

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 2 DA2017/01376 - 495-501 Hunter Street & 364 King Street Newcastle

Demolition of buildings, erection of fifteen storey mixed use development with three retail/commercial tenancies, 87 residential units, associated car parking and site works

Attachment A - Submitted Plans Attachment B - Processing Chronology

PUBLIC VOICE COMMITTEE MEETING

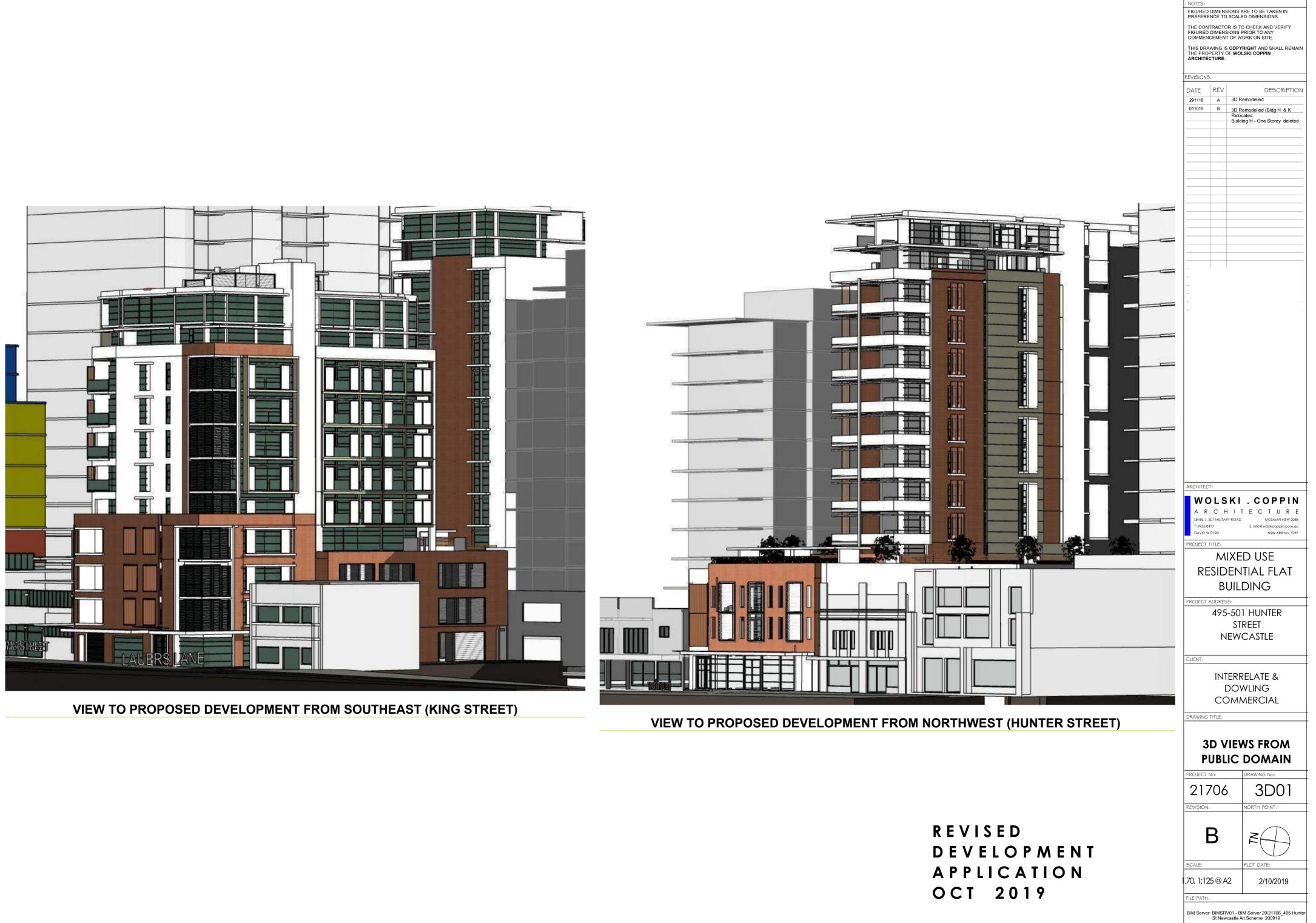
18 February 2020

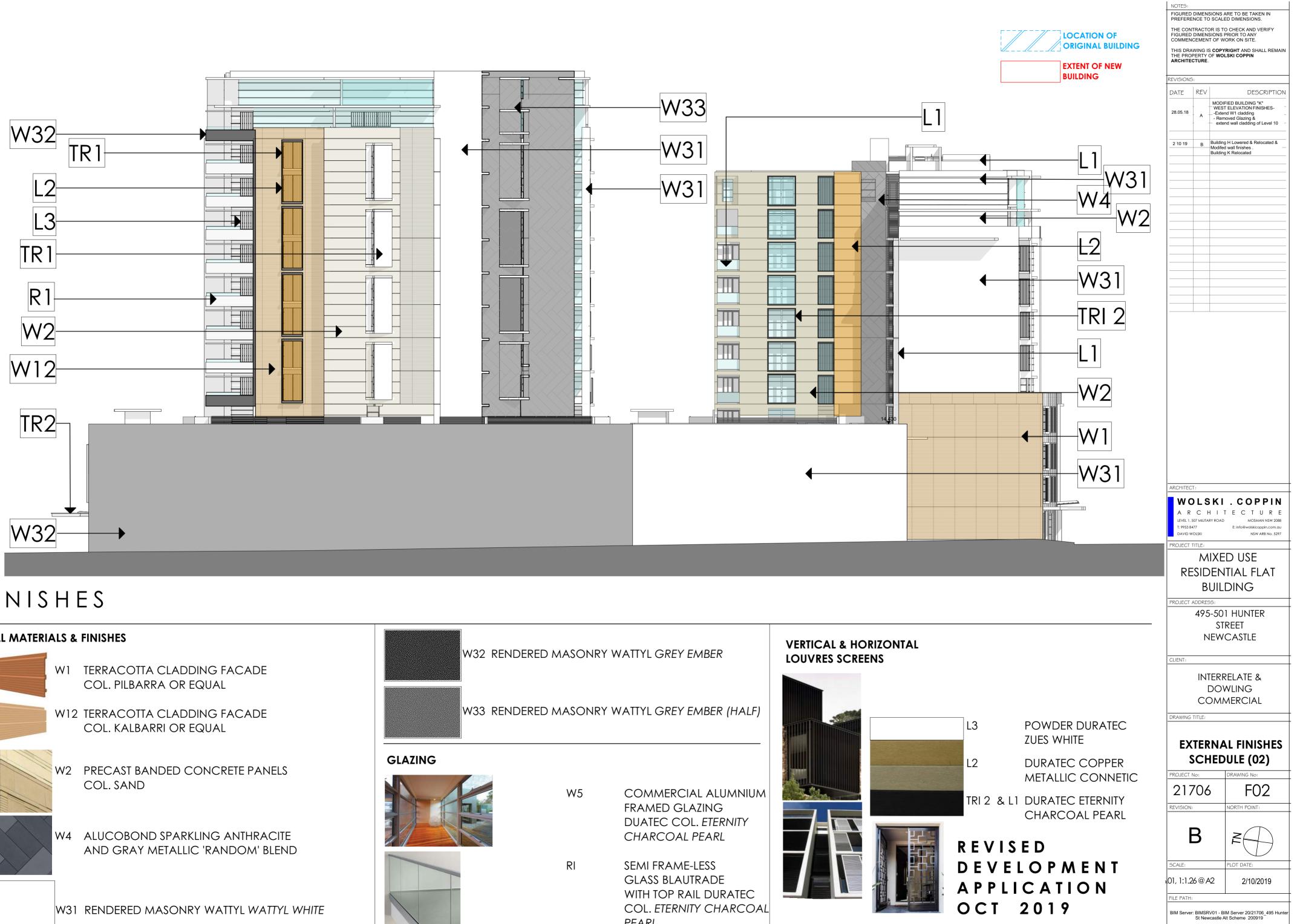
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DA2017/01376 - 495-501 Hunter Street & 364 King Street Newcastle

Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER

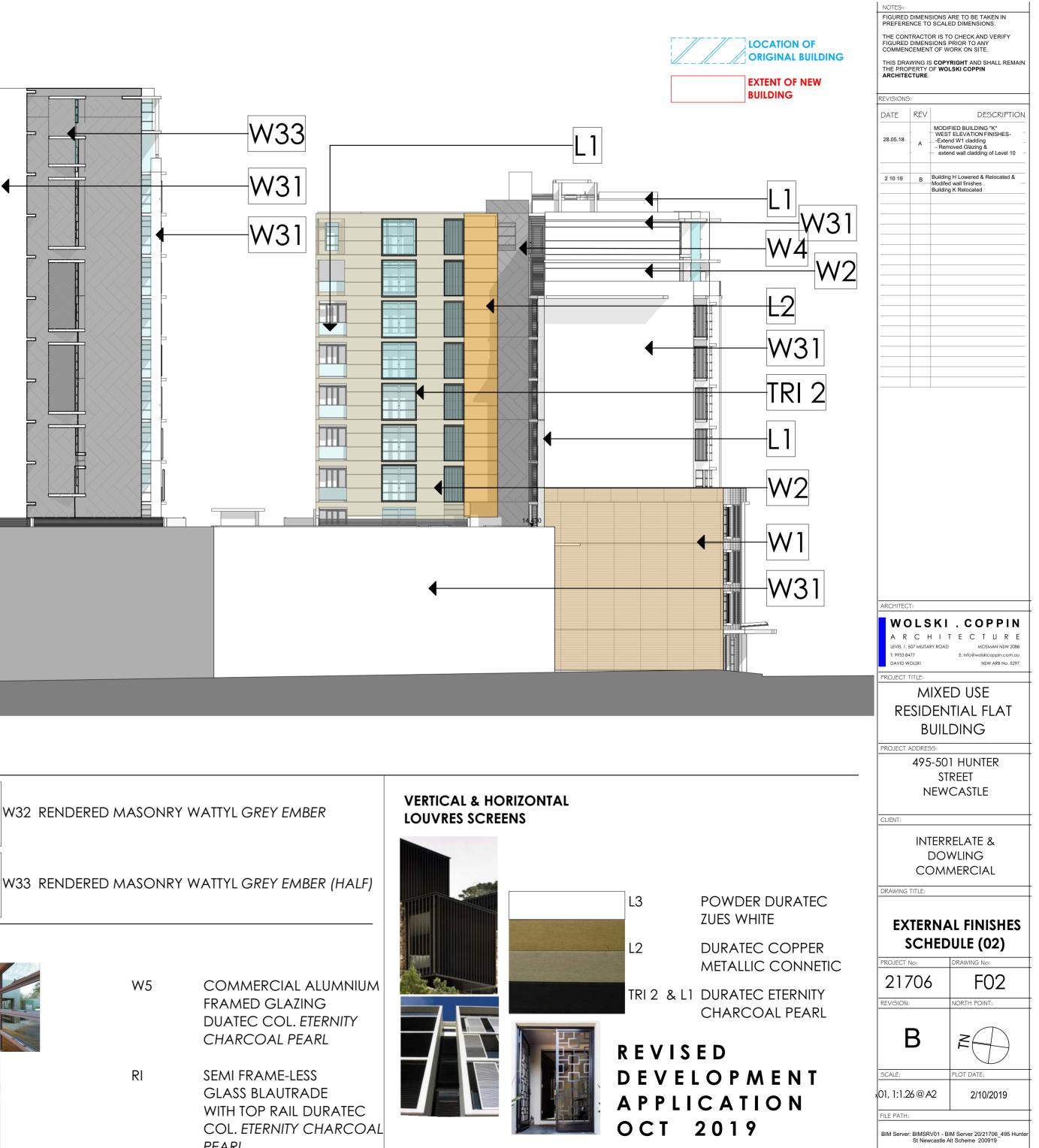




FINISHES

WALL MATERIALS & FINISHES



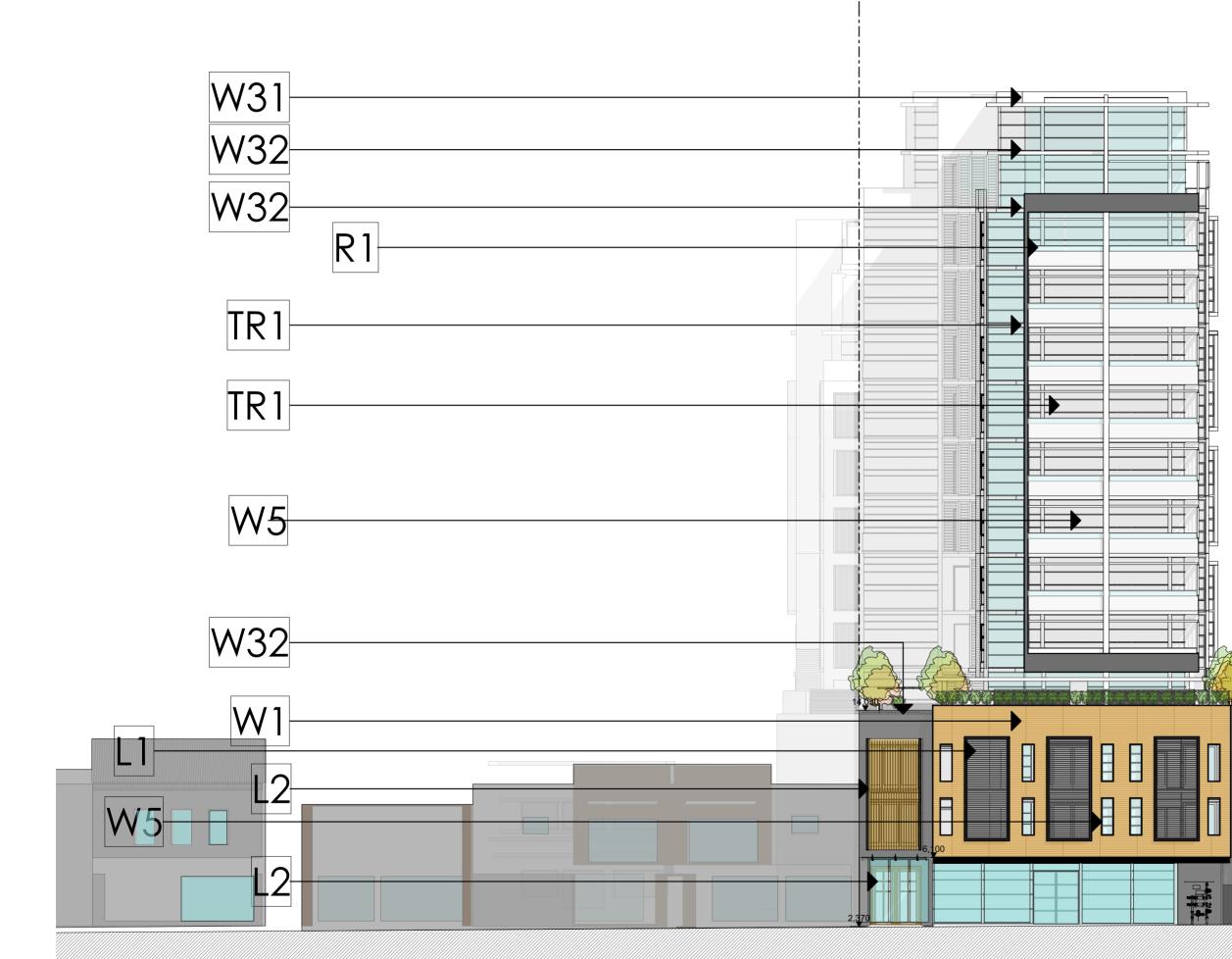




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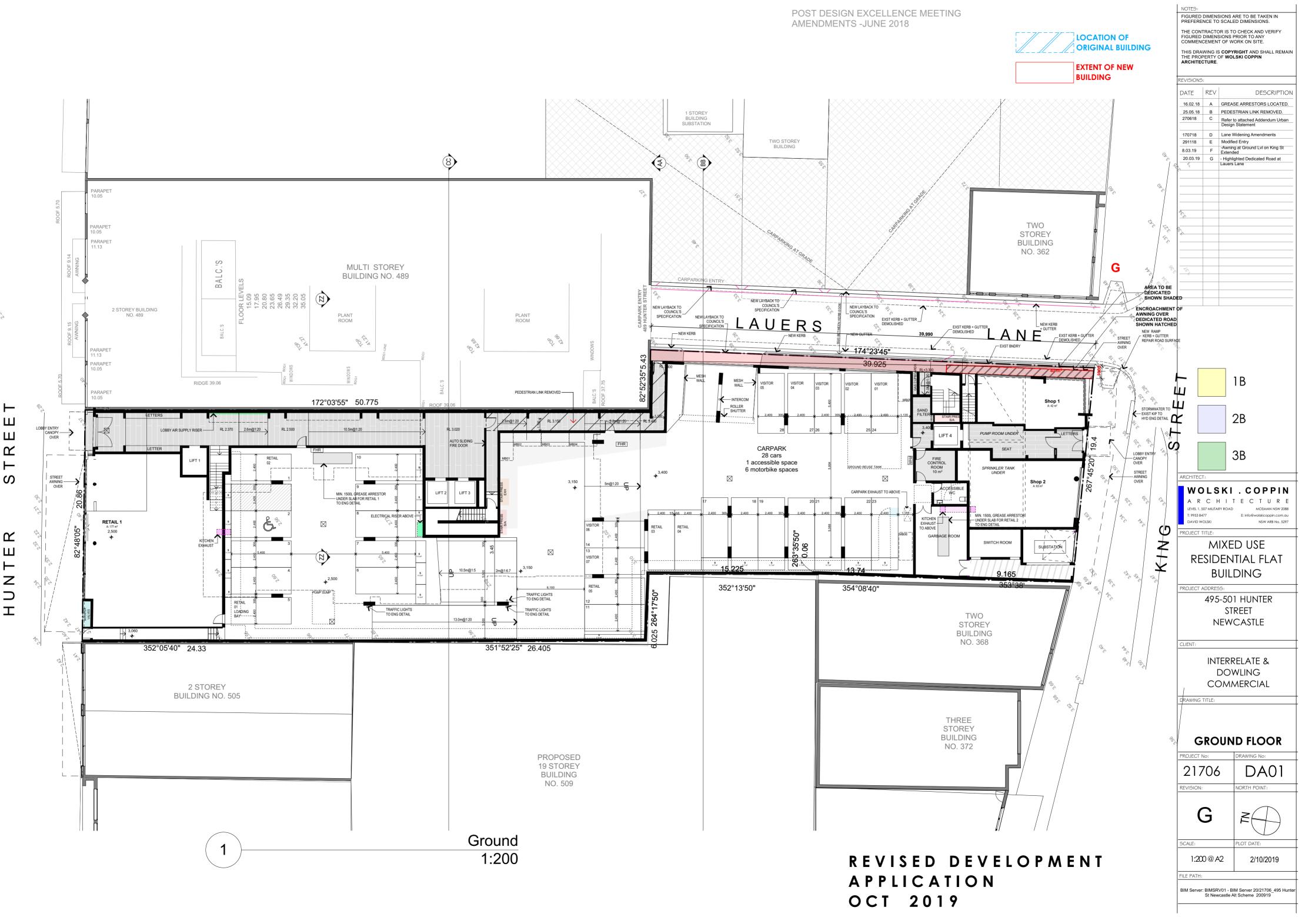
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REVISED DEVELOPMENT APPLICATION OCT 2019



FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. FINISHES THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE. THIS DRAWING IS **COPYRIGHT** AND SHALL REMAIN THE PROPERTY OF **WOLSKI COPPIN ARCHITECTURE**. WALL MATERIALS & FINISHES VISIONS: DATE REV W1 TERRACOTTA CLADDING FACADE DESCRIPTION 28.05.18 A Modified Wall height & Finishes COL. PILBARRA OR EQUAL One storey deleted. Modified Wall Finishes 2.10.19 B W12 TERRACOTTA CLADDING FACADE COL. KALBARRI OR EQUAL W2 PRECAST BANDED CONCRETE PANELS COL. SAND W4 ALUCOBOND SPARKLING ANTHRACITE AND GRAY METALLIC 'RANDOM' BLEND W31 RENDERED MASONRY WATTYL WATTYL WHITE W32 RENDERED MASONRY WATTYL GREY EMBER W33 RENDERED MASONRY WATTYL GREY EMBER (HALF) **VERTICAL & HORIZONTAL** RCHITECT: LOUVRES SCREENS WOLSKI . COPPIN ARCHII LEVEL 1, 507 MILITARY RO POWDER DURATEC MOSMAN NSW 2088 L3 9953 8477 kicoppin.com.a DAVID WOLSKI NSW ARB No. 5297 ZUES WHITE PROJECT TITLE: MIXED USE L2 DURATEC COPPER **RESIDENTIAL FLAT** METALLIC CONNETIC BUILDING TRI 2 & L1 DURATEC ETERNITY PROJECT ADDRESS 495-501 HUNTER CHARCOAL PEARL STREET NEWCASTLE CLIENT **INTERRELATE &** DOWLING COMMERCIAL DRAWING TITLE: GLAZING **EXTERNAL FINISHES SCHEDULE 01** W5 COMMERCIAL ALUMNIUM PROJECT No: DRAWING No: FRAMED GLAZING F01 21706 DUATEC COL. ETERNITY CHARCOAL PEARL REVISION: NORTH POINT: В RI SEMI FRAME-LESS GLASS BLAUTRADE WITH TOP RAIL DURATEC SCALE: LOT DATE: COL. ETERNITY CHARCOAL 51, 1:1.26@A2 28 05 18 PEARL FILE PATH:

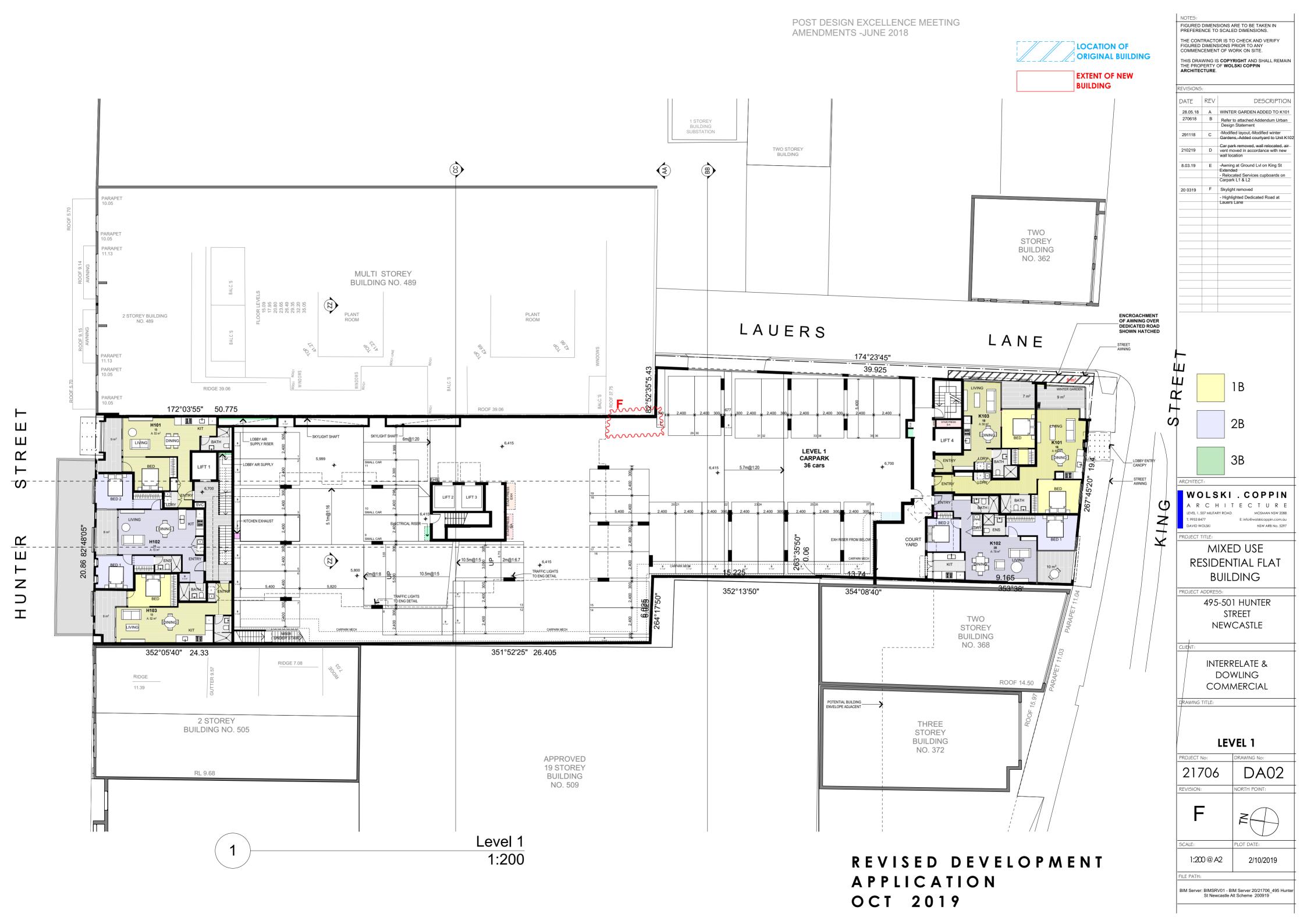
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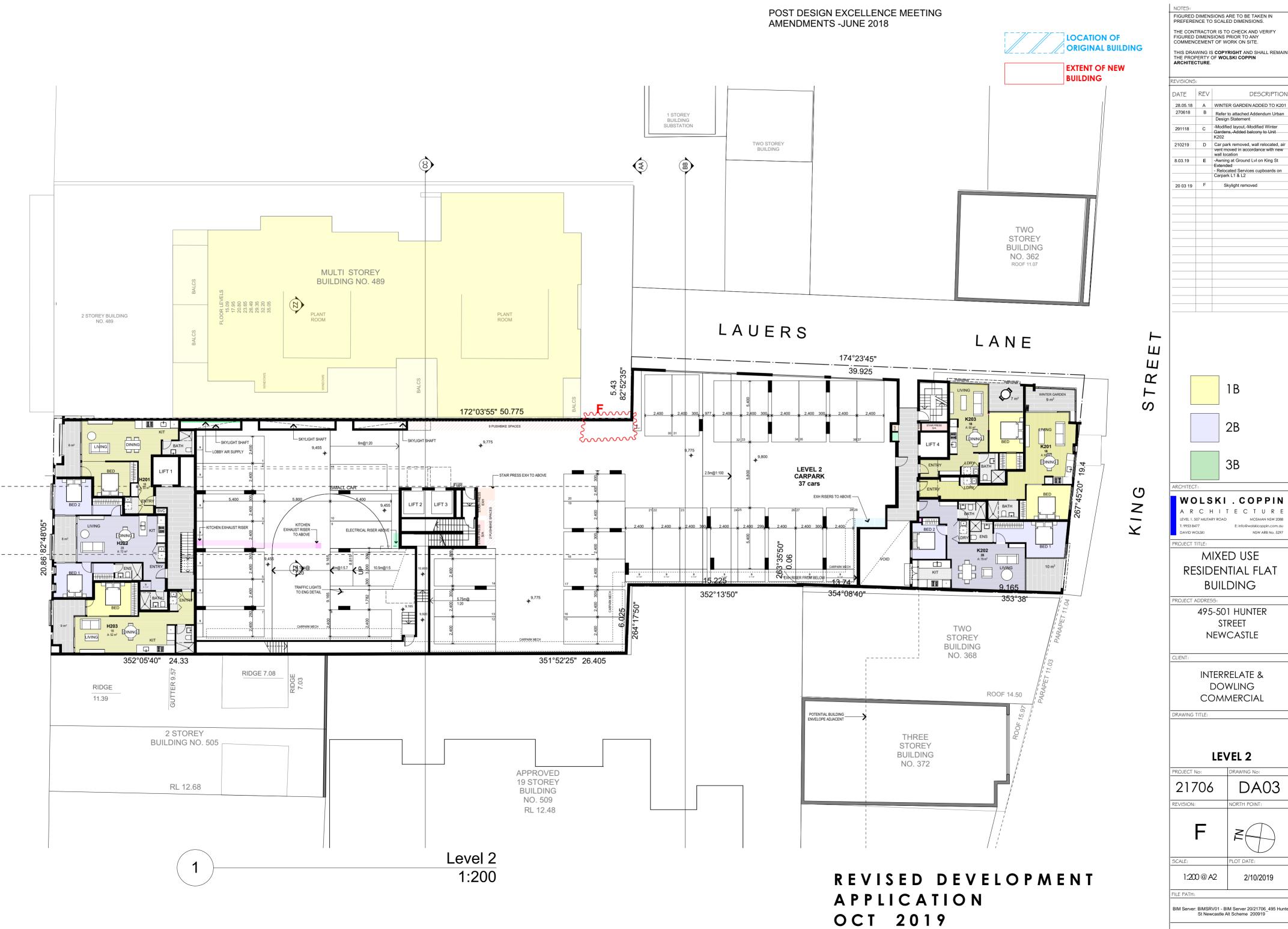


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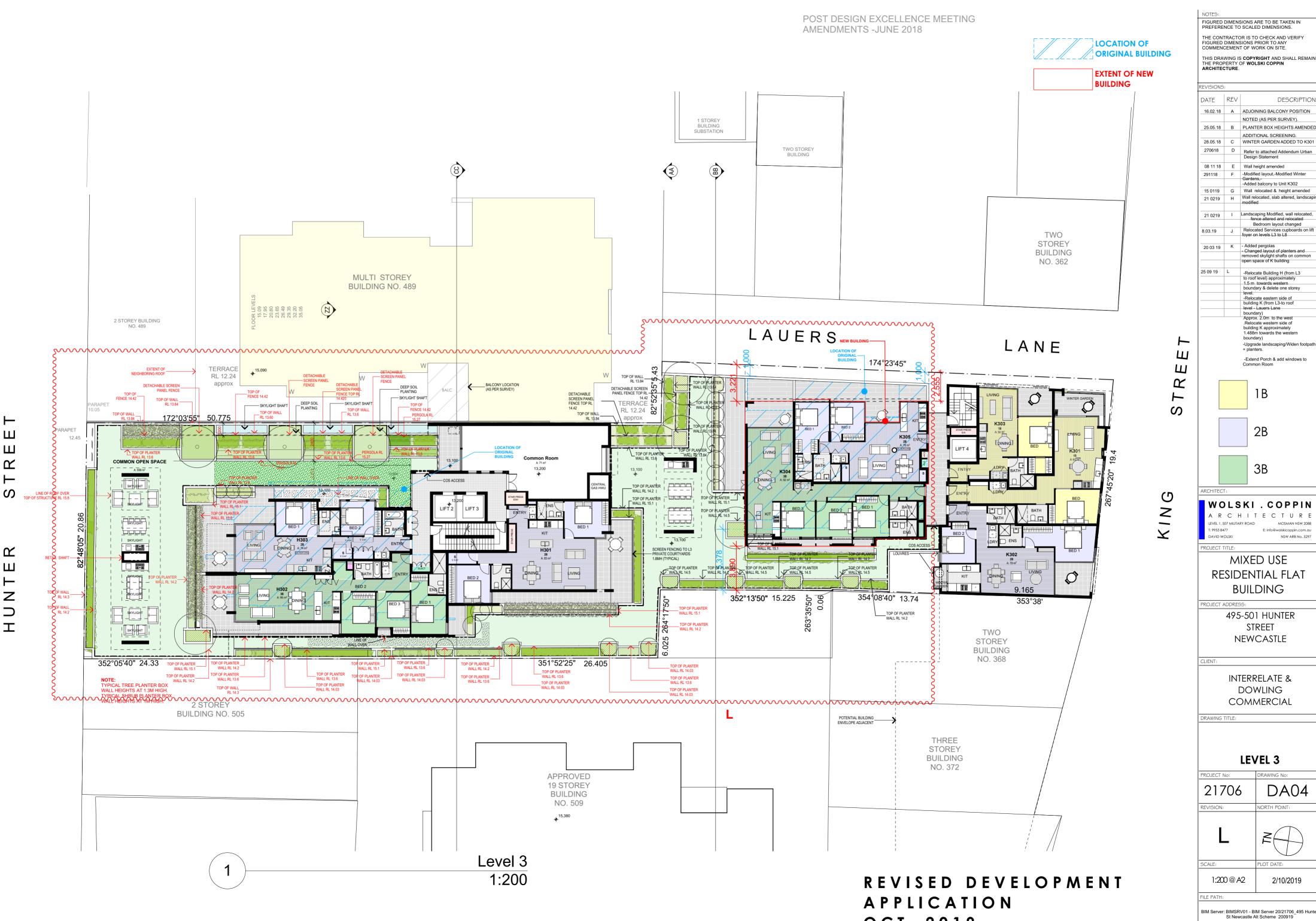
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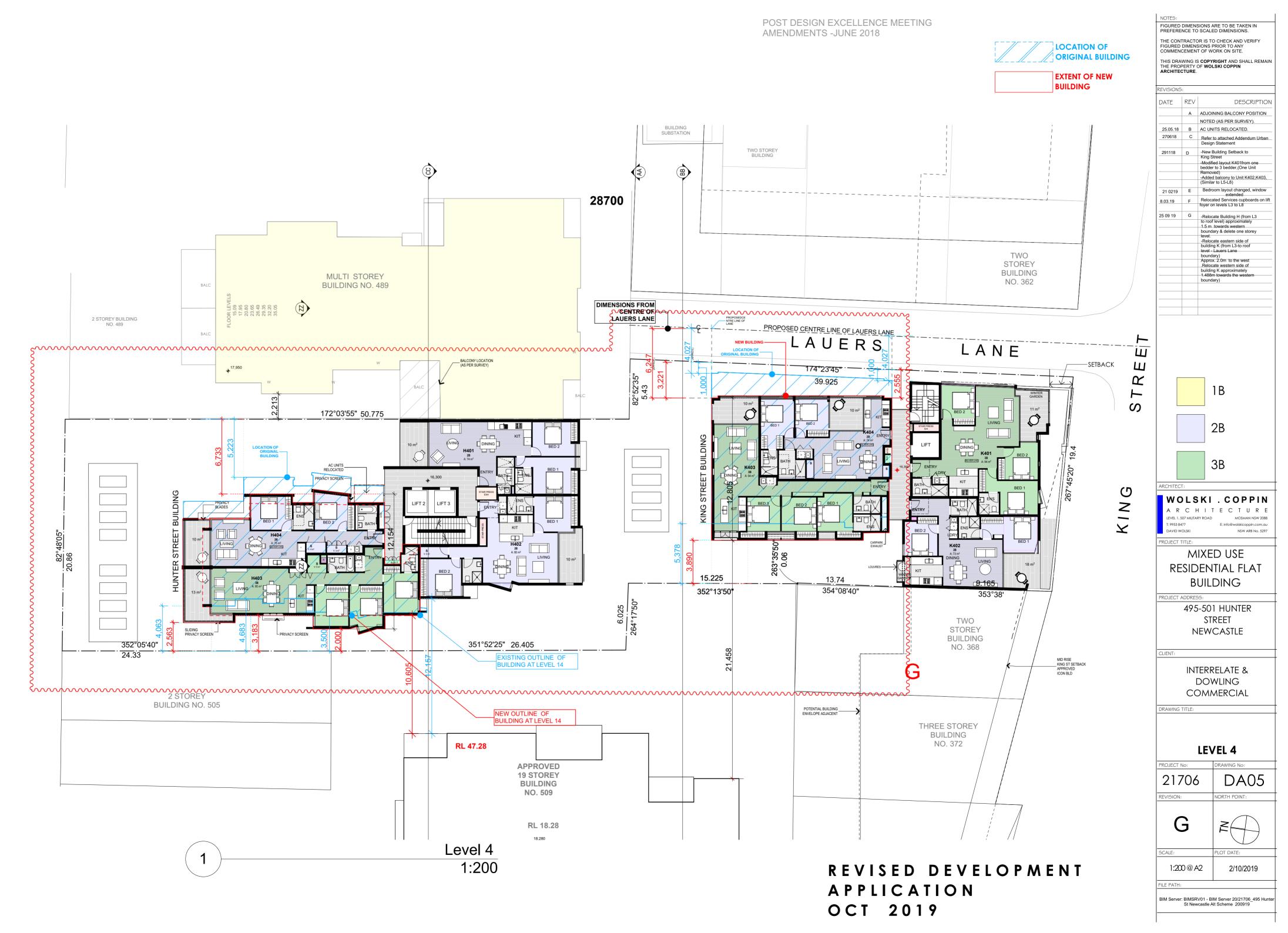
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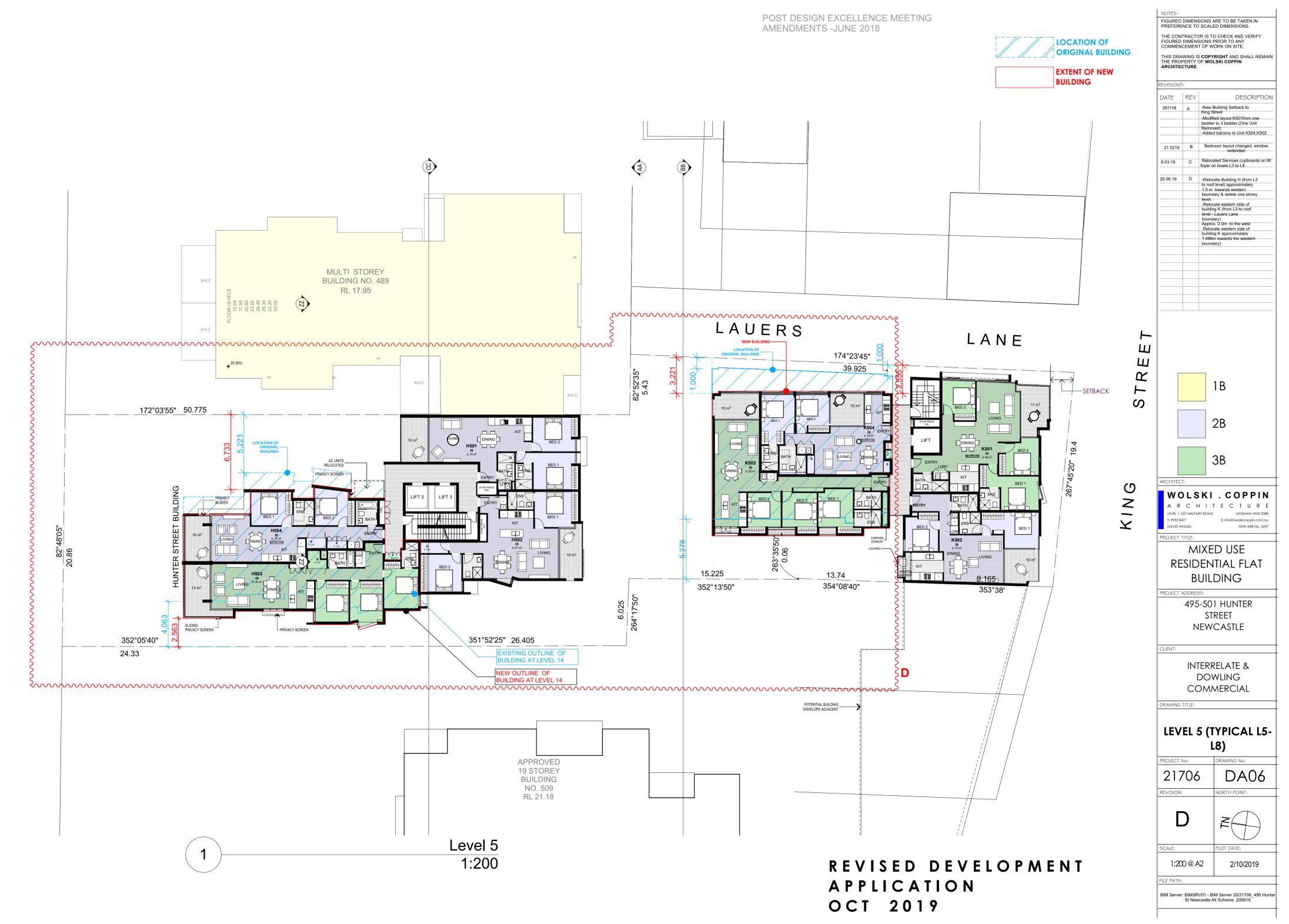


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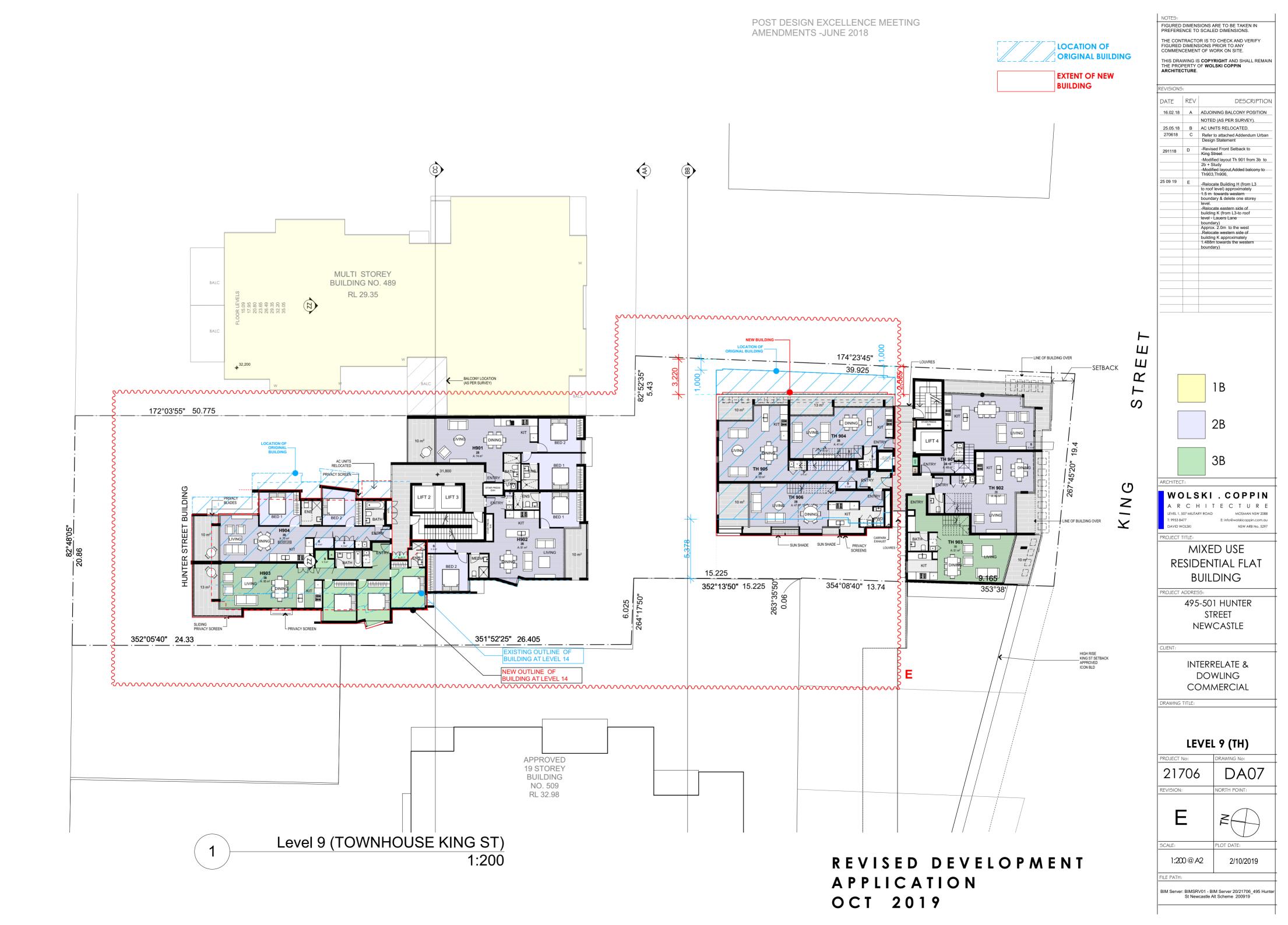
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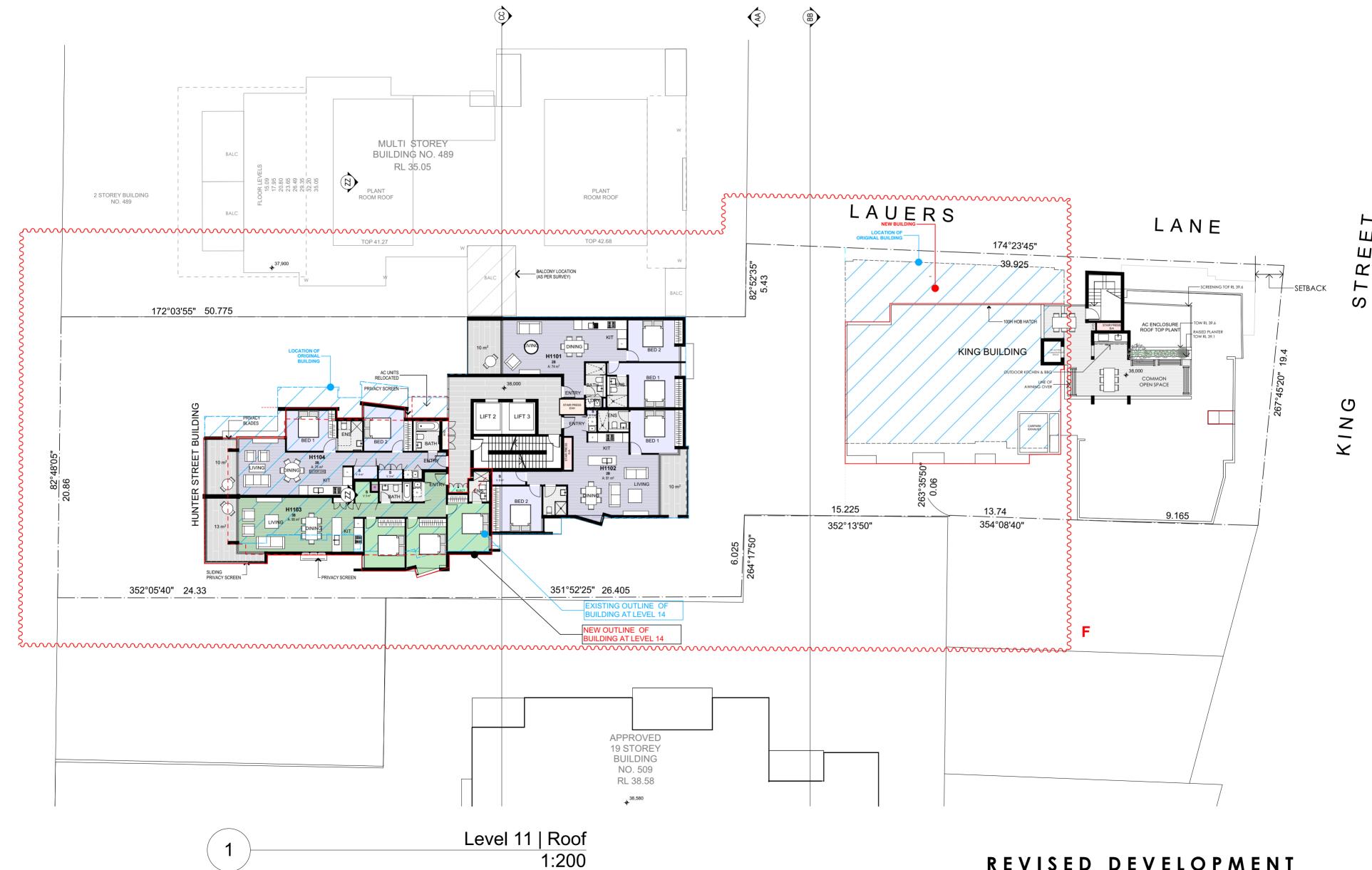
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25.05.18 28.05.18	B C	AC UNITS RELOCATED. SKYLIGHT ADDEDTO ROOF OVER
270618	D	TH902 Refer to attached Addendum Urban
		Design Statement - Revised Front Setback to
291118	E	- Revised Front Setback to King Street -Revised Roof
		-Revised Common Space on Street Edge
25 09 19	F	-Relocate Building H (from L3 to roof level) approximately
		1.5 m towards western boundary & delete one storey level.
		-Relocate eastern side of building K (from L3-to roof level - Lauers Lane
		Approx. 2.0m to the west .Relocate western side of
		building K approximately 1.488m towards the western
		boundary)
		2B
		3B
ARCHITECT		
		KI.COPPIN
LEVEL 1, 5	07 MILITAI	RY ROAD MOSMAN NSW 2088 E: info@wolskicoppin.com.au
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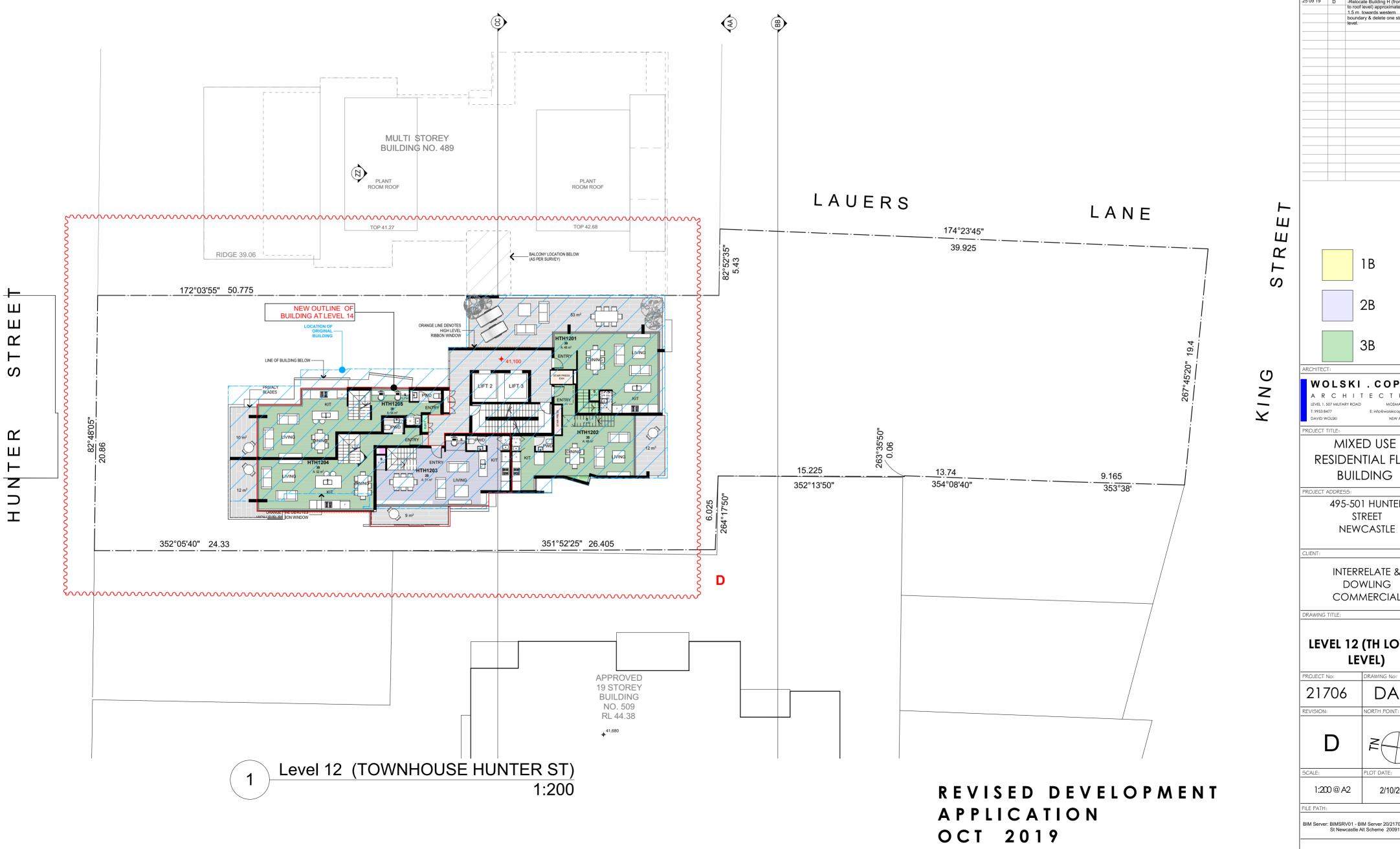
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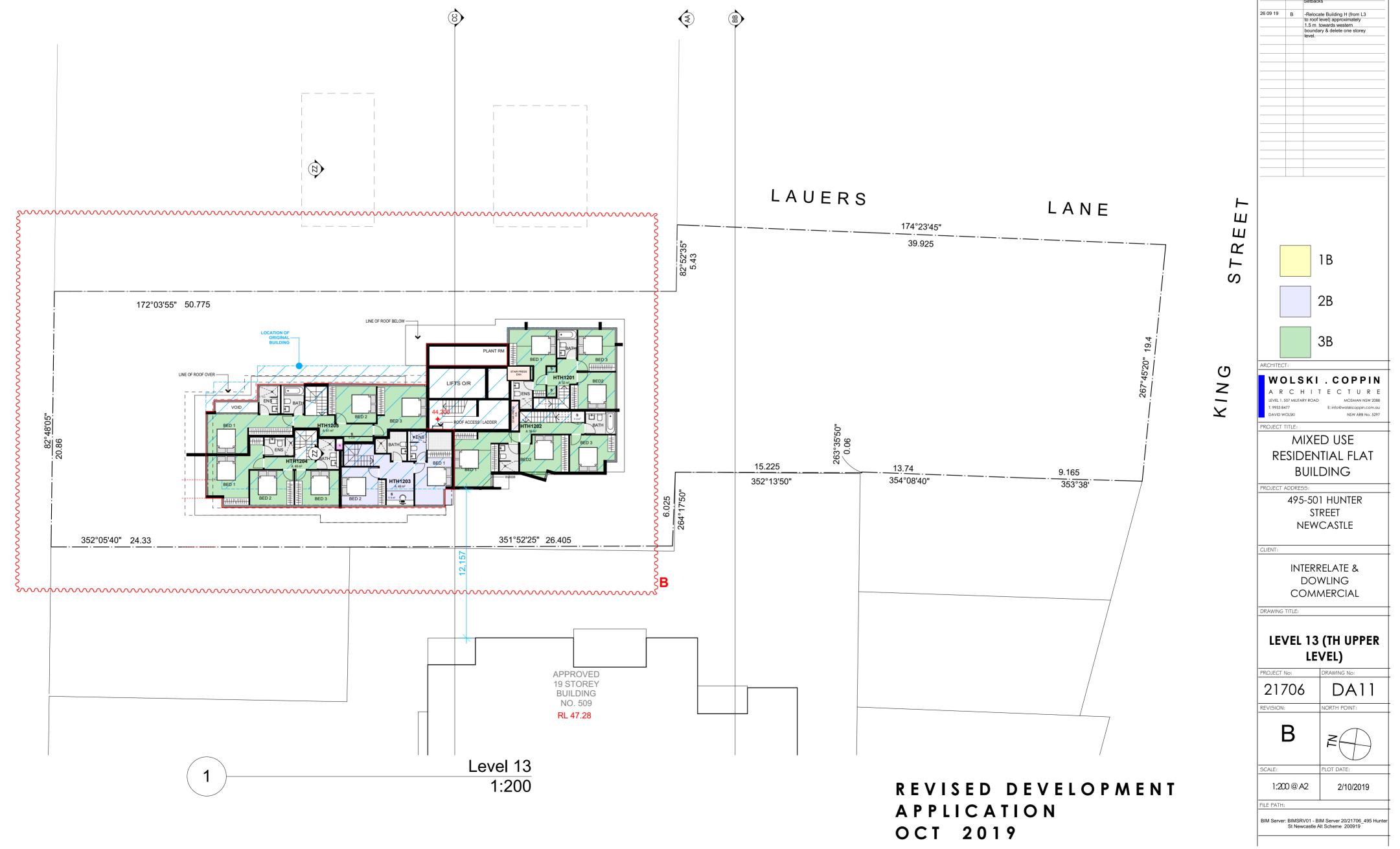






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25 09 19	D	-Relocate Building H (from L3 to roof level) approximately 1.5 m towards western boundary & delete one storey
		level.
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		KI.COPPIN
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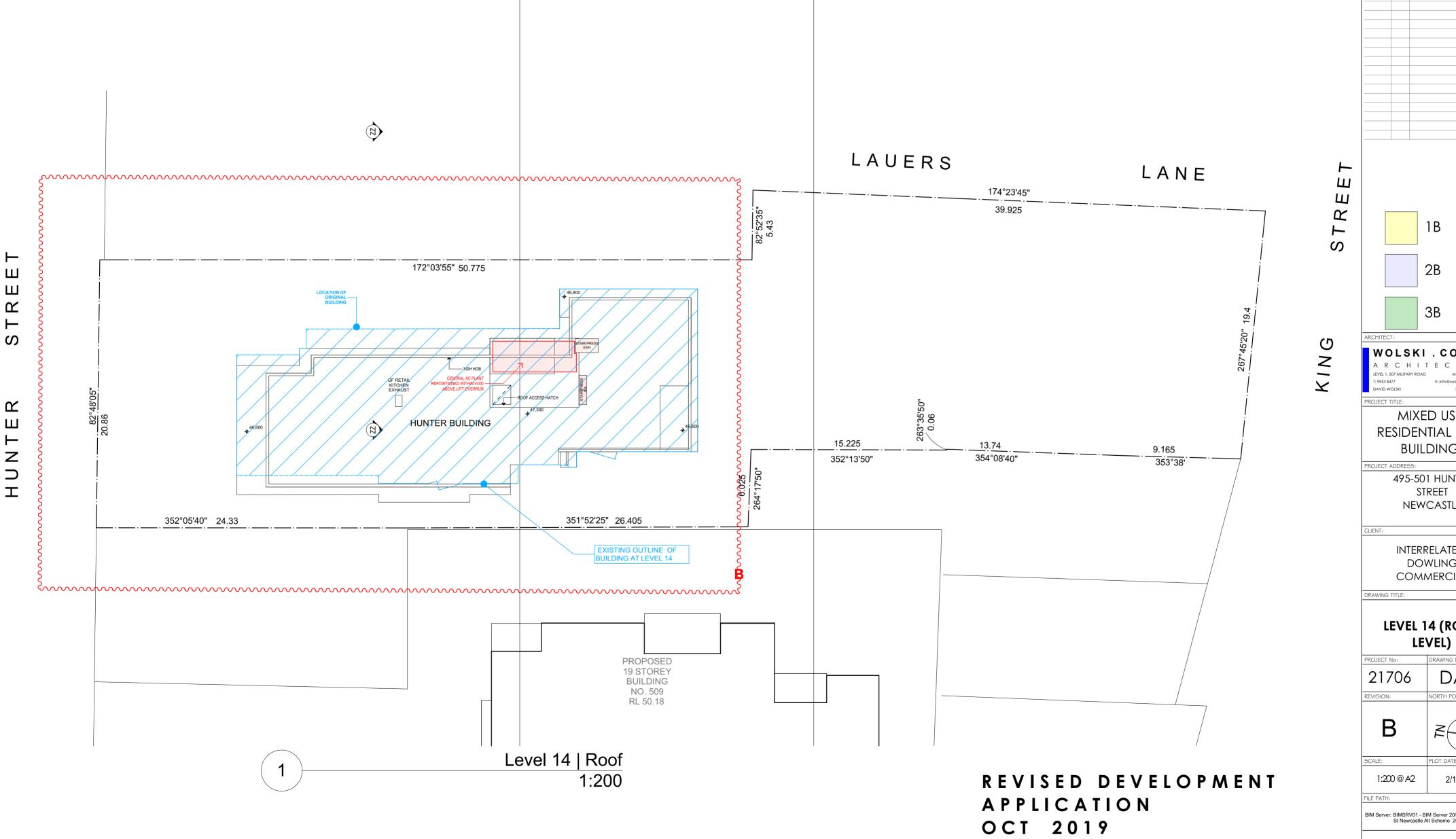
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		west boundary & delete one storey level.
		-Building H Relocate 1.02 m from Lauers Lane boundary.
		(from L4 - to roof level) -Added Setback dimensions
		(showing Original Da & new Setbacks
26 09 19	в	-Relocate Building H (from L3
		to roof level) approximately 1.5 m towards western boundary & delete one storey
		level.
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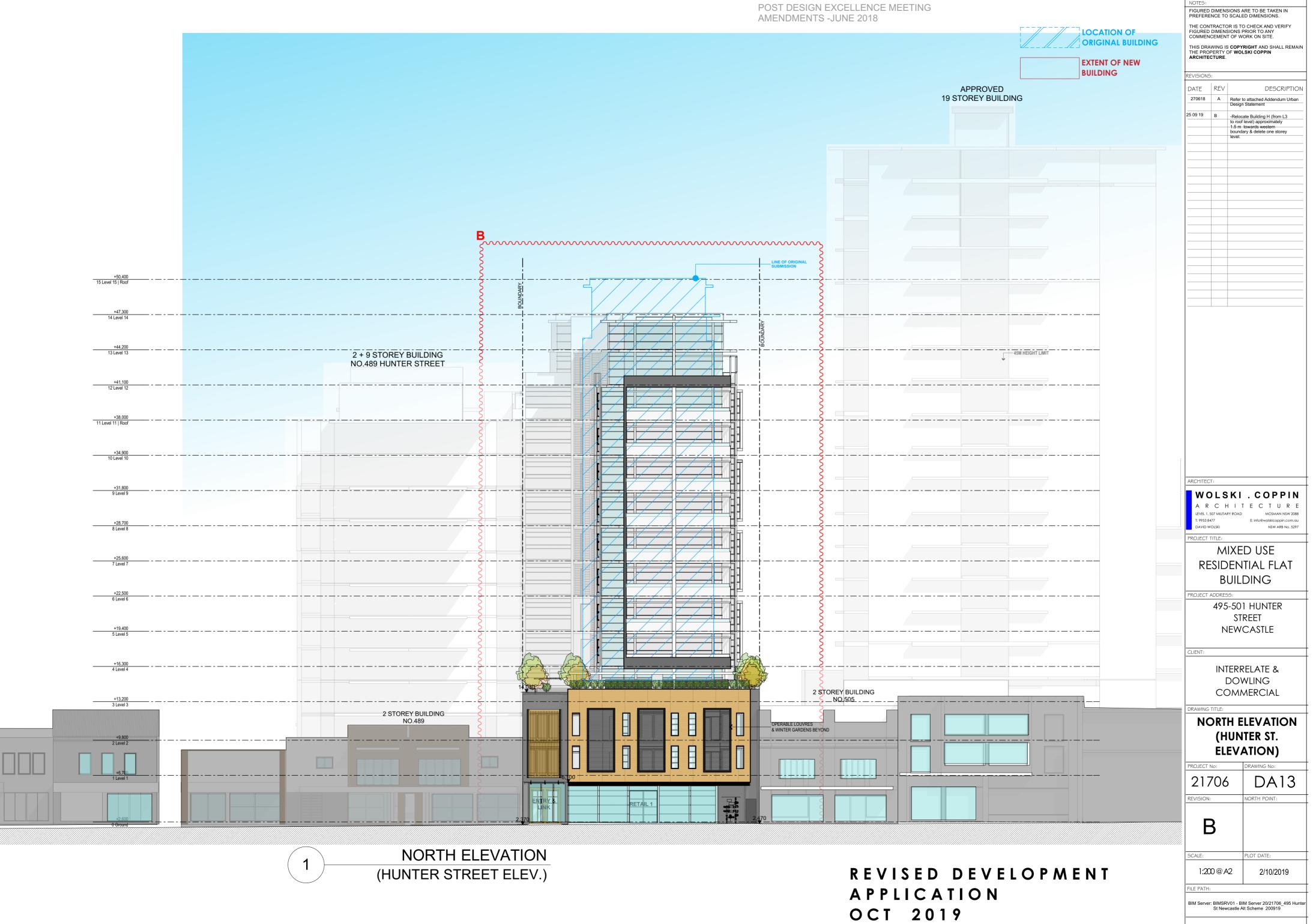
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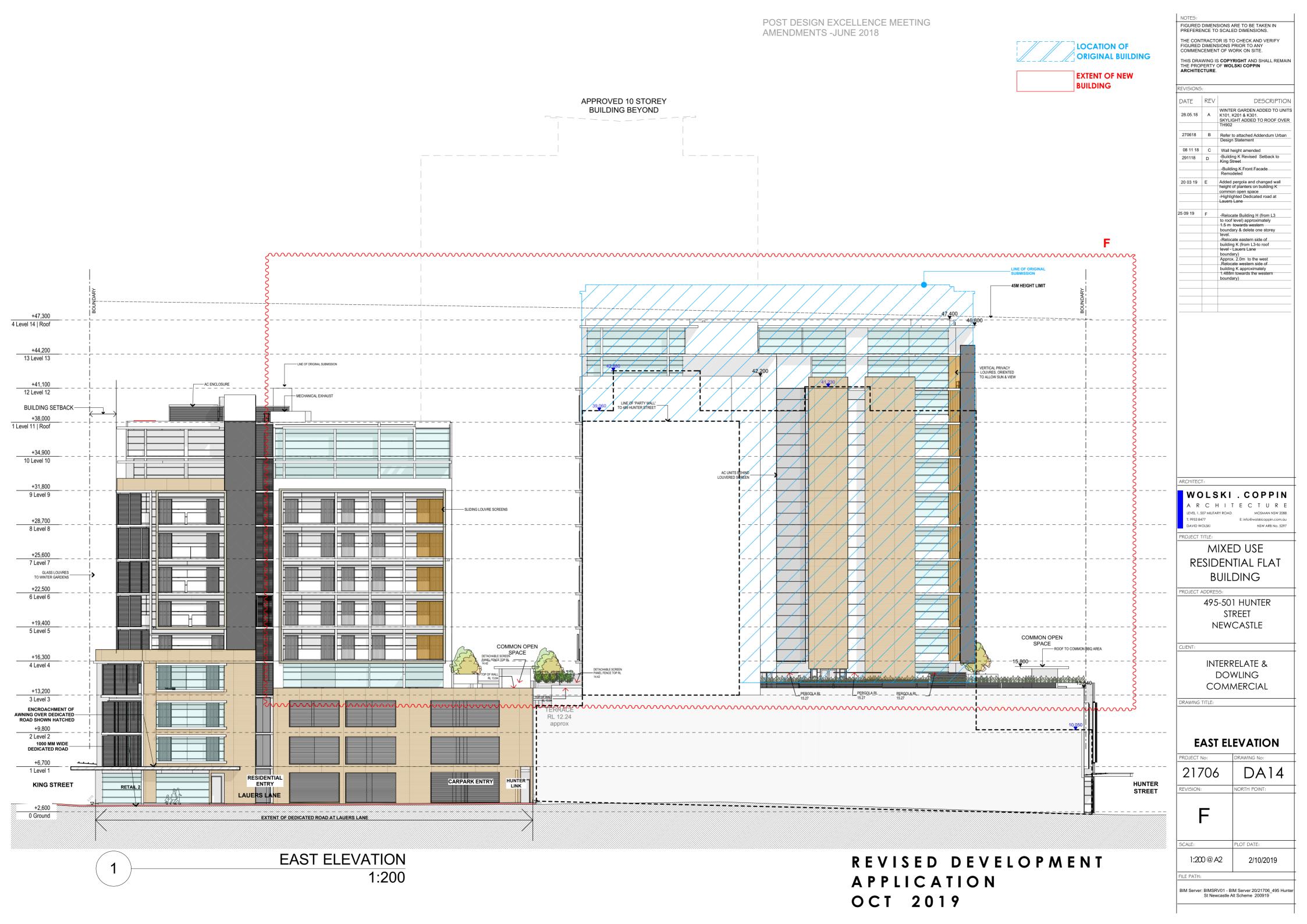


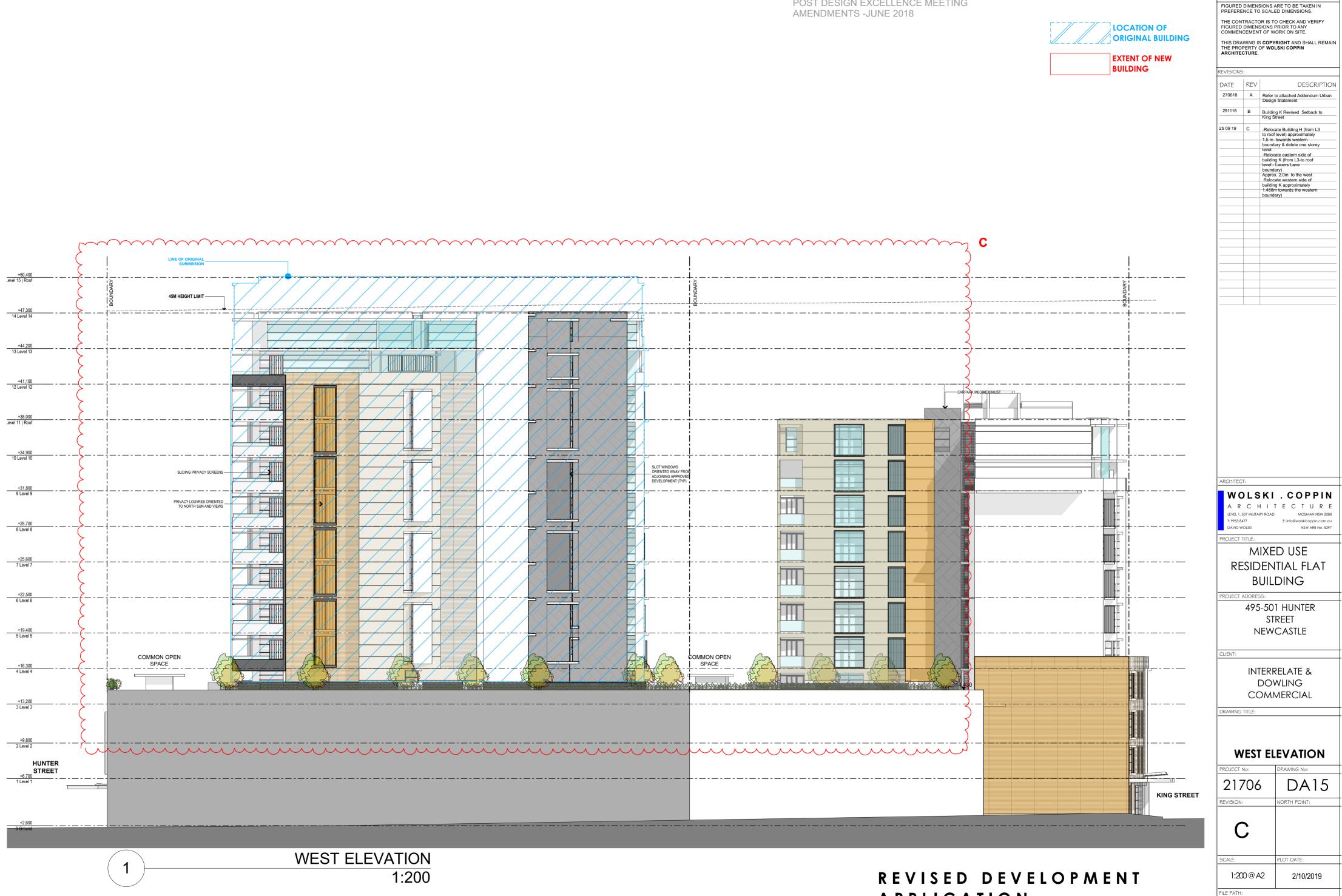


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APPLICATION OCT 2019

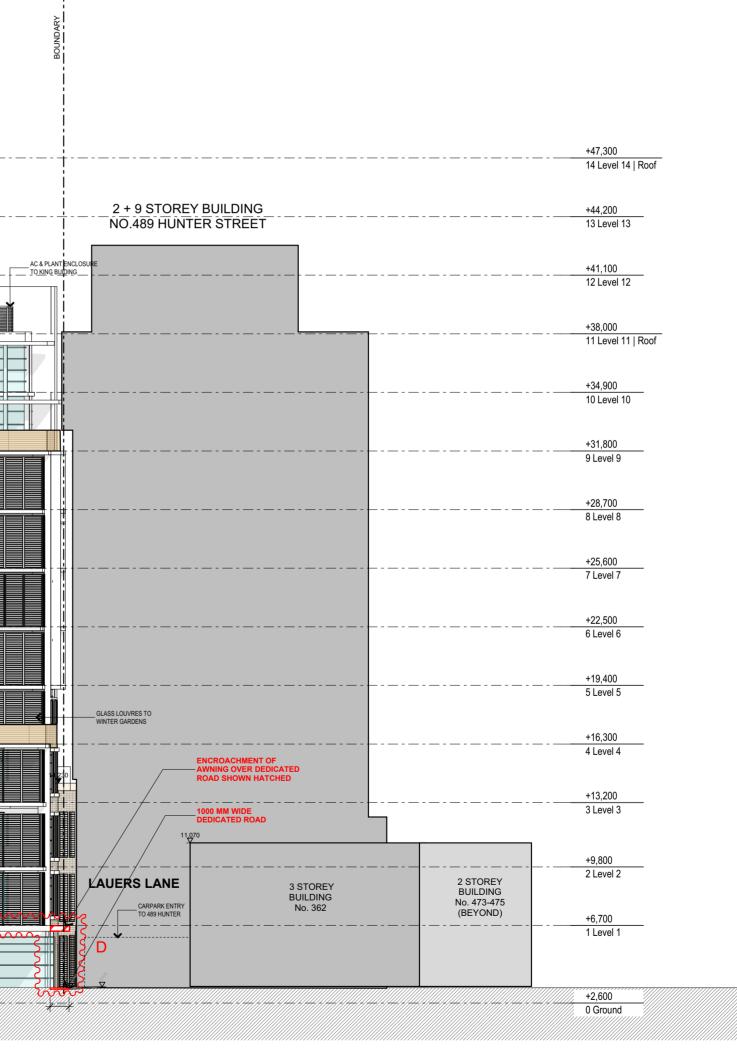
POST DESIGN EXCELLENCE MEETING AMENDMENTS -JUNE 2018

NOTES

BIM Server: BIMSRV01 - BIM Server 20/21706_495 Hunt St Newcastle Alt Scheme 200919

APPROVED 19 STOREY BUILDING (BEYOND) H -----CARPARK MECH, EXHAUST ______ E Ц + R F 14,500 V 1 11,040 2 STOREY BUILDING No. 368 3 STOREY BUILDING No. 375 SOUTH ELEVATION 1 (KING STREET ELEV.)

REVISED DEVELOPMENT APPLICATION OCT 2019



ARCHITE		
REVISIONS	:	
DATE	REV	DESCRIPTION
28.05.18	A	WINTER GARDEN ADDED TO UNITS K101, K201 & K301
270618	в	Refer to attached Addendum Urban Design Statement
291118	с	Building K Front Facade Remodel
20.03.19	D	-Awning Extended -Highlighted Dedicated Road at Lauers Lane
ARCHITEC	T:	
wc	DLS	SKI.COPPIN
A R		HITECTURE RY ROAD MOSMAN NSW 2088
W C A R	DLS CH 507 MILITA 477	HITECTURE
W C A R LEVEL 1, 5 T: 9953 84 DAVID W	DLS CH 507 MILITA 477 YOLSKI TITLE :	H I T E C T U R E MOSMAN NSW 2088 E: info@wolskicoppin.com.cu NSW ARB No. 5297
W C A R LEVEL 1, 5 T: 9953 84 DAVID W	DLS CH 507 MILITA 477 YOLSKI TITLE :	H I T E C T U R E RY ROAD MOSMAN NSW 2088 E: info@wolskicoppin.com.au
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RE	DLS CH 507 MILITA 177 OLSKI TITLE: M SID B	HITECTURE MOSMAN NSW 2088 E: info@wolkicoppin.com.au NSW ARB NO. 5297
RE	DLS CH 507 MILITA 177 OLSKI TITLE: M SID B ADDRES	HITECTURE MOSMAN NSW 2088 E: info@iwolskicoppin.com.au NSW ARB NO. 5297 NXED USE DENTIAL FLAT UILDING
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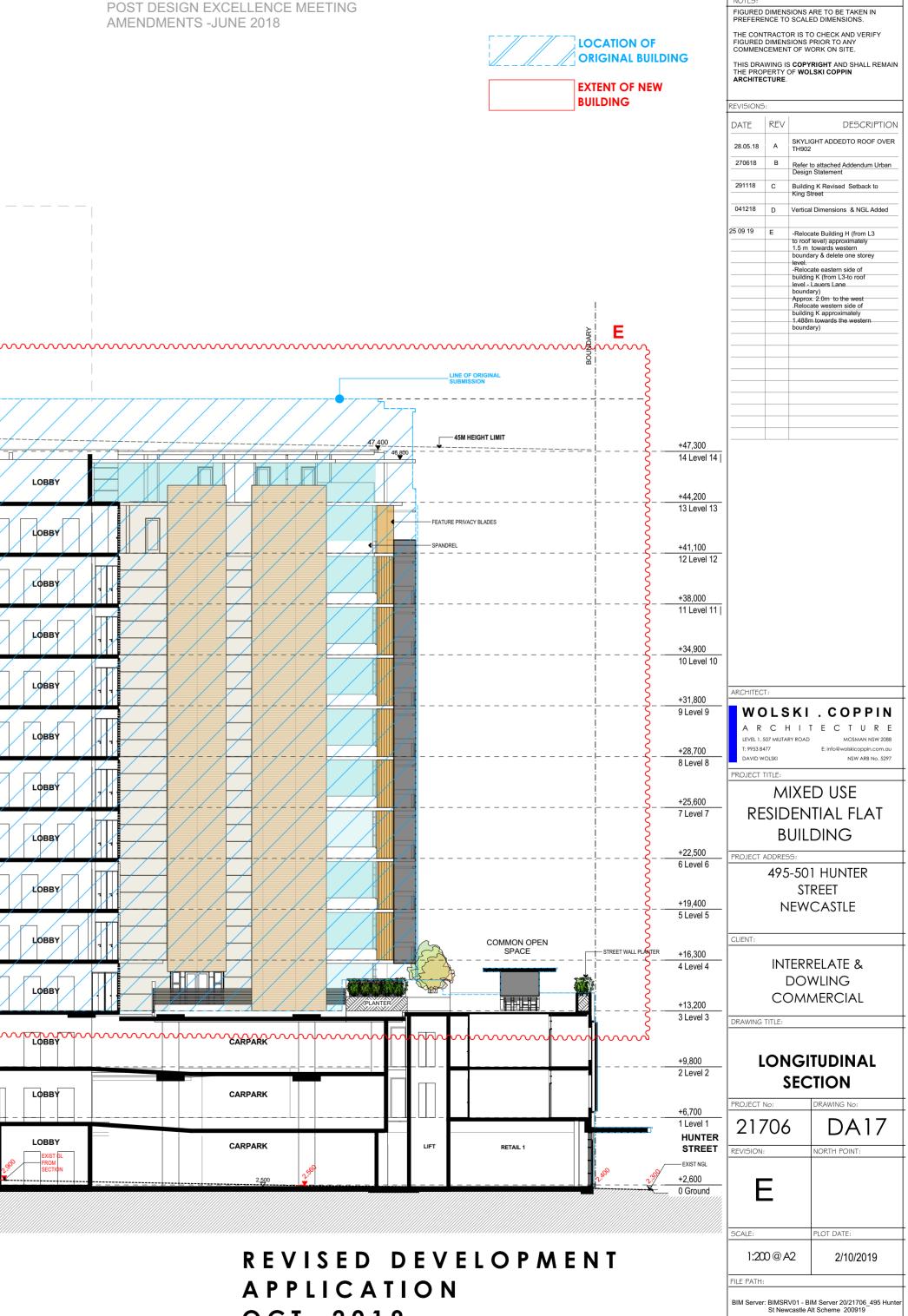


EXTENT OF NEW BUILDING NOTES

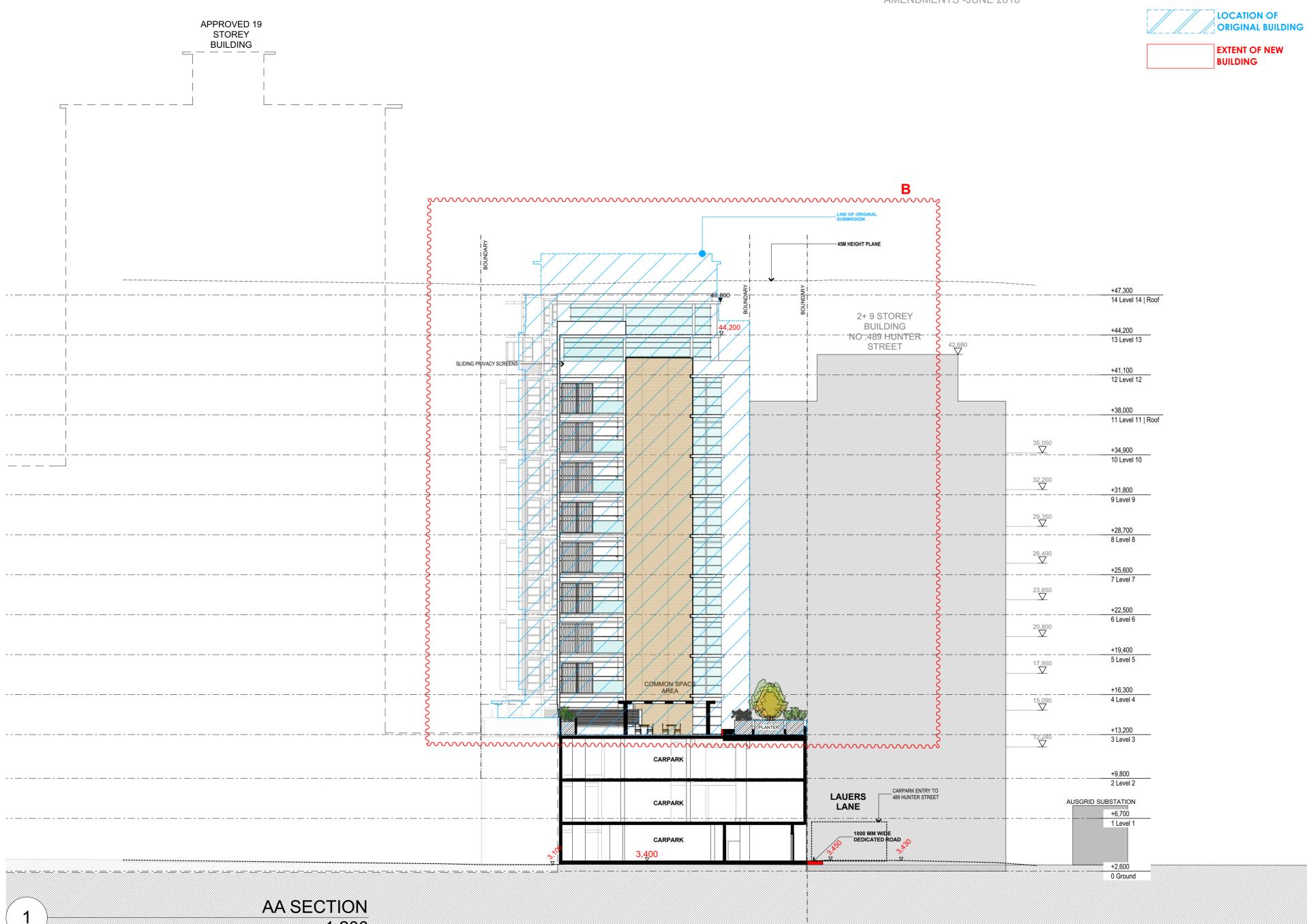
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APPLICATION OCT 2019



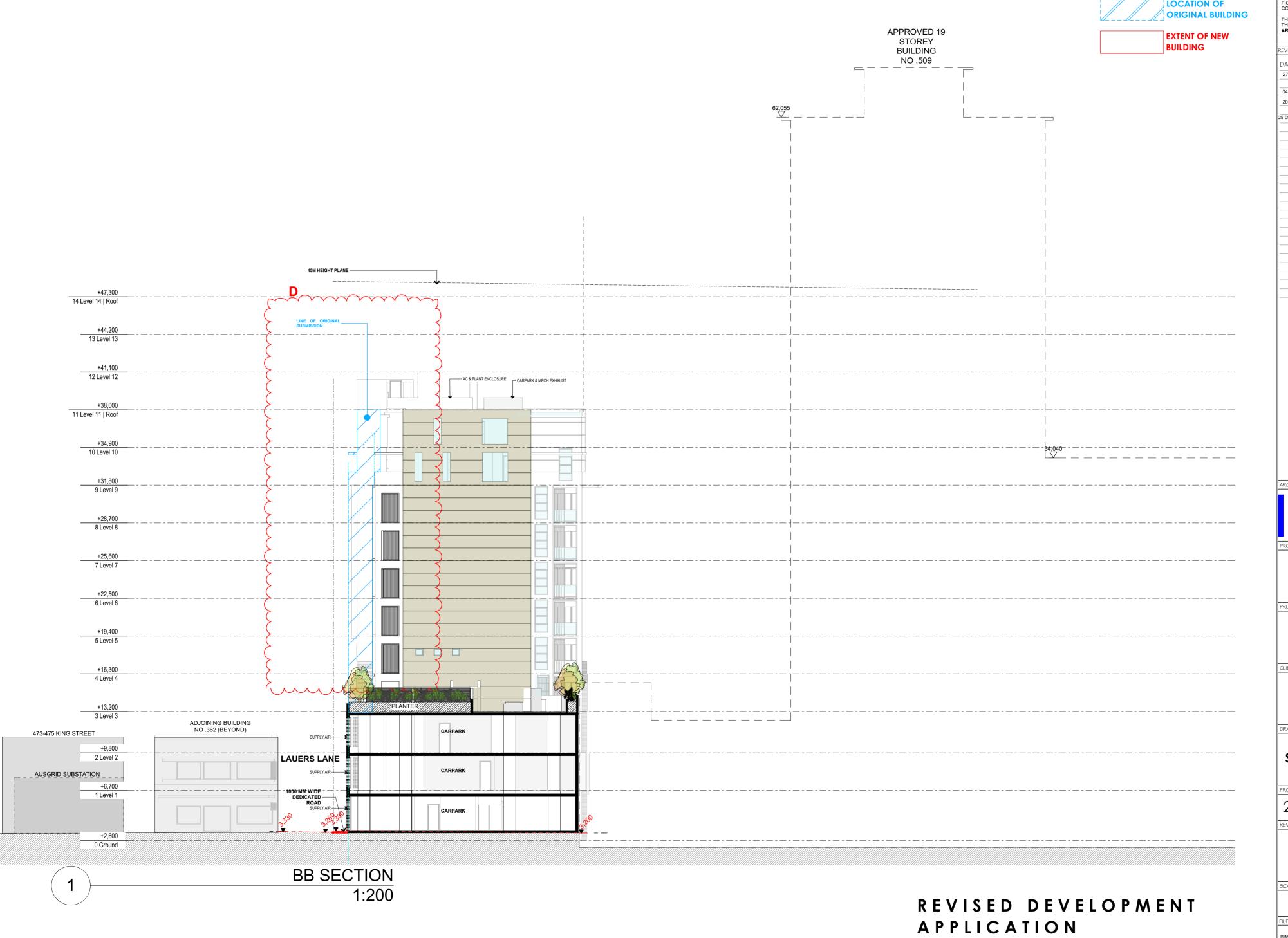
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REVISED DEVELOPMENT APPLICATION OCT 2019

THIS DRA THE PRO ARCHITE		
	REV	
DATE 041218	A	DESCRIPTION New RLs & NGL Added
20 03 19	В	Dedicated Road Added at Lauers Lane
5 09 19	с	-Relocate Building H (from L3 to roof level) approximately
		1.5 m towards western boundary & delete one storey level.
		-Relocate eastern side of building K (from L3-to roof level - Lauers Lane
		boundary) Approx. 2.0m to the west .Relocate western side of
		building K approximately 1.488m towards the western boundary)
RE	DLS CH 507 MILITA 477 /OLSKI TITTLE: M SSID B ADDRES	E: Info@wolskicoppin.com.au NSW ARB No. 5297
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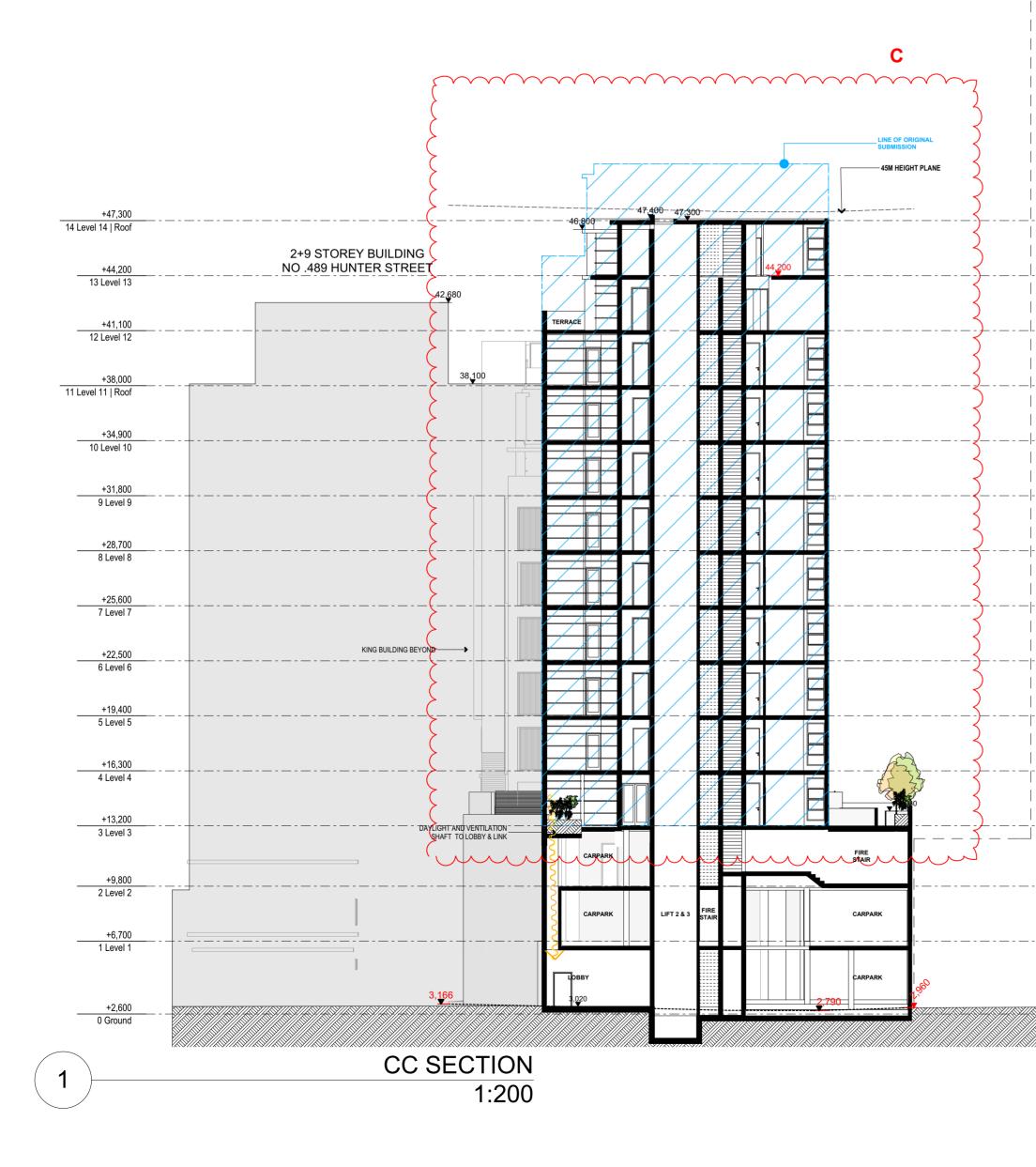


POST DESIGN EXCELLENCE MEETING AMENDMENTS -JUNE 2018

OCT 2019



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270618	A	Refer to attached Addendum L Design Statement	Jrban
041218	В	NGL Added & 45 m ht line	
20 03 19	с	Highlighted Dedicated Road at Lauers Lane	
25 09 19	D	-Relocate Building H (from L3	
		to roof level) approximately 1.5 m towards western	
		boundary & delete one storey level.	
		-Relocate eastern side of building K (from L3-to roof level - Lauers Lane	
		boundary) Approx. 2.0m to the west	
		.Relocate western side of building K approximately 1.488m towards the western	
		boundary)	
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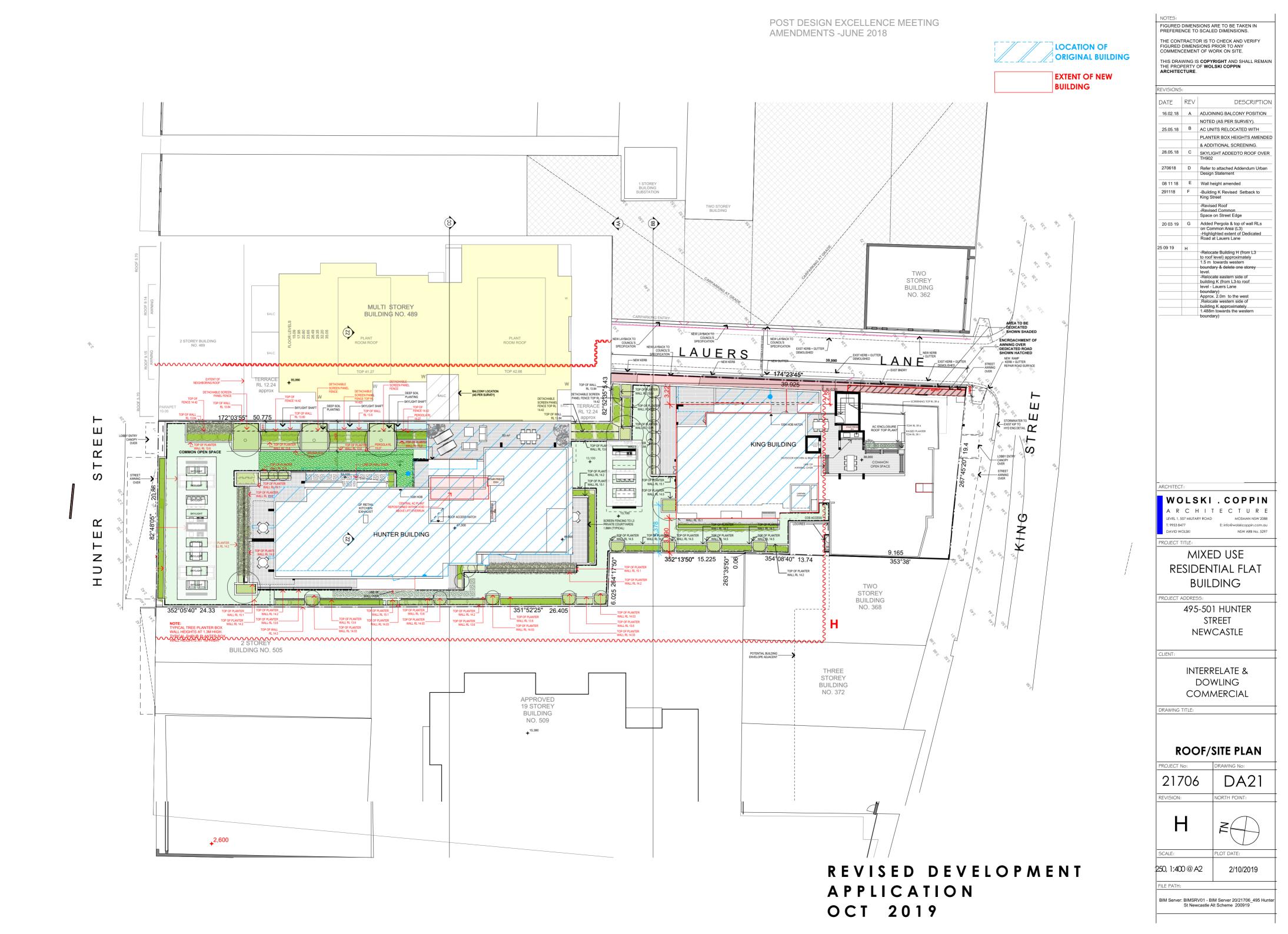
				SIONS ARE TO BE TAKEN IN
		THE CON	TRACTO	D SCALED DIMENSIONS.
	LOCATION OF ORIGINAL BUILDING	COMMEN	CEMENT	SIONS PRIOR TO ANY T OF WORK ON SITE.
			PERTY C	S Copyright and shall remain of Wolski Coppin
	BUILDING	REVISIONS	:	
		DATE	REV	DESCRIPTION
		08 11 18 041218	A B	Wall height amended NGL Added & 45 m ht line
		25 09 19	C	-Relocate Building H (from L3 to roof level) approximately 1.5 m towards western boundary & delete one storey level.
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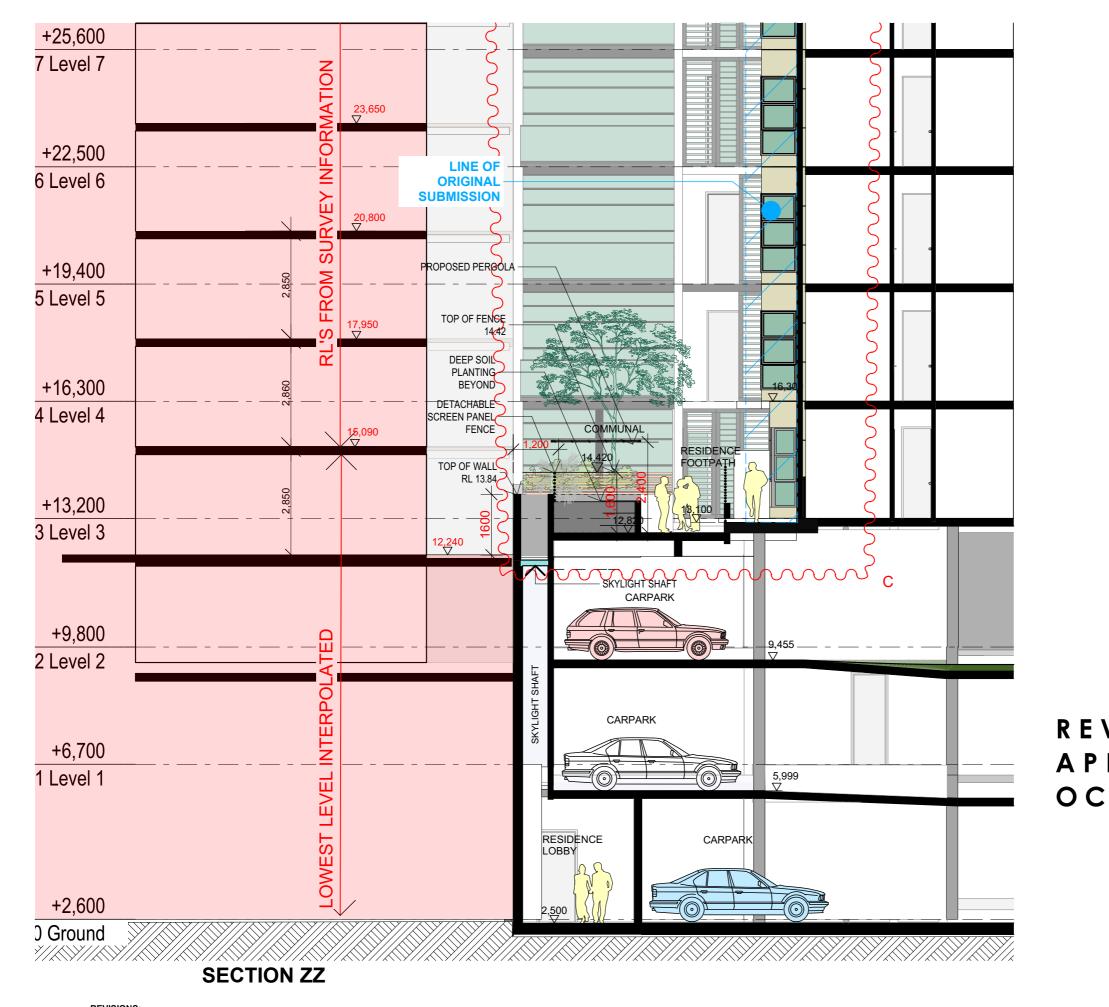
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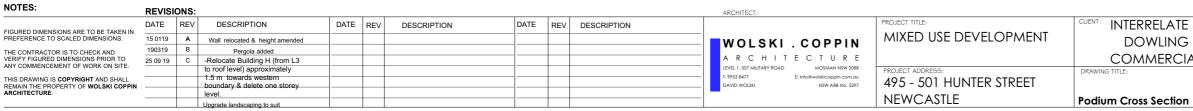
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APPROVED 19 STOREY BUILDING ____NO .509____







REVISED DEVELOPMENT APPLICATION OCT 2019

&	PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
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	1:100@A3		2/10/2019	



COMMON SPACE CALCULATIONS

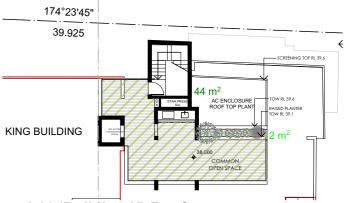
SITE AREA			1827 M ²
COMMUNAL OPEN	L3	=647 M ²	=691 M ²
SPACE	L11 (ROOF BUILDING K)	= 44	(0.378:1)
PRIVATE COURTYARD			

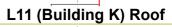
LANDSAPE CALCULATIONS

SITE AREA		1827 M ²
LANDCAPE AREA TO	L3	=186 M2
COMMUNAL SPACE	L11 (ROOF BLDG K)	=2 M2
LANDCAPE AREA TO PRIVATE COURYARD	L3	=20M2
	TOTAL LANDSCAPE AREA	=208 M2

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FIGURED DIMENSIONS ARE TO BE TAKEN IN	DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION			PROJECT TITLE:	CLIENT: INTERRELATE &
PREFERENCE TO SCALED DIMENSIONS.	20 03 19		COMMON SPACE / LANDSCAPE CALCULATIONS REVISED	25 09 1	9 B	-Relocate Building H (from L3 to roof level) approxima western boundary & delete one storey level.	-	-		WOLSKI	. COPPIN	MIXED USE DEVELOPMENT	DOWLING
THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.						-Relocate eastern side of building K (from L3-to roof le boundary) Approx. 2.0m to the west .Relocate western side of building K		ne			ECTURE		COMMERCIAL
THIS DRAWING IS COPYRIGHT AND SHALL						approximately 1.488m towards the western boundary) Common space. Lanscaped calculatione revised				LEVEL 1, 507 MILITARY ROAD T: 9953 8477	MOSMAN NSW 2088 E: info@wolskicoppin.com.au	PROJECT ADDRESS: 495 - 501 HUNTER STREET	DRAWING TITLE:
REMAIN THE PROPERTY OF WOLSKI COPPIN ARCHITECTURE.						Common space, Lanscaped calculatione revised				DAVID WOLSKI	NSW ARB No. 5297		COMMON SPACE/ LANE
												NEWCASTLE	CALCULATIONS





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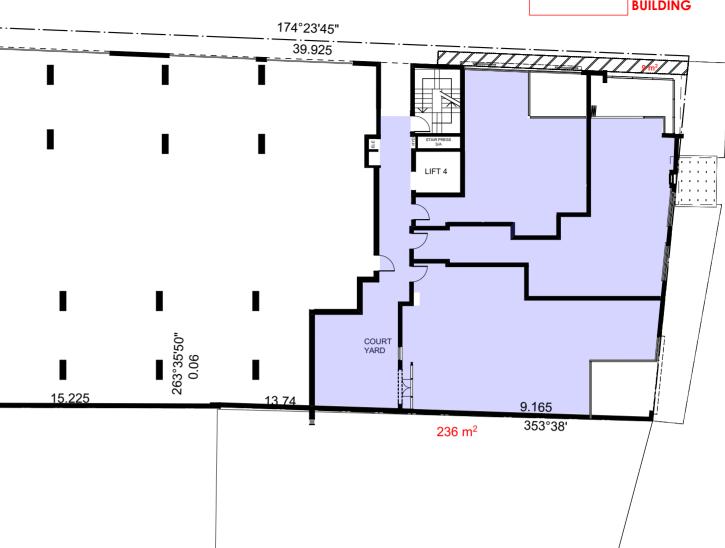




LOCATION OF ORIGINAL BUILDING

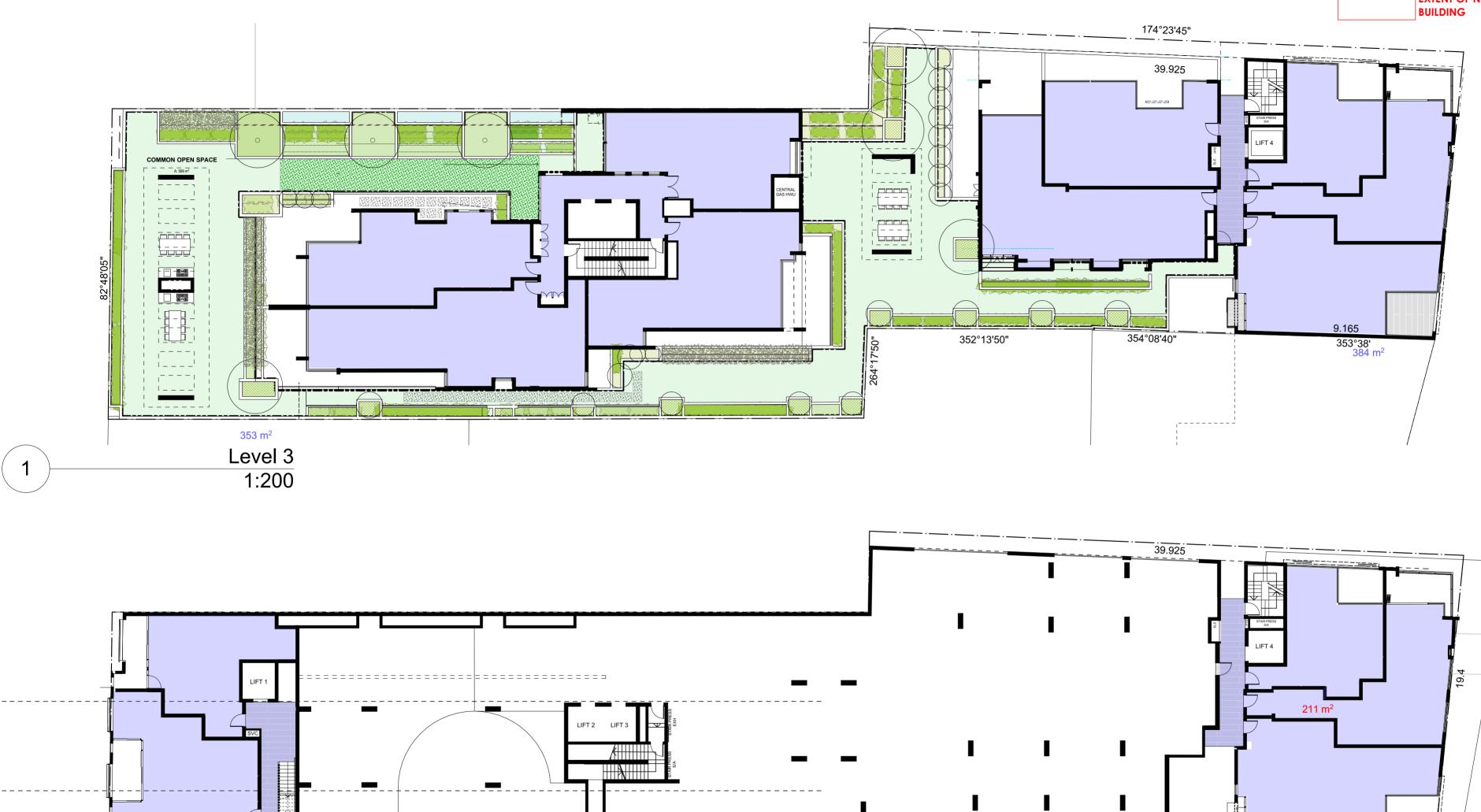
EXTENT OF NEW BUILDING

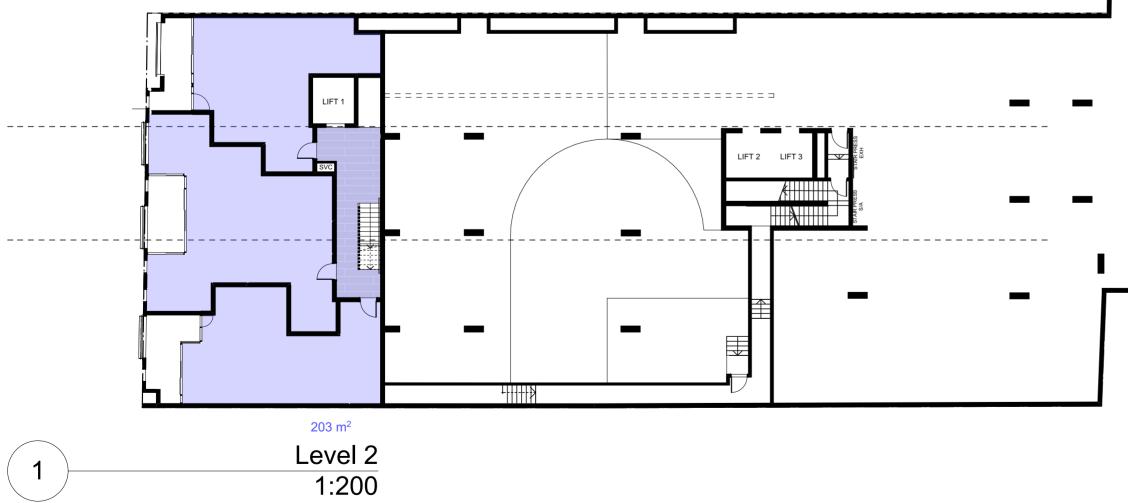
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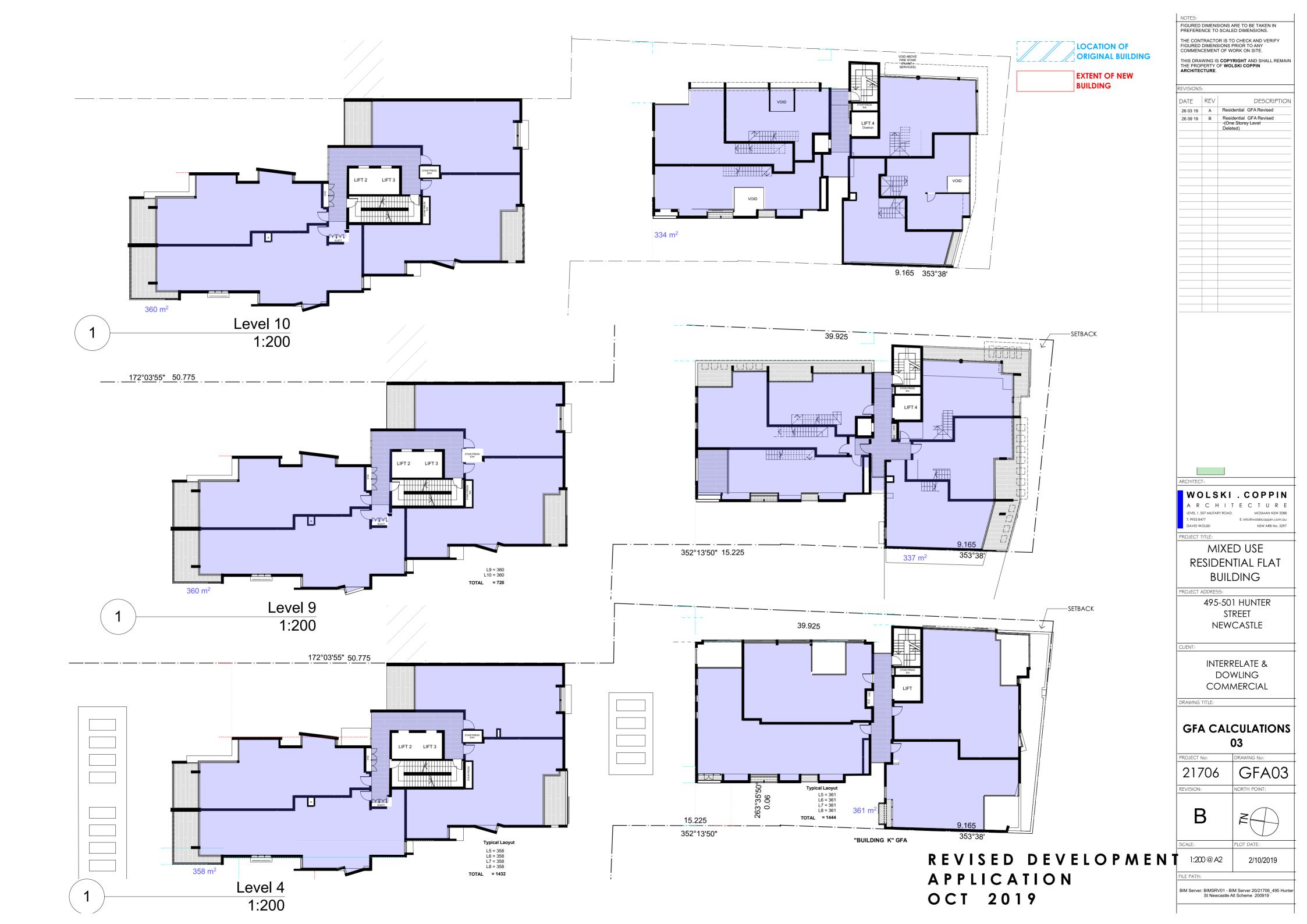


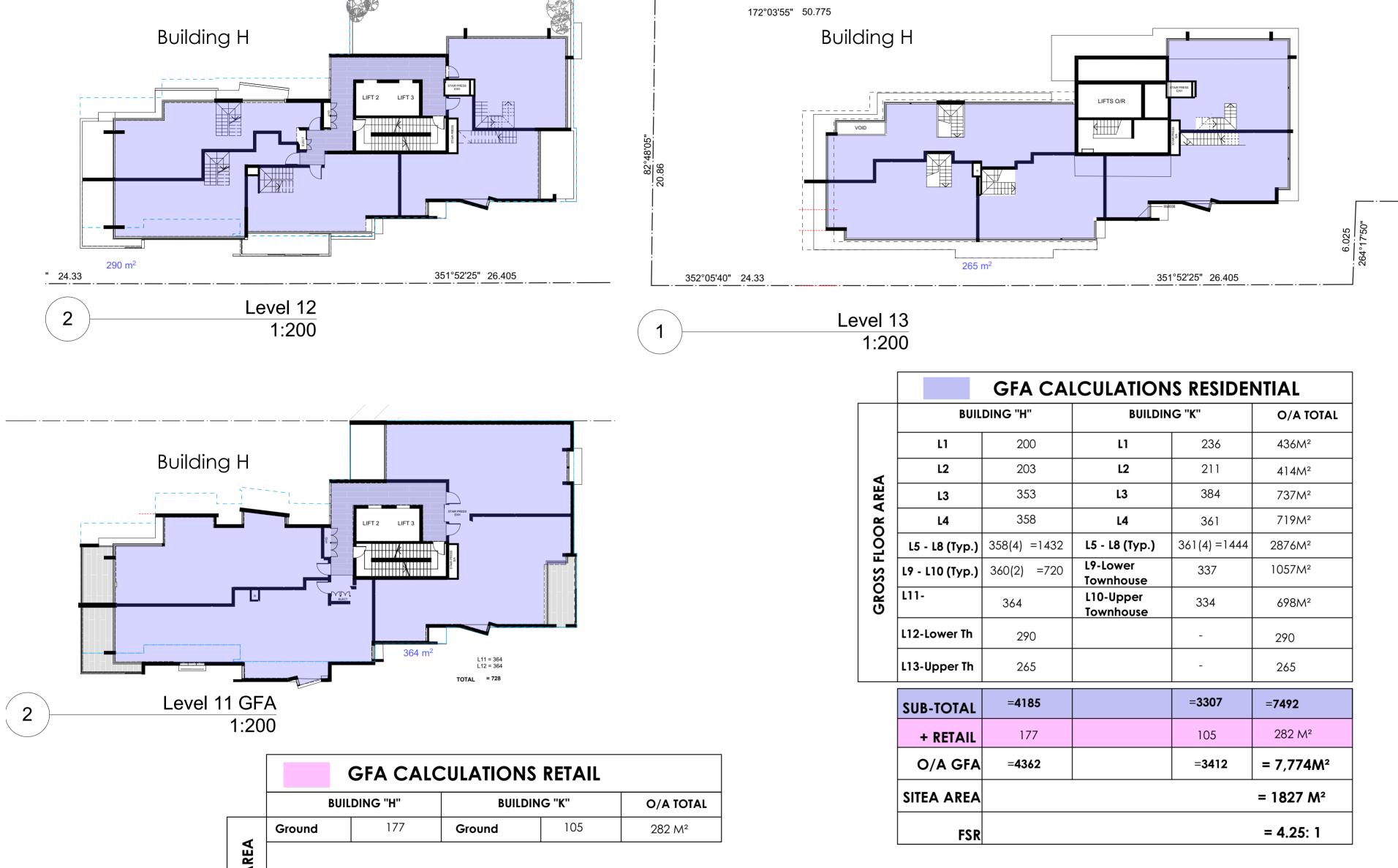
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GROSS	O/A GFA	282 M ²
0		

03'55" 50.775



EXTENT OF NEW BUILDING

		GFA CAI		S RESIDE	NTIAL
	BUIL	DING "H"	BUILDIN	IG "K"	O/A TOTAL
	L1	200	LI	236	436M ²
1	L2	203	L2	211	414M ²
	L3	353	L3	384	737M ²
	L4	358	L4	361	719M ²
Š	L5 - L8 (Typ.)	358(4) =1432	L5 - L8 (Typ.)	361(4) =1444	2876M ²
	L9 - L10 (Typ.)	360(2) =720	L9-Lower Townhouse	337	1057M ²
	L11-	364	L10-Upper Townhouse	334	698M ²
	L12-Lower Th	290		-	290
	L13-Upper Th	265		-	265
	SUB-TOTAL	=4185		=3307	=7492
	+ RETAIL	177		105	282 M ²
	O/A GFA	=4362		=3412	= 7,774M ²
	SITEA AREA				= 1827 M ²
	FSR				= 4.25: 1

REVISED DEVELOPMENT APPLICATION OCT 2019

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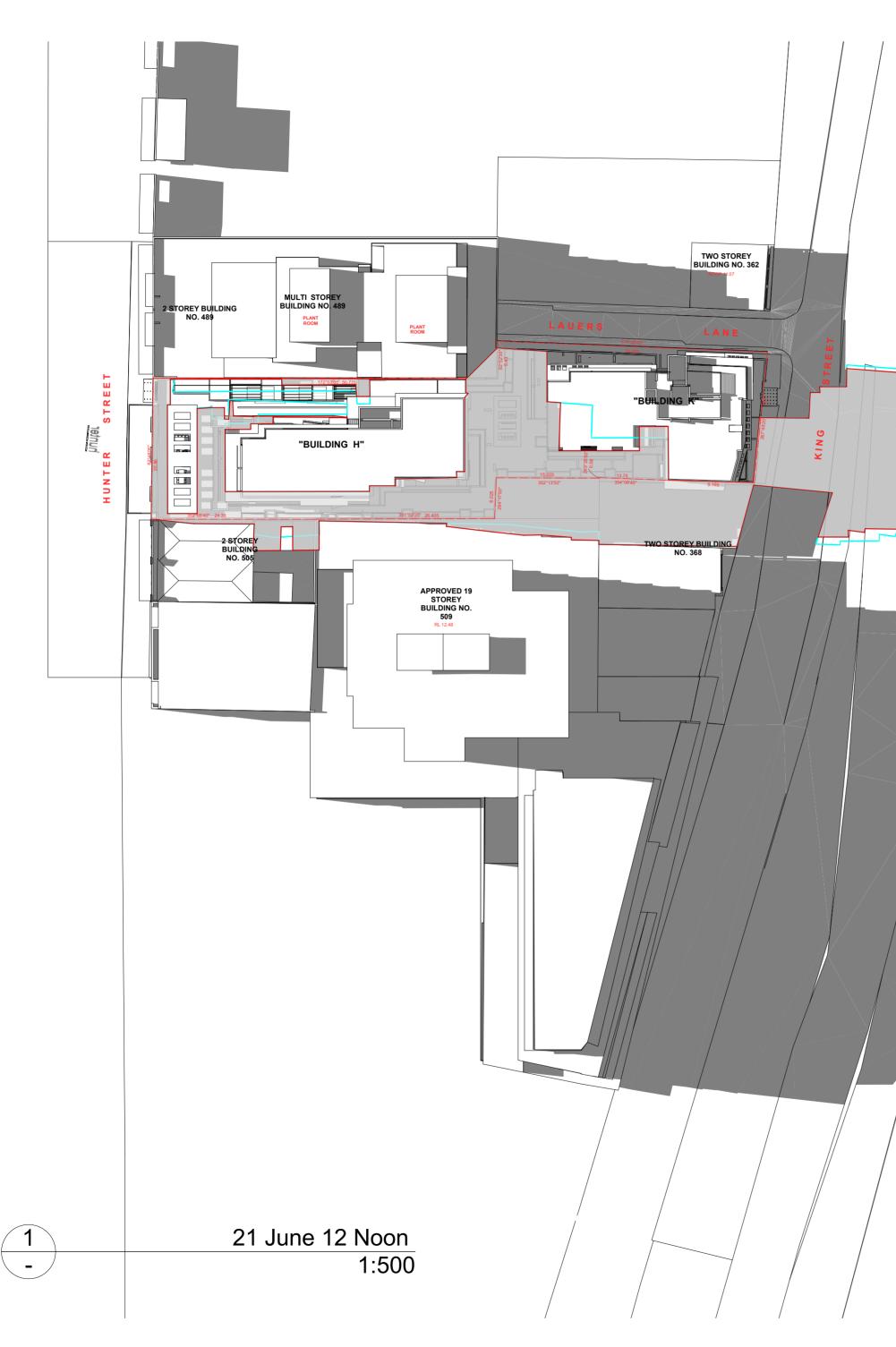
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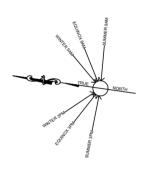
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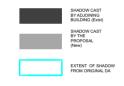
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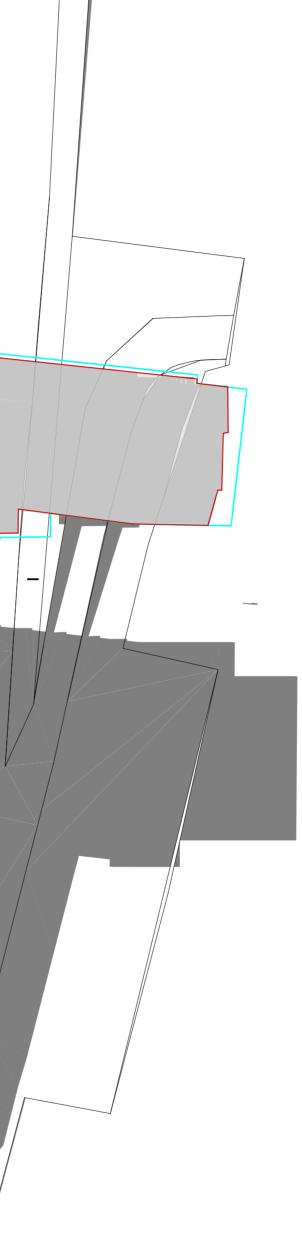


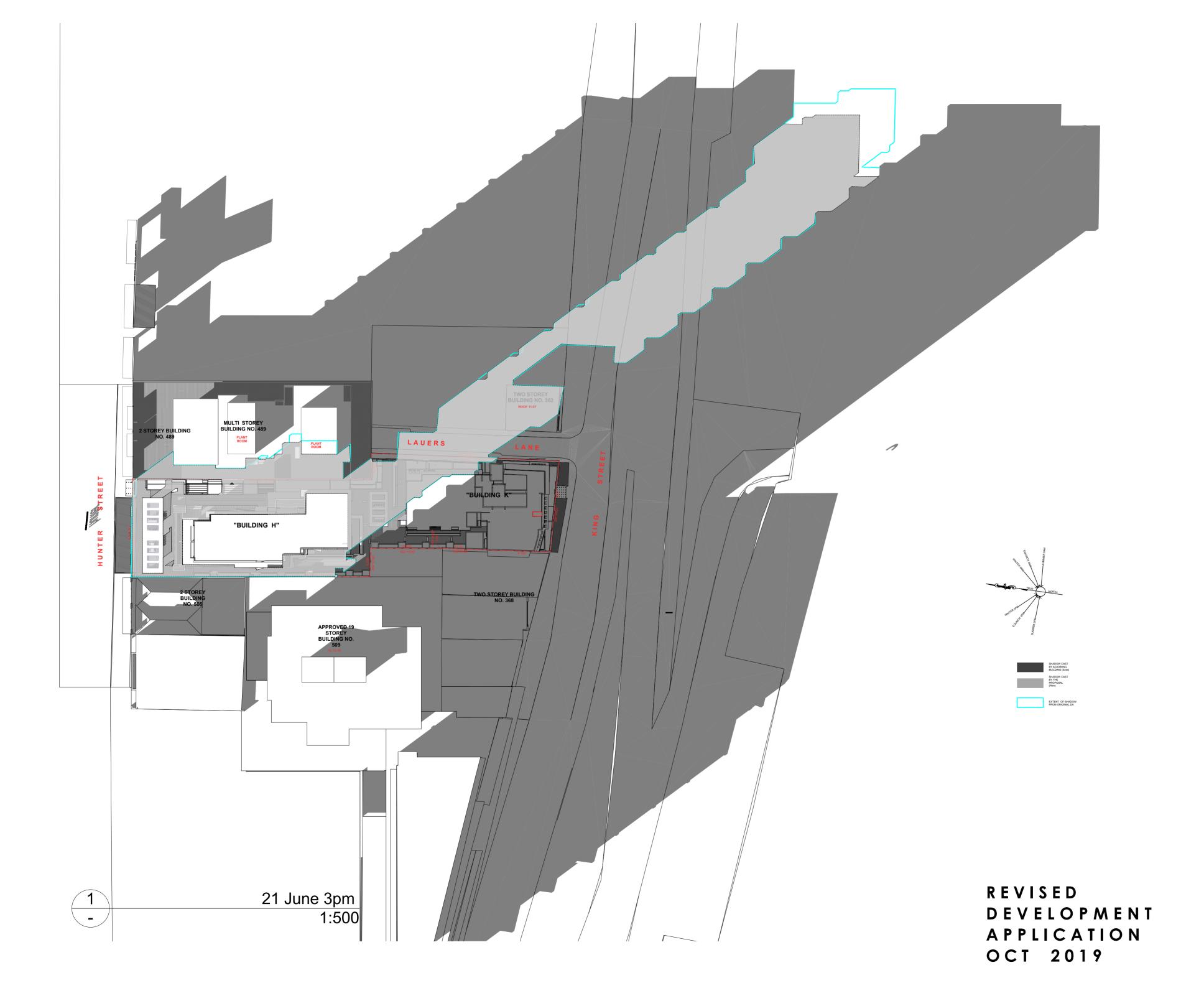
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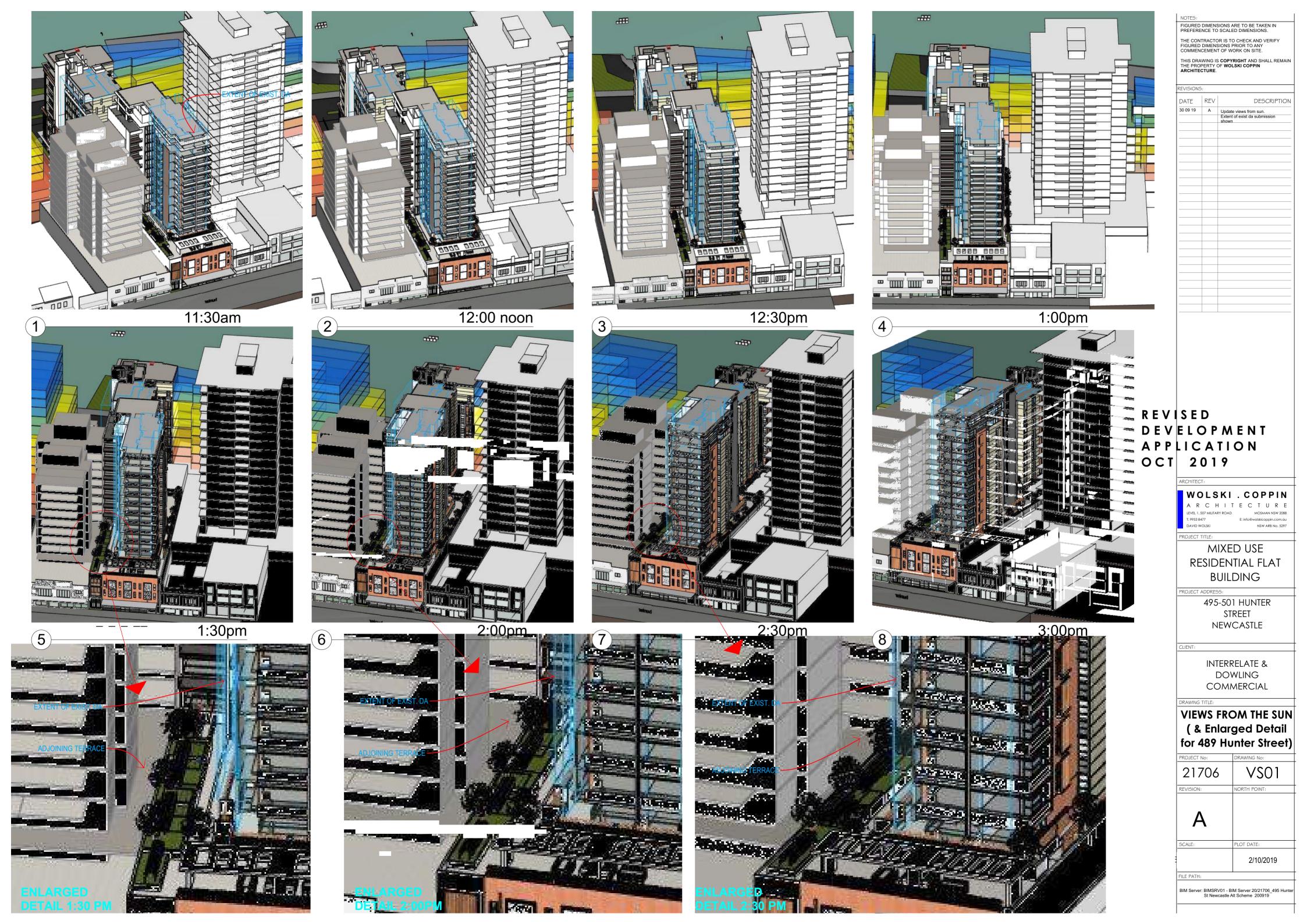


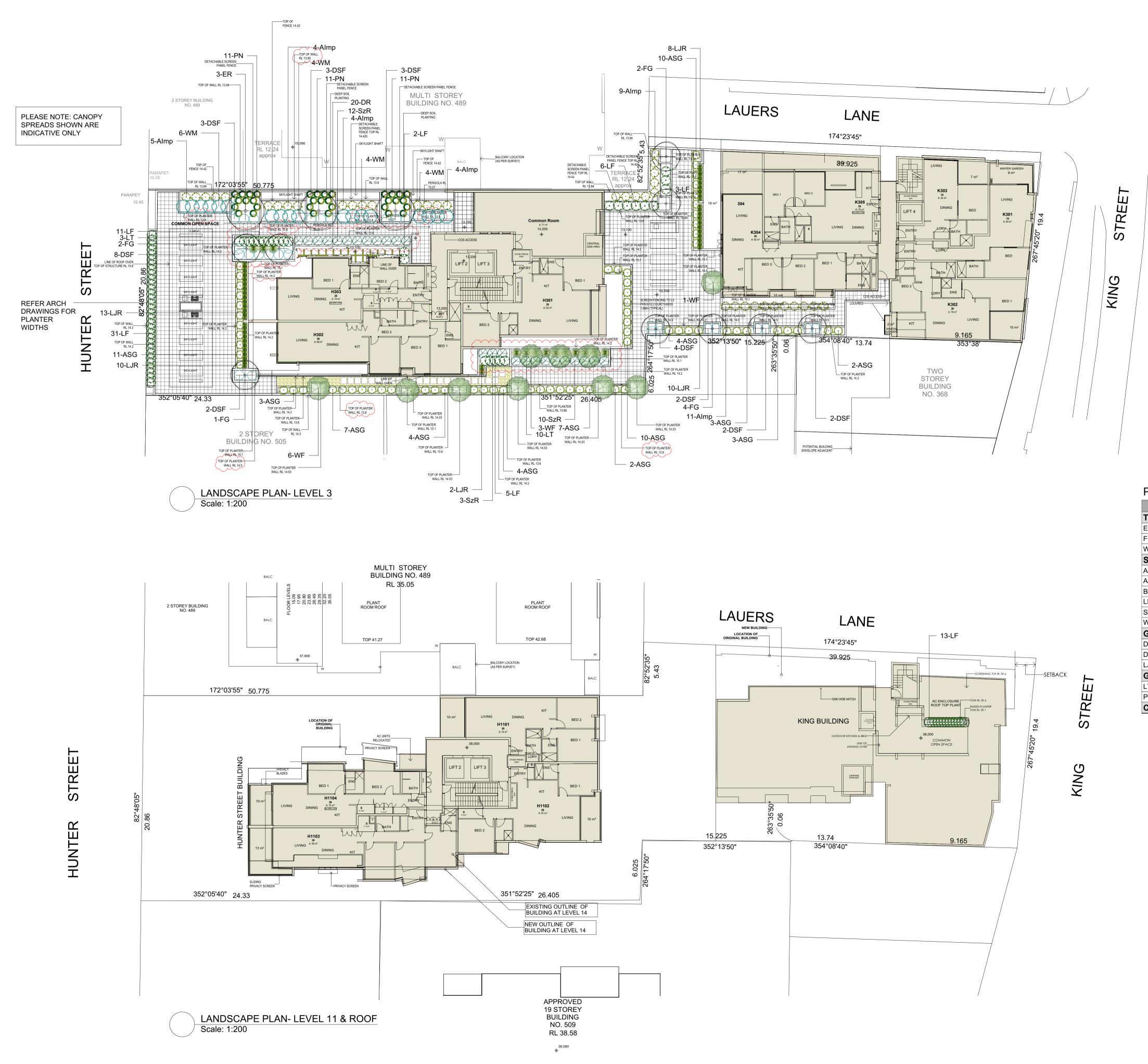
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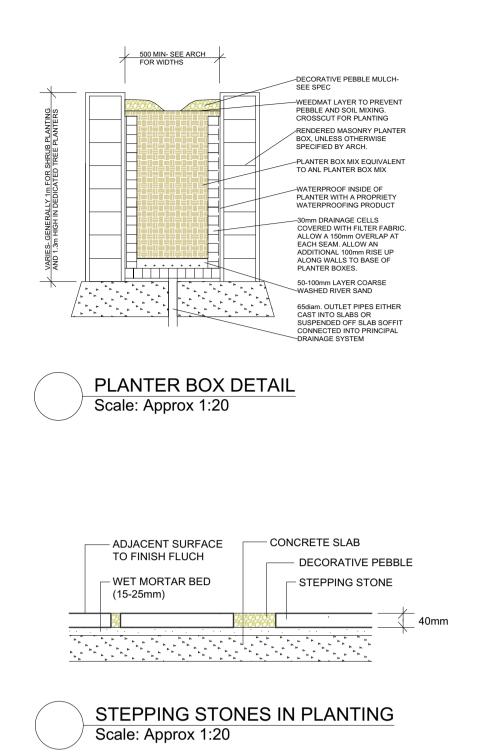
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Plant List ID Botani

ID	Botanical Name	Common Name	Pot Size	Mature Height	Mature Spread	Qty
Trees						
ER	Elaeocarpus reticulatus	Blueberry Ash	45L	. 5 - 10m	3.5 - 6m	3
FG	Fraxinus grifithii	Evergreen Ash	45L	. 6 - 8m	4 - 6m	9
WF	Waterhousia floribunda	Weeping Lilly Pilly	45L	. 5 - 10m	3.5 - 6m	10
Shrubs						
ASG	Acmena 'Green Form'	Green Form	200mm	5m	2 - 3m	70
Almp	Acronychia imperforata	Fraser Island Apple	200mm	ı 4m	3m	37
BM	Buxus microphylla	Japanese Box	200mm	1m	1m	13
LF	Leptospermum 'Foreshore'	'Foreshore'	200mm	0.5m	1m	58
SzR	Syzygium 'Resilience'	Resilience	200mm	3m	1m	25
WM	Westringia mundi	Mundi	200mm	0.6m	1.5m	18
Ground	I Covers					
DR	Dichondra repens	Kidney Grass	tube	0.0 - 0.3m	0.0 - 0.3m	20
DSF	Dichondra 'Silver Falls'	Silver Kidney Weed	140mm	0.0 - 0.3m	1.2 - 2.0m	29
LJR	Liriope 'Just Right'	Just Right	140mm	0.45 - 0.6m	0.3 - 0.6m	43
Grasse	S					
LT	Lomandra 'Tanika'	Dwarf mat rush	140mm	0.45 - 0.6m	0.6 - 0.9m	13
PN	Pennisetum 'Nafray'	Nafray	140mm	0.6 - 0.75m	0.3 - 0.6m	33
Climbe	rs					



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	BLARCH (UNSW)	5	

LANDSCAPE WORK SPECIFICATION Proiect:

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.

- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.

- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.

- All outdoor lighting specified by architect or client to be installed by qualified electrician

- Anomalies that occur in these plans should be brought to our immediate attention

- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

- All work is to be carried out to a tradesman-like standard.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site

Erosion & pollution control measures shall incorporate the following: - Construction of a sediment trap at the vehicle access point to the subject site.

- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect

- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.

- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Planter Box Areas

Imported soil mix is only to be installed to planter boxes following the completion of sheet drainage installation. All planter boxes are to be backfilled with an imported soil mix suitable for planter box applications, for their entire depth. The backfilling is to be undertaken in 150mm deep layers with a light compaction by foot at each layer to reduce the extent of settling in the future. The soil is to finish 100mm below the finished edge of the planter box to allow for mulch installation.

Soil Mix: Equivalent to OZ landscaping supplies planter box mix is to be used in planter boxes.

2.02 INSTALLATION

a) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

In General, the principles & standards outlined in "Specifying Trees - a guide to assessment of tree quality" by Ross Clark will be demanded in the quality of all planting stock specified. These principles include, but are not limited to:

Above - Ground Assessment:

The following plant quality assessment criteria should be followed: Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure Below -Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Fertilizers

Fertilizers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

c) Mulch

Mulch shall be an approved leaf litter equal to "Forest Blend" as supplied by ANL. In areas of high wind velocity, pebble mulch will be used in lieu of organic leaf litter mulch. Pebbles are to be laid on weedmat to prevent soil and mulch mixing. Weedmat to be crosscut to accomodate planting. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Trees shall be of a quality that, when planted, are freestanding, without the aid of stakes or ties, else they will be rejected.

d) Mulchina

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant . In all planter boxes, mulch to finish between 25-50mm below top of planter.

There shall be no mixing of soil and mulch material

e) Root Barrier

Ensure root barrier is installed to all edges/junctions beween the garden bed and adjacent hard surfaces including but not limited to retaining walls, carparking, paths, underground pipes and tanks and buildings within a 3m radius of the trunk of any proposed trees.

Equivalent to treemax root barrier. Install Root barrier: root barrier to manufacturer's instructions.

f) Stepping Stones

Precast concrete slabs of 400-500mm SQ (or similar approved dimensions) shall be placed as indicated on plan at 200mm intervals. Finish and colour of stepping stones shall be nominated by the client. Install stepping stones as detail, flush with adjoining elements. Compact area under stepping stones locally where stepping stones occur in garden areas and generally where stepping stones occur in pea gravel areas

g) Pea Gravel/Decorative Pebble

Compact area for pea gravel and Decorative Pebble installation with vibrating plate compactor before installation of pea gravel or Decorative Pebble

Gravel/Pebbles are to be installed loose to the gap between the installed		
stepping stones. They are to finish flush with the adjacent paved surface		
and be topped up should they settle after installation. At the edges of a		
stepping stone and gravel/pebble area the gravel/pebble is to be retained		
by a garden edge.		

Gravel Inlays:	Equivalent to 10mm Indo Cream pea gravel.
Pebbles:	Equivalent to 20mm Indo Cream Pebble

h) Filter Fabric in Planter Boxes

All planter boxes are to have sheet drainage equivalent to 50mm Atlantis Drainage Cell installed to their entire base and sides finishing 200mm below the top of the finished planter walls. A 3-4 oz non-woven filter fabric is to cover the sheet drainage prior to the addition of planter soil. Drainage cell is only to be installed after the planter boxes have been waterproofed and tested for water tightness (by others) and there is a drainage point (by others) within each planter, which in turn drains to the site stormwater system. The Landscape Contractor is to confirm to their satisfaction that the planter boxes are waterproofed and well drained prior to the installation of any sheet drainage.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification

- Paving - refer to typical details provided, and applicable Australian Standards

Permeable paving may be used as a suitable means of satisfying Council

permeable surface requirements, while providing a useable, hardwearing.

practical surface. In most instances, the client shall nominate the appropriate

paving material to be used.

Planters on-slab - refer to the details provided and the architectural plans for size & dimensions. Waterproof as detailed, and backfill with specified soil mix

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCESPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to AS 3500 & the latest Sydney Water Code

The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with dripper lines for all trees, and suitable jet sprinkler heads for the shrub species specified. It shall also incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

This shall include, but not be limited to, the following items where and as required:

winter

The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available. All piping and fittings are to be buried 50mm below the finished soil levels in garden bed areas, and secured in position at 5m centre with galv wire pins. Sizing of pipes shall be done so as to ensure that the working pressure at the end of the line does not decrease by more than 5%.

Upon completion of installation, the system shall be tested and all components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Detailed drawings of the entire proposed irrigation system shall be made available to the client for records and future maintenance of the system.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in

- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

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PUBLIC VOICE COMMITTEE MEETING

18 February 2020

PV 18/02/2020

DA2017/01376 - 495-501 Hunter Street & 364 King Street Newcastle

Attachment B: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER



PROCESSING CHRONOLOGY

DA2017/01376 - 495-501 Hunter Street & 364 King Street Newcastle

2 November 2017	Development application lodged
11 November 2017	Public notification
21 February 2018	Advice from Urban Design Consultative Group meeting
30 April 2018	Request for additional information
May and June 2018	Advice from Urban Design Consultative Group meeting
26 June 2018	Amended plans submitted
June and November 2018	Request for additional information
15 January 2019	Amended plans submitted
24 January 2019	Request for additional information
12 February 2019	Public notification of amended plans
20 February 2019	Advice from Urban Design Consultative Group meeting
28 Feb – April 2019	Additional information submitted
16 July 2019 meeting	Application considered at Public Voice Committee
28 August 2019	CN final advice letter - request for additional information
October 2019	Amended plans submitted
29 October 2019	Public notification of amended plans
20 November 2019	Advice from Urban Design Consultative Group meeting
18 February 2020 meeting	Application scheduled for Public Voice Committee