/2025</td><td>REVISED ARCHITECTURAL'S FOR APPROVAL</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			REV	DATE	NAME	01	20/12/2024	DA SUBMISSION	02	4/04/2025	RESPONSE TO COUNCIL RFI'S	03	24/04/2025	REVISED ARCHITECTURAL'S FOR APPROVAL													<div>90 HARBORD ROAD, FRESHWATER</div> <div>STAGE: DA</div> <div>SCALE @ A3: 1:500</div> <div></div> <div>DRAWING TITLE: SITE ANALYSIS</div> <div>CLIENT: JAMES CAMPBELL DRAWN: JC</div> <div>CHECKED: JC APPROVED: JDC ARCHITECT</div>		<div>PROJECT No: 22001</div> <div>DRAWING No: DA001</div> <div>REVISION: 03</div>	
REV	DATE	NAME																																
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03	24/04/2025	REVISED ARCHITECTURAL'S FOR APPROVAL																																

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1 DEMOLITION PLAN
1:100

JDC Architect

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03	24/04/2025	REVISED ARCHITECTURAL'S FOR APPROVAL

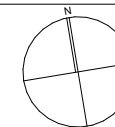
90 HARBORD ROAD, FRESHWATER

STAGE:

DA

SCALE @ A1:

1:100



DRAWING TITLE:

DEMOLITION PLAN

CLIENT: JAMES CAMPBELL

DRAWN: JC

CHECKED: JC

APPROVED: JDC ARCHITECT

PROJECT No: 22001

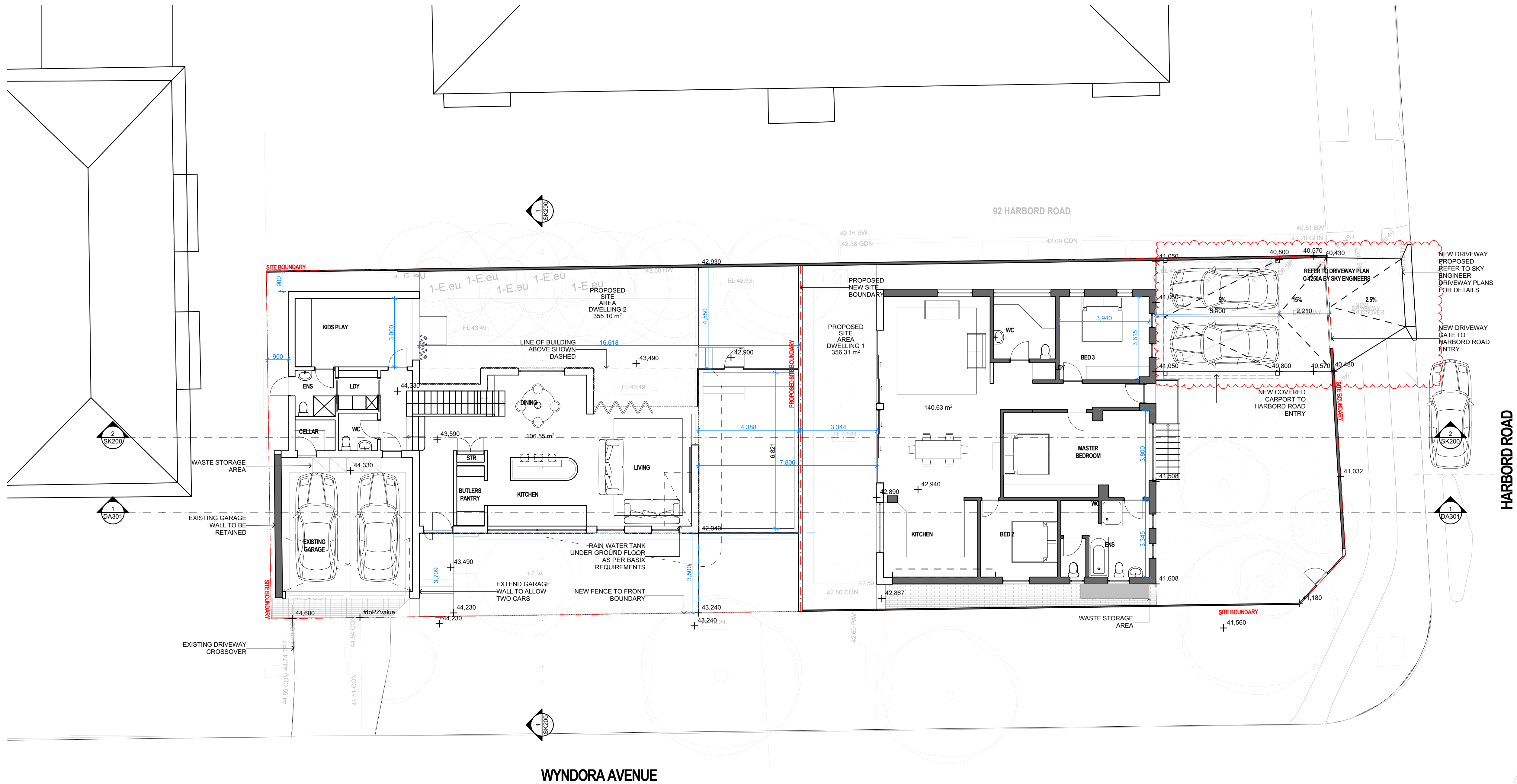
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DA101

REVISION:

03

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CONSTRUCTION



1 GROUND FLOOR
1:100

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03	24/04/2025	REVISED ARCHITECTURAL'S FOR APPROVAL

90 HARBORD ROAD, FRESHWATER

STAGE:

DA

DRAWING TITLE:

GROUND FLOOR

PROJECT No: 22001

DRAWING No:

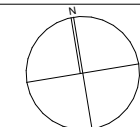
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REVISION:

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SCALE @ A1:

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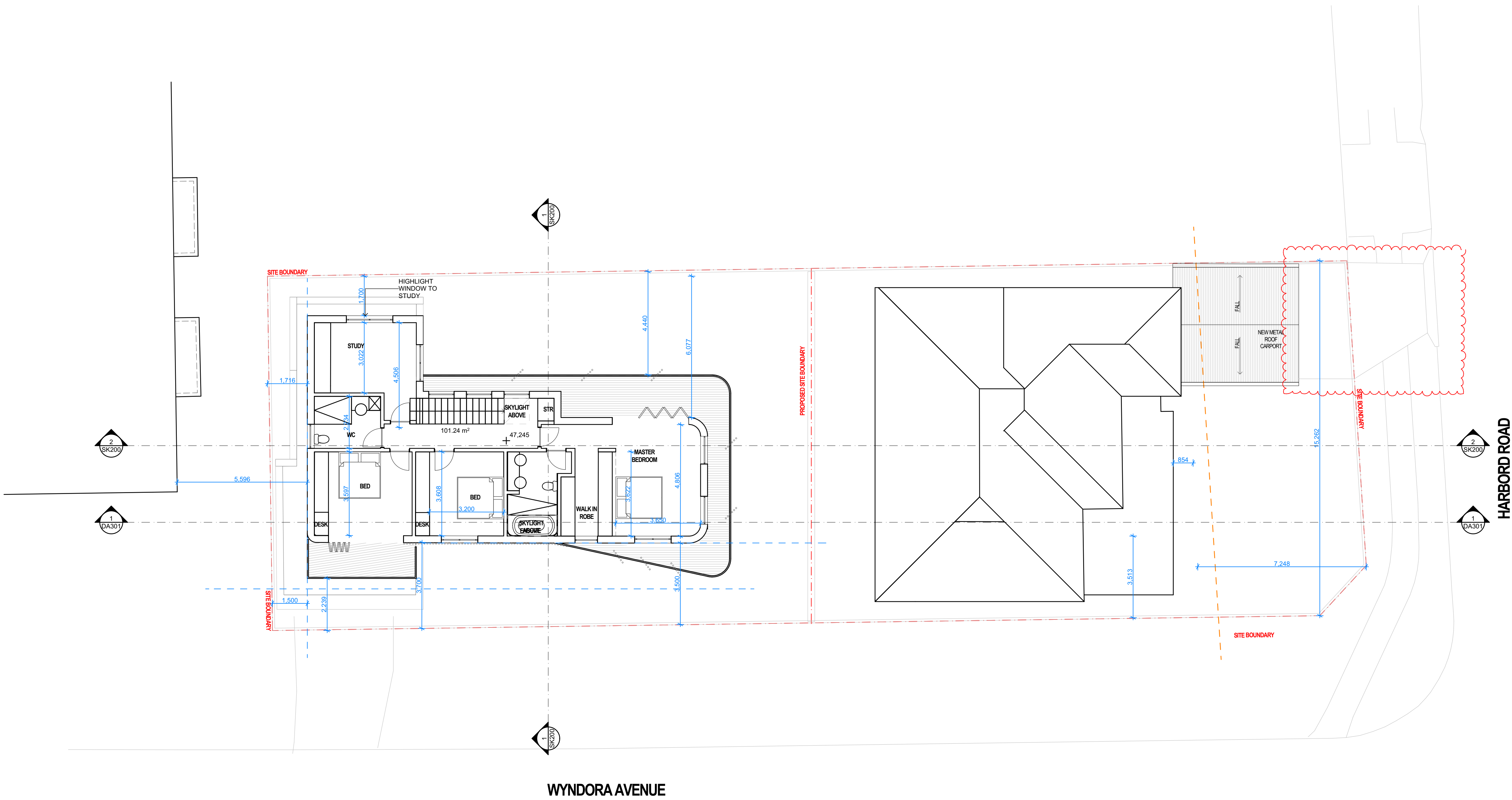
CLIENT: JAMES CAMPBELL

CHECKED: JC

DRAWN: JC

APPROVED: JDC ARCHITECT

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1 FIRST FLOOR
1:100

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90 HARBORD ROAD, FRESHWATER

STAGE:

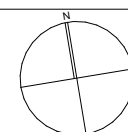
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DRAWING TITLE:

FIRST FLOOR

SCALE @ A1:

1:100



CLIENT: JAMES CAMPBELL

DRAWN: JC

CHECKED: JC

APPROVED: JDC ARCHITECT

PROJECT No: 22001

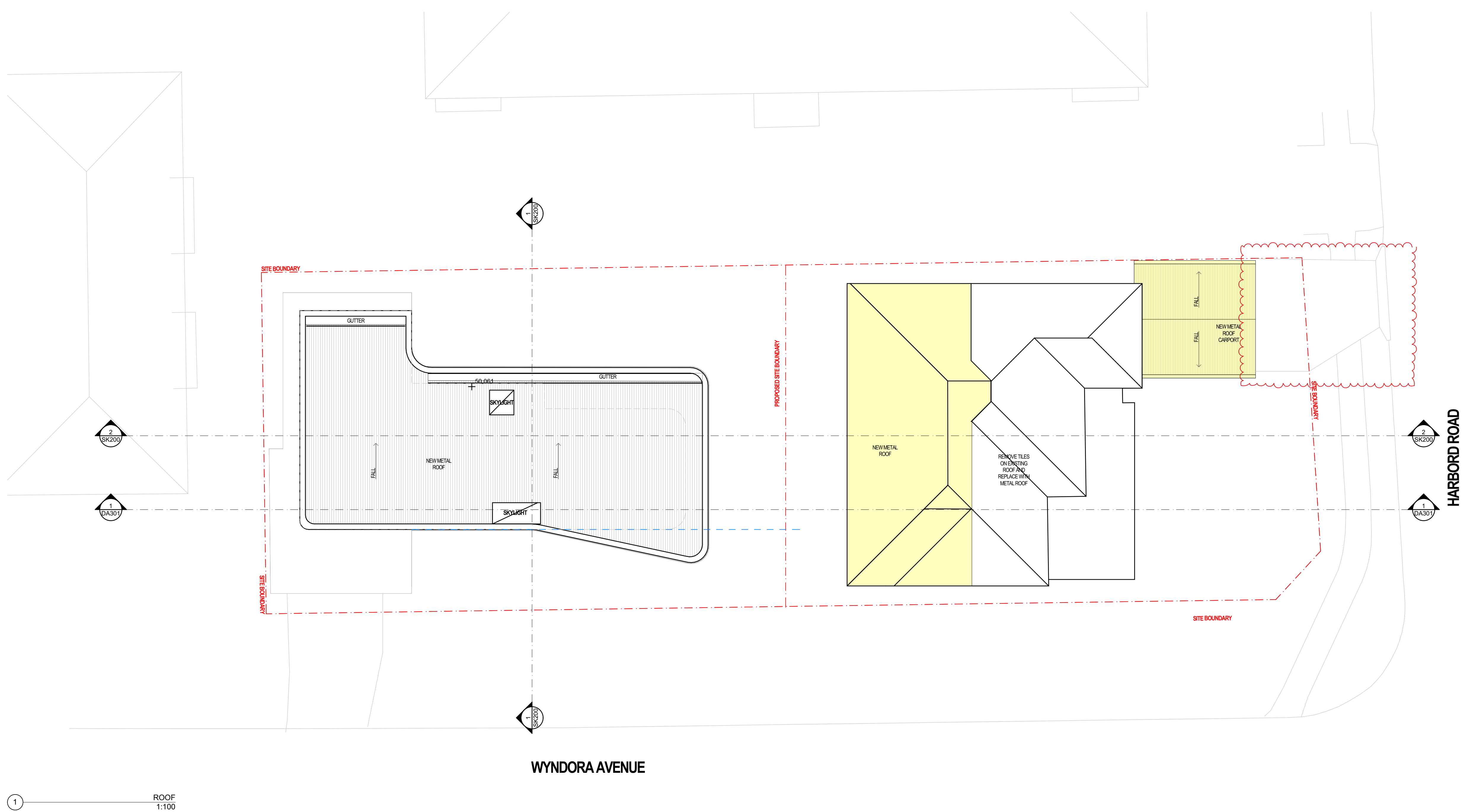
DRAWING No:

DA103

REVISION:

03

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CONSTRUCTION



1 ROOF
1:100

WYNDORA AVENUE

HARBORD ROAD



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LEGEND:

NEW SHADOWS

EXISTING SHADOWS

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90 HARBORD ROAD, FRESHWATER

STAGE:
DA

SCALE @ A1:
1:100

DRAWING TITLE:
9AM SHADOWS

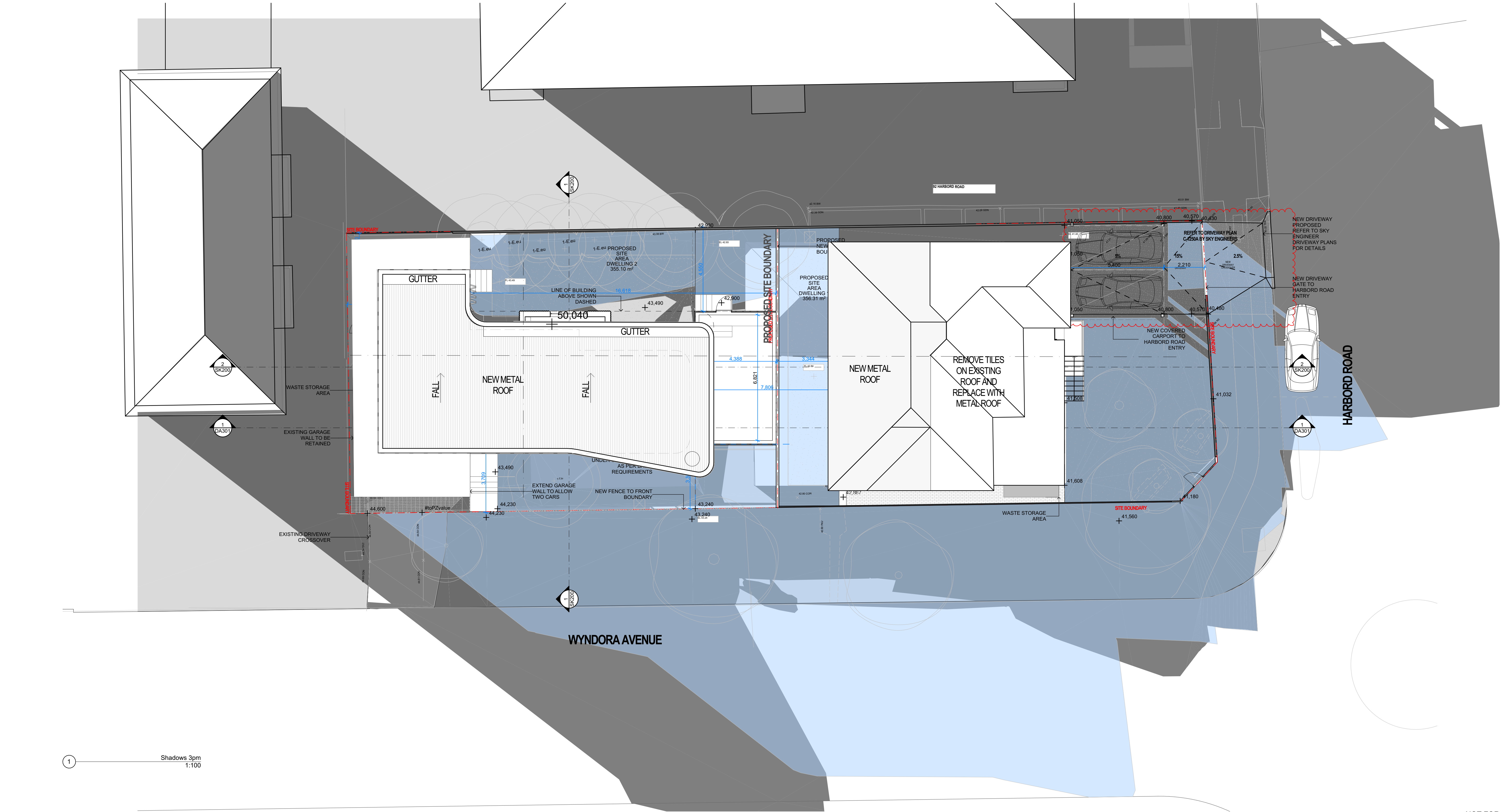
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DRAWN: JC

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APPROVED: JDC ARCHITECT

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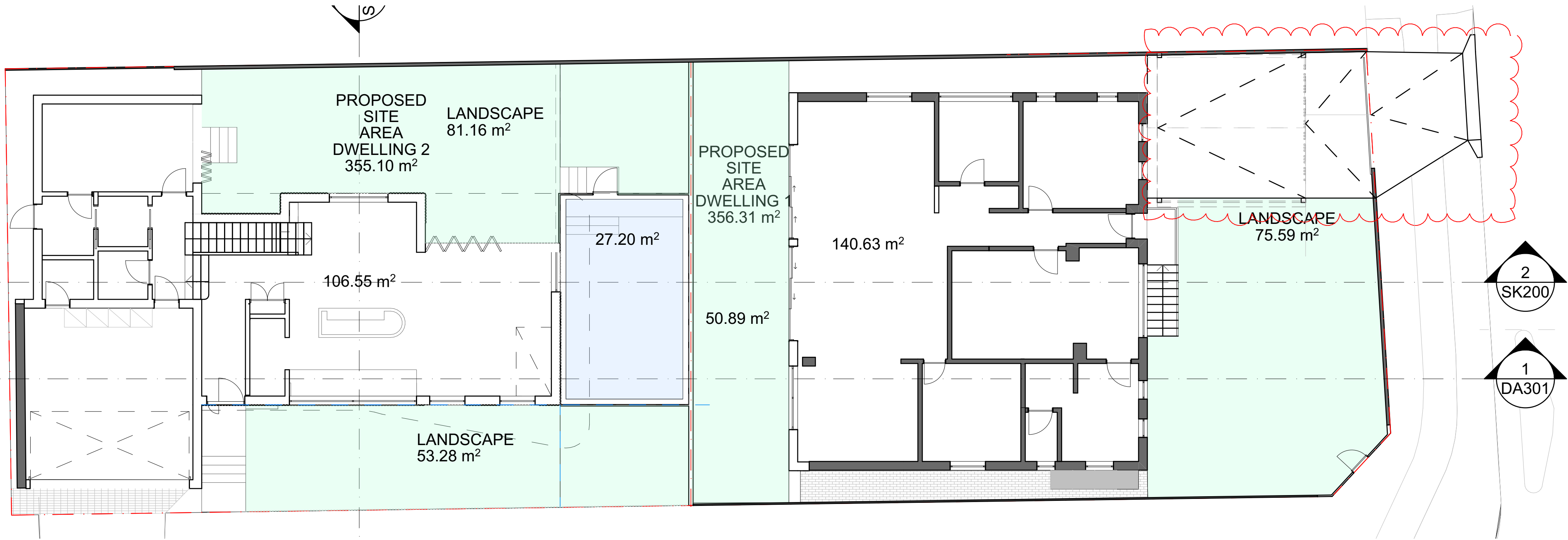
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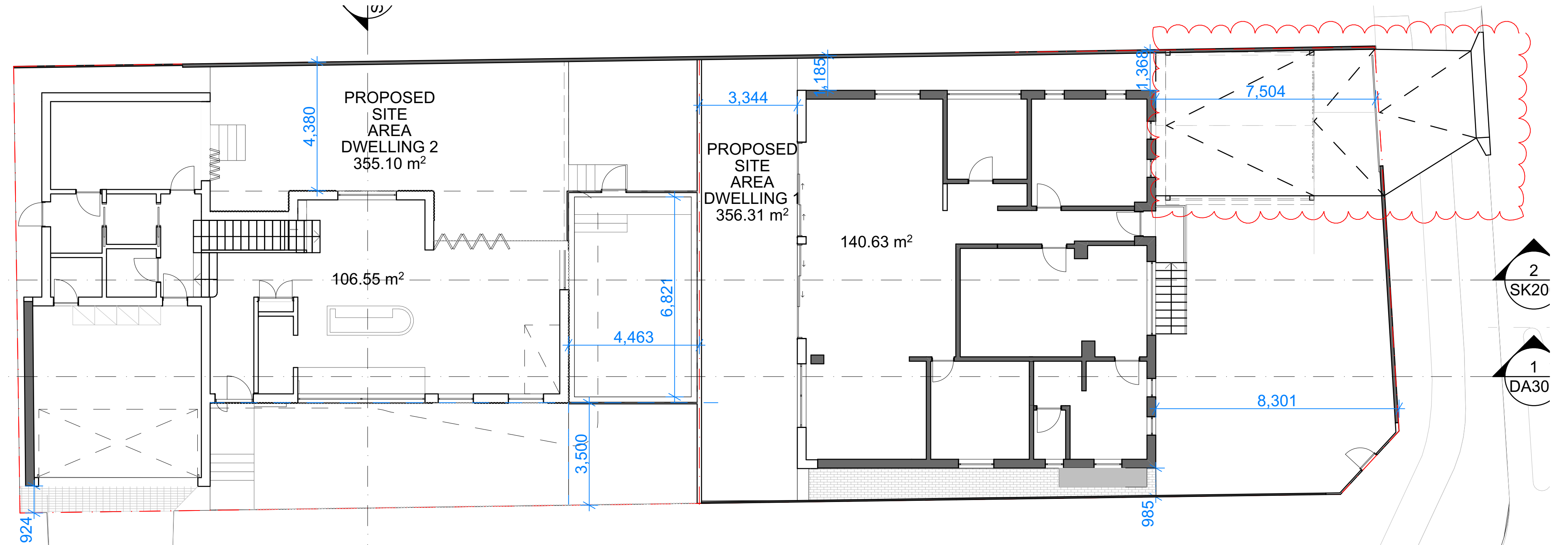


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<div>LEGEND:</div> <div><div><div></div>NEW SHADOWS</div><div><div></div>EXISTING SHADOWS</div></div>				<div>DRAWING No:</div> <div>DA122</div>																																				
				<div>REVISION:</div> <div>03</div>																																				

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LANDSCAPE CALCULATION
SITE AREA - 711.4m²
EXISTING - 103.05 - 14%
PROPOSED 2mx2m - 288.12m² - 40.5%



SETBACKS - MINIMUM REQUIREMENTS
Front Setback - 6.5m
Side Setback - 0.9m
Rear Setback - 6m

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90 HARBORD ROAD, FRESHWATER

STAGE:
DA

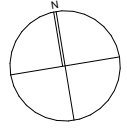
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PROJECT No: **22001**

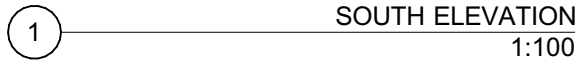
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REVISION:
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CLIENT: **JAMES CAMPBELL** CHECKED: **JC**
DRAWN: **JC** APPROVED: **JDC ARCHITECT**

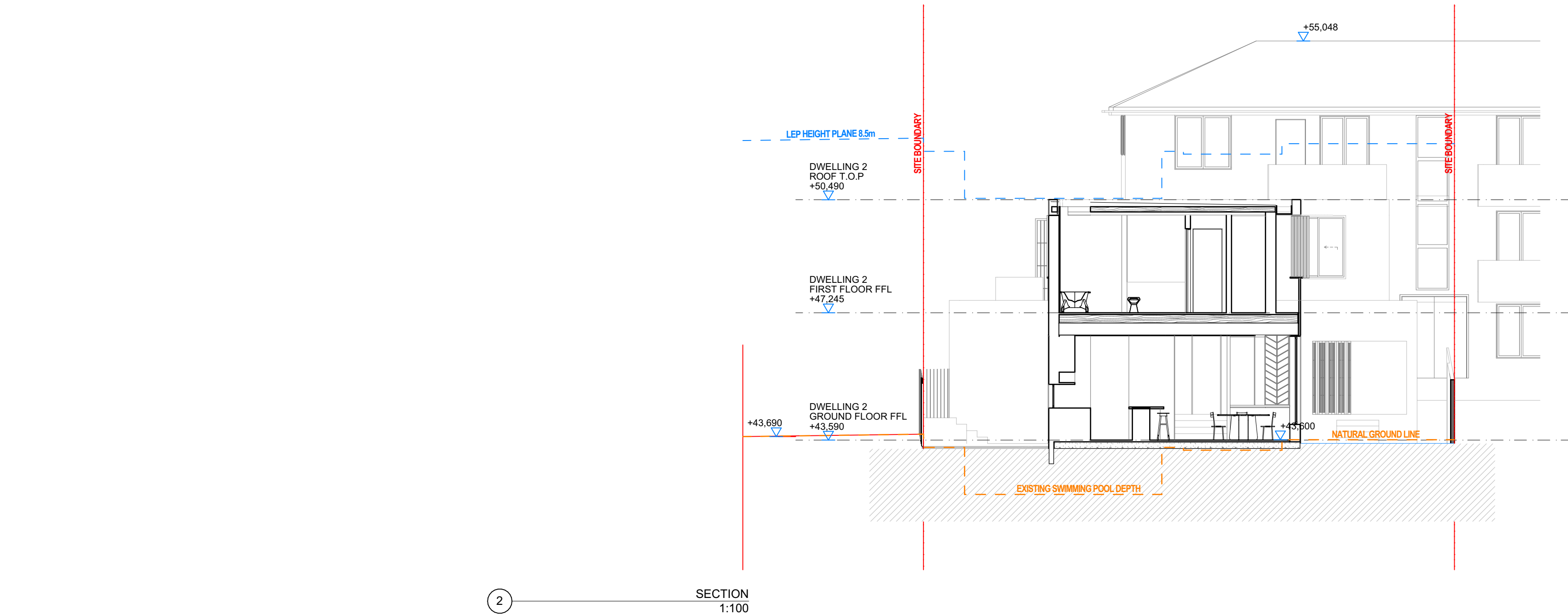
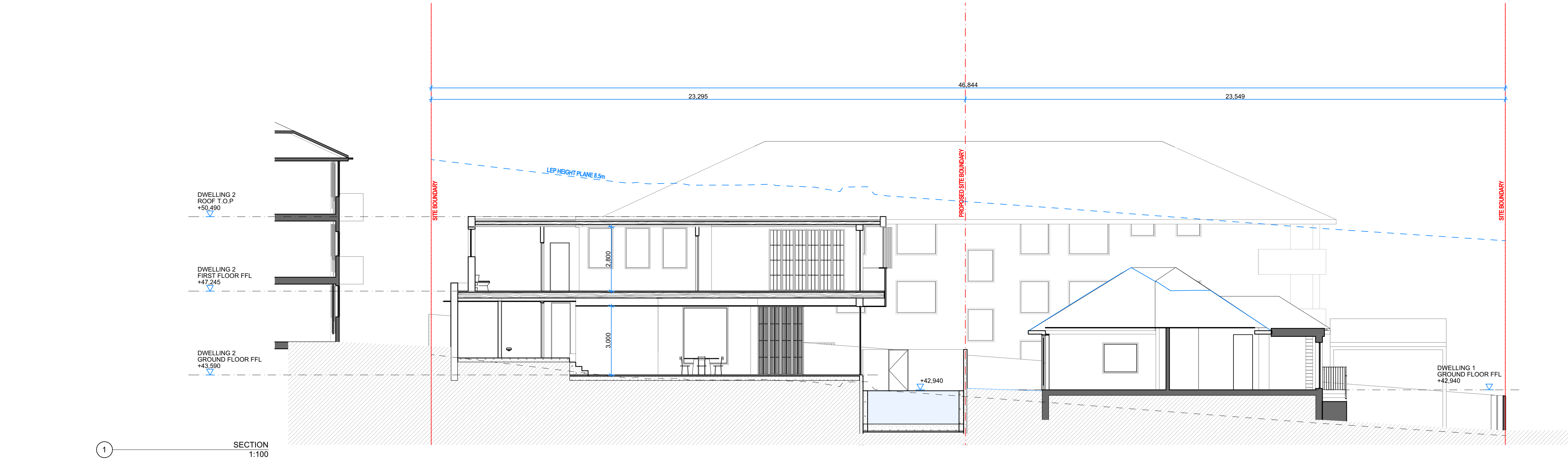


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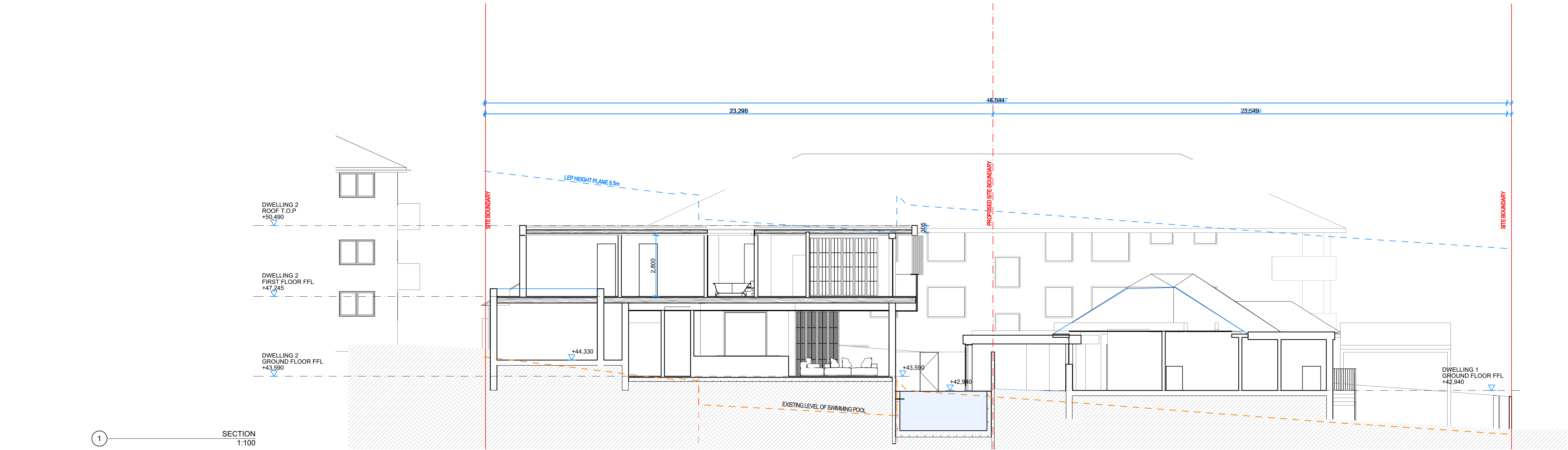


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REV	DATE	NAME																																							
01	20/12/2024	DA SUBMISSION																																							
02	4/04/2025	RESPONSE TO COUNCIL RFIS																																							
03	24/04/2025	REVISED ARCHITECTURAL'S FOR APPROVAL																																							





1 PERSPECTIVE 01

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LEGEND:

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REV	DATE	NAME
01	20/12/2024	DA SUBMISSION
02	4/04/2025	RESPONSE TO COUNCIL RF'S
03	24/04/2025	REVISED ARCHITECTURAL'S FOR APPROVAL

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STAGE: DA		DRAWING TITLE: PHOTOMONTAGE		DRAWING No: DA500
SCALE @ A1:		CLIENT: JAMES CAMPBELL	CHECKED: JC	REVISION: 03
		DRAWN: JC	APPROVED: JDC ARCHITECT	



1 PERSPECTIVE 02

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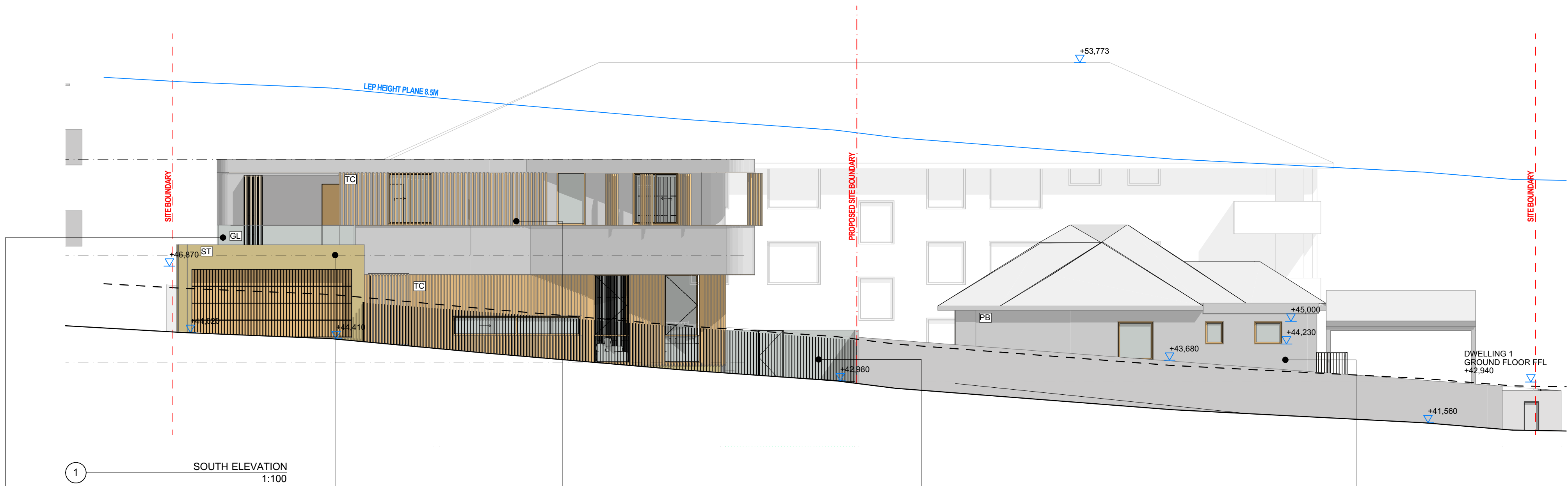
REV	DATE	NAME
01	20/12/2024	DA SUBMISSION
02	4/04/2025	RESPONSE TO COUNCIL RFI'S
03	24/04/2025	REVISED ARCHITECTURAL'S FOR APPROVAL

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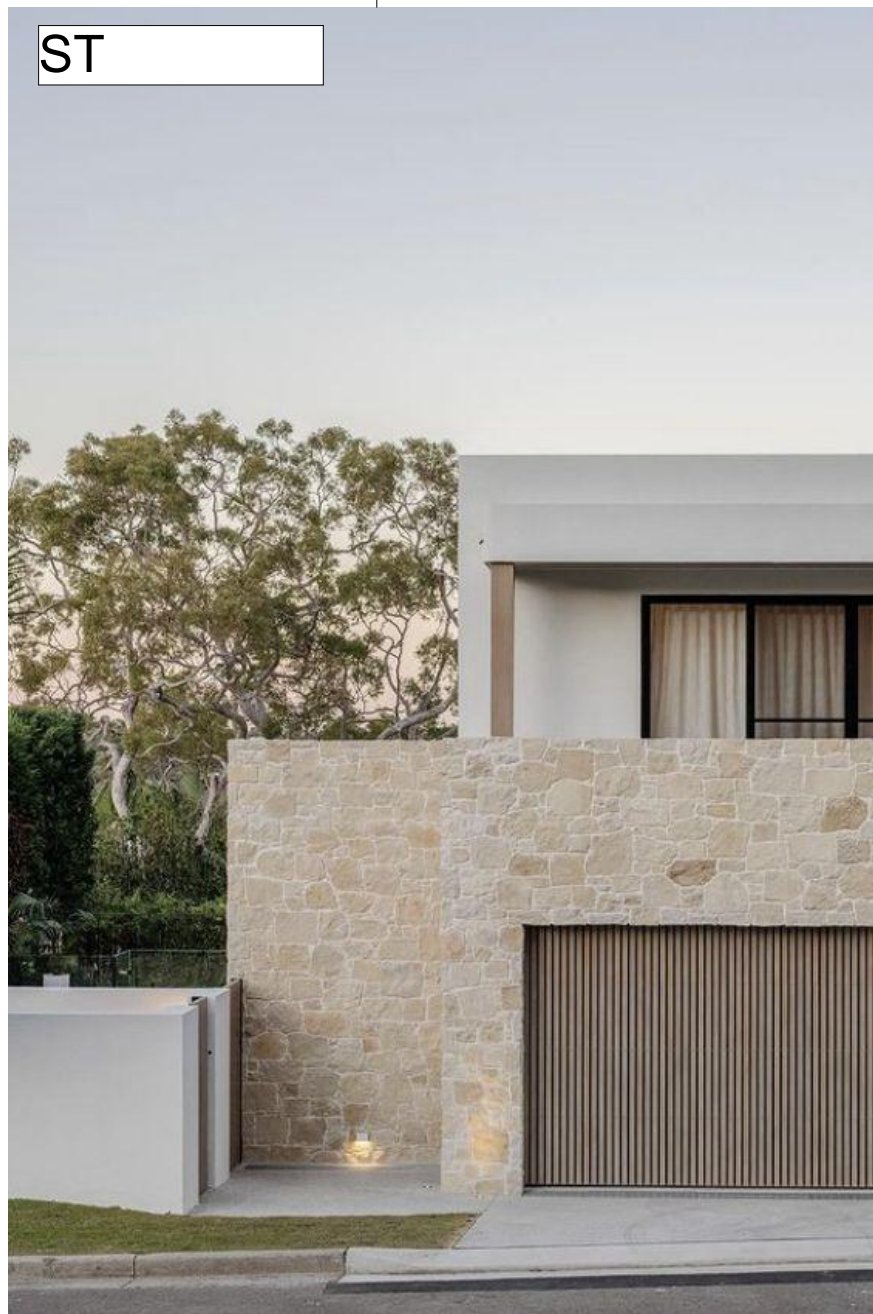
STAGE: DA		DRAWING TITLE: PHOTOMONTAGE	
SCALE @ A1:		CLIENT: JAMES CAMPBELL	CHECKED: JC
		DRAWN: JC	APPROVED: JDC ARCHITECT

PROJECT No: 22001

DRAWING No: DA501
REVISION: 03



2 GLASS BALUSTRADE



3 STONE CLADDING



4 TIMBER LOOK CLADDING



5 TIMBER FENCE



6 PAINTED BRICK - WHITE

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STAGE: DA	DRAWING TITLE: FINISHES SCHEDULE	DRAWING No: DA800
SCALE @ A1: 1:100	CLIENT: JAMES CAMPBELL CHECKED: JC DRAWN: JC APPROVED: JDC ARCHITECT	REVISION: 03

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