DEVELOPMENT APPLICATIONS COMMITTEE MEETING
21 FEBRUARY 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  
DA2015/0330 - 58 Bolton Street Newcaslte - Demolition of outbuildings, adaptive re-use of school building into residence and gallery, construction of three multi storey residential apartment buildings

DISTRIBUTED UNDER SEPARATE COVER
GENERAL REVISION
AMENDED BASEMENT CARPARK. CHURCH ST RL's.
REVISED REAR WALL TO INCLUDE PRIVACY
CARPARK EXHAUST SHAFT SHOWN ALONG WESTERN
EXHAUST HOOD
METAL CLADDING
GLASS LOUVRE
SANDWICH PANEL
CPL
MCT
MC

PARKING
GROUND FLR RL 22.400
FIRST FLR RL 26.730
FIRST FLR RL 28.400
THIRD FLR RL 31.400
FOURTH FLR RL 34.400
RIDGE RL 38.200
PARKING RL 19.400
GROUND FLR RL 22.400
FIRST FLR RL 28.650
SECOND FLR RL 28.650
THIRD FLOOR RL 34.400
RIDGE RL 35.200

ADJOINING CARPARK

WEST ELEVATION (BOUNDARY)

AS PER BASIX REQUIREMENTS
ALUMINIUM FRAMED WINDOW
FOR BRIDGE DETAIL
TO WINDOW TO FUTURE DETAIL
FIXED PRIVACY SCREEN

EXISTING BOUNDARY WALL TO REMAIN
GROUNDLINE AT BOUNDARY APPROXIMATE NEIGHBOURS
RIDGELINE BEYOND 1000 HIGH SOLID BALUSTRADE
SHOWN DOTTED EXISTING BOUNDARY WALL
GROUNDLINE AT BOUNDARY APPROXIMATE NEIGHBOURS

ENGINEERS DETAILS

AFTER DETAIL

WATERPROOFING WET AREAS:
TERMITE PROTECTION:
LIGHT TIMBER FRAMING:

OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST
FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING
UNLESS OTHERWISE NOTED OR DIRECTED,

OF 3.5 STAR ENERGY RATING

4. NEW HOTWATER HEATERS SHALL BE A MINIMUM

3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
FRAMED WALLS INCLUDING BRICK VENEER

2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL

DATE

WRIGHT 02.02.17
SHEAR 02.12.15
SHEPPARD 26.03.15
LEVY 10.06.15

APPROVED

CASEMATE HOUSES LTD
169 ALBION STREET, SURRY HILLS, 2010
KEVIN SNELL PTY LIMITED 51 001 634 984
KEVIN SNELL ARCHITECTS

PROJECT NO 706
DRAWN CLT
APPROVED
PROJECT NO DA 1485 ISSUE NO H

NOTES

GENERAL

EFFICIENCY

ENERGY

STANDARDS

AUSTRALIAN

NOTES

FOR BOTH DRY AND WET SLIP RESISTANCE.

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NOTES
TO SCALING FROM DRAWING. SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE.
ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE.
CONSTRUCTION.
ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO
CONSULTANT PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY
CONTRACT DOCUMENTS. READ DRAWINGS IN CONJUNCTION WITH ALL OTHER.

FOR APPROVAL

MATERIAL SCHEDULE

BORAL ESCURA (SMOOTH) - PEARL GREY
FACE BRICK - EQUAL/SIMILAR TO:
TAUBMANS FLANNEL FLOWER
CEMENT RENDER (TEXTURED). EQUAL/SIMILAR TO LOW SHEEN
1:200 (A3)

FOR APPROVAL  DA
MAR 2015

S N E L L
NOTES TO SCALING FROM DRAWING SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE.

ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE INDICATED.

CONSTRUCTION.

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT.

CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.

ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONTACT

CONTRACT DOCUMENTS.

READ DRAWINGS IN CONJUNCTION WITH ALL OTHER DOCUMENTS.

FACSIMILE 02 9380 9379
PHONE NEWCASTLE 02 4929 1800
PHONE SYDNEY 02 9332 1111

169 ALBION STREET, SURRY HILLS, NSW 2010

KEVIN SNELL PTY LIMITED ABN 51 001 634 984

KEVIN SNELL ARCHITECTS

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KEVIN SNELL ARCHITECTS

A NEWCASTLE NSW 2300

58 BOLTON STREET

FOR APPROVAL

MAR 2015

SNEll

Bolton St - 1:250 (A3)

Building Separation Diagram

Project No: 705

Block A
Block B
Block C

Existing Building

12345

Between Living Spaces

Between Balconies

1611

4623

7317

10497

4633

8501

Bolton St

Church St

7050
TOILET ROLL HOLDER
FLOOR WASTE
BLOCK B REAR ELEVATION AMENDED. MINOR INTERNAL APT
2576 sqm
METAL CLADDING
CERAMIC TILE
8
JOINT
FIXED WINDOW PANE
HAMENDED BASEMENT CARPARK. CHURCH ST RL's.
ISSUE
GENERAL REVISION
COLORBOND METAL
STAINLESS STEEL
CHURCH/BOLTON ST LANDSCAPING AMENDED TO
SUBMITTED TO COUNCIL FOR DA

Refer to Landscape Plan Courtyard Area

Remove hard surface
Make good existing hard surface
Selected turf area
Raised planting
Deep soil planting
Excavate and prepare for deep soil planting

Gleditsia triacanthos
(Venice) (SUNBURST)
Viburnum odoratissimum
(Port Wine Magnolia)
Michelia figo
Leptospermum cardwell
(Cobbler)
Cupanopsis anacardioides
(Magnolia grandiflora)
Wisteria
Jacaranda mimosifolia
(Acmena smithii minor - hedge)

Hedge
Tree

 onsite tree locations

Land/landscape area:
Site area:
landscape areas

Removed
Removed
Removed
Remain

554 sqm (21.5% of total site area)
724 sqm (28% of total site area)