DEVELOPMENT APPLICATIONS COMMITTEE MEETING

20 March 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans

DA2017/00253 - 39 Scenic Drive, Merewether

Alterations and additions of dwelling

DISTRIBUTED UNDER SEPARATE COVER
**OUTDOOR WORKOUT / KIDS PLAY AREA**

**BOUNDARY**
- 54.33 m
- 16.64 m
- 16.76 m
- 65.84 m
- 26.16 m

**EXISTING LEVELS FOR DRIVEWAY THRESHOLD TO GREGORY PARADE** TO COMPLY WITH NCC REQUIREMENTS

**LANDSCAPING TO GREGORY PARADE**

**SITE AREA** - 2342m²

**140KL POOL**

**GRASSED AREA**
- WALL LINE SHOWN
- HIDDEN SCENIC DRIVE BOUNDARY

**CONCRETE DRIVEWAY**
- 10684

**LETTERBOX AND HOUSE NUMBER**

**NEW RETAINING WALL**
- APPROX. 2.8M 1m OFF SCENIC DRIVE BOUNDARY

**CLOTHESLINE LOCATION**

**NOTE:** DEVELOPMENT APPLICATION ONLY MINE SUBSIDENCE TO REVIEW DRAWINGS IN COLLABORATION WITH GEOTECH INVESTIGATION FROM "CSTS" DATED 14.11.16. THIS SUPPORTS THE STRUCTURE WITHIN THIS LOCATION. THIS INVESTIGATION HAS BEEN CO-ORDINATED WITH MINE SUBSIDENCE RISK ENGINEERS, STRUCTURES, EARTHWORKS AND FOOTINGS TO COMPLY WITH REQUIREMENTS IN THIS REPORT.
NOTE: DEVELOPMENT APPLICATION
ONLY
MINE SUBSIDENCE TO REVIEW DRAWINGS
IN COLLABORATION WITH GEOTECH INVESTIGATION
FROM "CSTS" DATED 14.11.16. THIS SUPPORTS THE
STRUCTURE WITHIN THIS LOCATION. THIS INVESTIGATION HAS
BEEN CO-ORDINATED WITH MINE SUBSIDENCE RISK ENGINEER
ALL STRUCTURES, EARTHWORKS AND FOOTINGS TO BE COMPLY WITH
REQUIREMENTS IN THIS REPORT

BASIX COMMITMENTS

LIGHTING
- AT LEAST 40% OF NEW LIGHT OR ALTERED LIGHT FITTINGS ARE FITTED
  WITH FLUORESCENT, COMPACT FLUORESCENT OR LED GLOBE.

FIXTURES
- NEW OR ALTERED SHOWERHEADS TO HAVE A FLOW RATE NO GREATER THAN 9L OR A 3 STAR RATING
- NEW OR ALTERED TOILETS TO HAVE A FLOW RATE NO GREATER THAN 4L OR A 3 STAR RATING
- NEW OR ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9L OR A 3 STAR RATING

CONSTRUCTION INSULATION
- SUSPENDED CONCRETE SLAB (NIL INSULATION REQ.)
- EXTERNAL FRAMED WEATHERBOARD/FC SHEETING R1.3 MIN (R1.7 INCLUDING
CONSTRUCTION
- INTERNAL SHARED WALL WITH GARAGE (NIL INSULATION REQ.)
- RAKED CEILING, PITCHED SKILLION ROOF WITH R3.0 TO CEILING (MIN. R1.24) AND
  FOIL/SARKING UNDER ROOF SHEETING (MEDIUM COLOUR)  - 0.475-0.70 SOLAR
  ABSORBANCE; ROOF:- FOILED BACKED BLANKET (100mm)
- FLAT CEILING R3.0. (MIN. 1.08)

WINDOWS AND GLAZED DOORS
- STANDARD ALUMINIUM FRAMED WITH SINGLE CLEAR GLAZING  (U-VALUE 7.63, SHGC 0.75)
- ADJUSTABLE LOUVRES/BLIND TO 4 WINDOWS AS SPECIFIED

TO COMPLY WITH ALTERATIONS + ADDITIONS >$50000

RAINWATER TANK
- PROVIDED IS 4000l INGROUND TANK

HOT WATER
- SOLAR (GAS BOOSTED)

COPYRIGHT  2017C

client: r rana
address: 39 SCENIC DR, MEREWETHER
project no: 16003

issue date: 30.11.17

As indicated

Proposed Ground Floor Plan
Southern Elevation (Gregory Parade) 1:100

North Elevation (Scenic Drive) 1:100

**PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE**

**DEVELOPMENT APPLICATION**

**CLIENT:** rana

**ADDRESS:** 39 SCENIC DR, MEREWETHER

**ISSUE DATE:** 30.11.17

**PROJECT NO.:** 16003

**SCALE:** 1:100

**SHEET:** A107
SCENIC DRIVE

GREGORY PARADE

Sedimentation + Erosion Plan

1:200

Stormwater Management Plan

1:200

Landscape Compliance Plan

1:200

LANDSCAPING COMPLIANCE
SITE AREA = 2342m²
TOTAL LANDSCAPING AREA = 731m²
31% (30% / 703m² REQUIRED)

The landscaping is compliant with the DCP requirements.

Driveway Plan

1:100

Driveway Profile

1:100

As indicated

16003

Sedimentation + Erosion Plan

1:200

Stormwater Management Plan

1:200

Landscape Compliance Plan

1:200

LANDSCAPING COMPLIANCE
SITE AREA = 2342m²
TOTAL LANDSCAPING AREA = 731m²
31% (30% / 703m² REQUIRED)

The landscaping is compliant with the DCP requirements.

Driveway Plan

1:100

Driveway Profile

1:100

As indicated

16003
As indicated

proposed alterations + additions to residence 39 SCENIC DR, MEREWETHER

issue date 30.11.17  project no \ 16003

client rana

address 39 SCENIC DR, MEREWETHER

scale 1:400

issue \ A111
As indicated

PROPOSED ALTERATIONS + ADDITIONS TO RESIDENCE

39 SCENIC DR, MEREWETHER

11.11.17

PHOTO (01) FROM LIVING ROOM DECK - PROPOSED ALTERATIONS AT NO 39 NOT VISIBLE FROM THIS DECK

PHOTO (02) FROM SUNROOM/ENCLOSED DECK OVER NO 41 AND NO 39

PHOTO MONTAGE (03) FROM SUNROOM/ENCLOSED DECK OVER NO 41 AND NO 39

PHOTO (03) - OVER SUNROOM

PHOTOSTITCH (04) - PROPOSED ADDITION VIEW ANALYSIS FROM 43 SCENIC DRIVE

PHOTO (04) - PROPOSED ADDITION VIEW ANALYSIS FROM 43 SCENIC DRIVE
UP

This detail survey is not a survey as defined by the Surveying Act 2002. Construction is planned it advisable to carry out survey work to determine dimensions.

Plan of Detail A

Area Schedule

Name | Level | Area | Comments
--- | --- | --- | ---
INCLUDED IN FSR | Basement Level | Basement Floor Level | 284 m² | INCLUDED IN FSR
INCLUDED IN FSR | Ground Level | Ground Floor Level | 590 m² | INCLUDED IN FSR
INCLUDED IN FSR | Gym Level | Gym Floor Level | 81 m² | INCLUDED IN FSR
INCLUDED IN FSR | Upper Floor | Upper Floor Level | 434 m² | INCLUDED IN FSR
NOT INCLUDED IN FSR | Upper Floor - Garage | Upper Floor Level | 36 m² | NOT INCLUDED IN FSR
Grand total | 1425 m²

SITE AREA: 2343 m²
FSR: 1389 m² (59.2% OR 0.59 FSR)

As indicated

Development Application
39 Scenic Dr, Merewether
30.11.17

COPYRIGHT 2017 C

client: rana

address: 39 Scenic Dr, Merewether

issue date: 30.11.17

project no: 16003

scale: As indicated

sheet: A114

issue: C
DECK ROOF
@8.98m HIGHEST POINT
(5.6% OVER - 36m²)

ROOFTOP ROOF
@9.987m HIGHEST POINT
(17% OVER - 56m²)
CAN SEE UNDER AND OVER ROOF

OPEN PERGOLA
@9.646m HIGHEST POINT
(13% OVER) - NO ROOF