DEVELOPMENT APPLICATIONS COMMITTEE MEETING
20 February 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS
Attachment A - Plans DA2017/00720 - 10 Walford Street Wallsend
Alterations and additions to dwelling, erection of four two storey dwellings and associated site works

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Notes: All views are at the scale and orientation shown on the scale and orientation shown on the drawings. Use figured dimensions only. Do not scale from drawings. Read in conjunction with all contract documents. Work and any ordering of materials. Drawings are to be reported any discrepancies prior to the commencement of work or purpose. Verify all dimensions and levels on site and note any variations from drawings or other written specifications. These specifications and notes are the basis of the contract and are subject to change at any time.

Polak Developments
Urban Housing
10 Walford Street
Wallsend

Schedule of Drawings

Architecturals
DA000 COVER PAGE
DA001 PERSPECTIVES
DA002 SITE ANALYSIS PLAN
DA003 SITE PLAN
DA004 SITE COVERAGE PLAN
DA005 SHADOW DIAGRAMS
DA006 SHADOW DIAGRAMS
DA007 SHADOW DIAGRAMS
DA008 SHADOW DIAGRAMS
DA100 GROUND FLOOR PLAN
DA101 FIRST FLOOR PLAN
DA102 ROOF PLAN
DA300 ELEVATIONS
DA301 ELEVATIONS
DA302 ELEVATIONS
DA303 ELEVATIONS
DA304 EXTERNAL FINISHES ELEVATION
DA400 SECTIONS
DA401 SECTIONS
DA900 SEDIMENTATION

Survey by Others

Thermal Performance Specifications - BASIX Commitments

Walls
Material: Weatherboard, Brick veneer | Insulation: R3.0 | Colour: Medium

Ceilings
Material: Plasterboard | Insulation: R3.5

Floors
Covering: Carpet, Ceramic tile | Concrete and timber | No insulation

Floors

Walls

Ceilings

Lighting

Heating

Ventilation

Air conditioning

Natural

Kitchen

Bathroom/Toilets

Laundry

Other

WATER COMMITMENTS

Fixtures
Alternative Water – Rainwater Tank Size 3500(L), Tank Connected to:
All Toilets
One Outdoor Tap
Laundry W/M/Cold Tap

ENERGY COMMITMENTS

Hot Water
Gas instantaneous 5 star

Cooking system
Living 5 phase A/C 3 star
Bedrooms None

Heating system
Living 5 phase A/C 3 star

Ventilation
1 x Bathroom can ducted to roof/facade, Manual on/off
Kichen Can not ducted, Manual on/off

Natural lighting
Windows/ Skylight in Kitchen

Artificial lighting

Number of bedrooms
All Dedicated No

Number of Living/Dining rooms
All Dedicated No

Kitchen
Yes Dedicated No

Bathroom/Toilets
Yes Dedicated No

Laundry
Yes Dedicated No

All Hallways

Other

Surveyor’s Declaration

I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature.

Assessor Name/Number
Phillip Couch VIC/BDAV/121474

Assessor Signature
Date 15/6/2017

Certificate no.: 0001580910
Certificate date: 15 June 2017
Dwelling Address: 10 Walford Street Wallsend, NSW 2287
www.nathers.gov.au
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This diagram depicts a site coverage plan with various labeled areas:

- **LANDSCAPED AREAS**
- **DEEP SOIL AREAS**
- **POS 4m x 4m**

The areas are marked with numbers and annotations, including:

- **UNIT 01**
- **UNIT 02**
- **UNIT 03**
- **UNIT 04**

Each unit is detailed with floor area calculations and descriptions:

- **EXISTING DWELLING**
- **PRIVATE OPEN SPACE**
- **FIRST FLOOR**
- **GROUND FLOOR**
- **GARAGE**
- **PRIVATE OPEN SPACE**

The diagram includes dimensions, angles, and notes for each section, aligning with site coverage plan requirements.

**Site Coverage Calculations**:

- **118m²** for Unit 01
- **119m²** for Unit 02
- **16m²** for Unit 03
- **40m²** for Unit 04

**Notes**:

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**Project Details**:

- **Client**: Walford Street
- **Location**: Urban Housing
- **Drawing Number**: DA504
- **Scale**: AS SHOWN
- **Issue**: C

**Drawing Date**:

- 11.05.17
- 12.05.17
- 06.06.17
- 08.06.17
- 09.06.17
- 23.11.17
- 26.10.17
- 20.05.17
- 21.06.17
- 18.07.17

**Project Number**:

- **06 - 18**
- **06 - 09**
- **23-11-17**
- **22-06-17**

**For Authority Approval Only**

- NOT FOR CONSTRUCTION

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**Site Coverage Plan**

- Site Plan
- Layout Plan
- Cross-Section Plan
- Section Plan

---

**Drawing Symbols**

- POS 4m x 4m
- Deep Soil
- Landscaped Areas

---

**Dimensions and Angles**

- **30°48'55"**
- **25°48'55"**

---

**Construction Details**

- **Metal Garage**
- **Metal Roof**
- **Weatherboard Residence**

---

**Area Calculations**

- **A: 4 m²**
- **A: 40 m²**
- **A: 32 m²**
- **A: 31 m²**
- **A: 26 m²**
- **A: 22 m²**
- **A: 49 m²**
- **A: 129 m²**
- **A: 113 m²**
- **A: 41 m²**

---

**Notes for Drawing**

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- Figures must be taken from the plan only. Drawings and figures are to be read in conjunction with all contract documents.
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### Notes

- **Sketch Concept**: 11-05-17
- **Preliminary**: 06-06-17
- **FOR AUTHORITY APPROVAL ONLY**: 09-06-17
- **RFI AMENDMENTS**: 26-10-17
- **RFI AMENDMENTS**: 23-11-17

### Summary

- **No. 8**: Single Storey Weatherboard Residence, Metal Roof
- **No. 12**: Single Storey Weatherboard Residence, Metal Roof
- **Metal Garage**: Metal Roof
- **Stairs**:
- **Deck**:
- **Neighbouring Driveway**:
- **FILL INDICATES THE PRIVATE OPEN SPACE FOR NEIGHBOURING PROPERTIES**

### Dimension Details

- **WALFORD STREET**:
  - **DP 1180846**: 18°46'25" 20.015
  - **DP 12250**:
    - **999 m²**: 263 m² 315 m² 11 m² 16 m² 16 m² 16 m² 0 m²
    - **DECK**:
    - **NEIGHBOURING DRIVEWAY**:

### Dates

- **JUNE 21 - 9am**
- **JUNE 21 - 10am**
- **JUNE 21 - 11am**
- **JUNE 21 - 12pm**

### Project Details

- **Date**: JUNE 21 - 9am - JUNE 21 - 12pm
- **Issue**: C

### Drawing Information

- **City**: Pokol Devotions
- **Location**: 10 Walford Street
- **Project**: Urban Housing
- **Drawing Number**: DA005
- **Scale**: AS SHOWN
- **Issue**: C
- **Project Number**: 17050
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Preliminary
FORDA SUBMISSION
RFI AMMENDMENTS
RFI AMMENDMENTS

Sketch Concept
P1
01
11-05-17

Preliminary
06-06-17

FOR DA SUBMISSION
09-06-17

RFI AMMENDMENTS
23-11-17

RFI AMMENDMENTS
26-10-17

FOR AUTHORITY APPROVAL ONLY
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Polak Developments
Location
10 Walford Street
Wallsend
Project
Urban Housing

SHADOW DIAGRAMS
DA008

Scale
AS SHOWN

3D Image Jun-21-1pm
3D Image Jun-21-2pm
3D Image Jun-21-3pm
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**Description**

**Issue**

- **01** Sketch Concept
- **11-05-17**

- **P1** Preliminary
- **06-06-17**

- **A** FOR DA SUBMISSION
- **09-06-17**

- **B** RFI AMMENDMENTS
- **26-10-17**

- **C** RFI AMMENDMENTS
- **23-11-17**

**First Floor Plan**

- **UNIT 01**: FIRST FLOOR
  - A: 72 m²

- **UNIT 02**: FIRST FLOOR
  - A: 72 m²

- **UNIT 03**: FIRST FLOOR
  - A: 66 m²

- **UNIT 04**: FIRST FLOOR
  - A: 71 m²

---

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---

**ROOF PLAN**

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**Notes**

- All dimensions are in millimeters unless otherwise stated.
- All angles are given in degrees.
- All areas are in square meters.

---

**DP 12250**

999m²
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<th>Issue</th>
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<td>06</td>
<td>Preliminary</td>
<td>06-06-17</td>
</tr>
<tr>
<td>A</td>
<td>FORDRAW SUBMISSION</td>
<td>06-06-17</td>
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<tr>
<td>B</td>
<td>RFI AMMENDMENTS</td>
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<tr>
<td>C</td>
<td>RFI AMMENDMENTS</td>
<td>23-11-17</td>
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</tbody>
</table>

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**Notes**

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**Project:** Urban Housing

**Drawing Number:** DA302

**Issue:** B

**Scale:** AS SHOWN

17050
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**Notes**

- FOR AUTHORITY APPROVAL ONLY
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**Description**

<table>
<thead>
<tr>
<th>Material</th>
<th>Color/Finish Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1800 HIGH COLOURBOND FENCE - SHALE GREY FINISH</td>
<td></td>
</tr>
<tr>
<td>BRICKWORK AUSTRAL - METROPOLIS ALABASTER</td>
<td></td>
</tr>
<tr>
<td>LIGHTWEIGHT CLADDING PAINT FINISH - DULUX VIVID WHITE</td>
<td></td>
</tr>
<tr>
<td>LIGHTWEIGHT CLADDING PAINT FINISH - DULUX MILTON MOON</td>
<td></td>
</tr>
<tr>
<td>GARAGE DOOR - COLORBOND SHALE GREY FINISH</td>
<td></td>
</tr>
<tr>
<td>COLORBOND CUSTOM ORB ROOF SHEETING - SHALE GREY FINISH</td>
<td></td>
</tr>
</tbody>
</table>

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**Sections**

1. **EXISTING GROUNDLINE**
   - SHOWN DASHED

2. **PROPOSED GROUNDLINE**
   - SHOWN HATCHED

3. **BUILDING ENVELOPE**
   - SHOWN DASHED

- **EXISTING GROUNDLINE**
- **PROPOSED GROUNDLINE**
- **BUILDING ENVELOPE**

**Description**

- **UNIT 1**
  - **ENSUITE**
  - **HALL**
  - **BATHROOM**
  - **FIRST FLOOR CEILING**

- **UNIT 2**
  - **HALL**
  - **BATHROOM**
  - **FIRST FLOOR CEILING**

- **UNIT 3**
  - **UNIT 3 ENSUITE**
  - **GARAGE**

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### Notes

**Description**

- **Issue**: Sketch Concept
  - Date: 11-05-17
- **Issue**: Preliminary
  - Date: 06-06-17
- **Issue**: FOR DA SUBMISSION
  - Date: 09-06-17
- **Issue**: RFI AMMENDMENTS
  - Date: 26-10-17
- **Issue**: RFI AMMENDMENTS
  - Date: 23-11-17

### Dimensions

- **PROPOSED GROUNDLINE**
  - 11,650
  - 14,090
  - 14,390
  - 16,830

- **EXISTING GROUNDLINE**
  - 2,440
  - 300
  - 2,440
  - 5,180

### Sections

- **SECTION B-B**
- **SECTION C-C**

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**Date**

- Polak Developments
- Location: 10 Walford Street
- Issue: Urban Housing
- Drawing Number: DA401
- Scale: AS SHOWN
- Project Number: 17050
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 STRIPPIED FROM BUILDING SITE AND STOCPPILED FOR LATER USE IN LANDSCAPING THE SITE. TOPSOIL IS TO BE REPRAED 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 (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 HIGH WEED CONTROL MAT.
- ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.
- ROOF DOWHPES 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 REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.

STABILISED SITE ACCESS

SD 6-14

Construction Notes

1. Mark the boundary, level the site and contact the上下游.
2. Cover the area with needle-punched geotextile.
3. Construct a 50mm thick layer over the geotextile using sand base or 38mm aggregates.
4. Ensure the surface is at least 50mm higher than the top of the surrounding area.
5. Where a pavement forms part of the stabilised access, construct a layer of stabilised access to divert water to the sediment fence.

SEDIMENT FENCE

SD 6-4

Construction Notes

1. Construct the sediment fence so as to permit access to the boundary line of the site. Trim with topsoil stockpiled and placed to the surface level, providing protection of any adjacent vegetation.
2. Cut a 50mm deep trench along the outside edge of the fence for the bottom of the trench to be constructed.
3. Where there are sufficient access, topsoil stockpiles shall be less than 2 metres in height.
4. Where they are to be in place for more than 10 days, stabilise following the approved (ESW or DSW) to reduce the CRI to water below 0.5.
5. Construct earth banks (Standard Drawing 5.4) on the opposite side to divert water around stockpiles and sediment fences (Standard Drawing 6-1) from developing.

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DRAWING

SD 6-12

Construction Notes

1. Fabricate a sediment barrier 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 geotextile. Rether the pocket spacing to 1 metre centre.
3. In waterways, artificial sedg points can be created with sandbags or earth 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.

References

Sediment Fences

Geotextile Inlet Filter

Stockpiles

Drawings

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PO Box 601 Kotara
NSW 2289 Ph 49524425

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Notes

For construction purposes, this document is intended to be an outline for reference and the diagrams are not intended to be an exact representation of site conditions.

Scale

AS SHOWN

17050
**Note:** Turf areas to finish flush with surrounds. Roll and water immediately after laying.

Selected garden edging now, by client typically T/P timber or brick on mortar base.

Turf to client selection—lay turf on minimum 75mm 80:20 topdress soil mix sand/polverised manure.

Cultivate to 100mm

100mm AG line in blue-metal trench.

Subsoil cultivated/ripped to 100mm

**Typical Soil Preparation with Garden Edge**

Scale: NTS

**Tree Protection Zone**

Scale: NTS

**Stepping Stones & Garden Edge**

Scale: NTS

1. Chain wire mesh panels with shade cloth if required, attached, held in place with concrete feet.
2. Alternative plywood or osb wooden frame panels. The freestanding fence panels prevent building materials or soil entering the TPZ.
3. Mulch installation across surface of TPZ at the discretion of the project arborist. No excavation construction activity, under crops/surfaces, or movement of materials permitted within the TPZ.
4. Bracing is permissible within the TPZ. Installation of supports to avoid damaging roots.

**Individual Tree Planting Detail**

Scale: NTS
The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix.

2.02 INSTALLATION

a) Testing
· Soil testing to be conducted in accordance with AS 4419:2003 Soils for landscape and garden use for an depth soil analysis for pre-planning and diagnostic assessment of the site.
· Tests shall be taken in several areas where planting is proposed, and site soil modified if necessary to accommodate for planting as stated above.

Note that no test soil certified by "SES Australia" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor and/or client shall be notified at this stage.

b) Site Topsoil
· Site topsoil to be clean and free of unwanted matter such as gravel, clay lumps, grass roots, weeds, rocks, and all other materials and toxic materials to plants. The topsoil shall have a pH of between 5.5 and 7.

2.03 PLANTING

a) Setting Out
· All planting set out shall be in strict accordance with the drawings, or as directed. Note that any additional or altered plantings shall be adjusted at this stage. Notice Landscape Architect for inspection for approval prior to planting.

b) Planting
· All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically. Ensure any slabs set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil mix with hand watering to ensure any remaining air pockets immediately after planting.

c) Mulching
· Temporary cover shall be so provided that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Immediately apply planting and watering in ensuring that a 50mm radian is maintained around the trunk of each plant.
· In all planter boxes, mulch to finish between 25-50mm below top of planter.
· There shall be no mining of soil and mulch material.

d) Turfing
· Turf shall be installed after the tree planting bed installation and prior to the turf being laid. Turf shall be neatly but jointed and true to grade to finish flush with adjacent installation. Incorporate a lawn fertiliser and thorough water irrigation of the turf until roots have taken and soil/sand/crushed stone cannot be lifted. Keep all turf edges clean to 150mm off until this has occurred. Allow for top dressing of all lawns. All turf shall be set immediately after installation.

f) Garden Edging
· The Contractor shall install edging to all mass planting beds adjoining turf or grassland areas, and where required. The edging shall be true to grade and finish flush with adjacent surfaces. Garden Edging: to be Treated Pine Timber edging (unless otherwise specified by Client).

g) Root Barrier
· Ensure the root barrier is installed to all edgelines between the garden bed and adjacent hard surfaces including but not limited to retaining walls, carparking, paths, undulating terraces and backfills and buildings within a 3m radius of the trunk of any proposed trees.
· Root barrier: Equivalent to treemate root barrier. Install notobar to manufacturer’s instructions.

h) Stepping Stones
· Stepping stones are to be set out as per the drawings, and inspected and approved by the Landscape Architect prior to installation.
· All stepping stones shall be cut cleanly with a saw.

i) Paving
· Paving - refer to typical details provided, and applicable Australian Standards.

3.0 MATERIALS

3.01 MATERIALS

a) Quality and Size of Plant Material
· Plants shall be to the size and grade specified. The quality of all planting stock specified. These principles include, but are not limited to: Site-specific conditions, Site-specific conditions, Site-specific conditions, Site-specific conditions, Site-specific conditions, Site-specific conditions.

The following plant quality assessment criteria should be followed:

Planting in the garden: Shape, texture, hardiness, and health, free from pest & diseases, free from injury, self-supporting, stem taper has been pruned correctly, in good stem symmetry, free from included bark & stem junctions, even trunk position in good, stem structure. Balanced - Ground Appearance.

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed sand river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lean trim dress.

b) Fertilizers
· Fertilizers shall be approved size release fertilizers suitable for the proposed planting project. Fertilizer shall be broadcast to the soil for all proposed planting sites including Greenleaf species, low phosphorus fertilizers shall be used.
Statement of Environmental Effects

Multiple Dwelling House Development and Subdivision

A REPORT PREPARED BY PIPER PLANNING FOR:

Polak Developments
10 Walford Street, Wallsend

ADAM PIPER
PO Box 7126
Redhead NSW 2290
0401 660 152

www.piperplanning.com.au
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1. INTRODUCTION

This Statement of Environmental Effects (SEE) relates to the premises known as No. 10 Walford Street, Wallsend. The document accompanies a Development Application for the demolition of the existing outbuildings, construction of a multiple dwelling house development, Torrens Title subdivision of the parent lot (1 into 2) and Strata Title subdivision of the multiple dwelling component on behalf of Polak.

This Statement is prepared in response to plan detail available at the time of preparing the report. Noting some on-going consultation with the applicant, some minor changes may result to indices prior to lodgement.

This SEE and Development Application have been prepared in response to the statutory provisions applicable to the development.
## 2. PROPERTY DETAILS

### 2.1 SUMMARY

<table>
<thead>
<tr>
<th>Applicant</th>
<th>ELK Designs</th>
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</thead>
<tbody>
<tr>
<td>Land Owner:</td>
<td>Polak Developments</td>
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<tr>
<td>Property Address:</td>
<td>Lot 4, DP 12250, H/N 10 Walford Street, Wallsend</td>
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<td>Zone:</td>
<td>R2 Low Density Residential Moderate Growth Precinct</td>
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<tr>
<td>Calculations</td>
<td>Total Lot Area 999m$^2$ Proposed Lot 1 – 292m$^2$ Proposed Lot 2 – 707m$^2$ Development Gross Floor Area 585m$^2$</td>
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<tr>
<td>Existing Improvements:</td>
<td>Single Dwelling House and Associated Outbuildings</td>
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</table>
2.2 SITE CONTEXT AND EXISTING IMPROVEMENTS

The subject allotment is located in a sub-urban area, approximately 500m to the south of the Wallsend town centre and 120m south of the Newcastle Link Road corridor. The long axis of the development site is oriented predominantly to the east/west. The site topography displays fall from the front south eastern corner to the rear western boundary by 3.3m, which adjoins RE1 Public Recreation Zoned lands.

The subject premise currently displays a single dwelling house and associated outbuildings. The outbuildings to the west of the lot, including the shed are to be demolished through the extent of the application.

The site is bounded by low density residential development to the north and south. However, we note the surrounding built form context appears to be undergoing a process of renewal, where-by densification of development is occurring. The Walford Street corridor is located immediately to the east of the site and the Wallsend Park playing fields and an easement are located immediately to the west. The site is located within the Moderate Growth Precinct.

Figure 1 outlines the location of the premise amongst the local context.
Figure 1: Development allotment within broader locality
3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 MULTIPLE DWELLING HOUSE DEVELOPMENT

The Applicant seeks to develop the allotment through the demolition of the existing outbuildings, construction of 2 x two storey multiple dwelling house developments incorporating 4 dwelling units, Torrens Title subdivision (1 into 2) and Strata Title subdivision of the final form.

The proposal seeks to retain the existing single storey single dwelling house to the Walford Street frontage with a new carport within the northern side setback. The existing drive access to this dwelling will be retained. A second drive access is proposed to the southern extent of the lot providing access to the proposed rear placed dwelling units. Two blocks containing 2 attached dwelling units each are proposed. Dwelling Units 1, 2 and 3 have northern placed open space elements, and Dwelling Unit 4 displays western placed open space elements.

The development form is suitably designed enabling a consistent scale and form of development within the context of renewal occurring in the local built form context (Moderate Growth Precinct). The southern placed drive access and northern placed open space elements result in considerable separation to side boundaries.

The gross floor area of the proposed development is 585m². The overall maximum height of the development is 7.6m above natural ground level. Figure 2 indicates the proposed site layout for the development.
Figure 2: Proposed Site Layout
4. ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

4.1 Newcastle Local Environment Plan 2012

Zone Provisions

The site is located in the R2 Low Density Residential zone under the Newcastle Local Environmental Plan 2012 (LEP 2012).

According to the LEP, the objectives of the Zone are:

- To provide for the housing needs of the community within a low density residential environment.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- To accommodate a diversity of housing forms that respects the amenity, heritage and character of surrounding development and the quality of the environment.

Comment

According to the LEP 2012, the proposed works are defined as:

*multi dwelling housing* means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note. Multi dwelling housing is a type of residential accommodation—see the definition of that term in this Dictionary.
The development of multiple dwelling houses is permissible within the zone with councils consent.

An assessment of the proposed development against the relevant clauses of the Newcastle Local Environmental Plan 2012 finds that the proposed development supports the above intentions and will facilitate the strategic intent for the locality.

The preservation of the street facing dwelling allows the streetscape character to be retained. The concentration of the development form oriented predominantly to the rear reserve allows a high level of amenity to be achieved within the development.

The proposed form is considered to compliment the character displayed by development throughout the locality (in terms of form, scale and placement) and therefore is considered appropriate to context.

The proposal seeks to reinforce the amenity of the area through providing attractive built form of conservative scale, with minimal impact on the qualities of the existing environment. The proposal seeks to reinforce an urban community that is compact, distinct and diverse and includes a range of housing types and activities.

**Subdivision**

Clause 4.1 of the LEP prescribes allotment sizes resulting from subdivision. The proposed development seeks consent for Torrens Title Subdivision creating two allotments from the parent lot. In this regard, we highlight the provisions of Clause 4.1A (3) which permits the combined development of a dwelling house upon each lot and the subdivision of land creating 2 or more
lots where the lot size is greater to or equal to 200m². In this instance, the existing dwelling is to be retained entirely upon a lot of 292m² and the proposed attached dwelling house development upon the remaining lot, being 707m². Strata Subdivision of the multi dwelling house component is excluded from minimum lot size provisions.

Height of Buildings

The allotment exists within an area identified on Height of Building Map as permitting a maximum height of 8.5m. The proposed development is compliant in this regard, displaying a maximum elevation of 7.6m above existing ground levels. We note the elevation detail outlined on the plan set derives elevations at the ridge of Unit 2, being the location of the highest point of the development above existing ground levels. In the absence of RL details being provided, height has been determined by scale rule from the provided plan set. The maximum height of the development is compliant with LEP provisions.

Floor Space Ratio

The allotment exists within an area identified on the Floor Space Ratio Map as permitting a floor space ratio of 0.75:1. The development lot displays an area of 999m². The proposed overall development displays a gross floor area of 585m² and a resultant floor space ratio of 0.58:1, being compliant to LEP provisions. These calculations were provided by the drafting firm at the time of preparing this report and exclude the stairs and car parking areas (as afforded under LEP GFA definition).
Acid Sulfate Soils

The subject allotment is identified as being affected by Acid Sulfate Soils – Class 5. The proposed development adopts construction methods that require minimal earthworks. The proposal is therefore considered unlikely to result in disturbance to acid sulfate soils.
4.2 Newcastle Development Control Plan 2012

Tree Management – According to plan detail, one tree requires removal to facilitate the development. This tree is located within the rear setback area. The tree is non-endemic and provides little contribution to streetscape qualities or local ecology. The design has considered capacity for retention, however measured removal utilising a comprehensive landscape scheme is preferable. That comprehensive scheme enables a strong landscape focus to the streetscape and perimeter of the development lot. We submit that removal of this tree is therefore warranted.

Soil Management – The proposed development adopts drop edge beam style of construction resulting in maximum fill to 0.6m at the western extent of the allotment in front of Dwelling Unit 3. No cut is proposed through the extent of this application. The proposal is compliant in this regard.

Building Height – The subject allotment is identified as being within Area I upon the LEP 2012 Height Map. The maximum height is prescribed as 8.5m. The proposed development displays a maximum height of approximately 7.6m, being compliant to DCP provisions.

Density - Floor Space Ratio - The subject allotment is identified as being permitted a floor space ratio of 0.75:1. The proposed development displays a floor space ratio of 0.58:1, being compliant to the provisions of the LEP.
Streetscape and Front Setbacks – The proposal does not include any alteration to the existing front setback. A new carport is proposed in the northern side setback of the existing dwelling house. This carport is setback approximately 6m from the front boundary and 1m behind the front building line. The proposed carport will not dominate the existing front elevation and has been designed to be complimentary to the existing dwelling. The proposed development will therefore have minimal impact on the existing streetscape in this regard.

Side and Rear Setbacks – The proposed development displays a minor non-compliance to building envelope controls at the southern elevation of Dwelling Unit 4. The breach of the building envelope on the southern elevation of the proposed development is constituted by the eave, fascia, gutter and approximately 0.5m of wall. The extent of the exceedance is considered minor and unlikely to present unacceptable visual scale to the adjoining premise. The area of exceedance is located to the rear of the allotment and shadow impacts from the exceedance will not result in a non-compliant outcome in terms of solar access to the adjoining dwelling or its primary open space area (assumed centrally to the rear of the cottage). We submit that in view of these aspects, the minor exceedance will not unduly constrain amenity upon the adjoining premise and the proposal is worth of merit based consideration.

Elsewhere the development is shown to adhere to the prescriptive envelope controls (according to plan detail).
Open Space – The proposal provides open space elements for the proposed dwellings, achieving the minimum allocation of 4m by 4m. The location of these areas to the north and west of the development footprints enables clear solar access to be achieved throughout the day for Dwelling Units 1, 2 and 3 and in the pm for Dwelling Unit 4.

The site is located within the moderate growth precinct. Wider open space areas are noted upon plan detail and the development enables a minimum 32m$^2$ to be achieved (Unit 2). The other dwelling units exceed this allocation.

We note the allocation of the principle open space element for the existing dwelling directly to the north of the building. A new raised timber deck is also proposed in this area between the private open space and proposed car port. This entire area will receive full solar access throughout the day. On this basis, the development adheres to DCP provisions.

Building Design and Appearance – The proposed development is consistent in scale and form to the wider examples of redevelopment throughout the locality. Roof pitch, fenestration and facades all correspond to the attributes of surrounding development. All facades incorporate varied cladding treatments and fenestration. The articulation of the building along its length further serves to provide visual interest. On this basis we submit that the design is appropriate to context.

The development provides suitable street frontage address through the retention of the existing dwelling house that provides visual interest and enables strong visual connection to the public/private interface.
The proposed new carport in the northern side setback is set behind the existing front building line and designed in manner consistent with the architectural form of the existing dwelling.

In consideration of these matters, we submit that the development form will provide an appropriate outcome.

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Solar Access – The subject allotment displays an axis predominantly oriented to the east/west. The individual dwelling units display habitable living areas oriented to the north of the ground floor areas for Dwelling Units 1, 2 and 3 thereby obtaining good levels of solar access throughout the day. Dwelling Unit 4 displays westerly orientation thereby obtaining good levels of solar access in the pm.

Shadow diagrams indicate the open space elements to the rear of the adjoining premise to the south retain suitable levels of access throughout the am. Shadow diagrams indicate impacts to the rear portion of the adjoining dwelling house throughout the day. However, we note the portion affected during the morning is elevated above ground level and any shadow impacts are likely to affect areas below the sill height in this location. The proposed development is compliant to DCP controls in this regard.

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Views and Privacy – The proposed development primarily orients views from ground floor habitable living areas to the internal access way and rear placed private open space elements. Therefore, privacy and amenity should be conserved through the installation of standard boundary fencing to the perimeter boundaries and new internal
boundaries. Screening of the new timber deck to the existing dwelling is proposed to minimise the potential for overlooking to the north.

We note first floor habitable rooms for all dwelling units being family/rumpus rooms. Dwelling Units 1 and 2 display family rooms oriented to the south of the dwelling footprint. We submit the separation afforded by the access drive adjacent to these dwellings will mitigate overlooking to the adjoining premises to the south. Dwelling Unit 3 orients the first-floor rumpus room to the rear of the site. Given the allotment immediately abuts the Wallsend Park playing fields, overlooking is not considered to be an issue. Dwelling Unit 4 displays a rumpus room to the southern extent of the dwelling footprint with an easterly facing window that looks onto the proposed drive access. In all instances, the potential for overlooking is minimal and the opportunity for casual surveillance is available. We would however accept conditions of consent that require screening or raised sill heights should council deem it necessary for the first floor living areas.

Fencing and Walls – The proposed development will require 1.8m high fencing to the new perimeter boundary and internal boundary lines. This will serve to protect amenity (visual and acoustic privacy) within the development.

Utilities and Services – Bins will be stored within the side setbacks for each dwelling. Clothes lines will be located in the rear yard spaces for each dwelling unit. Aboveground rainwater tanks are to be utilised (and we understand that these have been excluded from open space and landscape calculations).
Storage – The development provides robes for each bedroom. Linen closets are proposed and a volume of storage is afforded within the kitchen.

Landscaping – The site is within the moderate growth precinct. The proposal allows for 25.2% of the site to remain as landscape space with 10.3% for deep soil landscaping. We note a minor non-compliance in relation to the deep soil planting provided on site (12% required). Plan detail indicates areas for deep soil planting within both front and rear setbacks, which will preserve the streetscape setting and consolidate the mid-block interface (at the Zone boundary to the west). We submit that whilst the percentage allocated for deep soil planting is slightly less than what is required, DCP objectives are still adhered to through this proposal. We therefore seek merit based consideration in this regard.

The development plan set provides specific analysis to landscape provisions upon sheet DA 04. Plan detail notes rain water tanks within the side and rear setback. We submit that the development is appropriate in this regard.

Parking and Vehicular Access – The existing dwelling will retain the existing drive access and obtain parking within the proposed new carport in the northern side setback.

A new drive access is proposed to provide access to the rear placed multi dwelling development. This drive is 3m in width at the allotment frontage and abuts the southern side boundary for a length of 18.5m. However, beyond that, landscaped elements are proposed along the
southern side boundary which will assist to minimise the visual impact of the proposed drive, particularly when viewed from the street.

The proposed development provides one car parking space per dwelling in the single garages. We note one visitor car park is afforded in between Dwelling Units 2 and 3. The development therefore adheres to prescriptive DCP provisions.

Stormwater – A gravity fed drainage system is being incorporated to the rear adjoining easement. We understand that the client is pursuing the legal right for connection to existing infrastructure within that easement. We understand the Engineer’s design is compliant with Council controls in this regard.

Subdivision – The proposal seeks consent for the Torrens Title subdivision of the parent allotments, creating two lots. Discussion above gives consideration to the LEP provisions and compliance with the minimum lot size afforded under Clause 4.1A. Subsequent to the construction of built form, the proposal will be Strata Subdivided into four strata units.
5. 79C ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

5.1 OVERVIEW

In this Section, the proposed development has been assessed having regard to the relevant matters for consideration under section 79C (1) of the Environmental Planning and Assessment Amendment Act, 1997, which a consent authority must consider in determining an application.

5.2 THE PROVISION OF ANY EPI

Consideration is given to the Newcastle LEP 2012 is discussed in Section 4.1.

5.3 THE PROVISION OF ANY DRAFT EPI

No applicable Draft applies.

5.4 ANY DEVELOPMENT CONTROL PLAN

Consideration of the Newcastle Development Control Plan 2012 is discussed in Section 4.2.

5.5 ANY MATTERS PRESCRIBED BY THE REGULATIONS

Not applicable to this application.

5.6 LIKELY IMPACTS OF THE DEVELOPMENT

5.6.1 Context and setting

The proposed development and use of the premises for a residential purpose will complement the surrounding context.
5.6.2 Public domain

The proposal will have no impact on the public domain. No external works are proposed.

5.6.3 Utilities

All installations will meet the requirements under the Australian Standards and the Building Code of Australia.

5.6.4 Social and Economic impact in the locality

The proposed development will provide impetus and vitality to the locality and is therefore considered appropriate.

5.6.5 Site design and internal design

The site is considered ideal to the needs of the proposal. The design suitably responds to the attributes of the site.

5.6.6 Cumulative Impacts

The cumulative impact of the development on the character of the neighbourhood is expected to be negligible.

5.7 SITE SUITABILITY

The subject site is considered ideal to the requirements of the Applicant. No variation to site formation or infrastructure is required.

5.8 SUBMISSIONS

The Consent Authority will need to consider any submissions received in response to the public exhibition of the proposed development.
5.9 THE PUBLIC INTEREST

There are no known Federal or State Government policy statements and/or strategies that are relevant to this particular case. We are not aware of any other circumstances that are relevant to the consideration of this development application.

6. CONCLUSION

The proposal is identified as Integrated Development (Mines Subsidence) under the terms of the Environmental Planning and Assessment Act 1979 and has been assessed against the requirements of Section 79(c)(1) of the Act, Newcastle Local Environmental Plan 2012 and Newcastle’s Development Control Plan 2012. In this regard, it is considered that the proposal satisfies the aims and objectives as well as the prescriptive requirements of the above controls.

The proposal will provide elevation, form and style consistent to that of built form throughout the locality and in consideration of zoning objectives, the development is entirely appropriate.

As such, the proposal for the demolition of the existing outbuildings and the construction of a multiple dwelling house development and Torrens/Strata Title Subdivision of the premise known as Lot 4, DP 12250, H/N 10 Walford Street Wallsend is an appropriate response to context, setting and planning instruments. Approval is recommended.