DEVELOPMENT APPLICATIONS COMMITTEE MEETING
21 MARCH 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans DA2015/0820 - Supplementary Report - 30 Fleet Street New Lambton - Demolition of dwellings and outbuildings, erection of nine attached two storey units, associated site works, boundary adjustment, 2 lot strata subdivision (Lot 1) and 7 lot strata subdivision (Lot 13 Sec W).
### SITE LOCATION

![Subject Site Image]

### SUBJECT SITE

![Subject Site Image]

### Shaw

**Urban Housing**

**Fleet St**

**New Lambton**

#### Schedule of Drawings

**Architectural**

- DA-00 Title Sheet
- DA-01 Images
- DA-02 Site Analysis Plan
- DA-03 Overall Site Plan
- DA-04 Site Plan Sheet A
- DA-05 Site Plan Sheet B
- DA-06 Overall Site Coverage
- DA-07 Site Coverage Sheet A
- DA-08 Site Coverage Sheet B
- DA-09 Ground Floor Plan Units 1-2
- DA-10 First Floor Plan Units 1-2
- DA-11 Units 1-2 Elevations
- DA-12 Units 1-2 Elevations
- DA-13 Floor Plan Unit 3
- DA-14 Unit 3 Elevations
- DA-15 Unit 3 Elevations
- DA-16 Floor Plans Units 4-5
- DA-17 Units 4-5 Elevations
- DA-18 Units 4-5 Elevations
- DA-19 Ground Floor Plan Units 6-9
- DA-20 First Floor Plan Units 6-9
- DA-21 Units 6-8 Elevations
- DA-22 Units 6-8 Elevations
- DA-23 Unit 9 Elevations
- DA-24 Sections
- DA-25 Shadow Diagrams
- DA-26 Shadow Diagrams
- DA-27 Shadow Diagrams
- DA-28 Shadow Diagrams
- DA-29 Sedimentation

**Survey By Others**
SITE ANALYSIS

1:500
**UNITS 1-2 NORTH ELEVATION 1:100**

- **RL 23 490**
  - 2. Ceiling Height
- **RL 20 940**
  - 2. First Floor Level
- **RL 18 200**
  - 1. Ground Floor Level

**UNITS 1-2 EAST ELEVATION 1:100**

- **RL 23 490**
  - 2. Ceiling Height
- **RL 20 940**
  - 2. First Floor Level
- **RL 18 200**
  - 1. Ground Floor Level

**Notes**

- Use figured dimensions only. Do not scale from drawings.
- Report any discrepancies prior to the commencement of work and any ordering of materials. Drawings are to be used and may not be used or reproduced for any other project.

**Energy Rating**

- Hot Water Coms # Inst: 3 Star Shower Heads, 4 Star Toilet, 4 Star Kitchen Taps, 4 Star Basin Taps
- Fixtures: All Toilets, One Outdoor Tap, Laundry W/M Cold Tap
- Alternative Water: Rainwater Tank Size 1500(L), Tank Connected To:

**Thermal Comfort Commitments**

- Refer to TPA Specification on plans:
  - 3 Star Shower Heads
  - 4 Star Toilet
  - 4 Star Kitchen Taps
  - 4 Star Basin Taps

**Other Commitments**

- Fixed shading (eaves, pergolas, verandahs, awnings)
- Heating: Gas instantaneous 5 star
- Fixtures: All Toilets, One Outdoor Tap, Laundry W/M Cold Tap
- Alternative Water: Rainwater Tank Size 1500(L), Tank Connected To:
SUMMARY OF BASIX COMMITMENTS

Energy Rating

Stove/Oven  Gas  cooktop  electric  oven
Ventilation  1  x  Bathroom  Fan  ducted  to  roof/facade  Manual  on/off
System

Heating

Hot Water  Gas  instantaneous  5 star

ENERGY COMMITMENTS

THERMAL COMMITMENTS - Refer to TPA Specification on plans

3 Star Shower Heads  4 Star Toilet  4 Star Kitchen Taps  4 Star Basin Taps

All Toilets  One Outdoor Tap  Laundry W/M  Cold Tap

Client

Shaw

Location

Fleet St

New Lambton

Project

Urban Housing

Drawing

Floor Plan Unit 3

Drawing Number

DA-13

Scale

AS SHOWN

0687
NOTES: - SEDIMENTATION CONTROL

- SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.

- ENTRY AND DEPARTURE OF VEHICLES IS TO BE CONFINED TO THE NOMINATED EXISTING VEHICLE ACCESS OR STABILISED SITE ACCESS.

- TOPSOIL IS TO BE STRIPPED FROM BUILDING SITE AND STOPLIED FOR LATER USE IN LANDSCAPING THE SITE. TOPSOIL IS TO BE RESPIRED AND ALL DISTURBED AREAS REHABILITATED (TURFED) WITHIN 20 WORKING DAYS OF COMPLETION OF WORKS.

- THE FOOTPATH, OTHER THAN STABILISED SITE ACCESS IS NOT TO BE DISTURBED, INCLUDING STOPLIED MURALS. WHERE ESSENTIAL WORKS (DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.

- WASTE BINS ARE TO BE PROVIDED FOR BUILDING WASTE OR WASTE ENCLOSURE MINIMUM 1800x1800x1200mm HIGH CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT. ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.

- ROOF DOWNPPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPETITION OF ROOF AND GUTTERING.

- ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS. ALL STRUCTURES TO BE CLEANED ON LEAVING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.
INITIAL PREPARATION
Verify all demolition on site prior to commencement, locate all underground services and ensure no damage occurs to them during the contract. Comply with the requirements of the Newcastle City Council guidelines on erosion and sediment control regulations and other environmental controls to ensure all on site works are carried out in a manner to prevent any erosion or sediment loss. Spray all areas where erosion precautions will be made. Excess soils and excess native soil are to be removed within the guidelines of the council requirements to approved sites.

SOIL PREPARATION
Cultivate to the minimum depth of 200mm in all garden areas to 100mm depth in all lawn areas; add a 3cm layer of organic matter, before the addition of garden soil is added. In all areas that fill is required, gain required levels using a premium soil mix. Where excavation is required as per easy excavate as required to allow for addition of 200-400mm depth of premium garden soil to garden areas and 100-300mm depth for topsoil to lawn areas. Undertake all required action to ensure no root ball of proposed plants sit in clay or wet soil, and that all garden and lawn areas drain satisfactorily. It is the contractor’s responsibility to ensure the end result of the project is that all lawn and garden areas drain sufficiently (both surface and subsurface), and are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Soil levels are to allow for the addition of turf and to match the specific requirements.

GARDEN EDGING
EDGING: Timber edging shall be located at planter bed edges where meeting new or existing turfed areas. Use 38x150mm treated pine edging with 30x50mm ipe at 1200 centres finished 30mm below top of edging.

PLANTING
Purchase plants from an approved nursery that supplies plants that are true to type and species, healthy and able to store in nursery to maintain vigour before planting. Plants with 24hrs of plants being delivered. Select plants as indicated on plan. Plant holes shall be dug approximately twice the width and 100mm deeper than the plant root balls that they are to receive. Add fertilizer followed by 100mm of garden soil to base of hole and lightly consolidate. Remove plant from container and backfill with garden soil and firm into place. Base of stem shall finish flush with finished soil level. Thoroughly water all plants on first planting to soil soil of plant and surrounding soil as far as to allow roots to adjust, do not allow drying out. Water regular over the first 3-4 weeks.

FERTILISING
Use slow release fertilisers such as osmocote and agrifloc tablets on all plants.

MULCHING
Install 75mm minimum of 10-15mm pine bark as a match over all gardens. Shaded areas within with 10-25mm possible mulch with weedwack under.

RETAINING WALLS
Erection of masonry retaining walls to be as per retaining wall specification guidelines. All retaining walls and footings to remain within the confines of boundary.

TURF
Prepare for, and lay cultivated Buffalo turf to all areas nominated on the plan as being lawn. To be laid within 24hrs of delivery on site, making sure all areas are level for drainage, garden edging and paths. Complete prior to practical completion removal from site all unwanted debris occurring from work. Satisfy council that all landscaping works have been undertaken in strict accordance with council’s landscape code and guidelines. At the completion of all landscape works and prior to issuance of the Certificate of Practical Completion. Carry out the following during the maintenance period determined by council. These works shall include but not limited to watering, weeding, fertilising, pest and disease control, re-tracking, stacking and tying, replanting, cultivation, pruning, pruning, topping, dressing and the like.