DEVELOPMENT APPLICATIONS COMMITTEE MEETING
20 November 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

ITEM-14
DAC 20/11/18 - DA2017/01088 - 116 TUDOR STREET HAMILTON - DEMOLITION OF BUILDINGS, ERECTION OF A FIVE-STOREY MIXED USE DEVELOPMENT COMPRISING OF 31 RESIDENTIAL UNITS, TWO GROUND FLOOR COMMERCIAL UNITS, CAR PARKING, SITE WORKS AND REMEDIATION

Attachment A - Submitted Plans

ITEM-15

Attachment A - Submitted Plans

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REPORTS BY COUNCIL OFFICERS

Attachment A - Plans

DA2017/01088 - 116 Tudor Street Hamilton

Demolition of existing structures erection of five storey mixed use development comprising of 34 residential units, two ground floor commercial units, associated car parking, site works and remediation
SITE ANALYSIS

LOCATION PLAN (not to scale)
TUDOR ST MIXED USE DEVELOPMENT

SECTIONS

PROJECT:

DRAWING:

CLIENT:

SITE:

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN:

DATE:

SCALES:

REV:

PROJECT No:

DRAWING No:

PHASE:

FILENAME: 11695-DA 180817.pln

DM

26.09.2018

DRN

CHKD

VRFD

COMMENTS

DATE

REV

STEVENS HOLDINGS PTY LTD

Suite 6, 257-259 Central Coast Highway,

Erina

NSW, 2250

114-116 Tudor St, Hamilton

NSW 2303

EJE ARCHITECTURE

ACN

002 912 843  |

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82 644 649 849

Nominated Architect - Bernard Collins

NSW Architects Registration No.4438

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+2.920

BASEMENT

+5.920

GROUND FLOOR

+9.020

LEVEL 1

+12.120

LEVEL 2

+15.220

LEVEL 3

+18.320

LEVEL 4

+21.020

CEILING

TUDOR ST

CARPARKING

MILTON ST

CARPARKING

CHAUCER ST

BOUNDARY

BOUNDARY

1.8m Boundary Fence

SCALE BAR

Sn 1 2 3 4 5

10m

SECTION A

SECTION B
VIEW ALONG TUDOR ST - INDICATIVE ONLY
1. Austral San Selmo Reclaimed Brick Facing
2. Eurostone Zurich Paver
3. Colorbond Basalt Matt Finish
4. Blackbutt Timber Look Cladding
5. Glass & Spandrel Glazing
6. Dulux Natural White (note colour more like render than sample)
7. Colorbond Standing Seam Cladding - Monument Matt Finish
1. Austral San Selmo Reclaimed Brick Facing
2. Eurostone Zurich Paver
3. Colorbond Basalt Matt Finish
4. Blackbutt Timber Look Cladding
5. Glass & Spandrel Glazing
6. Dulux Natural White
   (note colour more like render than sample)
7. Colorbond Standing Seam Cladding
   - Monument Matt Finish
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Attachment A - Plans

DA2018/00592 - 70 Memorial Drive Bar Beach

Demolition of dwelling and outbuilding erection of three storey dwelling associated pergola swimming pool fencing and retaining walls
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Scale: 1:100

Project Commencement Date: 19/10/2018

Print Date: 19/10/2018

File Path: T:\Revit Locals\2567_Kalyvas_CENTRAL_Saara.vanRugge.rvt

Builder to confirm all details, setouts (tile, etc.), falls & connections on site before construction.

NOT FOR CONSTRUCTION

For DA Approval

Revision Dates: I 08.12.2017 FOR QA SvR
J 12.12.2017 FOR COORDINATION SvR
K 13.12.2017 FOR DA SvR SH
L 14.03.2018 FOR COMMENT SvR
M 21.03.2018 FOR CLIENT COMMENT SvR
N 05.04.2018 FOR CLIENT REVIEW SvR
O 24.04.2018 FOR REVIEW SvR
P 12.06.2018 FOR DA SvR
Q 19.10.2018 FOR DA - REVISED SvR

Webber Architects

Kalyvas Residence
Melissa & Vas Kalyvas
71 Memorial Drive
Bar Beach, NSW 2200

March 2017

FOR DA APPROVAL

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

LEGEND

- CENTRAL ASPHALT AREA
- CENTRAL TREATED MATERIALS
- CENTER SEGMENT FENCE
- CENTER SEGMENT RAMP
- CENTER SEGMENT FENCE
- CENTER SEGMENT RAMP
- CENTER SEGMENT FENCE
- CENTER SEGMENT RAMP

Sedimentation and erosion control plan

- Designated areas are restricted to compacted areas with cleared vegetation and
  suitable drainage
- All erosion control measures to be instituted on the project site
- Erosion control measures to be installed and maintained at the perimeter of
  each work area
- No work will be performed on the site at any time
- Keep all erosion control measures to be installed on the site
- Silt removal and erosion control measures to be installed on the site
- Groundwater will be used as needed to prevent soil erosion
1. Memoria Dr
2. Wrightson Ave
3. Hot westerly winds
4. Prevailing north easterly winds
5. Morning sun
6. Afternoon sun
7. Cool southerly winds

**Legend:**
- Boundary line
- Road
- RE1 - Public recreation
- R2 - Low density residential

**Status:**
For submission

**Client:**
Kalyvas V & M

**Architect:**
Webber Architects

**Note:**
Drawings prepared for approval only, not for construction.
NO. 68
'STELLA MARIS'
2 & 3 STOREY
LOT
D.P. 32622

NO. 72
SINGLE STOREY
LOT 9
D.P. 32622

SITTING
7.2m x 4.8m

DINING
6.2m x 4.0m

WC
1.5m x 1.6m

KITCHEN & DINING
6.1m x 6m

LIVING
7.2m x 4.8m

DECK 1
DECK 2
FFL 42.355 RL 42.250
ENTRY
3.2m x 2.3m
TOW 42.400
TOW 42.339

PAV1
LINE OF EAVE OVER
LINE OF DECK OVER
LINE OF BUILDING OVER
LINE OF ROOF OVER
COAT STORE
FFL 40.920
FFL 42.400

STAIR 09
GD
B2
DP
STAIR 05
STAIR 08
STAIR 07
GD
STAIR 01
STAIR 03
STAIR 02

70 Memorial Dr, Bar Beach
88 Fern Street | PO Box 111
Islington NSW 2296
Phone (02) 4965 3500 Fax (02) 4965 3555
admin@moirlandscapearchitecture.com.au
www.moirlandscapearchitecture.com.au

NOTE:
DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

ARCHITECT:
Webber Architects

STATUS:
For Submission

CLIENT:
Kalyvas V & M

PROJECT:
1542

N O. D A T E. R E V I S I O N. B Y.
A 21.12.17 For submission AL
B 26.04.18 For submission AL

SCALE 1:50 @ A1

LEGEND

Site Boundary
+10A3
Proposed Finished Level
Timber Decking/Seat
Concrete Block Work Retaining Wall
Frameless Glass Pool Fence
Steel Garden Edging

TREE
Archontophoenix alexandrae (Alexandra Palm)
Pandanus Tectorius (Dragon Tree)
Macadamia Ternifolia ( Dwarf Macadamia Tree)

ACCENT PLANT & SHRUB
Acmena smithii 'Allyn Magic' (Lily Pily)
Alcantarea imperialis 'Rubra' (Imperial Bromeliad)
Aloe barbadensis milo' (Aloe vera)
Agave attenuata 'Lion's Tail'
Cordyline australis 'Red Sensation' (Cabbage tree)
Pittosporum tenuifolium (New Zealand Flax Green)
Asplenium australasicum (Bird's Nest Fern)
Cordyline australis 'Red Sensation'
Phormium tenax
Sansevieria trifasciata 'Laurentii'

CONCRETE PLANT & SHRUB
Agave attenuata
Cordyline australis
Sansevieria trifasciata

MASS PLANTING

Senecio mandraliscae
Tradescantia spathacea ('Moses-in-the-Cradle')
Carpobrotus glaucescens

Turf
Pebble Mulch

SPECIFICATION

SCALE AS SHOWN AT A1

FRONT YARD LANDSCAPE PLAN
LA003 | FRONT YARD

INTERIOR TO ARCHITECT'S DETAIL
CONCRETE PAVEMENT

PROJECT:
LA003
SCALE AS SHOWN AT A1
NOTE:
DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

ARCHITECT: Webber Architects

CLIENT: Kalyvas V & M

PROJECT: 1542

SPECIFICATION

SCALE AS SHOWN AT A1

LA006 | SECTIONS