CONSTRUCTION WORKS

BIN STORE
space for skip bins

BUILDING MATERIALS STORE

SITE FENCING, EROSION CONTROL ZONE AND STABILISED SITE ACCESS - refer hydraulic engrs. details

TRAFFIC CONTROL ZONE

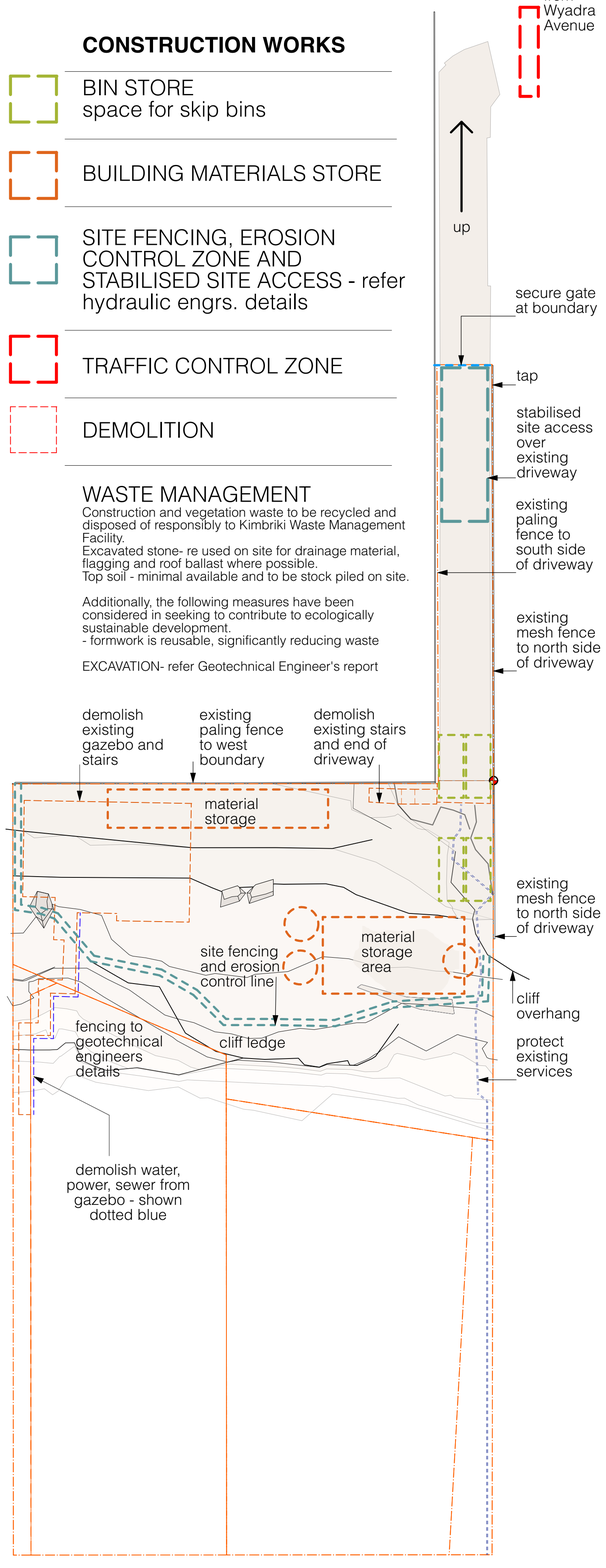
DEMOLITION

WASTE MANAGEMENT

Construction and vegetation waste to be recycled and disposed of responsibly to Kimbriki Waste Management Facility.
Excavated stone- re used on site for drainage material, flagging and roof ballast where possible.
Top soil - minimal available and to be stock piled on site.

Additionally, the following measures have been considered in seeking to contribute to ecologically sustainable development.
- formwork is reusable, significantly reducing waste

EXCAVATION- refer Geotechnical Engineer's report



1 Demolition Plan / Site preperation
Scale: 1:200

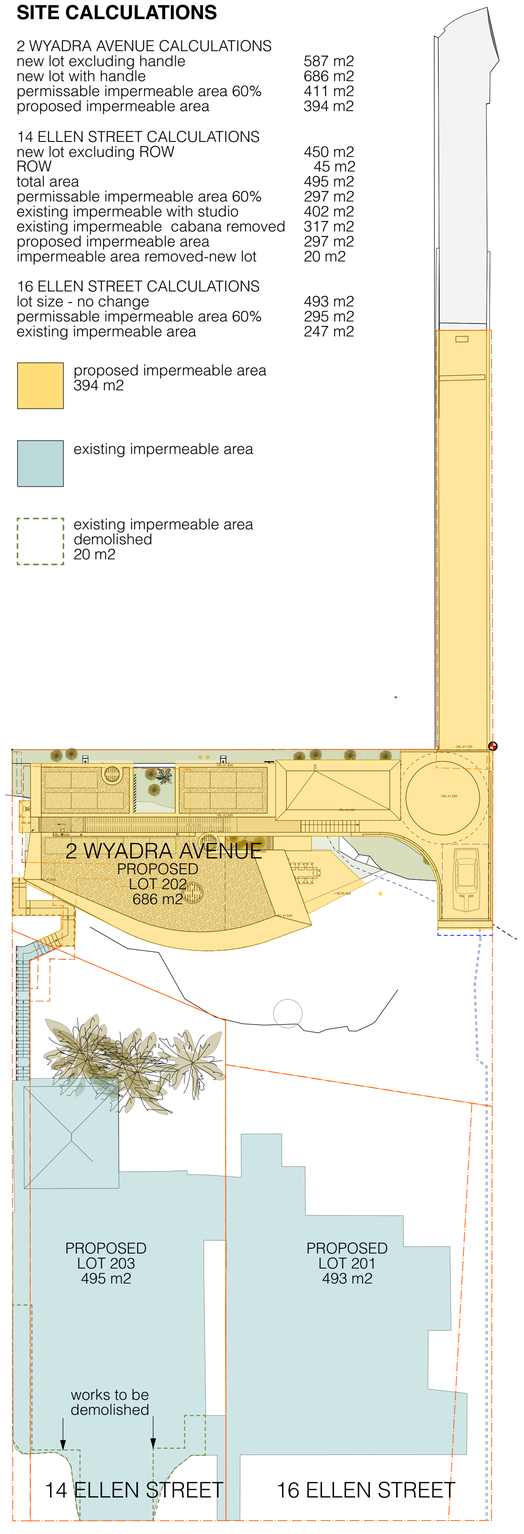
SITE CALCULATIONS

2 WYADRA AVENUE CALCULATIONS	
new lot excluding handle	587 m2
new lot with handle	686 m2
permissable 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
permissable impermeable area 60%	297 m2
existing impermeable with studio	402 m2
existing impermeable cabana 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
permissable impermeable area 60%	295 m2
existing impermeable area	247 m2

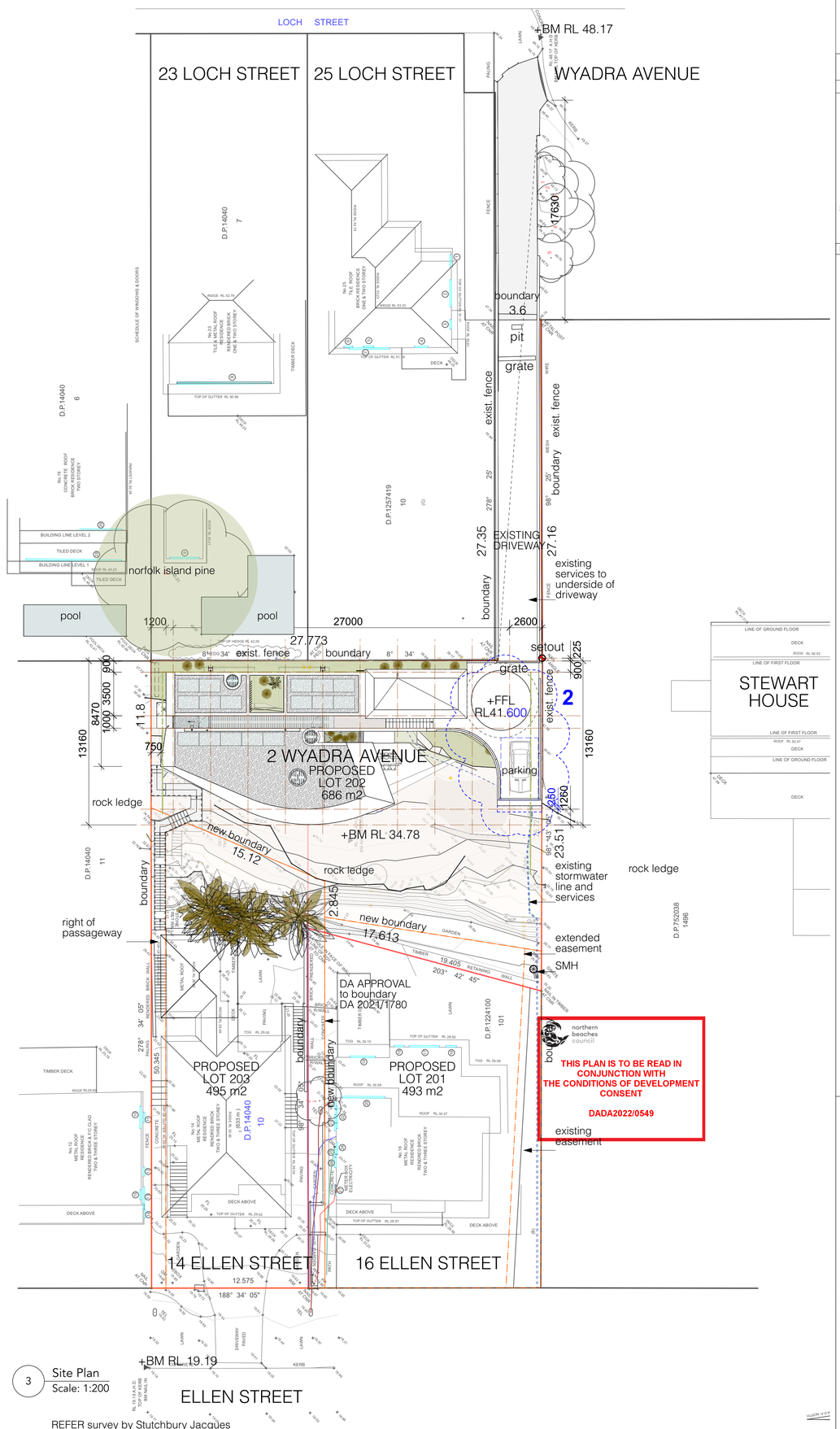
proposed impermeable area
394 m2

existing impermeable area

existing impermeable area demolished
20 m2



2 Site Calculations
Scale: 1:200



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DADA2022/0549

northern beaches council

REFER survey by Stutchbury Jacques

3 Site Plan
Scale: 1:200

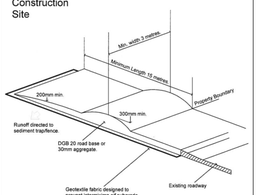
PLOT DATE :15/8/22
FILE NAME: DA3 LH PLANS 08 08 22.vwx

DRAWING ISSUE

2	DA Amendment Rev 2 Carparking dimension reduced Turntable shifted west and raised 50mm	9/8/22
1	DA SET	15/3/22

NOTES

Construction Site



Construction Notes:

1. Strip topsoil and level site.
2. Compact subgrade.
3. Cover area and needle-punch geotextile.
4. Construct 200mm thick pad over geotextile using roadbase or 30mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

JCL- HYDRAULIC ENGINEER'S DETAIL

Project
l e d g e h o u s e

Client
Megan and Mark Aubrey

Project Address
2 Wyadra Avenue
Freshwater NSW 2096

PETER STUTCHBURY ARCHITECTURE
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Drawn By: Checked By:

Scale:1:200 at A1

Drawing
Site Plan/Demo/WM Plan/ Area Calculations

Issue
2

Drawing Number
DA 100

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PLOT DATE :15/8/22
FILE NAME: DA3 LH PLANS 08 08 22.vwx

DRAWING ISSUE

2	DA Amendment Rev 2 Parking structure shifted west	9/8/22
1	DA SET	15/3/22

NOTES

FINISHES LEGEND

- boundary
- brass
- concrete (elev.)
- concrete block
- concrete topping (section)
- concrete (section)
- copper
- demolished
- existing works
- glass
- glass translucent
- gravel
- ground existing
- ground fill
- hardwood (section)
- sand
- sandstone (section)
- structural steel - section
- setbacks/site constraints
- existing level
- +RL36.730 new level

LEGEND

CB	Concrete Block
CL	Center-line
CH	Ceiling Height
CN	Concrete
CVS	Canvas
ex	Existing
EJ	Expansion Joint
FCL	Finished ceiling lvl.
FFL	Finished floor lvl.
FL	Flashing
FW	Floor Waste
G-F	Glazing - Fixed
G-O	Glazing - Operable
GL	Glass
GL-T	Glass translucent
INS	Insulation
HW	Hardwood
HWU	Hot Water Unit
LB-2	Lining Board Cemintel
MR	Mirror
MT20	Stainless Steel
MT30	Copper
MT40	Brass
MT41	Brass Mesh
MT70	Corten
MT80	Bronze Mesh
PF	Paint Finish
PLY	Plywood
PLY1	Formply
RD	Render
ST	Sandstone
TB	Timber
U/S	Under Side
VOS	Verify On Site
VP	Vent Pipe
WC	Toilet
WJ	Welded joint
WT1	Stud wall/Cemintel clad
WT2	Stud wall/HW clad

Project
l e d g e h o u s e

Client
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Drawing
LEVEL 1 Plan

Issue
2

Drawing No.
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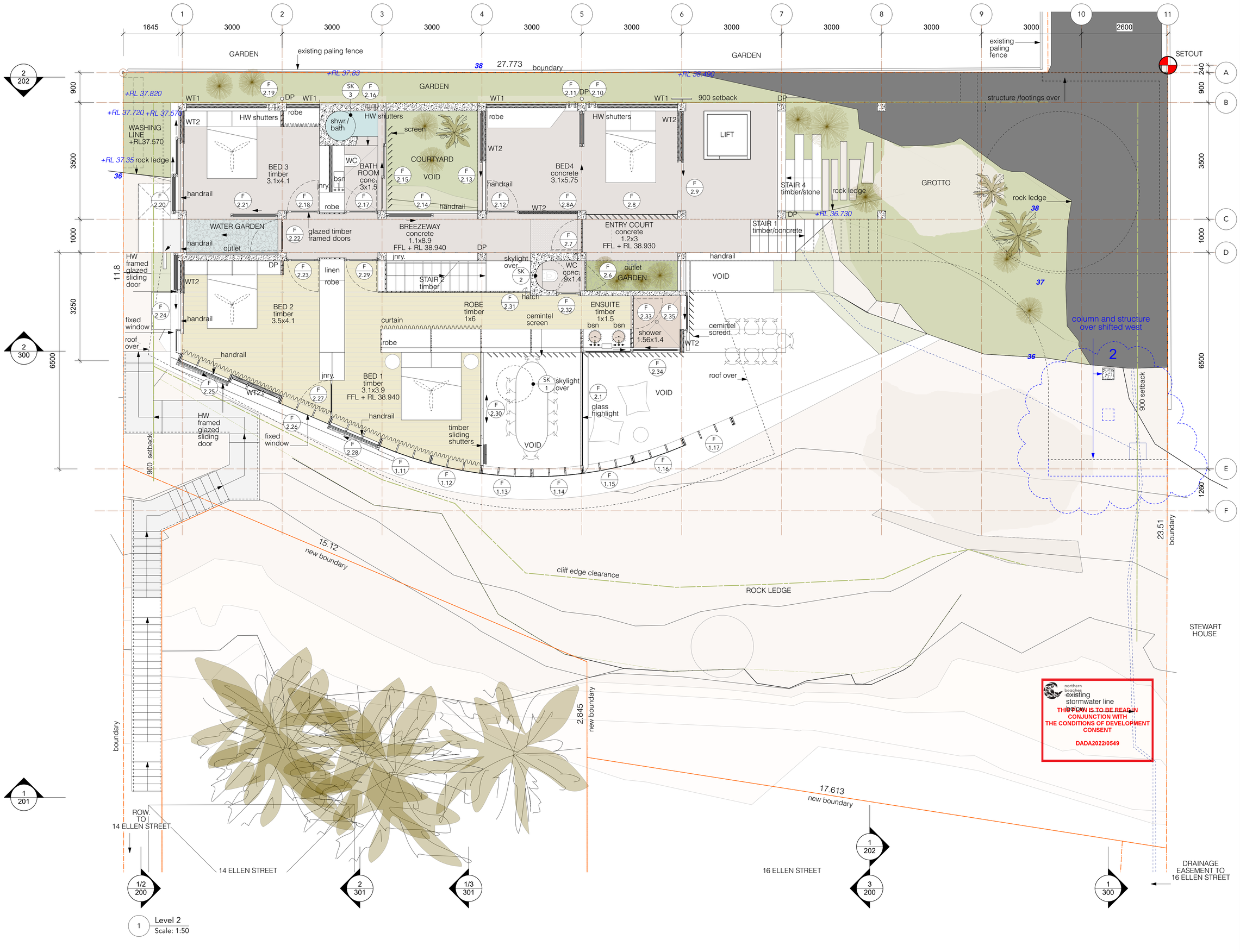
1 Level 1
Scale: 1:50



1 Level 2
Scale: 1:50

PLOT DATE :15/8/22
FILE NAME: DA3 LH PLANS 08 08 22.vwx

DRAWING ISSUE

2	DA Amendment Rev 2 Parking structure shifted west	9/8/22
1	DA SET	15/3/22

NOTES

FINISHES LEGEND

- boundary
- brass
- concrete (elev.)
- concrete block
- concrete topping (section)
- concrete (section)
- copper
- demolished
- existing works
- glass
- glass translucent
- gravel
- ground existing
- ground fill
- hardwood (section)
- sand
- sandstone (section)
- structural steel - section
- setbacks/site constraints
- existing level
- +RL36.730 new level

LEGEND

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CL	Center-line
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CVS	Canvas
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HWU	Hot Water Unit
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PLY1	Formply
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ST	Sandstone
TB	Timber
U/S	Under Side
VOS	Verify On Site
VP	Vent Pipe
WC	Toilet
WJ	Welded joint
WT1	Stud wall/Cemintel clad
WT2	Stud wall/HW clad

Project
l e d g e h o u s e

Client
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Drawing
LEVEL 2 Plan

Issue
2

Drawing No.
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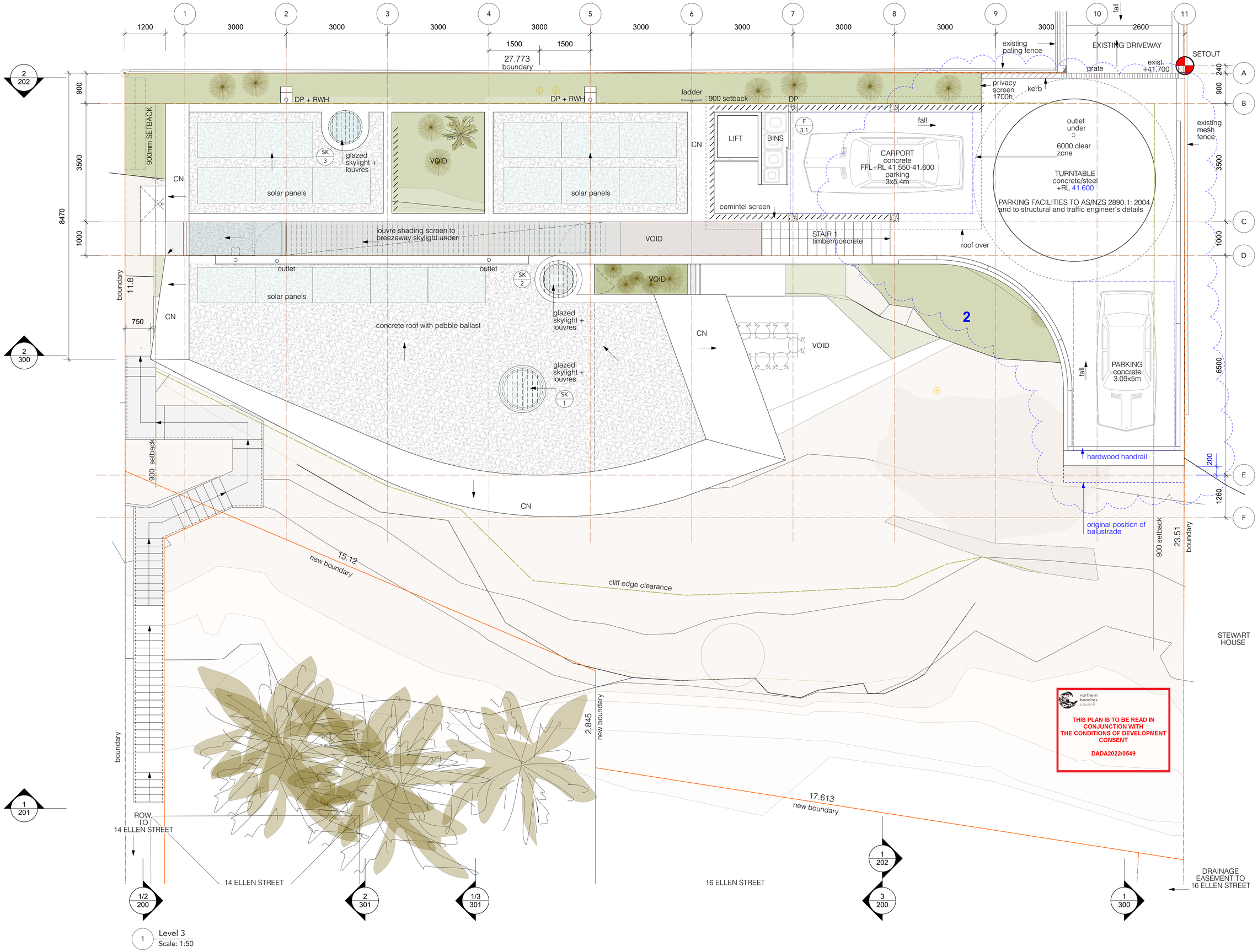

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DADA2022/0549

PLOT DATE :15/8/22
FILE NAME: DA3 LH PLANS 08 08 22.vwx

DRAWING ISSUE

2	DA Amendment Rev 2 Parking structure dimension reduced Turntable shifted west and raised 50mm Hardwood handrail added	9/8/22
1	DA SET	15/3/22

NOTES

FINISHES LEGEND

- boundary
- brass
- concrete (elev.)
- concrete block
- concrete topping (section)
- concrete (section)
- copper
- demolished
- existing works
- glass
- glass translucent
- gravel
- ground existing
- ground fill
- hardwood (section)
- sand
- sandstone (section)
- structural steel - section
- setbacks/site constraints
- existing level
- +RL36.730 new level

LEGEND

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VOS	Verify On Site
VP	Vent Pipe
WC	Toilet
WJ	Welded joint
WT1	Stud wall/Cemintel clad
WT2	Stud wall/HW clad

Project
ledge house

Client
Megan and Mark Aubrey

Project Address
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Freshwater NSW 2096

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Drawn By: Checked By:

Scale: 1:50 at A1

Drawing
LEVEL 3 Plan

Issue
2

Drawing No.
DA 103

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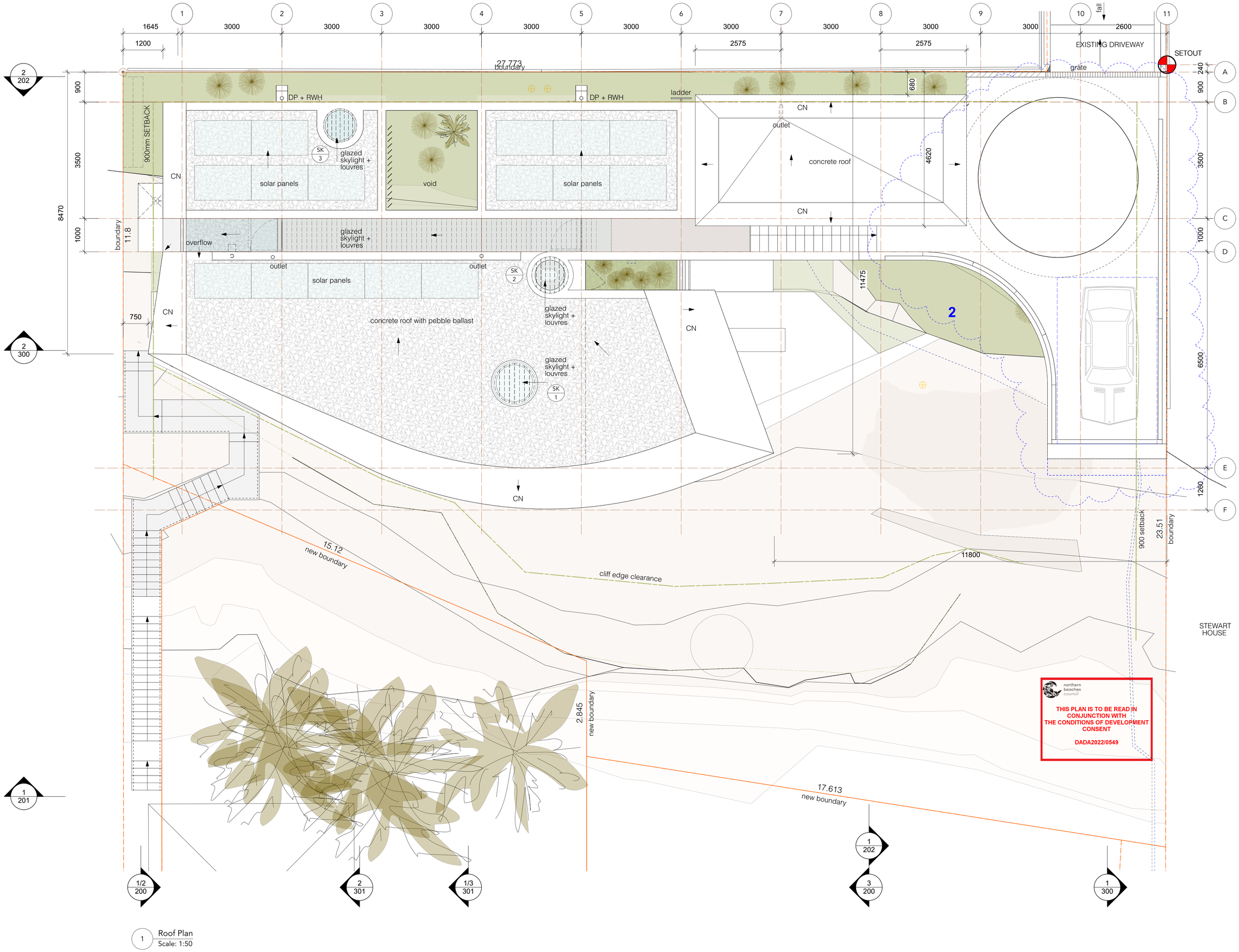

PLOT DATE :15/8/22
FILE NAME: DA3 LH PLANS 08 08 22.vwx

DRAWING ISSUE

2	DA Amendment Rev 2 Parking structure dimension reduced Turntable shifted west Hardwood handrail added	10/8/22
1	DA SET	15/3/22

NOTES

FINISHES LEGEND

- boundary
- brass
- concrete (elev.)
- concrete block
- concrete topping (section)
- concrete (section)
- copper
- demolished
- existing works
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- hardwood (section)
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- structural steel - section
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- existing level
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WT2	Stud wall/HW clad

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DADA2022/0549

Project
ledge house

Client
Megan and Mark Aubrey

Project Address
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Freshwater NSW 2096

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Drawn By: Checked By: 1:50

Scale: at A1

Drawing
LEVEL ROOF

Issue
2

Drawing No.
DA 104

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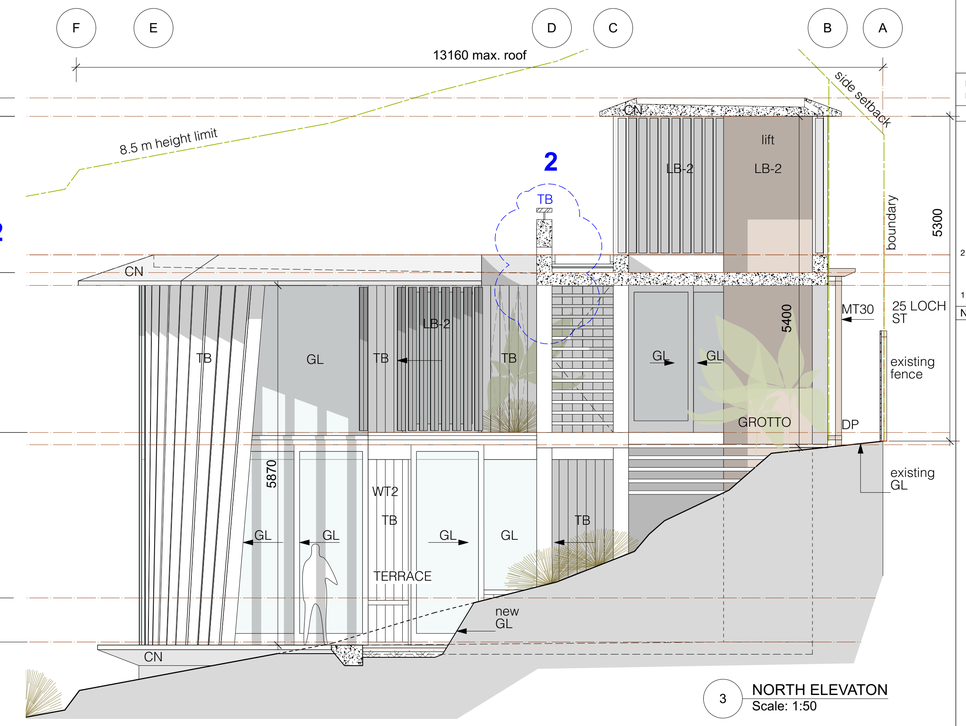
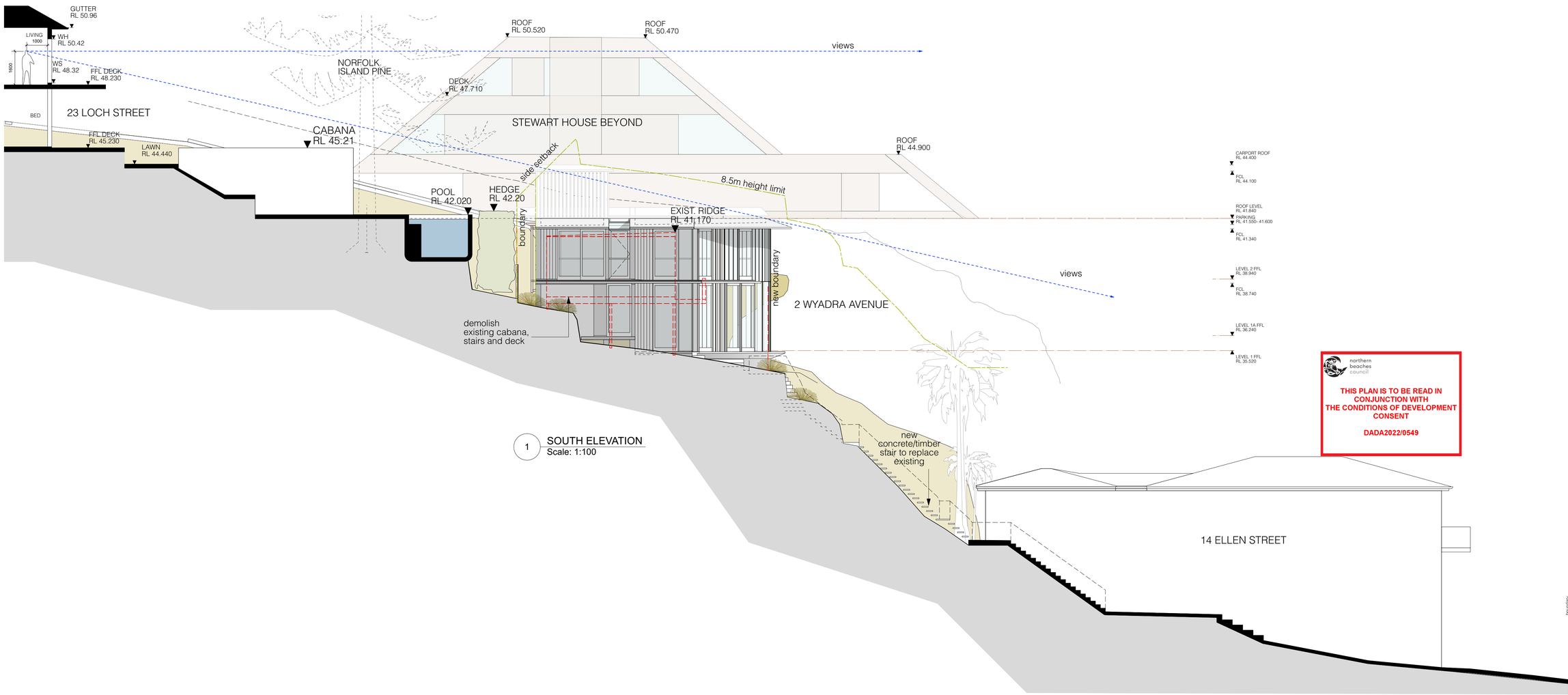
1 Roof Plan
Scale: 1:50

2 SOUTH ELEVATON
Scale: 1:50



3 NORTH ELEVATON
Scale: 1:50



1 SOUTH ELEVATION
Scale: 1:100

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DADA2022/0549

PLOT DATE :15/8/22
FILE NAME: DA3 LH ELEV/SECTIONS 08 08 22.vwx

DRAWING ISSUE

2	DA Amendment Rev 2 Balustrade amended Timber handrail added Concrete balustrade reduced in height	09/8/22
1	DA ISSUE	15/3/22

NOTES

FINISHES LEGEND

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TB	Timber
U/S	Under Side
VOS	Verify On Site
VP	Vent Pipe
WC	Toilet
WJ	Welded joint
WT1	Stud wall/Cemintel clad
WT2	Stud wall/HW clad

Project
Ledge House

Client
Megan and Mark Aubrey

Project Address
2 Wyadra Avenue,
Freshwater NSW 2096

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Scale: at A1

Drawing
Elevations-North/South

Issue
2

Drawing No.
DA 200

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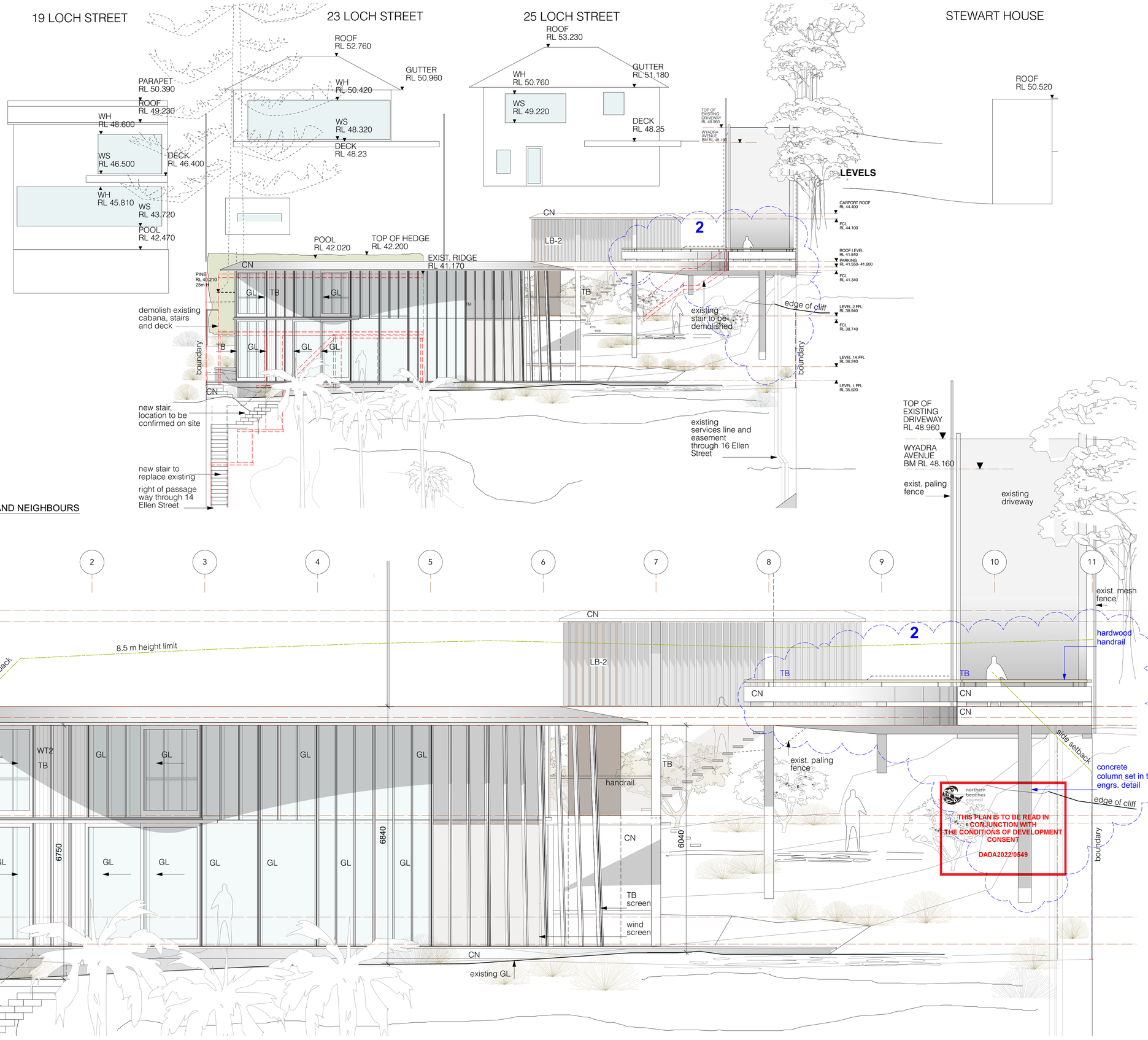
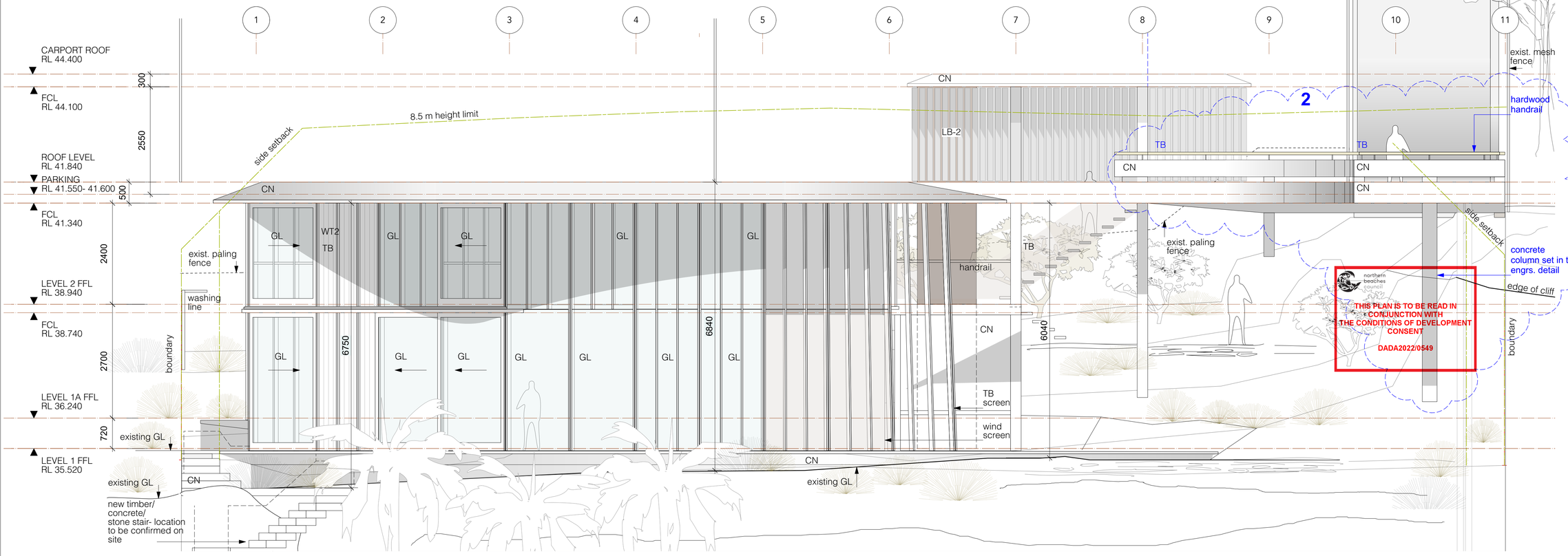


2 EAST ELEVATION AND NEIGHBOURS
Scale: 1:100



1 EAST ELEVATION
Scale: 1:50

PLOT DATE :15/8/22
FILE NAME: DA3 LH ELEV/SECTIONS 08 08 22.vwx

DRAWING ISSUE

2	DA Amendment Rev 2 Parking upstand reduced in height Hardwood handrail added Column shifted west	9/8/22
1	DA ISSUE	15/3/22

NOTES

FINISHES LEGEND

- boundary
- brass
- concrete (elev.)
- concrete block
- concrete topping (section)
- concrete (section)
- copper
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- hardwood (section)
- sand
- sandstone (section)
- structural steel - section
- setbacks/site constraints
- existing level
- +RL36.730 new level

LEGEND

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TB	Timber
U/S	Under Side
VOS	Verify On Site
VP	Vent Pipe
WC	Toilet
WJ	Welded joint
WT1	Stud wall/Cemintel clad
WT2	Stud wall/HW clad

Project
Ledge House

Client
Megan and Mark Aubrey

Project Address
2 Wyadra Avenue,
Freshwater NSW 2096

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Drawn By: BK Checked By:

Scale: 1:50 at A1

Drawing
Elevation- East

Issue
2

Drawing No.
DA 201

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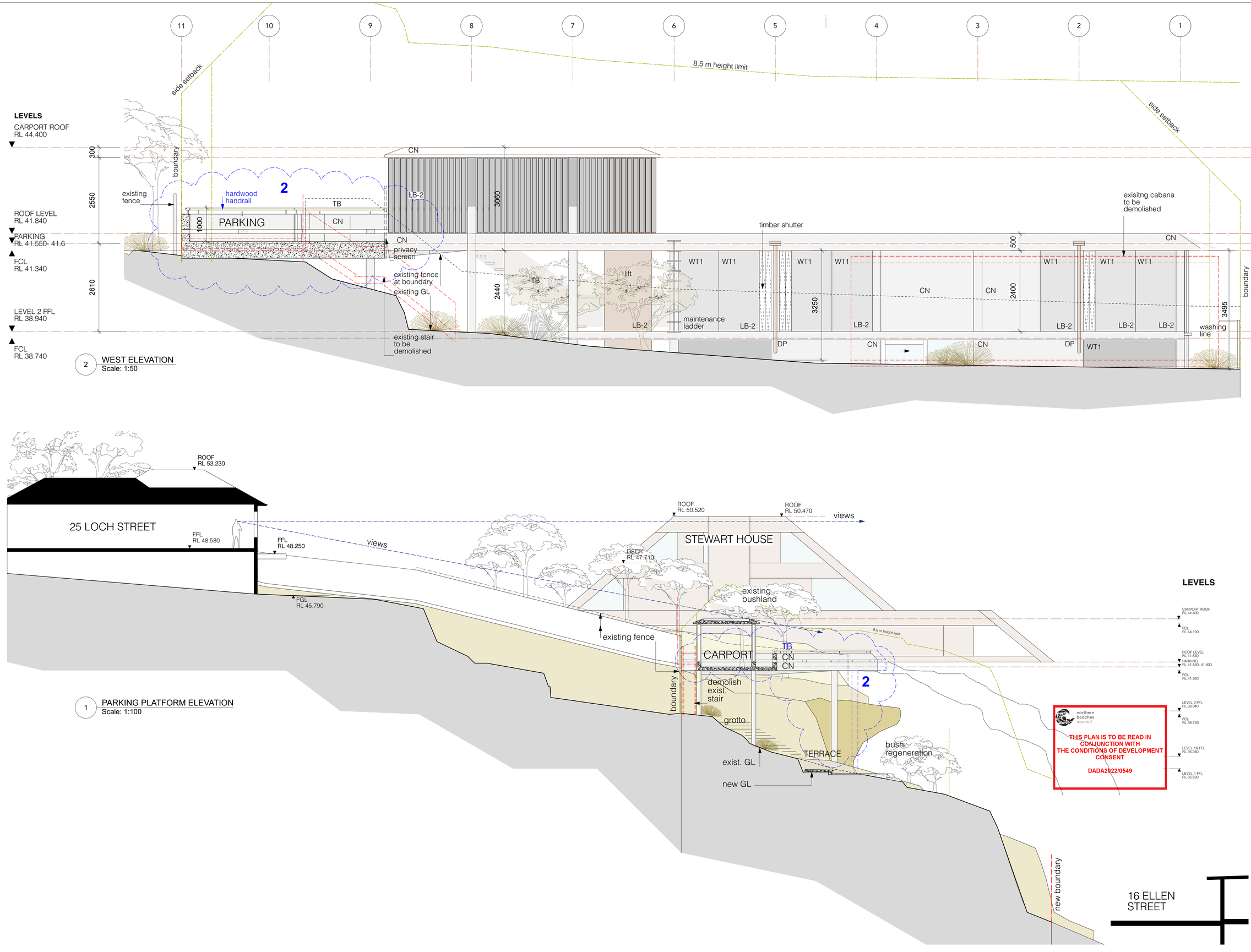

2 WEST ELEVATION
Scale: 1:50

1 PARKING PLATFORM ELEVATION
Scale: 1:100

PLOT DATE :15/8/22
FILE NAME: DA3 LH ELEV/SECTIONS 08 08 22.vwx

DRAWING ISSUE

2	DA Amendment Rev 2 Parking upstand reduced in height Hardwood handrail added	9/8/22
1	DA ISSUE	15/3/22

NOTES

FINISHES LEGEND

- boundary
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- concrete (elev.)
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LEGEND

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Project
Ledge House

Client
Megan and Mark Aubrey

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Drawn By: Checked By:

Scale: at A1

Drawing
Elevation-
West/Parking Platform

Issue
2

Drawing No.
DA 202

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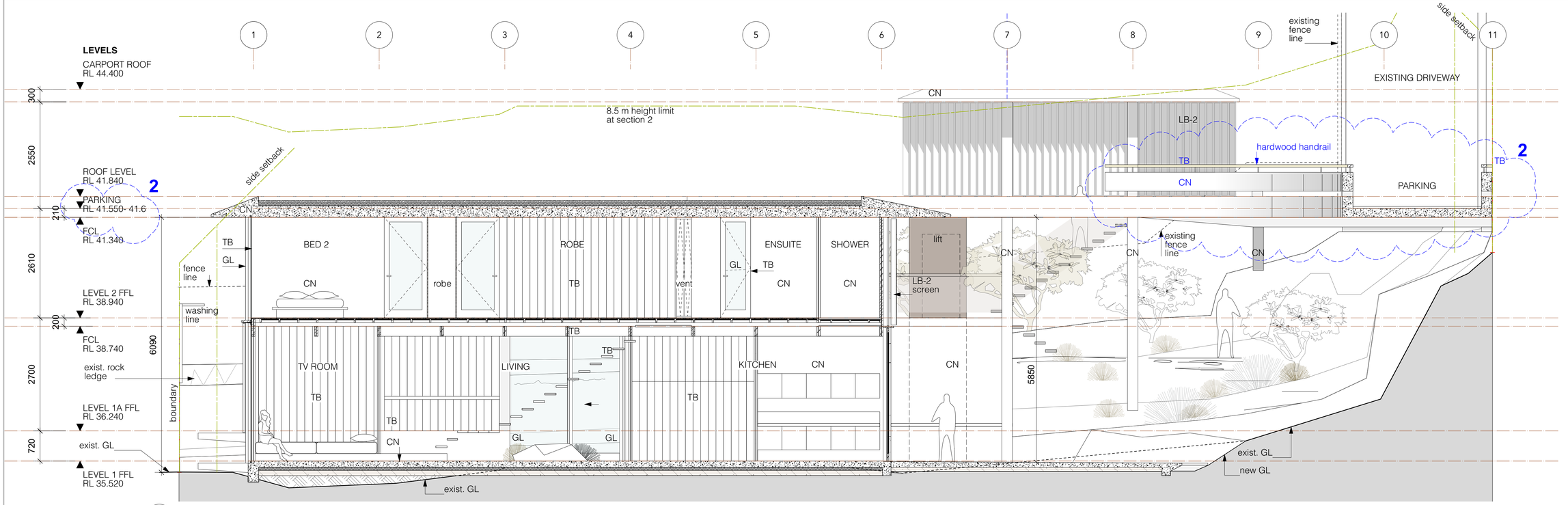
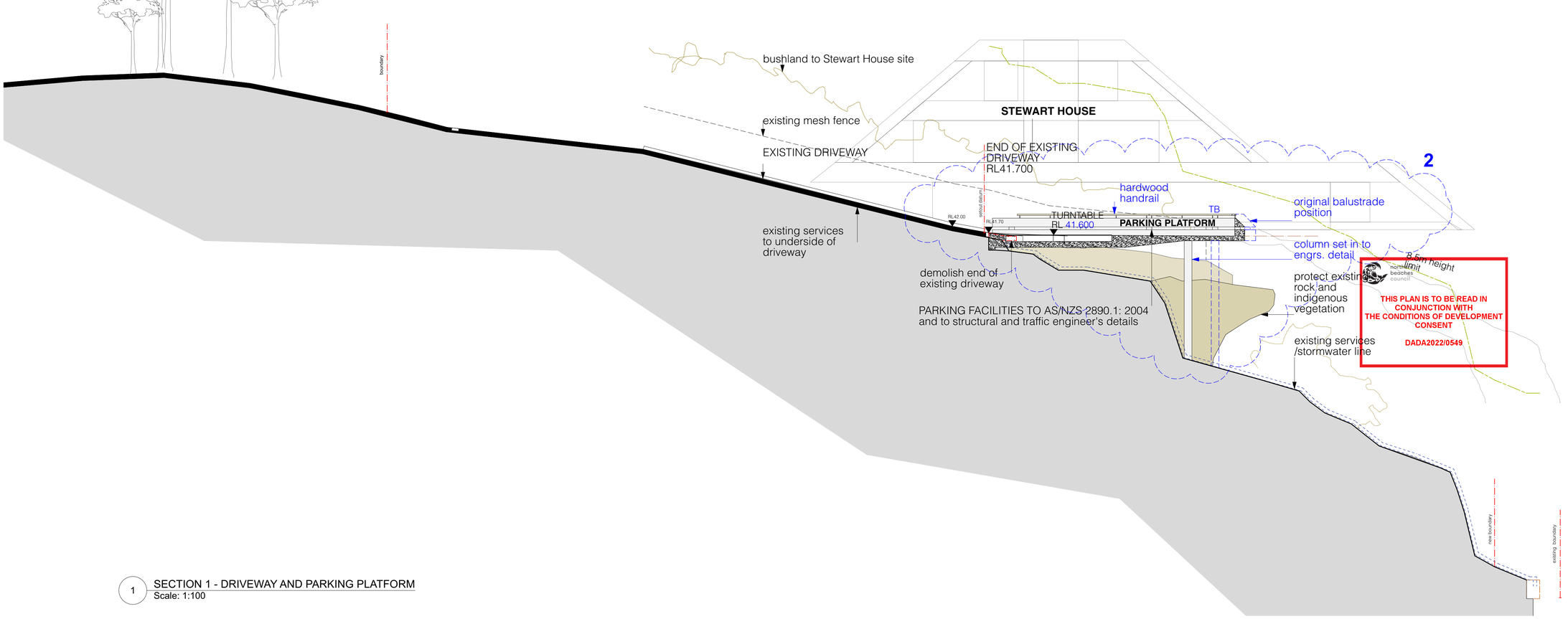


2 SECTION 2- LIVING/ DINING
Scale: 1:50



1 SECTION 1 - DRIVEWAY AND PARKING PLATFORM
Scale: 1:100

PLOT DATE :15/8/22
FILE NAME: DA3 LH ELEV/SECTIONS 08 08 22.vwx

DRAWING ISSUE

2	DA Amendment Rev 2 Parking upstand reduced in height Turntable amended Hardwood handrail added	09/8/22
1	DA ISSUE	15/03/22

NOTES

FINISHES LEGEND

- boundary
- brass
- concrete (elev.)
- concrete block
- concrete topping (section)
- concrete (section)
- copper
- demolished
- existing works
- glass
- glass translucent
- gravel
- ground existing
- ground fill
- hardwood (section)
- sand
- sandstone (section)
- structural steel - section
- setbacks/site constraints
- existing level
- +RL36.730 new level

LEGEND

CB	Concrete Block
CL	Center-line
CH	Ceiling Height
CN	Concrete
CVS	Canvas
ex	Existing
EJ	Expansion Joint
FCL	Finished ceiling lvl.
FFL	Finished floor lvl.
FL	Flashing
FW	Floor Waste
G-F	Glazing - Fixed
G-O	Glazing - Operable
GL	Glass
GL-T	Glass translucent
INS	Insulation
HW	Hardwood
HWU	Hot Water Unit
LB-2	Lining Board Cemintel
MR	Mirror
MT20	Stainless Steel
MT30	Copper
MT40	Brass
MT41	Brass Mesh
MT70	Corten
MT80	Bronze Mesh
PF	Paint Finish
PLY	Plywood
PLY1	Formply
RD	Render
ST	Sandstone
TB	Timber
U/S	Under Side
VOS	Verify On Site
VP	Vent Pipe
WC	Toilet
WJ	Welded joint
WT1	Stud wall/Cemintel clad
WT2	Stud wall/HW clad

Project
Ledge House

Client
Megan and Mark Aubrey

Project Address
2 Wyadra Avenue,
Freshwater NSW 2096

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5 / 364 Barrenjoey Road
Newport NSW 2107
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e. admin@peterstutchbury.com.au

Drawn By: BK/LW Checked By:

Scale: 1:50 at A1

Drawing
Section 1 /2 Parking,
Long section

Issue
2

Drawing No.
DA 300

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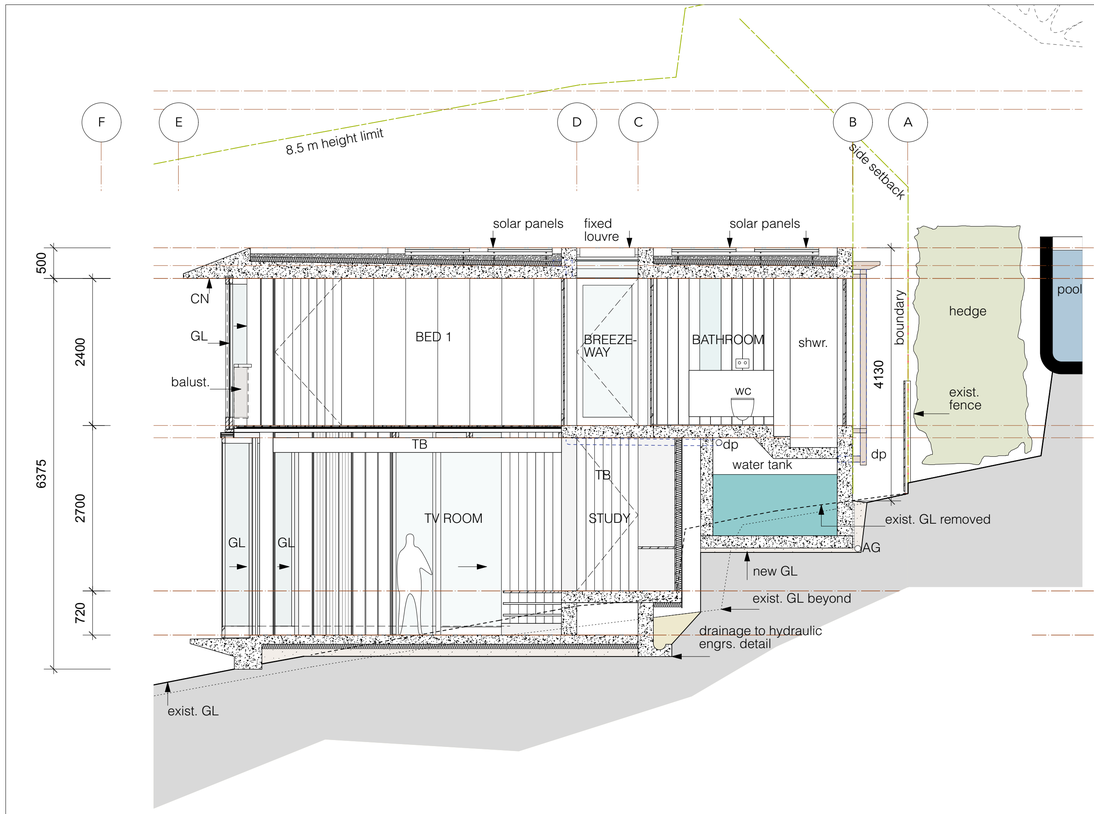
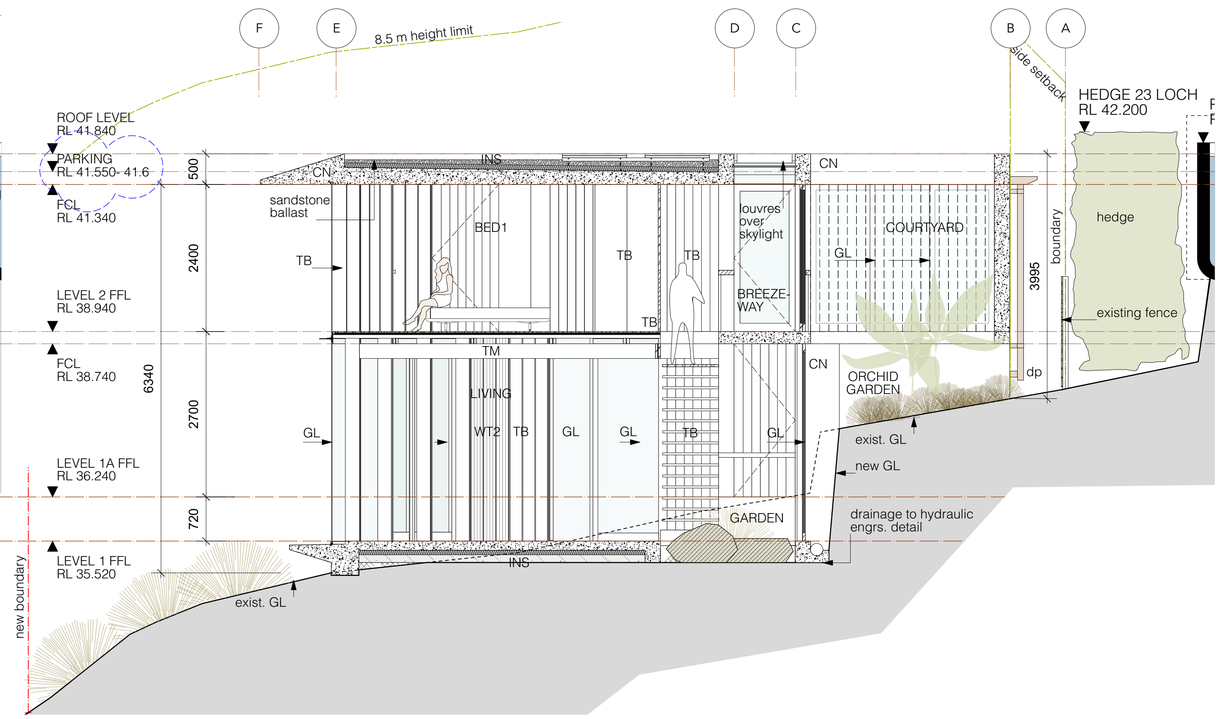
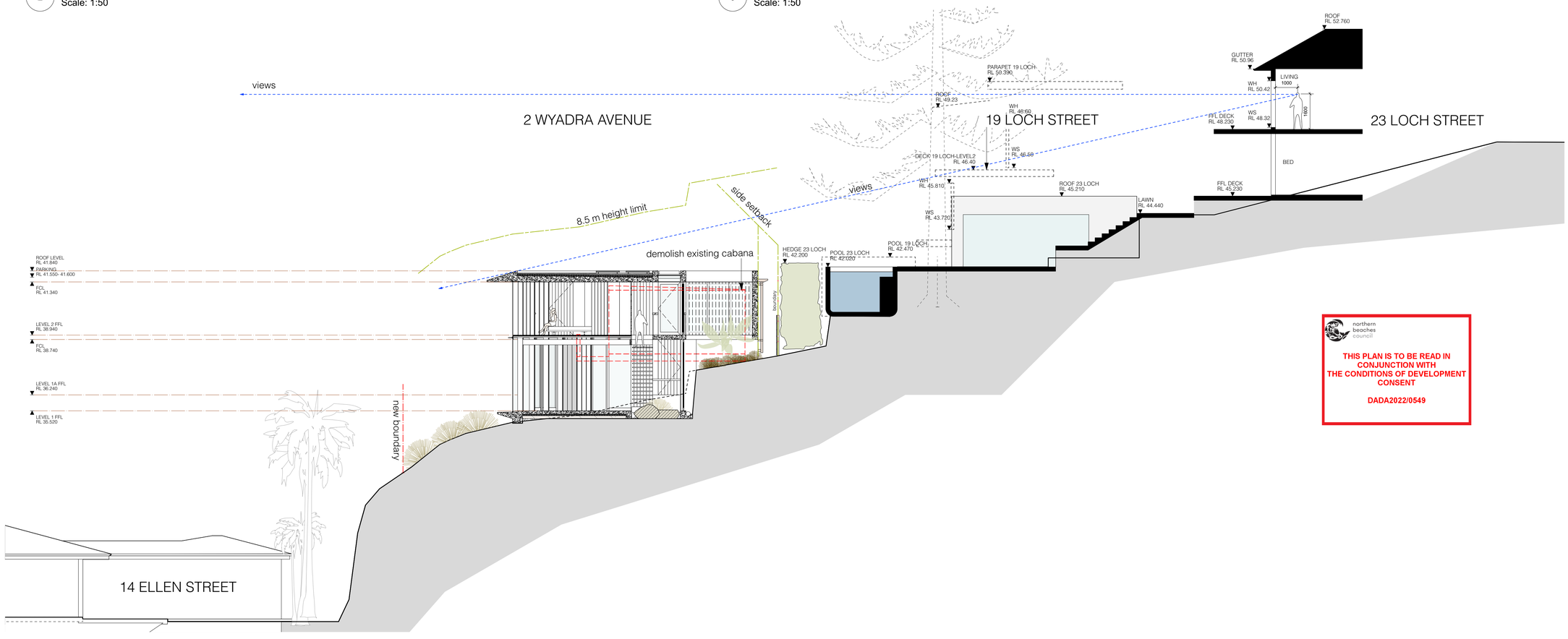


2 SECTION 3- TV ROOM
Scale: 1:50



3 SECTION 4 - COURTYARD/ LIVING ROOM
Scale: 1:50



1 SECTION 4 - COURTYARD/ LIVING ROOM WITH NEIGHBOURS
Scale: 1:100

PLOT DATE :15/8/22
FILE NAME: DA3 LH ELEV/SECTIONS 08 08 22.vwx

DRAWING ISSUE

2	Parking platform amended	09/8/22
1	DA ISSUE	15/3/22

NOTES

FINISHES LEGEND

- boundary
- brass
- concrete (elev.)
- concrete block
- concrete topping (section)
- concrete (section)
- copper
- demolished
- existing works
- glass
- glass translucent
- gravel
- ground existing
- ground fill
- hardwood (section)
- sand
- sandstone (section)
- structural steel - section
- setbacks/site constraints
- existing level
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LEGEND

CB	Concrete Block
CL	Center-line
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PLY1	Formply
RD	Render
ST	Sandstone
TB	Timber
U/S	Under Side
VOS	Verify On Site
VP	Vent Pipe
WC	Toilet
WJ	Welded joint
WT1	Stud wall/Cemintel clad
WT2	Stud wall/HW clad

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DADA2022/0549

Project
Ledge House

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Drawn By: BK/LW Checked By:

Scale: 1:50 at A1

Drawing
Section 3/4
Courtyard/TV Room

Issue 2

Drawing No. DA 301

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