

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

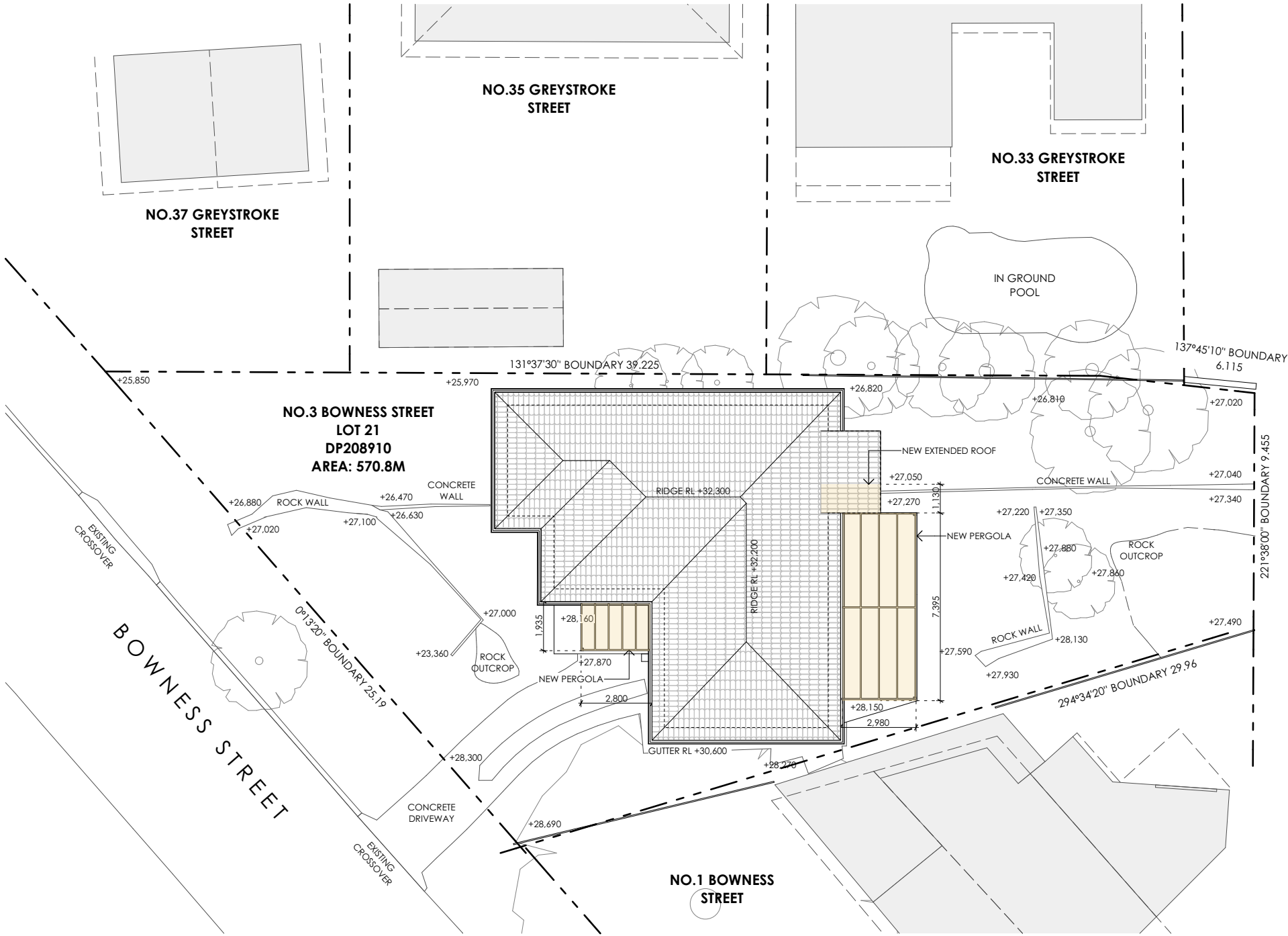
BASIX REQUIREMENTS

| | | |
|--|--|----------------------|
| 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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| STUDIO AH | CLIENT SIOBHAN + MICHAEL 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 - COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS - COMPLY WITH BUILDING CODE OF AUSTRALIA - COMPLY WITH RELEVANT AUSTRALIAN STANDARDS - COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS | PROJECT NO. 104 SCALE 1:1, 1:1.09@ A3 |
| | | | | DWG NO. REVISION DA-000 A |



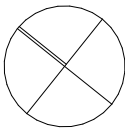
1 SITE PLAN

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| LEGEND |
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| EXISTING |
| DEMOLITION |
| NEW |



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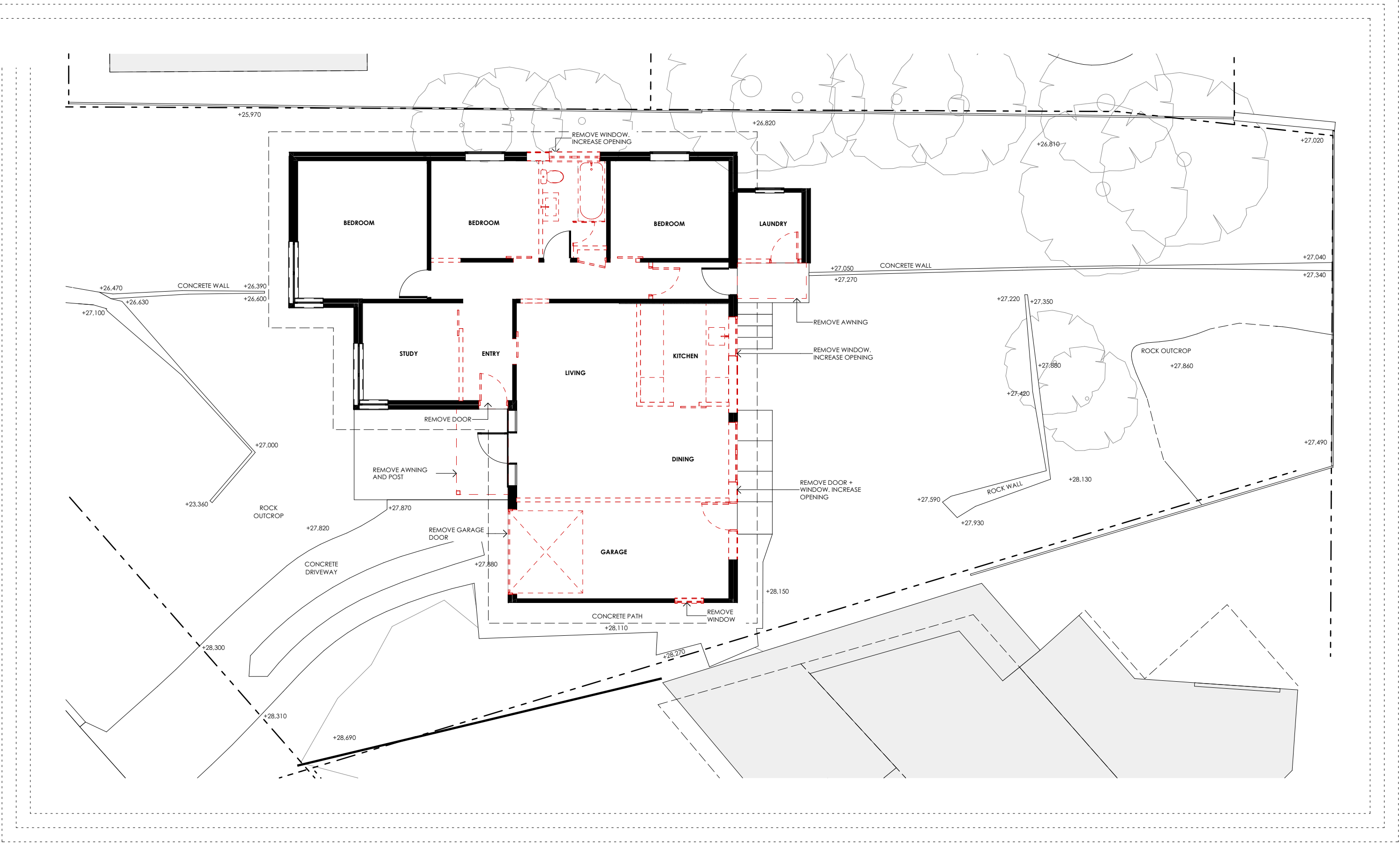
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DRAWING
SITE PLAN

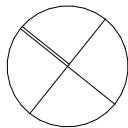
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| LEGEND | |
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| NEW | |



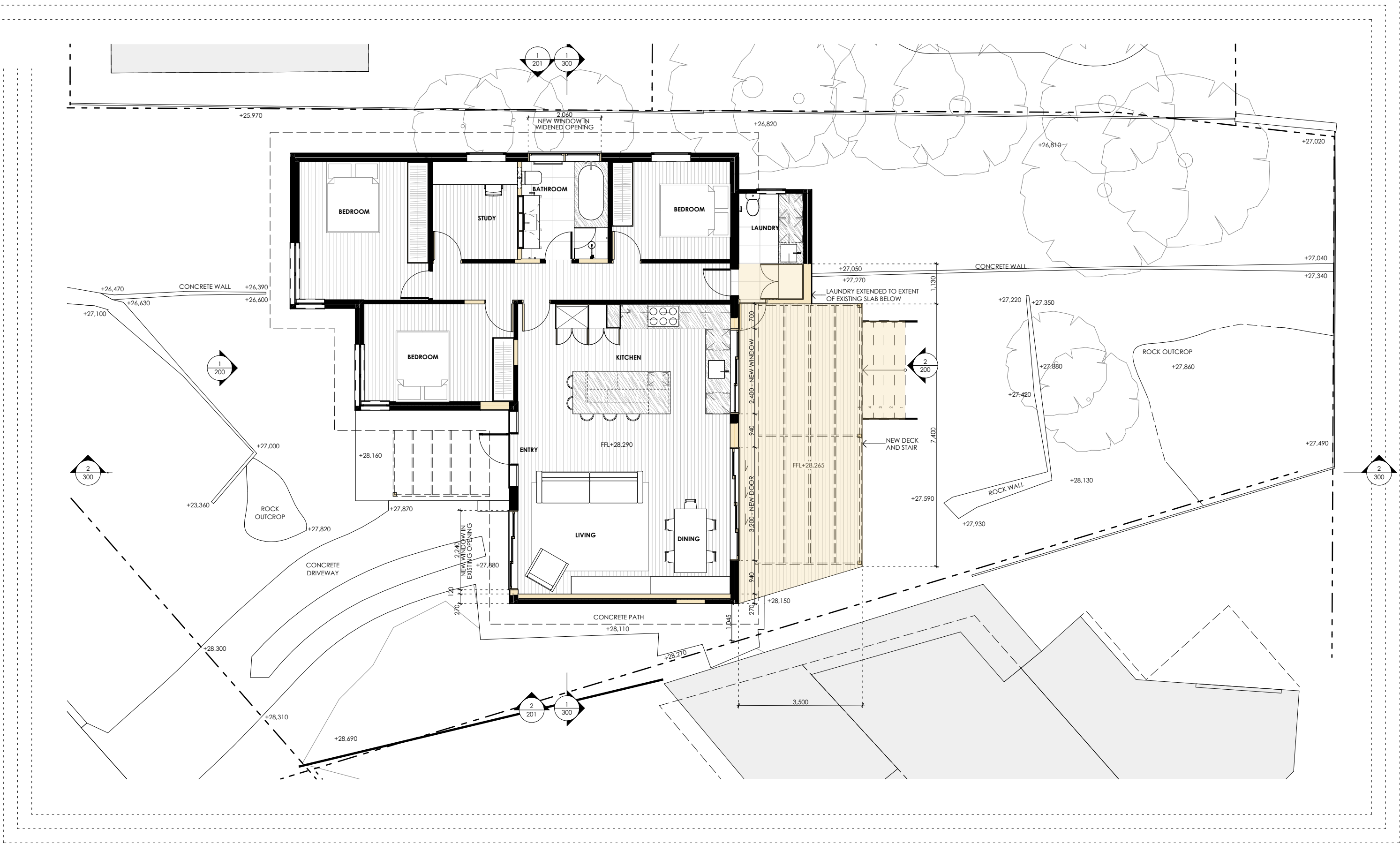
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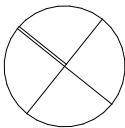
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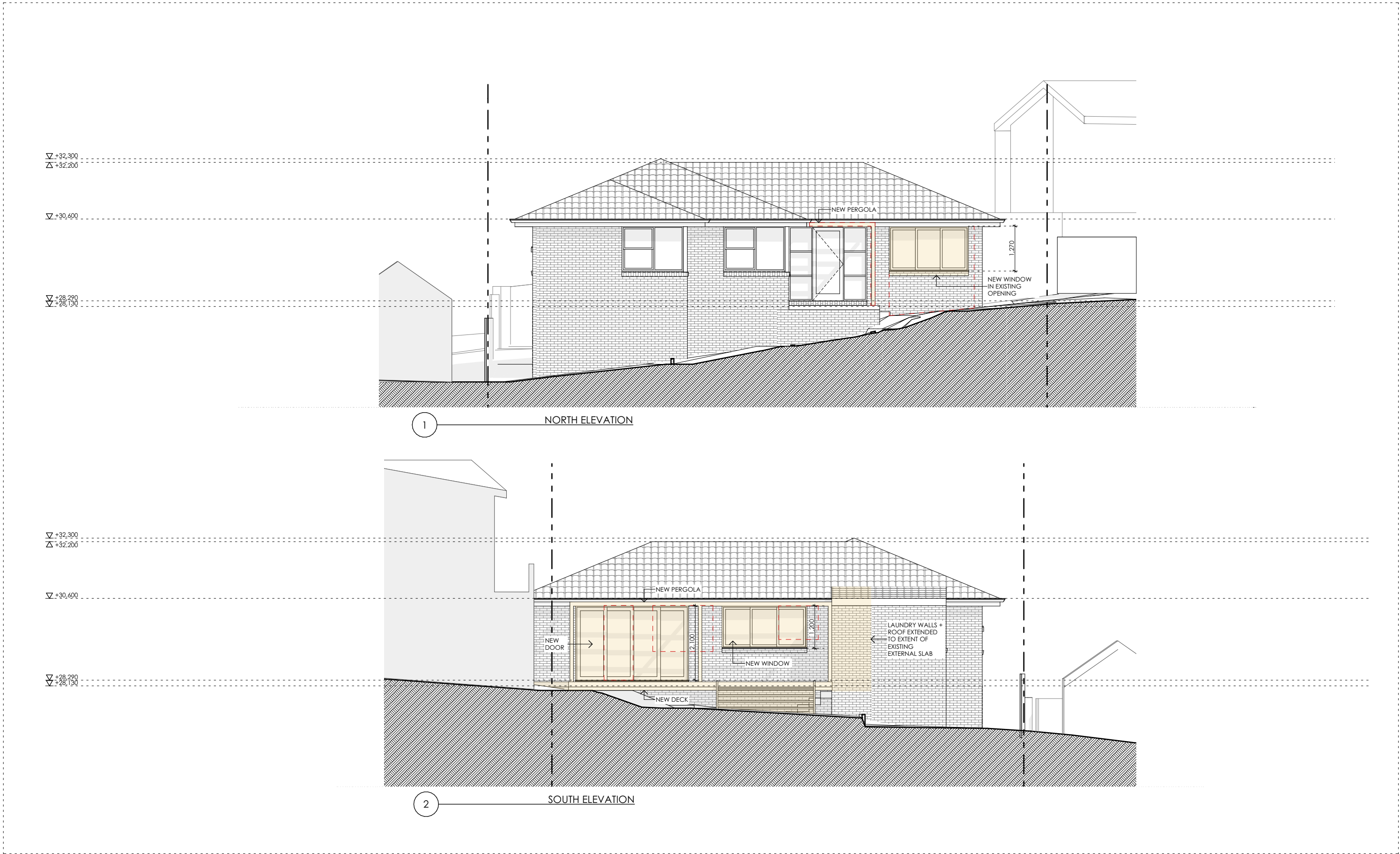
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PROPOSED PLAN

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| LEGEND | |
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| DEMOLITION | |
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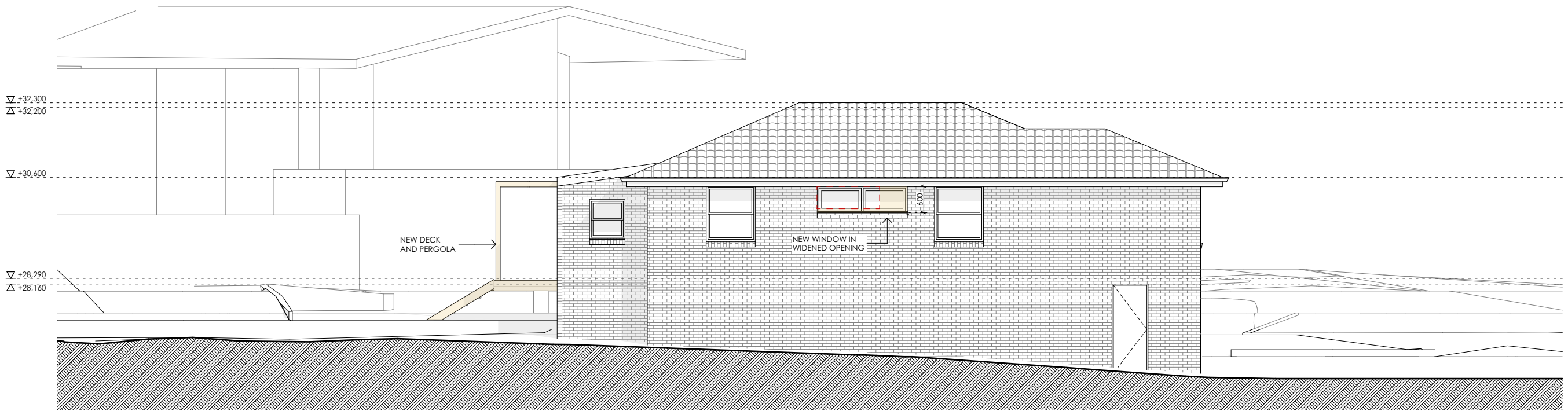
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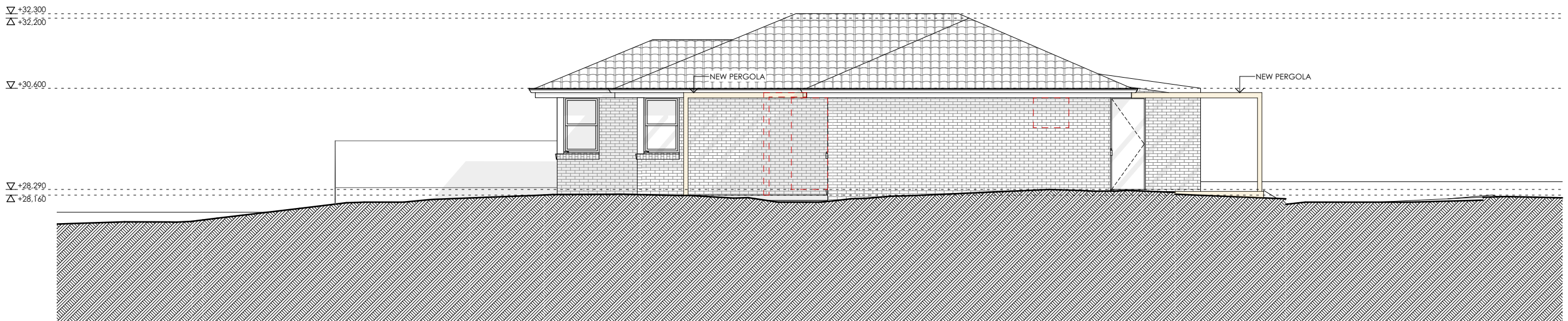
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ELEVATIONS 01
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1 EAST ELEVATION



2 WEST ELEVATION

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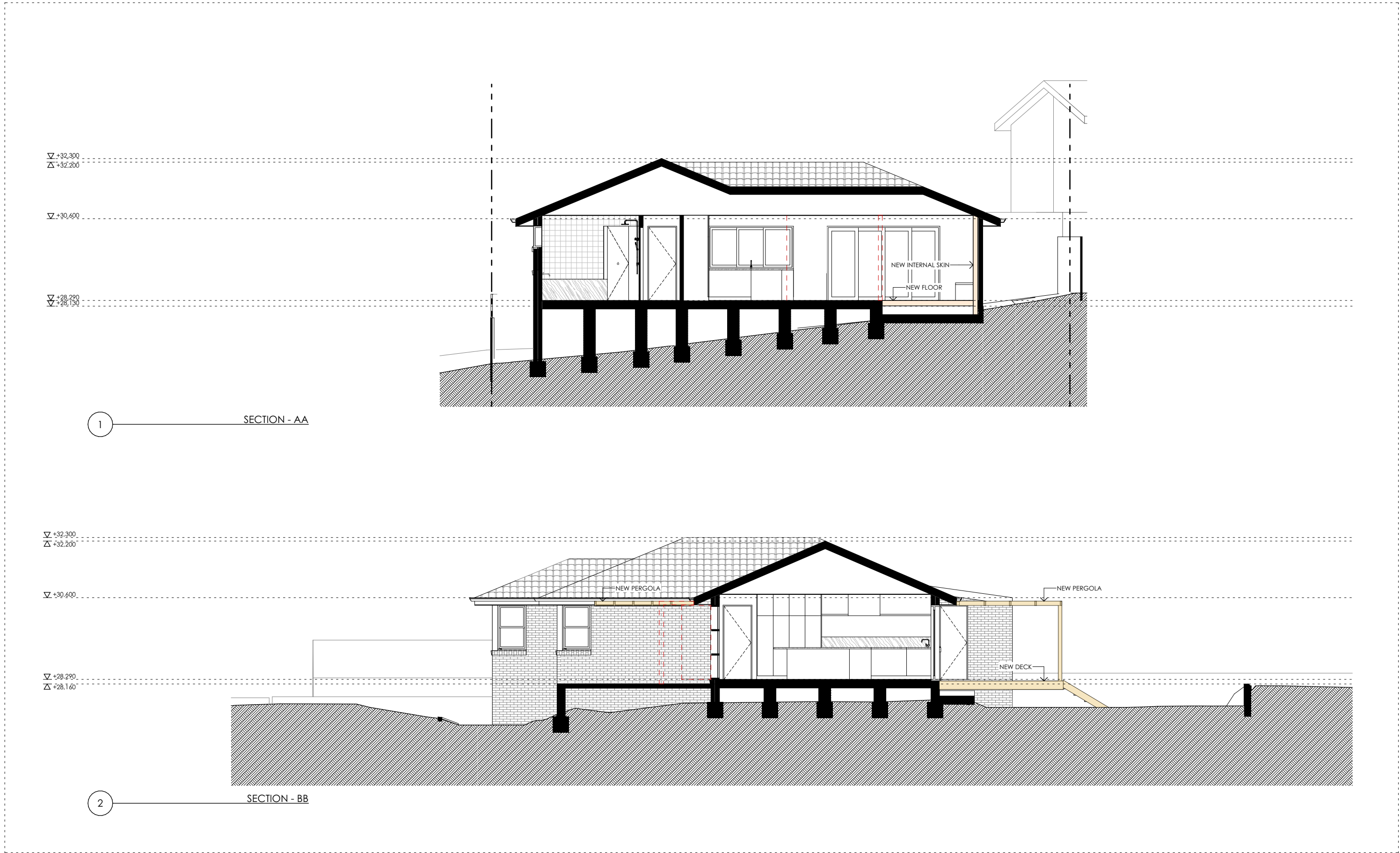
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| NEW | |

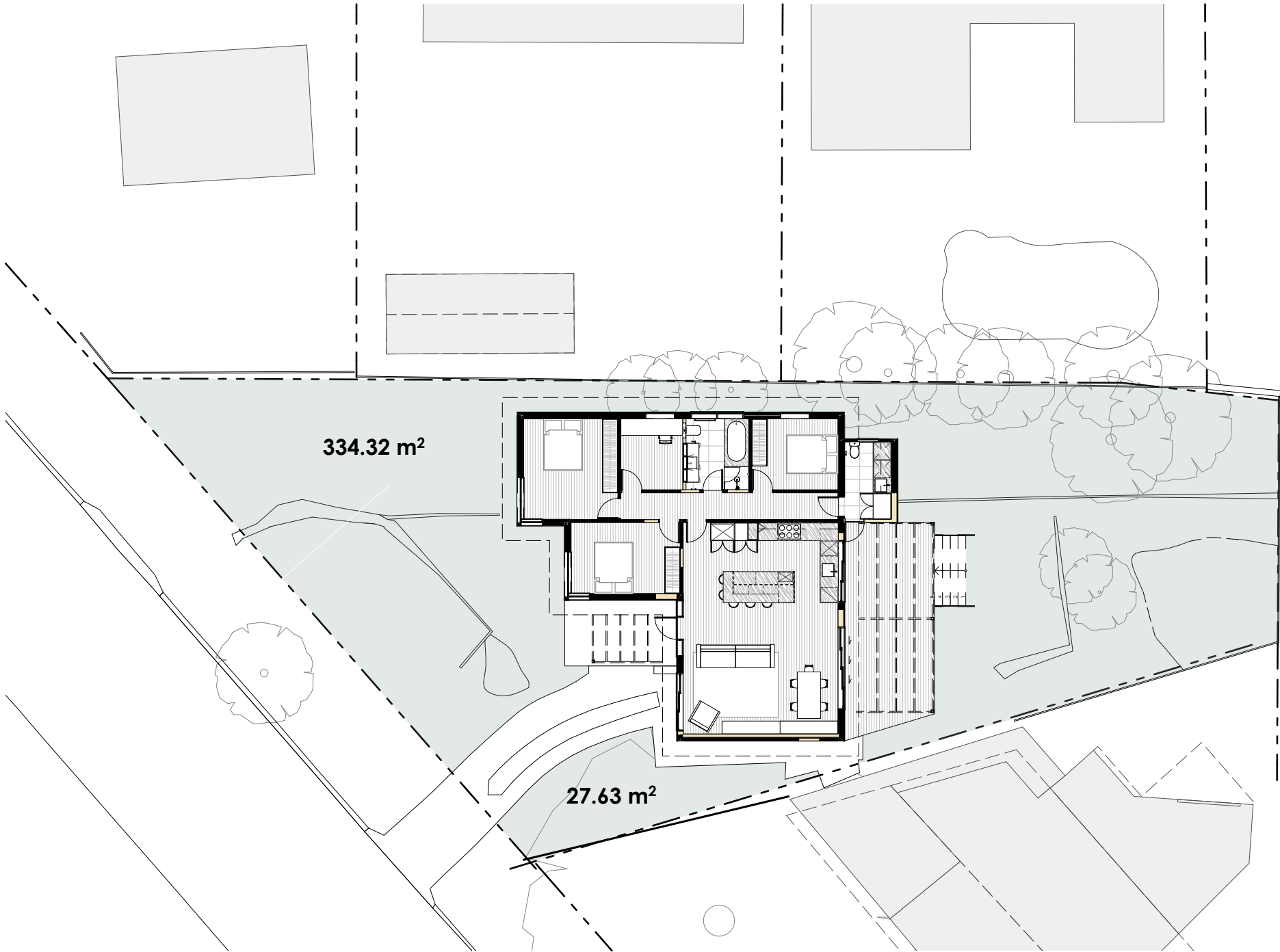
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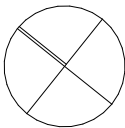
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1 LANDSCAPED AREA

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