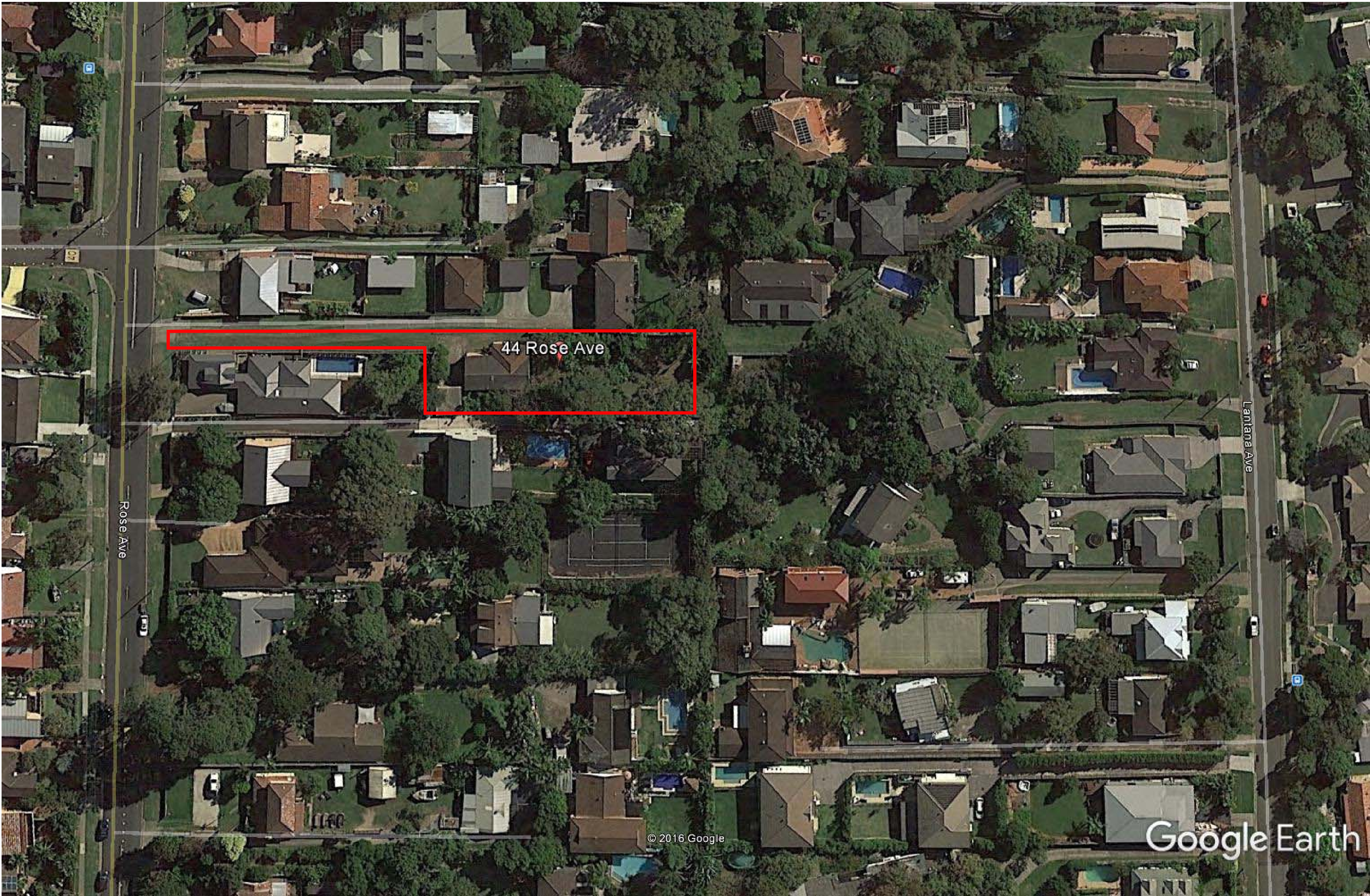
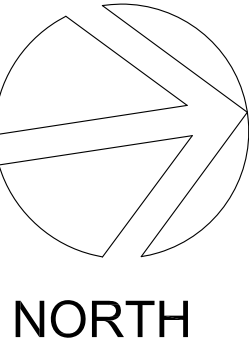




LOCATION DIAGRAM



DEVELOPMENT DATA:	
SITE AREA	1569 m ²
FLOOR AREA	763m ²
FSR	0.49:1
LANDSCAPE AREA	506.1 m ² (32%)
DEEP SOIL AREA	236.5 m ² (15.1%)
DEEP SOIL AT REAR	236.5 m ²

ARCHITECTURAL DRAWINGS

- A00 LOCATION DIAGRAM
- A01 SITE ANALYSIS PLAN
- A02 SITE PLAN
- A03 SITE PLAN DRIVEWAY
- A04 BASEMENT PLAN
- A05 GROUND FLOOR PLAN
- A06 FIRST FLOOR PLAN
- A07 ROOF PLAN
- A08 ELEVATIONS
- A09 SECTIONS
- A10 GFA / FSR AND LANDSCAPE CALCULATION PLANS
- A11 EXTERNAL COLOUR SCHEDULE
- A12 SHADOW DIAGRAMS

LEGEND

ISSUE	DATE	AMENDMENTS



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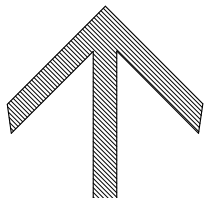
**WHEELER HEIGHTS
DEVELOPMENTS PTY LTD**

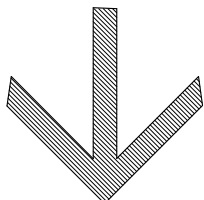
Project
**44 ROSE AVE
WHEELER HEIGHTS**
LOT 4 IN DP 203378

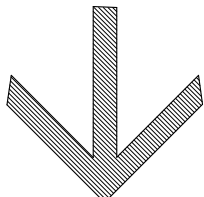
Drawing
LOCATION DIAGRAM

Scale	NTS	Drawn	BR
File	DAa ROSE Location	Checked	BR
Plotted	23/04/2019 4:19 PM		
Job No	1704		
Version	DA	Drawing No:	A00

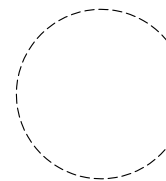
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Verify all dimensions on site.

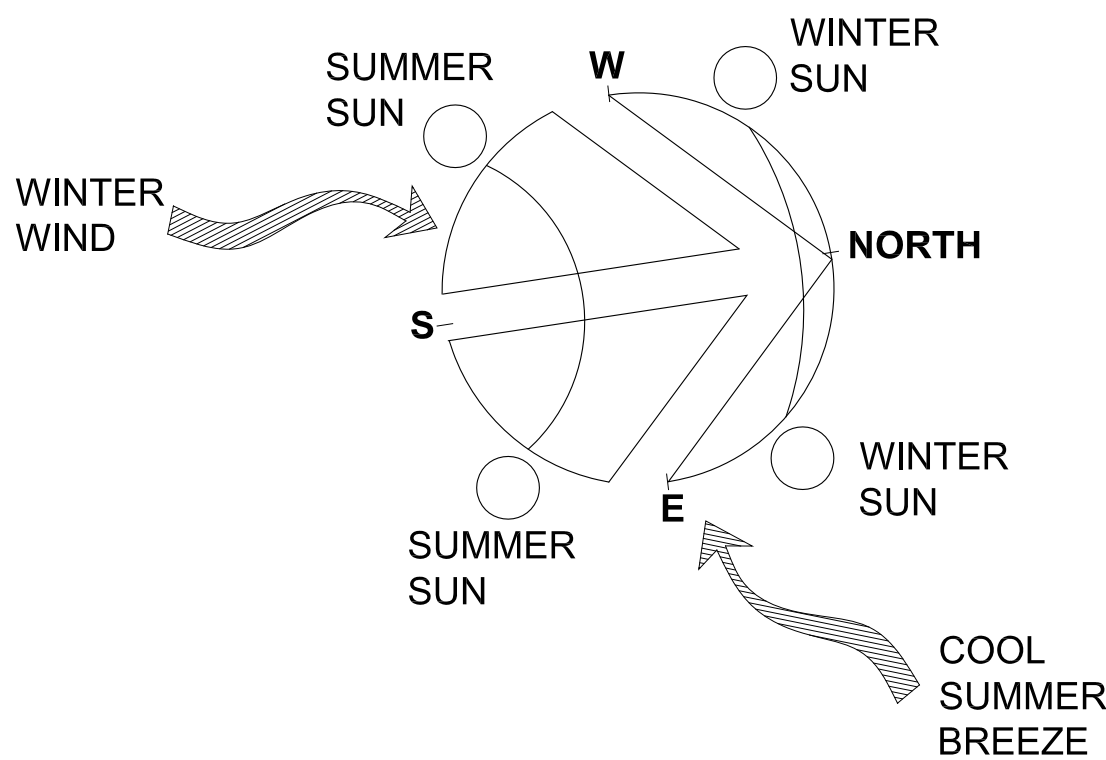
 **BUS STOP (ROUTES 153, 179 & E79)**
approx. 50m & 120m

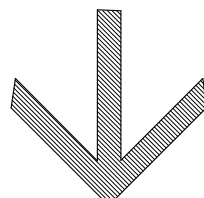
 **PRIMARY SCHOOL**
approx. 150m

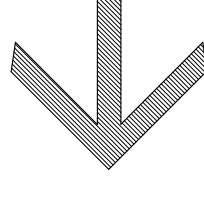
 **SHOPPING CENTRE**
approx. 300m

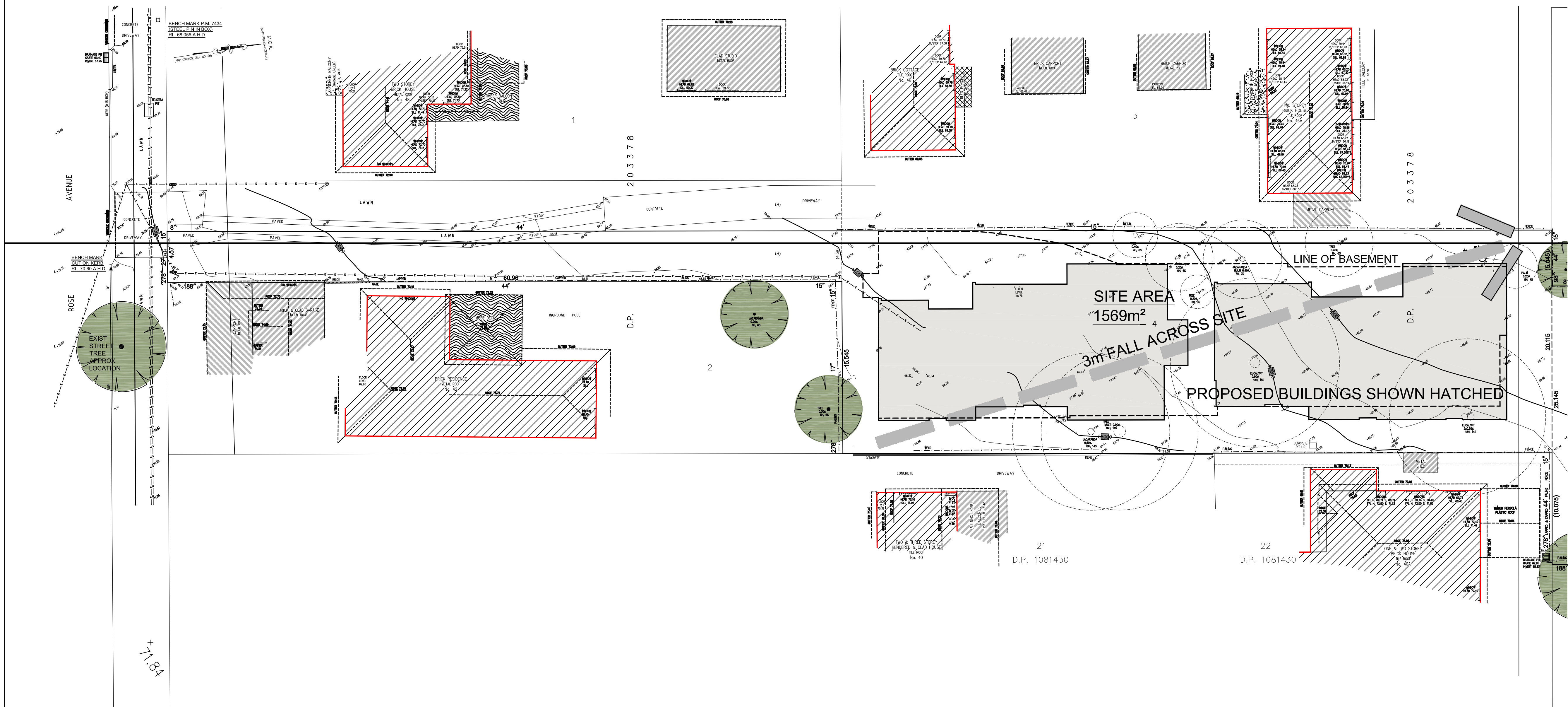
 **EXISTING TREE TO REMAIN**

 **TREE TO BE REMOVED**



 **BUS STOP (ROUTES 153, 179 & E79)**
approx. 65m

 **LAKE**
approx. 1km



 **SITE ANALYSIS PLAN** 1:200 @ A1
SCALE (METRES)
0 5 10 20

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**WHEELER HEIGHTS
DEVELOPMENTS PTY LTD**

Project
**44 ROSE AVE
WHEELER HEIGHTS**
LOT 4 IN DP 203378

Drawing
SITE ANALYSIS PLAN

Scale 1:200 Drawn JL
File DA ROSE Site Analysis DWG BR
Plotted 23/04/2019 5:18 PM
Job No 1704
Version DA Drawing No: **A01**

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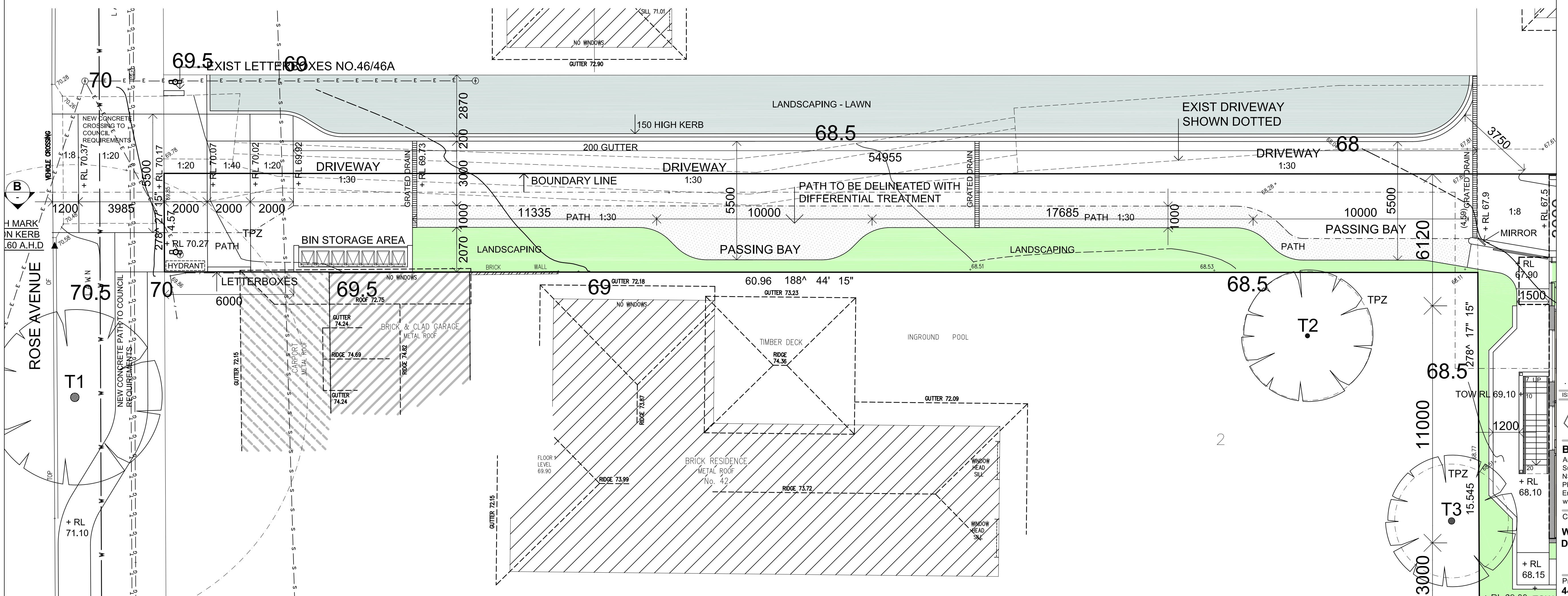
project
4 ROSE AVE
WHEELER HEIGHTS
LOT 4 IN DP 203378

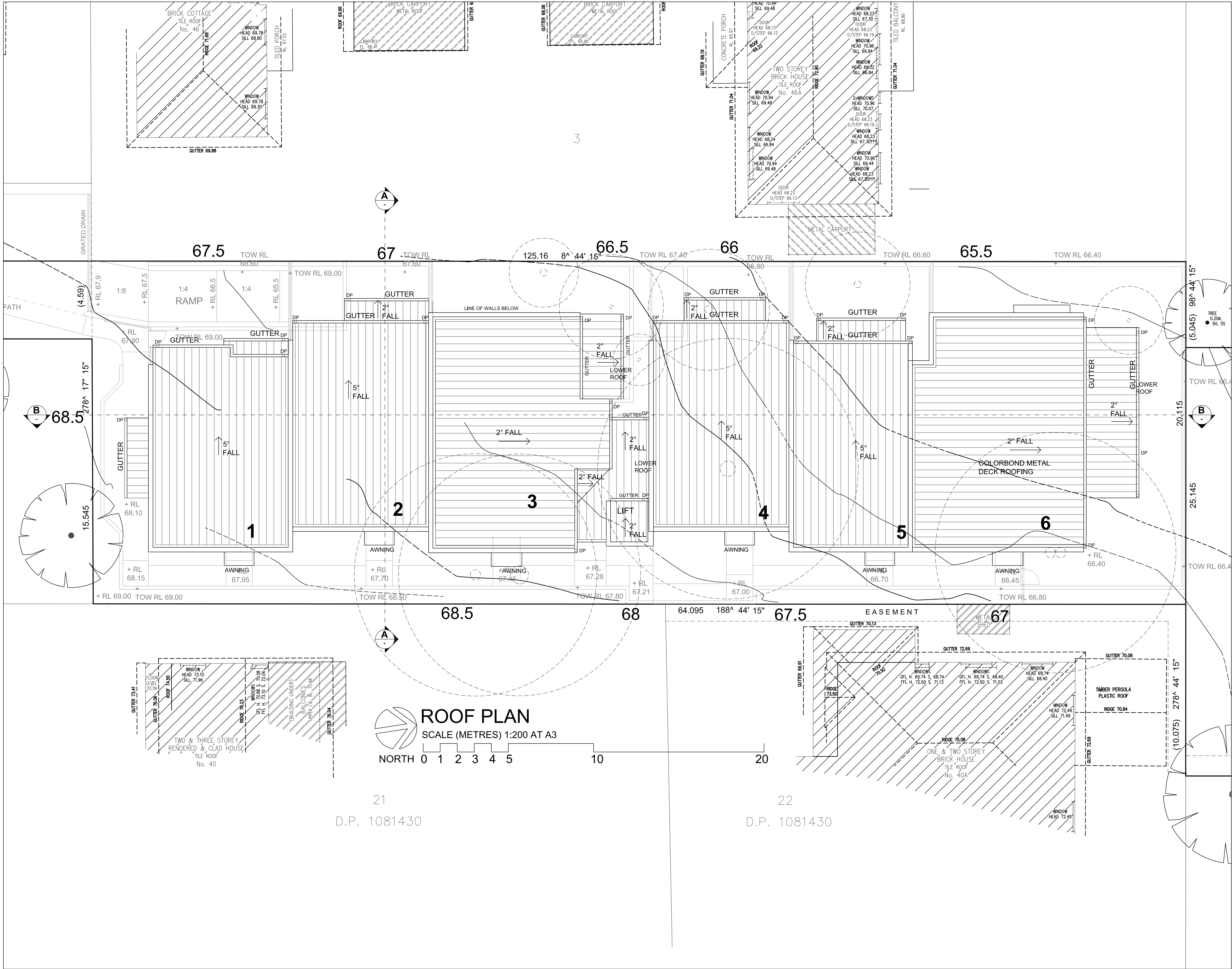
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File	DAF ROSE Plans.dwg	Checked	BR
Plotted	23/04/2019 4:20 PM		
Job No	1704		
Version	DA	Drawing No:	A03

SITE PLAN ROSE AVENUE DRIVEWAY

SCALE (METRES) 1:200 AT A3

NORTH 0 1 2 3 4 5 10 20





LEGEND

ISSUE	DATE	AMENDMENTS

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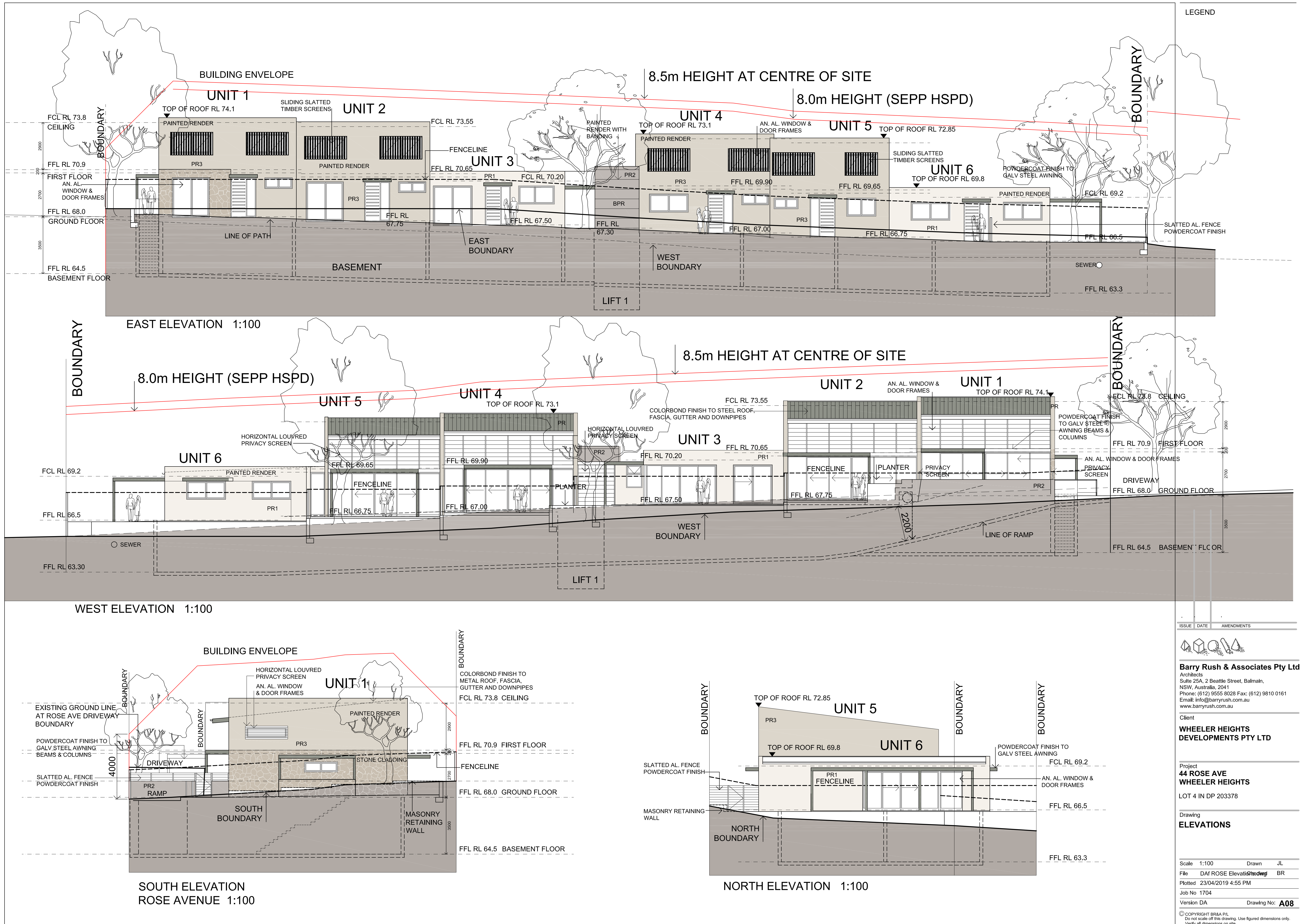
Client
**WHEELER HEIGHTS
DEVELOPMENTS PTY LTD**

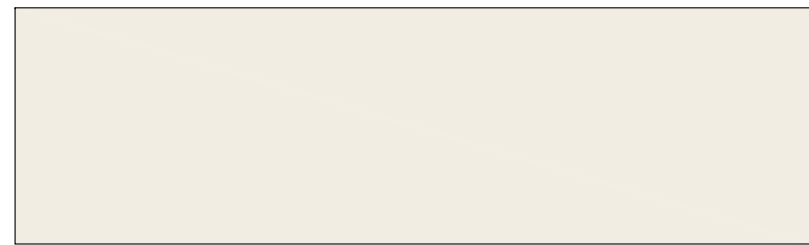
Project
**44 ROSE AVE
WHEELER HEIGHTS**
LOT 4 IN DP 203378

Drawing
ROOF PLAN

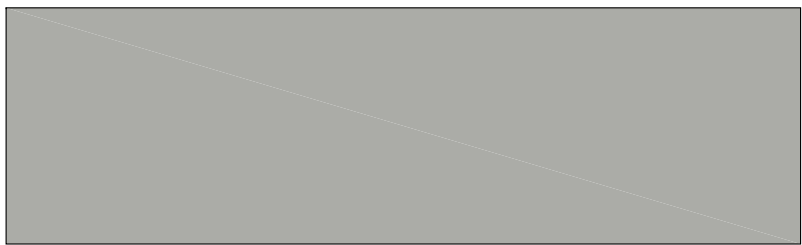
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File	DAI ROSE Plans.dwg	Checked	BR
Plotted	23/04/2019 4:20 PM		
Job No	1704		
Version	DA	Drawing No:	A07

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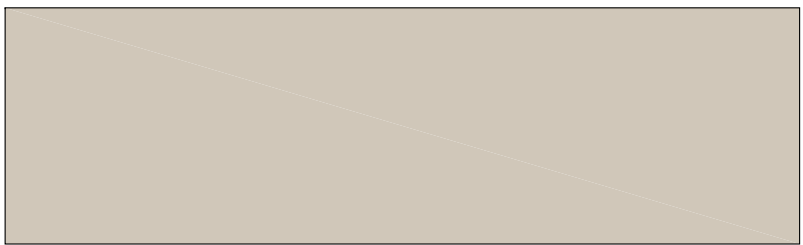




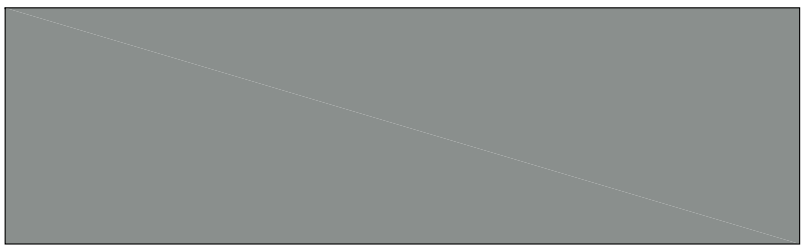
A PR1 WATTYL "CHALKDUST"



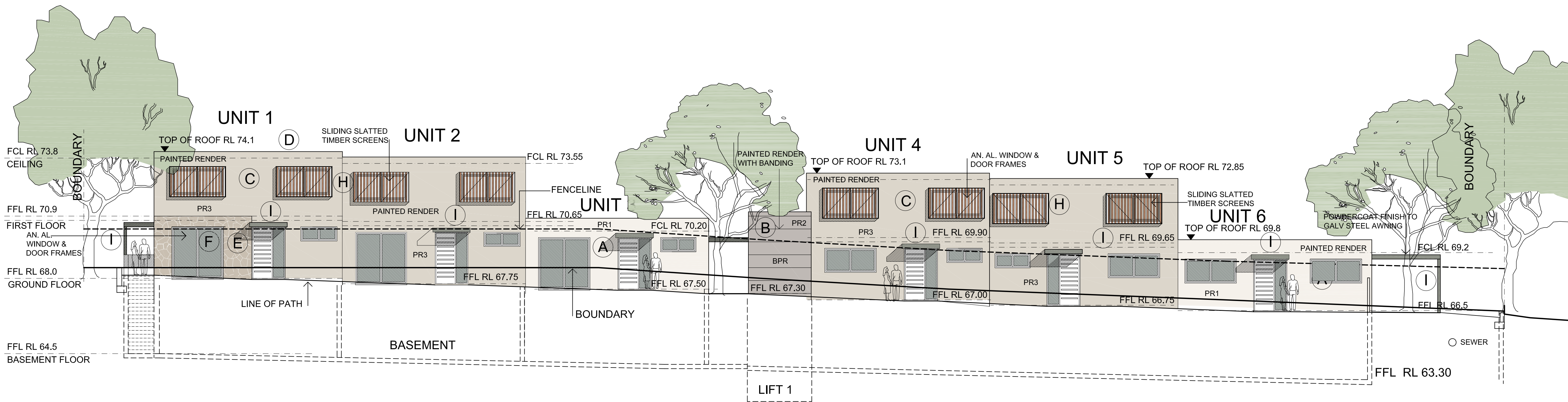
B PR2 WATTYL "CASTLE GREY"



C PR3 WATTYL "ICE VOLCANO"



D COLORBOND "WINDSPRAY"



EAST ELEVATION



E SANDSTONE CLADDING



F "SATIN SPANISH SILVER" ANODISED ALUMINIUM

EXTERNAL FINISHES & COLOURS SCHEDULE

A	PR1 PAINTED RENDER	WATTYL "CHALKDUST"
B	PR2 PAINTED RENDER	WATTYL "CASTLE GREY"
C	PR3 PAINTED RENDER	WATTYL "ICE VOLCANO"
D	METAL ROOFING, FLASHINGS & DP'S	COLORBOND "WINDSPRAY"
E	STONE CLADDING	IRREGULAR SANDSTONE
F	DOOR & WINDOW FRAMES	"SATIN SPANISH SILVER" ANODISED ALUMINIUM
G	METAL PRIVACY SCREENS	POWDERCOAT "COLORBOND SURFMIST"
H	TIMBER WINDOW SCREENS	TIMBER
I	METAL AWNINGS	POWDERCOAT "COLORBOND WINDSPRAY"

ISSUE	DATE	AMENDMENTS
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DEVELOPMENTS PTY LTD**

Project
**44 ROSE AVE
WHEELER HEIGHTS**
LOT 4 IN DP 203378

Drawing
**EXTERNAL COLOUR
SCHEDULE**

Scale	NTS	Drawn	JL
File	DAF ROSE Elevations.dwg	Checked	BR
Plotted	23/04/2019 4:55 PM		
Job No	1704		
Version	DA	Drawing No:	A11

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ROSE

9AM

ROOF PLAN
SCALE (METRES) 1:200 AT A3
NORTH 0 1 2 3 4 5 10 20

LEGEND

ROSE

12 Noon

ROOF PLAN
SCALE (METRES) 1:200 AT A3
NORTH 0 1 2 3 4 5 10 20

ROSE

3 PM

ROOF PLAN
SCALE (METRES) 1:200 AT A3
NORTH 0 1 2 3 4 5 10 20

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Client

**WHEELER HEIGHTS
DEVELOPMENTS PTY LTD**

Project
**44 ROSE AVE
WHEELER HEIGHTS**
LOT 4 IN DP 203378

Drawing
**SHADOW DIAGRAMS
MID WINTER (20th June)
9am, 12 Noon & 3pm**

Scale	1:100	Drawn	BR/JL
File	DA ROSE Shadow	Checked	BR
Plotted	23/04/2019 3:15 PM		
Job No	1704		
Version	DA	Drawing No:	A12

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