

**PLANNING & NATURAL SYSTEMS**

**ATTACHMENT A**

**DA-577/2017 - RESIDENTIAL FLAT BUILDING  
PEEL STREET, TUNCURRY**

**DEVELOPMENT CONTROL UNIT MEETING**

**30 NOVEMBER 2017**

MID-COAST COUNCIL  
 28 JUN 2017  
 RECORDS

Sheet Number	Sheet Name
DA001	LOCALITY PLAN & DRAWING REGISTER
DA010	SITE ANALYSIS PLAN
DA015	EXISTING CONDITIONS PLAN
DA020	SITE PLAN
DA100	BASEMENT CARPARK
DA101	GROUND PLAN
DA102	1ST - 5TH FLOOR TYPICAL PLANS
DA103	6TH FLOOR (PENTHOUSES) ELEVATIONS SHEET 1
DA160	SECTIONS SHEET 1
DA200	SHADOW DIAGRAMS
DA201	HEIGHT PLANE STUDIES
DA300	PERSPECTIVES SHEET 1



1 SITE PHOTO  
 DA150 Scale: 1 : 2000

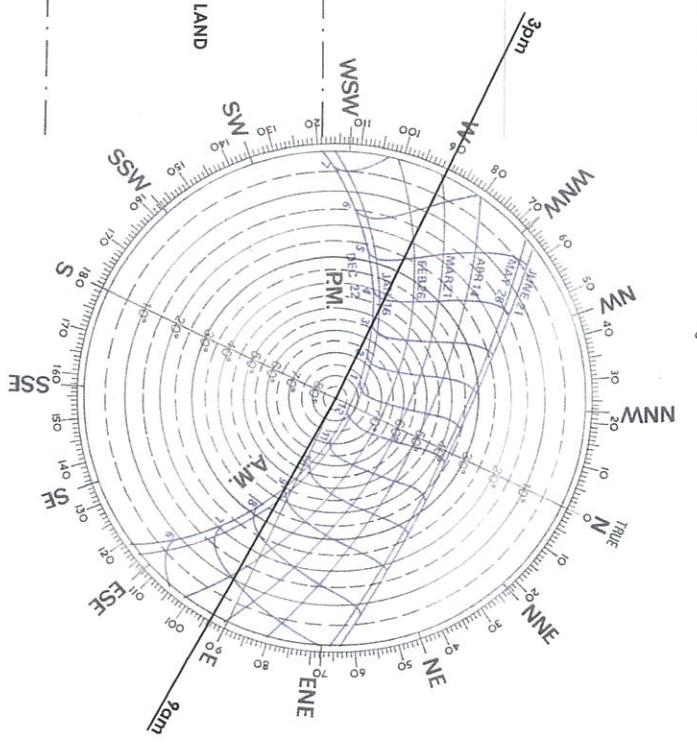
APARTMENT SCHEDULE

SUMMARY	NO
2 BED	15
3 BED	20
TOTAL APARTMENTS	35

Level	Area	%
GROUND FLOOR	292.8 m <sup>2</sup>	17%
1ST FLR	765.6 m <sup>2</sup>	35%
2ND FLR	765.6 m <sup>2</sup>	14%
3RD FLR	765.6 m <sup>2</sup>	22%
4TH FLR	765.6 m <sup>2</sup>	12%
5TH FLR	495.1 m <sup>2</sup>	
6TH FLR	495.1 m <sup>2</sup>	
TOTAL GFA	4,615.6 m <sup>2</sup>	

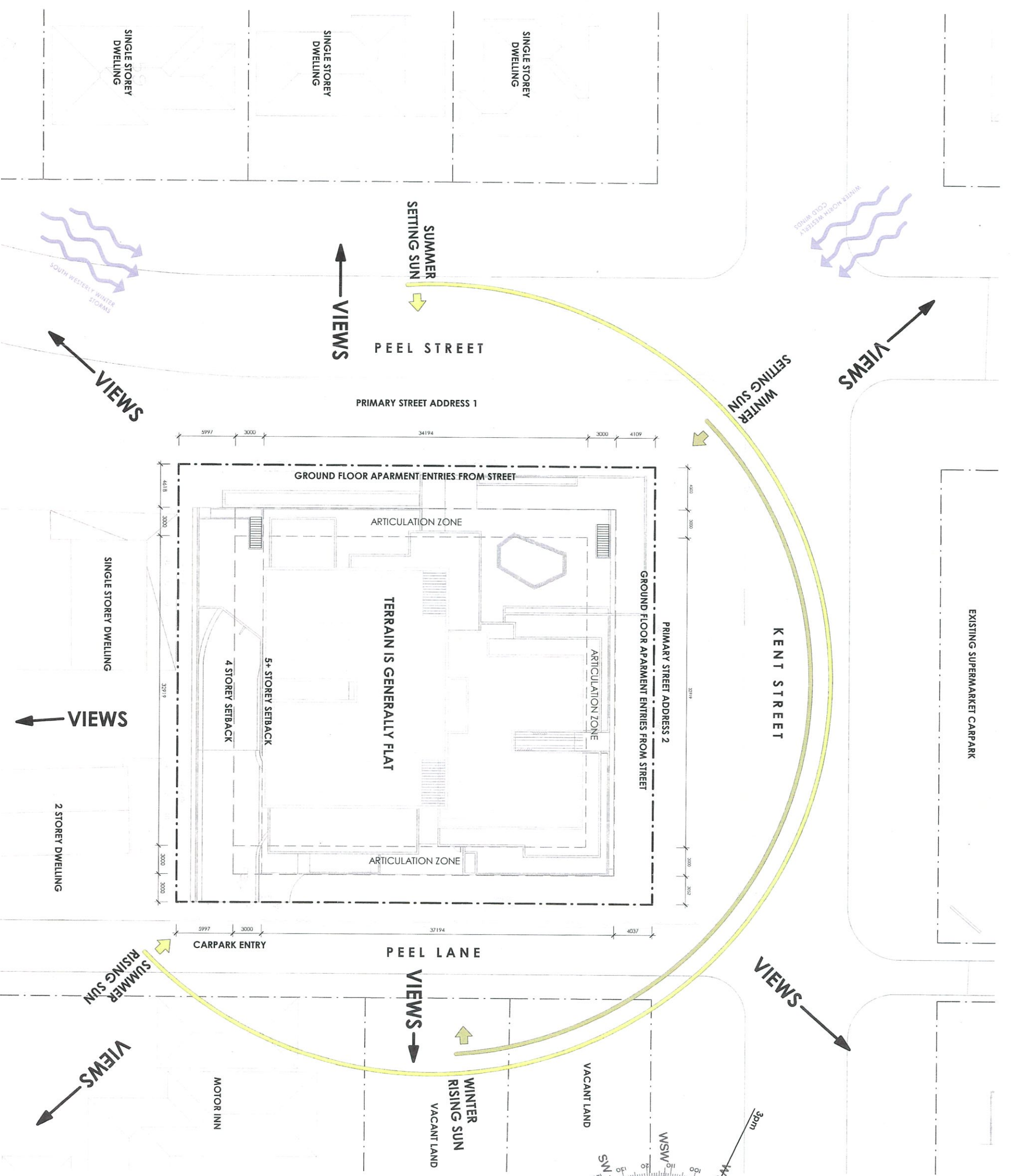
RESULTING FSR = 1.97:1

SITE : PART LOT 17 SEC 2 DP759005, LOTS 54 & 55 DP31768  
 ZONE: R3 MEDIUM DENSITY RESIDENTIAL  
 SITE AREA: 2336m<sup>2</sup>  
 ALLOWABLE FSR: 1.1:1  
 ALLOWABLE GFA: 2569.6m<sup>2</sup>  
 HEIGHT LIMIT: 18m + 10% WITH LLVER LEVEL HOUSING COMPLIANCE  
 COMMUNAL OPEN SPACE MIN. 25% (SEPP65/ADG) OF SITE AREA = 584m<sup>2</sup>  
 DEEP SOIL PLANTING MIN. 7% (SEPP65/ADG) OF SITE AREA = 163.5m<sup>2</sup>



SUN PATH DIAGRAMME

- LEGEND**
- TRANSITWAY
  - VEHICULAR TRAFFIC
  - PEDESTRIAN FLOW
  - SUN PATH - SUMMER
  - SUN PATH - WINTER
  - PREVAILING WINDS (AUSTRALIAN BUREAU OF METEOROLOGY)



EXISTING SUPERMARKET CARPARK

KENT STREET

PEEL STREET

PEEL LANE

VACANT LAND

VACANT LAND

MOTOR INN

59  
SINGLE STOREY  
DWELLING

SINGLE STOREY  
DWELLING

SINGLE STOREY  
DWELLING

SINGLE STOREY DWELLING

2 STOREY DWELLING

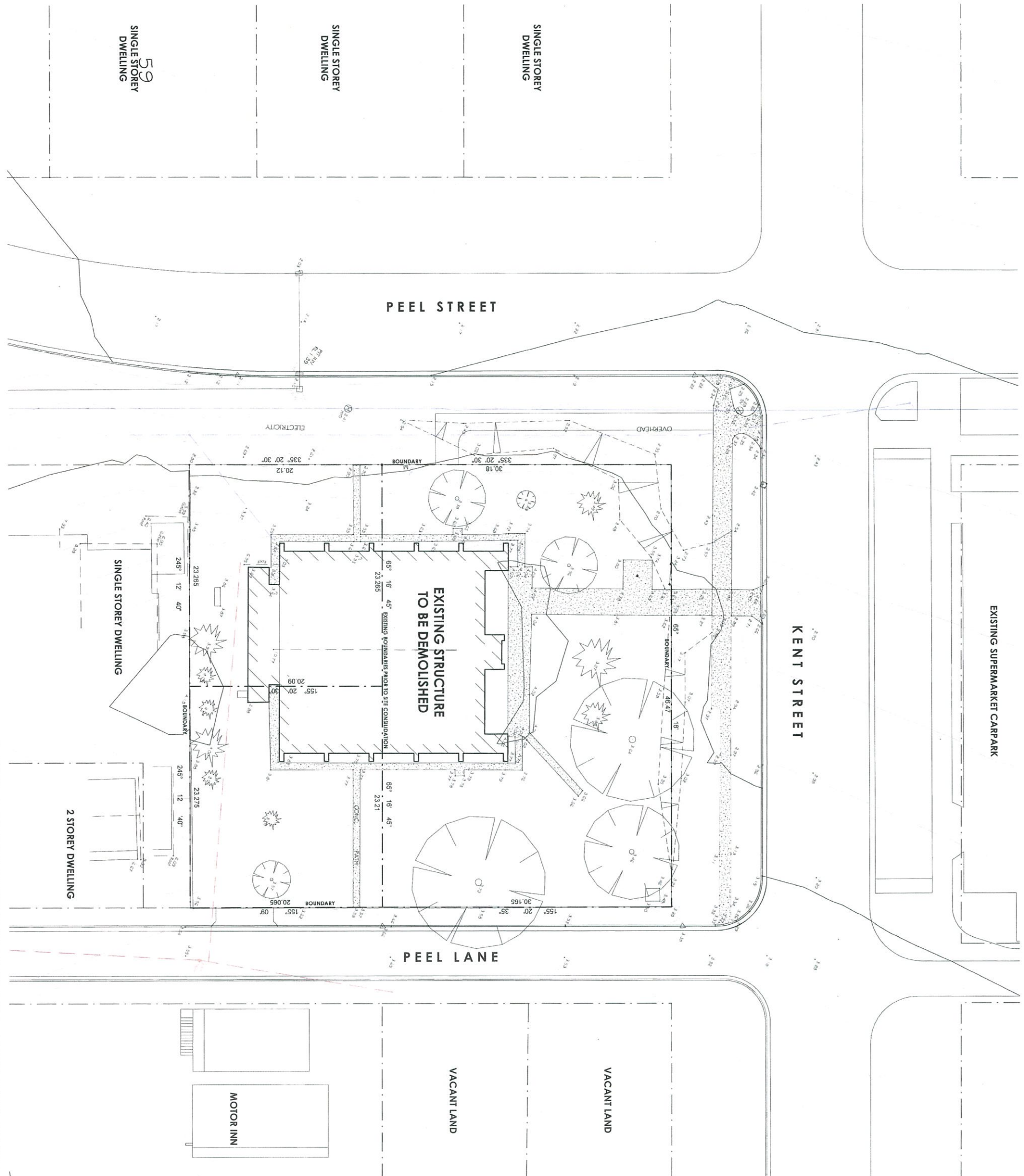
EXISTING STRUCTURE  
TO BE DEMOLISHED

**NOTE:**  
DRAWING CREATED FROM SURVEY INFORMATION  
CONTOURS HAVE BEEN INTERPOLATED FROM SURVEYED LEVELS

ISSUE AMENDMENT	DATE	CHRD
P 1. ISSUE FOR INFORMATION	31-03-17	RAG
P 2. ISSUE FOR INFORMATION	07-04-17	RAG
A. ISSUE FOR DA	02-06-17	RAG

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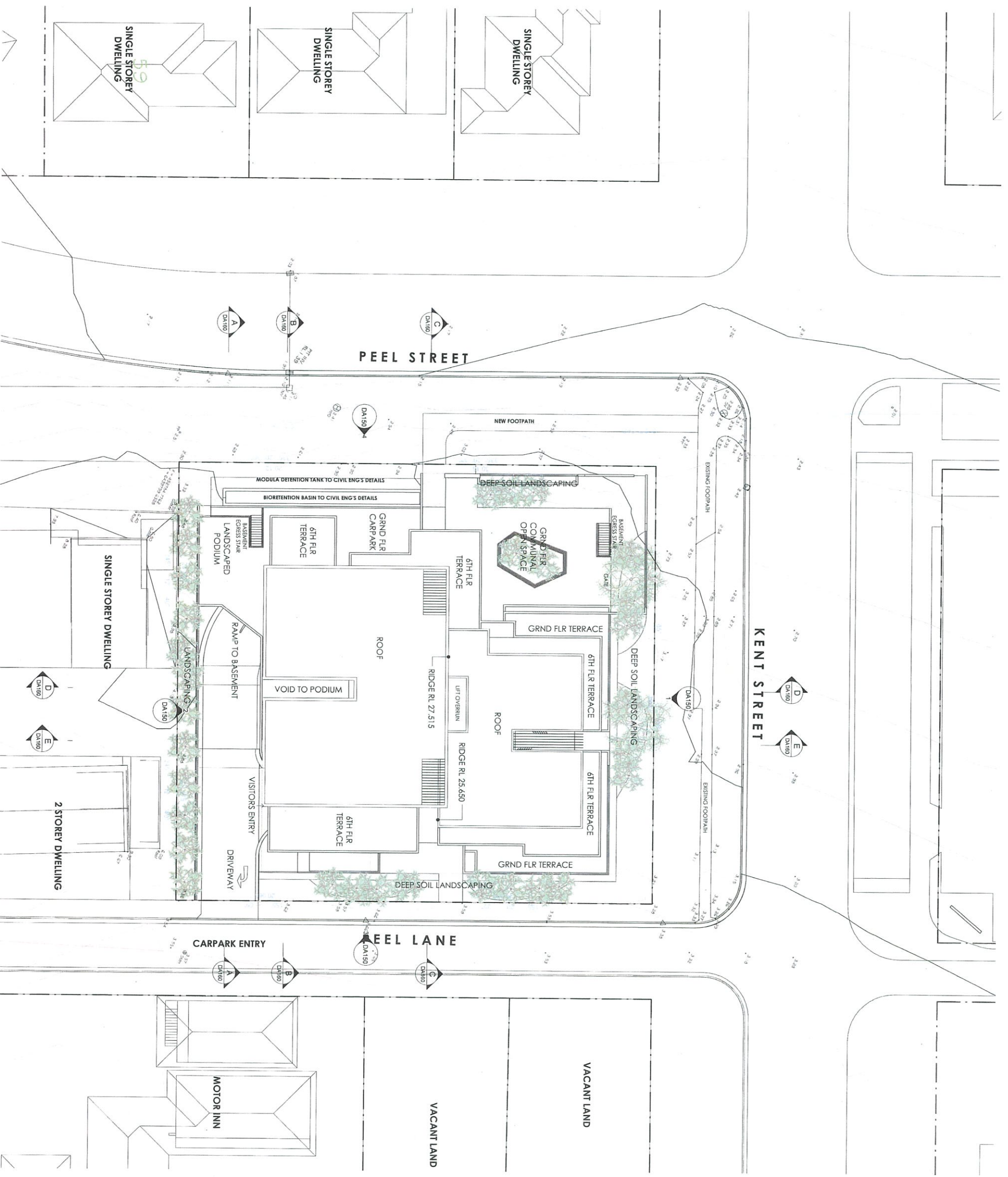
Green Building Source Australia  
Member of the Australian Institute of Architects



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Green Building Council Australia  
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P 1 ISSUE FOR INFORMATION	20-03-17	RAG
P 2 ISSUE FOR INFORMATION	31-03-17	RAG
P 3 ISSUE FOR INFORMATION	07-04-17	RAG
P 4 ISSUE FOR INFORMATION	12-05-17	RAG
A ISSUE FOR DA	02-06-17	RAG



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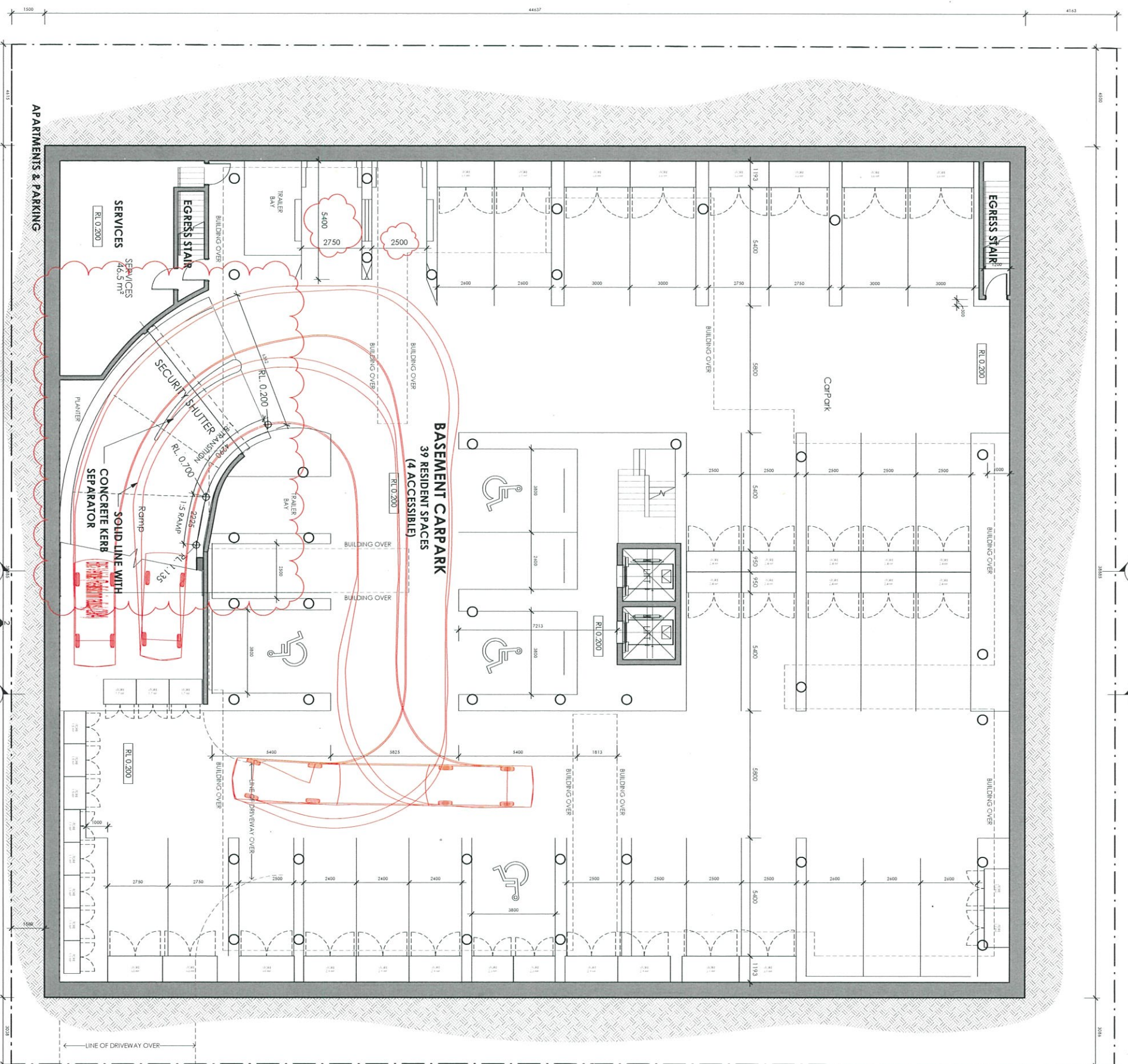
SCALE: 1:200

NEW RESIDENTIAL APARTMENTS  
 15 PEEL STREET, TUNCURRY NSW

JOB NO: 4277  
 DATE: MAR 2017  
 DRAWN: JHR/BBN  
 DWG NO: DA020 A  
 REV:

SITE PLAN  
 LEFFLER SIMES ARCHITECTS

ISSUE / AMENDMENT	DATE	CHK'D
P 1 ISSUE FOR INFORMATION	20-03-17	RAG
P 2 ISSUE FOR INFORMATION	31-03-17	RAG
P 3 ISSUE FOR INFORMATION	07-04-17	RAG
A ISSUE FOR DA	14-06-17	RAG
B ISSUE FOR INFORMATION	29-08-17	

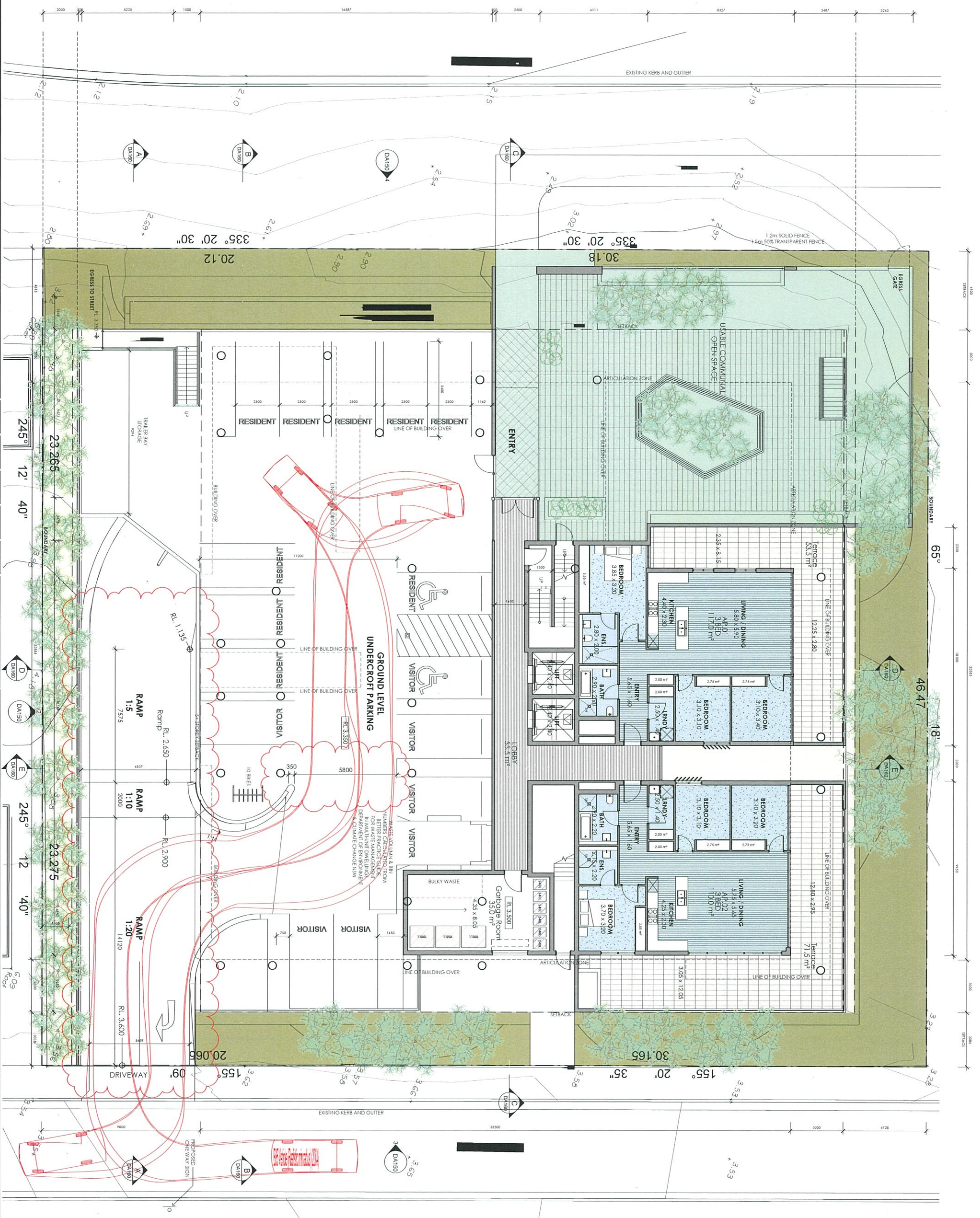


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P 4	ISSUE FOR INFORMATION	20-04-17	RAG
A	ISSUE FOR DA	14-06-17	RAG
B	ISSUE FOR INFORMATION	29-08-17	

1. KERR CUT BACK TO MAINTAIN 1.5m ASLE WIDTH
2. RAMP GRADIENTS CLARIFIED. RAMP LENGTHS AND RIS SHOWN



**GROUND PLAN**

LEFFLER SIMES ARCHITECTS

SYDNEY 7 YOONG ST, NEURAL BAY NSW 2089 T+61 2 99093344  
 MELBOURNE LEVEL 2, 370 LIL BOURKE ST, VIC 3000 T+61 3 95443344  
 BRISBANE 2-290 BOUNDARY ST, SPRING HILL, QLD 4004 T+61 7 31233344

NEW RESIDENTIAL APARTMENTS  
 15 PEEL STREET, TUNCURRY NSW

JOB NO: 4277 DWG NO: REV.  
 DATE: MAR 2017 DA101 B

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SCALE: 1:100

245° 12' 40" 245° 12' 40" 245° 12' 40"

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P3 ISSUE FOR INFORMATION	07-04-17	RAG
P4 ISSUE FOR INFORMATION	20-04-17	RAG
A ISSUE FOR DA	02-06-17	RAG



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 SCALE 1:100

DA150  
 DA150  
 DA150

NEW RESIDENTIAL APARTMENTS  
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JOB NO. 4277  
 DATE: MAR 2017  
 DWG NO. DA102 A  
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LEFFLER SIMES ARCHITECTS

1ST - 5TH FLOOR  
 TYPICAL PLANS



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P 3 ISSUE FOR INFORMATION	07-04-17	RAG
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BRISBANE 2-290 BOUNDARY ST, SPRING HILL, QLD 4004  
T+61 7 31235544

SCALE  
1:100

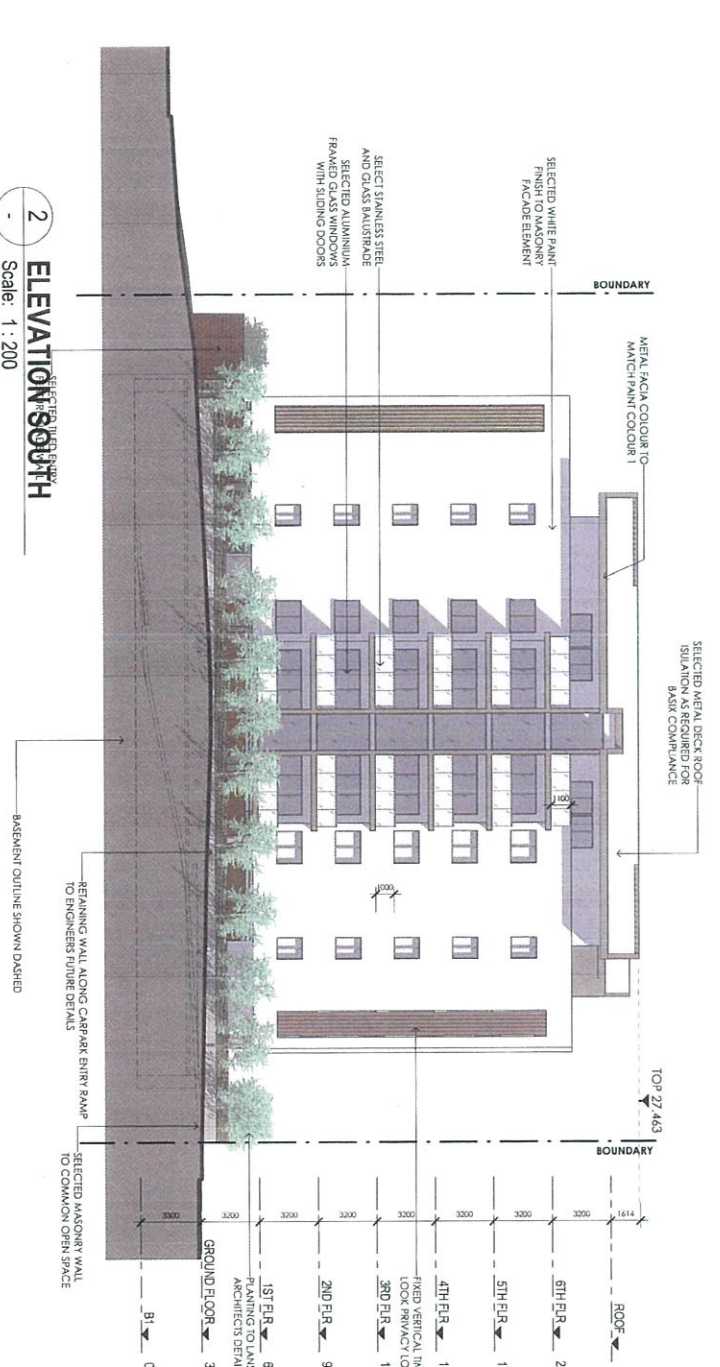
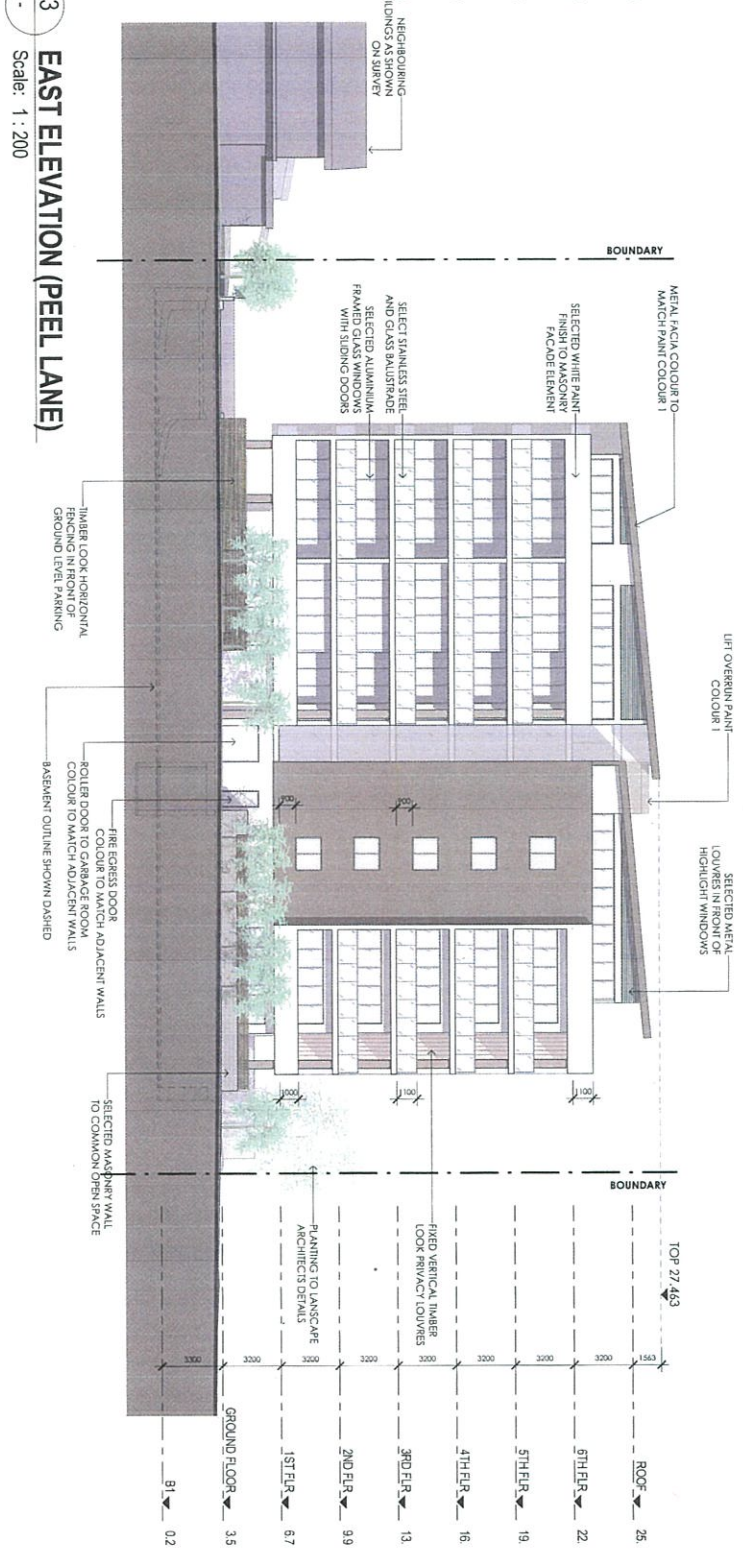
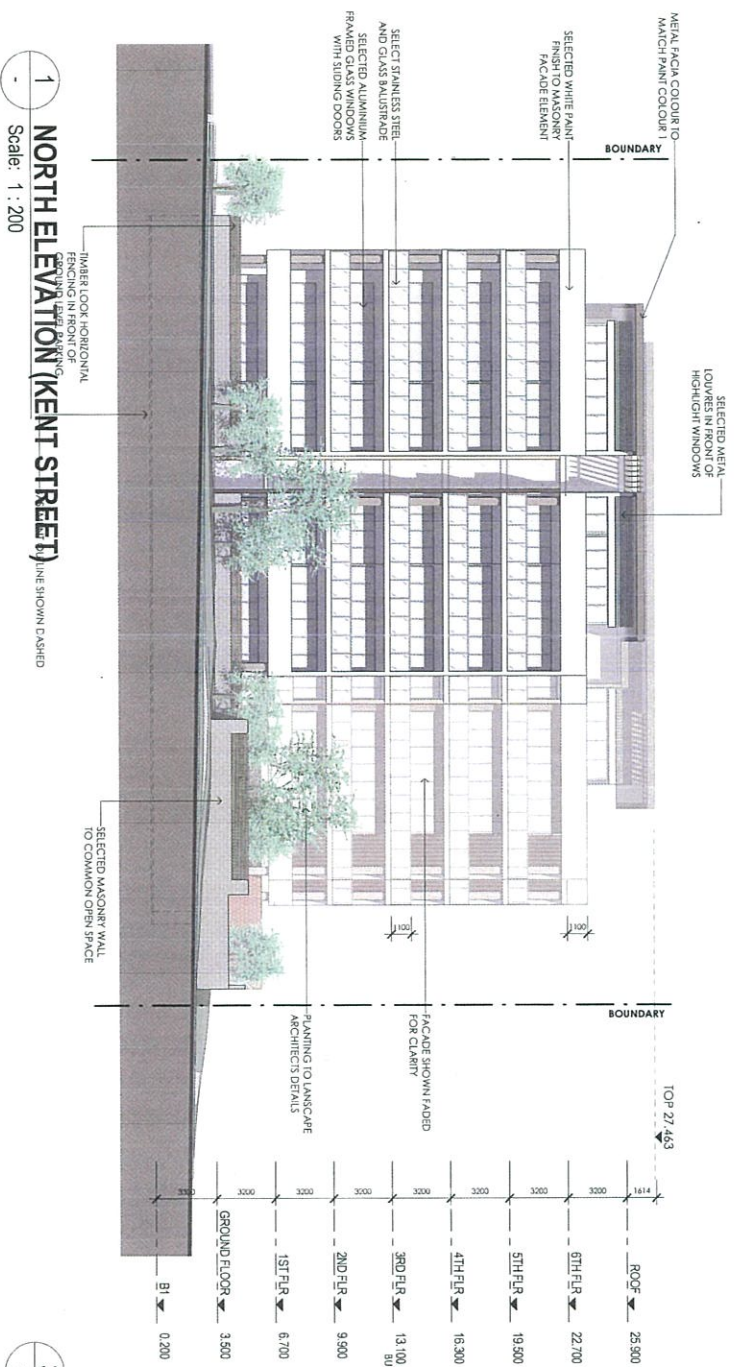
NEW RESIDENTIAL APARTMENTS  
15 PEEL STREET, TUNCURRY NSW

JOB NO: 4977  
DATE: MAR 2017  
DRAWN: JMB/BN

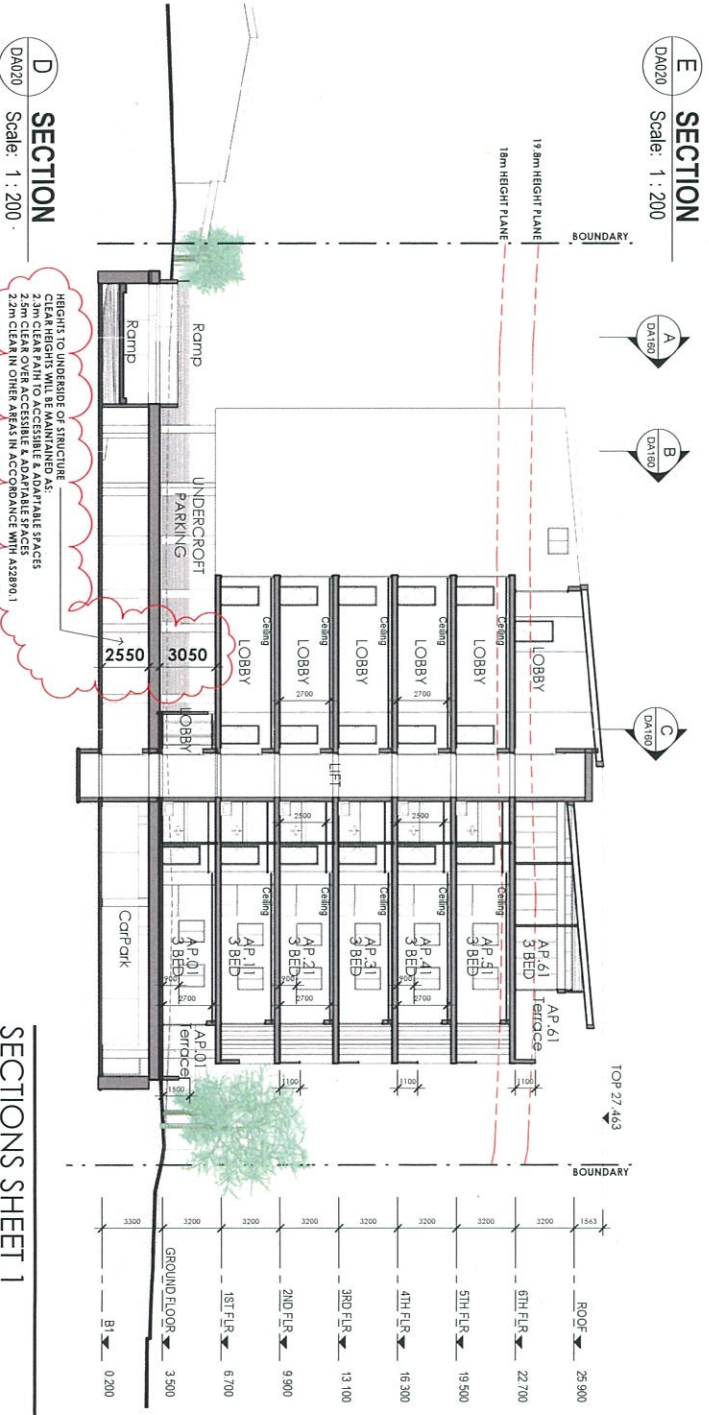
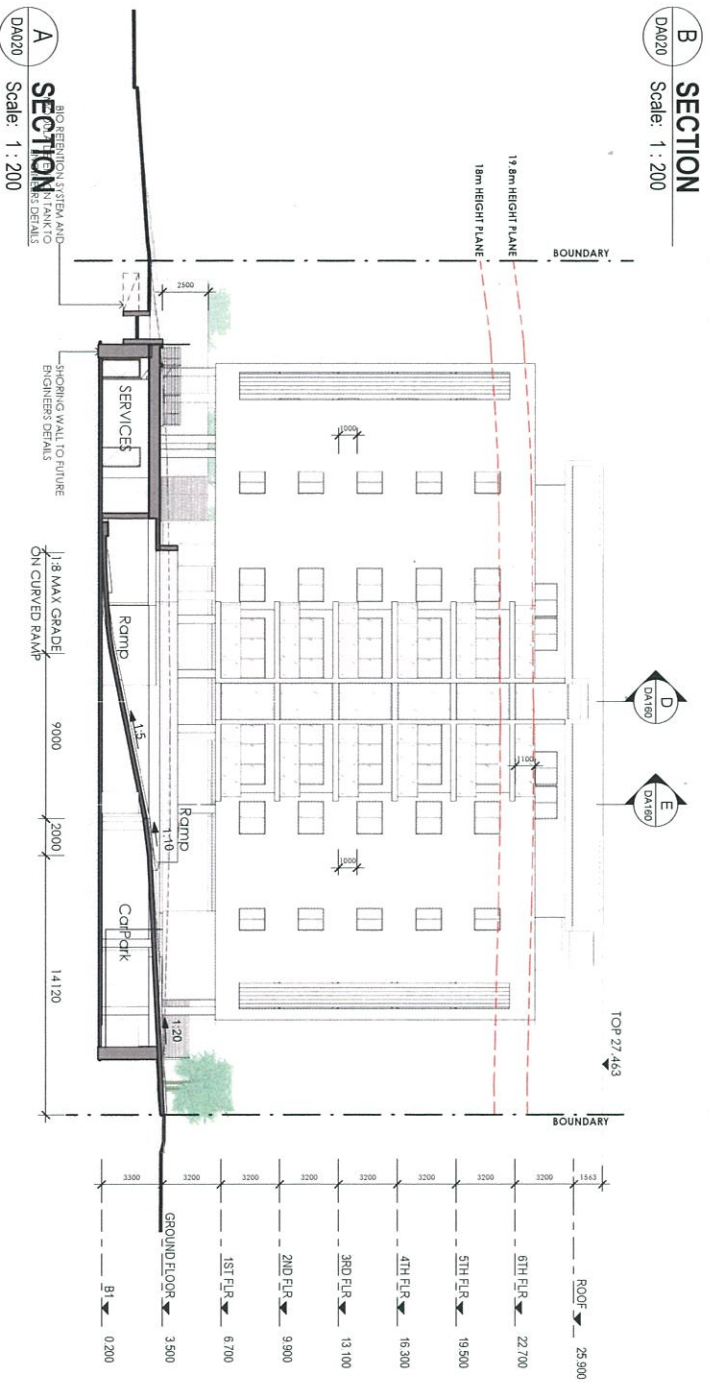
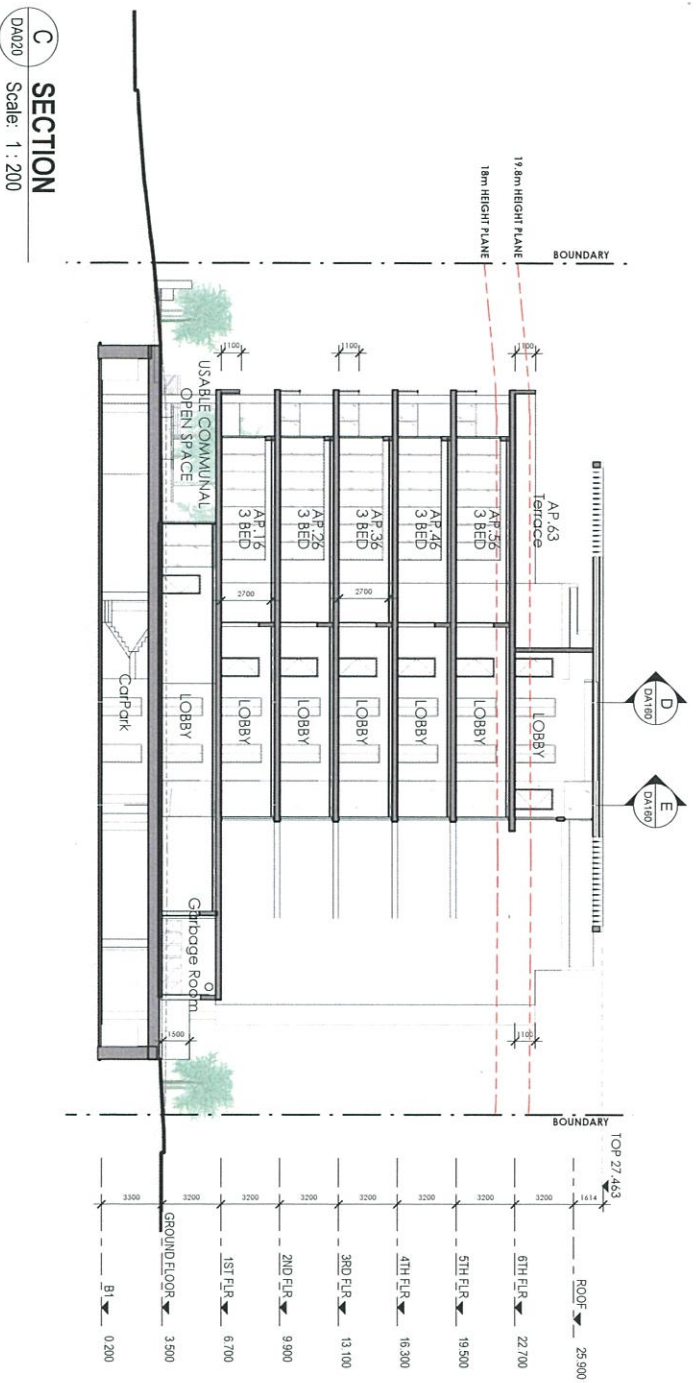
DWG NO: DA103 A  
REV

6TH FLOOR (PENTHOUSES)  
LEFFLER SIMES ARCHITECTS

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P 1	ISSUE FOR INFORMATION	31-03-17	RAG
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A	ISSUE FOR DA	02-06-17	RAG



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B ISSUE FOR INFORMATION	29-08-17	
1. CLEAR HEIGHT OF PARKING SHOWN		

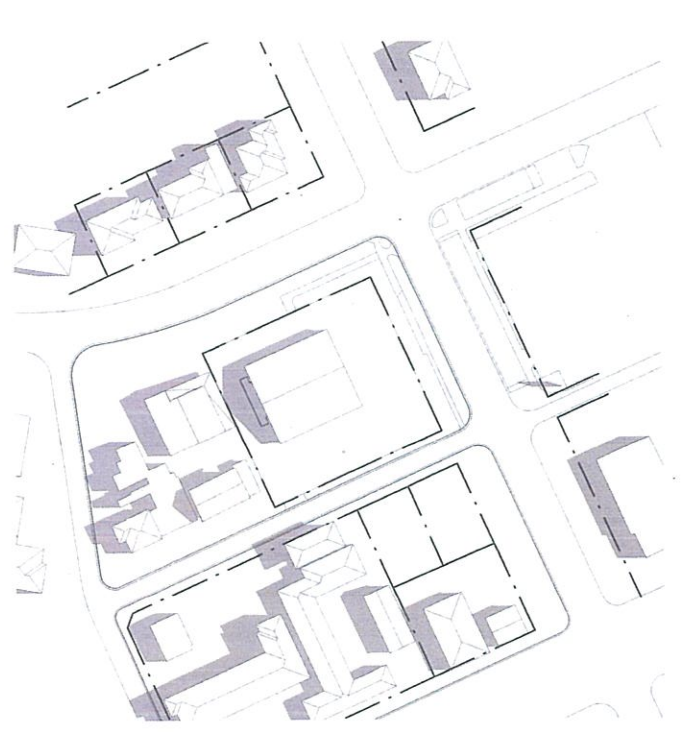


SECTIONS SHEET 1

ISSUE / AMENDMENT	DATE	CHK'D
P 1 ISSUE FOR INFORMATION	31-03-17	RAG
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1 EXISTING SHADOW DIAGRAM - 22nd June 9am  
Scale: 1 : 1000



2 EXISTING SHADOW DIAGRAM - 22nd June 12pm  
Scale: 1 : 1000



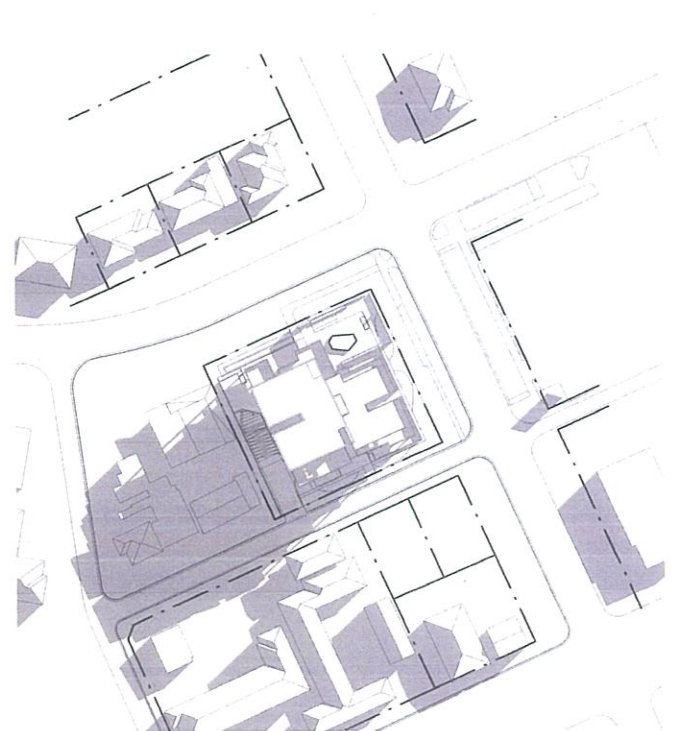
3 EXISTING SHADOW DIAGRAM - 22nd June 3pm  
Scale: 1 : 1000



4 SHADOW DIAGRAM - 22nd June 9am  
Scale: 1 : 1000



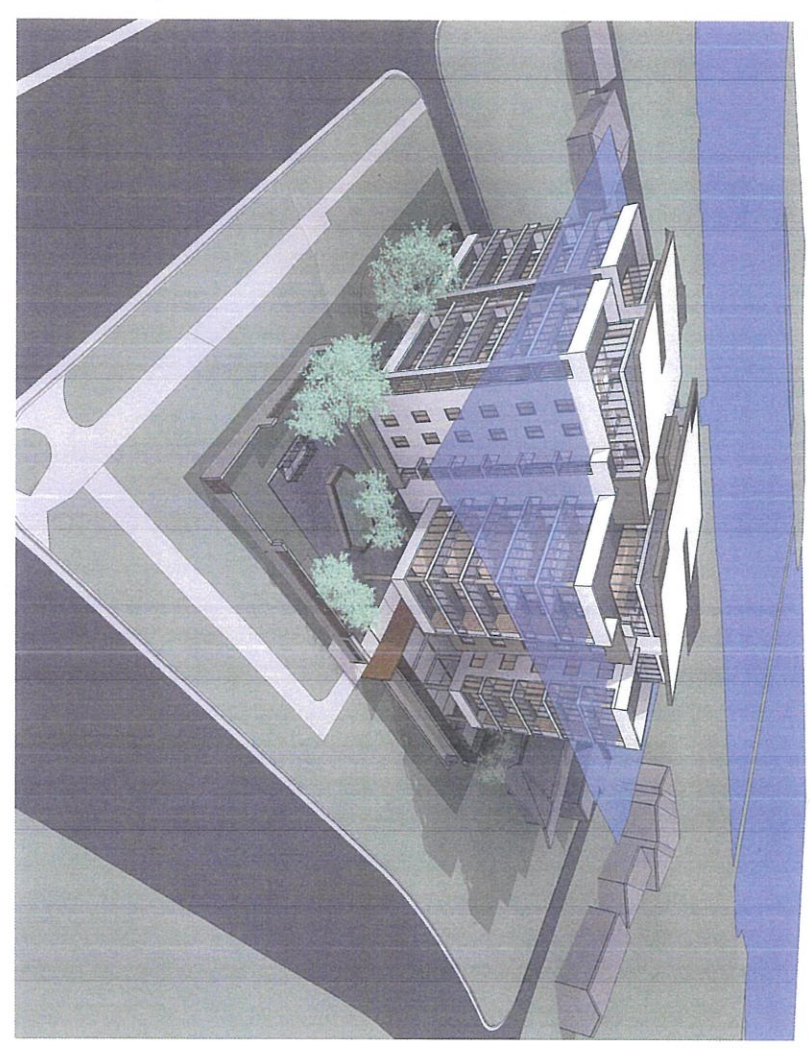
5 SHADOW DIAGRAM - 22nd June 12pm  
Scale: 1 : 1000



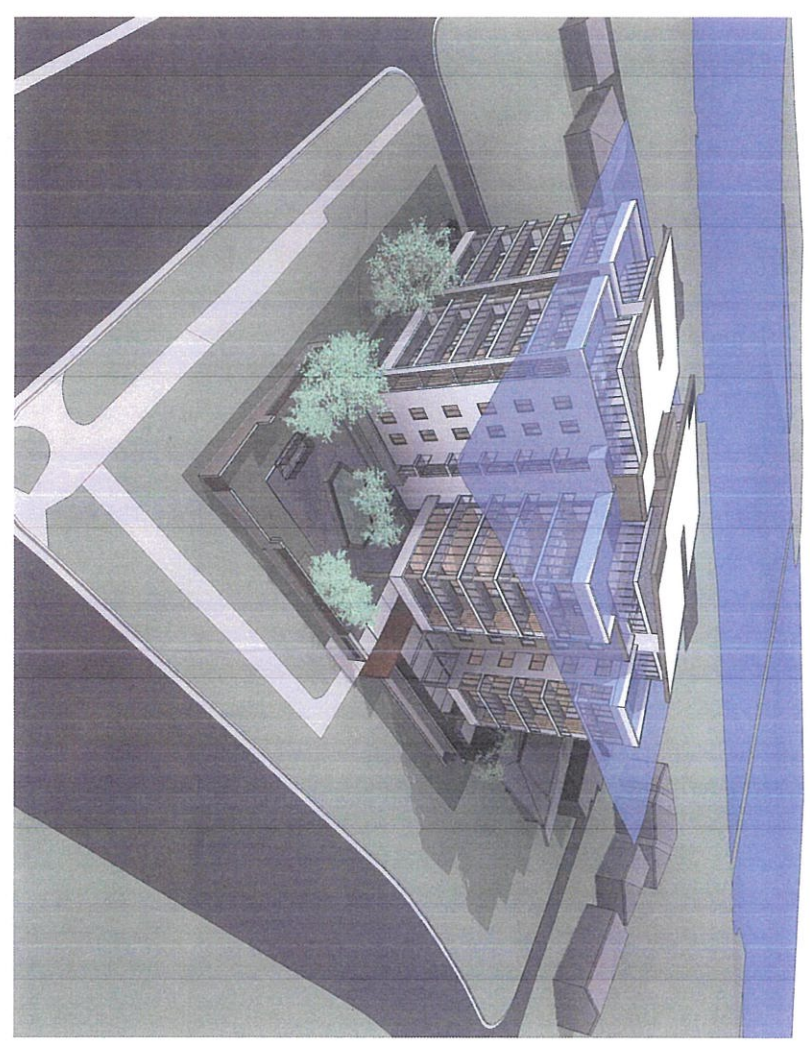
6 SHADOW DIAGRAM - 22nd June 3pm  
Scale: 1 : 1000



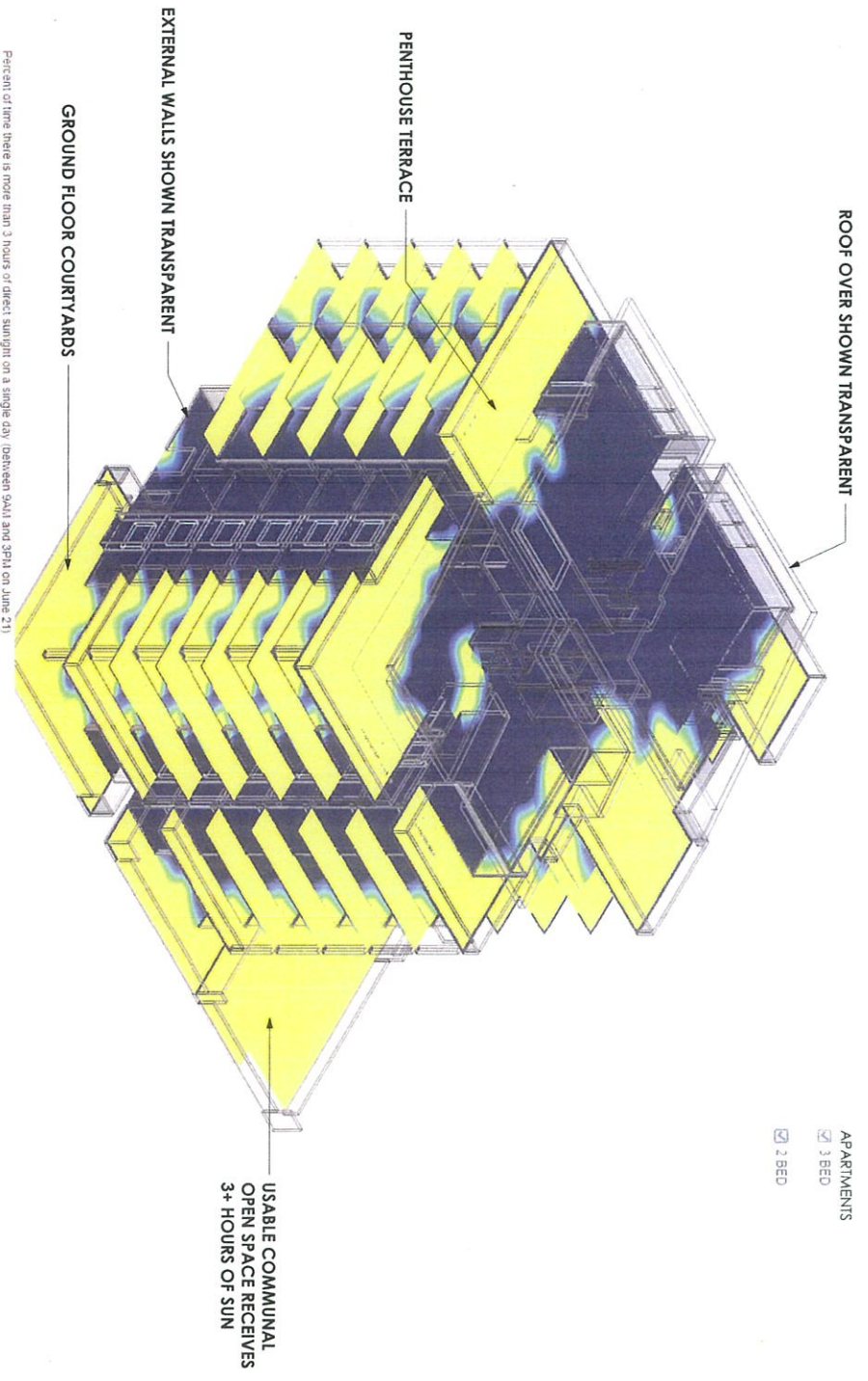
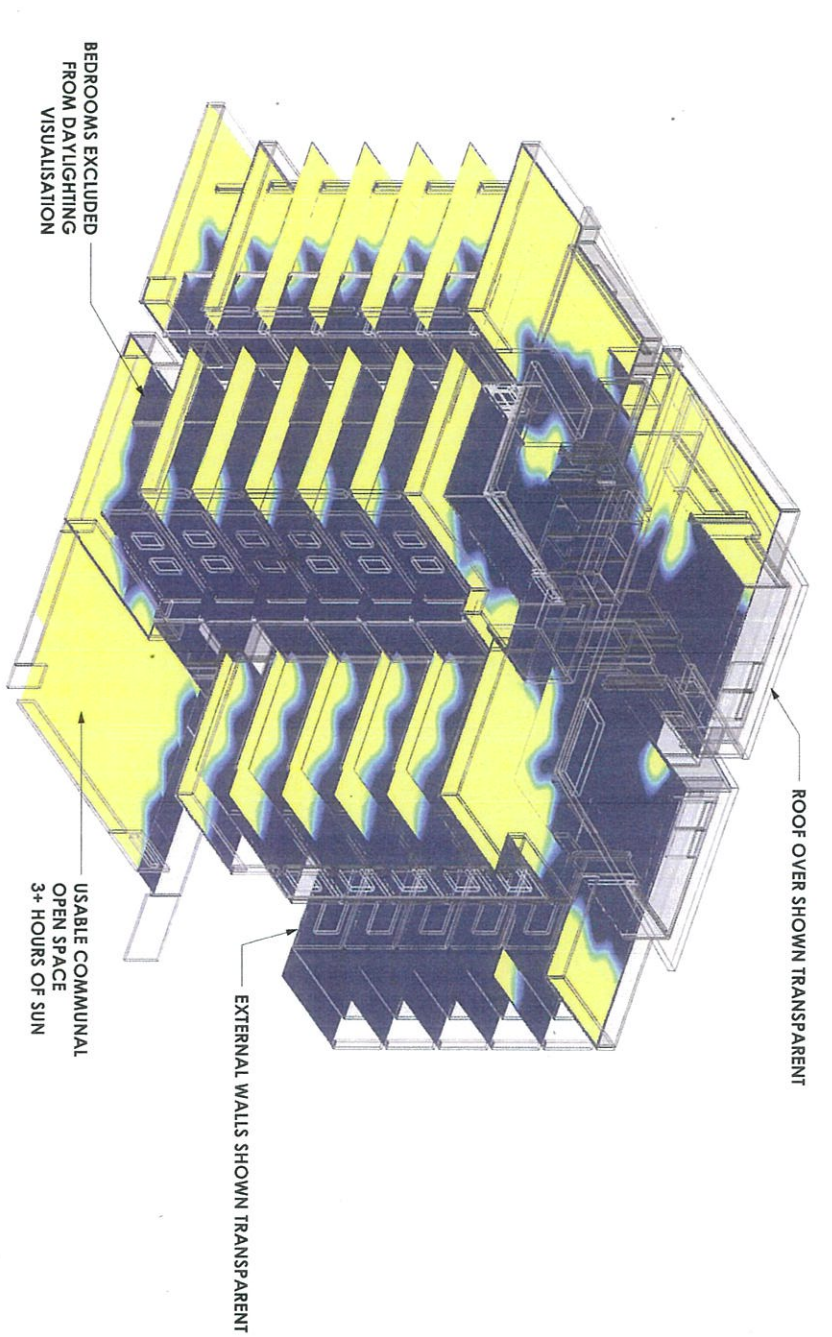
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18m HEIGHT PLANE



19.8m HEIGHT PLANE



SEPP 65 Solar and Daylight Access Report

APARTMENTS  
 3 BED  
 2 BED

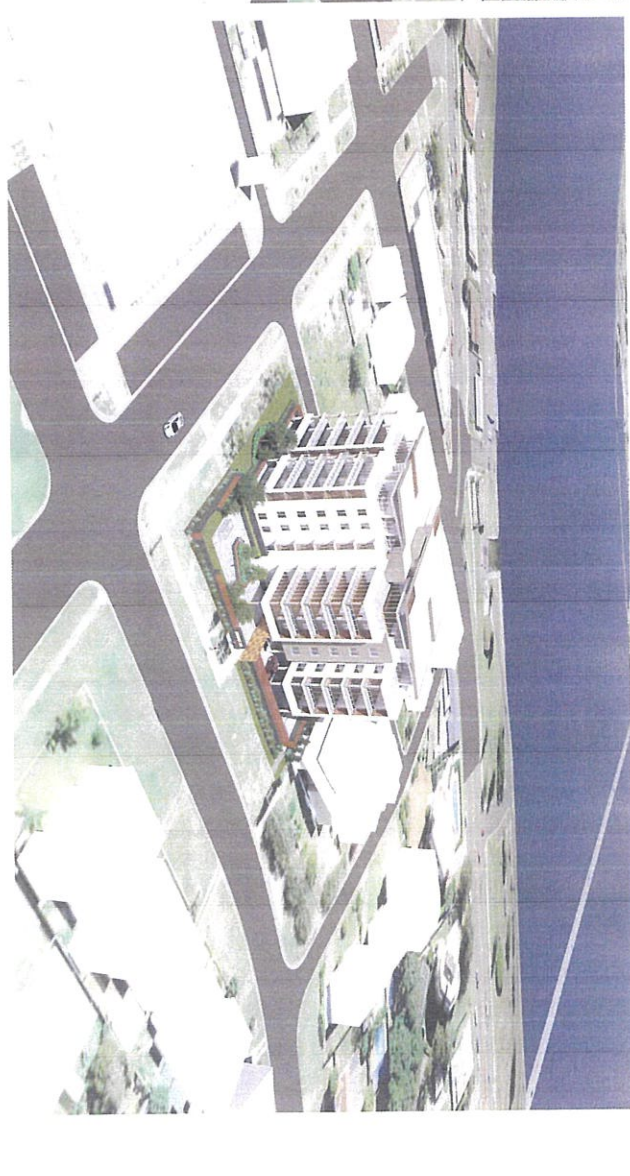
Currently passing:  
 For selected spaces  
 71% have at least 3 hours of direct sunlight  
 0% have no direct sunlight





**FINISHES SCHEDULE**

- BA-L01 SILVER POWDER COATED METAL FRAMED GLASS BALUSTRADE
- BA-L02 SEMI FRAMELESS SILVER POWDER COATED METAL FRAMED GLASS BALUSTRADE
- FN-01 TIMBER LOOK HORIZONTAL BATTEN FENCING
- BLK-01 DARK GREY SPLIT FACED BLOCK GARDEN WALL
- LVR-01 TIMBER LOOK METAL LOUVRE
- LVR-02 SILVER POWDER COAT FINISH METAL LOUVRE
- PT-01 WHITE PAINT FINISH
- PT-02
- PT-03
- RE-01 POWDER COATED METAL ROOF "SUPREMIST"
- WIN-01 SILVER POWDER COATED METAL FRAMED GLAZED WINDOWS AND SLIDING DOORS



**PERSPECTIVES SHEET 1**



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SCALE  
 NEW RESIDENTIAL APARTMENTS  
 15 PEEL STREET, TUNCURRY NSW

JOB NO. 4277  
 DATE JUNE 17  
 DRAWN JSH  
 DWG NO. DA301  
 REV. A

PHOTO MONTAGE  
 LEFFLER SIMES ARCHITECTS