DEVELOPMENT APPLICATIONS COMMITTEE MEETING
19 June 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS
Attachment A - Plans  DA2017/01610 - 115 Everton Street, Hamilton
Demolition of dwelling and outbuilding erection of two attached dwellings and one lot into two lot subdivision

DISTRIBUTED UNDER SEPARATE COVER
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.

### WATER CONSUMPTIONS
- 3 Star Shower Heads
- 3 Star Toilets
- 3 Star Kitchen Taps
- 3 Star Basin Taps

### FUTURE COMMITMENTS
- Refer to the CURRENT BASIX Certificate on plan.

### THERMAL PERFORMANCE SPECIFICATIONS
- Fixed shading
- Windows

### VERDIS
Dual Occupancy
115 Everton St
Hamilton
UNIT 2 FROM EVERTON STREET

UNIT 1 FROM EVERTON STREET
The information contained in the document is copyright and may not be used or reproduced in any way other than with the express permission of the copyright holder.

SHGC is less than 5% higher or lower than the above figures.

The drawing shall not be used for any purpose other than the construction of the dwelling as illustrated by the drawing. Reference: 262/2017

Certificate no.: BDAV Assessor # 16/1742    7th December 2017
Assessor Name: Joseph Lorriman
Accreditation no.: VIC/BDAV/16/1742
Certificate date: 5.9

017 Everton Street
HAMILTON, NSW
2303
Use figured dimensions only commenced of work and any ordering of materials.
Verify all dimensions and levels on site and report any discrepancies prior to the reproduction for any other project or purpose.

Notes

For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular 2289 (Internal Wall Construction).

Certification:

Certificate no.:
Assessor Name:
Accreditation no.:
Certificate date:

www.nathers.gov.au

Dwelling Address:

0002264520

Joseph Lorriman

VIC/BDAV/16/1742

5.9

07 December 2017

115 Everton Street

HAMILTON, NSW

2303
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular:

- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)
- Compensating for loss of ceiling insulation in accordance with Section J/3.4.2.

The drawing shall not be used for:

- Construction unless endorsed by the local authority.
- Issue for any other project or purpose.
- Reproduction for any other project or purpose without the prior written consent of the author.
- Use figured dimensions only.
- Verify all dimensions and levels on site and report any discrepancies prior to the supervision of any construction.

The information in the associated calculations and endorsed section notes is in accordance with a site visit by the author on the date of issue.
Landscape Consultant

DEVELOPMENT APPLICATION

Drawings are to be read in conjunction with all contract documents

Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials

Notes

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If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, precedence

For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular

- External Wall Construction
- Internal Wall Construction
- Roof Construction
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)
- Timber above Plasterboard

For Construction

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FOR INFORMATION

DA 23
PRELIMINARY

Project

103
41
21
5.9

Drawings issued electronically
ELK Designs cannot guarantee the accuracy of content and format for copies of
Drawings are to be read in conjunction with all contract documents
reproduced for any other project or purpose

Notes
NSW

PO Box

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This assessment has assumed that the BCA provisions for building sealing will be complied with at
contact requirements, the proposed construction varies to those detailed or need further
indicated on referenced documentation.

BDAV

Drawing

5.9
07 December 2017
115 Everton Street
HAMILTON, NSW
2303

BDAV Assessor # 16/1742 7th December 2017 Reference: 262/2017

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FOR AUTHORITY APPROVAL ONLY
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Use figured dimensions only. Do not scale from drawings.

ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

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.

Notes

Consultants

PRECEDENT ANALYSIS

DA009

Drawing to Vector

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<th>Description</th>
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<th>Client</th>
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Notes:
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- The drawings are to be read in conjunction with all contract documents.
- Use figured dimensions only.
- Do not scale from drawings.
- The drawing is issued electronically.
- The information may vary from drawings or other specifications.
- Copies of drawings issued electronically.

Important Note for Development Applicants:
- Do not scale from drawings.
- Do not reproduce for any other project or purpose.

Please refer to the CURRENT BASIX Certificate for complete details.

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Notes:

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REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS.

FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVEL DESIGN REFER TO CIVIL ENGINEERS DOCUMENTATION.

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS. 5000-6000MM CTS MAX AS PER ENGINEERS SPECIFICATIONS CLAUSLED [6722.4 TN 64] (REFER TO CONSULTING ENGINEERS DOCUMENTATION).

EXTERIOR PANELS ARE INDICATIVE ONLY LOCATED WITH REFERENCE TO EXTERIOR PANELS TO BE OPENED (REFER TO CONSULTING ENGINEERS DOCUMENTATION).

FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNER DOCUMENTATION.

REFER TO EXTERNAL FINISHES PAGES FOR SELECTED MATERIALS AND COLOURS.

LEGEND

SELECTED COLORBOND CUSTOM ORB METAL ROOF SHEETING
SELECTED FACE BRICKWORK
SELECTED APPLIED FINISH
SELECTED HORIZONTAL WALL CLADDING
SELECTED PANEL CLADDING
SELECTED VERTICAL WALL CLADDING

SELECTED PANEL CLADDING

REFER TO EXTERNAL FINISHED PAGES FOR SELECTED MATERIALS AND COLOURS

NOTES

REFER TO AREA 01 (A) FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVEL DESIGN REFER TO CIVIL ENGINEERS DOCUMENTATION.

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Sediment and erosion control
All erosion and sediment control measures to be included plans for site stabilization.

The project manager is responsible for all contractors and sub-contractors of their obligations under the erosion and sediment control plan.

Vehicle access to site shall be restricted to a single point so as to reduce the amount of soil deposited on the roadway.

All stockpiles of building materials such as sand and soil must be protected to prevent smoke or contamination should they be damaged in the street gutter where they will wash away with the first rainstorm.

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A single exit and one entrance to the building site should be established to a single point so as to reduce the amount of soil deposited on the roadway.

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