

23 & 25 LOCH STREET, FRESHWATER NSW 2096

DEVELOPMENT APPLICATION

DRAWING LIST.

DWG	REV	SHEET NAME
DA - 000	A	TITLE PAGE
DA - 001	A	SETBACKS AND LANDSCAPE AREA
DA - 002	A	BASIX COMMITMENTS
DA - 101	A	SITE PLAN / ROOF PLAN
DA - 110	A	DEMOLITION
DA - 201	A	POOL LEVEL
DA - 301	A	EAST AND SOUTH ELEVATION
DA - 321	A	SECTION AA + BB

DA AMENDMENTS

- 01 - ALTERED SAUNA/ GYM/ SPA POOLS/ DECK AND LAWN AREA  
02 - DEMOLISHED PORTION OF EXISTING POOL  
03 - PROPOSED EXTENSION TO EXISTING POOL  
04 - ADDED PRIVACY SCREEN / POOL GATE & LANDING

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DEVELOPMENT APPLICATION

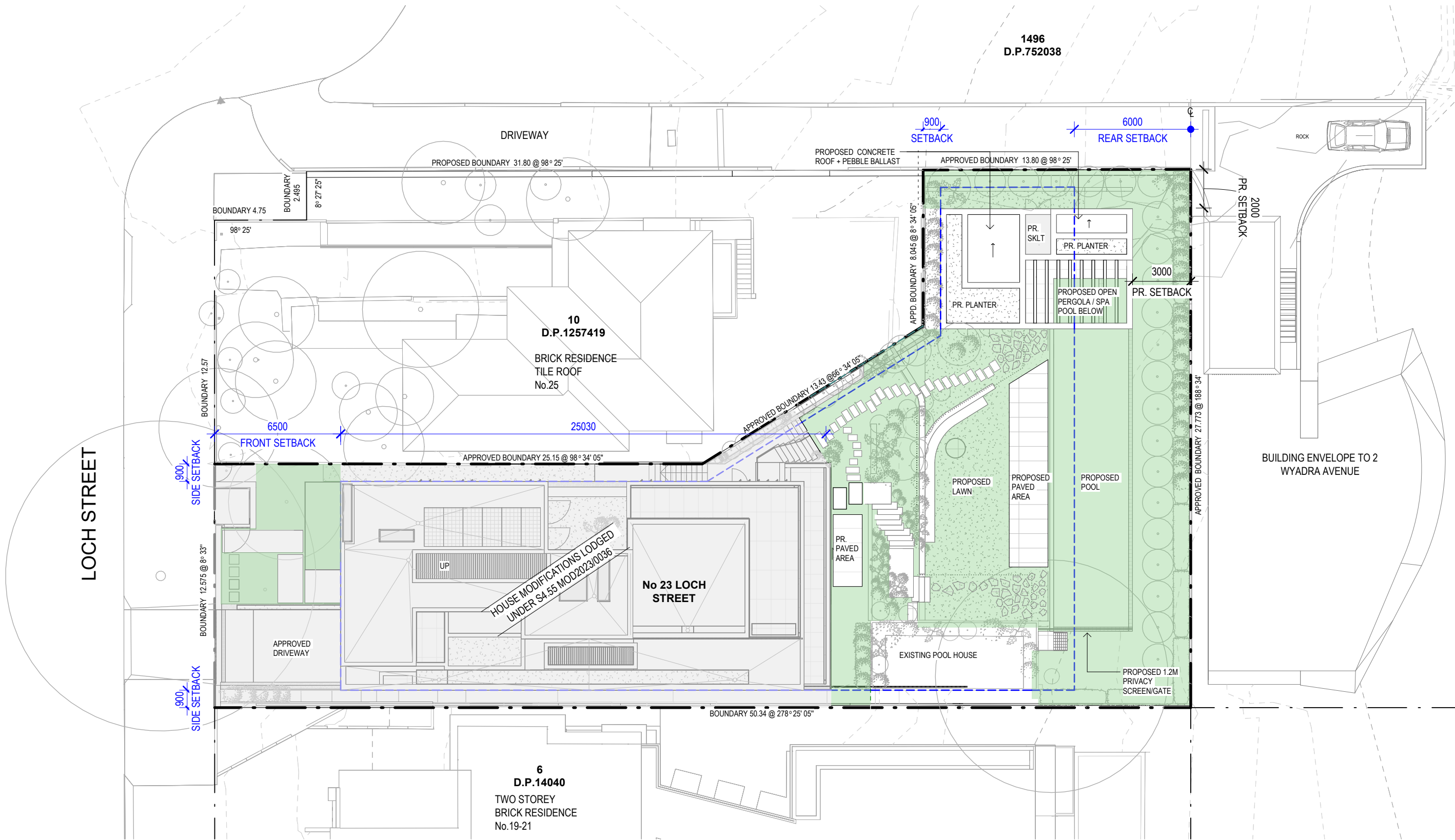
DATE	REV	AMENDMENT
13.02.2023	A	DA SUBMISSION

PROJECT  
23 & 25 LOCH STREET (APPROVED LOT 102), FRESHWATER, NSW 2096

DRAWING  
TITLE PAGE

PROJECT NO.	DWG NO.	REV
194	DA - 000	A

Drawn:	AA	Scale:	1 : 100 @A3
Checked:	JJ	Date:	13.02.2023



1 SETBACKS & LANDSCAPED AREA . 1 : 200

LEGEND

- LANDSCAPE/OPEN SPACE
- BUILDING ENVELOPE
- BOUNDARY LINE

SETBACK CALCULATION

FRONT SETBACK	
WARRINGAH MAP - DCP SETBACKS FRONT	6.5M
SIDE SETBACK	
WARRINGAH MAP - DCP SETBACKS SIDE	0.9M
REAR SETBACK	
WARRINGAH MAP - DCP SETBACKS REAR	6.0M

LANDSCAPE AREA CALC.

SITE AREA	883m <sup>2</sup>
DCP COMPLIANCE PROPOSED	353m <sup>2</sup> - 40% 355m <sup>2</sup> - 40.2%

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DEVELOPMENT APPLICATION

DATE	REV	AMENDMENT
13.02.2023	A	DA SUBMISSION

PROJECT  
23 & 25 LOCH STREET (APPROVED LOT 102), FRESHWATER, NSW 2096

DRAWING  
SETBACKS AND LANDSCAPE AREA

PROJECT NO.	DWG NO.	REV
194	DA - 001	A

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BASIX COMMITMENTS

ALTERNATE WATER	RAINWATER TANK OF AT LEAST 5239L ONSITE. REFER TO HYDRAULIC ENGINEER DRAWINGS FOR FURTHER INFORMATION. RAINWATER TANK TO COLLECT RUNOFF FROM ATLEAST 200 SQ.M OF ROOF AREA RAINWATER TANK SHOULD BE CONNECTED TO A TAP LOCATED WITHIN 10M OF THE EDGE OF THE POOL AND OUTDOOR SPA
WATER COMMITMENTS	SWIMMING POOL SHOULD BE MAX. 90 M <sup>3</sup> AND OUTDOOR SPA MAX. 6 M <sup>3</sup> COMBINED WITH ELECTRIC PUMP HEATING. BOTH SHOULD HAVE A POOL COVER AND PUMP TIMER
LIGHTING	MINIMUM OF 40% OF NEW OR ALTERED LIGHTING FIXTURES TO BE FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS
FIXTURES	SHOWERHEADS TO HAVE A FLOW RATE NO GREATER THAN 9L/ MIN OR 3 STAR WATER RATING TOILETS TO HAVE A FLOW RATE NO GREATER THAN 4L/ AVERAGE FLUSH OR 3 STAR WATER RATING TAPS TO HAVE A FLOW RATE NO GREATER THAN 9L/ MIN OR 3 STAR WATER RATING
INSULATION	FLAT CEILING R2.5, ROOF: FOIL/ SARKING



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DEVELOPMENT APPLICATION

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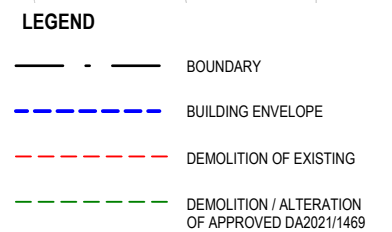
PROJECT  
23 & 25 LOCH STREET (APPROVED LOT 102), FRESHWATER, NSW 2096

PROJECT NO.	DWG NO.	REV
194	DA - 002	A

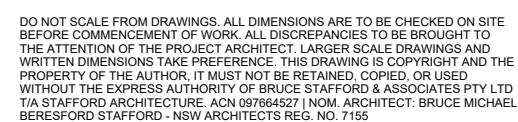
DRAWING  
BASIX COMMITMENTS

Drawn:	AA	Scale:	@A3
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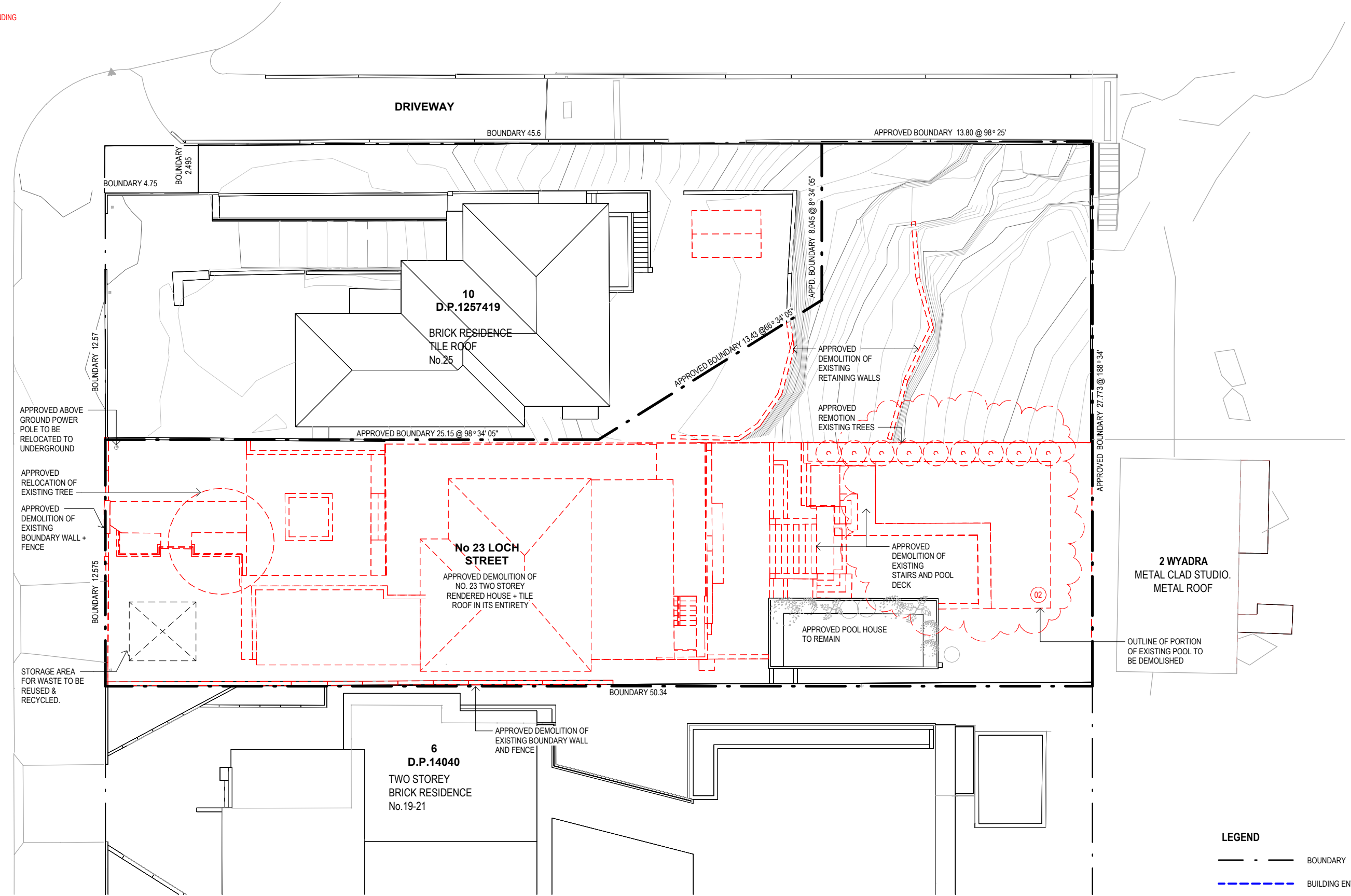


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LOCH STREET



1 DEMOLITION PLAN . 1 : 200

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DEVELOPMENT APPLICATION

DATE REV AMENDMENT  
13.02.2023 A DA SUBMISSION

PROJECT  
23 & 25 LOCH STREET (APPROVED LOT 102), FRESHWATER, NSW 2096

DRAWING  
DEMOLITION

PROJECT NO. DWG NO. REV  
194 DA - 110 A

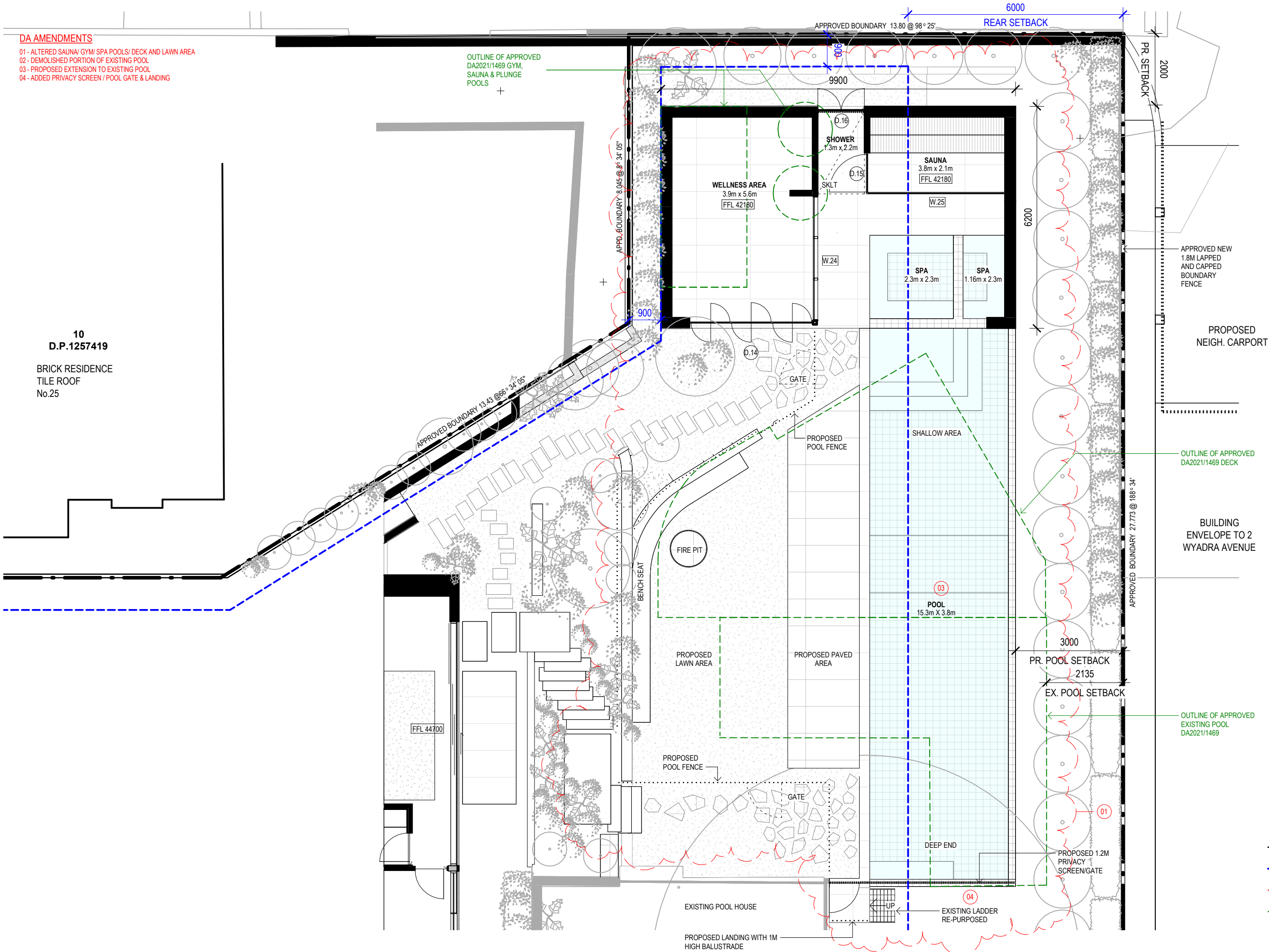
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10  
D.P.1257419

BRICK RESIDENCE  
TILE ROOF  
No.25



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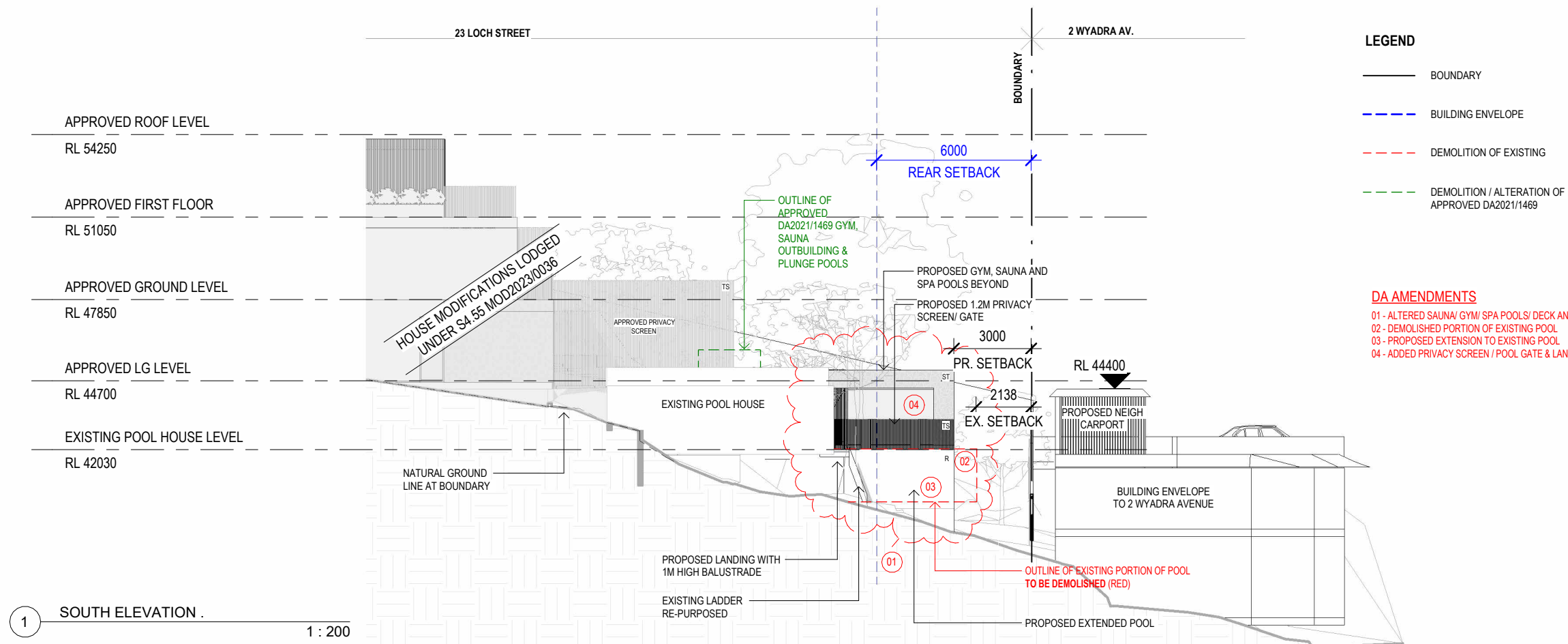
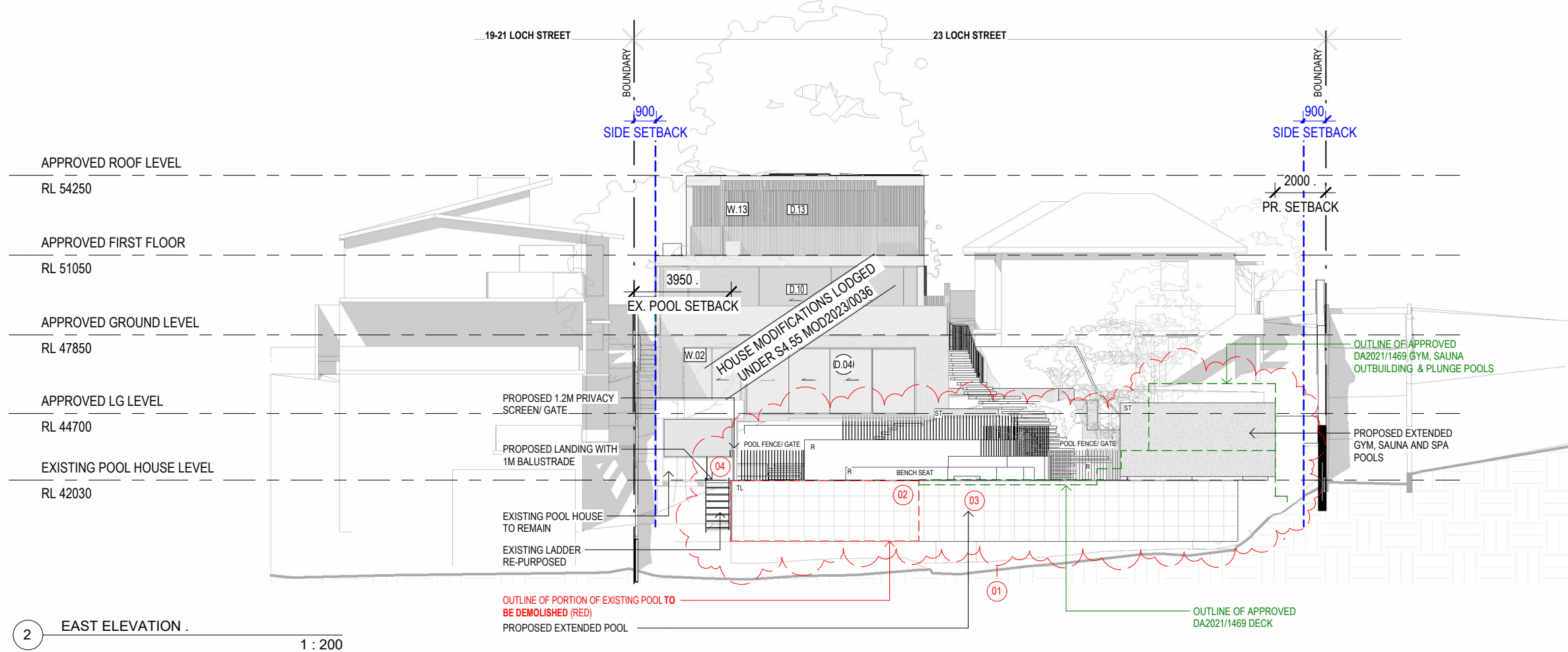
DRAWING  
POOL LEVEL

PROJECT NO.	DWG NO.	REV
194	DA - 201	A

Drawn: AA	Scale: 1 : 100 @A3
Checked: JJ	Date: 13.02.2023







#### LEGEND

- BOUNDARY
- BUILDING ENVELOPE
- DEMOLITION OF EXISTING
- DEMOLITION / ALTERATION OF APPROVED DA2021/1469

#### FINISHES LEGEND

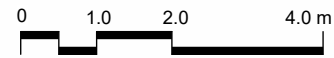
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|----|------------------------------|
| TC | TIMBER LOOK CLADDING         |
| TS | TIMBER LOOK SCREEN / BATTENS |
| ST | STONE                        |
| GL | GLASS                        |
| SS | STEEL                        |
| R  | RENDER                       |
| C  | CONCRETE                     |
| TL | TILES                        |

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#### DEVELOPMENT APPLICATION

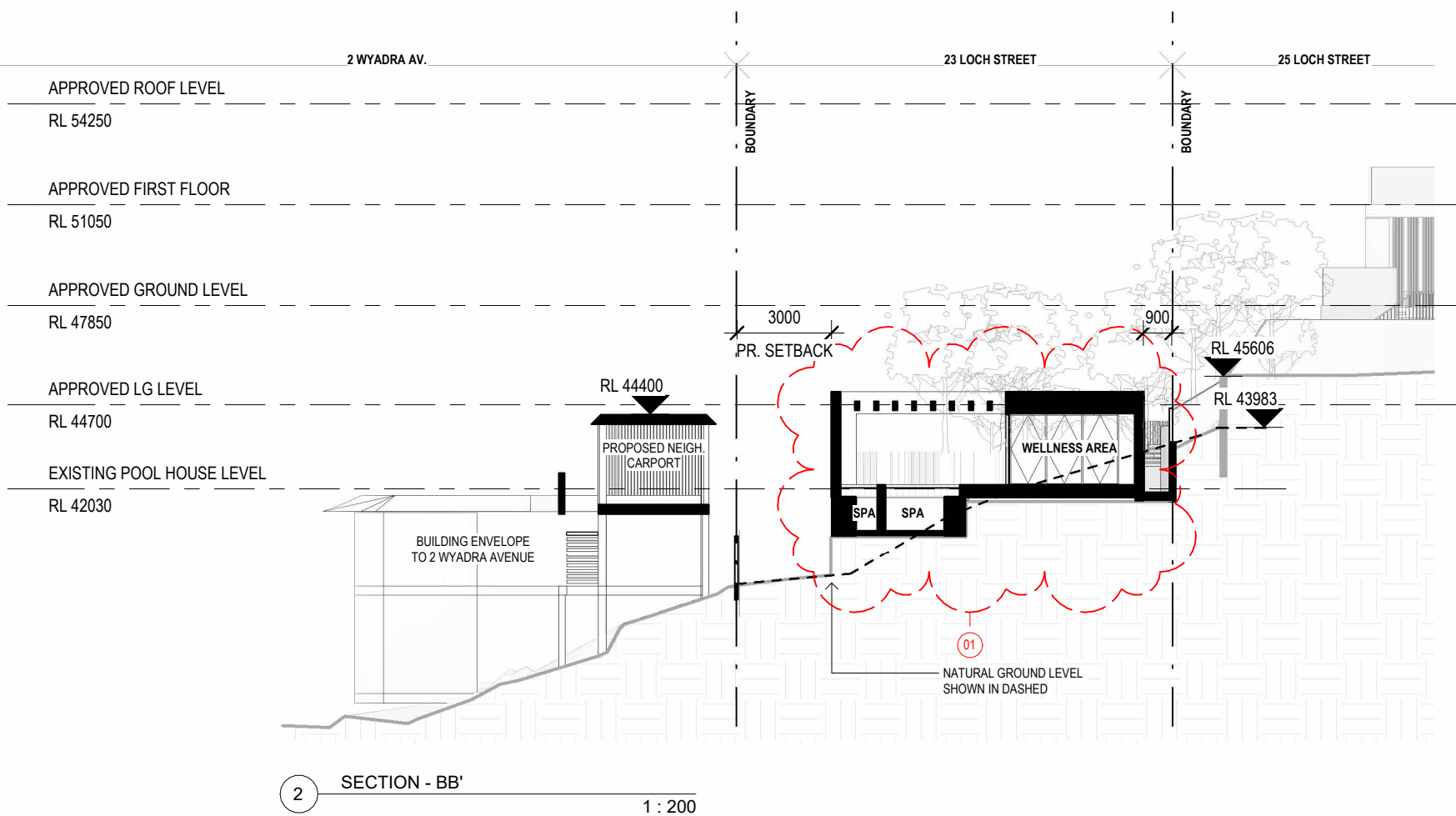
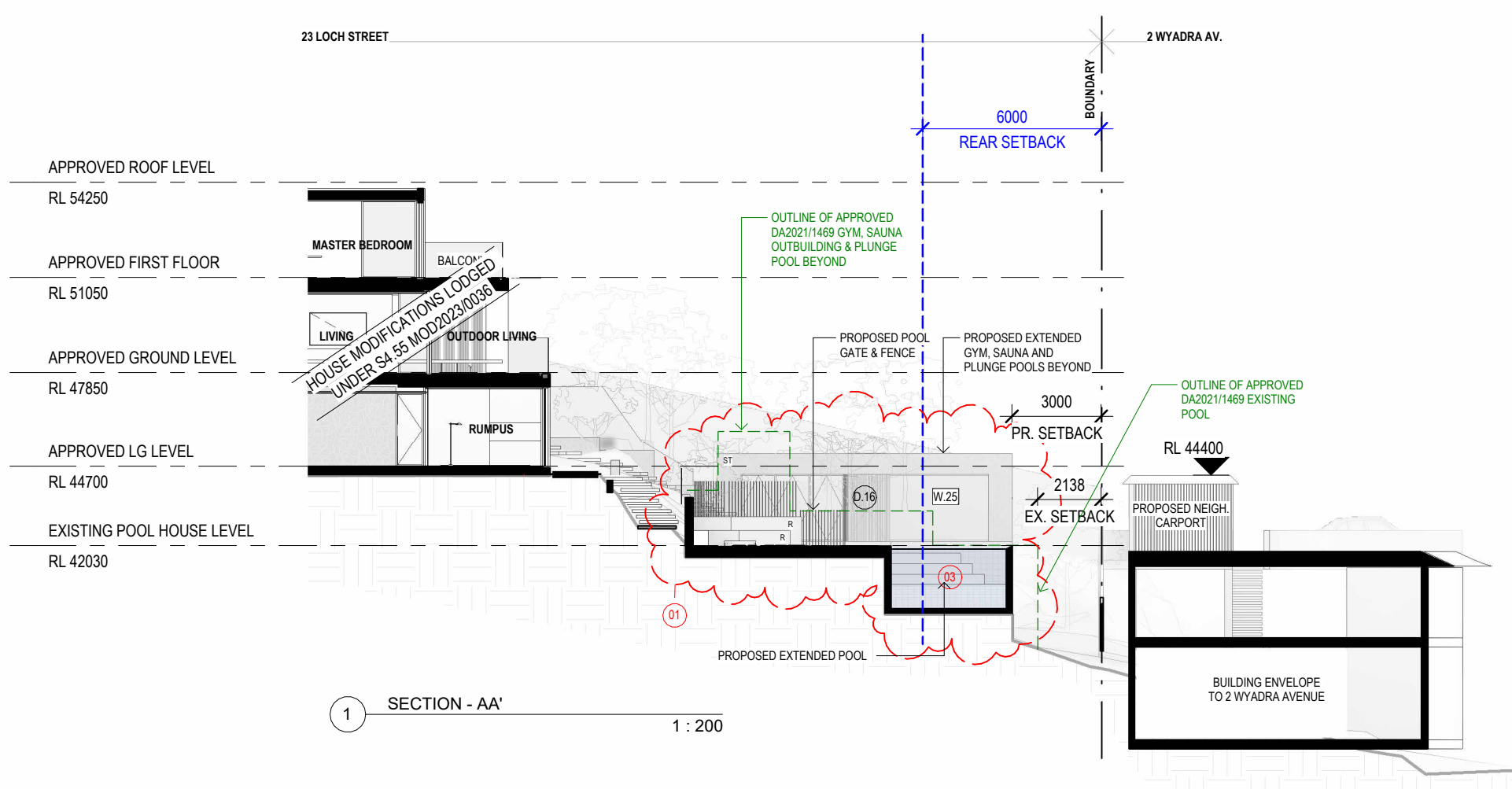
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PROJECT  
23 & 25 LOCH STREET (APPROVED LOT 102), FRESHWATER, NSW 2096

PROJECT NO.	DWG NO.	REV
194	DA - 301	A

DRAWING  
EAST AND SOUTH ELEVATION

Drawn:	AA	Scale:	As indicated @A3
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### LEGEND

- BOUNDARY  
 - - - - - BUILDING ENVELOPE  
 - - - - - DEMOLITION OF EXISTING  
 - - - - - DEMOLITION / ALTERATION OF  
 APPROVED DA2021/1469

## FINISHES LEGEND

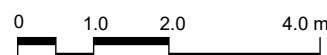
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## DEVELOPMENT APPLICATION

DATE	REV	AMENDMENT
13.02.2023	A	DA SUBMISSION

PROJECT  
23 & 25 LOCH STREET (APPROVED  
LOT 102), FRESHWATER, NSW 2096

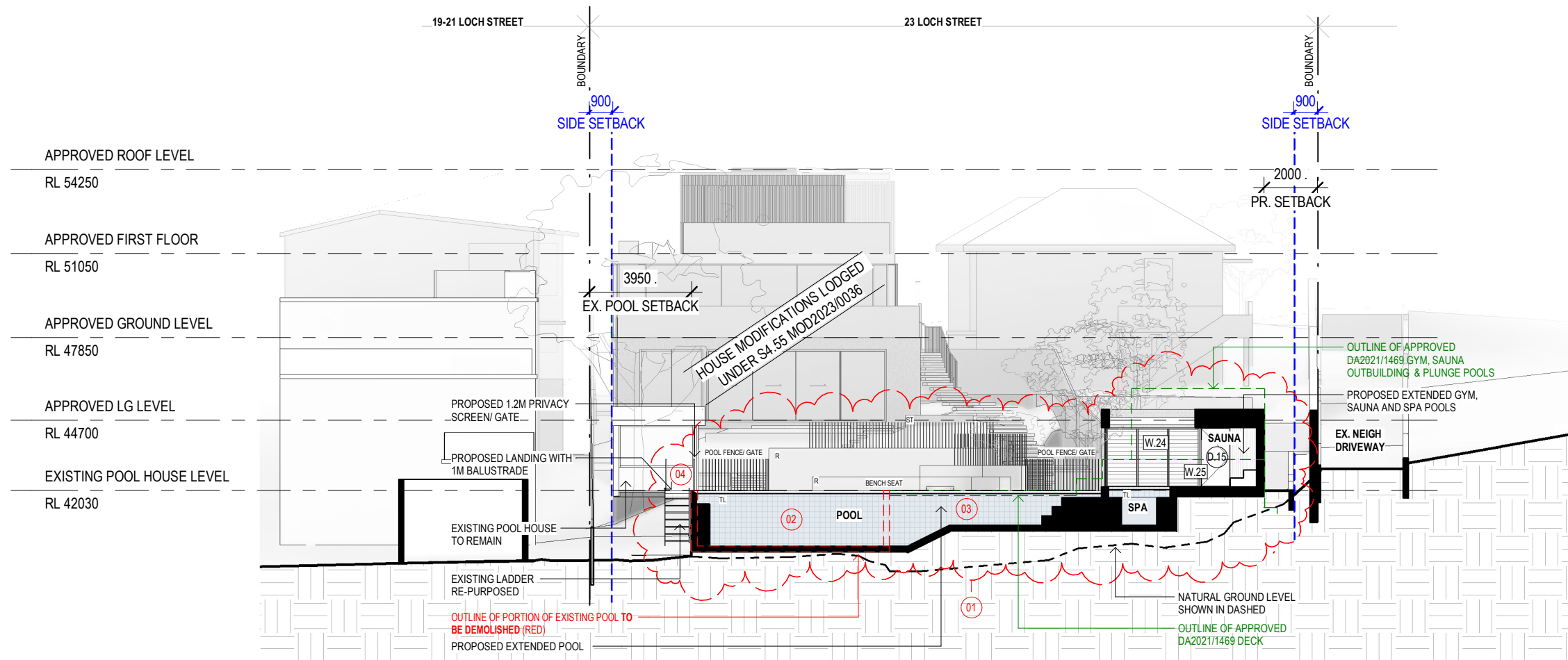
DRAWING

SECTION AA + BB

PROJECT NO.	DWG NO.	REV.
194	DA - 321	A

Drawn: AA                      Scale: As indicated @A3  
Checked: JJ                     Date: 13.02.2023





1 SECTION - CC' 1 : 200

#### LEGEND

- BOUNDARY
- BUILDING ENVELOPE
- DEMOLITION OF EXISTING
- DEMOLITION / ALTERATION OF APPROVED DA2021/1469

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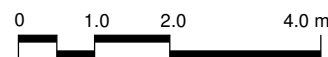
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#### DEVELOPMENT APPLICATION

DATE	REV	AMENDMENT
09.03.2023	A	ADDITIONAL INFORMATION REQUESTED

PROJECT  
23 & 25 LOCH STREET (APPROVED LOT 102), FRESHWATER, NSW 2096

DRAWING  
SECTION CC

PROJECT NO.	DWG NO.	REV
194	DA - 322	A

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