ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 1 PV 08/10/19 - DA2017/00789 - 9 BELFORD STREET, BROADMEADOW
Alterations to building for change of use to dwelling, erection of five three storey attached dwellings, associated site works and one lot into six lot subdivision

Item 1 - Attachment A - Submitted Plans - 9 BELFORD STREET, BROADMEADOW

ITEM 2 PV 08/10/19 - DA 2018/00693 - 90-92 BRUNKER ROAD, BROADMEADOW
Demolition of existing dwellings and outbuildings, erection of four storey mixed use development and 16 lot strata subdivision

Item 2 - Attachment A - Submitted Plans - 90-92 BRUNKER ROAD, BROADMEADOW
PUBLIC VOICE COMMITTEE MEETING
8 October 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Item 1
Attachment A - Plans DA2017/00789 - 9 Belford Street Broadmeadow
Alterations to building for change of use to dwelling, erection of five three storey attached dwellings, associated site works and one lot into six lot subdivision
HAMilton FIRE StaTion
5x Townhouses & Subdivision
+ Adaptive Re-use - Residential
NOVEMBER 2017

LOCATION
LOT 1, DP77912
9 Belford Street Broadmeadow NSW 2292

ARCHITECTURAL CONSULTANT:
Warren Hasnoot
Architect NSW No.9582
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Carrington NSW 2294
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W: www.curiouspractice.com

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FORUM CONSULTING ENGINEERS
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PO Box 261,
Wickham NSW 2293
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M: 0417 520 654
E: monke@forumengo.com.au

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MANSFIELD URBAN PTY LTD
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Islington NSW 2296
P: +61 2 4041 1434
M: 0412 02 44 55

TOWN PLANNING CONSULTANT:
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SNL BUILDING CONSTRUCTIONS
22 Pendlebury Road,
Cardiff 2285
PO Box 4022,
Edgeworth NSW 2305
P: 02 4954 8668
0447 421 367

HERITAGE CONSULTANT:
Stephen Booker
CARSTE STUDIO
PO Box 148 Wallsend 2287
M: 0427 432 720
P: (02) 4951 2578
E: stephen@carste.com.au

ENVIRONMENTAL CONSULTANT:
Gavin Chambers
Building Sustainability Assessments
7 Williamson Street HAMILTON 2303
P: (02) 4962 3439
E: enquiries@buildingsustainability.net.au
W: www.buildingsustainability.net.au

DRAWING REGISTER:

Client:
Site Address:

Site Context
Site Analysis
Existing Fire Station
Site Plan
Ground Floor Plan
Level 1 Floor Plan
Level 2 Floor Plan
Roof Plan
Unit Layout (type a)
Unit Layout (type b)
Fire Station Ground
Fire Station Level 01
North Elevation
North Elevation
East Elevation
South Elevation
West Elevation
Section
Window Door Schedule
BASIX Notes
Sediment Control Plan
Subdivision Plan
Sun Shadow Diagrams
Building Envelope Diagram
Materials
Photo Montage
Photo Montage
Perspective
Perspective

PROJECT DETAILS:

Lot 1 Unit Trust
9 Belford Street Broadmeadow NSW 2292
Lot 1 DP77912
511 m²
Newcastle City Council
14 High Density Residential

Maximun Building Floor Area (approx.)
Building Height Limit
Minumim Lot Size
Heritage
Floor Control Lot
Bushfire Zone
Acid Sulphate Soils

1625-DA-01-C
1625-DA-02-C
1625-DA-03-C
1625-DA-04-C
1625-DA-05-C
1625-DA-06-C
1625-DA-07-C
1625-DA-08-C
1625-DA-09-C
1625-DA-10-C
1625-DA-11-C
1625-DA-12-C
1625-DA-13-C
1625-DA-14-C
1625-DA-15-C
1625-DA-16-C
1625-DA-17-C
1625-DA-18-C
1625-DA-19-C
1625-DA-20-C
1625-DA-21-C
1625-DA-22-C
1625-DA-23-C
1625-DA-24-C
1625-DA-25-C
1625-DA-26-C
1625-DA-27-C
1625-DA-28-C
1625-DA-29-C

ISSUE C: OVERVIEW OF UPDATES

- Addition to the Fire Station is pulled back, reduced in height and nominated to be more substetent
- D712 has been removed
- Other dwellings have been increased 0.4m (high) to balance the loss of dwelling 6 and increase the spacing between dwellings.
- Dwelling 5 becomes a 4 bedroom and is articulated to address Samdon Street + refine to fire station addition.
- Materials have been changed to fit the character of the building and demonstrate a higher level of finish.
- The relocation of Flag pole position to be investigated.
## Window/Door Schedule

### Hamiton Fire Station

<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

### Windows

<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
<th>Aspect</th>
<th>Height</th>
<th>Width</th>
<th>Hang</th>
<th>Type</th>
<th>Obs</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>

### Doors

<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
<th>Aspect</th>
<th>Height</th>
<th>Width</th>
<th>Hang</th>
<th>Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

---

**CURIOS PRACTICE**
PO Box 113
Carlingford, 2118

Warren Hassel
Architect/Principal
0912.068 282
e-mail: warren@curiospractice.com
www.curiospractice.com

**HAMILTON FIRE STATION**
1625 DA-19

Client address
CBUS Unit Trust
PO Box 4500, Edgeworth NSW 2305
### SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT

This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT DEDO Certificate for Contractual details.

**WATER COMMITMENTS**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Star Shower Heads</td>
<td>Yes</td>
</tr>
<tr>
<td>3 Star Kitchen / Basin Tops</td>
<td>Yes</td>
</tr>
<tr>
<td>Alternative Water</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Tank Size (L)</td>
<td>1000</td>
</tr>
<tr>
<td>Tank Connected To</td>
<td>Yes</td>
</tr>
<tr>
<td>All Toilet</td>
<td>Yes</td>
</tr>
<tr>
<td>Laundry WM Cold Tap</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans**

**ENERGY COMMITMENTS**

<table>
<thead>
<tr>
<th>System</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hot Water</td>
<td>Gas instantaneous 5 Star</td>
</tr>
<tr>
<td>Heating System</td>
<td>LIVING 3 Phase AC Zenet EER 2.5 - 3.0</td>
</tr>
<tr>
<td>Lighting</td>
<td>OFFICE 3 Phase AC Zenet EER 2.5 - 3.0</td>
</tr>
<tr>
<td>Ventilation</td>
<td>1 x Bathroom Fan Ducted to exterior</td>
</tr>
</tbody>
</table>

**Natural Lighting**

<table>
<thead>
<tr>
<th>Area</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows / Skylight in Kitchen</td>
<td>As drawn</td>
</tr>
</tbody>
</table>

**Artificial Lighting**

<table>
<thead>
<tr>
<th>Area</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Luminaires</td>
<td>As drawn</td>
</tr>
<tr>
<td>Number of Living/Dining Rooms</td>
<td>1 Decorated No</td>
</tr>
<tr>
<td>Kitchen</td>
<td>No Decorated No</td>
</tr>
<tr>
<td>Laundry</td>
<td>No Decorated No</td>
</tr>
</tbody>
</table>

**OTHER COMMITMENTS**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor Clothes Rack</td>
<td>Yes</td>
</tr>
<tr>
<td>Ventilated refrigerator space</td>
<td>Yes</td>
</tr>
<tr>
<td>Gas cooktop &amp; electric oven</td>
<td></td>
</tr>
</tbody>
</table>
PUBLIC VOICE COMMITTEE MEETING
8 October 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Item 2
Attachment A - Plans  DA2018/00693 - 90-92 Brunker Road Broadmeadow
Demolition of existing dwellings and outbuildings, erection of four storey mixed use development and sixteen lot strata subdivision

DISTRIBUTED UNDER SEPARATE COVER
Mixed Use Development
90-92 Brunker Road
Adamstown

SK00 Coversheet
SK01 Site Analysis Plan
SK02 Floor Plans
SK03 Floor Plans
SK03a Roof Plan
SK04 Elevations
SK05 Sections
SK06 Concept Perspectives
SK07 Envelopes
SK08 Neighbours Shadow Diagrams
SK08a Neighbours Shadow Diagrams
SK08b Neighbours Shadow Diagrams
SK09 Shadow Diagrams
SK10 Shadow Diagrams

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Issue for Information
6/09/2017

Issue for Information
30/01/2018

Issue for Information
23/02/2018

Coversheet

Mixed Use Development
90-92 Brunker Road, Adamstown

MANN + TROUP

PROJECT ARCHITECT
MATT SANSBURY
BSc.Arch, B.Arch

REGISTRATION NUMBER 4235

Laurangel Pty Ltd

Manns + Troup
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**Boundaries**
- BRUNKER ROAD
- LANE
- DARK GREY BRICKWORK
- EXTERNAL FACADE TO GROUND FLOOR
- OPENINGS IN BRICKWORK
- DARK GREY BACKGROUND

**East Elevation**
SCALE 1:200 @ A3
- OPENINGS IN BRICKWORK
- DARK GREY BACKGROUND
- EXTERNAL FACADE TO GROUND FLOOR
- FIRE RATED WALL
- OP AQUE BALUSTRADES

**South Elevation - Brunker Road**
SCALE 1:200 @ A3
- APARTMENT ENTRY DOORS
- COMMERCIAL SHOPFRONT
- PREFINISHED PERFORATED METAL FULL HEIGHT BALUSTRADES WALLS
- BALUSTRADES
- OPAQUE GLASS SCREEN
- HORIZONTAL SHEET PANELS FIXED OVER FIRE RATED WALL

**North Elevation**
SCALE 1:200 @ A3
- FIRE EGRESS
- VEHICLE ENTRY & EXIT
- ROLLER DOOR
- 1ST & 2ND FLOOR CLADDING
- GROUND FLOOR BRICKWORK
- FRAMED BALCONIES

**West Elevation**
SCALE 1:200 @ A3
- DARK GREY BRICKWORK
- EXTERNAL FACADE TO GROUND FLOOR
- OP AQUE GLASS SCREEN
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SK06
06
PROJECT ARCHITECT
MATT SANSBURY
BSc.Arch, B.Arch
REGISTRATION NUMBER 4235

DOCUMENTATION

Laurangel Pty Ltd

Mixed Use Development
99-101 Brunker Road, Adamstown

Concept Perspectives

Streetfront Perspective
SCALE 1:207.16 @ A3

North East Perspective
SCALE 1:238.87 @ A3
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June 22nd 10am

June 22nd 10:30am

June 22nd 1:30pm

June 22nd 2pm

June 22nd 2:30pm

June 22nd 3pm

June 22nd 3:30pm

June 22nd 4pm

June 22nd 3pm
- 2 STOREY RESIDENCE SHOWN ON THE SITE WITH A FLAT ROOF & PARAPET WALLS.
- SIDE SETBACK 0.9m UP TO 5.5m HIGH, WITHIN 1:4 ENVELOPE UP TO 8.5m HEIGHT LIMIT
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SK10

PROJECT ARCHITECT
MATT SANSBURY
BSc.Arch, B.Arch
REGISTRATION NUMBER 4235

Laurangel Pty Ltd
Mixed Use Development
90-92 Brunker Road, Adamstown

Shadow Diagrams

<table>
<thead>
<tr>
<th>Unit 9 - 1pm</th>
<th>Unit 14 - 1pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 9 - 2pm</td>
<td>Unit 14 - 2pm</td>
</tr>
<tr>
<td>Unit 9 - 3pm</td>
<td>Unit 14 - 3pm</td>
</tr>
</tbody>
</table>

01 Issue for Information 15/08/2017
02 Issue for Information 18/09/2017
03 Issue for Information 30/01/2018
04 Issue for Information 23/02/2018