ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM-5  DAC 16/05/17 - DA2016/01106 -291 KING STREET NEWCASTLE - ALTERATIONS AND ADDITIONS TO EXISTING CAR PARKING STATION INCLUDING AN ADDITIONAL 5 SPLIT LEVELS OF CAR PARKING, CHILD CARE CENTRE, AND CAFE ON GROUND FLOOR

Attachment A: Submitted plans - 291 King Street Newcastle East

ITEM-6  DAC 16/04/17 - DA2017/00019 - 23 ALFRED STREET NEWCASTLE EAST - ALTERATIONS AND ADDITIONS TO DWELLING

Attachment A: Submitted Plans - 23 Alfred Street Newcastle East.
DEVELOPMENT APPLICATIONS COMMITTEE MEETING
16 May 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2016/01106 - 291 King Street Newcastle - Alterations and additions to car parking station (five floors parking) child care centre and food and drink premises on ground floor

DISTRIBUTED UNDER SEPARATE COVER
CIVIC CAR PARK
291 King Street, Newcastle, NSW, 2300

Drawing List
DA 000  Cover Page
DA 001  Site Plan / Analysis
DA 002  Ground & Level 1 - Demolition Plan
DA 003  Level 2 & 3 - Demolition Plan
DA 004  Level 4 & 5 - Demolition Plan
DA 005  Level 6 & 7 - Demolition Plan
DA 006  Level 8 & 9 - Demolition Plan
DA 007  Level 10 - 11 - Demolition Plan
DA 010  Ground Floor & Level 1 Plan
DA 101  Level 2&3 Plan
DA 102  Level 4&5 Plan
DA 103  Level 6&7 Plan
DA 104  Level 8&9 Plan
DA 105  Level 10&11 Plan
DA 106  Typical Plan Levels 12 -21
DA 107  Typical Plan Levels 22 - 23
DA 108  Roof Plan
DA 200  Elevations 01
DA 201  Elevations 02
DA 202  Sections
DA 300  Perspectives 01
DA 400  Shadows Diagrams 01
DA 600  Notification Plan
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A Level 1, 187 Union St, The Junction NSW 2291
P +61 2 4969 3631
E enquiries@sdarch.com.au
W www.sdarch.com.au

**Drawing Legend (refer to project legend)**

P:\016\016-021 Civic Car Park\02 Drawings\02_b Working Files\016-021_Civic Car Park_Construction_new levels.pln
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For Information
1:200@A1

016-021 Civic Car Park

DA 005

CIVIC CAR PARK

291 King Street Newcastle
NSW 2300 AU

HUNTER PARKING AND STORAGE

P:\016\021 Civic Car Park\02 Drawings\02_b Working Files\016-021_Civic Car Park_Construction_new levels.pln

Drawing Notes

Issue

Description

Date

01

02

03

04

05

08/09/16

12/09/16

20/09/16

22/09/16

29/09/16

The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.
site details:
291 King Street
Newcastle, NSW
client:
Hunter Carpark & Storage
council:
City of Newcastle
date:
August 2016
job number:
9727.5
revision:
B

sheet index

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<th>SHEET NAME</th>
<th>REV. No</th>
<th>REV. DATE</th>
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<td>planting palette</td>
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<td>30/9/16</td>
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<tr>
<td>9727.5</td>
<td>landscape design report</td>
<td>B</td>
<td>30/9/16</td>
</tr>
</tbody>
</table>
LEGEND

- SITE PHOTOS - refer L02
- VIEWS INTO THE SITE
- VIEWS FROM THE SITE
- TRAFFIC FLOW
- DRAINAGE DIRECTION
- DEVELOPMENT BOUNDARY

EXISTING TREES:

1. Platanus 'Digitata'

CIVIC CAR PARK
CHILDRENS CENTRE

SITE:

CLIENT:

291 KING STREET NEWCASTLE
HUNTER PARKING & STORAGE

PROJECT:

CLIENT REVIEW 8/9/16

DATE: 30/9/16

DRAWN: AL / PW

SCALE: 1:400 @ A3

PHASE: JOB NUMBER: DWG NO: REV:

9727.5 DA L01 B
SITE IMAGES

Clever Kids Creative Child Care Centre - Civic Car Park Newcastle

IMAGE A: View from intersection of King Street and Union Street.
IMAGE B: View of northern facade.
IMAGE C: Retaining wall and planter along eastern boundary.
IMAGE D: View from north of site across King Street.
IMAGE E: Separation between existing structure and Newcastle Permanent building.
IMAGE F: Existing surface parking on King Street frontage.
IMAGE G: Southern boundary of site.
IMAGE H: View of southern facade.

Client: Hunter Parking & Storage

Project: Civic Car Park Childcare Centre

Site: 291 King Street Newcastle

Client Review 8/9/16A

DATE: DRAWN: SCALE: DA 9727.5

L02
King Street acoustic fence elevation

Scale: 1:100
1. Covered play space
   - Focused surface with banding inspired by Cuisenaire rods.
   - Balancing poles to match, with timber seating/storage around.
   - Raised planters as indicated to soften.

2. Sandpit
   - Sandpit to all age areas, with sand tone log edging and hard pump for water play to older areas.

3. Shade structures
   - Architecturally designed shade structures to integrate with building facade.
   - Decking provides seating/transition between levels.
   - Coloured rubber banding under provides soft fall space for movable play elements.

4. Sensory Gardens
   - Garden beds with tactile plants.
   - Timber balance logs & stepping stones winding throughout.

5. Timber Play Elements
   - Cubbies, decks, drums & logs provide natural play opportunities.

6. Public Domain
   - Suggested street tree plantings.
   - Pits correlate "roadside" to soften building & provide shade to playground.
   - Accurate fence to feature mix of solid & translucent coloured panels.

7. Turf
   - B 30/6/16 DA Issue
   - 11/06/CONCEPT DESIGN

PROJECT
CIVIC CAR PARK
CHILD CARE CENTRE

SITE
291 KING STREET NEWCASTLE

CLIENT
HUNTER PARKING & STORAGE

scale: 1:250

landscape concept plan

play space ratios

Scale: 1:500

0-2 year olds: 44 children
- Total area 320m²
- Sandpit area 30m²

2-3 year olds: 30 children
- Total area 220m²
- Sandpit area 20m²

4-5 year olds: 42 children
- Total area 308m²
- Sandpit area 30m²
Cuisenaire rods are mathematics learning aids for students that provide a hands-on way to explore mathematical concepts. Though primarily used for mathematics, they have also become popular to represent physical objects: clocks, floor-plans, maps, people, animals, fruit, tools, etc.

The colourful rods are represented throughout the play space within the design & materiality of ground surfaces, vertical structures & play equipment. These dynamic elements are a nod to the urban context of the site, however contrast with the highly natural features of the rest of the play space - being lush vegetation, timber surfaces, sand & water play, sensory gardens & interactive play components constructed from natural materials.

1. Covered playspaces with banded paving, painted columns, raised planters & timber storage boxes/ seats.

2. Sandpits with sandstone log edging & hand pumps for water play to older areas.

3. Shade structures designed to integrate with building facade.


5. Play elements - timber cubbies, decks, drums & logs provide natural play opportunities.

references:
- google images
- wikipedia
- terras landscape architects
planting palette

clever kids creative child care centre - civic car park newcastle

Viola hederacea
Cycas cooperi
Pandorea jasminoides
Hebe x franciscana
Stachya byzantina
Dietes vegeta
Dendranthema frutescens
Ceratopetalum gummiferum
Dicksenia antarctica
Comptonia peregrina
Hibbertia scandens
Acmena smithii var. minor
Agonis flexuosa ‘Nana’
Bambusa glaucescens
site - general description

This landscape design report has been prepared in accordance with the requirements of the City of Newcastle Development Control Plan 2012.

The subject site is located at 291 King Street in Newcastle. The site contains a parking garage (6 levels) which takes up most of the site. The vehicular access to the internal parking is located on Gibson Street. Along the King Street frontage, there is a surface parking area with space for 12 vehicles. This surface lot is accessed from King Street. The pedestrian entry is located on the north western corner of the building along King Street.

This entry coincides with the elevator shaft, which is the visual focus of the building. The site is contained within the Commercial Core B3 zoning. It is also within the boundaries of the Newcastle City Centre - West precinct.

The topography generally slopes north away from the building and toward King Street. Runoff is collected in drains along the boundary line. The site has been leveled for the existing building which necessitated a retaining wall along the south boundary.

proposed development

The proposed development seeks to construct parking levels above the existing parking structure. A facade treatment is proposed to the parking upper levels and a childcare centre to the ground floor fronting King Street. Access to the parking structure will be maintained on Gibson Street. The King Street frontage will provide access exclusively to the proposed child care centre. This report and documentation addresses only the childcare component of the development.

proposed landscape works and objectives

The proposed landscape works are to occur on the north side of the existing parking facility, between King Street, and the proposed fitout for a 116 space childcare centre to the existing ground floor area.

The landscape components consist broadly of new street tree plantings, a 2m high acoustic fence on the boundary line, and 3 outdoor play spaces within the front setback which cater for each of the 3 childcare age groups.

The outdoor play spaces are inspired by Cuisenaire rods, mathematics learning aids for students that provide a hands-on way to explore mathematical concepts. The colourful rods offer a strong correlation between the proposed building facade the play space within the design & materiality of ground surfaces, vertical structures & play equipment. These dynamic elements are a nod to the urban context of the site, however contrast with the highly natural features of the rest of the play space- being lush vegetation, timber surfaces, sand & water play, sensory gardens & interactive play components constructed from natural materials.

The 3 outdoor play spaces feature the following elements.

- Covered play spaces space
  - Paved surface with banding inspired by cuisenaire rods. Existing columns painted to match.
  - Timber benches/ storage around.
  - Raised planters as indicated to soften.

- Sandpits
  - Sandpits to all age areas, with sandstone log edging and hand pump play spaces water play to older areas.

- Shade structures
  - Architecturally designed shade structures to integrate with building facade. Decking provides seating/ transition between levels. Coloured rubber banding under provides softfall space for movable play elements.

- Sensory Gardens
  - Garden beds with tactile plants. Timber balancing logs & stepping stones winding throughout.

- Timber Play Elements
  - Cubbies, decks, drums & play spaces provide natural play opportunities.

A 2m high acoustic fence with coloured translucent panels in a multicell acoustic polycarbonate run along the king street frontage. This configuration allows play spaces light bands to enhance the play space behind, continues the Cuisenaire rod theme, and complements the proposed carpark facade.

The public domain works include suggested street tree plantings of Pyrus calleryana ‘Bradford’ within the existing lawn areas to soften building & provide shade to playground.
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DRAWING LEGEND

- **P**: Plan
- **W**: Section
- **E**: Elevation
- **L**: Longitudinal
- **S**: Section

**NOTES**

- The drawing shall not be used for construction unless endorsed "For Construction".
- Issue details for versions 0.1 to 0.5: 20/09/16, 15/09/16, 12/09/16, 08/09/16, 04/09/16, 02/09/16, 01/09/16.
- Revised editions: 22/09/16, 29/09/16.
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- The Client is required to notify the Designer of any discrepancies prior to the commencement of work. Drawings are to be reproduced for any other project or purpose.

**PROJECT**

Civic Car Park
Hunter Parking and Storage
29 King Street, Newcastle, NSW 2300 AU

**CLIENT**

Civic Car Park

**Issue for Information**

- For Coordination
- For Coordination
- For Coordination
- Draft DA Issue
- For DA Issue

**For Coordination**

- 29/09/16
- 22/09/16
- 20/09/16
- 15/09/16
- 12/09/16
- 08/09/16

**Scale**

- 1:200
- 1:500
- 1:1000

**Drawing Notes**

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**Contact Information**

enquiries@sdarch.com.au
Level 1, 187 Union St, The Junction, NSW 2291

**Level Description**

- **01**: Existing 2 Storey Building
- **02**: Existing Single Storey Building
- **03**: Proposed Multi-Storey Carpark
- **04**: Existing Carpark
- **05**: Existing 2 Storey Building
- **06**: Existing Single Storey Building

**Legend**

- **E**: Existing
- **P**: Proposed
- **F**: Future

**Acknowledgements**

- This drawing is part of the Civic Car Park project.
- Further information can be obtained from the website www.sdarch.com.au.

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**Issue Details**

- Issue for Information
- For Coordination
- For Coordination
- For Coordination
- Draft DA Issue
- For DA Issue

**Status**

- The drawing is endorsed for construction and any discrepancies must be reported prior to commencement.

**Scale**

- 1:200
- 1:500
- 1:1000

**Location**

- Hunter Parking and Storage
- 29 King Street, Newcastle, NSW 2300 AU

**For Coordination**

- 29/09/16
- 22/09/16
- 20/09/16
- 15/09/16
- 12/09/16
- 08/09/16

**Drawing Number**

- DA 500
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 Number:** Z1621

**Site Address:** 23 Alfred Street, Newcastle East NSW 2300

**Client:** Alfred Phillips & Zanna Franks

---

#### Consultants

- **Structural/Civil:** Ziel Design
- **Hydraulic:** Ziel Design
- **Electrical:** Ziel Design
- **Mechanical:** Ziel Design
- **Civil:** Ziel Design
- **PC:** Ziel Design
- **Mining/Subsidence Area:** Ziel Design
- **Flood Planning:** Ziel Design
- **Heritage:** Ziel Design

---

#### Council Information

- **Newcastle City Council**
- **Confidentiality:** Confidential

---

#### Drawing List

**Preliminary:**

- **Drawing Title:** General
  - **Drawing Subsets:**
    - Cover Sheet
    - Plans

---

#### Location Plan

- **Area:** Newcastle East NSW 2300
- **Project Phase:** Preliminary

---

#### Windows and Glazed Doors

- **Minimum Specifications:**
  - Minimum size: 1.2m²
  - Minimum size for doors: 0.78m²

- **Minimum Height:**
  - Minimum height: 2.4m

- **Notices:**
  - Notice to be posted: 24 hours before work begins

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#### Heron Protection

- **Minimum Protection:**
  - Minimum protection: 5m

---

#### Basix

- **Basics:**
  - **Minimum Floor Area:**
    - Minimum floor area: 100m²

---

#### Drawings

- DA-001: Cover Sheet
- DA-010: Site/Off Plan
- DA-030: Site Analysis Plan
- DA-040: Existing Ground Floor Plan
- DA-050: Existing First Floor Plan
- DA-060: First Floor Plan
- DA-070: First/Second Floor Plan
- DA-090: Structural/Civil Plan
- DA-100: Electrical Plan
- DA-110: Mechanical Plan
- DA-120: Hydraulic Plan
- DA-130: Town Planner Plan
- DA-140: PCA Plan
- DA-141: Lot/DP Plan

---

#### Drawings Subsets

- **General:** DA-100
- **Plans:** DA-010, DA-020, DA-030, DA-040, DA-050, DA-060, DA-070, DA-090, DA-100, DA-110, DA-120, DA-130, DA-140, DA-141

---

#### Notations

- **Design Notes:**
  - Minimum design notes: 1000

---

#### Other Information

- **Drawings Status:**
  - Drawings verified by Ziel Design

---

#### Contact Information

- **Ziel Design:** 0402 581 641 | design@ziel.com.au

---

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---

#### Verification

- **Verification:**
  - Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.

---

#### Issuer

- **Issuer Information:**
  - Issuer: Ziel Design
  - ABN: 98 591 678 044

---

#### Approval Information

- **Approval Details:**
  - Approval: DA-001
  - Penguin: Yes
  - Heritage: Yes

---

#### Summary

- **Summary:**
  - This document contains all necessary information for the development application, including detailed specifications for the structural, civil, and hydraulic aspects of the project.

---

#### Drawings

- **Drawings:**
  - DA-001: Cover Sheet
  - DA-100: Site/Off Plan
  - DA-030: Site Analysis Plan
  - DA-040: Existing Ground Floor Plan
  - DA-050: Existing First Floor Plan
  - DA-060: First Floor Plan
  - DA-070: First/Second Floor Plan
  - DA-090: Structural/Civil Plan
  - DA-100: Electrical Plan
  - DA-110: Mechanical Plan
  - DA-120: Hydraulic Plan
  - DA-130: Town Planner Plan
  - DA-140: PCA Plan
  - DA-141: Lot/DP Plan

---

#### Notes

- **Notes:**
  - Additional notes: 1000

---

#### Drawings Subsets

- **Subsets:**
  - General: DA-100

---

#### Drawings Notations

- **Notations:**
  - Minimum notations: 1000

---

#### Drawings Review

- **Review Details:**

---

#### Drawings Endorsement

- **Endorsement:**
  - Endorsed as per instructions

---

#### Drawings Issuance

- **Issuance Details:**
  - Issuance: As noted

---

#### Drawings Status

- **Status:**
  - Approved

---

#### Drawings Approval

- **Approval Information:**
  - Approval: DA-001
  - Penguin: Yes
  - Heritage: Yes
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TOTAL GFA: 97.85m²

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 OUTLINING, 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),

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

(J) AREAS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.
EXISTING ELEVATION REMAINS UNCHANGED

NORTH ELEVATION
1:100 @ A3

SOUTH ELEVATION
1:100 @ A3

EXISTING PLANS - AS NOTED

ELEVATIONS
NORTH & SOUTH

BOUNDARY

GROUND FLOOR

EXISTING GROUND LEVEL

RIDGE LEVEL RL 9.81

FIRST FLOOR

RL 13.13

RL 18.08

BOUNDARY

EXISTING ELEVATION REMAINS UNCHANGED

NORTH ELEVATION

SOUTH ELEVATION

EXISTING CHIMNEY TO BE MAINTAINED

EXISTING METAL ROOF TO REMAIN

METAL ROOF SHEETING TO 'LINK' ROOF 'WINDSPRAY'

LIGHT WEIGHT WALL - FIBRE CEMENT CLADDING WITH TIMBER BATTENS TO JOINTS 'STEPNEY' PAINT FINISH

WINDOW HOOD BLACK PAINT FINISH

RECYCLED FACE BRICKWORK

WINDOW HOOD BLACK PAINT FINISH

PRIVACY SCREEN

RAISED TIMBER DECK

BOUNDARY

GROUND FLOOR

EXISTING GROUND LEVEL

RIDGE LEVEL RL 9.81

FIRST FLOOR

RL 13.13

RL 18.08

BOUNDARY

EXISTING CHIMNEY TO BE MAINTAINED

EXISTING METAL ROOF TO REMAIN

METAL ROOF SHEETING TO 'LINK' ROOF 'WINDSPRAY'

LIGHT WEIGHT WALL - FIBRE CEMENT CLADDING WITH TIMBER BATTENS TO JOINTS 'STEPNEY' PAINT FINISH

WINDOW HOOD BLACK PAINT FINISH

RECYCLED FACE BRICKWORK

WINDOW HOOD BLACK PAINT FINISH

PRIVACY SCREEN

RAISED TIMBER DECK

BOUNDARY

GROUND FLOOR

EXISTING GROUND LEVEL

RIDGE LEVEL RL 9.81

FIRST FLOOR

RL 13.13

RL 18.08
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EXISTING METAL ROOF TO REMAIN

EXISTING CHIMNEY TO BE MAINTAINED

METAL ROOF SHEETING TO LINK ROOF, "WINDSPRAY"

DCP BUILDING ENVELOPE

BOUNDARY

EXTENT OF PREVIOUS PROPOSAL

METAL ROOF SHEETING, "WINDSPRAY"

WINDOW HOOD, BLACK PAINT FINISH

RECYCLED FACE BRICKWORK

PRIVACY SCREEN

EXISTING BRICK SHELF TO BE MAINTAINED

RAISED TIMBER DECK AND STAIR

BOUNDARY

GROUND FLOOR

FIRST FLOOR

RIDGE LEVEL

SECTION A

1:100 @ A3

EXISTING METAL ROOF TO REMAIN

METAL ROOF SHEETING TO LINK ROOF, "WINDSPRAY"

DCP BUILDING ENVELOPE

BOUNDARY

EXTENT OF PREVIOUS PROPOSAL

METAL ROOF SHEETING, "WINDSPRAY"

WINDOW HOOD, BLACK PAINT FINISH

RECYCLED FACE BRICKWORK

PRIVACY SCREEN

EXISTING BRICK SHELF TO BE MAINTAINED

RAISED TIMBER DECK AND STAIR

BOUNDARY

GROUND FLOOR

FIRST FLOOR

RIDGE LEVEL
VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.

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