

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

21 August 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

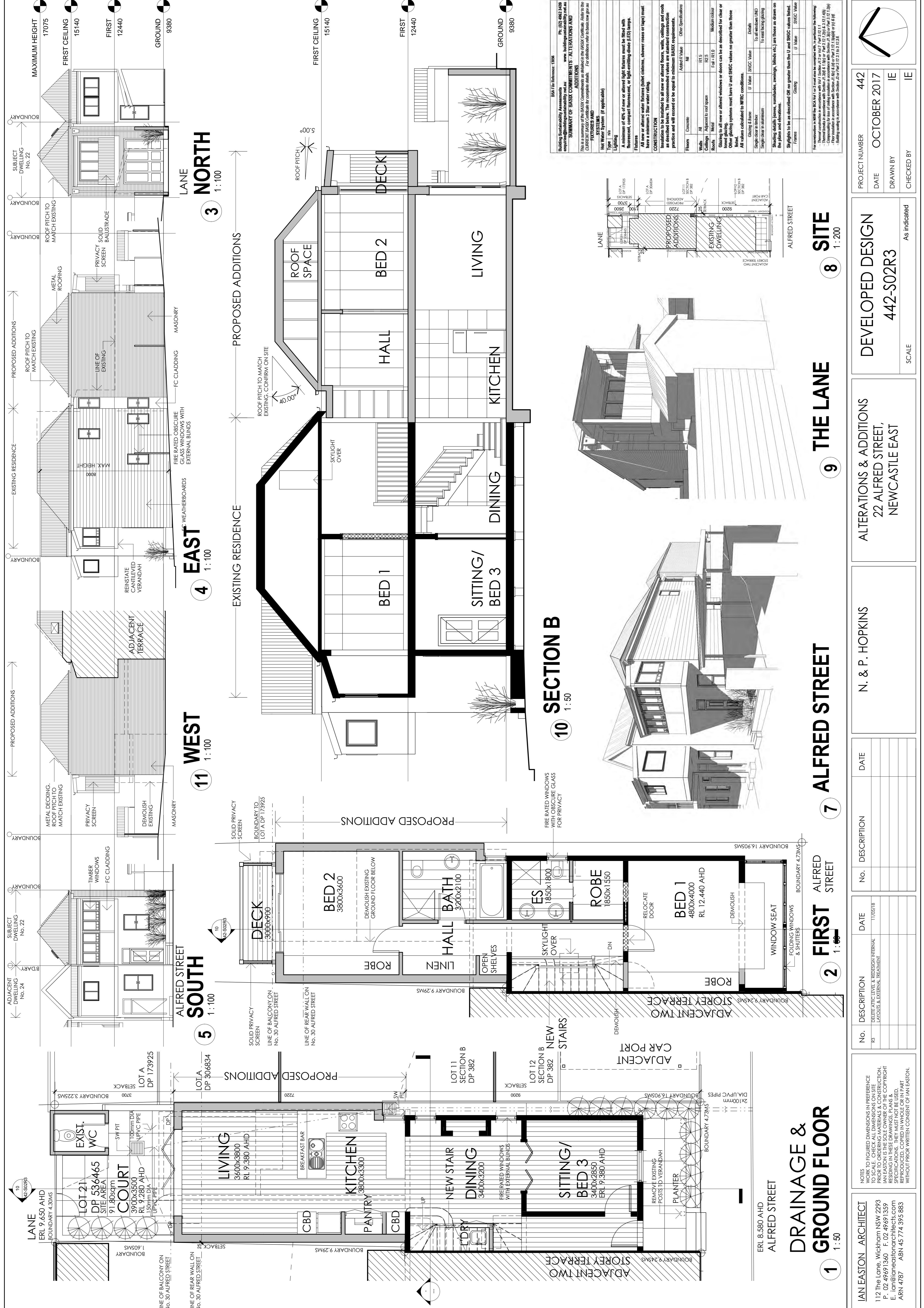
REPORTS BY COUNCIL OFFICERS

Attachment A - Plans

DA2017/01618 - 22 Alfred Street Newcastle East

Alterations and additions to dwelling

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BSA File Reference: 1906
 Building Sustainability Assessments
 www.buildingsustainability.com.au
SUMMARY OF BASIC CONDITIONS - ALTERATIONS AND ADDITIONS
 This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details. For alterations refer to those new to you.

System	Alterations	Other Specifications
Hot Water System (if applicable) <td>None</td> <td>None</td>	None	None
Lighting <td>None</td> <td>None</td>	None	None
Roofs <td>None</td> <td>None</td>	None	None
Walls <td>None</td> <td>None</td>	None	None
Windows <td>None</td> <td>None</td>	None	None
Floors <td>None</td> <td>None</td>	None	None
Other <td>None</td> <td>None</td>	None	None

A minimum of 4% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.
 Features for shared water fixtures (bath, showers, shower pans or traps) must have a minimum 1 star water rating.
CONSTRUCTION
 Installation to be installed to all new or altered floors, walls, ceilings and roofs as detailed below. The recommended values are standard construction practice and will exceed or be equal to minimum BASIX requirements.
 Glazing to all new or altered windows or doors can be described for clear or tinted glazing.
 Other glazing systems must have U and SHGC values no greater than those listed below.
 All values calculated to MFRC conditions.
 Glazing & frame U Value SHGC Value
 Single clear in timber To all windows (ND) Double
 Single clear in aluminium To east facing glazing Double
 Shading details (eaves, sunshades, awnings, blinds etc) are those as drawn on the plans and elevations.
 Skylights to be as described OR no greater than the U and SHGC values listed.
 Frames U Value SHGC Value

THE LANE
 PROJECT NUMBER 442
 DATE OCTOBER 2017
 DRAWN BY IE
 CHECKED BY IE

ALFRED STREET
 ALTERATIONS & ADDITIONS
 22 ALFRED STREET,
 NEWCASTLE EAST

N. & P. HOPKINS
 ARCHITECT

ALFRED STREET
 DEVELOPED DESIGN
 442-S02R3

ALFRED STREET
 SCALE As indicated

ALFRED STREET
 DATE 11/05/18

ALFRED STREET
 DESCRIPTION
 DELETE ATTRIBUTES, REDESIGN INTERNAL LAYOUTS & EXTERNAL TREATMENT

ALFRED STREET
 NO. 33
 DESCRIPTION
 DELETE ATTRIBUTES, REDESIGN INTERNAL LAYOUTS & EXTERNAL TREATMENT

ALFRED STREET
 NOTES
 NOTES TO FIGURED DIMENSIONS IN PREFERENCE WORK TO FIGURED DIMENSIONS IN PREFERENCE
 PRIOR TO ORDERING MATERIALS & CONSTRUCTION
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