



CALCULATIONS	
EXISTING FLOOR SPACE	88
PROPOSED FLOOR SPACE	219
PROPOSED FSR	0.31 : 1
TOTAL SITE AREA	708.2
PRIVATE OPEN SPACE	325
LANDSCAPED AREA	381 (53.8%)

BASIS COMMITMENTS

RAINWATER TANK MIN. 945 LITRES TO COLLECT RAINWATER RUNOFF FROM AT LEAST 10% OF ROOF AREA.

SWIMMING POOL CAPACITY NOT TO EXCEED 32 KILOLITRES

SWIMMING POOL TO HAVE A COVER

SWIMMING POOL TO HAVE A POOL PUMP

SWIMMING POOL HEATING SOLAR (ELECTRIC BOOSTED)

HOT WATER SYSTEM ELECTRIC HEAT PUMP THAT IS ELIGIBLE TO CREATE RENEWABLE ENERGY CREDIT CERTIFICATES

LIGHTING

THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

FIXTURES

THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERSHEADS HAVE A FLOW RATE NO GREATER THAN 1 LITRES PER MINUTE OR A 1 STAR WATER RATING.

THE TUBS MUST ENSURE NEW OR ALTERED TOILETS 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 1 LITER PER MINUTE OR MINIMUM 3 STAR WATER RATING.

SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR INSULATION R0.60 (DOWN) OR R1.30 INCLUDING CONSTRUCTION

EXTERNAL WALLS INSULATION R1.30 (OR) 140 INCLUDING CONSTRUCTION)

ROOF INSULATION FOR NEW ROOF TO BE R1.50 (UP) ROOF: FOL: BACKED BLANKET 55mm LIGHT COLOUR - SOLAR ABSORPTANCE < 0.475

ROOF INSULATION FOR NEW FLAT ROOF TO BE R0.28 (UP) ROOF: FOL: BACKED BLANKET 55mm MEDIUM COLOUR - SOLAR ABSORPTANCE < 0.475

ALL NEW WINDOWS TO BE STANDARD ALUMINIUM, SINGLE GLAZ, OR (IF AVAILABLE: 7.63, 9HC9C 0.75)

WINDOWS W1, 3 & 4 NOT TO BE FITTED WITH EXTERNAL LOUVER'S / BLINDS (ADJUSTABLE

ALL VEHICLES VISITING THE SITE ARE TO COMPLY WITH THE PARKING REGULATIONS IN THE AREA. ALL VEHICLES ARE TO BE WASHED DOWN BEFORE LEAVING THE SITE. ALL POLLUTED WATERS ARE TO REMAIN ON SITE FOR TREATMENT. ALL TRUCKS AND UTILITIES MUST COVER THEIR LOADS. NO VEHICLE VISITING THE SITE IS TO IMPEDE LOCAL AREA TRAFFIC FLOWS. A LICENSED PERSON WILL DIRECT TRAFFIC AND PEDESTRIANS WHEN TRUCKS ENTER THE SITE.

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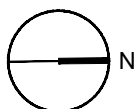
 **Corona Projects**

PO BOX 1749 BONDI JUNCTION NSW 1355
PHONE: 0419 438 956
EMAIL: info@coronaprojects.com

SCALE:
1:100 @ A2

ADDRESS:
57 LANTANA AVENUE
WHEELER HEIGHTS

DATE:
SEP. 2022



Landscaped Open Space

248 + 103.4 + 21.1 = 372.5

372.5 / 710.7 or 52%

LOT 1
DP 522409

LOT 2
DP 522409

LOT 1
DP 1140808

LOT 2
DP 1260770

DENOTES
LANDSCAPED AREAS

AMENDMENTS

31.01.23 A BULK REDUCED

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A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL, AS REQUIRED BY THE LOCAL COUNCIL.
DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.

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DRAWING:
PROPOSED GROUND FLOOR PLAN

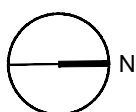
SCALE:
1:100 @ A2

PROJECT:
ALTERATIONS & ADDITIONS

ADDRESS:
57 LANTANA AVENUE
WHEELER HEIGHTS

SHEET No:
02

DATE:
SEP. 2022



LOT 1
DP 522409

LOT 2
DP 522409

LOT 1
DP 1140808

LOT 2
DP 1260770

SINGLE STOREY
BRICK HOUSE
TILE ROOF
No.61

CONCRETE
DRIVEWAY

GRASS

CONCRETE
DRIVEWAY

GRASS

BM, NAIL IN
TOP OF KERB
RL: 54.11(AHD)

A

GRASS

CONCRETE
DRIVEWAY

GRASS

CONCRETE
DRIVEWAY

GRASS

AMENDMENTS

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DRAWING:
PROPOSED FIRST FLOOR PLAN

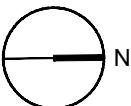
SCALE:
1:100 @ A2

PROJECT:
ALTERATIONS & ADDITIONS

ADDRESS:
57 LANTANA AVENUE
WHEELER HEIGHTS

SHEET No:
03

DATE:
SEP. 2022



LOT 1
DP 522409

LOT 2
DP 522409

SINGLE STOREY
BRICK HOUSE
TILE ROOF
No.61

CONCRETE
DRIVEWAY

GRASS

CONCRETE
DRIVEWAY

GRASS

BM.NAIL IN
TOP OF KER
RL: 54.11(AH)

PALING

FENCE

NOT

FENCED

57.50
FENCE

COVERED AREA

SWIMMING POOL

GRASS

PRIVACY SCREEN
1600mm ABOVE FFL

FLUE

PROPOSED CARPORT

W17

STORAGE ATTIC
(LADDER ACCESS ONLY)

ATTIC ACCESS LADDER

GRAVEL

GRASS

STUDIO

PALING

FENCE

NOT

FENCED

LOT 1
DP 1140808

(A)

CONCRETE
DRIVEWAY

GRASS

CONCRETE
DRIVEWAY

GRASS

LOT 2
DP 1260770

(A)

EG
57.22

EG
62.18

EG
62.18

EG
62.18

AMENDMENTS

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DRAWING:
STORAGE ATTIC PLAN

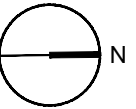
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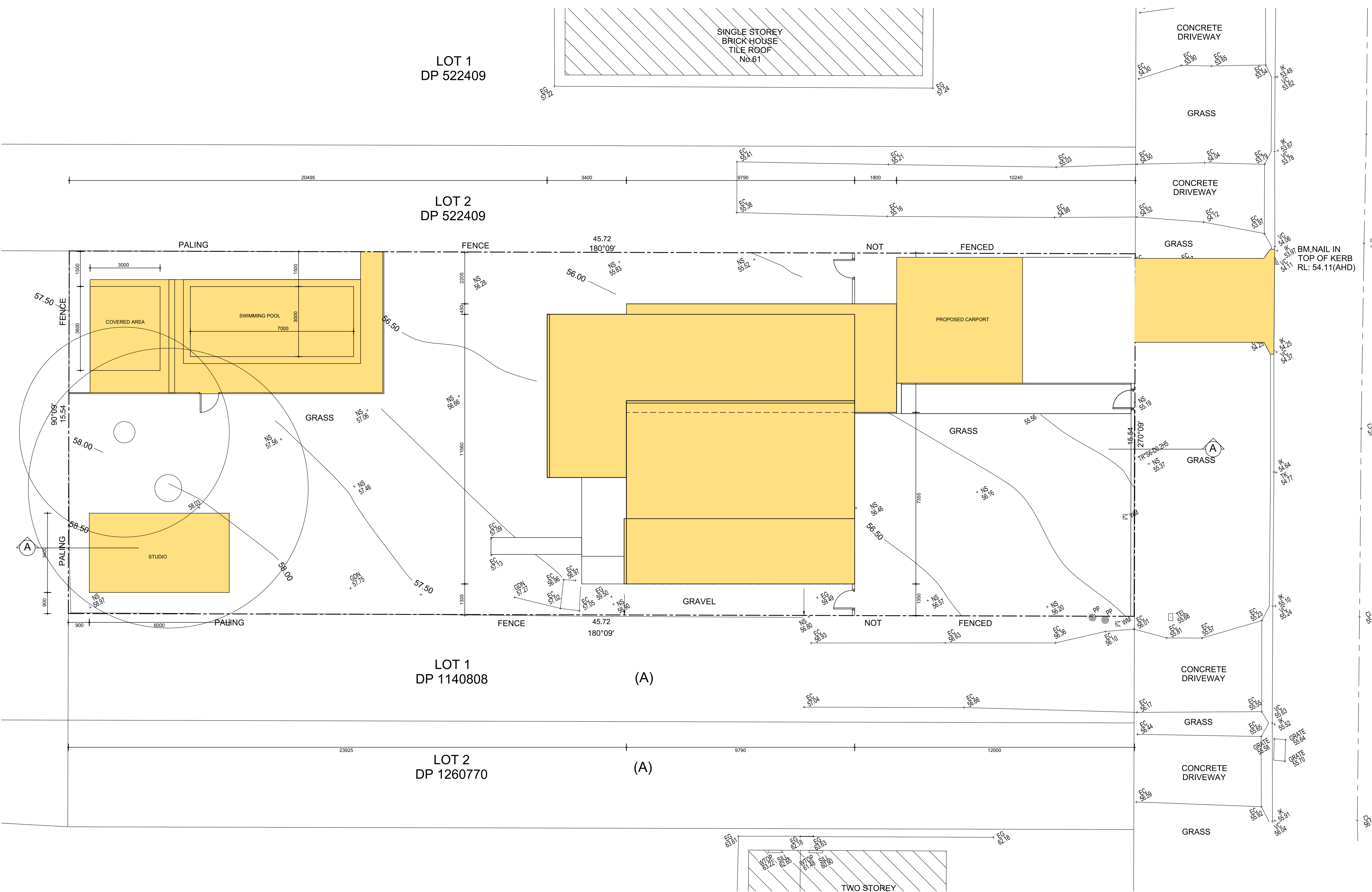
PROJECT:
ALTERATIONS & ADDITIONS

ADDRESS:
57 LANTANA AVENUE
WHEELER HEIGHTS

SHEET No:
04

DATE:
SEP. 2022





AMENDMENTS		
31.01.23	A	BULK REDUCED

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EMAIL: info@coronaprojects.com

DRAWING:
PROPOSED ROOF PLAN

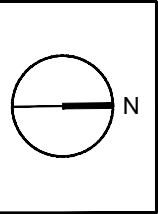
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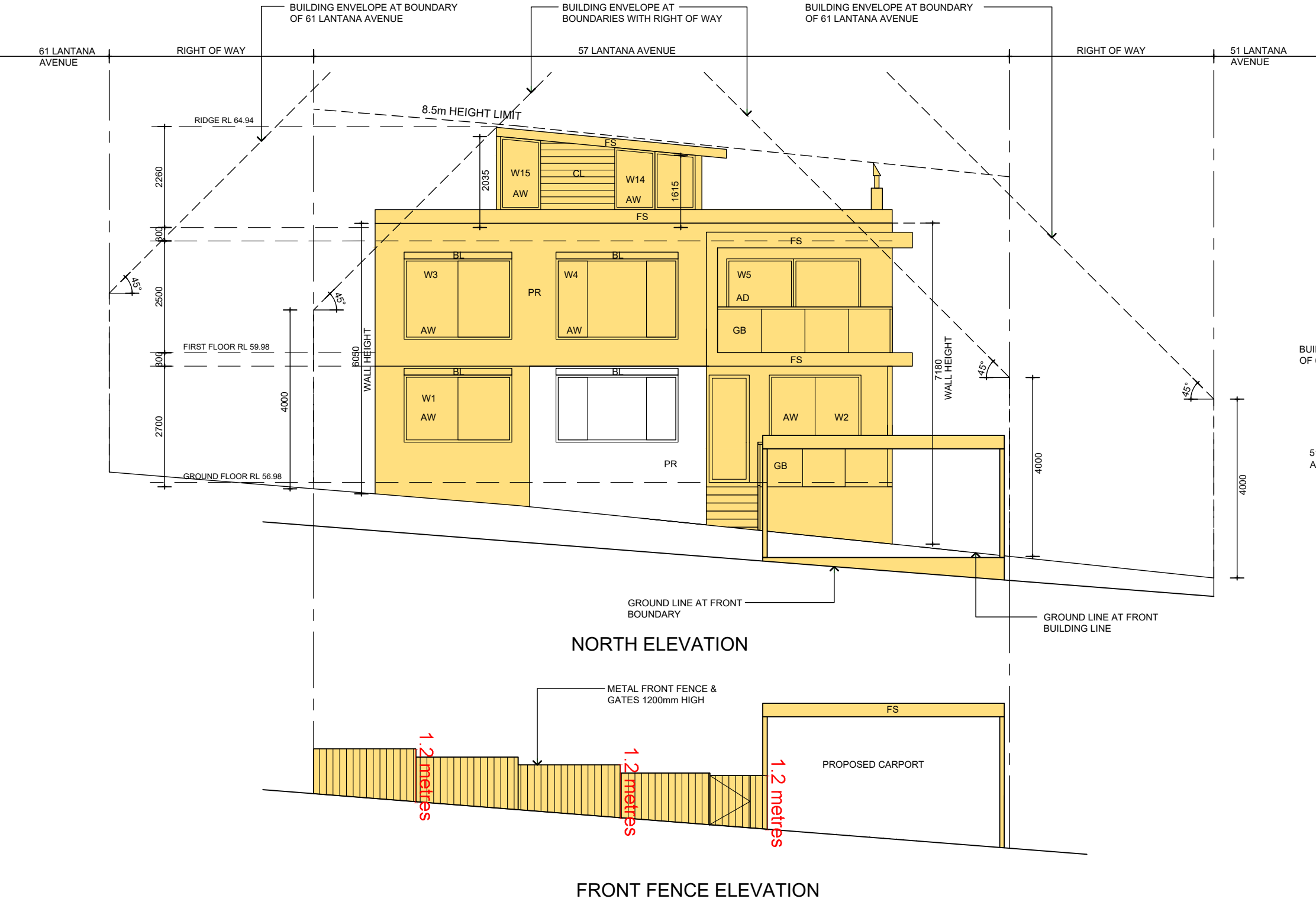
PROJECT:
ALTERATIONS & ADDITIONS

ADDRESS:
57 LANTANA AVENUE
WHEELER HEIGHTS

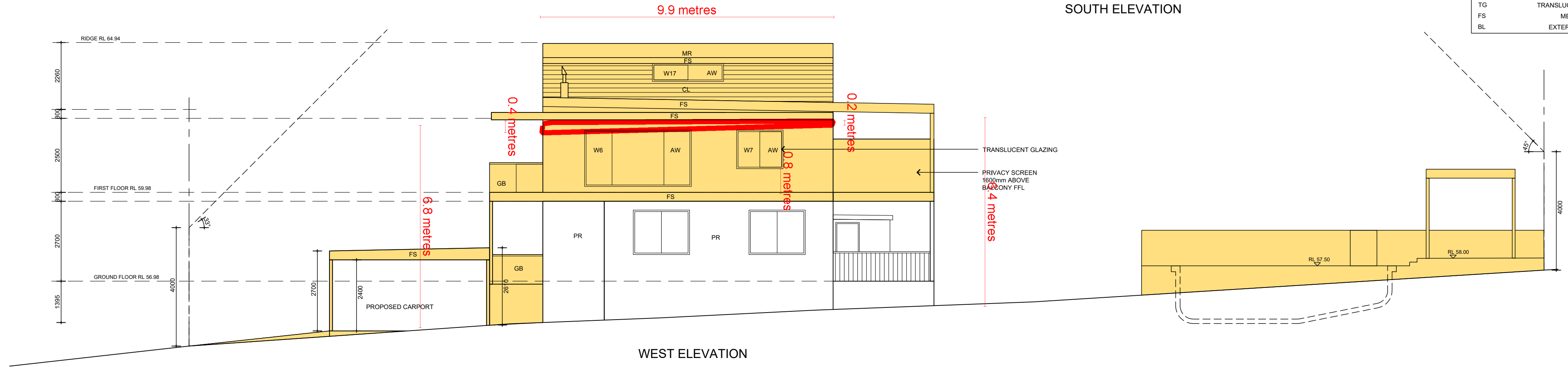
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05

DATE:
SEP. 2022

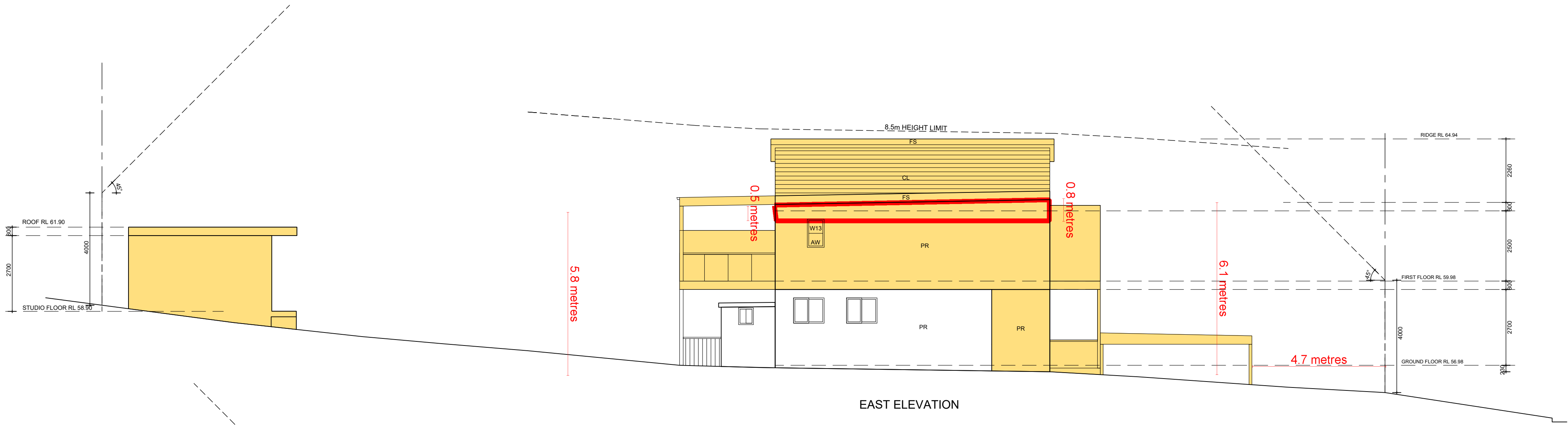




LEGEND	
AW	ALUMINIUM FRAMED WINDOWS
AD	ALUMINIUM FRAMED DOORS
MR	METAL ROOF
CL	SELECTED CLADDING
PR	PAINTED RENDER
BA	GLASS BALUSTRADE
TG	TRANSLUCENT GLASS
FS	METAL FASCIA
BL	EXTERNAL BLINDS

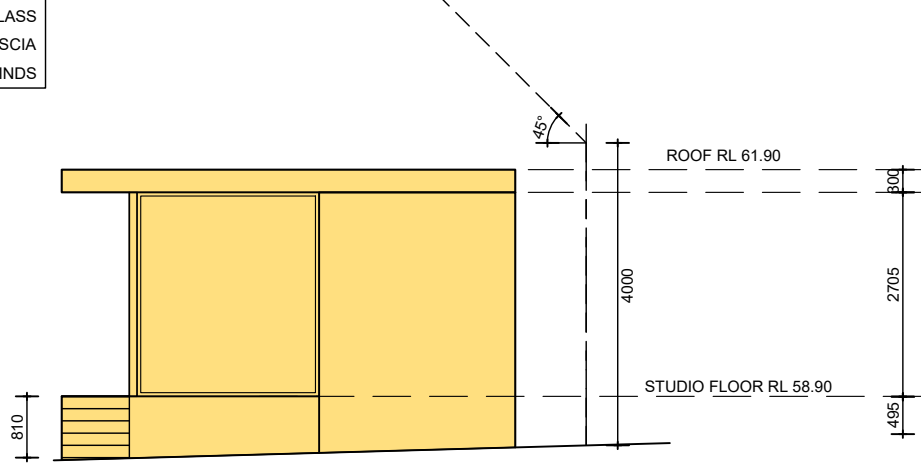


AMENDMENTS 31.01.23 A BULK REDUCED	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS. THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GRID, MATERIALS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCES OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED TO THE COUNCIL FOR THE WATERBURY FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL. DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.	Corona Projects PO BOX 1749 BONDI JUNCTION NSW 1535 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com	DRAWING: PROPOSED ELEVATIONS	PROJECT: ALTERATIONS & ADDITIONS	SHEET No: 06
SCALE: 1:100 @ A2		ADDRESS: 57 LANTANA AVENUE WHEELER HEIGHTS		DATE: SEP. 2022	

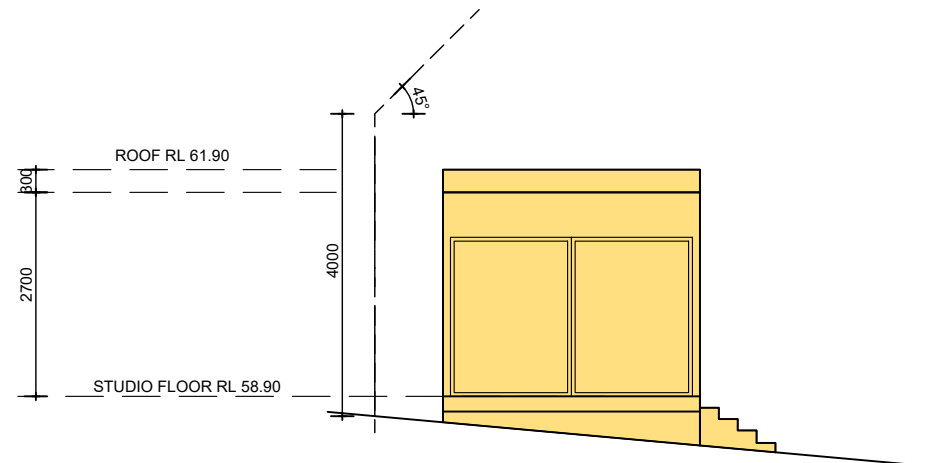


EAST ELEVATION

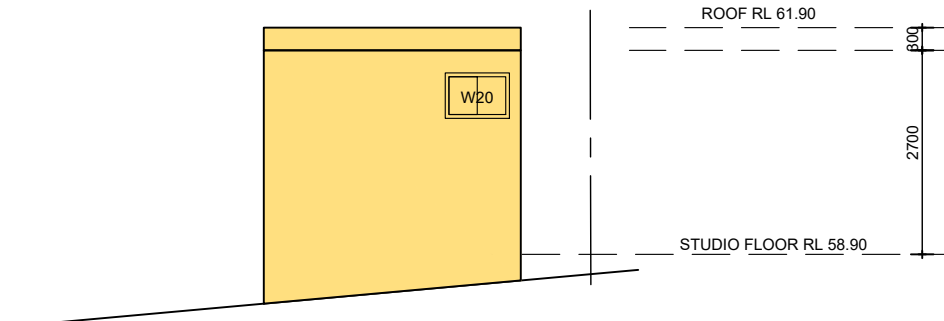
LEGEND	
AW	ALUMINIUM FRAMED WINDOWS
AD	ALUMINIUM FRAMED DOORS
MR	METAL ROOF
CL	SELECTED CLADDING
PR	PAINTED RENDER
BA	GLASS BALUSTRADE
TG	TRANSLUCENT GLASS
FS	METAL FASCIA
BL	EXTERNAL BLINDS



STUDIO WEST ELEVATION




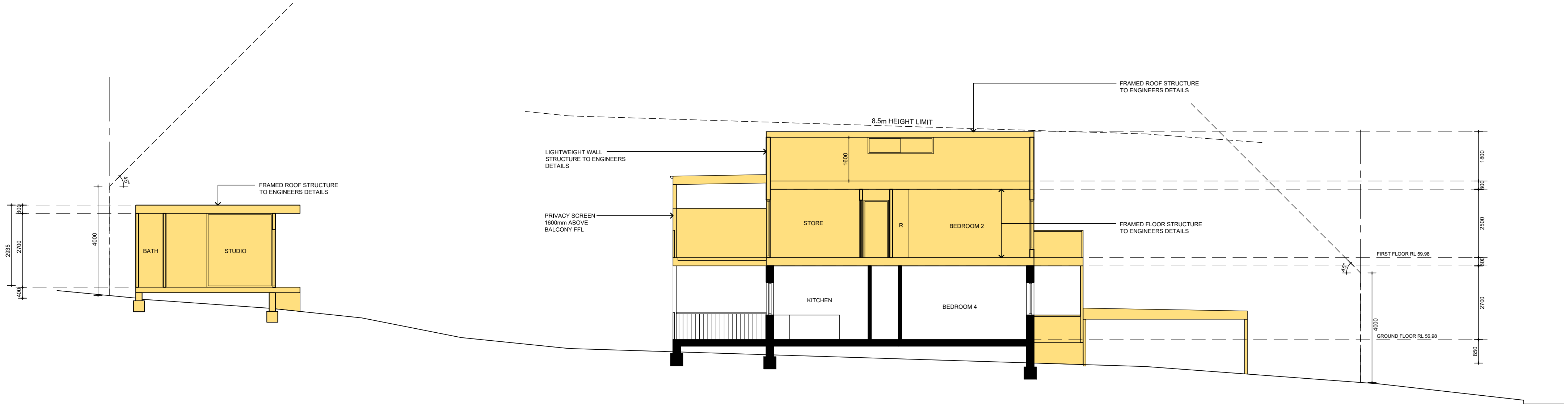
STUDIO NORTH ELEVATION



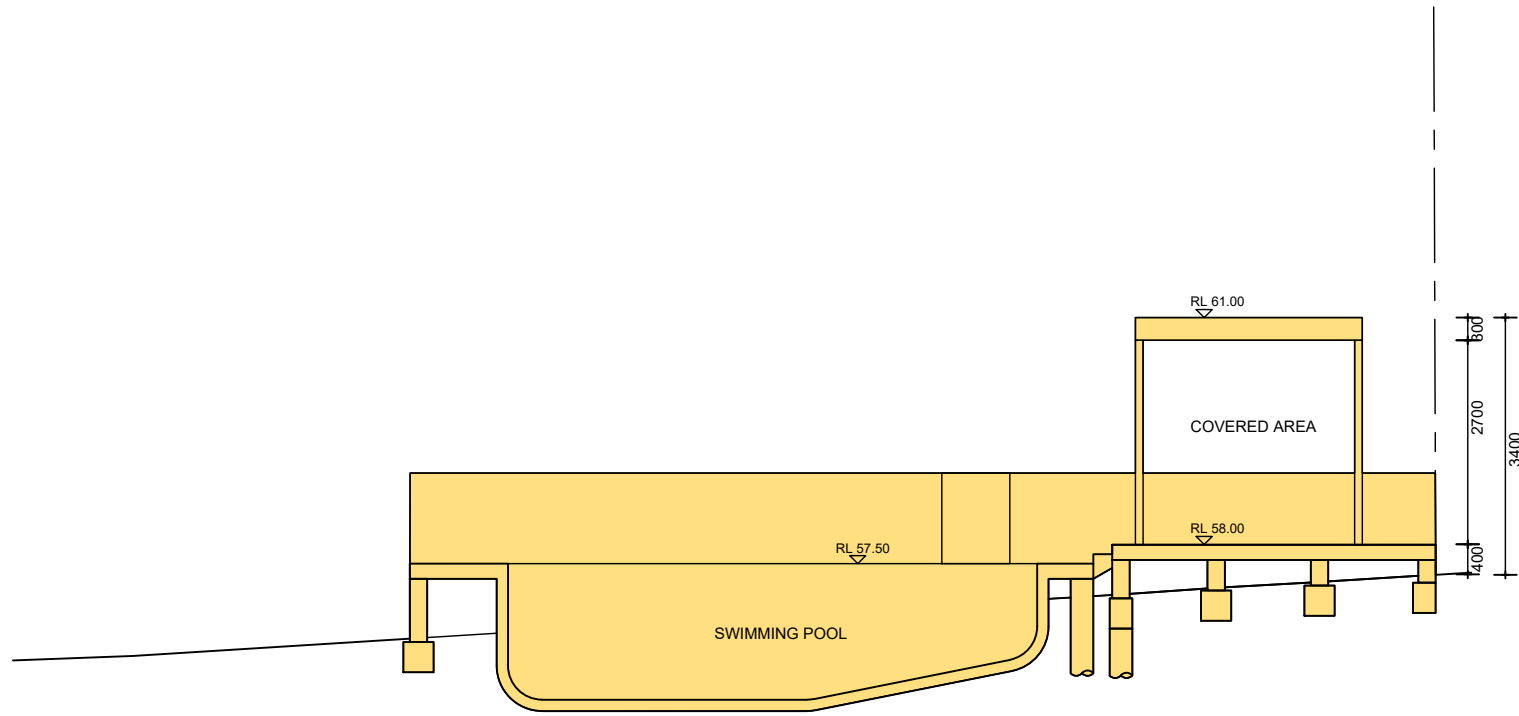
STUDIO SOUTH ELEVATION



AMENDMENTS		 <div>Corona Projects</div> <p>PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com</p>	DRAWING: PROPOSED ELEVATIONS	PROJECT: ALTERATIONS & ADDITIONS	SHEET No: 07
31.01.23	A BULK REDUCED		SCALE: 1:100 @ A2	ADDRESS: 57 LANTANA AVENUE WHEELA HEIGHTS	DATE: SEP. 2022



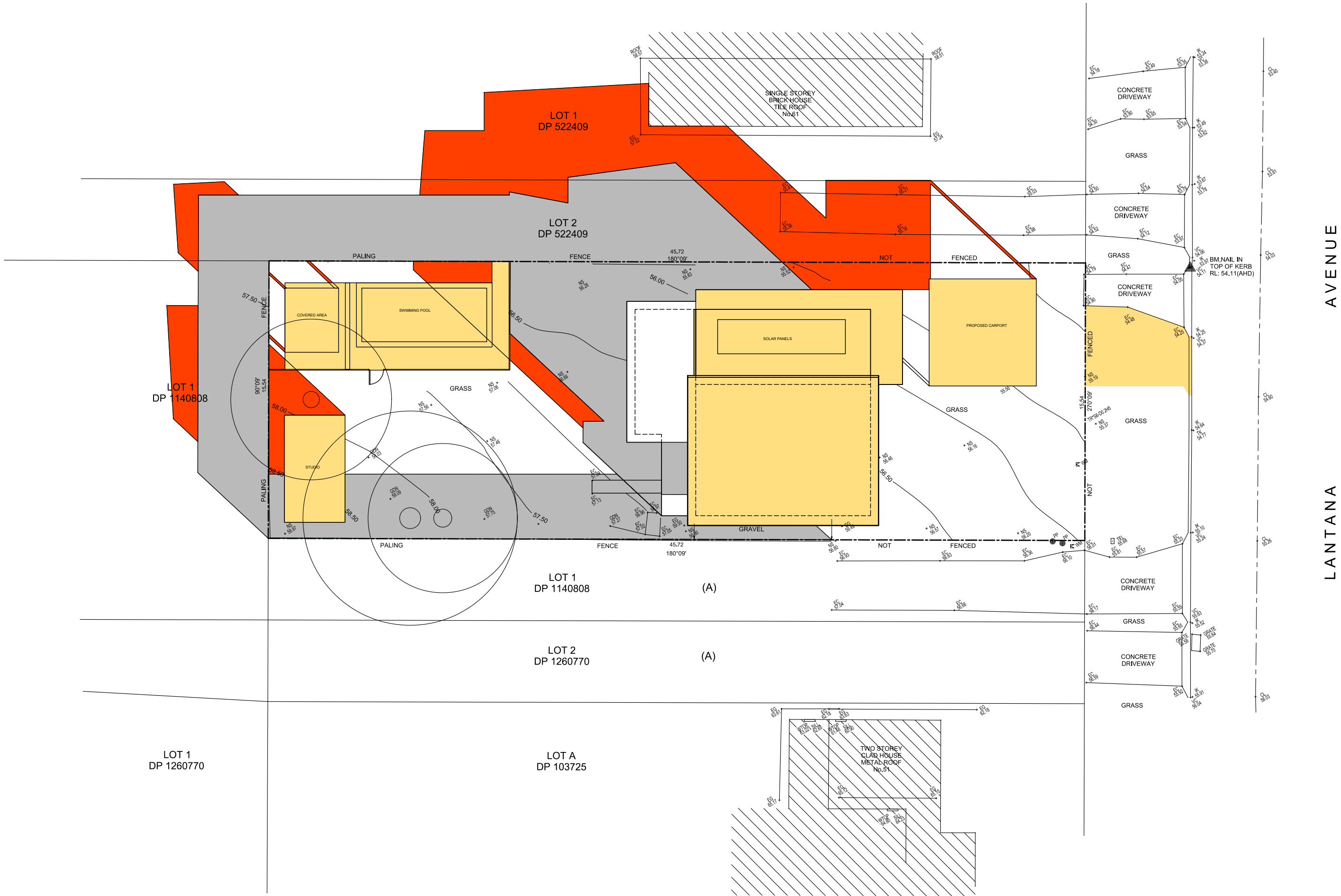
SECTION A - A



SWIMMING POOL SECTION B - B



AMENDMENTS			<div><div></div><div>Corona Projects</div></div> <div>PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 04 19 438 956 EMAIL: info@coronaprojects.com</div>	DRAWING: PROPOSED SECTIONS	PROJECT: ALTERATIONS & ADDITIONS	SHEET No: 08
31.01.23	A	BULK REDUCED		SCALE: 1:100 @ A2	ADDRESS: 57 LANTANA AVENUE WHEELER HEIGHTS	DATE: SEP. 2022





WINTER SHADOWS 9 AM

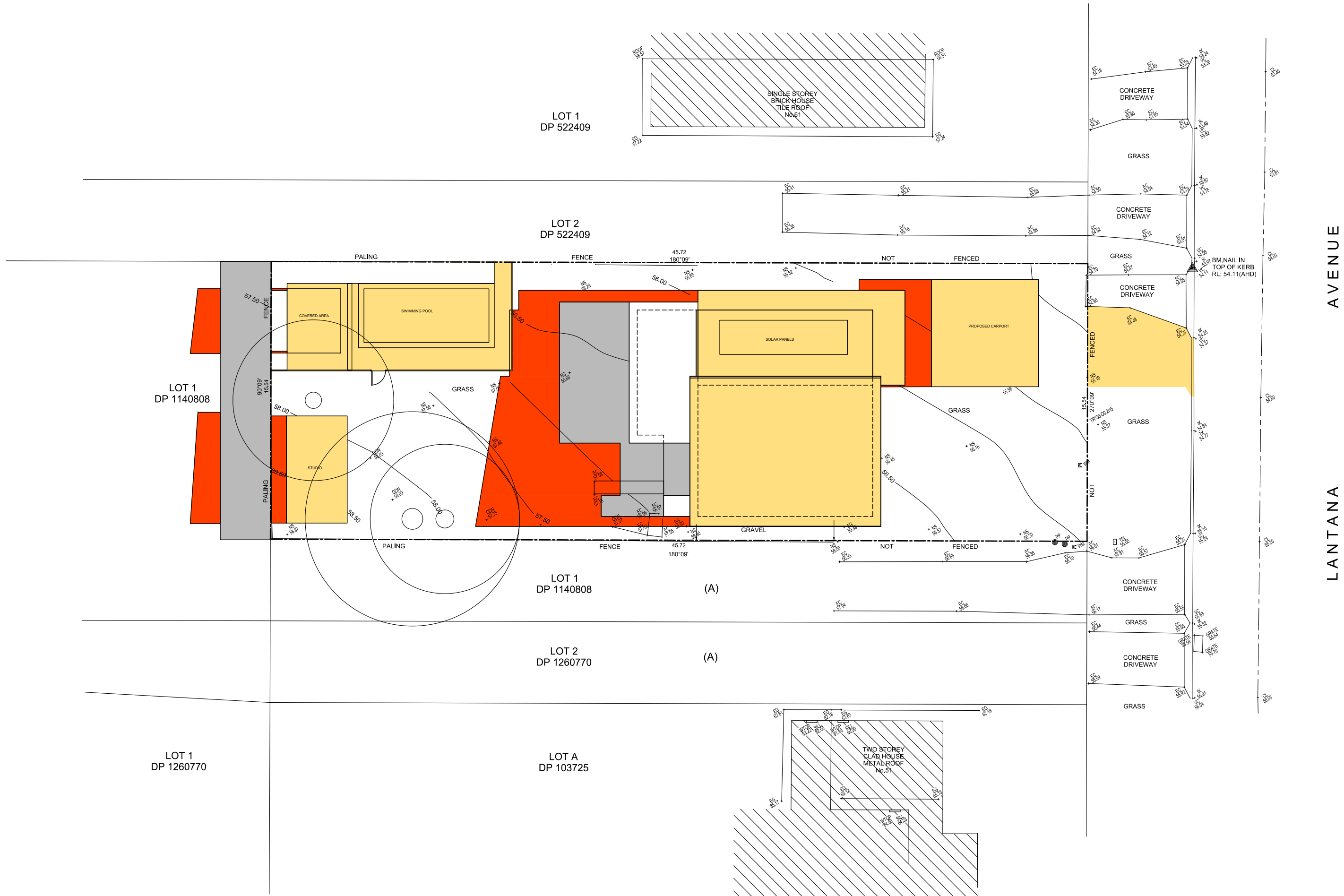
LEGEND:

DENOTES EXISTING SHADOWS

DENOTES ADDITIONAL SHADOWS



AMENDMENTS	THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS. THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, PL, GRID, MATERIALS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCES OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL, AS REQUIRED BY THE LOCAL COUNCIL. DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.	 PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 04 19 438 956 EMAIL: info@coronaprojects.com	DRAWING: SHADOW DIAGRAMS	PROJECT: ALTERATIONS & ADDITIONS	SHEET No: SH01	
			SCALE: 1:100 @ A2	ADDRESS: 57 LANTANA AVENUE WHEELER HEIGHTS	DATE: SEP. 2022	



WINTER SHADOWS 12 PM

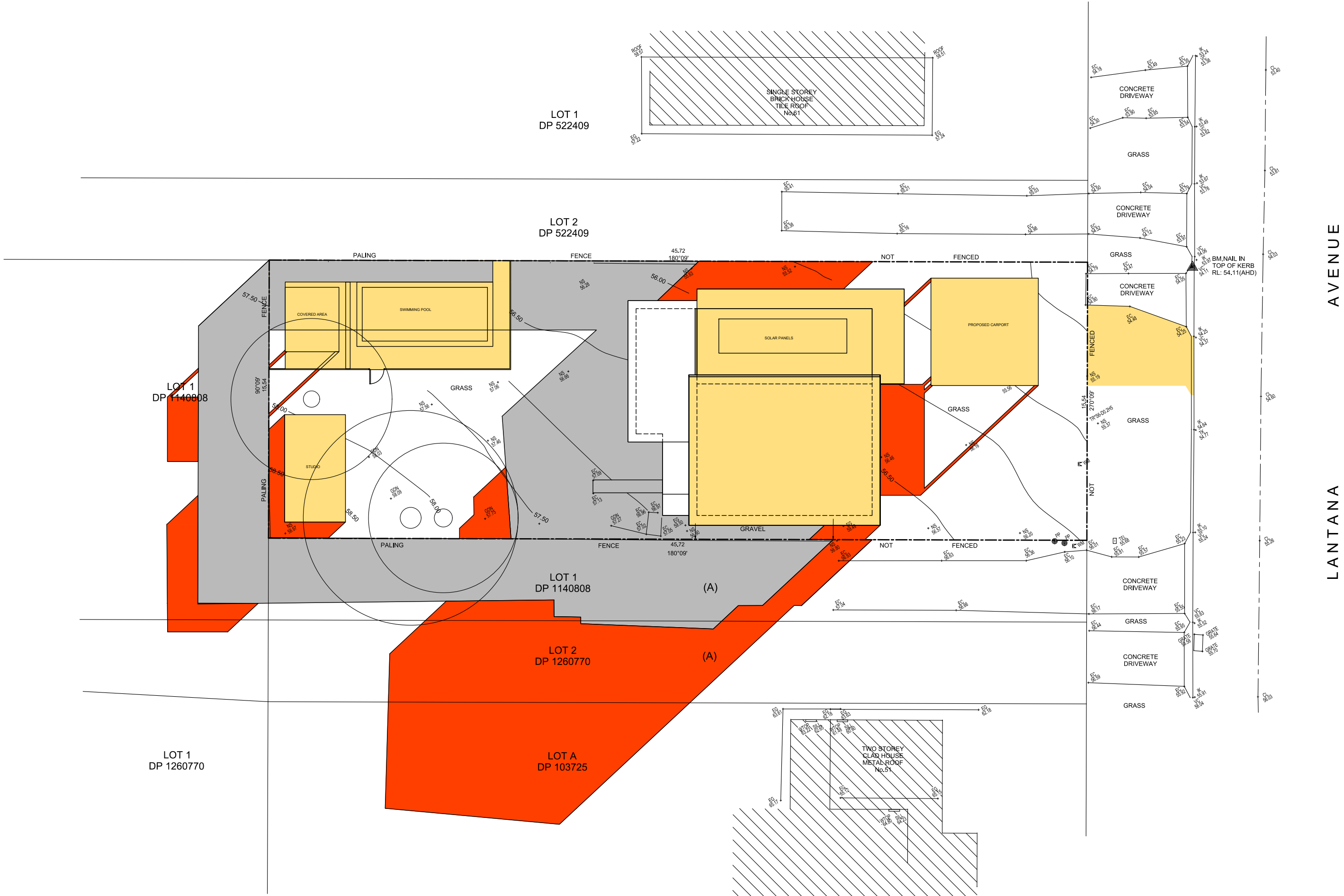
LEGEND:

DENOTES EXISTING SHADOWS

DENOTES ADDITIONAL SHADOWS



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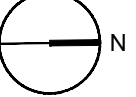
WINTER SHADOWS 3 PM

LEGEND:

DENOTES EXISTING SHADOWS

DENOTES ADDITIONAL SHADOWS



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			SCALE: 1:100 @ A2	ADDRESS: 57 LANTANA AVENUE WHEELER HEIGHTS	DATE: SEP. 2022	