



City of
Newcastle



CITY OF NEWCASTLE

PUBLIC VOICE COMMITTEE

Councillors,

In accordance with section 367 of the Local Government Act, 1993 notice is hereby given that a Public Voice Committee will be held on:

DATE: Tuesday 17 September 2019

TIME: 5.30pm

VENUE: Council Chambers
2nd Floor
City Hall
290 King Street
Newcastle NSW 2300

J Bath
Chief Executive Officer

**City Administration Centre
282 King Street
NEWCASTLE NSW 2300**

Tuesday 10 September 2019

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PUBLIC VOICE COMMITTEE
17 September 2019

CONTENTS

Item	Business	Page
	APOLOGIES/LEAVE OF ABSENCE	
	DECLARATIONS OF PECUNIARY / NON PECUNIARY INTEREST	
	PUBLIC VOICE SESSIONS	3
ITEM-1	PV 17/09/19 - DA2019/00058 - 131 MARSHALL STREET KOTARA - RESIDENTIAL ACCOMMODATION (MULTI-UNIT), DEMOLITION AND STRATA SUBDIVISION	3

PUBLIC VOICE SESSIONS

ITEM-1 PV 17/09/19 - DA2019/00058 - 131 MARSHALL STREET KOTARA - RESIDENTIAL ACCOMMODATION (MULTI-UNIT), DEMOLITION AND STRATA SUBDIVISION

**APPLICANT: CC & JD INVESTMENTS PTY LTD
 OWNER: CC & JD INVESTMENTS PTY LTD
 REPORT BY: GOVERNANCE
 CONTACT: DIRECTOR GOVERNANCE/ MANAGER REGULATORY, PLANNING AND ASSESSMENT**

BACKGROUND

An application has been received seeking consent to demolish a dwelling house and associated structures, construction of nine x two-storey townhouses, associated retaining walls and earthworks, landscaping, lot consolidation and strata subdivision.

A copy of the submitted plans for the proposed development is appended at **Attachment A**.

The application will be referred to the Development Applications Committee for determination, due to the number of objections received.

The application was publicly notified in accordance with City of Newcastle’s (CN) public participation policy, with 39 submissions being received.

The concerns raised by the objectors in respect of the proposed development are broad in nature, as described below

1.0 THE SITE

The site is located at 131 Marshall Street Kotara and is legally described as Lots A and B in Deposited Plan 402667. The land is regular in shape, with a combined area of 2,398m² and a 30m wide frontage to Marshall Street.

A 5m high acoustic barrier fence is located at the rear of the site (eastern boundary) to minimise impacts from Charlestown Road, Inner City Bypass. A 6m wide easement crosses the site in a north to south direction across the two lots, following



Subject Land: 131 Marshall Street Kotara

a drainage path. The front and rear portions of the site fall toward the drainage path, which itself generally falls from the south side to the north side of the land.

The site is located within a mine subsidence district, though it is not affected by any subsidence restrictions. The site is not identified as being flood prone, however, a localised flood impact study has been undertaken to calculate the water flows through the drainage easement.

2.0 THE PROPOSAL

The applicant seeks consent for the demolition of the dwelling and associated structures on the site, construction of nine x two-storey townhouses, associated retaining walls and earthworks, landscaping, lot consolidation and strata subdivision. A bridge is proposed to connect four dwellings at the rear of the site to the front of the site, with five dwellings proposed for the front portion of the site.

A copy of the submitted plans is included at **Attachment A**. The various steps in the processing of the application to date are outlined in the Processing Chronology attached at **Attachment B**.

3.0 PUBLIC NOTIFICATION

The application was publicly notified in accordance with CN's public participation policy. The notification period was extended due to the Christmas holiday period and included properties located within the Lake Macquarie Local Government Area. Thirty-nine submissions have been received.

The concerns raised by the objectors in respect of the proposed development are summarised as follows:

- a) Statutory and Policy Issues**
 - i) Zoning objectives
 - ii) Permissibility

- b) Amenity Issues**
 - i) Increased noise
 - ii) Loss of view and outlook
 - iii) Loss of privacy

- c) Design and Aesthetic Issues**
 - i) Density and number of dwellings proposed
 - ii) Bulk and scale
 - iii) Building height
 - iv) Character

- d) Traffic and Parking Issues**
 - i) Increased demand for on street parking
 - ii) Increased traffic within the street

e) Environmental

- i) Impact on existing stormwater and sewerage system
- ii) Water quality
- iii) Rubbish will fill the creek
- iv) Excessive water run off
- v) Tree removal
- vi) Potential for flooding
- vii) Design of bridge with central supporting structure will disturb the creek bed
- viii) The proposed construction will impact on noise and dust/air pollution

f) Miscellaneous

- i) Waste management
- ii) Garbage collection
- iii) Loss of property value

4.0 DEVELOPMENT OFFICER PLANNING ASSESSMENT

The submitted application has been assigned to Senior Development Officer, William Toose, for assessment.

The site of the proposed development is located within the R2 – Low Density Residential zone within the land use table of the Newcastle Local Environmental Plan 2012 (NLEP 2012). The development is permissible with development consent as multi dwelling housing, which is a type of residential accommodation.

The development results in a Floor Space Ratio (FSR) of 0.46:1 which is under the maximum FSR of 0.6:1 for the site.

Some parts of the development exceed the 8.5m building height development standard of NLEP 2012 by a maximum of 722mm (ie 8.5% variation), with these exceedances being limited to a small portion of the roof form for three of the proposed dwellings.

All significant trees located within close proximity to the drainage easement are proposed to be retained. A Biodiversity Assessment Report has been prepared to assess the impact of the development on listed threatened species, populations, ecological communities and their habitats. The results of the report concluded there was a negligible loss of native vegetation and no impact on any threatened species.

The design of the bridge is to be amended to be a single span structure with all supporting elements located outside the drainage easement, instead of having a central supporting structure within the easement.

ATTACHMENTS

CITY OF NEWCASTLE

Public Voice Committee Meeting 17 September 2019

Page 6

Attachment A: Submitted Plans - Under Separate Cover - 131 Marshall Street Kotara

Attachment B: Processing Chronology - 131 Marshall Street Kotara

Attachment A

Submitted Plans - Under Separate Cover - 131 Marshall Street Kotara

Attachment B

THE CITY OF NEWCASTLE
Report to Public Voice Committee Meeting on 17 September 2019



PROCESSING CHRONOLOGY

DA2019/00058 - 131 MARSHALL STREET KOTARA

- 18 January 2019 - Development application submitted
- 22 January 2019 - Public notification



PUBLIC VOICE COMMITTEE MEETING

17 September 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans	DA2019/00058 - 131 Marshall Street Kotara
	Residential accommodation (multi-unit), demolition and strata subdivision

DISTRIBUTED UNDER SEPARATE COVER

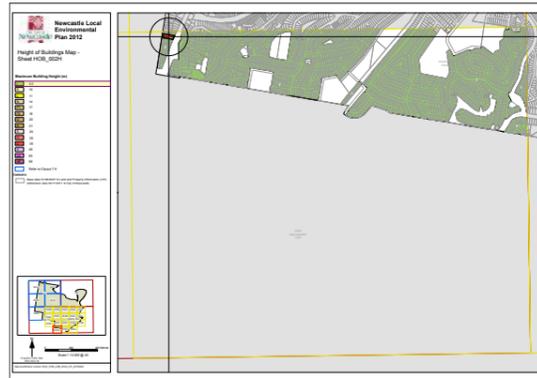


Dowling Kotara Development

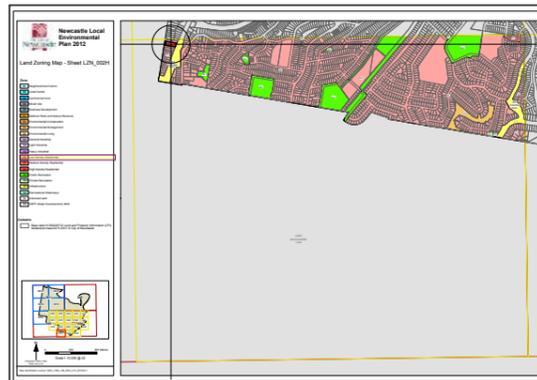
129 - 131 Marshall St
Kotara NSW

**Development
Application**

Council Maps



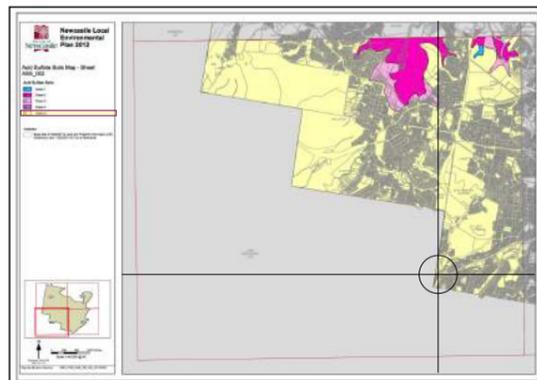
Height of Building - 8.5m



Land Zoning - R2 Low Density Residential



Floor Space Ratio - 0.6:1



Acid Sulphate - Class 5

Preliminary Summary

LEP

SITE ZONE: R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To accommodate a diversity of housing forms that respects the amenity, heritage and character of surrounding development and the quality of the environment.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Boarding houses; Child care centres; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Hospitals; Neighbourhood shops; Recreation areas; Residential accommodation; Respite day care centres; Roads; Tourist and visitor accommodation

4 Prohibited

Any development not specified in item 2 or 3

PERMITTED SITE FSR: 0.6:1

ACHIEVED SITE FSR: 0.46:1

SITE HEIGHT LIMIT: 8.5m

BUSHFIRE CONTROLS - Within Vegetation Buffer

4.1A Exceptions to minimum lot sizes for certain residential development

(1) The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.

(2) This clause applies to development on land in the following zones:

(a) Zone R2 Low Density Residential,

(3) Development consent may be granted to a single development application for development to which this clause applies that is both of the following:

- (a) the subdivision of land into 2 or more lots,
- (b) the erection of an attached dwelling, a semi-detached dwelling or a dwelling house on each lot resulting from the subdivision that does not have an existing dwelling on it, if the size of each lot is equal to or greater than 200 square metres.

SITE AREA: 2,398m²

ALLOWABLE GFA: 1,438.8m²

TOTAL GFA: 1,113m²

MINIMUM LANDSCAPE: 30% 719m²

-DEEP SOIL: 15% 360m²

CAR PARKING

RESIDENTIAL ACCOMMODATION			
Attached Dwellings, Multi Dwelling Housing, Residential Flat Buildings, Shop Top Housing	City wide (excluding Newcastle City Centre and Renewal Corridors): Minimum of 1 space per 1, 2 or 3 bedroom dwelling. Minimum 1 space for the first 5 dwellings plus 1 space for every 5 thereafter or part thereof for visitors.	Bike parking of 1 space per dwelling is required unless separate storage is provided (Council determine the required class of security) 1 space per 10 dwellings (Class 3) for visitors	1 space per 20 car spaces

A. Frontage widths

Performance criteria

- Sites are wide enough to accommodate new development that respects the desired character of the surrounding area, the amenity of adjoining development and provides good internal site amenity.
- Development in the R3, R4 or B4 zones does not result in isolated sites that have less than the minimum developable site frontage.

Residential development Type	Site Frontage Width	
	R2*	R3, R4 or B4
Dual Occupancy /attached dwellings	12m	12m
Multi-dwelling with basement car park	15m	15m
Multi-dwelling row housing	18m	15m
Residential Flat Building		

B. Front setbacks

Performance criteria

- Setbacks are consistent with the existing or intended local streetscape.
- Garages and carports are integrated into a development and do not dominate the streetscape.
- Setbacks provide suitable space for site landscaping.
- Setbacks provide suitable privacy and amenity for the building occupants.

Acceptable Solutions

The following controls apply to all forms of residential development

- Compliance with the locality specific controls in section 6 of this DCP. Where there are no locality specific controls front setbacks are:
 - (a) In established areas the proposed building is setback the average distance of buildings within 40m either side of the lot on the same primary road (see Figure 1). The setback on a corner lot (secondary road) is 2m.
 - (b) If there is no established building line, the front setback is:

Road Type	Front Setback	
	R2	R3, R4 or B4
Primary road	4.5m	4.5 m
Corner lot (secondary road)	2m	2m
Classified road	As defined in any applicable Environmental Planning Instrument, or if none exists 9m.	

- Entries to a basement car park, garage or carport are setback at least 1m behind the front building line. Where the building line is less than 4.5m, the entry to the basement car park, garage or carport is setback at least of 5.5m from the boundary with the road.
- An articulation zone that extends 1.5m from the building line into the setback from the primary road may be provided where the setback from the primary road is 3m or greater. The articulation zone is a maximum 25% width of the lot at the building line. See Figure 2.

C. Side and rear setbacks

Performance criteria

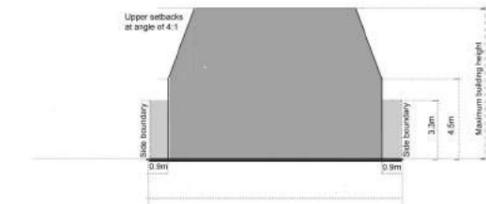
- Development is consistent with and complements the desired built form prevailing in the street and local area.
- Setbacks maintain the amenity and privacy of public spaces and adjoining dwellings and their private open space.
- Significant views from adjoining properties are maintained.
- Sufficient landscape and deep soil areas are provided around the development to conserve existing trees and to accommodate intensive new landscaping.

Acceptable solutions

The following controls apply to all forms of residential development

- Compliance with the locality specific controls in section 6 of the DCP. Where there are no locality specific controls, side and rear setbacks are:
 - (a) In the R2 Low Density Residential Zone:
 - (i) Side setbacks are a minimum of 900mm from each boundary up to a height of 4.5m, then at an angle of 4:1 up to the maximum permitted height under Newcastle Local Environmental Plan 2012 (see Figure 3).
 - (ii) Rear setbacks are a minimum of 3m for walls up to 4.5m in height and 6m for walls greater than 4.5m height.

Figure 3: Side setbacks in the R2 Low Density Residential Zone



D. Landscaped Area

The following controls apply to all forms of residential development

- Landscaped areas are provided as follows:

Zone	Minimum landscaped area (% of site area)	Minimum deep soil zone (% of site area)
R2 zone	30%	15%
R2 zone - Moderate Growth Precinct	25%	12%
R3 zone	25%	12%
R4 and B4 zones	20%	10%

- Landscaped areas have a minimum width of 1.5m and the following items are excluded from the landscaped area calculation:

- (a) paving wider than 1m, impervious or otherwise
- (b) structures such as air conditioning units, awnings, decks, patios, garden sheds, hot water systems, LPG storage tanks, water tanks and the like.

- A minimum 25% of the front setback is landscaped area.
- A minimum 3m wide landscaped area is located along the rear boundary.
- Landscaped areas are distributed throughout the site and incorporated into both private open space and communal open space areas.
- Landscaped areas take advantage of existing site conditions and respond to significant site features such as:
 - (a) significant landscape features including existing trees
 - (b) change of levels
 - (c) views.
- A large tree or two medium sized trees are provided for every 90m² of landscaped area.
- A medium sized tree with a minimum mature height of 5m is provided in the front setback, where the setback is greater than 3m.
- Landscaping is consistent with Section 7.02 Landscape, Open Space and Visual Amenity of this DCP.

E. Private open space

Performance criteria

- Private open space and balconies are located and sized to enhance residential amenity and liveability.

Acceptable solutions

The following controls apply to all residential flat buildings

- Compliance with the standards for 'Private open space and balconies' in the Apartment Design Guide, for all residential flat buildings required to comply with that standard.
- For residential flat buildings that are not required to comply with the Apartment Design Guide, each dwelling has:

- (a) A minimum area of private open space as follows:

Dwelling size	Private Open Space
1 bedroom	8m ²
2 + bedrooms	12m ²
Ground floor dwellings	16m ²

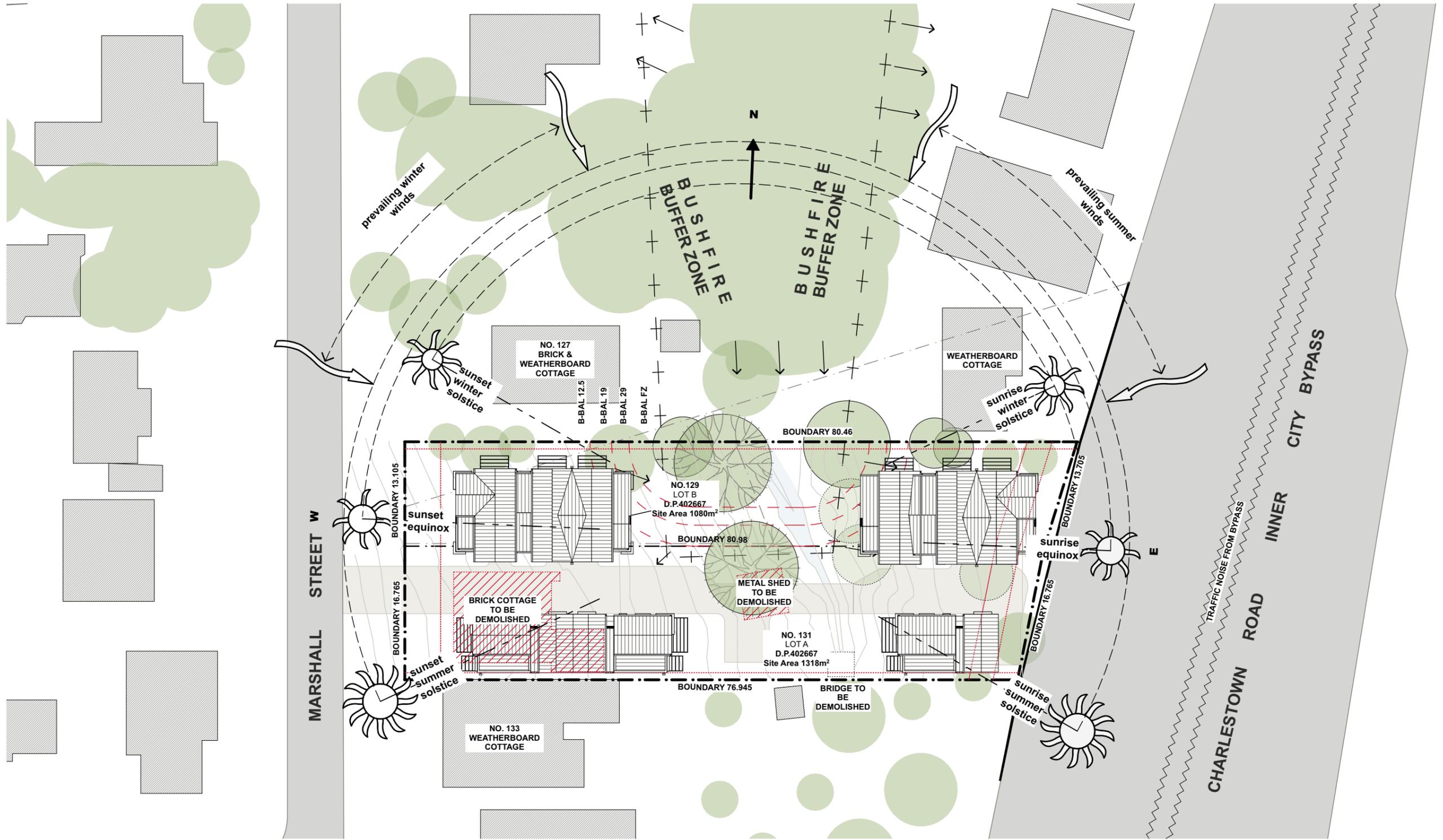
- (b) The minimum dimension of the included area is 2m, excluding any storage space.
- (c) Primary private open space and balconies are located adjacent to living room, dining room or kitchen to extend the living space.
- (d) 50% of the minimum required private open space is covered to provide shade and protection from rain.
- (e) Balconies and terraces above ground floor level are orientated towards the street or rear of the site and not to a side boundary.

The following controls apply to all other forms of residential development

- Compliance with the standards for 'private open space' in State Environmental Planning Policy (Affordable Rental Housing) 2009 for all boarding houses.
- For all other residential development:
 - (a) All dwellings have at least 16m² private open space.
 - (b) The minimum dimension of the included area is 3m, excluding any storage space, rainwater tanks, air-conditioning units or other similar structures.
 - (c) Primary private open space and balconies are located adjacent to the living room, dining room or kitchen.
 - (d) 50% of the minimum required private open space is covered to provide shade and protection from rain.

BASIX CERTIFICATE TO GO HERE





01 Site Analysis
SCALE 1:500 @ A3

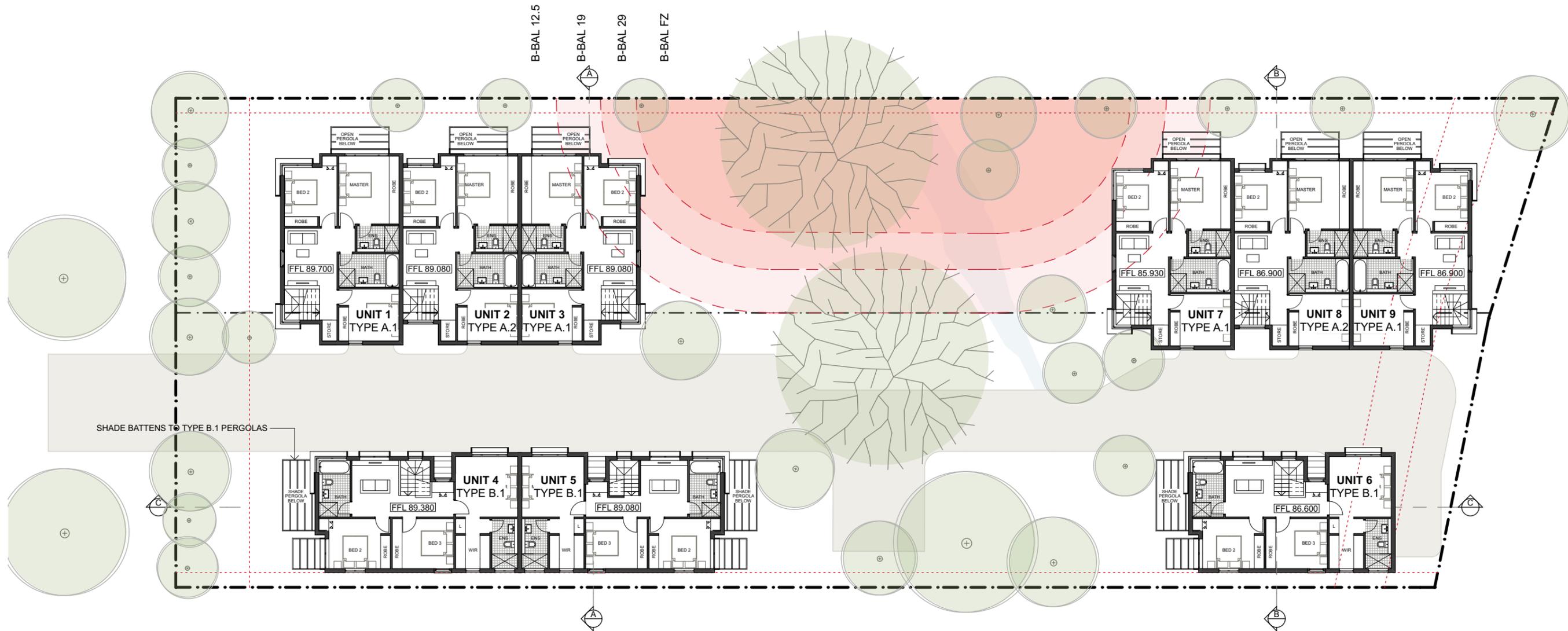
Development Application





01 Ground Floor
SCALE 1:250 @ A3



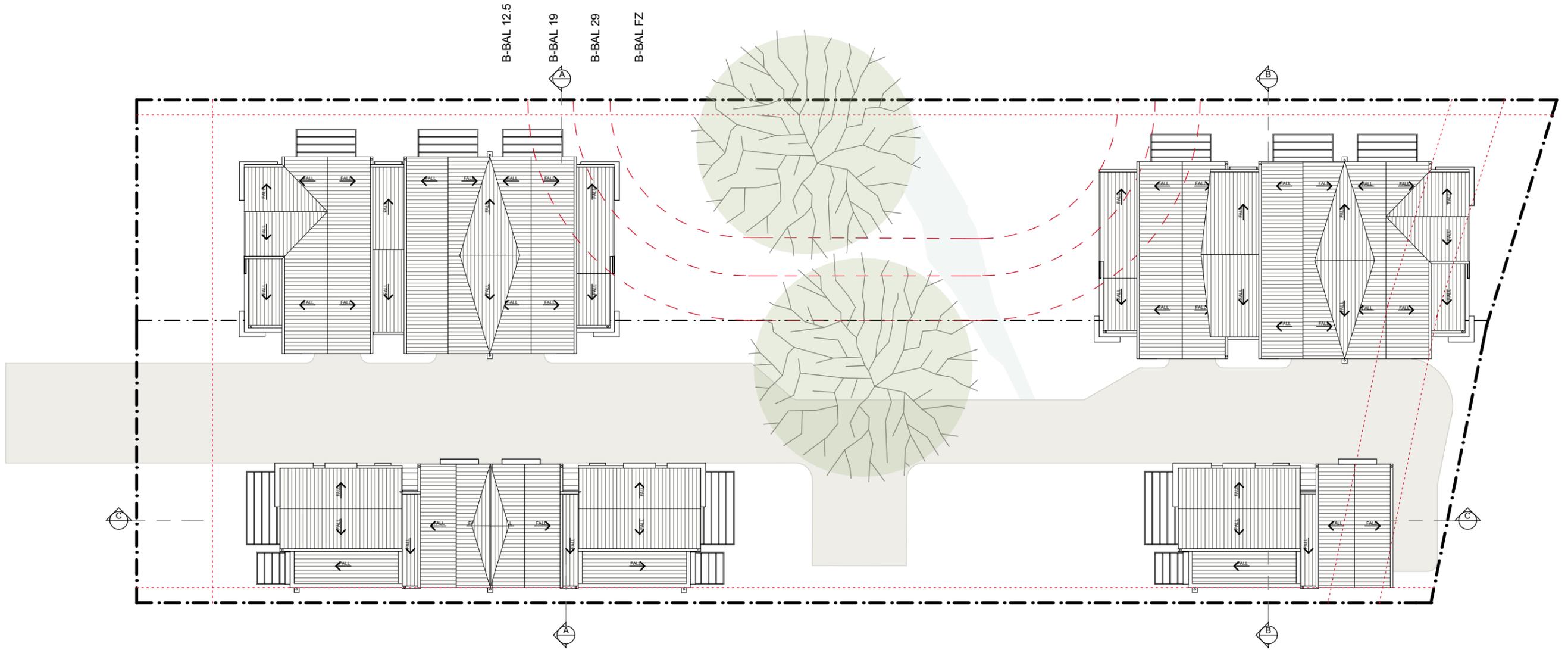


NOTE: UNIT 6, 8 & 9 FIRST FLOOR GLAZING TO COMPLY WITH ACOUSTIC REPORT

01 First Floor
SCALE 1:250 @ A3

Development Application

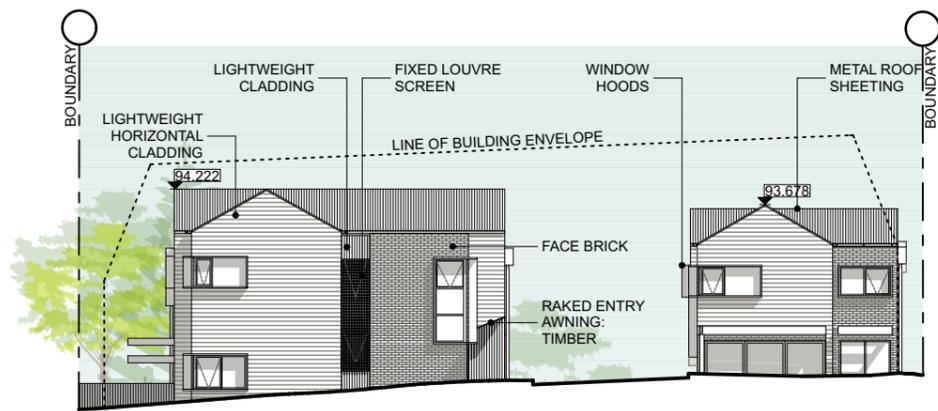




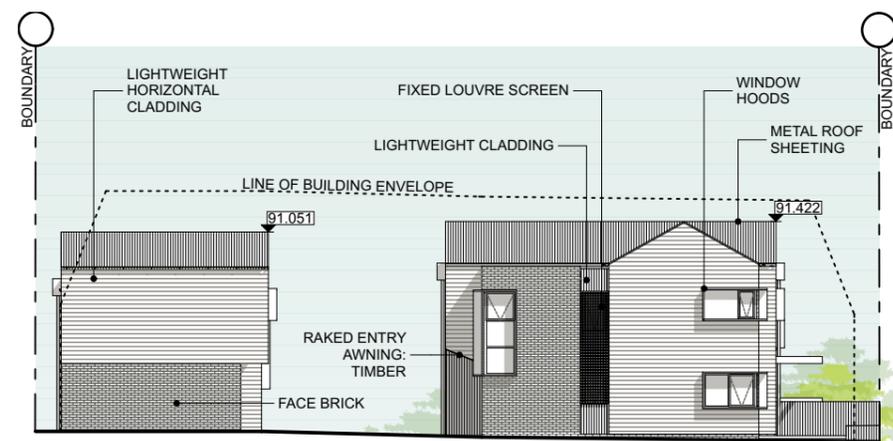
01 Roof
SCALE 1:250 @ A3

Development Application





01 Marshall Street (West) Elevation
SCALE 1:250 @ A3

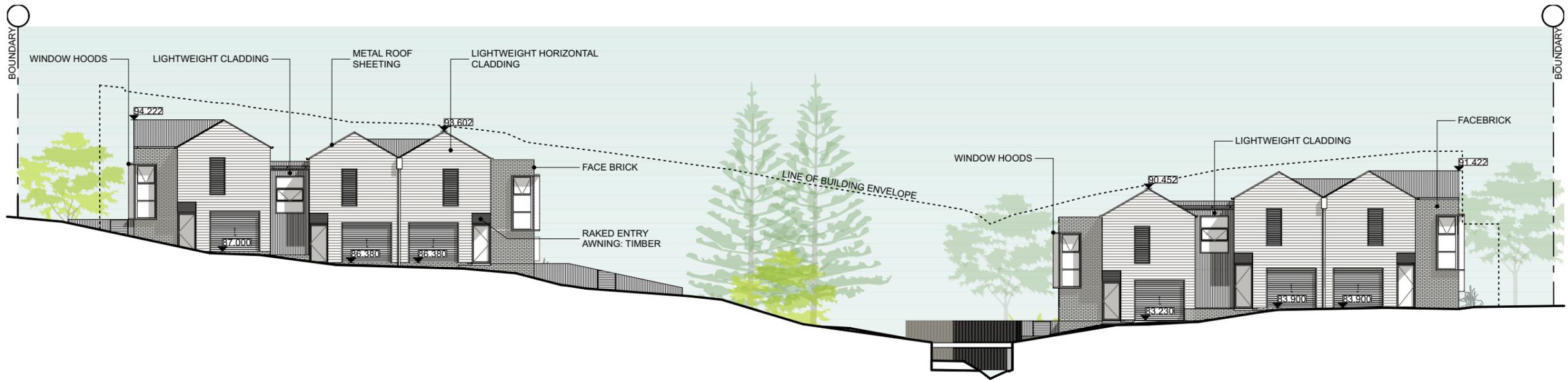


02 Rear (East) Elevation
SCALE 1:250 @ A3





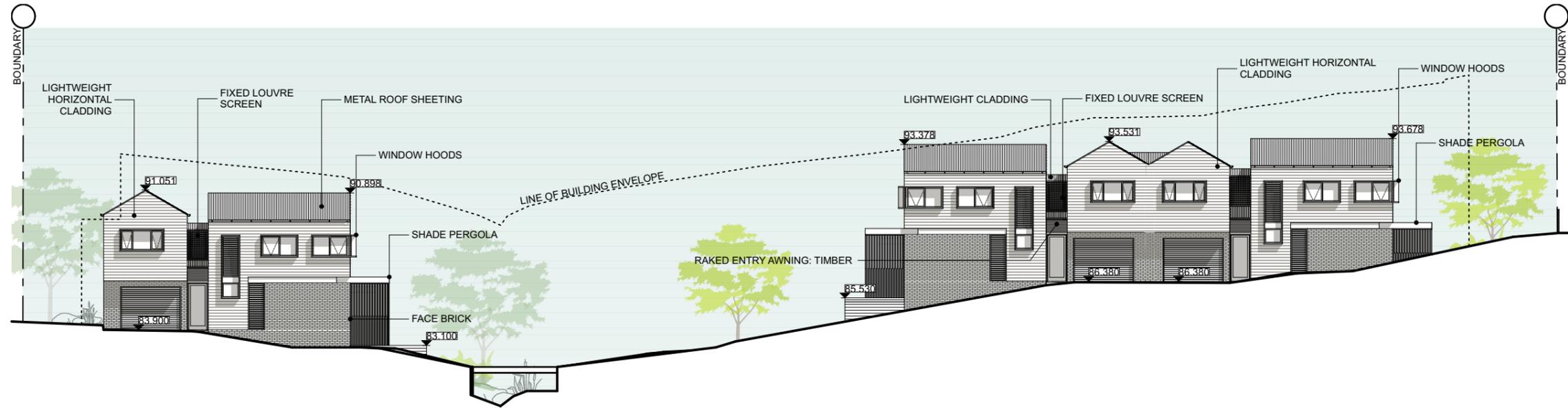
01 North Elevation
SCALE 1:250 @ A3



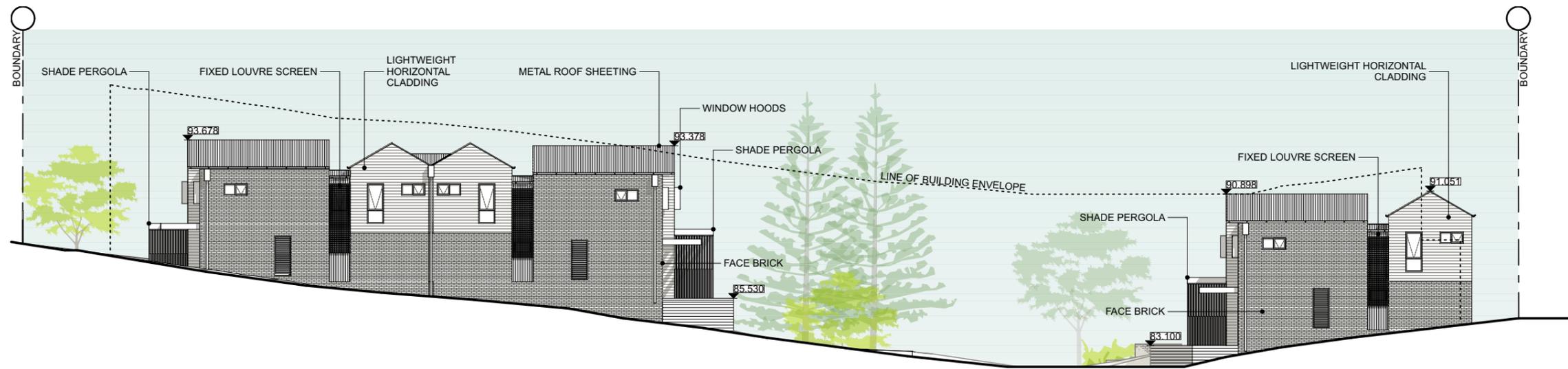
02 Internal Driveway South Elevation
SCALE 1:250 @ A3

Development Application





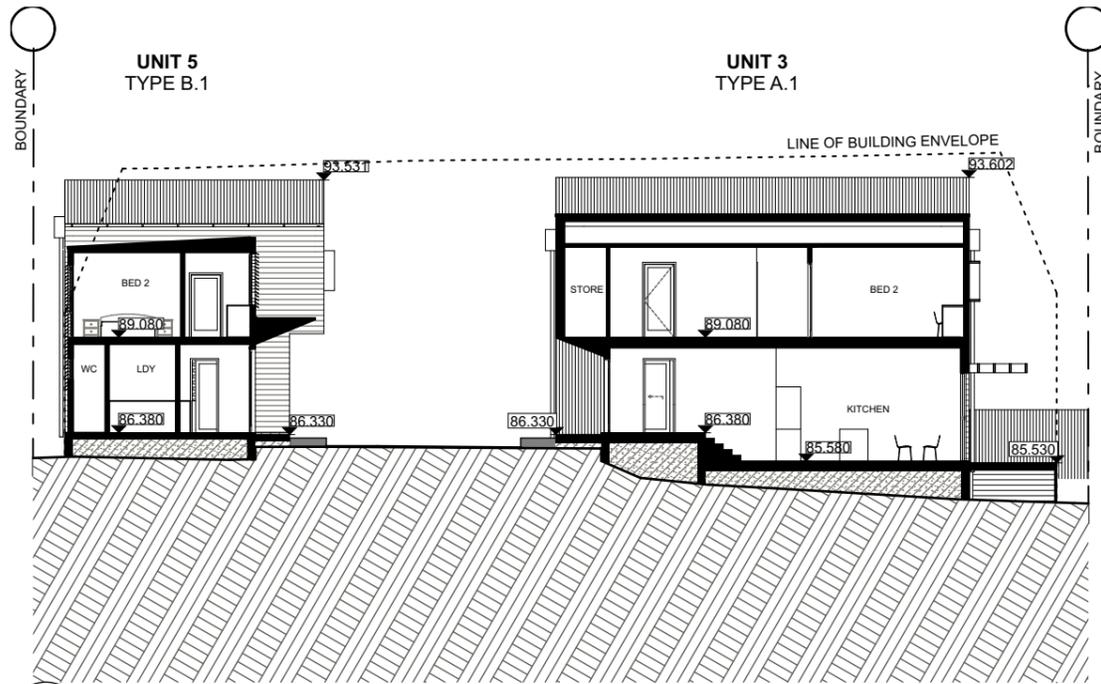
01 Internal Driveway North Elevation
SCALE 1:250 @ A3



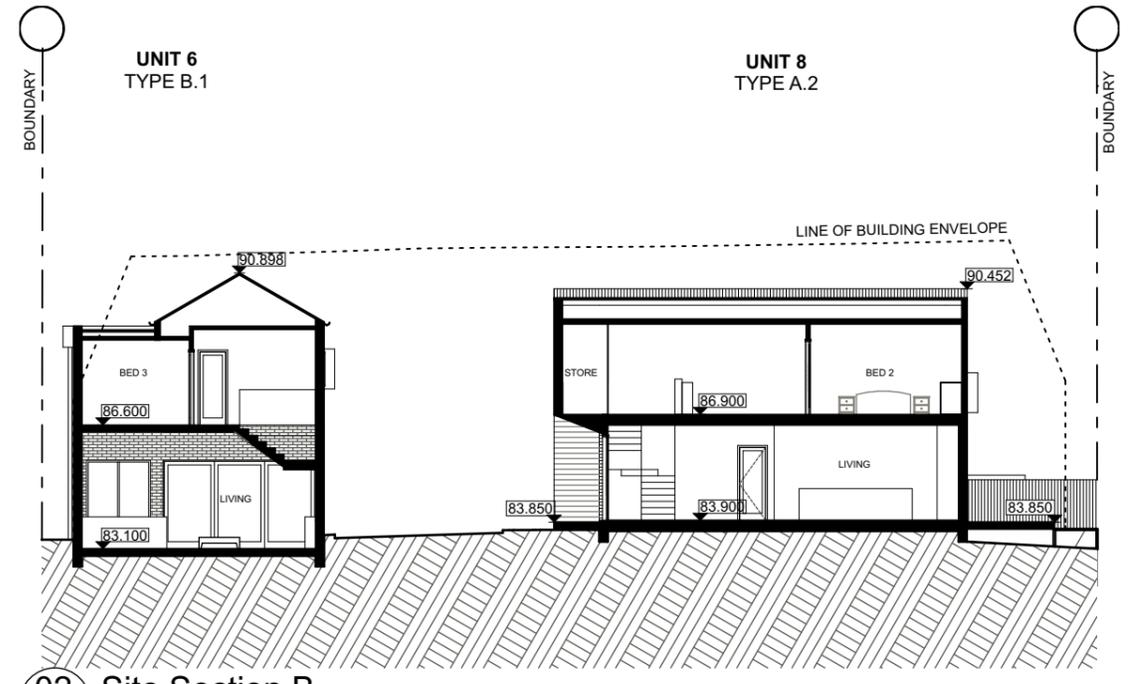
02 South Elevation
SCALE 1:250 @ A3

Development Application

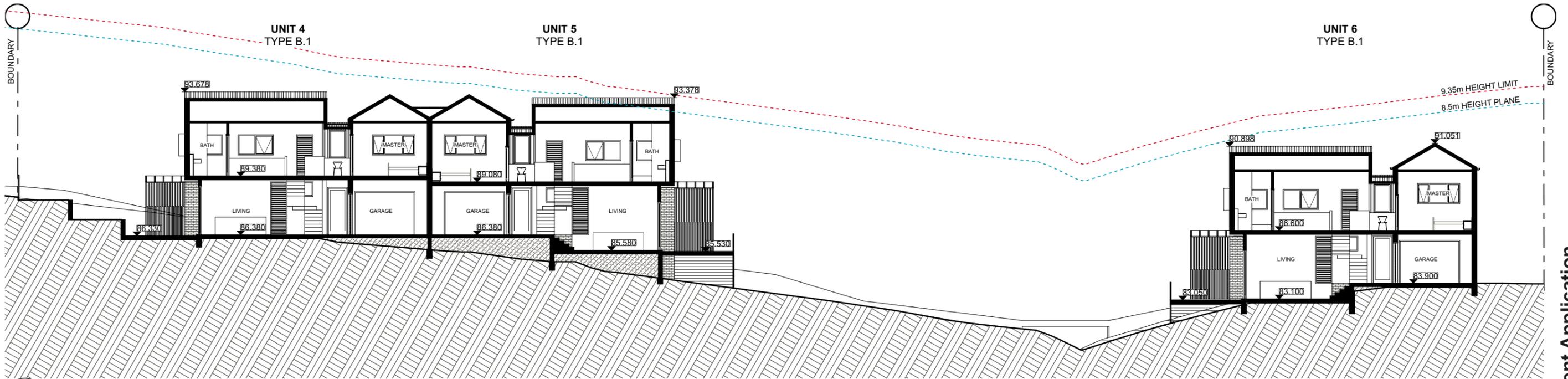




01 Site Section A
SCALE 1:200 @ A3



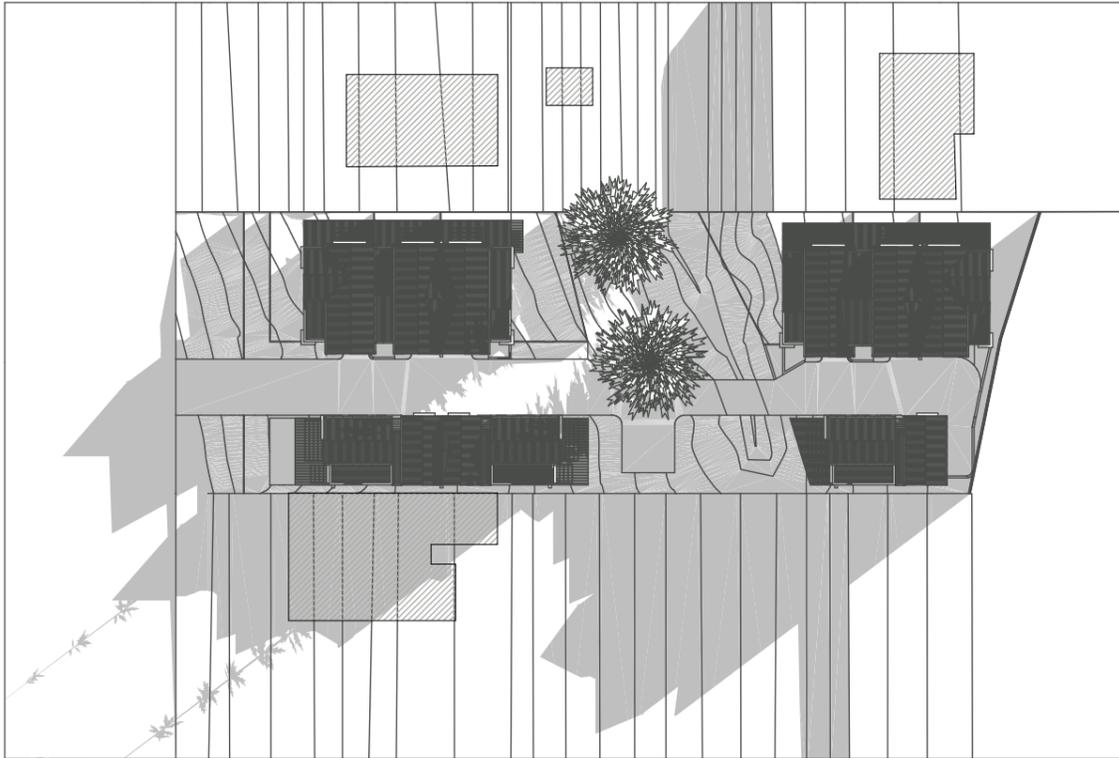
02 Site Section B
SCALE 1:200 @ A3



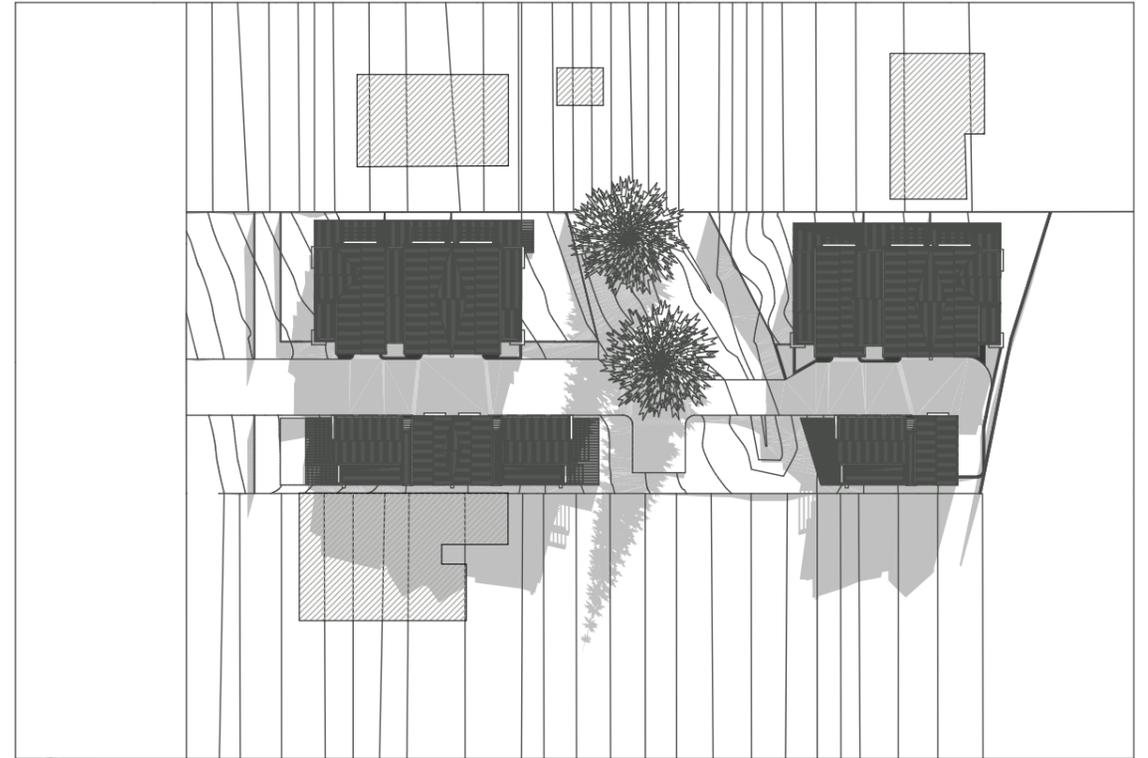
03 Site Section C
SCALE 1:200 @ A3

Development Application

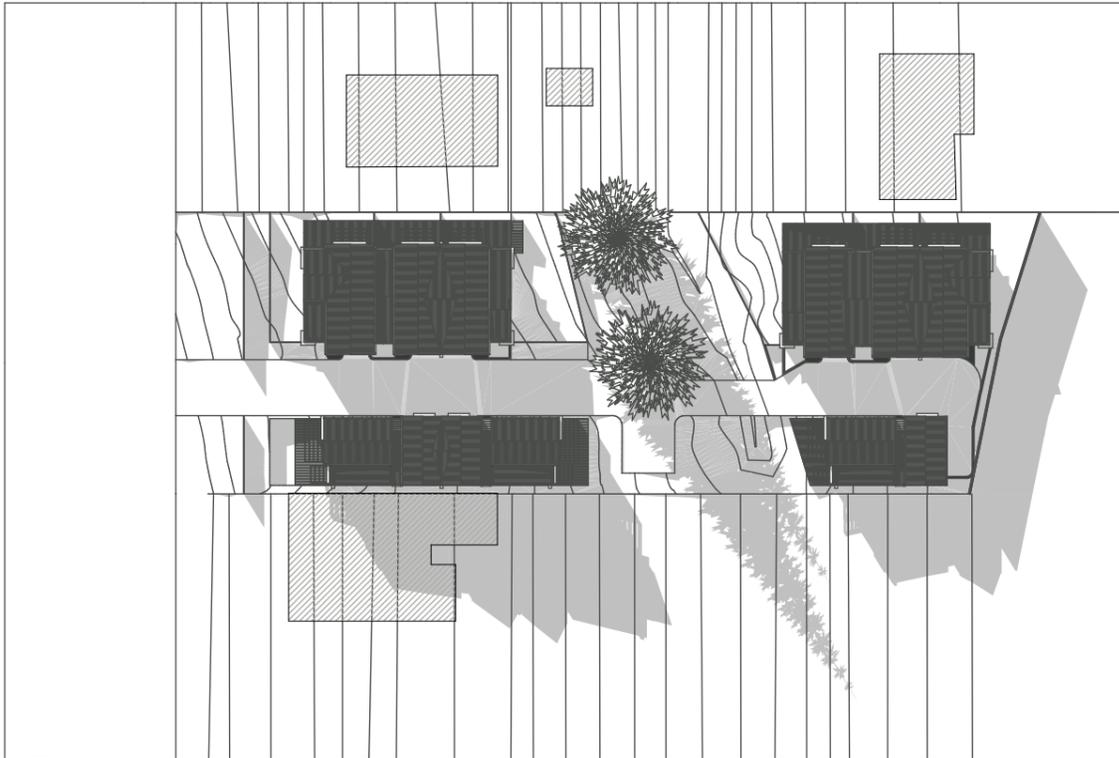




01 Shadow Diagram 9am
SCALE 1:750 @ A3



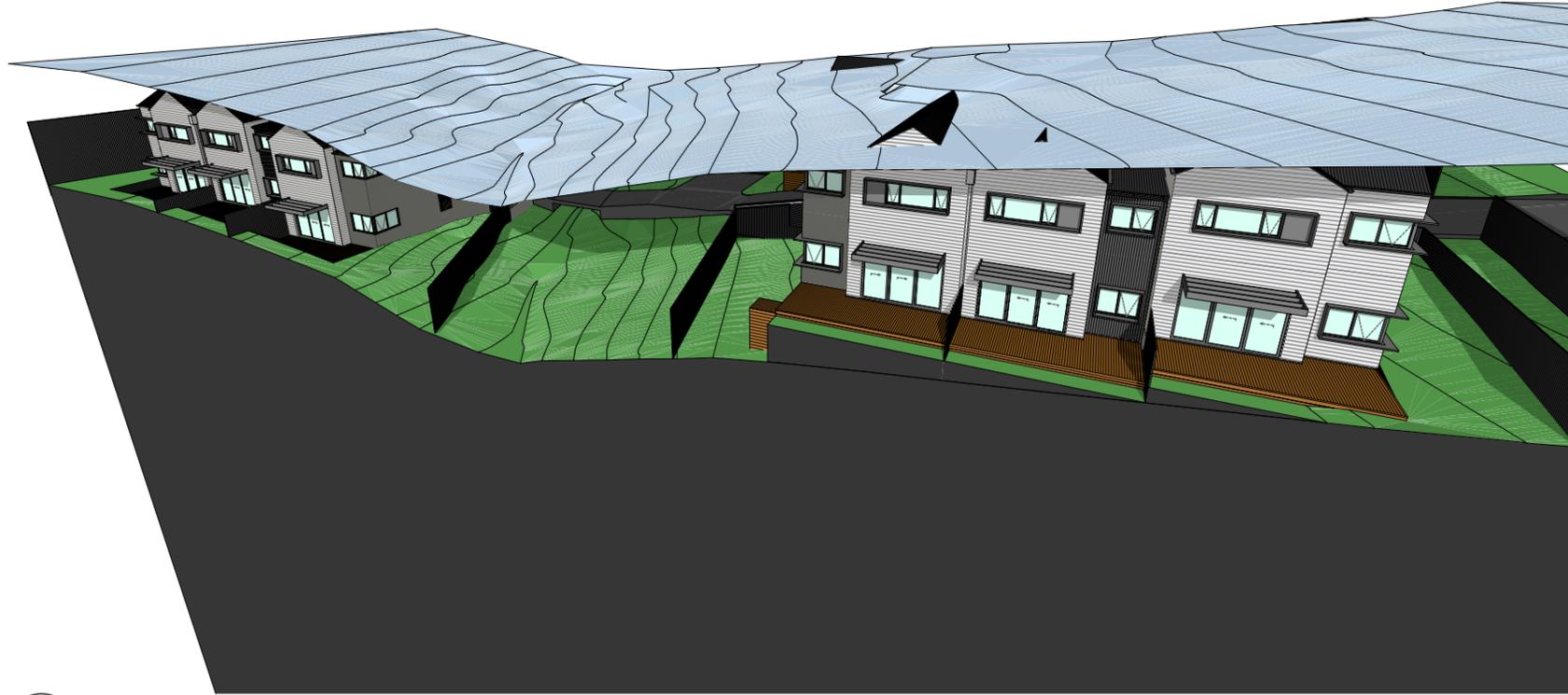
02 Shadow Diagram 12noon
SCALE 1:750 @ A3



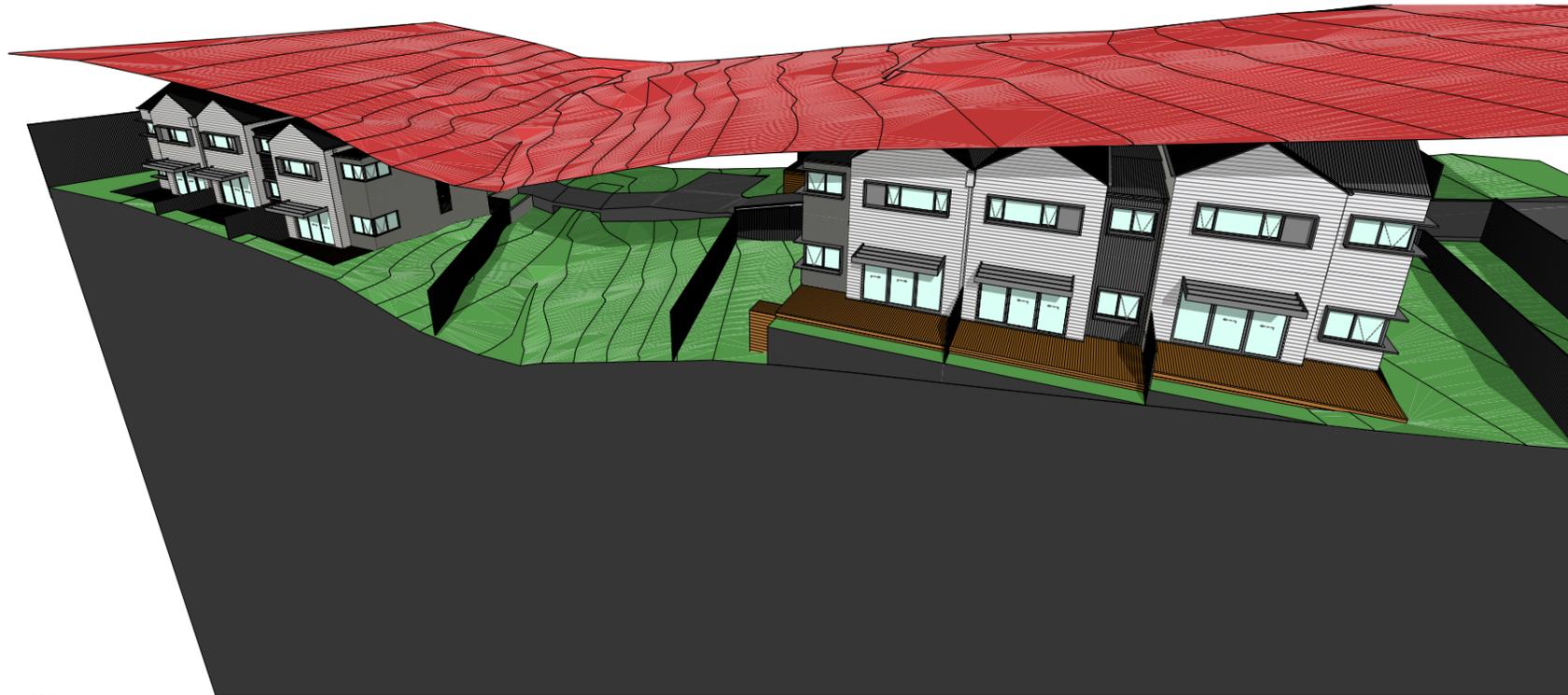
03 Shadow Diagram 3pm
SCALE 1:750 @ A3

Development Application



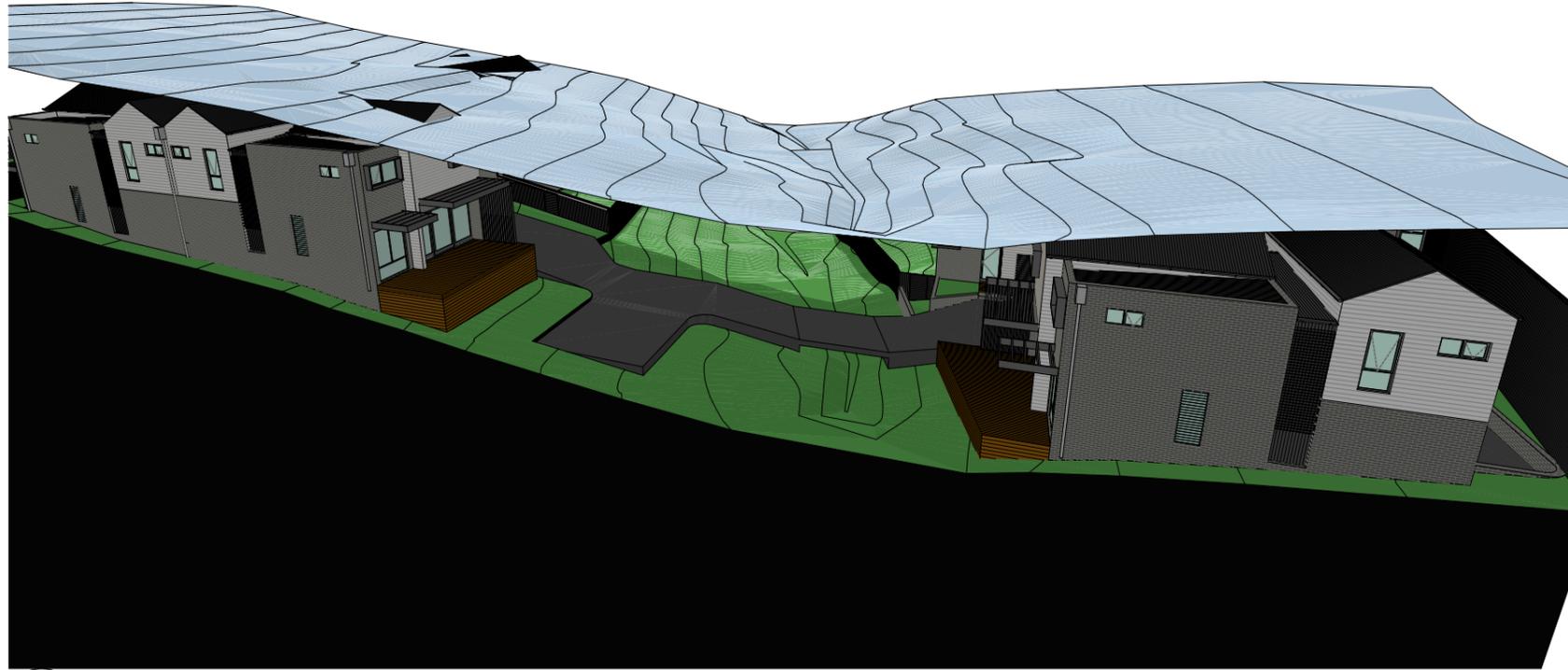


01 8.5m Height Plane
SCALE 1:250 @ A3

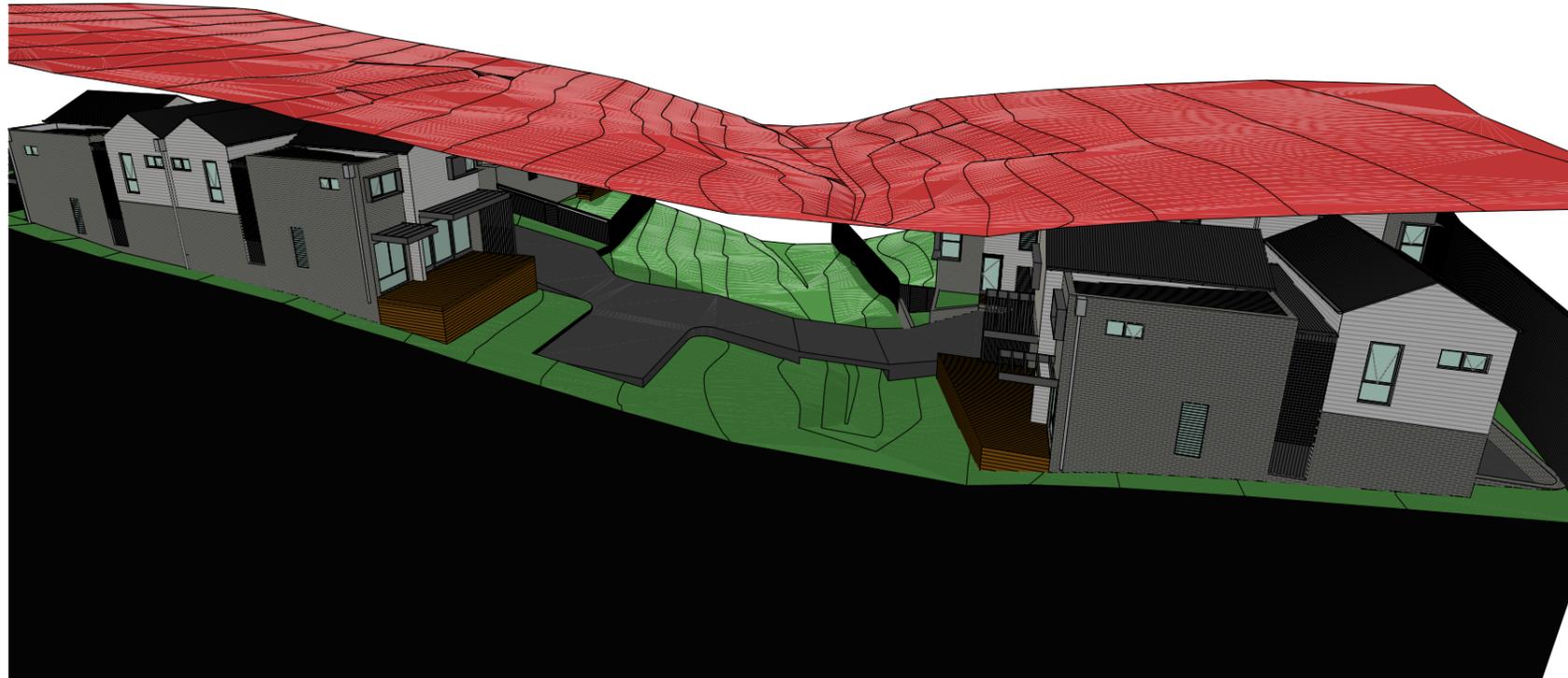


02 9.35m Height Plane (+10%)
SCALE 1:250 @ A3





01 8.5m Height Plane
SCALE 1:250 @ A3



02 9.35m Height Plane (+10%)
SCALE 1:250 @ A3

Development Application



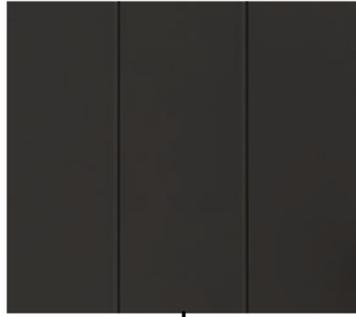
WINDOW HOODS - DARK



LIGHTWEIGHT HORIZONTAL CLADDING- LIGHT



LIGHTWEIGHT VERTICLE CLADDING- DARK



FACE BRICK - DARK



SHEET METAL ROOFING - DARK



TIMBER DECKING- NATURAL



FIXED LOUVRE SCREENING - DARK

Development Application





01 View 1: Looking East from Marshall St
NTS



02 View 2: Looking West to Units 1,2,3,4 & 5
NTS



03 View 3: Looking North from Southern Site
NTS

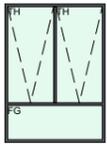
Development Application



UNIT TYPE A.1 GLAZING SCHEDULE								
ID Number	Width	Height	View from Opening Side	Home Story	Location	Glazing Type/ Shading Features	U-Value	SHGC
W01	850	1,030		Ground Floor	Laundry	Shade Louvres over		
W02	1,810	1,200		Ground Floor	Living	Shade hood over		
W03	1,810	1,200		Ground Floor	Living	Shade hood over		
W04	850	2,050		First Floor	Bed 3			
W05	1,065	2,950		First Floor	Stair	Shade hood over		
W06	1,065	2,950		First Floor	Stair	Shade hood over		
W07	850	2,050		First Floor	Living	Shade louvres over		
W08	610	1,030		First Floor	Bed 2	Shade hood over		
W09	1,810	1,030		First Floor	Bed 2	Shade hood over		
W10	2,650	1,030		First Floor	Master	Shade hood over		

UNIT TYPE A.2 GLAZING SCHEDULE								
ID Number	Width	Height	View from Opening Side	Home Story	Location	Glazing Type/ Shading Features	U-Value	SHGC
W01	1,570	1,200		Ground Floor	Living	Shade hood over		
W02	850	2,050		First Floor	Bed 3			
W03	1,570	2,050		First Floor	Stair			
W04	1,570	1,030		First Floor	Bed 3	Shade hood over		
W05	2,650	1,030		First Floor	Master	Shade hood over		



UNIT TYPE B.1 GLAZING SCHEDULE								
ID Number	Width	Height	View from Opening Side	Home Story	Location	Glazing Type/ Shading Features	U-Value	SHGC
W01	850	750		Ground Floor	Stair	Shade hood over		
W02	850	2,400		Ground Floor	Living			
W03	1,810	2,500		Ground Floor	Dining	Shade hood over		
W04	850	2,050		Ground Floor	Kitchen			
W05	850	600		Ground Floor	WC	Shade louvres over		
W06	850	1,460		First Floor	Study	Shade louvres over		
W07	850	2,100		First Floor	Stair	Shade hood over		
W08	1,810	1,030		First Floor	Living			
W09	1,810	1,030		First Floor	Bathroom	Shade hood over		
W10	850	1,030		First Floor	Bathroom	Shade hood over		

UNIT TYPE B.1 GLAZING SCHEDULE								
ID Number	Width	Height	View from Opening Side	Home Story	Location	Glazing Type/ Shading Features	U-Value	SHGC
W11	1,810	1,030		First Floor	Bed 2			
W12	1,210	600		First Floor	Bed 2			
W13	850	2,050		First Floor	Bed 3	Shade louvres over		
W14	850	2,050		First Floor	Walk in robe to master			
W15	1,210	600		First Floor	Ensuite to master			
W16	2,170	1,030		First Floor	Master			



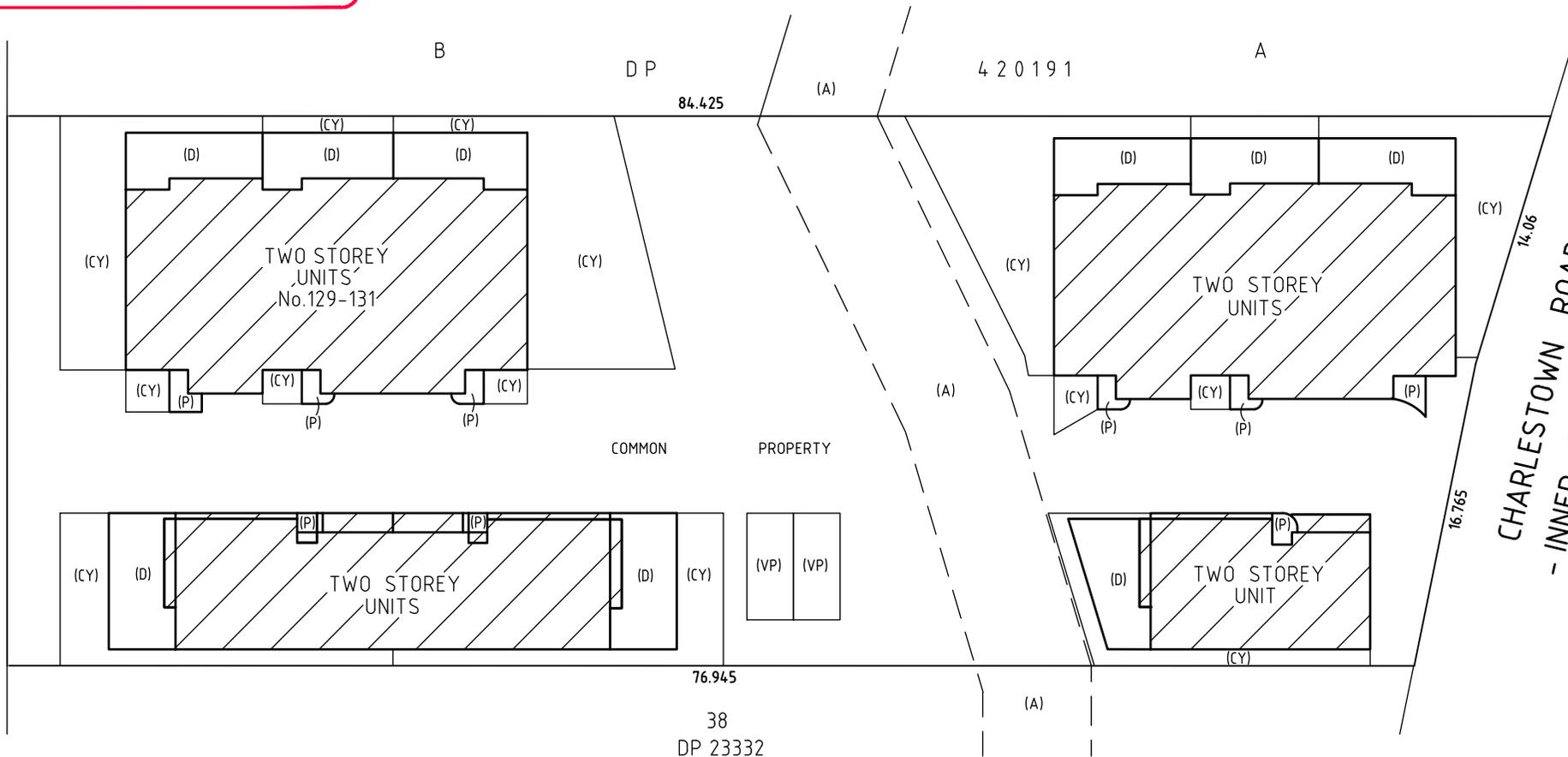
LOCATION PLAN

PRELIMINARY ONLY

- ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO COUNCIL APPROVAL, CONSTRUCTION, FINAL SURVEY AND REGISTRATION OF THE PLAN AT THE LAND REGISTRY SERVICES NSW.
- DESIGN POSITION AND DIMENSIONS FOR PROPOSED UNITS DERIVED FROM ISSUE A OF SITE AND FLOOR PLANS (SHEETS A-101 TO A-102 OF CKDS ARCHITECTURE DRAWING No. 18096, REVISION E, DATED 11/01/19)

MARSHALL STREET

29.87



CHARLESTOWN ROAD
- INNER CITY BYPASS

NOTE:

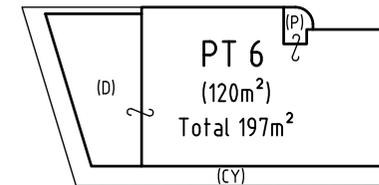
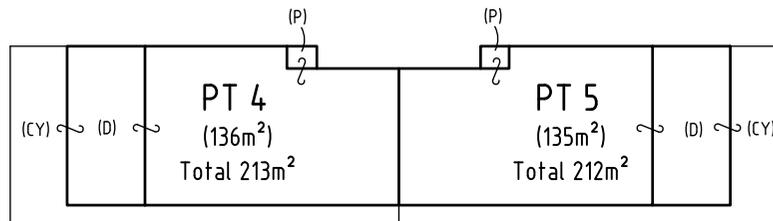
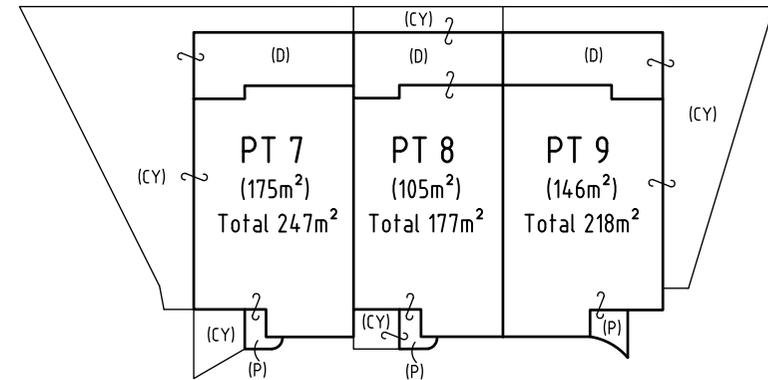
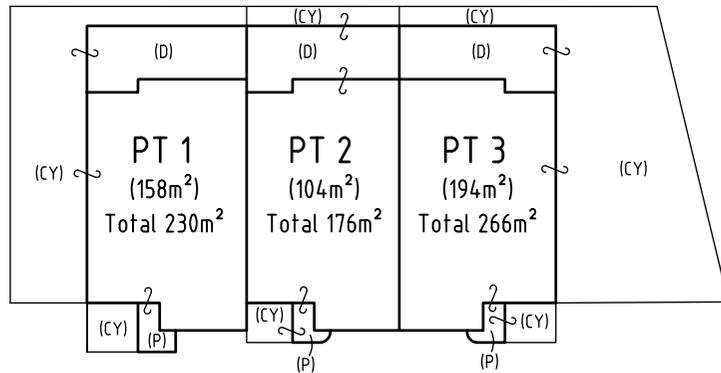
- (A) EASEMENT FOR DRAINAGE 6.095 WIDE (VIDE L82322)
- 1. (CY) DENOTES COURTYARD
- 2. (D) DENOTES DECK
- 3. (VP) DENOTES VISITOR CAR PARKING (COMMON PROPERTY)
- 4. (P) DENOTES PATIO

<p>SURVEYOR Name: MARK NICHOLAS SCANLON Date: ***** Reference: B1878SP</p>	<p>PLAN OF SUBDIVISION OF LOTS A & B IN DP402667</p>	<p>L.G.A.: NEWCASTLE Locality: KOTARA Reduction Ratio: 1:250 Lengths are in metres</p>	<p>Registered</p>	<p>SP</p>
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PRELIMINARY ONLY

- ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO COUNCIL APPROVAL, CONSTRUCTION, FINAL SURVEY AND REGISTRATION OF THE PLAN AT THE LAND REGISTRY SERVICES NSW.
- DESIGN POSITION AND DIMENSIONS FOR PROPOSED UNITS DERIVED FROM ISSUE A OF SITE AND FLOOR PLANS (SHEETS A-101 TO A-102 OF CKDS ARCHITECTURE DRAWING No. 18096, REVISION E, DATED 11/01/19)

FLOOR PLAN - GROUND LEVEL



NOTE:

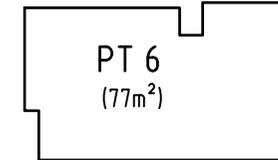
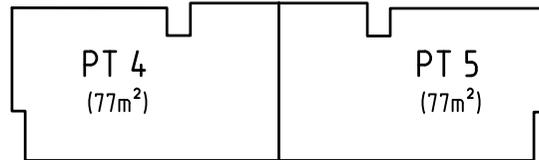
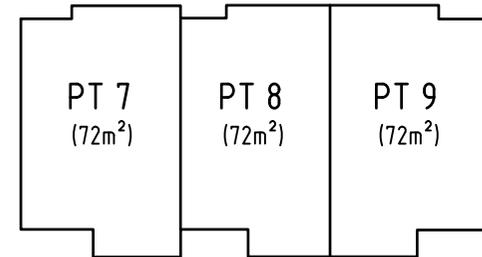
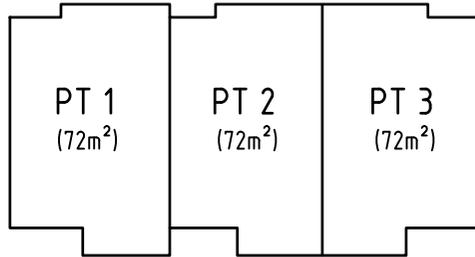
1. (CY) DENOTES COURTYARD
2. (D) DENOTES DECK
3. (P) DENOTES PATIO
4. THE STRATUM OF EACH COURTYARD IS LIMITED TO 3 METRES BELOW AND 5 METRES ABOVE THE UPPER SURFACE OF THE CONCRETE GROUND FLOOR LEVEL OF THE ADJOINING UNIT EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
5. THE STRATUM OF EACH PATIO IS LIMITED FROM ITS UPPER TILED FLOOR SURFACE TO 5 METRES ABOVE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
6. THE STRATUM OF EACH DECK IS LIMITED FROM ITS UPPER TIMBER SURFACE TO 5 METRES ABOVE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
7. AREAS ARE APPROXIMATE ONLY AND FOR PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015. THEY SHOULD NOT BE USED FOR LEASING PURPOSES.

<p>SURVEYOR Name: MARK NICHOLAS SCANLON Date: ***** Reference: B1878SP</p>	<p>PLAN OF SUBDIVISION OF LOTS A & B IN DP402667</p>	<p>L.G.A.: NEWCASTLE Locality: KOTARA Reduction Ratio: 1:250 Lengths are in metres</p>	<p>Registered</p>	<p>SP</p>
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- DESIGN POSITION AND DIMENSIONS FOR PROPOSED UNITS DERIVED FROM ISSUE A OF SITE AND FLOOR PLANS (SHEETS A-101 TO A-102 OF CKDS ARCHITECTURE DRAWING No. 18096, REVISION E, DATED 11/01/19)

FLOOR PLAN - LEVEL ONE



NOTE:

1. AREAS ARE APPROXIMATE ONLY AND FOR PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015. THEY SHOULD NOT BE USED FOR LEASING PURPOSES.

<p>SURVEYOR Name: MARK NICHOLAS SCANLON Date: ***** Reference: B1878SP</p>	<p>PLAN OF SUBDIVISION OF LOTS A & B IN DP402667</p>	<p>L.G.A.: NEWCASTLE Locality: KOTARA Reduction Ratio: 1:250 Lengths are in metres</p>	<p>Registered</p>	<p>SP</p>
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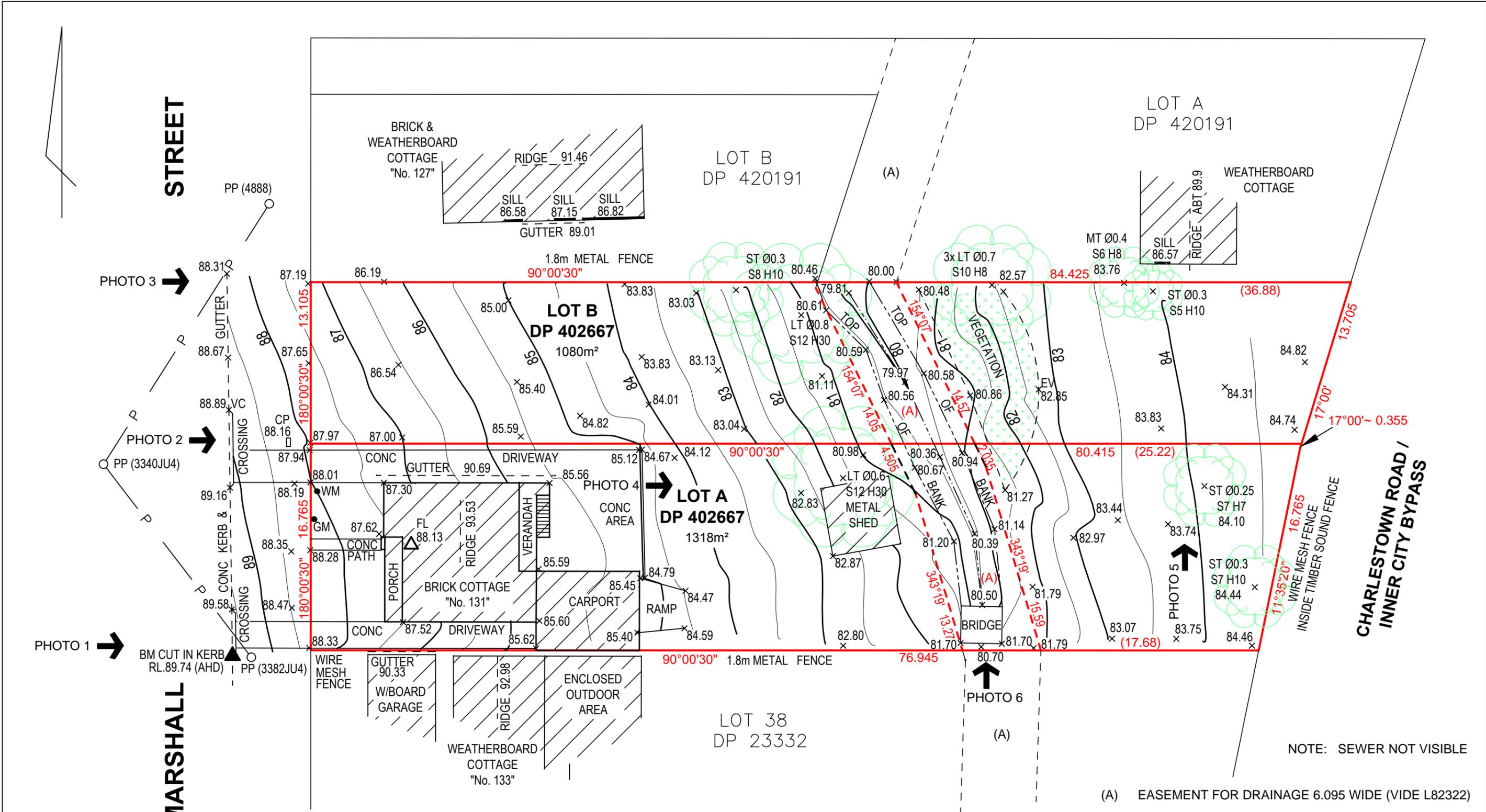


PHOTO 1 →
 PHOTO 2 →
 PHOTO 3 →

PHOTO 4 →
 PHOTO 5 ↑
 PHOTO 6 ↑



THE BOUNDARIES HAVE BEEN ADOPTED FROM CURRENT PLANS AND NO INVESTIGATION OF BOUNDARY DIMENSIONS HAS BEEN MADE. THE ONLY INGROUND SERVICES SHOWN ARE THOSE THAT HAVE VISIBLE SURFACE FEATURES. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITIES SHOULD BE CONTACTED FOR MORE DETAILED LOCATION OF ALL UNDERGROUND SERVICES. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

THIS PLAN SHOULD NOT BE USED FOR CRITICAL DESIGN DIMENSIONS IN RELATION TO EXISTING STRUCTURES AND SERVICES.

SYMBOLS AND ABBREVIATIONS		
HYD - HYDRANT	PP - POWERPOLE	AHD - AUSTRALIAN HEIGHT DATUM
CP - COMMUNICATIONS PIT	INV - INVERT REDUCED LEVEL	BM - BENCH MARK
AC - ACCESS CHAMBER	KO - KERB OUTLET	TB - TOP OF BANK
W/M - WATER METER	TK - TOP OF KERB	BB - BOTTOM OF BANK
GP - GRATED PIT	LP - LIGHT POLE	EB - EDGE OF BITUMEN
VC - VEHICLE CROSSING	IO - SEWER INSPECTION POINT	ST - SMALL TREE Ø 0.15 - 0.3
GM - GAS METER	-P- OVERHEAD ELEC LINE	MT - MEDIUM TREE Ø 0.35 - 0.55
LIN - LINTEL	TOW - TOP OF WALL	LT - LARGE TREE Ø 0.6 +
FP - FUSE PILLAR	BOW - BOTTOM OF WALL	S.V. - STOP VALVE
RL - REDUCED LEVEL	GL - GUTTER LEVEL	PC - PRAM CROSSING
STT - STREET TREE	WSP - WATER STAND PIPE	DIA - DIAMETER, H - HEIGHT, S - SPREAD

SOUTHWELL SURVEYORS
 Consulting Land Surveyors
 ABN 82 071 037 922
 P O Box 209 CARDIFF NSW 2285
 Telephone (02) 49565 288
 Email - admin@southwellsurveyors.com.au

CLIENT
 MINH DEVELOPMENTS

PROPERTY
 LOT A & B DP 402667
 MARSHALL STREET, KOTARA

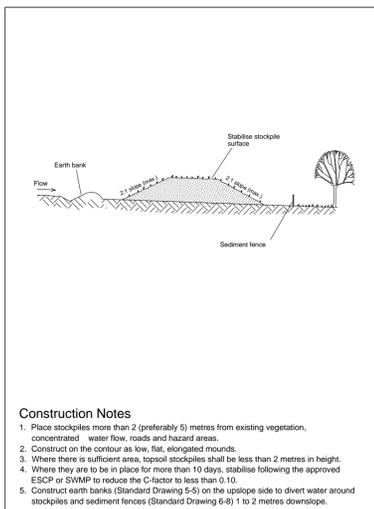
DATUM
 AHD - ORIGIN OF LEVELS
 SSM 135723 RL. 92.313

DATE 15TH SEPTEMBER 2015

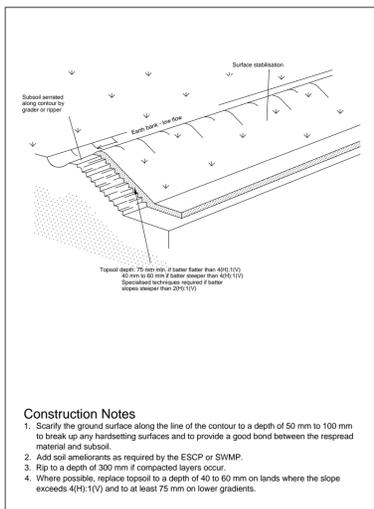
OUR REF N47913

NOTE: SEWER NOT VISIBLE

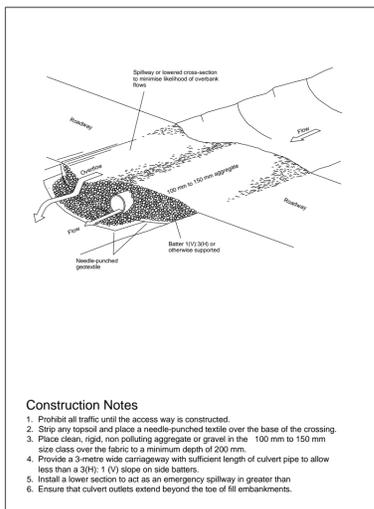
(A) EASEMENT FOR DRAINAGE 6.095 WIDE (VIDE L82322)



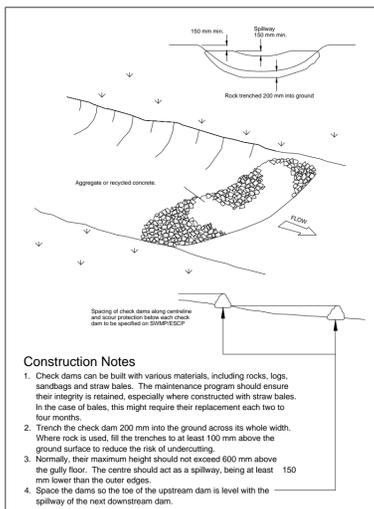
STOCKPILES SD 4-1



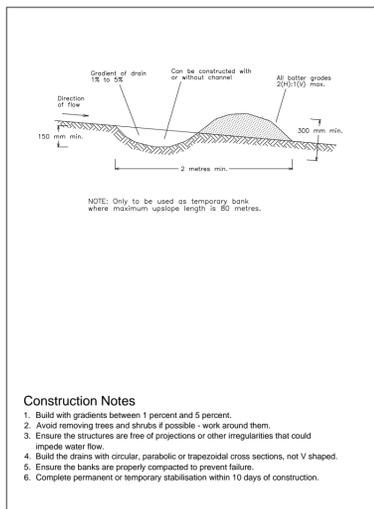
REPLACING TOPSOIL SD 4-2



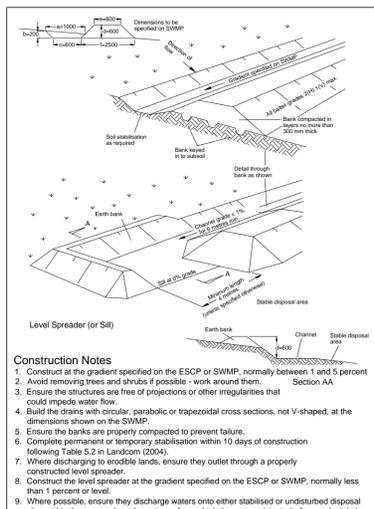
TEMPORARY WATERWAY CROSSING SD 5-1



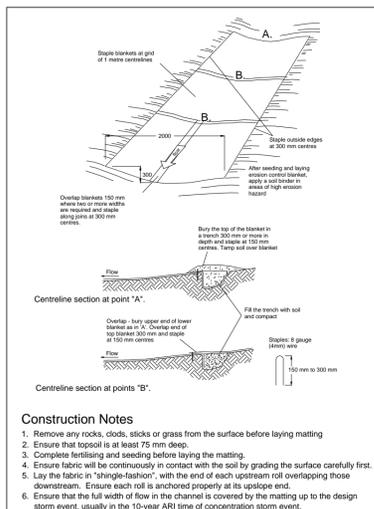
ROCK CHECK DAM SD 5-4



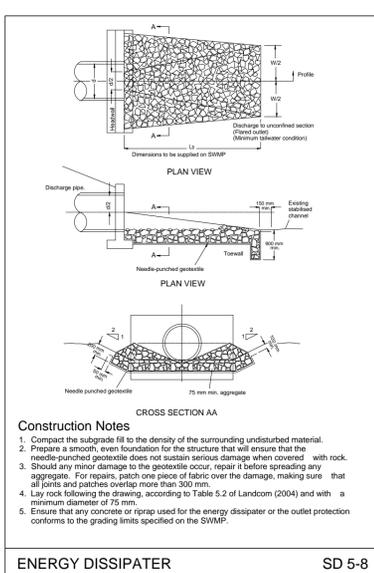
EARTH BANK (LOW FLOW) SD 5-5



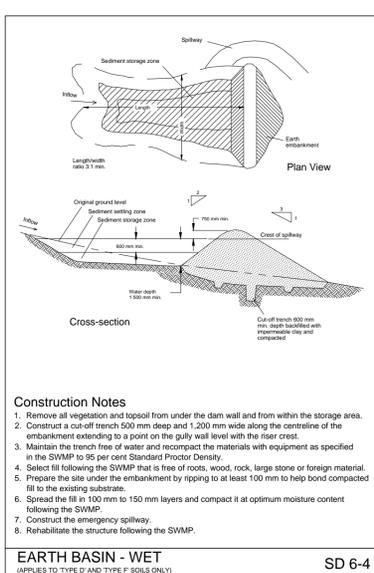
EARTH BANK (HIGH FLOWS) SD 5-6



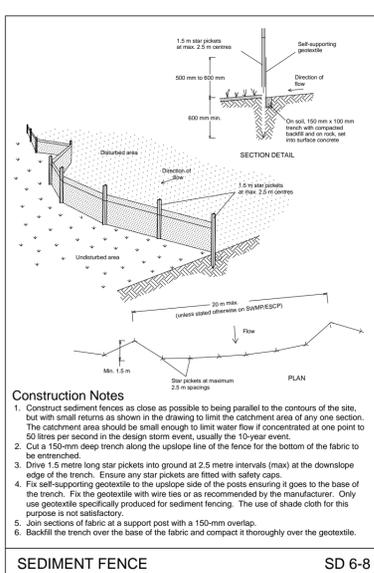
RECP: CONCENTRATED FLOW SD 5-7



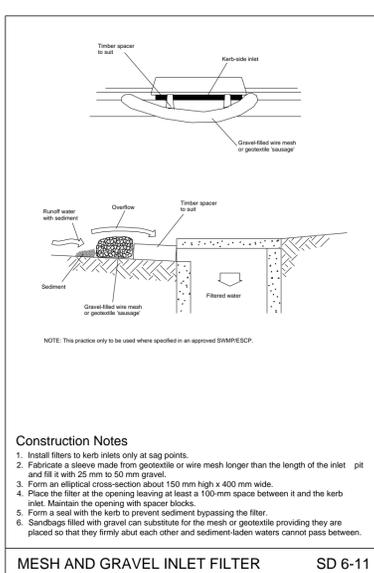
ENERGY DISSIPATER SD 5-8



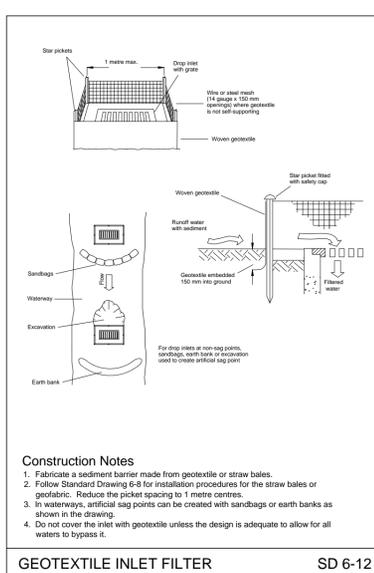
EARTH BASIN - WET (APPLIES TO TYPE D AND TYPE F SOILS ONLY) SD 6-4



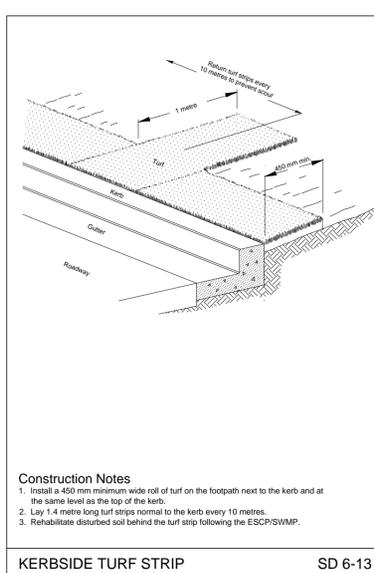
SEDIMENT FENCE SD 6-8



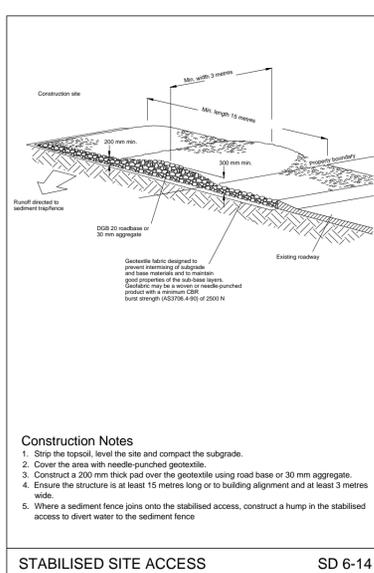
MESH AND GRAVEL INLET FILTER SD 6-11



GEOTEXTILE INLET FILTER SD 6-12



KERBSIDE TURF STRIP SD 6-13

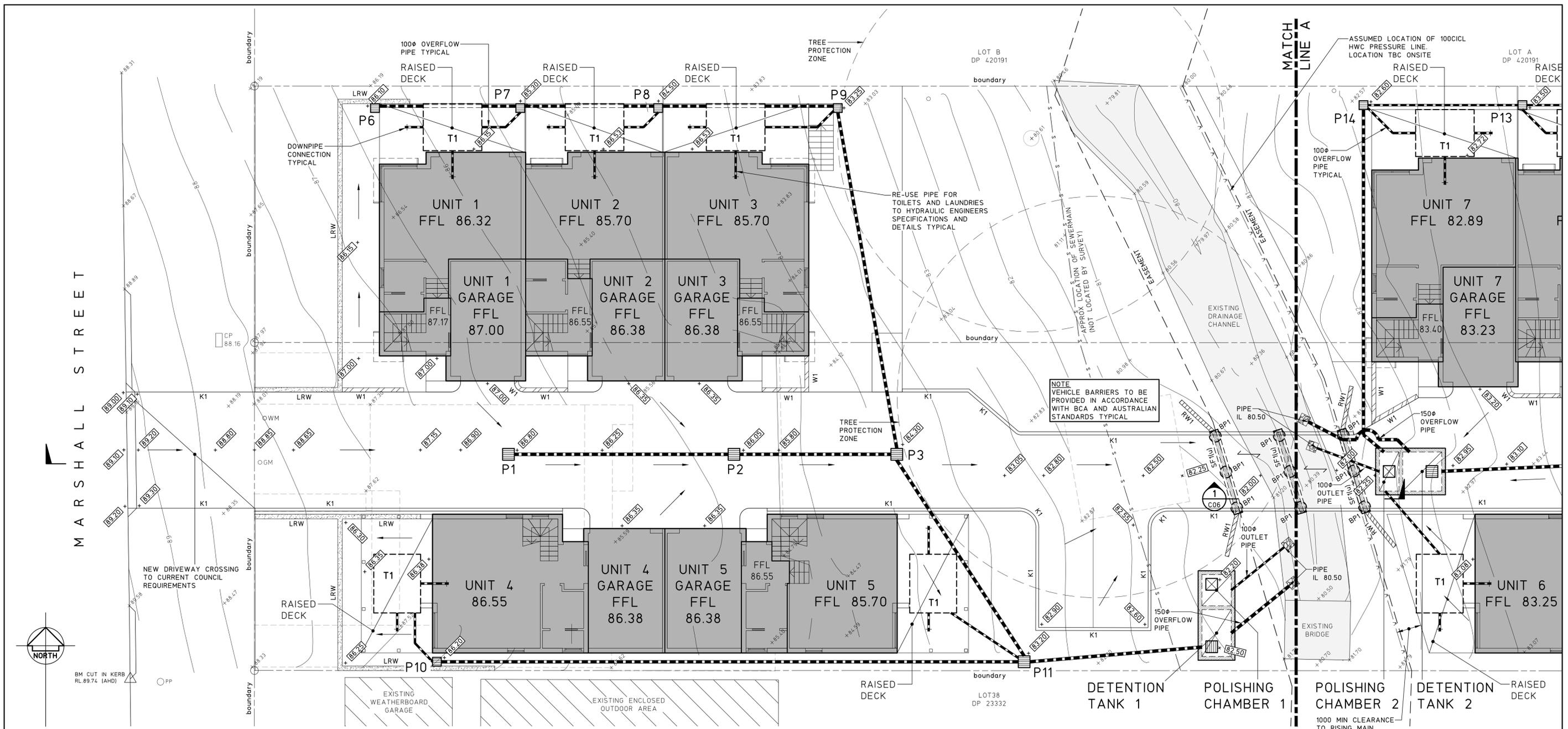


STABILISED SITE ACCESS SD 6-14

SEDIMENTATION AND EROSION CONTROL DETAILS

NOT FOR CONSTRUCTION

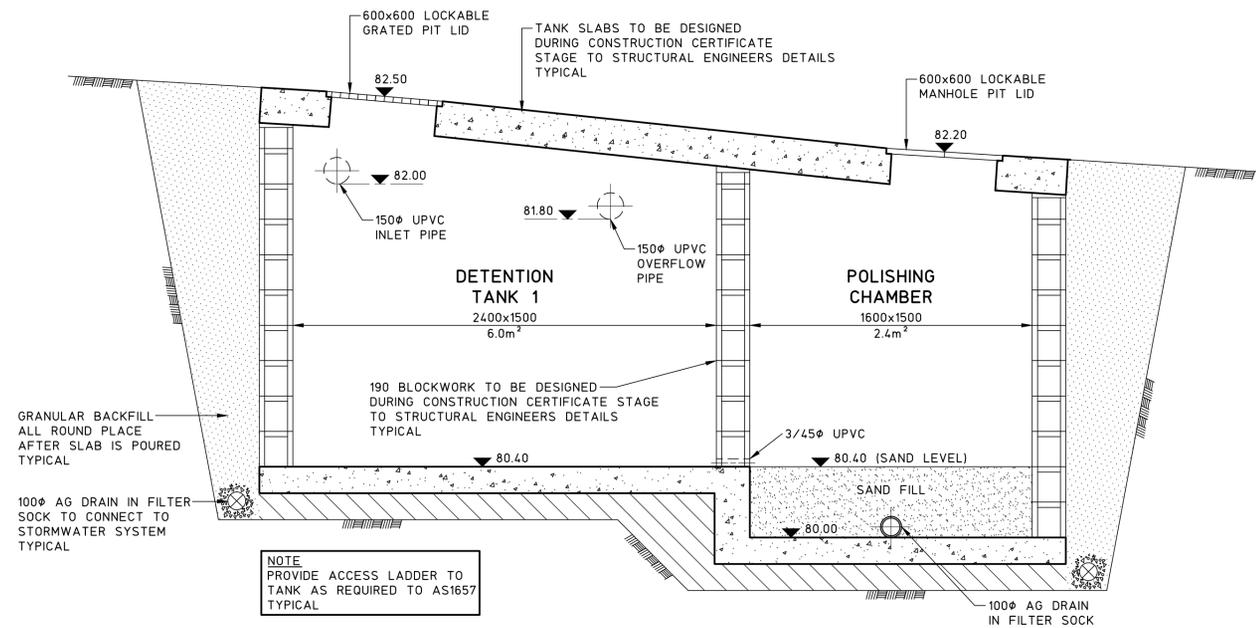
<p>© Copyright MPC Consulting Engineers as date of issue</p> <p>THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS ENDORSED BELOW</p>		<p>COPYRIGHT</p> <p>The concepts and information contained in this document are the copyright of MPC Consulting Engineers. Use or copying of the document in whole or in part without the written permission of MPC Consulting Engineers constitutes an infringement of copyright.</p>		<p>Suite 3, Level 1, 16 Telford Street, NEWCASTLE EAST, NSW 2300 PO BOX 553 THE JUNCTION, NSW 2291 Tel: (02) 4927 5566 Fax: (02) 4927 5577 Email: admin@mpceng.com.au Web: www.mpcconsultingengineers.com.au A.C.N. 098 542 575</p>		<p>CLIENT</p> <p>CC & JD INVESTMENTS PTY LTD.</p> <p>TITLE</p> <p>SEDIMENTATION AND EROSION CONTROL DETAILS</p>		<p>PROJECT</p> <p>PROPOSED UNIT DEVELOPMENT AT; LOTS A AND B, DP 402667, No.129 - 131 MARSHALL STREET, KOTARA</p>		<p>DO NOT SCALE DRAWING</p> <table border="1"> <tr> <td>DRAWN</td> <td>ENGINEER</td> <td>No in SET</td> <td>SHEET</td> </tr> <tr> <td>C.H.</td> <td>P.M.</td> <td>12</td> <td>A1</td> </tr> <tr> <td>SCALES</td> <td>JOB No</td> <td>DRAWING No</td> <td>ISSUE</td> </tr> <tr> <td>N.T.S.</td> <td>190172</td> <td>C03</td> <td>1</td> </tr> </table>				DRAWN	ENGINEER	No in SET	SHEET	C.H.	P.M.	12	A1	SCALES	JOB No	DRAWING No	ISSUE	N.T.S.	190172	C03	1
DRAWN	ENGINEER	No in SET	SHEET																										
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<p>1 DEVELOPMENT APPLICATION 16.1.19</p> <p>0 REVIEW 20.12.18</p>		<p>DATE DATE OF RELEASE RESPONSIBLE PRINCIPAL SIGNATURE ISSUE</p>		<p>FULL SIZE ON ORIGINAL 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 cm</p>																									



PIT SCHEDULE				
PIT No.	SIZE	TYPE	SURFACE LEVEL S.L.	INVERT LEVEL I.L.
P1	600x600	GRATED PIT	86.80	86.20
P2	600x600	GRATED PIT	86.05	85.60
P3	600x600	GRATED PIT	84.30	82.50
P4		NOT USED		
P5	600x600	GRATED PIT	83.75	83.15
P6	450x450	GRATED PIT	86.10	85.50
P7	450x450	GRATED PIT	85.30	84.70 (PIPE IL)
P8	450x450	GRATED PIT	84.50	84.00 (PIPE IL)
P9	450x450	GRATED PIT	83.25	82.70 (PIPE IL)
P10	450x450	GRATED PIT	86.20	85.60
P11	600x600	GRATED PIT	83.20	82.90 (PIPE IL)
P12	450x450	GRATED PIT	83.80	83.20 (PIPE IL)
P13	450x450	GRATED PIT	83.50	82.90 (PIPE IL)
P14	450x450	GRATED PIT	82.60	82.00 (PIPE IL)

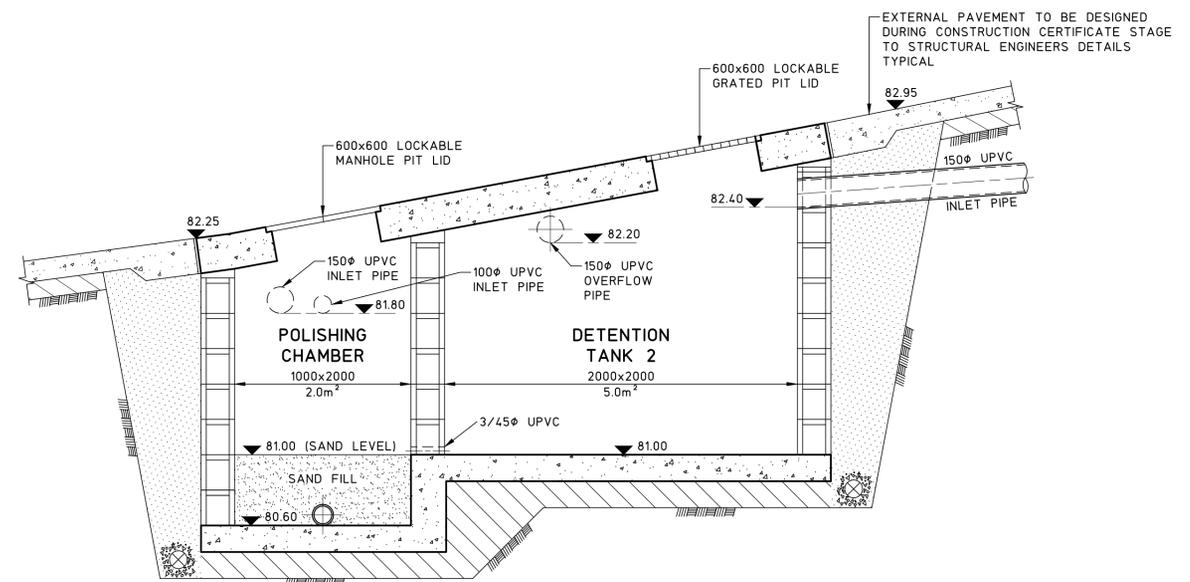
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2	REVISED DEVELOPMENT APPLICATION	17.1.19						DRAWN C.H.	ENGINEER P.M.	No in SET 12	SHEET A1
1	DEVELOPMENT APPLICATION	16.1.19						SCALES 1:100	JOB No 190172	DRAWING No C04	ISSUE 2
0	REVIEW	20.12.18									
ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE						



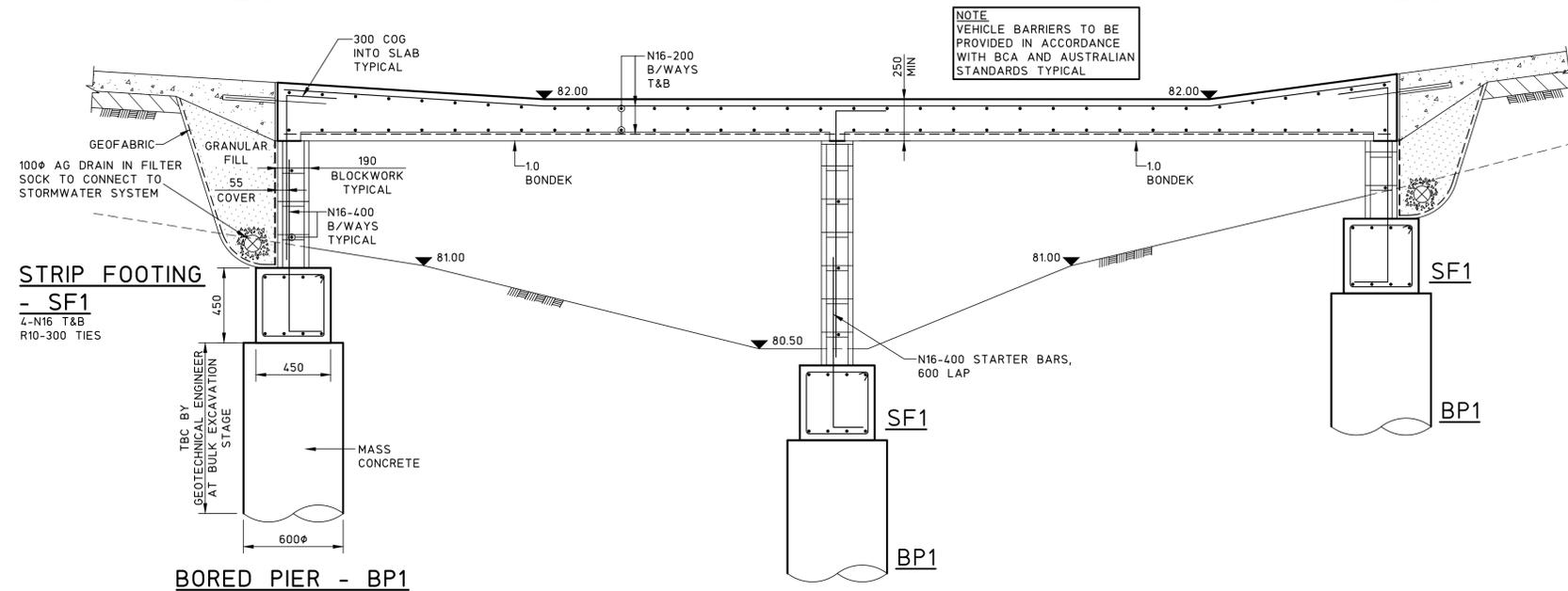
TYPICAL DETENTION TANK 1 AND POLISHING CHAMBER SECTION

SCALE 1:20



TYPICAL DETENTION TANK 2 AND POLISHING CHAMBER SECTION

SCALE 1:20



SECTION 1
SCALE 1:20 C04 & C05

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A.C.N. 098 542 575

CLIENT

CC & JD INVESTMENTS PTY LTD.

TITLE

STORMWATER DETAILS

PROJECT

PROPOSED UNIT DEVELOPMENT AT;
LOTS A AND B, DP 402667,
No.129 - 131 MARSHALL STREET,
KOTARA

DO NOT SCALE DRAWING

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SCALE 1:20	JOB No 190172	DRAWING No C06	ISSUE 2

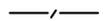
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1	DEVELOPMENT APPLICATION	16.1.19			
0	REVIEW	20.12.18			

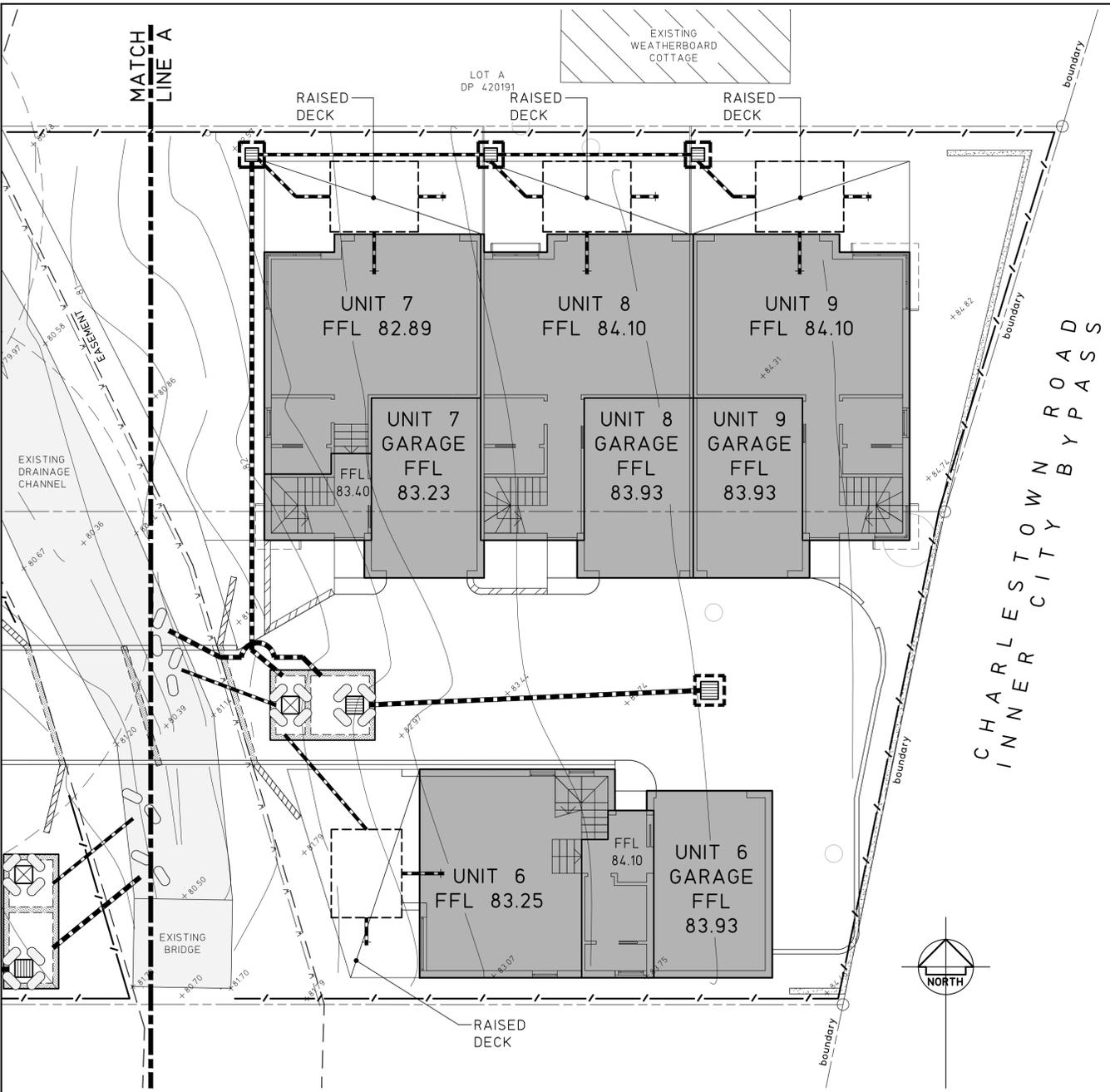
FULL SIZE ON ORIGINAL 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 cm

SEDIMENTATION AND EROSION CONTROL PLAN SHEET 2

SCALE 1:100
 SEDIMENTATION AND EROSION CONTROL NOTES
 1. REFER TO DRAWING C01

LEGEND

-  DENOTES ALLOWABLE AREA FOR TEMPORARY STOCKPILING OF CUT SOIL MATERIAL, REFER TO DETAIL SD4-1
-  DENOTES SEDIMENT FENCE, REFER TO DETAIL SD6-8
-  DENOTES MESH AND GRAVEL INLET FILTER, REFER TO DETAIL SD6-11
-  DENOTES GEOTEXTILE INLET FILTER, REFER TO DETAIL SD6-12
-  DENOTES STABILISED SITE ACCESS, REFER TO DETAIL SD6-14



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1	DEVELOPMENT APPLICATION	16.1.19						C.H.	P.M.	12	A1		
0	REVIEW	20.12.18						SCALES	JOB No	DRAWING No	ISSUE		
	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE			1:100	190172	C02	2		

MARSHALL STREET RESIDENTIAL DEVELOPMENT

JANUARY 2019



LOCATION MAP



Site Description:

The subject site is located at Lots A & B (DP 402667) and the street address is 129-131 Marshall Street Kotara NSW.

The existing topography of the site is relatively steep with a cross fall from the approximate high point RL 88.19 located on the north-west corner to the approximate low point RL 79.81 located mid-site in a creek line with a fall of approximately 8.39 metres. The site rises again to the east to the approximate high point of RL 84.82.

A brick cottage occupies #131 Marshall street with a metal shed to the rear of the property and will be demolished as part of this proposal. Two mature Norfolk Island Pines are located mid-site and are to be retained and protected as a part of this proposal. Tall Shrubs, vegetation and lawn areas comprise #129 Marshall street and will be removed as a part of this proposal.

Local Context/Character:

The existing street character is predominantly single and double storey residential houses.

Marshall street has few existing street tree plantings and the street character is predominantly wide turf verges and existing vegetation occurs within the front garden areas of the residential lots and are predominantly exotic species.

The only apparent infrastructure services associated with the subject site are overhead powerlines located on the west side of Marshall Street. The subject site is located to close proximity to the Kotara commercial precinct, Kotara Railway Station and the Newcastle Inner City Bypass is located immediately to the east of the residential townhouses.

Proposed Development:

The proposed development will include a two storey, 9 unit residential flat building. There is a driveway and bridge crossing that runs east-west through the centre of the development.

There are private open space areas associated with this development and are as follows:

Private Open Space:

Private open space terrace and courtyard areas have been provided for each of the units on site and are in accordance with the minimum area requirements with Council's DCP & NSW Planning & Environment.

The landscape intent for these private open space terrace areas will include the following:

- Private terrace or courtyard areas for the each of the units that can be used for outdoor entertaining,
- Suitable screening between courtyard areas of each unit for privacy,
- Landscape buffer zone between the private open space terrace areas and any common open space areas for privacy

Planting Design Strategy:

The planting design strategy for this residential flat building development to include the following:

- Tree planting within appropriate deep soil zones to reduce bulk & scale of the development
- Evergreen tree planting to provide shade & amenity
- Deciduous tree planting to allow for solar access & seasonal change
- A broad planting palette to include a variety native species & exotic species to provide colour, texture, aroma & form
- Implementation of some indigenous species to encourage canopy corridor links and bio-diversity

With the proposed landscape design for this development we would implement the following safety planting initiatives:

- Avoid planting tree species that are prone to potential limb drop
- Avoid planting species close to paths and hard paved areas that are known for excessive flower and foliage drop that may cause potential slip hazards
- Avoid planting species that are known for invasive root structure that may cause damage to existing infrastructure and damage paths & hard paved areas, which may cause potential trip hazards
- Avoid planting species that are known to be toxic or may cause respiratory, allergy and/or skin irritations

Shrub species, sizing & locations are to ensure that passive surveillance is maintained at building, carpark & driveway entries path and all plantings are to be layered to with smaller groundcovers and shrubs adjacent to paths and buildings in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

All proposed plant species selection has been considered in terms of soil types, species hardness and on-going watering maintenance requirements. Predominantly low water use species (both native & exotic) have been grouped in regard to watering requirements and to reduce reliance on use of potable water.

Drawing Schedule		
Name	Drawing Number	Revision
Cover Sheet	L000	I
Landscape Plan	L101	I
Precedent Images	L201	G
Indicative Plant Schedule	L301	G

Site Calculations		
Item	Area	Percentage
Total Site	2398m ²	
Deep Soil Planting Zones	892m ²	37%

Council Guidelines
 City of Newcastle
 -Newcastle City Council DCP 2012 7.02 Landscape, Open Space and Visual Amenity
 -Newcastle City Council Technical Manual Landscape 2015



STEPPED PAVERS IN TURF AND MASS PLANTED GROUNDCOVERS



PLANTING BELOW NORFOLK ISLAND PINE TREES



BIRD ATTRACTING FLOWERS



TALL SCREEN SHRUBS



FOLD AWAY CLOTHES LINE



INDIGENOUS SPECIES



GRAVEL MULCH



DRY CREEK BED & NATIVE GRASSES



MARSHALL STREET RESIDENTIAL DEVELOPMENT

129-131 MARSHALL STREET, KOTARA NSW

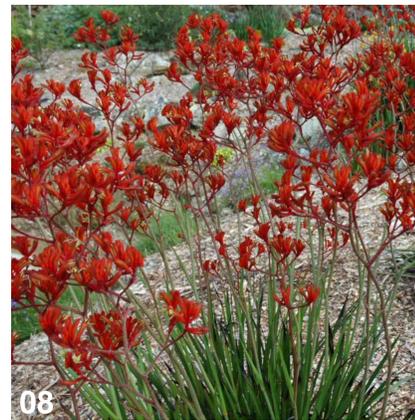
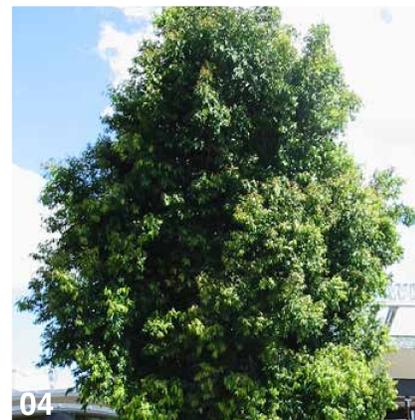
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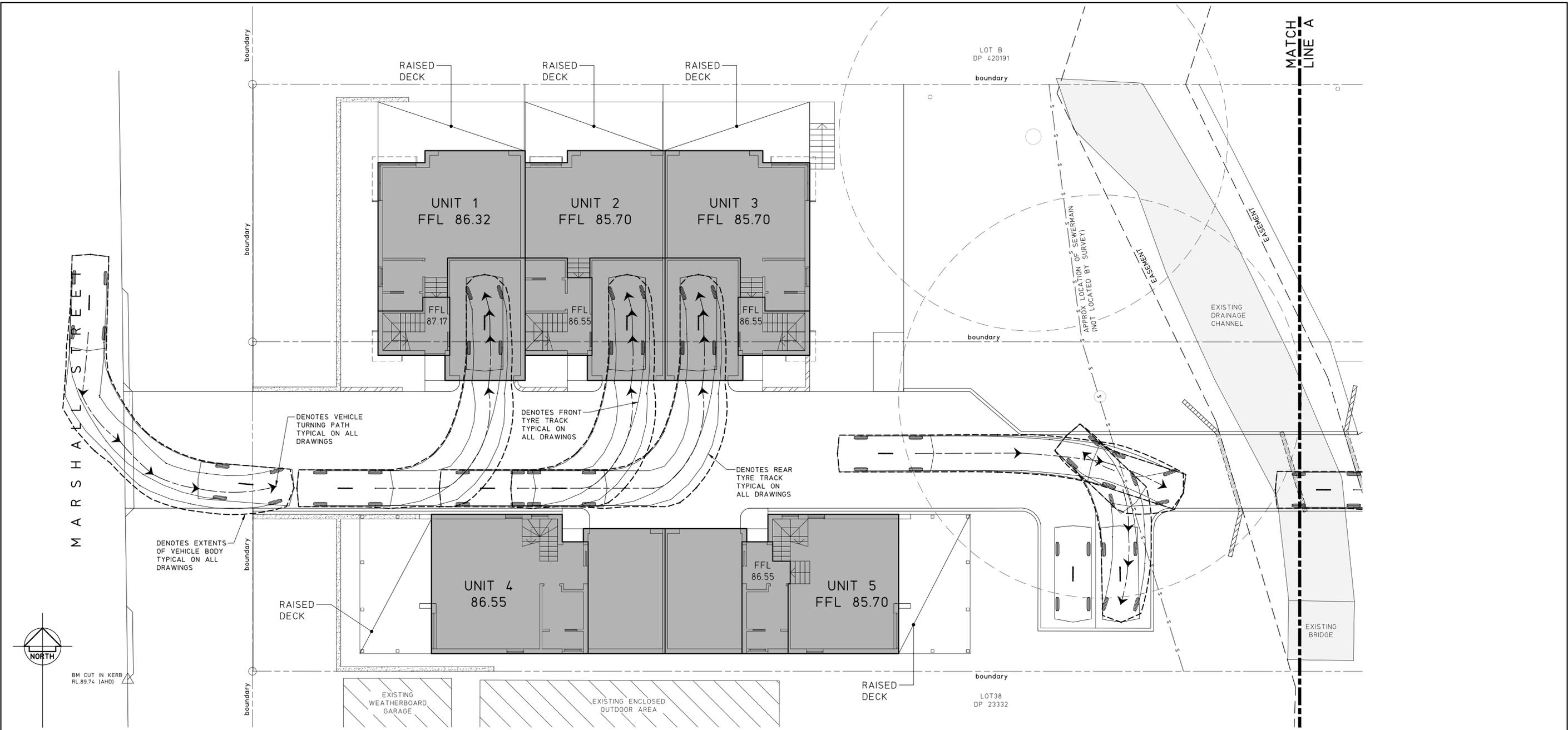
DRAWING NAME
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PROJECT NO 18141
DRAWING NO L201
SCALE NA

REVISION G
DATE 17.01.19

Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
Indigenous Canopy Trees						
01	<i>Angophera costata</i>	Smoothed Barked Apple	15	10	75L	Stakes and ties
	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	15	5	75L	Stakes and ties
	<i>Corymbia gummifera</i>	Red Blood Wood	15	10	75L	Stakes and ties
Feature Trees						
02	<i>Buckinghamia celsissima</i>	Ivory Curl Flower	6	3	45L	Stakes and ties
	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	6	1.5	45L	Stakes and ties
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	10	5	75L	Stakes and ties
	<i>Tibouchina 'Alstonville'</i>	Tibouchina/Lisiandra	6	3	45L	Stakes and ties
03	<i>Tristaniopsis 'Luscious'</i>	Luscious Water Gum	8	5	75L	Stakes and ties
04	<i>Waterhousia 'Sweeper'</i>	Weeping Lilly Pilly	10	7	75L	Stakes and ties
Screening Shrubs > 1.5m						
05	<i>Breynia cernua 'Ironstone Range'</i>	Coffee Bush	2	1.5	300mm	
	<i>Metrosideros collina 'Fiji Fire'</i>	Fiji Fire NZ Christmas Bush	1.5	1.5	300mm	
	<i>Photinia x fraseri 'Red Robin'</i>	Red Robin Photinia	3	2	300mm	
	<i>Raphirolepis indica 'Cosmic White'</i>	Cosmic White Indian Hawthorn	1.7	1.5	300mm	
06	<i>Syzygium australe 'Pinnacle'</i>	Pinnacle Narrow Lilly Pilly	7.5	1.5	300mm	
Shrubs < 1.5m						
08	<i>Cordylone australis 'Coral'</i>	Red NZ Cabbage Tree	1.2	8	200mm	
	<i>Correa 'Canberra Bells'</i>	Canberra Bells Correa	0.7	0.7	200mm	
	<i>Phormium 'Yellow Wave'</i>	Yellow Wave NZ Flax	1.5	1.5	200mm	
	<i>Westringia 'Zena'</i>	Zena Coastal Rosemary	0.9	0.9	200mm	
Mass Planted Groundcovers						
08	<i>Anigozanthus 'Ruby Velvet'</i>	Ruby Velvet Kangaroo Paw	0.4	0.3	140mm	
	<i>Convolvulus cneorum</i>	Silver Bush	0.5	1	140mm	
09	<i>Hardenbergia violacea 'Meema'</i>	Meema Snake Vine	0.5	2	140mm	
	<i>Myoporum parvifolium 'Yareena'</i>	Yareena Creeping Boobialla	0.1	1	140mm	
	<i>Phormium tenax 'Bronze Baby'</i>	Bronze Baby Flax	0.75	0.8	140mm	
	<i>Poa labillardieri 'Kingsdale'</i>	Blue Tussock Grass	0.45	0.45	140mm	
	<i>Rhagodia spinescens 'Aussie Flat Bush'</i>	Salt Bush	0.5	1	140mm	
Low Border Planting						
10	<i>Dianella caerulea 'Little Jess'</i>	Little Jess Flax Lily	0.4	0.4	140mm	
	<i>Liriope muscari 'Isabella'</i>	Isabella Fine Leaf Liriope	0.4	0.5	140mm	
11	<i>Lomandra confertifolia 'Wingarra'</i>	Lomandra Wingarra	0.4	0.6	140mm	
13	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm	
Shade Tolerant Planting						
14	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	140mm	
	<i>Blechnum nudum</i>	Fishbone Water Fern	0.7	0.5	140mm	
	<i>Doodia aspera</i>	Rasp Fern	0.2	0.4	140mm	
	<i>Macrozamia communis</i>	Burrawang	1	1.5	140mm	
	<i>Philodendron 'Xanadu'</i>	Xanadu Dwarf Philodendron	0.8	0.8	140mm	
<i>Pteris tremula</i>	Tender Brake	1	0.8	140mm		
Climbers						
15	<i>Cissus antarctica</i>	Kangaroo Vine	6		140mm	
16	<i>Pandorea jasminoides</i>	Bower of Beauty	5		140mm	
	<i>Pyrostegia venusta</i>	Orange Trumpet Vine	10		140mm	
Native Grasses						
16	<i>Dianella revoluta</i>	Blue Flax-lily	0.4	0.4	75mm	
	<i>Ficinia nodosa</i>	Knobby Club Rush	1	0.8	75mm	
	<i>Lomandra longifolia</i>	Mat Rush	0.8	0.6	75mm	
	<i>Stipa sp.</i>	Speargrass	1	1	75mm	





TURNING PATH ENTRY PLAN SHEET 1

SCALE 1:100

	B85 - SEDAN STANDARDS (AU)	
	UNITS	:mm U.N.O.
WIDTH	:1870	
TRACK	:1770	
LOCK TO LOCK TIME	:6.0 s	
STEERING ANGLE	:34.0°	
SPEED	:1 km/h MIN	

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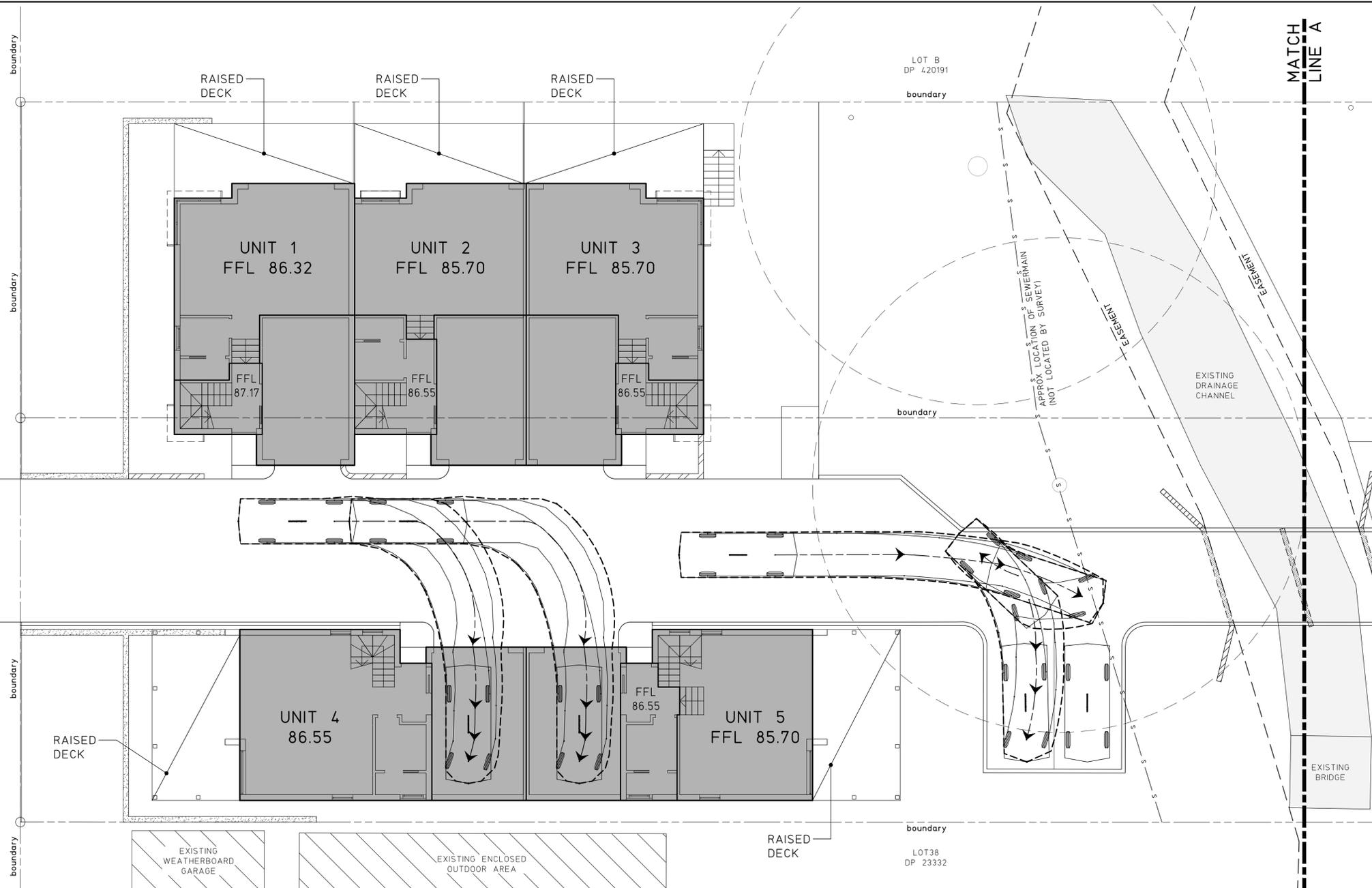
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0	DEVELOPMENT APPLICATION	17.1.19				TITLE		DRAWN	ENGINEER	No in SET	SHEET
ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE	TURNING PATH ENTRY PLAN SHEET 1		C.H.	P.M.	12	A1
								SCALES	JOB No	DRAWING No	ISSUE
								1:100	190172	T01	0

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

MARSHALL STREET



BM CUT IN KERB
RL 89.74 (AHD)



TURNING PATH ENTRY PLAN SHEET 2

SCALE 1:100

B85 - SEDAN STANDARDS (AU)

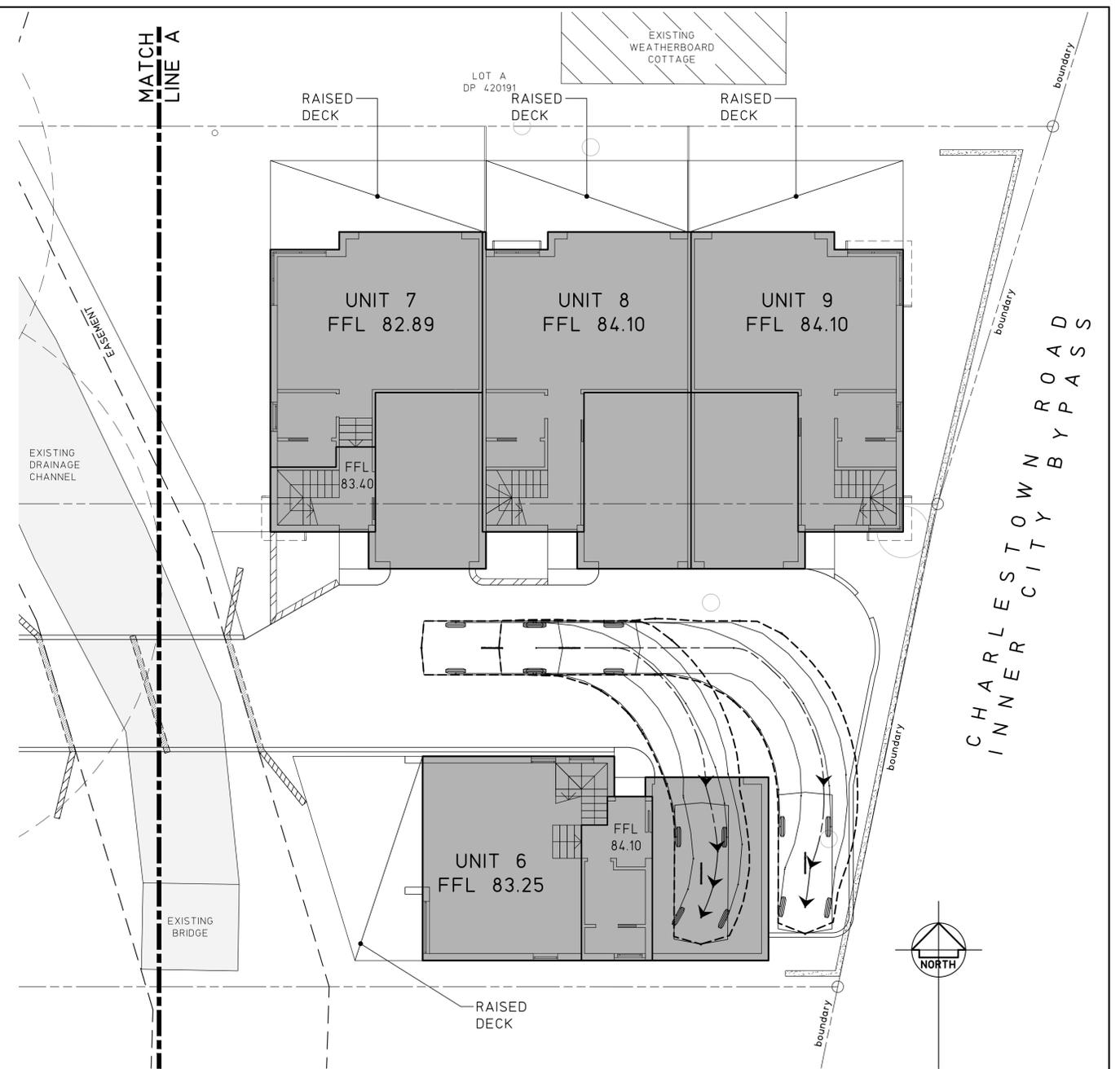
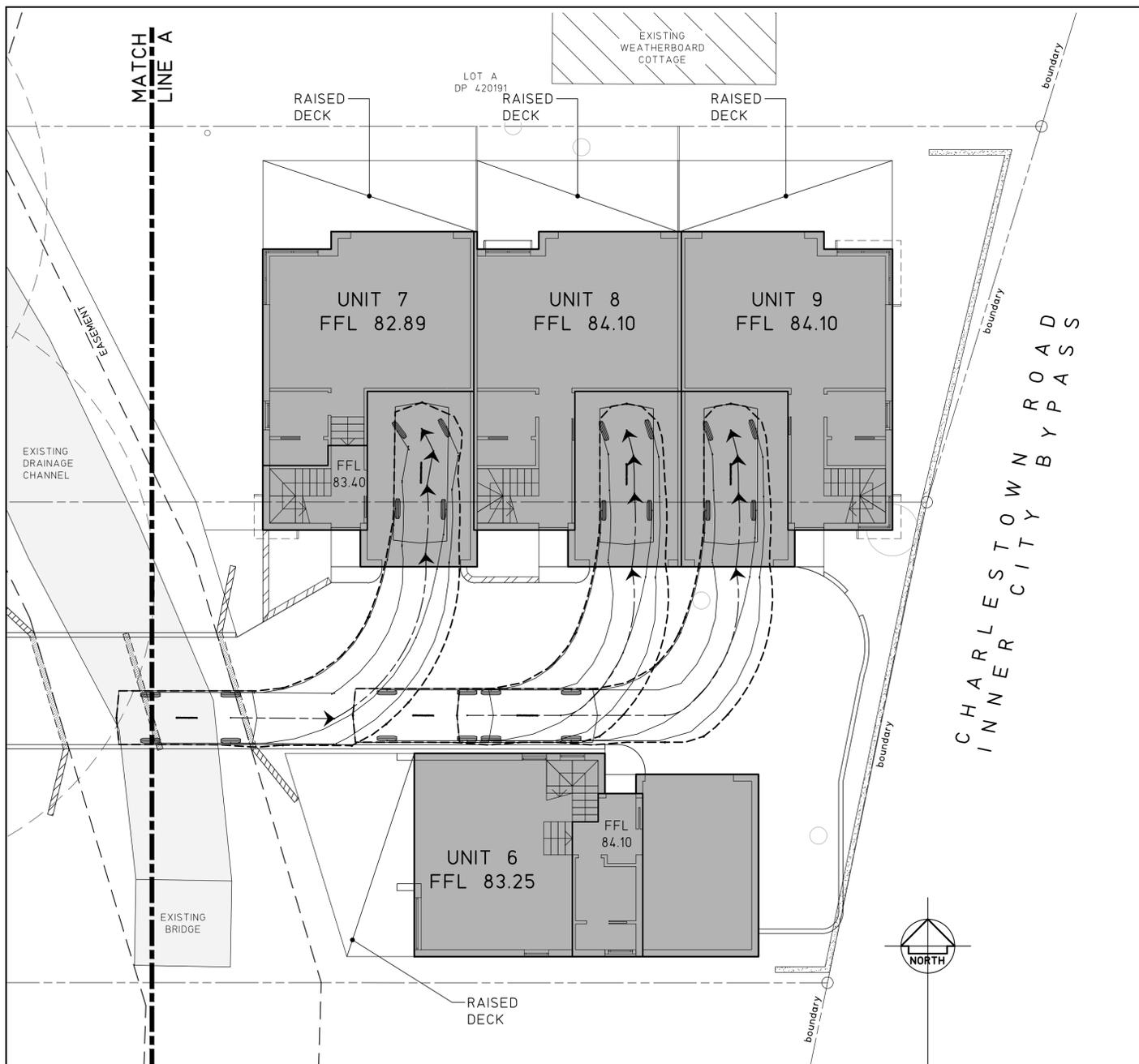
UNITS	:mm U.N.O.
WIDTH	:1870
TRACK	:1770
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0	DEVELOPMENT APPLICATION	17.1.19		TITLE		SCALES		JOB No 190172	DRAWING No T02	ISSUE 0	
ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE		1:100		FULL SIZE ON ORIGINAL 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 cm			

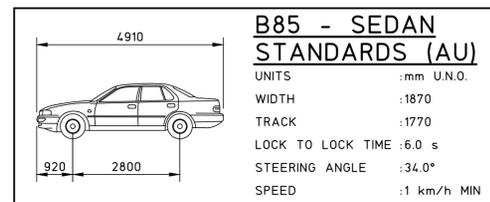


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TURNING PATH ENTRY PLANS SHEET 3

SCALE 1:100



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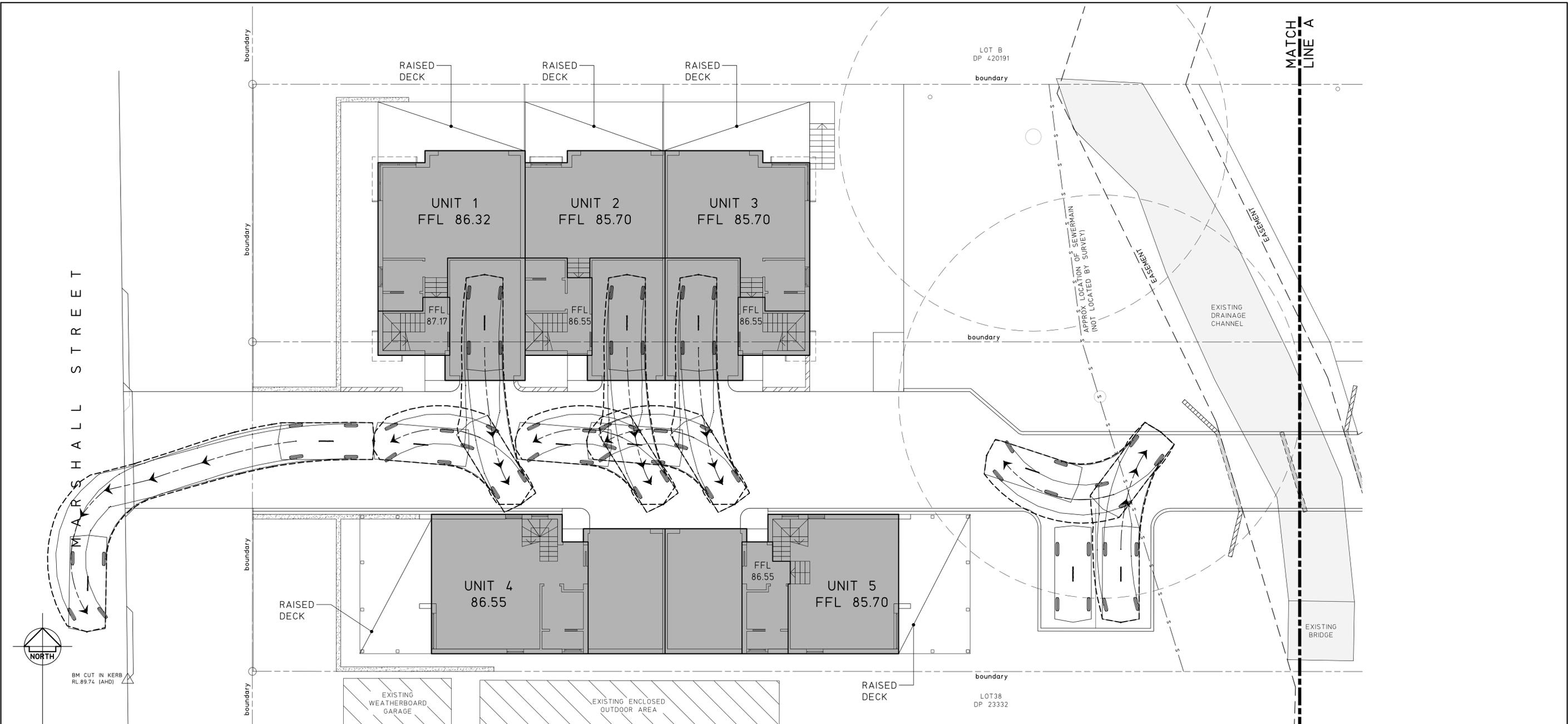
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TITLE
TURNING PATH ENTRY PLANS SHEET 3

PROJECT
**PROPOSED UNIT DEVELOPMENT AT;
LOTS A AND B, DP 402667,
No.129 - 131 MARSHALL STREET,
KOTARA**

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SCALES 1:100	JOB No 190172	DRAWING No T03	ISSUE 0

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



TURNING PATH EXIT PLAN SHEET 1

SCALE 1:100

B85 - SEDAN STANDARDS (AU)

UNITS	:mm U.N.O.
WIDTH	:1870
TRACK	:1770
LOCK TO LOCK TIME	:6.0 s
STEERING ANGLE	:34.0°
SPEED	:1 km/h MIN

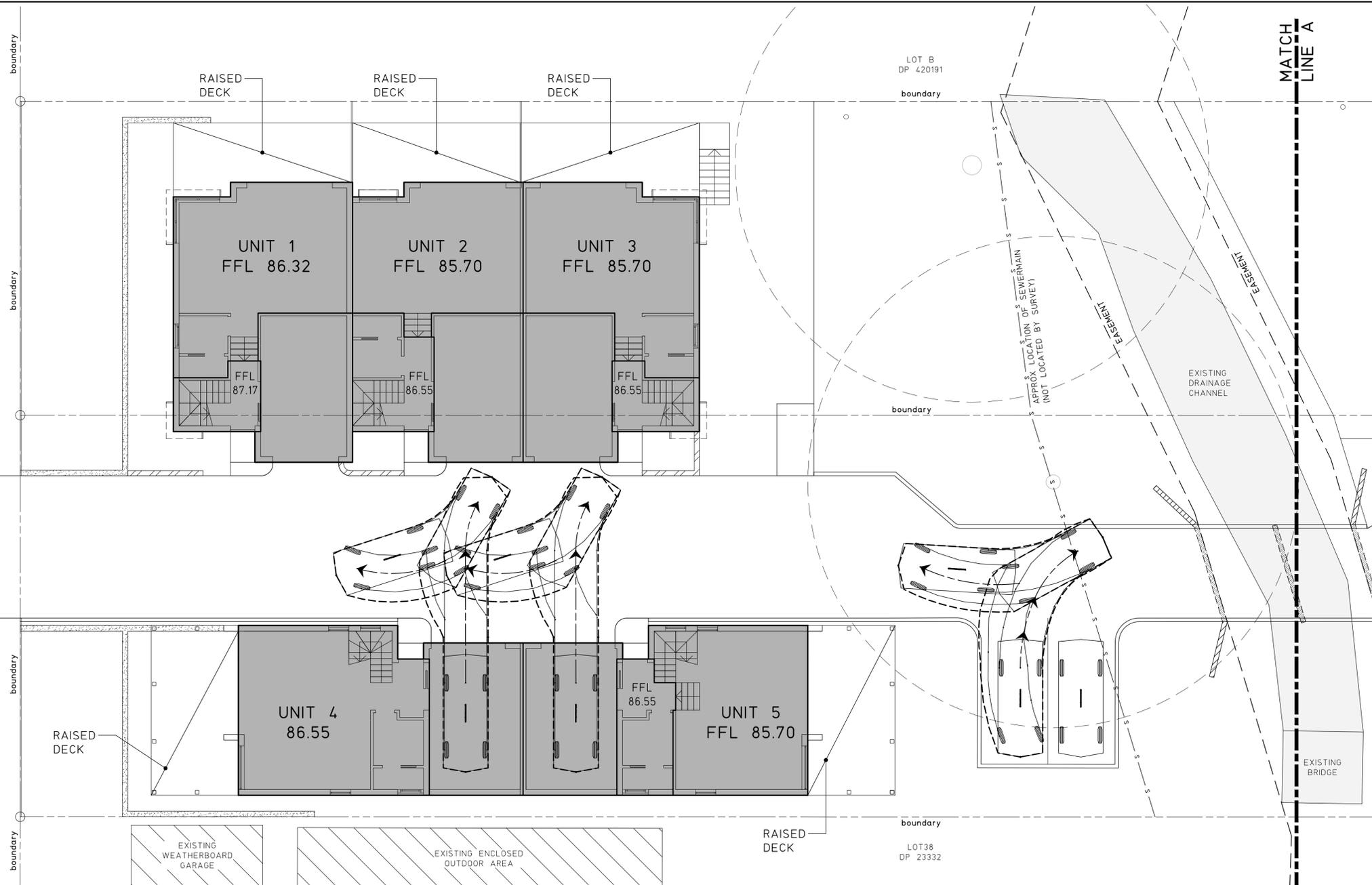
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0 DEVELOPMENT APPLICATION 17.1.19	DATE 17.1.19	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE	DRAWN C.H.	ENGINEER P.M.	No in SET 12	SHEET A1	
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MARSHALL STREET



BM CUT IN KERB
RL 89.74 (AHD)



TURNING PATH EXIT PLAN SHEET 2

SCALE 1:100

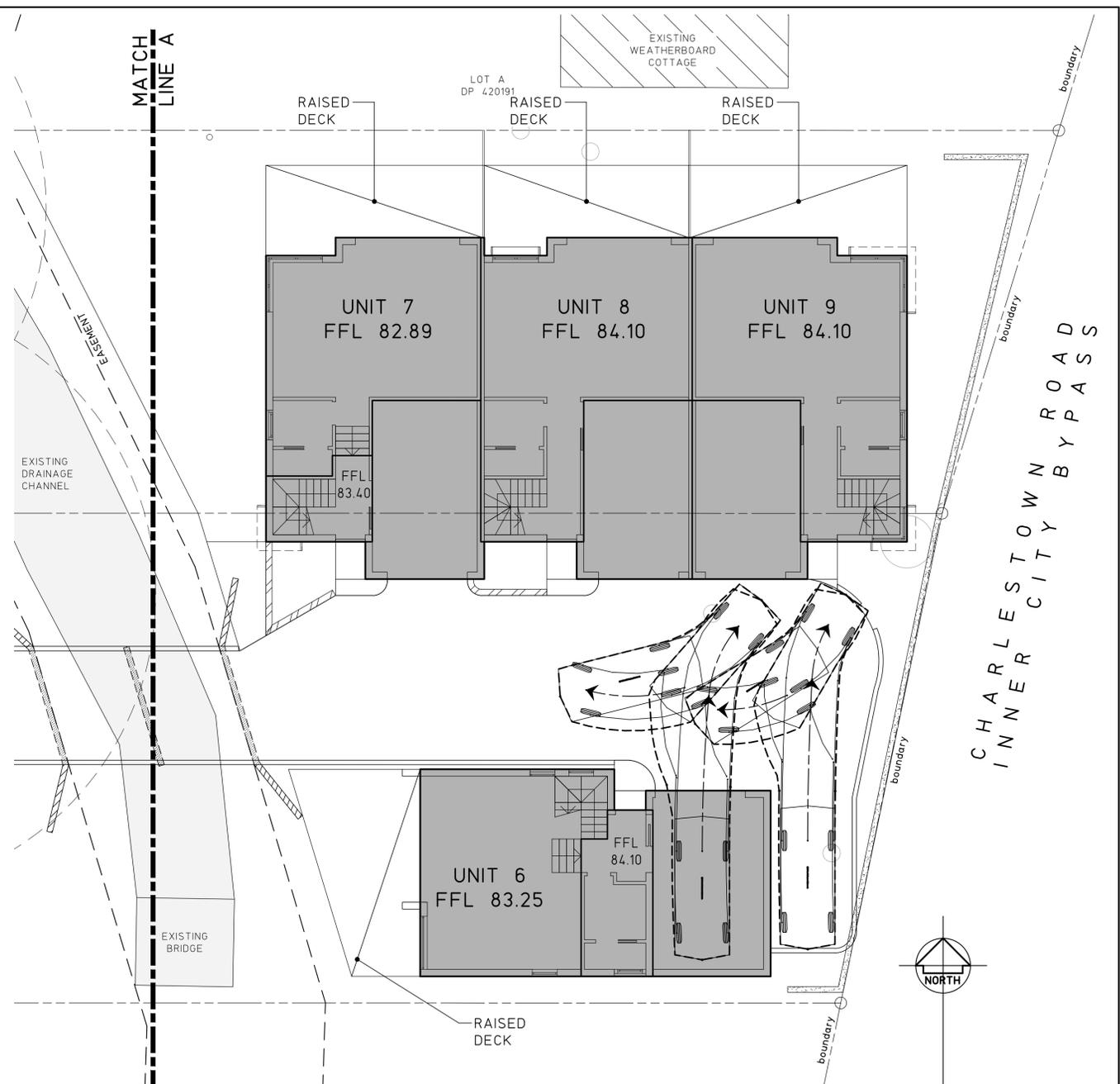
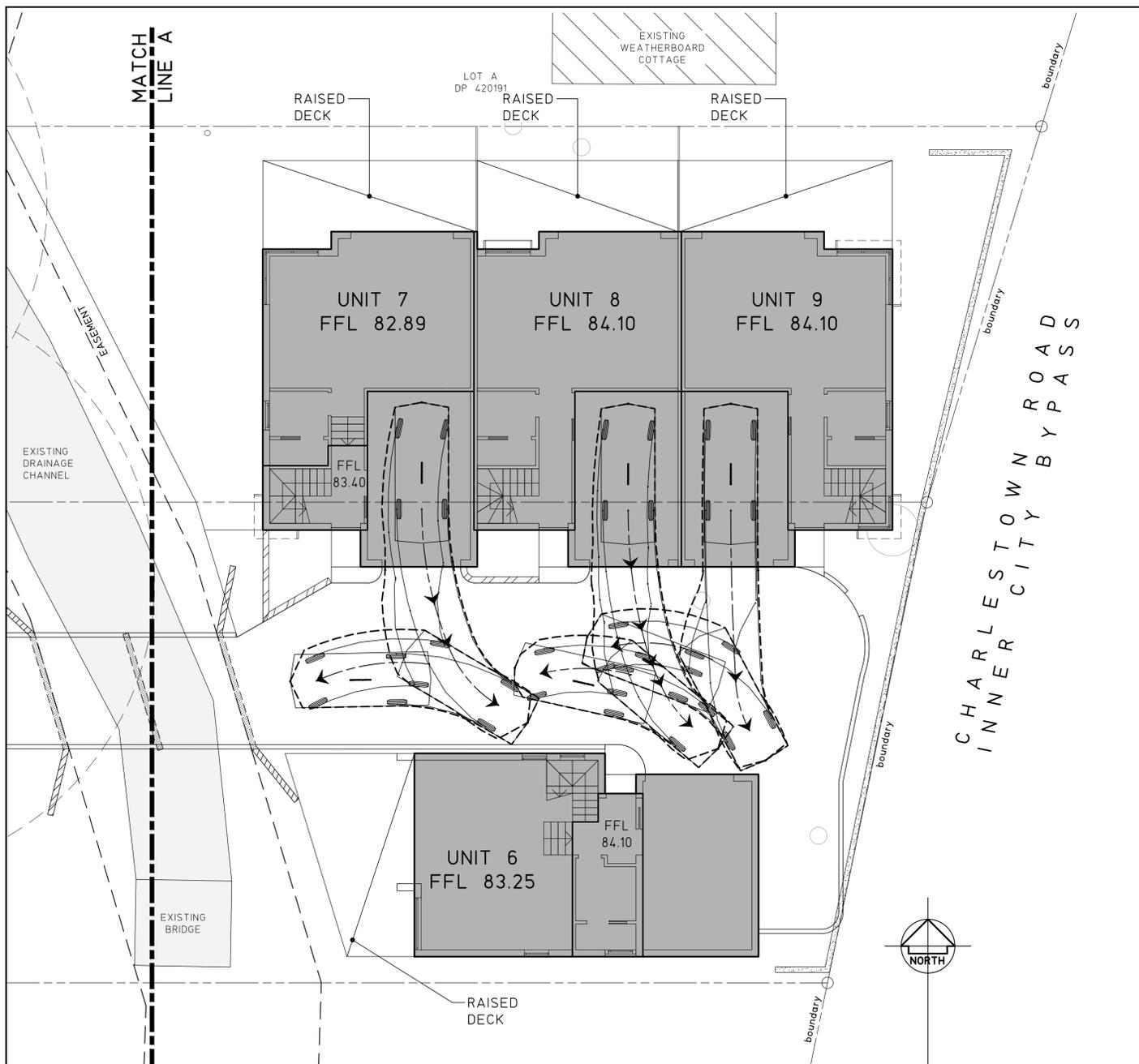
B85 - SEDAN STANDARDS (AU)

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TRACK	:1770
LOCK TO LOCK TIME	:6.0 s
STEERING ANGLE	:34.0°
SPEED	:1 km/h MIN

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0	DEVELOPMENT APPLICATION	17.1.19				TITLE TURNING PATH EXIT PLAN SHEET 2		SCALES 1:100	JOB No 190172	DRAWING No T05	ISSUE 0		
ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE								

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



TURNING PATH EXIT PLANS SHEET 3

SCALE 1:100

B85 - SEDAN STANDARDS (AU)

UNITS	:mm U.N.O.
WIDTH	:1870
TRACK	:1770
LOCK TO LOCK TIME	:6.0 s
STEERING ANGLE	:34.0°
SPEED	:1 km/h MIN

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TITLE
TURNING PATH EXIT PLANS
SHEET 3

PROJECT
PROPOSED UNIT DEVELOPMENT AT;
LOTS A AND B, DP 402667,
No.129 - 131 MARSHALL STREET,
KOTARA

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SCALES 1:100	JOB No 190172	DRAWING No T06	ISSUE 0

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