



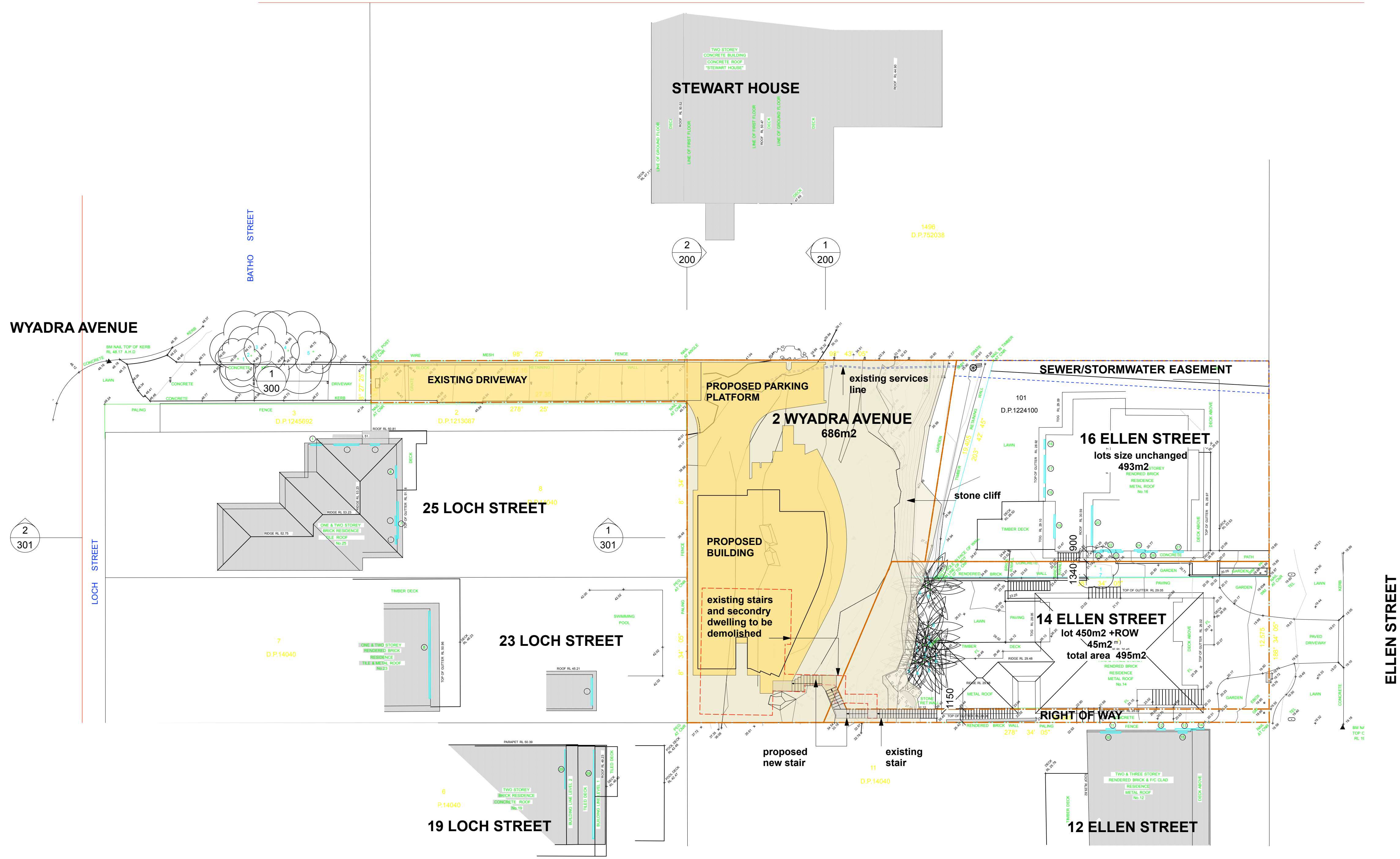
l e d g e h o u s e



2 Wyadra Avenue Freshwater, 14 and 16 Ellen Street Curl Curl

Consolidation and Re-Subdivision

19 February 2020



1 Site Survey - Future boundaries
Scale: 1:200

Refer survey by Stutchbury Jacques
for new boundary locations

PLOT DATE : 19/2/20
FILE NAME: Ledge House PLANS v2017.vwx

DRAWING ISSUE

1 DA Submission

19/2/20

NOTES

Project
Ledge House
Client
Megan and Mark Aubrey

Project Address
2 Wyadra Avenue
Freshwater

PETER STUTCHBURY ARCHITECTURE

5 / 364 Barronjosey Road
Newport NSW 2107
p. 9979 5030
f. 9979 5367
e. admin@peterstutchbury.com.au

Drawn By: BK

Checked By: BK

Scale: 1:200

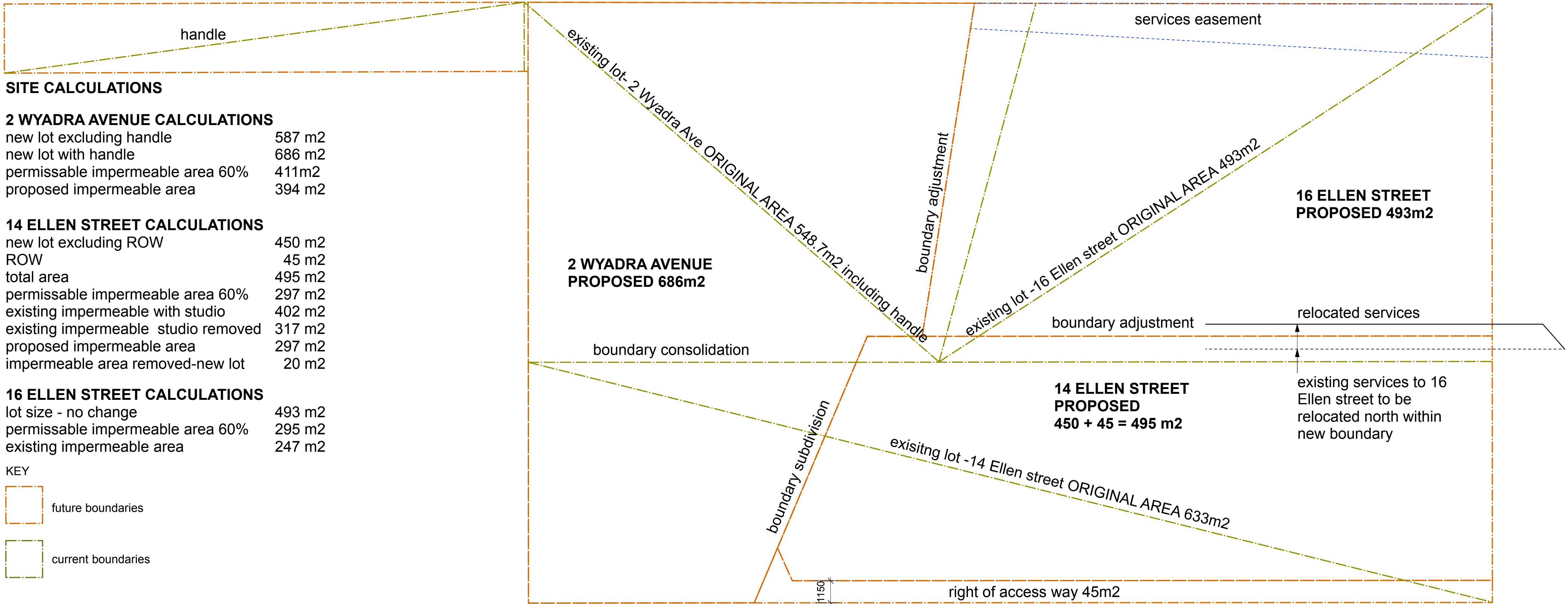
at A1

Drawing

Date:
Feb 2020
Issue
1

**SURVEY - FUTURE
BOUNDARIES**
Drawing No.
DA1 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%	411m2
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

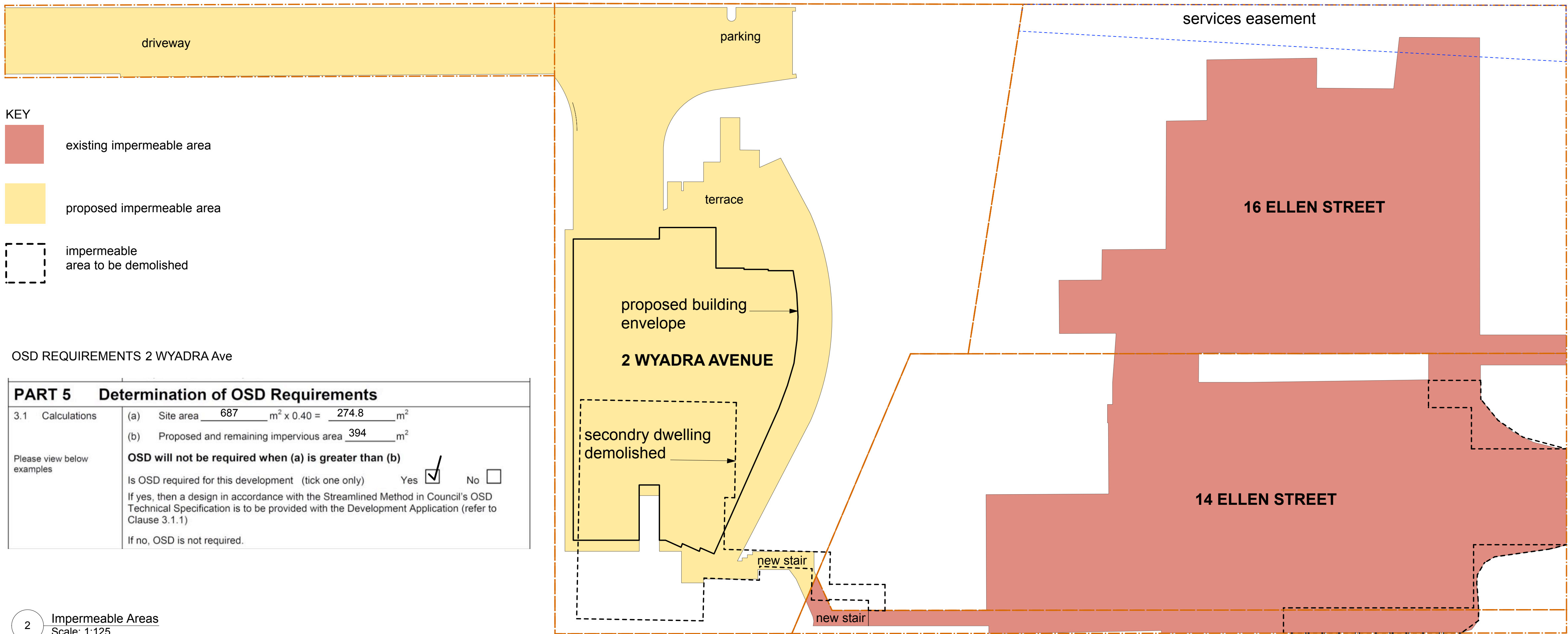
16 ELLEN STREET CALCULATIONS

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 ² x 0.40 = 274.8 m ² (b) Proposed and remaining impervious area 394 m ²
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.

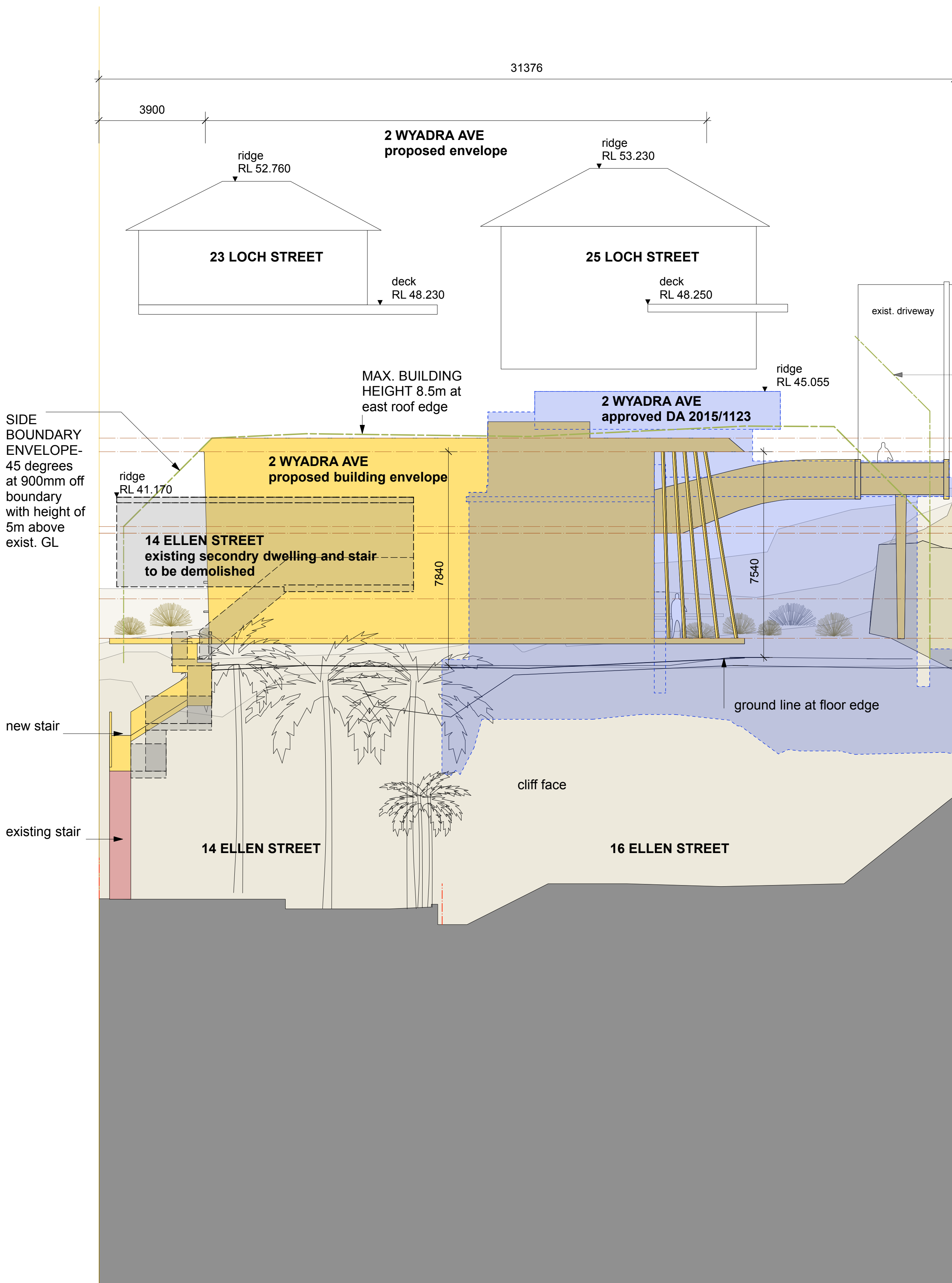
2 Impermeable Areas
Scale: 1:125

PLOT DATE : 19/2/20
FILE NAME: Ledge House PLANS v2017.vwx
DRAWING ISSUE

1 DA Submission19/2/20

NOTES

Project
Ledge House
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Megan and Mark Aubrey
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2 Wyadra Avenue
Freshwater



1 East Elevation
Scale: 1:100

side boundary
envelope control to
top of cliff

ROOF
RL 43.340

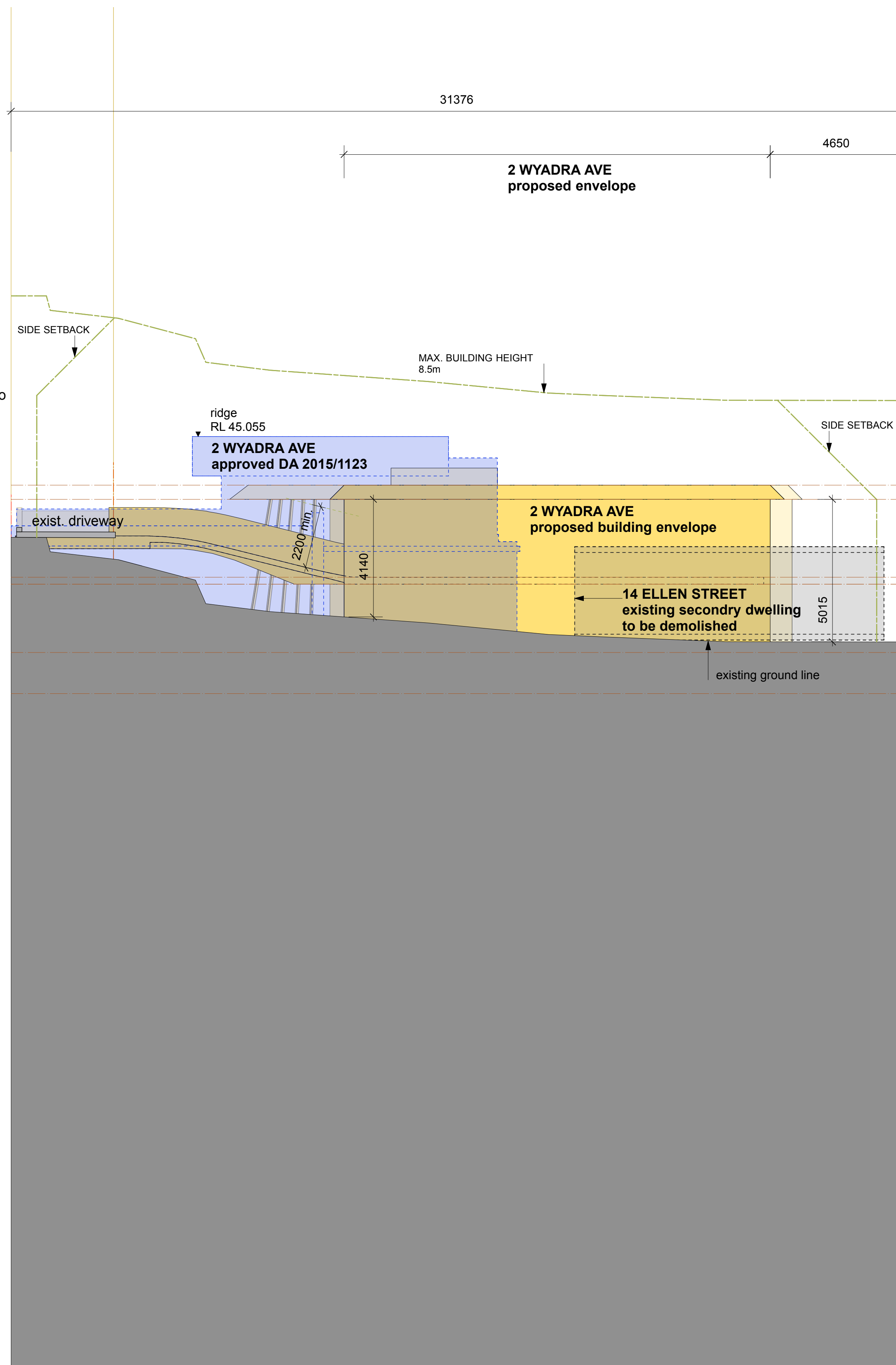
FCL
RL 42.840

LEVEL 2 FFL
RL 40.100

FCL
RL 39.85

FFL
RL 37.45

LEVEL 1 FFL
RL 36.00



2 West Elevation
Scale: 1:100

PLOT DATE : 19/2/20
FILE NAME: PSA Projects\Ledge House\2_PSA
Documents\2-4-Current\WK\Ledge
DRAWING ISSUE\LEVEL SECTIONS v2017.vwx

1 DA submission 19/02/20

NOTES

KEY

- proposed building envelope
- existing demolished

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

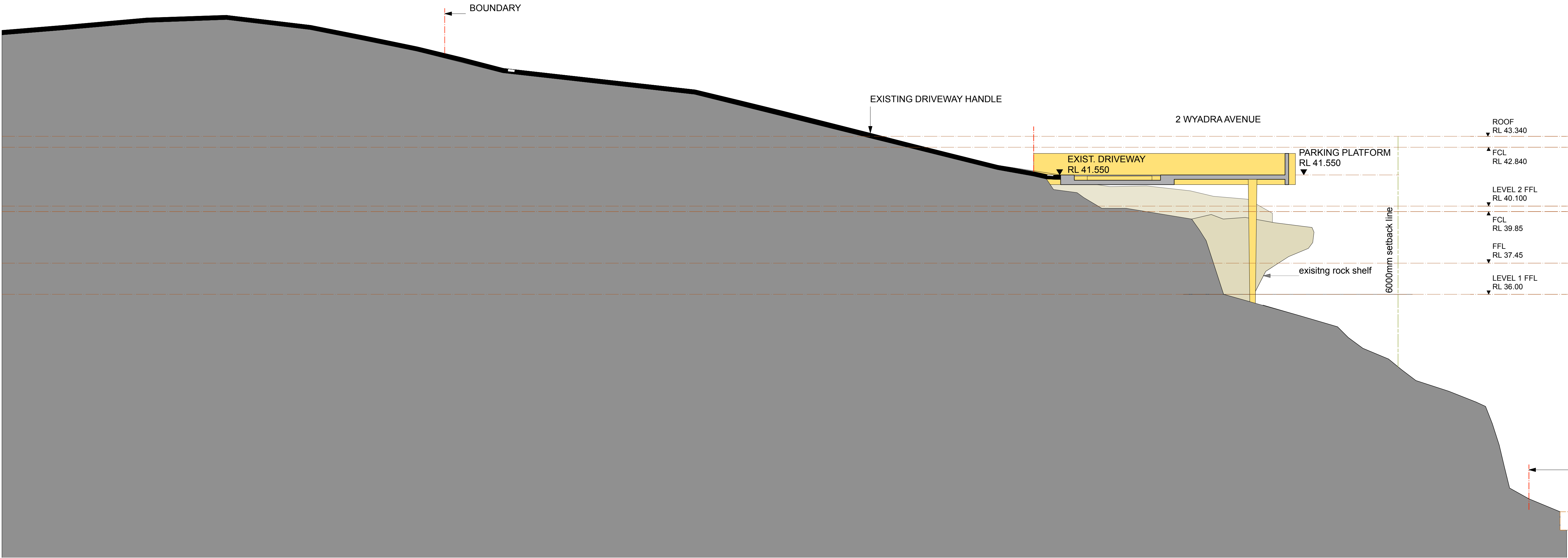
PETER STUTCHBURY ARCHITECTURE
5 / 364 Barrambey Road
Newport NSW 2107
p. 9979 5030
f. 9979 5367
e. admin@peterstutchbury.com.au

Drawn By: BK Checked By:

Scale: 1:100 at A1 Drawing

Date: Feb 2020 East/ West Elevation
Issue 1 Drawing No. DA1 200

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1 SECTION 1
Scale: 1:100

PLOT DATE : 19/2/20
FILE NAME: PSA Projects\Ledge House\2 PSA
Documents\2-1-Current VWX\Ledge
DRAWING ISSUE\LEVEL\SECTIONS v2017.vwx

1 DA Submission 19/2/20

NOTES

KEY
proposed building envelope

16 ELLEN STREET
PROPOSED BOUNDARY
ORIGINAL BOUNDARY

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

PETER STUTCHBURY ARCHITECTURE
5 / 364 Barrambey Road
Newport NSW 2107
p. 9979 5030
f. 9979 5367
e. admin@peterstutchbury.com.au

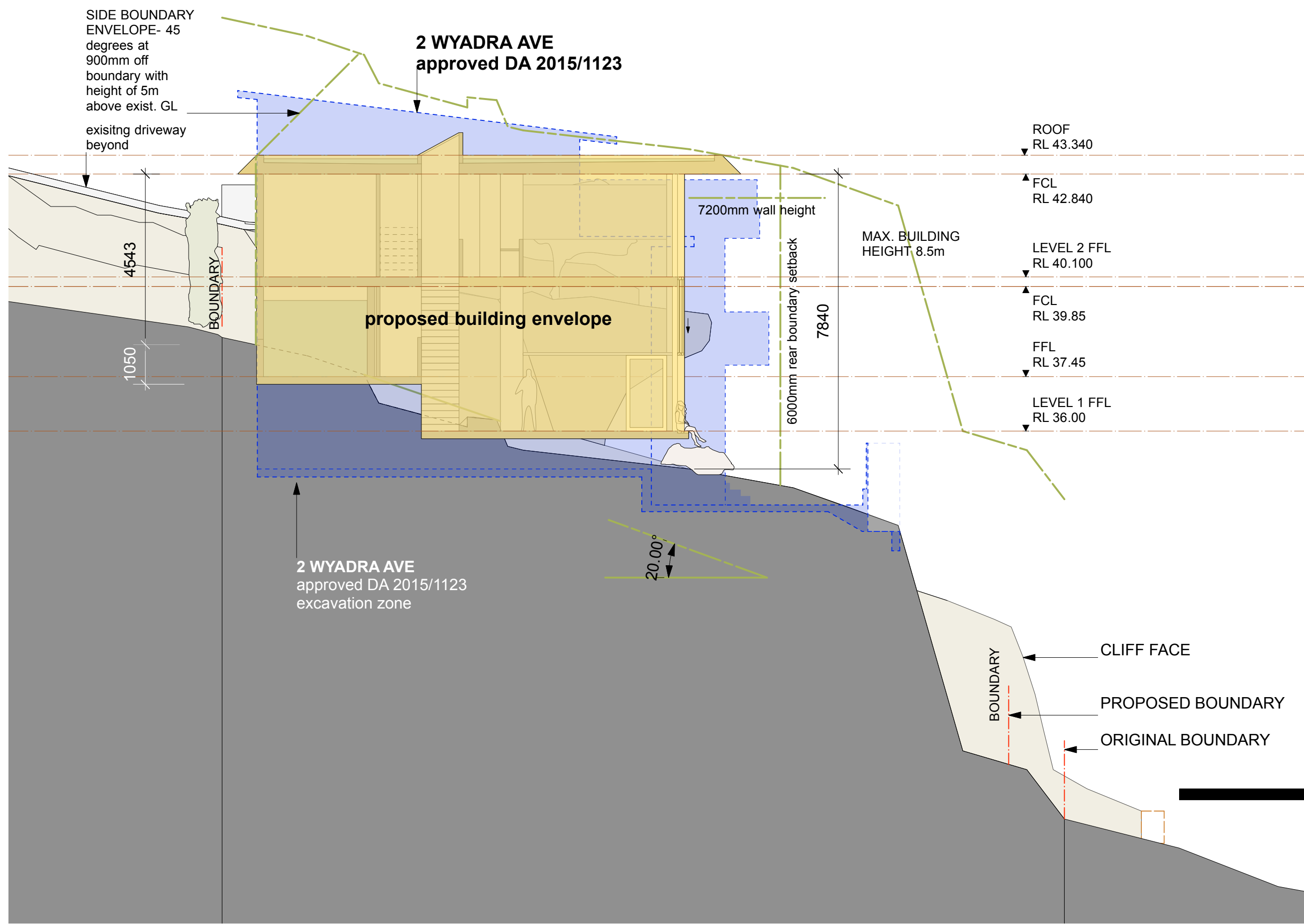
Drawn By: BK Checked By:

Scale: 1:100 at A1 Drawing

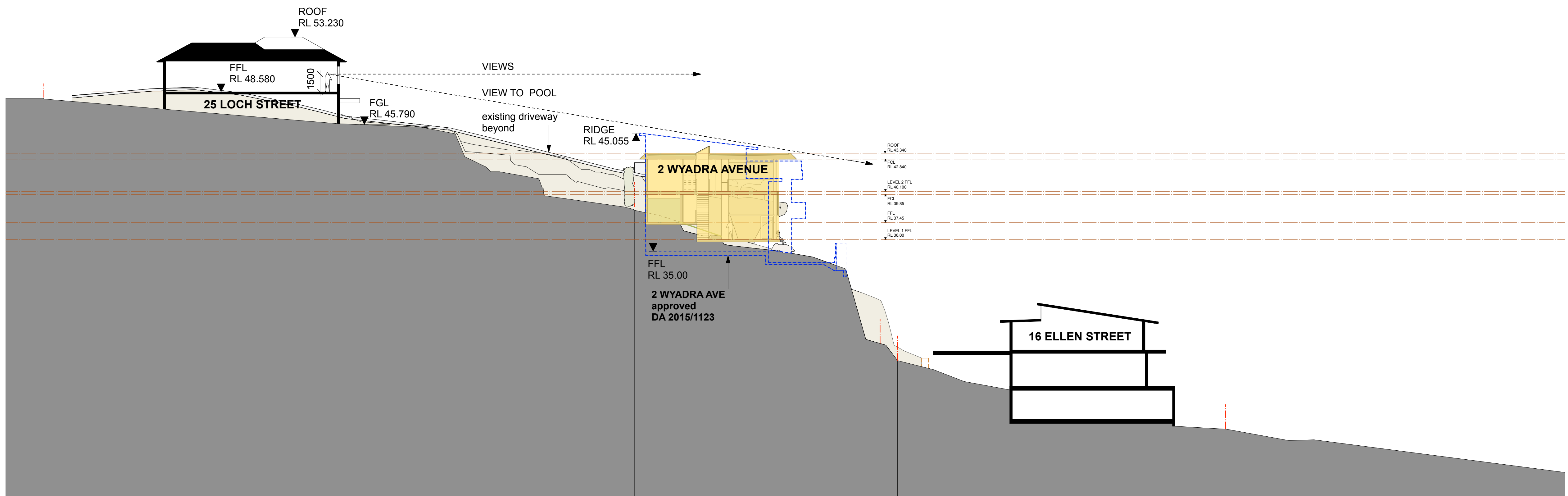
Date: Feb 2020 Section 1 driveway

Issue 1 Drawing No. DA1 300

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1 SECTION 2
Scale: 1:100



2 SECTION 2
Scale: 1:200

KEY

proposed building envelope

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

PETER STUTCHBURY ARCHITECTURE
5 / 364 Barramby Road
Newport NSW 2107
p. 9979 5030
f. 9979 5367
e. admin@peterstutchbury.com.au

Drawn By: BK Checked By:

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

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

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