

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 15/06/21 – 57A HENRY STREET TIGHES HILL – DA2020/01328 -
MULTI-DWELLING HOUSING - DEMOLITION OF EXISTING
STRUCTURES, ERECTION OF THREE X TWO-STOREY DWELLINGS
AND ONE INTO THREE LOT SUBDIVISION**

PAGE 3 **ITEM - 1** **Attachment A:** Submitted Plans

PAGE 23 **ITEM - 1** **Attachment B:** Processing Chronology

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MULTI-DWELLING HOUSING - DEMOLITION OF EXISTING
STRUCTURES, ERECTION OF THREE X TWO-STOREY DWELLINGS
AND ONE INTO THREE LOT SUBDIVISION**

ITEM - 1 Attachment A: Submitted Plans

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DEVELOPMENT APPLICATION 20071

Multi-Dwelling - 57a Henry Street, Tighes Hill

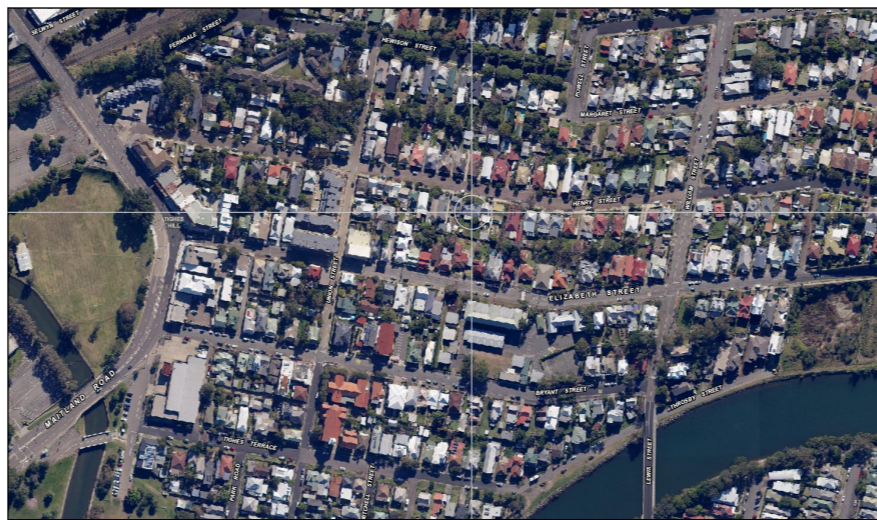
Linefront Pty Ltd

SCHEDULE OF DRAWINGS

DA000	COVER PAGE
DA010	SITE ANALYSIS PLAN
DA011	AREA ANALYSIS PLAN
DA020	DEMOLITION PLAN
DA030	SITE PLAN
DA035	SITE COVERAGE PLAN
DA040	PERSPECTIVES
DA100	GROUND FLOOR
DA110	FIRST FLOOR
DA150	ROOF PLAN
DA300	ELEVATIONS
DA301	ELEVATIONS
DA302	ELEVATIONS
DA350	EXTERNAL FINISHES
DA400	SECTIONS
DA900	EXTERNAL SHADOW DIAGRAMS
DA901	EXTERNAL SHADOW DIAGRAMS
DA960	SEDIMENT CONTROL



SUBJECT SITE



SITE LOCATION

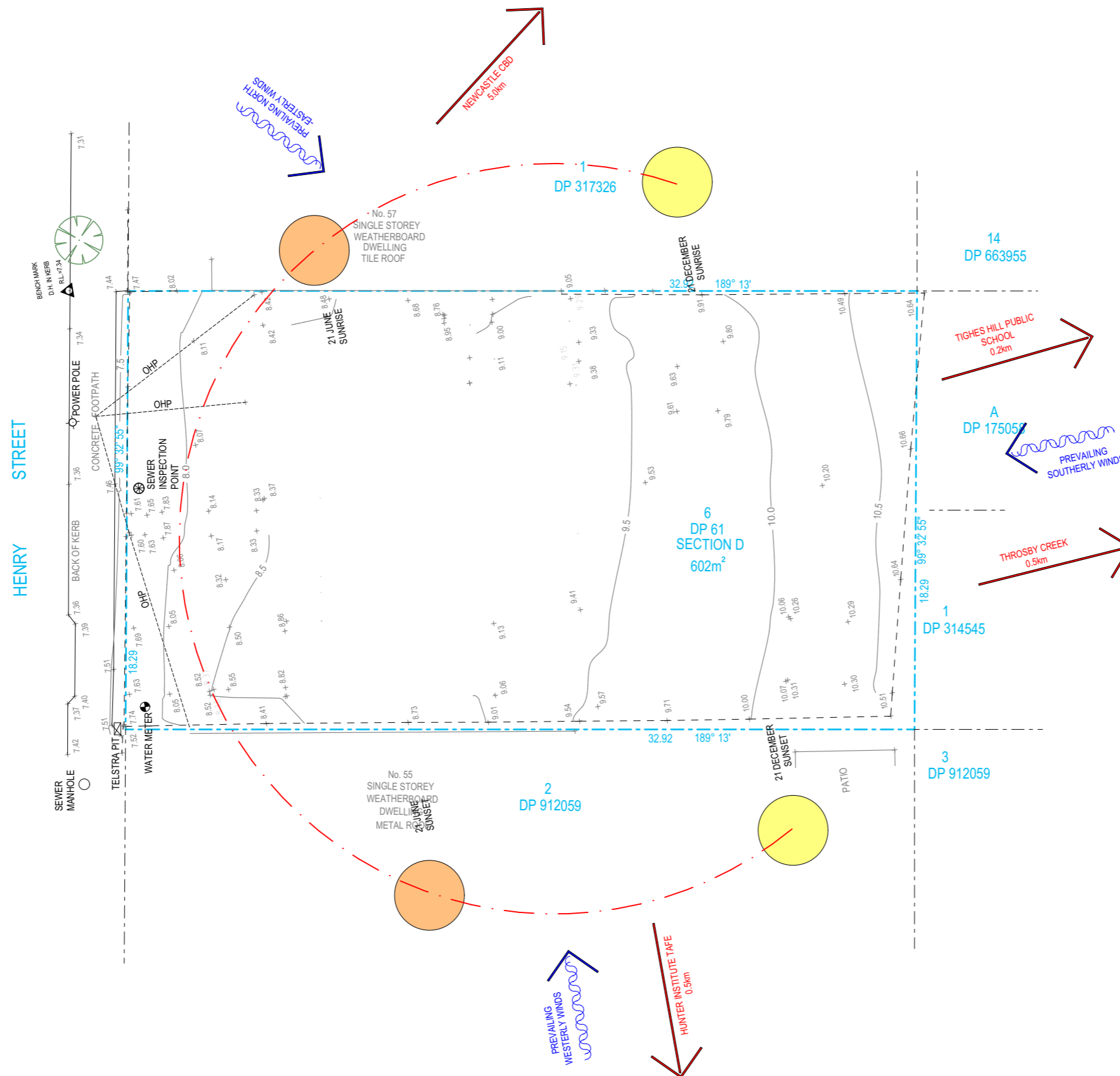
DMN Assessor #16/1742	8 th October 2020	Reference: 264/2020	
Evergreen Energy Consultants			
Email address: enquiries@evergreene.com.au	Ph: 1300 584 010		
Important Note for Development Applicants:			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.			
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Evergreen Energy Consultants.			
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.			
Thermal Performance Specifications			
External Wall Construction	<i>Insulation</i>	<i>Colour (Solar Absorbance)</i>	<i>Detail</i>
Fibro Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2.5	Light	
Brick Veneer	Anti-glare foil with bulk no gap R2.5	Medium	
Internal Wall Construction	<i>Insulation</i>	<i>Detail</i>	
Cavity wall, direct fix plasterboard, single gap	None	Internal walls adjoining garages	
Cavity wall, direct fix plasterboard, single gap	Bulk insulation, no gap R2.5	Internal walls adjoining garages	
Party Walls - Shaft Liner	Bulk insulation both sides R2.5		
Ceiling Construction	<i>Insulation</i>	<i>Detail</i>	
Plasterboard with Timber	Bulk insulation R4.0	External and garage ceilings	
Timber above Plasterboard	None	Internal ceilings	
Roof Construction	<i>Insulation</i>	<i>Colour (Solar Absorbance)</i>	<i>Detail</i>
Colorbond	Bulk, reflective side down, no air gap above R1.3	Light	1° and 3° pitch
Waterproofing Membrane	Bulk, reflective side down, no air gap above R1.3	Light	1° pitch
Floor Construction	<i>Insulation</i>	<i>Covering</i>	
225mm Waffle Pod Slab	None	Timber, Tiles and Bare	
Windows	<i>Glass and frame type</i>	<i>U Value</i>	<i>SHGC</i> <i>Area m2</i>
ALM-001-03 A Aluminium framed Group A Windows Single Glazed High Solar Gain Low-E		5.40	0.49
ALM-002-03 A Aluminium framed Group B Windows Single Glazed High Solar Gain Low-E		5.40	0.58
All Group A windows are Awning, Bifold, Casement, Tilt 'n' Turn, Entry, French & Hinged windows and doors. All Group B windows are Double Hung, Louvre, Fixed, Sliding & Stacker windows and doors.			
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.			
Fixed shading - Eaves	Width includes guttering, offset is distance above windows		
As drawn	Nominal only, refer to plan for detail		
Fixed shading - Other	Verandah to certain units only		
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences			
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:			
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1			
- Thermal breaks in accordance with Section J1.3(f) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)			
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)			
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(ii) or (c) & (d)			
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.			

57a Henry Street, Tighes Hill			
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.			
WATER COMMITMENTS			
Fixtures			
Alternative Water - Rainwater Tank Size 4,000(L) Tank/Unit Connected To:			
All Toilets	One Outdoor Tap	Laundry W/M Cold Tap	
Fixtures			
3 Star Shower Heads	3 Star Toilet	3 Star Kitchen Taps	3 Star Basin Taps
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Gas instantaneous 6 star		
Cooling System	Living	Ceiling fans + 1 phase air-conditioning 4.5 star	
	Bedrooms	Ceiling fans	
Heating System	Living	1 phase air-conditioning 4.5 star	
	Bedrooms	None	
Ventilation	Bathrooms	Fan ducted to roof/facade	Manual on/off
	Kitchen	Fan ducted to roof/facade	Manual on/off
	Laundry	Fan ducted to roof/facade	Manual on/off
Natural Lighting	Window/Skylight in kitchen		
	As Drawn		
Artificial Lighting (Primarily lit by fluoro or LED)	Number of bedrooms	3	Dedicated Yes
	Number of Living/Dining rooms	2	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	Indoor or sheltered clothes drying line Yes	
Stove/Oven	Gas cooktop, electric oven		
Other	"Well ventilated" refrigerator space		

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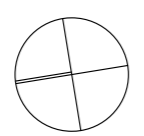
Survey By: DELF LASCELLES
Ref: 20414 Date: 22-07-20

PO Box 601 Kollara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 Notes The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.	Consultants Surveyor Del's Lascelles p: 02 4964 4886 e: admin@delacs.com.au Energy Assessor Evergreen Energy Consultants p: (02) 4975 5350 m: 0407 886 275 e: joseph@evergreene.com.au	Civil Engineer MPC Consulting Engineers p: 0412582966 e: admin@mpceng.com.au Arborist Abacus Tree Services m: 0425 203 049 e: abacustrees@gmail.com	Landscape Consultant JK's Gardencreations p: 0412582966 e: gardenflora704@gmail.com Town Planner Piper Planning Pty Ltd p: 0401660152 e: piperplanning.com.au		<table border="1"> <tr><th>Issue</th><th>Description</th><th>Date</th></tr> <tr><td>P1</td><td>For Review</td><td>6/08/2020</td></tr> <tr><td>P2</td><td>For Review</td><td>20/08/2020</td></tr> <tr><td>P3</td><td>For Review</td><td>26/08/2020</td></tr> <tr><td>P4</td><td>For Authority Approval</td><td>1/10/2020</td></tr> <tr><td>A</td><td>Development Application</td><td>9/11/2020</td></tr> <tr><td>B</td><td>RFI Amendment</td><td>21/01/2021</td></tr> <tr><td>C</td><td>RFI Amendments</td><td>6/04/2021</td></tr> </table>	Issue	Description	Date	P1	For Review	6/08/2020	P2	For Review	20/08/2020	P3	For Review	26/08/2020	P4	For Authority Approval	1/10/2020	A	Development Application	9/11/2020	B	RFI Amendment	21/01/2021	C	RFI Amendments	6/04/2021	Project Multi-Dwelling Location 57a Henry Street Tighes Hill Client Linefront Pty Ltd	Drawing COVER PAGE Scale @ A3 DRAWN TG Date 7/05/2021 QA CHECKED SV	Drawing Number DA000 Issue C Project Number 20071	
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P1	For Review	6/08/2020																															
P2	For Review	20/08/2020																															
P3	For Review	26/08/2020																															
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C	RFI Amendments	6/04/2021																															



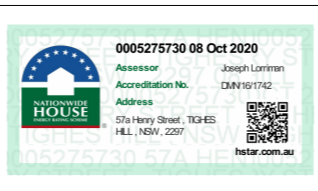
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Consultants
 Surveyor
 Delis Lascelles
 p: 02 4964 4886
 e: admin@delacs.com.au
 Energy Assessor
 Evergreen Energy Consultants
 p: (02) 4975 5390 m: 0407 886 275
 e: joseph@evergreeneec.com.au
 Civil Engineer
 MPC Consulting Engineers
 p: 02 4927 5566
 e: admin@mpceng.com.au
 Arborist
 Abacus Tree Services
 m: 0425 203 049
 e: abacustrees@gmail.com

Landscape Consultant
 JK's Gardencreations
 p: 0412582966
 e: gardenflora704@gmail.com
 Town Planner
 Piper Planning Pty Ltd
 p: 0401660152
 e: piperplanning.com.au



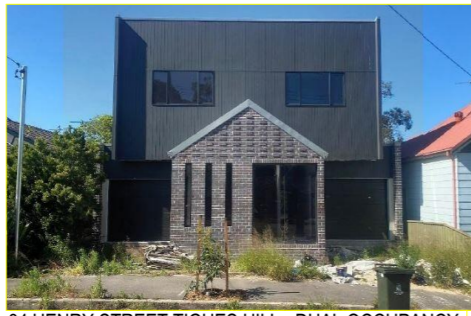
Issue	Description	Date
P1	For Authority Approval	1/10/2020
A	Development Application	9/11/2020

Project
Multi-Dwelling
 Location
57a Henry Street Tighes Hill
 Client
Linefront Pty Ltd

Drawing
SITE ANALYSIS PLAN
 Scale
 @ A3
 Date
 7/05/2021
 DRAWN
 TG
 QA CHECKED
 SV

Drawing Number
DA010
 Issue
 A
 Project Number
20071





34 HENRY STREET TIGHES HILL - DUAL OCCUPANCY



37 GEORGE STREET TIGHES HILL - ALTS & ADDS



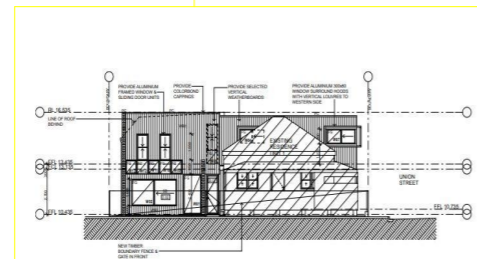
48 GEORGE STREET TIGHES HILL - 18 UNITS



52-54 KINGS ROAD TIGHES HILL - 5 UNITS



20-26 ELIZABETH STREET TIGHES HILL - MIXED USE



17 ELIZABETH STREET TIGHES HILL - DUAL OCCUPANCY

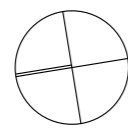


103 HENRY STREET TIGHES HILL - DUAL OCCUPANCY

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Delfs Lascelles
p: 02 4964 4886
e: admin@delacs.com.au

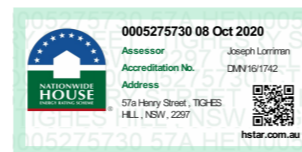
Energy Assessor
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreene.com.au

Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
e: admin@mpceng.com.au

Arborist
Abacus Tree Services
m: 0425 203 049
e: abacustrees@gmail.com

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au



Issue	Description	Date
A	RFI Amendments	6/04/2021




Project
Multi-Dwelling
Location
57a Henry Street Tighes Hill
Client
Linefront Pty Ltd

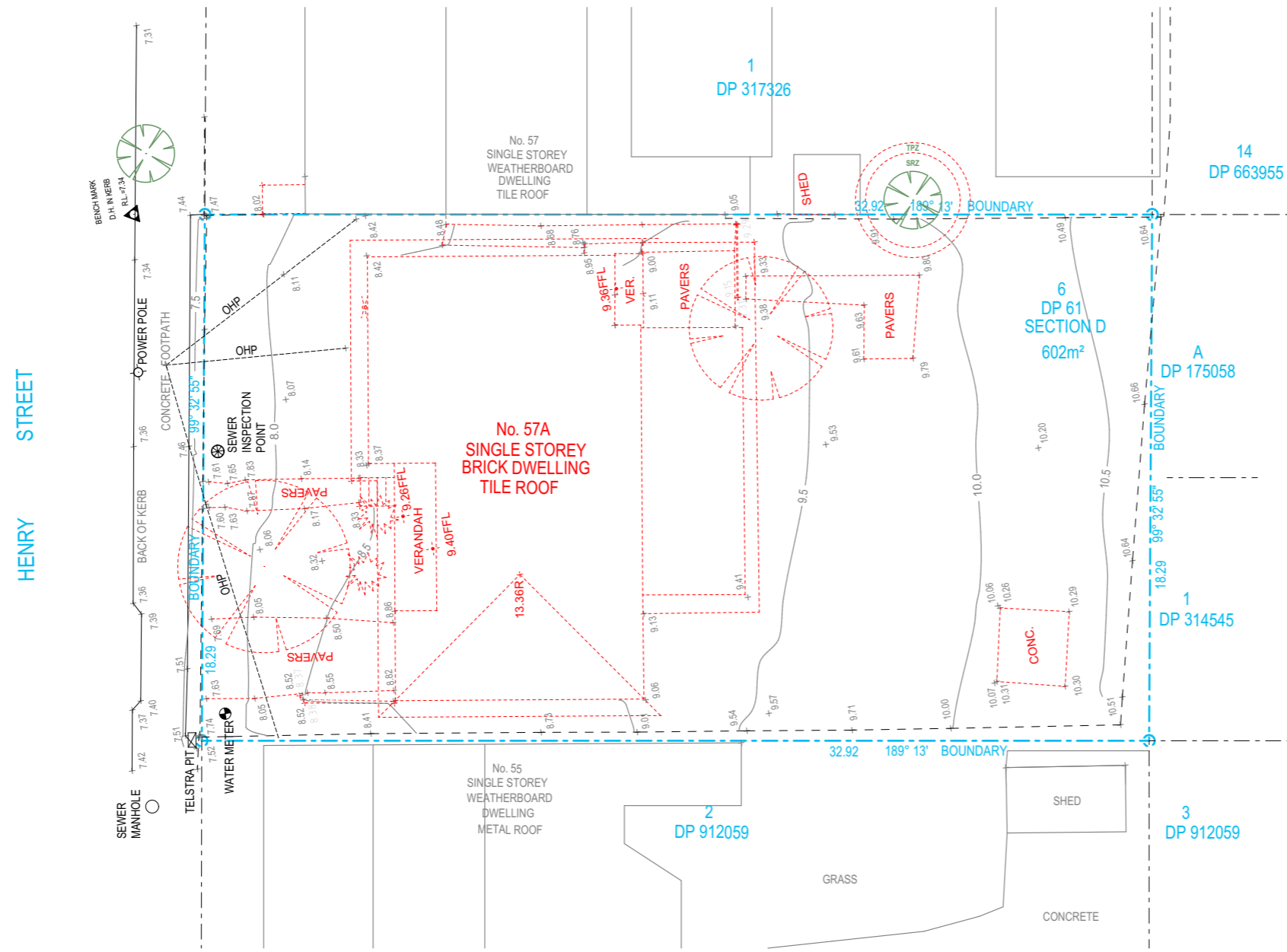
Drawing
AREA ANALYSIS PLAN
Scale
@ A3
DRAWN
TG
Date
7/05/2021
QA CHECKED
SV

Drawing Number
DA011
Issue
A
Project Number
20071



DEMOLITION LEGEND

-  EXISTING TREE TO BE DEMOLISHED
-  EXISTING TREE TO BE RETAINED
-  TO BE DEMOLISHED

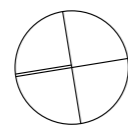


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Dellis Lascelles
p: 02 4964 4886
e: admin@delias.com.au

Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
e: admin@mpceng.com.au

Energy Assessor
Evergreen Energy Consultants
p: (02) 4975 5390 m: 0407 886 275
e: joseph@evergreene.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Town Planner
Piper Planning Pty Ltd
m: 0425 203 049
e: piperplanning.com.au

Issue	Description	Date
P1	For Review	2/09/2020
P2	For Authority Approval	1/10/2020
A	Development Application	9/11/2020

Project
Multi-Dwelling

Location
**57a Henry Street
Tighes Hill**

Client
Linefront Pty Ltd

Drawing
DEMOLITION PLAN

Scale
1:200 @ A3

Date
7/05/2021

DRAWN
TG

QA CHECKED
SV

Drawing Number
DA020

Issue
A

Project Number
20071



AREA CALCULATION (m2)		AREAS	
		SITE AREA	602m ²
DEEP SOIL	74	FLOOR SPACE RATIO (MAX 0.60)	0.59
DRIVEWAY	68	TOTAL GFA	360m ²
LANDSCAPING	202	LANDSCAPE	202m ²
Proposed Lot 1	201	DEEP SOIL	76m ²
Proposed Lot 2	200		12.6%
Proposed Lot 3	201		

DWELLING 01	
FIRST FLOOR	62
GARAGE	19
GROUND FLOOR	58

DWELLING 02	
FIRST FLOOR	62
GARAGE	19
GROUND FLOOR	58

DWELLING 03	
FIRST FLOOR	62
GARAGE	19
GROUND FLOOR	58

SITE LEGEND

WT-1 4,000 LITRE ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS

RW RETAINING WALLS TO ENGINEERS SPECIFICATIONS & DETAILS

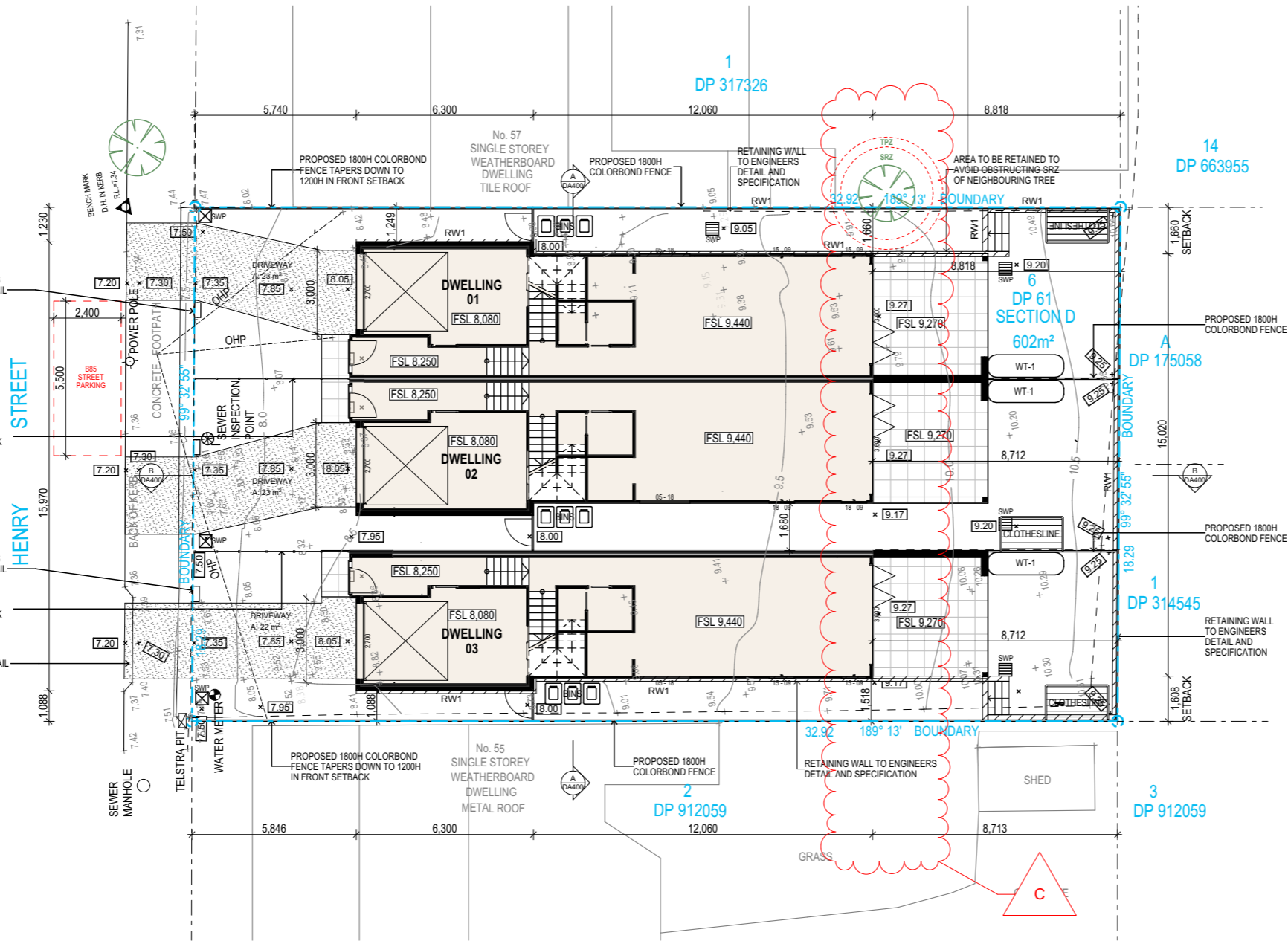
EXISTING TREE TO BE RETAINED

PROPOSED BUILDING FOOTPRINT

EXISTING BUILDING FOOTPRINT

SITE NOTES

- GFA (GROSS FLOOR AREA) AS DEFINED BY THE LOCAL COUNCIL
- PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
- FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
- DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER OR BUILDER.
- FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



INDIVIDUAL LETTERBOXES TO AUSTRALIA POST DETAIL AND SPECIFICATION

1200H ALUMINIUM OPEN FENCE IN FRONT SETBACK

NEW DRIVEWAY CROSSINGS TO NCC DETAIL AND SPECIFICATION

SEWER MANHOLE

TELSTRA PIT

WATER METER

PROPOSED 1800H COLORBOND FENCE TAPERS DOWN TO 1200H IN FRONT SETBACK

NO. 57 SINGLE STOREY WEATHERBOARD DWELLING TILE ROOF

NO. 55 SINGLE STOREY WEATHERBOARD DWELLING METAL ROOF

PROPOSED 1800H COLORBOND FENCE

RETAINING WALL TO ENGINEERS DETAIL AND SPECIFICATION

SHED

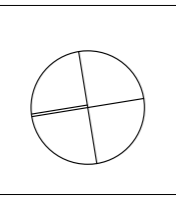
GRASS

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Dellis Lascelles
p: 02 4964 4886
e: admin@delacs.com.au

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m: 0425 203 049
e: abacustrees@gmail.com

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JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au

Assessor
Accreditation No. Joseph Lorrimer
Address
57a Henry Street, TIGHEES
H.L., NSW, 2207
hstar.com.au



Issue	Description	Date
P9	For Review	11/09/2020
P10	For Review	14/09/2020
P11	For Review	17/09/2020
P12	For Review	1/10/2020
P13	For Authority Approval	1/10/2020
A	Development Application	9/11/2020
B	RFI Amendments	6/04/2021
C	RFI Amendments	7/05/2021

Project
Multi-Dwelling
Location
**57a Henry Street
Tighes Hill**
Client
Linefront Pty Ltd

Drawing
SITE PLAN
Scale
1:200 @ A3
DRAWN
TG

Date
7/05/2021
QA CHECKED
SV

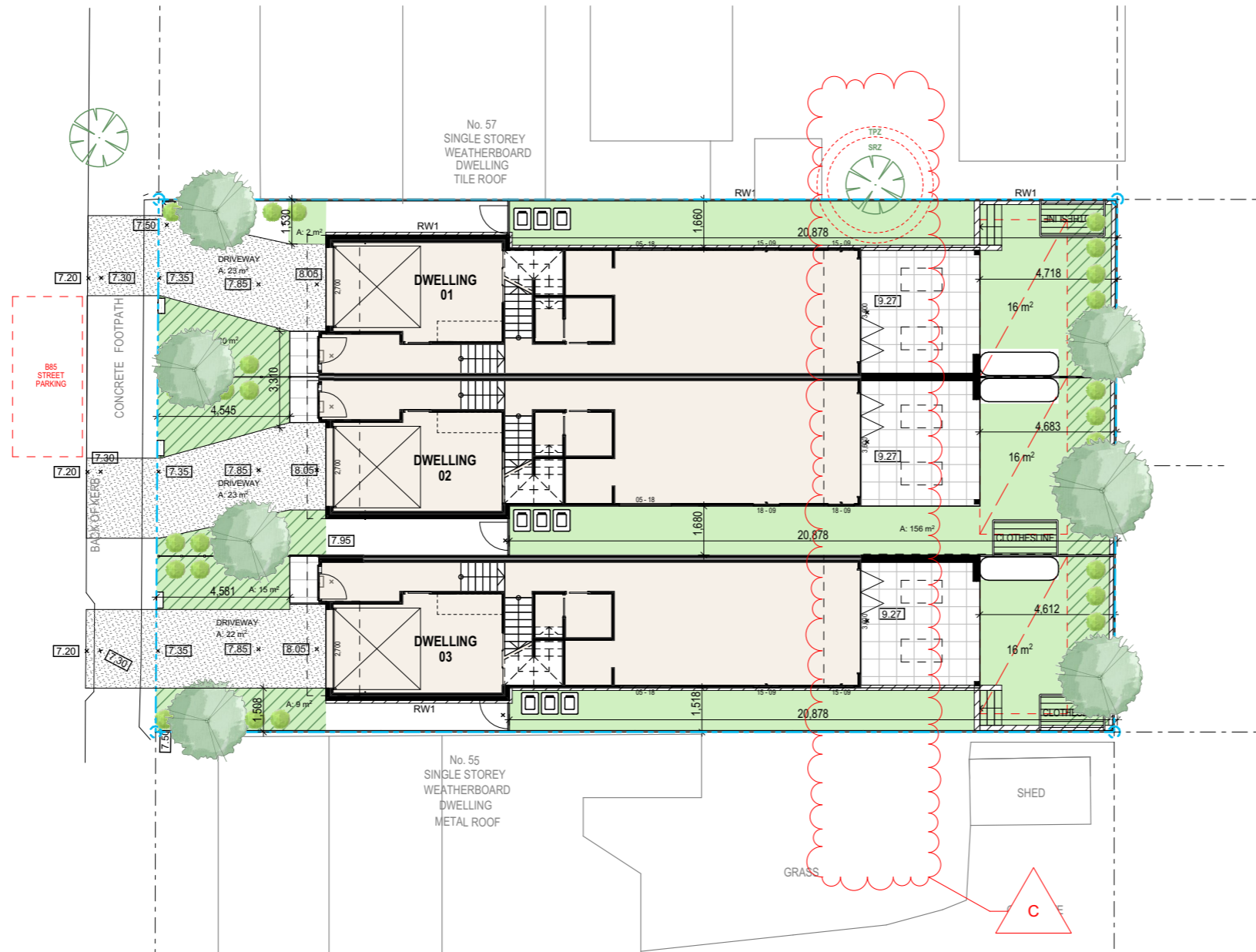
Drawing Number
DA030
Issue
C
Project Number
20071

SITE COVERAGE LEGEND

- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- CALCULATED LANDSCAPED AREAS
- DEEP SOIL AREAS
- PRIVATE OPEN SPACE
- INDICATIVE PLANTING

SITE COVERAGE NOTES

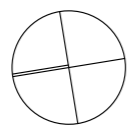
1. PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
2. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
3. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



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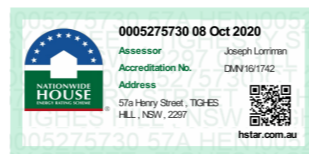
Energy Assessor
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

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p: 02 4927 5566
e: admin@mpceng.com.au

Arborist
Abacus Tree Services
m: 0425 203 049
e: abacustrees@gmail.com

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au



Issue	Description	Date
P4	For Review	26/08/2020
P5	For Review	2/09/2020
P6	For Review	8/09/2020
P7	For Review	14/09/2020
P8	For Authority Approval	1/10/2020
A	Development Application	9/11/2020
B	RFI Amendments	6/04/2021
C	RFI Amendments	7/05/2021

Project
Multi-Dwelling
Location
**57a Henry Street
Tighes Hill**
Client
Linefront Pty Ltd

Drawing
SITE COVERAGE PLAN
Scale
1:200 @ A3
Date
7/05/2021
DRAWN
TG
QA CHECKED
SV

Drawing Number
DA035
Issue
C
Project Number
20071

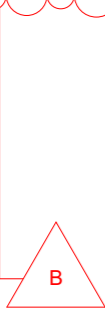




VIEW FROM HENRY STREET



VIEW FROM HENRY STREET



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NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
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Consultants

Surveyor
Delfs Lascelles
p: 02 4964 4886
e: admin@delacs.com.au

Energy Assessor
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreene.com.au

Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
e: admin@mpceng.com.au

Arborist
Abacus Tree Services
m: 0425 203 049
e: abacustrees@gmail.com

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au



Issue	Description	Date
P1	For Review	2/09/2020
P2	For Review	8/09/2020
P3	For Review	10/09/2020
P4	For Review	14/09/2020
P5	For Authority Approval	1/10/2020
A	Development Application	9/11/2020
B	RFI Amendments	6/04/2021

Project
Multi-Dwelling
Location
**57a Henry Street
Tighes Hill**
Client
Linefront Pty Ltd

Drawing
PERSPECTIVES
Scale
@ A3
Date
7/05/2021
DRAWN
TG
QA CHECKED
SV

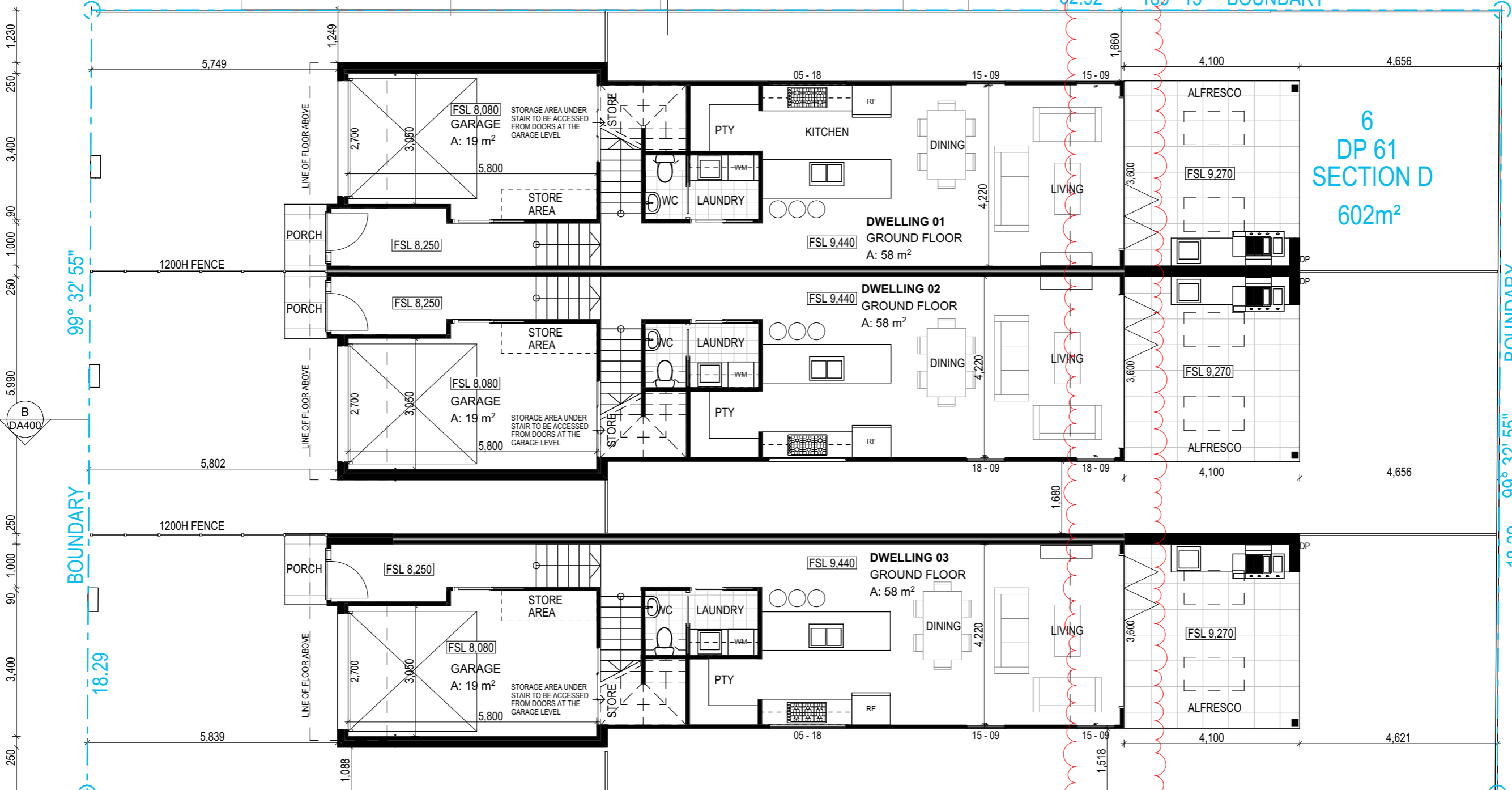
Drawing Number
DA040
Issue
B
Project Number
20071



STORAGE CAPACITY (m3)	
DWELLING 01	STORE 16
DWELLING 02	STORE 16
DWELLING 03	STORE 16

No. 57
SINGLE STOREY
WEATHERBOARD
DWELLING
TILE ROOF

No. 55
SINGLE STOREY
WEATHERBOARD
DWELLING
METAL ROOF



6
DP 61
SECTION D
602m²

A
DP 175058

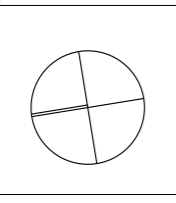
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DP 314545

2
DP 912059

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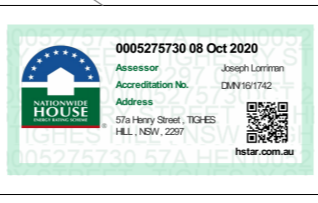
Surveyor
Dellis Lascelles
p: 02 4964 4886
e: admin@delacs.com.au

Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
e: admin@mpceng.com.au

Arborist
Abacus Tree Services
m: 0425 203 049
e: abacustrees@gmail.com

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au



Issue	Description	Date
P7	For Review	8/09/2020
P8	For Review	10/09/2020
P9	For Review	11/09/2020
P10	For Review	14/09/2020
P11	For Authority Approval	1/10/2020
A	Development Application	9/11/2020
B	RFI Amendments	6/04/2021
C	RFI Amendments	7/05/2021

Project
Multi-Dwelling

Location
**57a Henry Street
Tighes Hill**

Client
Linefront Pty Ltd

Drawing
GROUND FLOOR

Scale
1:100 @ A3

Date
7/05/2021

DRAWN
TG

QA CHECKED
SV

Drawing Number
DA100

Issue
C

Project Number
20071

No. 57
SINGLE STOREY
WEATHERBOARD
DWELLING
TILE ROOF



STORAGE CAPACITY (m3)	
DWELLING 01	STORE 16
DWELLING 02	STORE 16
DWELLING 03	STORE 16

32.92 189° 13' BOUNDARY



6
DP 61
SECTION D
602m²

A
DP 175058



1
DP 314545

32.92 189° 13' BOUNDARY

No. 55
SINGLE STOREY
WEATHERBOARD
DWELLING
METAL ROOF

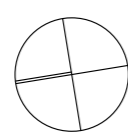


2
DP 912059

PATIO

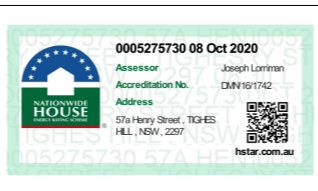
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Surveyor
Dellis Lascelles
p: 02 4364 4886
e: admin@delacs.com.au
Energy Assessor
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
e: admin@mpceng.com.au
Arboret
Abacus Tree Services
m: 0425 203 049
e: abacustrees@gmail.com
Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com
Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au



Issue	Description	Date
P6	For Review	2/09/2020
P7	For Review	8/09/2020
P8	For Review	10/09/2020
P9	For Review	14/09/2020
P10	For Authority Approval	1/10/2020
A	Development Application	9/11/2020
B	RFI Amendment	21/01/2021
C	RFI Amendments	6/04/2021

Project
Multi-Dwelling
Location
**57a Henry Street
Tighes Hill**
Client
Linefront Pty Ltd

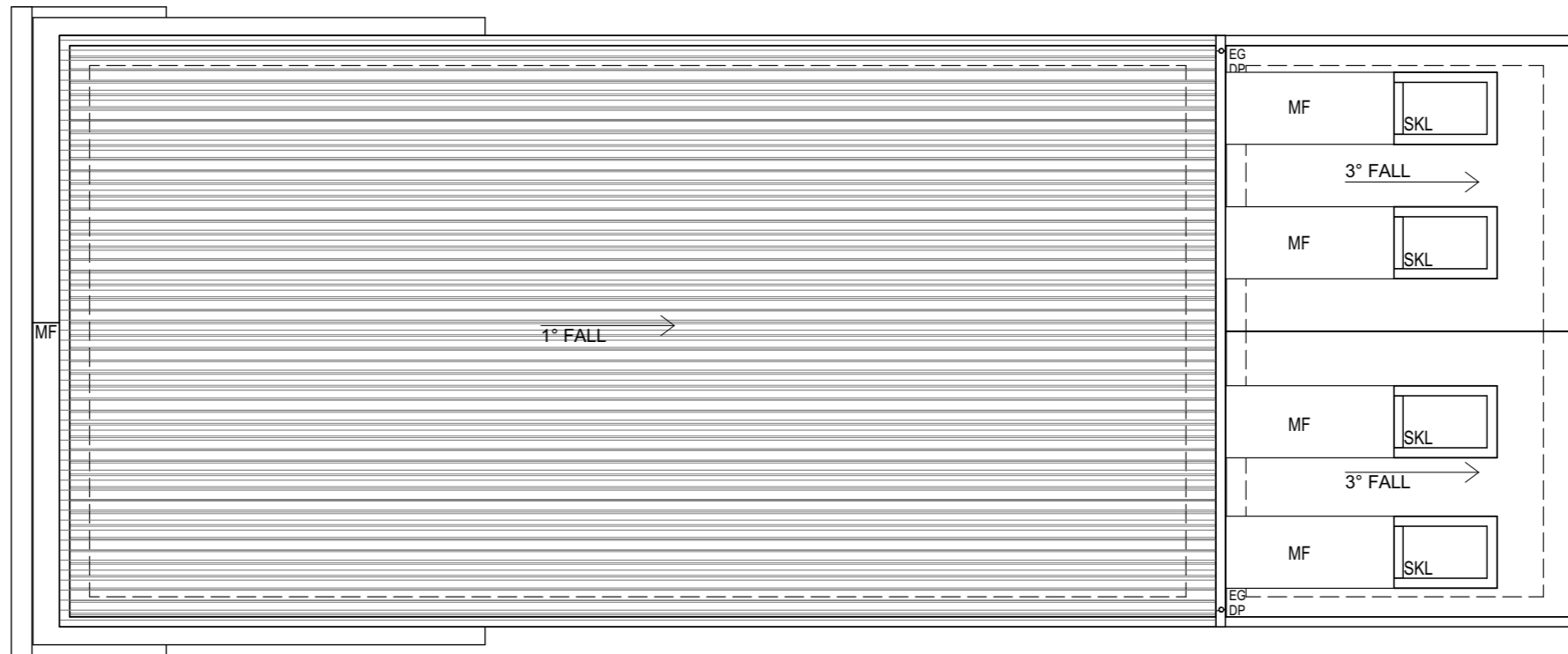
Drawing
FIRST FLOOR
Scale
1:100 @ A3
Date
7/05/2021
DRAWN
TG
QA CHECKED
SV

Drawing Number
DA110
Issue
C
Project Number
20071
ELK designs

No. 57
SINGLE STOREY
WEATHERBOARD
DWELLING
TILE ROOF



32.92 189° 13' BOUNDARY



6
DP 61
SECTION D
602m

A
DP 175058

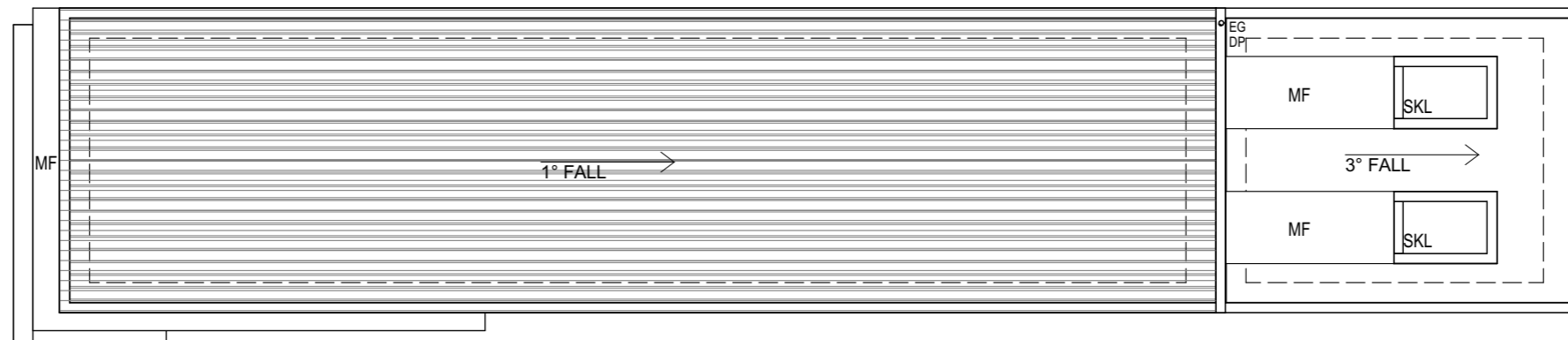
BOUNDARY

99° 32' 55"



BOUNDARY

18.29



32.92 189° 13' BOUNDARY

No. 55
SINGLE STOREY
WEATHERBOARD
DWELLING
METAL ROOF



2
DP 912059

PATIO

PRELIMINARY

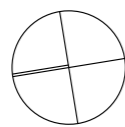
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1
DP 314545

BOUNDARY



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Surveyor
Dellis Lascelles
p: 02 4964 4886
e: admin@delacs.com.au

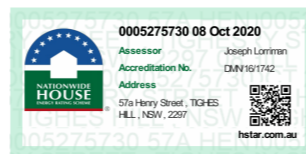
Energy Assessor
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreene.com.au

Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
e: admin@mpceng.com.au

Arborist
Abacus Tree Services
m: 0425 203 049
e: abacustrees@gmail.com

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au



Issue	Description	Date
P1	For Review	2/09/2020
P2	For Review	8/09/2020
P3	For Review	14/09/2020
P4	For Authority Approval	1/10/2020
A	Development Application	9/11/2020

Project
Multi-Dwelling
Location
**57a Henry Street
Tighes Hill**
Client
Linefront Pty Ltd

Drawing
ROOF PLAN
Scale
1:100 @ A3
DRAWN
TG

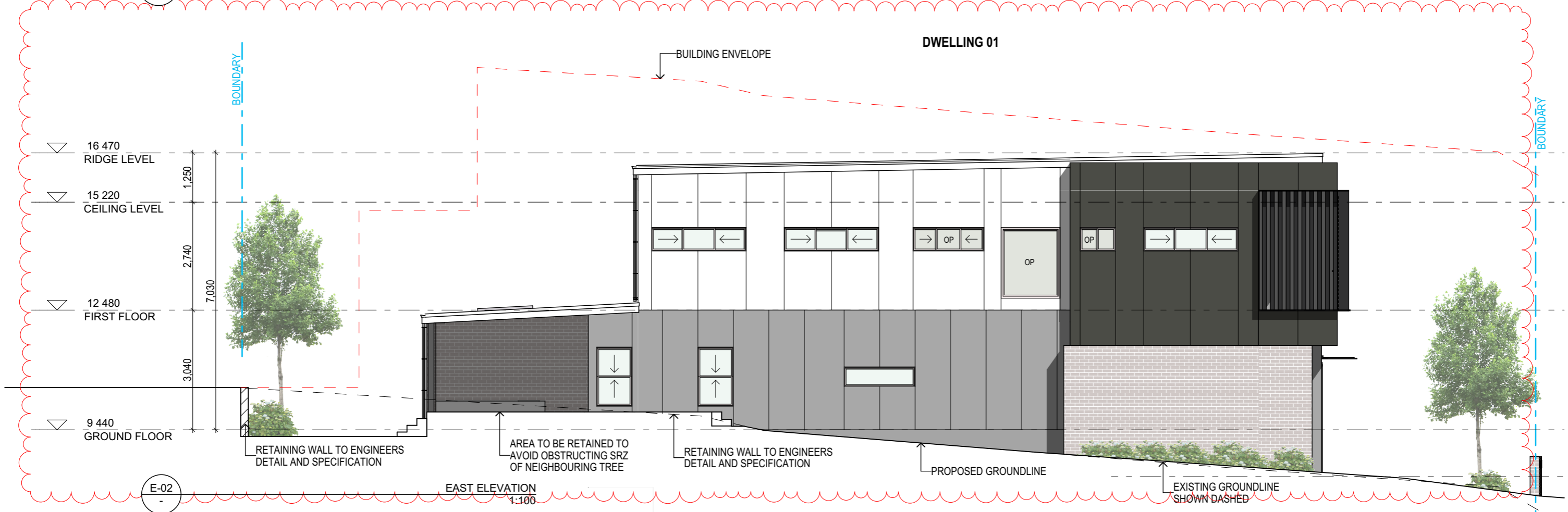
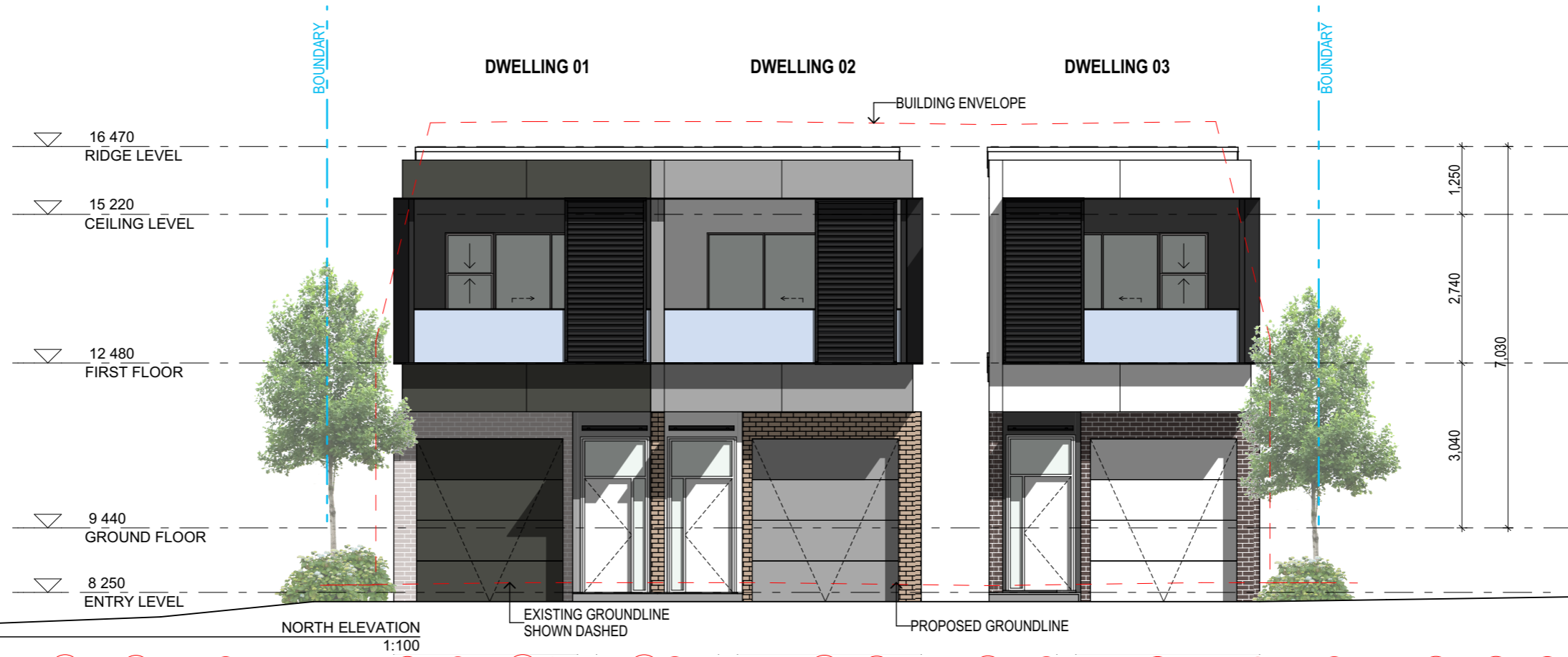
Date
7/05/2021
QA CHECKED
SV

Drawing Number
DA150
Issue
A
Project Number
20071



ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



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Dellis Lascelles
p: 02 4964 4886
e: admin@delacs.com.au

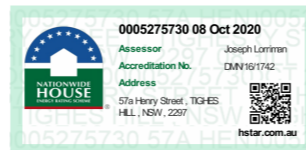
Energy Assessor
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Civil Engineer
MPC Consulting Engineers
p: 0412582966
e: admin@mpceng.com.au

Arborist
Abacus Tree Services
m: 0425 203 049
e: abacustrees@gmail.com

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au



Issue	Description	Date
P2	For Review	8/09/2020
P3	For Review	10/09/2020
P4	For Review	11/09/2020
P5	For Review	14/09/2020
P6	For Authority Approval	1/10/2020
A	Development Application	9/11/2020
B	RFI Amendments	6/04/2021
C	RFI Amendments	7/05/2021

Project
Multi-Dwelling
Location
**57a Henry Street
Tighes Hill**
Client
Linefront Pty Ltd

Drawing
ELEVATIONS
Scale
1:100 @ A3
Date
7/05/2021
DRAWN
TG
QA CHECKED
SV

Drawing Number
DA300
Issue
C
Project Number
20071



ELEVATION NOTES

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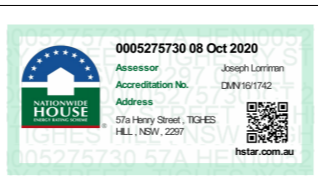
Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
e: admin@mpceng.com.au

Energy Assessor
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreene.com.au

Arborist
Abacus Tree Services
m: 0425 203 049
e: abacusstrees@gmail.com

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au

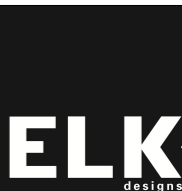


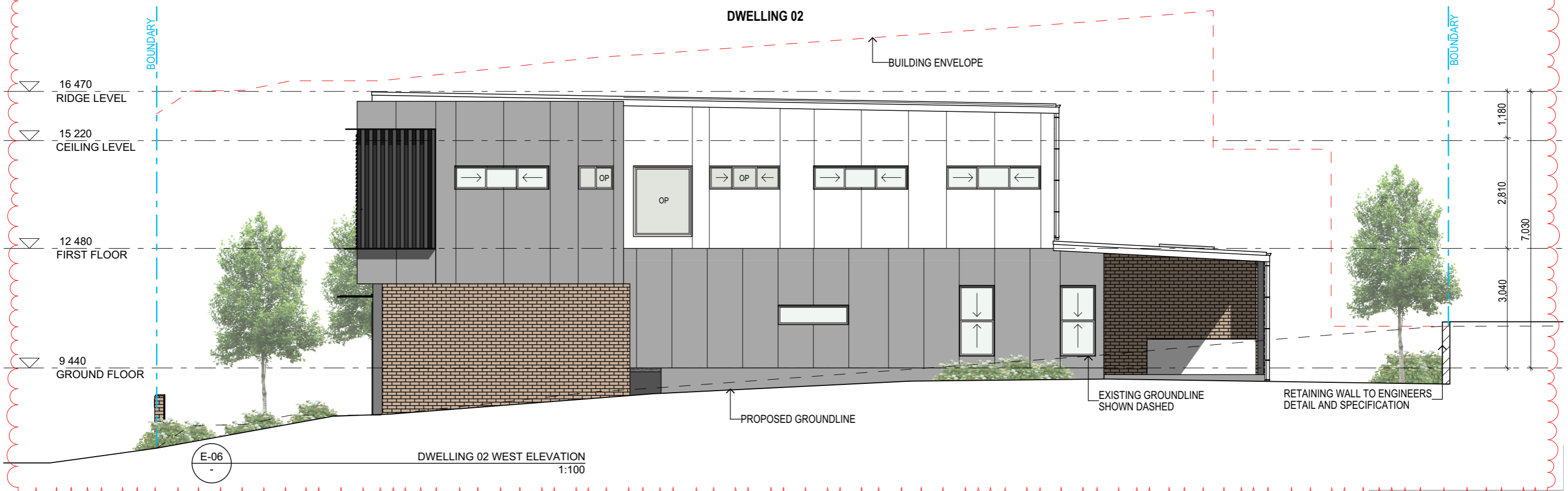
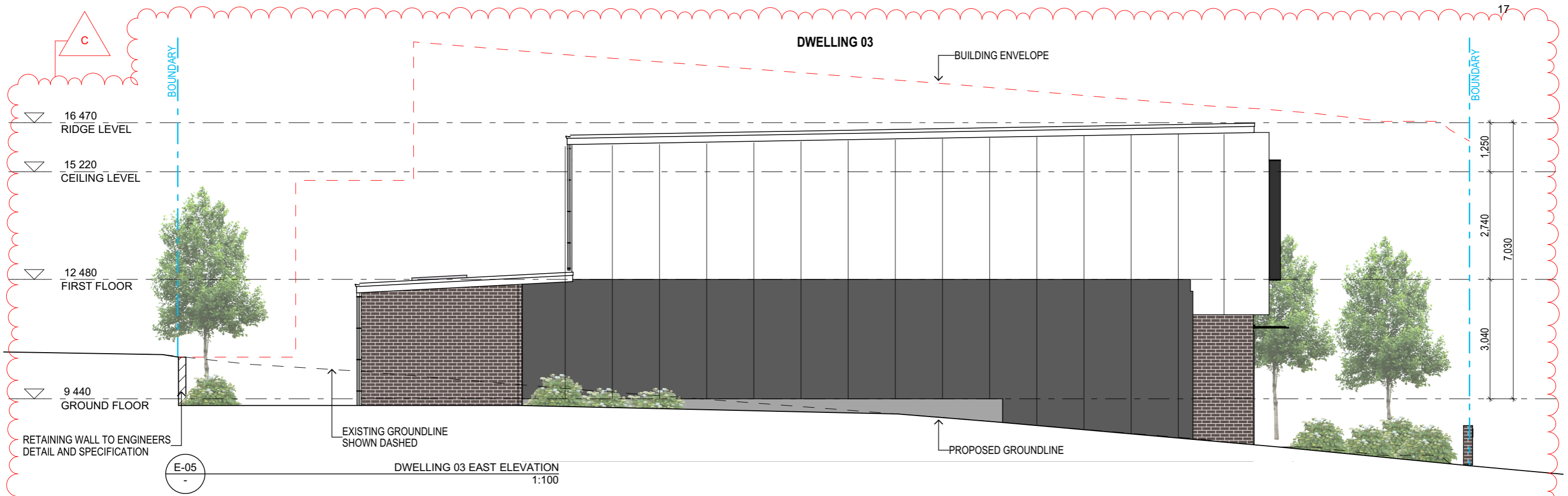
Issue	Description	Date
P3	For Review	10/09/2020
P4	For Review	11/09/2020
P5	For Review	14/09/2020
P6	For Authority Approval	1/10/2020
A	Development Application	9/11/2020
B	RFI Amendment	21/01/2021
C	RFI Amendments	6/04/2021
D	RFI Amendments	7/05/2021

Project
Multi-Dwelling
Location
**57a Henry Street
Tighes Hill**
Client
Linefront Pty Ltd

Drawing
ELEVATIONS
Scale
1:100 @ A3
Date
7/05/2021
DRAWN
TG
QA CHECKED
SV

Drawing Number
DA301
Issue
D
Project Number
20071





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Dellis Lascelles
p: 02 4964 4886
e: admin@delacs.com.au

Energy Assessor
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreene.com.au

Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
e: admin@mpceng.com.au

Arborist
Abacus Tree Services
m: 0425 203 049
e: abacustrees@gmail.com

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

0005275730 08 Oct 2020

Assessor: Joseph Lorrimer
Accreditation No: DIN191742
Address: 57a Henry Street, TIGES HILL, NSW, 2207
hstar.com.au

Issue	Description	Date
P1	For Authority Approval	1/10/2020
A	Development Application	9/11/2020
B	RFI Amendments	6/04/2021
C	RFI Amendments	7/05/2021

Project
Multi-Dwelling

Location
**57a Henry Street
Tighes Hill**

Client
Linefront Pty Ltd

Drawing
ELEVATIONS

Scale
1:100 @ A3

DATE
7/05/2021

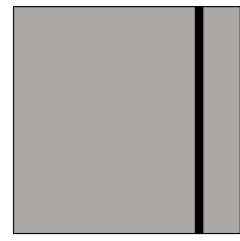
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QA CHECKED
SV

Drawing Number
DA302

Issue
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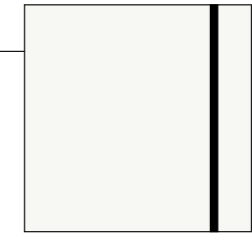
Project Number
20071



SCYON MATRIX PANELLING - DULUX SILKWORT



ALUMINIUM HORIZONTAL FIXED LOUVRES



SCYON MATRIX PANELLING - DULUX VIVID WHITE



ALUMINIUM SHROUD AROUND BALCONY OPENING



AUSTRAL BRICKS - WILDERNESS DESIGN GREY GUM



SCYON MATRIX PANELLING - WOODLAND GREY



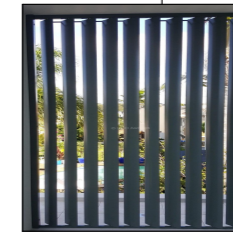
AUSTRAL BRICKS - METROPOLIS ALABASTER



SCYON MATRIX PANELLING - DULUX BABBLER



GLASS BALUSTRADE



ALUMINIUM VERTICAL FIXED LOUVRES



AUSTRAL BRICKS - METALLIX BRONZE

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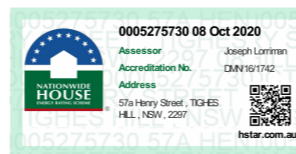
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p: (02) 4975 5350 m: 0407 886 275
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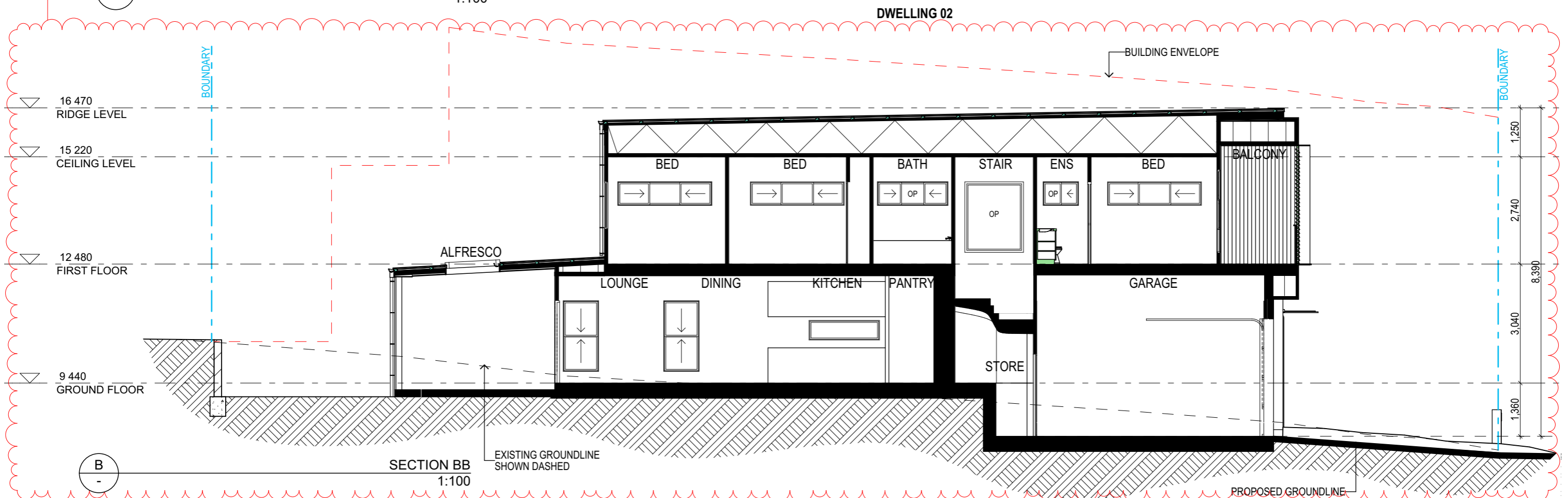
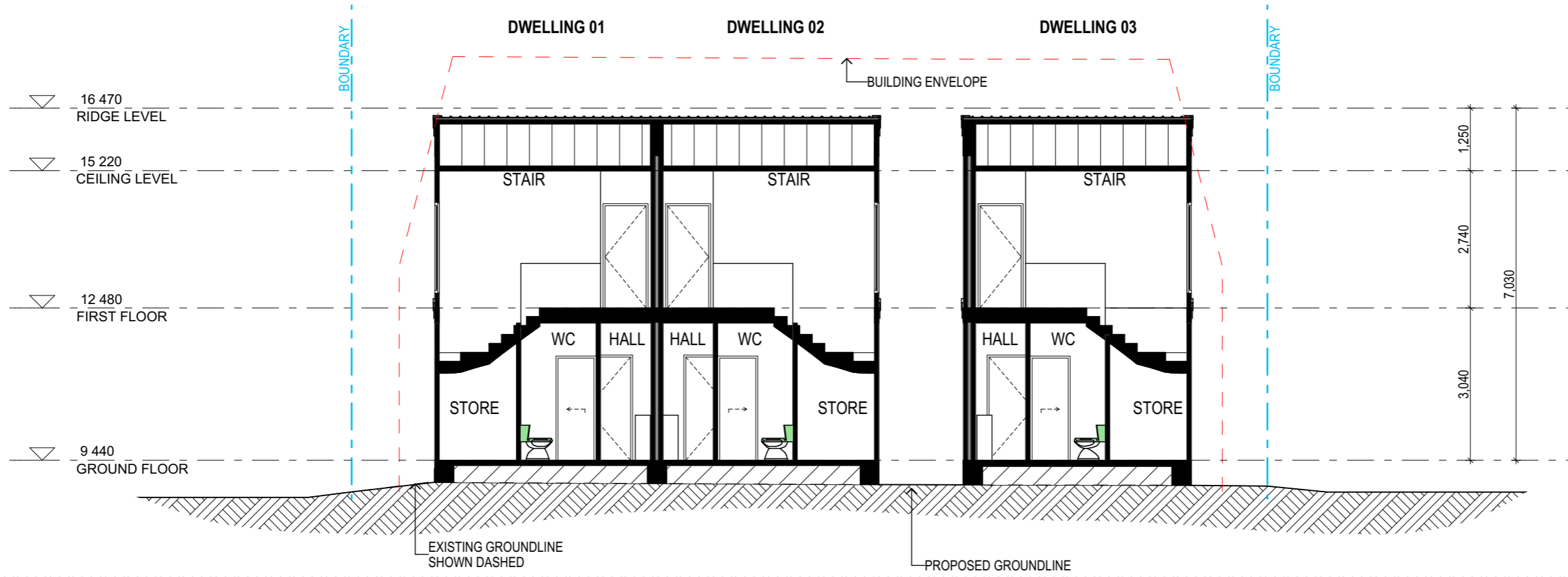
Issue	Description	Date
01	For Review	2/09/2020
P2	For Authority Approval	1/10/2020
A	Development Application	9/11/2020
B	RFI Amendments	6/04/2021

Project
Multi-Dwelling
Location
**57a Henry Street
Tighes Hill**
Client
Linefront Pty Ltd

Drawing
EXTERNAL FINISHES
Scale
1:100 @ A3
Date
7/05/2021
DRAWN
TG
QA CHECKED
SV

Drawing Number
DA350
Issue
B
Project Number
20071





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 Evergreen Energy Consultants
 p: (02) 4975 5350 m: 0407 886 275
 e: joseph@evergreenc.com.au

Civil Engineer
 MPC Consulting Engineers
 p: 02 4927 5566
 e: admin@mpceng.com.au

Arborist
 Abacus Tree Services
 m: 0425 203 049
 e: abacustrees@gmail.com

Landscape Consultant
 JK's Gardencreations
 p: 0412582966
 e: gardenflora704@gmail.com

Town Planner
 Piper Planning Pty Ltd
 p: 0401660152
 e: piperplanning.com.au



Issue	Description	Date
P1	For Authority Approval	1/10/2020
A	Development Application	9/11/2020
B	RFI Amendments	6/04/2021
C	RFI Amendments	7/05/2021

Project
Multi-Dwelling
 Location
**57a Henry Street
 Tighes Hill**
 Client
Linefront Pty Ltd

Drawing
SECTIONS
 Scale
 1:100 @ A3
 Date
 7/05/2021
 DRAWN
 TG
 QA CHECKED
 SV

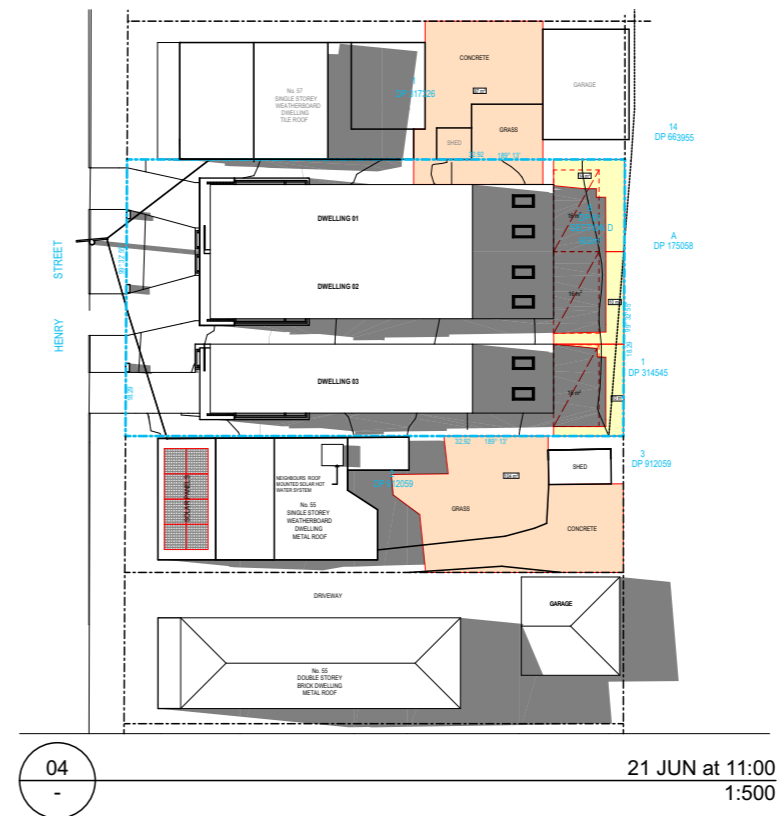
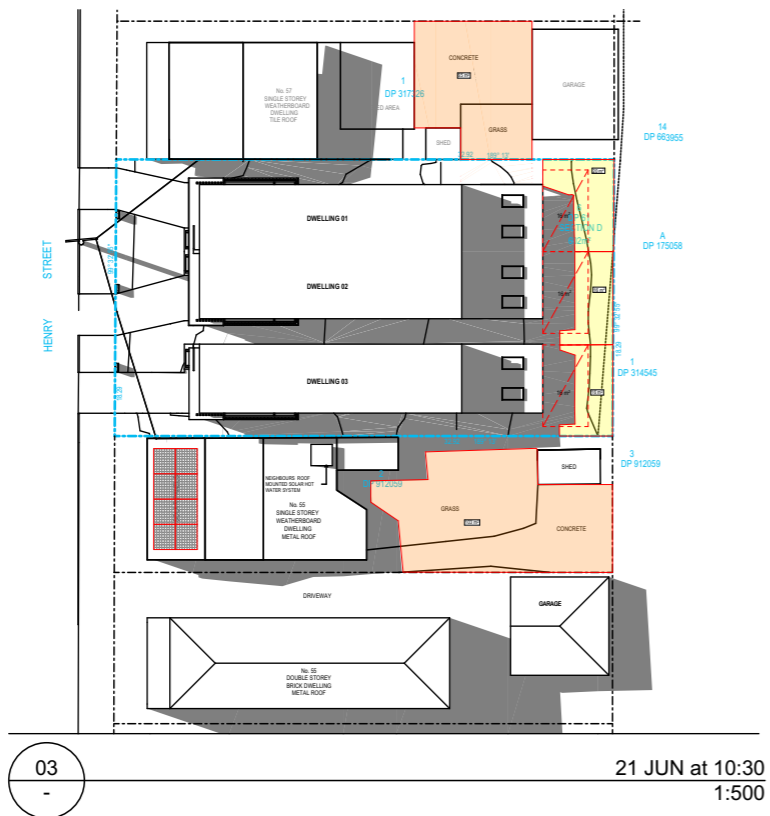
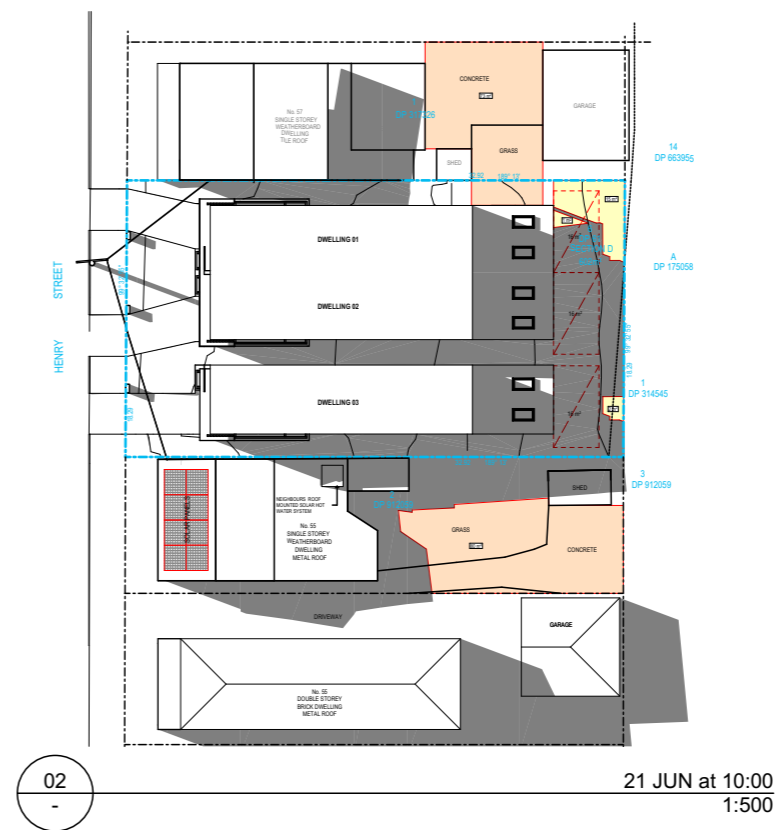
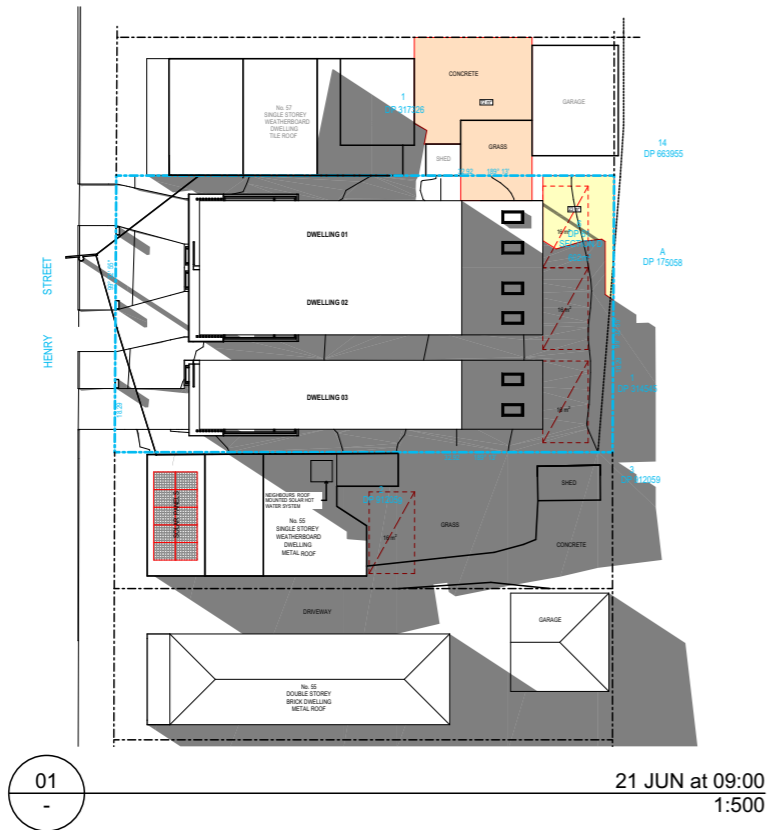
Drawing Number
DA400
 Issue
 C
 Project Number
20071



SHADOW DIAGRAMS (SOLAR ACCESS ACHIEVED TO OPEN SPACE m2)										
UNIT	AREA REQUIRED	09:00	10:00	10:30	11:00	12:00	13:00	14:00	15:00	COMPLIANCE
DWELLING 01	8m2	23m2	17m2	20m2	14m2	11m2	12m2	10m2	4m2	YES
DWELLING 02	8m2	0m2	0m2	16m2	10m2	13m2	12m2	11m2	10m2	YES
DWELLING 03	8m2	0m2	2m2	16m2	10m2	17m2	20m2	23m2	28m2	YES

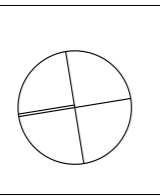
SHADOW DIAGRAM LEGEND

- AREA OF OPEN SPACE ACHIEVING SOLAR ACCESS
- AREA OF NEIGHBOURS OPEN SPACE ACHIEVING SOLAR ACCESS



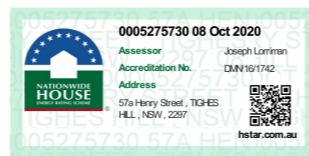
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PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
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Consultants
Surveyor
Dellis Lascelles
p: 02 4964 4886
e: admin@delacs.com.au
Energy Assessor
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au
Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
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m: 0425 203 049
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p: 0412582966
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p: 0401660152
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Issue	Description	Date
P1	For Review	2/09/2020
P2	For Review	8/09/2020
P3	For Authority Approval	1/10/2020
A	Development Application	9/11/2020
B	RFI Amendment	14/01/2021
C	RFI Amendments	6/04/2021

Project
Multi-Dwelling
Location
**57a Henry Street
Tighes Hill**
Client
Linefront Pty Ltd

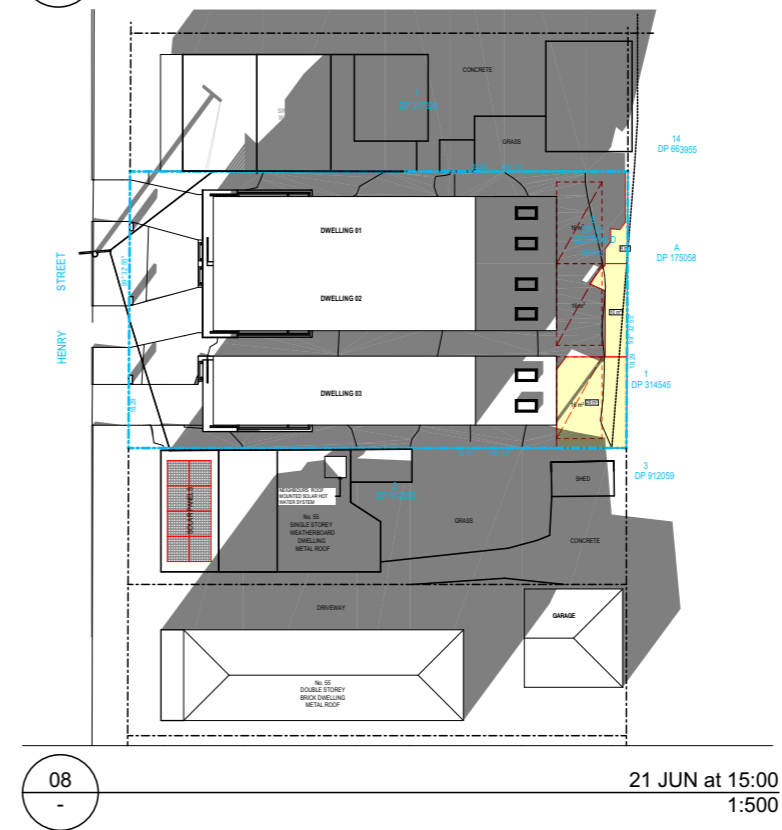
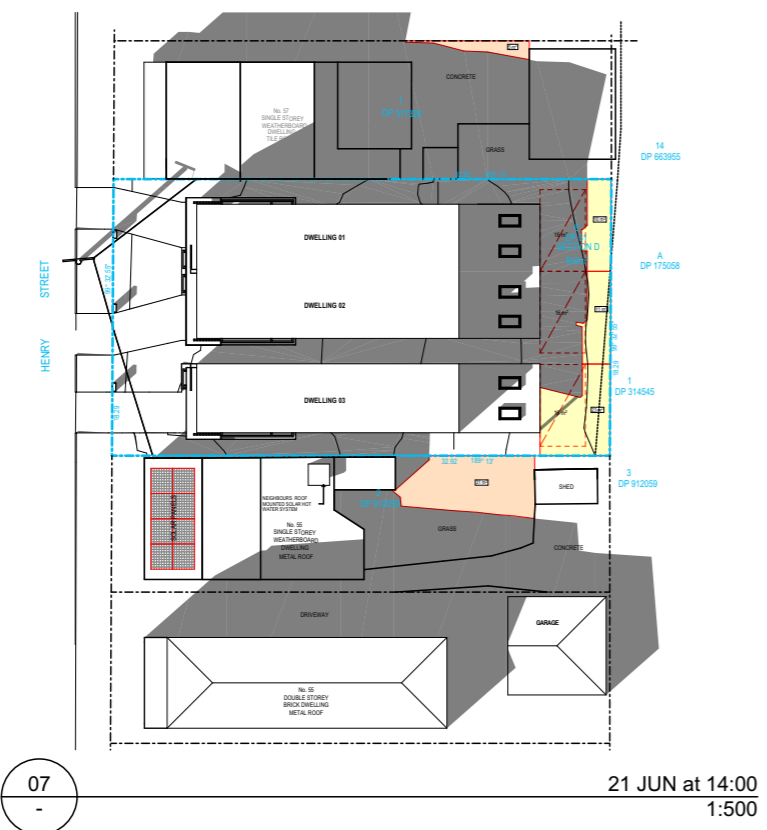
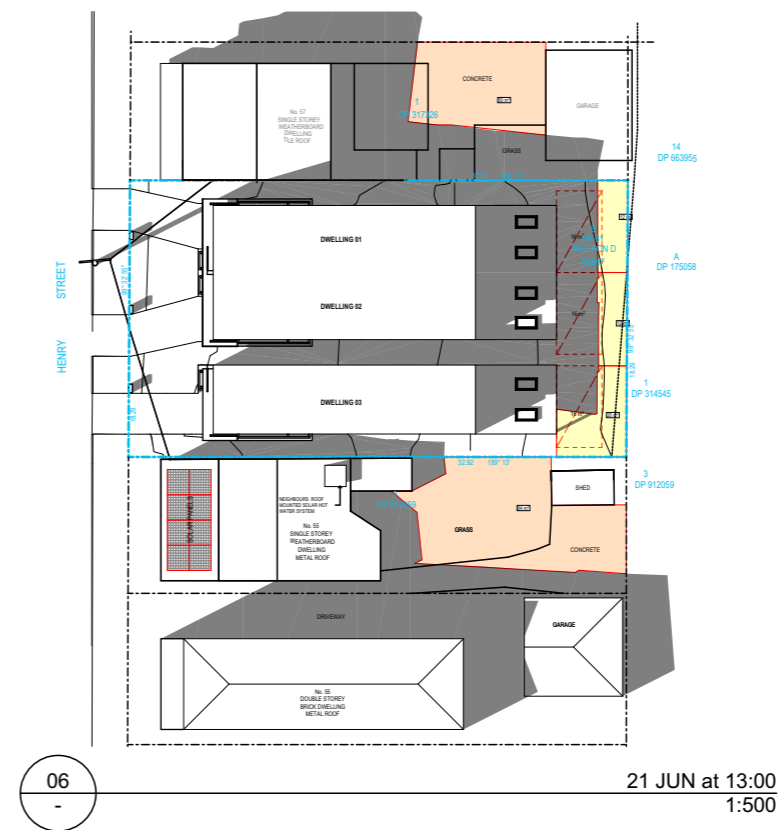
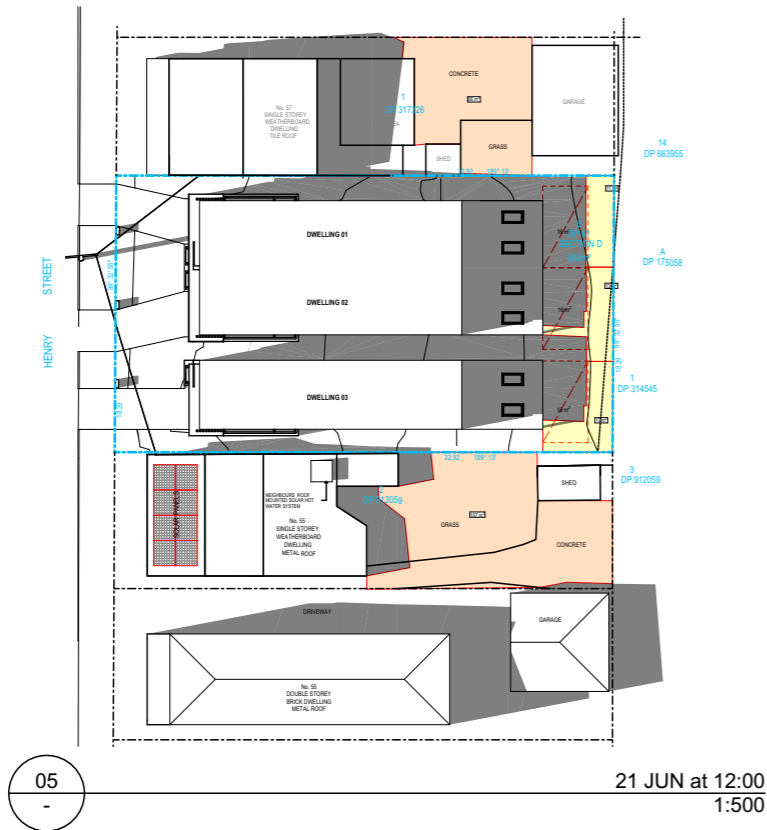
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DIAGRAMS**
Scale
1:500 @ A3
Date
7/05/2021
DRAWN
TG
QA CHECKED
SV

Drawing Number
DA900
Issue
C
Project Number
20071
ELK
designs

SHADOW DIAGRAMS (SOLAR ACCESS ACHIEVED TO OPEN SPACE m2)										
UNIT	AREA REQUIRED	09:00	10:00	10:30	11:00	12:00	13:00	14:00	15:00	COMPLIANCE
DWELLING 01	8m2	23m2	17m2	20m2	14m2	11m2	12m2	10m2	4m2	YES
DWELLING 02	8m2	0m2	0m2	16m2	10m2	13m2	12m2	11m2	10m2	YES
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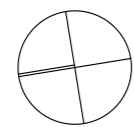
SHADOW DIAGRAM LEGEND

- AREA OF OPEN SPACE ACHIEVING SOLAR ACCESS
- AREA OF NEIGHBOURS OPEN SPACE ACHIEVING SOLAR ACCESS



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Dellis Lascelles
p: 02 4964 4886
e: admin@delacs.com.au

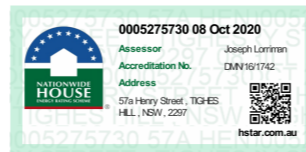
Energy Assessor
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenc.com.au

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Issue	Description	Date
P1	For Review	2/09/2020
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P3	For Authority Approval	1/10/2020
A	Development Application	9/11/2020
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Project
Multi-Dwelling
Location
**57a Henry Street
Tighes Hill**
Client
Linefront Pty Ltd

Drawing
**EXTERNAL SHADOW
DIAGRAMS**
Scale
1:500 @ A3
Date
7/05/2021
DRAWN
TG
QA CHECKED
SV

Drawing Number
DA901
Issue
C
Project Number
20071



Sediment and erosion control

All erosion and sediment control measures to be installed prior to site disturbance.

The project manager to inform all contractors and sub-contractors of their obligations under the erosion and sediment control plan.

Topsoil from all areas that will be disturbed to be stripped and stockpiled at the nominated site.

All sediment control structures to be inspected by site supervisor after each rainfall event for structural damage and all trapped sediment to be removed to a nominated stockpile site.

Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the superintendent's satisfaction.

A single all weather access way will be provided at the front of the property consisting of 50-75 aggregate or similar material at a minimum thickness of 150 laid over needle-punched geotextile fabric and constructed prior to commencement of works.

The contractor shall ensure that no spoil or fill encroaches upon adjacent areas for the duration of works.

The contractor shall ensure that kerb inlets and drains receiving stormwater shall be protected at all times during development. Kerb inlet sediment traps shall be installed along the immediate vicinity along the street frontage.

Sediment fencing shall be secured by post (where metal star pickets are used plastic safety caps shall be used) at 3000 intervals with geotextile fabric embedded 200 in soil.

All topsoil stripped from the site and stockpiled does not interfere with drainage lines and stormwater inlets and will be suitably covered with an impervious membrane material and screened by sediment fencing.

Soil conservation

Prior to commencement of construction provide 'sediment fence,' 'sediment trap' and washout area to ensure the capture of water borne material generated from the site.

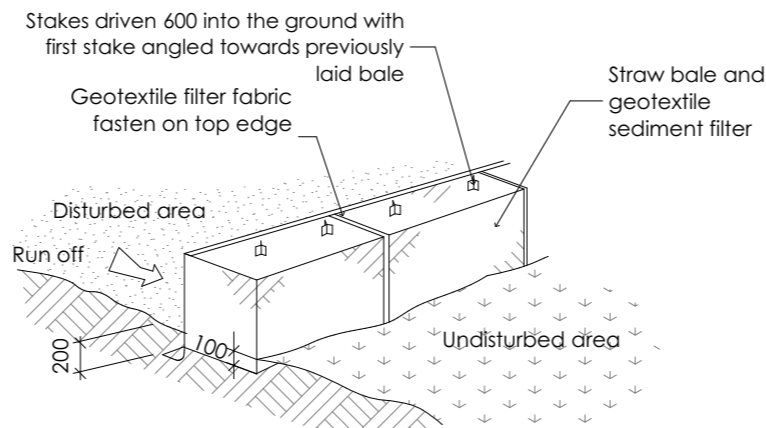
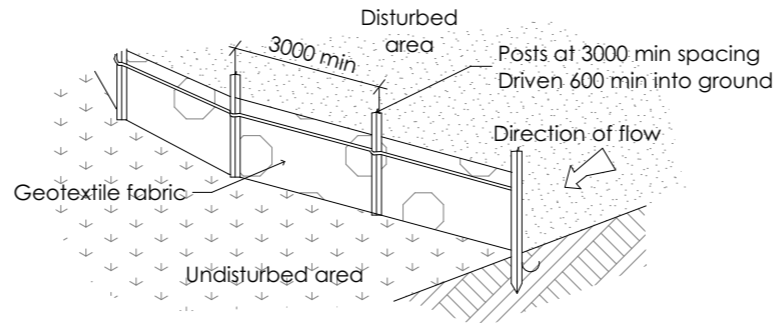
Maintain the above during the course of construction, and clear the 'sediment trap' after each storm.

Sediment trap

1000 x 1000 wide 500 deep pit, located at the lowest point to the trap sediment.

Sediment fence

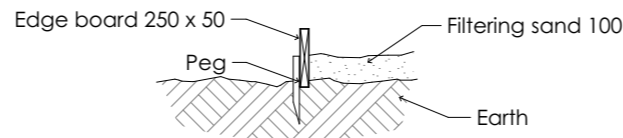
Provide sediment fence on down slope boundary as shown on plan. Fabric to be buried below ground at lower edge.



Drainage area 0.5 ha. max. slope gradient 1:2 max. slope length 50m.

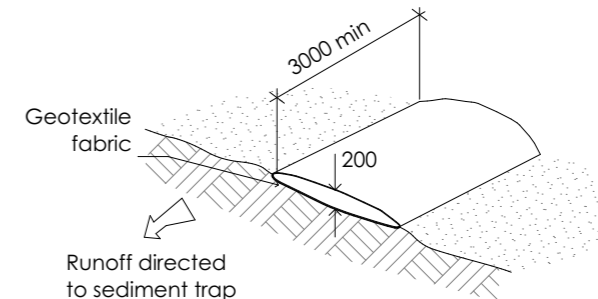
Washout area

to be 1800 x 1800 allocated for the washing of tool and equipment



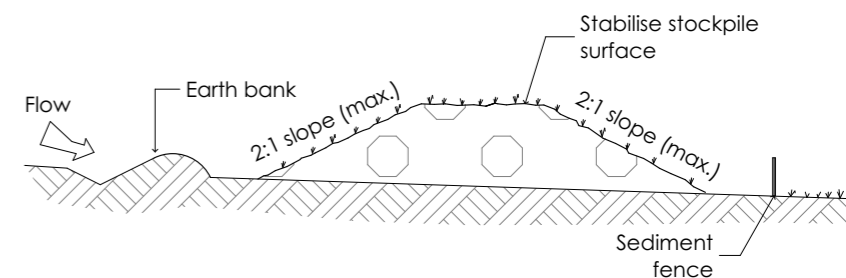
Vehicle access to site

Vehicle access to the building site should be restricted to a single point so as to reduce the amount of soil deposited on the street pavement.



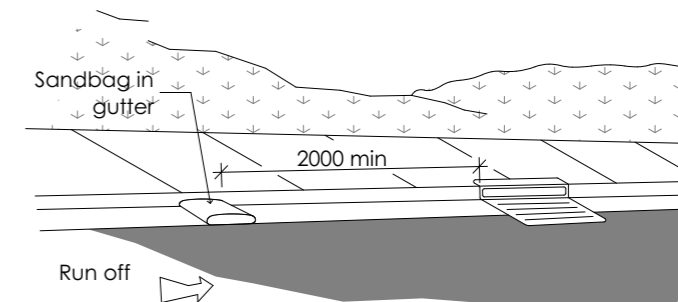
Building material stockpiles

All stockpiles of building material such as sand and soil must be protected to prevent scour and erosion. They should never be placed in the street gutter where they will wash away with the first rainstorm.



Sandbag kerb sediment trap

In certain circumstances extra sediment trapping may be needed in the street gutter.



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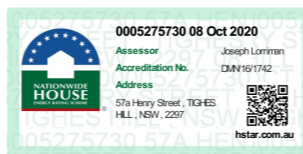
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e: joseph@evergreeneec.com.au

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e: gardenflora704@gmail.com

Town Planner
Piper Planning Pty Ltd
p: 0401660152
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Issue P1
Description For Authority Approval
Date 1/10/2020
A Development Application 9/11/2020

Project Multi-Dwelling
Location 57a Henry Street Tighes Hill
Client Linefront Pty Ltd

Drawing SEDIMENT CONTROL
Scale @ A3
Date 7/05/2021
DRAWN TG
QA CHECKED SV

Drawing Number DA960
Issue A
Project Number 20071



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 15/06/21 – 57A HENRY STREET TIGHES HILL – DA2020/01328 -
MULTI-DWELLING HOUSING - DEMOLITION OF EXISTING
STRUCTURES, ERECTION OF THREE X TWO-STOREY DWELLINGS
AND ONE INTO THREE LOT SUBDIVISION**

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

DISTRIBUTED UNDER SEPARATE COVER

PROCESSING CHRONOLOGY

DA2020/01328 - 57A Henry Street Tighes Hill

18 November 2020	Application lodged
23 November to 7 December 2020	Public notification
14 December 2020	Additional information requested
14 January 2021	Amended shadow plans submitted
9 February 2021	Additional information requested
19 March 2021	Amended information submitted
6 April 2021	Amended information submitted
13 to 27 April 2021	Public notification of amended plans
7 May 2021	Amended plans submitted
23 May 2021	Application called into Council