ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM-11  DA2017/00185 - 84 CARRINGTON STREET MAYFIELD
ALTERATIONS TO EXISTING DWELLING, ERECTION OF TWO ATTACHED TWO STOREY DWELLINGS, CARPORT AND ASSOCIATED SITE WORKS.

ITEM-12  DA2017/00005 - 62 FLEMING STREET WICKHAM
DEMOLITION OF OUTBUILDING AND ERECTION OF THREE STOREY DWELLING

ITEM-13  DA2016/01341- 20 DENISON STREET NEWCASTLE WEST
DEMOLITION OF BUILDING, ERECTION OF 15 STOREY MIXED USE DEVELOPMENT WITH 3 RETAIL/COMMERCIAL TENANCIES, 58 RESIDENTIAL UNITS, 109 PARKING BAYS, ASSOCIATED SITE WORKS AND SIGNAGE.

ITEM-14  DA2016/01478 - 4 BEACH STREET NEWCASTLE EAST
DEMOLITION OF DWELLING, ERECTION OF THREE STOREY DWELLING AND ASSOCIATED SITE WORKS

DISTRIBUTED UNDER SEPARATE COVER
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2017/00185 - 84 Carrington Street Mayfield
Alterations to existing dwelling, erection of two attached two storey dwellings, carport and associated site works.
**Project:**
PROPOSED UNIT DEVELOPMENT

**Status:**
DEVELOPMENT APPLICATION

**Project Address**
84 Carrington St Mayfield

---

<table>
<thead>
<tr>
<th>Drawing No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Cover Sheet</td>
</tr>
<tr>
<td>1.2</td>
<td>SITE</td>
</tr>
<tr>
<td>1.3</td>
<td>GROUND FLOOR</td>
</tr>
<tr>
<td>1.4</td>
<td>FIRST FLOOR</td>
</tr>
<tr>
<td>1.5</td>
<td>ELEVATION</td>
</tr>
<tr>
<td>1.6</td>
<td>SECTION</td>
</tr>
<tr>
<td>1.7</td>
<td>SHADOW DRAWINGS</td>
</tr>
<tr>
<td>1.8</td>
<td>SHADOW DRAWINGS</td>
</tr>
<tr>
<td>1.9</td>
<td>SHADOW DRAWINGS</td>
</tr>
<tr>
<td>1.10</td>
<td>LANDSCAPE AREA</td>
</tr>
<tr>
<td>1.11</td>
<td>EXISTING FLOOR PLAN</td>
</tr>
<tr>
<td>1.12</td>
<td>EXISTING ELEVATION</td>
</tr>
<tr>
<td>1.13</td>
<td>EXISTING ELEVATION</td>
</tr>
<tr>
<td>1.14</td>
<td>STRATA PLAN</td>
</tr>
</tbody>
</table>

---

**SITE LOCATION**

**EXISTING DWELLING**
NORTH ELEVATION
Scale 1:100

SOUTH ELEVATION
Scale 1:100
METAL ROOF SHEETING TO BASIX SPECIFICATIONS

R2.5 INSULATION TO ALL CEILINGS ADJACENT TO ALL ROOF SPACES

R1.5 INSULATION TO ALL EXTERNAL WALLS

FOIL + R1.0 BLANKET TO ROOF

REINFORCED CONCRETE SLAB TO ENGINEER'S DETAIL

Section 01

1:100
194 sqm or
25.3% LANDSCAPE AREA
EXISTING FLOOR PLAN

1:100

DEMOLED
PERMEABLE PAVING
CONCREAT

GROUND FLOOR

P.O.S

KITCHEN

DINING

BATH

BED 1

BED 2

RUMPUS

LOUNGE

VERANDAH

DEMOLISHED

PERMEABLE PAVING

CONCREAT

15/06/2017

84 Carrington St Mayfield

as noted

PRELIMINARY

P.O. Box 803
Mallanganee NSW 2308

www.gdp.com.au

02 4023 3858

carlo@danow.com.au
EXISTING EAST ELEVATION

EXISTING WEST ELEVATION

1:100
- Pop up sprayers to be installed for all turf areas.
- Drip irrigation system to be installed to all garden areas.
- F1 - 1800mm high metal fencing, grey ridge. Fencing finishing flush with adjacent surfaces.
- Mulch Layer - Min. 50mm x 100mm H4 treated pine timber edge to be located between all garden/turf areas and gravel/garden areas. Secure to timber edging pegs with galvanised nails, 2 per fixing.
- RW1 - Retaining wall 1 - reinforced corefilled concrete blockwork to engineers specifications.
- HydroSTRON permeable pavers, in a charcoal colour laid in herringbone format to manufacturers specifications.
- Turf areas to have suitable Buffalo 'Sir Walter' instant turf laid over prepared subsoils.

General Landscaping Notes:
- Turf Areas - Turf areas to have suitable Buffalo 'Sir Walter' instant turf laid over prepared subsoils.
- Driveway Concrete - Exposed aggregate concrete to architects and engineers specifications.
- Permeable Paved Driveway Section - HydroSTRON permeable pavers, in a charcoal colour laid in herringbone format to manufacturers specifications.
- Retaining Wall - RW1 - Retaining wall 1 - reinforced corefilled concrete blockwork to engineers specifications.
- Timber Edging - Min. 50mm x 900mm H4 treated pine timber edge to be located between all garden/turf areas and gravel/garden areas. Secure to 50mm x 80mm x 450mm hardwood timber pegs with galvanised nails, 2 per fixing.
- Mulch Layer - Install 75mm minimum of forest mulch over all gardens area, covering mulch around all plants keeping away from stems and finishing flush with adjacent surfaces.
- Fencing - F1 - 1800mm high metal fencing, grey ridge colour. F2 - 1200mm high brick fencing to architects details.
- Irrigation - Drip irrigation system to be installed to all garden areas. Pop-up sprayers to be installed for all turf areas. Irrigation system to be monitored for 3 months post installation to ensure correct watering rates for plants.

Paved Areas:
- To be laid on a reinforced concrete slab no less than 90mm thick, pavers to be glued, grouted and sealed in accordance with manufacturers specifications.
- Architects to specify final paver selection.

Gravel Areas:
- Bluemetal 10 - 20mm aggregate size to be placed to all areas indicated to a minimum thickness of 50mm.
- To be laid over a layer of compacted roadbase with a minimum thickness of 50mm.

Stormwater Drainage:
- Refer to civil drawings for location and specifications for all stormwater specifications and levels.
- Plants to be located to accommodate any garden drainage swales.

Clothes Line:
- Versatile slimline clothesline to be supplied and installed to each dwelling as noted on plan.

Nature Strip:
- Any damage that occurs to the nature strip during construction is to be repaired to its original state post completion, this may involve replacing concrete path & turf.

Maintenance:
- It is recommended that a 26-week maintenance period be undertaken to ensure the success of planting and landscape elements. During this maintenance period, these works shall include but not limited to watering, weeding, fertilising, pest and disease control, re-turfing, staking and tying, replanting, cultivation, pruning, aerating, renovation, top dressing and the like.

Landscape Area Calculations:
- Total Site Area: 716.2 m²
- Total Building footprints: 331.2 m² (Paved / Concrete)
- Permeable Paved: 137.8 m²
- Free Draining: 289.4 m²
- Total Deep Soil Zone: 238.2 m²
- Percentage: 27.2%
Planting Schedule - Full Site

<table>
<thead>
<tr>
<th>ID</th>
<th>Quantity</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Height</th>
<th>Spread</th>
<th>Pot size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ad</td>
<td>12</td>
<td>Alternanthera dentata</td>
<td>Little Ruby</td>
<td>0.3m</td>
<td>0.8m</td>
<td>140mm</td>
</tr>
<tr>
<td>Cv</td>
<td>1</td>
<td>Callistemon viminalis</td>
<td>Weeping bottlebrush</td>
<td>5m</td>
<td>3m</td>
<td>45L</td>
</tr>
<tr>
<td>Cm</td>
<td>7</td>
<td>Clivia miniata</td>
<td>Clivia</td>
<td>0.5m</td>
<td>0.5m</td>
<td>200mm</td>
</tr>
<tr>
<td>Dr</td>
<td>14</td>
<td>Dichondra repens</td>
<td>Kidney Weed</td>
<td>100mm</td>
<td>1m</td>
<td>140mm</td>
</tr>
<tr>
<td>HmB</td>
<td>14</td>
<td>Hydrangea macrophylla</td>
<td>French Hydrangea</td>
<td>2m</td>
<td>2m</td>
<td>200mm</td>
</tr>
<tr>
<td>Li</td>
<td>1</td>
<td>Lagerstroemia indica</td>
<td>Crepe Myrtle</td>
<td>6-8m</td>
<td>3-5m</td>
<td>100L</td>
</tr>
<tr>
<td>LA</td>
<td>12</td>
<td>Lavandula angustifolia</td>
<td>English Lavender</td>
<td>0.5m</td>
<td>0.5m</td>
<td>200mm</td>
</tr>
<tr>
<td>LfS</td>
<td>45</td>
<td>Lomandra fluviatilis 'Shara'</td>
<td>Fine Leaf Lomandra</td>
<td>0.6m</td>
<td>0.6m</td>
<td>140mm</td>
</tr>
<tr>
<td>Mpa</td>
<td>37</td>
<td>Murraya paniculata</td>
<td>Murraya</td>
<td>4m</td>
<td>3m</td>
<td>200mm</td>
</tr>
<tr>
<td>Px</td>
<td>22</td>
<td>Philodendron xanadu</td>
<td>Dwarf Elephant Ears</td>
<td>1m</td>
<td>1m</td>
<td>200mm</td>
</tr>
<tr>
<td>Po</td>
<td>1</td>
<td>Plumeria obtusa</td>
<td>Frangipani</td>
<td>5m</td>
<td>5m</td>
<td>45L</td>
</tr>
<tr>
<td>Tj</td>
<td>12</td>
<td>Trachelospermum jasminoides</td>
<td>Tri-colour Jasmine</td>
<td>0.3m</td>
<td>1m</td>
<td>140mm</td>
</tr>
</tbody>
</table>
DEVELOPMENT APPLICATIONS COMMITTEE MEETING
15 August 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2017/00005 - 62 Fleming Street Wickham
Demolition of outbuilding and erection of three storey dwelling

DISTRIBUTED UNDER SEPARATE COVER
**SITE PLAN**

**EXISTING CROSSOVER**

- **LOT 16**
- **DP 1083033**

---

**SITE PLAN**

**SITE CALCULATIONS**

- **SITE AREA**: 193.05m²
- **PROPOSED BUILT UPON AREA**: 120.00m²
- **GARAGES**: 34.00m²
- **GROUND FLOOR LAUNDRY AND BATHROOM**: 10.00m²
- **FIRST FLOOR AREA**: 78.00m²
- **UPPER FLOOR AREA**: 74.00m²
- **EXISTING IMPERVIOUS AREA**: 180.00m²
- **PROPOSED IMPERVIOUS AREA**: 170.00m²
- **PROPOSED LANDSCAPED AREA**: 10%

---

**BASIX SPECIFICATION**

- **EXTERNAL WALLS**: Ground Floor
  - Light weight - no insulation
- **EXTERNAL WALLS**: First Floor
  - Light weight with R 2.5 Insulation
- **EXTERNAL WALLS**: Upper Floor
  - Light weight with R 2.5 Insulation
- **INTERNAL WALLS**: Timber lined with glass/aluminium over
- **FLOORS**: Ground
  - Side on ground
- **FLOORS**: First
  - Timber - no insulation
- **FLOORS**: Upper
  - Suspended timber floor with R 2.0 bulk insulation

---

**VIEWS**

- Aluminium double glazing to all windows in kitchen/living zone and stained to bedrooms and corridor
- U Value 4.0 equal to or lower than AS 2047 1999 0.42
- R = sliding doors/windows + fixed glazing + insulating windows

---

**MACHINERY**

- Aluminium single glazing everywhere else
- U Value 4.7 equal to or lower than AS 2047 1999 0.52
- R = sliding windows and fixed glazed doors
- U Value 6.0 equal to or lower than AS 2047 1999 0.63
- R = sliding doors/windows + fixed glazing + insulating windows

---

**SKYLIGHTS**

- No skylights

---

**CEILING**

- Paperboard - R 0.3 where roof is above

---

**Note**: All insulations due to penetrations are described here in accordance with BCA Technical note B and assume non-ventilated LED downlights

---

**HOT WATER**

- Gas instantaneous 50L hot water system

---

**RAINWATER HARVESTING**

- 2000 litre rainwater tank

---

**POOL**

- Existing
All Dimensions are in millimetres
Written Dimensions preferred to scale
All measurements to be checked on site
All work to BCA and AS
NOT FOR CONSTRUCTION

C
COPYRIGHT 2015

Client
Drawing
Project
ABN 34 315 485 678
P.O. Box 615
Registration No. 7048
Email: peter@pparchitects.com.au
www.pparchitects.com.au
Frenchs Forest NSW 1640
Fax: (02) 9452 5662
Mobile: 0418 166 002
Ph: (02) 9452 5661

Date
Issue
Checked
Scale

Drawing No. Job No.

T N
M M
12° 24'

GROUND FLOOR PLAN
8500mm height restriction

Colorbond Metal Roof

Aluminium windows and doors

Lightweight construction to external walls

NORTH ELEVATION

Front

SOUTH ELEVATION

Rear

All Dimensions are in millimetres
Written Dimensions preferred to scale
All measurements to be checked on site
All work to BCA and AS
NOT FOR CONSTRUCTION

COPYRIGHT 2015
All Dimensions are in millimetres
Written Dimensions preferred to scale
All measurements to be checked on site
All work to BCA and AS
NOT FOR CONSTRUCTION

EAST ELEVATION

Boundaries

Colorbond Metal Roof

Aluminium windows and doors

Lightweight construction to external walls
TYPICAL SECTION
DEVELOPMENT APPLICATIONS COMMITTEE MEETING

15 August 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2016/01341- 20 Denison Street Newcastle West

Demolition of building, erection of 15 storey mixed use development with 3 retail/commercial tenancies, 58 residential units, 109 parking bays, associated site works and signage.
DENISON STREET APARTMENTS

20 DENISON STREET, NEWCASTLE WEST

ARCHITECTURAL DRAWING LIST

<table>
<thead>
<tr>
<th>SHEET NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.00 TITLE SHEET</td>
</tr>
<tr>
<td>A.01 3D IMAGES</td>
</tr>
<tr>
<td>A.02 SITE ANALYSIS PLAN</td>
</tr>
<tr>
<td>A.03 BASEMENT PLAN</td>
</tr>
<tr>
<td>A.04 GROUND FLOOR PLAN</td>
</tr>
<tr>
<td>A.05 LEVEL 1</td>
</tr>
<tr>
<td>A.06 LEVEL 2 PLAN</td>
</tr>
<tr>
<td>A.07 LEVEL 3 PLAN</td>
</tr>
<tr>
<td>A.08 LEVEL 4-7 PLAN</td>
</tr>
<tr>
<td>A.09 LEVEL 8-14 PLAN</td>
</tr>
<tr>
<td>A.10 ROOF PLAN</td>
</tr>
<tr>
<td>A.11 SECTION A &amp; UNIT DATA</td>
</tr>
<tr>
<td>A.12 ELEVATIONS</td>
</tr>
<tr>
<td>A.13 ELEVATIONS</td>
</tr>
<tr>
<td>A.14 SOLAR ACCESS DIAGRAMS L4-L7</td>
</tr>
<tr>
<td>A.15 SOLAR ACCESS DIAGRAMS L8-L14</td>
</tr>
<tr>
<td>A.16 SHADOW DIAGRAMS</td>
</tr>
<tr>
<td>A.17 SITE CONTEXT</td>
</tr>
<tr>
<td>A.18 SCHEDULE OF MATERIALS</td>
</tr>
</tbody>
</table>

DENISON ST FRONTAGE

SOUTH EAST VIEW FROM DENISON ST
SOUTH WEST VIEW FROM DENISON ST

NORTH WEST VIEW

FIRST FLOOR OFFICE HALL

FOYER

PERSPECTIVE FROM DENISON ST

DENISON STREET APARTMENTS

3D DENISON STREET NEWCASTLE WEST Lot 45 DP 632876

DENISON STREET

NEWCASTLE DIAMOND PTY LTD

3D IMAGES
RESIDENTIAL CARPARKING
BASEMENT = 44 (incl 5 tandem)

RL: 2.950

SERVICES
55 m²
Possible access through lids to driveway above

NOTES. Dropped zone above for stair ramp access to Tenancies
Possible access through lids to driveway above

CAR WASH
TURNAROUND ZONE

STORE
23 m²
DENTENTION TANK 23.5m³

WALLS BUILT TO BOUNDARY
NOTE:
NEIGHBOURING PROPERTIES TO WEST & NORTH HAVE LIMITED POTENTIAL TO DEVELOP ABOVE 25m DUE TO SIZE & CONFIGURATIONS. THUS SEPP SETBACKS TO THESE ORIENTATIONS NOT ADHERED TO.
NOTE: All units on Levels 3-7 except U.#03 satisfy SEPP solar access guideline.
5/58 (8.6%) do not get min. 2hrs direct sunlight
NOTE: All units on Levels 8-14 satisfy SEPP solar access guideline.
5/58 (8.6%) do not get min. 2hr direct sunlight.
<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>FINISH</th>
<th>COLOUR</th>
<th>IMAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>FEATURE FRAMING TO PODIUM: DENISON ST FACADE</td>
<td>ALUMINIUM COMPOSITE CLADDING SYSTEM</td>
<td>ALUCOBOND COPPER (412)</td>
<td></td>
</tr>
<tr>
<td>STEEL FRAMED AWNING - TO DENISON ST FACADE</td>
<td>ALUCOBOND ALUMINIUM COMPOSITE</td>
<td>CREAM (102)</td>
<td></td>
</tr>
<tr>
<td>TERRACOTTA TILED CLADDING TO FACADE</td>
<td>PREFINISHED TERRACOTTA TILE SYSTEM</td>
<td>TERRACADE TN &quot;TANAMI&quot;</td>
<td></td>
</tr>
<tr>
<td>LIGHTWEIGHT WALL CLADDING TO FACADE</td>
<td>FIBRE CEMENT CLADDING SYSTEM PAINT PREFINISHED</td>
<td>DULUX 'CHINA WHITE'</td>
<td></td>
</tr>
<tr>
<td>SUN HOOD TO FACADE WINDOWS</td>
<td>STEEL FRAMED PAINT FINISH</td>
<td>DULUX 'CALF SKIN'</td>
<td></td>
</tr>
<tr>
<td>LIGHTWEIGHT CLADDING BELOW WINDOWS</td>
<td>FIBRE CEMENT CLADDING SYSTEM PAINT PREFINISHED</td>
<td>DULUX 'RICOCHET'</td>
<td></td>
</tr>
<tr>
<td>MASONRY PODIUM BOUNDARY WALL - (MAIN BODY COLOUR)</td>
<td>PAINT</td>
<td>DULUX 'POOKIE BEAR'</td>
<td></td>
</tr>
<tr>
<td>MASONRY PODIUM BOUNDARY WALL - (FRAMING COLOUR)</td>
<td>PAINT</td>
<td>DULUX 'RICOCHET'</td>
<td></td>
</tr>
<tr>
<td>ALUMINIUM FRAMING TO GLAZING (GENERALLY TO WINDOWS &amp; CURTAIN WALL GLAZING)</td>
<td>POWDER COAT</td>
<td>DULUX 'NATURAL SILVER'</td>
<td></td>
</tr>
<tr>
<td>ROOFING</td>
<td>COLORBOND</td>
<td>SHALE GREY</td>
<td></td>
</tr>
<tr>
<td>FIXED &amp; OPERABLE SCREENS TO CURTAIN WALL &amp; GLAZING</td>
<td>PERFORATED ALUMINIUM POWDER COATED</td>
<td>DULUX 'NATURAL SILVER'</td>
<td></td>
</tr>
</tbody>
</table>

SCHEDULE OF MATERIALS AND COLOURS

DENISON ST APARTMENTS

<table>
<thead>
<tr>
<th>RENDER - STREET FRONT VIEW</th>
</tr>
</thead>
</table>

KLASSIK DESSER DESIGN ENGINEERS LLP - NSW ARCHITECTS & ENGINEERS LTD | 30 DENISON STREET NEWCASTLE WEST Lot 45 DP 632876 | NEWCASTLE DIAMOND PTY LTD | DBD (NSW) SCHEDULE OF MATERIALS | 10546 SK A.18 C
LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and bidding to the installation of landscape, and should not be altered or compromised during landscape construction. Retaining walls details to be designed by engineer.

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

Trees proposed to be removed and protected shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

This plan has been prepared for D/P approval only, not for construction.

The design & location of new letter boxes shall be in accordance with Australia Post "Requirements for Delivery of Mail to Fixed Domestic Premises" publication Feb '71. All subsequently added in Letter box detail is based on the site shall be continually removed & replaced. Plants, weed management & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation remaining established trees to be supervised by arborist.

D/P approved letter box plans are required to be constructed as approved in order for certificate. Permanent areas may be indicated in these site drainage restrictions & should be constructed as shown on plan.

LANDSCAPE PLAN

The plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and bidding to the installation of landscape, and should not be altered or compromised during landscape construction.

Retaining walls details to be designed by engineer.

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

Trees proposed to be removed and protected shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

This plan has been prepared for D/P approval only, not for construction.

The design & location of new letter boxes shall be in accordance with Australia Post "Requirements for Delivery of Mail to Fixed Domestic Premises" publication Feb '71. All subsequently added in Letter box detail is based on the site shall be continually removed & replaced. Plants, weed management & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation remaining established trees to be supervised by arborist.

D/P approved letter box plans are required to be constructed as approved in order for certificate. Permanent areas may be indicated in these site drainage restrictions & should be constructed as shown on plan.
LANDSCAPE WORK SPECIFICATION

1. Introduction
   - This specification governs the landscape works to be performed at the site designated in this contract. It is
     intended to provide a comprehensive guide to the landscape works to be undertaken in accordance with
     the contract documents.

2. Scope of Works
   - The works to be performed under this specification include:
     - Design and landscape
     - Tree planting
     - Mass planting
     - Irrigation
     - Drainage
     - Erosion & pollution control

3. Design and Landscape
   - The design and landscape works shall be carried out in accordance with the approved landscape
     design and plans.

4. Tree Planting
   - Tree planting shall be carried out in accordance with the approved tree planting schedule.
   - Trees shall be staked with a minimum of 3 stakes.
   - Trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing
     Tree Quality".

5. Mass Planting
   - Mass planting shall be carried out in accordance with the approved mass planting schedule.
   - Plants shall be set in holes that are twice as wide as the root ball and 100mm deeper.
   - Plants shall be compacted and watered in immediately following installation.
     - Plants shall be staked and tied to the frame or structure.

6. Irrigation
   - The irrigation system shall be installed in accordance with the approved irrigation plans.
   - The irrigation application rate shall not exceed the infiltration rate of the soil or create run-off.

7. Drainage
   - Subsurface drains shall be installed where required and as detailed on the drawings.
   - Outlets shall be provided, with a minimum fall of 1:100 to outlets and / or service pits.

8. Erosion & Pollution Control
   - Erosion & pollution control measures shall be installed as required by council and maintained throughout
     the construction period.

9. Materials
   - Materials shall be of the quality specified in the contract documents and be approved by the landscape
     architect.

10. Seal of Approval
    - The contract documents shall be sealed and signed by the landscape architect and approved by the
        client.

11. Quality Assurance
    - Quality assurance measures shall be implemented to ensure compliance with the contract documents.

12. Compliance
    - The works shall be carried out in accordance with all relevant laws and regulations.

This specification shall be supplemented by any additional details provided in the contract documents.

[Diagram of Tree Protection Zone, Tree Planting Detail, Mass Planting Setout, Typical Garden Preparation Detail, Typical Timber Pergola Detail, Concrete Planter on Slab Detail, Cast Stone Bench Seating Detail]
DEVELOPMENT APPLICATIONS COMMITTEE MEETING

15 August 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans

DA2016/01478 - 4 Beach Street Newcastle East

Demolition of dwelling, erection of three storey dwelling and associated site works

DISTRIBUTED UNDER SEPARATE COVER
NEW DWELLING HOUSE
LOT 9 SECTION A DP 2370
4 BEACH STREET
NEWCASTLE EAST NSW 2300

DRAWING SCHEDULE:
FOR DEVELOPMENT APPLICATION

ARCHITECTURAL SET:
A01 EXISTING, DEMOLITION & SITE ANALYSIS PLAN
A02 FLOOR PLANS
A03 STREETSCAPE ELEVATIONS
A04 ELEVATIONS & SECTION
A05 VISUALS
A06 SHADOW DIAGRAMS
A07 SCHEDULE OF MATERIALS
SCHEDULE OF MATERIALS

LIGHTWEIGHT CLADDING
ZINC HORIZONTAL PATTERN - NATURAL FINISH

Lightweight metal cladding has been a staple material in the Australian vernacular, with corrugated iron a prominent material in the local context. The proposed development utilizes a lightweight tap to reflect the trapezoid proportioning of early buildings. Horizontal strips of zinc with recessed joints have been selected as a contemporary material that complements traditional corrugated iron and reflects the proportioning of traditional timber weatherboard wall cladding.

MASONRY WALLS
PREFINISHED CONCRETE

The building bulk is masonry to reflect the typical construction of the surrounding terraces. The masonry walls are recessive elements within the facade that give prominence to the lightweight balcony elements. The dark paint finish has been selected to reflect the raw aesthetic of the historic Fort Scratchley.

BALCONY BALUSTRADE
ZINC - SHINGLE PATTERN - DARK GREY

Newcastle East features a range of highly ornate and patterned balustrades as is typical to Edwardian, Colonial & Victorian Terraces. Balustrades range between cast iron lacework, timber pickets, timber shingles and weatherboards. All provide a decorative texture to the building facade. The proposed development maintains this vernacular through the use of ornate zinc shingles, which provide the decorative treatment while maintaining contemporary materiality.

FACE BRICKWORK
RED BRICK

Face brickwork is a ubiquitous material within the Newcastle East Conservation Area. The majority of nineteenth-century building faces of masonry, generally consisting of brickwork, stonework or a combination of both. Many examples of heritage brickwork surround the subject site, including the Heritage Listed Bootman's Row to the west. Incorporation of recycled face brickwork on the boundary courtyard walls provides an aesthetic consistency with the surrounding area.

LOCAL PRECEDENTS

FORT SCRATCHLEY
Heritage listed Fort located north of the site. The polygonal shape and horizontal proportions of the site are reflected in the verticality of the proposed development.

PORK APARTMENTS
A heritage building offering the full panoply of materials proposed for the development as a contemporary addition. Patterned wood, Zinc and glass and a lightweight zinc cladding. Sited on the heritage balcony of the fourth floor Apartments below.

TERRACE HOUSING
Examples of prominent local terrace housing. The integration of glass and masonry, the use of masonry as the primary structural and the decorative details and balustrades that extend beyond the primary masonry structure.

BOATMAN'S ROW
Heritage listed housing with extensive use of zinc cladding, located just west of the subject site. This proposal extends the heritage housing by adding further external zinc to the courtyard walls and garage, featuring the same colour, bond and mortar joints.

OECD TERREX
Heritage listed terrace housing located east of the subject site. Extensive use of external masonry and external zinc cladding. The addition referencing the roof, concrete terraces, featuring more external cladding and a more contemporary colour palette.

NORTH WING APARTMENTS
A heritage building that provides a framework facilitating the complete conversion of the building. The Heritage listed building is a complete conversion, with new external cladding that is respectful of any detail. No shadowing is to be used in conjunction with the proposed development.

ADDITIONAL PRECEDENTS

NEW DWELLING
LOT 9 SECTION A DP 2370
4 BEACH STREET
NEWCASTLE NSW 2300

SHADDOCK

DATE
11.5.2016

DATE
12.10.2016

DATE

JO MORRIS

PREMIUM

SHADDOCK ARCHITECTS - 41-43 NUNEBURG ST MUDGEGEE NSW 2320 - PH: 02 4930 2600 - INFO@SHADDOCKARCHITECTS.COM.AU

A07

PREVIOUS

PREVIOUS

PREVIOUS

PREVIOUS

PREVIOUS

PREVIOUS

PREVIOUS

PREVIOUS

PREVIOUS