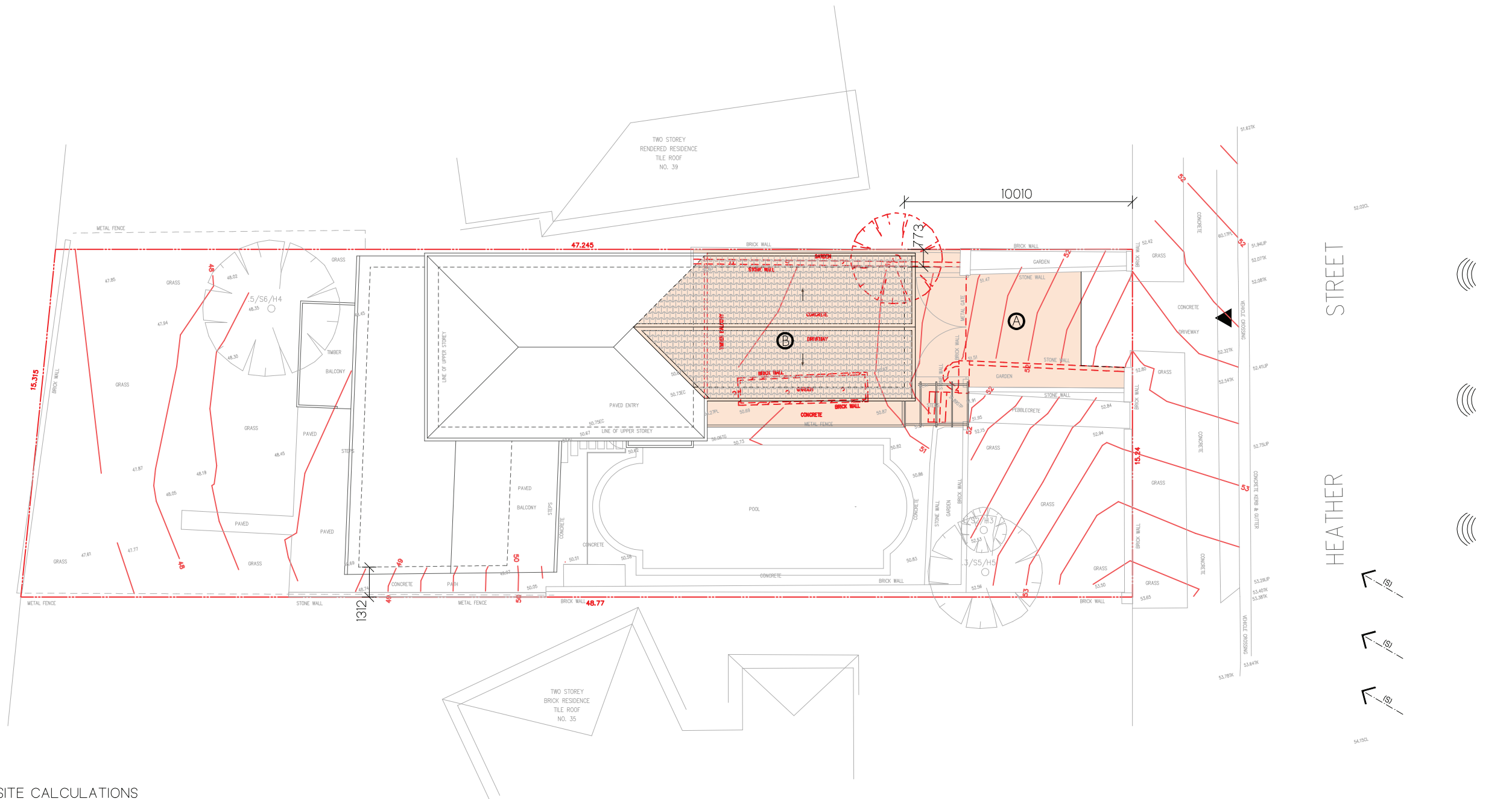
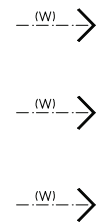




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CONSENT

DA2020/0067

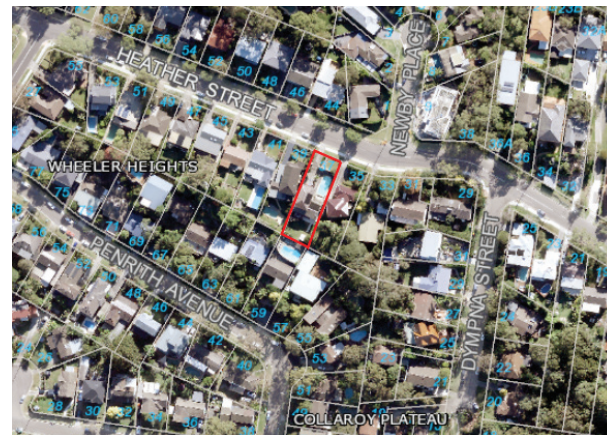


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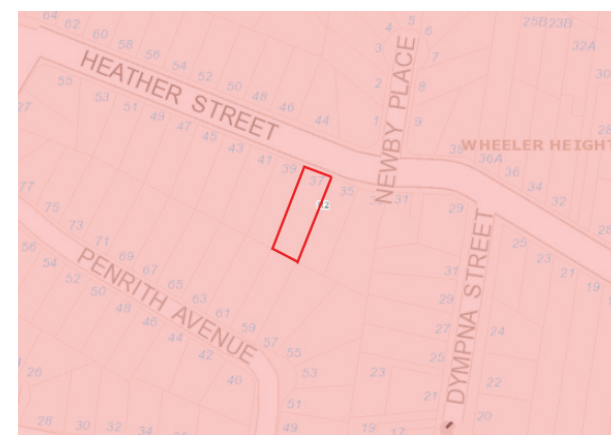
- CAR ENTRY POINT
- BOUNDARY
- PREVAILING WINDS (summer)
- PREVAILING WINDS (winter)
- WINDOW TO LIVING SPACE IN ADJACENT DWELLING
- EXISTING CONTOURS
- SLOPE OF LAND
- ROAD NOISE
- EXISTING DRIVEWAY
- PROPOSED ROOF ALTERATIONS

SITE CALCULATIONS

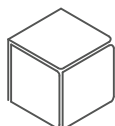
	Required	Proposed
Site Area	727.1m ²	
Floor Space Ratio	N/A	N/A
Setbacks (Ground)		
-East (side)	900mm	1312mm (existing)
-West (side)	900mm	773mm (existing)
-South (rear)	6000mm	10926mm
-North (front)	6500mm	10010mm
EXISTING RESIDENTIAL AREA	140.1m ²	
PROPOSED RESIDENTIAL AREA	188.8m ²	
EXISTING HARD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



Aerial view of 37 Heather Street, Wheeler Heights



Zoning Map of 37 Heather Street, Wheeler Heights



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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

ADDRESS:
37 HEATHER STREET, WHEELER HEIGHTS

CLIENT:
A + L. FURLONG

SHEET TITLE:
SITE PLAN + ANALYSIS

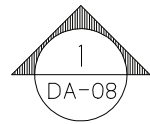
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PROJECT No:
1825

DWG No:
DA-01

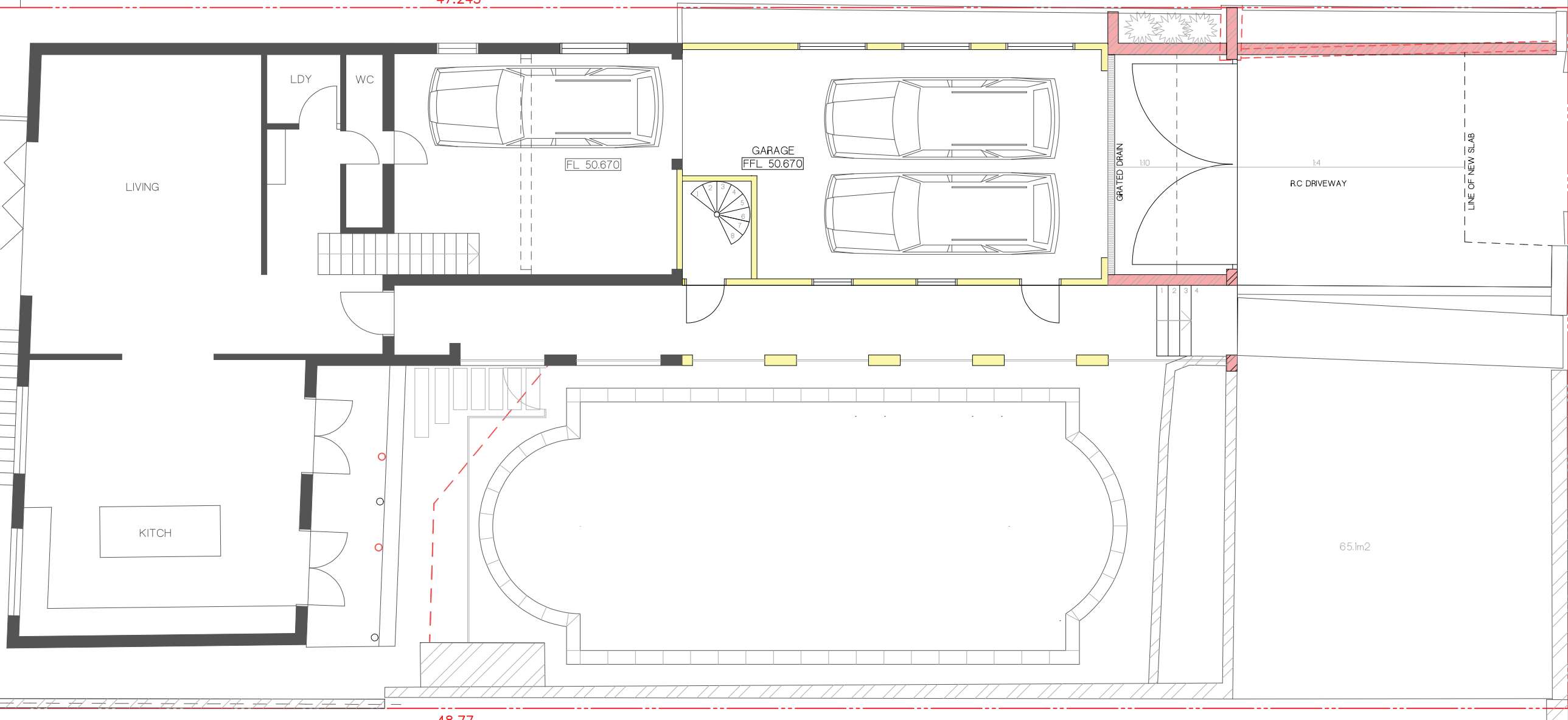
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ISSUE
1



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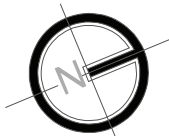
48.77

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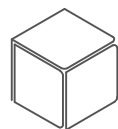
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DA2020/0067

9112 140 50 900 1865 900 1360 900 1360 900 1016 220 1570 690 1570 690 1570 690 1570 690 10001



0 0.5 1 2 5



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3	13.12.19	Development Application issue

ADDRESS:
37 HEATHER STREET, WHEELER HEIGHTS

CLIENT:
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SHEET TITLE:
GROUND FLOOR PLAN

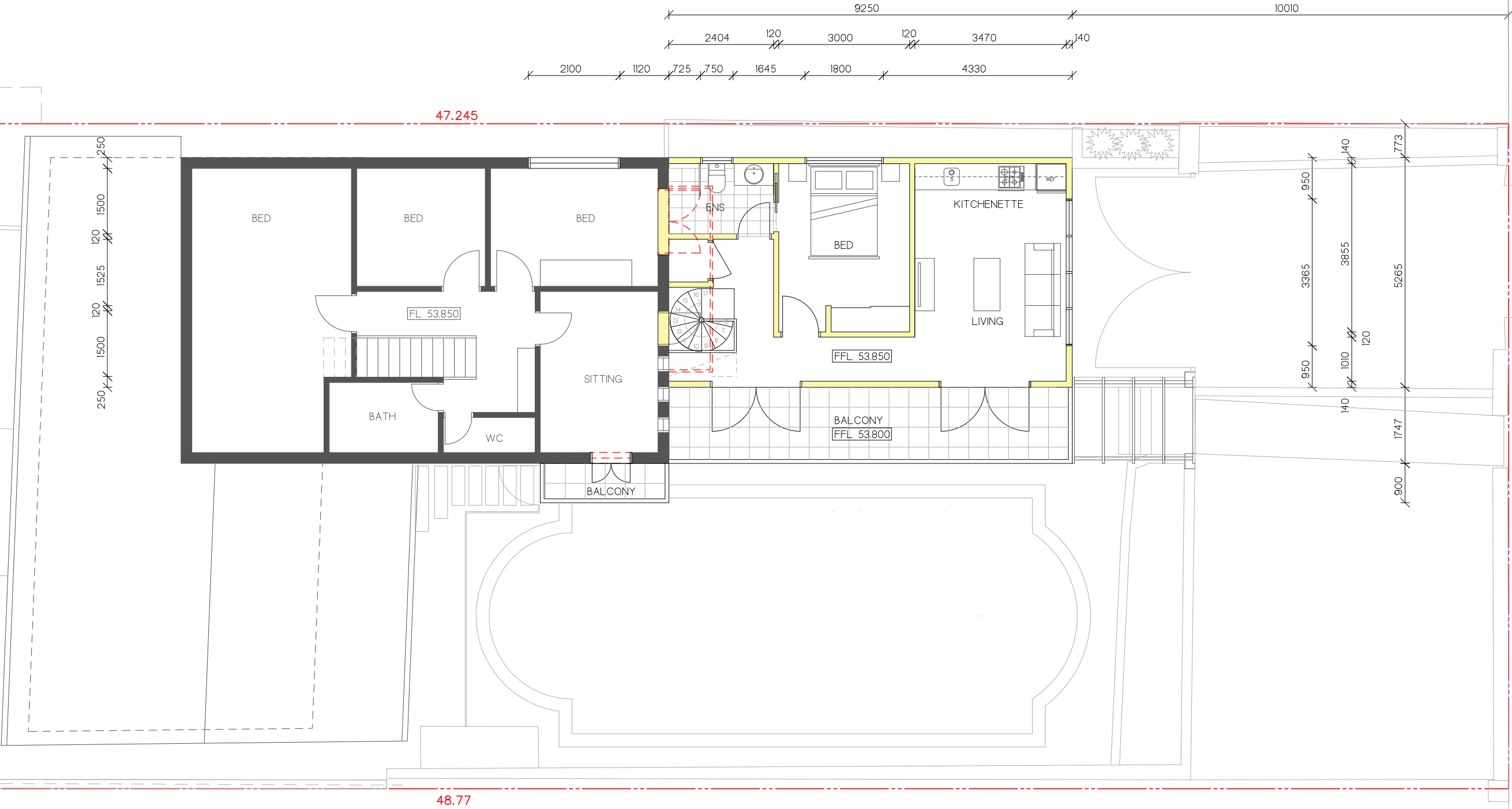
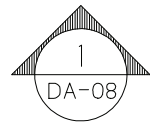
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PROJECT No:
1825

DWG No:
DA-02

DATE
04.09.19

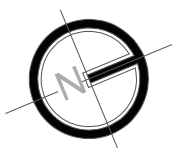
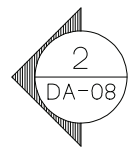
ISSUE
3



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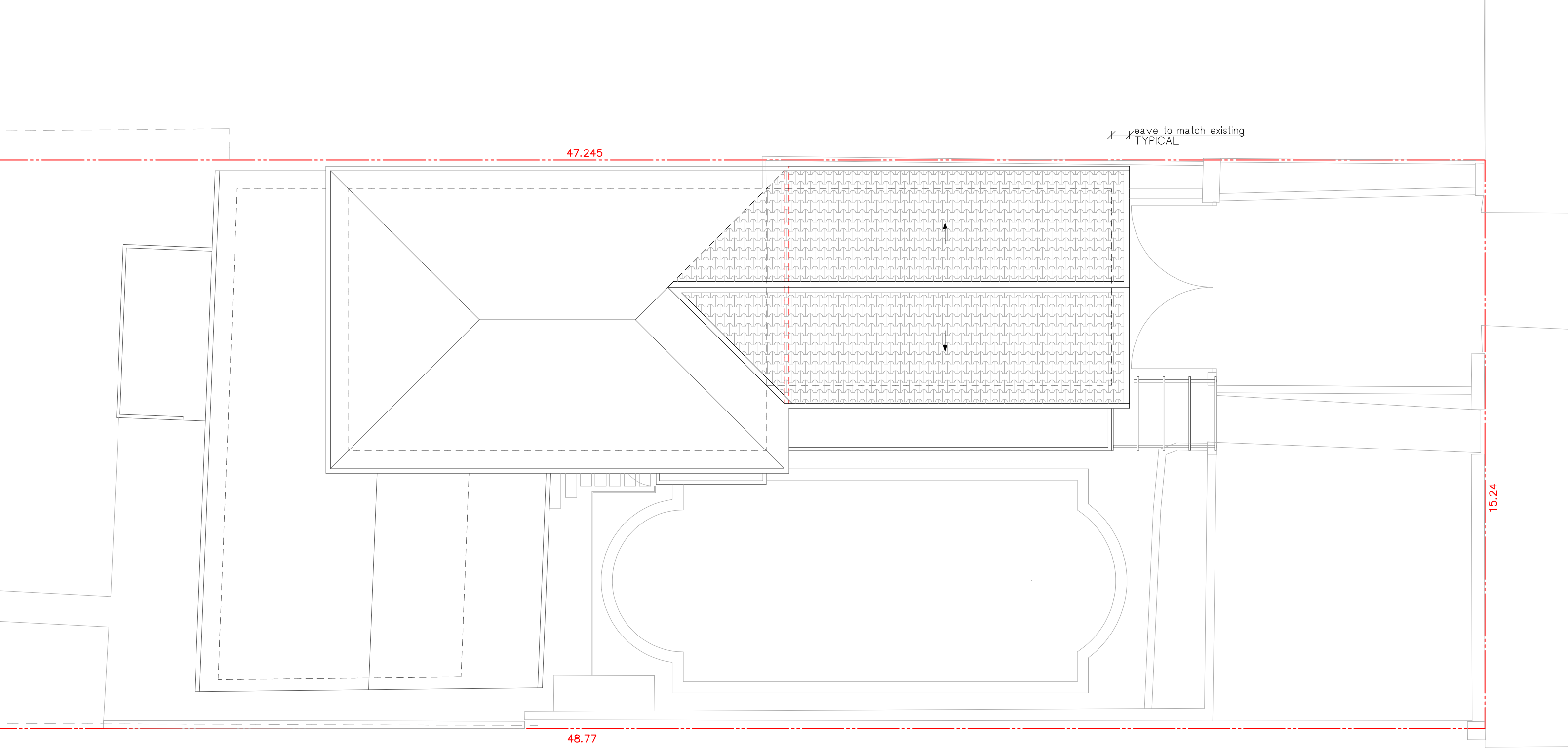
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ISSUE	DATE	AMENDMENT
PRELIM	14.09.19	Concept issue
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2	04.11.19	Development Application issue
3	13.12.19	Development Application issue

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

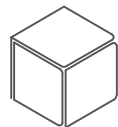
SHEET TITLE: FIRST FLOOR + SECONDARY DWELLING PLAN	DATE 04.09.19
SCALE: 1:100 @ A3	PROJECT No: 1825
DWG No: DA-03	ISSUE 3



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3	13.12.19	Development Application issue

ADDRESS:
37 HEATHER STREET, WHEELER HEIGHTS

SHEET TITLE:
ROOF PLAN

DATE
04.09.19

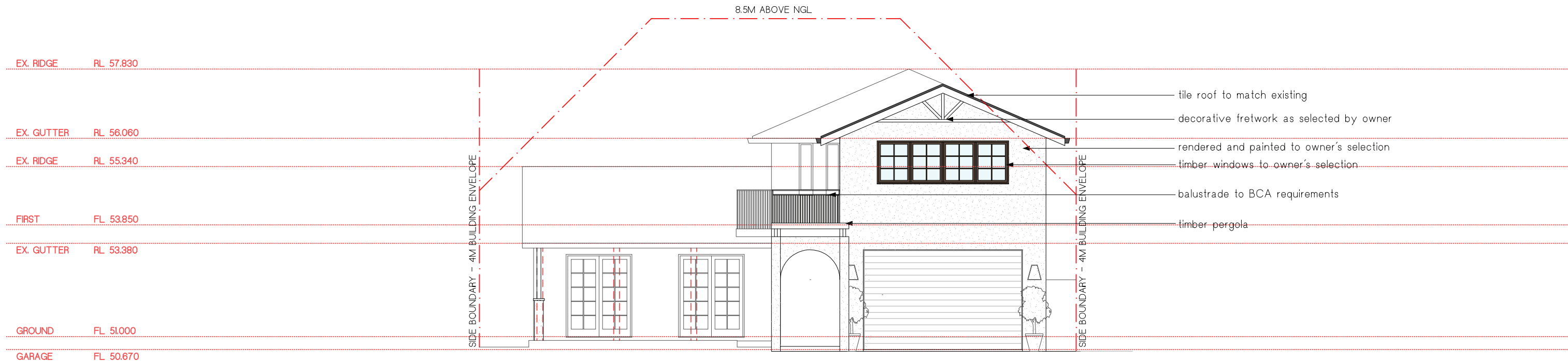
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PROJECT No:
1825

DWG No:
DA-04

ISSUE
3



 NORTH ELEVATION
Scale 1:100

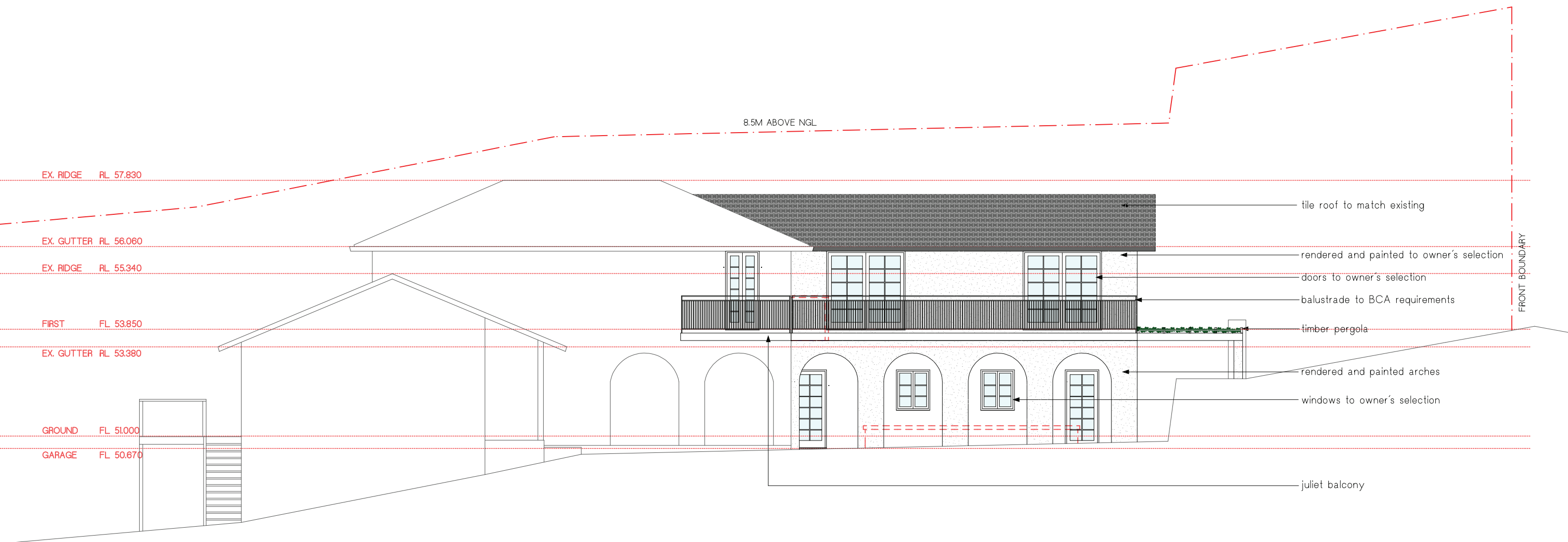


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EAST ELEVATION
Scale 1:100



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ADDRESS:
37 HEATHER STREET, WHEELER HEIGHTS

SHEET TITLE:
EAST ELEVATION

DATE
04.09.19

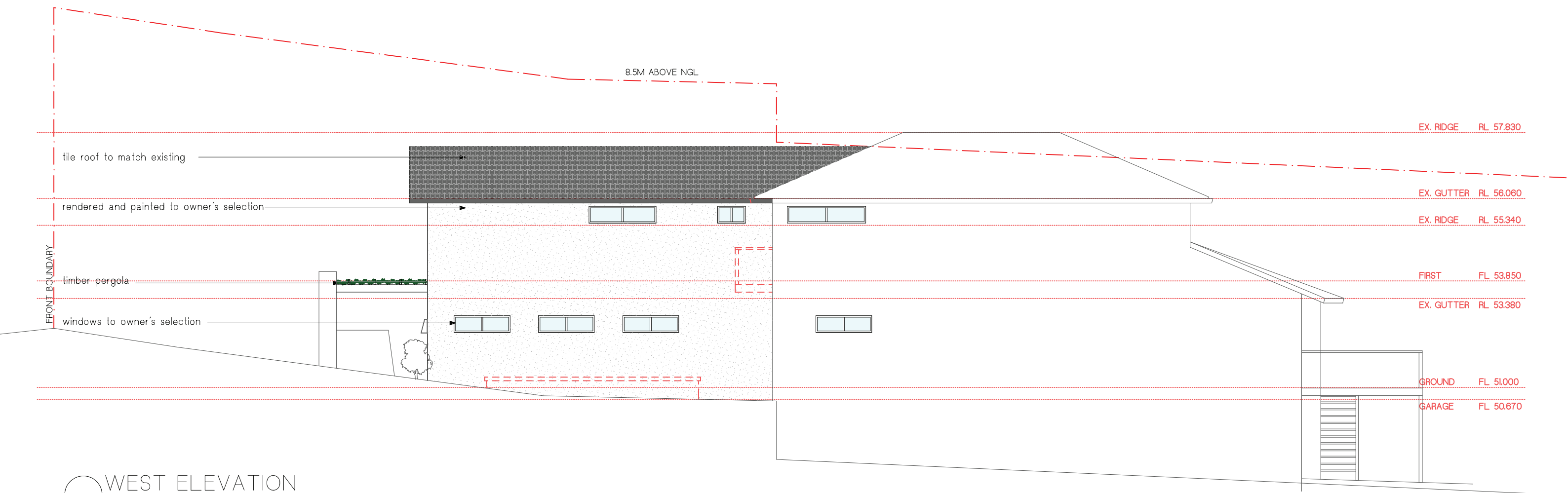
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PROJECT No:
1825

DWG No:
DA-06

ISSUE
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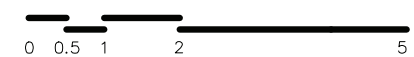


WEST ELEVATION
Scale 1:100

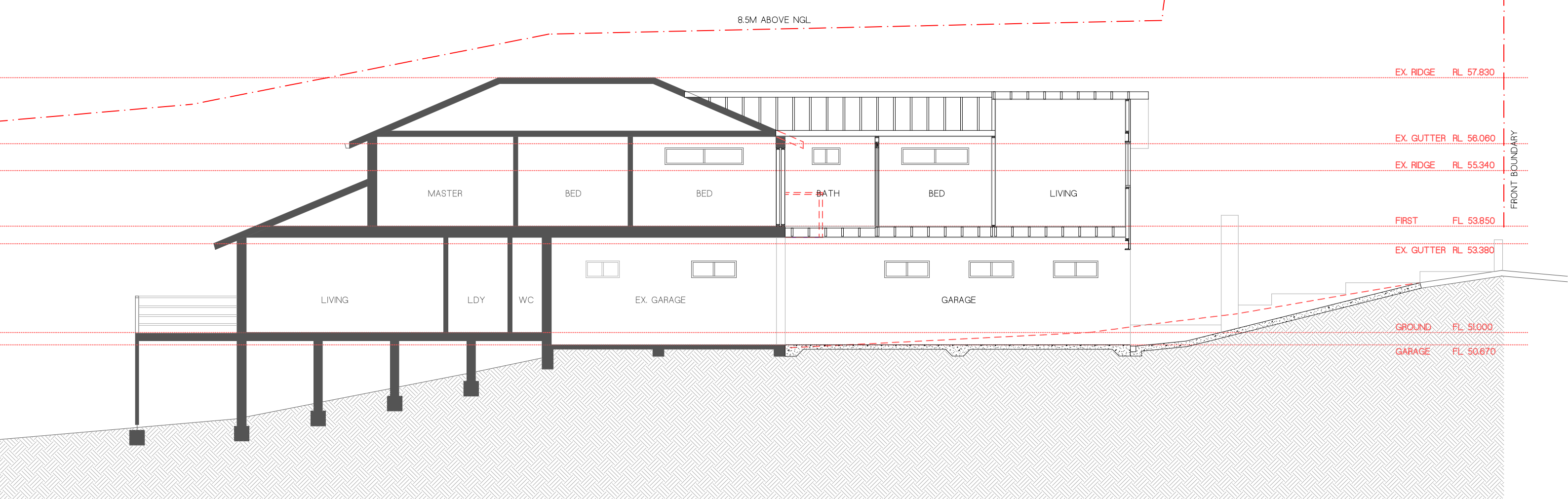
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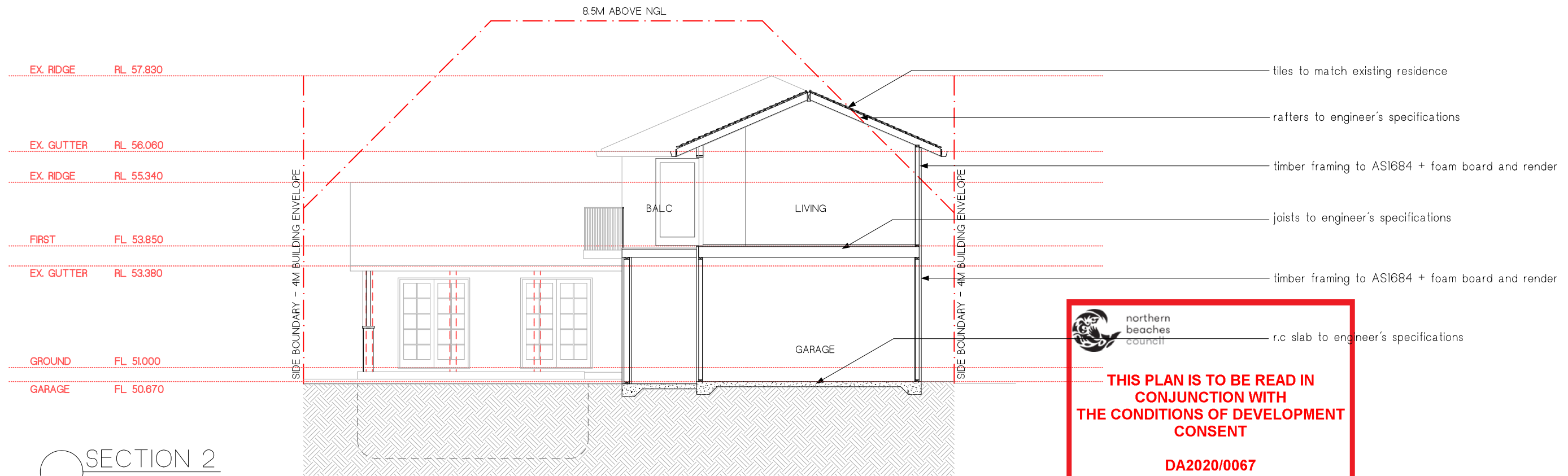
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	PRELIM	14.09.19	Concept issue		37 HEATHER STREET, WHEELER HEIGHTS		WEST ELEVATION		04.09.19	
	1	22.10.19	Concept Design issue							
	2	04.11.19	Development Application issue							
	3	13.12.19	Development Application issue							
					CLIENT:		SCALE:	PROJECT No:	DWG No:	ISSUE
					A + L. FURLONG		1:100 @ A3	1825	DA-07	3



SECTION 1
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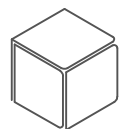


SECTION 2
Scale 1:100

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3	13.12.19	Development Application issue

ADDRESS:
37 HEATHER STREET, WHEELER HEIGHTS

CLIENT:
A + L. FURLONG

SHEET TITLE:
WEST ELEVATION

SCALE:
1:100 @ A3

PROJECT No:
1825

DWG No:
DA-08

DATE
04.09.19

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Erosion & Sediment Control Plan (ESCP)

This drawing is in accordance with the requirements of the NSW Department of Land and Water Conservation's "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.

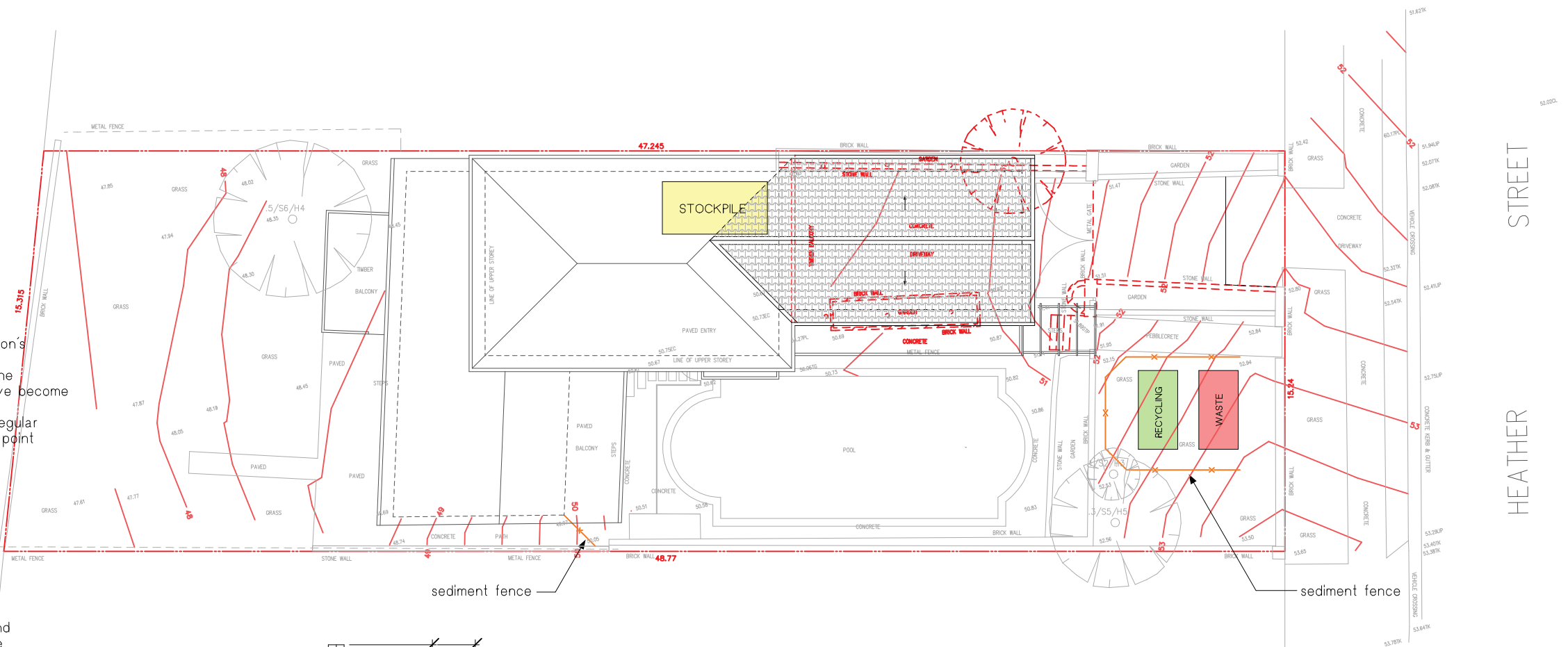
7. Lands to the rear and sides of the allotment and on the footpath will not be disturbed during works except where essential, e.g. drainage works across the footpath. Where work are necessary, they will be undertaken in such a way to leave the lands in a condition of high erosion hazards for as short 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.

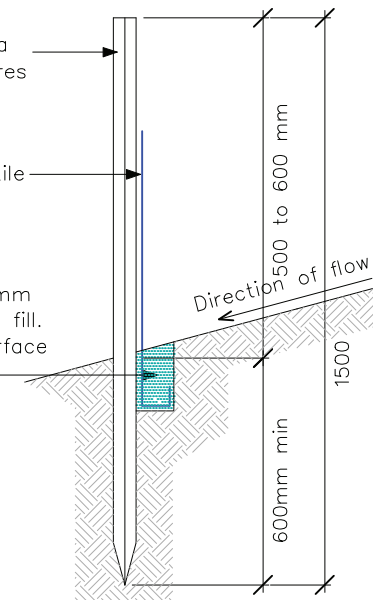
11. All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.



1.5m star pickets at a maximum of 3m centres

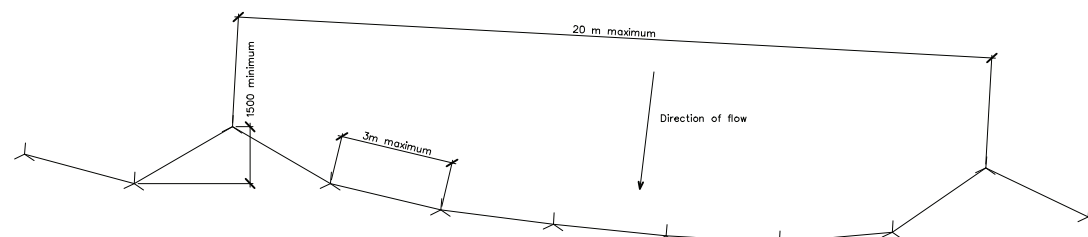
Self supporting Geotextile

On soil, 150mm x 100mm trench with compacted fill.
On rock, set on to surface with concrete.



SEDIMENT FENCE SECTION DETAIL

Scale 1:20

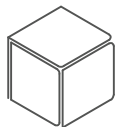
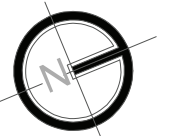


TYPICAL SEDIMENT FENCE PLAN

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.



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ISSUE
PRELIM
1
2

DATE
14.09.19
22.10.19
04.11.19

AMENDMENT
Concept issue
Concept Design issue
Development Application issue

ADDRESS:
37 HEATHER STREET, WHEELER HEIGHTS

CLIENT:
A + L. FURLONG

SHEET TITLE:
SEDIMENT + EROSION PLAN

SCALE:
1:200 @ A3

PROJECT No:
1825

DWG No:
DA-10

DATE
04.09.19

ISSUE
1

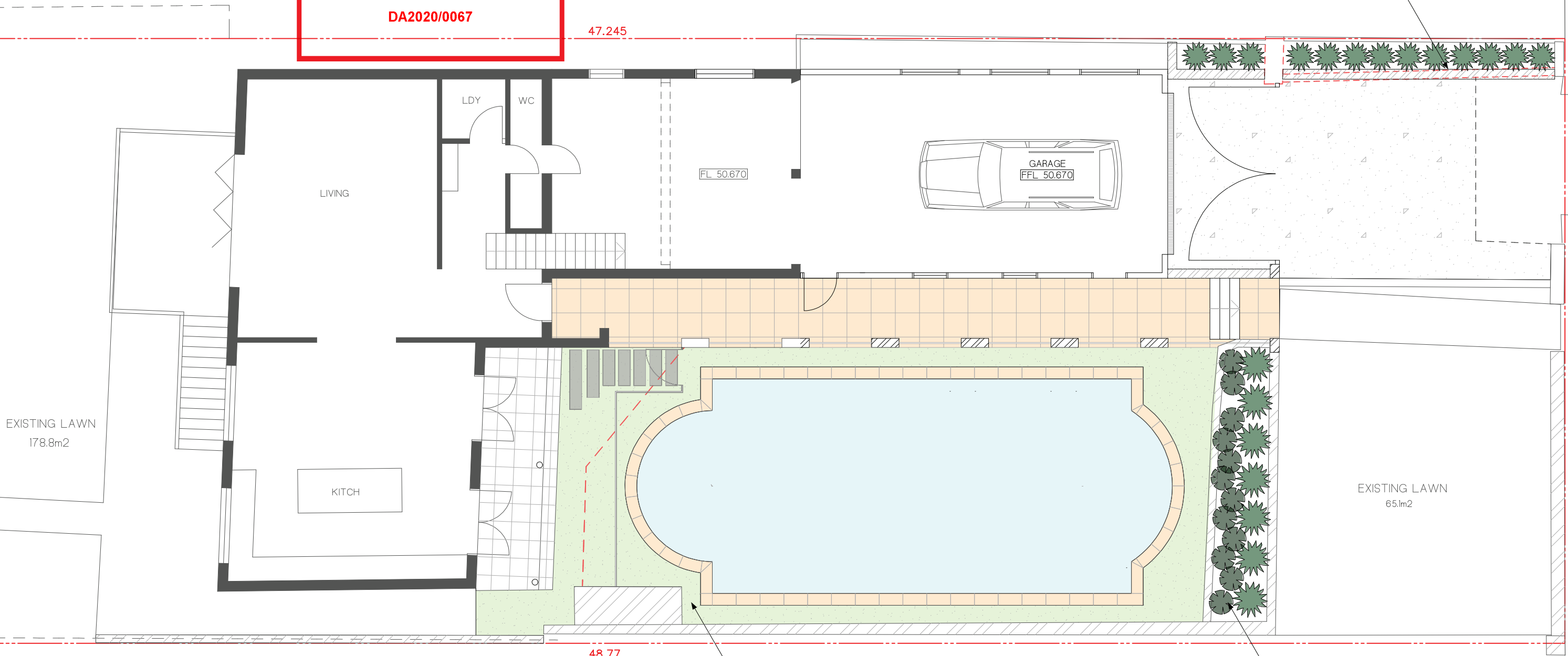


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DA2020/0067

47.245

replace existing retaining wall
at new driveway level



15.24

48.77

existing paving to be demolished and replaced with
grass and spaced pavers as selected by owner

existing planter to be re-planted
as selected by owner

LANDSCAPE NOTES

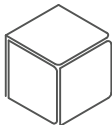
PRESERVATION OF EXISTING TREES
Existing levels to be retained within the critical root zone of all trees remaining as per the Landscape plan. In any excavation, refer to arborist report for direction

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

SCALE:
1:100 @ A3

PROJECT No:
1825

DWG No:
DA-12

DATE
04.09.19

ISSUE
3