

LAND AND HOUSING CORPORATION
LAHC EAST MAITLAND
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323

DRAWING SCHEDULE	
DWG	DRAWING NAME
0101	COVERSHEET
0102	LOCAL CONTEXT ANALYSIS
0103	MASSING MODEL
0104	CURRENT & FUTURE VIEW ANALYSIS
0105	PRECEDENTS
0201	SITE PLAN
0202	SHADOW DIAGRAMS
0203	SITE ANALYSIS
0300	DEMOLITION PLAN
0301	FLOOR PLAN - GROUND
0302	FLOOR PLAN - LEVEL 1
0303	FLOOR PLAN - LEVEL 2
0304	ROOF PLAN
0401	ELEVATIONS - SHEET 1
0402	ELEVATIONS - SHEET 2
0403	ELEVATIONS - SHEET 3
0501	SECTIONS
1001	SCHEDULE OF FINISHES

ABBREVIATION LEGEND	
AW1	AWNING - TYPE 1
AW2	AWNING - TYPE 2
AW3	AWNING - TYPE 3
B1	BALUSTRADE - TYPE 1
BOL1	BOLLARD - TYPE 1
BR	BIRE RACK
BV	BOOSTER VALVE
CL	CLOTHES LINE
COL1	COLUMN - TYPE 1
CON1	CONCRETE - TYPE 1
CPT1	CARPET - TYPE 1
DP1	DOWNPIPE - TYPE 1
DPH	DOUBLE PILLAR HYDRANT
EG1	EAVES GUTTER - TYPE 1
F1	FENCE - TYPE 1 (1800mm HIGH)
F2	FENCE - TYPE 2 (600mm HIGH) ON (RW)
F3	FENCE - TYPE 3 (900mm HIGH) ON (RW)
FB2	FACE BRICK - TYPE 2
FT1	FLOOR TILES - TYPE 1
FT2	FLOOR TILES - TYPE 2
G1	GATE - TYPE 1
H1	HANDRAIL - TYPE 1
HWS	HOT WATER SYSTEM
KB	KEB
LB	LETTER BOX
LWC1	LIGHT WEIGHT CLADDING - TYPE 1
MRC1	METAL ROOF CAPPING - TYPE 1
MR1	METAL ROOF FLASHING - TYPE 1
MRS1	METAL ROOF SHEETING - TYPE 1
PAV1	PAVING - TYPE 1
PIT1	GRADED PIT - TYPE 1
PPB	PAINTED PLASTERBOARD
PPV	PRIVATE POWER POLE
PVS	PHOTOVOLTAIC SOLAR PANELS
RW	RETAINING WALL
S1	SCREEN - TYPE 1
ST	SOLATUBE - TYPE 1
TCI	TACTILE INDICATORS
WS	WHEEL STOP
XF	EXISTING FENCE

SAFETY IN DESIGN LEGEND	
	HAZARD DESCRIPTION
	INDICATES AMENITIES, FACILITIES, AND FIRST AID SERVICES
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH LIVE ELECTRICAL HAZARDS
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH EARTHWORKS / EXCAVATION
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH FIRE AND EMERGENCIES
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH MANUAL TASKS AND/OR MAINTENANCE ACCESS
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH NOISE EXPOSURE
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH PLANT EQUIPMENT
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH THE MOVEMENT OF PEOPLE AND/OR MATERIALS
	INDICATES PROJECT SPECIFIC RISKS - OUTLINED BELOW WHERE APPLICABLE
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH HAZARDOUS SUBSTANCES
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH STRUCTURAL SAFETY AND/OR DEMOLITION WORKS
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH WORKING ENVIRONMENT AND/OR CONFINED SPACES
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH WORKING AT HEIGHTS AND/OR FALLING OBJECTS
PROJECT SPECIFIC RISKS	
	THIS IS A PROJECT SPECIFIC RISK

September 2020 BSA Reference: 14832
Building Sustainability Assessments Ph: (02) 4962 3439
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Important Note
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)		
External Wall Construction		Added Insulation
Brick Veneer & Lightweight		R2.0
Brick Veneer (to lobby corridor)		R2.0
Internal Wall Construction		Added Insulation
Brick + Plasterboard		none
Concrete block + cavity + Plasterboard (party walls)		none

Ceiling Construction		Added Insulation
Plasterboard		R3.5 to ceilings adjacent to roof space
Roof Construction		Colour Added Insulation
Metal	Any	Foil + R1.0 blanket

Floor Construction		Covering	Added Insulation
Concrete		As drawn	None
Windows		Glass and frame type	U Value SHGC Range Area sq m
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63 As drawn
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77 As drawn

Type A windows are awning windows, bifolds, casements, tilt 'n' turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres
Skylights Glass and frame type U Value SHGC Area sq m

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

External Window Shading (eaves, verandahs, pergolas, awnings etc)
All shade elements modelled as drawn

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

SAFETY IN DESIGN NOTES
CONTRACTORS REQUIREMENTS

SD1	THE SAFETY RISK MITIGATION ITEMS BELOW ARE BASED ON WEBBER ARCHITECT'S DESIGN OFFICE EXPERIENCE AND DO NOT NECESSARILY ACCOUNT FOR ALL CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION SAFETY RISKS BASED ON INFORMATION AVAILABLE WHEN THIS DRAWING WAS MADE, IN ITS CAPACITY AS DESIGNER ONLY. WEBBER ARCHITECTS HAS ATTEMPTED TO IDENTIFY SAFETY RISKS PERTAINING TO CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION PHASES OF THE BUILDING OR ASSET. INCLUSION (OR NOT) OF ANY ITEM DOES NOT REDUCE OR LIMIT OBLIGATIONS OF THE CONSTRUCTOR, USER, MAINTAINER AND DEMOLISHER TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES TO REDUCE RISK AND IS NOT AN ADMISSION BY WEBBER ARCHITECTS THAT INCLUSION OF ANY ITEM IS THE DESIGNERS RESPONSIBILITY.
SD2	ESTABLISH A SECURE CONSTRUCTION ZONE TO INCORPORATE THE ENTIRE WORKSITE BY MEANS OF TEMPORARY FENCING, HOARDING OR SIMILAR TO EXCLUDE ACCESS TO UNAUTHORISED PERSONS. MAINTAIN A CONTROLLED ENTRY & SITE INDUCTION PROCESS FOR VEHICLES AND CONTRACTORS.
SD3	ESTABLISH A SITE SHED OR OFFICE WITHIN THE CONSTRUCTION ZONE. LOCATE NEAR CONTRACTOR AMENITIES, ACCESS TO COMMUNICATIONS, FIRST AID, POTABLE WATER SUPPLY & TEMPORARY FIRE FIGHTING EQUIPMENT. DETERMINE EMERGENCY EVACUATION POINTS, ACCESS FOR EMERGENCY SERVICES & CONGREGATION AREAS. INFORM ALL PERSONS DURING THE SITE INDUCTION PROCESS. DISPLAY AFTER HOURS EMERGENCY CONTACT DETAILS IN A PROMINENT POSITION ON THE SITE.
SD4	OBTAIN ALL AVAILABLE INFORMATION OF THE EXISTING SITE OR BUILDING STRUCTURE PRIOR TO COMMENCEMENT ON SITE, INCLUDING HAZMAT REPORT, GEOTECHNICAL INVESTIGATION, DIAL BEFORE YOU DIG INFORMATION, BUILDING CONDITION REPORT OR THE LIKE. DETERMINE LOCATION OF HAZARDS & HAZARDOUS MATERIALS OR AREAS BY MEANS OF SUPPLIED INFORMATION AND DEMARCAT.
SD5	PRIOR TO UNDERTAKING THE FOLLOWING, NOTIFY ALL AFFECTED PARTIES, CONSULTANTS, CONTRACTORS, NEIGHBOURING PROPERTIES, BUILDING OCCUPANTS & STATUTORY AUTHORITIES OF COMMENCEMENT OF WORK, DELIVERY & HEAVY VEHICLE MOVEMENTS, SERVICE OUTAGES, DUST OR NOISE GENERATING ACTIVITIES, DEMOLITION, HAZARDOUS SUBSTANCES REMOVAL OR THE LIKE.
SD6	MAINTAIN A CLEAN AND TIDY SITE AT ALL TIMES TO REDUCE THE CHANCE OF SLIPS, TRIPS OR INJURY TO SITE OCCUPANTS. STOCKPILE MATERIALS & IMPLEMENT A DESIGNATED WASTE MANAGEMENT STRATEGY.
SD7	DETERMINE THE IMPACT OF THE WORKS ON PUBLIC ROADS, TRAFFIC OR PEDESTRIAN PATHS. IMPLEMENT MEASURES TO MITIGATE THIS IMPACT.
SD8	INSTALL TEMPORARY MEASURES OR CONSTRUCT PERMANENT BUILDING ELEMENTS THAT CONTRIBUTE TO SAFETY SUCH AS HANDRAILS AND TOE BONDS, SCAFFOLDING, FALL ARREST SYSTEMS, FALLING OBJECT CONTROL, ACCESS STAIRS, WASTE CHUTES AND THE LIKE AS EARLY AS POSSIBLE. PROVIDE SAFETY BARRIERS AT EDGES OF OPENINGS AND ELEVATED AREAS.
SD9	REVIEW ADEQUACY OF WORKING SPACE AVAILABLE FOR CONSTRUCTION ACTIVITIES. ENSURE SEPARATION OF PLANT AND PERSONNEL ON SITE, INCLUDING MOVEMENTS OF BOTH. PROVIDE PROTECTION TO PERSONNEL FROM PLANT & EQUIPMENT IF NECESSARY.
SD10	LOCATE LIFTING SLEW AND LAYDOWN AREAS AWAY FROM REGULAR CONSTRUCTION TRAFFIC. LOCATE STOCKPILES & HEAVY EQUIPMENT INCLUDING CRANES AWAY FROM BURIED SERVICES AND BUILDING BOUNDARIES. SEEK ADVICE FROM SUITABLY QUALIFIED GEOTECHNICAL OR STRUCTURAL ENGINEER PRIOR TO HEAVY SURFACE PLANT & EQUIPMENT OR STOCKPILING NEAR OPEN EXCAVATIONS OR OR RETAINING STRUCTURES.
SD11	ENSURE ISOLATION SAFE SYSTEMS OF WORK OR PROTECTIVE MEASURES ARE INSTALLED BEFORE WORKING NEAR LIVE ELECTRICAL OR BUILDING SERVICES INFRASTRUCTURE. PROVIDE PROTECTION OF EXISTING & NEW ELECTRICAL SYSTEMS DURING CONSTRUCTION.
SD12	OBTAIN PERMITS, GROUND SERVICES SEARCH, GEOTECHNICAL EXCAVATION & STRUCTURAL OR CIVIL ENGINEER'S RECOMMENDATION PRIOR TO EXCAVATION GRATER THAN 1 METER DEPTH OR ADJACENT EXISTING OR PROPOSED BUILDINGS, FOUNDATIONS, RETAINING WALLS OR STRUCTURES. MITIGATE RISK OF COLLAPSE DUE TO GROUND OR SURFACE WATER, OR UNSUITABLE SOIL CONDITIONS. WRITTEN RISK ASSESSMENTS AREA ADVISED FOR ACCESS TO OPEN EXCAVATIONS. PROVIDE ACCESS & EGRESS TO EXCAVATIONS APPROPRIATE IN CASE OF INUNDATION, COLLAPSE OR ENGULFMENT.
SD13	SEEK ADVICE FROM SUITABLY QUALIFIED STRUCTURAL ENGINEER IF PLANNING CRANE LIFTS OR HOIST INSTALLATION ON PARTIALLY ERCTED OR SUSPENDED STRUCTURES.
SD14	SEEK ADVICE FROM SUITABLY QUALIFIED STRUCTURAL ENGINEER BEFORE CORING, CHASING, CUTTING OR REMOVAL OF EXISTING OR NEW CONCRETE & REINFORCEMENT. INSTRUCT SERVICES CONTRACTORS UNDER NO CIRCUMSTANCES CAN STRUCTURAL MEMBERS BE CUT OR DRILLED TO ACCOMMODATE NEW SERVICES WITHOUT PRIOR WRITTEN APPROVAL FROM A SUITABLY QUALIFIED STRUCTURAL ENGINEER.
SD15	ESTABLISH LOCATIONS OF LIVE EMBEDMENT BEFORE CUTTING THROUGH SLABS, WALLS ETC.
SD16	DEVELOP STRUCTURAL STEELWORK, SUSPENDED CONCRETE, ROOF AND ELEVATED FRAME INSTALLATION SAFE WORK METHOD STATEMENT TO ELIMINATE & MINIMISE INSTALLATION RISKS PRIOR TO COMMENCEMENT AND HAVE A SUITABLY QUALIFIED ENGINEER REVIEW PRIOR TO ERECTION.
SD17	MINIMISE SITE BASED TREATMENTS (EG. WELDING, CUTTING, SPRAY PAINTING, GRIT BLASTING, HAZARDOUS MATERIALS AND CHEMICAL STORAGE). ENSURE ADEQUATE PROTECTION, SCREENING AND VENTILATION TO MINIMISE RISK TO PERSONNEL IF SITE TREATMENT IS UNAVOIDABLE.
SD18	AVOID WORKING IN CONFINED SPACES. IF CONFINED SPACES WORK CAN'T BE AVOIDED, PROVIDE A SAFE WORK METHOD STATEMENT ADDRESSING MITIGATION OF RISKS. PROVIDE ADEQUATE SIGNAGE TO TEMPORARY AND PERMANENT CONFINED SPACES TO AS 2865.
SD19	AVOID HOT WORKS ON SITE PARTICULARLY IN TIMBER FRAMED STRUCTURES. HOT WORKS TO COMPLY WITH REQUIRED PROCEDURES OR APPLICABLE HOT WORKS PERMITS.
SD20	FACILITATE REGULAR SITE OCCUPATIONAL HEALTH & SAFETY INSPECTIONS BY THE CLIENT OR CLIENT'S REPRESENTATIVE TO MEET THE REQUIREMENTS OF THE CONTRACT AND CURRENT LEGISLATION. MAINTAIN A HARD COPY OF SITE OH&S RECORDS AND POLICIES ON SITE AT ALL TIMES.
SD21	OBTAIN A COPY OF THE FOLLOWING PROJECT SPECIFIC INFORMATION FROM THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK AND DISTRIBUTE TO RELEVANT PARTIES: - DIAL BEFORE YOU DIG - BUILDING CONDITION REPORT - SITE SURVEY - DESIGNER'S SAFETY AND RISK ASSESSMENT REPORT

WALL ASSEMBLIES (DIAGRAMMATICAL ONLY FOR DESIGN INTENT)

PROPOSED WALL

EXISTING STRUCTURE TO BE DEMOLISHED



LOCATION PLAN
15 - 19 FIELDSEND STREET, EAST MAITLAND, 2323

NOT TO SCALE



CNR ALLIANCE & FIELDSEND STREET PERSPECTIVE
ARCHITECT'S IMPRESSION ONLY (TREES TRANSPARENT FOR CLARITY)

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J	11.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
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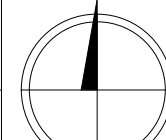
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COVERSHEET
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
COMMENCEMENT DATE: 06.06.2019 SCALE

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TRUE NORTH



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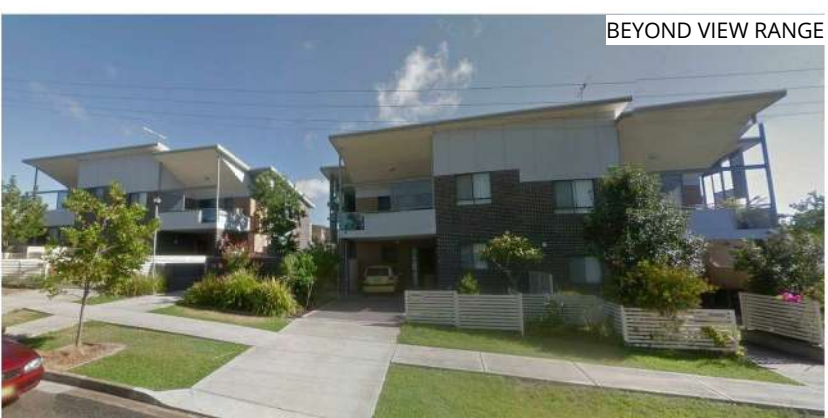
LOCAL HOUSING CHARACTERS

LOCATED IN CLOSE PROXIMITY TO THE HIGH STREET TOWN CENTRE (1.1km), STOCKLAND GREENHILLS (1.2km), VICTORIA STREET RAILWAY STATION (550m), VARIOUS SPORTING (600m) AND EDUCATION FACILITIES (200m).

THE SUBJECT SITE IS BOUNDED BY SINGLE STOREY DWELLINGS. THE LOCALITY IS SURROUNDED BY NUMEROUS UNIT AND TOWNHOUSE DEVELOPMENTS UP TO 20 UNITS PER DEVELOPMENT AND UP TO TWO STOREYS IN HEIGHT.



- SUBJECT SITE
- KNOWN LAHC PROPERTIES
- SURROUNDING DEVELOPMENTS



1 LOCAL CONTEXT ANALYSIS
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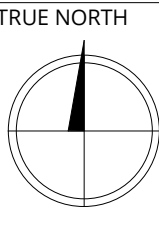
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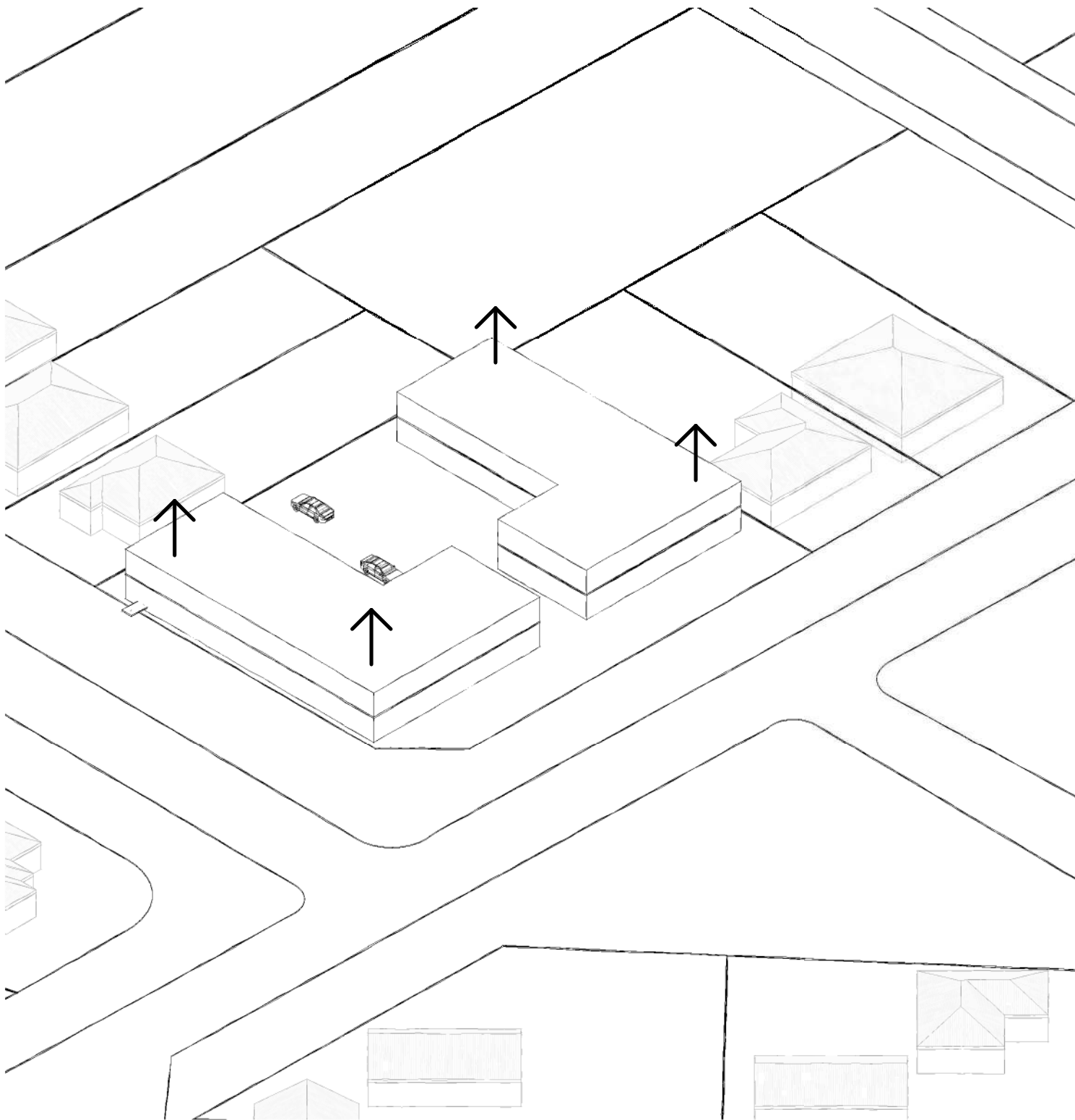
LOCAL CONTEXT ANALYSIS
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
COMMENCEMENT DATE: 06.06.2019 SCALE



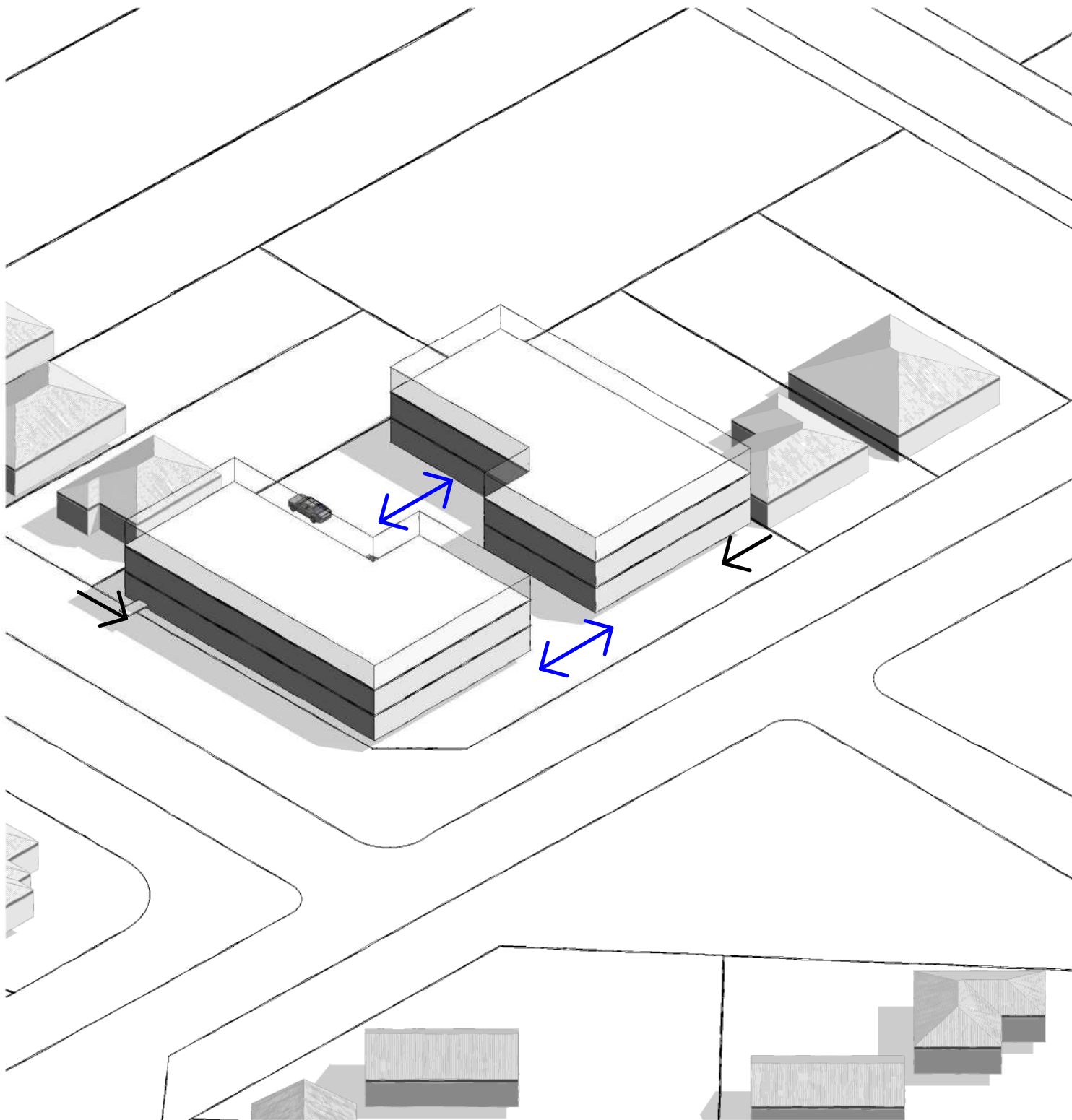
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DESIGN DEVELOPMENT PROCESS

- THREE STOREY OPTION PREFERRED OVER TWO STOREY OPTION
 - SOLAR ACCESS TO ALL UNITS LIVING AND P.O.S WHERE POSSIBLE
 - BULK AND SCALE OF DESIGN
 - HEIGHT RESTRICTIONS
 - ACCESS TO BUILDING FROM ACROSS THE SITE
- THREE STOREY OPTION FOR MAXIMUM SITE YIELD
 - MATERIALITY TO RESPOND TO CONTEXT
 - FACADE TO HAVE A LOGICAL APPROACH
 - A CENTRAL VERTICAL ACCESS POINT
 - BUILDING TO BE STEPPED ACROSS SITE TO MAINTAIN EXISTING GROUND LEVELS WHERE POSSIBLE



TWO STOREY OPTION



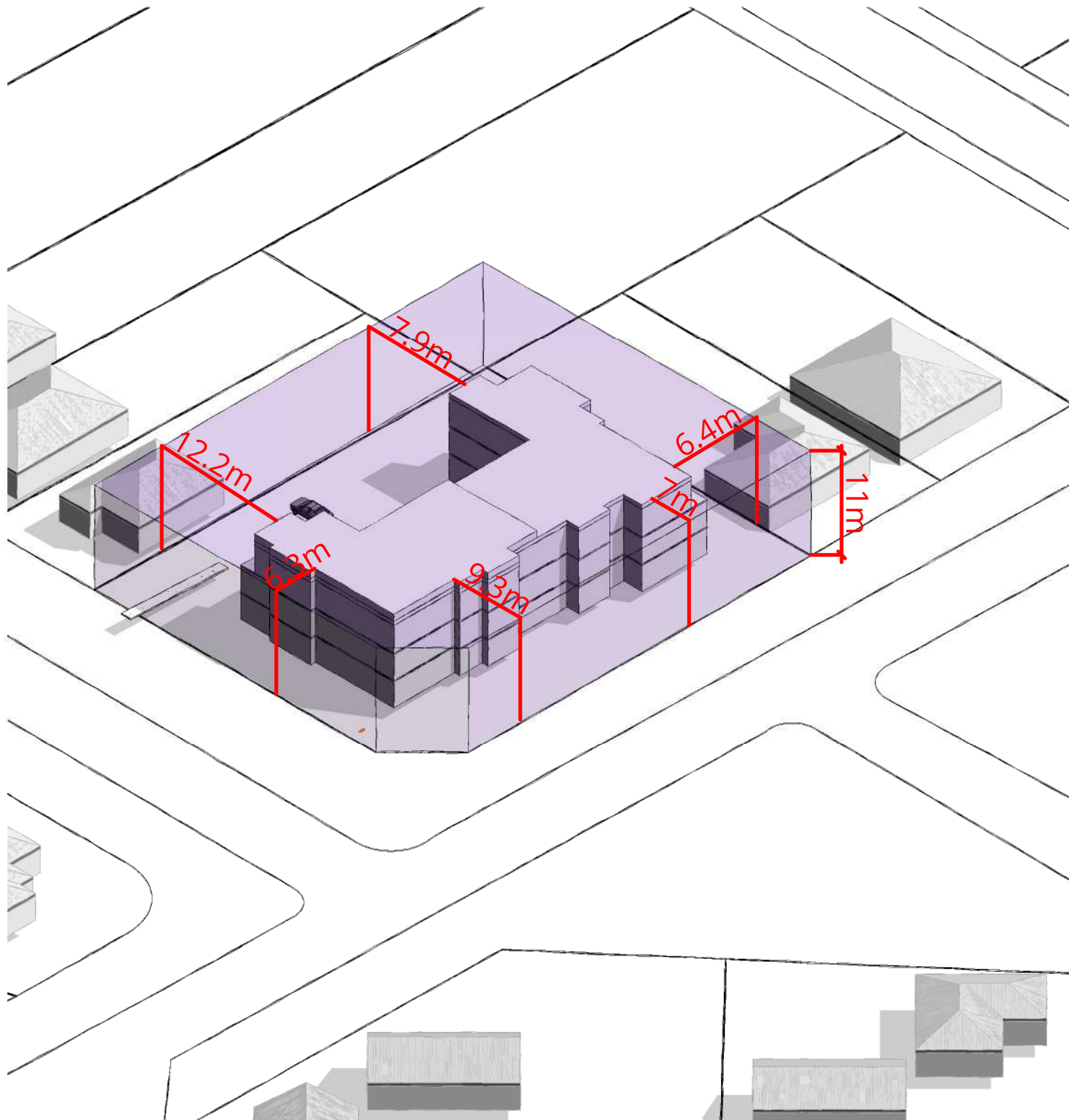
PRELIMINARY THREE STOREY DESIGN

- SCALE OF THE DESIGN PULLED AWAY FROM NEIGHBOURING PROPERTY BOUNDARIES
- MASSES MERGED TO CREATE A CENTRAL FORM



PROPOSED THREE STOREY DESIGN

- FINAL MASSING
- ARTICULATED FORM
- INCORPORATION OF GREEN SPACES TO DESIGN



SETBACKS & HEIGHT PLANE

- SETBACKS TO BOUNDARIES

1 MASSING MODEL
SCALE 1:500

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MASSING MODEL
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LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
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PROPOSED DEVELOPMENT WITHIN CURRENT MASSING OF THE AREA



FROM AJ BARKER PARK - CURRENT



18 FIELDSEND STREET - CURRENT



4 ALLIANCE STREET - CURRENT

PROPOSED DEVELOPMENT WITHIN POTENTIAL FUTURE MASSING OF THE AREA



FROM AJ BARKER PARK - FUTURE



18 FIELDSEND STREET - FUTURE



4 ALLIANCE STREET - FUTURE

4 CURRENT & FUTURE VIEW ANALYSIS
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CURRENT & FUTURE VIEW ANALYSIS
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FORMER MAITLAND LANDS BOARD DISTRICT OFFICE



LOCAL HERITAGE STYLE RESIDENCE



WALKA WATER WORKS

PRECEDENTS:
TRADITIONAL HERITAGE CHARACTER WITHIN MAITLAND AREA



MAITLAND LEVEE



MAITLAND HOSPITAL



PROPOSED MAITLAND COUNCIL

PRECEDENTS:
MODERN DEVELOPMENTS WITH HERITAGE CHARACTERISTICS WITHIN MAITLAND AREA

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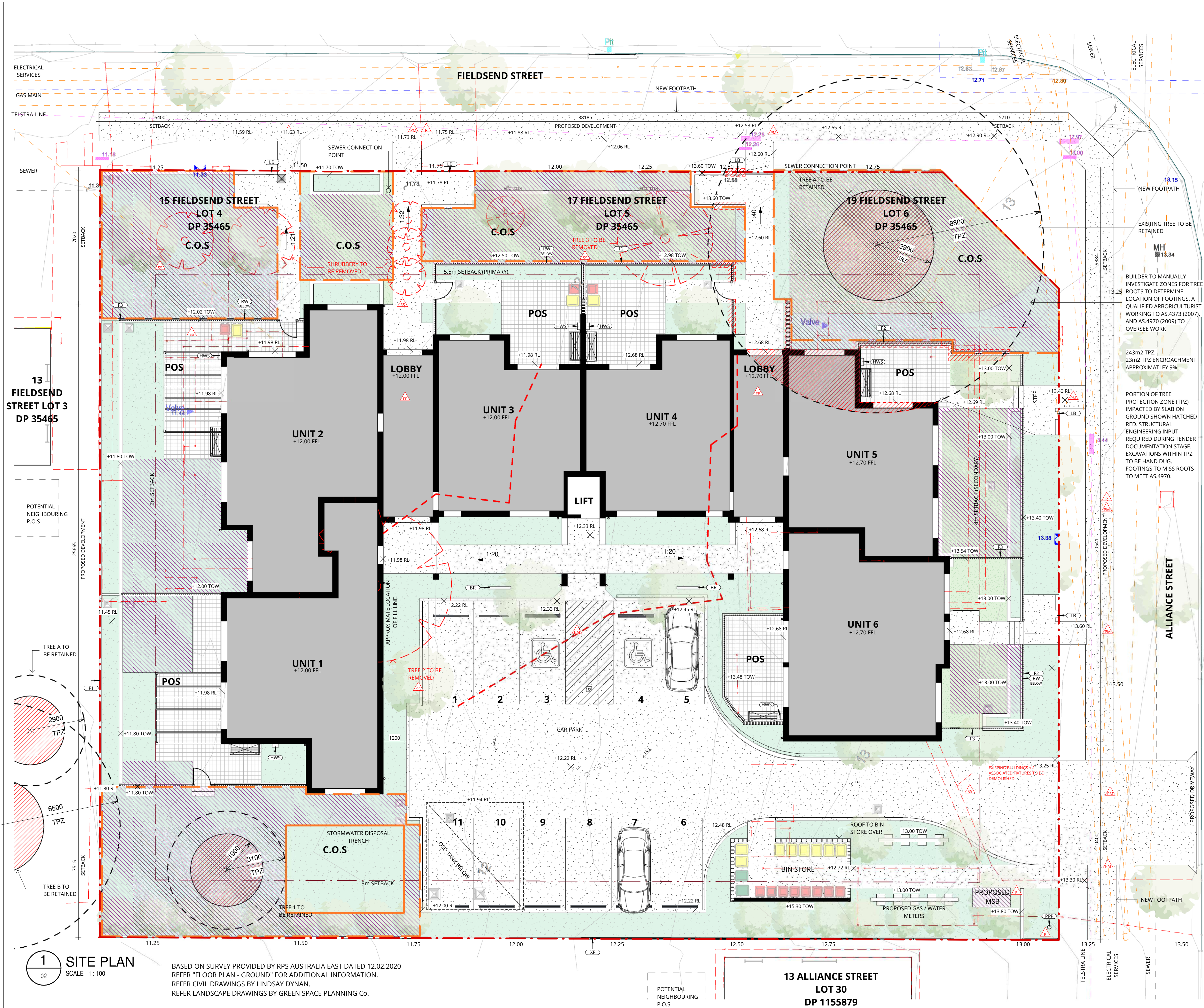
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PRECEDENTS
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
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DEVELOPMENT DATA					
JOB REFERENCE	BCVHL				
LOCALITY/ SUBURB	EAST MAITLAND NSW 2323				
STREETS ADDRESS	15 - 19 FIELDSEND STREET NSW 2323				
LOT NUMBER(S) & DEPOSITED PLAN	LOT 4, 5 & 6 DP 35465				
SITE AREA (sqm)	2003				
NUMBER OF EXISTING LOTS	3				
PROPOSED GFA* (sqm)	1474				
NUMBER OF DWELLINGS	18 (7 x 2 Bed, 11 x 1 Bed)				
DWELLINGS	NUMBER	TYPES*	NO. OF BEDROOMS	AREA* (m2)	POS*
1	GROUND	2		79	28
2	GROUND	2	ADAPTABLE	87	28
3	GROUND	1		58	18
4	GROUND	1		58	18
5	GROUND	1		62	20
6	GROUND	2		77	16
7	FIRST	2		76	14
8	FIRST	2	ADAPTABLE	83	12
9	FIRST	1		57	10
10	FIRST	1		57	10
11	FIRST	1		60	13
12	FIRST	2		78	11
13	SECOND	2		76	14
14	SECOND	1		68	10
15	SECOND	1		57	10
16	SECOND	1		57	10
17	SECOND	1		60	13
18	SECOND	1		59	8

CONTROL		REQUIREMENT	PROPOSED
BUILDING HEIGHT	MAITLAND COUNCIL DCP	LEP Not Adopted 11m	11m
PARKING	ARH SEPP ACCESSIBLE	1 BED = 0.4 x 11 = 4.4 7.9 SPACES REQUIRED	11 SPACES
FSR	MAITLAND COUNCIL - LEP	LEP Not Adopted DCP site coverage 70%	0.73:1
SETBACKS	FRONT SETBACK	Min. 5.5m Primary frontage 4m, secondary frontage	7m to Fieldsend St 5.7m to Alliance Street
	SIDE SETBACK	1m: up to 3m wall height - 1m plus 0.3m - below 3m - 7.2m wall height - >7.2m height - increase 1m every metre in height >7.2m	6.4m
	REAR SETBACK	AS ABOVE	10.4m
DEEP SOIL - min 7% of Site area (min dimension 6m)	ADG	Min 7% Min 140m2	24% 481m2
COMMUNAL OPEN SPACE (COS) - min 25% of site	ADG	Min 25% Min 501m2	20% 409m2
LANDSCAPED AREA (Includes all landscaped spaces)			40% 812m2
SOLAR ORIENTATION	ADG	70% of dwellings have 3 hours of sunlight between 9am and 3 pm 21 June	77%

GFA* - gross floor area calculated as per relevant Planning Instrument

AREA* - dwelling floor area includes internal walls but excludes external walls

POS* - private open space

ABBREVIATIONS	
BR	BIKE RACK
F1	FENCE - TYPE 1 (1800mm HIGH)
F2	FENCE - TYPE 2 (600mm HIGH) ON (RW)
F3	FENCE - TYPE 3 (900mm HIGH) ON (RW)
HWS	HOT WATER SYSTEM
LB	LETTER BOX
PP	PRIVATE POWER POLE
RW	RETAINING WALL
XF	EXISTING FENCE

- LANDSCAPE LEGEND
- DEEP SOIL ZONE
 - LANDSCAPED AREA
 - C.O.S (COMMON OUTDOOR SPACE)
 - POS (PRIVATE OPEN SPACE)

SAFETY IN DESIGN LEGEND	
HAZARD DESCRIPTION	
INDICATES AMENITIES, FACILITIES, AND FIRST AID SERVICES	
INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH LIVE ELECTRICAL HAZARDS	
INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH EARTHWORKS / EXCAVATION	
INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH FIRE AND EMERGENCIES	
INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH MANUAL TASKS AND/OR MAINTENANCE ACCESS	
INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH NOISE EXPOSURE	
INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH PLANT EQUIPMENT	
INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH THE MOVEMENT OF PEOPLE AND/OR MATERIALS	
INDICATES PROJECT SPECIFIC RISKS - OUTLINED BELOW WHERE APPLICABLE	
INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH HAZARDOUS SUBSTANCES	
INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH STRUCTURAL SAFETY AND/OR DEMOLITION WORKS	
INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH WORKING ENVIRONMENT AND/OR CONFINED SPACES	
INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH WORKING AT HEIGHTS AND/OR FALLING OBJECTS	

PROJECT SPECIFIC RISKS	
THIS IS A PROJECT SPECIFIC RISK	

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G	27.05.2020	FOR DEVELOPMENT APPROVAL - DRAFT	MD	SH
H	20.04.2020	FOR GATE 2	MD	
I	13.05.2020	FOR DA APPROVAL	MD	
J	04.09.2020	FOR CONSULTANT COORDINATION	MD	
K	11.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
L	17.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
M	16.10.2020	FOR COUNCIL NEGOTIATIONS	MD	

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BASED ON SURVEY PROVIDED BY RPS AUSTRALIA EAST DATED 12.02.2020
REFER "FLOOR PLAN - GROUND" FOR ADDITIONAL INFORMATION.
REFER CIVIL DRAWINGS BY LINDSAY DYNAN.
REFER LANDSCAPE DRAWINGS BY GREEN SPACE PLANNING Co.

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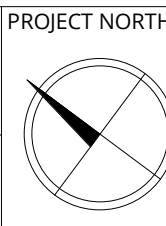
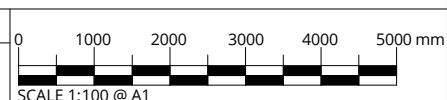
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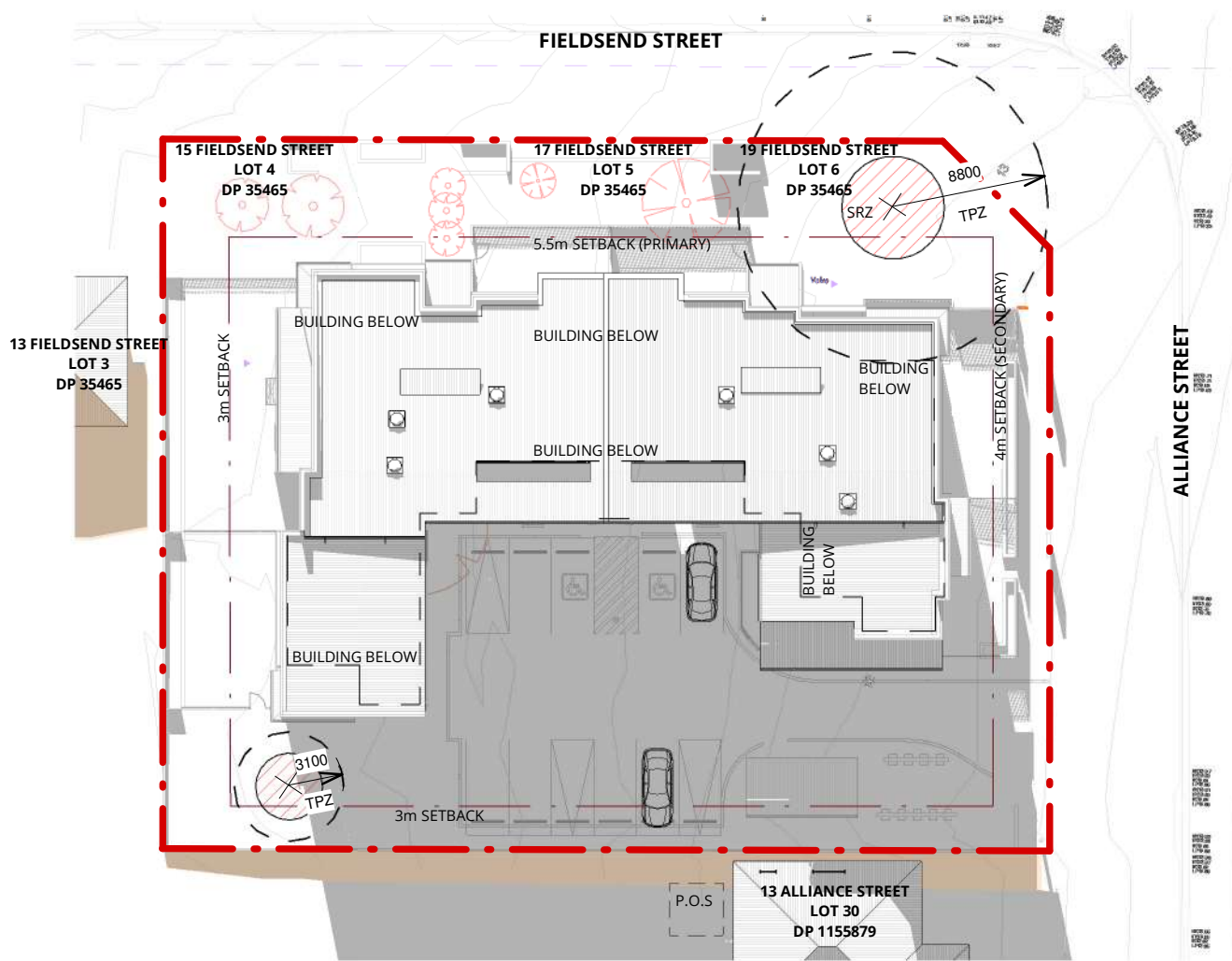
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LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
COMMENCEMENT DATE: 06.06.2019

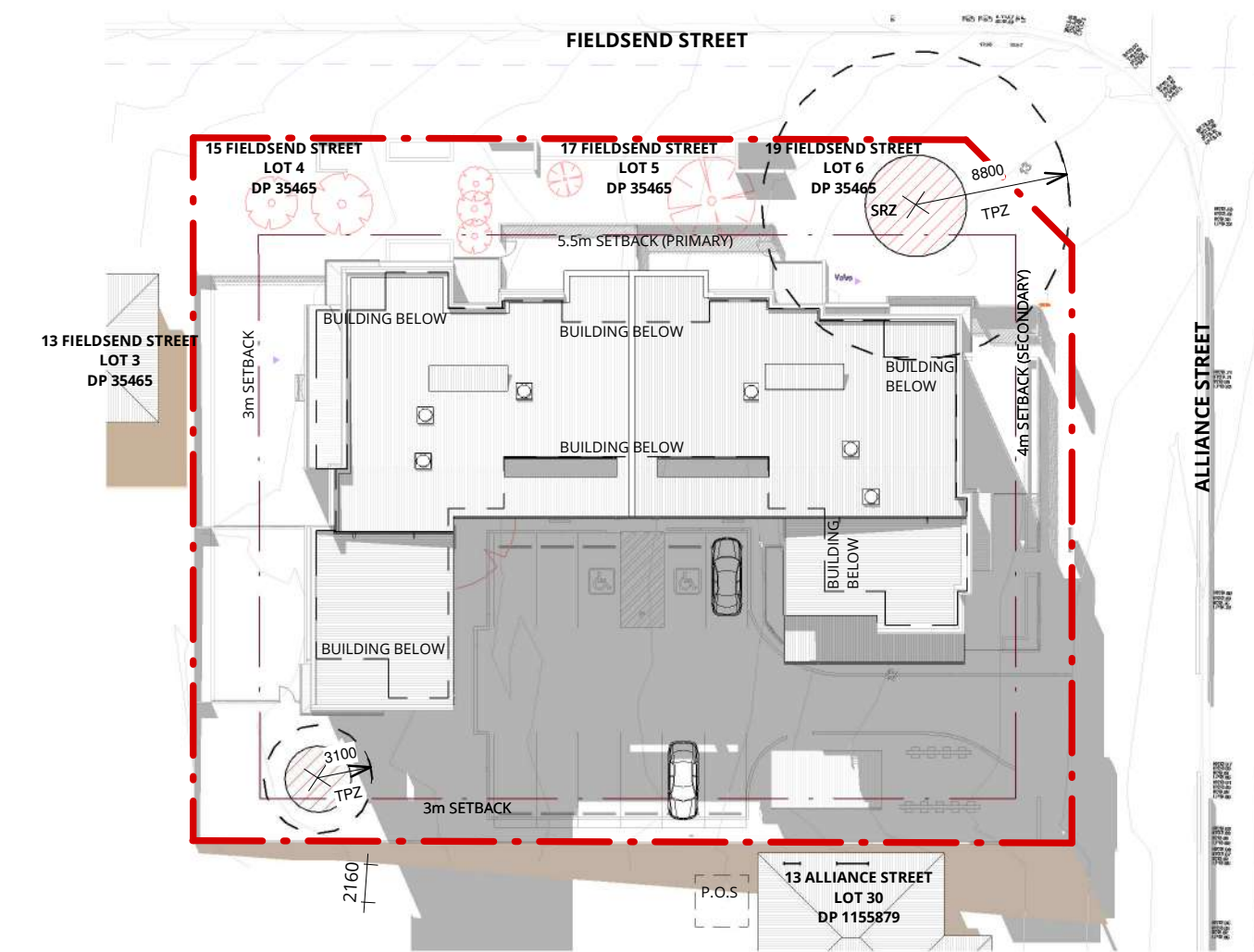


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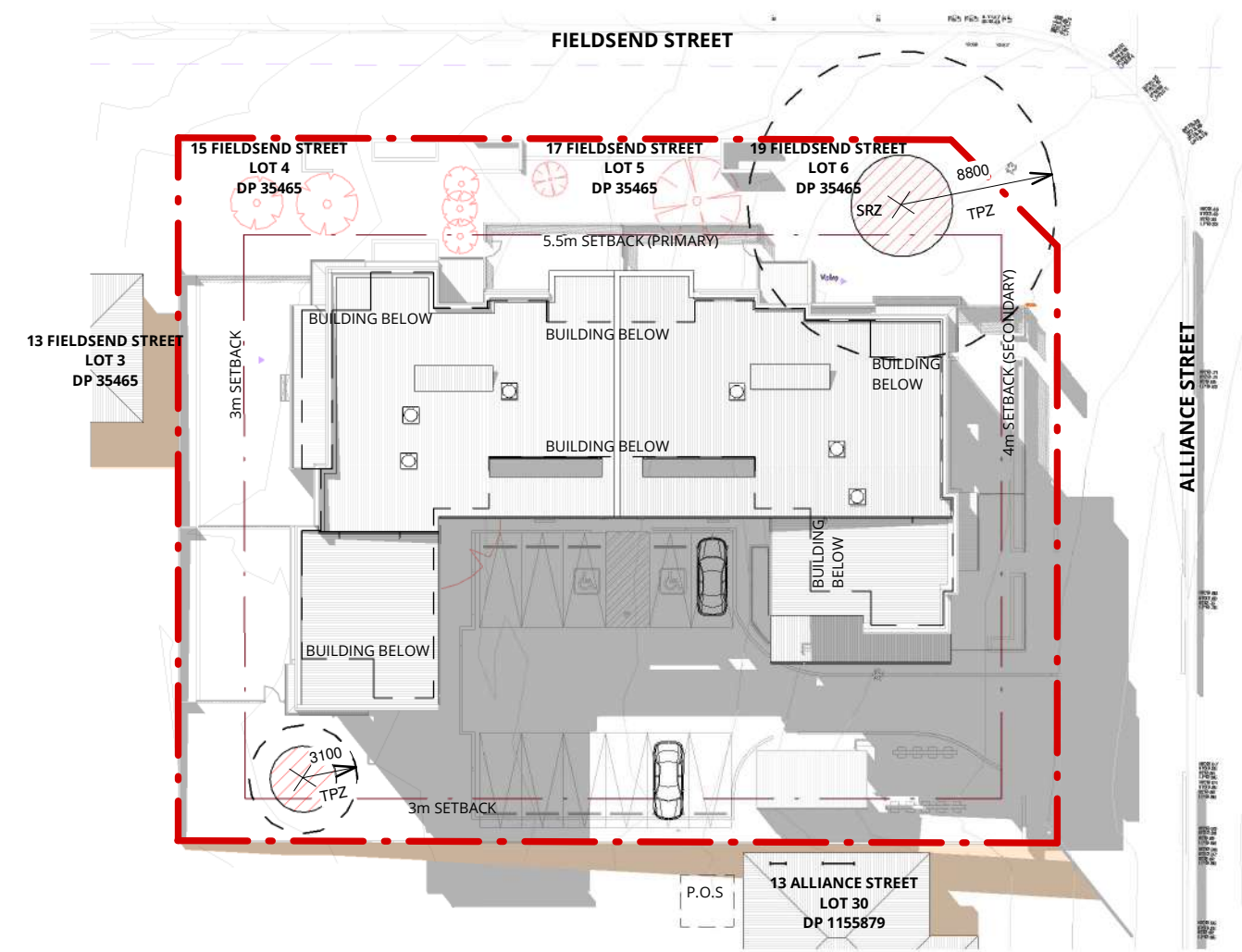
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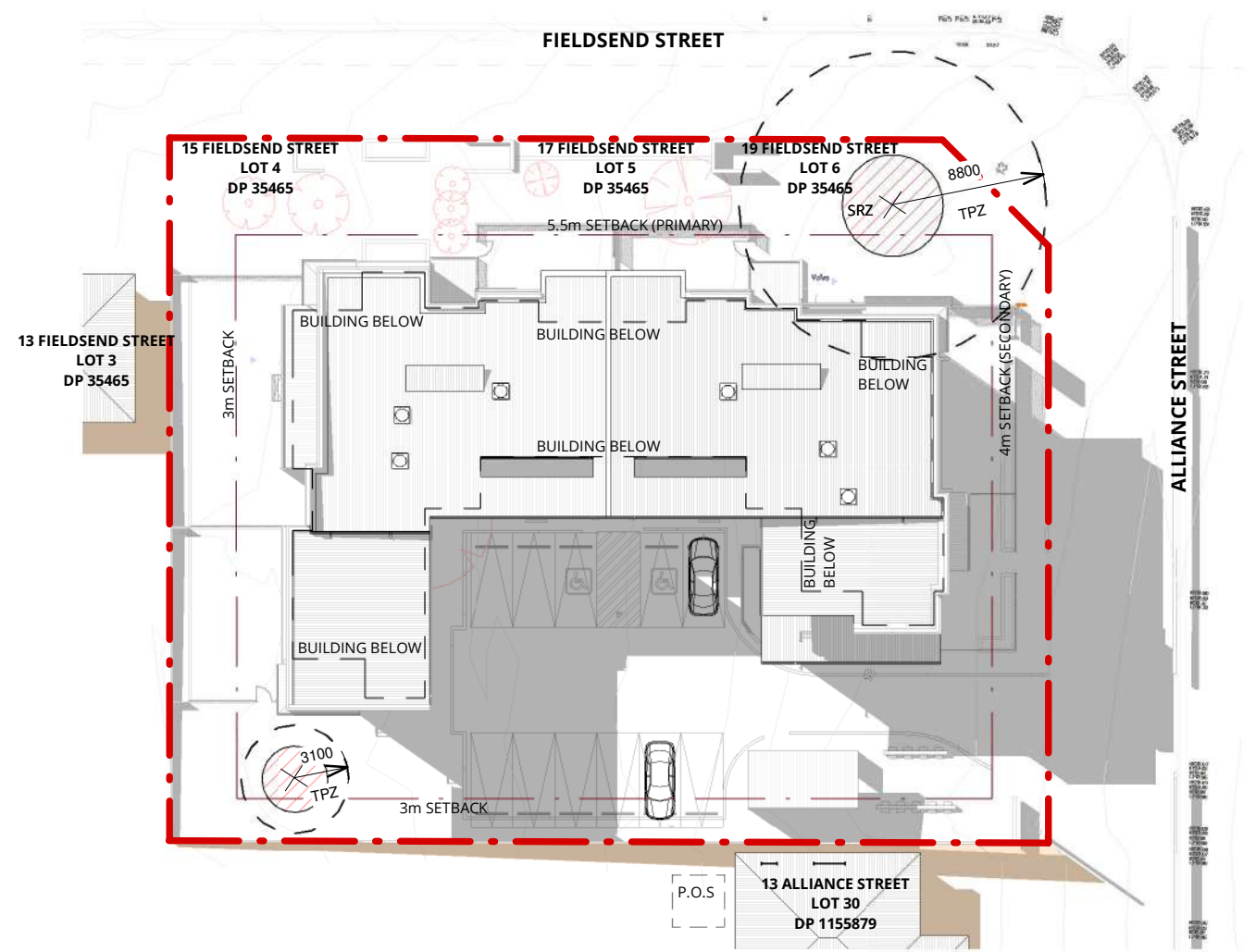
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SCALE 1:400



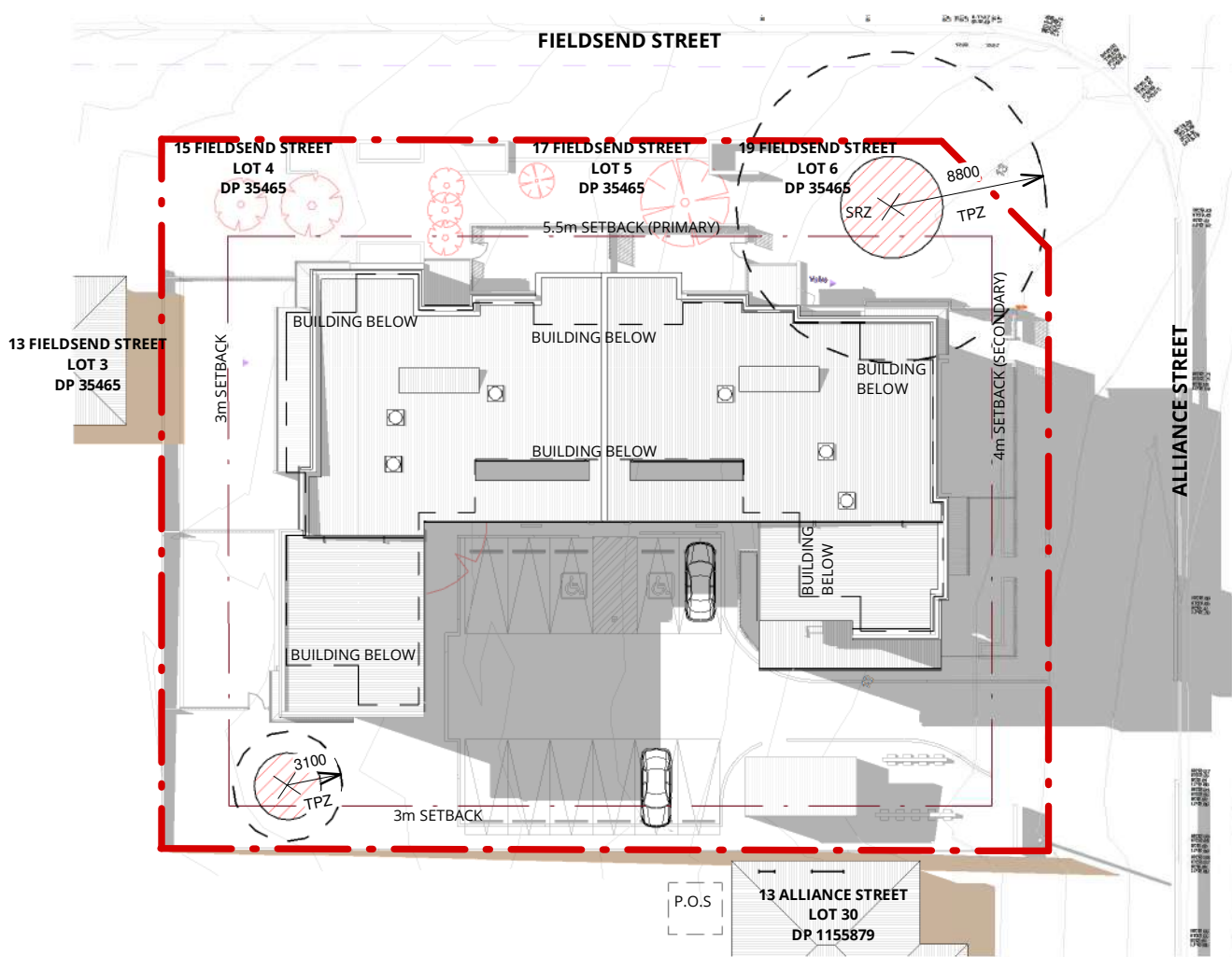
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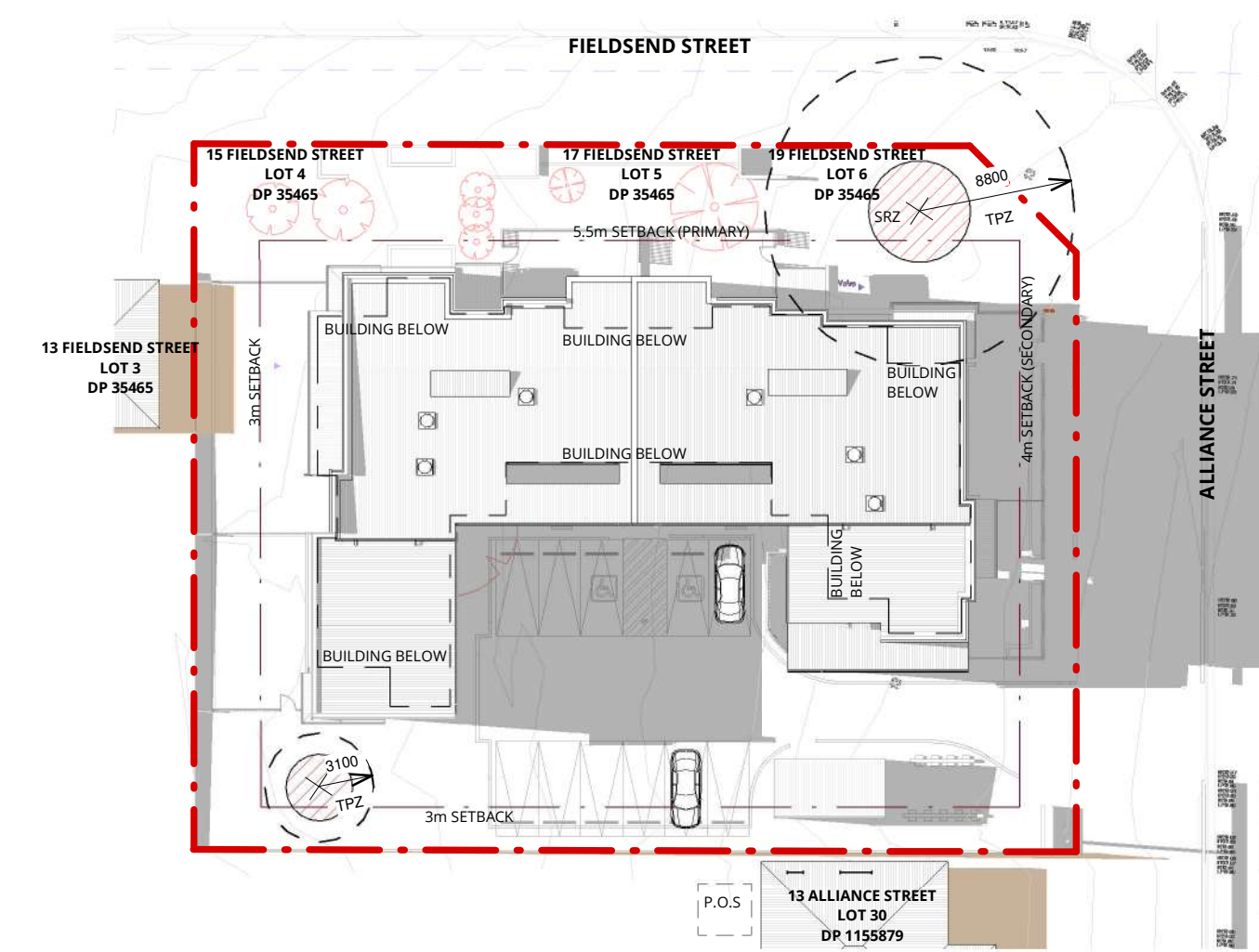
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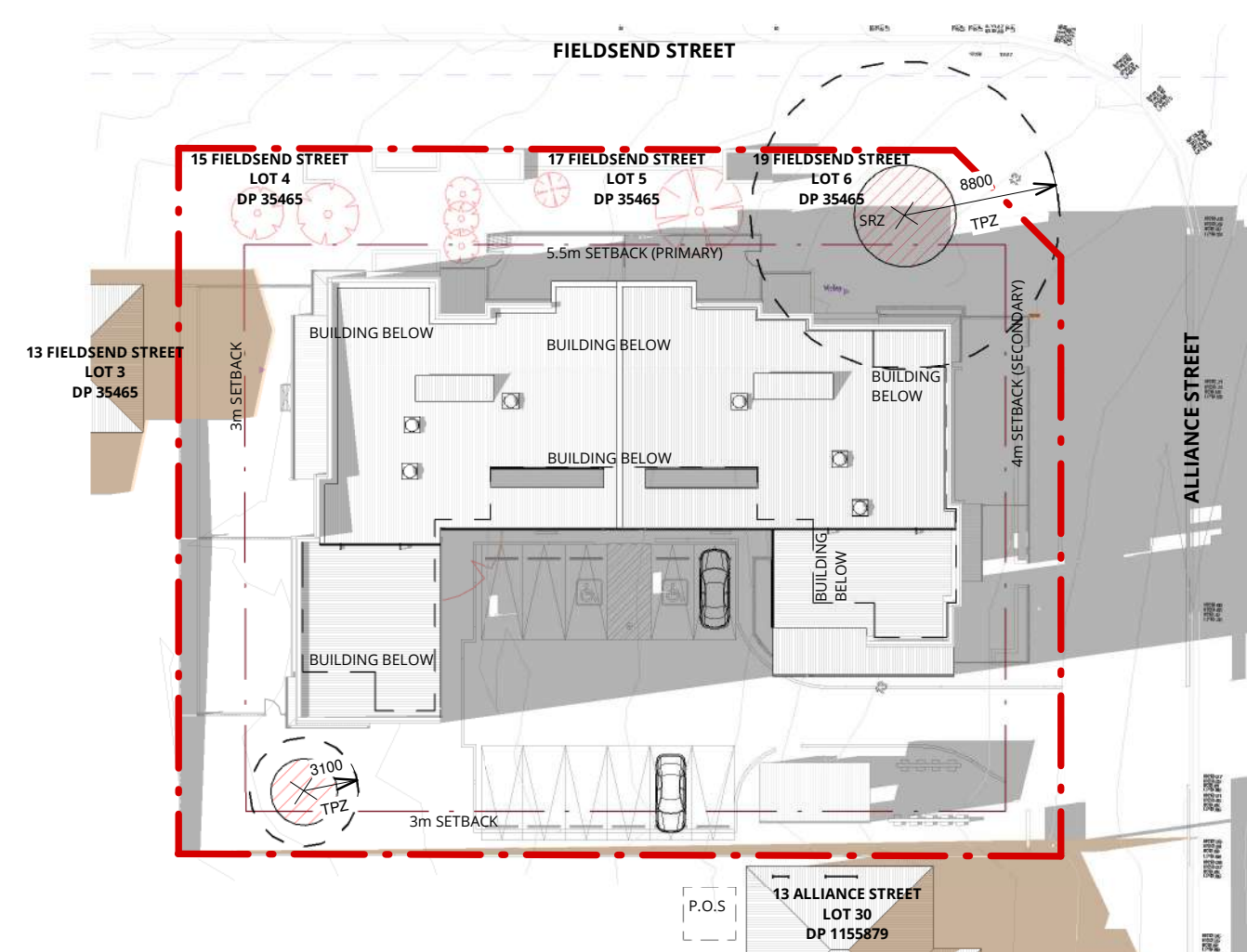
2 12PM JUNE 21 - SHADOW DIAGRAM
SCALE 1:400



5 1PM JUNE 21 - SHADOW DIAGRAM
SCALE 1:400



6 2PM JUNE 21 - SHADOW DIAGRAM
SCALE 1:400



3 3PM JUNE 21 - SHADOW DIAGRAM
SCALE 1:400

LEGEND

- ORANGE AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
- GREY AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT

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F	27.03.2020	FOR DEVELOPMENT APPROVAL - DRAFT	MD	SH
G	20.04.2020	FOR GATE 2	MD	SH
H	13.05.2020	FOR DA APPROVAL	MD	SH
I	04.09.2020	FOR CONSULTANT COORDINATION	MD	SH
J	11.09.2020	FOR COUNCIL NEGOTIATIONS	MD	SH
K	16.10.2020	FOR COUNCIL NEGOTIATIONS	MD	SH

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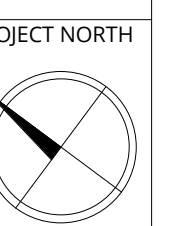
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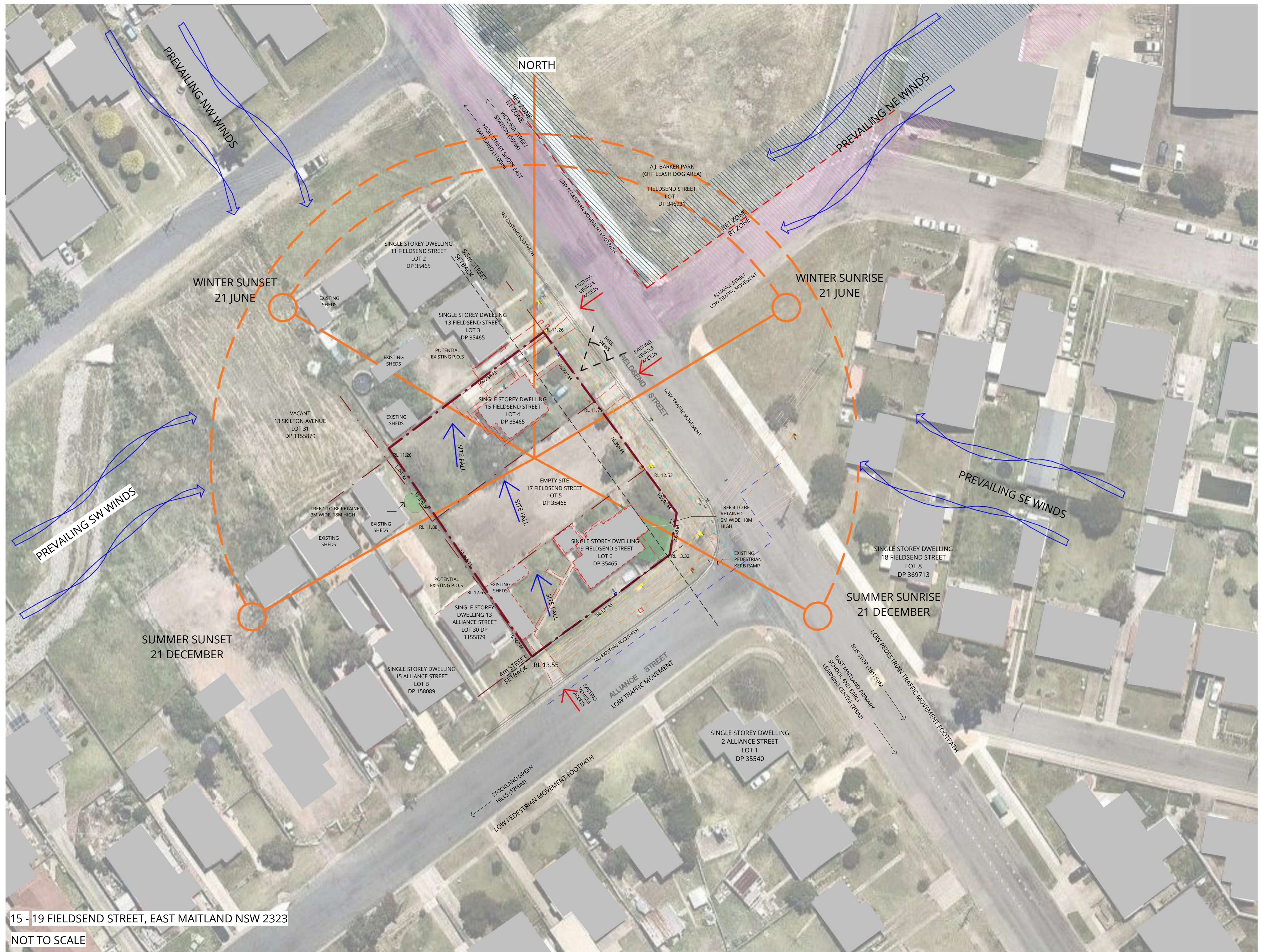
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SHADOW DIAGRAMS
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
COMMENCEMENT DATE: 06.06.2019





1 SITE ANALYSIS PLAN
NOT TO SCALE

2 FIELDSEND STREET ELEVATION
SCALE 1:200

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D	27.03.2020	FOR DEVELOPMENT APPROVAL - DRAFT	MD	SH
E	20.04.2020	FOR GATE 2	MD	SH
F	13.05.2020	FOR DA APPROVAL	MD	SH
G	04.09.2020	FOR CONSULTANT COORDINATION	MD	SH
H	11.09.2020	FOR COUNCIL NEGOTIATIONS	LK	SH
I	16.10.2020	FOR COUNCIL NEGOTIATIONS	MD	SH

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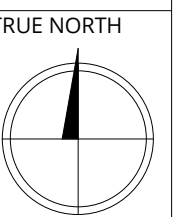
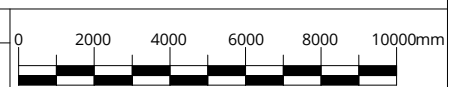
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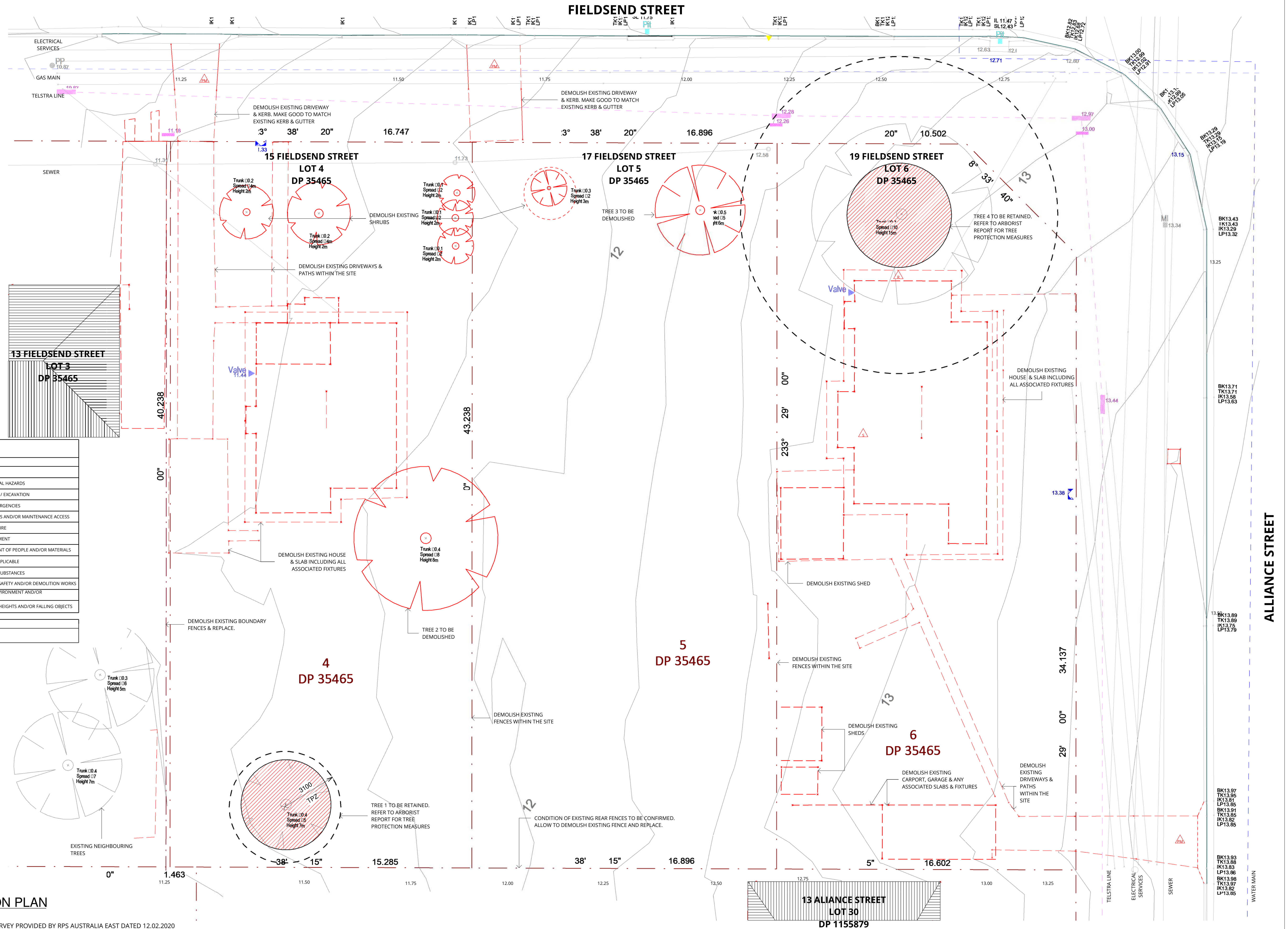
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SITE ANALYSIS
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
COMMENCEMENT DATE: 06.06.2019



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INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH EARTHWORKS / EXCAVATION	
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PROJECT SPECIFIC RISKS	
THIS IS A PROJECT SPECIFIC RISK	

NOTE:
REFER TO CONTAMINATION
ASSESSMENT FOR SITE
INFORMATION.

REFER TO ASBESTOS CERTIFICATE
FOR NO. 17 FIELDSSEND STREET FOR
DEMOLITION WORKS ALREADY
UNDERTAKEN.

1
02

DEMOLITION PLAN
SCALE 1 : 100

REFER TO DETAILED SURVEY PROVIDED BY RPS AUSTRALIA EAST DATED 12.02.2020

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G	13.05.2020	FOR DA APPROVAL	MD	
H	04.09.2020	FOR CONSULTANT COORDINATION	MD	
I	11.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
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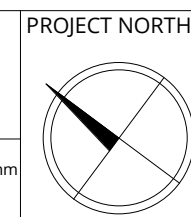
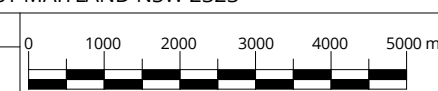
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DEMOLITION PLAN
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSSEND STREET, EAST MAITLAND NSW 2323
COMMENCEMENT DATE: 05.06.2019



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ABBREVIATIONS	
AW1	AWNING - TYPE 1
AW2	AWNING - TYPE 2
BOL1	BOLLARD - TYPE 1
BR	BIKE RACK
BV	BOOSTER VALVE
CL	CLOTHES LINE
CON1	CONCRETE - TYPE 1
CPT1	CARPET - TYPE 1
DP1	DOWNPIPE - TYPE 1
DPH	DOUBLE PILLAR HYDRANT
F1	FENCE - TYPE 1 (1800mm HIGH)
F2	FENCE - TYPE 2 (600mm HIGH) ON (RW)
F3	FENCE - TYPE 3 (900mm HIGH) ON (RW)
FT1	FLOOR TILES - TYPE 1
G1	GATE - TYPE 1
H1	HANDRAIL - TYPE 1
HWS	HOT WATER SYSTEM
KB	KERB
LB	LETTER BOX
PAV1	PAVING - TYPE 1
PIT1	GRATED PIT - TYPE 1
PPP	PRIVATE POWER POLE
RW	RETAINING WALL
S1	SCREEN - TYPE 1
TCI	TACTILE INDICATORS
WS	WHEEL STOP
XF	EXISTING FENCE

DEVELOPMENT DATA						
JOB REFERENCE	BGVHL					
LOCALITY/ SUBURB	EAST MAITLAND NSW 2323					
STREETS ADDRESS	15 - 19 FIELDSEND STREET NSW 2323					
LOT NUMBER(s) & DEPOSITED PLAN	LOT 4, 5 & 6 DP 35465					
SITE AREA (sqm)	2003					
NUMBER OF EXISTING LOTS	3					
PROPOSED GFA* (sqm)	1474					
NUMBER OF DWELLINGS	18 (7 x 2 Bed, 11 x 1 Bed)					
DWELLINGS	NUMBER	TYPES*	NO. OF BEDROOMS	AREA* (m2)	POS*	
	1	GROUND	2	79	28	
	2	GROUND	2	87	28	
	3	GROUND	1	58	18	
	4	GROUND	1	58	18	
	5	GROUND	1	62	20	
	6	GROUND	2	77	16	
	7	FIRST	2	76	14	
	8	FIRST	2	ADAPTABLE	83	12
	9	FIRST	1	57	10	
	10	FIRST	1	57	10	
	11	FIRST	1	60	13	
	12	FIRST	2	78	11	
	13	SECOND	2	76	14	
	14	SECOND	1	68	10	
	15	SECOND	1	57	10	
	16	SECOND	1	57	10	
	17	SECOND	1	60	13	
18	SECOND	1	59	8		
		CONTROL	REQUIREMENT	PROPOSED		
BUILDING HEIGHT		MAITLAND COUNCIL DCP	LEP Not Adopted 11m	11m		
PARKING		ARH SEPP	ACCESSIBLE	1 BED = 0.4 x 11 = 4.4 2 BED = 0.5 x 7 = 3.5 (7.9 SPACES REQUIRED)		
FSR		MAITLAND COUNCIL - LEP		LEP Not Adopted DCP site coverage 70%		
SETBACKS		ADG	FRONT SETBACK	Min. 5.5m Primary frontage 4m secondary frontage		
			SIDE SETBACK	1m: up to 3m wall height 1m plus 0.3m - betw. 3m - 7.2m wall height ->7.2m height - increase 1m every metre in height >7.2m		
			REAR SETBACK	AS ABOVE		
DEEP SOIL - min 7% of Site area (min dimension 6m)		ADG	Min 7% Min 140m2	24% 481m2		
COMMUNAL OPEN SPACE (COS) - min 25% of site		ADG	Min 25% Min 501m2	20% 409m2		
LANDSCAPED AREA (includes all landscaped spaces)				40% 812m2		
SOLAR ORIENTATION		ADG	70% of dwellings have 3 hours of sunlight between 9am and 3 pm 21 June	77%		
GFA* - gross floor area calculated as per relevant Planning Instrument						
AREA* - dwelling floor area includes internal walls but excludes external walls						
POS* - private open space						

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J	27.05.2020	FOR DEVELOPMENT APPROVAL - DRAFT	MD	SH
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K	13.05.2020	FOR DA APPROVAL	MD	
L	04.09.2020	FOR CONSULTANT COORDINATION	MD	
M	11.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
N	17.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
O	16.10.2020	FOR COUNCIL NEGOTIATIONS	MD	

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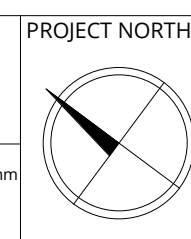
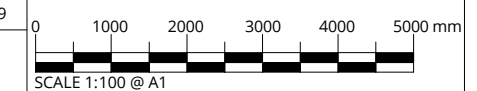
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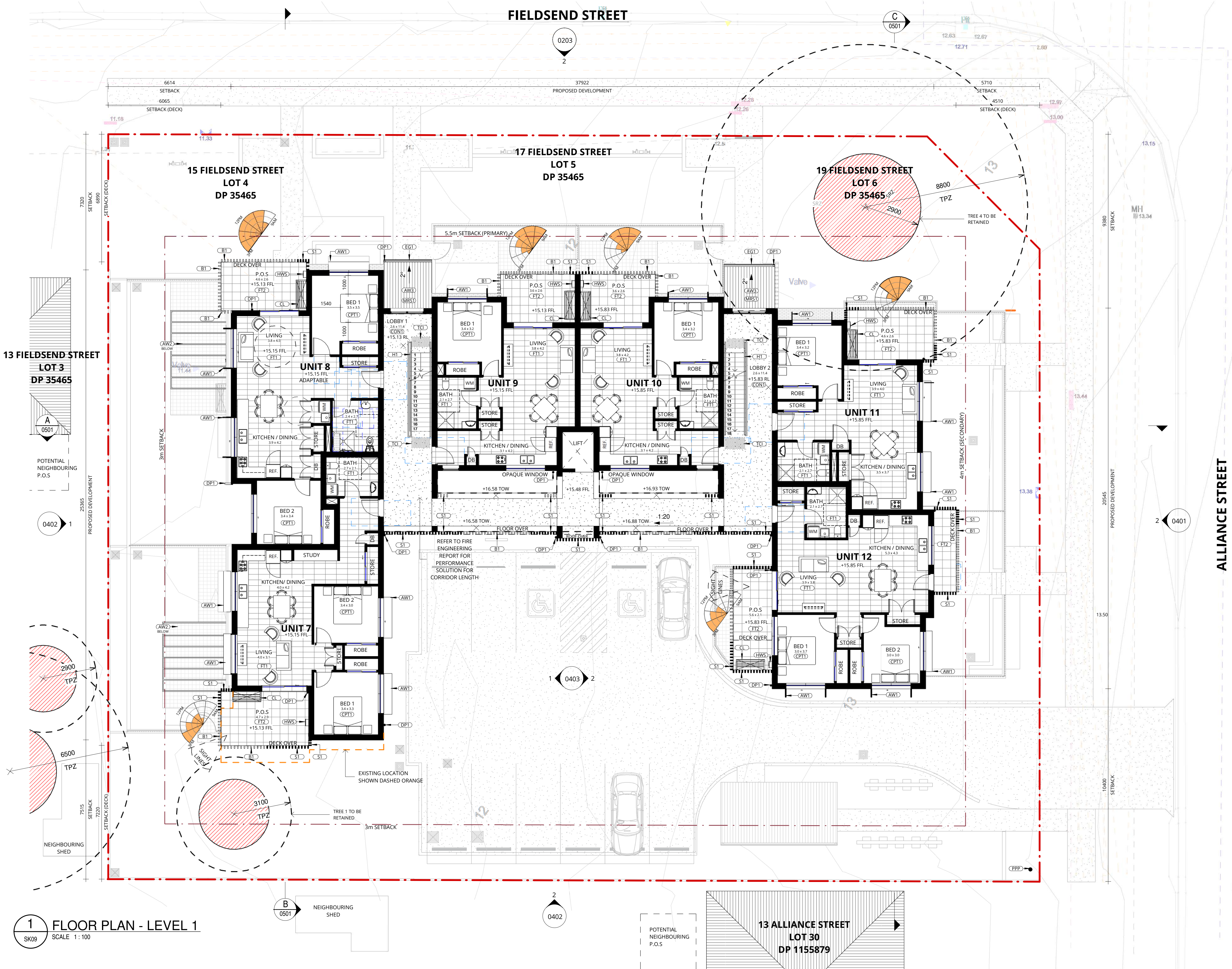
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FLOOR PLAN - GROUND
LAHC EAST MAITLAND
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15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
COMMENCEMENT DATE: 06.06.2019



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ABBREVIATIONS	
AW1	AWNING - TYPE 1
AW2	AWNING - TYPE 2
AW3	AWNING - TYPE 3
B1	BALUSTRADE - TYPE 1
CL	CLOTHES LINE
CON1	CONCRETE - TYPE 1
CPT1	CARPET - TYPE 1
DP1	DOWNPIPE - TYPE 1
EG1	EAVES GUTTER - TYPE 1
FT1	FLOOR TILES - TYPE 1
FT2	FLOOR TILES - TYPE 2
H1	HANDRAIL - TYPE 1
HWS	HOT WATER SYSTEM
MR51	METAL ROOF SHEETING - TYPE 1
PPP	PRIVATE POWER POLE
S1	SCREEN - TYPE 1
TC1	TACTILE INDICATORS

NOTE:
WINDOWS 1ST AND 2ND FLOOR ONLY 100mm OPENING BCA 3.9.25

REV	DATE	DESCRIPTION	BY	CHK
H	27.05.2020	FOR DEVELOPMENT APPROVAL - DRAFT	MD	SH
I	20.04.2020	FOR GATE 2	MD	
J	13.05.2020	FOR DA APPROVAL	MD	
K	04.09.2020	FOR CONSULTANT COORDINATION	MD	
L	11.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
M	17.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
N	16.10.2020	FOR COUNCIL NEGOTIATIONS	MD	

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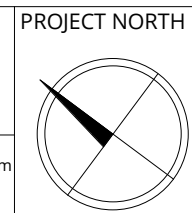
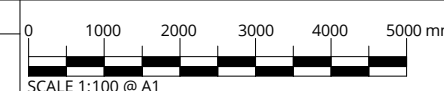
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FLOOR PLAN - LEVEL 1
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
COMMENCEMENT DATE: 06.06.2019



FIELDSEND STREET

0203
2

C
0501

ABBREVIATIONS

AW1	AWNING - TYPE 1
AW2	AWNING - TYPE 2
B1	BALUSTRADE - TYPE 1
CL	CLOTHES LINE
CON1	CONCRETE - TYPE 1
CPT1	CARPET - TYPE 1
DP1	DOWNPIPE - TYPE 1
EG1	EAVES GUTTER - TYPE 1
FT1	FLOOR TILES - TYPE 1
FT2	FLOOR TILES - TYPE 2
H1	HANDRAIL - TYPE 1
HWS	HOT WATER SYSTEM
MRS1	METAL ROOF SHEETING - TYPE 1
S1	SCREEN - TYPE 1
ST	SOLATUBE - TYPE 1
TCI	TACTILE INDICATORS

NOTE:
WINDOWS 1ST AND 2ND FLOOR ONLY 100mm OPENING BCA 3.9.25

13 FIELDSEND STREET
LOT 3
DP 35465

A
0501

0402

15 FIELDSEND STREET
LOT 4
DP 35465

17 FIELDSEND STREET
LOT 5
DP 35465

19 FIELDSEND STREET
LOT 6
DP 35465

ALLIANCE STREET

0401

1
02 FLOOR PLAN - LEVEL 2
SCALE 1:100

B
0501

0402

13 ALLIANCE STREET
LOT 30
DP 1155879

REV	DATE	DESCRIPTION	BY	CHK
C	04.03.2020	FOR PRELIMINARY DA	MD	MD
D	27.03.2020	FOR DEVELOPMENT APPROVAL - DRAFT	MD	SH
E	20.04.2020	FOR GATE 2	MD	MD
F	13.05.2020	FOR DA APPROVAL	MD	MD
G	04.09.2020	FOR CONSULTANT COORDINATION	MD	MD
H	11.09.2020	FOR COUNCIL NEGOTIATIONS	LK	MD
I	16.10.2020	FOR COUNCIL NEGOTIATIONS	MD	MD

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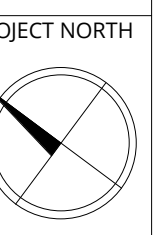
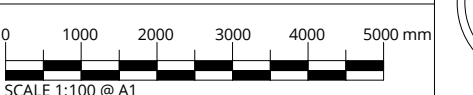
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SHEET NUMBER: 2676 / 0303 / 1

FLOOR PLAN - LEVEL 2
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
COMMENCEMENT DATE: 05.06.2019



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FIELDSEND STREET

0203
2

C
0501

ABBREVIATIONS	
DP1	DOWNPIPE - TYPE 1
EG1	EAVES GUTTER - TYPE 1
MRC1	METAL ROOF CAPPING - TYPE 1
MRF1	METAL ROOF FLASHING - TYPE 1
MRS1	METAL ROOF SHEETING - TYPE 1
PVS	PHOTOVOLTAIC SOLAR PANELS
S1	SCREEN - TYPE 1
ST	SOLATUBE - TYPE 1

15 FIELDSEND STREET
LOT 4
DP 35465

17 FIELDSEND STREET
LOT 5
DP 35465

19 FIELDSEND STREET
LOT 6
DP 35465

13 FIELDSEND STREET
LOT 3
DP 35465

A
0501

0402
1

2
0401

ALLIANCE STREET

1
0403
2

1
0501

B
0501

2
0402

13 ALLIANCE STREET
LOT 30
DP 1155879

REV	DATE	DESCRIPTION	BY	CHK
G	27.03.2020	FOR DEVELOPMENT APPROVAL - DRAFT	MD	SH
H	20.04.2020	FOR GATE 2	MD	
I	13.05.2020	FOR DA APPROVAL	MD	
J	04.09.2020	FOR CONSULTANT COORDINATION	MD	
K	11.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
L	17.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
M	16.10.2020	FOR COUNCIL NEGOTIATIONS	MD	

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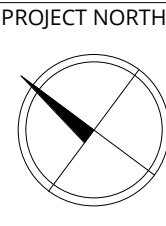
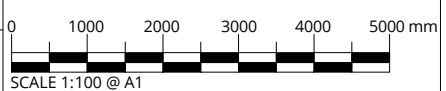
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ROOF PLAN
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LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
COMMENCEMENT DATE: 06.06.2019



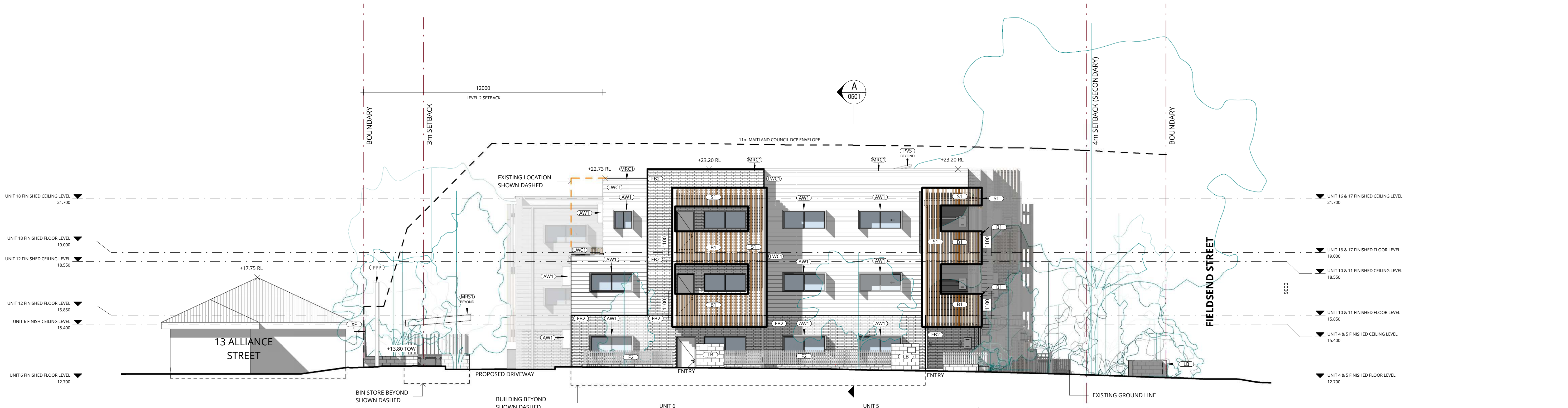
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ABBREVIATIONS	
AW1	AWNING - TYPE 1
B1	BALUSTRADE - TYPE 1
DP1	DOWNPIPE - TYPE 1
EG1	EAVES GUTTER - TYPE 1
F1	FENCE - TYPE 1 (1800mm HIGH)
F2	FENCE - TYPE 2 (600mm HIGH) ON (RW)
FB2	FACE BRICK - TYPE 2
LB	LETTER BOX
LWC1	LIGHT WEIGHT CLADDING - TYPE 1
MRC1	METAL ROOF CAPPING - TYPE 1
MRS1	METAL ROOF SHEETING - TYPE 1
PPP	PRIVATE POWER POLE
PVS	PHOTOVOLTAIC SOLAR PANELS
RW	RETAINING WALL
S1	SCREEN - TYPE 1
XF	EXISTING FENCE



1 NORTH EAST STREET ELEVATION
SCALE 1:100



2 SOUTH EAST ELEVATION
SCALE 1:100

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I	20.04.2020	FOR GATE 2	MD	
J	13.05.2020	FOR DA APPROVAL	MD	
K	04.09.2020	FOR CONSULTANT COORDINATION	MD	LK
L	11.09.2020	FOR COUNCIL NEGOTIATIONS	MD	
M	16.10.2020	FOR COUNCIL NEGOTIATIONS	MD	

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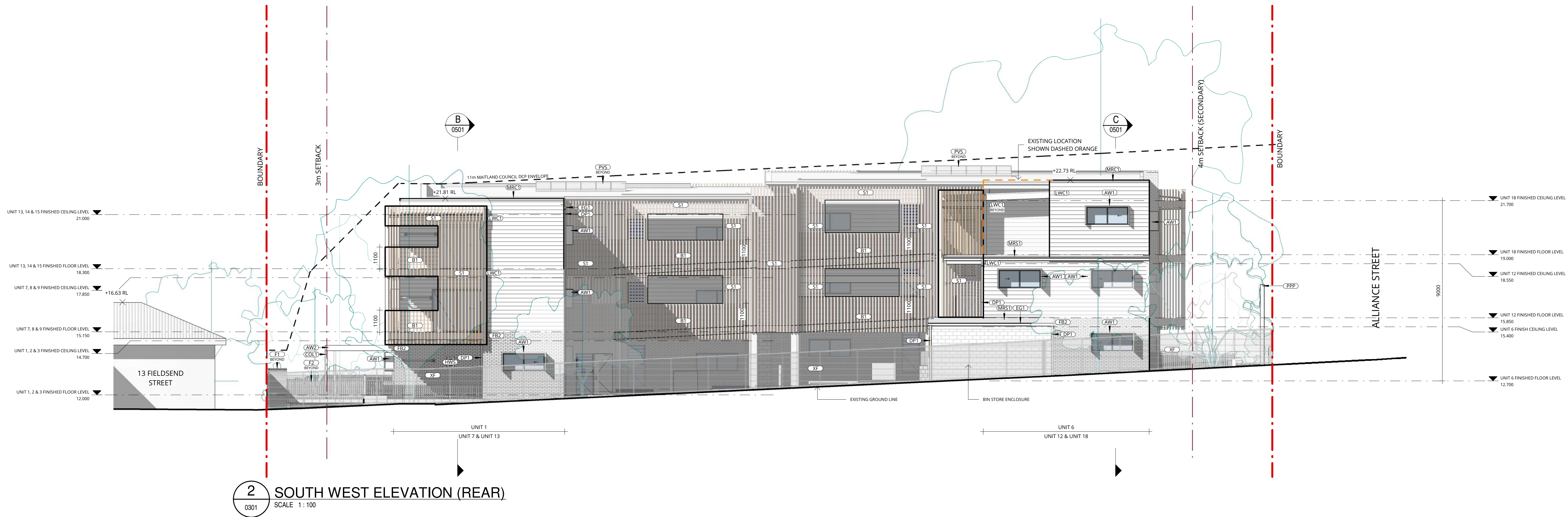
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SHEET NUMBER: 2676 / 0401 / M

ELEVATIONS - SHEET 1
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
COMMENCEMENT DATE: 06.06.2019
0 1000 2000 3000 4000 5000 mm
SCALE 1:100 @ A1



ABBREVIATIONS	
AW1	AWNING - TYPE 1
AW2	AWNING - TYPE 2
B1	BALUSTRADE - TYPE 1
CL	CLOTHES LINE
COL1	COLUMN - TYPE 1
DP1	DOWNPIPE - TYPE 1
EG1	EAVES GUTTER - TYPE 1
F1	FENCE - TYPE 1 (1800mm HIGH)
F2	FENCE - TYPE 2 (600mm HIGH) ON (RW)
FB2	FACE BRICK - TYPE 2
HWS	HOT WATER SYSTEM
LB	LETTER BOX
LWC1	LIGHT WEIGHT CLADDING - TYPE 1
MRC1	METAL ROOF CAPPING - TYPE 1
MRS1	METAL ROOF SHEETING - TYPE 1
PPP	PRIVATE POWER POLE
PVS	PHOTOVOLTAIC SOLAR PANELS
S1	SCREEN - TYPE 1
XF	EXISTING FENCE

1 NORTH WEST ELEVATION
SCALE 1:100



2 SOUTH WEST ELEVATION (REAR)
SCALE 1:100

REV	DATE	DESCRIPTION	BY	CHK
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H	27.03.2020	FOR DEVELOPMENT APPROVAL - DRAFT	MD	SH
I	20.04.2020	FOR GATE 2	MD	
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K	04.09.2020	FOR CONSULTANT COORDINATION	MD	
L	11.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
M	16.10.2020	FOR COUNCIL NEGOTIATIONS	MD	

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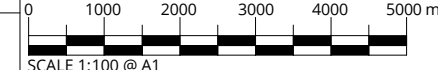
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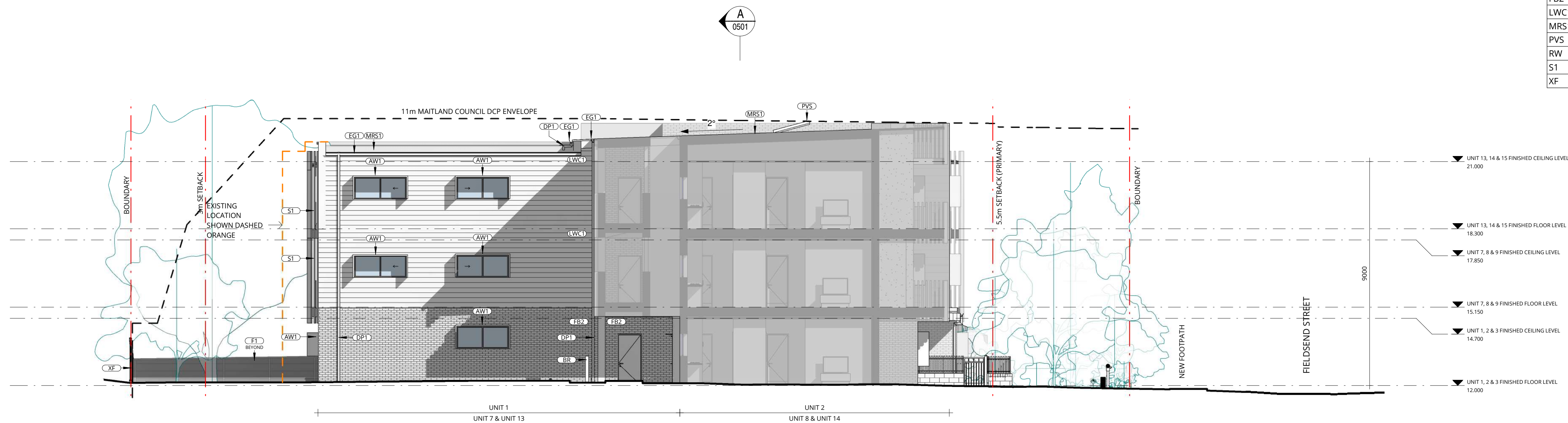
ELEVATIONS - SHEET 2
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323

COMMENCEMENT DATE: 05.06.2019

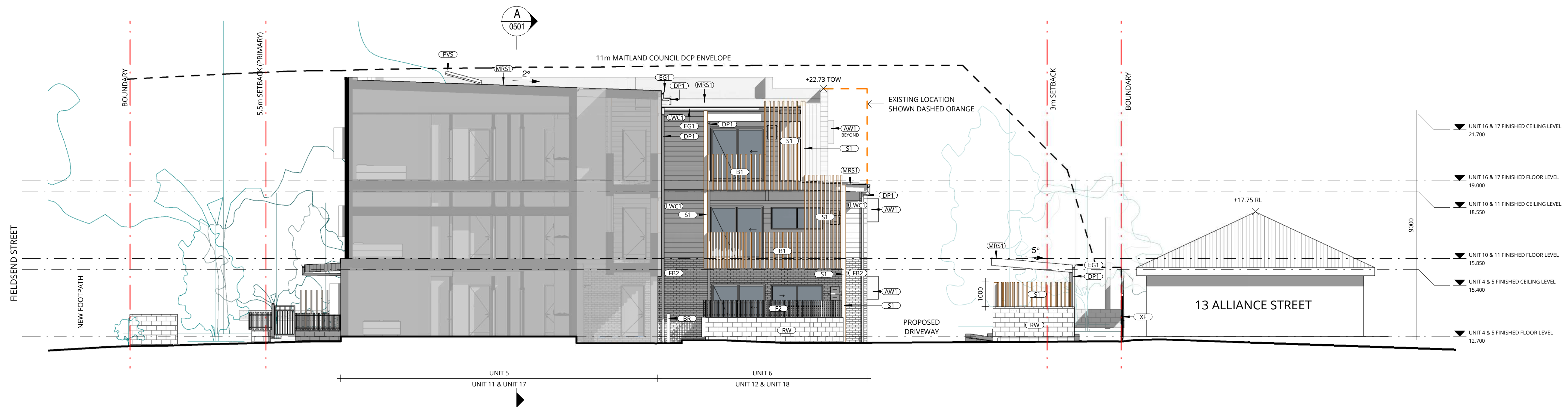


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ABBREVIATIONS	
AW1	AWNING - TYPE 1
B1	BALUSTRADE - TYPE 1
BR	BIKE RACK
DP1	DOWNPIPE - TYPE 1
EG1	EAVES GUTTER - TYPE 1
F1	FENCE - TYPE 1 (1800mm HIGH)
F2	FENCE - TYPE 2 (600mm HIGH) ON (RW)
FB2	FACE BRICK - TYPE 2
LWC1	LIGHT WEIGHT CLADDING - TYPE 1
MRS1	METAL ROOF SHEETING - TYPE 1
PVS	PHOTOVOLTAIC SOLAR PANELS
RW	RETAINING WALL
S1	SCREEN - TYPE 1
XF	EXISTING FENCE



1 CARPARK ELEVATION - NORTH WEST
SCALE 1:100



2 CARPARK ELEVATION - SOUTH EAST
SCALE 1:100

REV	DATE	DESCRIPTION	BY	CHK
A	04.03.2020	FOR PRELIMINARY DA	MD	SH
B	27.03.2020	FOR DEVELOPMENT APPROVAL - DRAFT	MD	SH
C	20.04.2020	FOR GATE 2	MD	
D	13.05.2020	FOR DA APPROVAL	MD	
E	04.09.2020	FOR CONSULTANT COORDINATION	MD	
F	11.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
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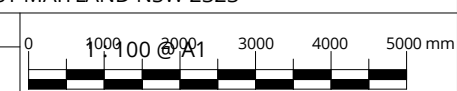
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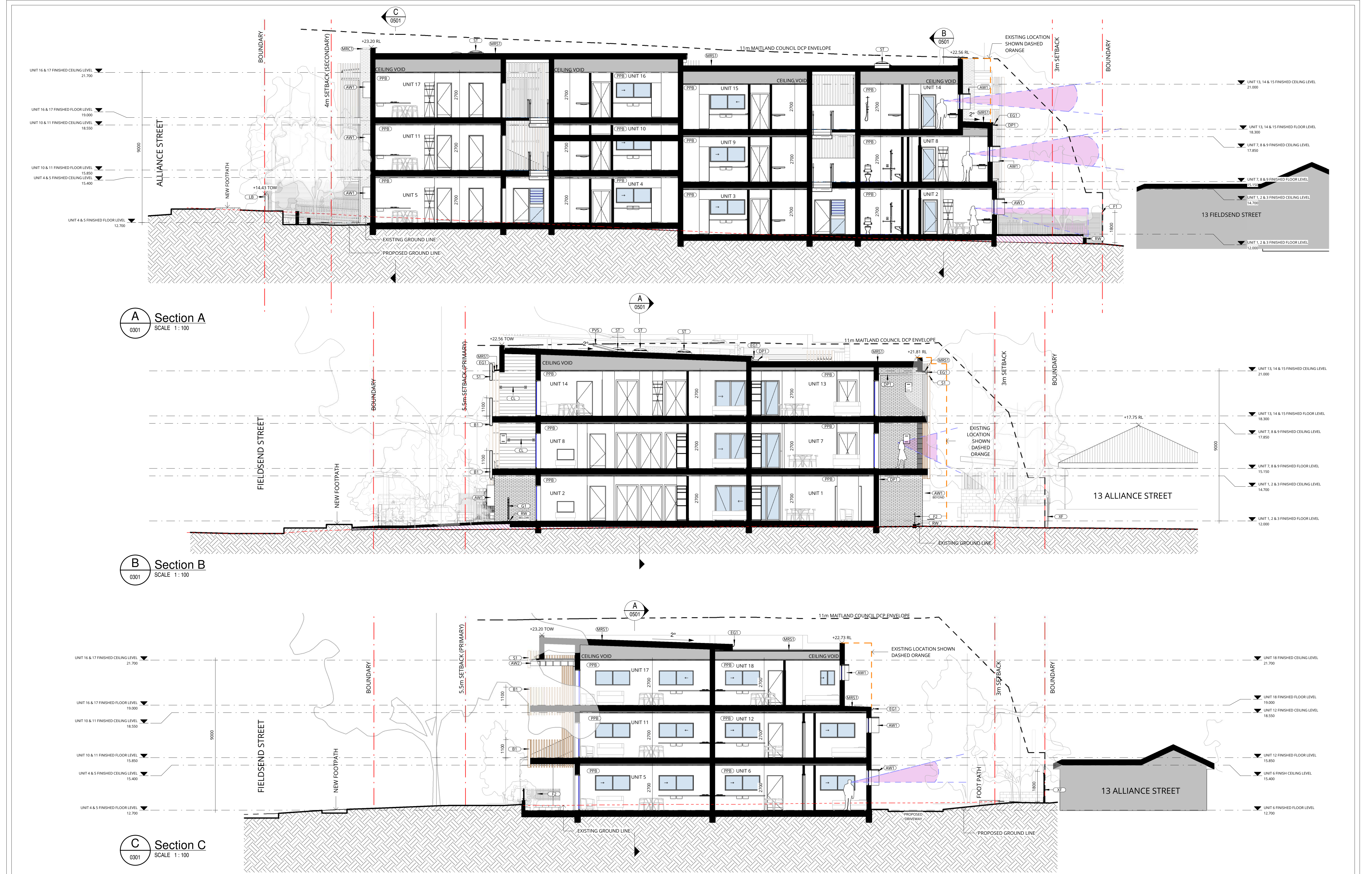
ELEVATIONS - SHEET 3
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323

COMMENCEMENT DATE: 06.06.2019



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H	13.05.2020	FOR DA APPROVAL	MD	
I	04.09.2020	FOR CONSULTANT COORDINATION	MD	
J	11.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
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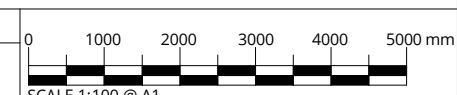
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SECTIONS
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323

COMMENCEMENT DATE: 06.06.2019



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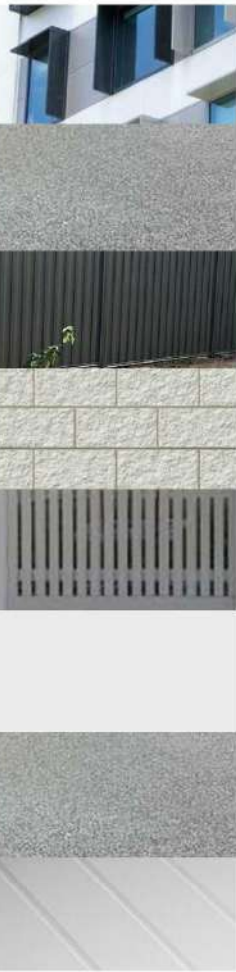
FIELDSEND STREET PERSPECTIVE
ARCHITECT'S IMPRESSION ONLY (TREES TRANSPARENT FOR CLARITY) NOT TO SCALE

NO.	ITEM	MATERIAL	FINISH
1	PRIVACY SCREEN	SLATTED ALUMINIUM	TIMBER AESTHETIC
2	ROOFING	COLORBOND	LIGHT
3	BALUSTRADE	SLATTED ALUMINIUM	TIMBER AESTHETIC
4	WALLS	INTERNAL FACE BRICK	PGH VELOUR MINERAL
5	WALLS	EXTERNAL FACE BRICK	PGH SMOOTH BLACK & TAN
6	WALLS	ALUMINIUM CLADDING	LIGHT
7	WINDOWS/ DOORS	ALUMINIUM	WOODLAND GREY



SCHEDULE OF FINISHES

NO.	ITEM	MATERIAL	FINISH
8	SUNHOODS	COLORBOND	WOODLAND GREY
9	EXPOSED FLOOR	CONCRETE	NATURAL GREY
10	FENCE	COLORBOND	WOODLAND GREY
11	LETTERBOX	BLOCKWORK	NATURAL
12	FENCE	SLATTED METAL	WOODLAND GREY
13	GUTTERS	COLORBOND	LIGHT
14	DRIVEWAY / PATH	CONCRETE	NATURAL GREY
15	FASCIA/ EAVES	PAINTED	WHITE



REV	DATE	DESCRIPTION	BY	CHK
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B	04.03.2020	FOR PRELIMINARY DA	MD	
C	27.03.2020	FOR DEVELOPMENT APPROVAL - DRAFT	MD	SH
D	20.04.2020	FOR GATE 2	MD	
E	13.05.2020	FOR DA APPROVAL	MD	
F	11.09.2020	FOR COUNCIL NEGOTIATIONS	LK	
G	16.10.2020	FOR COUNCIL NEGOTIATIONS	MD	

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SCHEDULE OF FINISHES
LAHC EAST MAITLAND
LAND AND HOUSING CORPORATION
15-19 FIELDSEND STREET, EAST MAITLAND NSW 2323
COMMENCEMENT DATE: 06.06.2019 SCALE

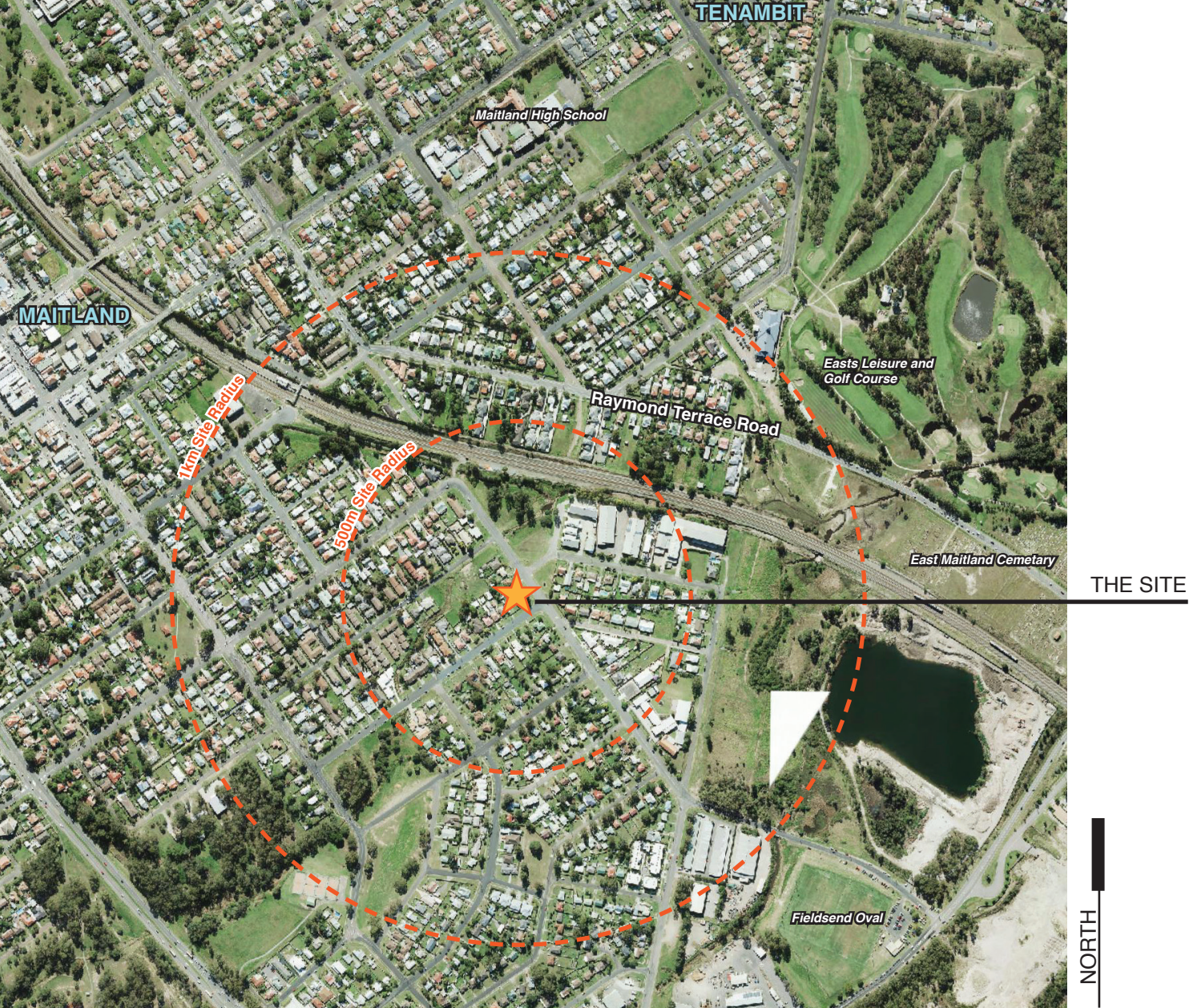
15-19 Fieldsend Street, East Maitland

Residential Development

Development Application

Landscape Design Report

OCTOBER 2020



SHEET INDEX

- 01 SITE ANALYSIS
- 02 LANDSCAPE APPROACH
- 03 LANDSCAPE MASTER PLAN
- 04 PLANT SCHEDULE

REFERENCES

- Maitland City Council's *Development Control Plan 2011* (DCP)
- Matthei, L.E. *Soil Landscapes of Newcastle*, Department of Land and Water Conservation Sydney, (1995)

15-19 FIELDSEND STREET, EAST MAITLAND
LOT 4 / DP 35465 LOT 5 / DP 35465 LOT 6 / DP 35465
0.2 Ha

THE SITE

The project site ('the site') spans three residential existing lots located at 15-19 Fieldsend Street, East Maitland (legally described as Lot 4 DP35465, Lot 5 DP35465, Lot 6 DP35465). The site is located on the corner of Fieldsend and Alliance Streets.

THE PROPOSAL

This project seeks approval to demolish the three existing single residential dwellings and associated infrastructure and develop a three storey, 18 unit residential flat building.

SITE ANALYSIS

The site forms a rectangular shaped area and topographically could be generally considered flat. Existing dwellings adjoin the site on the northern and western boundaries, with street frontage on the southern and eastern boundaries. Screening along all boundaries, for privacy and visual amenity, will be a key focus for the landscape approach relating to the proposal.

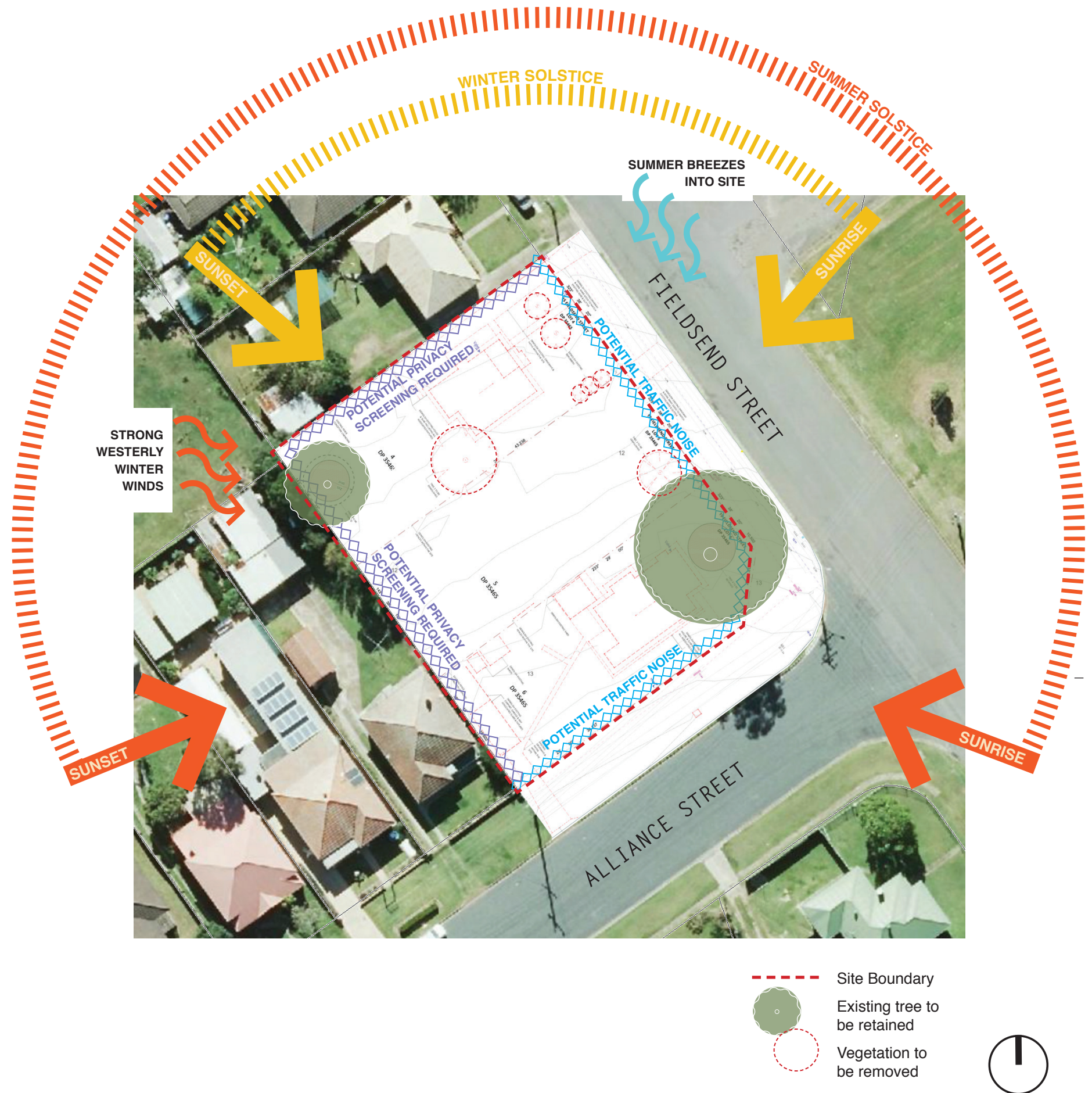
Vegetation

Vegetation on site is limited, however there are two mature trees (located on Lot 4 and Lot 6) which will be retained and protected in accordance with the Arborist's recommendations. Other vegetation on the site, including shrubs and grass, will be removed as part of this proposal.

The street character consists predominantly of wide turf verges, with a few existing street tree plantings, down both streets. Overhead powerlines, along with other infrastructure services, will need to be considered for final placement of any additional proposed street trees.

Soil

Site soil falls into the 'Cockle Creek Soil Landscape' with the dominant A horizon (topsoil) constituting a brownish black sandy loam (Matthei, L.E. *Soil Landscapes of Newcastle*, Department of Land and Water Conservation Sydney, 1995). Soil material suitability for use as plant growth media is moderate to low. This, combined with likelihood the soil has most likely been disturbed over time, would indicate that amelioration prior to any landscape works would be beneficial. Organic matter incorporation may help to improve structural stability and moisture holding capacity. Soil testing in the first instance will be able to determine whether the soil quantity or quality is not adequate and if there is a requirement to import soil.



LANDSCAPE APPROACH:

Design Objectives:

The planting scheme for this development broadly aims to create a contemporary, functional and aesthetically pleasing landscape to compliment the architectural design and soften the built form. Ensuring a high level of amenity for not only its future occupants but also for the broader community, through an improved frontage to both Fieldsend and Alliance Streets.

The garden bed areas have a formal structure, with strong lines, however this is softened by the abundance of mass under planting of a variety of species - ensuring a mixture of colours and textures for year-round interest.

Design Principles:

In accordance with the *Maitland DCP* (2011) the following objectives form the basis of the planting design strategy for this residential flat building:

- Retain existing mature canopy species, where possible, and blend into the proposed landscape elements;
- Provide sufficient soil depths, particularly for tree planting, within the constraints of the site to ensure a healthy, productive and verdant landscape which reduces the bulk and scale of the development;
- Create a landscape which is robust, through the use of simple materials, proven hardy plants and bold combinations that can be easily managed and maintained;
- Design spaces which provide a high quality of internal amenity for future residents, to ensure they become highly activated spaces;
- Apply appropriate landscape treatments to best integrate the proposed development with the surrounding streets and neighbourhood;
- Respect the amenity of adjoining interfaces, by creating green and verdant buffers. This will be achieved primarily through the use of simple hedging to strike a balance between the requirement for privacy and also ensure adequate sunlight and a sense of space is achieved;
- Ensure the planting scheme allows for adequate access to sun light and similarly wind protection and shelter;
- Provide clear and integrated access into and through the site. Consider shrub species, mature sizing and their location to ensure that passive surveillance is maintained at ground level in accordance with Crime Prevention Through Environmental Design (CPTED) principles;
- Consideration of the landscape composition being viewed from the street frontage and also residents looking outside from the ground floor and also from above.

Private Open Space (POS) areas are proposed within the development as well as community garden areas. The primary landscape intent is to ensure privacy between these two spaces, with suitable landscape buffers to provide visual and acoustic screening.

Plant Species Design Strategy:

All proposed plant species selected for this development, have been considered in terms of their appropriateness to the local climate, soil type, proven hardiness and requirement for maintenance and watering. A broad palette of species has been chosen on this basis, with the majority being native.

The following plant species selection principles inform the plant design strategy:

- Evergreen tree planting proposed where appropriate, and sufficient soil depths allow, to provide shade and amenity;
- Deciduous tree planting to allow for solar access and seasonal variation;
- Incorporate a diverse planting palette that utilises several species for each application, to ensure seasonal variation and allow for a consistent level of amenity in the instance one species under-performs;
- Species selected to be robust, suited to the available aspect, work with ambient wind and light levels and minimise maintenance and water use.
- Contribute to increasing the local bio-diviersty through the use of a variety of plant species used in the landscape.
- Incorporate the use of advanced specimens to give immediate effect to soften the built form.

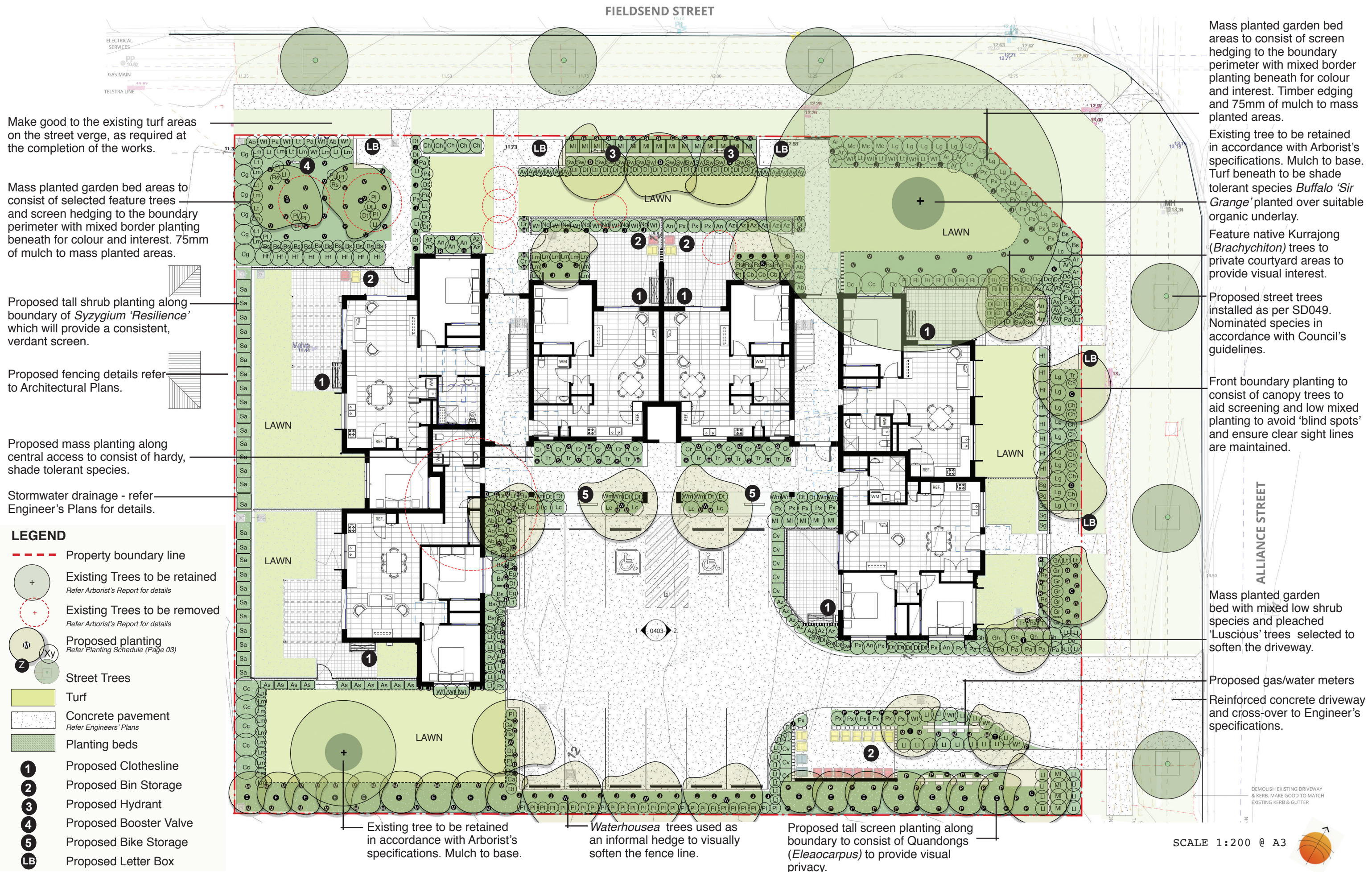
Character Images:



Layered low mass planting with a diverse range of colours and textures for year-round interest.



Trees - existing and proposed where nominated to be incorporated in the lawn area.



PLANTING SCHEDULE:						PLANTING SCHEDULE:					
Key	Botanical Name	Common Name	Pot Size	Mature Height	Quantity	Key	Botanical Name	Common Name	Pot Size	Mature Height	Quantity
TREES						SHRUBS					
-	MCC Nominated Street Tree	Street Tree	75L	-	6	Az	Alpinia caerulea	Native Ginger	200mm	1.5m	21
K	Brachychiton populneus	Kurrajong Tree	45L	10m	3	Ab	Anigozanthus 'Big Red'	Kangaroo Paw	200mm	2m	9
B	Buckinghamia celsissima	Ivory Curl Tree	75L	8m	5	Ar	Anigozanthos 'Ranger'	Kangaroo Paw	200mm	1.5m	9
C	Corymbia ficifolia	Red Flowering Gum	45L	6m	4	Ay	Anigozanthos 'Yellow Gem'	Kangaroo Paw	200mm	0.6m	15
E	Eleocarpus eumundi	Eumundi quondong	45L	9m	16	An	Asplenium australasicum	Birds Nest Fern	200mm	1m	9
T	Tristaniopsis laurina 'Luscious'	Water Gum	45L	8m	3	Bs	Banksia spinulosa	Birthday Candles	200mm	1m	25
W	Waterhousia floribunda 'Sweeper'	'Sweeper' Waterhousea	45L	8m	7	Cb	Callistemon 'Great Balls of Fire'	Bottlebrush	200mm	1m	3
TALL SCREEN SHRUBS						Ch	Chorizema cordatum	Coral flame pea	200mm	0.6m	15
As	Adenanthos sericeus	Woolly Bush	200mm	4m	10	Ca	Chrysocephalum apiculatum	Yellow Buttons	200mm	0.5m	5
Cc	Callistemon citrinus 'White Anzac'	Bottlebrush	200mm	1.5m	8	Ri	Correa 'Dusky Bells'	Native Fuchsia	200mm	0.5m	12
Cv	Callistemon viminalis	Red Alert	200mm	3m	12	Cg	Correa glabra 'Barossa Gold'	Barossa Gold	200mm	1m	6
Gh	Grevillea 'Honey Gem'	Grevillea	200mm	3m	5	Sw	Crowea saligna	Willow Leaf Crowea	200mm	0.6m	27
Lc	Grevillea rhyolitica x juniperina	Cherry Cluster	200mm	1.5m	11	Cr	Cycad revoluta	Sago Palm	200mm	1m	12
Lg	Leionema 'Green Screen'	Phebalium	200mm	1.5m	19	Di	Dianella caerulea 'Cassa Blue'	Dianella	200mm	0.5m	3
Sg	Syzygium australe 'Hinterland Gold'	Lilly Pilly	200mm	3m	5	Dc	Dianella caerulea 'Lucia'	Lucia	200mm	0.5m	7
Sa	Syzygium australe 'Resilience'	Lilly Pilly	200mm	5m	27	DI	Dianella 'Little Jess'	Little Jess	200mm	0.5m	34
P Wf M C Co De						Dt	Dianella tasmanica 'Emerald Arch'	Flax Lily	200mm	0.8m	25
						Tr	Dianella tasmanica 'Tas Red'	Tas Red	200mm	0.6m	19
						De	Doryanthes excelsa	Gymea Lily	300mm	2m	1
						Eg	Eremophila glabra prostrate	Blue Horizon	200mm	0.5m	7
						Nd	Grevillea 'Coral Baby'	Coral Baby Grevillea	200mm	1m	6
						Gr	Grevillea 'Crimson Villa'	Crimson Villa	200mm	0.7m	7
						Hf	Hymenosporum flavum 'Gold Nugget'	Dwarf Native Frangipani	200mm	1m	16
						Lc	Leucosperrmum cordifolium 'Scarlet Ribbon'	Scarlet Ribbon	300mm	1.5m	9
						Px	Lomandra Little Con	Little Con	200mm	0.8m	36
						Lm	Lomandra 'Lime Tuff'	Lime Tuff	200mm	0.4m	30
						LI	Lomandra longifolia	Spiny-headed mat-rush	200mm	1m	26
						Lt	Lomandra tanika	Lomandra Tanika	200mm	0.6m	64
						MI	Melaleuca linarifolia 'Claret Tops'	Honey Myrtle	200mm	1.2m	26
						Pa	Pennisetum advena 'Rubra'	Purple Fountain Grass	200mm	1m	16
						PI	Poa labillardieri	Tussock Grass	200mm	1m	41
						Rs	Rhagodia spinescens	Aussie Flat Bush	200mm	0.6m	15
						Wf	Westringia fruticosa 'Jervis Gem'	Jervis Gem	200mm	1.2m	25
						Wm	Westringia 'Mundi'	Mundi	200mm	0.4m	14
						GROUNDCOVERS					
						G	Brachysome sp.	Native Daisy	Tubestock	0.2m	40
						S	Carpobrotus rossii	Native Pigface	Tubestock	0.2m	20
						R	Eremophila glabra prostrate	Blue Horizon	Tubestock	0.3m	21
						J	Hardenbergia 'White Out'	Hardenbergia	Tubestock	0.3m	76
						D	Hederacea violacea	Native Violet	Tubestock	0.2m	48
						V	Grevillea 'Bronze Rambler'	Grevillea	Tubestock	0.3m	40
						P	Grevillea poorinda 'Royal Mantle'	Grevillea	Tubestock	0.2m	80
						M	Myoporum parvifolium	Boobialla	Tubestock	0.3m	87

PROJECT
LAHC HOUSING,
15-19 FIELDSEND STREET,
EAST MAITLAND, NSW 2323

CLIENT
LAND & HOUSING CORPORATION NSW

THIS DRAWING CONTAINS COLOURED INFORMATION

LEGEND

- 21.00 EXISTING CONTOUR
- SL 13.00 EXISTING SPOT LEVEL
- RL 12.68 DESIGN SPOT LEVEL
- SURVEY SURFACE LEVEL
- APPROX. EXTENTS OF FILLING
- DENOTES NEW SURFACE INLET PIT
- NEW LOW HEIGHT EDGING TO BUILDERS DETAIL
- BOUNDARY LINE
- EXISTING FENCE
- EXISTING ELECTRICAL SERVICE
- EXISTING SEWER SERVICE
- EXISTING TELSTRA SERVICE
- EXISTING WATER SERVICE
- EXISTING POWER POLE
- PROPOSED TREE
- EXISTING TREE TO REMAIN
- DENOTES EXTENT OF EXISTING TREE PROTECTION ZONE
- EXISTING TREE TO BE REMOVED

ALL WORKS IN ROAD RESERVE ARE
SUBJECT TO SECTION 138 APPROVAL

NOTES

THE POSITION OF ALL EXISTING SERVICES SHOWN SHOULD BE REGARDED AS APPROXIMATE ONLY AND NOT NECESSARILY COMPREHENSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT SERVICE LOCATIONS AND INFORM ALL AUTHORITIES PRIOR TO ANY EXCAVATION.

DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART OF THE STRUCTURE SHALL BE OVER-STRESSED. TEMPORARY STRUCTURES, FORMWORK, FALSEWORK, TEMPORARY BRACING, SHORING AND THE LIKE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL HANDRAILS, IF REQUIRED, ARE TO ARCHITECT'S LOCATION & DETAIL.

BENCHMARKS TO BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CONTRACTOR TO VERIFY SETOUT BEFORE COMMENCING EARTHWORKS. REFER ANY DISCREPANCIES TO ENGINEER.

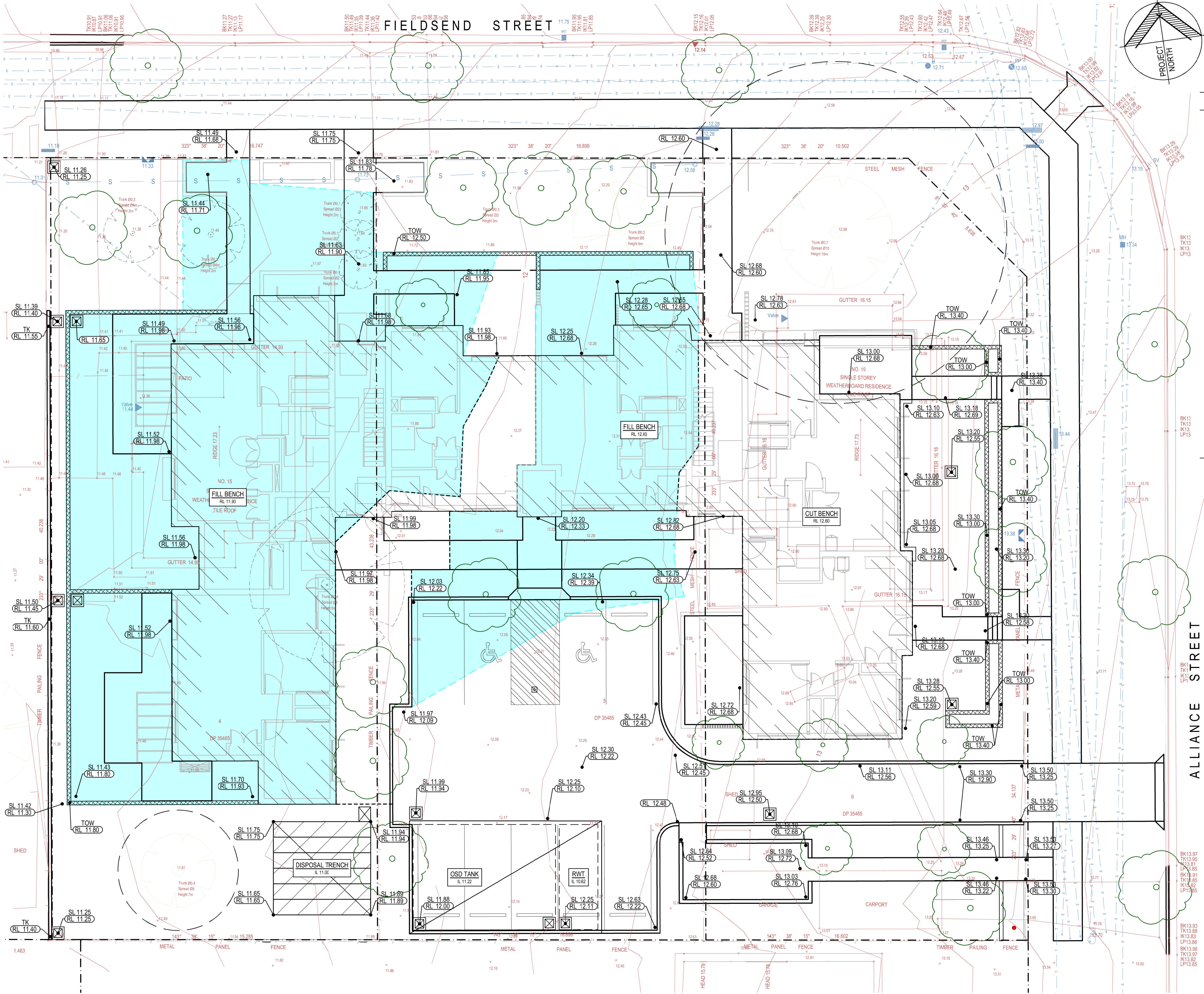
EXISTING CONTOURS ARE SHOWN AT 0.25m INTERVALS.

TREATMENT OF ALL EXPOSED / DISTURBED AREAS TO ARCHITECT'S DETAILS.

DETAIL OF LANDSCAPING IS TO TAKE INTO CONSIDERATION OVERLAND FLOW PATHS.

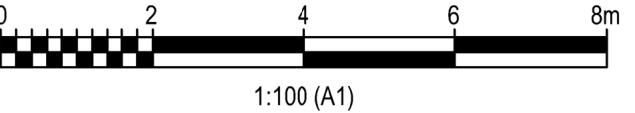
ALL FENCES ARE TO BE DETAILED WITH 100mm GAP UNDER OR TO BE NON SOLID FENCES TO ALLOW WATER FLOW.

WHERE SITE IS IN CUT ADJACENT TO SITE BOUNDARY, TOP OF RETAINING WALLS TO BE CONSTRUCTED FLUSH WITH EXISTING SURFACE OF NEIGHBOURING PROPERTIES TO AVOID IMPOUNDING WATER ON NEIGHBOURING PROPERTIES.



BULK EARTHWORKS PLAN

1:100



DOCUMENT STATUS			SHEET SIZE	
FOR APPROVAL			A1	
DRAWN I.Judd	DESIGNED B.Prior	APPROVED M.Watson	SCALE 1:100	REVISION
DOCUMENT No.				

NOT FOR CONSTRUCTION BGVHL 15582-DA-5000 B

PROJECT
LAHC HOUSING,
15-19 FIELDSEND STREET,
EAST MAITLAND, NSW 2323

CLIENT
LAND & HOUSING CORPORATION NSW

THIS DRAWING CONTAINS COLOURED INFORMATION

LEGEND

- 10.00 EXISTING CONTOUR
- EXISTING SPOTLEVEL
- INDICATIVE TEMPORARY STOCKPILE LOCATION. FINAL LOCATION TO BE DETERMINED ON SITE. REFER TO DRAWING 15582-DA-1050 FOR DETAILS
- SEDIMENT CONTROL FENCE, REFER TO DRAWING 15582-DA-1050 FOR DETAILS
- STABILISED SITE ACCESS, REFER TO DRAWING 15582-DA-1050 FOR DETAILS
- MESH AND GRAVEL FILTER, REFER TO DRAWING 15582-DA-1050 FOR DETAILS
- SANDBAG INLET TRAP, REFER TO DRAWING 15582-DA-1050 FOR DETAILS
- BOUNDARY LINE
- EXISTING FENCE
- EXISTING ELECTRICAL SERVICE
- EXISTING SEWER SERVICE
- EXISTING TELSTRA SERVICE
- EXISTING WATER SERVICE
- EXISTING POWER POLE
- EXISTING TREE TO REMAIN
- DENOTES EXTENT OF EXISTING TREE PROTECTION ZONE
- EXISTING TREE TO BE REMOVED

NOTES

THE ARRANGEMENT OF EROSION AND SEDIMENT CONTROL MEASURES SHOWN ARE INDICATIVE ONLY AND RELATE TO A PARTICULAR STAGE OF THE CONSTRUCTION WORKS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN, CONSTRUCT AND MAINTAIN ANY ADDITIONAL MEASURES THAT MAY BE REQUIRED FOR THE CONTRACTOR'S CONSTRUCTION METHODOLOGIES, IN ORDER TO MEET ALL CONDITIONS AND REQUIREMENTS IMPOSED BY ANY STATUTORY AUTHORITY.

THE POSITION OF ALL EXISTING SERVICES SHOWN SHOULD BE REGARDED AS APPROXIMATE AND NOT NECESSARILY COMPREHENSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING SERVICES (WHETHER SHOWN OR NOT) AND INFORM ALL RELEVANT AUTHORITIES PRIOR TO ANY EXCAVATION.

DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART OF THE STRUCTURE SHALL BE OVER-STRESSED. TEMPORARY STRUCTURES, FORMWORK, FALSEWORK, TEMPORARY BRACING, SHORING AND THE LIKE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THE STABILITY OF TEMPORARY BATTERS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO VERIFY SETOUT BEFORE COMMENCING EARTHWORKS. REFER ANY DISCREPANCIES TO ENGINEER.

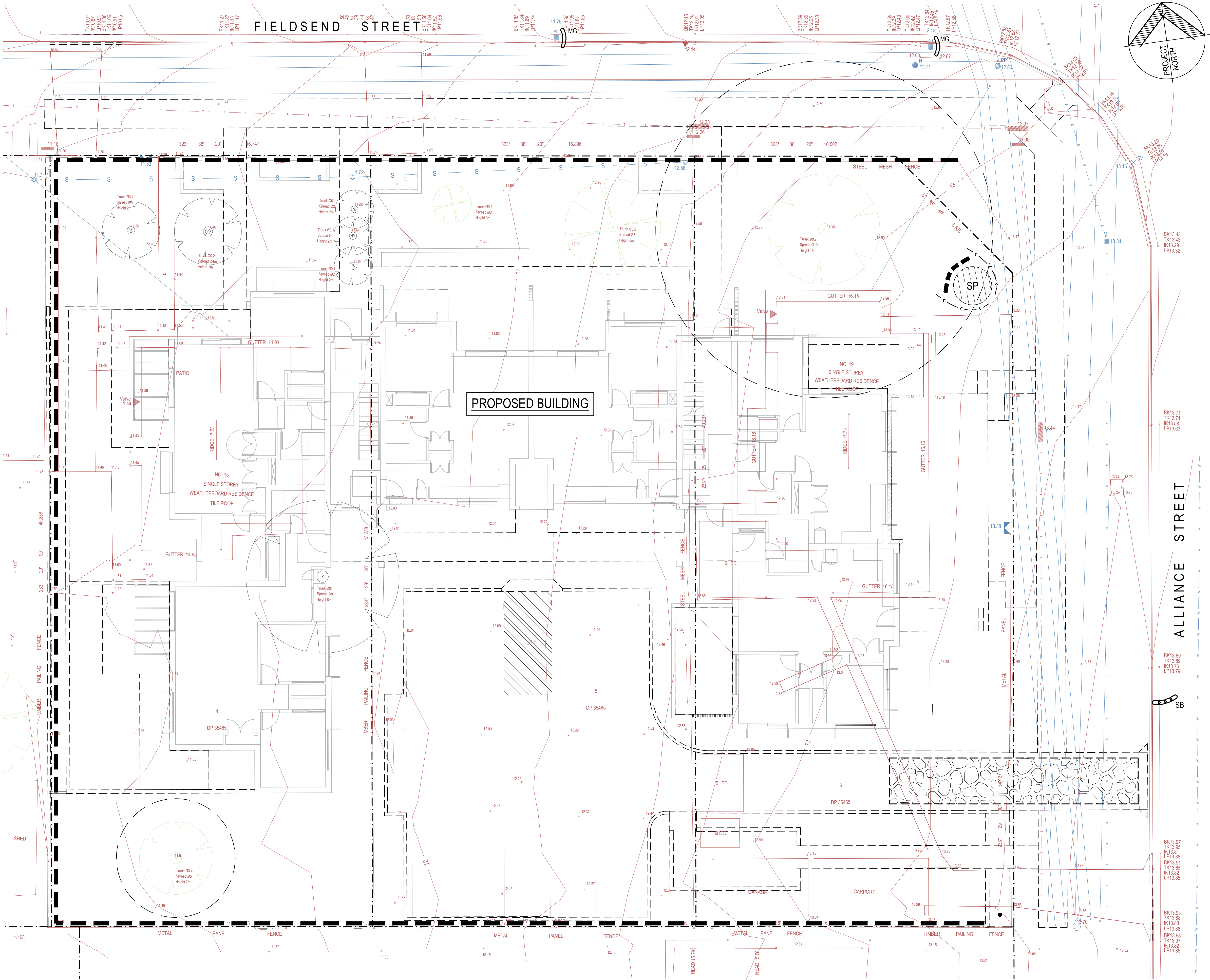
EXISTING CONTOURS SHOWN AT 0.25m INTERVALS.

A	25/03/20	ISSUED FOR DA APPROVAL	I.J.	M.W.
REV	DATE	DESCRIPTION	DRN	APP

EROSION & SEDIMENT CONTROL PLAN

DOCUMENT STATUS			SHEET SIZE	
FOR APPROVAL			A1	
DRAWN I.Judd	DESIGNED B.Prior	APPROVED M.Watson	SCALE 1:100	
DOCUMENT No.			REVISION	

NOT FOR CONSTRUCTION BGVHL 15582-DA-1000 A



EROSION & SEDIMENT CONTROL PLAN

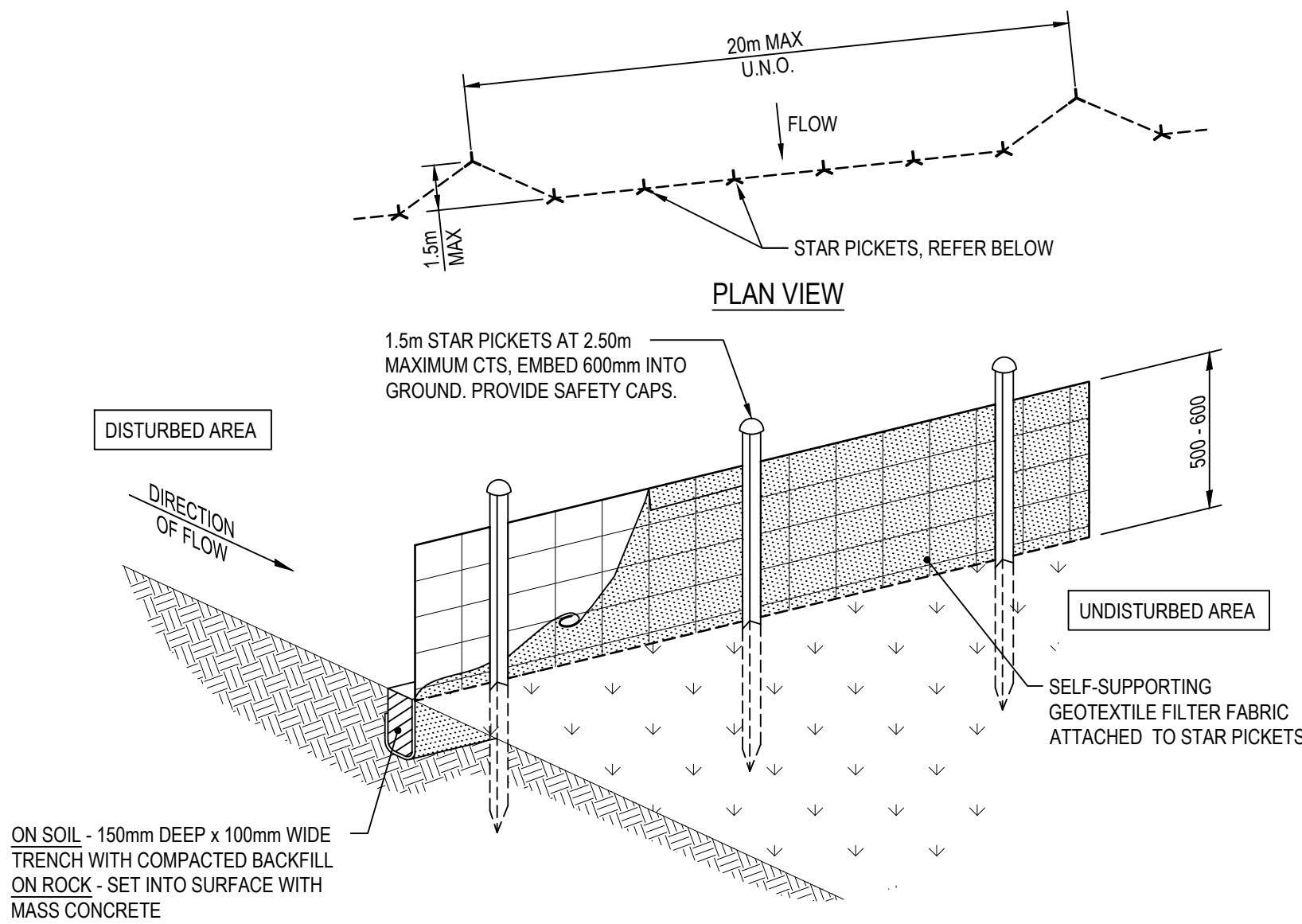
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PROJECT
LAHC HOUSING,
15-19 FIELDSEND STREET,
EAST MAITLAND, NSW 2323

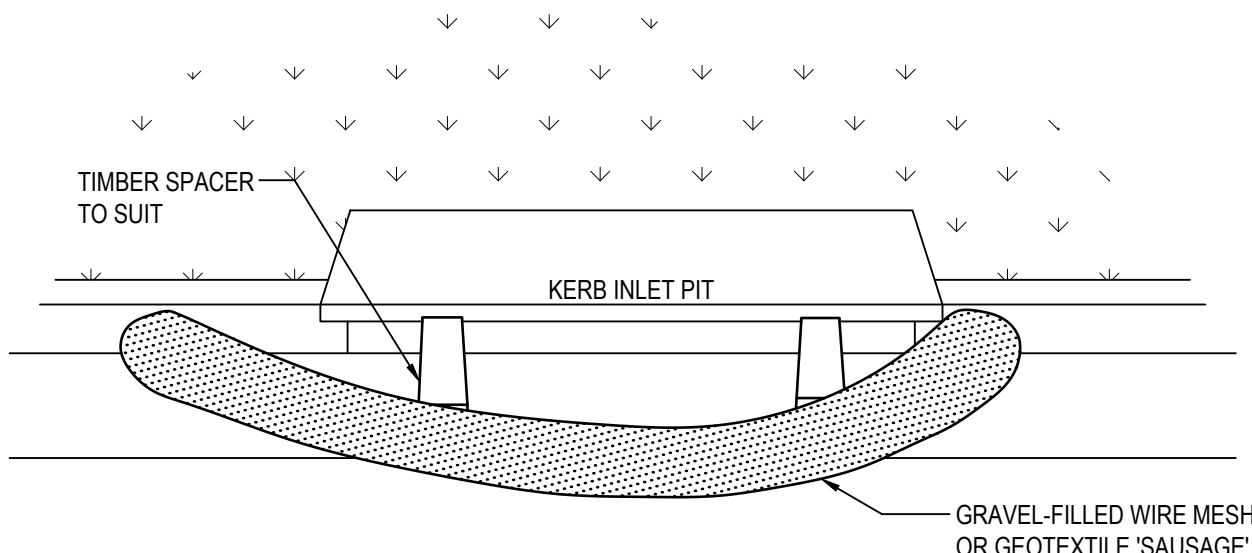
CLIENT
LAND & HOUSING CORPORATION NSW

THIS DRAWING CONTAINS COLOURED INFORMATION 



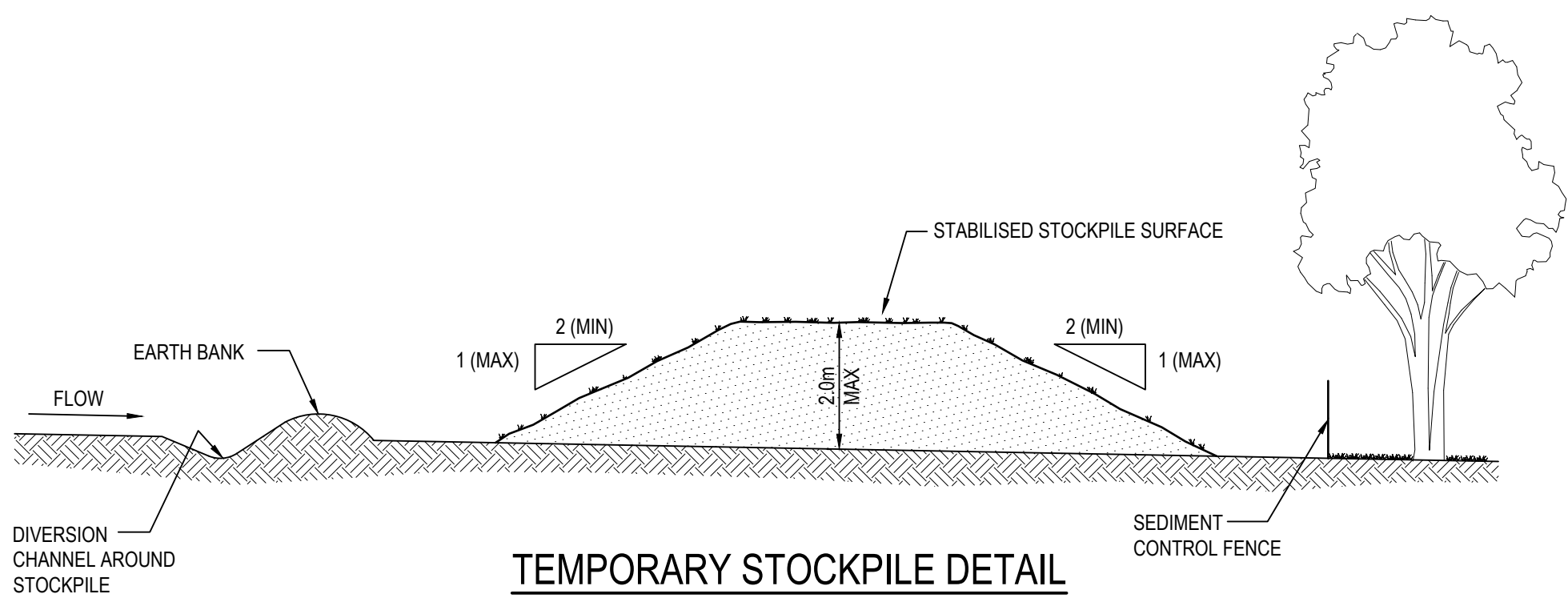
SEDIMENT CONTROL FENCE DETAIL

N.T.S.
IN ACCORDANCE WITH LANDCOM 'BLUE BOOK'
SD6-8 SEDIMENT FENCE



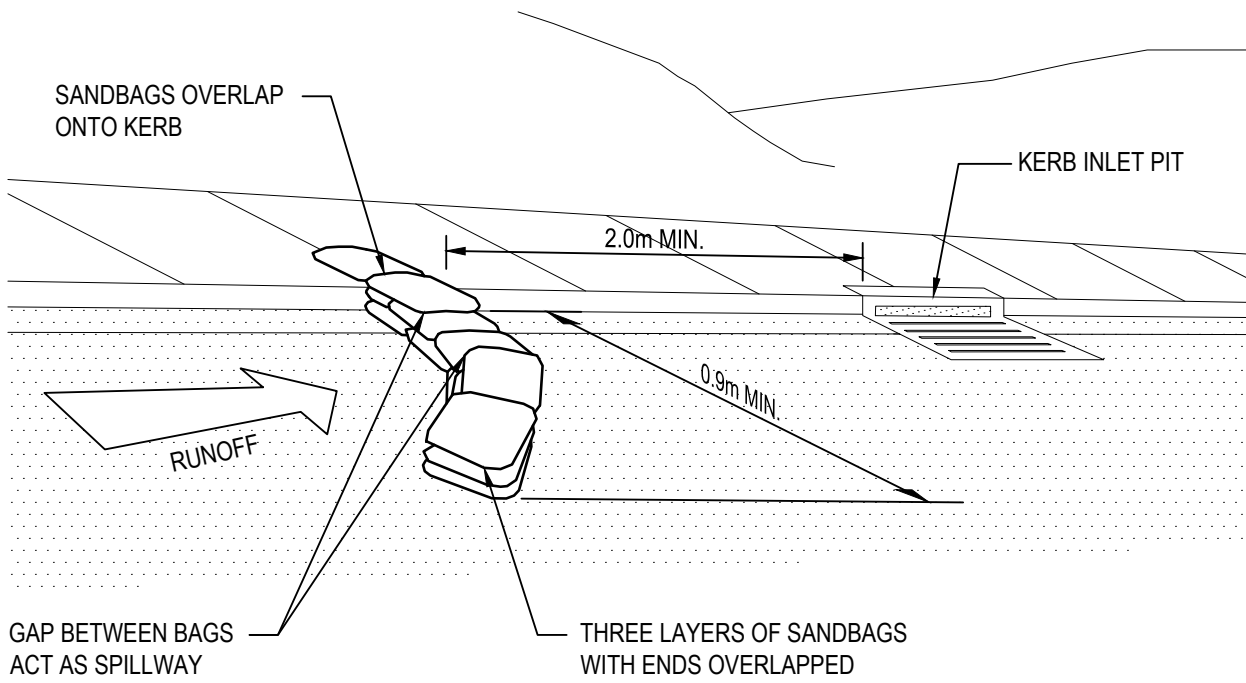
MESH AND GRAVEL INLET DETAIL

N.T.S.
IN ACCORDANCE WITH LANDCOM 'BLUE BOOK'
SD6-11 MESH AND GRAVEL INLET FILTER



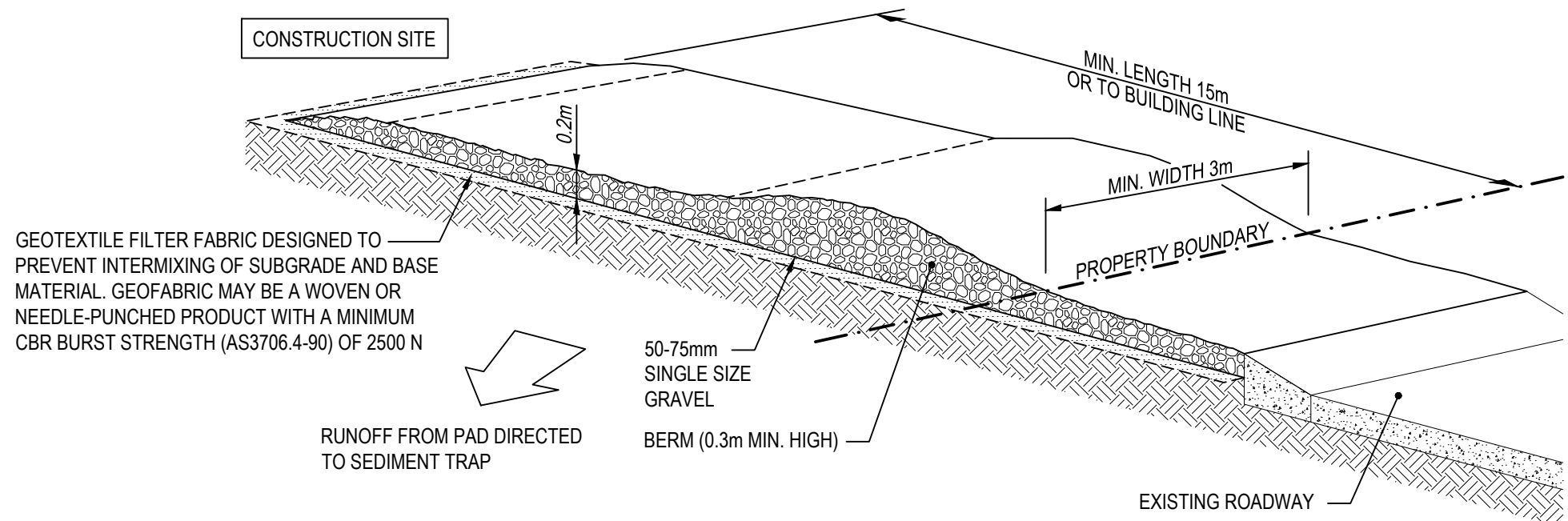
TEMPORARY STOCKPILE DETAIL

N.T.S.
IN ACCORDANCE WITH LANDCOM 'BLUE BOOK'
SD4-1 STOCKPILES



SANDBAG INLET SEDIMENT TRAP DETAIL

N.T.S.



STABILISED SITE ACCESS DETAIL

N.T.S.
IN ACCORDANCE WITH LANDCOM 'BLUE BOOK'
SD6-14 STABILISED SITE ACCESS

A	25/03/20	ISSUED FOR DA APPROVAL	I.J.	M.W.
REV	DATE	DESCRIPTION	DRN	APP
TITLE				

EROSION & SEDIMENT CONTROL DETAILS

DOCUMENT STATUS			SHEET SIZE
FOR APPROVAL			A1
DRAWN I.Judd	DESIGNED B.Prior	APPROVED M.Watson	SCALE N.T.S
DOCUMENT No.			REVISION
BGVHL 15582-DA-1050			A

NOT FOR CONSTRUCTION

PROJECT
LAHC HOUSING,
15-19 FIELDSEND STREET,
EAST MAITLAND, NSW 2323

CLIENT
LAND & HOUSING CORPORATION NSW

THIS DRAWING CONTAINS COLOURED INFORMATION

LEGEND

	CONCRETE PAVEMENT
	EXISTING CONTOUR
	DESIGN SPOTLEVEL
	EXISTING SPOTLEVEL
	NEW SURFACE INLET PIT
	NEW U.P.V.C. STORMWATER DRAINAGE PIPE LAID AT 1.0% MIN. FALL (U.N.O.) TO OUTLET IN ACCORDANCE WITH MAITLAND CITY COUNCIL SPECIFICATIONS
	NEW GRATED DRAIN
	OVERLAND FLOW PATH
	DIRECTION OF SURFACE FALL
	NEW LOW HEIGHT EDGING TO BUILDERS DETAIL
	NEW KERB & GUTTER IN ACCORDANCE WITH MAITLAND CITY COUNCIL STANDARD DRAWING SD004
	NEW INTEGRAL KERB IN ACCORDANCE WITH MAITLAND CITY COUNCIL STANDARD DRAWING SD004
	NEW VEHICULAR CROSSING IN ACCORDANCE WITH MAITLAND CITY COUNCIL STANDARD DRAWING SD010
	NEW STAIRS
	NEW FENCE TO ARCHITECTS DETAIL
	EXISTING FENCE
	BOUNDARY LINE
	EXISTING ELECTRICAL SERVICE
	EXISTING SEWER SERVICE
	EXISTING TELSTRA SERVICE
	EXISTING WATER SERVICE
	EXISTING POWER POLE
	PROPOSED TREE
	EXISTING TREE TO REMAIN
	DENOTES EXTENT OF EXISTING TREE PROTECTION ZONE
	EXISTING TREE TO BE REMOVED

ALL WORKS IN ROAD RESERVE ARE
SUBJECT TO SECTION 138 APPROVAL

DOWNPINES TO BE DIRECTED TO
RAINWATER TANK. FURTHER DETAILS
PROVIDED AT CC STAGE

E	10/09/20	RE-ISSUED FOR DA APPROVAL	I.J.	M.W.
D	08/05/20	RE-ISSUED FOR APPROVAL	A.V.	M.W.
C	08/04/20	RE-ISSUED FOR APPROVAL	I.J.	M.W.
B	25/03/20	ISSUED FOR APPROVAL	I.J.	M.W.
A	12/03/20	FOR INFORMATION	I.J.	M.W.
REV	DATE	DESCRIPTION	DRN	APP

STORMWATER DRAINAGE PLAN

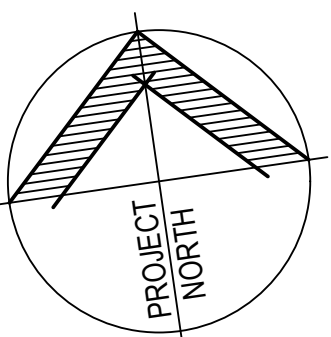
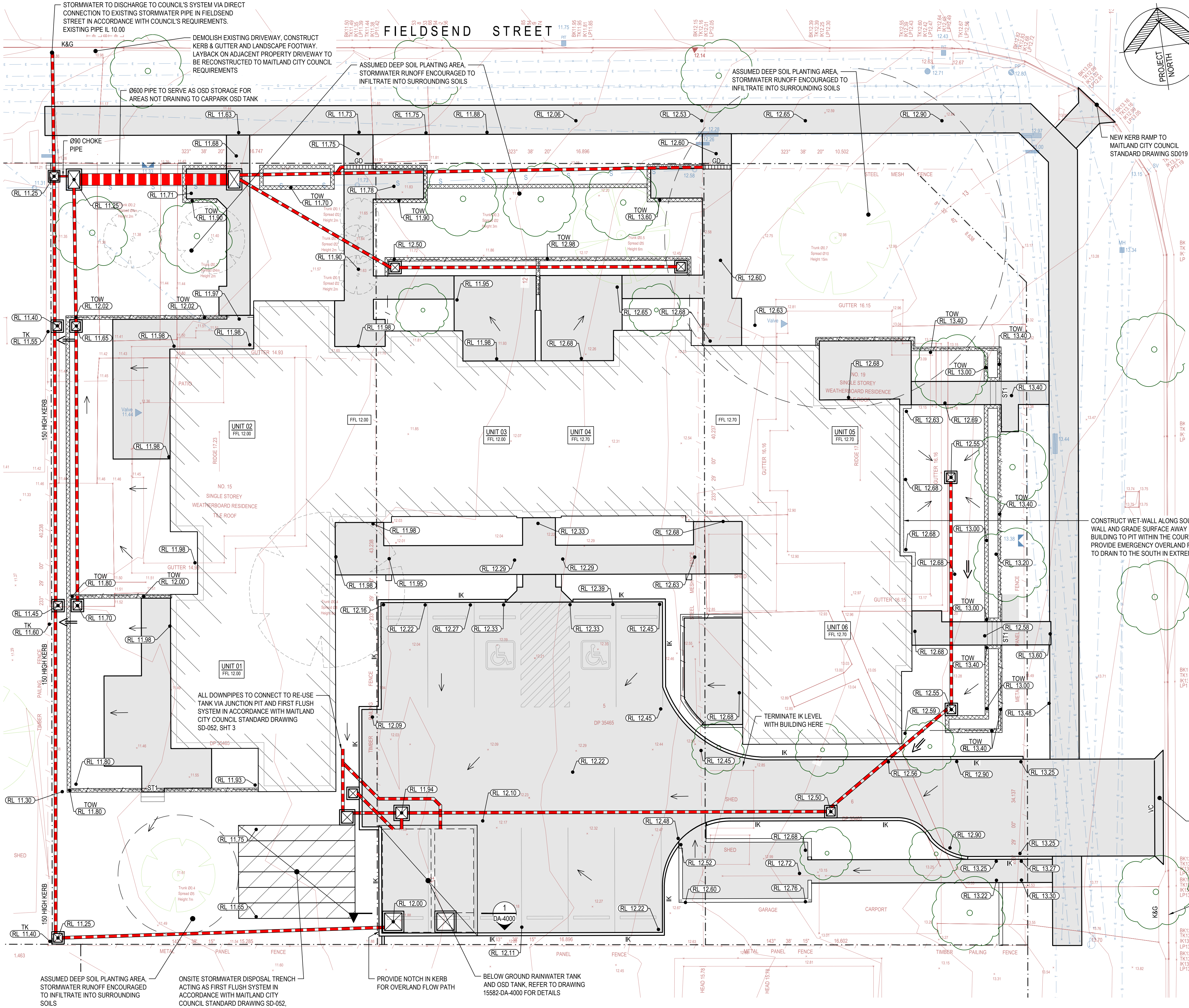
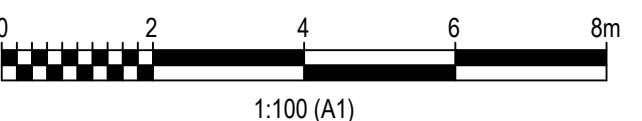
DOCUMENT STATUS			SHEET SIZE	
FOR APPROVAL			A1	
DRAWN I.Judd	DESIGNED B.Prior	APPROVED M.Watson	SCALE 1:100	
DOCUMENT No.			REVISION	

NOT FOR CONSTRUCTION BGVHL 15582-DA-2000 E



STORMWATER DRAINAGE PLAN

1:100



NOTES

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ALL HANDRAILS, IF REQUIRED, ARE TO ARCHITECT'S LOCATION & DETAIL.

BENCHMARKS TO BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CONTRACTOR TO VERIFY SETOUT BEFORE COMMENCING EARTHWORKS. REFER ANY DISCREPANCIES TO ENGINEER.

EXISTING CONTOURS ARE SHOWN AT 0.25m INTERVALS.

TREATMENT OF ALL EXPOSED / DISTURBED AREAS TO ARCHITECT'S DETAILS.

DETAIL OF LANDSCAPING IS TO TAKE INTO CONSIDERATION OVERLAND FLOW PATHS.

ALL FENCES ARE TO BE DETAILED WITH 100mm GAP UNDER OR TO BE NON SOLID FENCES TO ALLOW WATER FLOW.

WHERE SITE IS IN CUT ADJACENT TO SITE BOUNDARY, TOP OF RETAINING WALLS TO BE CONSTRUCTED FLUSH WITH EXISTING SURFACE OF NEIGHBOURING PROPERTIES TO AVOID IMPOUNDING WATER ON NEIGHBOURING PROPERTIES.

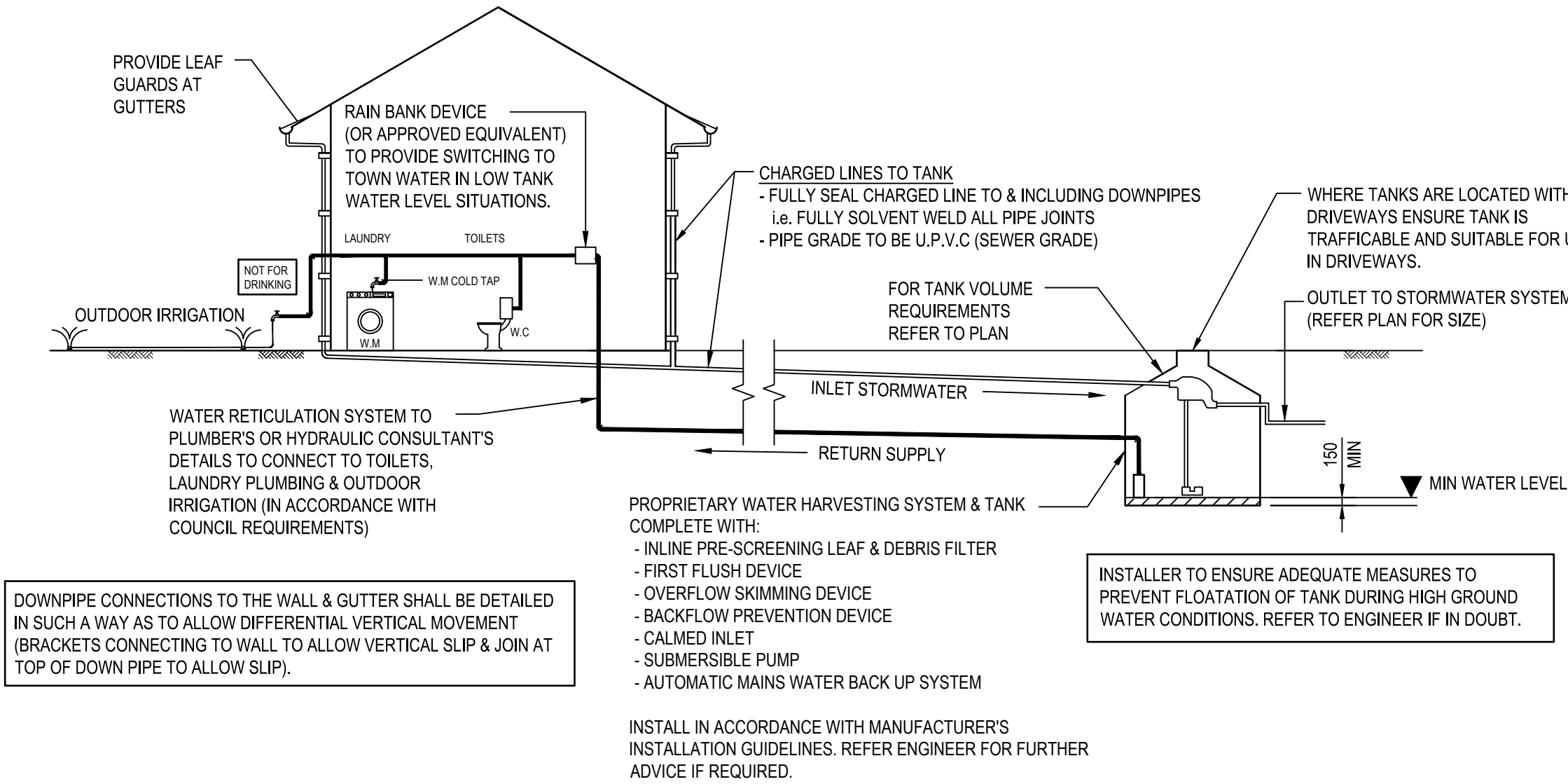
LOCATION AND SIZE OF DOWNPIPES ARE SHOWN INDICATIVELY, REFER TO ARCHITECT AND HYDRAULIC ENGINEER FOR DETAILS.

CONSTRUCT WET-WALL ALONG SOUTH-EASTERN WALL AND GRADE SURFACE AWAY FROM BUILDING TO PIT WITHIN THE COURTYARD. PROVIDE EMERGENCY OVERLAND FLOW PATH TO DRAIN TO THE SOUTH IN EXTREME EVENTS

ALLIANCE STREET

NEW LAYBACK AND FOOTWAY CROSSING TO MAITLAND CITY COUNCIL REQUIREMENTS

REMOVE EXISTING LAYBACK AND REINSTATE KERB AND GUTTER TO MAITLAND CITY COUNCIL SPECIFICATIONS



WATER RE-USE SCHEMATIC (TANK BELOW GROUND) - SINGLE UNIT SYSTEM

N.T.S.

CONCEPT SUMMARY

THE PROPOSED DEVELOPMENT, LOCATED AT 15-19 FIELDSEND STREET, EAST MAITLAND INVOLVES:

- CONSTRUCTION OF A LOW-RISE RESIDENTIAL BUILDING CONTAINING 6 UNITS
- CONSTRUCTION OF NEW HARDSTAND PAVEMENTS WITH ASSOCIATED PARKING SPACES
- CONSTRUCTION OF LANDSCAPED AREAS
- CONSTRUCTION OF A BELOW GROUND CONCRETE OSD AND RAINWATER TANK
- CONSTRUCTION OF A SECONDARY OSD COMPRISING OVERSIZED STORMWATER PIPES TO CAPTURE FLOWS BYPASSING THE MAIN OSD

STORMWATER PHILOSOPHY

THE PROPOSED STORMWATER SYSTEM WILL COLLECT THE MAJORITY OF THE NEW HARDSTAND AREAS AND ROOF WATER WITHIN A BELOW GROUND OSD/RAINWATER RE-USE TANK. THE TANK WILL PROVIDE A MINIMUM 12.1m³ OF OSD (SIZED IN ACCORDANCE WITH MAITLAND CITY COUNCIL'S MANUAL OF ENGINEERING STANDARDS - DEVELOPMENTS SECTION 7.8.4) AND 10m³ OF HARVESTED RAINWATER FOR RE-USE (SIZED IN ACCORDANCE WITH BASIX REQUIREMENTS). A SECONDARY OSD SYSTEM WILL BE CONSTRUCTED TO CAPTURE FLOWS BYPASSING THE MAIN OSD AND WILL HAVE A MINIMUM VOLUME OF 1.9m³.

FIRST FLUSH RUNOFF WILL BE DIRECTED TO A 34 LINEAL METRE ONSITE STORMWATER DISPOSAL TRENCH (SIZED IN ACCORDANCE WITH MCC STANDARD DRAWING SD-052).

THE PIT AND PIPE NETWORK WILL CAPTURE AND CONVEY STORMWATER RUNOFF RESULTING FROM THE MINOR STORM EVENT (10% AEP) AND EMERGENCY OVERLAND FLOW PATHS HAVE BEEN INCORPORATED, WITH ADEQUATE FREEBOARD PROVIDED TO THE BUILDING FFLS. IN THE EVENT OF PIT AND PIPE BLOCKAGES OR STORM EVENTS RARER THAN THE DESIGN EVENT.

STORMWATER WILL DISCHARGE VIA A DIRECT CONNECTION TO THE EXISTING COUNCIL STORMWATER PIPE LOCATED IN FIELDSEND STREET ADJACENT THE NORTHWEST CORNER OF THE SITE.

STORMWATER CALCULATIONS

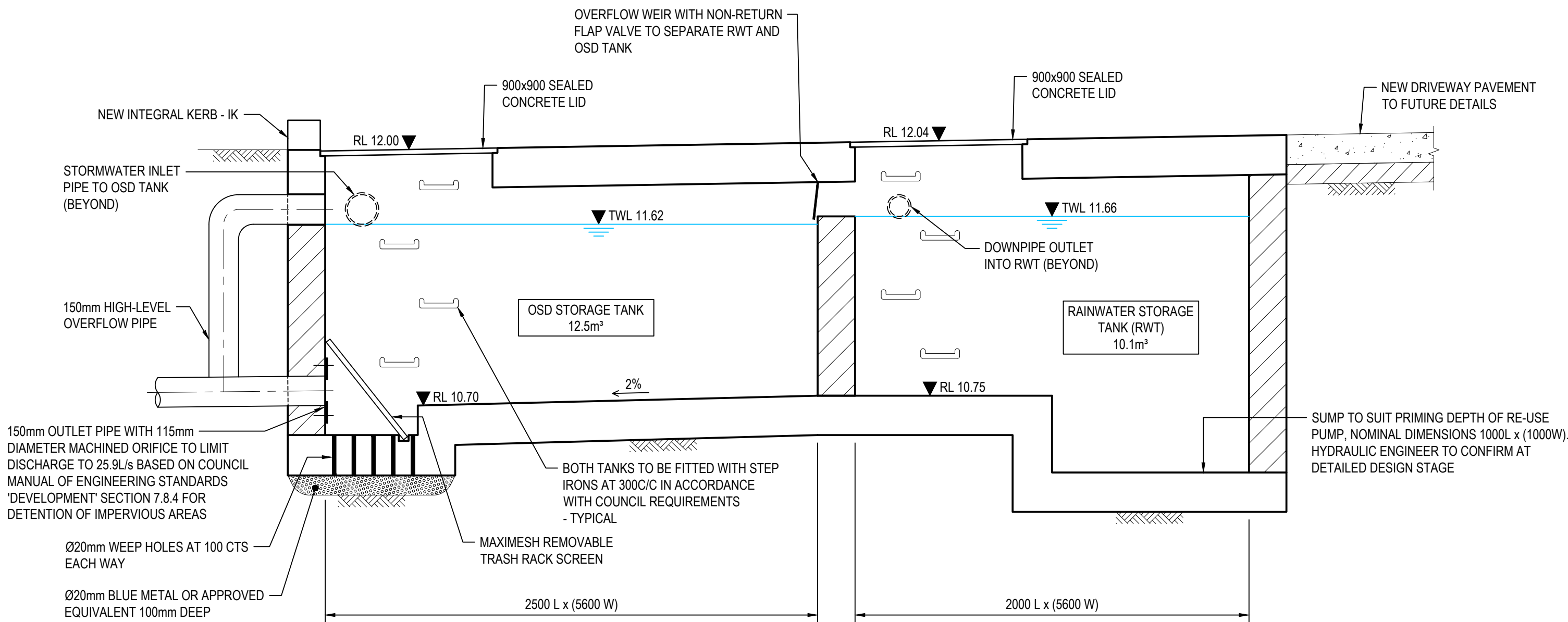
TOTAL SITE AREA = 2,003m²

NEW ROOF AREA = 654m²

NEW HARDSTAND AREA DIRECTED TO OSD = 470m²

OSD = 7m³/1000m² SITE AREA = 14m³ (MOES 7.8.4)

ONSITE STORMWATER DISPOSAL TRENCH = 1124m³/100m² x 3m
= 34 LINEAL METRES REQUIRED



SECTION 1

SCALE 1:20

DA-2000

B	10/09/20	RE-ISSUED FOR DA APPROVAL	I.J.	M.W.
A	25/03/20	ISSUED FOR DA APPROVAL	I.J.	M.W.
REV	DATE	DESCRIPTION	DRN	APP
TITLE				

STORMWATER DETAILS

DOCUMENT STATUS			SHEET SIZE	
FOR APPROVAL			A1	
DRAWN I.Judd	DESIGNED B.Prior	APPROVED M.Watson	SCALE 1:20	
DOCUMENT No.			REVISION	
BGVHL			15582-DA-4000	
			B	

