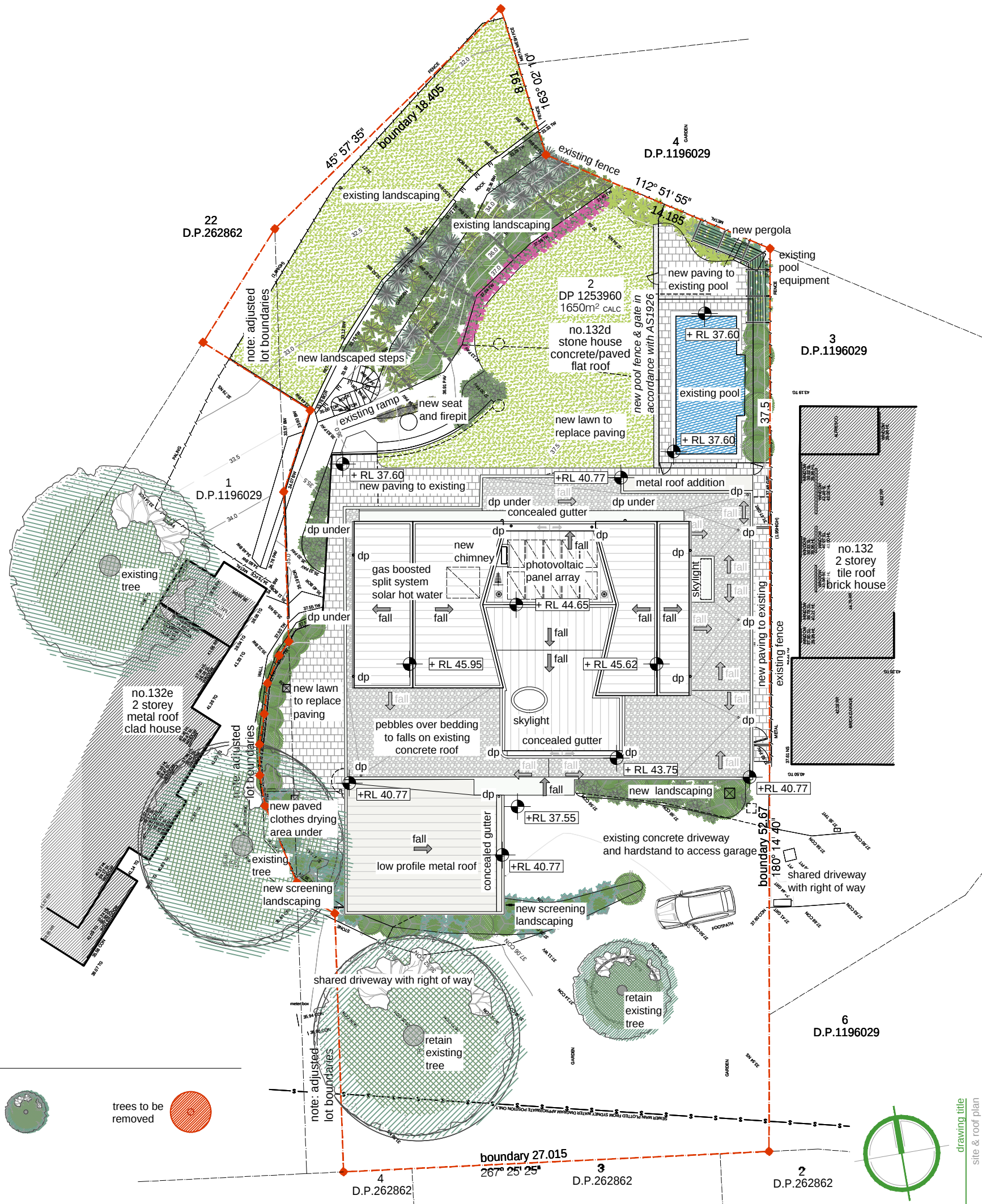




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THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0186



site plan

scale 1:250

legend

building elements over
building elements under
elements to be removed
roof to be removed
finished RL

+ RL 10.10

tree legend

trees to be
retained



trees to be
removed



note: adjusted
lot boundaries

drawing title

site & roof plan

stage

development application

drawing title

alterations & additions

project address

132D rose avenue
pyrmont NSW 2009

19.05

DA02

CARL RUTHERFOORD
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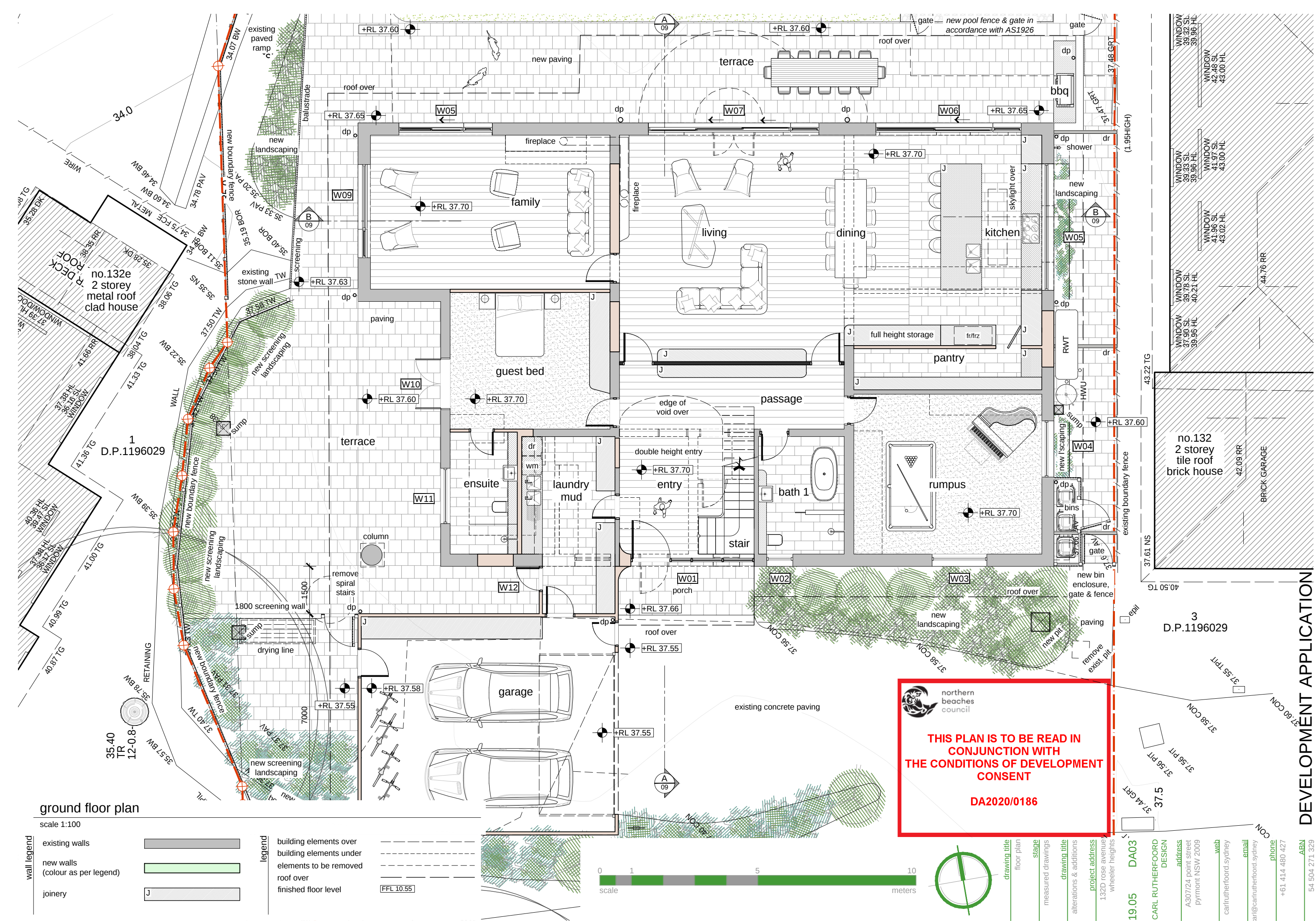
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DEVELOPMENT APPLICATION





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GARDEN

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THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0186



ground floor plan

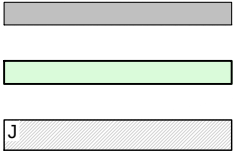
scale 1:100

wall legend

existing walls

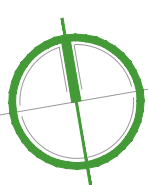
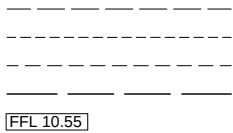
new walls
(colour as per legend)

joinery



legend

building elements over
building elements under
elements to be removed
roof over
finished floor level



drawing title

ground floor plan

stage

development application

drawing title

alterations & additions

project address

132D rose avenue

wheeler heights

19.05 DA04

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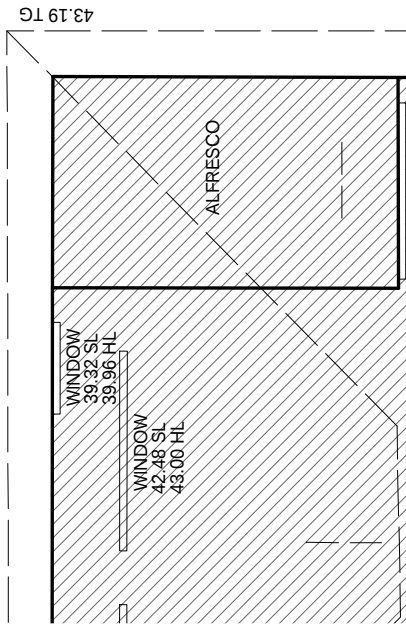
carl@carlrutherford.syd

phone

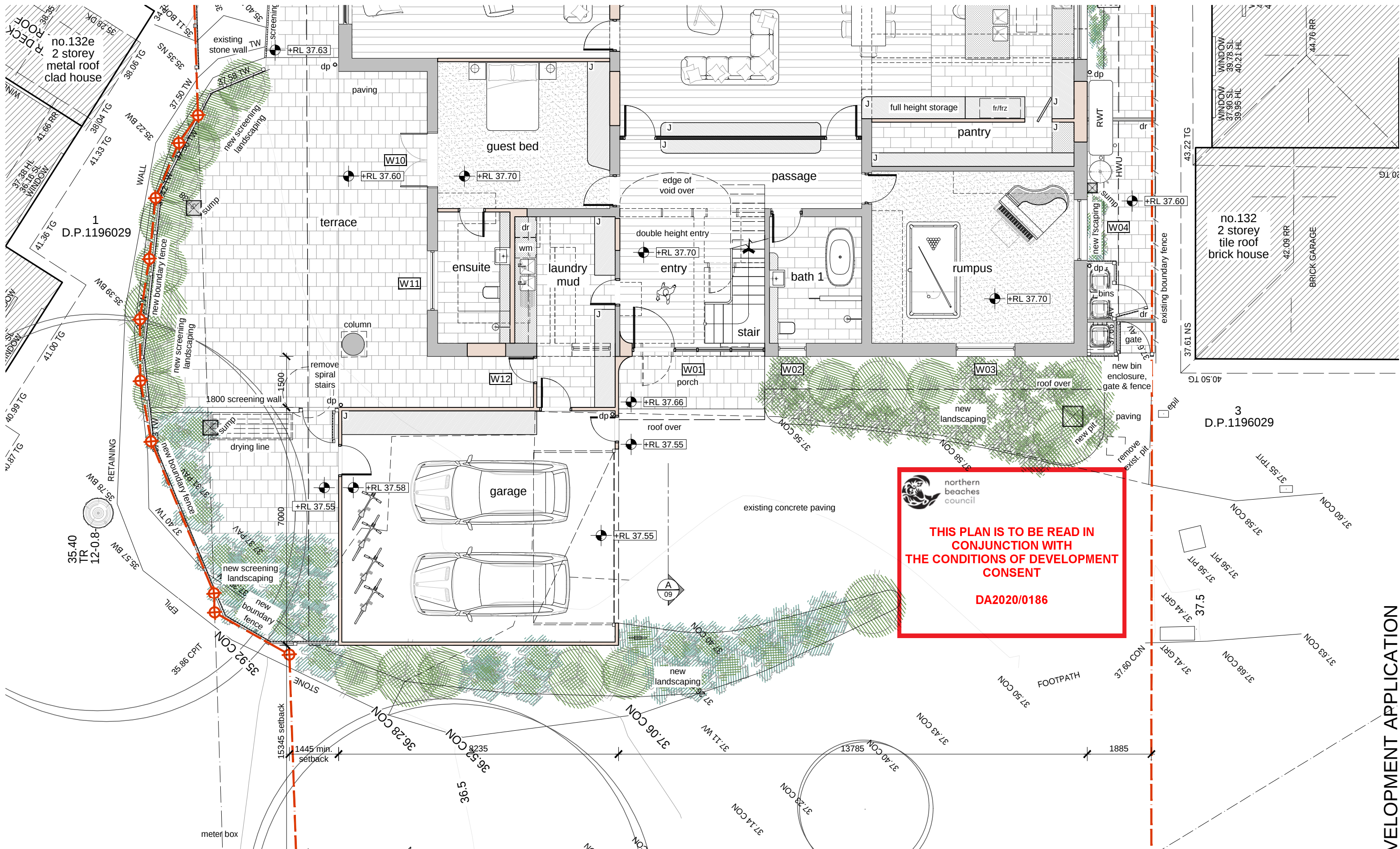
+61 414 480 427

ABN

54 504 271 329



DEVELOPMENT APPLICATION



ground floor plan

scale 1:100

wall legend

existing walls

new walls
(colour as per legend)

joinery

legend

building elements over
building elements under
elements to be removed

finished floor level

FFL 10.55

01510

scale

meters

drawing title

ground floor plan

stage

development application

drawing title

alterations & additions

project address

132D rose avenue
wheeler heights

19.05 DA05

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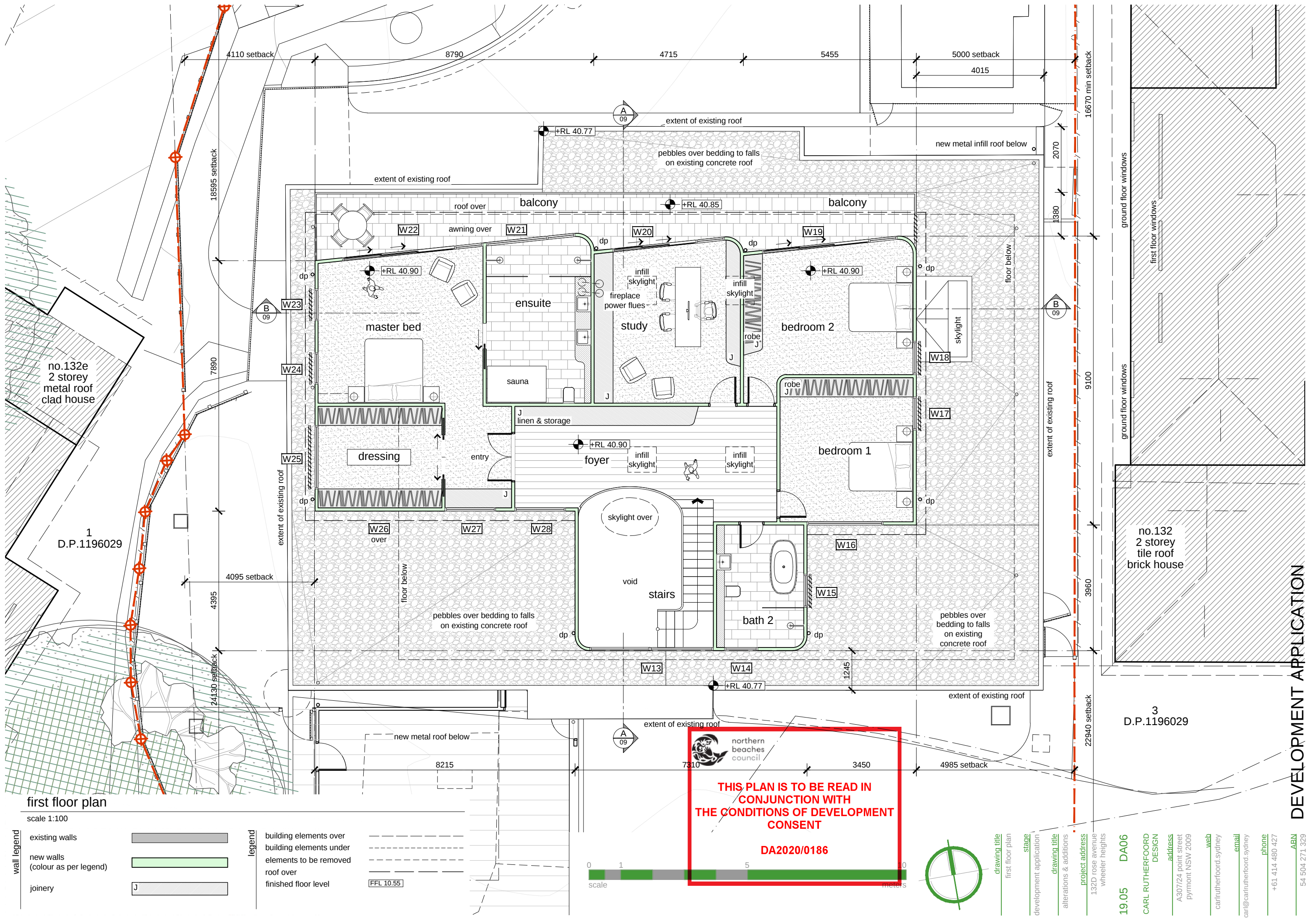
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DEVELOPMENT APPLICATION





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THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0186



drawing title
elevations

stage
development application

drawing title
alterations & additions

project address
132D rose avenue
wheeler heights

19.05 DA07

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address
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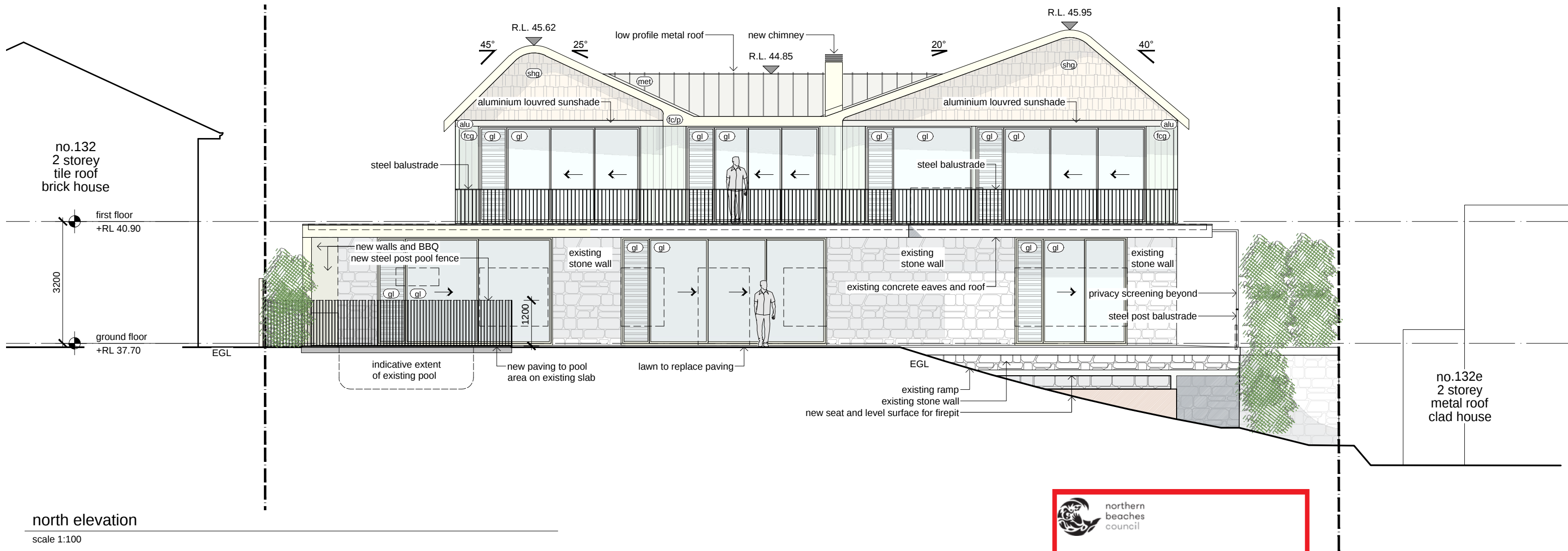
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DEVELOPMENT APPLICATION



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drawing title
elevations

stage
development application

drawing title
alterations & additions

project address
132D rose avenue
wheeler heights

19.05 DA08

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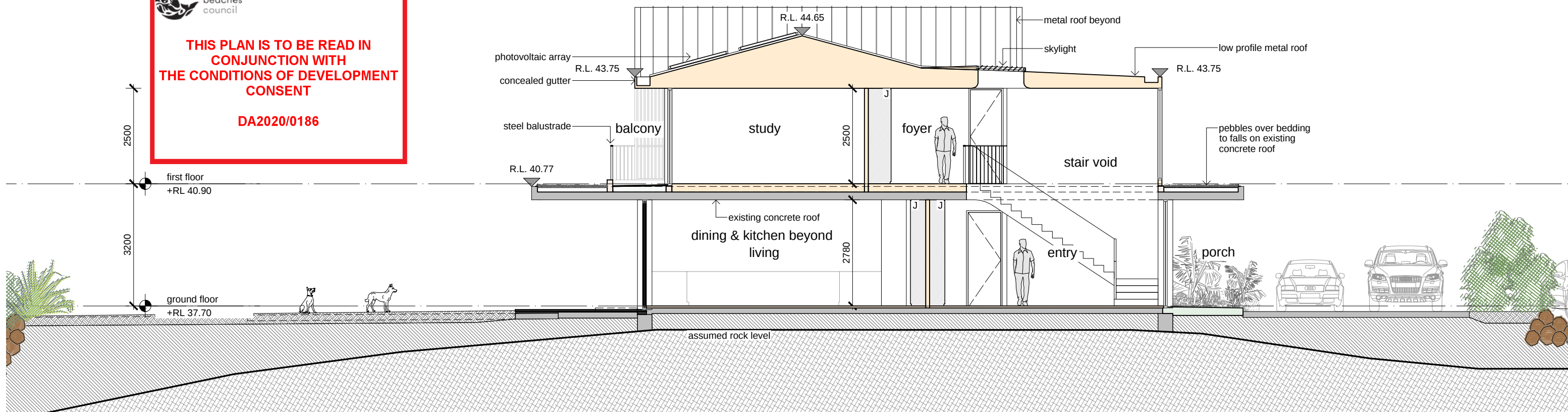
ABN
54 504 271 329

DEVELOPMENT APPLICATION



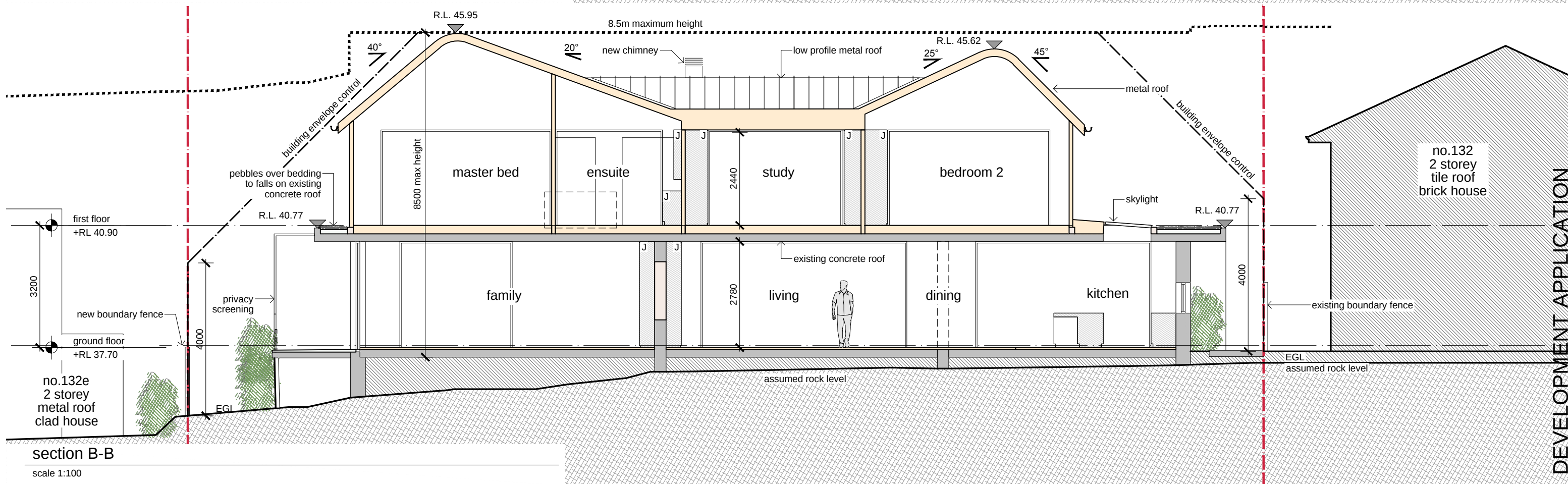
THIS PLAN IS TO BE READ IN
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DA2020/0186



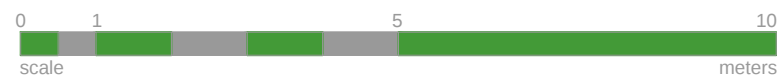
section A-A

scale 1:100



section B-B

scale 1:100



drawing title	sections
stage	development application
drawing title	alterations & additions
project address	132D rose avenue wheeler heights
19.05	DA09
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DEVELOPMENT APPLICATION

LANDSCAPE NOTES

DRAINAGE
Install required sedimentation control devices as required by council DCP's.

PLANTING NOTES

SITE PREPARATION
All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

SOIL WORK
Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

MULCH
Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

MAINTENANCE
Garden to be maintained every 10 weeks for the first 12 months of establishment period. Garden to be maintained by a qualified horticulturalist.
All failed or defective plant species to be replaced for a 3 months period following completion of work.
Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.
Irrigation: DripEze in line drip tubing with 2.0lph emitters at 300mm spacing throughout all garden beds. Rows of tubing at 400mm spacing or to suit planting and fixed to soil surface using galvanized steel "U" pegs at 1.0m centres.
Organic matter and mulch supplied to standard AS4454.
Throughout the planting establishment period, carry out maintenance work including, watering, mowing, weeding, rubbish removal, fertilising, pest & disease control, re-seeding, re-turfing, staking & tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, renovating, top dressing, & keeping the site neat & tidy.
Replacements - continue to replace failed, damaged or stolen plants.

IRRIGATION SPECIFICATION
Drip irrigation to garden beds
No pop-ups to turf areas only drip irrigation if turf is to be irrigated.
Work with plumber to ensure connections to on site water tanks.
The contractor is to provide a design & lump sum cost to install an approved irrigation system which meets the requirements of Sydney Water & this specification, to the turf areas, garden beds & planter boxes.

STANDARDS
All work is to be carried out to the generally accepted urban irrigation industry standard &, as a minimum, is to meet the requirements of AS 3500 & AS 3500.1

CONNECTION TO WATER SUPPLY
A water connection point is to be provided for the irrigation system. A back flow prevention valve meeting the requirements of AS3500, AS 3500.1 & Sydney Water shall be fitted at the water connection point.
A back flow prevention device is to be provided at each water supply point. The back flow prevention valve is to be selected & installed in accordance with AS3500.



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landscape plan

scale 1:250

tree legend

trees to be retained

trees to be removed

new paving

new decking

lawn

note

this drawing is for design guidance only. final details must meet site conditions, relevant authorities and applicable building standards. verify all dimensions on site and with detailed site survey prior to off site fabrications.
please note that the plant graphics are indicative sizes only and not an accurate representation at time of purchase



1 existing vegetation to be retained



2 stenotaphrum secundatum
buffalo palmeto lawn



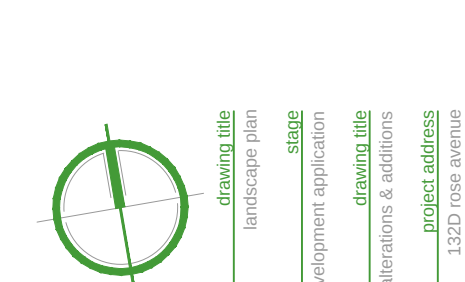
3 syzygium australe
hinterland gold lilly pilly



4 philodendron xanadu
white flowered boobialla



5 agave geminiflora
twin flower agave



6 grevillea caleyi
grevillea "ivanhoe"



7 rhoeo dwarf
moses in the cradle



8 bougainvillea
moses in the cradle



8 bougainvillea
moses in the cradle



drawing title
landscape plan
stage
development application
drawing title
alterations & additions
project address
132D rose avenue
pyrmont NSW 2009
wheeler heights

19.05 DA14
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DEVELOPMENT APPLICATION



colour (shingles):
pale green tea

offset ridge

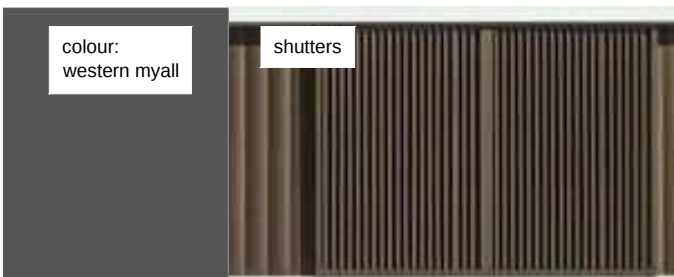


colour:
western myall

wall cladding

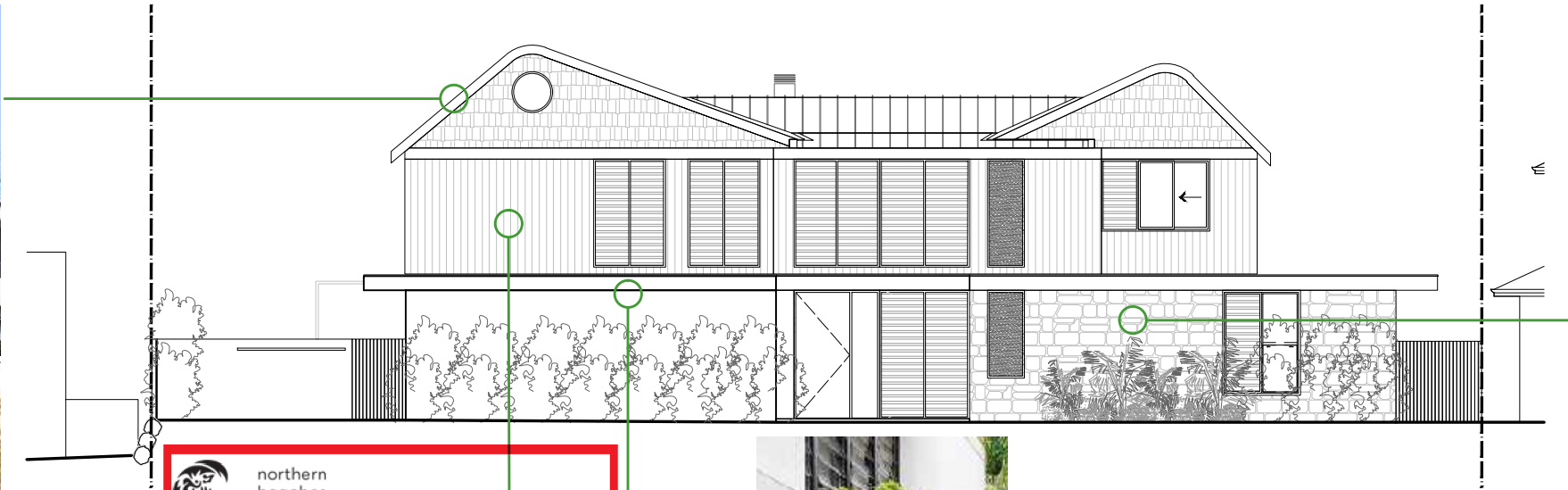


pool fence



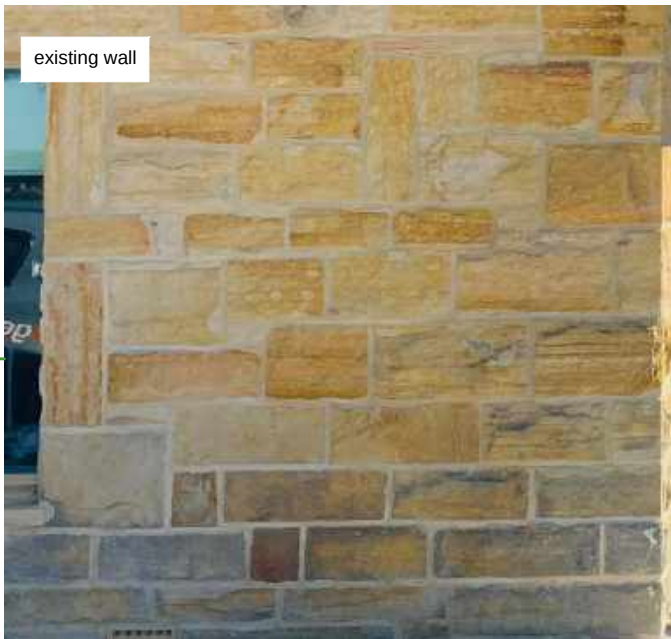
colour:
western myall

shutters

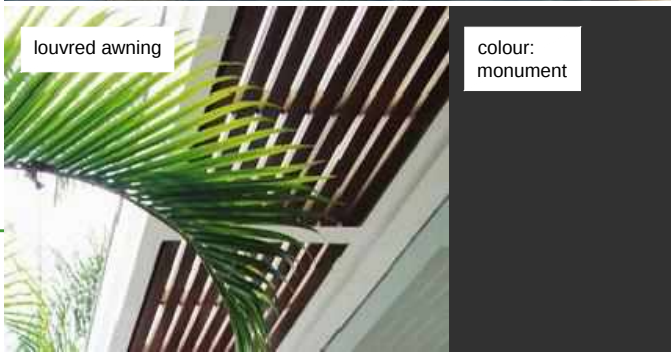


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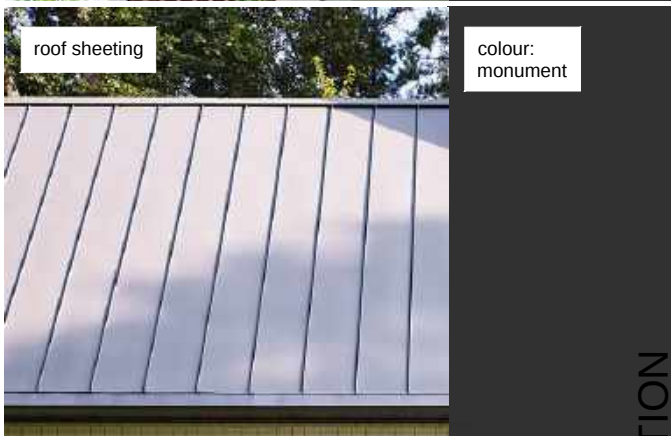


existing wall



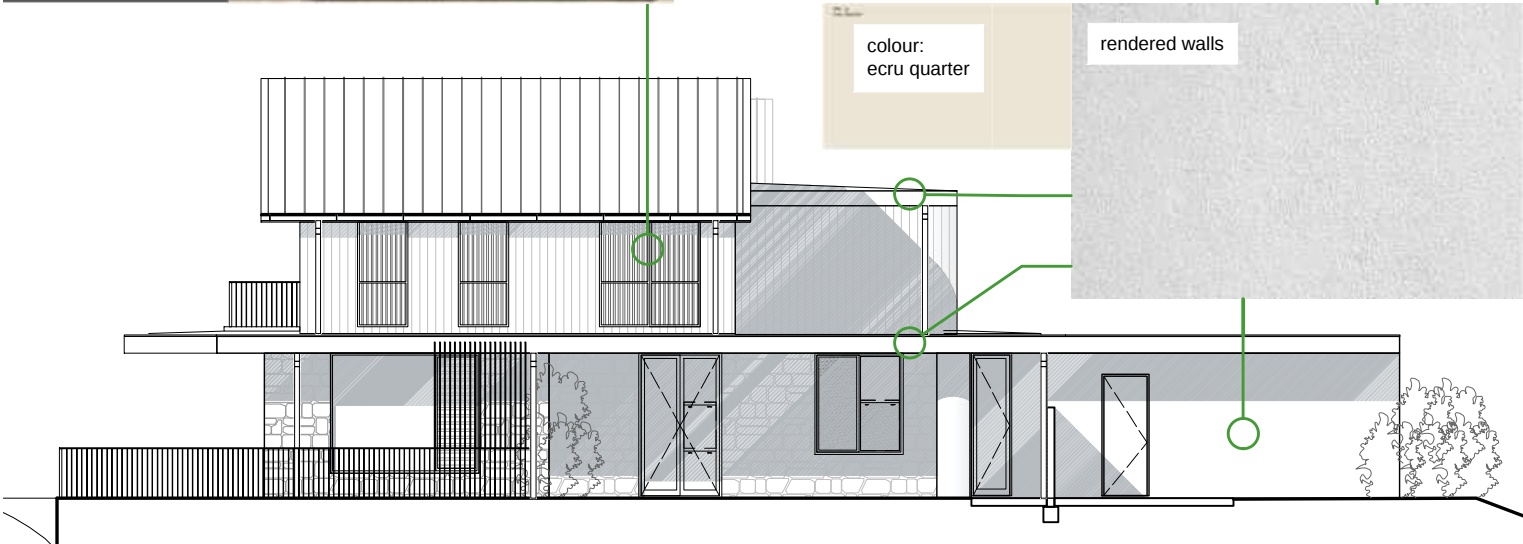
louvred awning

colour:
monument



roof sheeting

colour:
monument



colour:
ecru quarter

rendered walls



garage door

colour:
western myall



drawing title
materials & finishes

stage
development application

drawing title
alterations & additions

project address
132D rose avenue
wheeler heights

19.05 DA15

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address
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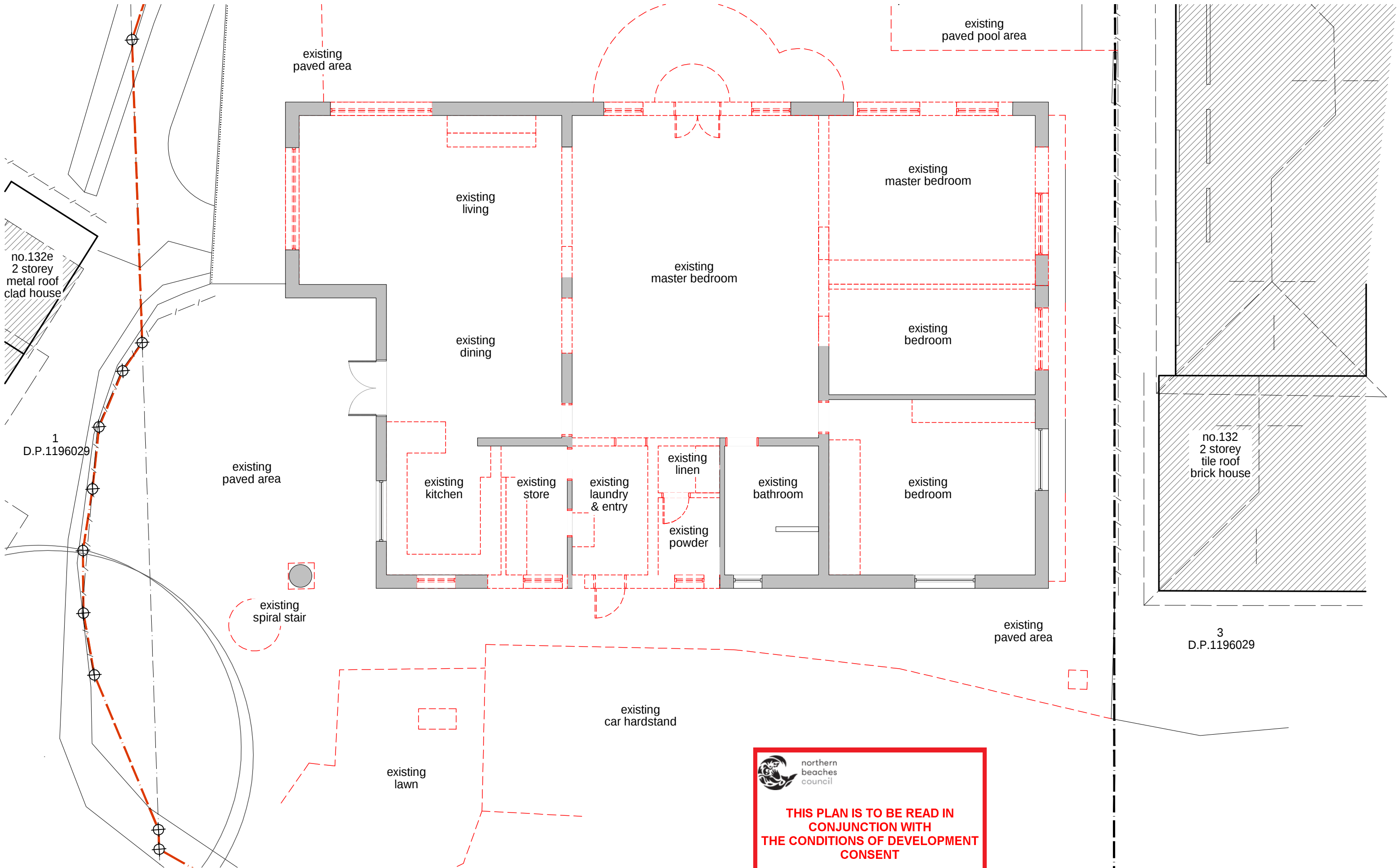
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DEVELOPMENT APPLICATION



ground floor - demolition plan

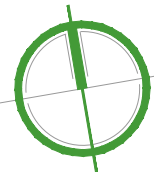
scale 1:100

wall legend

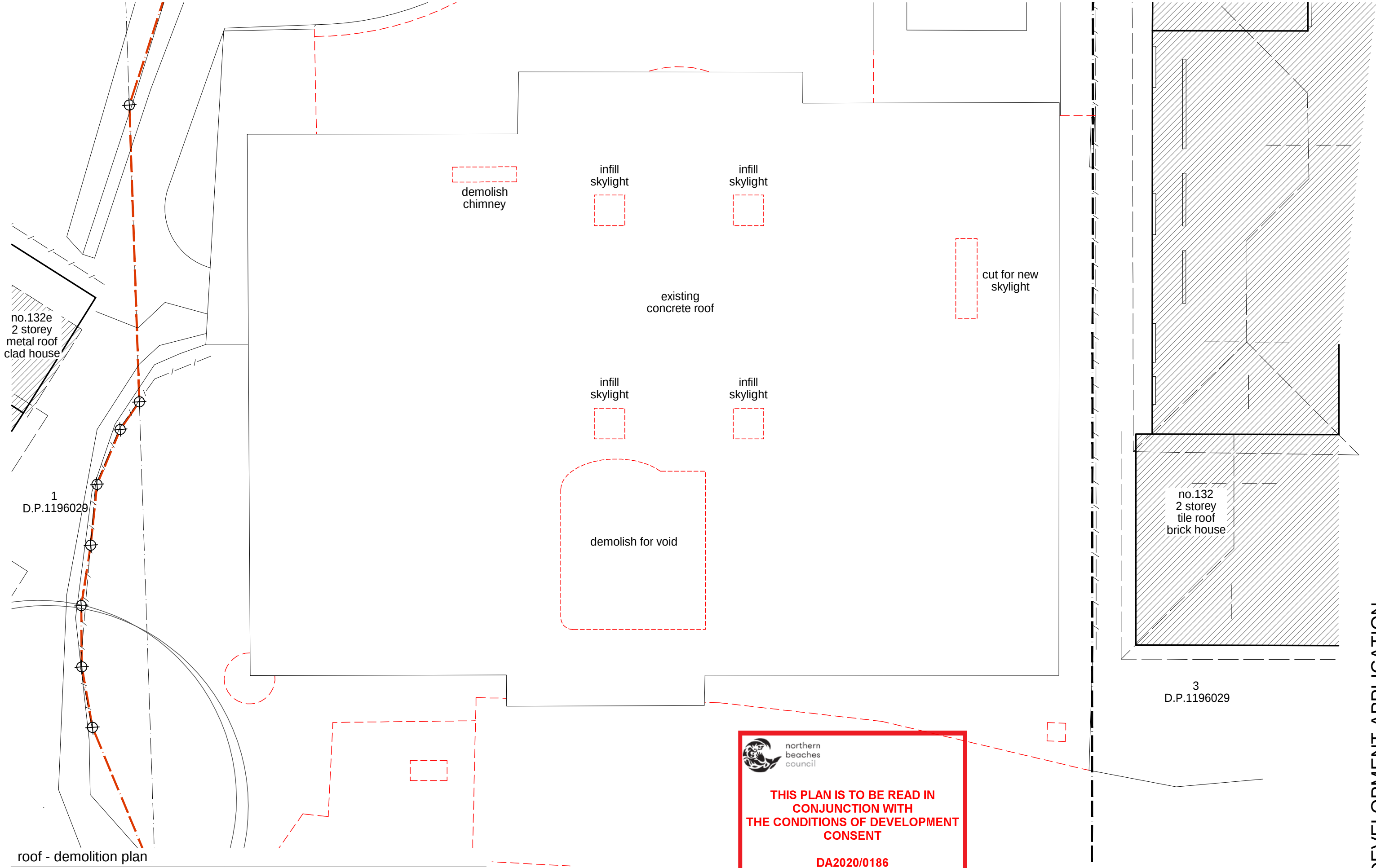
existing walls

elements to be removed

legend



drawing title	demolition plan
stage	ground floor
development application	
drawing title	alterations & additions
project address	132D rose avenue wheeler heights
19.05	DA15
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roof - demolition plan

scale 1:100

wall legend

existing walls

elements to be removed

legend



drawing title

demolition plan

roof

stage

development application

drawing title

alterations & additions

project address

132D rose avenue

wheeler heights

19.05

DA16

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