REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2015/0820 - 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).
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Use figured dimensions only. Do not scale from drawings.

Subject Site

Site Location

Shaw Urban Housing
Fleet St
New Lambton

Schedule of Drawings

Architects

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
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C DEVELOPMENT APPLICATION 21.11.16
Fleet St
New Lambton
Urban Housing

PO Box 601 Kotara
NSW 2289 Ph 49524425
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C DEVELOPMENT APPLICATION 21.11.16
Fleet St
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PO Box 601 Kotara
NSW 2289 Ph 49524425

UNIT 01
GROUND FLOOR
A: 77 m²
16,300

UNIT 02
GROUND FLOOR
A: 77 m²
16,300

ENTRY
LIVING
KITCHEN
DINING
STORAGE
WC
ENTRY
GARAGE
A: 23 m²

3,200
720
720
12 - 24
12 - 24
820
3,200
720
720
12 - 24
12 - 24
820
3,200
720
720
12 - 24
12 - 24
820

GROUND FLOOR
1:100
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Notes:
- BUILDING ENVELOPE SHOWN DASHED
- EXISTING GROUND LINE TO BE REMOVED
- BUILDING ENVELOPE SHOWN DASHED

Units 1-2 Elevations

- RL 23 490
- RL 20 940
- RL 18 200

1. GROUND FLOOR LEVEL
2. FIRST FLOOR LEVEL
2. CEILING HEIGHT

26,092
2,740
2,550
2,602

22.5°

BUILDING ENVELOPE

SELECTED COLORBOND CUSTOM ORB METAL ROOF SHEETING
SELECTED WEATHERBOARD CLADDING
SELECTED APPLIED FINISH SELECTED CLADDING

UNITS 1-2 NORTH ELEVATION
1:100

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

- Existing ground line to be retained.
- Retaining wall to engage EPS slab and soil conditions.
- Building envelope shown dashed.
- Existing ground line shown dashed.
- Proposed ground line.
- Existing ground line to be retained.
- Building envelope shown dashed.
- Existing ground line shown dashed.
- Building envelope shown dashed.
- Existing ground line shown dashed.
- Proposed ground line.

**Units 3 North Elevation**

1:100

**Units 3 East Elevation**

1:100

**Client**

Shaw

New Lambton

Urban Housing

**Drawing**

Unit 3 Elevations

Drawing Number

DA-14

**Scale**

A3 SHOWN

**Issue**

C

**Date**

21.11.16

**Project Number**

0587
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**Notes**

- **UNITS 4-5 EAST ELEVATION**
  - 1:100

- **UNITS 4-5 NORTH ELEVATION**
  - 1:100

- **BUILDING ENVELOPE SHOWN DASHED**
- **EXISTING GROUND LINE SHOWN DASHED**
- **EXISTING GROUND LINE BEYOND RETAINING WALL TO BE RETAINED**
- **RETAINING WALL TO ENGINEER’S DETAIL AND SPECIFICATIONS**
- **BOUNDARY**

- **NOTE**
  - VERTICAL CONTROL JOINTS LOCATED IN EXTERNAL WALLS 6000mm CTS MAX

- **SELECTED COLORBOND CUSTOM ORB METAL ROOF SHEETING**
- **SELECTED WEATHERBOARD CLADDING**
- **APPLIED FINISH SELECTED**

- **UNIT 4**
  - RL 26 790
  - 2. CEILING HEIGHT
  - RL 21 200
  - 1. GROUND FLOOR LEVEL
  - RL 24 240
  - 2. FIRST FLOOR LEVEL

- **UNIT 5**
  - 28,985
  - 2,740
  - 300
  - 2,550
  - 2,195
  - 1,399

- **22.5°**

- **BUILDING ENVELOPE SHOWN DASHED**
- **EXISTING GROUND LINE SHOWN DASHED**
- **EXISTING GROUND LINE BEYOND RETAINING WALL TO BE RETAINED**
- **RETAINING WALL TO ENGINEER’S DETAIL AND SPECIFICATIONS**

- **BOUNDARY**

- **UNIT 5 EAST ELEVATION**
  - 1:100
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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 STRIPMINED FROM BUILDING SITE AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE. TOPSOIL IS TO BE RESPIREAD 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 STOCKPILING OF MATERIALS. WHERE ESSENTIAL WORKS (eg 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 1800*1800*1200mm HIGH-CONSTRUCTED USING STAR PICKETS AND 1200mm HIGHISED CONTROL MAT.
- ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.
- ROOF DOWPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPLETION 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 REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.

Construction Notes

1. Fabricate a sediment baffle made from geotextile or straw bales.
2. Follow Standard Drawing 6-7 and Standard Drawing 6-8 for installation procedures for the straw bales or geotextiles. Reduce the panel spacing to 1 metre slots.
3. In waterways, artificial sediment traps can be created with siltbags or north banks as shown in the drawing.
4. Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

GEOTEXTILE INLET FILTER


Construction Notes

1. Place stockpiles more than 2 (generally 3) metres from existing vegetation, concrete wall, roads and footpaths.
2. Construct on the contour as low, flat, elongated mounds.
3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
4. Whet they are to be in place for more than 10 days, stabilise following the approved method of the friendly authority.
5. Construct earth berm (Standard Drawing 5-9) on the outside of the stockpile to divert water around stockpile and sediment fences (Standard Drawing 5-11) to 2 metres downstream.

STOCKPILES

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

ALL COMMON SERVICE LINES ARE COMMON PROPERTY.

Areas and dimensions are subject to council approval and final survey.

Revision B 31/1/2017  Arch.Rev.C 21/11/16

Surveyor: Jason Lee Harman
Surveyor's Ref: 5056-SP-2
Subdivision No:

Registered SP

Notes:
- All areas are approximate.
- The stratum of the courtyards is limited to 3m below and 5m above the upper surface of its respective units concrete floor.

LOCATIONS PLAN

- C.P. - Denotes common property
- C.Y. - Denotes courtyard
- M. - Denotes motorcycle parking (common property)
- P. - Denotes patio
- V. - Denotes visitor parking (common property)

Lengths are in metres. Reduction Ratio 1:250
PT.1  
(96m²)  
TOTAL 275m²

PT.2  
SEE BELOW

PT.7  
(89m²)  
TOTAL 197m²

C.Y.  
(108m²)

PT.6  
(90m²)  
TOTAL 194m²

C.Y.  
(35m²)

PT.5  
(90m²)  
TOTAL 197m²

C.Y.  
(36m²)

PT.4  
(92m²)  
TOTAL 216m²

C.Y.  
(53m²)

PT.3  
(80m²)  
TOTAL 206m²

C.Y.  
(68m²)

PT.2  
SEE ABOVE

PT.1  
SEE ABOVE

Notes:
- All areas are approximate.
- The stratum of the courtyards is limited to 3m below and 5m above the upper surface of its respective units concrete floor

C.Y. - DENOTES COURTYARD

Surveyor: Jason Lee Harman
Surveyor's Ref: 5056-SP-2
Subdivision No: SP

Lengths are in metres. Reduction Ratio 1: 200
Notes:
- All areas are approximate.
- The stratum of the courtyards is limited to 3m below and 5m above the upper surface of its respective units concrete floor.
## PLAN OF SUBDIVISION OF:
LOT .... DP .............

<table>
<thead>
<tr>
<th>Address for Service of Documents</th>
<th>The by-laws adopted for the scheme are:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Owners - Strata Plan No</td>
<td>* Model by-laws for residential strata schemes together with:</td>
</tr>
<tr>
<td>Street Address</td>
<td>Keeping of animals: Option *A/B</td>
</tr>
<tr>
<td>Suburb</td>
<td>Smoke penetration: Option *A/B</td>
</tr>
<tr>
<td></td>
<td>(see Schedule 3 Strata Schemes Management Regulation 2016)</td>
</tr>
<tr>
<td>Provide an Australian postal address including a postcode</td>
<td>* The strata by-laws lodged with the plan.</td>
</tr>
</tbody>
</table>

### Surveyor’s Certificate

I, JASON LEE HARMAN, of LAND DEVELOPMENT SOLUTIONS PTY LTD., PO BOX 853 THE JUNCTION, NSW 2291, being a land surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the *Strata Schemes Development Act 2015* has been met.

*(a) The building encroaches on:

*(a) a public place
*(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^

Signature: ..........................................................
Date: ..........................................................
Surveyor ID: ..........................................................
Surveyor’s Reference: 5056-SP-2

^ Insert the deposited plan number or dealing number of the instrument that created the easement

### Strata Certificate (Accredited Certifier)

I, .........................................................., being an Accredited Certifier, accreditation number ................................................, certify that in regards to the strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 *Strata Schemes Development Regulation 2015* and the relevant parts of Section 58 *Strata Schemes Development Act 2015*.

*(a) This plan is part of a development scheme.

*(b) The building encroaches on a public place and in accordance with section 62(3) *Strata Schemes Development Act 2015* the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment.

*(c) This certificate is given on the condition contained in the relevant planning approval that lot(s) ^ will be created as utility ots and restricted in accordance with section 63 *Strata Schemes Development Act 2015*.

Certificate Reference: ..........................................................
Relevant Planning Approval No.: ..........................................................
issued by: ..........................................................

Signature: ..........................................................
Date: ..........................................................

^ Insert lot numbers of proposed utility lots.

* Strike through if inapplicable
VALUER’S CERTIFICATE

I, ................................................................................................................................. being a qualified valuer, as defined in the *Strata Schemes Development Act 2015*, certify that the unit entitlements shown in the schedule herewith are apportioned in accordance with Schedule 2 *Strata Schemes Development Act 2015*

Signature: ......................................................... Date .........................................................

<table>
<thead>
<tr>
<th>UNIT ENTITLEMENTS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
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<tr>
<td>2</td>
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<tr>
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<tr>
<td>7</td>
<td></td>
</tr>
<tr>
<td>AGGREGATE</td>
<td>100</td>
</tr>
</tbody>
</table>
**FLEET STREET**

**TWO STOREY RENDERED TOWNHOUSES**

---

**Notes:**
- All areas are approximate.
- The stratum of the courtyards is limited to 3m below and 5m above the upper surface of the respective units' concrete floor.

---

**WARNING:** CREASING OR FOLDING WILL LEAD TO REJECTION.
DRAFT
AREAS AND DIMENSIONS ARE SUBJECT TO COUNCIL APPROVAL AND FINAL SURVEY

GROUND FLOOR PLAN

C.Y. (99m²)
PT.1
(101m²)
TOTAL 269m²

C.Y. (99m²)
PT.2
(101m²)
TOTAL 269m²

FIRST FLOOR PLAN

C.Y. - DENOTES COURTYARD
D. - DENOTES DECK

Notes:
- All areas are approximate.
- The stratum of the courtyards is limited to 3m below and 5m above the upper surface of its respective units concrete floor

Surveyor: Jason Lee Harman
Surveyor's Ref: 5056-SP-3
Subdivision No:
Registered
Lengths are in metres. Reduction Ratio 1: 200

SP
**SP FORM 3.01**

**STRATA PLAN ADMINISTRATION SHEET**

<table>
<thead>
<tr>
<th>Registered:</th>
<th>Lot: ... DP ...............</th>
<th>Plan of Subdivision Of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Owners - Strata Plan No</td>
<td>LGA: NEWCASTLE</td>
<td></td>
</tr>
<tr>
<td>Street Address</td>
<td>Locality: NEW LAMBTON</td>
<td></td>
</tr>
<tr>
<td>Suburb</td>
<td>Parish: NEWCASTLE</td>
<td></td>
</tr>
<tr>
<td></td>
<td>County: NORTHUMBERLAND</td>
<td></td>
</tr>
</tbody>
</table>

This is a *FREEHOLD/*LEASEHOLD Strata Scheme

**Address for Service of Documents**

The Owners - Strata Plan No
Street Address
Suburb

Provide an Australian postal address including a postcode

**Surveyor’s Certificate**

I ................................................ being an Accredited Certifier, accreditation number .............., certify that in regards to the strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 Strata Schemes Development Regulation 2015 and the relevant parts of Section 58 Strata Schemes Development Act 2015.

*(a) This plan is part of a development scheme.

*(b) The building encroaches on a public place and in accordance with section 62(3) Strata Schemes Development Act 2015 the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment.

*(c) This certificate is given on the condition contained in the relevant planning approval that lot(s) ................. will be created as utility lots and restricted in accordance with section 63 Strata Schemes Development Act 2015.

**Strata Certificate (Accredited Certifier)**

I ................................................................ being an Accredited Certifier, accreditation number .............., certify that in regards to the strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 Strata Schemes Development Regulation 2015 and the relevant parts of Section 58 Strata Schemes Development Act 2015.

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Certificate Reference: ................................................

Relevant Planning Approval No.: ........................................

Issued by: ............................................................

Signature: ..............................................................

Date: .................................................................

* Strike through if inapplicable
VALUER’S CERTIFICATE

I, ..................................................................................................................... being a qualified valuer, as defined in the *Strata Schemes Development Act 2015*, certify that the unit entitlements shown in the schedule herewith are apportioned in accordance with Schedule 2 *Strata Schemes Development Act 2015*

Signature: ............................................. Date .........................................................

SCHEDULE OF UNIT ENTITLEMENT

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>1</td>
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<tr>
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<tr>
<td>AGGREGATE</td>
</tr>
<tr>
<td>100</td>
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</tbody>
</table>