

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

DA2020/0270

3

Site Analysis and Site Plan

1:200



3

View from Gate

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client Christopher & Siobhan  
Project Name Eagar Home  
Address 3 Martin St  
Freshwater NSW 2095

Drawing Title:  
Plans Ground - Site Plan and Perspectives  
View from Gate, Site Analysis and Site Plan

Scale: as noted Date: March 2020

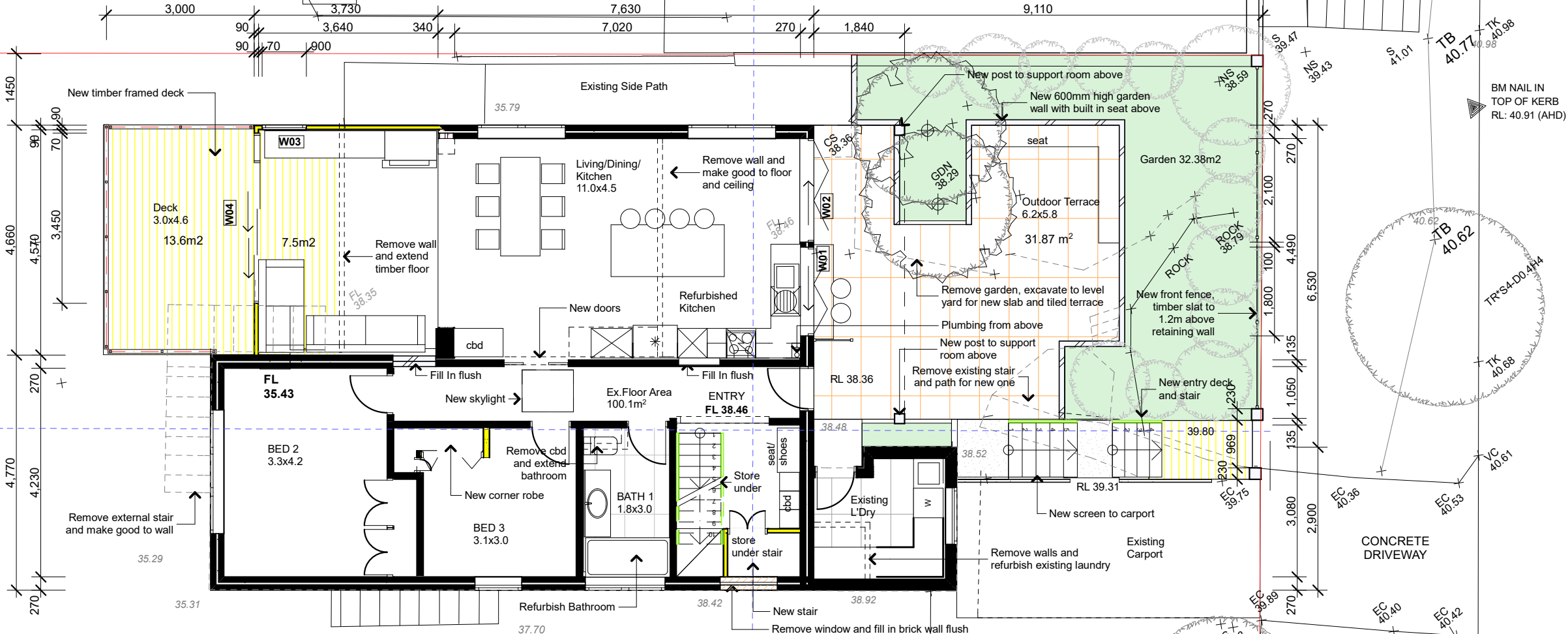
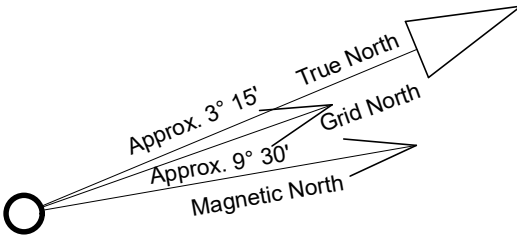
Status: DA Checked By: SH

Project No: 2019 11 Drawing No.: DA01

Plot Date: 16/03/2020

LOT 35  
DP 4947

THREE STOREY  
RENDERED HOUSE  
METAL ROOF  
No 5



TWO STOREY  
RENDERED HOUSE  
TILE ROOF  
No 1

LOT 33  
DP 4947



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Ground Floor Plan

1:100

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Client  
**Christopher & Siobhan**  
Project Name  
**Eagar Home**  
Address  
**3 Martin St  
Freshwater NSW 2095**

Drawing Title:  
**Plans Ground - Ground Floor Plan**  
Ground Floor Plan

Scale: as noted Date: March 2020

Status: DA Checked By: SH

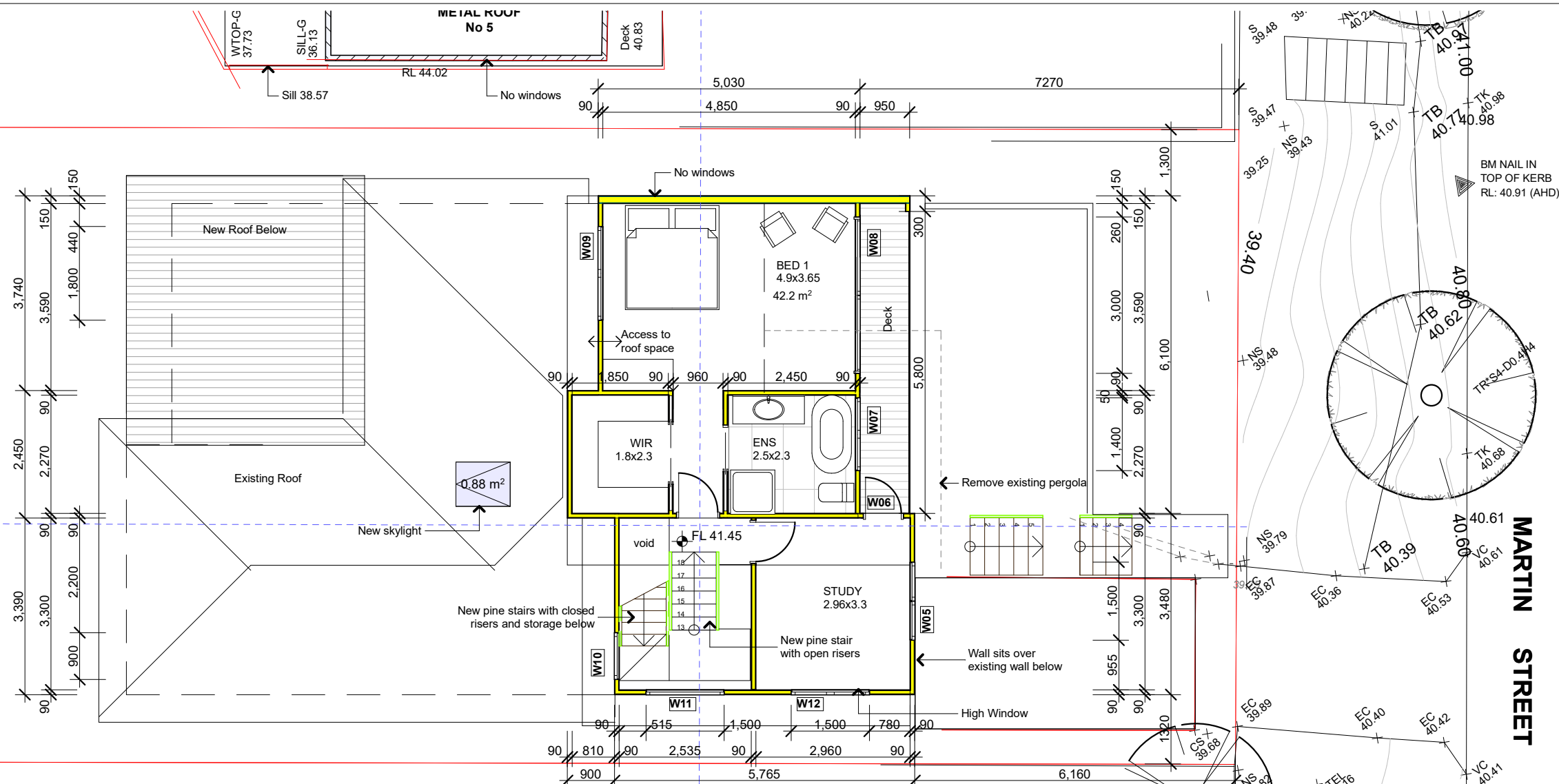
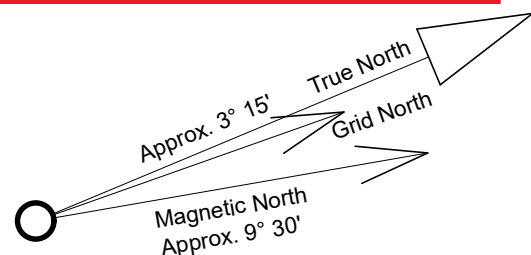
Project No:  
**2019 11**  
Drawing No.:  
**DA02**

Plot Date: 13/03/2020



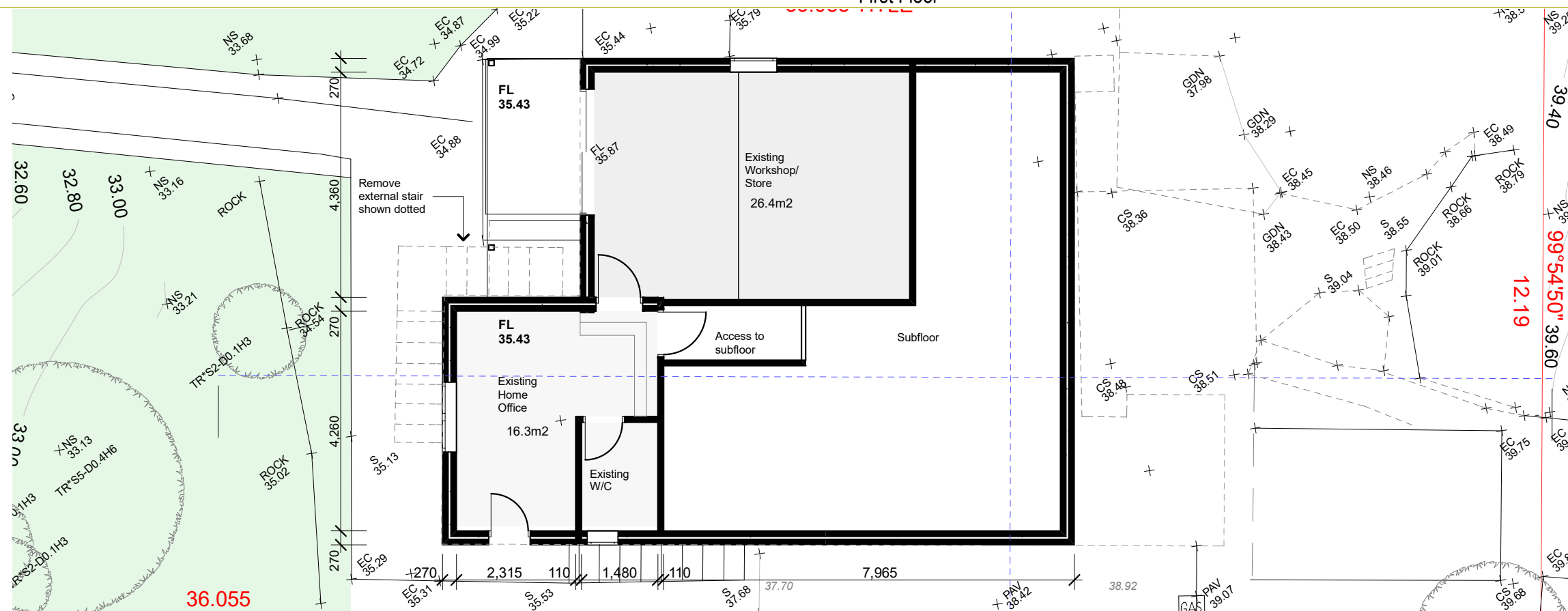
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First Floor

1:100



Lower Subfloor

1:100

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Client: Christopher & Siobhan  
Project Name: Eagar Home  
Address: 3 Martin St, Freshwater NSW 2095

Drawing Title: Plans Ground - First Floor Plan and Lower Subfloor, First Floor

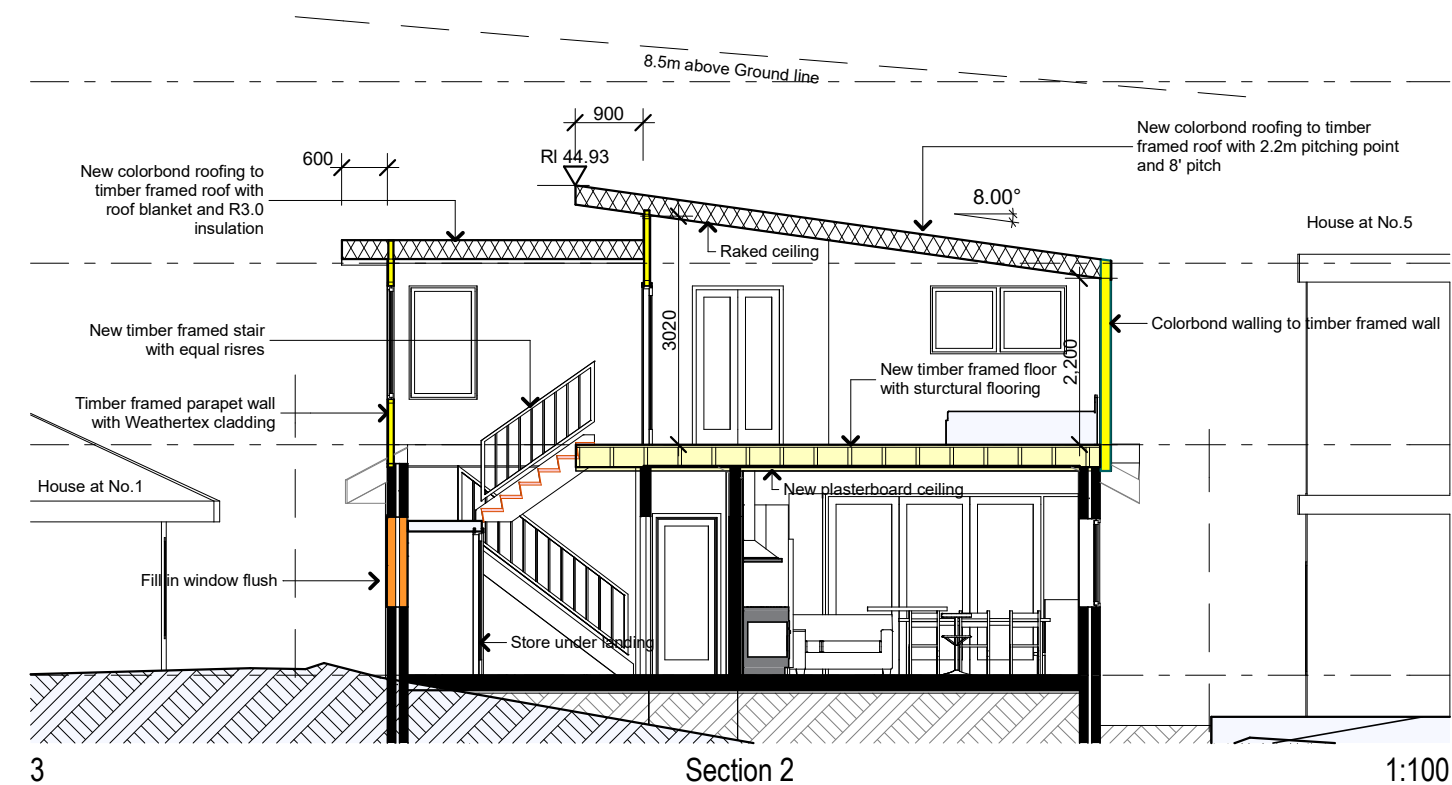
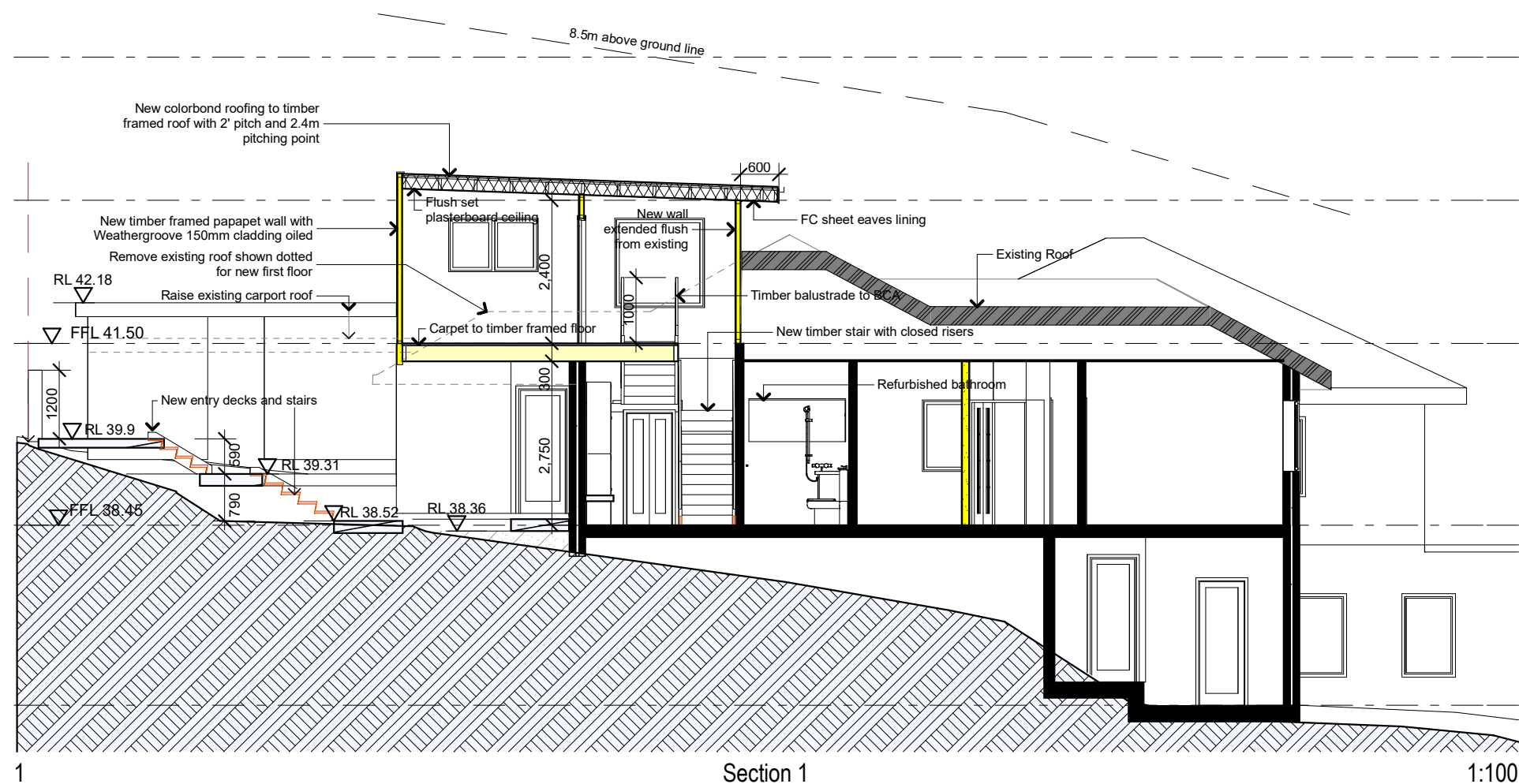
Scale: as noted Date: March 2020

Status: DA Checked By: SH

Project No: 2019 11 Drawing No.: DA03

Plot Date: 13/03/2020





## BASIX CERTIFICATE A370228

### Fixtures and Systems

#### Lighting

A minimum of 40% of new or altered lights will be LED lamps, fluorescent, or compact fluorescent

#### Fixtures

New Showerheads, Flow Rate

9Ltrs/min or 3 Star

New Taps, Flow Rate 9Ltrs/min or 3 Star

New Toilets, Flow Rate 4Ltrs/flush or 3 Star

### Construction

#### Insulation Requirements

Suspended Floor R0.8

External Walls R1.3, or R1.7 including Construction

Raked Ceiling, R2.24 and 55mm foil back blanket, Dark Colour SA 0.70

Flat Roof/ Ceiling, R2.08 and 55mm foil back blanket, Dark Colour SA 0.70

### Windows and Glazed Doors Powdercoated Aluminium

W01, W02, 900mm eave, single clear

U 7.63 SHGC 0.75

W03, 450mm eave, single clear

U 7.63 SHGC 0.75

W04, 900mm eave, single clear

U 7.63 SHGC 0.75

W05, 600mm eave, single toned

U 7.57 SHGC 0.57

W06, W07, W08, 900mm eave, single clear

U 7.63 SHGC 0.75

W09, W10, 600mm eave, single clear

U 7.63 SHGC 0.75

W11, W12, 600mm eave, single toned

U 7.57 SHGC 0.57

S01 - 0.85m2, timber, double clear,

U 4.3, SHGC 0.5



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Client **Christopher & Siobhan**  
Project Name **Eagar Home**  
Address **3 Martin St  
Freshwater NSW 2095**

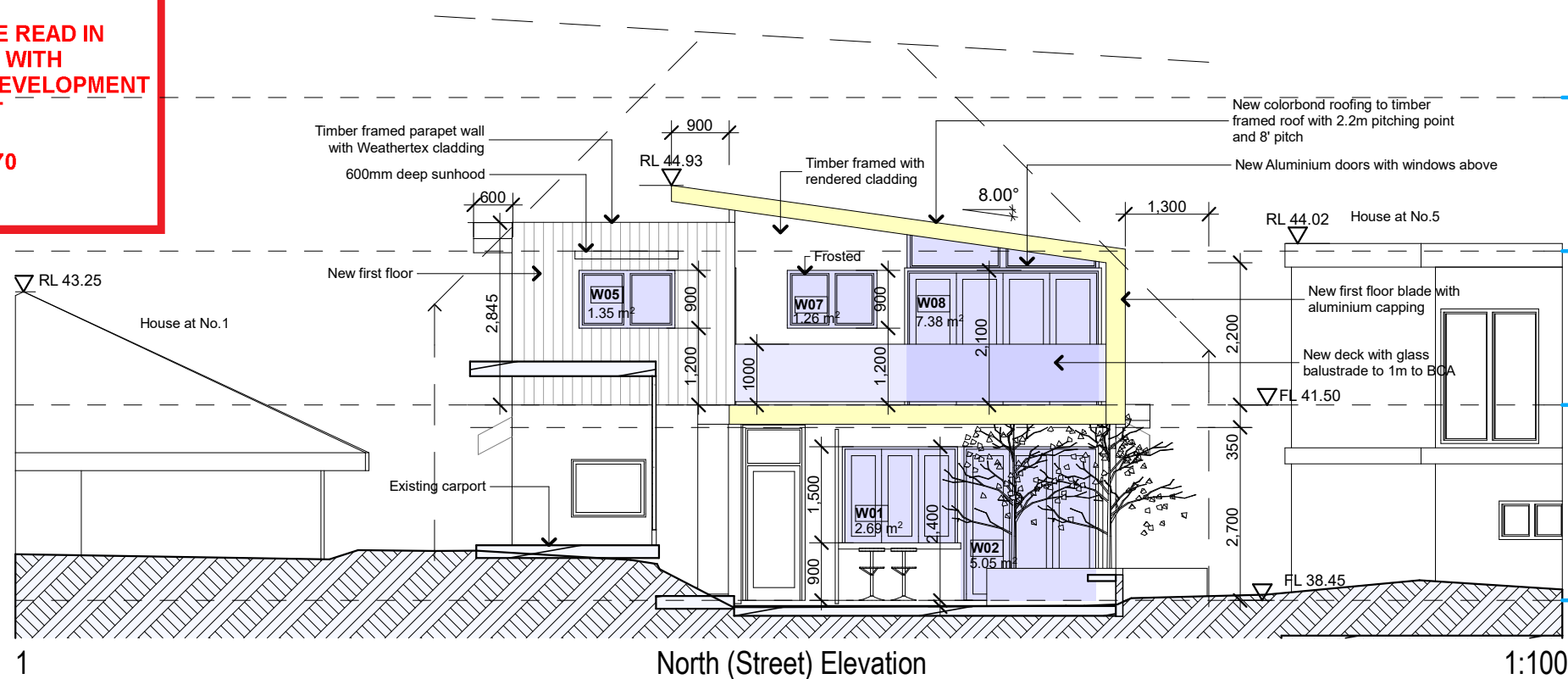
Drawing Title:  
**Sections - Section 1 and Section 2**  
Section 1, Section 2

Scale: as noted Date: March 2020

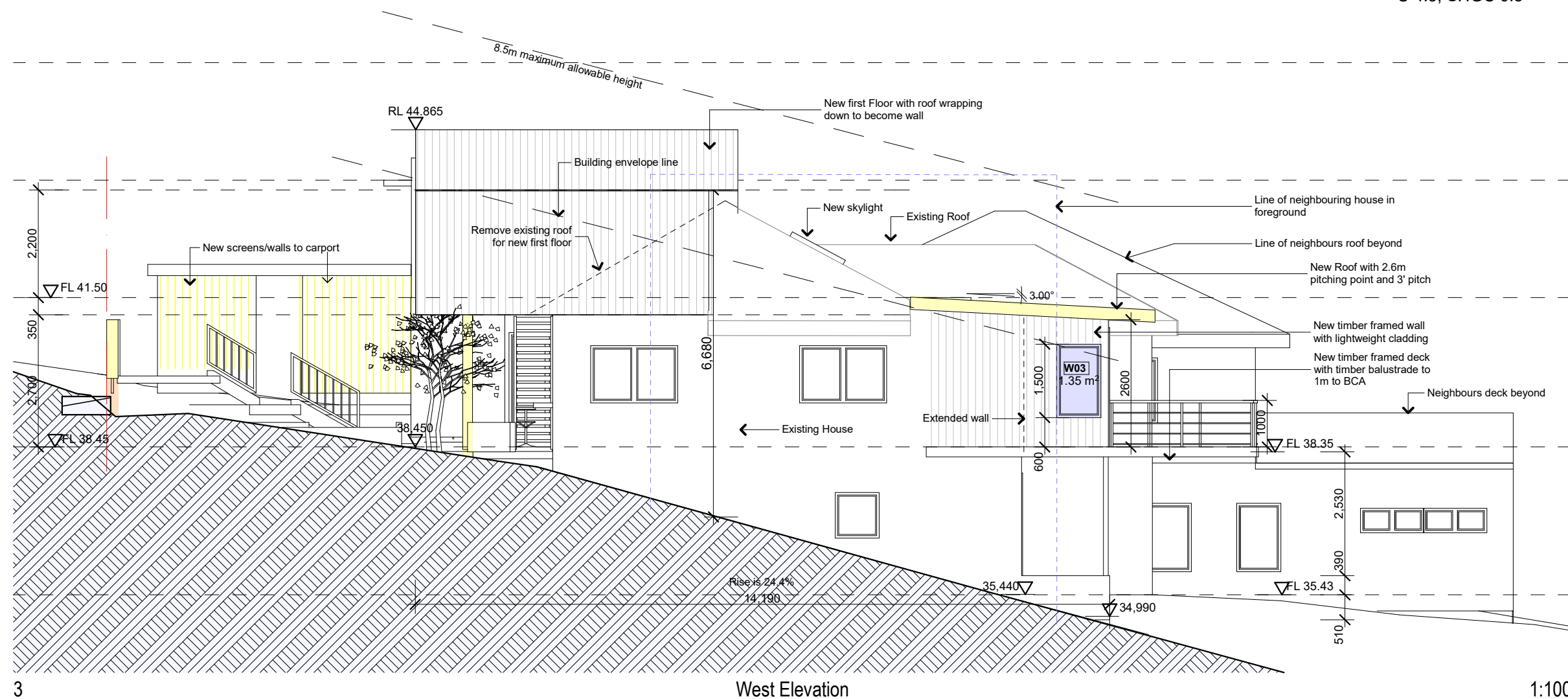
Status: DA Checked By: SH

Project No: **2019 11** Drawing No.: **DA04**

Plot Date: 16/03/2020



S01 - 0.85m2, timber, double clear,  
U 4.3, SHGC 0.5



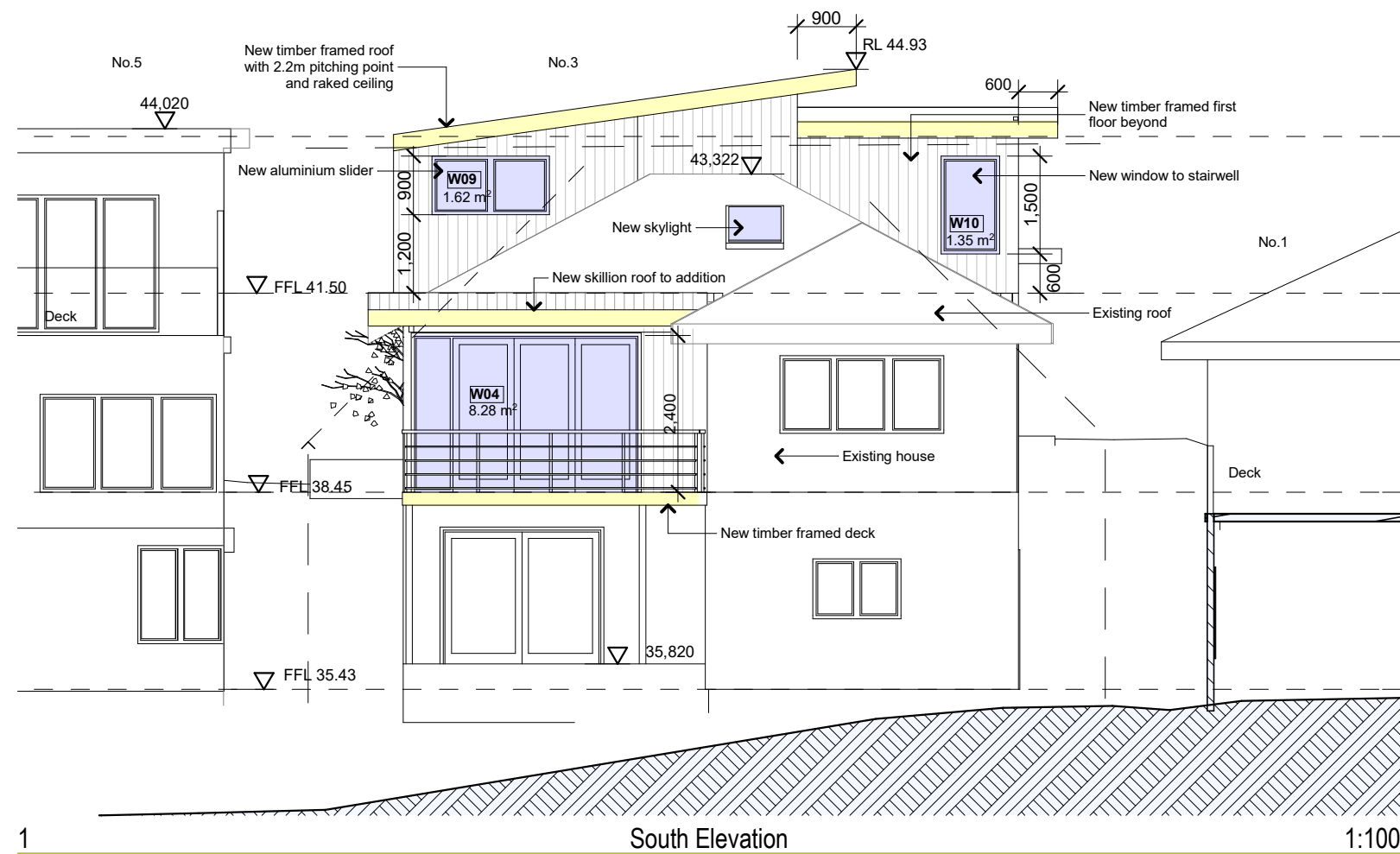
Plot Date:	16/03/2020
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beaches  
council

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## Construction

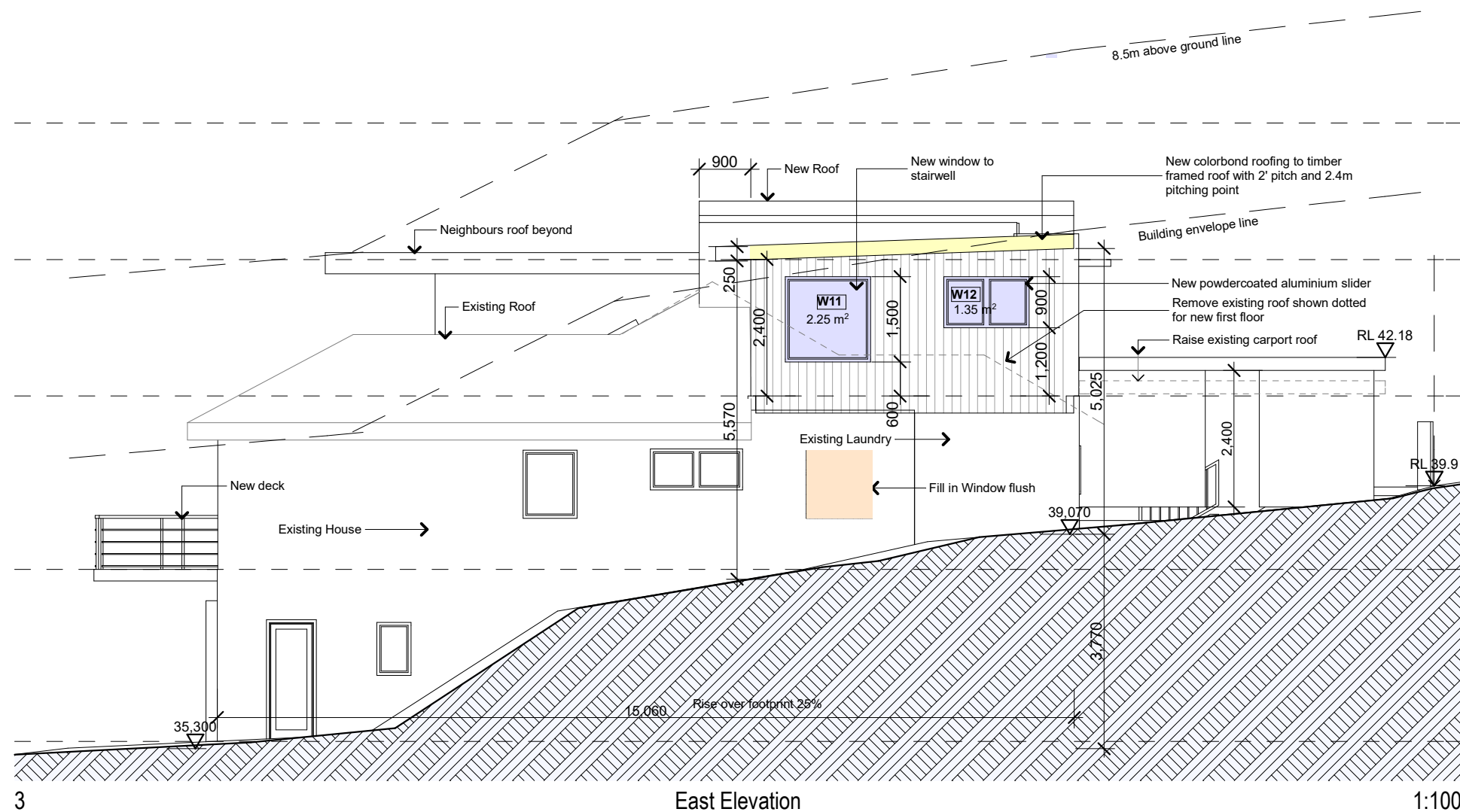
### Insulation Requirements

Suspended Floor R0.8  
External Walls R1.3, or R1.7 including  
Contruction  
Raked Ceiling, R2.24 and 55mm foil  
back blanket, Dark Colour SA 0.70  
Flat Roof/ Ceiling, R2.08 and 55mm foil  
back blanket, Dark Colour SA 0.70

### Windows and Glazed Doors Powdercoated Aluminium

W01, W02, 900mm eave, single clear  
U 7.63 SHGC 0.75  
W03, 450mm eave, single clear  
U 7.63 SHGC 0.75  
W04, 900mm eave, single clear  
U 7.63 SHGC 0.75  
W05, 600mm eave, single toned  
U 7.57 SHGC 0.57  
W06, W07, W08, 900mm eave, single clear  
U 7.63 SHGC 0.75  
W09, W10, 600mm eave, single clear  
U 7.63 SHGC 0.75  
W11, W12, 600mm eave, single toned  
U 7.57 SHGC 0.57

S01 - 0.85m2, timber, double clear,  
U 4.3, SHGC 0.5



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Client  
Project Name  
Address

Christopher & Siobhan  
Eagar Home  
3 Martin St  
Freshwater NSW 2095

Drawing Title:  
Elevations - Elevations  
South Elevation, East Elevation

Scale: as noted  
Date: March 2020

Status: DA  
Checked By: SH

Project No:  
2019 11  
Drawing No.:  
DA06

Plot Date: 16/03/2020

# Site Specific Designs


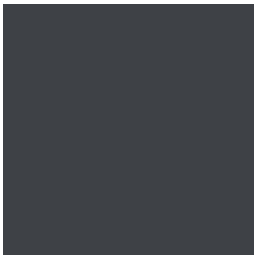
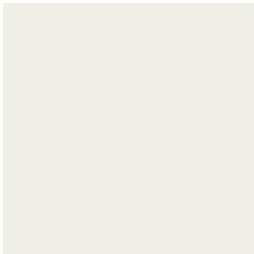


External Finishes Schedule  
3 Martin Street, Freshwater  
March 2020

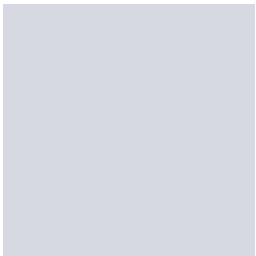
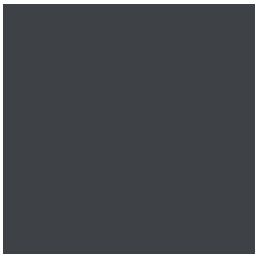


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Item	Description	Finish	Colour	Image
<b>Vertical Cladding</b>	Weathergroove 150 mm Natural from Weathertex	Oiled	TBA	
<b>Timber Trims</b>	Fascias, timber screens	Dulux super enamel	Resene Half Foundry N39-006-259	
<b>Doors and Windows</b>	Aluminium external	Gloss	White	
<b>Roof</b>	Existing Tiles		Terracotta	
<b>New Roof</b>	Colorbond	Kliplok 700	Ironstone	
<b>Gutters</b>	Colorbond	Half Round	Ironstone	

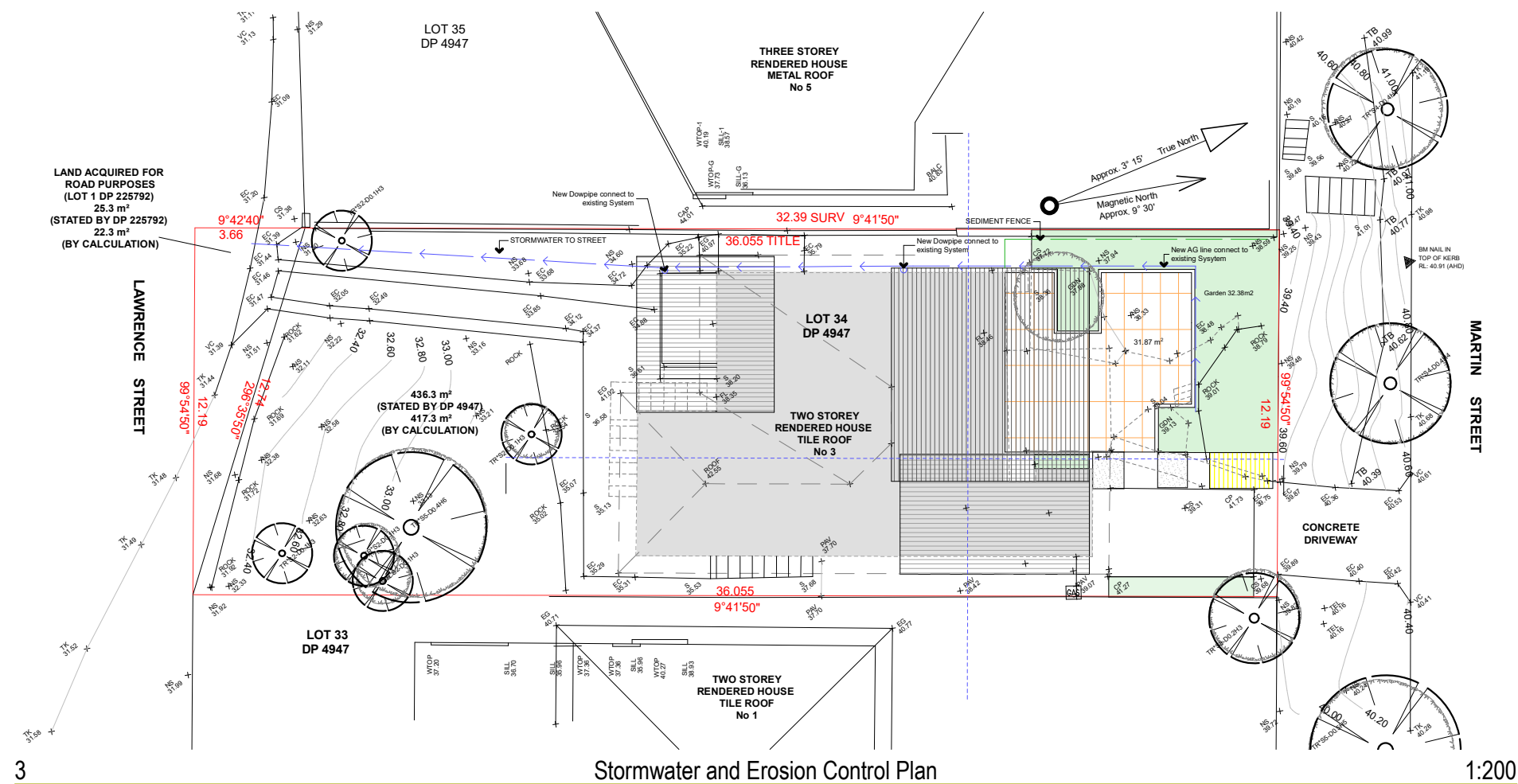
Item	Description	Finish	Colour	Image
<b>External Walls</b>	Rendered brick or FC sheeting	Dulux Render refresh weathershield	Resene Designer White B90-009-260	
<b>External Pavers/Tiles</b>	TBS	Matt, anti slip	Concrete	
<b>Lights</b>	External	Stainless Steel	Charcoal	

### Notes/Additional Items

Enter Notes/Additional Items



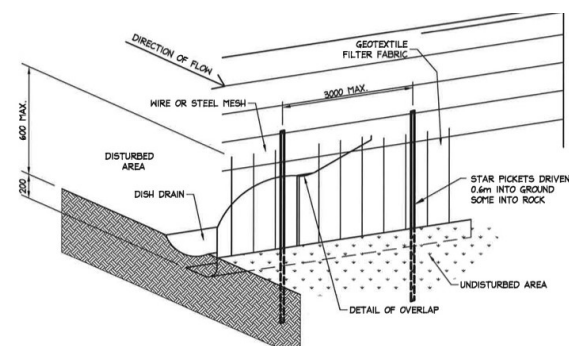




### Polution Prevention

Use the following measures to prevent pollution on site;

1. restrict access to one stable entry and exit point
2. install and maintain adequate sediment and erosion controls
3. preserve grassed area and the maximum cover of natural vegetation by minimising the amount of land disturbed.
4. ensure that stockpiles of sand, gravel, soil, and similar materials are located so that the material doesn't spill onto the road or pavement, wash into drainage lines, watercourses or depressions.
5. minimise on site vehicle activity during wet weather
6. Do not pump or allow any unclean water to enter the stormwater system from excess materials or cleaning tools.
7. Sediment fences are to be laid along the contour as much as possible and are to be of suitable geotextile fabric and supported every three metres with star pickets and a lower trench depth of 150mm



Silt fence



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Client	<b>Christopher &amp; Siobhan</b>
Project Name	<b>Eagar Home</b>
Address	<b>3 Martin St Freshwater NSW 2095</b>

Drawing Title:  
**Plans Ground - Stormwater and Erosion Plan**  
Stormwater and Erosion Control Plan, pollution, Silt fence

Scale: as noted Date: March 2020

Status: DA Checked By: **SH**

Project No:  
**2019 11**

Drawing No.:  
**S01**

Plot Date: 16/03/2020