

LOCATION PLAN



GENERAL NOTES

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

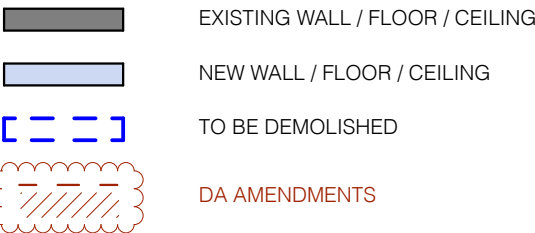
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT.

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

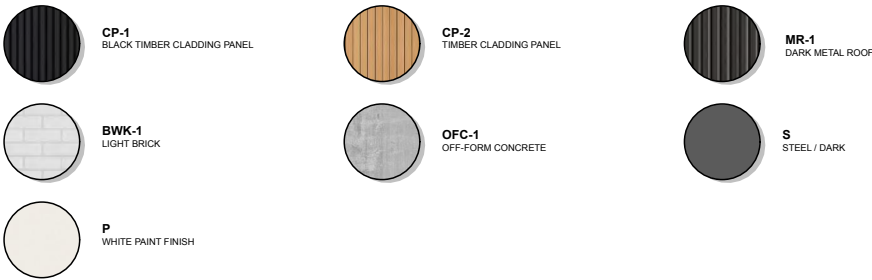
TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS.

THE ARCHITECT TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.

WALL TYPES



MATERIALS BOARD



DA DRAWING LIST

DA01	COVER SHEET
DA02	SITE ANALYSIS
DA03	SUBDIVISION PLAN
DA04	DEMOLITION PLAN
DA05	SITE & ROOF PLAN
DA06	LOT 1 - LOWER GROUND FLOOR PLAN
DA07	LOT 1 - GROUND FLOOR PLAN
DA08	LOT 1 - FIRST FLOOR PLAN
DA09	LOT 1 - SECTION AA
DA10	LOT 1 - SECTION BB
DA11	LOT 1 - SECTION CC
DA12	LOT 1 - SECTION DD
DA13	LOT 1 - ELEVATION NORTH
DA14	LOT 1 - ELEVATION SOUTH
DA15	LOT 1 - ELEVATION EAST
DA16	LOT 1 - ELEVATION WEST

BASIX COMMITMENTS

NOTES LOT 1:

Thermal Comfort Specifications	
Glazing: Doors/windows	High performance double glazing throughout. Glazing may be substituted with any other product/manufacturer, however you must meet the maximum U-values (be equal to or lower than) and there is a flexibility of +/-5% with the SHGC value. Aluminium framed double glazing: Louvre windows: BRZ-011-003 U-Value: 2.4 (equal to or lower than) SHGC: 0.10 (±5%) Sliding door to Bed 01: REV-027-006 U-Value: 1.8 (equal to or lower than) SHGC: 0.47 (±5%) Sliding door to Rumpus and Living: SCH-046-006 U-Value: 1.6 (equal to or lower than) SHGC: 0.45 (±5%) Sliding windows to Living/Dining/Kitchen: DOW-022-006 U-Value: 1.9 (equal to or lower than) SHGC: 0.21 (±5%) Sliding windows elsewhere excluding Living/Dining/Kitchen: DOW-022-007 U-Value: 2.0 (equal to or lower than) SHGC: 0.51 (±5%) Hinged Doors: CPT-016-005 U-Value: 1.9 (equal to or lower than) SHGC: 0.40 (±5%) Fixed windows: ALL-026-302 U-Value: 1.8 (equal to or lower than) SHGC: 0.48 (±5%) Sealless double hung windows: ANE-015-321 (bedrooms and Study modelled as 30% open) U-Value: 1.9 (equal to or lower than) SHGC: 0.38 (±5%) Note: Given values are AFRC, total window system values (glass and frame)
Skylights	Double glazed by Velux: Maximum U-Value 2.7, and SHGC: 0.24 (±5%)
Roof	Metal roof with R1.3 anticon/bulkhead blanket (noted that there was tyrene to roof, confirm roof construction bulkhead) External Colour: Dark (SA<0.7)
Ceiling	Lower Ground Floor: R2.5 insulation (insulation only value) to internal ceiling of Garage and RWT Room where habitable areas above (between levels) Lower Ground Floor where roof above (excluding Garage): R2.5 insulation (insulation only value) where roof above. No insulation required to Garage where roof above Ceiling to Ground Floor and First Floor where metal roof above: Plasterboard ceiling with R3.5 insulation (insulation only value) Ceiling to Ground Floor where habitable rooms above (between levels): R2.0 insulation (insulation only value) Sealed LED downlights (ie. IC rated), modelled at one light per 2.5m² of floor space Exhaust fans to Kitchen, Bathrooms and Laundry Chimney Flue Note: All downlights are to be IC rated and sealed, all exhaust fans and chimney to have dampers
Ceiling fans	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	Lightweight cladding on timber framing with R2.7 insulation (insulation only value) Cavity brick with R2.13 insulation (or one skin of AFS wall and one skin of brick with cavity between) or Total Wall System Value R2.5 (insulation modelled as R1.5 bulk reflective both sides to total insulation product value of R2.13; this would be indicative of a product like Polastec 20mm reflective cavity insulation). No insulation required to external Garage and Plant Room walls External colour: Light and Dark
Internal walls	Lift: Cavity brick (or one skin of AFS wall and one skin of brick with cavity between) 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 walls of the Bath and Laundry
Floors	Lower Ground Floor: Concrete slab on Ground with R1.5 under-slab insulation. No insulation required to Garage and Plant Room floors (only Entry & Lift) Ground Floor: Concrete slab on Ground with R1.5 under-slab insulation to Rumpus 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 and polished/bare concrete elsewhere
External Shading	Vertical louvre screens, awnings, eaves and covered balconies as per drawings
BASIX Water Inclusions	
Fixtures	Install showerheads minimum rating of 4 stars (≥4.0 and <= 7.5 Litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with minimum rating of 4 stars in the kitchen Install taps with minimum rating of 4 stars in each bathroom
Alternative Water	Install rainwater tank with minimum 3,000L capacity, connected to – At least one outdoor (garden) tap and all toilets Rainwater harvest collected from a min. 140m² roof area
Pool	Volume no greater than 25kL Pool cover required
BASIX Energy Commitments	
Hot water System	Electric heat pump: minimum performance of 31-35 STCo
Cooling system	3 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Heating system	3 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Ventilation	Kitchen - Individual fan, externally ducted to roof or facade, manual on/off switch Bathrooms - Individual fan, externally ducted to roof or facade, interlocked to light with timer off Laundry - Individual fan, externally ducted to roof or facade, manual on/off switch
Pool	Heating system: electric heat pump Must install a timer for the swimming pool pump with a minimum 5 Star efficiency
Other	Induction cooktop & electric oven Outdoor clothes drying line Alternative Energy: Minimum 2.0kW of photovoltaics (solar), South nominated as panel orientation to allow for worst case scenario

NOTES LOT 2:

Thermal Comfort Specifications	
Glazing: Doors/windows	High performance double glazing throughout. Glazing may be substituted with any other product/manufacturer, however you must meet the maximum U-values (be equal to or lower than) and there is a flexibility of +/-5% with the SHGC value. Aluminium framed double and triple glazing: Louvre windows: BRZ-011-003 U-Value: 2.4 (equal to or lower than) SHGC: 0.10 (±5%) Sliding doors (Living and Bedrooms): REV-027-006 U-Value: 1.8 (equal to or lower than) SHGC: 0.47 (±5%) Sliding door (Rumpus South): SCH-055-007 U-Value: 1.2 (equal to or lower than) SHGC: 0.21 (±5%) Sliding door (Rumpus East): SCH-055-004 U-Value: 1.2 (equal to or lower than) SHGC: 0.44 (±5%) Sliding windows: DOW-022-007 U-Value: 2.0 (equal to or lower than) SHGC: 0.51 (±5%) Hinged Entry Door: CPT-016-005 U-Value: 1.9 (equal to or lower than) SHGC: 0.40 (±5%) Fixed windows: ALL-026-302 U-Value: 1.8 (equal to or lower than) SHGC: 0.48 (±5%) Sealless double hung windows: ANE-015-321 (bedrooms and Study modelled as 30% open) U-Value: 1.9 (equal to or lower than) SHGC: 0.38 (±5%) Note: Given values are AFRC, total window system values (glass and frame)
Skylights	Double glazed by Velux: Maximum U-Value 2.7, and SHGC: 0.24 (±5%)
Roof	Metal roof with R1.3 anticon/bulkhead blanket External Colour: Medium (0.475-SA<0.7)
Ceiling	Lower Ground Floor: R2.0 insulation (insulation only value) to internal ceiling of Garage and RWT Room where habitable areas above (between levels) Ground Floor: R2.0 insulation (insulation only value) to internal plasterboard ceiling (between levels) where rooms above First Floor where metal roof above: Plasterboard ceiling with R3.5 insulation (insulation only value) Sealed LED downlights (ie. IC rated), modelled at one light per 2.5m² of floor space Exhaust fans to Kitchen, Bathrooms and Laundry Chimney Flue Note: All downlights are to be IC rated and sealed, all exhaust fans 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 Bedroom 04, one to Rumpus, and one to Living or Dining
External Walls	Lightweight cladding on timber framing with R2.7 insulation (insulation only value) Cavity brick with R2.13 insulation (insulation only value), or one skin of AFS wall and one skin of brick with cavity between with R2.13 insulation, or Total Wall Construction System Value R2.5 (insulation modelled as R1.5 bulk reflective both sides to total insulation product value of R2.13; this would be indicative of a product like Polastec 20mm reflective cavity insulation) Concrete (Densite/AFS, minimum 150mm) to Garage and RWT Room (no insulation required to these two unconditioned zone walls) External colour: Light (0.475-SA) and default Medium (0.475-SA<0.7)
Internal walls	Lift: Cavity brick (or may be substituted with one skin of AFS wall and one skin of brick with cavity between) Lower Ground Floor: Concrete walls with R2.0 insulation required between the Garage and Entry. No insulation required between Garage and Plant Ground Floor and First Floor: Plasterboard on lightweight framing with R2.0 insulation to Ground Floor Laundry and First Floor Bath
Floors	Lower Ground Floor: Concrete slab on Ground with R1.5 under-slab 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 slab on Ground with R1.5 under-slab insulation 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 concrete
External Shading	Vertical louvre screens, awnings and covered balconies as per drawings
BASIX Water Inclusions	
Fixtures	Install showerheads minimum rating of 4 stars (≥4.0 and <= 7.5 Litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with minimum rating of 4 stars in the kitchen Install taps with minimum rating of 4 stars in each bathroom
Alternative Water	Install rainwater tank with minimum 3,000L capacity, connected to – At least one outdoor (garden) tap and all toilets Rainwater harvest collected from a min. 150m² roof area
Pool	Volume no greater than 25kL Must have a pool cover
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Heating system	3 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Ventilation	Kitchen - Individual fan, externally ducted to roof or facade, manual on/off switch Bathrooms - Individual fan, externally ducted to roof or facade, interlocked to light with timer off (note that the BASIX Certificate says Operation control, please select and this is a mistake (known issue unresolved with BASIX)) Laundry - Individual fan, externally ducted to roof or facade, manual on/off switch
Pool	Heating system: electric heat pump Must install a timer for the swimming pool pump with a minimum 5 Star efficiency
Other	Induction cooktop & electric oven Outdoor clothes drying line Alternative Energy: Minimum 2.0kW of photovoltaics (solar), South nominated for the panel orientation to allow for worst case scenario

Watershed\Architects

ISSUE

F
E
D

FOR

DA APPLICATION - AMENDMENTS
DA AMENDMENT - DRAFT
DA APPLICATION

DATE

17/2/2025
11/02/2025
22/10/2024

JOB NO:

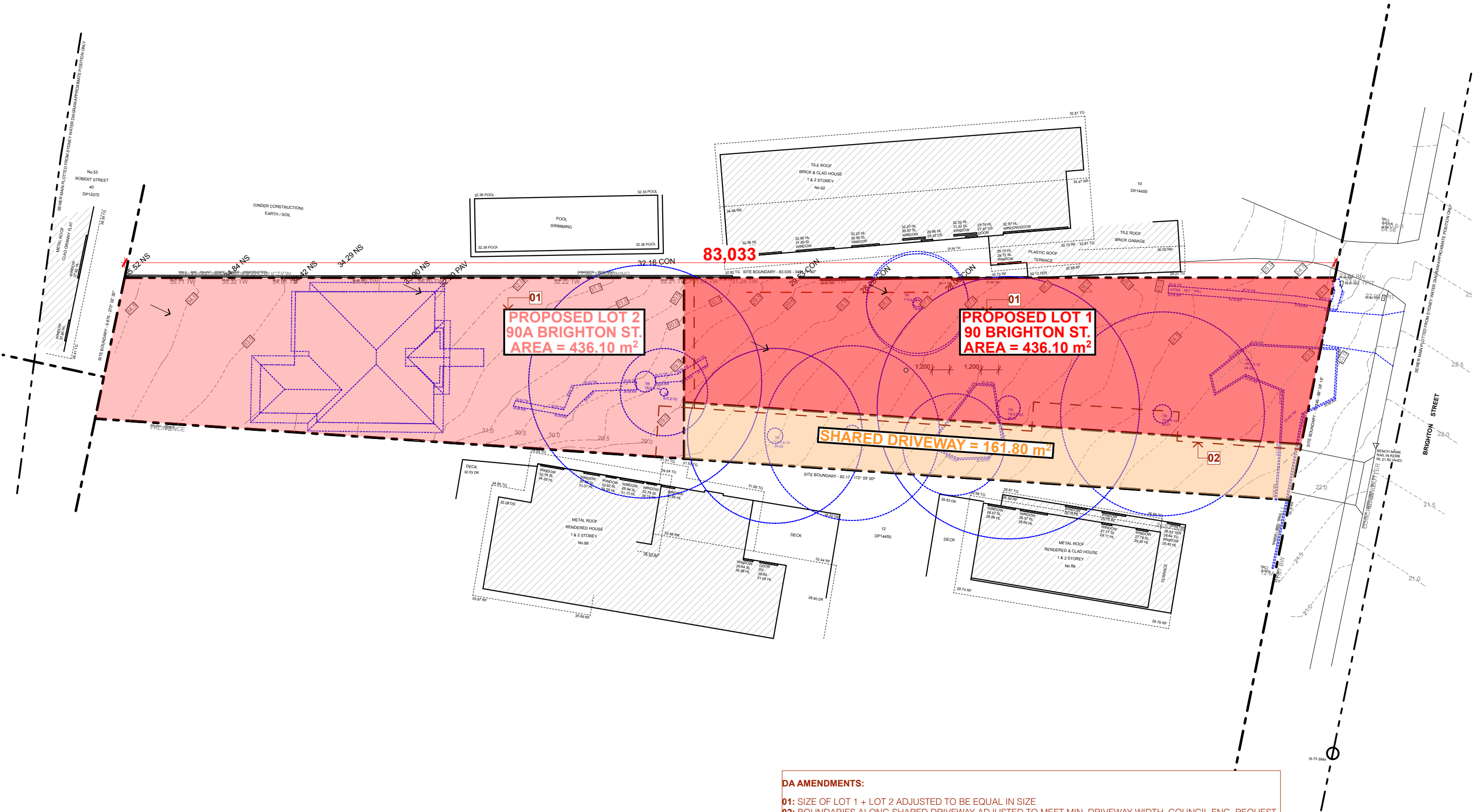
24002
ADDRESS: 90 BRIGHTON STREET FRESHWATER
CLIENT: V. GLAVAN
SCALE: NA

DEVELOPMENT APPLICATION

FOR ALTERATIONS & ADDITIONS

ISSUE:

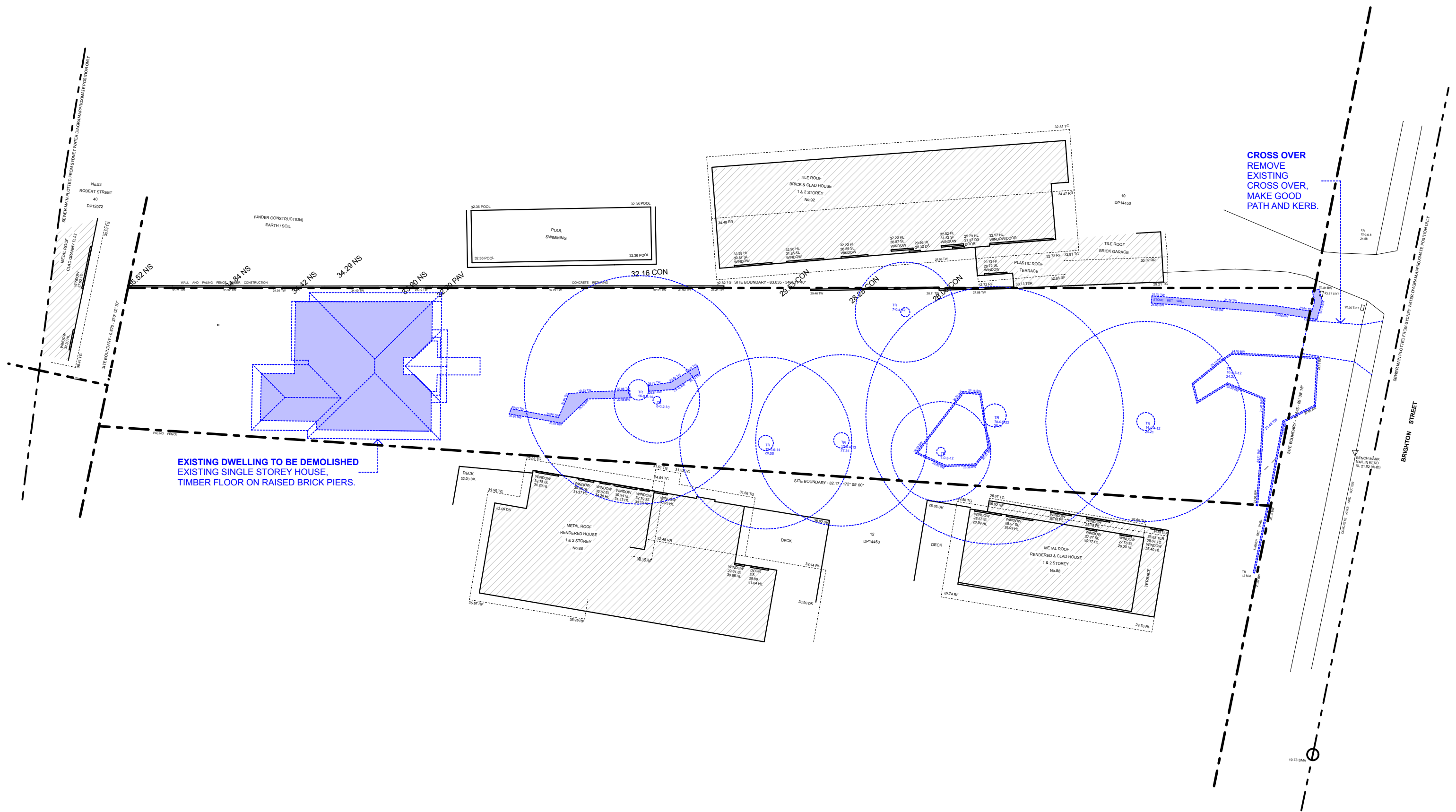
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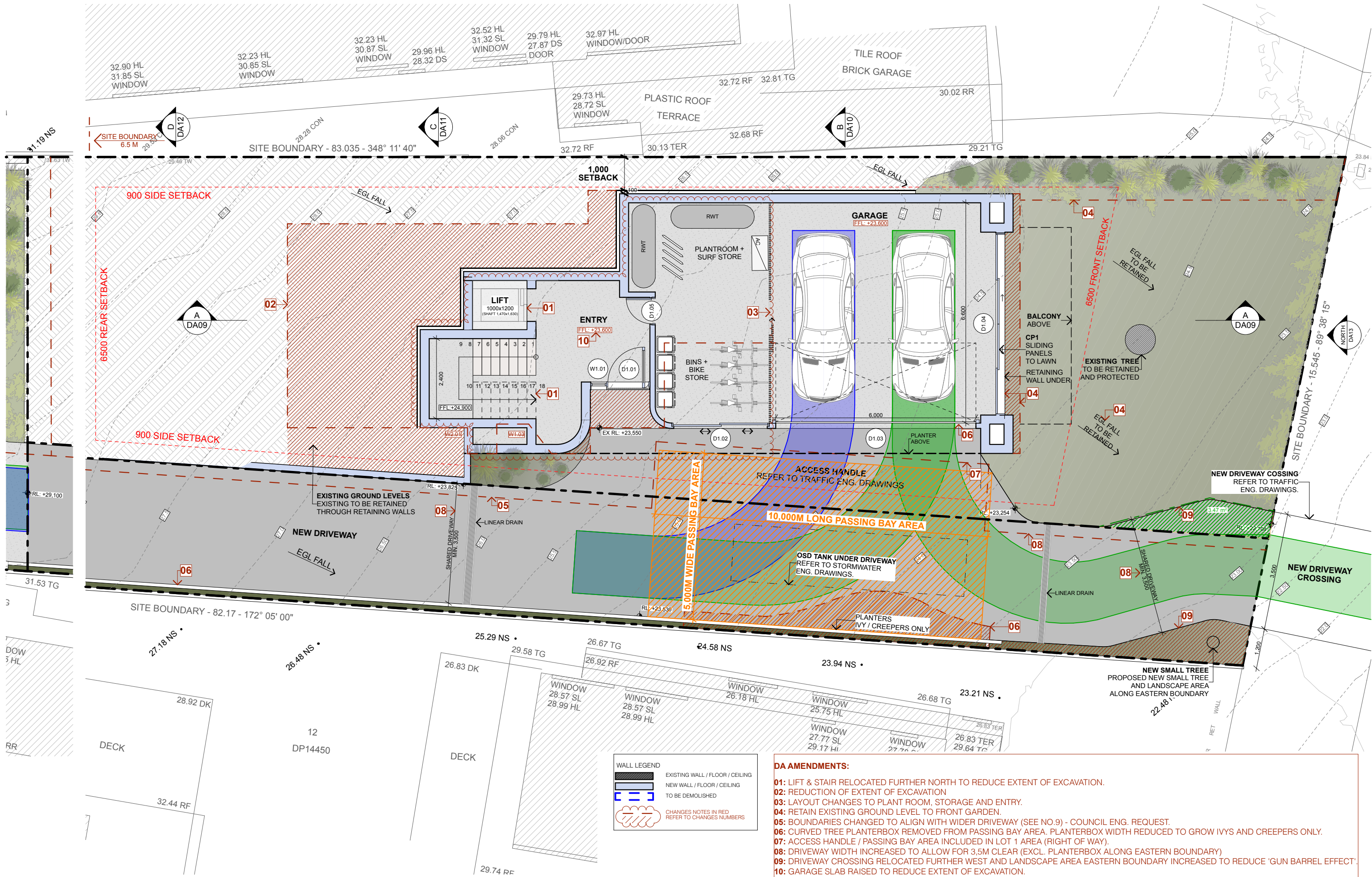
WALL LEGEND

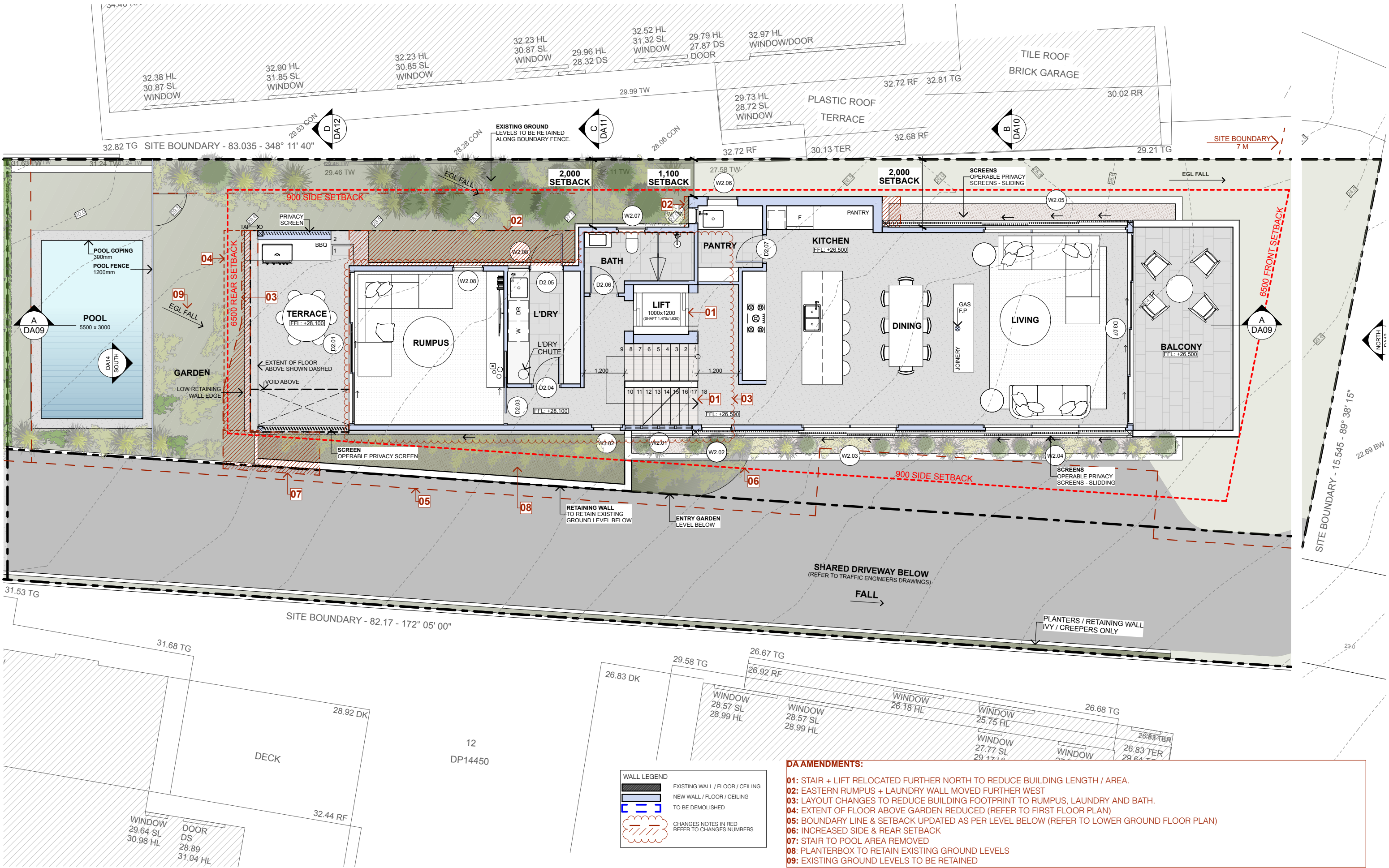
EXISTING WALL / FLOOR / CEILING

TO BE DEMOLISHED









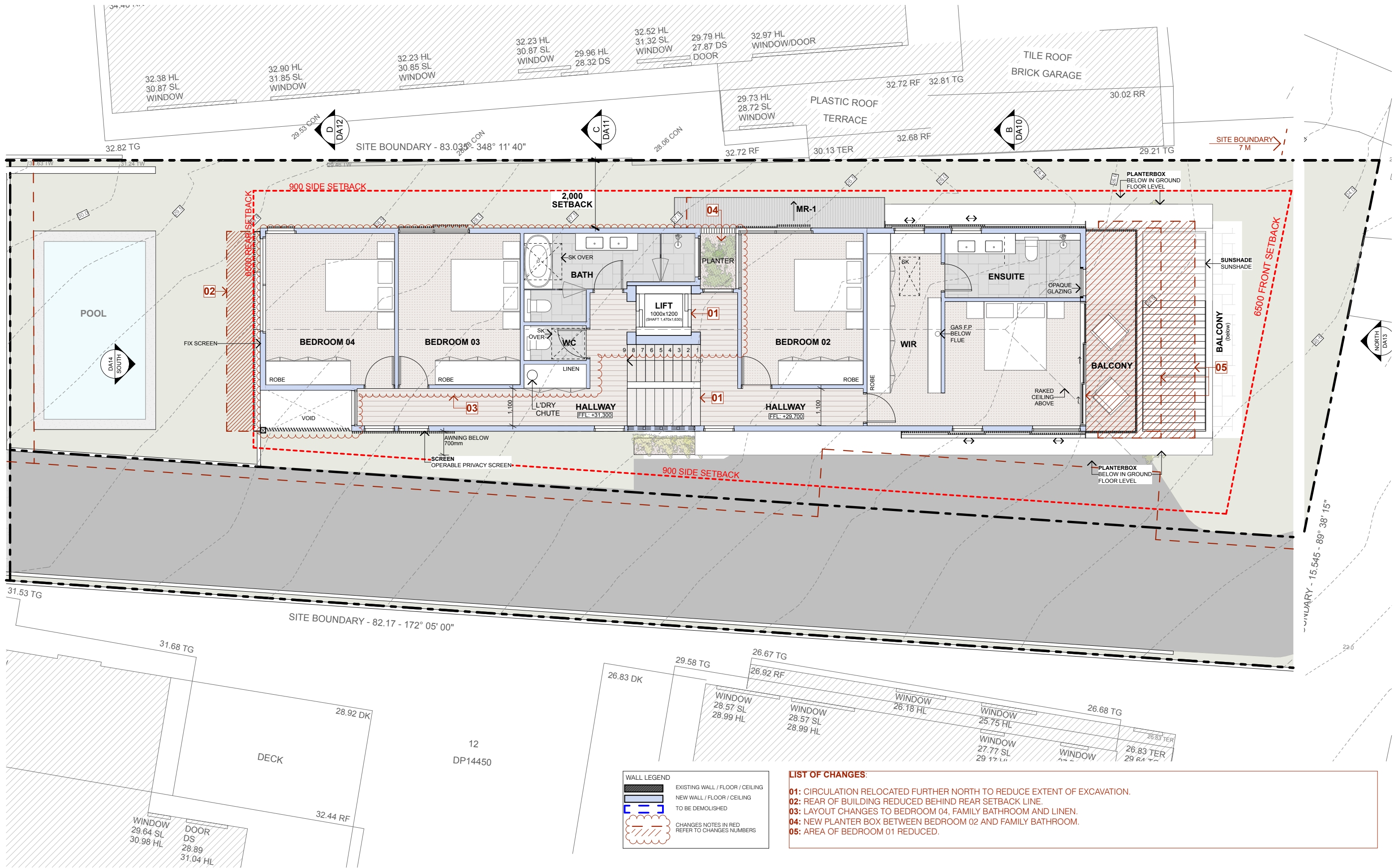
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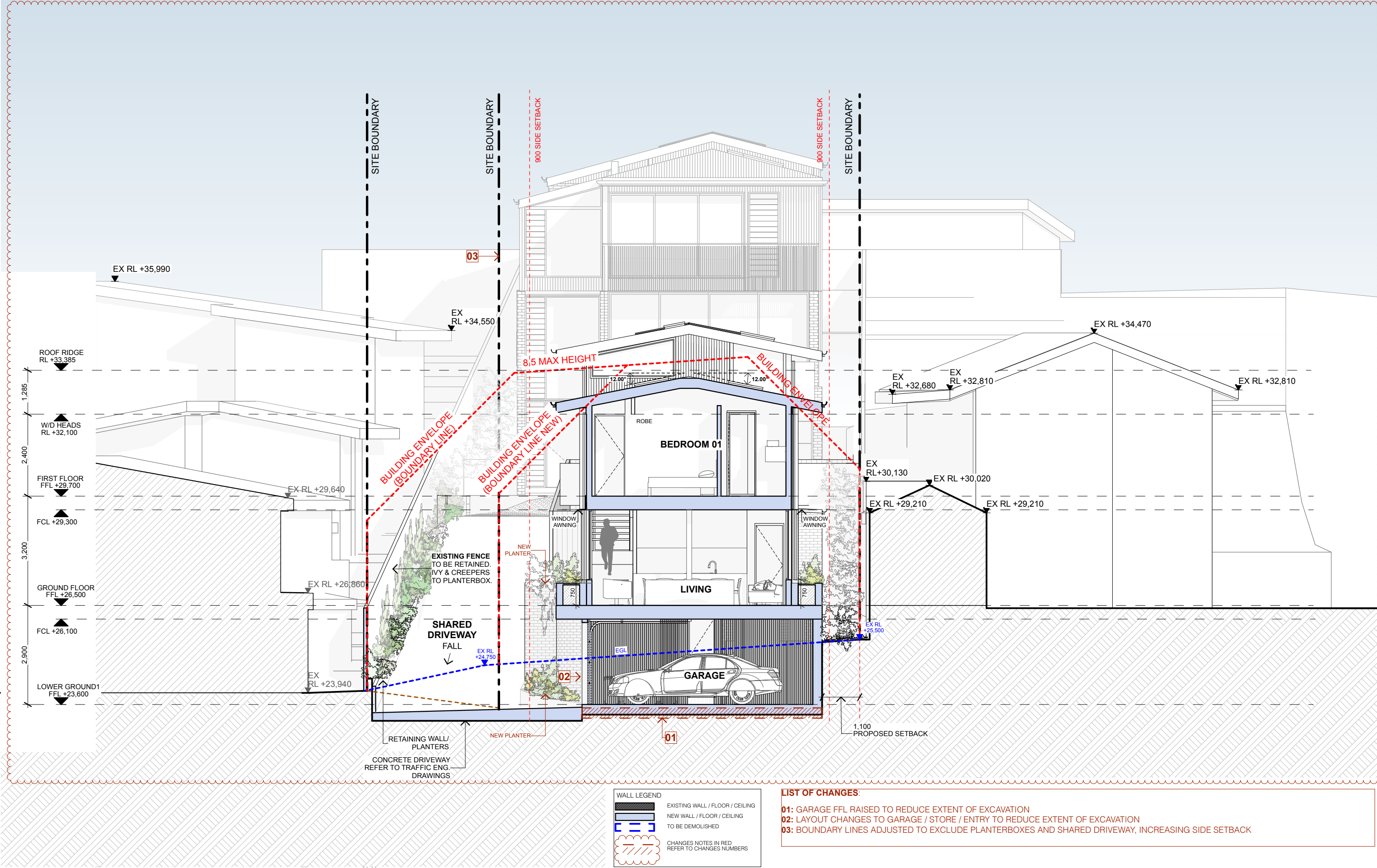
FOR
DA APPLICATION - AMENDMENTS
DA AMENDMENT - DRAFT
DA APPLICATION

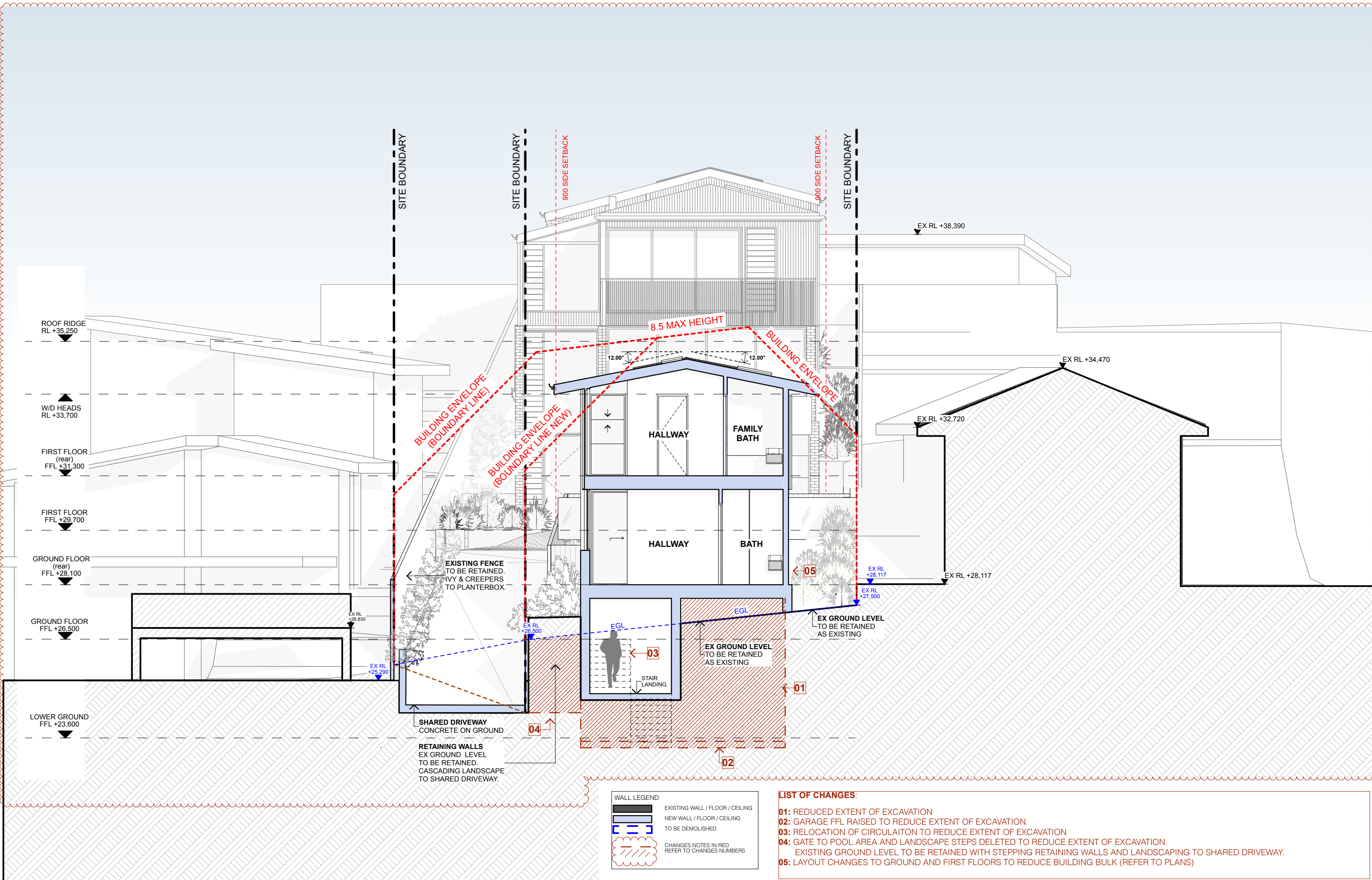
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17/2/2025
11/02/2025
22/10/2024
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CLIENT: V. GLAVAN
SCALE: 1:100 @ A3

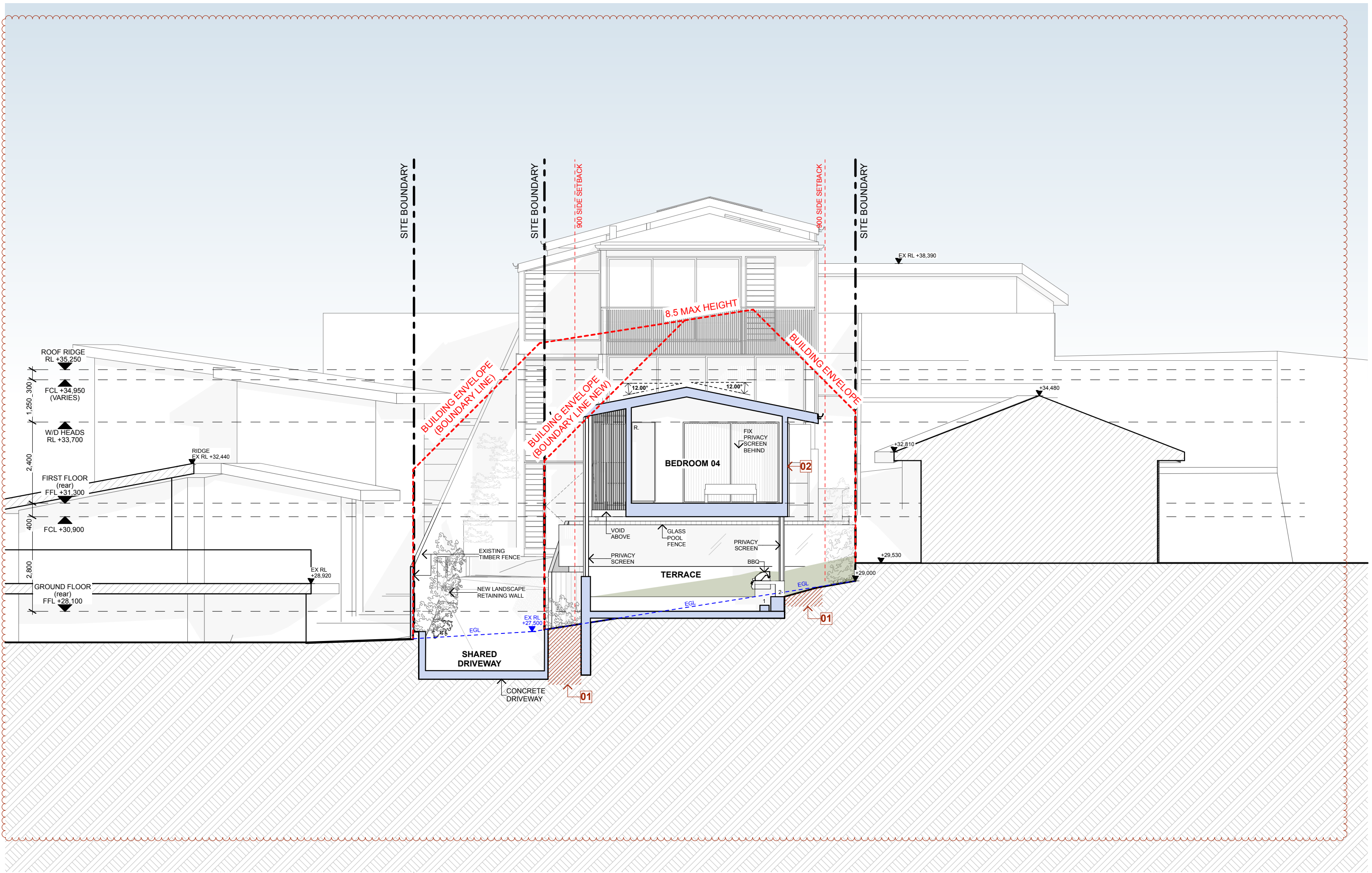
LOT 1 - GROUND FLOOR PLAN

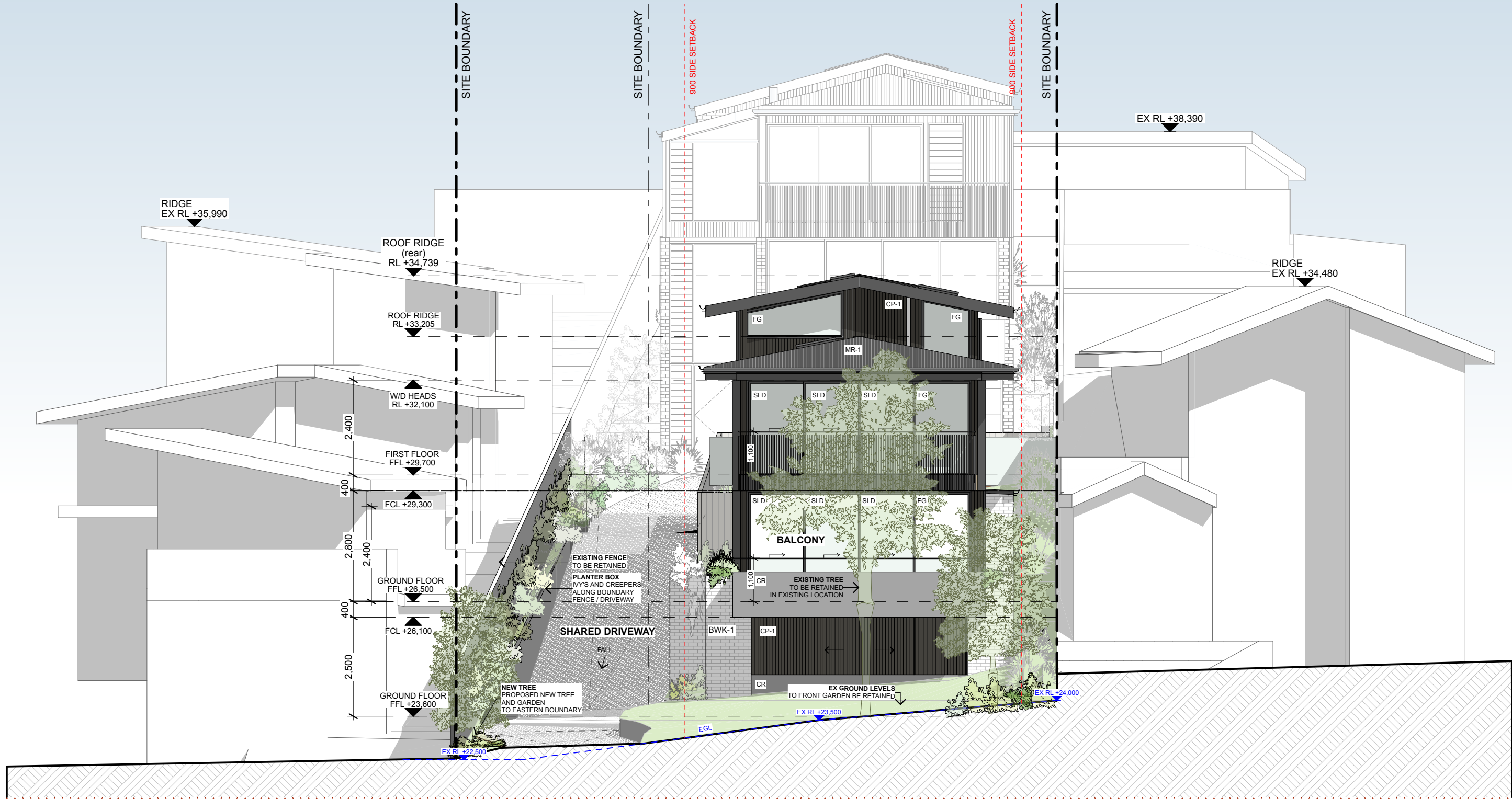
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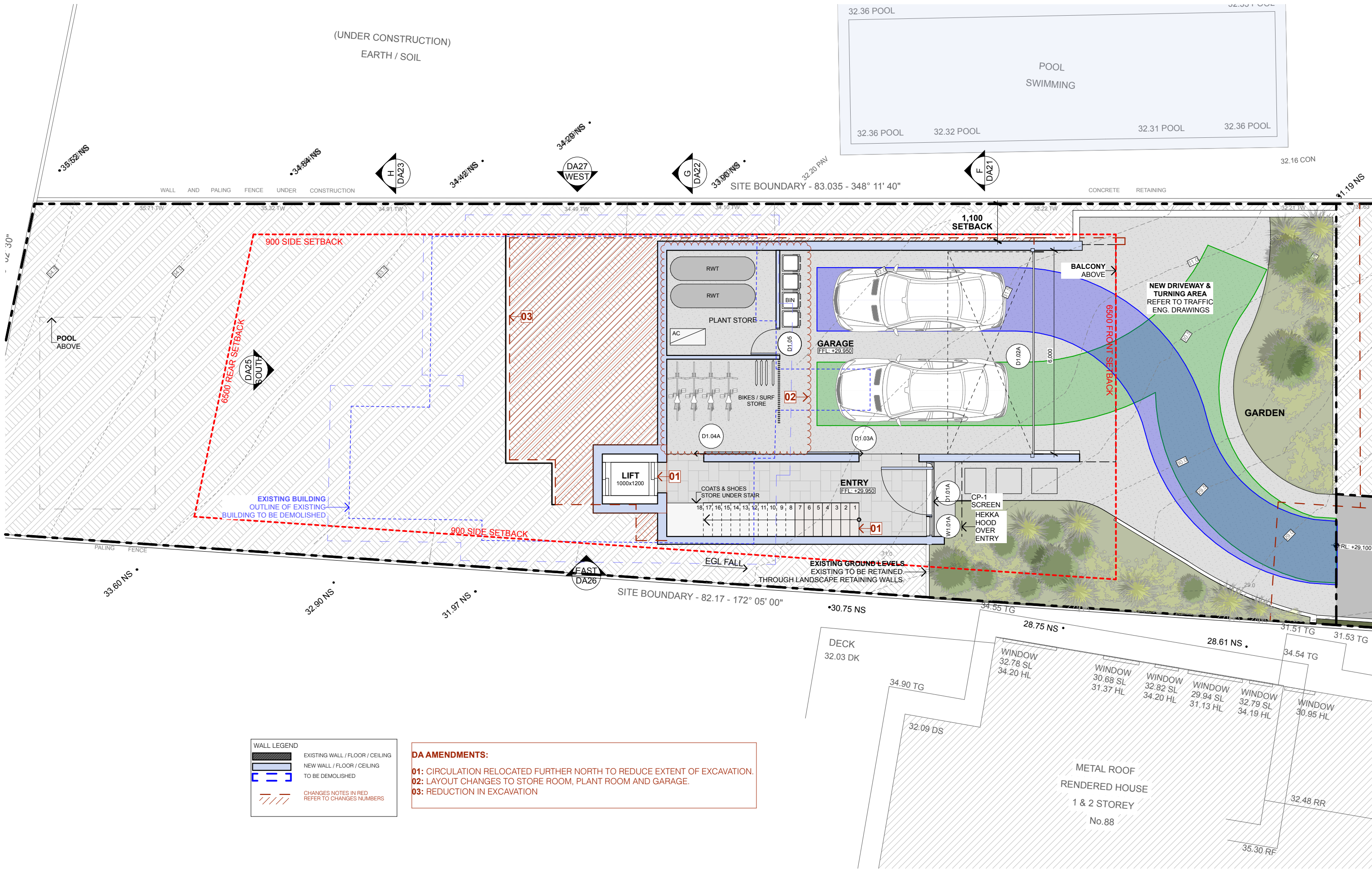








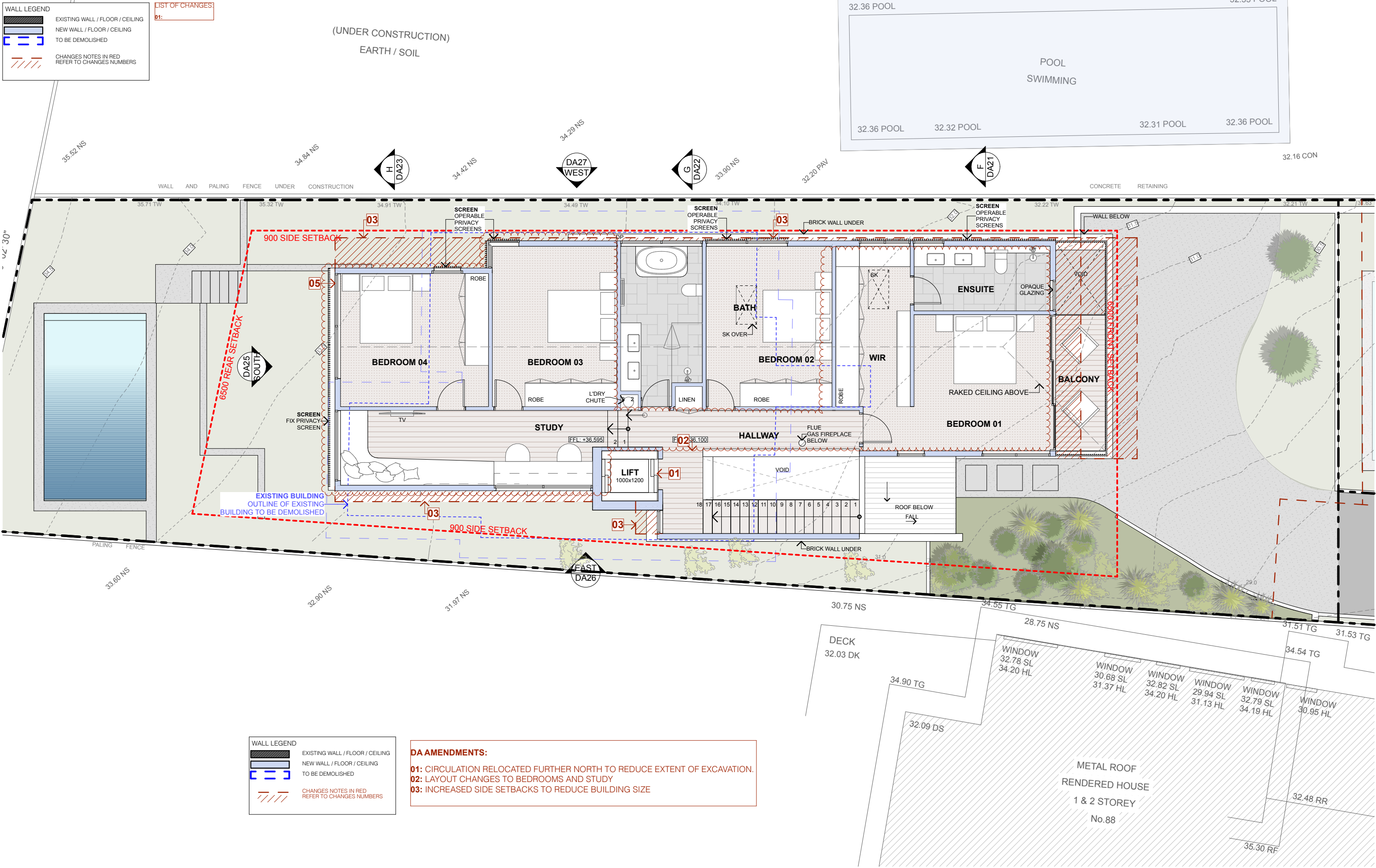




WALL LEGEND

- EXISTING WALL / FLOOR / CEILING
- NEW WALL / FLOOR / CEILING
- TO BE DEMOLISHED
- CHANGES NOTES IN RED REFER TO CHANGES NUMBERS

LIST OF CHANGES:
01:



Watershed \ \ Architects

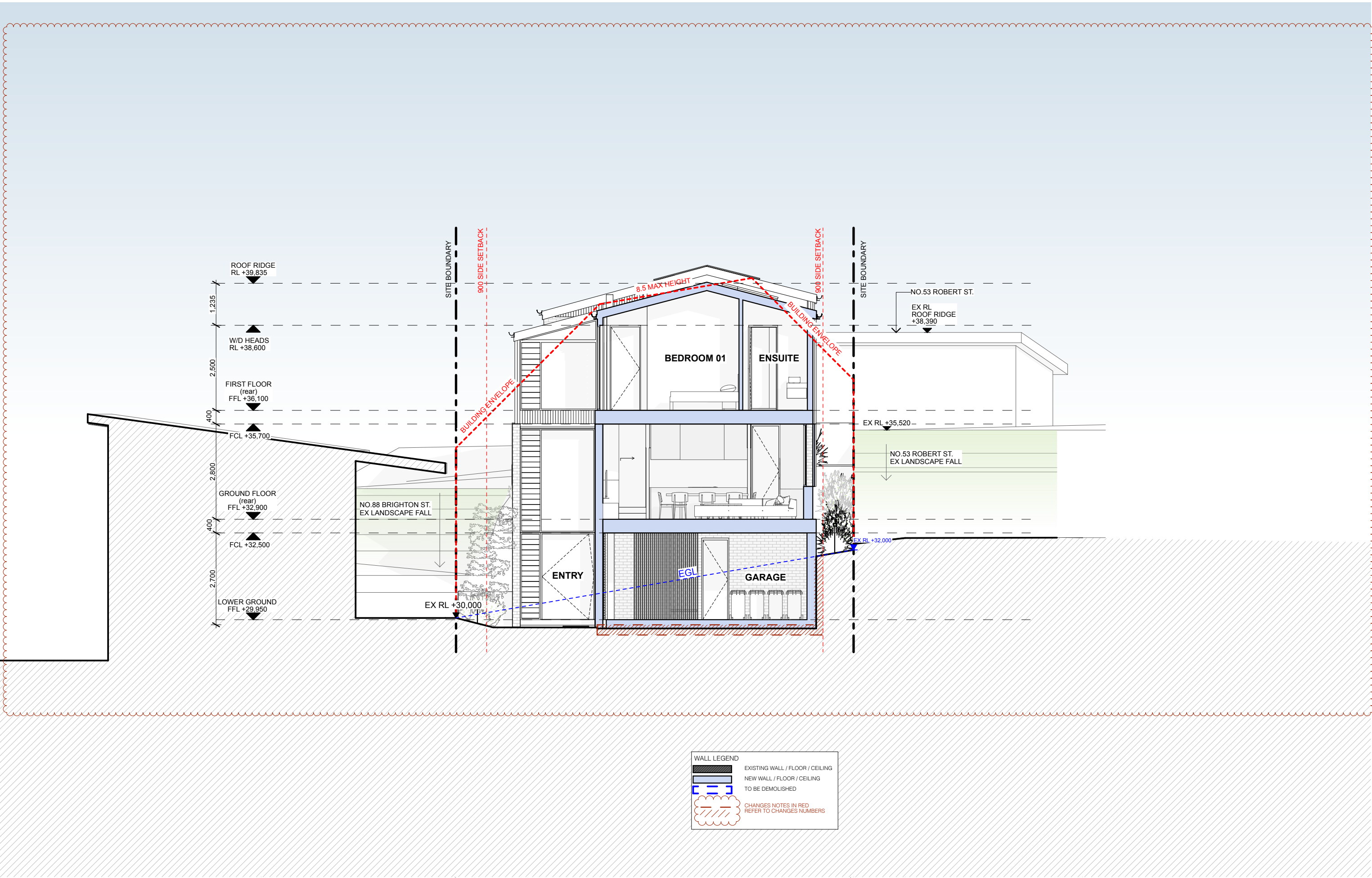
Nominated Architect Mark Korgul No. 6221 Studio 9977 1076 Address Level 1, 167 Pittwater Road Manly NSW 2095

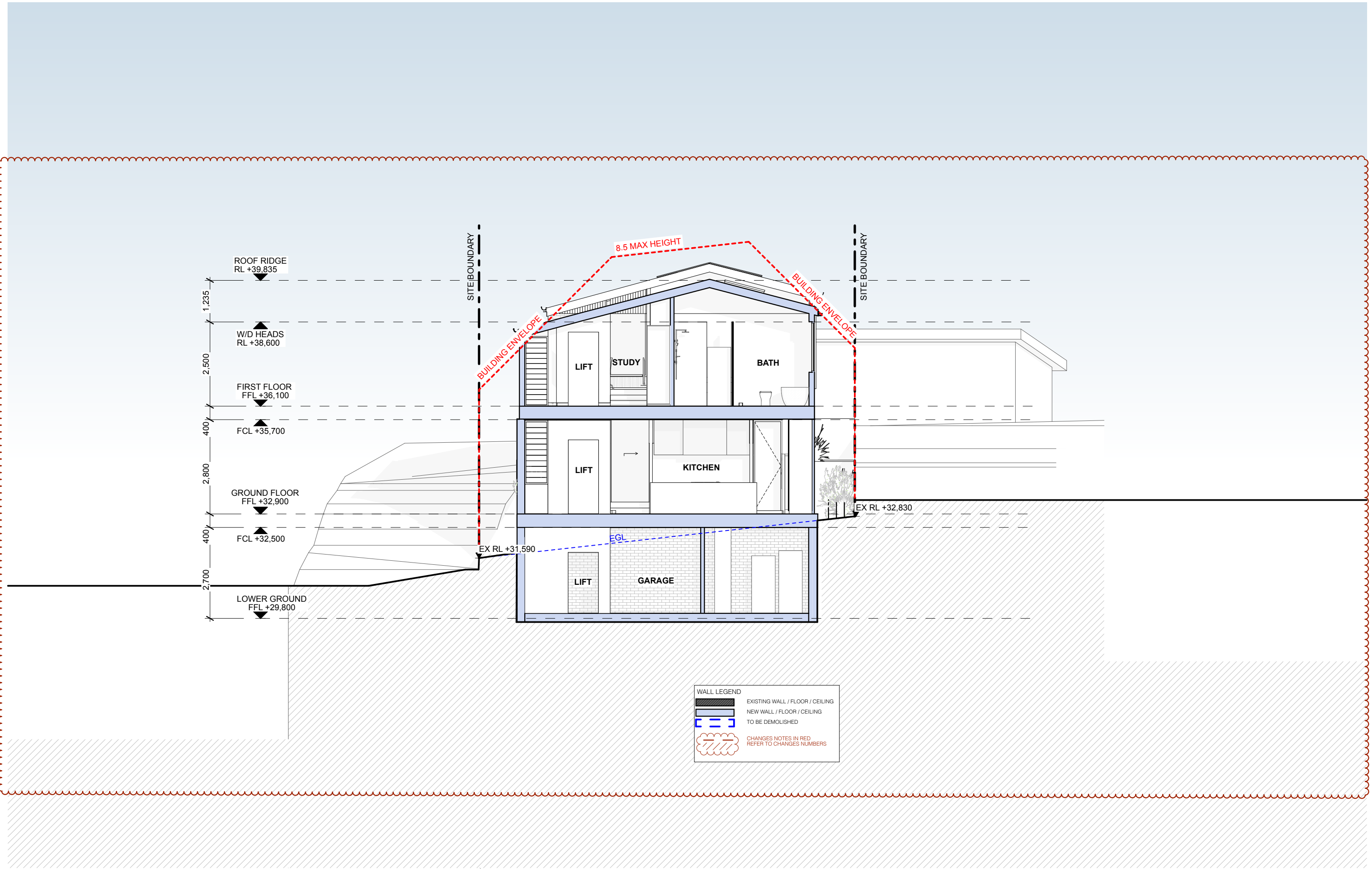


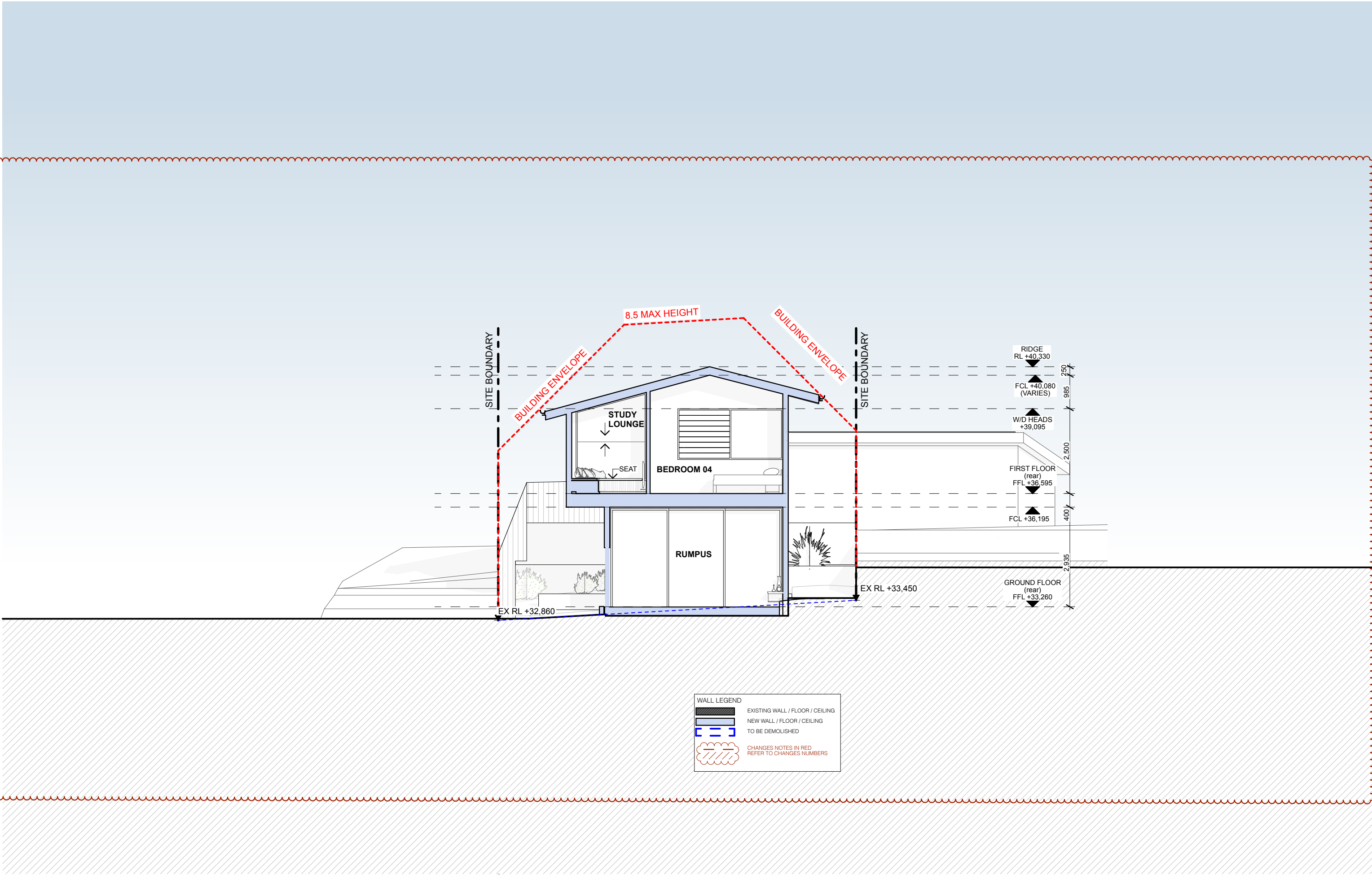
LOT 2 - FIRST FLOOR PLAN

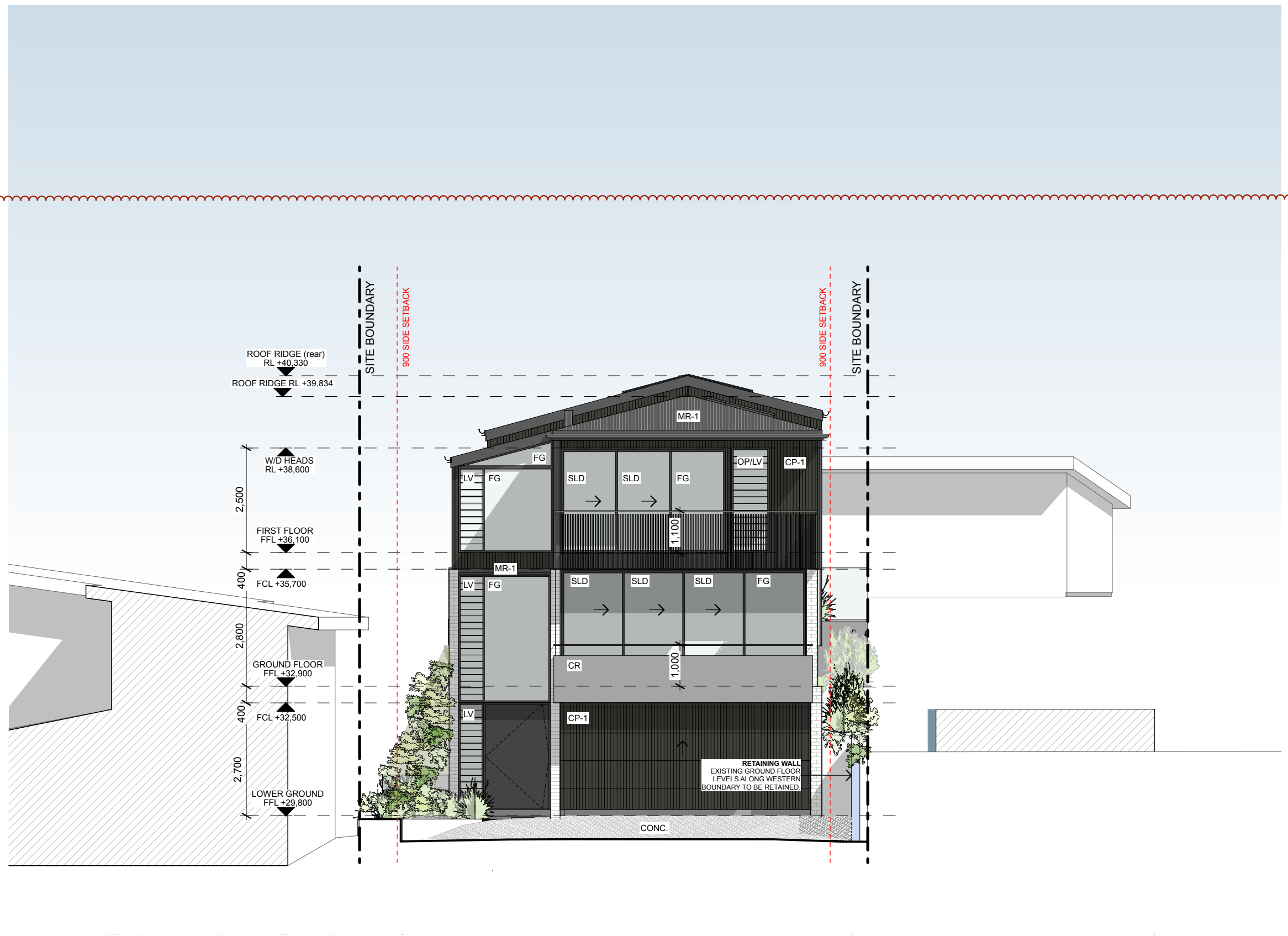
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ISSUE: F



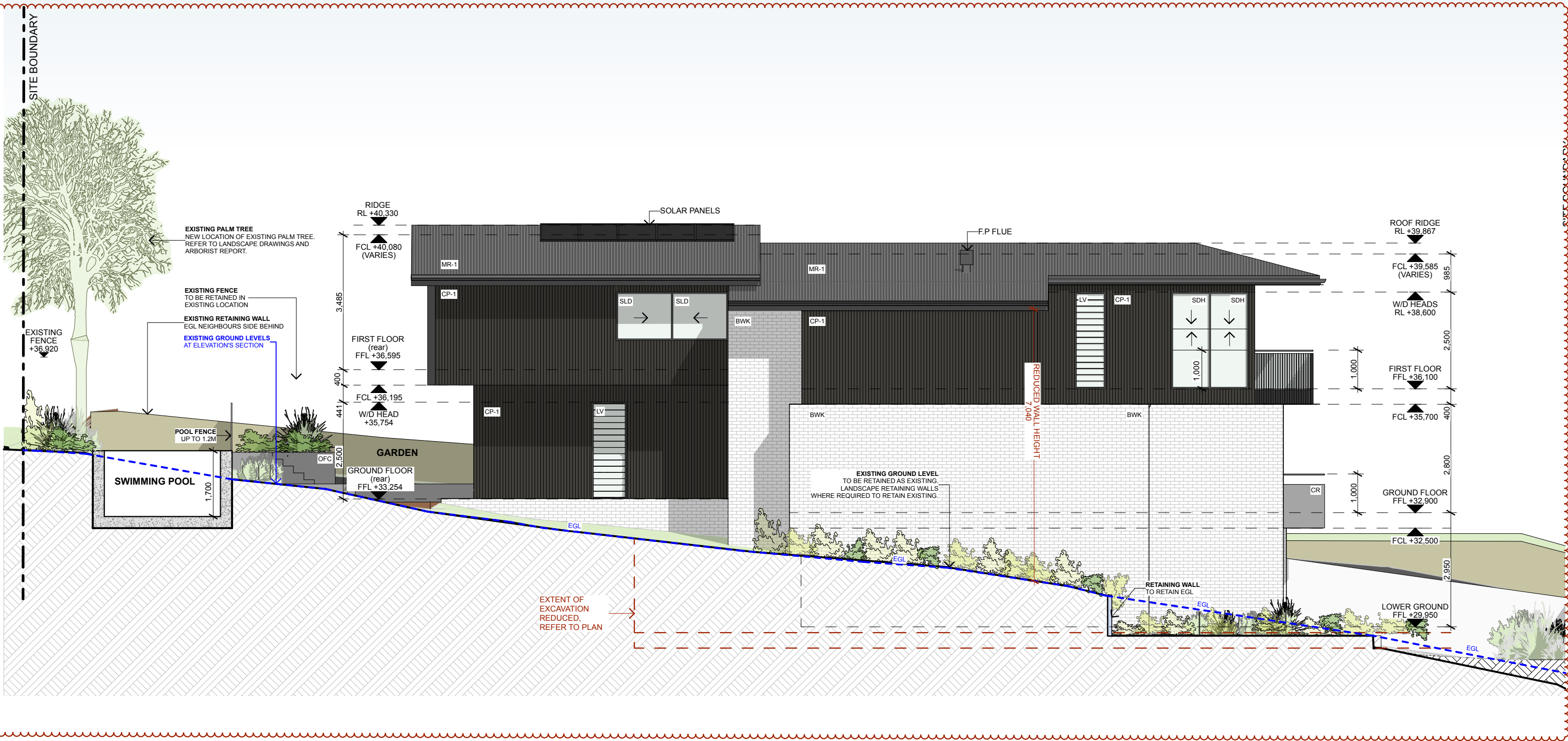




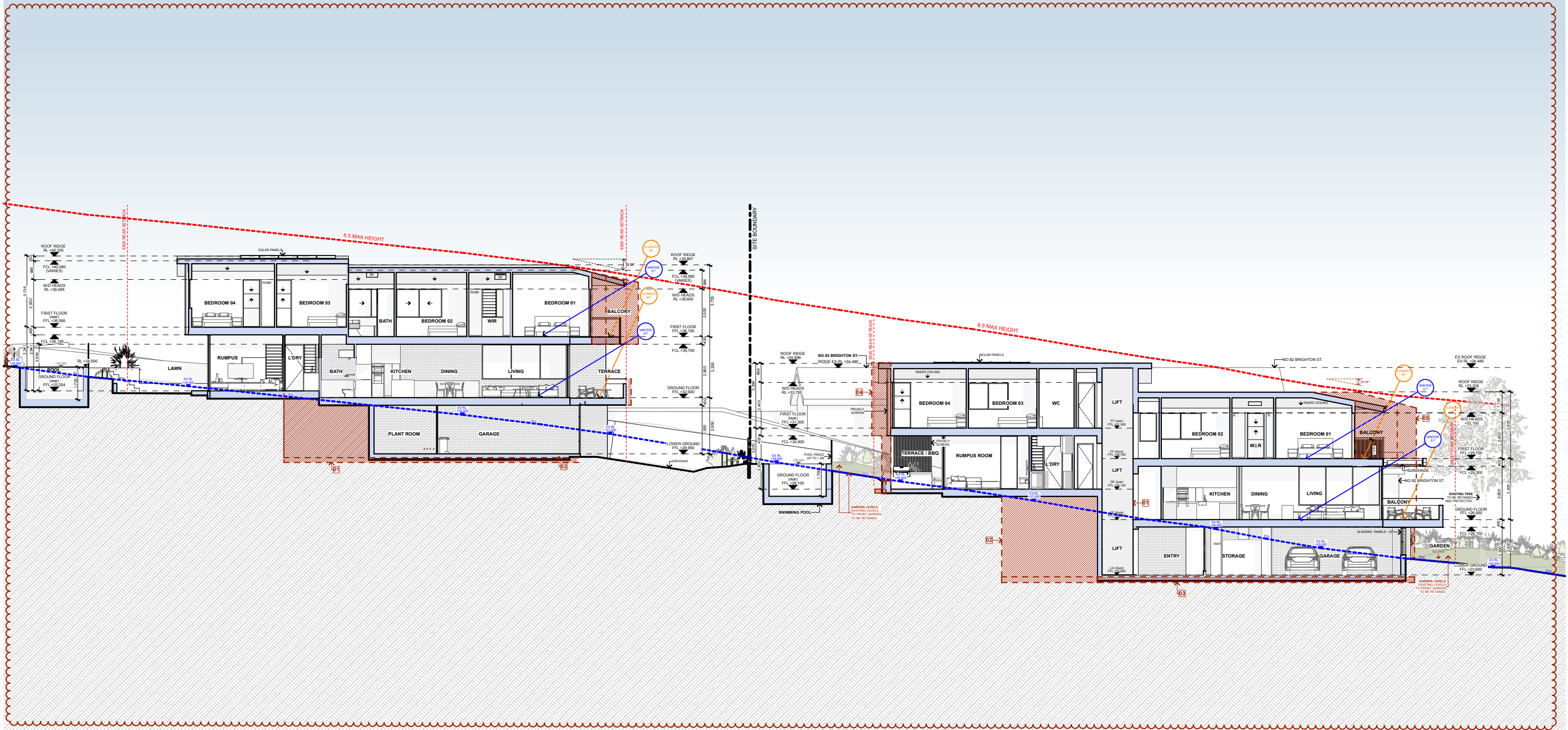




ISSUE	FOR	DATE	JOB NO:	24002
F	DA APPLICATION - AMENDMENTS	17/2/2025	ADDRESS:	90 BRIGHTON STREET FRESHWATER
E	DA AMENDMENT - DRAFT	11/02/2025	CLIENT:	V. GLAVAN
D	DA APPLICATION	22/10/2024	SCALE:	1:100 @ A3

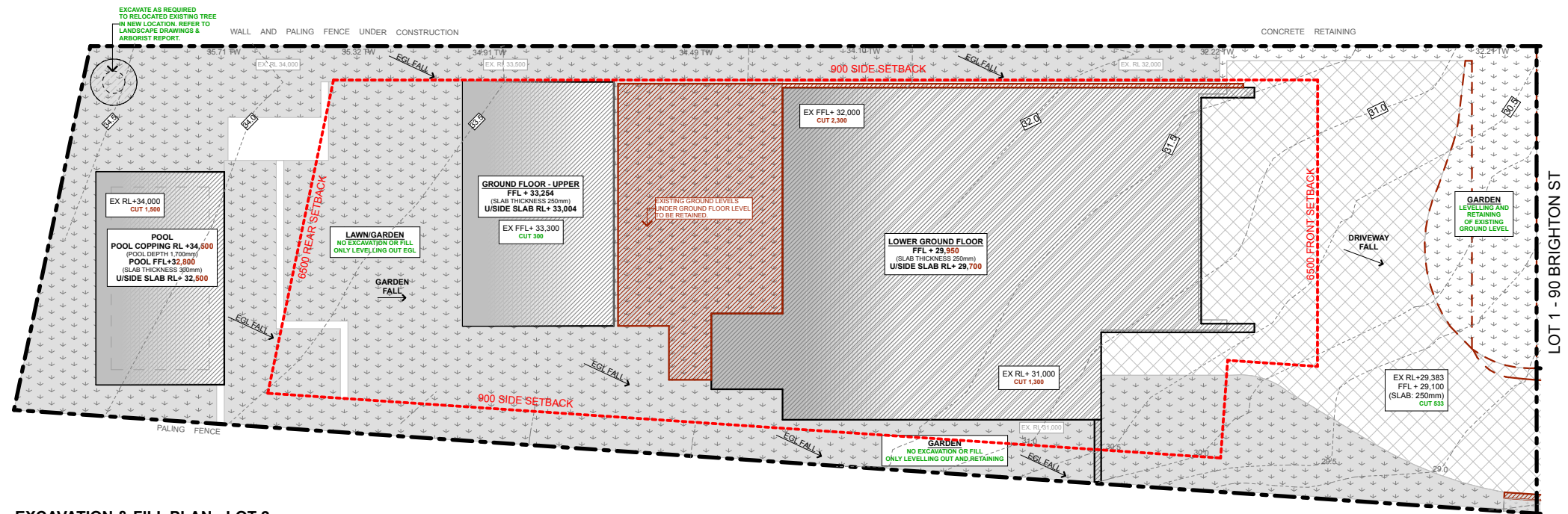




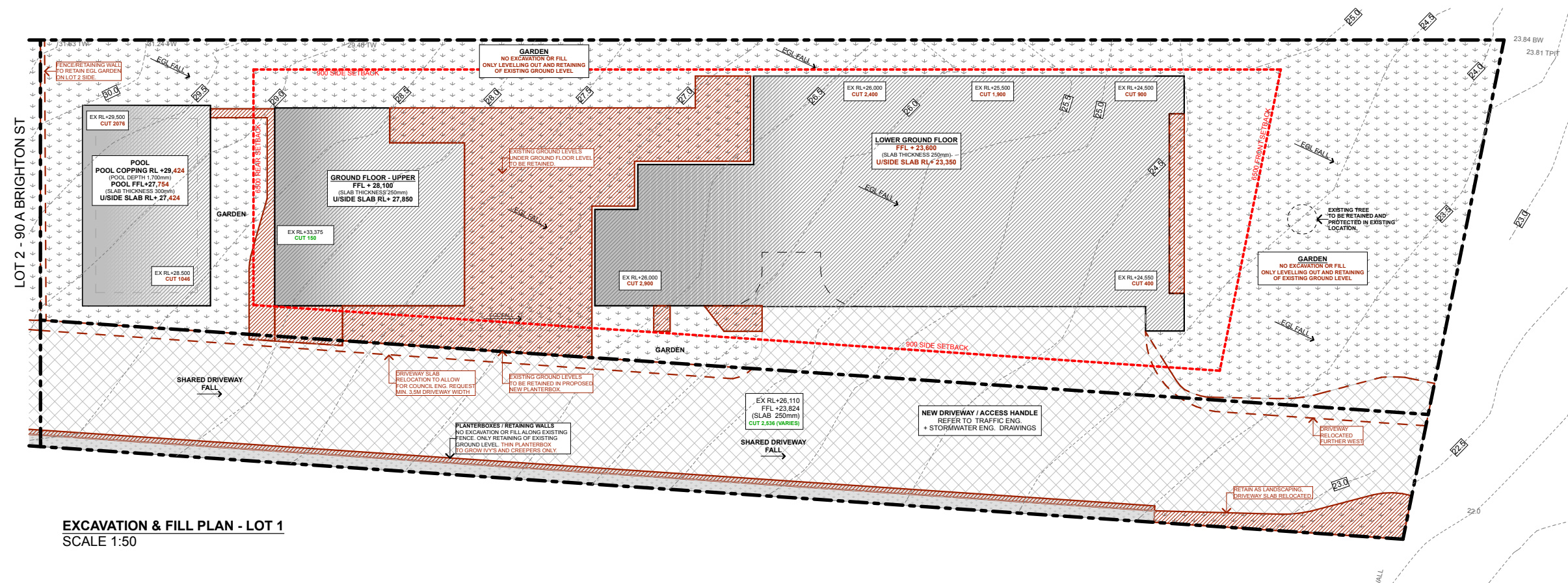


FOR DRIVEWAY SECTION / PROPOSED RL'S ALONG NEW DRIVEWAY, PLEASE REFER TO TRAFFIC ENGINEER'S DOCUMENTATION.





EXCAVATION & FILL PLAN - LOT 2
SCALE 1:50



EXCAVATION & FILL PLAN - LOT 1
SCALE 1:50



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.

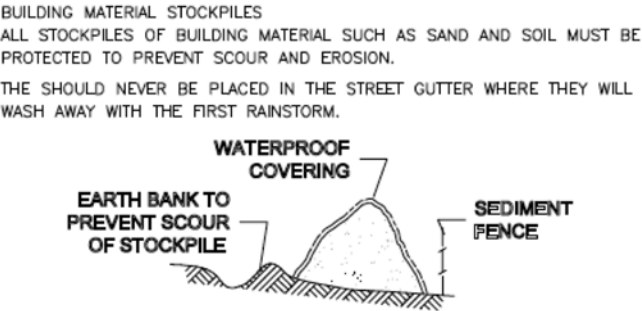
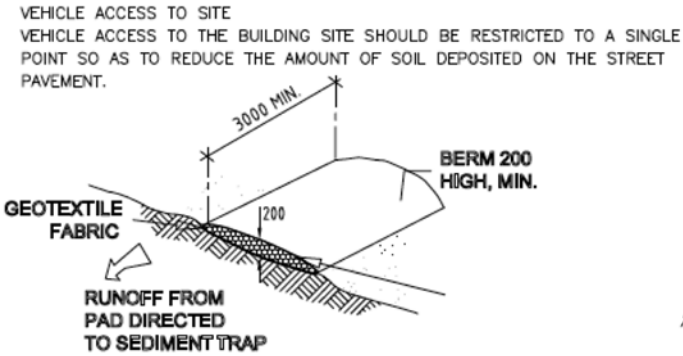
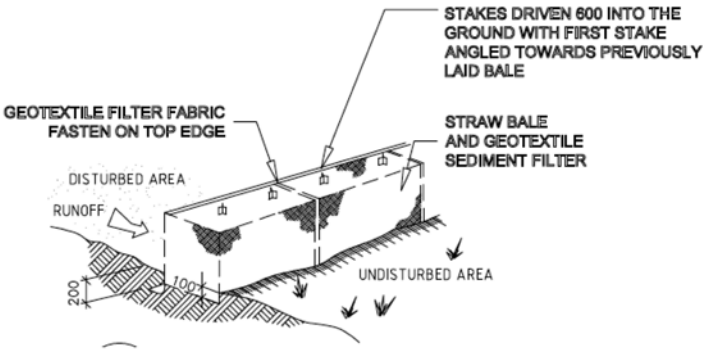
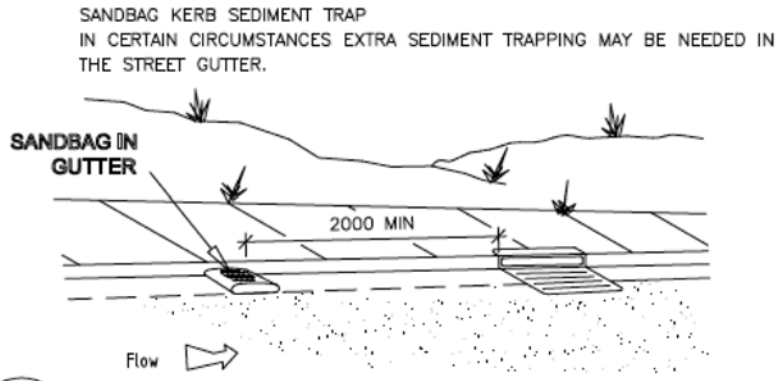
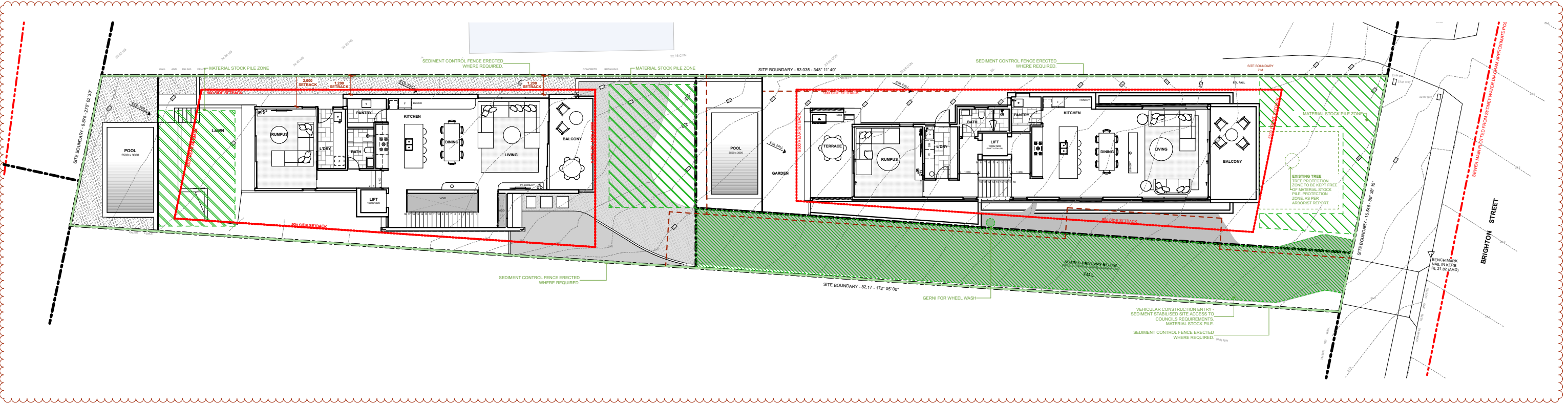
MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT TRAP AFTER EACH STORM.

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.



LOT 2 - 90A BRIGHTON ST. SITE AREA: 436.10m²

TOTAL LANDSCAPE OPEN SPACE REQUIREMENT:
40% of 436.10 = **174.44m²**

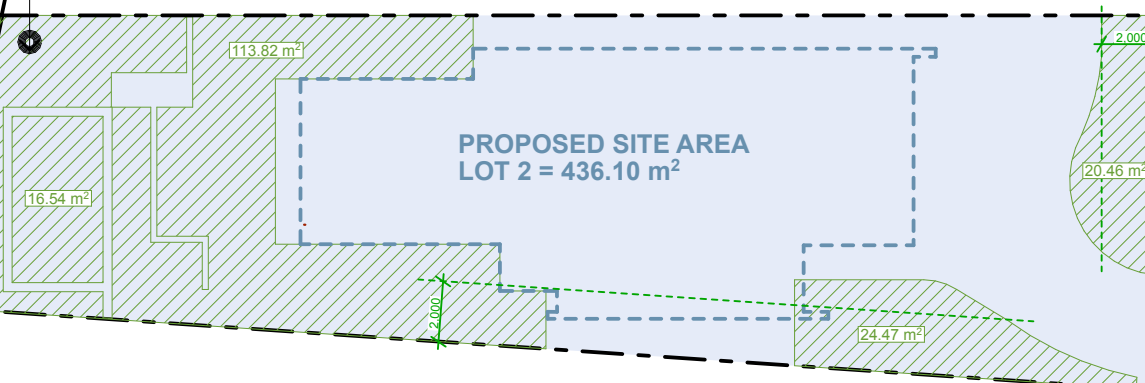
TOTAL LANDSCAPE OPEN SPACE PROPOSED:
LOT 1 = **175.29m²**

LOT 1 - 90 BRIGHTON ST. SITE AREA: 436.10m²

TOTAL LANDSCAPE OPEN SPACE REQUIREMENT:
40% of 436.10 = **174.44m²**

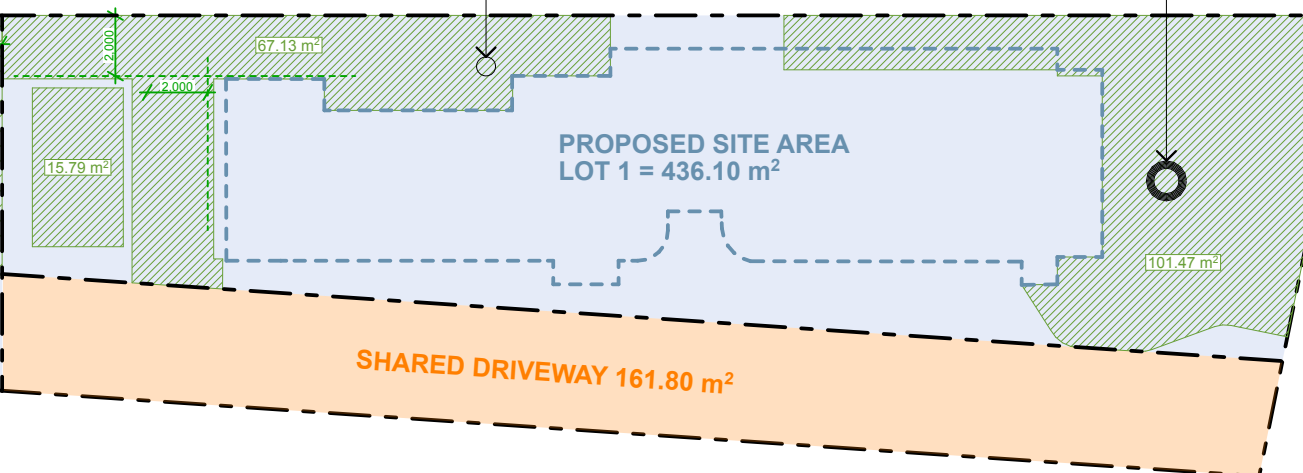
TOTAL LANDSCAPE OPEN SPACE PROPOSED:
LOT 1 = **184.39m²**

EXISTING TREE
NEW LOCATION



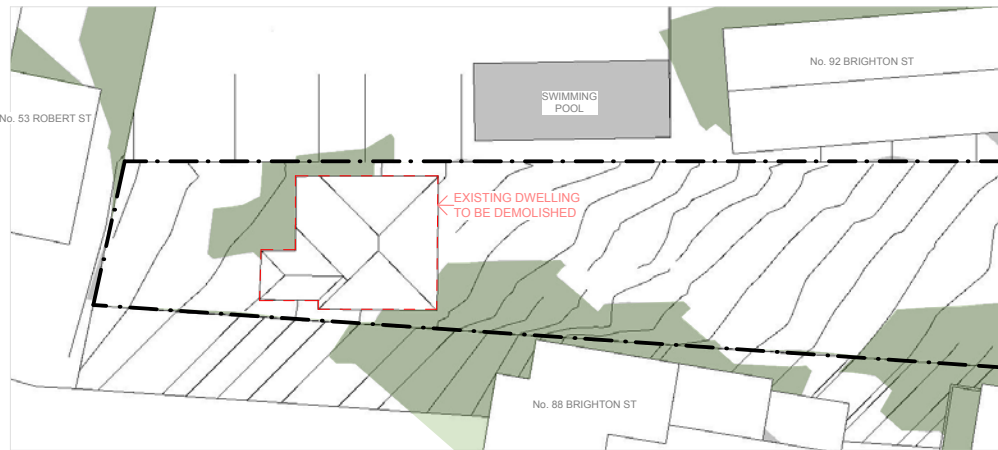
EXISTING TREE
TO BE RELOCATED
ON LOT 2

EXISTING TREE
TO BE RETAINED
IN EXISTING LOCATION

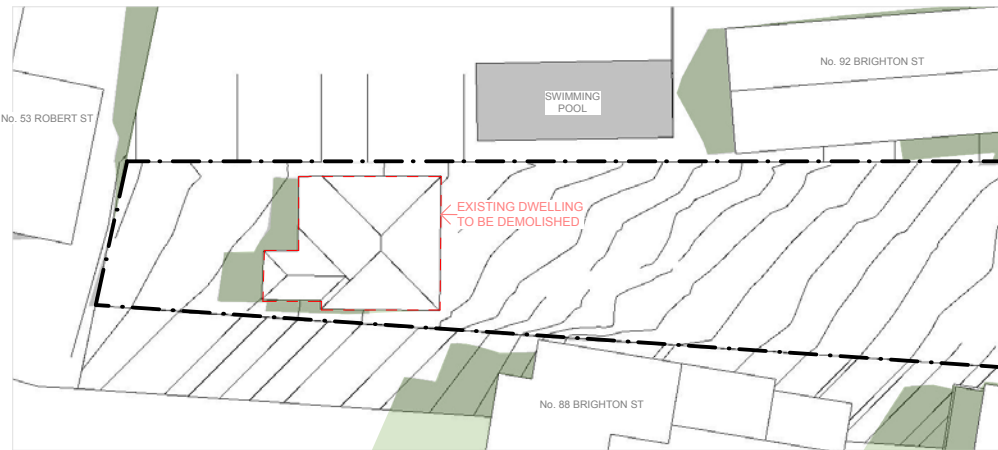


SHARED DRIVEWAY 161.80 m²





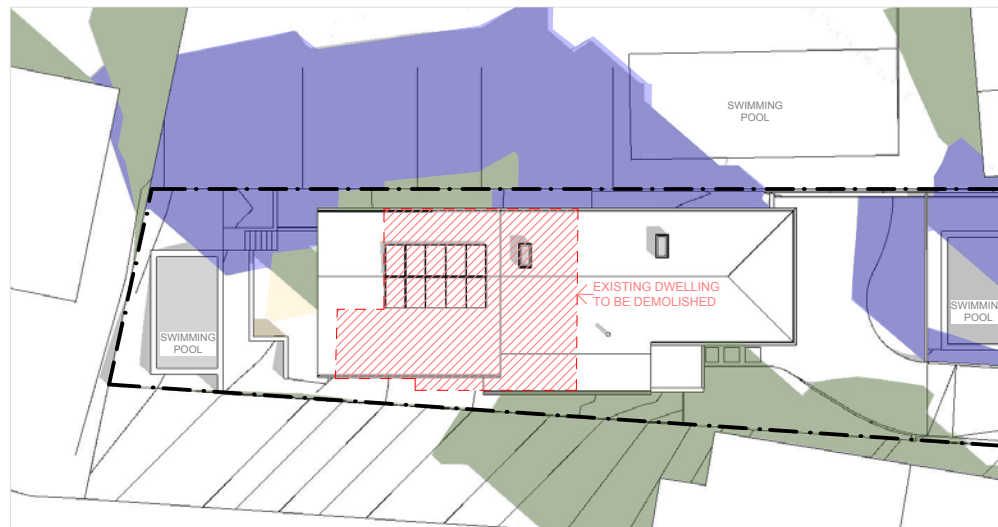
LOT 1 - EXISTING SHADOWS - 9AM



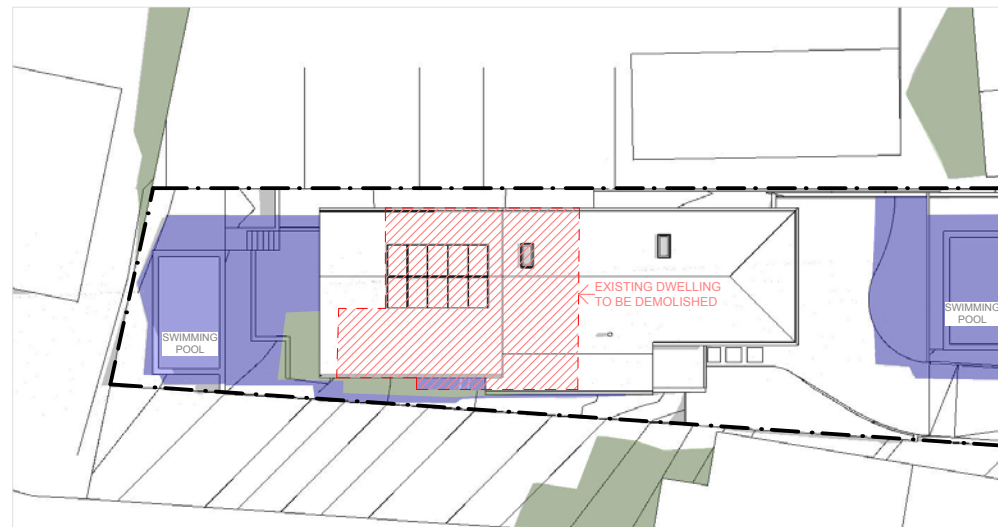
LOT 1 - EXISTING SHADOWS - 12PM



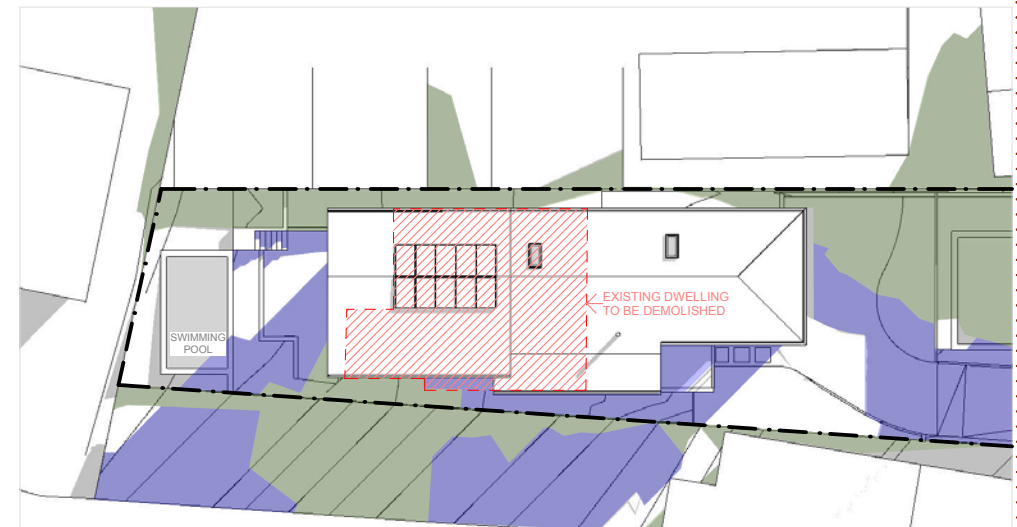
LOT 1 - EXISTING SHADOWS - 3PM



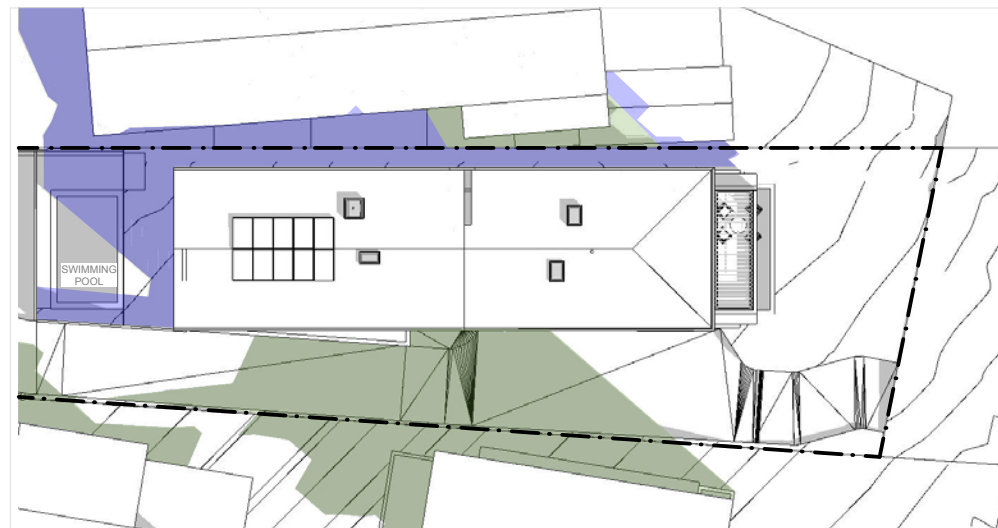
LOT 2 - PROPOSED SHADOWS - 9AM



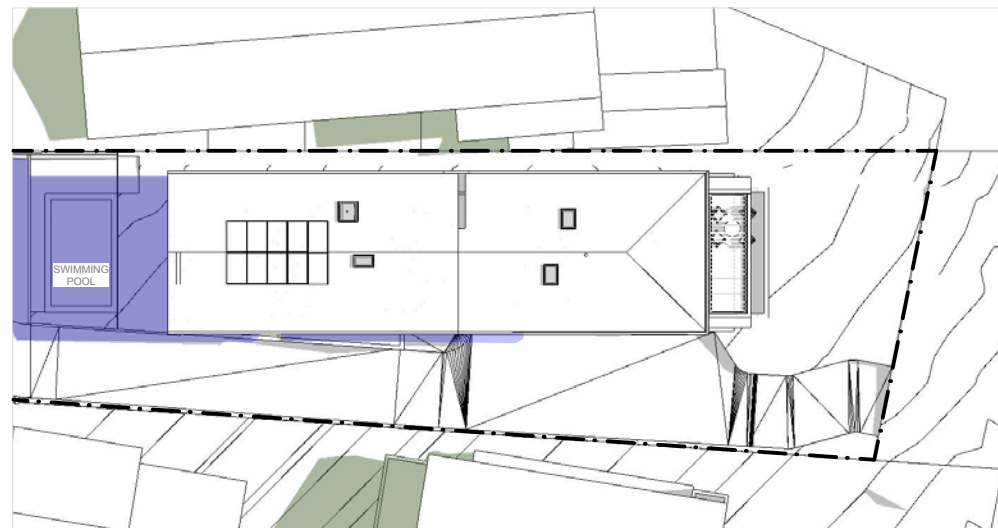
LOT 2 - PROPOSED SHADOWS - 12PM



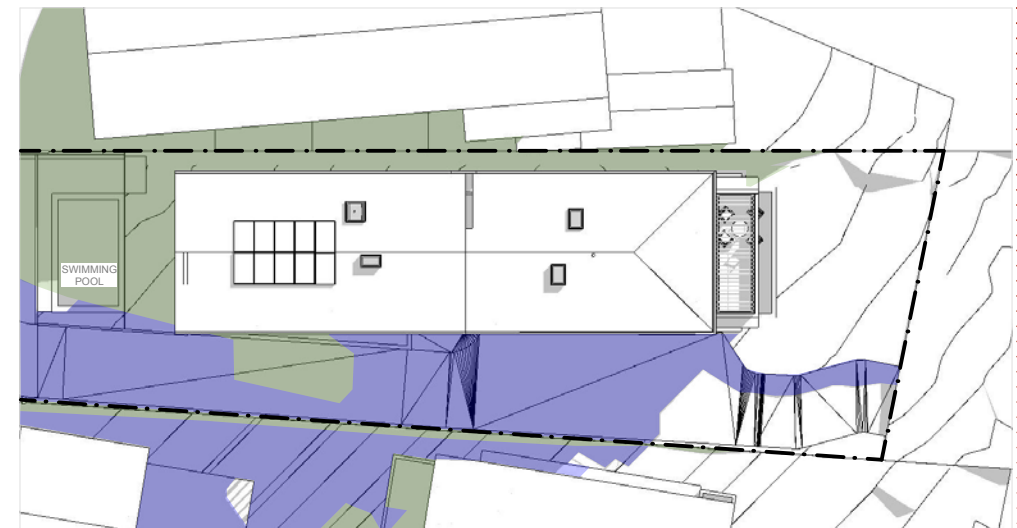
LOT 2 - PROPOSED SHADOWS - 3PM



LOT 1 - PROPOSED SHADOWS - 9AM



LOT 1 - PROPOSED SHADOWS - 12PM



LOT 1 - PROPOSED SHADOWS - 3PM

REDUCED SHADOWS EXISTING SHADOWS INCREASED SHADOWS

Watershed\Architects

Nominated Architect Mark Korgul No. 6221 Studio 9977 1076 Address Level 1, 167 Pittwater Road Manly NSW 2095



ISSUE FOR DATE JOB NO: 24002
F DA APPLICATION - AMENDMENTS 17/2/2025 ADDRESS: 90 BRIGHTON STREET FRESHWATER
E DA AMENDMENT - DRAFT 11/02/2025 CLIENT: V. GLAVAN
D DA APPLICATION 22/10/2024 SCALE: @ A3

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

SHADOW DIAGRAMS

SHEET: DA32

ISSUE: F