DEVELOPMENT APPLICATIONS PUBLIC VOICE MEETING
21 May 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2018/00968 - 37 Alfred Street Newcastle East
Alterations and additions to dwelling

DISTRIBUTED UNDER SEPARATE COVER
EXISTING VERANDAH ROOF AND GUTTERING TO BE RETAINED

NOTE: REINSTATE OPEN VERANDAH BELOW, REFER DA-03 FOR DETAILS

INSERT NEW OPERABLE SKYLIGHT INTO EXISTING ROOF PLANE

INSERT TWO NEW TUBE SKYLIGHTS INTO EXISTING ROOF PLANE (TO BRING LIGHT INTO PROPOSED BATH / WC. REFER DA-03). NOTE: SET SKYLIGHTS 900mm MINIMUM FROM BOUNDARIES.

NEW DECK BELOW, HARDWOOD DECKING, STRUCTURE TO ENGINEER'S DETAILS

SEWER MAIN (AS LOCATED BY SURVEY)

EXISTING OUTHOUSE STRUCTURE TO BE RETAINED

NEW TIMBER FENCE, HEIGHT TO MATCH EXISTING, LOCATED ON BOUNDARY

EXTENT OF NEW ADDITION SHOWN HATCHED GREY, NEW SKILLION ROOF FALLS TO REAR

FIXED SUNSHADE TO COMPLY WITH BASIX COMMITMENTS

ACCESS CHAMBER IN LANE (AS LOCATED BY SURVEY)

EXISTING OUTHOUSE TO BE PROTECTED & RETAINED

NOTE: ALUMINIUM FRAMED SLIDING DOOR PANELS SLIDE INTO GAP BETWEEN OUTHOUSE & NEW ADDITION WHEN OPEN

HALF-ROUND GUTTER AS SPECIFIED, NOTE CONNECT NEW DOWNPIPE TO EXISTING STORMWATER SYSTEM

RAISED LIGHT-SCOOP INTO PROPOSED HALL/STAIR AREA

ROOF OF 35 ALFRED STREET BEYOND EXISTING SIDE WALL OF SUNROOM/VERANDAH TO BE RETAINED

EXISTING ROOF TO BE RETAINED

NEW BALUSTRADE TO MATCH NEIGHBOUR’S EXISTING ROOF TO BE RETAINED

NEW TIMBER DOOR LEAF WITH GLAZED PANELS TO EXISTING DOOR FRAME

EXISTING VERANDAH ROOF AND STRUCTURE TO BE RETAINED

EXISTING ROOF & PARAPET WALL TO BE RETAINED

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**Drawing Title:**
**Project Name:** SCARBOROUGH
**37 ALFRED STREET NEWCASTLE EAST**

**Level 1 Demolition Plan**
- Existing Outhouse to be Protected & Retained
- Demolish Existing Kitchen/Bath/Laundry Floors, Walls & Roofs as Shown Dashed
- Existing Gas Hot Water Unit to be Relocated

**Level 2 Demolition Plan**
- Existing Stud Wall to be Removed Shown Dashed
- Existing Window & Reshape Opening to Form Access Into Proposed Addition
- Existing Stairs to be Removed Shown Dashed
- Remove Existing Chimney as Shown Dashed
- Remove Existing Window & Reshape Opening to Form Access Into Proposed Addition
- Remove Existing Chimney as Shown Dashed

**Existing Floors to be Demolished Shown Dashed**
- Existing Roofs to be Demolished
- Existing Walls to be Demolished
- Existing Stud Wall to be Removed Shown Dashed
- Existing Gas Hot Water Unit to be Relocated
- Existing Wall & Windows to Reinstall Original Verandah
- Remove Floor Coverings to Expose Original Decking
- Create Opening for New Window
- Remove Existing Wall, Windows to Reinstall Original Verandah

**Issue Details:**
- ISSUE CLIENT 26/09/17
- ISSUE FOR CLIENT APPROVAL 03/07/18
- DA ISSUE 13/08/18

**Contact Information:**
- WWW.BOURNEBLUE.COM.AU
- PO BOX 295, NEWCASTLE, NSW 2300
- T 02 4929 1450
- F 02 4927 1623
- ABN 95 114 746 897
- NOMINATED NSW REGISTERED ARCHITECT SHANE BLUE
  - REGISTRATION NO. 5689
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**EXISTING RIDGE**

- **INSERT NEW OPERABLE SKYLIGHT INTO EXISTING ROOF PLANE**
- **EXISTING ROOF & PARAPET WALL TO BE RETAINED**

**EXISTING SUNROOM ROOF AND STRUCTURE TO BE RETAINED**

**REMOVE EXISTING WALL ENCLOSING SUNROOM, REINSTATE VERANDAH, DETAIL OF BALUSTRADE & TIMBER FRAMED FRENCH DOORS TO MATCH NEIGHBOURING TERRACE AT 33 ALFRED STREET**

**EXISTING VERANDAH ROOF AND STRUCTURE TO BE RETAINED**

**EXISTING RIDGE**

- **INSERT NEW TIMBER DOOR LEAF WITH GLAZED PANELS TO EXISTING DOOR FRAME**

**EXISTING OUTHOUSE TO BE PROTECTED & RETAINED**

**NOTE TWO SLIDING PANELS SLIDE PAST ADJACENT WALL SURFACE INTO GAP BETWEEN OUTHOUSE & NEW ADDITION**

**PROPOSED ADDITION, SELECTED LIGHT-WEIGHT CLADDING**

**PROPOSED LIGHT-SCOOP ROOF BEYOND**

**HALF-ROUND GUTTER AT EDGE OF PROPOSED ADDITION ROOF, CONNECT NEW DOWNSPUE TO EXISTING STORMWATER SYSTEM**

**PROPOSED DECK AT LEVEL OF OUTHOUSE SLAB, REFER DA-01 FOR SETOUT**

**PROPOSED SKYLIGHTS INTO WC & BATH (NOTE ENSURE SET 0.9 M FROM BOUNDARIES)**

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**ALFRED STREET ELEVATION 1:50**

**SOUTH ELEVATION 1:50**
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8,650
LEVEL 1 FLOOR

11,965
LEVEL 2 FLOOR

16,900
EXISTING RIDGE

121
ROOF OF 36 ALFRED STREET BEYOND

RAISED LIGHT SCOOP INTO PROPOSED HALL/ STAIR AREA

HAIRPIN GUTTER AS SPECIFIED. NOTE CONNECT NEW DOWNPIPE TO EXISTING STORMWATER SYSTEM

SLAB & FOOTINGS TO ENGINEER'S DETAILS,
NOTE CLASS 2 FINISH ON EXPOSED EDGE OF FOOTING

ALUMINIUM FRAMED SLIDING DOOR AS SCHEDULED PROPOSED ADDITION, SELECTED LIGHT-WEIGHT CLADDING

BLOCK VENEER WALL SET 10-35mm INSIDE BOUNDARY. FACE FINISH

2.00°

35.00°

36.00°
RAISED LIGHT-SCOOP INTO PROPOSED HALL STAIR AREA BEYOND
HALF ROUND GUTTER AS SPECIFIED, NOTE CONNECT N/S DOWNSPOPP TO EXISTING STORMWATER SYSTEM
BLOCK VENEER WALL SET 15mm INSIDE BOUNDARY, FACE FINISH

LEVEL 1 FLOOR
LEVEL 2 FLOOR

EXISTING RIDGE

2.00°
35.00°

SLAB & FOOTINGS TO ENGINEER'S DETAILS,
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NEW BALUSTRADE TO MATCH NEIGHBOUR'S EXISTING ROOF TO BE RETAINED

LEVEL 1 FLOOR
LEVEL 2 FLOOR

ISSUE AMENDMENT DATE
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8,650
16,900
11,965
11,365

LEVEL 1 FLOOR
LEVEL 2 FLOOR

1 EAST ELEVATION 1:50

DRAWING TITLE
SCARBOROUGH 2 ALFRED STREET IN LITTLE EAST

DRAWING No.
DA-06

PROJECT No.
DA-06

DATE
13/08/18

SCHEDULE
DA ISSUE 13/08/18

ISSUE TO CLIENT 26/09/17

ISSUE FOR CLIENT APPROVAL 03/07/18

SCHEDULE
DA ISSUE

SCARBOROUGH 2 ALFRED STREET IN LITTLE EAST

BOURNE + BLUE
ARCHITECTURE

ENSURE THAT THIS ISSUE IS INTENDED TO BE USED ONLY BY THE ARCHITECT AND THE CONTRACTOR WHERE THE ISSUE IS INTENDED

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The builder shall check and verify all dimensions, and verify all errors and omissions with the Architect. Do not scale this drawing. Ensure that the proposed new roof tucks in below existing eaves/gutter, flash to ensure watertight. The builder must check and verify all work according to the architect's plans and any instructions or compliance with the National Construction Code.

New framed floor structure to engineer's details.

New kitchen joinery to future detail.

Metal roof sheeting as specified over framed roof structure to engineer's details.

New concrete slab & footings to engineer's details.

Existing walls to be retained.

Existing floor to be retained, sand & polish existing floorboards.

Insert new skylights with flexible ducts to wc/bath.

Insert new skylight to existing roof structure. Line roof shaft with plasterboard, paint finish.

Existing walls to be removed, shown dashed.

New balustrade detail to match neighbours.

Insert new french door in existing wall.

Remove floor coverings to expose original decking.

Existing floor to be retained, sand & polish existing floorboards.

Insert new joinery doors to concealed laundry below stairs (refer DA-03).

New concrete slab & footings to engineer's details.

Concealed door to wc below stair. (refer DA-03).

Stair balustrade to future detail (to comply with the National Construction Code).

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New framed floor structure to engineer's details.
Existing Ridge

Metal Roof Sheeting as Spec.
Over Anticon & Roof Structure
To Engineer's Details, Bulk Ceiling Insulation

Raised Light Scoop into Proposed Hall/Stair Area

Fixed Awning to Comply with Basic Requirements to Heads of Windows 2-3 & 2-4

Permeable Building Envelope
As Described by OOP 2012

Aluminium Framed Windows as Scheduled

Block Veneer Wall Set 10-35mm
Inside Boundary, Face Finish

Concrete Slab & Footings
To Engineer's Details

Metal Roof Sheeting as Spec.
Over Anticon & Roof Structure
To Engineer's Details, Bulk Ceiling Insulation

Raised Light Scoop into Proposed Hall/Stair Area

New Framed Floor Structure to Engineer's Details

New Stairs to Future Detail, Ensure Compliance with National Construction Code

Existing Outhouse Beyond, To be Protected & Retained

Block Veneer Wall Set 10mm
Inside Boundary, Face Finish

Concrete Slab & Footings
To Engineer's Details

Concrete Slab & Footings
To Engineer's Details

New Staircase to Future Detail, Ensure Compliance with National Construction Code

New Framed Floor Structure to Engineer's Details

Concrete Slab & Footings
To Engineer's Details

Metal Roof Sheeting as Spec.
Over Anticon & Roof Structure
To Engineer's Details, Bulk Ceiling Insulation

Raised Light Scoop into Proposed Hall/Stair Area

New Framed Floor Structure
To Engineer's Details

Proposed Kitchen Joinery
To Future Detail

New Framed Floor Structure
To Engineer's Details

Block Veneer Wall Set 15mm
Inside Boundary, Face Finish

Existing Ridge

Concrete Slab & Footings
To Engineer's Details

Existing Outhouse Beyond, Insert Two Skylights as Specified

Proposed Kitchen Joinery
To Future Detail

METAL ROOF SHEETING AS SPEC.
OVER ANTICON & ROOF STRUCTURE
TO ENGINEER'S DETAILS, BULK
CEILING INSULATION

RAISED LIGHT-SCOOP INTO
PROPOSED HALL/STAIR AREA

FIXED AWNING TO COMPLY WITH
BASIC REQUIREMENTS TO HEADS
OF WINDOWS 2-3 & 2-4

PERMEABLE BUILDING ENVELOPE
AS DESCRIBED BY OOP 2012

ALUMINIUM FRAMED WINDOWS AS
SCHEDULED

BLOCK VENEER WALL SET 10-35MM
INSIDE BOUNDARY, FACE FINISH

NEW FRAMED FLOOR STRUCTURE
TO ENGINEER'S DETAILS

PROPOSED KITCHEN JOINERY
TO FUTURE DETAIL

CONCRETE SLAB & FOOTINGS
TO ENGINEER'S DETAILS

EXISTING RIDGE

NEW FRAMED FLOOR STRUCTURE
TO ENGINEER'S DETAILS

EXISTING OUTHOUSE BEYOND
TO BE PROTECTED & RETAINED

METAL ROOF SHEETING AS SPEC.
OVER ANTICON & ROOF STRUCTURE
TO ENGINEER'S DETAILS, BULK
CEILING INSULATION

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PROPOSED HALL/STAIR AREA

NEW FRAMED FLOOR STRUCTURE
TO ENGINEER'S DETAILS

CONCRETE SLAB & FOOTINGS
TO ENGINEER'S DETAILS

EXISTING RIDGE

CONCRETE SLAB & FOOTINGS
TO ENGINEER'S DETAILS

BED 1

8,650 LEVEL 1 FLOOR

8,650 LEVEL 1 FLOOR

16,905 LEVEL 2 FLOOR

11,965 LEVEL 2 FLOOR

16,905 LEVEL 2 FLOOR

8,650 LEVEL 1 FLOOR