ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM-1  PV 21/04/20 – DA2019/01097 – 15 NORTHUMBERLAND STREET MARYVILLE

Multi Dwelling Housing - Erection of Three Attached, Two Lot into Three Lot Subdivision and Demolition of Existing Dwelling House

Attachment A - Submitted Plans
Attachment B - Processing Chronology

ITEM-2  PV 21/04/20 – DA2019/01000 – 142 DARBY STREET COOKS HILL

Pub – Alterations and Additions

Attachment A - Submitted Plans
Attachment B - Processing Chronology

ITEM-3  PV 21/04/20 – DA2019/00852 – 6 KING STREET STOCKTON

Demolition of outbuilding, alterations and additions to dwelling, erection of two attached two storey dwellings and strata subdivision

Attachment A - Submitted Plans
Attachment B - Processing Chronology
Public Voice Committee  
21 April 2020

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM DA2019/01097 - 15 NORTHUMBERLAND STREET MARYVILLE

Multi Dwelling Housing - Erection of Three Attached, Two Lot into Three Lot Subdivision and Demolition of Existing Dwelling House

Attachment A - Submitted Plans
Attachment B - Processing Chronology
PUBLIC VOICE COMMITTEE MEETING
21 APRIL 2020

PV 21/04/2020

DA2019/01097 - 15 NORTHUMBERLAND STREET MARYVILLE

Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER
SUBDIVISION PLAN

SITE PLAN

Proposed Townhouses & subdivision for Mr. G. Dickson
HNo. 15
LOTS 33 AND 34
SECTION D DP9092
Northeumberland St.
Maryville NSW

Recommended
Proposed SUBDIVISION

lot 1 = 203.40 sq.m.
lot 2 = 200.17 sq.m.
lot 3 = 203.40 sq.m.

site area 606.97sq.m.

 coloured san selmo reclaimed
brickwork dulex aumtry
dulux cane load
colourbond wallaby
colourbond wallaby
colourbond off white
dulux cane load

AN APPROX POSITION OF SEWER MAIN

AN APPROX POSITION OF GAS MAIN

F1 129sq.m. landscaping
F2 24sq.m. landscaping
F3 25.3sq.m. landscaping
F4 5.3sq.m. landscaping

unit 1 driveway
unit 2-3 driveways

limited growth precinct
site area 606.97sq.m.
max 364.2sq.m. net
landscape min area 30% of site
162 sq.m (183.6 available)
STORMWATER MANAGEMENT PLAN

NORTHUMBERLAND STREET

STORMWATER

These Drawings to be read in conjunction with architectural details.

1. All works in accordance with AS3500, council development control plans, HWC requirements and proprietary manufacturer's recommendations.

2. Location of tanks & tank types can be varied at owner's direction.

3. All stormwater pipes to be 90Ø stormwater grade, U.O. Jointed & installed to manufacturer's recommendations.

4. All stormwater lines to have all joints inc. DP connections, fully solvent welded (as lines are 'charged').

5. All levels are datum and.

6. All levels are finished pavement or lawn levels.

7. Existing levels shown eg.: NEW levels shown by + 0.00.

LEGEND

RL
INVERT LEVEL

IL
REDUCED LEVEL

IL
EXISTING SURFACE LEVEL, CONTOURS

IL
REDUCED LEVEL

IL
GRATED PIT, LIGHT DUTY IN LANDSCAPED AREAS, MEDIUM DUTY IN TRAFFICABLE AREAS

IL
EXISTING LEVELS SHOWN eg.

IL
ALL LEVELS ARE FINISHED PAVEMENT OR LAWN LEVELS.

IL
ALL LEVELS ARE DATUM AND.

IL
ALL STORMWATER LINES TO HAVE ALL JOINTS, INC. DP CONNECTIONS, FULLY SOLVENT WELDED (AS LINES ARE 'CHARGED').

IL
ALL STORMWATER PIPES TO BE 90Ø STORMWATER GRADE, U.O. JOINTED & INSTALLED TO MANUFACTURER'S RECOMMENDATIONS.

IL
EXISTING SURFACE LEVEL, CONTOURS

IL
APPROX EXTENTS OF RETAINING WALL.

IL
APPROX HEIGHT SHOWN

IL
INDICATES DIRECTION OF SURFACE FLOW

IL
OVERFLOW FROM RAINWATER TANK

IL
PROPRIETARY MANUFACTURER'S

IL
LOCATION OF TANKS & TANK TYPES CAN BE VARIED AT OWNER'S DIRECTION.

IL
ALL WORKS IN ACCORDANCE WITH AS3500, COUNCIL ARCHITECTURAL DETAILS.

IL
IT HAS NOT BEEN DESIGNED FOR CONNECTION OF EXISTING PIPES?

IL
END.

IL
BELOW EAVES GUTTER

IL
ENSURE INLET TO TANK SET NO HIGH THAN 500MM BELOW EAVES GUTTER

IL
OVERFLOW FROM RAINWATER TANK

IL
R/T SET SWD OR EQUIV.

IL
R/T PET SWD OR EQUIV.

IL
PIPED TO ENTER TANK THROUGH FIRST FLUSH DIVERTER.

IL
RAINFARNS R/T SWD OR EQUIV.

IL
PROVIDE CLEANOUT PIT AT LOW POINT IN DOWNPIPE LINE. SEE DETAIL

IL
GALV. 150 X 100 X 6 RHS TO KERB

IL
GALV. 150 X 100 X 6 RHS TO KERB

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DICKSON TOWNHOUSES

PROPOSED TOWNHOUSES

LOTS 33 & 34 NORTHUMBERLAND STREET

MARYVILLE

THE STORMWATER SYSTEM HAS BEEN DESIGNED FOR

DRAWING OF THE PROPOSED NEW RESIDENCE ONLY.

IT HAS NOT BEEN DESIGNED FOR CONNECTION OF

EXISTING PIPES, HARDSTAND AREAS, BUILDINGS

OR ANY FUTURE IMPROVEMENTS.
PUBLIC VOICE COMMITTEE MEETING

21 APRIL 2020

PV 21/04/2020

DA2019/01097 - 15 NORTHUMBERLAND STREET MARYVILLE

Attachment B: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER
# PROCESSING CHRONOLOGY

**DA2019/01097 – 15 Northumberland Street Maryville**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 October 2019</td>
<td>Development Application lodged with CN</td>
</tr>
<tr>
<td>21 October 2019</td>
<td>Public notification (14 days)</td>
</tr>
<tr>
<td>21 November 2019</td>
<td>CN request for additional information</td>
</tr>
<tr>
<td>13 February 2020</td>
<td>Additional information received</td>
</tr>
<tr>
<td>17 February 2020</td>
<td>Public notification (14 days)</td>
</tr>
<tr>
<td>21 April 2020</td>
<td>Public Voice committee meeting</td>
</tr>
</tbody>
</table>
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM DA2019/01000 - 142 DARBY STREET COOKS HILL

Pub - Alterations and additions

Attachment A - Submitted Plans
Attachment B - Processing Chronology
PUBLIC VOICE COMMITTEE MEETING
21 APRIL 2020

PV 21/04/2020

DA2019/01000 - 142 DARBY STREET COOKS HILL

Attachment A: Submitted Plans
EXISTING REMOVABLE PARTITION
BEDROOM
STORE ROOM
FEMALE WC
BATH ROOM
COMMS. RM
STORE ROOM
BATHROOM
KITCHEN
LOUNGE ROOM
OFFICE
STORE ROOM
STORE ROOM
LIFT
POST-MIX RM
STAIR 3
STAIR 2
EX. VOID
(ROOF OVER)
(void)
EX. VOID
(OPEN TO THE SKY)
OUTDOOR AREA
KITCHEN
BAR
FIREPLACE
DUMB WAITER
EXIT SIGNAGE
EXIT SIGNAGE

NOTE
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Hotel Delany
134 - 142 Darby St Newcastle NSW 2300

Level 01
Existing / Demolition Plan

Level 01 Existing / Demolition Plan
1:200 @ A3

Demolition Legend
EXISTING WALLS TO BE RETAINED
EXISTING TO BE DEMOLISHED
WORKS NOT IN SCOPE

Hotel Delany
134 - 142 Darby St Newcastle NSW 2300

Level 01
Existing / Demolition Plan

Level 01 Existing / Demolition Plan
1:200 @ A3

Demolition Legend
EXISTING WALLS TO BE RETAINED
EXISTING TO BE DEMOLISHED
WORKS NOT IN SCOPE
DEVELOPMENT APPLICATION

EXISTING WALLS TO BE RETAINED

NEW WINDOWS & DOORS

NEW LOUVRES

NEW JOINERY

NEW SIGNAGE

NEW STAIR

NEW ROOF

NEW LANDSCAPING

NEW LIGHT WEIGHT WALLS TO PERIMETER OF VOIDS AS INDICATED

DEVELOP ADEQUATE FALLS ARE ACHIEVED TO THE NEW FLOOR WASTE LOCATIONS BUILDER TO ALLOW FOR LOCALISED BUILD UP OF NEW WALLS OR AS SHOWN

NEW ROOF SHEETING, FLASHING & GUTTERS TO GROUND FLOOR AWNING

NEW LIGHT WEIGHT WALLS TO PERIMETER OF VOIDS AS INDICATED

NEW ROOF SHEETING, FLASHING & GUTTERS TO GROUND FLOOR AWNING

NEW RETRACTABLE ROOF SYSTEM

NEW LIGHT WEIGHT WALLS TO PERIMETER OF VOIDS AS INDICATED

NEW GLASS LOUVRE

NEW AWNING EXTENSION ALLOW FOR ADEQUATE STRUCTURAL SUPPORT HYDRAULIC ROOF SHEETING, FLASHING & GUTTERS.

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Hotel Delany
134 - 142 Darby St Newcastle NSW 2300

Status

Scale

Drawn

Project No.

Drawing No.

559

503 / 50 Holt Street
Surry Hills NSW 2010
phone: 02 9660 8299
www.paulkellydesign.com.au

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DEVELOPMENT APPLICATION

Level 01 Proposed Plan

A3

1:200@A3

DEVELOPMENT APPLICATION ISSUE

PK
Demolition Legend
- EXISTING WALLS TO BE RETAINED
- EXISTING TO BE DEMOLISHED
- WORKS NOT IN SCOPE

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Hotel Delany
134 - 142 Darby St Newcastle NSW 2300

DEVELOPMENT APPLICATION

Roof Existing and Demolition Plan

Roof
Existing and Demolition Plan

DEVELOPMENT APPLICATION
NOTE

All cross hatches in voids indicate Security Crimsafe Wire Mesh to all voids.

- Allow for 300mm high UV balance acrylic blades to all voids to new roof. 150mm centres.
- New roof sheeting / flashing / gutters to ground floor roof.
- New voids.
- Existing walls to be retained.
- New trusses.
- New structural frame to engineer's details.
- New metal roof sheeting / flashing / gutters to ground floor roof.
- New windows & doors.
- New louvres.
- New joinery.
- New signage.
- New roofing.
- New landscaping.

Checked: [Signature]

DEVELOPMENT APPLICATION
NEW METAL AWNING - FINISH TO MATCH ADJACENT EXISTING AWNING FOR CONTINUITY. EXTENT SHOWN HATCHED.

NEW POWDERCOATED METAL LOUVRES

NEW POWDERCOATED METAL LOUVRES (NEW WINDOWS - DARBY ST)

NEW PAINT FINISH ABOVE AWNING. CONTRAST COLOURS TO MOULDINGS AND WINDOW FRAMES

NEW PAINT FINISH TO MATCH ADJACENT EXISTING FACIA

NEW BRICK INFILL TO BE RENDERED AND TILED TO MATCH ADJACENT SURROUNDS

NEW PAINT FINISH TO EXISTING FACADE

NEW PAINT FINISH TO EXISTING AWNING FACIA

NEW TILED FULL HEIGHT WALL

NEW POWDERCOATED METAL LOUVRES

NEW POWDERCOATED METAL LOUVRES (NEW WINDOWS - DARBY ST)

NEW PAINT FINISH (NEW WINDOWS - DARBY ST)

NEW PAINT FINISH (NEW AWNING ROOF SHEETING, CABLE TIES, COLUMNS AND L1 WINDOWS)

NEW PAINT FINISH (HIGH LEVEL DETAILING AND AWNING SOFFIT)

NEW POWDERCOAT FINISH (NEW LOUVRES)

NEW PAINT FINISH (WALLS AND AWNING FACIA)

NEW BRICK INFILL TO BE RENDERED AND TILED TO MATCH ADJACENT SURROUNDS

NEW PAINT FINISH (REAR ENTRY LOW LEVEL)

NEW PAINT FINISH (REAR FACADE HIGH LEVEL)

NEW PAINT FINISH (REAR FACADE LOW LEVEL)

Proposed External Finishes

NEW WALL TILE (GLOSS)
RANGE: COLORE & COLORE
SIZE: 100 X 100MM
COLOUR: DARK BLUE (C&C D6) (GLOSS)
SUPPLIER: CLASSIC CERAMICS (02 9560 6555)

NEW PAINT FINISH (L1 ROSETTES)
DULUX: CALANDRE

NEW PAINT FINISH (AWNING ROOF SHEETING, CABLE TIES, COLUMNS AND L1 WINDOWS)
DULUX: OOLONG

NEW POWDERCOAT FINISH
DULUX : BLACK

NEW PAINT FINISH (HIGH LEVEL DETAILING AND AWNING SOFFIT)
DULUX: BLEACHES QUATER

NEW POWDERCOAT FINISH (NEW LOUVRES)
COLOUR: BLACK

NEW PAINT FINISH (WALLS AND AWNING FACIA)
DULUX: PALMER

NEW WALL TILE (GLOSS)
SIZE: 100 X 100MM
COLOUR: 3X3-1433 (GLOSS)
SUPPLIER: THREE BY THREE (02 8084 3784)

NEW WALL TILE (STRIPE DETAIL) - (GLOSS)
RANGE: VOGUE NERO
SIZE: 10 X 200MM
COLOUR: BLACK (GLOSS)
SUPPLIER: CLASSIC CERAMICS (02 9560 6555)

NEW WALL TILE - CAPPING TILE
SIZE: 30 X 200MM (SG - TONEG)
COLOUR: BLACK (GLOSS)
SUPPLIER: SURFACE GALLERY (02) 9566 2002

NEW PAINT FINISH (REAR ENTRY LOW LEVEL)
DULUX:  VIBRANT VINE

NEW PAINT FINISH (REAR FACADE HIGH LEVEL)
DULUX: ASHLITE

NEW PAINT FINISH (REAR FACADE LOW LEVEL)
DULUX: PACIFIC LINE

Hotel Delany
134 - 142 Darby St Newcastle NSW 2300
REMOVE EXISTING PLANTER

1:100 @ A3

Rear Lineway Elevation (Part 1 of 2)
Existing

1:100 @ A3

Rear Lineway Elevation (Part 2 of 2)
Existing

DEVELOPMENT APPLICATION

Hotel Delany
134 - 142 Darby St Newcastle NSW 2300

Rear Laneway
External Elevation
Existing

REMOVAL EXISTING PLANTER

RETAIN AND RELOCATE EXISTING DOOR AND SIDE LIGHT

REMOVAL SECTION OF FLOOR SLAB & PREPARE FOR NEW STAIRS
Proposed External Finishes

- **NEW WALL TILE (GLOSS)**
  - RANGE: COLORE & COLORE
  - SIZE: 100 X 100MM
  - COLOUR: DARK BLUE (C&C D6) (GLOSS)
  - SUPPLIER: CLASSIC CERAMICS (02 9560 6555)

- **NEW PAINT FINISH (L1 ROSETTES)**
  - DULUX: CALANDRE

- **NEW PAINT FINISH (AWNING ROOF SHEETING, CABLE TIES, COLUMNS AND L1 WINDOWS)**
  - DULUX: OOLONG

- **NEW POWDERCOAT FINISH (NEW WINDOWS - DARBY ST)**
  - DULUX : BLACK

- **NEW PAINT FINISH (HIGH LEVEL DETAILING AND AWNING SOFFIT)**
  - DULUX: BLEACHES QUATER

- **NEW POWDERCOAT FINISH (NEW LOUVRES)**
  - COLOUR: BLACK

- **NEW PAINT FINISH (WALLS AND AWNING FACIA)**
  - DULUX: PALMER

- **NEW WALL TILE (GLOSS)**
  - SIZE: 100 X 100MM
  - COLOUR: 3X3-1433 (GLOSS)
  - SUPPLIER: THREE BY THREE (02 8084 3784)

- **NEW WALL TILE (STRIPE DETAIL) - (GLOSS)**
  - RANGE: VOGUE NERO
  - SIZE: 10 X 200MM
  - COLOUR: BLACK (GLOSS)
  - SUPPLIER: CLASSIC CERAMICS (02 9560 6555)

- **NEW WALL TILE - CAPPING TILE**
  - SIZE: 30 X 200MM (SG - TONEG)
  - COLOUR: BLACK (GLOSS)
  - SUPPLIER: SURFACE GALLERY (02) 9566 2002

- **NEW PAINT FINISH (REAR ENTRY LOW LEVEL)**
  - DULUX: VIBRANT VINE

- **NEW PAINT FINISH (REAR FACADE HIGH LEVEL)**
  - DULUX: ASHLITE

- **NEW PAINT FINISH (REAR FACADE LOW LEVEL)**
  - DULUX: PACIFIC LINE

---

**NOTE**

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**SIGN 1-6**

**DETAILS**
- Signage artwork

---

**CLIENT TO ORGANISE POWER**

Visual only - not to exact scale

Lighting, colours and designs are indicative only

**CLIENT**
Delany Hotel

**PROJECT**
Exterior signage

**DATE**
13.06.2019

**DESIGN**
BD4350

**REVISION**
0

---

**HOTEL DELANY**

**SIGN 1**
LOUNGE BAR and BISTRO

**SIGN 2**
VIP LOUNGE

**SIGN 3**
ACCOMMODATION

**SIGN 4**
PUBLIC BAR

**SIGN 5**
VIP LOUNGE

**SIGN 6**
SPORTS BAR and TAB

---

**FREMON**

FREMONT 2019
SIGN 1,3,4,6

DETAILS
- Under awning lightboxes
- Double sided
- Aluminium sub frame
- Fab acrylic faces
- Internal LED lighting
- Vinyl graphics
- Matt laminate
- 2440mm x 330mm

CLIENT TO ORGANISE POWER
VISUAL ONLY - NOT TO EXACT SCALE
LIGHTING, COLOURS AND DESIGNS ARE INDICATIVE ONLY

CLIENT
Delany Hotel

PROJECT
Exterior signage

DATE
13.06.2019

DESIGN  REVISION
BD4350  0

Aluminium sub frame painted light blue TBC
Internl cool white LED lighting
Fabricated acrylic shoebox faces
Vinyl graphics matt laminate blockout
Letters to illuminate only

FREMONT®
SIGN 2+5

DETAILS
- Under awning lightboxes
- Double sided
- Aluminium sub frame
- Fab acrylic faces
- Internal LED lighting
- Vinyl graphics
- Matt laminate
- 2440mm x 330mm
- Warm white chasing LED’s

CLIENT TO ORGANISE POWER
VISUAL ONLY - NOT TO EXACT SCALE
LIGHTING, COLOURS AND DESIGNS ARE INDICATED ONLY

CLIENT
Delany Hotel

PROJECT
Exterior signage

DATE
13.06.2019

DESIGN REVISION
BD4350 0

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CLIENT TO ORGANISE POWER

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CLIENT TO ORGANISE POWER
SIGN 7

DETAILS
- VIP Feature entry point

CLIENT
Delany Hotel

PROJECT
VIP Lounge entry awning

DATE
30.04.2019

DESIGN
BD4344

REVISION
0

CURRENT SIGNAGE TO BE REMOVED
SIGN 8

DETAILS
-HD 1924 signage

CLIENT
Delany Hotel

PROJECT
Exterior signage

DATE
13.06.2019

DESIGN
BD4350

REVISION
0

NEW SIGNAGE
Sign 8

H 1924

SAMPLE LETTERS
PUBLIC VOICE COMMITTEE MEETING
21 APRIL 2020

PV 21/04/2020

DA2019/01000 - 142 DARBY STREET COOKS HILL

Attachment B: Processing Chronology
## PROCESSING CHRONOLOGY

**DA2019/01000- 142 Darby Street Cooks Hill**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
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<tbody>
<tr>
<td>13 September 2019</td>
<td>Development Application lodged</td>
</tr>
<tr>
<td>23 September 2019</td>
<td>Application publicly notified (14 days)</td>
</tr>
<tr>
<td>13 November 2019</td>
<td>Additional information requested</td>
</tr>
<tr>
<td>19 December 2019</td>
<td>Additional information received</td>
</tr>
<tr>
<td>26 February 2020</td>
<td>Application called in to DAC for determination</td>
</tr>
<tr>
<td>21 April 2020</td>
<td>Application scheduled for Public Voice</td>
</tr>
</tbody>
</table>
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM  DA2019/00852 - 6 KING STREET STOCKTON

Demolition of outbuilding, alterations and additions to dwelling, erection of two attached two storey dwellings and strata subdivision

Attachment A - Submitted Plans
Attachment B - Processing Chronology
PUBLIC VOICE COMMITTEE MEETING
21 APRIL 2020

PV 21/04/2020

DA2019/00852 - 6 KING STREET STOCKTON

Attachment A: Submitted Plans
Mackenzie King Development

6 King Street Stockton NSW 2295

Development Application
**BASIX Requirements**

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<thead>
<tr>
<th>4 King Street Stockton</th>
<th>January 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT</strong></td>
<td><strong>BASIX Reference:</strong> 14281</td>
</tr>
<tr>
<td><strong>WATER COMMITMENTS</strong></td>
<td>Building Sustainability Assessments</td>
</tr>
<tr>
<td>Fixtures</td>
<td>Ph. (02) 4962 4349</td>
</tr>
<tr>
<td>3 Star Shower Heads</td>
<td>enquiries@building sustainability.net.au</td>
</tr>
<tr>
<td>3 Star Toilet</td>
<td><a href="http://www.buildingsustainability.net.au">www.buildingsustainability.net.au</a></td>
</tr>
<tr>
<td>Alternative Water</td>
<td>Important Note</td>
</tr>
<tr>
<td>Minimum Tank Size (L)</td>
<td>The following specification was used to achieve the thermal performance values indicated on the Certificate and takes precedence over any other specification.</td>
</tr>
<tr>
<td>3000</td>
<td>Each different construction element is applied in the Certificate and is no longer valid.</td>
</tr>
<tr>
<td>Tank Connected To:</td>
<td><strong>THERMAL PERFORMANCE SPECIFICATIONS</strong> (does not apply to garages)</td>
</tr>
<tr>
<td>All Toilets</td>
<td>External Wall Construction</td>
</tr>
<tr>
<td>Laundry Wm Cold Tap</td>
<td>Attached Insulation</td>
</tr>
<tr>
<td>One Outdoor Tap</td>
<td>Brick veneer &amp; Lightweight</td>
</tr>
<tr>
<td><strong>THERMAL COMFORT COMMITMENTS</strong></td>
<td>2.0 R</td>
</tr>
<tr>
<td>- Refer to TPA Specification on plans</td>
<td>Indoor Wall Construction</td>
</tr>
<tr>
<td><strong>ENERGY COMMITMENTS</strong></td>
<td>Attached Insulation</td>
</tr>
<tr>
<td>Hot Water</td>
<td>Plasterboard on studs</td>
</tr>
<tr>
<td>Gas Instantaneous</td>
<td>2.0 to walls adjacent to garage</td>
</tr>
<tr>
<td>4 Star</td>
<td>Plasterboard + slab + shaft/liner + slab + Plasterboard (party walls)</td>
</tr>
<tr>
<td>Cooling System</td>
<td>2.0 + 2.0</td>
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<tr>
<td>Living</td>
<td>Ceiling Construction</td>
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<tr>
<td>1 Phase A/C Zoned</td>
<td>Attached Insulation</td>
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<td>EER 2.5 - 3.0</td>
<td>Plasterboard</td>
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<td>1 Bedroom</td>
<td>R13 to ceilings adjacent to roof space</td>
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<tr>
<td>1 Phase A/C Zoned</td>
<td>Roof Construction</td>
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<tr>
<td>EER 2.5 - 3.0</td>
<td>Colour</td>
</tr>
<tr>
<td><strong>VENTILATION</strong></td>
<td>Under</td>
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<tr>
<td><strong>HEATING SYSTEM</strong></td>
<td></td>
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<tr>
<td>Windows</td>
<td>Floor Construction</td>
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<td>EER 2.5 - 3.0</td>
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<td>Living</td>
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<td>1 Phase A/C Zoned</td>
<td>Area sq m</td>
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<td>EER 2.5 - 3.0</td>
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</tr>
<tr>
<td><strong>DECISIONS</strong></td>
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</tr>
<tr>
<td>1 x Bathroom</td>
<td>Timber</td>
</tr>
<tr>
<td>Fan ducted to exterior</td>
<td>As drawn</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>1 x Bathroom</td>
<td>Windows</td>
</tr>
<tr>
<td>Fan ducted to exterior</td>
<td>Aluminium Type B Single clear</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>1 x Bathroom</td>
<td>Aluminium Type B Single clear</td>
</tr>
<tr>
<td>1 x Bathroom</td>
<td>Type of windows</td>
</tr>
<tr>
<td>Fan ducted to exterior</td>
<td>Aluminium windows, sliding windows, timber, casements, UPV and window, only doors, French doors</td>
</tr>
<tr>
<td></td>
<td>Aluminium windows, sliding windows &amp; doors, Casement windows, sliding doors, timber</td>
</tr>
<tr>
<td></td>
<td>Skylights</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>1 x Bathroom</td>
<td>U and SHGC values are according to AFRP. Alternative products may be used if the U value is lower and the SHGC is within the range specified</td>
</tr>
<tr>
<td>Fan ducted to exterior</td>
<td><strong>EXTERNAL WALL SHADING</strong></td>
</tr>
<tr>
<td></td>
<td>External Window Shading</td>
</tr>
<tr>
<td></td>
<td>Multi-storey, single storey, pergola, awnings etc.)</td>
</tr>
<tr>
<td></td>
<td>All single elements included as drawn</td>
</tr>
<tr>
<td></td>
<td>Ceiling Perforations</td>
</tr>
<tr>
<td></td>
<td>(sliding, exhaust fans, fans, etc.)</td>
</tr>
<tr>
<td></td>
<td>No adjustment has been made for boxes to insulation arising from ceiling penetrations.</td>
</tr>
</tbody>
</table>

**Development Statistics**

**1 Proposal**
- 1 single dwelling on King Street [existing house]
- 2 x 2 storey detached dwellings facing laneway

**2 Statistics**
- Site area 620.5m²
- GFA
  - Single dwelling (3 bed) 98m²
  - Unit O1 (3 bed) 125m²
  - Unit O2 (3 bed) 124.5m²
  - Total 347.5m²
- FSR: 0.566 (7.5:1 permitted)
- Landscape: 163.5m² (28%) - minimum required 155m² (25%)
- Deep Soil: 113m² (19%) - minimum required 75m² (12%)
- Carparking: 1 to existing house + 2 per townhouse provided.
- PDS (16m² minimum incl 12m² paved)
  - Single dwelling >16m²
  - Unit O1 >16m²
  - Unit O2 >16m²
Preliminary Summary

Preliminary Authority Control Information subject to planner and council review and further investigation.

LEP

Zone: R2 Low Density Residential

1 Objectives of zone

- 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.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Exhibition houses; Exhibition villages; Flood migration works; Group homes; Home-based child care; Hospital; Neighbourhood shops; Recreation areas; Residential accommodation; People day care centres; Roads; Tourist and visitor accommodation

4 Prohibited

Backpackers’ accommodation; Hostels; Rural workers’ dwellings; Serviced apartments. Any other development not specified in item 2 or 3

4.4 Floor space ratio

(1) The objectives of this clause are as follows:
(a) To provide an appropriate density of development consistent with the established centres hierarchy.
(b) To ensure building density, bulk and scale makes a positive contribution towards the desired built form as identified by the established centres hierarchy.
(c) To ensure maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. (2A) Despite subclause (2), the maximum floor space ratio for a building on any land in any zone in this Plan is to be determined as if the area of the access laneway of a battle-axe lot were not part of the area of the lot.

4.3 Height of buildings

(1) The objectives of this clause are as follows:
(a) To ensure the scale of development makes a positive contribution towards the desired built form, consistent with the established centres hierarchy.
(b) To allow reasonable daylight access to all developments and the public domain.
(c) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

4.1 Minimum subdivision lot size

(1) The objectives of this clause are as follows:
(a) To provide subdivision lot sizes that meet community and economic needs, while ensuring that environmental and social values are safeguarded.
(b) To facilitate greater diversity in housing choice,
(c) To ensure that lots are of sufficient size to meet user requirements and to facilitate energy efficiency of the future built form,
(d) To ensure that the subdivision of land in Zone E4 Environmental Living.

(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land (4) This clause does not apply in relation to the subdivision of any land (a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or (b) by any kind of subdivision under the Community Land Development Act 1989 (4A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size for the purposes of subdivision (3A)
GENERAL NOTES:
1. Refer to Survey 36511 TS by NORTH POINT SURVEYS for existing site/lot layout information.
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1. Refer to Survey 36511 TS by NORTH POINT SURVEYS for existing site/lot layout information.
Damage, or costs that you may incur relating to any use or reliance upon the information in this report.

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Mackenzie King Development
19035
6 King Street Brookline NSW 2206
GENERAL NOTES:
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### UNIT 01

#### DOOR AND FRAME SCHEDULE

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### UNIT 02

#### DOOR AND FRAME SCHEDULE

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### EXISTING HOUSE

#### DOOR AND FRAME SCHEDULE

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PUBLIC VOICE COMMITTEE MEETING
21 APRIL 2020

PV 21/04/2020

DA2019/00852 - 6 KING STREET STOCKTON

Attachment B: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER
# PROCESSING CHRONOLOGY

## DA2019/00852 – 6 King Street, Stockton

<table>
<thead>
<tr>
<th>Date</th>
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<td>12 August 2019</td>
<td>Application lodged</td>
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<tr>
<td>15 August – 2 September 2019</td>
<td>Public Notification</td>
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<tr>
<td>21 April 2020</td>
<td>Public Voice Committee</td>
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