

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**6.1 PV 17/10/23 – 61 GRINSELL STREET KOTARA - SEC 4.55(1A)
MODIFICATION TO DA2021/00662**

**Dwelling house including secondary dwelling, ancillary structures
(pool and retaining walls) and demolition of existing structures -
changes to design - MA2022/00336**

Attachment A Submitted Plans

6.2 PV 17/10/23 – 2/29 AND 3/31 HONEYSUCKLE DRIVE NEWCASTLE

Food and drink premises - change of use and fitout - DA2023/00243

Attachment A Submitted Plans

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ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 17/10/23 – 61 GRINSELL STREET KOTARA –
SEC 4.55(1A) MODIFICATION TO DA2021/00662 - DWELLING
HOUSE INCLUDING SECONDARY DWELLING, ANCILLARY
STRUCTURES (POOL AND RETAINING WALLS) AND DEMOLITION
OF EXISTING STRUCTURES - CHANGES TO DESIGN -
MA2022/00336**

6.1 Attachment A: Submitted Plans

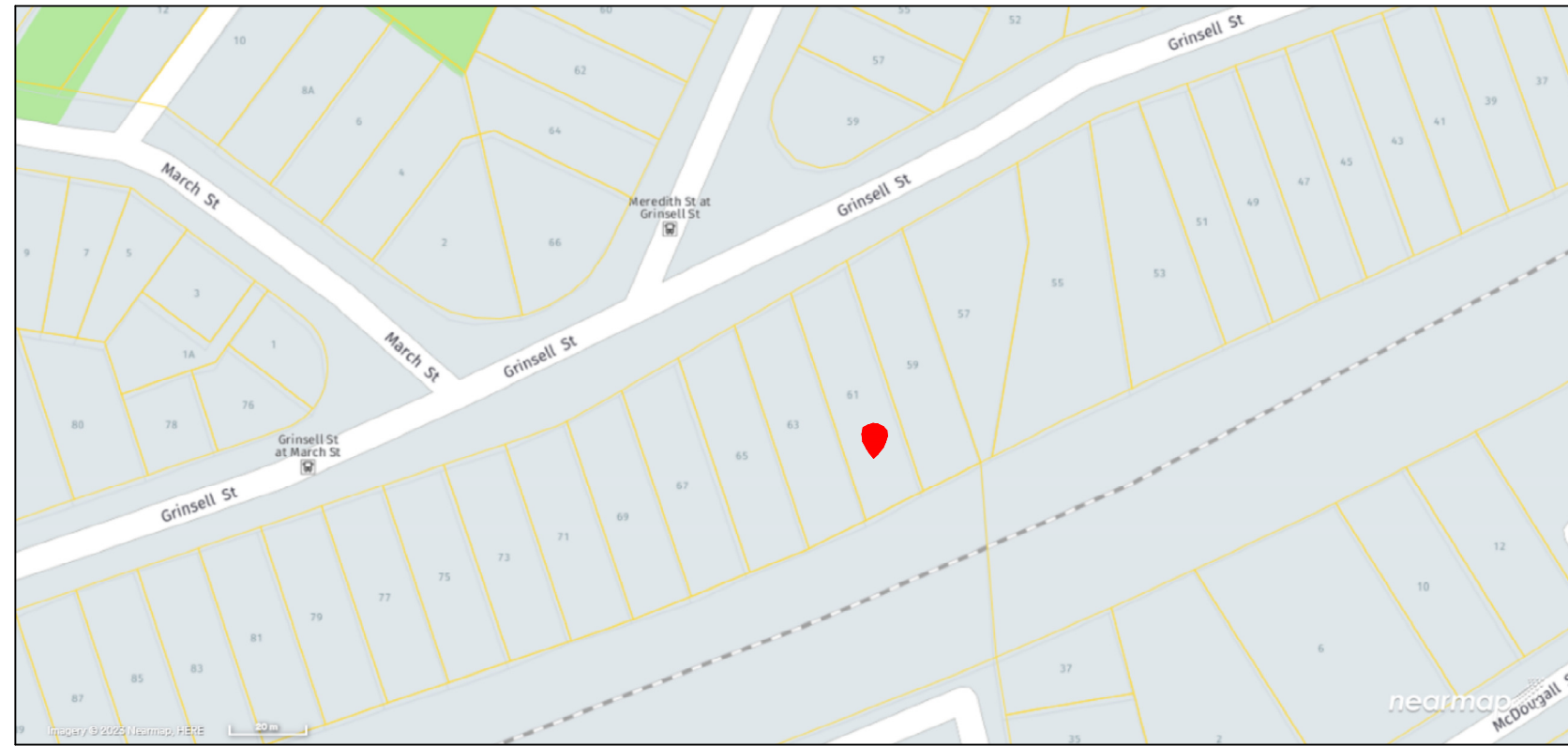
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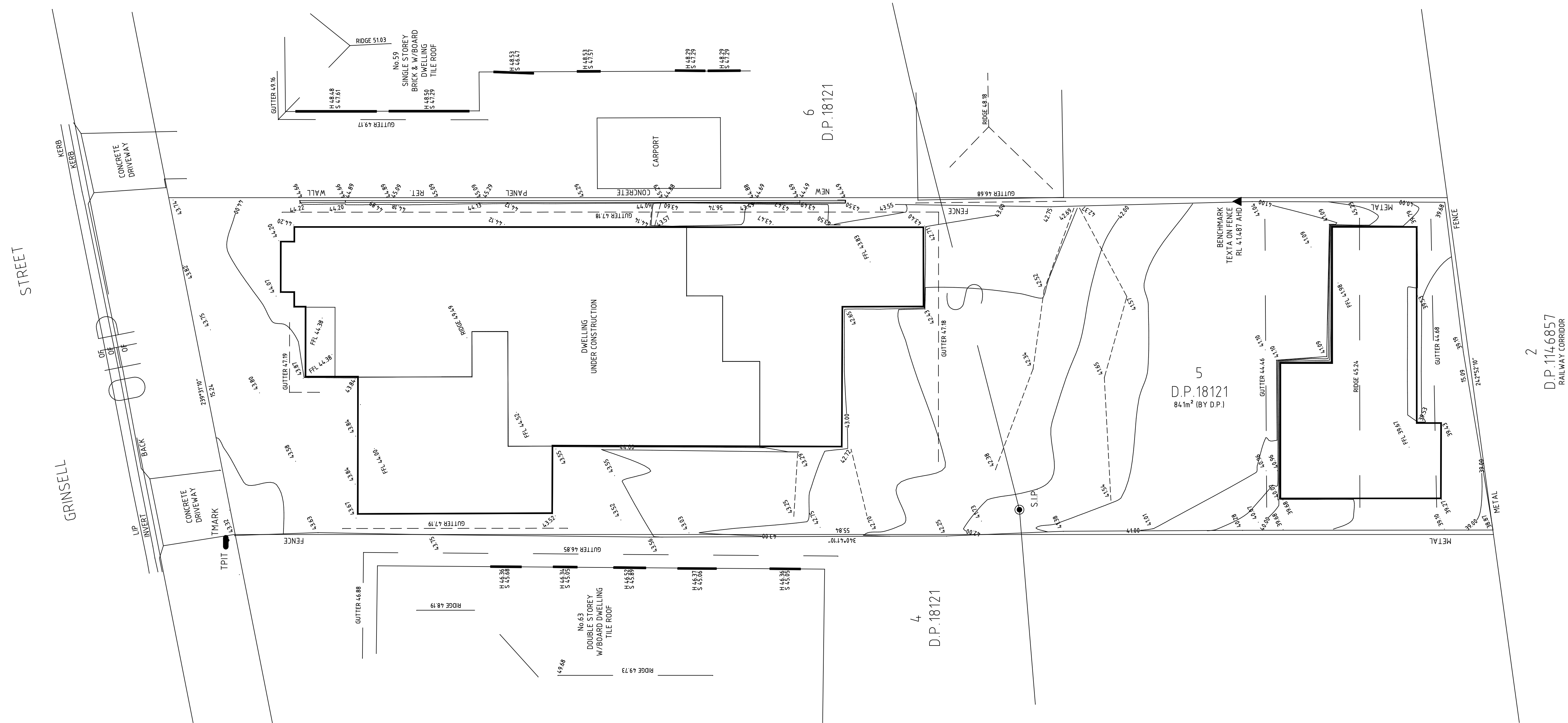
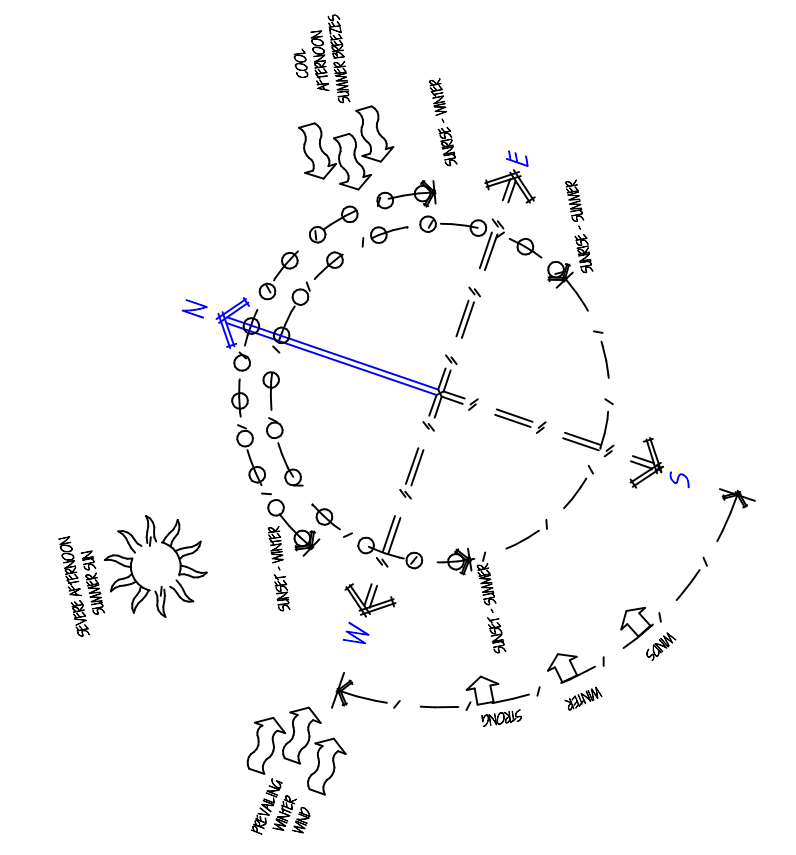
SECTION 4.55 MODIFICATION



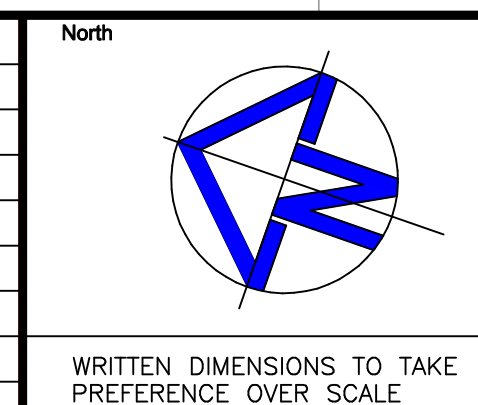
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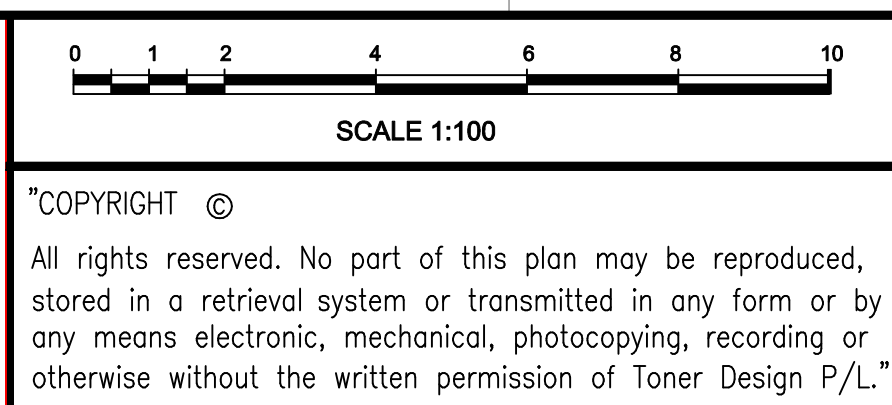
AERIAL VIEW



Issue	Description	Date	Drawn	Child
I	SECTION C-C ADDED	15.09.23	NLC	CBT
H	RETAINING WALLS SETBACK 500mm FROM WESTERN BOUNDARY	07.09.23	NLC	CBT
G	SECONDARY DWELLING SUBFLOOR DOOR DELETED & SECTION ADDED	13.07.23	NLC	CBT
F	POOL AREA REDESIGNED & LEVELS ADDED	24.02.23	NLC	CBT
E	SECTION 4.55 MODIFICATION	12.08.22	NLC	CBT
D	WINDOW CHANGES	28.04.22	NLC	CBT
C	ISSUE FOR CC	22.02.22	NLC	CBT



Client
W. & A. WATSON
Site Address
**LOT 5, DP 18121
61 GRINSELL STREET
KOTARA NSW 2289**



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Drawing Title					
SITE ANALYSIS PLAN/ CONTOUR SURVEY					
Drawn	Date	Scale	A1	Checked	Date
NLC	14.09.2023	1:100		CBT	15.09.2023
Designed	Project No.	Dwg. No.	Issue		
CBT	TD_21/057	S4.55_01	I		

SECTION 4.55 MODIFICATION

EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.
- THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.
- ALL BUILDERS AND SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.

CONSTRUCTION SEQUENCE

- THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED. HENCE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
 - INSTALL SEDIMENT FENCES
 - UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

EROSION CONTROL

- DURING WINDY CONDITIONS, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
- FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

FENCING

- STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.

OTHER MATTERS

- ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
- WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE. IE THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
- TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

ACCEPTABLE RECEPTORS

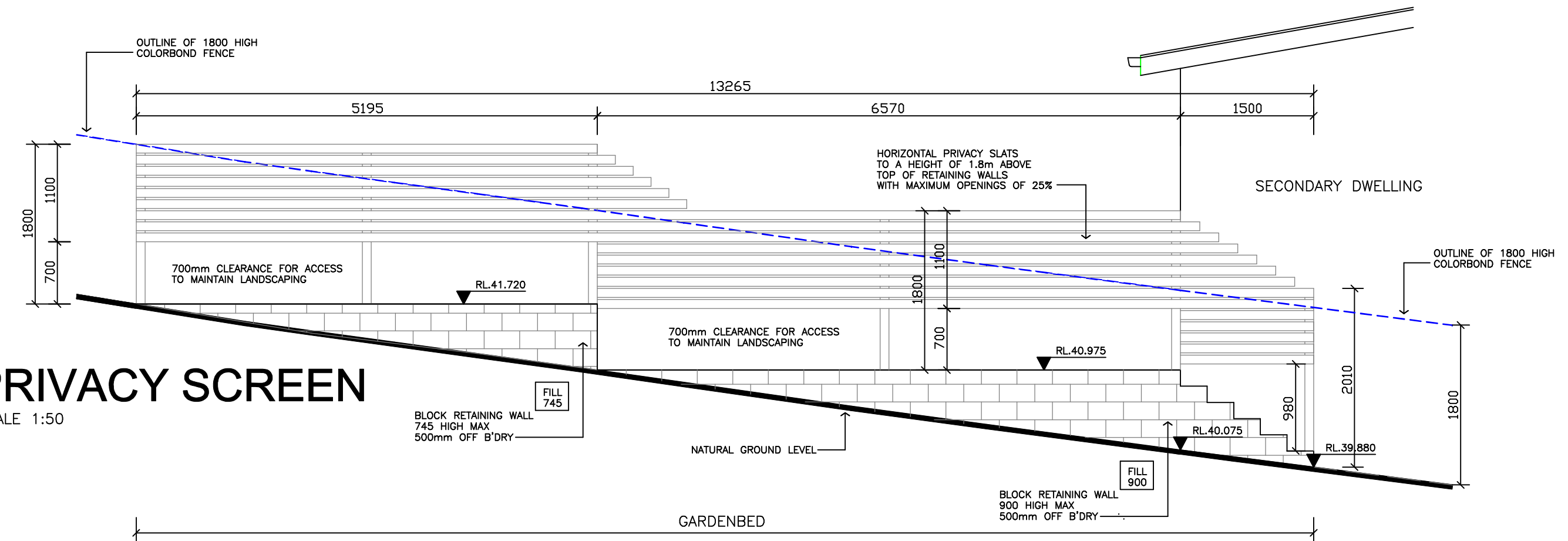
- ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.
- RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

SITE INSPECTION & MAINTENANCE

- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIR AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.

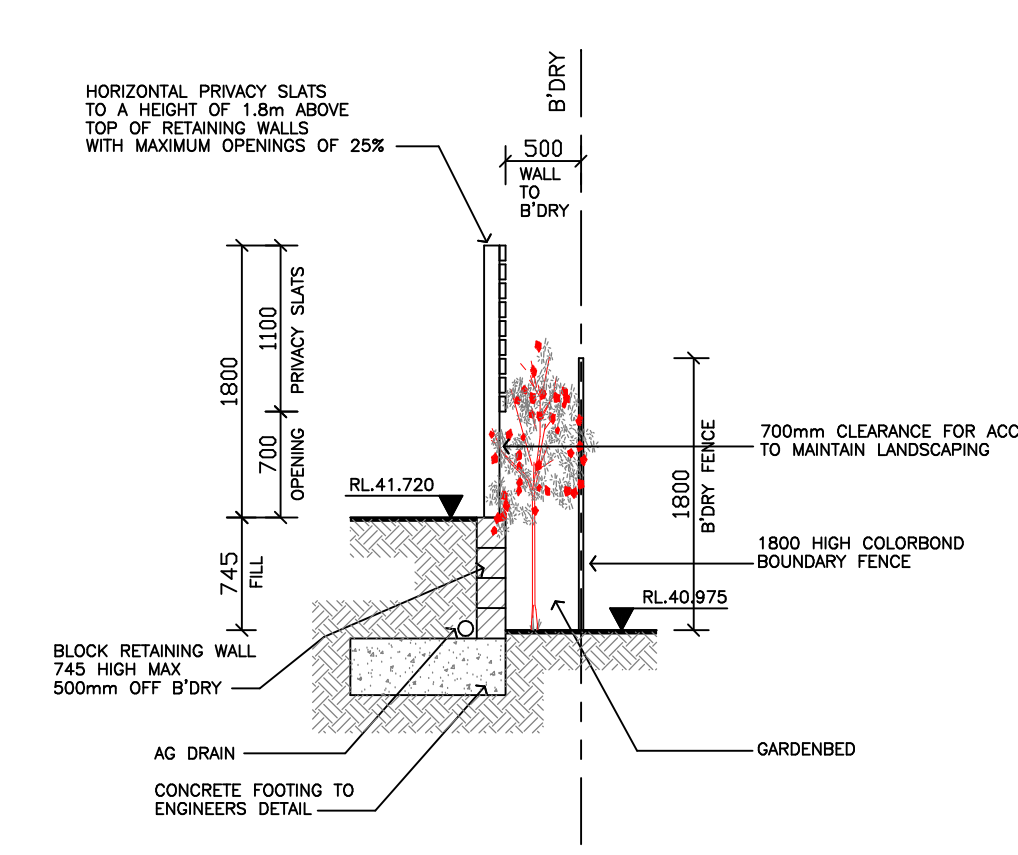
PRIVACY SCREEN

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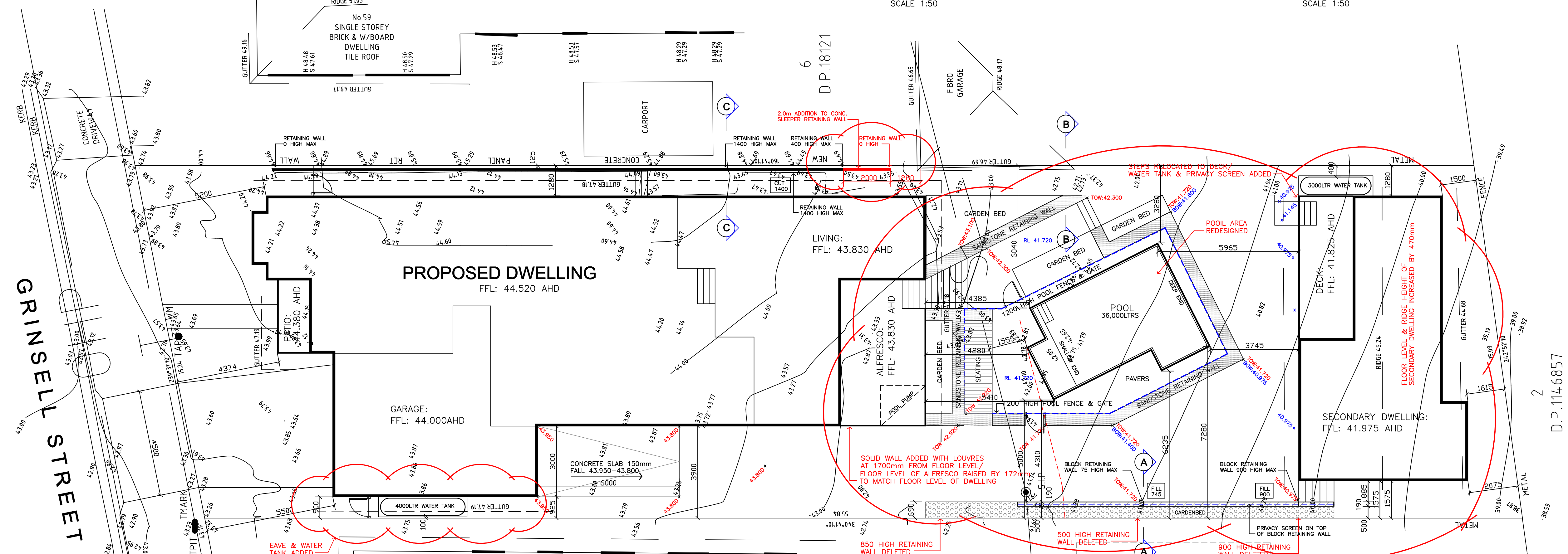
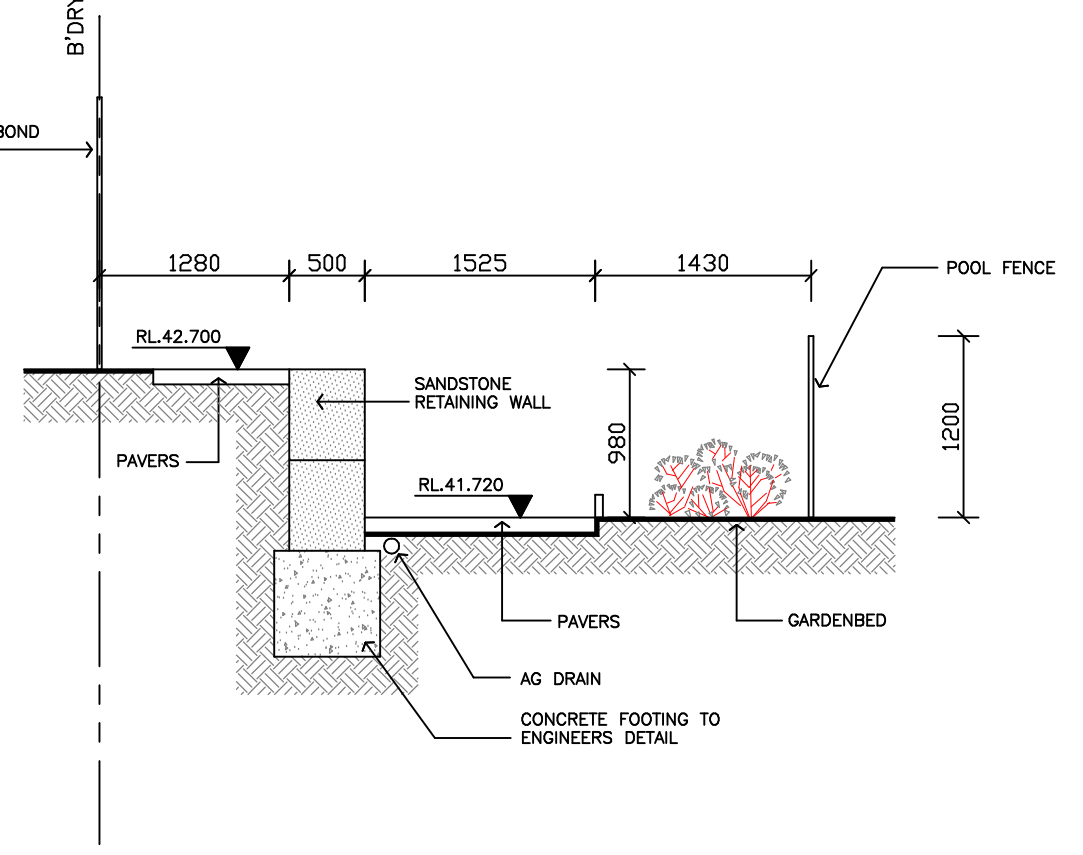
SECTION A-A

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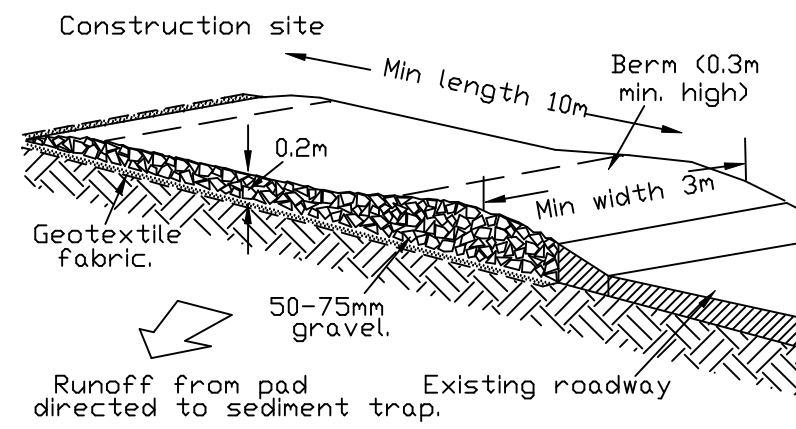


SECTION B-B

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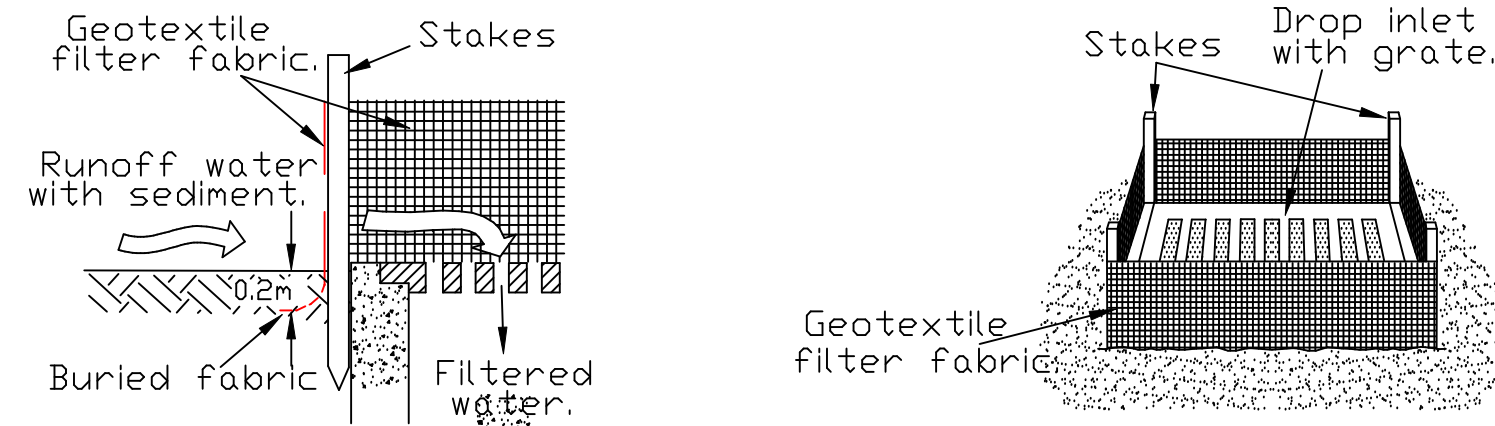


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TEMPORARY CONSTRUCTION EXIT

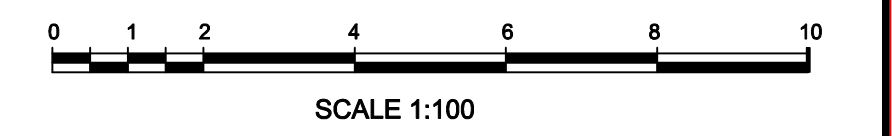
MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND / OR CLEANLIFT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.



Geotextile Filter Fabric Drop Inlet Sediment Trap.

- ### Construction Notes
- CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
 - DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
 - DIG A 150 MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 - BACKFILL TRENCH OVER BASE OF FABRIC.
 - FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
 - JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 MM OVERLAP.

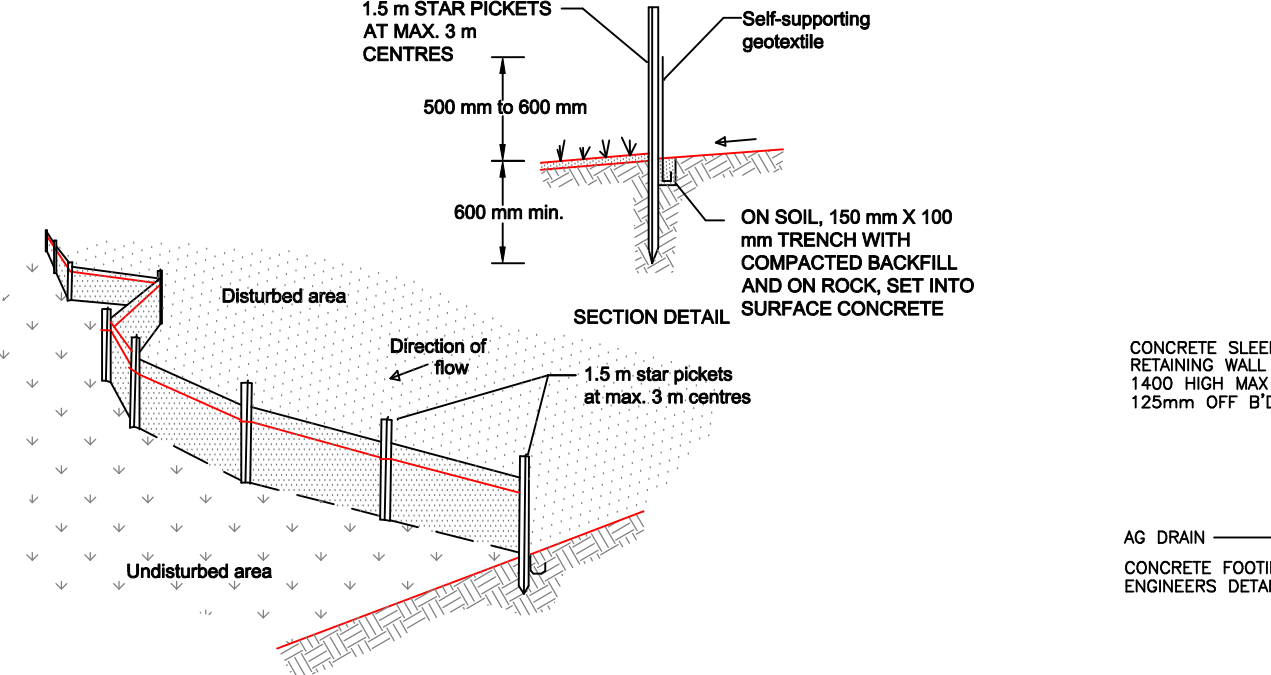
SEDIMENT CONTROL FENCE



SCALE 1:100

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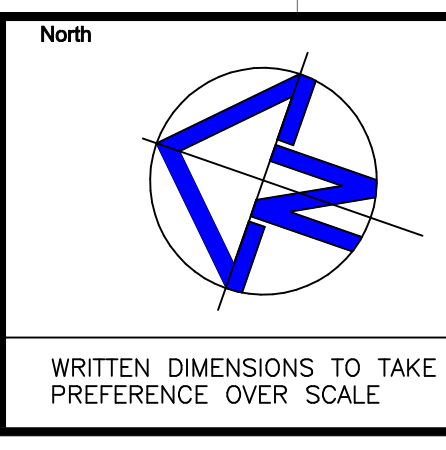
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SECTION C-C

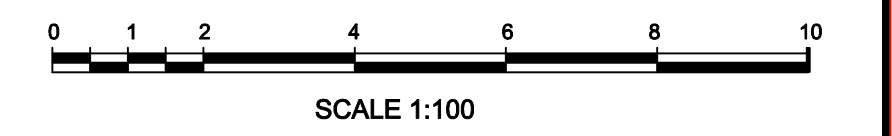
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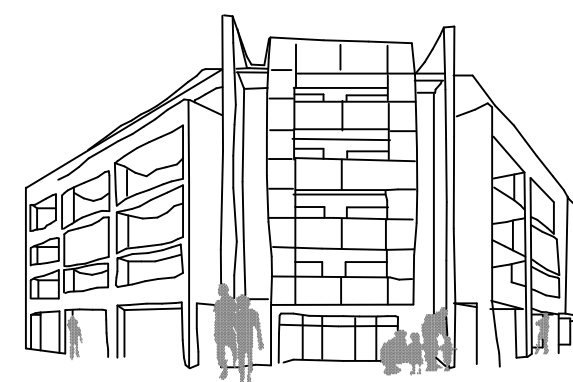


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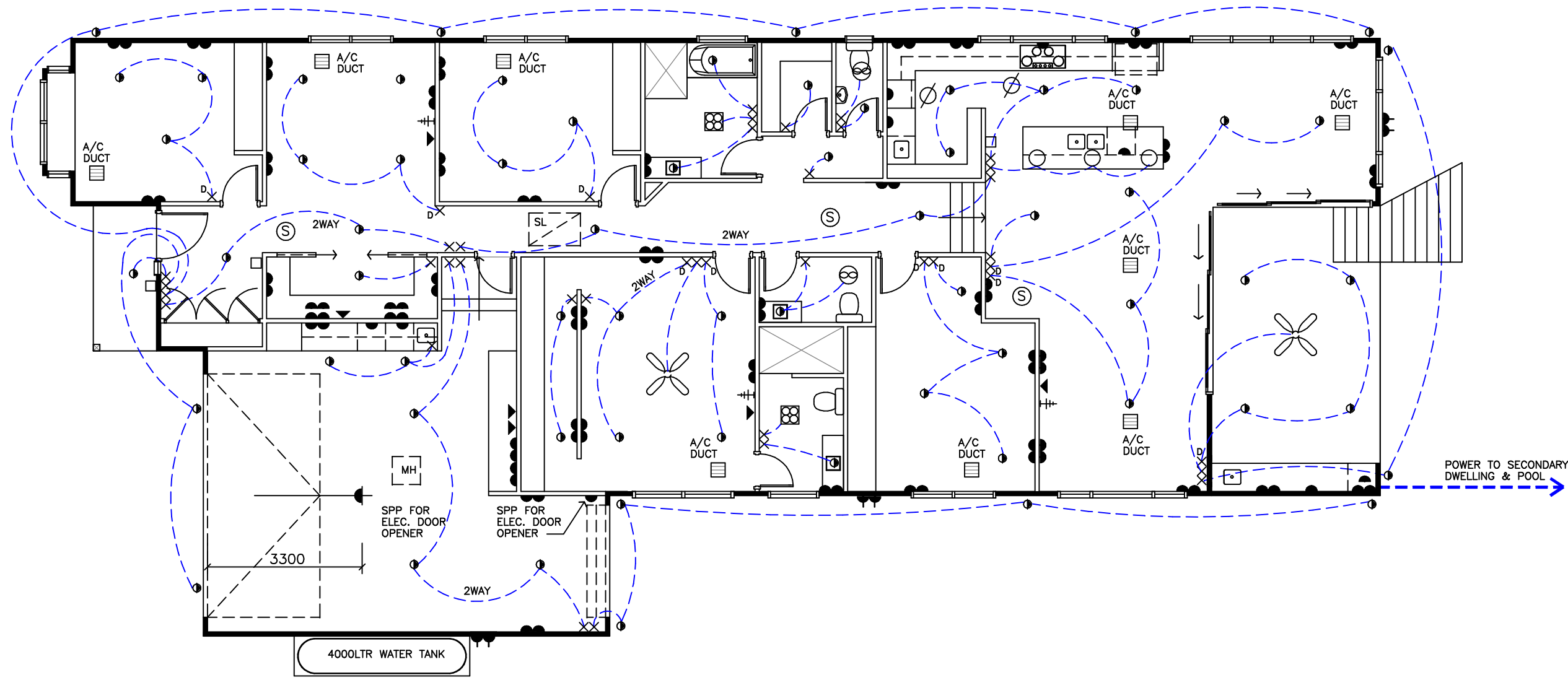


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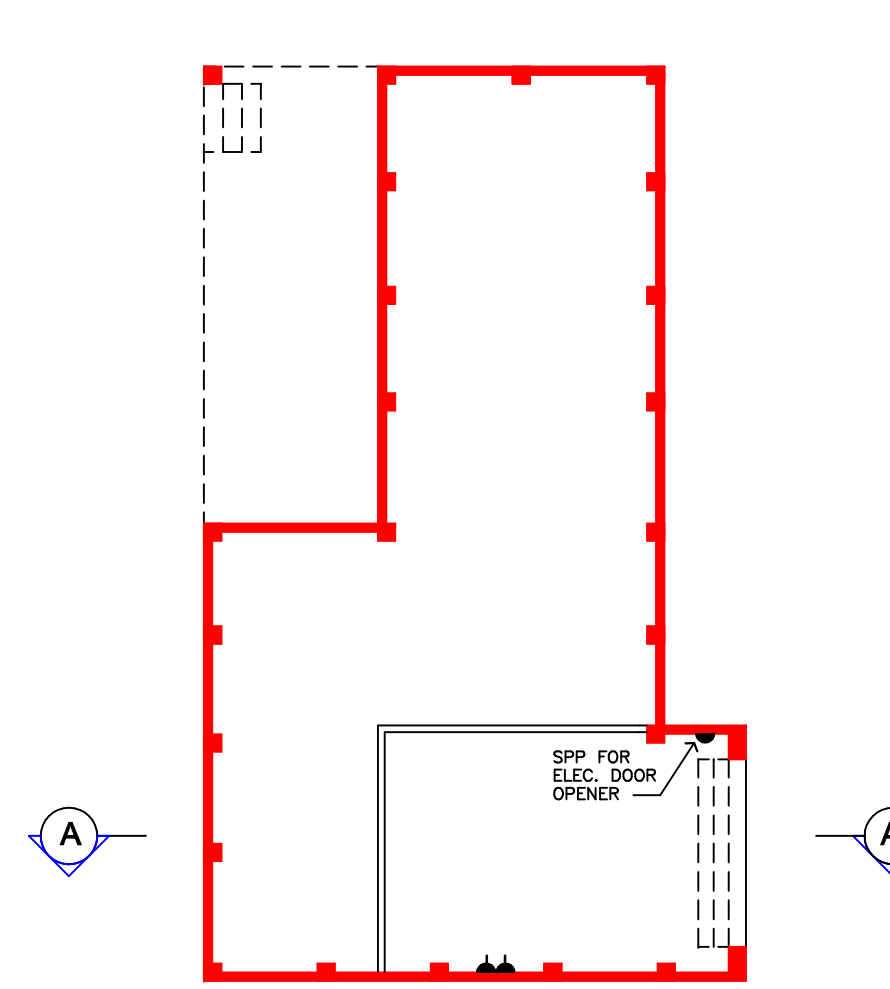
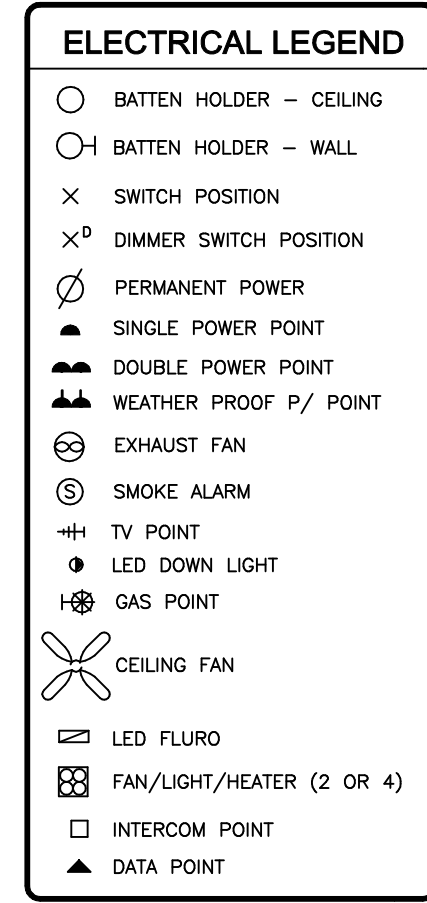
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SITE PLAN & SEDIMENT CONTROL					
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NLC	14.09.2023	1:100/1:50		CBT	15.09.2023
Designed	Project No.	Dwg. No.	Issue		
CBT	TD_21/057	S4.55_02	1		

SECTION 4.55 MODIFICATION



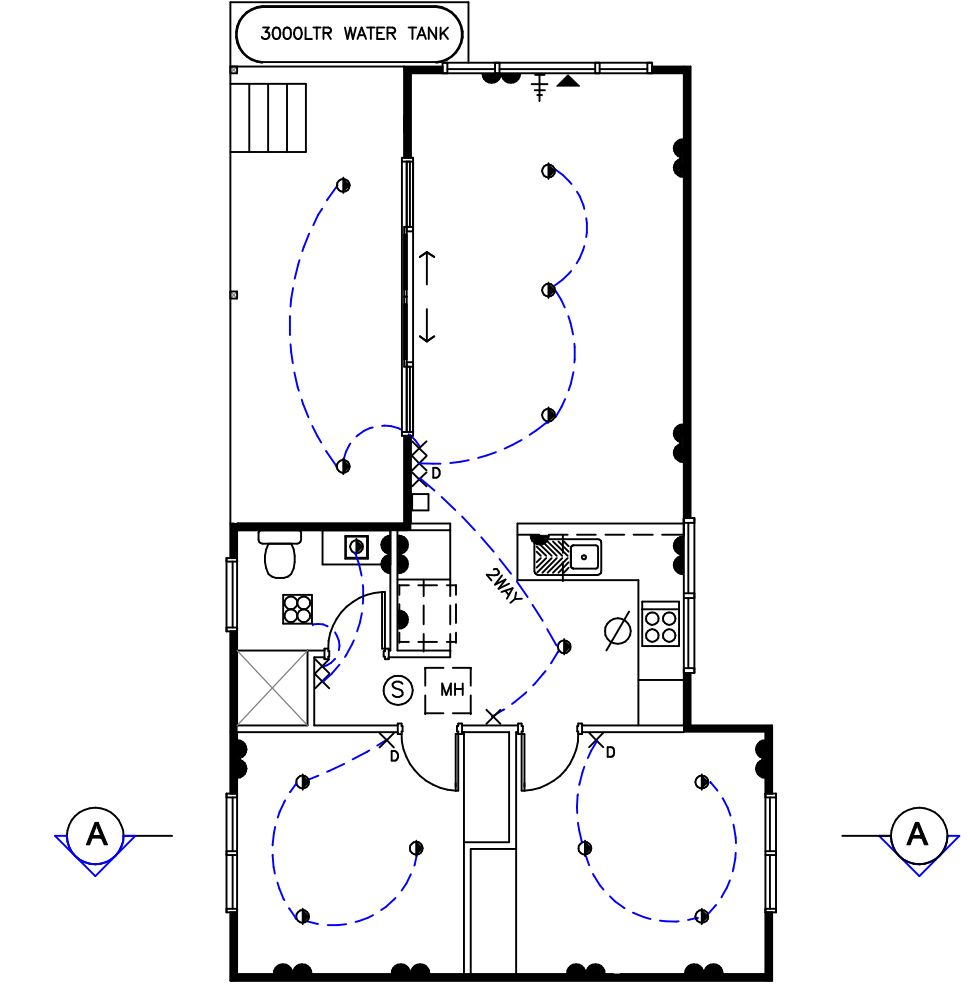
ELECTRICAL LAYOUT

MAIN DWELLING



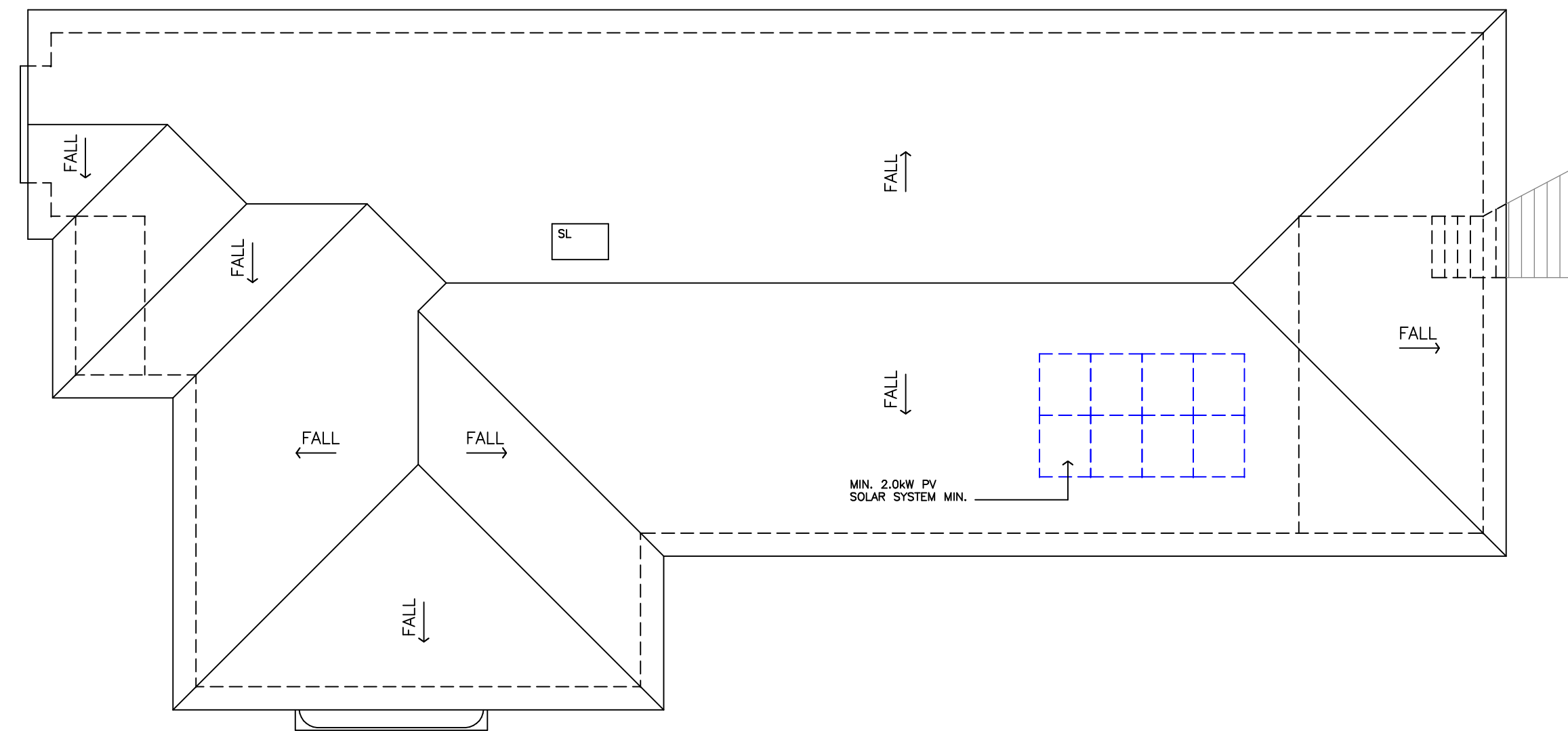
ELECTRICAL LAYOUT

STORAGE



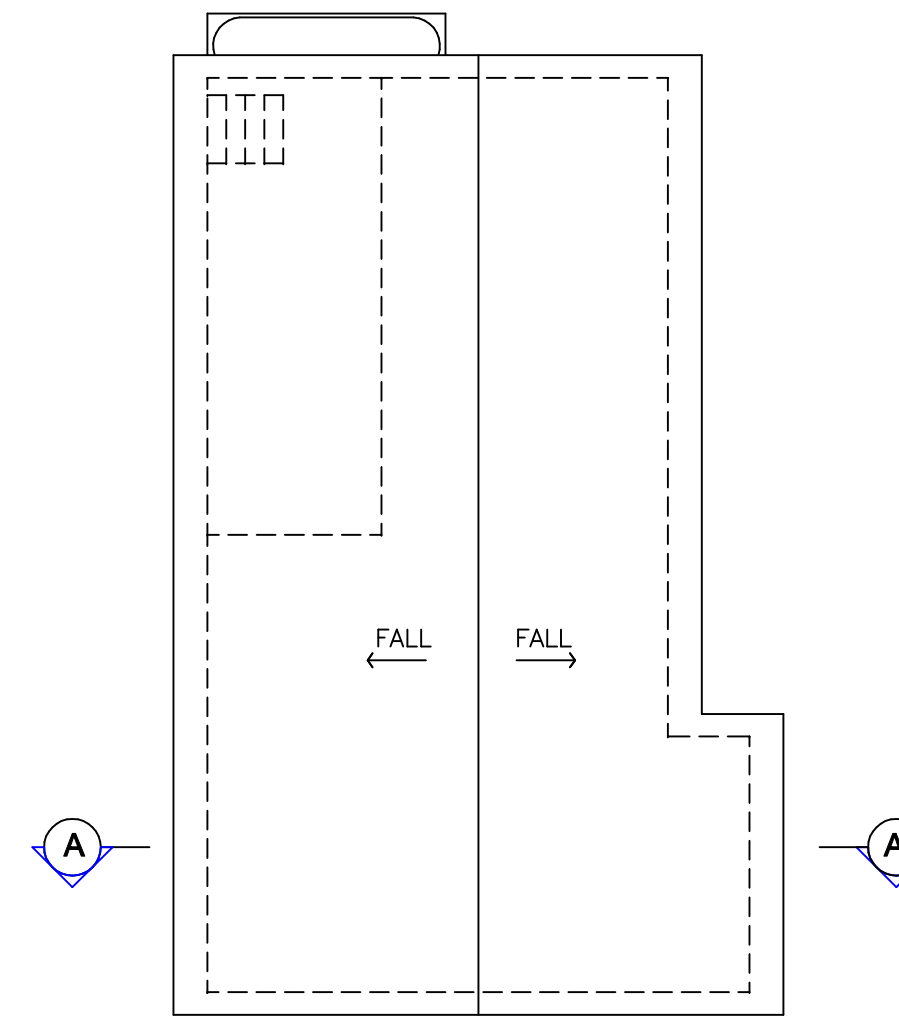
ELECTRICAL LAYOUT

SECONDARY DWELLING



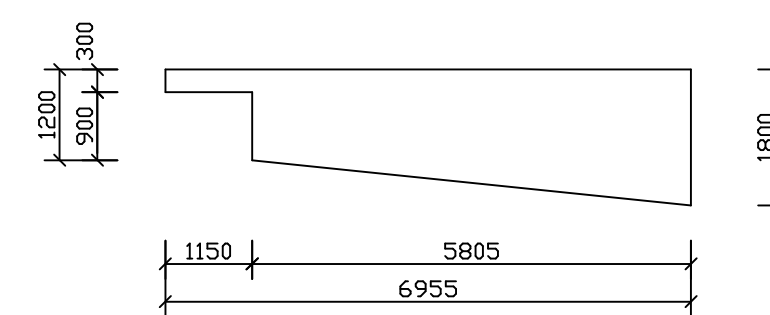
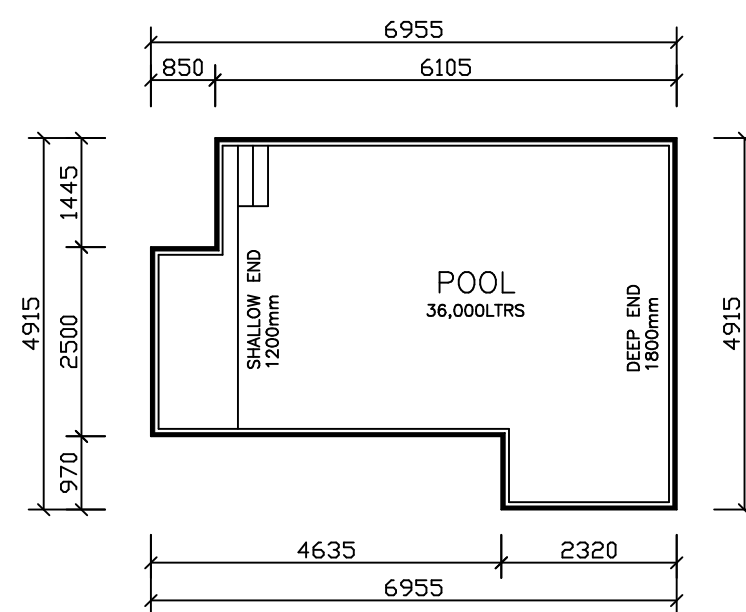
ROOF LAYOUT

MAIN DWELLING



ROOF LAYOUT

SECONDARY DWELLING



August 2022 BSA Reference: 17141
 Building Sustainability Assessments Pty. (QD) 4982 3438
 enquiries@buildingustainability.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	Lightweight	R2.0
Internal Wall Construction	Added insulation	Plasterboard on studs	R2.0 to walls adjacent to garage
Ceiling Construction	Added insulation	Plasterboard	R3.5 to ceilings adjacent to roof space
Floor Construction	Colour	Timber	F1 + R1.0 blanket
Floor Construction	Covering	Concrete to main dwelling	As drawn
Floor Construction	Covering	Timber to secondary dwelling	As drawn

Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-03 A	AL A SG High Solar Gain Low-E	5.40	0.64 - 0.54	As drawn
ALM-002-03 A	AL B SG High Solar Gain Low-E	5.40	0.52 - 0.64	As drawn

Type A windows are awning windows, double casements, tilt to burst windows, entry doors, french doors
 Type B windows are double hung windows, sliding windows & doors, fixed windows, window 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)
 Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA
 Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.

Additional Notes
 Nil

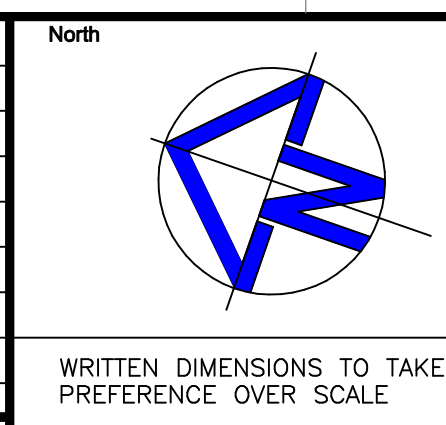
61 Grinsell Street Kotara

SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT

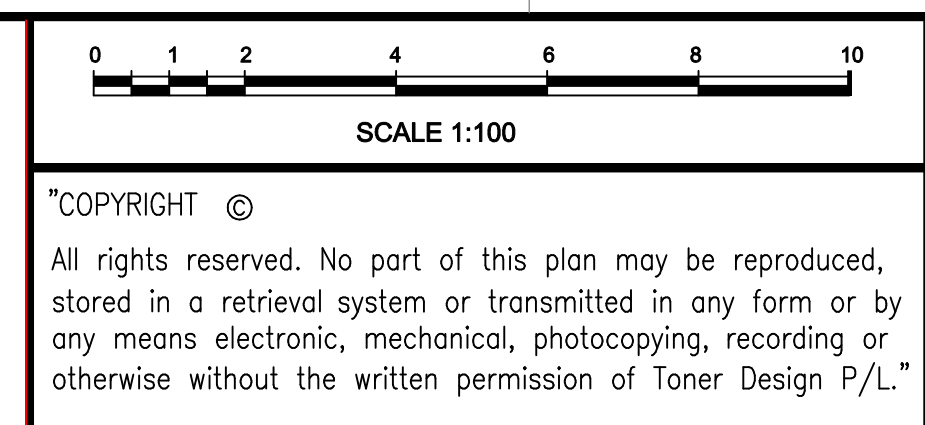
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au

WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes		
3 Star Kitchen / Basin Taps	Yes	3 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	2000	Collected from Roof Area (m ²)	60
Tank Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Electric Heat Pump 26 to 30 STCs		
Cooling System	Living	Refer BASIX Certificate	
	Bedrooms	Refer BASIX Certificate	
Heating System	Living	Refer BASIX Certificate	
	Bedrooms	Refer BASIX Certificate	
Ventilation			
1 x Bathroom	Fan ducted to exterior	Manual on/off	
Kitchen	Fan ducted to exterior	Manual on/off	
Laundry	As drawn		
Natural Lighting	Window/Skylight in Kitchen	Yes	
	Window/Skylight in Bathrooms/Toilets	As drawn	
Artificial Lighting			
Number of bedrooms	All	Dedicated	No
Number of Living/Dining rooms	All	Dedicated	No
Number of Bathrooms/Toilets	All	Dedicated	No
Number of Kitchens	All	Dedicated	No
Number of All Bathrooms/Toilets	Yes	Dedicated	No
Number of Laundry	Yes	Dedicated	No
Number of All Hallways	Yes	Dedicated	No
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Stove/Oven	Electric cooking & electric oven		
Alternative Energy	Photovoltaic System: 2kw		
Pool	Max vol: 48kL, no heating, pump with timer, pool cover		

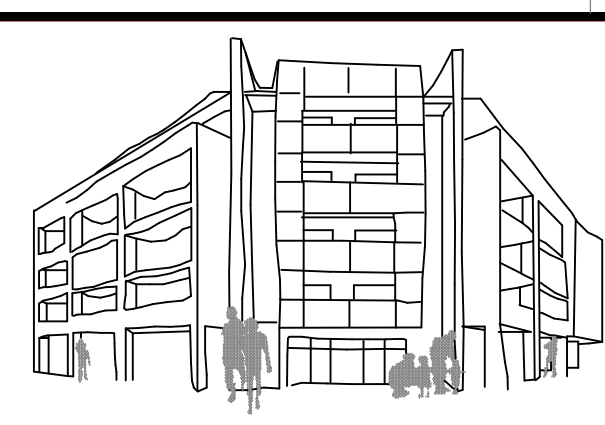
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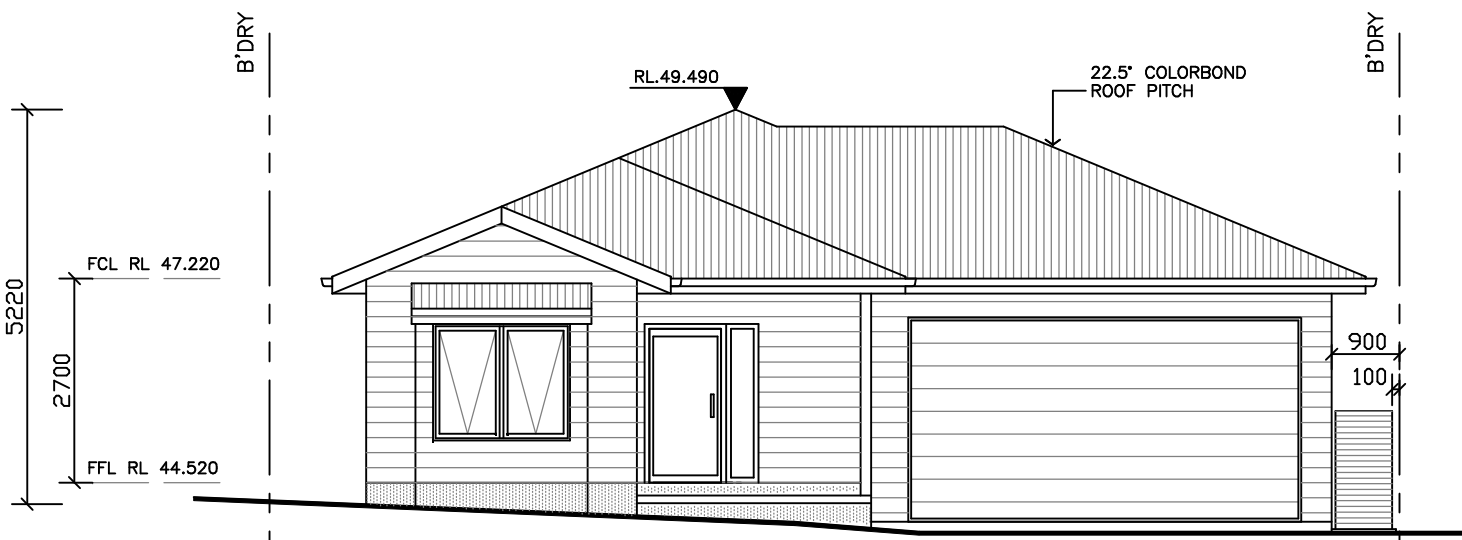
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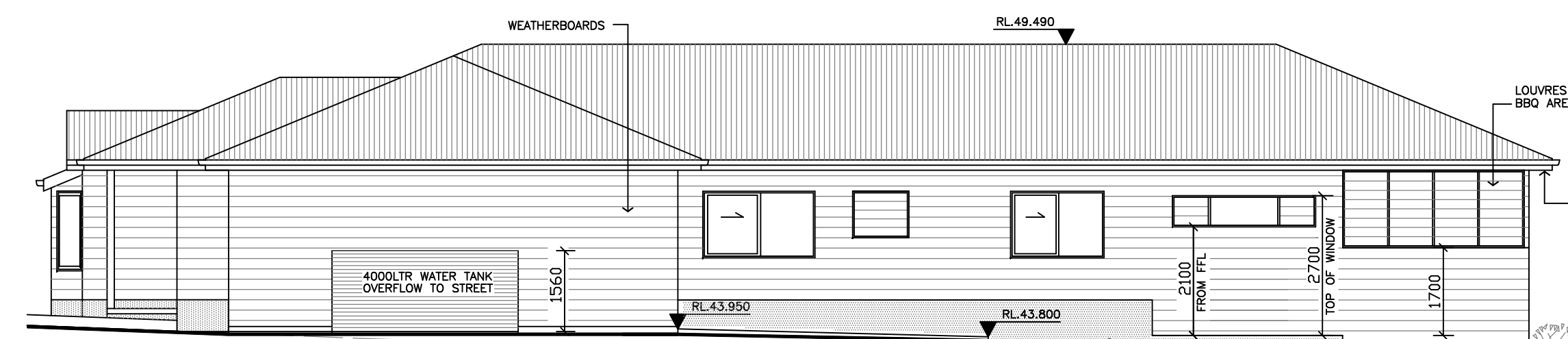
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Drawing Title
ELECTRICAL LAYOUTS & BASIX REQUIREMENTS

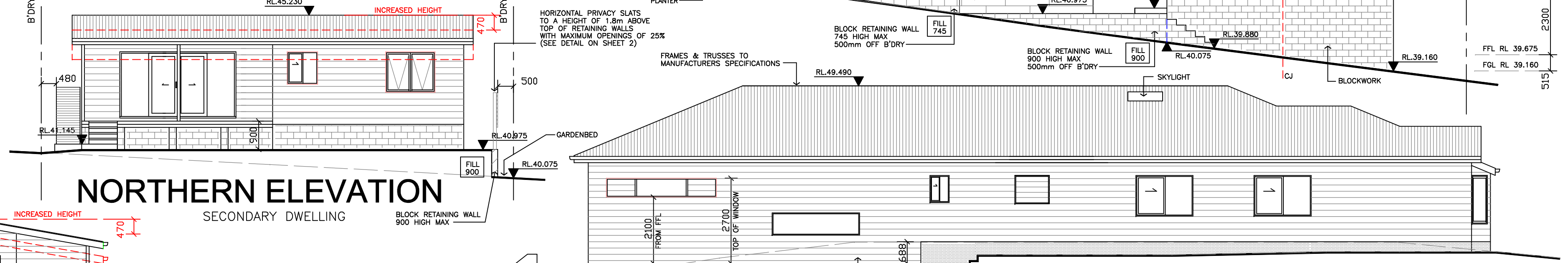
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Designed	Project No.	Dwg. No.	Issue		
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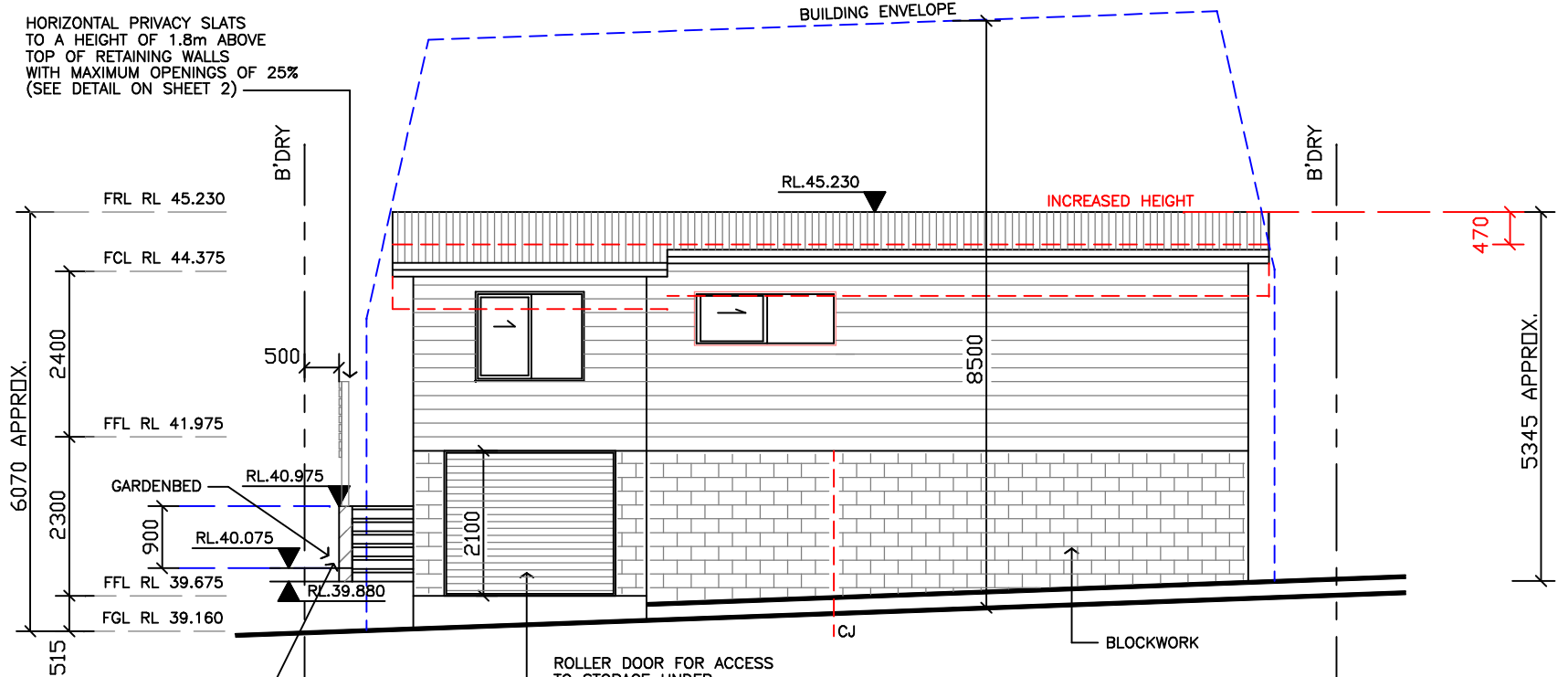
NORTHERN ELEVATION



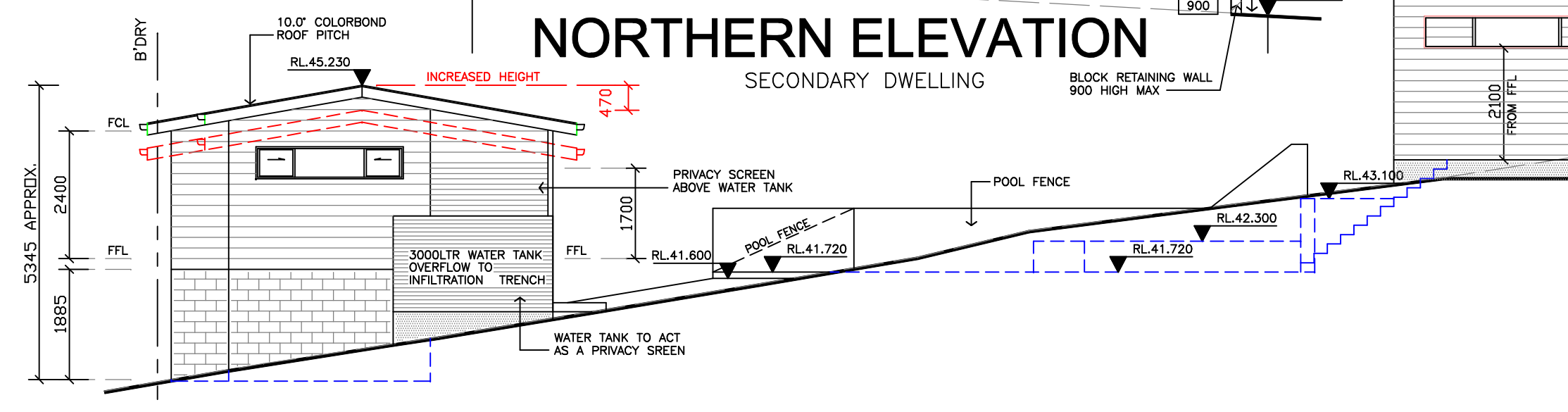
WESTERN ELEVATION



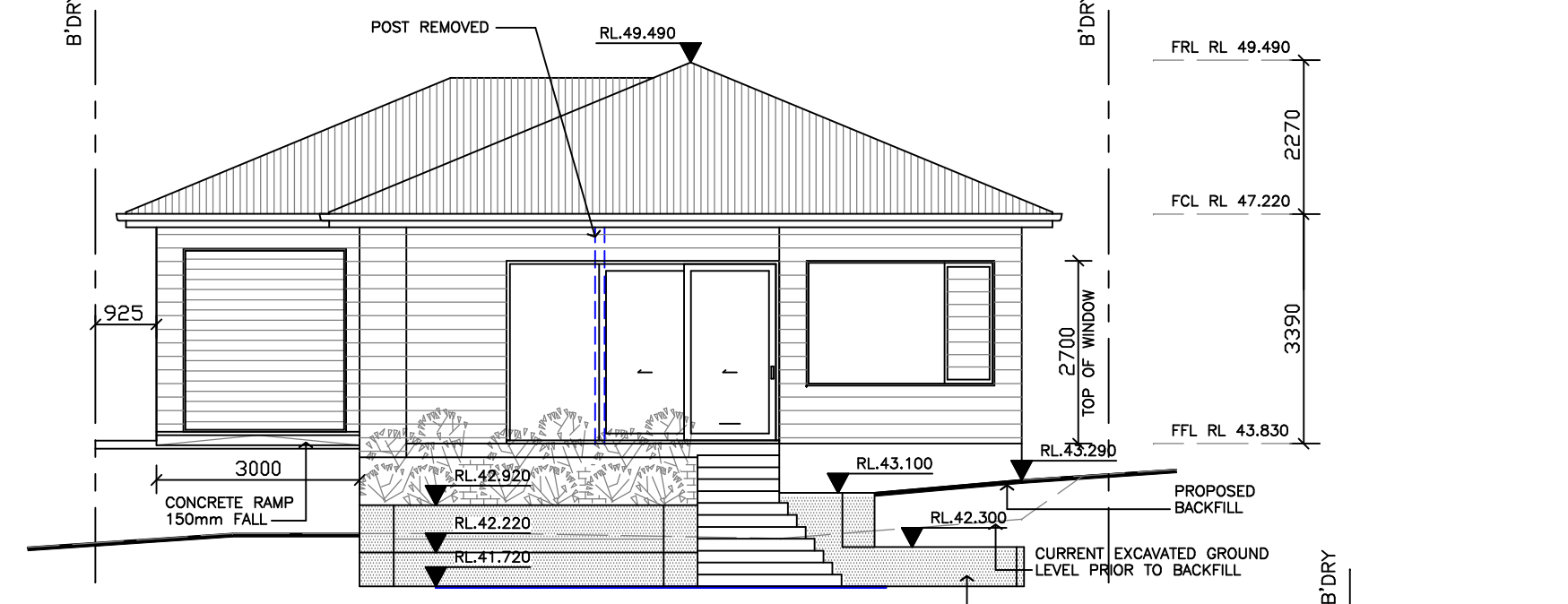
**NORTHERN ELEVATION
SECONDARY DWELLING**



SOUTHERN ELEVATION



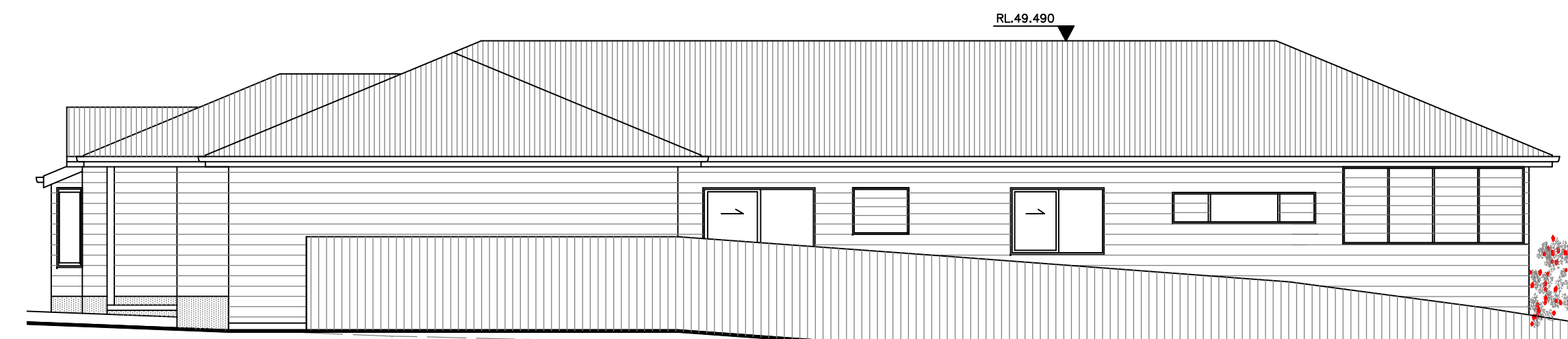
EASTERN ELEVATION



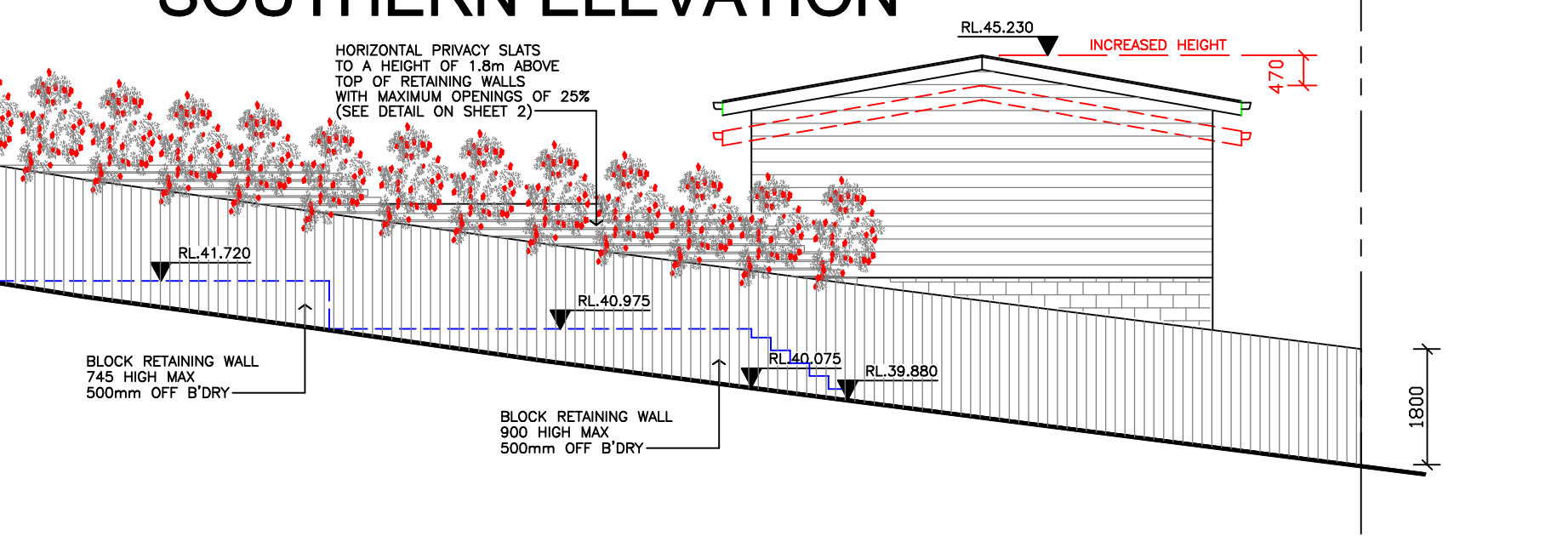
SOUTHERN ELEVATION



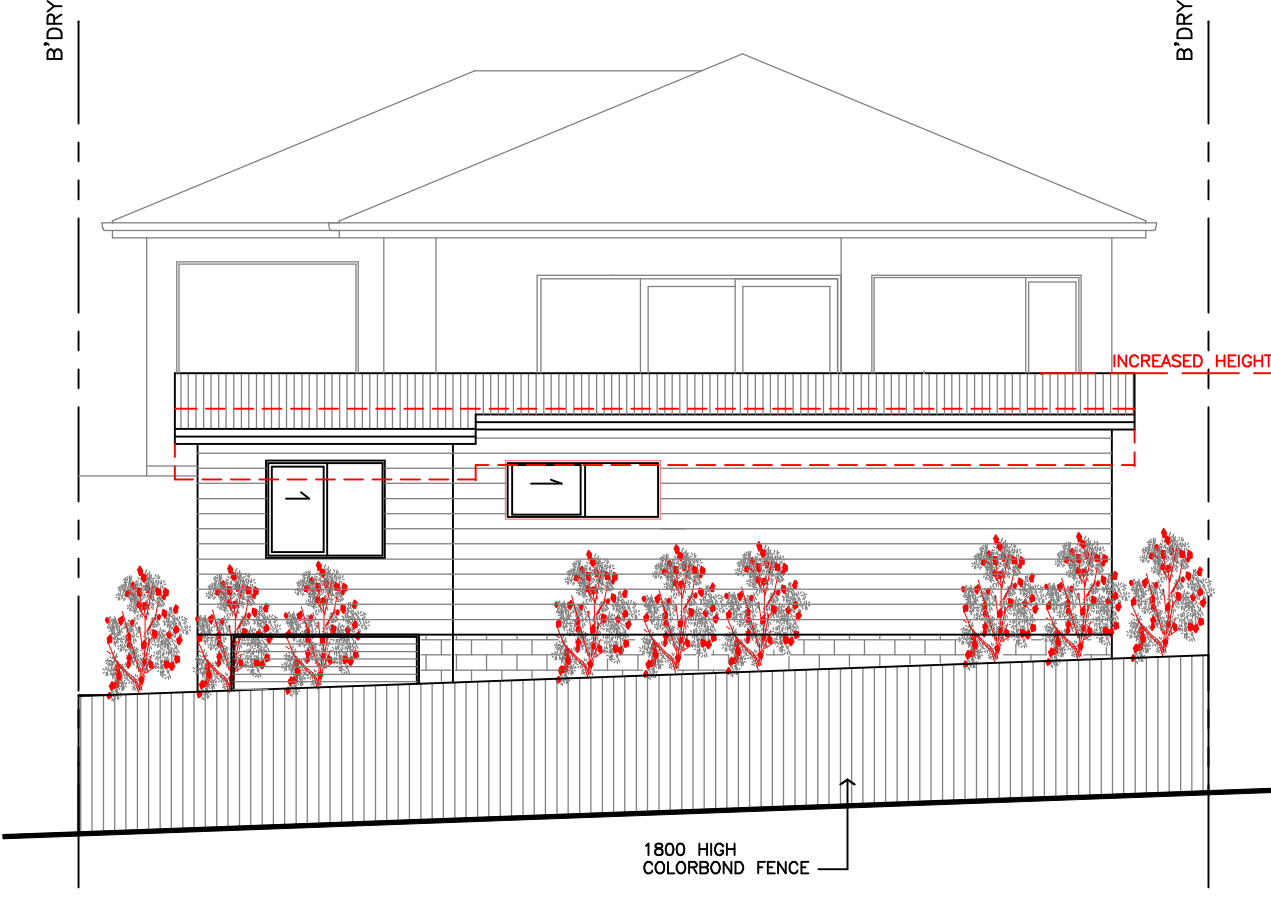
**EXTERNAL ELEVATION - NORTH
STREETSCAPE ELEVATION**



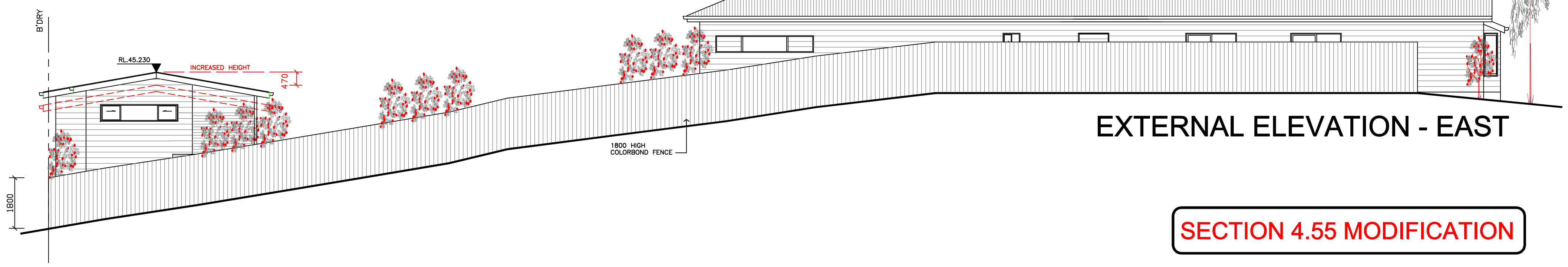
EXTERNAL ELEVATION - WEST



EXTERNAL ELEVATION - EAST



EXTERNAL ELEVATION - SOUTH



SECTION 4.55 MODIFICATION

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SCALE 1:100
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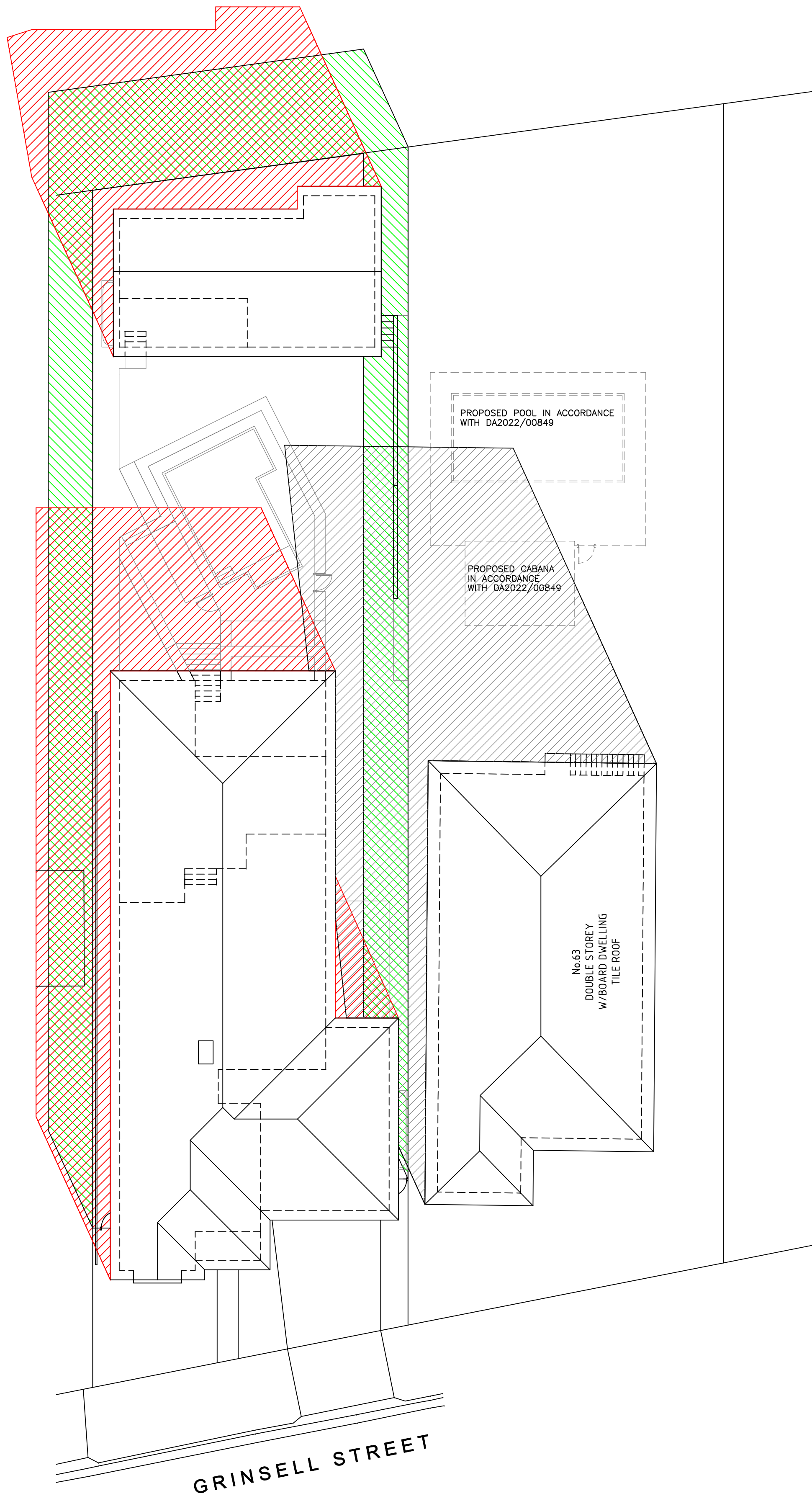
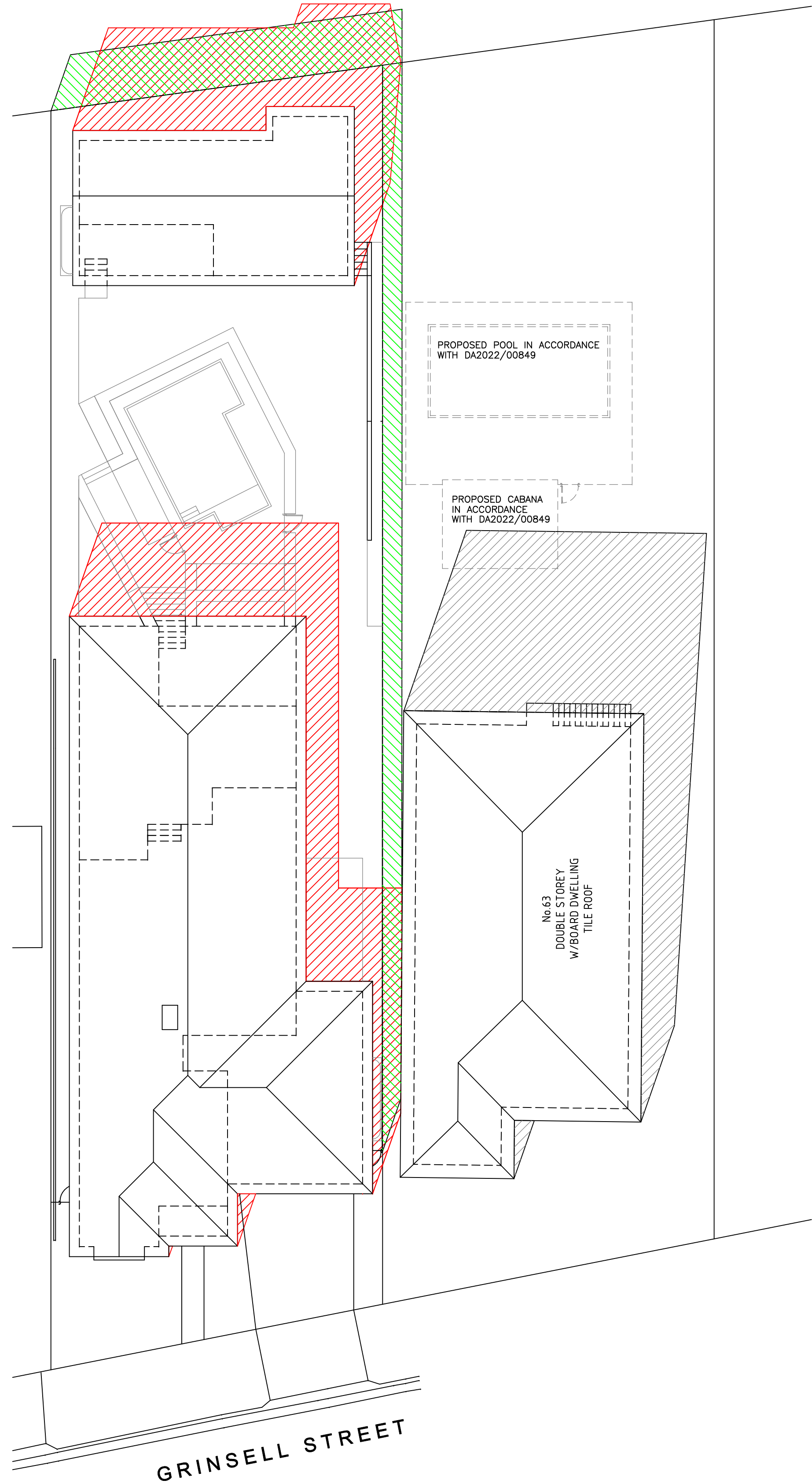
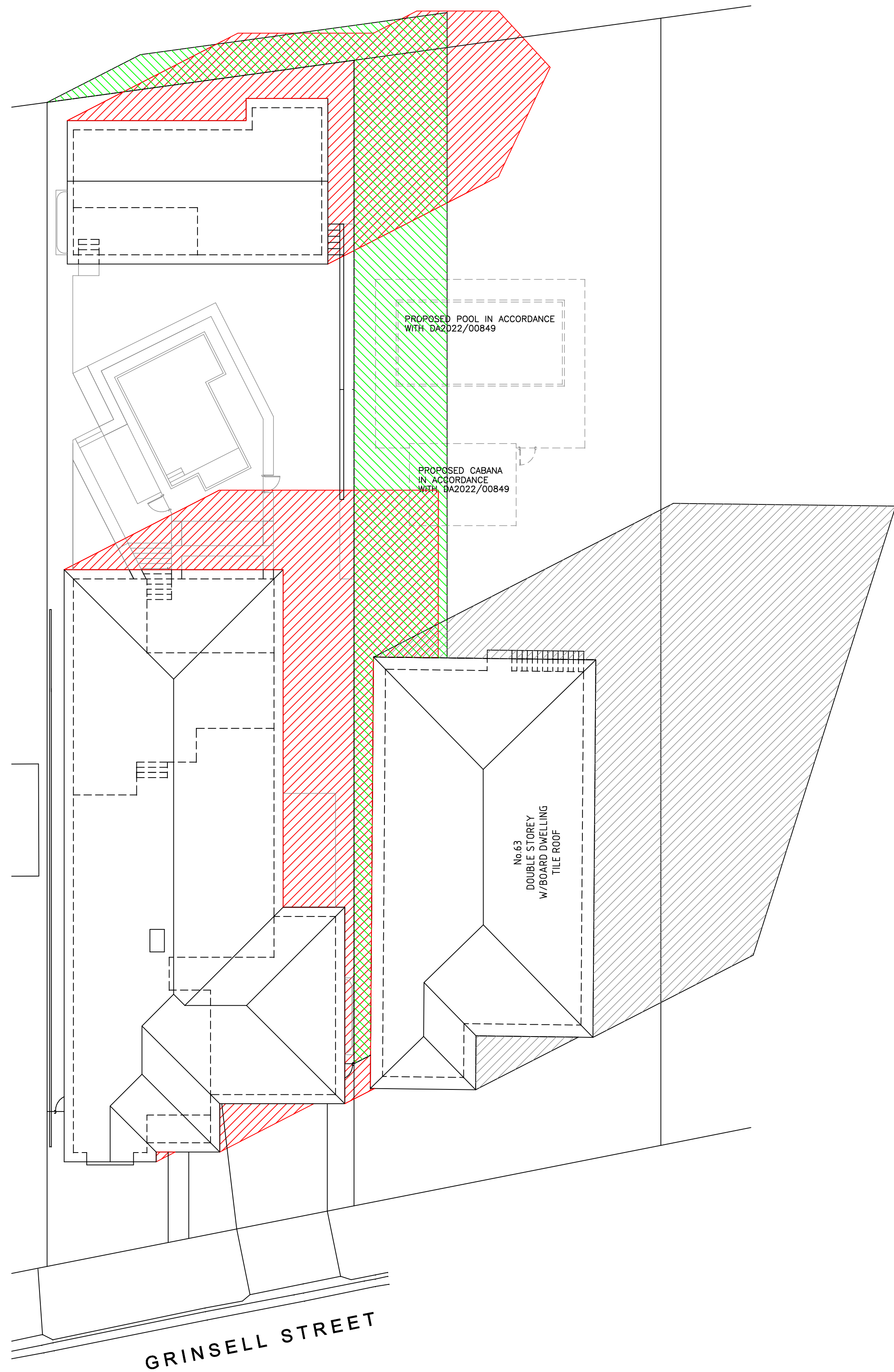
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Drawing Title					
ELEVATIONS & EXTERNAL ELEVATIONS					
Drawn	Date	Scale	A1	Checked	Date
NLC	14.09.2023	1:100	CBT	15.09.2023	
Designed	Project No.	Dwg. No.	Issue		
CBT	TD_21/057	S4.55_05	I		

SHADOWS OF DWELLING & SECONDARY DWELLING UNDER CONSTRUCTION AT 61 GRINSELL STREET

SHADOWS OF EXISTING DWELLING AT 63 GRINSELL STREET

SHADOWS OF PROPOSED FENCING & RETAINING WALLS BETWEEN 61 & 63 GRINSELL STREET

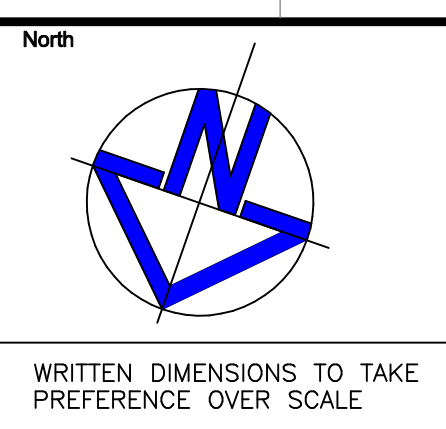


SHADOW DIAGRAMS FOR JUNE 21 AT 9:00am

SHADOW DIAGRAMS FOR JUNE 21 AT 12:00pm

SHADOW DIAGRAMS FOR JUNE 21 AT 3:00pm

I	SECTION C-C ADDED	15.09.23	NLC	CBT
H	RETAINING WALLS SETBACK 500mm FROM WESTERN BOUNDARY	07.09.23	NLC	CBT
G	SECONDARY DWELLING SUBFLOOR DOOR DELETED & SECTION ADDED	13.07.23	NLC	CBT
F	POOL AREA REDESIGNED & LEVELS ADDED	24.02.23	NLC	CBT
E	SECTION 4.55 MODIFICATION	12.08.22	NLC	CBT
D	WINDOW CHANGES	28.04.22	NLC	CBT
C	ISSUE FOR CC	22.02.22	NLC	CBT
Issue	Description	Date	Drawn	Chkd



Client
W. & A. WATSON
Site Address
**LOT 5, DP 18121
61 GRINSELL STREET
KOTARA NSW 2289**

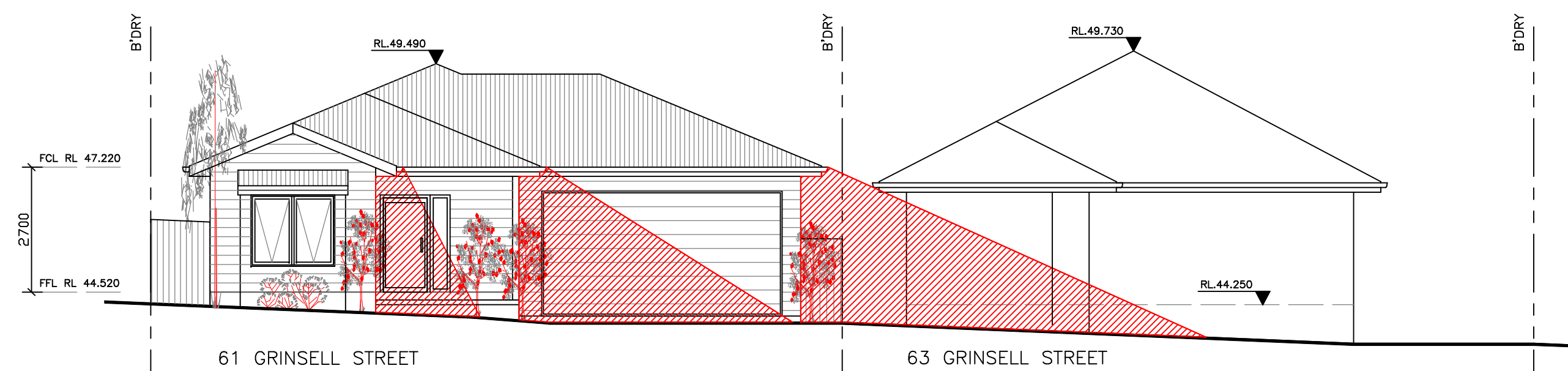
0 1.5 3 6 9 14 15
SCALE 1:150
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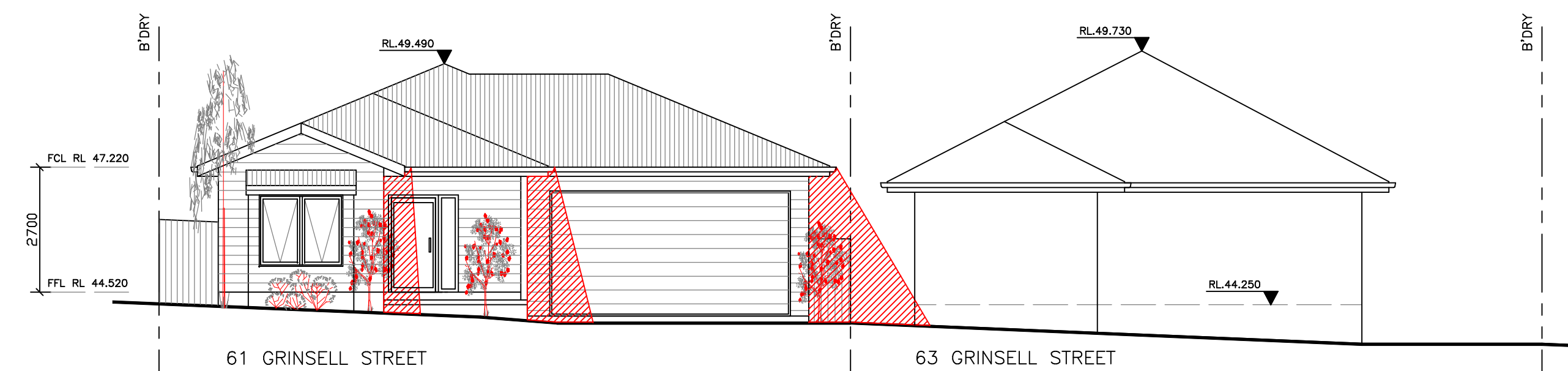
TONER DESIGN
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Drawing Title SHADOW DIAGRAMS FOR 21 JUNE					
Drawn	Date	Scale	A1	Checked	Date
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Designed	Project No.	Dwg. No.	Issue		
CBT	TD_21/057	S4.55_06	I		



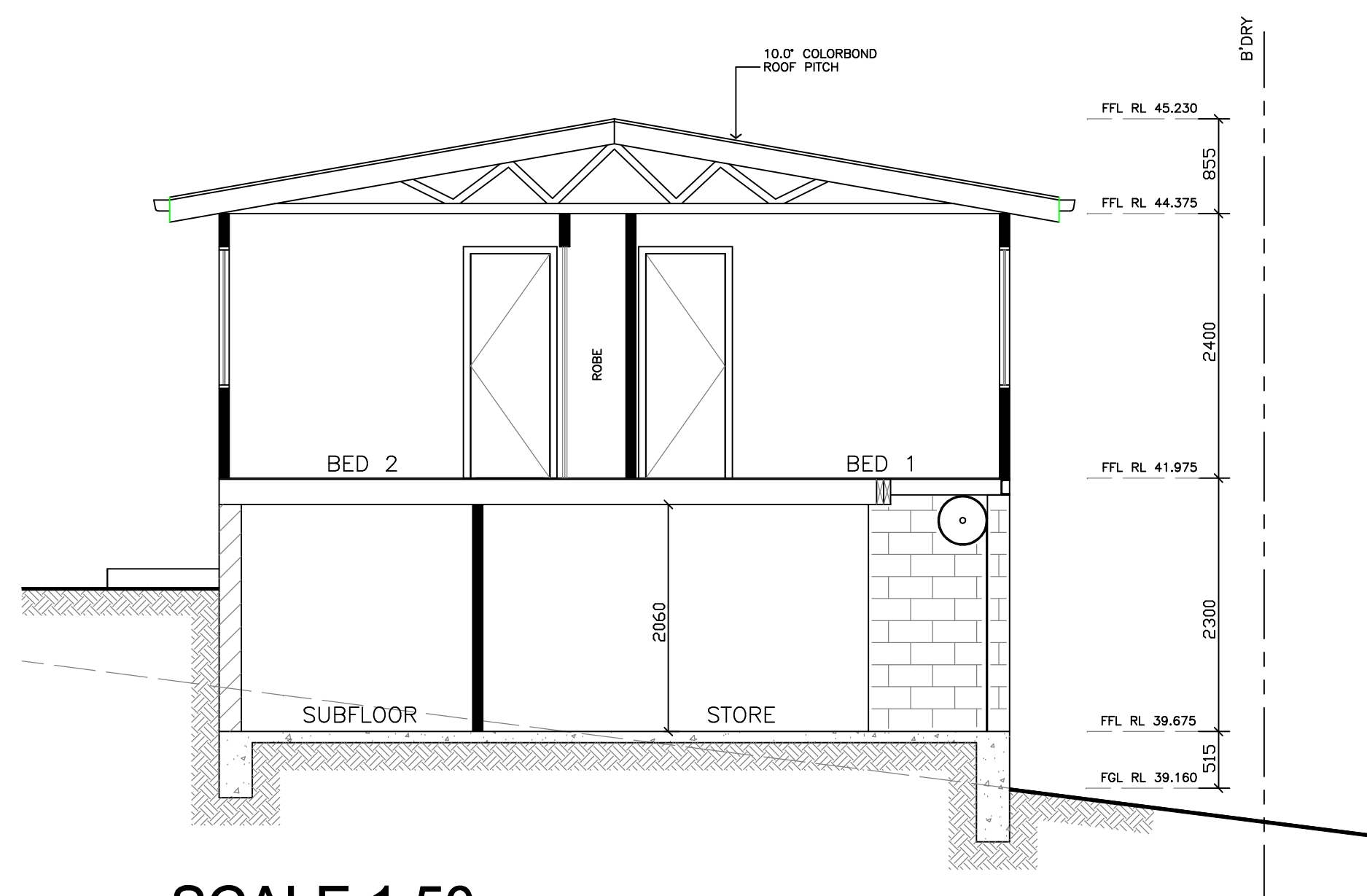
STREETSCAPE ELEVATION - NORTH

IMPACT OF OVERSHADOWING TO 63 GRINSELL STREET AT 9:00am ON 21 JUNE



STREETSCAPE ELEVATION - NORTH

IMPACT OF OVERSHADOWING TO 63 GRINSELL STREET AT 12:00pm ON 21 JUNE

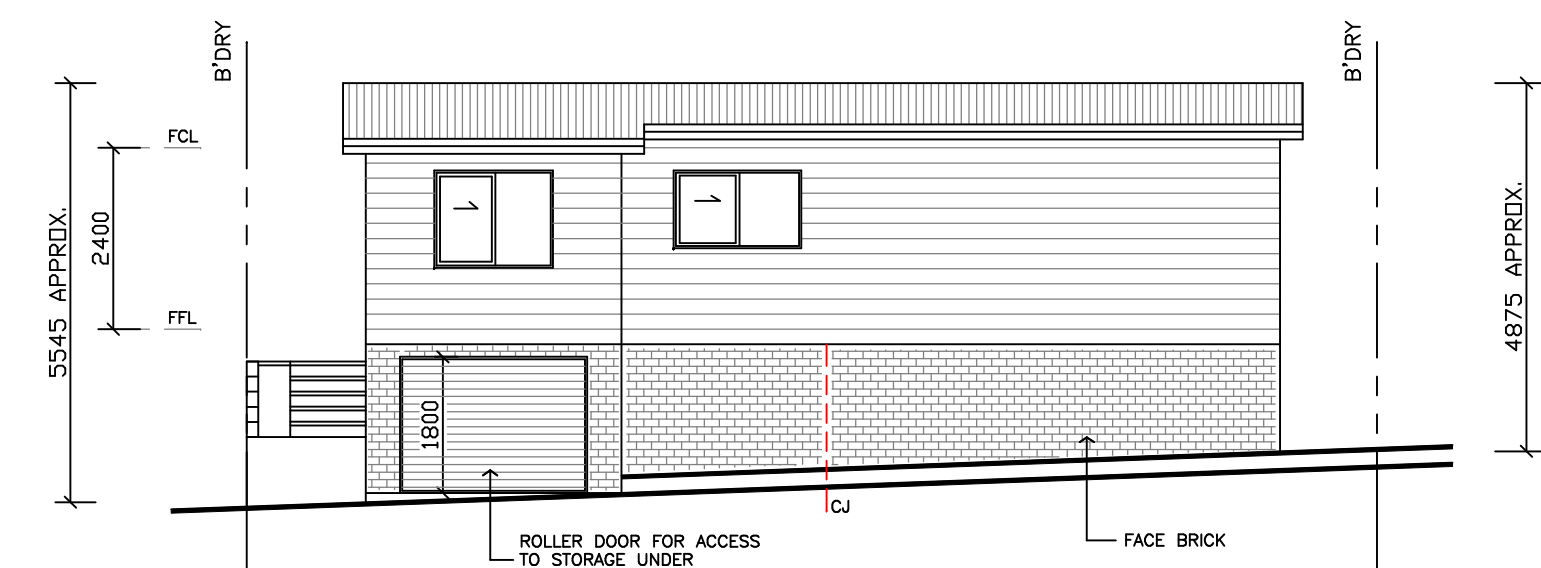


SCALE 1:50
PROPOSED/UNDER CONSTRUCTION



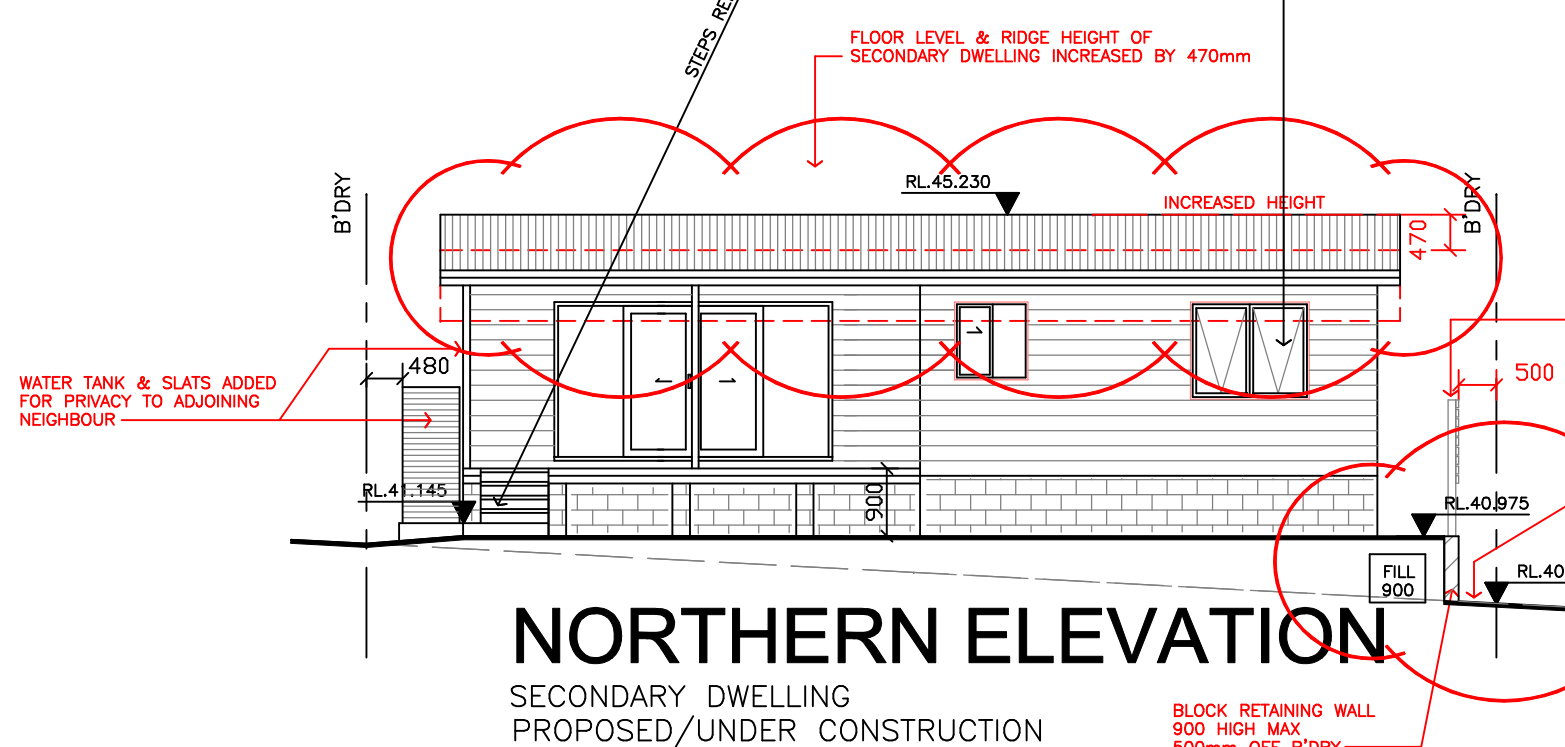
NORTHERN ELEVATION

SECONDARY DWELLING
AS PER DA2021/00662



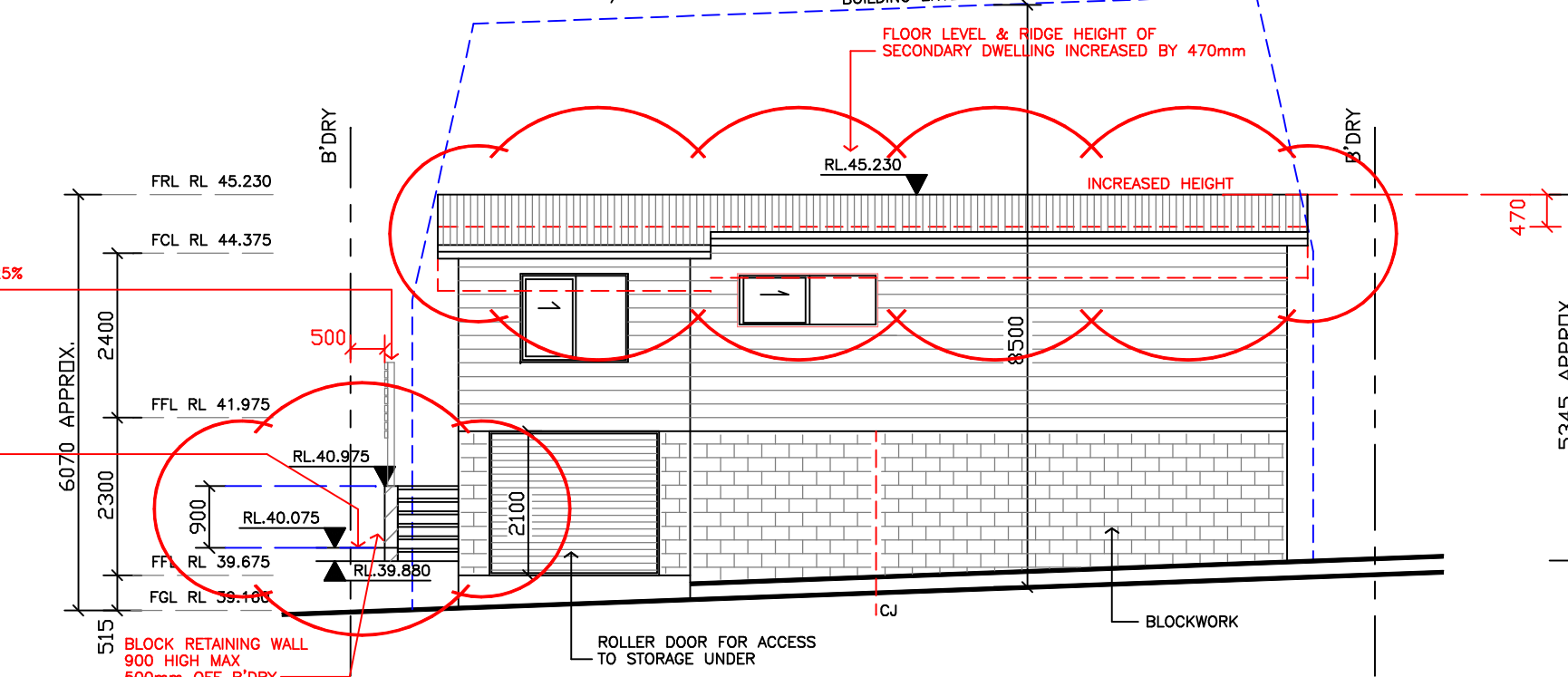
SOUTHERN ELEVATION

AS PER DA2021/00662



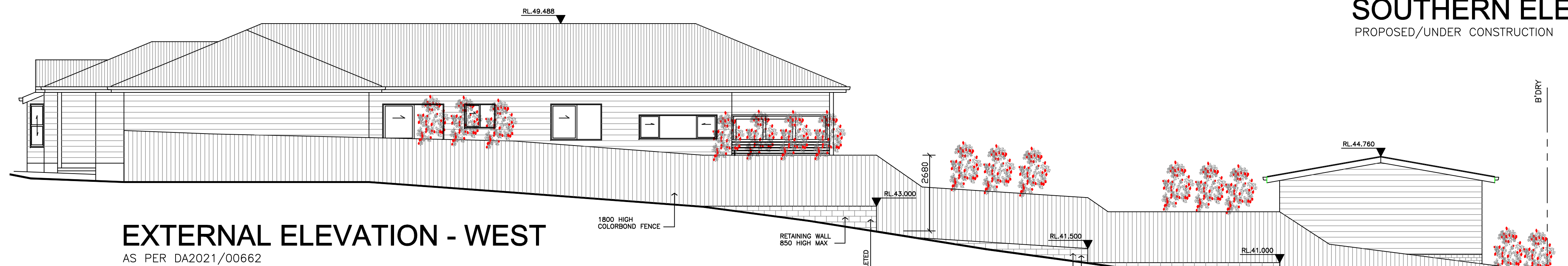
NORTHERN ELEVATION

SECONDARY DWELLING
PROPOSED/UNDER CONSTRUCTION



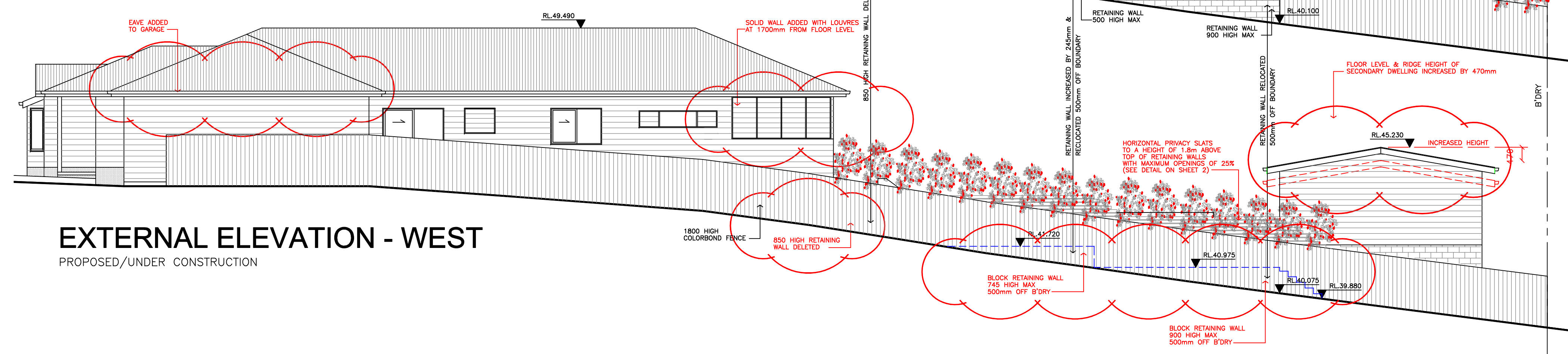
SOUTHERN ELEVATION

PROPOSED/UNDER CONSTRUCTION



EXTERNAL ELEVATION - WEST

AS PER DA2021/00662



EXTERNAL ELEVATION - WEST

PROPOSED/UNDER CONSTRUCTION

Issue	Description	Date	Drawn	Chkd
I	SECTION C-C ADDED	15.09.23	NLC	CBT
H	RETAINING WALLS SETBACK 500mm FROM WESTERN BOUNDARY	07.09.23	NLC	CBT
G	SECONDARY DWELLING SUBFLOOR DOOR DELETED & SECTION ADDED	13.07.23	NLC	CBT
F	POOL AREA REDESIGNED & LEVELS ADDED	24.02.23	NLC	CBT
E	SECTION 4.55 MODIFICATION	12.08.22	NLC	CBT
D	WINDOW CHANGES	28.04.22	NLC	CBT
C	ISSUE FOR CC	22.02.22	NLC	CBT

WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE

Client
W. & A. WATSON
Site Address
**LOT 5, DP 18121
61 GRINSELL STREET
KOTARA NSW 2289**

0 1 2 4 6 8 10
SCALE 1:100

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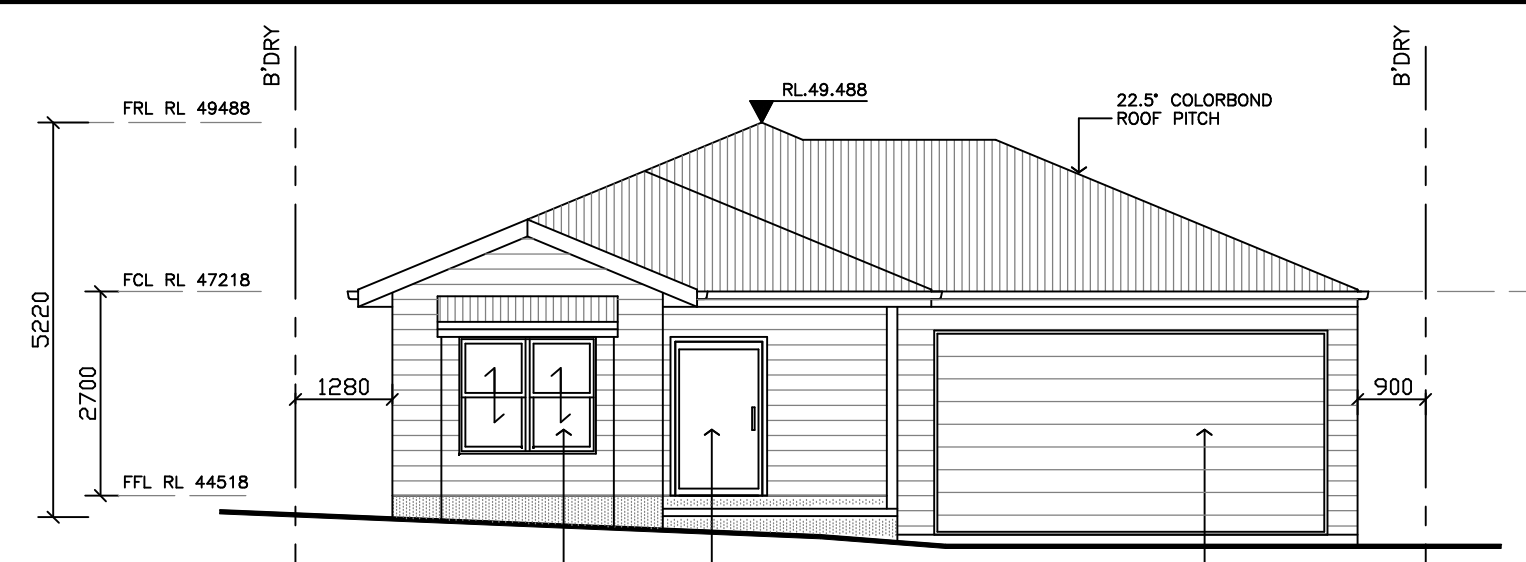
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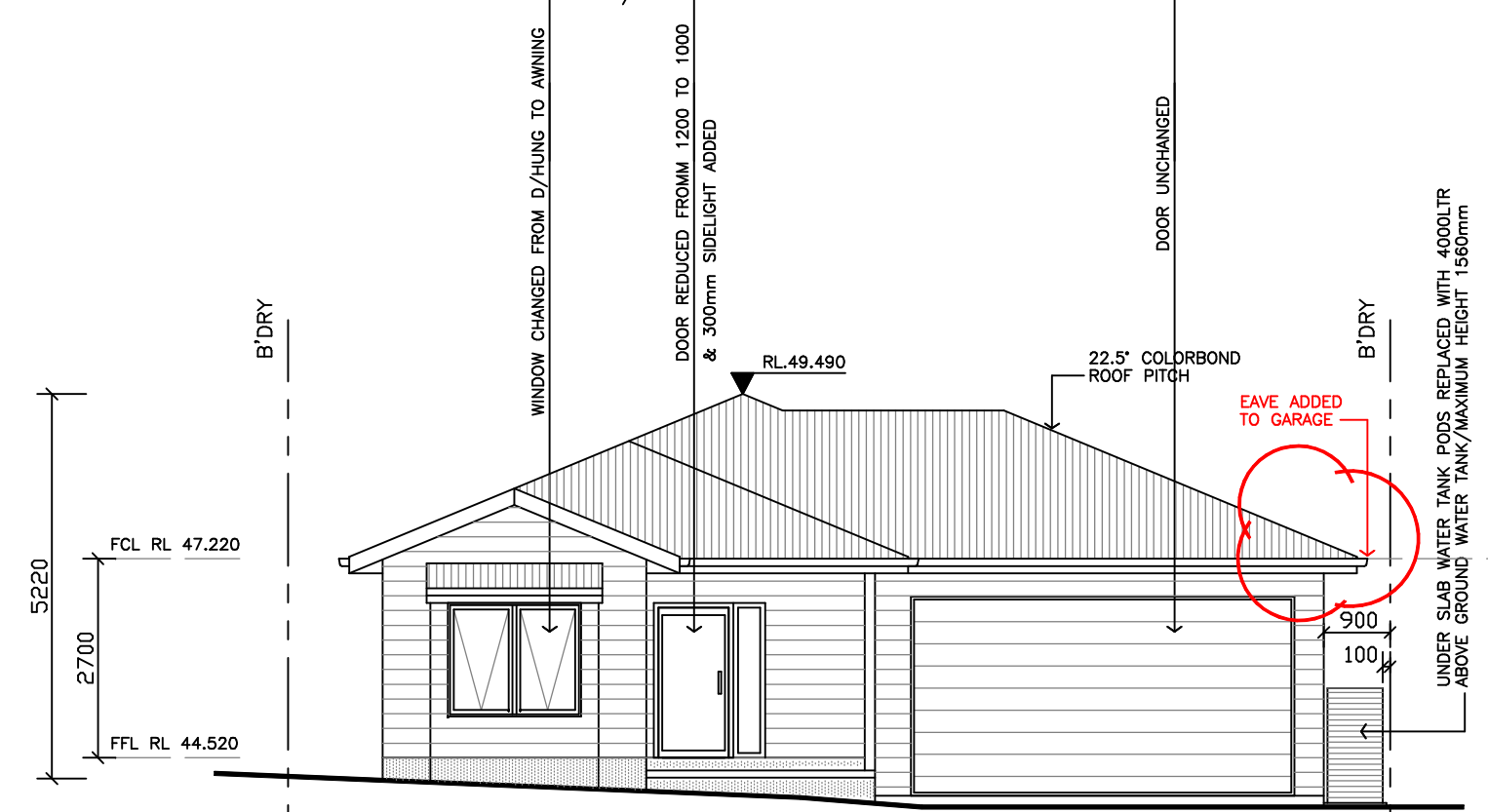
Drawing Title
SHADOW SECTIONS & ELEVATION CHANGES TO DA2021/00662

Drawn	Date	Scale	A1	Checked	Date
NLC	14.09.2023	1:100		CBT	15.09.2023

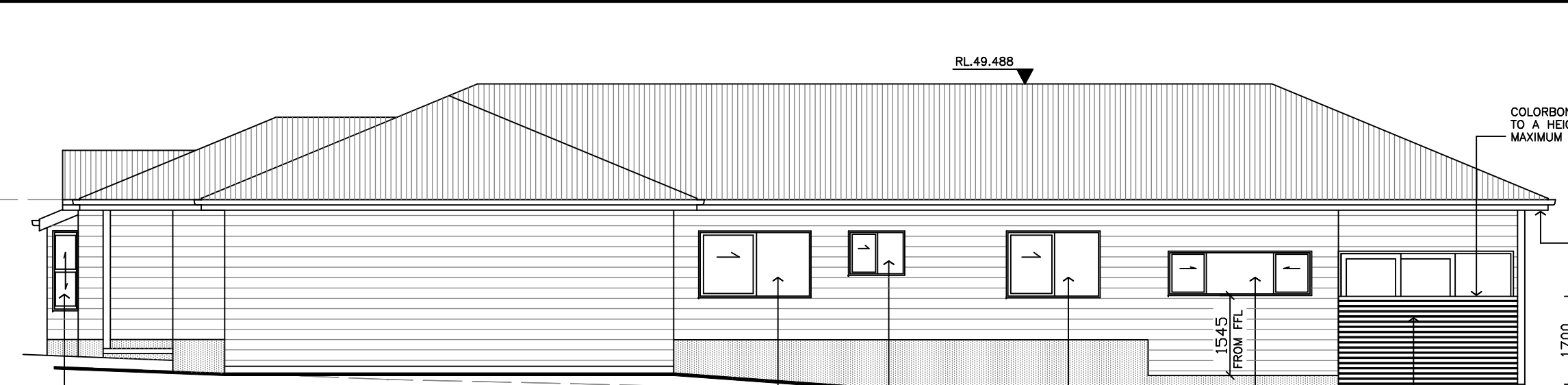
Designed	Project No.	Dwg. No.	Issue
CBT	TD_21/057	S4.55_07	I



NORTHERN ELEVATION
AS PER DA2021/00662



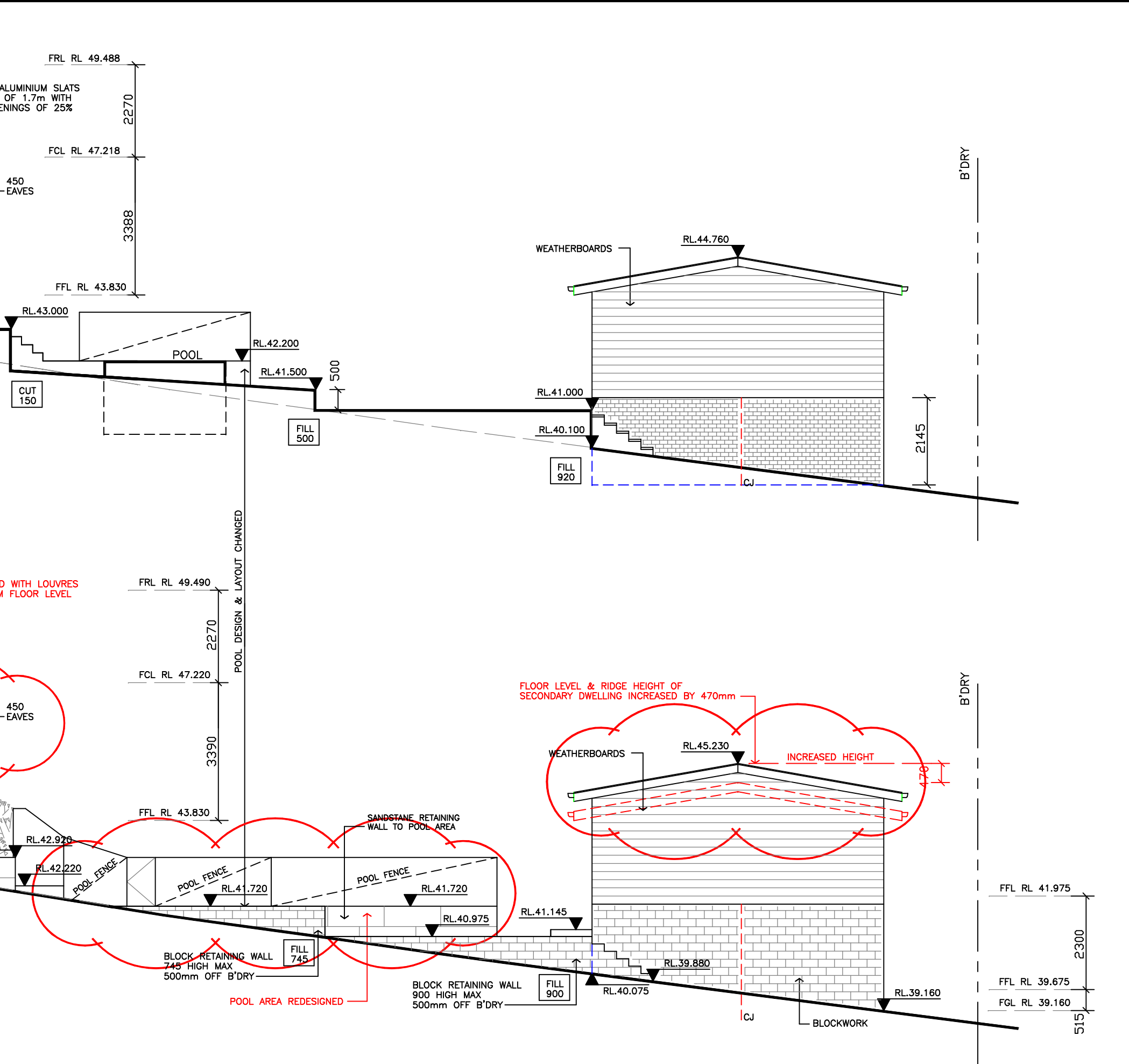
NORTHERN ELEVATION
PROPOSED/UNDER CONSTRUCTION



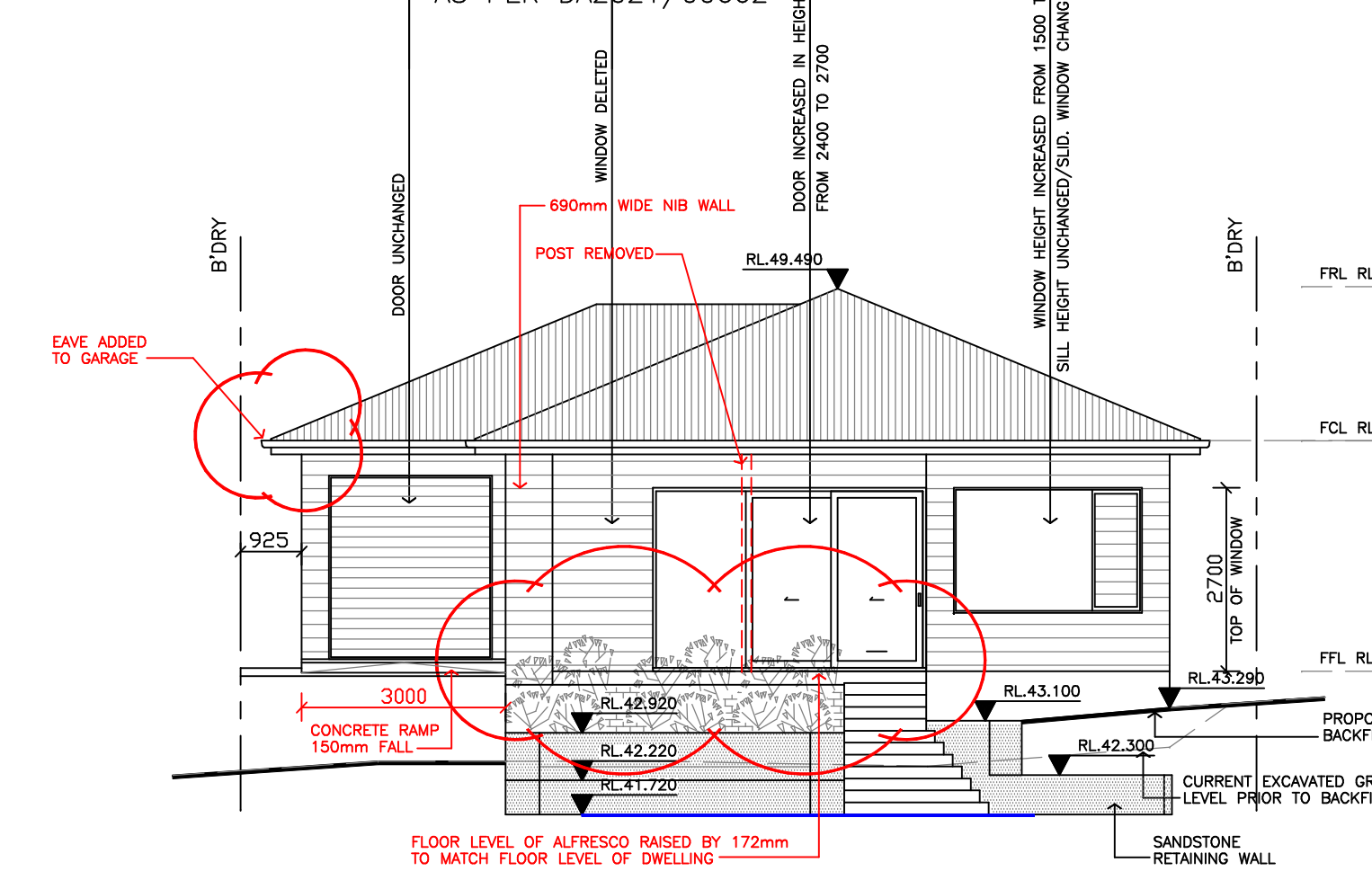
WESTERN ELEVATION
AS PER DA2021/00662



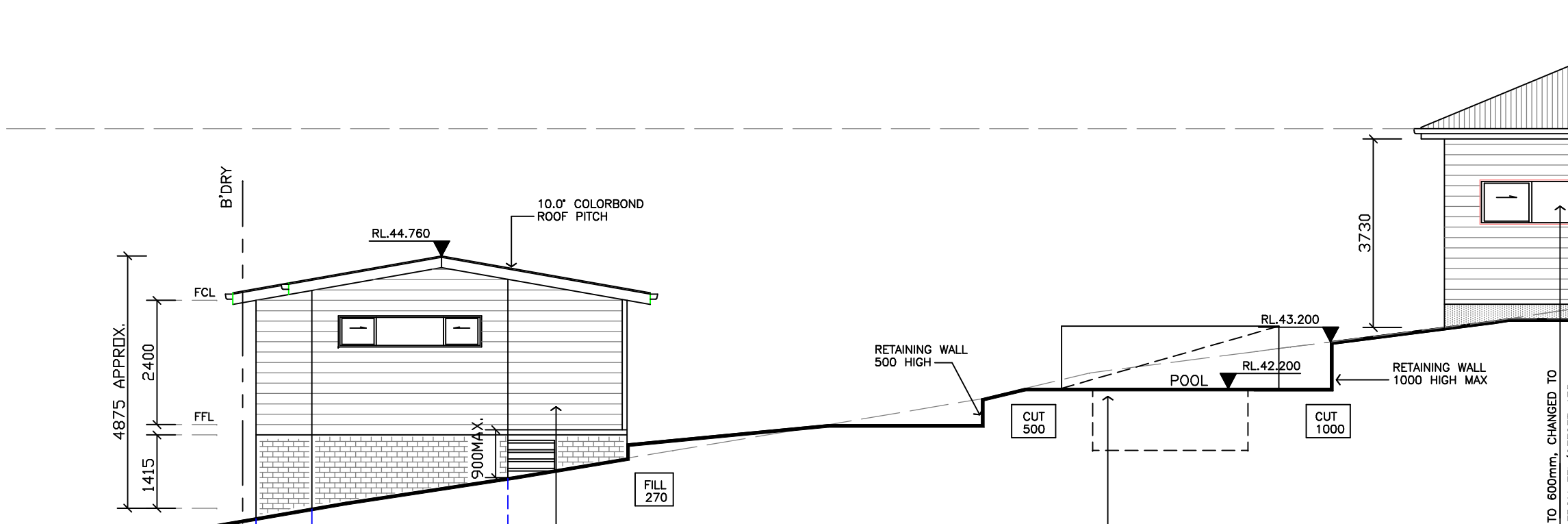
WESTERN ELEVATION
PROPOSED/UNDER CONSTRUCTION



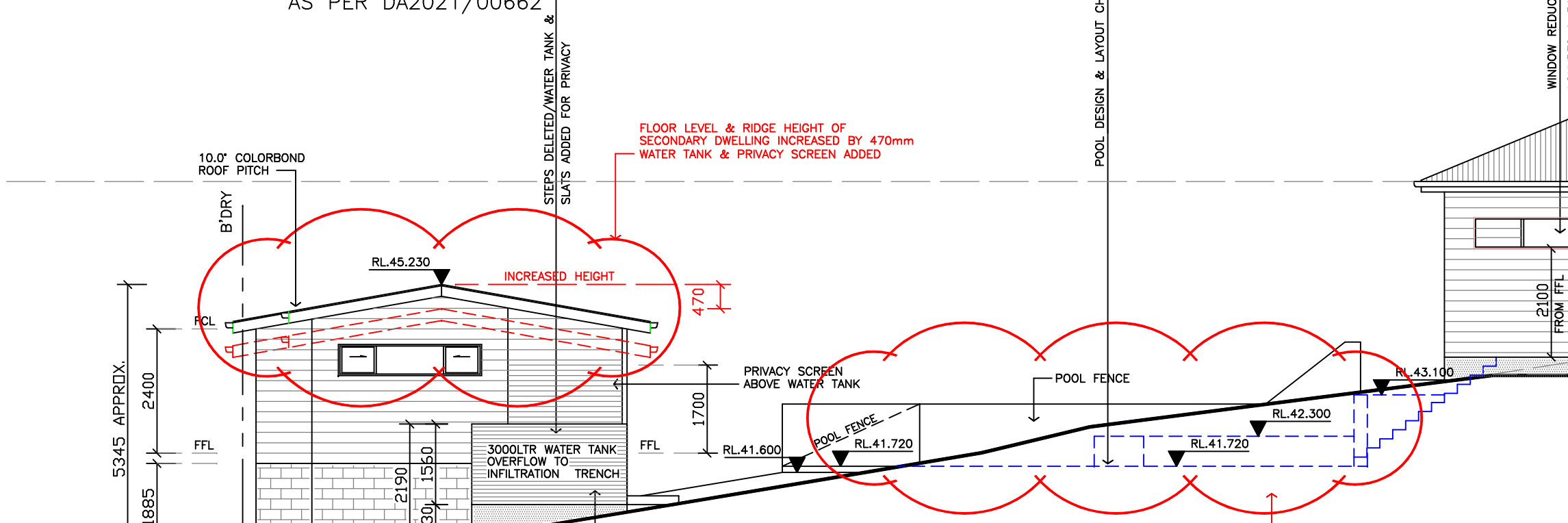
SOUTHERN ELEVATION
AS PER DA2021/00662



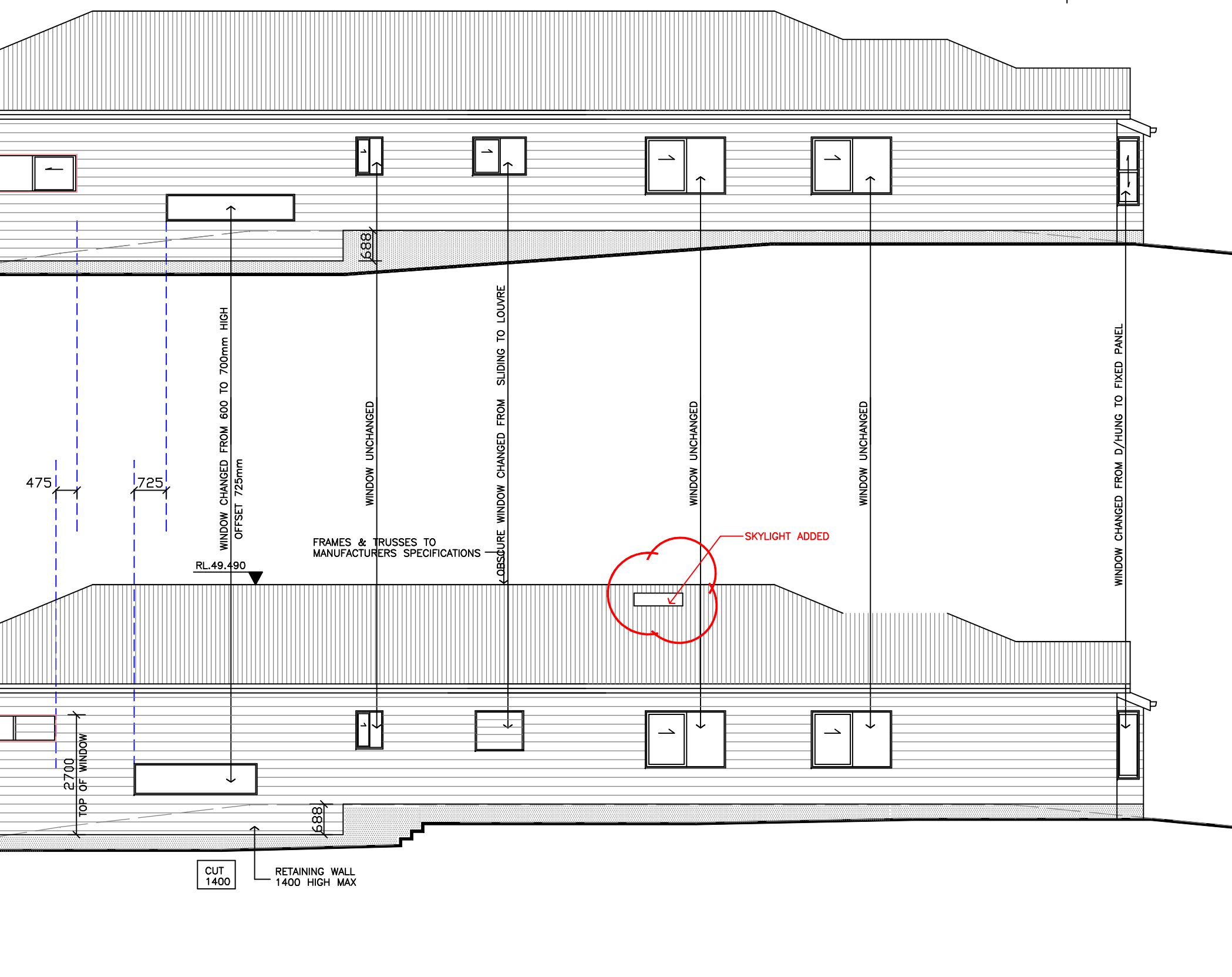
SOUTHERN ELEVATION
PROPOSED/UNDER CONSTRUCTION



EASTERN ELEVATION
AS PER DA2021/00662



EASTERN ELEVATION
PROPOSED/UNDER CONSTRUCTION

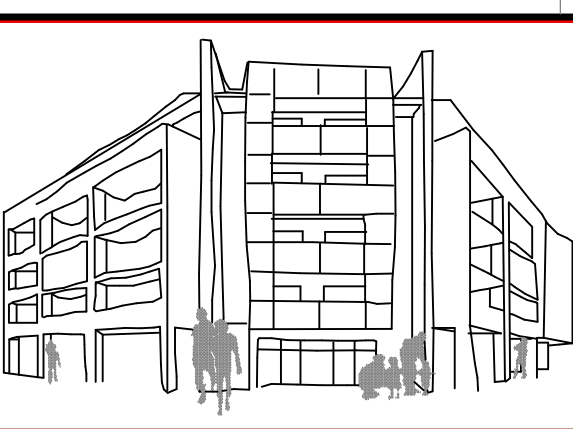


Issue	Description	Date	Drawn	Chkd
I	SECTION C-C ADDED	15.09.23	NLC	CBT
H	RETAINING WALLS SETBACK 500mm FROM WESTERN BOUNDARY	07.09.23	NLC	CBT
G	SECONDARY DWELLING SUBFLOOR DOOR DELETED & SECTION ADDED	13.07.23	NLC	CBT
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E	SECTION 4.55 MODIFICATION	12.08.22	NLC	CBT
D	WINDOW CHANGES	28.04.22	NLC	CBT
C	ISSUE FOR CC	22.02.22	NLC	CBT

Client
W. & A. WATSON
Site Address
**LOT 5, DP 18121
61 GRINSELL STREET
KOTARA NSW 2289**

0 1 2 4 6 8 10
SCALE 1:100
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Drawing Title					
ELEVATION CHANGES TO DA2021/00662					
Drawn	Date	Scale	A1	Checked	Date
NLC	14.09.2023	1:100	CBT	15.09.2023	
Designed	Project No.	Dwg. No.	Issue		
CBT	TD_21/057	S4.55_08	1		

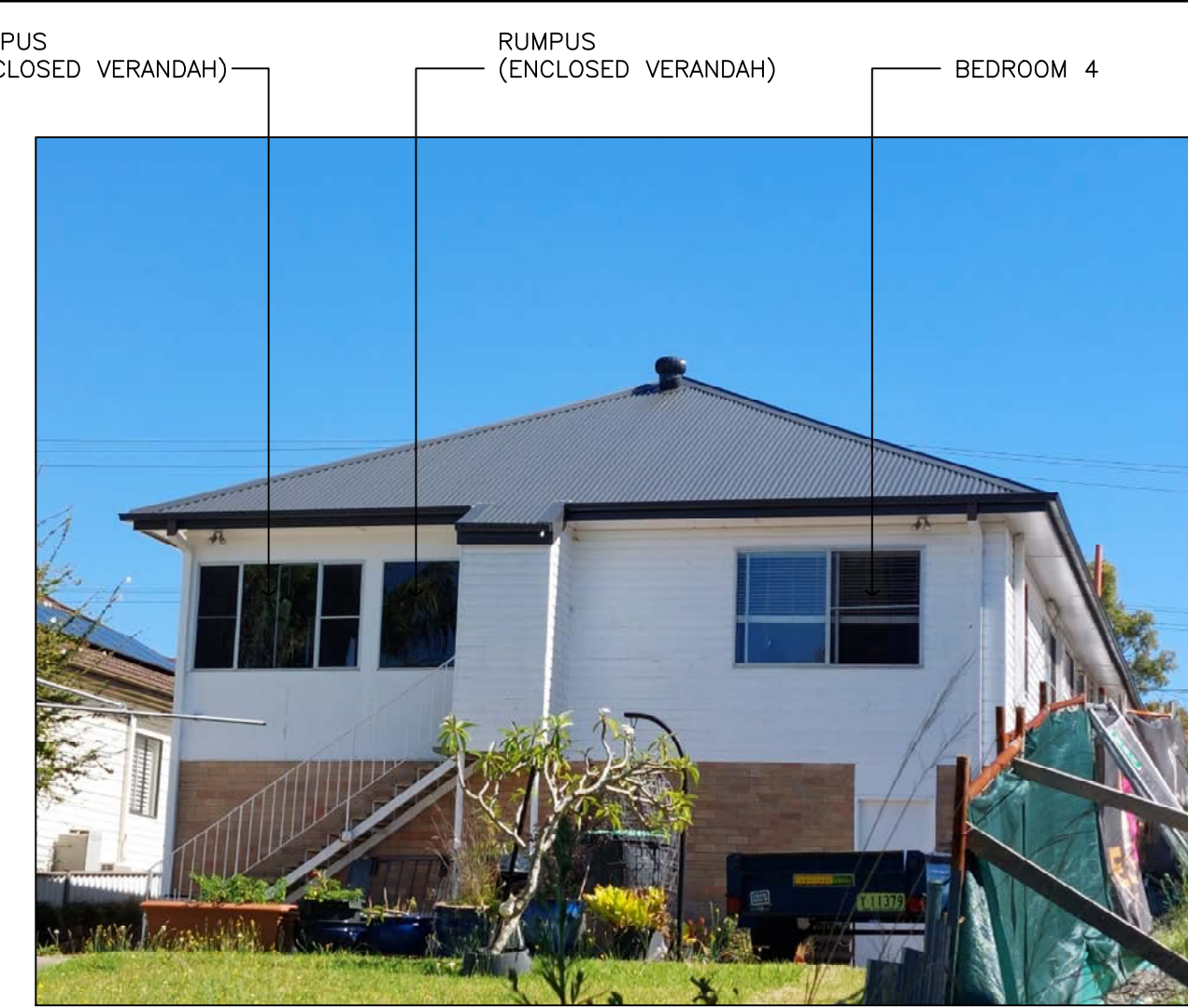
WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE



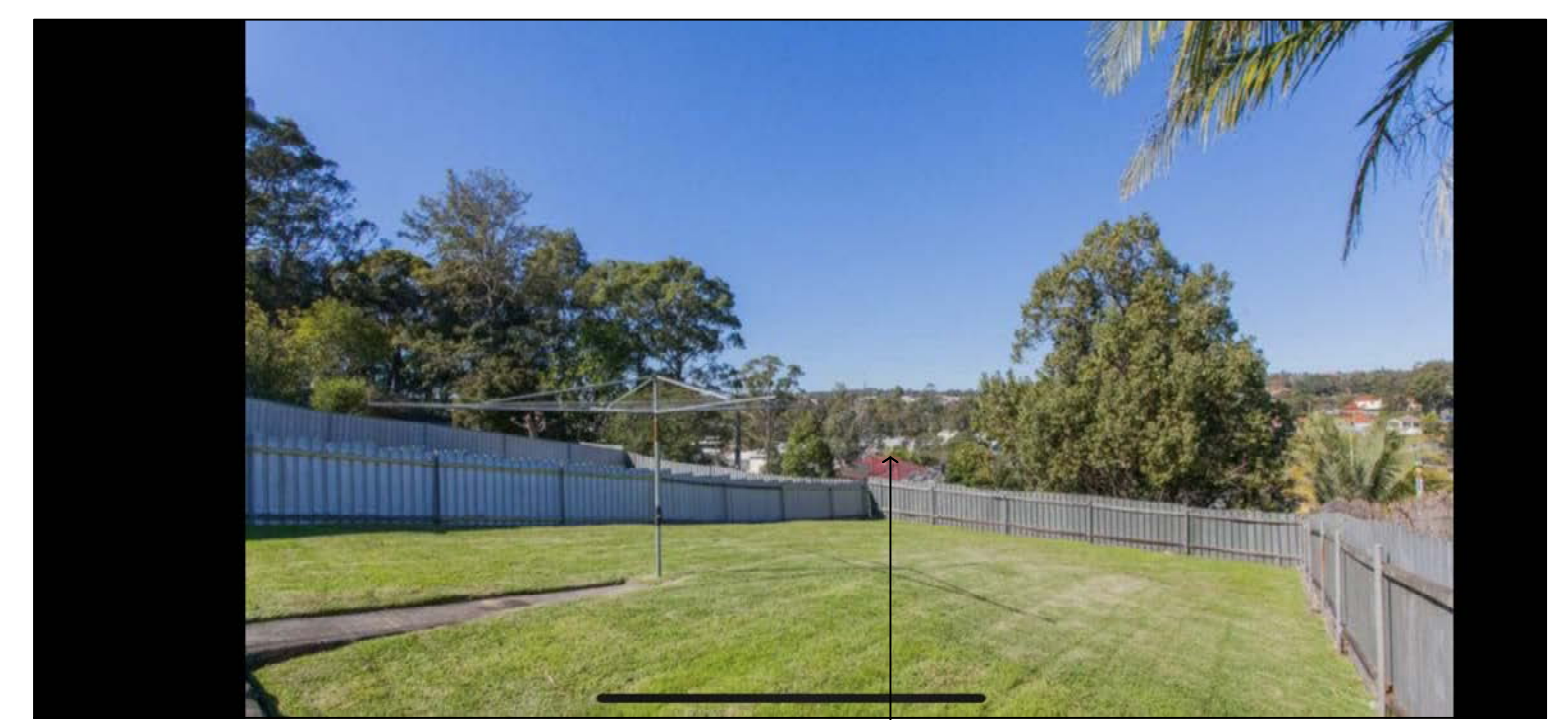
CAMERA LENSE @ 1620mm



APPROXIMATE VIEW OVER RIDGE LINE OF SECONDARY DWELLING FROM BEDROOM 4 AND RUMPUS OF 63 GRINSELL STREET (SEEN FROM 61 GRINSELL STREET)



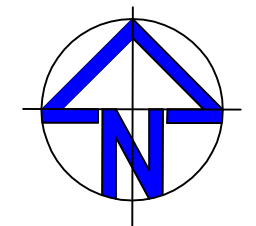
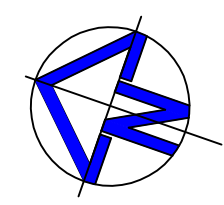
REAR VIEW OF DWELLING AT 63 GRINSELL STREET



OUTLOOK FROM REAR OF 63 GRINSELL STREET PRIOR TO DEMOLITION OF SHED AND ERECTION SECONDARY DWELLING (STANDING ON CONCRETE SLAB)



AS ACCESS TO 63 GRINSELL WAS DENIED TO CONDUCT A VIEW ANALYSIS, WE ASSUME THE VIEW OF THIS PHOTO AS VIEWED FROM BEDROOM 4 AND RUMPUS OF 63 GRINSELL BASED ON THE FOLLOWING CALCULATIONS:
 TOP OF WINDOW HEIGHTS TO 63 GRINSELL STREET: RL46.350
 FINISHED FLOOR LEVEL OF 63 GRINSELL STREET: 46.350 - 2.100 = RL44.250
 DIFFERENCE OF FLOOR LEVELS: 420mm/ADD 1200mm FOR EYE LEVEL OF PERSON SITTING ON A CHAIR: 1620mm
 CAMERA LENSE POSITIONED AT 1620mm ABOVE RL43.830



AERIAL VIEW OVER KOTARA

Issue	Description	Date	Drawn	Chkd
I	SECTION C-C ADDED	15.09.23	NLC	CBT
H	RETAINING WALLS SETBACK 500mm FROM WESTERN BOUNDARY	07.09.23	NLC	CBT
G	SECONDARY DWELLING SUBFLOOR DOOR DELETED & SECTION ADDED	13.07.23	NLC	CBT
F	POOL AREA REDESIGNED & LEVELS ADDED	24.02.23	NLC	CBT
E	SECTION 4.55 MODIFICATION	12.08.22	NLC	CBT
D	WINDOW CHANGES	28.04.22	NLC	CBT
C	ISSUE FOR CC	22.02.22	NLC	CBT

North
 WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE

Client
W. & A. WATSON
 Site Address
**LOT 5, DP 18121
 61 GRINSELL STREET
 KOTARA NSW 2289**

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 SCALE 1:100
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Drawing Title
VIEW ANALYSIS PLAN

Drawn	Date	Scale	A1	Checked	Date
NLC	14.09.2023	NTS	CBT		15.09.2023
Designed	Project No.	Dwg. No.	Issue		
CBT	TD_21/057	S4.55_09	I		

61 GRINSELL STREET KOTARA

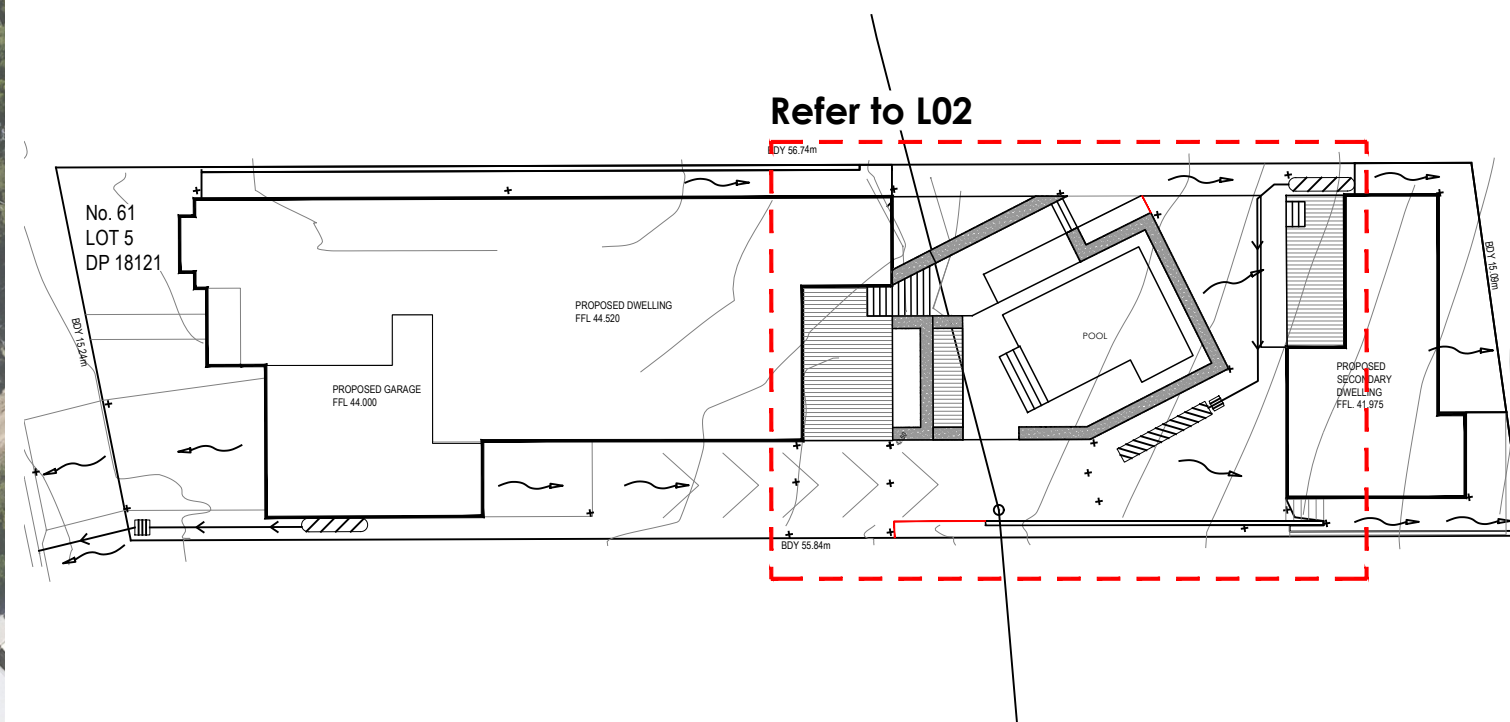
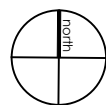
Landscape Plan

Drawing Schedule

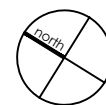
- L01 Cover Sheet
- L02 Planting Plan



Key Plan
NTS Image sourced from Metromap 2023



Key Plan
SCALE 1:300



issue	comments	date
A	Issue for CC	04.07.2023
B	Issue for CC	07.09.2023
C	Issue for CC	18.09.2023



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Suite 3A, 45 Hunter Street, Newcastle
NSW 2300

client
Mr & Mrs Watson

drawn checked date created
AW MW 03 July 2023

scale @ A3
Mr & Mrs Watson

project
61 Grinsell Street




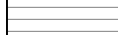



site address
61 Grinsell Street, Kotara NSW

drawing title
Cover Sheet

job no **2055** sheet **L01** issue **C**

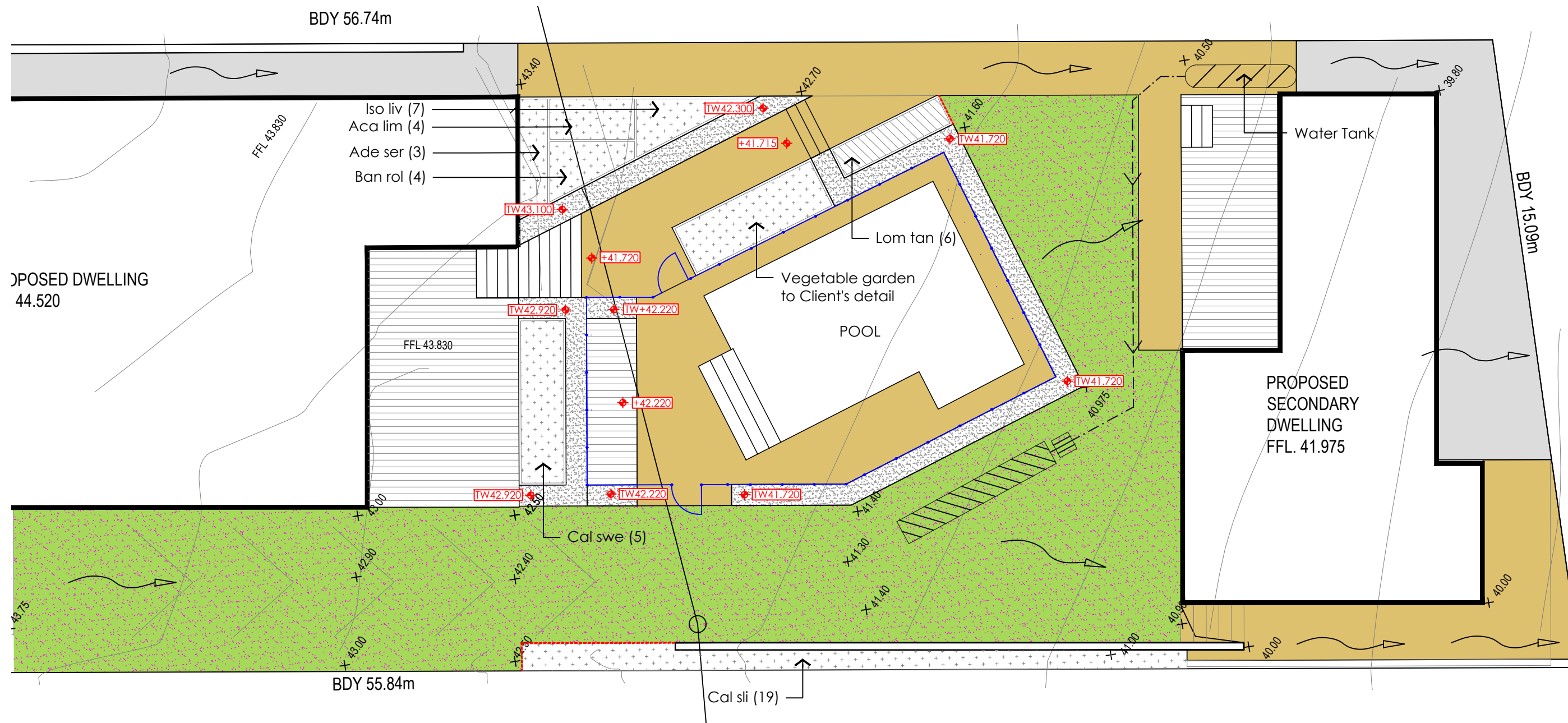
PLANTING SCHEDULE			
Code	Species	Pot Size	Quantity
Aca lim	Acacia 'Lime Light'	200mm	4
Ade ser	Adenanthos sericeis 'Platinum'	300mm	3
Ban rol	Banksia 'Roller Coaster'	200mm	4
Cal sli	Callistemon 'Slim'	300mm	19
Cal swe	Callistemon 'Sweet'	200mm	5
Iso liv	Isolepis 'Live Wire'	200mm	7
Lom tan	Lomandra 'Tanika'	200mm	6

LEGEND

-  Garden edge to Client's details
-  Pool Fence to Client's details
-  Sandstone log retaining wall
-  Timber Deck
-  Pavement to Client's details
-  Gravel
-  Turf

General Notes

- The landscape plans are planting arrangement only. For all hard surface treatments refer to others.
- Refer to civil engineers plans for stormwater design, retaining wall details and grading.
- Allow for 100mm depth of turf underlay topsoil in all turf areas.
- Garden beds to have minimum 300mm depth garden mix topsoil.
- Refer to architectural plans for details of the timber decks.
- All pavement materials and finishes to be confirmed by the client. Pavement depth and structural details by others.
- Pool details and fencing by others.



issue	comments	date
A	Issue for CC	04.07.2023
B	Issue for CC	07.09.2023
C	Issue for CC	18.09.2023

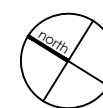
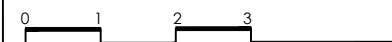


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 Suite 3A, 45 Hunter Street, Newcastle
 NSW 2300

client
Mr & Mrs Watson

drawn checked date created
 AW MW 03 July 2023

scale @ A3
 1:100 @ A3



project
61 Grinsell Street

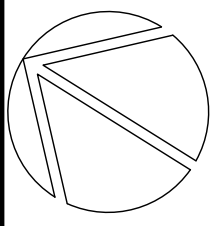
site address
 61 Grinsell Street, Kotara NSW

drawing title
Planting Plan

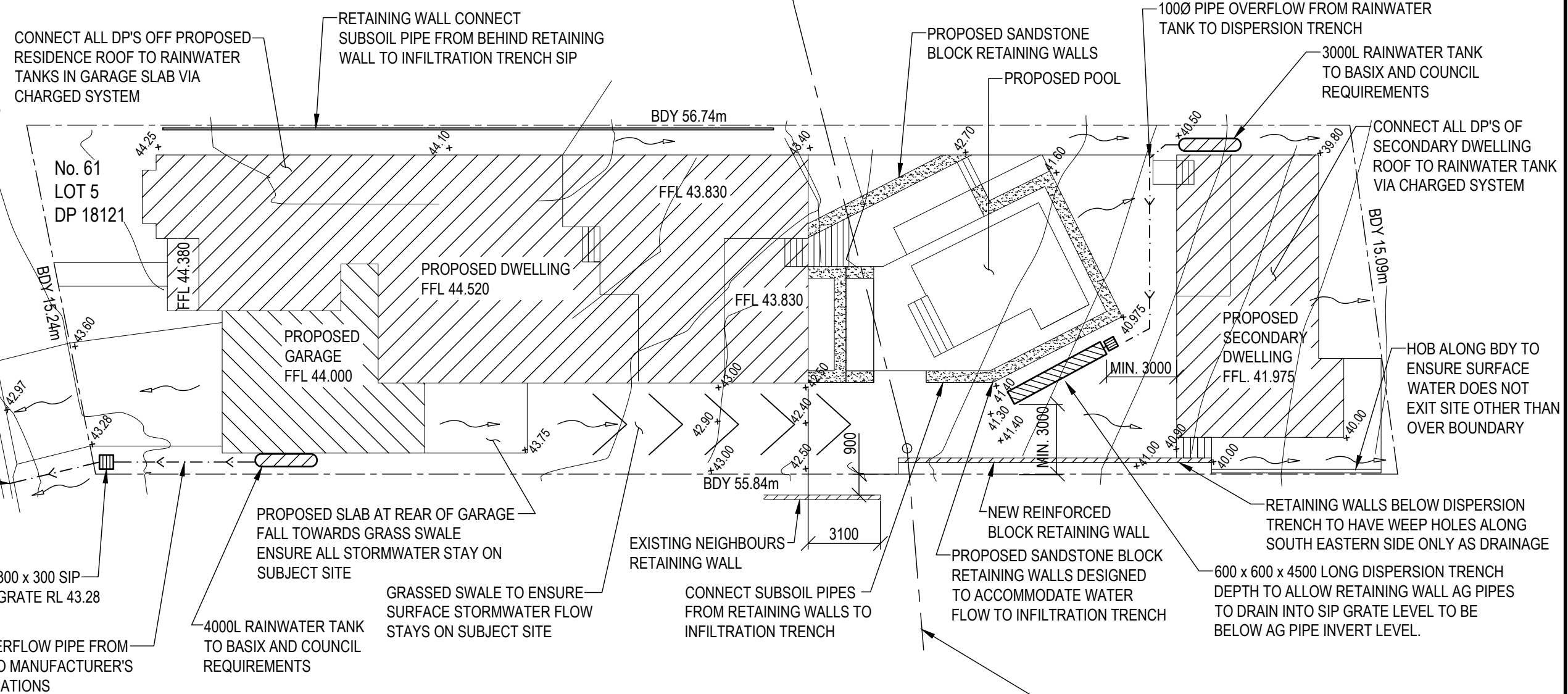
job no
2055

sheet

issue
C



GRINSELL STREET



STORMWATER MANAGEMENT PLAN 1:200

LEGEND

- FFL PROPOSED FINISHED FLOOR LEVEL
- DP PROPOSED DOWN PIPE - LOCATION TO BE CONFIRMED
- INDICATES DIRECTION OF SURFACE FLOW
- ▣ INDICATES SURFACE INLET PIT - SIP
- +1.00 INDICATES PROPOSED FINISHED SURFACE LEVEL

STORMWATER

1. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DETAILS.
2. ALL WORKS IN ACCORDANCE WITH AS3500, COUNCIL DEVELOPMENT CONTROL PLANS, HWC REQUIREMENTS AND PROPRIETARY MANUFACTURER'S RECOMMENDATIONS.
3. ALL STORMWATER PIPES TO BE 90Ø UPVC STORMWATER GRADE, U.N.O. JOINTED & INSTALLED TO MANUFACTURER'S RECOMMENDATIONS.
4. ALL STORMWATER LINES TO HAVE ALL JOINTS, INC. DP CONNECTIONS, FULLY SOLVENT WELDED (AS LINES ARE 'CHARGED' BETWEEN ROOF GUTTER & STORMWATER TANK)
5. PITS IN TRAFFICABLE AREAS TO BE FITTED WITH MEDIUM DUTY GRATES
6. GUTTERS TO ACHIEVE FALLS TO DOWN PIPES IN ACCORDANCE WITH AS3500.

NOTE:
APPROX LOCATION OF EXISTING HWC SEWER MAIN. EXACT DEPTH & LOCATION TO BE IDENTIFIED PRIOR TO BULK EXCAVATION. ENGINEER TO ASSESS PIERING REQUIREMENTS FOLLOWING THIS IDENTIFICATION.

NOTE:
DIAL 1100 DBYD. IT IS THE BUILDERS RESPONSIBILITY TO CONFIRM DEPTH & LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION AS THIS MAY AFFECT THE DESIGN.

Issue	Dm	Des'd	Description	Date
I	P.W	C.S	RETAINING WALL EXTENT AMENDED AND NOTE ADDED	29.09.23
H	P.W	C.S	AMENDMENTS TO SUIT REQUESTED UPDATES	18.09.23
G	M.B	C.S	AMENDMENTS TO SITE PLAN	11.09.23
F	M.B	C.S	AMENDMENT TO SUIT COUNCIL REQUEST	07.07.23
E	M.B	C.S	AMENDMENTS TO SUIT UPDATED ARCHITECTURALS	27.02.23
D	M.B	C.S	AQUACOMB SYSTEM REPLACED WITH RAINWATER TANKS	19.05.22
C	A.S	C.S	CC ISSUE	16.05.22

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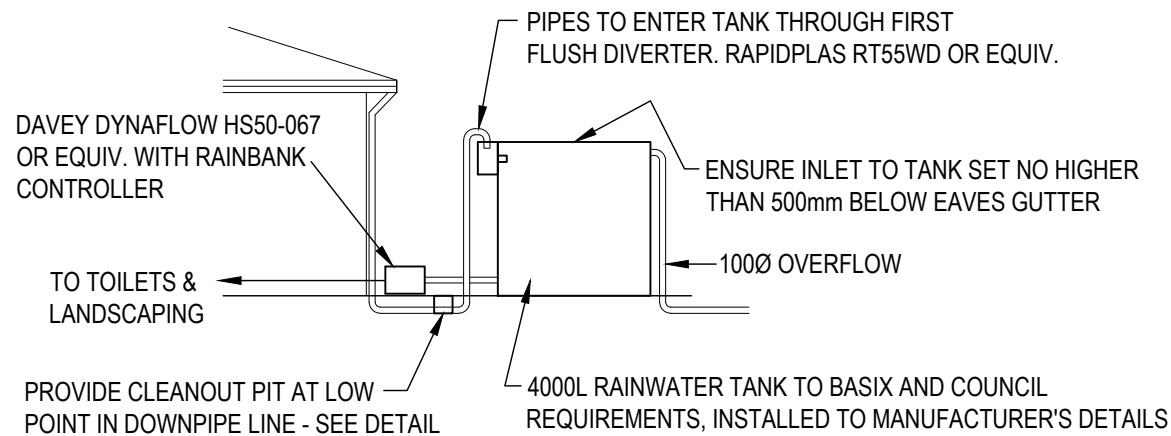
skelton
CONSULTING ENGINEERS

PO BOX 12 | CHARLESTOWN | NSW 2290
T: 0413523799 | E: chad@skeltonconsulting.com.au
A.C.N. 608 365 760

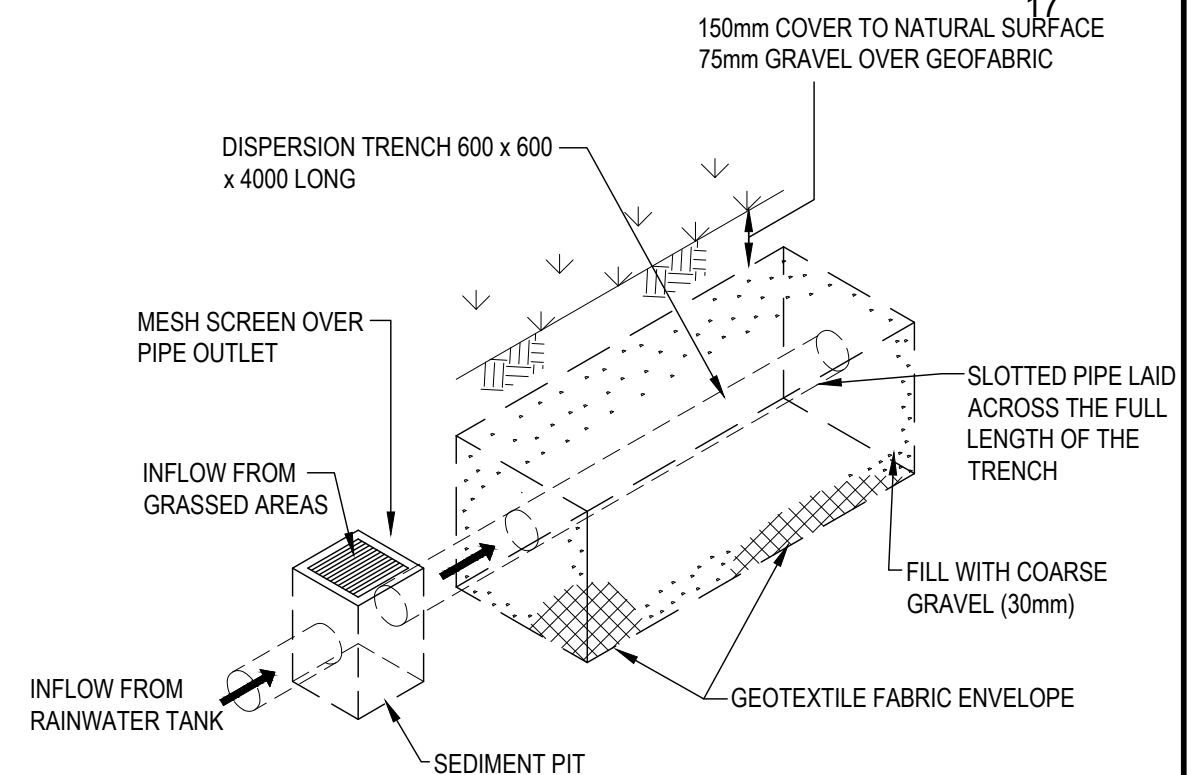
This drawing is not to be used for construction unless signed below.

Approved by _____ B.E. CPEng, NER

Client	TONER DESIGN			
Project	PROPOSED ADDITIONS: CONCEPT STORMWATER MANAGEMENT PLAN			
	No. 61 GRINSELL STREET KOTARA			
Job No.	21-227	Drawing No.	SW1 OF 2	Issue Size
			1	A3



MAIN DWELLING RAINWATER TANK SCHEMATIC SECTION N.T.S

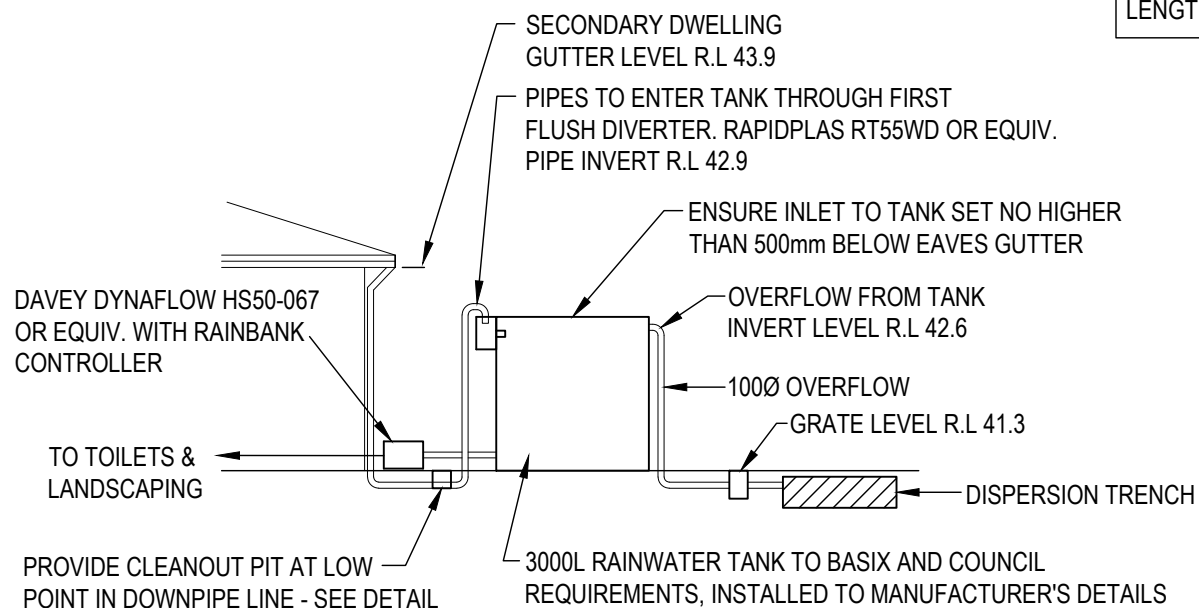


DISPERSION TRENCH DETAIL N.T.S

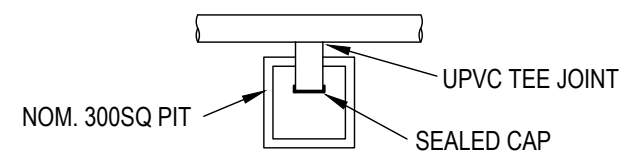
TANK SCHEMATIC SECTION N.T.S

CATCHMENT AREA TO DISPERSION TRENCH - SECONDARY DWELLING = 93m²

DISPERSION TRENCH LENGTH = 1m FOR EVERY 25m² OF ROOF AREA
LENGTH = 4m TO COMPLY WITH COUNCIL DCP.



SECONDARY DWELLING RAINWATER TANK SCHEMATIC SECTION N.T.S



CLEANOUT PIT DETAIL N.T.S

STORMWATER MANAGEMENT PLAN - SYDNEY TRAIN REQUESTED INFORMATION.

THE ORIGINAL SITE CONSISTS OF A RESIDENCE, GARAGE, DRIVEWAY AND RETAINING WALLS. ALL OF THE STORMWATER FROM THE SITE DRAINS TO THE REAR AND INTO THE RAIL CORRIDOR.

SITE AREA = 841.61m²
ORIGINAL IMPERVIOUS AREA = 289.23m².

THE PROPOSED SITE CONSISTS OF OF A RESIDENCE, SECONDARY DWELLING AND RETAINING WALLS. THE STORMWATER OFF THE PROPOSED RESIDENCE WILL BE DIRECTED TO THE STREET VIA A RAINWATER TANK. THE STORMWATER OFF THE SECONDARY DWELLING WILL BE DIRECTED TO AN DISPERSION TRENCH VIA A RAINWATER TANK. OTHER STORMWATER FALLING ON NON-ROOF AREAS OF THE SITE WILL EXIT THE SITE INTO THE RAIL CORRIDOR AS OVERLAND FLOW.

PROPOSED RESIDENCE AREA = 329.32m²
PROPOSED SECONDARY DWELLING AREA = 93.03m².

THE PROPOSAL TO DIRECT THE STORMWATER OFF THE RESIDENCE TO THE STREET WILL SIGNIFICANTLY REDUCE THE RUNOFF FROM THE SITE ENTERING THE RAIL CORRIDOR. THE PROPOSAL TO DRAIN THE SECONDARY DWELLING TO AN DISPERSION TRENCH WILL FURTHER REDUCE THE FLOW FROM THE SITE TO THE RAIL CORRIDOR.

THE TOTAL SITE AREA DISCHARGING TO THE RAIL CORRIDOR WILL BE REDUCED BY 329.32m².

Issue	Dm	Des'd	Description	Date
G	P.W	C.S	AMENDMENTS AS PER REQUESTED UPDATES	18.09.23
F	M.B	C.S	AMENDMENTS TO SUIT COUNCIL REQUEST	07.07.23
E	M.B	C.S	AMENDMENTS TO SUIT UPDATED ARCHITECTURALS	27.02.23
D	M.B	C.S	RAIN WATER TANKS ADDED	19.05.22
C	A.S	C.S	CC ISSUE	16.05.22
B	M.B	C.S	CHANGES TO SUIT GEOTECHNICAL RECOMMENDATIONS	29.09.21
A	M.B	C.S	DA ISSUE	01.06.21

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A.C.N. 608 365 760

This drawing is not to be used for construction unless signed below.

Approved by B.E. CPEng, NER

Client	TONER DESIGN			
Project	PROPOSED ADDITIONS: CONCEPT STORMWATER MANAGEMENT PLAN No. 61 GRINSELL STREET KOTARA			
Job No.	21-227	Drawing No.	SW2 OF 2	Issue Size G A3



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 17/10/23 - 2/29 & 3/31 HONEYSUCKLE DRIVE NEWCASTLE -
FOOD AND DRINK PREMISES - CHANGE OF USE AND FITOUT -
DA2023/00243**

6.2 Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER



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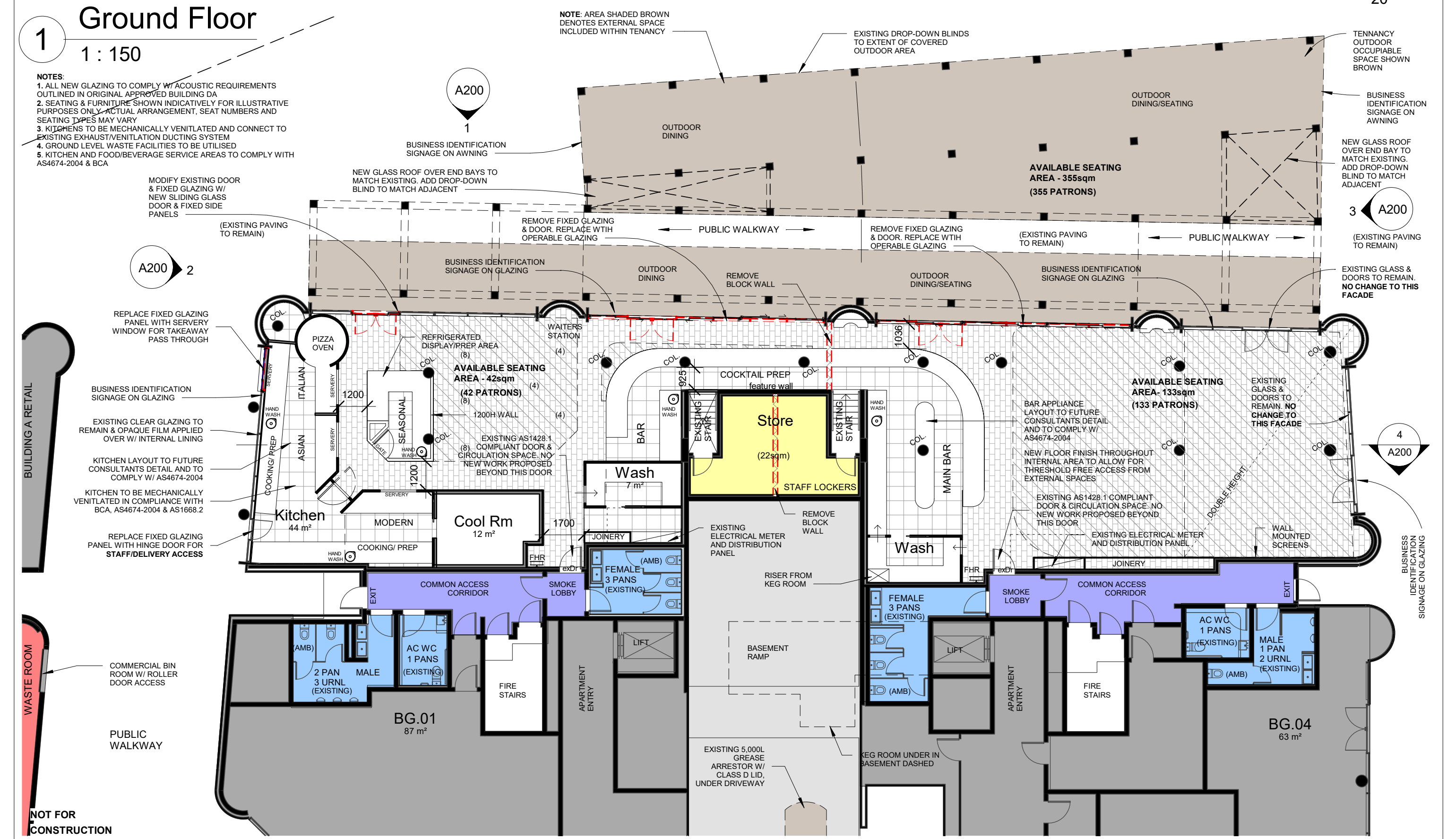
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Ground Floor

1
1 : 150

- NOTES:**
1. ALL NEW GLAZING TO COMPLY W/ ACOUSTIC REQUIREMENTS OUTLINED IN ORIGINAL APPROVED BUILDING DA
 2. SEATING & FURNITURE SHOWN INDICATIVELY FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL ARRANGEMENT, SEAT NUMBERS AND SEATING TYPES MAY VARY
 3. KITCHENS TO BE MECHANICALLY VENTILATED AND CONNECT TO EXISTING EXHAUST/VENTILATION DUCTING SYSTEM
 4. GROUND LEVEL WASTE FACILITIES TO BE UTILISED
 5. KITCHEN AND FOOD/BEVERAGE SERVICE AREAS TO COMPLY WITH AS4674-2004 & BCA

NOTE: AREA SHADED BROWN DENOTES EXTERNAL SPACE INCLUDED WITHIN TENANCY



NOT FOR CONSTRUCTION

Check all dimensions and site conditions prior to the commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and / or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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Rev	Description	Date
C	Preliminary DA	28.10.2022
D	For Review	17.11.2022
E	Coordination Issue	25.01.2023
F	Issued for DA	03.03.2023
G	Revised DA issue	16.05.2023
H	Revised DA issue 2	23.08.2023
I	Issued for Information	14.09.2023

Huntington Food & Beverage Fitout
 2/29 & 3/31 Honeysuckle Ave, Newcastle
 Ground Floor Plan

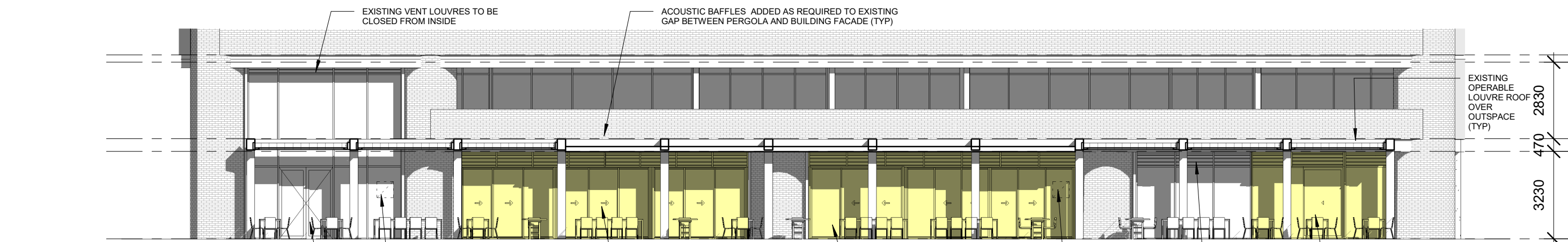
STATUS: Development Application
 DRAWN BY: BR
 SCALE: 1 : 150
 REVISION I: A110
 DRAWING NO.:

Concept Co. Pty Ltd
 PROJECT NUMBER: 2022-0161
 DATE: May 2023

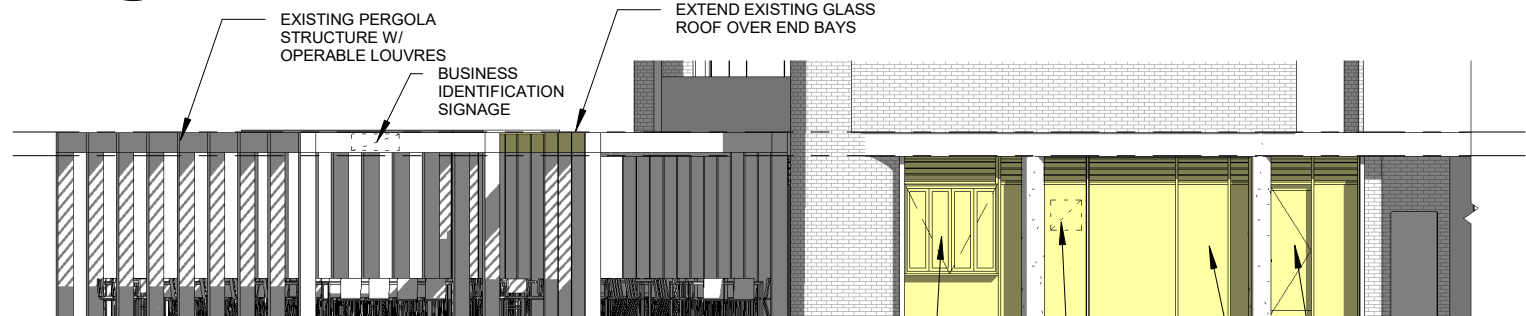
a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
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ABN 70 619 983 023

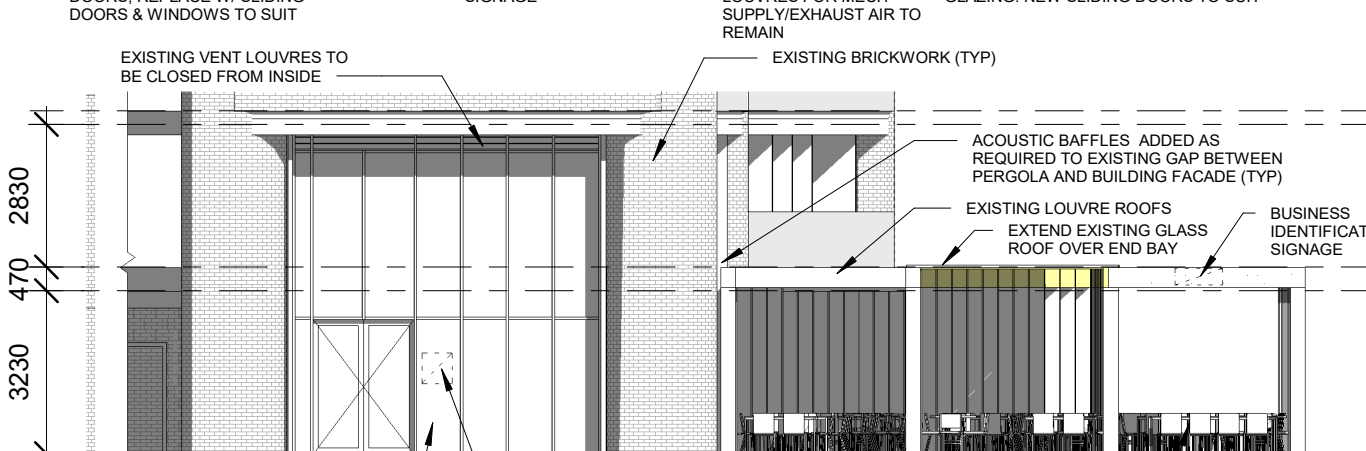




1 North
1 : 150

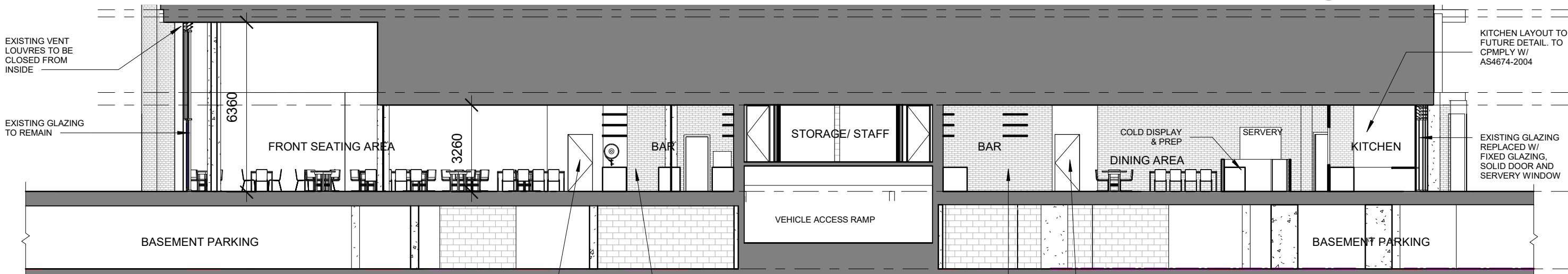


2 West
1 : 150



3 East
1 : 150

4 Section A
1 : 150



NOT FOR CONSTRUCTION

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Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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Rev	Description	Date
B	Initial Concept - B	18.10.2011
C	Preliminary DA	28.10.2022
D	For Review	17.11.2022
E	Coordination Issue	25.01.2023
F	Issued for DA	03.03.2023
G	Revised DA issue	16.05.2023
H	Revised DA issue 2	23.08.2023

Huntington Food & Beverage Fitout

2/29 & 3/31 Honeysuckle Ave, Newcastle

Elevations & Section

STATUS Development Application
 DRAWN BY BR
 SCALE 1 : 150
 REVISION H
 DRAWING NO. **A200**

Concept Co. Pty Ltd
 PROJECT NUMBER 2022-0161
 DATE May 2023

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