PUBLIC VOICE COMMITTEE MEETING
20 June 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans

DA2017/00019 - 23 Alfred Street Newcastle East - Alterations and additions to dwelling
# Development Application

**Project Title:** Phillips Franks Alfred Residence  
**Project Phase:** Development Application

## Consultants
- **Structural/Civil:** ZIEL DESIGN  
- **Hydraulic:**  
- **Electrical:**  
- **Town Planner:**  
- **Mechanical:**  
- **Pfa:**  
- **Mine Subsidence Area:**  
- **Flood Planning:**  
- **Heritage:**

**Council Information:**  
- **Building Height:** 10m  
- **Land Use Zone:** R3 - Med Den Res.  
- **Project No.:** N1  
- **EPI:** Newcastle LEP 2012

## Project Details
- **Client:** ALFRED PHILLIPS & ZANNA FRANKS  
- **Site Address:** 23 Alfred Street, Newcastle East NSW 2300  
- **Location Plan:**

## Drawing List
- **Drawing Subsets:** General, Plans, Sections, Impression, Shadow Diagrams, Notification Plan

### Preliminary
- **Basix:**
  - Lighting
  - Insulation requirements
- **Construction:** Additional insulation required (R-value)
- **Windows and glazed doors:**
  - Minimum size
  - Material requirements

## BASEX
- **Basics and systems:**
  - Lighting
  - Insulation requirements

## Location Plan

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**Drawings and Plans:**
- Site Plan
- Floor Plans
- Section Plans
- Elevation Plans
- Site Analysis Plan
- Existing Condition Plans
- Site Address Plan
- Development Application Plan
- Notification Plan

## Specifications
- **Windows and glazed doors:**
  - Minimum size
  - Material requirements
  - Installation requirements

## ZIEL DESIGN

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NOTE: THE DEFINITION IS DEFINED BY THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4M ABOVE THE FLOOR, AND INCLUDES:

(A) THE AREA OF A MEZZANINE AND

(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND

(C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC, BUT EXCLUDES:

(D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND

(E) ANY BASEMENT

(F) STORAGE, AND

(G) VEHICULAR ACCESS, LOADING AREAS, GARAGE AND SERVICES, AND

(H) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND

(I) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND

(J) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT),

(K) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH, AND

(L) VOLUMES ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.
NORTH ELEVATION
1:100 @ A3
EXISTING ELEVATION REMAINS UNCHANGED

SOUTH ELEVATION
1:100 @ A3
EXISTING ELEVATION REMAINS UNCHANGED

EXISTING CHIMNEY TO BE MAINTAINED
EXISTING METAL ROOF TO REMAIN
METAL ROOF SHEETING TO LINK ROOF "WINDSPRAY"
LIGHT WEIGHT WALL - FIBER CEMENT CLADDING WITH TIMBER BATTENS TO JOINTS, "STEPNEY" PAINT FINISH
WINDOW HOOD BLACK PAINT FINISH
RECYCLED FACE BRICKWORK
WINDOW HOOD BLACK PAINT FINISH
RAISED TIMBER DECK
PRIVACY SCREEN
RECYCLED FACE BRICKWORK WINDOW HOOD BLACK PAINT FINISH
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BOUNDARY
GROUND FLOOR
EXISTING GROUND LEVEL
RIDGE LEVEL
RL 9.81
FIRST FLOOR
RL 13.13
RL 18.08

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DATE
VER.
ISSUE
DESCRIPTION
NORTH

A
CLIENT REVIEW 09.12.16
MH

B
CLIENT REVIEW 12.12.16
MH

C
CLIENT REVIEW 15.12.16
MH

D
DEVELOPMENT APPLICATION 20.12.16
MH

E
CLIENT REVIEW 09.02.17
MH

F
AMENDED DEVELOPMENT APPLICATION 13.02.17
MH

Z1621
ALFRED PHILLIPS & ZANNA FRANKS

NEWCASTLE EAST NSW 2300
PHILLIPS FRANKS ALFRED RESIDENCE 23 ALFRED STREET,
EXISTING METAL ROOF TO REMAIN

METAL ROOF SHEETING TO LINK ROOF "WINDSPRAY"

EXISTING CHIMNEY TO BE MAINTAINED

DCP BUILDING ENVELOPE

METAL ROOF SHEETING "WINDSPRAY"

RIDGE LEVEL 4.81m

FIRST FLOOR 4.14m

GROUND FLOOR 2.81m

EXISTING BRICK SHED TO BE MAINTAINED

RECYCLED FACE BRICKWORK

PRIVACY SCREEN

RAISED TIMBER DECK AND STAIR

EXISTING SHED

BATH

KITCHEN

LOUNGE

BED 2

BED

BATH

LIN

BED 3

MASTER BED

BED

LIN

DINING

GROUNDFLOOR RIDGE LEVEL 9.81m

FIRST FLOOR RIDGE LEVEL 13.13m

RL 18.08m

BOUNDARY

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DCP BUILDING ENVELOPE

REAR BUILDING LINE

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1:100 @ A3

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