

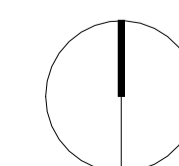
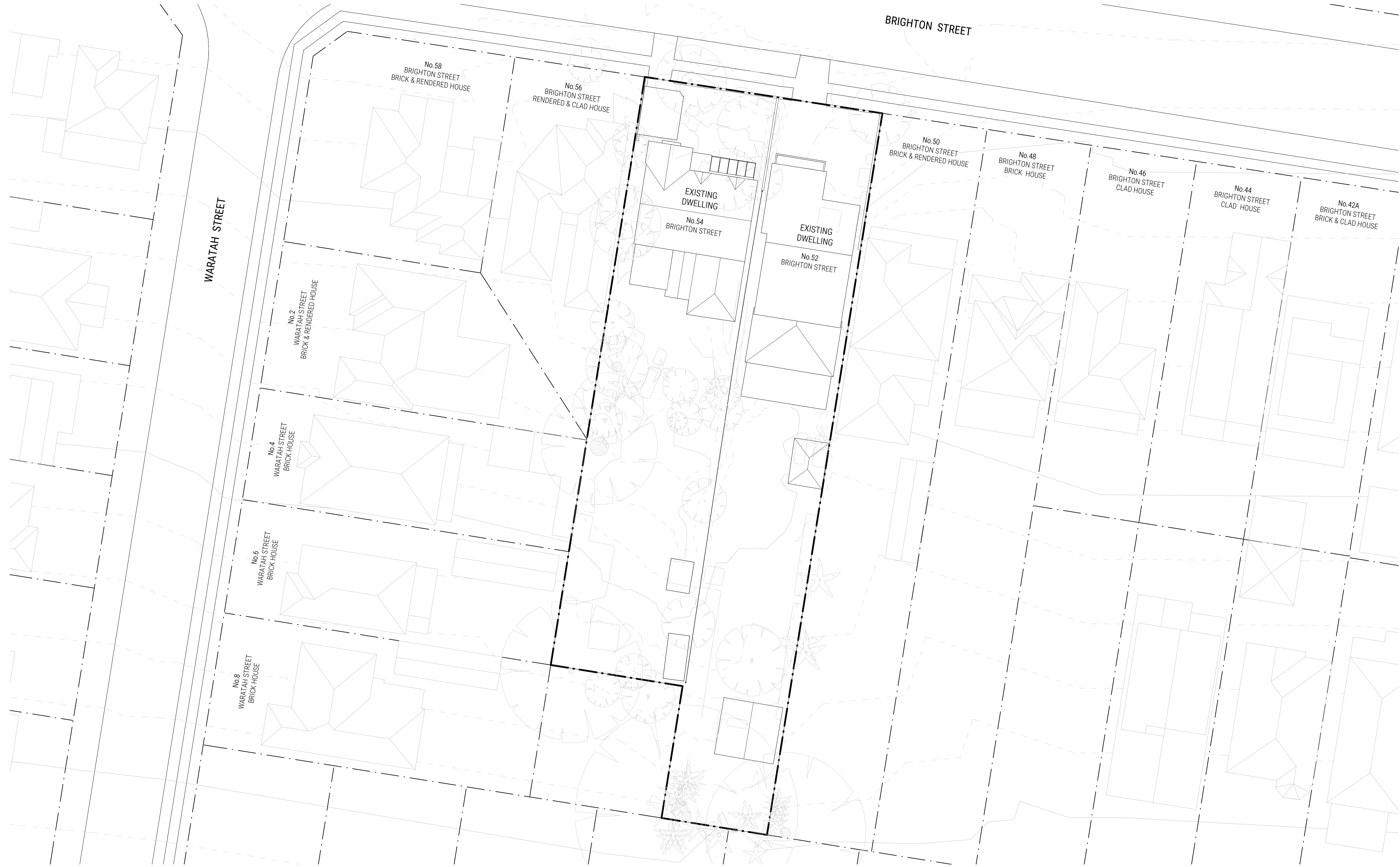


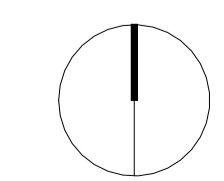
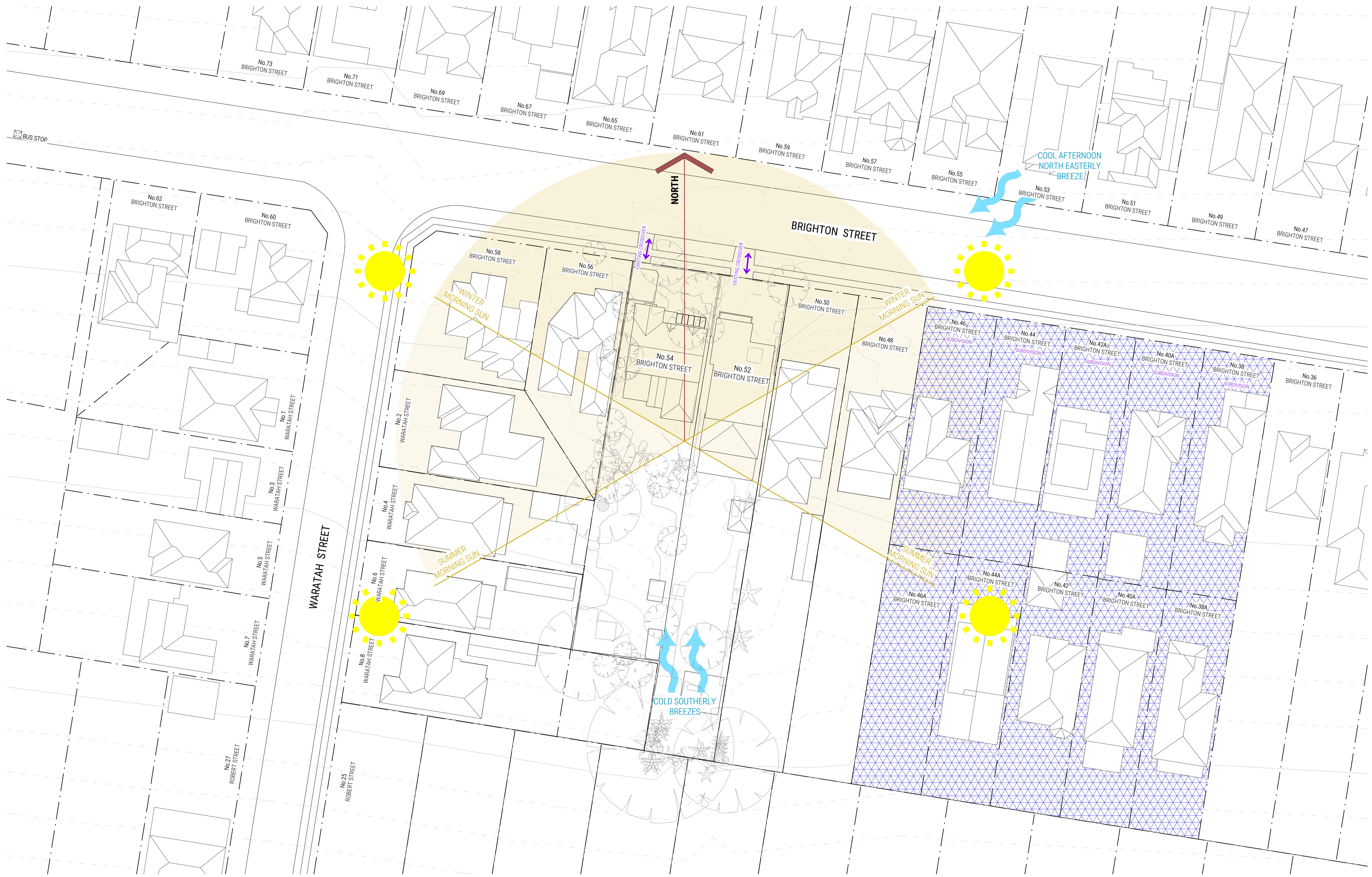
ISSUE FOR DEVELOPMENT APPLICATION

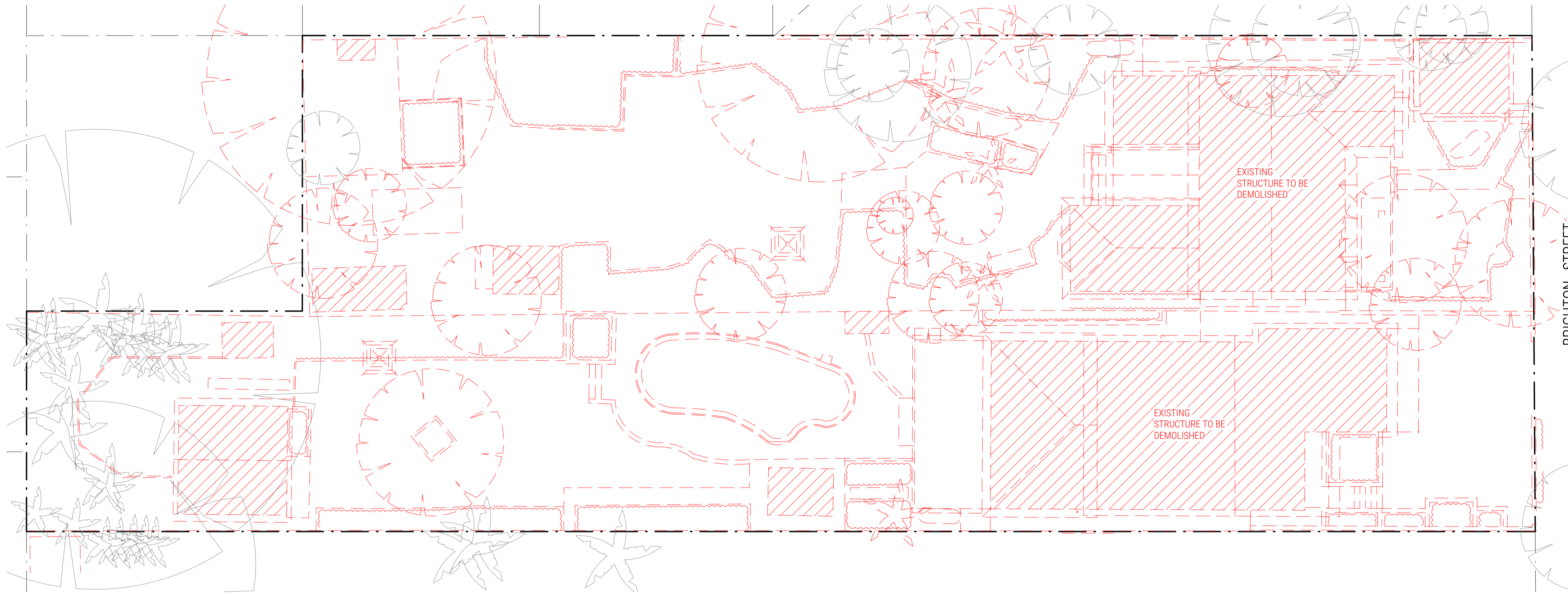
52&54 BRIGHTON ST,
FRESHWATER

SENIOR HOUSING DEVELOPMENT

NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	A
DA010	EXISTING SITE PLAN	A
DA020	SITE ANALYSIS	A
DA030	DEMOLITION PLAN	A
DA040	PROPOSED SITE PLAN	A
DA100	BASEMENT PLAN - PRE ADAPTED	A
DA101	BASEMENT PLAN - POST ADAPTED	A
DA102	GROUND FLOOR PLAN	A
DA103	LEVEL 1 PLAN	A
DA104	ROOF PLAN	A
DA200	LONG SECTIONS	A
DA201	CROSS SECTIONS	A
DA300	ELEVATIONS - SHEET 1	A
DA301	ELEVATIONS - SHEET 2	A
DA400	AREA CALCULATIONS	A
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	A
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	A
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	A
DA800	9.5m HEIGHT LIMIT	A










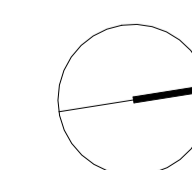
BRIGHTON STREET

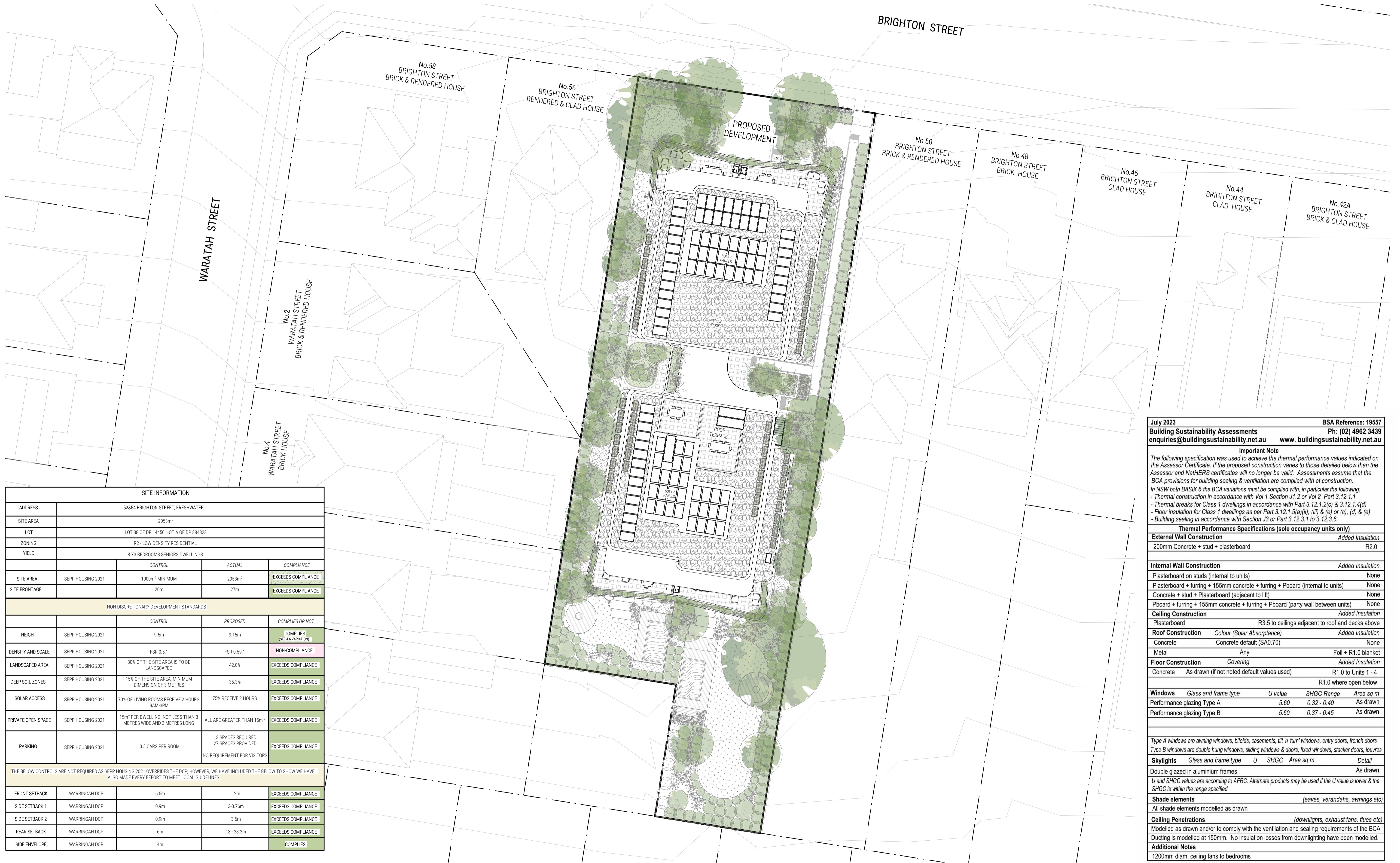
DEMOLITION NOTES

- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
- SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
- ELECTRICITY TO BE DISCONNECTED AS PER ENTITY REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA
- TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES
- BUILDER TO COMPLY WITH THE WASTE MANAGEMENT PLAN IN ACCORDANCE WITH WARRINGAH DEVELOPMENT CONTROL PLAN - PART C9 WASTE MANAGEMENT

DEMOLITION LEGEND

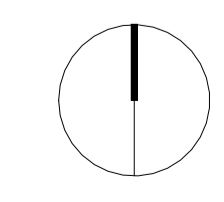
-  = DEMOLISHED STRUCTURE
-  = DEMOLISHED TREE
-  = TREE TO BE RETAINED

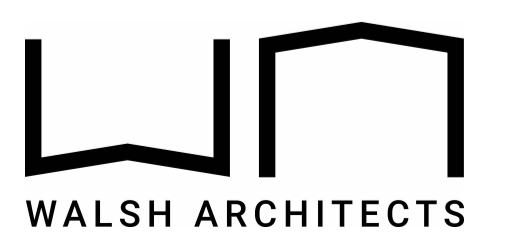
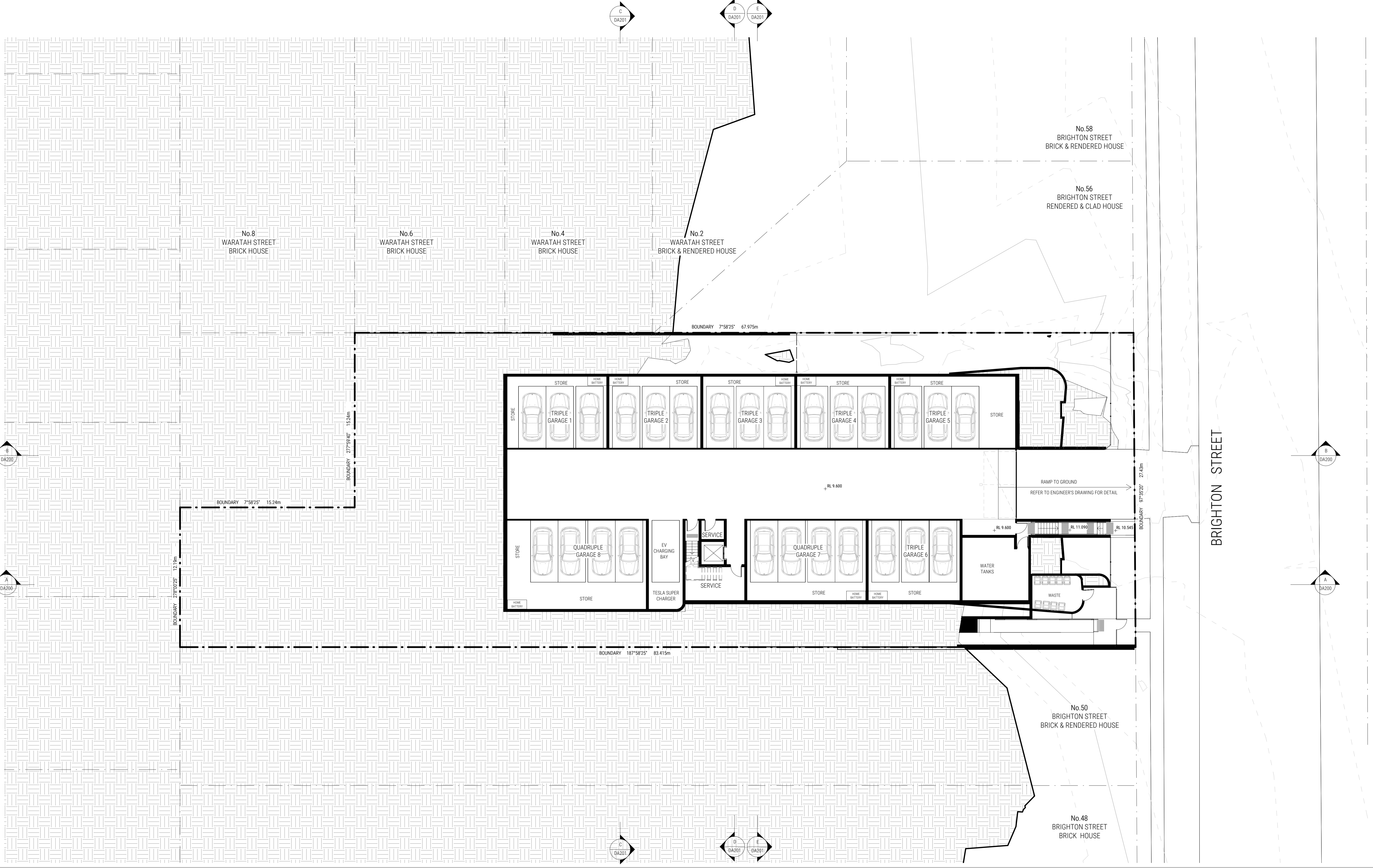




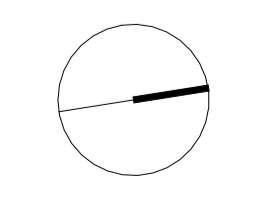
SITE INFORMATION				
ADDRESS	52&54 BRIGHTON STREET, FRESHWATER			
SITE AREA	2053m ²			
LOT	LOT 38 OF DP 14450, LOT A OF DP 384323			
ZONING	R2 - LOW DENSITY RESIDENTIAL			
YIELD	8 X3 BEDROOMS SENIORS DWELLINGS			
	CONTROL	ACTUAL	COMPLIANCE	
SITE AREA	SEPP HOUSING 2021	1000m ² MINIMUM	2053m ²	EXCEEDS COMPLIANCE
SITE FRONTAGE		20m	27m	EXCEEDS COMPLIANCE
NON-DISCRETIONARY DEVELOPMENT STANDARDS				
	CONTROL	PROPOSED	COMPLIES OR NOT	
HEIGHT	SEPP HOUSING 2021	9.5m	9.15m	COMPLIES (SEE 4.6 VARIATION)
DENSITY AND SCALE	SEPP HOUSING 2021	FSR 0.51	FSR 0.59.1	NON-COMPLIANCE
LANDSCAPED AREA	SEPP HOUSING 2021	30% OF THE SITE AREA IS TO BE LANDSCAPED	42.0%	EXCEEDS COMPLIANCE
DEEP SOIL ZONES	SEPP HOUSING 2021	15% OF THE SITE AREA, MINIMUM DIMENSION OF 3 METRES	35.3%	EXCEEDS COMPLIANCE
SOLAR ACCESS	SEPP HOUSING 2021	70% OF LIVING ROOMS RECEIVE 2 HOURS 9AM-3PM	75% RECEIVE 2 HOURS	EXCEEDS COMPLIANCE
PRIVATE OPEN SPACE	SEPP HOUSING 2021	15m ² PER DWELLING, NOT LESS THAN 3 METRES WIDE AND 3 METRES LONG	ALL ARE GREATER THAN 15m ²	EXCEEDS COMPLIANCE
PARKING	SEPP HOUSING 2021	0.5 CARS PER ROOM	13 SPACES REQUIRED 27 SPACES PROVIDED NO REQUIREMENT FOR VISITORS	EXCEEDS COMPLIANCE
THE BELOW CONTROLS ARE NOT REQUIRED AS SEPP HOUSING 2021 OVERRIDES THE DCP. HOWEVER, WE HAVE INCLUDED THE BELOW TO SHOW WE HAVE ALSO MADE EVERY EFFORT TO MEET LOCAL GUIDELINES				
FRONT SETBACK	WARRINGAH DCP	6.5m	12m	EXCEEDS COMPLIANCE
SIDE SETBACK 1	WARRINGAH DCP	0.9m	3-3.76m	EXCEEDS COMPLIANCE
SIDE SETBACK 2	WARRINGAH DCP	0.9m	3.5m	EXCEEDS COMPLIANCE
REAR SETBACK	WARRINGAH DCP	6m	13 - 28.2m	EXCEEDS COMPLIANCE
SIDE ENVELOPE	WARRINGAH DCP	4m		COMPLIES

July 2023		BSA Reference: 19557		
Building Sustainability Assessments		Ph: (02) 4962 3439		
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au		
Important Note				
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.				
In NSW both BASIX & the BCA variations must be complied with, in particular the following:				
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1				
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)				
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(i), (ii) & (e) or (c), (d) & (e)				
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.				
Thermal Performance Specifications (sole occupancy units only)				
External Wall Construction		Added Insulation		
200mm Concrete + stud + plasterboard		R2.0		
Internal Wall Construction		Added Insulation		
Plasterboard on studs (internal to units)		None		
Plasterboard + furring + 155mm concrete + furring + Pboard (internal to units)		None		
Concrete + stud + Plasterboard (adjacent to lift)		None		
Pboard + furring + 155mm concrete + furring + Pboard (party wall between units)		None		
Ceiling Construction		Added Insulation		
Plasterboard		R3.5 to ceilings adjacent to roof and decks above		
Roof Construction		Colour (Solar Absorbance)		
Concrete		Concrete default (SA0.70)		
Metal		Foil + R1.0 blanket		
Floor Construction		Covering		
Concrete		As drawn (if not noted default values used)		
		R1.0 to Units 1 - 4		
		R1.0 where open below		
Windows		Glass and frame type		
Performance glazing Type A		U value	SHGC Range	Area sq m
Performance glazing Type B		5.60	0.32 - 0.40	As drawn
		5.60	0.37 - 0.45	As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres				
Skylights		Glass and frame type		
Double glazed in aluminium frames		U	SHGC	Area sq m
				As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified				
Shade elements		(eaves, verandahs, awnings etc)		
All shade elements modelled as drawn				
Ceiling Penetrations		(downlights, exhaust fans, flues etc)		
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA				
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.				
Additional Notes				
1200mm diam. ceiling fans to bedrooms				





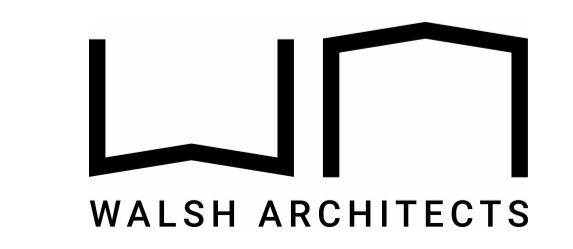
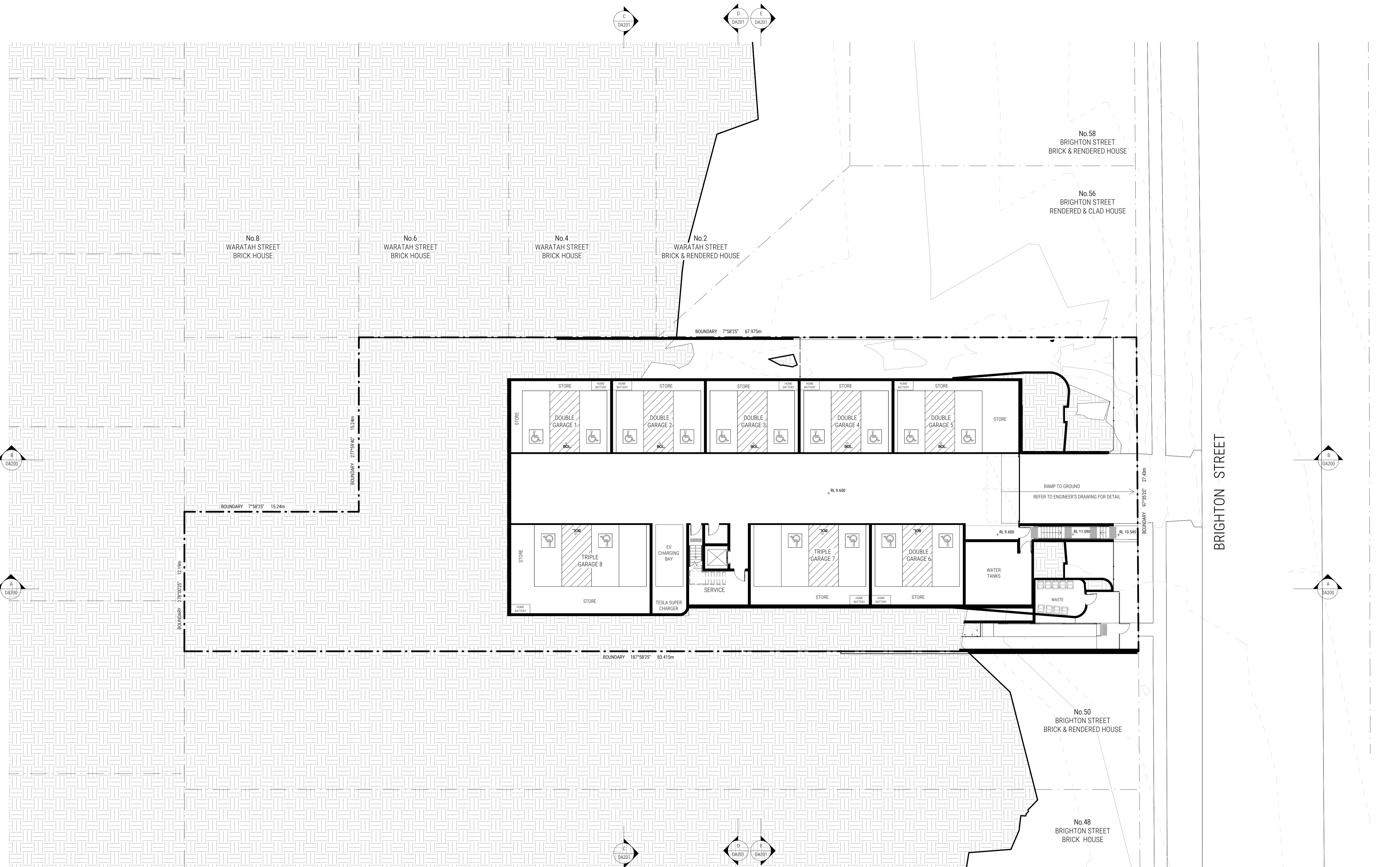
Building 3.3/1 Dairy Rd.
 Fishwick ACT 2609
 E: scott@walsharchitects.com.au
 P: 0466 049 880
 Nominated Architect - Scott Walsh
 ACT 2624 | NSW 10366



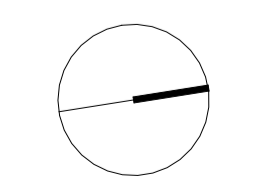
REV NO.	DESCRIPTION
A	FOR DA APPROVAL

REV DATE
 04.07.2023

BASEMENT PLAN - PRE ADAPTED
 SHEET NUMBER DA100
 REVISION A
 SCALE @ A1 1 : 150
 52&54 BRIGHTON STREET FRESHWATER



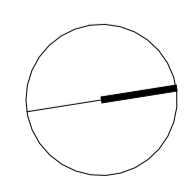
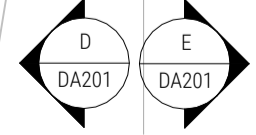
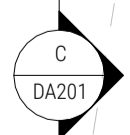
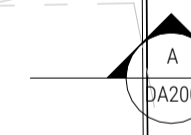
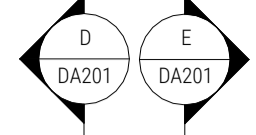
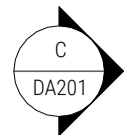
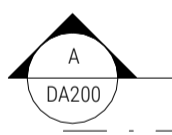
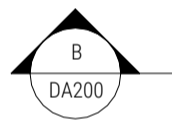
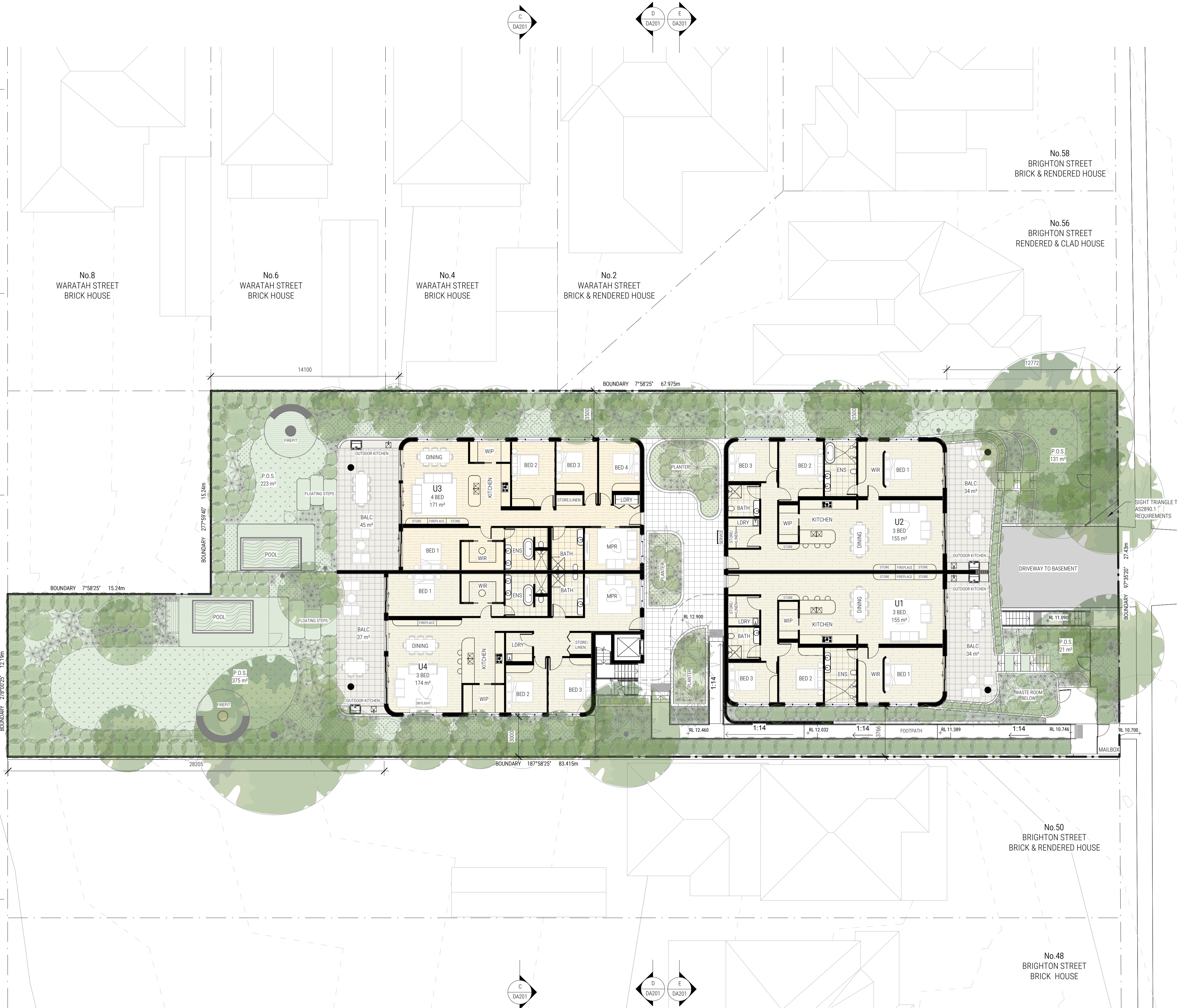
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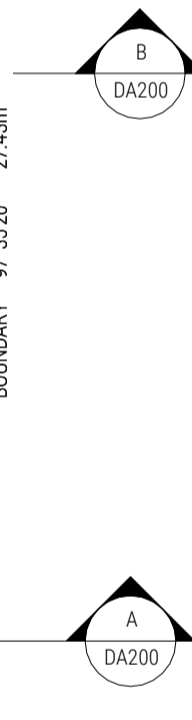
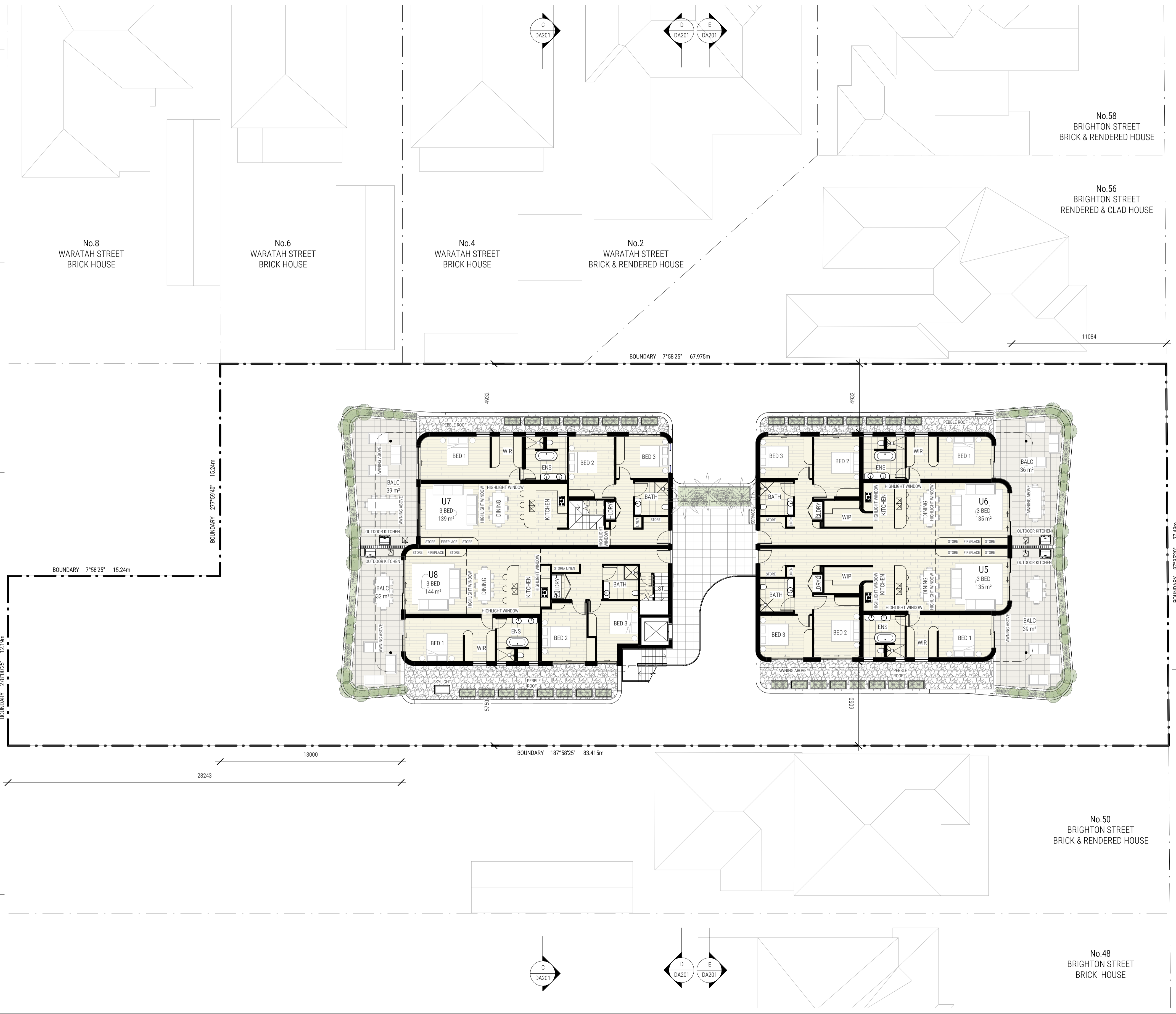


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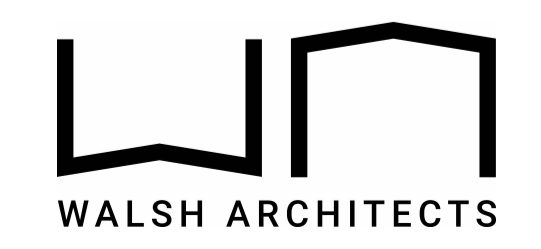
REV DATE 04.07.2023

BASEMENT PLAN - POST ADAPTED
SHEET NUMBER DA101
REVISION A
SCALE @ A1 1 : 150
52&54 BRIGHTON STREET FRESHWATER

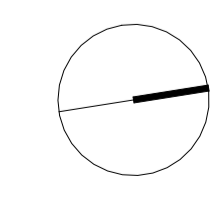




BRIGHTON STREET



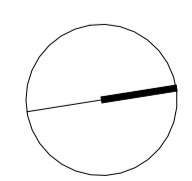
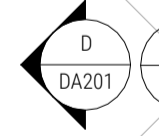
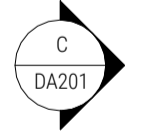
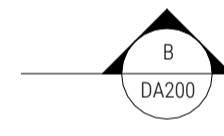
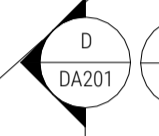
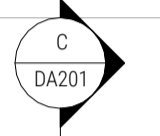
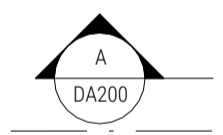
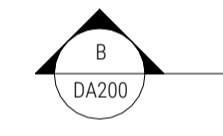
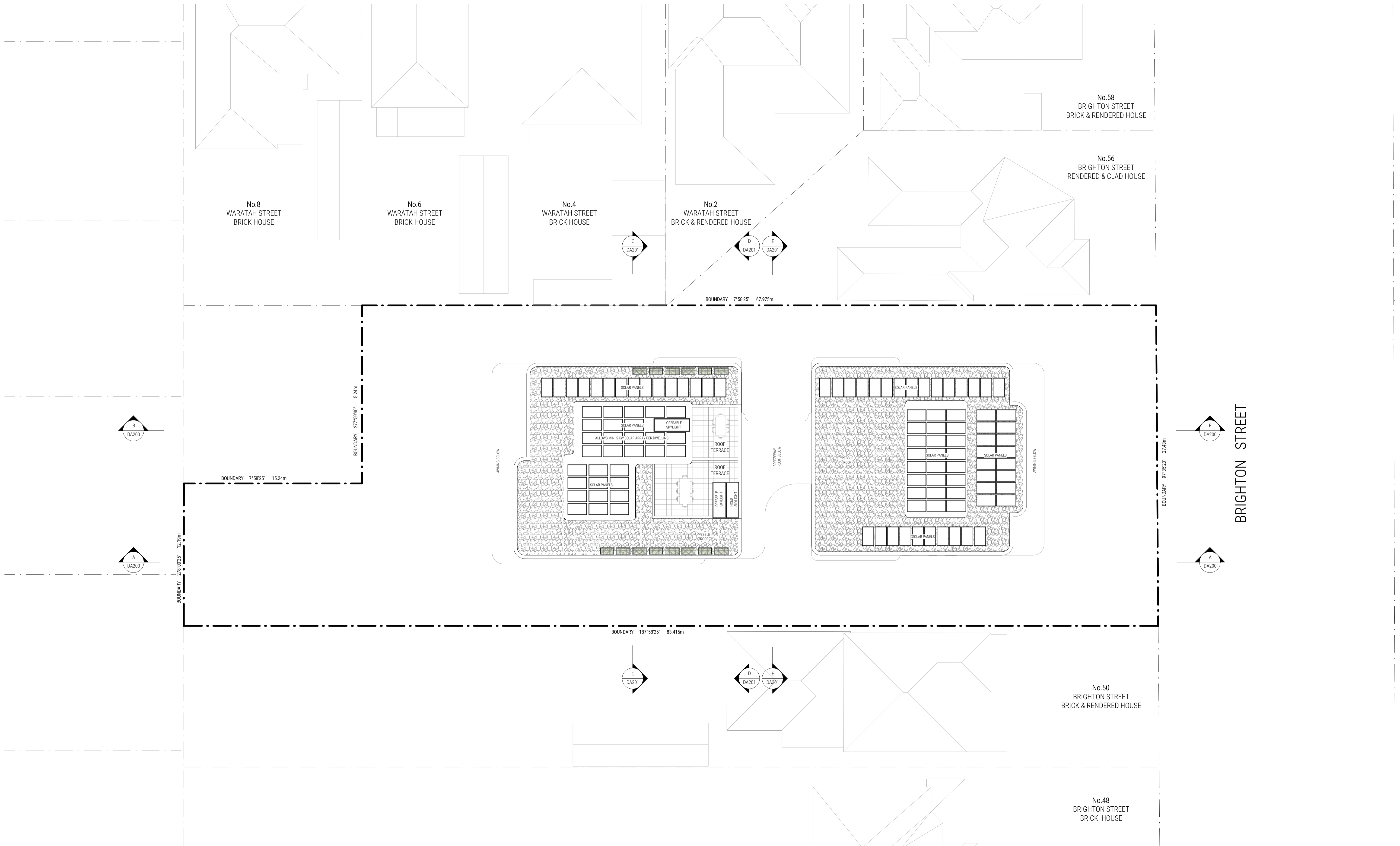
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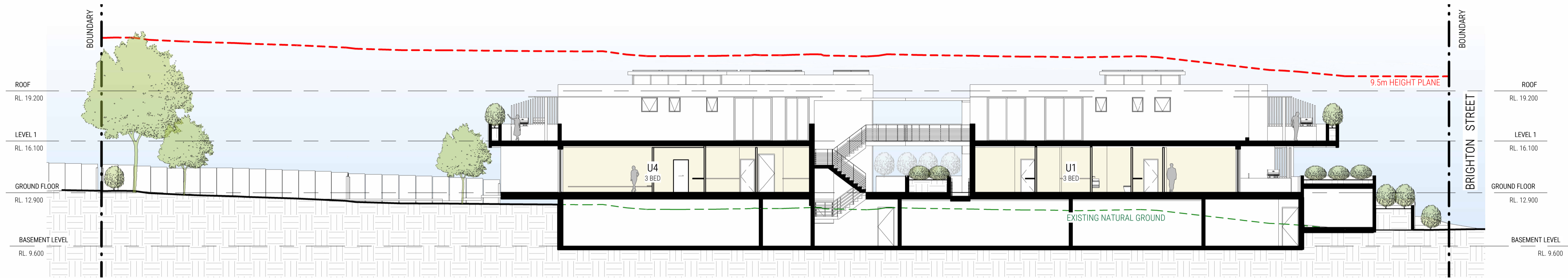


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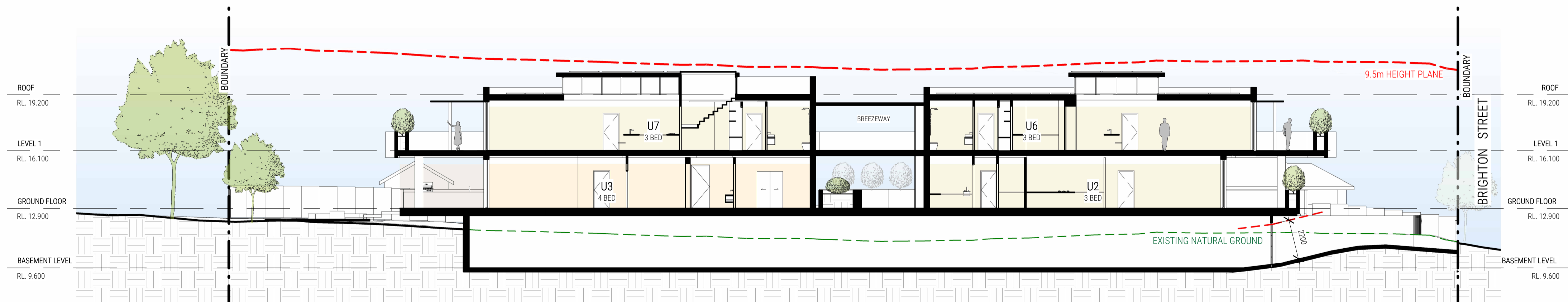
REV DATE
04.07.2023

SHEET NUMBER	REVISION	SCALE @ A1	LEVEL 1 PLAN
DA103	A	1 : 150	52&54 BRIGHTON STREET FRESHWATER





A SECTION A - A
DA200 1:150 @ A1



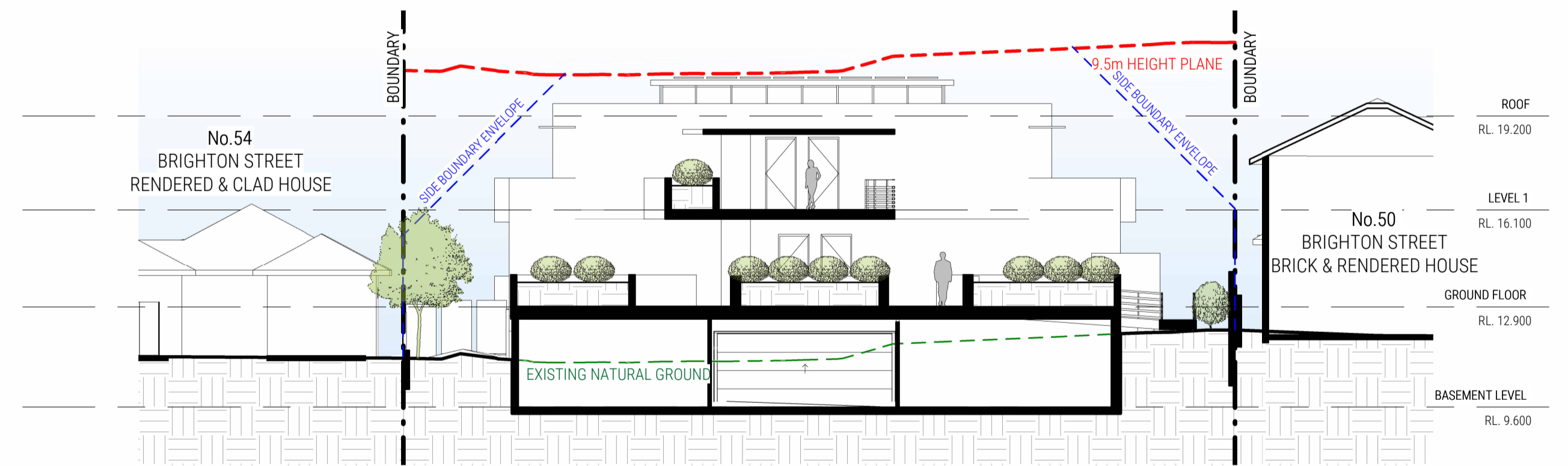
B SECTION B - B
DA200 1:150 @ A1



C SECTION C - C
DA201 1:150 @ A1



D SECTION D - D
DA201 1:150 @ A1



E SECTION E - E
DA201 1:150 @ A1

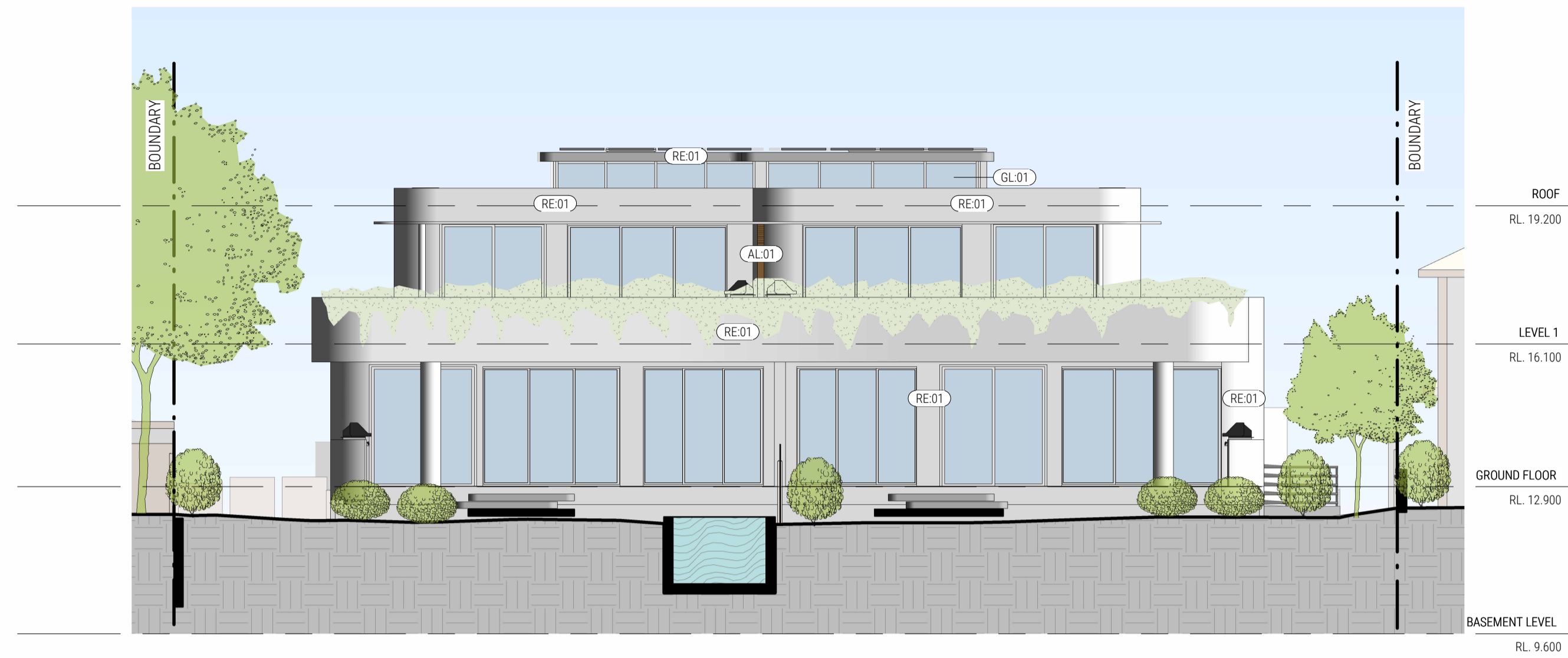


1 NORTHERN ELEVATION
DA300 1:100 @ A1

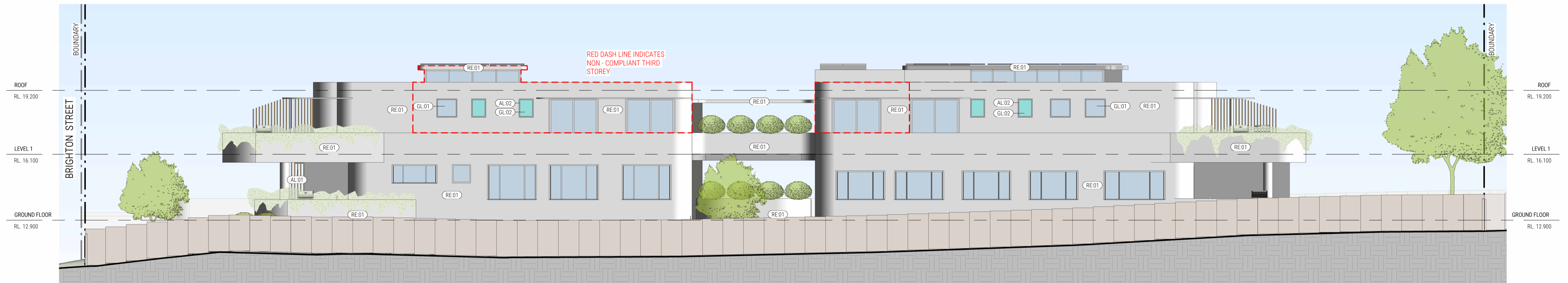


2 EASTERN ELEVATION
DA300 1:100 @ A1

EXTERNAL FINISH SCHEDULE	
RE.01	WHITE RENDERED EXTERIOR FINISH
S.01	SANDSTONE - RETAINING WALL
AL.01	POWDER COATED ALUMINIUM BATTENS
AL.02	POWDER COATED ALUMINIUM WINDOW FRAME - WHITE
GL.01	CLEAR GLAZING. MEET BASIX REQUIREMENT.
GL.02	TRANSLUCENT GLAZING. MEET BASIX REQUIREMENT.
MT.01	METAL FRONT FENCE - MONUMENT

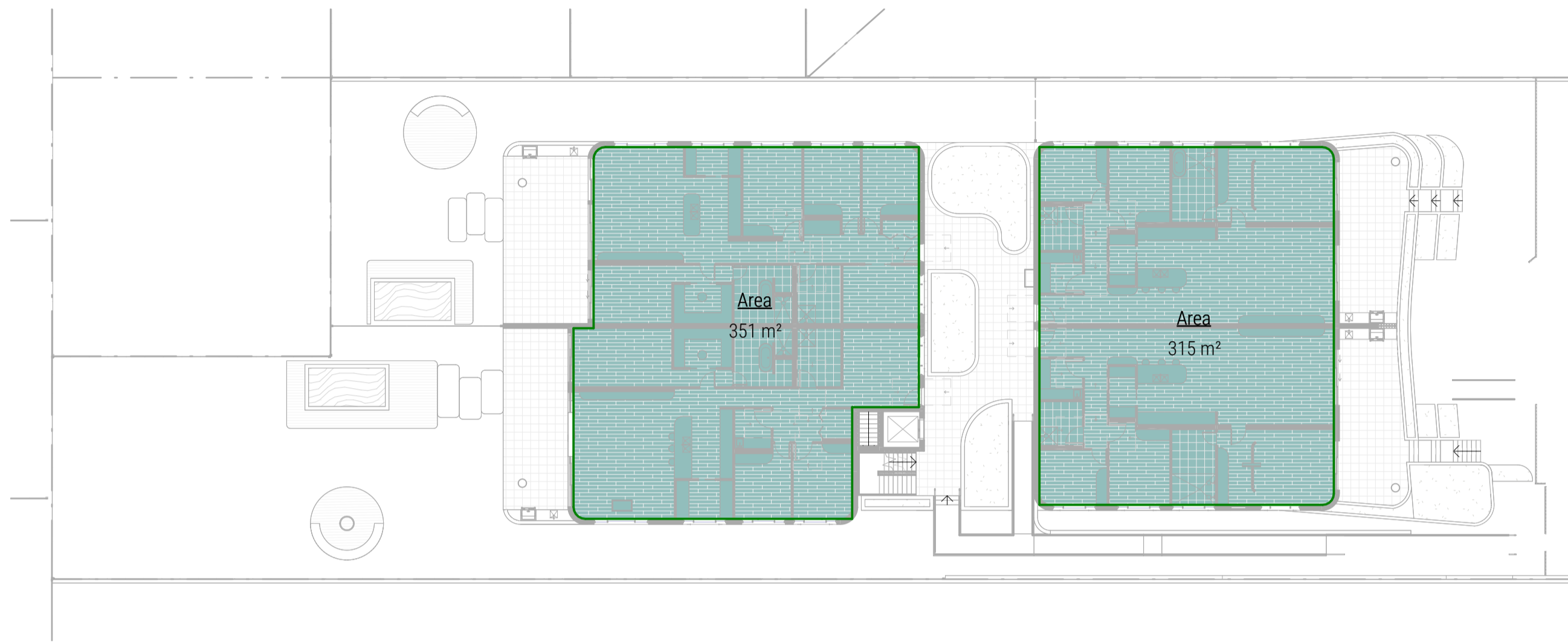


1 SOUTHERN ELEVATION
DA301/ 1:100 @ A1

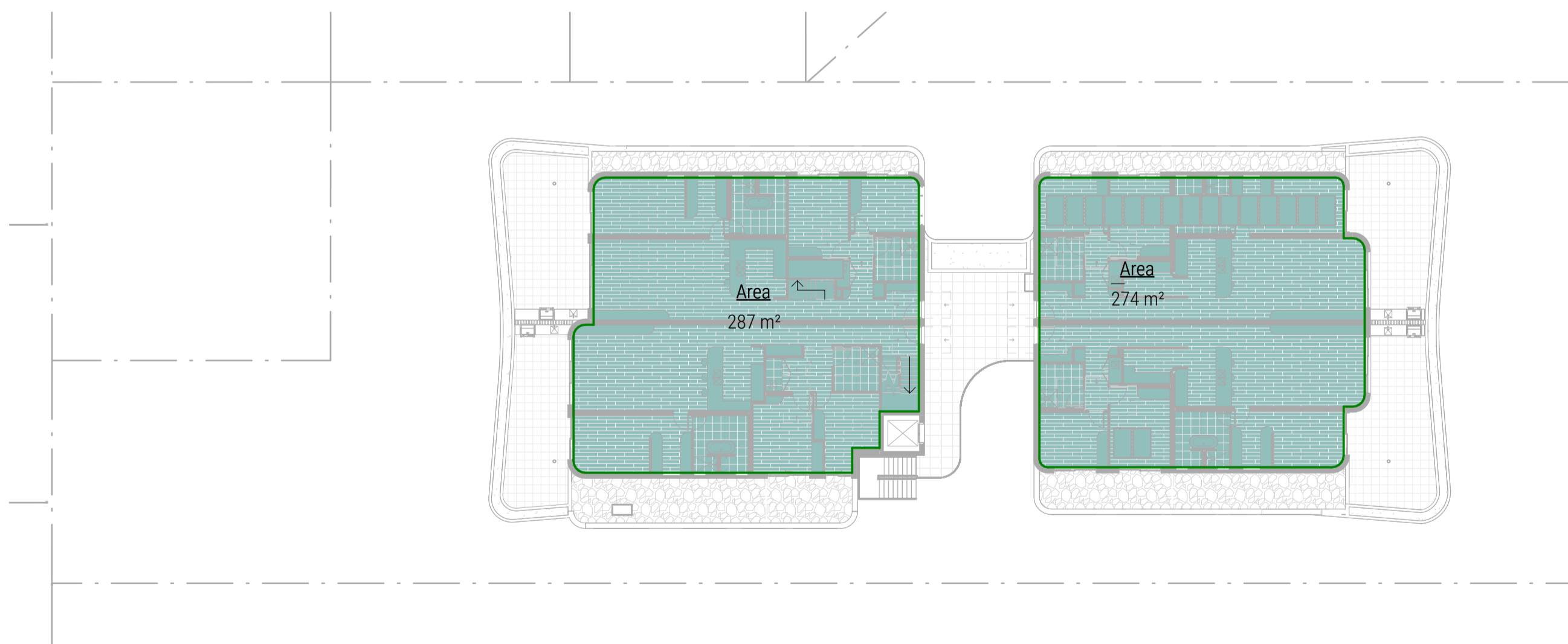


2 WESTERN ELEVATION
DA301/ 1:100 @ A1

EXTERNAL FINISH SCHEDULE	
RE.01	WHITE RENDERED EXTERIOR FINISH
S.01	SANDSTONE - RETAINING WALL
AL.01	POWDER COATED ALUMINIUM BATTENS
AL.02	POWDER COATED ALUMINIUM WINDOW FRAME - WHITE
GL.01	CLEAR GLAZING. MEET BASIX REQUIREMENT.
GL.02	TRANSLUCENT GLAZING. MEET BASIX REQUIREMENT.
MT.01	METAL FRONT FENCE - MONUMENT

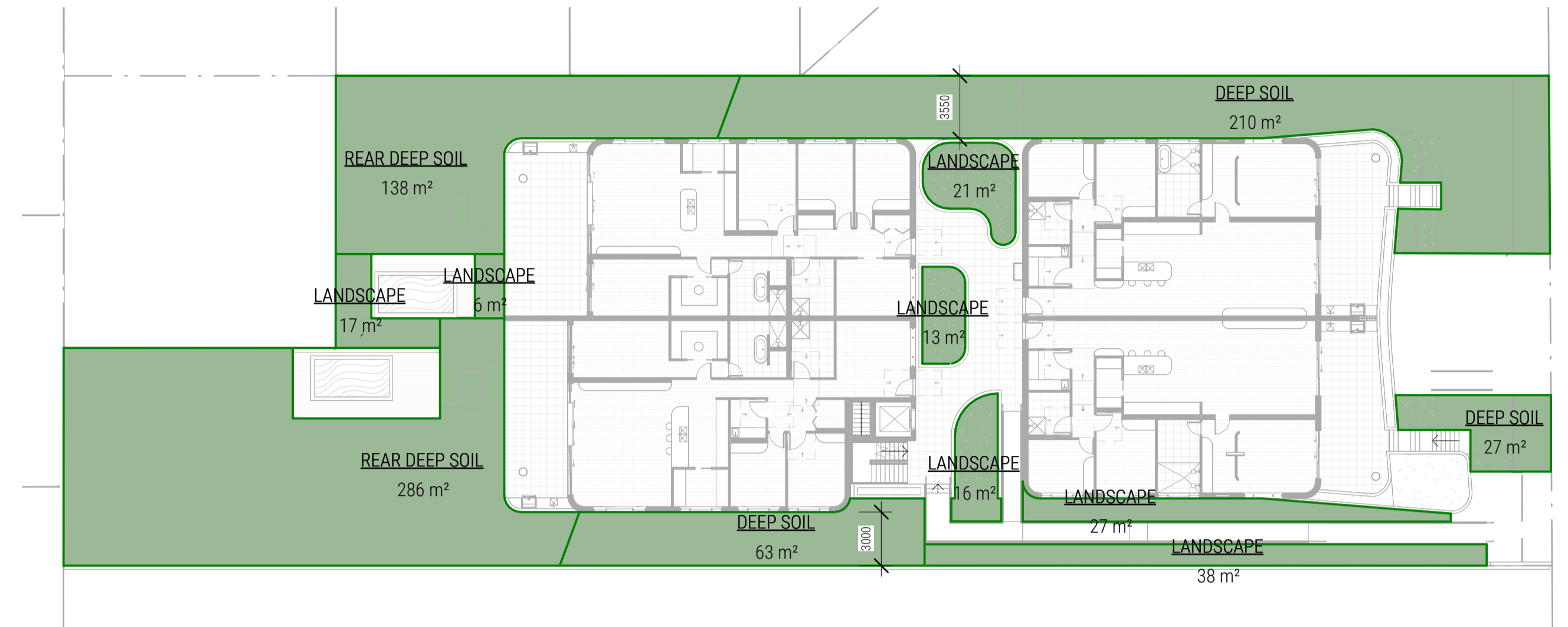


2 GFA - GROUND FLOOR
DA400/ 1:250 @ A1



3 GFA - LEVEL 1
DA400/ 1:250 @ A1

AREA SCHEDULE - GFA		
Area	Level	FSR
351 m ²	GROUND FLOOR	0.171
274 m ²	LEVEL 1	0.134
287 m ²	LEVEL 1	0.140
315 m ²	GROUND FLOOR	0.153
1227 m ²		0.598



1 LANDSCAPED AREAS
DA400/ 1:250 @ A1

DEEP SOIL CALCULATIONS	
AREA	PERCENTAGE
725 m ²	35.3%
725 m ²	35.3%

THE DEVELOPMENT HAS A DEEP SOIL ZONE >15% AND THUS COMPLIES WITH SEPP HOUSING 108 (2) (F)

LANDSCAPE AREA CALCULATIONS	
AREA	PERCENTAGE
862 m ²	42.0%
862 m ²	42.0%

THE DEVELOPMENT HAS A LANDSCAPE AREA >30% AND THUS COMPLIES WITH SEPP HOUSING 108 (2) (E)

REAR DEEP SOIL CALCULATIONS	
AREA	Rear Percentage
424 m ²	211.9%
424 m ²	211.9%

THE DEVELOPMENT HAS A REAR DEEP SOIL AREA 424 m² > MIN. REAR DEEP SOIL ZONE = 15% x SITE AREA x 65% = 200.16m²

THUS COMPLIES WITH SEPP HOUSING 108 (2) (F)

SEPP HOUSING 2021
108 NON-DISCRETIONARY DEVELOPMENT STANDARDS FOR INDEPENDENT LIVING UNITS-THE ACT, S 4.15

(1) THE OBJECT OF THIS SECTION IS TO IDENTIFY DEVELOPMENT STANDARDS FOR PARTICULAR MATTERS RELATING TO DEVELOPMENT FOR THE PURPOSES OF INDEPENDENT LIVING UNITS THAT, IF COMPLIED WITH, PREVENT THE CONSENT AUTHORITY FROM REQUIRING MORE ONEROUS STANDARDS FOR THE MATTERS.

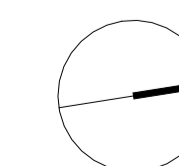
(2) THE FOLLOWING ARE NON-DISCRETIONARY DEVELOPMENT STANDARDS IN RELATION TO DEVELOPMENT FOR THE PURPOSES OF INDEPENDENT LIVING UNITS-

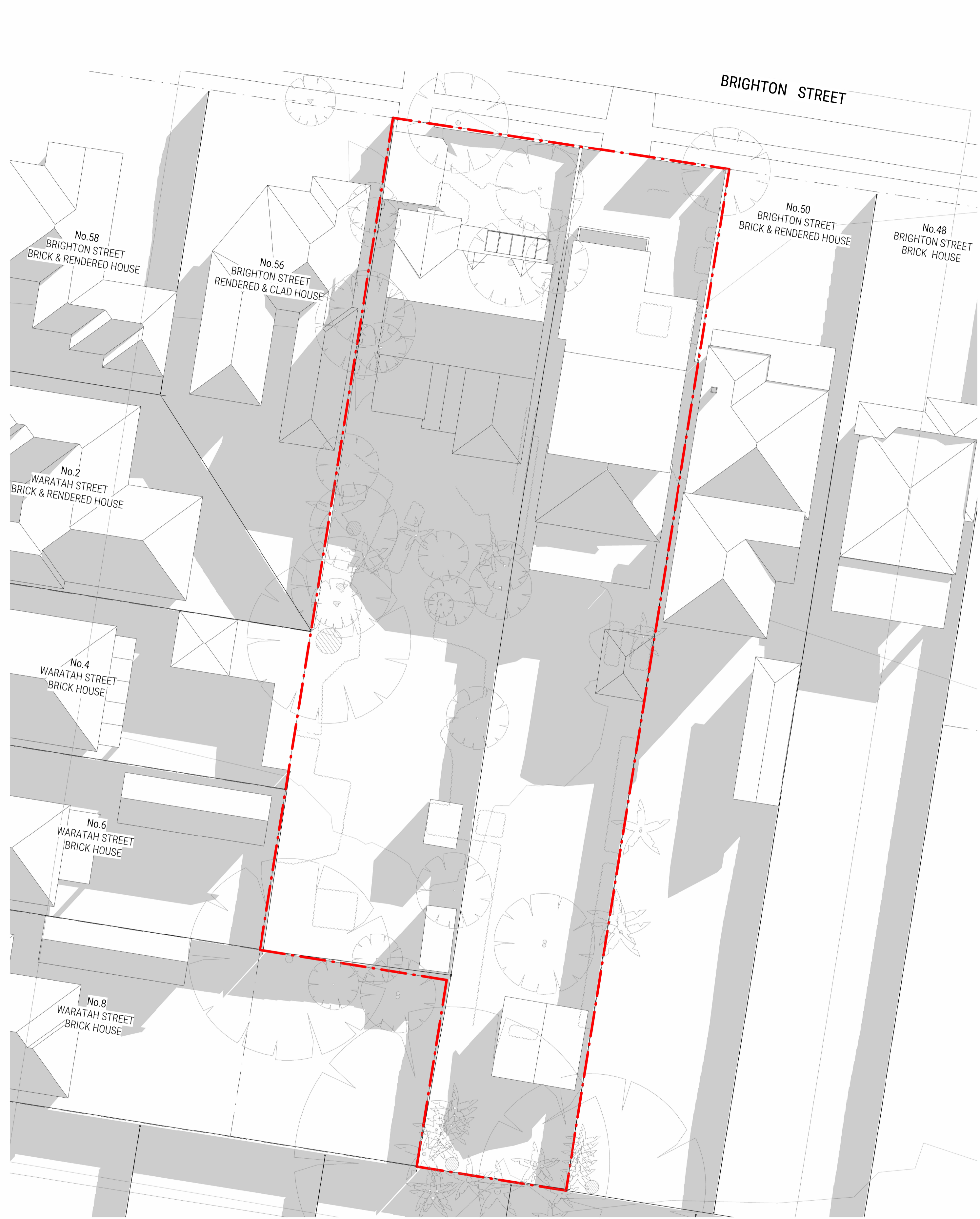
(E) IF PARAGRAPH (D) DOES NOT APPLY-AT LEAST 30% OF THE SITE AREA IS LANDSCAPED,

(F) A DEEP SOIL ZONE ON AT LEAST 15% OF THE SITE AREA, WHERE EACH DEEP SOIL ZONE HAS MINIMUM DIMENSIONS OF 3M AND, IF PRACTICABLE, AT LEAST 65% OF THE DEEP SOIL ZONE IS LOCATED AT THE REAR OF THE SITE,

LANDSCAPE AREA DEFINITION UNDER THE SEPP

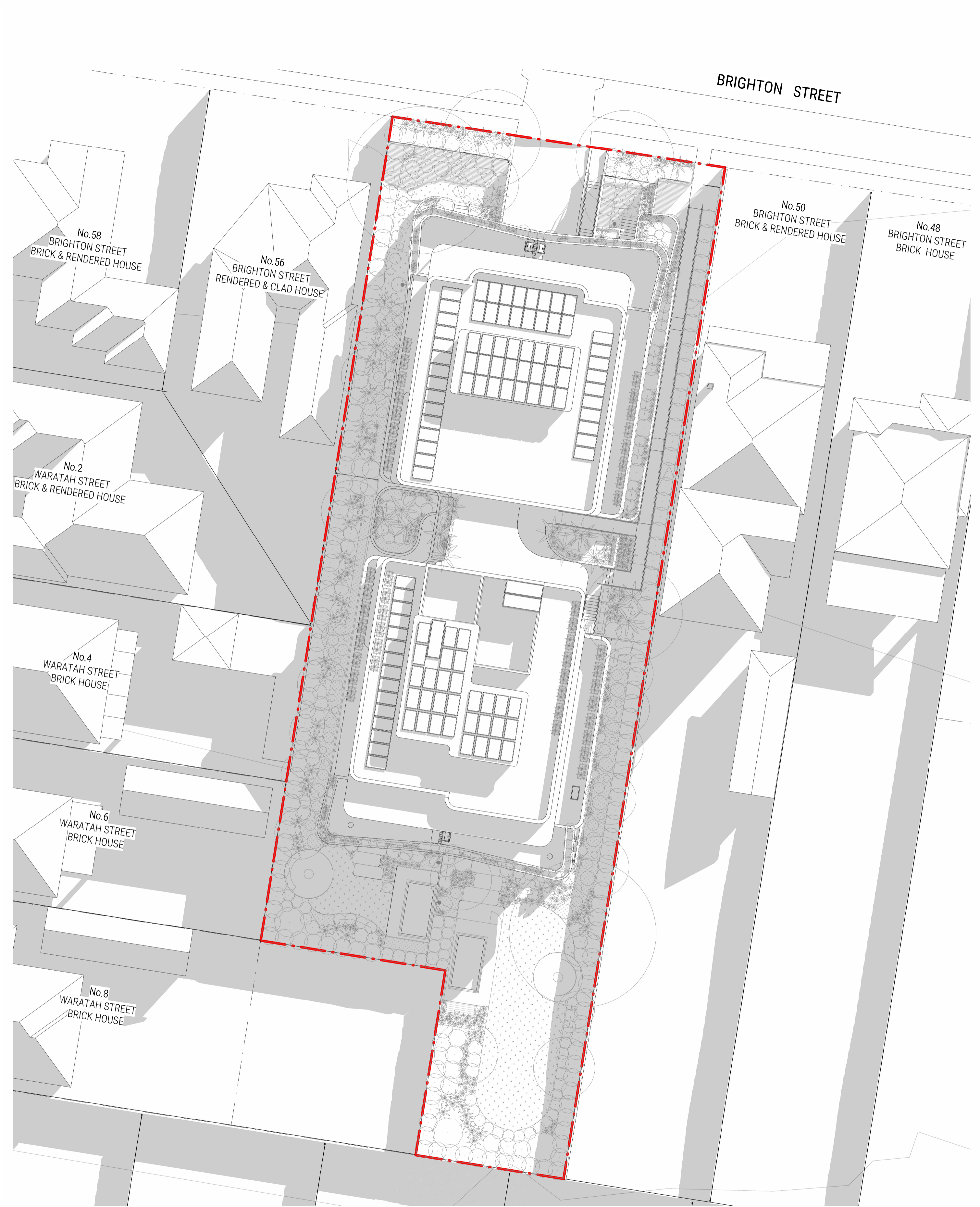
LANDSCAPED AREA MEANS THE PART OF THE SITE AREA NOT OCCUPIED BY A BUILDING AND INCLUDES A PART USED OR INTENDED TO BE USED FOR A RAINWATER TANK, SWIMMING POOL OR OPEN-AIR RECREATION FACILITY, BUT DOES NOT INCLUDE A PART USED OR INTENDED TO BE USED FOR A DRIVEWAY OR PARKING AREA.





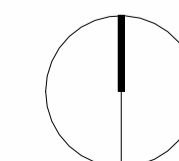
1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST

DA500 1:200 @ A1



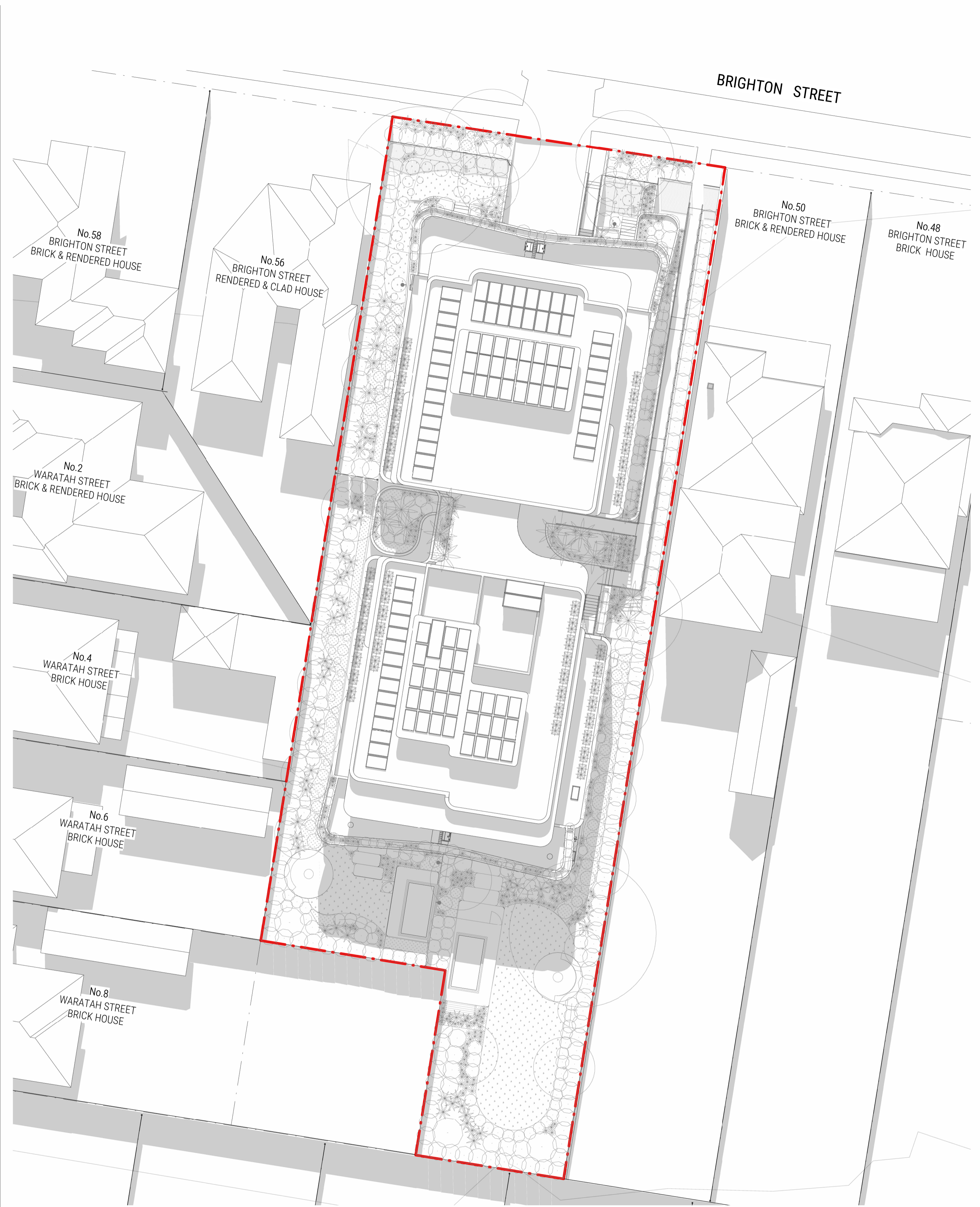
2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST

DA500 1:200 @ A1

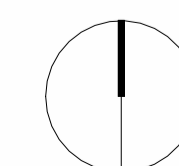


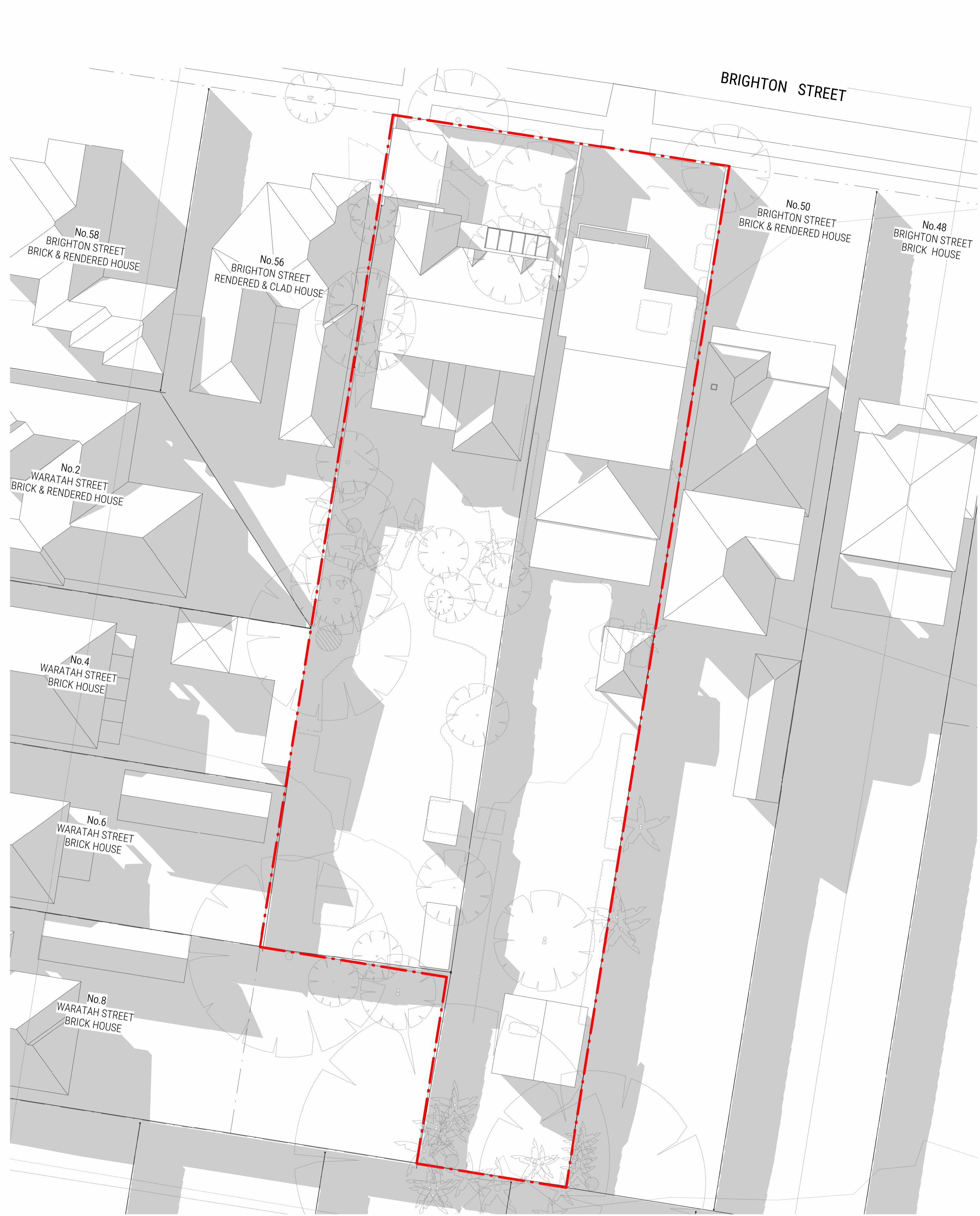


1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1

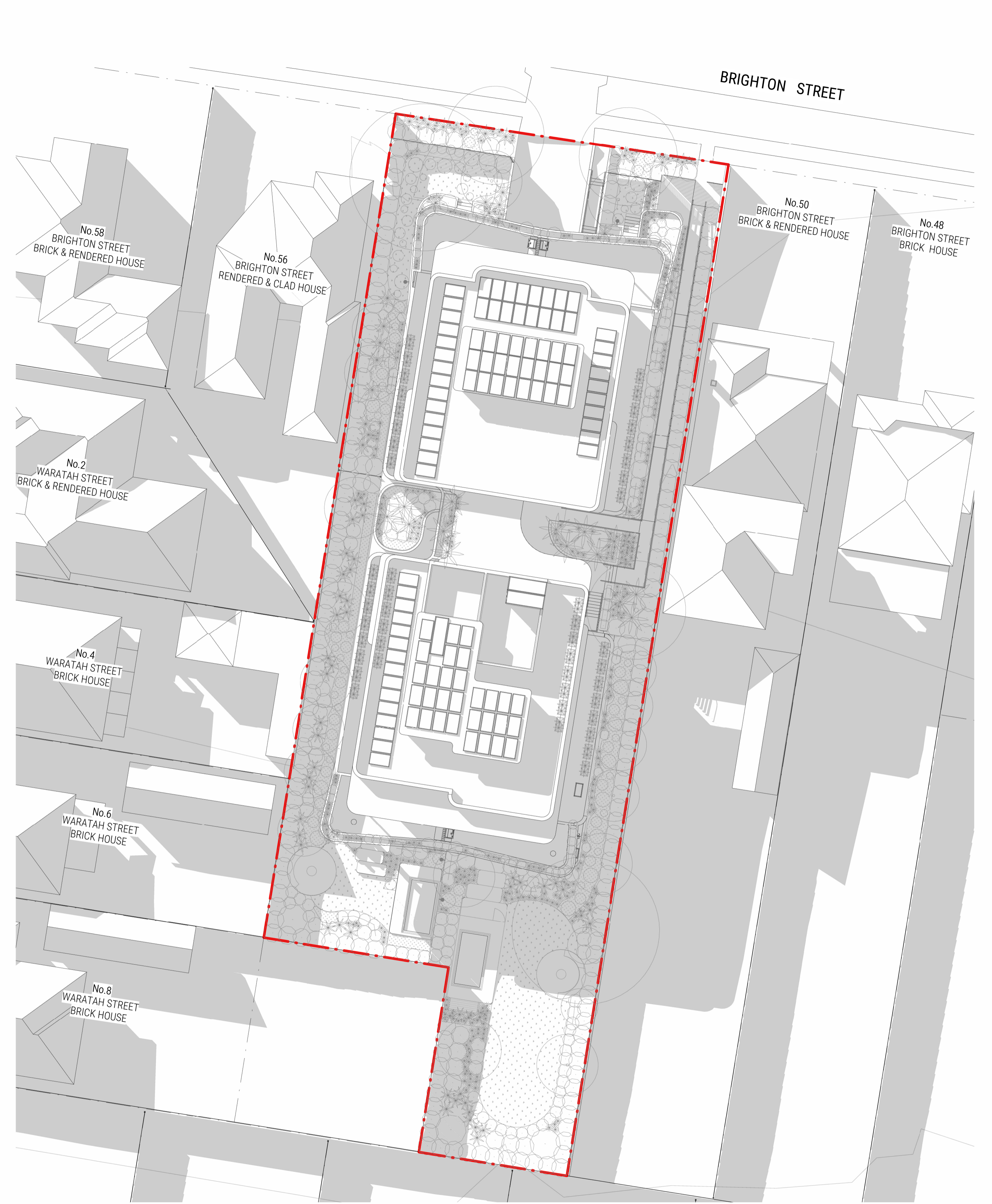


2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1





1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
 DA503 / 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
 DA503 / 1:200 @ A1

