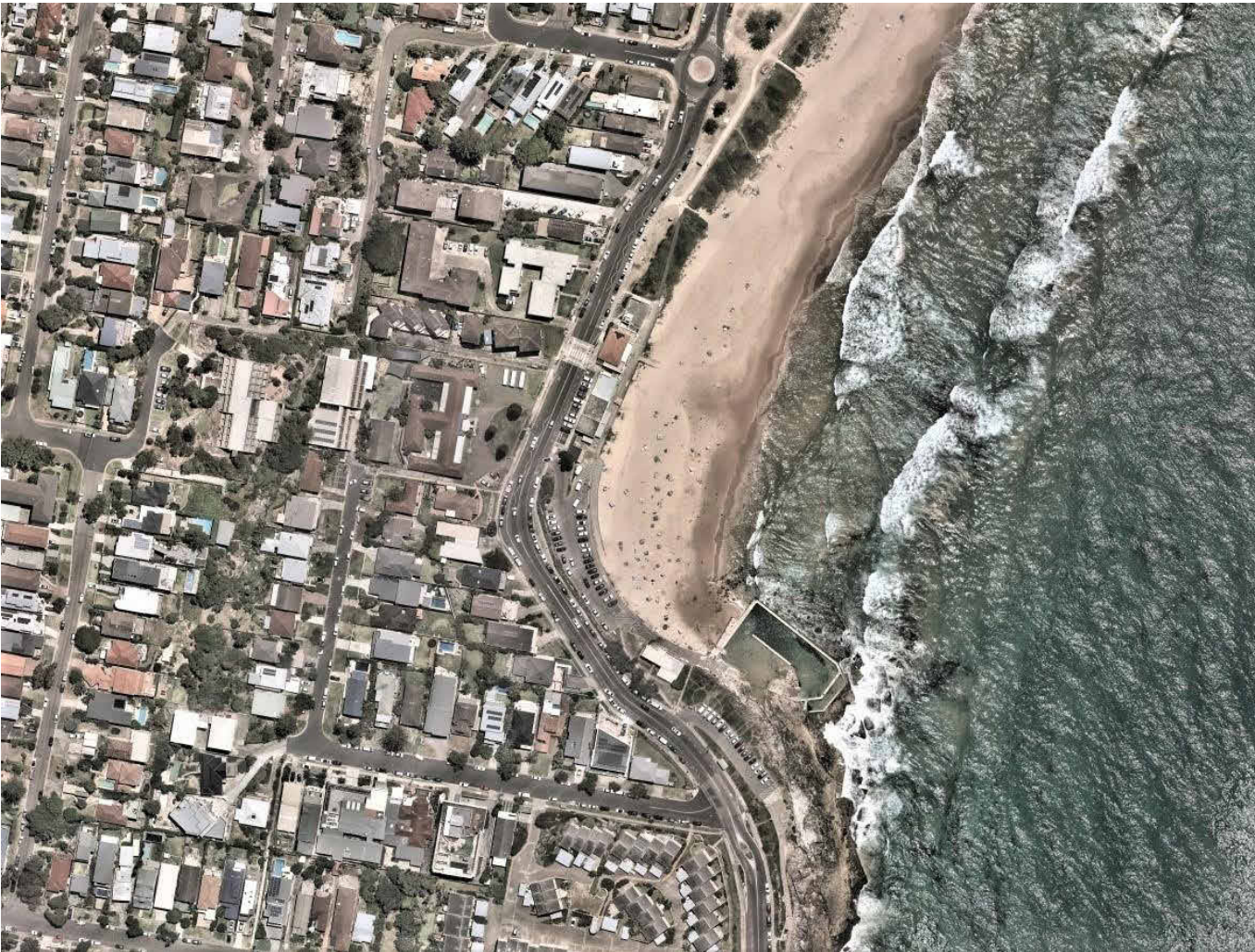




23 LOCH STREET, FRESHWATER NSW 2096
DEVELOPMENT APPLICATION

REV	DATE	AMENDMENT
	13.07.21	DA Submission
A	24.11.21	Amendments to DA
B	11.02.22	Amendments to DA

- DA AMENDMENTS
- 1. PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
 - 2. PROPOSED LAYOUT TO BEDROOM 01+ WIR AND ENSUITE
 - 3. PROPOSED FACADE ALTERATION
 - 4. PRIVACY SCREEN HEIGHT REDUCED
 - 5. INCLUSION OF SHEET DA001.1 - LANDSCAPE AREA 25 LOCH STREET
 - 6. INCLUSION OF SHEET DA006 - VIEW LOSS ANALYSES
 - 7. INCLUSION OF SHEET DA007 - VIEW LOSS ANALYSES
 - 8. 3D VIEWS UPDATED
 - 9. EXISTING SHED REMOVED/DEMOLISHED PRIOR TO CURRENT DA SUBMISSION

GENERAL NOTES

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DRAWING

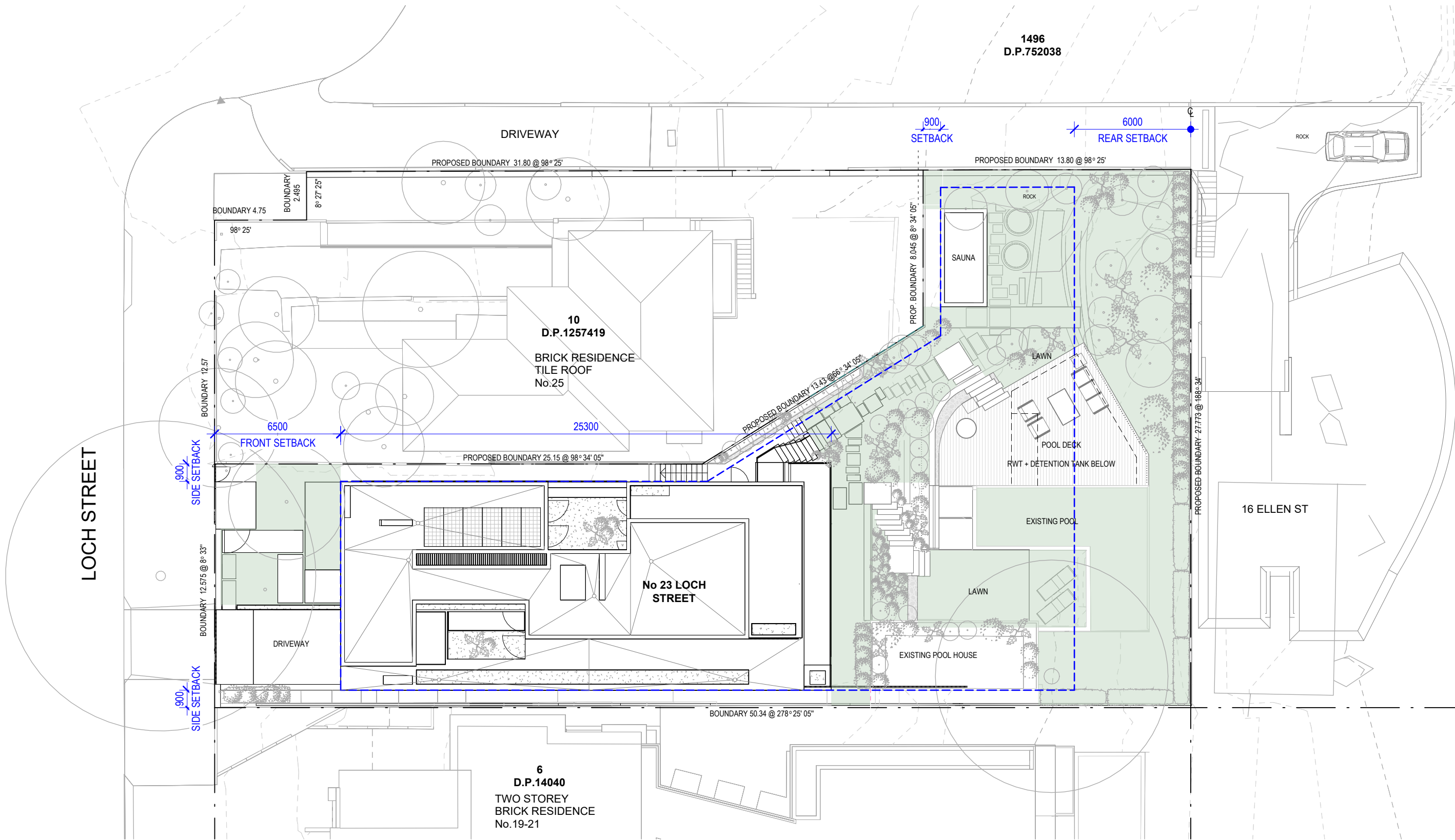
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PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

PROJECT NO. STAGE DWG NO. REV
194 DA000 B

APPLICANT
STAFFORD ARCHITECTURE

Drawn: JJ/HK Scale:
Checked: JJ Date: 11/02/2022



1 SETBACKS & LANDSCAPED AREA
1 : 200

REV	DATE	AMENDMENT
13.07.21		DA Submission

DA AMENDMENTS

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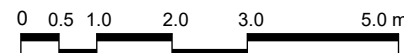
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LEGEND

- LANDSCAPE/OPEN SPACE
- BUILDING ENVELOPE
- BOUNDARY LINE

DRAWING

SETBACKS AND LANDSCAPE AREA



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 ²
DCP COMPLIANCE	353m ² - 40%
PROPOSED	355m ² - 40.2%

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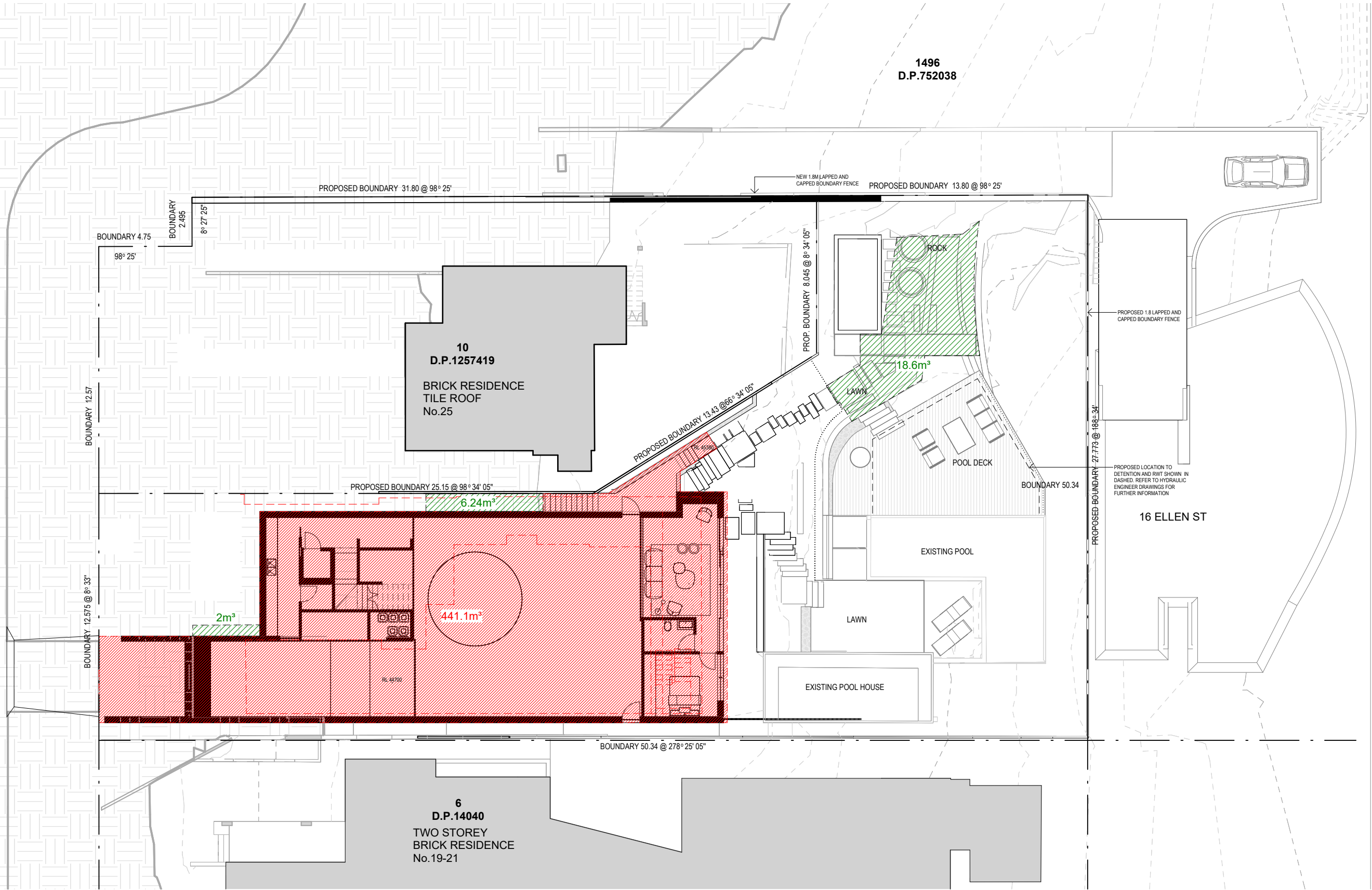
PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

APPLICANT
STAFFORD ARCHITECTURE

PROJECT NO. 194
STAGE DWG NO. DA001
REV

Drawn: JJ/LA
Checked: JJ
Scale: As indicated @A3
Date: 11/02/2022

LOCH STREET



1 EXCAVATION DIAGRAM
1 : 200

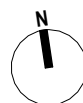
REV	DATE	AMENDMENT
	13.07.21	DA Submission

DA AMENDMENTS

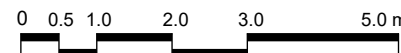
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DRAWING EXCAVATION



LEGEND

- BACK FILL
- EXCAVATION
- DEMOLITION OF EXISTING

EXCAVATION CALCULATION

PROPOSED EXCAVATION (APPROX.) LOWER GROUND LEVEL	441m ³
PROPOSED BACKFILL LOWER GROUND LEVEL	26.8m ³

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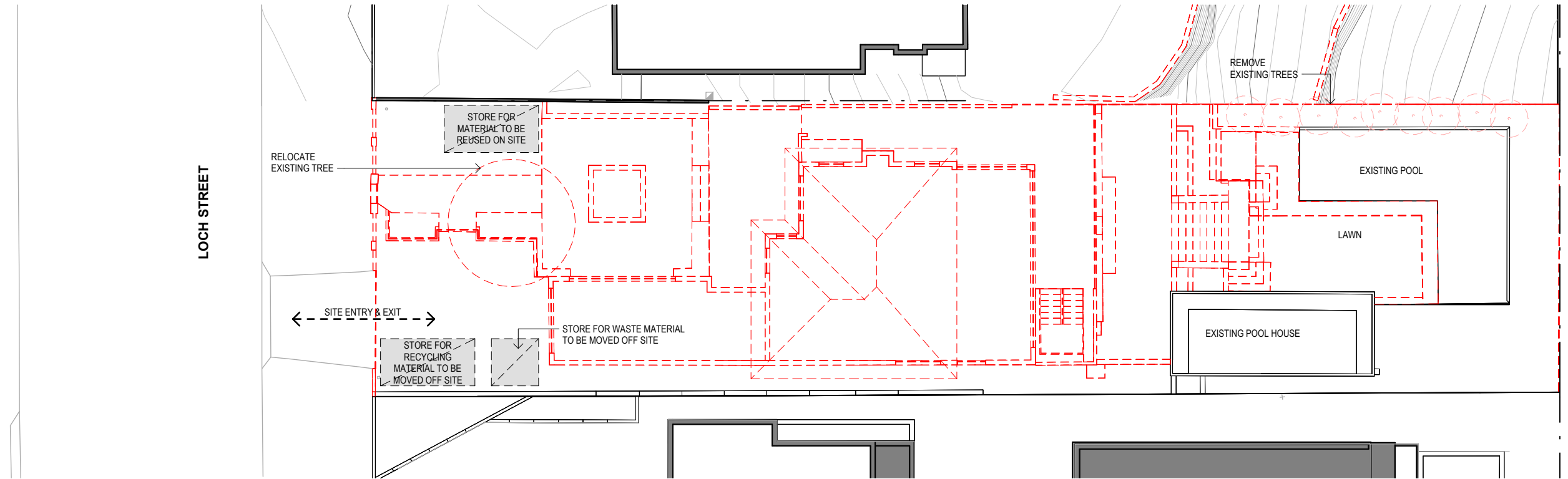
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PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

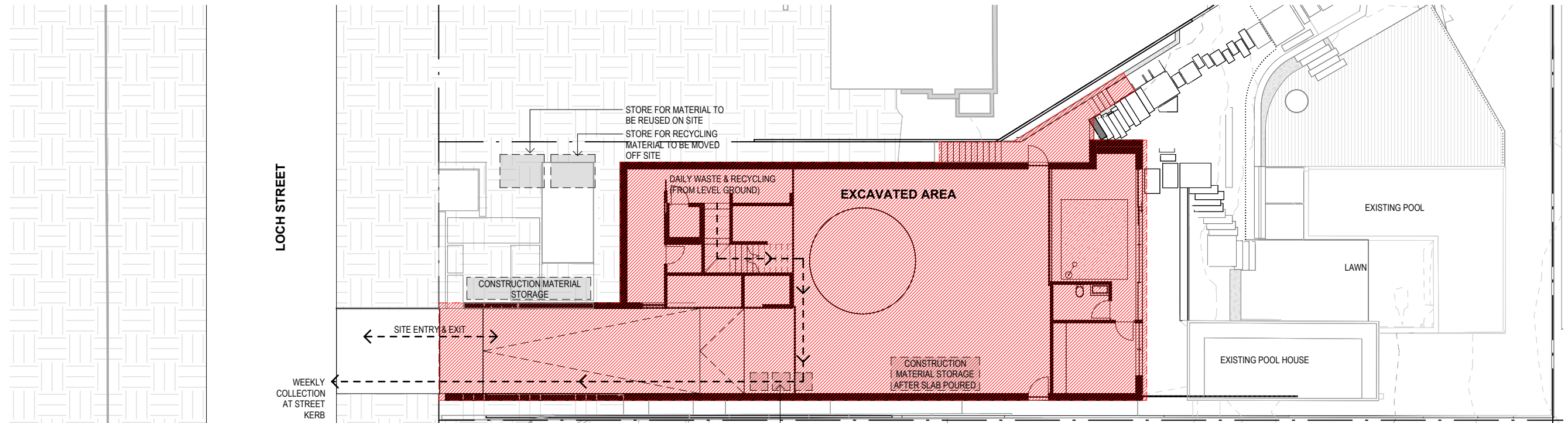
APPLICANT
STAFFORD ARCHITECTURE

PROJECT NO. 194
STAGE DWG NO. DA002
REV

Drawn: JJ
Checked: JJ
Scale: As indicated @A3
Date: 11/02/2022



1 WMP - DEMOLITION STAGE
1 : 200



2 WMP - CONSTRUCTION & IN-USE STAGES
1 : 200

DA AMENDMENTS

1. PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
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LEGEND

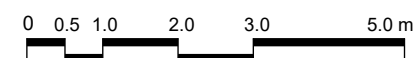
- BACK FILL
- EXCAVATION
- DEMOLITION OF EXISTING

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DRAWING

WASTE MANAGEMENT



PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

APPLICANT
STAFFORD ARCHITECTURE

PROJECT NO. 194
STAGE DWG NO. DA003
REV

Drawn: JJ
Checked: JJ
Scale: As indicated @A3
Date: 11/02/2022

BASIX COMMITMENTS

LANDSCAPE	NATIVE OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT 50 SQUARE METRES OF THE SITE. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR FURTHER INFORMATION.
ALTERNATIVE WATER	RAINWATER TANK OF AT LEAST 3500L ONSITE. REFER TO HYDRAULIC ENGINEER DRAWINGS FOR FURTHER INFORMATION.
WATER COMMITMENTS	SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 10 KILOLITRES AND MUST BE OUTDOORS

THERMAL COMFORT COMMITMENTS

EXTERNAL WALLS	LIGHT COLOURED RENDER AND STONE FACING TO CAVITY BRICK WALLS WITH 25 MM FOIL FACED PIR BOARD FIXED TO INSIDE FACE OF CAVITY STEEL FRAMED WALLS WITH 40 MM PIR BOARD, EXTERNAL ALUMINIUM CLADDING AND PLASTERBOARD INTERNALLY 190 CONCRETE BLOCK OR CONCRETE RETAINING WALL TO BASEMENT LEVEL
INTERNAL WALLS	110 BRICKWORK RENDERED BOTH SIDES CONCRETE BLOCK RENDERED ONE SIDE TO LIFT CORE 200 TH. CONCRETE WALL WITH STONE FACING
ROOF	CONCRETE, MEDIUM COLOURED - TILED OR PEBBLE BALLAST WITH WPM AND R4 EXTRUDED POLYSTYRENE ABOVE THE SLAB
CEILINGS	PLASTERBOARD
FLOORS	CONCRETE WITH TILES OR TIMBER. WITH R1.0 INSULATION TO EDGE OF ALL GROUND FLOOR SLABS THAT HAVE HYDRONIC HEATING INSTALLED. R1.5 INSULATION TO THE UNDERSIDE OF ALL UPPER FLOOR SLABS EXPOSED TO OUTSIDE AIR.
WINDOWS & GLAZED DOORS	ALL WINDOW FRAMING TO BE DARK COLOURED . ALL HINGED AND BI-FOLDING GLAZED DOORS: ALUMINIUM FRAMED WITH ARGON FILL DOUBLE GLAZING WITH CLEAR LOW E - U _w VALUE ≤ 4.1 SHGC _w = 0.47(±10%) ALL OTHER GLAZED DOORS AND WINDOWS - ALUMINIUM FRAMED WITH ARGON FILL DOUBLE CLEAR GLAZING WITH CLEAR LOW E - U _w VALUE ≤ 4.1 SHGC _w = 0.52(±10%) ALL EXTERNAL DOORS AND WINDOWS TO HAVE DARK COLOURED FRAMES AND TO BE FITTED WITH DRAUGHT EXCLUDING WEATHER STRIPPING SKYLIGHTS - U _w VALUE ≤ 4.2SHGC _w ≤ 0.72
GENERAL	INSULATION, SERVICES AND SEALING OF THE BUILDING TO BE IN ACCORDANCE WITH BCA NSW 3.12 ALL EXHAUST FANS TO BE 200 MM DIA. SEALED OR FITTED WITH DAMPERS THERMAL COMFORT RATING HAS BEEN DONE WITH ASSUMPTION THAT THERE ARE RECESSED DOWNLIGHTS SPACED EVERY 2.5 M2 TO MOST ROOMS.

REV	DATE	AMENDMENT
	13.07.21	DA Submission

DA AMENDMENTS

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DRAWING

BASIX COMMITMENTS

PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

PROJECT NO. STAGE DWG NO. REV
194 DA004

APPLICANT
STAFFORD ARCHITECTURE

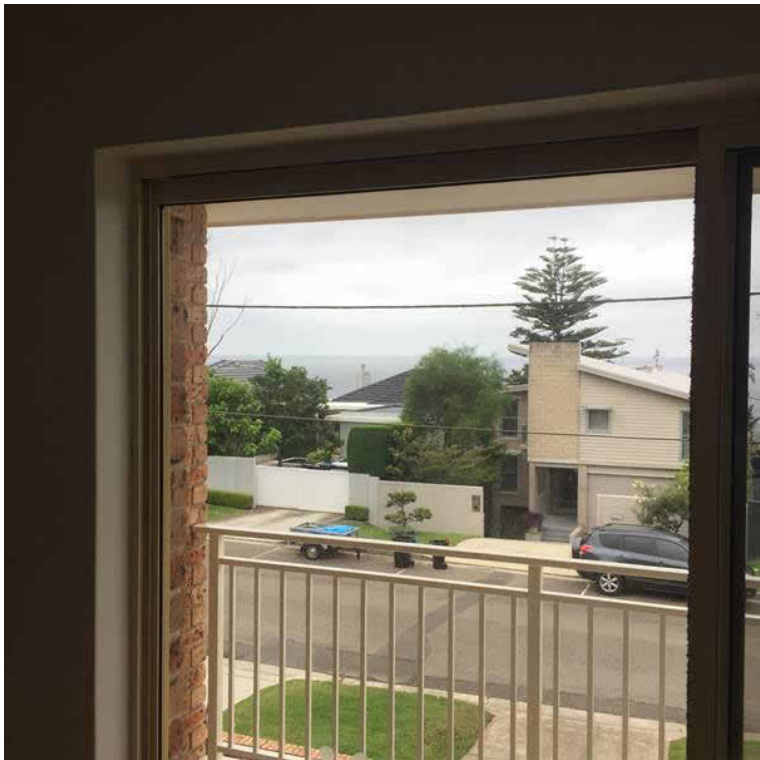
Drawn: JJ/HK Scale:
Checked: JJ Date: 11/02/2022



EXISTING LEFT-HAND SIDE VIEW OF PANORAMA FROM 26 LOCH STREET - LIVING AREA BALCONY POSITION



EXISTING RIGHT-HAND SIDE VIEW OF PANORAMA FROM 26 LOCH STREET - LIVING AREA BALCONY POSITION



EXISTING LEFT-HAND SIDE VIEW OF PANORAMA FROM 26 LOCH STREET - STANDING KITCHEN/LIVING ROOM POSITION



EXISTING RIGHT-HAND SIDE VIEW OF PANORAMA FROM 26 LOCH STREET - STANDING KITCHEN/LIVING ROOM POSITION

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A	24.11.21	Amendments to DA
B	11.02.22	Amendments to DA

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DRAWING

VIEW LOSS ANALYSES

PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

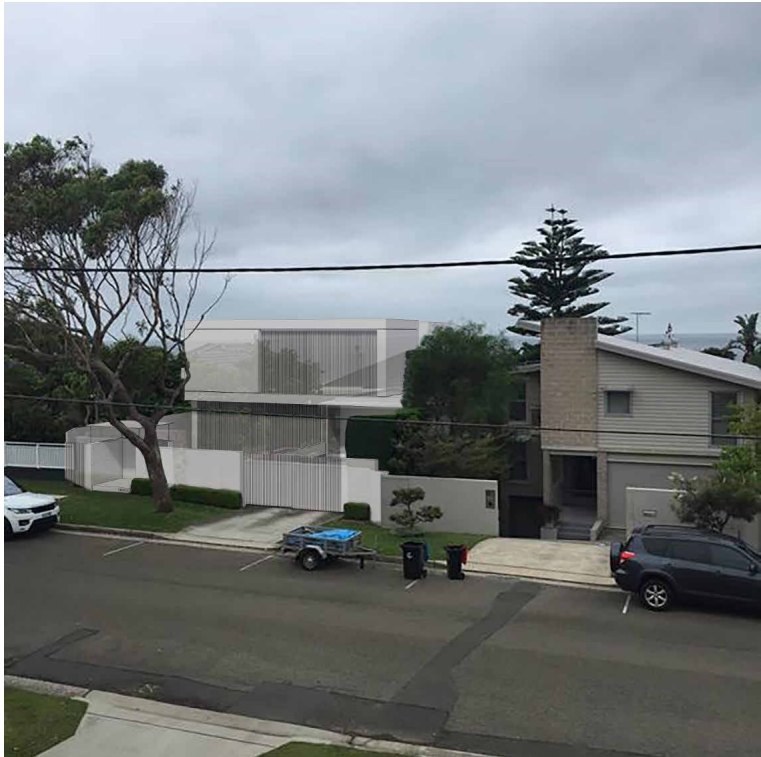
APPLICANT
STAFFORD ARCHITECTURE

PROJECT NO. STAGE DWG NO. REV
194 DA006 B

Drawn: JJ/CC Scale:
Checked: JJ Date: 11/02/2022



LEFT-HAND SIDE VIEW OF PANORAMA FROM 26 LOCH STREET (LIVING AREA BALCONY POSITION) WITH APPROVED DA SHOWN IN PINK COLOUR



LEFT-HAND SIDE VIEW OF PANORAMA FROM 26 LOCH STREET (LIVING AREA BALCONY POSITION) WITH PROPOSED DA SHOWN IN LIGHT GREY COLOUR



LEFT-HAND SIDE VIEW OF PANORAMA FROM 26 LOCH STREET (LIVING AREA BALCONY POSITION) COMPARING THE APPROVED DA SHOWN IN PINK COLOUR AND THE PROPOSED DA SHOWN IN LIGHT GREY COLOUR



FRONT VIEW OF PANORAMA FROM 4/ 28 LOCH STREET (LIVING AREA) WITH APPROVED DA SHOWN IN PINK COLOUR



FRONT VIEW OF PANORAMA FROM 4/ 28 LOCH STREET (LIVING AREA) WITH PROPOSED DA SHOWN IN LIGHT GREY COLOUR



FRONT VIEW OF PANORAMA FROM 4/ 28 LOCH STREET (LIVING AREA) COMPARING THE APPROVED DA SHOWN IN PINK COLOUR AND THE PROPOSED DA SHOWN IN LIGHT GREY COLOUR

REV	DATE	AMENDMENT
	13.07.21	DA Submission
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DRAWING

VIEW LOSS ANALYSES

PROJECT

23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

APPLICANT

STAFFORD ARCHITECTURE

PROJECT NO.	STAGE	DWG NO.	REV
194		DA007	B

Drawn:	JJ/CC	Scale:	
Checked:	JJ	Date:	11/02/2022

STAFFORD

REV	DATE	AMENDMENT
	13.07.21	DA Submission
A	24.11.21	Amendments to DA
B	11.02.22	Amendments to DA

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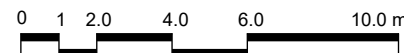
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DRAWING

SITE PLAN / ROOF PLAN



PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

APPLICANT
STAFFORD ARCHITECTURE

PROJECT NO. 194
STAGE DA101
DWG NO. B
REV

Drawn: JJ/CC
Checked: JJ
Scale: As indicated @A3
Date: 11/02/2022

LOCH STREET

BATHO STREET

STEWART HOUSE

1496
D.P.752038

DRIVEWAY

PROPOSED BOUNDARY 31.80 @ 98° 25'

BOUNDARY 4.75

BOUNDARY 2.495

10
D.P.1257419BRICK RESIDENCE
TILE ROOF
No.25

PROPOSED BOUNDARY 25.15 @ 98° 34' 05"

1
DA301

PROPOSED BOUNDARY 13.43 @ 86° 34' 05"

900 2400 10500

PROPOSED BOUNDARY 13.80 @ 98° 25'

6000

REAR SETBACK

PROPOSED BOUNDARY 21.773 @ 168° 34'

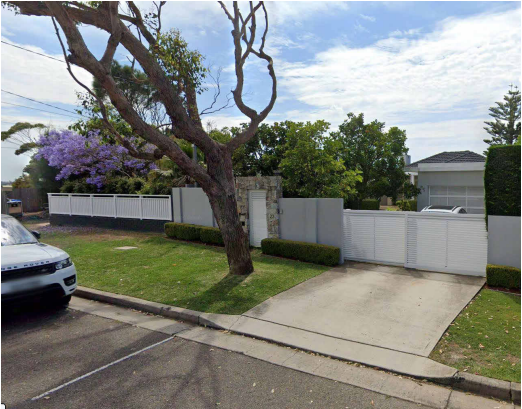
BUILDING ENVELOPE TO 2
WYADRA AVENUE

LEGEND

- BOUNDARY
- SETBACK
- TO BE DEMOLISHED



SUBJECT SITE - STREET VIEW



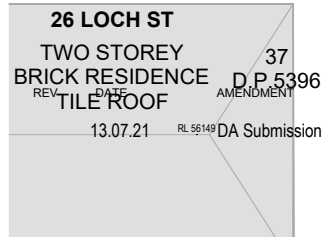
SUBJECT SITE - STREET VIEW

WYADRA AVENUE



28 LOCH ST
THREE STOREY
BRICK UNITS
TILE ROOF
S.P.2152

RL 56740



26 LOCH ST
TWO STOREY
BRICK RESIDENCE
TILE ROOF
D.P.5396
REV. DATE AMENDMENT
13.07.21 RL 56149 DA Submission

DA AMENDMENTS

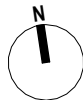
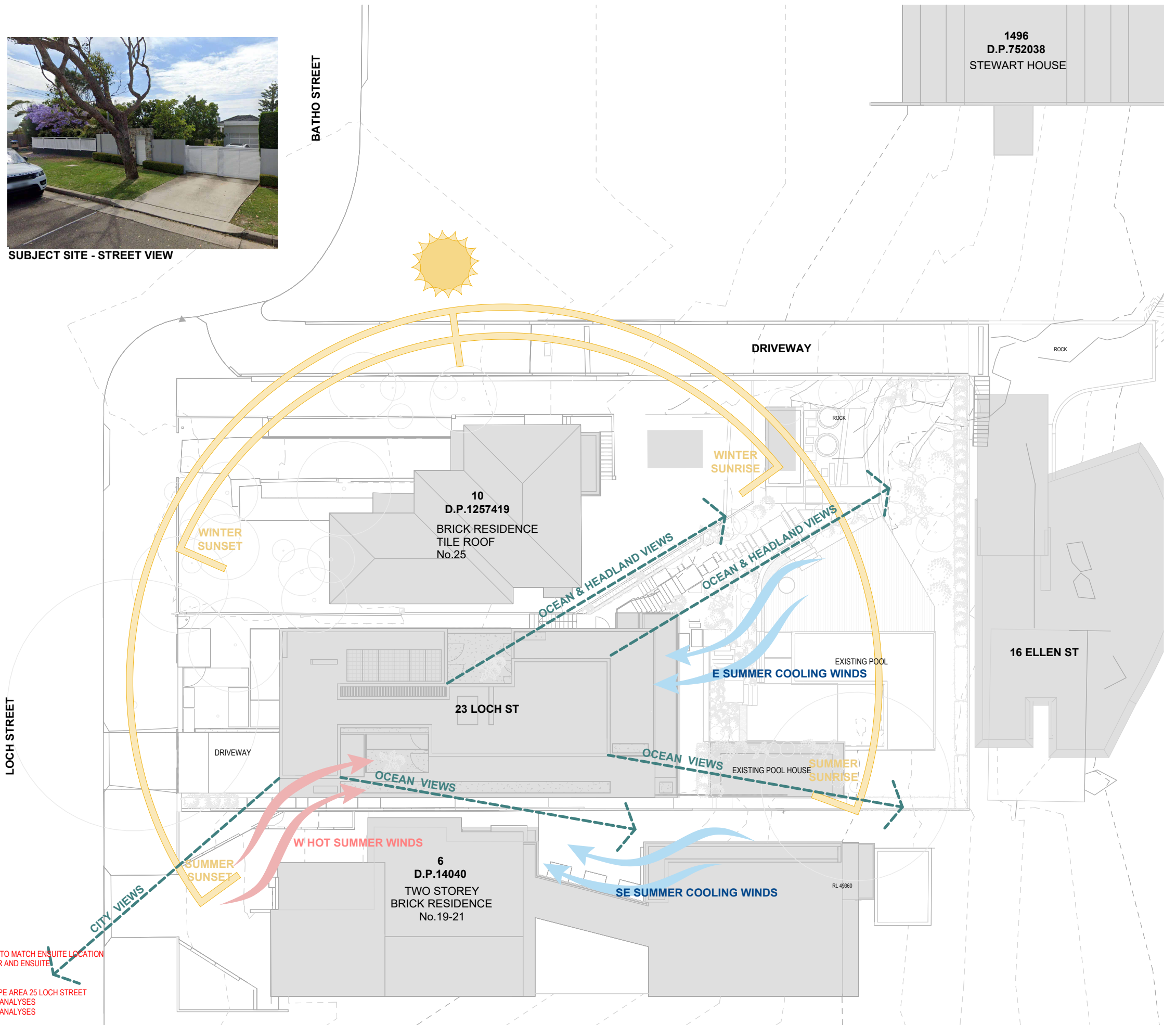
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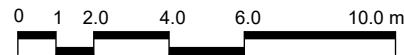
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DRAWING
SITE ANALYSIS

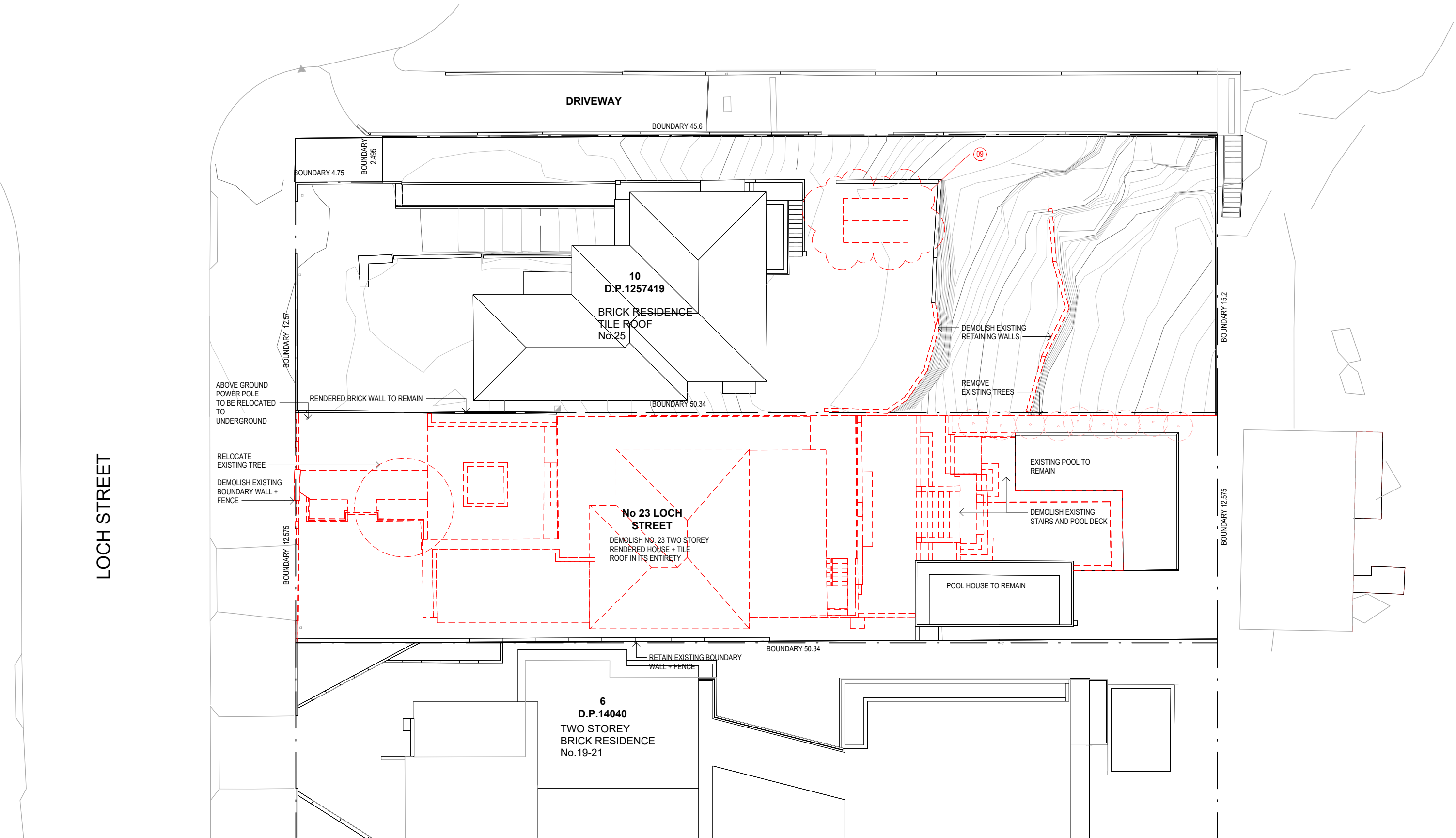


PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

APPLICANT
STAFFORD ARCHITECTURE

PROJECT NO. 194
STAGE DWG NO. DA102
REV

Drawn: JJ
Checked: JJ
Scale: As indicated @A3
Date: 11/02/2022



1
DEMOLITION PLAN
1 : 200

DA AMENDMENTS

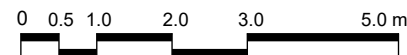
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DRAWING DEMOLITION



LEGEND

- BOUNDARY
- SETBACK
- TO BE DEMOLISHED

STAFFORD

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REV	DATE	AMENDMENT
A	11.02.22	Amendments to DA
	13.07.21	DA Submission

PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

APPLICANT
STAFFORD ARCHITECTURE

PROJECT NO. 194
STAGE DA110
DWG NO. A
REV A

Drawn: BL/LA
Checked: JJ
Scale: As indicated @A3
Date: 11/02/2022



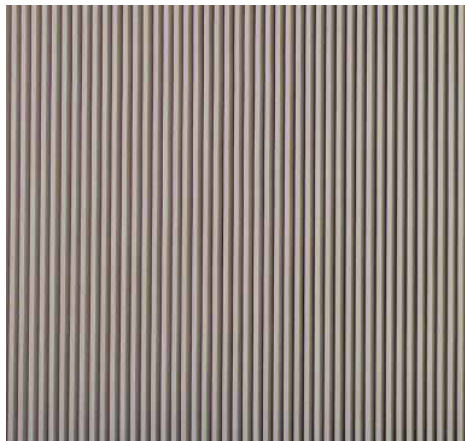
SS - BLACK
STEEL



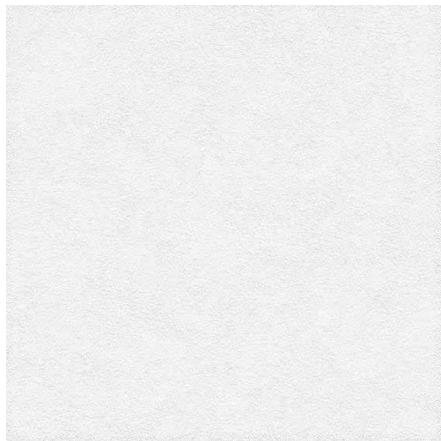
ST - STONE



C -
CONCRETE



TS - TIMBER LOOK SCREEN
TC - TIMBER LOOK CLADDING



R - RENDER

REV	DATE	AMENDMENT
	13.07.21	DA Submission

DA AMENDMENTS

1. PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
2. PROPOSED LAYOUT TO BEDROOM 01+ WIR AND ENSUITE
3. PROPOSED FACADE ALTERATION
4. PRIVACY SCREEN HEIGHT REDUCED
5. INCLUSION OF SHEET DA001.1 - LANDSCAPE AREA 25 LOCH STREET
6. INCLUSION OF SHEET DA006 - VIEW LOSS ANALYSES
7. INCLUSION OF SHEET DA007 - VIEW LOSS ANALYSES
8. 3D VIEWS UPDATED
9. EXISTING SHED REMOVED/DEMOLISHED PRIOR TO CURRENT DA SUBMISSION

GENERAL NOTES

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ACN 097664527 | Nom. Architect: Bruce Stafford - 7155

DRAWING

MATERIAL BOARD

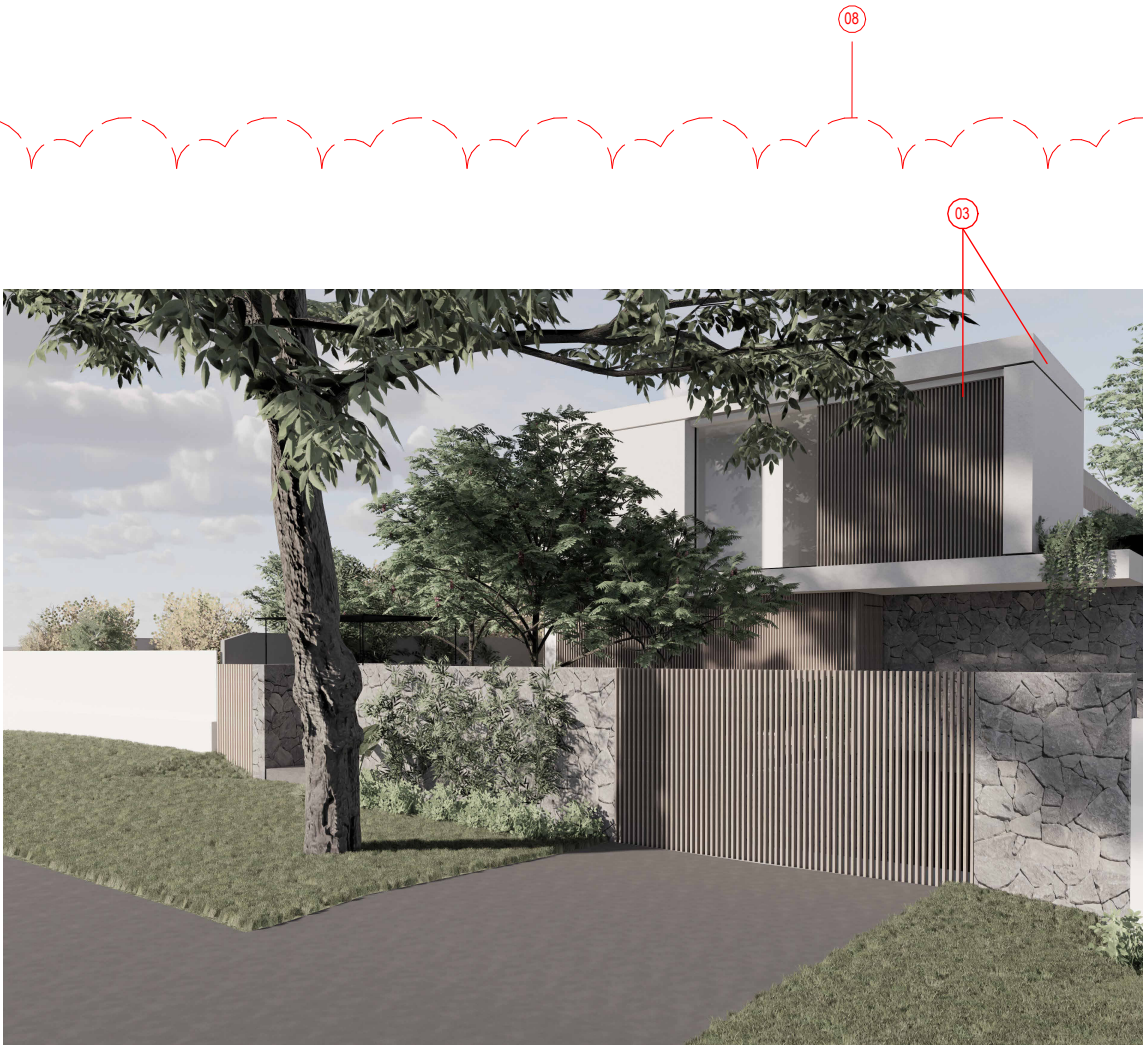
PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

PROJECT NO. STAGE DWG NO. REV
194 DA121

APPLICANT
STAFFORD ARCHITECTURE

Drawn: JJ Scale: 1 : 100 @A3
Checked: JJ Date: 11/02/2022

STAFFORD



REV	DATE	AMENDMENT
A	13.07.21	DA Submission
B	24.11.21	Amendments to DA
	11.02.22	Amendments to DA

- DA AMENDMENTS**
1. PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
 2. PROPOSED LAYOUT TO BEDROOM 01+ WIR AND ENSUITE
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 7. INCLUSION OF SHEET DA007 - VIEW LOSS ANALYSES
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 9. EXISTING SHED REMOVED/DEMOLISHED PRIOR TO CURRENT DA SUBMISSION

GENERAL NOTES

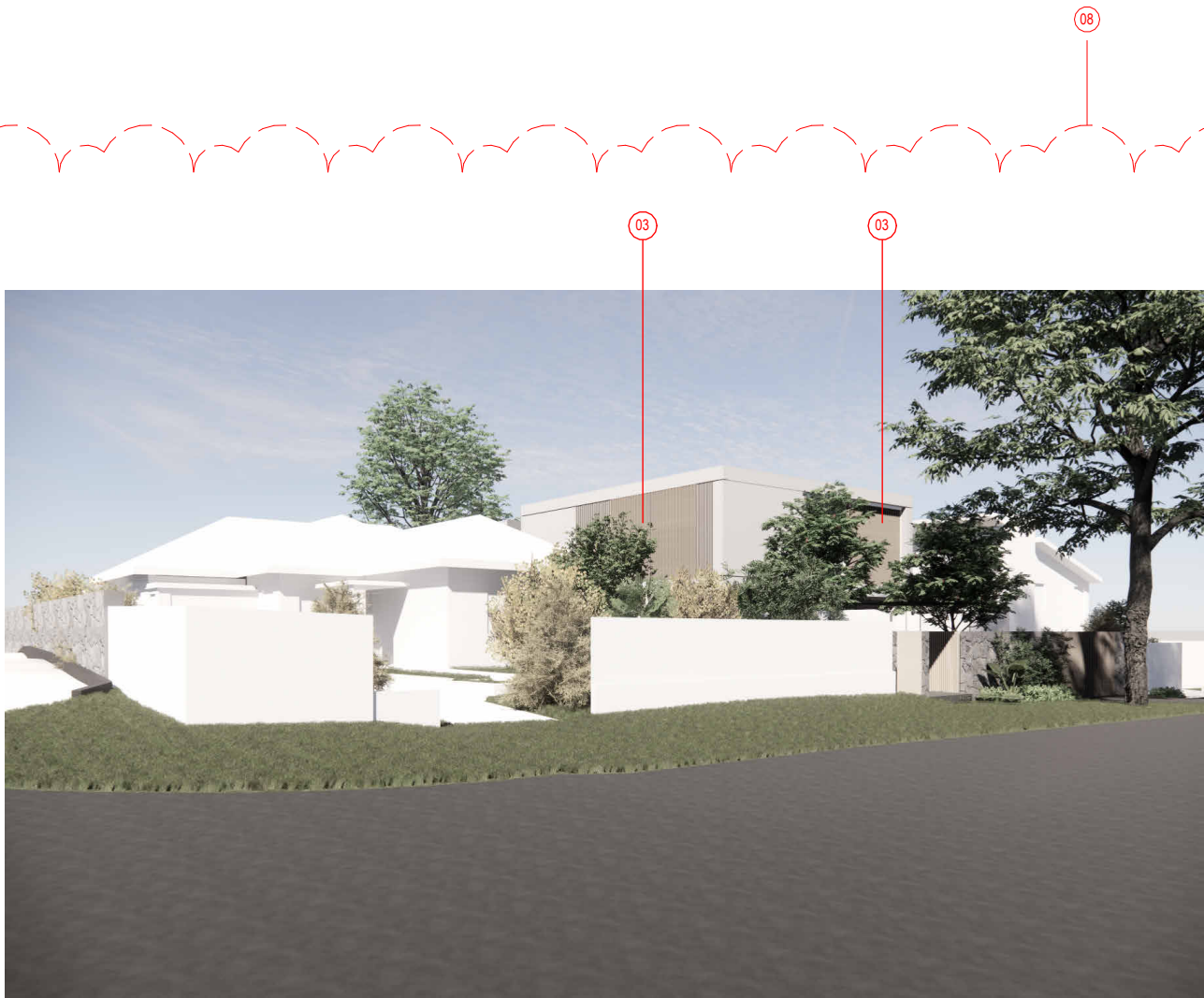
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DRAWING
3D VIEWS

PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

APPLICANT
STAFFORD ARCHITECTURE

PROJECT NO.	STAGE	DWG NO.	REV
194	DA122		B
Drawn:	JJ	Scale:	1 : 100 @A3
Checked:	JJ	Date:	11/02/2022



REV	DATE	AMENDMENT
A	13.07.21	DA Submission
B	24.11.21	Amendments to DA
	11.02.22	Amendments to DA

DA AMENDMENTS

1. PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
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7. INCLUSION OF SHEET DA007 - VIEW LOSS ANALYSES
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9. EXISTING SHED REMOVED/DEMOLISHED PRIOR TO CURRENT DA SUBMISSION

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DRAWING

3D VIEWS

PROJECT

23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

PROJECT NO.

194

STAGE DWG NO.

DA123

REV

B

APPLICANT

STAFFORD ARCHITECTURE

Drawn:

JJ

Scale:

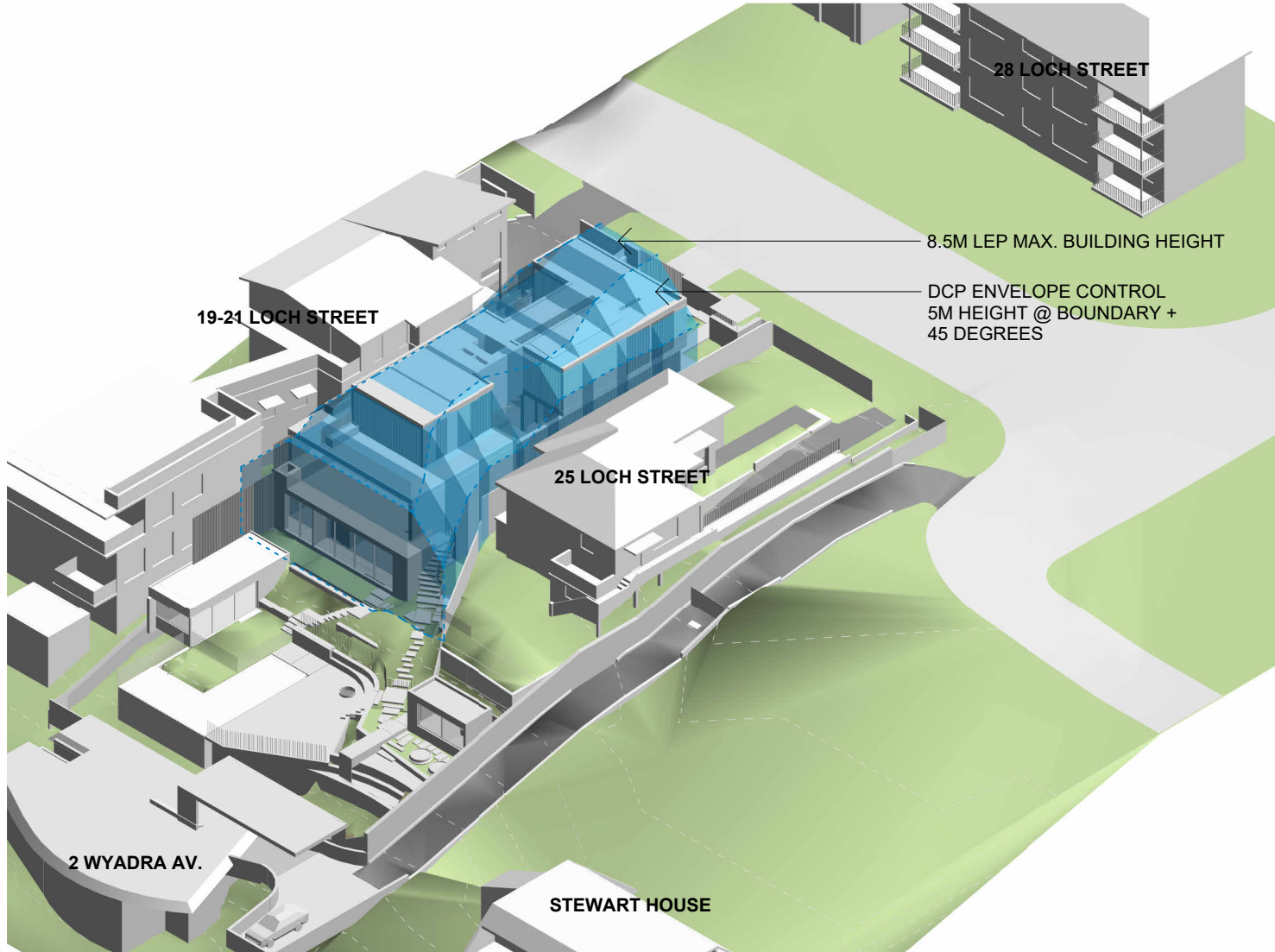
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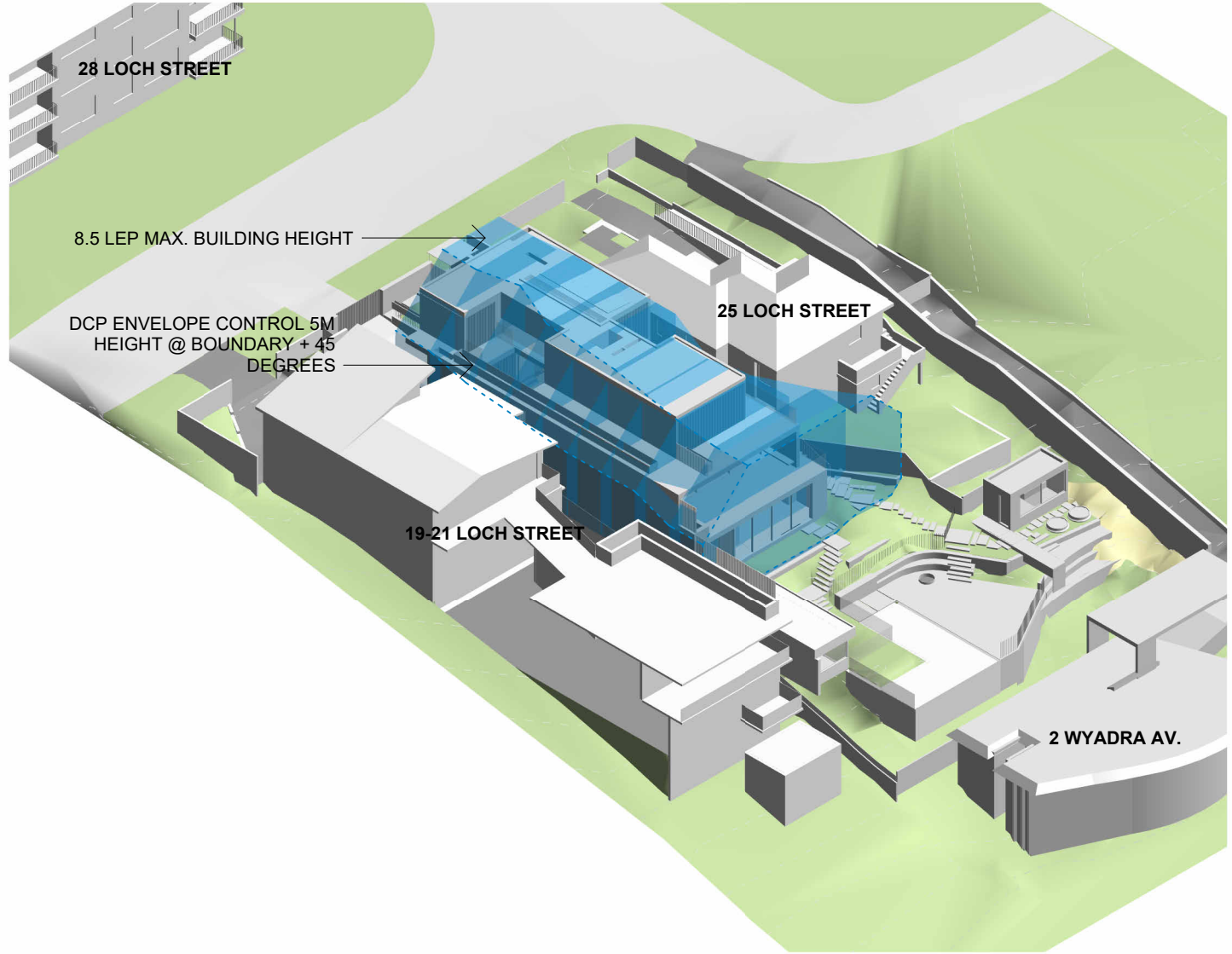
JJ

Date:

11/02/2022



1 LEP (B. HEIGHT) + DCP (SIDE BOUND.) NE



2 LEP (B. HEIGHT) + DCP (SIDE BOUND.) SE

REV	DATE	AMENDMENT
	13.07.21	DA Submission

DA AMENDMENTS

1. PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
2. PROPOSED LAYOUT TO BEDROOM 01* WIR AND ENSUITE
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7. INCLUSION OF SHEET DA007 - VIEW LOSS ANALYSES
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GENERAL NOTES

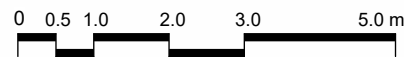
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STAFFORD

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DRAWING

LEP + DCP DIAGRAM

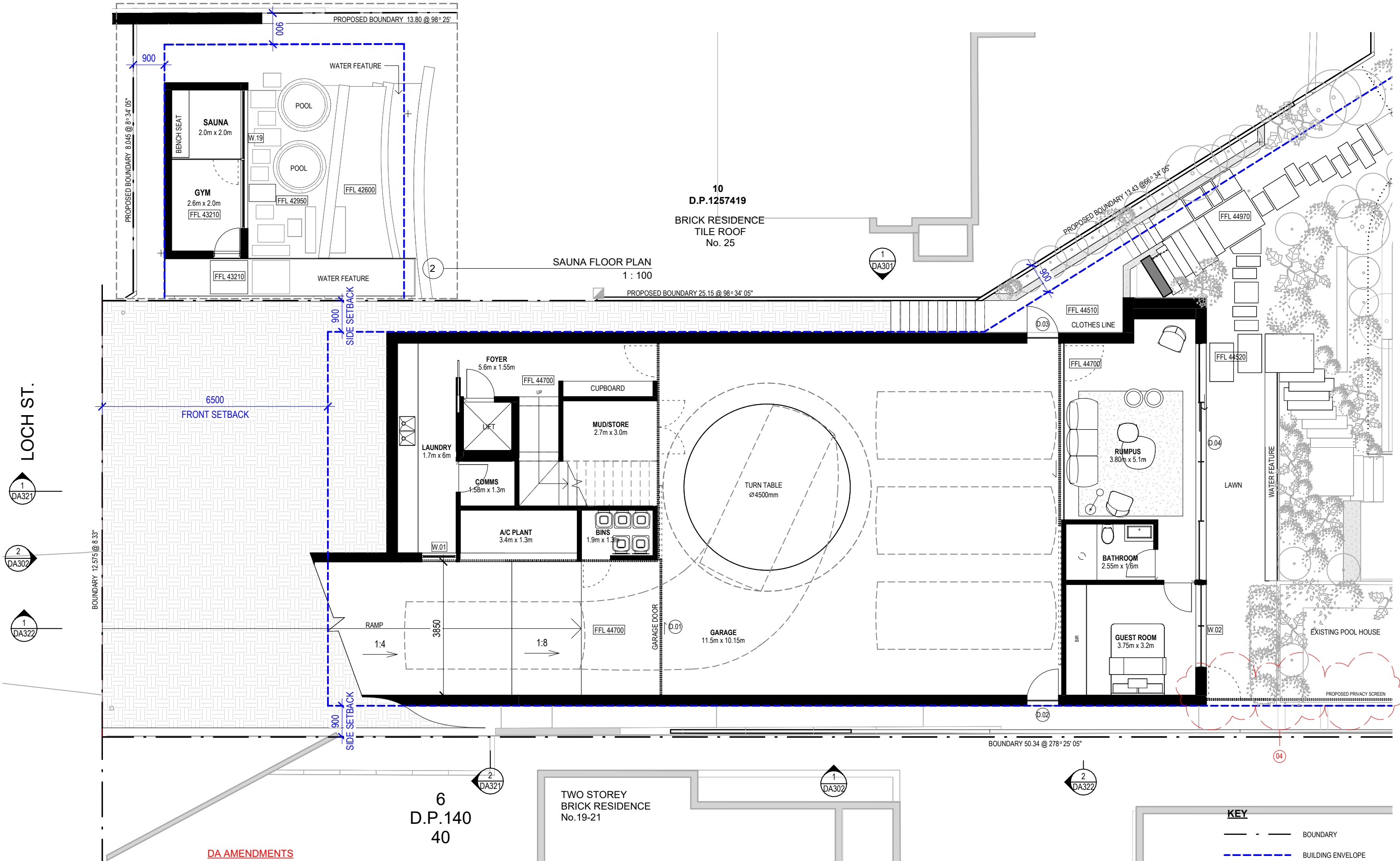


PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

APPLICANT
STAFFORD ARCHITECTURE

PROJECT NO. 194
STAGE DWG NO. DA132
REV

Drawn: Author
Checked: JJ
Scale: 1:100 @A3
Date: 23/11/2021



REV	DATE	AMENDMENT
A	13.07.21	DA Submission
B	24.11.21	Amendments to DA
	11.02.22	Amendments to DA

DA AMENDMENTS

- PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
- PROPOSED LAYOUT TO BEDROOM 01* WIR AND ENSUITE
- PROPOSED FACADE ALTERATION
- PRIVACY SCREEN HEIGHT REDUCED
- INCLUSION OF SHEET DA001.1 - LANDSCAPE AREA 25 LOCH STREET
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- INCLUSION OF SHEET DA007 - VIEW LOSS ANALYSES
- 3D VIEWS UPDATED
- EXISTING SHED REMOVED/DEMOLISHED PRIOR TO CURRENT DA SUBMISSION

STAFFORD

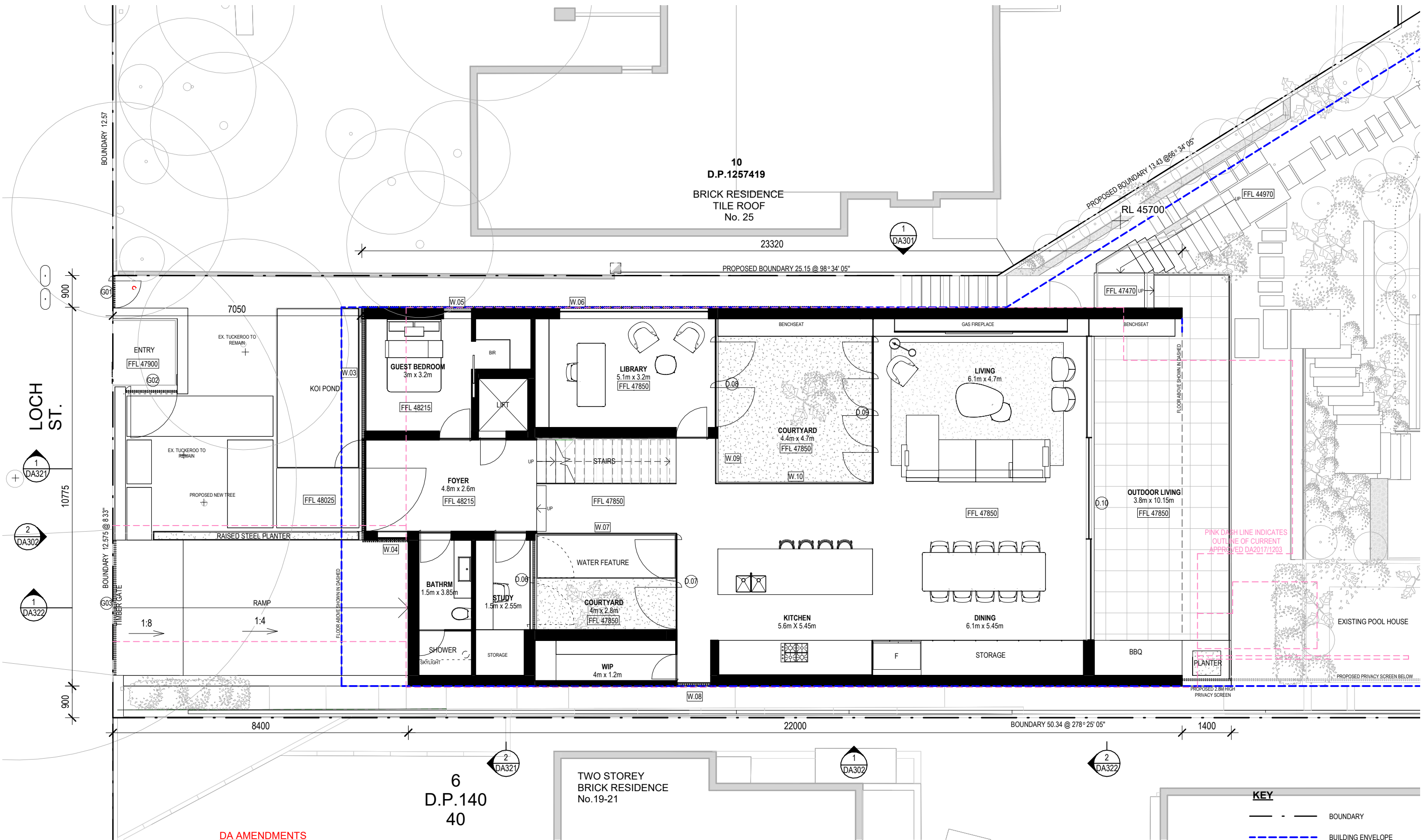
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ACN 097664527 | Nom. Architect: Bruce Stafford - 7155

DRAWING
LOWER GROUND FLOOR PLAN

PROJECT 23 LOCH STREET, FRESHWATER, NSW 2096 LOT 7 DP14040	PROJECT NO. 194	STAGE DA201	DWG NO. DA201	REV B
APPLICANT STAFFORD ARCHITECTURE	Drawn: JJ	Checked: JJ	Scale: 1:100 @A3	Date: 23/11/2021

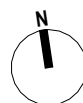


DA AMENDMENTS

1. PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
2. PROPOSED LAYOUT TO BEDROOM 01* WIR AND ENSUITE
3. PROPOSED FACADE ALTERATION
4. PRIVACY SCREEN HEIGHT REDUCED
5. INCLUSION OF SHEET DA001.1 - LANDSCAPE AREA 25 LOCH STREET
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7. INCLUSION OF SHEET DA007 - VIEW LOSS ANALYSES
8. 3D VIEWS UPDATED
9. EXISTING SHED REMOVED/DEMOLISHED PRIOR TO CURRENT DA SUBMISSION

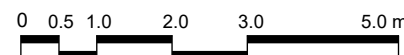
GENERAL NOTES

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DRAWING

GROUND FLOOR PLAN



KEY

- BOUNDARY
- BUILDING ENVELOPE
- DEMOLITION OF EXISTING
- APPROVED DA2017/1203

STAFFORD

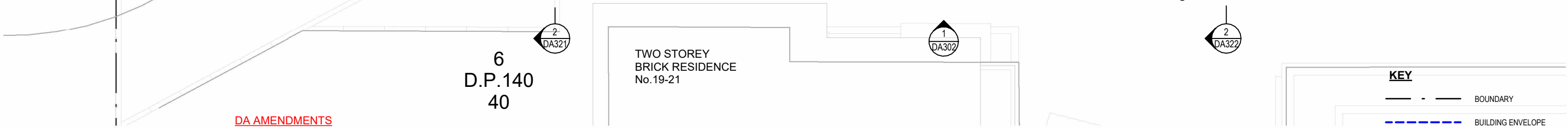
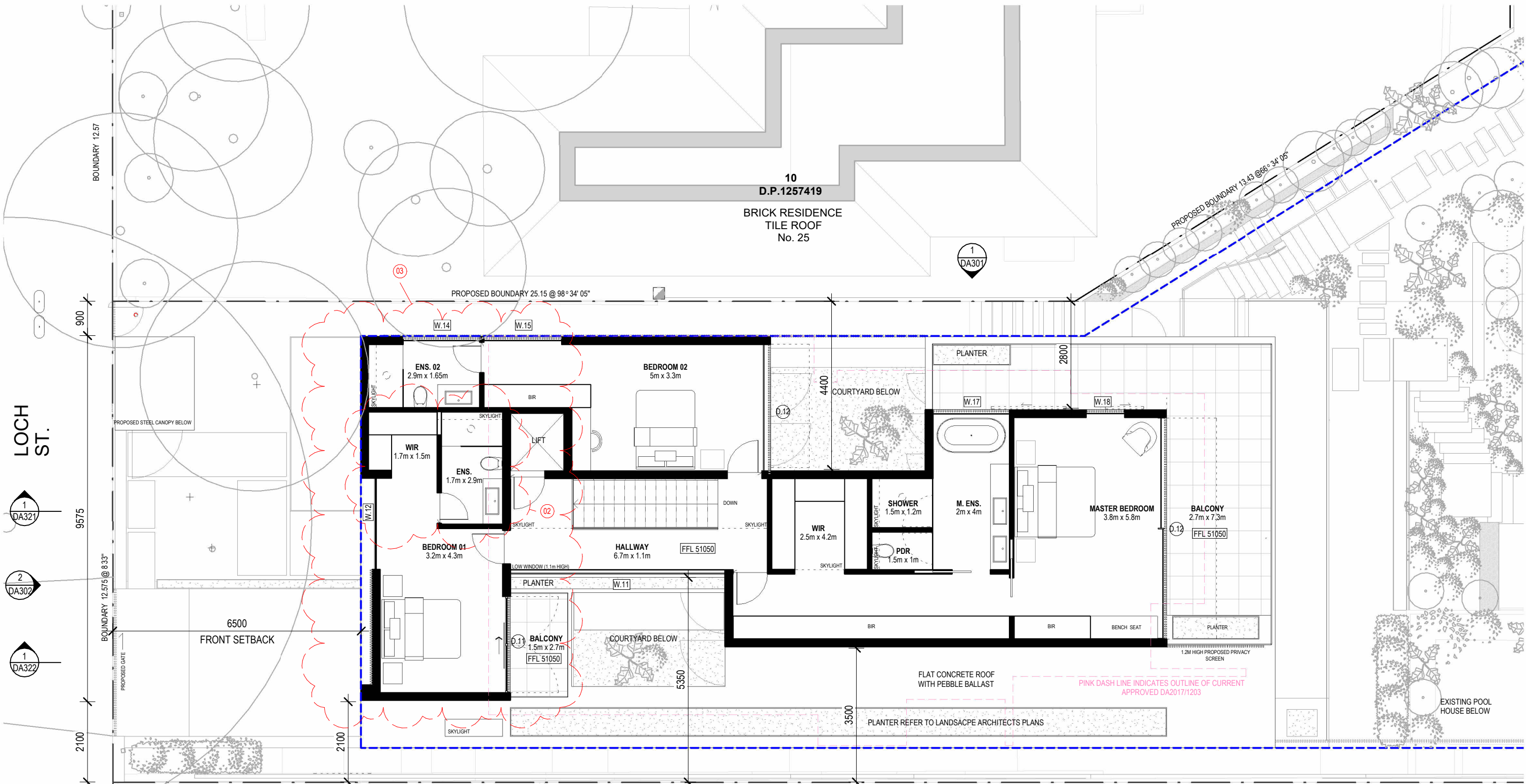
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PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

APPLICANT
STAFFORD ARCHITECTURE

PROJECT NO. 194
STAGE DA202
DWG NO. A
REV

Drawn: JJ
Checked: JJ
Scale: 1:100 @A3
Date: 23/11/2021



REV	DATE	AMENDMENT
A	13.07.21	DA Submission
B	24.11.21	Amendments to DA
	11.02.22	Amendments to DA

DA AMENDMENTS

- PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
- PROPOSED LAYOUT TO BEDROOM 01* WIR AND ENSUITE
- PROPOSED FACADE ALTERATION
- PRIVACY SCREEN HEIGHT REDUCED
- INCLUSION OF SHEET DA001.1 - LANDSCAPE AREA 25 LOCH STREET
- INCLUSION OF SHEET DA006 - VIEW LOSS ANALYSES
- INCLUSION OF SHEET DA007 - VIEW LOSS ANALYSES
- 3D VIEWS UPDATED
- EXISTING SHED REMOVED/DEMOLISHED PRIOR TO CURRENT DA SUBMISSION

GENERAL NOTES

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KEY

- BOUNDARY
- BUILDING ENVELOPE
- DEMOLITION OF EXISTING
- APPROVED DA2017/1203

STAFFORD

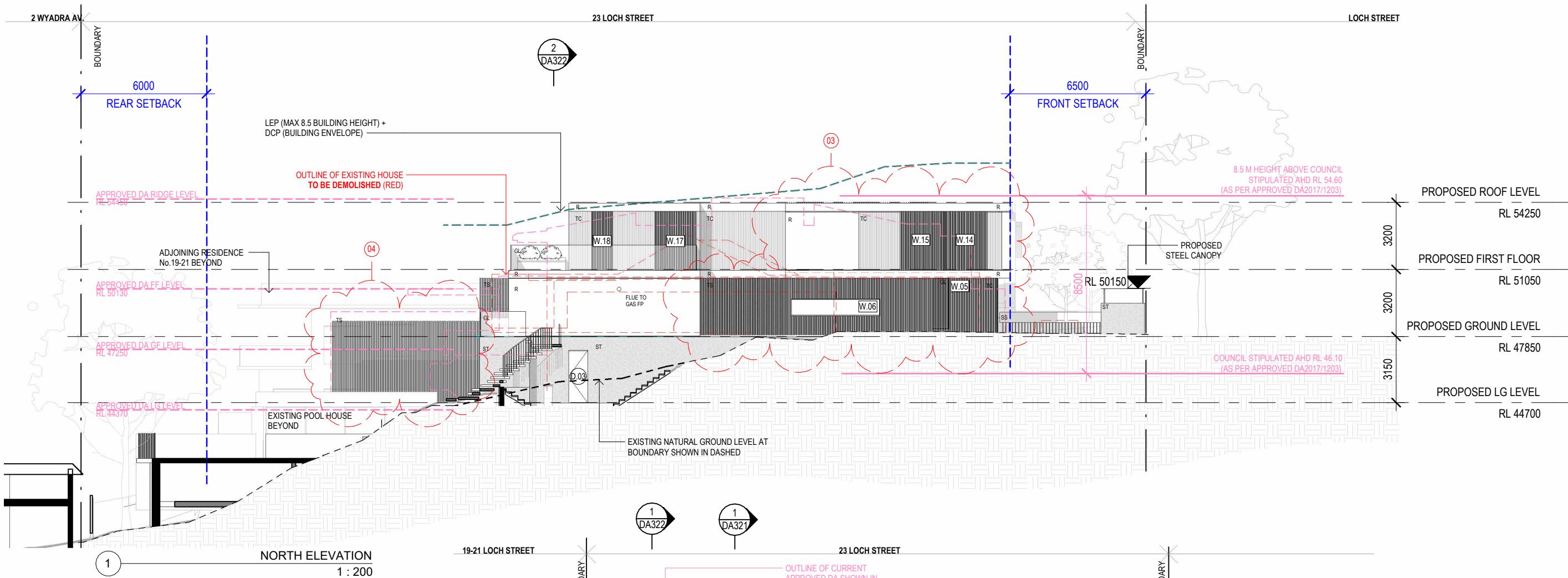
PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

PROJECT NO. 194
STAGE DA203
DWG NO. B

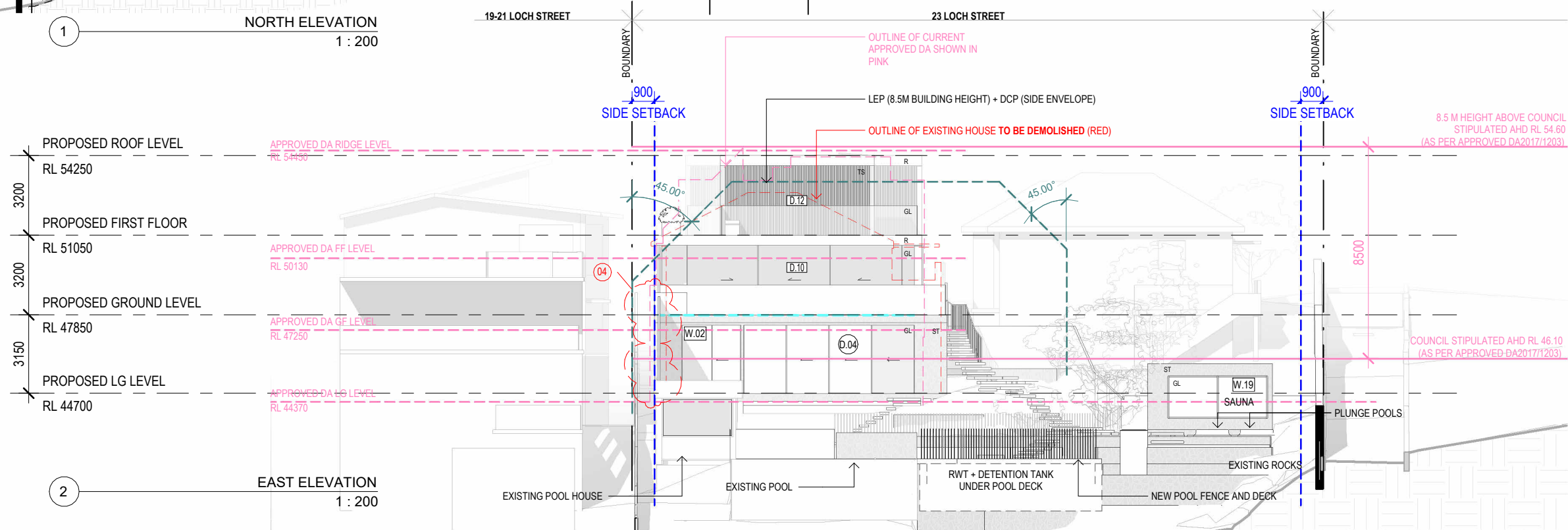
APPLICANT
STAFFORD ARCHITECTURE

Drawn: JJ
Checked: JJ

Scale: 1:100 @A3
Date: 23/11/2021



1 NORTH ELEVATION
1 : 200



2 EAST ELEVATION
1 : 200

DA AMENDMENTS

1. PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
2. PROPOSED LAYOUT TO BEDROOM 01* WIR AND ENSUITE
3. PROPOSED FACADE ALTERATION
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7. INCLUSION OF SHEET DA007 - VIEW LOSS ANALYSES
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LEGEND

- BOUNDARY
- BUILDING ENVELOPE
- DEMOLITION OF EXISTING
- APPROVED DA2017/1203
- LEP (8.5M BUILDING HEIGHT) + DCP (BUILDING ENVELOPE)

FINISHES LEGEND

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

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DRAWING

NORTH AND EAST ELEVATION



PROJECT

23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

APPLICANT

STAFFORD ARCHITECTURE

PROJECT NO.

194

STAGE DWG NO.

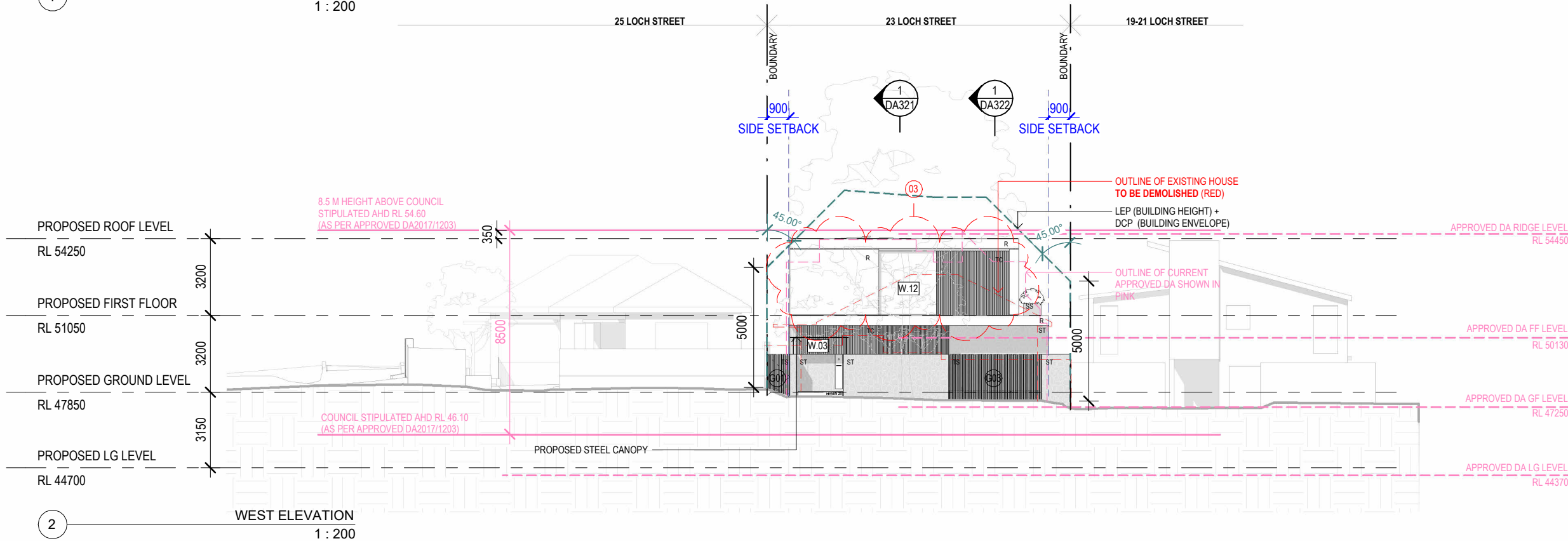
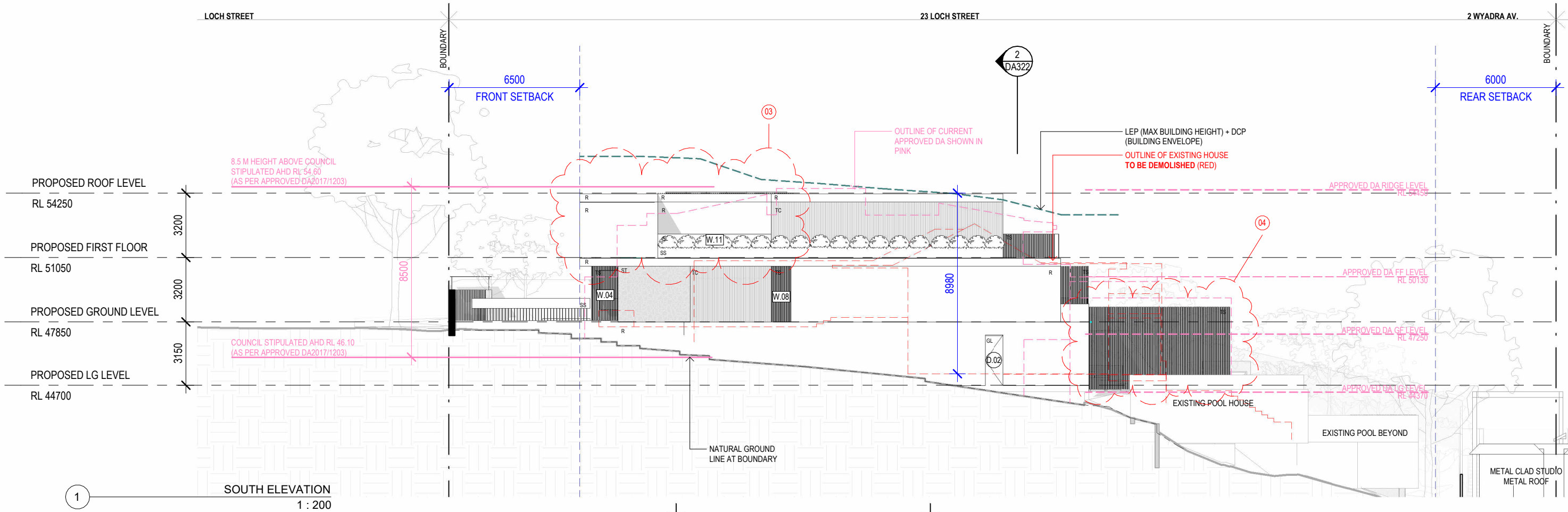
DA301

REV

B

Drawn: JJ
Checked: JJ

Scale: As indicated @A3
Date: 23/11/2021



LEGEND

—	BOUNDARY
- - -	BUILDING ENVELOPE
- - -	DEMOLITION OF EXISTING
- - -	APPROVED DA2017/1203
- - -	LEP (8.5M BUILDING HEIGHT) + DCP (BUILDING ENVELOPE)

FINISHES LEGEND

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

REV	DATE	AMENDMENT
	13.07.21	DA Submission
A	24.11.21	Amendments to DA
B	11.02.22	Amendments to DA

DA AMENDMENTS

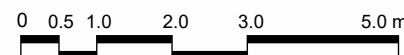
1. PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
2. PROPOSED LAYOUT TO BEDROOM 01+ WIR AND ENSUITE
3. PROPOSED FACADE ALTERATION
4. PRIVACY SCREEN HEIGHT REDUCED
5. INCLUSION OF SHEET DA001.1 - LANDSCAPE AREA 25 LOCH STREET
6. INCLUSION OF SHEET DA006 - VIEW LOSS ANALYSES
7. INCLUSION OF SHEET DA007 - VIEW LOSS ANALYSES
8. 3D VIEWS UPDATED
9. EXISTING SHED REMOVED/DEMOLISHED PRIOR TO CURRENT DA SUBMISSION

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DRAWING

SOUTH AND WEST ELEVATION



PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

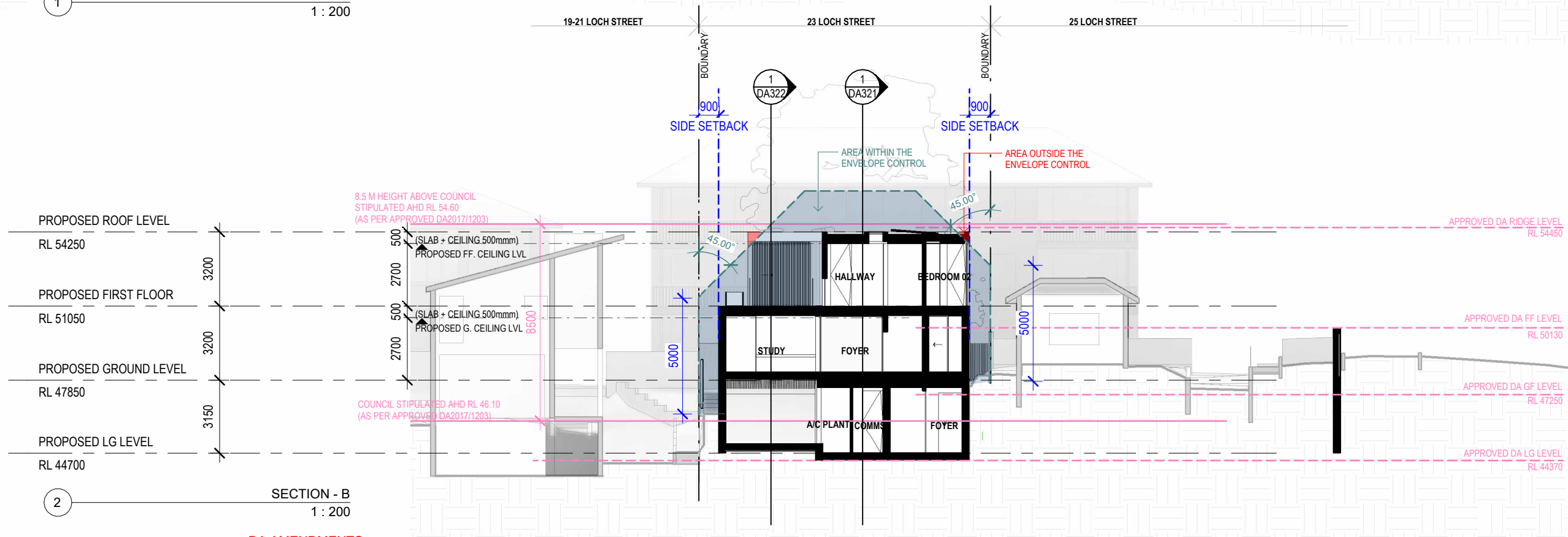
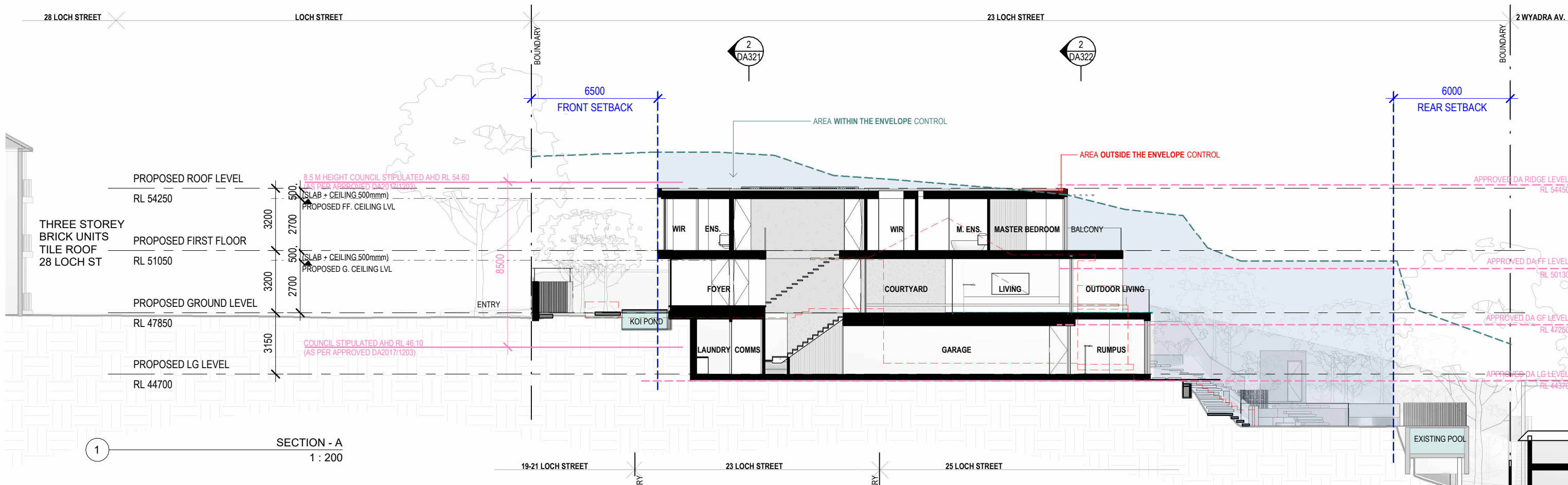
APPLICANT
STAFFORD ARCHITECTURE

PROJECT NO. 194
STAGE DA302
DWG NO. B
REV

Drawn: JJ
Checked: JJ
Scale: As indicated @A3
Date: 23/11/2021

STAFFORD

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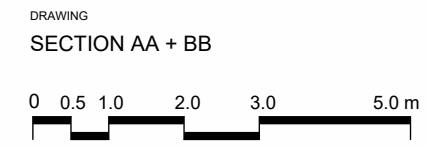
- LEGEND**
- BOUNDARY
 - BUILDING ENVELOPE
 - DEMOLITION OF EXISTING
 - APPROVED DA2017/1203
 - LEP (8.5M BUILDING HEIGHT) + DCP (BUILDING ENVELOPE)
- FINISHES LEGEND**
- | | |
|----|------------------------------|
| TC | TIMBER LOOK CLADDING |
| TS | TIMBER LOOK SCREEN / BATTENS |
| ST | STONE |
| GL | GLASS |
| SS | STEEL |
| R | RENDER |
| C | CONCRETE |

REV	DATE	AMENDMENT
A	13.07.21	DA Submission
	24.11.21	Amendments to DA

- DA AMENDMENTS**
- PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
 - PROPOSED LAYOUT TO BEDROOM 01* WIR AND ENSUITE
 - PROPOSED FACADE ALTERATION
 - PRIVACY SCREEN HEIGHT REDUCED
 - INCLUSION OF SHEET DA001.1 - LANDSCAPE AREA 25 LOCH STREET
 - INCLUSION OF SHEET DA006 - VIEW LOSS ANALYSES
 - INCLUSION OF SHEET DA007 - VIEW LOSS ANALYSES
 - 3D VIEWS UPDATED
 - EXISTING SHED REMOVED/DEMOLISHED PRIOR TO CURRENT DA SUBMISSION

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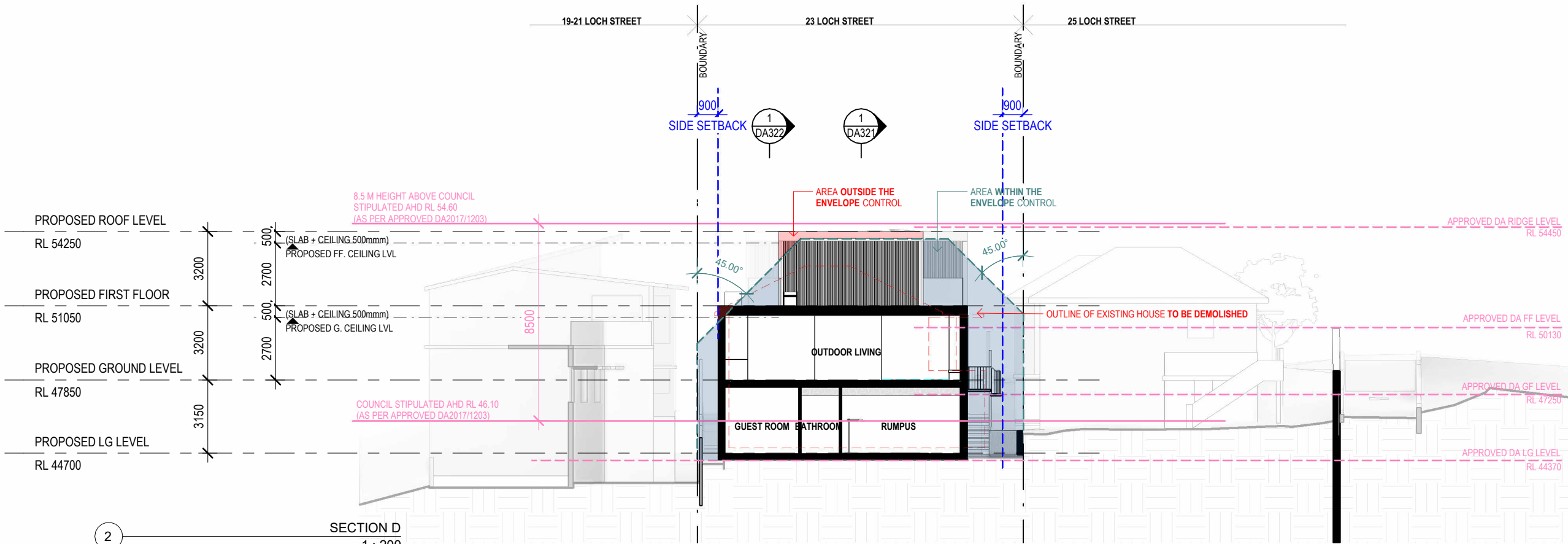
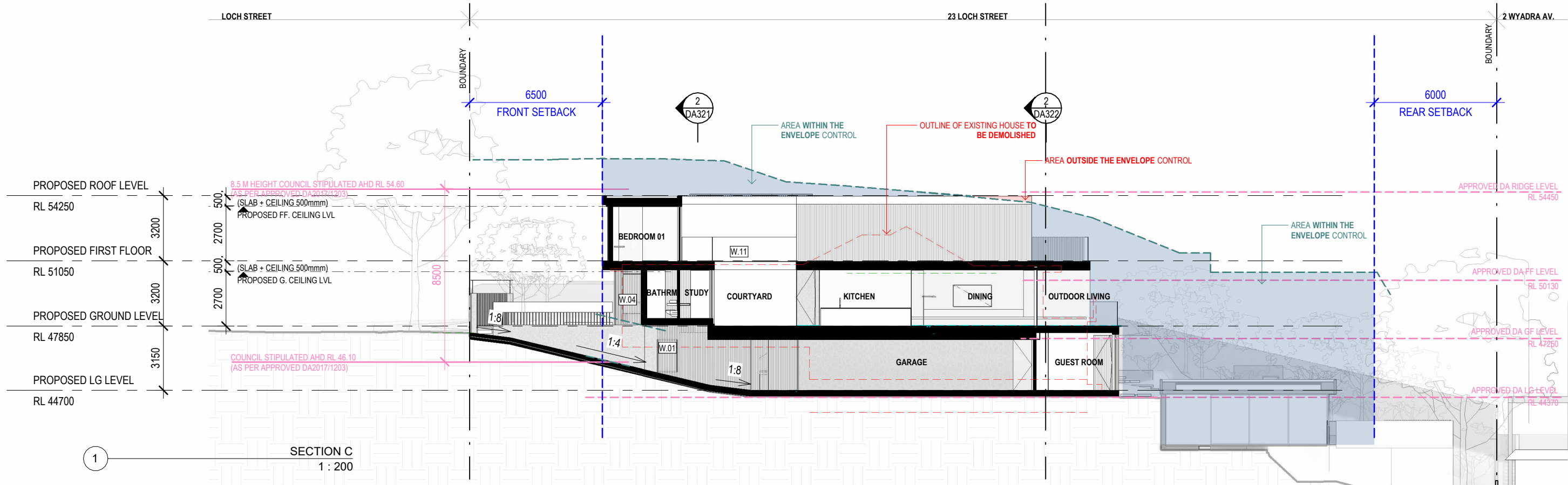


PROJECT
23 LOCH STREET, FRESHWATER, NSW 2096
LOT 7 DP14040

APPLICANT
STAFFORD ARCHITECTURE

PROJECT NO.	STAGE	DWG NO.	REV
194	DA321		A
Drawn:	JJ	Scale:	As indicated @A3
Checked:	JJ	Date:	23/11/2021

STAFFORD



- LEGEND**
- BOUNDARY
 - BUILDING ENVELOPE
 - DEMOLITION OF EXISTING
 - APPROVED DA2017/1203
 - LEP (8.5M BUILDING HEIGHT) + DCP (BUILDING ENVELOPE)

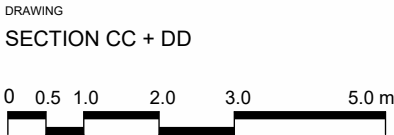
- FINISHES LEGEND**
- TC TIMBER LOOK CLADDING
 - TS TIMBER LOOK SCREEN / BATTENS
 - ST STONE
 - GL GLASS
 - SS STEEL
 - R RENDER
 - C CONCRETE

REV	DATE	AMENDMENT
A	13.07.21	DA Submission
	24.11.21	Amendments to DA

- DA AMENDMENTS**
- PROPOSED NEW POSITION TO SKY LIGHT TO MATCH ENSUITE LOCATION
 - PROPOSED LAYOUT TO BEDROOM 01+ WIR AND ENSUITE
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PROJECT

23 LOCH STREET, FRESHWATER, NSW 2096

LOT 7 DP14040

APPLICANT

STAFFORD ARCHITECTURE

PROJECT NO.	STAGE	DWG NO.	REV
194	DA322		A
Drawn:	Author	Scale:	As indicated @A3
Checked:	JJ	Date:	23/11/2021

STAFFORD