

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 20/10/2020 – DA2019/00824 - 33 LLOYD STREET
MEREWETHER - RESIDENTIAL ACCOMODATION - ALTERATIONS
AND ADDITIONS. CHANGE OF USE TO DUAL OCCUPANCY AND
TWO LOT STRATA SUBDIVISION**

PAGE 3	ITEM-38	Attachment A:	Submitted Plans
PAGE 10	ITEM- 38	Attachment B:	Draft Schedule of Conditions
PAGE 21	ITEM-38	Attachment C:	Processing Chronology
PAGE 24	ITEM-38	Attachments D:	General Terms of Approval - Subsidence Advisory NSW
PAGE 27	ITEM-38	Attachment E:	Clause 4.6 exception to development standard application

DISTRIBUTED UNDER SEPARATE COVER

Development Applications Committee
Meeting 20 October 2020



City of
Newcastle

DISTRIBUTED UNDER SEPARATE COVER

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 20/10/2020 – DA2019/00824 - 33 LLOYD STREET
MEREWETHER - RESIDENTIAL ACCOMODATION - ALTERATIONS
AND ADDITIONS. CHANGE OF USE TO DUAL OCCUPANCY AND
TWO LOT STRATA SUBDIVISION**

ITEM-38 **Attachment A:** Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER

Development Applications Committee
Meeting 20 October 2020



City of
Newcastle

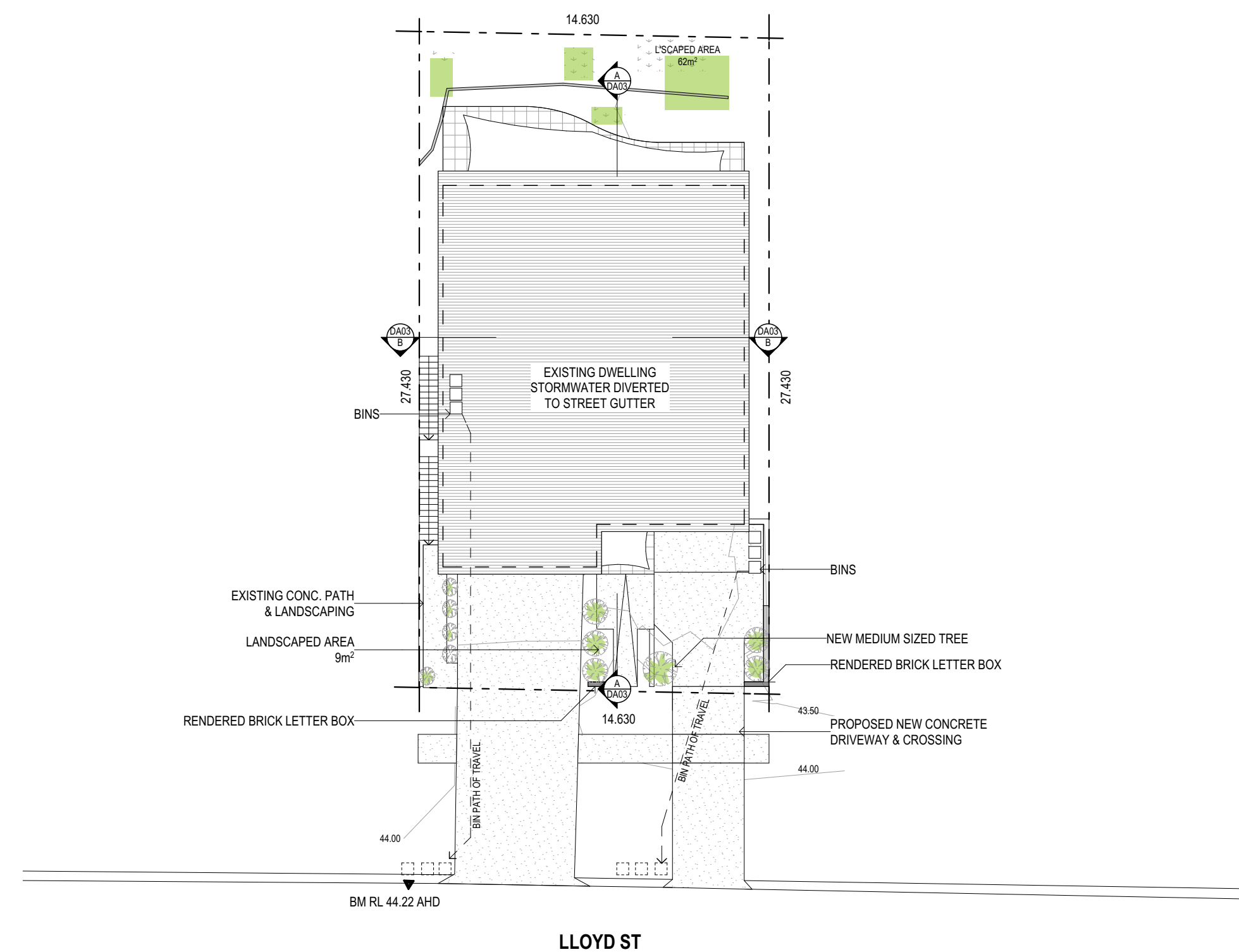
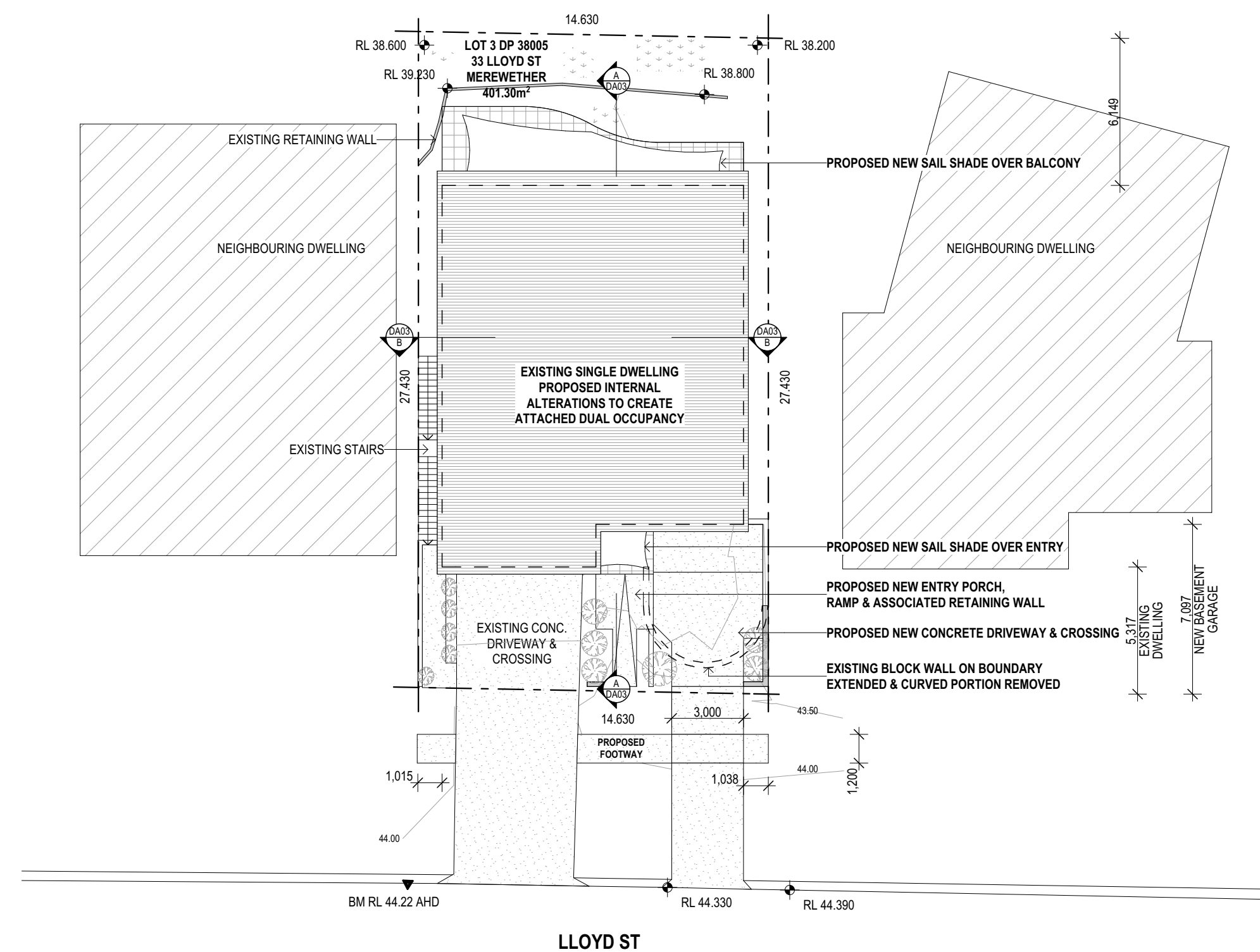
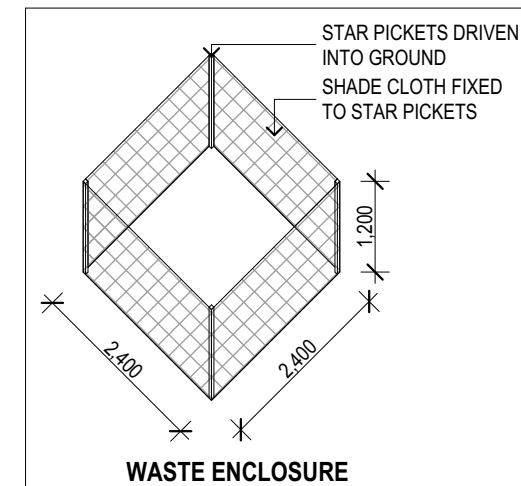
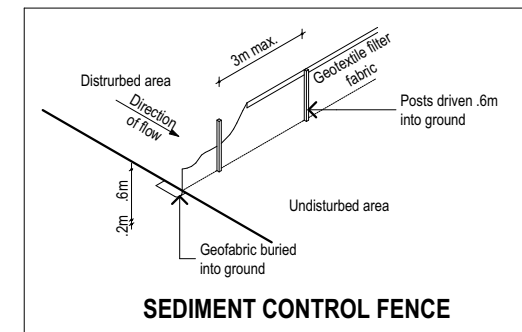
DISTRIBUTED UNDER SEPARATE COVER

PROPOSED ALTERATIONS & ADDITIONS TO CREATE A NEW DUAL OCCUPANCY LOT 3 DP 38005 33 LLOYD ST MEREWETHER

Layout Index			
Layout No.	Layout Name	Rev	Date
DA01	Site Plans	B	15/09/20
DA02	Floor Plans	B	15/09/20
DA03	Sections & Elevations	B	15/09/20
DA04	Strata Plans	B	15/09/20



SITE CALCULATIONS	
FLOOR SPACE RATIO	
DWELLING 1	177.36m ²
DWELLING 2	193.42m ²
GROSS FLOOR AREA	370.78m ²
SITE AREA	401.30m ²
F.S.R	0.92 : 1
LANDSCAPED AREA	
FRONT	9m ²
REAR	62m ²
TOTAL LANDSCAPED AREA	71m ² (17.69%)



Site Plan
1:200

Landscape, Bins & Drying Plan
1:200

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS AS LISTED IN THE LAYOUT INDEX.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWING.

ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES, U.N.D. (UNLESS NOTED OTHERWISE)

SITE TO BE SET OUT BY A REGISTERED SURVEYOR

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND CURRENT BCA

EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON CURBS, ROADS, FOOTPATHS TO BE RESTORED TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY

ALL CONCRETE FOOTINGS, FLOORING SLABS, COLUMN, AWNINGS AND ROOF FRAMING TO ENGINEER'S DETAIL

ALL STORM WATER REQUIREMENTS, EXTERNAL R.L.'S AND DRIVEWAY LEVELS TO HYDRAULIC ENGINEER'S DETAIL

ALL LANDSCAPE AREAS, EXISTING TREES, DRIVEWAYS, DRYING YARD AND FENCING TO LANDSCAPE ARCHITECT'S DETAIL

WHERE HIGH FRONT GUTTERS ARE USED, A 10mm MERG GAP SHOULD BE SUPPLIED BETWEEN ALL GUTTERS AND FACES TO ALLOW FOR CONTINUOUS OVERFLOW IN ACCORDANCE WITH AUSTRALIAN STANDARDS.

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL WORKING AND DIMENSIONS DRAWINGS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED.

NOTES

LEGEND	
AJ	MASONRY ARTICULATION JOINT
APS	ALUMINIUM PRIVACY SLATS
BAL	BUSHFIRE ATTACK LEVEL
CF	'COLORBOND' FENCE 1.8M HIGH
CL	CLOTHESLINE
CP	500 X 500 CONCRETE PAVER
CPT	CARPET
CRS	'COLORBOND' ROOF SHEET
CT	CERAMIC TILE
CWS	'COLORBOND' WALL SHEET
D	CLOTHES WASHER
DEB	DEEP EDGE BEAM
DS	DECORATIVE GRAVEL
DP	90mm ø PAINTED PVC DOWNPIPE
(e)	EXISTING
EF	EXHAUST FAN
FB	FACE BRICKWORK
FC	FIBROUS CEMENT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
GT	GATE
HDG	HEDGE
HWS	HOT WATER SERVICE
MLB	METAL LETTER BOX
(n)	NEW
PB	PLASTERBOARD
P.O.S	PRIVATE OPEN SPACE
RL	REDUCED LEVEL
RT	ROOF TILES
RWT	RAINWATER TANK
SCF	SEDIMENT CONTROL FENCE
SD	SMOKE DETECTOR (HARD WIRED)
SHB	SHRUB
SHR	SHOWER
ST	SOLAR TUBE
STF	STEEL TROWEL FINISH CONCRETE
SVA	STABILISED VEHICULAR ACCESS
T	TURF
TB	LAUNDRY TUB
TPF	TIMBER PICKET FENCE 1.2M HIGH
TPS	TREATED PINE SLEEPER ON COMPACTED GRAVEL
TSF	TIMBER SLAT FENCE
VAN	VANITY
W	CLOTHES WASHER
WB	WEATHERBOARDS
WC	WATER CLOSET

Rev	Amendment	Date
B	CLOTHES LINES AMENDED	15/09/20

CLIENT
Daryl & Dianne McNally

PROJECT
Proposed Alterations & Additions (Dual Occupancy)
Lot 3 DP 38005 33 Lloyd St Merewether NSW 2291

PROJECT NO. 181128
PHASE DA

DRAWING
DA01

SCALE 1:200 @ A1
DATE 15/09/20
DRAWN SAH



- NOTES**
- N2 REMOVE BALUSTRADE, FILL IN FLOOR
 - N3 EXISTING ENTRY PORCH SLAB TO BE REMOVED & REPLACED TO ALLOW ENTRY TO NEW DWELLING
 - N4 CURVED LANDSCAPE WALLS TO BE REMOVED
 - N5 REMOVE BALUSTRADE, EXTEND EXISTING DECK
 - N6 CHANGE WINDOW TO NEW SLIDING DOOR
 - N7 REMOVE EXISTING WALLS
 - N8 RE-MODEL ENSUITE
 - N9 REMOVE LAUNDRY CHUTE
 - N10 NEW OPENINGS FOR WINDOWS
 - N11 NEW OPENING FOR ENTRY DOOR
 - N12 NEW OPENING FOR GARAGE DOOR
 - N13 CONC. STAIRS TO REMAIN, CONSTRUCT NEW FIRE RATED WALLS
 - N14 REMOVE EXISTING KITCHENETTE
 - N15 REMOVE EXISTING LAUNDRY
 - N16 REMOVE EXISTING DOOR
 - N18 REMOVE EXISTING BATHROOM

Dwelling 1 Room Schedule

Room No.	Room Name	Area
1	Balcony	32.00
2	Kitchen/Living/Dining	72.52
3	Store	4.94
4	Laundry	1.09
5	Powder	2.68
6	Foyer	18.77
7	Walk In Robe	4.94
8	Ensuite	7.34
10	Garage	35.76
11	Bed 1	16.91
12	Porch	4.26
13	Stair/Study	9.42
14	Bed 2	7.18
15	Bed 2	1.72
16	Hall	4.99
17	Bath	5.28
18	Bed 3	10.08
19	Robe 3	1.04
	Total	240.92 m²

Dwelling 2 Room Schedule

Room No.	Room Name	Area
20	Deck	32.13
21	Kitchen/Living/Dining	47.27
22	Bed 1	15.28
23	Powder	1.40
24	Ensuite	4.02
25	Walk In Robe	5.14
26	Foyer	17.48
27	Garage	34.00
28	Bed 2	11.56
29	Robe 2	4.98
30	Lounge	27.33
31	Bed 3	14.55
32	Linen	1.01
33	Laundry	2.48
34	Hall	4.98
35	Star	6.54
36	Walk In Robe	7.24
37	Bath	11.70
38	Basement Store	6.00
	Total	255.09 m²

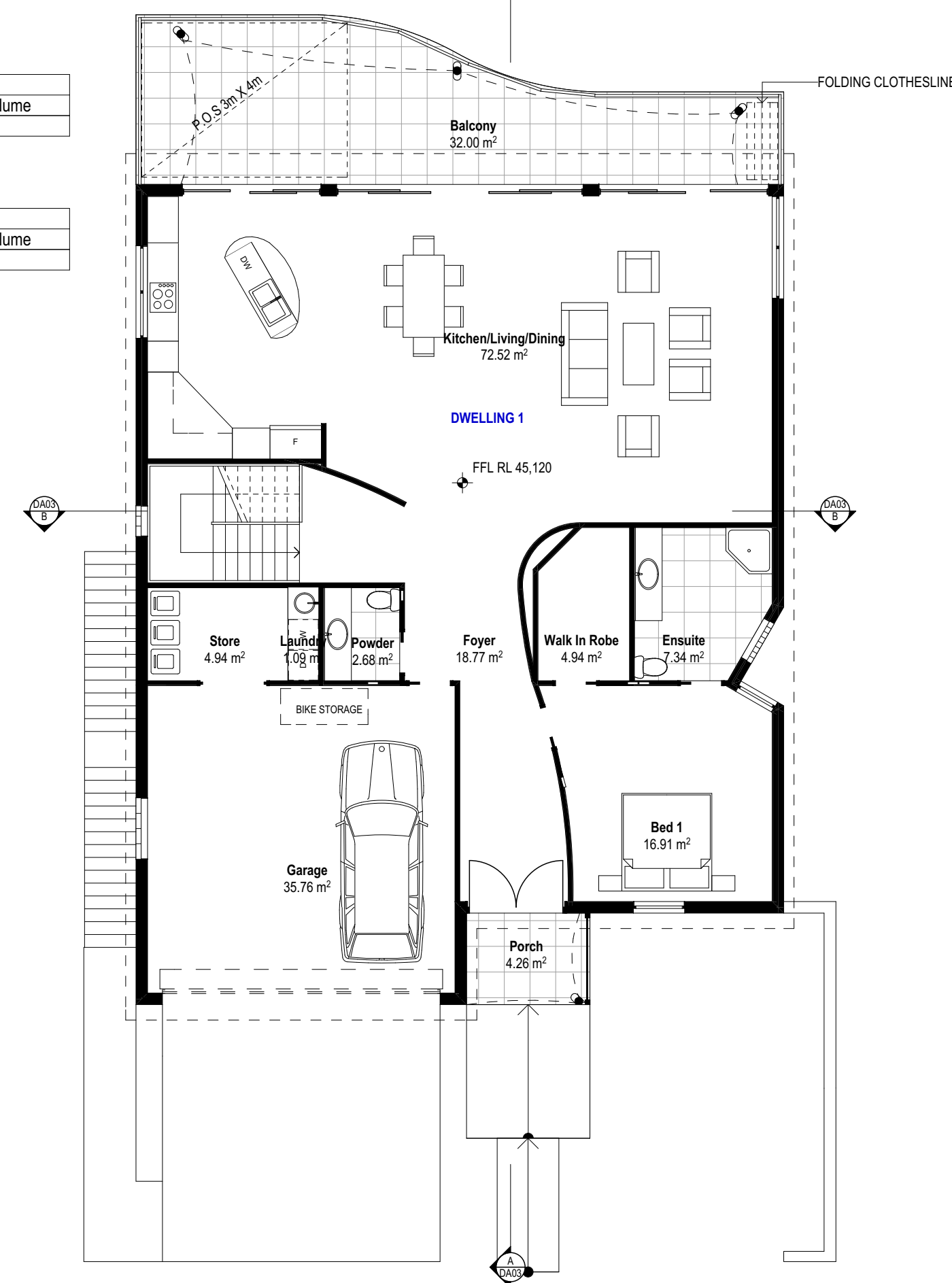
Dwelling 1 Storage

Room No.	Room Name	Area	Net Volume
3	Store	4.94	11.86

Dwelling 2 Storage

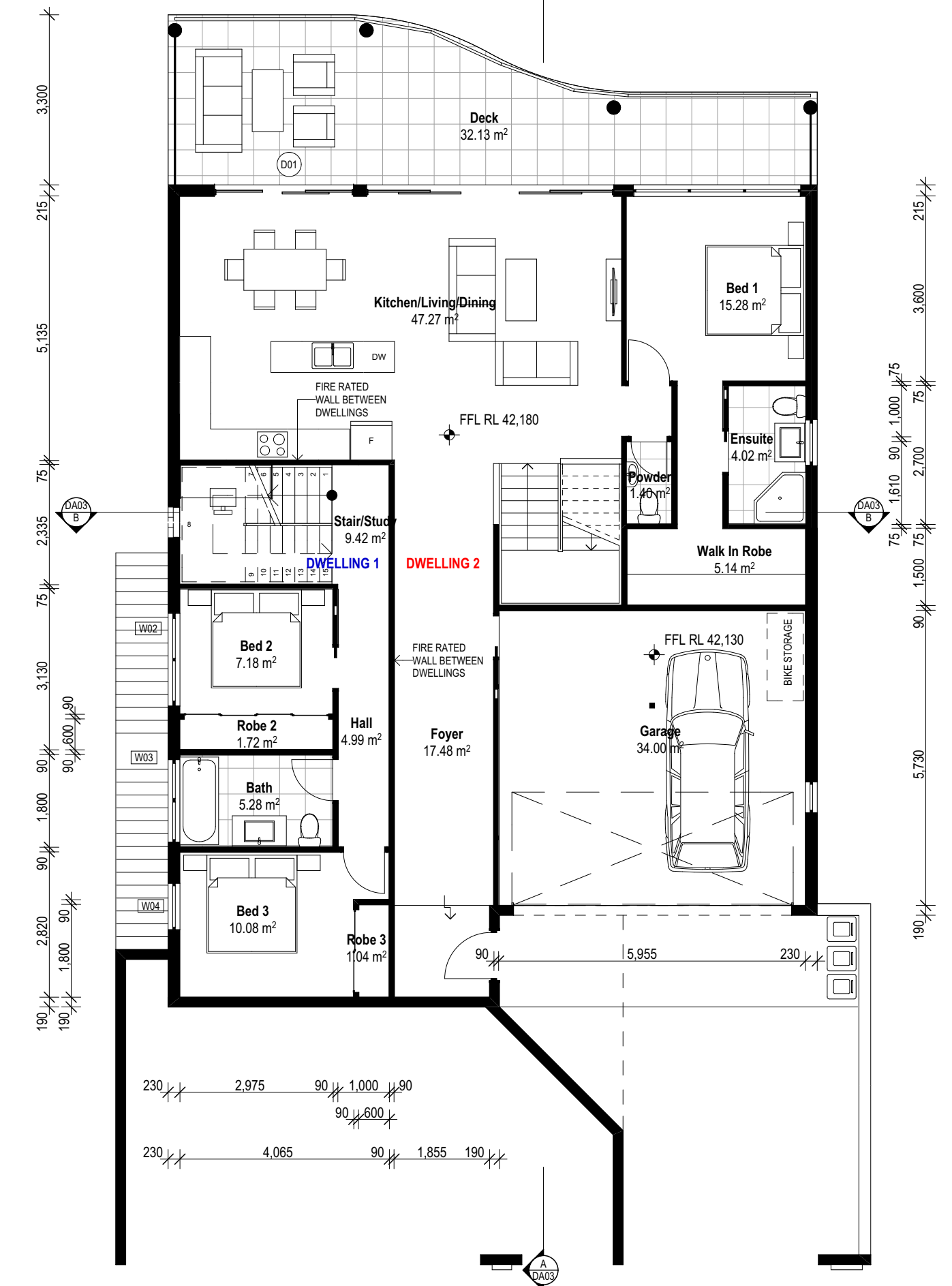
Room No.	Room Name	Area	Net Volume
38	Basement Store	6.00	14.70

Upper Floor Existing/Demolition Plan
1:100



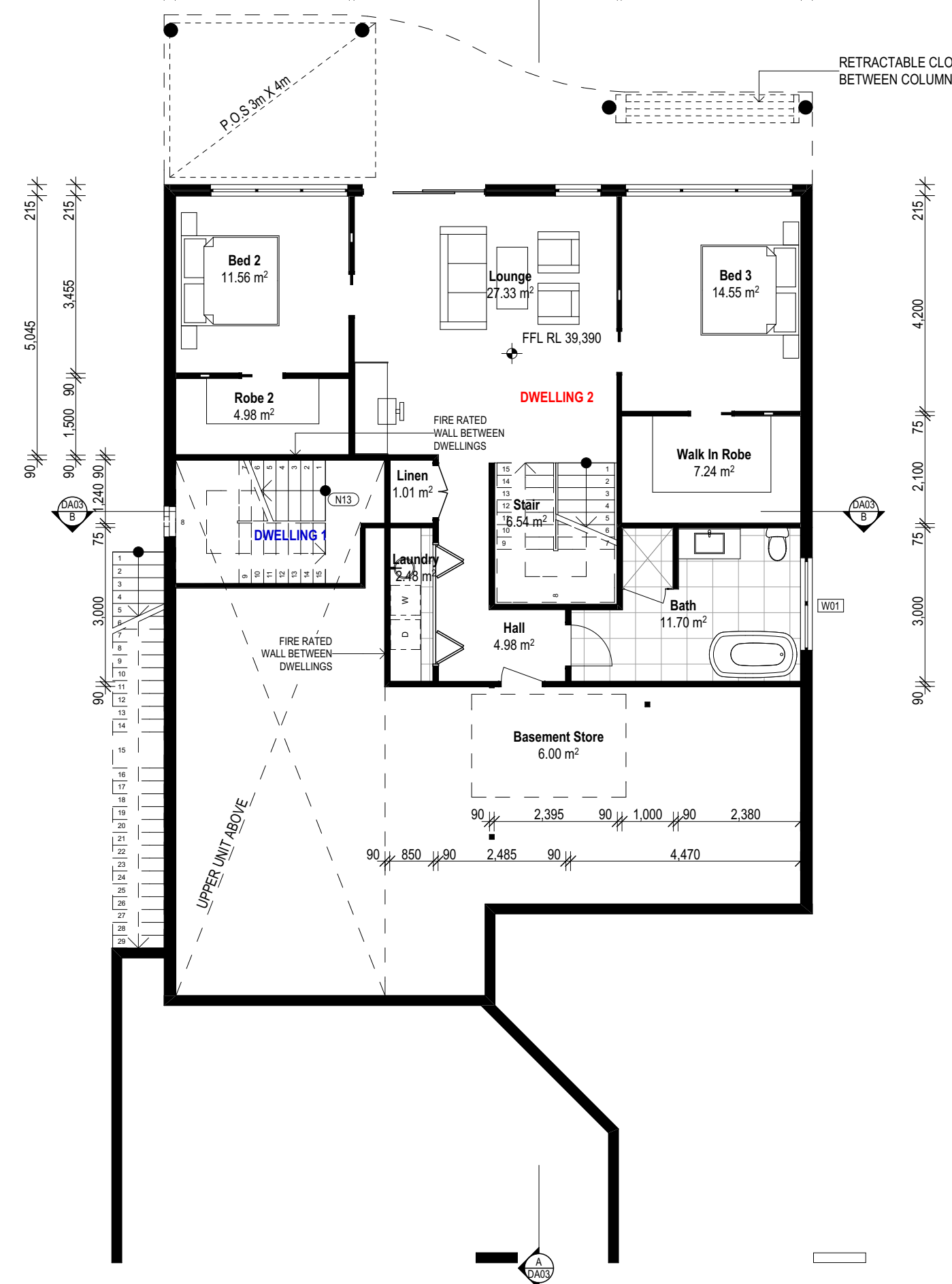
Upper Floor Proposed Plan
1:100

Middle Floor Existing/Demolition Plan
1:100



Middle Floor Proposed Plan
1:100

Lower Floor Existing/Demolition Plan
1:100



Lower Floor Proposed Plan
1:100



GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS AS LISTED IN THE LAYOUT INDEX.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWING.

ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES, U.N.D. (UNLESS NOTED OTHERWISE)

SITE TO BE SET OUT BY A REGISTERED SURVEYOR

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND CURRENT BCA

EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS. ON CROWN'S ROADS, FOOTPATHS SHALL BE RESTORED TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY

ALL CONCRETE FOOTINGS, FLOORING SLABS, COLUMN, AWNINGS AND ROOF FRAMING TO ENGINEER'S DETAIL

ALL STORM WATER REQUIREMENTS, EXTERNAL R.L.'S AND DRIVEWAY LEVELS TO HYDRAULIC ENGINEERS DETAIL

ALL LANDSCAPE AREAS, EXISTING TREES, DRIVEWAYS, DRYING YARD AND FENCING TO LANDSCAPE ARCHITECTS DETAILS

WHERE HIGH FRONT CUTTERS ARE USED, A 10mm WEAR GAP SHOULD BE SUPPLIED BETWEEN ALL CUTTERS FACES TO ALLOW FOR CONTINUOUS OVERFLOW IN ACCORDANCE WITH AUSTRALIAN STANDARDS

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL WORKING AND DIMENSIONS ON THE DRAWINGS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED.

- LEGEND**
- AJ MASONRY ARTICULATION JOINT
 - APS ALUMINIUM PRIVACY SLATS
 - BAL BUSHFIRE ATTACK LEVEL
 - CF 'COLORBOND' FENCE 1.8M HIGH
 - CL CLOTHESLINE
 - CP 500 X 500 CONCRETE PAVER
 - CPT CARPET
 - CRS 'COLORBOND' ROOF SHEET
 - CT CERAMIC TILE
 - CWS 'COLORBOND' WALL SHEET
 - D CLOTHES WASHER
 - DEB DEEP EDGE BEAM
 - DC DECORATIVE GRAVEL
 - DP 90mm ø PAINTED PVC DOWNPIPE
 - (e) EXISTING
 - EF EXHAUST FAN
 - FB FACE BRICKWORK
 - FC FIBROUS CEMENT
 - FCL FINISHED CEILING LEVEL
 - FFL FINISHED FLOOR LEVEL
 - GT GATE
 - HDG HEDGE
 - HWS HOT WATER SERVICE
 - MLB METAL LETTER BOX
 - (n) NEW
 - PB PLASTERBOARD
 - P.O.S PRIVATE OPEN SPACE
 - RL REDUCED LEVEL
 - RT ROOF TILES
 - RWT RAINWATER TANK
 - SCF SEDIMENT CONTROL FENCE
 - SD SMOKE DETECTOR (HARD WIRED)
 - SHR SHRUB
 - SHR SHOWER
 - ST SOLAR TUBE
 - STF STEEL THROWEL FINISH CONCRETE
 - SVA STABILISED VEHICULAR ACCESS
 - T TURF
 - TB LAUNDRY TUB
 - TPF TIMBER PICKET FENCE 1.2M HIGH
 - TPS TREATED PINE SLEEPER ON COMPACTED GRAVEL
 - TSF TIMBER SLAT FENCE
 - VAN VANITY
 - W CLOTHES WASHER
 - WB WEATHERBOARDS
 - WC WATER CLOSET

NOTES

Rev	Amendment	Date
B	CLOTHES LINES AMENDED	15/09/20

CLIENT
Daryl & Dianne McNally

PROJECT
Proposed Alterations & Additions (Dual Occupancy)
Lot 3 DP 38005 33 Lloyd St Merewether NSW 2291

PROJECT NO. 181128
PHASE DA

DRAWING
DA02

SCALE 1:100, 1:1 @ A1
DATE 15/09/20
DRAWN SAH



GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS AS LISTED IN THE LAYOUT INDEX.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWING.

ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES, U.N.D. (UNLESS NOTED OTHERWISE)

SITE TO BE SET OUT BY A REGISTERED SURVEYOR

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND CURRENT BCA

EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON CONCRETE, BRICKS, FOOTPATHS TO BE RESTORED TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY

ALL CONCRETE FOOTINGS, FLOORING SLABS, COLUMN, AWNINGS AND ROOF FRAMING TO ENGINEER'S DETAIL

ALL STORM WATER REQUIREMENTS, EXTERNAL R/L'S AND DRIVEWAY LEVELS TO HYDRAULIC ENGINEERS DETAIL

ALL LANDSCAPE AREAS, EXISTING TREES, DRIVEWAYS, DRYING YARD AND FENCING TO LANDSCAPE ARCHITECTS DETAILS

WHERE HIGH FRONT GUTTERS ARE USED, A 10mm WEIR GAP SHOULD BE SUPPLIED BETWEEN ALL GUTTERS AND FACES TO ALLOW FOR CONTINUOUS OVERFLOW IN ACCORDANCE WITH AUSTRALIAN STANDARDS.

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL WORKING AND DIMENSIONS DRAWINGS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED.

NOTES

LEGEND

- AJ MASONRY ARTICULATION JOINT
- APS ALUMINIUM PRIVACY SLATS
- BAL BUSH/FIRE ATTACK LEVEL
- CLF COLOURBOND FENCE 1.8M HIGH
- CL CLOTHESLINE
- CP 500 X 500 CONCRETE PAVER
- CPT CARPET
- CRS 'COLORBOND' ROOF SHEET
- CT CERAMIC TILE
- CWS 'COLORBOND' WALL SHEET
- D CLOTHES WASHER
- DEB DEEP EDGE BEAM
- DG DECORATIVE GRAVEL
- DP 90mm Ø PAINTED PVC DOWNPIPE
- (e) EXISTING
- EF EXHAUST FAN
- FB FACE BRICKWORK
- FC FIBROUS CEMENT
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- GT GATE
- HDG HEDGE
- HWS HOT WATER SERVICE
- MLB METAL LETTER BOX
- (n) NEW
- PB PLASTERBOARD
- P.O.S PRIVATE OPEN SPACE
- RL REDUCED LEVEL
- RT ROOF TILES
- RWT RAINWATER TANK
- SCF SEDIMENT CONTROL FENCE
- SD SMOKE DETECTOR (HARD WIRED)
- SHB SHRUB
- SHR SHOWER
- ST SOLAR TUBE
- STP STEEL TROWEL FINISH CONCRETE
- SVA STABILISED VEHICULAR ACCESS
- T TURF
- TB LAUNDRY TUB
- TPF TIMBER PICKET FENCE 1.2M HIGH
- TPS TREATED PINE SLEEPER ON COMPACTED GRAVEL
- TSF TIMBER SLAT FENCE
- VAN VANITY
- W CLOTHES WASHER
- WB WEATHERBOARDS
- WC WATER CLOSET

Rev	Amendment	Date
B	CLOTHES LINES AMENDED	15/09/20

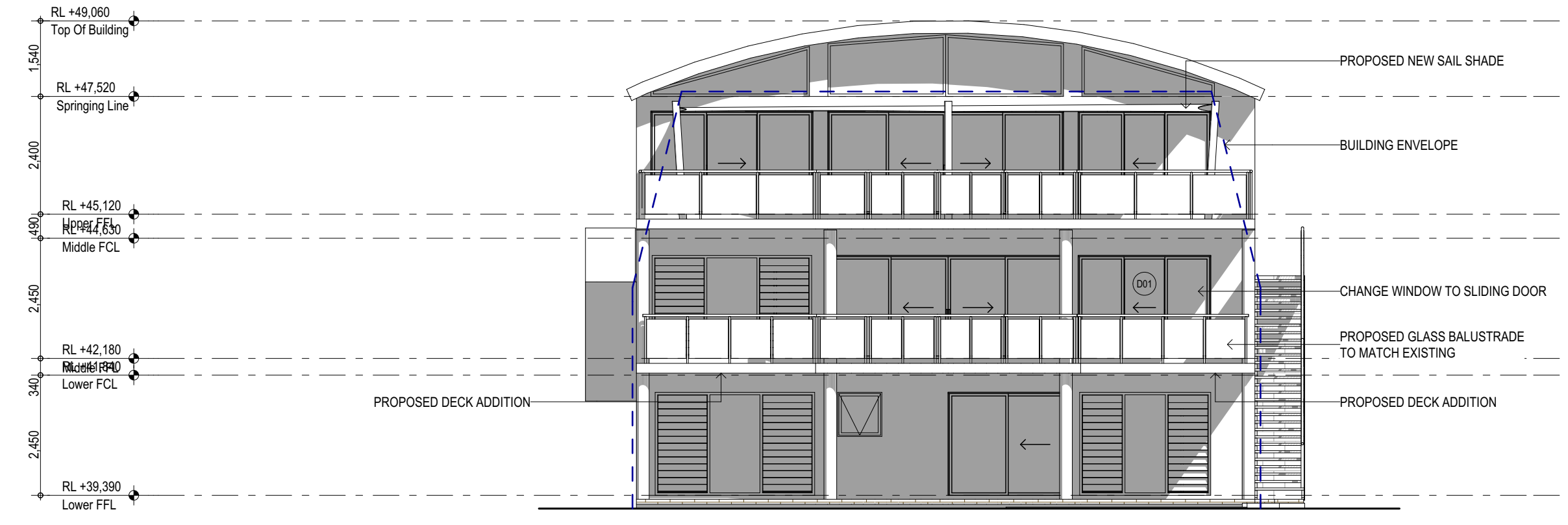
CLIENT
Daryl & Dianne McNally

PROJECT
Proposed Alterations & Additions (Dual Occupancy)
Lot 3 DP 38005 33 Loyd St Merewether NSW 2291

PROJECT NO. 181128 **PHASE** DA

DRAWING
DA03

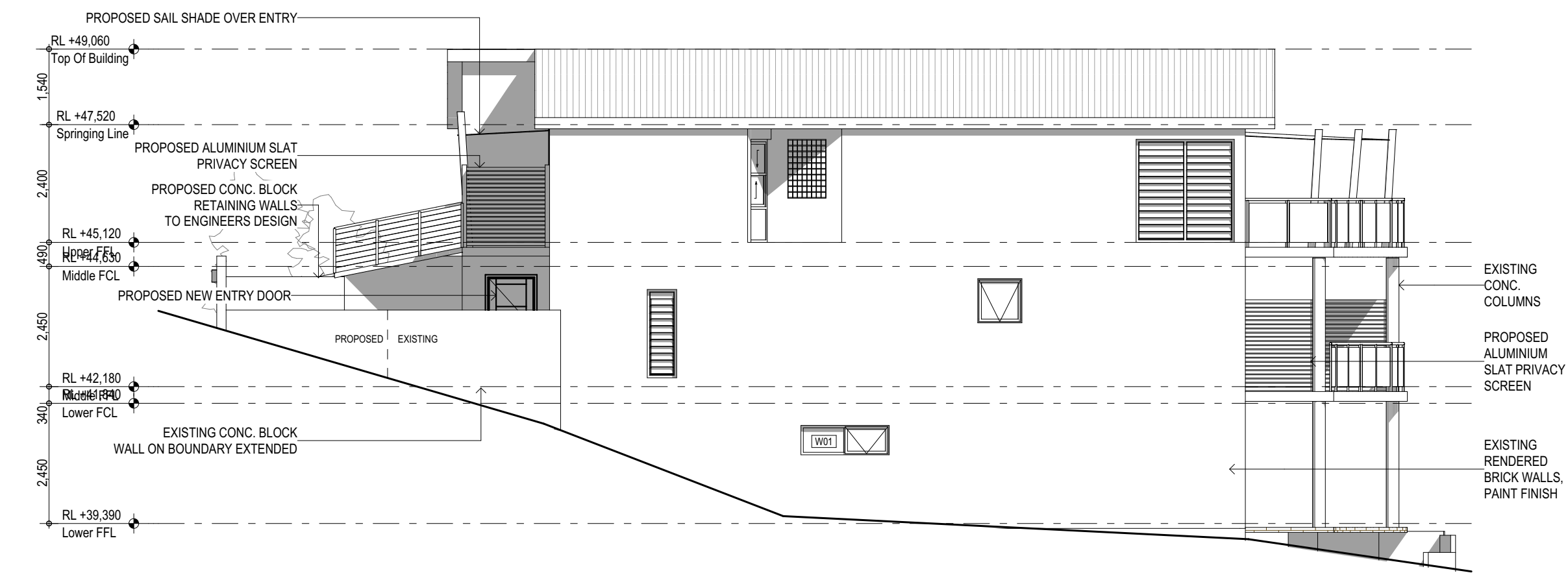
SCALE 1:100 @ A1 **DATE** 15/09/20 **DRAWN** SAH



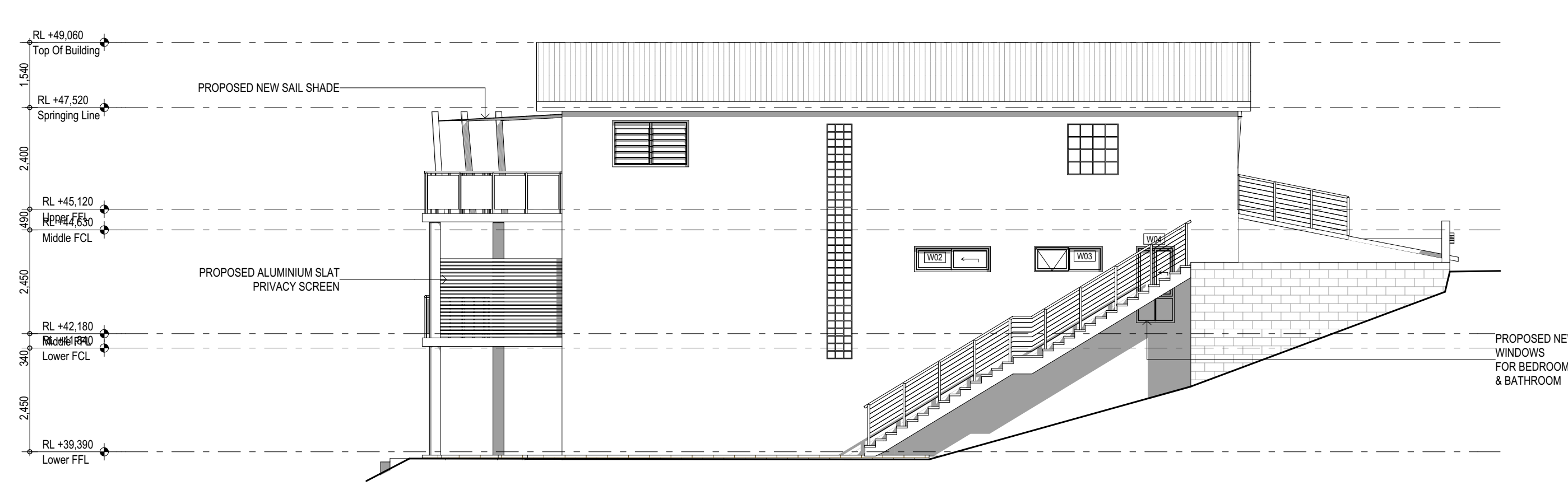
North
1:100



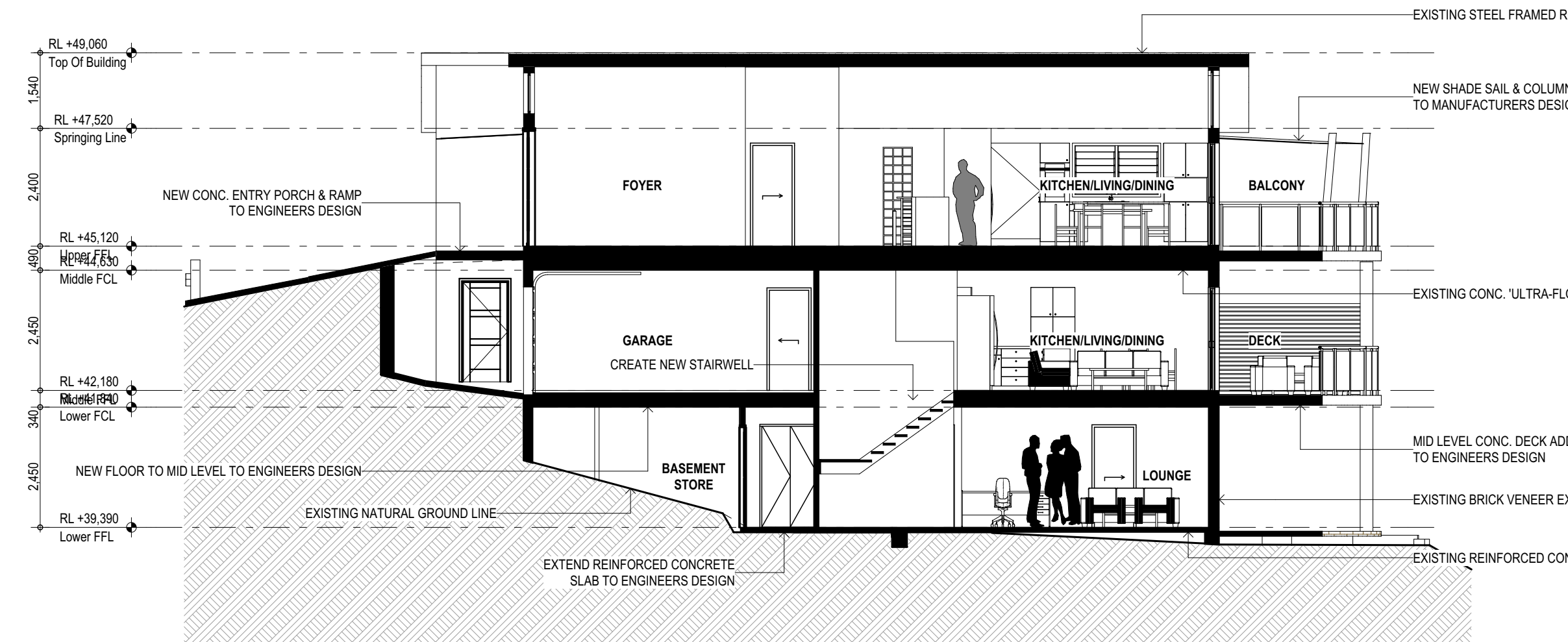
South
1:100



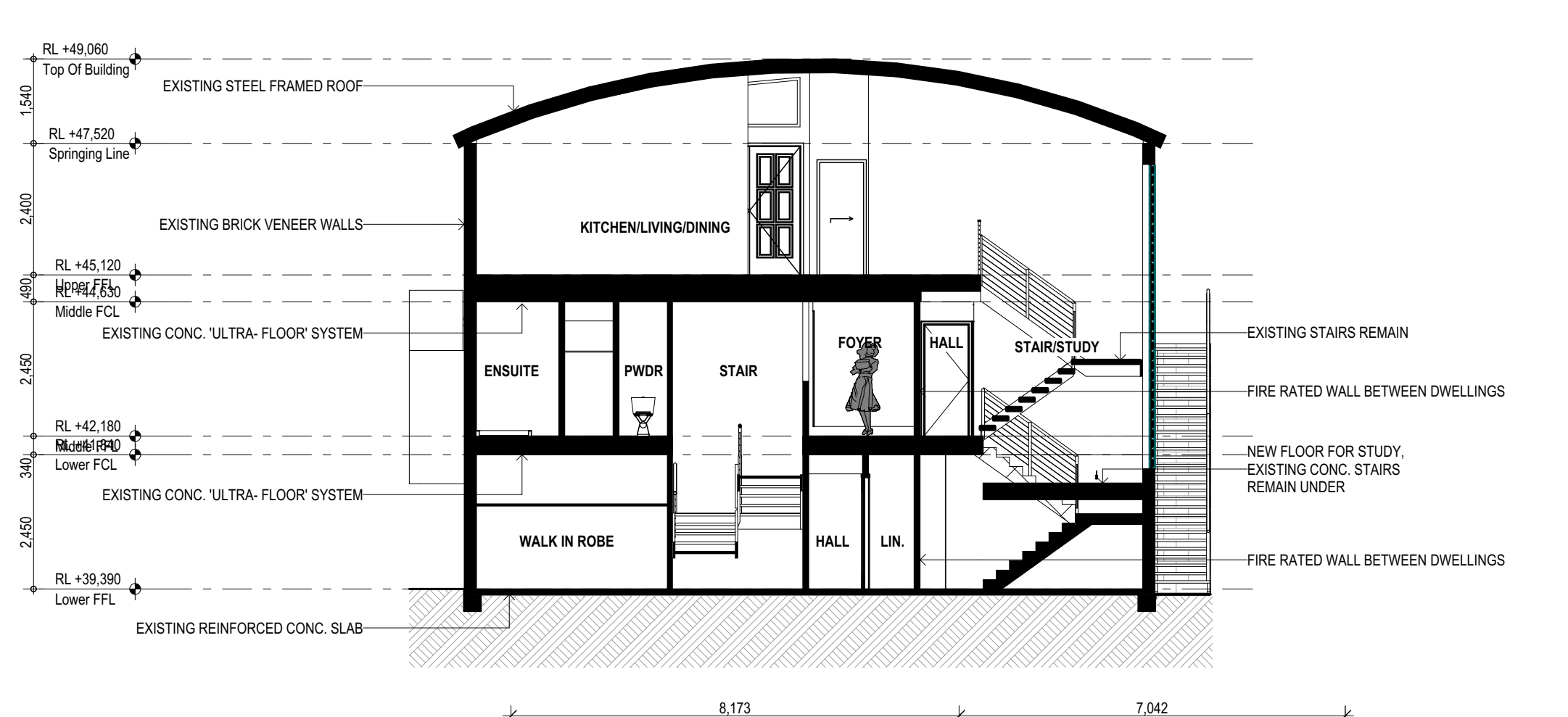
East
1:100



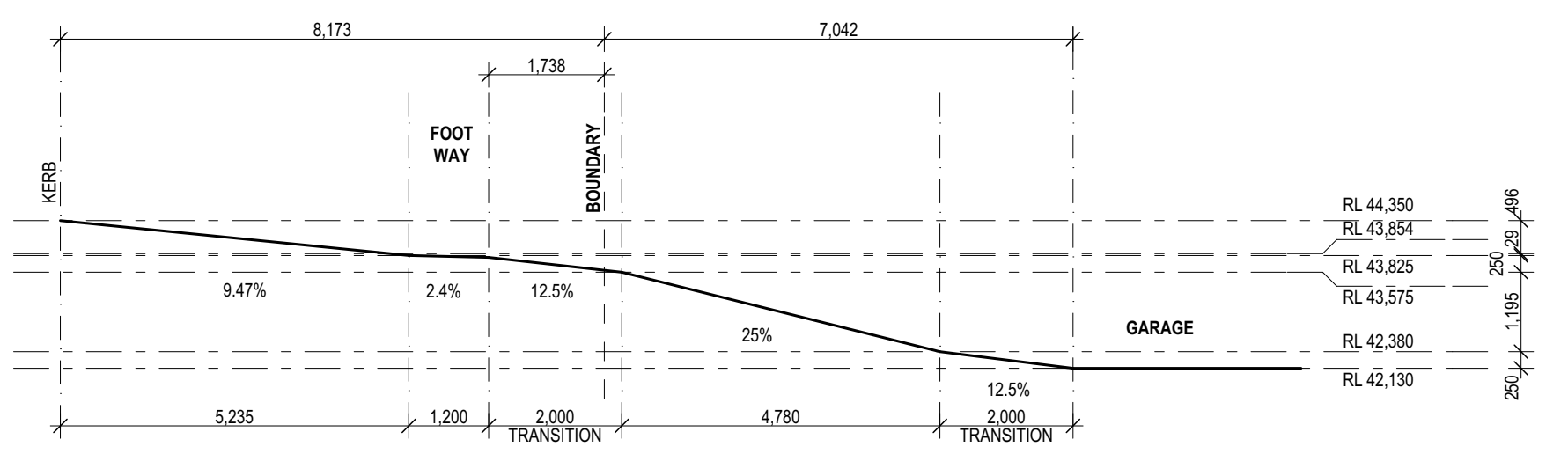
West
1:100



Section A
1:100



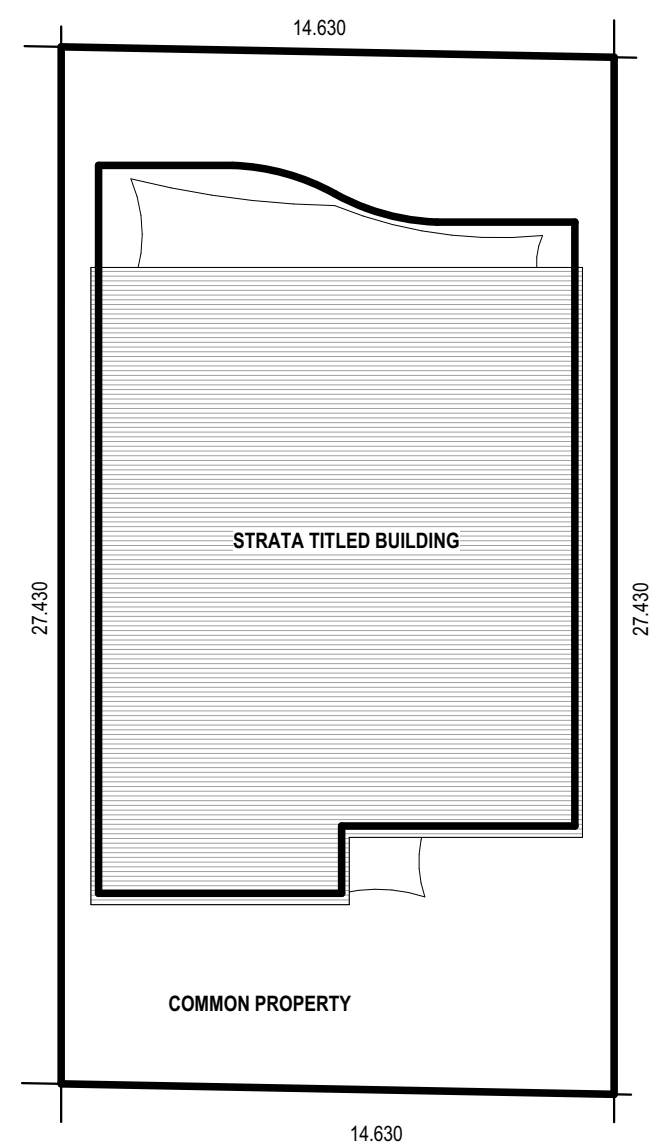
Section B
1:100



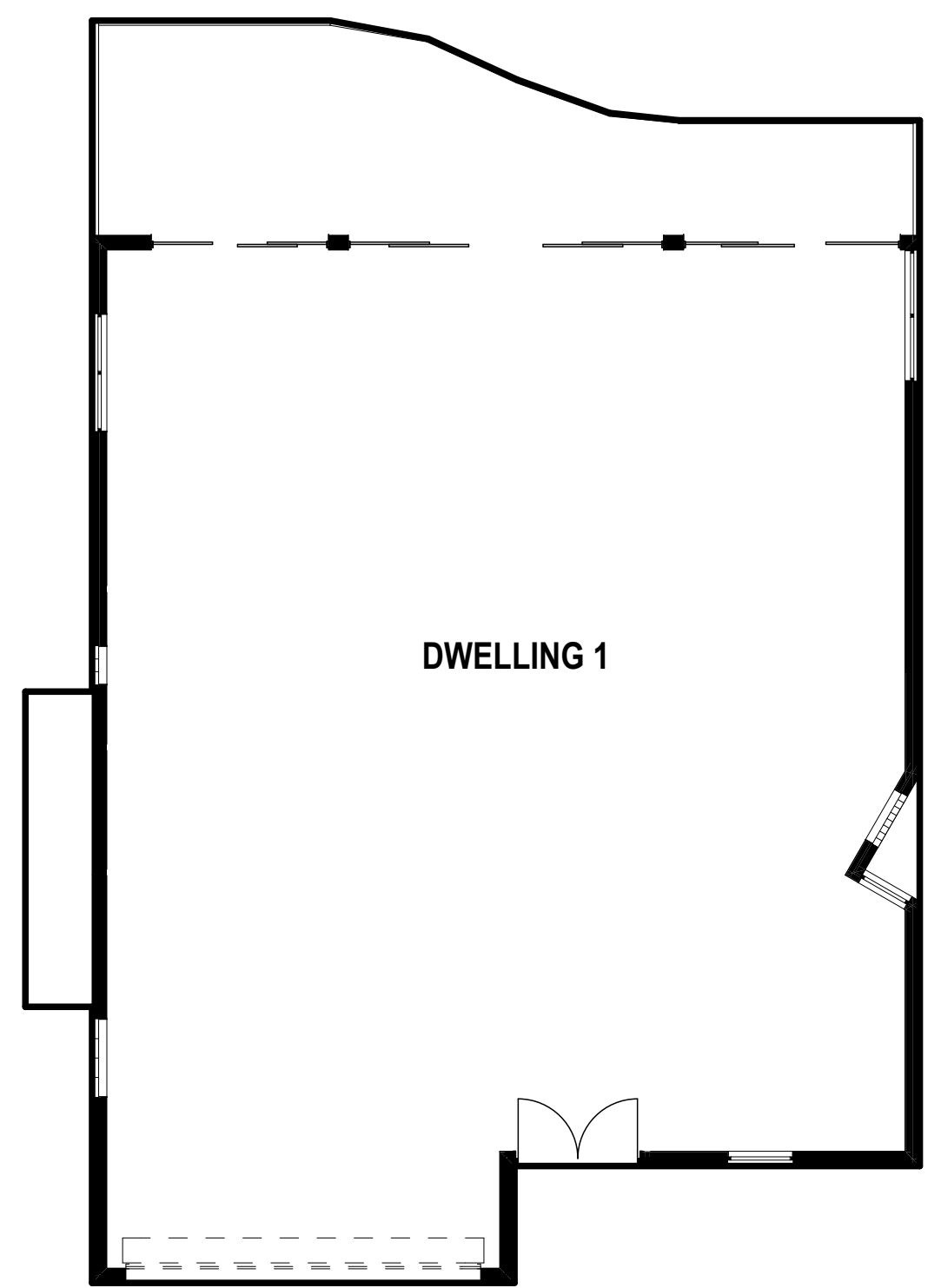
Driveway Profile
1:100

Window List						
ID	Type	Nominal W x H Size	Glazed Area	Frame & Glazing	U-Value	SHGC
W01	AWNING	1,800x600	1.08	STANDARD ALUMINIUM, SINGLE CLEAR (OBSCURE)	7.63	0.75
W02	SLIDING	1,800x600	1.08	STANDARD ALUMINIUM, SINGLE CLEAR	7.63	0.75
W03	AWNING	1,600x600	0.96	STANDARD ALUMINIUM, SINGLE CLEAR (OBSCURE)	7.63	0.75
W04	SLIDING	900x1,800	1.62	STANDARD ALUMINIUM, SINGLE CLEAR	7.63	0.75

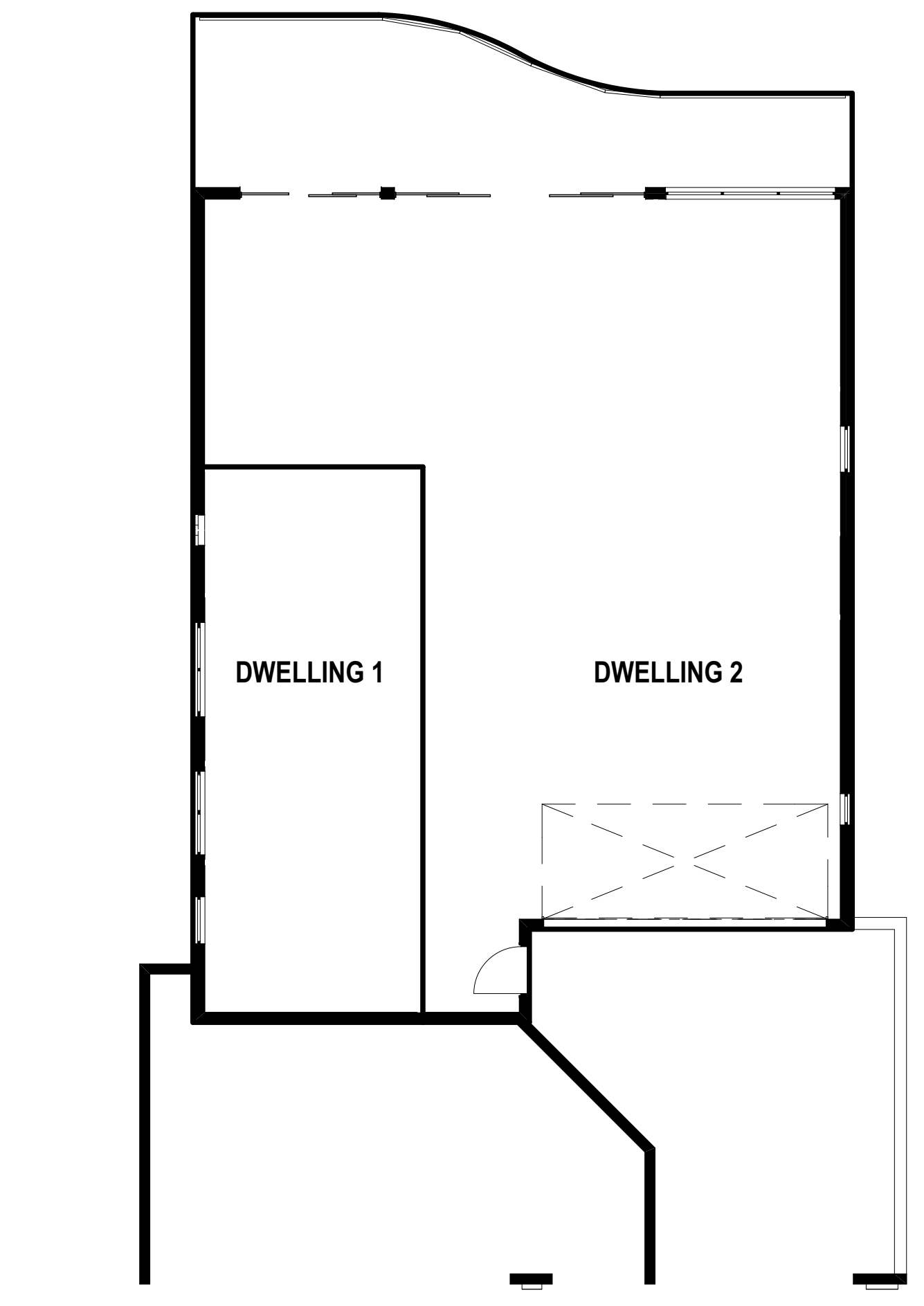
External Door List					
ID	Type	Leaf Dimensions	Glazed Area	Frame & Glazing	U-Value SHGC
D01	SLIDING	2,700x2,100	5.67	STANDARD ALUMINIUM, SINGLE CLEAR	7.63 0.75



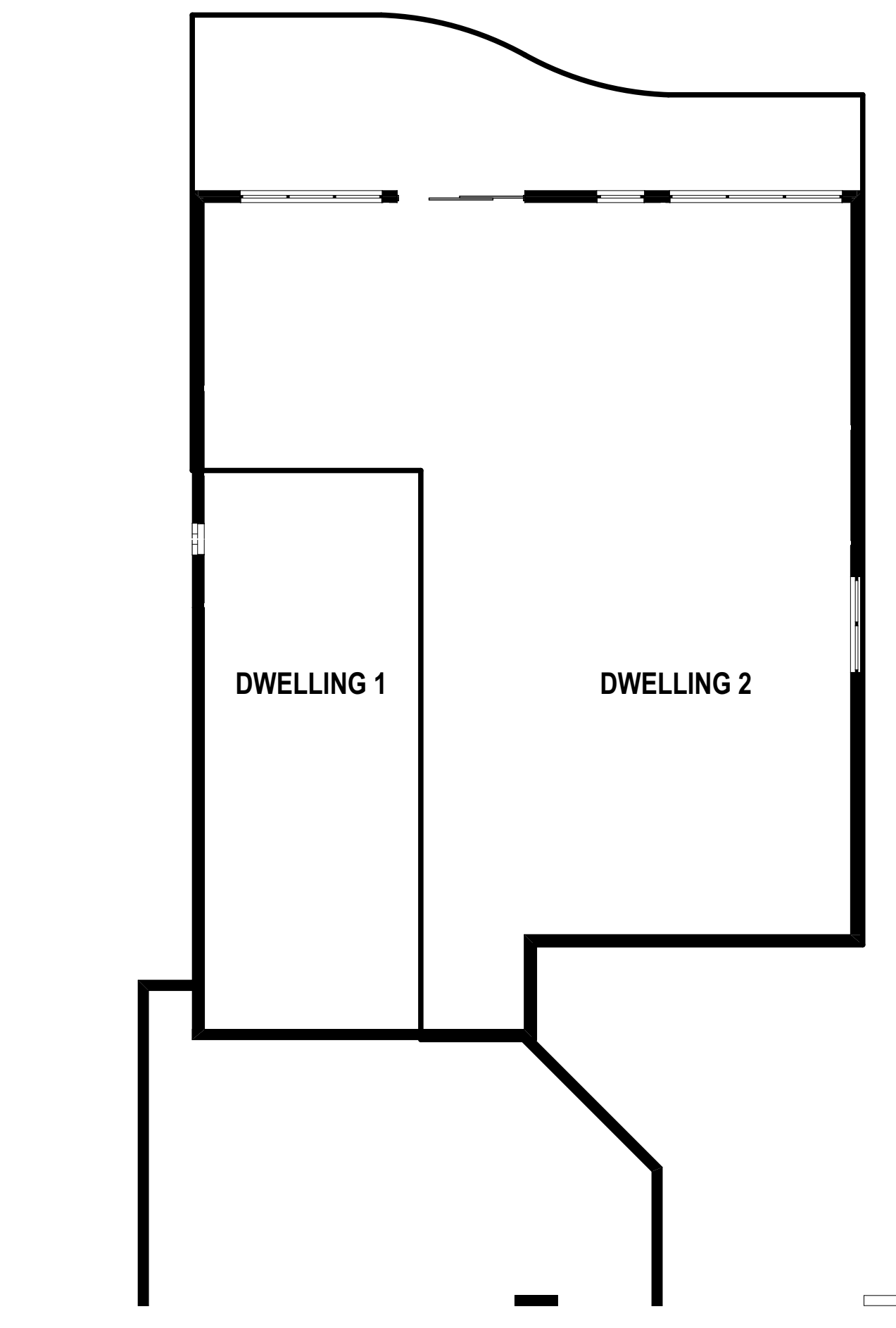
Site Strata Plan
1:200



Upper Floor Strata Plan
1:100



Middle Floor Strata Plan
1:100



Lower Floor Strata Plan
1:100

BASIX COMMITMENTS 33 LLOYD ST MEREWETHER DWELLING 1			
FIXTURES & SYSTEMS			
Hot Water			
N/A			
Lighting			
Minimum 40% of new or altered fittings to be Fluorescent or LED			
Fixtures			
Shower Head	3 Star (<= 9 L/min)		
Toilet	3 Star (4lt per average flush)		
Kitchen Tap	3 Star (9lt per minute)		
Basin Tap	3 Star (9lt per minute)		
CONSTRUCTION			
Floor	Construction: Suspended floor with enclosed subfloor, framed	In slab heating: N/A	Additional Insulation: R0.6
Walls	Construction: Brick Veneer		Additional Insulation: R1.5
GLAZING REQUIREMENTS			
Windows & Glazed Doors	Frame & Glazing		U-Value - SHGC
All New Windows & Glazed Doors	Refer to schedules		Refer to schedules

BASIX COMMITMENTS 33 LLOYD ST MEREWETHER DWELLING 2			
FIXTURES & SYSTEMS			
Hot Water			
N/A			
Lighting			
Minimum 40% of new or altered fittings to be Fluorescent or LED			
Fixtures			
Shower Head	3 Star (<= 9 L/min)		
Toilet	3 Star (4lt per average flush)		
Kitchen Tap	3 Star (9lt per minute)		
Basin Tap	3 Star (9lt per minute)		
CONSTRUCTION			
Floor	Construction: Concrete slab on ground	In slab heating: N/A	Additional Insulation: Nil
	Construction: Suspended floor with enclosed subfloor, farmed		Additional Insulation: R0.6
Walls	Construction: Brick Veneer		Additional Insulation: R1.5
	Construction: Internal wall with shared garage, plasterboard		Additional Insulation: Nil
GLAZING REQUIREMENTS			
Windows & Glazed Doors	Frame & Glazing		U-Value - SHGC
All New Windows & Glazed Doors	Refer to schedules		Refer to schedules



GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS AS LISTED IN THE LAYOUT INDEX.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWING.

ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES, U.N.D. (UNLESS NOTED OTHERWISE)

SITE TO BE SET OUT BY A REGISTERED SURVEYOR

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND CURRENT BCA

EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON OWNER'S RISK. FOOTPATHS TO BE RESTORED TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY

ALL CONCRETE FOOTINGS, FLOORING SLABS, COLUMN, AWNINGS AND ROOF FRAMING TO ENGINEER'S DETAIL

ALL STORM WATER REQUIREMENTS, EXTERNAL R/L'S AND DRIVEWAY LEVELS TO HYDRAULIC ENGINEERS DETAIL

ALL LANDSCAPE AREAS, EXISTING TREES, DRIVEWAYS, DRYING YARD AND FENCING TO LANDSCAPE ARCHITECTS DETAILS

WHERE HIGH FRONT GUTTERS ARE USED, A 10mm WEIR GAP SHOULD BE SUPPLIED BETWEEN ALL GUTTERS AND FACES TO ALLOW FOR CONTINUOUS OVERFLOW IN ACCORDANCE WITH AUSTRALIAN STANDARDS.

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL CIRCUIT AND DIMENSIONS DRAWINGS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED.

NOTES

LEGEND

AJ	MASONRY ARTICULATION JOINT
APS	ALUMINIUM PRIVACY SLATS
BAL	BUSHFIRE ATTACK LEVEL
CB	'COLORBOND' FENCE 1.8M HIGH
CL	CLOTHESLINE
CP	500 X 500 CONCRETE PAVER
CPT	CARPET
CRS	'COLORBOND' ROOF SHEET
CT	CERAMIC TILE
CWS	'COLORBOND' WALL SHEET
D	CLOTHES WASHER
DEB	DEEP EDGE BEAM
DS	DECORATIVE GRAVEL
DP	50mm ø PAINTED PVC DOWNPIPE
(e)	EXISTING
EF	EXHAUST FAN
FB	FACE BRICKWORK
FC	FIBROUS CEMENT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
GT	GATE
HDG	HEDGE
HWS	HOT WATER SERVICE
MLB	METAL LETTER BOX
(n)	NEW
PB	PLASTERBOARD
P.O.S	PRIVATE OPEN SPACE
RL	REDUCED LEVEL
RT	ROOF TILES
RWT	RAINWATER TANK
SCF	SEDIMENT CONTROL FENCE
SD	SMOKE DETECTOR (HARD WIRED)
SHB	SHRUB
SHR	SHOWER
ST	SOLAR TUBE
STP	STEEL TROWEL FINISH CONCRETE
SWA	STABILISED VEHICULAR ACCESS
T	TURF
TB	LAUNDRY TUB
TPF	TIMBER PICKET FENCE 1.2M HIGH
TPS	TREATED PINE SLEEPER ON COMPACTED GRAVEL
TSF	TIMBER SLAT FENCE
VAN	VANITY
W	CLOTHES WASHER
WB	WEATHERBOARDS
WC	WATER CLOSET

CLIENT
Daryl & Dianne McNally

PROJECT
Proposed Alterations & Additions (Dual Occupancy)
Lot 3 DP 38005 33 Lloyd St Merewether NSW 2291

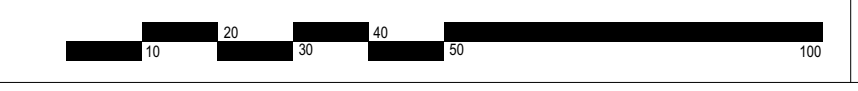
PROJECT NO. 181128
PHASE DA

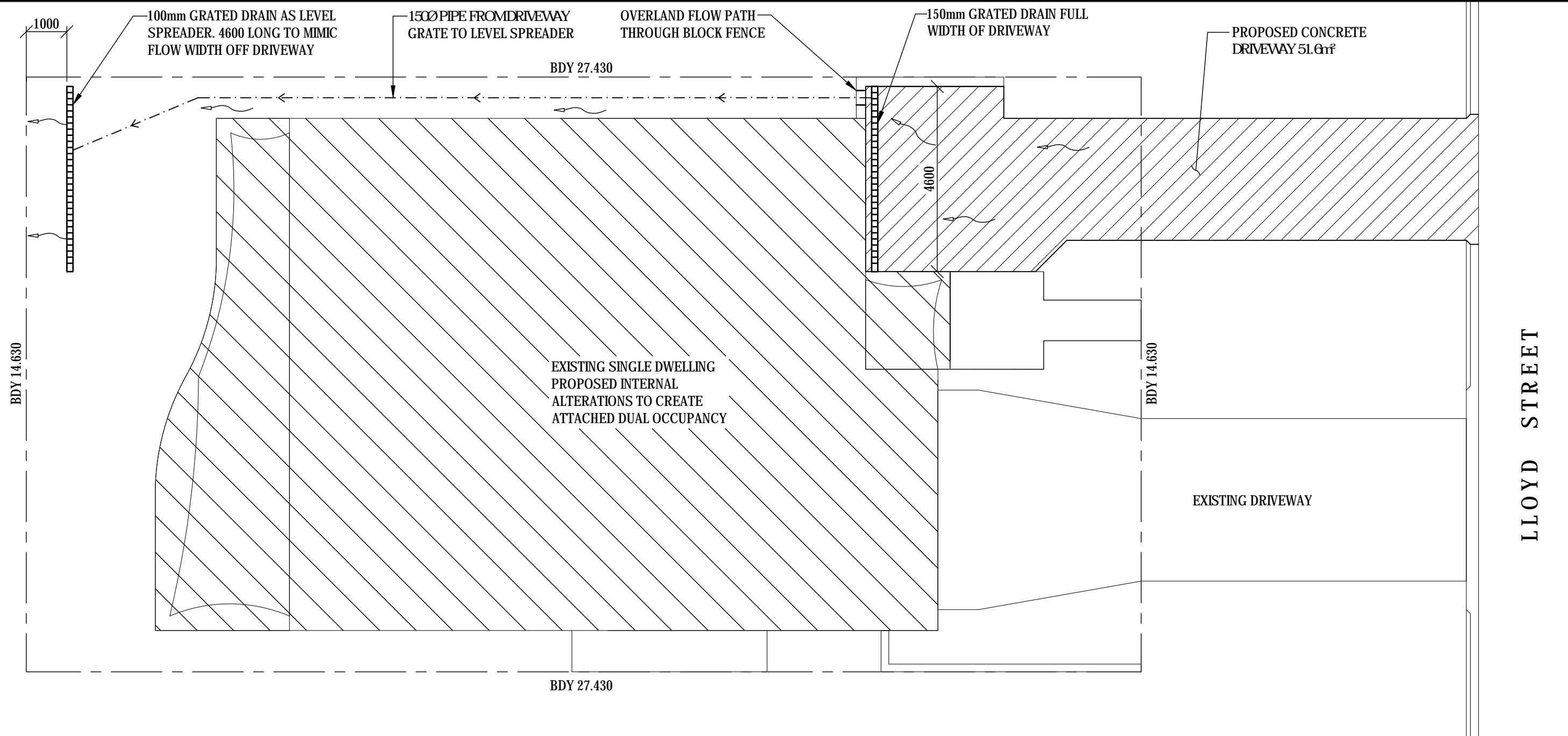
DRAWING
DA04

SCALE 1:100, 1:200 @ A1
DATE 15/09/20
DRAWN SAH



THOUGHTFUL DESIGN - PRECISE DOCUMENTATION
529 Giebbe Road ADAMSTOWN NSW 2289
P: 0414 985 462
E: sean@harrisonbuildingdesign.com.au
www.harrisonbuildingdesign.com.au





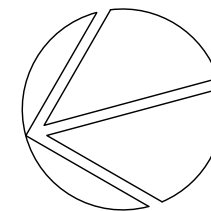
CONCEPT STORMWATER MANAGEMENT PLAN 1:100

STORMWATER

1. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DETAILS.
2. ALL WORKS IN ACCORDANCE WITH AS3500, COUNCIL DEVELOPMENT CONTROL PLANS, HWC REQUIREMENTS AND PROPRIETARY MANUFACTURER'S RECOMMENDATIONS.
3. ALL STORMWATER PIPES TO BE 90ØUPVC STORMWATER GRADE, U.N.O. JOINTED & INSTALLED TO MANUFACTURER'S RECOMMENDATIONS.
4. ALL STORMWATER LINES TO HAVE ALL JOINTS, INC. DP CONNECTIONS, FULLY SOLVENT WELDED (AS LINES ARE 'CHARGED' BETWEEN ROOF GUTTER & STORMWATER TANK)
5. PITS IN TRAFFICABLE AREAS TO BE FITTED WITH MEDIUM DUTY GRATES
6. GUTTERS TO ACHIEVE FALLS TO DOWN PIPES IN ACCORDANCE WITH AS3500.

LEGEND

- FFL PROPOSED FINISHED FLOOR LEVEL
- INDICATES DIRECTION OF SURFACE FLOW



A	M.B	C.S	DA ISSUE	Description	Date

COPYRIGHT

Skelton Consulting Engineers Pty Ltd owns the copyright in this drawing. This drawing must not be used, copied, reproduced or communicated in whole or in part, for any purpose other than that for which it was supplied by Skelton Consulting Engineers Pty Ltd, without prior consent.



PO BOX 12 | CHARLESTOWN | NSW 2290
 T: 0413523799 | E: admin@skeltonconsulting.com.au
 A.C.N. 608 365 760

This drawing is not to be used for construction unless signed below.

Approved by B.E. MIE (Aust), NER

Client McNALLY			
Project PROPOSED ADDITIONS: CONCEPT STORMWATER MANAGEMENT PLAN			
No. 33 LLOYD STREET MEREWETHER			
Job No.	20-258	Drawing No.	SW1 OF 1
		Issue	A
		Size	A3

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 20/10/2020 – DA2019/00824 - 33 LLOYD STREET
MEREWETHER - RESIDENTIAL ACCOMODATION - ALTERATIONS
AND ADDITIONS. CHANGE OF USE TO DUAL OCCUPANCY AND
TWO LOT STRATA SUBDIVISION**

ITEM-38 Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER

Development Applications Committee
Meeting 20 October 2020



City of
Newcastle

DISTRIBUTED UNDER SEPARATE COVER

Application No:	DA2019/00824
Land:	Lot 3 DP 38005
Property Address:	33 Lloyd Street Merewether NSW 2291
Proposed Development:	Residential – Alterations and additions, change of use dual occupancy and two lot strata subdivision

SCHEDULE 1

APPROVED DOCUMENTATION

- The development is to be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent.

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Site Plan Drawing DA01	Revision A Project No 181128	Harrison Building Design and Drafting	16/06/2020
Floor Plans Drawing DA02	Revision A Project No 181128	Harrison Building Design and Drafting	16/06/2020
Elevations and Sections Drawing DA03	Revision A Project No 181128	Harrison Building Design and Drafting	16/06/2020
Strata Subdivision Plan Drawing DA04	Revision A Project No 181128	Harrison Building Design and Drafting	16/06/2020
Concept Stormwater Management Plan Drawing SW1 of 1	Issue A Job No. 20-258	Skelton Consulting Engineers	15/09/2020
Statement of Environmental Effects	Rev A	Piper Planning	14/06/2019

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- The building is to be provided with access for persons with disabilities, to the extent necessary to comply with the Commonwealth's *Disability (Access to Premises - Buildings) Standards 2010*. Details are to be included in documentation for a Construction Certificate application.
- The car parking and vehicular access are to be designed to comply with the relevant provisions of *AS/NZS 2890 Parking facilities*. Details are to be included in documentation for a Construction Certificate application.

4. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of a depth to suit design traffic and be sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers. Details are to be included in documentation for a Construction Certificate application.
5. Kerbing or dwarf walls having a minimum height of 100mm are to be constructed along the edge of all garden or lawn areas adjacent to driveways and parking bays, sufficient to discourage the encroachment of vehicles thereon. Details are to be included in documentation for a Construction Certificate application.
6. All stormwater runoff from the proposed development being managed in accordance with the requirements of Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of AS 3500.3 as applicable, as indicated on the stormwater management concept plan prepared by Skelton Consulting Engineers, job no. 20-258, dated 15/07/2020 and the following amendments:
 - Delete proposed level spreader at the rear;
 - Remove any existing below ground trench and replace with a new dispersion trench at the rear. The dispersion trench is to be sized to accommodate runoff from all existing roof areas and any proposed additional hardstand areas. Runoff from impervious areas, including roof areas and driveway hardstands, are to be connected into the new dispersion trench; and
 - Any existing drains are to be checked for adequacy and cleared of any obstructions.Full details are to be included in documentation for a Construction Certificate application.
7. Erosion and sediment control measures are to be implemented prior to the commencement of works and be maintained during the period of construction in accordance with the details set out on an Erosion and Sediment Control Plan that is to be submitted for approval with the Construction Certificate application. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.
8. A residential vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:
 - a) Constructed in accordance with City of Newcastle's A1300 - Driveway Crossings Standard Design Details.
 - b) The driveway crossing, within the road reserve, is to be a maximum of 3m wide.
 - c) Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m, in the 2.0m by 2.5m splay within the property boundary, each side of the driveway entrance.
 - d) The proposed driveway is to be a minimum of 3.0m clear of the trunk of any tree within the road reserve.
 - e) The proposed driveway is to be a minimum of 750mm clear of the centre of any pole or obstruction within the road reserve and 1.0m clear of any drainage pit.

These works are not approved until consent under Section 138 of the *Roads Act 1993* has been granted by the City of Newcastle.

9. A separate application is to be lodged and consent obtained from the City of Newcastle for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993*. The consent is to be obtained, or other satisfactory arrangements confirmed in writing from the City of Newcastle, before the issue of a Construction Certificate.

10. A total monetary contribution of \$3,900.00 is to be paid to the City of Newcastle, pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*, such contribution to be payable prior to the issue of a Construction Certificate in respect of the proposed development.

Note:

- i) This condition is imposed in accordance with the provisions of the City of Newcastle's *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019*.
- ii) The City of Newcastle's *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019* permits deferred or periodic payment of levies in certain circumstances. A formal modification of this condition will be required to enter into a deferred or periodic payment arrangement.
- iii) The amount of contribution payable under this condition has been calculated on the basis of the current rate as at the date of consent and is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment.

CPI quarterly figures are released by the ABS on a date after the indexation quarter and, as a guide, these approximate dates are as follows:

Indexation quarters	Approximate release date
September	Late October
December	Late January
March	Late April
June	Late July

Any party intending to act on this consent should contact City of Newcastle's Customer Enquiry Centre for determination of the indexed amount of contribution on the date of payment.

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE

11. Toilet facilities are to be available or provided at the work site before works begin and be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet is to:

- a) Be a standard flushing toilet connected to a public sewer, or
 - b) Have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - c) Be a temporary chemical closet approved under the *Local Government Act 1993*.
12. Building demolition is to be planned and carried out in accordance with *Australian Standard 2601:2001 - The Demolition of Structures*.
13. Waste management is to be implemented in accordance with City of Newcastle Waste Management Policy. At a minimum, the following measures are to be implemented

during the construction phase:

- a) A waste container of at least one cubic metre capacity is to be provided, maintained and regularly serviced from the commencement of operations until the completion of the building, for the reception and storage of waste generated by the construction of the building and associated waste;
- b) The waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets;
- c) Provision is to be made to prevent windblown rubbish leaving the site; and
- d) Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

Note: Fines may be issued for pollution/littering offences under the *Protection of the Environment Operations Act 1997*.

14. If construction / demolition work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the need to enclose a public place, a hoarding or fence is to be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
15. A rigid and durable sign is to be erected on any site on which building work, subdivision work or demolition work is being carried out, before the commencement of the work:
 - a) showing the name, address and telephone number of the Principal Certifier for building work and subdivision work, and
 - b) showing the name, address and telephone number of the Principal Contractor for any building work and also including a telephone number on which the Principal Contractor may be contacted at any time for business purposes, and
 - c) stating that unauthorised entry to the work site is prohibited, and
 - d) being erected in a prominent position that can be read easily by anyone in any public road or other public place adjacent to the site.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.

16. All building work is to be carried out in accordance with the provisions of the National Construction Code.
17. All excavations and backfilling are to be executed safely and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.
18. All building materials, plant and equipment is to be placed on the site of the development, to ensure that pedestrian and vehicular access in public places is not restricted and to prevent damage to the road reserve. The storage of building materials on City of Newcastle reserves, including the road reserve, is not permitted.
19. Any alteration to natural surface levels on the site is to be undertaken in such a manner as to ensure that there is no increase in surface water runoff to adjoining properties or that runoff is impounded on adjoining properties, as a result of the development.

20. All roof and surface waters are to be conveyed to a properly constructed dispersion trench measuring 600mm x 600mm x 1m in length for every 25m² of new impervious area. The required dispersion trench is to be constructed in accordance with Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012.
21. Stormwater is to be conveyed to the existing property stormwater drains by way of a sealed pipe system. The existing drains are to be checked for adequacy and cleared of any obstructions.
22. Construction/demolition work that generates noise that is audible at residential premises is to be restricted to the following times:
 - Monday to Friday, 7:00 am to 6:00 pm and
 - Saturday, 8:00 am to 1:00 pm.

No noise from construction/demolition work is to be generated on Sundays or public holidays.

23. City of Newcastle's '*Prevent Pollution*' sign is to be erected and maintained in a conspicuous location on or adjacent to the property boundary, so it is clearly visible to the public, or at other locations on the site as otherwise directed by the City of Newcastle, for the duration of demolition and construction work.

The sign can be obtained by presenting your development application receipt at City of Newcastle's Customer Enquiry Centre, Wallsend Library or the Master Builders Association Newcastle.

24. Erosion and sediment control measures are to be implemented prior to the commencement of works and maintained during the period of demolition and/or construction in accordance with the requirements of *Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1 (the 'Blue Book')* published by Landcom, 2004. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.
25. All necessary measures are to be undertaken to control dust pollution from the site. These measures are to include, but are not limited to:
 - a) Restricting topsoil removal;
 - b) Regularly and lightly watering dust prone areas (note: prevent excess watering as it can cause damage and erosion);
 - c) Alter or cease construction work during periods of high wind; and
 - d) Erect green or black shadecloth mesh or similar products 1.8m high around the perimeter of the site and around every level of the building under construction.
26. The following waste management measures are to be implemented during construction:
 - a) waste container of at least one cubic metre capacity shall be provided, maintained and regularly serviced from the commencement of operations until the completion of the building for the reception and storage of waste generated by the construction of the building and associated waste
 - b) the waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets

- c) appropriate provision is to be made to prevent wind blown rubbish leaving the site and
- d) footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

Note: Fines may be issued for pollution/littering offences under the *Protection of the Environment Operations Act 1997* (NSW)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE, A SUBDIVISION CERTIFICATE OR A STRATA CERTIFICATE

- 27. All commitments listed in the relevant BASIX certificate for the development are to be satisfactorily completed prior to the issue of an Occupation Certificate. Should there be any changes to the specifications of the dwelling that have implications for compliance with the approved certificate, except where restricted or excluded by any other condition of consent, an amended BASIX Certificate can be relied upon as having complied with this condition. A copy of any amended BASIX Certificate is to be provided to the City of Newcastle with Occupation Certificate documentation.
- 28. All works within the road reserve required by this consent are to be completed prior to the issue of a Occupation Certificate.
- 29. The water management measures as indicated on the submitted plans and Statement of Environmental Effects and/or as modified under the terms of this consent are to be implemented and the nominated fixtures and appliances are to be installed and operational prior to issue of an Occupation Certificate.
- 30. The approved dual occupancy development on the site is to be completed to at least lock-up stage prior to the issue of the Subdivision Certificate.

Lock-up stage is taken to mean the stage at which a building's external wall cladding and roof covering is fixed and external doors and windows are fixed (even if those doors and windows are only temporary).
- 31. An application is to be made for a Strata Certificate in accordance with the requirements of the *Strata Schemes Development Act 2015*.
- 32. The premises are to be identified by the provision of house numbers on the building exterior and mailbox such that they are clearly visible from the road frontage.

The minimum numeral height is to be 75mm.

ADVISORY MATTERS

- It is recommended that, prior to commencement of work, the free national community service 'Dial before you Dig' be contacted on 1100 or by fax on 1200 652 077 regarding the location of underground services in order to prevent injury, personal liability and even death. Inquiries should provide the property details and the nearest cross street/road.
- Prior to commencing any building works, the following provisions of Part 6 of the *Environmental Planning and Assessment Act 1979* are to be complied with:
 - a) A Construction Certificate is to be obtained; and
 - b) A Principal Certifier is to be appointed for the building works and the City of

Newcastle is to be notified of the appointment; and

- c) The City of Newcastle is to be given at least two days notice of the date intended for commencement of building works.
- A Construction Certificate application for this project is to include a list of fire safety measures proposed to be installed in the building and/or on the land and include a separate list of any fire safety measures that already exist at the premises. The lists are to describe the extent, capability and basis of design of each of the measures.
 - Development applications are not assessed against the provisions of the National Construction Code. An application to modify the application under the *Environmental Planning and Assessment Act 1979* will be required if design amendments that cause the proposal to be inconsistent with the development consent are necessary to comply with the provisions of the Building Code of Australia.
 - Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to a building, an Occupation Certificate is to be obtained from the Principal Certifier appointed for the proposed development. An application for an Occupation Certificate is to contain the information set out in Clause 149 of the *Environmental Planning and Assessment Regulation 2000*.
 - A copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of NSW Fire Brigades and a further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
 - An annual Fire Safety Statement in the form described in Clause 175 of the *Environmental Planning and Assessment Regulation 2000* is to be submitted to the City of Newcastle and a copy (together with a copy of the current fire safety schedule) is to be given to the Commissioner of New South Wales Fire Brigades. A further copy of the Statement (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
 - It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice (ie 'on-the-spot fine') or prosecution.
 - Failure to comply with the conditions of consent constitutes a breach of the *Environmental Planning and Assessment Act 1979*, which may be subject to a penalty infringement notice (ie 'on-the-spot fine') or prosecution.
 - The proposed development will require the provision of an additional street numbers for the delivery of services and goods. The allocated house numbers are:

Dwelling	Street number	Street name	Street type	Locality
Dwelling 1	33	Lloyd	Street	Merewether
Dwelling 2	33A	Lloyd	Street	Merewether

- The proposed building has been assessed as a Class 2 building, under the provisions of Part A6 of the Building Code of Australia. Therefore, the existing building is to be upgraded so as to meet the Performance Requirements of Sections C, D, E and F of Volume One of the Code, with any Performance Solution being prepared in accordance with Parts A0. Full details are to be included in any application for a construction certificate.

END OF CONDITIONS

SCHEDULE 2

REASONS FOR THE DETERMINATION & CONSIDERATION OF COMMUNITY VIEWS

The determination decision was reached for the following reasons:

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; *Newcastle Local Environmental Plan 2012* (NLEP) and applicable State Environmental Planning Policies.
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Newcastle Development Control Plan 2012 (NDCP).
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development has appropriate management and mitigation of impacts through conditions of consent.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is within the public interest.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

- Confirm and clarify the terms of Council's determination;
- Identify modifications and additional requirements that will result in improved compliance, development and environmental outcomes;
- Prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- Set standards and measures for acceptable environmental performance; and
- Provide for the ongoing management of the development.

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 20/10/2020 – DA2019/00824 - 33 LLOYD STREET
MEREWETHER - RESIDENTIAL ACCOMODATION - ALTERATIONS
AND ADDITIONS. CHANGE OF USE TO DUAL OCCUPANCY AND
TWO LOT STRATA SUBDIVISION**

ITEM-38 **Attachment C:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

Development Applications Committee
Meeting 20 October 2020



City of
Newcastle

DISTRIBUTED UNDER SEPARATE COVER

PROCESSING CHRONOLOGY

DA2019/00824 - 33 Lloyd Street, Merewether

- | | |
|----------------|--|
| 01 August 2019 | - Development application lodged with CN |
| 07 August 2019 | - Public Exhibition (14 days) |
| 20 May 2020 | - CN request for additional information |
| 30 June 2020 | - Additional information received |

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 20/10/2020 – DA2019/00824 - 33 LLOYD STREET
MEREWETHER - RESIDENTIAL ACCOMODATION - ALTERATIONS
AND ADDITIONS. CHANGE OF USE TO DUAL OCCUPANCY AND
TWO LOT STRATA SUBDIVISION**

ITEM-38 **Attachments D:** General Terms of Approval - Subsidence
Advisory NSW

DISTRIBUTED UNDER SEPARATE COVER

Development Applications Committee
Meeting 20 October 2020



City of
Newcastle

DISTRIBUTED UNDER SEPARATE COVER



Our Ref: TSUB19-00675

Dear Adam

RE: TSUB19-00675
CREATING STRATA LOTS 1 TO 2
AT: 33 LLOYD STREET MEREWETHER
LOT/DP: DP/3//38005

Subsidence Advisory NSW (SA NSW) has granted its approval for this subdivision, subject to:

- (a) the number, size and boundaries of lots being substantially as shown on the approved stamped plan, and
- (b) notification being made to Subsidence Advisory NSW of any changes to lot numbering and of the registered DP number.

An application for approval must be lodged for any improvements on the property in accordance with section 22 of the *Coal Mine Subsidence Compensation Act 2017*.

Approval can be obtained through your local Principal Certifying Authority for the erection of improvements on these lots.

Residential construction within these lots are subject to Guideline 2 requirements, up to date guideline requirements are available via our website at:

<http://www.subsidenceadvisory.nsw.gov.au/development-guidelines>

This approval is valid for five (5) years from the date of this letter.

Yours sincerely

David Sedgman

Senior Advisor Residential Subsidence Regulation

4 June 2019

Contact phone no: 02 4908 4361

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 20/10/2020 – DA2019/00824 - 33 LLOYD STREET
MEREWETHER - RESIDENTIAL ACCOMODATION - ALTERATIONS
AND ADDITIONS. CHANGE OF USE TO DUAL OCCUPANCY AND
TWO LOT STRATA SUBDIVISION**

ITEM-38 **Attachment E:** Clause 4.6 exception to development standard application

DISTRIBUTED UNDER SEPARATE COVER

Development Applications Committee
Meeting 20 October 2020



City of
Newcastle

DISTRIBUTED UNDER SEPARATE COVER

PIPER PLANNING Pty Ltd
ABN 14 153 200 787

14 June 2019

PO BOX 7126
REDHEAD NSW 2290

The General Manager
Newcastle City Council
PO Box 489
Newcastle 2300

T 0401 660 152

www.piperplanning.com.au

Dear Sir/Madam

RE: 33 LLOYD STREET, MEREWETHER – REQUEST FOR EXCEPTION TO FLOOR SPACE RATIO STANDARD – NEWCASTLE LOCAL ENVIRONMENTAL PLAN 2012

I refer to the abovementioned proposal for the demolition of the existing dwelling and development of an attached dual occupancy. The information and indices provided in this report are based on the plan information reference Project No 181128, Drawing's SK01-SK04, dated 23/04/19.

The following addresses the items noted in Councils Form for variation to the Development Standard:

1. The Newcastle Local Environmental Plan 2012 (LEP 2012) applies to the land;
2. The land is Zoned R2 Low Density Residential;
3. The objectives of the Zone are:
 - *To provide for the housing needs of the community within a low density residential environment.*
 - *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
 - *To accommodate a diversity of housing forms that respects the amenity, heritage and character of surrounding development and the quality of the environment.*
4. The development standard being varied is the Floor Space Ratio standard;
5. The development standard is listed under Clause 4.4;
6. The objectives of the standard are:
 - (a) *to provide an appropriate density of development consistent with the established centres hierarchy,*
 - (b) *to ensure building density, bulk and scale makes a positive contribution towards the desired built form as identified by the established centres hierarchy.*
7. The numerical value of the standard is 0.6:1;
8. The development proposes a floor space ratio of 0.92:1;
9. This represents a 53.3% variation to the development standard;
10. Strict compliance is considered unreasonable for the following reasons:

PIPER PLANNING Pty Ltd
ABN 14 153 200 787

PO BOX 7126
REDHEAD NSW 2290

T 0401 660 152

www.piperplanning.com.au

The development exists within a diverse built form context of substantial single dwelling houses and dual occupancy forms. The location is arguably the premier streetscape/geographical setting within the City and as such, inherent land values warrant high levels of quality capitalisation. The existing dwelling is a highly contributive structure within the setting. It is obviously a considered architectural form and whilst slightly aged, maintains a quality visual contribution to its surrounds.

The proposal occurs within the existing dwelling house footprint, utilising sub-floor void space. As such, there is no discernible change to the premise that would give indication to the non-compliance beyond that of the existing structure (beyond the new drive crossing). We therefore submit that the proposal is both contextually appropriate and a unique adaptive approach to preserving and improving a contributory structure. These alterations enable ageing in place for its occupants and potentially, the same for an additional family.

The proposed development derives an architectural form, utilising the full capacity of the existing dwelling footprint. The building form remains, however an additional drive crossing and variation to balcony arrangements are proposed. In optimising the use of the building footprint and sub-floor void space, the development proposes a numerical breach of the FSR provision (being 53.3%).

Given the surrounding architectural references and preservation of the dwelling footprint, we submit that there is no indication within the development that it exceeds the standard as it appears contextually appropriate and consistent to the existing. In pursuing appropriate utilisation of the existing sub-floor void spaces, an exceedance to the Development Standard has resulted.

We highlight that in the immediate context, numerous buildings would appear to exceed the current Development Standard that applies to the locality. We contend that this is the case as a review of the footprint areas of adjoining premises along Lloyd Street display very similar alignments (front, rear and sides) on relatively uniform lot sizes. Given all display similar responses to topography, these adjoining references would display very similar floor areas.

It is our view that development consistent to the character of the locality enables the objectives underpinning the LEP 2012 floor space ratio development standard to be satisfied. This is further reinforced by the approach utilising development within the existing footprint.

The non-compliant portion of the development does not impact on the architectural merits of the building. The expansion of the existing floor area within the sub floor areas of the dwelling will not increase the overall bulk and scale of the existing dwelling. The proposal consolidates a significant capital investment and in doing so contributes to the viability of the area. We submit that in view of these matters, the design provides a high-quality outcome with clear and compelling environmental planning benefits.

It is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard through adherence to the objectives of the development standard. As demonstrated, the objectives of the standard have been achieved.

11. The development as proposed is considered to adhere to the development context and as such strictly adhering to the development standard would derive development outcomes inconsistent to context.
12. The development standard is a prescriptive control;

PIPER PLANNING Pty Ltd
ABN 14 153 200 787

PO BOX 7126
REDHEAD NSW 2290

T 0401 660 152

www.piperplanning.com.au

13. The above point 10 outlines the reasons why we believe strict compliance with the standard is unreasonable;
14. We submit that there are sufficient environmental planning grounds to justify contravening the standard. The objectives supporting the floor space ratio control identified in Clause 4.4 are discussed below. Consistency with the objectives and the absence of any environmental planning impacts, would demonstrate that strict compliance with Clause 4.4 would be unreasonable in this instance.

The development as proposed will be in the public interest as it is consistent with the objectives of the development standard (being Clause 4.4), which are as follows:

(1) The objectives of this clause are as follows:

(a) to provide an appropriate density of development consistent with the established centres hierarchy,

(b) to ensure building density, bulk and scale makes a positive contribution towards the desired built form as identified by the established centres hierarchy.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

(2A) Despite subclause (2), the maximum floor space ratio for a building on land in any zone in this Plan is to be determined as if the area of the access laneway of a battle-axe lot were not part of the area of the lot.

The justification outlined in point 10 above considers the proposal in view of these objectives.

The assessment above and shown throughout the documentation submitted to Council, demonstrates that the resultant environmental impacts of the proposal will be satisfactory.

The proposed variation to the development standard is 130m². Notwithstanding the variation, the proposed works represent a considered development that addresses the site constraints, streetscape and relevant objectives of both the standards and the zone. The proposal enables an adaptive use within an existing footprint, with no discernible impact beyond the building footprint. It enables ageing in place and alternate accommodation options for residents of the locality who would seek to stay in the area but graduate out of their grand residences. On this basis it is considered socially beneficial.

The proposal provides for a better environmental planning outcome as the development responds to the site setting, whilst achieving a quality architectural outcome within the built form context. A compliant outcome would potentially result in residential accommodation inconsistent to the objectives of the established centres hierarchy.

In this case, we submit that the proposal displays sufficient environmental planning grounds to warrant variation to the development standard.

Clause 4.6 states that development consent must not be granted for development that contravenes a development standard unless the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is to be carried out.

PIPER PLANNING Pty Ltd
ABN 14 153 200 787

PO BOX 7126
REDHEAD NSW 2290

T 0401 660 152

www.piperplanning.com.au

It is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard under Part 4.

The development as proposed will be in the public interest as it is consistent with the objectives of the development standard (being Clause 4.4).

15. Conclusion

The proposal does not comply with the floor space ratio control prescribed by Clause 4.4 of the Newcastle Local Environmental Plan 2012. Having evaluated the likely affects arising from this non-compliance, we are satisfied that the objectives of Clause 4.6 of the Newcastle LEP 2012 are satisfied as the breach to the floor space ratio does not create any adverse environmental planning impacts.

Consequently, strict compliance with this development standard is unreasonable and unnecessary in this particular instance and use of Clause 4.6 of the Newcastle LEP 2012 to vary this development control is appropriate in this instance.

Based on the above, it is sensible to conclude that strict compliance with the floor space ratio control is not necessary and that a more consistent contextual outcome is achieved for this development by allowing flexibility in the application.

We trust this additional detail suitably responds to the matters raised in your correspondence. Should you have any enquiries regarding these matters, please contact me on the contact details listed.

Yours faithfully

Adam Piper

encl