ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

ITEM-6 DAC 15/05/18 - DA 2017/00954 - 55 WOODWARD STREET, MEREWETHER - TWO STOREY DwELLING, ASSOCIATED SWIMMING POOL, RETAINING WALLS AND SITE WORKS

Attachment A

ITEM-7 DAC 15/05/18 - DA 2017/01414 - 35 STEVENSON PLACE, NEWCASTLE EAST - ALTERATIONS & ADDITIONS TO DWELLING

Attachment A
DEVELOPMENT APPLICATIONS COMMITTEE MEETING
15 May 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS
Attachment A - Plans DA2017/00954 - 55 Woodward Street, Merewether
Two storey dwelling, associated swimming pool, retaining walls and site works.

DISTRIBUTED UNDER SEPARATE COVER
PROPOSED NEW RESIDENTIAL HOME
LOT 103 DP39213 55 WOODWARD STREET MEREWETHER

Dwelling and pool designed for a nominal mines subsidence

Pothole of 5000mm diameter, all works constructed are

safe/serviceable and repairable.

DRAWING SCHEDULE

Sheet Number | Sheet Name | Issue
---|---|---
A000 | COVERPAGE | 1
A100 | SITE PLAN AND ANALYSIS | 1
A101 | EARTHWORKS & SEDIMENT CONTROL | 1
A102 | WATER REUSE & STORMWATER | 1
A103 | UPPER LEVEL WATER REUSE/STORMWATER | 1
A104 | UPPER PLAN | 1
A105 | LOWER PLAN | 1
A106 | ROOF PLAN | 1
A107 | SLAB SETOUT LOWER | 1
A108 | SLAB SETOUT UPPER | 1
A109 | SUN SHADOW DIAGRAMS | 1
A200 | UPPER LEVEL ELECTRICAL / LIGHTING | 1
A201 | LOWER LEVEL ELECTRICAL / LIGHTING | 1
A300 | ELEVATIONS | 2
A301 | ELEVATIONS | 2
A302 | ELEVATIONS | 2
A303 | ELEVATIONS | 2
A304 | MATERIALS AND COLOURS | 2
A400 | SECTIONS | 2
A401 | SECTIONS | 2
A402 | SECTIONS | 2
A403 | SECTIONS | 2
A404 | SECTIONS | 2
A405 | SECTIONS | 2
A500 | 3D | 2
A501 | 3D | 2
A502 | 3D | 2
A503 | BASIX 01 | 1
A504 | BASIX 02 | 1
A505 | BASIX 03 | 1
A600 | WINDOW AND DOOR SCHEDULE | 1
A800 | NOTIFICATION PLAN | 1

SATELITTE IMAGE

LOCATION PLAN

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DWELLING AND POOL DESIGNED FOR A NOMINAL MINES SUBSIDENCE POTHOLE OF 5000MM DIAMETER. ALL WORKS CONSTRUCTED ARE SAFE/SERVICEABLE AND REPAIRABLE.

GARAGE CLOSE TO STREET LIKE SURROUNDING HOMES

GARAGES CLOSE TO FRONT BOUNDARY

POOL TO PUBLIC PATH

MINIMAL WINDOWS TO SOUTH SIDE TO REDUCE PRIVACY/ACOUSTIC ISSUES

MAJORITY OF ADJACENT VIEWS MAINTAINED

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HUGH WALKER - MBS

CLIENT: MBS FOR SINGH
ADDRESS: 55 WOODWARD STREET MEREWETHER NSW LOT 103 DP39213

DESIGNER: HUGH WALKER - MBS

SATELLITE VIEW

VIEW PATH

GARAGES CLOSE TO OCEAN

VIEW PATH

GARAGES CLOSE TO OCEAN

VIEW PATH

VIEW PATH

VIEW PATH

VIEW PATH

VIEW PATH
SEDI MENTATION CONTROL NOTES

- SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.
- ENTRY AND DEPARTURE OF VEHICLES TO BE CONFINED TO THE NOMINATED EXISTING VEHICLE ACCESS OR STABILISED SITE ACCESS.
- TOPSOIL IS TO BE STRIPPED FROM BUILDING SITE AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE. TOPSOIL IS TO BE RESPREAD AND ALL DISTURBED AREAS REHABILITATED (TURFED) WITHIN 20 WORKING DAYS OF COMPLETION OF WORKS.
- THE FOOTPATH, OTHER THAN STABILISED SITE ACCESS IS NOT TO BE DISTURBED, INCLUDING STOCKPILING OF MATERIALS. WHERE ESSENTIAL WORKS (eg DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.
- WASTE BINS ARE TO BE PROVIDED FOR BUILDING WASTE OR WASTE ENCLOSURE MINIMUM 1800*1800*1200mm HIGH CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT. ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.
- ROOF DOWNPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORM WATER DISPOSAL SYSTEM ON COMPLETION OF ROOF AND GUTTERING.
- ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS. ALL STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.

LEGEND

STABILISED SITE ACCESS
SEDIMENT CONTROL
FENCING

NOTE:
ALL LANDSCAPING TO FALL AWAY FROM RAINWATER TANK AND FLOOR SLAB EDGE. DO NOT LANDSCAPE TO FLOOR LEVEL.
STORMWATER SURGE PITS TO BE LOCATED WHERE POSSIBLE AWAY FROM HOUSE AND TO FALL AWAY FROM HOUSE TO STREET OR DESIGNATED STORMWATER PIT.
DWELLING AND POOL DESIGNED FOR A NOMINAL MINES SUBSIDENCE POTHOLE OF 5000MM DIAMETER. ALL WORKS CONSTRUCTED ARE SAFE/SERVICEABLE AND REPAIRABLE.

NOTE:
- ALL LANDSCAPING TO FALL AWAY FROM RAINWATER TANK AND FLOOR SLAB EDGE. DO NOT LANDSCAPE TO FLOOR LEVEL.
- STORMWATER SURGE PITS TO BE LOCATED WHERE POSSIBLE AWAY FROM HOUSE AND TO FALL AWAY FROM HOUSE TO STREET OR DESIGNATED STORMWATER PIT.

WATER REUSE PLAN LEGEND

- CHARGED DOWNPIPE STORMWATER LINE

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CLIENT: MBS FOR SINGH
ADDRESS: 55 WOODWARD STREET MEREWETHER NSW LOT 103 DP39213

DESIGNER: HUGH WALKER - MBS
SHEET TITLE: WATER REUSE & STORMWATER

DRAWN: HW  SCALE: 1:100  DATE DRAWN: OCT 16  CHECKED: MPH  JOB NUMBER: 2016069
SHEET NUMBER: A102  ISSUE: 13
DWELLING AND POOL DESIGNED FOR A NOMINAL MINES SUBSIDENCE POTHOLE OF 5000MM DIAMETER. ALL WORKS CONSTRUCTED ARE SAFE/SERVICEABLE AND REPAIRABLE.

NOTE:
ALL LANDSCAPING TO FALL AWAY FROM RAINWATER TANK AND FLOOR SURFACE TO FLOOR LEVEL.
STORMWATER SURGE PITS TO BE LOCATED WHERE POSSIBLE AWAY FROM HOUSE AND TO FALL AWAY FROM HOUSE TO STREET CROSSWATERED STORMWATER PIT.

WATER REUSE PLAN LEGEND
- CHARGED DOWNPIPE STORMWATER LINE
- WATER REUSE LINE
- STORMWATER OVERFLOW

FOR APPROVAL

CLIENT: MBS FOR SINGH
DESIGNER: HUGH WALKER - MBS
ADDRESS: 55 WOODWARD STREET MEREWETHER NSW
LOT 103 DP39213

STREET: NORTH
SHEET TITLE: UPPER LEVEL WATER REUSE/STORMWATER
DRAWN: 1:100
DATE DRAWN: OCT 16
CHECKED: 2016069
JOB NUMBER: A103
ISSUE: 13

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DWELLING AND POOL DESIGNED FOR A NOMINAL MINES SUBSIDENCE POTHOLE OF 5000MM DIAMETER. ALL WORKS CONSTRUCTED ARE SAFE/SERVICEABLE AND REPAIRABLE.

BUILDING AREAS

- UPPER FLOOR LIVING = 143m²
- UPPER GARAGE = 53m²
- LOWER FLOOR = 185m²
- SIDE STAIR = 13m²
- Pool = 18m²
- Pool Deck = 45m²
- Upper Patio/STAIRS = 5m²
- Lower Floor = 185m²

DRAWN: 

- 1:100
- 1:10

SCALE:

- MINOR

DESIGNER:

- HUGH WALKER - MBS

CLIENT:

- MBS FOR SINGH

ADDRESS:

55 WOODWARD STREET MEREWETHER NSW
LOT 103 DP39213

FOR APPROVAL
DWELLING AND POOL DESIGNED FOR A NOMINAL MINES SUBSIDENCE POTHOLE OF 5000MM DIAMETER. ALL WORKS CONSTRUCTED ARE SAFE/SERVICEABLE AND REPAIRABLE.
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CLIENT: MBS FOR SINGH
ADDRESS: 55 WOODWARD STREET MEREWETHER NSW
LOT 103 DP39213

DESIGNER: HUGH WALKER - MBS

SHEET TITLE: SLAB SETOUT LOWER


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DATE: 7/12/2017 4:30:42 PM
DWELLING AND POOL DESIGNED FOR A NOMINAL MINES SUBSIDENCE POTHOLE OF 5000MM DIAMETER. ALL WORKS CONSTRUCTED ARE SAFE/SERVICEABLE AND REPAIRABLE.
Dwelling and pool designed for a nominal mines subsidence pit hole of 500m diameter. All works constructed are serviceable and repairable.
DWELLING AND POOL DESIGNED FOR A NOMINAL MINES SUBSIDENCE POTHOLE OF 5000MM DIAMETER. ALL WORKS CONSTRUCTED ARE SAFE/SERVICEABLE AND REPAIRABLE.

FOR APPROVAL

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1 WEST ELEVATION

1 1:100
DWELLING AND POOL DESIGNED FOR A NOMINAL MINES SUBSIDENCE POTHOLE OF 5000MM DIAMETER. ALL WORKS CONSTRUCTED ARE SAFE/SERVICEABLE AND REPAIRABLE.

HARDWOOD DECKING - MERABU OR SPOTTED GUM

GLASS BALUSTRADE SYSTEMS 1000MM HIGH

JAMES HARDIE EASYLAP CLADDING IN GRANOSITE WHITE RENDER AND MID GREY COLOURS

WHITE ALUMINIUM WINDOWS AND DOORS

WEATHERED MATERIAL CLADDING, WEATHERBOARD

GLASS BALUSTRADE SYSTEMS 1000MM HIGH

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MINOR FLOORING AMENEMENT
RFIS FOR COUNCIL
RFIS FOR COUNCIL

IDENTIFICATION

55 WOODWARD STREET MEREWETHER NSW
LOT 103 DP39213

HUGH WALKER - MBS

ADR1
ADR2
ADR3

Author: 1:100
OCT 16
Checker: 2016069

13
DWELLING AND POOL DESIGNED FOR A NOMINAL MINES SUBSIDENCE
POTHOLE OF 5000MM DIAMETER. ALL WORKS CONSTRUCTED ARE
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11 MINOR FLOORING AMENDMENT
10.08.17
12 RFIS FOR COUNCIL
14/11/17
13 RFIS FOR COUNCIL
07/11/17

REV DESCRIPTION DATE

CLIENT: MBS FOR SINGH
ADDRESS: 55 WOODWARD STREET MEREWETHER NSW
LOT 103 DP39213

DESIGNER: HUGH WALKER - MBS

SHEET TITLE: SECTIONS

Author 1:100 OCT 16 Checker 2016069 A404 13
DWELLING AND POOL DESIGNED FOR A NOMINAL MINES SUBSIDENCE POTHOLE OF 5000MM DIAMETER. ALL WORKS CONSTRUCTED ARE SAFE/SERVICEABLE AND REPAIRABLE.
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NOTIFICATION PLAN 1:250

SIDE VIEW 1:250

EAST ELEVATION 1:250

SOUTH ELEVATION 1:250

WEST ELEVATION 1:250

NORTH ELEVATION 1:250

CONCESSIONARY, DRIVEWAY, GARAGE, TERRACE, ADJOINING RESIDENCE, PUBLIC PATHWAY/RESERVE

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CLIENT: MBS FOR SINGH

ADDRESS: 55 WOODWARD STREET MEREWETHER NSW LOT 103 DP39213

DESIGNER: HUGH WALKER - MBS

SHEET TITLE: NOTIFICATION PLAN


NOTIFICATION PLAN 2016069 A800 HW

11 MINOR FLOORING AMENMENT 10/08/17
12 RFIS FOR COUNCIL 14/11/17
13 RFIS FOR COUNCIL 07/11/17

PROPOSED NEW ADJOINING 2 & 3 STOREY"
DEVELOPMENT APPLICATIONS COMMITTEE MEETING

15 May 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2017/01414 - 35 Stevenson Place Newcastle East
Alterations and additions to dwelling

DISTRIBUTED UNDER SEPARATE COVER
House Stevenson
35 STEVENSON PLACE, NEWCASTLE EAST, NSW
DEVELOPMENT APPLICATION
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Prior to the commencement of work verify all dimensions and levels on site and report any discrepancies.

Drawings are to be read in conjunction with all contract documents.

Use figured dimensions only. Do not scale from drawings.

There is no guarantee with the accuracy of content and format for copies of drawings issued electronically.

The completion of the cover details and dates on the drawings is the responsibility of the Owner.

The Authorised person for checking and certifying the drawings shall be the following: 

Copy Revision Document

NOTE: All dimensions shown are approximate

LEGEND

AC    AIR CONDITIONER
AF    APRON FLASHING
AJ    ARTICULATION JOINT (BRICKWORK)
CAP   CAPPING
CF    CLOTHESLINE - FOLDING
CG    CLEAR GLAZING
CL    COMMON LANDSCAPING
CONC. BURNISHED CONCRETE FINISH
CPT   CERAMIC TILE
CT    CARPET
DP    DOWNPIPE
EG    EAVES GUTTER
EX. TF EXISTING Timber FLOORBOARDS
FB    FACE BRICKWORK
FG    FIXED GLAZING
FL    FLASHING
HWU   HOT WATER UNIT, GAS INSTANTANEOUS
LC    LIGHTWEIGHT CLADDING
LG    LANDSCAPED GARDEN
LV    LOUVRED WINDOW
LVF/R LOUVRED WINDOW - FROSTED
MC    METAL CLADDING
MRS   METAL ROOF SHEETING
OBG   Opaque Glazing
PV    PAVING
RE    RENDER FINISH
SH    SUNFACED TO FUTURE DETAIL
SL    SKYLIGHT
SLA   SKYLIGHT ABOVE
TD    TIMBER DECKING
TF    Timber FLOORBOARDS
TIME TO MATCH EXISTING
VG    V-GROOVE CLADDING
WB    WEATHERBOARD - ENTRY PAINT FINISH
WT    WATER TANK, 4000L TO DCP REQUIREMENTS

DRAWING LIST

LOCATION PLAN - GOOGLE MAPS
## BASIX REQUIREMENTS

### Fixtures and systems

<table>
<thead>
<tr>
<th>Description</th>
<th>Sealed on DA Plans</th>
<th>Sealed on CCC/CDC Plans &amp; specs</th>
<th>Certification</th>
</tr>
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<tbody>
<tr>
<td>Lighting</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Fixtures</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Construction</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Glazing requirements

<table>
<thead>
<tr>
<th>Window Orientation</th>
<th>U-value (W/m²K)</th>
<th>SHGC</th>
<th>Standard Glass Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>E</td>
<td>1.45</td>
<td>0.75</td>
<td>Standard aluminium, single clear, (or R1.70 including construction)</td>
</tr>
<tr>
<td>N</td>
<td>1.45</td>
<td>0.75</td>
<td>Standard aluminium, single clear, (or R1.70 including construction)</td>
</tr>
<tr>
<td>S</td>
<td>1.45</td>
<td>0.75</td>
<td>Standard aluminium, single clear, (or R1.70 including construction)</td>
</tr>
<tr>
<td>W</td>
<td>1.45</td>
<td>0.75</td>
<td>Standard aluminium, single clear, (or R1.70 including construction)</td>
</tr>
</tbody>
</table>

### Construction

<table>
<thead>
<tr>
<th>Section</th>
<th>Additional Insulation Required in (m²)</th>
<th>Glazing Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceiling</td>
<td>G06</td>
<td>U-value: 7.63, SHGC: 0.75</td>
</tr>
<tr>
<td>External Walls</td>
<td>G05</td>
<td>U-value: 7.57, SHGC: 0.57</td>
</tr>
<tr>
<td>Roof</td>
<td>G04</td>
<td>U-value: 7.63, SHGC: 0.75</td>
</tr>
<tr>
<td>Windows and Glazed Doors</td>
<td>G03</td>
<td>U-value: 7.63, SHGC: 0.75</td>
</tr>
</tbody>
</table>

### Windows and glazed doors

- The applicant must install all the windows, glazed doors and shading devices in accordance with the specifications listed in the table below. Relevant overhanging specifications must be satisfied for each window and glazed door.
- The following requirements must also be satisfied in relation to each window and glazed door:
  - Each window or glazed door with standard aluminium or timber frame and single or double glazing must either match the description, or have a U-value of 3.5 or a U-value of 7.5 and a Solar Heat Gain Coefficient (SHGC) of 0.55 or 0.75.
  - Tinted or medium (solar absorptance 0.475 - 0.70) glasses must be depicted in accordance with National Fenestration Rating Council (NFRC) conditions.
- For glazing described as clear, the leading edge of each row, up to 200 mm above the head of the window or glazed door and no more than 200 mm above the sill, must have a shading coefficient of less than 0.50.
- Perpex or polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.70.
- Perpex or polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.70.
- Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window or glazed door, as specified in the "Overshadowing" column in the table below.

### Windows and Glazed Doors (glazing requirements)

<table>
<thead>
<tr>
<th>Window Orientation</th>
<th>U-value (W/m²K)</th>
<th>SHGC</th>
<th>Standard Glass Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>E</td>
<td>1.45</td>
<td>0.75</td>
<td>Standard aluminium, single clear, (or R1.70 including construction)</td>
</tr>
<tr>
<td>N</td>
<td>1.45</td>
<td>0.75</td>
<td>Standard aluminium, single clear, (or R1.70 including construction)</td>
</tr>
<tr>
<td>S</td>
<td>1.45</td>
<td>0.75</td>
<td>Standard aluminium, single clear, (or R1.70 including construction)</td>
</tr>
<tr>
<td>W</td>
<td>1.45</td>
<td>0.75</td>
<td>Standard aluminium, single clear, (or R1.70 including construction)</td>
</tr>
</tbody>
</table>

### Energy Commitments

- **Artificial Lighting**: Install a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent or light-emitting-diode (LED) lamps.
- **Hot Water**: Gas instantaneous.

---

### Section: 35 Stevenson Place, Newcastle East

**SUMMARY OF BASIX COMMITMENTS**

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

### WATER COMMITMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Star Shower Heads</td>
<td>3 Star Toilet</td>
</tr>
</tbody>
</table>

### THERMAL COMFORT COMMITMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor</td>
<td>Concrete slab – Nil</td>
</tr>
<tr>
<td>External Walls</td>
<td>Brick veneer – R1.16 (or R1.70 including construction)</td>
</tr>
<tr>
<td>External Walls</td>
<td>Framed – R1.30 (or R1.70 including construction)</td>
</tr>
<tr>
<td>Flat Ceiling - Pitched Roof</td>
<td>Ceiling: R1.45 (up), Roof: Backed blanket (55mm) – Medium in Colour</td>
</tr>
<tr>
<td>Glazing</td>
<td>Standard aluminium, single clear (U-Value 7.63, SHGC 0.75)</td>
</tr>
<tr>
<td>Glazing</td>
<td>G1 only (U-Value 7.57, SHGC 0.57)</td>
</tr>
</tbody>
</table>

### ENERGY COMMITMENTS

**Artificial Lighting**: Install a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent or light-emitting-diode (LED) lamps.

**Hot Water**: Gas instantaneous.

---

*This document contains the information required by the BASIX Certificate, and therefore must not be used for any purpose other than planning and development.*

*Please consult the BASIX Certificate for complete details.*

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**Notes**

- **HOUSE STEVENSON**
- **Project**
- **50% DA DOCUMENTATION**
- **DA003**
- **Project Number**
- **F**
- **150917**
- **Date**
- **Description**
- **Issue**
- **35**
- **Location**
- **FSR CALCULATIONS AS SHOWN**
- **STEVENSON PLACE, NEWCASTLE**
- **KAREN READ**
- **Client**
- **Drawing**
- **Scale**
- **Drawing Number**
- **1702**

**Drawing Dimensions**

- **SITE AREA**
  - 149.55m²
- **EXISTING GFA GROUND FLOOR**
  - 120.0 m²
- **EXISTING GFA FIRST FLOOR**
  - 120.0 m²
- **EXISTING GFA ATTIC STORAGE**
  - 120.0 m²
- **PROPOSED GFA GROUND LEVEL**
  - 120.0 m²
- **PROPOSED GFA FIRST LEVEL**
  - 120.0 m²
- **EXISTING GFA ATTIC STORAGE**
  - 120.0 m²

**Existing GFA Calculations**

- **SITE AREA**
  - 149.55m²
- **Allowable FSR**
  - 1:1
- **EXISTING GFA**
  - 106.35m²
- **EXISTING FSR**
  - 106.35 / 149.55 x 100
  - 111.23, 1:1.11

**Proposed GFA Calculations**

- **SITE AREA**
  - 149.55m²
- **Allowable FSR**
  - 1:1
- **Proposed GFA**
  - 177.46m²
- **Proposed FSR**
  - 177.46 / 149.55 x 100
  - 118.06, 1:1.11

**Increase in FSR from Existing**

- **EXISTING GFA**
  - 166.35m²
- **EXISTING FSR**
  - 166.35 / 149.55 x 100
  - 111.23, 1:1.11

- **PROPOSED GFA**
  - 177.46m²
- **PROPOSED FSR**
  - 177.46 / 149.55 x 100
  - 118.06, 1:1.11

- **INCREASE IN FSR FROM EXISTING**
  - 177.46 / 166.35
  - 6.7%
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Notes

HOUSE STEVENSON

Project

50% DA DOCUMENTATION

DA004

Project Number

E150917

Date

35

Description

Issue

1702

Location

SITE ANALYSIS

AS SHOWN

STEVENSON PLACE

Telford Street

Telford Street

Zaara Street

Site Analysis Plan

1:500 @ A3

PROPOSED
ALTS & ADDS

NO.35

PROPOSED
FIRST FLOOR
ADDITION

PROPOSED
GROUND FLOOR
ADDITION

PROPOSED
INTERNAL
ALTERATIONS

EXISTING
TERRACE

NEW WORK

STUDIO DOT

ARCHITECTURE & INTERIORS

NEWCASTLE, NSW

M 0419 956 637

ABN 29 610 832 678

REGISTERED ARCHITECT

STEEL OLNEY

ARBN 81461

DEVELOPMENT APPLICATION

HOUSE STEVENSON

IN

35

STEVENSON PLACE, NEWCASTLE

KAREN READ

DATE

SITE ANALYSIS

AS SHOWN

1702 DA004 E

sunrise equinox

sunrise winter solstice

sunrise summer solstice

sunset equinox

sunset winter solstice

sunset summer solstice

prevailing summer winds

prevailing winter winds

prevailing winter winds

prevailing winter winds

prevailing summer winds

prevailing summer winds
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---

EXISTING/DEMOLITION GROUND FLOOR
1:100 @ A3

EXISTING/DEMOLITION FIRST LEVEL PLAN
1:100 @ A3

EXISTING ATTIC PLAN
1:100 @ A3

---

DEVELOPMENT APPLICATION

HOUSE STEVENSON

35 STEVENSON PLACE, NEWCASTLE

P:\KAREN R</p>
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Notes

PROPOSED FLOOR PLANS

AS SHOWN

STEVENSON PLACE, NEWCASTLE

KAREN READ

Client

Drawing

Scale

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ARCHITECTURE & INTERIORS

NEWCASTLE, NSW

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ABN 29 610 832 678

REGISTERED ARCHITECT

STEELE OLNEY

ARBN 8641

DEVELOPMENT APPLICATION

B

75% DA DOCUMENTATION

290917

C

95% DA DOCUMENTATION

061017

D

DA SUBMISSION

021117

E

REVISED DA SUBMISSION

210218
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REGISTERED ARCHITECT
STEELE OLNEY
ARN 8641

DRAINAGE/SEDIMENT CONTROL/ROOF PLAN

1:100 @ A3

Sediment Control Diagrams
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---

**WEST ELEVATION**

1:100 @ A3

---

**DEVELOPMENT APPLICATION**

**HOUSE STEVENSON**

**35 STEVENSON PLACE, NEWCASTLE**

**KAREN READ**

**1702 DA202 E**
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Notes

HOUSE STEVENSON
Project

A 50% DA DOCUMENTATION

DA203
Project Number

E 150917

Date

Description

Issue

35

Location

SOUTH ELEVATION
AS SHOWN

35 STEVENSON PLACE

KAREN READ

Client

Drawing

Scale

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ARCHITECTURE & INTERIORS
NEWCASTLE, NSW
M 0419 956 637
ABN 29 610 832 678
REGISTERED ARCHITECT
STEELE OLNEY
ABN 86 41

DEVELOPMENT APPLICATION

B 75% DA DOCUMENTATION

290917

C 95% DA DOCUMENTATION

061017

D DA SUBMISSION

021117

E REVISED DA SUBMISSION

210218

35 STEVENSON PLACE
BOUNDARY

BOUNDARY

NEIGHBOURING TERRACE HOUSE NO.33 STEVENSON PLACE

NEIGHBOURING TERRACE HOUSE NO.37 STEVENSON PLACE

NEIGHBOURING TERRACE HOUSE NO.37 STEVENSON PLACE

NEIGHBOURING TERRACE HOUSE NO.33 STEVENSON PLACE

NEIGHBOURING TERRACE HOUSE NO.37 STEVENSON PLACE

NEIGHBOURING TERRACE HOUSE NO.33 STEVENSON PLACE

35 STEVENSON PLACE

35 STEVENSON PLACE

NEIGHBOURING TERRACE HOUSE NO.33 STEVENSON PLACE

NEIGHBOURING TERRACE HOUSE NO.37 STEVENSON PLACE

3,300

3,050

GROUND FLOOR

FIRST FLOOR

ROOF LEVEL

LV

LV

LC

FG

G03

1600W 2700H

G04

3800W 2250H

G05

2950W 2550H

1:100 @ A3

1:100 @ A3

SOUTH ELEVATION

SOUTH ELEVATION 02

SOUTH ELEVATION
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STEELE OLNEY
ARBN 29641

DEVELOPMENT APPLICATION

HOUSE STEVENSON

35 STEVENSON PLACE, NEWCASTLE

KAREN READ

1702

SECTION A-A

1:100 @ A3
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Notes

1. PAINTED WHITE WEATHERBOARDS
2. GALVANISED STEEL BALUSTRADE
3. OFF FORM CONCRETE
4. BLACK ALUMINIUM WINDOWS & DOORS
5. RECYCLED BRICKS

Rear View Materials
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Notes

HOUSE STEVENSON

Project

A

50% DA DOCUMENTATION

Project Number

DA601

Date

Description

Issue

35

Location

SHADOW DIAGRAMS

AS SHOWN

STEVENSON PLACE, NEWCASTLE

KAREN READ

Client

Drawing

Scale

STUDIO DOT

ARCHITECTURE & INTERIORS

NEWCASTLE, NSW

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ABN 29 610 832 678

REGISTERED ARCHITECT

STEELE OLNEY

ARBN 8641

DEVELOPMENT APPLICATION

B

75% DA DOCUMENTATION

290917

C

95% DA DOCUMENTATION

061017

D

DA SUBMISSION

021117

E

REVISED DA SUBMISSION

210218

SHADOW DIAGRAMS

A

9AM JUNE 21 PROPOSED

1250 @ A3

12PM JUNE 21 PROPOSED

1250 @ A3

3PM JUNE 21 PROPOSED

1250 @ A3

9AM JUNE 21 EXISTING

1250 @ A3

12PM JUNE 21 EXISTING

1250 @ A3

3PM JUNE 21 EXISTING

1250 @ A3