DEVELOPMENT APPLICATIONS COMMITTEE MEETING

18 September 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans DA2018/00260 - 57-59 Robert Street Wickham
Demolition of building erection of four two-storey dwellings and four lot into four lot subdivision

DISTRIBUTED UNDER SEPARATE COVER
Subject Site Annie Street View

Subject Site Robert Street View

Site Location

Foteff
4 x Two Storey dwellings
57-59 Robert St
Wickham

Schedule of Drawings

Architecturals

DA000 COVER PAGE
DA001 PERSPECTIVES
DA002 SITE ANALYSIS PLAN
DA003 SITE PLAN
DA004 SITE COVERAGE PLAN
DA005 SHADOW DIAGRAMS
DA100 GROUND FLOOR - UNIT 1 & 2
DA101 FIRST FLOOR - UNITS 1 & 2
DA102 GROUND FLOOR - UNITS 3 & 4
DA103 FIRST FLOOR - UNITS 3 & 4
DA104 ROOF PLAN
DA200 ELEVATIONS
DA201 ELEVATIONS
DA300 SECTIONS
DA350 EXTERNAL FINISHES
DA800 SEDIMENT CONTROL

Survey By Parker Scanlon dated: 9 October 2017

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.

The drawing shall not be used for construction unless endorsed 'For Construction'.

ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

Important Note for Development Applicants:

Stainless steel fixings are required for all external finishes, such as cladding, screens, and other metal components. These fixings should be corrosion-resistant and comply with local building codes.

This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.

4,000 LITRE REUSE TANK UNDER VERANDAH

EXISTING TREE TO BE DEMOLISHED

TO BE DEMOLISHED

DRAINAGE POINTS ARE INDICATIVE ONLY, POSITION OF DRAINAGES TO BE CONFIRMED BY BUILDER.
### External Wall Construction

- **Fixed shading**
- **Corrugated Iron**
- **Natural**
- **Ventilation System**
- **Heating System**
- **Hot Water System**

### Windows

- **Single Glazed Windows**
- **Double Glazed Windows**

### Party Walls

- **A Aluminium framed**
- **A Al**

### Roof Structure to Truss

- **Manufacturer’s details and specification**

### Section A-A

**1:100**

### Section B-B

**1:200**

### Surveyor

**Civil Engineers**

**Town Planner**

**Energy Assessment**

**Evergreen Energy Consultants**

**p: (02) 4975 5350**

**m: 0407 886 275**

**Address:**

0002575480

**Joseph Lorriman**

**VIC/BDAV/16/1742**

**5.2**

**22 March 2018**

**57-59 Robert Street**

**WICKHAM, NSW 2293**

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### Tables

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<td>Alternative Water</td>
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<td>Brick Veneer</td>
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<td>Timber above Plasterboard</td>
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### Diagrams

- **Section A-A**
- **Section B-B**

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### Notes

- **For Authority Approval Only Not for Construction**
- **Ref: REDESIGN FINE FINISHES PAGES FOR SELECTED MATERIALS AND COLOURS**
- **Refer to consultation engineers’ drawings for stormwater details**
- **For roadway, driveway and retaining wall design & details refer to civil engineer’s details**
- **Vertical joints only located in all external walls 500-900 mm CT WAP AS per Engineers’ specifications to AS/NZS 4273.2 & TM 6.1 (Builder to confirm locations)**
- **Downpipe positions are indicative only. Position of downpipes to be confirmed by builder**
- **For landscape design & fence locations meet to landscape designers’ documentation**
**Description**

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<th>Energy Assessment</th>
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**Document Details**

- **Client:** Joseph Lorriman
- **Address:** 0002575480
- **Dwelling Address:** 57-59 Robert Street, WICKHAM, NSW 2293
- **Issue Date:** 22 March 2018
- **Certificate no.:** VIC/BDAV/16/1742
- **Accreditation no.:** 5.2

**BASIX Commitments**

- **ENERGY COMMITMENTS**
  - 3 Star Shower Heads
  - Fixtures

- **WATER COMMITMENTS**
  - Brick Veneer
  - Corrugated Iron
  - Concrete Slab
  - Artificial Water

**Thermal Performance Specifications**

- **External Wall Construction**
  - Timber above Plasterboard
  - plasterboard, single gap

**Building Sealing**

- **J3 or Part 3.12.3.1 to 3.12.3.6**

**Windows and Doors**

- **Fixed shading**
  - Fixed shading

**Ventilation System**

- **All Hallways**
  - Kitchen
  - Bathroom
  - Bedrooms
  - Living

**Hot Water Fixtures**

- **3**

**General**

- **P1**
  - Connected To:
  - One Outdoor Tap

- **P2**
  - Cooktop

- **P3**
  - Oven

- **P4**
  - Fans

- **P5**
  - Lighting

- **P6**
  - Parking

**Building Information**

- **Plan 1**
  - As Drawn

- **Plan 2**
  - As Drawn

- **Plan 3**
  - As Drawn

- **Plan 4**
  - As Drawn

**For Authority Approval Only Not For Construction**
Sediment and erosion control
All erosion and sediment control measures to be installed prior to site disturbance.

The project manager to inform all contractors and sub-contractors of their obligations under the erosion and sediment control plan.

Topsoil from all areas that will be disturbed to be stripped and stockpiled at the nominated site.

All sediment control structures to be inspected by site supervisor after each rainfall event for structural damage and all topped sediment to be removed to a nominated stockpile site.

Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the superintendent’s satisfaction.

A single all-weather access way will be provided at the front of the property consisting of 50-75-aggregate or similar material at a minimum thickness of 150 mm. Geotextile fabric and constructed prior to commencement of works.

The contractor shall ensure that no spoil or fill encroaches upon adjacent areas for the duration of works.

The contractor shall ensure that kerb inlets and drains receiving stormwater shall be protected at all times during development. Kerb inlets sediment traps shall be installed along the immediate vicinity along the street frontage.

Sediment fencing shall be secured by post where metal star pickets are used plastic safety caps shall be used at 3000 intervals with geotextile fabric embedded 200 in soil.

All topsoil stripped from the site and stockpiled does not interfere with drainage lines and stormwater inlets and will be suitably covered with an impervious membrane material and screened by sediment fencing.

Soil conservation
Prior to commencement of construction provide 'sediment fence', 'sediment trap' and washout area to ensure the capture of water borne material generated from the site.

Maintain the above during the course of construction, and clear the 'sediment trap' after each storm.

Sediment trap
1000 x 1000 wide 500 deep pit, located at the lowest point to the trap sediment.

Vehicle access to site
Vehicle access to the building site should be restricted to a single point so as to reduce the amount of soil deposited on the street pavement.

Building material stockpiles
All stockpiles of building material such as sand and soil must be protected to prevent scours and erosion; they should never be placed in the street gutter where they will wash away with the first rainstorm.

Sandbag kerb sediment trap
In certain circumstances extra sediment trapping may be needed in the street gutter.