ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

<table>
<thead>
<tr>
<th>ITEM</th>
<th>Application Number</th>
<th>Address</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ITEM-17</td>
<td>DA2017/01624 - 144 Brunker Road Adamstown</td>
<td>Demolition of buildings erection of five storey mixed use development</td>
<td></td>
</tr>
<tr>
<td>ITEM-18</td>
<td>DA2018/00580 - 158 National Park Street Merewether</td>
<td>Demolition of dwelling outbuilding and pool erection of single storey dwelling associated swimming pool and front fence</td>
<td></td>
</tr>
<tr>
<td>ITEM-19</td>
<td>DA2018/00963 - 282 King Street Newcastle</td>
<td>Boundary adjustment (five lots)</td>
<td></td>
</tr>
<tr>
<td>ITEM-20</td>
<td>DA2018/00879 - 854 Hunter Street, Newcastle</td>
<td>Multi storey carpark</td>
<td></td>
</tr>
<tr>
<td>ITEM-21</td>
<td>DA2018/00709 - 21 Alma Road New Lambton</td>
<td>Demolition of dwelling and outbuilding alterations and additions to shops erection of four storey mixed use development and twenty one lot strata subdivision</td>
<td></td>
</tr>
</tbody>
</table>

DISTRIBUTED UNDER SEPARATE COVER
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS
Attachment A - Plans  DA2017/01624 - 144 Brunker Road Adamstown
Demolition of buildings erection of five storey mixed use development
Brunker Rd Development

Cnr of Brunker and Bala Rd
Adamstown
LOTS 1 & 2 OF DP 310418; LOT A & B OF DP 313061;
LOTS A & B OF DP 439641

DEVELOPMENT APPLICATION

Project Information

ground floor - 313.5sqm Commercial

first floor - 13 in total (5 x 1 bed & 6 x 2 bed & 2 x 3 bed) units
second floor - 10 in total (3 x 1 bed & 5 x 2 bed & 2 x 3 bed) units
third floor - 10 in total (3 x 1 bed & 5 x 2 bed & 2 x 3 bed) units
fourth floor - 7 in total (2 x 1 bed & 2 x 2 bed & 3 x 3 bed) units

- 40 units
- 37 residential car spaces req. + 8 visitors
- 6 commercial car spaces req. (1 per 50sqm)
- 1 accessible car space
- 1 delivery service vehicle

Cars Required = 53 cars
(as per DCP 7.03 Traffic Parking & Access)
Cars Provided = 52 cars
## Basix Requirements Summary

**Project Details**
Random Developments
Cnr Brunker & Bala Road
ADAMSTOWN NSW 2289

**Friday, December 8, 2017**

### Energy

#### Natural lighting:
- As per BASIX

#### Artificial lighting:
- As per BASIX

Must install a gas cooktop and electric oven.

### Windows
- Aluminium framed single glazed clear to all windows and glass Doors unless noted otherwise

### Alternate Water Supply
- Minimum Rainwater Tank Size = 30000Lt
- To collect run off from at least 630.5m² of roof area

#### Fixtures

<table>
<thead>
<tr>
<th>Basis Category</th>
<th>Items</th>
<th>Simulation Based on the Following Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixtures</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>All Shower Heads</td>
<td>All toilet Flushing Systems</td>
</tr>
<tr>
<td></td>
<td>3 Star (&gt;7.5kw/m² but &lt;= 9.0kw/m²)</td>
<td>4 Star</td>
</tr>
<tr>
<td>Alternate Water Supply</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minimum Rainwater Tank Size – 30000Lt</td>
<td>To collect run off from at least 630.5m² of roof area</td>
</tr>
</tbody>
</table>

#### Internal Walls
- Masonry Blockwork (Dark)
- Framed (weatherboard, fibre cement, metalclad) (Light)
- Precast Concrete (Light)
- Lined with sarking plus R2.5 bulk insulation
- Sarking plus R2.5 bulk insulation
- Nil

#### External Walls
- Timber above plasterboard
- R3.5 bulk insulation
- R4.0 bulk insulation

#### Ceilings Internal
- Timber above plasterboard
- Nil

#### ceilings external
- Suspended Concrete Slab
- Timber above plasterboard
- Foil sided R1.5 fixed to the underside of all units above the carpark

#### Floors
- Wet areas
- Bedrooms
- Living

#### Roof (Dark)
- Metal Roof at 5.0º pitch
- 55mm Roof Blanket R1.3

### Lighting
- This dwelling has been rated with sealed LED / Fluorescent downlights to insulated ceilings.

**Note:** Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA.

**Note:** All exhaust fans to be fitted with self-closing dampers.

---

**Development Application**

**BASIX Summary**

**Random Brunker Development**

**1667**

**Corner of Brunker & Bala Rd, Adamstown, NSW**

**www.basixcertificates.com.au**

**Chapman Environmental Services Pty Ltd**
Land Zoning - B4 Mixed Use

Height of Building - 20m

Council Requirements

SITE AREA = APPROX 2258 sqm (TO BE CONFIRMED BY DETAIL SURVEY)
ZONING = B4 Mixed Use
FSR = 1.5:1 (3387 sqm of allowable GFA)
HOB = 20m
ACID SULPHATE = CLASS 5
RENEWAL CORRIDOR = Precinct 1 of DCP 6.08 Adamstown Renewal Corridor applies

Lot Definitions (note development may need to be classified as 'Shop Top Housing, there for will need ground floor commercial')

Zone B4 Mixed Use

1 Objectives of zone

• To provide a mixture of compatible land uses.
• To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
• To support nearby or adjacent commercial centres without adversely impacting on the viability of those centres.

2 Permitted without consent

Environmental protection works; Home occupations
Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor), Registered clubs, Rásiple day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

3 Permitted with consent

Agriculture; Air transport facilities; Air strips; Animal boarding or training establishments; Biosolids treatment facilities; Camping grounds; Caravan parks; Cemeteries; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Farm buildings; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Helpdesk; High technology industries; Open cut mining; Resource recovery facilities; Rural industries; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recycling facilities; Water supply systems
Existing Photographs

View of existing motel along Brunker Road

View across Brunker Road from south east

View across Bala Road towards Brunker Road

View across Bala Road towards rear lane
Project #

Drawing #

Issue

This document is the copyright of CKDS Architecture PTY LTD. Check and verify all dimensions on site. Refer any discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically.

Drawing shall not be used for construction until issued for construction by designer.

ACN 129 231 269

DA-004

06.12.2017

Development Application

Random Brunker Development

Site Analysis

Corner of Brunker and Bala Rd, Adamstown, NSW

admin@ckds.com.au

www.ckds.com.au

Ph 02 4929 1843

ARCHITECTURE

CKDS

Version: 2, Version Date: 26/11/2018

Document Set ID: 5760686
Development Application
Random Brunker Development
1667
Corner of Brunker and Bala Rd, Adamstown, NSW

ACN 129 231 269
admin@ckds.com.au
www.ckds.com.au
P.O. Box 958
Newcastle NSW Australia
Ph 02 4929 1843

Version: 2, Version Date: 26/11/2018
Document Set ID: 5760686

Development Application
Random Brunker Development
1667
Corner of Brunker and Bala Rd, Adamstown, NSW

ACN 129 231 269
admin@ckds.com.au
www.ckds.com.au
P.O. Box 958
Newcastle NSW Australia
Ph 02 4929 1843

Version: 2, Version Date: 26/11/2018
Document Set ID: 5760686
This document is the copyright of CKDS Architecture PTY LTD. Check and verify all dimensions on site. Refer any discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically. Drawing shall not be used for construction until issued for construction by designer.

ACN 129 231 269

Random Brunker Development
North Elevation

Development Application

North Elevation

Scale: 1:197.24 @ A3

Version: 2, Version Date: 26/11/2018

Document Set ID: 5760686
This document is the copyright of CKDS Architecture PTY LTD. Check and verify all dimensions on site. Refer any discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically. The drawing shall not be used for construction until issued for construction by the designer.

ACN 129 231 269

Development Application
Random Brunker Development
Section AA
Corner of Brunker and Bala Rd, Adamstown, NSW
admin@ckds.com.au
www.ckds.com.au
P.O. Box 958
Newcastle NSW Australia
Ph 02 4929 1843

ARCHITECTURE
CKDS

RL +15.600
Ground Floor

RL +19.400
First Floor

RL +22.500
Second Floor

RL +25.600
Third Floor

RL +28.700
Fourth Floor

RL +31.800
Roof

Lift Overrun

50% ALLOWABLE ENCROACHMENT

Metal Roof

5°

NDCP building envelope 20m

Vertical Louvres provide naturally ventilated carpark

Commercial

Boundary

Approximate Boundary

Brunker Rd

Lane

Car Parking

2 Bed

3 Bed

2 Bed

2 Bed

2 Bed

2 Bed

2 Bed

50% ALLOWABLE ENCROACHMENT

10am

11am

12pm

1pm

2pm

20m

Version: 2, Version Date: 26/11/2018
Document Set ID: 5760686
DEVELOPMENT APPLICATIONS COMMITTEE MEETING

4 December 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans
DA2018/00580 - 158 National Park Street Merewether
Demolition of dwelling outbuilding and pool erection of single storey dwelling associated swimming pool and front fence
158 National Park St
158 National Park Street, Merewether, NSW, 2291
LOT 46, SEC 6, DP 978693

Drawing List
DA 000  Cover Page
DA 001  Site Analysis Plan
DA 002  Demolition Plan
DA 003  Site Works Plan
DA 100  Ground Floor Plan 01
DA 101  Ground Floor Plan 02
DA 102  Roof Plan 01
DA 103  Roof Plan 02
DA 200  Elevations 01
DA 201  Elevations 02
DA 300  Sections
DA 400  Elevations 01
DA 401  Elevations 02
DA 500  Shadow Diagrams
DA 600  Notification Plan

Legend
ISSUE  DESCRIPTION  BY  DATE
13  For Development Application  Owner  21/09/2018
14  For Development Application  Owner  25/09/2018

Project: 158 National Park St
Client: L. & J Orton
Issue No: DA 000
Scale: 1:180

SDARCH.COM.AU
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. The accuracy of content and format for copies of drawings issued electronically cannot be guaranteed. 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.
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.

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

Drawings are to be read in conjunction with all contract documents.

Use figured dimensions only. Do not scale from drawings.

The accuracy of content and format for copies of drawings issued electronically cannot be guaranteed.

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.

SDARCH.COM.AU
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.

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

Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings.

The accuracy of content and format for copies of drawings issued electronically cannot be guaranteed.

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.

REFER TO DA 102 FOR CONTINUATION

Version: 1, Version Date: 12/11/2018

Document Set ID: 5760406
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.

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

Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings.

The accuracy of content and format for copies of drawings issued electronically cannot be guaranteed.

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.

---

**Legend**

- **GL**: Glass
- **LWC**: Lightweight Cladding
- **MAS**: Masonry
- **MRS**: Metal Roof Sheeting

---

**South Elevation 1:200**

- **West Elevation 1:100**

---

**South Elevation 1:100**

- **West Elevation 1:100**

---

**Notes**

- GL: Glass
- LWC: Lightweight Cladding
- MAS: Masonry
- MRS: Metal Roof Sheeting

---

Control Joints to Australian Standards

---

**Version:** 1, **Version Date:** 12/11/2018

**Document Set ID:** 5760406
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.

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

Drawings are to be read in conjunction with all contract documents.

Use figured dimensions only. Do not scale from drawings.

The accuracy of content and format for copies of drawings issued electronically cannot be guaranteed.

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.

SDARCH.COM.AU

Document Set ID: 5760406
Version: 1, Version Date: 12/11/2018

Project: 158 National Park St
Location: 158 National Park Street, Merewether, NSW.

Client: L. & J Orton

Issue No. 01
Drawing No. DA.400
Project No. 117.017

Issue Date: 03
Scale: @A3

The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

SDARCH.COM.AU
DEVELOPMENT APPLICATIONS COMMITTEE MEETING

4 December 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS
Attachment A - Plans DA2018/00963 - 282 King Street Newcastle
Boundary adjustment (five lots)

DISTRIBUTED UNDER SEPARATE COVER
PLAN OF SUBDIVISION OF LOTS 1, 2 AND 3 DP 1010675, LOTS 42 AND 43 DP 1169149 AND LOT 1 DP 225689

LGA: NEWCASTLE
Locality: NEWCASTLE
Reduction Ratio: 1:200
Lengths are in metres.

SURVEYOR
Name: DAVID CRAIG WALLACE
Date: 10/01/2018
Reference: 170563DPA
DEVELOPMENT APPLICATIONS COMMITTEE MEETING

4 December 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2018/00879 - 854 Hunter Street, Newcastle
          Multi storey carpark
<table>
<thead>
<tr>
<th>Drawing No</th>
<th>Drawing</th>
<th>Scale</th>
<th>Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>A33.CP.000</td>
<td>Cover Sheet</td>
<td>1:5000 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.001</td>
<td>Location Plan</td>
<td>1:200 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.002</td>
<td>Site Plan</td>
<td>1:200 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.100</td>
<td>Site Analysis</td>
<td>1:200 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.200</td>
<td>Setback Plan</td>
<td>1:250 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.201</td>
<td>Ground Plan</td>
<td>1:250 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.202</td>
<td>Level 01</td>
<td>1:250 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.203</td>
<td>Level 02, 03, 04 (Typical)</td>
<td>1:250 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.204</td>
<td>Level 05</td>
<td>1:250 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.300</td>
<td>Roof</td>
<td>1:200 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.400</td>
<td>L00 RCP</td>
<td>1:250 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.401</td>
<td>North &amp; East Elevation</td>
<td>1:200 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.402</td>
<td>South &amp; East Elevation</td>
<td>1:200 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.403</td>
<td>North &amp; West Elevation (cabaret)</td>
<td>1:200 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.404</td>
<td>South &amp; West Elevation (cabaret)</td>
<td>1:200 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.500</td>
<td>Section AA</td>
<td>1:200 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.501</td>
<td>Section BB</td>
<td>1:200 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.502</td>
<td>Section CC</td>
<td>1:200 at A1</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.600</td>
<td>Perspective 1</td>
<td>NTS</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.601</td>
<td>Perspective 2</td>
<td>NTS</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.602</td>
<td>Perspective 3</td>
<td>NTS</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.603</td>
<td>Façade Details</td>
<td>NTS</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.604</td>
<td>Site Overview</td>
<td>NTS</td>
<td>A</td>
</tr>
<tr>
<td>A33.CP.700</td>
<td>Areas &amp; Waterbodies Schedule</td>
<td>NTS</td>
<td>A</td>
</tr>
</tbody>
</table>
**MATERIALS LIST FOR CAR PARK DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th>Material No</th>
<th>Material Description</th>
<th>Finish</th>
<th>Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC-01</td>
<td>Off form Concrete</td>
<td>to architects details</td>
<td>A</td>
</tr>
<tr>
<td>FP-01</td>
<td>Facade Panel</td>
<td>to architects details</td>
<td>A</td>
</tr>
<tr>
<td>GF-01</td>
<td>Glazed Facade</td>
<td>to architects details</td>
<td>A</td>
</tr>
<tr>
<td>MB-01</td>
<td>Metal Balustrade</td>
<td>to architects details</td>
<td>A</td>
</tr>
<tr>
<td>S-01</td>
<td>Structural Steel column</td>
<td>paint finish to architects details</td>
<td>A</td>
</tr>
</tbody>
</table>

**AREA SCHEDULE FOR CAR PARK DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th>Level</th>
<th>GBA m2</th>
<th>Total Cars</th>
<th>Accessible Spaces</th>
<th>Motorcycle Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>L5</td>
<td>3833</td>
<td>139</td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>L4</td>
<td>3795</td>
<td>135</td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>L3</td>
<td>3795</td>
<td>135</td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>L2</td>
<td>3795</td>
<td>135</td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>L1</td>
<td>4078</td>
<td>134</td>
<td>6</td>
<td>7</td>
</tr>
<tr>
<td>TOTAL</td>
<td>19,296</td>
<td>678</td>
<td>6</td>
<td>35</td>
</tr>
</tbody>
</table>
DEVELOPMENT APPLICATIONS COMMITTEE MEETING

4 December 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans DA2018/00709 - 21 Alma Road New Lambton
Demolition of dwelling and outbuilding alterations and additions to shops erection of four storey mixed use development and twenty one lot strata subdivision

DISTRIBUTED UNDER SEPARATE COVER
Land Zoning Map - B2: Local Centre

Height of Building Map - "L": 11m

Newcastle Local Environmental Plan 2012

Zone B2 Local Centre

1. Objectives of zone
   - To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
   - To encourage opportunities in accessible locations.
   - To maximise public transport patronage and encourage walking and cycling.
   - To provide for residential development that maintains active retail and business frontages in order to contribute to a safe, attractive, friendly, accessible and efficient pedestrian environment.
   - To maintain the hierarchy of urban centres throughout the City of Newcastle and not prejudice the viability of the Newcastle City Centre.

2. Permitted without consent
   - Environmental protection works; Home occupations.

3. Permitted with consent
   - Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Educational establishments; Entertainment facilities; Exhibition homes; Flood mitigation works; Function centres; Health services facilities; Home-based child care; Home businesses; Home occupations (sex services); Hostels; Industrial retail outlets; Information and education facilities; Light industries; Medical centres; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Emergency day care centres; Restricted premises; Roads; Service stations; Ian services premises; Shop top housing; Signages; Storage premises; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water treatment structures.

4. Prohibited
   - High technology industries; Any other development not specified in items 2 or 3.

Development Application

Krik Pty Ltd
18015
21 - 33 Alma Road
New Lambton, NSW 2305
### 3.10 Commercial Uses

**Land to which this section applies**

This section applies to all land zoned:
- R4 High Density Residential
- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development.

#### 3.10.01 Height of buildings

**Objectives**
1. Ensure the scale of development enhances and makes a positive contribution towards the desired built form by reinforcing the established centres hierarchy.
2. Allow reasonable daylight access to all developments and the public domain.

#### 3.10.02 Density - floor space ratio

**Objectives**
1. Provide an appropriate density of development consistent with the established centres hierarchy.
2. Ensure building density, bulk and scale makes a positive contribution towards the desired built form as identified by the centres hierarchy.

#### 3.10.03 Streetscape and front setbacks

1. Within established areas the front setback is consistent with those of adjoining development. Some variations to minimum setbacks can be considered particularly where such variations are used to create streetscape variety and interest.
2. Development facilitates pedestrian access from the street frontage and provides individual identity to dwellings.

#### 3.10.04 Side and rear setbacks

1. Side and rear setbacks to walls are in accordance with the Building Code of Australia and subject to consideration of impact on the privacy, private open space and solar access of adjoining properties.

#### 3.10.05 Street activation

1. Provide activated street edges at ground level through the provision of retail premises or business premises uses in business/commercial zones.
2. Ground floor retail uses provide multiple pedestrian accesses along the street frontage.

#### 3.10.06 Building design and appearance

1. New development enhances and makes a positive contribution towards the desired built form.
2. The following features of existing areas are considered and integrated into new development where possible:
   - (a) street setbacks
   - (b) grouping or ‘rhythm’ of buildings within the streetscape
   - (c) corner feature sites
   - (d) traditional street and lane patterns
   - (e) pedestrian walkways and other public open space areas
   - (f) pavement design, including materials and finishes, kerb and gutter treatment.

### 3.10.07 Views and privacy

1. Properties are able to be developed within the established planning guidelines, however, existing views from dwellings are not substantially affected where it is reasonable to design for the sharing of views.
2. Grand vistas and views from dwellings which are recognised and valued by the community are not unreasonably obscured by new development.
3. Views to heritage or familiar dominant landmarks from dwellings are not unreasonably obscured.
4. A minimum 9m separation is provided between the windows of habitable rooms of facing dwellings that abut a public or communal street. This distance is increased to 12m for windows above first floor level.
5. Direct views between living area windows of adjacent dwellings are screened or obscured where:
   - (a) ground and first floor windows are within an area described by taking a 9m radius from any part of the window of the adjacent dwelling. An area so defined is described as a ‘privacy sensitive zone’.
   - (b) other floor windows are within a ‘privacy sensitive zone’ described by a 12m radius.
6. Direct views from living rooms of dwellings into the principal area of private open space of other dwellings are screened or obscured within a privacy sensitive zone described by a 12m radius.
7. Direct views described in (5) and (6) may be obscured by one of the following measures:
   - (a) 1.8m high solid fences and walls between ground floor level windows and adjoining open space, where the slope is below 10%
   - (b) screening that has a maximum area of 25% openings, is permanently fixed and is made of durable materials
   - (c) landscape screening either by existing dense vegetation or new planting that can achieve a 75% screening effectiveness within three years.
8. Mechanical plant or equipment designed and located to minimise noise nuisance.

### 3.10.08 Fencing and walls

1. The use of fencing along street frontages is not supported.
2. Fences and walls complement the existing streetscape in relation to scale and materials and use similar or compatible materials to those used in attractive buildings within the locality.
3. The use of sheet-metal fencing is avoided adjacent to public places, unless the visual impact is softened by landscaping.

### 3.10.09 Utilities and services

1. Mail boxes (where provided onsite) are located close to each ground floor entry, or a mail box structure located close to the major pedestrian entry to the site and complying with the requirements of Australia Post.
2. Bin storage areas are roofed and designed to conceal contents from view from adjacent public space and/or other properties. The bin storage area is provided with a water tap for wash down purposes and is drained to connect to the sewer. The bin storage area is located as close as practicable to the pick-up location.
This document is the copyright of CKDS Architecture PTY LTD. Check and verify all dimensions on site. Refer any discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically.

Drawing shall not be used for construction until issued for construction by designer.

ACN 129 231 269

4/10/18

21 - 39 Alma Road
New Lambton, NSW 2305

Development Application

Krik Pty Ltd

admin@ckds.com.au
www.ckds.com.au
P.O. Box 958
Newcastle NSW Australia
Ph 02 4929 1843

ARCHITECTURE

CKDS

Alma Rd: Looking East from Regent St

Alma Rd: Looking East from Regent St (Existing shops on site with green awning)

Alma Rd: Looking NW on Alma Rd at site.

Alma Rd: Looking West, Lambton Lane on right. (Existing dwelling = green roof)

Alma Rd: Looking West at Old Savoy Theatre (Site uphill on right - green roof)

Alma Rd: Looking West outside Old Savoy, site up on right

Alma Rd: Looking West from Old Savoy, site up on right.
18015 Stronach New Lambton Area Schedule

Development Summary

<table>
<thead>
<tr>
<th>Site Area</th>
<th>1112</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permissible FSR</td>
<td>1.5</td>
</tr>
<tr>
<td>Allowable GFA</td>
<td>1668</td>
</tr>
<tr>
<td>Permissible development GFA m²</td>
<td>1463</td>
</tr>
</tbody>
</table>

Total GFA m²

Total GFA m² | 451 |
Resultant FSR | 1.481 |
Total Net Saleable Unit Area (Unit Internal and External and Carpark) | 2204.5 |

UNIT GFA m²/Floor

| Lower | - |
| Podium | 275m² |
| Level 01 | 438m² |
| Level 02 | 438m² |
| Level 03 | 108.5m² |

UNIT | BEDS | INT | EXT | NET SELLABLE UNIT AREA | CROSS | SOLAR |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>U.191</td>
<td>2 bed</td>
<td>94m²</td>
<td>14m²</td>
<td>108m²</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>U.192</td>
<td>1 bed</td>
<td>51m²</td>
<td>12.5m²</td>
<td>62.5m²</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>U.193</td>
<td>1 bed</td>
<td>51m²</td>
<td>12.5m²</td>
<td>62.5m²</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>U.194</td>
<td>2 bed</td>
<td>93m²</td>
<td>9.5m²</td>
<td>88.5m²</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>U.201</td>
<td>2 bed</td>
<td>34m²</td>
<td>13m²</td>
<td>107.5m²</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>U.202</td>
<td>1 bed</td>
<td>50m²</td>
<td>11.5m²</td>
<td>61.5m²</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>U.203</td>
<td>2 bed</td>
<td>33m²</td>
<td>13.5m²</td>
<td>96.5m²</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>U.204</td>
<td>2 bed</td>
<td>81m²</td>
<td>19.5m²</td>
<td>100.5m²</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>U.205</td>
<td>2 bed</td>
<td>78m²</td>
<td>22m²</td>
<td>100m²</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>U.206</td>
<td>1 bed</td>
<td>50m²</td>
<td>10m²</td>
<td>60m²</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>U.301</td>
<td>2 bed</td>
<td>94m²</td>
<td>13m²</td>
<td>107.5m²</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>U.302</td>
<td>1 bed</td>
<td>50m²</td>
<td>11.5m²</td>
<td>61.5m²</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>U.303</td>
<td>2 bed</td>
<td>33m²</td>
<td>13.5m²</td>
<td>96.5m²</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>U.304</td>
<td>2 bed</td>
<td>81m²</td>
<td>19.5m²</td>
<td>100.5m²</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>U.305</td>
<td>2 bed</td>
<td>78m²</td>
<td>22m²</td>
<td>100m²</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>U.306</td>
<td>1 bed</td>
<td>50m²</td>
<td>10m²</td>
<td>60m²</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>U.401</td>
<td>3 bed</td>
<td>108.5m²</td>
<td>27m²</td>
<td>Y</td>
<td>Y</td>
<td></td>
</tr>
</tbody>
</table>

Home Occupation U.101

Net Sellable Area | 51m²
1. **Corner/Site Geometry** - Relate to Community Centre Corner. Retain shops.

1. **Orientation** - Solar access open to quiet north-east facing laneway.

1. **Alma Road Frontage** - Provide access to Lambton Village. Address to green space.

1. **Privacy Buffer** - Screening around the development to provide noise and visual buffer.
## BASIX Requirements Summary - Multi Dwelling

### Thermal Performance Assessment Based on the Following Requirements

#### Floor Types
- Suspected concrete slab with R1.4 Foilboard insulation ground floor units & U2.01 where open under.

#### Floor Coverings
- Tiles: Wet Areas - Timber, Carpet: Living & Bedrooms - Concrete

#### External Walls
- Brick veneer with Sarking and R2.0 bulk insulation Colour: Medium
- Timber framed Fibro clad with Sarking and R2.0 bulk insulation Colour: Medium

#### Internal Walls
- Plasterboard with Nil

#### Party Walls
- Boral KH2 wall system with R2.0 bulk insulation

#### Ceiling (floor over)
- Concrete above plasterboard with Nil

#### Ceilings (roof over)
- Timber above plasterboard with R3.5 bulk insulation

#### Roof
- Metal: 2 degrees with R1.3 roof blanket Colour: Dark
- Concrete: 0 degrees with Waterproof membrane only Colour: Light

#### Windows and Doors
- A: single glazed clear to all windows and glazed doors unless noted otherwise
- A: single glazed LowE
- A: double glazed LowE
- A: double glazed argon filled LowE

#### Fixtures
- Hot water system: Gas instantaneous with Manual switch on/off
- Bathroom ventilation: Individual fan, ducted to facade or roof with Manual switch on/off
- Kitchen ventilation: Individual fan, ducted to facade or roof with Manual switch on/off
- Laundry ventilation: Individual fan, ducted to facade or roof with Manual switch on/off
- Cooling - living areas: 1-phase airconditioning with EER 2.5 - 3.0
- Heating - living areas: 1-phase airconditioning with EER 2.5 - 3.0
- Heating - bedrooms: No active heating system
- Alternate Energy: Photovoltaic system able to generate at least n/a peak kilowatts of electricity
- Gas cooktop & gas oven: No outdoor clothesline required
- All taps

**Notes**
- Group B windows are Double hung, Fixed, Louvre or Sliding
- Group A windows are Awning, Bifold, Casement or Tilt'n'turn
- Group B doors are Sliding or Stacker
- Group A doors are Bifold, Entry, French or Hinged
- All W: South
- If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent
- Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed
- Insulation specified must be installed in accordance with Part 3.22.1.1 of the BCA
Development Application

Krik Pty Ltd

18015
21 - 39 Alma Road
New Lambton, NSW 2305

ACN 129 231 269

www.ckds.com.au
Ph 02 4929 1843
admin@ckds.com.au

Version: 1, Version Date: 12/11/2018

Document Set ID: 5760468

North West Elevation

South West Elevation

Existing Shops

Boundary

LAMBTON LANE

REGENT STREET

ALMA STREET

11m Height Plane

Lightweight cladding

Expressed slab edge

Expressed fillet joint in lightweight cladding to match datum on adjacent elevations

Lift Overrun

Lightweight cladding

11m Height Plane at Nth boundary

Expressed slab edge

11m Height Plane

Version: 1, Version Date: 12/11/2018

Document Set ID: 5760468
### Glazing Schedule

<table>
<thead>
<tr>
<th>Width</th>
<th>Height</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>900x900</td>
<td>900x1,885</td>
<td>W205-2, W205-4</td>
</tr>
<tr>
<td>900x1,885</td>
<td></td>
<td>W305-2, W305-4</td>
</tr>
<tr>
<td>1,000x2,100</td>
<td></td>
<td>1,175x1,800</td>
</tr>
<tr>
<td>1,175x1,800</td>
<td></td>
<td>1,240x1,650</td>
</tr>
<tr>
<td>1,240x1,650</td>
<td></td>
<td>W206-2, W206-4</td>
</tr>
<tr>
<td>1,390x1,500</td>
<td></td>
<td>W306-2, W306-4</td>
</tr>
<tr>
<td>1,500x900</td>
<td></td>
<td>W101-1, W101-4</td>
</tr>
<tr>
<td>1,500x1,850</td>
<td></td>
<td>W104-2, W104-4</td>
</tr>
<tr>
<td>1,500x1,850</td>
<td></td>
<td>W206-2, W206-4</td>
</tr>
<tr>
<td>1,900x2,700</td>
<td></td>
<td>2,122x2,700</td>
</tr>
<tr>
<td>2,122x2,700</td>
<td></td>
<td>2,150x2,750</td>
</tr>
<tr>
<td>2,150x2,750</td>
<td></td>
<td>2,275x2,700</td>
</tr>
<tr>
<td>2,275x2,700</td>
<td></td>
<td>2,480x2,750</td>
</tr>
<tr>
<td>2,480x2,750</td>
<td></td>
<td>D206-2, D206-3, D206-4</td>
</tr>
<tr>
<td>1,900x2,700</td>
<td></td>
<td>D201-3, D201-2, D201-1</td>
</tr>
<tr>
<td>2,000x2,700</td>
<td></td>
<td>D203-1, D203-2, D203-3</td>
</tr>
<tr>
<td>2,100x2,700</td>
<td></td>
<td>D205-1, D205-2, D205-3</td>
</tr>
<tr>
<td>2,200x2,700</td>
<td></td>
<td>D207-1, D207-2, D207-3</td>
</tr>
<tr>
<td>2,300x2,700</td>
<td></td>
<td>D209-1, D209-2, D209-3</td>
</tr>
<tr>
<td>2,400x2,700</td>
<td></td>
<td>D211-1, D211-2, D211-3</td>
</tr>
</tbody>
</table>
2,600x1,880
W205-1, W, 206-1, W206-3
W305-1, W305-2, W305-3
D104-1
D204-1
D304-1

2,600x2,750
D104-1
W104-1

2,790x1,880
W205-5, W205-3
W305-3, W305-5
D101-1
D204-3
D304-3

2,960x2,750
D101-1
D204-3
D304-3

3,180x2,700
D206-1
D306-1

3,400x2,750
D102-1, D103-2

3,590x2,750
D201-1, D202-2
D301-1, D302-2

3,850x2,750
D205-1
D305-1

4,000x2,700
D201-2, D20
D301-2, D30

4,000x2,750