

REQUEST FOR ADDITIONAL INFORMATION

DA /20-21/1635 No 65 LEE ST cnr NICHOLSON ST MAITLAND LOT 1 DP 2606

attention **KANISHKA GULUWITA**

HI KANISHKA FURTHER TO OUR PHONE CONVERSATION PLEASE FIND ENCLOSED INFORMATION YOU REQUESTED.....

1. ESTIMATED COST OF DEVELOPMENT MY ESTIMATE FOR COST OF WORKS WAS BASED ON THE COST OF MY PARTNERS RECENTLY APPROVED DWELLING ALSO HAVING TO COMPLY TO FLOOD AND HERITAGE REQUIREMENTS HIS HOME IS MUCH LARGER THAN MINE AND HIS ESTIMATE OF COSTS WAS \$300,000. AS HE IS A CARPENTER I FELT CONFIDENT MY ESTIMATE OF \$220,000 WOULD HAVE BEEN CLOSE BUT IF COUNCIL FEELS THE AMOUNT SHOULD BE RAISED I AM HAPPY TO DO SO. MY DWELLING ONLY HAS A HABITABLE AREA OF APPROX 170 SQ/M AND WHILST HAVING TO COMPLY TO HERITAGE AND FLOOD DESIGN CRITERIA IT IS OF SIMPLE TYPE CONSTRUCTION.

2. BULK EARTHWORKS INFORMATION AS POINTED OUT DURING OUR PHONE CONVERSATION AND PERUSAL OF SUBMITTED PLANS THIS IS A SMALL LEVEL CORNER LOT (CURRENT SURVEY PLAN PROVIDED) THEREFORE THERE WILL BE NO CUT AND FILL OR RETAINING WALLS, THE ONLY EXCAVATION WORK WILL BE FOR STRIP FOOTINGS WITH THE MATERIAL REMOVED USED UNDER DOWNSTAIRS INFILL RAFT CONCRETE SLAB AREA. THIS RAISED DOWNSTAIRS AREA WAS INCORPORATED INTO THE DESIGN AFTER TAKING INTO ACCOUNT RECENTLY CONSTRUCTED DWELLING FURTHER ALONG IN LEE STREET ADVISED TO BE USED AS AN EXAMPLE BY COUNCIL AS THE HABITABLE SECTION HAS TO BE ABOVE A CERTAIN HEIGHT TO COMPLY THE RAISED FRONT ENTRY DECK AREA BREAKS DOWN THE MASS HEIGHT APPEARANCE.

3. STORMWATER MANAGEMENT AS DISCUSSED FINAL STORMWATER LAYOUT WILL BE SUBJECT TO ENGINEER'S REQUIREMENTS DUE TO FLOOD ISSUES ETC THIS WOULD BE SUBMITTED FOR CC BUT WE ARE HAPPY TO PROVIDE AS REQUESTED A PROPOSED LAYOUT (BASIX INFORMATION HAS BEEN PROVIDED). NEW SITE PLAN PROVIDED AS A4 ATTACHMENT.

4. SETBACKS THE PROPOSED SETBACKS AND REQUIREMENTS HAVE BEEN DISCUSSED AT LENGTH WITH BOTH KRISTY AND GREG BY PHONE - EMAIL ETC THESE SUGGESTIONS WERE TAKEN ONBOARD WHEN CONSIDERING DESIGN EG.....

- (a) ENTRY TO GARAGE SETBACK AN ADDITIONAL METRE FROM NICHOLSON STREET.
- (b) WHILST ORIGINAL DESIGN HEIGHT SET TO SATISFY COUNCIL'S DCP HERITAGE REQUESTED PITCH CHANGED TO 27 DEG WHICH PUTS BUILDING HEIGHT JUST OVER THE 8.5M MARK.
- (c) SETBACKS.....
FROM NICHOLSON ST AS DISCUSSED WITH GREG LESS THAN REQUIRED BY DCP BUT EXISTING STREETScape SHOWS A LOT OF EXISTING DWELLINGS BUILT TO BOUNDARY. AS REQUESTED THIS WAS ALSO COVERED IN STATEMENT OF ENVIRONMENTAL EFFECTS.
- (d) SIDE SETBACK TO ADJOINING PROPERTY LESS THAN DCP BUT MORE THAN DWELLING USED AS EXAMPLE IN LEE STREET, THE ADJOINING PROPERTY RUNS BETWEEN TWO STREETS WITH THE SECTION ADJOINING MY LOT ONLY HAVING NON COMPLIANT POOL AND GARAGE.
- (e) FRONT SETBACK MORE THAN REQUIRED.
- (f) REAR SETBACK AMBLE WITH COMPLIANT PRIVATE OPEN SPACE ETC.

NOTE I HAVE SPOKEN TO ADJOINING NEIGHBOURS AND NONE HAVE RAISED ANY CONCERNS WITH MY PROPOSED DEVELOPMENT.

5. SITE PLAN WHILST SITE AS WELL AS CURRENT SURVEY PLAN SUBMITTED I AM HAPPY TO PROVIDE ENHANCED PLAN ATTACHED ON A4 SHEET OUTLINING DRIVE ENTRY AREA ON PROPERTY, AS DISCUSSED I AM HAPPY TO USE PAVERS ON SECTION OF DRIVEWAY ON MY PROPERTY.
CONCRETE DRIVE AREA ACROSS FOOTPATH AREA RELEVANT FORMS AND APPROVALS TO BE APPLIED FOR.

6. WASTE MANAGEMENT AREA OF WASTE CONTAINMENT SHOWN ON SITE PLAN WITH DETAILS OF TYPE TO BE USED ON SHEET 1, WASTE TO BE REMOVED TO COUNCIL'S TIP AT REGULAR INTERVALS.
AS THIS IS A VACANT LOT ONLY NON CONTAMINATED WASTE TO BE REMOVED.

TREE REMOVAL AS DISCUSSED (SOE) TREE REMOVAL APPROVAL AS PART OF THIS APPLICATION.
TREES ON PROPERTY REQUIRED TO BE REMOVED TO ALLOW

CONSTRUCTION REGARDLESS OF DESIGN AS ONLY A SMALL LOT,
ALLOWED TO BE REMOVED USING CSIRO INFORMATION AND TAUNT STRING
DISTANCE RULE.
NEW COMPLIANT TREES WILL BE PLANTED AS WELL AS HEDGE FACING LEE
AND NICHOLSON STREETS.
THEY ARE TO BE REMOVED BY QUALIFIED CONTRACTOR AND REMOVED IN A
COMPLIANT MANNER.

7. HERITAGE CONSERVATION REQUIREMENTS HIS MATTER HAS BEEN DISCUSSED AT LENGTH
DUE TO ZONING CHANGED IN RECENT YEARS AS WE ALSO DISCUSSED THE ONLY BUILDING THAT
COULD BE USED AS SOME SORT OF GUIDENCE IS THE RECENTLY CONSTRUCTED DWELLING LEE
STREET AS WELL AS A TWO STOREY STRUCTURE ACCROSS THE ROAD FROM MY LOT, OVERALL
IN THIS AREA IS A LOT OF NON COMPLIANT STRUCTURES INCLUDING COMMERCIAL PROPERTY'S.
THAT IS WHY WE HAVE GONE TO SOME TROUBLE TO SATISFY ANY REQUESTS FROM COUNCIL
EVEN THOUGH REQUESTS HAVE ADDED SOME ADDITIONAL COSTS TO MY PROJECT BUT CAN SEE
WHAT I BUILD WILL ADD TO FUTURE STREETScape NEW ZONING ETC.

**WE HAVE ALSO ASKED TO NOTE ATTENTION BE DRAWN TO PARTS B3, C4, C8, AND E3 OF
COUNCIL'S DCP.**

C4 HERITAGE CONSERVATION (FLOOD REQUIREMENTS TAKEN INTO CONSIDERATION)
SERVICES NEW TECHNOLOGIES ALL SERVICES ARE AVAILABLE CONNECTION OF SERVICES
TO NEW STRUCTURE WILL NOT HINDER DESIGN REQUIREMENTS. ELECTRICAL METER BOX TO BE
INSTALLED AT UPPER LEVEL SUBJECT TO AUTHORITY APPROVAL, NOTE! INSTALLATION OF EARTH
LEAKAGE TYPE EQUIPMENT THIS IS AN OUT DATED TYPE OF PROTECTION ALL NEW HOMES ARE
REQUIRED TO HAVE RCD TYPE PROTECTION.

LANDSCAPING AS THIS IS ONLY A SMALL LOT GRASSED AREAS WILL BE PROVIDED FRONT
AND REAR YARD AS WELL AS AREA FACING NICHOLSON STREET, SMALL TREES TO BE PLANTED
(APPROVED COUNCIL TYPE) AREAS FACING STREET IN COMPLIANCE TO CSIRO REQUIREMENTS
HEIGHT DISTANCE TO FOOTINGS ETC.
DRIVE AREA TO GARAGE ON LOT TO BE PAVED TYPE - CONCRETE AREA ACCROSS ROAD
RESERVE PLAIN CONCRETE APPLICATION TO BE MADE TO COUNCIL.

FENCES COLORBOND SIDE AND REAR BOUNDARIES - NIL FACING LEE AND NICHOLSON ST
POSSIBLE HEDGES IN SOME AREAS.

GARAGES, CARPORTS & SHEDS AS REQUESTED BY COUNCIL GARAGE HAS BEEN SETBACK
1M UNDER UPPER HABITABLE FLOOR AREA, AND HAS BEEN POSITIONED FACING NICHOLSON ST
TO GIVE GOOD VISABILITY WHEN ENTERING AND LEAVING BEING A CORNER LOT.

GENERAL REQUIREMENTS FOR NEW BUILDINGS IN HISTORIC AREAS
AS DISCUSSED THE ZONING FOR THIS AREA HAS BEEN CHANGED WITH ONLY ONE OLDER
BUILDING AND A DWELLING RECENTLY CONSTRUCTED ASSHOWN SOE PHOTO'S PROVIDED
OTHER EXISTING STRUCTURES NON COMPLIANT COMMERCIAL ETC.
I FEEL THE DESIGN OF MY DWELLING IS IN HARMONY WITH SCALE - FORM IN UNITY AND
CHARACTER WITH WHAT IS AVAILABLE TO COMPARE WITH AND BE COMPATIBLE WITH FUTURE
DEVELOPMENT.
I FEEL THE SIZE OF MY DESIGN IS PROPORTIONAL TO LOT AREA HEIGHT MASS ETC.

DOORS AND WINDOWS HAVE TAKEN ON COUNCIL ADVISE AND FEEL SHOULD BE CLOSE
AS MATERIAL TYPE ALSO HAVE TO COMPLY TO FLOOD REQUIREMENTS, HAPPY TO VARY IF
REQUIRED.

ROOFS SUBMITTED PLANS SHOW COLORBOND ROOF BUT HAVE DECIDED TO USE PLAIN
GAL TYPE AS REQUESTED.

PAVING AS THIS IS A CORNER LOT DRIVE ENTRY AT SIDE NOT FRONT GARDEN AREA.

WALLS LOWER NON HABIATABLE FLOOD AREA 230mm DOUBLE BRICK - SINGLE SKIN
WITH ENGAGED PIERS GARAGE AREA, THE NON CAVITY STOPS ANY SILT BUILD UP ETC.
ENGINEER'S DETAIL WILL PROVIDE DETAIL TO ALLOW FLOOD WATERS TO RISE FALL
IN AND OUTSIDE TO COMPLY.

UPPER HABITABLE AREA HAPPY TO USE 150mm WEATHERBOARDS AS
REQUESTED.

BRICKS TYPE AS REQUESTED INFORMATION PROVIDED ON ATTACHED SHEET.

C8 BUILDING HEIGHT, BULK AND SCALE
IN SUMMARY THIS SECTION APPEARS TO BE THE MOST RELEVANT TO MY PROJECT REASON.....

1. WITH THE ZONING RECENTLY CHANGED FOR THIS AREA THE BULK OF EXISTING STRUCTURES EXISTING HAVE NO HERITAGE VALUE!

I UNDERSTAND WHY COUNCIL WOULD BE PARTICULARLY INTERESTED IN MY NEW STRUCTURE TO MAKE SURE MY NEW DWELLING ALIGNS WITH WHAT WILL REPLACE EXISTING STRUCTURES FUTURE DEVELOPMENT ETC.

8. objectives

a) DISCUSSIONS WITH YOURSELF KRISTY AND GREG HAVE BEEN TAKEN ONBOARD TO TRY AND MEET THIS OBJECTIVE.

(b) I HAVE WALKED THE SURROUNDING AREA SPOKEN TO NEIGHBOURS TO MEET THIS OBJECTIVE.

(c) AS CAN BE SEEN FROM SUBMITTED DRAWINGS CUT AND FILL IS TO ABSOLUTE MINIMUM.

design objectives

(d) 1. BUILDING SITING AFTER MUCH DISCUSSION APPEARS TO THE BEST OUTCOME THE HEIGHT OF THE BUILDING RESULTED FROM PITCH REQUIRED BY HERITAGE AND FLOOD REQUIREMENTS WITH ZERO CUT AND FILL.

2. BUILDING FORM WE WOULD SUGGEST DOES NOT HINDER ANY VIEWS ESPECIALLY BEING A CORNER LOT.

3. THIS IS ONLY A SMALL DWELLING THEREFORE MINIMUM IMPACT ON NEIGHBOURS AND PUBLIC STREETS.

4. BUILDING HEIGHT DESIGNED TO BE MINIMUM TAKING INTO HERITAGE AND FLOOD REQUIREMENTS.

5. SOLAR ACCESS - PRIVATE OPEN SPACE AS CAN BE SEEN USING SHADOW DIAGRAM PROVIDED PRIVATE OPEN SPACE PLACED BEST LOCATION REGARDS SOLAR SWING, AND OVERSHADOW FROM FROM MY STRUCTURE NOT AFFECTIND SIDE NEIGHBOUR (HAVE SPOKEN TO THEM).

6. WITH THE SITTING OF PROPOSED DWELLING TO ADJOINING NEIGHBOUR IN RELATION TO THE LENGTH OF THEIR LOT WOULD HAVE MINIMUM EFFECT.

design control

e) BUILDING HEIGHT (COUNCIL'S DCP) HAS BEEN TAKEN INTO CONSIDERATION AND ARRIVED AT USING STREETScape - HERITAGE AND FLOOD REQUIREMENTS.

f) DEVELOPMENT APPLICATION PLANS SUBMITTED SHOW ALL ELEVATIONS HEIGHTS TO DIFFERENT FLOOR LEVELS PROPOSED AND FINISHED GL'S, A CURRENT SURVEY PLAN WAS ALSO SUBMITTED.

ADDITIONAL ENLARGED SITE PLAN (ATTACHED) SHOWING REQUESTED INFORMATION PROVIDED.

9. external appearance

CONSIDERABLE TIME HAS BEEN SPENT USING EXAMPLE GIVEN BY COUNCIL OF THE RECENTLY CONSTRUCTED DWELLING JUST UP THE ROAD FROM ME HAVING BEING COMPLIANT TO SAME REGULATIONS AS ME, PLUS OLD TWO STOREY DWELLING ACCROSS THE ROAD FROM MY LOT. THAT IS WHY I USED A ARCHITECTURAL TYPE PERSON (with honours by the way) RECOMMENDED BY ANOTHER COUNCIL WHOSE DESIGN ON A CORNER LOT WAS USED AS AN EXAMPLE OF WHAT THAT COUNCIL WOULD REQUIRE FOR HERITAGE TYPE CONSTRUCTION FOR NEW BUILDINGS ON VACANT LOTS. I HAVE RESEARCHED MATERIAL TYPES TO BE USED AND PERSONALLY HAPPY WITH SAME, BUT WILLING TO MAKE CHANGES TO SATISFY COUNCIL AS I REALLY WANT TO LIVE AND BE PART OF THE DEVELOPMENT IN THIS AREA.

FOR ANY FURTHER INFORMATION I WOULD LIKE COUNCIL TO CONTINUE DISCUSSIONS WITH BARRY MAHER

**yours truly
REBECCA CARTER**