

Ⓐ PROPOSED EASEMENT TO DRAIN WATER 4m TO 7.7m WIDE & VARIABLE WIDTH BY DP636528.

TITLE INDICATES THAT LOT 1 IN D.P.171852 IS SUBJECT TO RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS.



NOTES

- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREIN MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED OR THE BUILDING SET OUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ADRIAN & NICOLE STEWART.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE EFFECTS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DAL BEFORE YOU DIG SERVICES (DYTS) SHOULD BE USED AND A FULL UTILITY INVESTIGATION INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTION.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:50.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READING.
- COPYRIGHT © CHS SURVEYORS 2020.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PRINTED OR DOWNLOADING ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

MICHAEL LEAMING
REGISTERED SURVEYOR (LICENSE NUMBER 1462)
REGISTERED SURVEYOR BOSS NUMBER 1462

- LEGEND:**
- BAL = BALCONY
 - BLD = EXTERNAL BUILDING
 - CL = CENTRELINE
 - CON = CONCRETE
 - DS = DOOR SILL LEVEL
 - FL = FLOOR LEVEL
 - GAFL = GARAGE FLOOR LEVEL
 - GAR = GARAGE
 - GR = GRATE
 - HL = HEAD LEVEL
 - NS = NATURAL SURFACE
 - PAR = PARAPET
 - PAY = PAVING
 - PIT = TOP OF PIT
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SIP = SEWER INSPECTION PIT
 - SL = SILL LEVEL
 - SMH = SEWER MAN HOLE
 - STR = STAIRS
 - SWSL = STORMWATER SURFACE LEVEL
 - SSL = SEWER UNDERGROUND
 - TFCE = TOP OF FENCE
 - TG = TOP OF GUTTER
 - TIL = TILE
 - TKB = TOP OF KERB
 - TPIT = TELSTRA PIT
 - TR = TREE
 - TW = TOP OF WALL
 - WM = WATER METER
 - = ELECTRICITY OVERHEAD
 - - - = SEWER UNDERGROUND
 - ⊙ = TREE
 - ⊘ = SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SM 172
R.L. 4.25M (ORDER L2)
SOURCE: S.C.I.M.S. (07/02/19)

| | | |
|---|----------------------------------|------------|
| 4 | TITLE NOTES UPDATED | 13/11/2021 |
| 3 | STORMWATER UPDATED | 30/01/20 |
| 2 | STORMWATER & SEWER INVESTIGATION | 17/01/20 |
| 1 | FIRST ISSUE | 15/02/19 |

CLIENT:
ADRIAN & NICOLE STEWART
c/- BREWSTER HJORTH ARCHITECTS
L1 4-14 FOSTER STREET
SURRY HILLS NSW 2000

**BOUNDARY IDENTIFICATION
SHOWING DETAIL & LEVELS
OVER LOT 1 IN D.P.171852
No. 44 KOOLOORA AVENUE
FRESHWATER NSW 2096**

PO Box 463 Dee Why
NSW 2099
2/200 South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4802
E-mail: info@stewartstewart.com.au

| | | | |
|--------------------------------------|------------|---------------------|----------|
| LGA: NORTHERN BEACHES SHEET 1 OF 2 | | | |
| SURVEYED | DRAWN | CHECKED | APPROVED |
| H.H./M.E. | R.L. | H.H./M.E. | A.F. |
| SURVEY INSTRUCTION | SCALE | DATE OF SURVEY | |
| 18354 | 1:500 @ A0 | 08/02/19 & 10/01/20 | |
| DRAWING NAME | | | ISSUE |
| 18354Adetail | | | 4 |
| CAD FILE | | | |
| 18354Adetail 4.dwg | | | |

DEVELOPMENT APPLICATION

44 KOOLOORA AVE., FRESHWATER NSW

PREPARED ON BEHALF OF:
NICOLE & ADRIAN STEWART

INDEX

| | | |
|----------|---|-------|
| PAGE 01: | DA01 - SITE PLAN AND SITE ANALYSIS | 1:200 |
| PAGE 02: | DA02 - EXISTING PLANS | 1:200 |
| PAGE 03: | DA03 - PROPOSED ROOF PLAN | 1:200 |
| PAGE 04: | DA04 - PROPOSED FLOOR PLAN & LANDSCAPE PLAN | 1:200 |
| PAGE 05: | DA05 - PROPOSED ELEVATIONS | 1:200 |
| PAGE 06: | DA06 - PROPOSED ELEVATIONS | 1:200 |
| PAGE 06: | DA07 - PROPOSED SECTIONS | 1:200 |
| PAGE 07: | DA11 - SHADOW DIAGRAM WINTER 0900 | 1:200 |
| PAGE 08: | DA12 - SHADOW DIAGRAM WINTER 1200 | 1:200 |
| PAGE 09: | DA13 - SHADOW DIAGRAM WINTER 1500 | 1:200 |

NORTHERN BEACHES COUNCIL CONTROLS

LOT 1 DP 171852
Parcel formerly in Warringah Local Government
Land Zone: R2 Low Density Residential
Maximum Building Height: 8.5m
Land Slip Risk Map - Area A
DCP - Landscaped Open Space: 40% of site
DCP - Maximum Wall Height: 7.2m
DCP - Building Envelope: 5m

SITE CALCULATIONS

EXISTING AREAS:
DETACHED STUDY (habitable): 20m²
DETACHED STUDY (covered porch): 8m²
GROUND (not including detached study): 126m²
GARAGE: 71m²
FIRST: 105m²
ALFRESCO: 24m²
TOTAL: 354m²

PROPOSED AREAS:
DETACHED STUDY (habitable): 20m²
DETACHED STUDY (covered porch): 8m²
GROUND (not including detached study): 197m²
CARPORT & ENTRANCE: 54m²
FIRST: 198m²
ALFRESCO: 29m²
PLANTERS: 18m²
TOTAL: 544m²

| LANDSCAPE CALCULATIONS | |
|---|---|
| EXISTING | PROPOSED |
| Site Area: 573.00m ² | Site Area: 573.00m ² |
| Existing Landscape Area: 172.5m ² (not including gravel driveway) | Proposed Landscape Area: 181.4m ² (not including gravel driveway) |
| Existing L.O.S: 30.1% | Proposed L.O.S: 31.6% |

emma macindoe
interior design
0413069379 emmacdesigns@gmail.com

CLIENT
NICOLE & ADRIAN STEWART

TITLE
SITE PLAN & SITE ANALYSIS
ADDRESS
44 KOOLOORA AVENUE, FRESHWATER NSW

GENERAL NOTES
All works to be in accordance with Australian Standards. The Building Code of Australia, other relevant codes and with manufacturers' instructions.
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The designer to be immediately notified of any discrepancies.



DRAWING
DA01
ISSUE
3
DATE
23/11/2021
SCALE
**1:200 @ A3
1:100 @ A1**
DRAWN BY
F.G.R.

| Window ID | Orientation | Area (m ²) | SHGC | U-Value | SHGC | U-Value | SHGC | U-Value | SHGC | U-Value | SHGC | U-Value |
|-----------|-------------|------------------------|------|---------|------|---------|------|---------|------|---------|------|---------|
| W1 | SW | 16.81 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| W2 | SW | 2.23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Window ID | Orientation | Area (m ²) | SHGC | U-Value | SHGC | U-Value | SHGC | U-Value | SHGC | U-Value | SHGC | U-Value |
|-----------|-------------|------------------------|------|---------|------|---------|------|---------|------|---------|------|---------|
| W3 | SE | 2.41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| W4 | SE | 2.41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

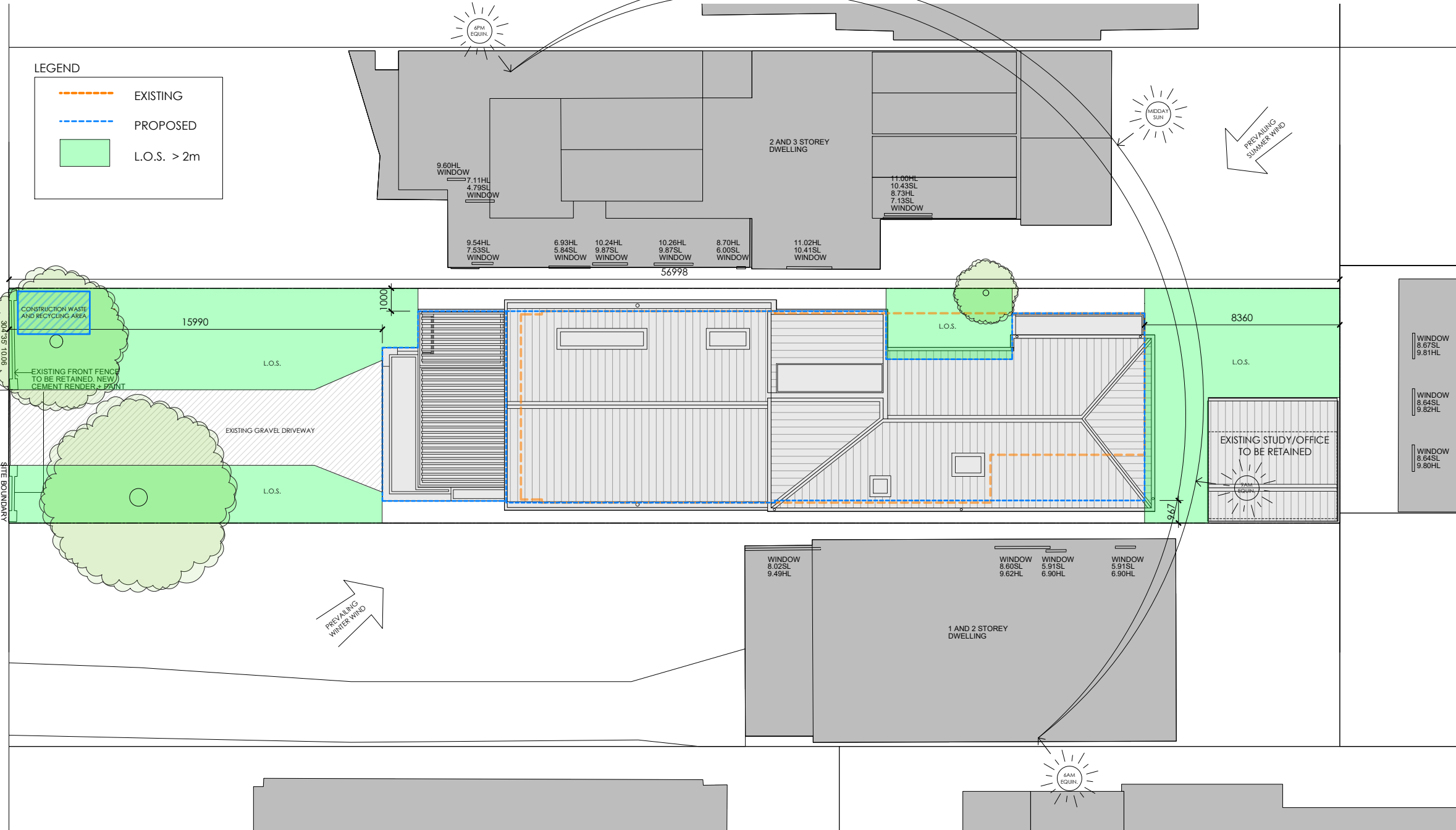
| Window ID | Orientation | Area (m ²) | SHGC | U-Value | SHGC | U-Value | SHGC | U-Value | SHGC | U-Value | SHGC | U-Value |
|-----------|-------------|------------------------|------|---------|------|---------|------|---------|------|---------|------|---------|
| W16 | NE | 1.41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| W17 | NE | 5.44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

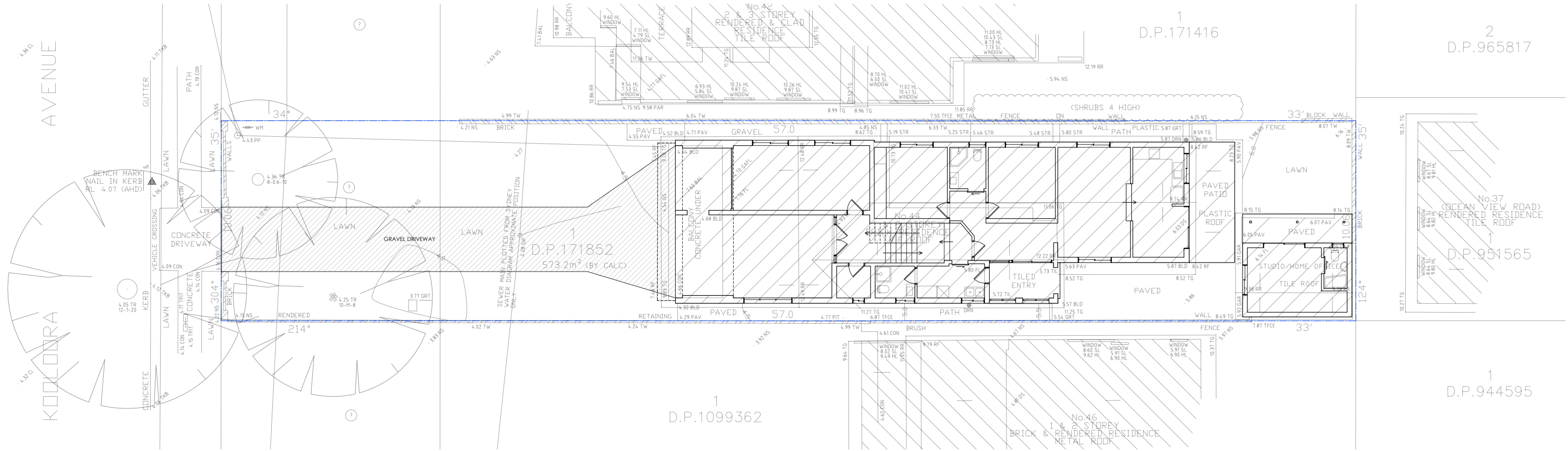
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|-----------|-------------|------------------------|------|---------|------|---------|------|---------|------|---------|------|---------|
| W29 | NE | 1.35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| W30 | NE | 6.31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| | |
|---------------------------------|---|
| Project address | 44 Kooloora Ave Freshwater |
| Project name | 44 Kooloora Avenue Freshwater 2006 |
| Street address | 44 Kooloora Avenue Freshwater 2006 |
| Local Government Area | Northern Beaches Council |
| Plan type and number | Deposited Plan 171852 |
| Lot number | 1 |
| Section number | |
| Dwelling type | Separate dwelling house |
| Type of alteration and addition | My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa). |

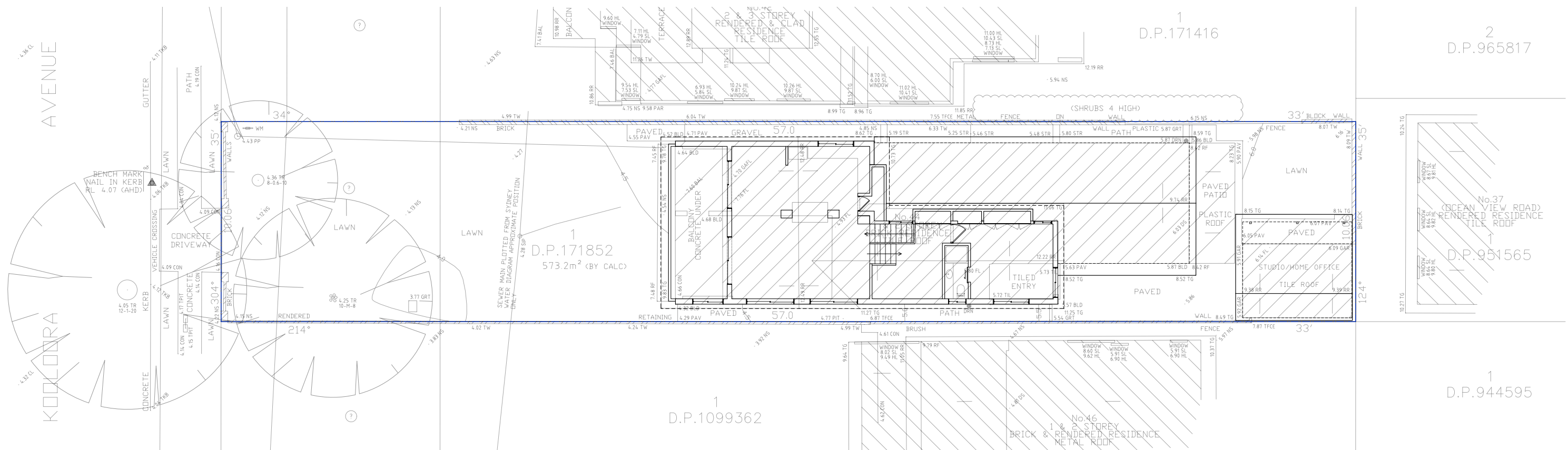
| | | | | |
|-----------|---|---|---|---|
| Hot water | The applicant must install the following hot water system in the development: solar (electric-heated) system that is eligible to create Renewable Energy Credits under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)). | ✓ | ✓ | ✓ |
| Lighting | The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps. | ✓ | ✓ | ✓ |
| Pool/spa | The applicant must ensure new or altered spas/baths have a flow rate no greater than 9 litres per minute or a 3 star water rating. | ✓ | ✓ | ✓ |
| | The applicant must ensure new or altered tubs have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. | ✓ | ✓ | ✓ |
| | The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 5 star water rating. | ✓ | ✓ | ✓ |

| Window ID | Orientation | Area (m ²) | SHGC | U-Value | SHGC | U-Value | SHGC | U-Value | SHGC | U-Value | SHGC | U-Value |
|-----------|-------------|------------------------|------|---------|------|---------|------|---------|------|---------|------|---------|
| W31 (P&C) | SW | 2.14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

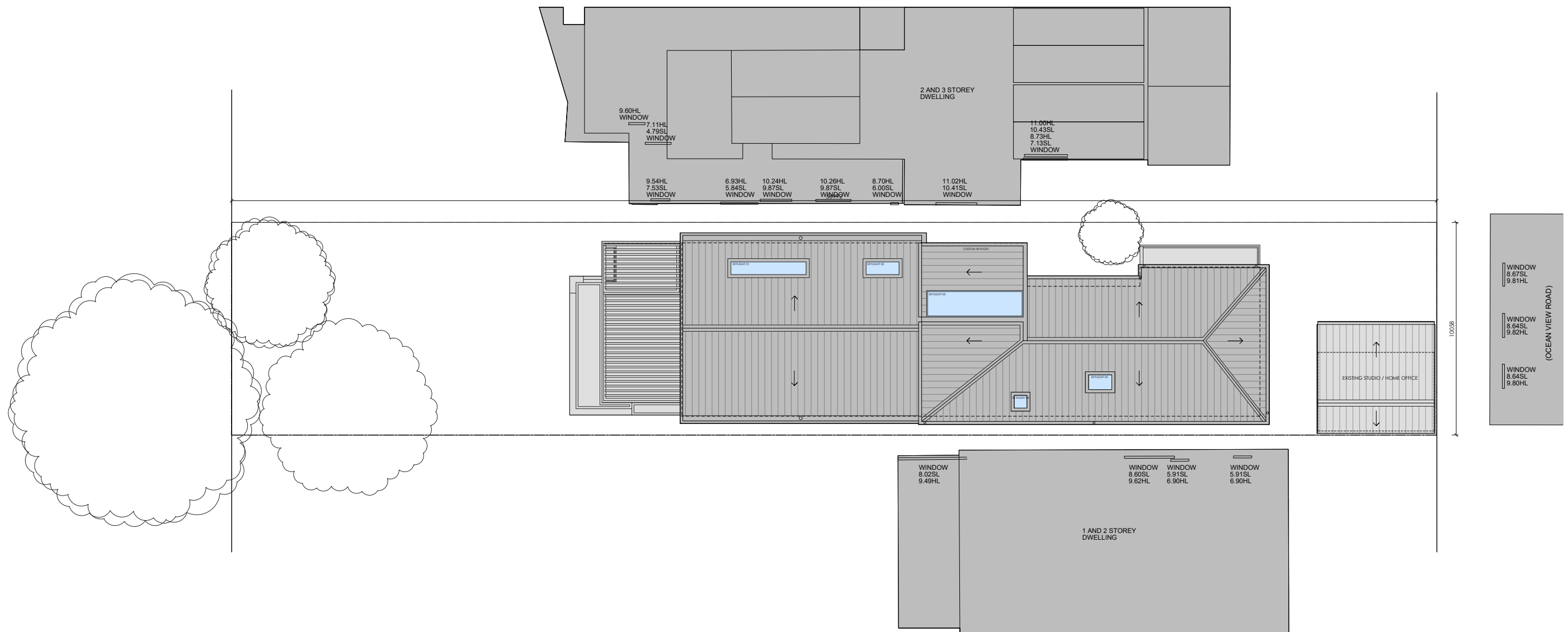


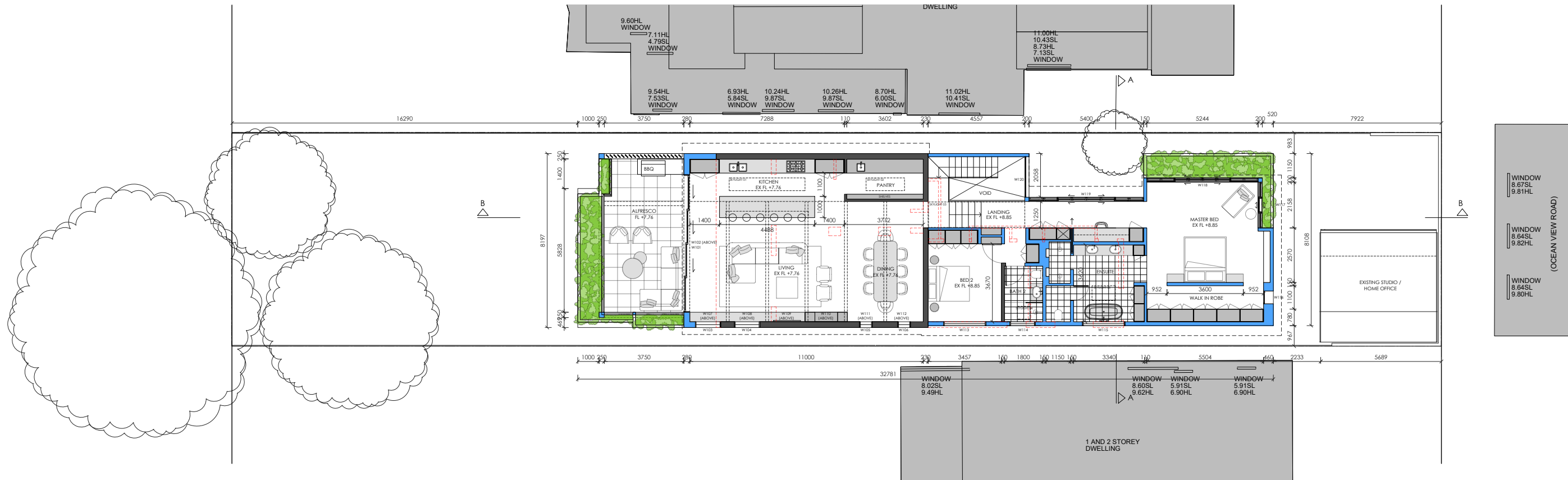


EXISTING GROUND FLOOR PLAN

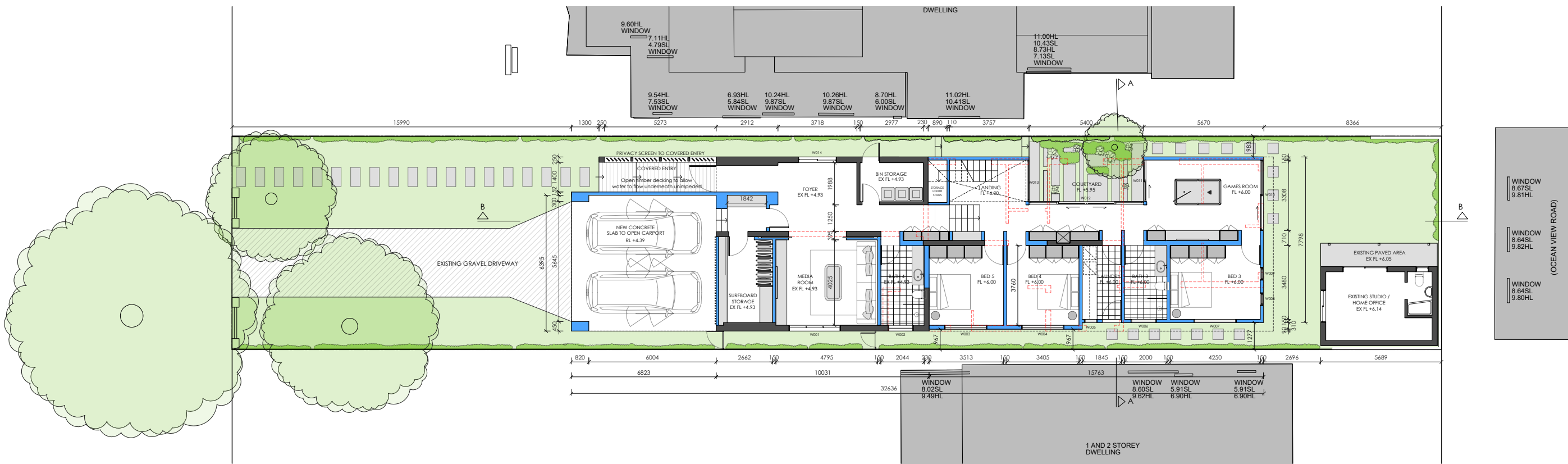


EXISTING FIRST FLOOR PLAN





FIRST FLOOR PLAN



GROUND FLOOR PLAN

- LEGEND
- EXISTING WALLS TO BE RETAINED
 - PROPOSED NEW WALLS
 - EXISTING WALLS TO BE DEMOLISHED

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CLIENT
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TITLE
PROPOSED FLOOR PLAN AND LANDSCAPE PLAN

ADDRESS
44 KOOLOORA AVENUE, FRESHWATER NSW

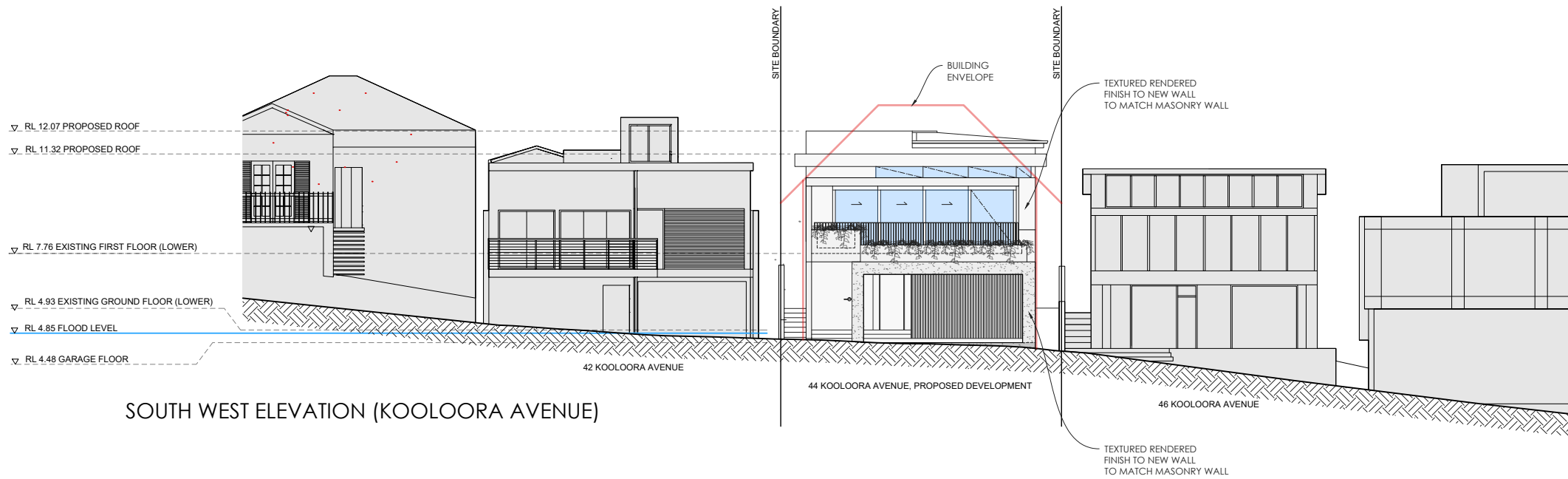
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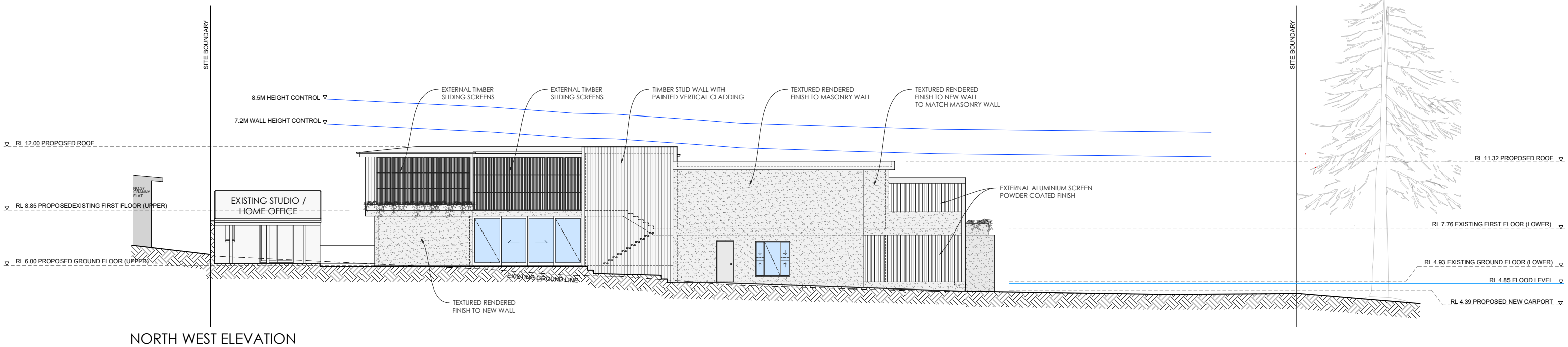
DRAWING
DA04

ISSUE 3
DATE 23/11/2021

SCALE 1:200 @ A3
1:100 @ A1
DRAWN BY
F.G.R.



SOUTH WEST ELEVATION (KOOLOORA AVENUE)



NORTH WEST ELEVATION

LEGEND

| | |
|--|---------------------------------|
| | EXISTING WALLS TO BE RETAINED |
| | PROPOSED NEW WALLS |
| | EXISTING WALLS TO BE DEMOLISHED |

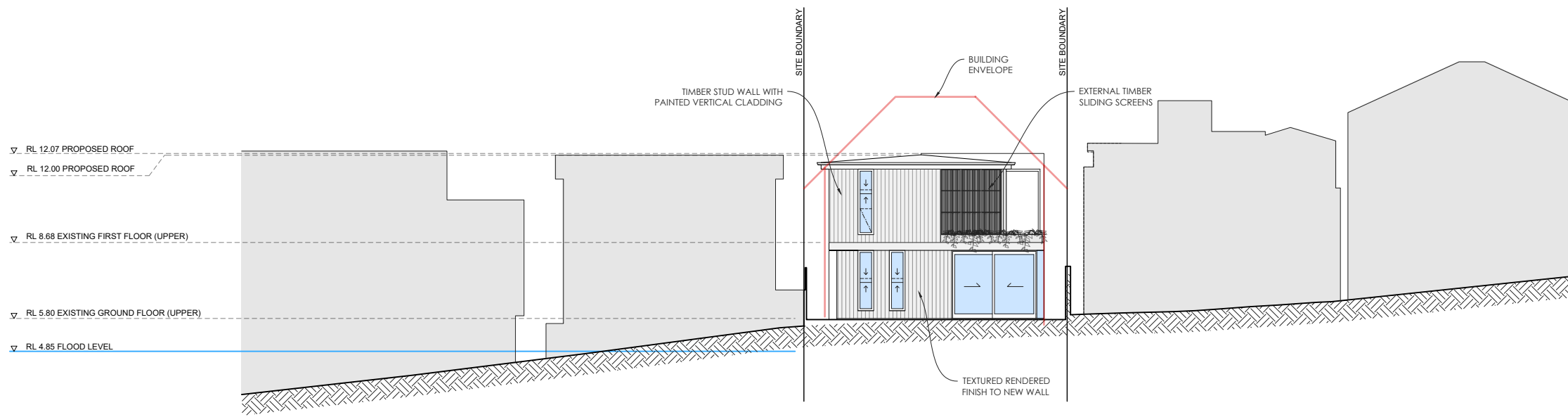
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| | |
|---------|------------------------------------|
| CLIENT | NICOLE & ADRIAN STEWART |
| TITLE | PROPOSED ELEVATIONS |
| ADDRESS | 44 KOOLOORA AVENUE, FRESHWATER NSW |

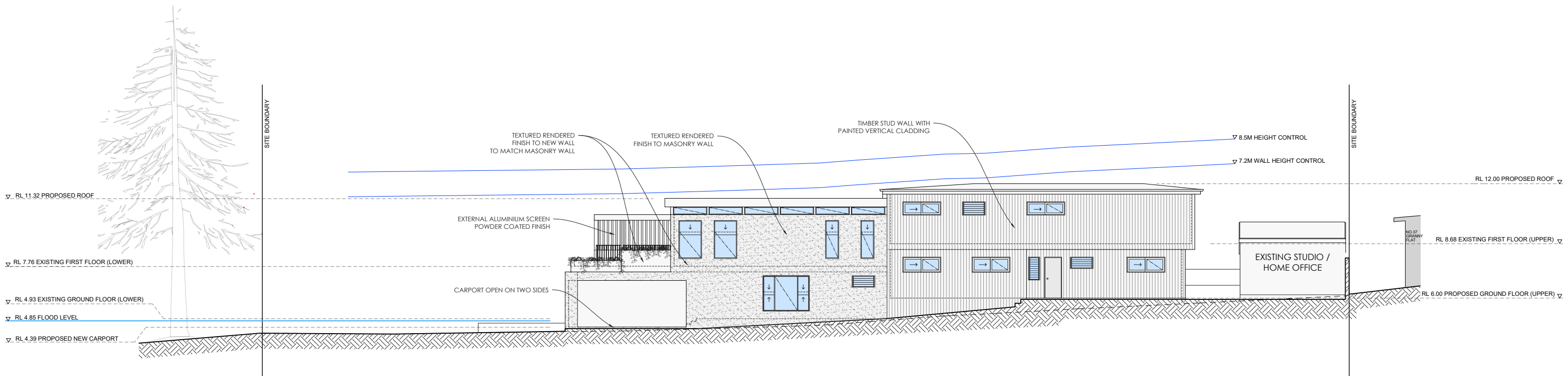
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|---------|------------|----------|--------|-------|--------------------------|
| DRAWING | DA05 | ISSUE | 3 | SCALE | 1:200 @ A3 1:100 @ A1 |
| DATE | 23/11/2021 | DRAWN BY | F.G.R. | | |



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

LEGEND

| | |
|--|---------------------------------|
| | EXISTING WALLS TO BE RETAINED |
| | PROPOSED NEW WALLS |
| | EXISTING WALLS TO BE DEMOLISHED |

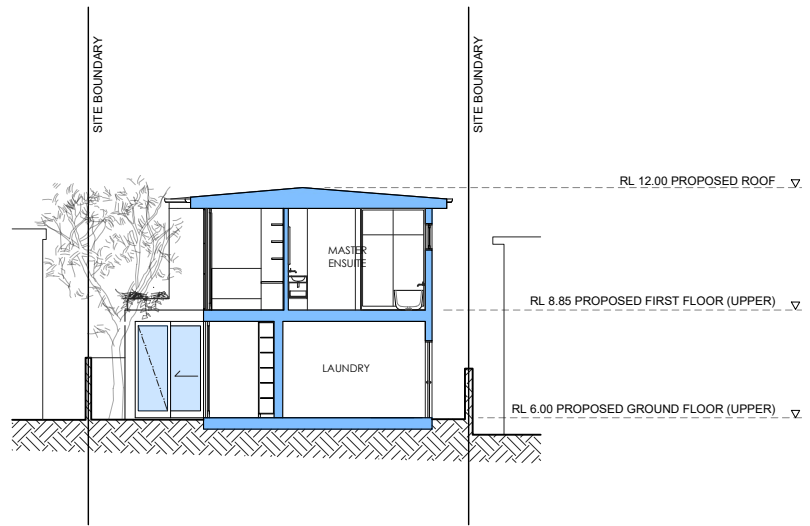
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| | |
|---------|------------------------------------|
| CLIENT | NICOLE & ADRIAN STEWART |
| TITLE | PROPOSED ELEVATIONS |
| ADDRESS | 44 KOOLOORA AVENUE, FRESHWATER NSW |

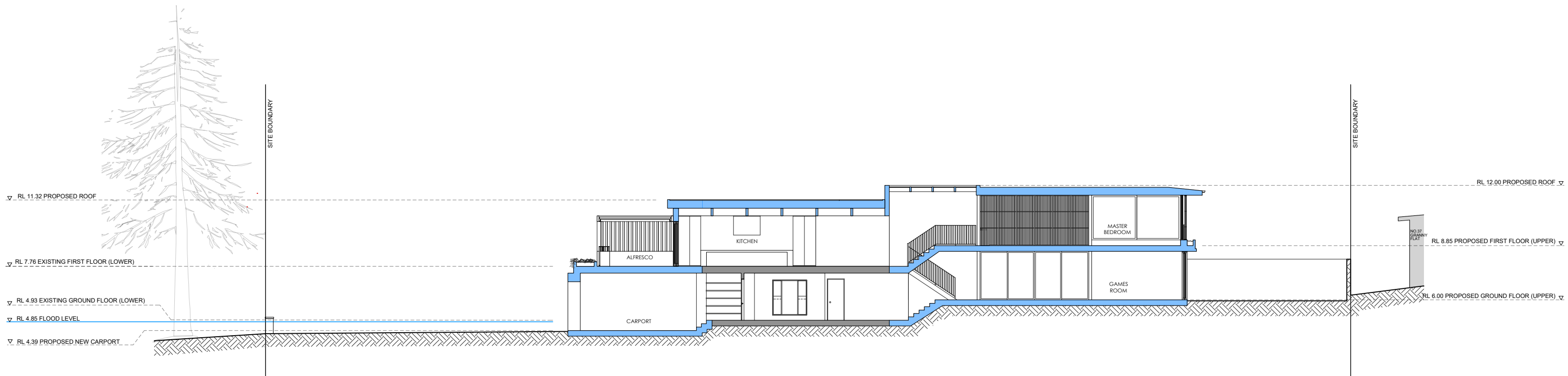
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| DRAWING | DA06 | ISSUE | 3 | SCALE | 1:200 @ A3 1:100 @ A1 |
| DATE | 23/11/2021 | DRAWN BY | F.G.R. | | |



SECTION A



SECTION B

LEGEND

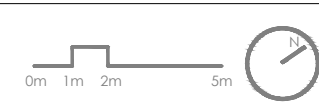
| | |
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| | EXISTING WALLS TO BE RETAINED |
| | PROPOSED NEW WALLS |
| | EXISTING WALLS TO BE DEMOLISHED |

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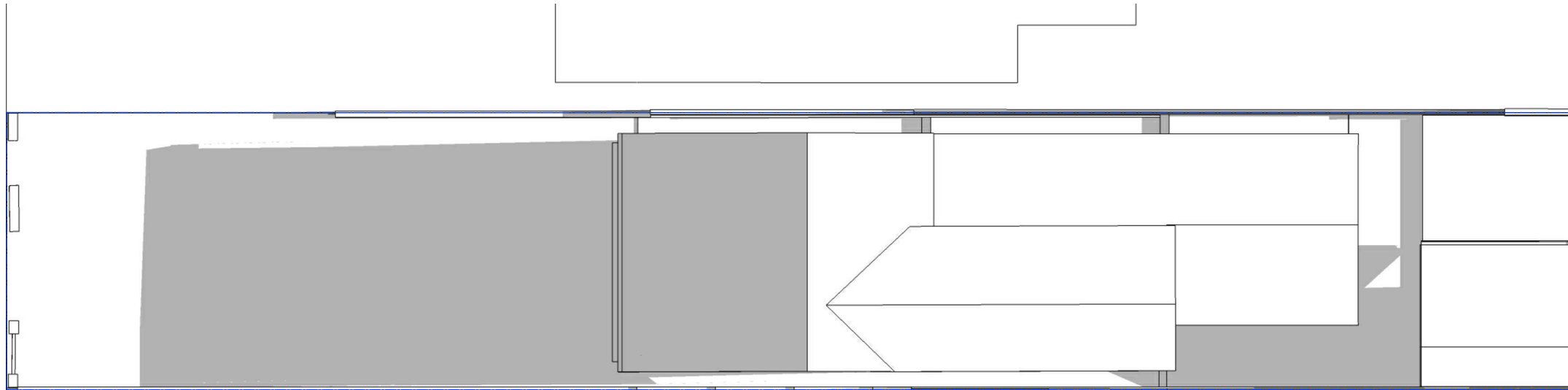
CLIENT
NICOLE & ADRIAN
STEWART

TITLE
PROPOSED SECTIONS
ADDRESS
44 KOOLOORA AVENUE, FRESHWATER NSW

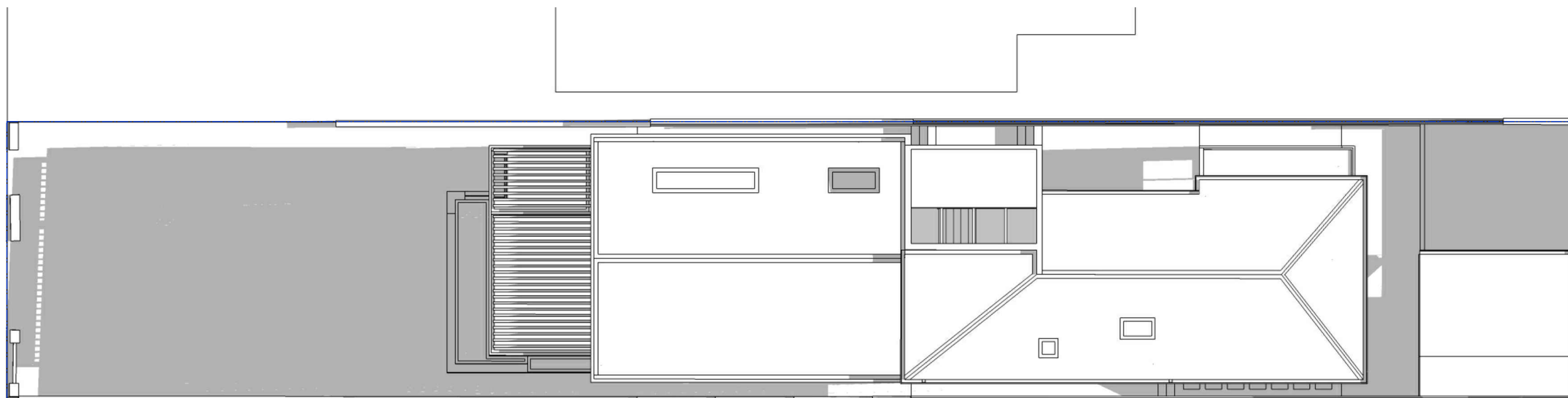
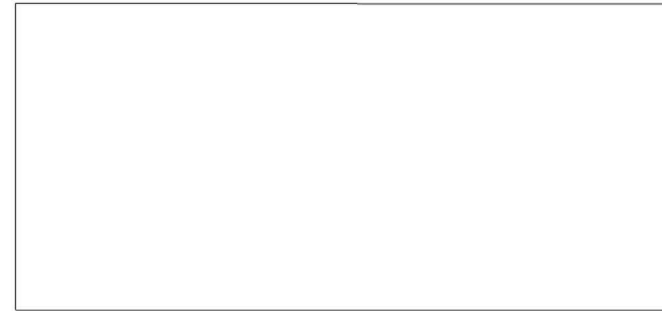
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| | | |
|--------------------|--------------------|-----------------------------------|
| DRAWING DA07 | ISSUE 3 | SCALE 1:200 @ A3 1:100 @ A1 |
| DATE 23/11/2021 | DRAWN BY F.G.R. | |



EXISTING - WINTER, 9AM



PROPOSED - WINTER, 9AM



