ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

ITEM-1 DA2018/00879 - 854 HUNTER STREET NEWCASTLE WEST - ERECTION OF MULTI STOREY CAR PARK

Attachment A - Submitted Plans

ITEM-2 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 21 LOT STRATA SUBDIVISION

Attachment A - Submitted Plans

ITEM-3 DA2018/00580 - 158 NATIONAL PARK STREET MEREWETHER - DEMOLITION OF DWELLING, OUTBUILDING AND POOL, ERECTION OF SINGLE STOREY DWELLING, ASSOCIATED SWIMMING POOL AND FRONT FENCE

Attachment A - Submitted Plans

ITEM-4 DA2017/01624 - 144-148 BRUNKER ROAD ADAMSTOWN - DEMOLITION OF BUILDINGS AND ERECTION OF FIVE STOREY MIXED USE DEVELOPMENT

Attachment A - Submitted Plans

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PUBLIC VOICE COMMITTEE MEETING
20 November 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS
Attachment A - Plans DA2018/00879 - 854 Hunter Street Newcastle West
Multi-storey carpark

DISTRIBUTED UNDER SEPARATE COVER
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<th>Revision</th>
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<td>Area &amp; Watershed Schedule</td>
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854 Hunter Street
Newcastle

North/East section through Denison Lane
### MATERIALS LIST FOR CAR PARK DEVELOPMENT APPLICATION

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### AREA SCHEDULE FOR CAR PARK DEVELOPMENT APPLICATION

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<td>7</td>
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<tr>
<td>L2</td>
<td>3795</td>
<td>135</td>
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<td>7</td>
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<tr>
<td>L1</td>
<td>4078</td>
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<td>7</td>
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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
Krik Pty Ltd
21-39 Alma Road
New Lambton, 2305

Development Application
Newcastle Local Environmental Plan 2012

Zoning Map - B2: Local Centre

Land Zoning Map - B2: Local Centre

Floor Space Ratio - "S" 1.5:1

Height of Building Map - "L": 11m

Newcastle Local Environmental Plan 2012

Zoning Map - 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 employment 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; Bowling blocks; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational buildings; Entertainment facilities; Exhibition homes; Food preparation works; Function centres; Health services facilities; Home-based child care; Home businesses; Home occupations (sex services); Hotels; Industrial retail outlets; Information and education facilities; Light industry; Medical centres; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Resort day care centres; Restricted premises; Roads; Service stations; Sex services premises; Spa and housing; Signage; Storage premises; Traveller and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recreation structures.

4 Prohibited

High technology industries; Any other development not specified in item 2 or 3.
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 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

18015

21 - 39 Alma Road
New Lambton, NSW 2305

Development Application

Krik Pty Ltd

www.ckds.com.au

Ph 02 4929 1843

admin@ckds.com.au

P O Box 958
Newcastle NSW Australia

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
### 18015 Stronach New Lambton Area Schedule

#### Development Summary

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<th>Site Area</th>
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<td>1.5</td>
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<tr>
<td>Allowable GFA</td>
<td>1668</td>
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<tr>
<td>Permissible development GFA m²</td>
<td>1463</td>
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| Total Unit GFA m² | 1255.5 |
| Total Retail (Existing) GFA m² | 175 |
| Total Retail (Proposed) GFA m² | 133 |
| Total Common/Toilets/WC GFA m² | 87.5 |
| Total Cararks | 17 spaces |
| Total Carpark & Waste m² | 644 |
| Total GFA m² | 1651 |
| Resultant FSR | 1.48:1 |
| Total Net S tellable Unit Area (Unit Internal and External and Carpark) | 2204.5 |

#### UNIT GFA m²/Floor

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<td>Lower</td>
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<tr>
<td>Podium</td>
<td>275m²</td>
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<tr>
<td>Level 01</td>
<td>436m²</td>
</tr>
<tr>
<td>Level 02</td>
<td>436m²</td>
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<tr>
<td>Level 03</td>
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#### UNIT BEDS INT EXT NET SELLABLE UNIT AREA CROSS SOLAR

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<th>BEDS</th>
<th>INT</th>
<th>EXT</th>
<th>NET SELLABLE UNIT AREA</th>
<th>CROSS</th>
<th>SOLAR</th>
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<tr>
<td>U.101</td>
<td>2 bed</td>
<td>34m²</td>
<td>14m²</td>
<td>108m²</td>
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<td>U.102</td>
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<td>62.5m²</td>
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**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.
## Basis Requirements Summary - Multi Dwelling

### Water Target
- Target: 40
- Score: 51

### Energy Target
- Target: 30
- Score: 30

### Basix Requirements

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<tr>
<td>Energy Score</td>
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### Sarking and Insulation
- Sarking: R2.0 bulk insulation
- AF TB double glazed LowE
- AF single glazed clear
- AF single glazed LowE
- AF double glazed LowE
- AF TB double glazed LowE
- AF TB double glazed argon filled LowE

### Photovoltaic System
- Group B: Photovoltaic system able to generate at least 30 peak kilowatts of electricity

### Energy Performance
- EER 2.5 - 3.0

### Fixtures

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<td>Laundry</td>
<td>Individual fan, 1-phase airconditioning with Manual switch on/off</td>
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<tr>
<td>Heating - living areas</td>
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<tr>
<td>Heating - bedrooms</td>
<td>No active heating system</td>
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<td>Alternate Energy</td>
<td>Photovoltaic system able to generate at least 30 peak kilowatts of electricity</td>
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### Thermal Performance Assessment
- **Floor Types**: Suspended concrete slab with R1.4 Foilboard insulation ground floor units & U2.01 where open under
- **Floor Coverings**: Tiles Wet Areas with Timber
- **External Walls**: Brick veneer with Sarking and R2.0 bulk insulation
- **Internal Walls**: Plasticboard with Nil
- **Party Walls**: Boral KH2 wall system with R2.0 bulk insulation
- **Ceiling (floor over)**: Concrete above plasterboard with Nil

### Windows and Doors

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<th>Type</th>
<th>Group</th>
<th>Requirements</th>
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<td>AF single glazed clear</td>
<td>A</td>
<td>U-Value 6.00 or less, SHGC 0.57 +/- 5%</td>
</tr>
<tr>
<td>AF single glazed LowE</td>
<td>B</td>
<td>U-Value 6.00 or less, SHGC 0.57 +/- 5%</td>
</tr>
<tr>
<td>AF double glazed LowE</td>
<td>B</td>
<td>U-Value 4.30 or less, SHGC 0.53 +/- 5%</td>
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<td>AF TB double glazed LowE</td>
<td>A</td>
<td>U-Value 3.10 or less, SHGC 0.39 +/- 5%</td>
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<tr>
<td>AF TB double glazed argon filled LowE</td>
<td>B</td>
<td>U-Value 3.00 or less, SHGC 0.26 +/- 5%</td>
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</tbody>
</table>

### Notes
- 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
- All insulation specified must be installed in accordance with Part 3.12-1.1 of the BCA

### Contact Information
- Prepared by Chapman Environmental Services
- www.basixcertificates.com.au
- NSW 2305 1300 004 914
- Prepared by Chapman Environmental Services

---

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
All insulation specified must be installed in accordance with Part 3.12-1.1 of the BCA

---

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
All insulation specified must be installed in accordance with Part 3.12-1.1 of the BCA
Podium Floor

Development Application

Krik Pty Ltd

18015

21 - 39 Alma Road
New Lambton, NSW 2305

(Level 1)

Podium Floor Plan

SK-102

Architect: CKDS Architecture

DRAWING NAME: Podium Floor

Scale: 1:250

Issue: Podium Floor Plan

21-39 Alma Road, New Lambton NSW

Stronach

18051

1/28 Adelaide Street • PO Box 4400 • East Gosford • NSW 2250 • P: 02 4302 0477 • M: 0419 190 388 • ABN 12 129 231 269

Note: The drawing shall not be used for construction until issued for construction by designer.

Please check for discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically.
Development Application

Second Floor Plan

Krik Pty Ltd
18015
21 - 39 Alma Road
New Lambton, NSW 2305

Second Floor
SCALE 1:250 @ A3
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ACN 129 231 269

18015

SK-105

4/10/18

21 - 39 Alma Road
New Lambton, NSW 2305

Development Application

Krik Pty Ltd
18015
21 - 39 Alma Road
New Lambton, NSW 2305

ARCHITECTURE

CKDS

1/28 Adelaide Street • PO Box 4400 • East Gosford • NSW 2250 • P: 02 4302 0477 • M: 0419 190 388 • ABN 12 129 231 269

LANEWAY

S/L

F

D401-1

D401-2

D401-3

D401-4

D401-5

W401-1

W401-2

6,104

27 m

D401

W401

3 BED

Penthouse

U.401

Plant

S/L

RL: 32.150

6,058

6,104

6,803

8 m

RESIDENT

COMMUNAL SPACE

TO LANDSCAPE ARCHITECT’S DETAIL

25/11/2017 08:15

Google Maps

Page 1 of 2

https://www.google.com.au/maps/@-32.9428598,151.6543259,981m/data=!3m1!1e3
Development Application

Krik Pty Ltd
18015
21 - 39 Alma Road
New Lambton, NSW 2305

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ACN 129 231 269

1/28 Adelaide Street • PO Box 4400 • East Gosford • NSW 2250 • P: 02 4302 0477 • M: 0419 190 388 • ABN 12 129 231 269

Roof Plan

SCALE 1:250 @ A3
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ACN 129 231 269

18015 SK-204

4/10/18

21 - 39 Alma Road
New Lambton, NSW 2305

Development Application

Krik Pty Ltd
18015
21 - 39 Alma Road
New Lambton, NSW 2305

W

NW & SW Elevation
SK-204

ALMA STREET

Boundary

LIFT OVERRUN

Lightweight cladding

11m Height Plane at Nth boundary

Lightweight cladding

Expressed slab edge

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

EXISTING SHOPS

SCALE 1:200 @ A3

North West Elevation

NW & SW Elevation

SCALE 1:200 @ A3

South West Elevation
Development Application
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ACN 129 231 269

Krik Pty Ltd

ALMA ROAD

LAMBTON LANE

EXISTING SINGLE STOREY
RETAIL SHOPS

JUNE 21 - 9am
JUNE 21 - 12 noon
JUNE 21 - 3pm

Development Application

June Shadow Diagrams

SK-401
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<th>Height</th>
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<td>W305-2</td>
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<td>W206-2</td>
<td>W101-1</td>
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<td>W206-4</td>
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<td>W306-2</td>
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<td>D201-3</td>
<td>D103-1, D102-2</td>
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<tr>
<td>D306-2</td>
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<td>D202-1, D203-1, D203-2</td>
<td>D104-2</td>
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<td>W305-1, W306-1, W306-3</td>
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<td>D304-1</td>
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<td>3,590x2,750</td>
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<td></td>
<td></td>
<td>D301-1, D302-2</td>
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</tr>
</tbody>
</table>

Development Application

ACN 129 231 269

Krik Pty Ltd

18015

21 - 35 Alma Road
New Lambton, NSW 2305

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

ARCHITECTURE
CKDS

Glazing Schedule

SK-602

W
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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  Shadows Diagrams
DA 600  Notification Plan

Site Location
<table>
<thead>
<tr>
<th>ISSUE</th>
<th>DESCRIPTION</th>
<th>DRAWING</th>
<th>PROJECT</th>
<th>ISSUE DETAILS</th>
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</thead>
<tbody>
<tr>
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<td></td>
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</tr>
</tbody>
</table>

**Legend**

- **Metal & Fibre Cement Shed**
- **Gazebo**
- **Pool Area**
- **Garage**
- **Metal & Fibre Cement Shed**

**Notes**

- **No. 156** Single Storey Rendered Dwelling Metal Roof
- **No. 158** Single Storey Rendered Dwelling Metal Roof
- **No. 160** Single Storey Weatherboard Dwelling Metal Roof

**Demolition Plan**

- **Lot 45** SEC 6 DP 97693
- **Lot 46** SEC 6 DP 978693
- **Lot 47** SEC 6 DP 978693
- **Lot 48** SEC 6 DP 978693

**Warning**

- Disconnect and cap existing services for reuse.
- Demolish existing house and associated structures.
- Do not scale from drawings.
- Use figured dimensions only.
- The accuracy of content and format for copies of drawings issued electronically cannot be guaranteed.

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Legend

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<td>Asap</td>
<td>12/05/18</td>
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<tr>
<td>2</td>
<td>Client Review</td>
<td>Asap</td>
<td>12/05/18</td>
</tr>
<tr>
<td>3</td>
<td>Floor Plan Application</td>
<td>Asap</td>
<td>12/05/18</td>
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Project: 158 National Park St
Location: 158 National Park Street, Merewether, NSW
Client: L & J Orton
Drawings Title: Ground Floor Plan DA 100
Project No: DA 101
Drawing No: 03
Issue No: 03
Scale: 1:100 @A3
No.156
SINGLE STOREY
RENDERED DWELLING
METAL ROOF

Lot 45
Sec 6
DP 978693

Lot 46
Sec 6
DP 978693

Lot 47
Sec 6
DP 978693

Site Area 698.1 m²

Notes
EAVES GUTTER
MRS METAL ROOF SHEETING

REFER TO DA 103 FOR CONTINUATION
### Project Details

**Project:** Orton Residence

**Location:** 158 National Park Street, Merewether, NSW

**Client:** L. & J. Orton

**Drawings:**
- Perspective 01

---

<table>
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<th>BY</th>
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---

Project: 158 National Park St

Location: 158 National Park Street, Merewether, NSW.

Client: L. & J. Orton

Issue No: 03

Series: @A3

---

Legend:

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Issued

Legend
ATATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans DA2017/01624 - 144-148 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

#### Friday, December 8, 2017

**Project Details**
- Random Developments
- Cnr Brunner & Bala Road
- ADAMSTOWN NSW 2299

#### CKDS
- P.O. Box 958
- Roof Floor Coverings
- External Walls
- Fixtures
- Random Developments

![Image](28x797 to 51x824)

<table>
<thead>
<tr>
<th>Basix Category</th>
<th>Items</th>
<th>Simulation Based on the Following Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fixtures</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Shower Heads</td>
<td>3 Star (≥7.5kWhm² but ≤9.0kWhm²)</td>
<td>4 Star</td>
</tr>
<tr>
<td>All toilet Flushing Systems</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>All Kitchen Taps</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>All Bathroom Taps</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Alternate Water Supply</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Rainwater Tank Size – 3000L</td>
<td>N/A</td>
<td>To collect run off from at least 630.5m² of roof area</td>
</tr>
<tr>
<td>Toilet Connection</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Laundry Connection</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Landscape Connection</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Reticulated Supply</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Pool Top Up</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td><strong>Energy</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hot water system</td>
<td>Soler Gas Boosted 15 – 20 STC's</td>
<td></td>
</tr>
<tr>
<td>Bathroom ventilation system</td>
<td>Individual fan, ducted to façade or roof; manual switch on/off</td>
<td></td>
</tr>
<tr>
<td>Kitchen ventilation system</td>
<td>Individual fan, ducted to façade or roof; manual switch on/off</td>
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<tr>
<td>Laundry ventilation system</td>
<td>Individual fan, ducted to façade or roof; manual switch on/off</td>
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<tr>
<td>Cooling system</td>
<td>1 Phase air-conditioning EER 2.5 – 3.0 in at least 1 living</td>
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<tr>
<td>Heating system</td>
<td>1 Phase air-conditioning EER 2.5 – 3.0 in at least 1 living</td>
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<tr>
<td>Natural lighting:</td>
<td>As per BASIX</td>
<td></td>
</tr>
<tr>
<td>Artificial lighting:</td>
<td>As per BASIX</td>
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</tr>
</tbody>
</table>

*Must install a gas cooktop and electric oven.*

#### Developments Application

**BASIX Summary**

- **Group 'A' ALM 001-01**
  - [Awning, Bifold, Casement, Tilt’n’Turn]:
    - U-Value 6.70 or less and SHGC 0.57 +/- 5%
  - [Double Hung, Fixed, Louvre, Sliding]:
    - U-Value 6.70 or less and SHGC 0.70 +/- 5%
- **Group 'A' ALM 002-02**
  - [Awning, Bifold, Casement, Tilt’n’Turn]:
    - U-Value 6.50 or less and SHGC 0.36 +/- 5%
  - [Double Hung, Fixed, Louvre, Sliding]:
    - U-Value 6.50 or less and SHGC 0.41 +/- 5%
- **Group 'A' ALM 002-03**
  - [Double Hung, Fixed, Louvre, Sliding]:
    - U-Value 4.60 or less and SHGC 0.33 +/- 5%

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

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

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

Chapman Environmental Services Pty Ltd

www.basicecrtificates.com.au

---

**Artificial Lighting:**

- As per BASIX
- **Simulation Based on the Following Requirements**

**External 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

**Internal Walls**
- Plasterboard on studs
- Nil

**Ceilings Internal**
- Timber above plasterboard
- Nil

**Ceilings External**
- Suspended Concrete Slab
- Timber above plasterboard
- R3.5 bulk insulation
- R4.0 bulk insulation

**Floors**
- Suspended Concrete Slab
- Foil sided R1.5 fixed to the underside of all units above the carpark

**Floor Coverings**
- Tiles
- Wet areas
- Bedrooms
- Living

**Roof (Dark)**
- Metal Roof at 5.0° pitch
- 55mm Roof Blanket R1.3

---

**Basix Category**

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<tr>
<th><strong>Items</strong></th>
<th><strong>Simulation Based on the Following Requirements</strong></th>
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<tr>
<td>Masonry Blockwork (Dark)</td>
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<tr>
<td>Framed (weatherboard, fibre cement, metalclad) (Light)</td>
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<tr>
<td>Precast Concrete (Light)</td>
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<tr>
<td>Lined with sarking plus R2.5 bulk insulation</td>
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</tr>
<tr>
<td>Sarking plus R2.5 bulk insulation</td>
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<tr>
<td><strong>Internal Walls</strong></td>
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</tr>
<tr>
<td>Plasterboard on studs</td>
<td></td>
</tr>
<tr>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td><strong>Ceilings Internal</strong></td>
<td></td>
</tr>
<tr>
<td>Timber above plasterboard</td>
<td></td>
</tr>
<tr>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td><strong>Ceilings External</strong></td>
<td></td>
</tr>
<tr>
<td>Suspended Concrete Slab</td>
<td></td>
</tr>
<tr>
<td>Timber above plasterboard</td>
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<td>R3.5 bulk insulation</td>
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<tr>
<td>R4.0 bulk insulation</td>
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<tr>
<td><strong>Floors</strong></td>
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<tr>
<td>Suspended Concrete Slab</td>
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<tr>
<td>Foil sided R1.5 fixed to the underside of all units above the carpark</td>
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<tr>
<td><strong>Floor Coverings</strong></td>
<td></td>
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<tr>
<td>Tiles</td>
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<tr>
<td>Wet areas</td>
<td></td>
</tr>
<tr>
<td>Bedrooms</td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td></td>
</tr>
<tr>
<td><strong>Roof (Dark)</strong></td>
<td></td>
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<tr>
<td>Metal Roof at 5.0° pitch</td>
<td></td>
</tr>
<tr>
<td>55mm Roof Blanket R1.3</td>
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</tbody>
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---

**Development Application**

**Random Brunner Development**

1667
Corner of Brunner and Bala Rd, Adamstown, NSW
Land Zoning - B4 Mixed Use

Floor Space Ratio - 1:5.1

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

Additional Notes:

- The drawing shall not be used for construction until issued for construction by designer.

**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; Respite 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
   - 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; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing

4. Prohibited
   - 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; Helipads; 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
Development Application
Random Brunker Development
1667
Corner of Brunker and Bala Rd, Adamstown, NSW
Random Brunker Development
1667 Corner of Brunker and Bala Rd, Adamstown, NSW
Development Application

Random Brunker Development

Third Floor Plan

ACN 129 231 269

1667
Corner of Brunker and Bala Rd, Adamstown, NSW

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P.O. Box 958
Newcastle NSW Australia
Ph 02 4929 1843

ARCHITECTURE
CKDS

83 m
2

51 m
2

59.5 m
2

84.5 m
2

38.5 m
2

109 m
2

38.5 m
2

17 m
2

17 m
2

16.5 m
2

16.5 m
2

14.5 m
2

27.5 m
2

48 m
2

65 m
2

4,084

6,730

5,802

6,551

7,650

7,104

7,500

7,500

7,450

7,550

4,000

1,550

7,950

4,800

12,550

4,350

8,300

4,512

RL. 25.600

RL. 25.600

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Development Application

Random Brunker Development

Bala Road Elevation

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

Random Brunker Development
North Elevation

Corner of Brunker and Bala Rd, Adamstown, NSW

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P.O. Box 958
Newcastle NSW Australia
Ph 02 4929 1843

Architect: CKDS

Scale: 1:200

North Elevation

Scale: 1:197.24 @ A3

NDCP building envelope

3,800
3,100
3,100
3,100
3,100
1,300

50% ALLOWABLE ENCROACHMENT

GLASS SLIDING DOORS
PRE-CAST OR LIGHTWEIGHT CLADDING

GLASS BALUSTRADE

50% ALLOWABLE ENCROACHMENT

POWDERCOATED VERTICAL ALUMINIUM LOUVRES

POWDERCOATED VERTICAL ALUMINIUM LOUVRES

BOUNDARY

DARK LIGHTWEIGHT CLADDING

CONCRETE OR LIGHTWEIGHT FASCIA

FM

MS

GL

LLC

DLC

GL

GL

GL

GL

GL

DARK FACE MASONRY

+33.100
5 Roof

+31.800
4 Fourth Floor

+28.700
3 Third Floor

+25.600
2 Second Floor

+19.400
1 First Floor

+15.600
0 Ground Floor
Development Application

Random Brunker Development

1667

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