LOCATION PLAN



BASIX COMMITMENTS

NOTES LOT 1: NOTES LOT 2:

	Thermal Comfort Specifications		Thermal Comfort Specifications	
Doors/windows	High performance double glacing throughout. Classing may be substituted with any other productimanufacturer, however you must market the maximum In-values (the equal to or lower than) and there is a flexibility of +/-5% with the SHGC value. Alminishim farmed double glacing. Livialize 2.4 (equal to or lower than) SHGC: 0.10 (±5%) Silling door to Result or lower than) SHGC: 0.47 (±5%) Silling door to Results or lower than) SHGC: 0.47 (±5%) Silling door to Results or lower than) SHGC: 0.47 (±5%) Silling door to Results and Living SCHG-0.47 (±5%) Silling door to Results and Living SCHG-0.48 (±5%) Silling windows to Ling (SGHG) (Ling (SGHG)) LiVialize 1.3 (equal to or lower than) SHGC: 0.21 (±5%) Silling windows to Ling (SGHG) (Ling (SGHG)) LiVialize 1.3 (equal to or lower than) SHGC: 0.25 (±5%) LiVialize 1.3 (equal to or lower than) SHGC: 0.26 (±5%) LiVialize 1.3 (equal to or lower than) Find windows ALG (26%) LiVialize 1.3 (equal to or lower than) SHGC: 0.26 (±5%) Salthers double have glocked. LiVialize 1.3 (equal to or lower than) SHGC: 0.26 (±5%) Salthers double have a AFRC, total windows and Skidy modelled as 30% open) LiVialize 1.3 (equal to or lower than) SHGC: 0.26 (±5%)	Glazing: Doors/windows	High performance double gizzng throughout. Gizzng may be substituted with any other productinesulabilists, howey you must meet the manarum U-values (the equal to or lower than) and there is a flexibility of 4-5% with the SHGC val Aluminam Trained double and triple gizzng. Louvie undrose, PERZ 01-1003 U-Value, 2-4 (equal to or lower than) SHGC. 0.10 (±5%). Sitting doors (Linguage and Sedorome, PEX-027-006 U-Value, 1-5 (equal to or lower than) SHGC. 0.17 (±5%). Sitting door (Riginam South): SCH-05-05-007 U-Value, 1-2 (equal to or lower than) SHGC. 0.21 (±5%). Sitting door (Riginam East): SCH-05-05-007 U-Value, 1-2 (equal to or lower than) SHGC. 0.24 (±5%). Sitting windows, DOW 0.22-007 U-Value, 1-2 (equal to or lower than) SHGC. 0.51 (±5%). U-Value, 1-3 (equal to or lower than) SHGC. 0.51 (±5%). U-Value, 1-3 (equal to or lower than) SHGC. 0.51 (±5%). The set windows. ALC 0.25 0.22 U-Value, 1-3 (equal to or lower than) SHGC. 0.24 (±5%). Sitting short than generation or lower than) SHGC. 0.51 (±5%). U-Value, 1-3 (equal to or lower than) SHGC. 0.51 (±5%). Sitting short than generation or lower than) SHGC. 0.51 (±5%). Sitting short than generation or lower than) SHGC. 0.51 (±5%). Sitting short than generation or lower than) SHGC. 0.51 (±5%). Sitting short than generation or lower than). SHGC. 0.51 (±5%). Sitting short than generation or lower than). SHGC. 0.51 (±5%). Short color value and short than generation or lower than). SHGC. 0.51 (±5%). Short color value and short	
	Note: Given values are AFRC; total window system values (glass and frame) Double glazed by Velux: Maximum U-Value 2.7, and SHGC; 0.24 (±5%)	Skylights	Double glazed by Veiux: Maximum U-Value 2.7, and SHGC: 0.24 (±5%)	
	Metal roof with R1.3 anticon/builders blanket (noted that there was 'styrene to roof', confirm roof construction builduo)	Roof	Metal roof with R1.3 anticon/builders blanket	
POOI	External Colour; Dark (SA>0.7)	,,,,,,	External Colour: Medium (0.475 <sa<0.7)< td=""></sa<0.7)<>	
Celling	Lover Ground Floor: R.2.5 soulation (insulation only value) to internal ceiling of Garage and RWT Room where habitable areas above (between level). The control of the con	Ceiling	Lower Crown Floor, R2.0 (Insulation (Insulation only value) to internal ceiling of Garage and RWT Room where hashibide seraes above fetheren levels). Ground Floor, R2.0 insulation (Insulation only value) is otternal justateboard ceiling fetheren levels) where rooms above. First Floor where metal roof above: Paristerboard ceiling with R3.5 insulation (Insulation only value). Sealed LEI downlipho (e. 10. ratio): modaled at one light per 2.5m ² of Boor space.	
Cailing penetrations	Sealed LED downlights (ie. IC rated): modelled at one light per 2.5m ² of floor space	penetrations	Exhaust fans to Kilchen, Batha/Ensultes and Laundry Chimney Flue	
	Exhaust fans to Kitchen, Baths/Ensultes and Laundry		Note: All downlights are to be IC rated and sealed, all exhaust fans and chimney to have dampers	
	Chimney Flue Note: All downlights are to be IC rated and sealed, all exhaust tans and chimney to have dampers	Ceiling fans	Seven ceiling fans required: One to Study, one to Bedroom 01, one to Bedroom 02, one to Bedroom 03, one to	
	Six ceiling fans required: One to Rumpus, one to Bed 01, one to Bed 02, one to Bed 03, one to Bed 04, and one to either Living or Dining	External Walls	Bedmann (4), one to Rumpus, and one to Living or Citining Lipidenephi caleign on trater famining MRZ Trisulation (insulation only value) Carely brick with R2.13 insulation (insulation only value), or one silin of AFS wall and one silin of individual or subsequent with R2.75 insulation modeled as R1.5 buil reflective on the film insulation, or foot will full construction Specime value R2.61 insulation modeled as R1.5 buil reflective on the film insulation product value of R2.15, this would be indicative of a product film Polisics 2 preference carely insulation insulation product value of RVT. Room (no insulation required to these leve seconditioned carely walls).	
	Lightweight dadding on throbs thaning with R2.7 Instalation (insulation only value). Carely brick with R2.3 insulation (or one sin of AFS wall and one sin of brick with cavity between) or Total Wall System Value R.2.5 (insulation modeled as R1.5 but reflective both sides to total insulation product value of R2.13; this would be indicative of a product like Police Committed recovery insulation, for usualization required to external Grange and Plant Room wells External colour_Light and Dark. TUE Carely brick to one short of AFS wall and one sixth of brick with carely between).			
1	Lower Ground Floor. Concrete walls. R2.0 insulation (insulation only value) required between the Plant Room and Entry Ground Floor and First Floor: Plasterboard on lightweight framing. R2.0 insulation required to the internal waits of the Baths and Laundry	Internal walls	Lift: Cavily think (or may be substituted with one shin of AFS well and one skin of brick with cavily between Lower Ground Floor. Concrete waits with RZ.0 insulation required between the Garage and Entry. No insulation required between Garage and Plant.	
	Lower Ground Floor: Concrete slab on Ground with R1.5 underslab insulation. No insulation required to Garage and Plant. Room floors (only Entry & Litt) Ground Floor Concrete slab on Ground with R1.5 underslab insulation to Rumous	Floors	Ground Floor and First Floor. Plasterboard on lightweight traming with R2.0 insulation to Ground Floor Laundry and First Floor Bath	
	Social or Notifice sale or Social with 14 3 individual relations for Notifice Suppended limber flow to First Row on RF 31 insulation where open to air below Floor coverings: Carpet to bedrooms, tiles to well areas, finisher and politine/blare concrete elsewhere Vertical lauvers socient, avanings, evers and covered Belonders as per drawings.		Lower Ground Floor: Concrete stab on Ground with R1.5 understab insulation to Entry floor only. No insulation required to Garage and RWT Room floors. Concrete between Lower Ground Floor and Ground Floor Ground Floor: Concrete stab on Ground with R1.5 understab insulation.	
	BASIX Water Inclusions		Suspended timber floor to First Floor with R3.0 insulation where open to air below Floor coverings: Carpet to bedrooms, tiles to wet areas, timber elsewhere. Garage and RWT room floors are bare	
Fixtures			concrete	
rixidres	Install toilet flushing system with a minimum rating of 4 stars in each toilet	External Shading	Vertical louvre screens, eaves and covered balconies as per drawings	
	Install tap with minimum rating of 4 stars in the kitchen		DADIV Mission Institutions	
Alternative Water	Install taps with minimum rating of 4 stars in each bathroom		BASIX Water Inclusions	
Alternative Water	Install rainwater tank with minimum 3,500L capacity, connected to – At least one outdoor (garden) tap and all toilets Rainwater harvest collected from a min. 140m² roof area	Fixtures	Install showerheads minimum rating of 4 stars (>6.0 and <= 7.5 Litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet:	
Pool	Volume no greater than 28kL		Install tap with minimum rating of 4 stars in the kitchen	
	Pool cover required	-	Install taps with minimum rating of 4 stars in each bathroom	
	BASIX Energy Commitments	Alternative Water	Instell rainwater tank with minimum 3,000L capacity, connected to – At least one outdoor (garden) tap and all foilet	
Hot water System	Electric heat pump: minimum performance of 31-35 STCs	Pool	Rainwater harvest collected from a min. 150m² roof area Volume no greater than 25kt,	
Cooling system		7001	Must have a pool cover	
Heating system			BASIX Energy Commitments	
Ventilation		Hot water System	Electric heat pump: minimum performance of 31-35 STCs	
- Company	Bathrooms - Individual fan, externally ducted to roof or façade, interlocked to light with timer off	Cooling system	3 phase air conditioning to living areas and bedrooms: EER 3.0-3.5	
	Laundry - Individual fan, externally ducted to roof or fiscade, manual on/off switch	Heating system	3 phase air conditioning to living areas and bedrooms: EER 3.0-3.5	
Pool			Kitchen - Individual fan, externally ducted to roof or laçade, manual on/off switch	
Other	Must install a timer for the swimming pool pump with a minimum 5 Star efficiency induction cooktop & electric oven Outdoor clothes driven line		Bathrooms - Individual fan, externally ducted to root or façade, interlocked to light with timer off (note that the BASI Certificate says "Operation control." [beases select and this as a mistike (prover issue unesolved with BASIO() Laundry - Individual fan, externally ducted to root or façade, manual coloff switch	
	Alternative Energy: Minimum 2.0kW of photovoltaics (solar); South nominated as panel orientation to allow for worst case	Pnol	Launory - Individual ran, externally ducaso to roor or raçade, manual oxfort switch Heating system: electric heat pump	
	scenario		Must install a timer for the swimming pool pump with a minimum 5 Star efficiency	
			Induction cooktop & electric oven	

GENERAL NOTES

ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, OTHER RELEVANT CODES AND WITH MANUFACTURERS

THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT.

DO NOT SCALE OFF DRAWING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS.

THE ARCHITECT TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.

WALL TYPES

EXISTING WALL / FLOOR / CEILING



NEW WALL / FLOOR / CEILING



TO BE DEMOLISHED

DA AMENDMENTS

MATERIALS BOARD







JOB NO: 24002 DATE 90 BRIGHTON STREET FRESHWATER

DA DRAWING LIST

COVER SHEET DA01 DA02 SITE ANALYSIS DA03 SUBDIVISION PLAN **DEMOLITION PLAN**

SITE & ROOF PLAN

LOT 1 - LOWER GROUND FLOOR PLAN DA06

LOT 1 - GROUND FLOOR PLAN DA07

LOT 1 - FIRST FLOOR PLAN DA08

LOT 1 - SECTION AA DA09

LOT 1 - SECTION BB DA10

LOT 1 - SECTION CC DA11

LOT 1 - SECTION DD DA12

LOT 1 - ELEVATION NORTH

LOT 1 - ELEVATION SOUTH

LOT 1 - ELEVATION EAST

LOT 1 - ELEVATION WEST

DA17 LOT 2 - LOWER GROUND FLOOR PLAN

LOT 2 - GROUND FLOOR PLAN

LOT 2 - FIRST FLOOR PLAN

LOT 2 - SECTION EE

LOT 2 - SECTION FF

LOT 2 - SECTION GG DA22

LOT 2 - SECTION HH DA23

DA24 LOT 2 - ELEVATION NORTH

LOT 2 - ELEVATION SOUTH DA25

LOT 2 - ELEVATION EAST DA26

LOT 2 - ELEVATION WEST DA27

SITE SECTION DA28

DA29 EXCAVATION AND FILL PLAN

SEDIMENT & EROSION PLAN

LANDSCAPE AREA CALCULATIONS

SHADOW DIAGRAMS

Watershed\/\Architects

ISSUE F Ε

DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT DA APPLICATION

17/2/2025 11/02/2025

22/10/2024

CLIENT: V. GLAVAN

SCALE:

DEVELOPMENT APPLICATION

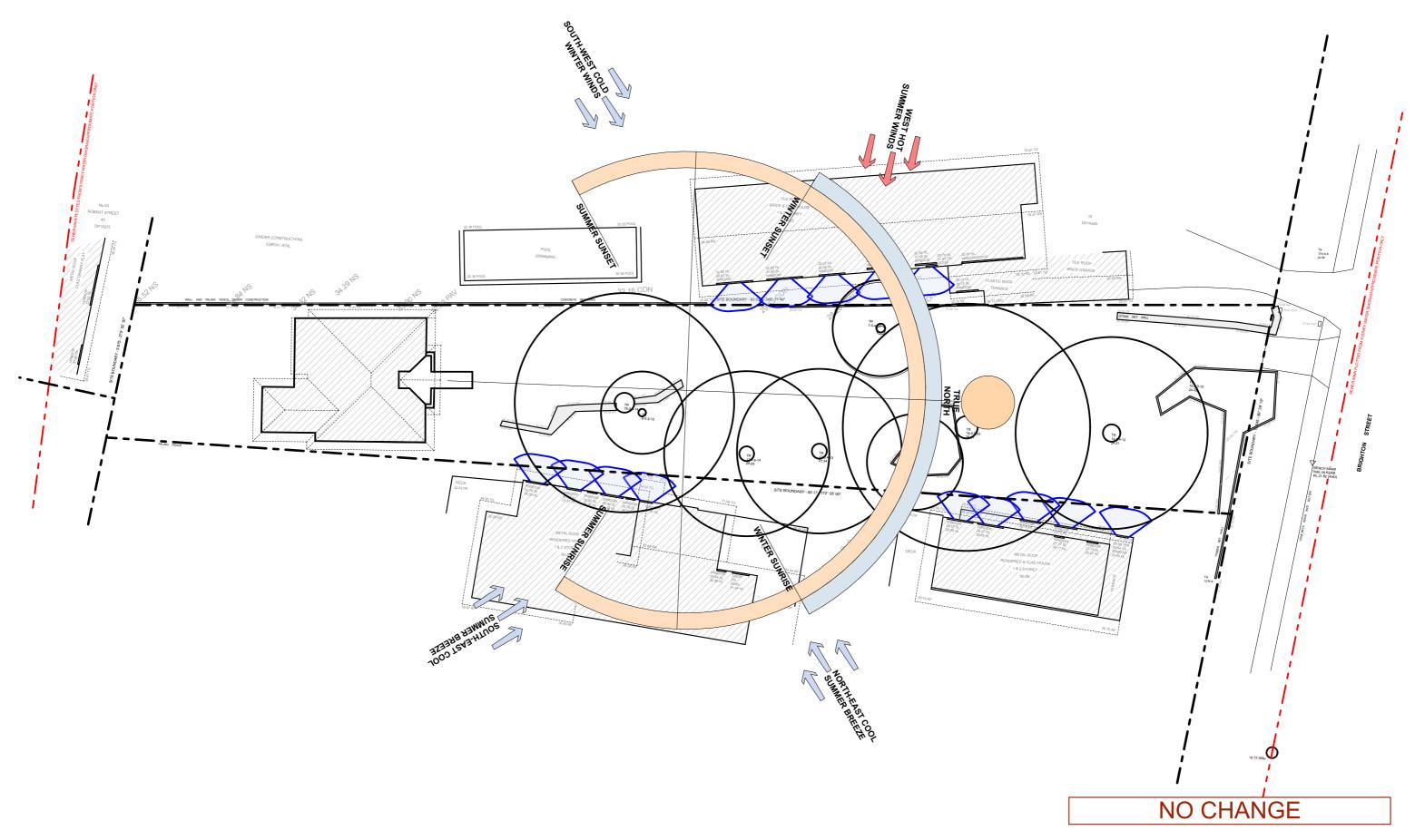
FOR ALTERATIONS & ADDITIONS

ISSUE:

ated Architect Mark Korgul No. 6221

Studio 9977 1076

Address Level 1, 167 Pittwater Road Manly NSW 2095



ISSUE F E

FOR
DA APPLICATION - AMENDMENTS
DA AMENDMENT - DRAFT
DA APPLICATION

JOB NO: 24002 ADDRESS: 90 BRIG

DATE

17/2/2025

11/02/2025

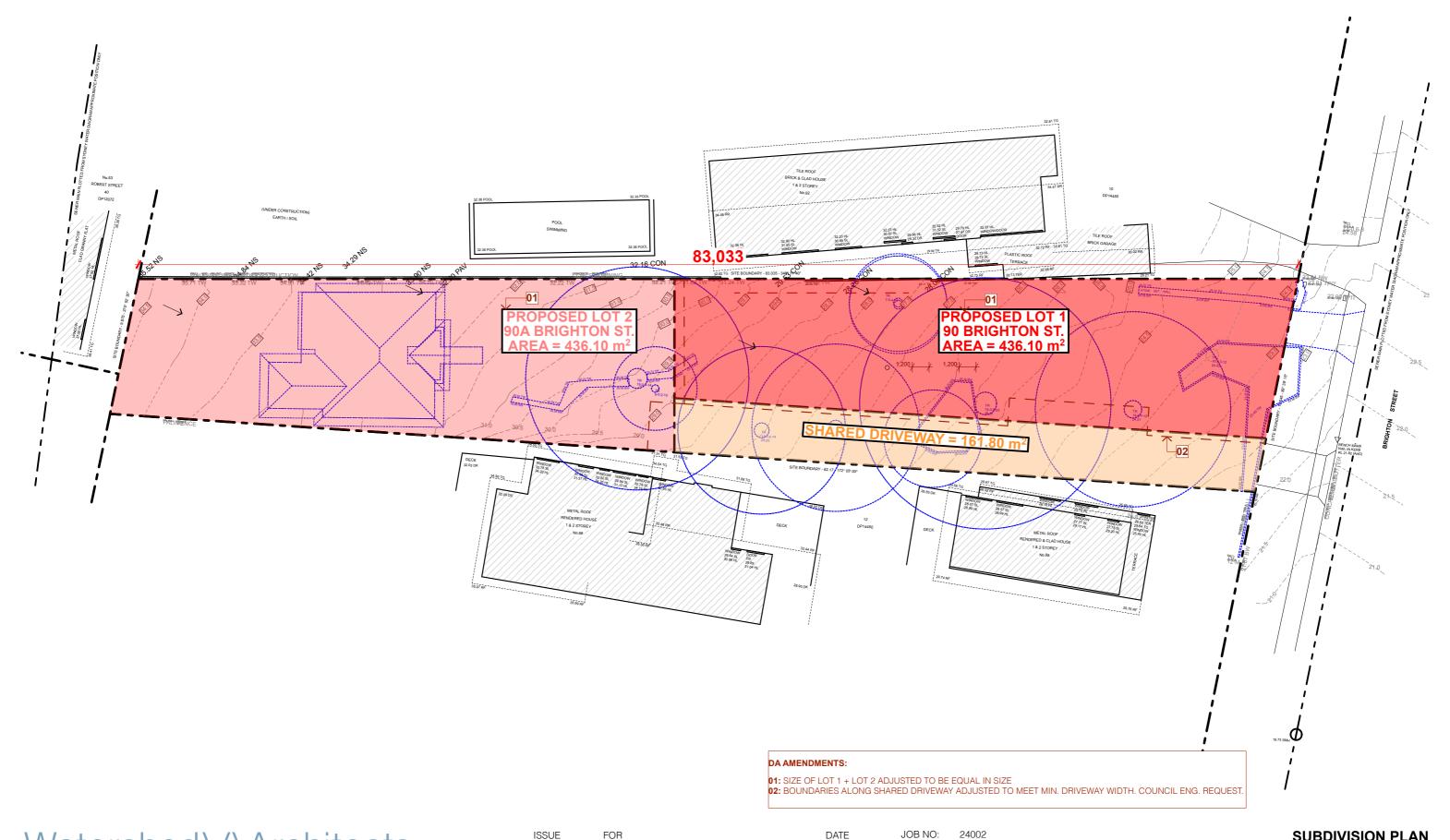
22/10/2024

ADDRESS: 90 BRIGHTON STREET FRESHWATER
CLIENT: V. GLAVAN

1:250 @ A3

SITE ANALYSIS

SHEET: DA02



ISSUE

DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT DA APPLICATION

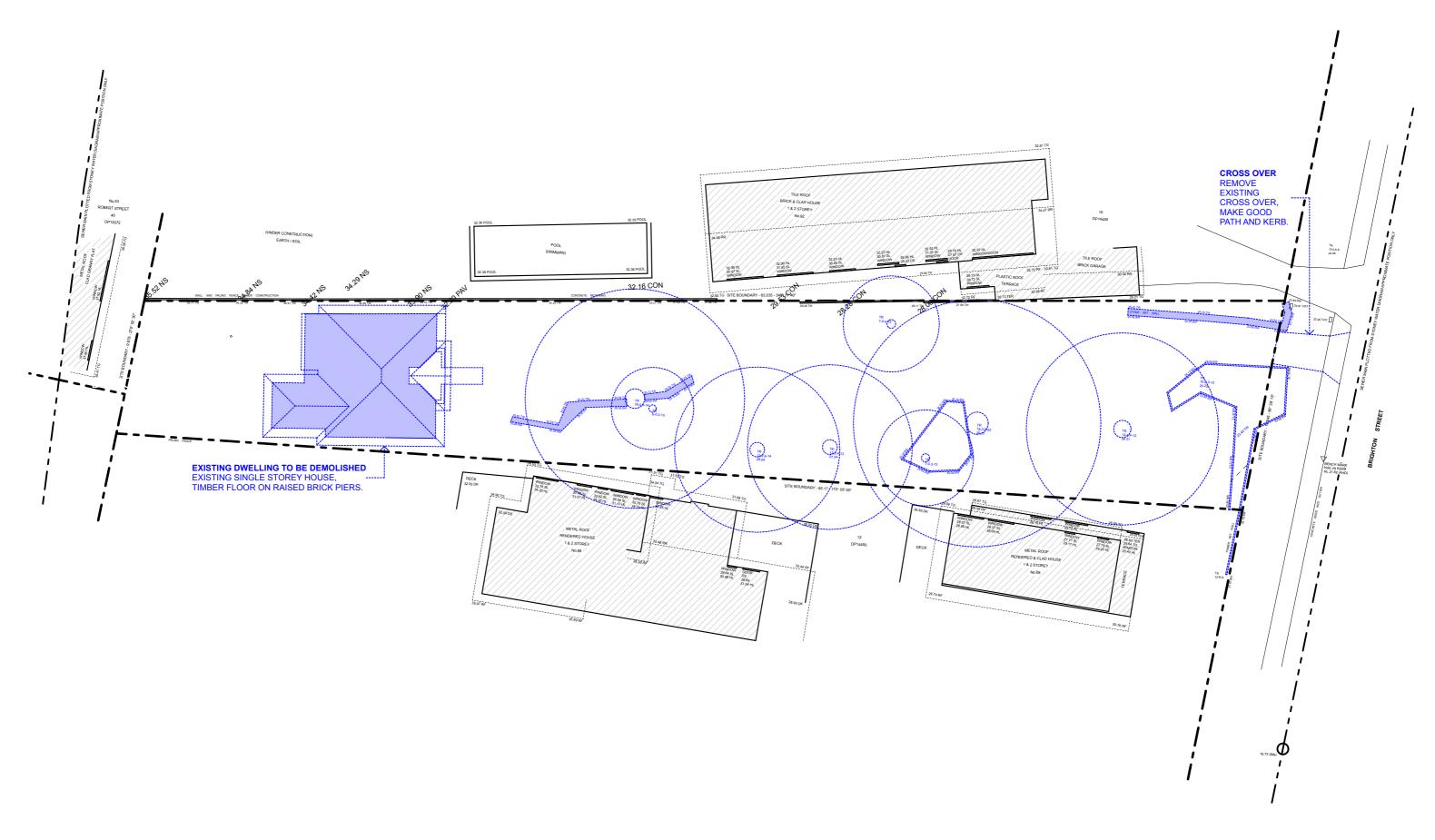
JOB NO: 24002 ADDRESS: 90 BRIGHTON STREET FRESHWATER

17/2/2025 11/02/2025 V. GLAVAN 22/10/2024 SCALE: 1:250 @ A3 **SUBDIVISION PLAN**

SHEET: **DA03**







ISSUE

DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT DA APPLICATION

DATE JOB NO: 24002 ADDRESS: 90 BRIGHTON STREET FRESHWATER 17/2/2025 11/02/2025 V. GLAVAN

1:250 @ A3

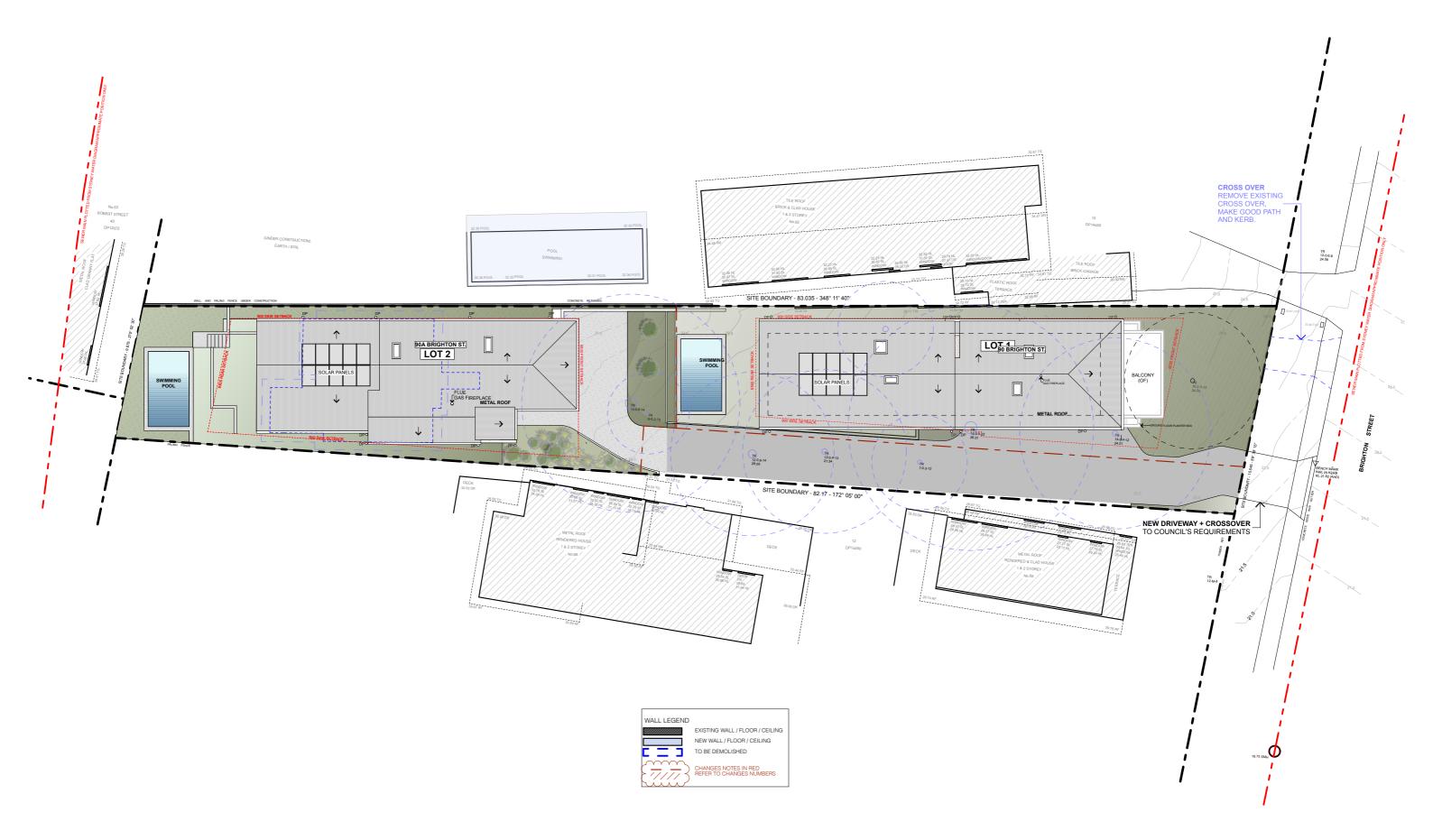
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22/10/2024

DEMOLITION PLAN

ISSUE:

DA04 SHEET:



ISSUE F E

DA APPLICATION - AMENDMENTS
DA AMENDMENT - DRAFT
DA APPLICATION

DATE JOB NO: 24002 17/2/2025 ADDRESS: 90 BRIGHTON STREET FRESHWATER 11/02/2025 CLIENT: V. GLAVAN

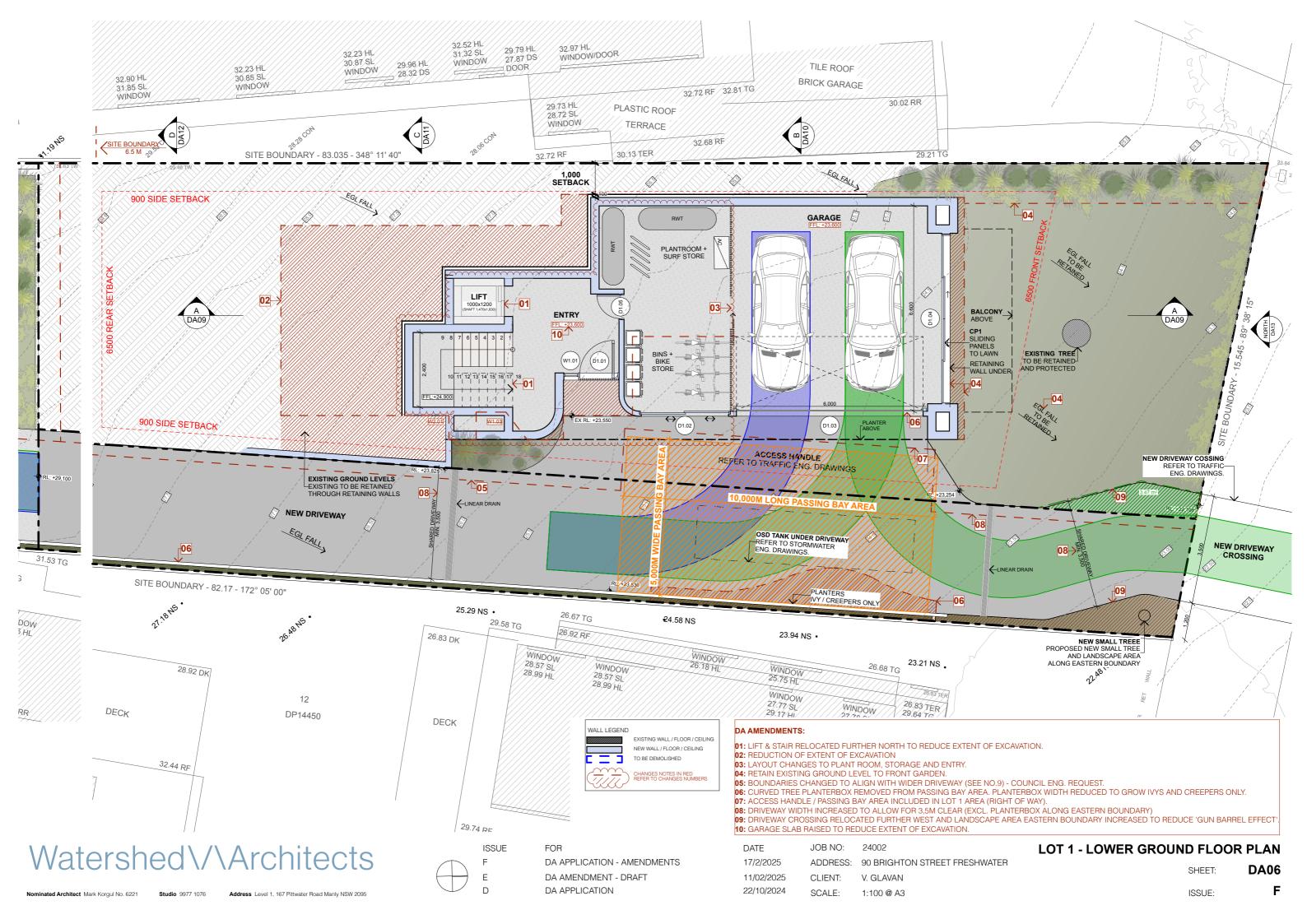
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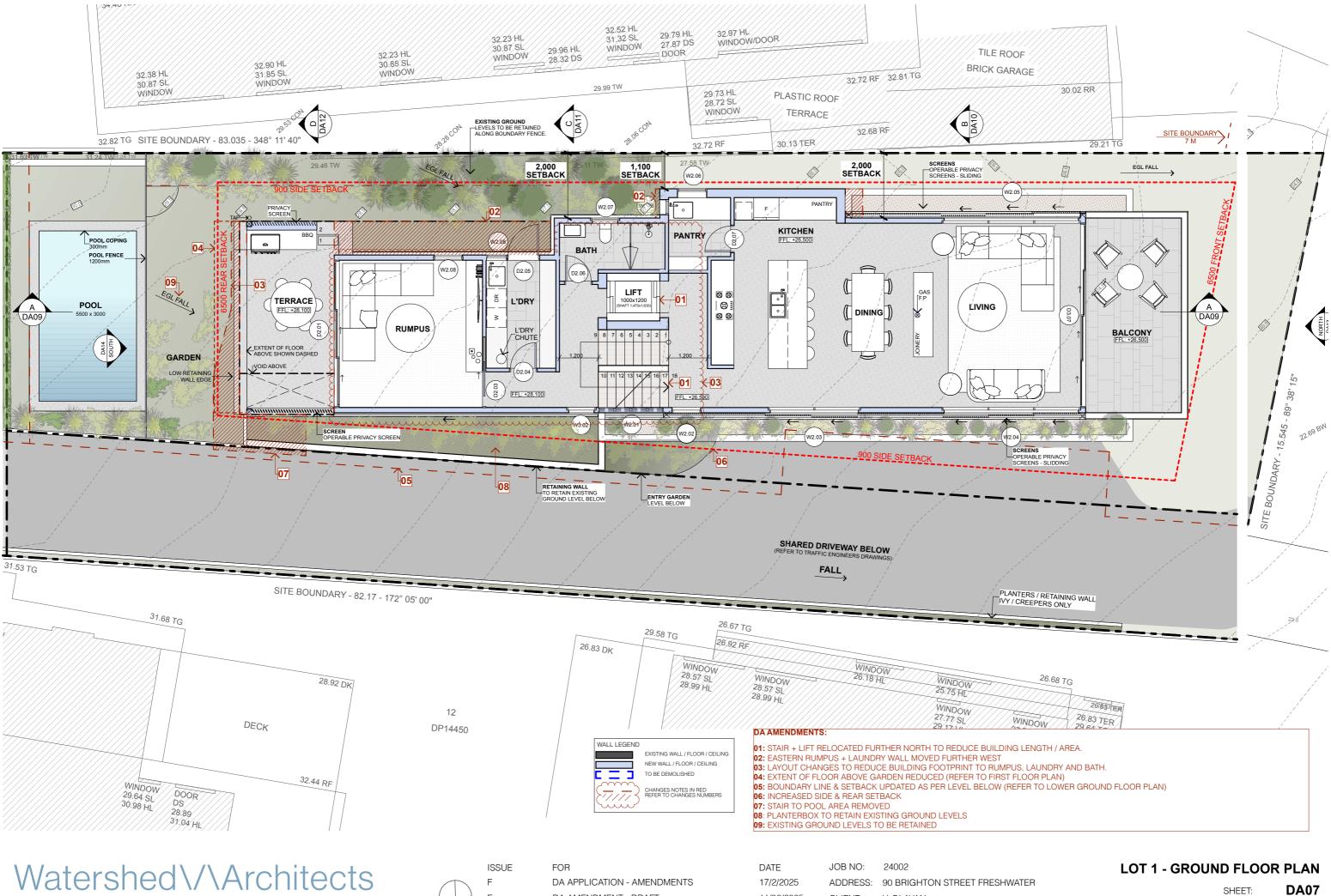
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22/10/2024

SITE & ROOF PLAN

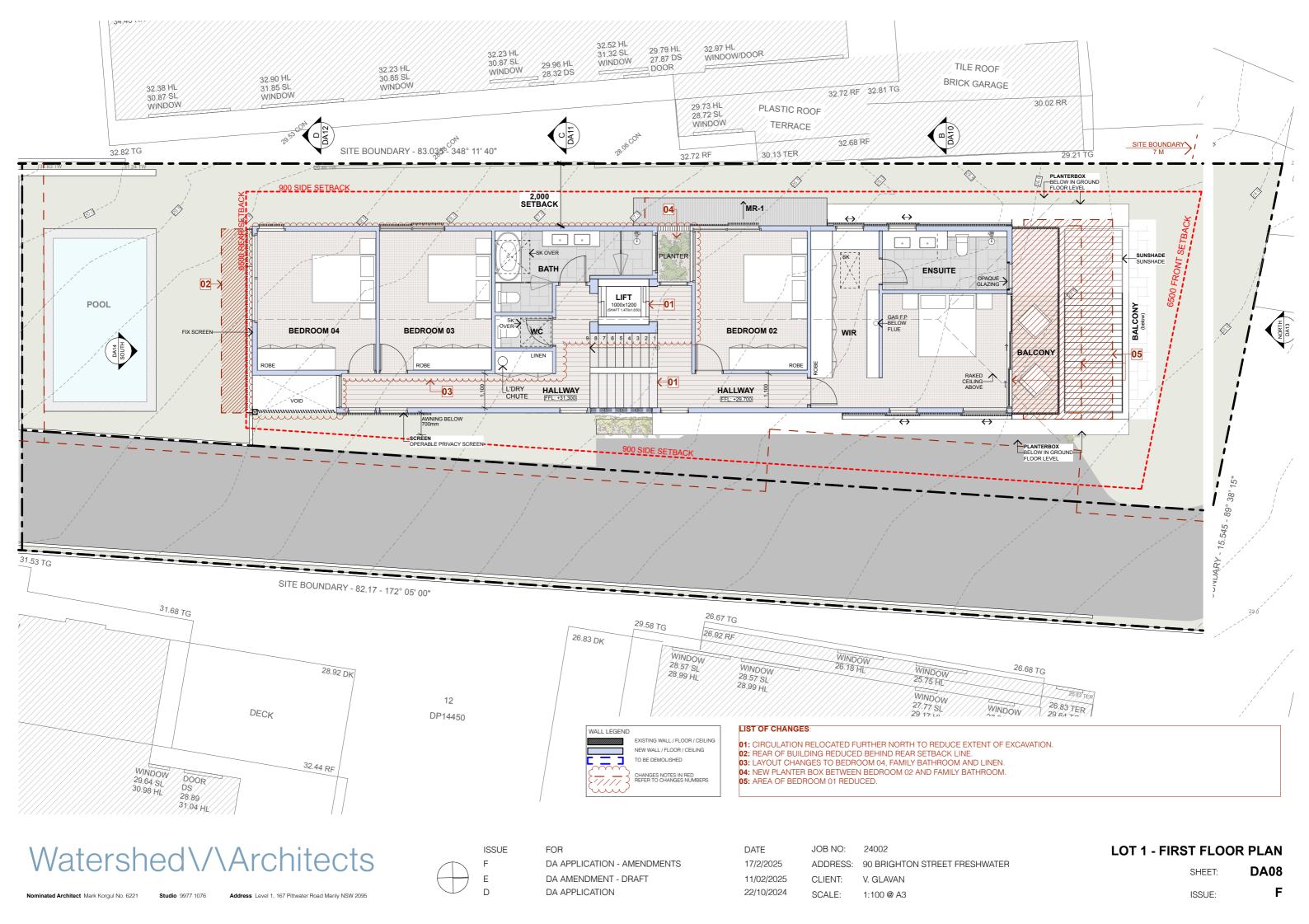
SHEET: DA05

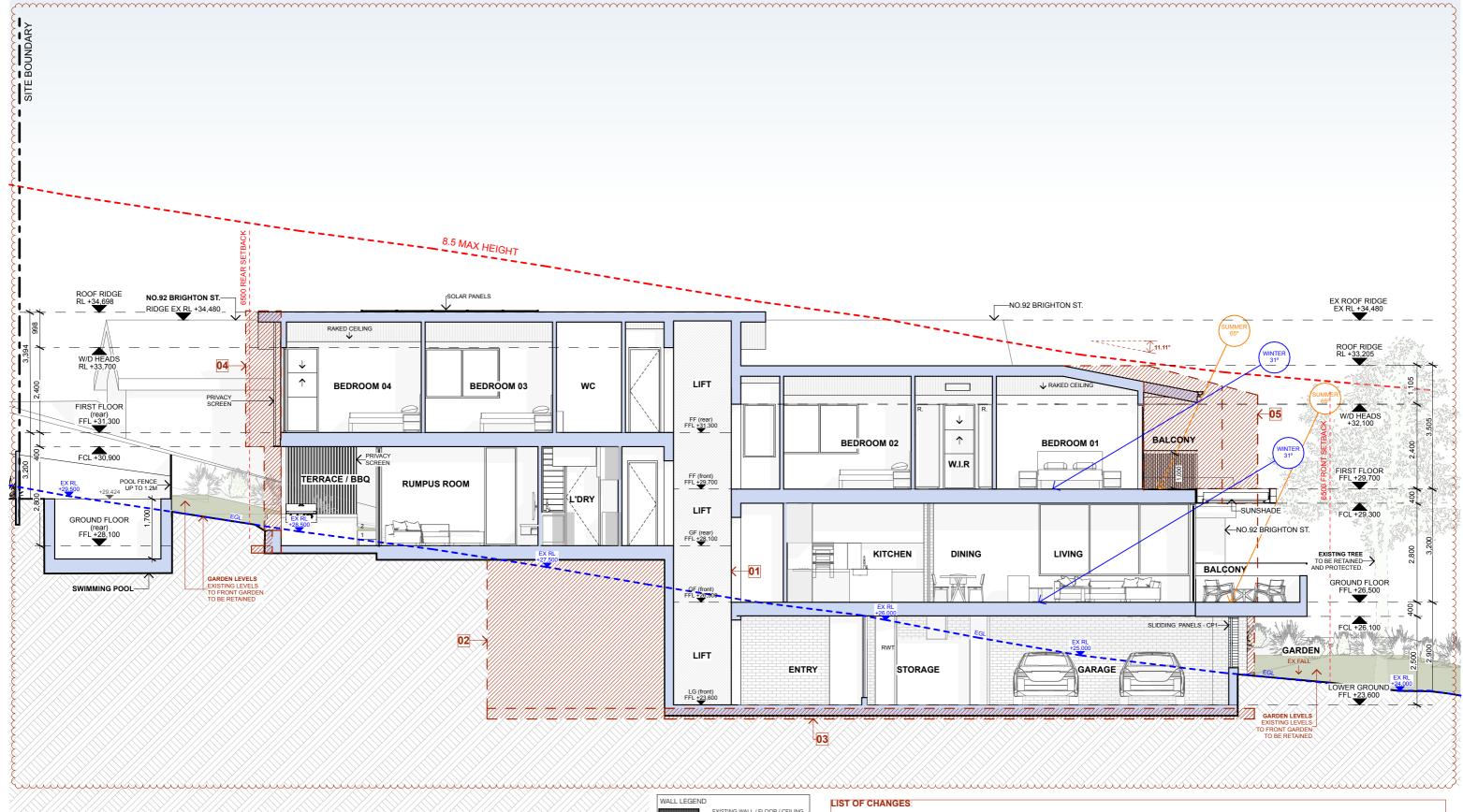


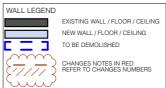


DA AMENDMENT - DRAFT DA APPLICATION

11/02/2025 V. GLAVAN 22/10/2024 SCALE: 1:100 @ A3







01: CIRCULATION RELOCATED FURTHER NORTH TO REDUCE EXTENT OF EXCAVATION.

02: REDUCTION IN EXCAVATION

03: GARAGE FFL RAISED TO REDUCE EXTENT OF EXCAVATION

04: REAR OF BUILDING FOOTPRINT REDUCED (REFER TO FLOOR PLANS)

Watershed\/\Architects

ISSUE F

DA APPLICATION - AMENDMENTS

DA AMENDMENT - DRAFT

DA APPLICATION

17/2/2025 11/02/2025

DATE

JOB NO: 24002 ADDRESS: 90 BRIGH

S: 90 BRIGHTON STREET FRESHWATER

11/02/2025 CLIENT: V. GLAVAN 22/10/2024 SCALE: 1:100 @ A3 **LOT 1 - SECTION AA**

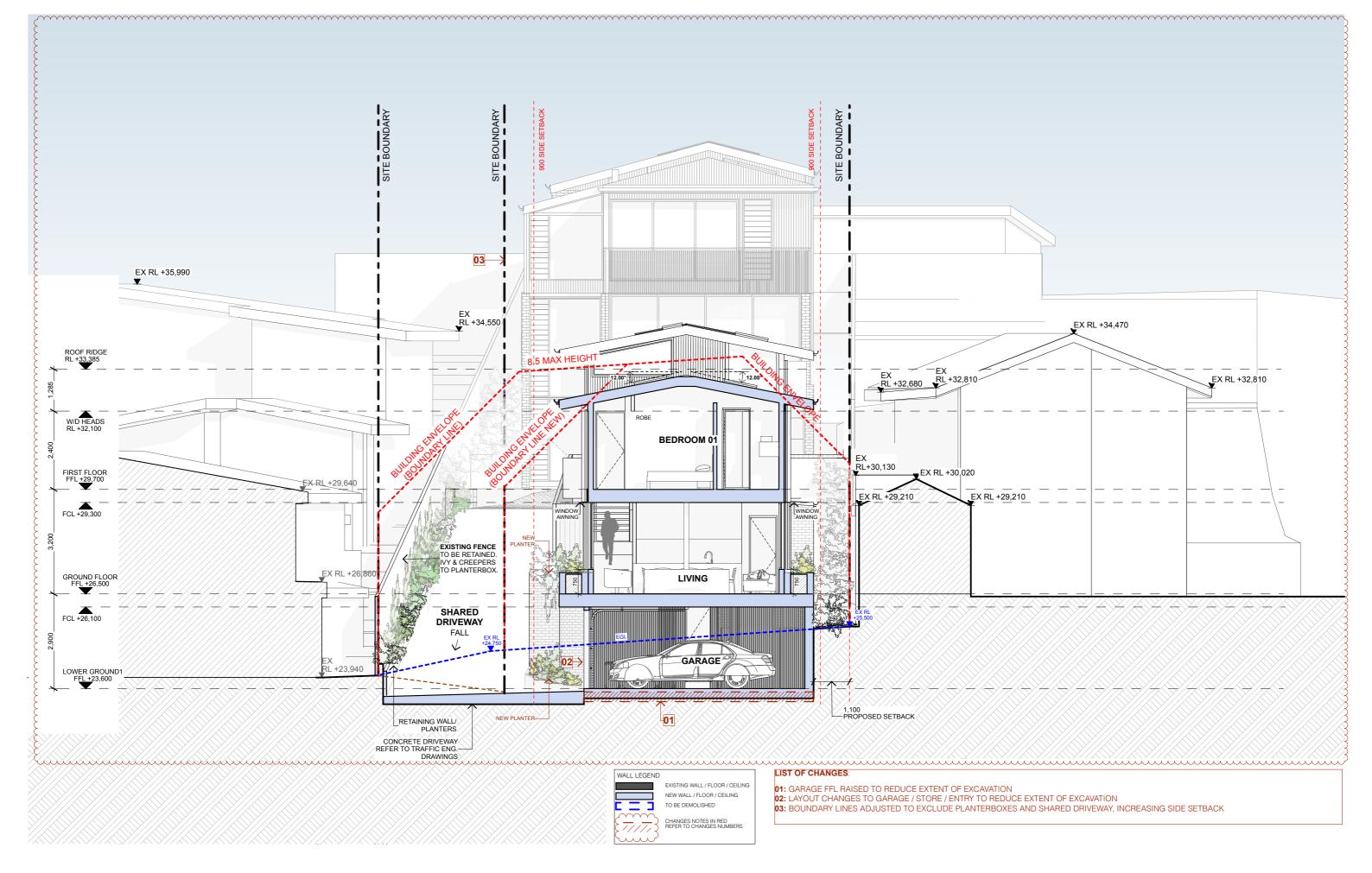
SHEET: DA09

ISSUE:

Nominated Architect Mark Korqul No. 6221

Studio 9977 107

Address Level 1, 167 Pittwater Road Manly NSW 2



DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT

DA APPLICATION

JOB NO: 24002 17/2/2025 90 BRIGHTON STREET FRESHWATER 11/02/2025 V. GLAVAN

1:100 @ A3

DATE

22/10/2024

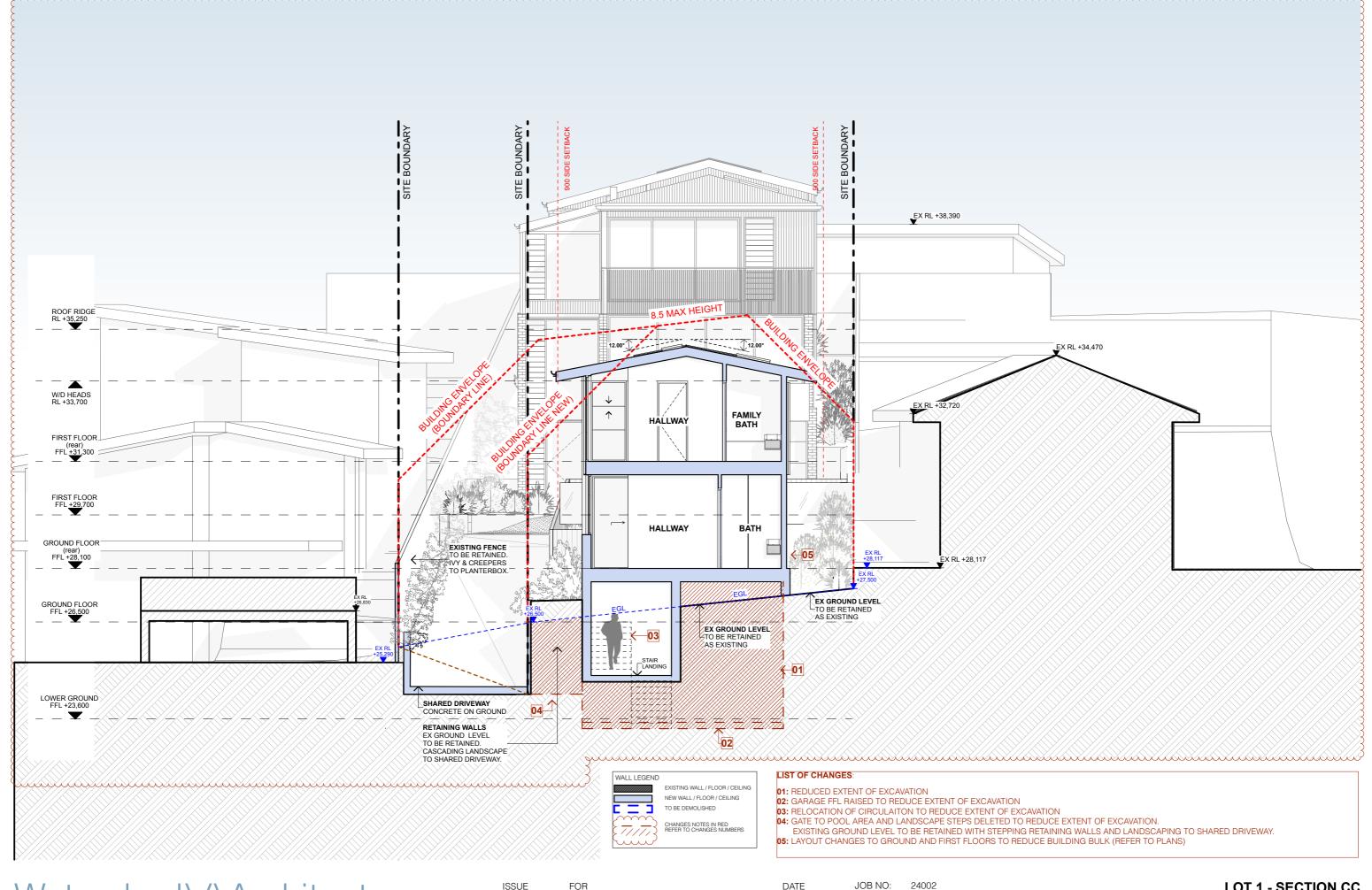
SCALE:

LOT 1 - SECTION BB

DA10 SHEET:

ISSUE:

d Architect Mark Korgul No. 6221



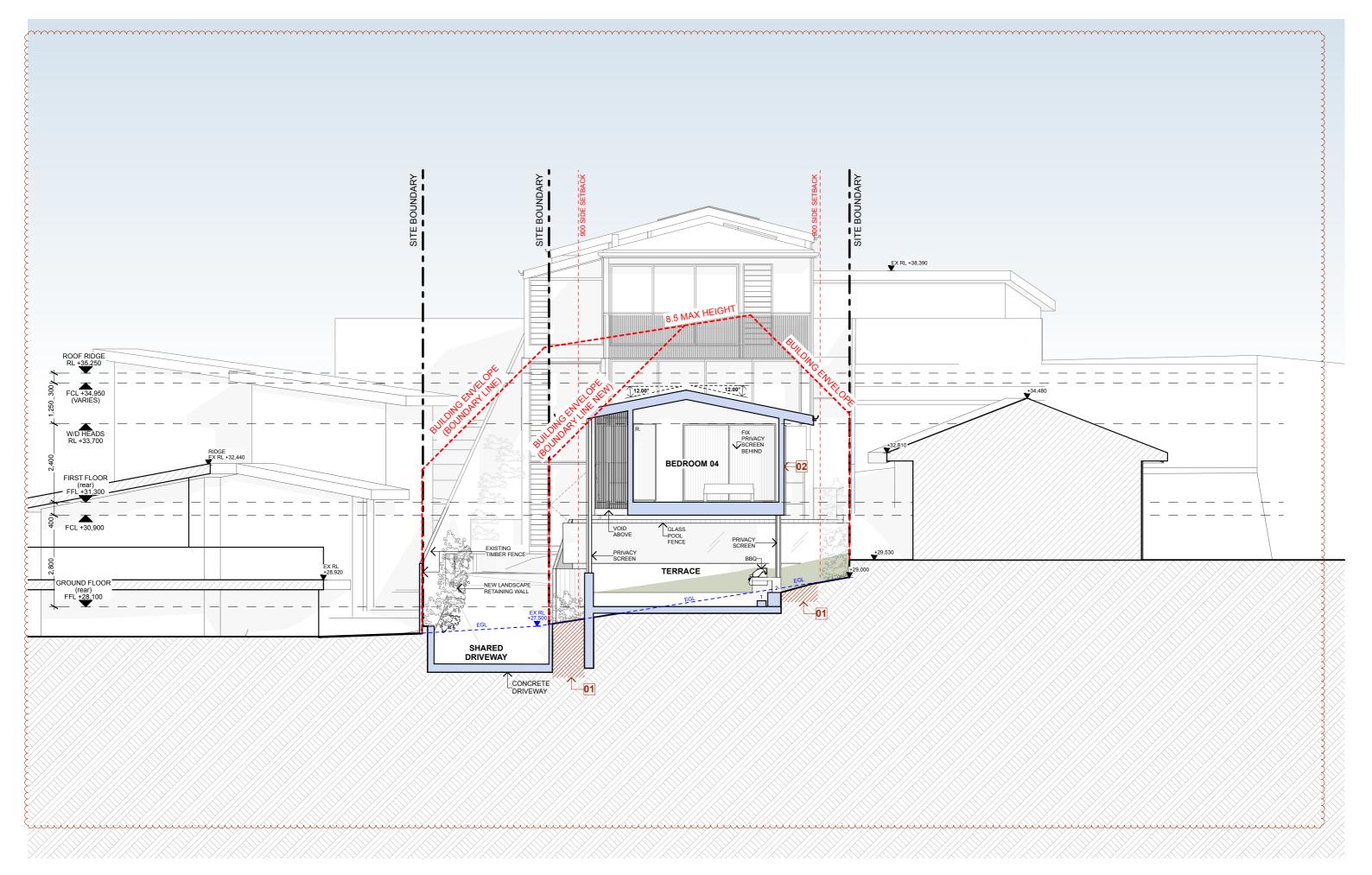
DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT DA APPLICATION

17/2/2025 90 BRIGHTON STREET FRESHWATER 11/02/2025 V. GLAVAN 22/10/2024 SCALE: 1:100 @ A3

LOT 1 - SECTION CC DA11 SHEET:

ISSUE:

ed Architect Mark Korgul No. 6221



DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT DA APPLICATION

JOB NO: 17/2/2025 11/02/2025

SCALE:

DATE

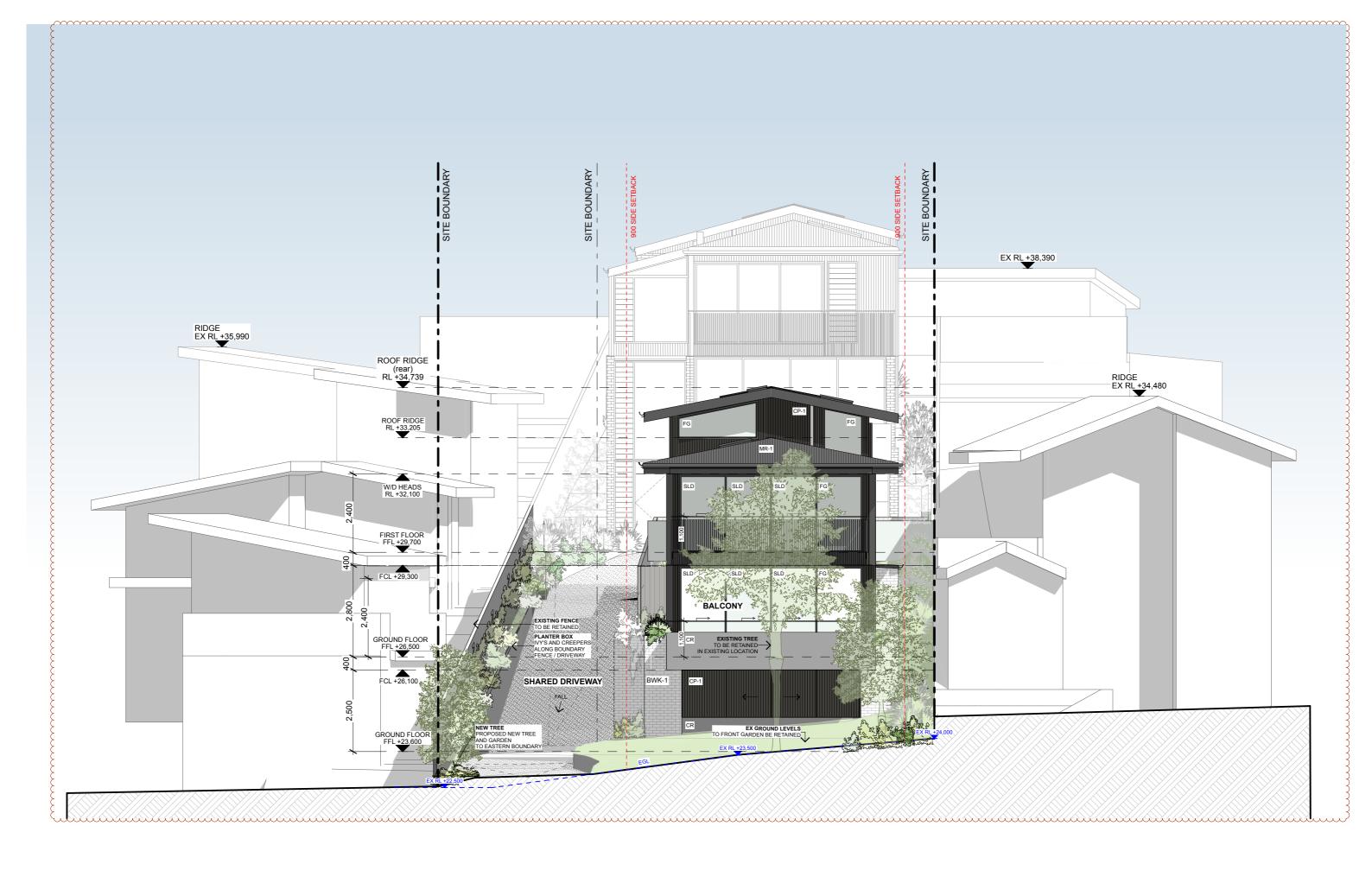
22/10/2024

24002 90 BRIGHTON STREET FRESHWATER V. GLAVAN

1:100 @ A3

LOT 1 - SECTION DD

DA12



SOL

DA APPLICATION

DA APPLICATION - AMENDMENTS
DA AMENDMENT - DRAFT

JOB NO: 24002 ADDRESS: 90 BRIG

SCALE:

DATE

17/2/2025

11/02/2025

22/10/2024

S: 90 BRIGHTON STREET FRESHWATER
V. GLAVAN

1:100 @ A3

LOT 1 - ELEVATION NORTH

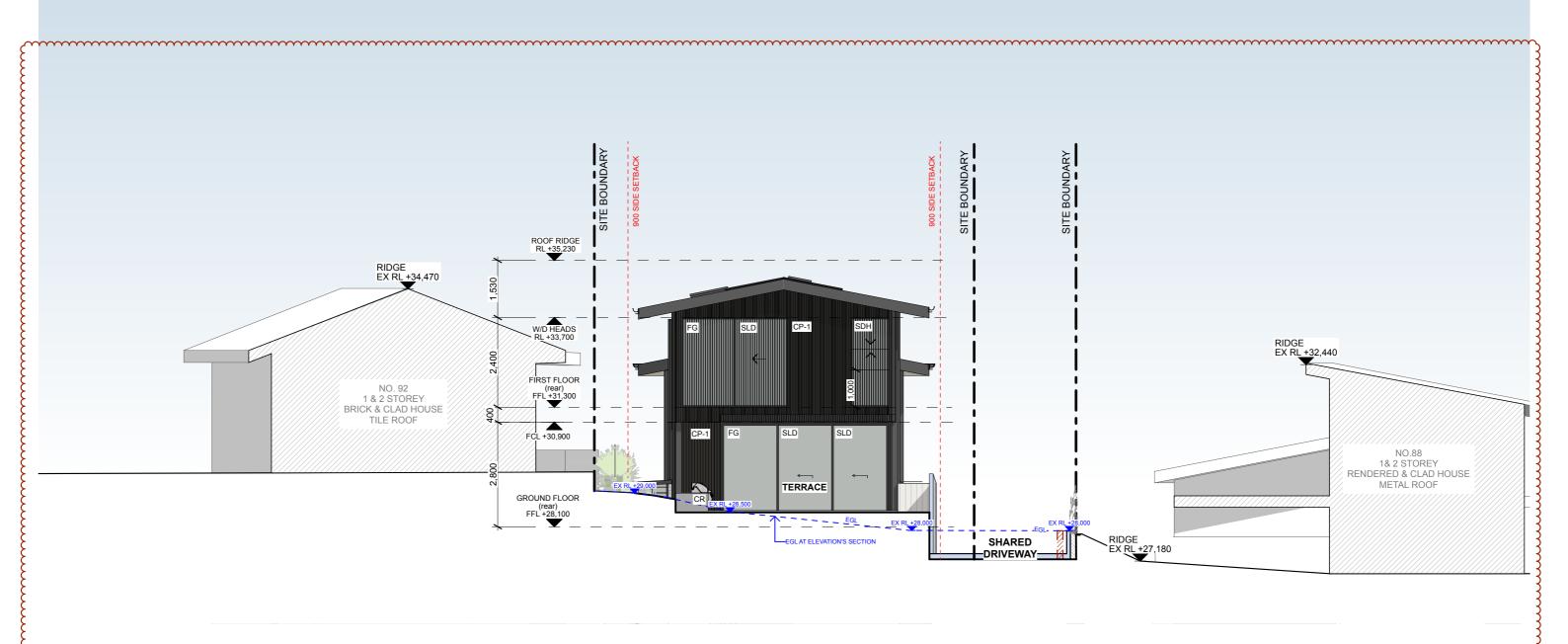
SHEET: DA13

ISSUE:

Nominated Architect Mark Korgul No. 6221

Studio 9977 107

Address Level 1, 167 Pittwater Road Manly NSW 209



ISSUE

DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT DA APPLICATION

DATE JOB NO: 17/2/2025 11/02/2025

SCALE:

22/10/2024

24002 ADDRESS: 90 BRIGHTON STREET FRESHWATER V. GLAVAN

1:100 @ A3

LOT 1 - ELEVATION SOUTH

SHEET: **DA14**

ISSUE:

ted Architect Mark Korgul No. 6221



DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT DA APPLICATION

DATE JOB NO: 24002 17/2/2025 90 BRIGHTON STREET FRESHWATER 11/02/2025 V. GLAVAN 22/10/2024

1:100 @ A3

SCALE:

LOT 1 - ELEVATION EAST

SHEET: **DA15**



DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT DA APPLICATION

DATE 17/2/2025 11/02/2025

22/10/2024

JOB NO: 24002 90 BRIGHTON STREET FRESHWATER V. GLAVAN

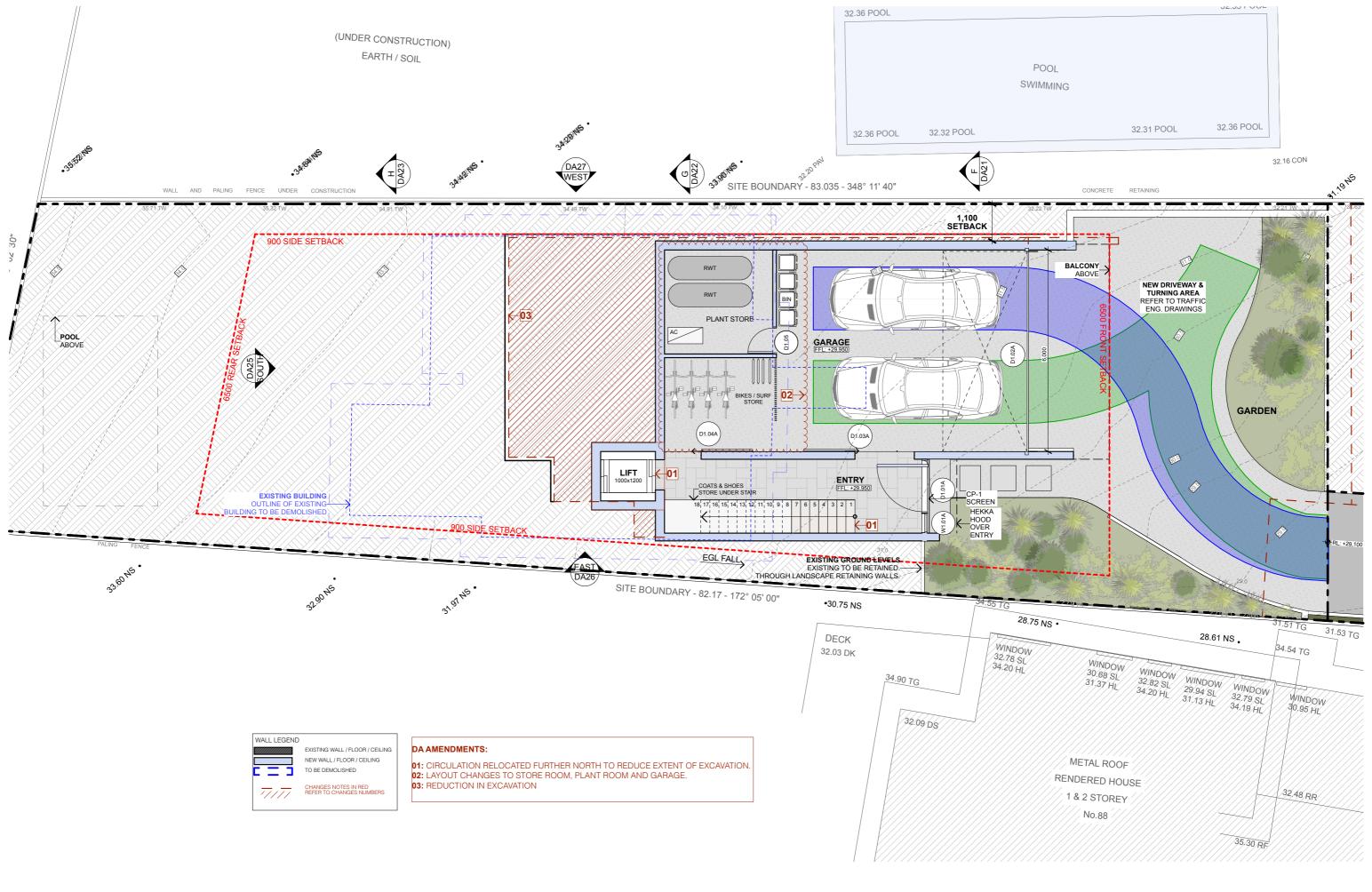
1:100 @ A3

SCALE:

LOT 1 - ELEVATION WEST

SHEET: **DA16**

ed Architect Mark Korgul No. 6221



ISSUE F E

DA APPLICATION - AMENDMENTS

DA AMENDMENT - DRAFT

DA APPLICATION

DATE JOB NO: 24002 17/2/2025 ADDRESS: 90 BRIGHTON STREET FRESHWATER 11/02/2025 CLIENT: V. GLAVAN 22/10/2024 SCALE: 1:100 @ A3

LOT 2 - LOWER GROUND FLOOR PLAN

SHEET: DA17

F



ISSUE

DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT DA APPLICATION

DATE JOB NO: 24002 17/2/2025 90 BRIGHTON STREET FRESHWATER 11/02/2025 V. GLAVAN 22/10/2024

1:100 @ A3

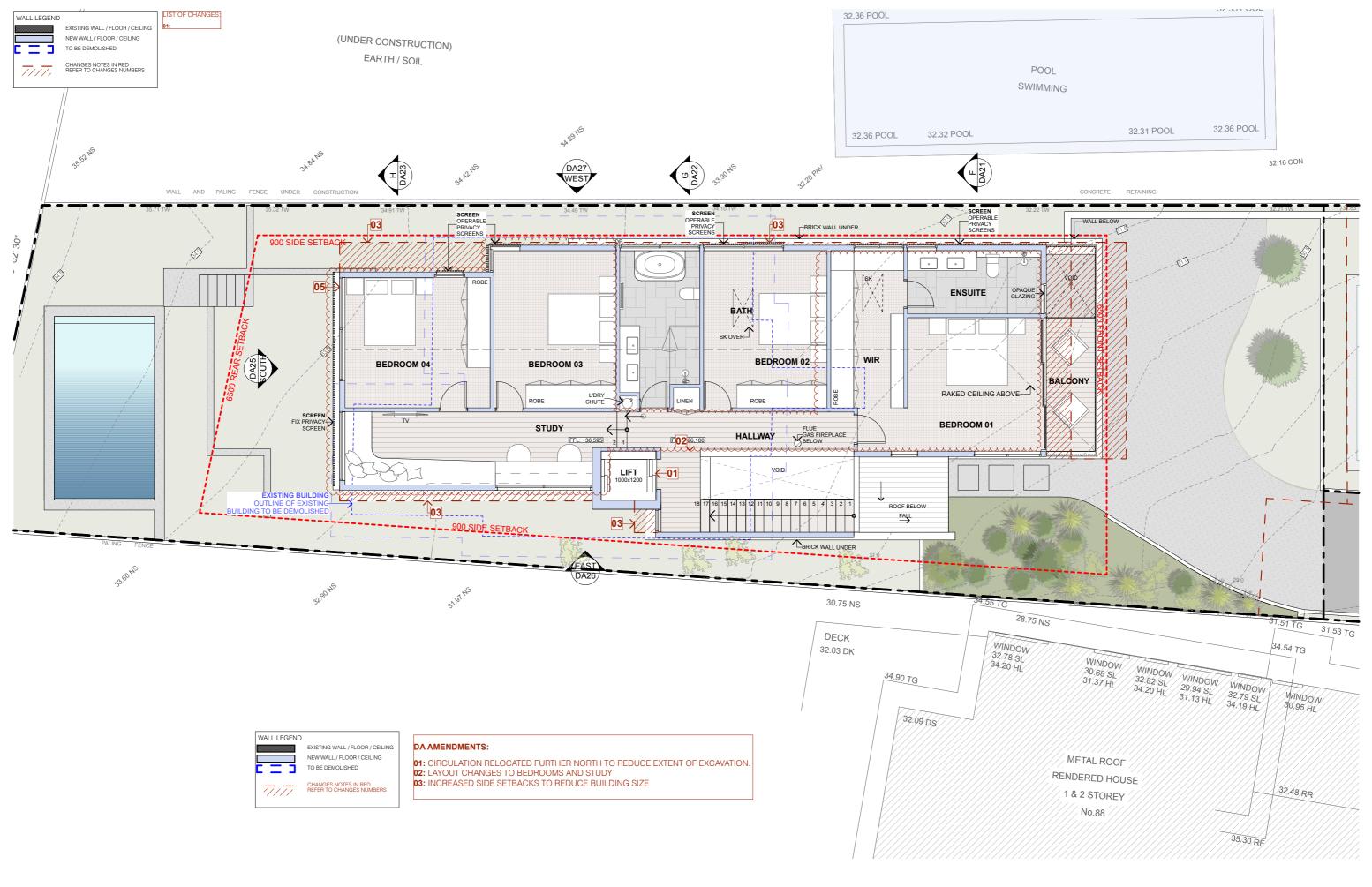
SCALE:

LOT 2 - GROUND FLOOR PLAN

DA18 SHEET:

ated Architect Mark Korgul No. 6221

Address Level 1, 167 Pittwater Road Manly NSW 2095



ISSUE F E

FOR

DA APPLICATION - AMENDMENTS

DA AMENDMENT - DRAFT

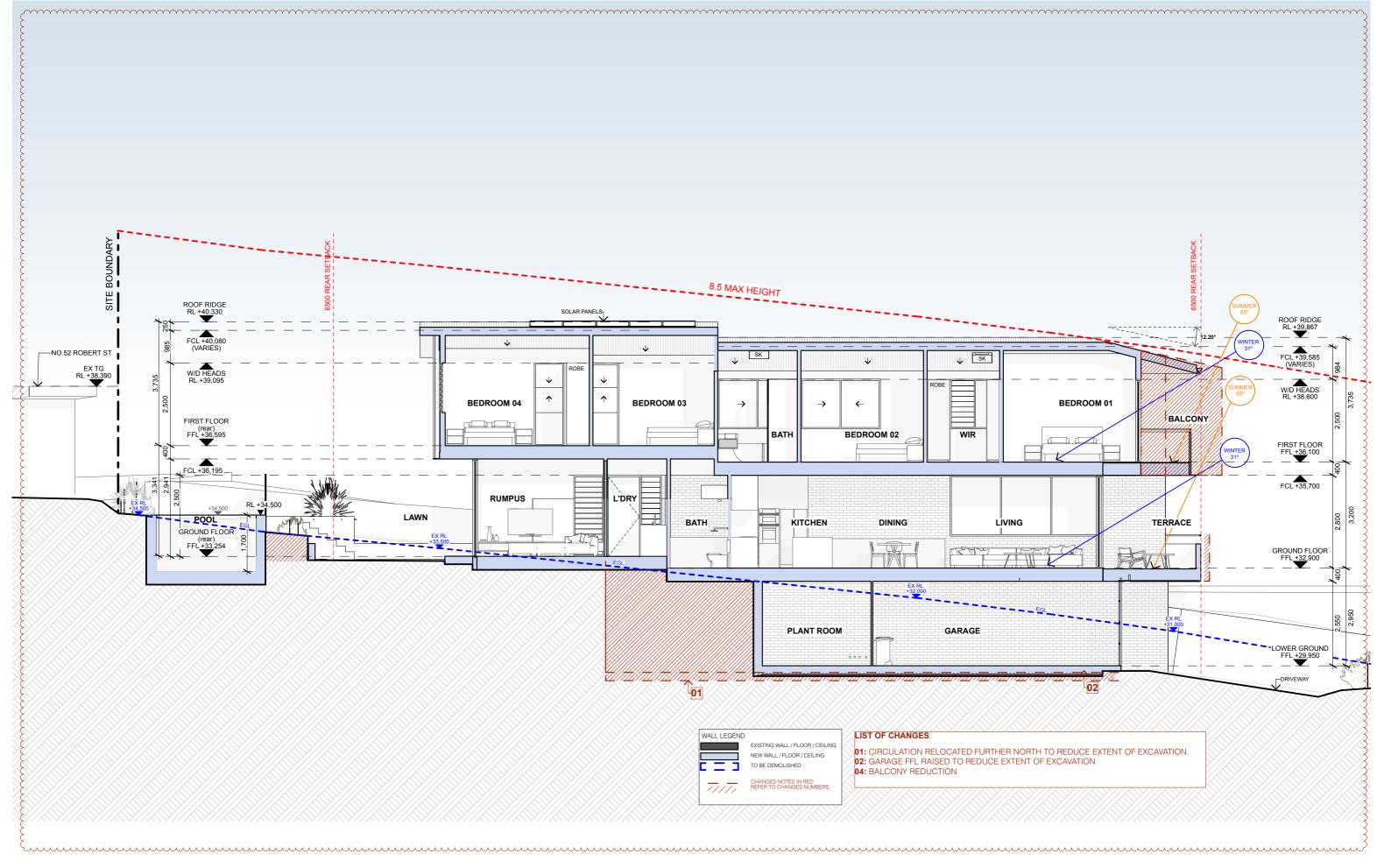
DA APPLICATION

DATE JOB NO: 24002 17/2/2025 ADDRESS: 90 BRIGHTON STREET FRESHWATER 11/02/2025 CLIENT: V. GLAVAN 22/10/2024 SCALE: 1:100 @ A3 LOT 2 - FIRST FLOOR PLAN

SHEET: DA19

ominated Architect Mark Korgul No. 6221 Studio 9977 1076 Add

1076 Address Level 1, 167 Pittwater Road Manly NSW 2095



DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT

DA APPLICATION

DATE 17/2/2025 11/02/2025 JOB NO: 24002

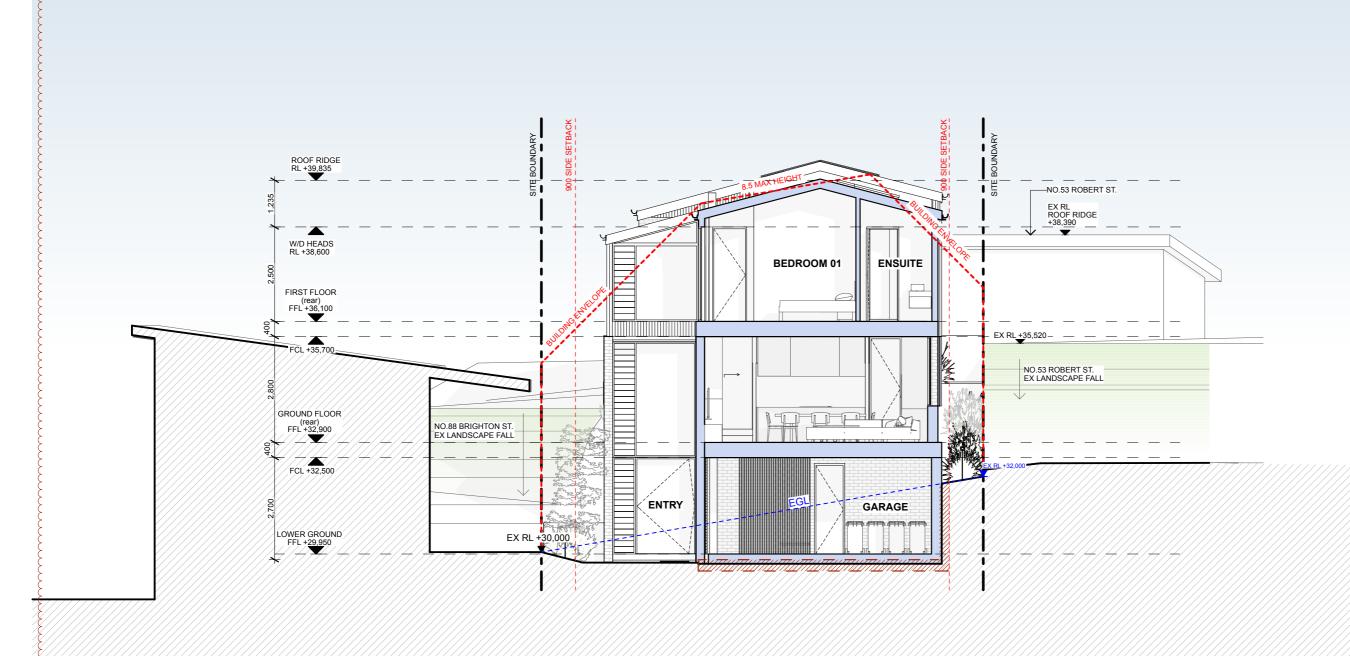
SCALE:

90 BRIGHTON STREET FRESHWATER V. GLAVAN 22/10/2024

1:100 @ A3

LOT 2 - SECTION EE

SHEET: **DA20**





DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT DA APPLICATION

DATE 17/2/2025 11/02/2025

22/10/2024

JOB NO: 24002

SCALE:

ADDRESS: 90 BRIGHTON STREET FRESHWATER V. GLAVAN

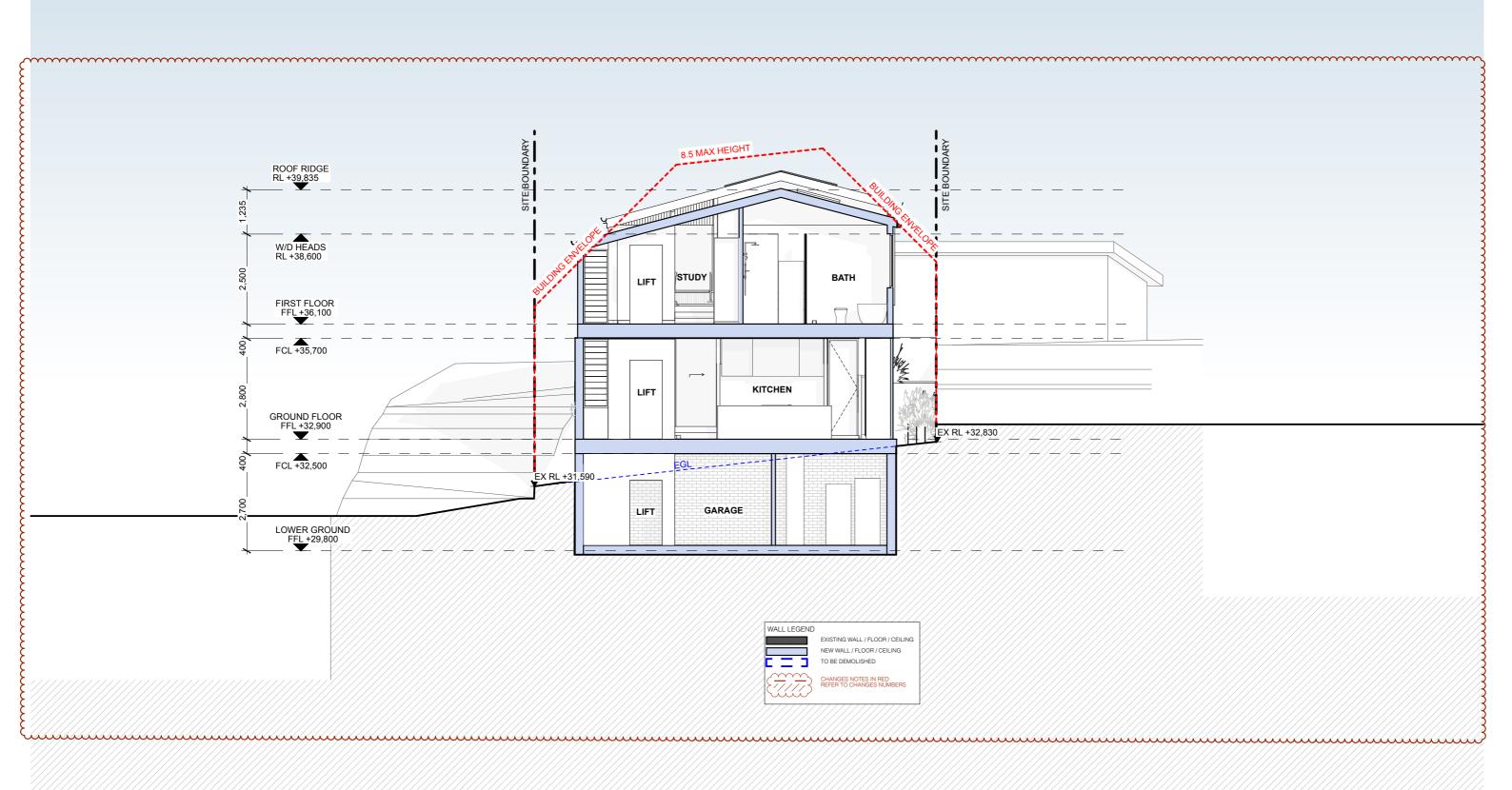
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LOT 2 - SECTION FF

SHEET: **DA21**

ISSUE:

ated Architect Mark Korgul No. 6221



DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT

DA APPLICATION

DATE 17/2/2025 11/02/2025

SCALE:

22/10/2024

JOB NO: 24002 ADDRESS: 90 BRIGHTON STREET FRESHWATER V. GLAVAN

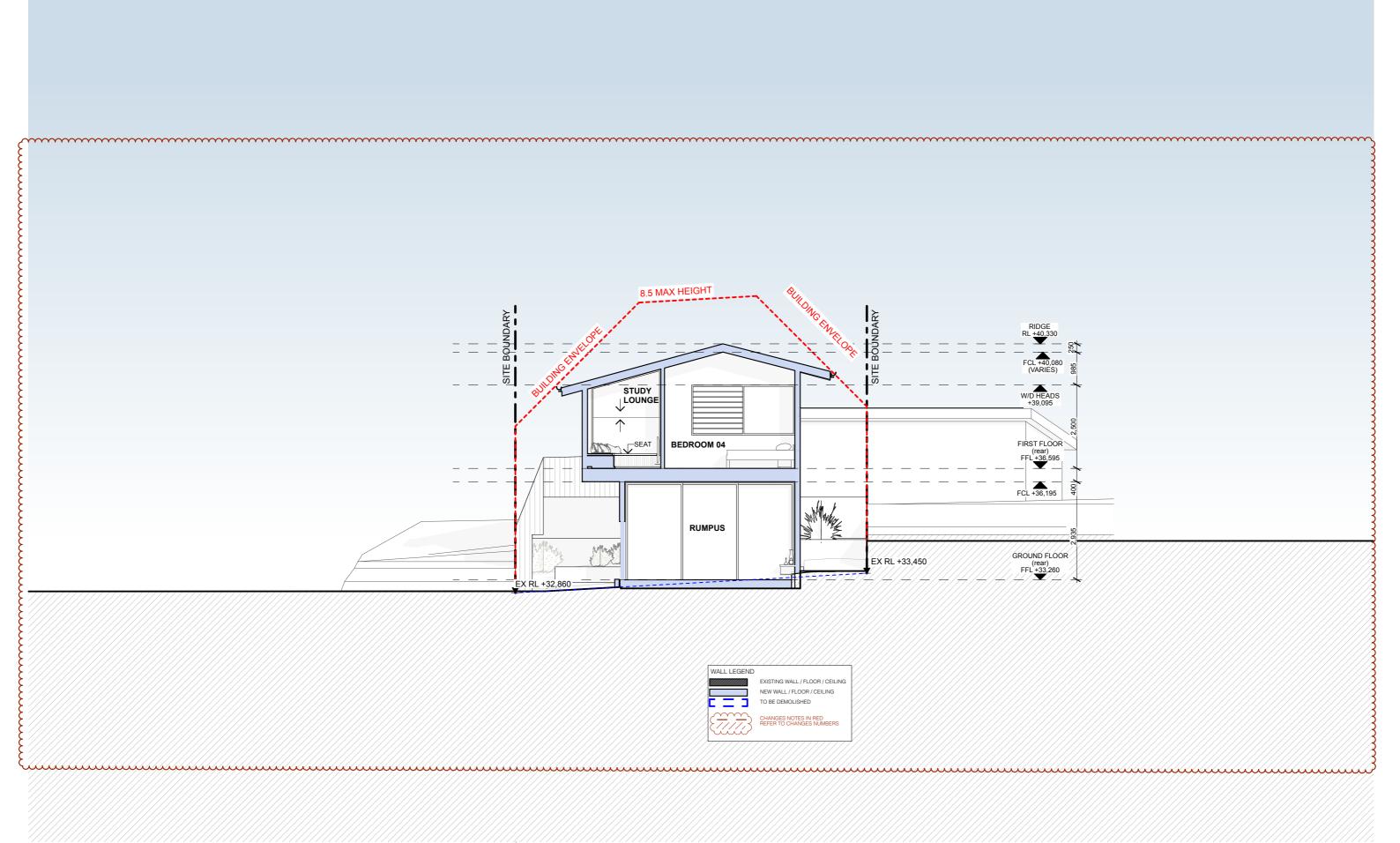
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LOT 2 - SECTION GG

DA22

ISSUE:

ated Architect Mark Korgul No. 6221



F E DA APPLICATION - AMENDMENTS
DA AMENDMENT - DRAFT

DA APPLICATION

DATE 17/2/2025 11/02/2025

22/10/2024

JOB NO: 24002

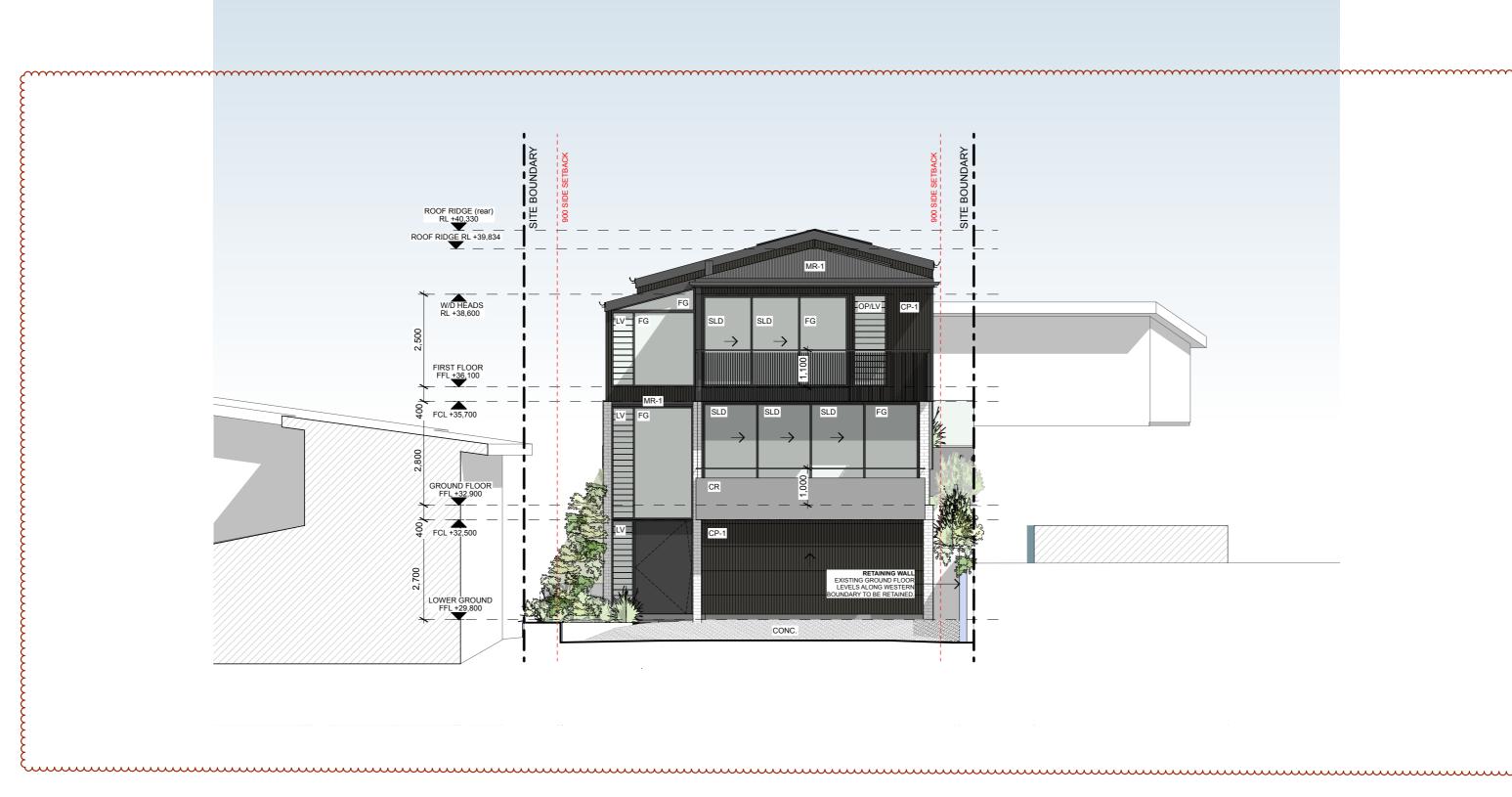
ADDRESS: 90 BRIGHTON STREET FRESHWATER

CLIENT: V. GLAVAN

1:100 @ A3

LOT 2 - SECTION HH

SHEET: DA23



DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT DA APPLICATION

JOB NO: 17/2/2025

SCALE:

DATE

11/02/2025

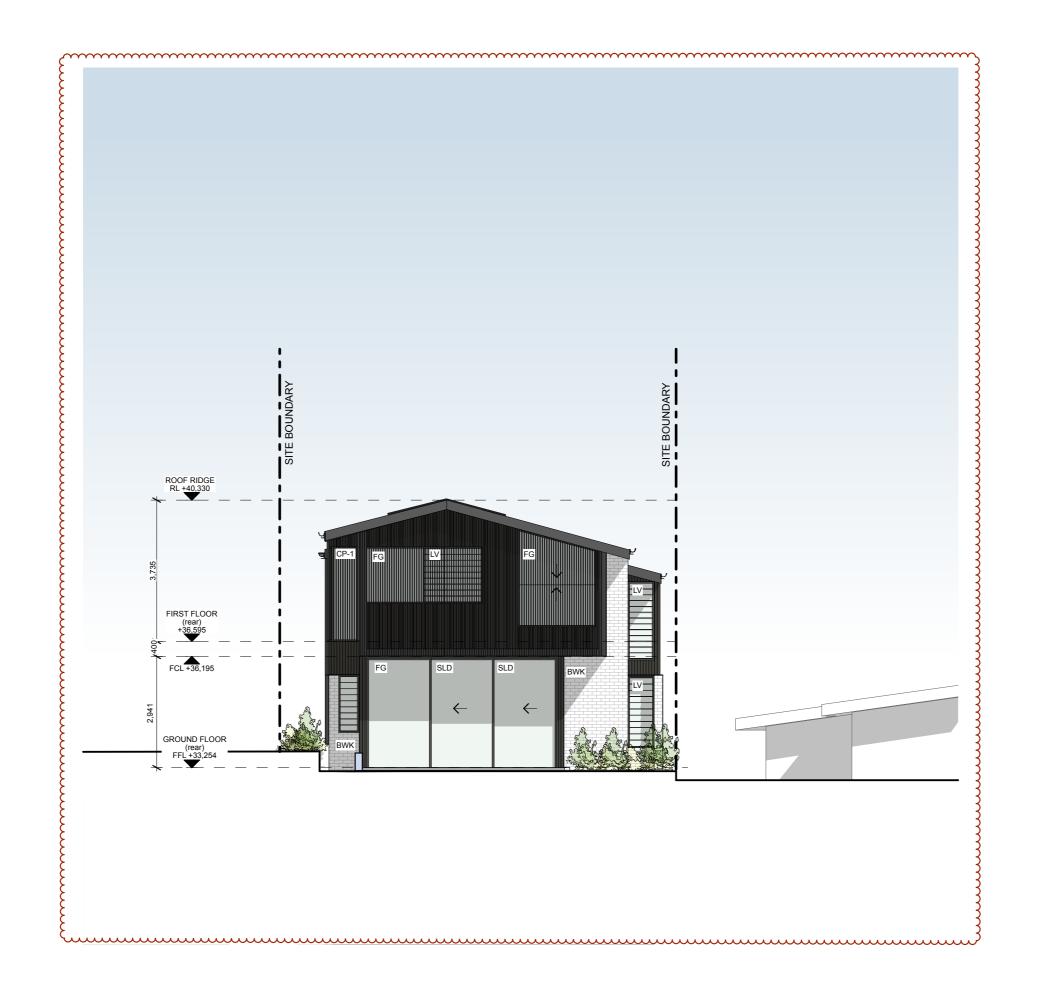
22/10/2024

24002 ADDRESS: 90 BRIGHTON STREET FRESHWATER V. GLAVAN

1:100 @ A3

LOT 2 - ELEVATION NORTH

SHEET: **DA24**



DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT

DA APPLICATION

JOB NO: 17/2/2025

SCALE:

DATE

11/02/2025

22/10/2024

24002 ADDRESS: 90 BRIGHTON STREET FRESHWATER V. GLAVAN

1:100 @ A3

LOT 2 - ELEVATION SOUTH

DA25 SHEET:



DA APPLICATION - AMENDMENTS

DA AMENDMENT - DRAFT

DA APPLICATION

DATE JOB NO: 24002 17/2/2025 ADDRESS: 90 BRIGHTON STREET FRESHWATER 11/02/2025 CLIENT: V. GLAVAN

1:100 @ A3

SCALE:

22/10/2024

LOT 2 - ELEVATION EAST

SHEET: DA26



DA APPLICATION - AMENDMENTS DA AMENDMENT - DRAFT

DA APPLICATION

JOB NO: 17/2/2025

SCALE:

DATE

11/02/2025

22/10/2024

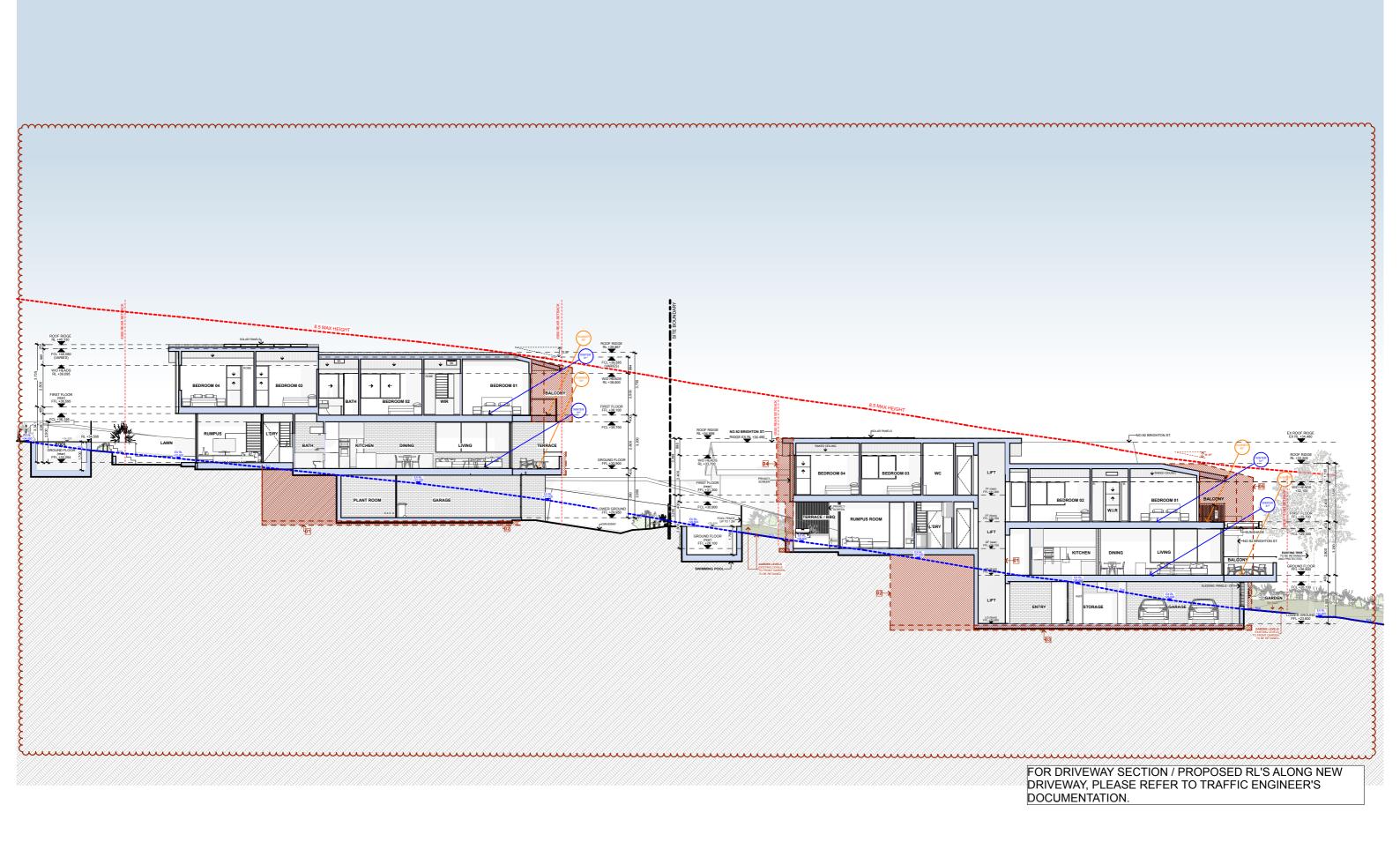
24002 90 BRIGHTON STREET FRESHWATER

V. GLAVAN

1:100 @ A3

LOT 2 - ELEVATION WEST

SHEET: **DA27**





ISSUE F E

DA APPLICATION - AMENDMENTS
DA AMENDMENT - DRAFT
DA APPLICATION

JOB NO: 24002

ADDRESS: 90 BRIGHTON STREET FRESHWATER

CLIENT: V. GLAVAN

1:200 @ A3

DATE

17/2/2025

11/02/2025

22/10/2024

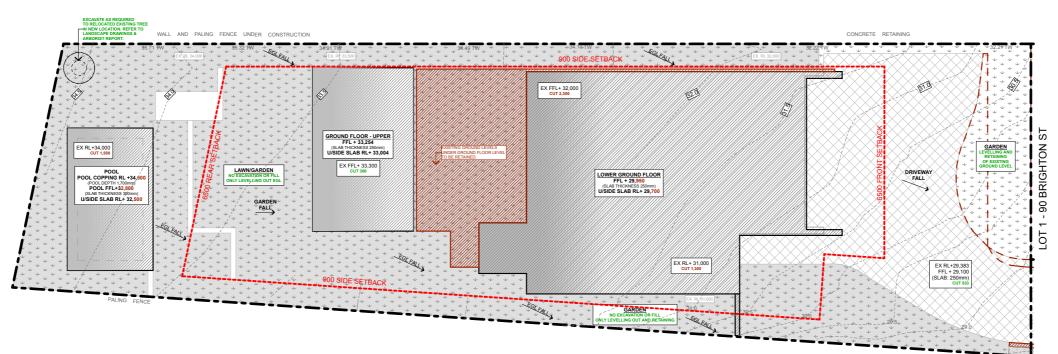
SITE SECTION

SHEET: DA28

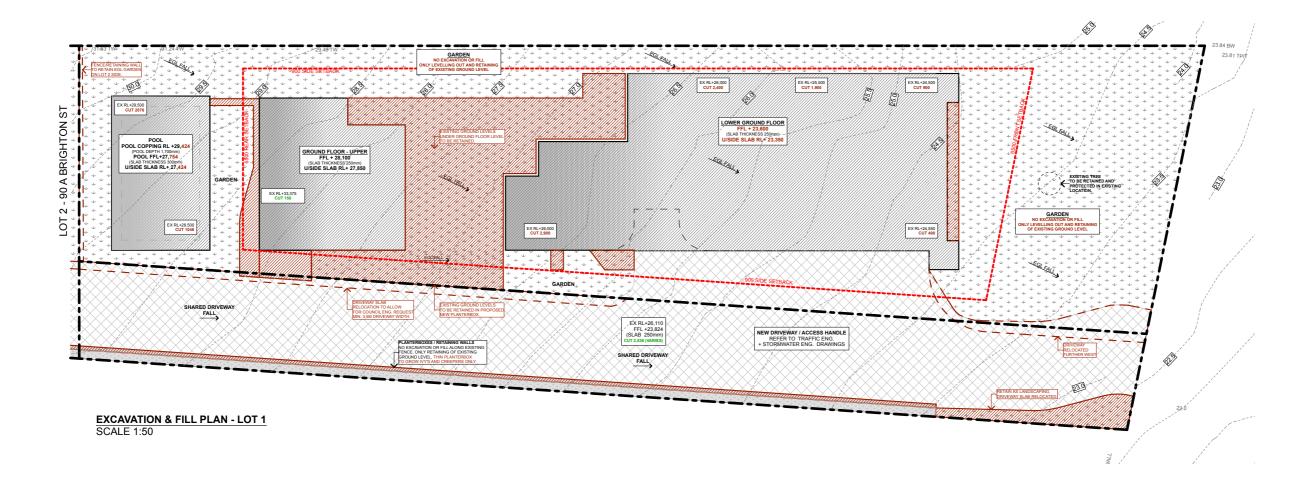
ISSUE:

Iominated Architect Mark Korgul No. 6221 Studio 9977 107

Address Level 1, 167 Pittwater Road Manly NSW 2



EXCAVATION & FILL PLAN - LOT 2 SCALE 1:50





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24002 90 BRIGHTON STREET FRESHWATER 11/02/2025 V. GLAVAN

@ A3

EXCAVATION AND FILL PLAN

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL SHALL BE EFFECTIVELY MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN STABILISED OR LANDSCAPED TO THE PRINCIPAL'S SATISFACTION.

A SINGLE ALL WEATHER ACCESS WAY WILL BE PROVIDED WHERE FRONECESSARY CONSISTING OF 50-75 AGGREGATE OR SIMILAR MATERIAL AT A MINIMUM THICKNESS OF 150 LAID OVER NEEDLE-PUNCHED GEOTEXTILE FABRIC AND CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT NO SPOIL OR FILL ENCROACHES UPON ADJACENT AREAS FOR THE DURATION OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT KERB INLETS AND DRAINS RECEIVING STORMWATER SHALL BE PROTECTED AT ALL TIMES DURING DEVELOPMENT. KERB INLET SEDIMENT TRAPS SHALL BE INSTALLED ALONG THE IMMEDIATE VICINITY ALONG THE STREET FRONTAGE.

SEDIMENT FENCING SHALL BE SECURED BY POST (WHERE METAL STAR PICKETS ARE USED PLASTIC SAFETY CAPS SHALL BE USED) AT 2000 INTERVALS WITH GEOTEXTILE FABRIC EMBEDDED 200 IN SOIL.

ALL TOPSOIL STRIPPED FORM THE SITE AND STOCKPILED DOES NOT INTERFERE WITH DRAINAGE LINES AND STORMWATER INLETS AND WILL BE SUITABLY COVERED WITH AN IMPERVIOUS MEMBRANE MATERIAL AND SCREENED BY SEDIMENT FENCING.

SOIL CONSERVATION NOTE:

PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE,' 'SEDIMENT TRAP' AND WASHOUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE.

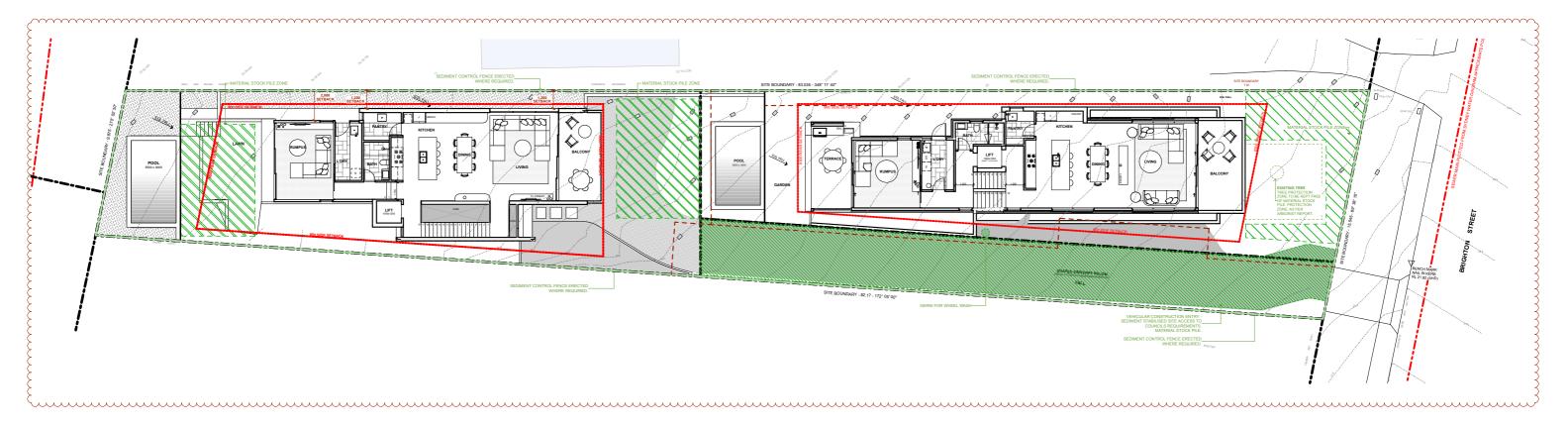
MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT TRAP AFTER EACH STORM.

SEDIMENT TRAP

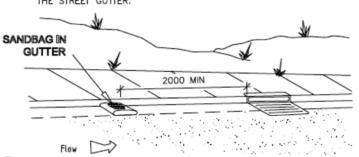
900 x 900 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.

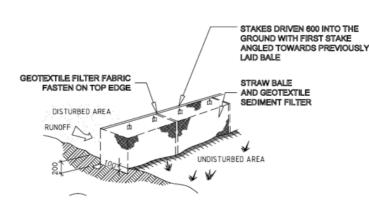
WASHOUT AREA

TO BE 900 x 900 ALLOCATED FOR THE WASHING OF TOOL & EQUIPMENT.



SANDBAG KERB SEDIMENT TRAP IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.





VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT. **BERM 200** HIGH, MIN. GEOTEXTILE **FABRIC** RUNOFF FROM PAD DIRECTED TO SEDIMENT TRAP

VEHICLE ACCESS TO SITE

BUILDING MATERIAL STOCKPILES

ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.

THE SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



Watershed\/\Architects

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DATE JOB NO: 24002 17/2/2025 90 BRIGHTON STREET FRESHWATER 11/02/2025 V. GLAVAN 22/10/2024 SCALE: 1:250 @ A3

SEDIMENT & EROSION PLAN

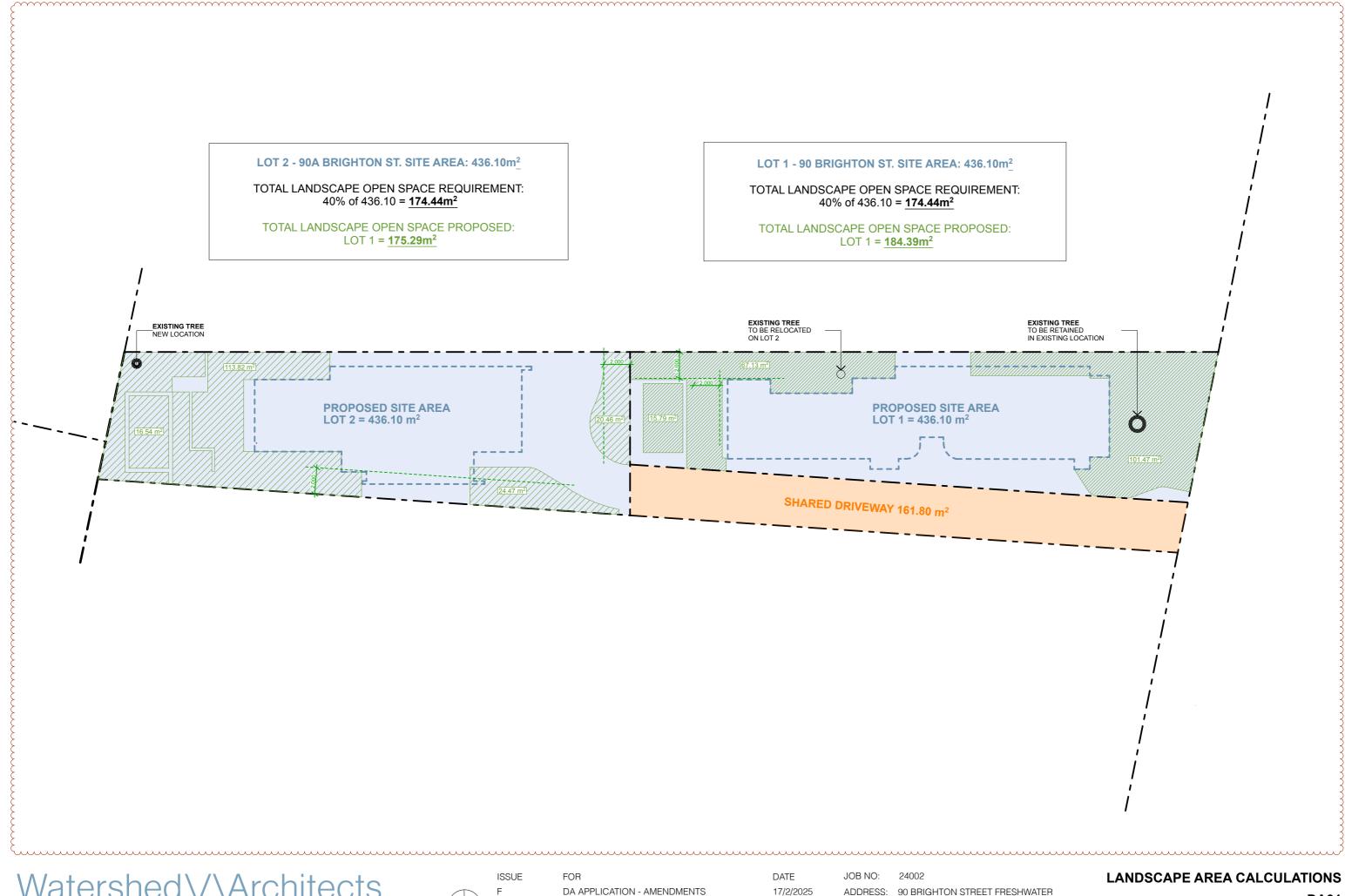
DA30 SHEET

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ISSUE:

ited Architect Mark Korgul No. 6221

Address Level 1, 167 Pittwater Road Manly NSW 2095



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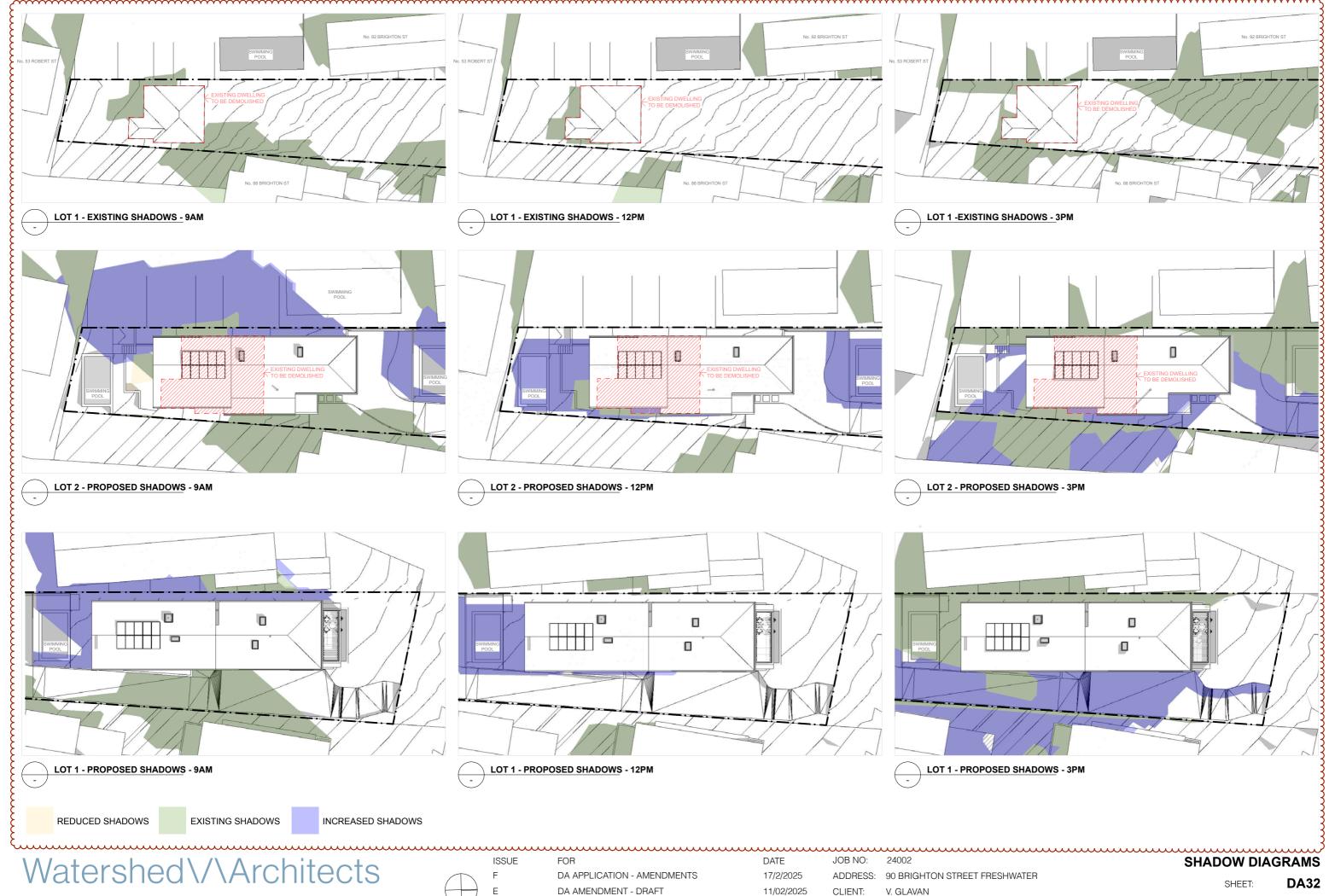
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ADDRESS: 90 BRIGHTON STREET FRESHWATER V. GLAVAN

1:250 @ A3

SHEET: **DA31**



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