

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM- 1 DA2019/01146 - 106 GOSFORD ROAD ADAMSTOWN

Multi dwelling housing – demolition of dwellings and outbuildings, erection
12 attached units and 12 lot strata subdivision

Attachment A: Submitted Plans

Attachment B: Processing Chronology

ITEM- 2 DA2019/01255 - 25 LLEWELLYN STREET MEREWETHER

Veterinary Hospital - change of use from a commercial premise

Attachment A: Submitted Plans

Attachment B: Processing Chronology

ITEM- 3 DA2019/00603 - 26 SMITH STREET HAMILTON SOUTH

Dwelling house - alterations and additions and ancillary structure

Attachment A: Submitted Plans

Attachment B: Processing Chronology

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ITEM 1 DA2019/01146 - 106 GOSFORD ROAD ADAMSTOWN

Multi dwelling housing – demolition of dwellings and outbuildings, erection 12 attached units and 12 lot strata subdivision

Attachment A - Submitted Plans

Attachment B - Processing Chronology

PUBLIC VOICE COMMITTEE MEETING

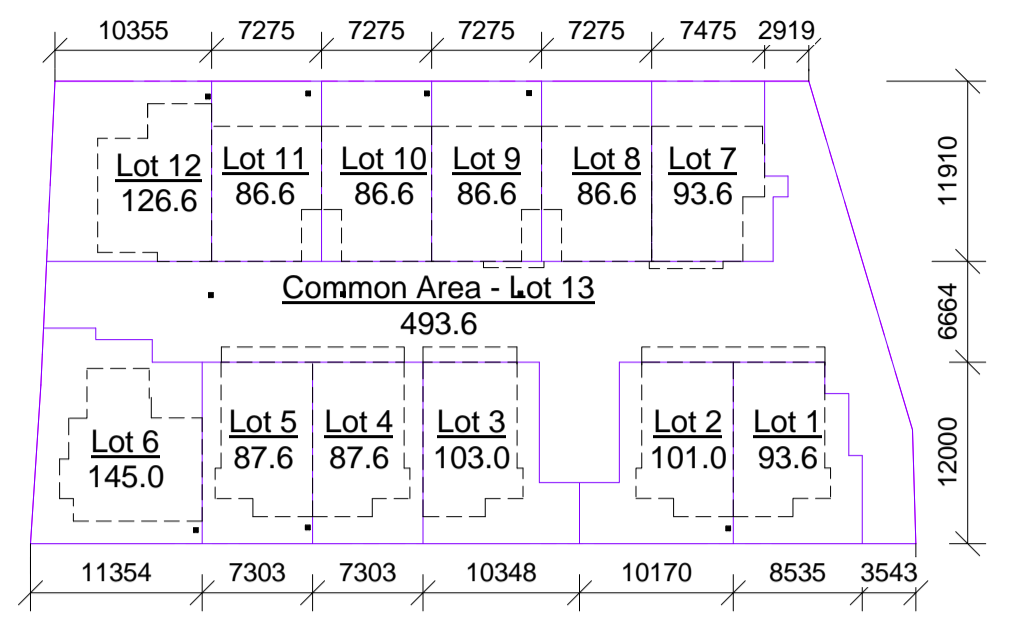
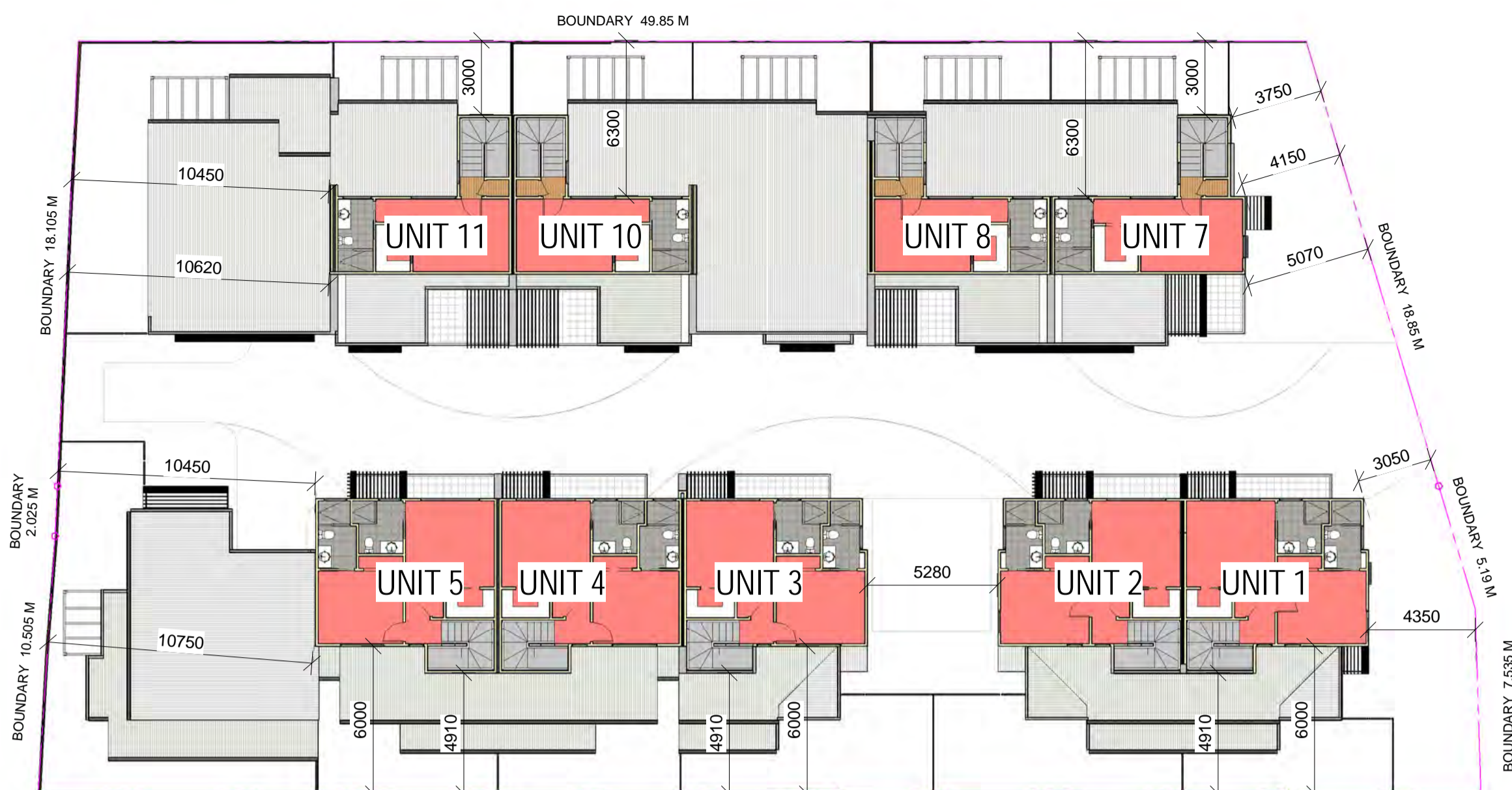
17 MARCH 2020

PV 17/03/2020

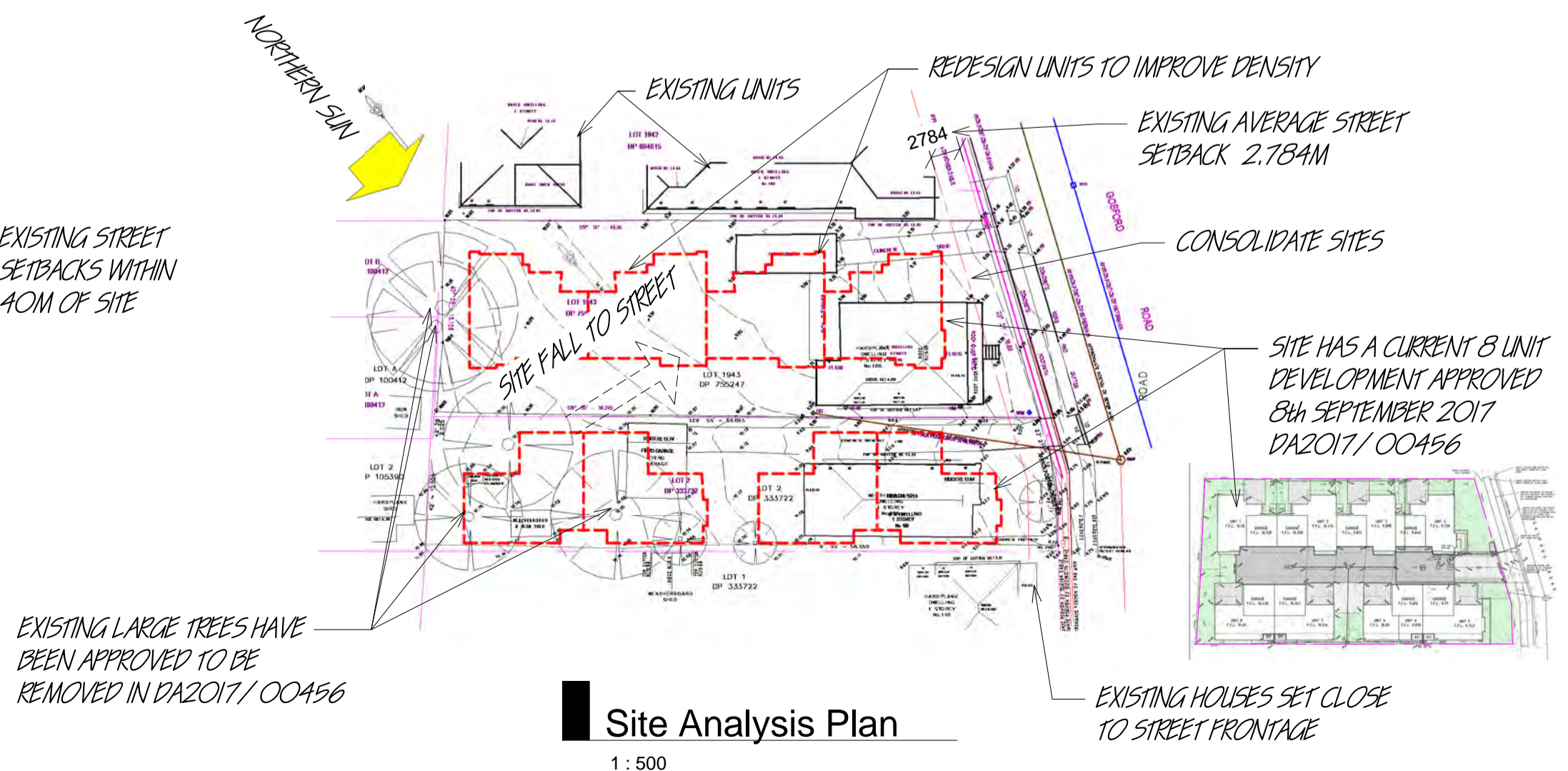
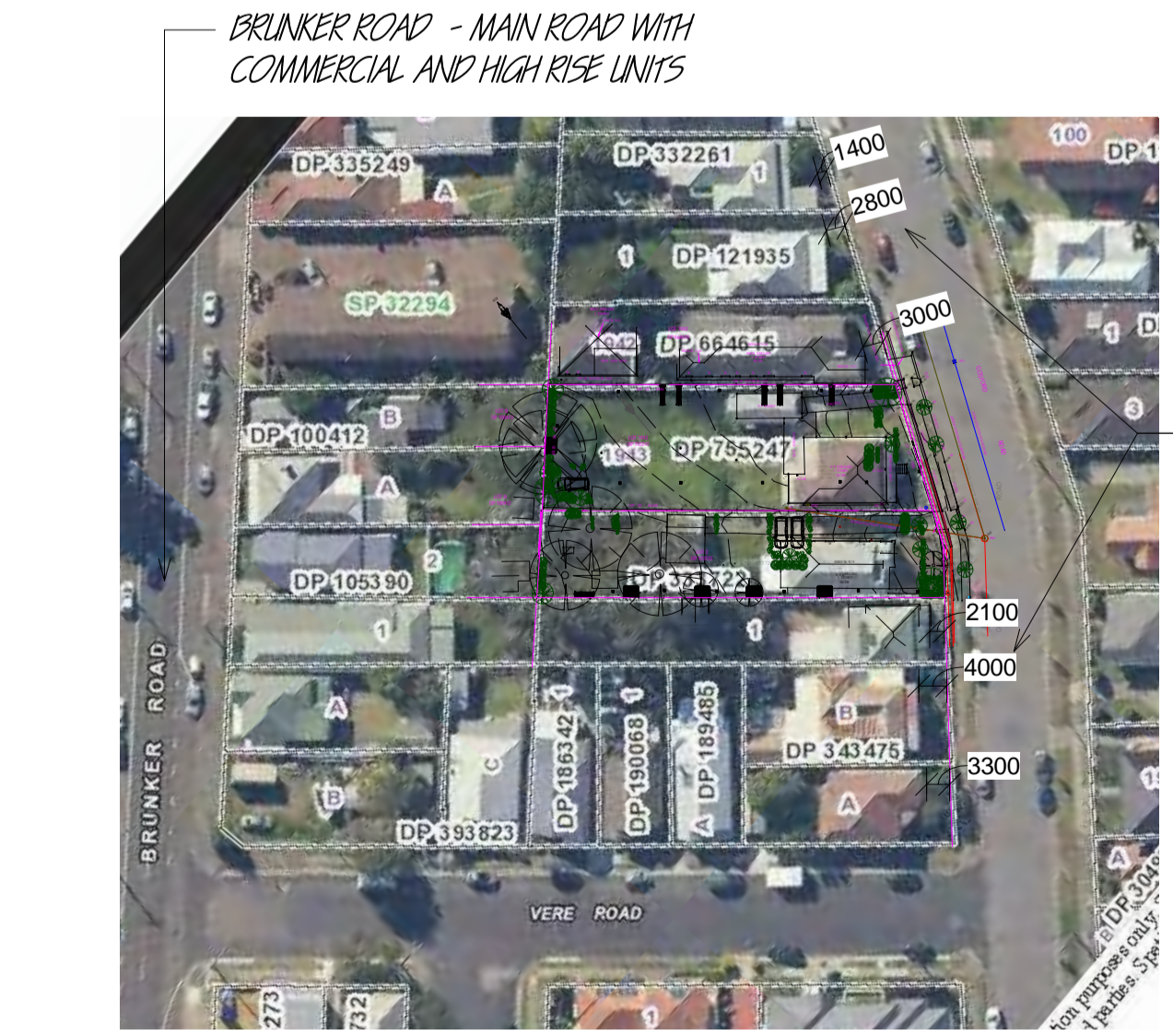
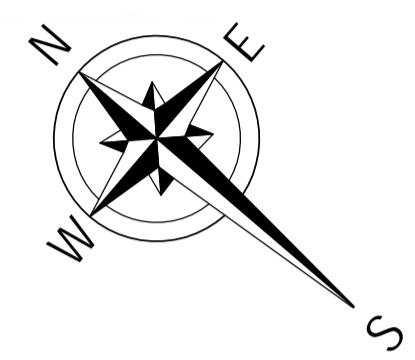
DA2019/01146 - 106 GOSFORD ROAD ADAMSTOWN

Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER



- 12 UNITS
 5 - 3 STOREY - 3 BEDROOM DOUBLE GARAGE
 4 - 3 STOREY - 3 BEDROOM (Rumpus) DOUBLE GARAGE
 2 - 2 STOREY - 3 BEDROOM SINGLE GARAGE
 1 - 2 STOREY - 2 BEDROOM DOUBLE GARAGE



DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
17/09/19	MC	DA	1	Application Drawings

SITE AREA = 1678.3 SqM
 Council Floor Space Ratio = 1.5 : 1
 Proposed Floor Space Ratio = 0.84 : 1

Unit	Ground Floor	First Floor	Second Floor	Total
1 - 3 Bed - 3 Storey	24.9	51.2	48.3	124.4
2 - 3 Bed - 3 Storey	24.9	51.2	48.3	124.4
3 - 3 Bed - 3 Storey	24.9	51.2	48.3	124.4
4 - 3 Bed - 3 Storey	24.9	51.0	48.5	124.4
5 - 3 Bed - 3 Storey	24.9	51.0	48.3	124.4
6 - 3 Bed - 2 Storey	47.9	58.6	--	106.5
7 - 3 Bed - 3 Storey	25.1	63.5	32.7	121.3
8 - 3 Bed - 3 Storey	25.7	60.4	30.8	116.9
9 - 2 Bed - 2 Storey	25.7	66.4	--	92.1
10 - 3 Bed - 3 Storey	25.7	60.4	30.8	116.9
11 - 3 Bed - 3 Storey	25.7	60.4	30.8	116.9
12 - 3 Bed - 2 Storey	48.5	59.5	--	108.0

Total Floor Space Area = 1,400.6 SqM

PROJECT: Multi Dwelling
 LOCATION: 106 & 108 Gosford Rd, Adamstown
 Lot 143 DP.755247
 Lot 2 DP.333722
 CLIENT: Macquarie Edge Pty Ltd
 JOB No: 12131
 DRAWING: Site Plans
 DWG No: A01 of 7
 SCALE: 1:200 1:500
 STAGE: DA
 ISSUE: 1

Certificate no.: 0004217480
 Assessor Name: Gavin Chambers
 Accreditation no.: VIC/BDAV/13/1491
 Certificate date: 18 September 2019
 Dwelling Address: 106-108 Gosford Road Adamstown, NSW 2289
 www.nathers.gov.au

September 2019 BSA Reference: 15176
 Building Sustainability Assessments enquiries@buildingstability.net.au www.buildingstability.net.au

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)

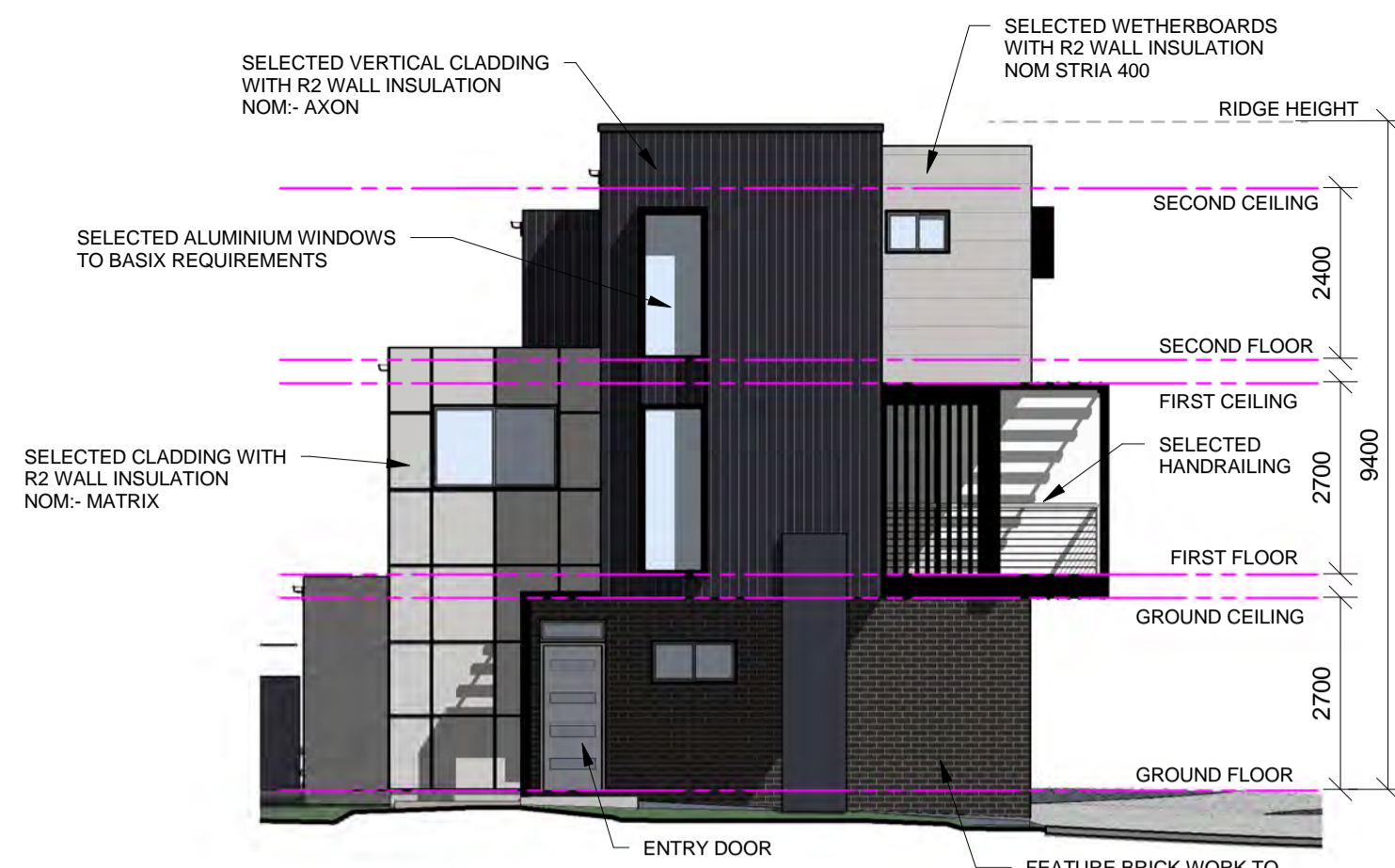
External Wall Construction	Added Insulation	R2.0
Brick Veneer & Lightweight		
Internal Wall Construction	Added Insulation	R2.0 to walls adjacent to garage
Plasterboard on studs		R2.0 to walls adjacent to garage
Plasterboard + studs + shall liner + studs + Plasterboard (party walls)		R2.0 + R2.0
Ceiling Construction	Added Insulation	R2.0
Plasterboard		R3.5 to ceilings adjacent to roof space
Roof Construction	Colour	Added Insulation
Metal		Foil + R1.0 to blank
Light		
Floor Construction	Covering	Added Insulation
Concrete (waffle pod)/Ground floor	As drawn	None
Timber (first and second floor)	As drawn	R1.0 to floors adjacent to garage
Timber (first 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-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, blinds, casements, lift & turn windows, entry doors, french doors		
Type B windows are double hung windows, sliding windows & doors, floor windows, clerestory doors, bi-parting		
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, 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 details refer to basix.nsw.gov.au

WATER COMMITMENTS				
Fixtures	Yes			
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	NA	
Natural Lighting	Window/Skylight in Kitchen	As Drawn		
	Window/Skylight in Bathrooms/Toilets	As Drawn		
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	All Dedicated	Yes	
	Number of Living/Dining rooms	All Dedicated	Yes	
	Kitchen	Yes Dedicated	Yes	
	All Bathrooms/Toilets	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			



Elevation 1 - U1-2

1 : 100



Elevation 2 - U1-2

1 : 100



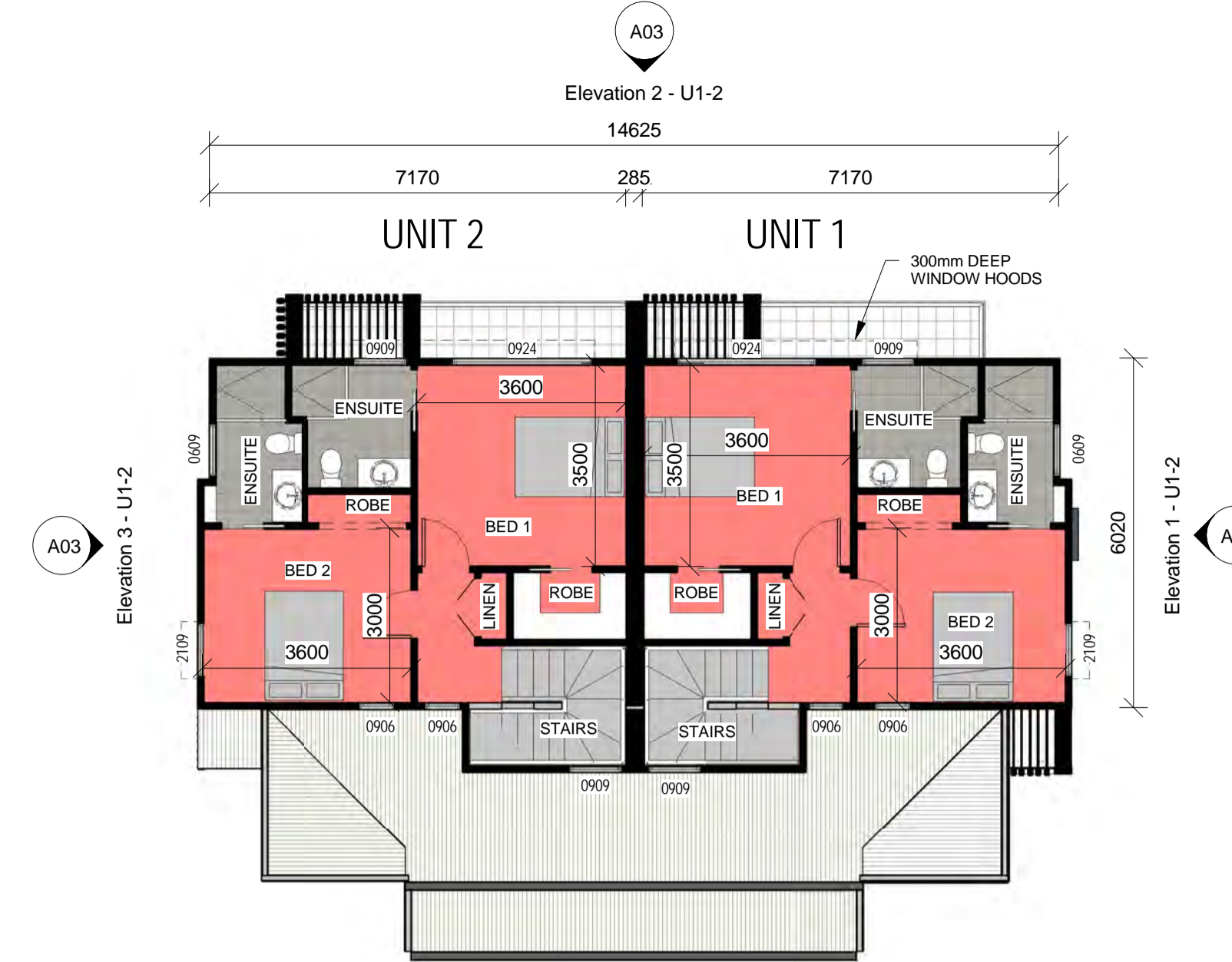
Elevation 3 - U1-2

1 : 100



Elevation 4 - U1-2

1 : 100



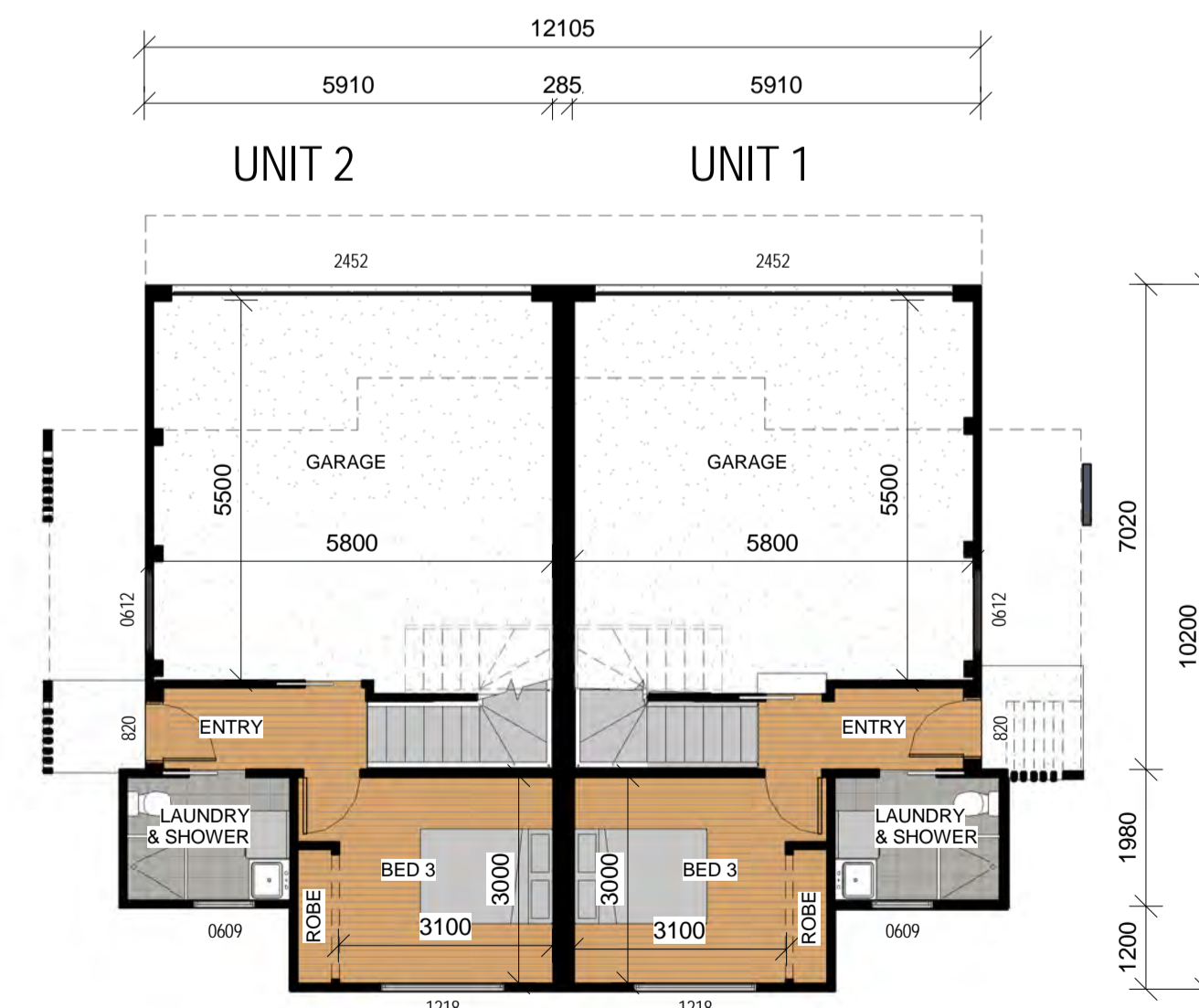
Units 1 & 2 - Second Floor

1 : 100



Units 1 & 2 - First Floor

1 : 100



Units 1 & 2 - Ground Floor

1 : 100

Unit		Ground Floor	Garage	First Floor	Deck	Second Floor	Total
1	- 3 Bed - 3 Storey	24.9	35.2	51.2	16.4	48.3	176.0 SqM
2	- 3 Bed - 3 Storey	24.9	35.2	51.2	16.4	48.3	176.0 SqM

0 10 50mm ON ORIGINAL A1

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DATE	17/09/19
DRAWN	MC
STAGE	DA
ISSUE	1
ISSUE NOTES	Application Drawings

PROJECT:	
Multi Dwelling	
LOCATION:	
106 & 108 Gosford Rd, Adamstown Lot 1943 DP.755247 Lot 2 DP.333722	
CLIENT:	JOB No:
Macquarie Edge Pty Ltd	12131
DRAWING:	
Unit Plans - 1 & 2	
DWG No:	SCALE:
A03 of 7	1:100
STAGE:	ISSUE:
DA	1

the plan centre

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
As drawn	Added Insulation
Metal	Light
Fall + R1.0 blanket	
Floor Construction	Covering
Concrete (as per floor)	As drawn
None	
Timber (First and second floor)	As drawn
R1.0 to floors adjacent to garage	
Timber (First and second floor)	As drawn
R2.0 to floors when open below	
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	

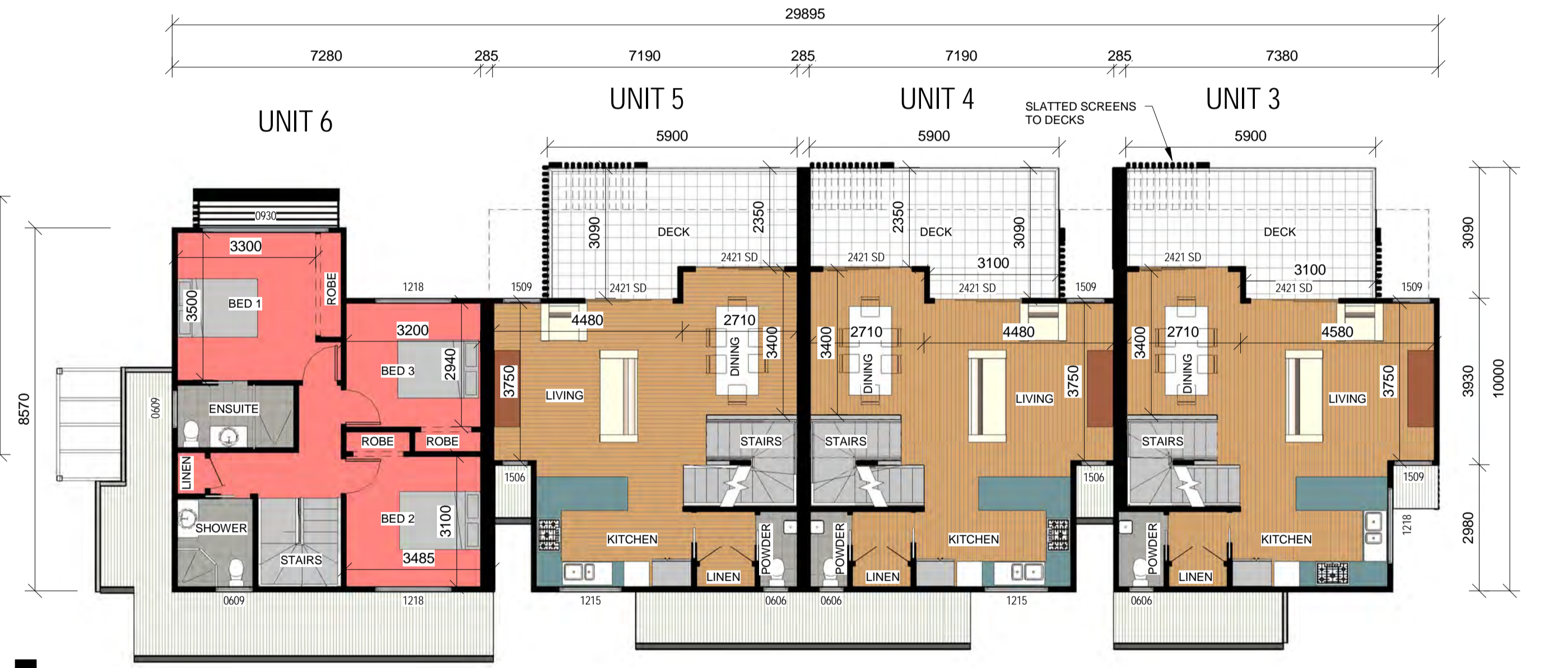
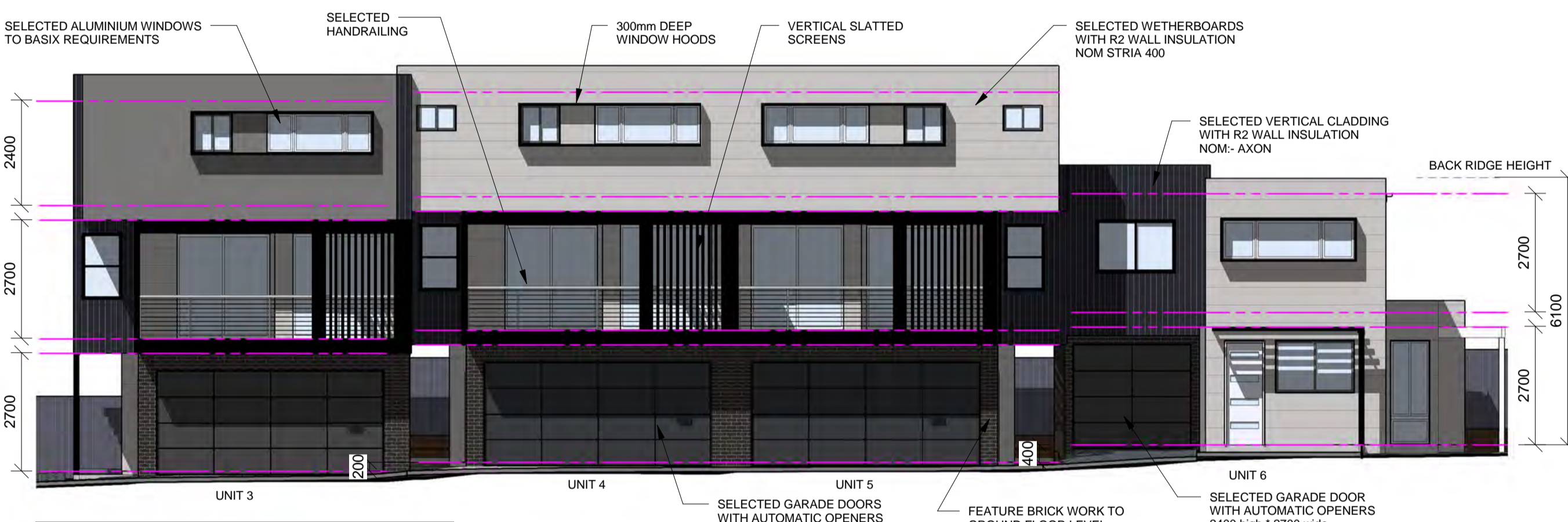
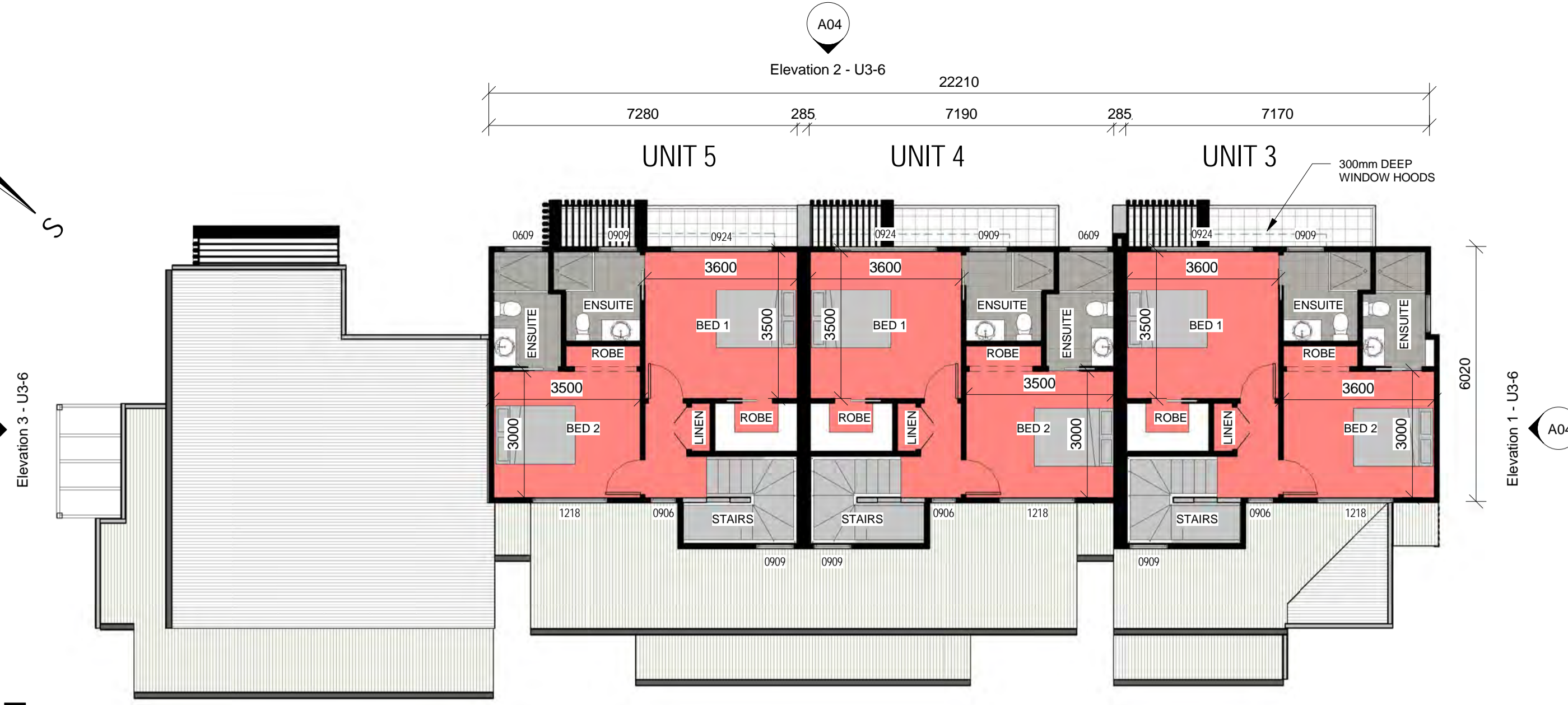
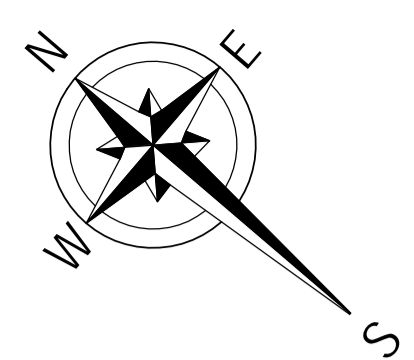
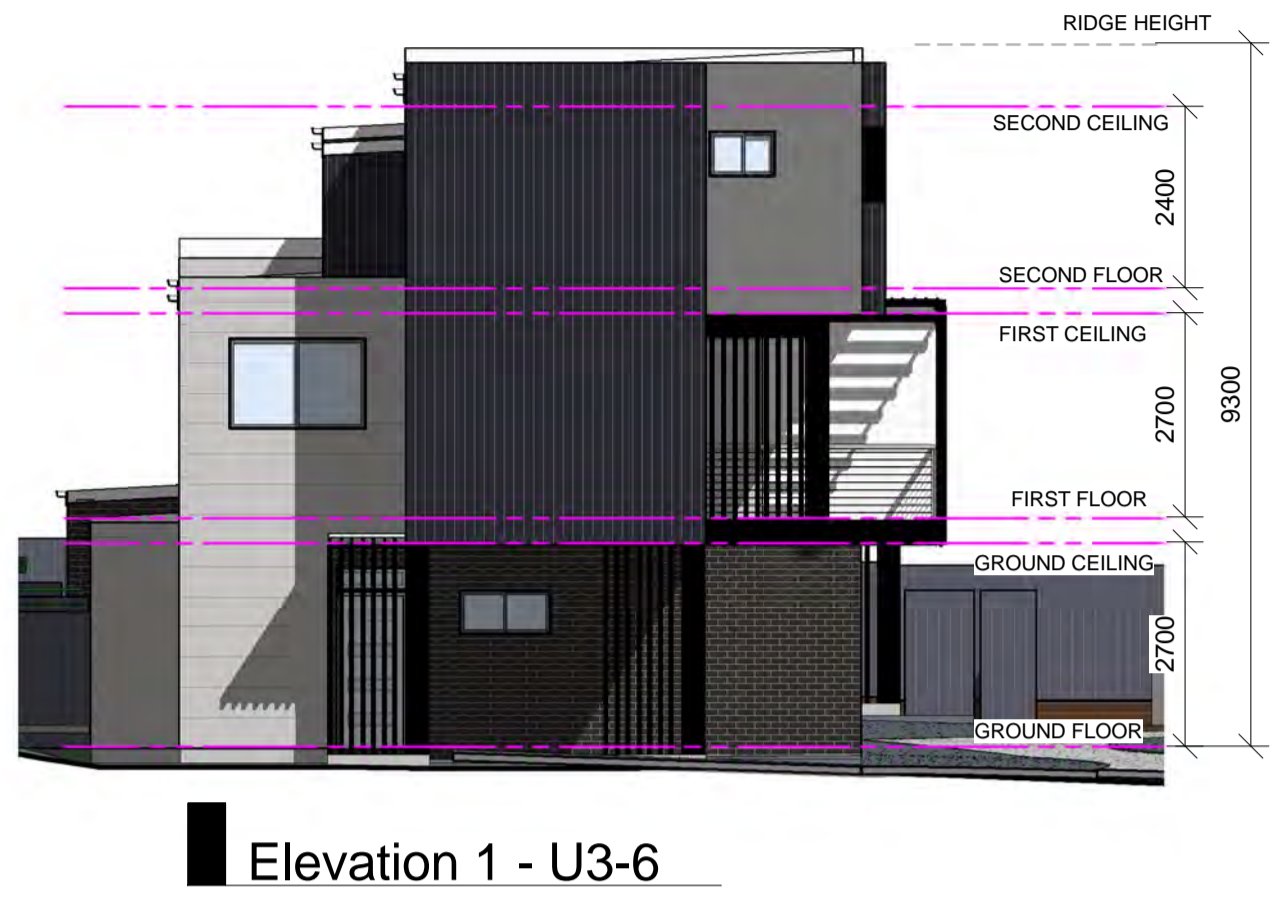
Type A windows are awning windows. Blinds, louvers, etc. in turn windows, entry doors, french doors, type B windows are double hung windows, sliding windows & doors, fixed windows, sliding doors, bi-parting doors, etc.

Skylights Glass and frame type U Value SHGC Area sq m

U and SHGC values are according to AFRC. Alternative 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

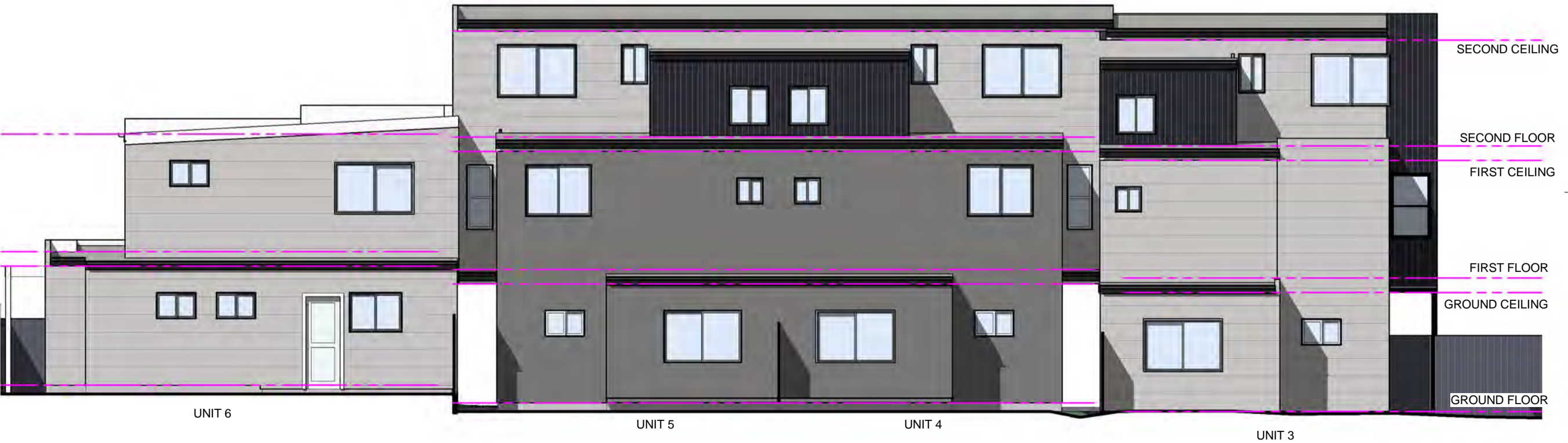
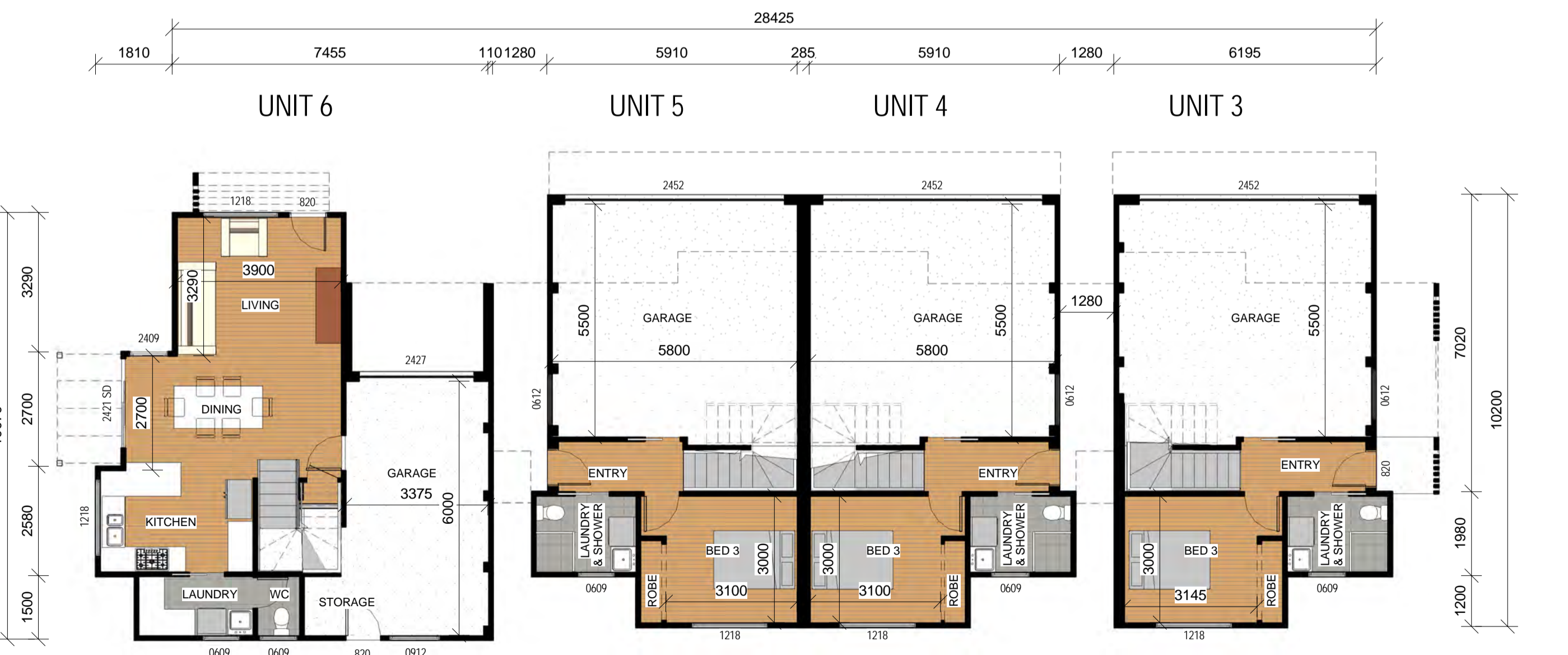
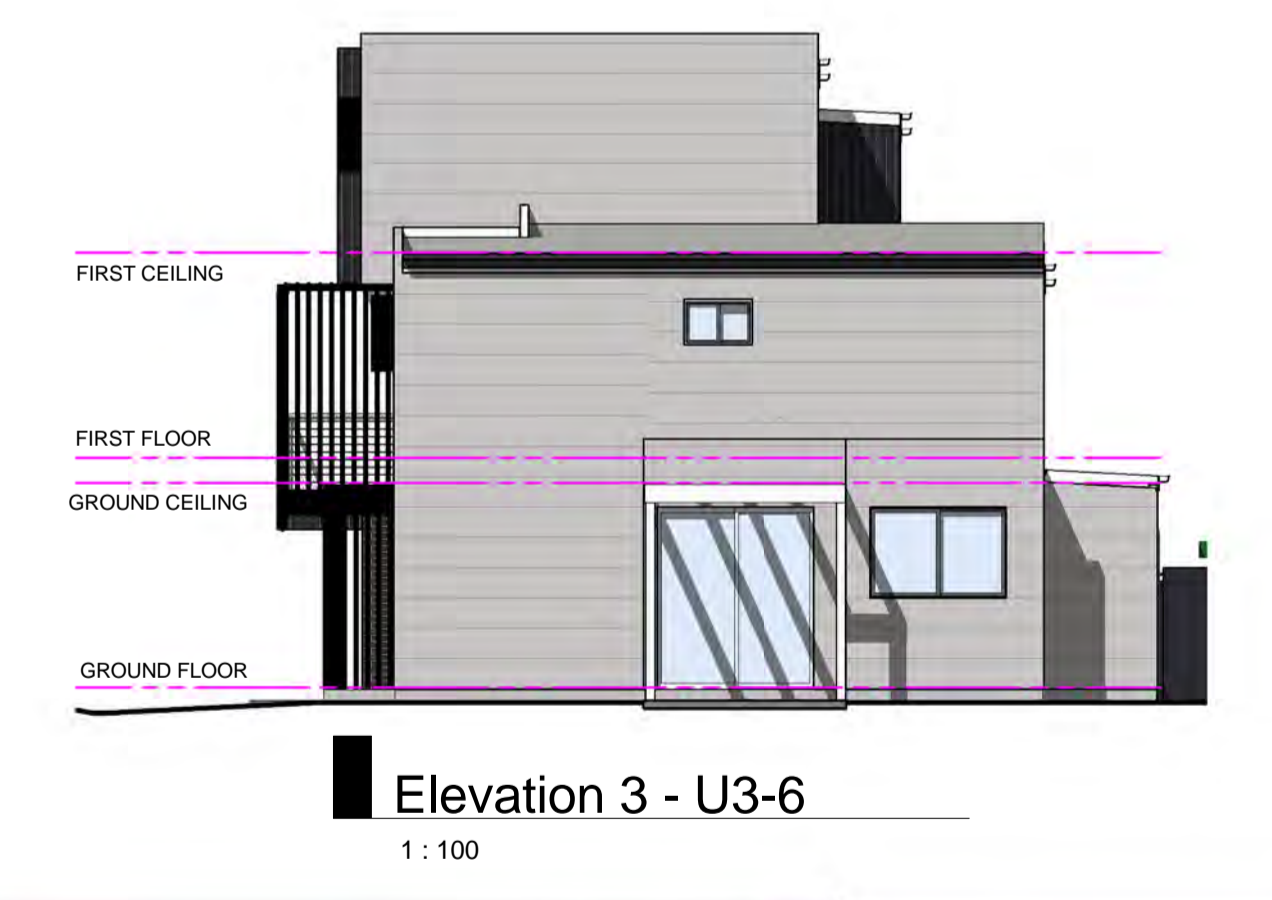
Ceiling Penetrations (downlights, exhaust fans, flues etc.)
 No adjustment has been made for losses to insulation arising from ceiling penetrations.



106-108 Gosford Road Adamstown

SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT
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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
1 x Bathroom	Fan ducted to exterior Manual on/off
Ventilation	Kitchen Fan ducted to exterior Manual on/off
Laundry	Natural ventilation
Natural Lighting	Window/Skylight in Kitchen As Drawn
Window/Skylight in Bathrooms/Toilets	As Drawn
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	All Dedicated Yes
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



Unit	Ground Floor	Garage	First Floor	Deck	Second Floor	Total
3 - 3 Bed - 3 Storey	24.9	35.2	51.2	16.4	48.3	176.0 SqM
4 - 3 Bed - 3 Storey	24.9	35.2	51.0	16.4	48.5	176.0 SqM
5 - 3 Bed - 3 Storey	24.9	35.2	51.0	16.4	48.3	175.8 SqM
6 - 3 Bed - 2 Storey	47.9	24.9	58.6	--	--	131.4 SqM

DATE	17/09/19
DRAWN	MC
STAGE	DA
ISSUE	1
ISSUE NOTES	Application Drawings

PROJECT: Multi Dwelling
LOCATION: 106 & 108 Gosford Rd, Adamstown
 Lot 1943 DP.755247
 Lot 2 DP.333722
CLIENT: Macquarie Edge Pty Ltd
JOB No.: 12131
DRAWING: Unit Plans - 3,4,5 & 6
DWG No.: A04 of 7
SCALE: 1:100
STAGE: DA
ISSUE: 1

Certificate no.: 0004217480
 Assessor Name: Gavin Chambers
 Accreditation no.: VIC/BDV/13/1491
 Certificate date: 18 September 2019
 Dwelling Address: 106-108 Gosford Road Adamstown, NSW 2289

Average star rating: 5.7
 NATIONWIDE HOUSE ENERGY RATING SCHEME
 www.nathers.gov.au

September 2019 BSA Reference: 15176
 Building Sustainability Assessments Ph: (02) 4962 3439
 enquiries@buildingsustainability.net.au www.buildingsustainability.net.au

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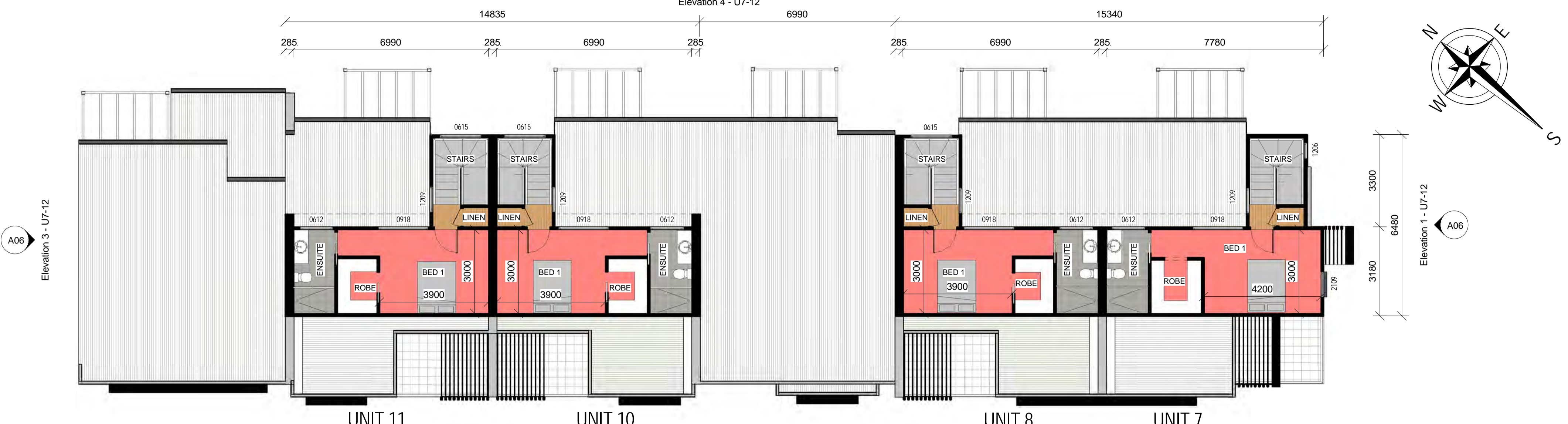
External Wall Construction	Added Insulation
Brick Veneer & Lightweight	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	R2.0 to walls adjacent to garage
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)	R2.0 - R2.0
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space
Roof Construction	Colour Added Insulation
Metal Light	Foil + R1.0 blanket
Floor Construction	Covering Added Insulation
Concrete (waffle pod)(Ground floor)	As drawn
Timber (First and second floor)	As drawn R1.0 to floors adjacent to garage
Timber (First 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-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, slider 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 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
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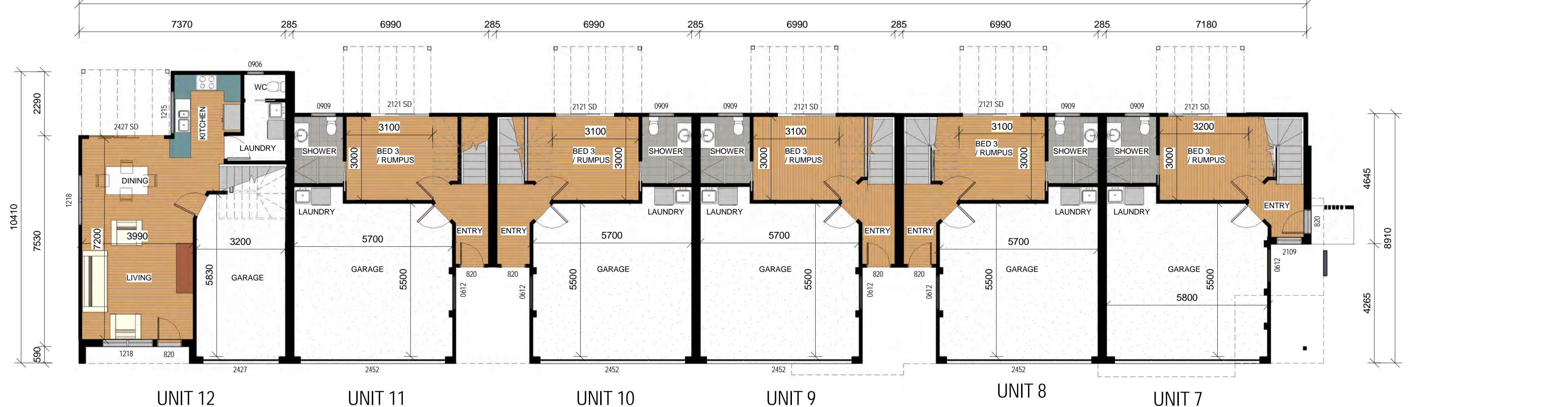
WATER COMMITMENTS	
Fixtures	
3 Star Shower Heads	Yes
3 Star Kitchen / Basin Taps	Yes
3 Star Toilet	Yes
Alternative Water	
Minimum Tank Size (L)	1500
Collected from Roof Area (m2)	30
Other Water	
All Toilets	Yes
Laundry WM Cold Tap	Yes
One Outdoor Tap	Yes
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification 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
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
Stove/Oven	Gas cooktop & electric oven
Alternative Energy	Photovoltaic System: 1.7kW to U1 & U2 only



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



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



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



Unit		Ground Floor	Garage	First Floor	Deck	Second Floor	Total
7	- 3 Bed - 3 Storey	25.1	35.2	63.5	7.8	32.7	164.3 SqM
8	- 3 Bed - 3 Storey	25.7	34.7	60.4	7.9	30.8	159.5 SqM
9	- 2 Bed - 2 Storey	25.7	34.7	66.4	--	--	126.8 SqM
10	- 3 Bed - 3 Storey	25.7	34.7	60.4	7.9	30.8	159.5 SqM
11	- 3 Bed - 3 Storey	25.7	34.7	60.4	7.9	30.8	159.5 SqM
12	- 3 Bed - 2 Storey	48.5	20.1	59.5	--	--	128.1 SqM

0 10 50mm ON ORIGINAL A1

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 mail@plancentre.com.au

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 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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ISSUE NOTES	Application Drawings
ISSUE	1
STAGE	DA
DRAWN	MC
DATE	17/09/19

PROJECT: Multi Dwelling
LOCATION: 106 & 108 Gosford Rd, Adamstown Lot 1943 DP.755247 Lot 2 DP.333722
CLIENT: Macquarie Edge Pty Ltd **JOB No:** 12131
DRAWING: Unit Plans - 7,8,9,10,11 & 12
DWG No: A05 of 7 **SCALE:** 1:100 **STAGE:** DA **ISSUE:** 1

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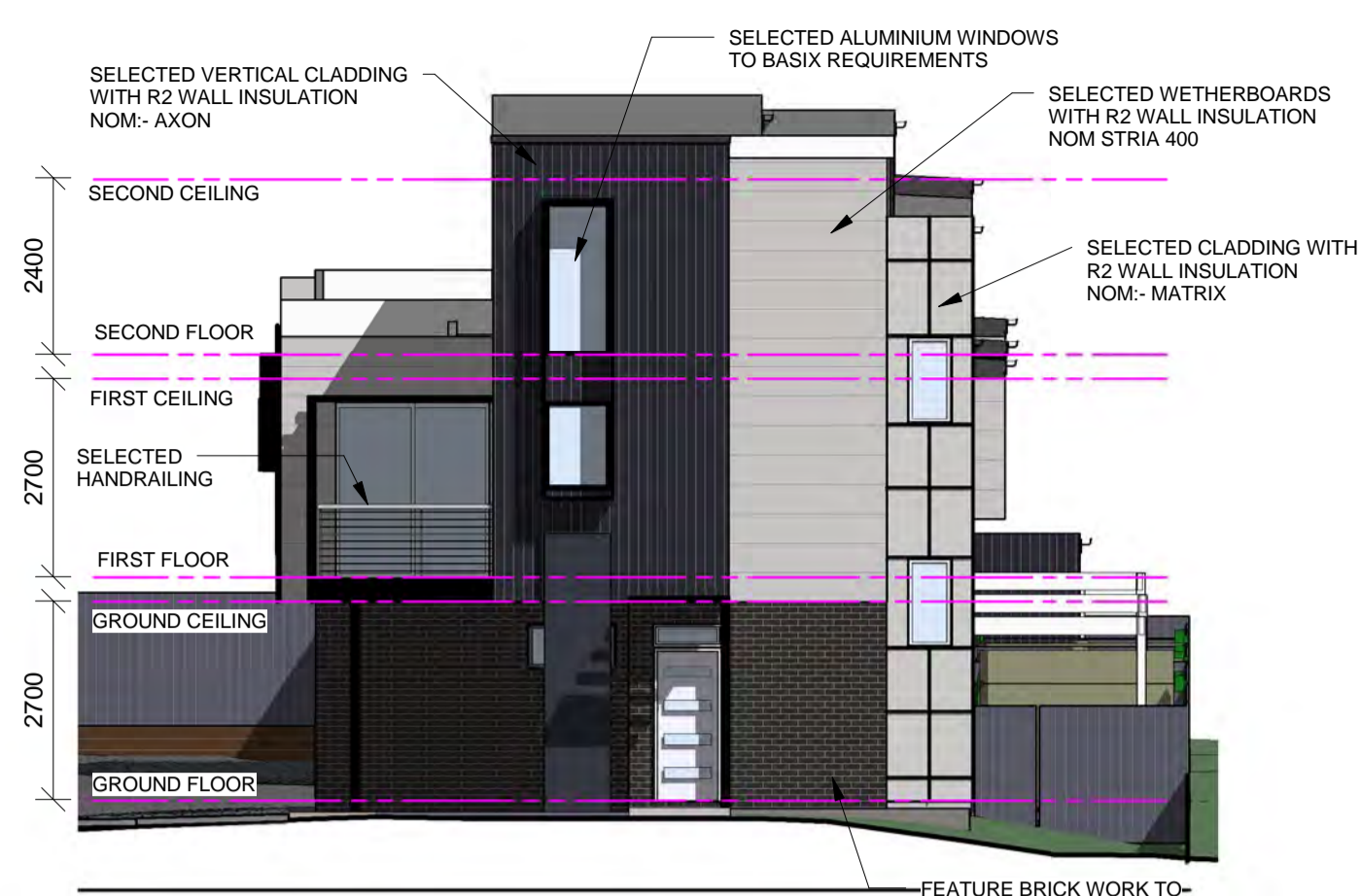
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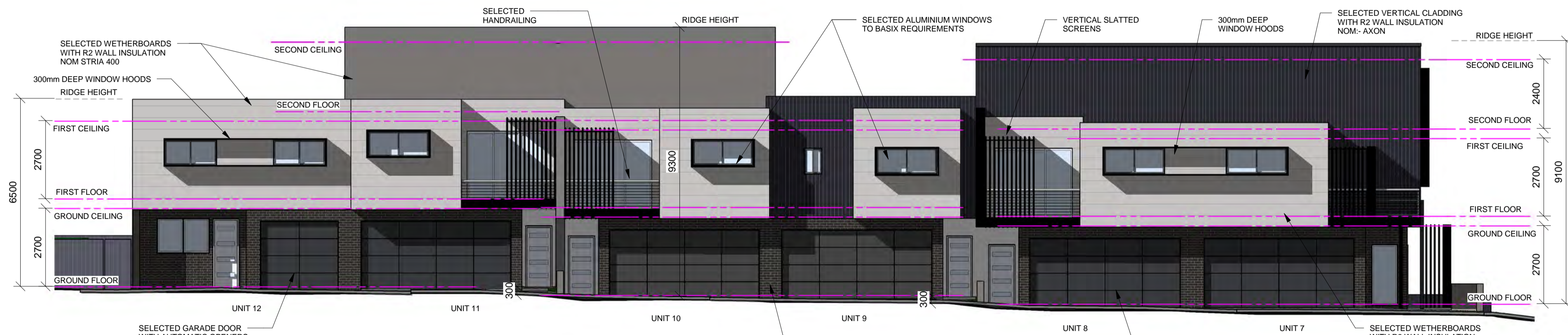
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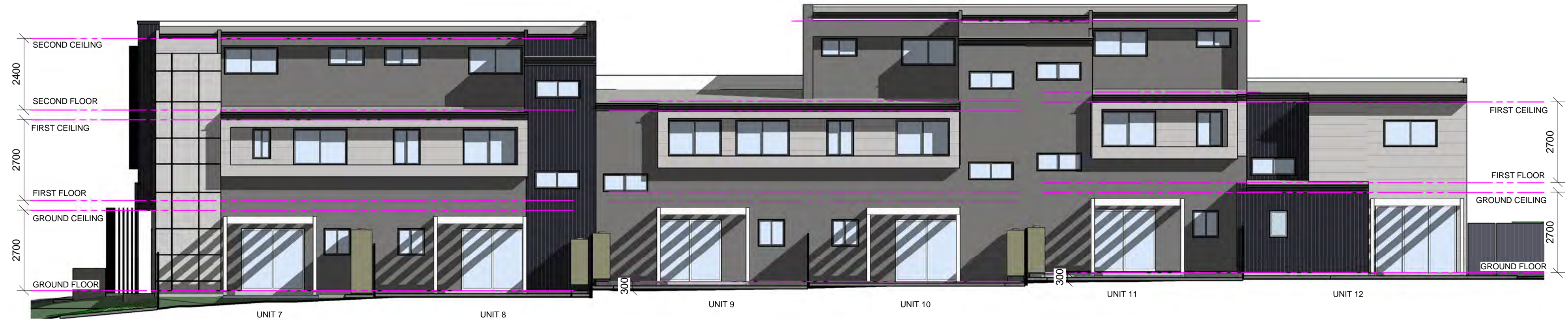
Elevation 1 - U7-12
1 : 100



Elevation 2 - U7-12
1 : 100



Elevation 3 - U7-12
1 : 100

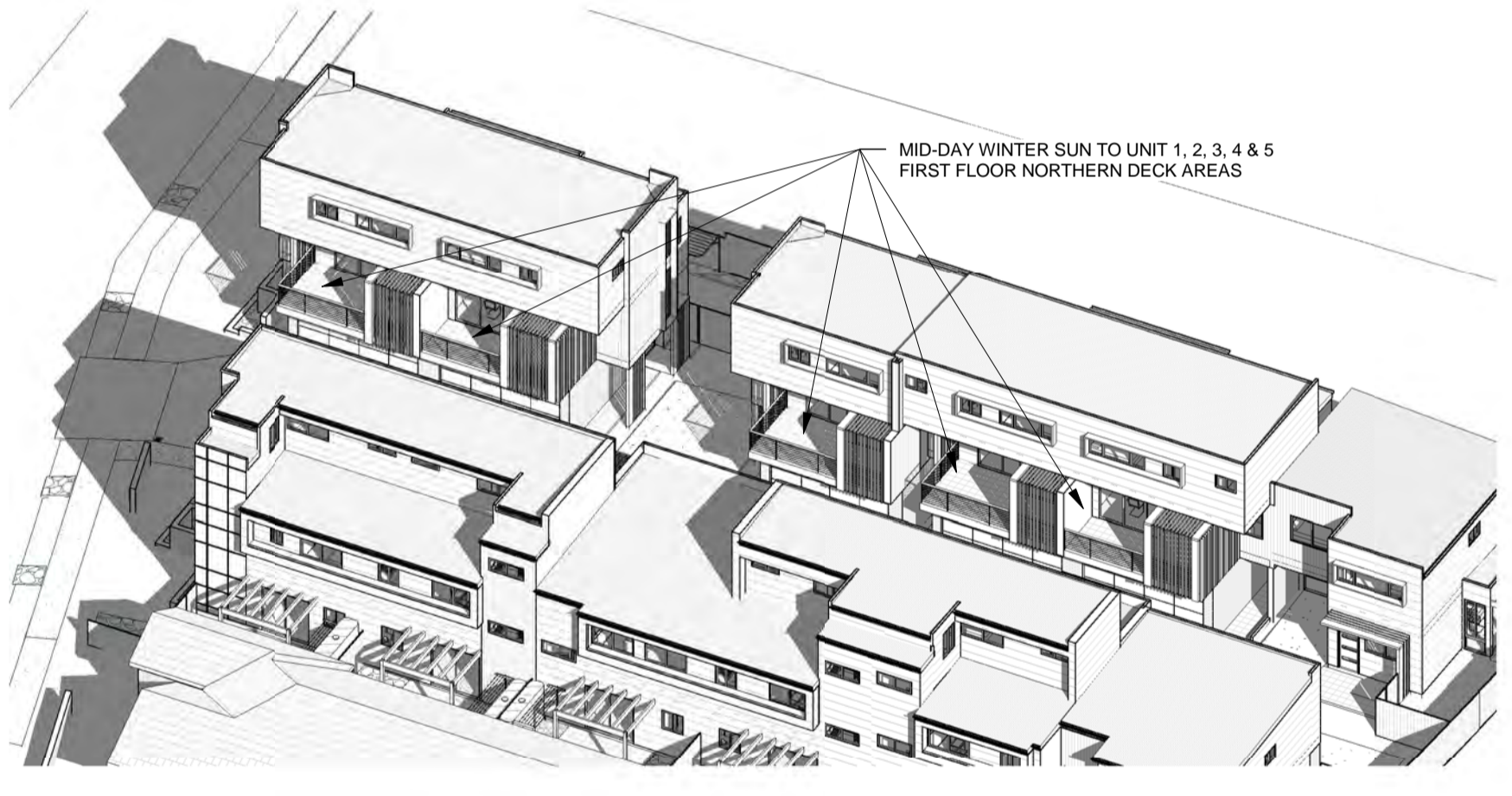
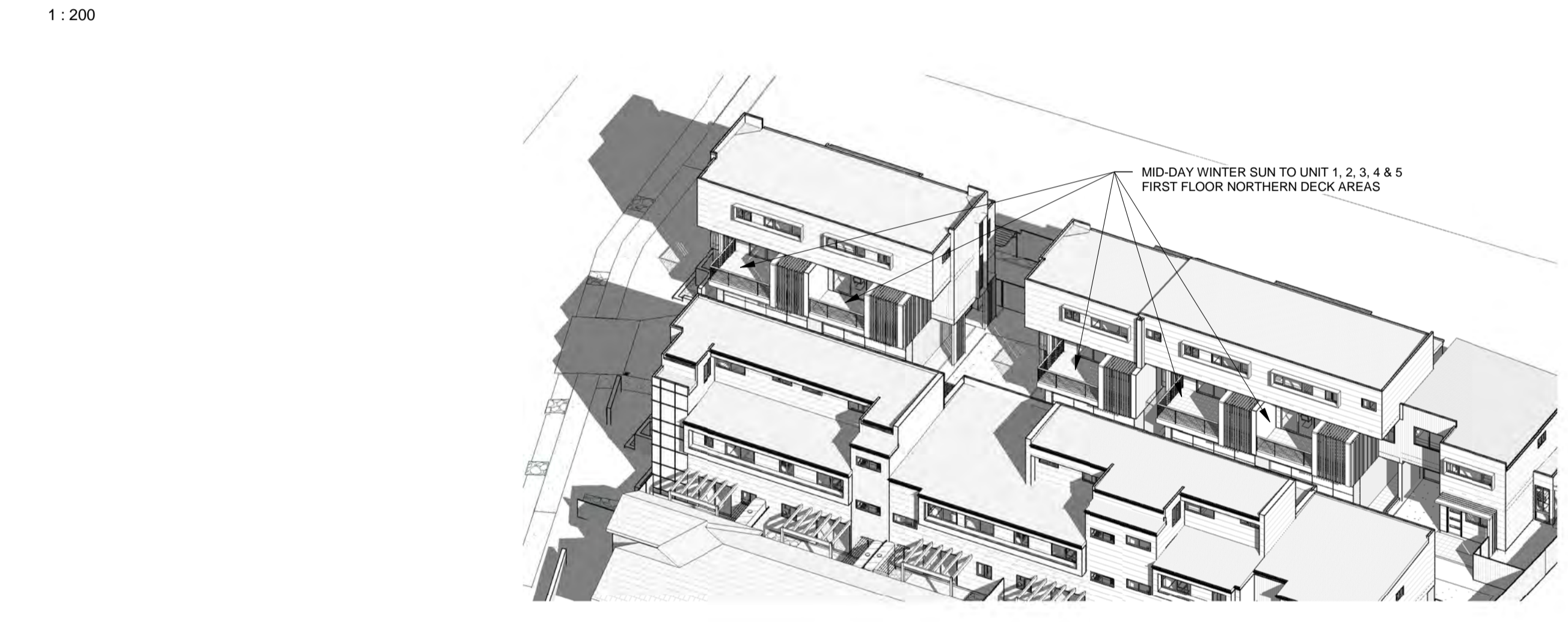
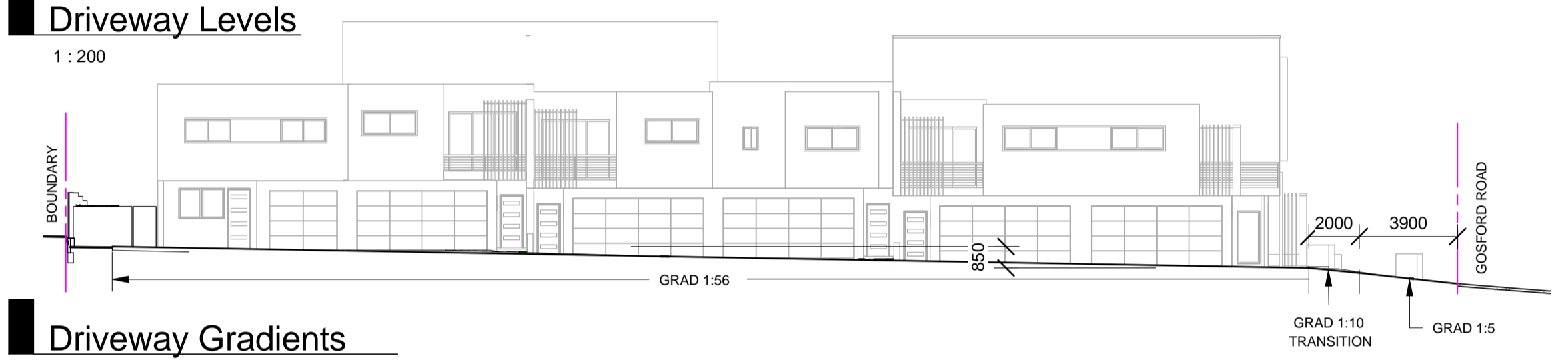
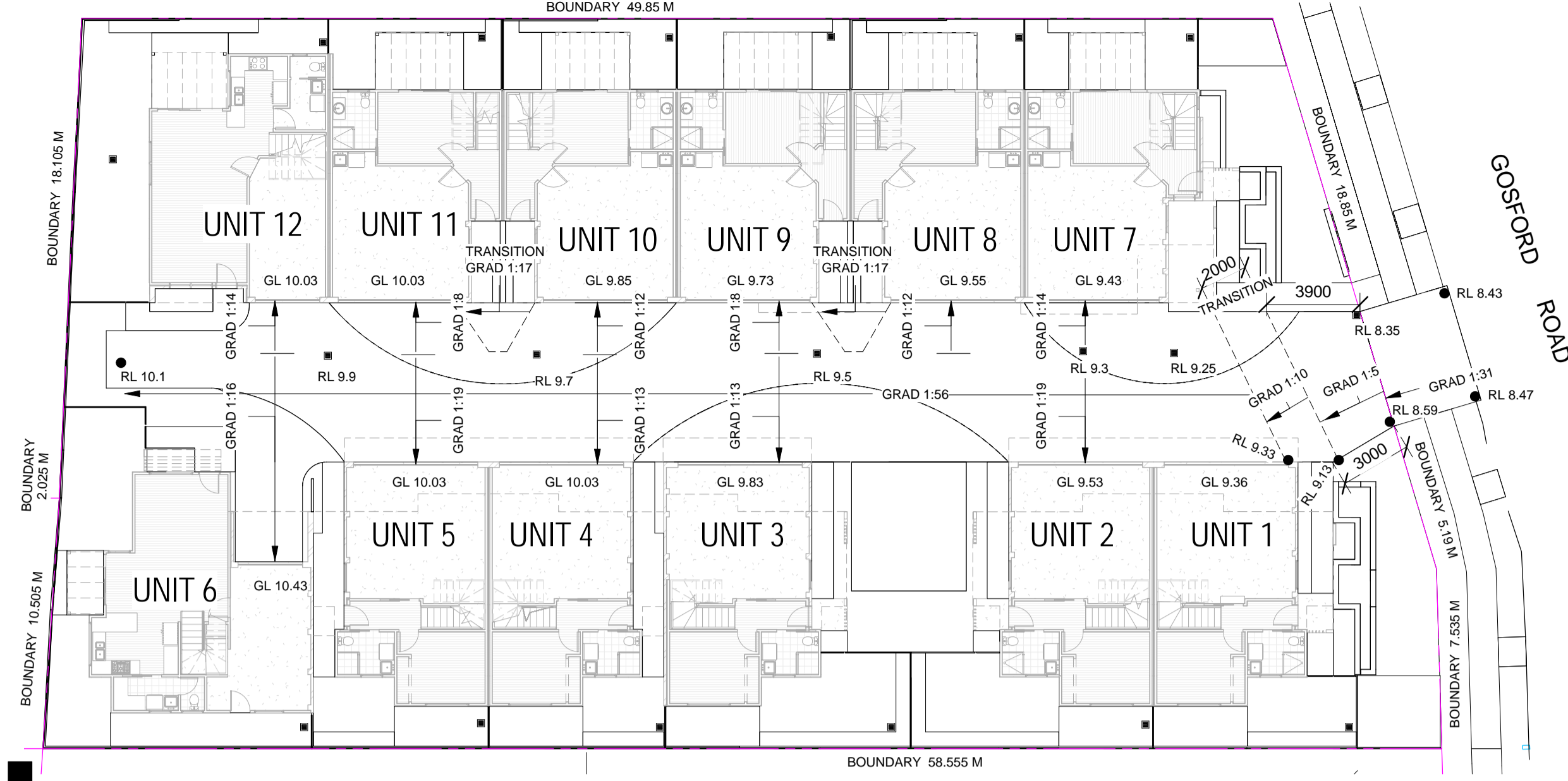



Elevation 4 - U7-12
1 : 100

DATE	17/09/19	ISSUE NOTES	Application Drawings
DRAWN	MC	ISSUE	1
STAGE	DA		

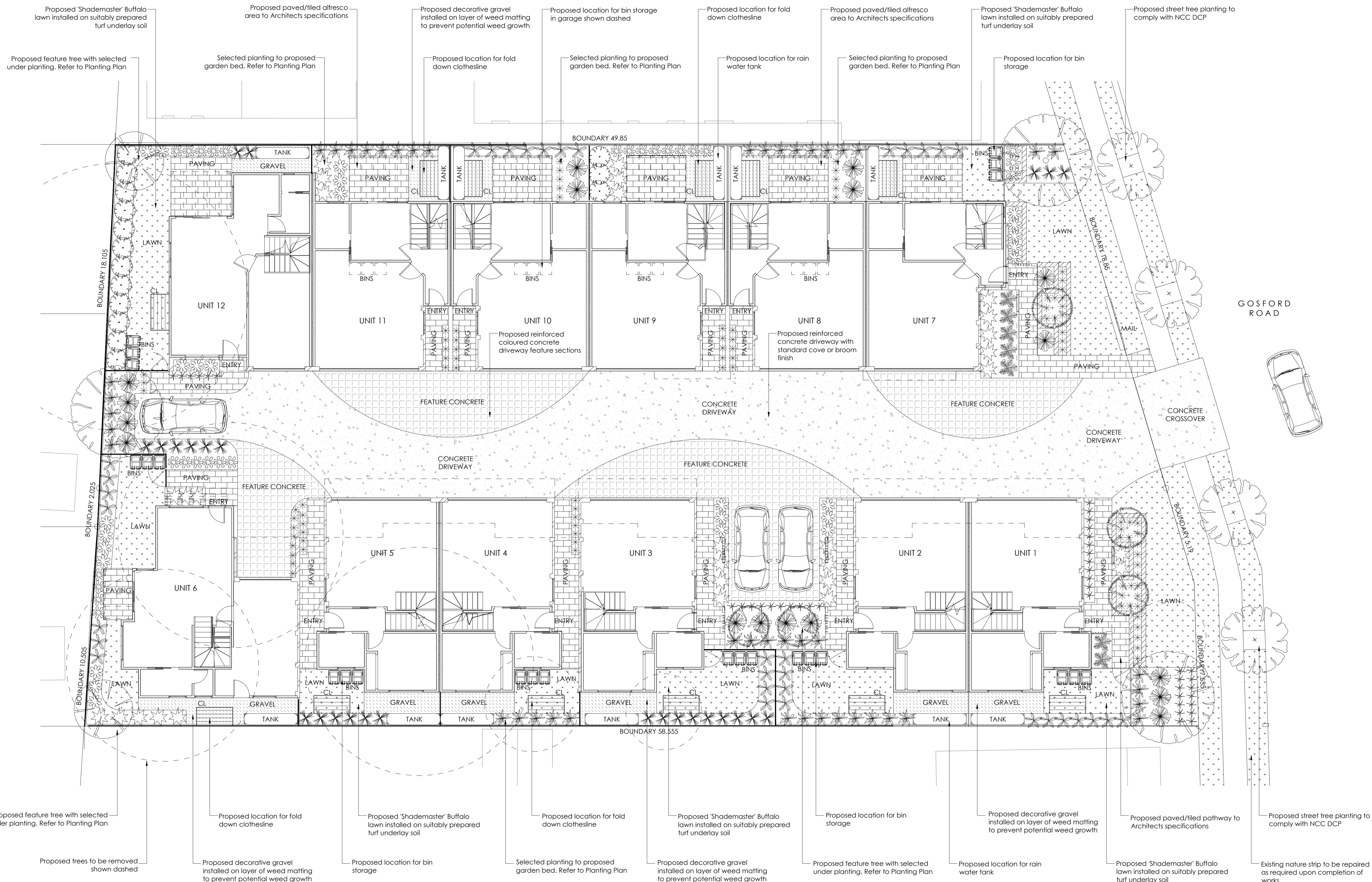
PROJECT: Multi Dwelling	
LOCATION: 106 & 108 Gosford Rd, Adamstown Lot 1943 DP.755247 Lot 2 DP.333722	
CLIENT: Macquarie Edge Pty Ltd	JOB No: 12131
DRAWING: Unit Elevations - 7,8,9,10,11 & 12	
DWG No: A06 of 7	SCALE: 1:100
STAGE: DA	ISSUE: 1





0 10 50mm ON ORIGINAL A1	
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153 Lambton Road	mail@plancentre.com.au
Broadmeadow NSW 2292	
The Plan Centre is a member of 	
ISSUE NOTES	Application Drawings
ISSUE	1
STAGE	DA
DRAWN	MC
DATE	17/09/19
PROJECT:	Multi Dwelling
LOCATION:	106 & 108 Gosford Rd, Adamstown Lot 1943 DP.755247 Lot 2 DP.333722
CLIENT:	Macquarie Edge Pty Ltd
JOB No:	12131
DRAWING:	Shadows & Driveway Grades
DWG No:	A07 of 7
SCALE:	1:200
STAGE:	DA
ISSUE:	1

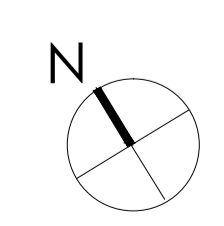




LANDSCAPE PLAN

LANDSCAPE PLAN
SCALE 1:100

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DESIGN
G. EVERSON
DATE
SEP 2019
SCALE
1:100 @ A1

PAGE
1 OF 3
ISSUE
A

TITLE
LANDSCAPE PLAN
DA 01

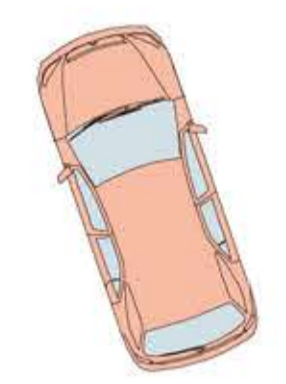
SITE
106 - 108 Gosford Road,
ADAMSTOWN NSW

OCTOPUS
GARDEN DESIGN

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PO Box 3312, VALENTINE NSW 2280



GOSFORD ROAD



PLANTING PLAN
SCALE 1:100

PLANT SCHEDULE

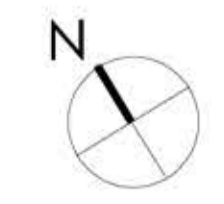
Tree Species	Common Name	Quantity	Pot Size	Install Height	Install Width	Final Height	Final Width
Elaeocarpus reticulatus	Blueberry Ash	3	45L	150cm	80cm	8m	5m
Lagerstroemia indica 'Natchez'	Crepe Myrtle	2	45L	150cm	100cm	6m	5m
Pyrus calleryana 'Capital'	Ornamental Pear	5	45L	150cm	80cm	6m	2m
Tristanopsis laurina 'Luscious'	Water Gum	4	45L	150cm	80cm	6m	4m

Plant Species	Common Name	Quantity	Pot Size	Install Height	Install Width	Final Height	Final Width
Acmena smithii	Lilly Pilly Hedge	15	20cm	50cm	20cm	300cm	90cm
Blechnum sp.	Silver Lady Fern	7	15cm	20cm	30cm	120cm	120cm
Cycas revoluta	Cycad	17	20cm	30cm	40cm	90cm	120cm
Dianella tasmanica 'Emerald Arch'	Emerald Arch	42	15cm	30cm	10cm	50cm	50cm
Dietes iridioides	Wedding Lily	46	15cm	30cm	20cm	80cm	60cm
Liriope muscari	Liriope	93	15cm	40cm	40cm	30cm	30cm
Lomandra 'Tanika'	Dwarf Mat Rush	26	15cm	30cm	20cm	80cm	80cm
Pholidendron 'Xanadu'	Xanadu	29	20cm	30cm	30cm	90cm	90cm
Pittosporum 'Miss Muffet'	Dwarf Pittosporum	26	20cm	20cm	20cm	80cm	80cm
Rhaphiolepis indica 'Snow Maiden'	Indian Hawthorn	34	15cm	20cm	30cm	80cm	80cm
Streitzia juncea	Leafless Bird of Paradise	26	20cm	30cm	20cm	90cm	80cm

Plant sizes are approximate only. Some pruning may be required to achieve desired final height.

PLANT SYMBOL LEGEND

TREES	PLANTS
Blueberry Ash Crepe Myrtle Ornamental Pear Water Gum Trees To Be Removed	Lilly Pilly Silver Lady Fern Cycad Emerald Arch Wedding Lily Liriope Dwarf Mat Rush Xanadu Dwarf Pittosporum Indian Hawthorn Leafless Bird of Paradise



PLANT IMAGES



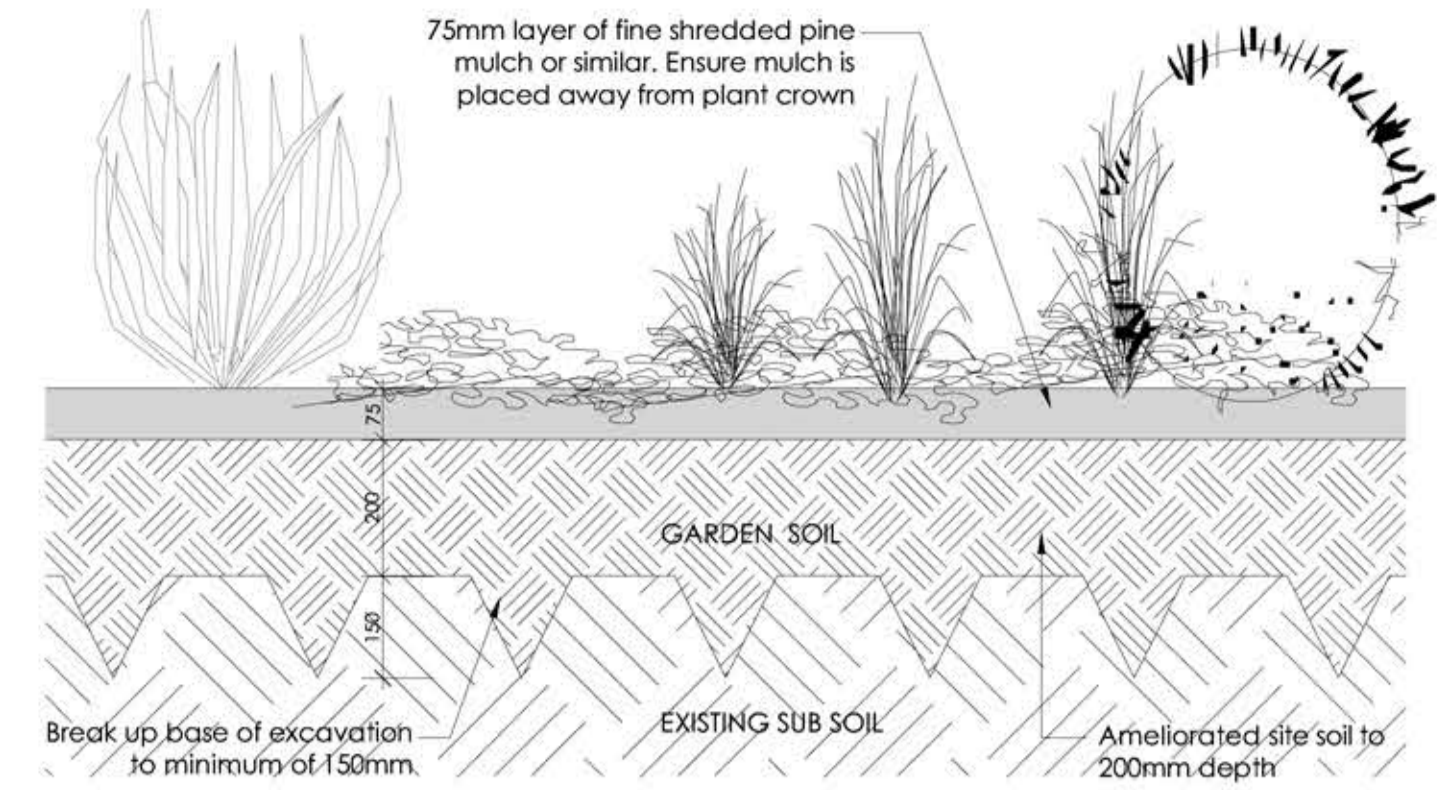
Blueberry Ash Crepe Myrtle Ornamental Pear Water Gum



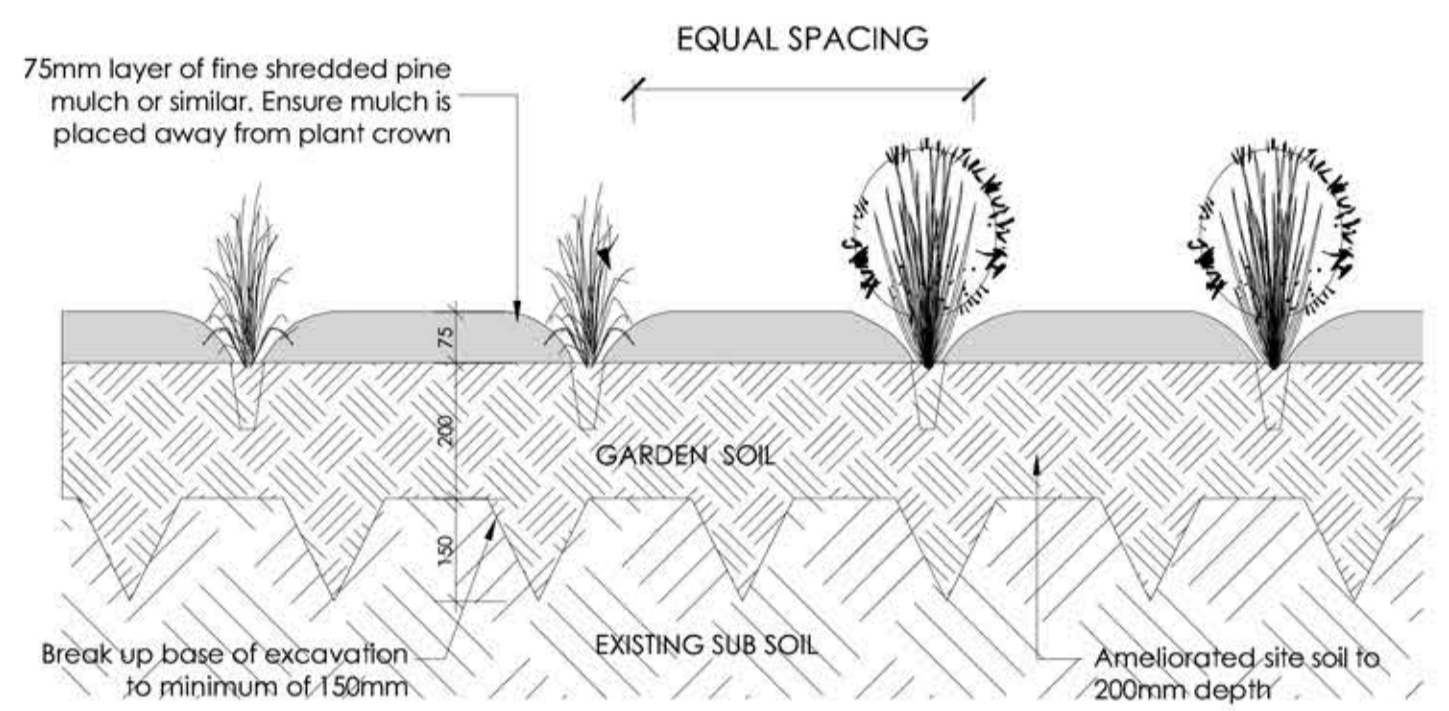
Lilly Pilly Silver Lady Fern Cycad Emerald Arch Wedding Lilly Liriope



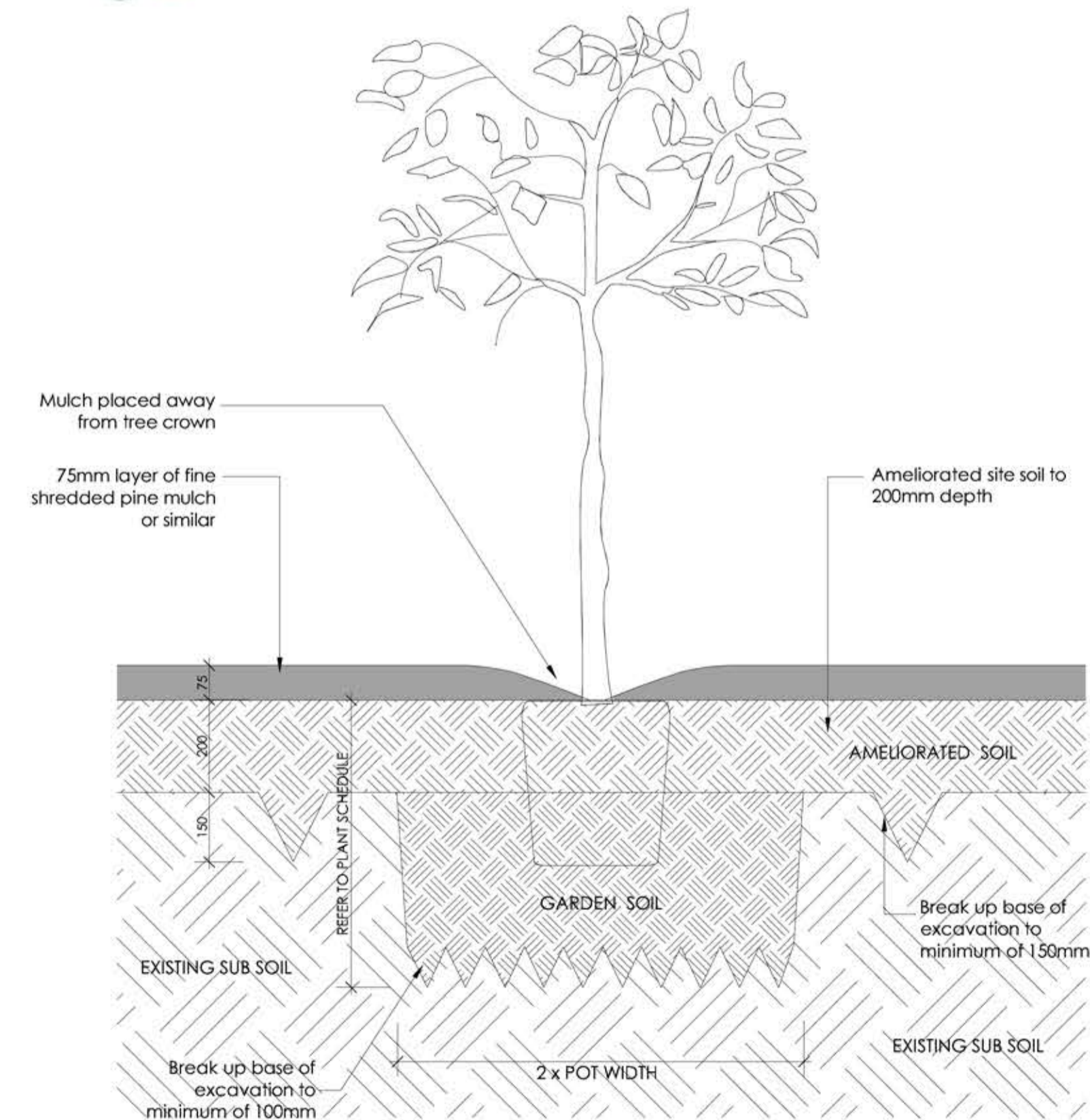
Dwarf Lamandra Xanadu Dwarf Pittosporum Indian Hawthorn Leafless Bird of Paradise



GARDEN AREA PROFILE



PLANTING SETOUT



TREE PLANTING WITHIN GARDEN

LANDSCAPE SPECIFICATIONS

EXCAVATION

All garden beds are to be excavated to a depth of 300mm below the specified finished design levels to remove the existing compacted material in preparation for soil placement and planting.

SOILS

Sub-Soil Preparation

Cultivation

Cultivate the base of planting beds and planting holes to a depth of 150mm. Ensure the sides of the planting holes are cultivated and not compacted smooth by foot or mechanical digging. Do not disturb tree roots or services; if necessary, cultivate these areas by hand. Cultivate manually within 300mm of paths or structures. Remove stones exceeding 25mm, clods of earth exceeding 50mm and any weeds, stick, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.

Soil

Soil for the purposes of landscape works shall be free from weeds and other deleterious materials or any material toxic to plant health.

Soil Level

Finished soil levels shall allow mulch to be finished level to the top of the timber edging, paving or concrete foot paths or as otherwise shown on construction drawings.

Placing Soil

Place the approved soil on the prepared sub-soil. Spread and grade evenly, making the necessary allowances so that the required finished design levels and contours may be achieved after light compaction. Avoid differential subsidence and produce a finished soil surface which is:

- smooth and free from stone or lumps of soil
- graded to drain freely, without ponding to catchment points
- graded evenly into adjoining ground surfaces
- ready for planting

FERTILISERS

Natives

Ensure the use of an approved slow release fertiliser appropriate for Australian native plants equivalent to Osmacote Native with an N:P:K ration of 17.9:0.8:7.3. Apply at a rate recommended by the manufacturer and use only in accordance with manufacturers recommendations. Apply to each plant/planting hole as applicable.

MULCH

Ensure mulch is free from deleterious and extraneous matter such as soil, weeds, stones and sticks. Ensure the mulch contains less than 5% fines. Place mulch to a depth of 75mm and as specified in the Planting Notes. Rake mulch to an even surface flush with the surrounding finished levels.

PLANTS

Supply plants to the following quality:

- are vigorous, well established, free from disease and pests, of good foliage, have large healthy root systems with no evidence of root curl, restriction or damage
- are hardened off, not soft or forced and suitable for planting in the natural climatic conditions prevailing at the site
- do not require staking to stand upright other than staking to control damage from strong wind or local conditions until established

Substitutions

Make no substitutions unless instructed by Octopus Garden Design

Labeling

Label at least one plant of each species or variety in a batch with a readable tag

Replacements

Use only plants of the same type, quality and size when replacing plants that are damaged, fail or are rejected

Storage

Deliver plant material to the site on a day to day basis and plant immediately after delivery. If this is not possible, keep the plants in good condition on the site, adequately protected from frost, wind, sun and vermin by appropriate storage methods including the establishment of an on-site nursery of sufficient size with provision for watering and care of stored stock

PLANTING NOTES

Planting Conditions: Do not plant in unsuitable weather conditions such as extreme heat, wind, cold or rain.
Watering: Thoroughly water all plants before planting with a diluted solution of seaweed based plant tonic. Immediately after planting, water with seaweed tonic -water solution.

Ensure the plants are kept moist but not wet for the next (6) weeks by deep watering at least once per week

Planting: Remove the plant from the pot or container ensuring minimum disturbance to the root-ball and growing media. Place the root-ball in the centre of the prepared hole as outlined in the Planting Detail; ensure the plant is plumb and the topsoil level of the plant root-ball is level with the finished surface level of the surrounding soil.

Backfilling: Back fill the hole with excavated soil that has had organic compost added or use a topsoil mixture as specified. Lightly firm the soil around the plant and then irrigate to field capacity. Keep the topsoil away from the plant stem or trunk and ensure the root-ball remains level with the finished ground levels as per the Planting Detail.

Mulching: Cover the area around and between the plants with organic mulch to a depth of 75mm. Ensure that the mulch does not contact the stem/trunk of the plant.

Maintenance

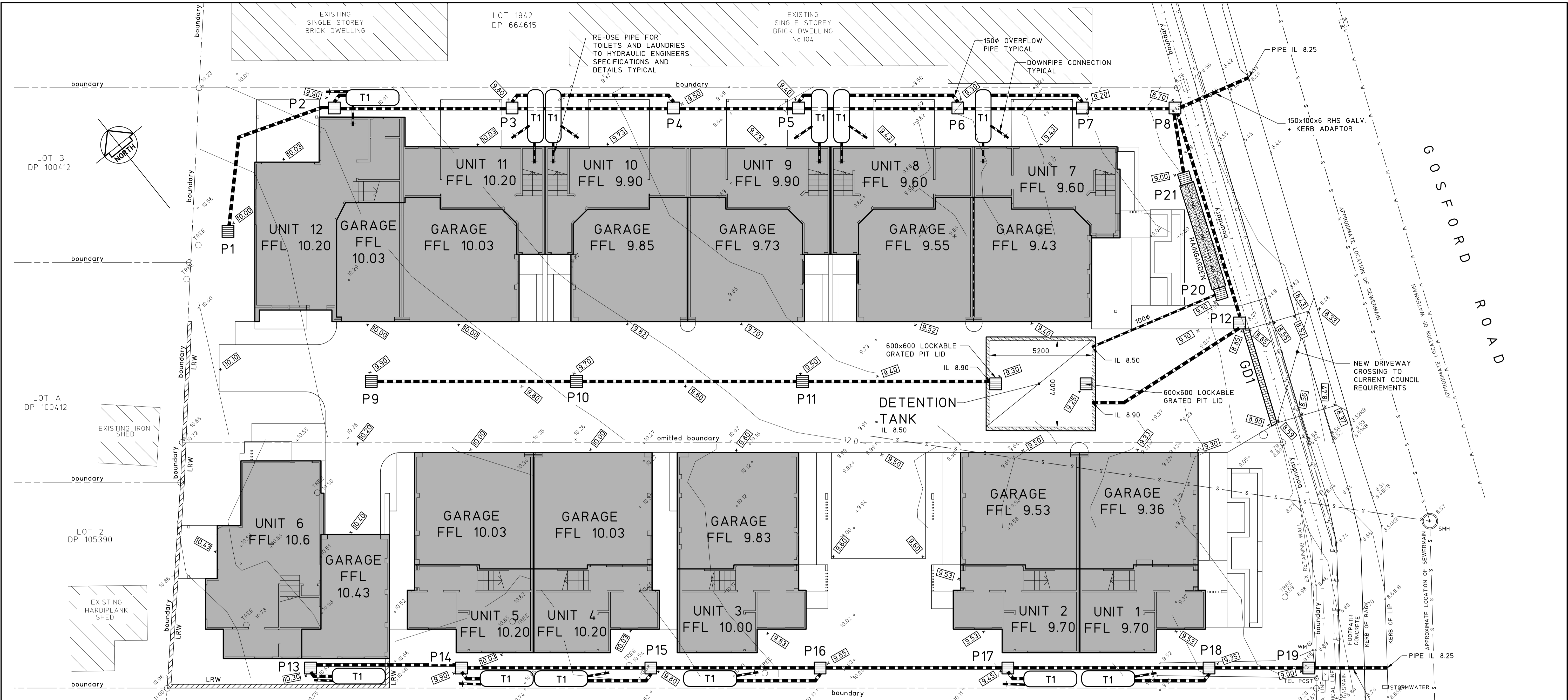
The care of newly planted plants is critical for the first 52 weeks depending on the species, growth rate and stage of plant development.

It is recommended that a 52 week maintenance period be undertaken to ensure a minimum 90% success rate of all plants and trees. During this period works should include but not limited to watering, weeding, fertilising, pest and disease control, re-turfing, staking and tying, replanting, pruning, aerating and top dressing as necessary.

Water Management Strategies for newly planted materials:

- Maintain adequate soil moisture - match supplemented water needs to climatic conditions and available soil moisture. Daily monitoring of the soil moisture and root ball is recommended for the first few weeks after installation.
- Water early in the morning or late in the afternoon to reduce water loss due to evaporation

- Avoid over-watering as this may lead to root rot
Garden edging shall be assumed to be laid to all mass planting beds that interface with turf, gravel or mulched areas. Edging material shall be fixed so that it does not lift, twist or create a trip hazard and finish flush with adjoining surfaces.



STORMWATER PLAN

SCALE 1:100

STORMWATER NOTES

1. REFER TO DRAWING C02 FOR PIT SCHEDULE
2. ALL WORKS TO BE IN ACCORDANCE WITH AS3500.3.
3. ALL PIPES TO HAVE A 1% MINIMUM FALL U.N.O.
4. ALL DOWN PIPES (DP) TO BE SPECIFIED BY ARCHITECT. FOR EXACT LOCATION OF DOWN PIPES, REFER TO ARCHITECTURAL DRAWINGS.
5. ALL PIPES TO BE UPVC U.N.O.
6. ALL UPVC PIPES TO BE SEWER GRADE AND TO AS1260.
7. ALL REINFORCED CONCRETE PIPES (RCP) TO BE SPIGOT AND SOCKET TYPE WITH RUBBER RINGS CLASS 2 TO AS4058.
8. PITS TO BE C&D REINFORCED PRE-CAST CONCRETE PITS OR EQUIVALENT PROPRIETARY PITS.
9. ALL LIDS AND GRATES TO BE PROPRIETARY HEAVY DUTY IN AREAS OF VEHICULAR TRAFFIC, LIGHT DUTY ELSEWHERE, IN ACCORDANCE WITH AS3996.
10. MINIMUM COVER TO STORMWATER PIPES TO BE AS FOLLOWS U.N.O.:
TRAFFICABLE AREAS - 450mm, LANDSCAPED AREAS - 300mm.
PIPES TO BE CONCRETE ENCASED IF MINIMUM COVERS CANNOT BE OBTAINED IN TRAFFICABLE AREAS, REFER TO CLAUSE 3.8 AS3500.3. ALTERNATIVELY USE UPVC SEWER GRADE PIPES UNDER ROAD AND BUILDINGS.
11. PROVIDE 100# AG DRAINS IN FILTER SOCKS TO ALL LANDSCAPED AREAS, PLANTER BEDS AND STORMWATER PIPE TRENCHES. ALL AG DRAINS TO BE BEDDED IN COARSE AGGREGATE AND TO BE CONNECTED TO STORMWATER SYSTEM.
12. ALL PITS, DETENTION TANKS AND PROPRIETARY POLLUTION CONTROL DEVICES TO BE CLEANED OF SEDIMENT AT 3 MONTH MAXIMUM INTERVALS.
13. ALL EXISTING SERVICES TO BE LOCATED PRIOR TO COMMENCEMENT OF WORK.
14. ANY FOOTPATHS, KERB AND GUTTER OR ROADWAY DISTURBED BY WORKS TO BE REINSTATED TO CURRENT COUNCIL REQUIREMENTS.
15. PROVIDE ACCESS LADDER TO TANK AS REQUIRED, REFER TO AS1657.

NOTE
SETOUT AND ALIGNMENT OF WALLS TO BOUNDARY TO ARCHITECTS DETAILS TYPICAL

NOTE
ALL SETOUT, DIMENSIONS AND RL'S TO ARCHITECTS SPECIFICATION & DETAILS

NOTE
ALL DOWNPIPES FROM EACH UNIT TO CONNECT TO EACH UNITS SLIMLINE ABOVE GROUND WATER STORAGE TANK TYPICAL

NOTE
BUILDER TO PROVIDE ADEQUATE SHORING IN ORDER TO MAINTAIN STABILITY OF EXISTING NEIGHBOURING STRUCTURES AND FENCES DURING EXCAVATION WORKS TYPICAL

NOTE
DRIVEWAY GRADES TO CURRENT COUNCIL REQUIREMENTS. BUILDER TO CONFIRM GRADES PRIOR TO CONSTRUCTION OF DRIVEWAY

NOTE
ALL STRIP DRAINS AND AG LINES BEHIND RETAINING WALLS (RW1) AND KERBS (K1) TO CONNECT TO STORMWATER SYSTEM TYPICAL

LEGEND	
	150mm PIPE U.N.O.
	EXISTING CONTOUR
	EXISTING SPOT LEVEL
	DESIGN SPOT LEVELS
	LANDSCAPE RETAINING WALL TO ARCHITECTS DETAILS AND MANUFACTURERS SPECIFICATIONS
	RAIN GARDEN, REFER TO DRAWING C02 FOR DETAILS
	4000 LITRE SLIMLINE ABOVE GROUND WATER STORAGE TANK STORING ROOF RAIN WATER TO MANUFACTURERS SPECIFICATION. TANK SHALL BE FITTED WITH A FIRST FLUSH SYSTEM, PUMP TO SUPPLY TOILETS AND LAUNDRIES AND A DIVERSION SWITCH TO MAINS SUPPLY ON TANK BEING EMPTY. BACK FLOW PREVENTION TO MAINS WATER SHALL BE PROVIDED. TANK TO OVERFLOW TO STORMWATER SYSTEM.
	DIRECTION OF SURFACE FLOWS

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09.10.19	DATE
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 Email: admin@mpceng.com.au
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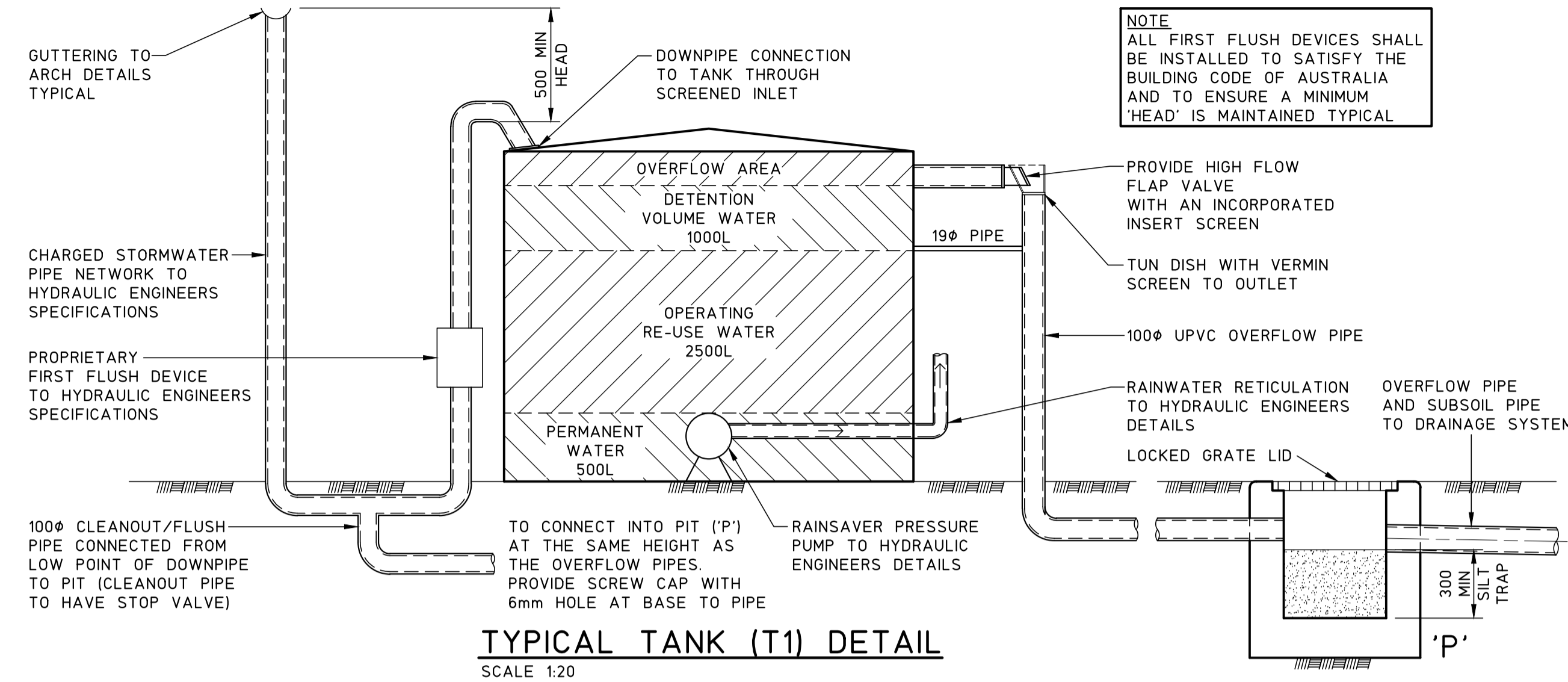
CLIENT
MACQUARIE EDGE PTY LTD
 TITLE
STORMWATER PLAN

PROJECT
**PROPOSED MULTI DWELLING AT;
 LOT 2, DP 755247 AND DP 333722,
 No.106-108 GOSFORD ROAD,
 ADAMSTOWN**

DO NOT SCALE DRAWING			
DRAWN C.W.	ENGINEER T.H./P.M.	No in SET 2	SHEET A1
SCALES 1:100	JOB No 200127	DRAWING No C01	ISSUE 0

FULL SIZE ON ORIGINAL 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 cm

PIT SCHEDULE				
PIT No.	SIZE	TYPE	SURFACE LEVEL S.L.	INVERT LEVEL I.L.
P1	600x600	GRATED PIT	10.00	9.60
P2	600x600	GRATED PIT	9.90	9.50
P3	600x600	GRATED PIT	9.80	9.40
P4	600x600	GRATED PIT	9.50	9.10
P5	600x600	GRATED PIT	9.40	9.00
P6	600x600	GRATED PIT	9.30	8.90
P7	600x600	GRATED PIT	9.20	8.80
P8	600x600	JUNCTION PIT	8.70	8.30
P9	600x600	GRATED PIT	9.90	9.30
P10	600x600	GRATED PIT	9.70	9.20
P11	600x600	GRATED PIT	9.50	9.10
P12	600x600	GRATED PIT	8.85	8.40
P13	600x600	GRATED PIT	10.30	9.90
P14	600x600	GRATED PIT	9.90	9.50
P15	600x600	GRATED PIT	9.80	9.40
P16	600x600	GRATED PIT	9.65	9.00
P17	600x600	GRATED PIT	9.45	8.80
P18	600x600	GRATED PIT	9.35	8.70
P19	600x600	GRATED PIT	9.00	8.60
P20	600x600	GRATED PIT	9.10	8.40
P21	600x600	GRATED PIT	9.00	8.35
GD1	300 WIDE	GRATED DRAIN	REFER TO PLAN	200 MIN DEEP



WATER MANAGEMENT CALCULATIONS

AREA CALCULATIONS
TOTAL SITE AREA = 1680m²
TOTAL IMPERMEABLE AREA = 1176m²

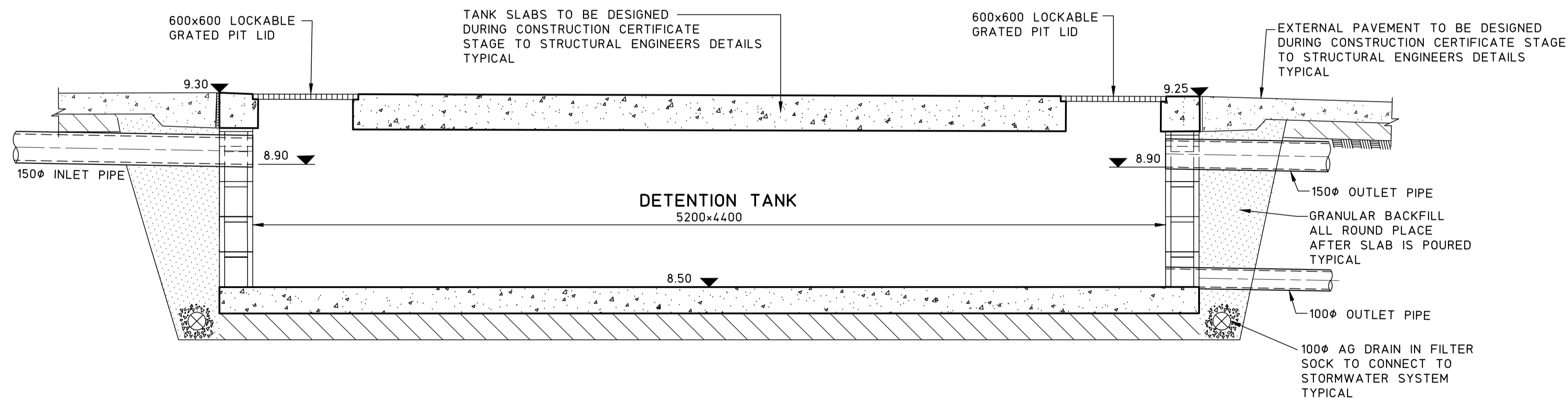
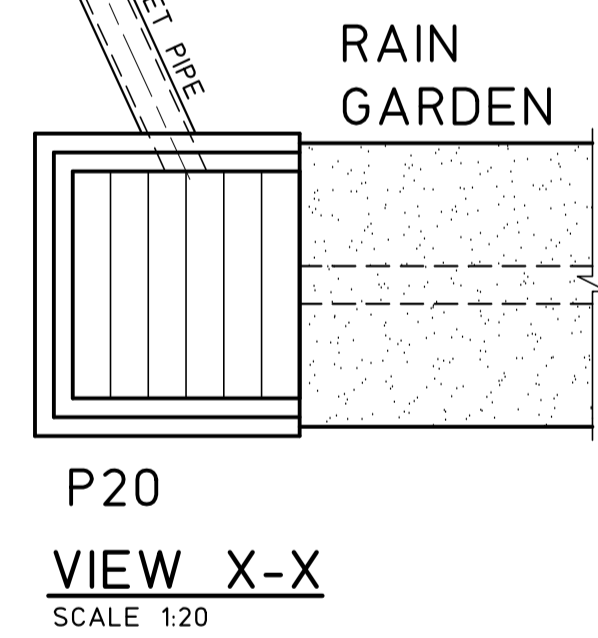
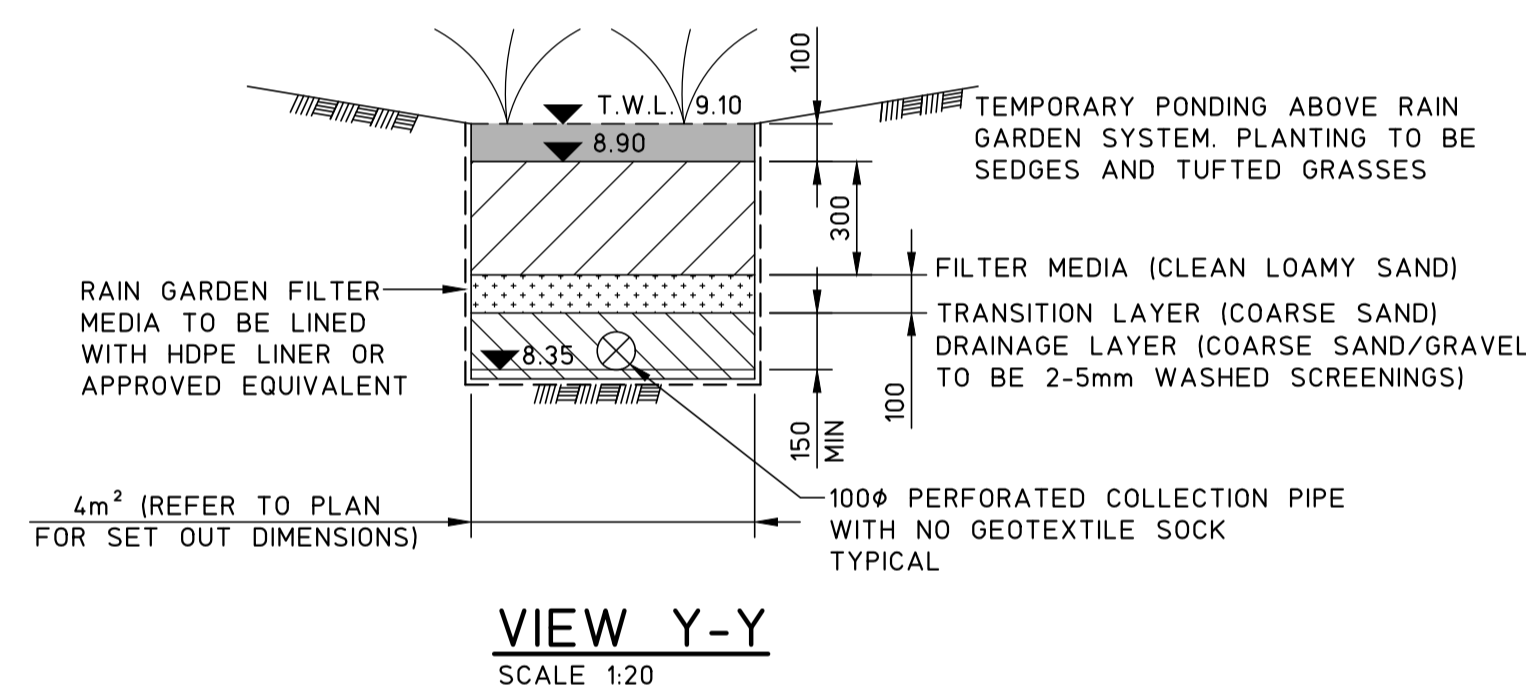
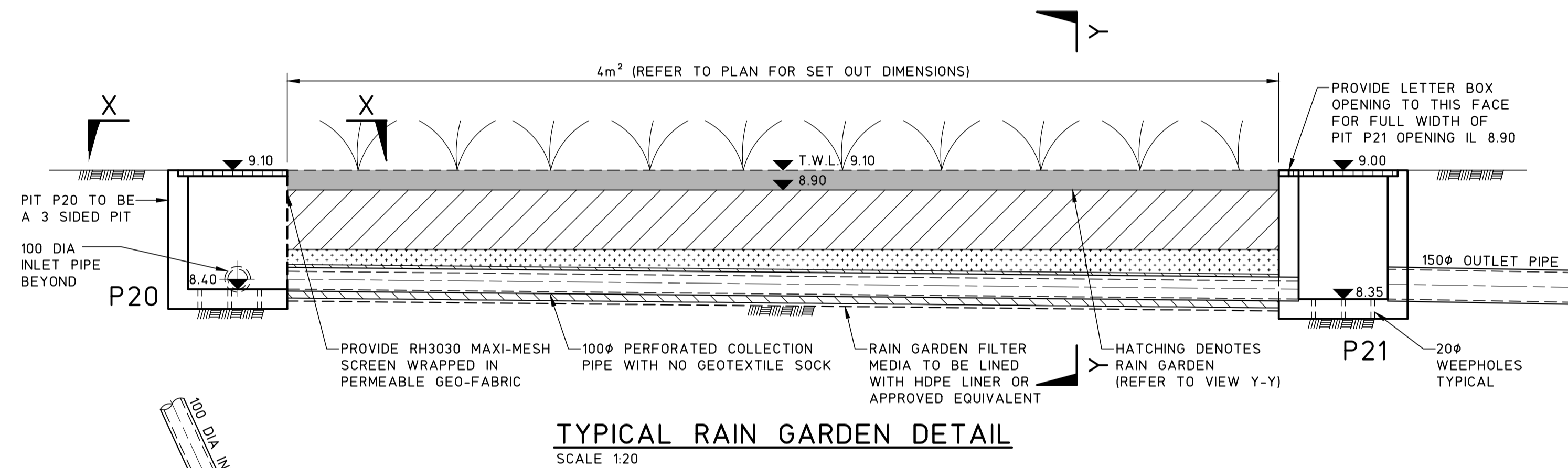
SITE STORAGE REQUIREMENTS
SITE STORAGE REQUIRED = 30m³ (FIGURE 1, SECTION 7.06, DCP 2012)

DRAW DOWN
PROPOSED TO STORE ROOF RAINWATER IN ABOVE GROUND SLIMLINE WATER TANKS AND RE-USE IN TOILETS AND LAUNDRIES.
MAIN DRAW DOWN:
11 - 3 BEDROOMS - 25m³
1 - 2 BEDROOM - 19m³
SITE DISCHARGE CONTROLS
PROVIDE 1 x 4000 LITRE ABOVE GROUND SLIMLINE WATER TANK FOR RE-USE PER UNIT WITH 2.5m³ AS RE-USE AND 0.5m³ AS PERMANENT WATER AND 1.0m³ AS DETENTION.

DRIVEWAY
DRIVEWAY AREA = 370m²
PROVIDE 9m³ OF STORAGE AND 4.0m² RAINGARDEN FOR POLISHING

LANDSCAPING
FALL ALL PAVED AREAS TO GRASSED OR LANDSCAPED AREAS.

OVERFLOW
PROVIDE HIGH LEVEL OVERFLOW FROM STORMWATER SYSTEM TO PIT IN BACK RESERVE.



TYPICAL DETENTION TANK SECTION
SCALE 1:20

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0 COORDINATION		09.10.19						SCALES 1:20		JOB No 200127		DRAWING No C02		ISSUE 0	
ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE		ISSUE									

PUBLIC VOICE COMMITTEE MEETING

17 MARCH 2020

PV 17/03/2020

DA2019/01146 - 106 GOSFORD ROAD ADAMSTOWN

Attachment B: Processing Chronology

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PROCESSING CHRONOLOGY

DA2019/01146 – 106-108 Gosford Road Adamstown

- | | | |
|--|---|--------------------------------|
| 22 October 2019 | - | Application lodged |
| 31 October 2019 to
18 November 2019 | - | Public Notification |
| 17 March 2020 | - | Public Voice Committee Meeting |

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ITEM 2 DA2019/01255 - 25 LLEWELLYN STREET MEREWETHER

**Veterinary Hospital - change of use from a commercial
premise**

Attachment A - Submitted Plans

Attachment B - Processing Chronology

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PUBLIC VOICE COMMITTEE MEETING

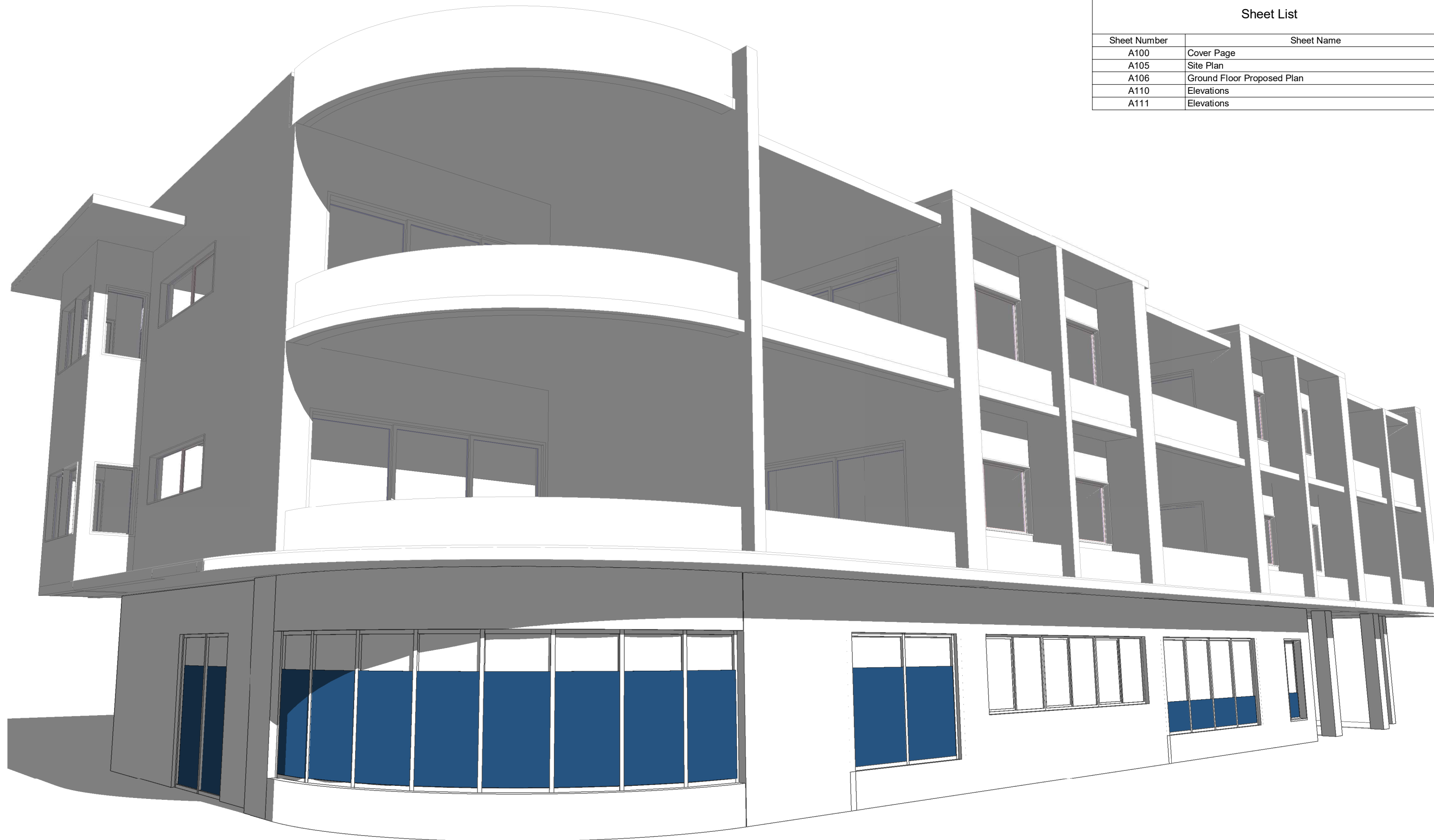
17 MARCH 2020

PV 17/03/2020

DA2019/01255 - 25 LLEWELLYN STREET MEREWETHER

Attachment A: Submitted Plans

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Sheet List	
Sheet Number	Sheet Name
A100	Cover Page
A105	Site Plan
A106	Ground Floor Proposed Plan
A110	Elevations
A111	Elevations

NOTE

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PROJECT: **Proposed Fitout**
 CLIENT: **Merewether Veterinary Hospital**
 ADDRESS: **25 LLEWELYN STREET, MEREWETHER**

DRAWING TITLE: **Cover Page**

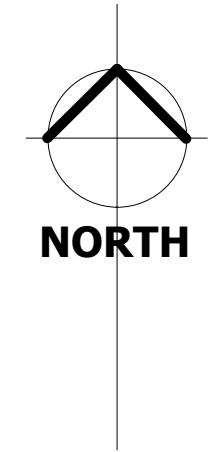
SCALE: @ A3 DRAWN BY: JCC
 DATE: 08/11/19 STATUS: FOR DA

DRAWING NO:

A100

REV:

C



PROPOSED FIT OUT
WORKS SITUATED ON
GROUND FLOOR

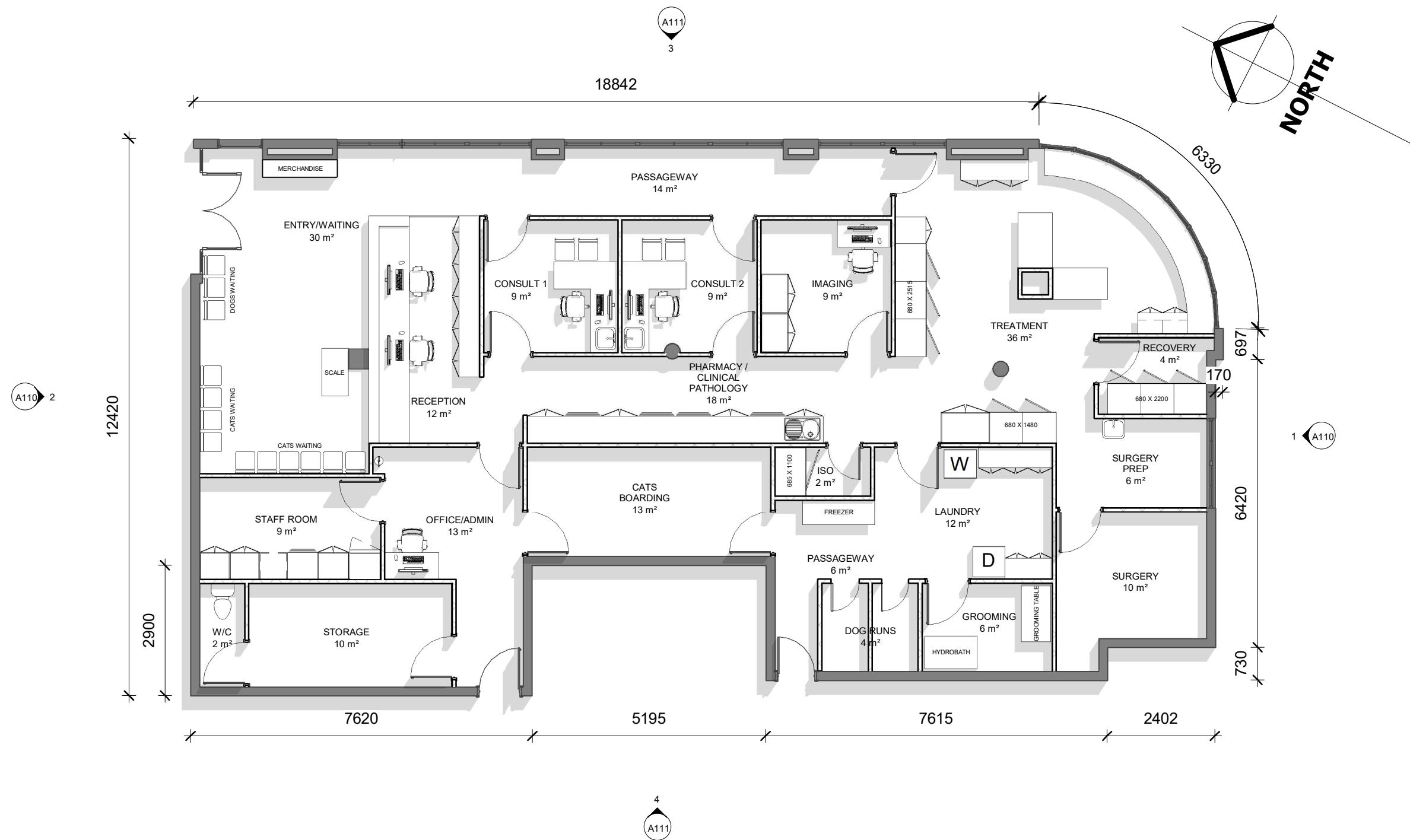
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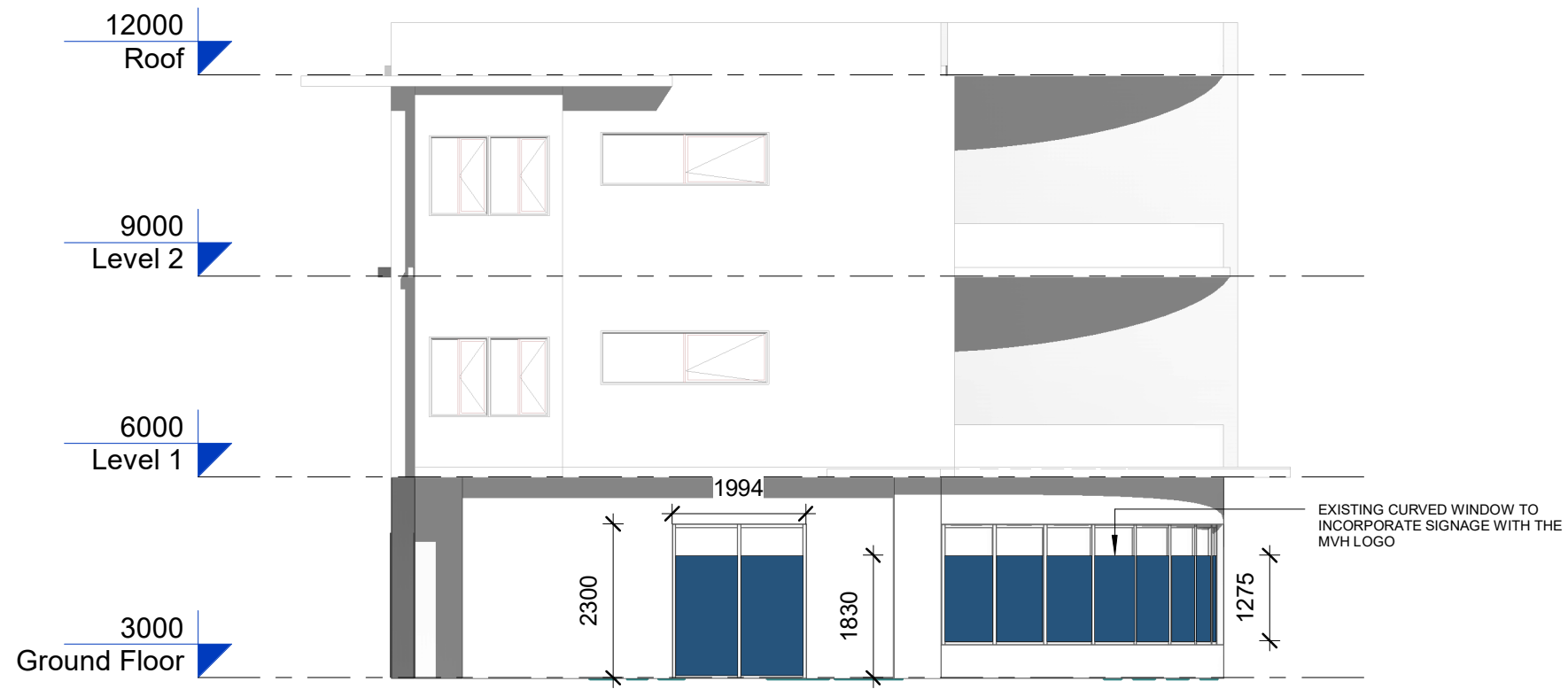
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NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
DO NOT SCALE DRAWINGS.
ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

PROJECT: Proposed Fitout
CLIENT: Merewether Veterinary Hospital
ADDRESS: 25 LLEWELLYN STREET, MEREWETHER

DRAWING TITLE: Site Plan
SCALE: 1 : 600 @ A3
DATE: 08/11/19
DRAWN BY: JCC
STATUS: FOR DA

DRAWING NO:
A105
REV:
C

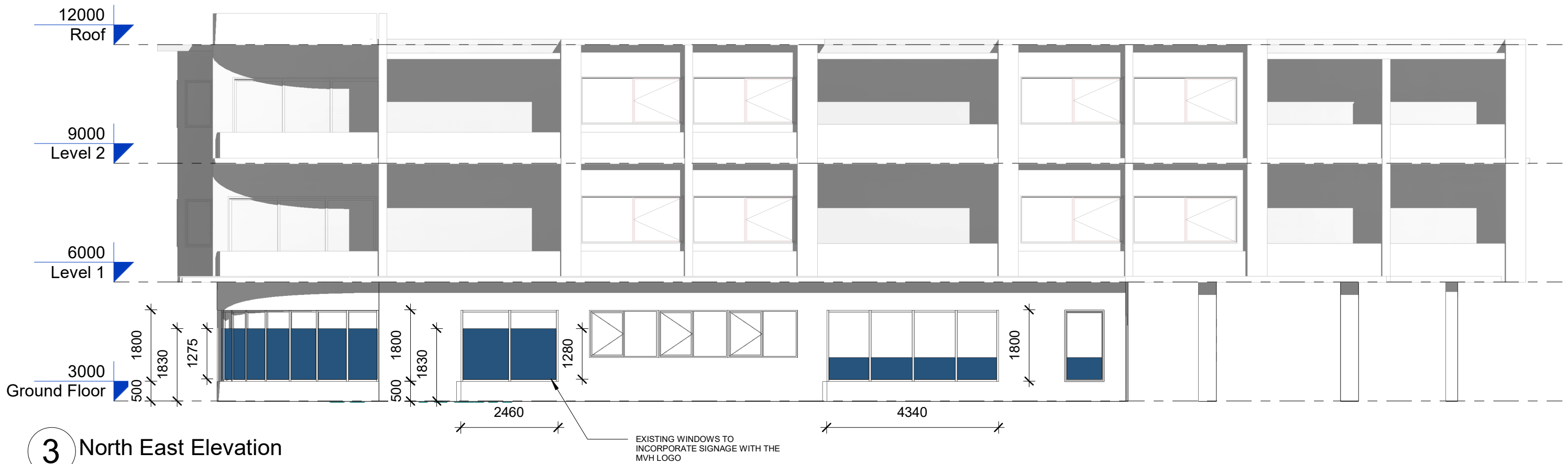




1 South East Elevation
1 : 100

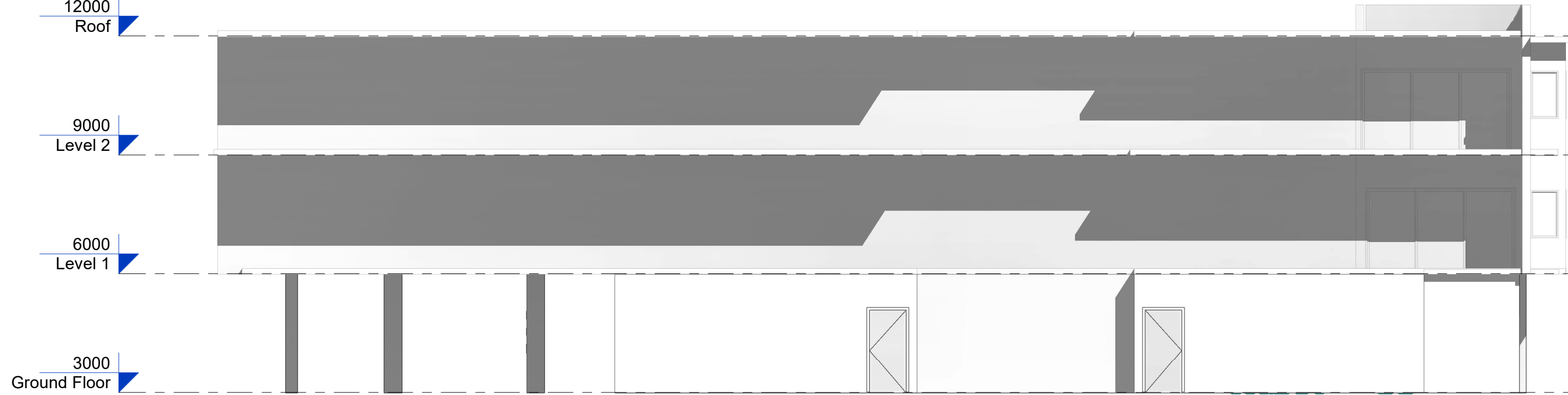


2 North West Elevation
1 : 100



3 North East Elevation

1 : 100



4 South West Elevation

1 : 100

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 DO NOT SCALE DRAWINGS.
 ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

PROJECT: Proposed Fitout
CLIENT: Merewether Veterinary Hospital
ADDRESS: 25 LLEWELYN STREET, MEREWETHER
DRAWING TITLE: Elevations
SCALE: 1 : 100 @ A3
DATE: 08/11/19
DRAWN BY: JCC
STATUS: FOR DA

DRAWING NO:
A111
REV:
C



PUBLIC VOICE COMMITTEE MEETING

17 MARCH 2020

PV 17/03/2020

DA2019/01255 - 25 LLEWELLYN STREET MEREWETHER

Attachment B: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

PROCESSING CHRONOLOGY

DA2019/01255 – 25 Llewellyn Street Merewether

- 25 November 2019 - Application lodged
- 2 December 2019 - Public notification
- 3 December 2019 - Applicant advised of technical issues raised after initial assessment of the application.
- 18 December 2019 - Additional information received from the applicant
- 13 January 2020 - Applicant provided a detailed response to public submissions
- 15 January 2020 - Applicant advised of issues raised after assessment of the application and through public submissions
- 22 January 2020 - Additional information received from applicant

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 3 DA2019/00603 - 26 SMITH STREET HAMILTON SOUTH

Dwelling house - alterations and additions and ancillary structure

Attachment A - Submitted Plans

Attachment B - Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

PUBLIC VOICE COMMITTEE MEETING

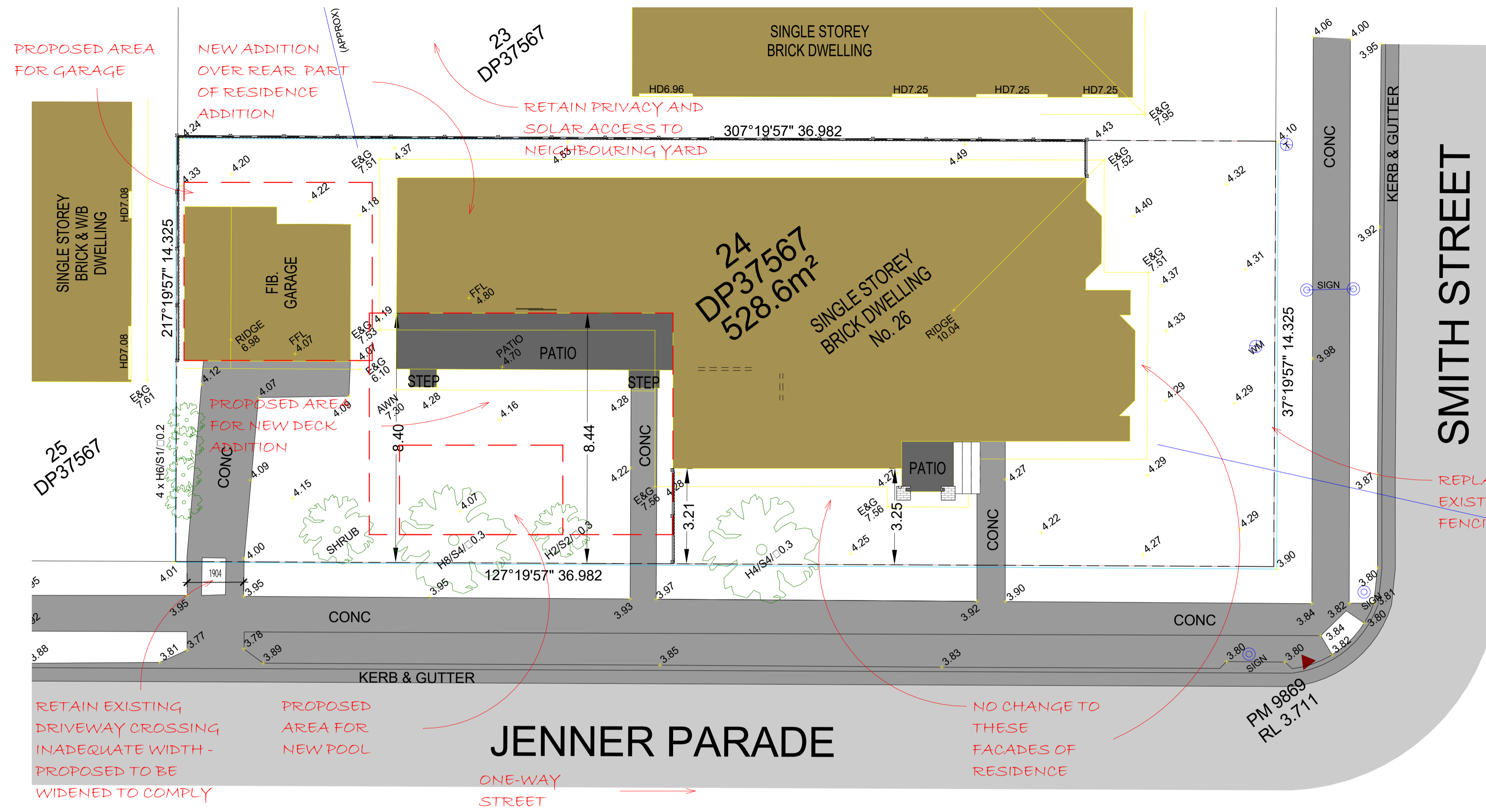
17 MARCH 2020

PV 17/03/2020

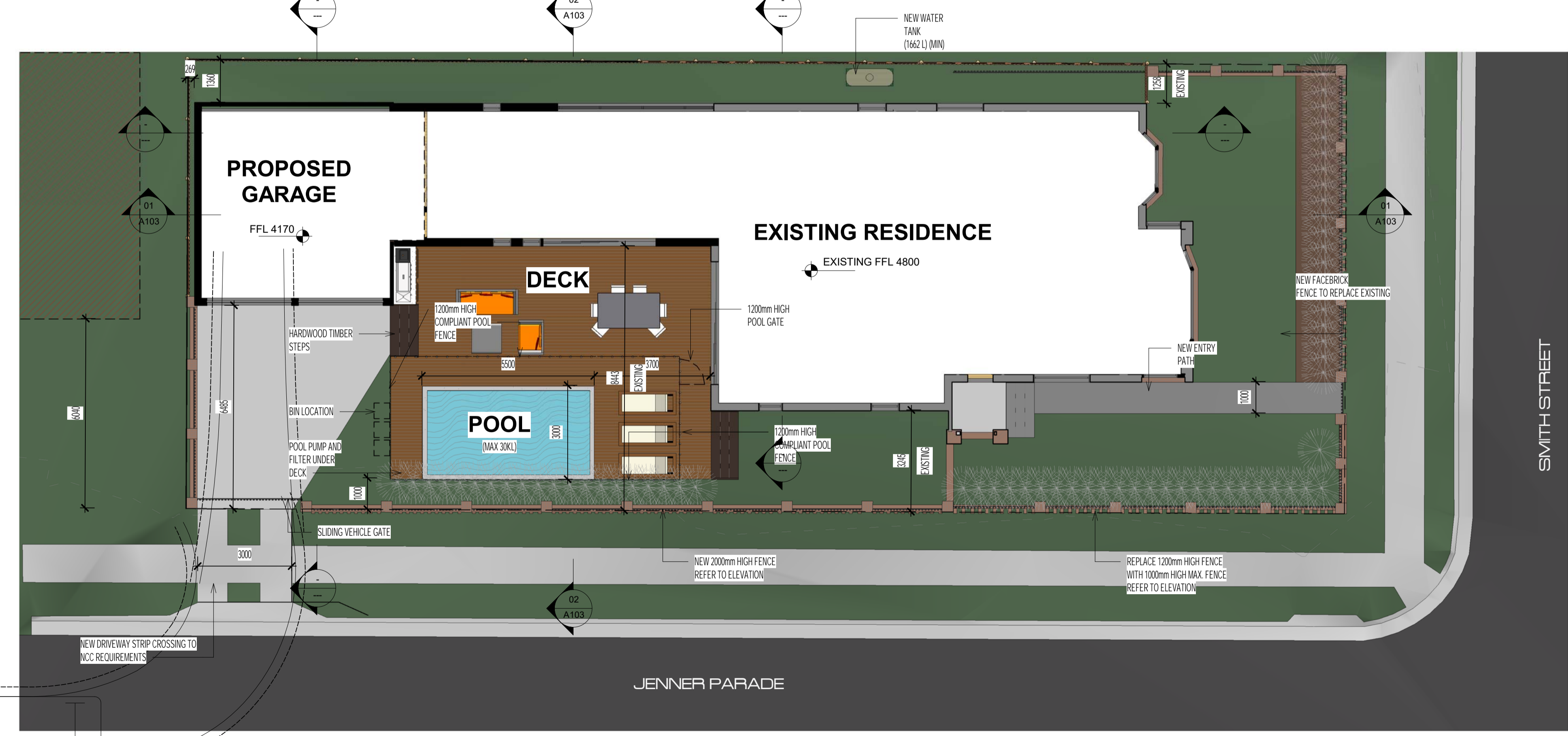
DA2019/00603 - 26 SMITH STREET HAMILTON SOUTH

Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER



1 Site Analysis Plan
1 : 100



2 Proposed Site Plan
1 : 100

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A347322_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 09/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A347322 lodged with the consent authority or certifier on 31 May 2019 with application 2019/603.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000.

Secretary
Date of issue: Friday, 13, December 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



BASIX COMMITMENTS

- TO COMPLY WITH ALTERATIONS + ADDITIONS - \$50000**
- RAINWATER TANK**
1662 L (MM) ABOVE GROUND TANK
- OUTDOOR SWIMMING POOL**
30ML MAX. INSTALL POOL PUMP/TIMBER, SOLAR HEATING
- HOT WATER**
200 INSTANTANEOUS
- LIGHTING**
AT LEAST 40% OF NEW LIGHT OR ALTERED LIGHT FITTINGS ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED GLOBE
- FIXTURES**
NEW OR ALTERED SHOWERHEADS TO HAVE A FLOW RATE NO GREATER THAN 9L OR A 3 STAR RATING
NEW OR ALTERED TOILETS TO HAVE A FLOW RATE NO GREATER THAN 4L OR A 3 STAR RATING
NEW OR ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9L OR A 3 STAR RATING
- CONSTRUCTION INSULATION**
FLOOR ABOVE EXISTING DWELLING (N/A INSULATION REQ)
EXTERNAL FRAMED/PARTIALLY FRAMED PCFC SHEETING R1.3 (MIN R1.7 INCLUDING CONSTRUCTION)
RAKED CEILING, PITCHED SKILLION ROOF WITH R1.0 TO CEILING (MIN R0.74) AND FOLDS/SHED UNDER ROOF SHEETING (MEDIUM COLOUR) (0.475-0.9 TO SOLAR ABSORBANCE; ROOF- FOLDED BACKED BLANKET (100mm))
- WINDOWS AND GLAZED DOORS**
STANDARD TIMBER FRAMED WITH SINGLE CLEAR GLAZING (U VALUE 1.51, SHGC 0.57)
WINDOW (1) AND (9) WITH EXTERNAL ADJUSTABLE BLIND/BLIND

Description of project

Project address	19003 - Wilkinson - 26 Smith St, Ham_02
Project name	26 Smith Street Hamilton South 2303
Local Government Area	Newcastle City Council
Plan type and number	Deposited Plan 37567
Lot number	24
Section number	24
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name:	Doring Design
ABN (if applicable):	69 140 101 239

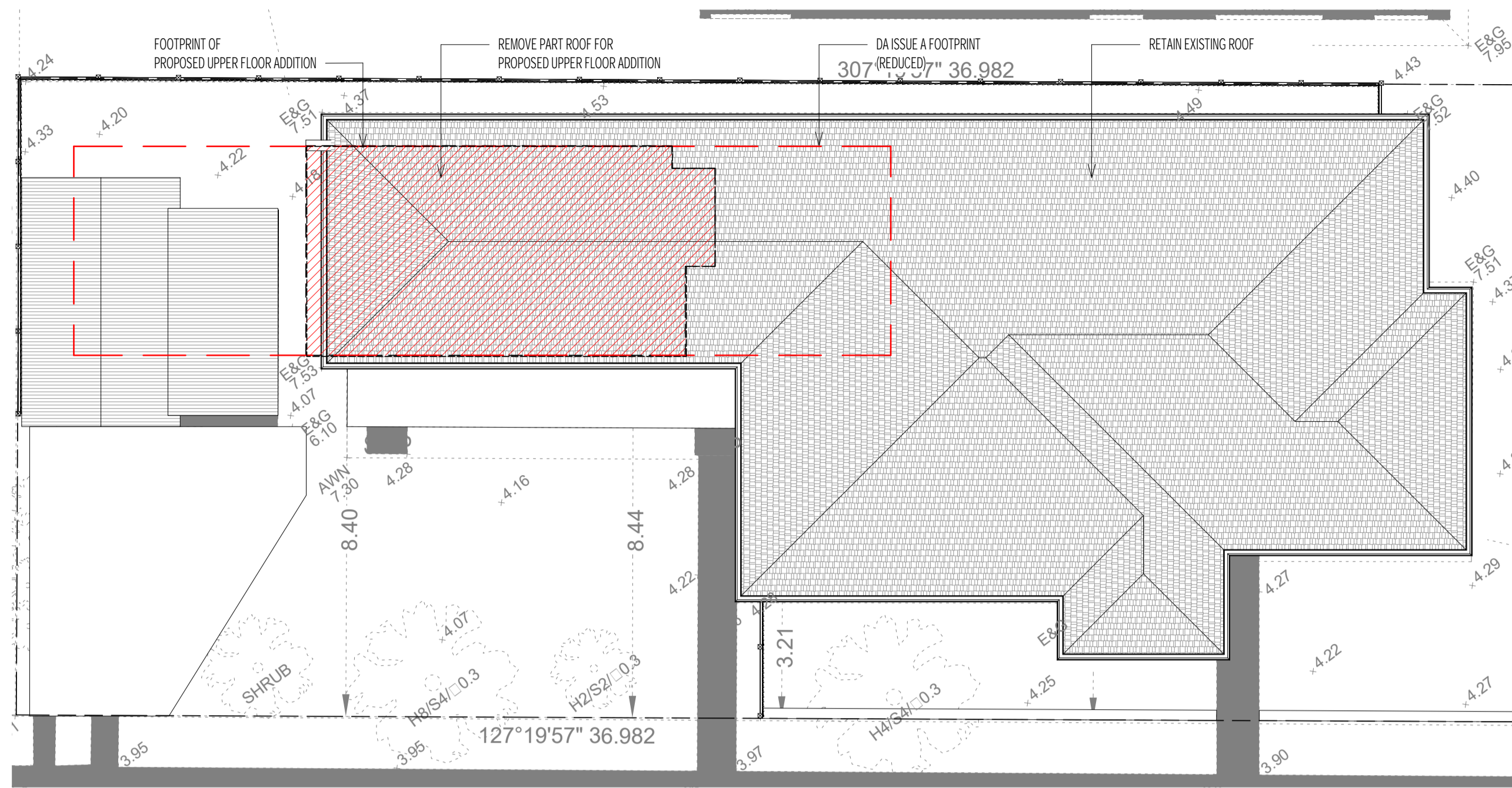
Area Schedule

Name	Area
Existing Residence	166 m ²
Proposed Garage	39 m ²
Proposed Upper Floor	32 m ²
Grand total	237 m ²

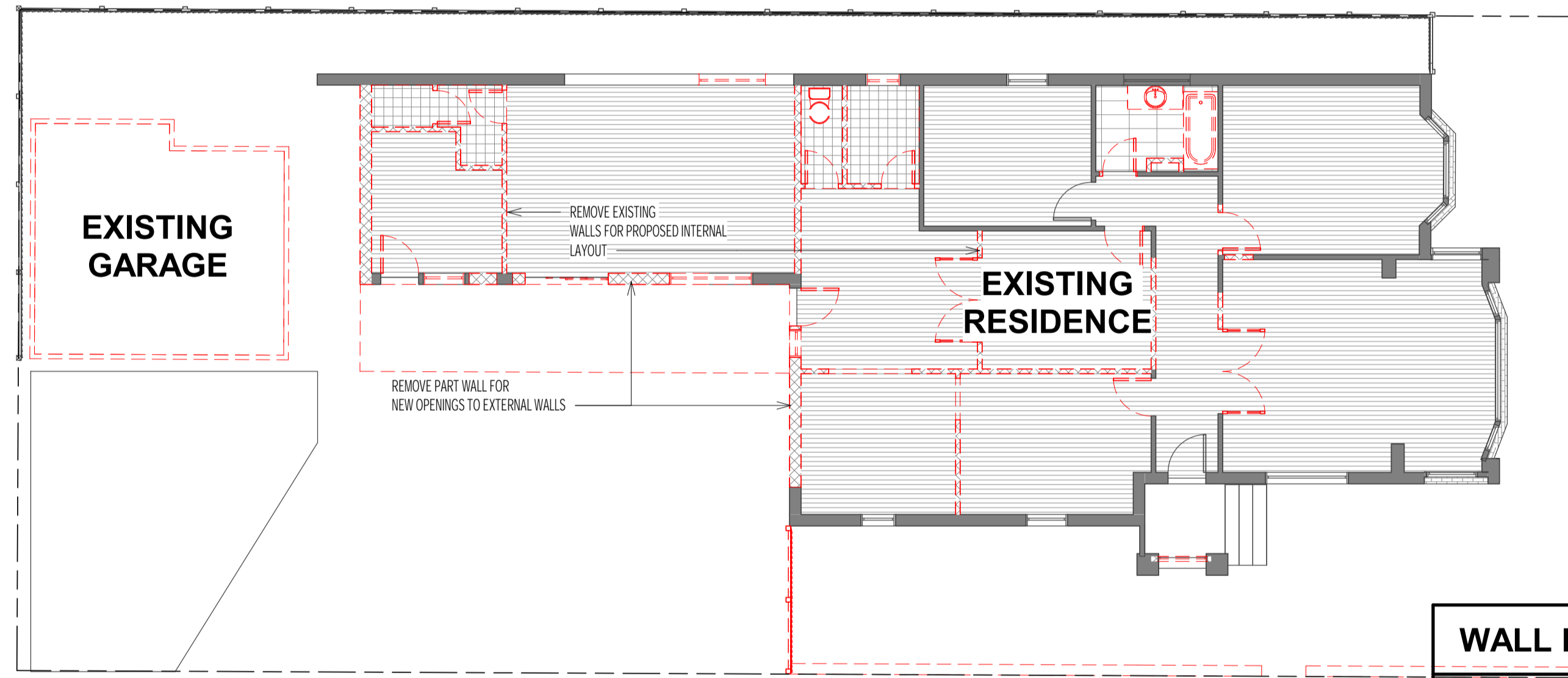
SITE AREA - 530m²
FLOOR SPACE RATIO - 166+32/530 = 0.37

date	description	issue

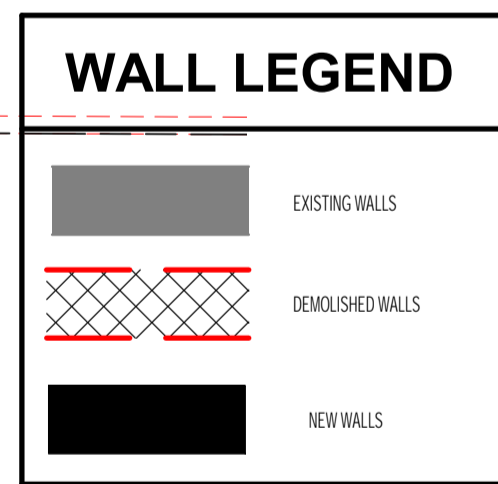
consultants\ status\Development Application client\M Wilkinson	description\ Proposed Alterations + Additions to residence	scale\ As indicated	@A1	sheet\ A101	issue\ G
address\ 26 Smith St, Hamilton South	issue date\ 18.02.20	project no\ 19003	pl/po box 3387 moreweather nsw 2291 m/ 0404 755250 © COPYRIGHT 2020		



4 Existing Roof Plan
1 : 100



1 Existing Floor Plan
1 : 100



3 Proposed Upper Floor Plan
1 : 100



2 Proposed Ground Floor Plan
1 : 100



date	description	issue

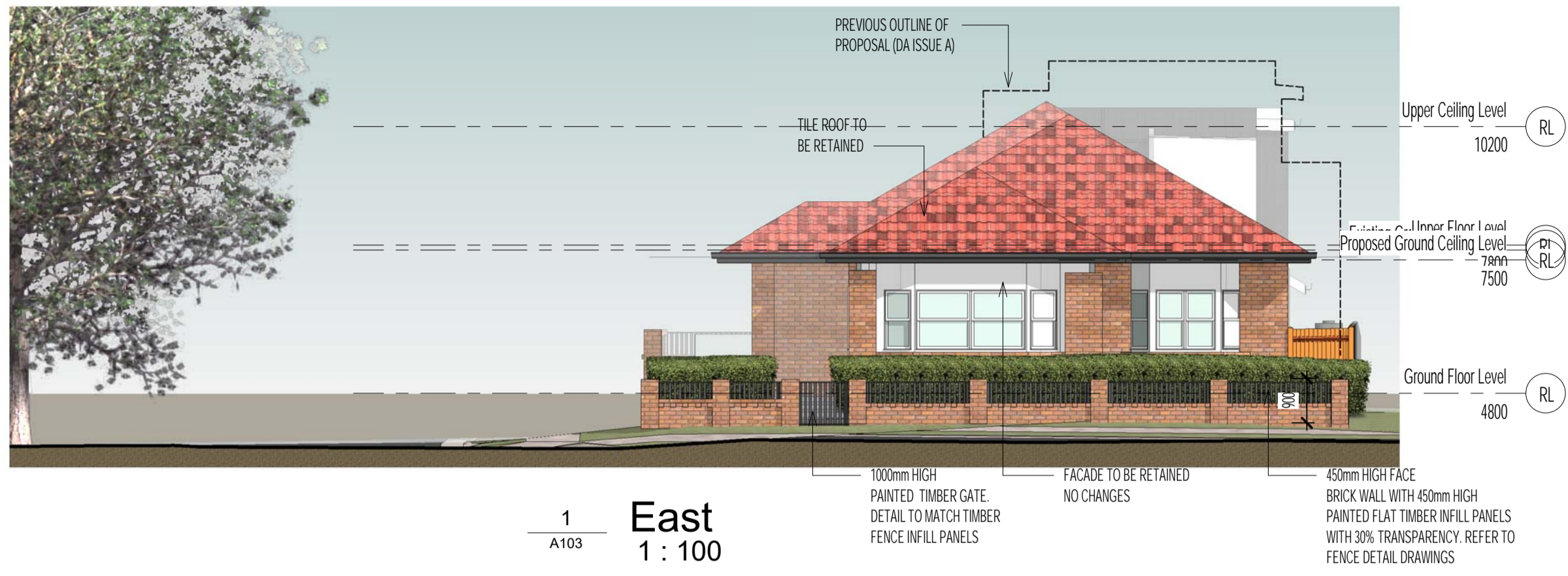
consultants\
status\Development Application
client\M Wilkinson

description\Proposed Alterations + Additions to residence
address\ 26 Smith St, Hamilton South

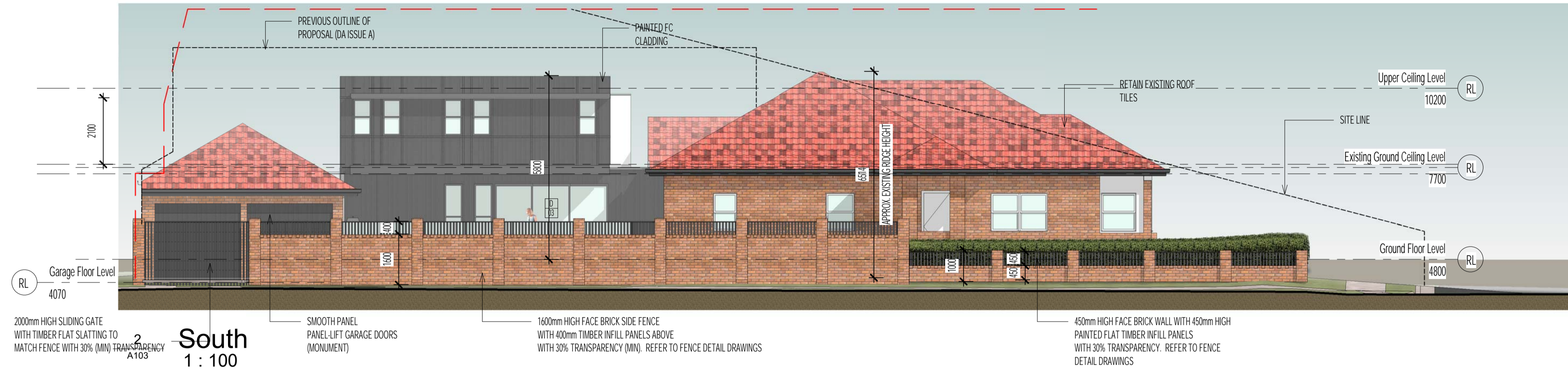
scale\ As @A1 indicated
issue date\18.02.20

sheet\ A102
project no\ 19003

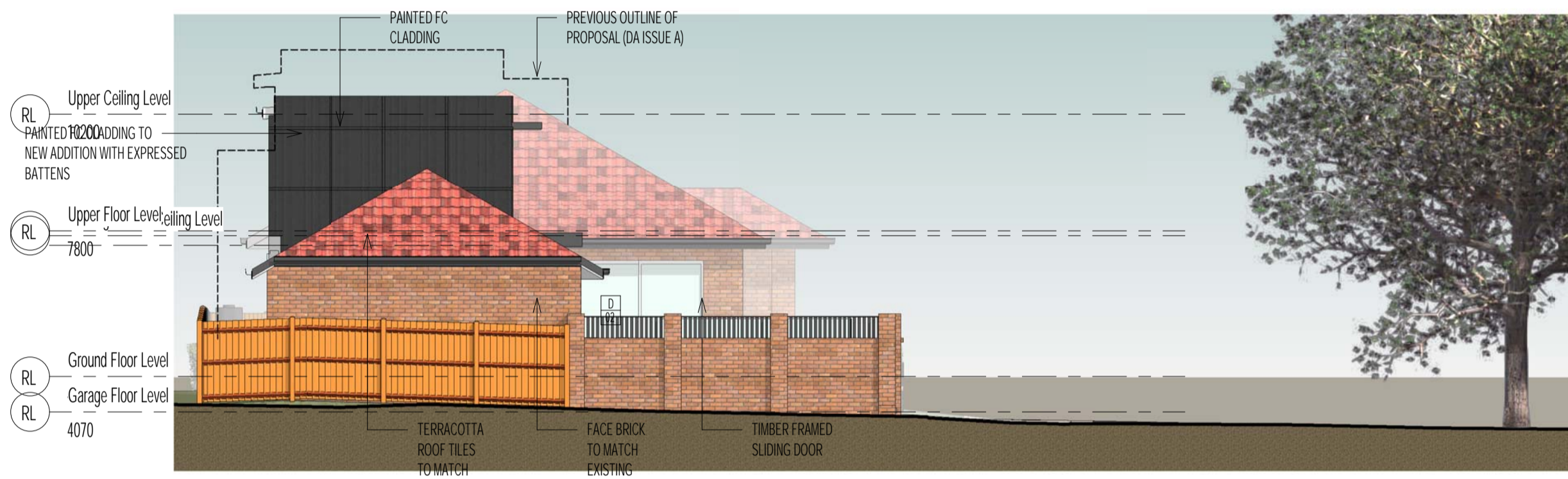
issue\ G
p/ po box 3387
merewether nsw 2291
m/ 0404 755250
© COPYRIGHT 2020
doring design
residential commercial industrial



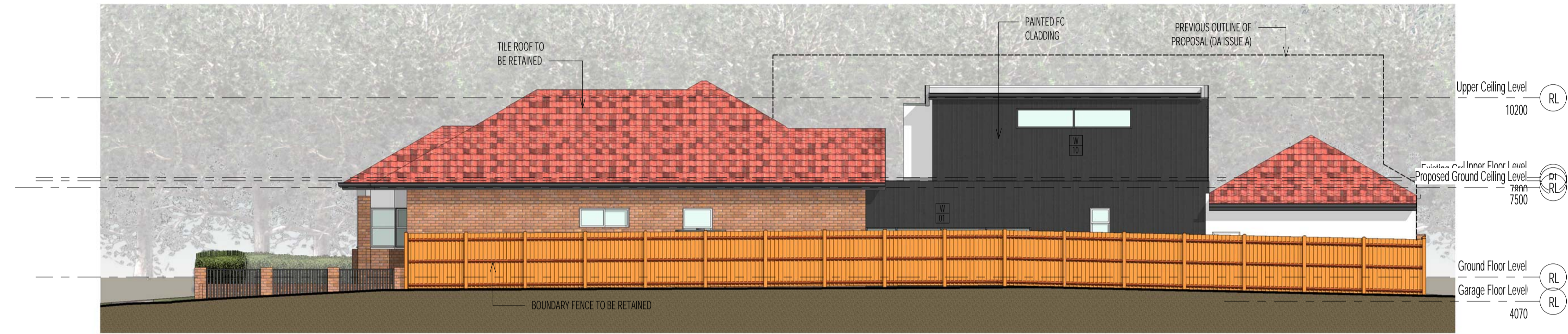
1 East
A103 1:100



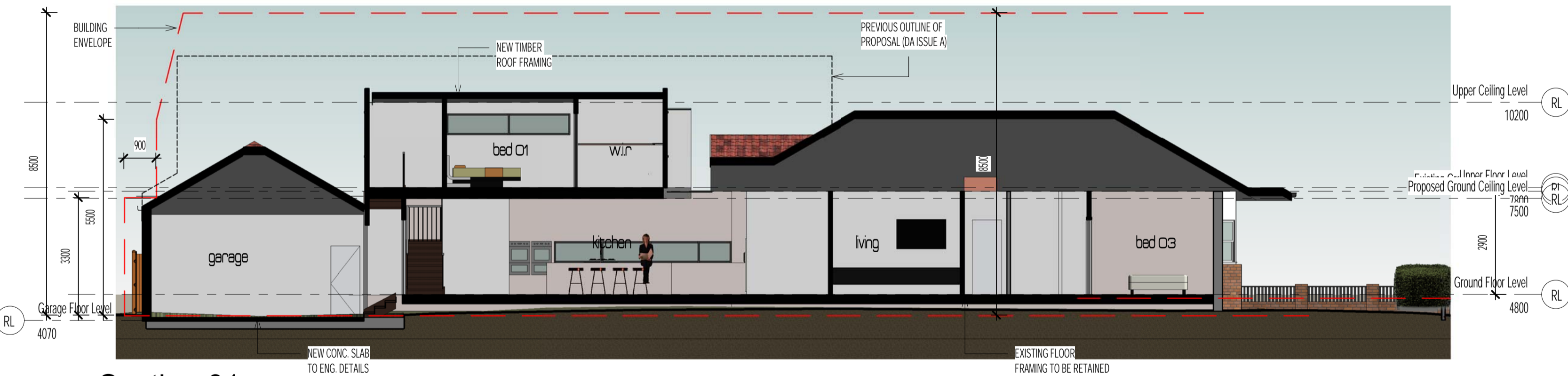
2 South
A103 1:100



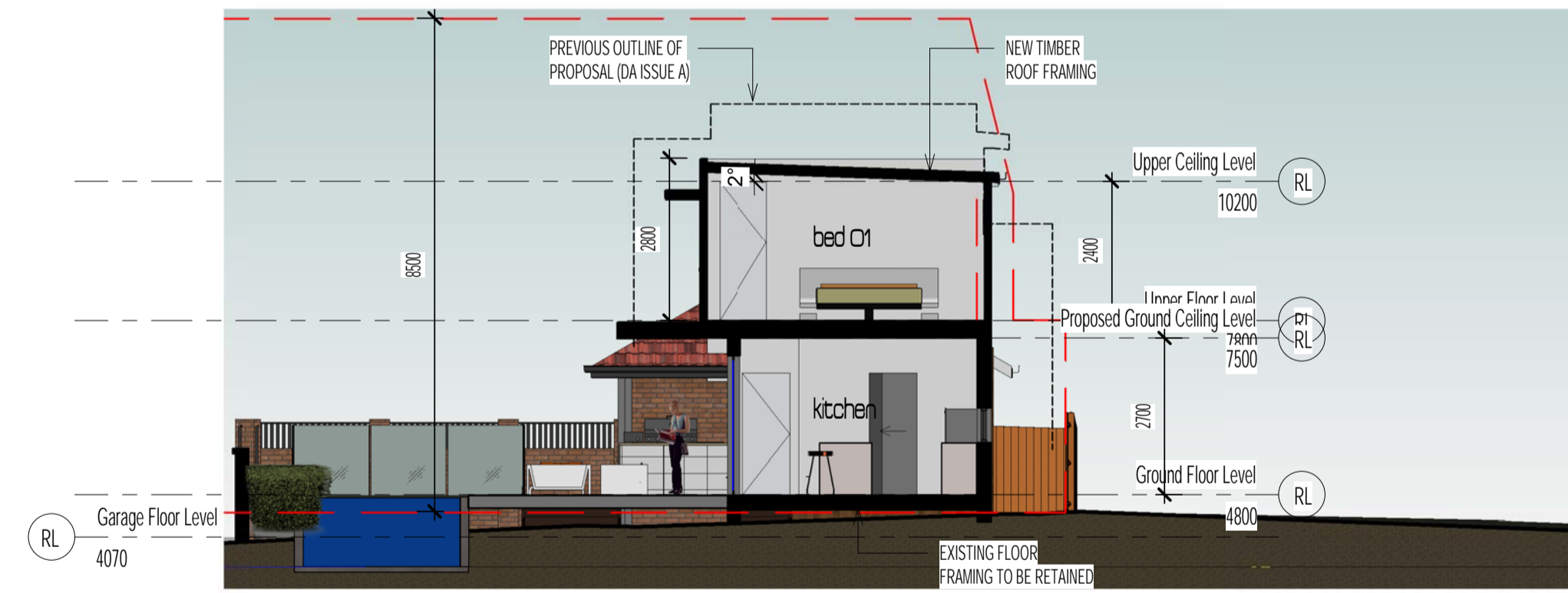
3 West
A103 1:100



4 North
A103 1:100



01 Section 01
A103 1:100



02 Section 02
A103 1:100

consultants\

status\Development Application
client\M Wilkinson

description\Proposed Alterations + Additions to residence
address\ 26 Smith St, Hamilton South

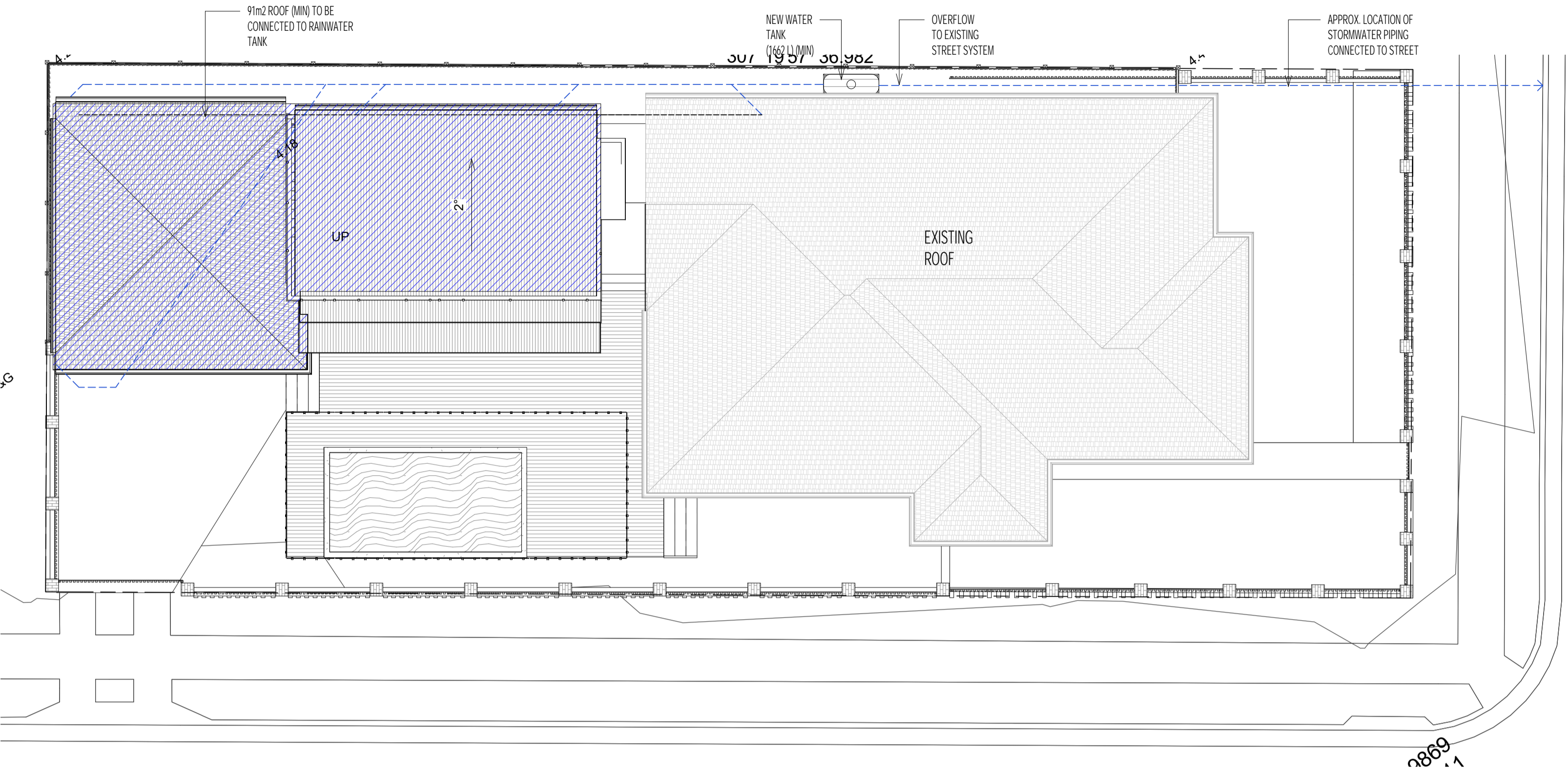
scale\ 1:100 @A1
issue date\18.02.20

sheet\ A103
project no\ 19003

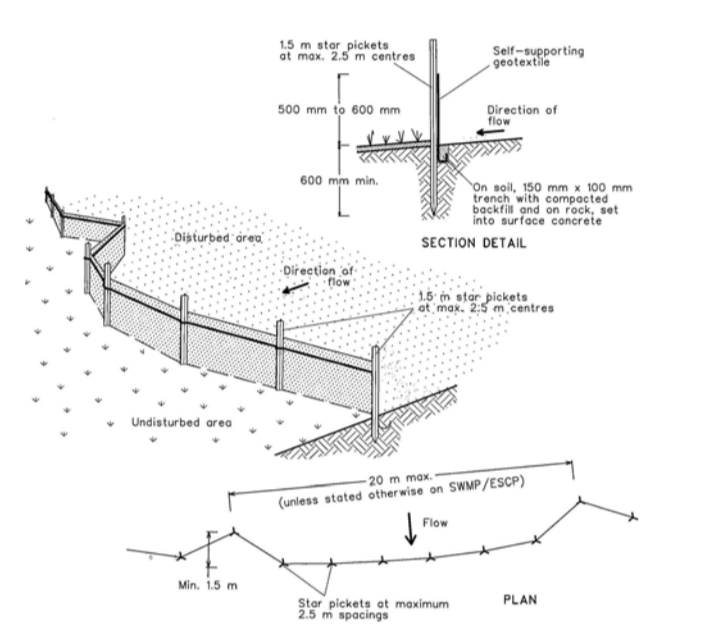
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merewether nsw 2291
m/ 0404 755250
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date	description	issue



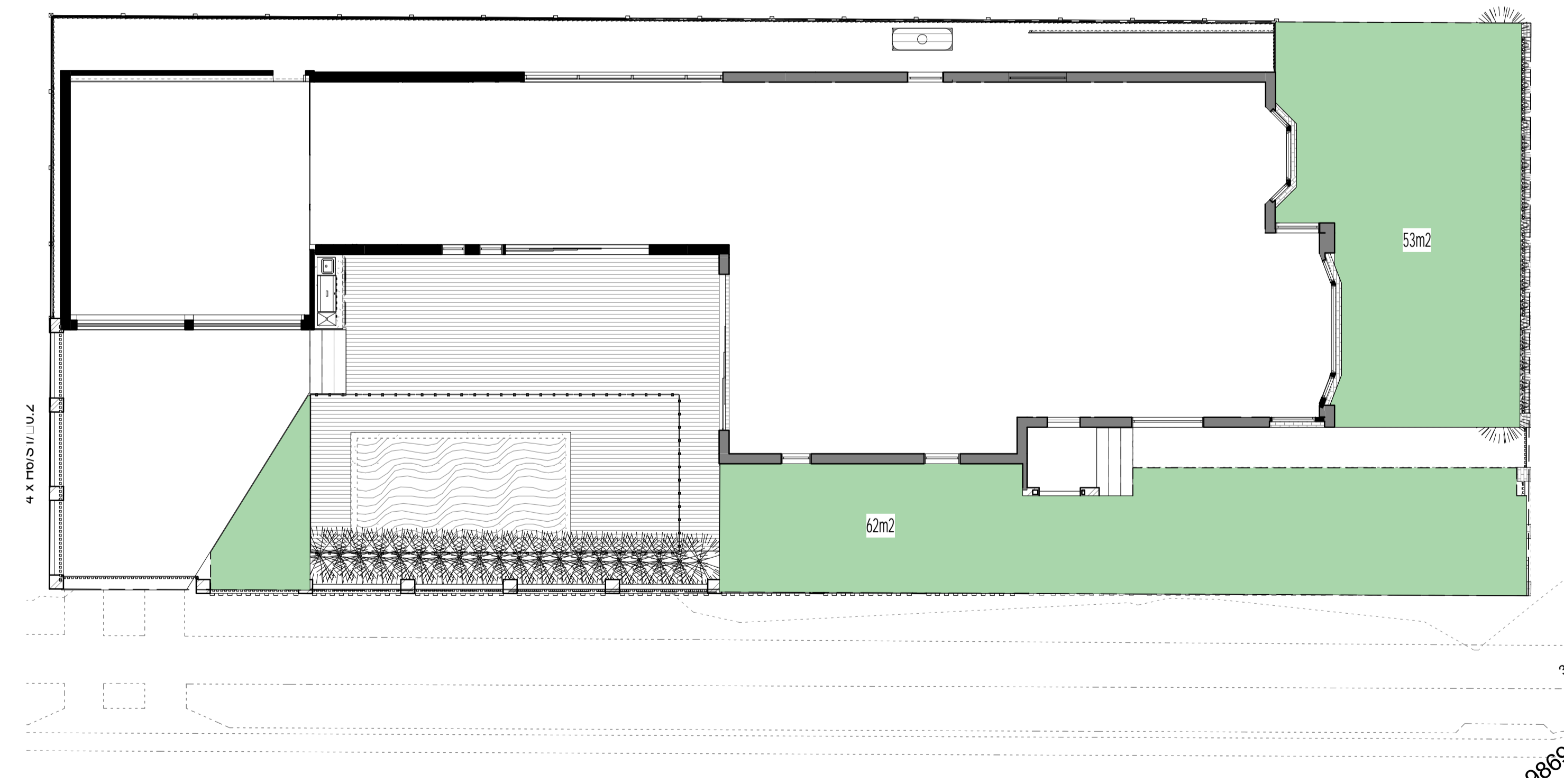
2
A104
Proposed Stormwater + Roof Plan
1 : 100



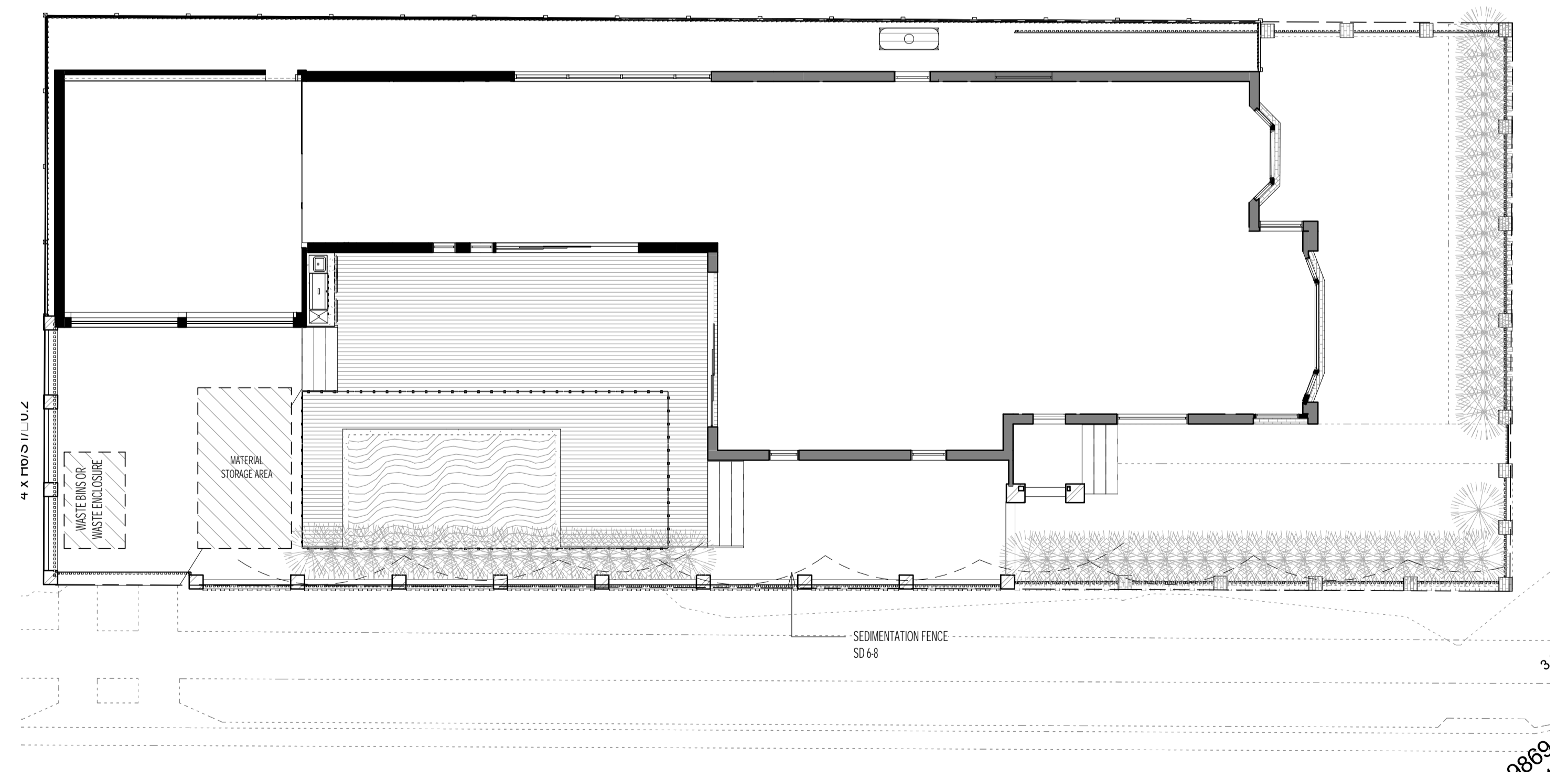
Construction Notes

1. Construct sediment fences as close as possible to being parallel to the contours of the site. Use with small returns as shown in the drawing to limit the catchment area of any one section. 20 tonnes per square metre shall be used to compact the base of the catchment area to a depth of 150mm.
2. Cut a 150mm deep trench along the upright line of the fence for the bottom of the fabric to be embedded.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downlope edge of the trench. Ensure any star pickets are filled with safety caps.
4. Fit self-supporting posts to the up-slope side of the posts ensuring it goes to the base of the trench. Fit the geotextile with new ties as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of made cloth for this purpose is prohibited.
5. Join sections of fabric at a support post with a 150mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the pickets.

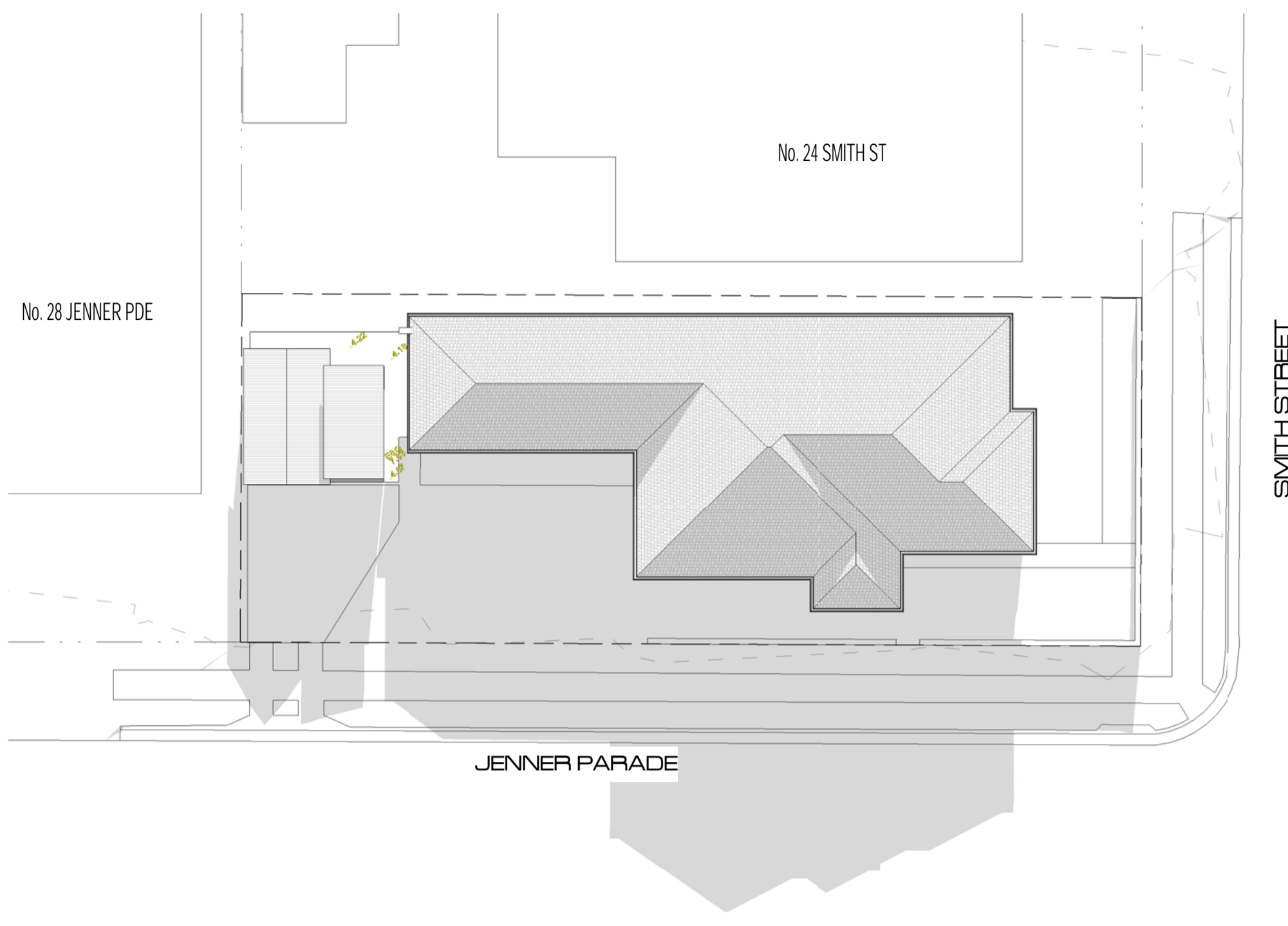
SEDIMENT FENCE SD 6-8
Ref: Landcom (2004) Managing Urban Stormwater: Soils and Construction, 4th Edition



1
A104
Landscape Compliance Plan
1 : 100
SOFT LANDSCAPING = 115m2
SITE AREA = 530m2
TOTAL LANDSCAPE AREA = 22% (20% REQUIRED)



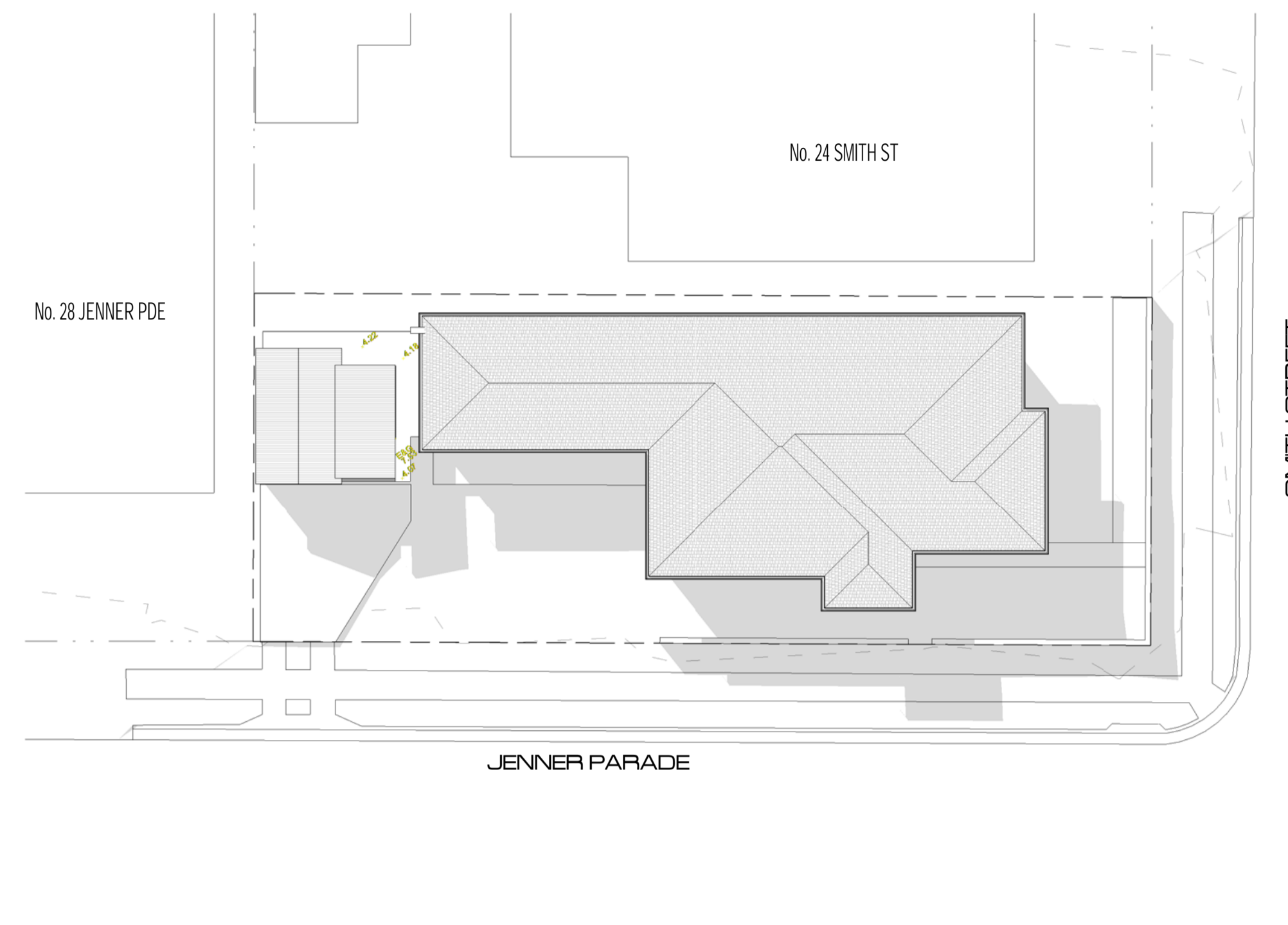
3
A104
Sedimentation + Erosion Plan
1 : 100



Existing Shadows - 9am - June

21st
1 : 200

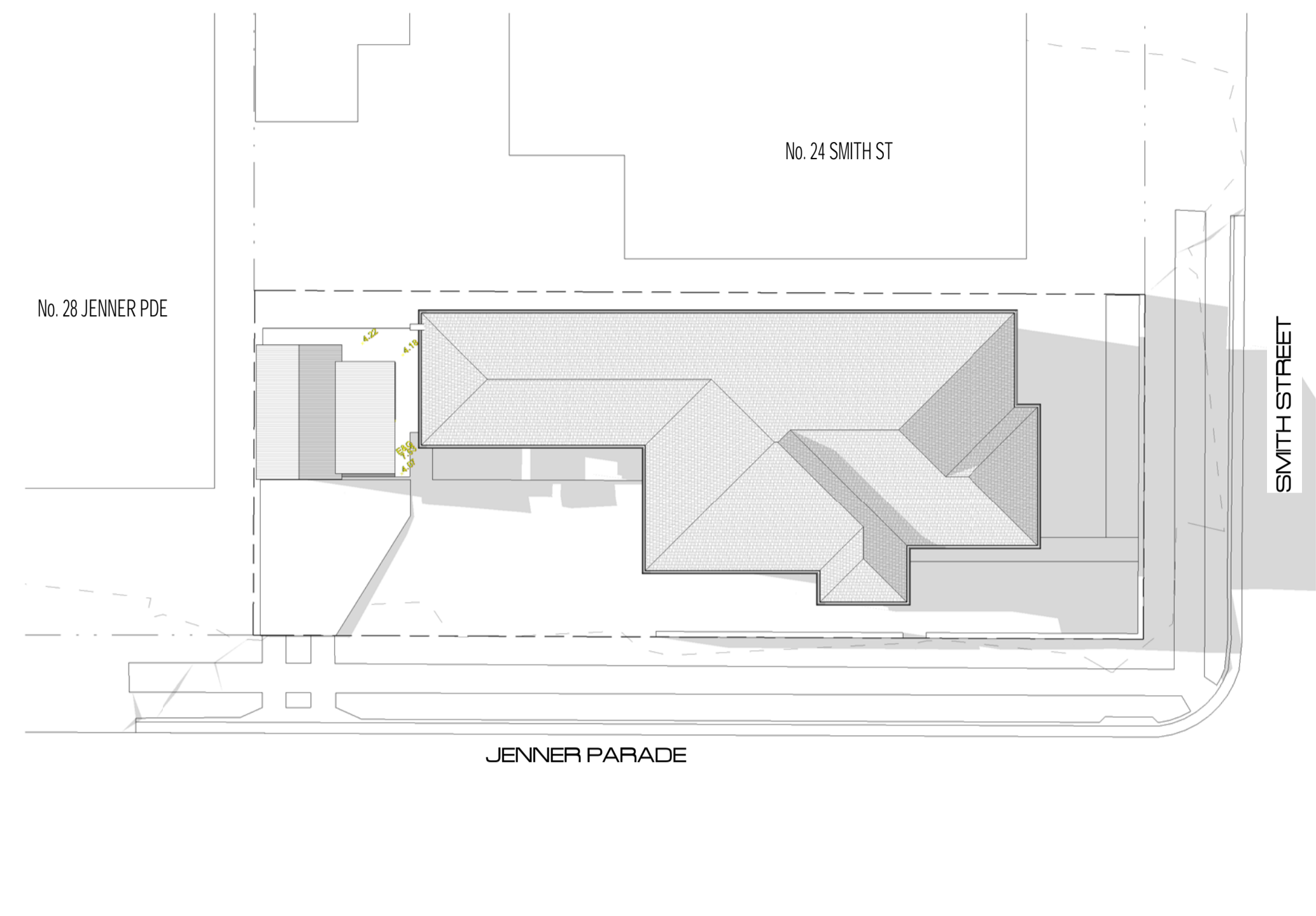
4
A105



Existing Shadows - 12pm- June

21st
1 : 200

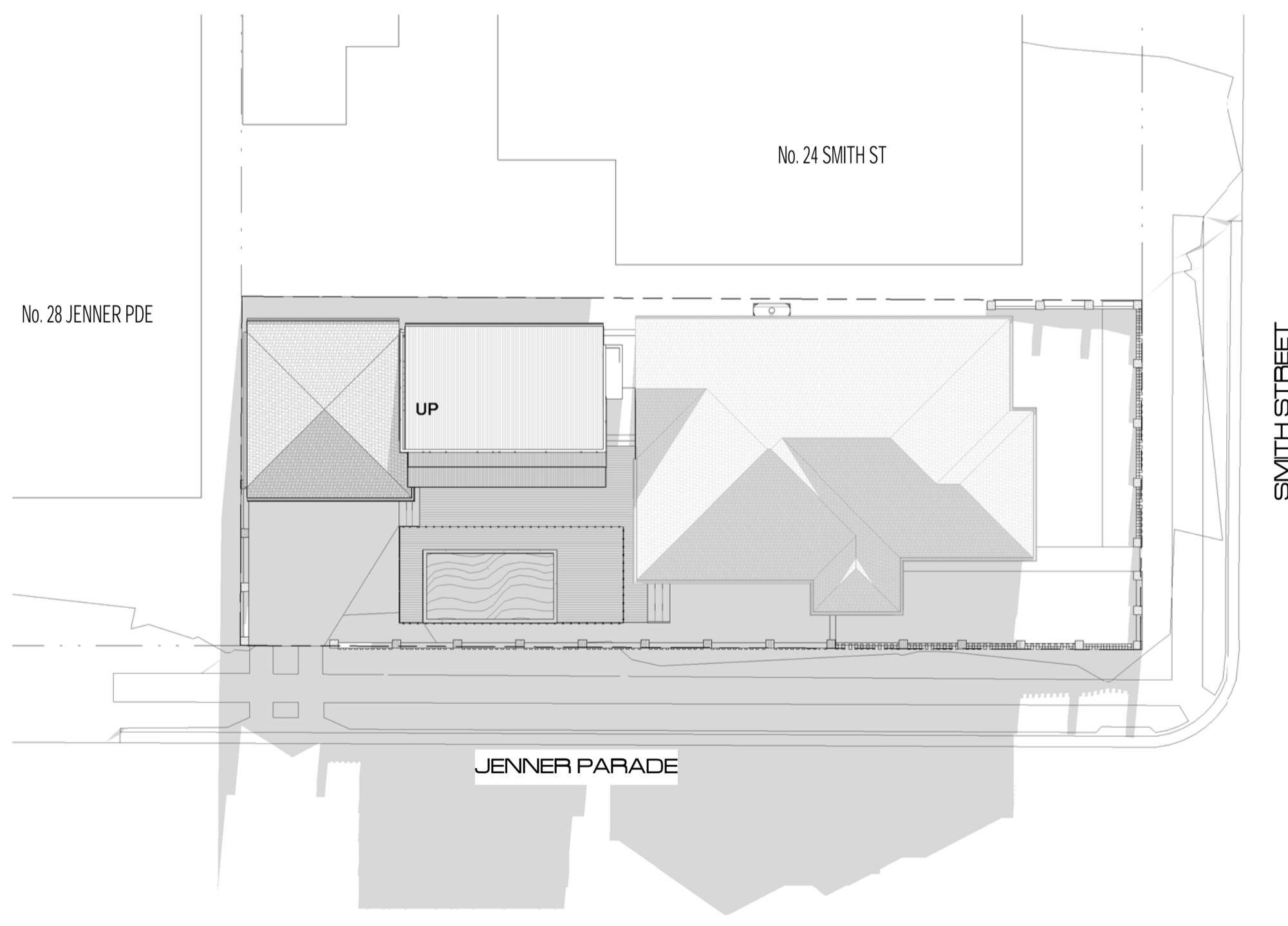
5
A105



Existing Shadows - 3pm- June

21st
1 : 200

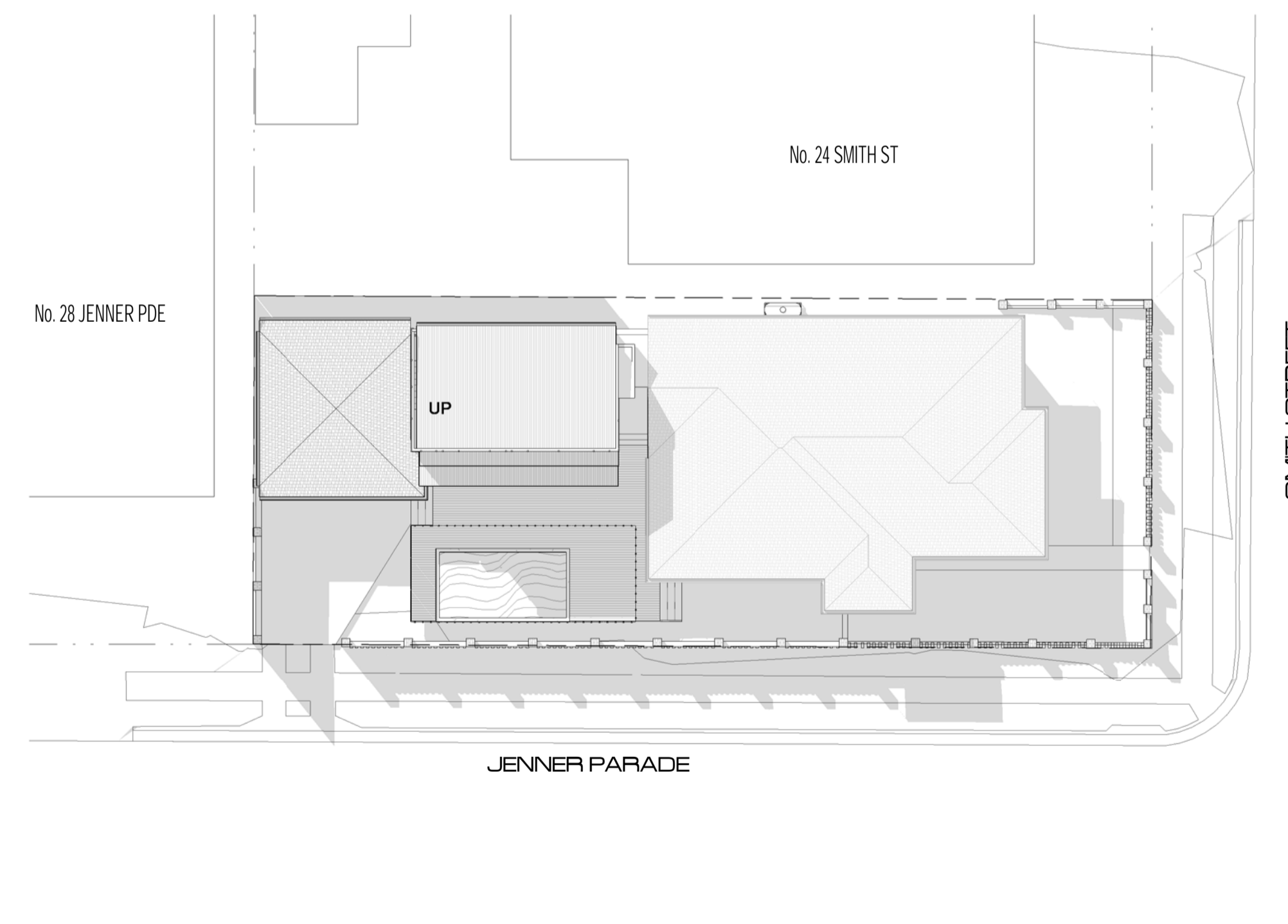
6
A105



Proposed Shadows - 9am -

June 21st
1 : 200

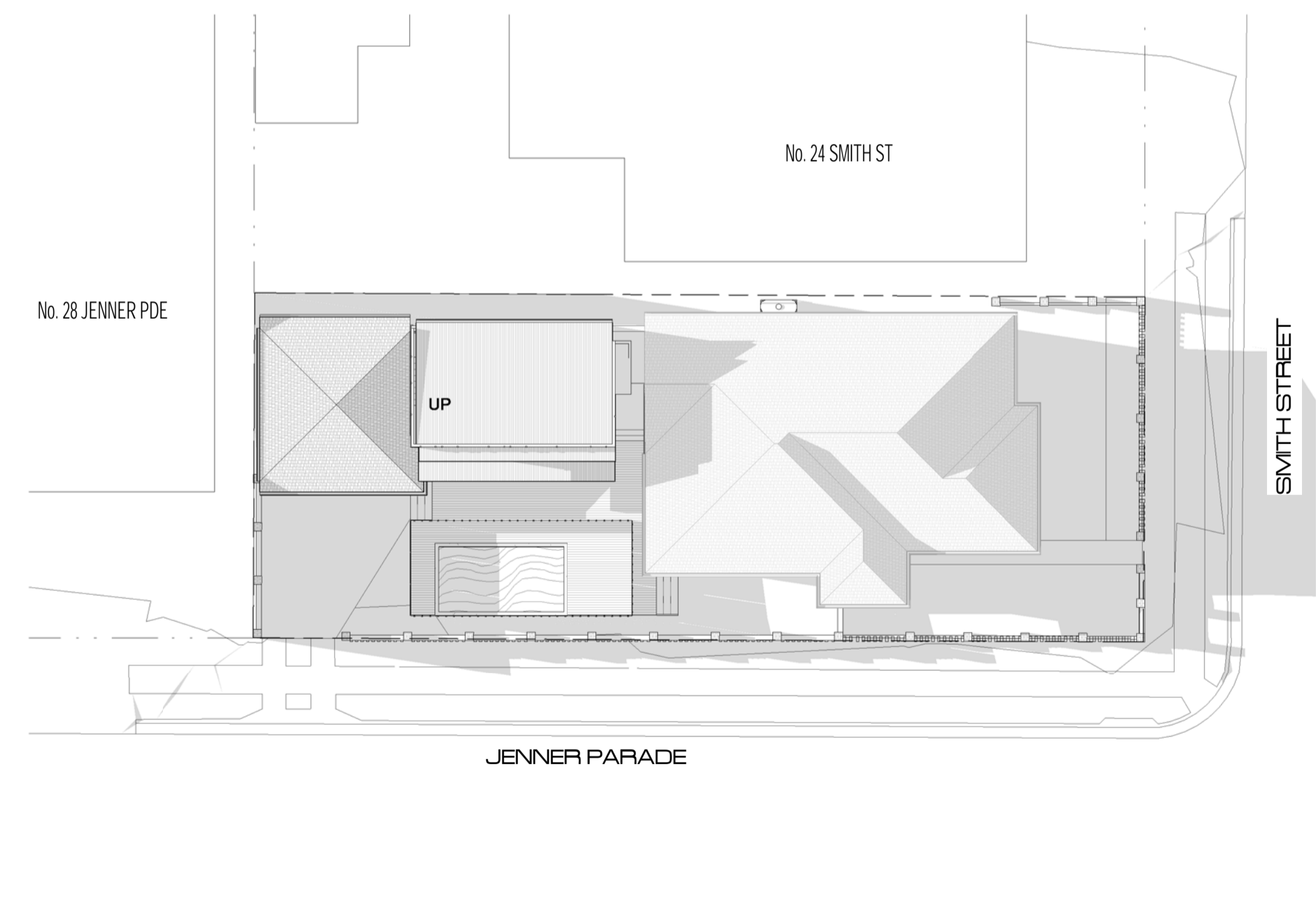
1
A105



Proposed Shadows - 12pm-

June 21st
1 : 200

2
A105



Proposed Shadows - 3pm- June

21st
1 : 200

3
A105

date	description	issue	

consultants\

status\
Development
Application
client\
M Wilkinson

description\
Proposed Alterations + Additions to residence
address\
26 Smith St, Hamilton South

scale\
As @A1
indicated
issue date\
18.02.20

sheet\
A105
project no\
19003

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PUBLIC VOICE COMMITTEE MEETING

17 MARCH 2020

PV 17/03/2020

DA2019/00603 - 26 SMITH STREET HAMILTON SOUTH

Attachment B: Processing Chronology

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PROCESSING CHRONOLOGY

DA2019/00603 – 26 Smith Street Hamilton South

- | | |
|--------------------------------------|---|
| 31 May 2019 | - Application lodged |
| 6 June 2019 to
25 June 2019 | - Application publicly notified. Twenty-two submissions were received in response to the notification period |
| 20 June 2019 | - Preliminary request for additional information |
| 17 July 2019 | - Additional information received from applicant |
| 29 July 2019 | - Additional information received from applicant |
| 7 August 2019 | - Request from Councillor Elliott and Councillor Duncan received (PB2019/08468) |
| 26 August 2019 | - Response sent to applicant |
| 22 October 2019 | - Meeting with designer, planner and CN staff to discuss design issues to resolve |
| 29 October 2019 | - Request for additional information |
| 17 December 2019 | - Additional information received from applicant |
| 2 January 2020 to
28 January 2020 | - Application publicly notified. Forty submissions of objection were received, and five submissions of support received in response to the notification period. |
| 11 February 2020 | - Request from Lord Mayor Nelmes received (PB2020/01569) |
| 19 February 2020 | - Additional information received from applicant |
| 17 March 2020 | - Application scheduled to proceed to Public Voice meeting |