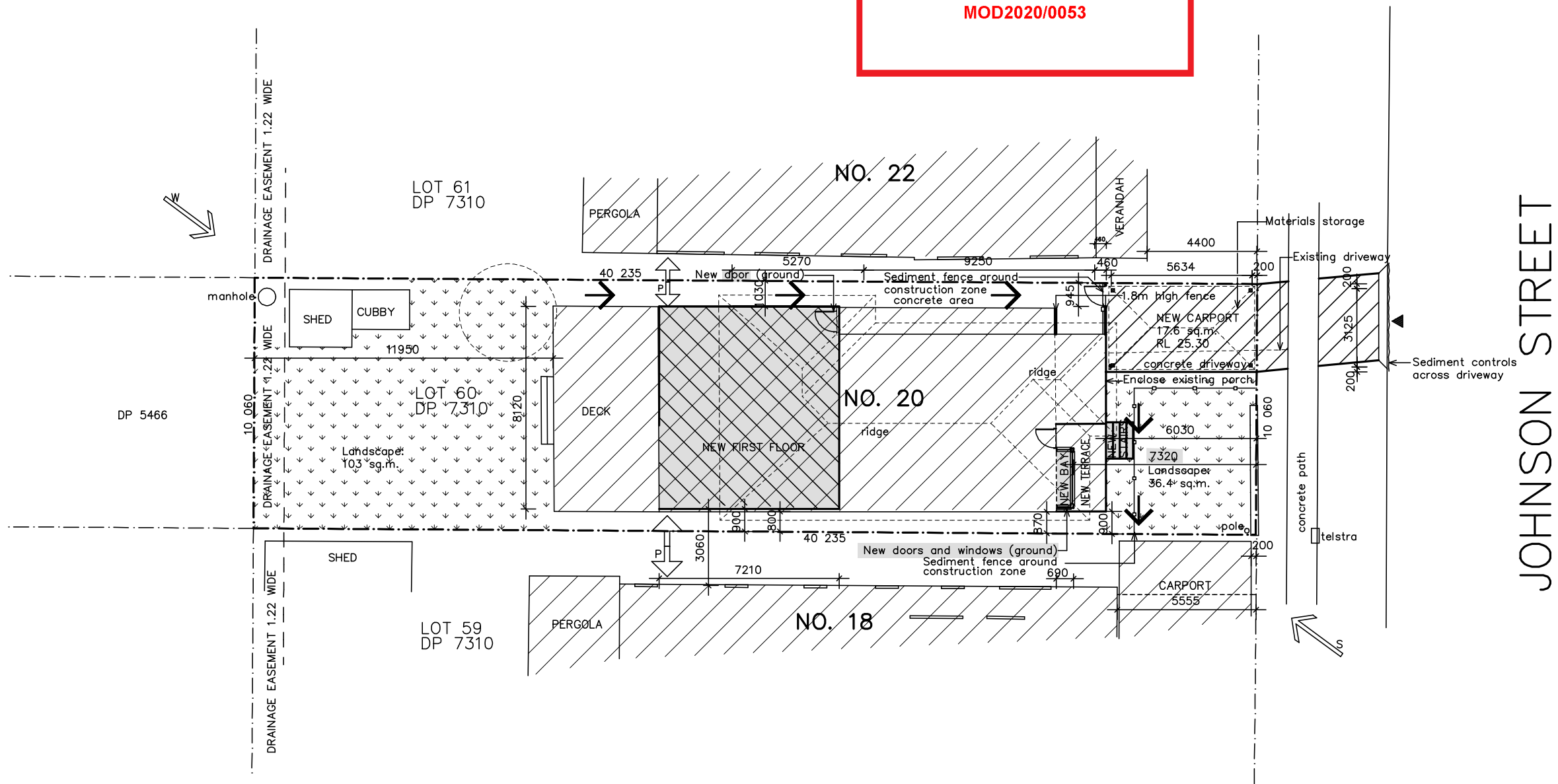


 northern  
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council

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

**MOD2020/0053**



KEY

S → PREVAILING WINDS (SUMMER)

W → PREVAILING WINDS (WINTER)

P → PRIVACY CONSIDERATIONS

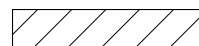
N → NOISE CONSIDERATIONS


A — BALCONY, DECK, PATIO

→ FALLS FOR DRAINAGE

— — — BOUNDARY

▲ CAR ENTRY POINT

 INDICATES GROUND FLOOR

 INDICATES FIRST FLOOR

SITE AREA: 404 sq.m.

EXISTING LANDSCAPED OPEN SPACE: 154.7 sq.m. (38%)

NEW LANDSCAPED OPEN SPACE: 139.4 sq.m. (34.5%)

EXISTING GROUND FLOOR: 120.7 sq.m.

EXISTING GROUND FLOOR DECKS: 40.5 sq.m.

NEW GROUND FLOOR: 10.5 sq.m.

NEW FIRST FLOOR: 58.4 sq.m.

NEW CARPORT: 17.6 sq.m.

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NOT FOR CONSTRUCTION

Project: MODIFICATION — 4.55(1A)

Job. No. 605/17

for: S. & E. MacLennan

at: 20 Johnson Street, Freshwater

Title: SITE PLAN, SITE ANALYSIS, LANDSCAPE  
& EROSION & SEDIMENT CONTROL PLANS

Scale: 1:200 @ A3

Date: DEC 2018

Drawn: D.R.

Revision: A: 2/20 changes to  
ground floor and reduce first floor

DUFFY REGAN DESIGN

121 Soldiers Ave., Freshwater NSW 2096

Telephone: (02) 9905 6009

Mobile: 0416 037 847

Email: dregandesign@gmail.com

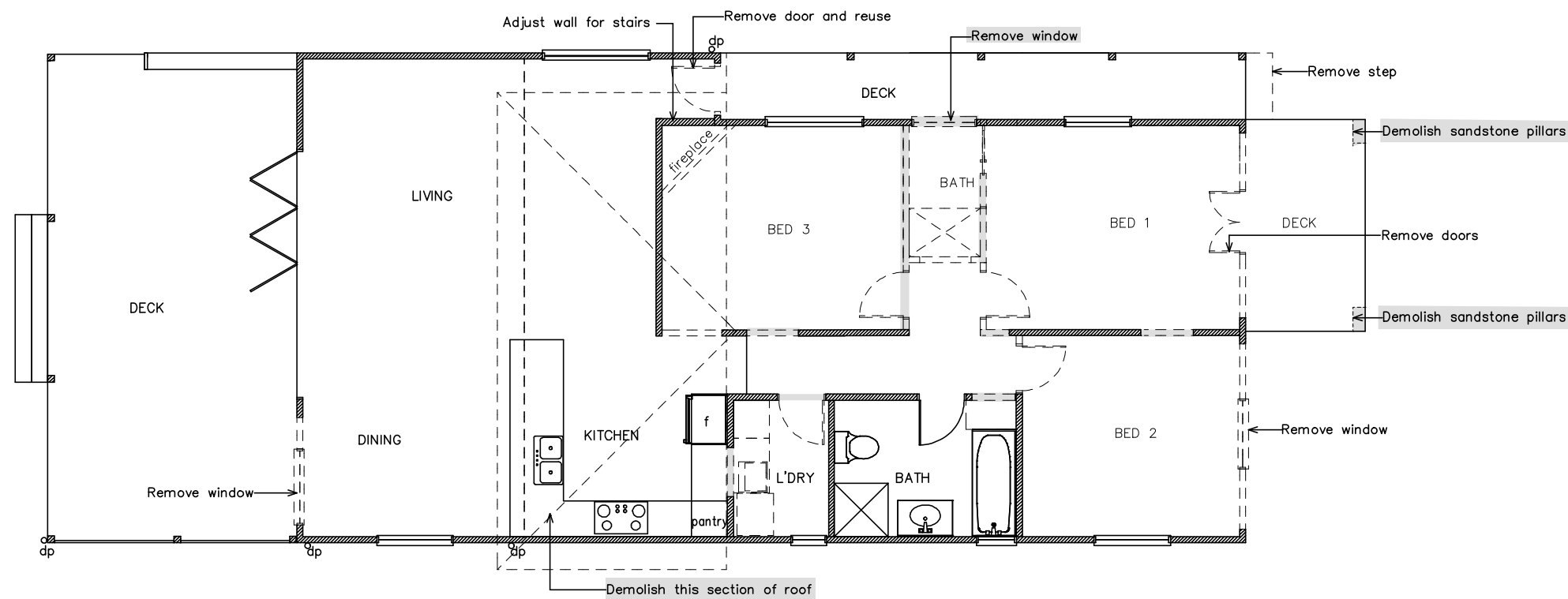
Drawing No. DA-01



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- LEGEND
- Existing timber frame wall
  - Demolish timber frame wall

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Project: MODIFICATION – 4.55(1A)

for: S. & E. MacLennan  
at: 20 Johnson Street, Freshwater

Title:

DEMOLITION PLAN

Scale: 1:100 @ A3

Date: DEC 2018

Drawn: D.R.

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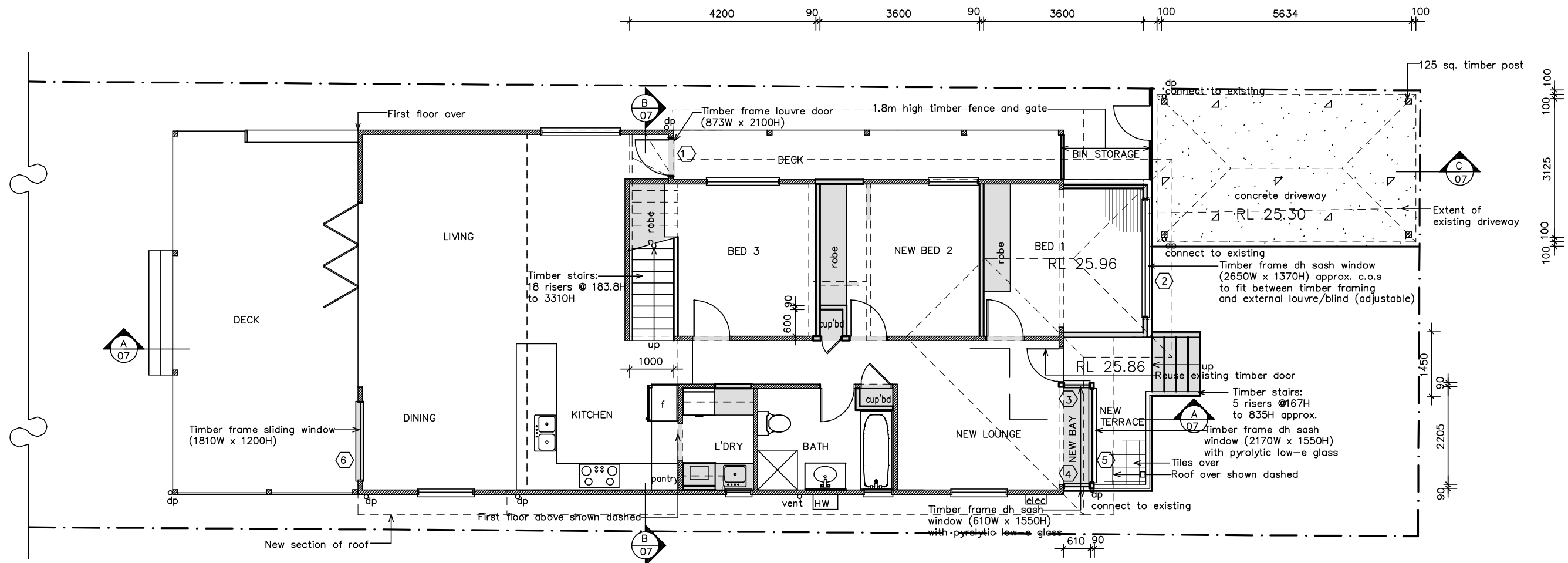
Job. No. 605/17

Revision: A: 2/20 changes to  
ground floor and reduce first floor

Drawing No. DA-02<sub>A</sub>

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CONSENT

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#### BASIX REQUIREMENTS:

New window and door frames 1 – 6 to be improved timber frame.  
New window and door frames 7 – 16 to be improved aluminum frame.  
Windows 4, 5 and 7 – 12 to have pyrolytic low-e glass.  
Windows 1 – 3, 6, and 13 – 15 to have single clear glass.  
New window 16 to have translucent glass.  
New windows 7 and 10 to have 450D pergola over.

#### LEGEND

	Existing timber frame wall
	Demolish timber frame wall
	New timber frame wall
	Window number (basix)
	Door number (basix)

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Project: MODIFICATION – 4.55(1A)

Job. No. 605/17

for: S. & E. MacLennan  
at: 20 Johnson Street, Freshwater

Title:  
**GROUND FLOOR PLAN**

Scale: 1:100 @ A3  
Date: DEC 2018  
Drawn: D.R.

Revision: A: 2/20 changes to ground floor and reduce first floor

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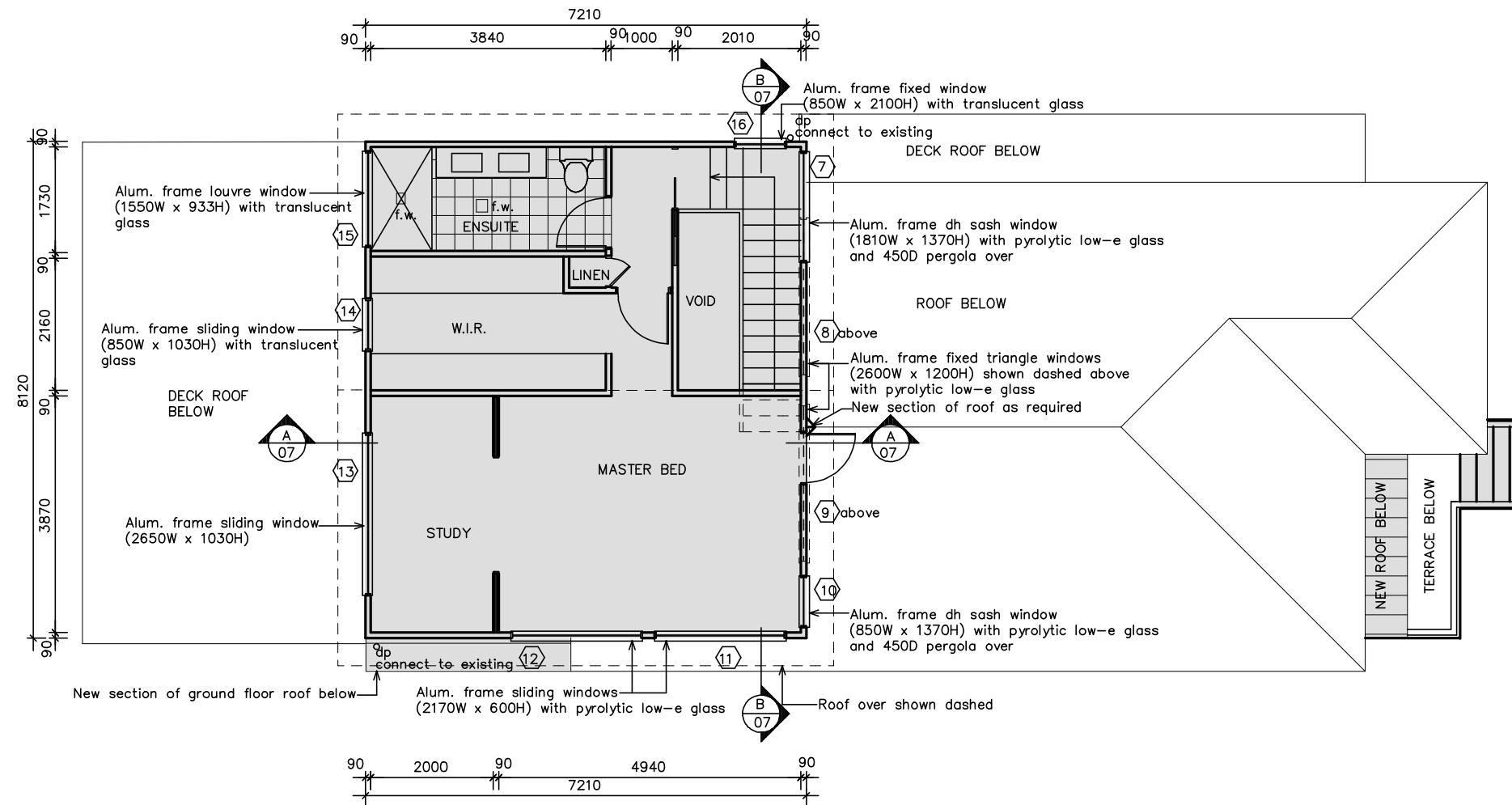
Drawing No. **DA-03**<sub>A</sub>






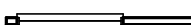

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**BASIX REQUIREMENTS:**  
New window and door frames 1 – 6 to be improved timber frame.  
New window and door frames 7 – 16 to be improved aluminum frame.  
Windows 4, 5 and 7 – 12 to have pyrolytic low-e glass.  
Windows 1 – 3, 6, and 13 – 15 to have single clear glass.  
New window 16 to have translucent glass.  
New windows 7 and 10 to have 450D pergola over.

LEGEND	
	Existing timber frame wall
	Demolish timber frame wall
	New timber frame wall
	Window number (basix)
	Door number (basix)

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Project: MODIFICATION – 4.55(1A)

Job. No. 605/17

for: S. & E. Maclellan  
at: 20 Johnson Street, Freshwater

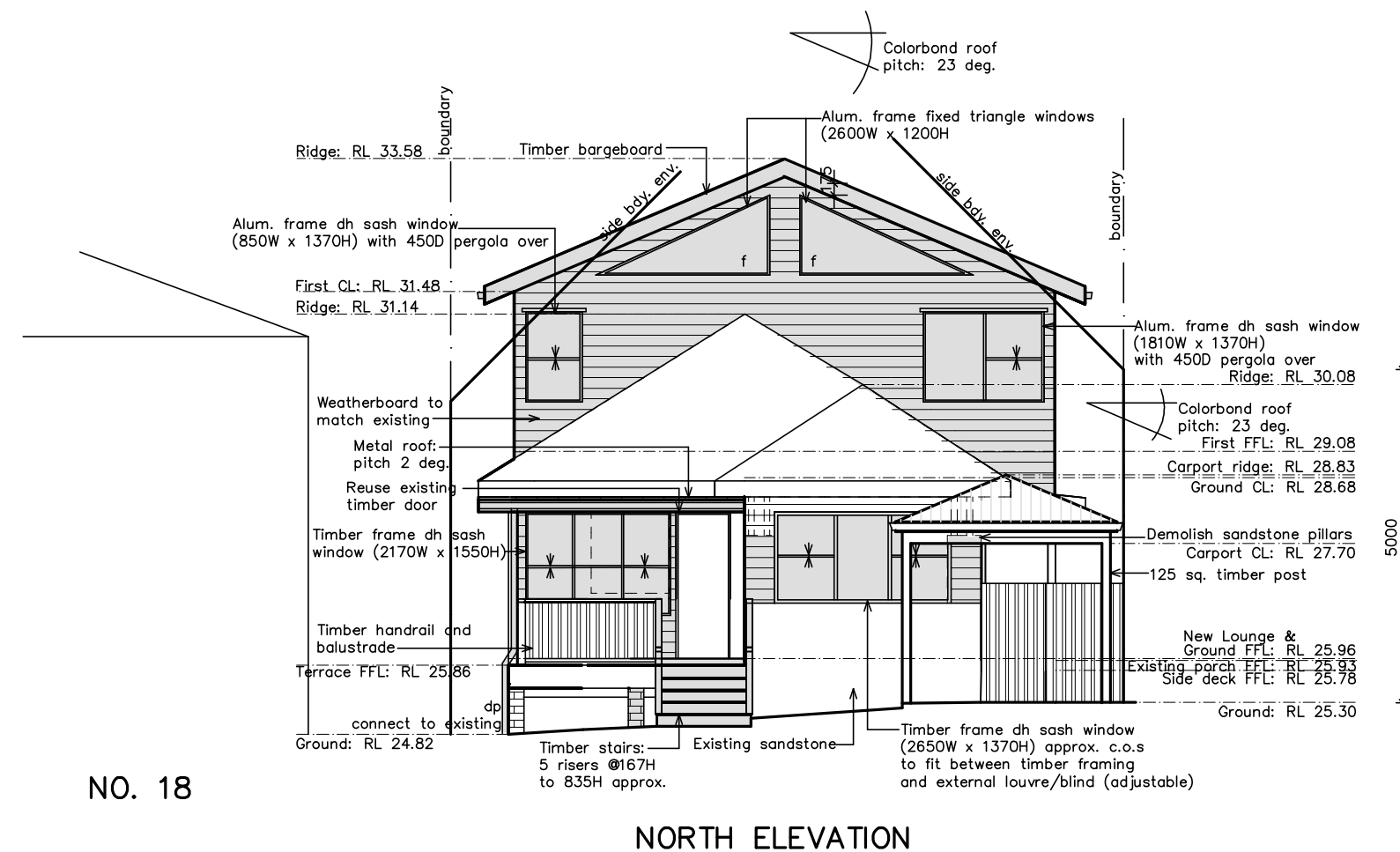
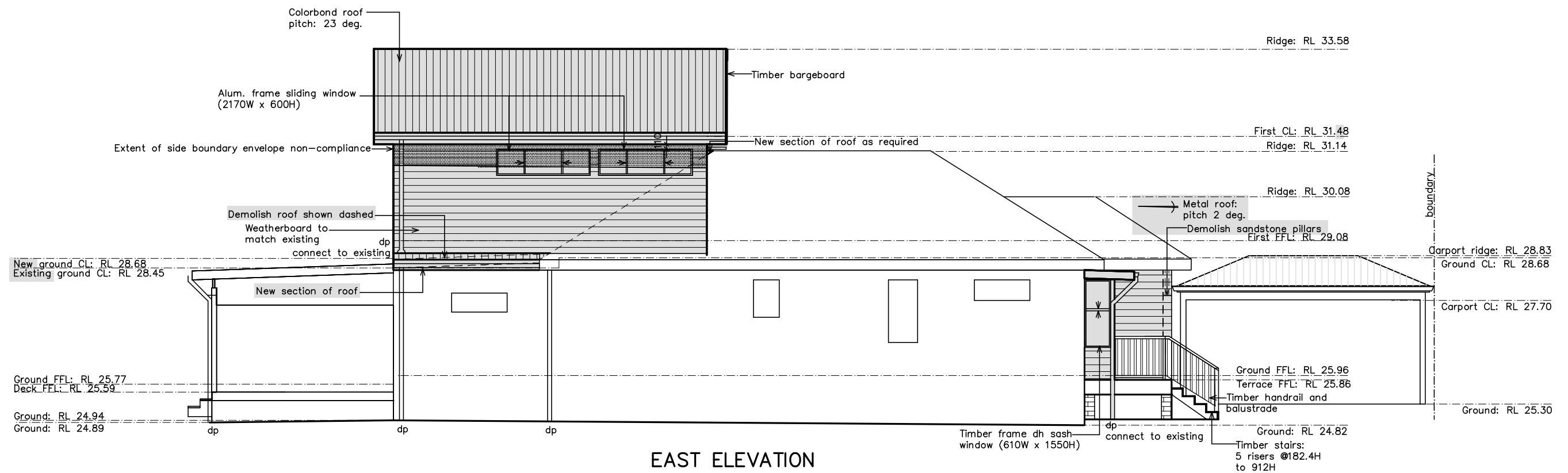
Title:  
**FIRST FLOOR PLAN**

Scale: 1:100 @ A3  
Date: DEC 2018  
Drawn: D.R.

Revision: A: 2/20 changes to  
ground floor and reduce first floor

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Drawing No. **DA-04**<sub>A</sub>



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Project: MODIFICATION – 4.55(1A)

Job. No. 605/17

for: S. & E. MacLennan  
at: 20 Johnson Street, Freshwater

Title:

Scale: 1:100 @ A3

Revision: A: 2/20 changes to ground floor and reduce first floor

Date: DEC 2018

Drawn: D.R.

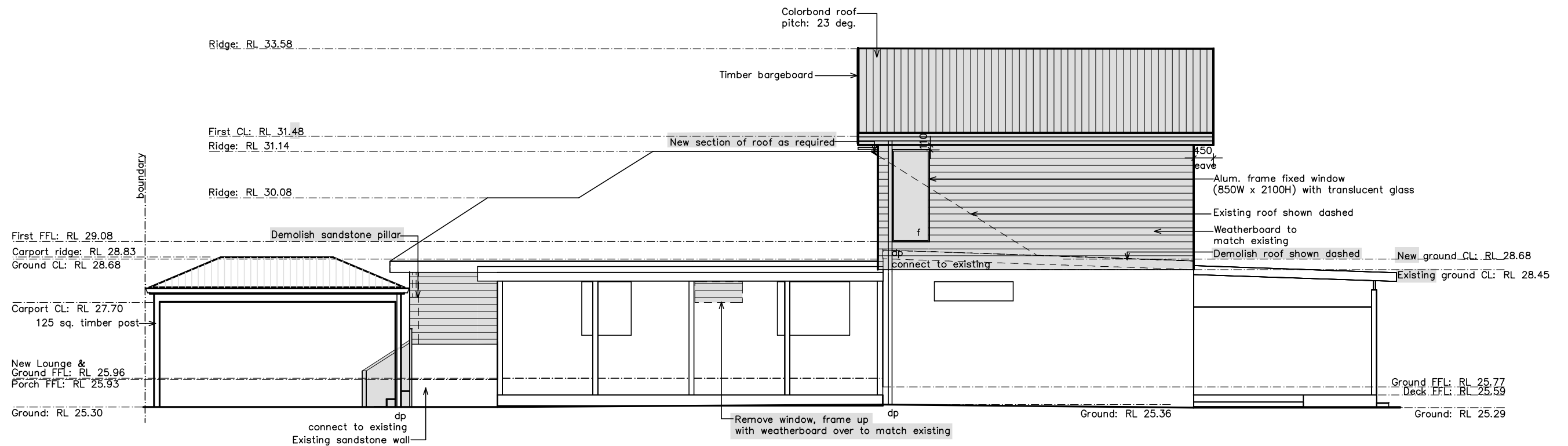
**ELEVATIONS**

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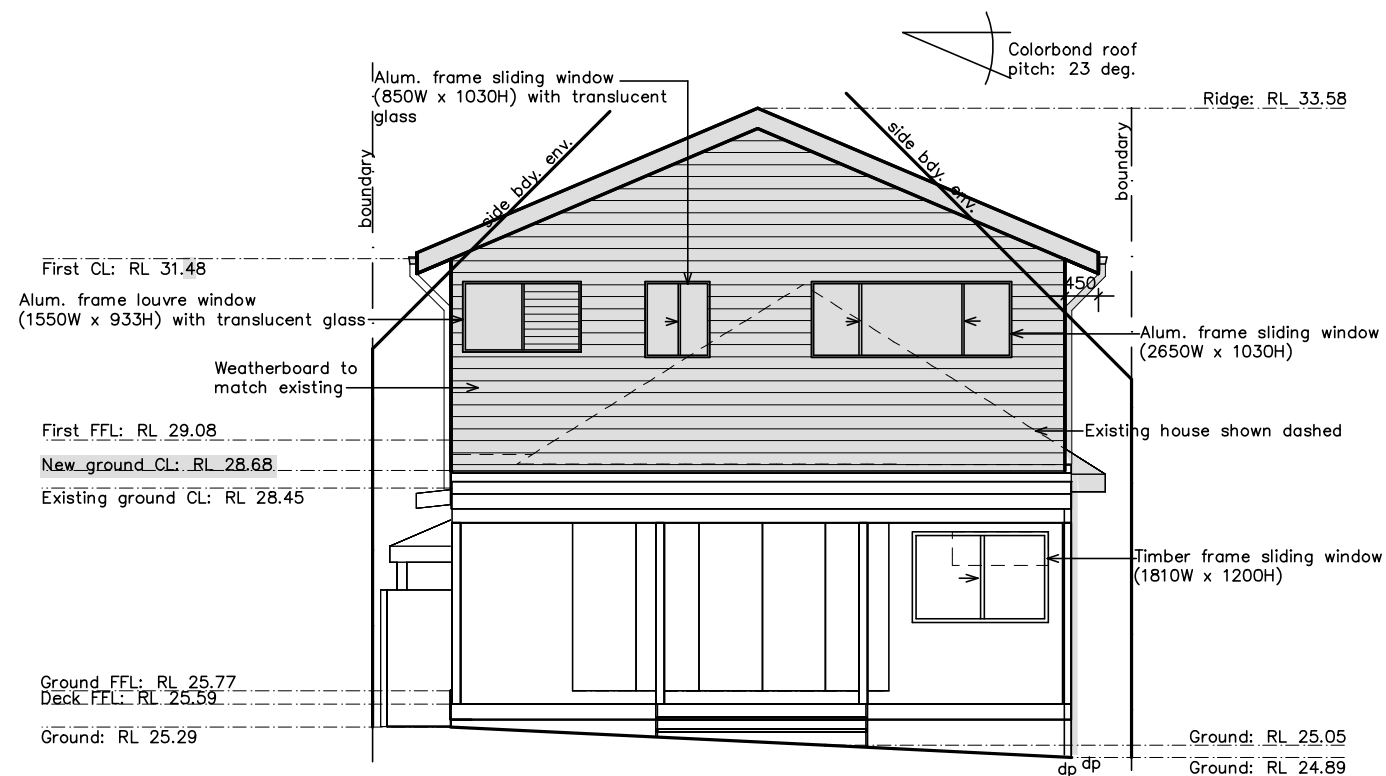
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Drawing No. **DA-05<sub>A</sub>**

NO. 18



WEST ELEVATION



SOUTH ELEVATION



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Project: MODIFICATION – 4.55(1A)

Job. No. 605/17

for: S. & E. Maclennan  
at: 20 Johnson Street, Freshwater

Title: ELEVATIONS

Scale: 1:100 @ A3  
Date: DEC 2018  
Drawn: D.R.

Revision: A: 2/20 changes to ground floor and reduce first floor

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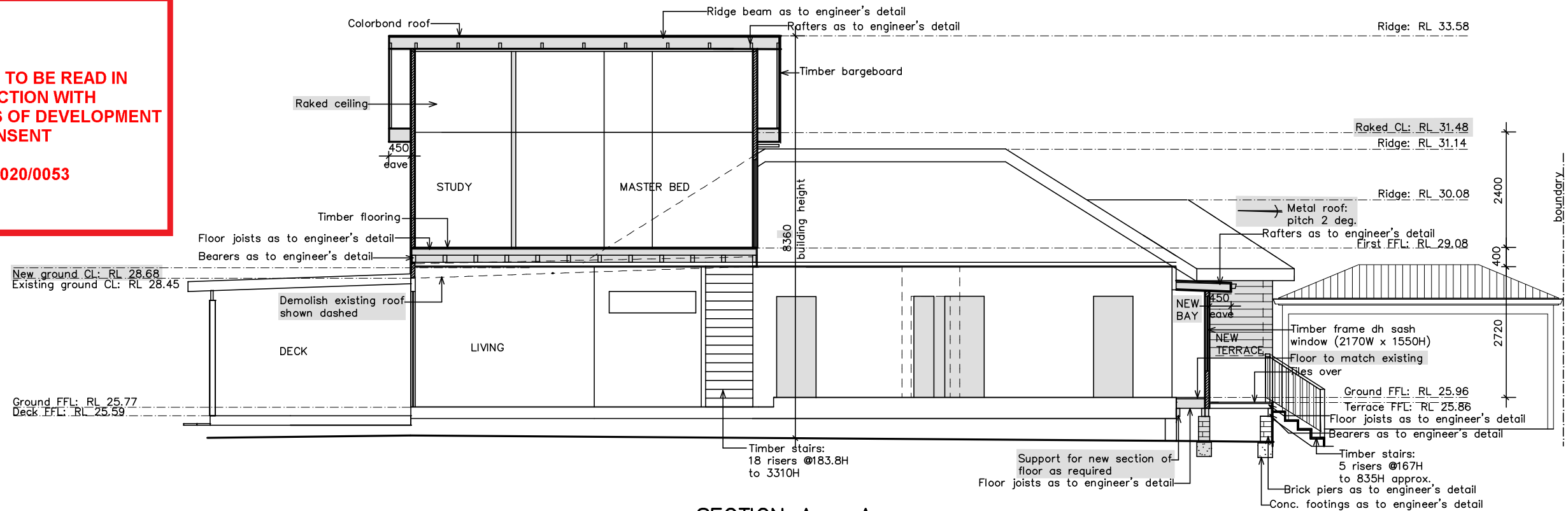
Drawing No. DA-06\_A



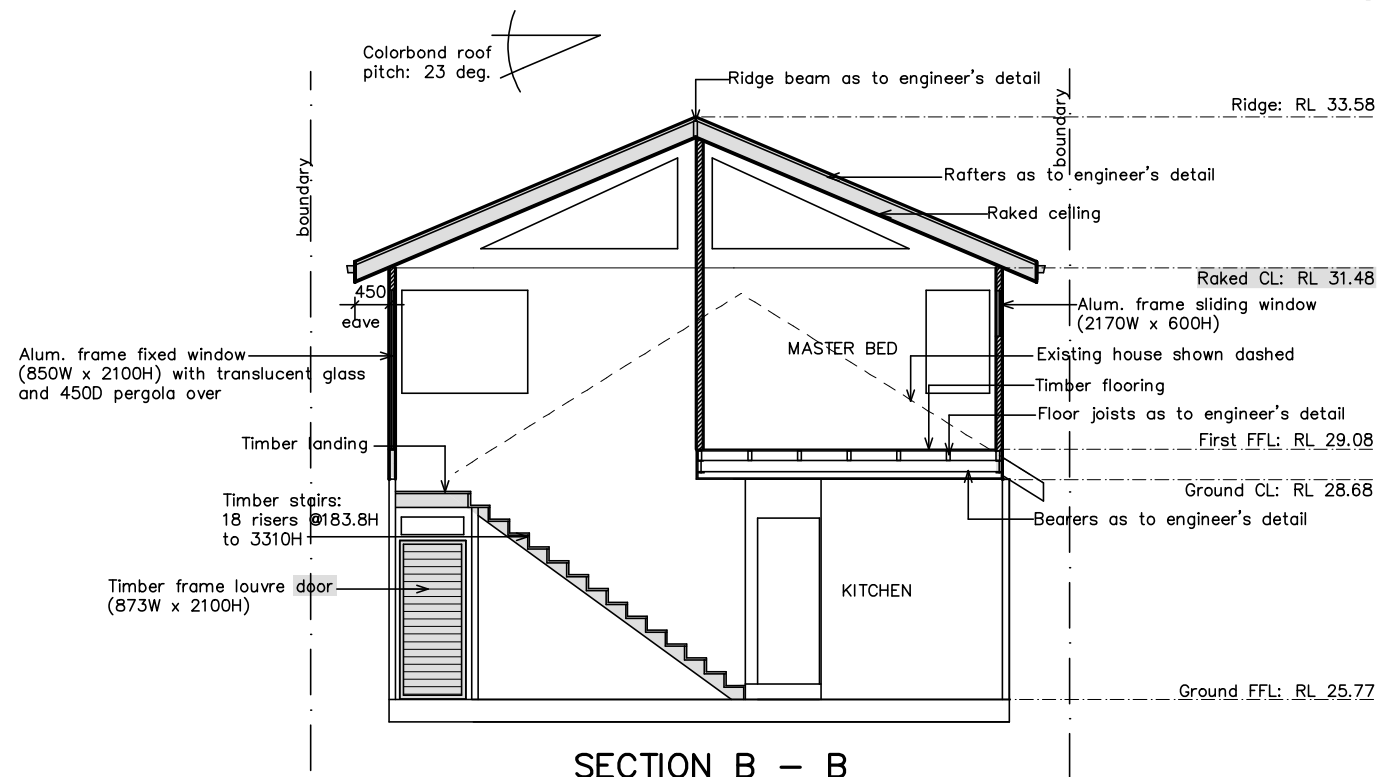


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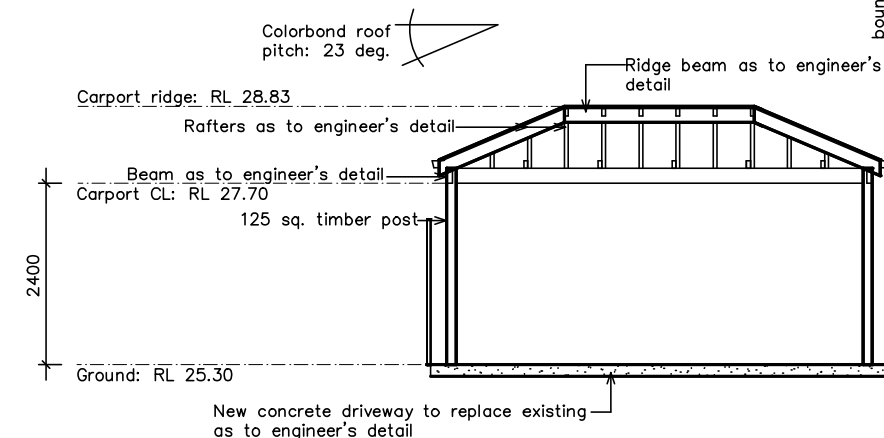
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SECTION A - A



SECTION B - B



SECTION C

#### BASIX REQUIREMENTS:

Suspended floor with open subfloor: framed (R0.7): R0.8 (down) (or R1.50 including construction)  
Floor above existing dwelling or building: nil  
Roof colour: medium (solar absorptance 0.475 - 0.70)  
Roof insulation: 55mm foil backed blanket  
External wall insulation: framed weatherboard clad (R0.40) - R1.30 (or R1.70 including construction)  
Raked ceiling, pitched/skillion roof: framed: ceiling: R2.24 (up)  
Flat ceiling, flat roof: framed: ceiling: R2.08 (up)

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Project: MODIFICATION - 4.55(1A)

Job. No. 605/17

for: S. & E. MacLennan  
at: 20 Johnson Street, Freshwater

Title:

Scale: 1:100 @ A3

Revision: A: 2/20 changes to ground floor and reduce first floor

Date: DEC 2018

Drawn: D.R.

## SECTIONS

DUFFY REGAN DESIGN

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Drawing No.

DA-07<sub>A</sub>