

The Site

Located in the heart of the Freshwater Basin



Locality Map

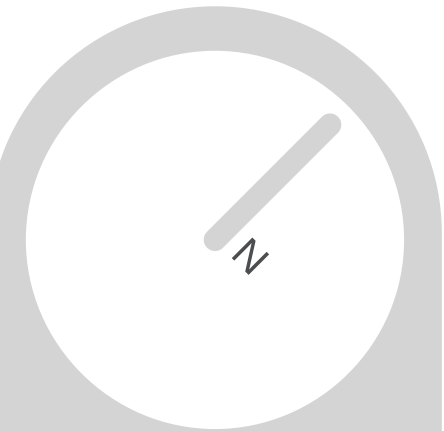


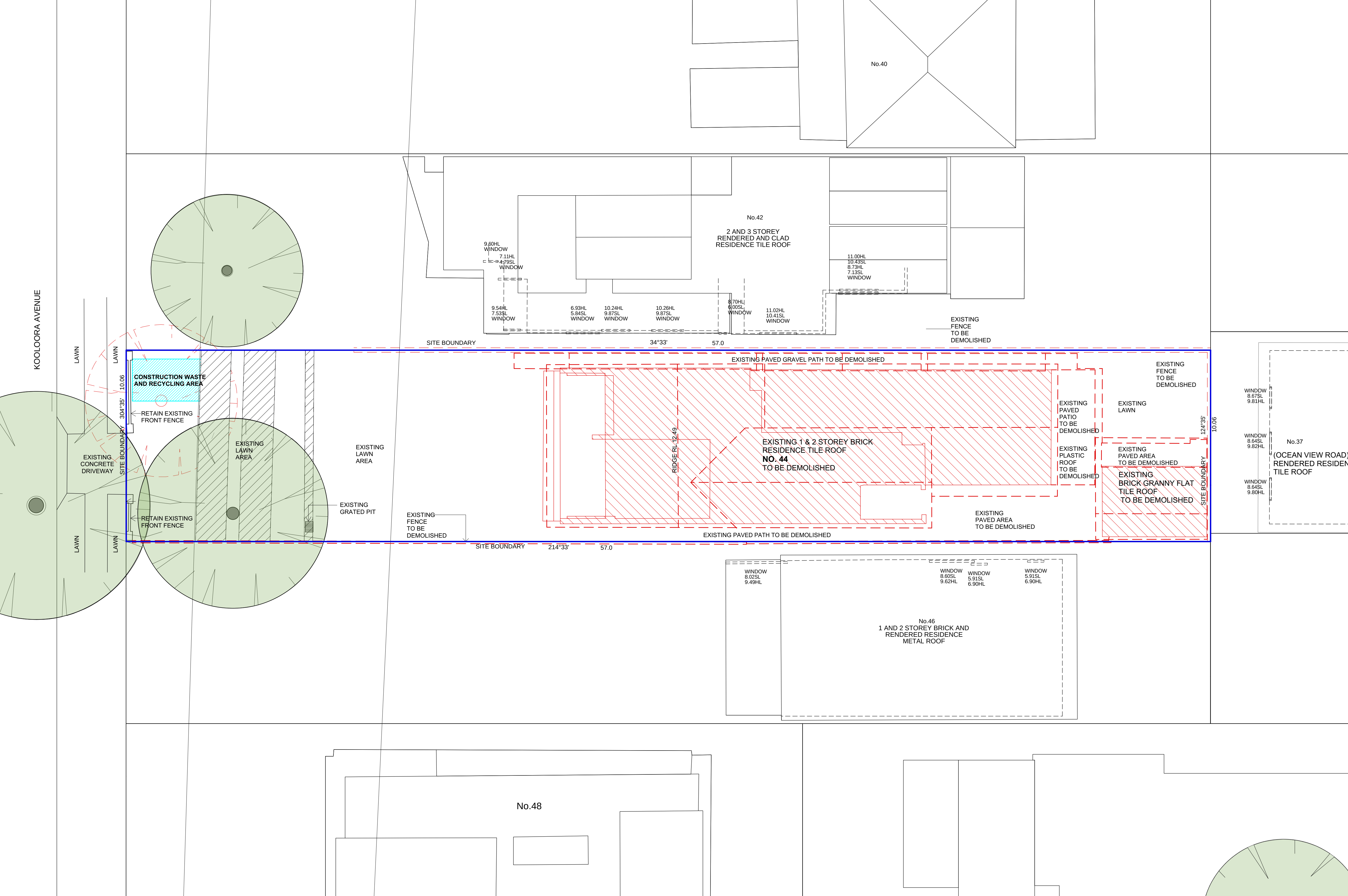
Satellite Plan



Locality Plan

STEWART HOUSE	
44 KOOLOORA AVENUE, FRESHWATER	
DA00	Cover Sheet and Locality Plans
DA01	Demolition Plan and Construction Waste Management
DA02	Site Analysis Plan
DA03	Site Plan and Roof Plan
DA04	Basement and Level 1 Plan
DA05	Level 2 Plan
DA06	North East and South East Elevation
DA07	South West and North West Elevation
DA08	Sections
DA09	Shadow Diagrams Winter Existing and Proposed
DA10	Shadow Diagrams Summer Existing and Proposed
DA11	Perspectives
DA12	Colours & Finishes
DA13	Excavation and Fill Plan

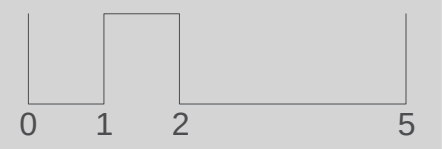




Demolition Plan



1:100 @ A1 + 1:200 @ A3



- LEGEND
- EXISTING TREE ON SURVEY TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - SITE BOUNDARY
 - EXISTING STRUCTURE /HARD LANDSCAPE TO BE DEMOLISHED
 - EXTENT OF EXISTING 2 STOREY BUILDING TO BE REMOVED
 - CONSTRUCTION WASTE AND RECYCLING ZONE
 - VEHICLE ACCESS/ MANEUVERING TO SITE

Stewart House
44 Koolooro Ave, Freshwater

DA01

9/9/20 DA Submission

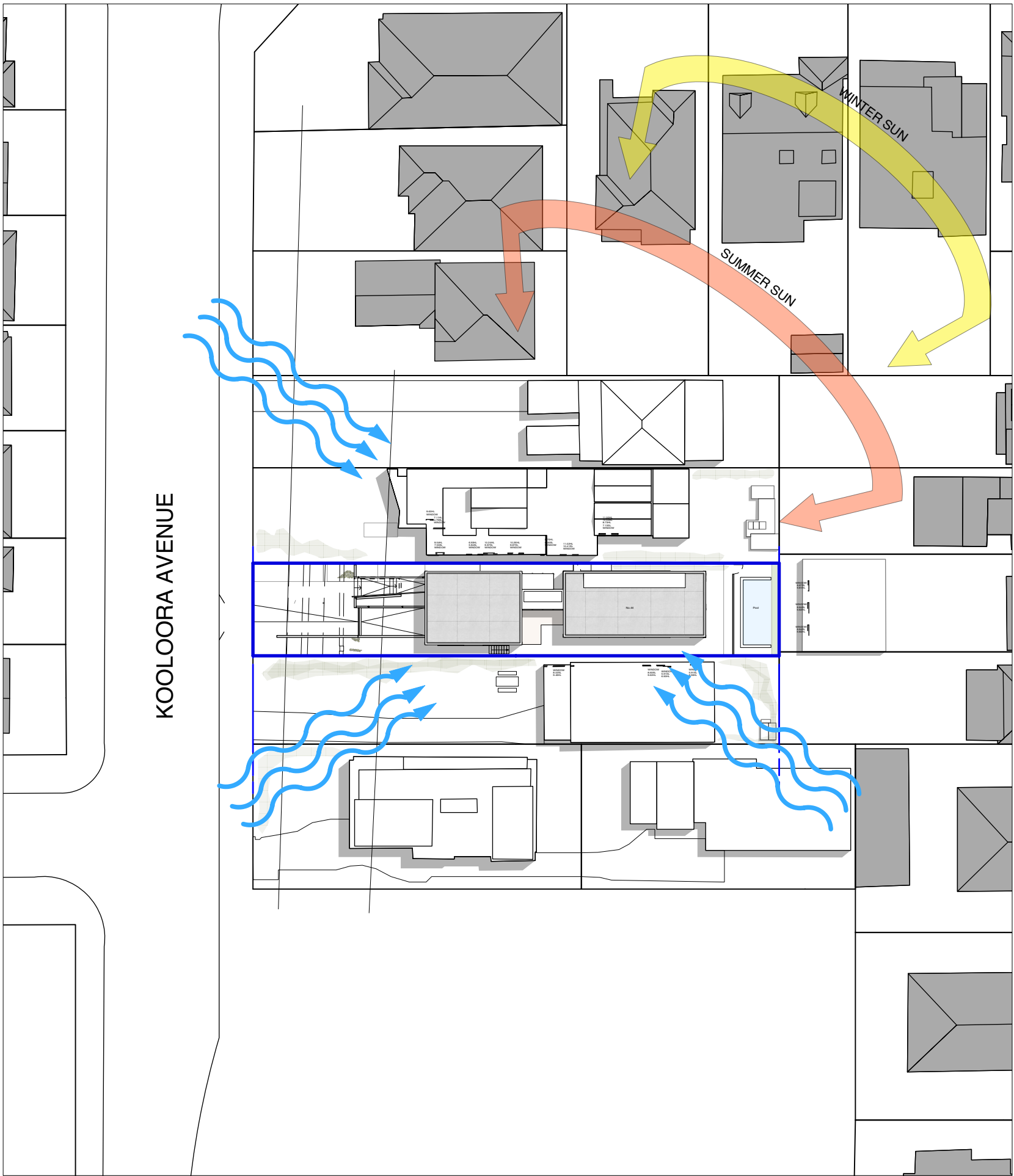


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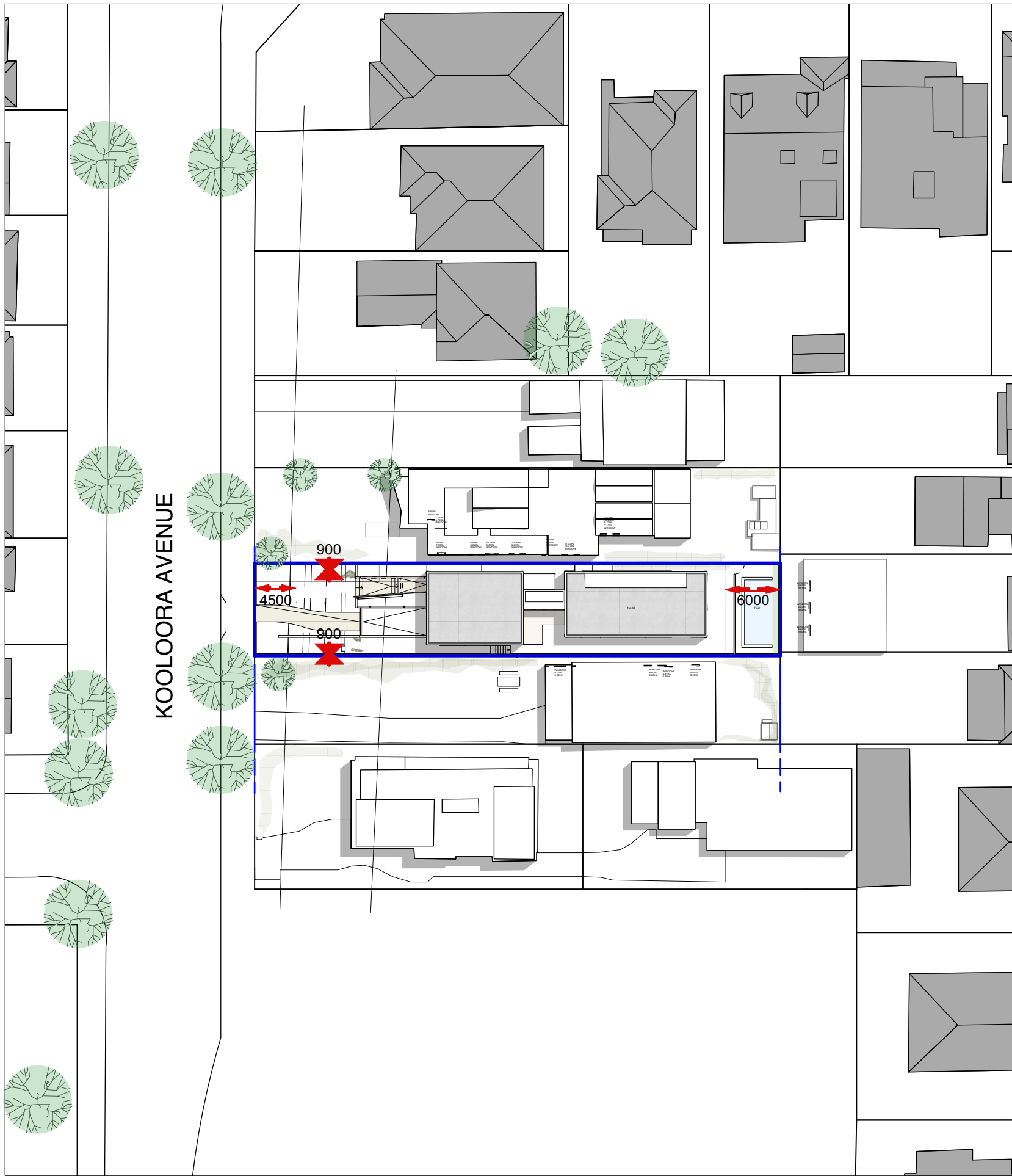
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larry melocco reg 5481
andrew hjorth reg 5413

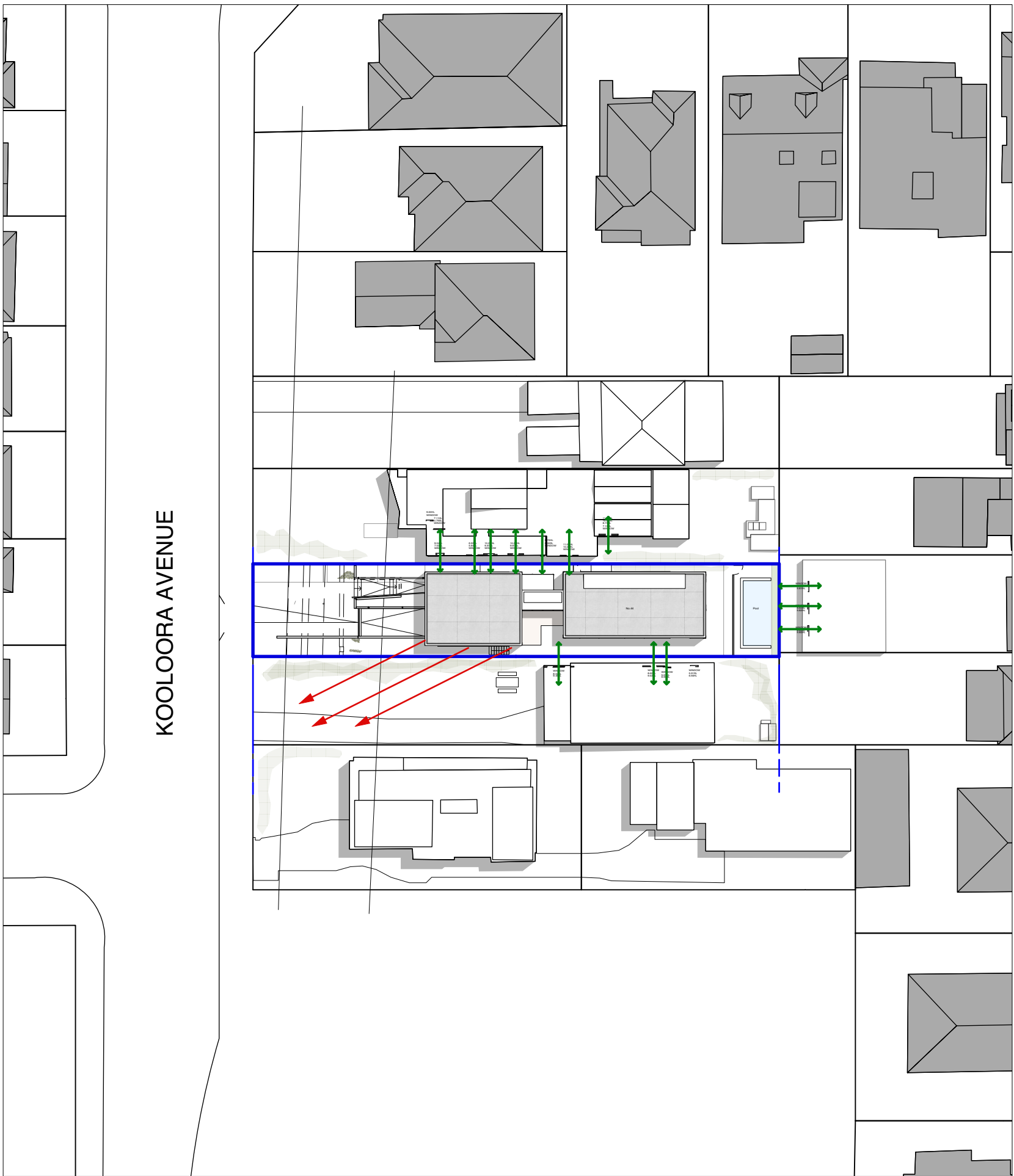
Demolition Plan and Construction
Waste Management



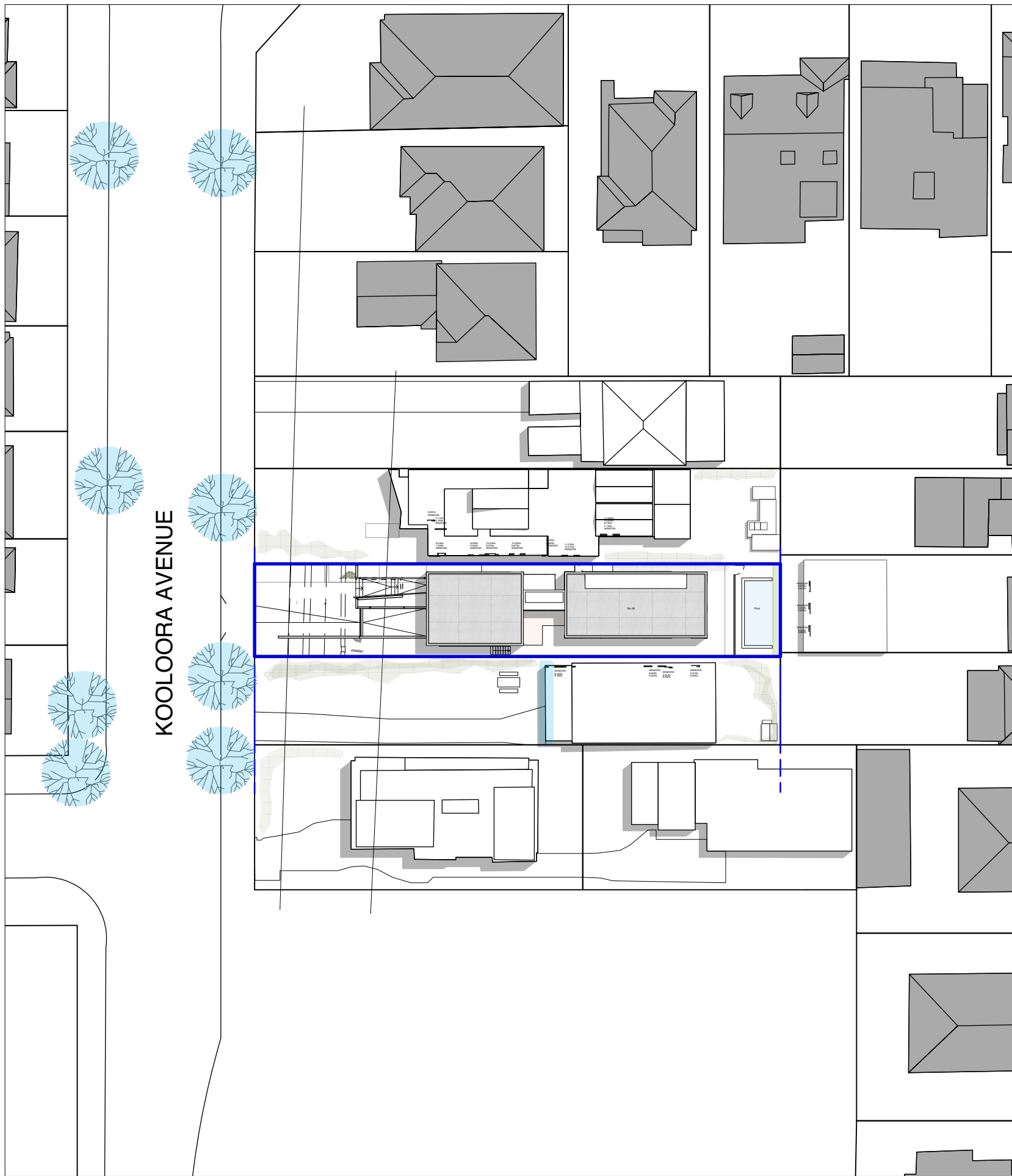
Sun Path and Wind Path



Vegetation Plan and Setbacks



View To Beach & Overlooking



Heritage & Flooding



1:500 @ A1 + 1:1000 @ A3

- LEGEND
- OVERLOOKING
 - VIEW TO BEACH
 - VEGETATION
 - WIND DIRECTION
 - RISK OF FLOODING
 - SITE BOUNDARY

Stewart House
44 Kooloorra Ave. Freshwater

DA02

26/8/20

DA Submission

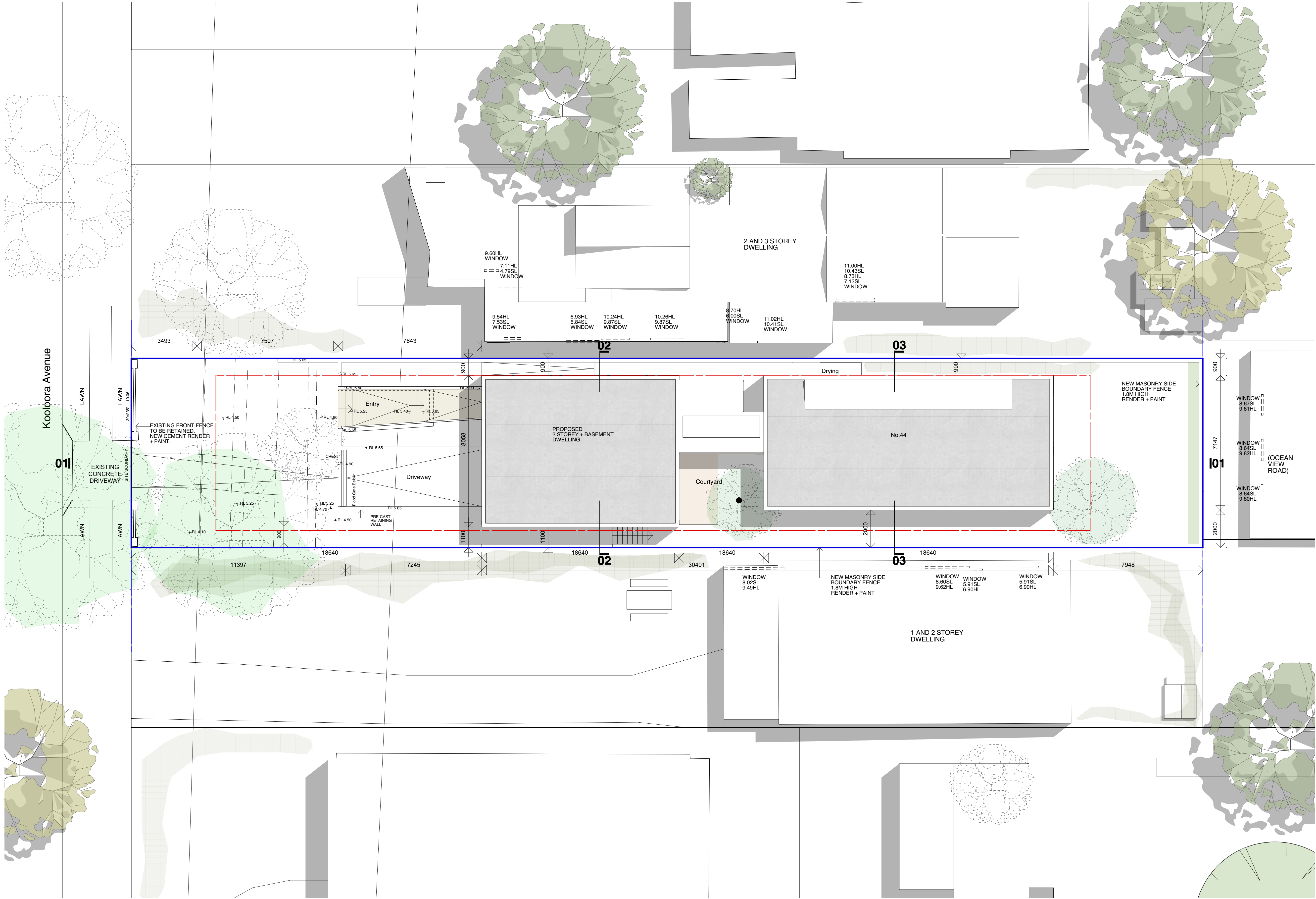


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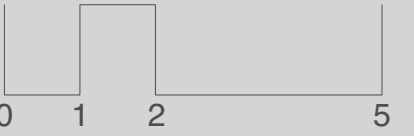
.21910 DA02-05 Plans & Site plans v2017-WTMP.vwx



Roof & Site Plan



1:100 @ A1 + 1:200 @ A3



- LEGEND
- EXISTING TREE ON SURVEY TO BE RETAINED
 - SITE BOUNDARY
 - SITE SETBACKS

Stewart House
44 Kooloora Ave. Freshwater
Site Plan and Roof Plan

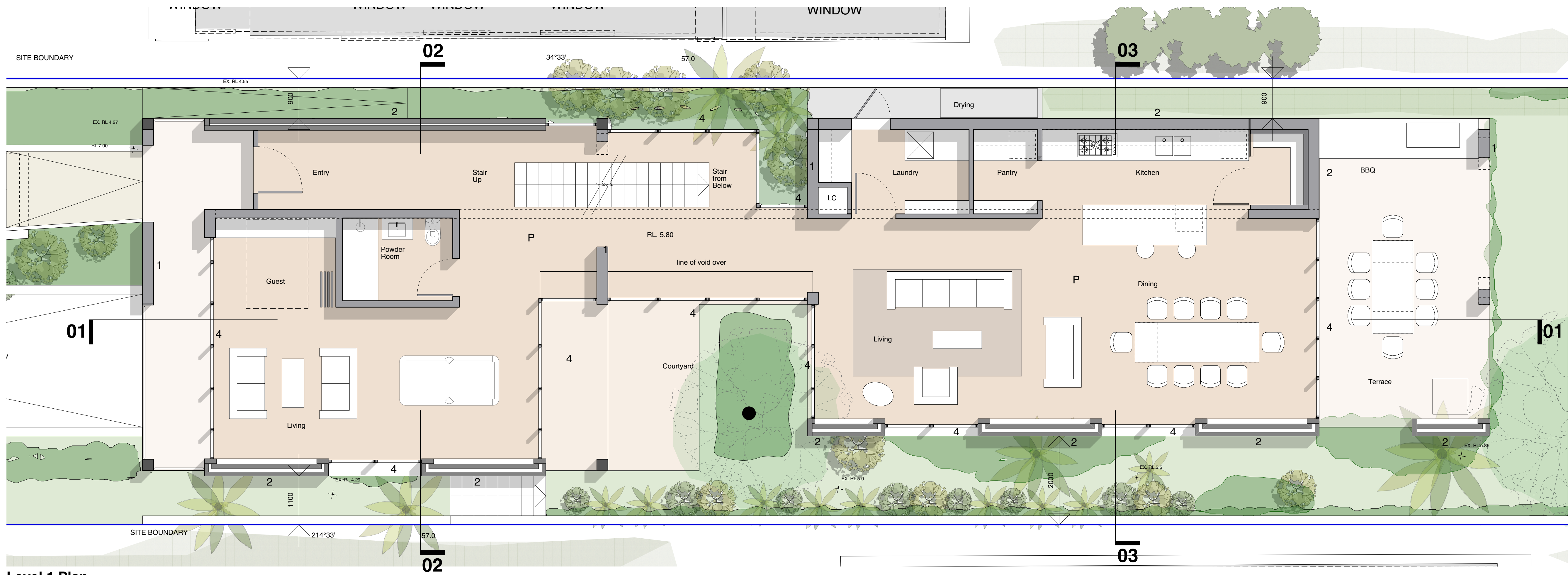
DA03

9/9/20 DA Submission

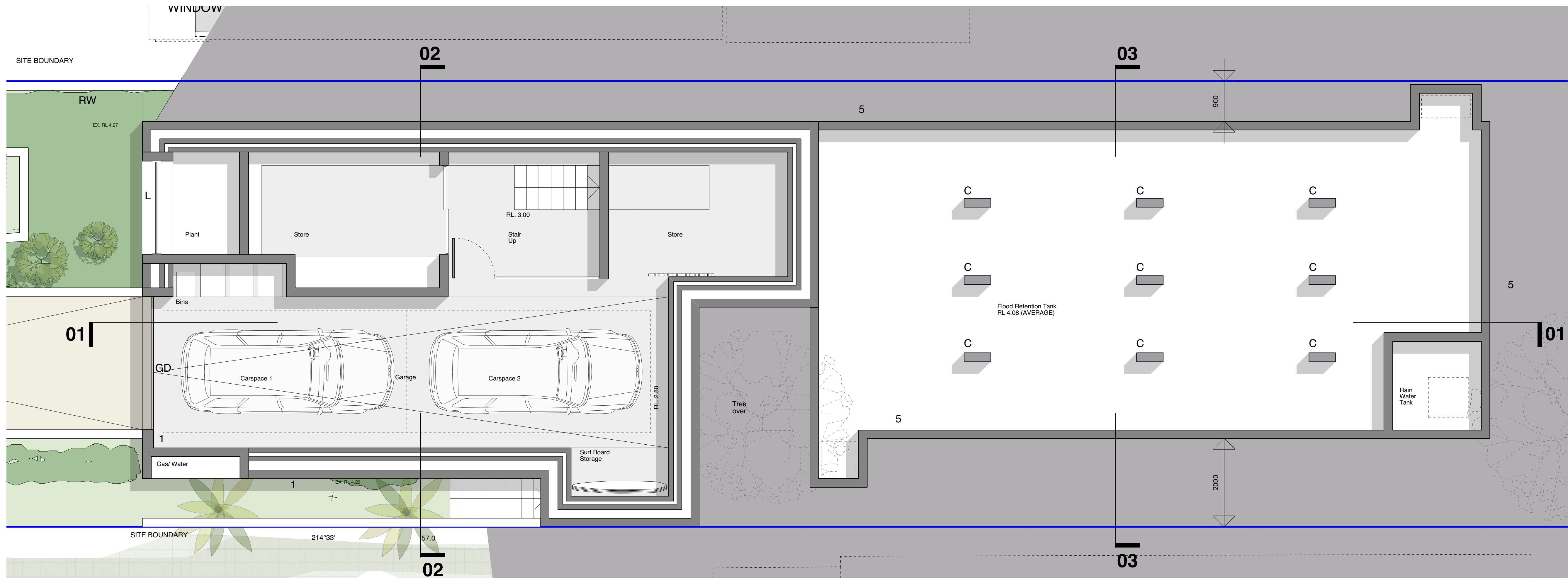


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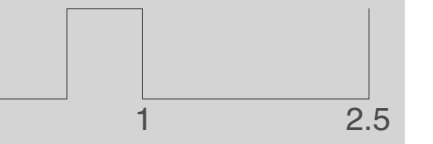
Level 1 Plan



Basement Plan



1:50 @ A1 + 1:100 @ A3



- LEGEND**
- EXISTING TREE ON SURVEY TO BE RETAINED
 - SITE BOUNDARY
 - SITE SETBACKS
 - C COLUMN
 - GD GARAGE DOOR
 - G GUTTER
 - L LOUVRE
 - P PAVED
 - RW RETAINING WALL
 - 1 CONCRETE
 - 2 CAVITY BRICKWORK
 - 3 SINGLE GLAZED LOW-E GLASS U 4.7 SHGC 0.63
 - 4 DOUBLE GLAZED LOW-E GLAZED U 3.74 SHGC 0.62
 - 5 BLOCKWORK 'ECO-BLOCK'
 - 6 PILE CAVITY BLOCKWORK WALL

Stewart House
44 Koolooro Ave. Freshwater

Basement & Level 1 Plan

DAO4

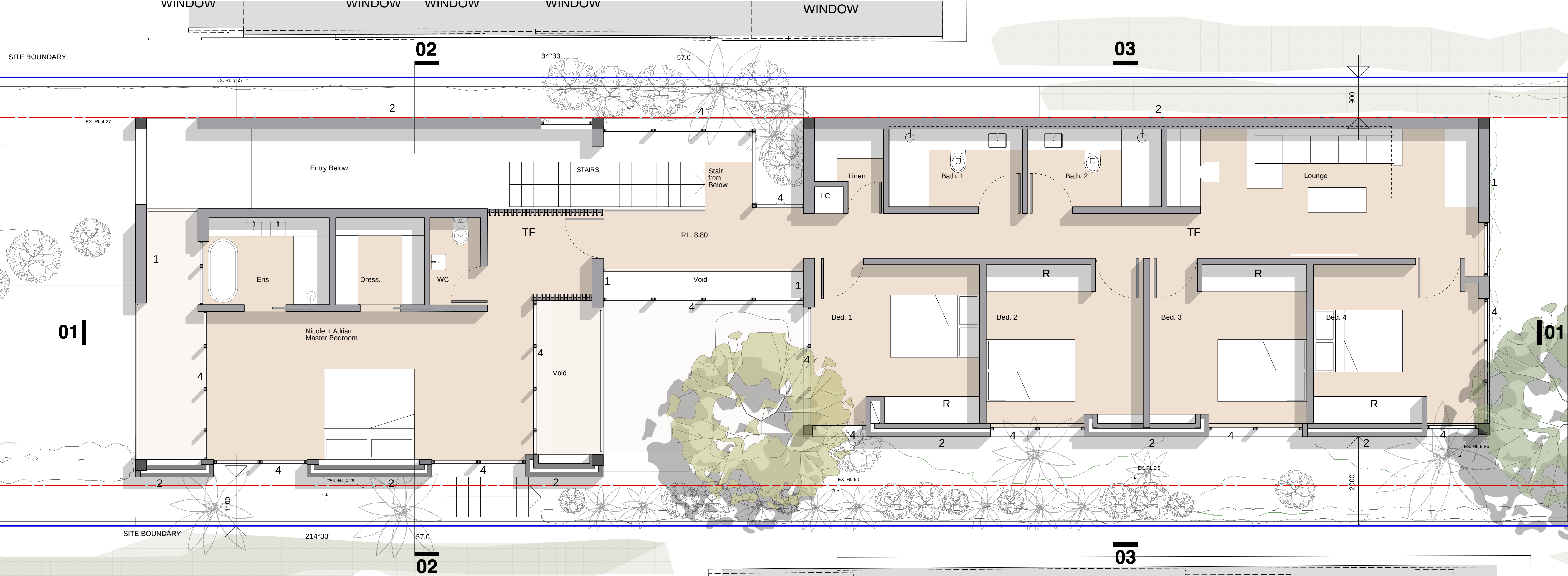
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21910 DAO2-05 Plans & Site plans v2019 v2017.wxw



Level 2 Plan



1:50 @ A1 + 1:100 @ A3



LEGEND	
	EXISTING TREE ON SURVEY TO BE RETAINED
	SITE BOUNDARY
	COLUMN
	GARAGE DOOR
	GUTTER
	LOUVRE
	PAVED
	RETAINING WALL
	TIMBER FLOOR
	ROBE
	CONCRETE
	CAVITY BRICKWORK
	SINGLE GLAZED LOW-E GLASS U 4.7 SHGC 0.63
	DOUBLE GLAZED LOW-E GLAZED U 3.74SHGC 0.62

DA05 Stewart House
44 Kooloora Ave. Freshwater

Level 2 Plan

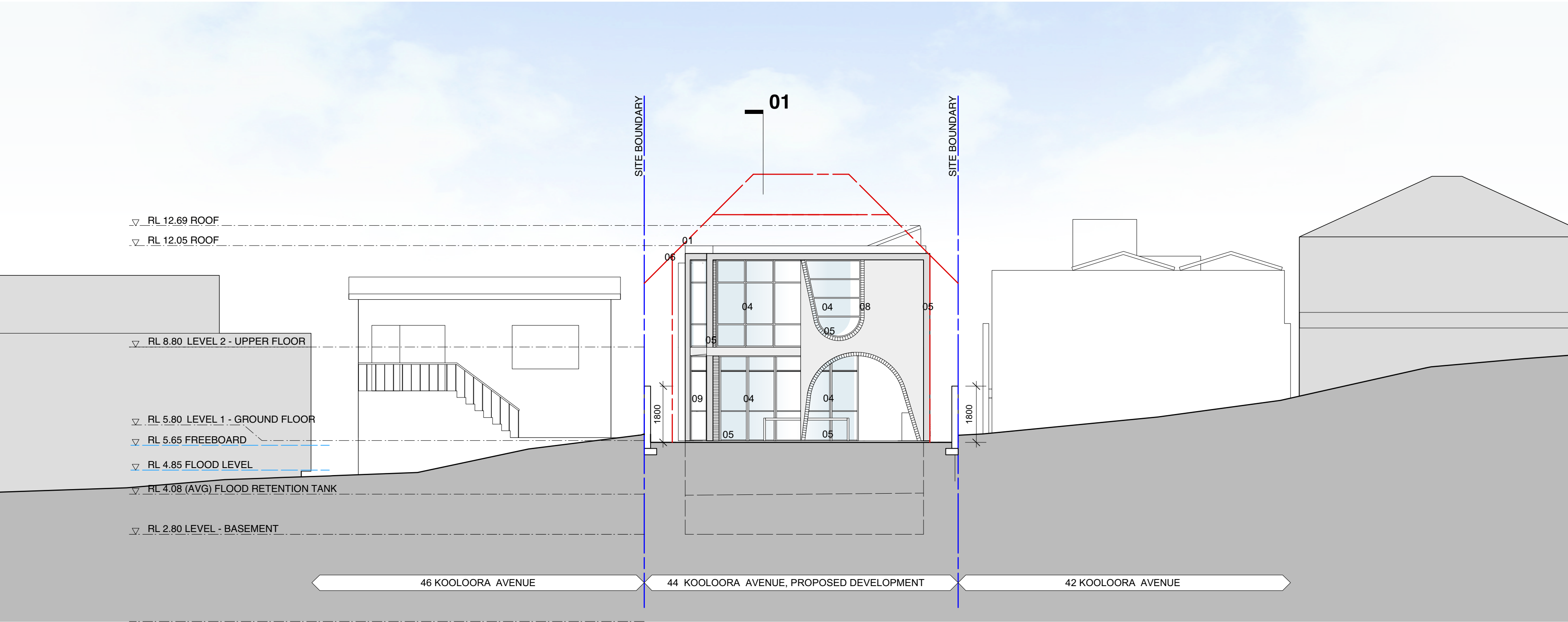
9/9/20 DA Submission



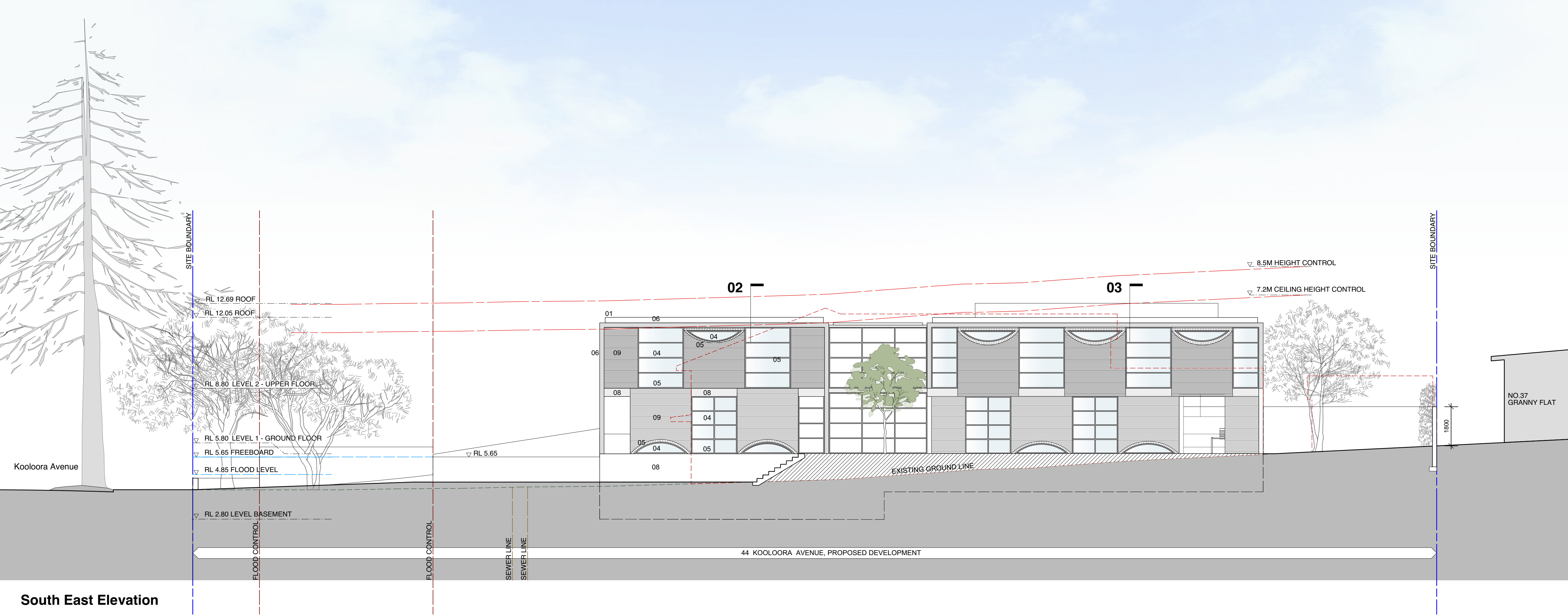
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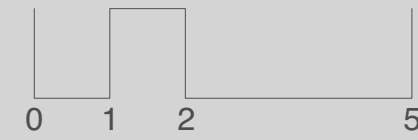


North East Elevation



South East Elevation

1:100 @ A1 + 1:200 @ A3



- 01 ROOF AND GUTTERS
- 02 UPPER WALLS
- 03 SOFFIT
- 04 GLAZED WINDOWS AND DOORS
- 05 ALUMINIUM WINDOWS AND DOORS
- 06 STRUCTURAL STEEL
- 07 TIMBER
- 08 CONCRETE
- 09 BRICKWORK
- 10 EXTERNAL PAVING

Stewart House
44 Koolooro Ave. Freshwater

North East and South East
Elevation

DA06

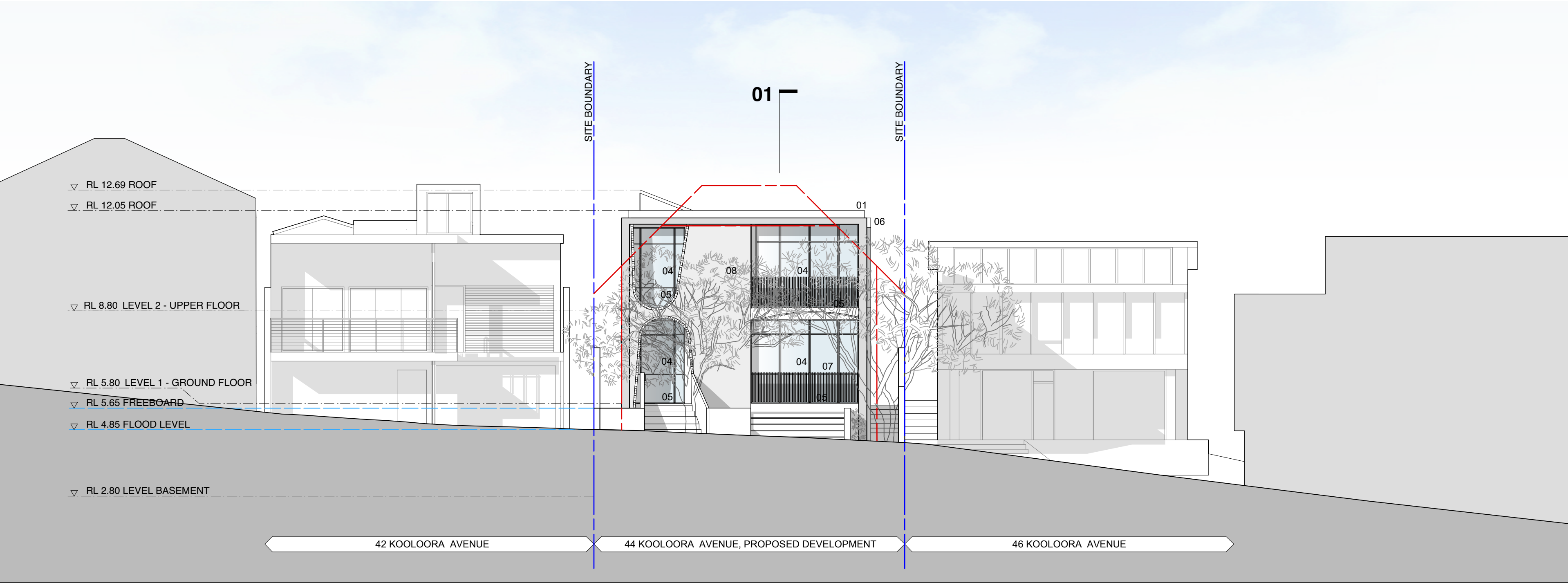
10/9/20 DA Submission



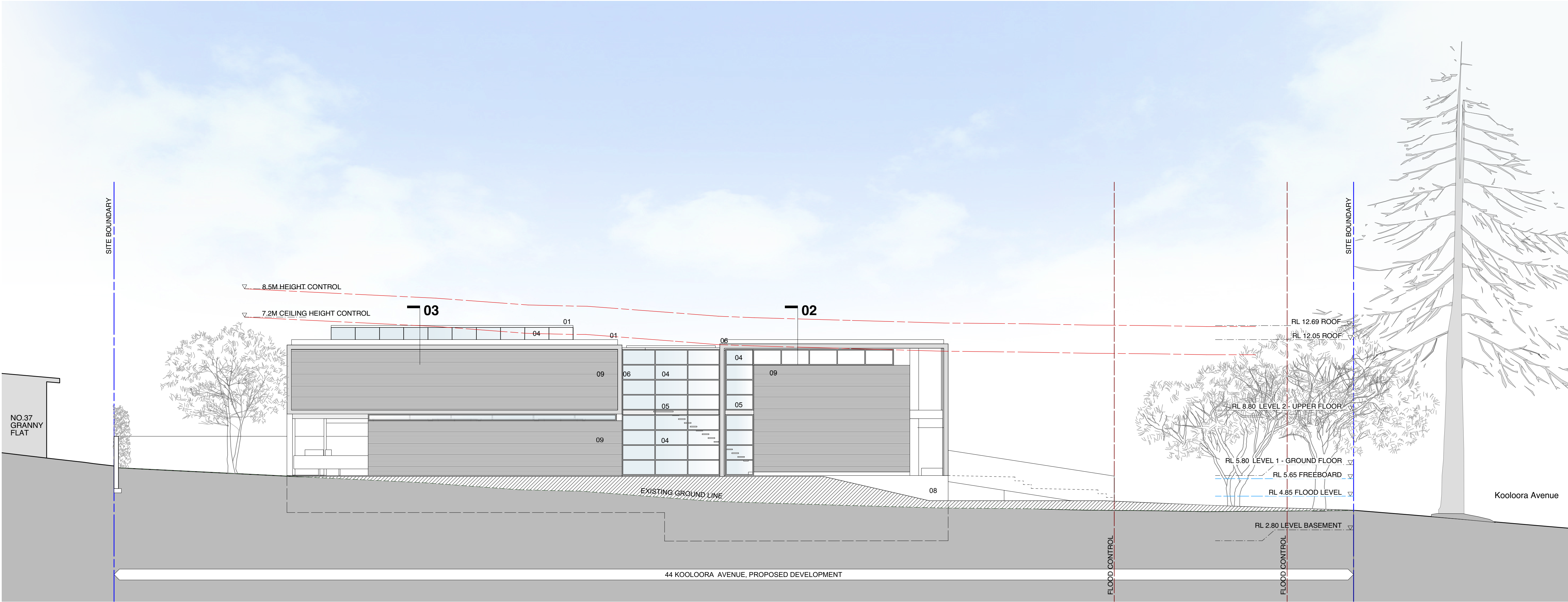
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South West Elevation (Kooloora Avenue)



North West Elevation

1:100 @ A1 + 1:200 @ A3

0

1

2

5

01

02

03

04

05

06

07

08

09

ROOF AND GUTTERS

UPPER WALLS

SOFFIT

GLAZED WINDOWS AND DOORS

ALUMINIUM WINDOWS AND DOORS

STRUCTURAL STEEL

TIMBER

CONCRETE

BRICKWORK

Stewart House

44 Kooloora Ave. Freshwater

South West and North West Elevation

DA07

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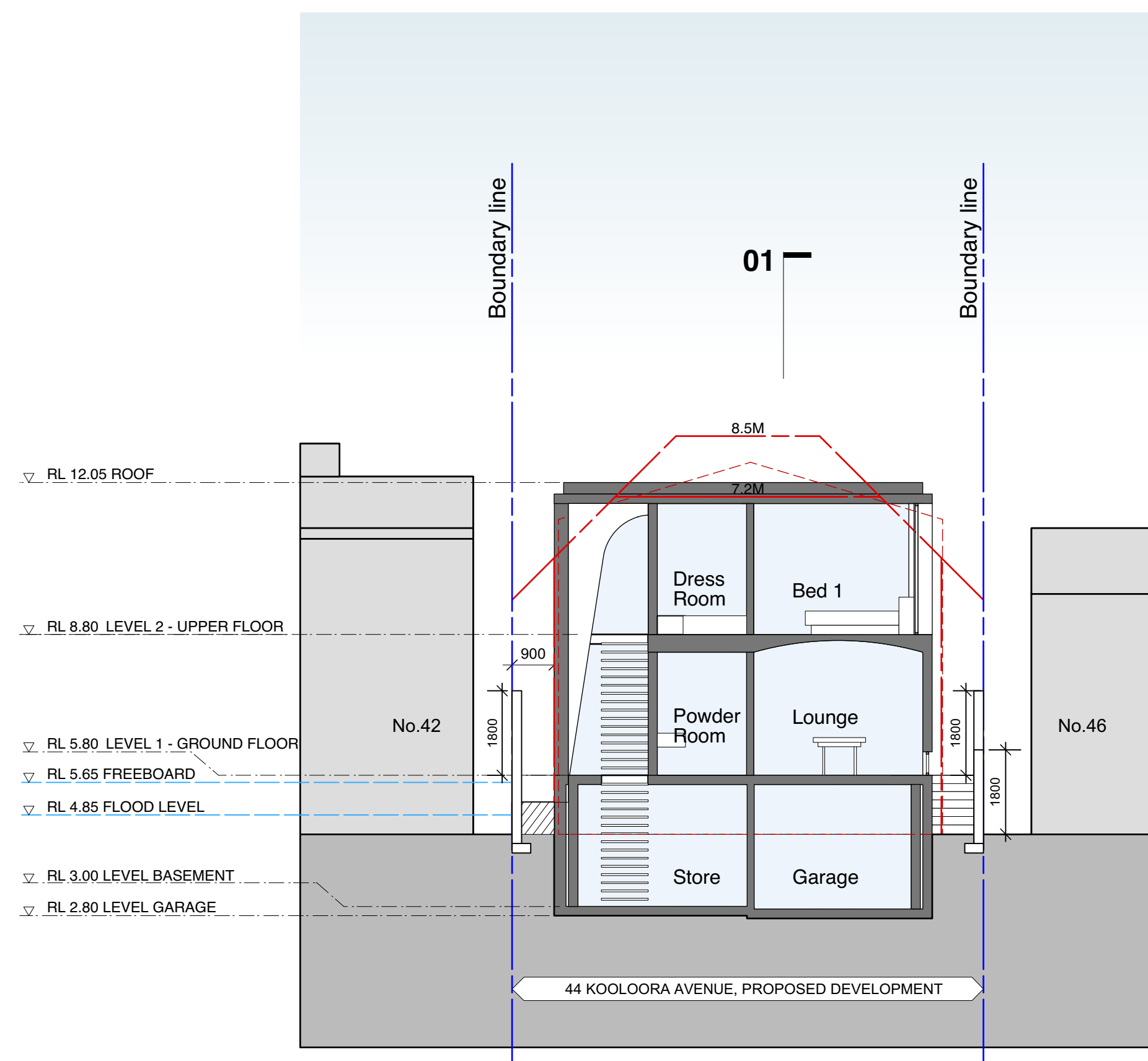
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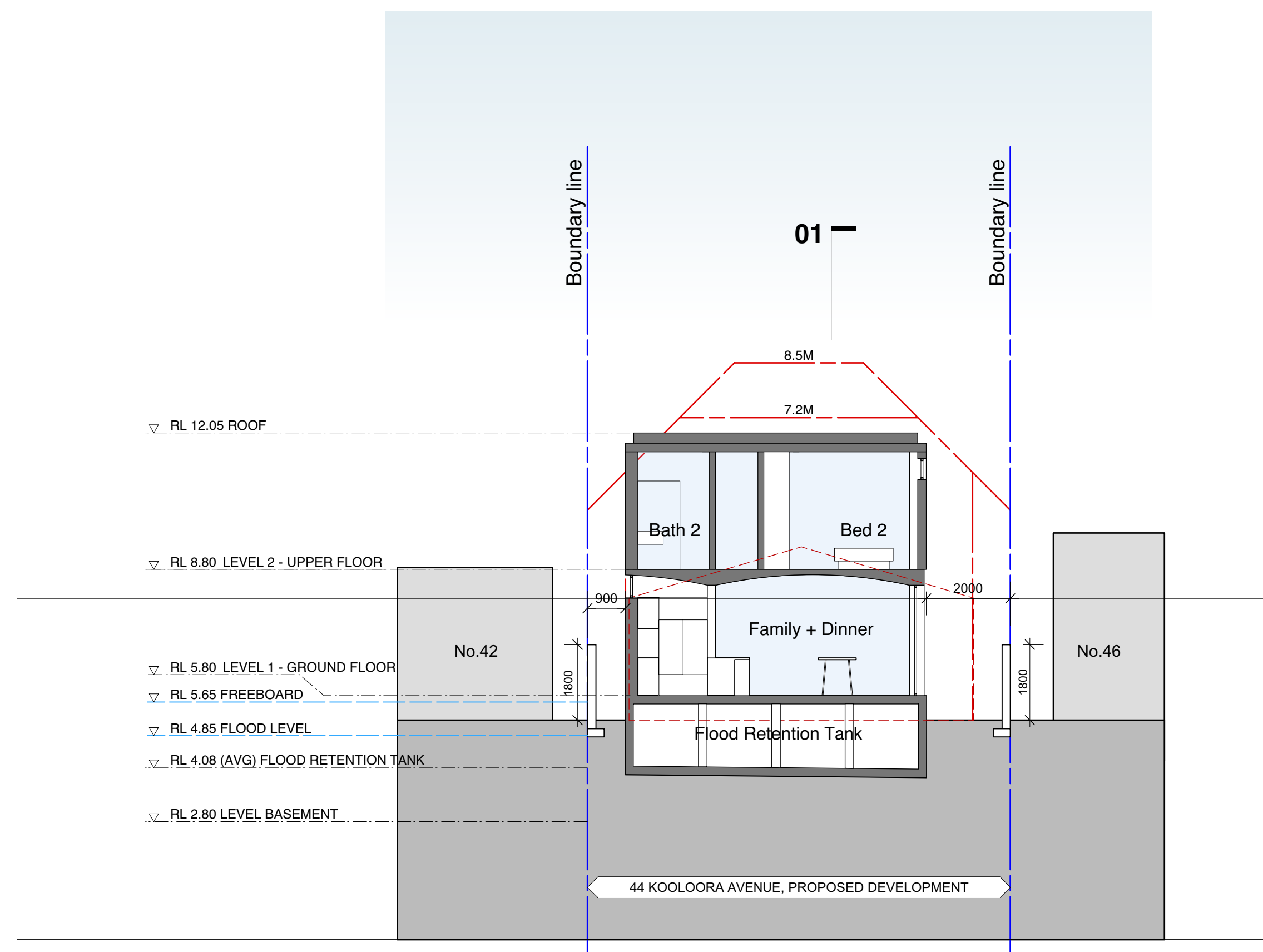
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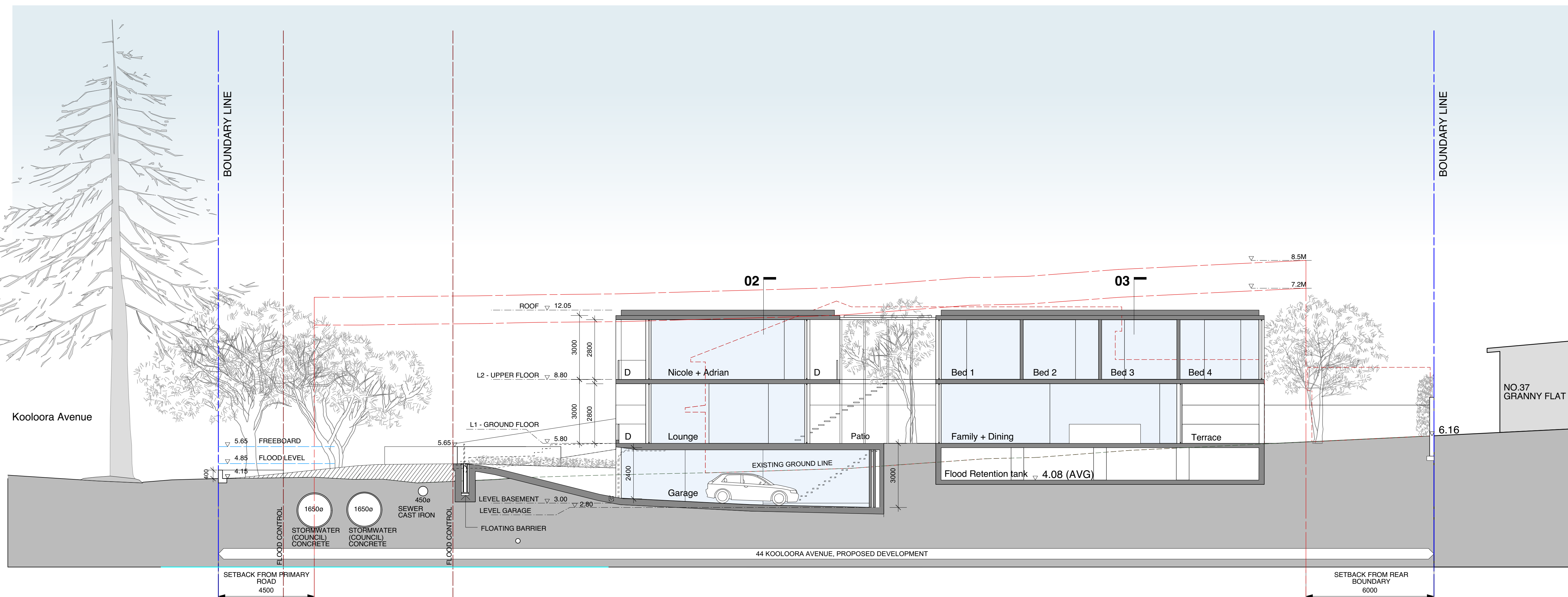
andrew hjorth reg 5413



Section 2



Section 3



Section 1

1:100 @ A1 + 1:200 @ A3



DA08 Stewart House
44 Kooloora Ave, Freshwater

Sections

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2/1910 DA06-08 Elevation & Section v2019 v2017.vwx

Shadow Analysis

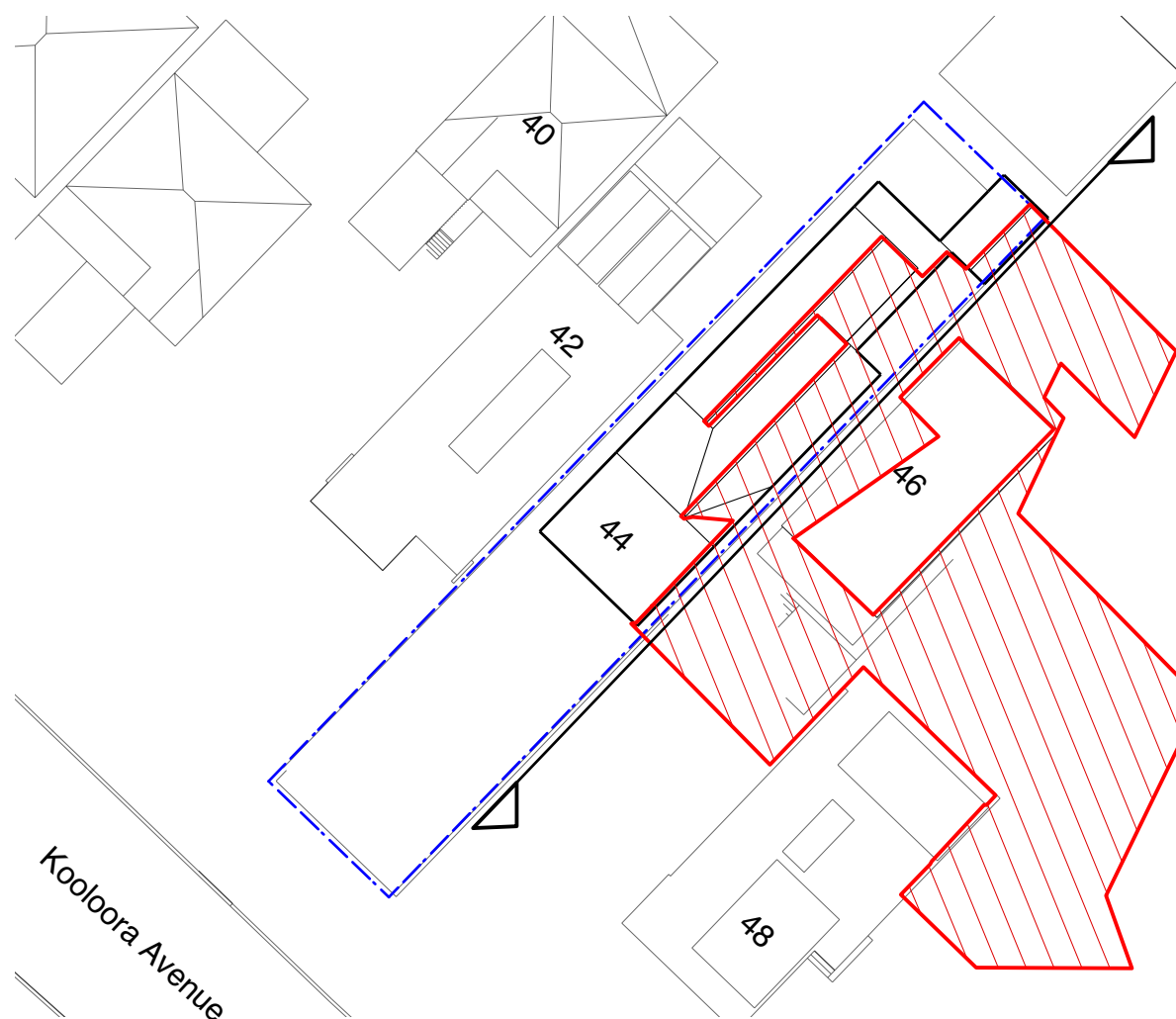
Existing



EXISTING
WINTER (21 JUNE)
9AM



EXISTING
WINTER (21 JUNE)
12PM



EXISTING
WINTER (21 JUNE)
3PM

Proposed



PROPOSED
WINTER (21 JUNE)
9AM

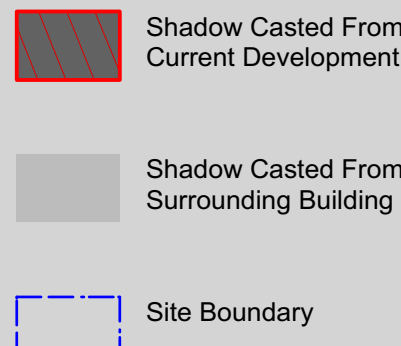


PROPOSED
WINTER (21 JUNE)
12PM



PROPOSED
WINTER (21 JUNE)
3PM

NOTE:
SHADOW DIAGRAMS HAVE BEEN
CREATED USING SOFTWARE:
SKETCHUP PRO VERSION 2018



Stewart House
44 Koolora Ave. Freshwater

DA09

26/8/20 DA Submission

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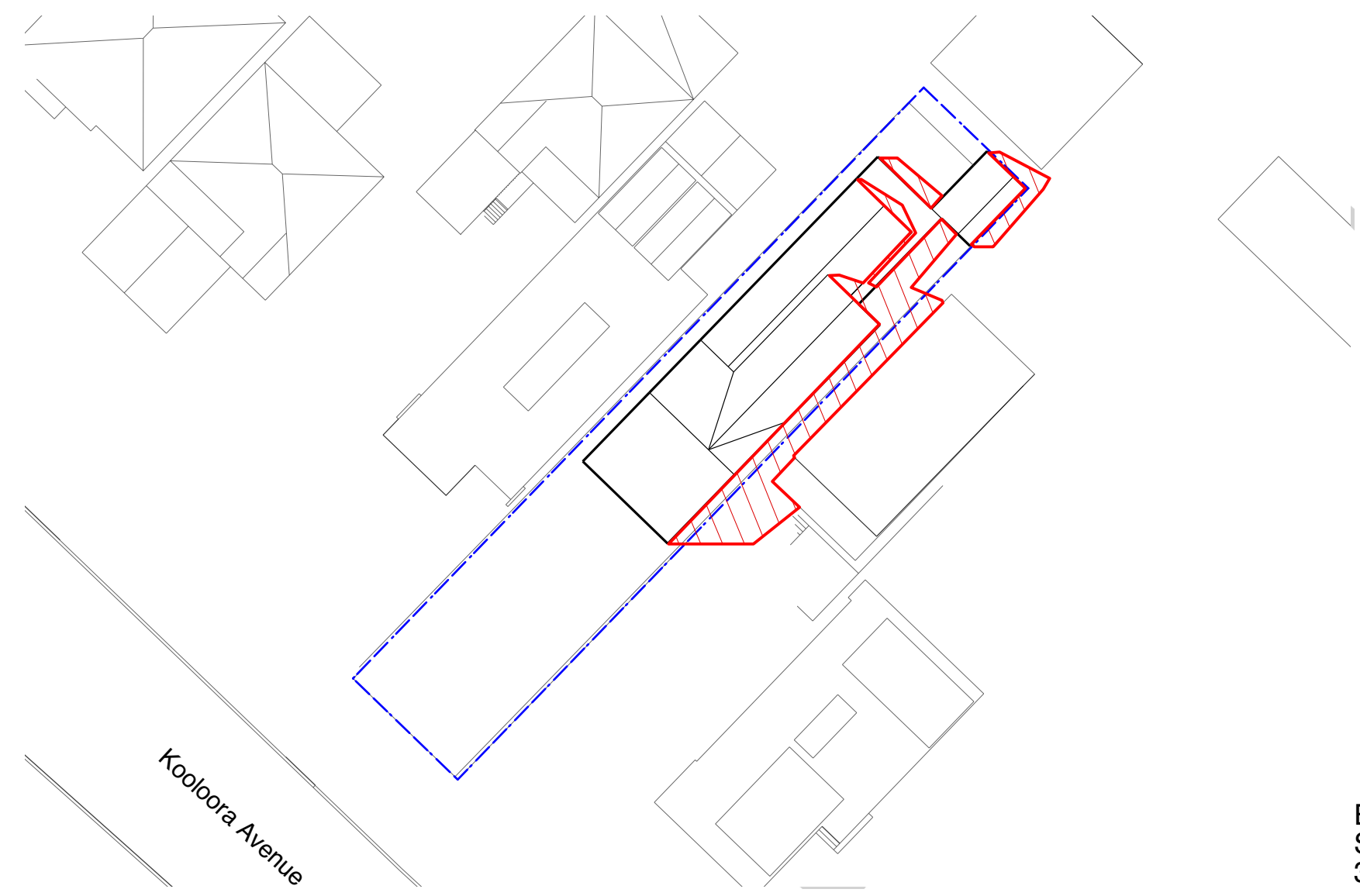
Shadow Analysis



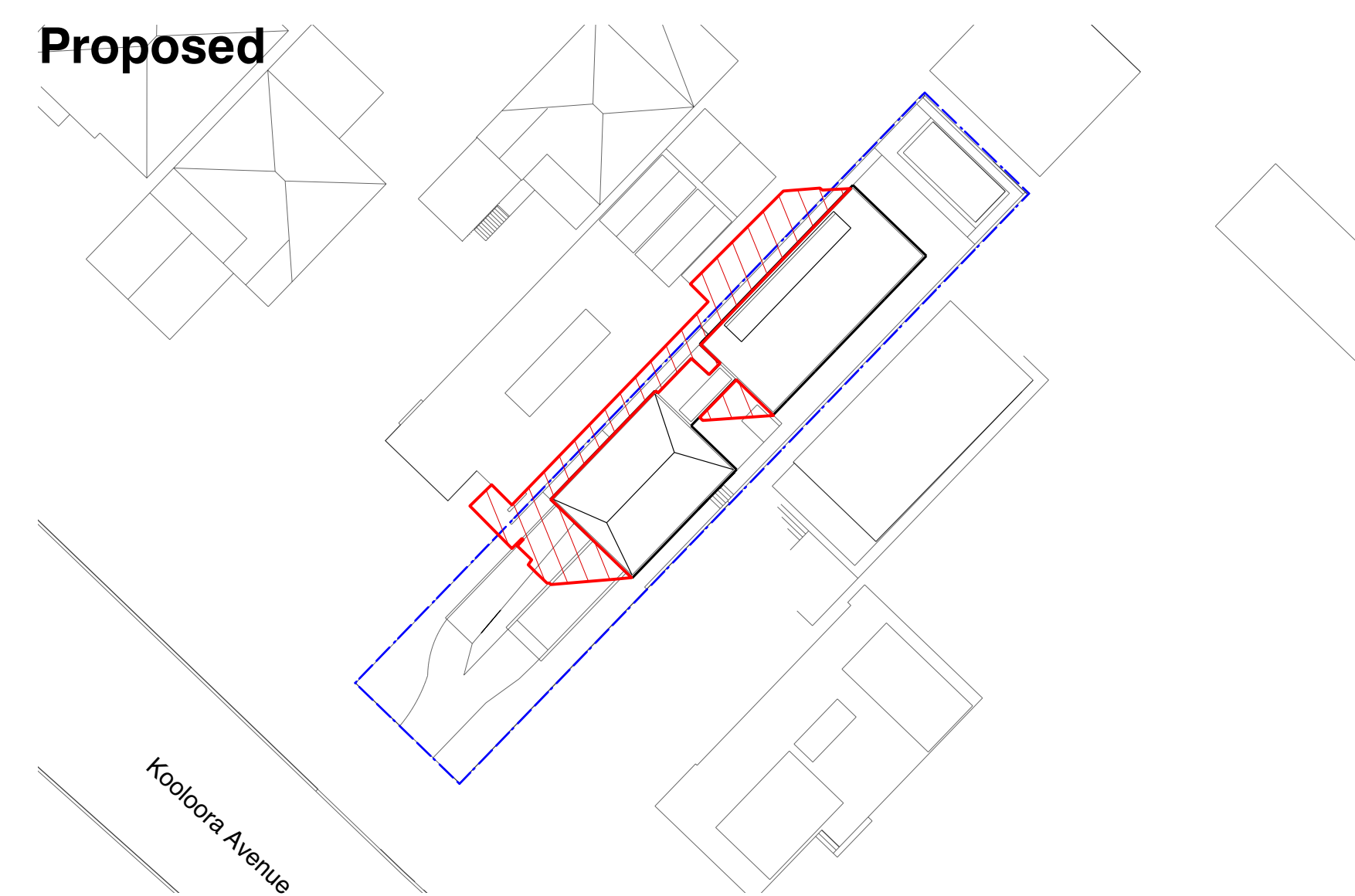
EXISTING
SUMMER (22 DEC)
9AM



EXISTING
SUMMER (22 DEC)
12PM



EXISTING
SUMMER (22 DEC)
3PM

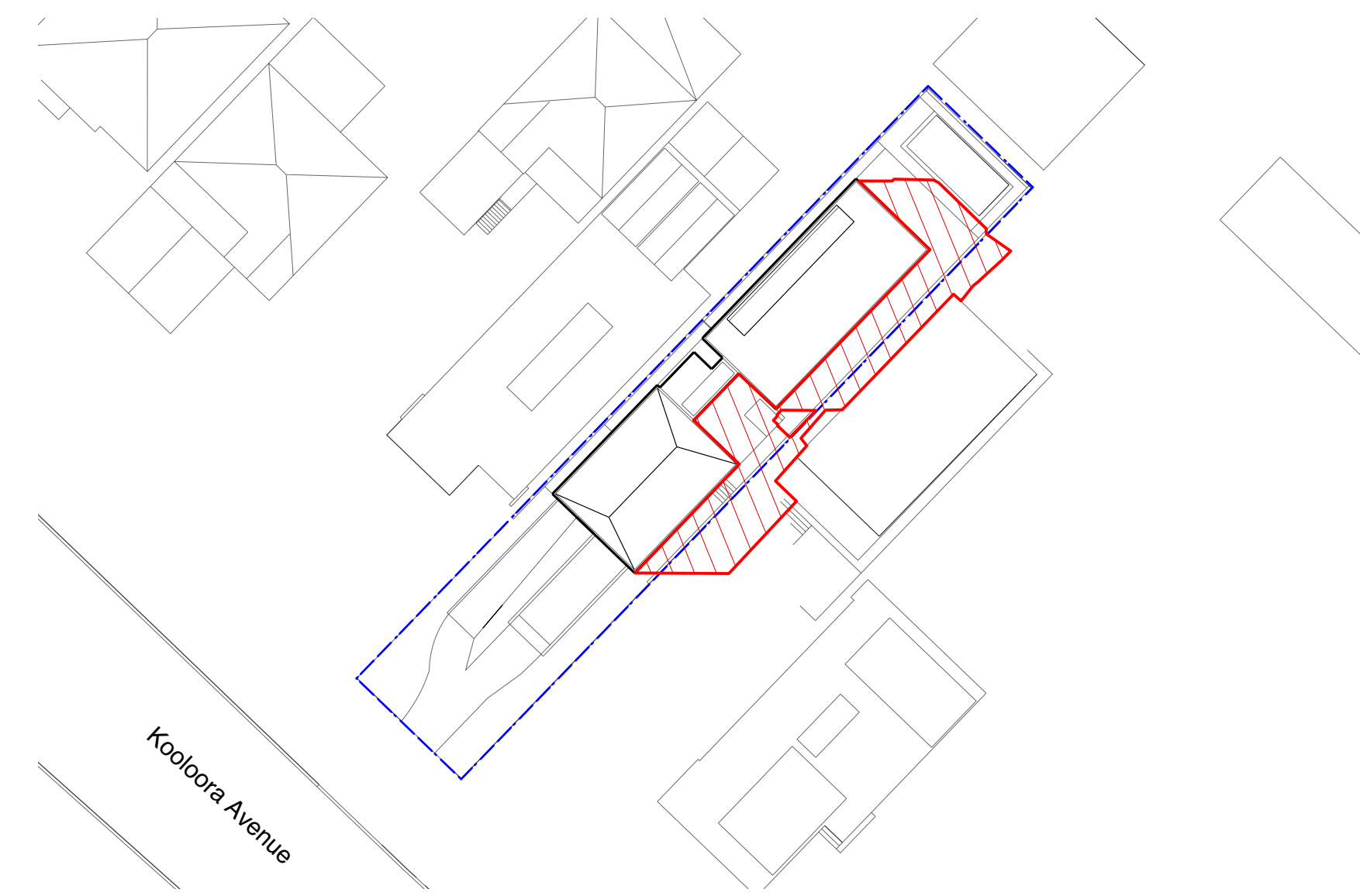


NOTE:
SHADOW DIAGRAMS HAVE BEEN
CREATED USING SOFTWARE:
SKETCHUP PRO VERSION 2018

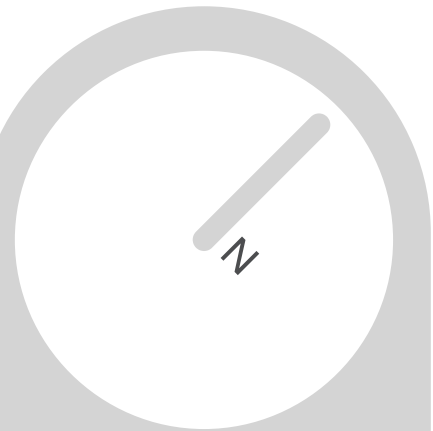
PROPOSED
SUMMER (22 DEC)
9AM



PROPOSED
SUMMER (22 DEC)
12PM



PROPOSED
SUMMER (22 DEC)
3PM



- Shadow Casted From
Proposed
Development
- Shadow Casted From
Surrounding Building
- Site Boundary

Stewart House
44 Kooloora Ave. Freshwater

Shadow Diagram Summer
Existing and Proposed

DA10

26/8/20 DA Submission

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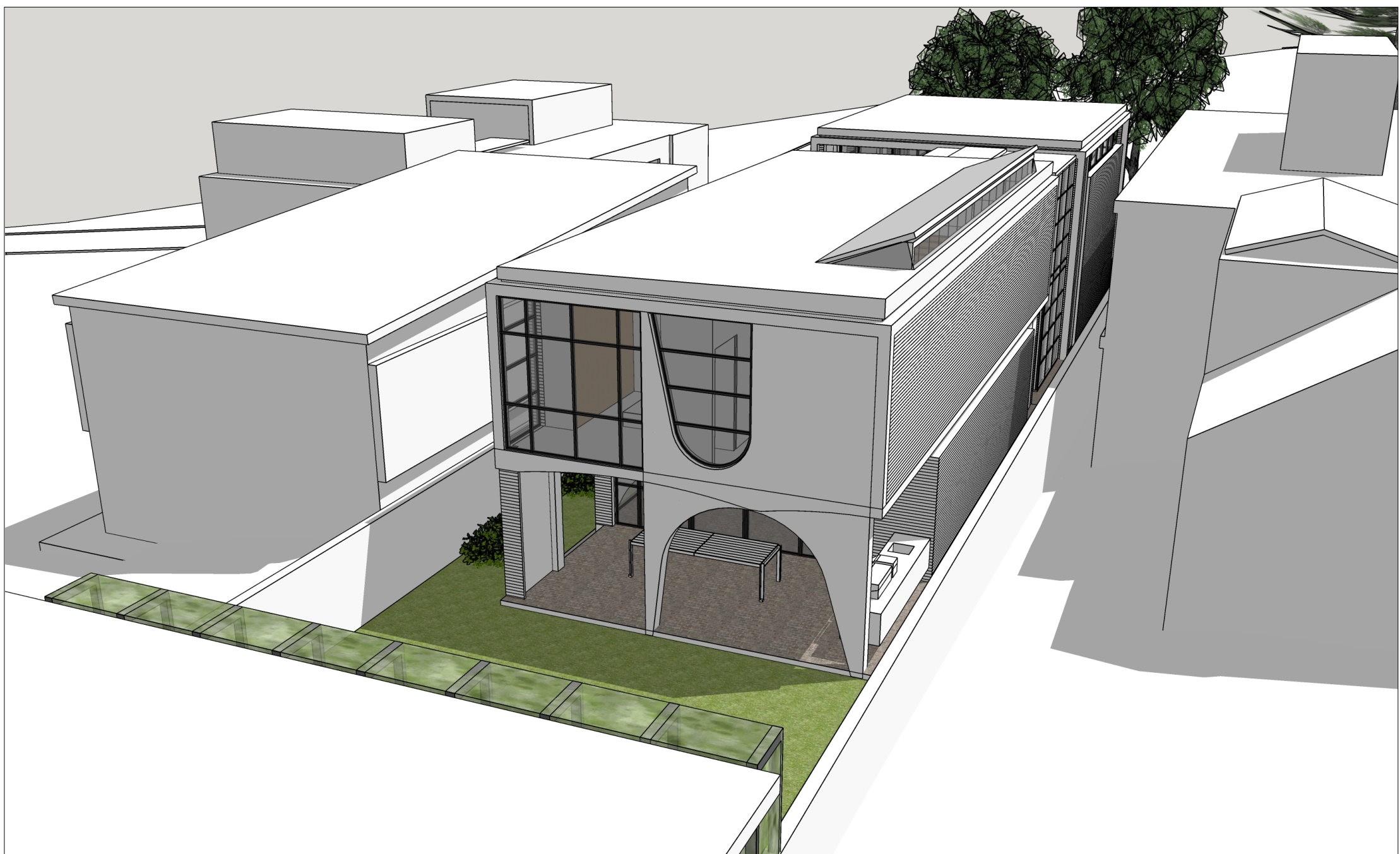
Perspective A :
Front facade from Kooloora Avenue



Perspective B :
Front facade from Kooloora Avenue



Perspective C :
Aerial view of the eastern facade



Perspective D :
Rear view of the northern facade

NOT TO SCALE

Stewart House
44 Kooloora Ave. Freshwater

DA11

8/9/20 DA Submission



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Perspectives

- roof + gutters

upper walls

soffit

glazed windows and doors

aluminium windows and doors

structural steel

timber screen

concrete

brickwork

external paving
- 01

02

03

04

05

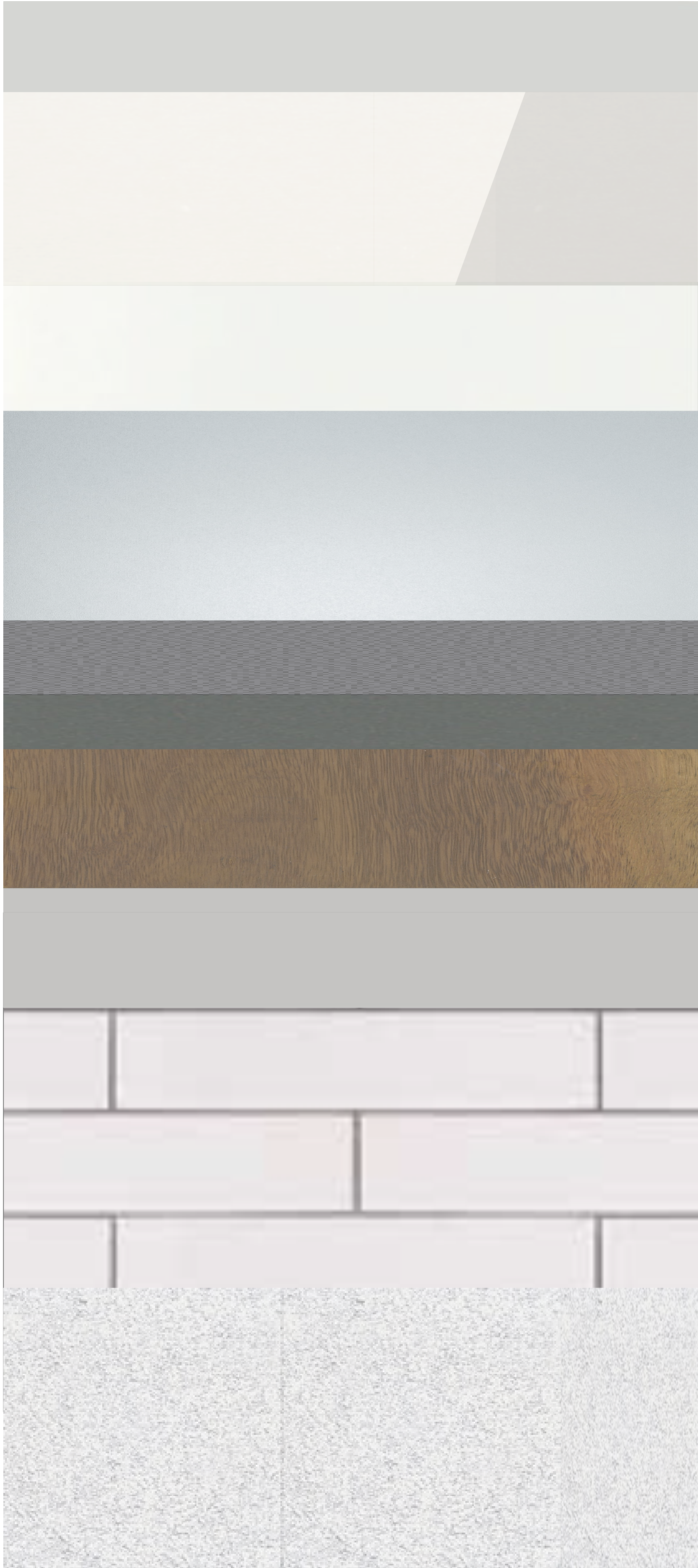
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07

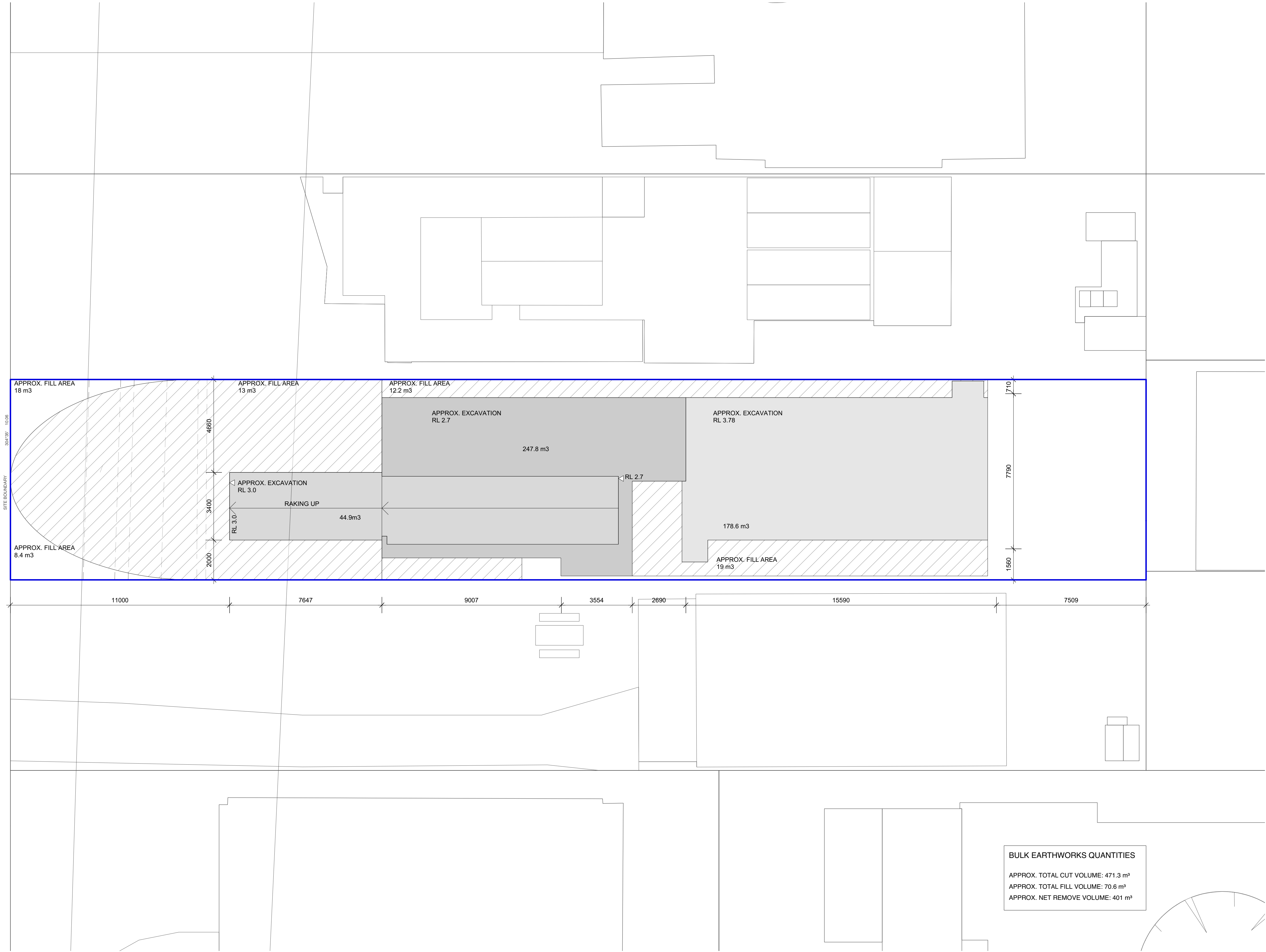
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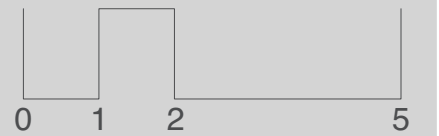
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Excavation and Fill Plan



1:100 @ A1 + 1:200 @ A3



LEGEND

- SITE BOUNDARY
- SITE SETBACKS
- EXCAVATION ZONE
- FILL ZONE

Stewart House
44 Kooloora Ave. Freshwater

Excavation and Fill Plan

DA13

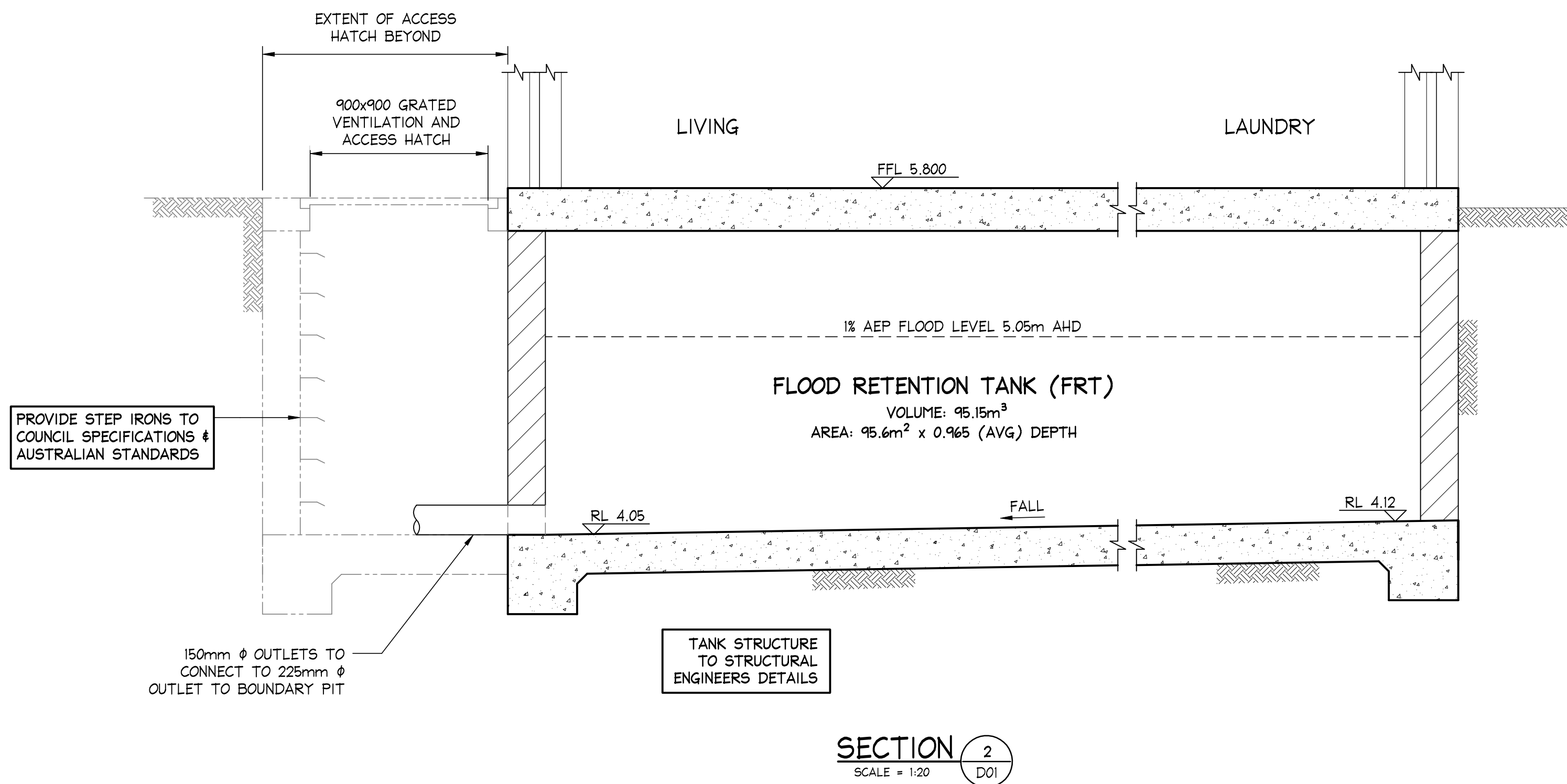
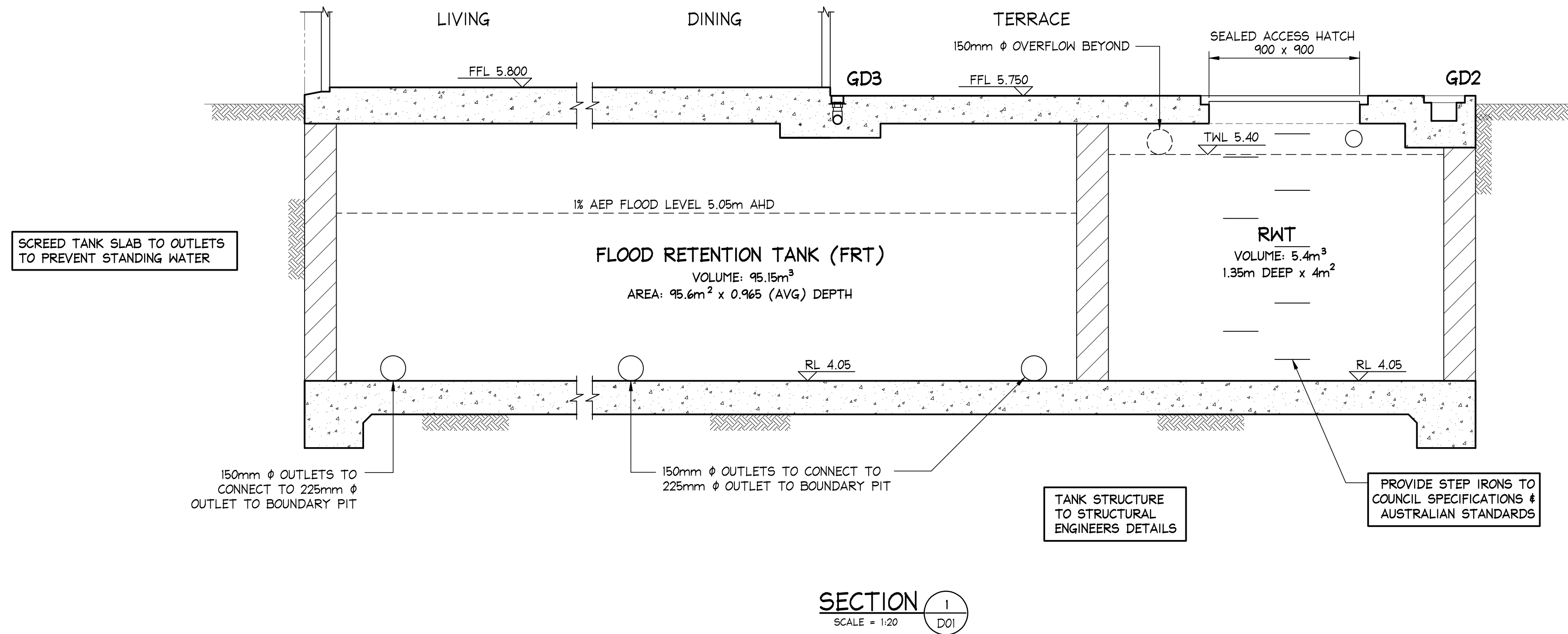
10/9/20 DA Submission



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 2. DO NOT SCALE FROM THIS DRAWING.
 3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER BEFORE COMMENCING WITH ASSOCIATED WORK.
 4. FOR GENERAL NOTES REFER TO DRAWING NUMBER: D01.



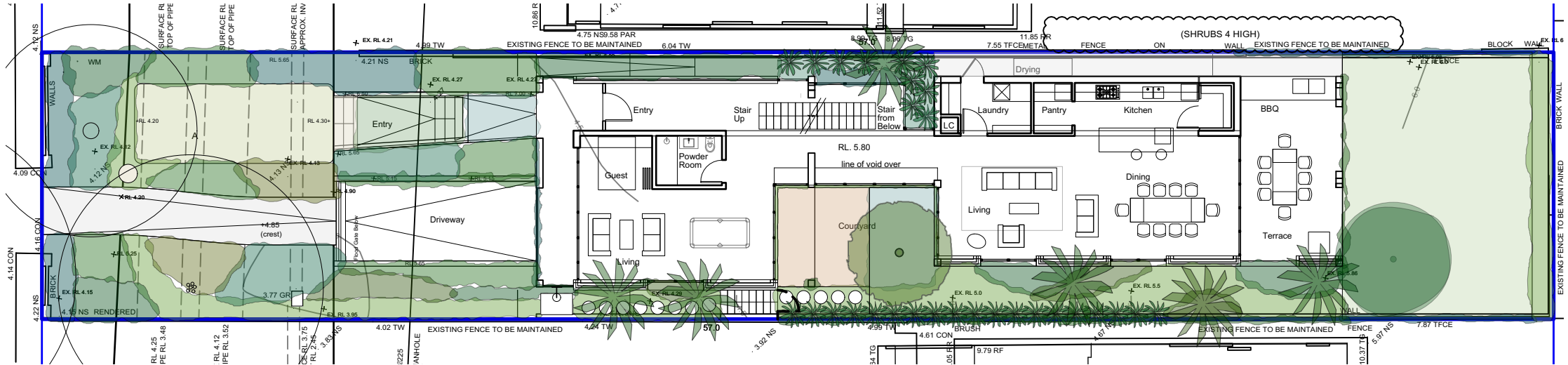
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IF IN DOUBT ASK

A1

			DOCUMENT CERTIFICATION		NB Consulting Engineers		Architect:	Project:	Date:	Design:	Drawn:
			Date: Rick G Wray		STRUCTURAL - CIVIL - STORMWATER - REMEDIAL		BREWSTER HJORTH ARCHITECTS	AT 44 KOOLOORA AVE, FRESHWATER	SEP 2020	C.F.	D.K.
			By: Review:		A.C.N. 076 121 616 A.B.N. 24 076 121 616		Client:	Drawing Title:	Job No:	Drawing No:	Issue:
					Sydney: Ph: (02) 9984 7000 Fax: (02) 9984 7444		STEWART HOUSE	SECTIONS & DETAILS - SHEET 2	200273	D05	A
09/09/2020			A		Suite 207, 30 Fisher Road Dee Why N.S.W. 2099						
Date:			Description:		Gold Coast: Ph: (07) 5631 4744						
					Unit 8, 1726 Gold Coast Highway Burleigh Heads QLD 4220						
					E : nb@nbconsulting.com.au W : www.nbconsulting.com.au						

NB Consulting Engineers



LOCATION MAP



PLANT SCHEDULE				
Botanic Name	Common Name	Mature Height(m)	Pot Size	Qty
Acacia baileyana prostrata	Cootamundra Wattle	0.5m	300mm	6
Alocasia brisbanensis	Cunjevoi Lily	1.5m	300mm	15
Alpinia caerulea	Native Ginger	1-1.5m	200mm	30
Aptenia cordifolia	Desert Rose	0.1m	140mm	30
Asplenium nidus	Bird's Nest Fern	0.5-1.5m	200mm	46
Bambusa 'Alphonse Karr'	Alphonse Karr Bamboo	3-4m	45L	10
Blechnum nudum	Fishbone Waterfern	0.8-1m	200mm	45
Cissus antarctica	Kangaroo Vine	0.3m	140mm	77
Cissus 'Ellen Danica'	Grape Ivy	0.3m	140mm	68
Dichondra repens	Kidney Weed	Groundcover	140mm	385
Draceana 'Janet Craig'	Janet Craig	1-3m	300mm	32
Eriostemon australasius	Pink Wax Flower	1-1.5m	200mm	15
Hibbertia scandens	Guinea Flower	0.2m	140mm	20
Howea forsteriana	Kentia Palm	15m	adv.	6
Leptospermum laevigatum	Coastal Tea Tree	2-5m	200mm	18
Lomandra 'Tanika'	Fine Matt Grass	0.7m	200mm	42
Miscanthus 'Zebrinus'	Zebra Grass	1-1.5m	200mm	18
Olea europaea	European Olive	3-5m	200L	1
Ophiopogon jaburan	Giant Mondo	0.7m	200mm	30
Parthenocissus tricuspidata	Boston Ivy	Climber	300mm	1
Pennisetum 'Nafray'	Dwarf Fountain Grass	0.7m	200mm	52
Philodendron Xanadu	Xanadu	0.7m	200mm	13
Philodendron 'Rojo Congo'	Rojo Congo	0.7m	200mm	12
Plectranthus argentatus	Silver Plectranthus	1m	300mm	20
Plumeria acutifolia	Frangipani	4-6m	200L	1
Rhapis excelsa	Lady Palm	4-5m	45L	29
Syzygium 'Resilience'	Resilient Lilly Pilly	3-4m	300mm	11
Thunbergia grandiflora	Blue Sky Flower	Climber	200mm	21
Trachelospermum asiaticum	Asiatic Jasmine	0.3m	140mm	150
Trachelospermum jasminoides	Star Jasmine	0.4m	300mm	12
Vitis vinifera	Ornamental Grape	Climber	300mm	3
Zantedeschia aethiopica	Arum Lily	0.5m	200mm	19

Native Species

NOTE: 63.65% of proposed plants are native

GENERAL NOTES:

GRAPHIC ILLUSTRATION

Please note that the plant graphics are indicative sizes only and not an accurate representation at time of purchase

SITE PREPARATION

All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

SOILWORKS

Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

MULCH

Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

MAINTENANCE

All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work.
Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

GENERAL PLANTING NOTES:

NOTE: It is recommended that all plants used be subject to an establishment period. During this period maintenance work carried out will include; watering, mowing, weeding, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, top dressing and keeping the site neat and tidy.

NOTE: Plants shall be vigorous, well established, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having been restricted in growth or damaged. Root system shall be well balanced in relation to the size of the plant.

NOTE: install 'root barrier' or equivalent to manufacturers specifications to protect nearby structures and services.

NOTE: Install temporary drip irrigation system under mulch in tree protection zones and water on allotted days.



Project:
44 Kooloora Ave
Freshwater NSW 2096

Client:
Stewart

Dwg no:
LP01-D1220

Title:DA Cover Sheet

Drawn by: CT

Checked: WD

Scale: 1:100 @ A3

Issue: 01

Revision: E

Date: 08.09.2020

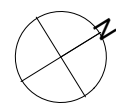
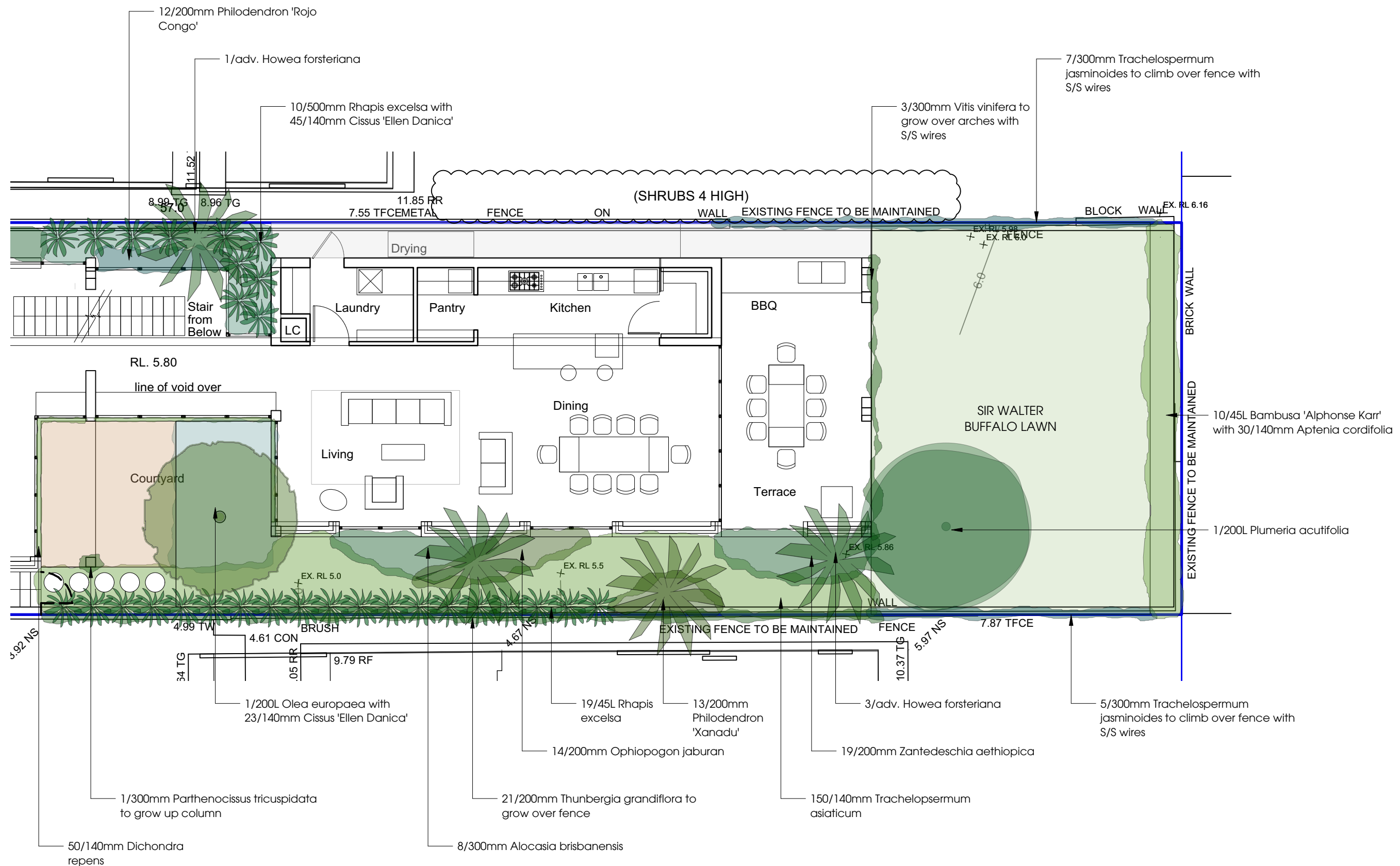
Landscape Design Sydney
53 Cranbrook St
Botany NSW 2019

Tel: (02) 9316 9044
Fax: (02) 9316 9055

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BARIN
SMITH



Project:
44 Koolooro Ave
Freshwater NSW 2096

Client:
Stewart

Dwg no:
LP03-D1220

Title: Rear - Ground
Landscape Plan

Drawn by: CT
Checked: WD
Scale: 1:100 @ A3

Issue: 01
Revision: E
Date: 08.09.2020

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Figure dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings. This drawing is protected by copyright.



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