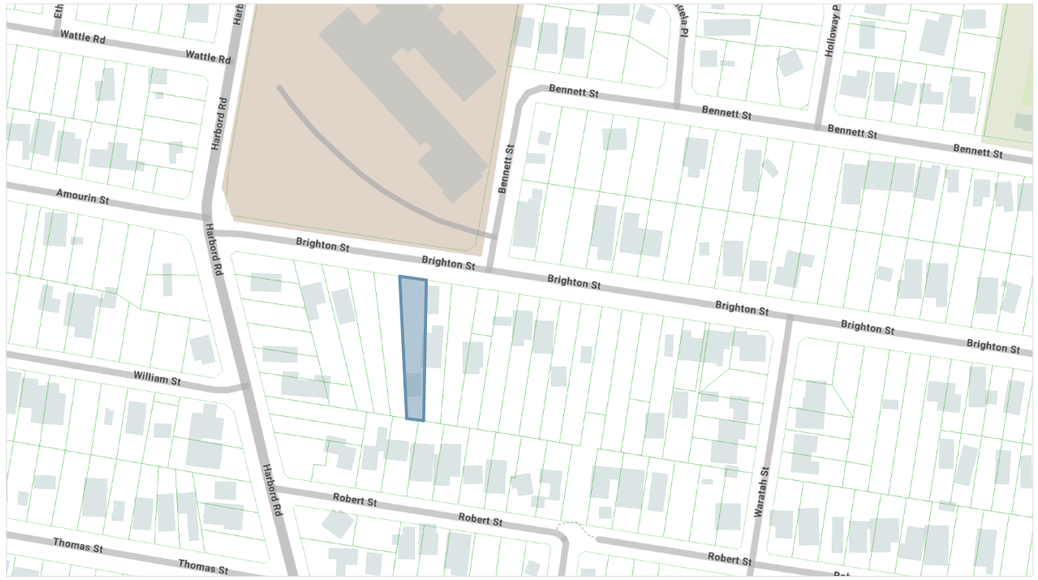
LOCATION PLAN



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: REY-027-006 U-Value: 1.8 (equal to or lower than) SHGC: 0.47 (±5%) Sliding door to Rumpus and Living: SCH-055-004 *(triple glazed clear w/ thermally broken frame)* U-Value: 1.2 (equal to or lower than) SHGC: 0.44 (±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: A&L-026-302: U-Value: 1.8 (equal to or lower than) SHGC: 0.48 (±5%) Sashless 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/builders blanket *(noted that there was 'styrene to roof', confirm roof construction buildup)* 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)
Ceiling penetrations	Sealed LED downlights (ie. IC rated): modelled at one light per 2.5m² of floor space Exhaust fans to Kitchen, Baths/Ensuites 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 R-2.5 (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 Polastic 20mm reflective cavity insulation) Concrete (Dincel/AFS; minimum 150mm) to Garage and RWT Room (no insulation required to these two unconditioned zone walls) Concrete (Dincel/AFS; minimum 150mm) with R2.0 insulation (insulation only value) to Entry, Mudroom and Cellar 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 Garage and Entry/Mud Room, and R2.0 insulation between RWT Room and Cellar/Entry. Ground Floor and First Floor: Plasterboard on lightweight framing. R2.0 insulation required to the internal walls of the Baths and Laundry
Floors	Lower Ground Floor: Concrete slab on Ground with R2.0 underslab insulation. No insulation required to Garage and RWT Room floors (only the Entry, Cellar, Mud Room) Ground Floor: Concrete slab on Ground with R1.5 underslab 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 to First Floor Hall and Linen. Polished/bare concrete
External Shading	Vertical louvre screens, awnings, eaves and covered Balconies as per drawings

BASIX Water Inclusions	
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 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 3,500L 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 28kL Pool cover required
BASIX Energy Commitments	
Hot water System	Electric heat pump: minimum performance of 31-35 STCs
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 façade, manual on/off switch Bathrooms - Individual fan, externally ducted to roof or façade, interlocked to light with timer off Laundry - Individual fan, externally ducted to roof or façade, 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 Bedroom): REY-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: A&L-026-302: U-Value: 1.8 (equal to or lower than) SHGC: 0.48 (±5%) Sashless 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/builders 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)
Ceiling penetrations	Sealed LED downlights (ie. IC rated): modelled at one light per 2.5m² of floor space Exhaust fans to Kitchen, Baths/Ensuites 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 Lounge, 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 (or one skin of AFS wall and one skin of brick with cavity between) or Total Wall System Value R-2.5 (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 Polastic 20mm reflective cavity insulation) Concrete (Dincel/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, and between Garage and Lift. No insulation required between Garage and RWT Room. 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 R2.0 underslab 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 underslab insulation to Rumpus Suspended timber floor to First Floor with R2.0 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, eaves and covered balconies as per drawings

BASIX Water Inclusions	
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 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
BASIX Energy Commitments	
Hot water System	Electric heat pump: minimum performance of 31-35 STCs
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 façade, manual on/off switch Bathrooms - Individual fan, externally ducted to roof or façade, 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 façade, 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

GENERAL NOTES

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

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

MATERIALS BOARD

CP-1
BLACK TIMBER CLADDING PANEL

CP-2
TIMBER CLADDING PANEL

MR-1
DARK METAL ROOF

BWK-1
LIGHT BRICK

OFC-1
OFF-FORM CONCRETE

S
STEEL / DARK

P
WHITE PAINT FINISH

DA DRAWING LIST

Watershed\/\Architects

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

ISSUE D FOR DA APPLICATION

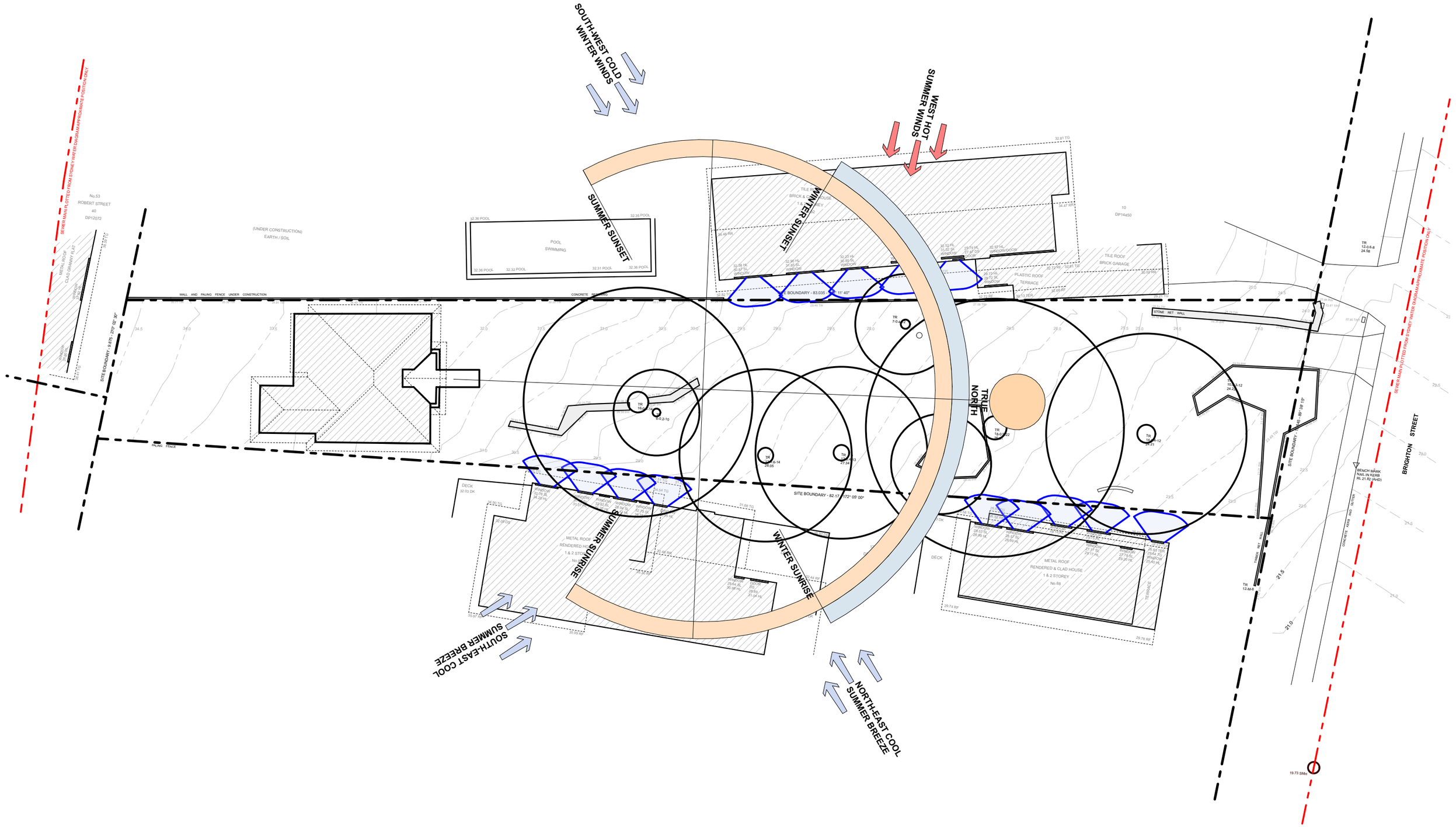
DATE 22/10/2024

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

DEVELOPMENT APPLICATION

FOR ALTERATIONS & ADDITIONS

ISSUE: **D**



Watershed\/\Architects

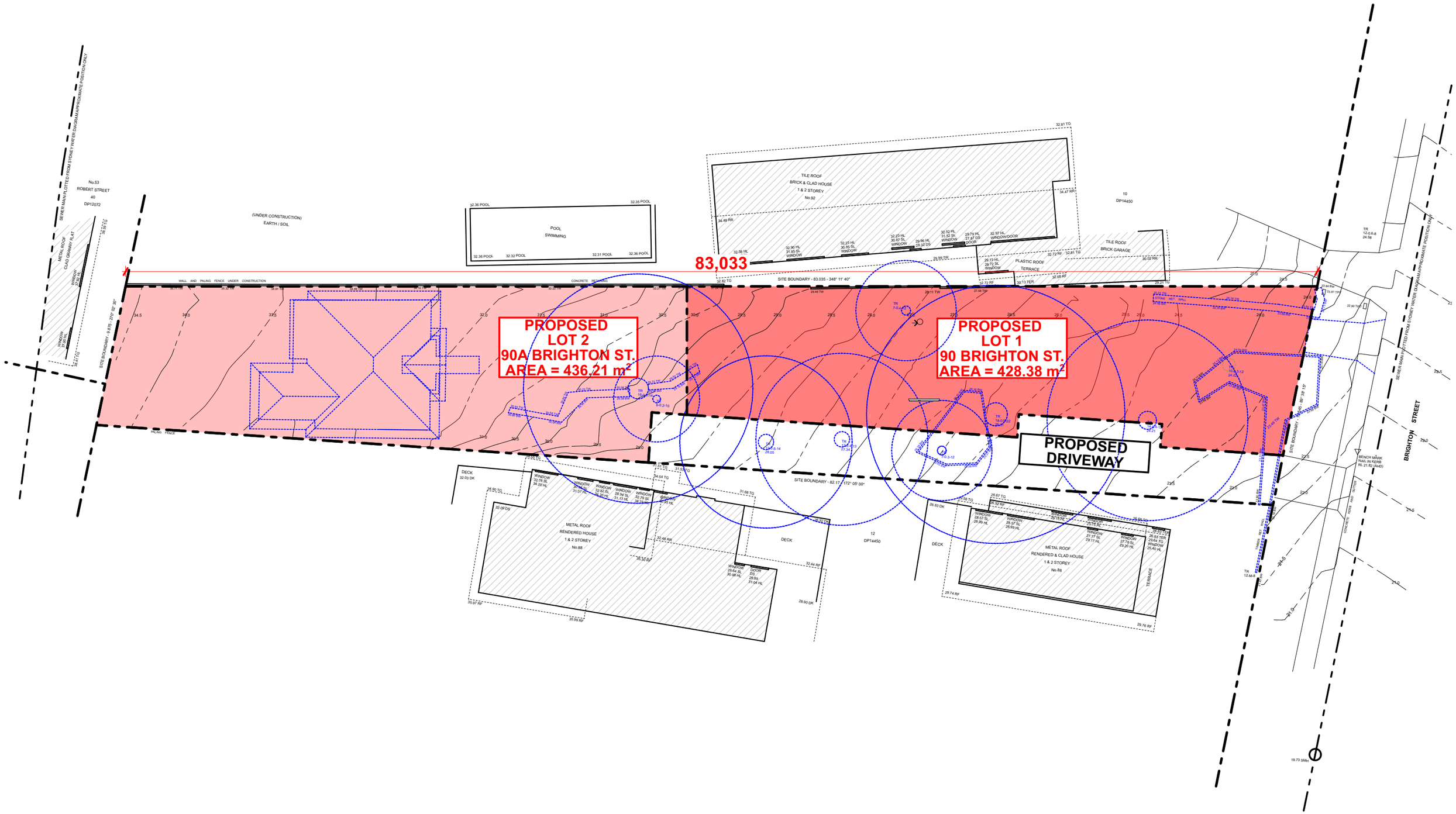
Nominated Architect Mark Korgul No. 6221 **Studio** 9977 1076 **Address** Level 1, 167 Pittwater Road Manly NSW 2095

ISSUE	FOR	DATE
D	DA APPLICATION	22/10/2024

JOB NO: 24002
ADDRESS: 90 BRIGHTON STREET FRESHWATER
CLIENT: V. GLAVAN
SCALE: 1:250 @ A3

SITE ANALYSIS

SHEET: **DA02**
ISSUE: **D**



Watershed\/\Architects

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

ISSUE	FOR	DATE
D	DA APPLICATION	22/10/2024

JOB NO: 24002
ADDRESS: 90 BRIGHTON STREET FRESHWATER
CLIENT: V. GLAVAN
SCALE: 1:250 @ A3

SUBDIVISION PLAN

SHEET: **DA03**

ISSUE: **D**

WALL LEGEND

EXISTING WALL / FLOOR / CEILING

TO BE DEMOLISHED

CROSS OVER
REMOVE EXISTING CROSS OVER, MAKE GOOD PATH AND KERB.

SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY

No.53
ROBERT STREET
40
DP12072

(UNDER CONSTRUCTION)
EARTH / SOIL

POOL
SWIMMING

TILE ROOF
BRICK & CLAD HOUSE
1 & 2 STOREY
No.92

10
DP14450

TILE ROOF
BRICK GARAGE

PLASTIC ROOF
TERRACE

SITE BOUNDARY - 83.035 - 348° 11' 40"

SITE BOUNDARY - 82.17 - 172° 05' 00"

SITE BOUNDARY - 90 - 89° 38' 15"

METAL ROOF
CLAD GRANNY FLAT

METAL ROOF
RENDERED HOUSE
1 & 2 STOREY
No.88

METAL ROOF
RENDERED & CLAD HOUSE
1 & 2 STOREY
No.88

12
DP14450

DECK

TERRACE

WALL AND PALING FENCE UNDER CONSTRUCTION

CONCRETE RETAINING

PALING FENCE

BRIGHTON STREET

BENCH MARK
NAIL IN KERB
RL 21.82 (AHD)

CONCRETE KERB AND GUTTER

TIMBER RETAINING WALL

Watershed\/\Architects

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

ISSUE	FOR	DATE
D	DA APPLICATION	22/10/2024

JOB NO: 24002
ADDRESS: 90 BRIGHTON STREET FRESHWATER
CLIENT: V. GLAVAN
SCALE: 1:250 @ A3

DEMOLITION PLAN

SHEET: **DA04**
ISSUE: **D**

WALL LEGEND

EXISTING WALL / FLOOR / CEILING

NEW WALL / FLOOR / CEILING

TO BE DEMOLISHED

SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY

No.53
ROBERT STREET
40
DP12072

(UNDER CONSTRUCTION)
EARTH / SOIL

POOL
SWIMMING

TILE ROOF
BRICK & CLAD HOUSE
1 & 2 STOREY
No.92

10
DP14450

TILE ROOF
BRICK GARAGE

PLASTIC ROOF
TERRACE

SITE BOUNDARY - 83.035 - 348° 11' 40"

WALL AND PALING FENCE UNDER CONSTRUCTION

CONCRETE RETAINING

900 SIDE SETBACK

SOLAR PANELS
SOLAR PANELS

90A BRIGHTON ST.
LOT 2

SWIMMING POOL
5250 X 3000

6500 FRONT SETBACK

METAL ROOF

SITE BOUNDARY - 9.975 - 270° 00" 30"

SWIMMING POOL
5250 X 3000

90 BRIGHTON ST.
LOT 1

METAL ROOF

SITE BOUNDARY - 82.17 - 172° 05' 00"

METAL ROOF
RENDERED HOUSE
1 & 2 STOREY
No.88

DECK

METAL ROOF
RENDERED & CLAD HOUSE
1 & 2 STOREY
No.88

TERRACE

12
DP14450

BRIGHTON STREET

BENCH MARK
NAIL IN KERB
RL 21.82 (AHD)

SITE BOUNDARY - 155455 - 89° 28' 15"

TIMBER RET. WALL

CONCRETE PATH AND GUTTER

19.73 SMH

Watershed\/\Architects

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

ISSUE	FOR	DATE
D	DA APPLICATION	22/10/2024

JOB NO: 24002
ADDRESS: 90 BRIGHTON STREET FRESHWATER
CLIENT: V. GLAVAN
SCALE: 1:250 @ A3

SITE & ROOF PLAN

SHEET: **DA05**

ISSUE: **D**

WALL LEGEND

EXISTING WALL / FLOOR / CEILING

NEW WALL / FLOOR / CEILING

TO BE DEMOLISHED

32.38 HL
30.87 SL
WINDOW

32.90 HL
31.85 SL
WINDOW

32.23 HL
30.85 SL
WINDOW

32.23 HL
30.87 SL
WINDOW

29.96 HL
28.32 DS

32.52 HL
31.32 SL
WINDOW

29.79 HL
27.87 DS
DOOR

32.97 HL
WINDOW/DOOR

TILE ROOF
BRICK GARAGE

29.99 TW

29.73 HL
28.72 SL
WINDOW

PLASTIC ROOF
TERRACE

32.72 RF
32.81 TG
30.02 RR
32.68 RF
30.13 TER
32.72 RF
29.21 TG
32.82 TG

D DA12
C DA11
B DA10

SITE BOUNDARY 3.035 - 348° 11' 40"

32.21 TW
31.63

2,000 SETBACK
1,000 SETBACK
900 SIDE SETBACK
6500 REAR SETBACK
6500 FRONT SETBACK
100
100

POOL
ABOVE

DA14 SOUTH

PROPOSED NEW BOUNDARY

EXISTING TREE TO BE RELOCATED

WALL CAVITY 100mm

RWT
RWT

CELLAR
D1.08
D1.07
MUD ROOM
LIFT
D1.06
1,200
8 7 6 5 4 3 2 1
2,560
FFL: +24,900
W2.01
SEAT
D1.05
CP-1 SCREEN TO ENTRY DOOR
ENTRY
FFL: +23,500
COATS
W1.03
W1.01
D1.01
STORAGE
GARAGE
FFL: +23,500
6,600
D1.02
D1.03
BALCONY ABOVE
D1.04
CP1 SLIDDING DOORS TO LAWN
BIN LOCATION
EXISTING TREE TO BE RETAINED IN EXISTING LOCATION

EX RL: +28,472
EX RL: +23,449
EX RL: +23,558
EX RL: +23,530
EX RL: +23,449
EX RL: +23,200
EX RL: +23,200
EX RL: +28,370

ACCESS HANDLE
REFER TO TRAFFIC ENG. DRAWINGS
1,000

OSD TANK, REFER TO STORMWATER ENG. DRAWINGS.

NEW DRIVEWAY
STD
STD

31.51 TG
31.53 TG
34.54 TG
SITE BOUNDARY - 82.17 - 172° 05' 00"

WINDOW
30.95 HL
31.68 TG
28.92 DK
DECK
32.48 RR
32.44 RF
WINDOW
29.64 SL
30.98 HL
DOOR
DS
28.89
31.04 HL

12
DP14450

26.83 DK
DECK
29.58 TG
26.67 TG
26.92 RF
WINDOW
28.57 SL
28.99 HL
WINDOW
28.57 SL
28.99 HL
WINDOW
26.18 HL
WINDOW
25.75 HL
WINDOW
27.77 SL
29.17 HL
WINDOW
27.78 SL
29.20 HL
26.68 TG
26.83 TER
29.64 TG
WINDOW
25.40 HL
METAL ROOF
RENDERED & CLAD HOUSE
1 & 2 STOREY
No.88
TERRACE

Watershed\/\Architects

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

ISSUE	FOR	DATE
D	DA APPLICATION	22/10/2024

JOB NO: 24002
ADDRESS: 90 BRIGHTON STREET FRESHWATER
CLIENT: V. GLAVAN
SCALE: 1:100 @ A3

LOT 1 - LOWER GROUND FLOOR PLAN

SHEET: **DA06**
ISSUE: **D**

WALL LEGEND

EXISTING WALL / FLOOR / CEILING

NEW WALL / FLOOR / CEILING

TO BE DEMOLISHED

32.38 HL
30.87 SL
WINDOW

32.90 HL
31.85 SL
WINDOW

32.23 HL
30.85 SL
WINDOW

32.23 HL
30.87 SL
WINDOW

29.96 HL
28.32 DS

32.52 HL
31.32 SL
WINDOW

29.79 HL
27.87 DS
DOOR

32.97 HL
WINDOW/DOOR

TILE ROOF
BRICK GARAGE

32.72 RF
32.81 TG
30.02 RR

29.99 TW

29.73 HL
28.72 SL
WINDOW

PLASTIC ROOF
TERRACE

32.72 RF
30.13 TER
32.68 RF
29.21 TG

32.82 TG

SITE BOUNDARY 3.035 - 348° 11' 40"

D DA12
C DA11
B DA10

WALL

LANDSCAPE STEPS ON GROUND

2,450

RETAINING WALL

900 SIDE SETBACK

1,100 SETBACK

2,100 SETBACK

W2.06

W2.05 OPERABLE SLIDING SCREEN

1,100

POOL COPING
400mm

POOL FENCE
1200mm

POOL
5250 x 3000

DA14 SOUTH

BALCONY ABOVE

GARDEN

TAP

PRIVACY SCREEN

BBQ

TERRACE

6500 REAR SETBACK

W2.09

W2.08

D2.05

CHUTE

JOINERY

RUMPUS

L'DRY

DR

LIFT

BATH

D2.06

D2.01

D2.08

FFL: +28,100

FFL: +28,100

FFL: +26,500

PRIVACY SCREEN

1,313

W2.10

OPERABLE SLIDING SCREEN

W2.07

BENCH

FR/FZ

BENCH

PANTRY

D2.04

KITCHEN
FFL: +26,500

JOINERY

JOINERY

JOINERY

D2.02

W2.03

W2.03

W2.03

DINING

TV JOINERY / FIREPLACE

LIVING

W2.04 OPERABLE SLIDING SCREEN

D2.03

BALCONY
FFL: +26,500

6500 FRONT SETBACK

11 BW

23.89 BW

900 SIDE SETBACK

OSD TANK, REFER TO STORMWATER ENG. DRAWINGS.

PROPOSED NEW DRIVEWAY
FALL

RETAINING WALL

RETAINING WALL

FALL

23.5

31.51 TG
31.53 TG
34.54 TG

SITE BOUNDARY - 82.17 - 172° 05' 00"

31.68 TG

WINDOW
30.95 HL

28.92 DK

DECK

32.48 RR

32.44 RF

WINDOW
29.64 SL
30.98 HL

DOOR
DS
28.89
31.04 HL

12
DP14450

26.83 DK

DECK

29.58 TG

26.67 TG

26.92 RF

WINDOW
28.57 SL
28.99 HL

WINDOW
28.57 SL
28.99 HL

WINDOW
26.18 HL

WINDOW
25.75 HL

WINDOW
27.77 SL
29.17 HL

WINDOW
27.78 SL
29.20 HL

26.68 TG

26.83 TER

26.83 TER
29.64 TG

WINDOW
25.40 HL

METAL ROOF
RENDERED & CLAD HOUSE
1 & 2 STOREY
No.88

TERRACE

Watershed\/\Architects

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

ISSUE	FOR	DATE
D	DA APPLICATION	22/10/2024

JOB NO: 24002
ADDRESS: 90 BRIGHTON STREET FRESHWATER
CLIENT: V. GLAVAN
SCALE: 1:100 @ A3

LOT 1 - GROUND FLOOR PLAN

SHEET: **DA07**
ISSUE: **D**

WALL LEGEND

EXISTING WALL / FLOOR / CEILING

NEW WALL / FLOOR / CEILING

TO BE DEMOLISHED

32.38 HL
30.87 SL
WINDOW

32.90 HL
31.85 SL
WINDOW

32.23 HL
30.85 SL
WINDOW

32.23 HL
30.87 SL
WINDOW

29.96 HL
28.32 DS

32.52 HL
31.32 SL
WINDOW

29.79 HL
27.87 DS
DOOR

32.97 HL
WINDOW/DOOR

TILE ROOF
BRICK GARAGE

32.72 RF
32.81 TG
30.02 RR

29.99 TW

29.73 HL
28.72 SL
WINDOW

PLASTIC ROOF
TERRACE

32.72 RF
30.13 TER
32.68 RF
29.21 TG

D DA12
C DA11
B DA10

32.82 TG

SITE BOUNDARY - 83.035 - 348° 11' 40"

32.21 TW
31.63 TW
31.24 TW
29.46 TW
28.11 TW
27.58 TW

900 SIDE SETBACK

6300 REAR SETBACK

6500 FRONT SETBACK

W3.15 W3.13 W3.11 W3.10 W3.08 W3.07 W3.06 W3.05

AWNING BELOW 700mm

FIX SCREEN

PLANTERBOX ON LEVEL 1

MR-1

JOINERY

L'DRY CHUTE

LINEN

D3.07

LIFT
1,700 x 1,410

D3.01

BATH

SKYLIGHT OVER

SK OVER

ROBE

ENSUITE

D3.04

WIR

JOINERY

BEDROOM 01

D39

OPERABLE SLIDING SCREEN PANELS

GLASS BALLUSTRADE BEHIND SCREEN

RAKED CEILING ABOVE

BEDROOM 04

BEDROOM 03

BEDROOM 02

HALLWAY

VOID

W3.17

D3.06

D3.05

D3.02

D3.03

1,150

FFL: +31,300

FFL: +29,700

W3.16

W3.18

W2.01 W3.01

W3.02

W3.04

DA14 SOUTH

23.89 BW

31.51 TG
31.53 TG
34.54 TG

SITE BOUNDARY - 82.17 - 172° 05' 00"

31.68 TG

WINDOW
30.95 HL

28.92 DK

DECK

32.48 RR

32.44 RF

WINDOW
29.64 SL
30.98 HL

DOOR
DS
28.89
31.04 HL

12
DP14450

26.83 DK

DECK

29.58 TG

26.67 TG

26.92 RF

WINDOW
28.57 SL
28.99 HL

WINDOW
28.57 SL
28.99 HL

WINDOW
26.18 HL

WINDOW
25.75 HL

WINDOW
27.77 SL
29.17 HL

WINDOW
27.78 SL
29.20 HL

26.68 TG

26.83 TER
29.64 TG

WINDOW
25.40 HL

METAL ROOF
RENDERED & CLAD HOUSE
1 & 2 STOREY
No.88

TERRACE

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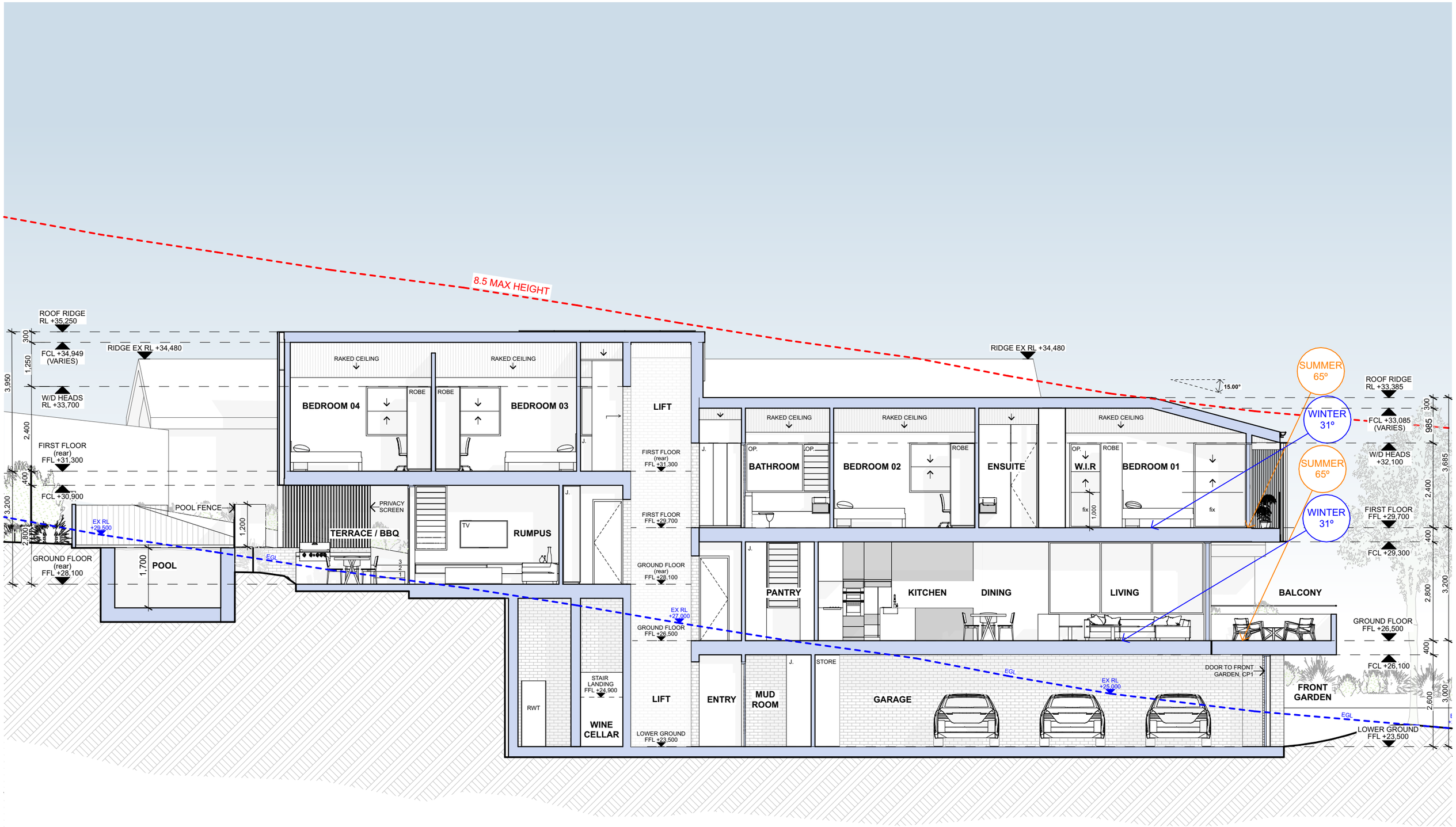
ISSUE	FOR	DATE
D	DA APPLICATION	22/10/2024

JOB NO: 24002
ADDRESS: 90 BRIGHTON STREET FRESHWATER
CLIENT: V. GLAVAN
SCALE: 1:100 @ A3

LOT 1 - FIRST FLOOR PLAN

SHEET: **DA08**

ISSUE: **D**



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LOT 1 - SECTION AA

SHEET: **DA09**
ISSUE: **D**

WALL LEGEND

EXISTING WALL / FLOOR / CEILING

NEW WALL / FLOOR / CEILING

TO BE DEMOLISHED

SITE BOUNDARY

SITE BOUNDARY

ROOF RIDGE
RL +33,385

1,285

W/D HEADS
RL +32,100

2,400

FIRST FLOOR
FFL +29,700

FCL +29,300

3,200

GROUND FLOOR
FFL +26,500

FCL +26,100

3,000

LOWER GROUND1
FFL +23,500

8.5 MAX HEIGHT

BUILDING ENVELOPE

BUILDING ENVELOPE

EX RL +34,470

EX
RL +32,680

EX
RL +32,810

EX RL +32,810

ROBE

ROBE

BEDROOM 01

EX
RL+30,130

EX RL +30,020

WINDOW
AWNING

WINDOW
AWNING

EX RL +29,210

EX RL +29,210

EX RL +29,640

NEW
DRIVEWAY
FALL

EX RL +26,860

EXISTING
TIMBER FENCE

RETAINING WALL/
PLANTERS

LIVING

750

750

EX RL
+25,500

GARAGE

EX RL
+24,750

EGL

900
SIDE SETBACK

1,100
PROPOSED SETBACK

EX
RL +23,940

CONCRETE DRIVEWAY
REFER TO TRAFFIC ENG.
DRAWINGS

OSD TANK,
REFER TO STORMWATER
ENG. DRAWINGS

100mm
WALL CAVITY

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SCALE: 1:100 @ A3

LOT 1 - SECTION BB

SHEET: **DA10**

ISSUE: **D**

WALL LEGEND

EXISTING WALL / FLOOR / CEILING

NEW WALL / FLOOR / CEILING

TO BE DEMOLISHED

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

ROOF RIDGE
RL +35,250

1,550

W/D HEADS
RL +33,700

2,400

FIRST FLOOR
(rear)
FFL +31,300

1,600

FIRST FLOOR
FFL +29,700

1,600

GROUND FLOOR
(rear)
FFL +28,100

1,600

GROUND FLOOR
FFL +26,500

1,600

1,400

LOWER GROUND
FFL +23,500

8.5 MAX HEIGHT

BUILDING ENVELOPE

BUILDING ENVELOPE

EX RL +34,470

EX RL +32,720

EX RL +28,060

EX RL +26,830

EX RL +25,290

EXISTING
TIMBER FENCE

NEW LANDSCAPE
RETAINING WALL

GATE TO TERRACE

EX RL
+26,500

EGL

EX RL
+27,500

2,005
SIDE SETBACK

NEW
DRIVEWAY

CONCRETE
DRIVEWAY

LINEN

FIRST FLOOR
(rear)
+31,300

BATH

GROUND FLOOR
(rear)
+28,100

LIFT

MUD
ROOM

LOWER GROUND
+23,500

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SCALE: 1:100 @ A3

LOT 1 - SECTION CC

SHEET: **DA11**

ISSUE: **D**

WALL LEGEND

EXISTING WALL / FLOOR / CEILING

NEW WALL / FLOOR / CEILING

TO BE DEMOLISHED

SITE BOUNDARY

SITE BOUNDARY

8.5 MAX HEIGHT

BUILDING ENVELOPE

BUILDING ENVELOPE

ROOF RIDGE
RL +35,250

FCL +34,950
(VARIES)

W/D HEADS
RL +33,700

1,250

300

RIDGE
EX RL +32,440

2,400

FIRST FLOOR
(rear)
FFL +31,300

400

FCL +30,900

2,800

GROUND FLOOR
(rear)
FFL +28,100

EX RL
+28,920

SCREEN
BEHIND

BEDROOM 04

fix

fix

+34,480

+32,84

POOL FENCE

GLASS

TERRACE

BBQ

+29,530

EGL

EXISTING
TIMBER FENCE

NEW LANDSCAPE
RETAINING WALL

EX RL
+27,500

EGL

DRIVEWAY

CONCRETE
DRIVEWAY

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ISSUE	FOR	DATE
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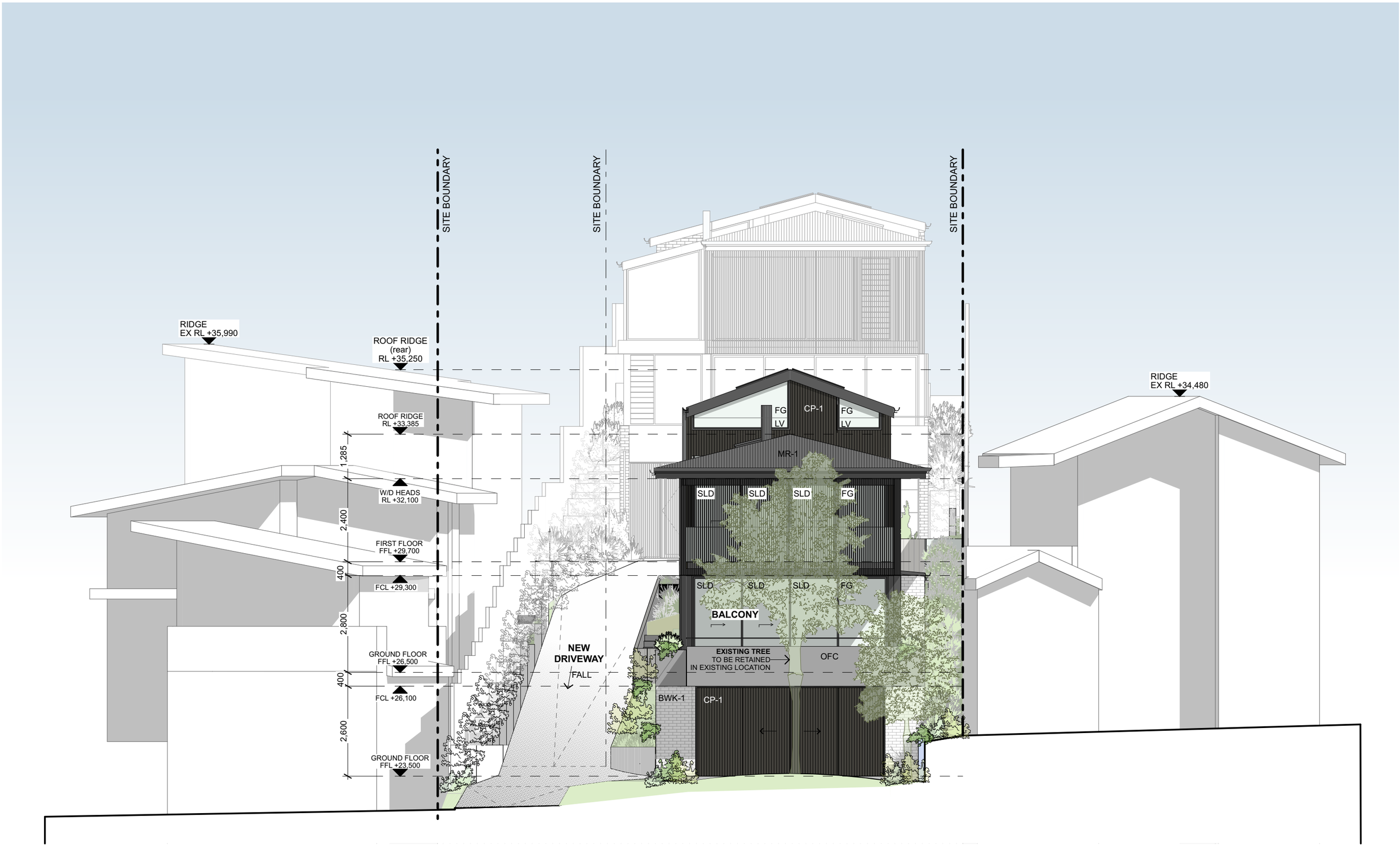
SCALE: 1:100 @ A3

LOT 1 - SECTION DD

SHEET: **DA12**

ISSUE: **D**



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ISSUE	FOR	DATE
D	DA APPLICATION	22/10/2024

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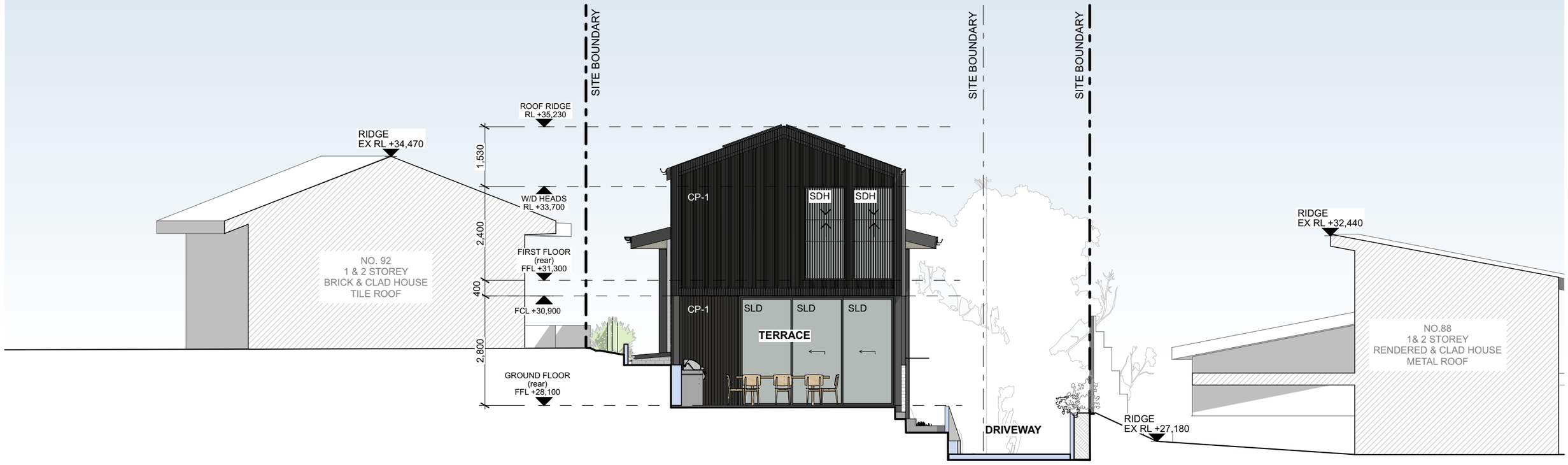
CLIENT: V. GLAVAN
SCALE: 1:100 @ A3

LOT 1 - ELEVATION NORTH

SHEET: **DA13**
ISSUE: **D**



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ISSUE	FOR	DATE
D	DA APPLICATION	22/10/2024

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CLIENT:	V. GLAVAN
SCALE:	1:100 @ A3

LOT 1 - ELEVATION SOUTH

SHEET: **DA14**

ISSUE: **D**

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D	DA APPLICATION

DATE	
22/10/2024	

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ADDRESS:	90 BRIGHTON STREET FRESHWATER
CLIENT:	V. GLAVAN
SCALE:	1:100 @ A3

LOT 1 - ELEVATION EAST

SHEET: **DA15**

ISSUE: **D**

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DATE 22/10/2024

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CLIENT: V. GLAVAN
SCALE: 1:100 @ A3

LOT 1 - ELEVATION - WEST

SHEET: **DA16**

ISSUE: **D**

(UNDER CONSTRUCTION)
EARTH / SOIL

32.36 POOL

POOL
SWIMMING

32.36 POOL 32.32 POOL 32.31 POOL 32.36 POOL

WALL LEGEND
EXISTING WALL / FLOOR / CEILING
NEW WALL / FLOOR / CEILING
TO BE DEMOLISHED

H DA23
DA27 WEST
G DA22
F DA21

WALL AND PALING FENCE UNDER CONSTRUCTION

SITE BOUNDARY - 83.035 - 348° 11' 40"

CONCRETE RETAINING

32.21 TW 31.63

1,000 SETBACK

900 SIDE SETBACK

6500 REAR SETBACK

POOL
ABOVE

DA25 SOUTH

RWT
RWT

GARAGE
FFL: +29,800

D1.02A
6,000

BALCONY
ABOVE

31.0

6500 FRONT SETBACK

PROPOSED NEW BOUNDARY

EXISTING TREE
TO BE RELOCATED

NEW DRIVEWAY & TURNING AREA
REFER TO TRAFFIC ENG. DRAWINGS

D1.04A
D1.03A

LIFT
1,210 x 2,110

ENTRY
FFL: +29,800

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

D1.01A
W1.01A
CP-1
SCREEN

EX RL: +28,47

LANDSCAPE RETAINING WALLS

29.0

EX RL: +28,370

PALING FENCE

900 SIDE SETBACK

SITE BOUNDARY - 82.17 - 172° 05' 00"

EAST DA26

34.55 TG
31.51 TG
31.53 TG
34.54 TG

DECK
32.03 DK

34.90 TG

WINDOW 32.78 SL 34.20 HL
WINDOW 30.68 SL 31.37 HL
WINDOW 32.82 SL 34.20 HL
WINDOW 29.94 SL 31.13 HL
WINDOW 32.79 SL 34.19 HL
WINDOW 30.95 HL

32.09 DS

METAL ROOF
RENDERED HOUSE
1 & 2 STOREY
No.88

32.48 RR
35.30 RF

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ISSUE	FOR	DATE
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SCALE: 1:100 @ A3

LOT 2 - LOWER GROUND FLOOR PLAN

SHEET: **DA17**
ISSUE: **D**

(UNDER CONSTRUCTION)
EARTH / SOIL

32.36 POOL
POOL
SWIMMING
32.36 POOL
32.32 POOL
32.31 POOL
32.36 POOL

WALL LEGEND
EXISTING WALL / FLOOR / CEILING
NEW WALL / FLOOR / CEILING
TO BE DEMOLISHED

EXISTING TREE
TO BE
RELOCATED

WALL AND PALING FENCE UNDER CONSTRUCTION

H DA23
DA27 WEST
G DA22
F DA21

CONCRETE RETAINING

35.71 TW
34.91 TW
34.49 TW
34.10 TW
32.22 TW

W2.06A
W2.05A
W2.04A

900 SIDE SETBACK
1,000 SETBACK

W2.03A
OPERABLE SLIDING SCREEN

RETAINING WALL

POOL FENCE
1200mm
TAP
DA25 SOUTH
POOL
5250 x 3000
SEAT
6500 REAR SETBACK
LAWN
D2.05A
EXTENT FLOOR ABOVE
LANDSCAPE STEPS ON GROUND
D2.06A
SEAT

RUMPUS
D2.04A
L'DRY
DR
W
L
PANTRY
D2.03A
F
BENCH
KITCHEN
SHELVES
BATH
L'DRY CHUTE
DINING
LIVING
BALCONY
FFL: +32,880
D2.02A
EXTENT FLOOR ABOVE
6500 FRONT SETBACK

FFL: +33,254
FFL: +32,900

FIREPLACE
TV JOINERY
LIFT
1,210 x 2,110
VOID
18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

W2.07A
W2.07C
EAVE OVER ENTRY
900 SIDE SETBACK

PALING FENCE

EAST DA26

34.55 TG
DECK
32.03 DK
34.90 TG
32.09 DS
WINDOW 32.78 SL 34.20 HL
WINDOW 30.68 SL 31.37 HL
WINDOW 32.82 SL 34.20 HL
WINDOW 29.94 SL 31.13 HL
WINDOW 32.79 SL 34.19 HL
WINDOW 30.95 HL
34.54 TG
31.51 TG
31.53 TG
METAL ROOF
RENDERED HOUSE
1 & 2 STOREY
No.88
32.48 RR
35.30 RF

30.5
29.5
29.0

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ISSUE	FOR	DATE
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CLIENT: V. GLAVAN
SCALE: 1:100 @ A3

LOT 2 - GROUND FLOOR PLAN

SHEET: **DA18**
ISSUE: **D**

WALL LEGEND

EXISTING WALL / FLOOR / CEILING

NEW WALL / FLOOR / CEILING

TO BE DEMOLISHED

(UNDER CONSTRUCTION)

EARTH / SOIL

32.36 POOL

POOL

SWIMMING

32.36 POOL 32.32 POOL 32.31 POOL 32.36 POOL

WALL AND PALING FENCE UNDER CONSTRUCTION

CONCRETE RETAINING

H DA23

DA27 WEST

G DA22

F DA21

900 SIDE SETBACK

6500 REAR SETBACK

6500 FRONT SETBACK

DA25 SOUTH

W3.10A W3.09A W3.07A W3.08A W3.04A W3.03A

DP

ROBE

BEDROOM 04

BEDROOM 03

BEDROOM 02

BATH

SKYLIGHT OVER

D3.01A D3.02A D3.03A D3.04A

CHUTE

LINEN

SEAT

FFL: +36,595

STUDY LOUNGE

FIX SCREEN

W3.12A

BOOK SHELVES ABOVE

JOINERY SEAT

HALLWAY

FFL: +36,100

LIFT

1,210 x 2,110

VOID

W3.14A

W2.07A

WIR

D3.07A

D3.08A

ENSUITE

OPAQUE GLAZING

W3.02A

D3.06A

BALCONY

OPERABLE SCREEN

BEDROOM 01

RAKED CEILING ABOVE

D3.05A

W3.01A

EAVE OVER ENTRY

TR 16-0.8-14

PALING FENCE

EAST DA26

31.0

32.21 TW

31.63 TW

34.55 TG

31.51 TG

31.53 TG

34.54 TG

34.90 TG

32.09 DS

DECK

32.03 DK

WINDOW 32.78 SL 34.20 HL

WINDOW 30.68 SL 31.37 HL

WINDOW 32.82 SL 34.20 HL

WINDOW 29.94 SL 31.13 HL

WINDOW 32.79 SL 34.19 HL

WINDOW 30.95 HL

METAL ROOF

RENDERED HOUSE

1 & 2 STOREY

No.88

32.48 RR

35.30 RF

31.0

30.5

29.0

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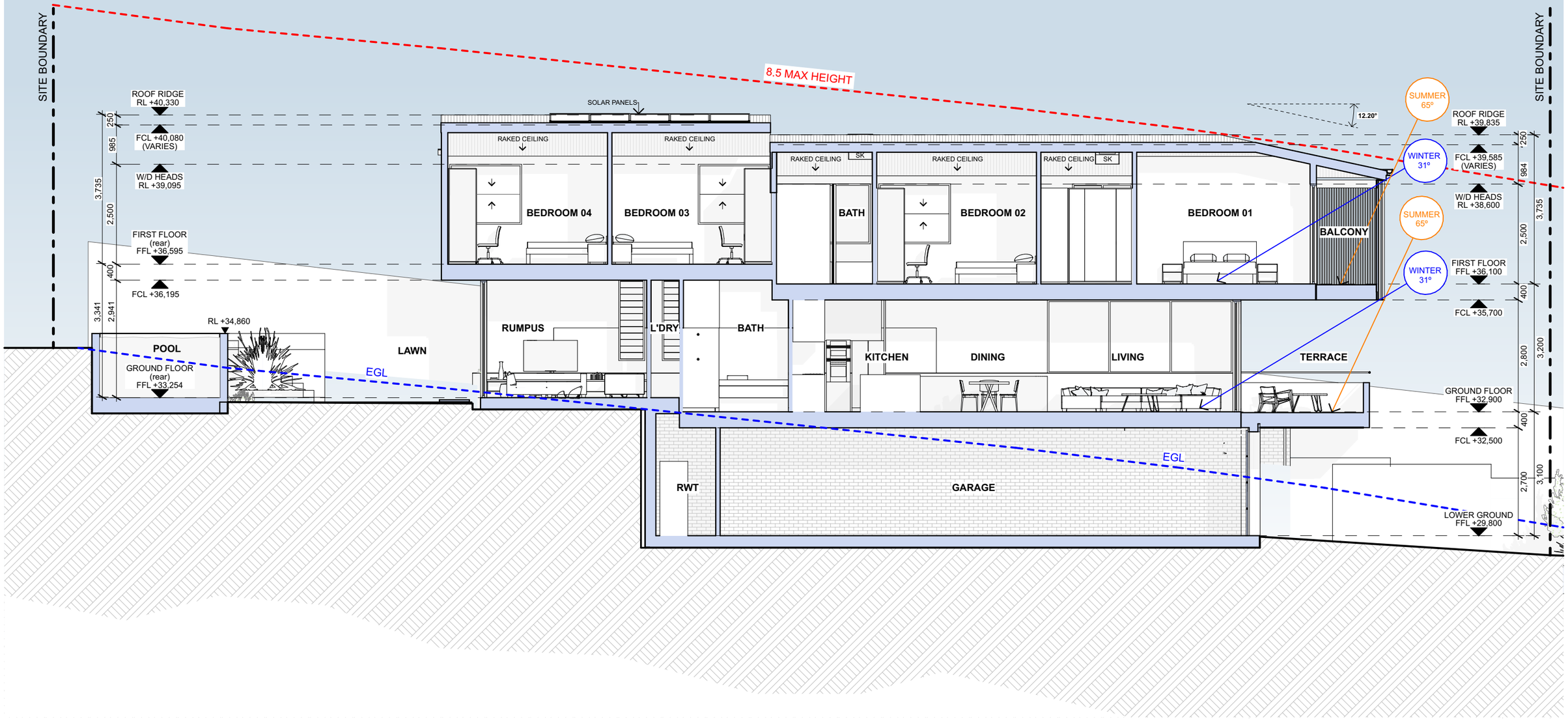
SCALE: 1:100 @ A3

LOT 2 - FIRST FLOOR PLAN

SHEET: **DA19**

ISSUE: **D**



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			CLIENT:	V. GLAVAN
			SCALE:	1:100 @ A3

LOT 2 - SECTION EE

SHEET: **DA20**

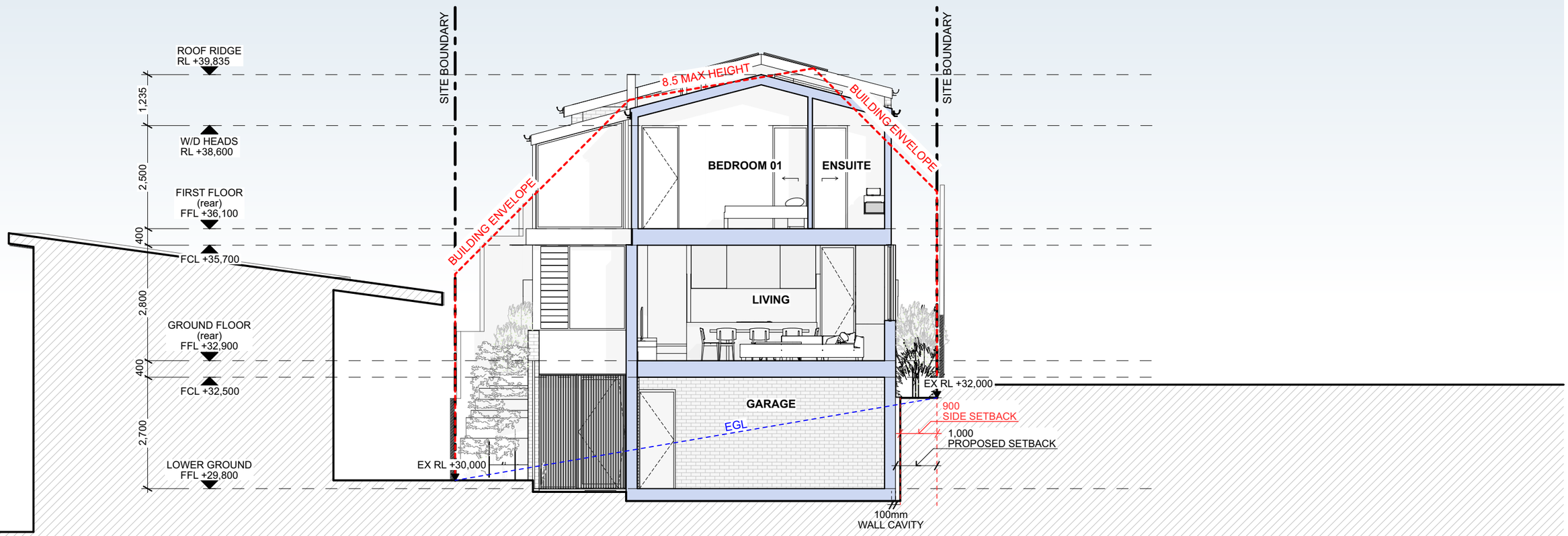
ISSUE: **D**

WALL LEGEND

EXISTING WALL / FLOOR / CEILING

NEW WALL / FLOOR / CEILING

TO BE DEMOLISHED



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D	DA APPLICATION

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LOT 2 - SECTION FF

SHEET: **DA21**

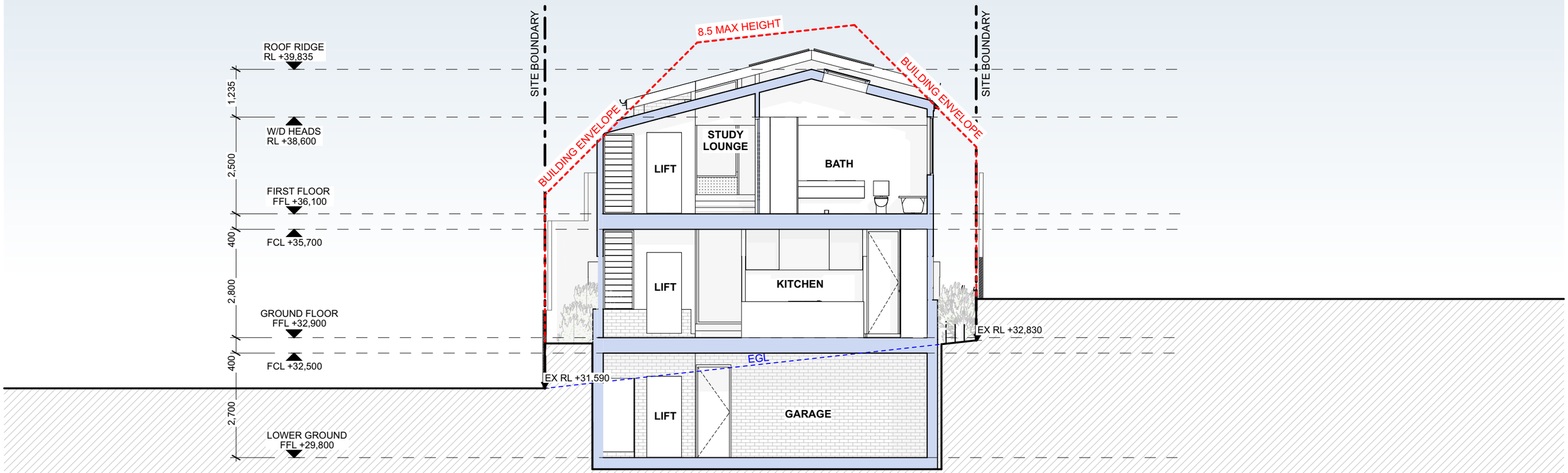
ISSUE: **D**

WALL LEGEND

EXISTING WALL / FLOOR / CEILING

NEW WALL / FLOOR / CEILING

TO BE DEMOLISHED



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ISSUE	FOR	DATE
D	DA APPLICATION	22/10/2024

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CLIENT: V. GLAVAN
SCALE: 1:100 @ A3

LOT 2 - SECTION GG

SHEET: **DA22**

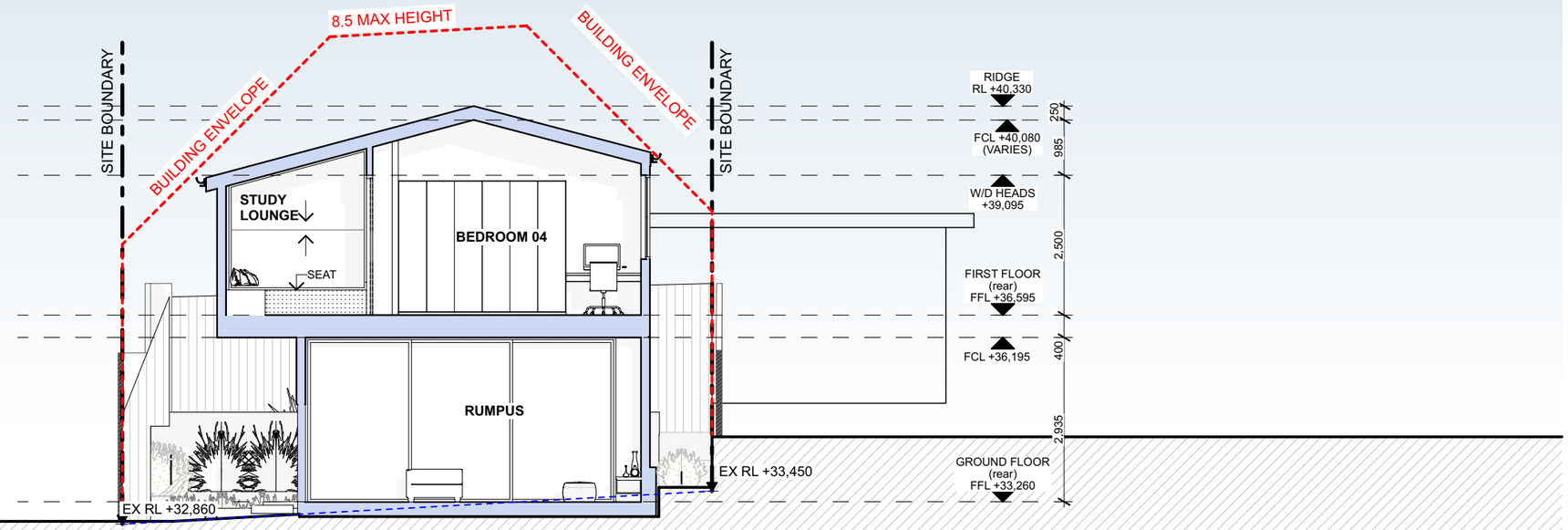
ISSUE: **D**

WALL LEGEND

EXISTING WALL / FLOOR / CEILING

NEW WALL / FLOOR / CEILING

TO BE DEMOLISHED



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ISSUE	FOR	DATE
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CLIENT: V. GLAVAN
SCALE: 1:100 @ A3

LOT 2 - SECTION HH

SHEET: **DA23**

ISSUE: **D**

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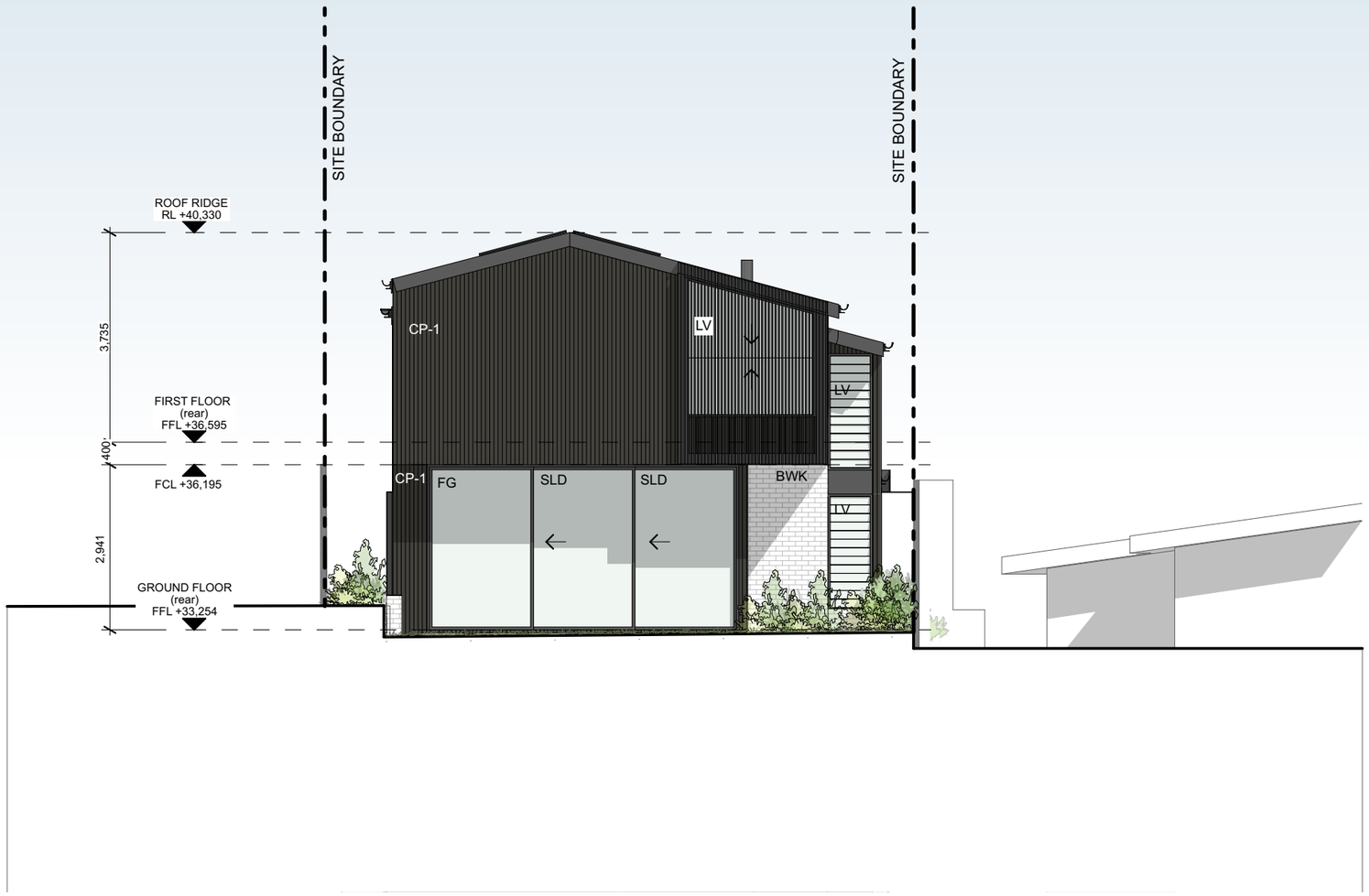
			CLIENT:	V. GLAVAN
			SCALE:	1:100 @ A3

LOT 2 - ELEVATION NORTH

SHEET: **DA24**

ISSUE: **D**



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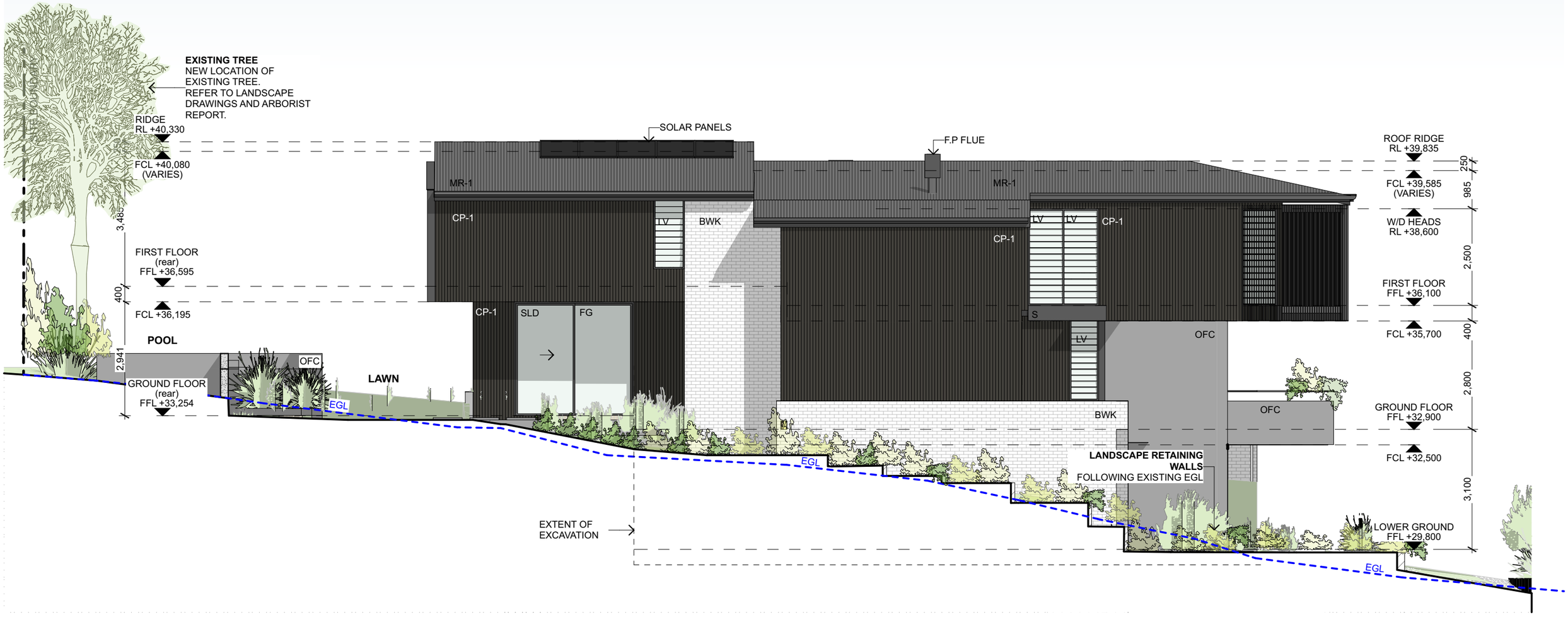
			CLIENT:	V. GLAVAN
			SCALE:	1:100 @ A3

LOT 2 - ELEVATION SOUTH

SHEET: **DA25**

ISSUE: **D**



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			CLIENT:	V. GLAVAN
			SCALE:	1:100 @ A3

LOT 2 - ELEVATION EAST

SHEET: **DA26**

ISSUE: **D**

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DATE 22/10/2024

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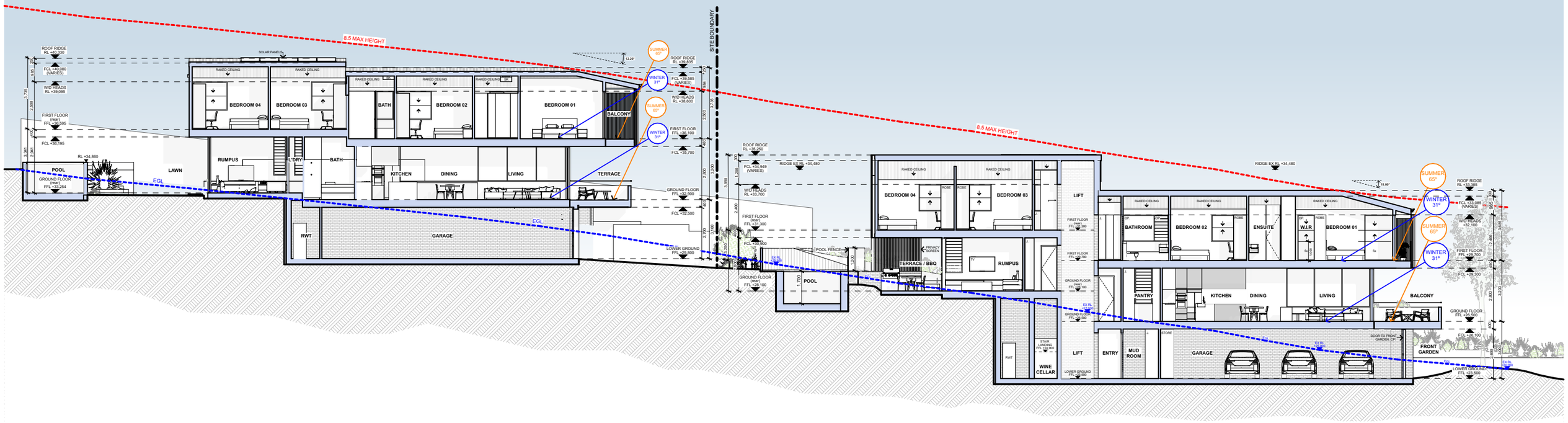
CLIENT: V. GLAVAN
SCALE: 1:100 @ A3

LOT 2 - ELEVATION WEST

SHEET: **DA27**
ISSUE: **D**



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

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ISSUE	FOR
D	DA APPLICATION

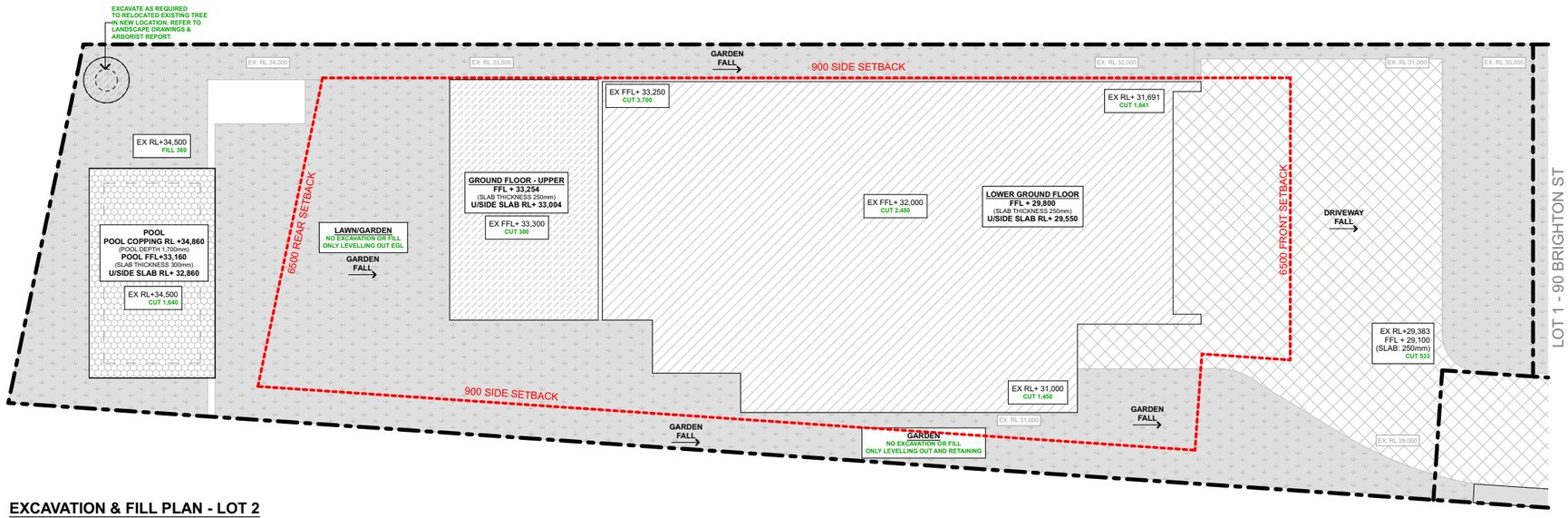
DATE 22/10/2024

JOB NO: 24002
ADDRESS: 90 BRIGHTON STREET FRESHWATER
CLIENT: V. GLAVAN
SCALE: 1:200 @ A3

SITE SECTION

SHEET: **DA28**

ISSUE: **D**



EXCAVATION & FILL PLAN - LOT 2
SCALE 1:50

EXCAVATION & FILL PLAN - LOT 1
SCALE 1:50

Watershed\/\Architects

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

ISSUE	FOR
D	DA APPLICATION

DATE 22/10/2024

JOB NO: 24002
ADDRESS: 90 BRIGHTON STREET FRESHWATER
CLIENT: V. GLAVAN
SCALE: @ A3

EXCAVATION AND FILL PLAN

SHEET: **DA29**
ISSUE: **D**

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:

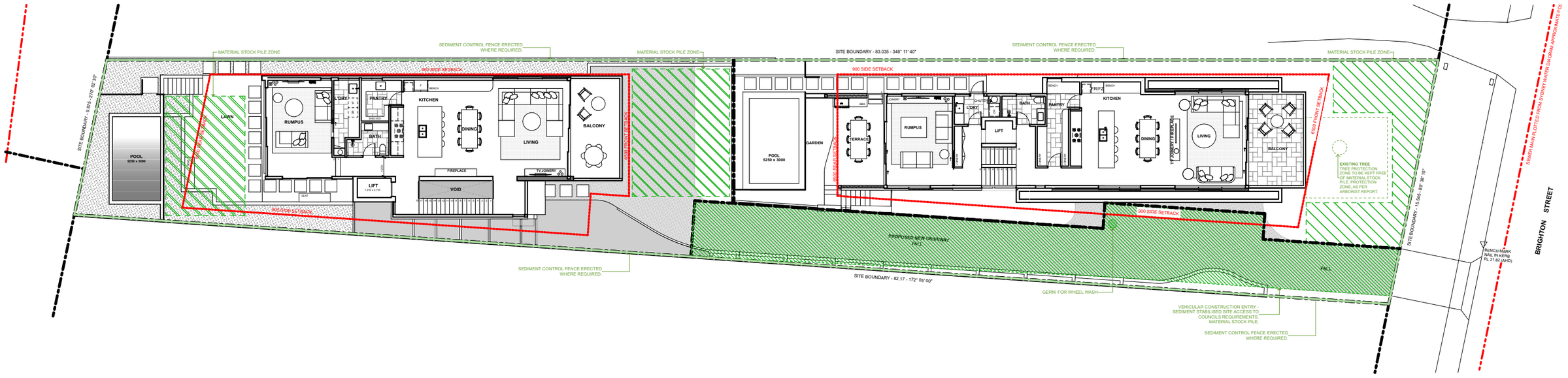
PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE,' 'SEDIMENT TRAP' AND WASHOUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE.

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

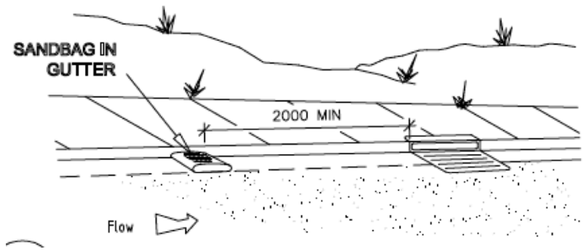
SEDIMENT TRAP

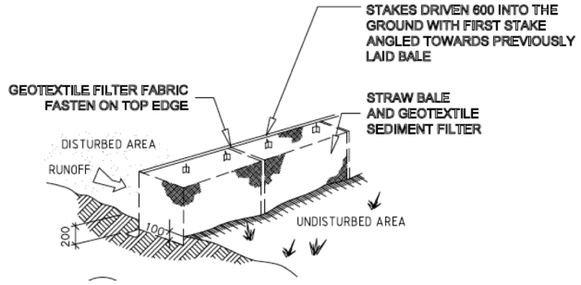
900 x 900 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.

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

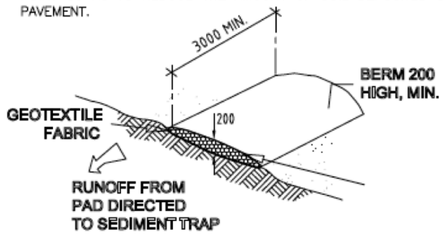


SANDBAG KERB SEDIMENT TRAP
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.





VEHICLE ACCESS TO SITE
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.



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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22/10/2024	JOB NO:	24002
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	SCALE:	1:250 @ A3

SEDIMENT & EROSION PLAN

SHEET: **DA30**

ISSUE: **D**

LOT 2 - 90A BRIGHTON ST.
SITE AREA: 436.21m²

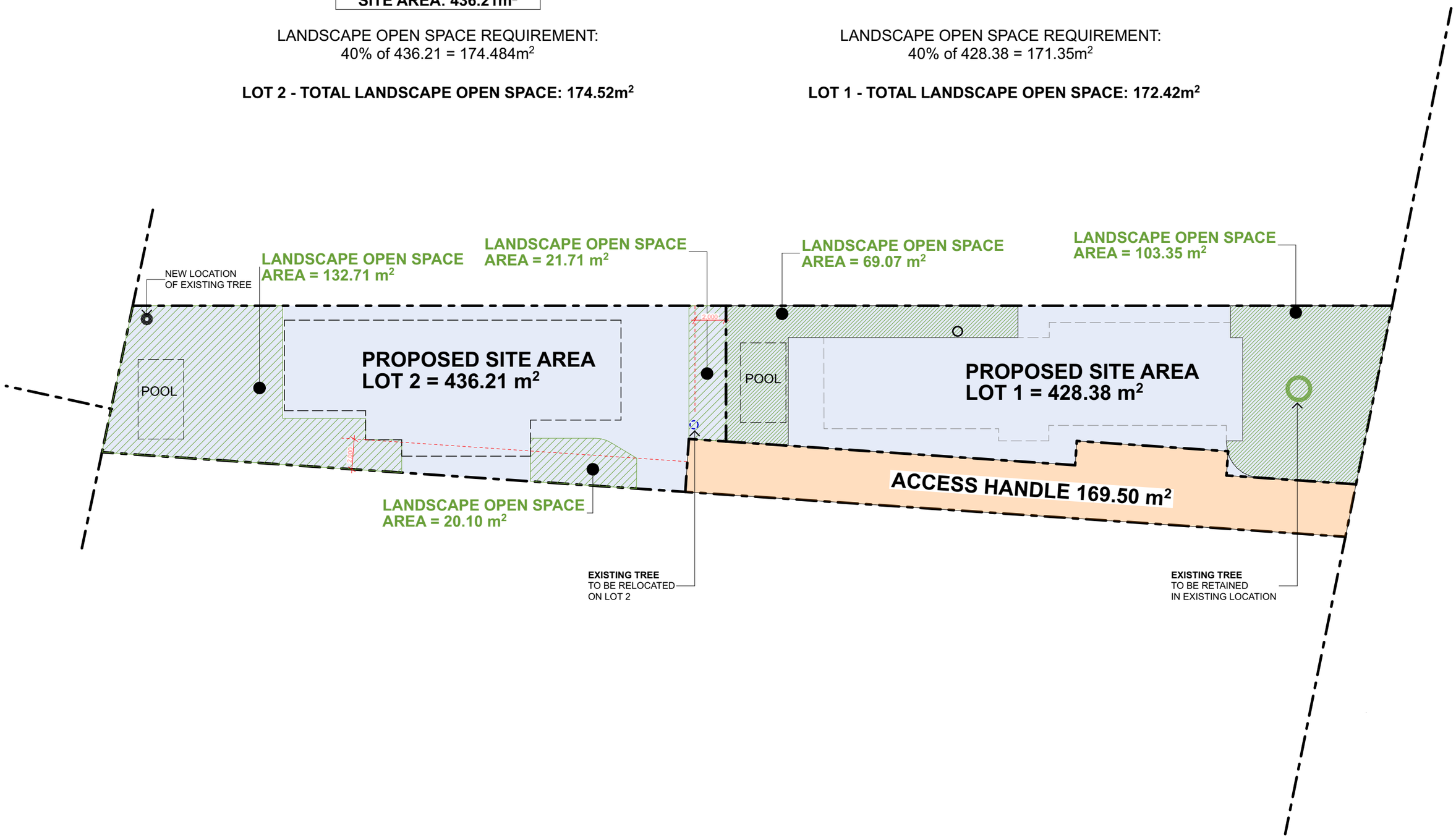
LANDSCAPE OPEN SPACE REQUIREMENT:
40% of 436.21 = 174.484m²

LOT 2 - TOTAL LANDSCAPE OPEN SPACE: 174.52m²

LOT 1 - 90 BRIGHTON ST.
SITE AREA: 428.38m²

LANDSCAPE OPEN SPACE REQUIREMENT:
40% of 428.38 = 171.35m²

LOT 1 - TOTAL LANDSCAPE OPEN SPACE: 172.42m²



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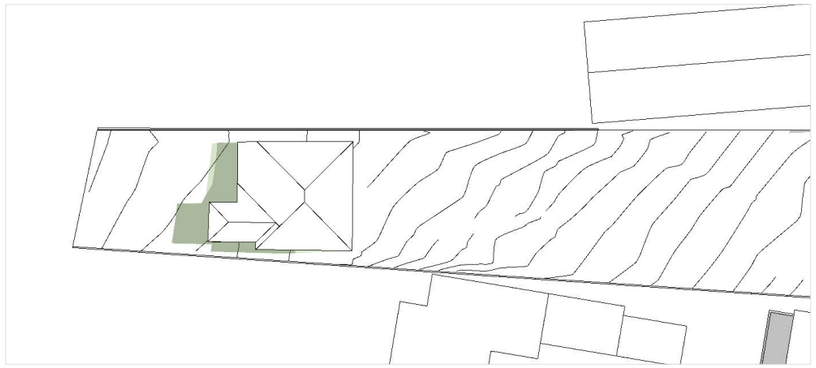
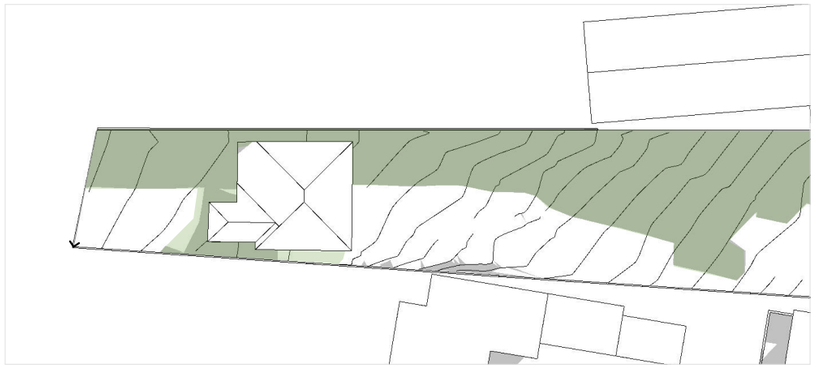
LANDSCAPE AREA CALCULATIONS

SHEET: **DA31**
ISSUE: **D**

- LOT 1 - EXISTING SHADOWS - 9AM



- LOT 1 - EXISTING SHADOWS - 12PM

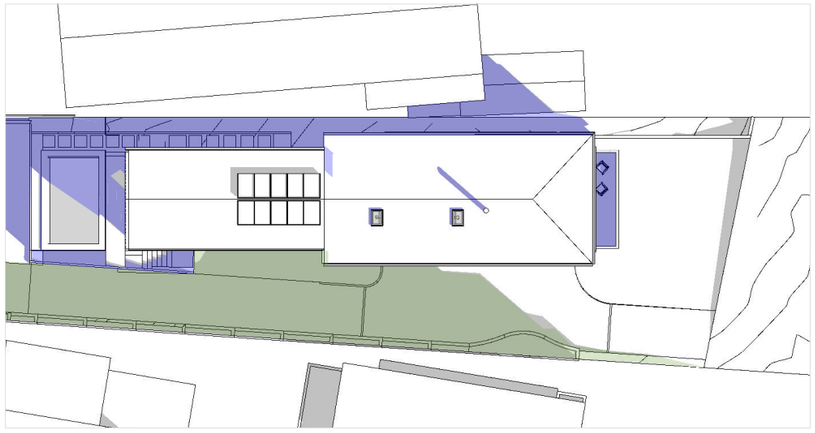


- LOT 1 -EXISTING SHADOWS - 3PM

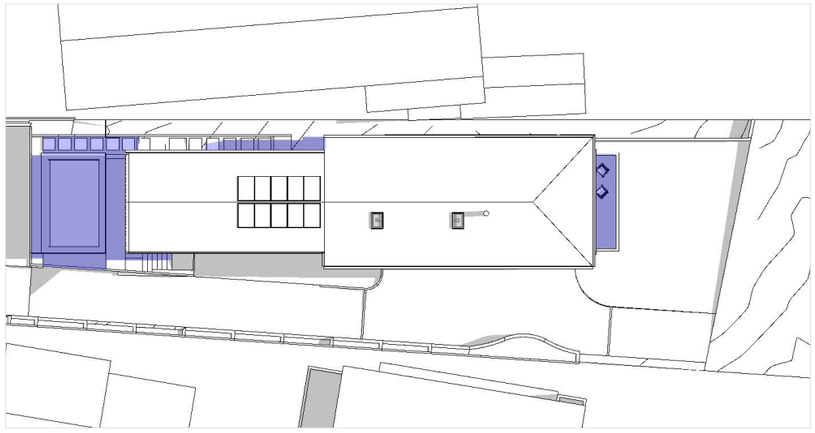
- LOT 2 - PROPOSED SHADOWS - 9AM

- LOT 2 - PROPOSED SHADOWS - 12PM

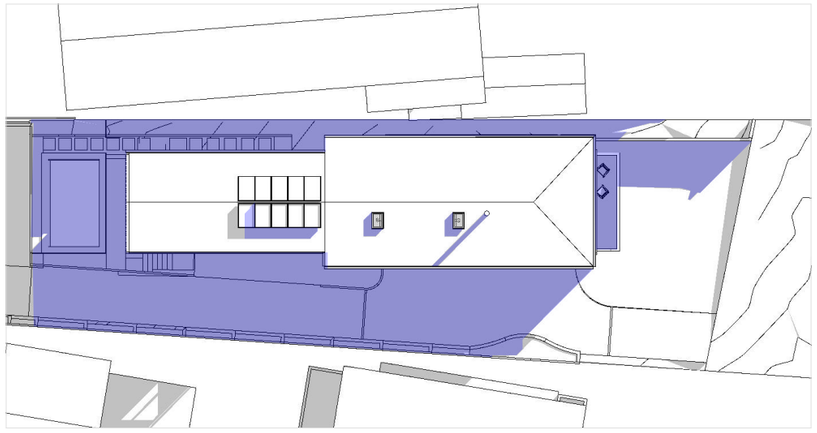
- LOT 2 - PROPOSED SHADOWS - 3PM



- LOT 1 - PROPOSED SHADOWS - 9AM



- LOT 1 - PROPOSED SHADOWS - 12PM



- LOT 1 - PROPOSED SHADOWS - 3PM

EXISTING SHADOWS

INCREASED SHADOWS

Watershed\/\Architects

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SHADOW DIAGRAMS

SHEET: **DA32**

ISSUE: **D**