


1 SETBACKS & LANDSCAPED AREA . 1 : 200

LEGEND

- LANDSCAPE/OPEN SPACE
- BUILDING ENVELOPE
- BOUNDARY LINE

SETBACK CALCULATION

- FRONT SETBACK
WARRINGAH MAP - DCP SETBACKS FRONT
- SIDE SETBACK
WARRINGAH MAP - DCP SETBACKS SIDE
- REAR SETBACK
WARRINGAH MAP - DCP SETBACKS REAR



northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT**

DA NUMBER: DA20230785

**(Activation of consent must be obtained
from Northern Beaches Council)**

LANDSCAPE AREA CALC.

SITE AREA	983m ²
PROPOSED	355m ² - 40.2%
PROPOSED	355m ² - 40.2%

0.9M 6.0M

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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

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

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

LOCH STREET

BATHO STREET

B.M.
NAIL TOP OF KERB
RL48.16 AHD

DRIVEWAY

PROPOSED BOUNDARY 31.80 @ 98° 25'

1496
D.P.752038

STEWART HOUSE

BOUNDARY 4.75

BOUNDARY 2.495

10
D.P.1257419

BRICK RESIDENCE
TILE ROOF
No.25

APPROVED BOUNDARY 25.15 @ 98° 34' 05"

APPROVED BOUNDARY 13.43 @ 86° 34' 05"

APPROVED BOUNDARY 13.80 @ 98° 25'

REAR SETBACK

APPROVED 2.1M LAPPED AND
CAPPED BOUNDARY FENCE

NEIGH.
CARPORT

PROPOSED POOL
FENCE & GATE

OUTLINE OF APPROVED
DA2021/1469 DECK

BUILDING ENVELOPE TO 2
WYADRA AVENUE

OUTLINE OF APPROVED
EXISTING POOL
DA2021/1469

PR. SETBACK

2138

EX. SETBACK

EX. POOL SETBACK

EXISTING TELECOMMUNICATIONS PITS

APPROVED 1.8M STONE
WALL

APPROVED 1.8M HIGH
SLIDING GATE
TO DRIVEWAY

APPROVED
CROSSOVER

BOUNDARY 12.575 @ 8° 33'

1:8

1:4

APPROVED
DRIVEWAY

6500

FRONT SETBACK

DRIVEWAY

HOUSE MODIFICATIONS LODGED
UNDER S4.55 MOD2023/0036

6
D.P.14040

TWO STOREY
BRICK RESIDENCE
No.19-21

28220

APPROVED 1.8M LAPPED AND CAPPED
BOUNDARY FENCE IN FRONT OF EXISTING
RETAIN EXISTING BOUNDARY WALL AND FENCE

APPROVED GROUND
FLOOR
BALCONY
RL 47850

PR. PAVED
AREA

APPD
LAWN

APPROVED
PRIVACY SCREEN

RL 49360

APPROX.
LOCATION OF
SEWER

PROPOSED LANDING
WITH 1M HIGH
BALUSTRADE

SRZ @ 3150

TPZ @ 9148

PROPOSED 1.2M PRIVACY
SCREEN/GATE

EXISTING LADDER
RE-PURPOSED
NORFOLK ISLAND PINE

REFER TO LANDSCAPE
ARCHITECTS PLANS



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT
LEGEND

DA NUMBER: DA2023/0185

(Activation of consent must be obtained
from Northern Beaches Council)

DEMOLITION OF EXISTING

DEMOLITION / ALTERATION
OF APPROVED DA2021/1469

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0 1.0 2.0 4.0 m

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BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION

DATE REV AMENDMENT
13.02.2023 A DA SUBMISSION

PROJECT

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

DRAWING

SITE PLAN / ROOF PLAN

PROJECT NO.

194

DWG NO.

DA - 101

REV

A

Drawn: AA

Checked: JJ

Scale:

Date:

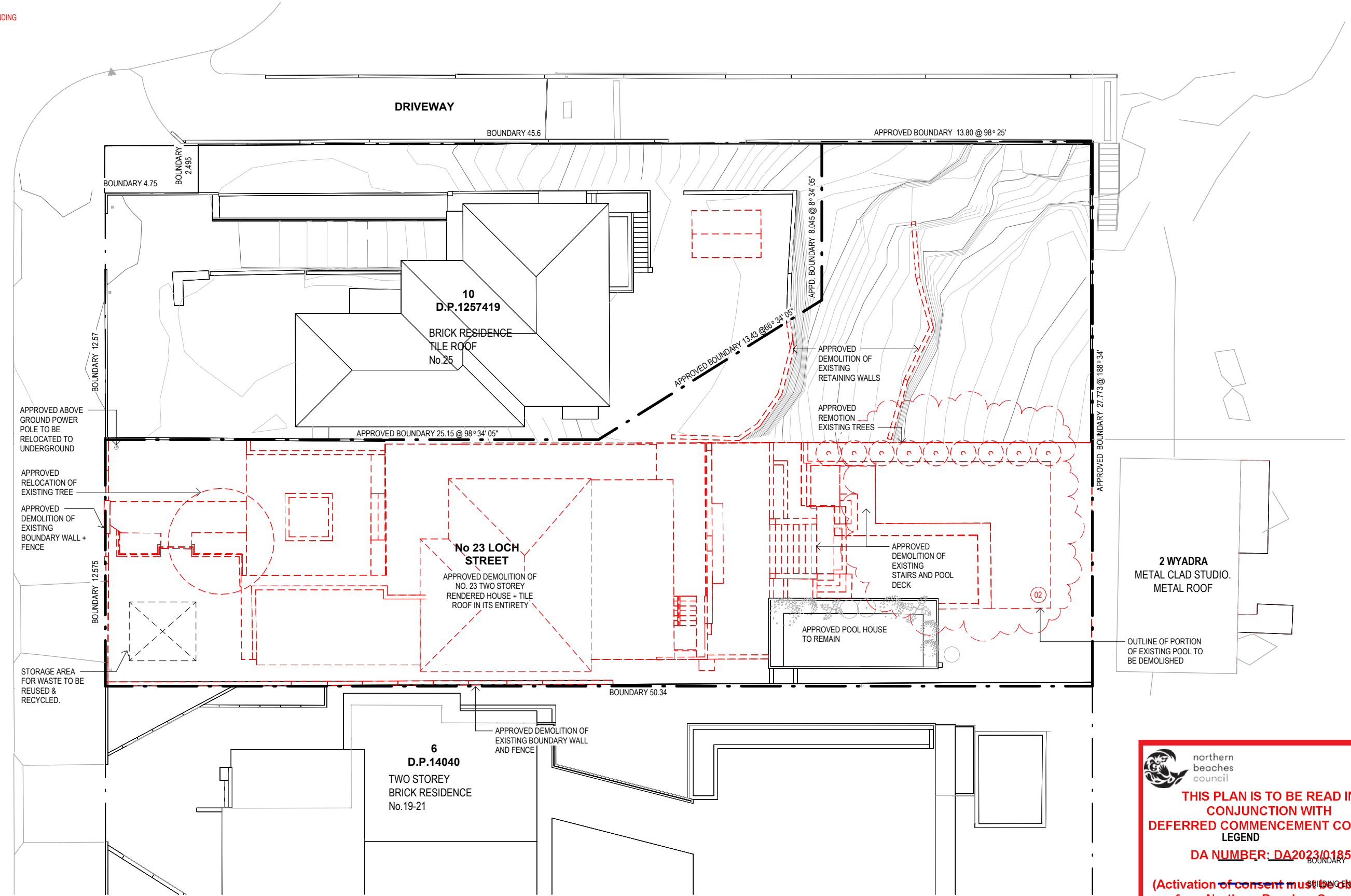
As indicated @A3

13.02.2023

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

LOCH STREET



1 DEMOLITION PLAN . 1 : 200

 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT LEGEND

DA NUMBER: DA2023/0185

(Activation of consent must be obtained from Northern Beaches Council)

DEMOLITION OF EXISTING

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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

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

DRAWING
DEMOLITION



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

DA AMENDMENTS

- 01 - ALTERED SAUNA/ GYM/ SPA POOLS/ DECK AND LAWN AREA
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OUTLINE OF APPROVED
DA2021/1469 GYM,
SAUNA & PLUNGE
POOLS

10
D.P.1257419

BRICK RESIDENCE
TILE ROOF
No.25

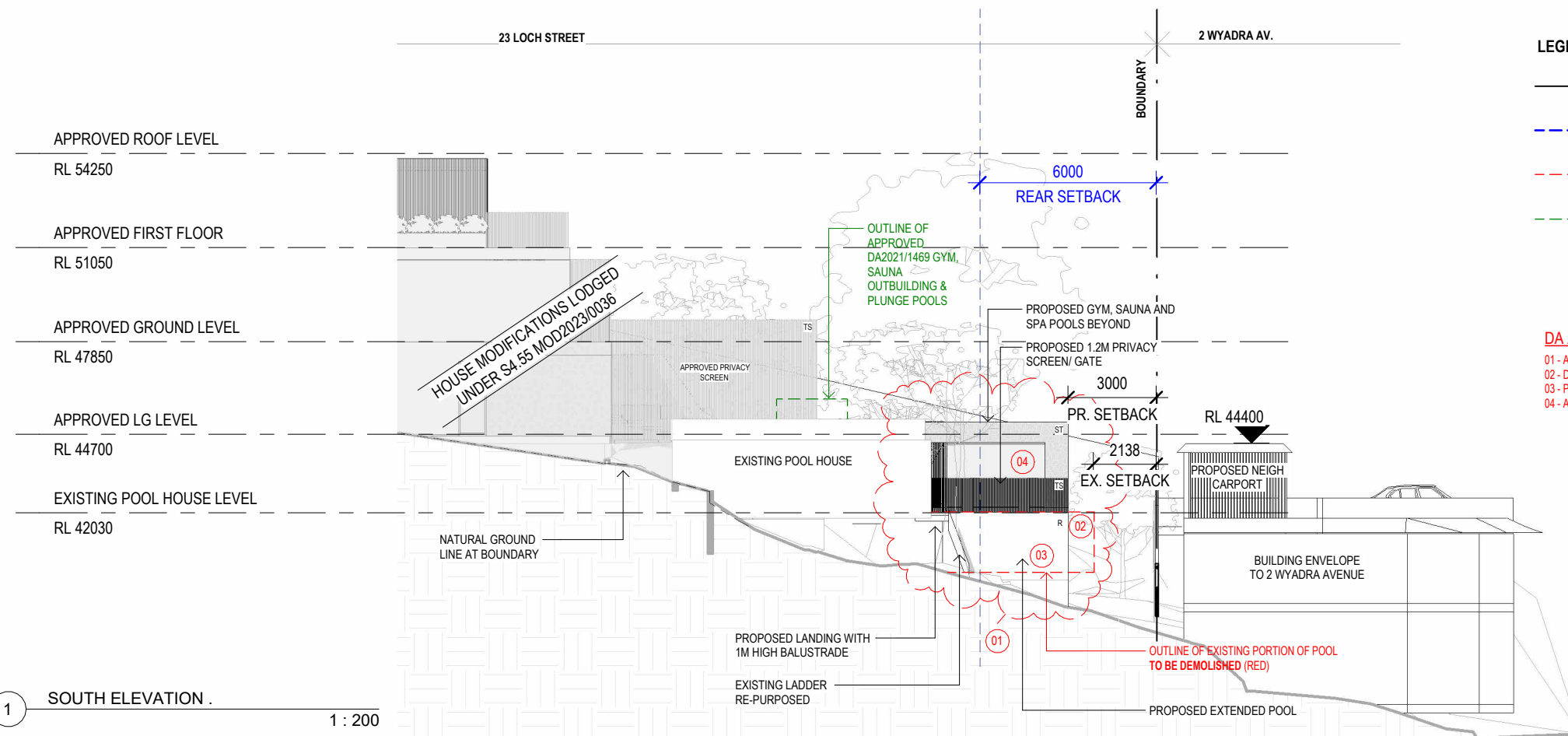
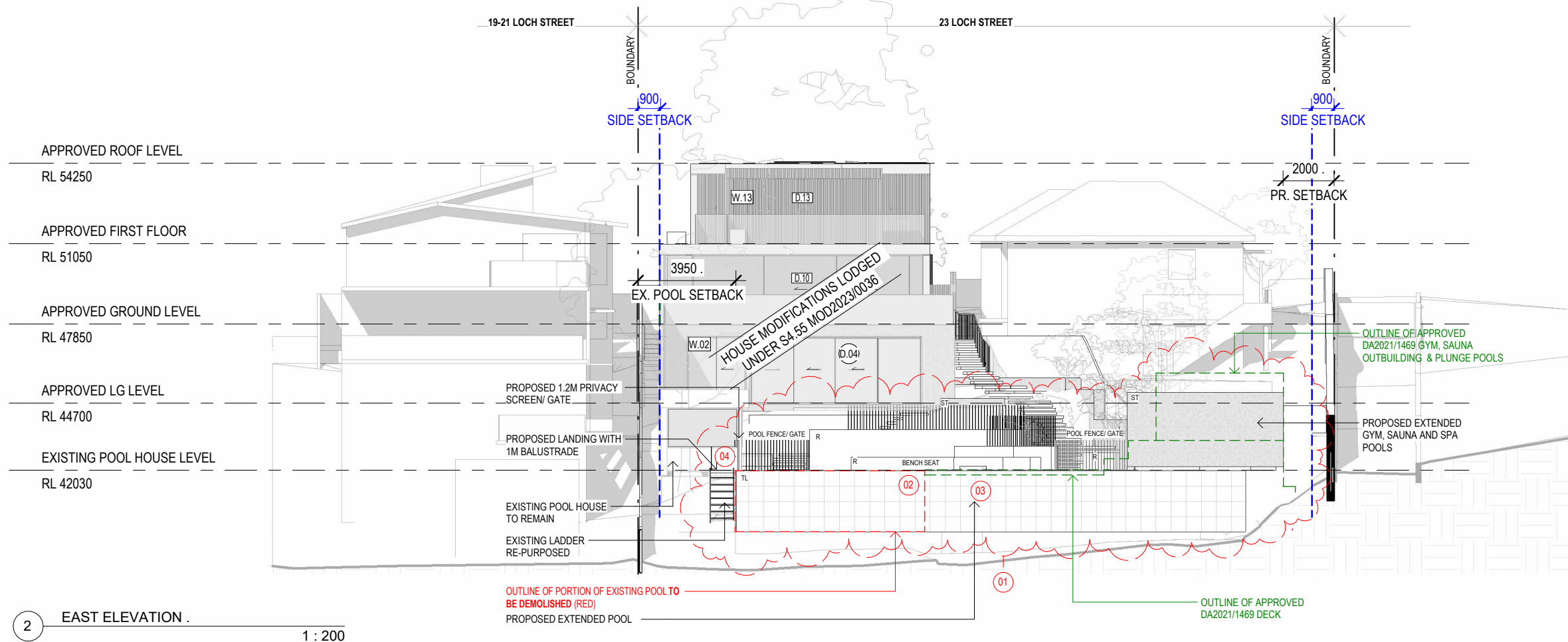
APPROVED BOUNDARY 13.43 @ 66° 34' 05"

APPROVED BOUNDARY 8.045 @ 8° 34' 05"

APPROVED BOUNDARY 13.80 @ 98° 25'

REAR SETBACK

PR. SETBACK



LEGEND

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

FINISHES LEGEND

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

DA AMENDMENTS

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northern beaches council

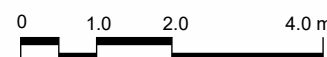
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DEVELOPMENT APPLICATION

DATE	REV	AMENDMENT
13.02.2023	A	DA SUBMISSION

PROJECT

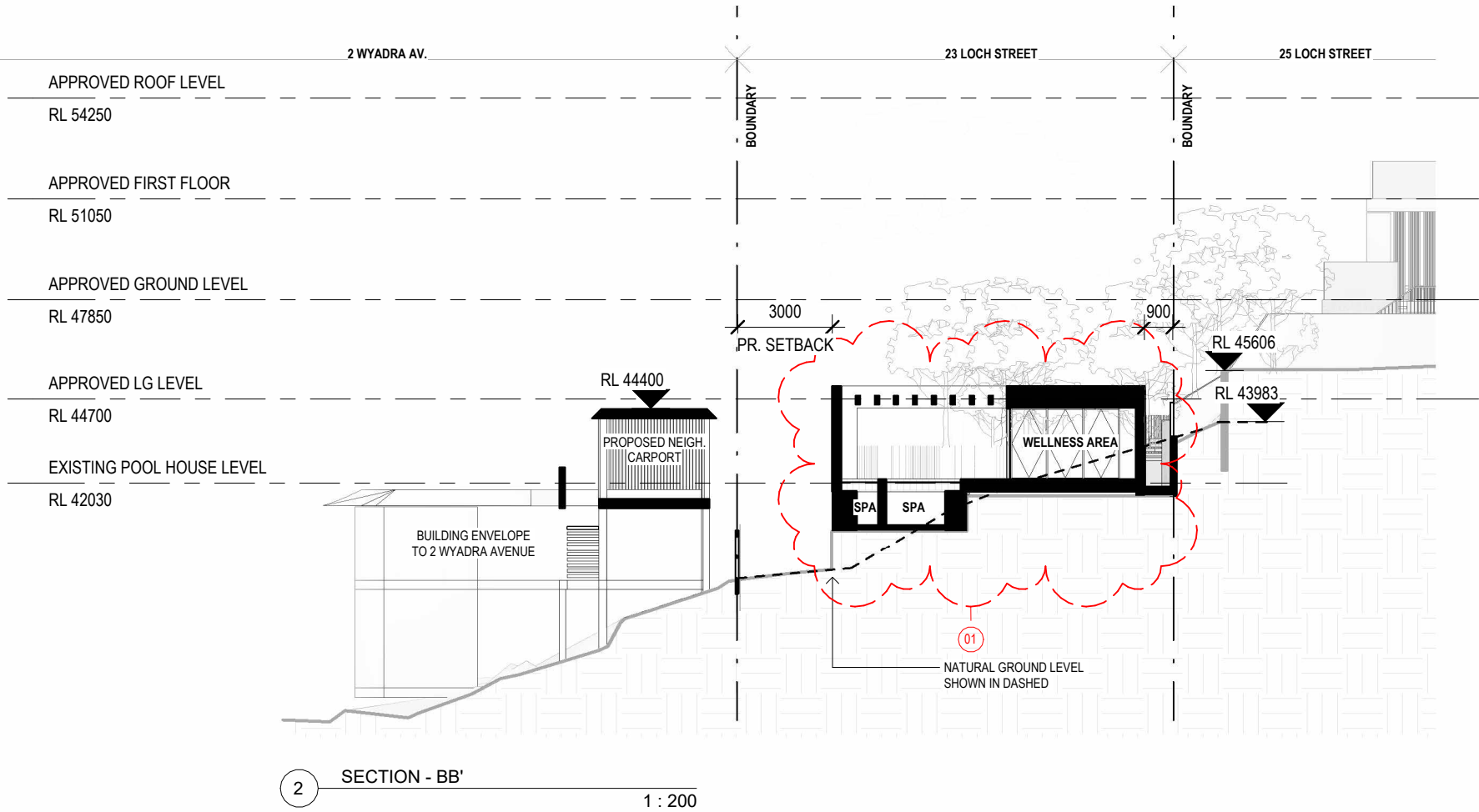
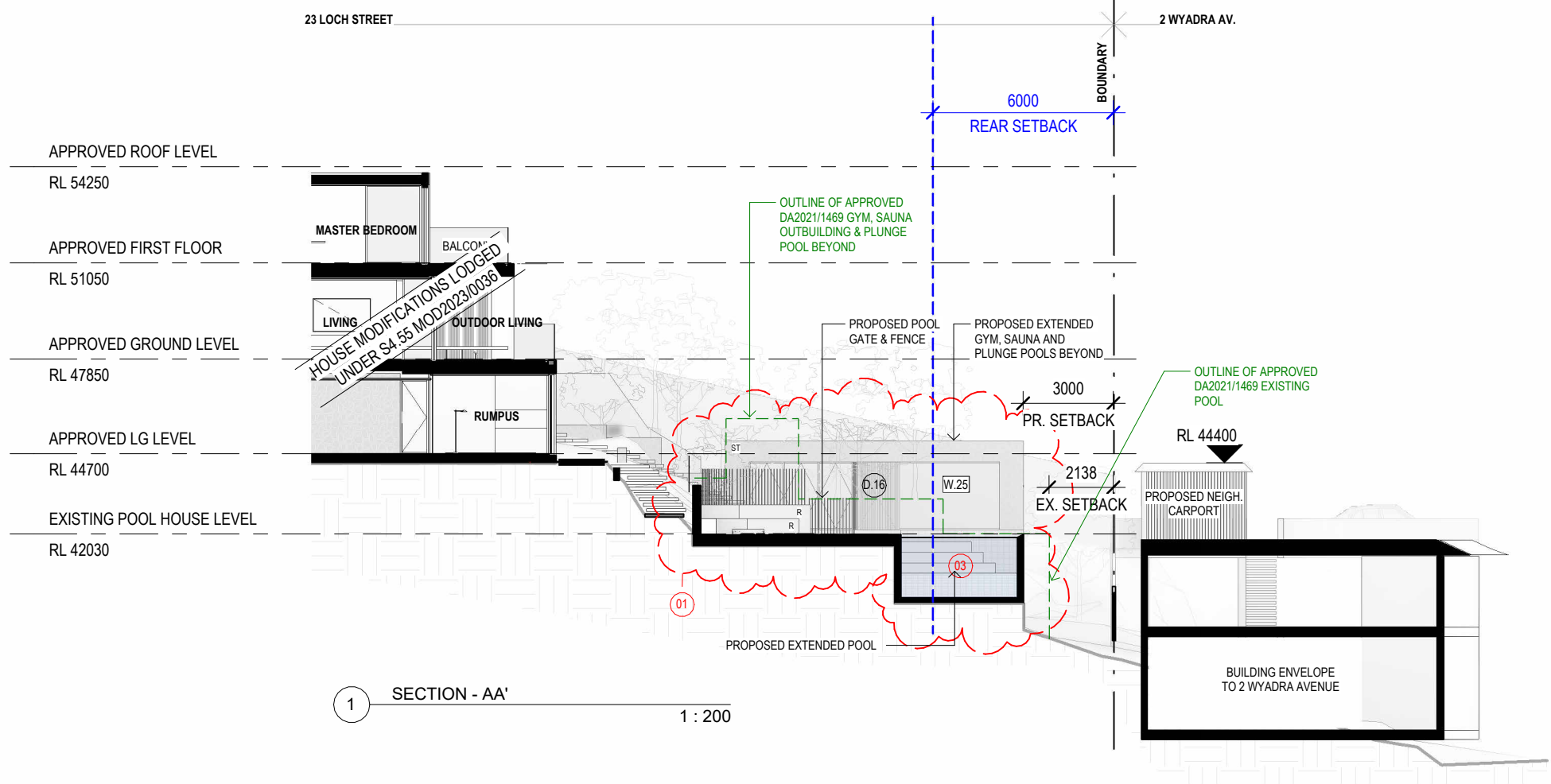
23 & 25 LOCH STREET (APPROVED LOT 102), FRESHWATER, NSW 2096

DRAWING

EAST AND SOUTH ELEVATION

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

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



LEGEND

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

FINISHES LEGEND

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

DA AMENDMENTS

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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.

194

DWG NO.

DA - 321

REV

A

Drawn:

AA

Scale:

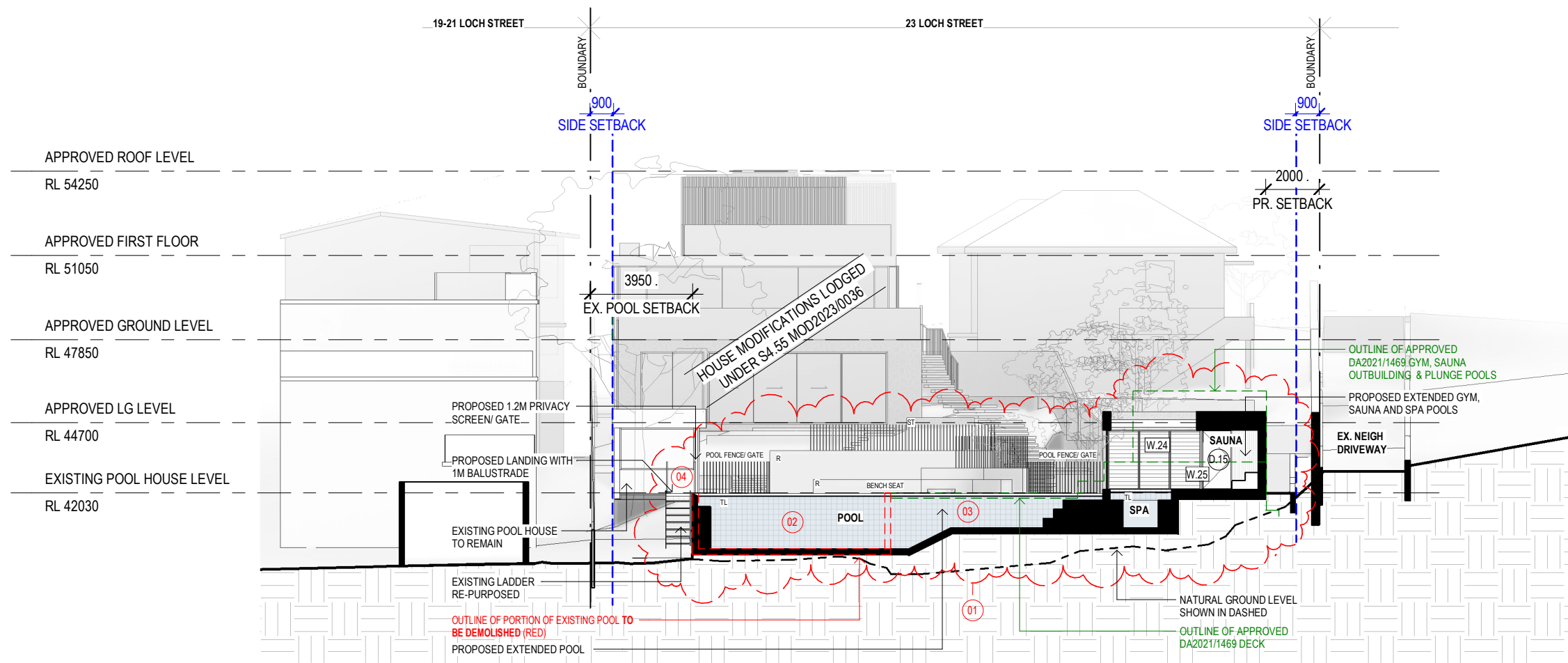
As indicated @A3

Checked:

JJ

Date:

13.02.2023



1 SECTION - CC' 1 : 200

LEGEND


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

FINISHES LEGEND

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

DA AMENDMENTS

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 **northern beaches council**

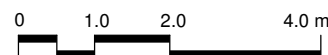
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DEVELOPMENT APPLICATION

DATE 09.03.2023 REV A AMENDMENT
ADDITIONAL INFORMATION REQUESTED

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

DRAWING
SECTION CC

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

Drawn: AA Scale: As indicated @A3
Checked: JJ Date: 09.03.2023