

NOTE.

- Approved means by the 'The Relevant Local Authority'or 'Council'.
- The Owner will directly pay the fees associated with the following:  
building approval from council, footpath and kerb deposits with the local council, insurance fee to Building Services Corporation, Long Service Leave levy fee and approval fee by water and sewerage authority.
- All other fees are to be paid by the builder. The amount of any local authority deposits which are forfeited due to damage or other cause will be deducted from the payments due to the builder.
- The Builder is to provide at his/her own expense adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works, facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause.
- All work and materials to comply with the current Australian Standards at the time of commencement where applicable.
- These drawings shall be read in conjunction with all structural and other consultants drawings and specifications and with any such written instructios as may be issued during the course of the contract.
- Set out dimensions shown on this drawing shall be varified by the builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Use only figured dimensions. All dimension are in millimetres.
- The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
- The Builder is to comply with all Ordinances, Local Authority regulations and the requirements of all services supply authorities having jurisdiction over the works.
- All new downpipes are to be connected to the existing Stormwater system that discharges to an existing Council Stormwater system.
- All Power and Stormwater outlet locations shall be determined on site by the Owner.
- Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder to the Owner approval, except for any structural details or design which is supplied by the engineer.
- All timber sizes and concrete details to be confirmed by the builder prior to commencement of any work.
- Any work indicated on the plans but not specified, and any item not shown on the plan which is obviously necessary as part of proper construction and/or finish is to be considered as shown and specified, and is to be done as part of the contract.

Variations will not be permitted without the written consent of the Owner.

- The Builder shall provide sediment and siltration control measures as required by council and maintain them throughout the duration of the works.
- A legible copy of the plans bearing approval stamps must be maintained on the job at all times. Hours of construction shall be restricted to the times as required by the Building Approval.
- The Builder is to arrange for all inspections required by the authorities and lending institutions to their requirements.
- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions with existing services and equipment to be to by appropriatey skilled tradesmen.
- The Builder shall restore, reinstate or replace any damage caused to existing structures or landscaping by construction work or workmen.

Provide protection to existing trees to remain as required by Approval Conditions.

# FURLONG RESIDENCE

DEVELOPMENT APPLICATION  
37 HEATHER STREET, WHEELER HEIGHTS

for  
A + L FURLONG

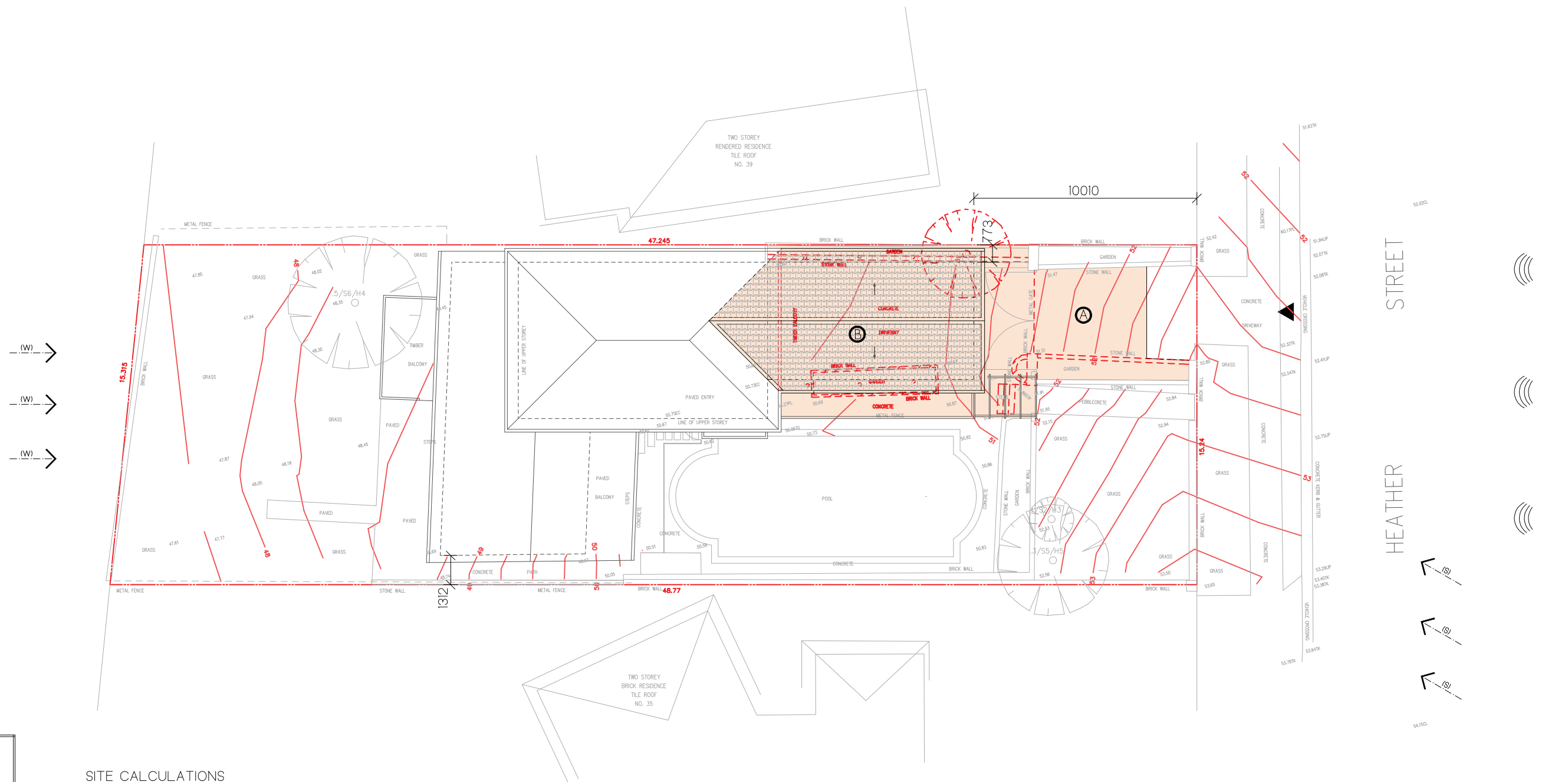
November, 2019

## Sheet List

DA-00	Title Sheet
DA-01	Site Plan + Analysis
DA-02	Ground Floor Plan
DA-03	First Floor Plan
DA-04	Roof Plan
DA-05	North Elevation
DA-06	East Elevation
DA-07	West Elevation
DA-08	Sections
DA-09	Shadow Diagram
DA-10	Sediment + Erosion Plan
DA-11	Stormwater Concept Plan
DA-12	Landscape Plan
DA-13	Driveway Longsection
DA-14	Notification Plan

C-01	Example of Finishes - Exterior
C-02	Example of Finishes - Exterior



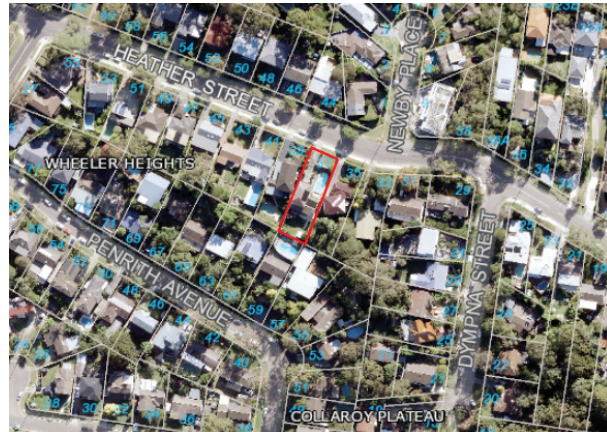


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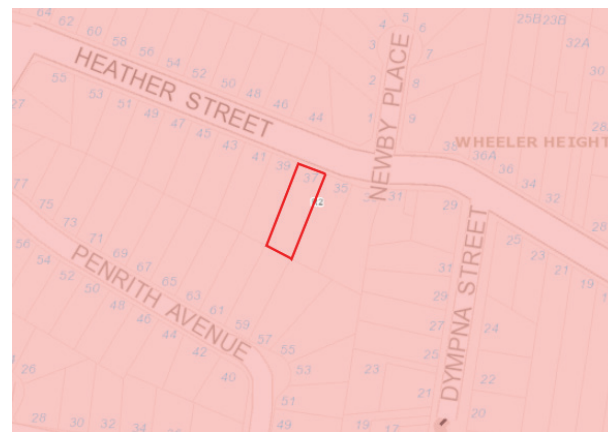
- CAR ENTRY POINT
- BOUNDARY
- PREVAILING WINDS (summer)
- PREVAILING WINDS (winter)
- WINDOW TO LIVING SPACE IN ADJACENT DWELLING
- EXISTING CONTOURS
- SLOPE OF LAND
- ROAD NOISE
- EXISTING DRIVEWAY
- PROPOSED ROOF ALTERATIONS

## SITE CALCULATIONS

	Required	Proposed
Site Area	727.1m <sup>2</sup>	
Floor Space Ratio	N/A	N/A
Setbacks (Ground)		
-East (side)	900mm	1312mm (existing)
-West (side)	900mm	773mm (existing)
-South (rear)	6000mm	10926mm
-North (front)	6500mm	10010mm
EXISTING RESIDENTIAL AREA	140.1m <sup>2</sup>	
PROPOSED RESIDENTIAL AREA	188.8m <sup>2</sup>	
EXISTING HARD SURFACE AREA	461.0m <sup>2</sup>	
PROPOSED HARD SURFACE AREA	412.0m <sup>2</sup>	
EXISTING LANDSCAPED AREA	266.1m <sup>2</sup>	
PROPOSED LANDSCAPED AREA	290.84m <sup>2</sup>	315.1m <sup>2</sup>

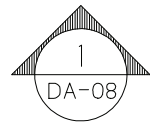


Aerial view of 37 Heather Street, Wheeler Heights



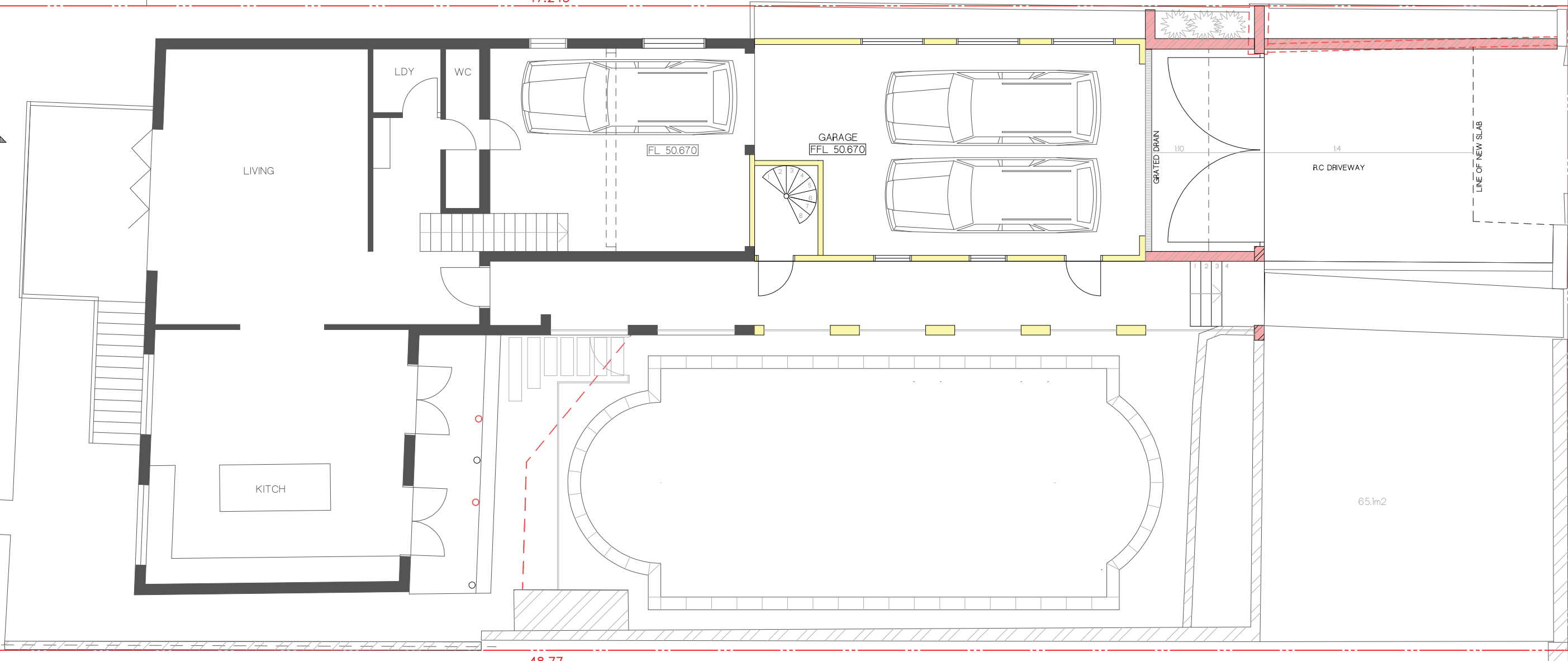
Zoning Map of 37 Heather Street, Wheeler Heights





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47.245

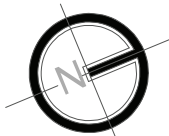
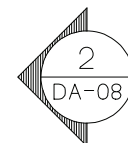


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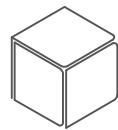
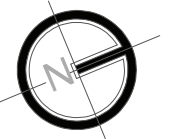
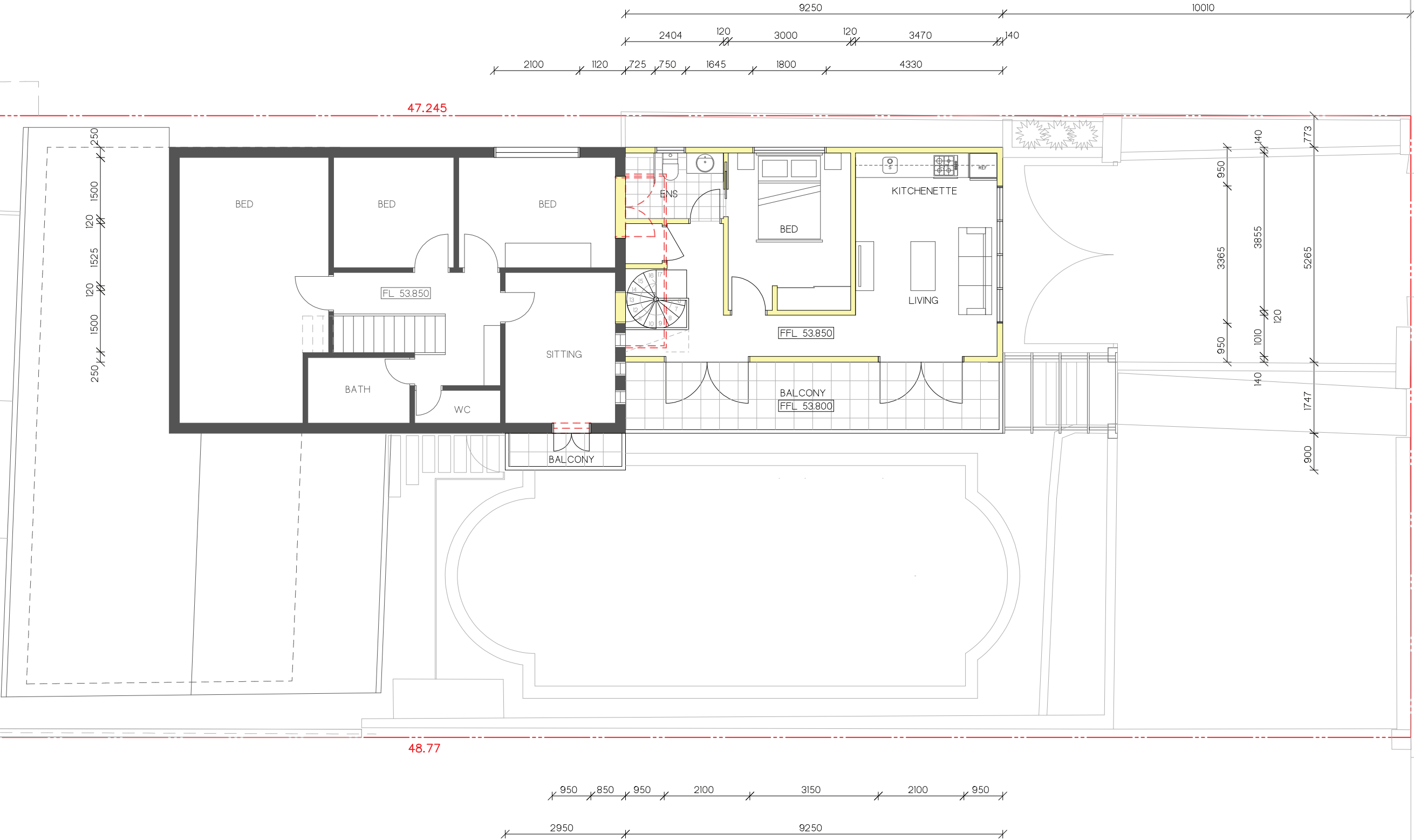
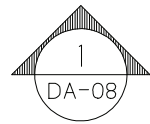


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ISSUE	DATE	AMENDMENT
PRELIM	14.09.19	Concept issue
1	22.10.19	Concept Design issue
2	04.11.19	Development Application issue
3	13.12.19	Development Application issue

ADDRESS: 37 HEATHER STREET, WHEELER HEIGHTS
CLIENT: A + L. FURLONG

SHEET TITLE: GROUND FLOOR PLAN	DATE 04.09.19
SCALE: 1:100 @ A3	PROJECT No: 1825
DWG No: DA-02	ISSUE 3



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ADDRESS:  
37 HEATHER STREET, WHEELER HEIGHTS

CLIENT:  
A + L. FURLONG

SHEET TITLE:  
FIRST FLOOR + SECONDARY DWELLING  
PLAN

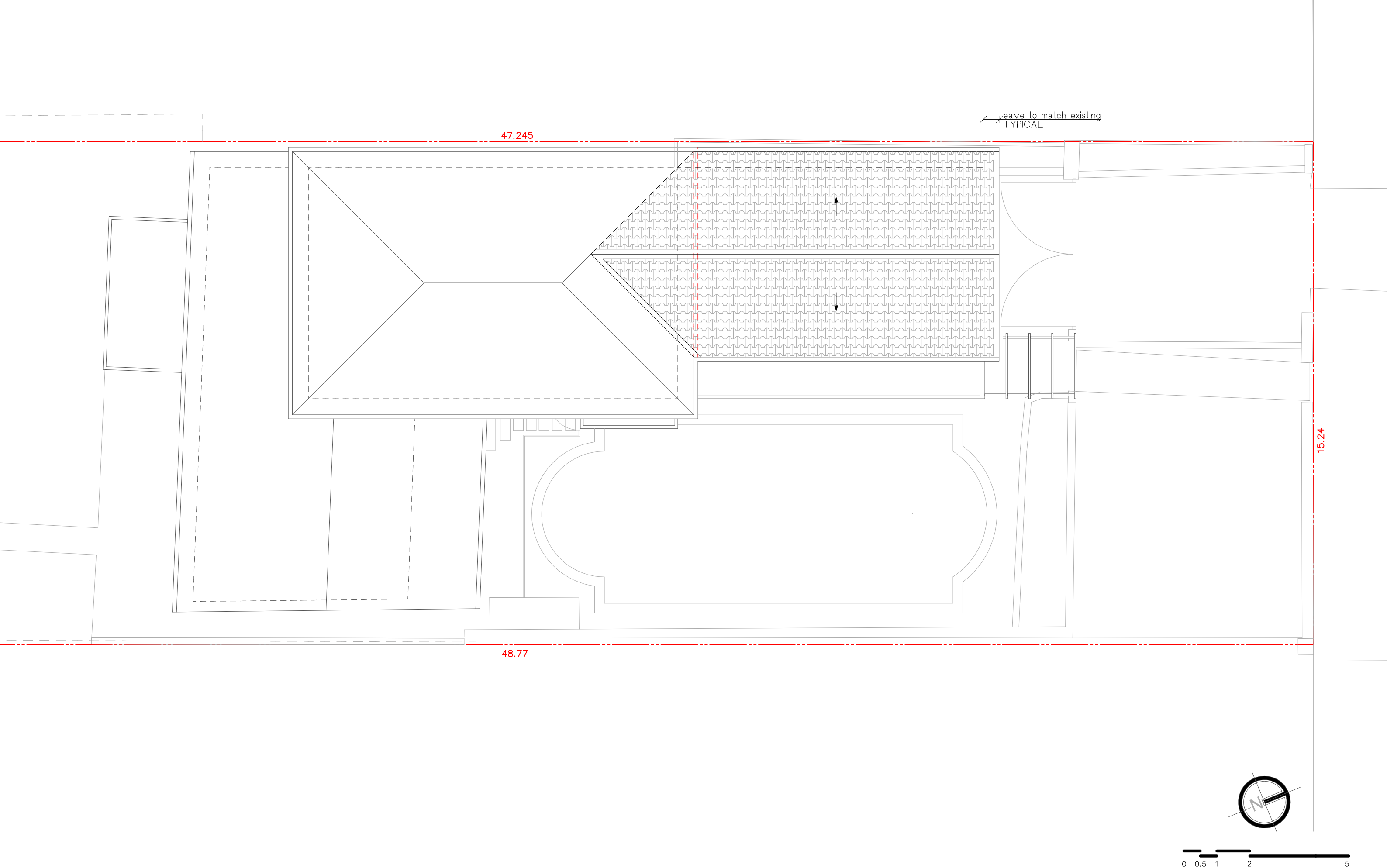
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PROJECT No:  
1825

DWG No:  
DA-03

DATE  
04.09.19

ISSUE  
3



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37 HEATHER STREET, WHEELER HEIGHTS

CLIENT:  
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SHEET TITLE:  
ROOF PLAN

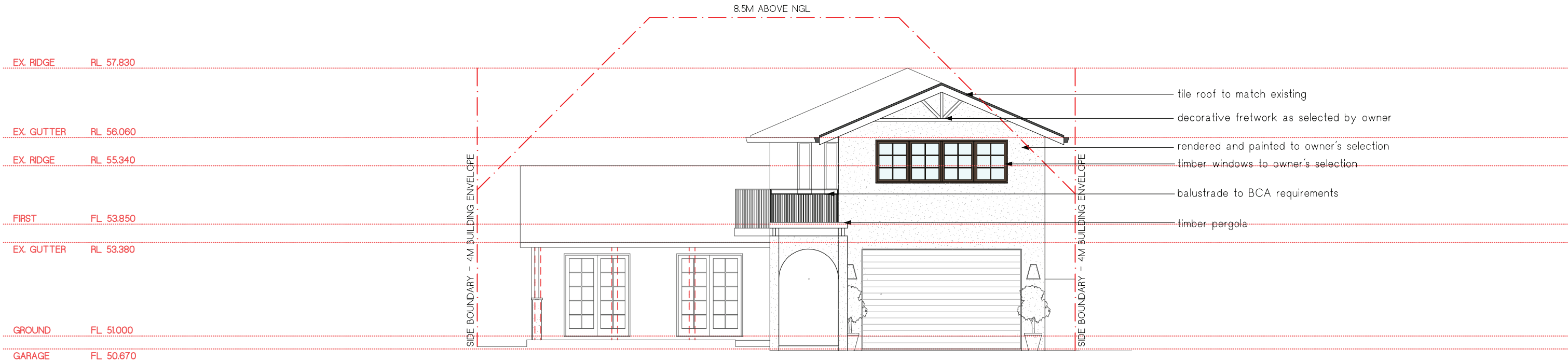
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DWG No:  
DA-04

DATE  
04.09.19

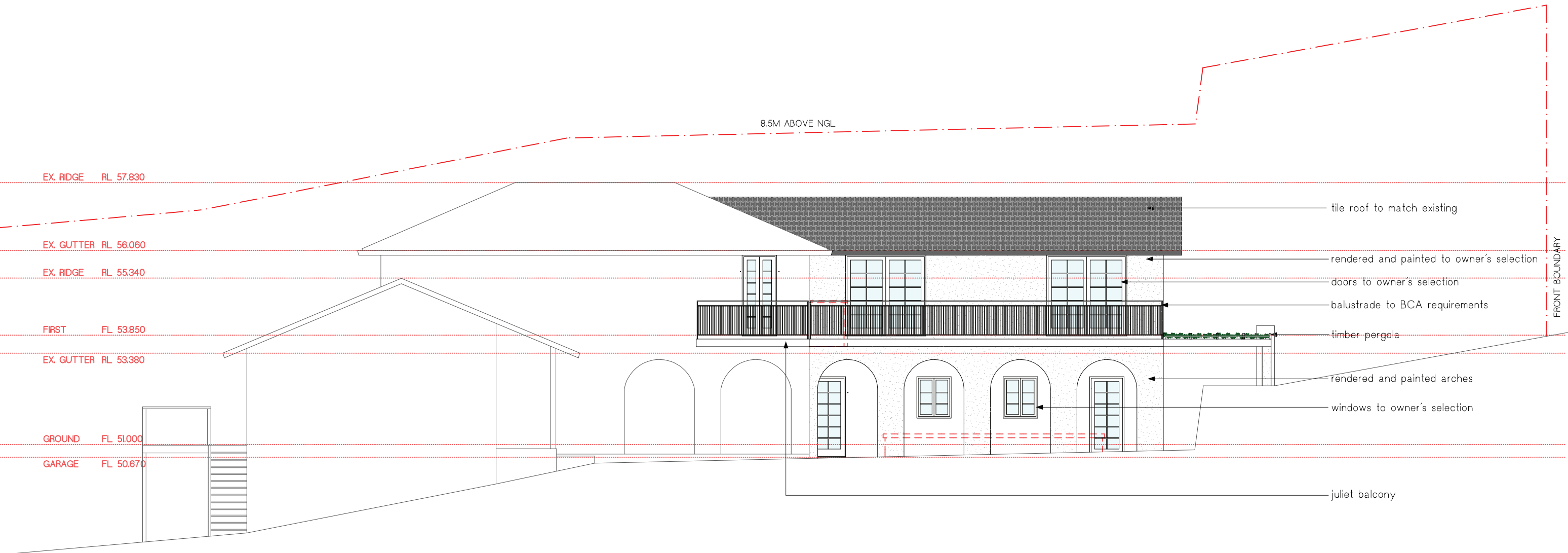
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 NORTH ELEVATION  
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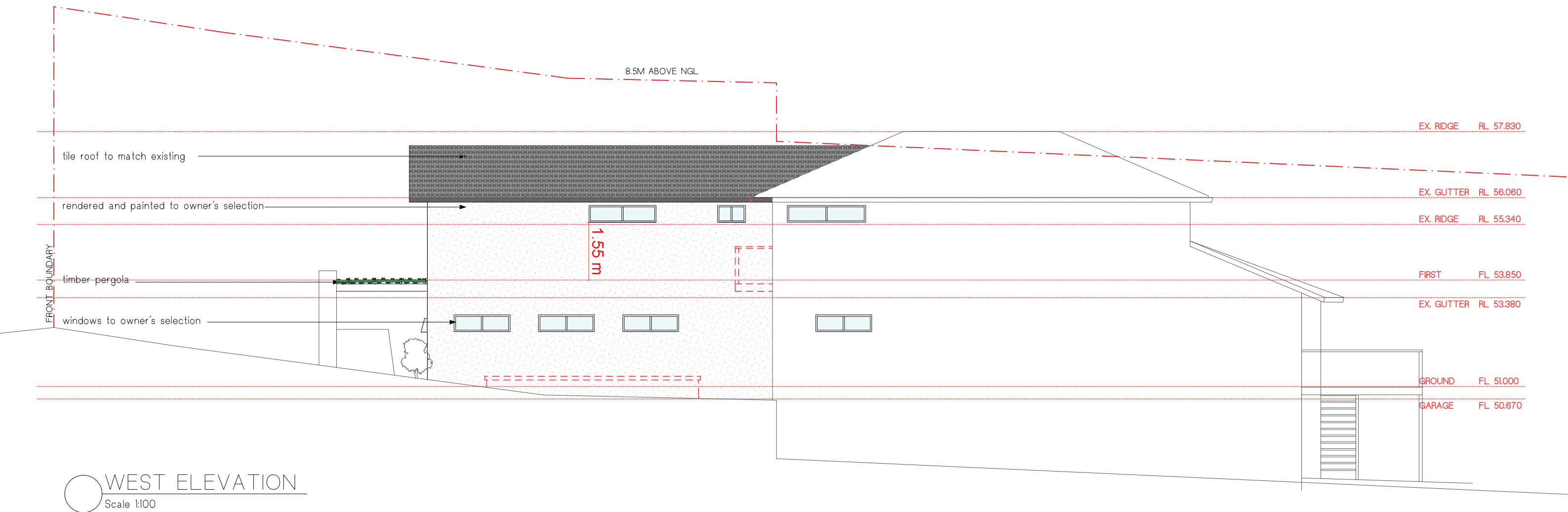
 EAST ELEVATION  
Scale 1:100



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CLIENT: A + L. FURLONG

SHEET TITLE: EAST ELEVATION		DATE 04.09.19	
SCALE: 1:100 @ A3	PROJECT No: 1825	DWG No: DA-06	ISSUE 3



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CLIENT:  
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SHEET TITLE:  
WEST ELEVATION

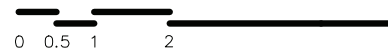
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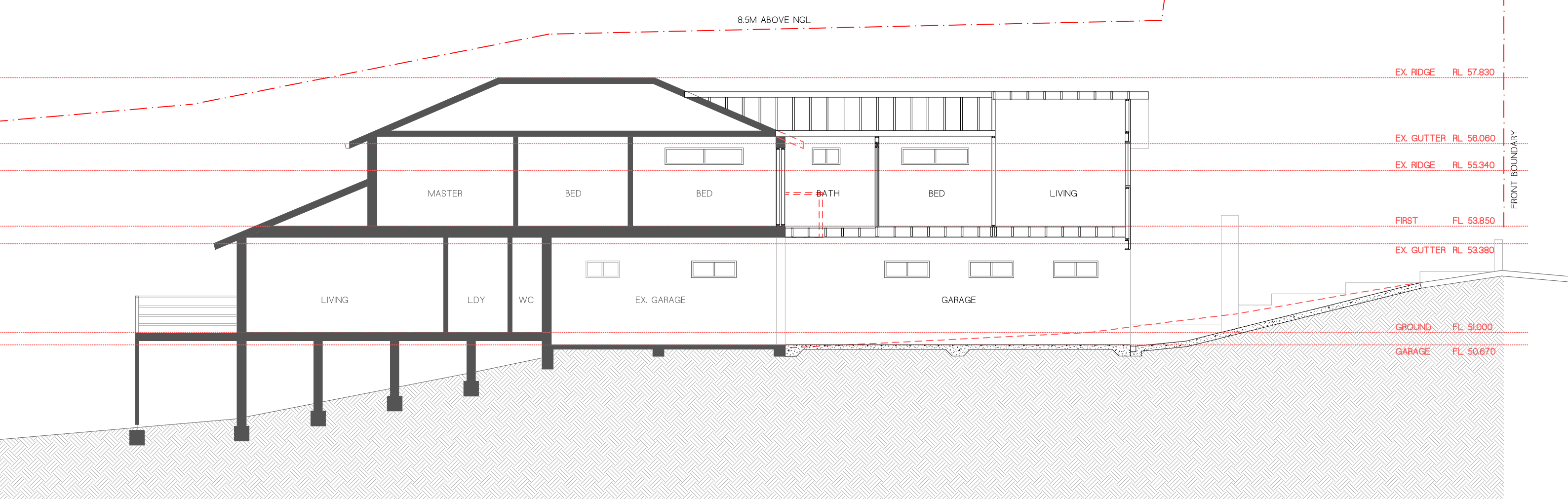
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DATE  
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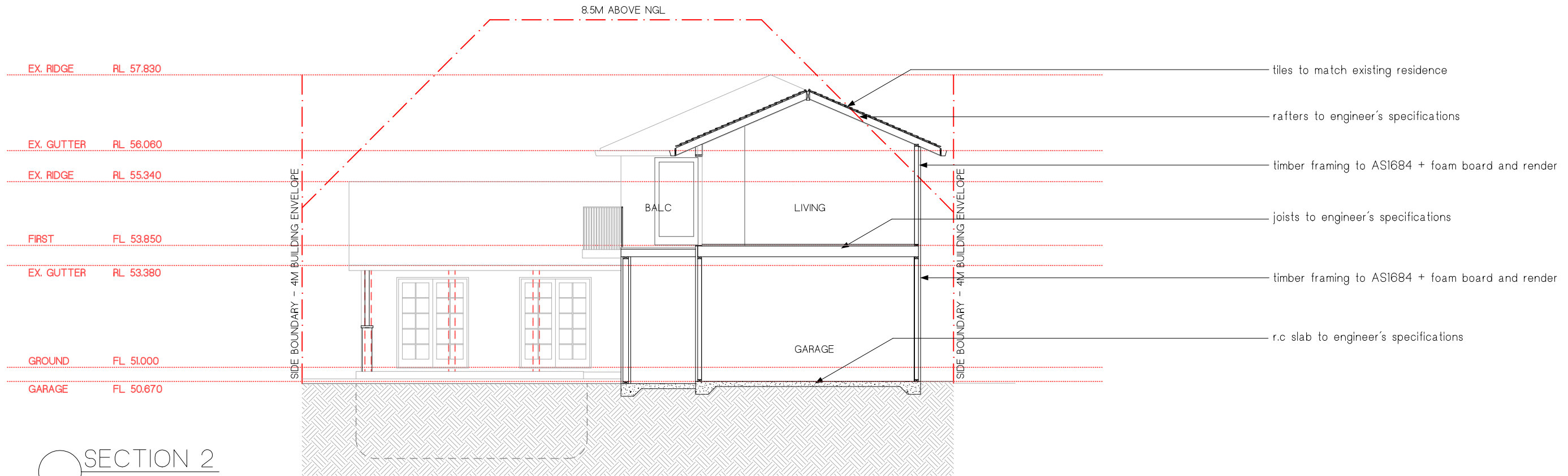
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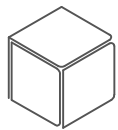




SECTION 1  
Scale 1:100



SECTION 2  
Scale 1:100



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CLIENT:  
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SHEET TITLE:  
WEST ELEVATION

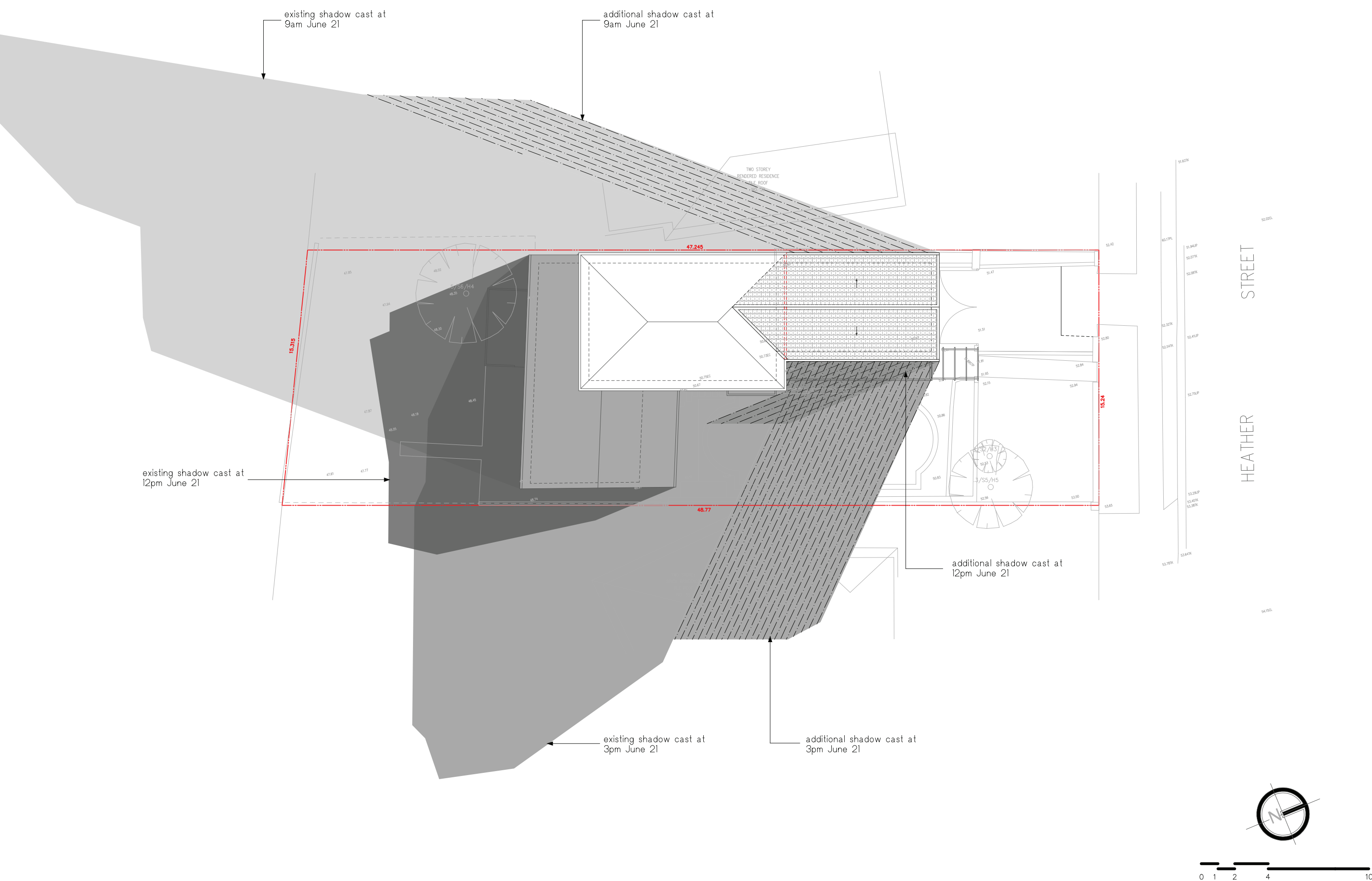
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PROJECT No:  
1825

DWG No:  
DA-08

DATE  
04.09.19

ISSUE  
3



Erosion & Sediment Control Plan (ESCP)

This drawing is in accordance with the requirements of the NSW Department of Land and Water Conservations "Urban Erosion and Sediment Control" manual.

Any vehicle leaving the site must be washed down on the "Stabilised Site Entry" to remove any clay that may have become attached to the vehicle.

The road around the entry/exit site is to be swept at regular intervals to prevent sediment build up at the entry/exit point of the site.

1. Site works will not start until the erosion and sediment control works outlined in clauses 2 to 5, below, are installed and functional.

2. Entry and exit to the site will be confirmed to one stabilised location. Fencing will be used to restrict all vehicular movements to stabilised entrance. Stabilisation achieved by either:

- \* Constructing a concrete driveway to the street.
- \* Constructing a stabilised site access, according to the Stabilised Site Access Detail drawing.

3. Sediment control (see Typical Sediment Fence Plan and Sediment Fence Section Detail) and barrier fences will be installed as shown on the ESCP with low flow channel bank (see Stabilised Site Entry).

4. Mesh and gravel sausage protection will be provided to protect gutter inlets near the allotment.

5. Topsoil will be stripped and stockpiled for later use in landscaping the site.

6. All stockpiles will be placed in the location shown on the ESCP and at least 2 metres clear of all areas of concentrated water flow and the driveway protected by site works.

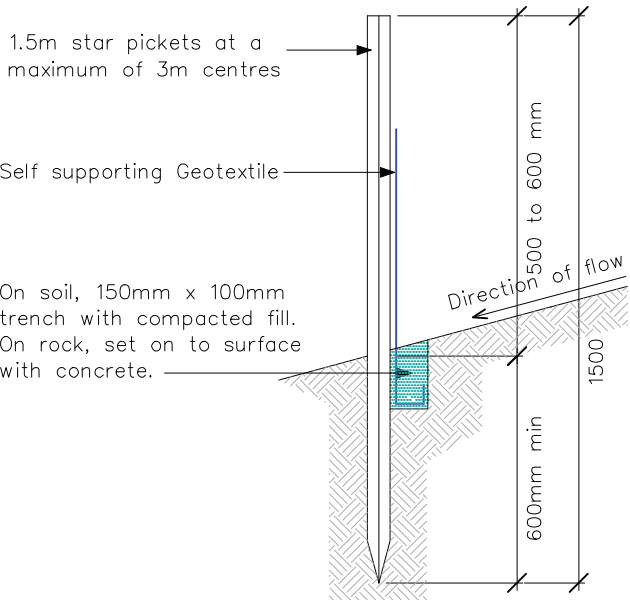
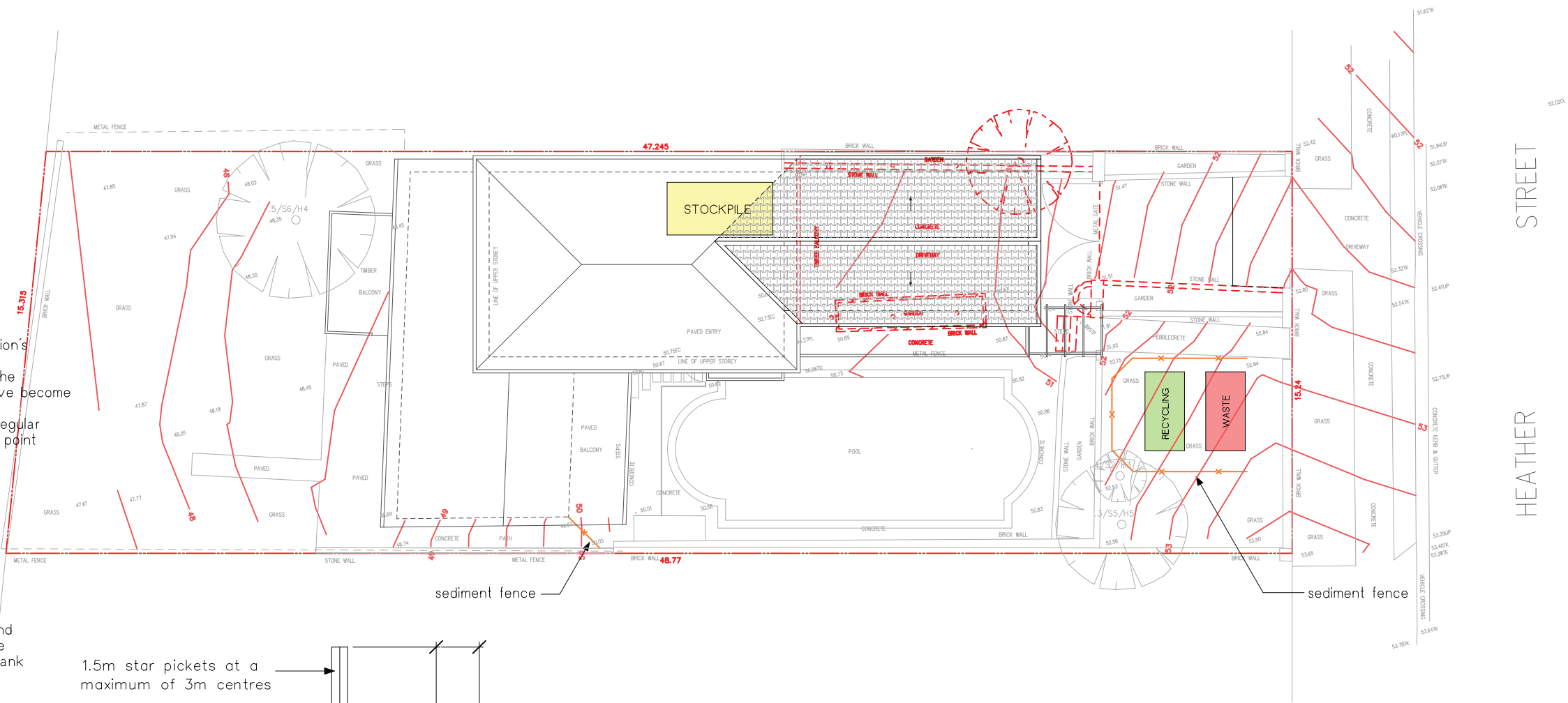
7. Lands to the rear and sides of the allotment and on the footpath will not be disturbed during works except where essential, e.g. drainage works across the footpath. Where work are necessary, they will be undertaken in such a way to leave the lands in a condition of high erosion hazards for as short a period as practicable. They will be rehabilitated as soon as possible. Stockpiles will not be placed on these lands and they will not be used as vehicle parking areas.

8. Approved bins for concrete and mortar slurries, paints, acid washings and litter will be provided and arrangements made for collection and disposal.

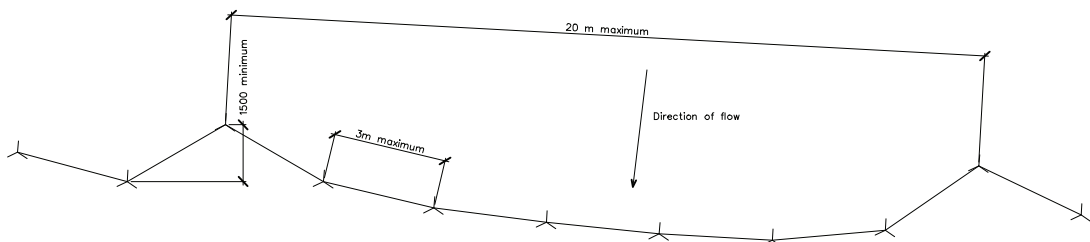
9. Guttering will be connected to the stormwater system as soon as practicable.

10. Topsoil will be respread and all disturbed areas will be rehabilitated within 20 working days of the completion of works.

11. All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.



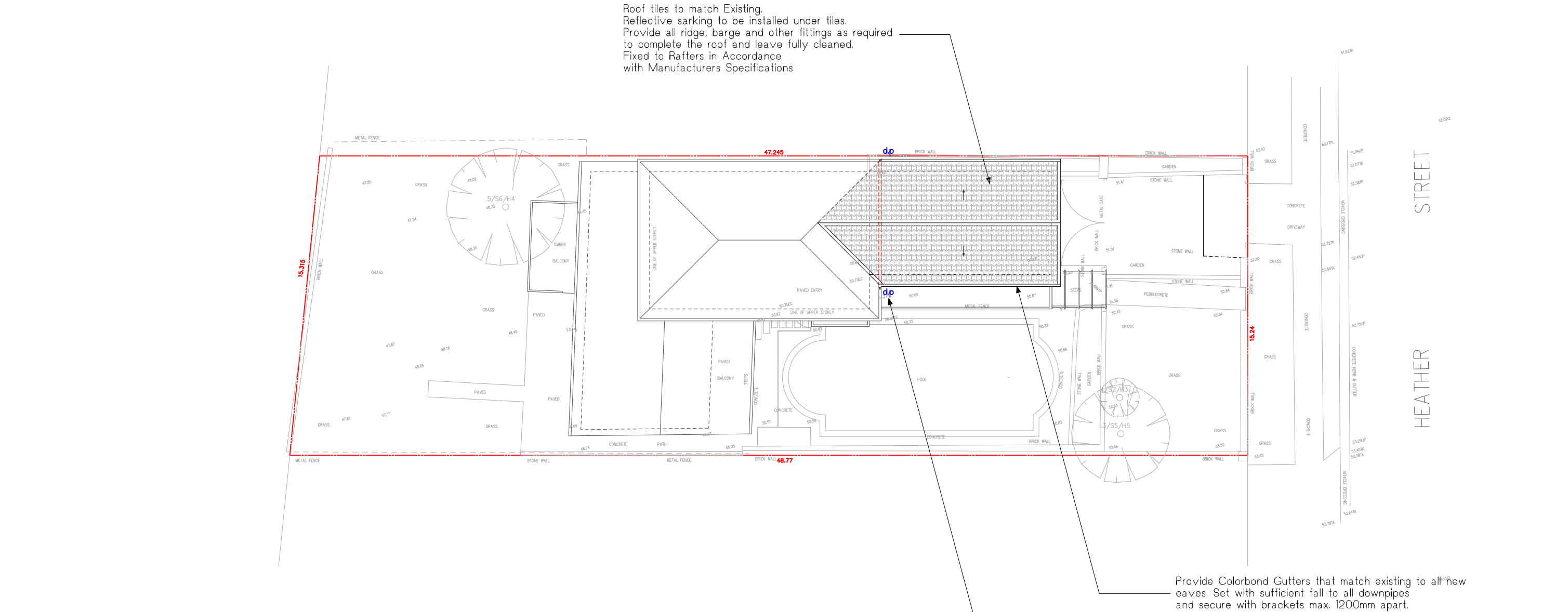
SEDIMENT FENCE SECTION DETAIL  
Scale 1:20



TYPICAL SEDIMENT FENCE PLAN  
Scale 1:200

- Construction Notes:-
1. Construct sediment fence as close as possible to parallel to the contours of the site.
  2. Drive 1.5 m long star pickets into ground, 3m apart maximum.
  3. Dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
  4. Backfill trench over base of fabric.
  5. Fix self supporting geotextile to upslope side of post with wire ties or as recommended by geotextile manufacturer.
  6. Join sections of fabric at a support post with a 150mm overlap.

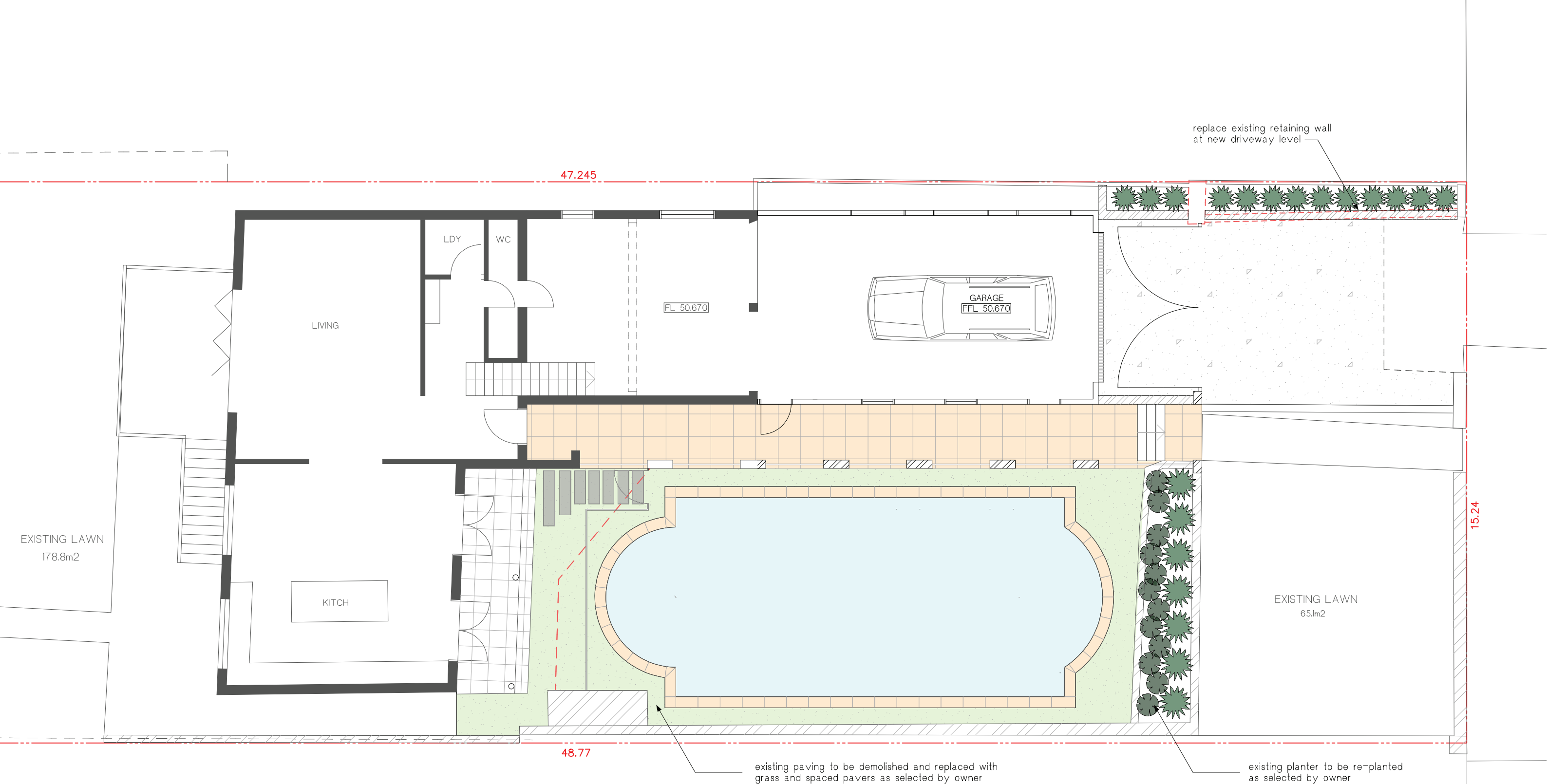




All pipes unless otherwise specified on the plan to be 100 dia. UPVC pipe.  
Inspection openings will be required at even spacings not more than 30 metres apart and at any change of direction greater than 45 degrees.  
HP - High Points in the guttering  
DP - Downpipes  
Drainage Pipe Notes.  
Slope of pipes to be a minimum of 1:100 i.e. 1%  
All levels and dimensions to be checked and confirmed on site.

All design work and works to be in accordance with AS/NZS 3500.5 (2000) and AS/NZS 3500.3.2 (1998)  
The Eaves Gutter minimum of 125mm D Gutter with a cross sectional area of 6300 sq. mm (as taken from Lysaght Pty Ltd), or similar. Downpipes attached to the eaves gutter to have a minimum diameter of 90mm or similar.  
Downpipes can be connected to existing stormwater pipes. However, existing pipelines need to be checked and repaired in accordance to AS3500.  
Dimensions and slope of existing need to be checked in accordance with AS3500 to ensure adequacy.  
Tank dimensions shown in drawing is not to scale. Tanks sizes should be determined with consideration on height limits.





LANDSCAPE NOTES

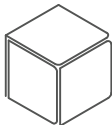
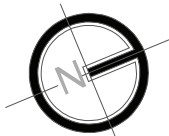
**PRESERVATION OF EXISTING TREES**  
Existing levels to be retained within the critical root zone of all trees remaining as per the Landscape plan. In any excavation, refer to arborist report for direction

**PREPERATION OF GARDEN BEDS**  
Cultivate garden beds for new plants to a depth of 300mm. Incorporate imported 'greenlife' soil conditioner from Australian native landscapes (or equivalent) with existing soil when planting. Do not cultivate soil beneath existing trees to be retained. Mulch to be 'horticultural grade' pine bark by Australian native landscapes (or equivalent) and installed to a depth of 75mm to all garden beds, covering mulch down around plant stems and finish flush with adjacent surfaces.

**PLANTING**  
Purchase plants from an approved nursery. Plants to be healthy and true to type and species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug twice the width and to be 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertilise, followed by 100mm depth of topsoil mix placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be firmed to contain water around the base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed, plant shall be thoroughly watered and maintained for the duration of the contract. All trees and large shrubs shall be staked using 2 x 38mm x 38mm x 200mm long hardwood stakes per plant and secured with hessian webbing ties installed to contractor's on site instructions.

**SOIL PREPERATION**  
Where earthworks have occurred, the contractor is to ensure any stockpiled topsoil is free of unwanted matter such as rocks, clay lumps, tree roots, builder's rubbish and any material toxic to plants.

**MAINTENANCE**  
Carry out the following tasks for a twelve month period from the date of practical completion:  
-weeding of all garden beds  
-rubbish removal  
-fertilising to achieve optimal growth  
-pest and disease control  
-adjustment of ties and stakes  
-replace failed planting  
-pruning and hedge clipping of plants  
-reinstatement of mulch to specified depth



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**37 HEATHER STREET, WHEELER HEIGHTS**

CLIENT:  
**A + L. FURLONG**

SHEET TITLE:  
**LANDSCAPE PLAN**

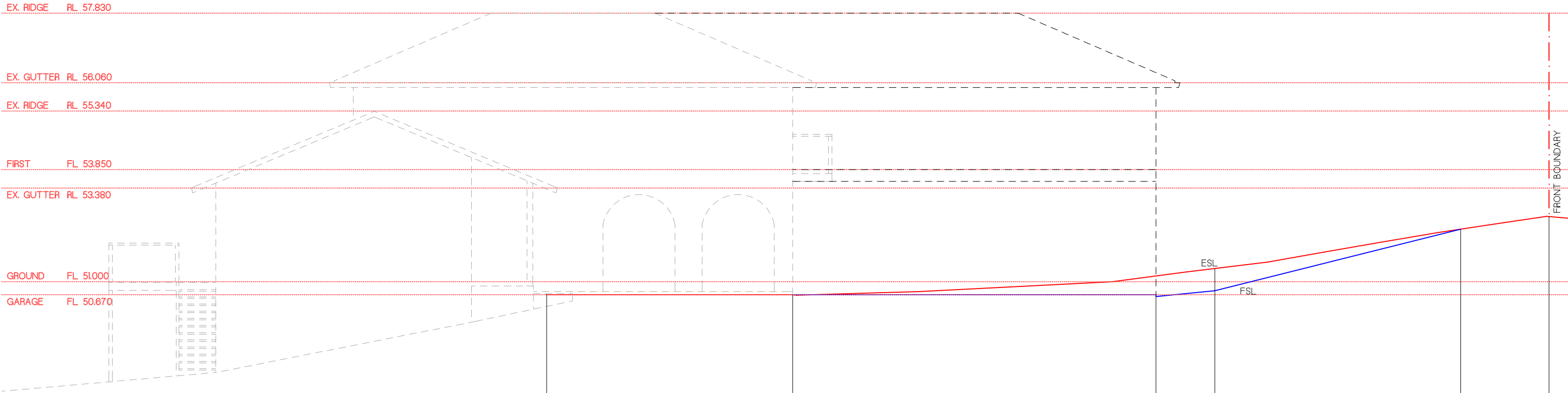
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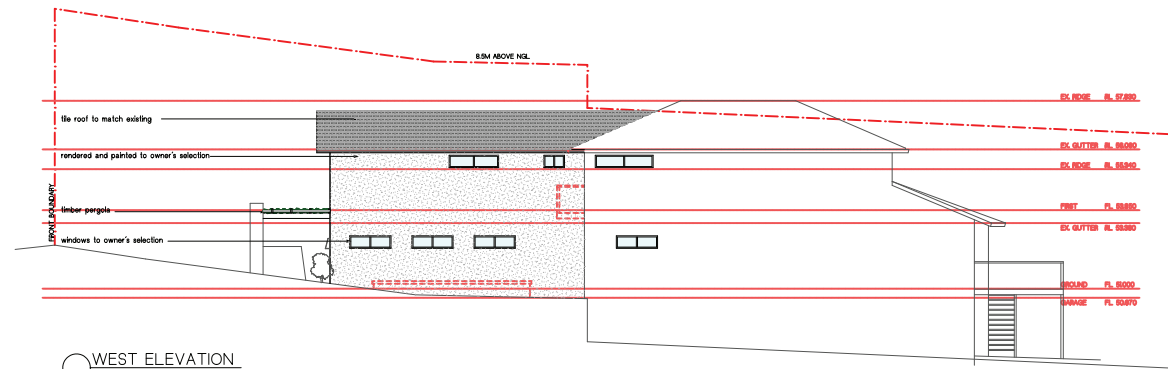
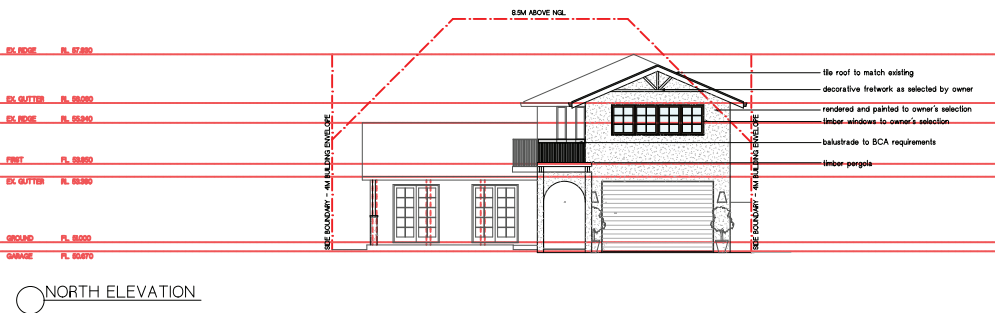
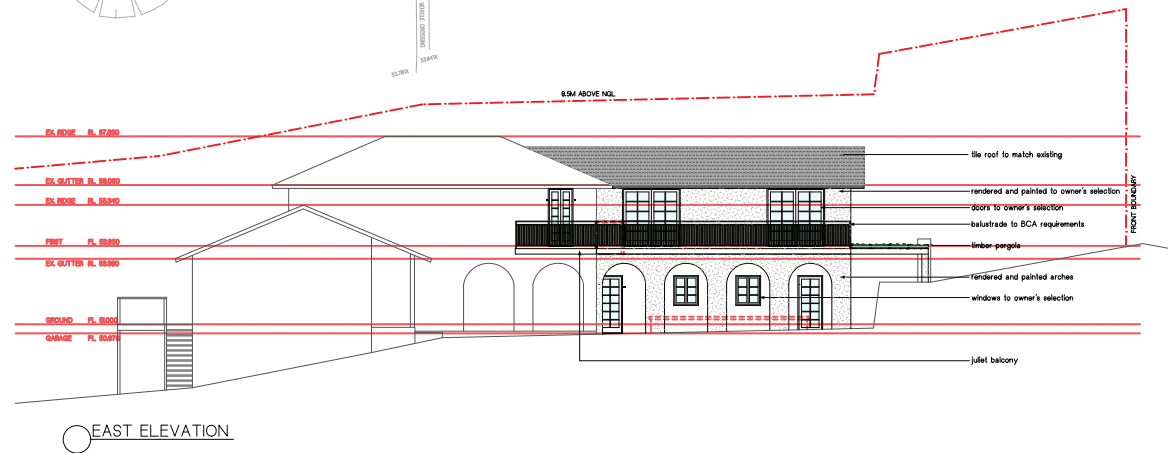
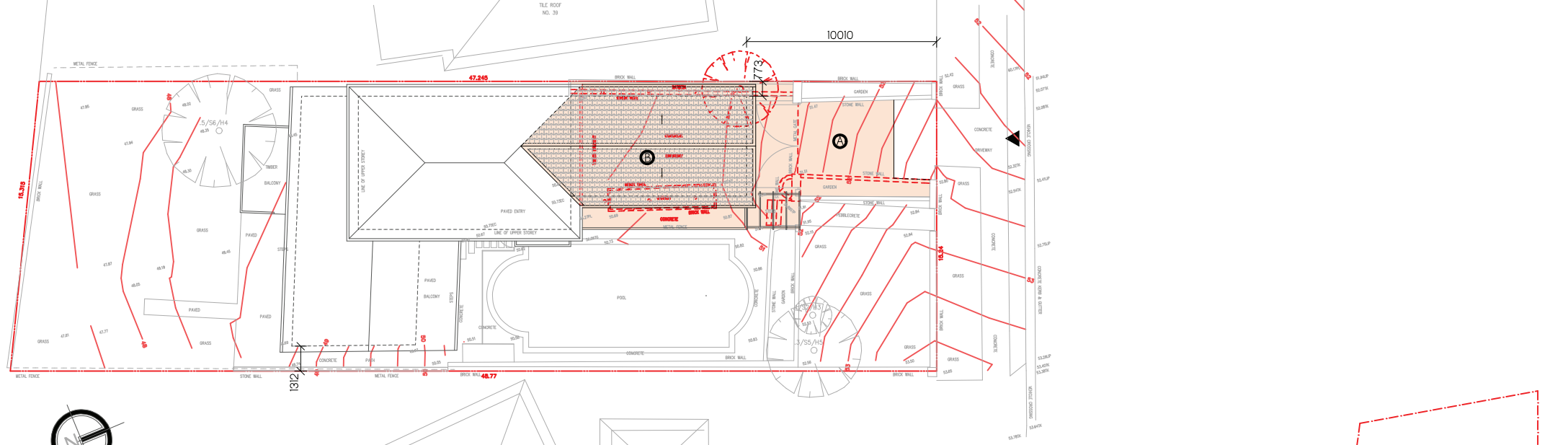
PROJECT No:  
**1825**

DWG No:  
**DA-12**

DATE  
**04.09.19**

ISSUE  
**3**





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ISSUE	DATE
PRELIM	14.09.19
1	22.10.19
2	04.11.19
3	13.12.19

AMENDMENT
Concept issue
Concept Design issue
Development Application issue
Development Application issue

ADDRESS:  
37 HEATHER STREET, WHEELER HEIGHTS

CLIENT:  
A + L. FURLONG

SHEET TITLE:  
NOTIFICATION PLAN

SCALE:

PROJECT No:  
1825

DWG No:  
DA-14

DATE  
04.09.19

ISSUE  
3