PUBLIC VOICE COMMITTEE MEETING
18 July 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS
Attachment A - Plans  DA2016/01478 - 4 Beach Street Newcastle East
Demolition of dwelling, erection of three storey dwelling and associated site works

DISTRIBUTED UNDER SEPARATE COVER
NEW DWELLING HOUSE
LOT 9 SECTION A DP 2370
4 BEACH STREET
NEWCASTLE EAST NSW 2300

DRAWING SCHEDULE:
FOR DEVELOPMENT APPLICATION

ARCHITECTURAL SET:
A01 EXISTING, DEMOLITION & SITE ANALYSIS PLAN
A02 FLOOR PLANS
A03 STREETSCAPE ELEVATIONS
A04 ELEVATIONS & SECTION
A05 VISUALS
A06 SHADOW DIAGRAMS
A07 SCHEDULE OF MATERIALS

existing & demolition plan

site analysis plan
SCHEDULE OF MATERIALS

LIGHTWEIGHT CLADDING
ZINC-HORIZONTAL PATTERN - NATURAL FINISH

Lightweight metal cladding has been a staple material in the Australian vernacular, with corrugated iron a prominent material in the local context. The proposed development utilizes a lightweight tap to reflect the tripartite proportioning of early buildings. Horizontal strips of zinc with recessed joints have been selected as a contemporary material that compliments traditional corrugated iron and reflects the proportioning of traditional timber weatherboard wall cladding.

MASONRY WALLS
PREFINISHED CONCRETE

The building bulk is masonry to reflect the typical construction of the surrounding terraces. The masonry walls are recessive elements within the facade that give prominence to the lightweight balcony elements. The dark point finish has been selected to reflect the raw aesthetic of the historic Fort Scratchley.

BALCONY BALUSTRADE
ZINC - SHINGLE PATTERN - DARK GREY

Newcastle East features a range of highly ornate and patterned balustrades as is typical to Edwardian, Colonial & Victorian Terraces. Balustrades range between cast iron lacework, timber pickets, timber shingles and weatherboards. All provide a decorative texture to the building facade. The proposed development maintains this vernacular through the use of ornate zinc shingles, which provide the decorative treatment while maintaining contemporary materiality.

MASONRY WALLS
RED BRICKWORK

Face brickwork is a ubiquitous material within the Newcastle East Conservation Area. The majority of nineteenth-century building has walls of masonry, generally consisting of brickwork, stonework or a combination of both. Many examples of heritage brickwork surround the subject site, including the Heritage Listed Bootman’s Row to the west. Incorporation of recycled face brickwork on the boundary courtyard walls provides an aesthetic consistency with the surrounding area.

LOCAL PRECEDENTS

FORT SCRATCHLEY
Heritage listed Fort located north of the subject site, the fort was once a utilitarian structure, now a popular tourist attraction. The use of a stone structure is a complement to the masonry construction.

TERRACE HOUSING
Examples of Edwardian terrace housing within Newcastle East feature masonry construction - the use of masonry as the primary structural material and decorative detail and balustrades that extend beyond the primary masonry structure.

ADDITIONAL PRECEDENTS

FORT APARTMENTS
Fort Apartments showcase the full palette of materials proposed for the development in a contemporary setting. The combination of timber, glass and zinc lightweight cladding, done in the heritage look of the fourth row apartments.

BOATMAN'S ROW
Archetypal Victorian terrace housing with extensive use of zinc cladding, located just west of the subject site. The proposed extension to reflect the heritage look of the subject site includes courtyard walls and garage, featuring the same colour band and mortar joints.

OCEAN TERRACES
Prominent terrace housing located east of the subject site. Extensive use of weatherboard and decorative cornices. The introduction of the twin courtyards, featuring more extensive glazing and a more contemporary colour palette.

NEW DWELLING
LOT 9 SECTION A DP 2370
4 REACH STREET
NEWCASTLE NSW 2300

Shaddock Architects

21/12/19

12/11/19

1.5.2018

No. 143479.0

JO MORRIS

All dimensions are in millimetres unless otherwise stated. All building elements are for use with given sections only. Any changes to be signed and stamped to original drawings. On site plans and drawings, all dimensions are shown to the nearest millimetre. The architect is not responsible for the design of any item. No drawings are to be used in conjunction with any other documents. All drawings are copyright of Shaddock Architects. All plans and elevations copyright of Shaddock Architects.
PUBLIC VOICE COMMITTEE MEETING
18 July 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2017/00005 - 62 Fleming Street Wickham
Demolition of outbuilding and erection of three storey dwelling

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All Dimensions are in millimetres
Written Dimensions preferred to scale
All measurements to be checked on site
All work to BCA and AS
NOT FOR CONSTRUCTION
All Dimensions are in millimetres

Written Dimensions preferred to scale

All measurements to be checked on site
All work to BCA and AS

NOT FOR CONSTRUCTION

Copyright 2015

French

PROPOSED NEW DWELLING
60 FLEMING STREET
WAGRAM NSW 2070

B - Building envelope adjusted

○ NORTHELEVATION Front

○ SOUTHELEVATION Rear
Ground Floor Plan

- All dimensions are in millimeters.
- Written dimensions preferred to scale.
- All measurements to be checked on site.
- All work to BCA and AS.
- Copyright 2015, Peter Prince Architects.

Project: Providence New Dwelling
Location: Wollongong, NSW 2500

Scale: 1:100

Drawing No.: DA02
Date: Issue: Check: Drawn: Scale:
All Dimensions are in millimetres
Written Dimensions preferred to scale
All measurements to be checked on site
All work to BCA and AS
NOT FOR CONSTRUCTION

First Floor Plan

Upper Floor Plan

© COPYRIGHT 2015
8500mm height restriction

Colorbond Metal Roof

Aluminium windows and doors

Lightweight construction to external walls

NORTH ELEVATION
Front

SOUTH ELEVATION
Rear
All Dimensions are in millimetres
Written Dimensions preferred to scale
All measurements to be checked on site
All work to BCA and AS
NOT FOR CONSTRUCTION

EAST ELEVATION

Colorbond Metal Roof
Aluminium windows and doors
Lightweight construction to external walls

Copyright 2015

Drawn Job No.
Scale
Checked
Issue
Date

Client

PROPOSED NEW DWELLING
60 FLEMINO STREET
KIVUNA NSW 2850

PRINTER PIENCE ARCHITECTS
P.O. BOX 615
ABN 34 315 485 678
TYPICAL SECTION
REPORTS BY COUNCIL OFFICERS

Attachment A - Plans

DA2017/00185 - 84 Carrington Street Mayfield

Alterations to existing dwelling, erection of two attached two storey dwellings, carport, associated site works, and three lot strata subdivision
Project: PROPOSED UNIT DEVELOPMENT

Status: DEVELOPMENT APPLICATION

Project Address

84 Carrington St Mayfield
### EAST ELEVATION
**Scale 1:100**

- **Roof**: RL +19,490
- **Ceiling Level**: RL +17,857
- **1st Floor**: RL +15,417
- **Ground Floor**: RL +12,811

### WEST ELEVATION
**Scale 1:100**

- **Roof**: RL +19,490
- **Ceiling Level**: RL +17,857
- **1st Floor**: RL +15,417
- **Ground Floor**: RL +12,811

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**Project Details**

- **Project Name**: Unit Development
- **Plot Date**: 15/06/2017
- **Unit Development Project No**: 84 Carrington St Mayfield
- **Drawing Title**: PRELIMINARY

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**Contact Information**

- Website: www.gdp.com.au
- Phone: 02 4023 3858
- Email: carlo@danow.com.au
Section 01

1:100

- R2.5 Insulation to all ceilings adjacent to all roof spaces
- R1.5 Insulation to all external walls
- Foil + R1.0 Blanket to roof
- Metal roof sheeting to BASIX specifications

Reinforced concrete slab to engineer's detail
194 sqm or 25.3% LANDSCAPE AREA
1.11
- EXISTING FLOOR PLAN

GROUNDFLOOR

BED 1
BED 2
DINING
KITCHEN
BED 1
BED 2
LOUNGE
RUMPUS
VERANDAH

PROPOSED NEW STAIRS
AND SLIDING DOOR

DEMOLISHED
PERMEABLE PAVING
CONCRETE

1:100
T=104 SQM  
CP=53 SQM

T=104 SQM  
CP=53 SQM

T=111.5 SQM  
CP=56 SQM

T=104 SQM  
CP=53 SQM

T=111.5 SQM  
CP=56 SQM

LEGEND
CY - PRIVATE SPACE
CP - COMMON PROPERTY

www.gdp.com.au  E carlo@danow.com.au
Irrigation system to be monitored for 3 months post installation to ensure correct watering rates for plants.

- Pop up sprayers to be installed for all turf areas.
- Drip irrigation system to be installed to all garden areas.

F1 - 1800mm high metal fencing, grey ridge colour. Fencing to be finished flush with adjacent surfaces.

Install 75mm minimum of forest mulch over all gardens area, covering mulch around all plants keeping away from stems and natural contour of the site.

HydroSTRON permeable pavers, in a charcoal colour laid in herringbone format to manufacturers specifications.

Turf areas to have suitable Buffalo 'Sir Walter' instant turf laid over prepared subsoils.

General Landscaping Notes

- Turf areas to have suitable Buffalo 'Sir Walter' instant turf laid over prepared subsoils.
- Exposed aggregate concrete to architects, and engineers specifications.
- HydroSTRON permeable pavers, in a charcoal colour laid in herringbone format to manufacturers specifications.
- Retaining wall (RW1) - reinforced corefilled concrete blockwork to engineers specifications.
- 1.8m high metal fence (F1) fixed to top of retaining wall. Retaining wall (RW1) on 13.500 stepping down with the natural contour of the site. Restoration of street tree to be undertaken at the following location. 1200mm high metal fence.
- Versatile slimline clothesline to be replaced with new clothesline at the same location.
- 1200mm high metal fence, Existing street tree to be retained.
- existing street tree to be replaced with new
- Retaining wall (RW1), 13.500m high, 13.000 stepping down with the natural contour of the site.
- Existing tree to be removed.

Stormwater Drainage

- Stormwater specifications and levels.
- To be laid on a reinforced concrete slab no less than 90mm thick, pavers to be glued, grouted and sealed in accordance with manufacturers specifications.
- To be laid over a layer of compacted roadbase with a minimum thickness of 50mm.
- Bluemetal 10 - 20mm aggregate size to be placed to all areas indicated to minimum thickness of 50mm.
- Gravel areas, bluemetal 10 - 20mm aggregate size to be placed to all areas indicated to minimum thickness of 50mm.

Clothes Line

- Versatile slimline clothesline to be supplied and installed to each dwelling as noted on plan.

Paved Areas

- To be laid on a reinforced concrete slab no less than 90mm thick, pavers to be glued, grouted and sealed in accordance with manufacturers specifications.
- Architects to specify final paver selection.

Gravel Areas

- Bluemetal 10 - 20mm aggregate size to be placed to all areas indicated to a minimum thickness of 50mm.
- To be laid over a layer of compacted roadbase with a minimum thickness of 50mm.

Maintenance

- It is recommended that a 26-week maintenance period be undertaken to ensure the success of planting and landscape elements. During this maintenance period, these works shall include but not limited to watering, weeding, fertilising, pest and disease control, re-turfing, staking and tying, replanting, cultivation, pruning, aerating, renovation, top dressing and the like.
Planting Plan - Full Site

ID | Quantity | Botanical Name | Common Name | Height | Spread | Pot Size
---|----------|----------------|-------------|--------|--------|---------
Ad | 12       | Alternanthera dentata | Little Ruby | 0.3m   | 0.8m   | 140mm   
Cv | 1        | Callistemon viminalis | Weeping bottlebrush | 5m    | 3m    | 45L     
Cm | 7        | Clivia miniata | Clivia | 0.5m   | 0.5m   | 200mm   
Dr | 14       | Dichondra repens | Kidney Weed | 100mm | 1m    | 140mm   
HmB | 14     | Hydrangea macrophylla | French Hydrangea | 2m | 2m     | 200mm   
Li | 1        | Lagerstroemia indica | Crepe Myrtle | 6 - 8m | 3 - 5m | 100L    
LA | 12       | Lavandula angustifolia | English Lavender | 0.5m   | 0.5m   | 200mm   
LfS | 45      | Lomandra fluviallis 'Shara' | Fine Leaf Lomandra | 0.6m | 0.6m   | 140mm   
Mpa | 37      | Murraya paniculata | Murraya | 4m | 3m     | 200mm   
Px | 22      | Philodendron xanadu | Dwarf Elephant Ears | 1m | 1m    | 200mm   
Po | 1        | Plumeria obtusa | Frangipani | 5m | 5m    | 45L     
Tj | 12      | Trachelospermum jasminoides | Tri-colour Jasmine | 0.3m | 1m    | 140mm   

**Existing tree to remain.**

**Existing tree to be removed.**