

Wyong Shire Council
ORDINARY MEETING

ENCLOSURES

Wednesday, 26 May, 2010



WYONG SHIRE COUNCIL
ENCLOSURES TO THE
ORDINARY MEETING
TO BE HELD IN THE COUNCIL CHAMBER,
WYONG CIVIC CENTRE, HELY STREET, WYONG
ON WEDNESDAY, 26 MAY 2010 ,
COMMENCING AT 5:00:00 PM

INDEX

PLANNING REPORTS

**3.1 DA/123/2010 - Proposed Two Storey Dwelling House at Lot 211
Karalee Street, Wadalba**

Attachment 1: Plan DP 1125621P 3

Attachment 2: Development Plans (A3 size) 4

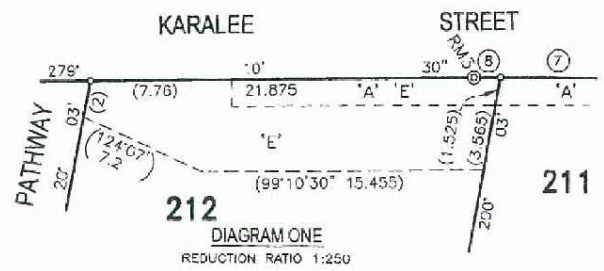
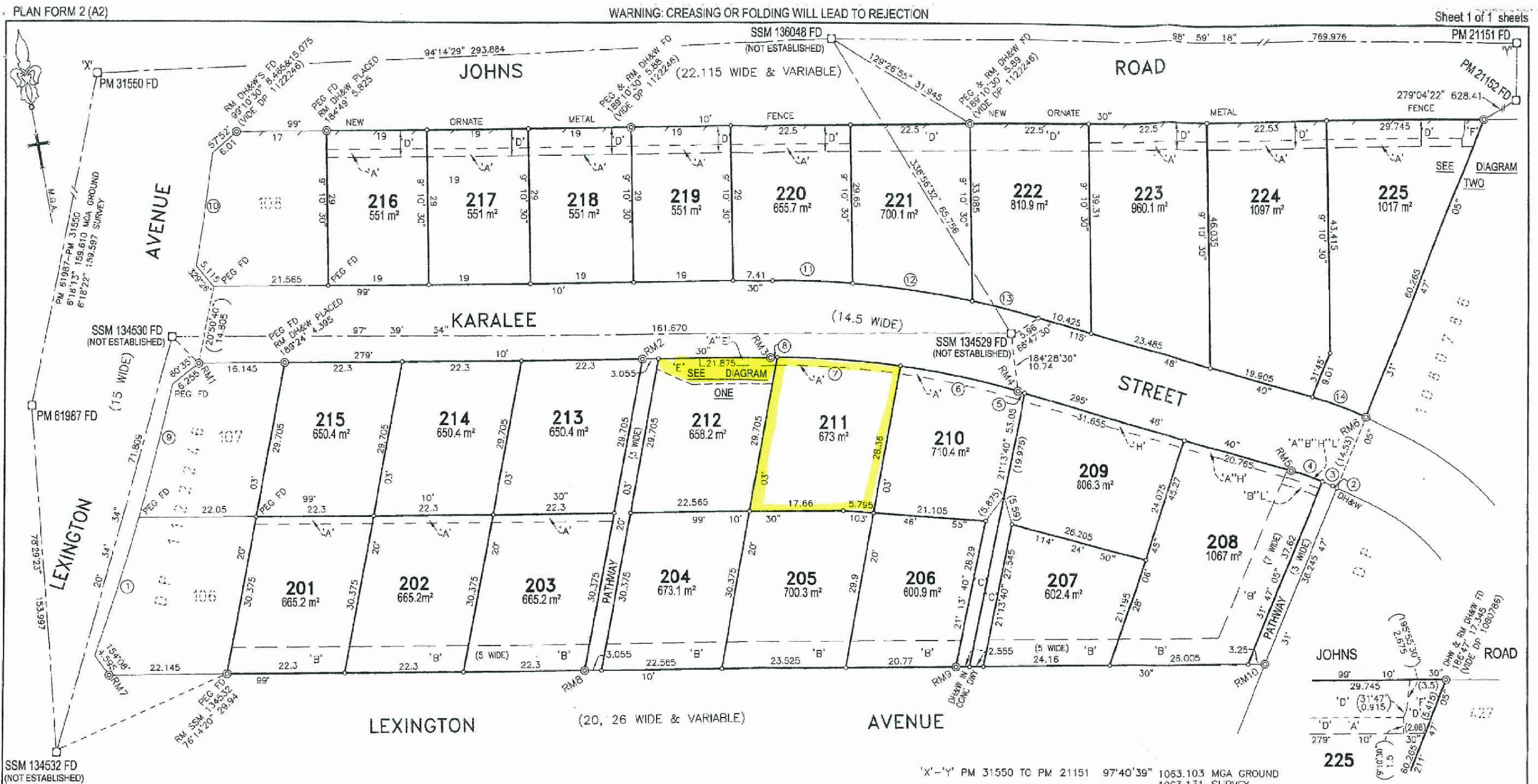
BOARD/COMMITTEE/PANEL MEETING REPORTS

6.1 Minutes - Wyong Shire Governance Committee - 12 May 2010

Attachment 1: Minutes - Wyong Shire Governance Committee
Meeting - 12 May 2010 (distributed under separate
cover)

**6.2 Minutes - Gosford-Wyong Councils' Water Authority Board Meeting - 19 May
2010**

Attachment 1: Minutes of the Gosford-Wyong Councils' Water
Authority Board Meeting held on 19 May 2010
(distributed under separate cover)



No.	BEARING	DISTANCE	ARC	RADIUS
1	27°09'25"	27.405	27.41	465
2	305°23'	0.455		
3	304°00'	2.545	2.545	52.75
4	299°13'	6.26	6.265	52.75
5	295°48'40"	1.395		
6	291°46'10"	22.625	22.645	160.5
7	283°34'30"	23.25	23.27	160.5
8	279°18'	0.69	0.69	160.5
9	25°51'35"	26.12	26.125	465
10	18°07'25"	21.36	21.36	465
11	101°38'55"	15.105	15.11	175
12	107°51'	22.76	22.775	175
13	113°41'45"	12.925	12.93	175
14	120°24'10"	10.735	10.78	67.25

No.	BEARING	DISTANCE	DESCRIPTION
1	200°50'40"	4.565&10.31	DH&W'S FD (DP 1122246)
	97°20'	6.575	SSM134530 FD (DP1122246)
2	183°20'30"	4.465&10.06	DH&W'S FD (DP 1122246)
3	189°10'30"	4.435&10.01	DH&W'S FD (DP 1122246)
4	205°48'40"	4.505&10.075	DH&W'S FD (DP 1122246)
5	205°48'40"	6.135&10.09	DH&W'S FD (DP 1122246)
6	10°00'	11.115	DH&W'S FD (DP 1080786)
7	99°10'30"	6.45&18.085	DH&W'S FD (DP 1122246)
8	9°10'30"	4.42&10.535	DH&W'S FD (DP 1122246)
9	9°10'30"	4.385&10.54	DH&W'S FD (DP 1122246)
10	67°49'25"	16.66&33.79	DH&W'S FD (DP 1122246)

MARK	M.G.A. CO-ORDINATES		HOR. CLASS	HOR. ORDER	METHOD	ORIGIN
	EASTING	NORTHING				
PM 21151	356972.659	6317431.936	B	2		SCIMS
PM 21152	356953.401	6317417.338	B	2		SCIMS
PM 31550	355919.243	6317573.943	B	2		SCIMS
PM 61987	355901.721	6317415.322	B	2		SCIMS

SOURCE: C.A.L.M. (S.C.I.M.S.) 14-3-2008 COMBINED SCALE FACTOR=0.999851 ZONE: 56

- 'A' EASEMENT TO DRAIN WATER, 1.5 WIDE
- 'B' POSITIVE COVENANT (INNER PROTECTION AREA) 5 AND 7 WIDE
- 'C' RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES, 2.5 WIDE AND VARIABLE WIDTH
- 'D' POSITIVE COVENANT, 5 WIDE
- 'E' RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES, 5 WIDE AND VARIABLE WIDTH
- 'F' EASEMENT TO DRAIN WATER, VARIABLE WIDTH
- 'H' EASEMENT TO DRAIN WATER, 1.5 WIDE (WIDE DP 1122246)
- 'L' EASEMENT FOR WATER SUPPLY, 3 WIDE (WIDE DP 1122246)

Surveyor: ANTHONY JAMES OLIVER
Date of Survey: 13TH MARCH 2008
Surveyor's Ref: 55423S32-STAGE 2 DP
POLICY 3

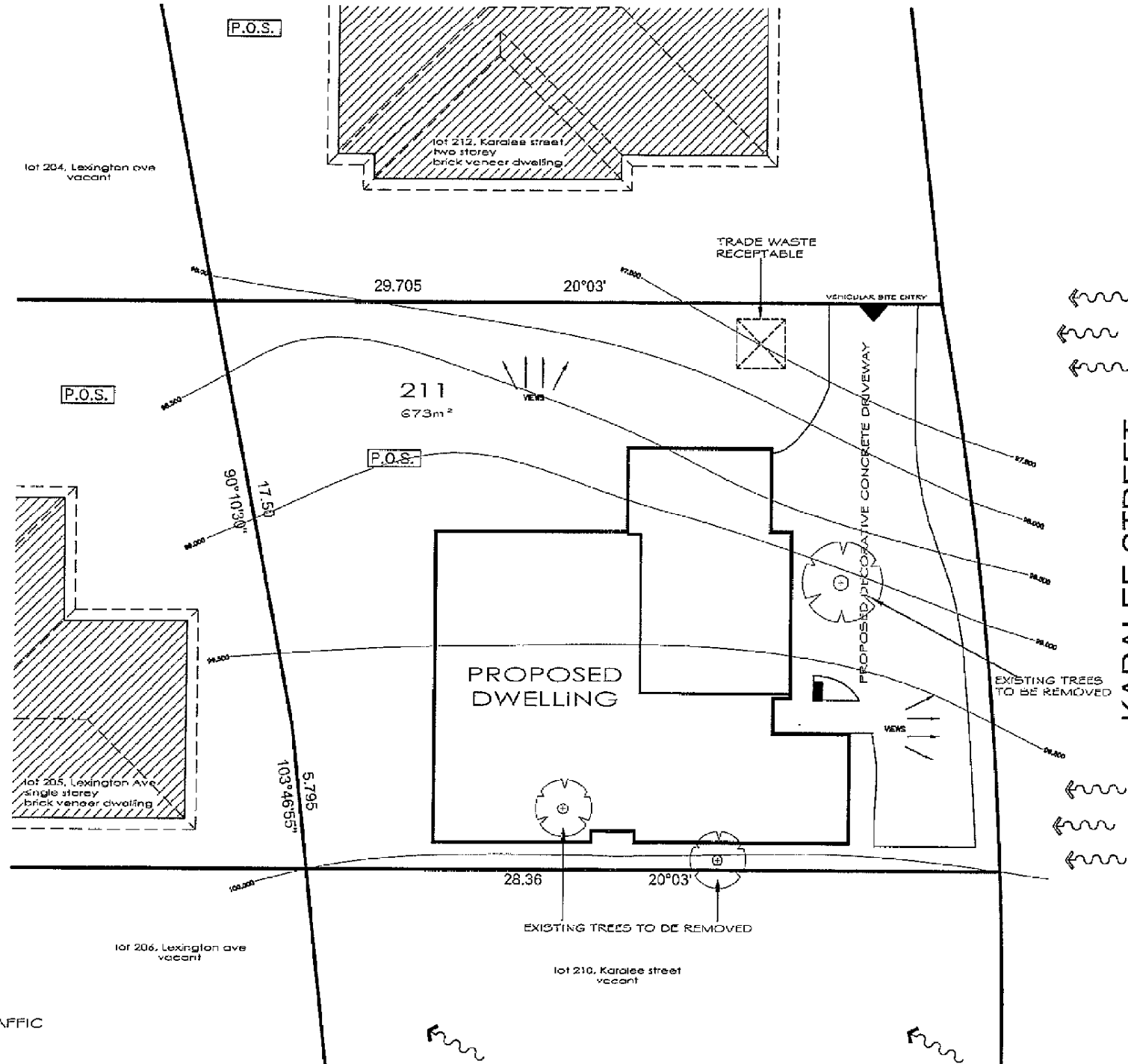
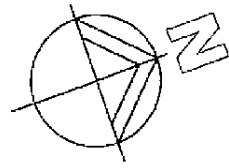
PLAN OF SUBDIVISION OF LOT 100 IN DP 1122246

LGA: WYONG
Locality: WADALBA
Subdivision No: 21- 2008
Lengths are in metres. Reduction Ratio 1:500

Registered
29.4.2008



Box:e-IDS /Doc:DP 1125621 P /Rev:30-Apr-2008 /Sts:SC.OK /Prt:01-May-2008 02:05 /Pgs:ALL /Seq:1 of 3
WARNING : Electronic Document supplied by LPI NSW for Your Internal Use Only.



Legend:

- P.O.S. PRIVATE OPEN SPACE
- PREVAILING WINDS
- NOISE FROM ROAD TRAFFIC
- VEHICULAR SITE ENTRY
- PROPOSED RESIDENCE
- EXISTING DWELLINGS
- VIEWS



PO Box 4560 Lake Haven 2263
 Phone: (02) 43925353 Fax: (02) 43923344
 www.marshallhale.com.au

PROPOSAL:
PROPOSED DWELLING

CLIENT:
 O'Donoghue & Nguyen

SITE:
 Lot 211 DP 1125621
 11 Karalee Street,
 WADALBA

LOT AREA 673m²

NOTES:
 1 Builders shall check all dimensions, details and levels prior to commencement of ordering any materials.
 2 Dimensions shall be read in preference to scale.
 3 Architectural working drawings shall be read in conjunction with structural engineers details of which take preference in determining the structural adequacy of the building.
 4 The building shall be constructed in accordance with the B.C.A., relevant Australian Standards and any other governing bodies.

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SITE ANALYSIS

JOB NO:
1038

SHEET NO:
2/8

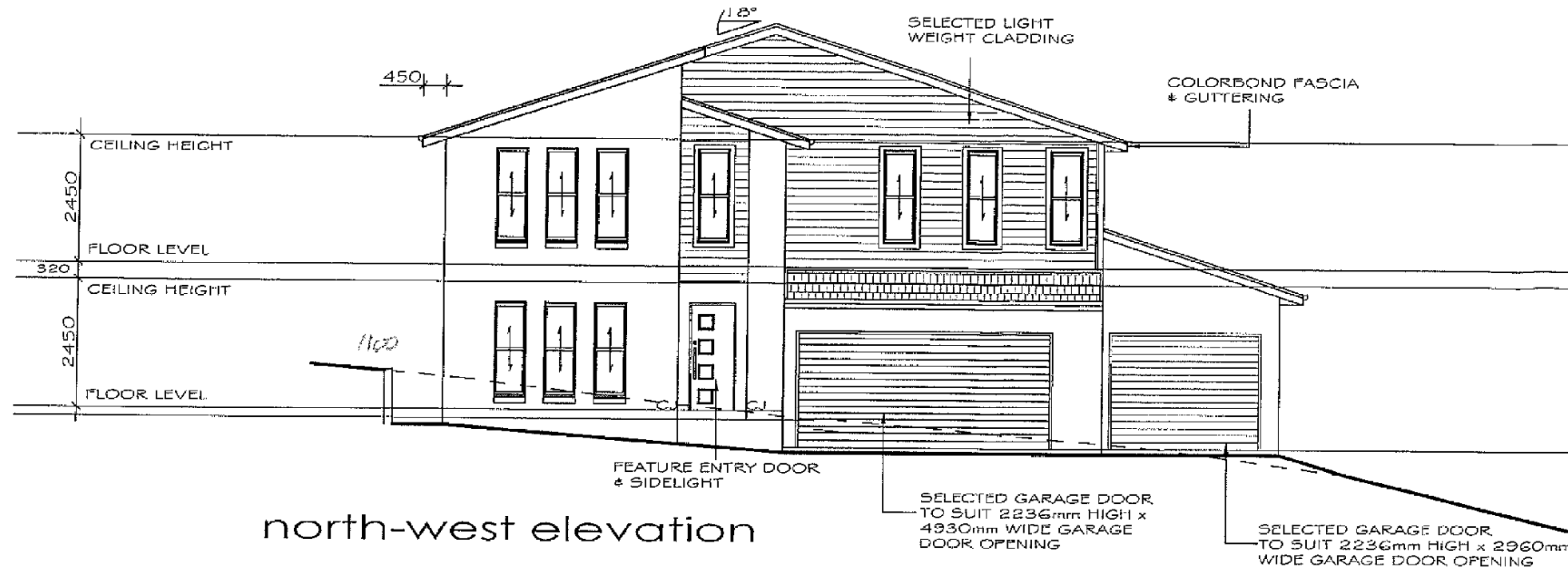
DATE: December 2009

SCALE: 1:200

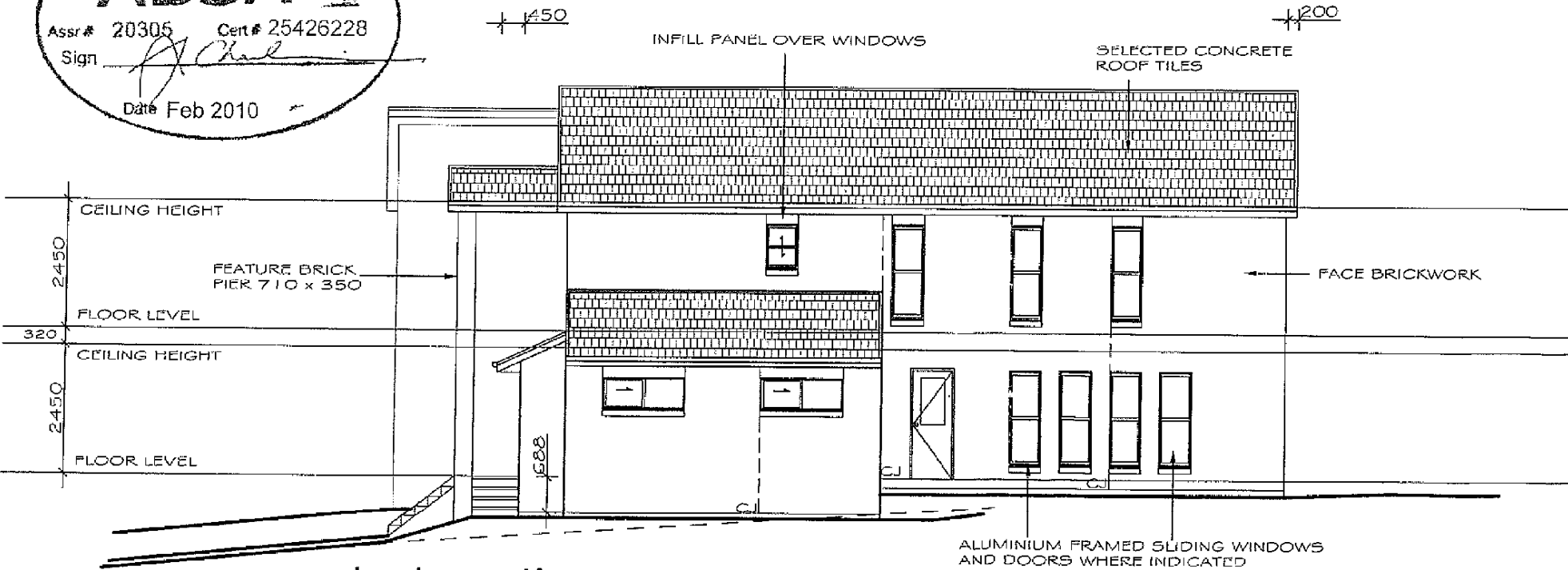
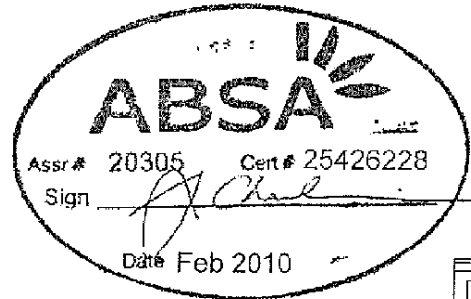
DRAWN: T.MARSHALL

AMENDMENTS:

NO.	DESCRIPTION	DATE



north-west elevation



west elevation

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www.marshallhale.com.au

PROPOSAL:
PROPOSED DWELLING

CLIENT:
O'Donoghue & Nguyen

SITE:
**Lot 211 DP 1125621
11 Karalee Street,
WADALBA**

LOT AREA **673m²**

- NOTES:
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ELEVATIONS

JOB NO:
1038

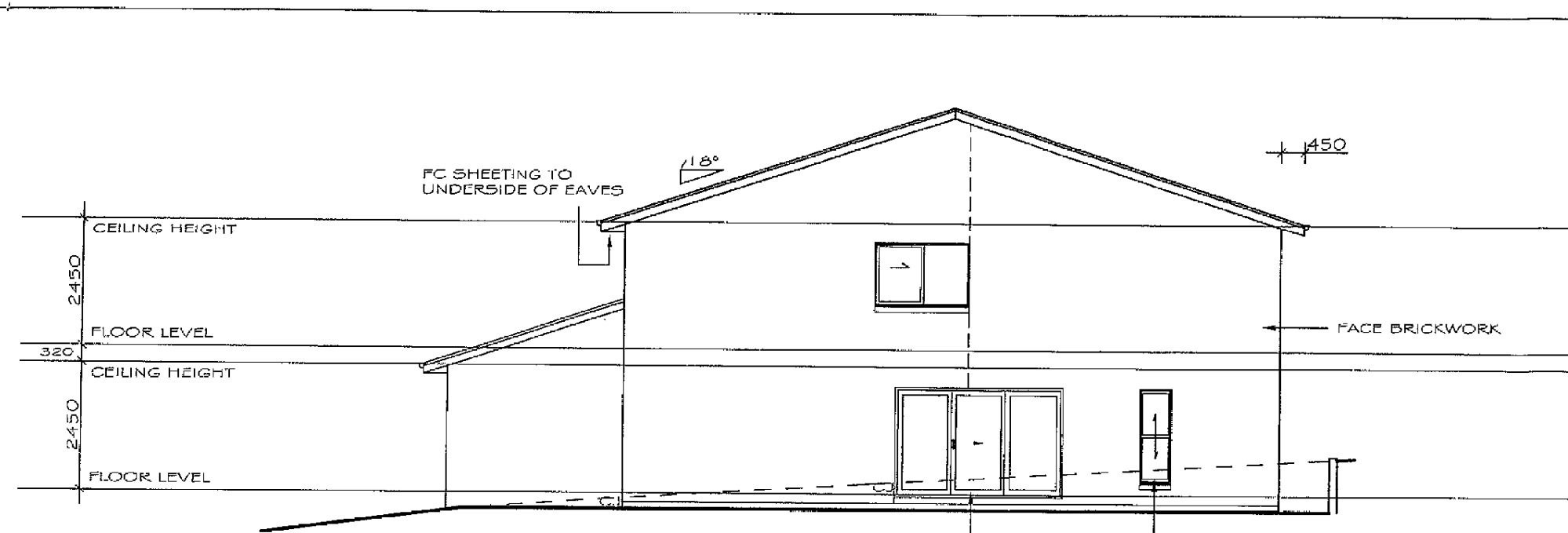
SHEET NO:
6/8

DATE: **December 2009**

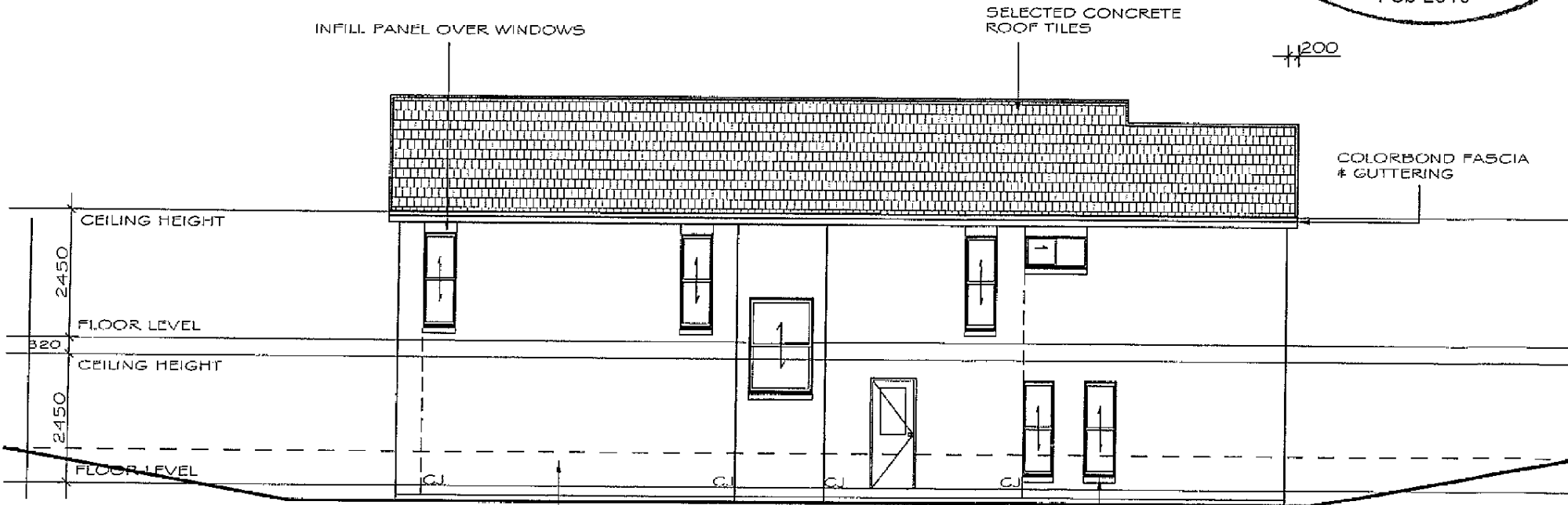
SCALE: **1:100**

DRAWN: **T. MARSHALL**

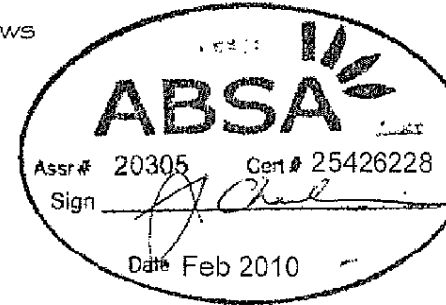
AMENDMENTS:



south-east elevation



north-east elevation



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PROPOSAL:
PROPOSED DWELLING

CLIENT:
O'Donoghue & Nguyen

SITE:
Lot 211 DP 1125621
11 Karalee Street,
WADALBA

LOT AREA 673m²

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ELEVATIONS

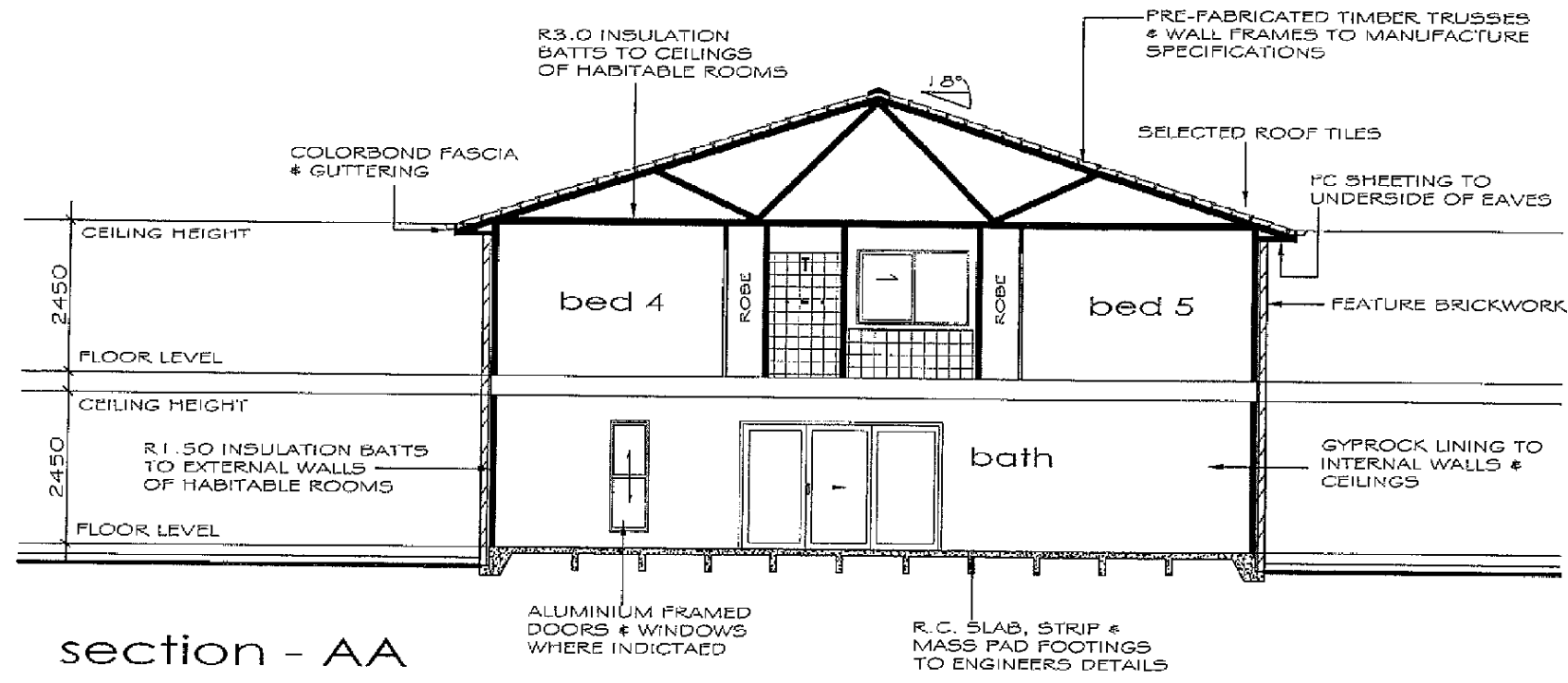
JOB NO: 1038	SHEET NO: 7/8
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DATE: December 2009

SCALE: 1:100

DRAWN: T. MARSHALL

AMENDMENTS:



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PROPOSAL:
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Lot 211 DP 1125621
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LOT AREA 673m²

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SECTION & BASIX INFO

JOB NO: 1038 SHEET NO: 8/8

DATE: December 2009

SCALE: 1:100

DRAWN: T. MARSHALL

AMENDMENTS:

Building Sustainability Assessments					
enquiries@buildingsustainability.net.au		Ph: 4962 3439 www.buildingsustainability.net.au			
<i>Important Note for Development Applicants:</i> The following specification details the requirements necessary to achieve the thermal performance values as indicated on the ABSA Assessor Certificate. Once the development is approved by Council, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, or need further information, please contact Building Sustainability Assessments.					
ABSA Assessor #20305	Certificate # - Refer to stamp	January 2010			
Thermal Performance Specifications - BSA Ref: 5448 (Lot 211 11 Karalee Street)					
These are the Specifications upon which the Certified Assessment is based. If they vary from drawings or other written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must govern all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and/or clearly indicated on referenced documentation.					
External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail		
Erick Veneer & Weatherboard	R1.5				
Internal Wall Construction	Insulation	Detail	Assess# 20305 Cert# 25426228		
Plasterboard on studs	none				
Ceiling Construction	Insulation	Detail			
Plasterboard	R3.0 to ceilings adjacent to roof space				
Roof Construction	Insulation	Colour (Solar Absorbance)	Detail		
Roofing Tls	Felt	Any	Date	Feb 2010	
Floor Construction	Insulation	Covering	Detail		
Concrete & Timber	none	As drawn (if not noted default values used)			
Windows	Glass and frame type	U	SHGC	Area sq m	Detail
Generic	Single clear Aluminium	36			
Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.					
External Window Cover	Detail				
Fixed shading - Eaves	Width includes guttering, offset is distance above windows				
Width	550	Offset	300 Nominal only, refer to plan for detail		
Fixed shading - Other	Verandahs, Pergolas (type and description)				
Shaded areas as drawn					
Ventilation and Infiltration to Habitable Rooms					
Open fire no damper	no	Exhaust fans no dampers	no		
Door and window seals	yes	Ventilator skylights	no		
Vented downlights	no	Fixed wall or ceiling vents	no		
No means that the item was not included in the assessment and shall not be installed. Yes to door & window seals means that seals are to be fitted to all external doors and windows.					

Lot 211 11 Karalee Street Wadalba					
SUMMARY OF BASIX COMMITMENTS					
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au					
WATER COMMITMENTS					
Fixtures					
3 Star Shower Heads	Yes	3 Star Toilet	Yes		
3 Star Kitchen Taps	Yes	3 Star Basin Taps	Yes		
Alternative Water					
Minimum Tank Size (L)	3000	Collected from Roof Area (m ²)	100		
Tank Connected To:					
All Toilets	Yes	Laundry W/M Cold Tap	Yes		
One Outdoor Tap	Yes				
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans					
ENERGY COMMITMENTS					
Hot Water	Gas Storage 3 Star				
Cooling System	Living	3 Phase A/C Zoned	EER 2.5 - 3.0		
	Bedrooms	3 Phase A/C Zoned	EER 2.5 - 3.0		
Heating System	Living	3 Phase A/C Zoned	EER 2.5 - 3.0		
	Bedrooms	3 Phase A/C Zoned	EER 2.5 - 3.0		
Ventilation	1 x Bathroom	Fan ducted to exterior	Interlocked to light		
	Kitchen	Fan ducted to exterior	Manual on/off		
	Laundry	Natural ventilation	N/A		
Natural Lighting	Window/Skylight in Kitchen				
	Window/Skylight in Bathrooms/Toilets	Yes	to	3	
Artificial Lighting	Number of bedrooms	0	Dedicated	No	
	Number of Living/Dining rooms	0	Dedicated	No	
(rooms to be primarily lit by fluorescent or LED lights)	Kitchen	No	Dedicated	No	
	All Bathrooms/Toilets	Yes	Dedicated	No	
	Laundry	Yes	Dedicated	No	
	All Hallways	Yes	Dedicated	No	
OTHER COMMITMENTS					
Outdoor clothes line	Yes	Ventilated refrigerator space		Yes	
Stove/Oven	Gas cooktop & electric oven				