1 CONTEXT PLAN

2 PHOTOMONTAGE

3 LOCATION PLAN

4 DRAWING REGISTER

A1.000	PLANS
A1.000	COVER SHEET
A1.100	SITE PLAN
A1.101	LEVEL 8 - (ROOF) PLAN
A1.102	LEVEL 7 - (MAIN BEDROOM) PLAN
A1.103	LEVEL 6 - (LIVING / DINING) PLAN
A1.104	LEVEL 5 - (GUEST BEDROOM) PLAN
A1.105	LEVEL 3 & 4 - (PLANTROOM / GARDEN) PLAN
A1.106	LEVEL 2 - (GREEN ROOF) PLAN
A1.107	LEVEL 1 - (HOME OFFICE / RUMPUS) PLAN
A1.108	GROUND LEVEL - (ENTRY / GARAGE) PLAN
A2.000	ELEVATIONS & SECTIONS
A2.001	NORTH ELEVATION
A2.002	SOUTH ELEVTION
A2.003	EAST & WEST ELEVATION
A2.101	SECTION AA
A2.102	SECTION BB
A9.000	ANALYSIS DRAWINGS
A9.101	DEMOLITION PLAN
A9.201	EXCAVATION PLAN
A9.301	SCHEDULE OF MATERIALS & FINISHES
A9.401	THERMAL COMFORT INCLUSIONS
A9.501	SWIMMING POOL PLAN
A9.502	SWIMMING POOL ELEVATIONS
A10.000	PHOTOMONTAGE
A10.010	SHADOW DIAGRAMS - JUNE 21
A10.011	SHADOW DIAGRAMS - DEC 21
A10.120	HEIGHT BLANKET DIAGRAM

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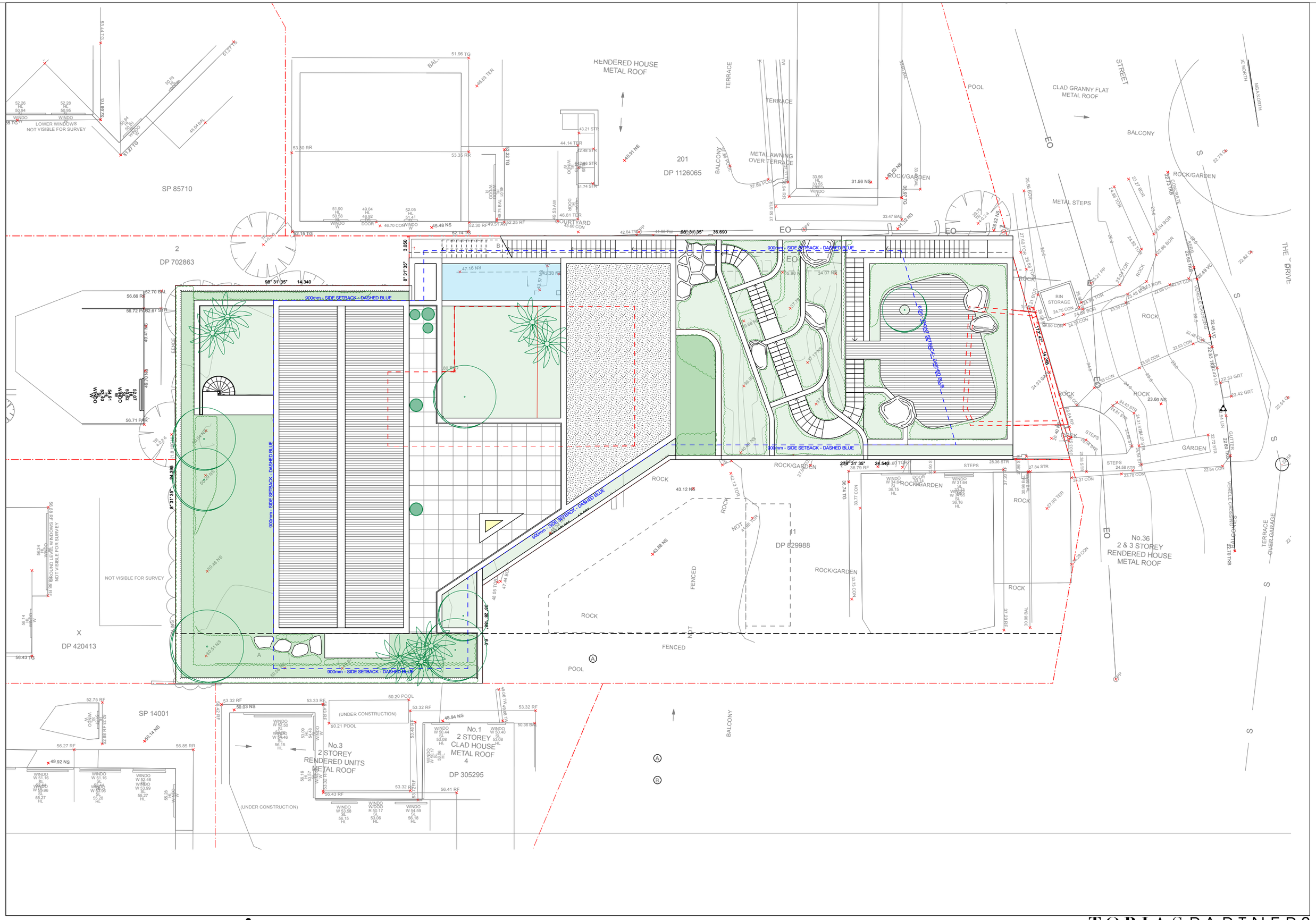

38 THE DRIVE, FRESHWATER

A1.100

SITE PLAN - DA

1:200 @ A3

0 10m

31/07/25

EXISTING TO BE DEMOLISHED

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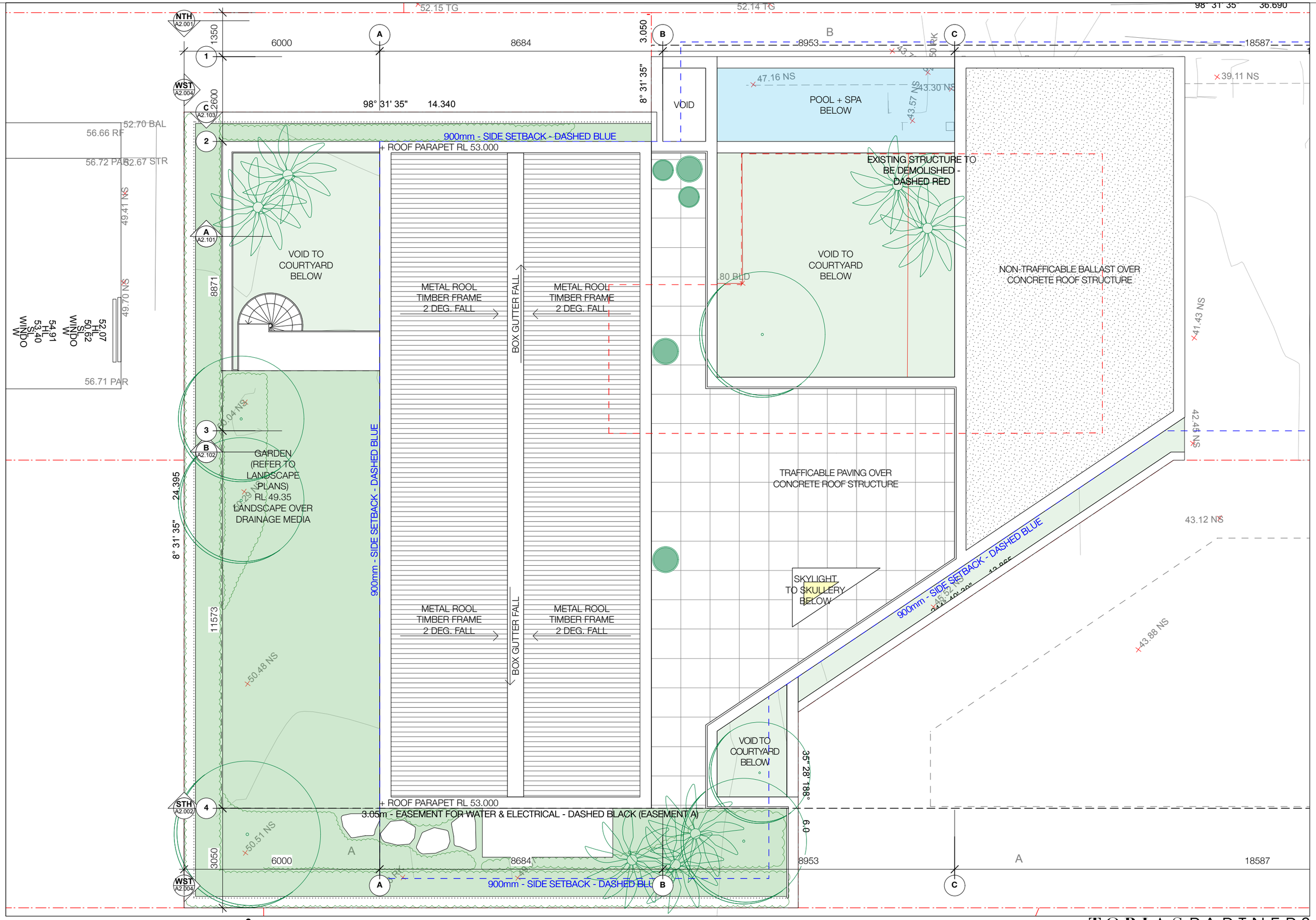

38 THE DRIVE, FRESHWATER

A1.101

LEVEL 8 - (ROOF) PLAN - DA

31/07/25

1:100 @ A3

0 5m

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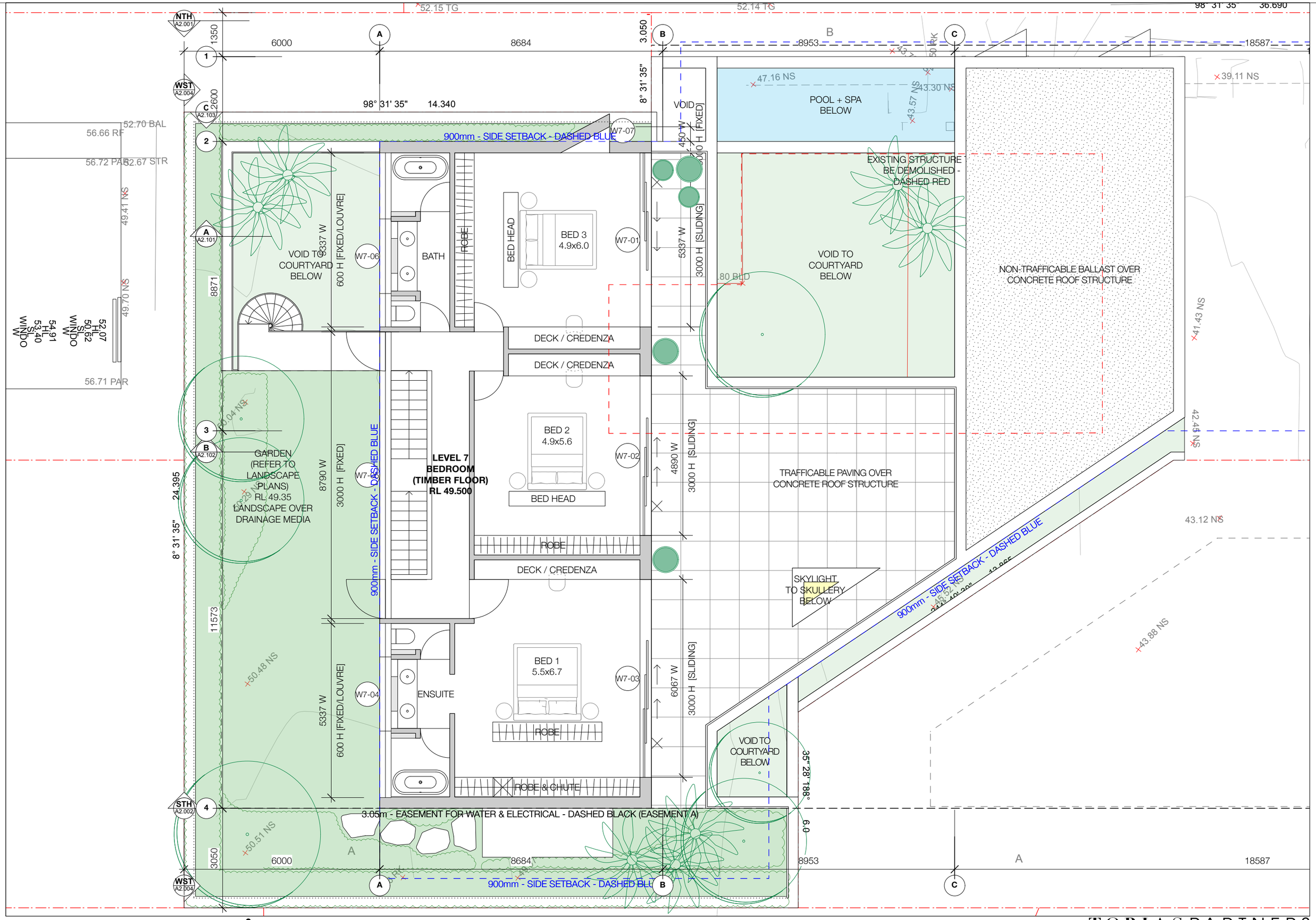

38 THE DRIVE, FRESHWATER

A1.102

LEVEL 7 - (MAIN BEDROOM) PLAN - DA

31/07/25

1:100 @ A3

0 5m

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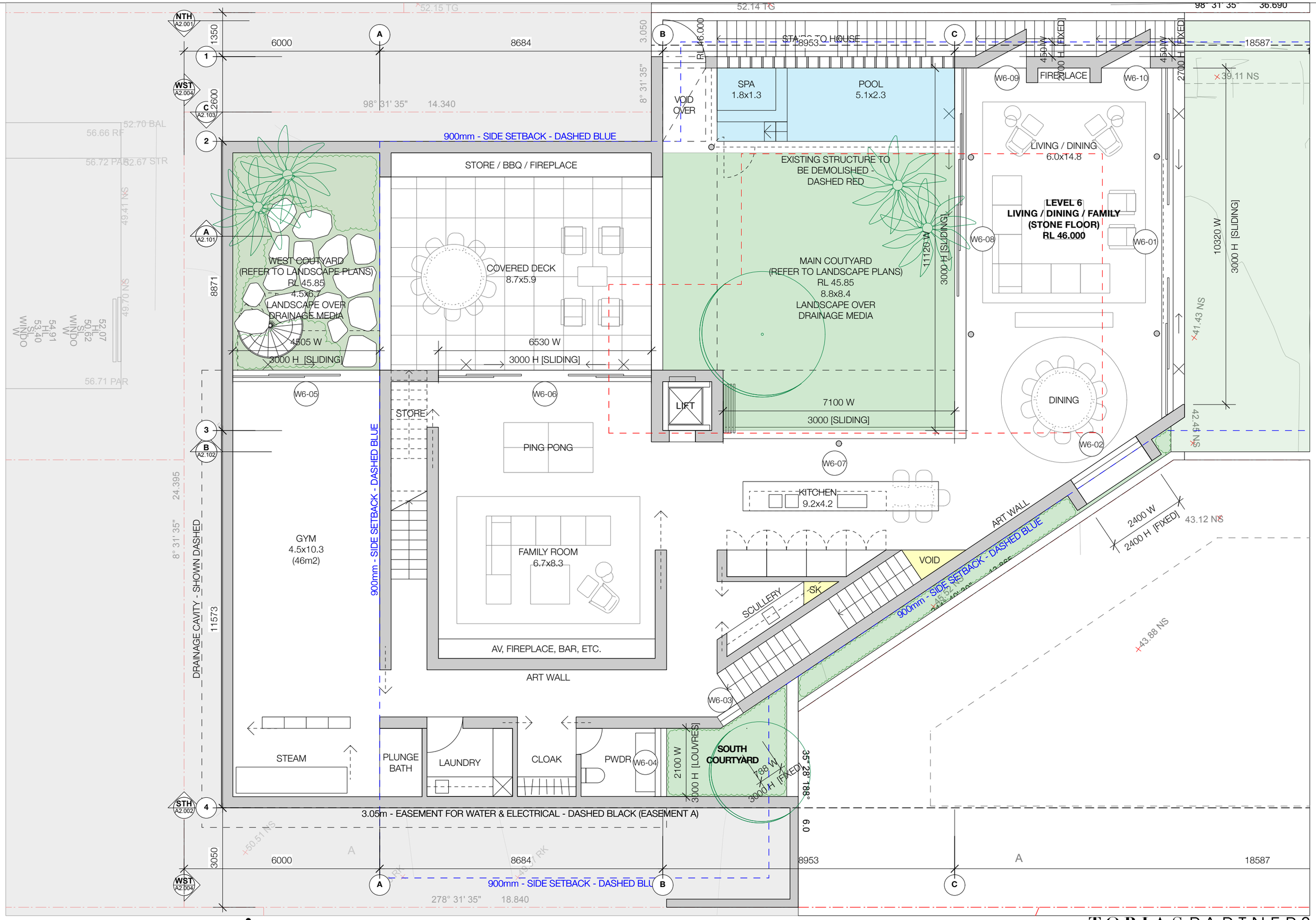

38 THE DRIVE, FRESHWATER

A1.103

LEVEL 6 - (LIVING / DINING) PLAN - DA

1:100 @ A3

0 5m

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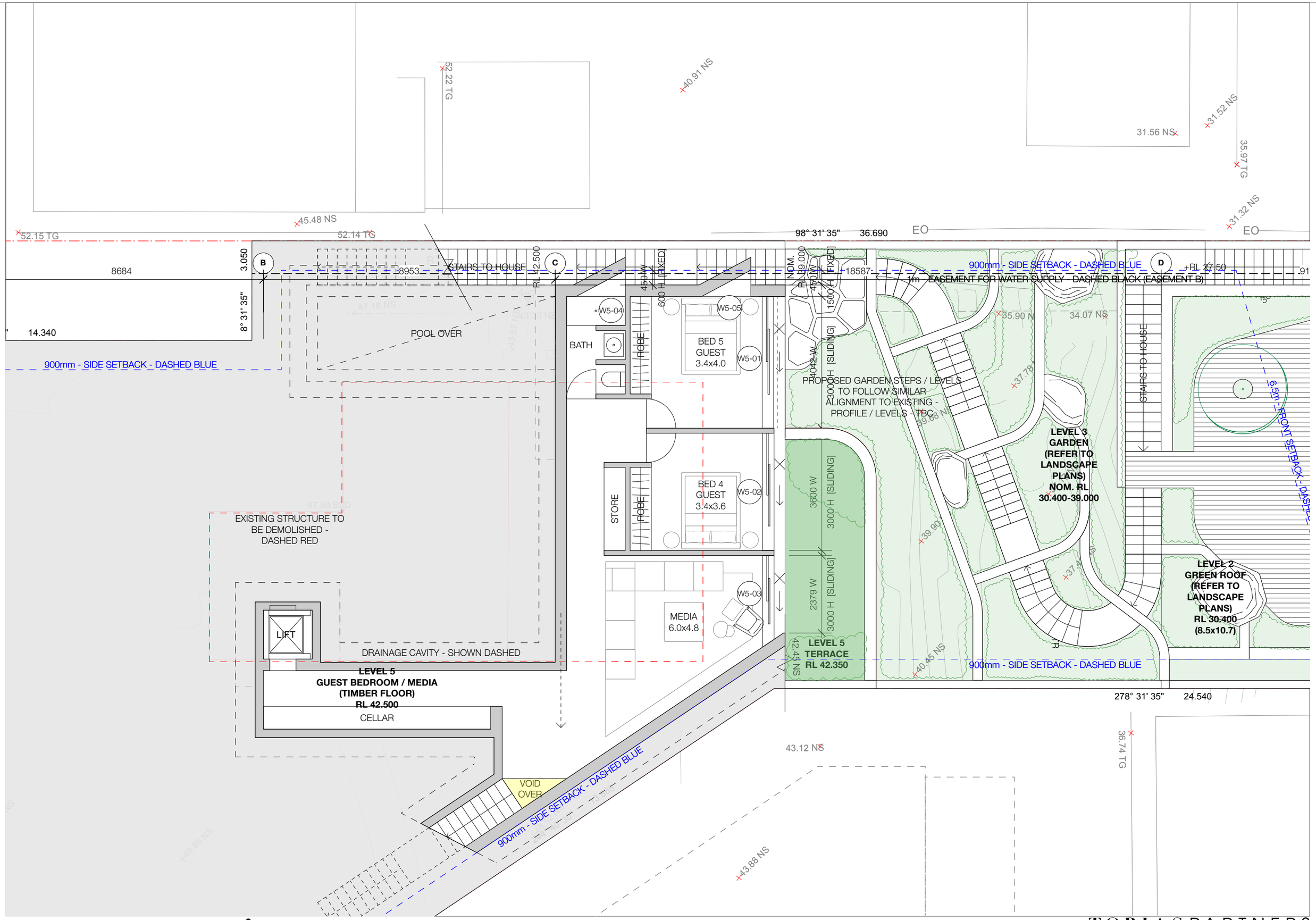

38 THE DRIVE, FRESHWATER

A1.104

LEVEL 5 - (GUEST BEDROOM) PLAN - DA

31/07/25

1:100 @ A3

0 5m

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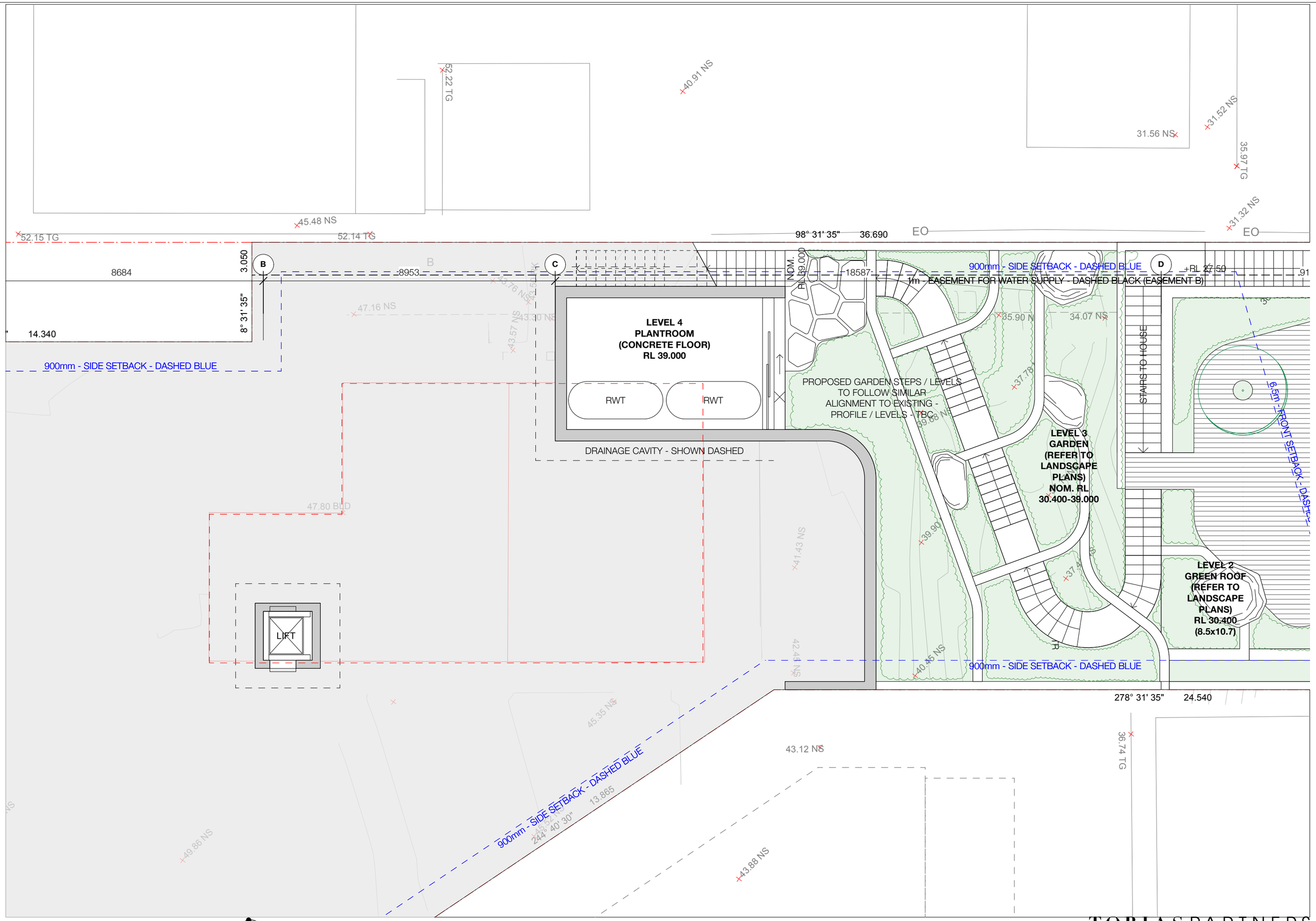

38 THE DRIVE, FRESHWATER

A1.105

LEVEL 3 & 4 - (PLANTROOM & GARDEN) PLAN - DA

31/07/25

1:100 @ A3

0 5m

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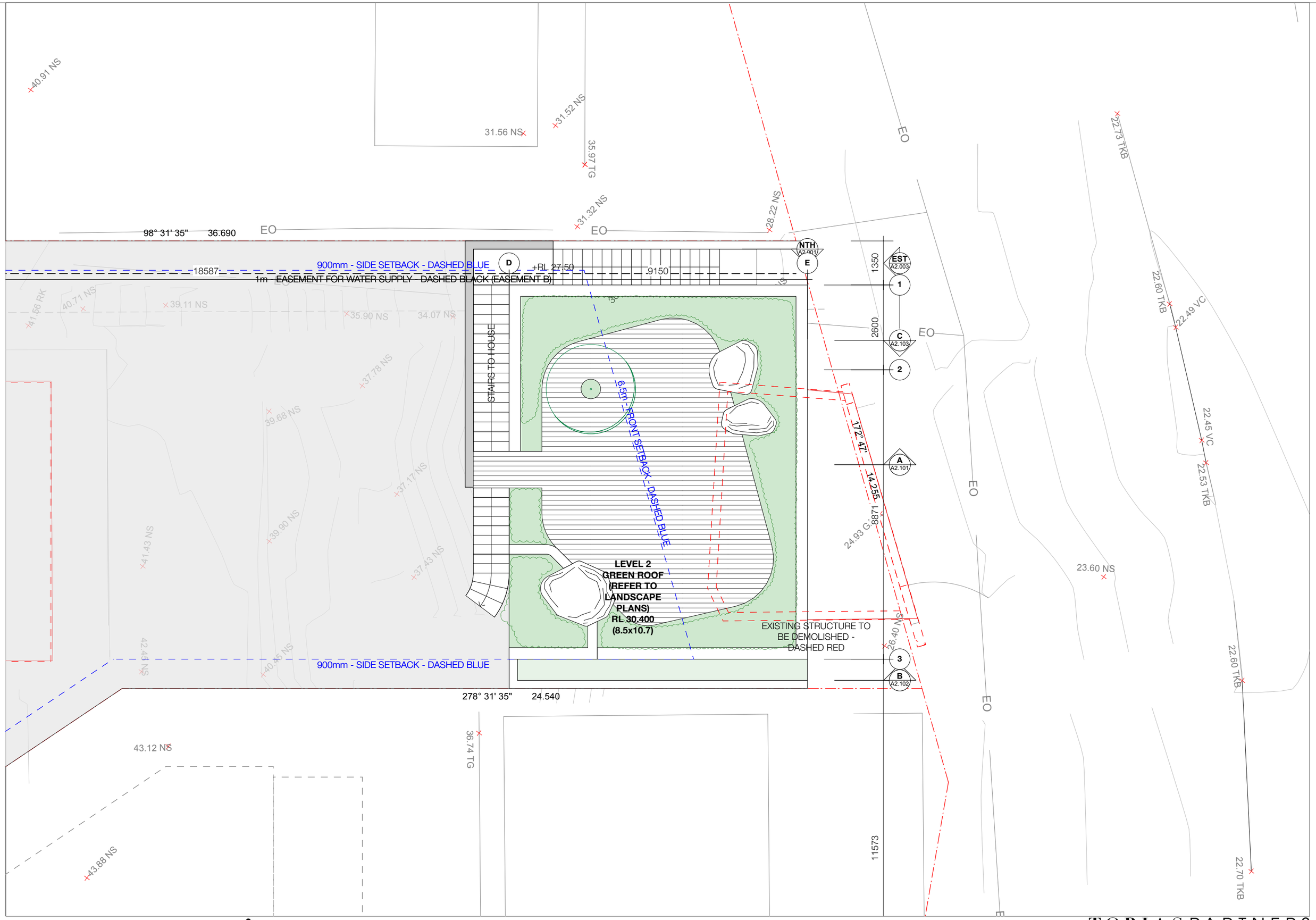

38 THE DRIVE FRESHWATER

A1.106

LEVEL 2 - (GREEN ROOF) PLAN - DA

31/07/25

1:100 @ A3

0 5m

EXISTING TO BE DEMOLISHED

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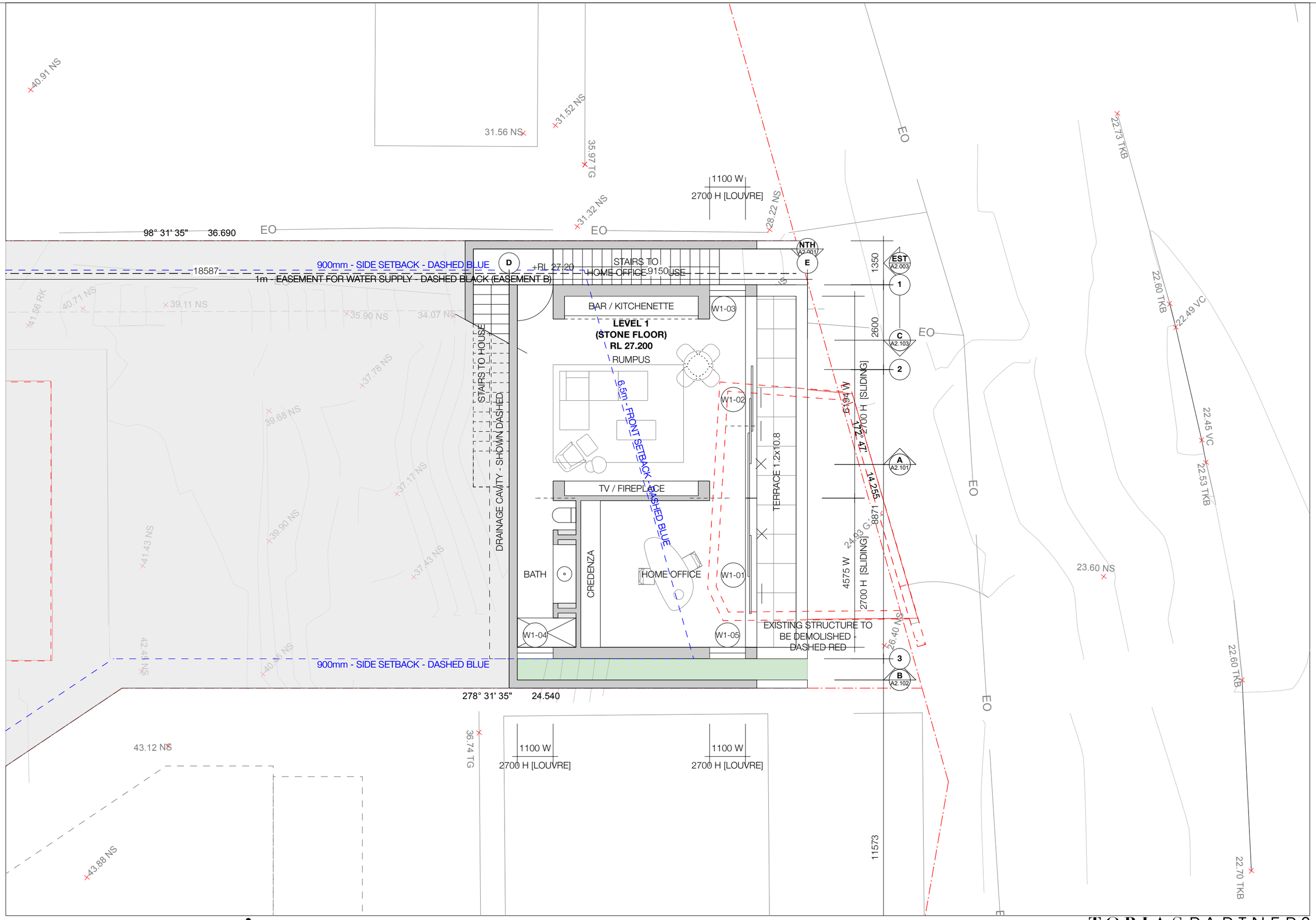

38 THE DRIVE, FRESHWATER

A1.107

LEVEL 1 - (HOME OFFICE / RUMPUS) PLAN - DA

31/07/25

1:100 @ A3

0 5m

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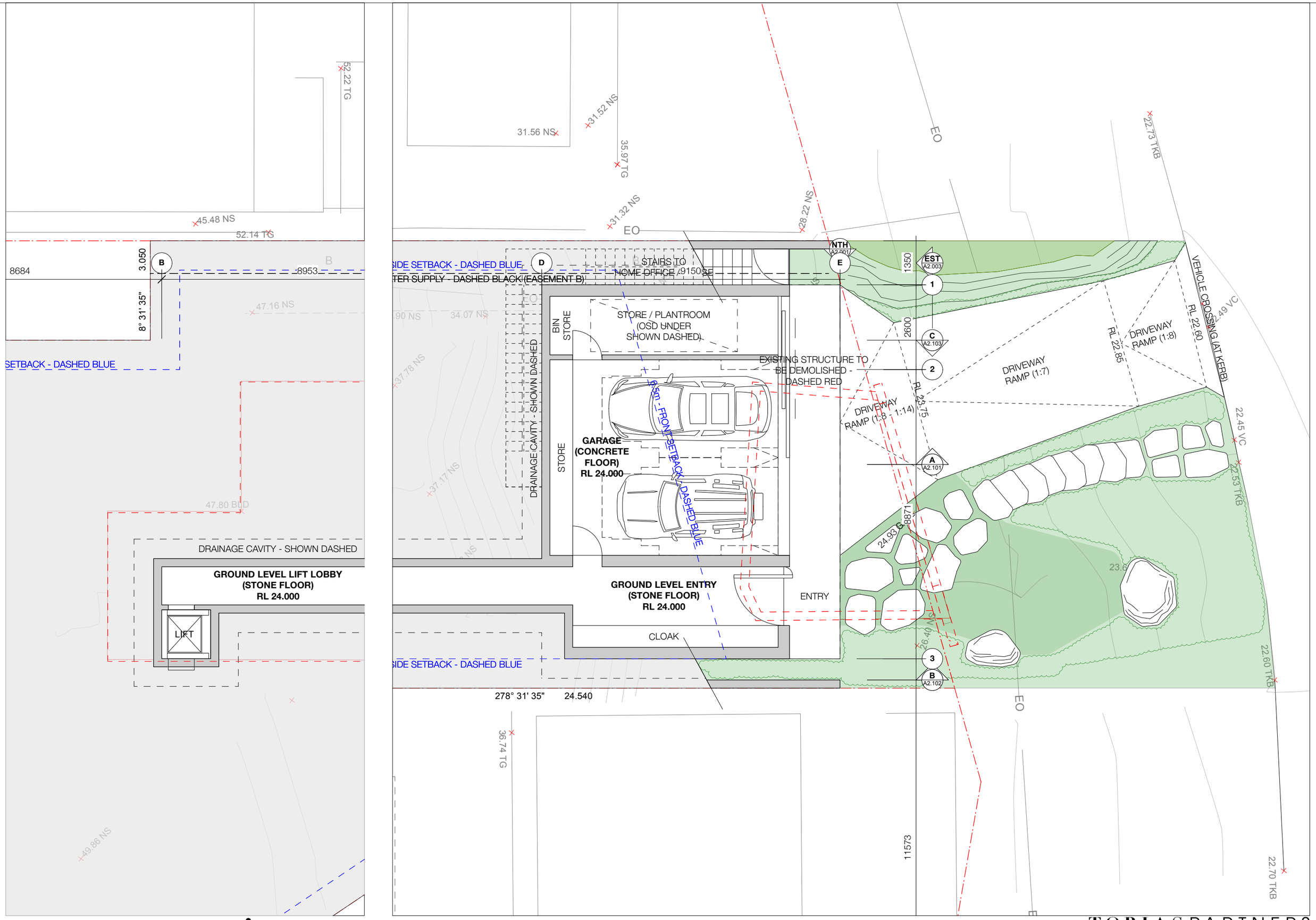

38 THE DRIVE, FRESHWATER

A1.108

GROUND LEVEL - (ENTRY / GARAGE) PLAN - DA

31/07/25

1:100 @ A3

0 5m

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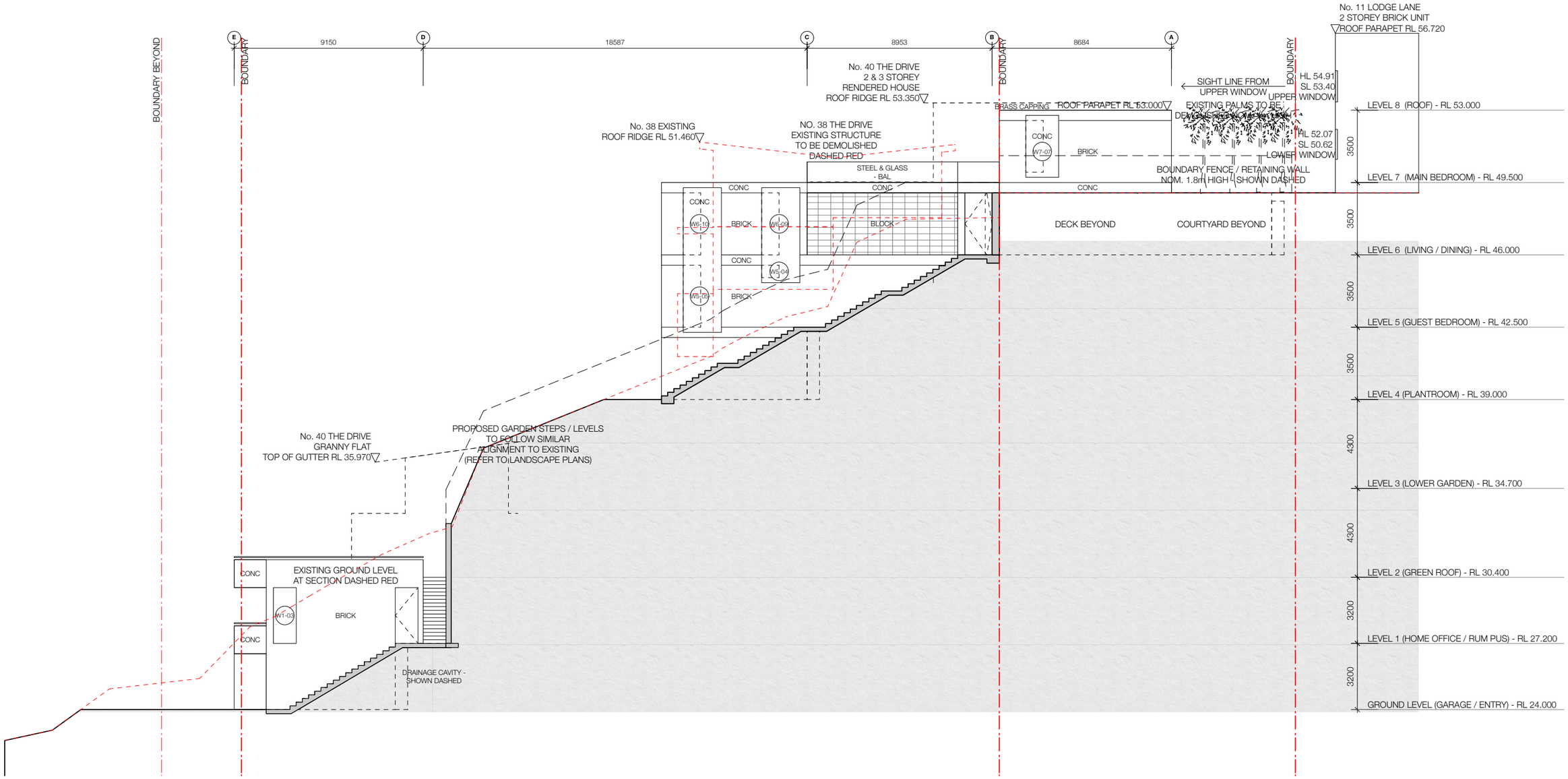

38 THE DRIVE, FRESHWATER

A2.001

NORTH ELEVATION - DA

31/07/25

1:200@ A3

0 10m

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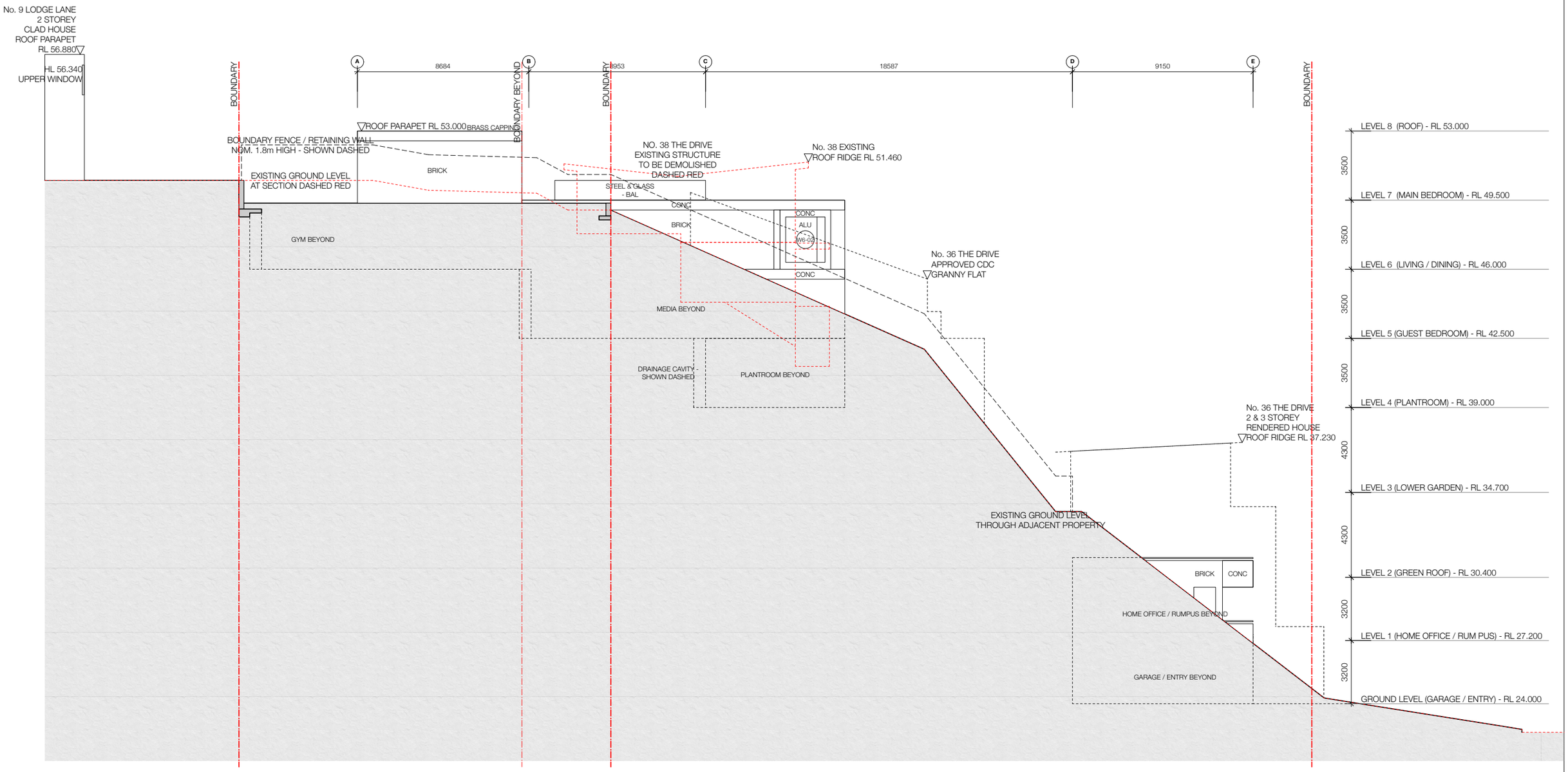

38 THE DRIVE, FRESHWATER

A2.002

SOUTH ELEVATION - DA

1:200 @ A3

31/07/25

0 10m

EXISTING TO BE DEMOLISHED

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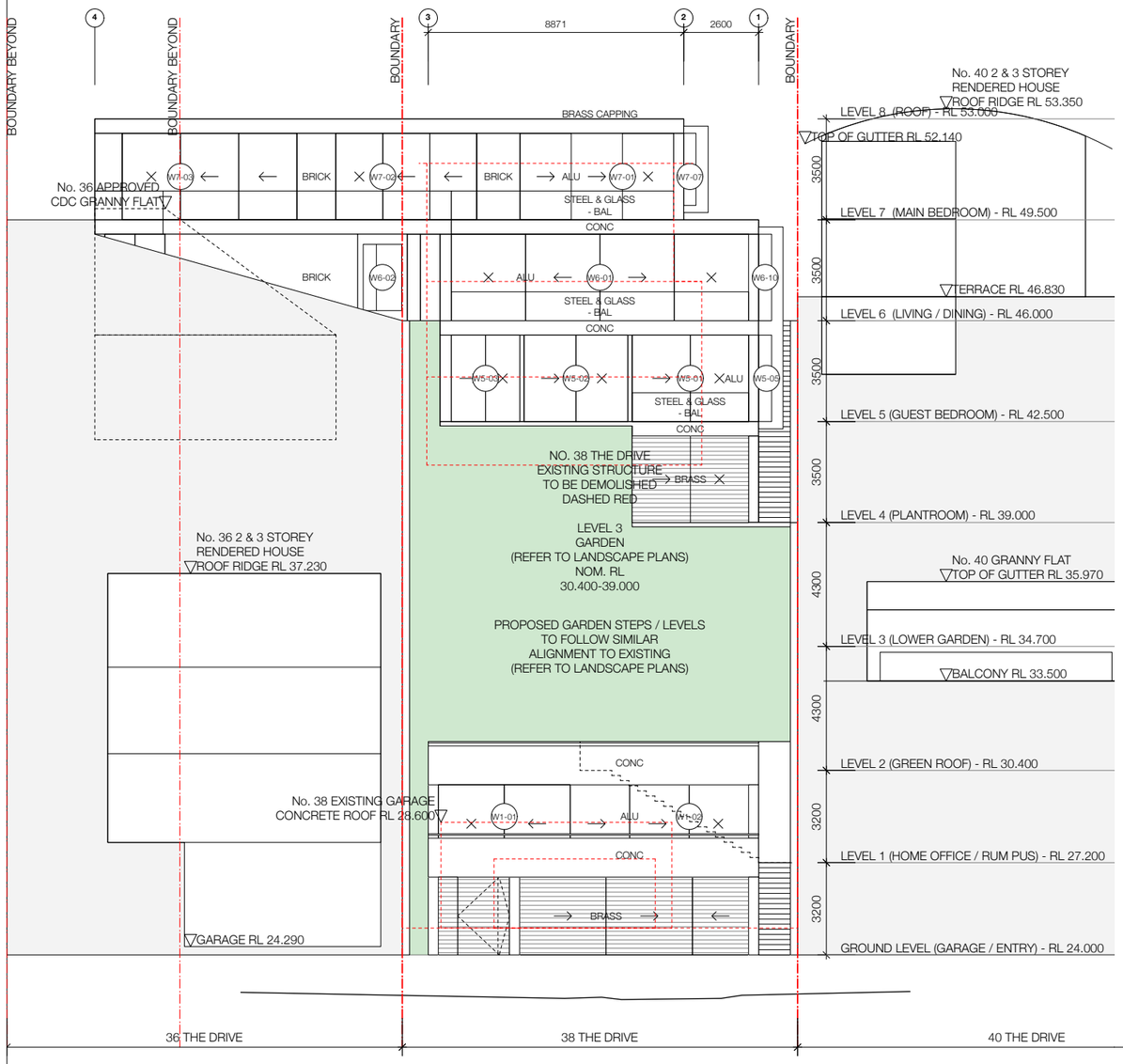
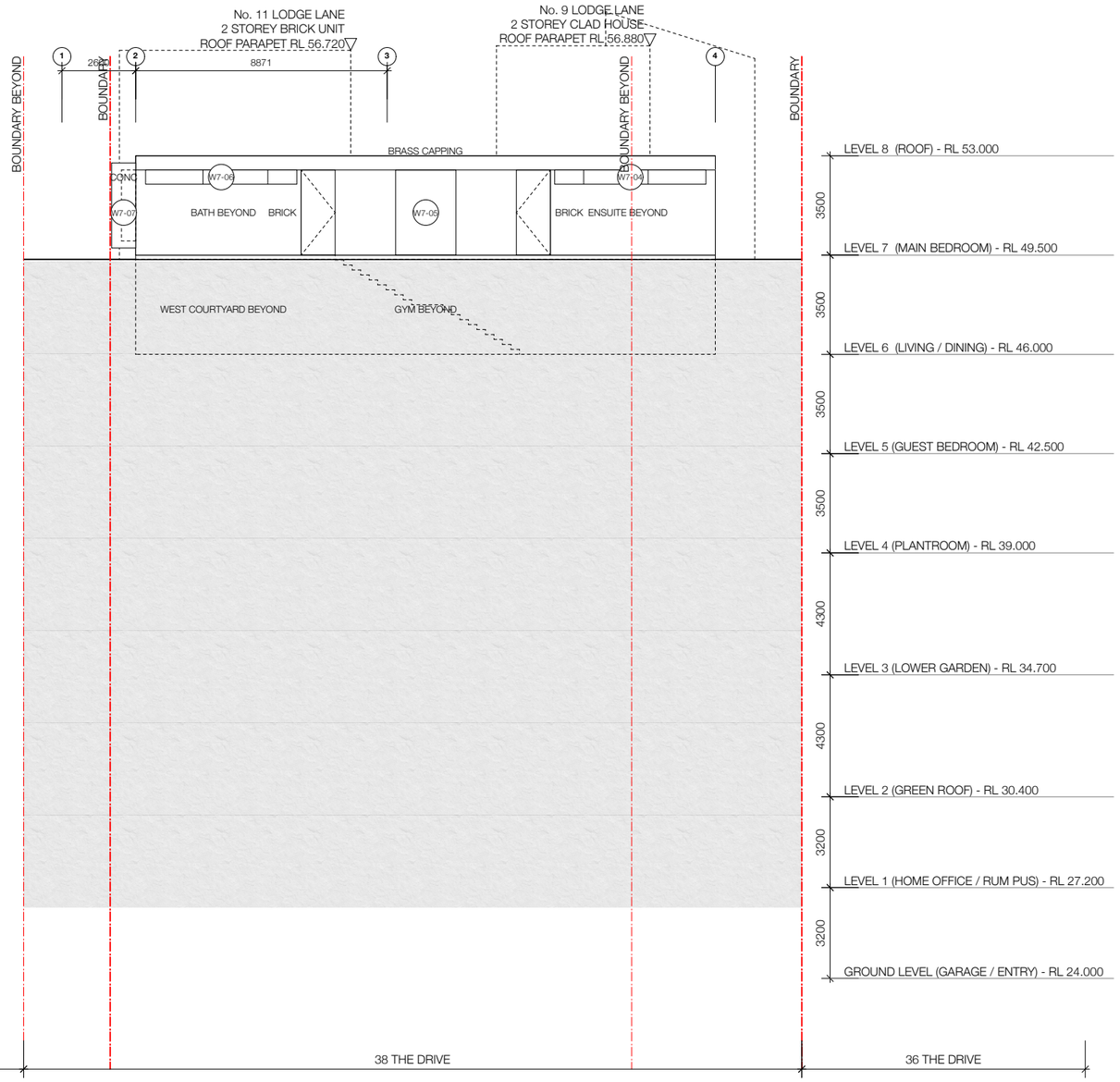


EAST ELEVATION



WEST ELEVATION

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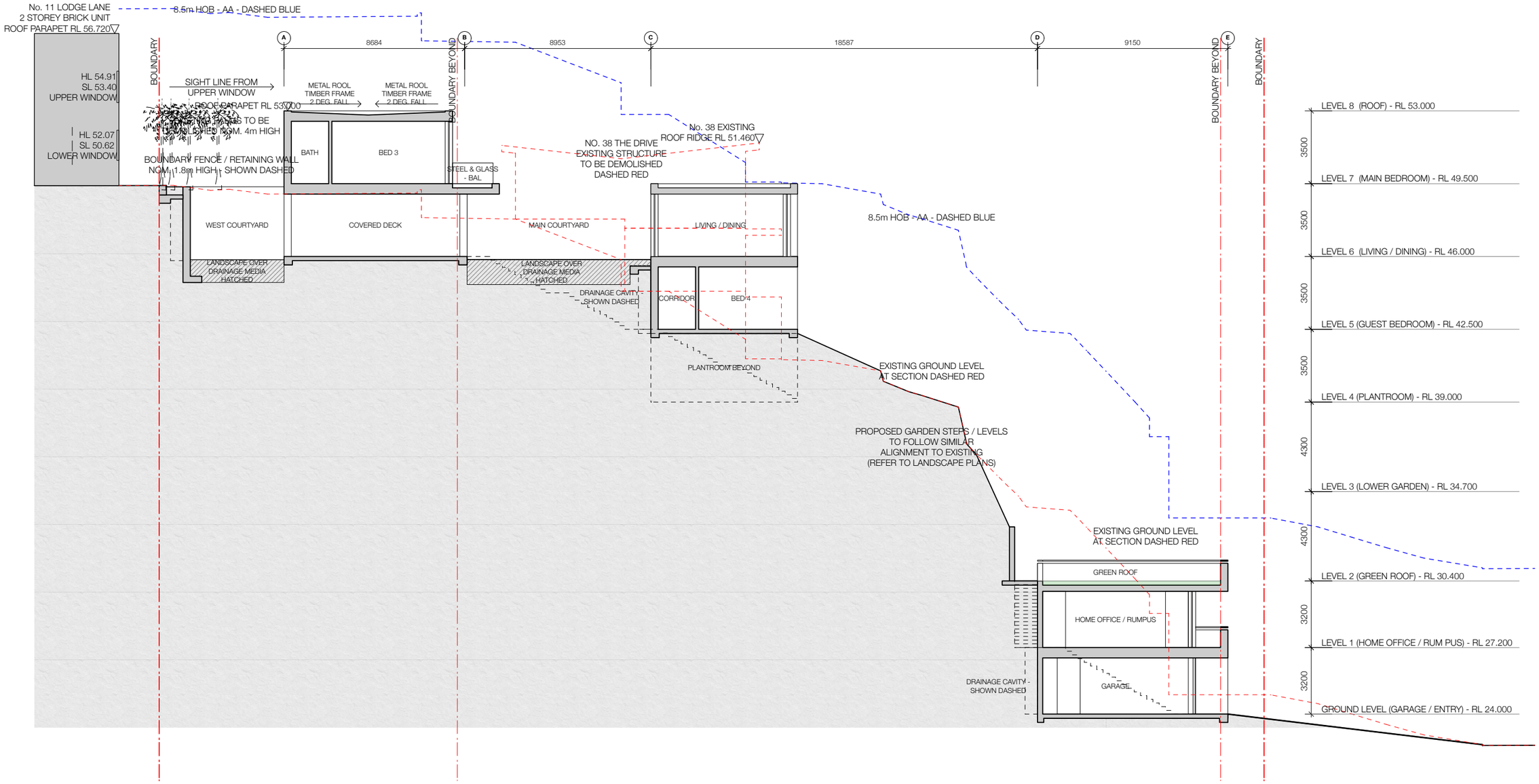

38 THE DRIVE, FRESHWATER

A2.101

SECTION AA - DA

1:200 @ A3

31/07/25

0 10m

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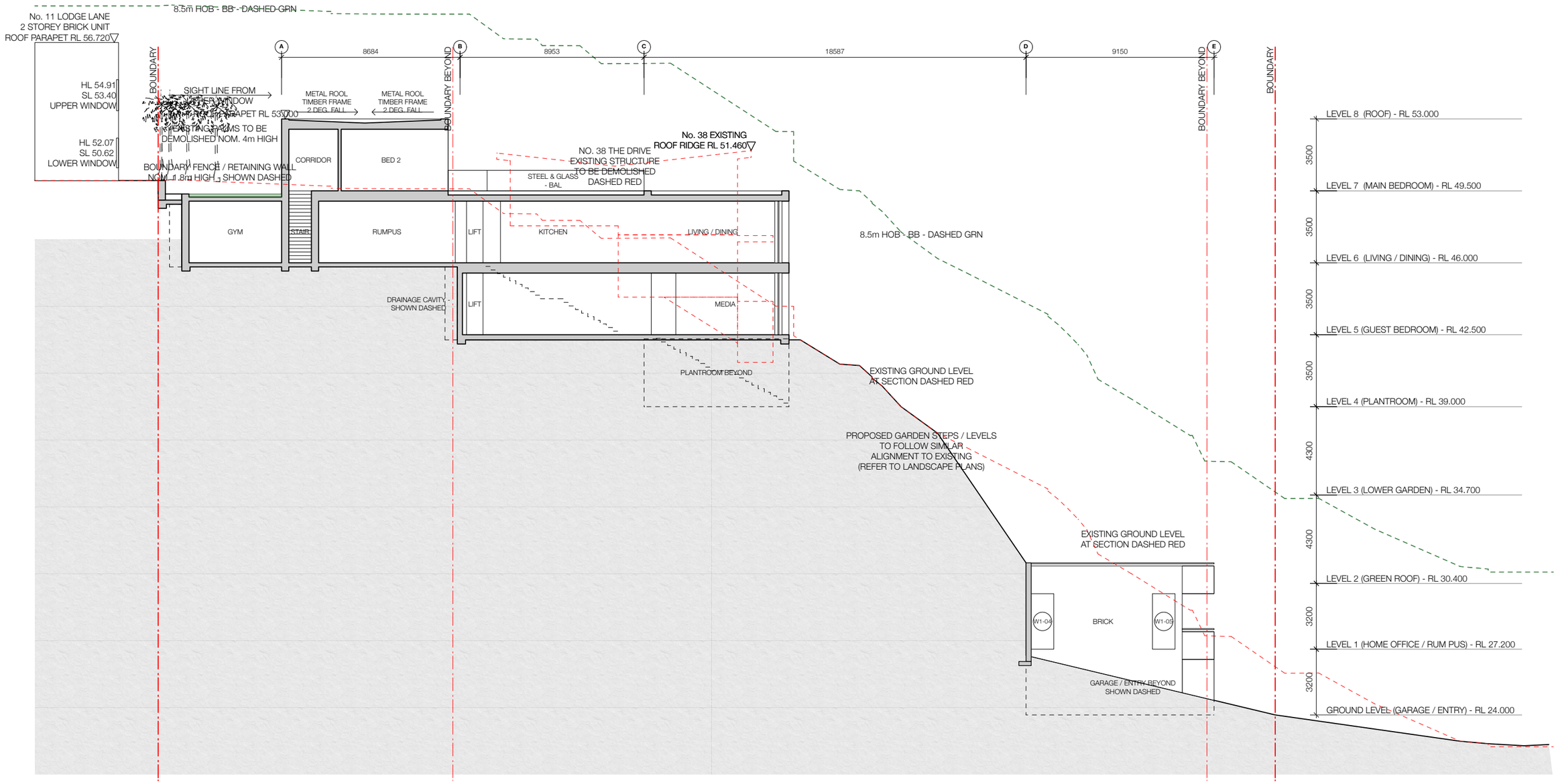

38 THE DRIVE, FRESHWATER

A2.102

SECTION BB - DA

1:200 @ A3

31/07/25

0 10m

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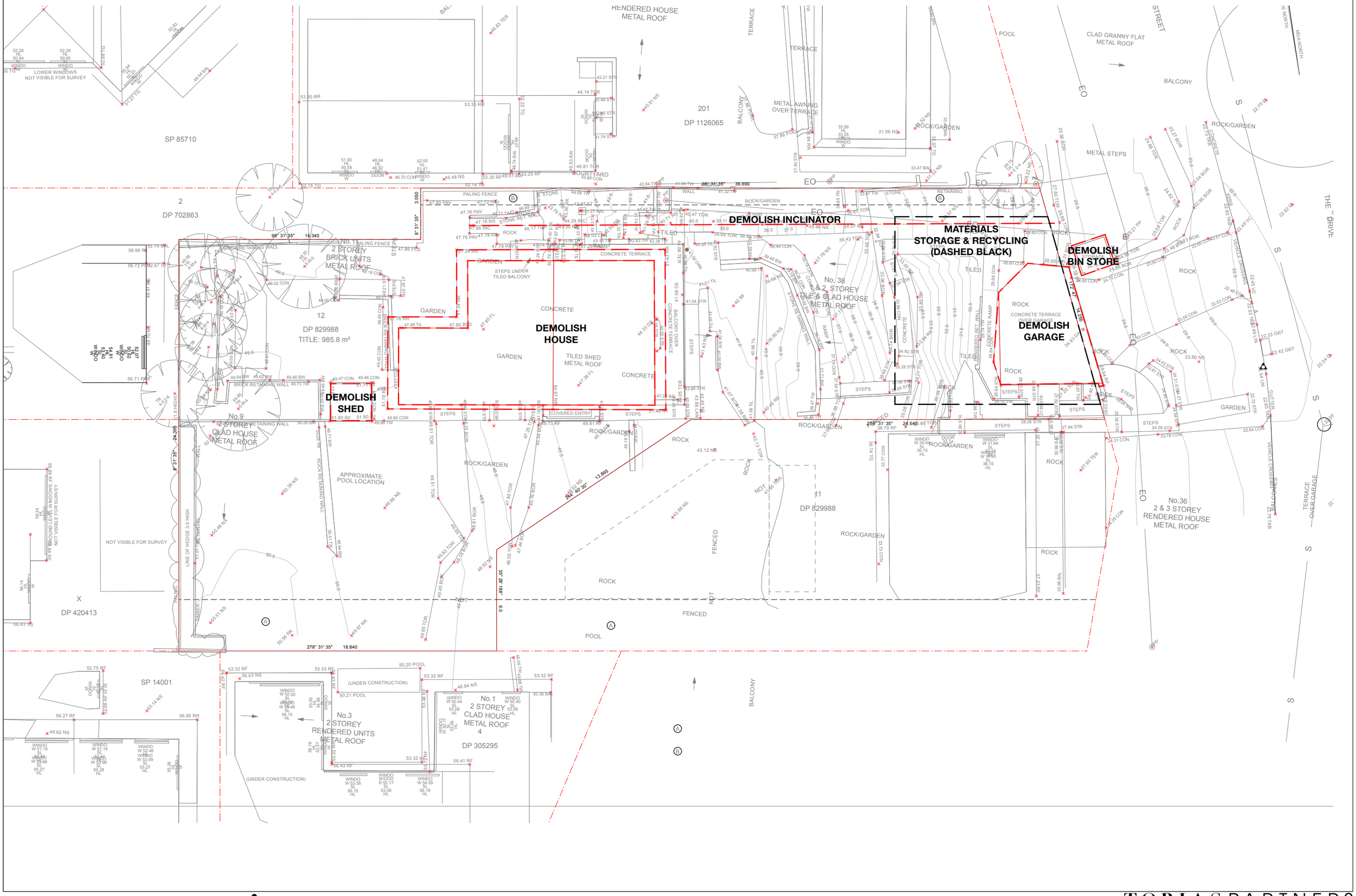

38 THE DRIVE, FRESHWATER

A9.101

DEMOLITION PLAN - DA

1:200 @ A3

31/07/25

0 10m

EXISTING TO BE DEMOLISHED

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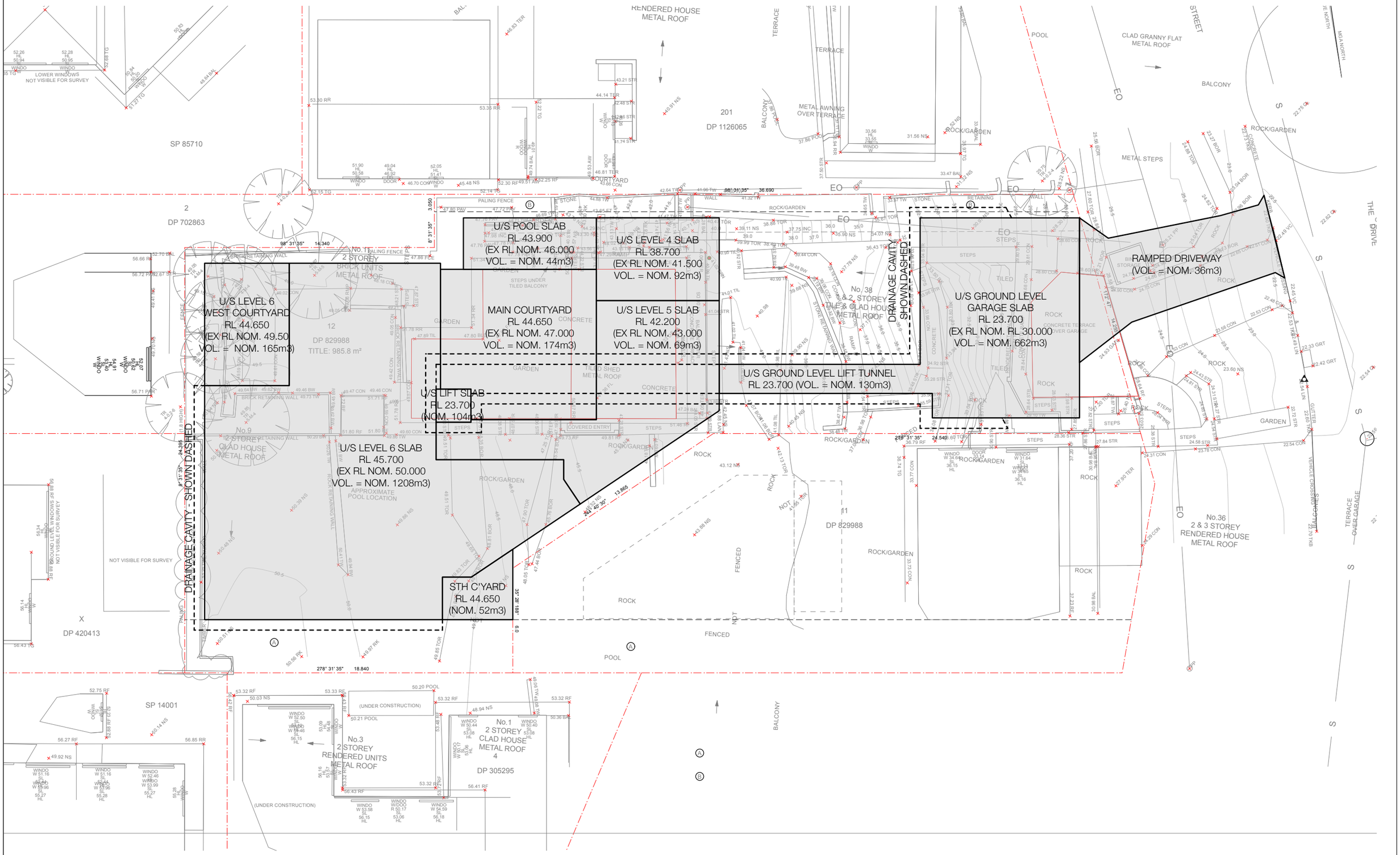

TOTAL EXCAVATION VOLUME = NOM. 2736m3

38 THE DRIVE, FRESHWATER

A9.201

EXCAVATION PLAN - DA

1:200 @ A3

0 10m

31/07/25

EXISTING TO BE DEMOLISHED

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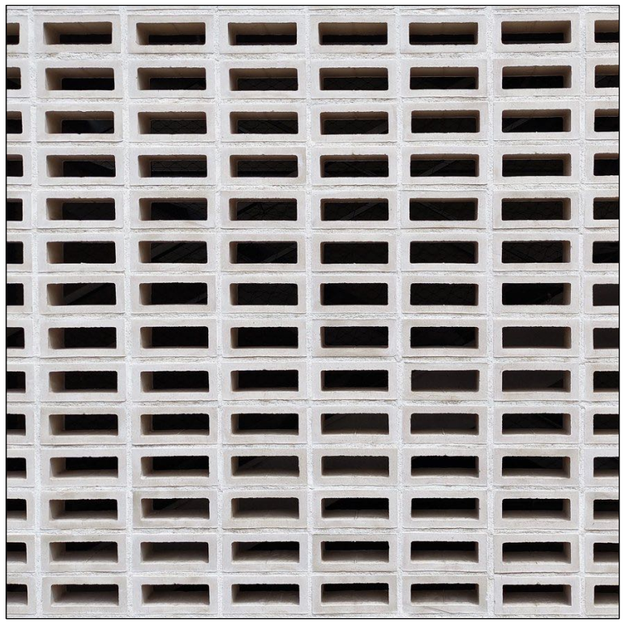
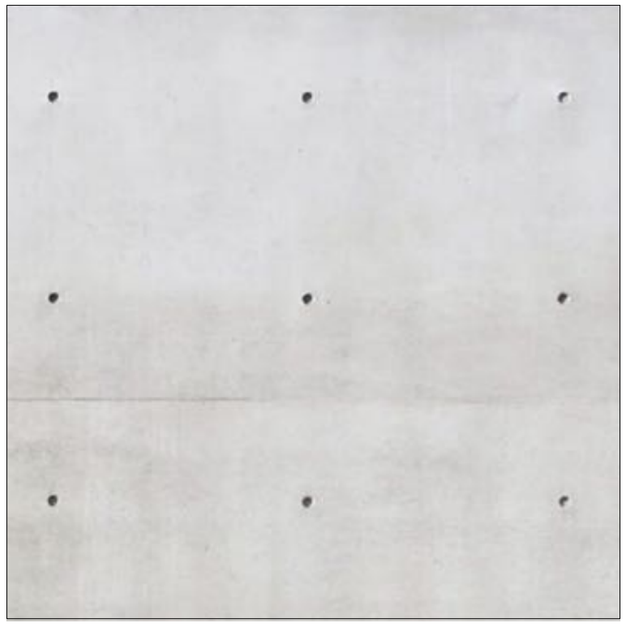


1 CONCRETE BREEZE BLOCK - BLOCK

2 FACE BRICK - BRICK



3 OFF-FORM CONCRETE - CONC

4 EXTERNAL BLIND (CHARCOAL) - BLIND

5 ALUMINIUM FRAME & CLEAR GLASS WINDOWS - ALU

6 BRASS CLADDING - BRASS
BRASS ROOF CAPPING - BRASS CAPPING

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Compliance based on U and SHGC total system values and do not need to comply to the stated materials directly

U 2.9 SHGC 0.51 for sliding and fixed

U 2.91 SHGC 0.44 for Hinged

U 5.4 SHGC 0.58 for single glazed louvres

Aircell XV to cavity Brick walls excluding Garage

Concrete external walls with EPS R0.6 insulation as per Basix requirements

R2.5 to internal stud walls excluding cavity sliding doors

R4.0 EPS or Bulk to all internal ceilings in the garage entry store that sit below the habitable space above

R2.5 EPS to external suspended concrete slab

R2.0 EPS to all external concrete ceilings trafficable or green

R5.0 bulk to upper floor timber framed ceiling with metal roof cover and anticon 60 insulation

Concrete walls with EPS R0.6 insulation as per Basix requirements

All downlights sealed and no penetrations due to concrete ceilings

Sealed exhaust fan to wet areas

Shading of the steep terrain has been included

Tiles to wet areas

Timber to office or bedrooms

Stone to all remaining modelled as tiled for closest likeness

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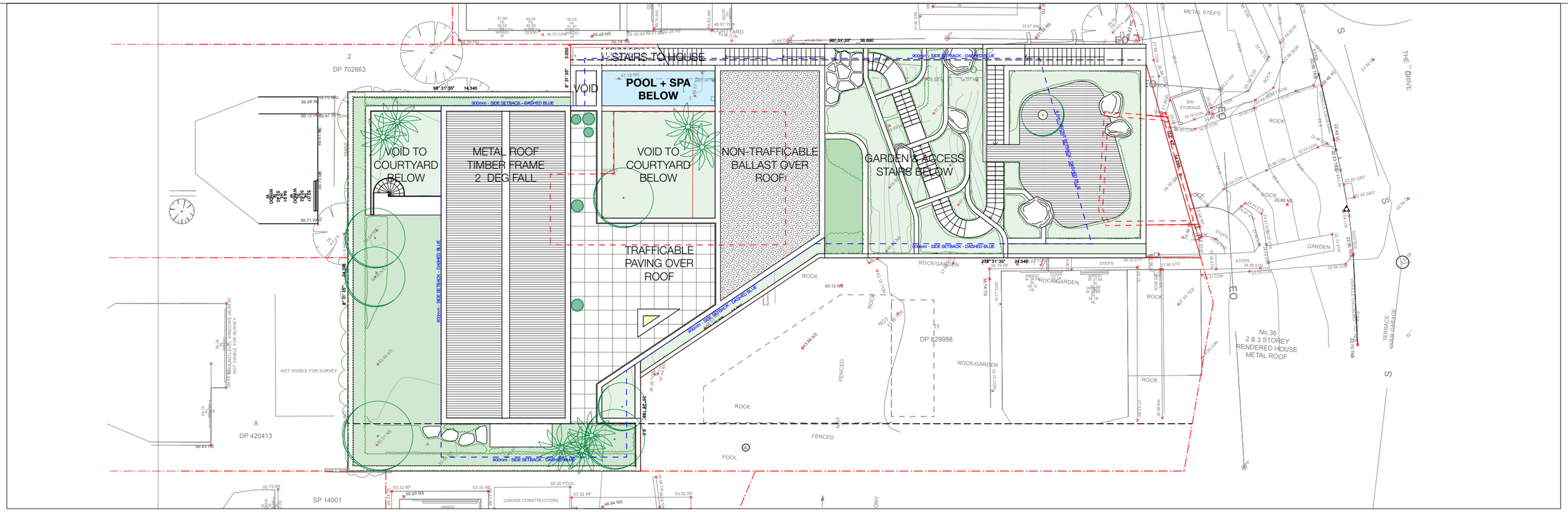
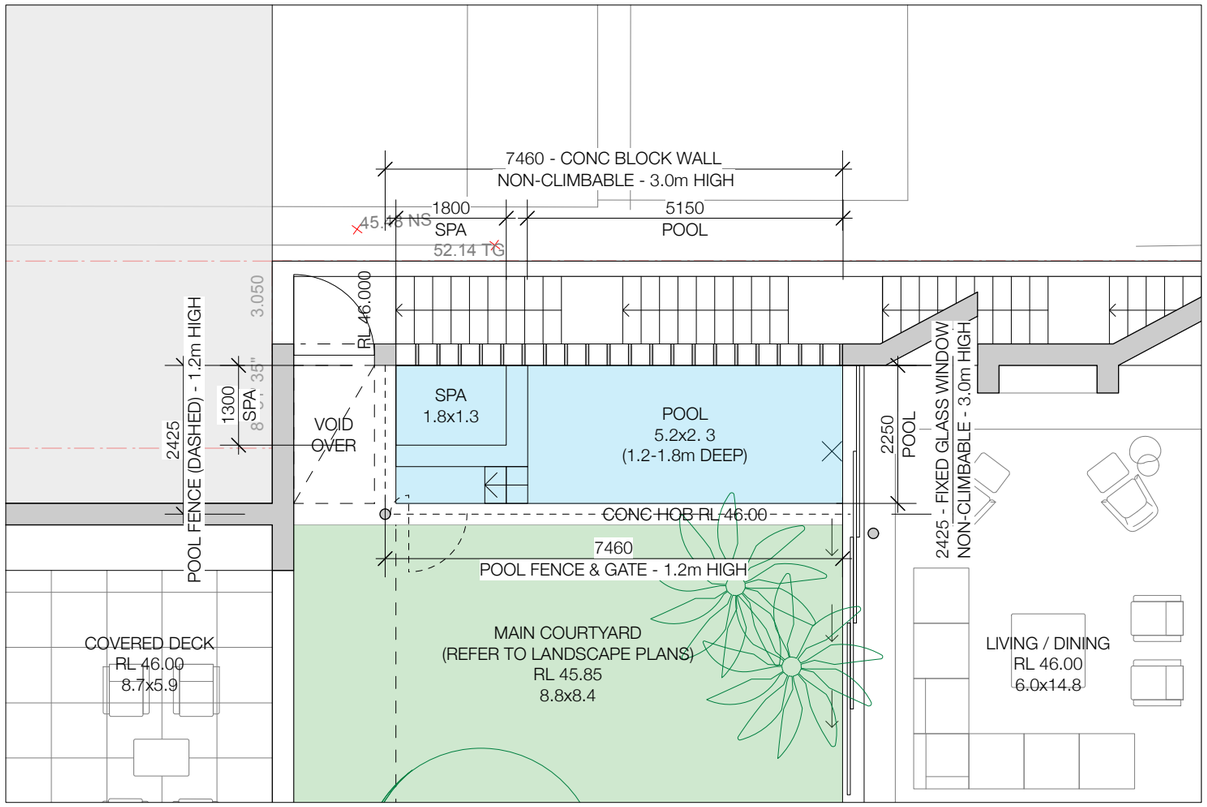
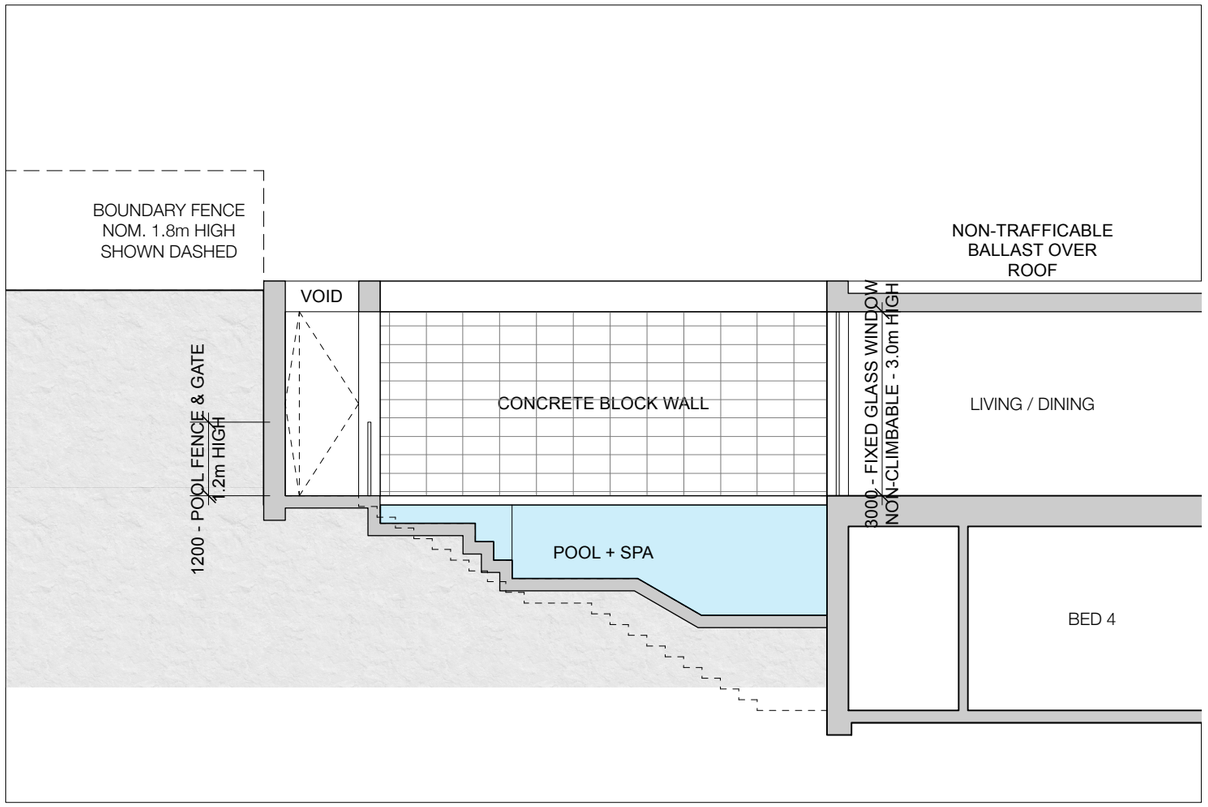


1 **SWIMMING POOL SITE & ROOF PLAN - 1:250**



2 **SWIMMING POOL PLAN - 1:100**



3 **SWIMMING POOL SECTION - 1:100**

38 THE DRIVE, FRESHWATER

A9.501

SWIMMING POOL PLAN - DA

1:100 @ A3

31/07/25

0 5m

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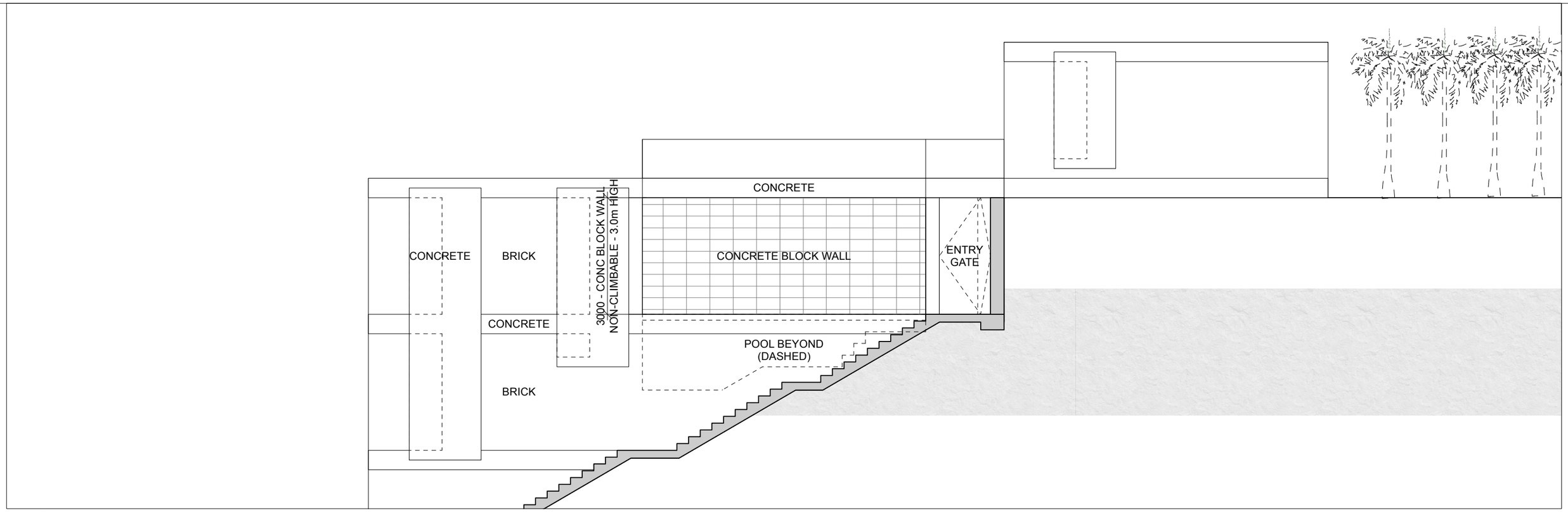
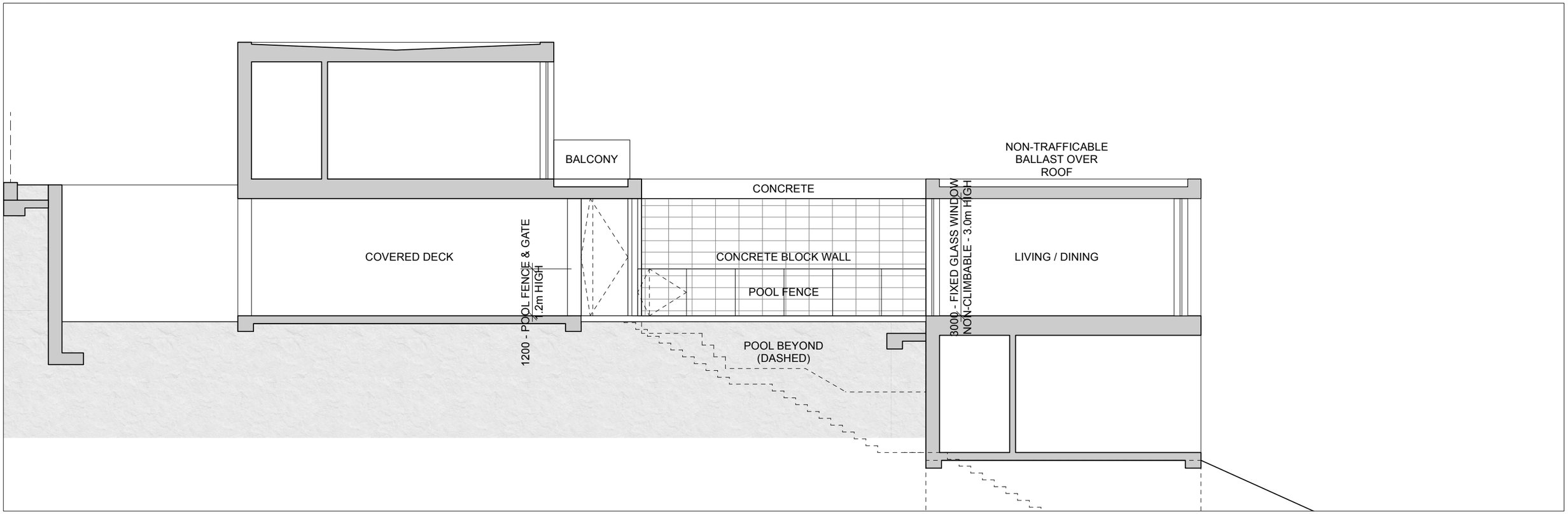


1 **SWIMMING POOL NORTH ELEVATION (THROUGH ENTRY STAIRS) - 1:100**



2 **SWIMMING POOL SOUTH ELEVATION (THROUGH COURTYARD / SECTION-AA) - 1:100**

38 THE DRIVE, FRESHWATER

A9.502

SWIMMING POOL ELEVATIONS - DA

31/07/25

1:100 @ A3

0 5m

EXISTING TO BE DEMOLISHED

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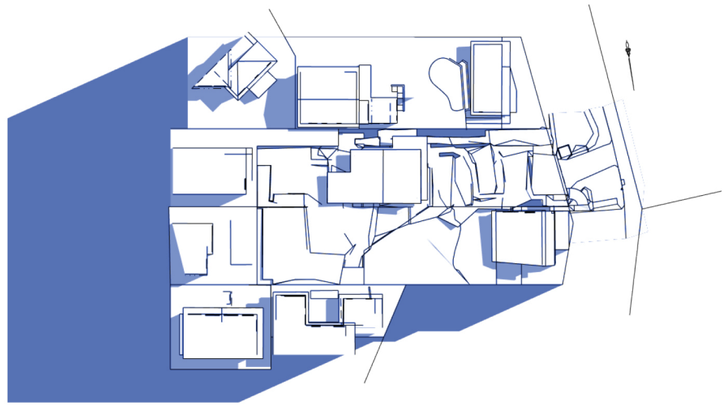
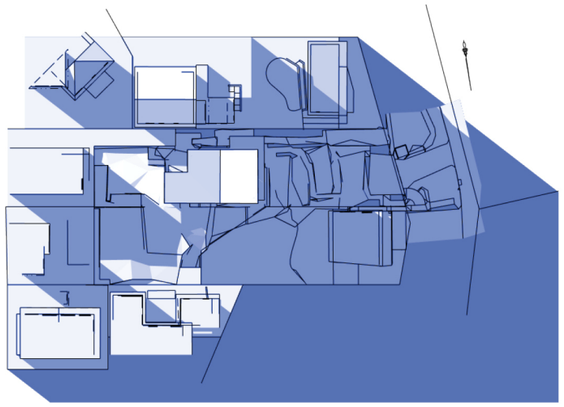
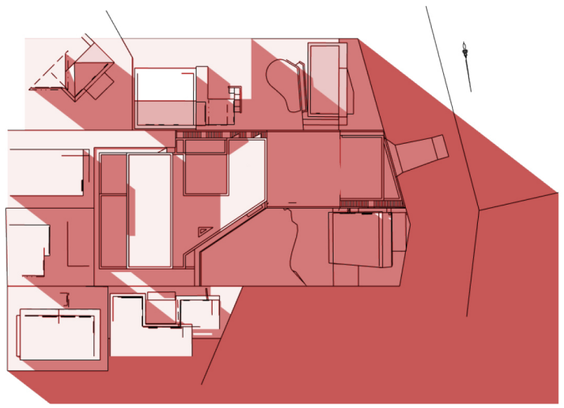
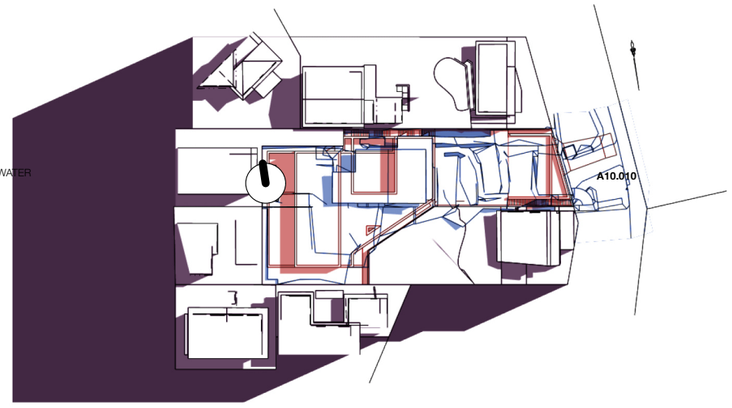
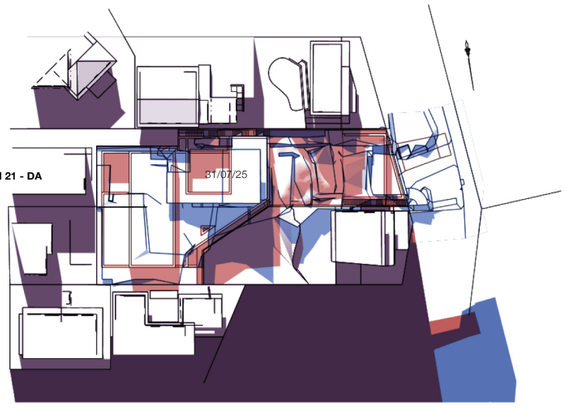
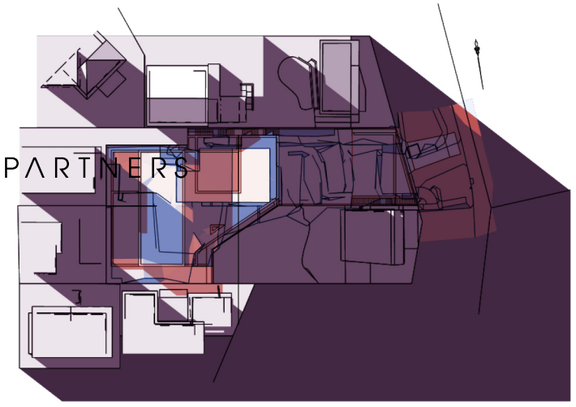
JUNE 21

	9AM	12PM	3PM
EXISTING			
PROPOSED			
OVERLAY			

38 THE DRIVE, FRESHWATER

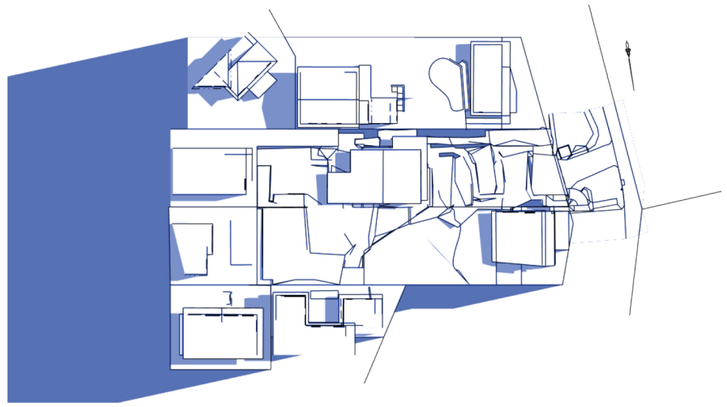
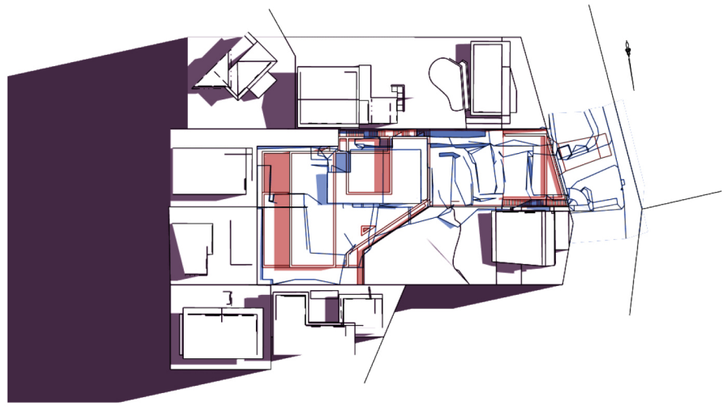
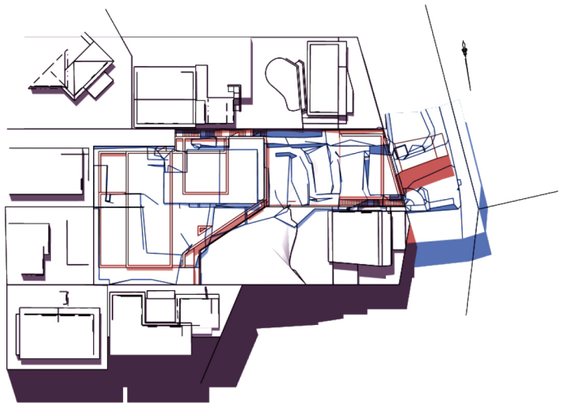
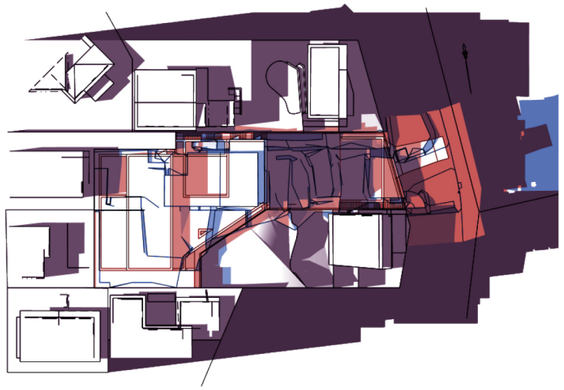
A10.010

SHADOW DIAGRAMS - JUN 21 - DA

31/07/25

TOBIAS PARTNERS

DECEMBER 21

	9AM	12PM	3PM
EXISTING			
PROPOSED			
OVERLAY			

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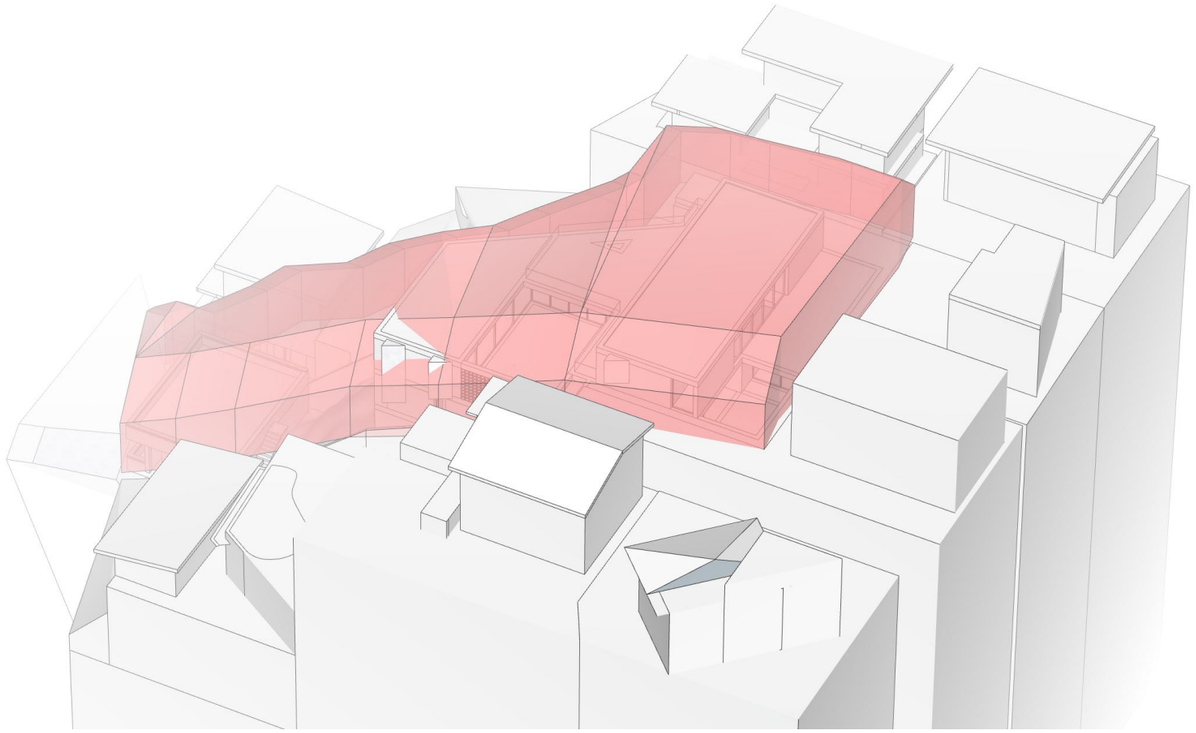

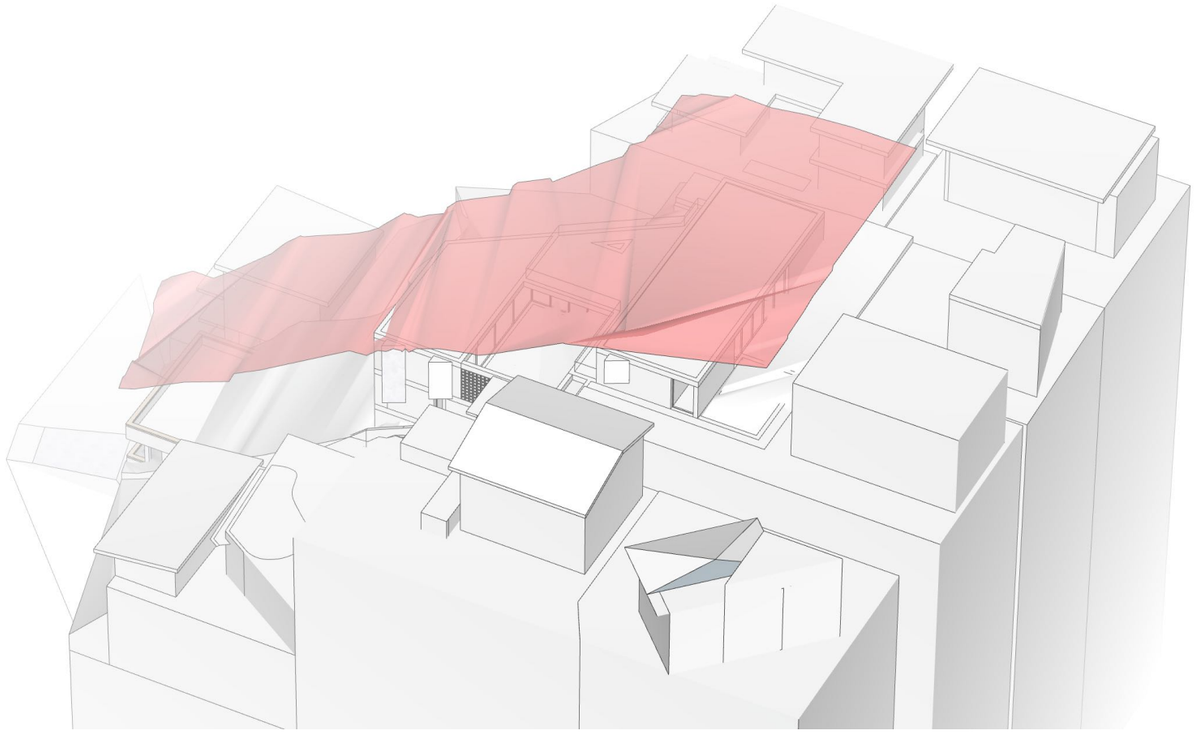

TOBIAS PARTNERS

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