

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**ITEM - 1 DA2020/00181 - 35 WARABROOK BOULEVARD AND 6 HAKEA PLACE,
WARABROOK**

Attachment A Submitted Plans

Attachment B Processing Chronology

ITEM - 2 DA2018/01331 - 15 DUNCAN CLOSE ELERMORE VALE

Attachment A Submitted Plans

Attachment B Processing Chronology

ITEM - 3 DA2020/00044 - 304/464 KING STREET, NEWCASTLE WEST

Attachment A Submitted Plans

Attachment B Processing Chronology

ITEM - 4 DA2019/01146 - 106 AND 108 GOSFORD ROAD, ADAMSTOWN

Attachment A Submitted Plans

Attachment B Processing Chronology



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 21/07/2020 – DA2020/00181– 35 WARABROOK
BOULEVARD AND 6 HAKEA PLACE, WARABROOK – PET
CREMATORIUM – ALTERATIONS TO THE EXISTING
BUILDING, INTERNAL FIT OUT AND SIGNAGE**

PAGE 3 ITEM-1 Attachment A: Submitted Plans

PAGE 9 ITEM-1 Attachment B: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER





ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

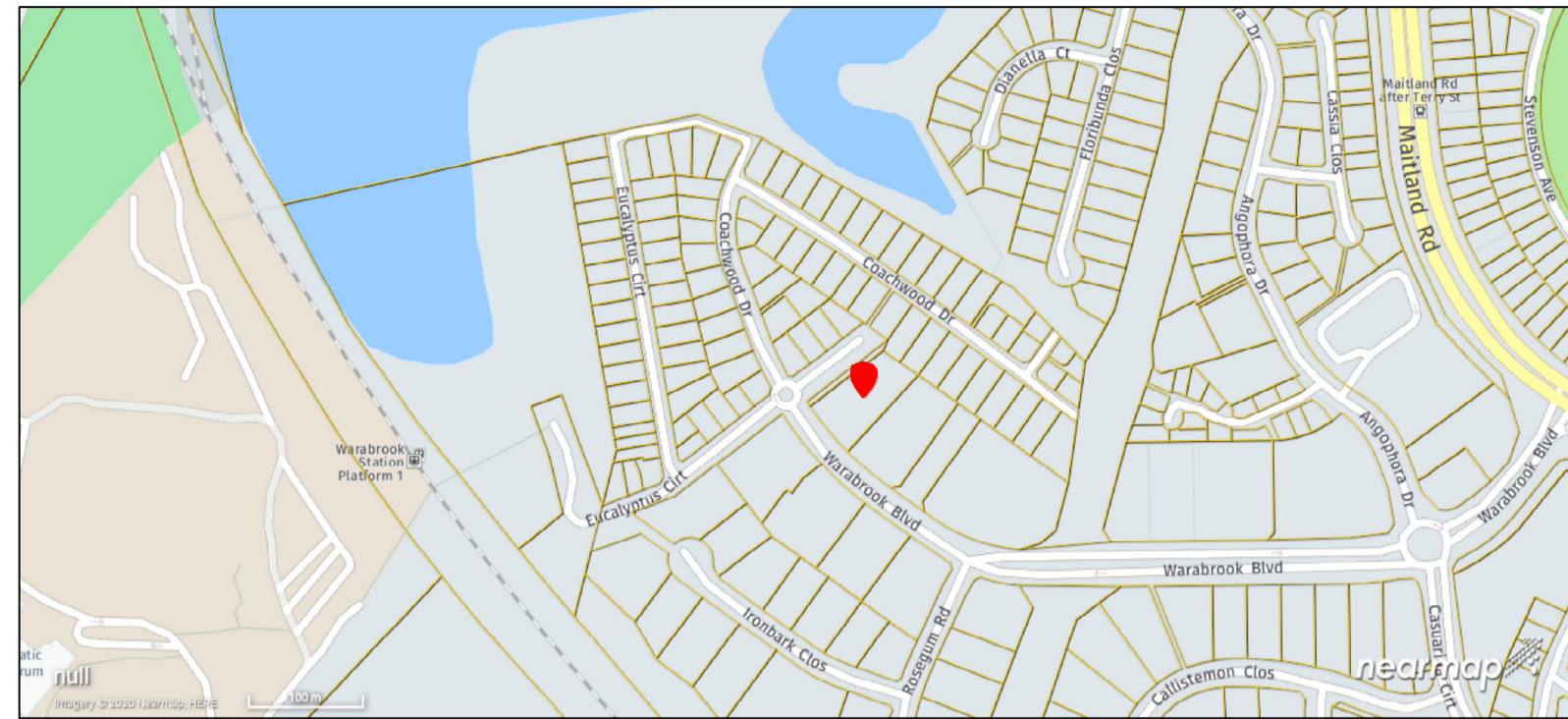
**PV 21/07/2020 – DA2020/00181– 35 WARABROOK
BOULEVARD AND 6 HAKEA PLACE, WARABROOK – PET
CREMATORIUM – ALTERATIONS TO THE EXISTING
BUILDING, INTERNAL FIT OUT AND SIGNAGE**

ITEM-1 **Attachment A:** Submitted Plans

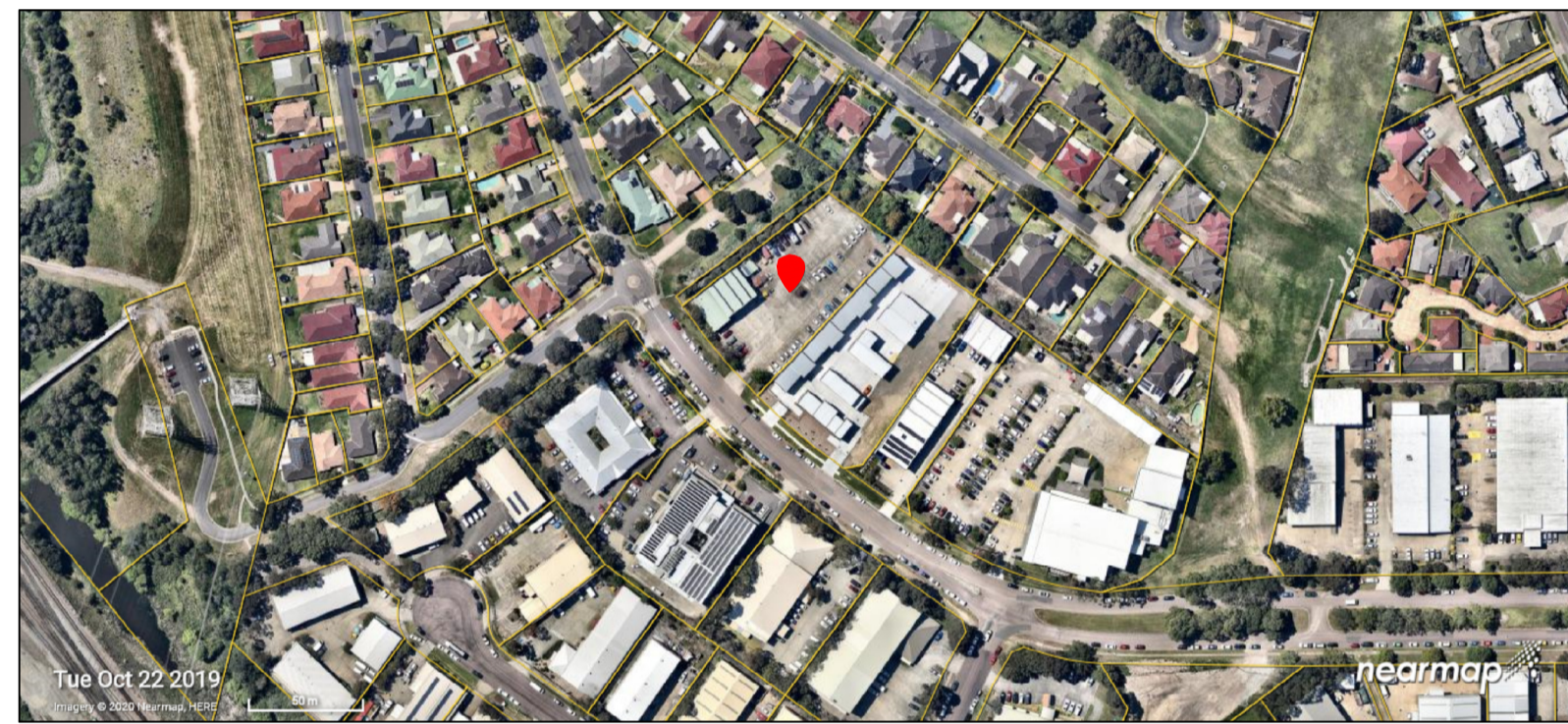
DISTRIBUTED UNDER SEPARATE COVER



ISSUE FOR DA



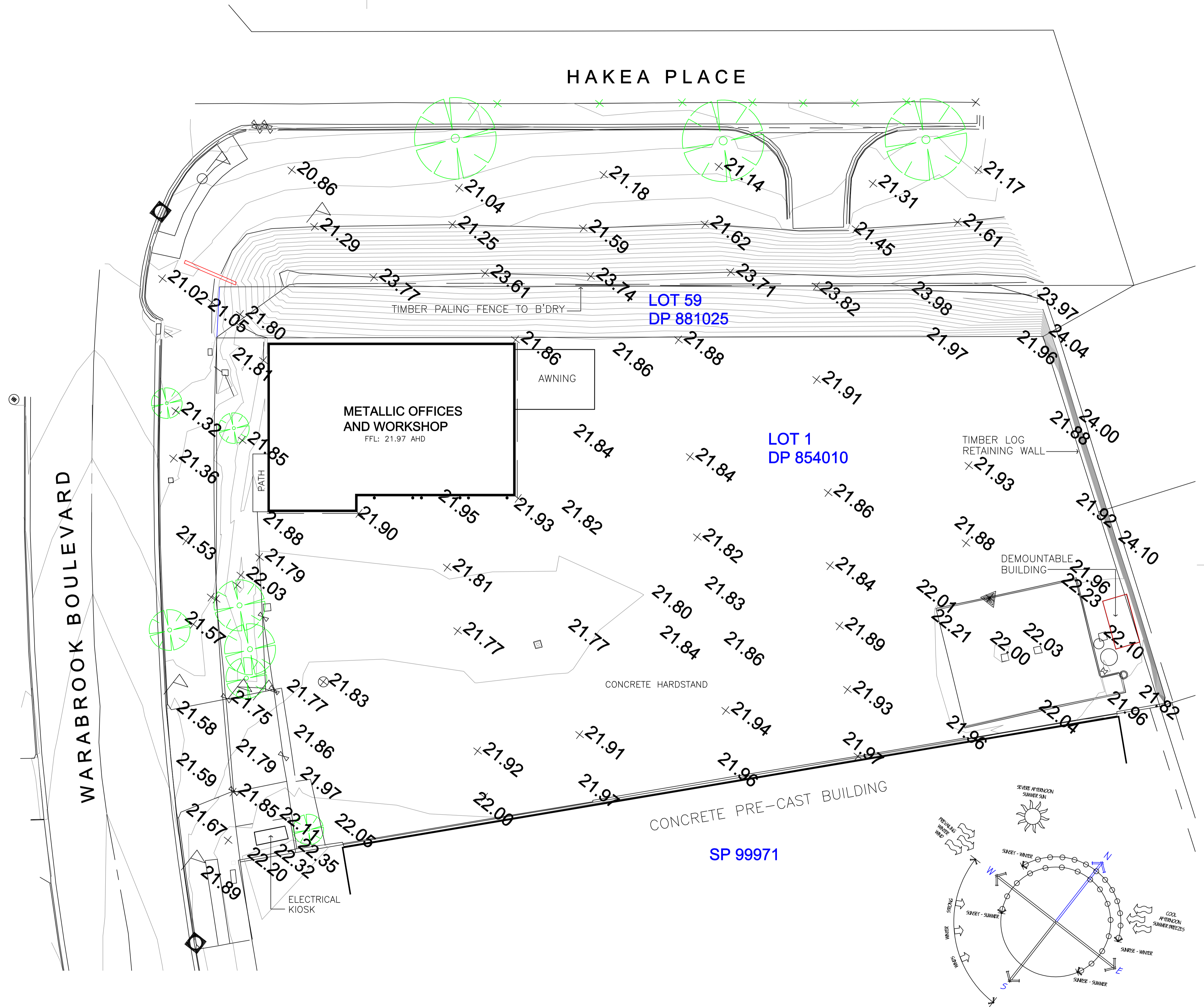
LOCATION SHOT



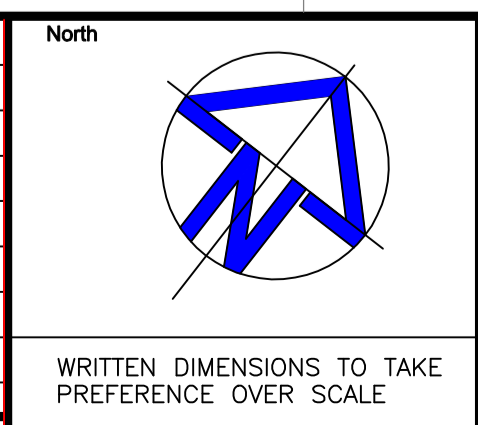
AERIAL VIEW



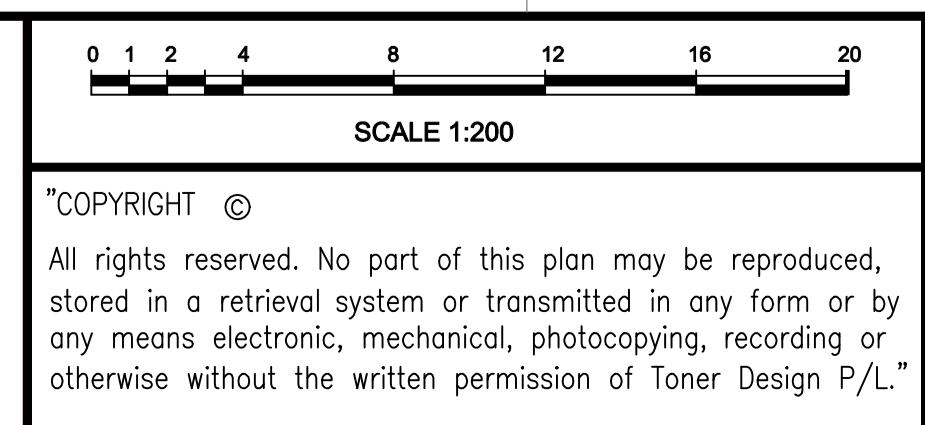
PANORAMA VIEW



Issue	Description	Date	Drawn	Chkd
B	EXISTING DRIVEWAY REINSTATED	01.06.20	NLC	CBT
A	ISSUE FOR DA	31.01.20	NLC	CBT



Client
PET ANGEL PTY LTD
 Site Address
**LOT 1, DP 854010 &
 LOT 59, DP 881025
 35 WARABROOK BOULEVARD
 WARABROOK NSW 2304**



17 Lingard Street
 Merewether NSW 2291
 ABN 55 077 010 309
 Phone: 0414 297 101
 Email: chris@tonerdesign.com.au
 Web: www.tonerdesign.com.au



TONER DESIGN
 PLANNING • DEVELOPMENT • CONSTRUCTION

Drawing Title					
SITE ANALYSIS PLAN					
Drawn	Date	Scale	A1	Checked	Date
NLC	01.06.2020	1:200		CBT	01.06.2020
Designed	Project No.	Dwg. No.	Issue		
CBT	TD_20/005	DA_01	B		

"COPYRIGHT ©
 All rights reserved. No part of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means electronic, mechanical, photocopying, recording or otherwise without the written permission of Toner Design P/L."

ISSUE FOR DA

HAKEA PLACE

WARABROOK BOULEVARD

LOT 59
DP 881025

LOT 1
DP 854010

SP 99971

EXISTING OFFICES
AND WORKSHOP
FFL: 21.97 AHD

EXISTING AWNING
TO BE DEMOLISHED
AND REMOVED

EXISTING TIMBER LOG
RETAINING WALL

EXISTING DEMOUNTABLE
BUILDING

CONCRETE PRE-CAST BUILDING

OFFICES
WORKSHOP

EXISTING TILED PATH

EXISTING LANDSCAPING

EXISTING SUMP

EXISTING SUMP

EXISTING LANDSCAPING

ELECTRICAL
KIOSK

B'DRY-89554

EXISTING TIMBER PALING FENCE TO B'DRY

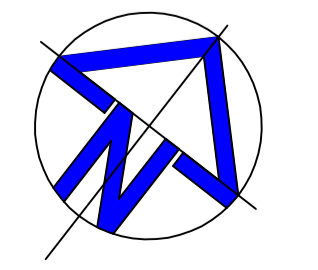
B'DRY-80920

B'DRY 10218

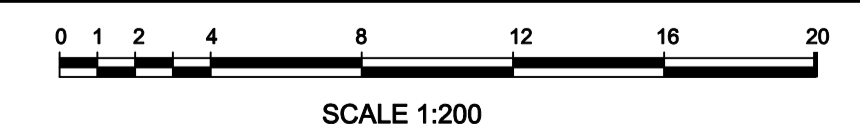
B'DRY 30802

B'DRY 91350

North



Client
PET ANGEL PTY LTD
Site Address
**LOT 1, DP 854010 &
LOT 59, DP 881025
35 WARABROOK BOULEVARD
WARABROOK NSW 2304**



©COPYRIGHT ©
All rights reserved. No part of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means electronic, mechanical, photocopying, recording or otherwise without the written permission of Toner Design P/L.

17 Lingard Street
Merewether NSW 2291
ABN 55 077 010 309
Phone: 0414 297 101
Email: chris@tonerdesign.com.au
Web: www.tonerdesign.com.au



**TONER
DESIGN**
PLANNING • DEVELOPMENT • CONSTRUCTION

Drawing Title					
EXISTING SITE PLAN					
Drawn	Date	Scale	A1	Checked	Date
NLC	01.06.2020	1:200		CBT	01.06.2020
Designed	Project No.	Dwg. No.	Issue		
CBT	TD_20/005	DA_02	B		

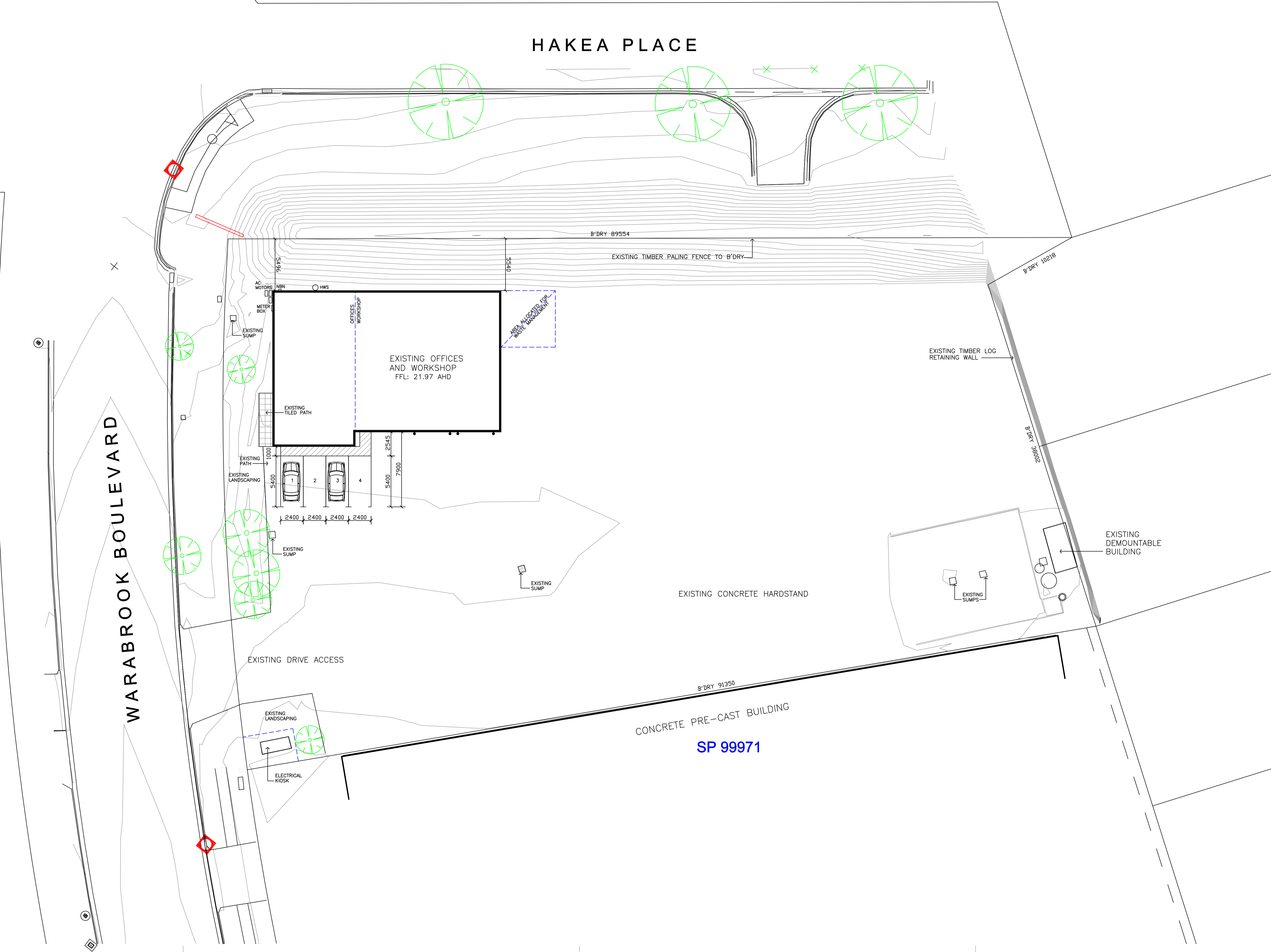
Issue	Description	Date	Drawn	Chkd
B	EXISTING DRIVEWAY REINSTATED	01.06.20	NLC	CBT
A	ISSUE FOR DA	31.01.20	NLC	CBT

1 0 10m at full size 100m

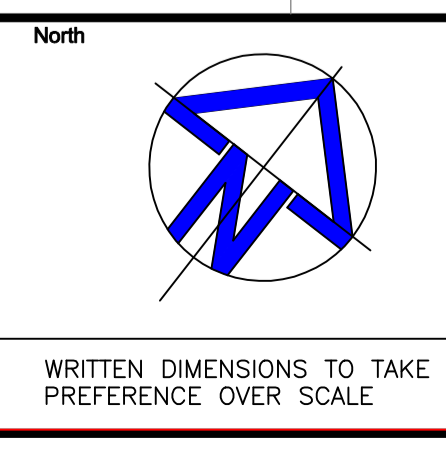
ISSUE FOR DA

HAKEA PLACE

WARABROOK BOULEVARD



B	EXISTING DRIVEWAY REINSTATED	01.06.20	NLC	CBT
A	ISSUE FOR DA	31.01.20	NLC	CBT
Issue	Description	Date	Drawn	Chkd



Client
PET ANGEL PTY LTD
 Site Address
**LOT 1, DP 854010 &
 LOT 59, DP 881025
 35 WARABROOK BOULEVARD
 WARABROOK NSW 2304**

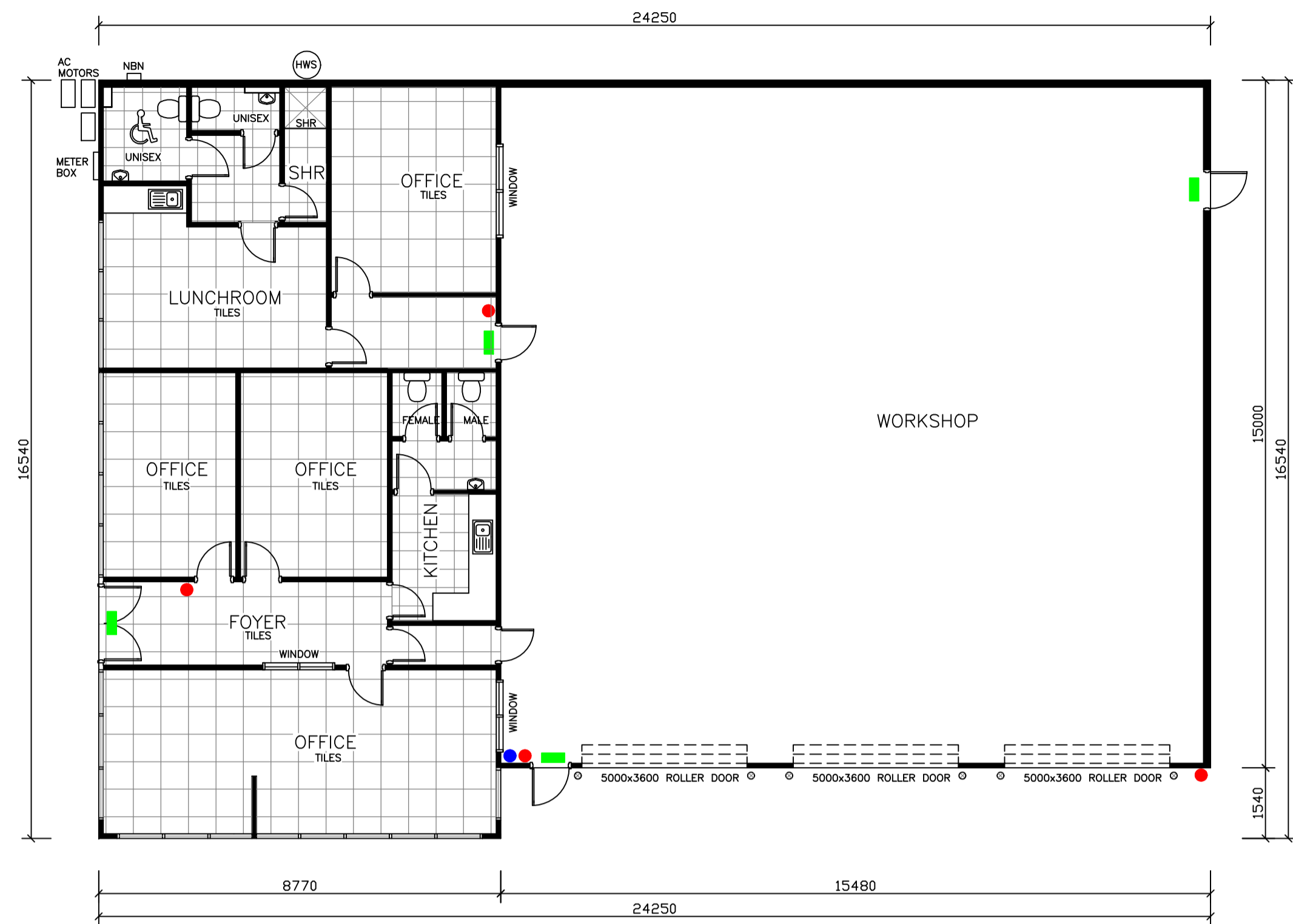
SCALE 1:200

*COPYRIGHT ©
 All rights reserved. No part of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means electronic, mechanical, photocopying, recording or otherwise without the written permission of Toner Design P/L.*

17 Lingard Street
 Merewether NSW 2291
 ABN 55 077 010 309
 Phone: 0414 297 101
 Email: chris@tonerdesign.com.au
 Web: www.tonerdesign.com.au



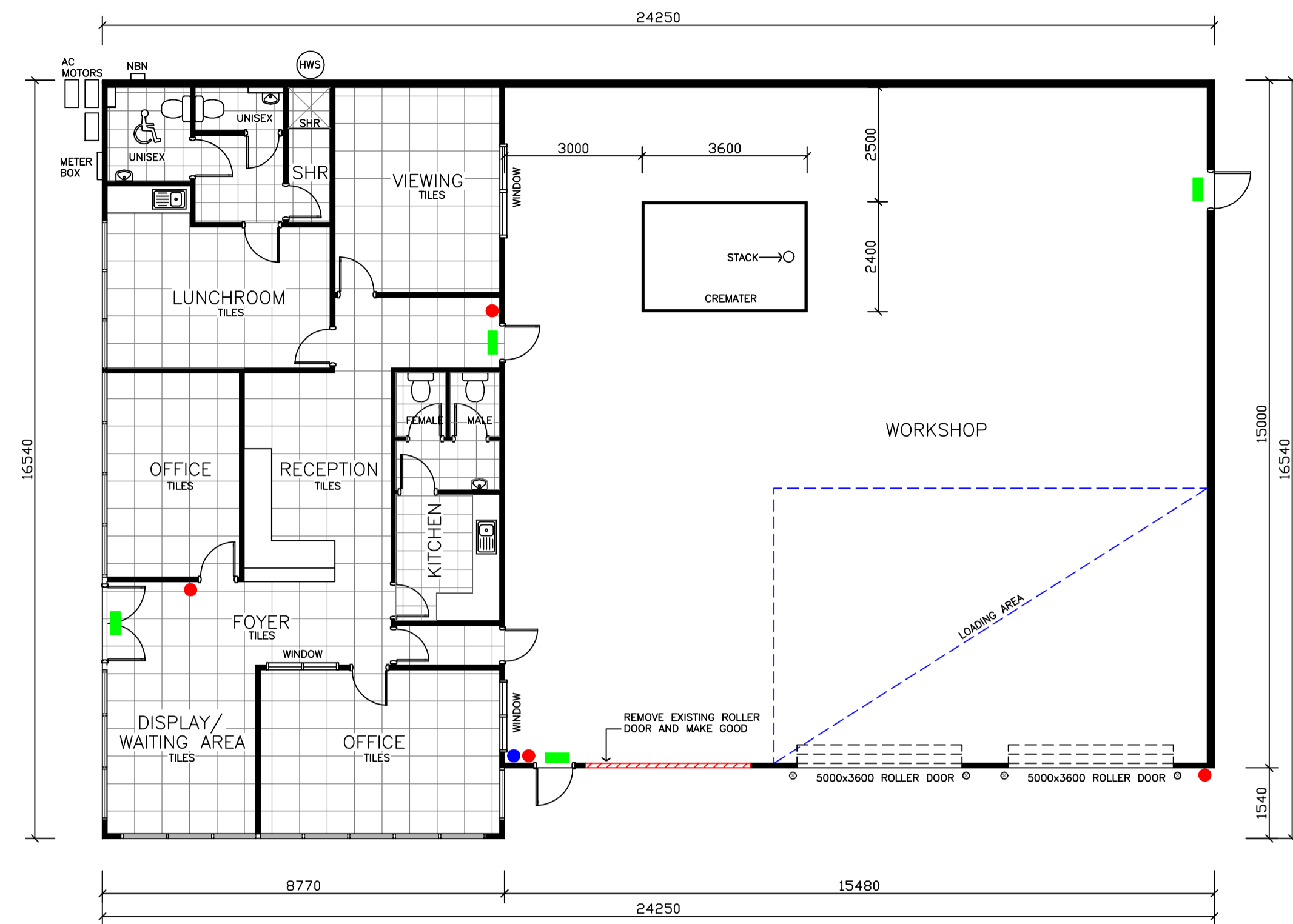
Drawing Title PROPOSED SITE PLAN					
Drawn	Date	Scale	A1	Checked	Date
NLC	01.06.2020	1:200		CBT	01.06.2020
Designed	Project No.	Dwg. No.	Issue		
CBT	TD_20/005	DA_03	B		



- EMERGENCY EXIT LIGHT
- FIRE EXTINGUISHER
- FIRE HOSE REEL

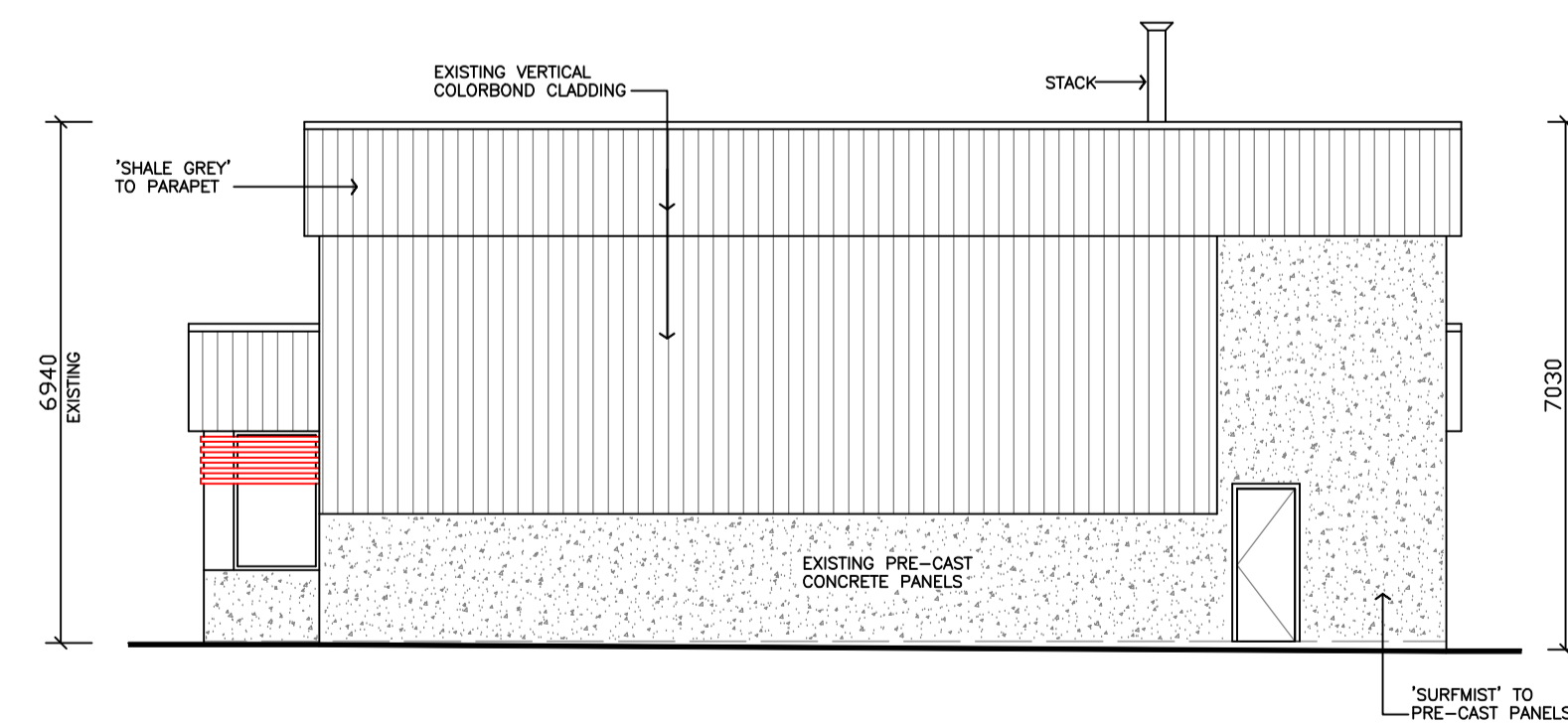
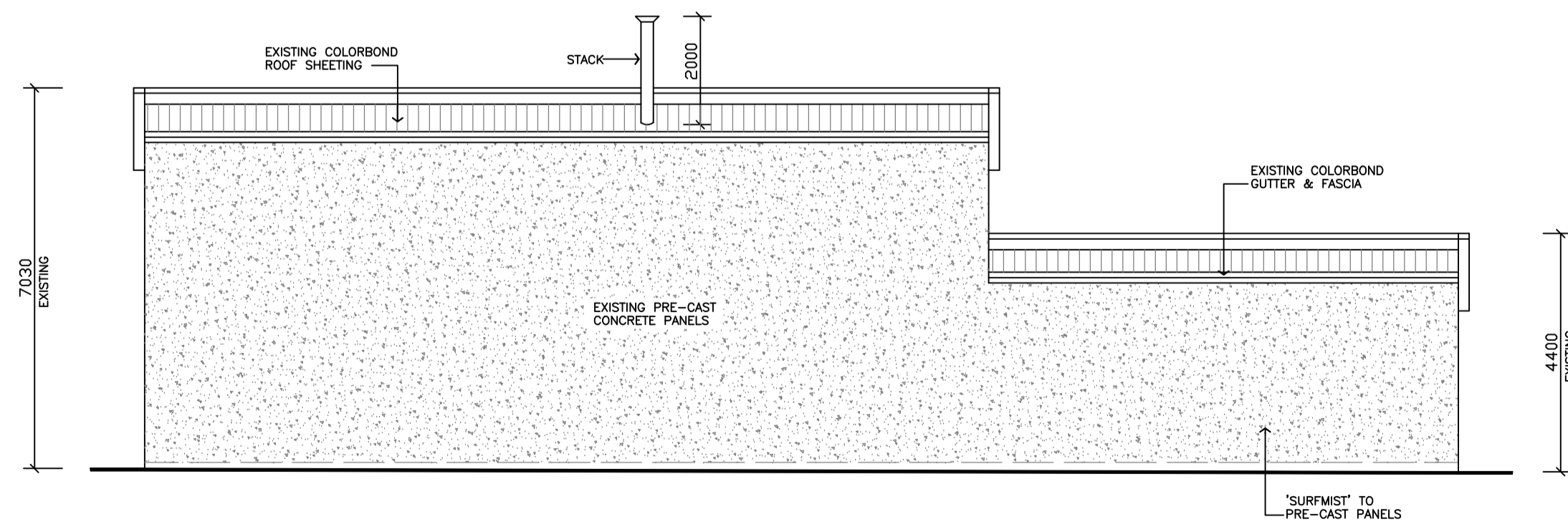
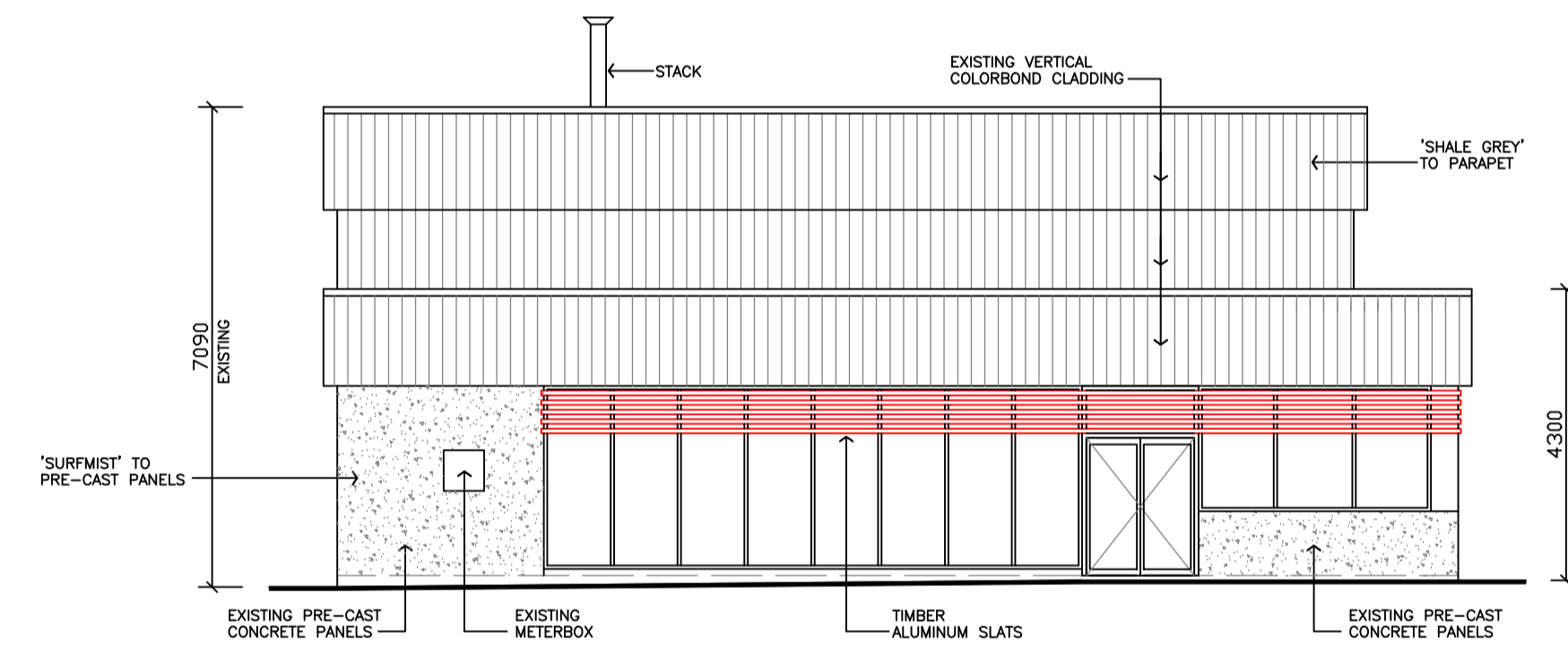
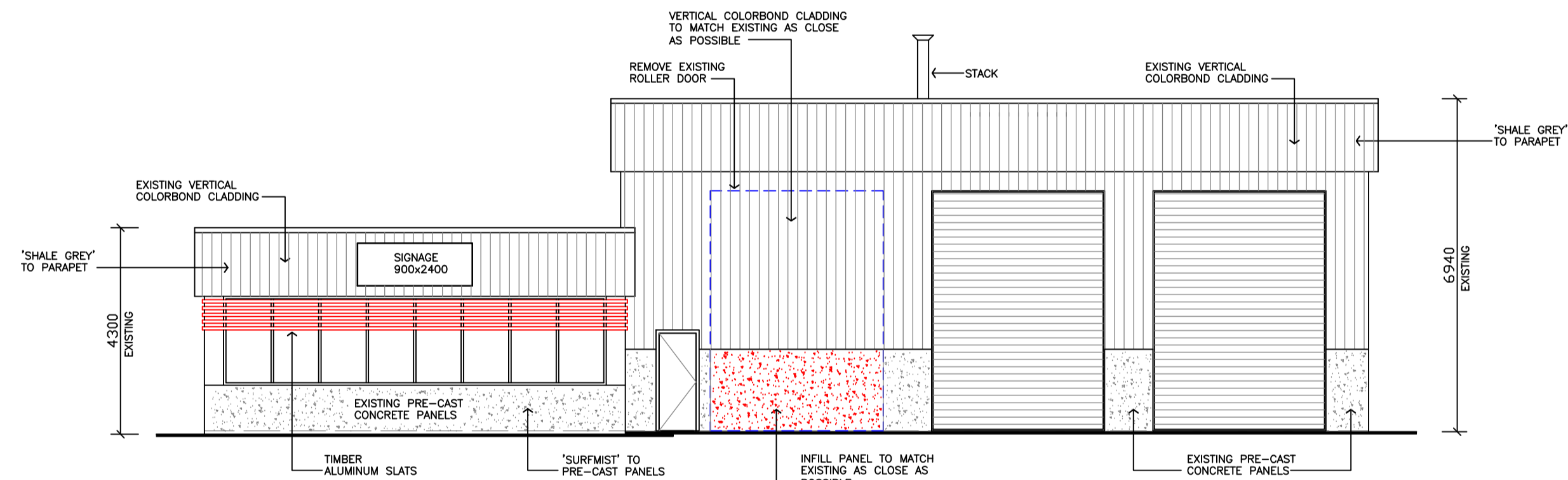
AREAS:
 OFFICE AREA: 145.05 M2
 WORKSHOP: 173.61 M2
 LOADING AREA: 58.59 M2
 TOTAL: 377.25 M2

GROSS FLOOR AREA:
 OFFICE AREA: 145.05 M2
 WORKSHOP: 173.61 M2
 TOTAL: 318.66 M2



EXISTING FLOOR PLAN

PROPOSED FLOOR PLAN



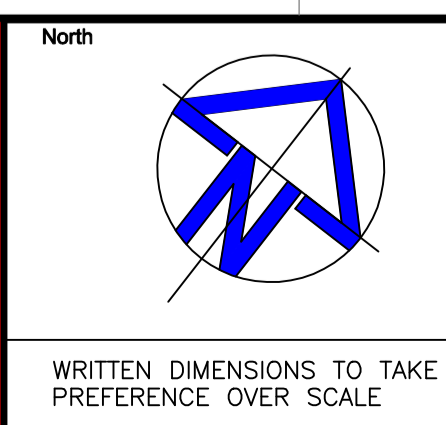
SOUTHWESTERN ELEVATION

SOUTHEASTERN ELEVATION

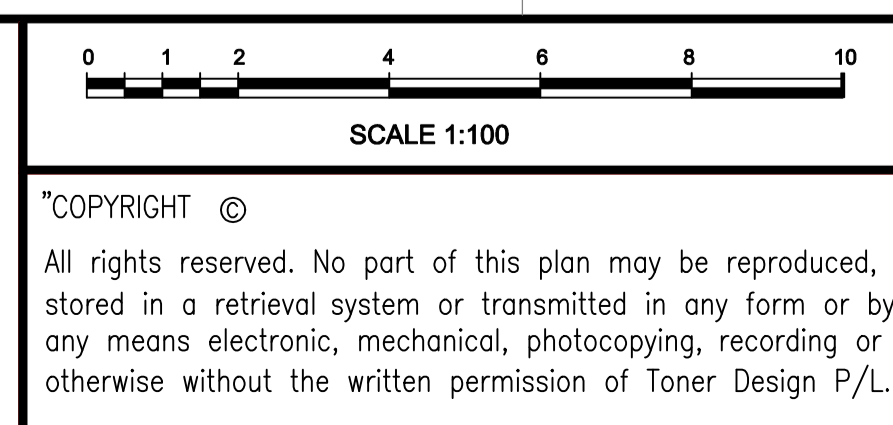
NORTHWESTERN ELEVATION

NORTHEASTERN ELEVATION

Issue	Description	Date	Drawn	Chkd
B	EXISTING DRIVEWAY REINSTATED	01.06.20	NLC	CBT
A	ISSUE FOR DA	31.01.20	NLC	CBT



Client
PET ANGEL PTY LTD
 Site Address
**LOT 1, DP 854010 &
 LOT 59, DP 881025
 35 WARABROOK BOULEVARD
 WARABROOK NSW 2304**



17 Lingard Street
 Merewether NSW 2291
 ABN 55 077 010 309
 Phone: 0414 297 101
 Email: chris@tonerdesign.com.au
 Web: www.tonerdesign.com.au



Drawing Title					
FLOOR PLANS & ELEVATIONS					
Drawn	Date	Scale	A1	Checked	Date
NLC	01.06.2020	1:100		CBT	01.06.2020
Designed	Project No.	Dwg. No.	Issue		
CBT	TD_20/005	DA_04	B		



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 21/07/2020 – DA2020/00181– 35 WARABROOK
BOULEVARD AND 6 HAKEA PLACE, WARABROOK – PET
CREMATORIUM – ALTERATIONS TO THE EXISTING BUILDING,
INTERNAL FIT OUT AND SIGNAGE**

ITEM-1 **Attachment B:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER



PROCESSING CHRONOLOGY

**DA2020/00181 – 35 WARABROOK BOULEVARDE & 6 HAKEA
PLACE WARABROOK**

3 March 2020	Application lodged
11 March 2020 – 25 March 2020	Public notification
5 May 2020	Operational Management Plan submitted
1 June 2020	Amended plans submitted retaining the existing driveway
21 July 2020	Public Voice Committee Meeting



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 21/07/2020 – DA2018/01331 – 15 DUNCAN CLOSE, ELERMORE
VALE – STAGED DEVELOPMENT - RESIDENTIAL - MULTI
DWELLING HOUSING (49 DWELLINGS) AND 50 LOT COMMUNITY
TITLE SUBDIVISION**

PAGE 3 ITEM-2 Attachment A: Submitted Plans

PAGE 21 ITEM-2 Attachment B: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER





ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 21/07/2020 – DA2018/01331 – 15 DUNCAN CLOSE, ELMORE
VALE – STAGED DEVELOPMENT - RESIDENTIAL - MULTI
DWELLING HOUSING (49 DWELLINGS) AND 50 LOT COMMUNITY
TITLE SUBDIVISION**

ITEM-2 Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER



PROPOSED RESIDENTIAL DEVELOPMENT - AMENDED LAYOUT
 LOT 1, D.P. 1197128, No. 15 DUNCAN CLOSE, ELMORE VALE
 STERLING PROPERTY GROUP PTY LTD

INDEX

SH 1 COVER SHEET
 SH 2 SITE SURVEY PLAN
 SH 3 STAGING PLAN
 SH3A ROAD AND LOT LAYOUT PLAN
 SH 4 OVERALL DWELLING TYPOLOGIES & LANDSCAPE AREAS
 SH 5 OVERALL SITE LAYOUT PLAN
 SH 6 OVERALL DWELLING FLOOR PLANS
 SH 7 SHADOW DIAGRAMS
 SH 8 SHADOW DIAGRAMS
 SH 9 ENLARGED FLOOR PLANS & ELEVATIONS
 SH 10 ENLARGED FLOOR PLANS & ELEVATIONS
 SH 11 ENLARGED FLOOR PLANS 7 ELEVATIONS
 SH 12 ENLARGED FLOOR PLANS & ELEVATIONS
 SH 13 ENLARGED FLOOR PLANS & ELEVATIONS
 SH 14 BOUNDARY - INTERNAL DRIVEWAY ELEVATIONS & BBQ DETAIL
 SH 15 BOUNDARY - INTERNAL DRIVEWAY ELEVATIONS & FENCING DETAILS
 SH 16 SITE CROSS SECTIONS - VISUAL PRIVACY DETAIL & TYPICAL BUILDING SECTIONS



AERIAL VIEW
 SCALE NTS @ A2



Certificate no.: 0004358070
 Assessor Name: Gavin Chambers
 Accreditation no.: VIC/BDAV/13/1491
 Certificate date: 14 November 2019

Dwelling Address:
 15 Duncan Close
 Elmore Vale, NSW
 2287



THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANTS CURRENT DOCUMENTATION

BUSHFIRE PRONE LAND
 REFER TO ATTACHED BUSHFIRE REPORT FOR CONSTRUCTION BAL & SCHEDULE

STORMWATER
 REFER TO ENGINEERS PLANS

LANDSCAPING
 REFER TO LANDSCAPE PLANS

BASIX			
15 Duncan Close			
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT			
This is a summary of the BASIX Commitments as outlined in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes (> 6 but <= 7.5 L/min)		
5 Star Kitchen / Basin Taps	Yes	3 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	4000	Collected from Roof Area (m ²)	100
Tank Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Gas Instantaneous 6 Star		
Cooling System	Living 1 Phase A/C Zoned Bedrooms 1 Phase A/C Zoned	EER 3.0 - 3.5 EER 3.0 - 3.5	
Heating System	Living 1 Phase A/C Zoned Bedrooms 1 Phase A/C Zoned	EER 3.0 - 3.5 EER 3.0 - 3.5	
Ventilation	1 x Bathroom Fan ducted to exterior Kitchen Fan ducted to exterior Laundry Fan ducted to exterior Window/StyLight in Kitchen Window/StyLight in Bathrooms/Toilets	Manual on/off Manual on/off Manual on/off Yes Yes as drawn	
Natural Lighting	Number of bedrooms	3	Dedicated Yes
Artificial Lighting	Number of Living/Dining rooms	1	Dedicated Yes
(rooms to be primarily lit by fluorescent or LED lights)	Kitchen	Yes	Dedicated Yes
	All Bathrooms/Toilets	Yes	Dedicated Yes
	Laundry	Yes	Dedicated Yes
	All Hallways	Yes	Dedicated Yes
OTHER COMMITMENTS			
Outdoor & indoor clothes lines	Yes	Ventilated refrigerator space	Yes
Stove/Oven	Gas cooktop & electric oven		
Alternative Energy	Photovoltaic System 1 kw to U41 only		

CALCULATIONS		
TOTAL SITE AREA	20920.00m ²	TOTAL NUMBER OF VILLA DWELLINGS 49
LIMITED GROWTH PRECINCT	R2.	ALL DWELLINGS HAVE 3 BEDROOM WITH DOUBLE GARAGE
REQUIRED LANDSCAPING (30% OF SITE AREA)	6276.00m ²	MINIMUM PRIVATE OPEN SPACE REQUIRED PER DWELLING 16.00m ²
DCP 2017 - RESIDENTIAL DEVELOPMENT 3.03 - PART D		
TOTAL LANDSCAPED AREAS PROVIDED (35.00% OF SITE AREA)	7331.00m ²	TOTAL NUMBER OF PRIVATE PARKING SPACES PER DWELLING 2
DCP 2017 - RESIDENTIAL DEVELOPMENT 3.03 - PART D		
REQUIRED DEEP SOIL PLANTING (15% OF SITE AREA)	3138.00m ²	TOTAL NUMBER OF STANDARD VISITOR PARKING SPACES 8
DCP 2017 - RESIDENTIAL DEVELOPMENT 3.03 - PART D		
DEEP SOIL PLANTING PROVIDED (21.40% OF SITE AREA)	4468.00m ²	TOTAL NUMBER OF ACCESSIBLE PARKING SPACES 2
DCP 2017 - RESIDENTIAL DEVELOPMENT 3.03 - PART D		
FLOOR SPACE RATIO	.24:1	TOTAL NUMBER OF MOTOR CYCLE PARKING SPACES 5
COMMUNAL AREA REQUIRED - 5%	1046.00m ²	TOTAL NUMBER OF DESIGNATED BUNDED CARWASH BAYS 1
COMMUNAL RECREATION AREA PROVIDED	1098.10m ²	BICYCLE STORAGE AREA TO BE IN PRIVATE GARAGES & COURTYARDS

ENERGY			
November 2019		BSA Reference: 10912	
Building Sustainability Assessments enquiries@buildingsustainability.net.au	Ph: (02) 4962 3439	Floor Construction	Covering
www.buildingsustainability.net.au		Concrete	As drawn
Added insulation none			
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction	Brick Veneer & Lightweight	Added insulation R1.5	Windows Glass and frame type U Value SHGC Range Area sq m ALM-001-01 A Aluminium Type A Single clear 6.70 0.51 - 0.63 As drawn ALM-002-01 A Aluminium Type B Single clear 6.70 0.63 - 0.77 As drawn
Internal Wall Construction	Plasterboard on studs	Added insulation none	Type A windows are awning windows, bifolds, casements, lift 'n' turn windows, entry doors, french doors Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers Skylights Glass and frame type U Value SHGC Area sq m
Ceiling Construction	Plasterboard	Added insulation R3.5 to ceilings adjacent to roof space	U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified
Roof Construction	Colour Tile	Added insulation None	External Window Shading (eaves, verandahs, pergolas, awnings etc) All shade elements modelled as drawn. Ceiling Penetrations (downlights, exhaust fans, flues etc) No adjustment has been made for losses to insulation arising from ceiling penetrations.

GENERAL NOTES
 NEW WORKS TO COMPLY WITH THE CURRENT STRAILIAN STANDARDS AT TIME OF CONSTRUCTION. CHECK THE EXISTING DRAWINGS. DESIGN & BEHOLD TO STRUCTURAL ENGINEER DESIGN. WORKS TO BE TAKEN TO THE CONTRACTOR'S RESPONSIBILITY. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE RELATED DOCUMENTS.

BUSHFIRE PRONE LAND
 REFER TO BUSHFIRE ATTACHED BUSHFIRE REPORT FOR BAL AND CONSTRUCTION SCHEDULE

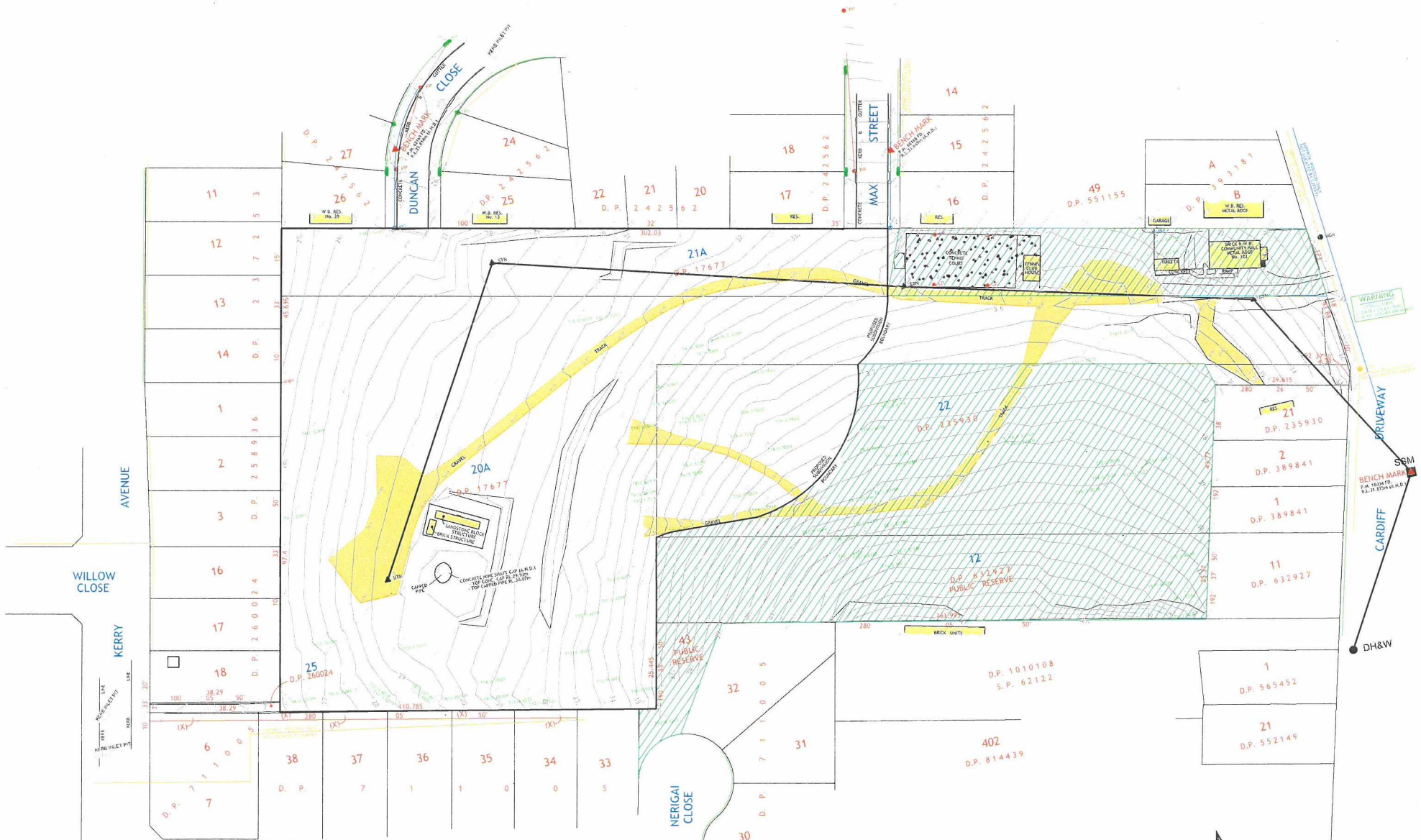
STORMWATER
 REFER TO ENGINEERS PLANS PREPARED BY FORUM CONSULTING

LANDSCAPING
 REFER TO LANDSCAPE PLANS PREPARED BY MANSFIELD LANDSCAPE



PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELMORE VALE.

DATE	ISSUE	COMMENTS	DATE
27 NOV 2019	26	REVISED DA	26-10-19
	27	FINAL REVISED DA	06-11-19
	28	FINAL REVISED DA FOR COUNCIL	14-11-19
	29	FINAL ISSUE FOR COUNCIL	27-11-19



SITE SURVEY PLAN
SCALE 1:200 @ A2

SURVEY PREPARED BY:
ASQUITH AND deWITT PTY LTD.

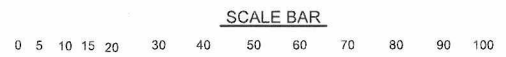


GENERAL NOTES

- NEW WORK IS TO COMPLY WITH THE CURRENT REGULATIONS AND STANDARDS AT THE TIME OF CONSTRUCTION.
- WITH APPROVAL TREATMENTS AS REQUIRED.
- LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL CONCRETE WORK AND REINFORCEMENT IS TO BE CONFIRMED ON SITE BY THE BUILDER PRIOR TO START OF WORK.
- SITE TO BE SET OUT BY A REGISTERED SURVEYOR.
- THESE DIMENSIONS ARE TO BE FIELD OR CONSTRUCTION.

DISCLAIMER

ALL PLANS PREPARED BY KIM GERRISH ENGINEERING PTY LTD. ARE PROTECTED BY COPYRIGHT ACT 1969 AND MORAL RIGHTS UNDER THE COPYRIGHT ACT 1969.



Kim Gerrish
ENGINEERING PTY LTD
170-180 THE COMMONS ROAD, SUITE 1102
46-48 STANLEY STREET, WARRAWEE, NSW 2256
PH: (02) 9371 5123 FAX: (02) 9371 5124
WWW.KIMGERRISH.COM.AU

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELERMORE VALE.

DATE	ISSUE	COMMENTS	DATE
27 NOV 2019	26	REVISED DA	30-10-19
	27	FINAL REVISED DA	08-11-19
	28	FINAL REVISED DA FOR COUNCIL	14-11-19
	29	FINAL ISSUE FOR COUNCIL	22-11-19



Certificate no.: 0004358070
 Assessor Name: Gavin Chambers
 Accreditation no.: VIC/BDAV/13/1491
 Certificate date: 14 November 2019
 Dwelling Address: 15 Duncan Close
 Elernmore Vale, NSW 2287
 www.nathers.gov.au



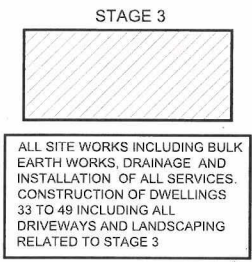
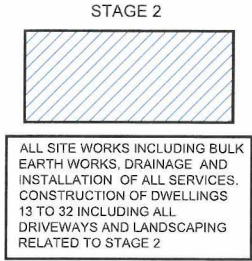
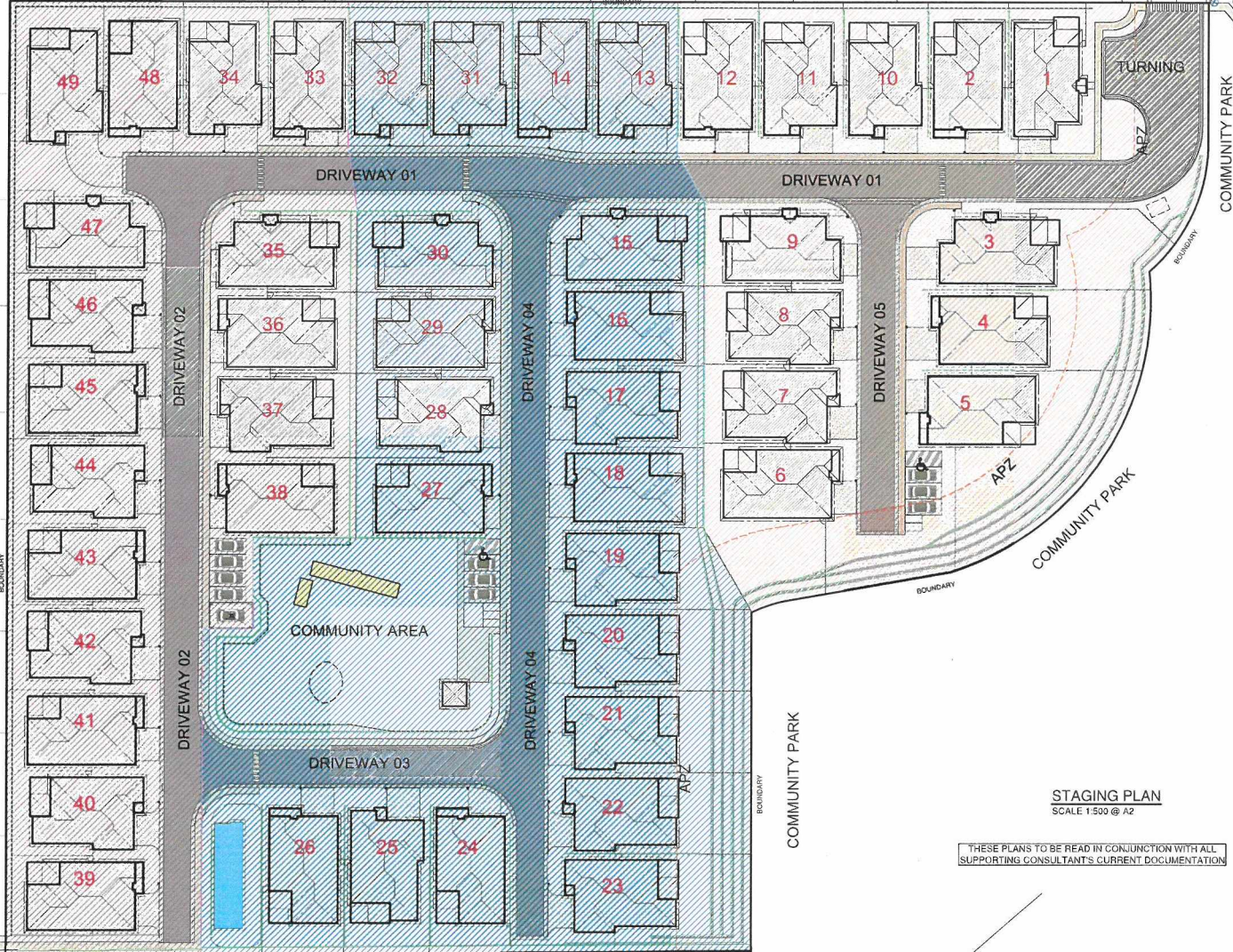
KERRY AVENUE

EXISTING ESTABLISHED RESIDENTIAL HOUSING

DUNCAN CLOSE

EXISTING ESTABLISHED RESIDENTIAL HOUSING

MAX STREET



- BUSHFIRE PRONE LAND**
REFER TO ATTACHED BUSHFIRE REPORT FOR CONSTRUCTION BAL & SCHEDULE
- STORMWATER**
REFER TO ENGINEERS PLANS
- LANDSCAPING**
REFER TO LANDSCAPE PLANS

STAGING PLAN
SCALE 1:500 @ A2

THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION



EXISTING ESTABLISHED RESIDENTIAL HOUSING

NERIGAI CLOSE

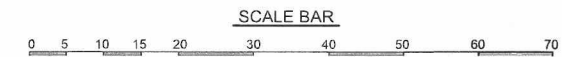
DEVELOPMENT APPLICATION

H3 STAGING PLAN

GENERAL NOTES

- NEW WORK IS TO COMPLY WITH THE CURRENT NATIONAL STANDARDS AT TIME OF CONSTRUCTION.
- WITH ANNUAL TREATMENTS AS REQUIRED.
- LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL SURFACES AND LEVELS ARE TO BE CONFIRMED ON SITE BY SURVEYOR PRIOR TO START OF WORK.
- SITE TO BE SET OUT BY A REGISTERED SURVEYOR.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ASSOCIATED DOCUMENTATION.

SPECIAL NOTE
ALL PLANS PREPARED BY KIM GERRISH INCLUDING DESIGN OF ALL AREAS AND FINISHES TO BE COMPLETED IN ACCORDANCE WITH CURRENT COPYRIGHT LAW (INDUSTRIAL DESIGN ACT 2002) AND NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF KIM GERRISH.



PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELERNMORE VALE.

DATE	ISSUE	COMMENTS	DATE
27 NOV 2019	26	REVISED DA	30-10-19
	27	FINAL REVISED DA	06-11-19
	28	FINAL REVISED DA FOR COUNCIL	14-11-19
	29	FINAL ISSUE FOR COUNCIL	27-11-19



Certificate no.: 0004358070
 Assessor Name: Gavin Chambers
 Accreditation no.: VIC/BDV/13/1491
 Certificate date: 14 November 2019
 Dwelling Address:
 15 Duncan Close
 Elernmore Vale, NSW
 2287
 www.nathers.gov.au



DUNCAN CLOSE

EXISTING ESTABLISHED RESIDENTIAL HOUSING

MAX STREET

COMMUNITY PARK

KERRY AVENUE

EXISTING ESTABLISHED RESIDENTIAL HOUSING



LEGEND

- 8 DESIGN 1A - FACADE A
- DESIGN 1A - FACADE B
- DESIGN 1B - FACADE A
- DESIGN 1B - FACADE B
- DESIGN 2A - FACADE A
- DESIGN 2A - FACADE B
- DESIGN 2B - FACADE A
- DESIGN 2B - FACADE B
- DESIGN 3A
- DESIGN 3B
- BBQ GAZEBO

LANDSCAPE AREAS

- LANDSCAPE AREA: 7331.00m² (35%)
- DEEP SOIL AREA: 4468.00m² (21.4%)

OVERALL DWELLING TYPOLOGIES & LANDSCAPE AREAS
 SCALE 1:500 @ A2

- BUSHFIRE PRONE LAND**
REFER TO ATTACHED BUSHFIRE REPORT FOR CONSTRUCTION BAL & SCHEDULE
- STORMWATER**
REFER TO ENGINEERS PLANS
- LANDSCAPING**
REFER TO LANDSCAPE PLANS

INDICATES POSSIBLE STREET TREE LOCATION
 SEE LANDSCAPE DESIGNERS PLAN FOR FINAL DETAILS

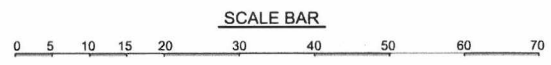


THESE PLANS TO BE READ IN CONJUNCTION WITH ALL PORTING CONSULTANT'S CURRENT DOCUMENTATION

GENERAL NOTES

- NOT WORK TO BE COMPLETED WITHIN THE CURRENT STRATA STANDARDS AT TIME OF CONSTRUCTION
- SCAFFOLDING TO BE DEMOLISHED
- DIAMETER & HEIGHT TO STRUCTURAL ENGINEER DESIGN
- NEED TO BE INSTALLED TO BE CONNECTED TO EXISTING DRAINAGE SYSTEM

SPECIAL NOTE
 ALL PLANS PREPARED BY KIM GERRISH BUILDING DESIGN PTY LTD AND PROTECTED BY COPYRIGHT ACT 1969. ALL RIGHTS RESERVED. THE COPYRIGHT AND DESIGN RIGHTS IN THESE PLANS ARE RESERVED BY KIM GERRISH BUILDING DESIGN PTY LTD.



PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELERNMORE VALE.

DATE	ISSUE	COMMENTS	DATE
27 NOV 2019	26	REVISED DA	30-10-19
	27	FINAL REVISED DA	05-11-19
	28	FINAL REVISED DA FOR COUNCIL	14-11-19
	29	FINAL ISSUE FOR COUNCIL	27-11-19

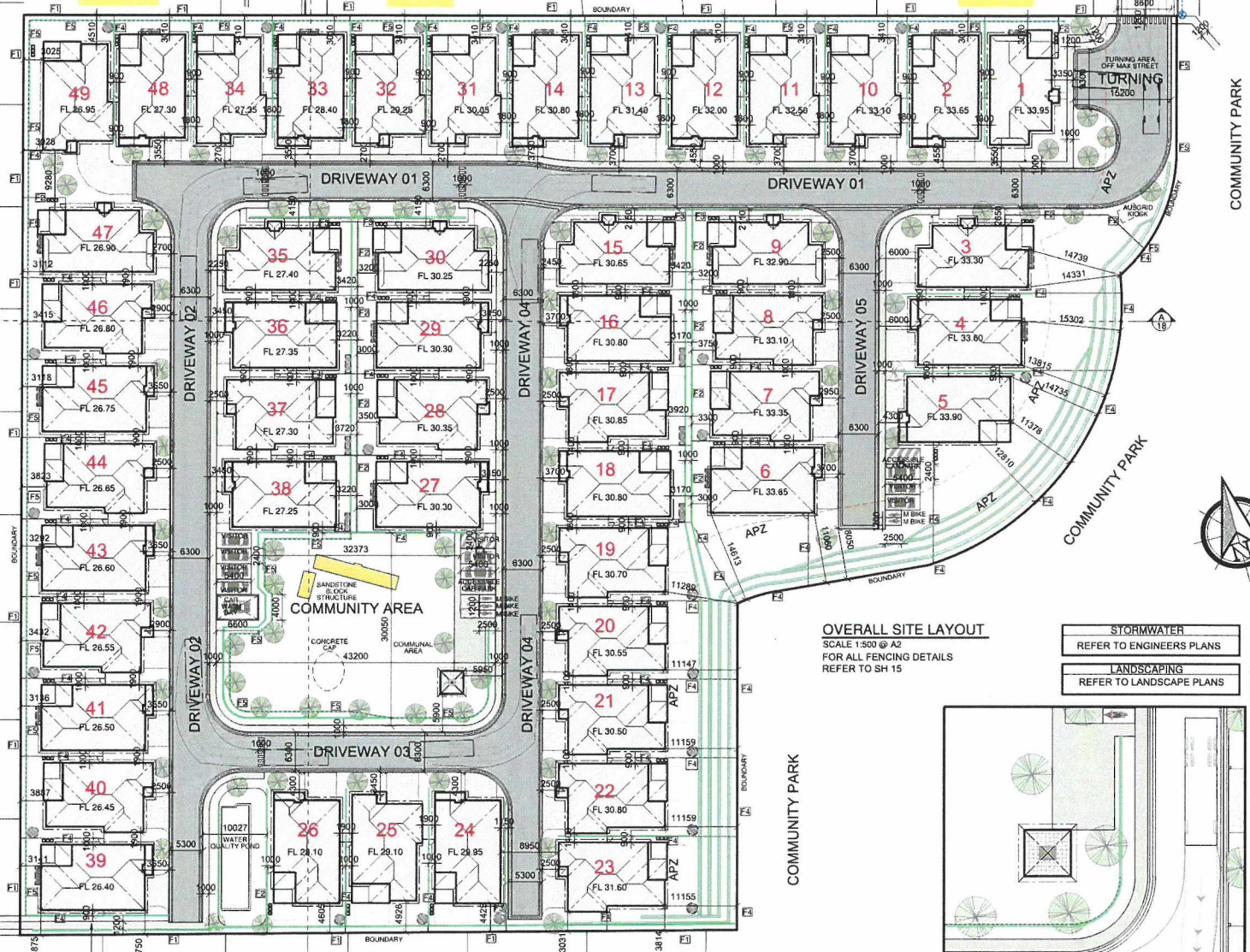
H4 OVERALL DWELLING TYPOLOGIES & LANDSCAPE AREAS DEVELOPMENT APPLICATION



EXISTING ESTABLISHED RESIDENTIAL HOUSING

EXISTING ESTABLISHED RESIDENTIAL HOUSING

EXISTING ESTABLISHED RESIDENTIAL HOUSING



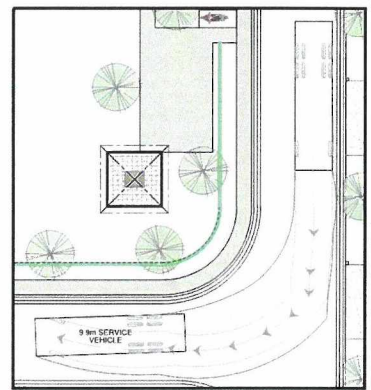
LEGEND

- 11.9m APZ
- WATER QUALITY POND
- PROPOSED COMMUNAL DRIVEWAY
- PROPOSED FOOTPATH AND CROSSINGS
- PROPOSED PRIVATE DRIVEWAY & PATHS
- TYPICAL DWELLING FOOTPRINT
- 16m² PRIVATE OPEN SPACE
- ACCESSIBLE VISITOR PARKING SPACE
- STANDARD VISITOR PARKING SPACE
- MOTOR CYCLE PARKING SPACE
- HERITAGE STRUCTURE
- INDICATIVE LOCATION OF STREET TREES
- MIN 4000L WATER TANKS & BIN STORE
- COMMUNAL BBQ GAZEBO
- BUSHFIRE PHONE LAND
REFER TO ATTACHED BUSHFIRE REPORT FOR CONSTRUCTION BAL & SCHEDULE

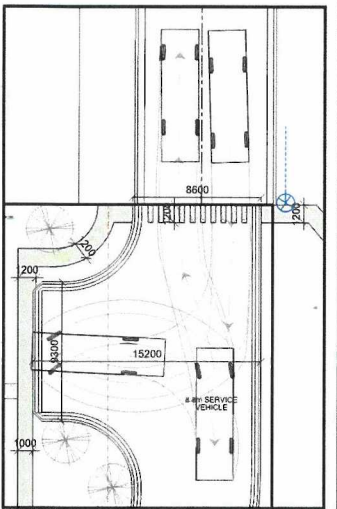
OVERALL SITE LAYOUT
 SCALE 1:500 @ A2
 FOR ALL FENCING DETAILS
 REFER TO SH 15

STORMWATER
 REFER TO ENGINEERS PLANS

LANDSCAPING
 REFER TO LANDSCAPE PLANS



ENLARGED FIRE VEHICLE TURNING DETAIL
 SCALE 1:250 @ A2



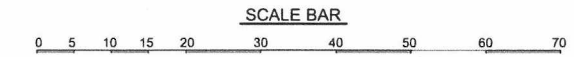
ENLARGED ENTRY TURNING DETAIL
 SCALE 1:250 @ A2

THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION

GENERAL NOTES

- NEW WORK IS TO COMPLY WITH THE CURRENT STANDARD AS APPLICABLE AT THE TIME OF DOCUMENTATION.
- ALL DIMENSIONS AND LEVELS ARE TO BE COMPLETED ON SITE BY SUBJECT PRIOR TO START OF WORK.
- ALL DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS AND TO BE COMPLETED ON SITE BY SUBJECT PRIOR TO START OF WORK.
- ALL DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS AND TO BE COMPLETED ON SITE BY SUBJECT PRIOR TO START OF WORK.

IF FROM NOTE
 ALL PLANS PREPARED BY KIM GERRISH BUILDING DESIGN & CONSTRUCTION PTY LTD AND PROTECTED BY CURRENT COPYRIGHT LAW UNDER THE COPYRIGHT ACT 1969 (CIN) AND MORAL RIGHTS UNDER THE COPYRIGHT AMENDMENT ACT 2005 (CMAA)



Kim Gerrish
 BUILDING DESIGN & CONSTRUCTION PTY LTD
 10/100 BROADWAY, ELMORE VALE, NSW 2287
 P: 02 4833 1515 W: www.kimgerrish.com.au
 17/11/17 10:16 AM 6.5m gerrish.com.au

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELMORE VALE.

DATE	ISSUE	COMMENTS	DATE
27 NOV 2019	26	REVISED DA	30-10-19
	27	FINAL REVISED DA	06-11-19
	28	FINAL REVISED DA FOR COUNCIL	14-11-19
	29	FINAL ISSUE FOR COUNCIL	27-11-19

DEVELOPMENT APPLICATION
 H5 OVERALL SITE LAYOUT



Certificate no.: 0004358070
 Assessor Name: Gavin Chambers
 Accreditation no.: VIC/BDAAV/13/1491
 Certificate date: 14 November 2019
 Dwelling Address:
 15 Duncan Close
 Elmore Vale, NSW
 2287
 www.nathers.gov.au



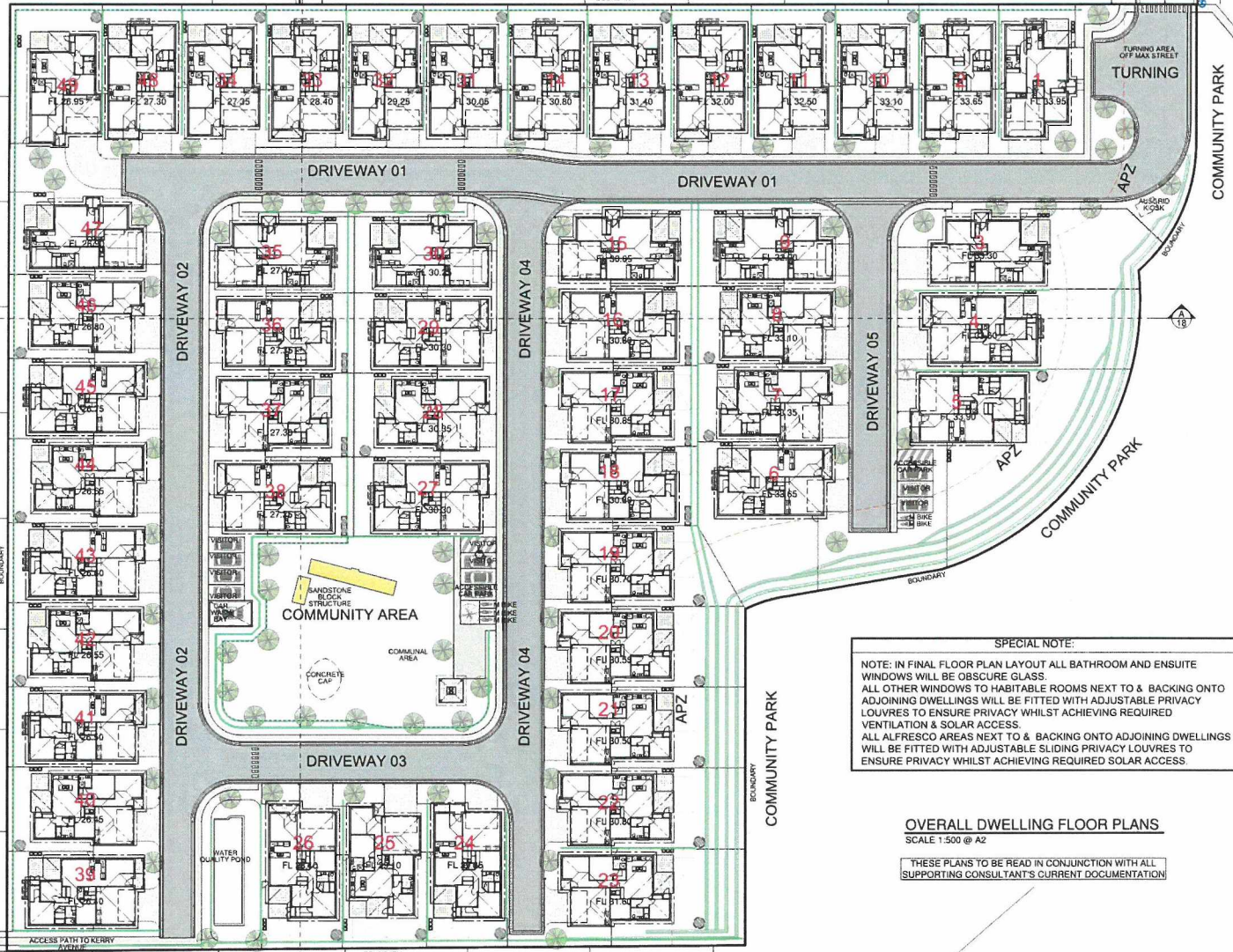
KERRY AVENUE

EXISTING ESTABLISHED RESIDENTIAL HOUSING

DUNCAN CLOSE

EXISTING ESTABLISHED RESIDENTIAL HOUSING

MAX STREET



LEGEND

- 10 DESIGN 1A - FACADE A
- DESIGN 1A - FACADE B
- DESIGN 1B - FACADE A
- DESIGN 1B - FACADE B
- DESIGN 2A - FACADE A
- DESIGN 2A - FACADE B
- DESIGN 2B - FACADE A
- DESIGN 2B - FACADE B
- DESIGN 3A
- DESIGN 3B
- BBQ GAZEBO

SPECIAL NOTE:
 NOTE: IN FINAL FLOOR PLAN LAYOUT ALL BATHROOM AND ENSUITE WINDOWS WILL BE OBSCURE GLASS.
 ALL OTHER WINDOWS TO HABITABLE ROOMS NEXT TO & BACKING ONTO ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY WHILST ACHIEVING REQUIRED VENTILATION & SOLAR ACCESS.
 ALL ALFRESCO AREAS NEXT TO & BACKING ONTO ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE SLIDING PRIVACY LOUVRES TO ENSURE PRIVACY WHILST ACHIEVING REQUIRED SOLAR ACCESS.

OVERALL DWELLING FLOOR PLANS
 SCALE 1:500 @ A2

THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION

BUSHFIRE PRONE LAND
 REFER TO ATTACHED BUSHFIRE REPORT FOR CONSTRUCTION BAL & SCHEDULE

STORMWATER
 REFER TO ENGINEERS PLANS

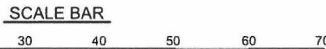
LANDSCAPING
 REFER TO LANDSCAPE PLANS



GENERAL NOTES
 NEW WORK IS TO COMPLY WITH THE CURRENT STRAILIN BY ANDERS 4.1 TIME OF CONSTRUCTION INCLUDING THE CORP. CHANGE
 DIMENSIONS SHOWN TO STRUCTURAL DIMENSIONS UNLESS NOTED OTHERWISE OTHERWISE TO BE EXEMPTED
 EXISTING DRAINAGE SYSTEM

WITH MINIMAL TREATMENT AS PROVIDED
 LEVELS ARE TO BE CORRECTION
 ON SITE PRIOR TO CONSTRUCTION
 ALL DIMENSIONS AND LEVELS ARE TO BE CONFORMANT WITH THE CURRENT STRAILIN BY ANDERS 4.1 TIME OF CONSTRUCTION INCLUDING THE CORP. CHANGE
 ON SITE BY BALANCE POINT TO START OF WORK
 TO BE TO BE SET OUT BY A REGISTERED SURVEYOR
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION

SPECIAL NOTE
 ALL PLANS PREPARED BY KIM GERRISH BUILDING DESIGN PTY LTD ARE PROTECTED BY CURRENT COPYRIGHT LAW UNDER THE COPYRIGHT ACT 1969 (CJH) AND NO PART HEREIN UNDER THE COPYRIGHT NEIGHBORHOOD.

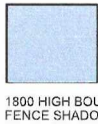


Kim Gerrish
 BUILDING DESIGN PTY LTD
 1/100 BROADWAY STREET, ELMORE VALE, NSW 2287
 02 435 4015/02 435 4016
 www.kimgerrish.com.au

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELMORE VALE.

DATE	ISSUE	COMMENTS	DATE
27 NOV 2019	26	REVISED DA	30-10-19
	27	FINAL REVISED DA	06-11-19
	28	FINAL REVISED DA FOR COUNCIL	14-11-19
	29	FINAL ISSUE FOR COUNCIL	27-11-19

H6 OVERALL DWELLING FLOOR PLANS DEVELOPMENT APPLICATION



GENERAL NOTES

- WITH ANNUAL TRIMENTS AS REQUIRED.
- ALL PLANS PREPARED BY KIM GERRISH BUILDING DESIGN PTY LTD. COPYRIGHT LAW UNDER THE COPYRIGHT ACT 1969 AND MORAL RIGHTS UNDER THE COPYRIGHT AMENDMENT ACT 2017.
- THIS DRAWING IS TO BE USED IN CONSTRUCTION.
- SITE TO BE SET OUT BY A REGISTERED SURVEYOR.
- ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY BOUNDARY SURVEY TO SUIT WORK.
- REFER TO BUSHFIRE ATTACHED BUSHFIRE REPORT FOR BAL AND CONSTRUCTION SCHEDULE.
- REFER TO ENGINEERS PLANS PREPARED BY FORUM CIVIL ENGINEERING.
- REFER TO LANDSCAPE PLANS PREPARED BY MANSFIELD LANDSCAPE.

BUSHFIRE PRONE LAND

STORMWATER

LANDSCAPING

Kim Gerrish
 BUILDING DESIGN PTY LTD
 15/16 DUNCAN CLOSE
 ELERMORE VALE, VIC 3193
 PH: 03 9471 1237
 WWW.KIMGERRISH.COM.AU

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELERMORE VALE.

DATE: 27 NOV 2019
REF. NO: 19114

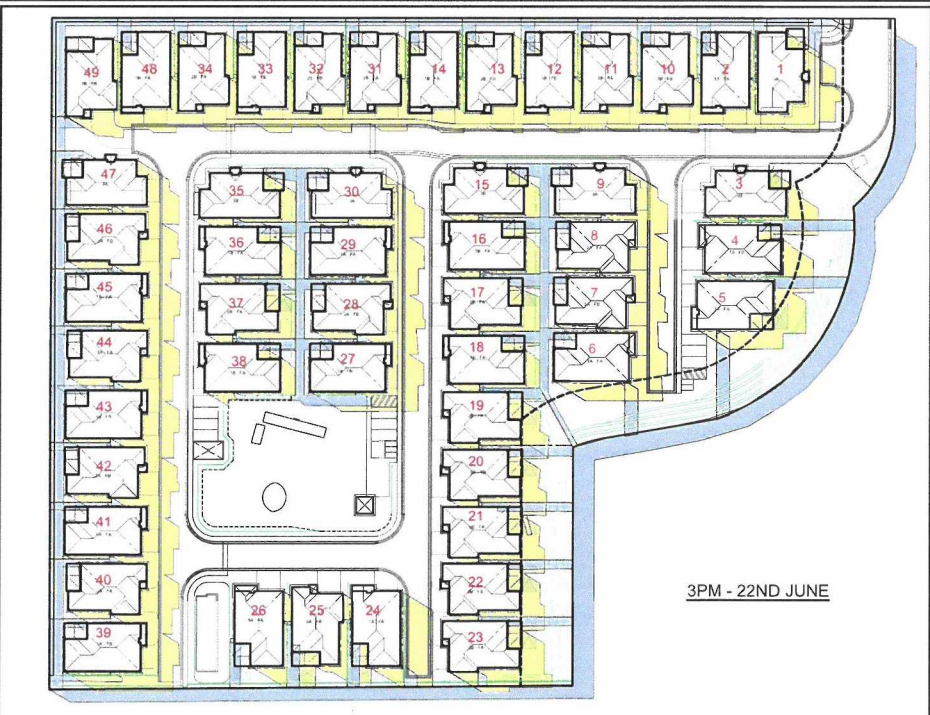
ISSUE	COMMENTS	DATE
26	REVISED DA	30-10-19
27	FINAL REVISED DA	08-11-19
28	FINAL REVISED DA FOR COUNCIL	14-11-19
29	FINAL ISSUE FOR COUNCIL	27-11-19



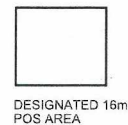
1PM - 22ND JUNE



2PM - 22ND JUNE



3PM - 22ND JUNE



DESIGNATED 16m² POS AREA



BUILDING SHADOW



1800 HIGH BOUNDARY FENCE SHADOW



1500 INTERNAL FENCE & RETAINING SHADOW



SOLAR ACCESS TABLE

DWELLING NUMBER	MIN 3 HOURS SOLAR ACCESS ACHIEVED TO 50% OF POS	HOURS SOLAR ACCESS ACHIEVED					
		9AM	10AM	11AM	12PM	2PM	3PM
DWELLING 1	YES	✓	✓	✓	✓	✓	✓
DWELLING 2	YES	✓	✓	✓	✓	✓	✓
DWELLING 3	YES	✓	✓	✓	✓	✓	✓
DWELLING 4	YES	✓	✓	✓	✓	✓	✓
DWELLING 5	YES	✓	✓	✓	✓	✓	✓
DWELLING 6	YES	X	X	X	✓	✓	✓
DWELLING 7	YES	X	X	✓	✓	✓	✓
DWELLING 8	YES	X	X	✓	✓	✓	✓
DWELLING 9	YES	X	X	✓	✓	✓	✓
DWELLING 10	YES	✓	✓	✓	✓	✓	✓
DWELLING 11	YES	✓	✓	✓	✓	✓	✓
DWELLING 12	YES	✓	✓	✓	✓	✓	✓
DWELLING 13	YES	✓	✓	✓	✓	✓	✓
DWELLING 14	YES	✓	✓	✓	✓	✓	✓
DWELLING 15	YES	X	X	✓	✓	✓	✓
DWELLING 16	YES	X	X	✓	✓	✓	✓
DWELLING 17	YES	✓	✓	✓	✓	✓	✓
DWELLING 18	YES	X	✓	✓	✓	✓	✓
DWELLING 19	YES	X	✓	✓	✓	✓	✓
DWELLING 20	YES	✓	✓	✓	✓	✓	✓
DWELLING 21	YES	X	✓	✓	✓	✓	✓
DWELLING 22	YES	X	✓	✓	✓	✓	✓
DWELLING 23	YES	X	✓	✓	✓	✓	✓
DWELLING 24	YES	X	✓	✓	✓	✓	✓
DWELLING 25	YES	X	X	✓	✓	✓	✓

SOLAR ACCESS TABLE

DWELLING NUMBER	MIN 3 HOURS SOLAR ACCESS ACHIEVED TO 50% OF POS	HOURS SOLAR ACCESS ACHIEVED					
		9AM	10AM	11AM	12PM	2PM	3PM
DWELLING 26	YES	X	X	✓	✓	✓	✓
DWELLING 27	YES	X	X	✓	✓	✓	✓
DWELLING 28	YES	X	X	✓	✓	✓	✓
DWELLING 29	YES	X	X	X	✓	✓	✓
DWELLING 30	YES	X	X	✓	✓	✓	✓
DWELLING 31	YES	✓	✓	✓	✓	✓	✓
DWELLING 32	YES	✓	✓	✓	✓	✓	✓
DWELLING 33	YES	✓	✓	✓	✓	✓	✓
DWELLING 34	YES	✓	✓	✓	✓	✓	✓
DWELLING 35	YES	X	X	✓	✓	✓	✓
DWELLING 36	YES	X	X	✓	✓	✓	✓
DWELLING 37	YES	✓	✓	✓	✓	✓	✓
DWELLING 38	YES	X	✓	✓	✓	✓	✓
DWELLING 39	YES	X	X	✓	✓	✓	✓
DWELLING 40	YES	X	X	✓	✓	✓	✓
DWELLING 41	YES	X	X	✓	✓	✓	✓
DWELLING 42	YES	X	X	✓	✓	✓	✓
DWELLING 43	YES	X	X	✓	✓	✓	✓
DWELLING 44	YES	X	X	✓	✓	✓	✓
DWELLING 45	YES	X	X	✓	✓	✓	✓
DWELLING 46	YES	X	X	✓	✓	✓	✓
DWELLING 47	YES	✓	✓	✓	✓	✓	✓
DWELLING 48	YES	✓	✓	✓	✓	✓	✓
DWELLING 49	YES	✓	✓	✓	✓	✓	✓

GENERAL NOTES

- NEW WORK IS TO COMPLY WITH THE CURRENT TRAILAN STANDARDS AT TIME OF CONSTRUCTION.
- ALL TO BE TAKEN DURING.
- REFER TO STRUCTURAL ENGINEER DESIGN NOTE FOR DIMENSIONS TO BE COMPLETED.
- REFER TO DRAINAGE SYSTEM.

IN FINAL DRAWINGS TO BE PROVIDED:

- LEVELS ARE TO BE CONFIRMED.
- LEVELS PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY SURVEYOR PRIOR TO START OF WORK.
- ALL WORK TO BE SET OUT BY A REGISTERED SURVEYOR.
- THESE DRAWINGS ARE TO BE READ BY CONSTRUCTION CONTRACTORS.

IF EVIDENT NOTE:

ALL PLANS PREPARED BY KIM GERRISH DESIGN PTY LTD. ANY PROTECTED BY COPYRIGHT ACT 1969 AND 1988 AND COMMONWEALTH COPYRIGHT ACT 1969 (CIN) AND COMMONWEALTH COPYRIGHT AMENDMENT 1997.

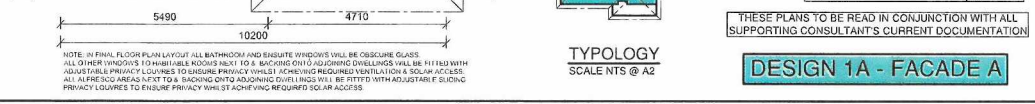
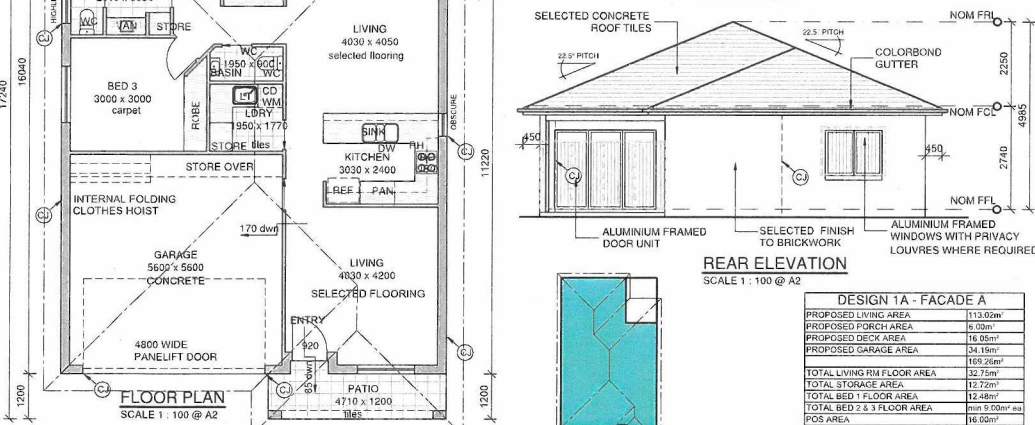
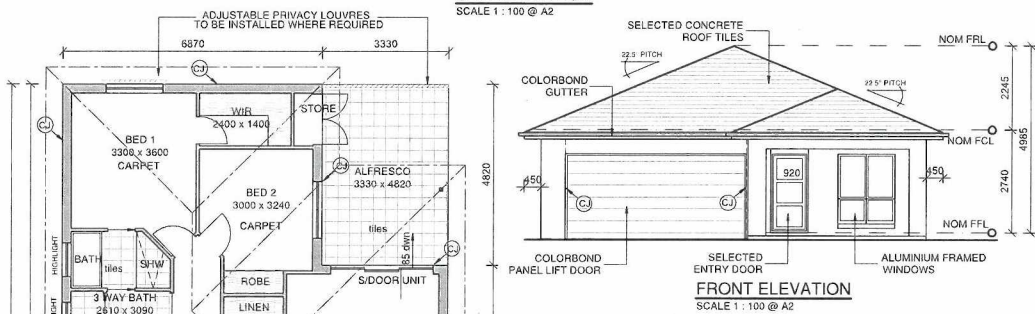
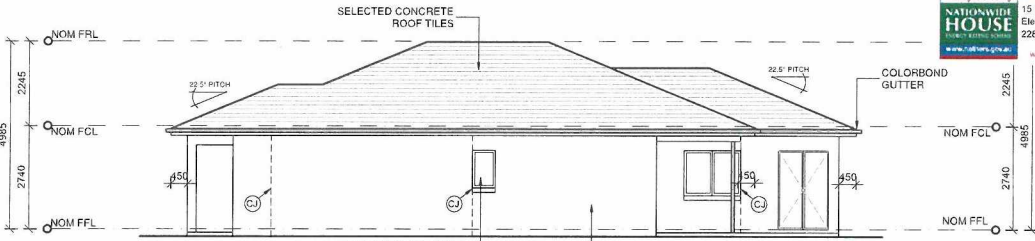
BUSHFIRE PRONE LAND
REFER TO BUSHFIRE ATTACHED BUSHFIRE REPORT FOR BAL AND CONSTRUCTION SCHEDULE

STORMWATER
REFER TO ENGINEERS PLANS PREPARED BY FORUM CONSULTING

LANDSCAPING
REFER TO LANDSCAPE PLANS PREPARED BY MANSFIELD LANDSCAPE

Kim Gerrish PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 110 BALMAIN ROAD BALMAIN NSW 2041
 02 9550 2888
 ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELERMORE VALE.

DATE	ISSUE	COMMENTS	DATE
27 NOV 2019	26	REVISED DA	28-10-19
	27	FINAL REVISED DA	06-11-19
	28	FINAL REVISED DA FOR COUNCIL	14-11-19
	29	FINAL ISSUE FOR COUNCIL	27-11-19



NOTE: IN FINAL FLOOR PLAN LAYOUT ALL BATHROOM AND ENSUITE WINDOWS WILL BE OBSCURE GLASS. ALL OTHER WINDOWS TO HABITABLE ROOMS NEXT TO & BACKING ONTO ADJACENT DWELLINGS WILL BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY WHILST ACHIEVING REQUIRED VENTILATION & SOLAR ACCESS. ALL ALFRESCO AREAS MUST BE BACKING ONTO ADJACENT DWELLINGS WILL BE FITTED WITH ADJUSTABLE SLIDING PRIVACY LOUVRES TO ENSURE PRIVACY WHILST ACHIEVING REQUIRED SOLAR ACCESS.

GENERAL NOTES:
NEW WORK TO COMPLY WITH THE CURRENT STRAILAND STANDARDS AT TIME OF CONSTRUCTION.
VOTE: THE DESIGN ORANGE.
STINKS & BEANS TO STRUCTURAL ENGINEER RESPONSIBLE FOR THE DESIGN.
NEW WORKMANSHIP TO BE CONNECTED.
EXISTING SEWAGE SYSTEM.

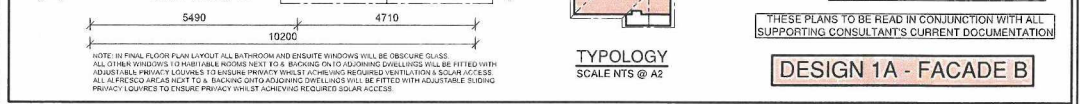
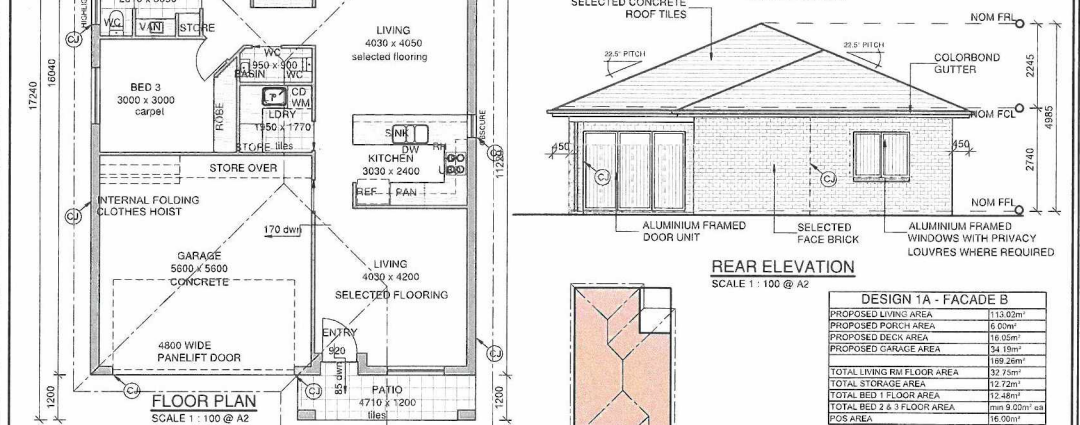
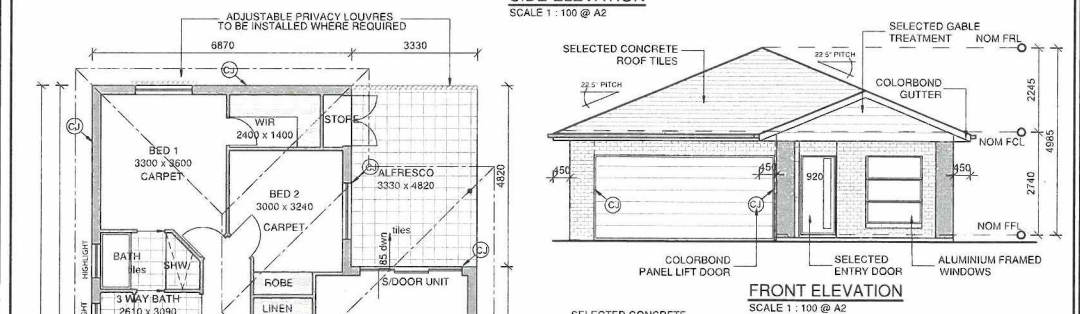
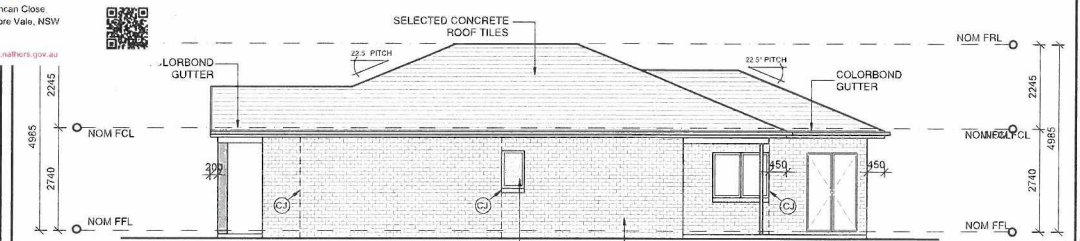
SPECIAL NOTE:
ALL PLANS PREPARED BY KIM GERRISH BUILDING DESIGN PTY LTD.
ALL RIGHTS RESERVED BY KIM GERRISH BUILDING DESIGN PTY LTD.
COPYRIGHT NOT FOR OTHER USE.
MORAL RIGHTS UNDER THE COPYRIGHT AND RELATED RIGHTS ACT 1969.

WITH ANNUAL TREATMENT AS REQUIRED.
LEVELS ARE TRUE CONFORMING TO THE SITE PRIOR TO CONSTRUCTION.
ALL EMBLEMEN AND LEVELS ARE TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO START OF WORK.
SITE TO BE MET OUT BY A REGISTERED SURVEYOR.
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CURRENT DOCUMENTATION.

DESIGN 1A - FACADE A	
PROPOSED LIVING AREA	113.02m²
PROPOSED PORCH AREA	6.00m²
PROPOSED DECK AREA	16.05m²
PROPOSED GARAGE AREA	24.15m²
TOTAL STORAGE AREA	109.20m²
TOTAL LIVING RM FLOOR AREA	32.75m²
TOTAL STORAGE AREA	12.72m²
TOTAL BED 1 FLOOR AREA	12.48m²
TOTAL BED 2 & 3 FLOOR AREA	60.95m²
POS AREA	16.00m²

THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION

DESIGN 1A - FACADE A



NOTE: IN FINAL FLOOR PLAN LAYOUT ALL BATHROOM AND ENSUITE WINDOWS WILL BE OBSCURE GLASS. ALL OTHER WINDOWS TO HABITABLE ROOMS NEXT TO & BACKING ONTO ADJACENT DWELLINGS WILL BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY WHILST ACHIEVING REQUIRED VENTILATION & SOLAR ACCESS. ALL ALFRESCO AREAS MUST BE BACKING ONTO ADJACENT DWELLINGS WILL BE FITTED WITH ADJUSTABLE SLIDING PRIVACY LOUVRES TO ENSURE PRIVACY WHILST ACHIEVING REQUIRED SOLAR ACCESS.

GENERAL NOTES:
NEW WORK TO COMPLY WITH THE CURRENT STRAILAND STANDARDS AT TIME OF CONSTRUCTION.
VOTE: THE DESIGN ORANGE.
STINKS & BEANS TO STRUCTURAL ENGINEER RESPONSIBLE FOR THE DESIGN.
NEW WORKMANSHIP TO BE CONNECTED.
EXISTING SEWAGE SYSTEM.

SPECIAL NOTE:
ALL PLANS PREPARED BY KIM GERRISH BUILDING DESIGN PTY LTD.
ALL RIGHTS RESERVED BY KIM GERRISH BUILDING DESIGN PTY LTD.
COPYRIGHT NOT FOR OTHER USE.
MORAL RIGHTS UNDER THE COPYRIGHT AND RELATED RIGHTS ACT 1969.

WITH ANNUAL TREATMENT AS REQUIRED.
LEVELS ARE TRUE CONFORMING TO THE SITE PRIOR TO CONSTRUCTION.
ALL EMBLEMEN AND LEVELS ARE TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO START OF WORK.
SITE TO BE MET OUT BY A REGISTERED SURVEYOR.
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CURRENT DOCUMENTATION.

DESIGN 1A - FACADE B	
PROPOSED LIVING AREA	113.02m²
PROPOSED PORCH AREA	6.00m²
PROPOSED DECK AREA	16.05m²
PROPOSED GARAGE AREA	24.15m²
TOTAL STORAGE AREA	109.20m²
TOTAL LIVING RM FLOOR AREA	32.75m²
TOTAL STORAGE AREA	12.72m²
TOTAL BED 1 FLOOR AREA	12.48m²
TOTAL BED 2 & 3 FLOOR AREA	60.95m²
POS AREA	16.00m²

THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION

DESIGN 1A - FACADE B



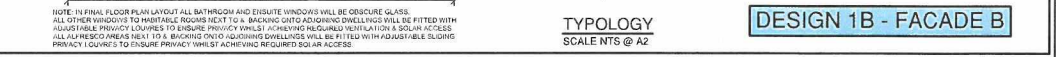
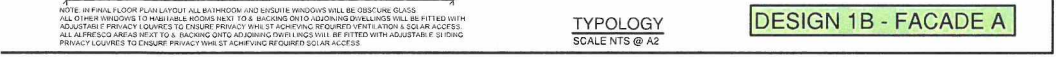
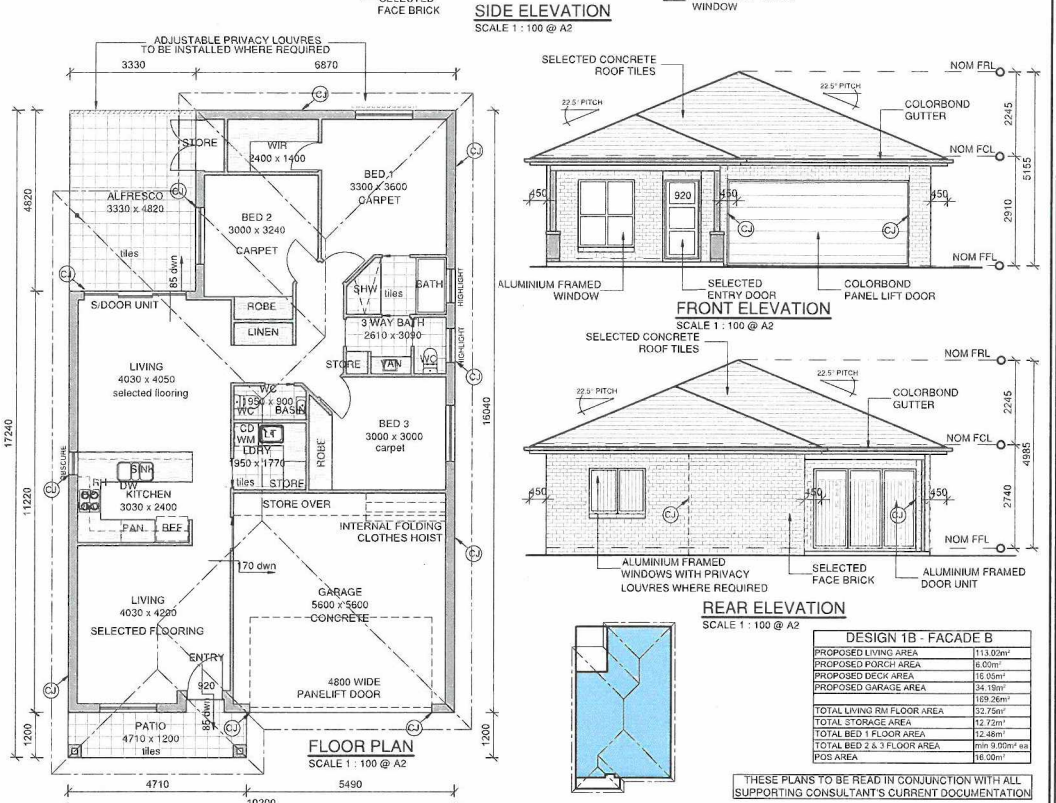
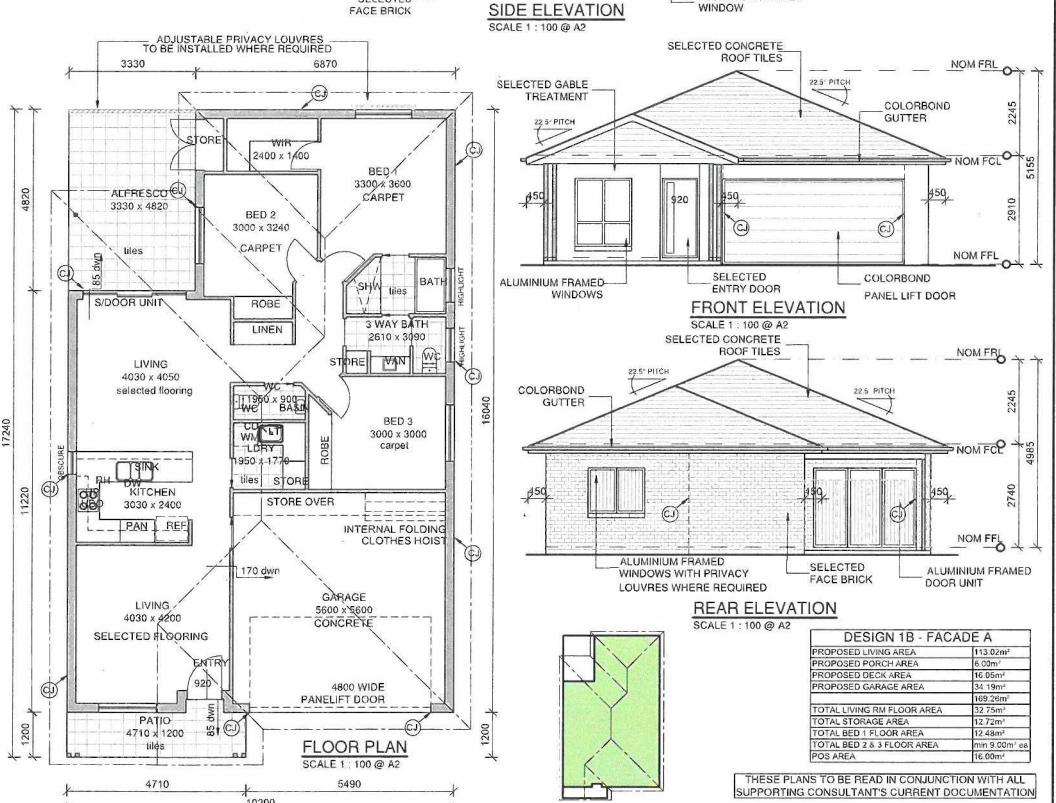
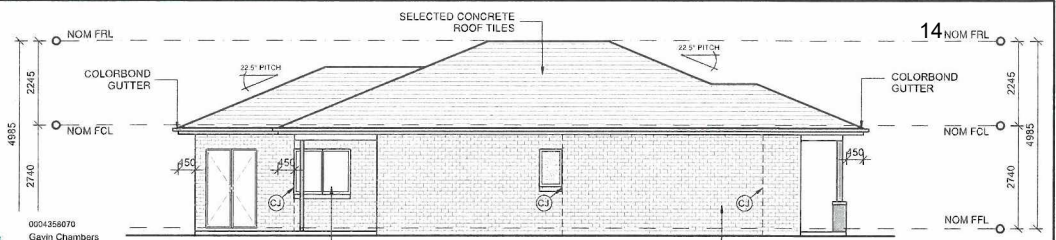
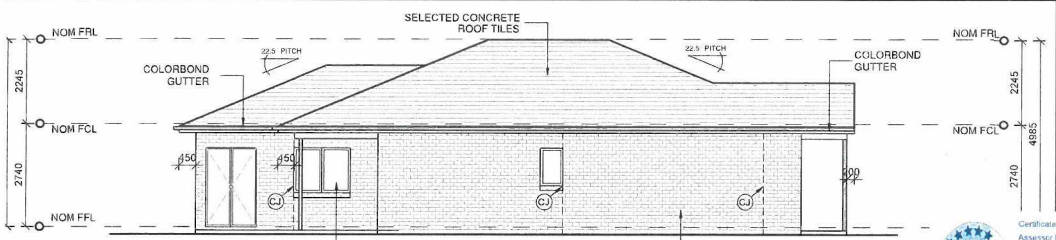
DEVELOPMENT APPLICATION

H9 ENLARGED DWELLING FLOOR PLANS & ELEVATIONS

Kim Gerrish
BUILDING DESIGN PTY LTD
PO Box 185, Murrumbidgee NSW 2570
Phone: 08 8366 6200
www.kimgerrish.com.au

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE, ELMORE VALE.

DATE	ISSUE	COMMENTS	DATE
27 NOV 2019	26	REVISED DA	30-10-19
19114	27	FINAL REVISED DA FOR COUNCIL	06-11-19
	28	FINAL ISSUE FOR COUNCIL	14-11-19
	29		27-11-19



DESIGN 1B - FACADE A

PROPOSED LIVING AREA	113.02m ²
PROPOSED PORCH AREA	6.00m ²
PROPOSED DECK AREA	16.05m ²
PROPOSED GARAGE AREA	31.19m ²
TOTAL LIVING RM FLOOR AREA	129.26m ²
TOTAL STORAGE AREA	12.72m ²
TOTAL BED 1 FLOOR AREA	12.48m ²
TOTAL BED 2 & 3 FLOOR AREA	119.92m ² @
POS AREA	16.00m ²

DESIGN 1B - FACADE B

PROPOSED LIVING AREA	113.02m ²
PROPOSED PORCH AREA	6.00m ²
PROPOSED DECK AREA	16.05m ²
PROPOSED GARAGE AREA	31.19m ²
TOTAL LIVING RM FLOOR AREA	129.26m ²
TOTAL STORAGE AREA	12.72m ²
TOTAL BED 1 FLOOR AREA	12.48m ²
TOTAL BED 2 & 3 FLOOR AREA	119.92m ² @
POS AREA	16.00m ²

GENERAL NOTES

NEW WORKING TO COMPLY WITH THE CURRENT STRATA/LOCALITY/STATE/COMMONWEALTH REGULATIONS. THE DESIGN/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STRATA/LOCALITY/STATE/COMMONWEALTH REGULATIONS. THE DESIGN/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STRATA/LOCALITY/STATE/COMMONWEALTH REGULATIONS.

SPECIAL NOTE

ALL WINDOWS TO BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY WHERE REQUIRED. ALL OTHER WINDOWS TO BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY WHERE REQUIRED. ALL OTHER WINDOWS TO BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY WHERE REQUIRED.

GENERAL NOTES

NEW WORKING TO COMPLY WITH THE CURRENT STRATA/LOCALITY/STATE/COMMONWEALTH REGULATIONS. THE DESIGN/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STRATA/LOCALITY/STATE/COMMONWEALTH REGULATIONS. THE DESIGN/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STRATA/LOCALITY/STATE/COMMONWEALTH REGULATIONS.

SPECIAL NOTE

ALL WINDOWS TO BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY WHERE REQUIRED. ALL OTHER WINDOWS TO BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY WHERE REQUIRED. ALL OTHER WINDOWS TO BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY WHERE REQUIRED.

BUSHFIRE PRONE LAND

REFER TO BUSHFIRE ATTACHED BUSHFIRE REPORT FOR BAL AND CONSTRUCTION SCHEDULE

STORMWATER

REFER TO ENGINEERS PLANS PREPARED BY FORUM

LANDSCAPING

REFER TO LANDSCAPE PLANS PREPARED BY MANSFIELD

Kim Gerrish

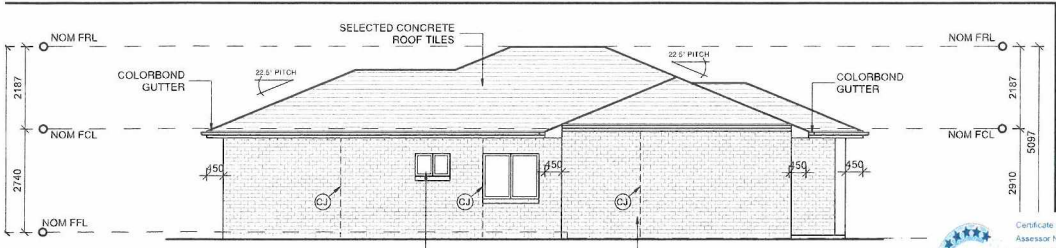
MULTIDISCIPLINARY PTY LTD
79-81 BRIDGE STREET, MELB VIC 3000
TEL: 03 9412 1111
WWW.KIMGERRISH.COM.AU

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELMORE VALE.

DATE	ISSUE	COMMENTS	DATE
27 NOV 2019	26	REVISED DA	03-10-19
	27	FINAL REVISED DA	06-11-19
	28	FINAL REVISED DA FOR COUNCIL	14-11-19
	29	FINAL ISSUE FOR COUNCIL	27-11-19

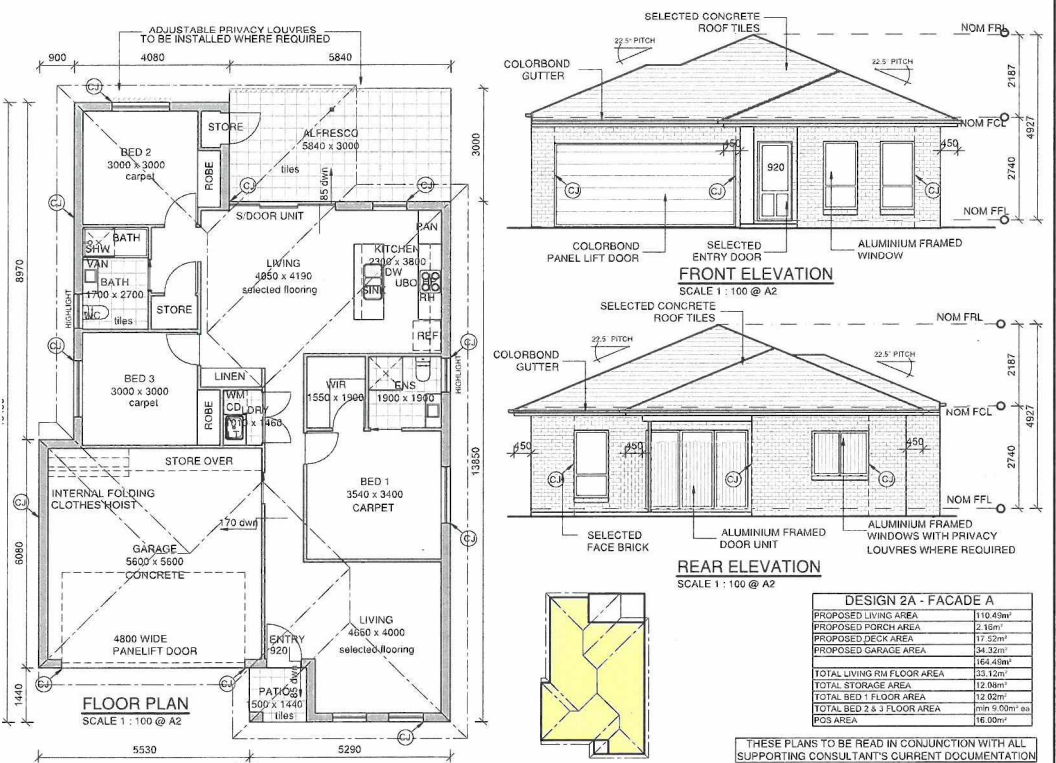
H10 ENLARGED DWELLING FLOOR PLANS & ELEVATIONS DEVELOPMENT APPLICATION



SIDE ELEVATION
SCALE 1:100 @ A2

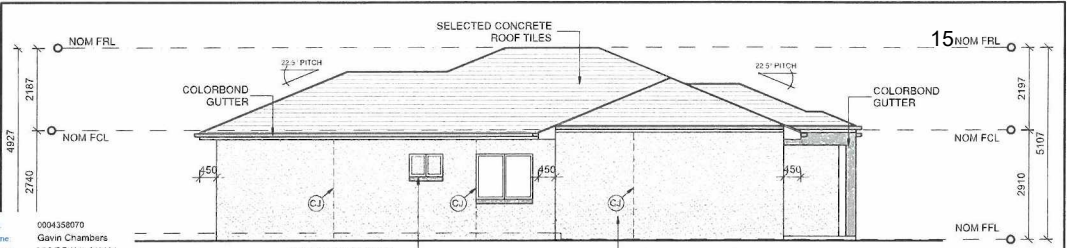


SIDE ELEVATION
SCALE 1:100 @ A2



FLOOR PLAN
SCALE 1:100 @ A2

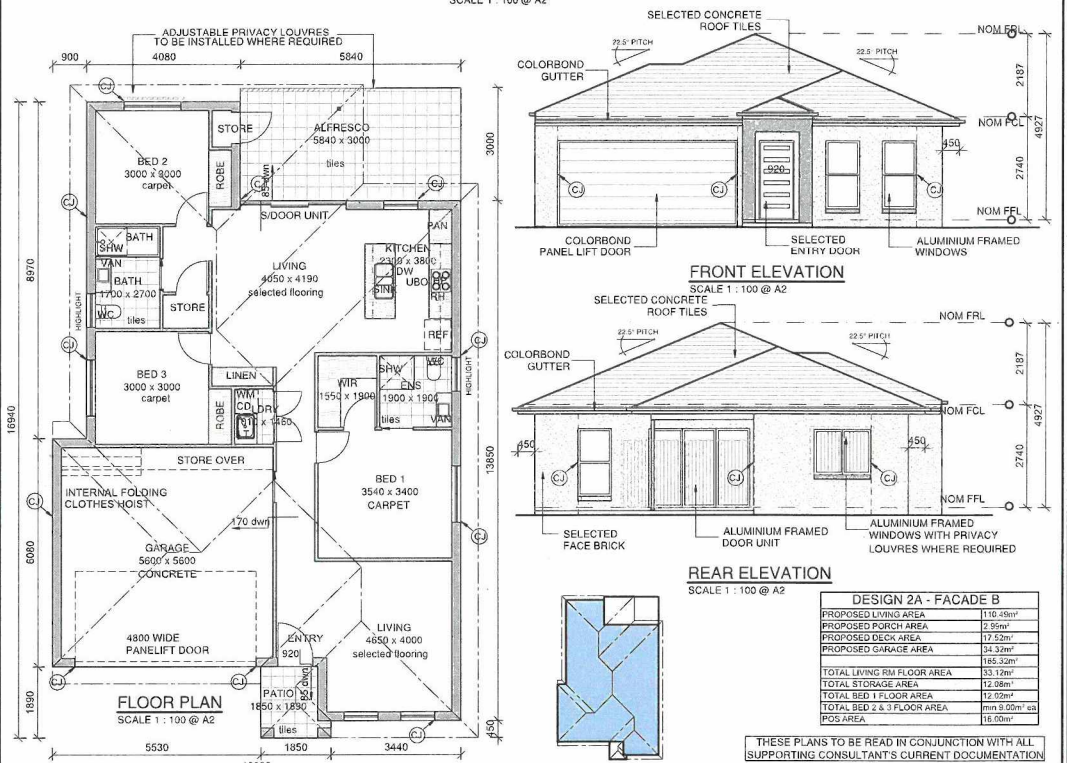
NOTE: IN FINAL FLOOR PLAN LAYOUT ALL BATHROOM AND ENSUITE WINDOWS WILL BE OBTURATE GLASS. ALL OTHER WINDOWS TO HAVE FRAME HEIGHT 1900. BACKING ONTO ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY. WINDOWS TO ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE SLIDING PRIVACY LOUVRES TO ENSURE PRIVACY. WINDOWS TO ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE SLIDING PRIVACY LOUVRES TO ENSURE PRIVACY. WINDOWS TO ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE SLIDING PRIVACY LOUVRES TO ENSURE PRIVACY.



SIDE ELEVATION
SCALE 1:100 @ A2



SIDE ELEVATION
SCALE 1:100 @ A2



FLOOR PLAN
SCALE 1:100 @ A2

NOTE: IN FINAL FLOOR PLAN LAYOUT ALL BATHROOM AND ENSUITE WINDOWS WILL BE OBTURATE GLASS. ALL OTHER WINDOWS TO HAVE FRAME HEIGHT 1900. BACKING ONTO ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY. WINDOWS TO ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE SLIDING PRIVACY LOUVRES TO ENSURE PRIVACY. WINDOWS TO ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE SLIDING PRIVACY LOUVRES TO ENSURE PRIVACY.

NATIONWIDE HOUSE
6.5
Average star rating
www.nationwidehouse.com.au

Certificate no: 0004350970
Assessor Name: Gavin Chambers
Accreditation no: VIC/BD/AV13/1491
Certificate date: 14 November 2019
Dwelling Address: 15 Duncan Close, Elmore Vale, NSW 2287

DESIGN 2A - FACADE A

PROPOSED LIVING AREA	110.49m ²
PROPOSED PORCH AREA	2.18m ²
PROPOSED DECK AREA	17.33m ²
PROPOSED GARAGE AREA	34.32m ²
TOTAL LIVING RM FLOOR AREA	33.12m ²
TOTAL STORAGE AREA	12.08m ²
TOTAL BED 1 FLOOR AREA	12.02m ²
TOTAL BED 2 & 3 FLOOR AREA	min 9.00m ² ea
POS AREA	16.00m ²

DESIGN 2A - FACADE A

DESIGN 2A - FACADE B

PROPOSED LIVING AREA	110.49m ²
PROPOSED PORCH AREA	2.95m ²
PROPOSED DECK AREA	17.33m ²
PROPOSED GARAGE AREA	34.32m ²
TOTAL LIVING RM FLOOR AREA	33.12m ²
TOTAL STORAGE AREA	12.08m ²
TOTAL BED 1 FLOOR AREA	12.02m ²
TOTAL BED 2 & 3 FLOOR AREA	min 9.00m ² ea
POS AREA	16.00m ²

DESIGN 2A - FACADE B

GENERAL NOTES
1. THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION

BUSHFIRE PRONE LAND
REFER TO BUSHFIRE ATTACHED BUSHFIRE REPORT FOR B.L AND CONSTRUCTION SCHEDULE

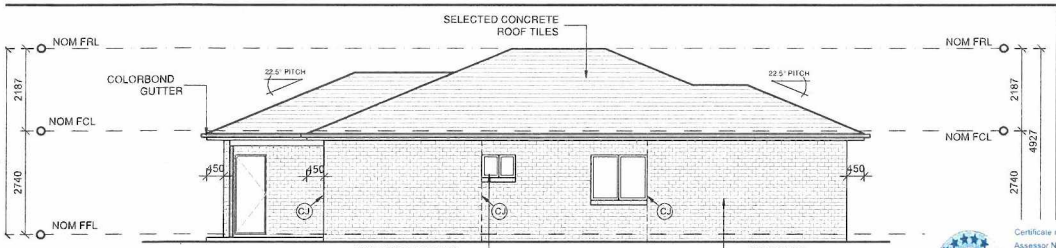
STORMWATER
REFER TO ENGINEERS PLANS PREPARED BY FORUM CONSULTING

LANDSCAPING
REFER TO LANDSCAPE PLANS PREPARED BY MANSFIELD LANDSCAPE

Kim Gerrish
P104 - RESIDENTIAL ARCHITECT
10/15 DUNCAN CLOSE, ELMORE VALE, NSW 2287
08 134 141 173
www.kimgerrish.com.au

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELMORE VALE.

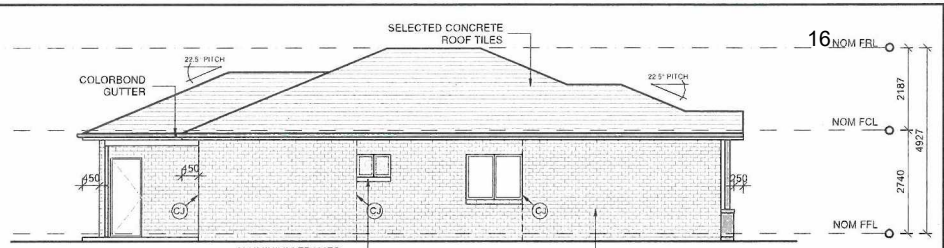
DATE:	27 NOV 2019	ISSUE:	26	COMMENTS:	REVISED DA	DATE:	30-10-19
REF NO.:	19114	ISSUE:	27	COMMENTS:	FINAL REVISED DA	DATE:	06-11-19
		ISSUE:	28	COMMENTS:	FINAL REVISED DA FOR COUNCIL	DATE:	14-11-19
		ISSUE:	29	COMMENTS:	FINAL ISSUE FOR COUNCIL	DATE:	27-11-19



SIDE ELEVATION
SCALE 1 : 100 @ A2

6.5
NATIONAL HOUSE
BUILDING CERTIFICATION
www.nhb.gov.au
www.nhb.gov.au

Certificate no. 0004358070
Assessor Name Gavin Chambers
Accreditation no. VIC/BDV1314919
Certificate date 14 November 2019
Dwelling Address 15 Duncan Close Elmore Vale, NSW 2287



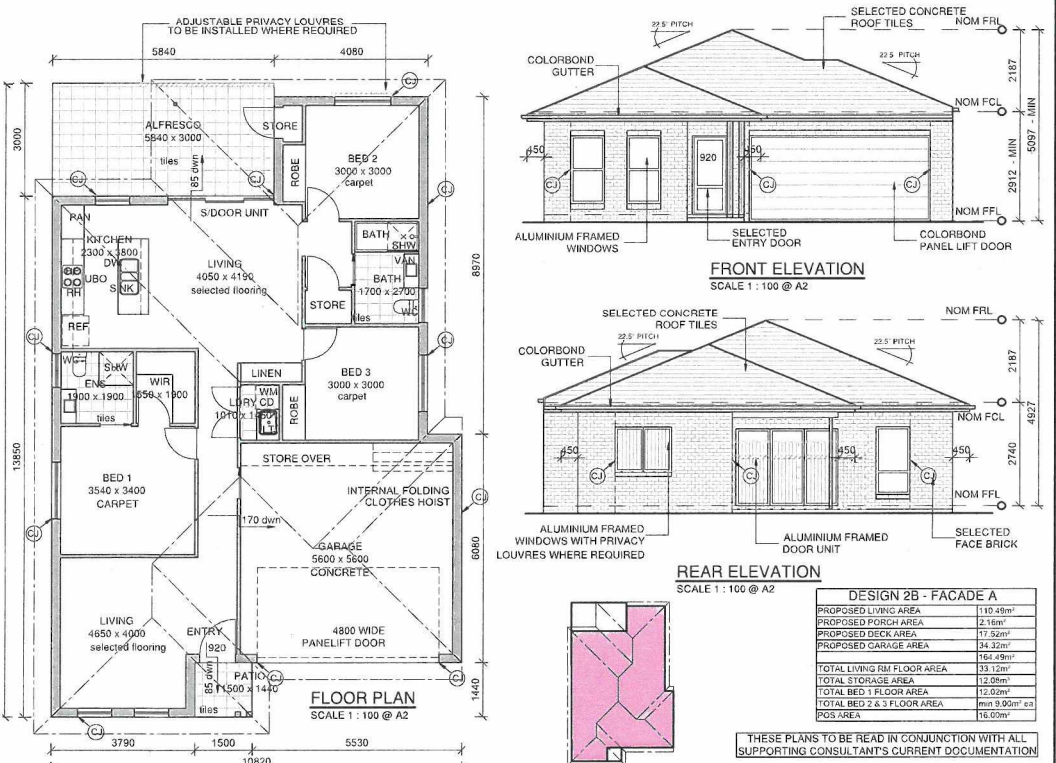
SIDE ELEVATION
SCALE 1 : 100 @ A2



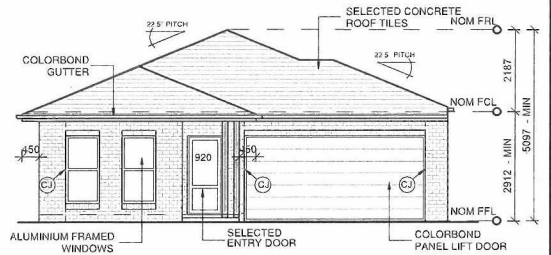
SIDE ELEVATION
SCALE 1 : 100 @ A2



SIDE ELEVATION
SCALE 1 : 100 @ A2



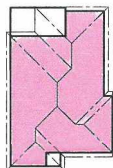
FLOOR PLAN
SCALE 1 : 100 @ A2



FRONT ELEVATION
SCALE 1 : 100 @ A2



REAR ELEVATION
SCALE 1 : 100 @ A2

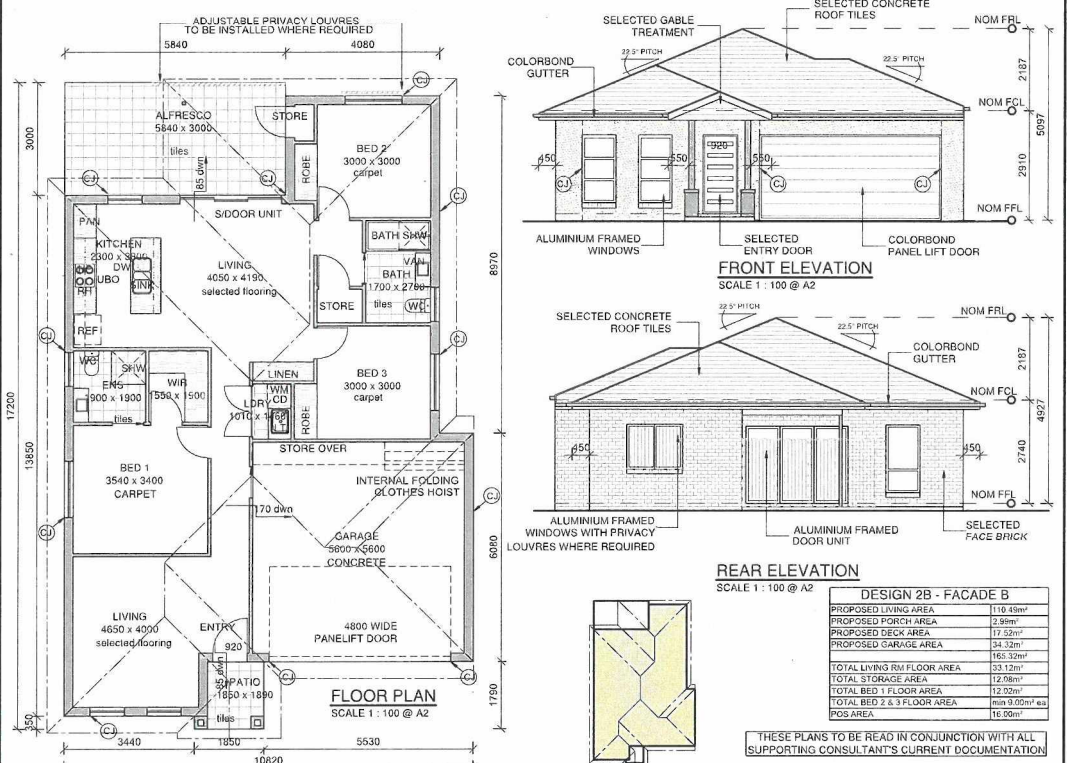


TYPOLGY
SCALE NTS @ A2

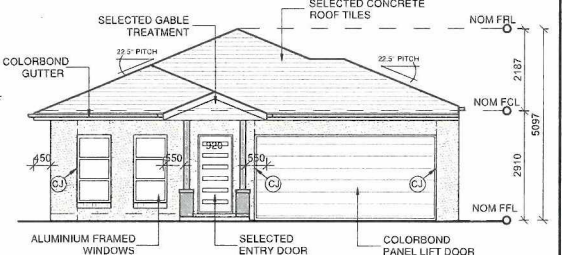
DESIGN 2B - FACADE A	
PROPOSED LIVING AREA	110.49m ²
PROPOSED PORCH AREA	2.16m ²
PROPOSED DECK AREA	17.52m ²
PROPOSED GARAGE AREA	34.32m ²
TOTAL LIVING RM FLOOR AREA	33.12m ²
TOTAL STORAGE AREA	12.08m ²
TOTAL BED 1 FLOOR AREA	12.08m ²
TOTAL BED 2 & 3 FLOOR AREA	min 9.00m ² ea
POS AREA	16.00m ²

THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION

DESIGN 2B - FACADE A



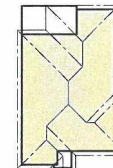
FLOOR PLAN
SCALE 1 : 100 @ A2



FRONT ELEVATION
SCALE 1 : 100 @ A2



REAR ELEVATION
SCALE 1 : 100 @ A2



TYPOLGY
SCALE NTS @ A2

DESIGN 2B - FACADE B	
PROPOSED LIVING AREA	110.49m ²
PROPOSED PORCH AREA	2.96m ²
PROPOSED DECK AREA	17.52m ²
PROPOSED GARAGE AREA	34.32m ²
TOTAL LIVING RM FLOOR AREA	33.12m ²
TOTAL STORAGE AREA	12.08m ²
TOTAL BED 1 FLOOR AREA	12.08m ²
TOTAL BED 2 & 3 FLOOR AREA	min 9.00m ² ea
POS AREA	16.00m ²

THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION

DESIGN 2B - FACADE B

GENERAL NOTES
NEW WORK TO COMPLY WITH THE CURRENT STRAILAN STANDARDS AT TIME OF CONSTRUCTION.
NOTE: THE DOWN DRAINAGE TRAPS & BEHIND TO STRUCTURAL FINISHES FOR NEW DRAINAGE DRAINAGE TO BE CONNECTED TO EXISTING DRAINAGE SYSTEM.
WITH ADJUSTABLE PRIVACY LOUVRES TO BE INSTALLED WHERE REQUIRED.
LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE STATED.
ON SITE BY BUILDER PRIOR TO START OF WORK.
SITE TO BE KEPT CLEAR OF ALL OBSTRUCTIONS.
THESE DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION.

SPECIAL NOTE
ALL PLANS PREPARED BY HIM ALL RIGHTS RESERVED BY HIM.
ALL RIGHTS RESERVED BY HIM.
ALL RIGHTS RESERVED BY HIM.
ALL RIGHTS RESERVED BY HIM.
ALL RIGHTS RESERVED BY HIM.

BUSHFIRE PRONE LAND
REFER TO BUSHFIRE ATTACHED BUSHFIRE REPORT FOR BAL AND CONSTRUCTION SCHEDULE F

STORMWATER
REFER TO ENGINEERS PLANS PREPARED BY FORUM CONSULTANTS

LANDSCAPING
REFER TO LANDSCAPE PLANS PREPARED BY MANSFIELD LANDSCAPE

Kim Gerrish
BULUNG BULUNG PTY LTD
PO BOX 165 6886 Ingham NSW 2322
44-46 Station Street, Winton NSW 2320
08 9011 656 185 08 9011 656 185
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELMORE VALE.

DATE	ISSUE COMMENTS	DATE
27 NOV 2019	26 REVISIONS DA	30-10-19
	27 FINAL REVISED DA	06-11-19
	28 FINAL REVISED DA FOR COUNCIL	14-11-19
	29 FINAL ISSUE FOR COUNCIL	27-11-19

DEVELOPMENT APPLICATION
H12 ENLARGED DWELLING FLOOR PLANS & ELEVATIONS

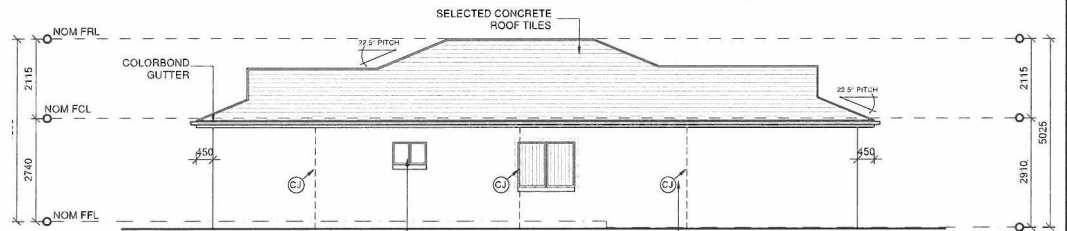


FRONT ELEVATION
SCALE 1 : 100 @ A2

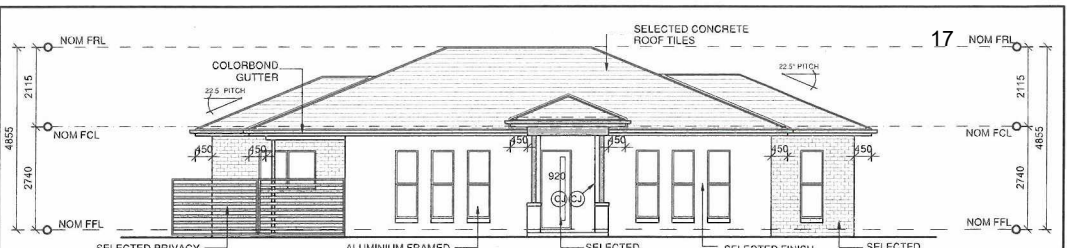


SIDE ELEVATION
SCALE 1 : 100 @ A2

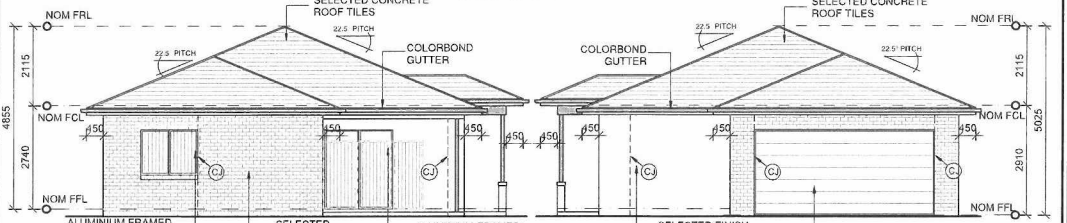
SIDE ELEVATION
SCALE 1 : 100 @ A2



REAR ELEVATION
SCALE 1 : 100 @ A2



FRONT ELEVATION
SCALE 1 : 100 @ A2

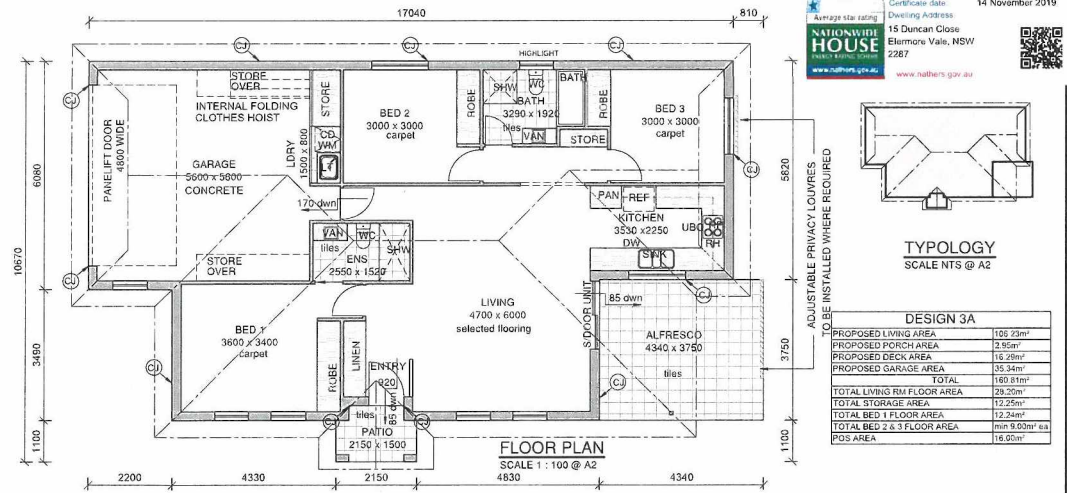


SIDE ELEVATION
SCALE 1 : 100 @ A2

SIDE ELEVATION
SCALE 1 : 100 @ A2



REAR ELEVATION
SCALE 1 : 100 @ A2



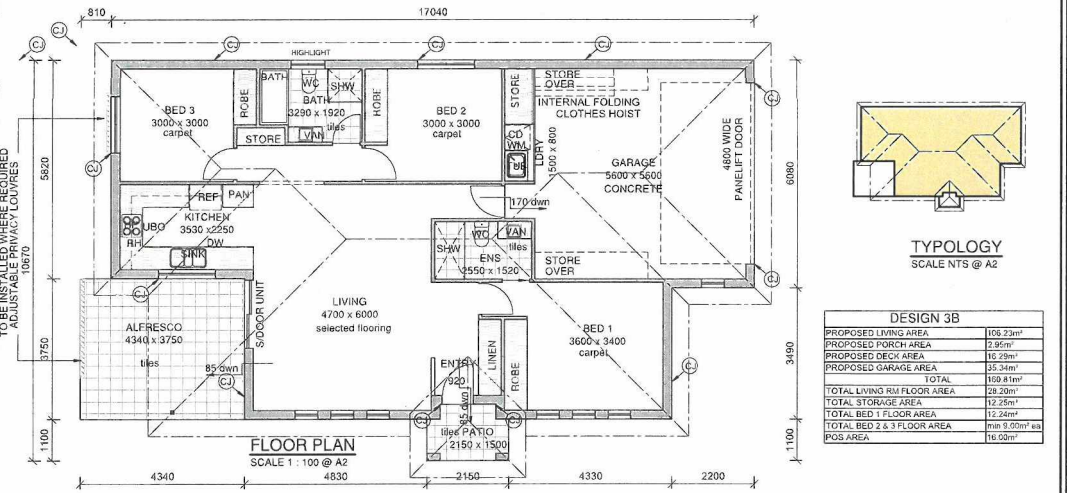
DESIGN 3A

TYPOLGY
SCALE NTS @ A2

DESIGN 3A	
PROPOSED LIVING AREA	105.23m ²
PROPOSED PORCH AREA	2.95m ²
PROPOSED DECK AREA	16.28m ²
PROPOSED GARAGE AREA	35.34m ²
TOTAL	160.80m ²
TOTAL LIVING RM FLOOR AREA	29.20m ²
TOTAL STORAGE AREA	12.25m ²
TOTAL BED 1 FLOOR AREA	12.24m ²
TOTAL BED 2 & 3 FLOOR AREA	min 9.03m ² max 16.05m ²
POS AREA	

THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANTS' CURRENT DOCUMENTATION

NOTE: IN FINAL FLOOR PLAN LAYOUT ALL BATHROOM AND ENSUITE WINDOWS WILL BE OBTURATE GLASS. ALL OTHER WINDOWS TO HABITABLE ROOMS NEXT TO A BACKING ON/O ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY WHILE AT THE SAME TIME PROVIDING VENTILATION & SOLAR ACCESS. ALL ALFRESCO AREAS NEXT TO A BACKING ON/O ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE SLIDING PRIVACY LOUVRES TO ENSURE PRIVACY WHILE AT THE SAME TIME PROVIDING VENTILATION & SOLAR ACCESS.



DESIGN 3B

TYPOLGY
SCALE NTS @ A2

DESIGN 3B	
PROPOSED LIVING AREA	105.23m ²
PROPOSED PORCH AREA	2.95m ²
PROPOSED DECK AREA	16.28m ²
PROPOSED GARAGE AREA	35.34m ²
TOTAL	160.80m ²
TOTAL LIVING RM FLOOR AREA	28.20m ²
TOTAL STORAGE AREA	12.25m ²
TOTAL BED 1 FLOOR AREA	12.24m ²
TOTAL BED 2 & 3 FLOOR AREA	min 9.03m ² max 16.05m ²
POS AREA	

THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANTS' CURRENT DOCUMENTATION

NOTE: IN FINAL FLOOR PLAN LAYOUT ALL BATHROOM AND ENSUITE WINDOWS WILL BE OBTURATE GLASS. ALL OTHER WINDOWS TO HABITABLE ROOMS NEXT TO A BACKING ON/O ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE PRIVACY LOUVRES TO ENSURE PRIVACY WHILE AT THE SAME TIME PROVIDING VENTILATION & SOLAR ACCESS. ALL ALFRESCO AREAS NEXT TO A BACKING ON/O ADJOINING DWELLINGS WILL BE FITTED WITH ADJUSTABLE SLIDING PRIVACY LOUVRES TO ENSURE PRIVACY WHILE AT THE SAME TIME PROVIDING VENTILATION & SOLAR ACCESS.

GENERAL NOTES

- NEW WORK IS TO COMPLY WITH THE CURRENT STRATHFIELD STANDARD AT TIME OF CONSTRUCTION.
- THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE CURRENT DEVELOPMENT APPLICATION.
- ALL CHANGES AND AMENDMENTS ARE TO BE CONFIRMED BY THE ARCHITECT PRIOR TO START OF WORK.
- NOTE TO BE SET OUT BY A REGISTERED SURVEYOR.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CURRENT DEVELOPMENT APPLICATION.

SPRING NOTE

ALL PLANS PREPARED BY KIM GERRISH ARCHITECTURE (KGA) ARE PROTECTED BY COPYRIGHT AND CONFIDENTIALITY LAWS. UNLESS OTHERWISE STATED, ALL RIGHTS UNDER THE COPYRIGHT ACT 1969 AND OTHER LEGISLATION REMAIN WITH KGA.

BUSHFIRE PRONE LAND

REFER TO BUSHFIRE ATTACHED BUSHFIRE REPORT FOR BAL AND CONSTRUCTION SCHEMATIC.

STORMWATER

REFER TO ENGINEERS PLANS PREPARED BY FORUM CIVIL ENGINEERS.

LANDSCAPING

REFER TO LANDSCAPE PLANS PREPARED BY MANSFIELD LANDSCAPE.

Kim Gerrish
 601 LINDSAY STREET, P1 L10
 70-72A HEATHCOTE AVENUE, SUITE 2007
 48-48 SHARPLEY STREET, WARRIOR, 2000
 02 9214 0111 / 02 9214 0112 / 02 9214 0113 / 02 9214 0114 / 02 9214 0115 / 02 9214 0116 / 02 9214 0117 / 02 9214 0118 / 02 9214 0119 / 02 9214 0120 / 02 9214 0121 / 02 9214 0122 / 02 9214 0123 / 02 9214 0124 / 02 9214 0125 / 02 9214 0126 / 02 9214 0127 / 02 9214 0128 / 02 9214 0129 / 02 9214 0130 / 02 9214 0131 / 02 9214 0132 / 02 9214 0133 / 02 9214 0134 / 02 9214 0135 / 02 9214 0136 / 02 9214 0137 / 02 9214 0138 / 02 9214 0139 / 02 9214 0140 / 02 9214 0141 / 02 9214 0142 / 02 9214 0143 / 02 9214 0144 / 02 9214 0145 / 02 9214 0146 / 02 9214 0147 / 02 9214 0148 / 02 9214 0149 / 02 9214 0150 / 02 9214 0151 / 02 9214 0152 / 02 9214 0153 / 02 9214 0154 / 02 9214 0155 / 02 9214 0156 / 02 9214 0157 / 02 9214 0158 / 02 9214 0159 / 02 9214 0160 / 02 9214 0161 / 02 9214 0162 / 02 9214 0163 / 02 9214 0164 / 02 9214 0165 / 02 9214 0166 / 02 9214 0167 / 02 9214 0168 / 02 9214 0169 / 02 9214 0170 / 02 9214 0171 / 02 9214 0172 / 02 9214 0173 / 02 9214 0174 / 02 9214 0175 / 02 9214 0176 / 02 9214 0177 / 02 9214 0178 / 02 9214 0179 / 02 9214 0180 / 02 9214 0181 / 02 9214 0182 / 02 9214 0183 / 02 9214 0184 / 02 9214 0185 / 02 9214 0186 / 02 9214 0187 / 02 9214 0188 / 02 9214 0189 / 02 9214 0190 / 02 9214 0191 / 02 9214 0192 / 02 9214 0193 / 02 9214 0194 / 02 9214 0195 / 02 9214 0196 / 02 9214 0197 / 02 9214 0198 / 02 9214 0199 / 02 9214 0200

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELMORE VALE.

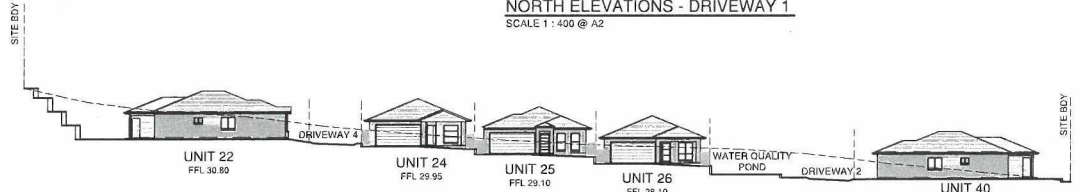
DATE	ISSUE	COMMENTS	DATE
27 NOV 2019	26	REVISED DA	30-10-19
	27	FINAL REVISED DA	06-11-19
	28	FINAL REVISED DA FOR COUNCIL	14-11-19
	29	FINAL ISSUE FOR COUNCIL	27-11-19



NORTH BOUNDARY ELEVATIONS
SCALE 1 : 400 @ A2



NORTH ELEVATIONS - DRIVEWAY 1
SCALE 1 : 400 @ A2



NORTH ELEVATIONS - DRIVEWAY 3
SCALE 1 : 400 @ A2



WEST BOUNDARY ELEVATIONS
SCALE 1 : 400 @ A2



WEST ELEVATIONS - DRIVEWAY 4
SCALE 1 : 400 @ A2



WEST ELEVATIONS - DRIVEWAY 2
SCALE 1 : 400 @ A2



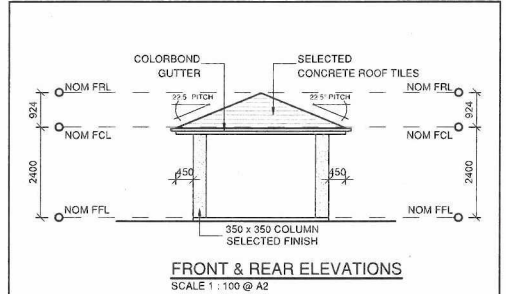
WEST ELEVATIONS - DRIVEWAY 5
SCALE 1 : 400 @ A2

RETAINING WALL DETAILS
REFER TO ENGINEERING PLANS FOR ALL RETAINING WALL HEIGHTS & DETAILS.

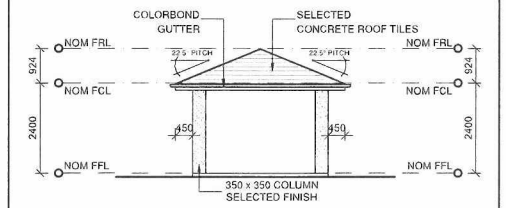
LANDSCAPING
REFER TO LANDSCAPE PLANS

THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION

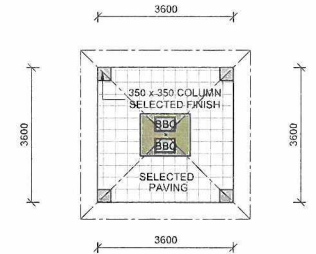
NATIONWIDE HOUSE
6.5 Average star rating
Certificate no: 6034356076
Assessor Name: Gavin Chambers
Accreditation no: VIC/DAV/13/1491
Certificate date: 14 November 2019
Dwelling Address: 15 Duncan Close, Elmore Vale, NSW 2287
www.nathouse.gov.au



FRONT & REAR ELEVATIONS
SCALE 1 : 100 @ A2

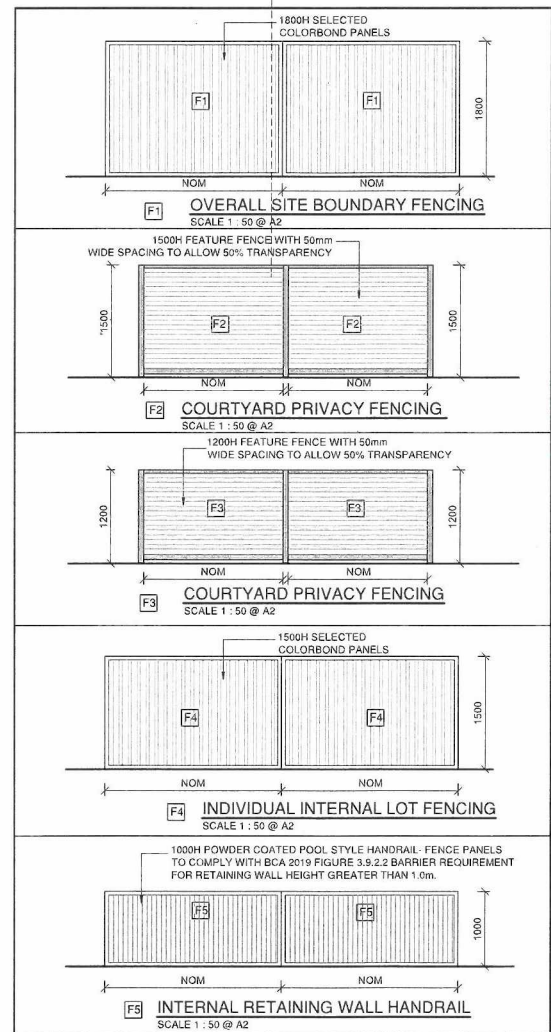
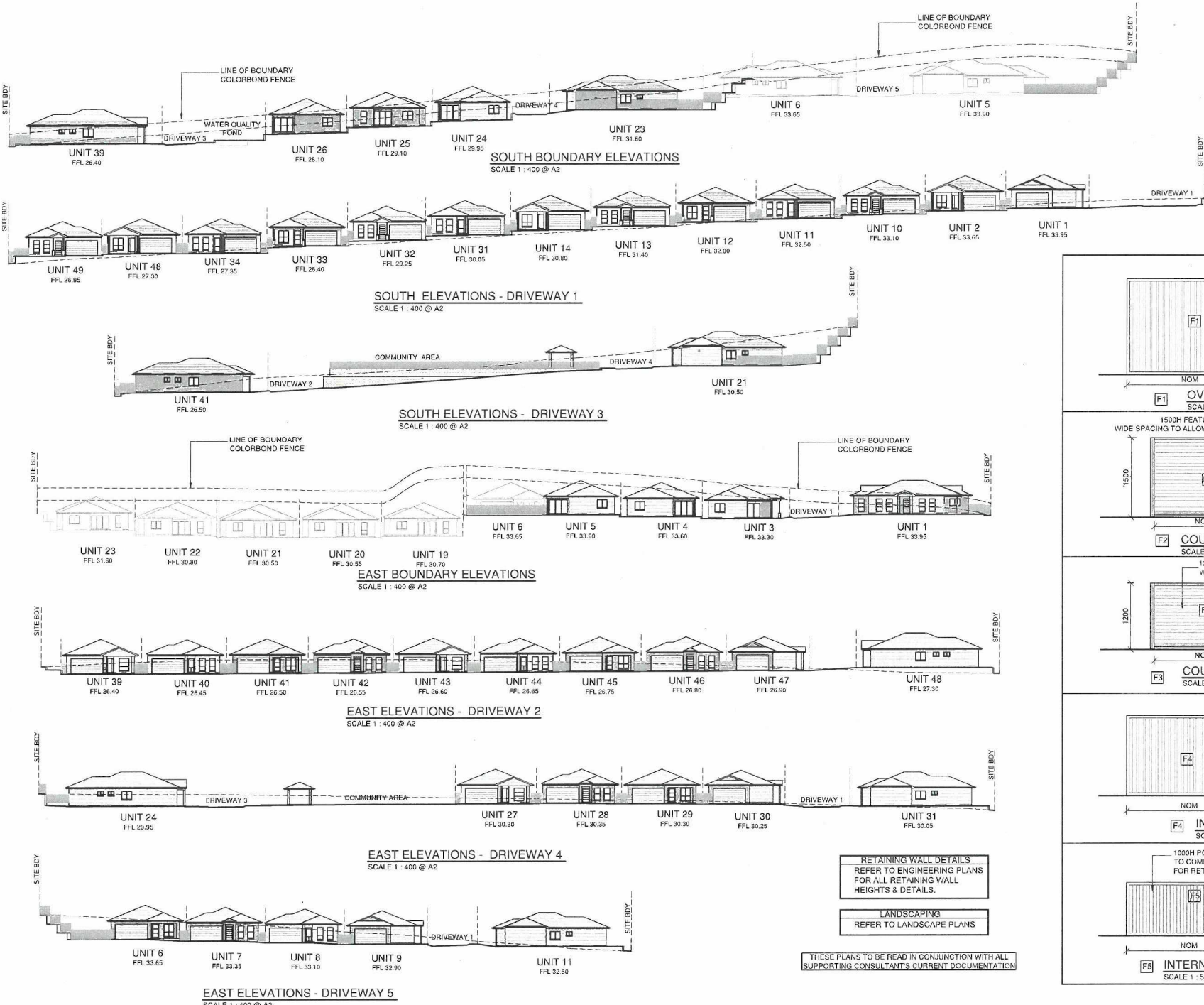


SIDE ELEVATIONS
SCALE 1 : 100 @ A2



BBQ AREA FLOOR PLAN
SCALE 1 : 100 @ A2

<p>GENERAL NOTES</p> <ul style="list-style-type: none"> NEW WORK IS TO COMPLY WITH THE CURRENT STRATA STANDARDS AT TIME OF CONSTRUCTION. NOTE: THE EXISTING FRAMEWORK IS TO REMAIN TO STRUCTURAL ENGINEER DESIGN. NEW STORMWATER DRAINAGE TO BE CONNECTED TO EXISTING DRAINAGE SYSTEM. WITH ANNUAL TREATMENT'S AS REQUIRED. LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO START OF WORK. SITE TO BE SET OUT BY A REGISTERED SURVEYOR. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SITE SPECIFIC DOCUMENTATION. 	<p>SPECIAL NOTE</p> <p>ALL PLANS PREPARED BY SPM GROUP HOLDINGS (NSW) PTY LTD ARE PROVIDED BY COMPANY COPYRIGHT NOT FOR REPRODUCTION UNDER THE MODAL RIGHTS UNDER THE COPYRIGHT ACT 1969 (NSW).</p>	<p>BUSHFIRE PRONE LAND</p> <p>REFER TO BUSHFIRE ATTACHED BUSHFIRE REPORT FOR BAL AND CONSTRUCTION SCHEDULE</p>	<p>STORMWATER</p> <p>REFER TO ENGINEERS PLANS PREPARED BY FORUM POWER PTY LTD</p>	<p>LANDSCAPING</p> <p>REFER TO LANDSCAPE PLANS PREPARED BY MANSFIELD LANDSCAPE</p>	<p>Kim Gerrish BUILDING DESIGN PTY LTD PO Box 186 GURRIBONG NSW 2237 16-18 Gordon Street, WARRAH, NSW 2286 P: (01) 433 7323 W: www.kimandgerrish.com.au P: (01) 433 7323 W: www.kimandgerrish.com.au</p>	<p>PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELMORE VALE.</p>	<table border="1"> <tr> <th>DATE</th> <th>ISSUE</th> <th>COMMENTS</th> <th>DATE</th> </tr> <tr> <td>27 NOV 2019</td> <td>26</td> <td>REVISED DA</td> <td>30-10-19</td> </tr> <tr> <td></td> <td>27</td> <td>FINAL REVISED DA</td> <td>05-11-19</td> </tr> <tr> <td></td> <td>28</td> <td>FINAL REVISED DA FOR COUNCIL</td> <td>14-11-19</td> </tr> <tr> <td></td> <td>29</td> <td>FINAL ISSUE FOR COUNCIL</td> <td>27-11-19</td> </tr> </table>	DATE	ISSUE	COMMENTS	DATE	27 NOV 2019	26	REVISED DA	30-10-19		27	FINAL REVISED DA	05-11-19		28	FINAL REVISED DA FOR COUNCIL	14-11-19		29	FINAL ISSUE FOR COUNCIL	27-11-19
		DATE	ISSUE	COMMENTS	DATE																						
		27 NOV 2019	26	REVISED DA	30-10-19																						
	27	FINAL REVISED DA	05-11-19																								
	28	FINAL REVISED DA FOR COUNCIL	14-11-19																								
	29	FINAL ISSUE FOR COUNCIL	27-11-19																								



RETAINING WALL DETAILS
 REFER TO ENGINEERING PLANS FOR ALL RETAINING WALL HEIGHTS & DETAILS.

LANDSCAPING
 REFER TO LANDSCAPE PLANS

THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION

GENERAL NOTES
 NEW WORK TO COMPLY WITH THE CURRENT SYDNEY STANDARDS AT TIME OF CONSTRUCTION. NOISE REDUCTION MEASURES TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT STANDARDS. STAKES TO BE SET OUT BY A REGISTERED SURVEYOR. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CURRENT DOCUMENTATION.
 WITH ANIMAL TREATMENTS AS REQUIRED. ACCESS ARE TO BE CONFIRMED. ON SITE PRIOR TO CONSTRUCTION. ALL CHANGES AND VARIATIONS TO BE CONFIRMED. ON SITE BY BUILDER PRIOR TO START OF WORK. SITE TO BE SET OUT BY A REGISTERED SURVEYOR. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CURRENT DOCUMENTATION.

BUSHFIRE PRONE LAND
 REFER TO BUSHFIRE ATTACHED BUSHFIRE REPORT FOR BAL AND CONSTRUCTION SCHEDULE

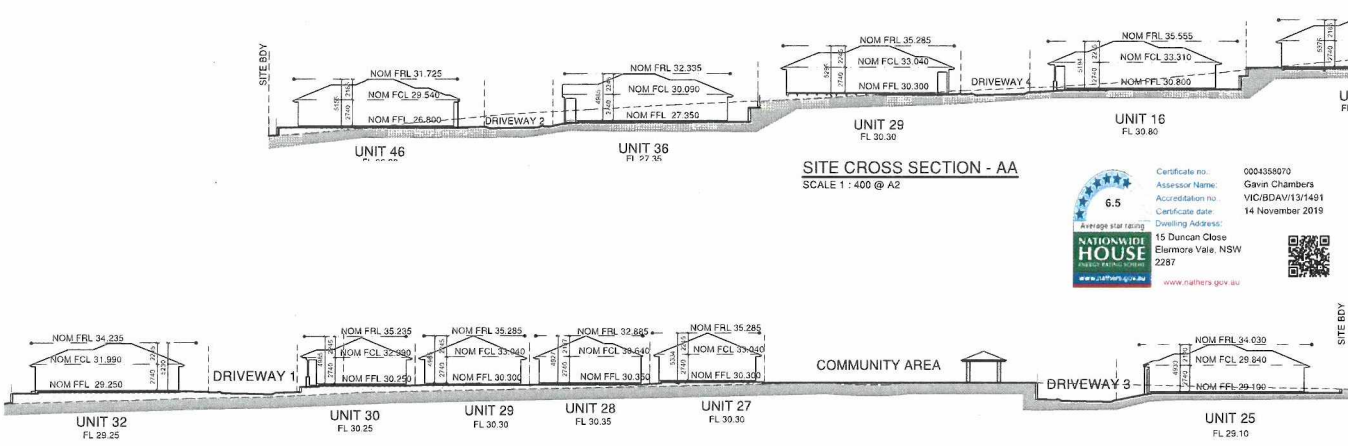
STORMWATER
 REFER TO ENGINEERS PLANS PREPARED BY FORUM POWERE TIALO

LANDSCAPING
 REFER TO LANDSCAPE PLANS PREPARED BY MANSFIELD LANDSCAPE

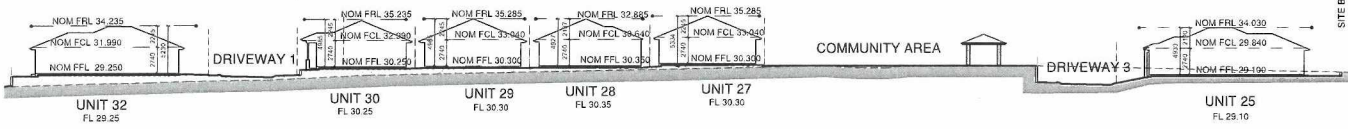
Kim Gerrish
 CIVIL/NOISE DESIGN PTY LTD
 15-20 Mt Stirling Road, Mt Stirling, VIC 3048
 03 9488 2222
 03 9488 2222
 03 9488 2222
 03 9488 2222

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELMORE VALE.

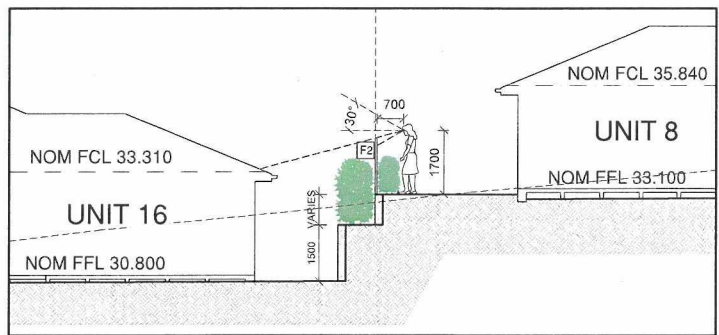
DATE	ISSUE	COMMENTS	DATE
27 NOV 2019	26	REVISED DA	23-10-19
19114	27	FINAL REVISED DA	06-11-19
	28	FINAL REVISED DA FOR COUNCIL	14-11-19
	29	FINAL ISSUE FOR COUNCIL	27-11-19



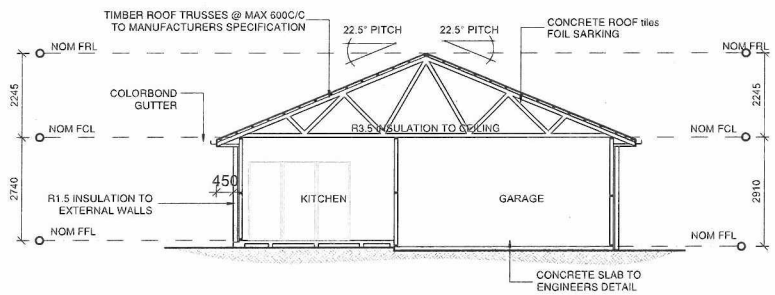
SITE CROSS SECTION - AA
SCALE 1 : 400 @ A2



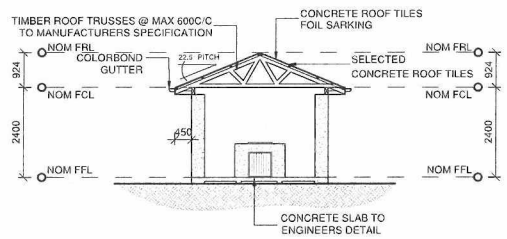
SITE CROSS SECTION B-B
SCALE 1 : 400 @ A2



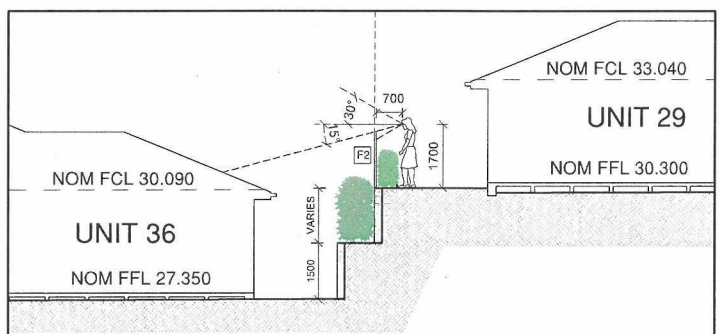
VISUAL PRIVACY DETAIL BETWEEN UNITS 16 & 8
SCALE 1 : 100 @ A2



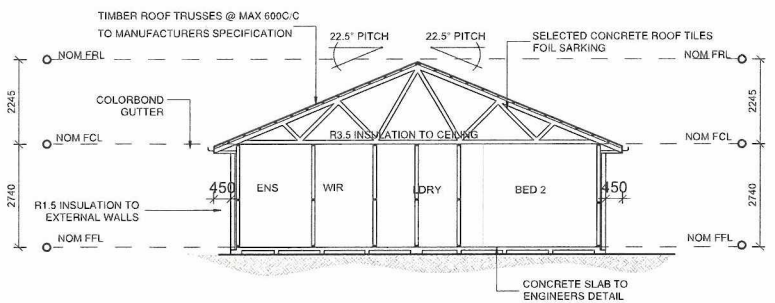
TYPICAL SECTION - DESIGN 1
SCALE 1 : 400 @ A2



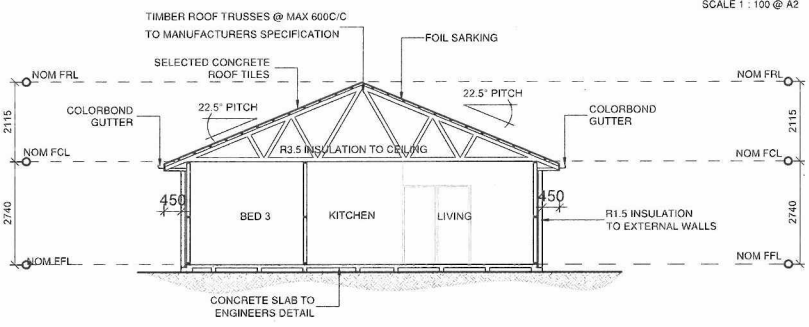
TYPICAL SECTION - BBQ
SCALE 1 : 100 @ A2



VISUAL PRIVACY DETAIL BETWEEN UNITS 36 & 29
SCALE 1 : 100 @ A2



TYPICAL SECTION - DESIGN 2
SCALE 1 : 400 @ A2



TYPICAL SECTION - DESIGN 3
SCALE 1 : 400 @ A2

RETAINING WALL DETAILS
REFER TO ENGINEERING PLANS FOR ALL RETAINING WALL HEIGHTS & DETAILS.

LANDSCAPING
REFER TO LANDSCAPE PLANS

THESE PLANS TO BE READ IN CONJUNCTION WITH ALL SUPPORTING CONSULTANT'S CURRENT DOCUMENTATION

GENERAL NOTES
NEW WORK IS TO COMPLY WITH THE CURRENT STRATA STANDARDS AT TIME OF CONSTRUCTION. NOW, THE DOWN DRAINAGE STRIPS & BEARINGS TO STRUCTURAL FINISHES DESIGN NEW AUTOMATIC DRAINAGE TO BE CONNECTED TO EXISTING DRAINAGE SYSTEM.

SPECIAL NOTE
ALL PLANS PREPARED BY SIM ALLIANCE BUILDING DESIGN PTY LTD ARE PROTECTED BY COPYRIGHT. COPYRIGHT LAW UNDER THE COPYRIGHT ACT 1969 (CMA) AND NEURAL RIGHTS UNDER THE COPYRIGHT AGREEMENT.

BUSHFIRE PRONE LAND
REFER TO BUSHFIRE ATTACHED BUSHFIRE REPORT FOR BAL AND CONSTRUCTION SCHEDULE

STORMWATER
REFER TO ENGINEERS PLANS PREPARED BY FORUM CONSULTING

LANDSCAPING
REFER TO LANDSCAPE PLANS PREPARED BY MANSFIELD LANDSCAPE

Kim Gerrish
BUILDING DESIGN PTY LTD
4/4-6 Sturt St, Warragul, VIC 3920
P: 03 9411 1515
F: 03 9411 1500

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE ELMORE VALE.

DATE	ISSUE	COMMENTS	DATE
27 NOV 2019	26	REVISED DA	30-10-19
	27	FINAL REVISED DA	05-11-19
	28	FINAL REVISED DA FOR COUNCIL	14-11-19
	28	FINAL ISSUE FOR COUNCIL	27-11-19



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 21/07/2020 – DA2018/01331 – 15 DUNCAN CLOSE, ELERMORE
VALE – STAGED DEVELOPMENT - RESIDENTIAL - MULTI
DWELLING HOUSING (49 DWELLINGS) AND 50 LOT COMMUNITY
TITLE SUBDIVISION**

ITEM-2 **Attachment B:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER



PROCESSING CHRONOLOGY

DA2018/01331 – 15 Duncan Close Elermore Vale

22 November 2018	Application lodged
29 November 2018	Public Notification
23 December 2018	Amended Plans submitted
14 May 2019	Request for Additional Information
29 November 2019	Additional information and Amended Plans received
17 December 2019	Public Notification
17 February 2020	Additional information received
19 May 2020	Presentation to Public Voice
10 June 2020	Request for additional information



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 21/07/2020 – DA2020/00044 – 304 / 464 KING STREET,
NEWCASTLE WEST**

PAGE 3	ITEM-3	Attachment A:	Submitted Plans – 304 / 464 King Street, Newcastle West
PAGE 9	ITEM-3	Attachment B:	Processing Chronology – 304 / 464 King Street, Newcastle West

DISTRIBUTED UNDER SEPARATE COVER





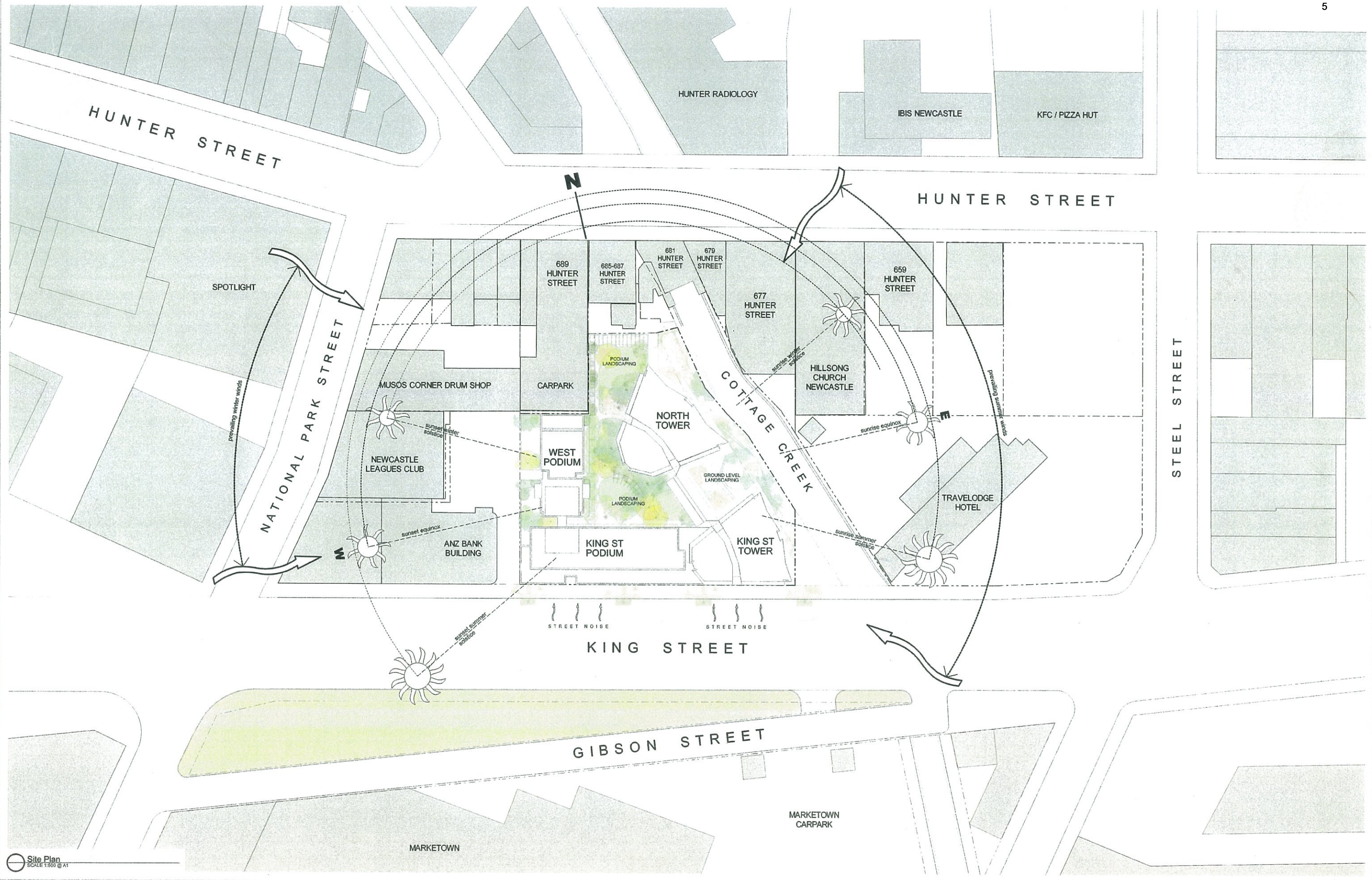
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 21/07/2020 – DA2020/00044 – 304 / 464 KING STREET,
NEWCASTLE WEST**

ITEM-3 **Attachment A:** Submitted Plans – 304 / 464 King Street,
Newcastle West

DISTRIBUTED UNDER SEPARATE COVER





Site Plan
SCALE 1:500 @ A1

© CKDS Architecture PTY LTD / HILL THALIS
ABN 12 525 231 209
Notes:
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
We warrant dimensions and levels on site and report any discrepancies prior to the commencement of work.
Changes are to be made in accordance with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture / Hill Thalys cannot guarantee the accuracy of content and is not liable for errors or omissions.
The omission of the issue details, details and authorized sections before the commencement of the work of the project. The drawing shall not be used for construction unless endorsed "For Construction" and authorized for issue.

issue	revision	description	date	verified
AA	-	DEVELOPMENT APPLICATION ISSUE	22.03.16	SC

address / orientation
464-470 King Street
Newcastle
NSW



north point

client
Windham Developments

architects in association
hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

CKDS ARCHITECTURE

project
VERVE
RESIDENCES

drawing title
General Site Plan

drawing scale	drawn	verified	date
AS SHOWN	SB/ISO	SC	22.03.16
project #	drawing #	issue	
1518:	DA-050	AA	

This document is the copyright of CKDS Architecture PTY LTD / Hill Thalys and is not to be used for any other project or purpose. It is to be used for the project only and is not to be used for any other project or purpose. It is to be used for the project only and is not to be used for any other project or purpose. It is to be used for the project only and is not to be used for any other project or purpose.



© CKDG Architecture Pty Ltd / HILL THALIS
 ADM: 12 120 231 200
 Notes:
 The information contained in this 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 figures dimensions only. Do not scale from drawings.
 CKDG Architecture / Hill Thalys cannot guarantee the accuracy of content and is provided for copies of drawings issued electronically.
 The completion of this document does not constitute an offer of any services or products. The drawing shall not be used for construction unless endorsed by CKDG Architecture Pty Ltd.

issue	revision	description	date	checked
AA	-	DEVELOPMENT APPLICATION ISSUE	22.03.16	SC

address / orientation
 464-470 King Street
 Newcastle
 NSW

north point

client
 Windham Developments

architects in association
 hill thalis
 ARCHITECTURE + URBAN PROJECTS PTY LTD

CKDG ARCHITECTURE

project
VERVE
 RESIDENCES

drawing title
Overall Plans
Podium Level 3 Plan

drawing scale	drawn	verified	date
AS SHOWN	SB/SO	SC	22.03.16
project #	drawing #	issue	
1518:	DA-105	AA	

This document is the copyright of CKDG Architecture Pty Ltd / Hill Thalys (CKDG) and may only be disseminated on site. Please refer any discrepancies to the designer before proceeding with the work. CKDG Architecture Pty Ltd is not responsible for any errors or omissions. CKDG Architecture Pty Ltd is not responsible for any errors or omissions. CKDG Architecture Pty Ltd is not responsible for any errors or omissions.

Building Sustainability
 bsdv
 Certificate Number: 14912236
 Accreditation Number: VIC/BDAM/13/1431
 Signature: [Signature]
 Date: 20/03/2016

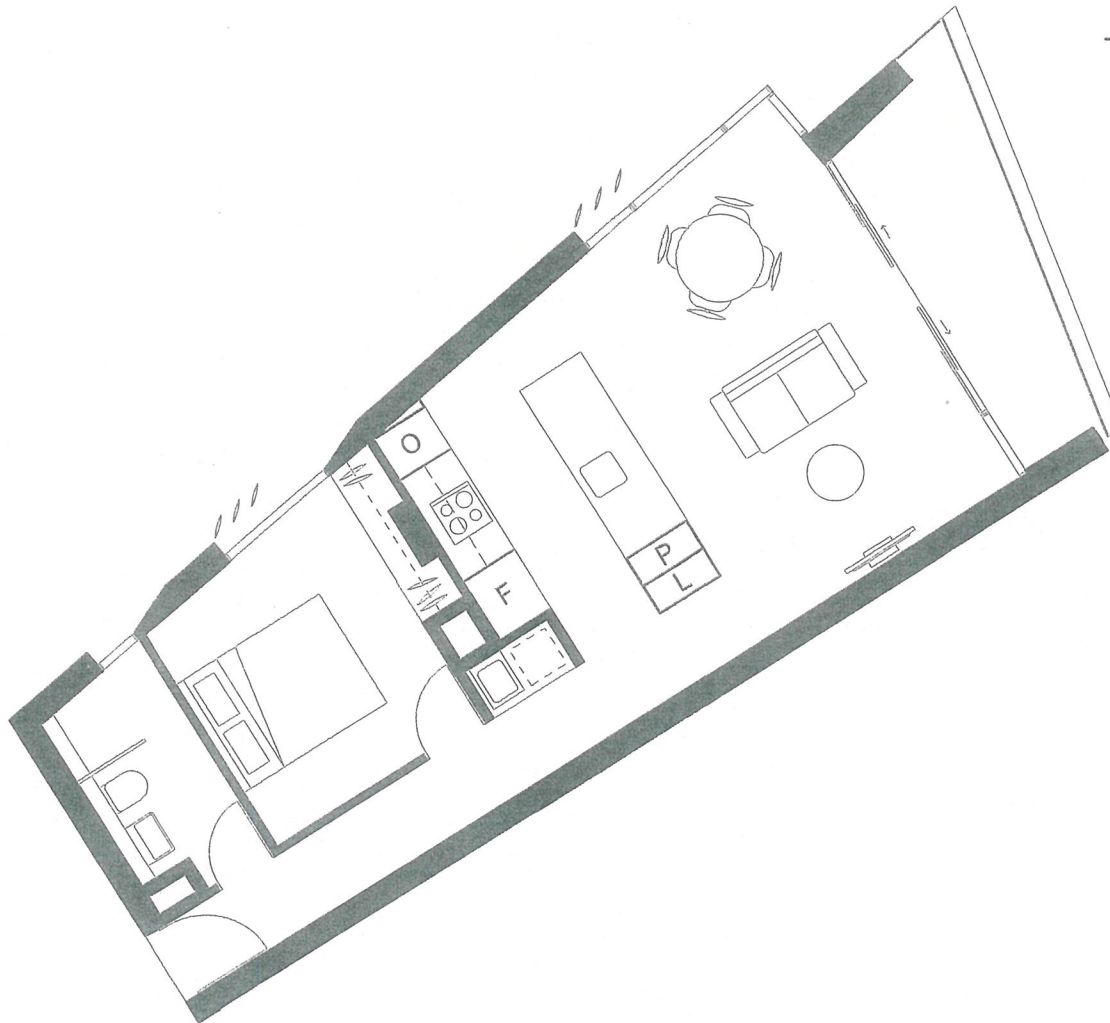
VERVE

RESIDENCES

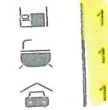
TYPE A(R)

APARTMENT

LOT 9
304/464.



APT NO.	LEVEL
014/464	01
024/464	02
034/464	03
044/464	04
054/464	05
064/464	06
074/464	07
084/464	08
094/464	09
104/464	10
114/464	11
124/464	12
134/464	13
144/464	14
154/464	15



AREA	SIZE
LIVING	56m ²
DECK	8m ²
GARAGE	13m ²
TOTAL	77m ²

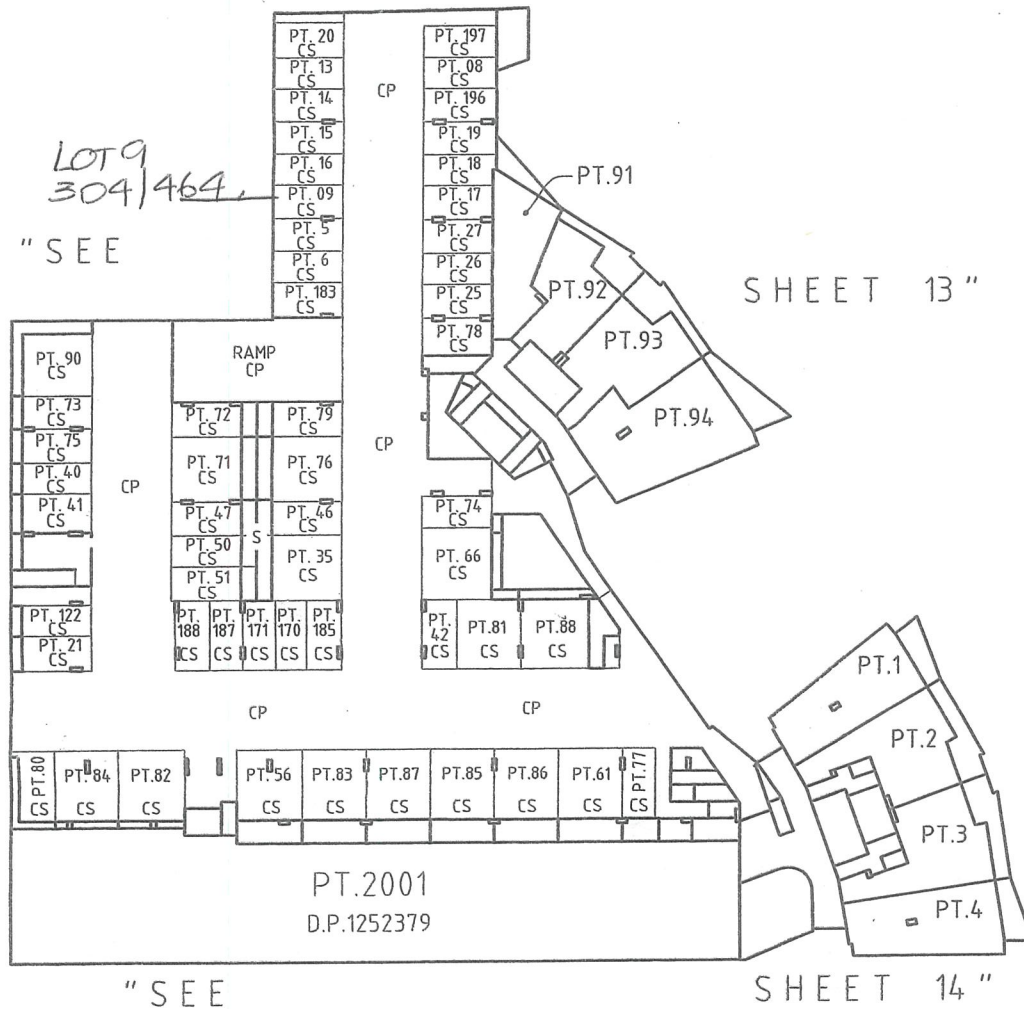


DISCLAIMER: This is a preliminary floor plan and is not intended to be used as a contract document. It is subject to change without notice. The information is provided for informational purposes only and does not constitute an offer or a contract. The information is provided as a guide only and is not intended to be used as a contract document. The information is provided for informational purposes only and does not constitute an offer or a contract. The information is provided as a guide only and is not intended to be used as a contract document.



FLOOR PLAN

LEVEL ONE



<p>SURVEYOR Name: TREVOR JAMES CARTER Date: Reference: 239320-SP-002-Y</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 2002 D.P.1252379</p>	<p>L.G.A.: NEWCASTLE Locality: NEWCASTLE WEST Reduction Ratio 1: 400 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP 99314</p>
--	--	--	-------------------	------------------------



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 21/07/2020 – DA2020/00044 – 304 / 464 KING STREET,
NEWCASTLE WEST**

ITEM-3 **Attachment B:** Processing Chronology – 304 / 464 King Street,
Newcastle West

DISTRIBUTED UNDER SEPARATE COVER



PROCESSING CHRONOLOGY**DA2020/00044 - 304/464 King Street Newcastle West**

31 January 2020	Application lodged
30 January 2020 to 17 February 2020	Notification
7 April 2020	Councillors 'Called in' application
16 June 2020	DAC Meeting - resolved to 'Lay on the table' to present to Public Voice



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 21/07/2020 – DA2019/01146 – 106 GOSFORD ROAD,
ADAMSTOWN – MULTI DWELLING HOUSING - DEMOLITION OF
DWELLINGS AND OUTBUILDINGS, ERECTION OF 12 ATTACHED
UNITS AND 12 LOT STRATA SUBDIVISION**

PAGE 3 ITEM-4 Attachment A: Submitted Plans

PAGE 13 ITEM-4 Attachment B: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER





ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 21/07/2020 – DA2019/01146 – 106 GOSFORD ROAD,
ADAMSTOWN – MULTI DWELLING HOUSING - DEMOLITION OF
DWELLINGS AND OUTBUILDINGS, ERECTION OF 12 ATTACHED
UNITS AND 12 LOT STRATA SUBDIVISION**

ITEM-4 **Attachment A:** Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER





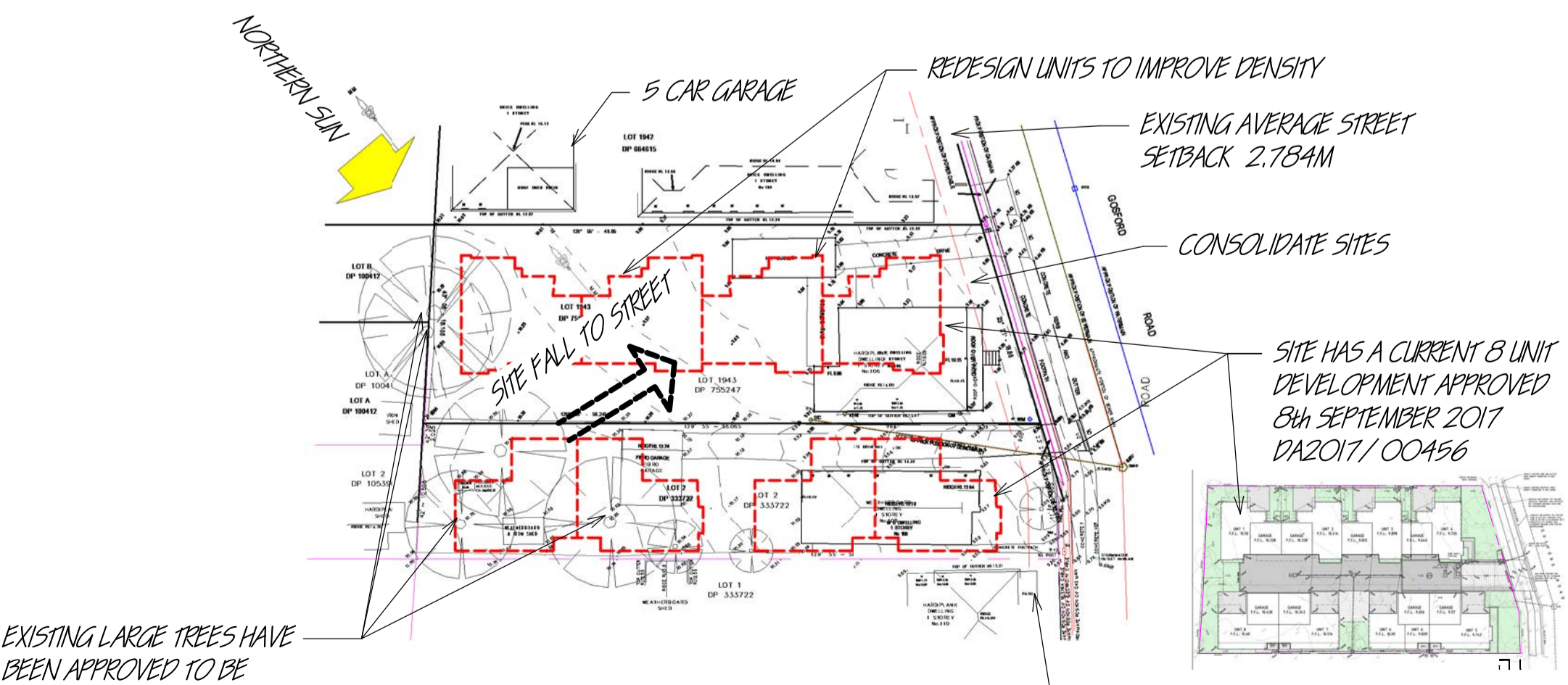
Second Floor Site Plan

1:200



First Floor Site Plan

1:200

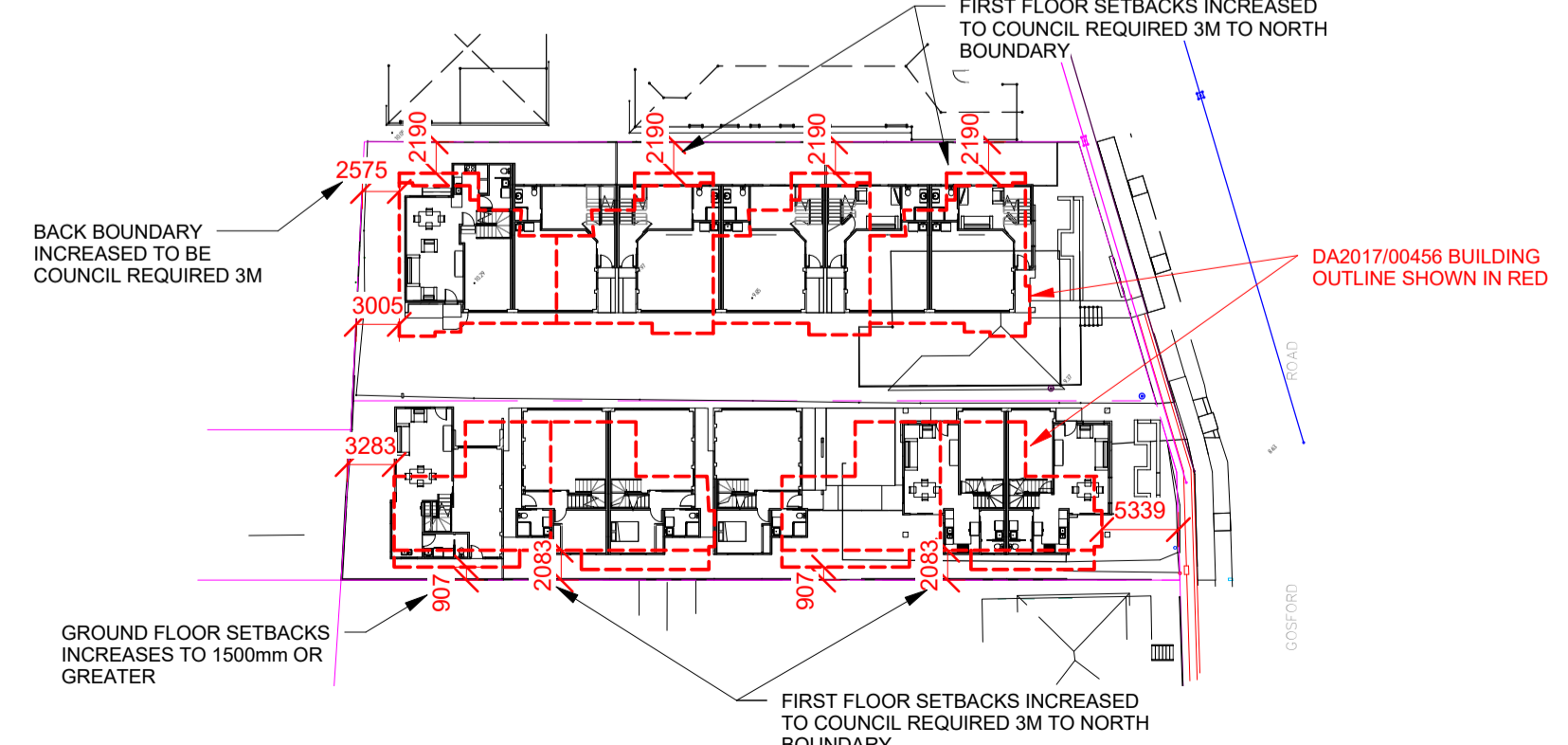


Site Analysis Plan

1:500

EXISTING LARGE TREES HAVE BEEN APPROVED TO BE REMOVED IN DA2017/00456

CURRENT APPROVED DA2017/00456 SETBACKS HAVE BEEN INCREASED TO MEET COUNCIL DCP REQUIREMENTS



Increased Boundary Setbacks

1:500



STREET IMAGE
CURRENT DA APPROVAL (DA2017/00456)



DA1 - STREET IMAGE



AMENDED DESIGN - DA3

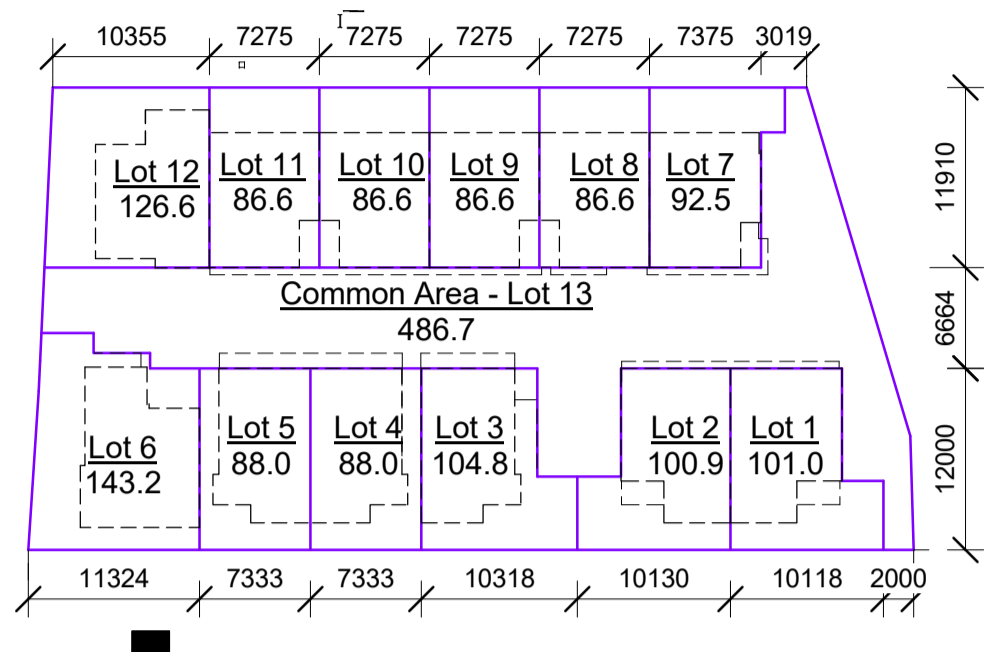
UNIT FLOOR AREAS

Unit	Ground Floor	First Floor	Second Floor	Total
1 - 3 Bed - 2 Storey	37.2	54.4	--	91.6
2 - 3 Bed - 2 Storey	37.2	54.4	--	91.6
3 - 3 Bed - 3 Storey	19.4	41.7	39.4	100.5
4 - 3 Bed - 3 Storey	19.4	41.7	39.4	100.5
5 - 2 Bed - 3 Storey	19.4	41.7	39.4	100.5
6 - 3 Bed - 2 Storey	39.8	52.2	--	92.0
7 - 2 Bed - 2 Storey	23.0	52.0	--	75.0
8 - 2 Bed - 2 Storey	23.0	57.9	--	80.9
9 - 3 Bed - 3 Storey	23.0	50.6	24.5	98.1
10 - 3 Bed - 3 Storey	23.0	50.6	24.5	98.1
11 - 3 Bed - 3 Storey	23.0	50.6	24.5	98.1
12 - 3 Bed - 2 Storey	41.0	50.8	--	91.8

Total Floor Space Area = 1,118.7 SqM

SITE AREA = 1678.3 SqM
Council Floor Space Ratio
Proposed Floor Space Ratio

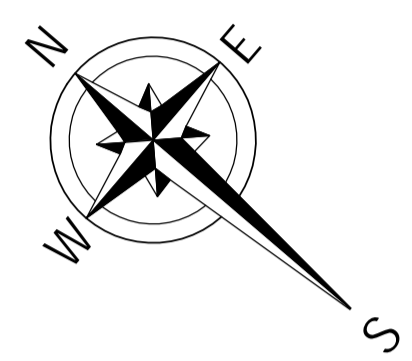
= 1.5 : 1
= 0.67 : 1



Preliminary Subdivision Plan

1:500

- 12 UNITS
- 3 - 3 STOREY - 3 BEDROOM DOUBLE GARAGE
- 3 - 3 STOREY - 3 BEDROOM (Rumpus) DOUBLE GARAGE
- 4 - 2 STOREY - 3 BEDROOM SINGLE GARAGE
- 2 - 2 STOREY - 2 BEDROOM DOUBLE GARAGE



Site Plan

1:200



Site Image

1:500

DATE	DRAWN	ISSUE	STAGE	ISSUE NOTES
17/09/19	MG	1	DA	Application Drawings
25/03/20	MG	2	DA	Revised Drawings
17/04/20	MG	2B	DA	Maintain Tree 2 - Implement Tree Protection measures
26/05/20	MG	3	DA	Reduce buildings to achieve 2 storey Streetscape

AMENDMENTS: DA2 - 25/03/20

PRIVACY
ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS
North side Units 7 to 12
Additional privacy screens added to first windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy OR
Windows facing side boundary adjusted to all have 1500mm sill heights to maintain privacy.

AMENDMENTS: DA2B - 17/04/20

TREE PROTECTION
Maintain Tree 2 to back boundary as requested
Implement Tree Protection measures as recommended by Arborist Units 12
Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.

AMENDMENTS: DA3 - 25/05/20

BULK AND SCALE
REDUCE UNIT SIZE FOR UNIT 1, 2, 7 & 8 AND REMOVE TOP FLOOR AREAS TO HAVE A 2 STOREY STREETScape CHARACTER SIMILAR TO EXISTING DA APPROVED UNITS
ADJUST UNIT 6 TO ACHIEVE 3M BACK BOUNDARY SETBACK
ADJUST SITE TO ACHIEVE 25% COUNCIL LANDSCAPING

PROJECT:
Multi Dwelling
LOCATION:
106 & 108 Gosford Rd, Adamstown
L.1943 DP.755247-L.2 DP.333722

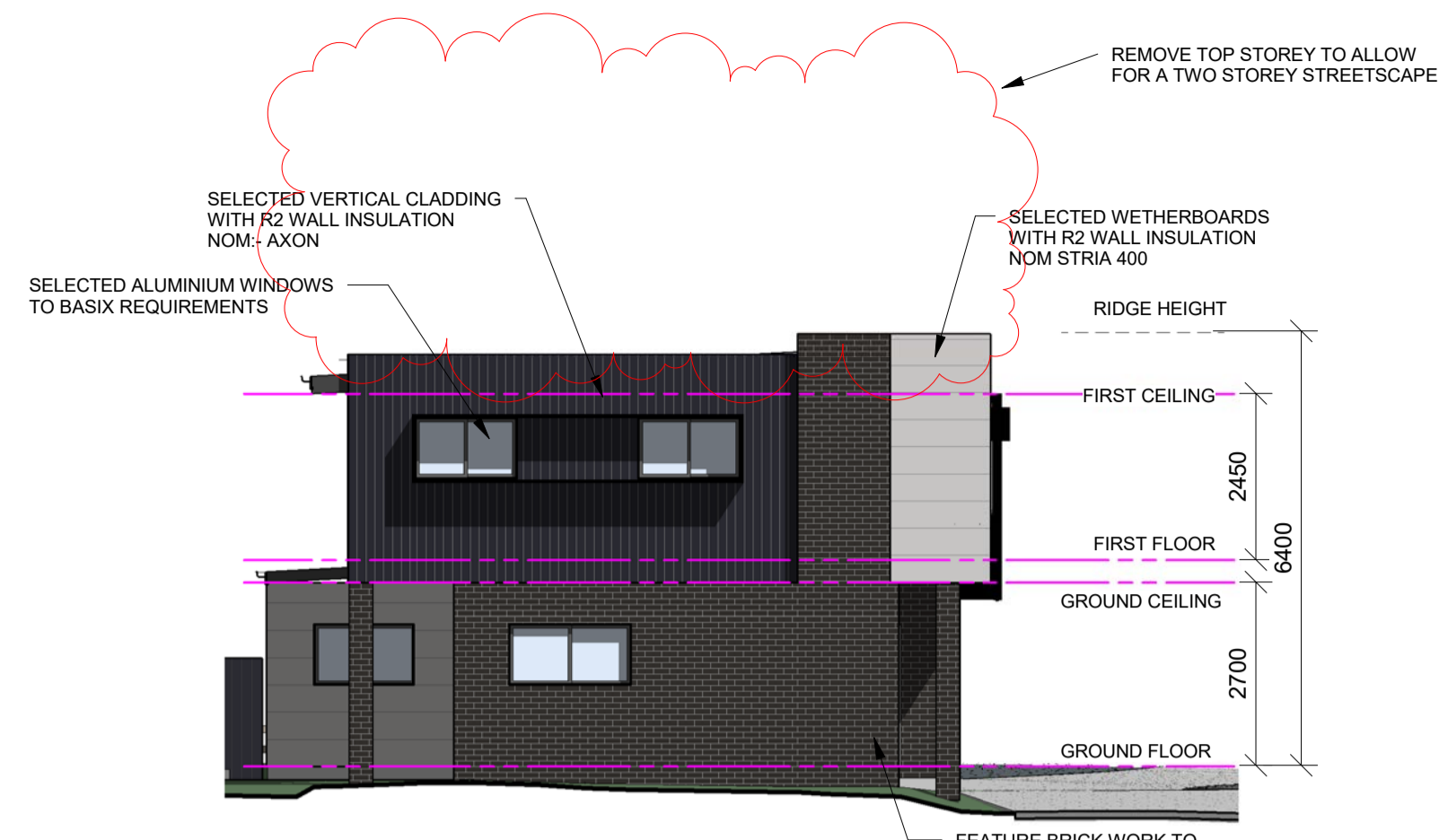
CLIENT:
Macquarie Edge
JOB No.:
12131

DRAWING:
Site Plans
DWG No.:
A01 of 7
SCALE:
1:200 1:500
STAGE:
DA
ISSUE:
3



September 2019	BSA Reference: 15176
Building Sustainability Assessments enquiries@buildingssustainability.net.au	Ph: (02) 4942 3439 www.buildingsustainability.net.au
Important Note The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.	
Thermal Performance Specifications (does not apply to garage)	
External Wall Construction	Added Insulation Brick Veneer & Lightweight R2.0
Internal Wall Construction	Added Insulation Plasterboard on studs R2.0 to walls adjacent to garage Plasterboard + studs + shall liner + studs + Plasterboard (party walls) R2.0 + R2.0
Ceiling Construction	Added Insulation R3.5 to ceilings adjacent to roof space
Roof Construction	Colour Added Insulation Metal R1.0
Floor Construction	Covering Added Insulation Concrete (waffle pod)(Ground floor) As drawn R1.0 to floors adjacent to garage Timber (1st and second floor) As drawn R2.0 to floors where open below
Windows	Glass and frame type U Value SHGC Range Area sq m ALM-002-01 A Aluminium Type A Single clear 4.70 0.51 - 0.63 As drawn ALM-002-01 A Aluminium Type B Single clear 6.70 0.63 - 0.77 As drawn
Skylights	Glass and frame type U Value SHGC Area sq m Type A windows are awning windows, blinds, casements, 18° tilt windows, entry doors, french doors Type B windows are double hung windows, sliding windows & doors, floor windows, clerestory doors, busses
External Window Shading	(eaves, verandahs, pergolas, awnings etc) All shade elements modelled as drawn
Ceiling Penetrations	(downlights, exhaust fans, fans etc) No adjustment has been made for losses to insulation arising from ceiling penetrations.

106-108 Gosford Road Adamstown	
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 BASIX Certificate for complete details. For detailers refer to basix.nsw.gov.au	
WATER COMMITMENTS	
Fixtures	
3 Star Shower Heads	Yes
3 Star Kitchen / Basin Taps	Yes
3 Star Toilet	Yes
Alternative Water	
Minimum Tank Size (L)	1500 [Collected from Roof Area (m ²)] 30
Tank Connected To:	
All Toilets	Yes
Laundry WM Cold Tap	Yes
One Outdoor Tap	Yes
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans	
ENERGY COMMITMENTS	
Hot Water	Gas Instantaneous 6 Star
Cooling System	Living 1 Phase A/C Zoned EER 2.5 - 3.0
	Bedrooms 1 Phase A/C Zoned EER 2.5 - 3.0
Heating System	Living 1 Phase A/C Zoned EER 2.5 - 3.0
	Bedrooms 1 Phase A/C Zoned EER 2.5 - 3.0
Ventilation	1 x Bathroom Fan ducted to exterior Manual on/off
	Kitchen Fan ducted to exterior Manual on/off
	Laundry Natural ventilation N/A
Natural Lighting	Window/Skylight in Kitchen As Drawn
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Window/Skylight in Bathrooms/Toilets As Drawn
	Number of bedrooms All Dedicated Yes
	Number of Living/Dining rooms All Dedicated Yes
	Kitchen Yes Dedicated Yes
OTHER COMMITMENTS	All Bathrooms/Toilets Yes Dedicated Yes
	Laundry Yes Dedicated Yes
	All Hallways Yes Dedicated Yes
Outdoor clothes line	Yes Ventilated refrigerator space Yes
Stove/Oven	Gas cooktop & electric oven
Alternative Energy	Photovoltaic System: 1.7kW to U1 & U2 only



Elevation 1 - U1-2
1 : 100



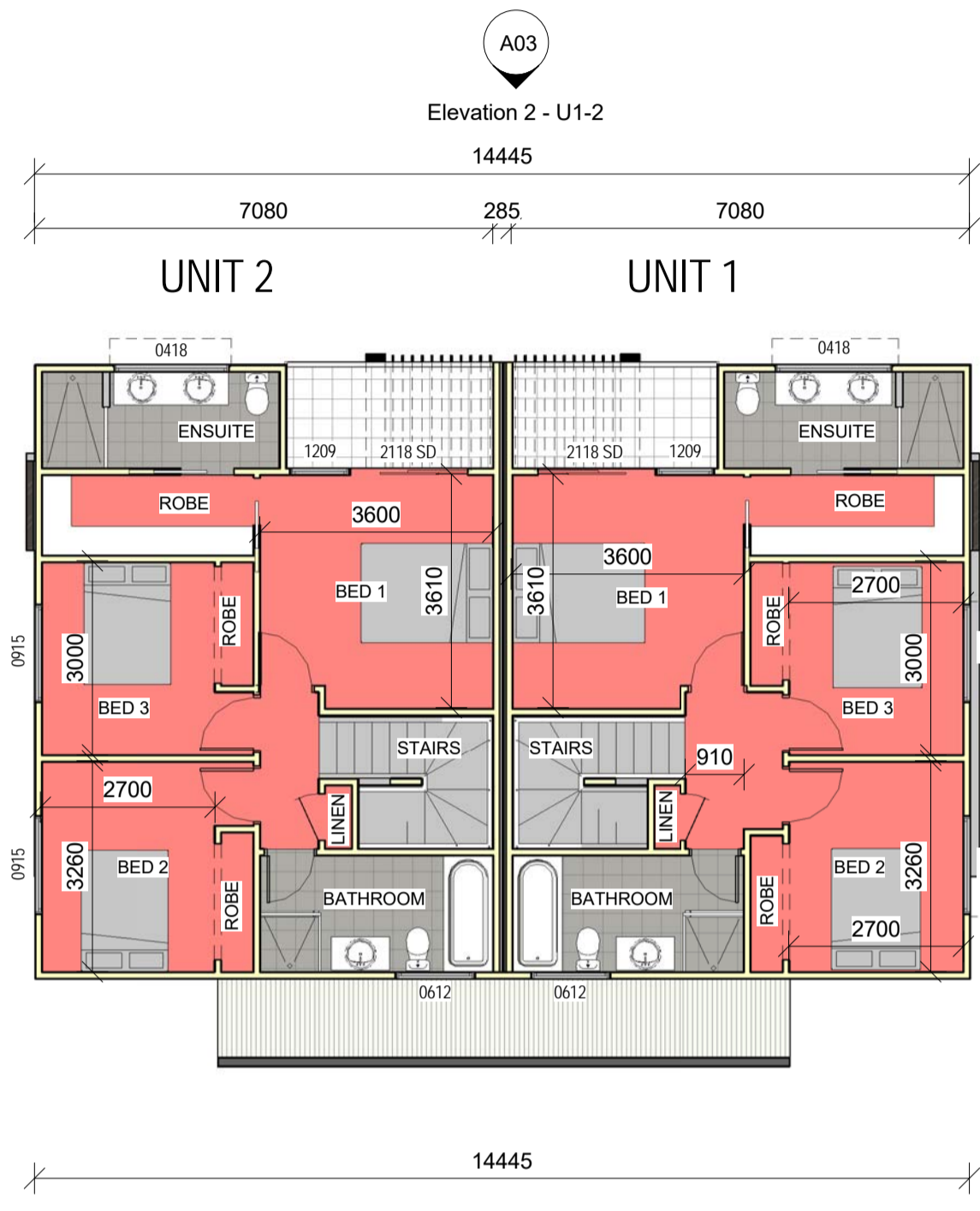
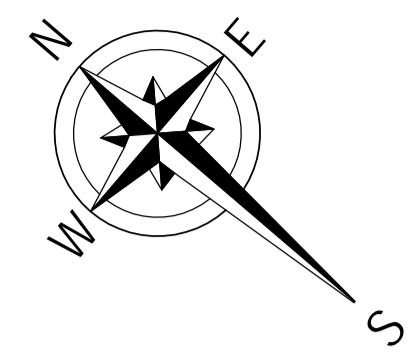
Elevation 2 - U1-2
1 : 100



Elevation 3 - U1-2
1 : 100



Elevation 4 - U1-2
1 : 100



Units 1 & 2 - First Floor
1 : 100



Units 1 & 2 - Ground Floor
1 : 100

Unit		Ground Floor	Garage	First Floor	Deck	Total
1	- 3 Bed - 1 Garage - 2 Storey	42.1	21.4	63.4	5.3	132.2 SqM
2	- 3 Bed - 1 Garage - 2 Storey	41.5	21.4	63.4	5.3	131.6 SqM

0	10	7
---	----	---

USE ORIGINAL DRAWINGS ONLY. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING FROM DRAWINGS. CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS UPON DISCOVERY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR WHOLE, WITHOUT PRIOR PERMISSION OF THE PLAN CENTRE.

© COPYRIGHT 2019

The Plan Centre of Newcastle
(02) 4952 7500
153 Lambton Road
Broadmeadow NSW 2292
www.plancentre.com.au
mail@plancentre.com.au



The Plan Centre is a member of

DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
17/09/19	MG	DA	1	Application Drawings
25/03/20	MG	DA	2	Revised Drawings
17/04/20	MG	DA	2B	Maintain Tree 2 - Implement Tree Protection measures
26/05/20	MG	DA	3	Reduce buildings to achieve 2 storey Streetscape

- AMENDMENTS: DA2 - 25/03/20**
- PRIVACY**
ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS.
North side Units 7 to 12
Additional privacy screens added to first windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy OR
Windows facing side boundary adjusted to all have 1500mm sill heights to maintain privacy.
- AMENDMENTS: DA2B - 17/04/20**
- TREE PROTECTION**
Maintain Tree 2 to back boundary as requested
Implement Tree Protection measures as recommended by Arborist Units 12
Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.
- AMENDMENTS: DA3 - 25/05/20**
- BULK AND SCALE**
REDUCE UNIT SIZE FOR UNIT 1, 2, 7 & 8 AND REMOVE TOP FLOOR AREAS TO HAVE A 2 STOREY STREETSCAPE CHARACTER SIMILAR TO EXISTING DA APPROVED UNITS
ADJUST UNIT 6 TO ACHIEVE 3M BACK BOUNDARY SETBACK
ADJUST SITE TO ACHIEVE 25% COUNCIL LANDSCAPING

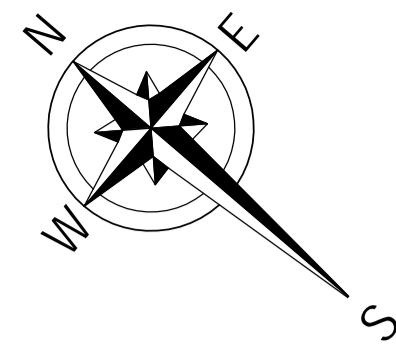
PROJECT:
Multi Dwelling
LOCATION:
106 & 108 Gosford Rd, Adamstown
L.1943 DP.755247-L.2 DP.333722

CLIENT:
Macquarie Edge
JOB No.:
12131

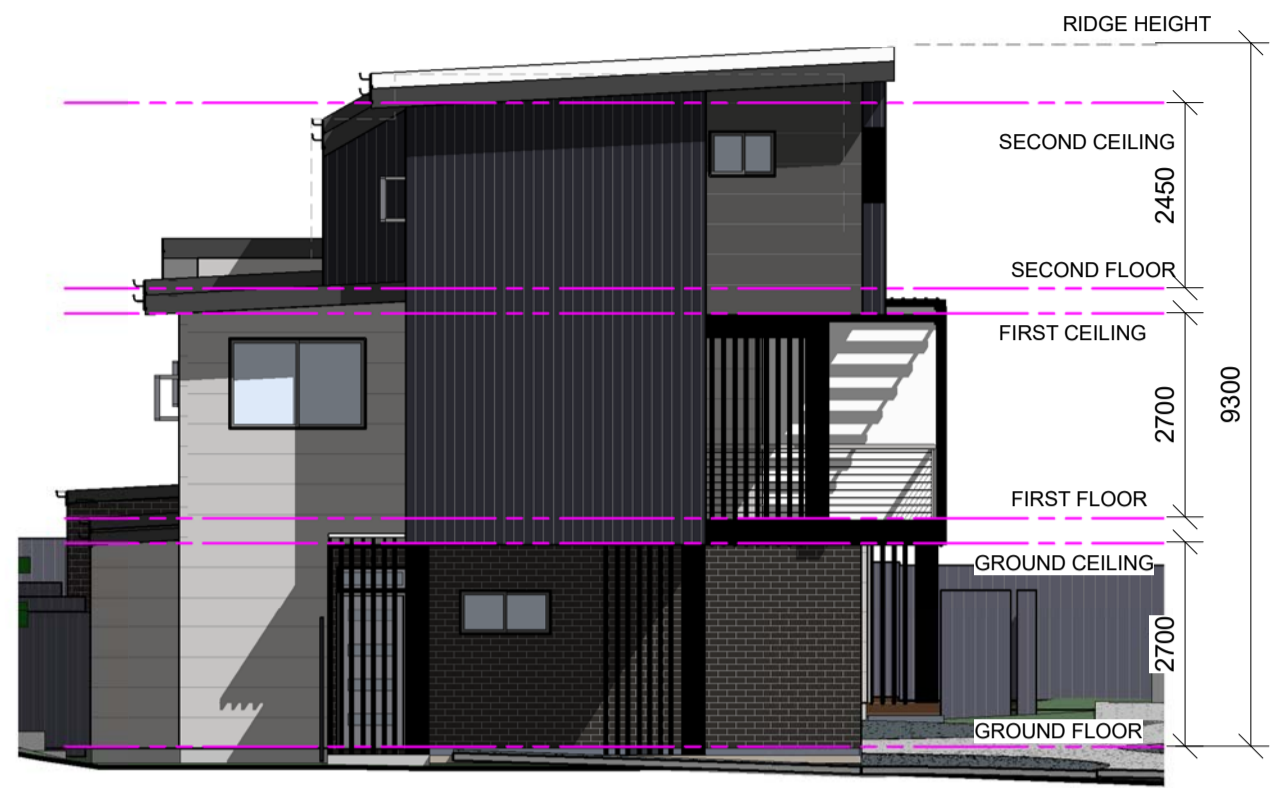
DRAWING:
Unit Plans - 1 & 2

DWG No:	SCALE:	STAGE:	ISSUE:
A03 OF 7	1:100	DA	3





September 2019	BSA Reference: 151176
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note	
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.	
If different construction elements are applied then the Assessor Certificate is no longer valid.	
Thermal Performance Specifications (does not apply to garages)	
External Wall Construction	Added Insulation
Brick Veneer & Lightweight	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	R2.0 to walls adjacent to garage
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)	R2.0 + R2.0
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space
Roof Construction	Colour
Metal	Light
Fall	R10 blanket
Floor Construction	Covering
Concrete (as per floor)	As drawn
None	None
Timber (First and second floor)	As drawn
R1.0 to floors adjacent to garage	R1.0 to floors adjacent to garage
Timber (First and second floor)	As drawn
R2.0 to floors where open below	R2.0 to floors where open below
Windows	Glass and frame type
U Value	SHGC
Area sq m	
ALM-001-01 A	Aluminium Type A Single clear
6.70	0.51 - 0.63
As drawn	
ALM-002-01 A	Aluminium Type B Single clear
6.70	0.63 - 0.77
As drawn	
Type A windows are awning windows. Middle, Casements, all 9 turn windows, entry doors, french doors, type B windows are double hung windows, sliding windows & doors, fixed windows, sector doors, louvers	
Skylights	
Glass and frame type	U Value - SHGC - Area sq m
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.	
External Window Shading (eaves, verandahs, pergolas, awnings etc)	
All shade elements modified as drawn	
Ceiling Penetrations (downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.	



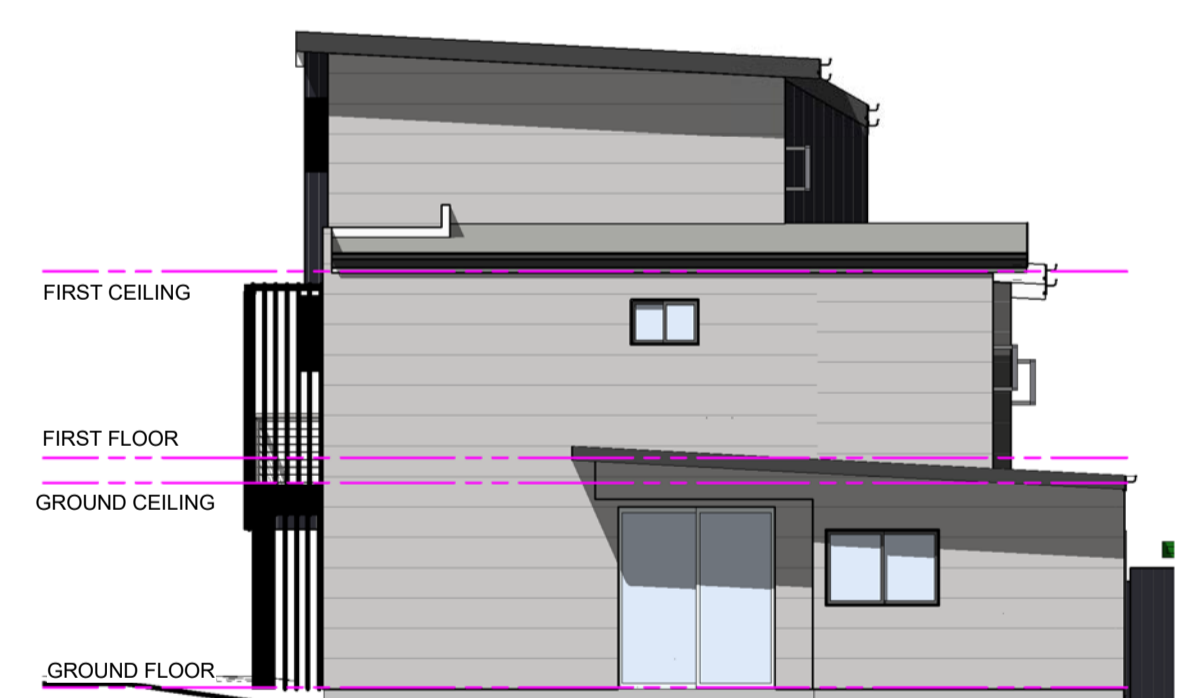
Elevation 1 - U3-6

1 : 100



Elevation 2 - U3-6

1 : 100



Elevation 3 - U3-6

1 : 100



Elevation 4 - U3-6

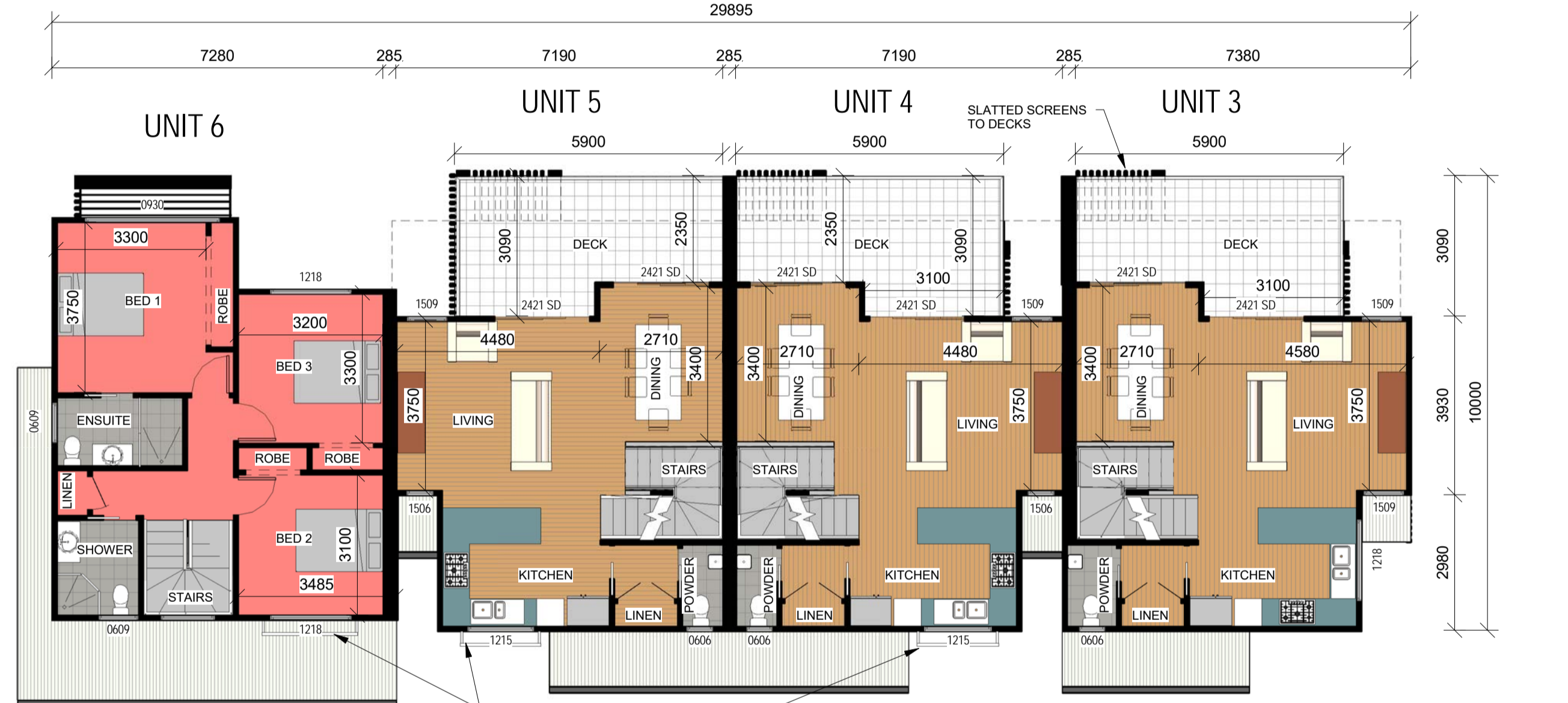
1 : 100

106-108 Gosford Road Adamstown	
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 BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au	
WATER COMMITMENTS	
Fixtures	
3 Star Shower Heads	Yes
3 Star Kitchen / Basin Taps	Yes
3 Star Toilet	Yes
Alternative Water	
Minimum Tank Size (L)	1500
Collected from Roof Area (m2)	30
Tank Connected To:	
All Toilets	Yes
Laundry WM Cold Tap	Yes
One Outdoor Tap	Yes
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans	
ENERGY COMMITMENTS	
Hot Water	Gas instantaneous 6 Star
Cooling System	Living 1 Phase A/C Zoned Bedrooms 1 Phase A/C Zoned
EER 2.5 - 3.0	EER 2.5 - 3.0
Heating System	Living 1 Phase A/C Zoned Bedrooms 1 Phase A/C Zoned
EER 2.5 - 3.0	EER 2.5 - 3.0
Ventilation	1 x Bathroom Fan ducted to exterior Kitchen Fan ducted to exterior Laundry Natural ventilation
Natural Lighting	Window/Skylight in Kitchen Window/Skylight in Bathrooms/Toilets
Artificial Lighting	Number of bedrooms All Dedicated Yes Number of Living/Dining rooms All Dedicated Yes Kitchen Yes Dedicated Yes All Bathrooms/Toilets Yes Dedicated Yes Laundry Yes Dedicated Yes All Hallways Yes Dedicated Yes
OTHER COMMITMENTS	
Outdoor clothes line	Yes
Ventilated refrigerator space	Yes
Stove/Oven	Gas cooktop & electric oven
Alternative Energy	Photovoltaic System: 1.7kW to U1 & U2 only



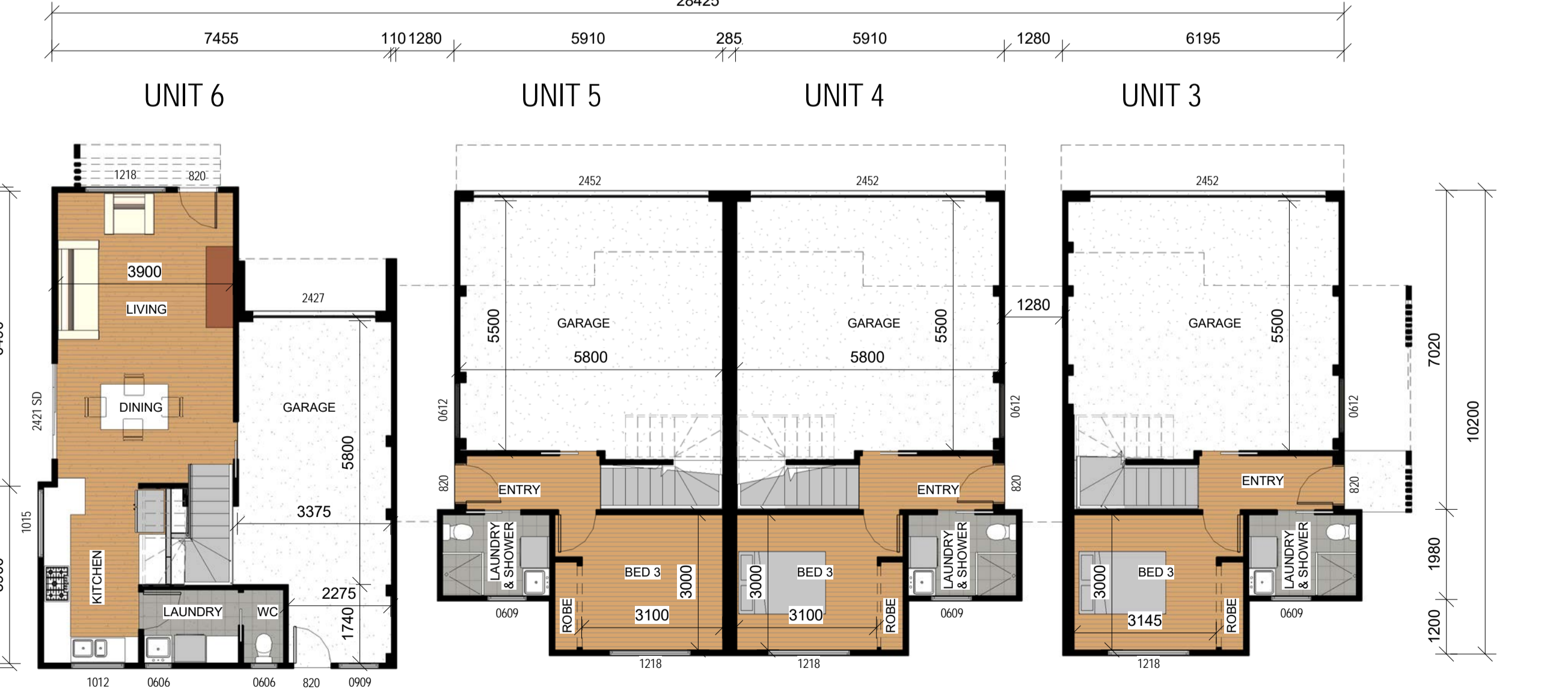
Units 3, 4, 5 & 6 - Second Floor

1 : 100



Units 3, 4, 5 & 6 - First Floor

1 : 100



Units 3, 4, 5 & 6 - Ground Floor

1 : 100

Unit	Ground Floor	Garage	First Floor	Deck	Second Floor	Total	
3	- 3 Bed - 2 Garage - 3 Storey	25.5	36.0	51.6	16.4	48.3	177.8 SqM
4	- 3 Bed - 2 Garage - 3 Storey	24.9	35.2	51.0	16.4	48.3	175.8 SqM
5	- 3 Bed - 2 Garage - 3 Storey	24.9	35.2	51.0	16.4	48.3	175.8 SqM
6	- 3 Bed - 1 Garage - 2 Storey	44.3	27.2	60.7	--	--	132.2 SqM

0 10 50mm ON ORIGINAL A1

USE ORIGINAL DRAWINGS ONLY. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING FROM DRAWINGS. CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS UPON DISCOVERY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR WHOLE, WITHOUT PRIOR PERMISSION OF THE PLAN CENTRE.

© COPYRIGHT 2019

The Plan Centre of Newcastle
 (02) 4952 7500
 153 Lambton Road
 Broadmeadow NSW 2292
 www.plancentre.com.au
 mail@plancentre.com.au



The Plan Centre is a member of

ISSUE NOTES	ISSUE	STAGE	DATE	DRAWN	MG	MG	MG	MG
Application Drawings	1	DA	17/09/19	MG	MG	MG	MG	MG
Revised Drawings	2	DA	25/03/20	MG	MG	MG	MG	MG
Maintain Tree 2 - Implement Tree Protection measures	2B	DA	17/04/20	MG	MG	MG	MG	MG
Reduce buildings to achieve 2 storey Streetscape	3	DA	26/05/20	MG	MG	MG	MG	MG

AMENDMENTS: DA2 - 25/03/20

PRIVACY
 ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS
 North side Units 7 to 12
 Additional privacy screens added to first windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy OR
 Windows facing side boundary adjusted to all have 1500mm sill heights to maintain privacy.

AMENDMENTS: DA2B - 17/04/20

TREE PROTECTION
 Maintain Tree 2 to back boundary as requested
 Implement Tree Protection measures as recommended by Arborist Units 12
 Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.

AMENDMENTS: DA3 - 25/05/20

BULK AND SCALE
 REDUCE UNIT SIZE FOR UNIT 1, 2, 7 & 8 AND REMOVE TOP FLOOR AREAS TO HAVE A 2 STOREY STREETSCAPE CHARACTER SIMILAR TO EXISTING DA APPROVED UNITS
 ADJUST UNIT 6 TO ACHIEVE 3M BACK BOUNDARY SETBACK
 ADJUST SITE TO ACHIEVE 25% COUNCIL LANDSCAPING

PROJECT:
 Multi Dwelling
LOCATION:
 106 & 108 Gosford Rd, Adamstown
 L.1943 DP.755247-L.2 DP.333722

CLIENT:
 Macquarie Edge
JOB No.:
 12131

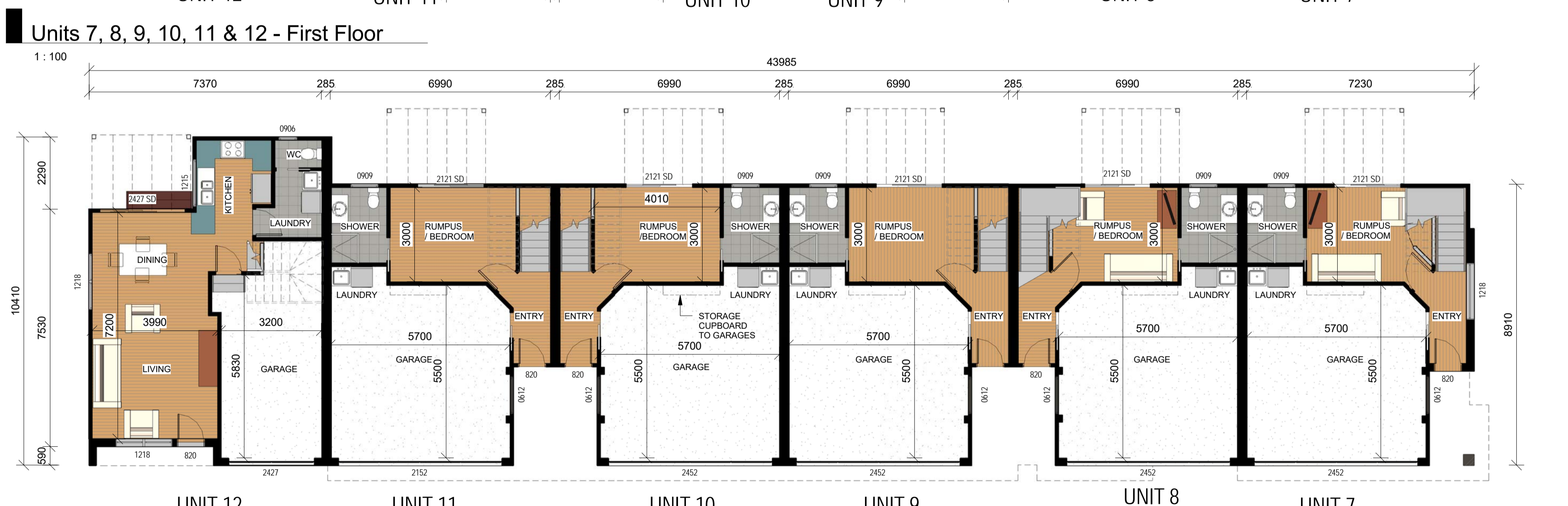
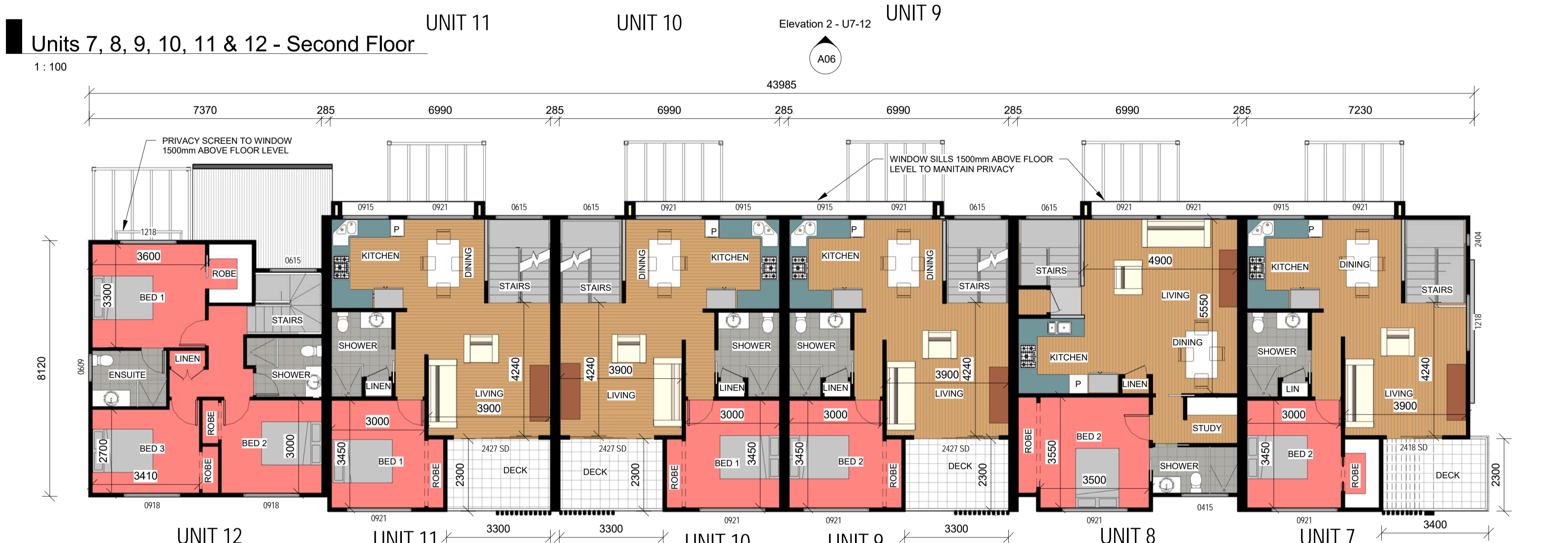
DRAWING:
 Unit Plans - 3,4,5 & 6

DWG No:	SCALE:	STAGE:	ISSUE:
A04 of 7	1:100	DA	3



September 2019	BSA Reference: 15176
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note	
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.	
If different construction elements are applied then the Assessor Certificate is no longer valid.	
Thermal Performance Specifications (does not apply to garage)	
External Wall Construction	Added Insulation
Brick Veneer & Lightweight	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	R2.0 to walls adjacent to garage
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)	R2.0 - R2.0
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space
Roof Construction	Colour
Metal	Foil + R1.0 blanket
Floor Construction	Covering
Concrete (waffle pod)(Ground floor)	As drawn
Timber (First and second floor)	As drawn
Timber (First and second floor)	As drawn
Windows	Glass and frame type
U-Value	SHGC Range
Area sq.m	
ALM-001-01 A	Aluminium Type A Single clear
6.70	0.51 - 0.63
As drawn	
ALM-002-01 A	Aluminium Type B Single clear
6.70	0.63 - 0.77
As drawn	
Type A windows are awning windows, double casements, 80° turn windows, entry doors, french doors	
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers	
Type C windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers	
Skylights	Glass and frame type
U-Value	SHGC
Area sq.m	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is 6 or less and the SHGC is within the range specified.	
External Window Shading (eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn	
Ceiling Penetrations	(downlights, exhaust fans, flues etc)
No adjustment has been made for losses to insulation arising from ceiling penetrations.	

106-108 Gosford Road Adamstown	
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 BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au	
WATER COMMITMENTS	
Fixtures	
3 Star Shower Heads	Yes
3 Star Kitchen / Basin Taps	Yes
3 Star Toilet	Yes
Alternative Water	
Minimum Tank Size (L)	1500
Collected from Roof Area (m2)	30
Tank Connected To:	
All Toilets	Yes
Laundry WM Cold Tap	Yes
One Outdoor Tap	Yes
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans	
ENERGY COMMITMENTS	
Hot Water	Gas Instantaneous - 6 Star
Cooling System	Living 1 Phase A/C Zoned
EER 2.5 - 3.0	
Bedrooms	1 Phase A/C Zoned
EER 2.5 - 3.0	
Heating System	Living 1 Phase A/C Zoned
EER 2.5 - 3.0	
Bedrooms	1 Phase A/C Zoned
EER 2.5 - 3.0	
Ventilation	1 x Bathroom Fan ducted to exterior
Manual on/off	
Kitchen	Fan ducted to exterior
Manual on/off	
Laundry	Natural ventilation
N/A	
Natural Lighting	Window/Skylight in Kitchen
As Drawn	
Window/Skylight in Bathrooms/Toilets	As Drawn
Artificial Lighting	Number of bedrooms
All	Dedicated
Yes	Yes
Number of Living/Dining rooms	All
Dedicated	Yes
Yes	Yes
Kitchen	Yes
Dedicated	Yes
Yes	Yes
All Bathrooms/Toilets	Yes
Dedicated	Yes
Yes	Yes
Laundry	Yes
Dedicated	Yes
Yes	Yes
All Hallways	Yes
Dedicated	Yes
Yes	Yes
OTHER COMMITMENTS	
Outdoor clothes line	Yes
Ventilated refrigerator space	Yes
Stove/Oven	Gas cooktop & electric oven
Alternative Energy	Photovoltaic System: 1.7kW to U1 & U2 only



Units 7, 8, 9, 10, 11 & 12 - Ground Floor
1 : 100



Unit		Ground Floor	Garage	First Floor	Deck	Second Floor	Total
7	- 2 Bed - 2 Garage - 2 Storey	26.8	34.6	61.6	7.8	--	130.8 SqM
8	- 2 Bed - 2 Garage - 2 Storey	26.2	34.6	66.7	--	--	127.5 SqM
9	- 3 Bed - 2 Garage - 3 Storey	26.2	34.6	60.5	7.9	33.4	162.6 SqM
10	- 3 Bed - 2 Garage - 3 Storey	26.2	34.6	60.5	7.9	33.4	162.6 SqM
11	- 3 Bed - 2 Garage - 3 Storey	26.2	34.6	60.5	7.9	33.4	162.6 SqM
12	- 3 Bed - 2 Garage - 2 Storey	45.8	22.8	59.5	--	--	128.1 SqM

0 10 50mm ON ORIGINAL A1
USE ORIGINAL DRAWINGS ONLY. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING FROM DRAWINGS. CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS UPON DISCOVERY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR WHOLE, WITHOUT PRIOR PERMISSION OF THE PLAN CENTRE.
© COPYRIGHT 2019
The Plan Centre of Newcastle
(02) 4952 7500
153 Lambton Road
Broadmeadow NSW 2292
www.plancentre.com.au
mail@plancentre.com.au

bdca BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
The Plan Centre is a member of

DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
17/09/19	MG	DA	1	Application Drawings
25/03/20	MG	DA	2	Revised Drawings
17/04/20	MG	DA	2B	Maintain Tree 2 - Implement Tree Protection measures
26/05/20	MG	DA	3	Reduce buildings to achieve 2 storey Streetscape

AMENDMENTS: DA2 - 25/03/20
PRIVACY
ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS
North side Units 7 to 12
Additional privacy screens added to first windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy
OR
Windows facing side boundary adjusted to all have 1500mm sill heights to maintain privacy.

AMENDMENTS: DA2B - 17/04/20
TREE PROTECTION
Maintain Tree 2 to back boundary as requested
Implement Tree Protection measures as recommended by Arborist Units 12
Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.

AMENDMENTS: DA3 - 25/05/20
BULK AND SCALE
REDUCE UNIT SIZE FOR UNIT 1, 2, 7 & 8 AND REMOVE TOP FLOOR AREAS TO HAVE A 2 STOREY STREETScape CHARACTER SIMILAR TO EXISTING DA APPROVED UNITS
ADJUST UNIT 6 TO ACHIEVE 3M BACK BOUNDARY SETBACK
ADJUST SITE TO ACHIEVE 25% COUNCIL LANDSCAPING

PROJECT: Multi Dwelling
LOCATION: 106 & 108 Gosford Rd, Adamstown L.1943 DP.755247-L.2 DP.333722

CLIENT: Macquarie Edge
JOB No.: 12131
DRAWING: Unit Plans - 7,8,9,10,11 & 12
DWG No.: A05 OF 7
SCALE: 1:100
STAGE: DA
ISSUE: 3



USE ORIGINAL DRAWINGS ONLY. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING FROM DRAWINGS. CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS UPON DISCOVERY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR WHOLE, WITHOUT PRIOR PERMISSION OF THE PLAN CENTRE.

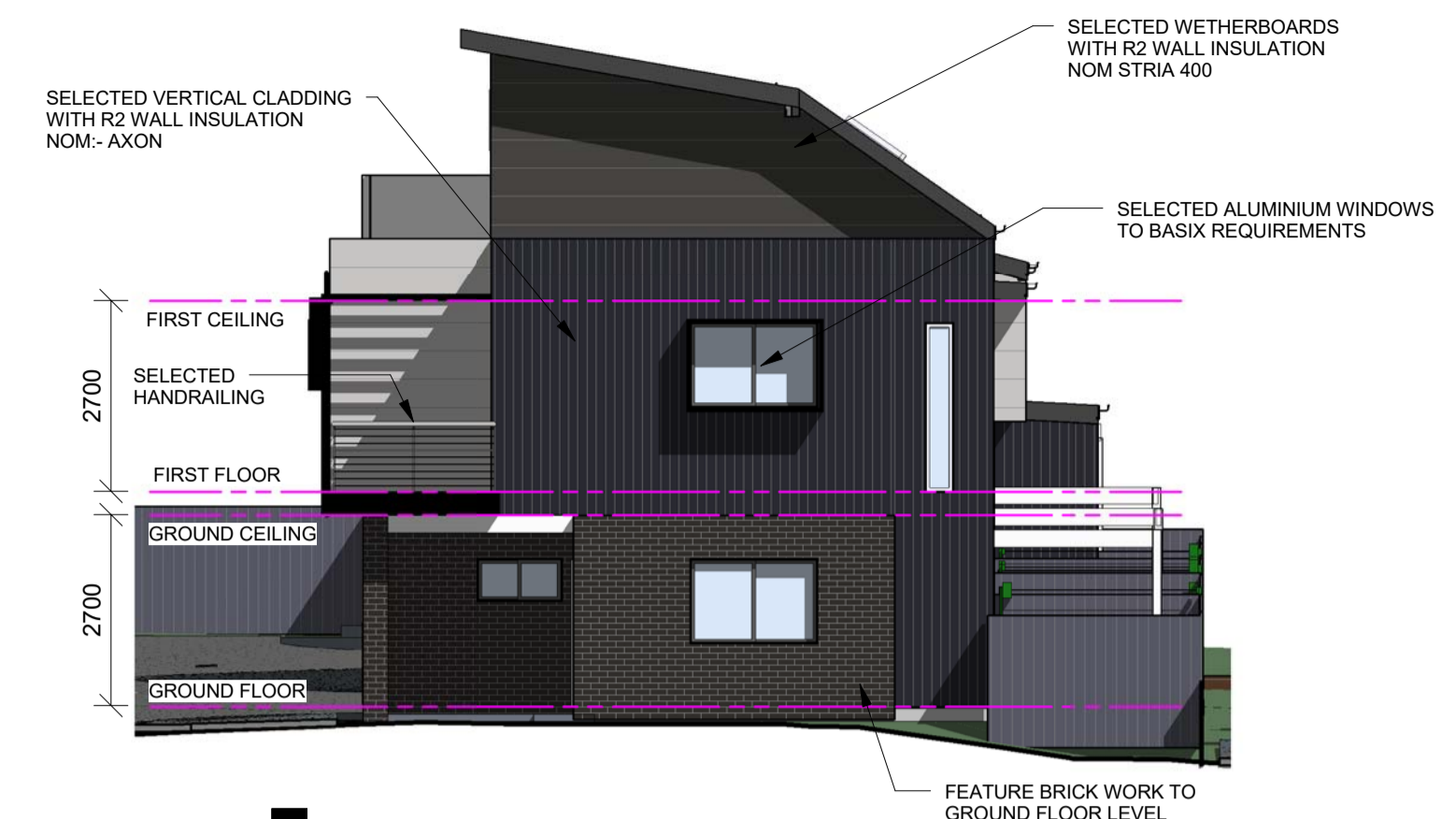
© COPYRIGHT 2019

The Plan Centre of Newcastle

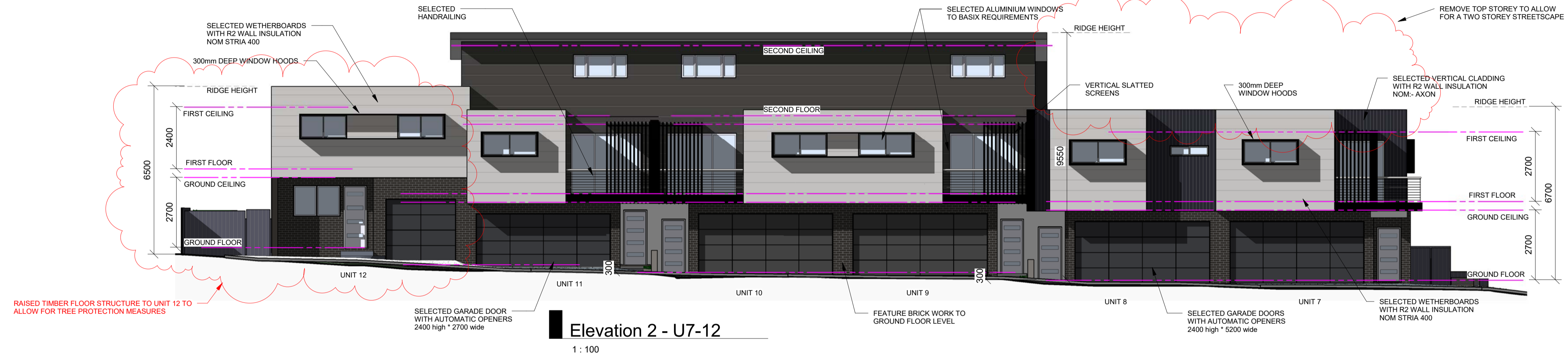
(02) 4952 7500
153 Lambton Road
Broadmeadow NSW 2292
www.plancentre.com.au
mail@plancentre.com.au



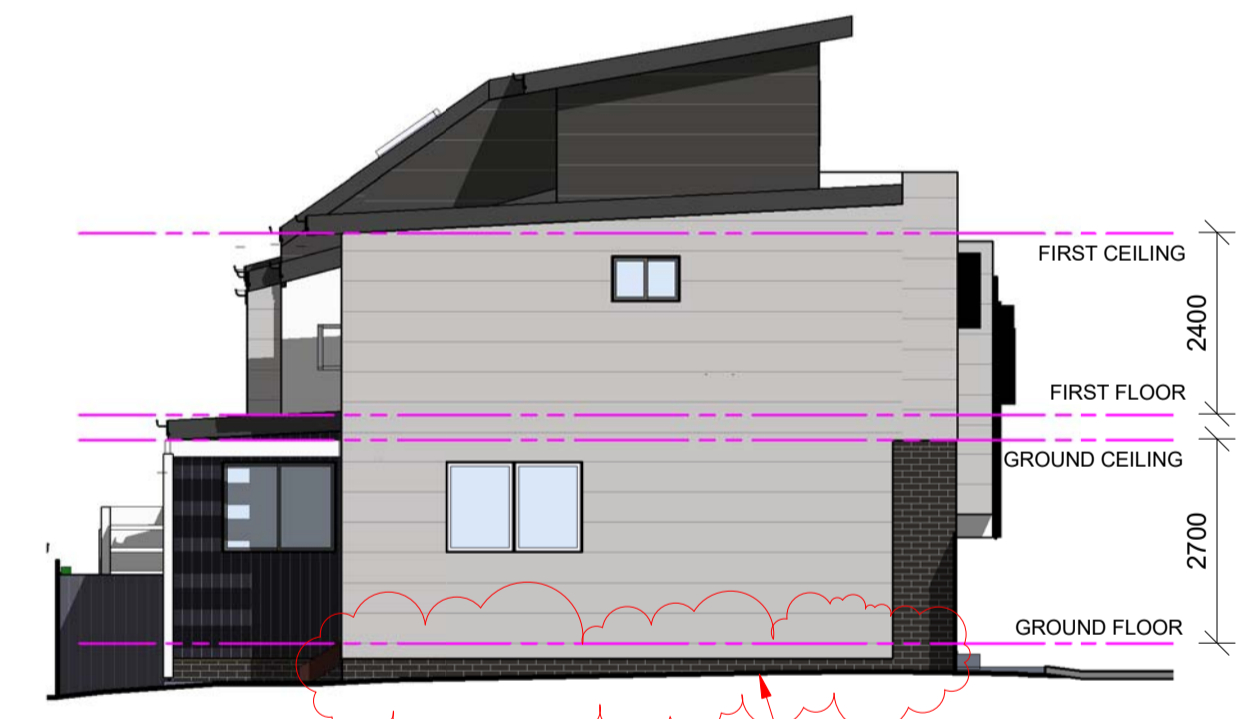
The Plan Centre is a member of



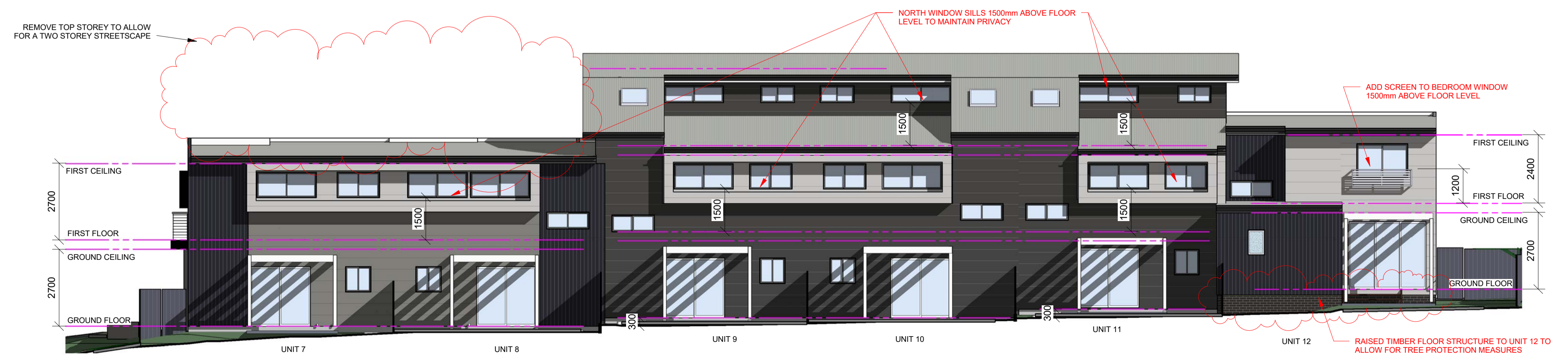
Elevation 1 - U7-12
1 : 100



Elevation 2 - U7-12
1 : 100



Elevation 3 - U7-12
1 : 100



Elevation 4 - U7-12
1 : 100

DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
17/09/19	MG	DA	1	Application Drawings
24/03/20	MG	DA	2	Revised Drawings
17/04/20	MG	DA	2B	Maintain Tree 2 - Implement Tree Protection measures
26/05/20	MG	DA	3	Reduce buildings to achieve 2 storey Streetscape

AMENDMENTS: DA2 - 25/03/20

PRIVACY
ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS
North side Units 7 to 12
Additional privacy screens added to first windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy OR
Windows facing side boundary adjusted to all have 1500mm sill heights to maintain privacy.

AMENDMENTS: DA2B - 17/04/20

TREE PROTECTION
Maintain Tree 2 to back boundary as requested
Implement Tree Protection measures as recommended by Arborist Units 12
Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.

AMENDMENTS: DA3 - 25/05/20

BULK AND SCALE
REDUCE UNIT SIZE FOR UNIT 1, 2, 7 & 8 AND REMOVE TOP FLOOR AREAS TO HAVE A 2 STOREY STREETSCAPE CHARACTER SIMILAR TO EXISTING DA APPROVED UNITS
ADJUST UNIT 6 TO ACHIEVE 3M BACK BOUNDARY SETBACK
ADJUST SITE TO ACHIEVE 25% COUNCIL LANDSCAPING

PROJECT:
Multi Dwelling

LOCATION:
106 & 108 Gosford Rd, Adamstown
L.1943 DP.755247-L.2 DP.333722

CLIENT: Macquarie Edge
JOB No: 12131

DRAWING: Unit Elevations - 7,8,9,10,11 & 12

DWG No: A06 of 7
SCALE: 1:100
STAGE: DA
ISSUE: 3





Shadow - June 9am
1 : 200



Shadow - June 12pm
1 : 200



Shadow - June 3pm
1 : 200

0 10 50mm ON ORIGINAL A1
 USE ORIGINAL DRAWINGS ONLY. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING FROM DRAWINGS. CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS UPON DISCOVERY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR WHOLE, WITHOUT PRIOR PERMISSION OF THE PLAN CENTRE.
 © COPYRIGHT 2019
The Plan Centre of Newcastle
 (02) 4952 7500
 153 Lambton Road
 Broadmeadow NSW 2292
 www.plancentre.com.au
 mail@plancentre.com.au

The Plan Centre is a member of **bdca** BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
17/09/19	MG	DA	1	Application Drawings
25/03/20	MG	DA	2	Revised Drawings
17/04/20	MG	DA	2B	Maintain Tree 2 - Implement Tree Protection measures
26/05/20	MG	DA	3	Reduce buildings to achieve 2 storey Streetscape

AMENDMENTS: DA2 - 25/03/20
PRIVACY
 ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS
 North side Units 7 to 12
 Additional privacy screens added to first windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy
 OR
 Windows facing side boundary adjusted to all have 1500mm sill heights to maintain privacy.

AMENDMENTS: DA2B - 17/04/20
TREE PROTECTION
 Maintain Tree 2 to back boundary as requested
 Implement Tree Protection measures as recommended by Arborist Units 12
 Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.

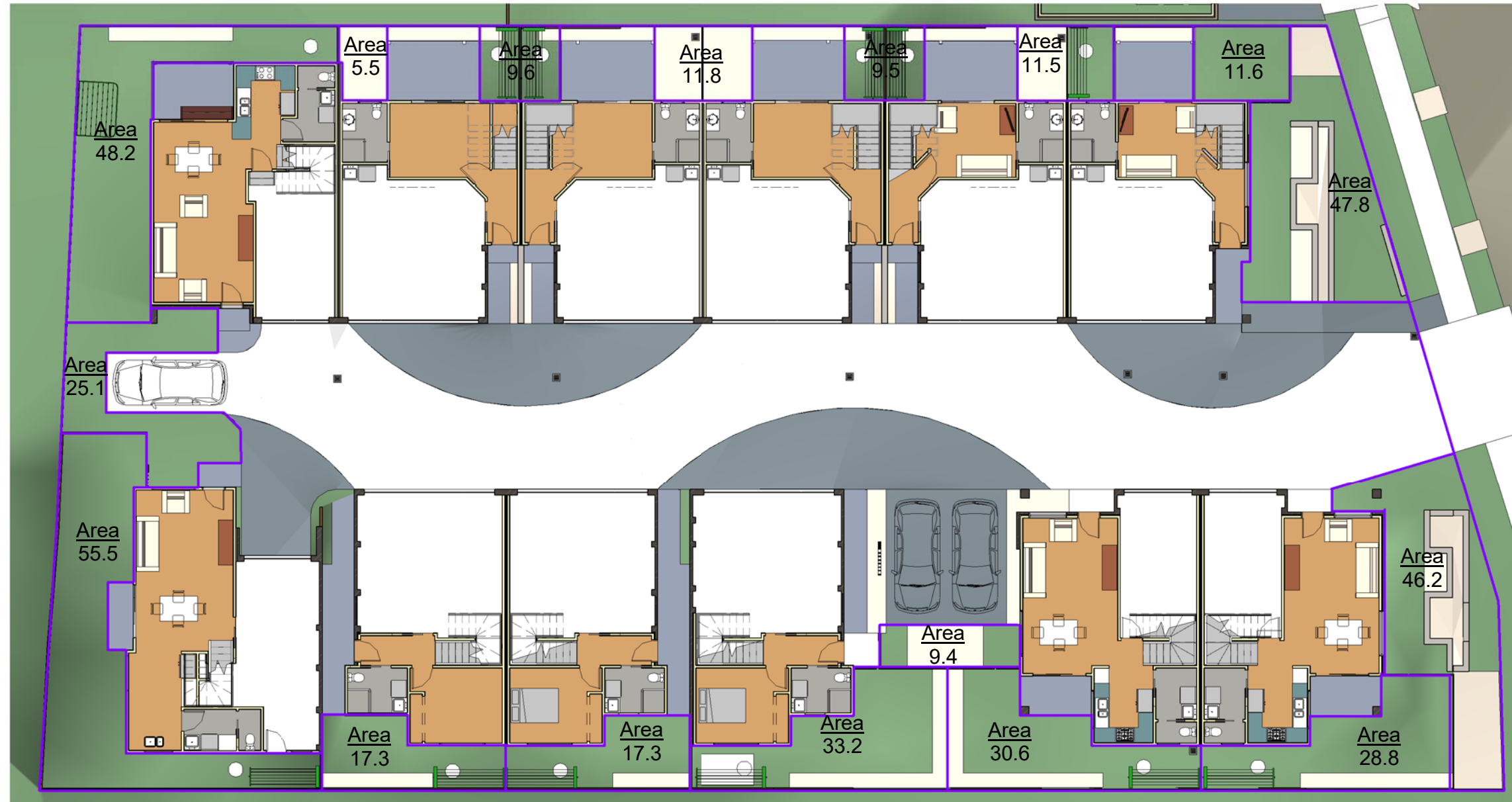
AMENDMENTS: DA3 - 25/05/20
BULK AND SCALE
 REDUCE UNIT SIZE FOR UNIT 1, 2, 7 & 8 AND REMOVE TOP FLOOR AREAS TO HAVE A 2 STOREY STREETSCAPE CHARACTER SIMILAR TO EXISTING DA APPROVED UNITS
 ADJUST UNIT 6 TO ACHIEVE 3M BACK BOUNDARY SETBACK
 ADJUST SITE TO ACHIEVE 25% COUNCIL LANDSCAPING

PROJECT:
 Multi Dwelling
LOCATION:
 106 & 108 Gosford Rd, Adamstown
 L.1943 DP.755247-L.2 DP.333722

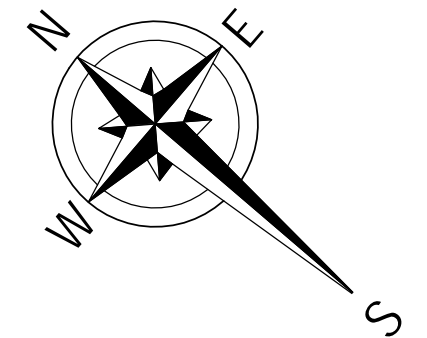
CLIENT:
 Macquarie Edge
JOB No:
 12131

DRAWING:
 Shadows
DWG No:
 A07 of 7
SCALE:
 1:200
STAGE:
 DA
ISSUE:
 3





SITE AREA = 1,678 SqM
 TOTAL LANDSCAPE AREA = 419.8 SqM
 LANDSCAPE AREA = 25%



Landscape Area

1 : 200

0	10	30mm ON ORIGINAL A3
---	----	---------------------

USE ORIGINAL DRAWINGS ONLY. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING FROM DRAWINGS. CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS UPON DISCOVERY. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED, IN PART OR WHOLE WITHOUT PRIOR PERMISSION OF THE PLAN CENTRE.

The Plan Centre of Newcastle

(02) 4952 7500
 153 Lambton Road
 Broadmeadow NSW 2292
www.plancentre.com.au
mail@plancentre.com.au



The Plan Centre is a member of

DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
26/05/20	MG	DA	3	Reduce buildings to achieve 2 storey Streetscape

PROJECT: Multi Dwelling	CLIENT: Macquarie Edge	JOB No.: 12131
LOCATION: 106 & 108 Gosford Rd, Adamstown L.1943 DP.755247-L.2 DP.333722	DRAWING: Landscape Area	DRAWING No.: L08 of 1
	SCALE: 1:200	STAGE: DA
		ISSUE: 3

© COPYRIGHT 2020





ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 21/07/2020 – DA2019/01146 – 106 GOSFORD ROAD,
ADAMSTOWN – MULTI DWELLING HOUSING - DEMOLITION OF
DWELLINGS AND OUTBUILDINGS, ERECTION OF 12 ATTACHED
UNITS AND 12 LOT STRATA SUBDIVISION**

ITEM-4 **Attachment B:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER



PROCESSING CHRONLOGY

DA2019/01146 - 106-108 Gosford Road Adamstown

22 October 2019	Application lodged
31 October - 18 November 2019	Public Notification period. 17 submission received.
17 March 2020	Public Voice Committee Meeting. Following Public Voice, further submissions, a community petition and a slideshow presentation were received expressing continued concerns regarding the proposal.
25 March 2020	Amended plans submitted. Changes to the proposal included the provision of privacy screens to windows of habitable rooms facing neighbours; increased landscaped area and retention of a large tree along the rear boundary
17 April 2020	Amended plans submitted. Changes to the proposal included a reduction in the number of three-storey dwellings. The amended plans were not re-notified as it was decided that the amended proposal resulted in reduced impact to neighbouring residents. The amended plans however were made publicly viewable on CN's website.
21 May 2020	Development Applications Committee
26 May 2020	Amended plans submitted. Changes to the proposal included reducing the height of the front dwellings from three-storey to two-storey. The roof-form has been amended to reduce visual impact to neighbours. The rear setback and landscaping have increased to comply with NDCP 2012.
27 May - 16 June 2020	Public Notification period. 55 submission received.