### ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

<table>
<thead>
<tr>
<th>ITEM</th>
<th>Project Description</th>
<th>Attachment A</th>
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</thead>
<tbody>
<tr>
<td>ITEM-6</td>
<td>DAC 18/06/19 - DA2018/00851 - 2 PARNELL PLACE, NEWCASTLE EAST - ALTERATIONS AND ADDITIONS TO DWELLING</td>
<td>Submitted Plans - 2 Parnell Place Newcastle East</td>
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<td>ITEM-7</td>
<td>DAC 18/06/19 - DA2016/00982.01 - 70 AND 72 BLUE GUM ROAD, JESMOND - MODIFICATION TO MULTIPLE DWELLING HOUSING (42 DWELLINGS)</td>
<td>Submitted Plans - 70 &amp; 72 Blue Gum Road Jesmond</td>
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<td>ITEM-8</td>
<td>DAC 18/06/19 - DA2018/00968 - 37 ALFRED STREET, NEWCASTLE EAST - ALTERATIONS AND ADDITIONS TO DWELLING</td>
<td>Submitted Plans - 37 Alfred Street Newcastle East</td>
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</tbody>
</table>
DEVELOPMENT APPLICATIONS COMMITTEE MEETING
18 June 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2018/00851- 2 Parnell Place Newcastle East
Alterations and additions to dwelling

DISTRIBUTED UNDER SEPARATE COVER
Alterations and Additions
17008

2 Parnell Place, Newcastle East 2300
Lot 5 / DP13965 | Development Application

Cover Sheet DA00
Existing Site Plan DA01
Existing Floor Plans DA02
Existing First Floor and Roof Plans DA03
Existing Elevations DA04
Proposed Site/Roof Plan DA05
Proposed Basement Floor Plan DA06
Proposed Ground Floor Plan DA07
Proposed First Floor Plan DA08
Proposed Elevation and Section DA09
Proposed Elevations DA10
Proposed Elevation and Section DA11
Erosion and Sediment Control DA12
Notification Plans DA13
BASIX Requirements Stevenson Place Gable DA14
Stevenson Place Gable DA15
1. SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY WORK OR ORDERING BEGINS.

2. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.

3. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY BUILDER.

4. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS CODE AND LOCAL AUTHORITIES.

6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

7. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

8. TIMBER TRUSS ROOF AND WALL FRAMING TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

9. NOT FOR CONSTRUCTION
Project Number: 17008
Project Name: Alterations and Additions at
Liberty Square, Newcastle East 2290
Lot 2 1736945

Proprietors: Peter and Gail Cornish

Drawing: Existing Floor Plans
Title: Title
Scale: 1:100 @ A3
Status: Development Application
Date: Monday, 7 May 2018

MANAKIN
250 Hunter Street, Newcastle, NSW 2300
Ph: 02 4023 2674

Notes:
1. All levels are approximate only.
2. See existing floor plans.
3. Base dimensions and levels to be verified with surveyor.
4. All lines on plan are to comply with relevant Australian standards and local authorities.
5. All dimensions are in millimeters unless noted.
6. All materials to be installed in accordance with manufacturers specifications.
7. Not for construction.

0 5 4 3 2 1
0 5 4 3 2 1
NOTES:
1. SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY WORK OR ORDERING BEGINS.
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5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
6. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
7. TIMBER TRUSS ROOF AND WALL FRAMING TO MANUFACTURERS DESIGN AND SPECIFICATION NOT FOR CONSTRUCTION.
NOT FOR CONSTRUCTION

NOTES:
1. ALL LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY WORK OR ORDERING BEGINS.
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6. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
7. TIMBER TRUSS ROOF AND WALL FRAMING TO MANUFACTURERS DESIGN AND SPECIFICATION

SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY WORK OR ORDERING BEGINS.

1. EXISTING EASTERN ELEVATION
2. EXISTING NORTHERN ELEVATION
3. EXISTING WESTERN ELEVATION
4. EXISTING SOUTHERN ELEVATION
NEW PARAPET GABLE END AND CHIMNEY TO BE RECONSTRUCTED IN ACCORDANCE WITH ORIGINAL HOUSE PLANS AND ORIGINAL REMNANT STRUCTURAL ELEMENTS THAT REMAIN IN SITU. REFER DRAWING D15 AND 16 FOR FURTHER DETAILS.

NOT FOR CONSTRUCTION
OPEN UP REAR WALL TO CREATE INDOOR/OUTDOOR LIVING SPACE WITH COURTYARD GARDEN

PERMEABLE PAVING TO COURTYARD

FLOOR AREA: 65.09m²

REINSTALL WINDOWS TO STEVENSON PLACE

LIBRARY
MEDIA
GARDEN ROOM
COURTYARD

PROPOSED BASEMENT FLOOR PLAN

MANAKIN
1:50

REMOVE TIMBER FLOORS AND POUR CONCRETE SLAB TO REAR SECTION OF THE EXISTING SPA AREA WITHIN GLAZED ADDITION

OPEN UP REAR WALL TO CREATE INDOOR/OUTDOOR LIVING SPACE WITH COURTYARD GARDEN

PERMEABLE PAVING TO COURTYARD

REINSTALL WINDOWS TO STEVENSON PLACE

LIBRARY
MEDIA
GARDEN ROOM
COURTYARD

PROPOSED BASEMENT FLOOR PLAN

MANAKIN
1:50
MANAKIN

Kempster Place, Tingira Heights, NSW, Australia
contactus@manakin.com.au | 02 4023 2674

Project Number: 17008
Project Name: Alterations and Additions at 2 Parnell Place, Newcastle East 2300

Scale: 1:50 @ A3
Status: Development Application

Proprietor: Peter and Gail Cornish

Drawing: Proposed Ground Floor Plan

Bar Scale: 1:100

Plot Date: Wednesday, 13 March 2019

Drawn By: JP

All information, concepts and ideas contained herein are the property of MANAKIN and may not be distributed and/or reproduced without express permission from MANAKIN. It is the responsibility of the builder to check and verify all dimensions on-site prior to the commencement of work and to notify MANAKIN of any errors and omissions.

Do not scale drawing. Do not use drawing for construction purposes unless issued by MANAKIN for construction.

FLOOR AREA: 69.34m²

PROPOSED GROUND FLOOR PLAN

NEW WINDOW TO BE INSTALLED. HEAD AND CILL TO MATCH EXISTING WITH STRAIGHT LINTEL, NO BRICK ARCH

EXISTING SLIDING DOORS TO BE RETAINED

MASTER BEDROOM

WALK IN

CH01

BEDROOM

CH02

PROPOSED TWO PERSON LIFT

JOINERY TO BEDROOM ENTRANCE

NEW WINDOW TO BE INSTALLED. HEAD AND CILL TO MATCH EXISTING WITH STRAIGHT LINTEL, NO BRICK ARCH
PREVIOUSLY REPLACED CEILING TO BE REMOVED AND NEW CATHEDRAL CEILINGS INSTALLED TO INTERPRET ORIGINAL GABLE END TO STEVENSON PLACE. ORIGINAL CEILINGS TO EITHER SIDE TO BE RETAINED.

EXISTING VERANDAH TO BE MADE GOOD AND ENCLOSED WITH TIMBER FRAMED, FIBRECEMENT CLAD BALUSTRADES AND LOUVRES OVER. REFER TO ELEVATION FOR PRECEDENT.

RETAIN MASONRY COLUMNS AT JUNCTIONS OF ORIGINAL WALLS. RETAIN CEILINGS AND WALL SECTION DOWN TO PICTURE RAIL LEVEL. PROVIDE STRUCTURAL SUPPORT TO OPEN UP REMAINING WALL SECTIONS.

FLOOR AREA: 64.76m²

PANTRY
KITCHEN
DINING
LIVING
DECK
Notes:
1. ALL LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY WORK OR ORDERING BEGINS.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.
3. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY BUILDER. DRAWS WITHIN TOLERANCES PER AS1926.1:2019 AND LOCAL AUTHORITIES.
4. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
5. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS CODE AND LOCAL AUTHORITIES.
6. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
7. TIMBER TRUSS ROOF AND WALL FRAMING TO MANUFACTURERS DESIGN AND SPECIFICATION

Legend:
- Prop. Western Elevation: 1:100
- Proposed Southern Elevation: 1:100

MANAKIN
17008 Petar Cornish & Gail Cornish
2 Parriwil Place, Tingira Heights, 2290, NSW, Australia
contactus@manakin.com.au | 02 4023 2674

Not for Construction
INTERNAL VIEW TO FIRST FLOOR

PREVIOUSLY REPLACED CEILING TO BE REMOVED AND NEW CATHEDRAL CEILINGS INSTALLED TO INTERPRET ORIGINAL GABLE END TO STEVENSON PLACE. ORIGINAL CEILINGS TO EITHER SIDE TO BE RETAINED.

RECONSTRUCTED GABLE END TO BE CONSTRUCTED IN ACCORDANCE WITH ORIGINAL. REFER TO DRAWING DA15 AND 16 FOR FURTHER DETAIL.

REINSTALL WINDOWS TO STEVENSON PLACE WITH PROWLER PROOF OR SIMILAR SECURITY SCREENS OVER.

NOT FOR CONSTRUCTION
1. SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY WORK OR ORDERING BEGINS.

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7. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

8. TIMBER TRUSS ROOF AND WALL FRAMING TO MANUFACTURERS DESIGN AND SPECIFICATION

NOT FOR CONSTRUCTION
1. Shows Valley Rafters for a Transverse Roof Form.

2. Shows Top of Brickwork above this Section of External Wall. No Wall Plate is Present in This Section as it is in Others.

3. Shows Valley Rafter

4. Shows Mixed Timber Types. The Darker Timber to the Left of the Image is Oregon and Appears to Have Been Reused (Upside Down) From Part of the Original Roof Structure.

5. Decorative Ceiling in Adjacent Hallway

6. Replaced Ceiling Within Affected Room, Providing Evidence That This Room Had Been Damaged and Repaired in the Past

7. Decorative Ceiling in Adjacent Bedroom Space

8. Replaced Ceiling Within Affected Room, Providing Evidence That This Room Had Been Damaged and Repaired in the Past

Notes:

1. All dimensions and levels to be checked by builder.

2. All workmanship and materials to be in accordance with manufacturers specification and manufacturers drawings.

3. All dimensions and levels to be verified on site prior to commencement of work or ordering begins.

4. All workmanship and materials to be installed in accordance with manufacturers specifications.

5. This drawing is not for construction purposes only. Please evaluate on site before any work or ordering begins.

6. This drawing does not show any structural changes that may have been made.

7. All workmanship and materials to be in accordance with manufacturers specification and manufacturers drawings.

8. All workmanship and materials to be installed in accordance with manufacturers specifications.

9. This drawing is not for construction purposes only. Please evaluate on site before any work or ordering begins.

10. This drawing is not for construction purposes only. Please evaluate on site before any work or ordering begins.

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50. This drawing is not for construction purposes only. Please evaluate on site before any work or ordering begins.
1. SHOWS VALLEY RAFTERS FOR A TRANSVERSE ROOF FORM.

2. SHOWS TOP OF BRICKWORK ABOVE THIS SECTION OF EXTERNAL WALL. NO WALL PLATE IS PRESENT IN THIS SECTION AS IT IS IN OTHERS

3. SHOWS VALLEY RAFTER

4. SHOWS MIXED TIMBER TYPES. THE DARKER TIMBER TO THE LEFT OF THE IMAGE IS OREGON AND APPEARS TO HAVE BEEN REUSED (UPSIDE DOWN) FROM PART OF THE ORIGINAL ROOF STRUCTURE.

THE LIGHTER TIMBER IS A HARDWOOD THAT DOESN'T MATCH THE REMAINING ROOF TIMBERS AND LOOKS TO HAVE BEEN INSTALLED AS PART OF REPAIR WORK.

ALSO VISIBLE NEAR THE WALL JUNCTION IS THE END OF A RAFTER TAIL THAT IS SEPARATE FROM THE RAFTER ITSELF. THIS DIFFERS FROM THE REMAINING ORIGINAL ROOFING

5 / 8. SHOWS DETAIL VIEW OF IMAGE 6 / 7. RAFTER TAILS OVER THE REPAIRED SECTION OF ROOF ARE CLEARLY DIFFERENT. THEY ARE WIDER AND HAVE A DIFFERENT CUT DETAIL TO THE ORIGINAL.

FURTHERMORE, THE EAVES LINING BOARDS ARE DIFFERENT ACROSS THIS SECTION OF ROOF

NOTES:

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2. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEER'S DRAWINGS.

3. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY BUILDER.

4. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS CODE AND LOCAL AUTHORITIES.

5. TIMBER TO BE STORED UP OFF-GROUND TO ENSURE DRY STORAGE.

6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

7. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

8. TIMBER TRUSS ROOF AND WALL FRAMING TO MANUFACTURER'S DESIGN AND SPECIFICATION.

NOT FOR CONSTRUCTION
NOTES:
1. FEATURES SHOWN TO SCALE ACCURACY.
2. THIS PLAN IS SUITABLE FOR DETAILED PLANNING AND DESIGN AT THE SCALE STATED. THE PLAN MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALE.
3. SERVICES LOCATED ONLY WHERE VISIBLE.
4. THE LOCATION OF ALL UNDERGROUND SERVICES WHETHER SHOWN ON THE PLAN OR NOT, SHOULD BE PRECISELY DETERMINED BEFORE ANY CONSTRUCTION WORK commences and measures taken to protect these services from damage.
5. NO CONTOURS SHOWN
6. THE BOUNDARIES SHOWN ARE APPROXIMATE ONLY. THE BOUNDARIES SHOWN HAVE BEEN COMPILED FROM THE RELEVANT DEPOSITED PLANS. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES.

WINDOW SCHEDULE

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DEVELOPMENT APPLICATIONS COMMITTEE MEETING
18 June 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2016/00982.01 - 70 & 72 Blue Gum Road Jesmond
Changes to floor plan layout, additional storey with additional units

DISTRIBUTED UNDER SEPARATE COVER
**Proposed Residential Apartments at**

70-72 Blue Gum Road Jesmond NSW 2299

---

**Floor Area Summary**

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<tr>
<th>Block</th>
<th>Site Area (m²)</th>
<th>Building Area (m²)</th>
<th>Flood Zone Fill Areas (m²)</th>
<th>Car Parking Spaces (m²)</th>
<th>Total Area (m²)</th>
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**Percentage of Site Area:** 55.81%

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**Drawing Sheet Index**

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<td>G</td>
<td></td>
<td>Perspective Views</td>
</tr>
</tbody>
</table>

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**OCEANIA CLARKE PTY LIMITED**

Architecture and Interiors

[Contact Details]

---

[Project Details]

DA Submission Residential Apartments At 70-72 Blue Gum Road Jesmond NSW 2299

[Revisions]

[Client Information]

[Address]

[Contact Information]
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.

We have taken all due care but cannot provide any warranty nor accept any liability for this information.
WATER
Fixtures  All Shower fixtures 4.5 star water rating
SYSTEM
Rated electrical output (min): 7.0 peak kW
COMMON AREAS
Refer to approved BASIX Certificate
**BASIX COMMITMENTS NOTES**

*REFER TO APPROVED BASIX REPORT*

**WATER**
- Fixtures: All Shower, Bath, WC, Washbasin, and Bidet with an approved BASIX Certificate.
- System: Rated electrical output (min) 7.0 peak kW.

**COMMON AREAS**
- Refer to approved BASIX Certificate.
- Channels: Kitchen ventilation system, Bathroom ventilation system, Hot water system, 6000L water tank to collect run off from at least 300 m² of common landscape area on the site.
- Fixtures: Dishwashers with a 3.5 star energy rating.
- System: Central water tank.

**BUILDING ELEMENTS**
- **Self-Covered:**
  - Metal Roof
  - Plasterboard
  - Brick Veneer
  - Aluminium frame, single glazed clear
- **Central:**
  - Kitchen ventilation system
  - Bathroom ventilation system
  - Hot water system

**PHOTOVOLTAIC APPROVED AS OF DATE**
- **COMMON SYSTEM:**
  - Fixtures: All internal toilet flushing systems.
  - System: Individual fan, ducted to façade or roof; manual switch on/off.
  - Conditioning EER: 3.0

**CHANNEL**
- **KITCHEN:**
  - Fixtures: All internal toilet flushing systems.
- **BATHROOM:**
  - Fixtures: All internal toilet flushing systems.

**LEVELS**
- **1:**
  - Living/Dining
  - Bedroom
  - Bathroom
  - Kitchen
- **2:**
  - Living/Dining
  - Bedroom
  - Bathroom
  - Kitchen

**PLANTERS TO FACE OF BALCONY**
- 5,370

**DATE:**
- 8/09/2017

**SCALE:**
- A

**LINE OF FLOOD ZONE**
- 0°

**LEVEL 2 FLOOR PLAN - BLOCKS B + C**
FOR SCALE:

DATE: 1/2/2018

PROJECT DRAWING No.

A7.01-G

Solar and Shadow Studies
Shadow Diagrams - June 21 0900

DA Submission
Residential Apartments
At 70-72 Blue Gum Road
Jesmond NSW 2299

GHT Holdings Pty Ltd

Sun Path Diagram - Stereographic Projection

Current sun path date: 21/06/2016
Latitude: 32.9 °S
Longitude: 151.8 °E
Magnetic variation: 12.4 °E
Time Zone: 10:00
Daylight Saving: 0:00
Sunrise: 06:55
Sunset: 16:54
Azimuths are calculated from True North
Amethyst ShadowFX, June 26, 2016
**FOR SCALE:**
Date: 1/200 on A1/12/2018

**PROJECT DRAWING NO.**
A7.02-G167

**Solar and Shadow Studies**
**Shadow Diagrams - June 21 1200**

Sun Path Diagram - Stereographic Projection
Current sun path date: 21/06/2016
Latitude: 32.9 °S
Longitude: 151.8 °E
Magnetic variation: 12.4 °E
Time Zone: 10:00
Daylight Saving: 0:00
Sunrise: 06:55
Sunset: 16:54
Azimuths are calculated from True North
Amethyst ShadowFX, June 26, 2016

OCEANIA CLARKE PTY LIMITED
CLARKE Locked Bag 3005 Annandale NSW 2038
Tel 9557 6005 Fax 9557 6009
oceaniaclarke@bigpond.com
ACN 077 876 129 ABN 13 077 876 129

GHT Holdings Pty Ltd
PO Box 522 Maitland NSW 2320

**PROJECT TITLE**
**AMENDMENTS**
**Rev**
**Description**
**Date**
A  B  C  D  E  F  G

1  Issued for Development Application
2  UDCG UPDATED PLANS
1  REVISED DA PLANS
1  UPDATED DA PLANS
1  REVISED DA ISSUE
5  SECTION 96 SUBMISSION
1  REVISED DA SUBMISSION
17/07/2017
5/10/2017
28/11/2017
3/12/2018

BLUE GUM ROAD
STORMWATER CHANNEL
FOR SCALE: DATE: 1/2/2018 PROJECT DRAWING No. A7.03-G 167

Solar and Shadow Studies Shadow Diagrams - June 21 1300

DA Submission Residential Apartments At 70-72 Blue Gum Road Jesmond NSW 2299

DRAWN: GB GHT Holdings Pty Ltd PO Box 522 Maitland NSW 2320

PROJECT TITLE AMENDMENTS

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<th>Rev</th>
<th>Description</th>
<th>Date</th>
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<tbody>
<tr>
<td>A</td>
<td>Issued for Development Application UDCG UPDATED PLANS</td>
<td>1/08/2016</td>
</tr>
<tr>
<td>B</td>
<td>REVISED DA PLANS</td>
<td>2/11/2016</td>
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<tr>
<td>C</td>
<td>UPDATED DA PLANS</td>
<td>1/06/2017</td>
</tr>
<tr>
<td>D</td>
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<td>17/07/2017</td>
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<td>E</td>
<td>SECTION 96 SUBMISSION</td>
<td>5/10/2017</td>
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Azimuths are calculated from True North
Amethyst ShadowFX, June 26, 2016

Sun Path June Solstice
Shadows June 21 - 1:20pm

Sun Path Diagram - Stereographic Projection

15° 30° 45° 60° 75° 90° 105° 120° 135° 150° 165° 180° 195° 210° 225° 240° 255° 270° 285° 300° 315° 330° 345°
Sun Path Diagram - Stereographic Projection

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Amethyst ShadowFX, June 26, 2016
Aerial View from Southeast

Aerial View from Park

Aerial View from North

Aerial View from Northeast
DEVELOPMENT APPLICATIONS COMMITTEE MEETING

18 June 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2018/00968 - 37 Alfred Street Newcastle East
Alterations and additions to dwelling
The builder shall check and verify all dimensions, and verify all errors and omissions with the Architect. Do not scale drawings to prior to undertaking any work onsite and that further issues of this drawing include a copy of the Safe Design Report.

EXISTING OUTHOUSE TO BE PROTECTED & RETAINED

DEMOlish EXISTING KITCHEN/BATH/LAUNDRY FLOORS, WALLS & ROOFS AS SHOWN DASHED

EXISTING WALLS TO BE DEMOLISHED SHOWN DASHED

EXISTING STUD WALL TO BE REMOVED SHOWN DASHED

EXISTING STAIRS TO BE REMOVED SHOWN DASHED (NOTE CHIMNEY ALREADY REMOVED ABOVE ROOF LEVEL)

REMOVE EXISTING WINDOW & RESHAPE OPENING

EXISTING STAIRS TO BE REMOVED SHOWN DASHED

EXISTING CHIMNEY AS SHOWN DASHED (NOTE CHIMNEY ALREADY REMOVED ABOVE ROOF LEVEL)

CREATE OPENING FOR NEW WINDOW

REMOVE EXISTING WINDOW & RESHAPE OPENING TO FORM ACCESS INTO PROPOSED ADDITION

EXISTING STAIRS TO BE REMOVED SHOWN DASHED

REMOVE EXISTING CHIMNEY AS SHOWN DASHED (NOTE CHIMNEY ALREADY REMOVED ABOVE ROOF LEVEL)

REMOVE FLOOR COVERINGS TO EXPOSE ORIGINAL DECKING

EXISTING WALLS TO BE DEMOLISHED SHOWN DASHED

EXISTING ROOFS TO BE DEMOLISHED SHOWN DASHED

EXISTING GAS HOT WATER UNIT TO BE RELOCATED

EXISTING STUD WALL TO BE REMOVED SHOWN DASHED

EXISTING STAIRS TO BE REMOVED SHOWN DASHED

EXISTING GAS HOT WATER UNIT TO BE RELOCATED

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EXISTING STAIRS TO BE REMOVED SHOWN DASHED

EXISTING CHIMNEY AS SHOWN DASHED (NOTE CHIMNEY ALREADY REMOVED ABOVE ROOF LEVEL)
Drawing No.:

DEVELOPMENT APPLICATION

Status:

Project No:

FLOOR PLANS

Drawing Title:

Project Name

SCARBOROUGH

37 ALFRED STREET NEWCASTLE EAST

ISSUE AMENDMENT DATE

The builder shall check and verify all dimensions, and verify all errors and omissions with the Architect. Do not scale drawings. The architect and client shall ensure all work is in accordance with the plans and specifications and signed off by the Architect. Ensure all structural drawings have been reviewed and signed off. Drawings to be signed off prior to undertaking any work onsite and that further issues of this drawing include a copy of the Safe Design Report.

BOURNE + BLUE

ARCHITECTURE

WWW.BOURNEBLUE.COM.AU

PO BOX 295,
NEWCASTLE, NSW 2300

T 02 4929 1450

F 02 4927 1623

ABN 95 114 746 897 NOMINATED NSW REGISTERED ARCHITECT SHANE BLUE REGISTRATION NO. 5689

FLOOR PLANS

LEVEL 1 PLAN

LEVEL 2 PLAN

1 LEVEL 1 PLAN 1:50

2 LEVEL 2 PLAN 1:50

A ISSUE TO CLIENT 26/09/17

B ISSUE FOR CLIENT APPROVAL 03/07/18

C DA ISSUE 13/08/18

600 1,800 600

2,300 90 2,325 90 3,345

90 4,280 90 530 3,120

2202,910220

1,025 90 940 90 1,080

90 940 90 1,050 220

2202,910220

246

320 600 240

525 1,200 750 1,300 90 1,250 90 1,750

300 300 300

90 4,280 90 530 3,120

2202,910220

1,025 90 940 90 1,080

90 940 90 1,050 220

2202,910220

246

320 600 240

1,300 1,700 240

525 1,200 750 1,300 90 1,250 90 1,750

300 300 300
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ROOF OF 35 ALFRED STREET BEYOND RAISED LIGHT-SCOOP INTO PROPOSED HALL/STAIR AREA
HALF-ROUND GUTTER AS SPECIFIED. NOTE CONNECT NEW DOWNPIPE TO EXISTING STORMWATER SYSTEM
BLOCK VENEER WALL SET 15-35mm INSIDE BOUNDARY. FACE FINISH

PROJECT NAME
SCARBOROUGH
37 ALFRED STREET NEWCASTLE EAST

EXISTING RIDGE
EXISTING ROOF TO BE RETAINED
EXISTING SIDE WALL OF SUNROOM/VERANDAH TO BE RETAINED

LEVEL 2 FLOOR
11.985

LEVEL 1 FLOOR
8.650

LEVEL 1 FLOOR

1 WEST ELEVATION 1:50

A ISSUE TO CLIENT 26/09/17
B ISSUE FOR CLIENT APPROVAL 03/07/18
C DA ISSUE 13/08/18
RAISED LIGHT SCOOP INTO PROPOSED HALL STAIR AREA BEYOND.

HALF ROUND GUTTER AS SPECIFIED, NOTE CONNECT NEW DOWNPIPE TO EXISTING STORMWATER SYSTEM.

BLOCK VENEER WALL SET 15mm INSIDE BOUNDARY, FACE FINISH.

LEVEL 2 FLOOR: 11,965.

LEVEL 1 FLOOR: 8,650.

EXISTING RIDGE: 2.00°.

LEVEL 1 FLOOR: 16,900.

LEVEL 2 FLOOR: 11,965.

EXISTING ROOF TO BE RETAINED.

NEW BALUSTRADE TO MATCH NEIGHBOURS.

NOTE: Aluminium Framed Sliding Door Panels slide into gap between Outhouse & New Addition when open.

RAISED LIGHT SCOOP INTO PROPOSED HALL STAIR AREA BEYOND.

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NEW FRAMED FLOOR STRUCTURE TO ENGINEER'S DETAILS
NEW STAIRS TO FUTURE DETAIL, ENSURE COMPLIANCE WITH NATIONAL CONSTRUCTION CODE
EXISTING OUTHOUSE BEYOND, TO BE PROTECTED & RETAINED
BLOCK VENEER WALL SET 15mm INSIDE BOUNDARY, FACE FINISH
CONCRETE SLAB & FOOTINGS TO ENGINEER'S DETAILS

METAL ROOF SHEETING AS SPEC.
OVER ANTICON & ROOF STRUCTURE TO ENGINEER'S DETAILS, BULK CEILING INSULATION
RAISED LIGHT-SCOOP INTO PROPOSED HALL/STAIR AREA
FIXED AWNING TO COMPLY WITH BASIX REQUIREMENTS TO HEADS OF WINDOWS 2-3 & 2-4
PERMISSIBLE BUILDING ENVELOPE AS DESCRIBED BY DCP 2012
ALUMINIUM-FRAMED WINDOWS AS SCHEDULED
BLOCK VENEER WALL SET 10.35mm INSIDE BOUNDARY, FACE FINISH

EXISTING RIDGE

WC HALL

HALL

NEW FRAMED FLOOR STRUCTURE TO ENGINEER'S DETAILS
NEW FRAMED FLOOR STRUCTURE TO ENGINEER'S DETAILS
PROPOSED KITCHEN JOINERY TO FUTURE DETAIL
CONCRETE SLAB & FOOTINGS TO ENGINEER'S DETAILS
METAL ROOF SHEETING AS SPEC.
OVER ANTICON & ROOF STRUCTURE TO ENGINEER'S DETAILS, BULK CEILING INSULATION
EXISTING ROOF TO BE RETAINED BEYOND, INSERT TWO SKYLIGHTS AS SPECIFIED
RAISED LIGHT-SCOOP INTO PROPOSED HALL/STAIR AREA

WC HALL

HALL

8.650 LEVEL 1 FLOOR

16,900 LEVEL 2 FLOOR

SECTION BB 1:50

SECTION CC 1:50
EXISTING STORMWATER ARRANGEMENTS

NOTE: 100% OF STORMWATER IS CURRENTLY UN-MANAGED.

73.7m² UN-MANAGED STORMWATER: REAR LEAN-TO ROOFS (32.14m²) & (OUTHOUSE ROOF: 2.66m²) AS SHOWN HATCHED LIGHT BLUE + PAVING AREA (19.52m²) AS SHOWN HATCHED ORANGE

NOTE: NO PERVIOUS AREA

NOTE: THERE DO NOT APPEAR TO BE ANY STORMWATER-PITS LOCATED IN THE EXISTING REAR PAVED AREA OR IN THE ADJACENT REAR LANE.

STORMWATER PLAN - EXISTING

STORMWATER PLAN - PROPOSED

PROPOSED STORMWATER ARRANGEMENTS

STORMWATER PIPPED TO COUNCIL STORMWATER SYSTEM AT ALFRED STREET KERB: FRONT ROOF (19.38m²) + REAR ROOFS (37.99m²) AS SHOWN HATCHED DARK BLUE

2.66m² UN-MANAGED STORMWATER: OUTHOUSE ROOF AS SHOWN HATCHED LIGHT BLUE - NOTE THIS NOW DISCHARGES ONTO PERVIOUS AREA RATHER THAN PAVING.

13.54m² PERVIOUS AREA: SIDE COURTYARD (4.23m²) + REAR YARD AREA (9.31m²) AS SHOWN HATCHED GREEN.

NOTE: NEW CHARGED & SEALED STORMWATER LINE TO BE 100mm SEWER GAUGE UPVC PIPE

EXISTING DOWNPIPE DISCHARGES DIRECTLY ONTO FOOTPATH

NOTE: NO GUTTER ON OUTHOUSE ROOF (DISCHARGES ONTO PAVED AREA)