


DEVELOPMENT APPLICATION

44 KOOLOORA AVE., FRESHWATER NSW

PREPARED ON BEHALF OF:

NICOLE & ADRIAN STEWART
 Council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2021/2478

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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%

Window ID	Orientation	Area (m ²)	U-value	SHGC	Glazing Type	Notes	Area (m ²)	U-value	SHGC	Glazing Type	Notes
W3	SE	2.41	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W4	SE	2.41	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W5	SE	1.41	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W6	SE	1.41	2000	1.9	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W7	SE	0.71	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W8	SE	0.71	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W9	SE	0.71	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W10	SE	0.71	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W11	SE	0.71	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W12	SE	0.71	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W13	SE	1.4	2000	1.7	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W14	SE	0.84	2000	1.7	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W15	SE	1.4	2000	1.7	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W16	NE	1.41	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W17	NE	5.44	5.88	5.55	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W18	NW	11.8	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W19	NW	13.43	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W20	NE	5.11	5.88	5.55	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W21	SE	4.5	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W22	SE	0.71	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W23	SE	1.6	5000	1.7	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W24	SE	1.6	5000	1.7	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W25	SE	0.71	5000	1.7	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W26	SE	0.71	5000	1.7	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W27	SE	1.6	5000	1.7	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					
W28	NE	1.35	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36					

Project Address	Project Name	Local Government Area	Plan type and number	Lot number	Section number
44 Kooloora Ave Freshwater	44 Kooloora Avenue Freshwater 2006	Northern Beaches Council	Deposited Plan 171852	1	

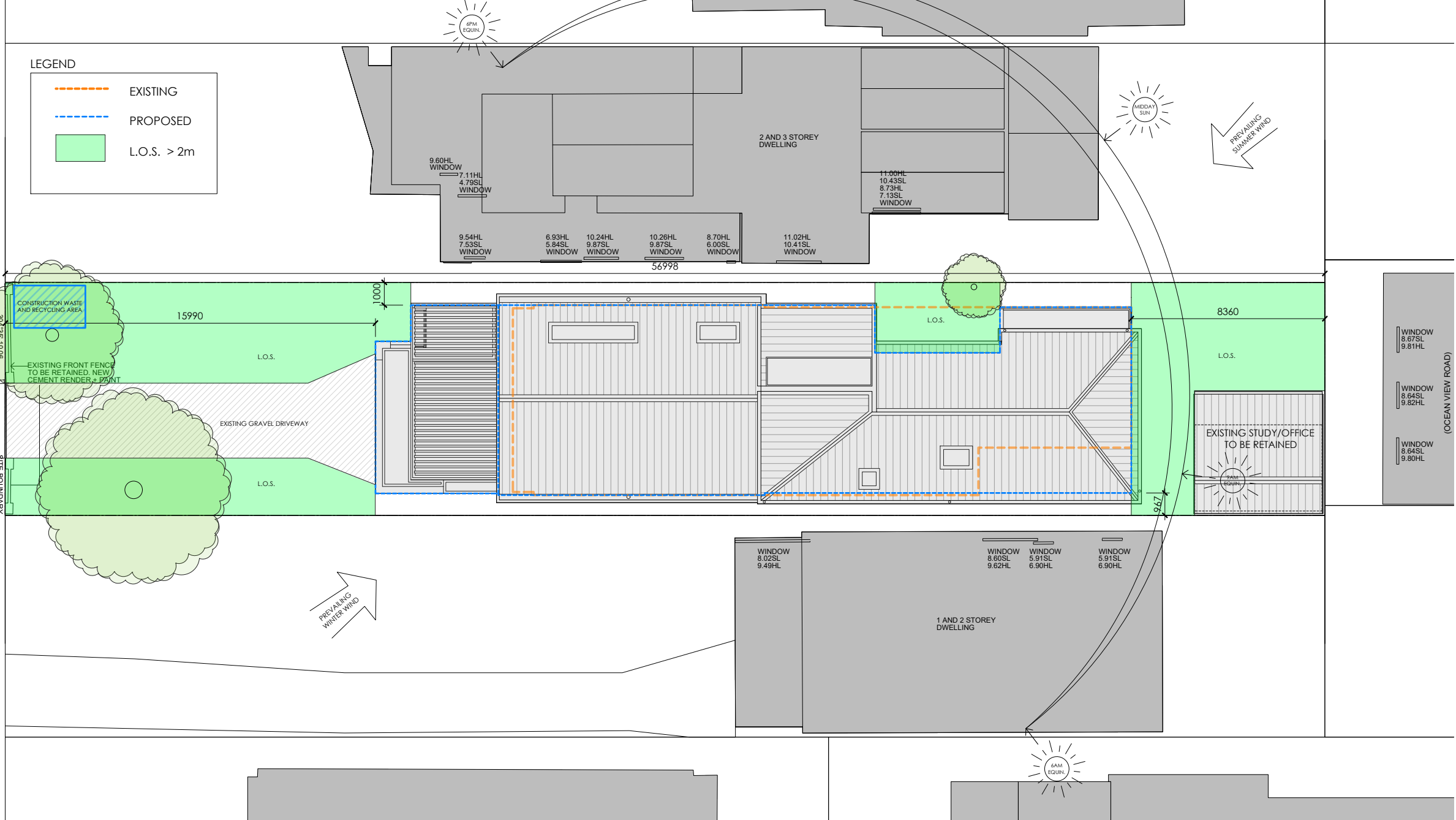
Dwelling type	Value
Separate dwelling house	\$50,000 or more, and does not include a pool (and/or spa).

Hot water	Value
The applicant must install the following hot water system in the development: solar (electric-heated) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).	✓

Lighting	Value
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	Value
The applicant must ensure new or altered spas/bathubs 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 pools have a flow rate no greater than 9 litres per minute or minimum 5 star water rating.	✓

Window ID	Area (m ²)	U-value	SHGC	Glazing Type	Notes
W29	1.35	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36
W30	6.31	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36
W31	4.61	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36
W32	14.56	0	0	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36
W33	4.82	2.88	2.85	projection height above all railings >= 1200	timber or uPVC, double Lo-Tint low-e, U-value: 2.3, SHGC: 0.18
W34	3.33	3.6	1.66	projection height above all railings >= 1200	timber or uPVC, single Lo-Tint low-e, U-value: 3.7, SHGC: 0.36



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
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DRAWING: **DA01**

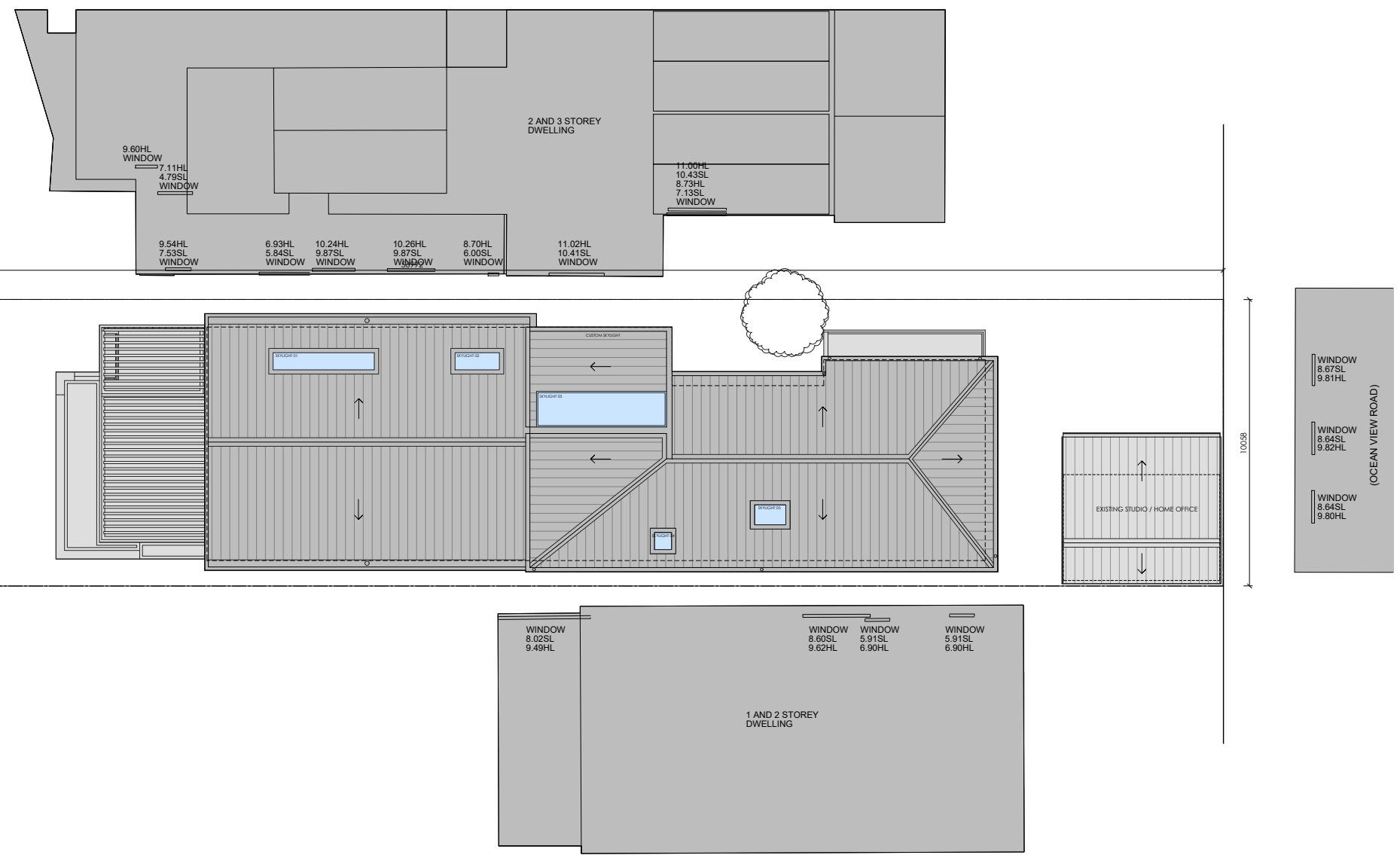
ISSUE: **3**

DATE: **23/11/2021**

SCALE: **1:200 @ A3
1:100 @ A1**

DRAWN BY: **F.G.R.**


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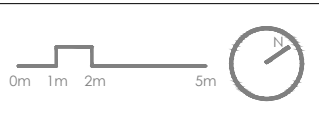


emma macindoe
 interior design
 0413069379 emmamacdesigns@gmail.com

CLIENT
NICOLE & ADRIAN STEWART

TITLE
PROPOSED ROOF PLAN
 ADDRESS
44 KOOLOORA AVENUE, FRESHWATER NSW

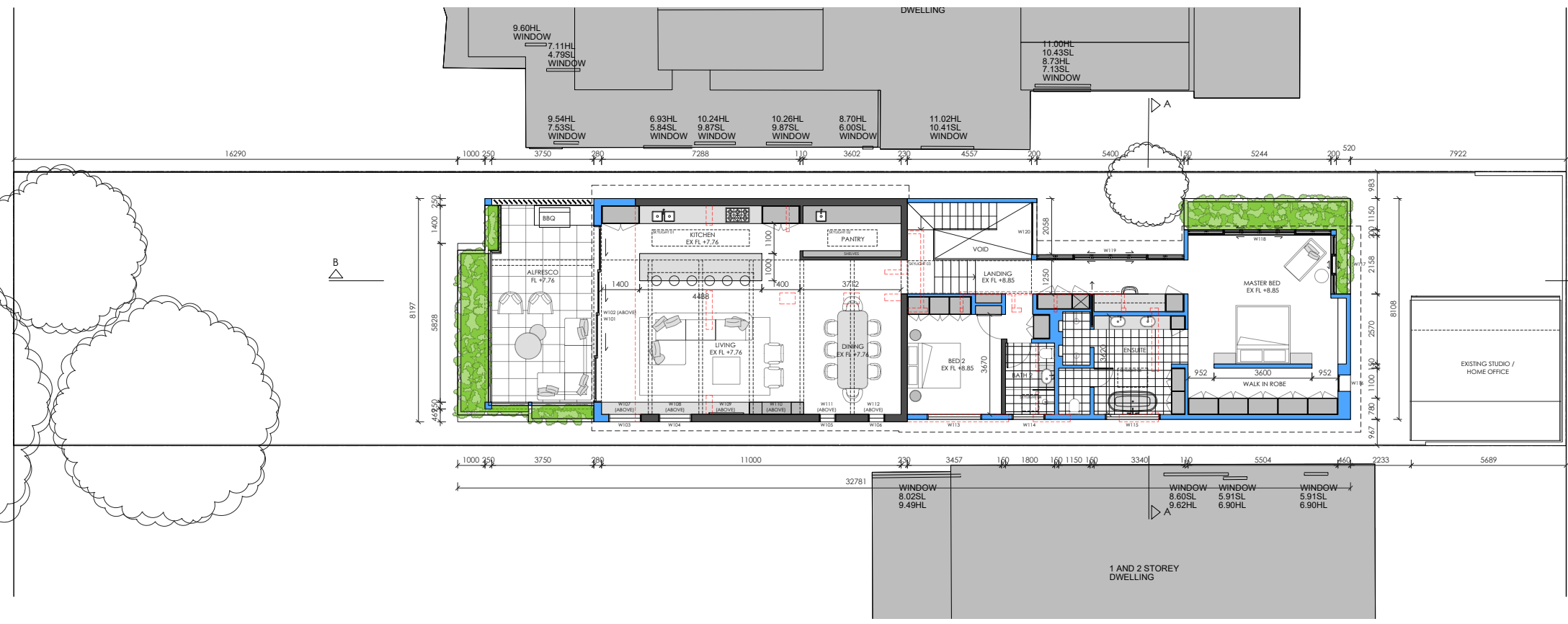
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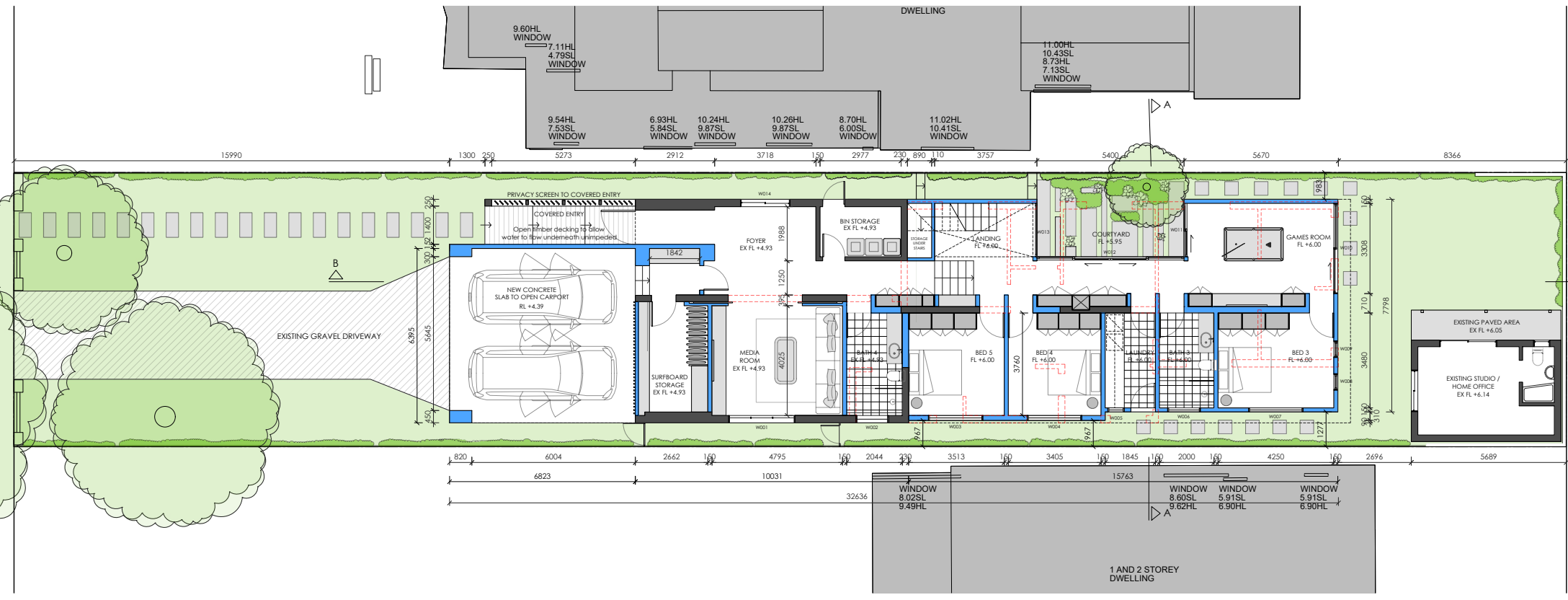
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	DATE 23/11/2021	DRAWN BY F.G.R.

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FIRST FLOOR PLAN



GROUND FLOOR PLAN

WINDOW
8.67SL
9.81HL

WINDOW
8.64SL
9.82HL

WINDOW
8.64SL
9.80HL

(OCEAN VIEW ROAD)

WINDOW
8.67SL
9.81HL

WINDOW
8.64SL
9.82HL

WINDOW
8.64SL
9.80HL

(OCEAN VIEW ROAD)

LEGEND

— EXISTING WALLS TO BE RETAINED

— PROPOSED NEW WALLS

- - - EXISTING WALLS TO BE DEMOLISHED

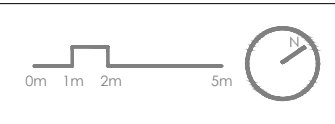
emma macindoe
interior design
0413069379 emmamacdesigns@gmail.com

CLIENT
**NICOLE & ADRIAN
STEWART**

TITLE
PROPOSED FLOOR PLAN AND LANDSCAPE PLAN

ADDRESS
44 KOOLOORA AVENUE, FRESHWATER NSW

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DRAWING
DA04

ISSUE
3

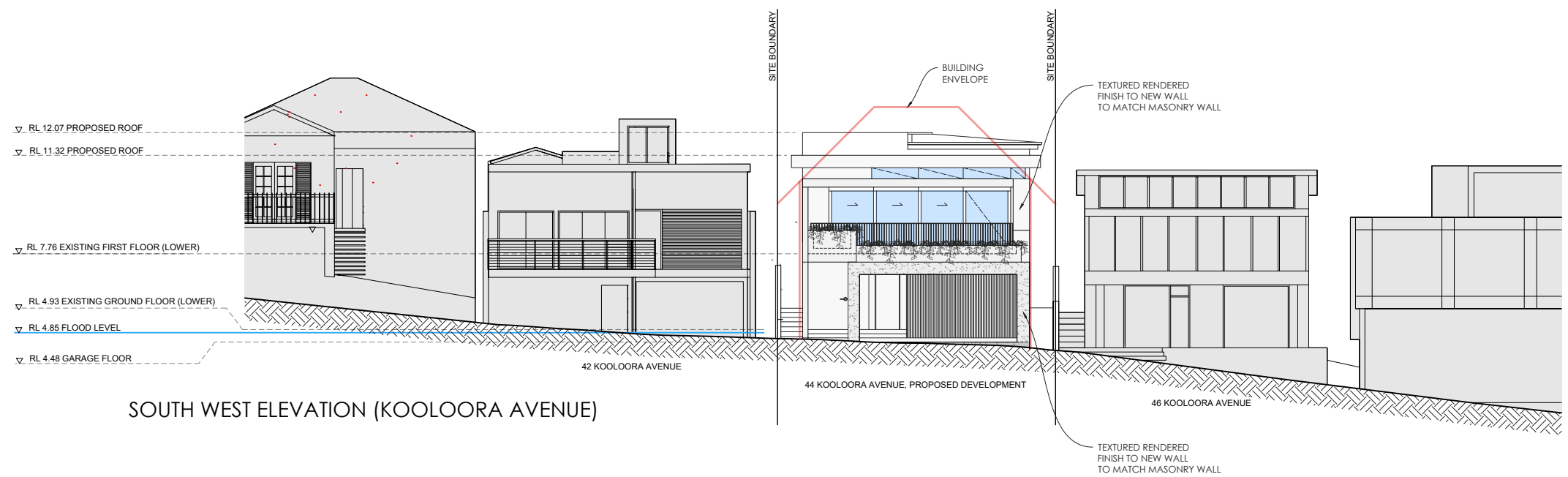
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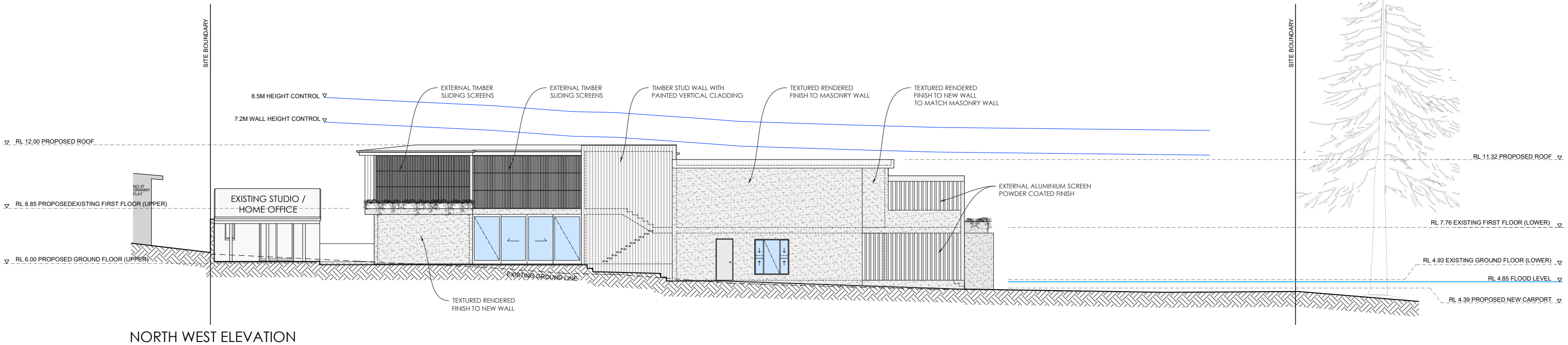
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SOUTH WEST ELEVATION (KOOLOORA AVENUE)



NORTH WEST ELEVATION

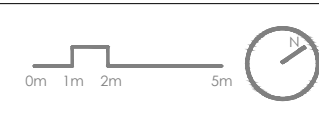
LEGEND

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

emma macindoe
interior design
0413069379 emmamacd designs@gmail.com

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

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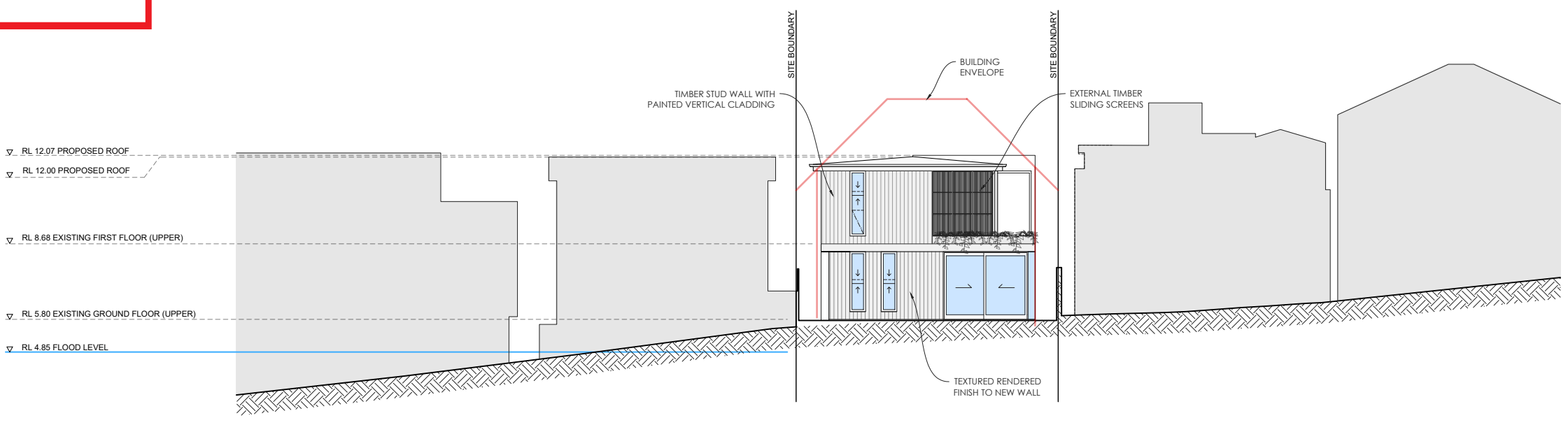


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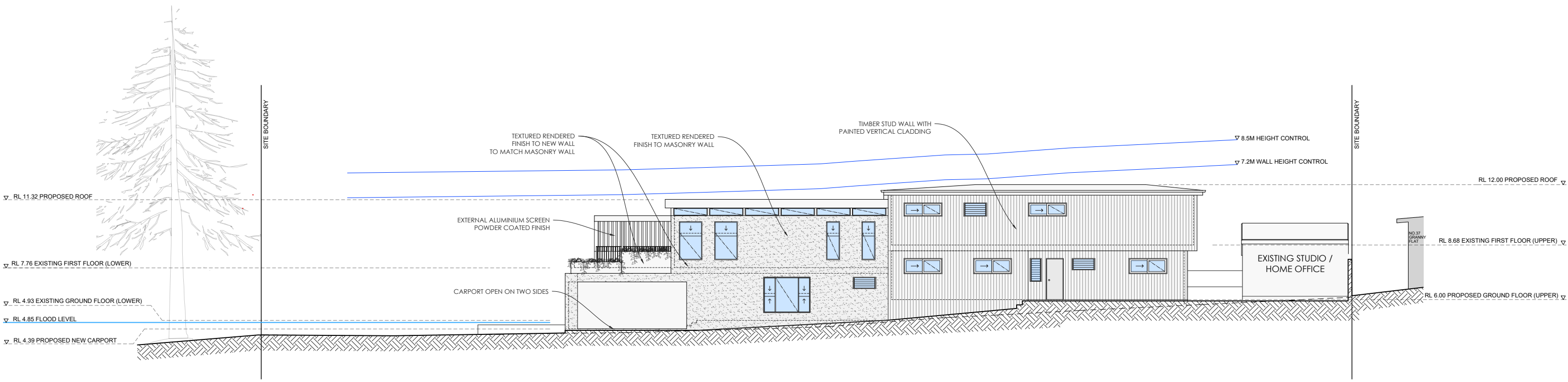


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NORTH EAST ELEVATION



SOUTH EAST ELEVATION

LEGEND

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

emma macindoe
interior design
0413069379 emmamacdesigns@gmail.com

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

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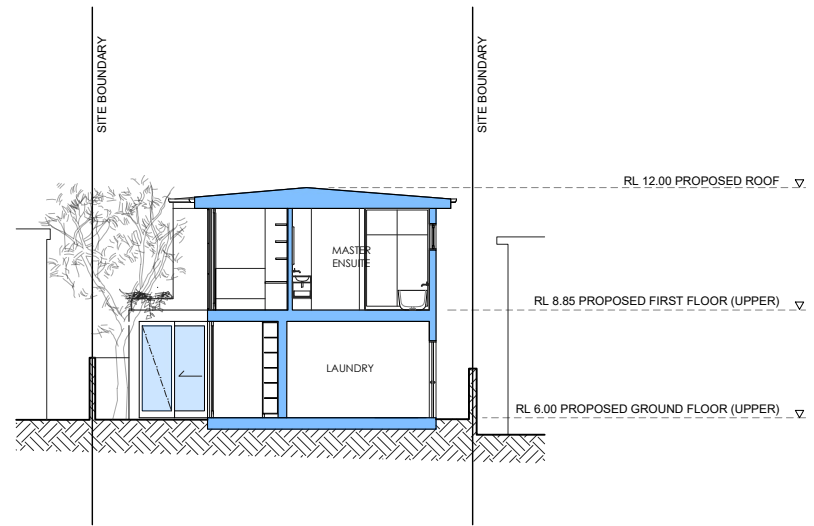


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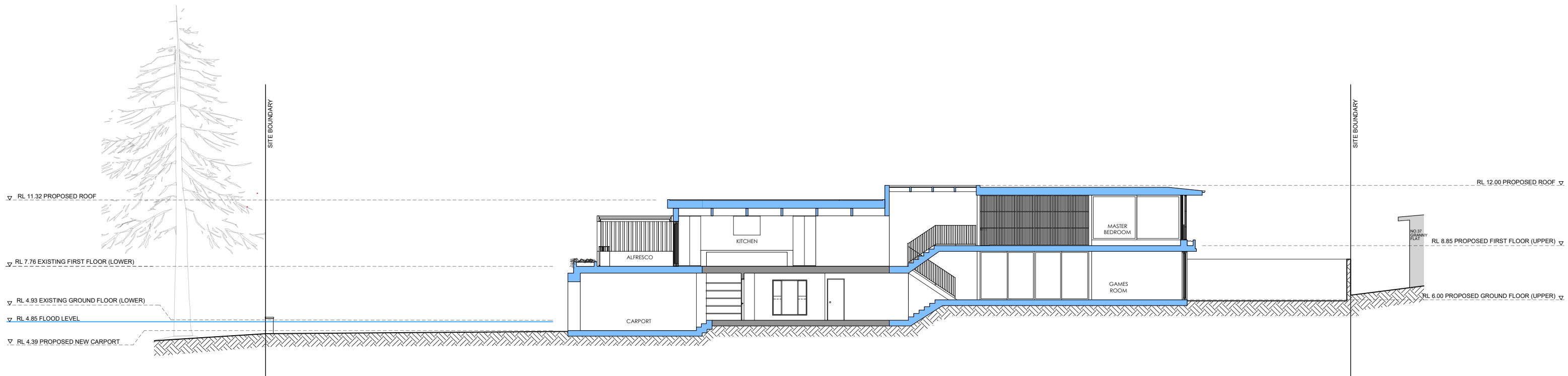
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SECTION A



SECTION B

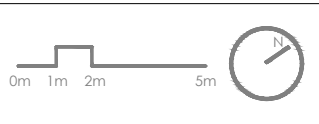
LEGEND

	EXISTING WALLS TO BE RETAINED
	PROPOSED NEW WALLS
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emma macindoe
interior design
0413069379 emmamacdesigns@gmail.com

CLIENT	NICOLE & ADRIAN STEWART
TITLE	PROPOSED SECTIONS
ADDRESS	44 KOOLOORA AVENUE, FRESHWATER NSW

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