

WHEELER HEIGHTS

DEVELOPMENT APPLICATION

PROJECT ADDRESS : 3 BOWNESS STREET, WHEELER HEIGHTS NSW 2097

DRAWING LIST

DWG. NO	DWG. TITLE	SCALE	REVISION	ISSUE	DATE
DA					
000	COVER SHEET	1:1, 1:1.09	A	DA	11/02/2024
PRELIMINARIES					
001	SITE PLAN	1:200	A	DA	11/02/2024
010	DEMOLITION PLAN	1:100	A	DA	11/02/2024
PLANS					
030	PROPOSED PLAN	1:100	A	DA	11/02/2024
ELEVATIONNS					
200	ELEVATIONS 01	1:100	A	DA	11/02/2024
201	ELEVATIONS 02	1:100	A	DA	11/02/2024
SECTIONS					
300	SECTIONS	1:100	A	DA	11/02/2024
800 AREA CALCULATION					
800	LANDSCAPED AREA	1:200	A	DA	11/02/2024

AREA CALCULATIONS

TOTAL SITE AREA: 570.8 SQM
LANDSCAPED AREA: 362 SQM

GROSS FLOOR AREA
EXISTING: 97.5 SQM
PROPOSED:115.5 SQM



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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
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CONSENT

DA2024/0140

BASIX REQUIREMENTS

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: cavity brick	nil	

Glazing requirements		
Windows and glazed doors		
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.		
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.		
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.		

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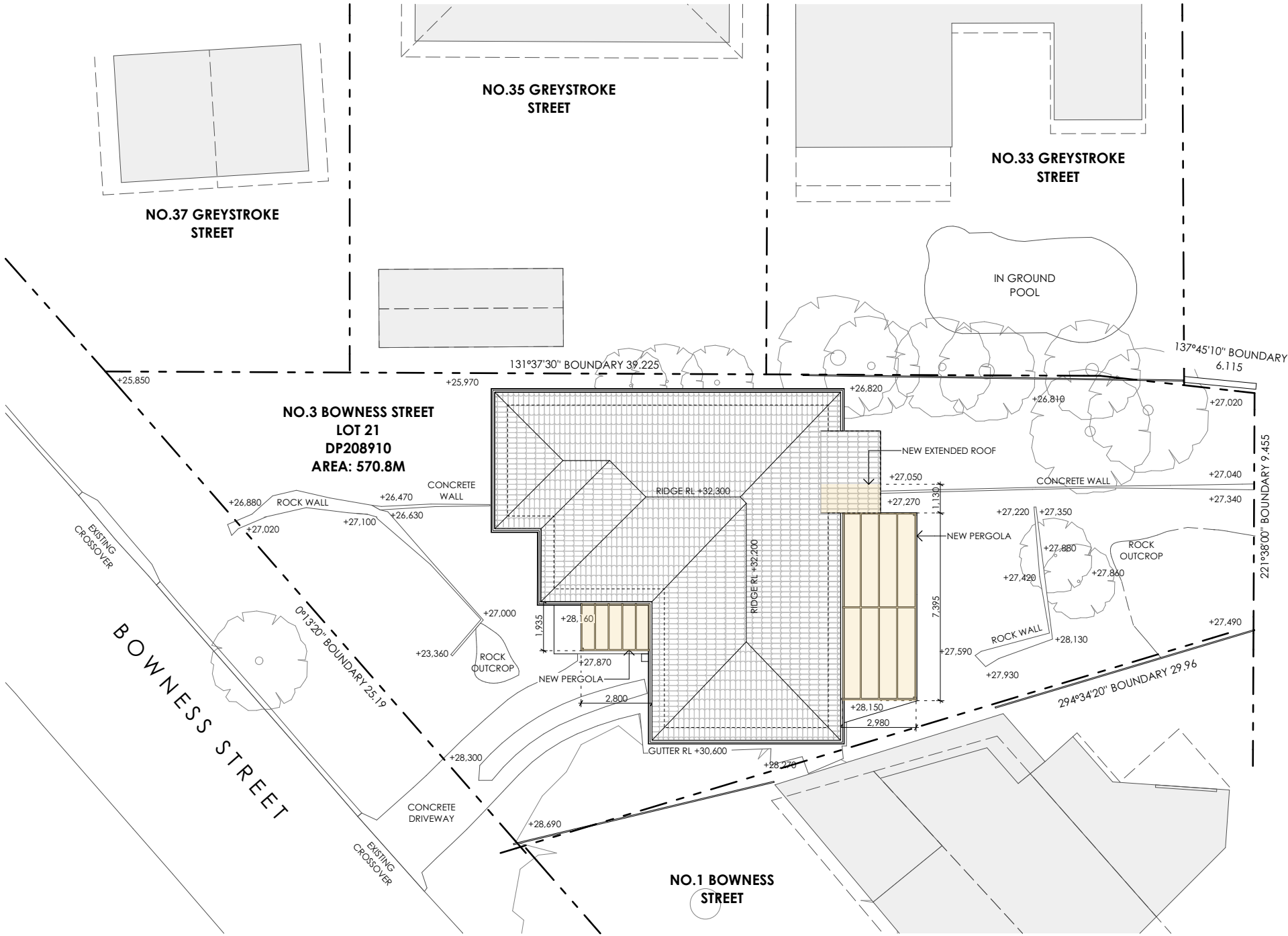
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CALVI

PROJECT
WHEELER HEIGHTS
3 BOWNESS STREET,
WHEELER HEIGHTS

DRAWING
COVER SHEET
- CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
- USE FIGURED DIMENSIONS ONLY DO NOT SCALE
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104
SCALE
1:1, 1:1.09@ A3
DWG NO.
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1 SITE PLAN

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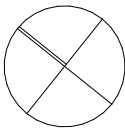
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LEGEND
EXISTING
DEMOLITION
NEW



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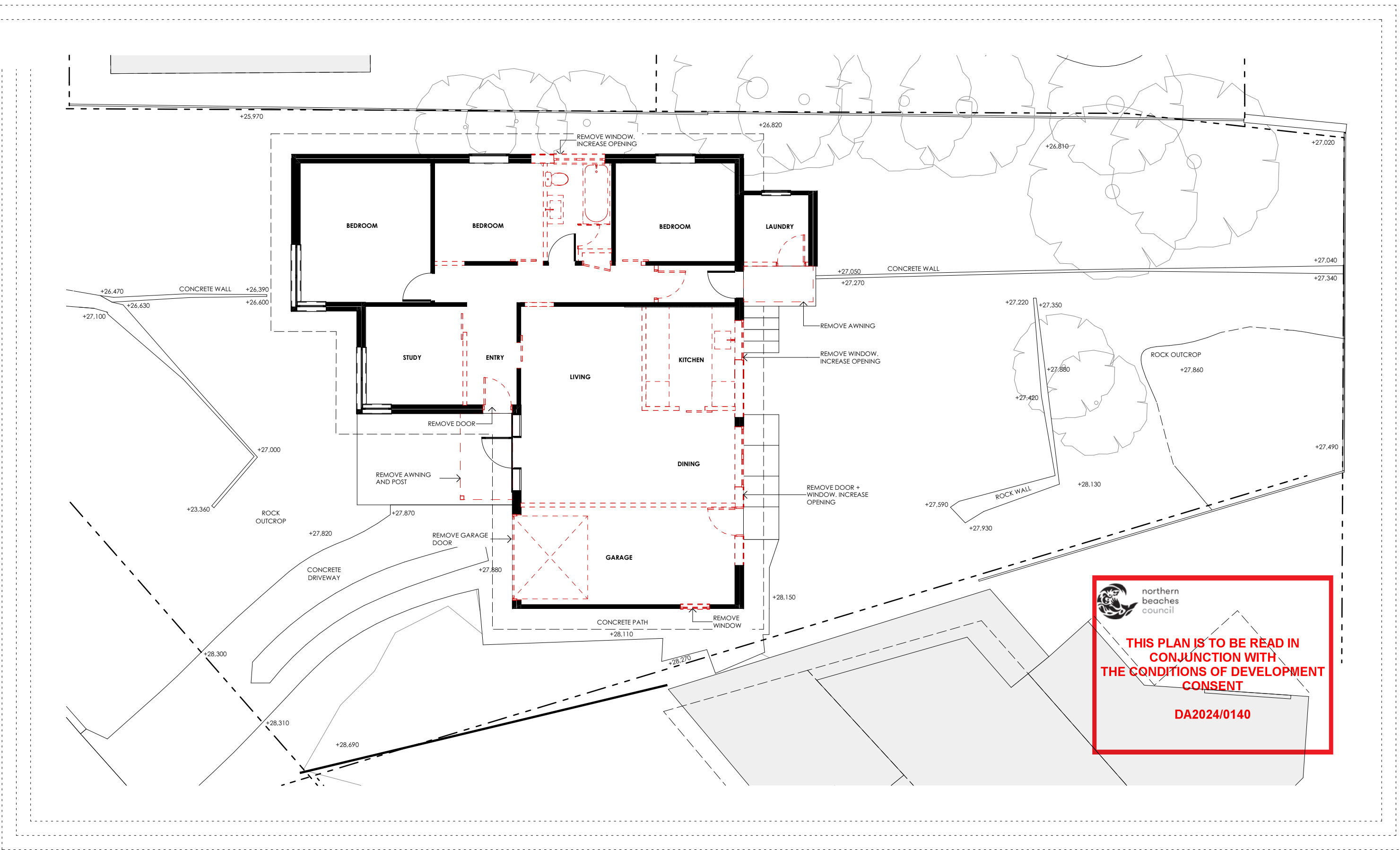
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3 BOWNESS STREET,
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DRAWING
SITE PLAN

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SCALE 1:200@ A3	
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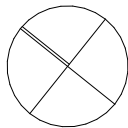
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LEGEND	
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DEMOLITION	
NEW	

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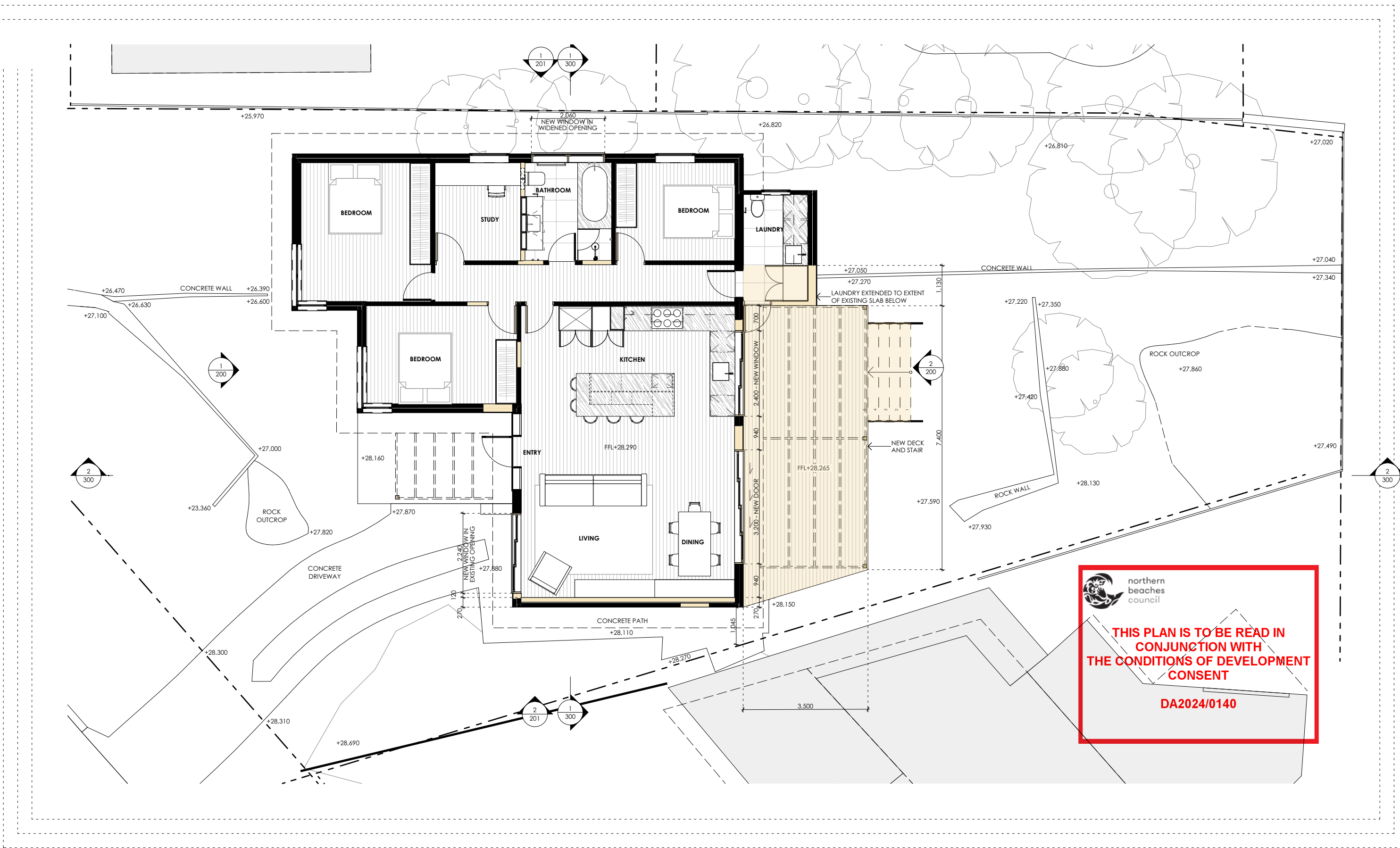


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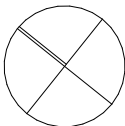
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PROPOSED PLAN

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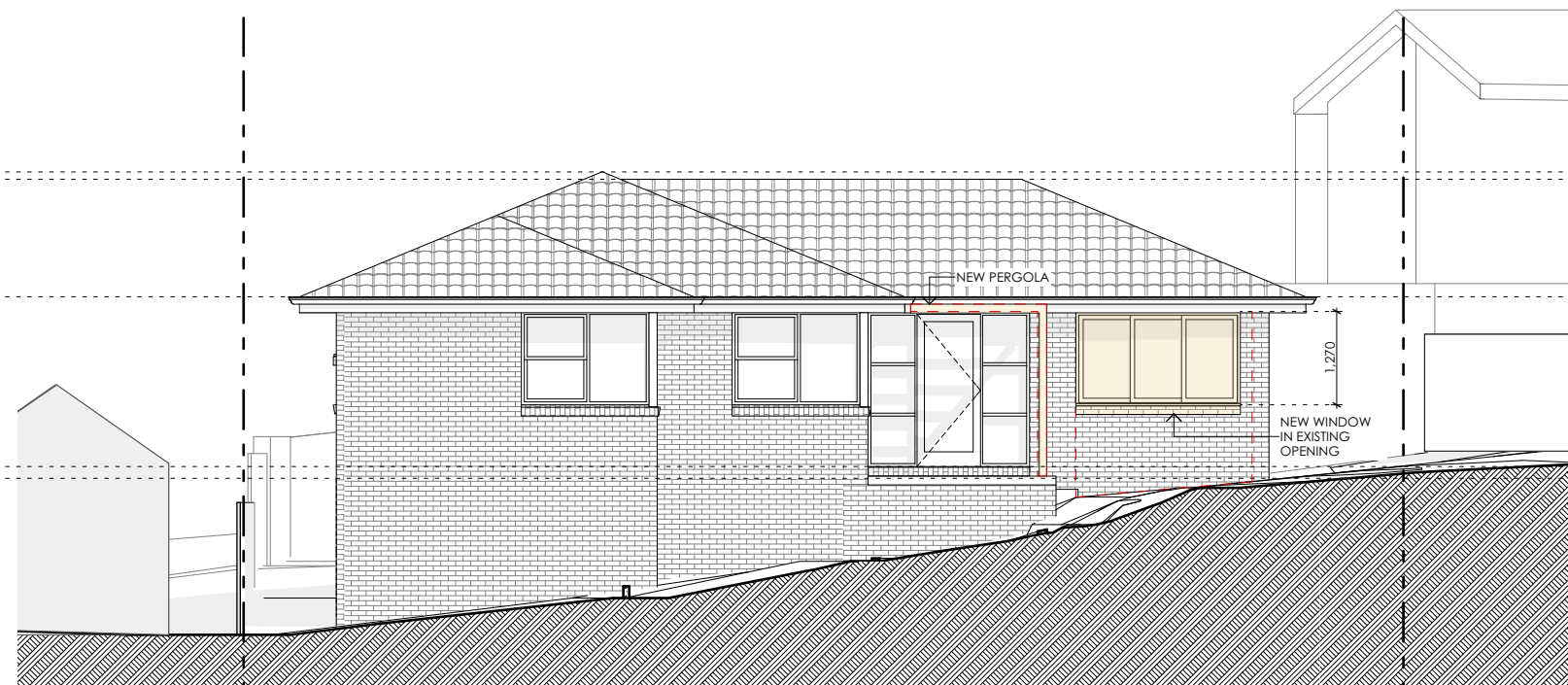
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▽ +32,300
△ +32,200

▽ +30,600

▽ +28,290
△ +28,130



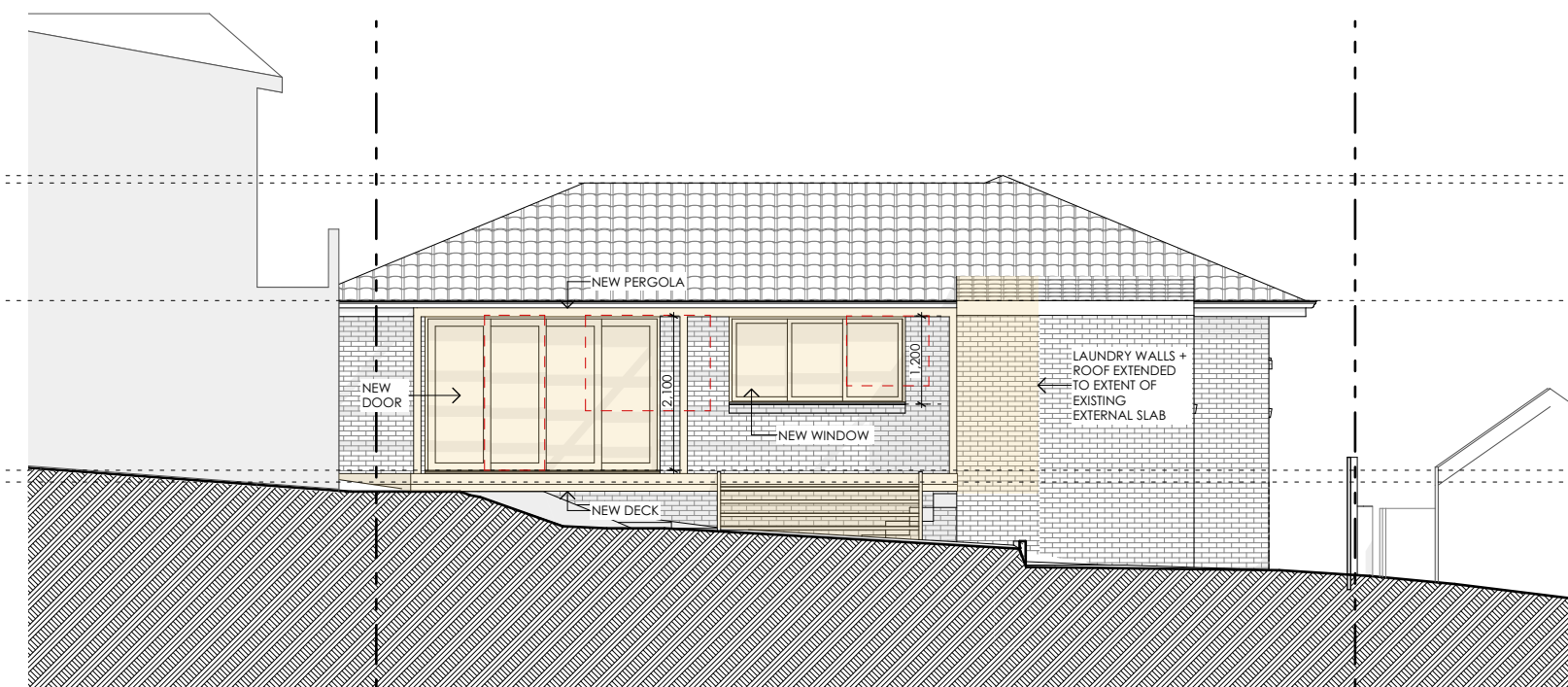
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NORTH ELEVATION

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△ +32,200

▽ +30,600

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△ +28,130



2

SOUTH ELEVATION

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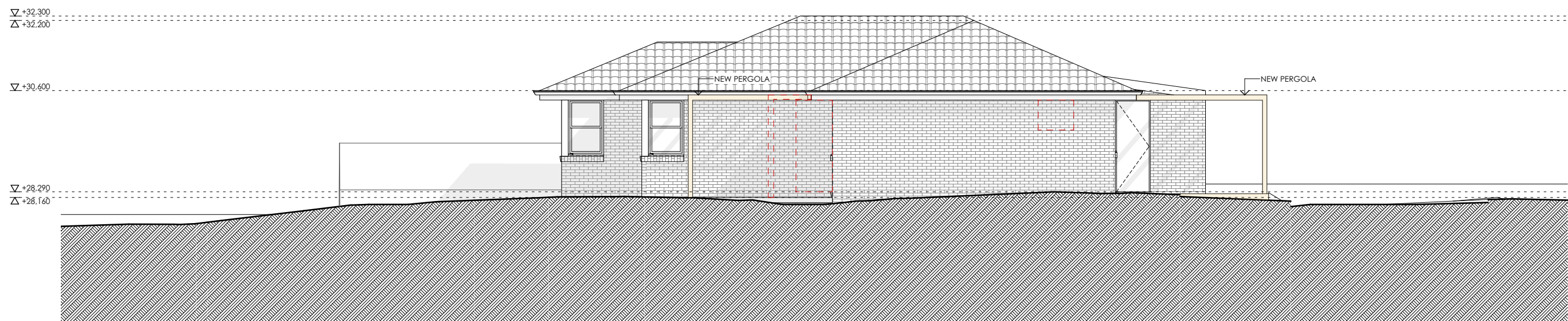
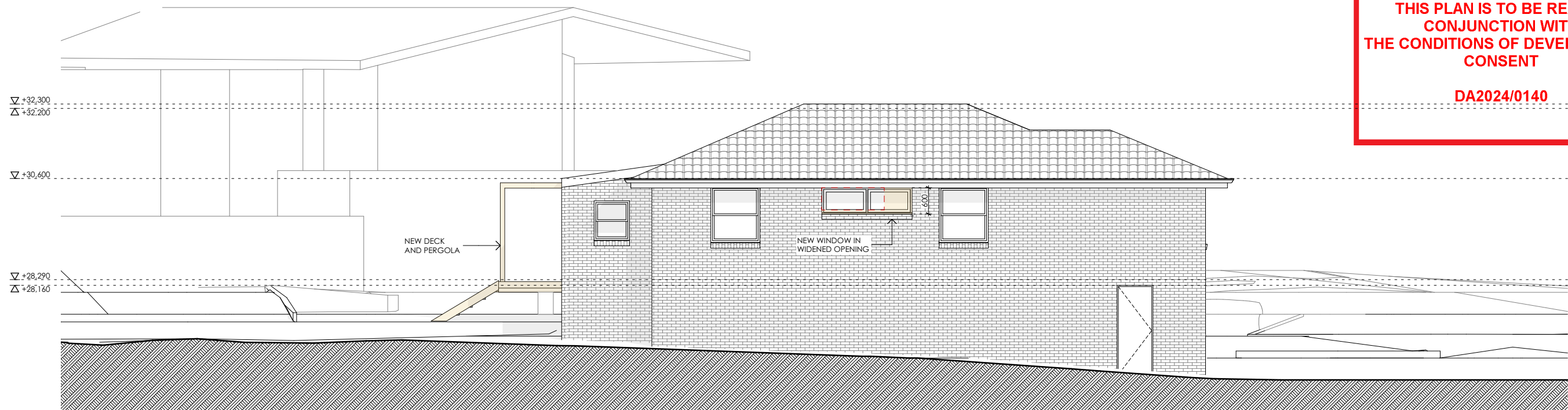
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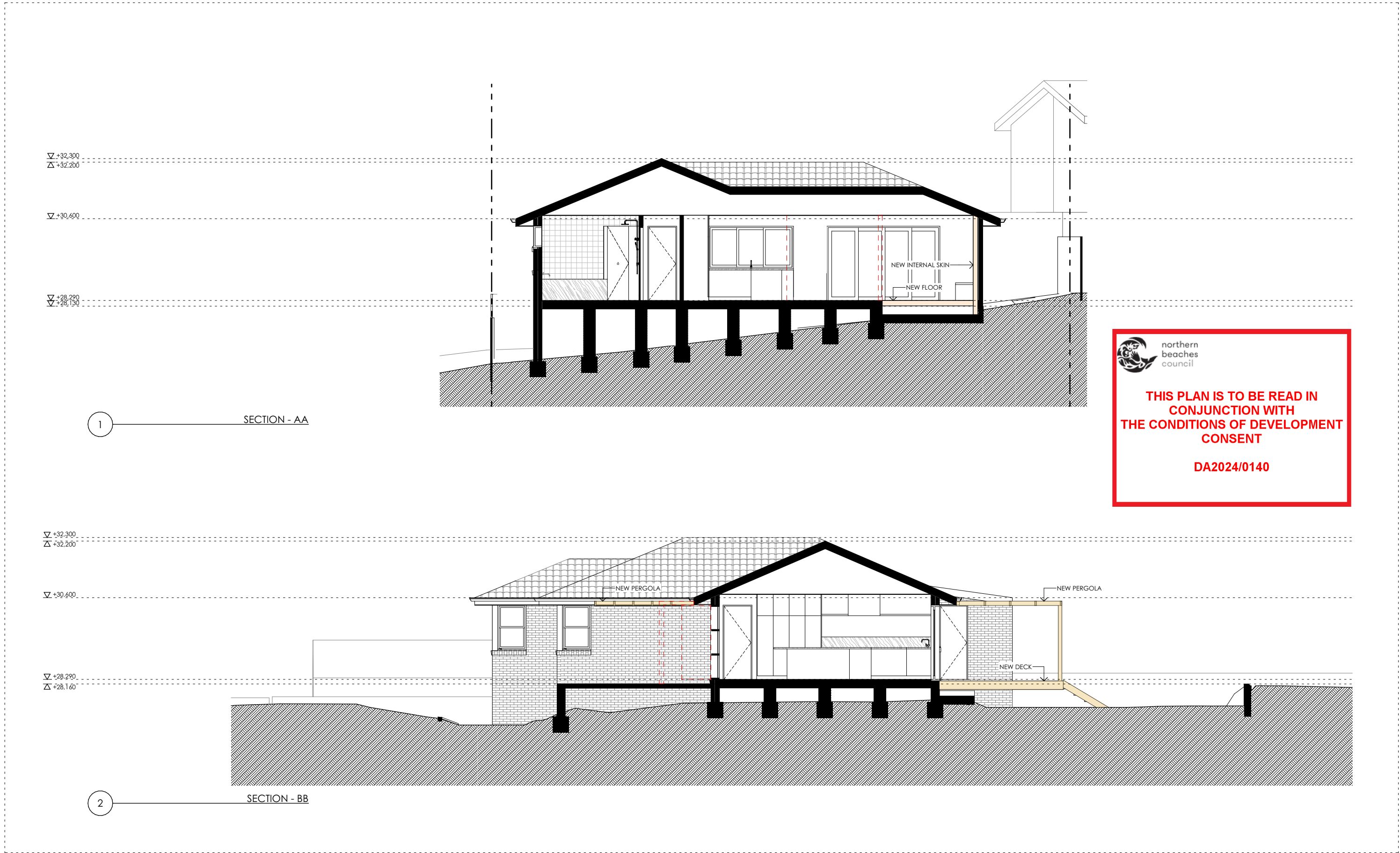
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DEMOLITION	
NEW	

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