



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 16/08/22 – 49 CARRINGTON PARADE, NEW LAMBTON –
DA2021/01185 – DWELLING HOUSE – DEMOLITION OF EXISTING
STRUCTURES AND ERECTION OF TWO STOREY HOUSE
INCLUDING ANCILLARY DEVELOPMENT (POOL AND RETAINING
WALLS)**

PAGE 3 ITEM-1 Attachment A: Submitted Plans

PAGE 34 ITEM-1 Attachment B: View Analysis

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**PV 16/08/22 – 49 CARRINGTON PARADE, NEW LAMBTON –
DA2021/01185 – DWELLING HOUSE – DEMOLITION OF EXISTING
STRUCTURES AND ERECTION OF TWO STOREY HOUSE
INCLUDING ANCILLARY DEVELOPMENT (POOL AND RETAINING
WALLS)**

ITEM-1 Attachment A: Submitted Plans

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FORTY-NINE CARRINGTON

49 CARRINGTON PARADE, NEW LAMBTON, NSW, 2305

LOT 2 / DP 500453

ARCHIE MORONEY

DRAWING LIST

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AMENDMENTS MADE
SINCE LAST REVISION

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 30 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 8000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 218.2 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> all toilets in the development the cold water tap that supplies each clothes washer in the development at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 50 kilolitres.	✓	✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground, 156.82 square metres	nil	
floor - above habitable rooms or mezzanine, 117.23 square metres, concrete	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 1.7 (up), roof: foil backed blanket (55 mm)	unventilated; light (solar absorptance < 0.475)
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 2 (up), roof: foil backed blanket (55 mm)	framed; light (solar absorptance < 0.475)
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 1.9 (up), roof: foil backed blanket (55 mm)	framed; light (solar absorptance < 0.475)

- Note
- Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
 - In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door: <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
GD02	3000	2650	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 8890 mm, 10 mm above head of window or glazed door	not overshadowed
W04	1800	600	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 2600 mm, 600 mm above head of window or glazed door	not overshadowed
W05	600	1400	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
W106	2140	2650	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 600 mm, 0 mm above head of window or glazed door	not overshadowed
W108	1800	1210	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 600 mm, 0 mm above head of window or glazed door	not overshadowed
East facing					
GD01	3000	2650	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 1500 mm, 10 mm above head of window or glazed door	not overshadowed
W02	3300	1690	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 750 mm, 450 mm above head of window or glazed door	not overshadowed
W03	3000	3850	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 1050 mm, 3170 mm above head of window or glazed door	not overshadowed
GD03	3000	5290	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 5350 mm, 10 mm above head of window or glazed door	not overshadowed
W102	1030	2050	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 600 mm, 1520 mm above head of window or glazed door	not overshadowed
W104	1030	2050	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 1050 mm, 450 mm above head of window or glazed door	not overshadowed
W105	2140	3850	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 1050 mm, 450 mm above head of window or glazed door	not overshadowed
GD101	2400	3850	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 600 mm, 0 mm above head of window or glazed door	not overshadowed
W107	600	2100	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	solid overhang 600 mm, 0 mm above head of window or glazed door	not overshadowed
South facing					
W01	3000	1700	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
W101	1030	2050	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 600 mm, 1260 mm above head of window or glazed door	not overshadowed
W103	1030	2050	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 900 mm, 600 mm above head of window or glazed door	not overshadowed
West facing					
W06	730	3000	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
W07	600	2100	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 2100 mm, 3400 mm above head of window or glazed door	not overshadowed
W08	600	1450	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
W109	1500	730	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 730 mm, 360 mm above head of window or glazed door	not overshadowed
W110	600	2050	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 730 mm, 360 mm above head of window or glazed door	not overshadowed
W111	600	2100	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 2100 mm, 210 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none"> at least 4 of the bedrooms / study; dedicated at least 3 of the living / dining rooms; dedicated the kitchen; dedicated all bathrooms/toilets; dedicated the laundry; dedicated all hallways; dedicated 		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar only		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 1.2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR DEVELOPMENT APPROVAL	HD		4/08/2021



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ISSUE	DESCRIPTION	BY	CHK	DATE
06	FOR REVIEW	HD		22/10/2021
07	REQUEST FOR INFORMATION	HD		25/01/2022
08	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
 FORTY-NINE CARRINGTON

CLIENT
 ARCHIE MORONEY

DRAWING
 STREET PERSPECTIVE

PROJECT NO.
 2020-184

LOCATION
 49 CARRINGTON PARADE, NEW
 LAMBTON, NSW, 2305

DRAWING NO. DD003
ISSUE NO. 08
SCALE @A3



LWC1
LIGHTWEIGHT CLADDING



LWC2
TIMBER CLADDING



CON
CONCRETE



FB1
FACE BRICKWORK



STN
STONE CLADDING



ISSUE	DESCRIPTION	BY	CHK	DATE
01	REQUEST FOR INFORMATION	HD		4/02/2022

PROJECT
FORTY-NINE CARRINGTON

CLIENT
ARCHIE MORONEY

DRAWING
COLOUR/MATERIAL
PALETTE

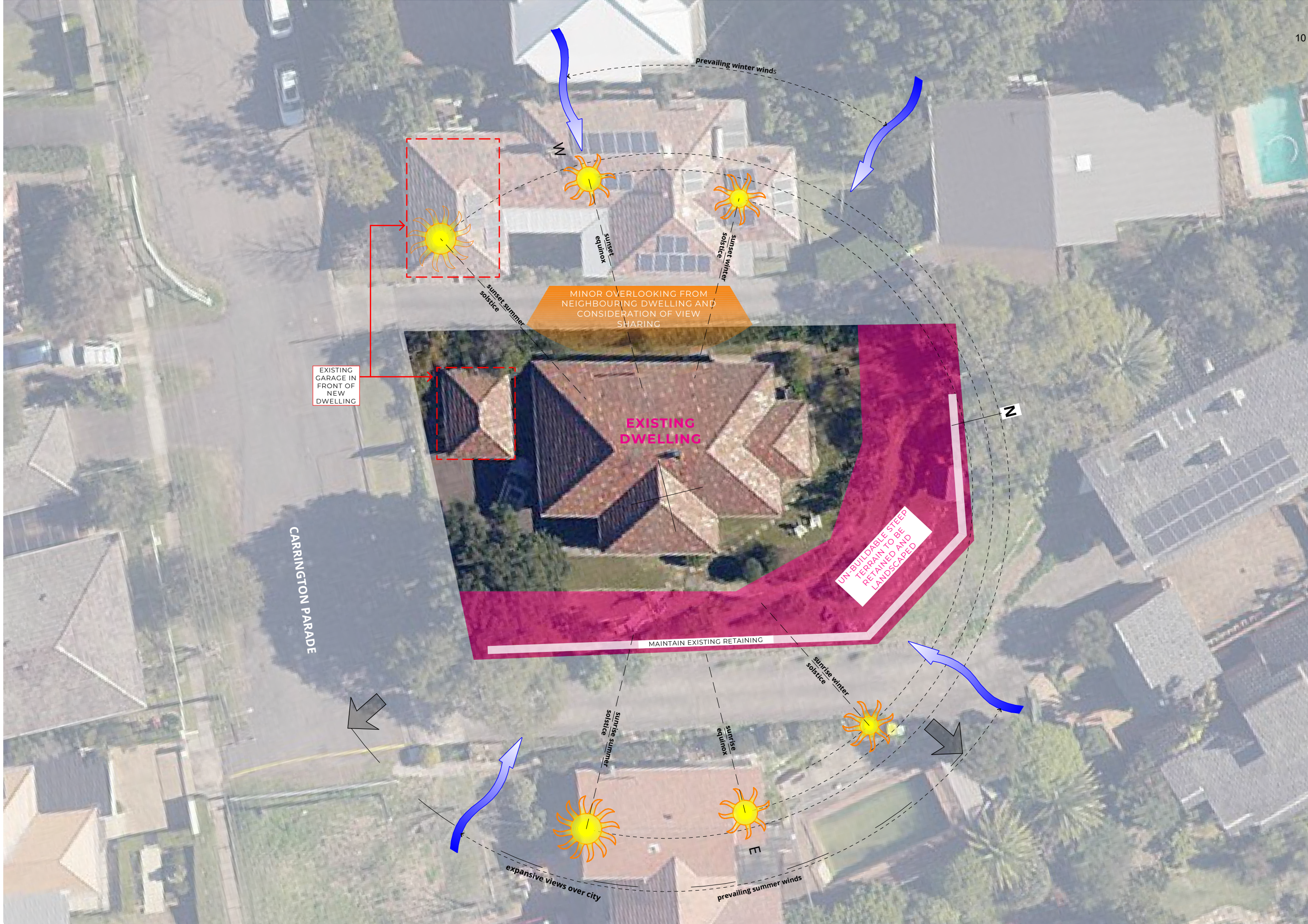
PROJECT NO.
2020-184

LOCATION
49 CARRINGTON PARADE, NEW
LAMBTON, NSW, 2305

DRAWING NO. DD004

ISSUE NO. 01

SCALE @A3



ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR CLIENT REVIEW	HD		9/07/2021
02	FOR DEVELOPMENT APPROVAL	HD		4/08/2021
03	FOR DEVELOPMENT APPROVAL	HD		3/09/2021

PROJECT
 FORTY-NINE CARRINGTON

CLIENT
 ARCHIE MORONEY

DRAWING
 SITE ANALYSIS PLAN

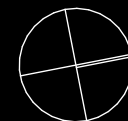
PROJECT NO.
 2020-184

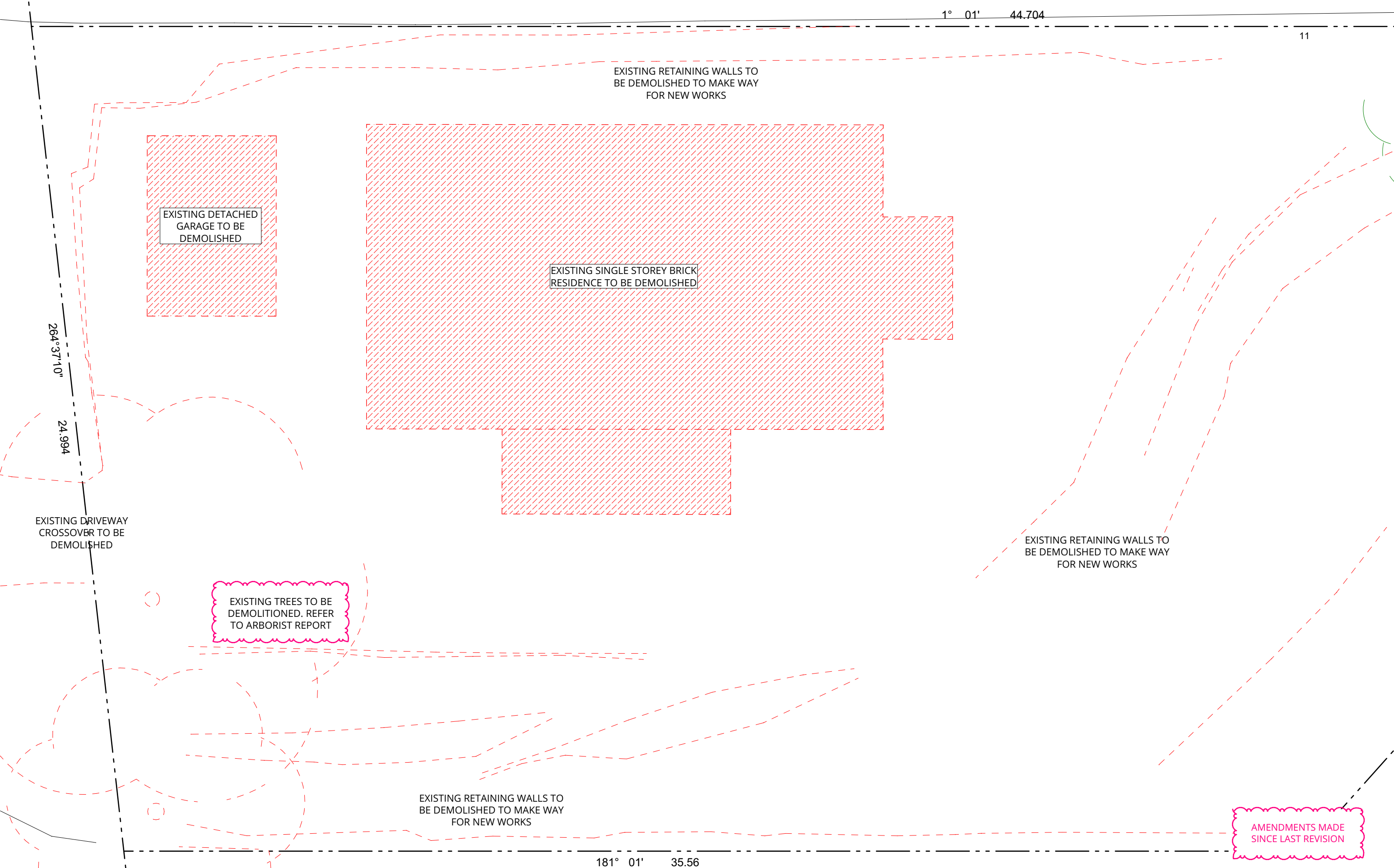
LOCATION
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 LAMBTON, NSW, 2305

DRAWING NO.
 DD100

ISSUE NO.
 03

SCALE
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AMENDMENTS MADE SINCE LAST REVISION

ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR DEVELOPMENT APPROVAL	HD		4/08/2021
02	FOR COORDINATION	HD		29/11/2021
03	REQUEST FOR INFORMATION	HD		25/01/2022

PROJECT
 FORTY-NINE CARRINGTON

CLIENT
 ARCHIE MORONEY

DRAWING
 DEMOLITION PLAN

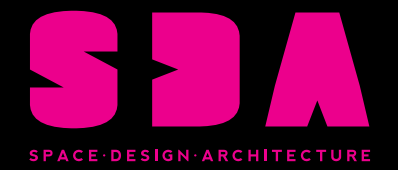
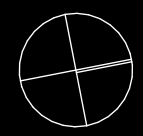
PROJECT NO.
 2020-184

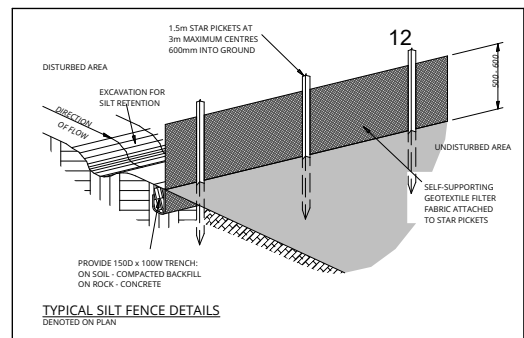
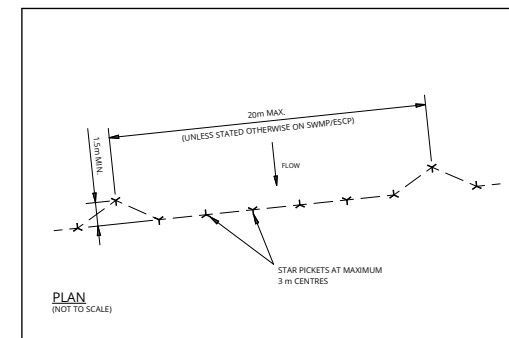
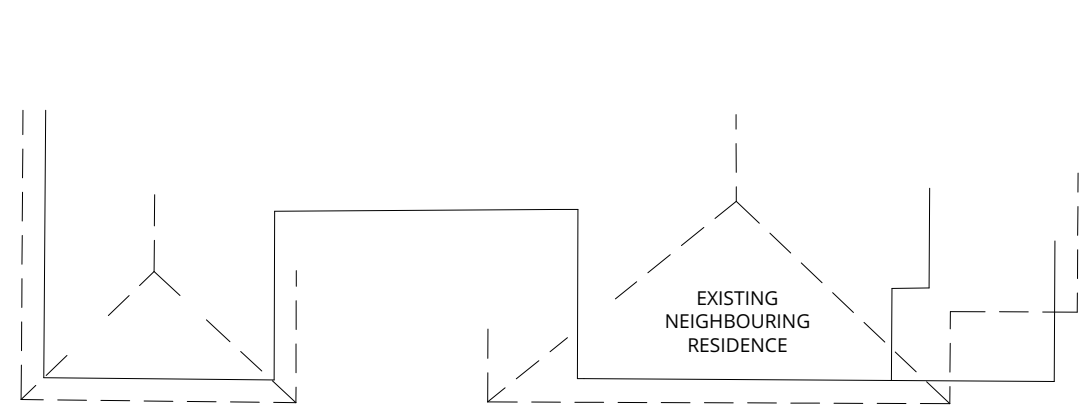
LOCATION
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DRAWING NO.
 DD101

ISSUE NO.
 03

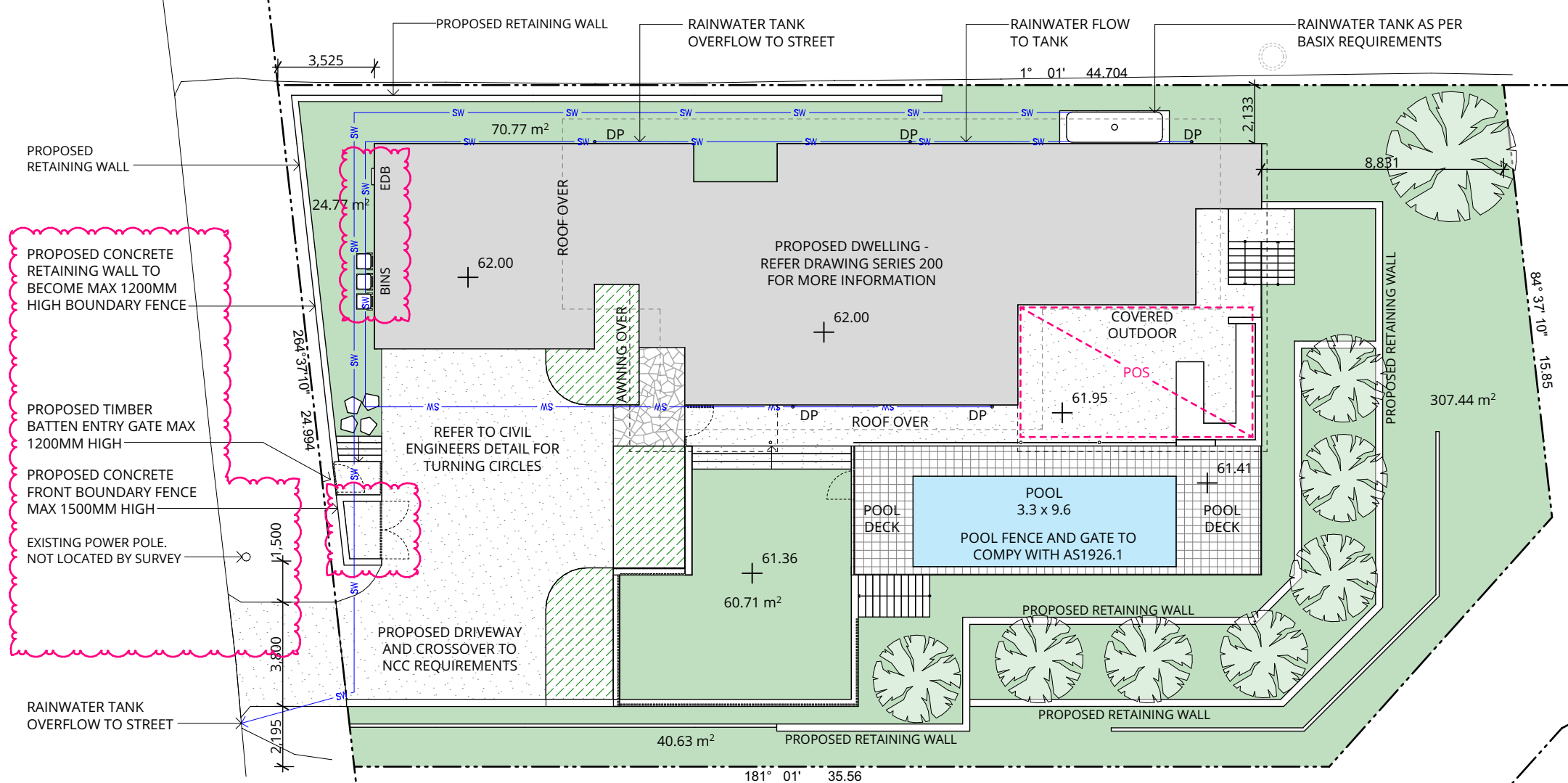
SCALE
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SEDIMENT CONTROL PLAN

CARRINGTON PARADE



- PROPOSED CONCRETE RETAINING WALL TO BECOME MAX 1200MM HIGH BOUNDARY FENCE
- PROPOSED TIMBER BATTEN ENTRY GATE MAX 1200MM HIGH
- PROPOSED CONCRETE FRONT BOUNDARY FENCE MAX 1500MM HIGH
- EXISTING POWER POLE. NOT LOCATED BY SURVEY
- PROPOSED DRIVEWAY AND CROSSOVER TO NCC REQUIREMENTS

LEGEND

- LANDSCAPE AREA WITH MINIMUM DIMENSION OF 1.5M
- LANDSCAPE AREA WITH MINIMUM DIMENSION LESS THAN 1.5M
- STORMWATER FLOW
- PRIVATE OPEN SPACE
- CONCRETE
- STONE
- TILE

SITE CALCULATIONS

SITE AREA	1069m ²
REQUIRED LANDSCAPE AREA	30% = 320.70m ²
PROPOSED LANDSCAPE AREA	47% = 504.32m ²

AMENDMENTS MADE SINCE LAST REVISION

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ISSUE	DESCRIPTION	BY	CHK	DATE
02	FOR REVIEW	HD		22/10/2021
03	REQUEST FOR INFORMATION	HD		25/01/2022
04	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
 FORTY-NINE CARRINGTON

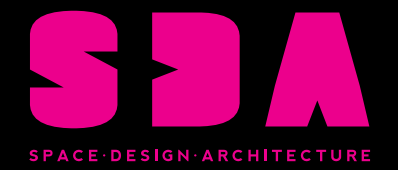
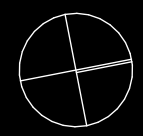
CLIENT
 ARCHIE MORONEY

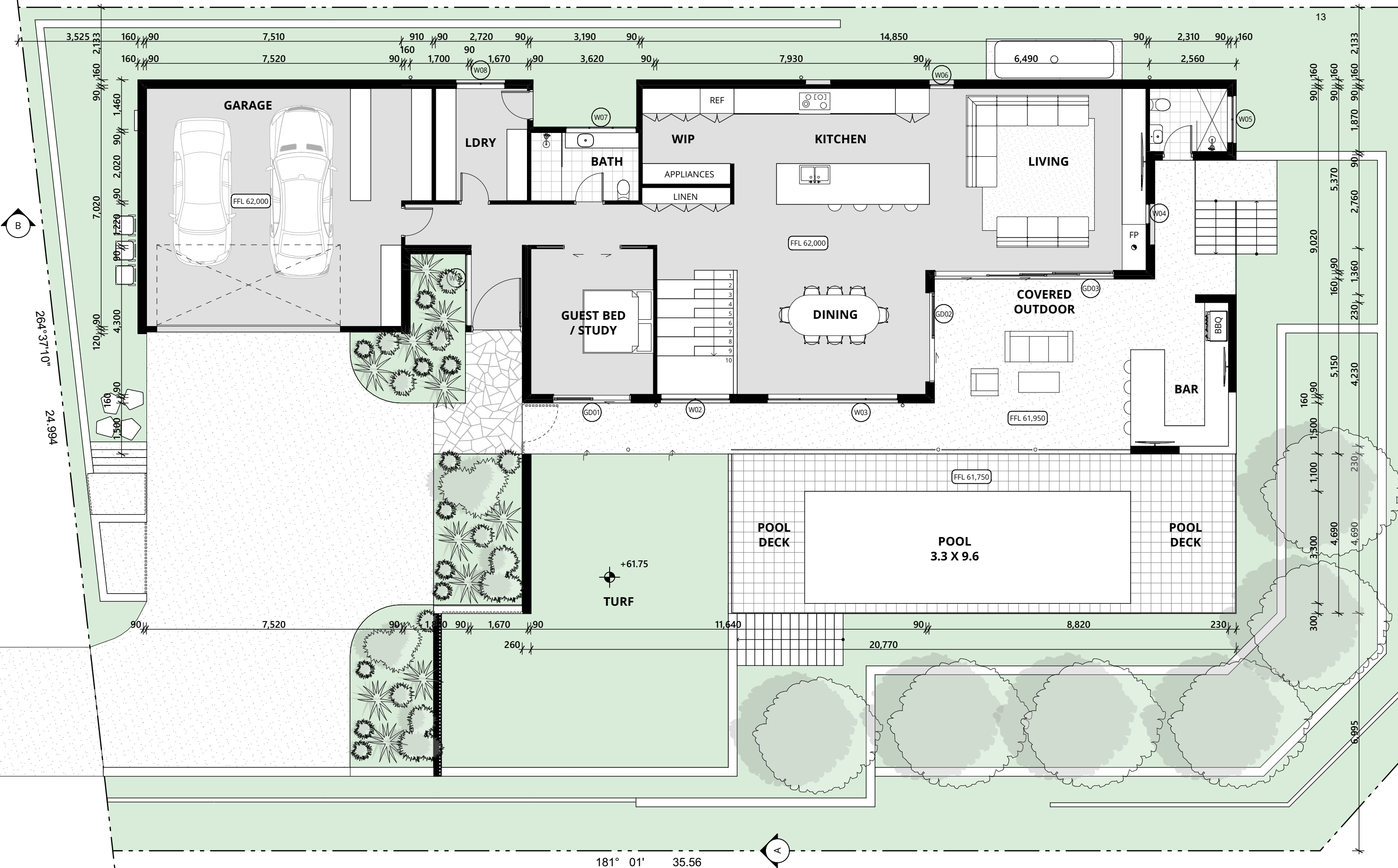
DRAWING
 SITE / EXTERNAL WORKS PLAN

PROJECT NO.
 2020-184

LOCATION
 49 CARRINGTON PARADE, NEW LAMBTON, NSW, 2305

DRAWING NO. DD102
 ISSUE NO. 04
 SCALE 1:200@A3





264° 37' 10"

181° 01' 35.56

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ISSUE	DESCRIPTION	BY	CHK	DATE
06	FOR COORDINATION	HD		25/10/2021
07	REQUEST FOR INFORMATION	HD		25/01/2022
08	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
 FORTY-NINE CARRINGTON

CLIENT
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DRAWING
 GROUND FLOOR PLAN

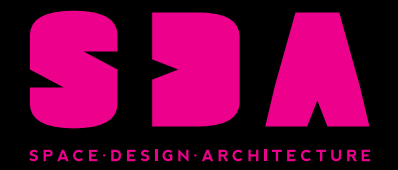
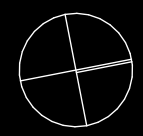
PROJECT NO.
 2020-184

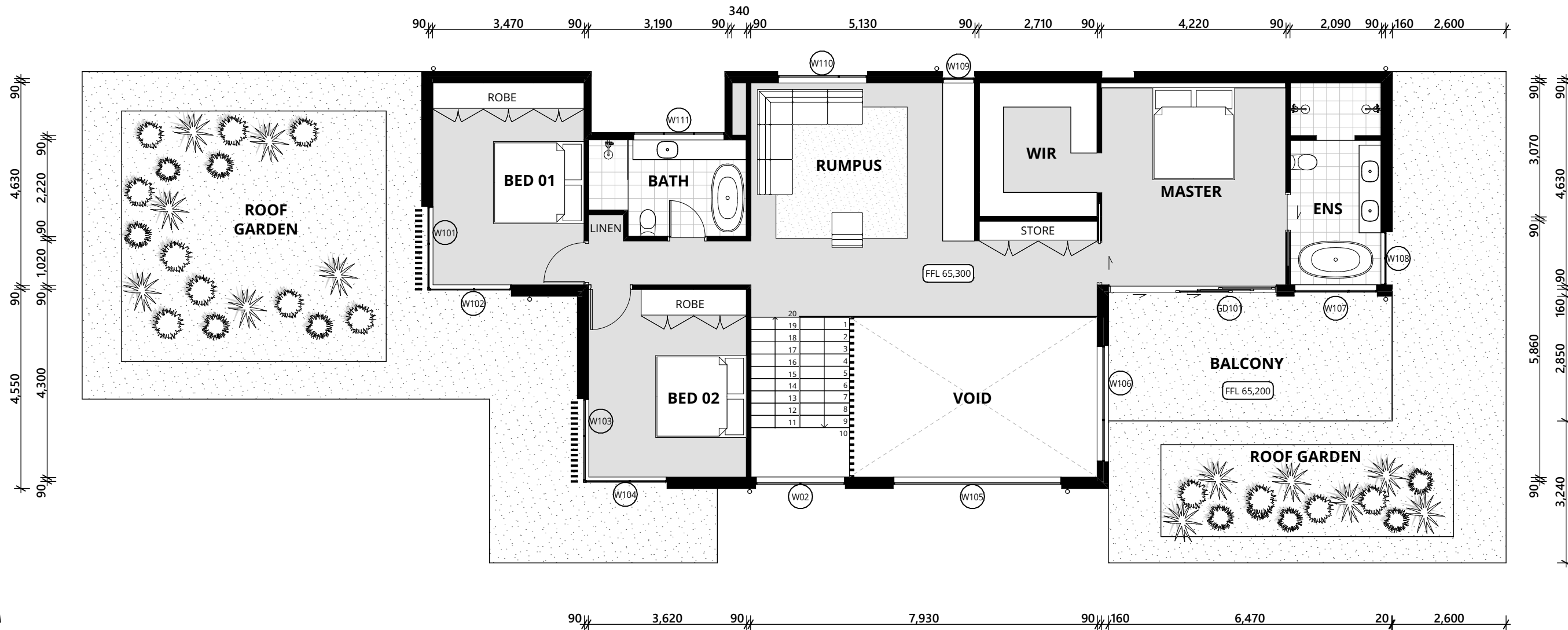
LOCATION
 49 CARRINGTON PARADE, NEW LAMBTON, NSW, 2305

DRAWING NO.
 DD200

ISSUE NO.
 08

SCALE
 1:100@A3





264° 37' 10" 24.994

181° 01' 35.56

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ISSUE	DESCRIPTION	BY	CHK	DATE
06	FOR COORDINATION	HD		25/10/2021
07	REQUEST FOR INFORMATION	HD		25/01/2022
08	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
 FORTY-NINE CARRINGTON

CLIENT
 ARCHIE MORONEY

DRAWING
 FIRST FLOOR PLAN

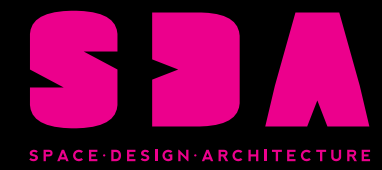
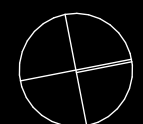
PROJECT NO.
 2020-184

LOCATION
 49 CARRINGTON PARADE, NEW LAMBTON, NSW, 2305

DRAWING NO.
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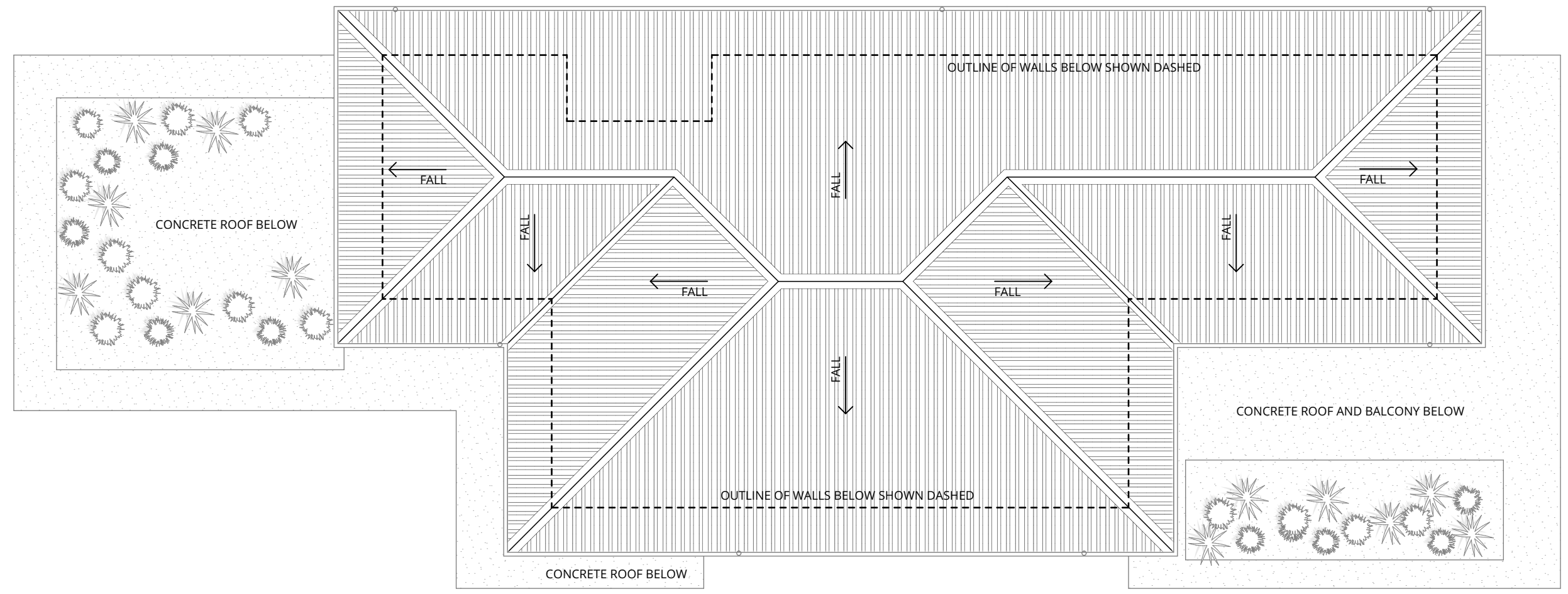
ISSUE NO.
 08

SCALE
 1:100@A3



B

264° 37' 10"
24.994



181° 01' 35.56

A

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ISSUE	DESCRIPTION	BY	CHK	DATE
05	FOR COORDINATION	HD		25/10/2021
06	REQUEST FOR INFORMATION	HD		25/01/2022
07	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
 FORTY-NINE CARRINGTON

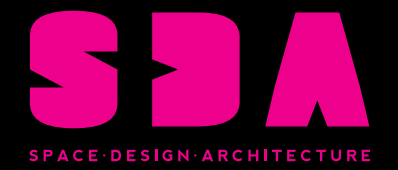
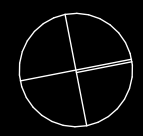
CLIENT
 ARCHIE MORONEY

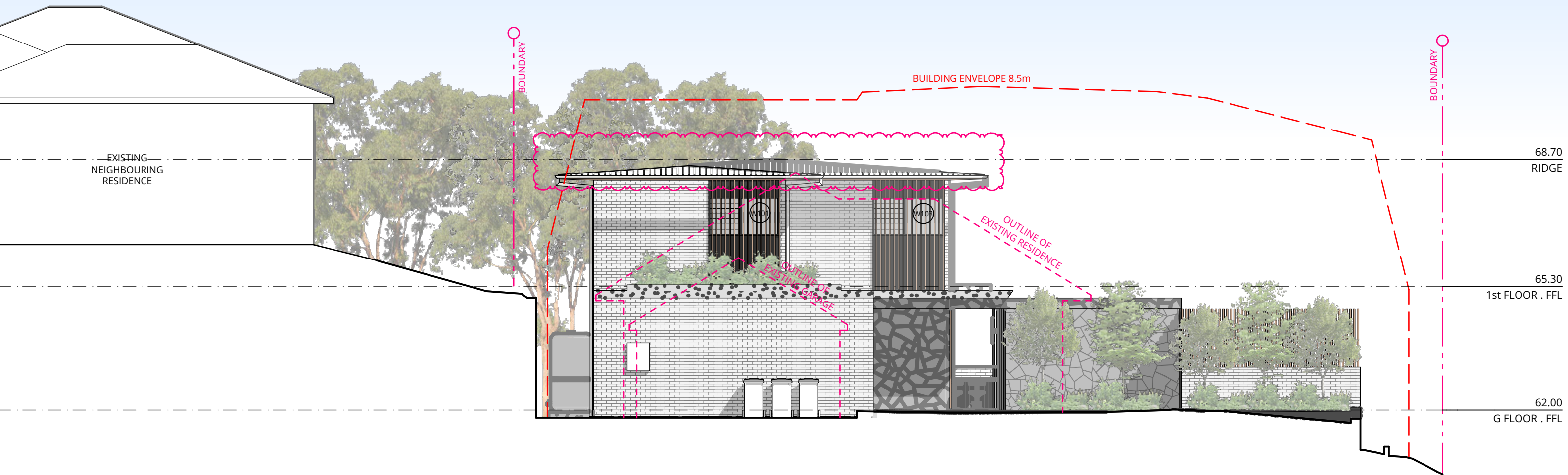
DRAWING
 ROOF PLAN

PROJECT NO.
 2020-184

LOCATION
 49 CARRINGTON PARADE, NEW
 LAMBTON, NSW, 2305

DRAWING NO. DD202
 ISSUE NO. 07
 SCALE 1:100@A3





AMENDMENTS MADE SINCE LAST REVISION

MATERIALS LEGEND

- LWC1**
LIGHTWEIGHT CLADDING
- LWC2**
TIMBER CLADDING
- FB1**
FACE BRICKWORK
- CON**
CONCRETE
- STN**
STONE CLADDING

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ISSUE	DESCRIPTION	BY	CHK	DATE
05	FOR REVIEW	HD		22/10/2021
06	REQUEST FOR INFORMATION	HD		25/01/2022
07	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
 FORTY-NINE CARRINGTON

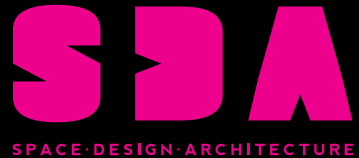
CLIENT
 ARCHIE MORONEY

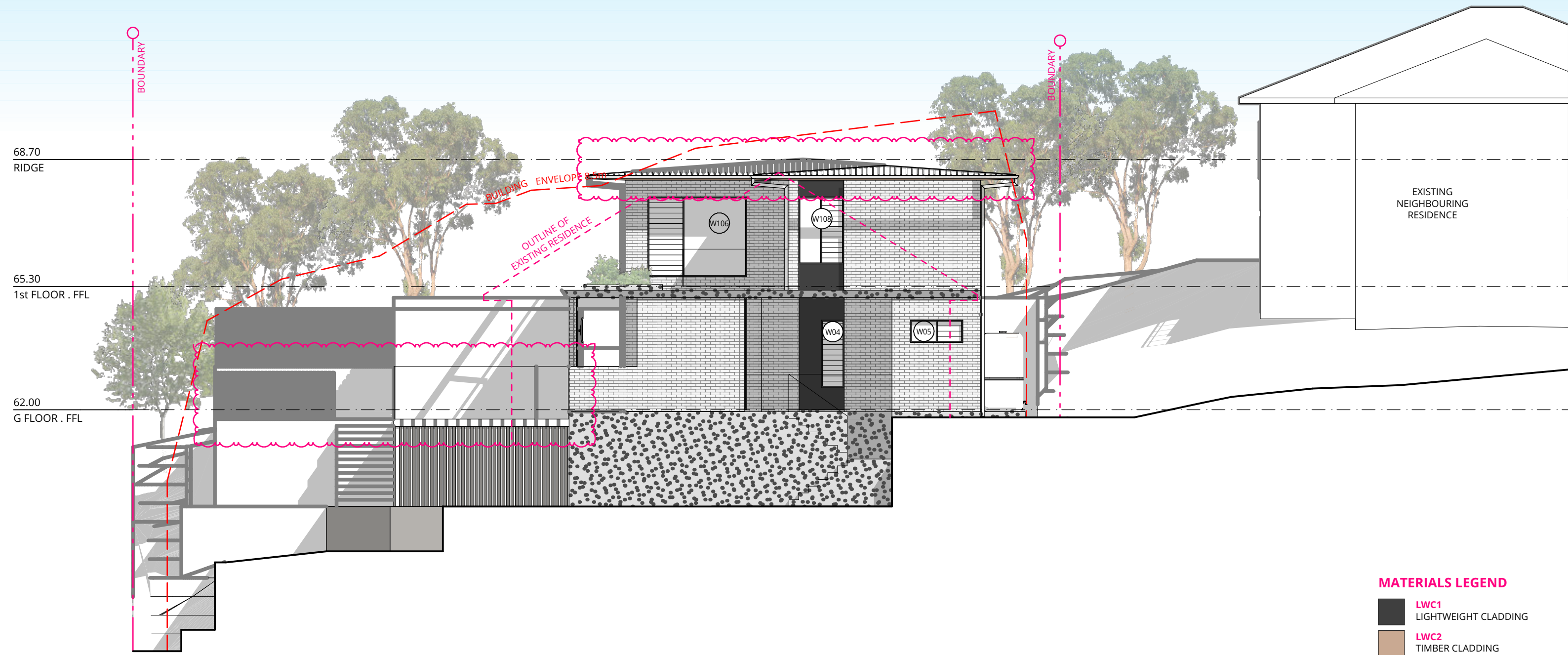
DRAWING
 SOUTH ELEVATION

PROJECT NO.
 2020-184

LOCATION
 49 CARRINGTON PARADE, NEW
 LAMBTON, NSW, 2305

DRAWING NO. DD300
 ISSUE NO. 07
 SCALE 1:100@A3





AMENDMENTS MADE SINCE LAST REVISION

MATERIALS LEGEND

-  **LWC1**
LIGHTWEIGHT CLADDING
-  **LWC2**
TIMBER CLADDING
-  **FB1**
FACE BRICKWORK
-  **CON**
CONCRETE
-  **STN**
STONE CLADDING

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P:\2020\2020-184 Forty-Nine Carrington\02 Drawings\02_b Working Files\2020-184_Developed_RFI.pln

ISSUE	DESCRIPTION	BY	CHK	DATE
05	FOR REVIEW	HD		22/10/2021
06	REQUEST FOR INFORMATION	HD		25/01/2022
07	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
 FORTY-NINE CARRINGTON

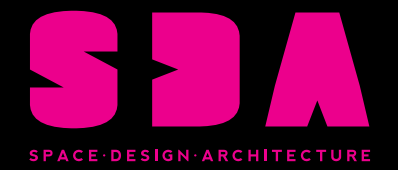
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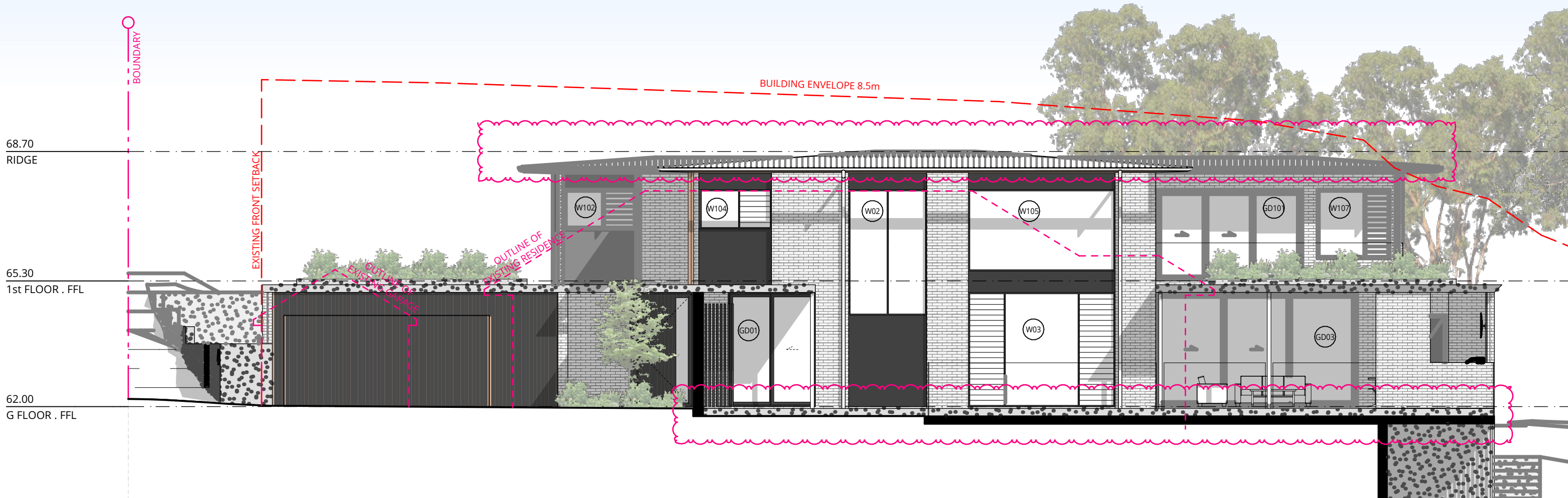
DRAWING
 NORTH ELEVATION

PROJECT NO.
 2020-184

LOCATION
 49 CARRINGTON PARADE, NEW
 LAMBTON, NSW, 2305

DRAWING NO. DD301
 ISSUE NO. 07
 SCALE 1:100@A3





AMENDMENTS MADE SINCE LAST REVISION

MATERIALS LEGEND

- LWC1**
LIGHTWEIGHT CLADDING
- LWC2**
TIMBER CLADDING
- FB1**
FACE BRICKWORK
- CON**
CONCRETE
- STN**
STONE CLADDING

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ISSUE	DESCRIPTION	BY	CHK	DATE
05	FOR REVIEW	HD		22/10/2021
06	REQUEST FOR INFORMATION	HD		25/01/2022
07	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
 FORTY-NINE CARRINGTON

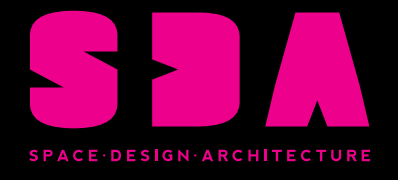
CLIENT
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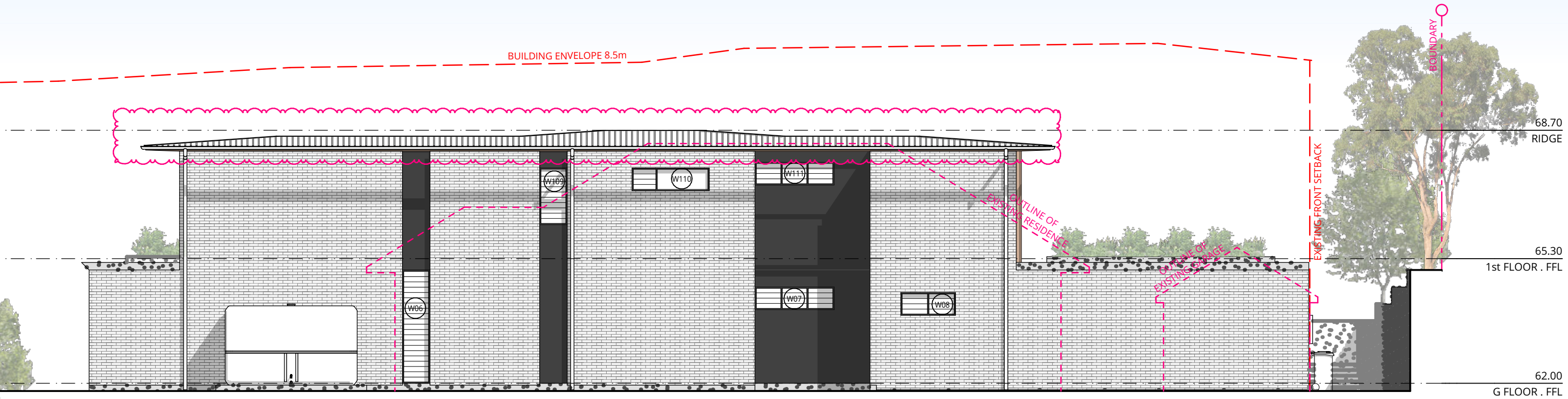
DRAWING
 EAST ELEVATION

PROJECT NO.
 2020-184

LOCATION
 49 CARRINGTON PARADE, NEW
 LAMBTON, NSW, 2305

DRAWING NO. DD302
 ISSUE NO. 07
 SCALE 1:100@A3





AMENDMENTS MADE SINCE LAST REVISION

MATERIALS LEGEND

- LWC1**
LIGHTWEIGHT CLADDING
- LWC2**
TIMBER CLADDING
- FB1**
FACE BRICKWORK
- CON**
CONCRETE
- STN**
STONE CLADDING

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ISSUE	DESCRIPTION	BY	CHK	DATE
05	FOR REVIEW	HD		22/10/2021
06	REQUEST FOR INFORMATION	HD		25/01/2022
07	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
 FORTY-NINE CARRINGTON

CLIENT
 ARCHIE MORONEY

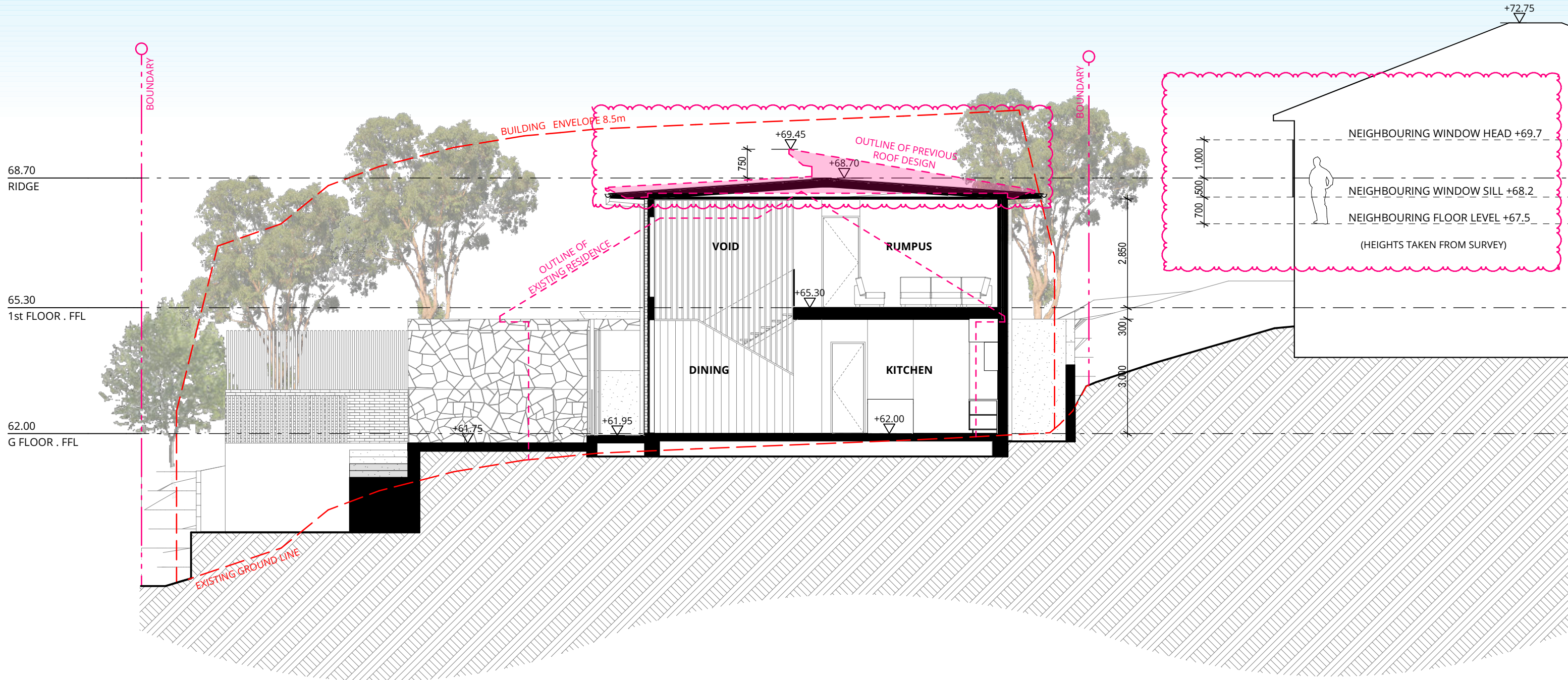
DRAWING
 WEST ELEVATION

PROJECT NO.
 2020-184

LOCATION
 49 CARRINGTON PARADE, NEW
 LAMBTON, NSW, 2305

DRAWING NO. DD303 ISSUE NO. 07 SCALE 1:100@A3





AMENDMENTS MADE SINCE LAST REVISION

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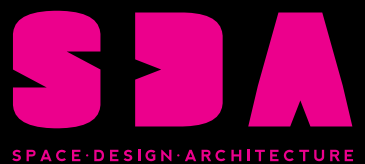
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08	REQUEST FOR INFORMATION	HD		25/01/2022
09	REQUEST FOR INFORMATION	HD		7/03/2022

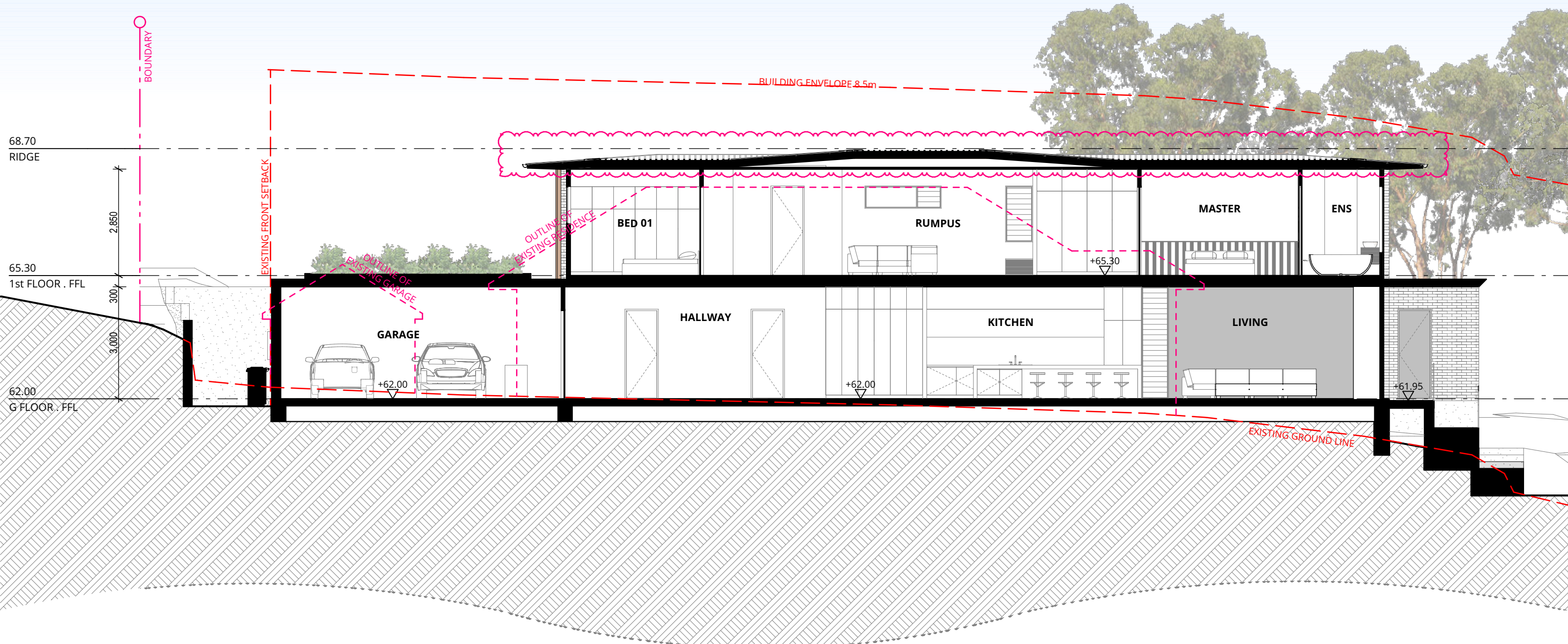
PROJECT
 FORTY-NINE CARRINGTON
 CLIENT
 ARCHIE MORONEY

DRAWING
 SECTION A-A
 PROJECT NO.
 2020-184

LOCATION
 49 CARRINGTON PARADE, NEW
 LAMBTON, NSW, 2305
 DRAWING NO.
 DD400

ISSUE NO.
 09
 SCALE
 1:100@A3





AMENDMENTS MADE SINCE LAST REVISION

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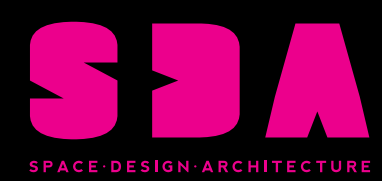
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 P:\2020\2020-184 Forty-Nine Carrington\02 Drawings\02_b Working Files\2020-184_Developed_RFI.pln

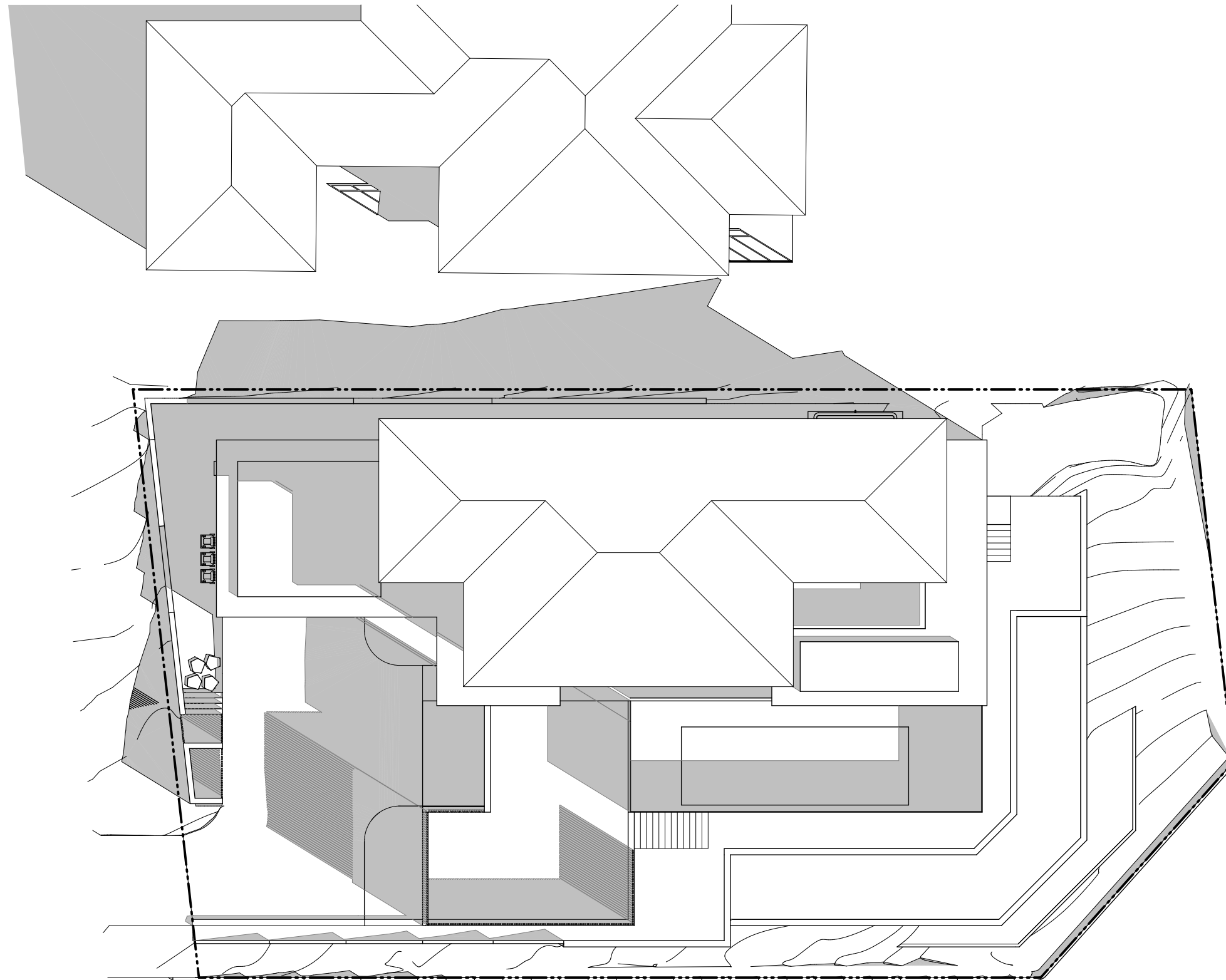
ISSUE	DESCRIPTION	BY	CHK	DATE
05	FOR REVIEW	HD		22/10/2021
06	REQUEST FOR INFORMATION	HD		25/01/2022
07	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
 FORTY-NINE CARRINGTON
 CLIENT
 ARCHIE MORONEY

DRAWING
 SECTION B-B
 PROJECT NO.
 2020-184

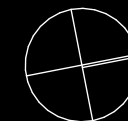
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 LAMBTON, NSW, 2305
 DRAWING NO.
 DD401
 ISSUE NO.
 07
 SCALE
 1:100@A3

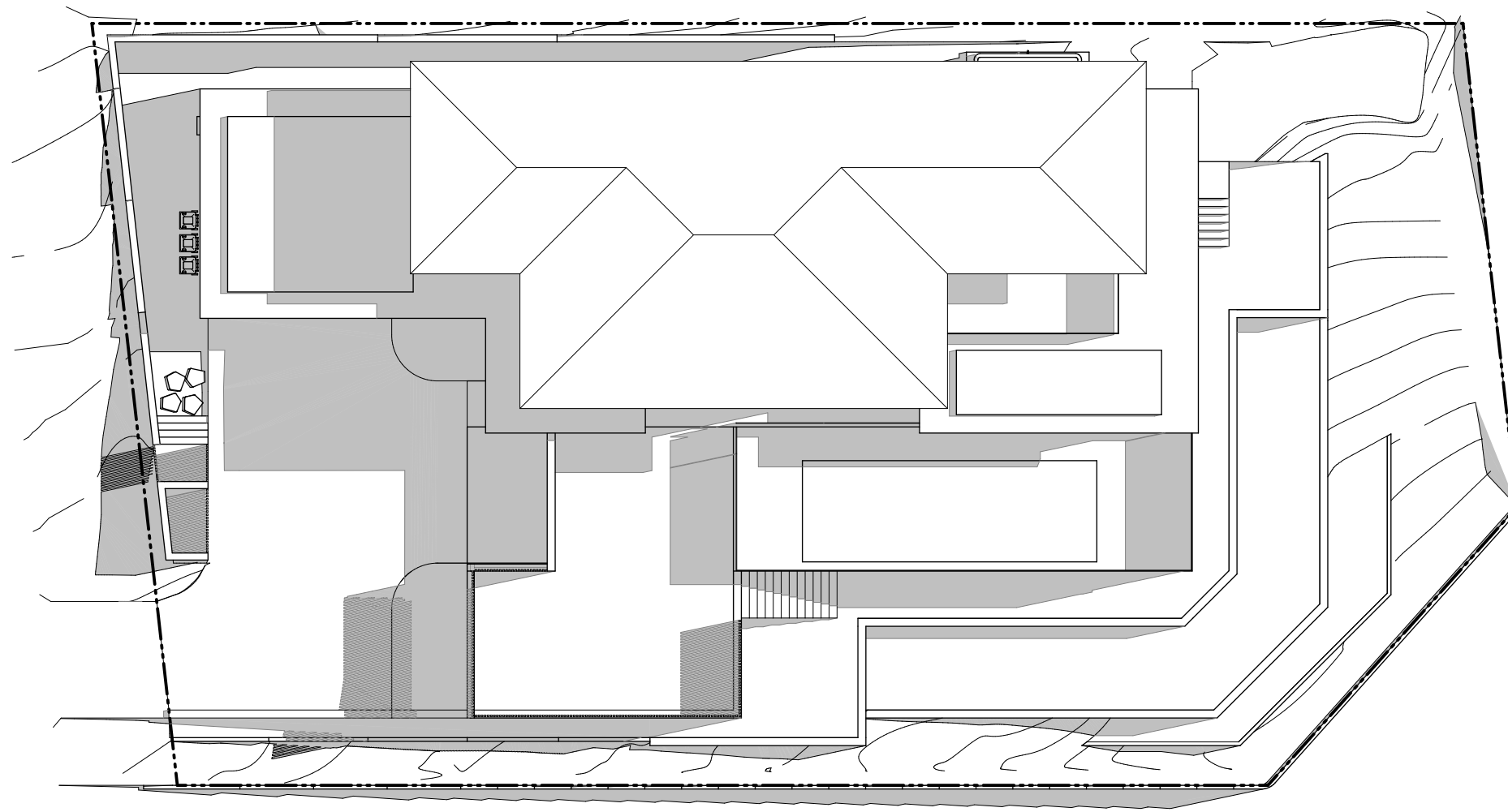
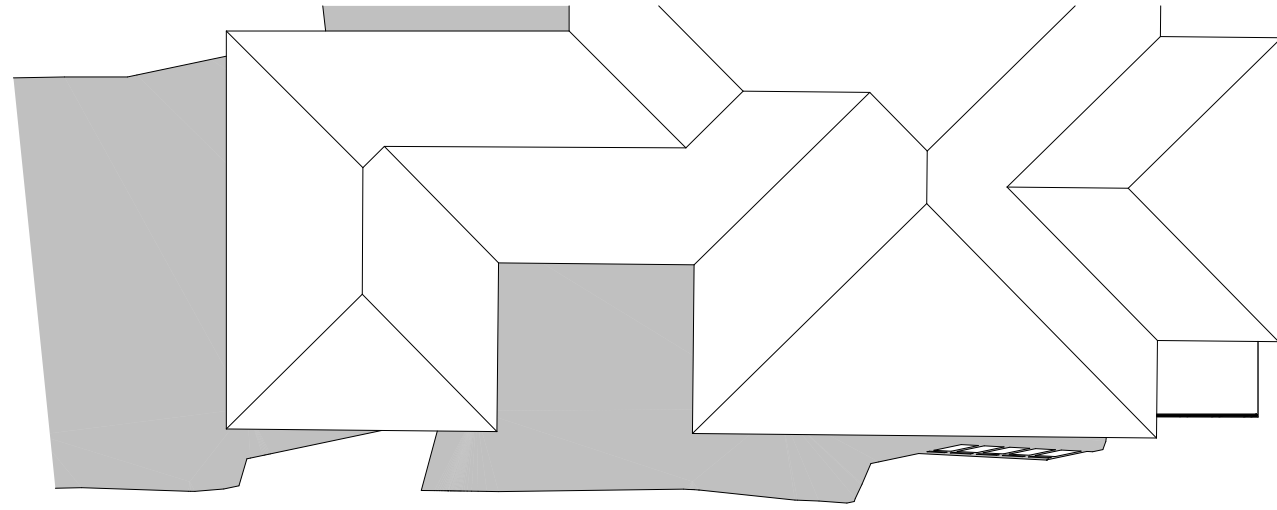




21 JUN at 0900h
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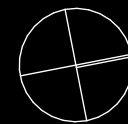
ISSUE	DESCRIPTION	BY	CHK	DATE
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04	REQUEST FOR INFORMATION	HD		25/01/2022
05	REQUEST FOR INFORMATION	HD		7/03/2022

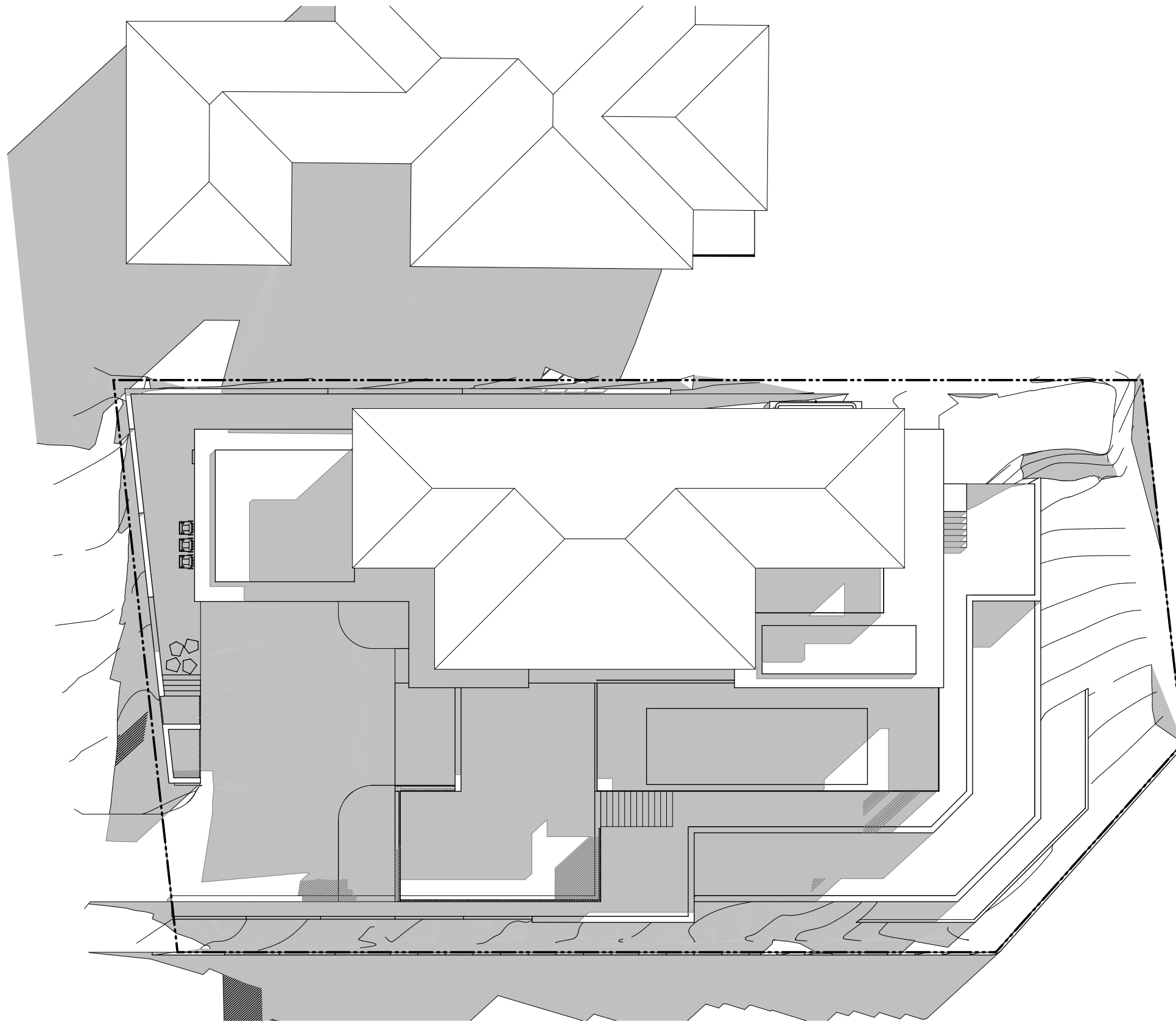




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ISSUE	DESCRIPTION	BY	CHK	DATE
03	FOR REVIEW	HD		22/10/2021
04	REQUEST FOR INFORMATION	HD		25/01/2022
05	REQUEST FOR INFORMATION	HD		7/03/2022





21 JUN at 1500h
SCALE 1:200



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ISSUE	DESCRIPTION	BY	CHK	DATE
03	FOR REVIEW	HD		22/10/2021
04	REQUEST FOR INFORMATION	HD		25/01/2022
05	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
FORTY-NINE CARRINGTON

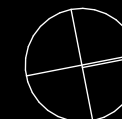
CLIENT
ARCHIE MORONEY

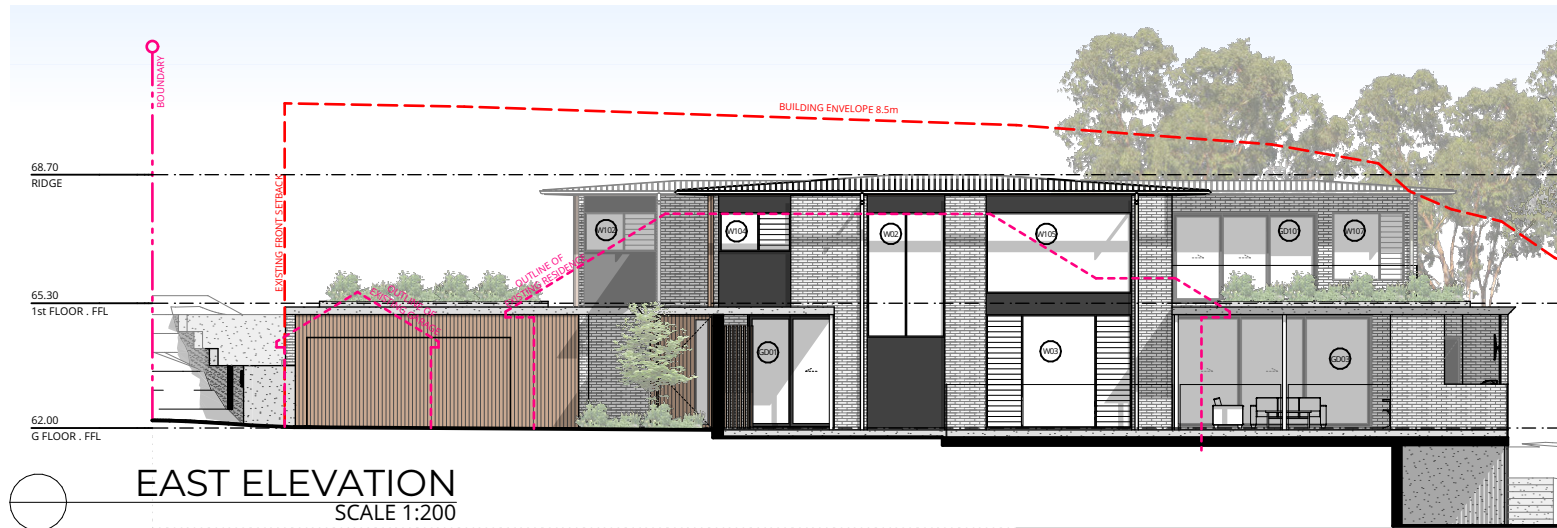
DRAWING
SHADOW DIAGRAMS -
SHEET 3

PROJECT NO.
2020-184

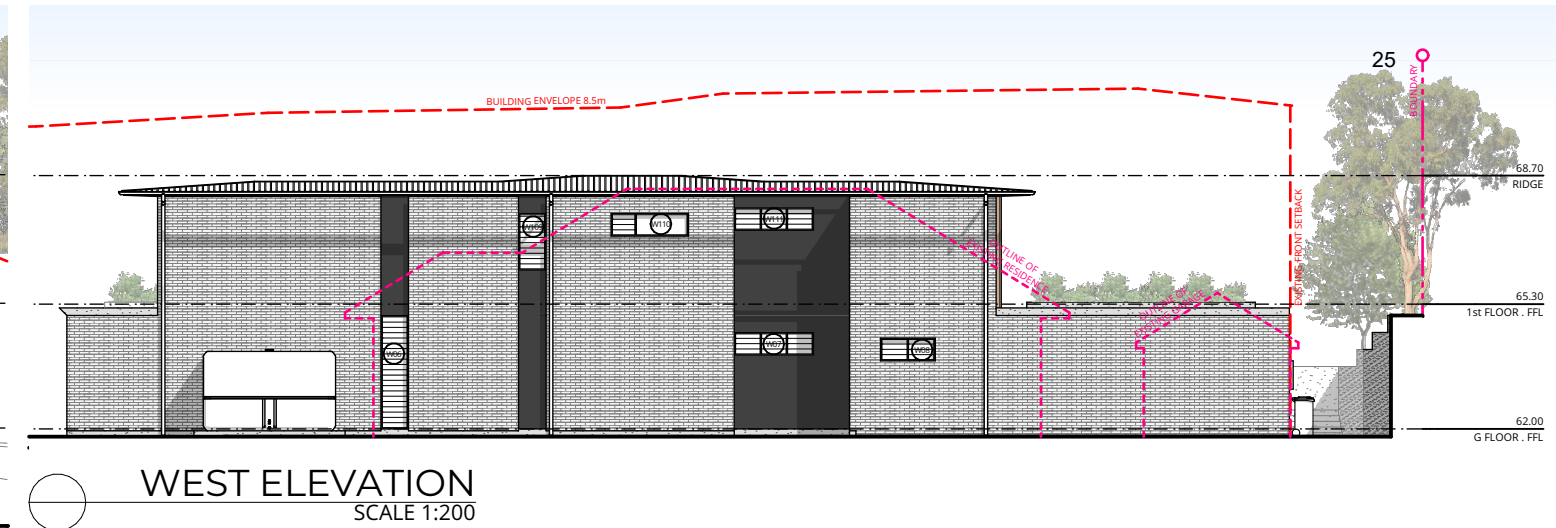
LOCATION
49 CARRINGTON PARADE, NEW
LAMBTON, NSW, 2305

DRAWING NO. ISSUE NO. SCALE
DD502 05 1:200@A3

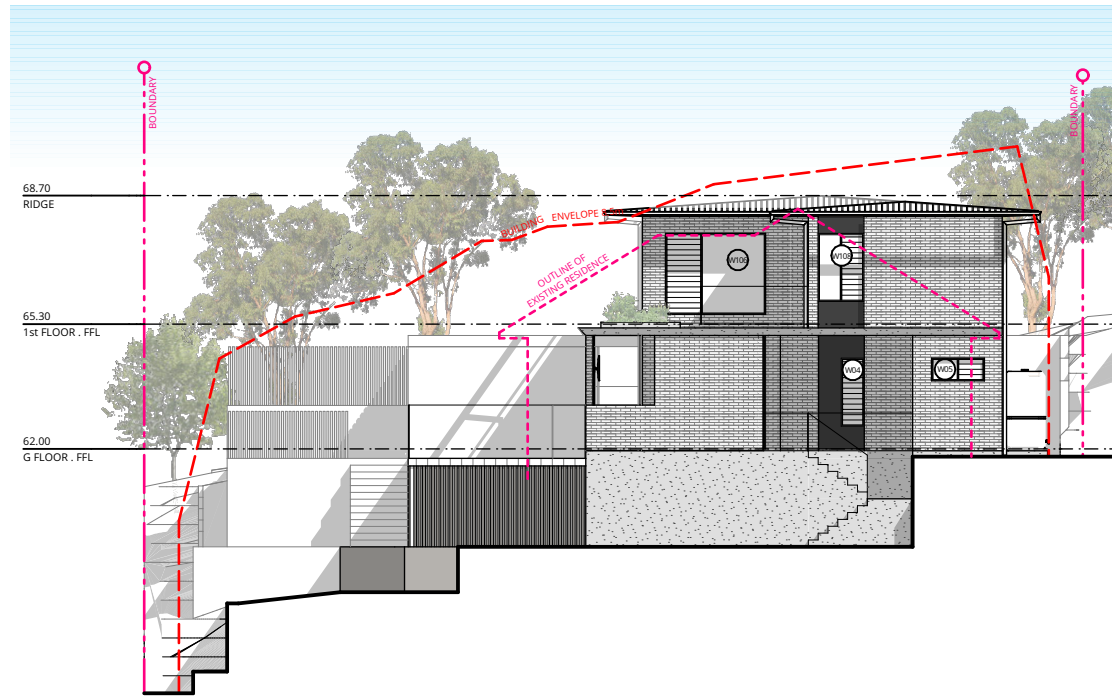




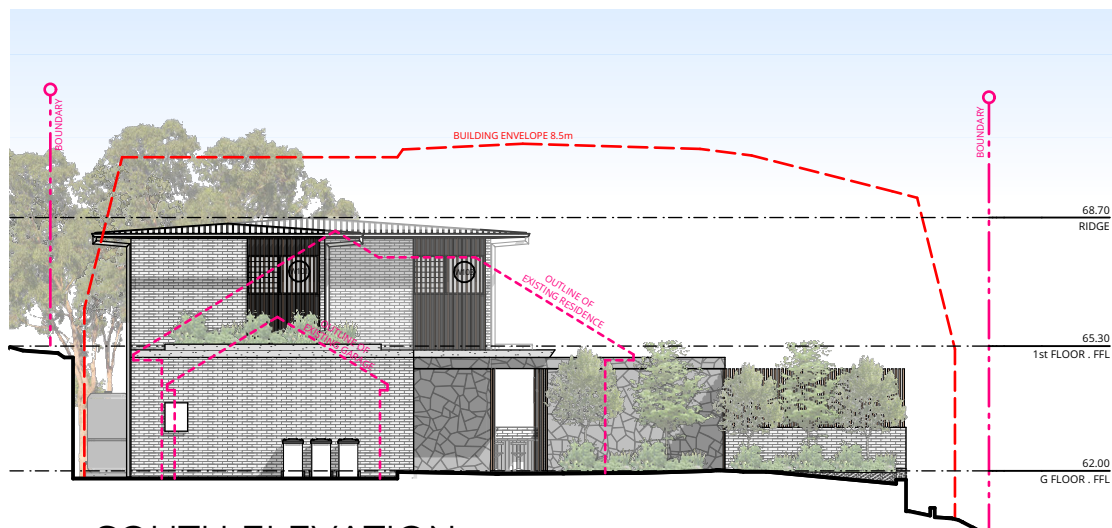
EAST ELEVATION
SCALE 1:200



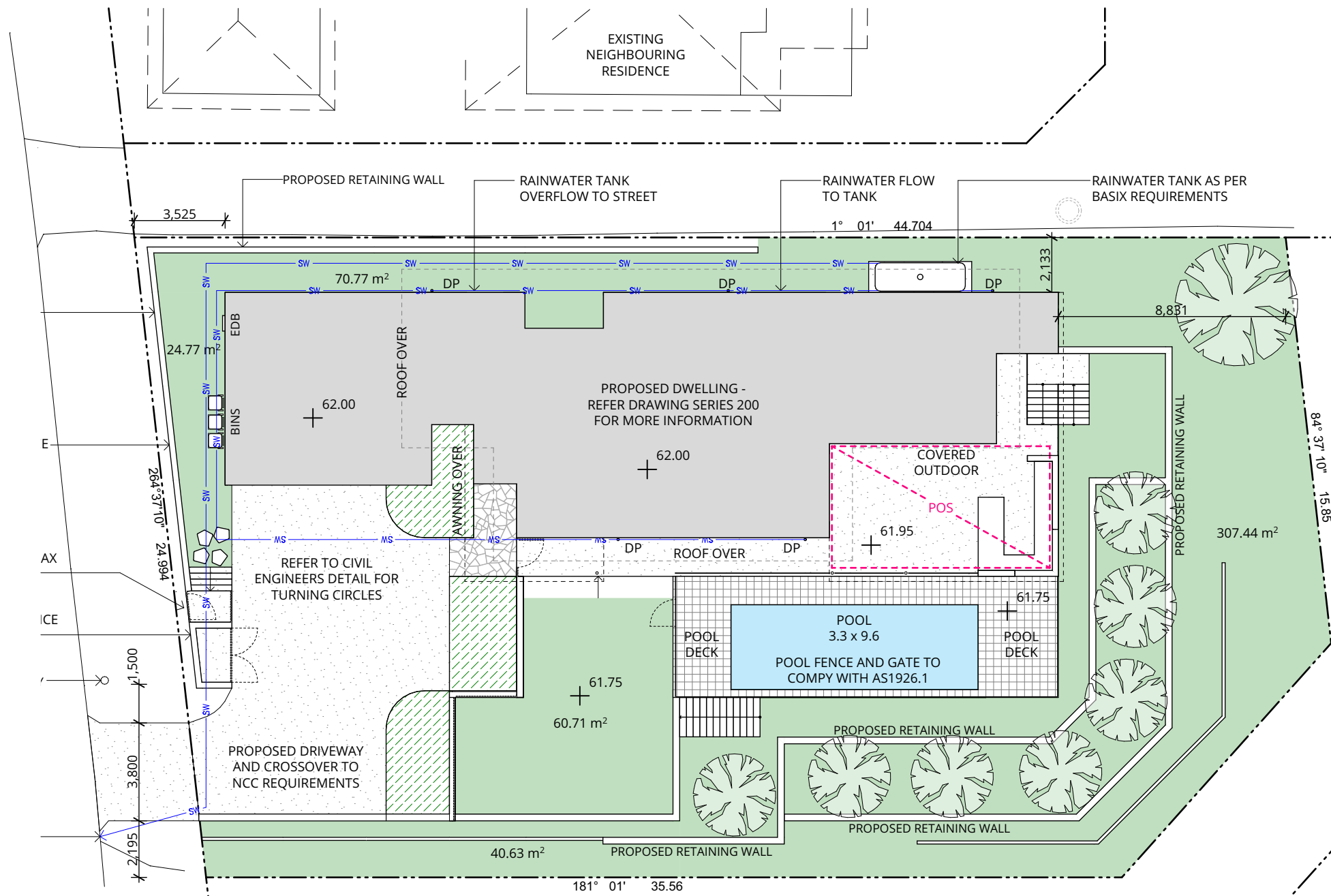
WEST ELEVATION
SCALE 1:200



NORTH ELEVATION
SCALE 1:200



SOUTH ELEVATION
SCALE 1:200



EXTERNAL WORKS
SCALE 1:200

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ISSUE	DESCRIPTION	BY	CHK	DATE
02	FOR REVIEW	HD		22/10/2021
03	REQUEST FOR INFORMATION	HD		25/01/2022
04	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
FORTY-NINE CARRINGTON

CLIENT
ARCHIE MORONEY

DRAWING
NOTIFICATION PLAN

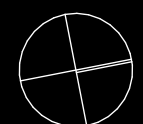
PROJECT NO.
2020-184

LOCATION
49 CARRINGTON PARADE, NEW
LAMBTON, NSW, 2305

DRAWING NO.
DD600

ISSUE NO.
04

SCALE
1:200@A3



EXISTING VIEW TOWARDS THE SOUTH-WEST FROM 43 & 45 CARRINGTON PARADE



PROPOSED VIEW TOWARDS THE SOUTH-WEST FROM 43 & 45 CARRINGTON PARADE



ISSUE	DESCRIPTION	BY	CHK	DATE
01	REQUEST FOR INFORMATION	HD		25/01/2022
02	REQUEST FOR INFORMATION	HD		7/03/2022

PROJECT
 FORTY-NINE CARRINGTON

CLIENT
 ARCHIE MORONEY

DRAWING
 VIEW ANALYSIS - SHEET
 01

PROJECT NO.
 2020-184

LOCATION
 49 CARRINGTON PARADE, NEW
 LAMBTON, NSW, 2305

DRAWING NO. DD700
ISSUE NO. 02
SCALE @A3

1.



REVISED DESIGN VIEW ANALYSIS



ORIGINAL DESIGN (IMAGES PREPARED BY DNF PLANNERS AS PART OF SUBMISSION)

2.



REVISED DESIGN VIEW ANALYSIS



ORIGINAL DESIGN (IMAGES PREPARED BY DNF PLANNERS AS PART OF SUBMISSION)

ISSUE	DESCRIPTION	BY	CHK	DATE
01	REQUEST FOR INFORMATION	HD		25/01/2022

3.



REVISED DESIGN VIEW ANALYSIS



ORIGINAL DESIGN (IMAGES PREPARED BY DNF PLANNERS AS PART OF SUBMISSION)

4.



REVISED DESIGN VIEW ANALYSIS



ORIGINAL DESIGN (IMAGES PREPARED BY DNF PLANNERS AS PART OF SUBMISSION)

5.



REVISED DESIGN VIEW ANALYSIS



ORIGINAL DESIGN (IMAGES PREPARED BY DNF PLANNERS AS PART OF SUBMISSION)

6.

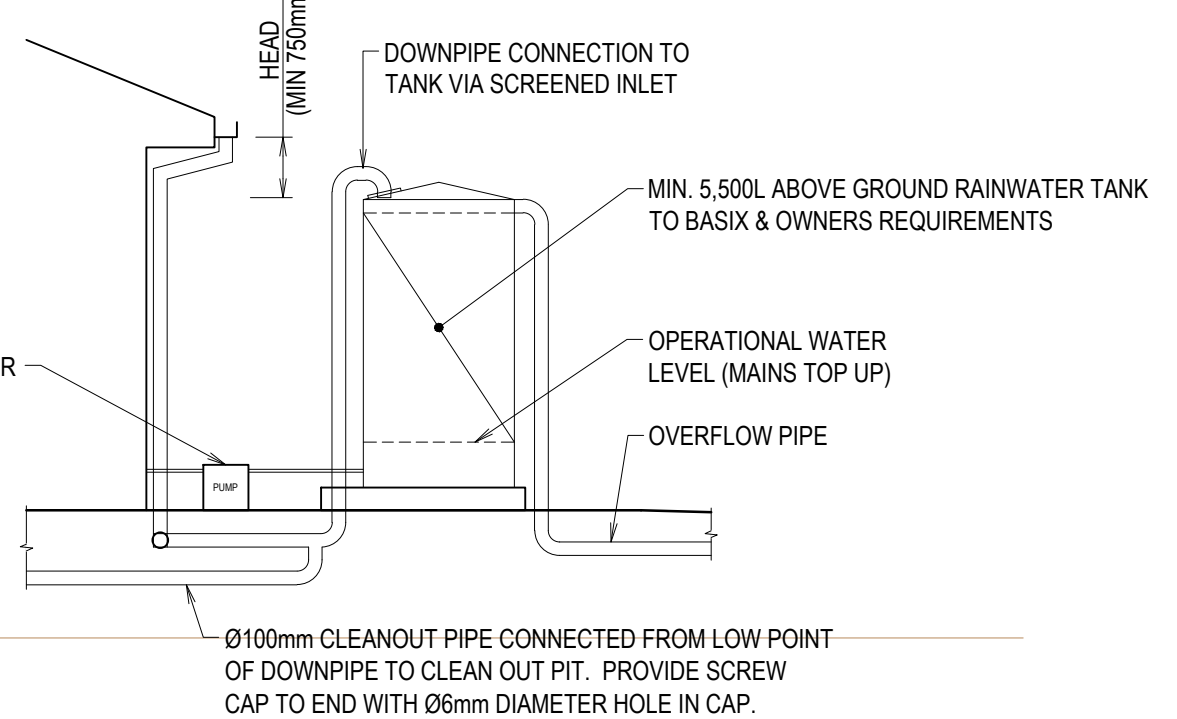
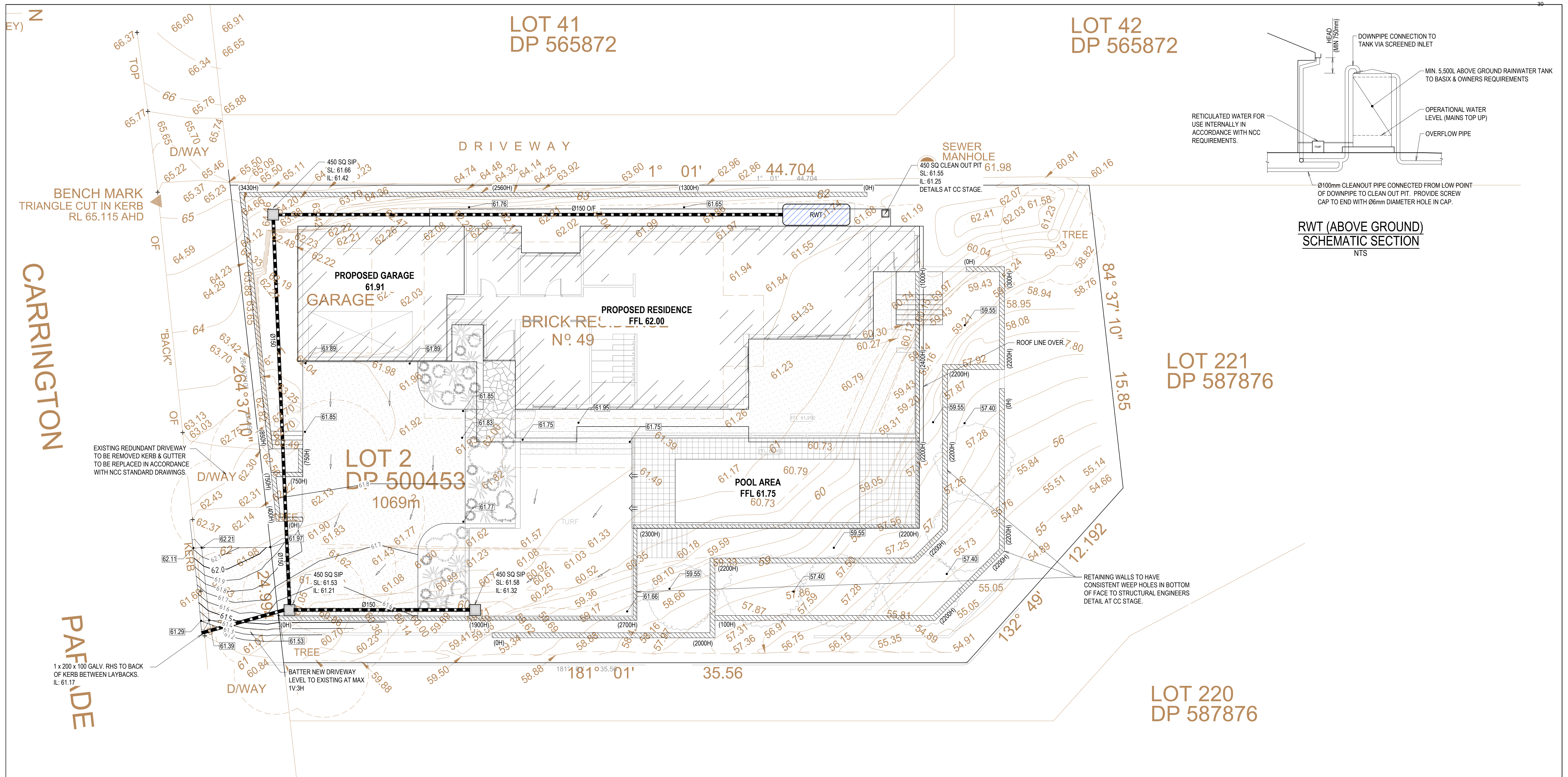


REVISED DESIGN VIEW ANALYSIS



ORIGINAL DESIGN (IMAGES PREPARED BY DNF PLANNERS AS PART OF SUBMISSION)

ISSUE	DESCRIPTION	BY	CHK	DATE
01	REQUEST FOR INFORMATION	HD		25/01/2022
02	REQUEST FOR INFORMATION	HD		4/02/2022



**RWT (ABOVE GROUND)
SCHEMATIC SECTION**
NTS

NOTE: ALL ROOFWATER TO BE CONNECTED TO THE RESPECTIVE RAINWATER TANKS. PROVIDE FIRST FLUSH TO DOWNPIPES PRIOR TO CONNECTING TO TANK.

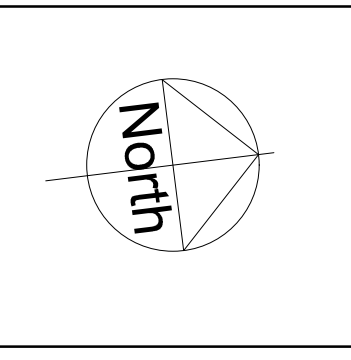
STORMWATER MANAGEMENT PLAN
1:100

LEGEND	
SL	SURFACE LEVEL
IL	INVERT LEVEL
	SURFACE INLET PIT
	uPVC STORMWATER PIPE (DIA. AS NOTED)
	CONCRETE ENCASED uPVC STORMWATER PIPE (DETAILS AT CC STAGE)
	DESIGN FINISHED SURFACE LEVEL
	EXISTING FINISHED SURFACE LEVEL, CONTOURS SHOWN ARE ALSO EXISTING
	FINISHED FLOOR LEVEL
	5.500L RAINWATER TANK TO BASIX REQUIREMENTS.
	DENOTES DIRECTION OF SURFACE FLOWS
	DENOTES DIRECTION OF OVERLAND FLOW PATH.
	PROPOSED RETAINING WALL, APPROX. HEIGHT SHOWN (600) - DETAILS AT CC STAGE.

REV	DATE	DRN	CHK	APP	DRAWING STATUS
A	25.02.22	J.T.	J.T.	M.M.	ISSUED FOR DEVELOPEMENT APPLICATION

This drawing is not approved for construction unless signed.

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DRB
CONSULTING ENGINEERS

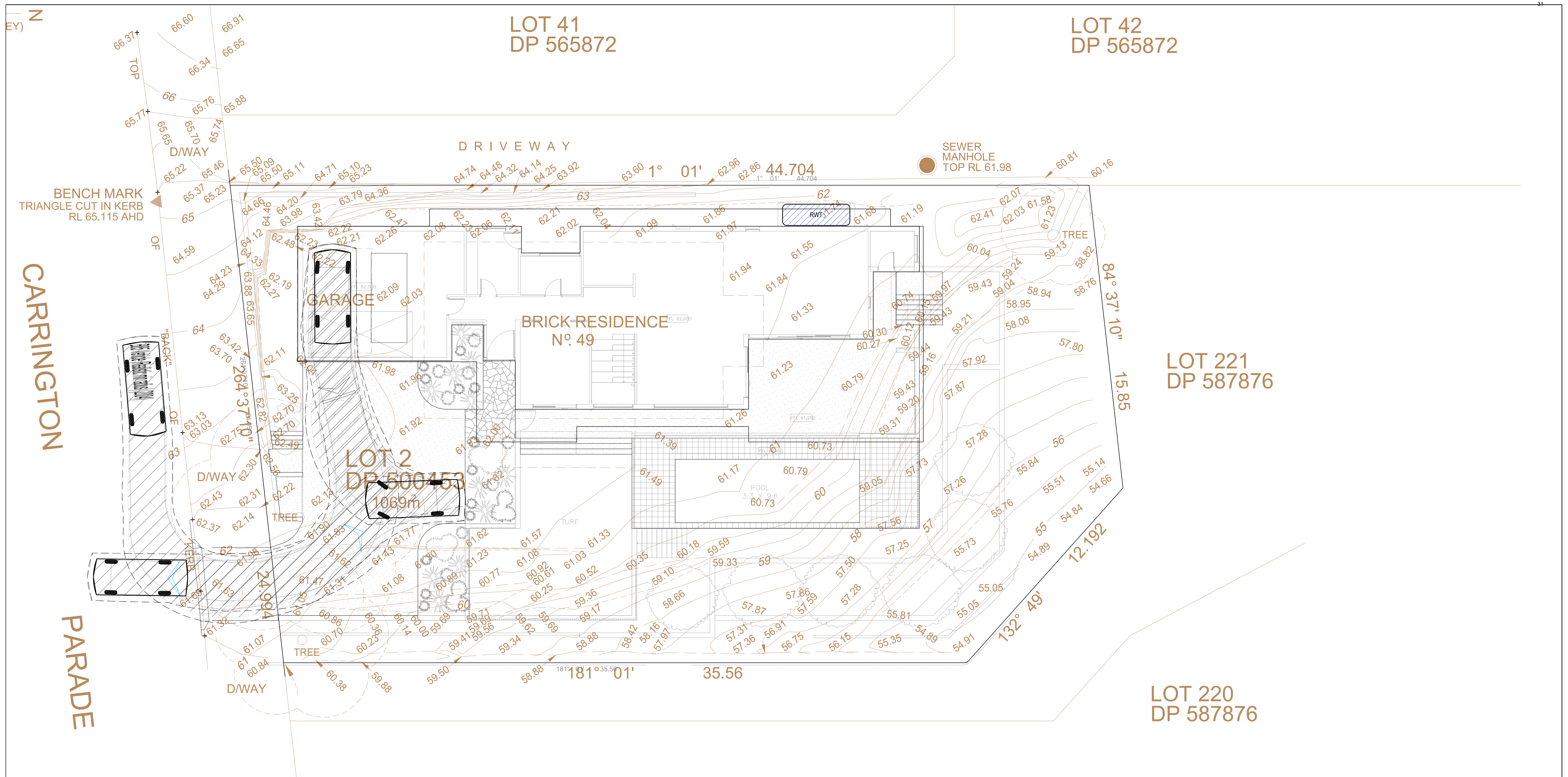
260 MAITLAND ROAD, MAYFIELD
PO BOX 4105 KOTARA EAST 2305
0402 915 549
hello@drbengineering.com.au
ABN 64 625 755 482

CLIENT
MORONEY

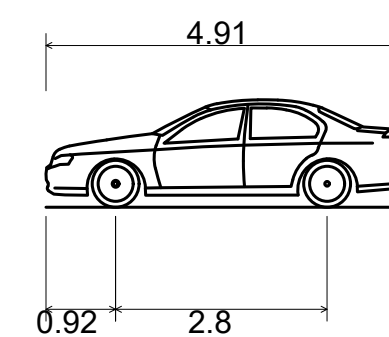
TITLE
STORMWATER MANAGEMENT PLAN

PROJECT
**PROPOSED DWELLING
NO. 49 CARRINGTON PARADE
NEW LAMBTON**

DRAWING STATUS NOT FOR CONSTRUCTION		SHEET SIZE A1
PROJECT REF No. 221474	DRAWING No. CIV100	SCALE 1:100
REVISION A		



SWEPT PATH ANALYSIS - LHS GARAGE
1:100

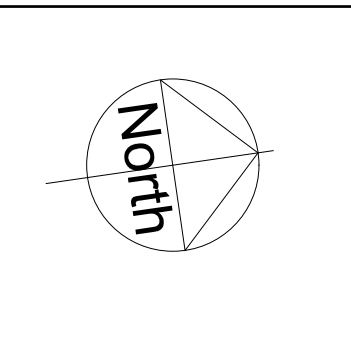


B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

REV	DATE	DRN	CHK	APP	DRAWING STATUS
A	25.02.22	J.T.	J.T.	M.M.	ISSUED FOR DEVELOPEMENT APPLICATION

This drawing is not approved for construction unless signed.

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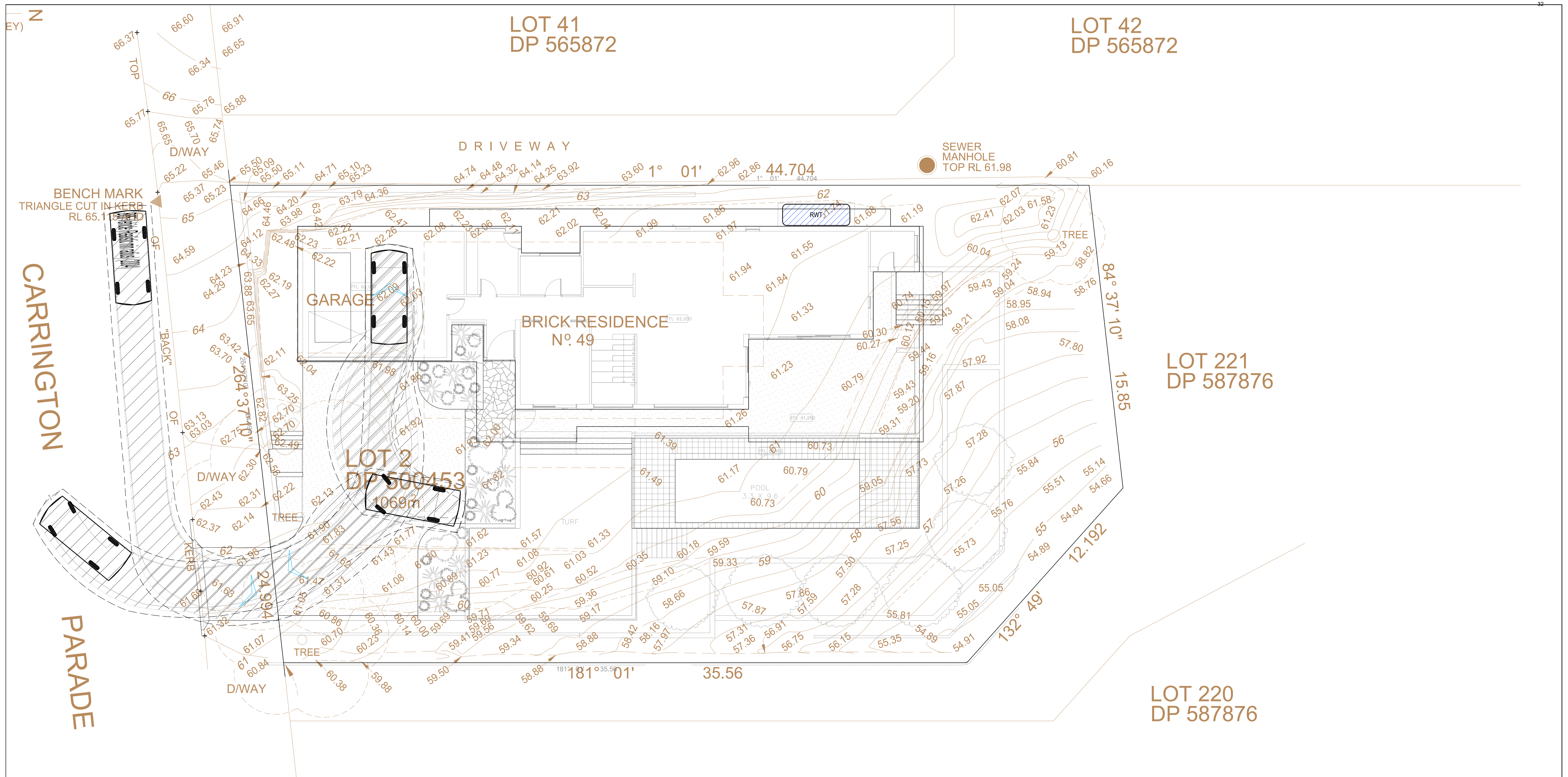
260 MAITLAND ROAD, MAYFIELD
PO BOX 4105 KOTARA EAST 2305
0402 915 549
hello@drbengineering.com.au
ABN 64 625 755 482

CLIENT
MORONEY

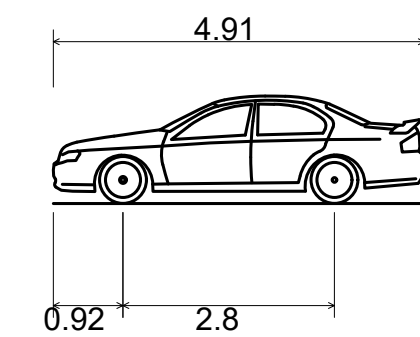
TITLE
SWEPT PATH ANALYSIS - LHS GARAGE

PROJECT
**PROPOSED DWELLING
NO. 49 CARRINGTON PARADE
NEW LAMBTON**

DRAWING STATUS NOT FOR CONSTRUCTION		SHEET SIZE A1
PROJECT REF No. 221474	DRAWING No. CIV200	SCALE 1:100
REVISION A		



SWEPT PATH ANALYSIS - RHS GARAGE
1:100

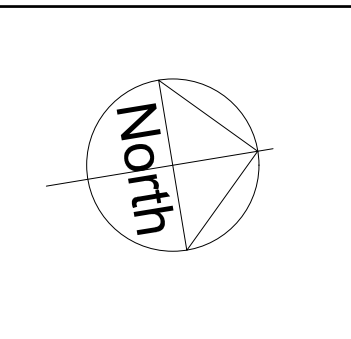


B85 Vehicle (Realistic min radius) (2004)	
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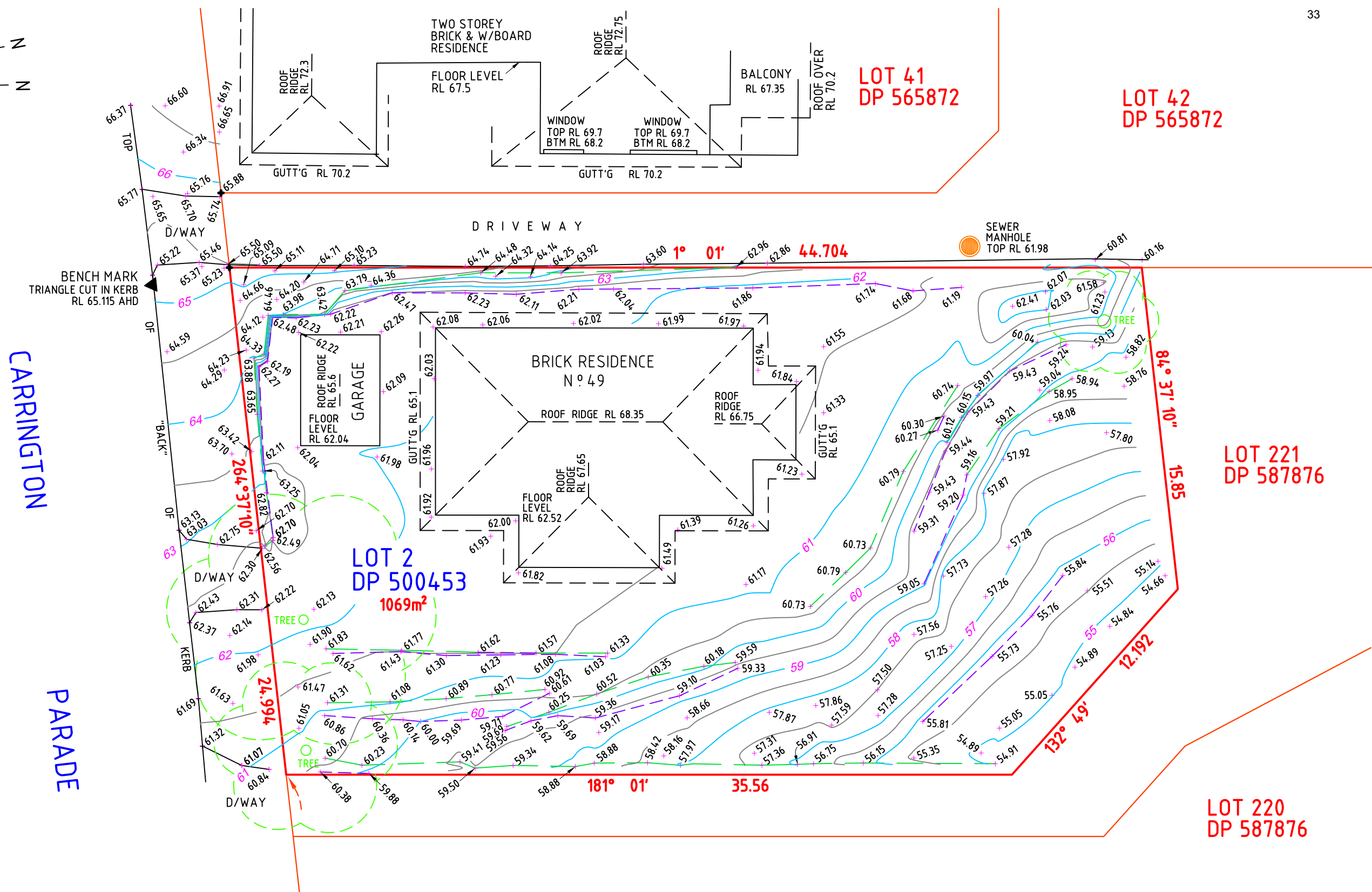
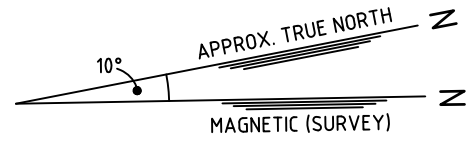
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ABN 64 625 755 482

CLIENT
MORONEY

TITLE
SWEPT PATH ANALYSIS - RHS GARAGE

PROJECT
**PROPOSED DWELLING
NO. 49 CARRINGTON PARADE
NEW LAMBTON**

DRAWING STATUS NOT FOR CONSTRUCTION		SHEET SIZE A1
PROJECT REF No. 221474	DRAWING No. CIV300	SCALE 1:100
REVISION A		



NOTES:

1. SOURCE OF VERTICAL DATUM
PM 15491 RL 60.908 AUSTRALIAN HEIGHT DATUM (SCIMS).
2. BOUNDARY DIMENSIONS IN DP 500453 HAVE BEEN ADOPTED.
THE BOUNDARIES HAVE NOT BEEN REDEFINED.
3. IF THERE IS TO BE ANY DEVELOPMENT ON THE SUBJECT LAND,
IT IS ADVISABLE TO HAVE THE BOUNDARIES MARKED OUT
OR THE IMPROVEMENTS SET OUT.
4. IT IS RECOMMENDED TO USE "DIAL BEFORE YOU DIG"
SERVICE BEFORE ANY EXCAVATION.
5. SURVEY SUPERVISED BY A. McLEOD.

--- DENOTES TOP OF BANK
- - - DENOTES TOE OF BANK

M ^C LEOD SURVEYORS PH: 49516111	REDUCTION RATIO		DATUM
	1:200 (A3)		
PART DETAIL PLAN LOT 2 DEPOSITED PLAN 500453 N ^o 49 CARRINGTON PARARDE, NEW LAMBTON CLIENT : ARCHIE MORONEY	SURVEYED	AMC / JW	DWG No.5093A
	DATE	31/05/2021	
	SHEET	1 OF 1	



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 16/08/22 – 49 CARRINGTON PARADE, NEW LAMBTON –
DA2021/01185 – DWELLING HOUSE – DEMOLITION OF EXISTING
STRUCTURES AND ERECTION OF TWO STOREY HOUSE
INCLUDING ANCILLARY DEVELOPMENT (POOL AND RETAINING
WALLS)**

ITEM-1 **Attachment B:** Views Analysis

DISTRIBUTED UNDER SEPARATE COVER





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7 March 2022

OUR REF: 12826
 YOUR REF: DA2021/01185

The General Manager
 City of Newcastle
 12 Stewart Avenue
 NEWCASTLE WEST NSW 2300

ATTENTION: GORDON EDGAR (Email: gedgar@ncc.nsw.gov.au)

Dear Gordon,

RE: DA2021/01185 – 49 CARRINGTON PARADE, NEW LAMBTON NSW 2305

Further information is provided in response to City of Newcastle's request for a View Impact Assessment (VIA). This was requested within Council's request for information (RFI) letter dated 10 December 2021. This VIA has been prepared with regard to the proposed development application (DA) for a dwelling house on land known as 49 Carrington Parade, New Lambton NSW 2305 (Lot 2 DP500453) (the site).

1. VIEW ANALYSIS

View sharing is invoked when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment. Section 3.02.09 of Newcastle Development Control Plan (DCP) 2012 includes the following performance criteria and acceptable solution for view sharing:

Performance criteria

1. *Development is designed to allow view sharing with neighbouring properties.*
2. *Design plans identify existing views and demonstrate how view sharing is achieved.*
3. *Important public views and vistas are to be enhanced by the form and treatment of buildings including roof scapes.*

Acceptable Solutions

1. *The building height does not exceed 5m or if the building is over 5m adjoining properties do not have views or vistas to water, city skyline and iconic views obscured by the proposed development.*

Note: Merit based proposals (that do not meet acceptable solutions) must address the performance criteria having regards to the planning principle for view sharing established by the NSW Land and Environment Court (Tenacity Consulting Vs Warringah Council (2004))

The Amended Architectural Plans at **Appendix 1** show that the proposed dwelling has been significantly reduced in height to that which was originally submitted as part of DA2021/01185. Specifically, the ridgeline has been reduced by 750mm in an attempt to improve the relationship with adjoining development, particularly in regard to views. The proposed dwelling now displays a maximum building height that is well contained within the maximum 8.5m height limit prescribed for the site. The maximum height (above existing ground level) is noted as 8.1m and this is owed to the change in ground level and slope at site. The maximum height from finished floor level to ridgeline has been minimised where possible and is represented as 6.7m.

Notwithstanding the above amendments, the proposed development does exceed 5m and will still therefore require an assessment of the view sharing principals contained in the NSW Land and Environment Court (Tenacity Consulting Vs Warringah Council (2004)). This VIA considers that the revised design will not unreasonably obscure views from adjoining properties, particularly No. 53 Carrington Parade.

Importantly, the proposal has considered the planning principals set out in the aforementioned case law, which established a four-step process for considering the impact of a development on views.

- i. *An assessment of the value of views to be affected by reference to their nature, extent and completeness.*
- ii. *A consideration of how views are obtained and what part of the property the views are obtained from.*
- iii. *A qualitative assessment of the extent of the impact in terms of severity particularly as to whether that impact is negligible, minor, moderate, severe or devastating.*
- iv. *An assessment of the reasonableness of the proposal causing the impact particularly in terms of compliance with applicable planning controls and whether a different or complying design must produce a better result. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable.*

These are addressed below as part of this VIA.

- i. *'The first step is the assessment of views to be affected'. Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.'*

Views from No. 53 Carrington Parade are characterised as being land views, obtained via the side boundary (east). The existing views are partial, interrupted views across the suburban plain. These land views are already interrupted by the existing dwelling at No. 53 Carrington Parade, as well as existing vegetation on their own property and on adjoining properties. Views also include distant and interrupted glimpses of water. It should be highlighted that the ocean shoreline is in excess of 7 kilometres to the east and separated by urban sprawl. These views are shown in *Photos 1-6 below*. It's also relevant to note that the dwelling at No. 53 Carrington Parade would benefit from additional land views of the suburban plain to the north, which are not in the line of the proposed development.

Note *that these photos have been taken from the submission prepared on behalf of the property owners at No. 53 Carrington Parade. No details/confirmation have been provided to the Applicant confirming where these photos have been obtained from, with their location redacted from the submission. As such, we have made several assumptions based on a best guess and review of available information. Should we be advised otherwise, we would update our assessment as required.*

Furthermore, the Council RFI letter requests that views from No's 51 and 55 Carrington Parade are also considered. Based on the available information, views from No. 51 Carrington Parade would not be obtained across their eastern boundary across an area that would be affected by the proposal. They are located further north of the site and their living areas and areas of open space are located to the rear (even further north) and would not be orientated toward the subject property. Therefore, we do not consider any further assessment of their views necessary. Similarly, views from No. 55 Carrington Parade would not be impacted by the proposed development. As seen from the building sections, the proposed dwelling would be obscured from view by the existing dwelling at No. 53 Carrington Parade, being 4.05m below the ridgeline of that dwelling. No. 55 Carrington Parade is located much further upslope and it is not expected their views are impacted. Therefore we do not consider any further assessment of their views necessary.

- ii. *'The second step is to consider from what part of the property the views are obtained'. For example the protection of a view across side boundaries is more difficult than the protection of views from the front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.'*

Views from No. 53 Carrington Parade are shown in *Photos 1-6 below*. Photomontages showing the outline of the existing development and the proposed development also provided (reproduced from **Appendix 2**).

Photo 1 Comment (below): This view is obtained via the garage window, looking east across the property's side boundary. It is unrealistic for the property owners to expect that a side view can be retained, particularly one obtained via an inhabitable room. Furthermore, the value of this view is substantially reduced by existing vegetation, both on the property and adjoining property.



Photo 1 and 1.1: Existing view looking east from the garage window above and photomontage below.



Photo 2 Comment (below): This view is obtained via a small balcony adjoining the garage, looking east across the property's side boundary. Similarly, it is unrealistic to retain side boundary views, particularly one that is obtained from an area that is so infrequently used (we would assume based on its size and location adjoining a garage). Importantly, Photo 2 highlights that this view is already interrupted by the existing dwelling ridgeline and existing vegetation on both properties.



Photo 2 and 2.1: Existing view looking east from the small balcony adjoining the garage and photomontage below.



Photo 3 Comment (below): This view is obtained via the side boundary, looking east from a small balcony adjoining the opposite wall (further north) from the balcony in Photo 2. Again, the view is obtained via the side boundary and substantially interrupted by the existing dwelling and vegetation at No. 49 Carrington Parade. While the proposed dwelling offers a different built form and shape, the extent of the overall footprint is substantially the same.



Photo 3 and 3.1: Existing view looking east from the small balcony and photomontage below.



Photo 4 Comment (below): This view is obtained via the side boundary, looking from an internal living area. We have not been able to confirm where this view has been taken from – the view may be from a kitchen, which in that case the view is more highly valued. Notwithstanding, this view is still obstructed by the existing dwelling on No. 49 Carrington Parade.



Photo 4 and 4.1: Existing view looking east from a window from a living area and photomontage below.



Photo 5 Comment (below): This view is obtained via the side boundary, looking from the rear verandah, which we would assume forms the private open space for the dwelling at No. 53 Carrington Parade. This side view is interrupted by the existing dwelling at No. 49 Carrington Parade. Distant and interrupted glimpses of water are visible in the background



Photo 5 and 5.1: Existing view looking east from the rear verandah and photomontage below.



Photo 6 Comment: This view is taken from the backyard, being significantly lower in elevation than the raised rear verandah/living spaces. This view is obtained from the side boundary and is substantially interrupted by vegetation on their own site (large hedging), as well as the existing dwelling at No. 49 Carrington Parade.



Photo 6: Existing view looking east from the backyard and photomontage below.



Conclusion: All views are obtained across the property's side boundary and already substantially interrupted by the existing dwelling at No. 49 Carrington Parade and existing vegetation on both properties. While it is acknowledged that the most favourable views from No. 53 Carrington Parade are those obtained to the east, the expectation to retain side boundary views is still unrealistic. Furthermore, it must be acknowledged that the new proposed development, whilst it does create an altered impact on views, does not create a new impact on available views.

- iii. *'The third step is to assess the extent of the impact'. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.'*

Having consideration for the existing land views, impacts observed by the existing dwelling at No. 49 Carrington Parade, impacts from existing vegetation on and off site, that the views are obtained entirely across the side boundary from less than desirable locations such as the garage, rear yard and small service balconies – but with due consideration given to the more valuable views from internal living areas and the rear POS – the extent of the proposed built form is considered to have an overall **minor to moderate impact**.

- iv. *'The fourth step is to assess the reasonableness of the proposed development that is causing the impact'. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.'*

The proposed development complies with all principle development standards applicable to the site. The maximum height (above existing ground level) is noted as 8.1m and this is owed to the change in ground level and slope at site. The maximum height from finished floor level to ridgeline has been minimised where possible and is represented as 6.7m. The proposed dwelling also displays a floor space ratio (FSR) significantly below that which has been prescribed for the site. Referring to numerical development controls, the proposed dwelling displays a high level of compliance with the Newcastle Development Control Plan (DCP) with regards to site setbacks, site coverage and landscaping. The proposal displays a good relationship with adjoining properties with regards to privacy, overshadowing and based on this assessment, does allow for view sharing.

In the absence of any non-compliances with planning controls, the question is then asked – could a more skilful design be provided? We would suggest that a more skilful design has already been provided as part of this submission back to Council (acknowledging that the original plans did display some non-compliances to Council planning controls – i.e. building height). The proposal proposes a **minor to moderate impact** on views and complies with Council's planning controls, including principle development standards.

The principles of view sharing are again emphasised. Yes, the property owners at No. 53 Carrington Parade do enjoy views from their property, however, they do not have a legal, proprietary right to maintain or protect those views from their home. The very concept of view sharing is that when a property enjoys existing views, a proposed development would share this view by taking some of it away for their own enjoyment. It's also noted that the proposed development does not propose to take away the complete views from No. 53 Carrington Parade, with many of these views already obscured by existing development / vegetation.

Having regard to the four steps of the planning principle of Tenacity, the view sharing impact is found to be **acceptable** and the view sharing is **reasonable**.

2. CONCLUSION

Home owners do not have a proprietary right to a view (all or part of that view) from their land and even devastating view loss is considered reasonable in some circumstances. The proposed development proposes to share the views currently enjoyed by adjoining properties, particularly at No. 53 Carrington Parade.

We trust the information provided throughout this response letter will enable your ongoing assessment of the DA.

Should you have any other queries in relation to the development, please do not hesitate to contact the undersigned on 0456 650 713.

de Witt Consulting

A handwritten signature in black ink, appearing to be 'LP', is positioned above the name of the signatory.

Liberty Pannowitz
TOWN PLANNER

Appendix 1 – Amended Architectural Plans

Appendix 2 – Detail Survey