



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 42 GEORGETOWN ROAD GEORGETOWN –
DA2022/00524 AND SHOP TOP HOUSING - INCLUDING 25 LOT
STRATA SUBDIVISION, REMEDIATION AND DEMOLITION**

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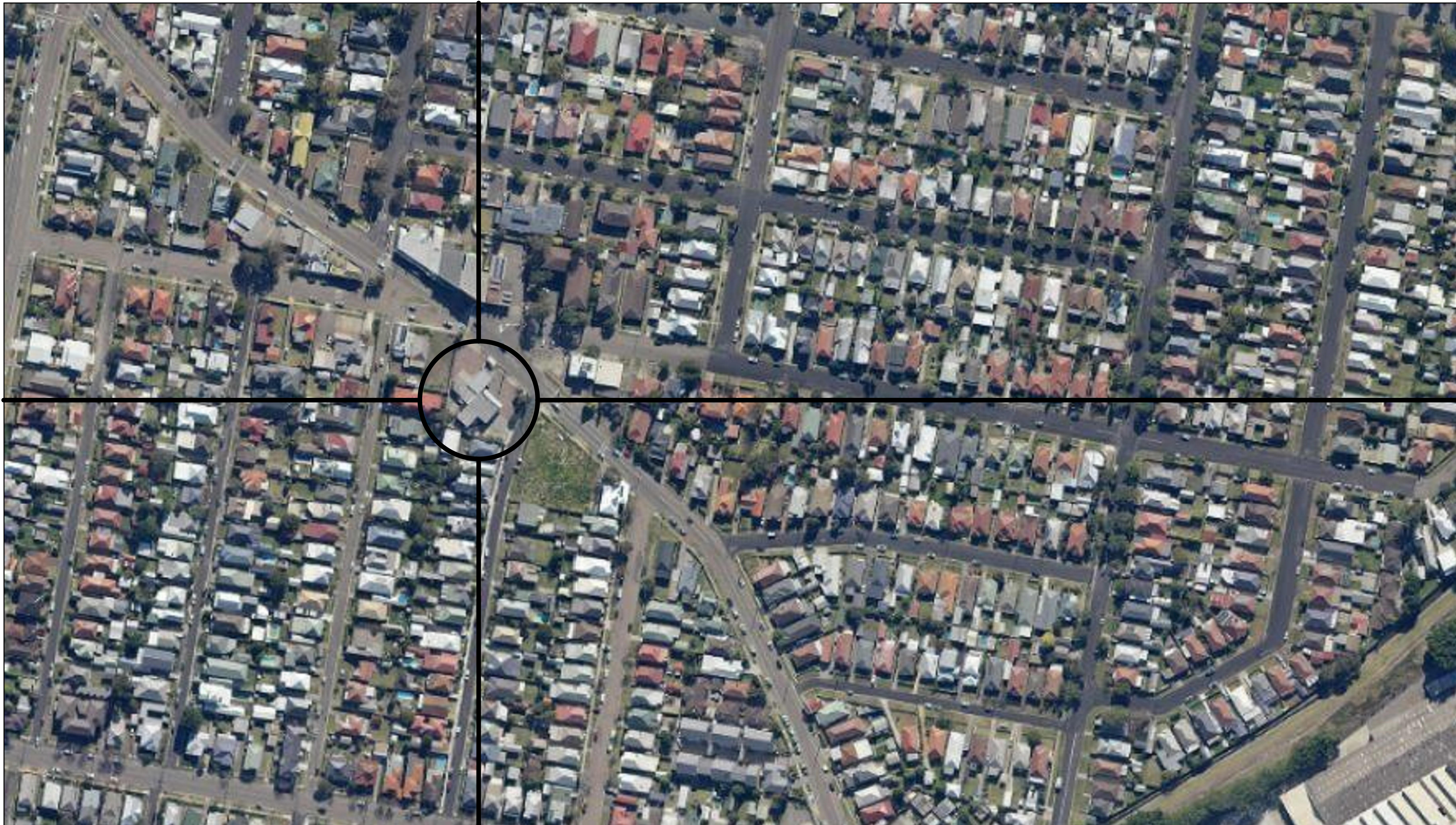
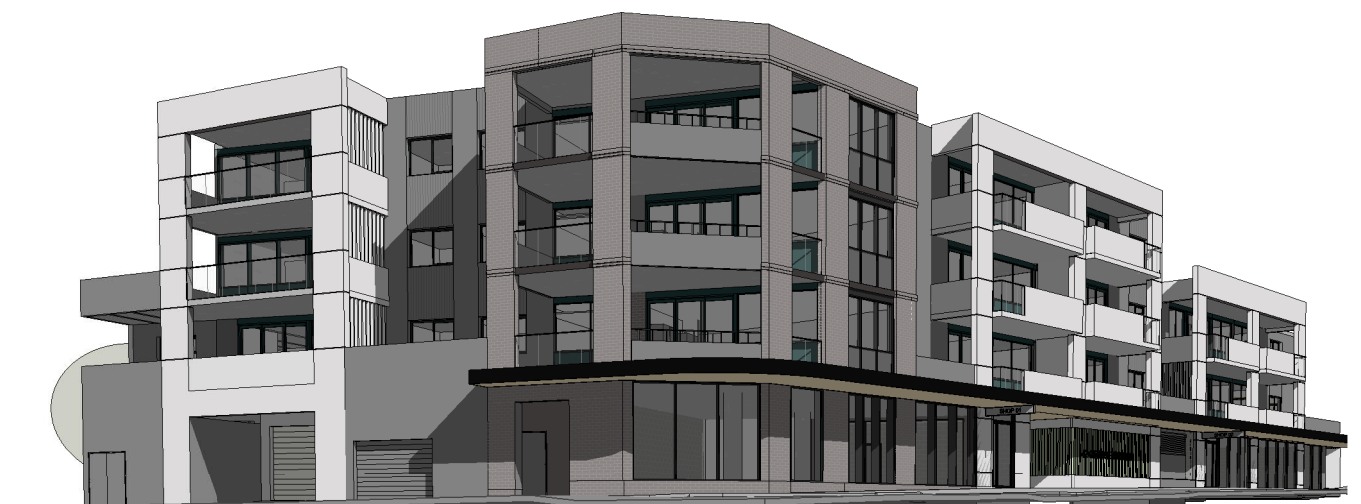
ITEM-XX **Attachment A:** Submitted Plans

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GEORGETOWN MIXED USE DEVELOPMENT

ISSUE FOR DA



BUILDING AND SITE INFORMATION

ADDRESS
42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298

CLIENT
GWH GEORGETOWN

LOT 1 DP 121068

SITE AREA 1648

LEP MAP NUMBER LZN_004B

LEP BULDING HEIGHT 11m

LEP ZONING B2 - LOCAL CENTRE

WIND CLASSIFICATION -

MINES SUBSIDENCE ZONE -

FLOOD ZONE -

BUSHFIRE ZONE -

HERITAGE SITE -

FSR RATIO ALLOWED: 1.5
ACTUAL: 1.54

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
C:\Users\jevans\Documents\14058 - 42 Georgetown Rd - RZ1_Jevans@eje.com.au.rvt

DRAWN: JE DATE: MAR 2022 SCALES: @ A1 @ A3

PROJECT No: 14058 PHASE: SD DRAWING No: A-000 REV: M



ARCHITECTURAL DRAWING LIST

NO.	TITLE	REV
A-000	COVERSHEET	M
A-001	ARCHITECTURAL NOTES	B
A-010	SITE PLAN	H
A-011	BUILDING ENVELOPE DIAGRAM - SHEET 01	C
A-012	BUILDING ENVELOPE DIAGRAM - SHEET 02	H
A-020	DEMOLITION PLAN	D
A-021	SITE ANALYSIS	J
A-040	PERSPECTIVES - SHEET 01	O
A-041	PERSPECTIVES - SHEET 02	D
A-042	PERSPECTIVES - SHEET 03	D
A-050	SHADOW DIAGRAMS - SHEET 01	K
A-054	SHADOW DIAGRAMS - SHEET 04	E
A-100	GROUND FLOOR PLAN	P
A-101	LEVEL 1 PLAN	P
A-102	LEVEL 2 PLAN	O
A-103	LEVEL 3 PLAN	P
A-104	ROOF PLAN	L
A-190	GROUND FLOOR AREA PLAN	H
A-191	LEVEL 1 AREA PLAN	J
A-192	LEVEL 2 AREA PLAN	J
A-193	LEVEL 3 AREA PLAN	J
A-200	ELEVATIONS - SHEET 1	R
A-201	ELEVATIONS - SHEET 2	P
A-202	ELEVATIONS - SHEET 3	N
A-203	ELEVATIONS - SHEET 3	K
A-300	SECTIONS - SHEET 1	M
A-920	GLAZING SCHEDULE - SHEET 1	K
A-940	WINDOW SCHEDULE - SHEET 1	K

EJE ARCHITECTURE
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REV	DATE	COMMENTS
A	11/04/2022	ISSUE FOR REVIEW
B	27/04/2022	ISSUE FOR REVIEW
C	28/04/2022	ISSUE FOR DA
D	09/05/2022	ISSUE FOR DA
E	12/08/2022	ISSUE FOR DA
F	16/08/2022	ISSUE FOR DA
G	17/08/2022	ISSUE FOR DA
H	30/08/2022	ISSUE FOR DA
J	20/09/2022	ISSUE FOR DA
K	21/10/2022	ISSUE FOR DA
L	26/10/2022	ISSUE FOR DA
M	04/11/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
JE	AKF	
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SR	AKF	
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JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	

PROJECT: GEORGETOWN MIXED USE DEVELOPMENT

CLIENT: GWH GEORGETOWN

SITE: 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298

DRAWING: COVERSHEET

0 25mm 100mm 200mm ON ORIGINAL A1

GENERAL NOTES AND SPECIFICATIONS

TENDERS/CONTRACTORS.

CONSULTANTS, TENDERS, CONTRACTORS, BUILDERS AND SUPPLIERS ARE TO VISIT THE SITE, VERIFY ALL DIMENSIONS AND EXTENTS OF WORKS AND FULLY AVAIL THEMSELVES OF ALL REQUIREMENTS TO EXECUTE AND FULLY COMPLETE THE WORKS IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS SHOWN, NOTED OR IMPLIED. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS OR CHECK ON SITE. ALL DISCREPANCIES, ERRORS OR OMISSIONS ARE TO BE RESOLVED AND THE CLIENT AND DESIGNER/PRODUCER NOTIFIED PRIOR TO ACCEPTANCE OF TENDER PRICES. ANY ADDITIONAL COSTS OR WORKS ARISING FROM SAME AFTER ACCEPTANCE OF FINAL TENDER PRICE AND CONTRACT SIGNING WILL BE BORNE BY THE BIDDER OR CONTRACTOR. A CONTRACT RETENTION SUM OF 5% OF FULL CONTRACT VALUE SHALL APPLY UNTIL PRACTICAL COMPLETION. UPON PRACTICAL COMPLETION/HANDOVER BEING REACHED AND PROGRESS CLAIM ISSUED, 2.5% (1/2 OF 5%) IS TO BE RELEASED TO THE BIDDER. THE REMAINING 2.5% IS TO BE RELEASED AT THE COMPLETION OF THE 26 WEEK DEFECTS LIABILITY PERIOD WITH ALL REMEDIATION WORK COMPLETED FULLY. THIS SHALL BE APPLIED AS 10% RETENTION OF EACH PROGRESS CLAIM UNTIL 5% OF CONTRACT VALUE IS REACHED. THIS RETENTION SUM SHALL BE PAID INTO A JOINT BIDDER/CLIENT ACCOUNT. ALTERNATIVELY 2 OFF 2.5% BANK GUARANTEES CAN BE FURNISHED TO THE CLIENT.

SCOPE OF WORKS.

THE SCOPE OF THE CONTRACTED WORKS IS DEEMED TO INCLUDE ALL ITEMS, AREAS, MATERIALS, FIXTURES AND FITTINGS, P.C. LINES AND P.C. ITEMS AND SCHEDULES AS AGREED TO IN WRITING WITH THE CLIENT. THE CONTRACTED WORKS WILL INCLUDE ALL AREAS SHOWN AND NOTED ON PLANS, IN THE SPECIFICATION, THE SCOPE OF WORKS AND ANY APPENDICES AS AGREED WITH THE CLIENT IN WRITING AND ATTACHED TO THE CONTRACT DOCUMENTS. ALL AND ANY VARIATIONS, EXTRAS, OR ALTERATIONS TO THE CONTRACTED WORKS ARE TO BE PRICED, APPROVED AND AGREED TO IN WRITING BY THE CLIENT PRIOR TO BEING IMPLEMENTED INTO CONSTRUCTION. ANY ADDITIONAL ITEMS OR WORKS NOT SO AGREED AND INCLUDED INTO THE CONTRACT PRICE IN WRITING WILL NOT REQUIRE PAYMENT BY THE CLIENT. THE CONTRACTED WORKS WILL INCLUDE ALL ITEMS, MATERIALS, FIXTURES AND FITTINGS AS NECESSARY AND REQUIRED TO COMPLETE THE WORKS FULLY FOR OCCUPATION, WHETHER SEEN OR BUILT IN, AND WHETHER NOTED, SPECIFIED, SHOWN OR IMPLIED IN THE CONTRACT DOCUMENTS AS PART OF THE COMPLETED WORKS.

1. GENERALLY.

ALL WORKS SHALL BE PERFORMED BY AN APPROVED CURRENTLY LICENSED AND INSURED BIDDER AND/OR CONTRACTORS, AND ARE TO FULLY COMPLY WITH ALL RELEVANT AUTHORITY APPROVALS, AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITY CODES, DIRECTIVES AND APPROVALS. ALL WORKS ARE TO BE INSTALLED AND PERFORMED IN A PROFESSIONAL AND TRADESMANLIKE MANNER USING NEW OR SELECTED RECYCLED MATERIALS AS APPROPRIATE AND AGREED TO IN WRITING BY THE CLIENT. ALL MATERIALS AND FINISHES ARE TO BE TO CLIENT'S SELECTION AND APPLIED AND FIXED TO MANUFACTURERS PRINTED SPECIFICATIONS. ALL WORKS AND INSTALLATIONS ARE TO BE FULLY COMPLETED IN ALL RESPECTS AND ALL DEBRIS AND WASTE REMOVED FROM THE SITE PRIOR TO COMPLETION. ALL FEES, COSTS, APPROVALS AND CERTIFICATES ARE TO BE PROVIDED BY THE BIDDER AS REQUIRED. THE BIDDER SHALL DISPLAY A SITE IDENTIFICATION SIGN PROMINENTLY STATING CLIENT, LOT No, BUILDERS NAME, ADDRESS, ETC. AS REQUIRED. SAMPLES OF FINISHES AND INSTALLATIONS ARE TO BE PRESENTED TO THE CLIENT FOR APPROVAL PRIOR TO CUTTING OR FIXING IN PLACE. THE BIDDER SHALL FULLY FENCE AND MAKE SECURE THE SITE OR AREA OF WORKS AND FULLY MAKE SAFE FOR THE DURATION OF THE CONTRACT TO CODE AND AUTHORITY REQUIREMENTS. THE BIDDER SHALL TAKE RESPONSIBILITY FOR AND ENSURE THAT THE SAFE WORKING PROCEDURES FOR ALL TRADES AND CONTRACTORS ARE MAINTAINED TO AUTHORITY REQUIREMENTS. THE BIDDER SHALL MAINTAIN A 'DAY BOOK' AND RECORD ALL WORKS AND DELIVERIES ON A DAILY BASIS. THIS WILL INCLUDE ANY DELAYS, LOST DAYS AND BREAKDOWNS. THE BIDDER SHALL INSTALL AND MAINTAIN A SEDIMENTATION AND SILTRATION CONTROL SYSTEM OF BARRIERS, DETENTION BERMS AND FILTERS TO AUTHORITY APPROVALS. THE BIDDER SHALL MAINTAIN A CLEAN AND WELL-ORDERED SITE. MATERIALS AND DEBRIS ARE NOT TO BE STORED ON FOOTPATHS, CLEAR ACCESS AND FOOTWAY ARE TO BE MAINTAINED. THE BIDDER SHALL PROVIDE A FULL BUILDING PROGRAMME WITH DATED PROPORTIONAL MONTHLY PAYMENT CLAIM STAGES AND AMOUNTS. THE BIDDER SHALL SUBMIT TO THE CLIENT MONTHLY PROGRESS CLAIMS FOR PAYMENT IN ACCORDANCE WITH THE PROGRAMME FOR RATIFICATION AND PAYMENT BY THE CLIENT OR HIS REPRESENTATIVE WITHIN 14 DAYS.

2. INSURANCES.

THE BIDDER/CONTRACTOR IS TO ALLOW FOR ALL INSURANCES AGAINST FIRE, STORM, THEFT, PUBLIC LIABILITY, EARTHQUAKE AND POSSIBLE DAMAGE BY ANY CAUSES IN THE JOINT NAMES OF THE OWNER, THEMSELVES AND THE LENDING BODIES AS APPLICABLE. THE BIDDER/CONTRACTOR IS TO INSURE FULLY FOR HIS SUB-CONTRACTORS, TRADES AND STAFF UNDER WORKERS COMPENSATION AND WORKCOVER/EMPLOYERS LIABILITY ACTS. THE BIDDER/CONTRACTOR IS TO PROVIDE FOR FULL PROJECT FINANCIAL AND BANKRUPTCY INSURANCE, TAX PAYMENTS, SUPERANNUATION AND DEDUCTIONS AS REQUIRED BY STATUTORY AND REGULATORY AUTHORITY BODIES.

3. DEMOLISHER/EXCAVATOR.

DEMOLISH STRUCTURES AS NOTED AND EXCAVATE THE SITE TO THE LEVELS, EXTENTS AND CONFIGURATION SHOWN ON PLANS, SUITABLE FOR THE EXTENT OF THE WORKS AS SHOWN WITH MINIMAL DISTURBANCE TO THE SURROUNDING AREA. PROVIDE SHORING, PROPPING AND PROTECTION TO SURROUNDING AREAS AS NECESSARY. ALL AREAS AND WORKS ARE TO BE KEPT CLEAR AND SAFE. ALL EXCAVATIONS, COMPACTON, PIERING AND FOOTINGS, ETC. TO BE APPROVED BY A STRUCTURAL/CIVIL ENGINEER. ALL REDUNDANT MATERIALS TO BE REMOVED FROM SITE UNLESS INSTRUCTED OTHERWISE BY THE CLIENT. NOISE, DUST, VIBRATION AND SILTATION ARE TO BE CONTROLLED ON SITE BY THE BIDDER. EXCAVATE FOR FOOTINGS, SLABS, ETC. AS SHOWN ON PLAN AND TAKE BASE TO SOLID FOUNDATION AND STEP TO SUIT SITE FALLS. PROVIDE BLOCK-OUTS FOR SERVICE LOCATIONS AND BACKFILL ON COMPLETION. SOFT OR UNSTABLE MATERIAL IS TO BE REFERRED TO THE CONSULTANT ENGINEER AND PRINCIPAL IMMEDIATELY FOR APPRAISAL AND RESOLUTION. ALL ROCK EXCAVATIONS ARE TO BE MEASURED AND BATHED WITH THE CLIENT AND ENGINEER PRIOR TO REMOVAL AND ANY ADDITIONAL COSTS TO BE AGREED IN WRITING. ALL POTENTIALLY CONTAMINATED GROUND OR HAZARDOUS MATERIALS ENCOUNTERED ARE TO BE REFERRED TO THE PRINCIPAL FOR ASSESSMENT AND QUANTIFICATION. ALL SUCH IDENTIFIED GROUND OR HAZARDOUS MATERIALS ARE TO BE CAREFULLY CONTAINED AND PREPARED FOR REMOVAL FROM THE SITE TO AN APPROVED DISPOSAL FACILITY AS MAY BE DESIGNATED BY THE RELEVANT AUTHORITIES TO THE APPLICABLE CODE REQUIREMENTS.

4. MATERIALS, FIXTURES AND FITTINGS.

ALL MATERIALS SHALL, FOR RENOVATIONS, MATCH EXISTING OR BE TO CLIENTS SELECTION AND BE IN ACCORDANCE WITH THE PLANS AND DETAILS UNLESS OTHERWISE AGREED IN WRITING. ALL FINISHES AND SELECTIONS SHALL BE TO CLIENTS APPROVAL AND INSTALLED STRICTLY TO MANUFACTURERS WRITTEN SPECIFICATION. THE BIDDER SHALL ALLOW FOR ALL SUPPLEMENTARY FRAMING AND PROVISIONS AS NECESSARY. ALL MATERIALS USED ARE TO COMPLY WITH CURRENT CODES AND STANDARDS AS TO QUALITY, SUITABILITY, PERFORMANCE AND RESILIENCE IN THEIR LOCATION. ALL MATERIALS, FIXTURES, FITTINGS AND SERVICES PROVIDED AND INSTALLED ARE TO BE FIRST QUALITY WITH ALL GUARANTEES AS APPLICABLE UNLESS SPECIFICALLY NOMINATED, STATED AND AGREED AS BEING RECYCLED.

5. CONCRETE.

ALL CONCRETE TO BE 20 MPa MINIMUM AND PLACED TO ENGINEERS DIRECTIONS AND DETAILS. TEST SLUMPS TO BE TAKEN FROM EACH BATCH. ALL PLACEMENT, VIBRATION, FORMWORK, STEEL REINFORCEMENT AND CURING TO BE CURRENT AUSTRALIAN STANDARDS AND THE TECHNICAL NOTES OF THE CEMENT AND CONCRETE ASSOCIATION OF AUSTRALIA. ALLOW FOR ALL OPENINGS, SET DOWNS, RECESSES AND PENETRATIONS AS SHOWN AND NECESSARY. PROVIDE FALLS AS SHOWN OR NECESSARY TO EXTERNAL AREAS AWAY FROM THE BUILDING. PROTECT AND CURE ALL WORKS. KEEP MOIST FOR 7 DAYS. STRIP AND REMOVE FORMWORK UPON COMPLETION. NO ADDITIONAL WATER IS TO BE ADDED TO ANY BATCH BY SITE PERSONNEL OR THE OPERATOR AFTER LEAVING THE DISPATCH PLANT UNDER ANY CIRCUMSTANCES. SLUMP TEST RESULTS TO BE FURNISHED FOR ENGINEER APPROVAL.

6. BRICKLAYER.

ALL WORK TO COMPLY WITH AS 3700 MASONRY CODE. CARRY UP ALL WORK PLUMB AND TRUE IN FIRST GRADE BRICKS OF COLOUR AND MORTAR JOINT AS SELECTED. ALL WORK TO BE STRETCHER BOND OR AS NOTED TO CURRENT STANDARDS AND RELEVANT CODES OF PRACTICE. DO NOT EXPOSE FROGS OR EXTRUSION HOLES. FIRE RATED AREAS TO BE SOLID DRY PRESSED UNITS WITH FULL MORTAR BEDS AND PERP ENDS WITH WEEP HOLES TO SILLS AND HEADS. STAINLESS STEEL TIES AT EACH 6TH BRICK EVERY 4TH COURSE. INSTALL AND CLEAN ALL D.P.C. WEEP HOLES AND FLASHINGS AS NECESSARY. BUILD IN ALL HOLD DOWNS AND BRACKETS AS NECESSARY. ALL EXTERNAL WORK TO BE CAVITY OR BRICK-VENEER WITH A 50mm CAVITY. INSTALL ALL HOT-DIPPED GALVANISED STEEL ANGLE AND BAR LINTELS AND HEADS, ETC. AS NECESSARY AND REQUIRED TO ENGINEER APPROVED SIZES. REMOVE MORTAR SPLATTER, RAKE & BRUSH JOINTS AND CLEAN DOWN ALL WORK ON COMPLETION TO APPROVED METHODS.

7. STRUCTURAL STEEL.

ALL STEELWORK TO BE TO CURRENT AUSTRALIAN STANDARDS AND ENGINEER DESIGN AND APPROVAL. ALL LINTELS, COLUMNS, BEAMS, BRACING AND MEMBERS TO BE HOT-DIPPED GALVANISED. EXPOSED HOLLOW ENDS TO BE CAPPED AND GROUND SMOOTH. ALL WELDS TO BE GROUND SMOOTH. ALL HOLDING DOWN BOLTS TO BE 20mm DIA/MIN OR AS PER ENGINEERS DETAILS AND FRAMING BOLTS TO BE 12mm DIA/MIN. ANY MEMBERS PAINTED OR SITE WELDED ARE TO BE CLEANED, SANDED AND COATED WITH 'COLD' GALVANISING PAINT. PRIMER/UNDERCOAT AND TWO COATS MINIMUM FINISH. REFER TO ENGINEERS DRAWINGS FOR SPECIFIC SIZES AND DETAILS. WHERE EXPOSED TO SALT ATMOSPHERE EPOXY PAINTS OR GALVANISED FINSH TO BE USED.

8. METALWORK, WINDOWS & DOORS.

HANDRAILS AND METALWORK TO BE PROPRIETARY MANUFACTURED ITEMS OR FABRICATED AS DETAILLED. METALWORK GENERALLY TO BE INSTALLED TO EXTENTS AND LOCATIONS NOMINATED ON PLANS. FINISHES TO BE AS SELECTED AND NOTED TO MANUFACTURERS DETAILS. ALUMINIUM WINDOW AND DOOR FRAMES TO BE FROM COMMERCIAL GRADE SYSTEMS WITH SEALS AND FINISHES SUITABLE FOR THE EXPOSURE AND WEATHER CONDITIONS APPLICABLE. ALL TRIMS, CAPPINGS, FLASHINGS AND SEALS ARE TO BE PROVIDED AND INSTALLED TO MANUFACTURER PROVIDED PRINTED SPECIFICATION, APPROVALS AND CERTIFICATION. ALL ALUMINIUM WINDOWS AND DOORS TO BE POWDERCOATED OR ANODISED FINISH AS SELECTED TO THICKNESS APPLICABLE TO SITE EXPOSURE CONDITIONS.

9. CARPENTER/TIMBER FRAMING.

ALL WORKS TO STRUCTURAL SIZES, QUALITY, AND PROCEDURES ARE TO COMPLY TO THE CURRENT TIMBER FRAMING AND BUILDING CODES AND ENGINEERS DETAILS AS APPLICABLE. ALL TIMBERS TO BE IN LONG LENGTHS FREE FROM DEFORMITIES AND FAULTS. STRUCTURAL TIMBERS ARE TO BE CLEAR F8 STRESS GRADE MIN. EXPOSED TIMBERS INTERNALLY TO BE SELECT GRADE, AND CLEAR OF FAULTS. EXTERNAL TIMBERS AND CUT JOINTS TO BE FULLY PRIMED AT CUTTING AND INSTALLATION. DECKING AND EXTERNAL TIMBERS TO BE SELECTED CLEAR C.C.A. PRESSURE TREATED HARDWOOD. EXTERNAL FINISHES GENERALLY TO BE 3 COATS MINIMUM 'SINKERS' CETOL, BLX-PRO" OR APPROVED EQUAL. ALL PAINTED TIMBERS TO BE PRIMER/UNDERCOATED WITH TWO FINISH COATS MIN. FOIL SARKING TO BE FIXED OVER ALL EXTERNAL STUD FRAMING TO BRICK VENEER. SHEETED OR PLANKED WALLS AND GABLES. INERT MINERAL WOOL INSULATION IS TO BE INSTALLED TO WALLS AND FLOORS AS NOMINATED.

10. ROOFER/ROOF PLUMBER.

ALL MATERIALS AND INSTALLATIONS ARE TO BE TO CURRENT MATERIAL STANDARDS AND CODES FOR INSTALLATION. SUPPLY AND FIX PROFILED SHEET METAL OR SOLID TILED ROOFING AS SHOWN AND NOTED TO LOCATIONS ON PLANS. FIT HEAVY DUTY FOIL SARKING UNDER ROOF AREAS AND FOIL BACKED INERT MINERAL WOOL INSULATION R2.5 UNDER PROFILED SHEET ROOFING AREAS. FLASH AND SEAL ALL PENETRATIONS WITH PROPRIETARY PRODUCTS TO APPROVED METHODS. LIAISE WITH OTHER TRADES FOR LOCATION AND EXTENT OF OPENINGS AND PENETRATIONS. PROVIDE AND FIX ALL CAPPINGS, COVERINGS, TRIMS, ETC. AS NECESSARY. ALLOW FOR WORKS TO ROOF SKYLIGHTS AND VENTS, ETC. AS NECESSARY. PROVIDE AND INSTALL METAL FASCIAS, BARGES, VALLEYS, BOX AND EAVES GUTTERS AND DOWNPIPES WITH ALL FIXINGS AS SHOWN ON PLANS TO CO-ORDINATE WITH GROUND LEVEL GRATED DRAINAGE SUMPS AND PICK UP POINTS. ALL METALS ARE TO BE COMPATIBLE AND TO BE COLORBOND OR ZINCALUME FINISH AS SELECTED UNLESS OTHERWISE NOTED. ENSURE SUFFICIENT PHYSICAL SEPARATION BETWEEN DISSIMILAR METALS. PROVIDE, INSTALL AND COMMISSION ROOF COLLECTED WATER STORAGE TANK SYSTEM. PIPING AND FITTINGS AS SHOWN AND NOTED ON DRAWINGS AND TO COUNCIL APPROVALS FOR LANDSCAPE AND HOUSE USE AS REQUIRED.

11. PLUMBER/DRAINER.

LIAISE WITH LOCAL COUNCIL, WATER SUPPLY AND SEWER DRAINAGE AUTHORITIES FOR POINTS OF CONNECTION AND DETAIL REQUIREMENTS. ALL SEWER, WATER AND STORMWATER WORKS ARE TO BE TO CURRENT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY DIRECTIONS AND APPROVALS. LAY ALL SEWER AND STORMWATER DRAINS AND SERVICE LINES AND INSTALL ALL SELECTED FITTINGS AND FIXTURES TO POSITIONS AND CONFIGURATIONS SHOWN AND NOTED ON PLANS. CONNECT NEW AND/OR EXTENDED WORKS TO FITTINGS AS REQUIRED. INSTALL ALL REQUIRED VENTS AND FLOOR WASTES AND FULLY FLASH AND SEAL JOINTS, ETC. AS NECESSARY. ALL WATER SERVICES TO BE IN 12mm AND 20mm DIA' COPPER OR APPROVED P.V.C. LINES AND ALL SEWER DRAINS IN APPROVED P.V.C. GAS SERVICE TO BE LOCATED AS REQUIRED AND EXTENDED TO NEW LOCATIONS AS SHOWN. INSTALLATION AND CONNECTION TO BE TO CURRENT CODES. ALL WORKS TO BE INSPECTED AND CERTIFIED AS REQUIRED. ALL STORMWATER PIPES TO BE FITTED AT GROUND LEVEL POINTS UNDER DOWNPIPES WITH GRATED P.V.C. SUMPS OF APPLICABLE SIZE SET 50mm ABOVE FINISHED EXTERNAL LEVELS. DOWN PIPES TO BE FINISHED TO ALLOW 150mm CLEARANCE OVER SUMPS. EXTEND AND PROVIDE AND INSTALL RETICULATION, FILTERS AND PUMP FITTINGS AS NECESSARY FOR RE-CYCLING OF COLLECTED ROOF WATER INTO THE PROJECT WORKS FOR W.C. AND LAUNDRY USE AS SHOWN ON DRAWINGS AND INCLUDED IN COUNCIL APPROVALS.

12. ELECTRICIAN.

ALL WORKS AND MATERIALS TO BE TO CURRENT WIRING CODES AND AUTHORITY INSPECTIONS AND APPROVALS. EXISTING SUPPLY AND FITTINGS WHERE APPLICABLE ARE TO BE FULLY INSPECTED AND EVALUATED FOR SUITABILITY AND UPGRADED FOR NEW WORKS. ALLOW TO INSTALL NEW OR UPGRADED MAINS SUPPLY, METER BOARDS, SUB-BOARDS, WIRING, ETC. AS REQUIRED. INSTALL ALL NEW AND/OR REMEDIAL WIRING AND CONNECT ALL FITTINGS AND EMERGENCY INSTALLATIONS AS REQUIRED AND AS NOTED ON PLANS. ALL WORKS TO BE FULLY TESTED AND INSPECTED BY THE LOCAL AUTHORITY AS NECESSARY AND CERTIFIED AS REQUIRED. ALLOW TO INSTALL NEW OR UPGRADED 'RESIDUAL CURRENT DETECTION' AND SMOKE DETECTION ALARMS TO ALL AREAS TO COMPLY WITH CURRENT CODE REQUIREMENTS AS PART OF THE WORKS. BIDDER TO LIAISE WITH OWNER FOR INSTALLATION AND CONNECTION OF ANY OWNER PROVIDED FITTINGS AS NOMINATED.

13. WATER PROOFER, TILER/IMPERVIOUS FINISH INSTALLER.

ALL PRACTICES, WORKS AND MATERIALS ARE TO BE TO CURRENT CODE REQUIREMENTS AND AUTHORITY STANDARDS AND INSTALLED TO MANUFACTURERS PRINTED SPECIFICATION TO WET AREAS AS SHOWN ON PLANS. THOROUGHLY CLEAN DOWN AND APPLY APPROVED EPOXY SEALER TO FLOORS AND WALLS AND LAY FINISHES AS SHOWN AND NOTED ON PLANS TO OWNERS SELECTIONS AND APPROVED COLOURS. LAY ALL TILES ON SUITABLE ADHESIVE AND MORTAR BEDS WITH FALLS TO FINISH FLUSH WITH WASTES AS NECESSARY. LAY ALL FLOOR, WALL, SPLASHBACK AND SKIRT TILES OR IMPERVIOUS 3mm VINYL SHEET AS DOCUMENTED. ALL QUARRY, SLATE, UNGLAZED OR CORX TILES TO HAVE 2 COATS CLEAR POLYURETHANE FINISH AFTER CLEANING. APPLY SELF-LEVELLING COMPOUND TO ALL VINYL FLOOR AND WALL AREAS AS NEEEDED TO FULLY LEVEL SURFACES PRIOR TO APPLICATION.

14. PAINTER/DECORATOR.

ALL MATERIALS TO BE FIRST QUALITY PREMIUM PROPRIETARY PRODUCTS. PREPARE SURFACES AND FILL ALL GAPS AND DEFECTS AS NECESSARY. PAINT ALL AREAS, SURFACES AND FEATURES USUALLY PAINTED AND AS NOTED OR AS DOCUMENTED TO OWNERS SELECTED COLOURS AND FINISHES. MATERIALS ARE TO BE SUITABLE FOR THE SURFACE AND LOCATION AND EXPOSURE SITUATION. ALL AREAS ARE TO BE PREPARED AND FINISHES APPLIED IN STRICT ACCORDANCE WITH THE SPECIFICATION AND PRINTED RECOMMENDATIONS OF THE MANUFACTURER. ALL PAINTED AREAS ARE TO BE FULLY PREPARED, BE CLEANED AND DUST AND FLAKE FREE AND TO HAVE A MINIMUM OF 1 COAT PRIMER OR SEALER/UNDERCOAT AS APPLICABLE. ALL ITEMS ARE TO HAVE 2 FINISH COATS MINIMUM, WELL APPLIED. ALL STAINED OR CLEAR TIMBER FINISHED AREAS ARE TO BE PREPARED AND NAILS AND CRACKS FILLED TO MATCH TIMBER. ALL STAINED OR CLEAR FINISHED ITEMS ARE TO HAVE 3 FINISH COATS MINIMUM FINISH AS SELECTED. WELL APPLIED, WITH LIGHT SAND BETWEEN COATS.

15. VENTILATION.

ALL VENTILATION UNITS AND FITTINGS, EITHER ACTIVE/MECHANICAL OR PASSIVE, ARE TO BE INSTALLED TO CURRENT CODES OF PRACTICE AND STANDARDS OF INSTALLATION AND BE TO EXTENTS AND AREAS AS SHOWN ON PLANS. ALL FANS, MOTORS, ACTUATORS, CONDENSERS AND FAN COIL UNITS, ETC. ARE TO BE WIRED FROM THE MAIN BOARD WITH CONTROLS AND MONITOR POINTS AS REQUIRED. ALL INSTALLATIONS ARE TO BE PERFORMED BY QUALIFIED TRADESMEN SUITABLE FOR THE WORKS. LIAISE WITH ALL RELEVANT AUTHORITIES FOR INSTRUCTIONS, INSPECTIONS AND APPROVALS. ALL INTAKE AIR AND EXHAUST AIR GRILLES ARE TO HAVE 60mm CLEARANCE FROM EACH OTHER. CONDENSATE WASTES TO BE DIRECTED TO PLUMBED TUNDRISH OUTLETS EXTERNALLY OR IN WALL WITH ACCESS PLATES.

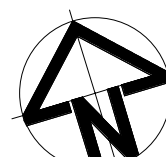
16. FINISH OFF/COMPLETION.

PRACTICAL COMPLETION/HANDOVER TO THE CLIENT WILL ONLY BE ALLOWED TO OCCUR WHEN ALL WORKS AND AREAS OF THE CONTRACTED UNDERTAKING AS DOCUMENTED AND AGREED TO ARE COMPLETE IN ALL RESPECTS, ALL FITTINGS, FIXTURE AND APPLIANCES ARE INSTALLED AND CONNECTED AND ALL SERVICES ARE CONNECTED THROUGHOUT AND FUNCTIONING FULLY. THE WHOLE OF THE WORKS ARE TO BE COMPLETE AND FULLY READY FOR CLIENT USE AND ALL AREAS CLEANED DOWN AND REDUNDANT MATERIALS AND WASTES ARE REMOVED FROM THE SITE. THE BIDDER IS TO FURNISH TO THE CLIENT FINAL CERTIFICATE OF SURVEY SET-OUT AND UPDATED TO COMPLETION OF WORKS. ALL CERTIFICATES FROM AUTHORITIES AND UTILITIES AS WELL AS ALL GUARANTEES AND WARRANTIES ARE TO BE FURNISHED TO THE CLIENT. FINAL COUNCIL OCCUPATION CERTIFICATION AND 3746 CERTIFICATES ARE TO BE FURNISHED TO THE CLIENT. A DEFECTS LIABILITY PERIOD OF 26 WEEKS WILL APPLY FROM PRACTICAL COMPLETION/HANDOVER DATE AND A RETENTION IN THE FORM OF A MONETARY AMOUNT OF \$2,500 DOLLARS OR 2.5% OF THE TOTAL CONTRACT SUM (WHICHEVER IS THE GREATER) WILL BE HELD BY THE PRINCIPAL FOR THAT PERIOD. DURING THE DEFECTS LIABILITY PERIOD, THE BIDDER/CONTRACTOR SHALL COMPLETE RECTIFICATION OR REPLACEMENT OF ALL ITEMS NOTED ON THE DEFECTS INSPECTION LIST AND OTHER ITEMS AS NOTIFIED TO HIM DURING THIS PERIOD TO THE SATISFACTION OF THE CLIENT. AFTER SUCH COMPLETION, THE REMAINING RETENTION MONIES WILL BE PAID TO THE BIDDER WITHIN 14 DAYS UNLESS A DISPUTE IS REGISTERED UNDER THE CONTRACT CONDITIONS. THE STATUTORY BUILDERS LIABILITY GUARANTEE WILL APPLY FROM THIS TIME AS PER CURRENT CODES AND/OR CONDITIONS OF CONTRACT MAY SPECIFY.

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REV	DATE	COMMENTS
A	16/08/2022	ISSUE FOR DA
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DRN	CHKD	VRFD
A	AKF	
SR	AKF	

PROJECT: GEORGETOWN MIXED USE DEVELOPMENT

SITE: 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298

CLIENT: GWH GEORGETOWN

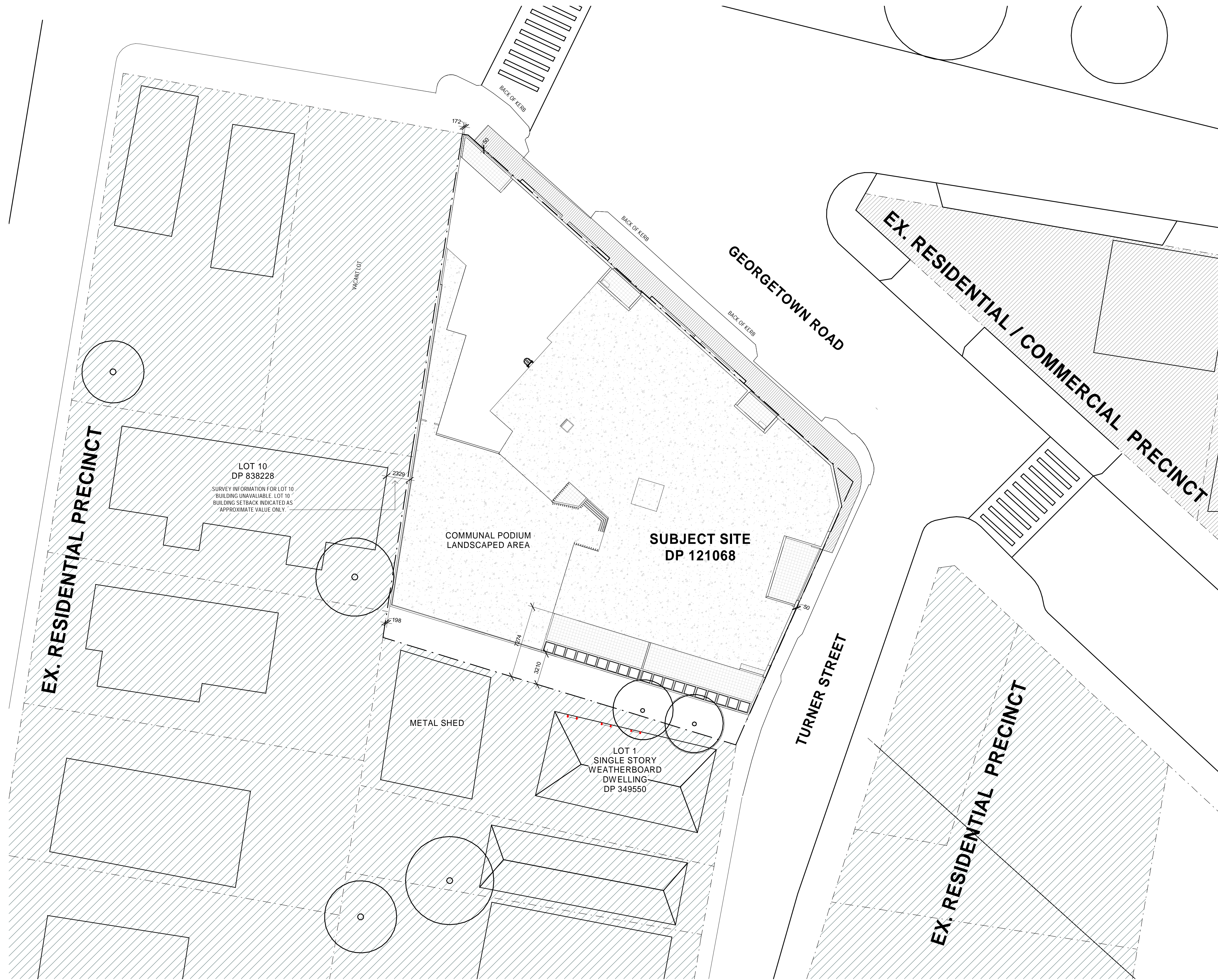
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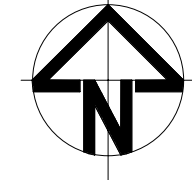
PROJECT No: 14058 PHASE: SD DRAWING No: A-001 REV: B

EJE architecture



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E	12/08/2022	ISSUE FOR DA
F	16/08/2022	ISSUE FOR DA
G	05/09/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
JE	AKF	
JE	AKF	
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SR	AKF	
JE	AKF	

PROJECT: GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT: GWH GEORGETOWN

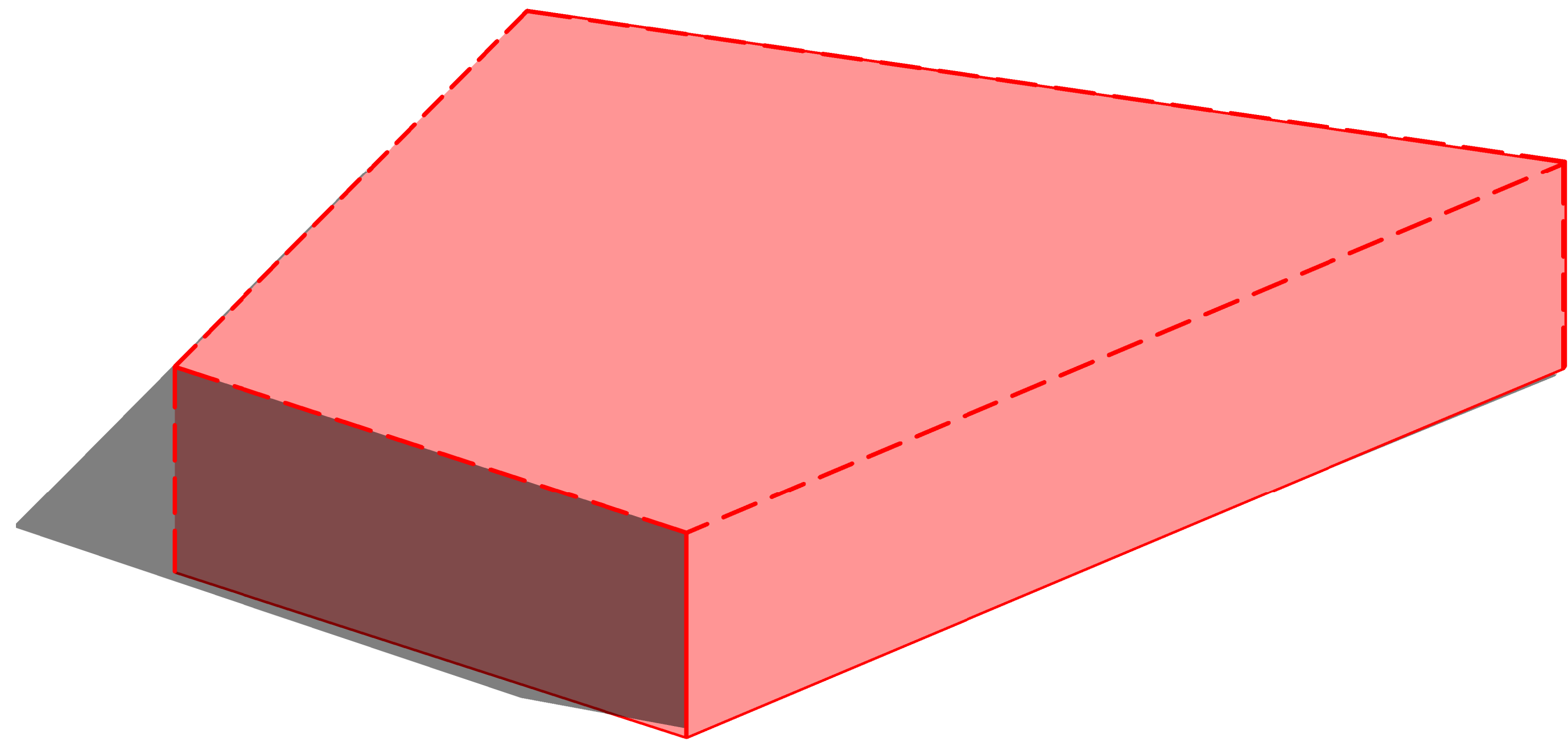
SITE: 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING: SITE PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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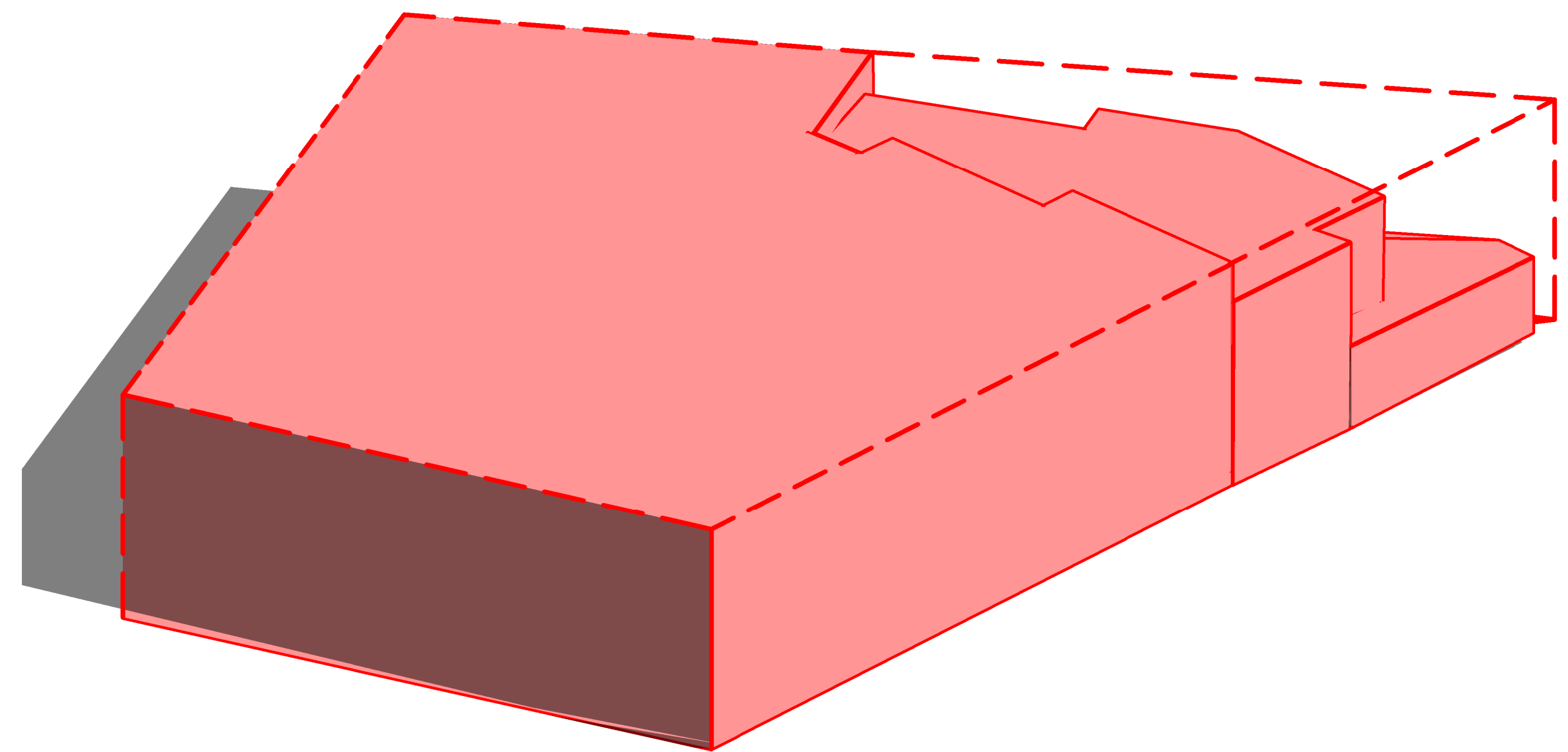
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PROJECT No: 14058 PHASE: SD DRAWING No: A-010 REV: G

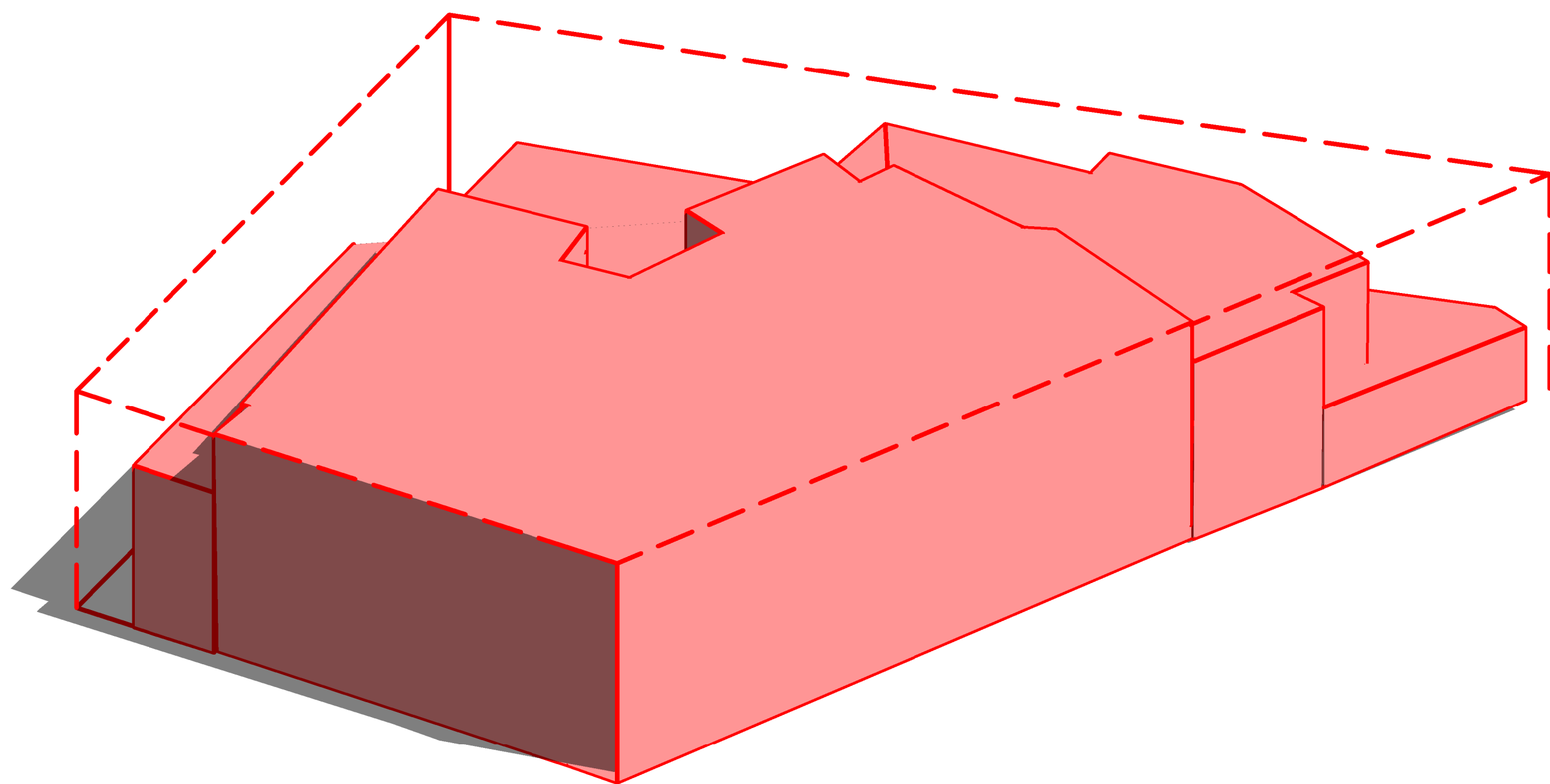




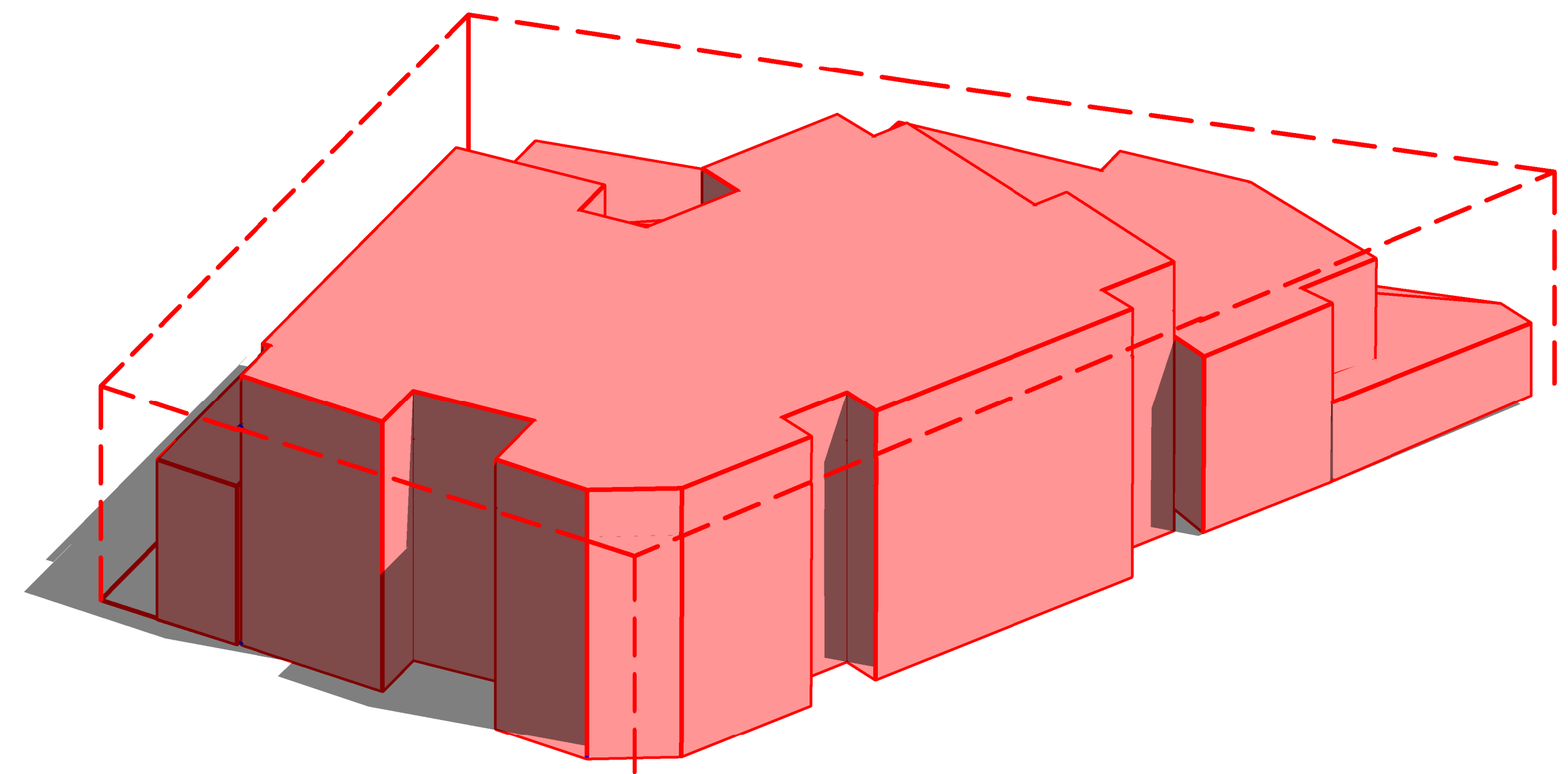
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2 MASSING DIAGRAM - 02

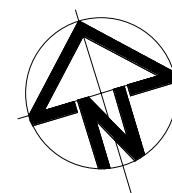


3 MASSING DIAGRAM - 03



4 MASSING DIAGRAM - 04

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DRN	CHKD	VRFD
JE	AKF	
SR	AKF	
SR	AKF	

PROJECT : GEORGETOWN MIXED USE DEVELOPMENT

SITE : 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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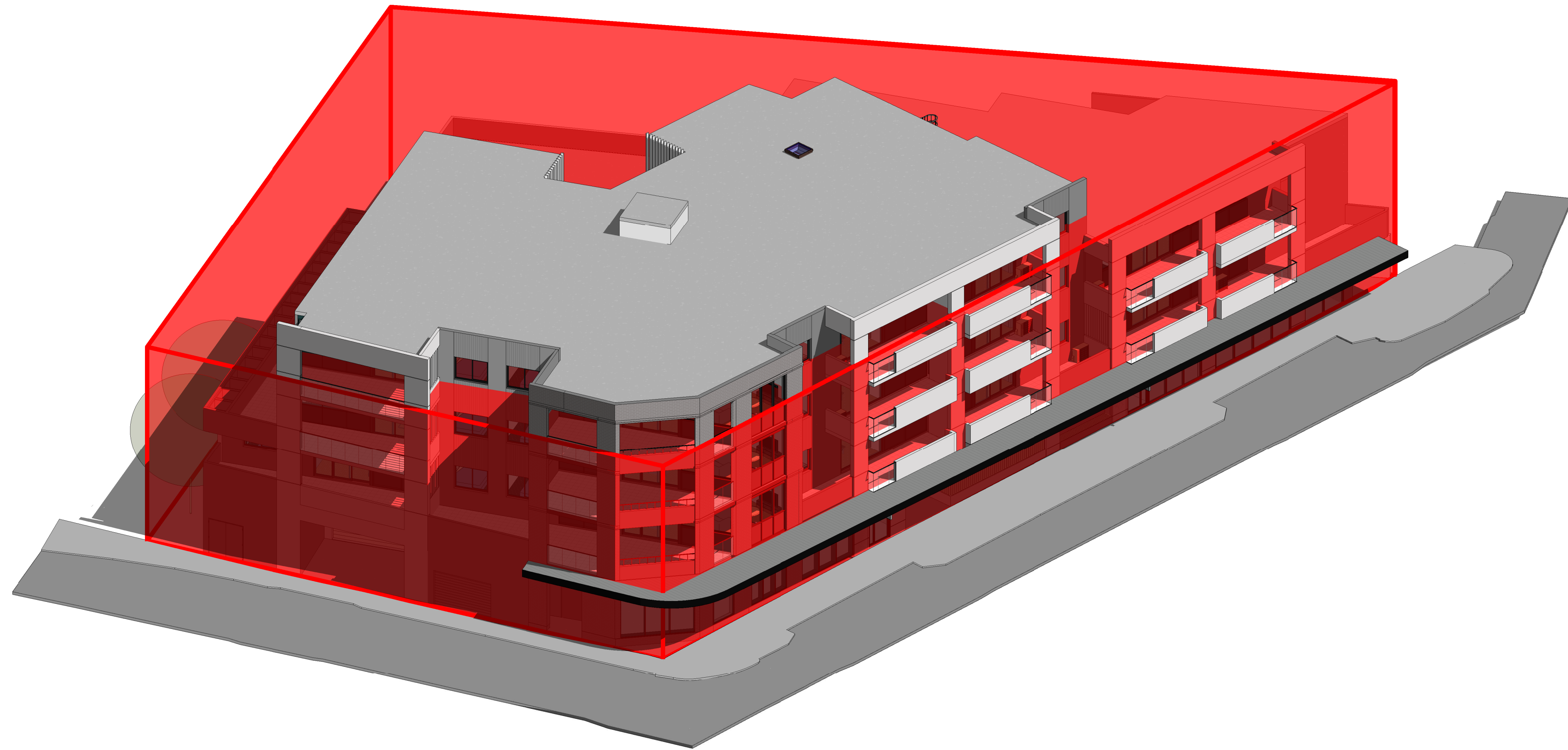
CLIENT : GWH GEORGETOWN

DRAWING : BUILDING ENVELOPE DIAGRAM - SHEET 01

DRAWN : JE DATE : AUG 2021 SCALES : @ A1 @ A3

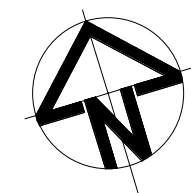
PROJECT No : 14058 PHASE : SD DRAWING No : A-011 REV : C





2 AXONOMETRIC VIEW - 02

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F	17/08/2022	ISSUE FOR DA
G	05/09/2022	ISSUE FOR DA
H	21/09/2022	ISSUE FOR DA

DRN	CHKD	VRFD
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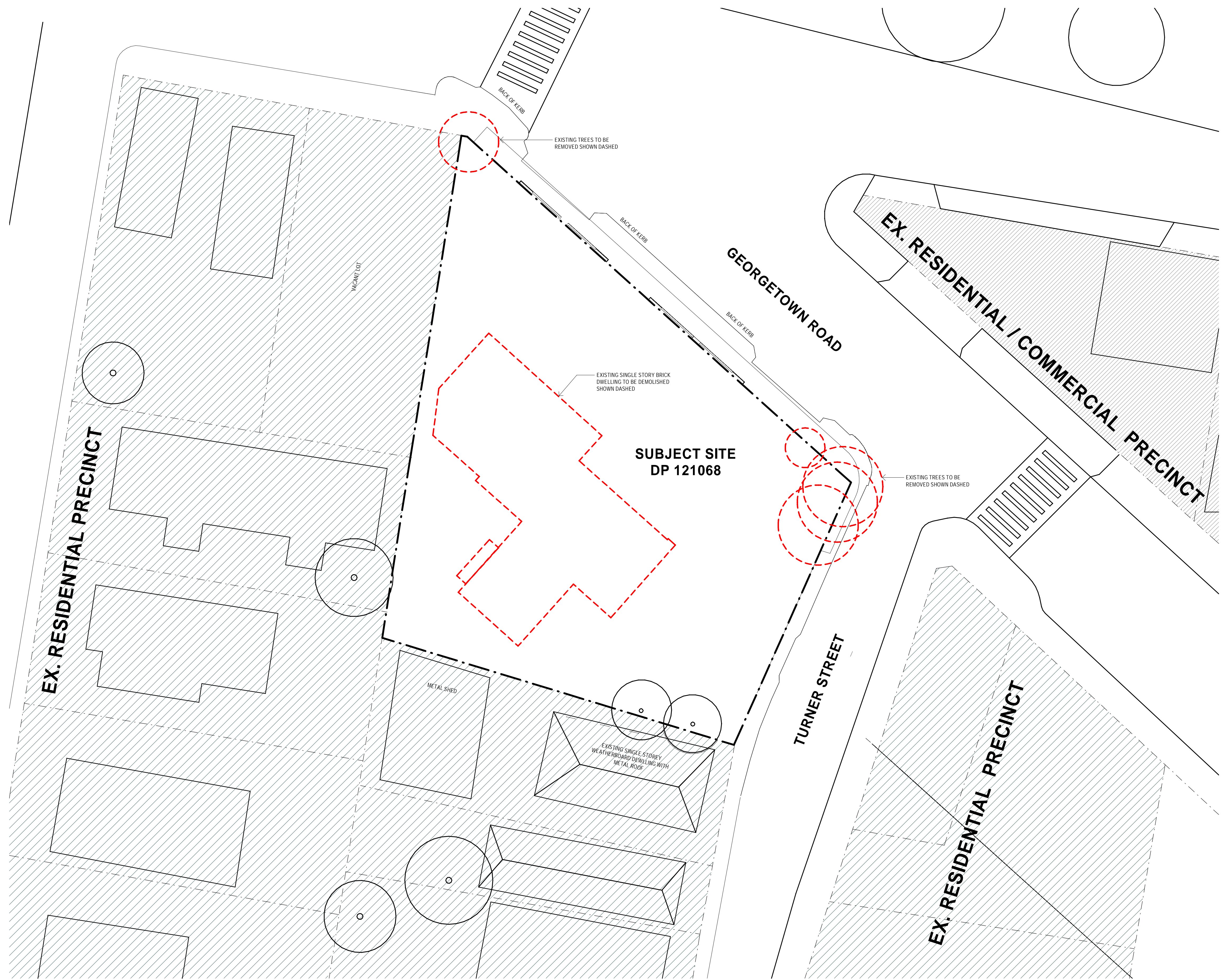
PROJECT : GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT : GWH GEORGETOWN

SITE : 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING : BUILDING ENVELOPE DIAGRAM - SHEET 02

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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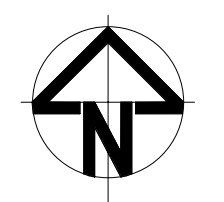
DRAWN : JE DATE : MAR 2022 SCALES : @ A1 @ A3
 PROJECT No : 14058 PHASE : SD DRAWING No : A-012 REV : H





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C	17/08/2022	ISSUE FOR DA
D	21/10/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
SR	AKF	
SR	AKF	
JE	AKF	

PROJECT: GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT: GWH GEORGETOWN

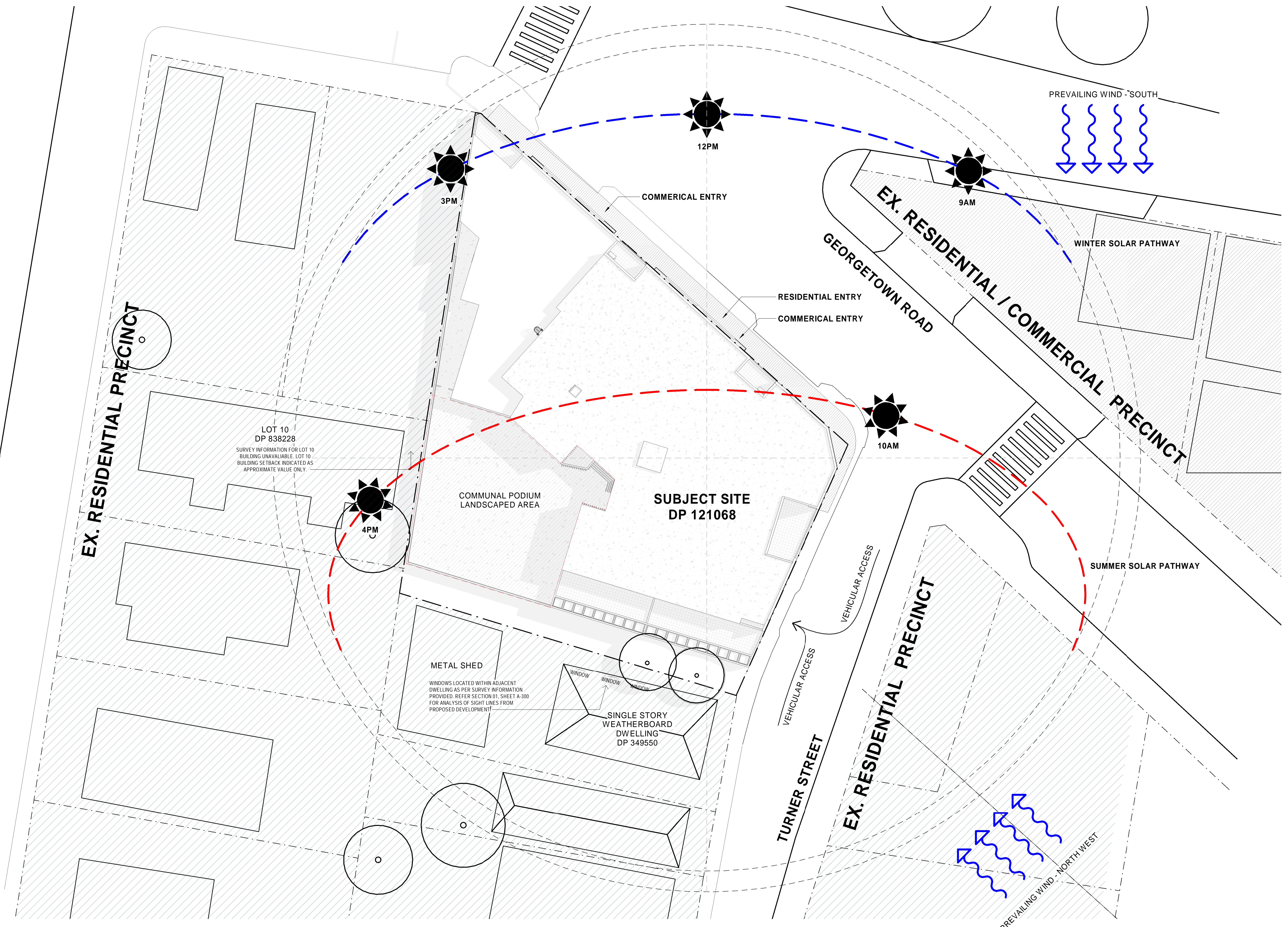
SITE: 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING: DEMOLITION PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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DRAWN: DATE: SCALES: 1:200 @ A1 @ A3

PROJECT No: 14058 PHASE: SD DRAWING No: A-020 REV: D





EX. RESIDENTIAL PRECINCT

EX. RESIDENTIAL / COMMERCIAL PRECINCT

EX. RESIDENTIAL PRECINCT

LOT 10
DP 838228
SURVEY INFORMATION FOR LOT 10
BUILDING UNAVAILABLE. LOT 10
BUILDING SETBACK INDICATED AS
APPROXIMATE VALUE ONLY.

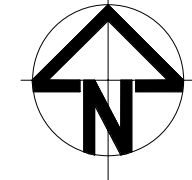
COMMUNAL PODIUM
LANDSCAPED AREA

SUBJECT SITE
DP 121068

METAL SHED
WINDOWS LOCATED WITHIN ADJACENT
DWELLING AS PER SURVEY INFORMATION
PROVIDED. REFER SECTION 01, SHEET A-300
FOR ANALYSIS OF SIGHT LINES FROM
PROPOSED DEVELOPMENT.

SINGLE STORY
WEATHERBOARD
DWELLING
DP 349550

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C	28/04/2022	ISSUE FOR DA
D	09/05/2022	ISSUE FOR DA
E	12/08/2022	ISSUE FOR DA
F	16/08/2022	ISSUE FOR DA
G	17/08/2022	ISSUE FOR DA
H	05/09/2022	ISSUE FOR DA
J	21/10/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
SR	AKF	
SR	AKF	
JE	AKF	
JE	AKF	

PROJECT: GEORGETOWN MIXED
USE DEVELOPMENT
CLIENT: GWH GEORGETOWN

SITE: 42 GEORGETOWN ROAD,
GEORGETOWN, NSW,
2298
DRAWING: SITE ANALYSIS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS
AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION
OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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DRAWN: DATE: SCALE:
1: 200 @ A1
@ A3
PROJECT No: 14058 PHASE: SD DRAWING No: A-021 REV: J





1 3D View 01



2 3D View 02



3 3D View 03

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
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D	29/03/2022	ISSUE FOR REVIEW	JE	AKF	
E	11/04/2022	ISSUE FOR REVIEW	JE	AKF	
F	27/04/2022	ISSUE FOR REVIEW	JE	AKF	
G	09/05/2022	ISSUE FOR DA	JE	AKF	
H	12/08/2022	ISSUE FOR DA	JE	AKF	
J	16/08/2022	ISSUE FOR DA	SR	AKF	
K	13/08/2022	ISSUE FOR DA	SR	AKF	
L	05/09/2022	ISSUE FOR DA	JE	AKF	
M	20/09/2022	ISSUE FOR DA	JE	AKF	
N	21/10/2022	ISSUE FOR DA	JE	AKF	
P	26/10/2022	ISSUE FOR DA	JE	AKF	

PROJECT: GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT: GWH GEORGETOWN
 SITE: 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING: PERSPECTIVES - SHEET 01
 PHASE: SD
 DRAWING No: A-040

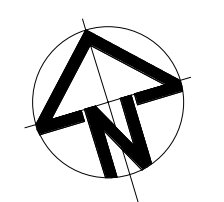
WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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 DRAWN: JE DATE: FEB 2022
 SCALES: @ A1 NTS@ A3
 PROJECT No: 14058 PHASE: SD DRAWING No: A-040 REV: P





PERSPECTIVE VIEW - CORNER OF GEORGETOWN RD. & TURNER ST.

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 Nominated Architect - Bernard Collins | E-mail: eje@eje.com.au | www.eje.com.au
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D	21/10/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	

PROJECT: **GEORGETOWN MIXED USE DEVELOPMENT**

CLIENT: **GWH GEORGETOWN**

SITE: **42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298**

DRAWING: **PERSPECTIVES - SHEET 02**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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DRAWN: **JE** | DATE: **AUG 2022** | SCALES: **@ A1 @ A3**

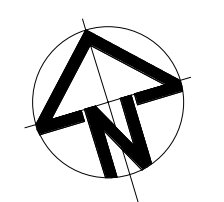
PROJECT No: **14058** | PHASE: **SD** | DRAWING No: **A-041** | REV: **D**





PERSPECTIVE VIEW - CORNER OF GEORGETOWN RD

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 Nominated Architect - Bernard Collins | P +61 2 4929 2353 | E mail@eje.com.au | W www.eje.com.au
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REV	DATE	COMMENTS
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C	20/09/2022	ISSUE FOR DA
D	21/10/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	

PROJECT : GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT : GWH GEORGETOWN

SITE : 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298

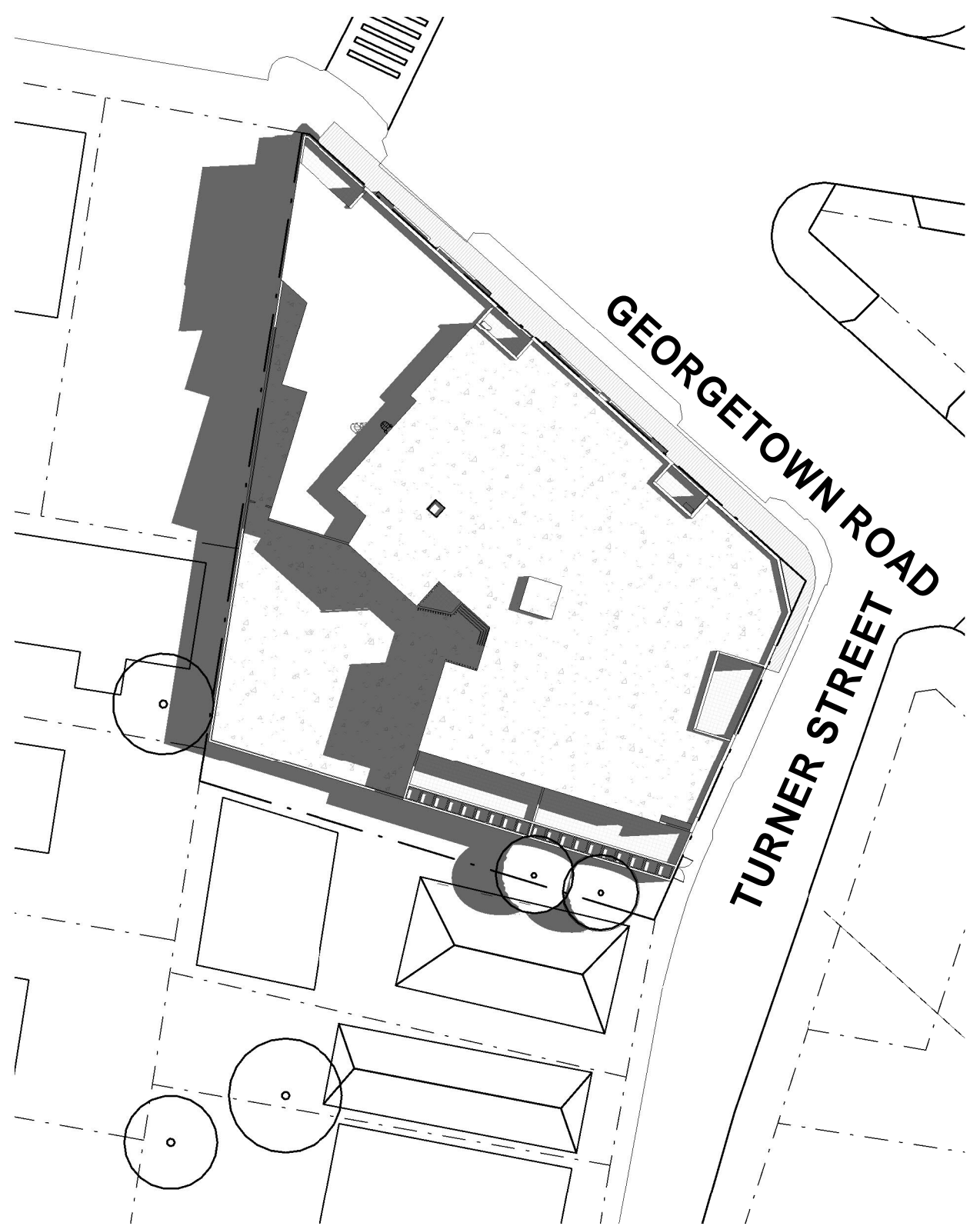
DRAWING : PERSPECTIVES - SHEET 03

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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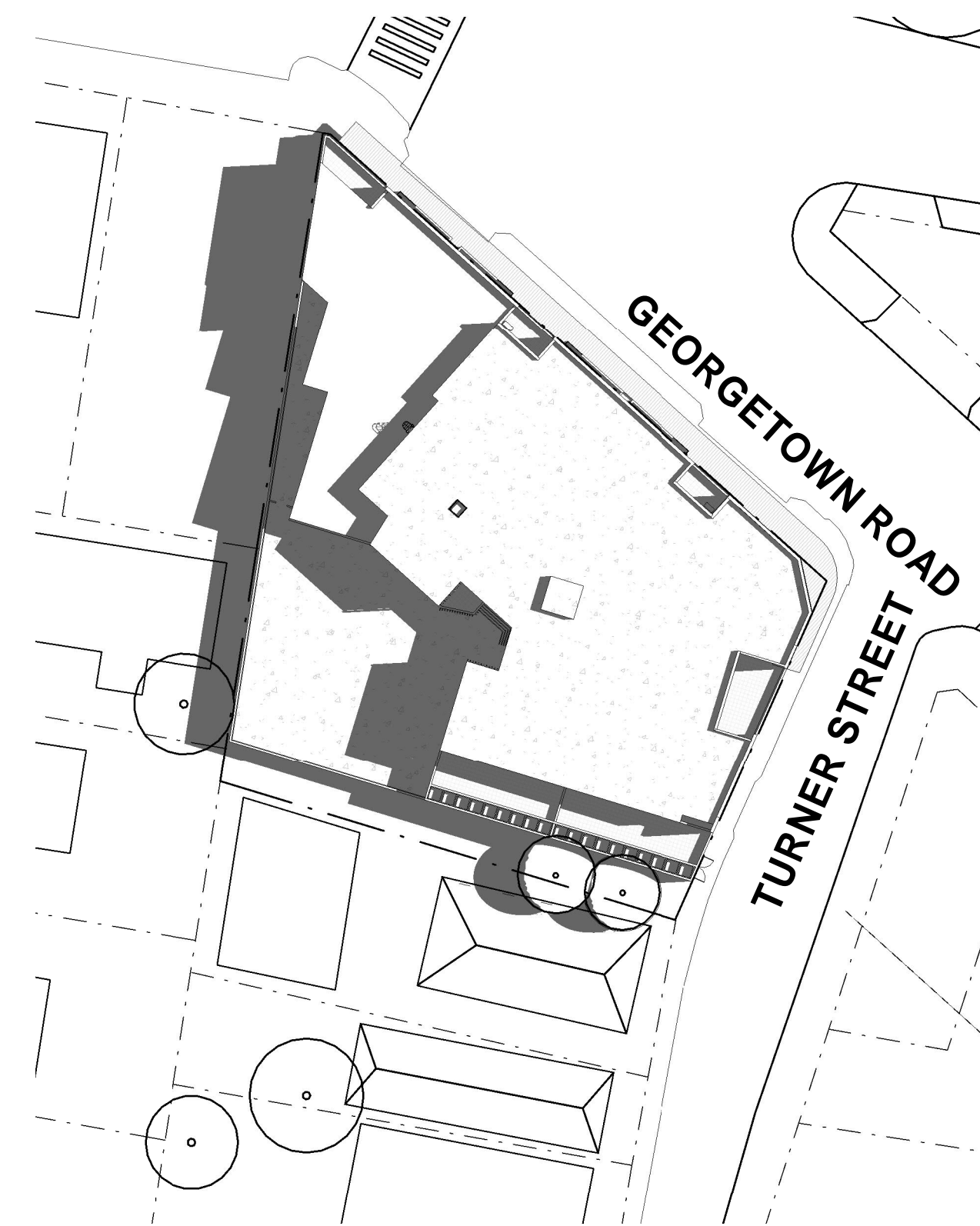
DRAWN : JE DATE : AUG 2022 SCALES : @ A1 @ A3

PROJECT No : 14058 PHASE : SD DRAWING No : A-042 REV : D

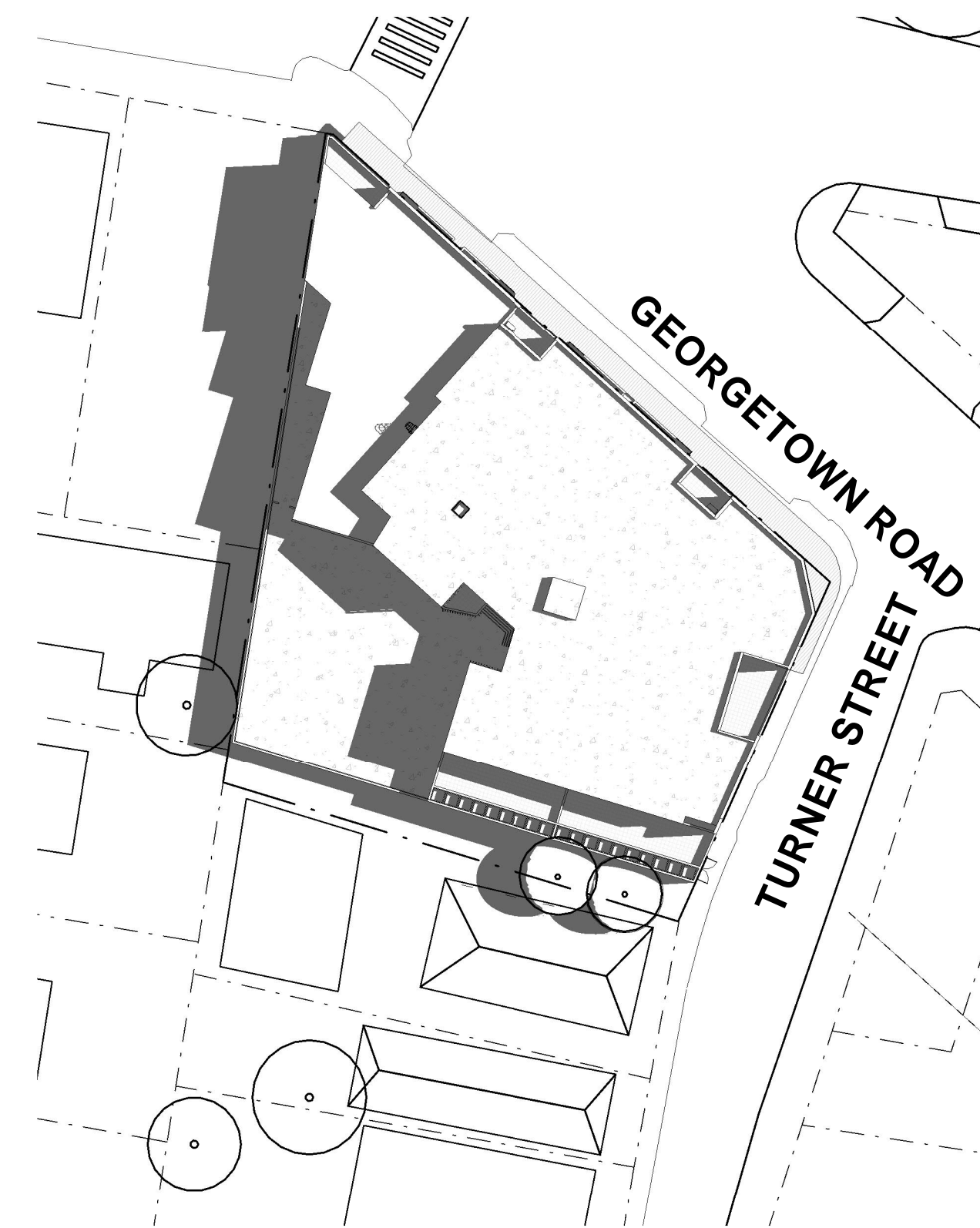




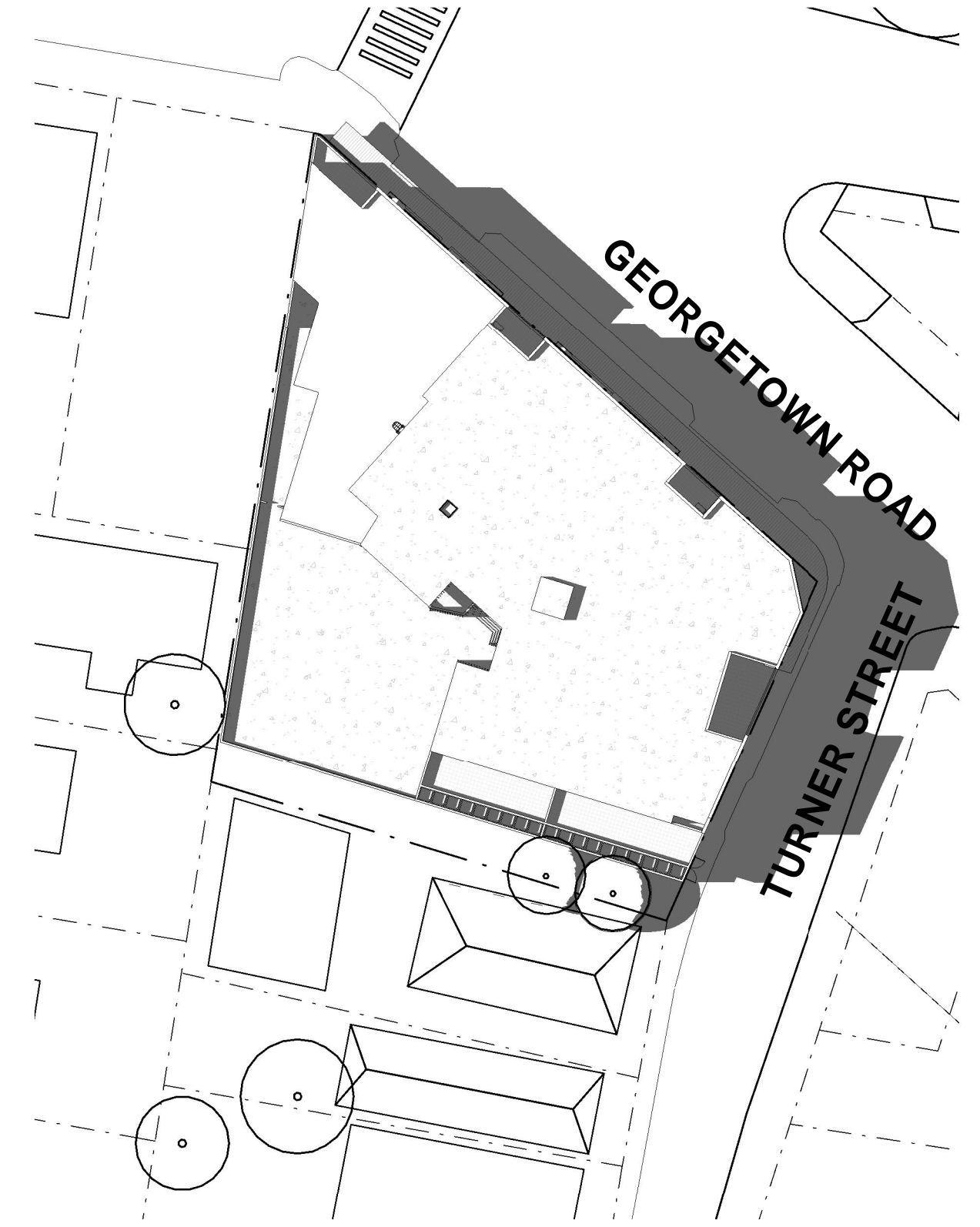
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1 : 450



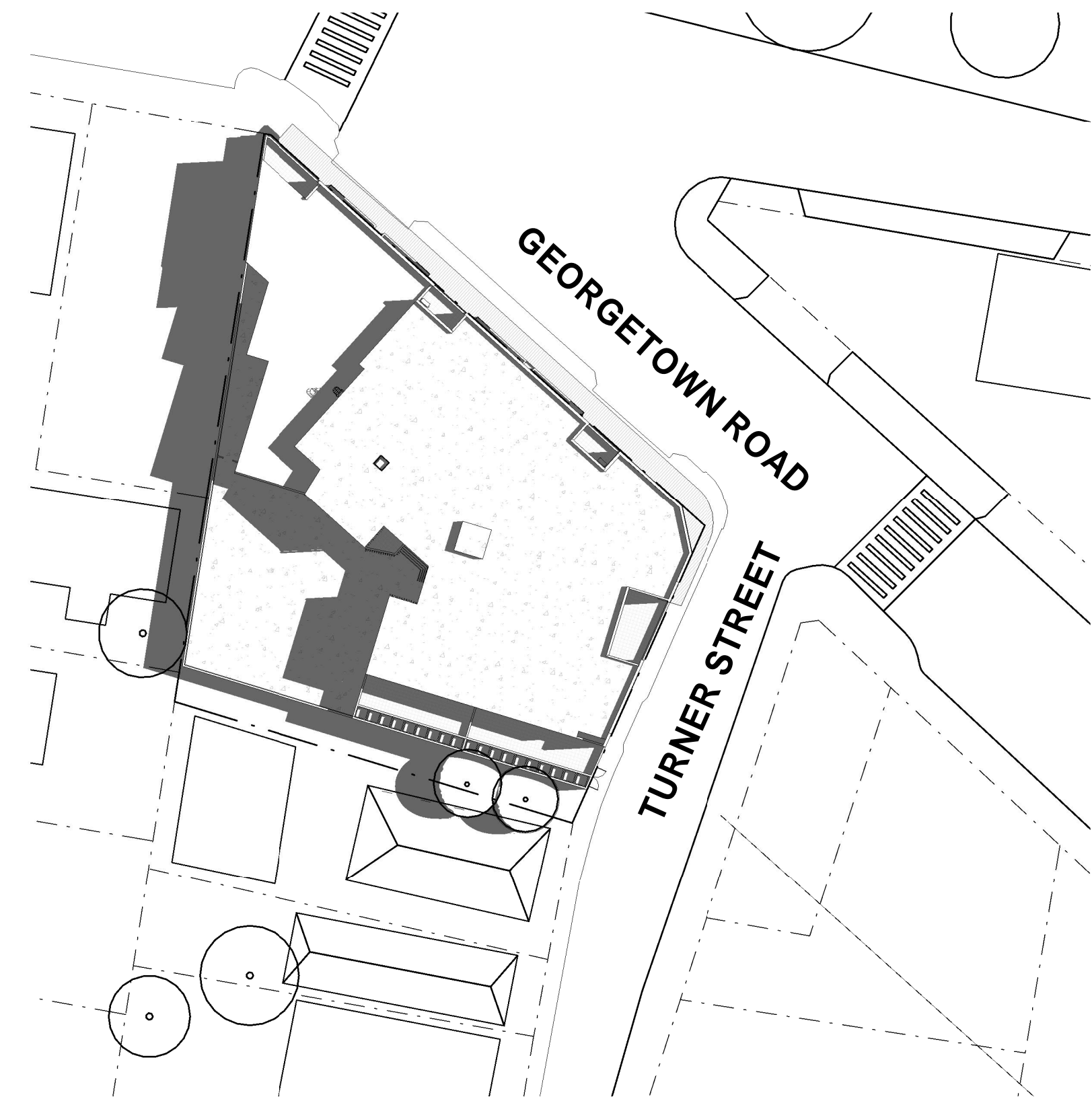
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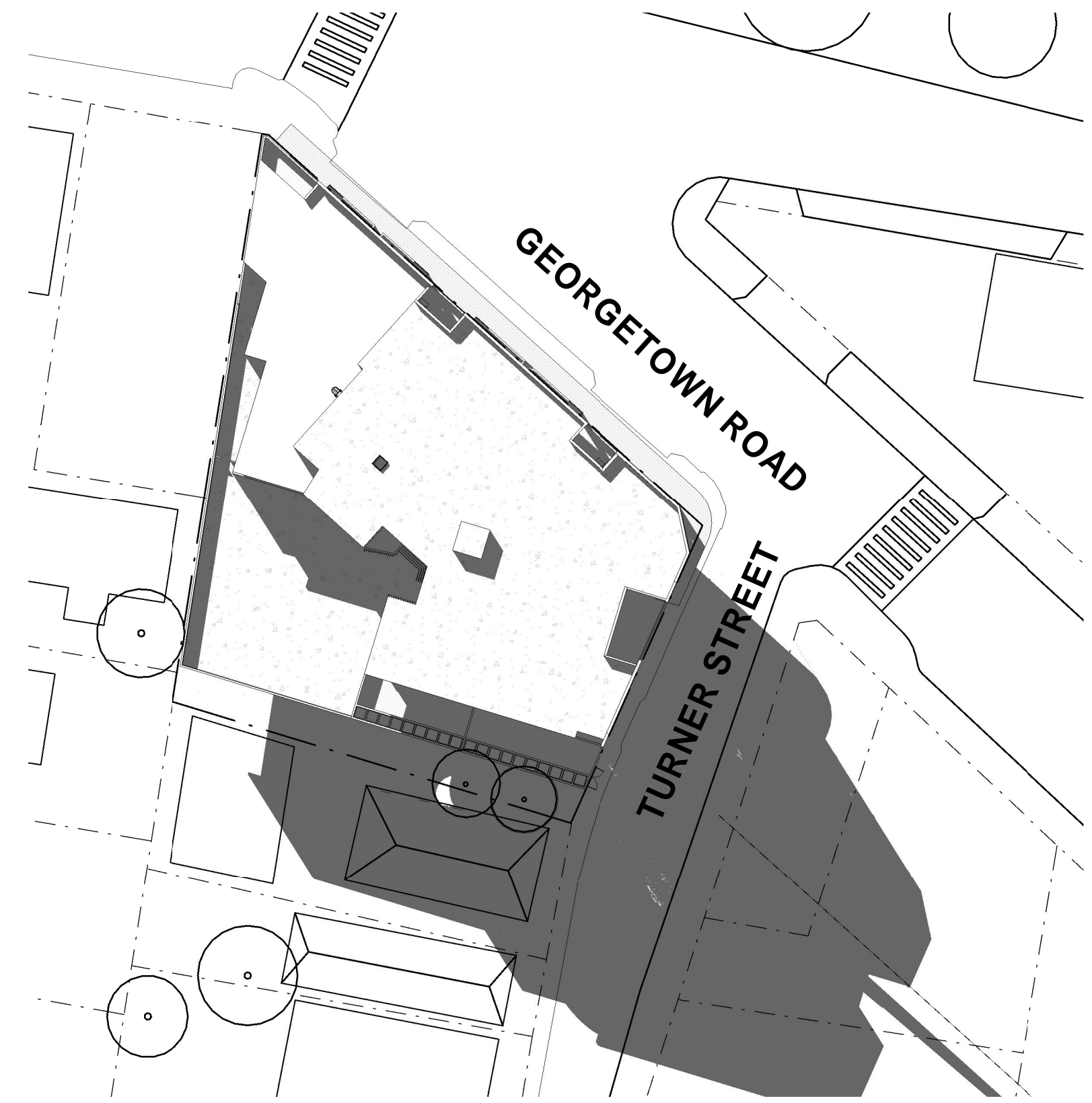
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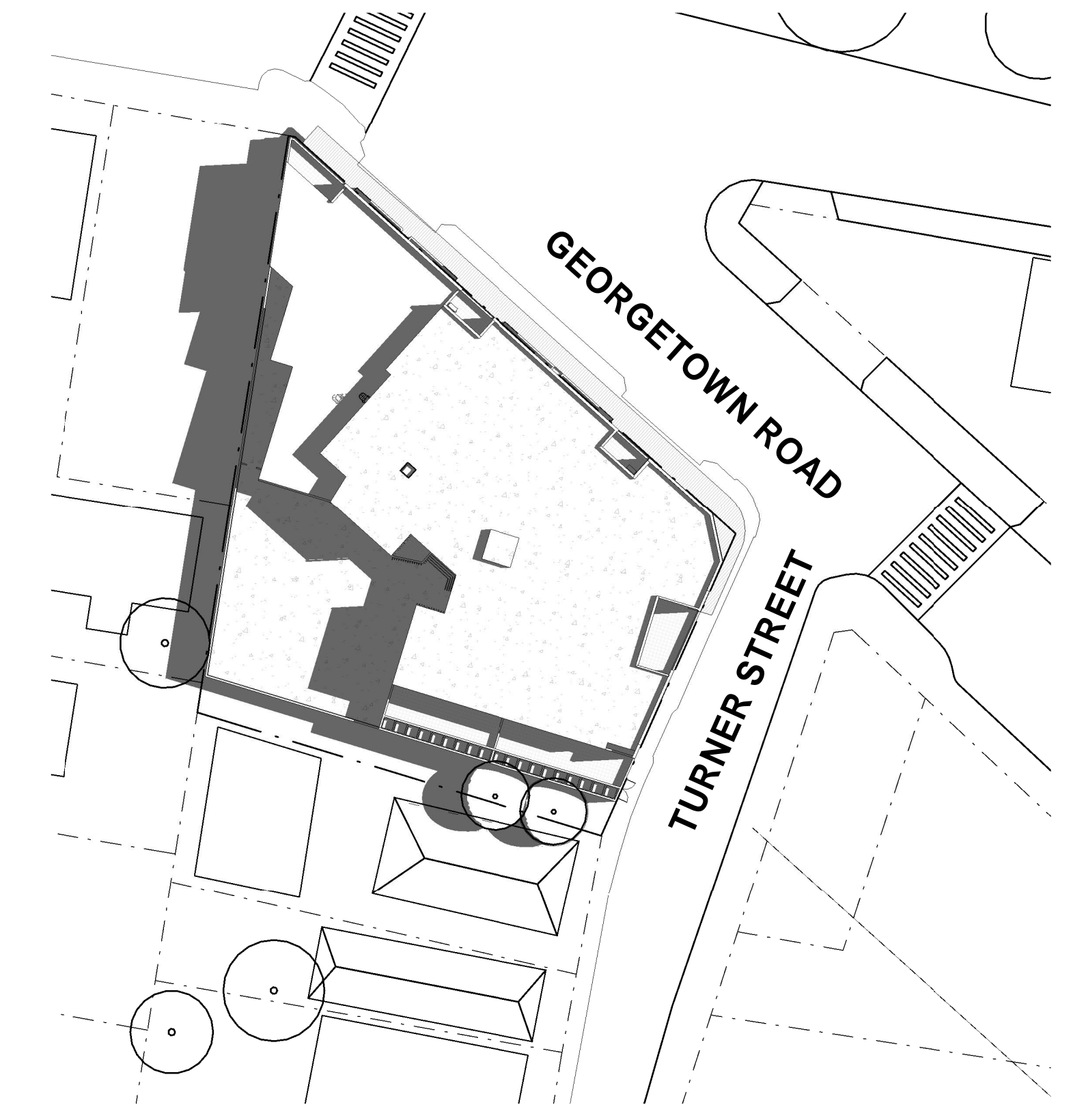
4 Proposed - 21st December 12PM
1 : 450



5 Proposed - 21st December 1PM
1 : 450

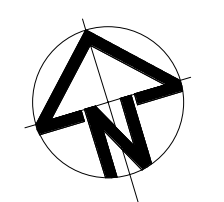


6 Proposed - 21st December 2PM
1 : 450



7 Proposed - 21st December 3PM
1 : 450

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REV	DATE	COMMENTS
A	13/08/2022	ISSUE FOR DA
B	16/08/2022	ISSUE FOR DA
C	17/08/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
SR	AKF	
SR	AKF	

PROJECT : GEORGETOWN MIXED USE DEVELOPMENT

CLIENT : GWH GEORGETOWN

SITE : 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298

DRAWING : SHADOW DIAGRAMS - SHEET 02

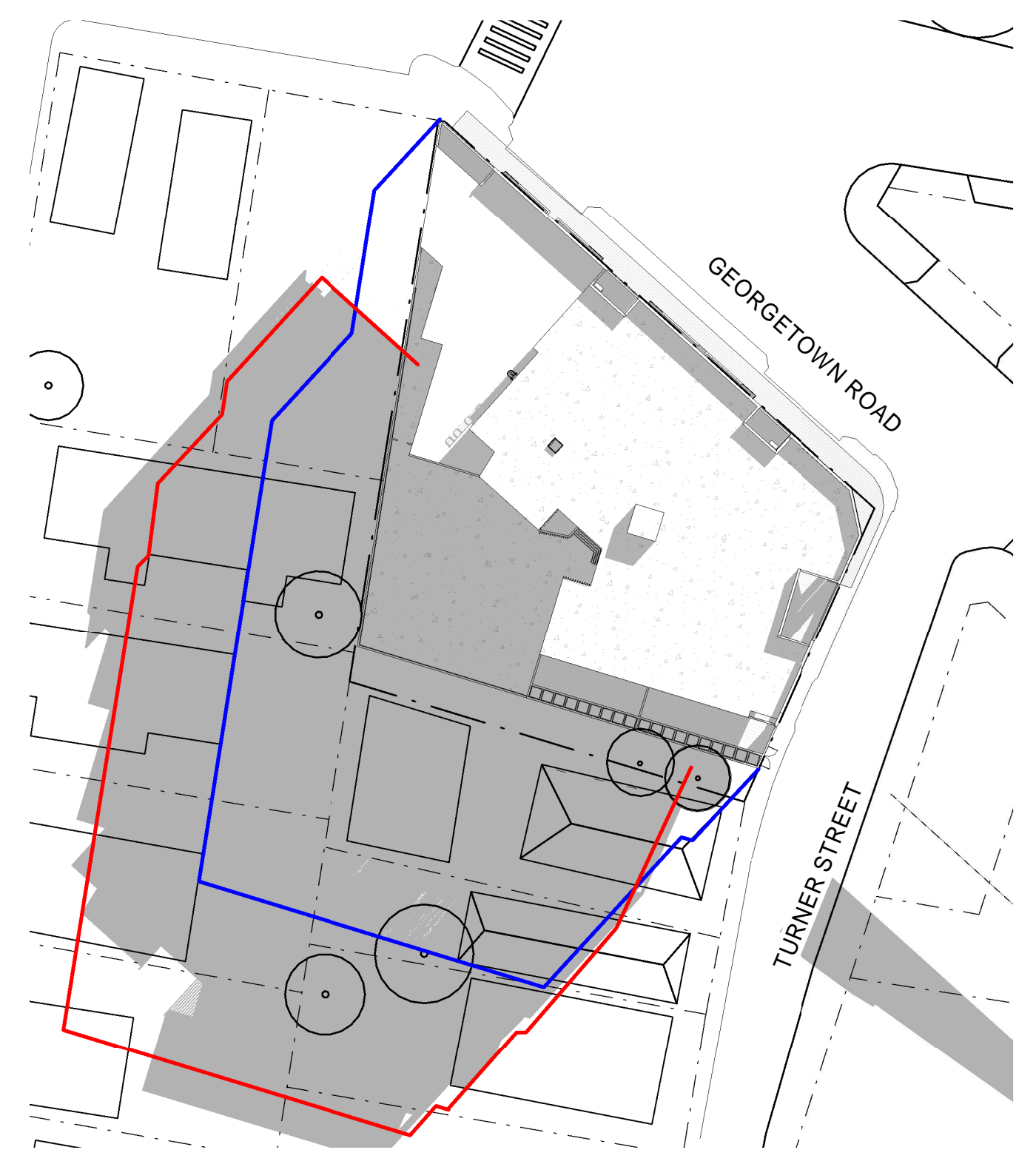
WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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DRAWN : Author DATE : 08/12/22 SCALES : 1:450 @ A1 @ A3

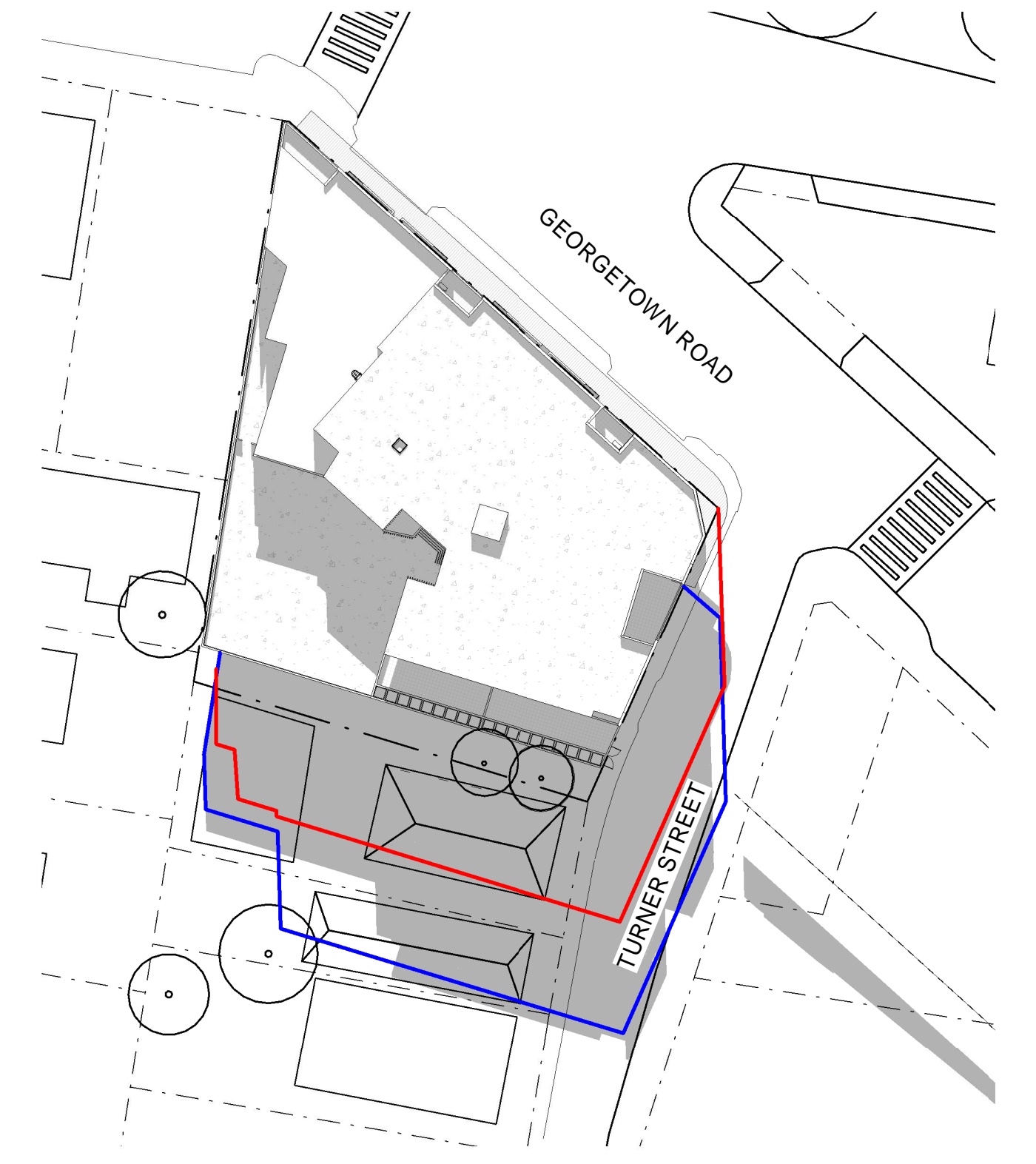
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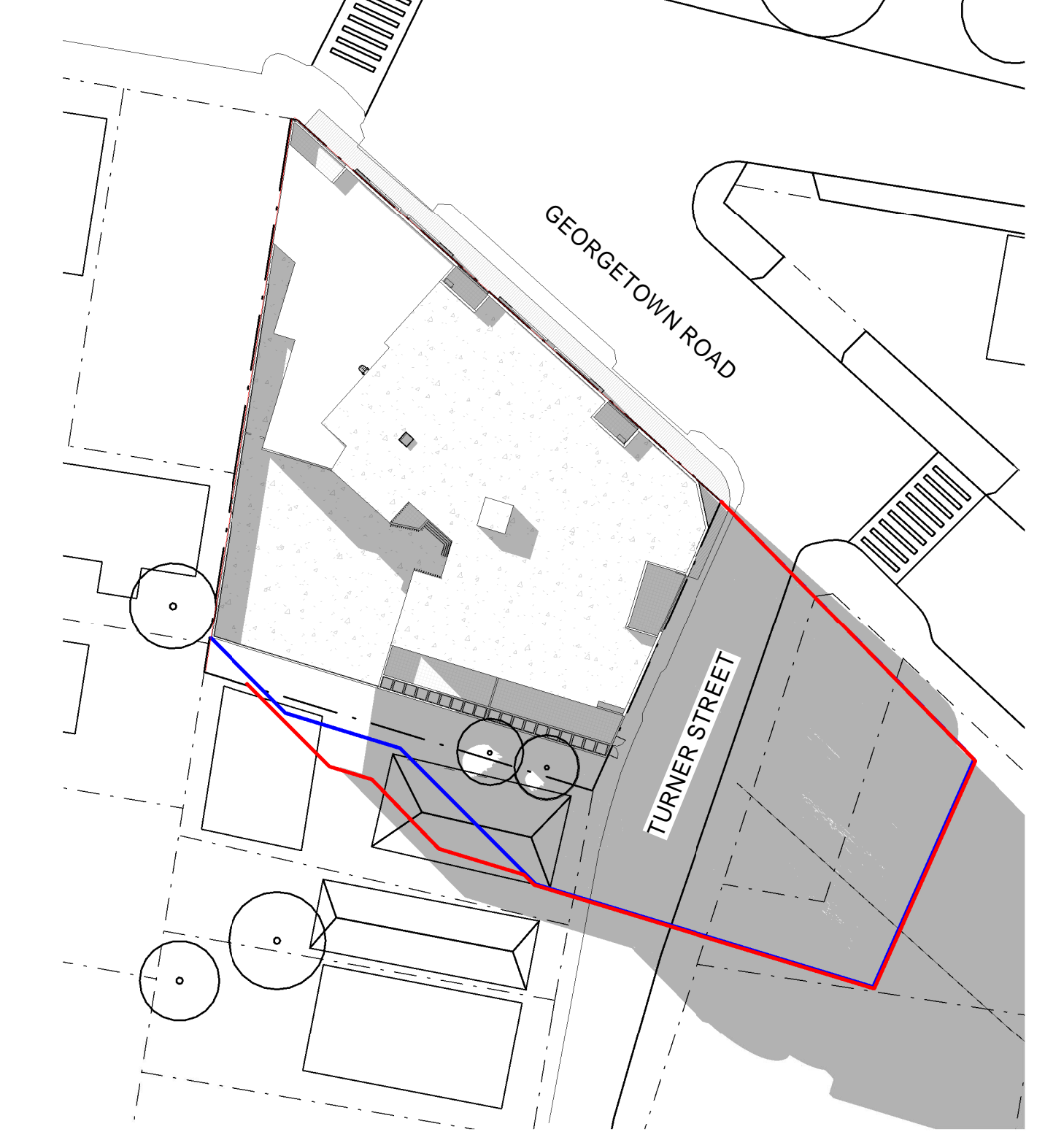
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— ADG SETBACKS AND LEP HEIGHT (BUILDING ENVELOPE)



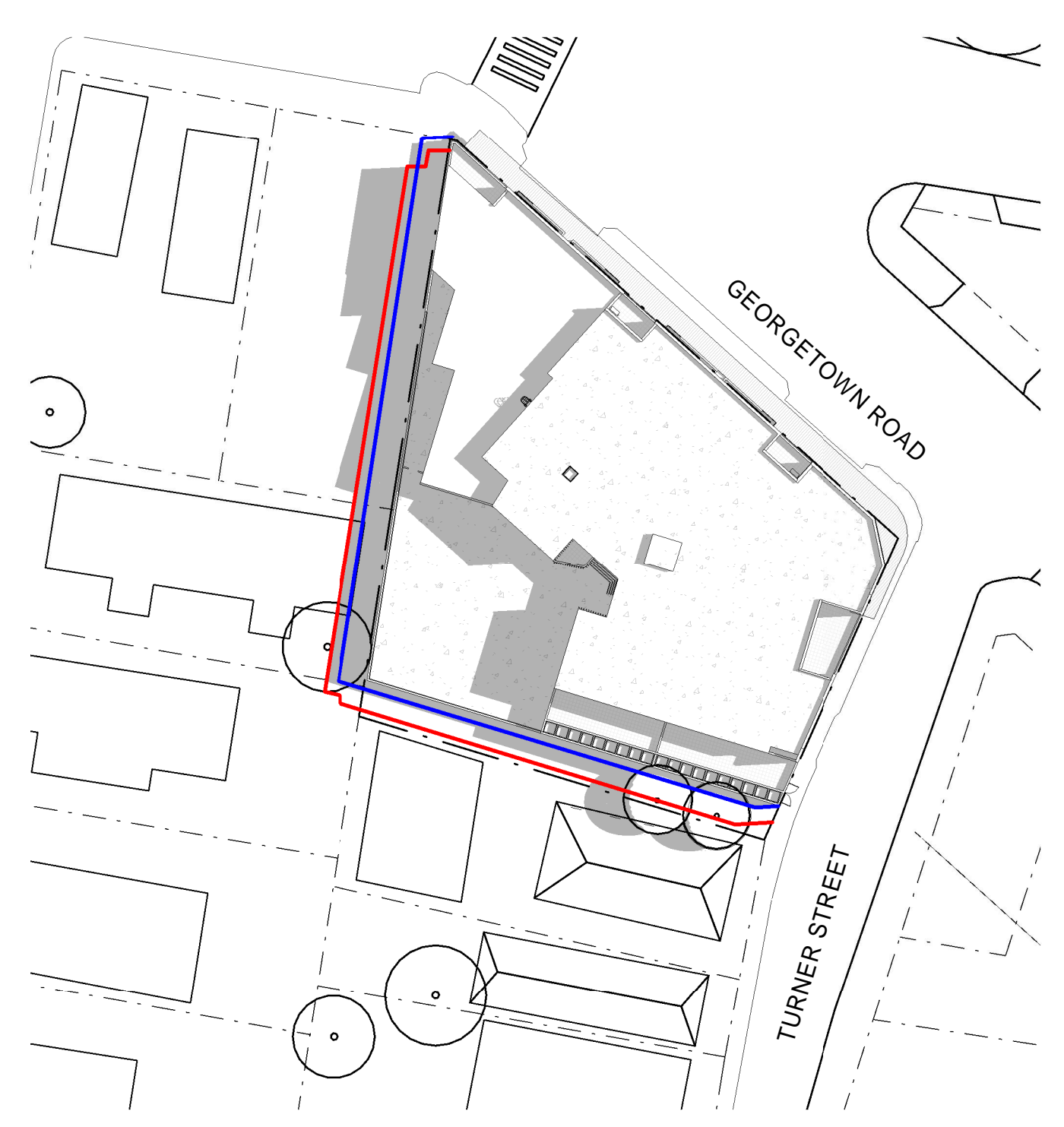
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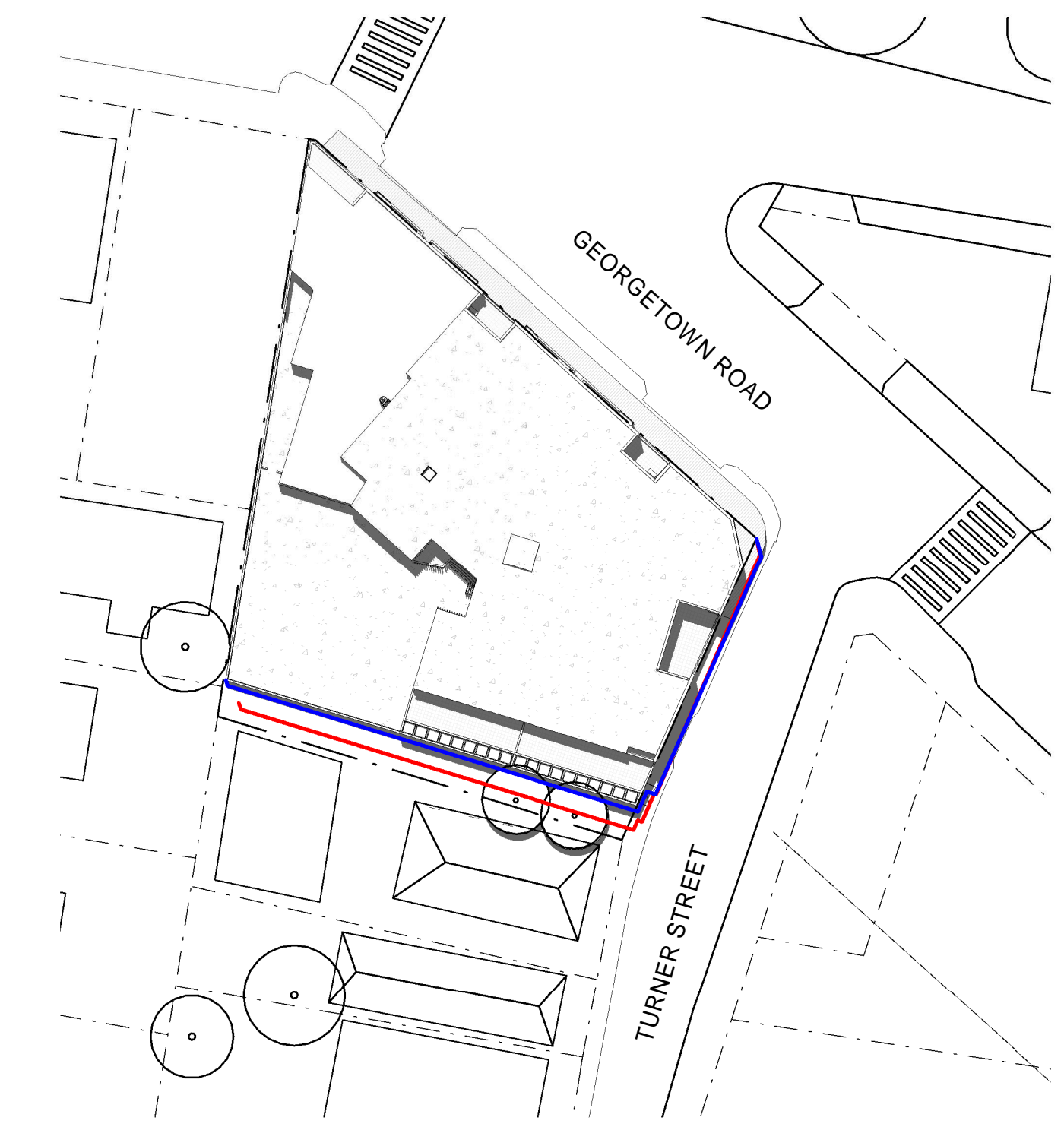
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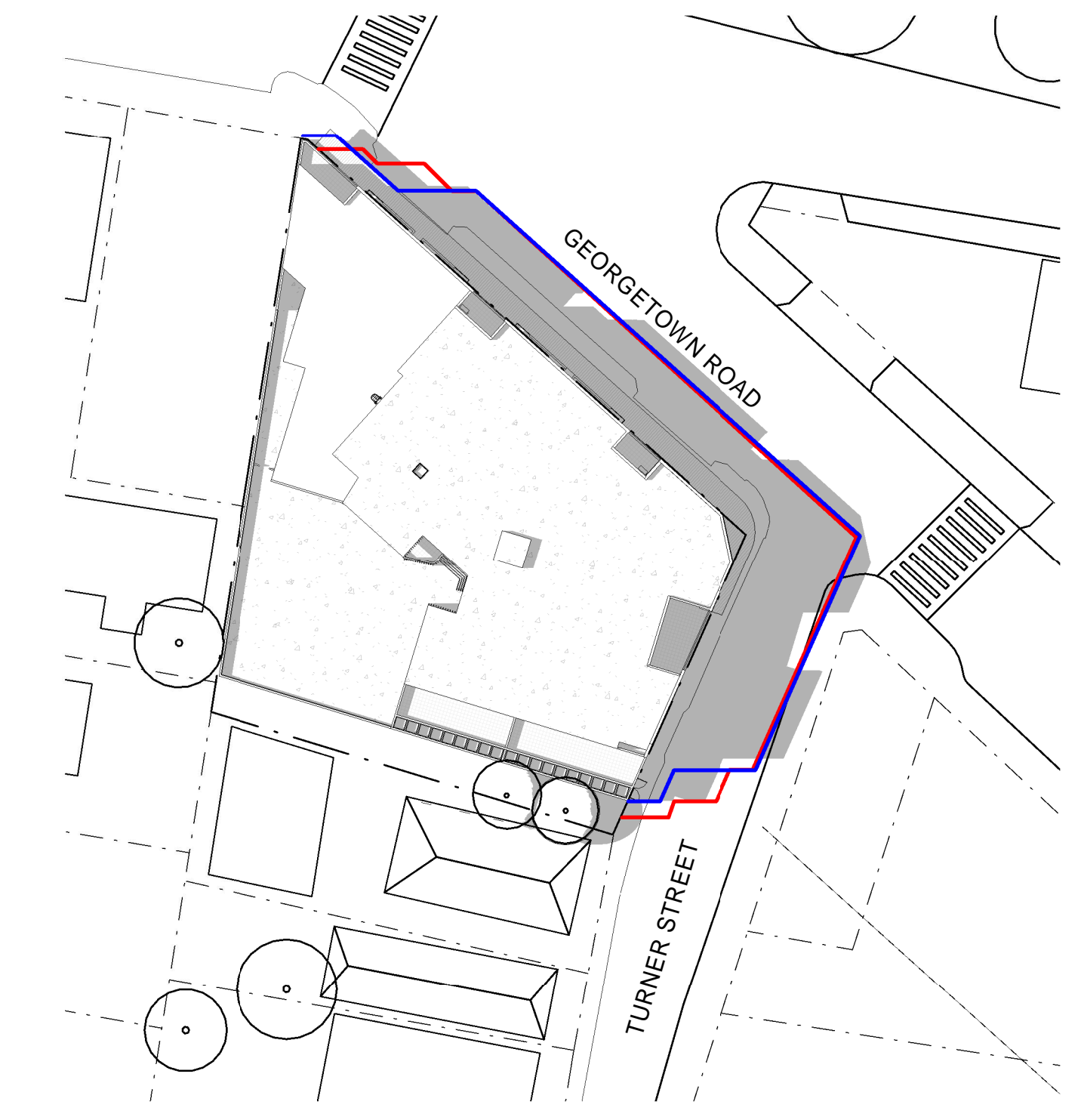
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4 Proposed - 21st December 9AM Overlay
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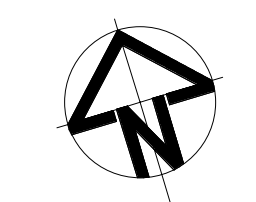


5 Proposed - 21st December 12PM Overlay
1 : 500



6 Proposed - 21st December 3PM Overlay
1 : 500

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REV	DATE	COMMENTS
A	12/08/2022	ISSUE FOR DA
B	16/08/2022	ISSUE FOR DA
C	17/08/2022	ISSUE FOR DA
D	30/08/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
SR	AKF	
SR	AKF	
JE	AKF	

PROJECT: GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT: GWH GEORGETOWN

SITE: 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298

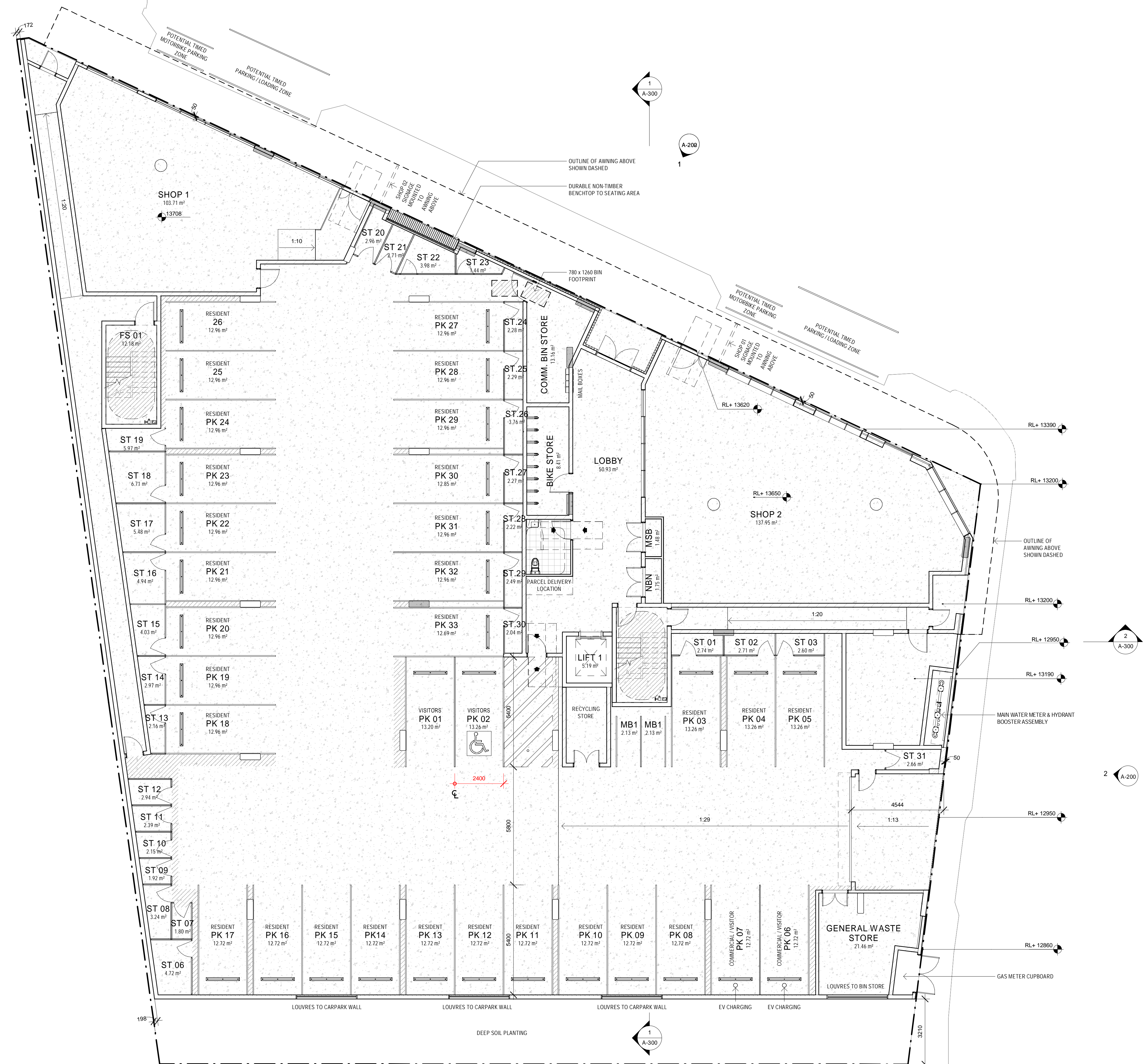
DRAWING: SHADOW DIAGRAMS - SHEET 04

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DRAWN: Author DATE: 08/12/22 SCALES: 1:500 @ A1 @ A3

PROJECT No: 14058 PHASE: SD DRAWING No: A-054 REV: D

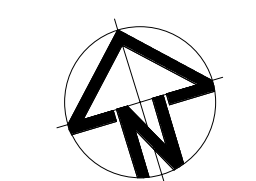




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REV	DATE	COMMENTS
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D	24/03/2022	ISSUE FOR REVIEW
E	11/04/2022	ISSUE FOR REVIEW
F	27/04/2022	ISSUE FOR REVIEW
G	28/04/2022	ISSUE FOR DA
H	09/05/2022	ISSUE FOR DA
J	16/08/2022	ISSUE FOR DA
K	17/08/2022	ISSUE FOR DA
L	05/09/2022	ISSUE FOR DA
M	20/09/2022	ISSUE FOR DA
N	21/10/2022	ISSUE FOR DA
P	26/10/2022	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
JE	AKF		GEORGETOWN MIXED USE DEVELOPMENT
JE	AKF		
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JE	AKF		
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JE	AKF		
SR	AKF		
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JE	AKF		
JE	AKF		

CLIENT: GWH GEORGETOWN

DRAWING: GROUND FLOOR PLAN

SITE: 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298

PROJECT No: 14058

PHASE: SD

DRAWING No: A-100

REV: P

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DRAWN: NJH

DATE: DEC 2021

SCALE: 1:100@A1, 1:200@A3

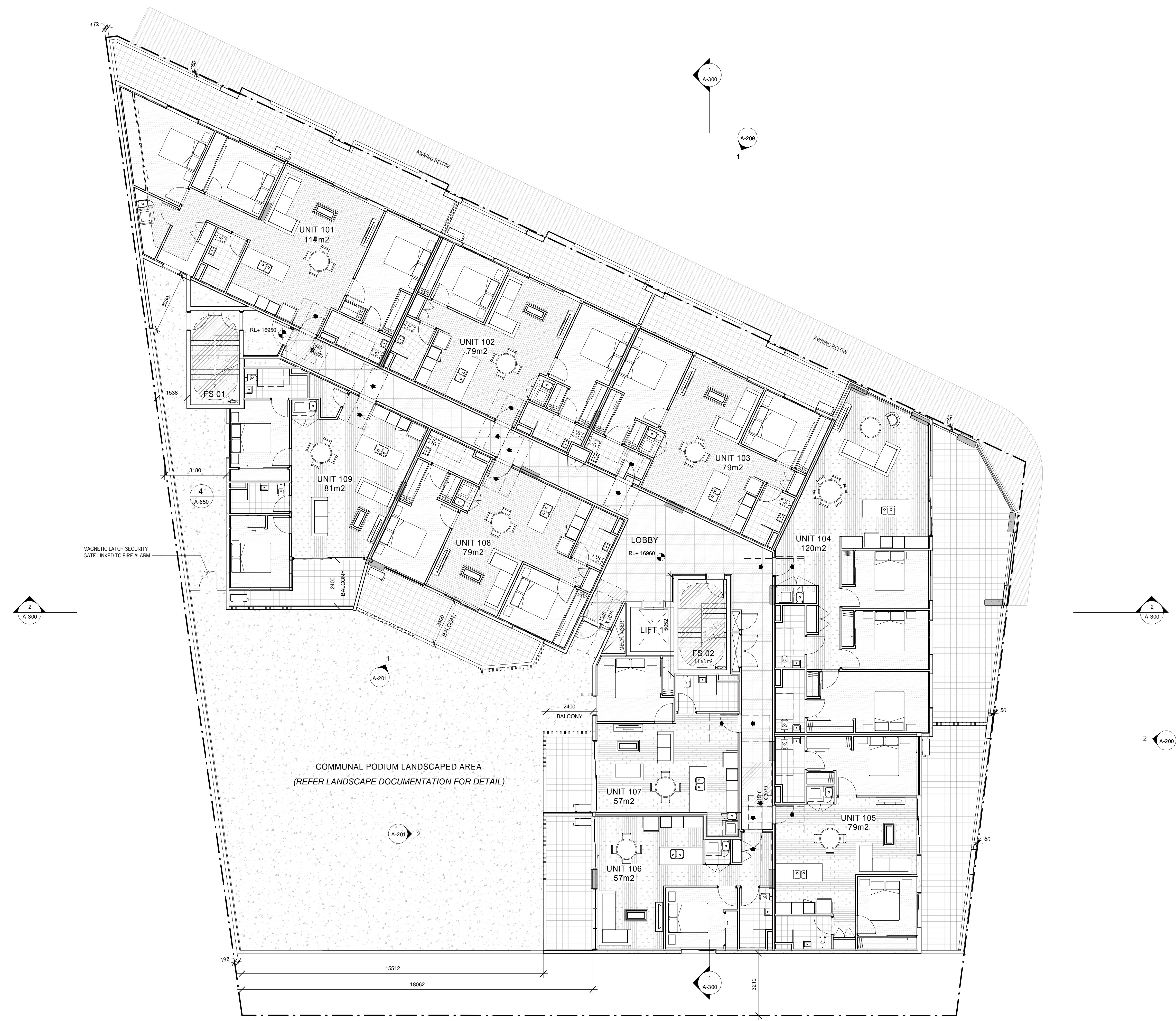
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PHASE: SD

DRAWING No: A-100

REV: P

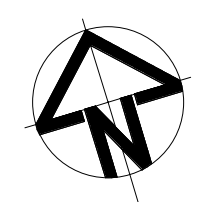




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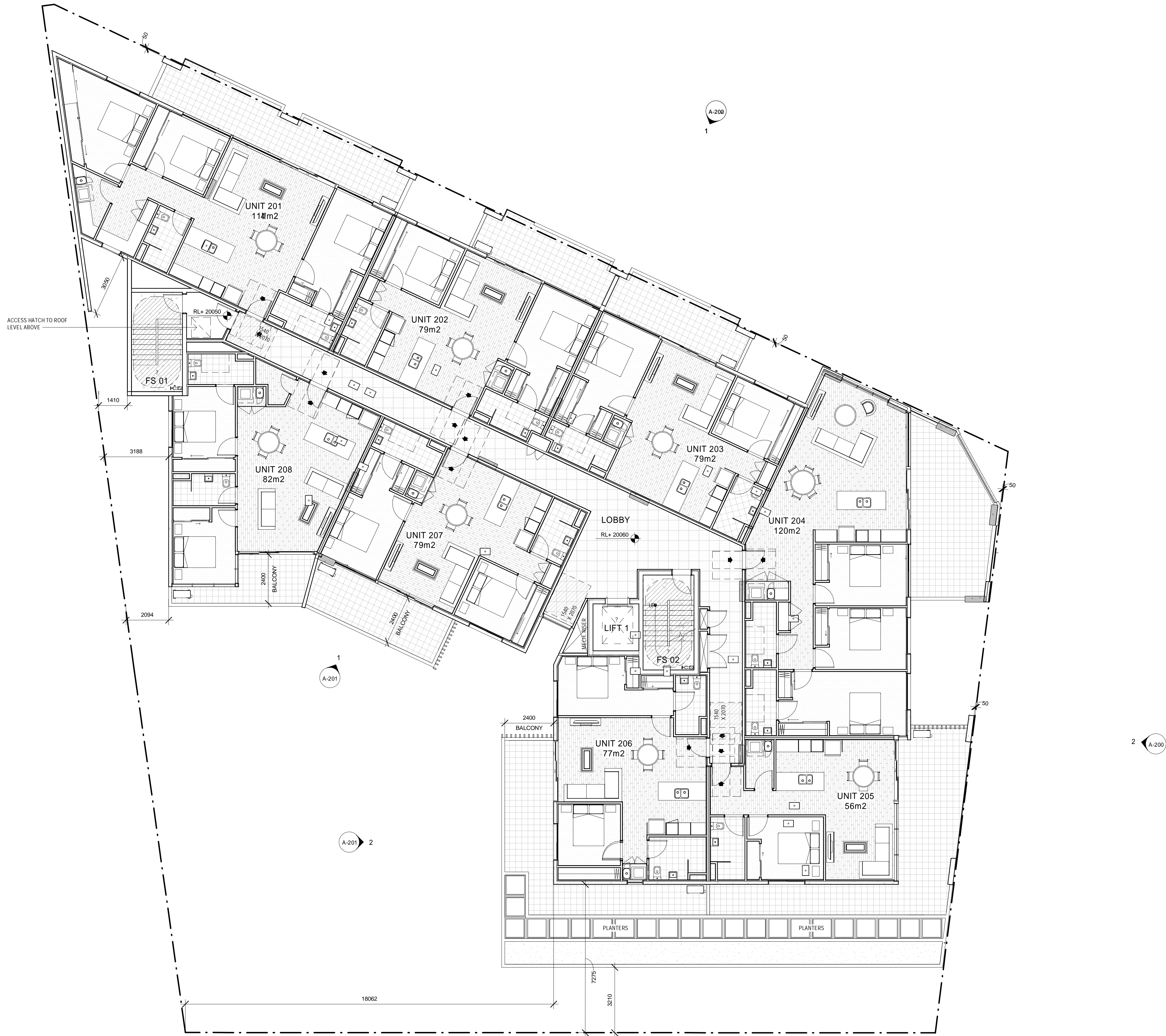
REV	DATE	COMMENTS	DRN	CHKD	VRFD
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D	11/04/2022	ISSUE FOR REVIEW	JE	AKF	
E	27/04/2022	ISSUE FOR REVIEW	JE	AKF	
F	28/04/2022	ISSUE FOR DA	JE	AKF	
G	09/05/2022	ISSUE FOR DA	JE	AKF	
H	12/08/2022	ISSUE FOR DA	JE	AKF	
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L	05/09/2022	ISSUE FOR DA	JE	AKF	
M	20/09/2022	ISSUE FOR DA	JE	AKF	
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P	26/10/2022	ISSUE FOR DA	JE	AKF	

PROJECT: GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT: GWH GEORGETOWN
 SITE: 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING: LEVEL 1 PLAN

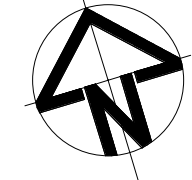
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 PROJECT No: 14058 | PHASE: SD | DRAWING No: A-101 | REV: P





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D	11/04/2022	ISSUE FOR REVIEW	JE	AKF	
E	27/04/2022	ISSUE FOR REVIEW	JE	AKF	
F	28/04/2022	ISSUE FOR DA	JE	AKF	
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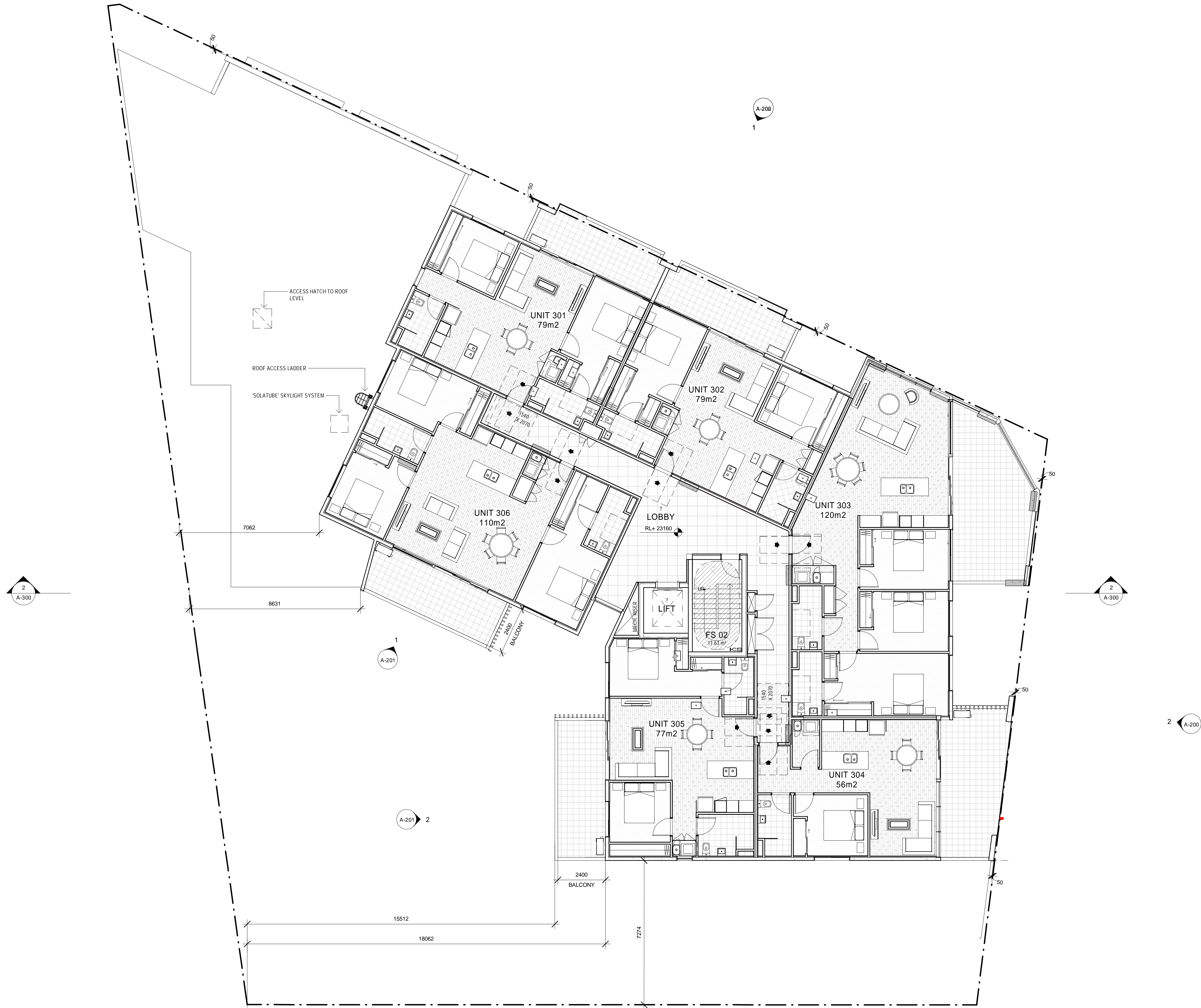
PROJECT: GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT: GWH GEORGETOWN
 SITE: 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING: LEVEL 2 PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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DRAWN: NJH
 DATE: DEC 2021
 SCALE: 1:100@A1
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PROJECT No: 14058
 PHASE: SD
 DRAWING No: A-102
 REV: Q

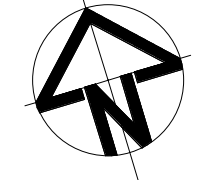




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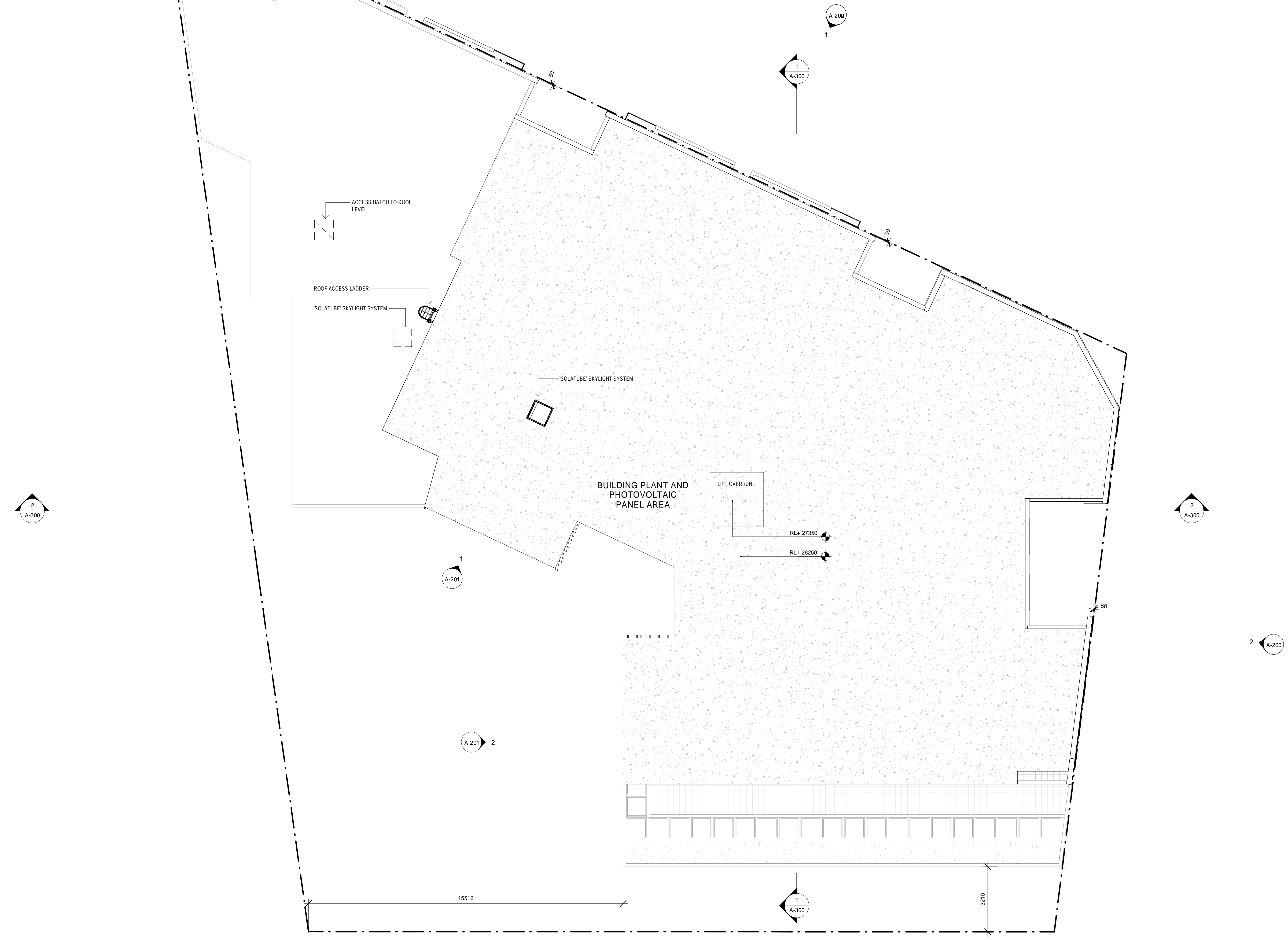
REV	DATE	COMMENTS	DRN	CHKD	VRFD
C	29/03/2022	ISSUE FOR REVIEW	JE	AKF	
D	11/04/2022	ISSUE FOR REVIEW	JE	AKF	
E	27/04/2022	ISSUE FOR REVIEW	JE	AKF	
F	28/04/2022	ISSUE FOR DA	JE	AKF	
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M	20/09/2022	ISSUE FOR DA	JE	AKF	
N	21/10/2022	ISSUE FOR DA	JE	AKF	
P	26/10/2022	ISSUE FOR DA	JE	AKF	

PROJECT: GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT: GWH GEORGETOWN
 SITE: 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING: LEVEL 3 PLAN

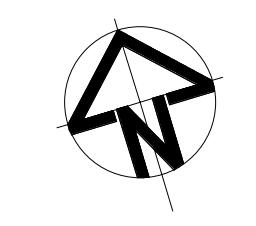
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 PROJECT No: 14058 | PHASE: SD | DRAWING No: A-103 | REV: P





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REV	DATE	COMMENTS
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B	11/04/2022	ISSUE FOR REVIEW
C	27/04/2022	ISSUE FOR REVIEW
D	28/04/2022	ISSUE FOR DA
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DRN	CHKD	VRFD
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JE	AKF	

PROJECT: GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT: GWH GEORGETOWN

SITE: 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING: ROOF PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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DRAWN: JE DATE: MAR 2022 SCALES: 1:100@A1, 1:200@A3

PROJECT No: 14058 PHASE: SD DRAWING No: A-104 REV: L

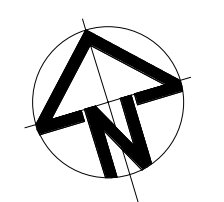




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REV	DATE	COMMENTS
A	27/04/2022	ISSUE FOR REVIEW
B	28/04/2022	ISSUE FOR DA
C	09/05/2022	ISSUE FOR DA
D	12/08/2022	ISSUE FOR DA
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DRN	CHKD	VRFD
JE	AKF	
JE	AKF	
JE	AKF	
SR	AKF	
JE	AKF	
JE	AKF	
JE	AKF	

PROJECT : GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT : GWH GEORGETOWN

SITE : 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING : GROUND FLOOR AREA PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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 PROJECT No : 14058 PHASE : SD DRAWING No : A-190 REV : H





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REV	DATE	COMMENTS
A	27/04/2022	ISSUE FOR REVIEW
B	28/04/2022	ISSUE FOR DA
C	09/05/2022	ISSUE FOR DA
D	12/08/2022	ISSUE FOR DA
E	16/08/2022	ISSUE FOR DA
F	17/08/2022	ISSUE FOR DA
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H	20/09/2022	ISSUE FOR DA
J	21/10/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
SR	AKF	
SR	AKF	
JE	AKF	
JE	AKF	
JE	AKF	

PROJECT : GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT : GWH GEORGETOWN

SITE : 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING : LEVEL 1 AREA PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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 PROJECT No : 14058 PHASE : SD DRAWING No : A-191 REV : J

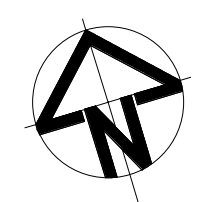




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F	17/08/2022	ISSUE FOR DA
G	05/09/2022	ISSUE FOR DA
H	20/09/2022	ISSUE FOR DA
J	21/10/2022	ISSUE FOR DA
K	04/11/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
SR	AKF	
SR	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	

PROJECT : GEORGETOWN MIXED USE DEVELOPMENT

CLIENT : GWH GEORGETOWN

SITE : 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298

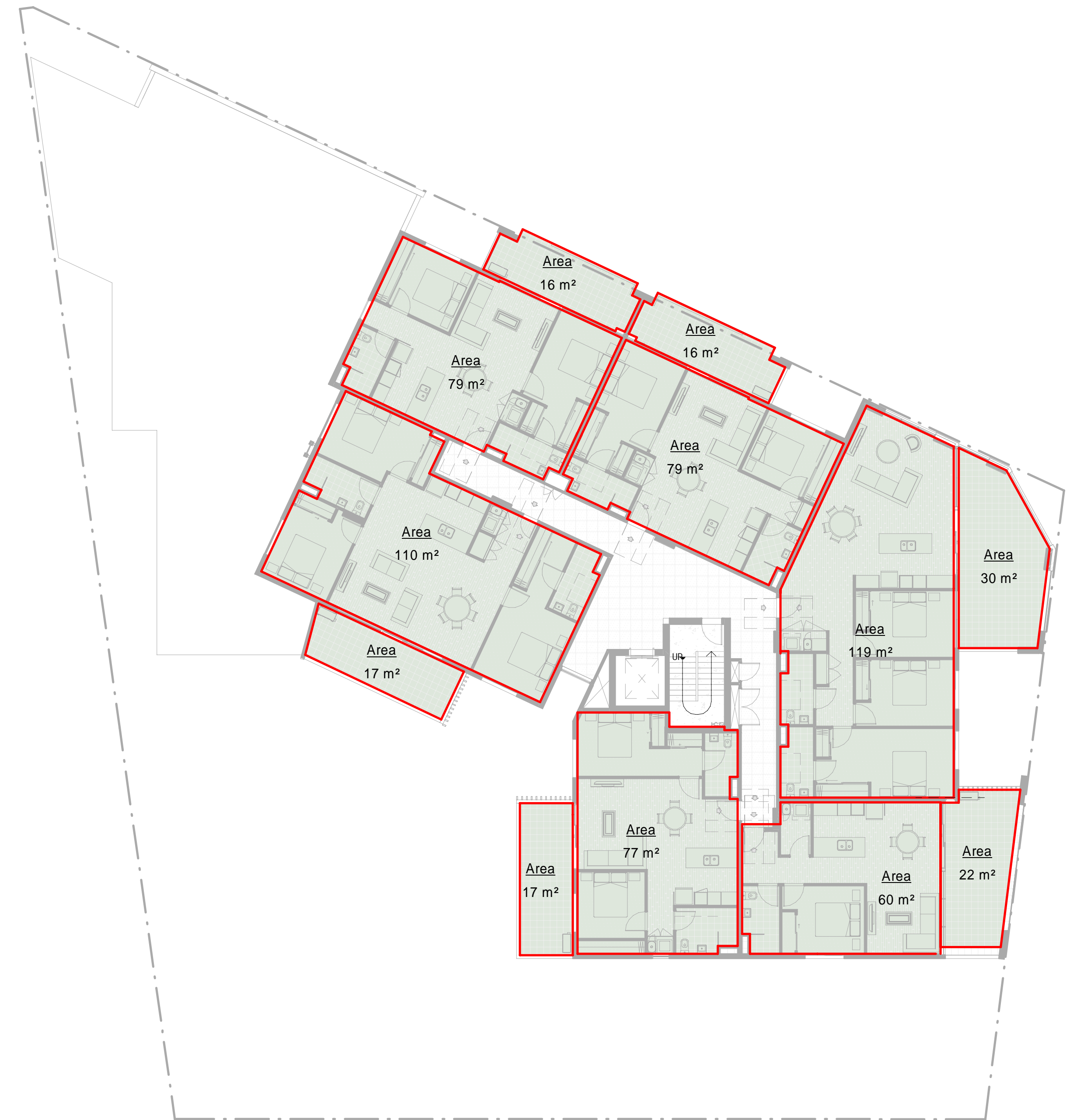
DRAWING : LEVEL 2 AREA PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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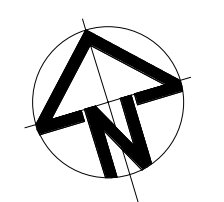
DRAWN : NJH DATE : DEC 2021 SCALES : 1 : 150 @ A1 1 : 300 @ A3

PROJECT No : 14058 PHASE : SD DRAWING No : A-192 REV : K





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J	21/10/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
SR	AKF	
SR	AKF	
JE	AKF	
JE	AKF	
JE	AKF	

PROJECT : GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT : GWH GEORGETOWN

SITE : 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING : LEVEL 3 AREA PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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DRAWN : NJH
 DATE : DEC 2021
 SCALES : 1 : 150 @ A1
 1 : 300 @ A3

PROJECT No : 14058
 PHASE : SD
 DRAWING No : A-193
 REV : J



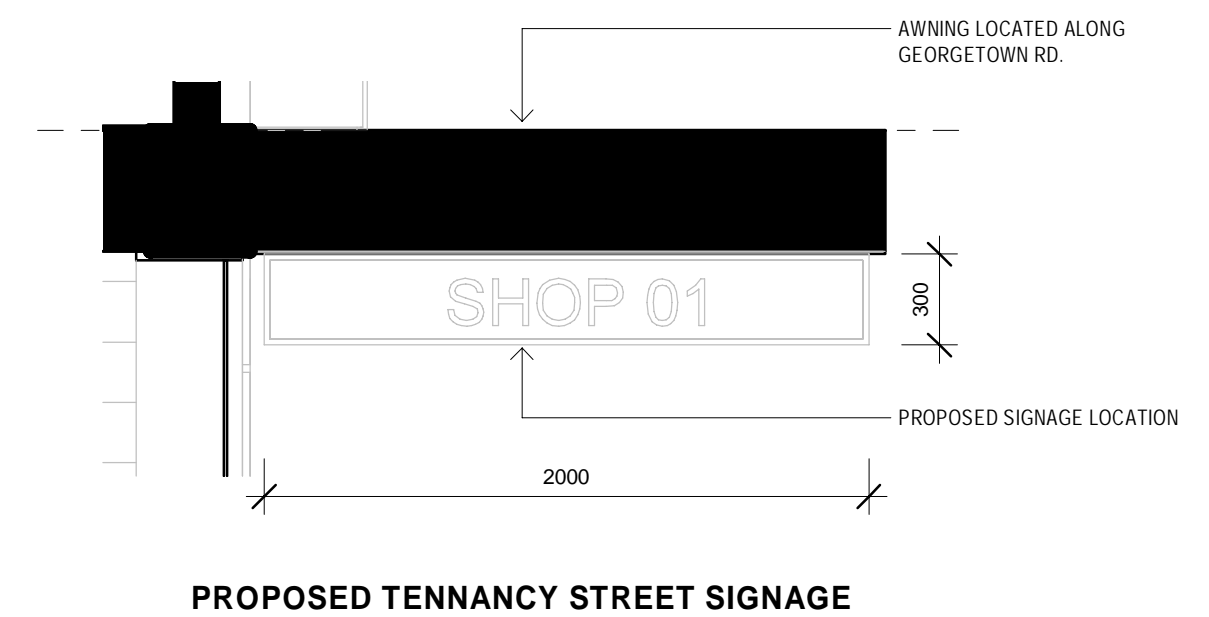


1 Elevation 01
1 : 100



2 Elevation 02
1 : 100

MATERIAL LEGEND	
PC-01	PRECAST CONCRETE FINISH: DULUX TEA HOUSE - LOW SHEEN
PC-01a	PRECAST CONCRETE - TEXTURED FORMLINE FINISH FORMLINE FINISH: RECKLI CALIFORNIA OR WOODGRAIN COLOUR: DULUX TEA HOUSE - LOW SHEEN
PC-02	PRECAST CONCRETE FINISH: OFF FORM CONCRETE FINISH
BRK-01	FACE BLOCKS (HONED OR POLISHED) OR FACE BRICK COLOUR: BLUE STEEL FLASH OR SIMILAR
RSD-01	POWDER COATED RSD COLOUR: SURFMIST WHITE
RSD-02	POWDERCOATED RSD COLOUR: MONUMENT
BAL-01	FRAMED GLASS BALUSTRADE
BAL-02	POWDERCOAT STEEL BALUSTRADE
SRN-01	50X150 POWDERCOATED ALUMINIUM SCREEN BLADES



PROPOSED TENNANCY STREET SIGNAGE

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0 25mm 100mm 200mm ON ORIGINAL A1

REV	DATE	COMMENTS
D	29/03/2022	ISSUE FOR REVIEW
E	11/04/2022	ISSUE FOR REVIEW
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G	28/04/2022	ISSUE FOR DA
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L	17/08/2022	ISSUE FOR DA
M	05/09/2022	ISSUE FOR DA
N	20/09/2022	ISSUE FOR DA
P	21/10/2022	ISSUE FOR DA
Q	26/10/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
SR	AKF	
SR	AKF	
JE	AKF	
JE	AKF	
JE	AKF	

PROJECT : GEORGETOWN MIXED
USE DEVELOPMENT
CLIENT : GWH GEORGETOWN

SITE : 42 GEORGETOWN ROAD,
GEORGETOWN, NSW,
2298
DRAWING : ELEVATIONS - SHEET 1

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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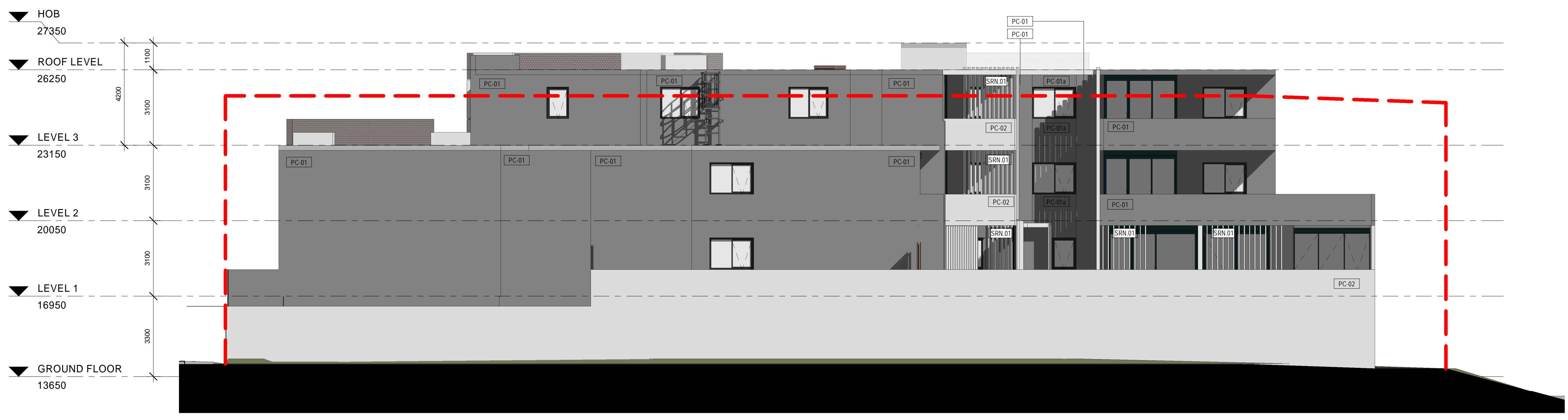
DRAWN : JE DATE : FEB 2022 SCALES : As indicated @ A1
1 : 200 @ A3

PROJECT No : 14058 PHASE : SD DRAWING No : A-200 REV : Q





1 Elevation 03
1 : 100



2 Elevation 04
1 : 100

MATERIAL LEGEND	
PC-01	PRECAST CONCRETE FINISH: DULUX TEA HOUSE - LOW SHEEN
PC-01a	PRECAST CONCRETE - TEXTURED FORMLINE FINISH FORMLINE FINISH: RECKLI CALIFORNIA OR WOODGRAN) COLOUR: DULUX TEA HOUSE - LOW SHEEN
PC-02	PRECAST CONCRETE FINISH: OFF FORM CONCRETE FINISH
BRK-01	FACE BLOCKS (HONED OR POLISHED) OR FACE BRICK COLOUR: BLUE STEEL FLASH OR SIMILAR
RSD-01	POWDER COATED RSD COLOUR: SURFMIST WHITE
RSD-02	POWDERCOATED RSD COLOUR: MONUMENT
BAL-01	FRAMED GLASS BALUSTRADE
BAL-02	POWDERCOAT STEEL BALUSTRADE
SRN-01	50X150 POWDERCOATED ALUMINIUM SCREEN BLADES

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JE	AKF	
JE	AKF	
JE	AKF	
SR	AKF	
SR	AKF	
JE	AKF	
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JE	AKF	
JE	AKF	

PROJECT : GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT : GWH GEORGETOWN

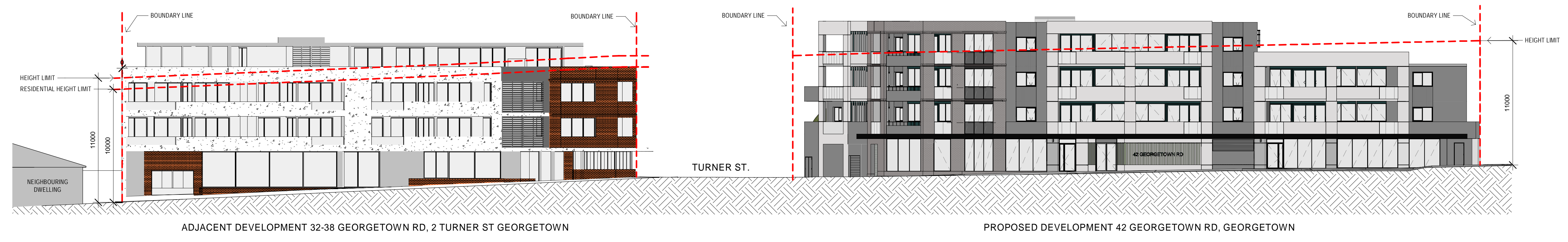
SITE : 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING : ELEVATIONS - SHEET 2

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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DRAWN : JE DATE : MAR 2022 SCALES : As indicated @ A1 1 : 200 @ A3

PROJECT No : 14058 PHASE : SD DRAWING No : A-201 REV : N





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L	17/08/2022	ISSUE FOR DA
M	21/10/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
JE	AKF	
SR	AKF	
SR	AKF	
JE	AKF	

PROJECT : GEORGETOWN MIXED USE DEVELOPMENT
 CLIENT : GWH GEORGETOWN

SITE : 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298
 DRAWING : ELEVATIONS - SHEET 3

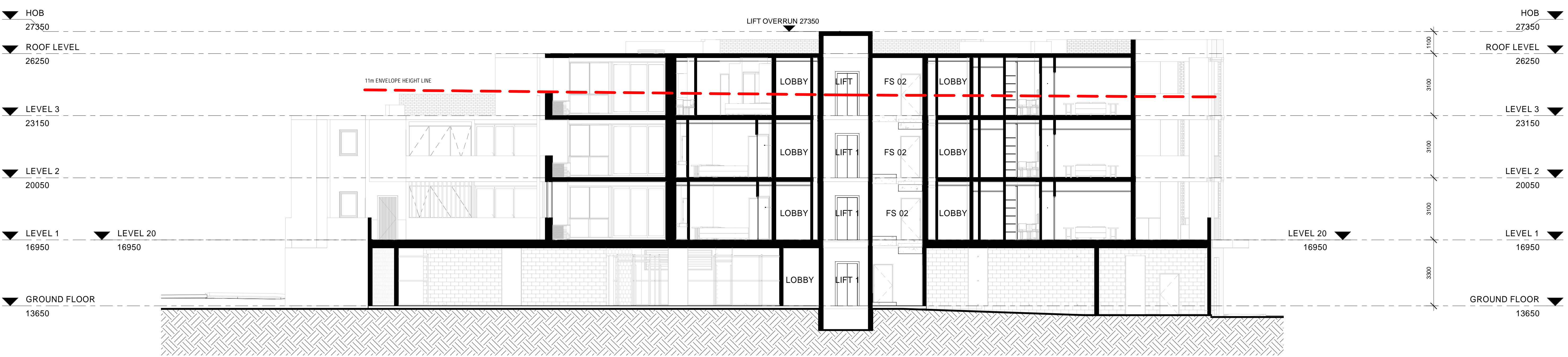
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DRAWN : JE DATE : OCT 2022 SCALES : 1:200@A1 @A3
 PROJECT No : 14058 PHASE : SD DRAWING No : A-202 REV : M





1 SECTION 01
1 : 100



2 SECTION 02
1 : 100

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J	05/09/2022	ISSUE FOR DA
K	20/09/2022	ISSUE FOR DA
L	21/10/2022	ISSUE FOR DA

DRN	CHKD	VRFD
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JE	AKF	
JE	AKF	

PROJECT: GEORGETOWN MIXED USE DEVELOPMENT

CLIENT: GWH GEORGETOWN

SITE: 42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298

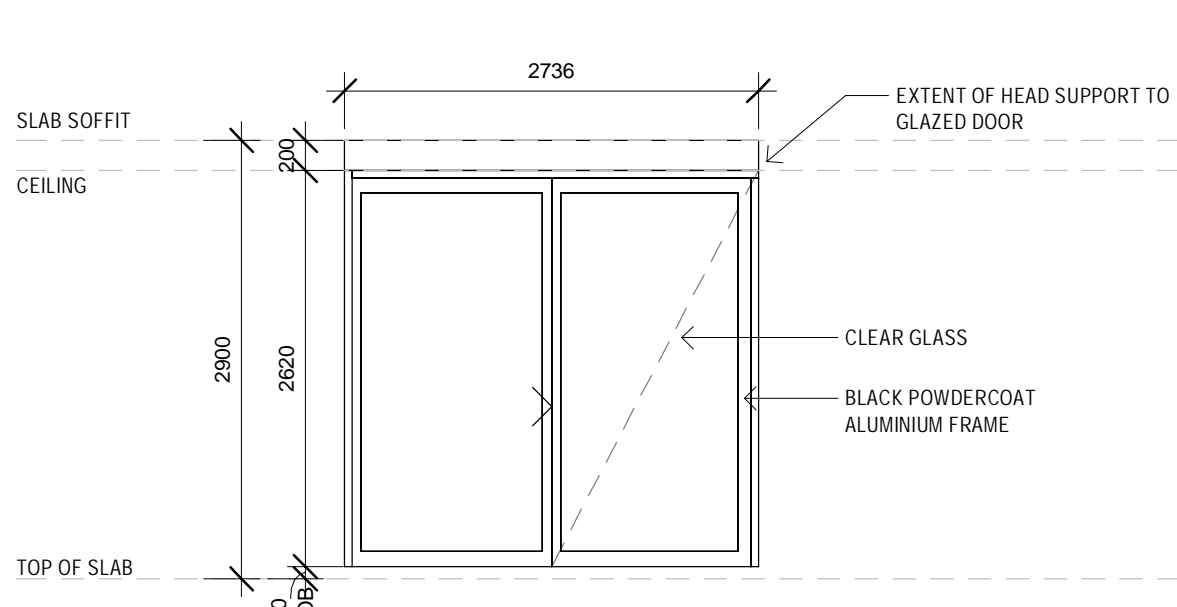
DRAWING: SECTIONS - SHEET 1

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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DRAWN: JE DATE: APRIL 2022 SCALES: 1:100@A1, 1:200@A3

PROJECT No: 14058 PHASE: SD DRAWING No: A-300 REV: L

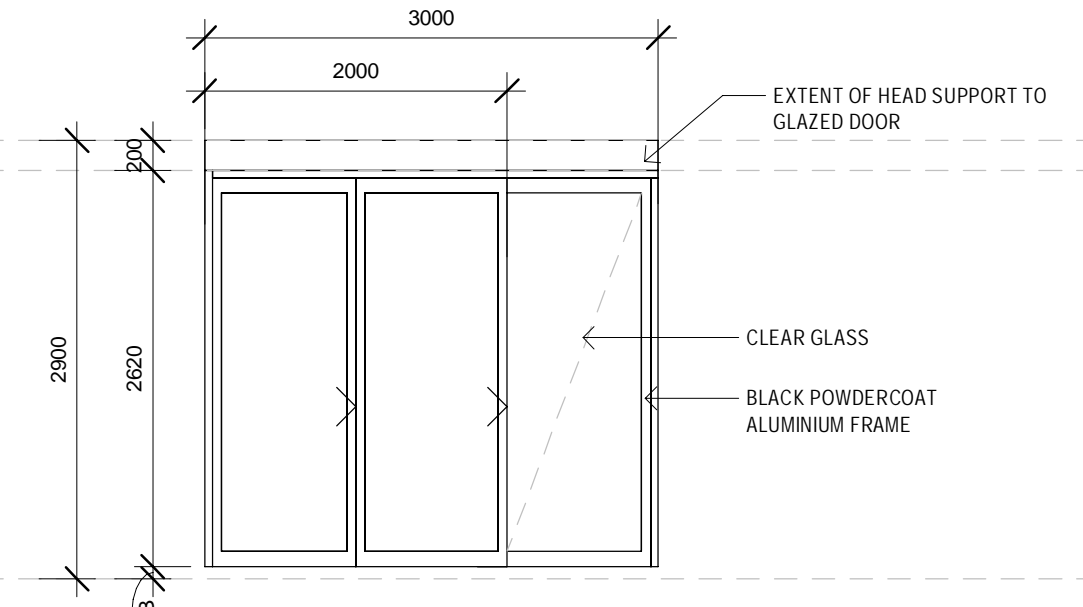




GLAZING TYPE 1-01

LEVEL	ROOM NAME
LEVEL 1	LIVING

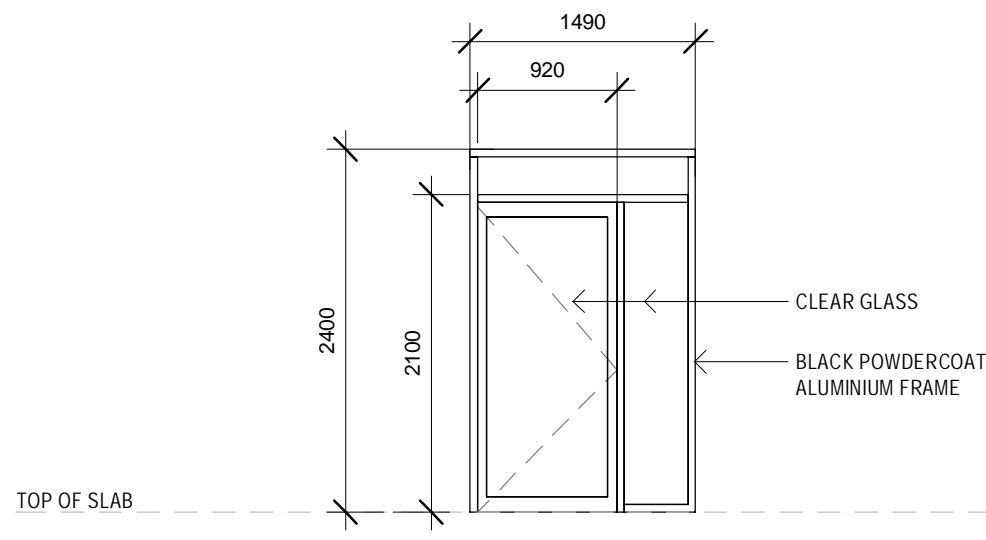
TOTAL QTY: 1



GLAZING TYPE 1-02

LEVEL	ROOM NAME
LEVEL 2	BEDROOM
LEVEL 3	LIVING

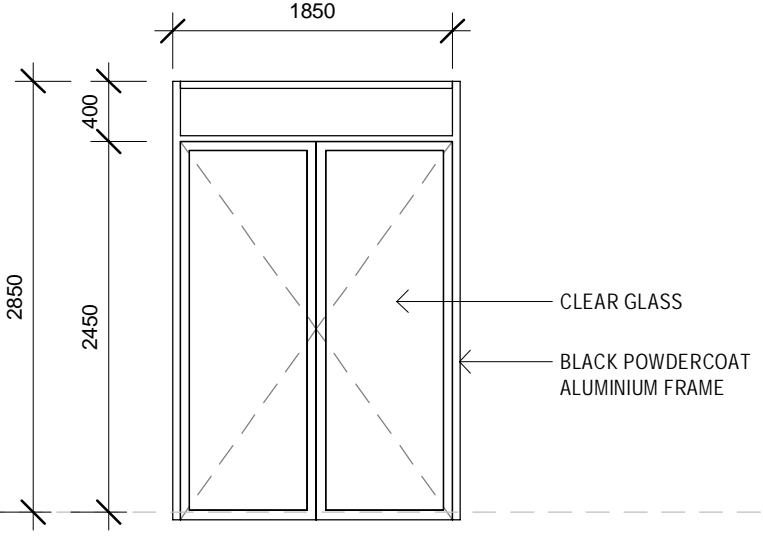
TOTAL QTY: 2



GLAZING TYPE 2-01

LEVEL	ROOM NAME
LEVEL 1	LOBBY

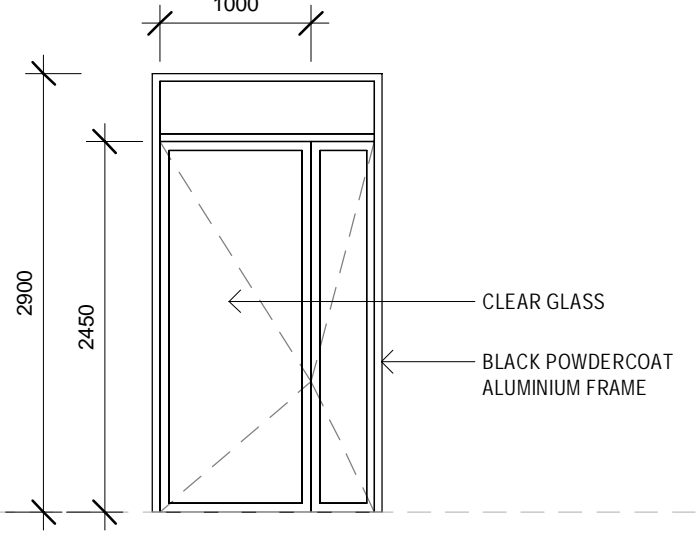
TOTAL QTY: 1



GLAZING TYPE 2-02

LEVEL	ROOM NAME
GROUND FLOOR	LOBBY

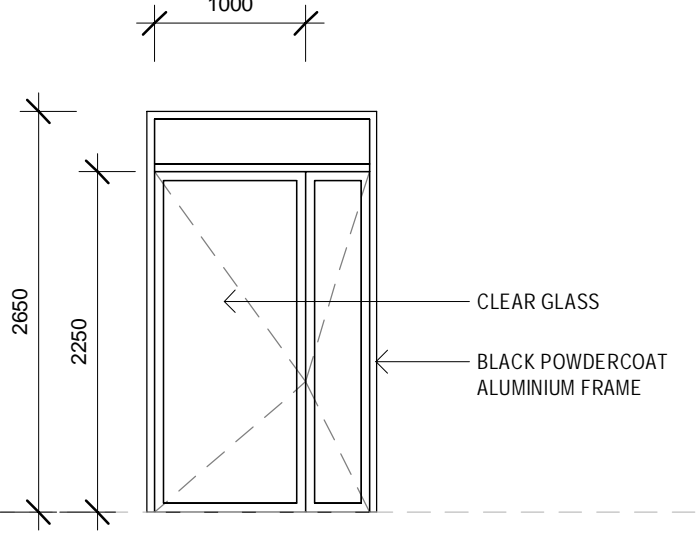
TOTAL QTY: 1



GLAZING TYPE 2-03

LEVEL	ROOM NAME
GROUND FLOOR	SHOP 1

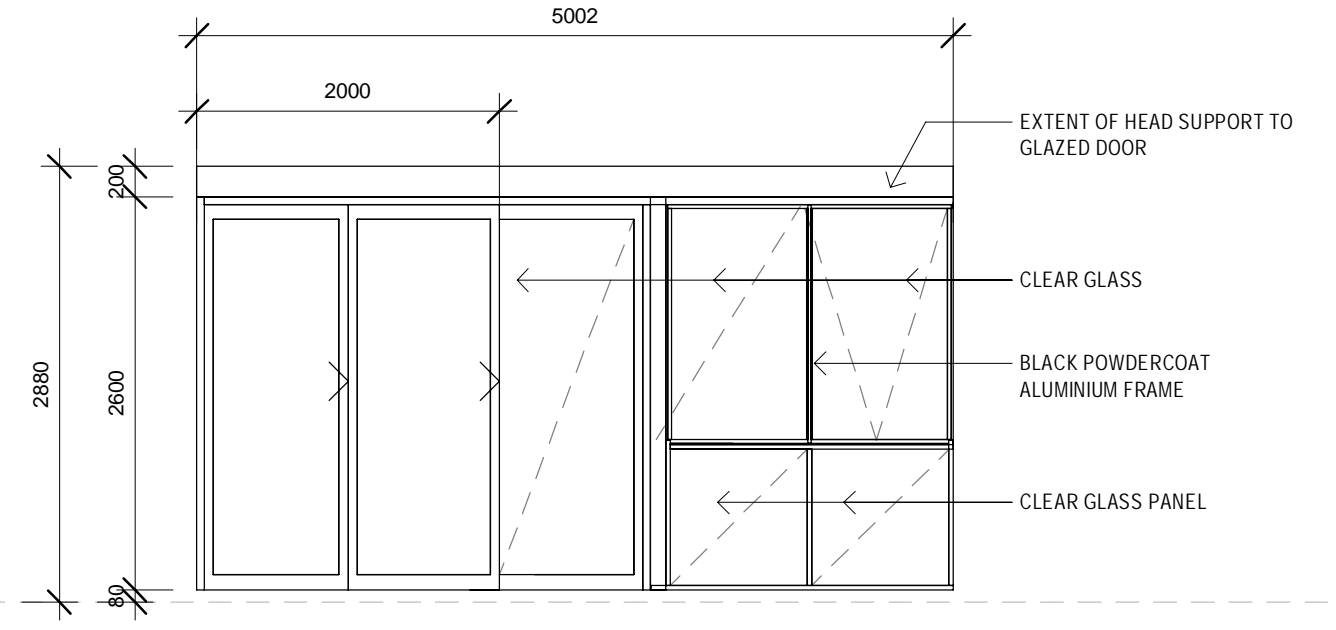
TOTAL QTY: 1



GLAZING TYPE 2-04

LEVEL	ROOM NAME
GROUND FLOOR	SHOP 2

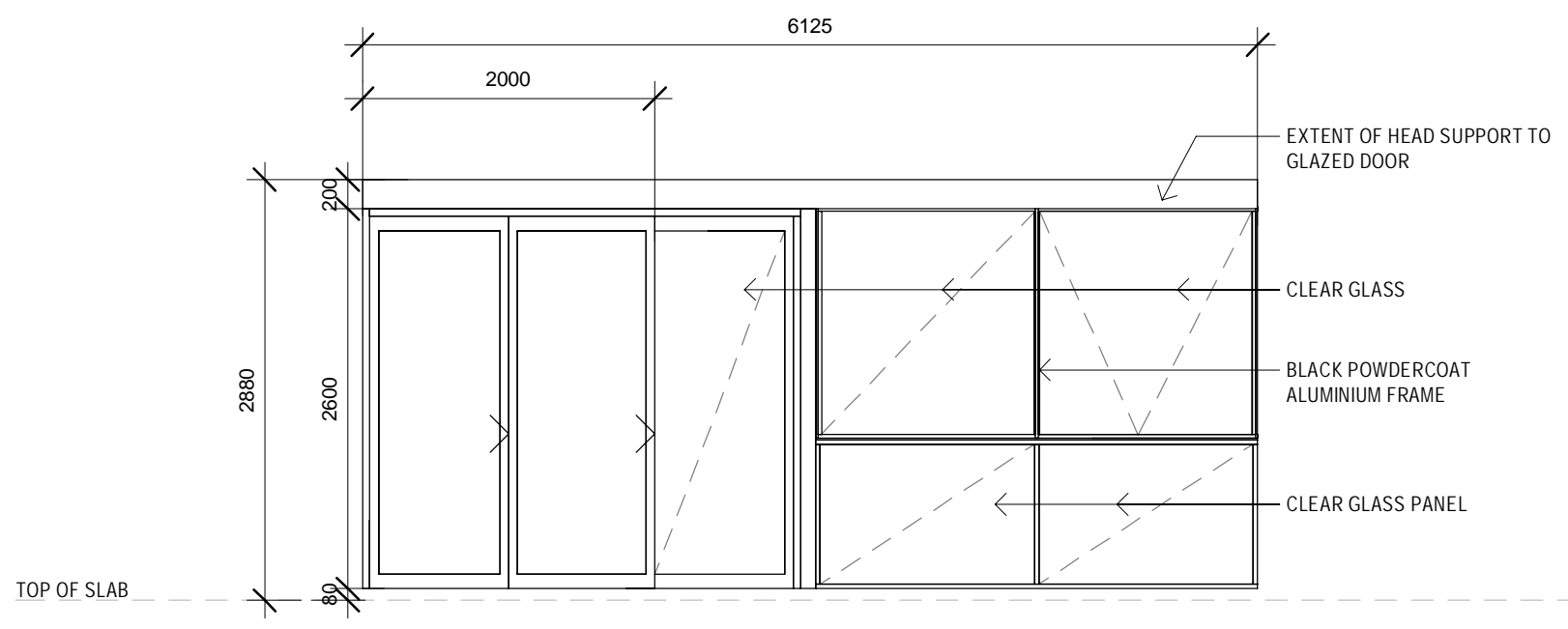
TOTAL QTY: 1



GLAZING TYPE 3-01

LEVEL	ROOM NAME
LEVEL 1	LIVING
LEVEL 2	BEDROOM

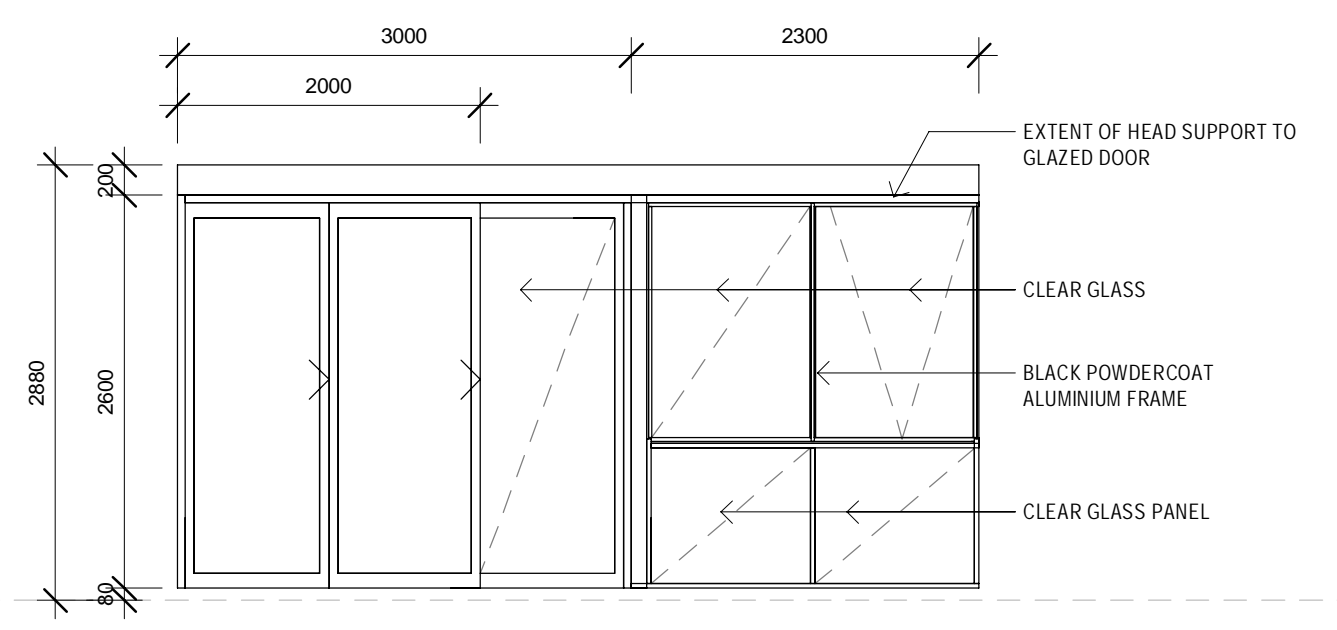
TOTAL QTY: 2



GLAZING TYPE 3-02

LEVEL	ROOM NAME
LEVEL 1	LIVING
LEVEL 1	LIVING
LEVEL 1	LIVING
LEVEL 2	LIVING
LEVEL 2	LIVING
LEVEL 3	LIVING
LEVEL 3	LIVING

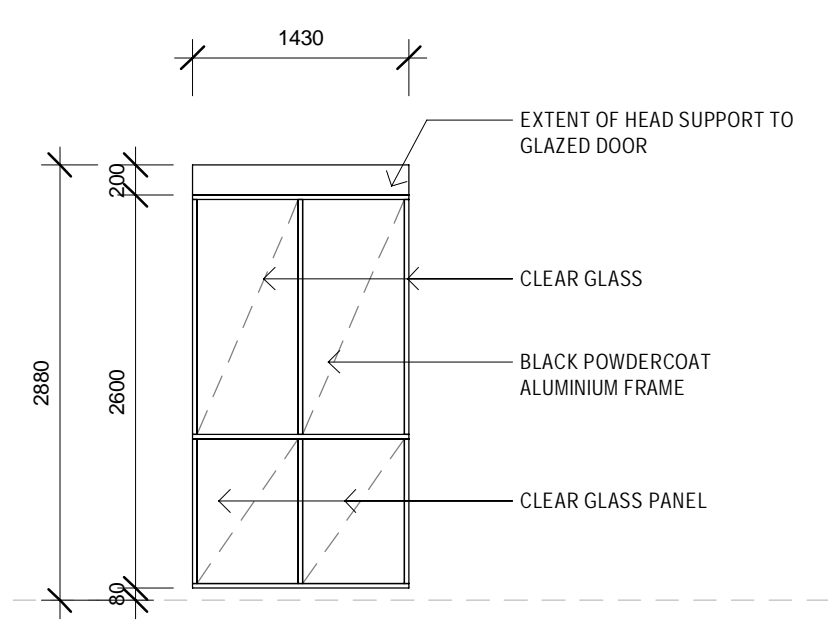
TOTAL QTY: 7



GLAZING TYPE 3-03

LEVEL	ROOM NAME
LEVEL 1	LIVING
LEVEL 2	LIVING
LEVEL 3	LIVING

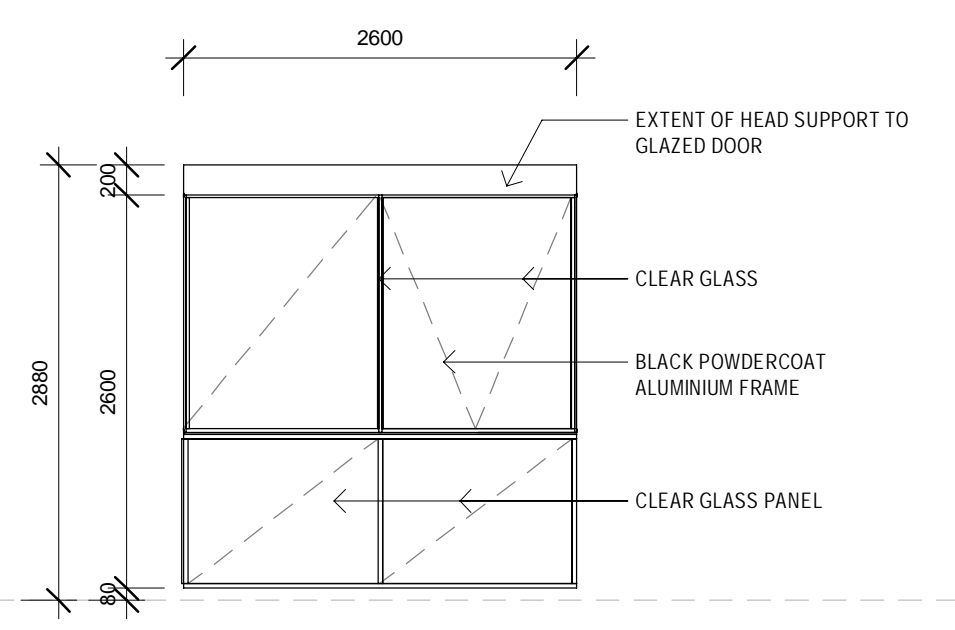
TOTAL QTY: 3



GLAZING TYPE 3-04

LEVEL	ROOM NAME
LEVEL 1	BEDROOM
LEVEL 2	BEDROOM

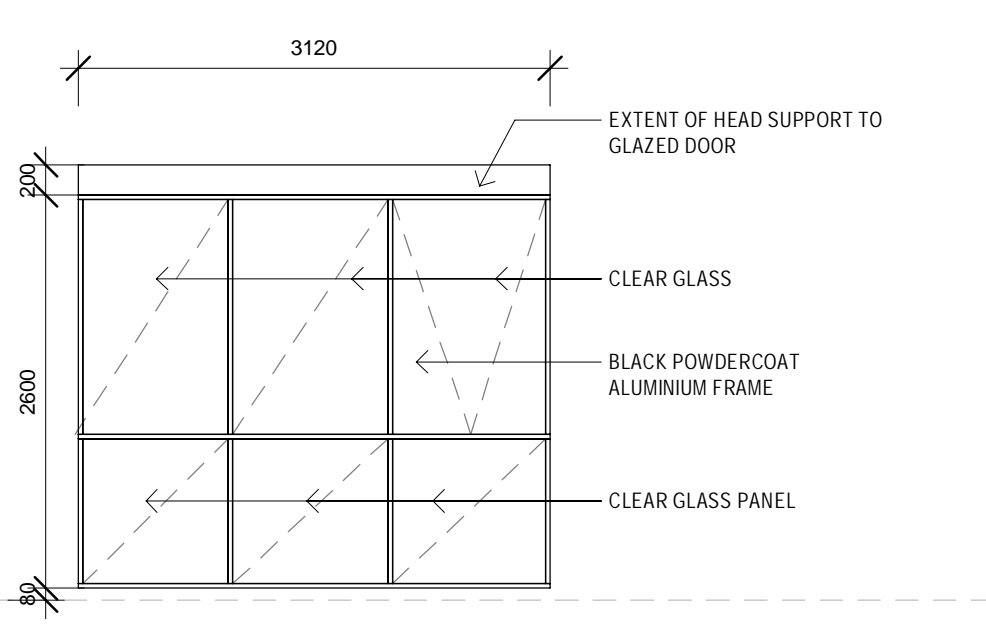
TOTAL QTY: 2



GLAZING TYPE 3-05

LEVEL	ROOM NAME
LEVEL 1	BEDROOM
LEVEL 1	LIVING
LEVEL 1	BEDROOM
LEVEL 2	BEDROOM
LEVEL 2	BEDROOM
LEVEL 2	BEDROOM
LEVEL 3	BEDROOM

TOTAL QTY: 7



GLAZING TYPE 3-06

LEVEL	ROOM NAME
LEVEL 1	
LEVEL 1	
LEVEL 2	BEDROOM

TOTAL QTY: 3

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 Nominated Architect - Bernard Collins NSW Architects Registration No: 4438
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DRN	CHKD	VRFD
EJE	AKF	
EJE	AKF	
EJE	AKF	
EJE	AKF	
EJE	AKF	
SR	AKF	
SR	AKF	
EJE	AKF	
EJE	AKF	
EJE	AKF	

PROJECT: **GEORGETOWN MIXED USE DEVELOPMENT**

CLIENT: **GWH GEORGETOWN**

SITE: **42 GEORGETOWN ROAD, GEORGETOWN, NSW, 2298**

DRAWING: **GLAZING SCHEDULE - SHEET 1**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
 C:\Users\jeje\Documents\14058 - 42 Georgetown Rd - RZ1_Jeje\jeje.com.au.rvt

DRAWN: **JE** DATE: **APRIL 2022** SCALES: **1:50 @ A1 @ A3**

PROJECT No: **14058** PHASE: **SD** DRAWING No: **A-920** REV: **K**





ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 42 GEORGETOWN ROAD GEORGETOWN –
DA2022/00524 AND SHOP TOP HOUSING - INCLUDING 25 LOT
STRATA SUBDIVISION, REMEDIATION AND DEMOLITION**

ITEM-27 Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER



Application No: DA2022/00524

Land: Lot 1 DP 121068

Property Address: 42 Georgetown Road Georgetown NSW 2298

Proposed Development: Site remediation, commercial premises, shop top housing - including 25 lot strata subdivision and demolition of existing structures

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 No:A-010	Project No: 14058 Rev: G	EJE Architecture	05.09.2022
Ground Floor Plan Drawing No:A-100	Project No: 14058 Rev: P	EJE Architecture	26.10.2022
Level 1 Plan Drawing No:A-101	Project No: 14058 Rev: P	EJE Architecture	26.10.2022
Level 2 Plan Drawing No:A-102	Project No: 14058 Rev: Q	EJE Architecture	04.11.2022
Level 3 Plan Drawing No:A-103	Project No: 14058 Rev: P	EJE Architecture	26.10.2022
Roof Plan Drawing No:A-104	Project No: 14058 Rev: L	EJE Architecture	04.11.2022
Elevations - Sheet 1 Drawing No:A-200	Project No: 14058 Rev: Q	EJE Architecture	26.10.2022
Elevations - Sheet 2 Drawing No:A-201	Project No: 14058 Rev: N	EJE Architecture	26.10.2022
Elevations - Sheet 3 Drawing No:A-202	Project No: 14058 Rev: M	EJE Architecture	21.10.2022
Sections - Sheet 1 Drawing No:A-300	Project No: 14058 Rev: L	EJE Architecture	21.10.2022
Landscape Design Drawing Number L000 to L202	Job Number 14046.5 Rev C	Terras Landscape Architecture	10.05.2022
Strata Plan	Sheets 1 to 5	Timothy R. Rheinberger	06.04.2022
Arborist Report	n/a	Hunter Horticultural Services	04.05.2022
Remedial Action Plan	Report Ref: C1053-RAP-001-Rev5	Hunter Civilab	17.05.2022
Waste Management Plan	n/a	GWH Build	11.05.2022

BASIX Certificate	1302957M	Building Sustainability Assessments	10.05.2022
Ausgrid	n/a	Letter Response	08.06.2022
SEPP65 Design Verification Statement	Ref: 14058-SEPP65-DA_RevC	EJE Architecture	May 2022

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

2. In accordance with the City of Newcastle Section 7.11 Development Contributions Plan 2021-2036 (the Plan), the following monetary contributions shall be paid to the City of Newcastle to cater for the increased demand for transport and social infrastructure resulting from the development:

One Bedroom Apartments x 4

Description	Contribution (\$)
Transport	\$6,972.02
Open Space and Recreation	\$29,960.18
Community Facilities	\$5,542.42
Plan Preparation and Administration	\$1,060.34
Subtotal	\$43,534.96

Two Bedroom Apartments x 13

Description	Contribution (\$)
Transport	\$24,169.55
Open Space and Recreation	\$103,861.91
Community Facilities	\$19,213.66
Plan Preparation and Administration	\$3,675.86
Subtotal	\$150,920.98

One Bedroom Apartments x 6

Description	Contribution (\$)
Transport	\$13,595.41
Open Space and Recreation	\$58,422.33
Community Facilities	\$10,807.70
Plan Preparation and Administration	\$2,067.68
Subtotal	\$84,893.12
Total	\$279,349.06

If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment

The contributions shall be paid to the City of Newcastle:

- (i) prior to the issue of the Subdivision Certificate where the development is for subdivision; or
- (ii) prior to the issue of the first Construction Certificate where the development is for building work; or
- (iii) prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first, where the development involves both subdivision and building work; or
- (iv) prior to the works commencing where the development does not require a Construction Certificate or Subdivision Certificate.

3. A statement from a qualified designer, verifying that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles of State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development, is to be submitted to the Certifier prior to the issue of a Construction Certificate. Note: 'Qualified Designer' means a person registered as an architect in accordance with the Architects Act 2003.
4. The proposed verandah/awning is to be designed to meet the requirements of Section 7.10 '*Street Awnings and Balconies*' of Newcastle Development Control Plan 2012. Details are to be included in documentation for a Construction Certificate application.
5. On-site car parking accommodation is to be provided for a maximum of 33 car parking spaces (this includes 27 car spaces for residential units, four retail/commercial parking spaces, two visitor car parking spaces (includes 1 disabled space), 23 secured bicycle spaces (Class 2) for Residential Units, and two motorbikes parking spaces are to be provided. The four commercial/retail car parking spaces shall be shared as residential visitor parking during off peak retail/commercial business hours. All parking must be set out generally in accordance with the minimum parking layout standards indicated in Section 7.03 '*Traffic, Parking and Access*' of the Newcastle Development Control Plan 2012. Full details are to be included in documentation for a Construction Certificate application.
6. 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.
7. 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.
8. Suitable traffic management device in the form of give way to pedestrian sign and safety lights at parking entry/exit, mirrors, line markings, safety features at ramps and speed signs are to be installed in an appropriate location within the site. Opposing traffic flows on internal roads are to be separated by provision of appropriate safety barriers or line marking and such device to be constructed in accordance with *AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking*. Full details are to be included in documentation for a Construction Certificate application.
9. Overflows from the roof water tank and any additional discharge controls (if required) are to be directed to Council's drainage system by means of an interallotment drainage line or underground pipe directly to the street gutter. A no-return valve must be designed and installed within the site to prevent backflows from the underground stormwater connection on Georgetown Rd. Full details are to be included in documentation for a Construction Certificate application.
10. All stormwater runoff from the proposed development being managed in accordance with the requirements of Section 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 BG&E Project No. N21192 Drg. No's CI-0200 & CI-0350 Rev A dated 11/05/2022. The rainwater reuse tank(s) must have a minimum capacity of 10 kilo litres. A non-return valve must be installed within the site for Georgetown Rd outlet connection. Full details are to be included in documentation for a Construction Certificate application.
11. All new impervious surfaces, including driveways and paved areas are to be drained to the nominated discharge controls. Details are to be included in documentation for a Construction Certificate application.

12. The proposed lighting including car park lighting of the premises is to be designed, positioned, and installed, including appropriate shielding and orientation of the lighting fixture, as to not give rise to obtrusive light, interfere with traffic safety or detract from the amenity of surrounding properties in accordance with Australian Standard AS 4282: 1997 Control of the obtrusive effects of outdoor lighting. CCTV cameras are to be installed around the perimeter of the site at appropriate locations for security and surveillance. Full details are to be included in the documentation for a Construction Certificate application.
13. A commercial vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:
 - a) Constructed in accordance with Council's A1300 - Driveway Crossings Standard Design Details.
 - b) Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance.
 - c) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve.
 - d) The proposed driveway shall be a minimum of 750mm clear of the centre of any pole or obstruction within the public reserve and 1 metre clear of any drainage pit.
14. These works are not approved until consent under Section 138 of the *Roads Act 1993* (NSW) has been granted by Council. An application under Section 138 must be lodged and consent obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate. 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.
15. The Developer designing and constructing the following works in connection with the proposed development within the Georgetown Rd and Turner St public road reserve, at no cost to Council and in accordance with Council's guidelines and design specifications and Georgetown Local Centre Public Domain Plan and as follows:
 - a) Removal of redundant driveway and installation of new kerb and gutter replacement along Georgetown Rd and Turner St frontages.
 - b) New footway pavement with max. 2.5% cross fall along both frontages and extending approx. 5m beyond the property to adjust the footpath grades.
 - c) Upgrade existing bus stop on Georgetown Rd to Council standards, including shelter, and for compliance with the *Disability Discrimination Act 1992*.
 - d) Street tree planting in gap-graded structural soil in accordance with Council requirements, including correlating gaps within building awning where appropriate.
 - e) Associated stormwater discharge connection from the development.
 - f) Design and Installation of Street lighting to current Ausgrid requirements.
 - g) Regulatory traffic and parking changes along Georgetown Road to install proposed Loading Zone (note: Newcastle City Traffic Committee approval will be required).
 - h) Street furniture installation including on-street bicycle racks and bus stop

furniture.

- i) Identify all services within the road reserve and road openings required outside the public domain upgrade scope. Such works and any damages due to construction related activity must be repaired.

Engineering design plans and specifications for the works being undertaken within the public road reserve are required to be prepared by a suitably qualified practising civil engineer with experience and competence in the related field and submitted to Council for approval pursuant to Section 138 of the *Roads Act 1993* (NSW). The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.

16. Prior to the issue of any Construction Certificate, the following design changes must be made on the architectural and civil plans and the redesign must be consulted with Council.
 - a) The proposed driveway for exiting vehicles must be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking (Figure 3.3) for pedestrian sightline purposes.

Any alternative design options must be properly assessed by a Traffic Consultant for all associated risks and impacts on pedestrian and vehicular traffic movements on Turner Street.

Note: The area adjoining just north of the driveway noted as ST 31 on Architectural Dwg No. A-100 may have to be redesigned for sightline compliance purposes.

17. On-street parking and traffic changes within the road reserve must be approved by Newcastle City Traffic Committee. Full details are to be included in documentation under a separate Section 138 Roads Act Application and formal approval from Council is to be attained prior to the issue of any Construction Certificate.
18. Prior to the issue of the relevant Construction Certificate, the following must be demonstrated to the satisfaction of the certifying authority:
 - a) The car park must provide an Electric Vehicle (EV) Ready Connection to at least two car spaces. Provisions are to be provided for at least four electric bicycle and scooter charging stations.
 - b) EV Distribution Board(s) shall be of sufficient size to allow for any future EV connections to all car parks.
 - c) Locate EV Distribution board(s) so that no future EV Ready Connection will require a cable of more than 50m from the parking bay to connect.
 - d) Each EV Ready Connection is to be served from a cable tray and a dedicated spare electrical circuit provided in an EV Distribution Board to enable easy future installation of cabling from an EV charger to the EV Distribution Board and a circuit breaker to feed the circuit.
 - e) EV Load Management System is to be capable of:
 - Reading real time current and energy from the electric vehicle chargers under management;
 - Determining, based on known installation parameters and real time data, the appropriate behaviour of each EV charger to minimise building peak power demand whilst ensuring electric vehicles connected are full recharged;
 - Scale to include additional chargers as they are added to the site over time.
 - f) The above EV electrical design is to be completed by an appropriately qualified and licenced electrician and is to be designed in accordance with the relevant Australian Standards and Building Code of Australia requirements.

19. A structural engineer is to determine the location and depth of the proposed underground tank and On-Site Detention/Retention and certify that it will not adversely affect any building foundation footings or slabs when the tank is empty. Stormwater Management Plan is to be designed in accordance with Section 7.06 Stormwater Management of the Newcastle Development Control Plan 2012 and associated Stormwater and Water Efficiency Technical Manual. Full details are to be included with documentation for a Construction Certificate.
20. If dewatering is required, the applicants must apply for a Groundwater Licence for any dewatering activity with the relevant authority prior to the commencement of any extraction of groundwater. A copy of the licence is to be submitted to the Certifying Authority.
21. Groundwater shall not be allowed to be discharged into adjoining roads stormwater system and sewerage system without the controlling authority's approval and/or owner's consent/s. Written approval from the controlling authority must be attained prior to the commencement of any extraction of groundwater and discharge.
22. Engineer's certification of proposed fixtures and/or footings of the signage being supplied to the Principal Certifier prior to the issue of a Construction Certificate.
23. The car park is to be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off-street parking for people with disabilities. Details are to be included in documentation for a Construction Certificate application.
24. Facilities are to be provided in a screened location within the premises for the storage of garbage, discarded or returnable packaging or other forms of trade wastes and arrangements are to be made for regular removal and disposal of same. The required garbage facility is to be suitable for the accommodation of City of Newcastle approved wheel type bins or bulk waste containers. Full details are to be included in documentation for a Construction Certificate application.
25. All proposed planting and landscape elements indicated on the submitted landscape concept plan or otherwise required by the conditions of this consent are to be detailed on a comprehensive landscape plan and specification. The plan and specification are to be prepared in accordance with the provisions of Newcastle Development Control Plan 2012 and is to include details of the following:
 - a) cross sections through the site
 - b) proposed contours or spot levels
 - c) botanical names
 - d) quantities and container size of all proposed trees
 - e) shrubs and ground cover
 - f) details of proposed soil preparation
 - g) mulching and staking
 - h) treatment of external surfaces and retaining walls where proposed
 - i) drainage, location of taps and
 - j) maintenance periods.

The plan and specification are to be prepared by a qualified landscape designer and be included in documentation for a Construction Certificate application.

26. A group type mailbox is to be provided at the street frontage in accordance with the requirements of Australia Post, clearly displaying individual unit numbers and the required house number. Full details are to be included in the documentation for a Construction Certificate application.
27. The visitor parking bays are to be constructed in paving bricks or in an alternative paving material that contrasts in colour and texture with that used in the construction of the driveway. Details are to be included in documentation for a Construction Certificate application.
28. 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.
29. Within one week of lodging an application for a Construction Certificate, the applicant must submit an Addressing Allocation request to City of Newcastle to commence the addressing allocation process. The allocated addressing will be as per the Addressing Allocation document issued by City of Newcastle and in accordance with the NSW Addressing Policy. Any request for amendments to the Addressing Allocation must be submitted to City of Newcastle for consideration and if approved, a revised Addressing Allocation will be issued.
30. The proposed balconies and awning are to be designed in a manner that is consistent with Section 7.10 'Street Awnings and Balconies' of the Newcastle Development Control Plan 2012. Full details are to be included in documentation for a Construction Certificate application.

Note: A separate application must be lodged and consent obtained from Council for all works, including the balconies and awning, within the road reserve pursuant to Section 138 *Roads Act 1993* (NSW), before the issue of any Construction Certificate. The construction of the balconies and awning over Council land will attract additional fees and charges. For your information, this fee will be calculated using Council's 2021/22 Fees & Charges (i.e. Average m² land value x the m² area of the balcony). The total encroachment is 20m².

31. Prior to the issue of a Construction Certificate, the proponent is to prepare and submit to the PCA, and Council, a Construction Environmental Management Plan (CEMP) for construction/demolition works on the site, which is to be kept on site and made available to authorised Council officers upon request. The CEMP is to include but not be limited to:
 - a) A site management strategy, identifying and addressing issues such as environmental health and safety, site security, and traffic management.
 - b) A water management strategy, detailing erosion and sediment control, management of soil stockpiles, control and management of surface water, groundwater and process water. Procedures should also be included to ensure that all roads adjacent to the site are kept free and clear from mud and sediment.
 - c) A dust management strategy, detailing procedures to minimise dust generation, with particular reference to control techniques and operational limits under adverse meteorological conditions. This strategy should be cross-referenced with the water management strategy

- d) A soil management strategy, detailing measures to be implemented to manage the identification and control and disposal of any acid sulphate soils or soil contamination identified during site works.
- e) A noise and vibration management program detailing measures to minimise the impact of the construction phase on the amenity of the locality in accordance with Australian Standard AS 2436. 2010 (*Guide to Noise and Vibration control on Construction, Demolition and Maintenance Sites*).
- f) A waste minimisation strategy, which aims to avoid production of waste and maximise reuse, recycling or reprocessing of potential waste material.
- g) A community relations plan, which aims to inform local residents and other local stakeholders of the proposed nature and timeframes for demolition and construction activities together with contact details for site management.

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

32. 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*.
33. Building demolition is to be planned and carried out in accordance with *Australian Standard 2601:2001 - The Demolition of Structures*.
34. A Hazardous Substances Management Plan is to be prepared by a competent person for the building(s) or parts of the building(s) proposed to be demolished in accordance with *Australian Standard 2601:2001 - The Demolition of Structures*. A copy of the Hazardous Substances Management Plan is to be provided to the Council and to the demolisher prior to commencement of work.
35. The demolition works are to be undertaken in accordance with Australian Standard 2601:2001 - The Demolition of Structures and the following requirements:
- a) prior to commencement of demolition works a competent person shall determine the presence of hazardous substances impacted by the proposed demolition works in accordance with Section 1.6.1 of AS2601:2001 and where required produce a Hazardous Substances Management Plan
 - b) demolition works shall be conducted in accordance with any required Hazardous Substances Management Plan. A copy of the Plan shall be kept on-site for the duration of the proposed development and a copy is to be held in the possession of the landowner
 - c) the removal, handling and disposal of any asbestos material is to be undertaken only by an asbestos removal contractor who holds the appropriate class of Asbestos Licence, issued by the WorkCover Authority of NSW
 - d) a copy of all waste disposal receipts are to be kept in the possession of the landowner and made available to authorised City of Newcastle officers upon

request

- e) seven working days notice in writing is to be given to the owners/occupiers of neighbouring premises prior to the commencement of any demolition works. Such written notice is to include the date demolition will commence and details of the name, address, contact telephone number(s) and licence details (type of licences held and licence numbers) of any asbestos removal contractor and demolition contractor, and
 - f) on sites where asbestos materials are to be removed, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent position during asbestos removal works.
36. The demolisher is to ensure that all services (ie water, telecommunications, gas, electricity, sewerage etc), are disconnected in accordance with the relevant authority's requirements prior to demolition.
37. Any waste containers used in association with the proposed demolition are to be located on the site where possible.
- Note: Where this is not feasible, an application is to be made for the approval to position the container on the adjacent public road in accordance with the Council's adopted Building Waste Container Policy.
38. All demolition material incapable of being re-used in future redevelopment of the site is to be removed from the site and the site being cleared and levelled.
- Note: Where reusable building materials are to be stored on site for use in future building works, such materials are to be neatly stacked at least 150 mm above the ground.
39. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
40. Any demolition/waste building materials that are not suitable for recycling are to be disposed of at City of Newcastle's Summerhill Waste Management Facility or other approved site.
41. 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.
 - 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*.

42. Certification is to be prepared by a Registered Surveyor and submitted to the Principal Certifier at the stages of construction indicated:
- a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
 - b) On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.
 - c) When the roof has been completed, confirming that the building does not exceed the approved levels.

43. Prior to commencement of site works, the developer is to submit to the City of Newcastle, for approval, a Construction Traffic Management Plan, addressing traffic control measures to be implemented in the public road reserve during the construction phase.

The Construction Traffic Management Plan is to be prepared by a Transport for NSW accredited person with a *Design and Audit Traffic Control Plans Certificate* in accordance with *Australian Standard 1742.3:2009 - Manual of uniform traffic devices - traffic control for works on roads*. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve.

44. All roof and surface waters are to be conveyed to the street drainage network, extending through the footway to Council requirements, in accordance with Section 7.06 'Stormwater' of Newcastle Development Control Plan 2012.

45. On-site car parking accommodation is to be provided for a maximum of 33 car parking spaces (this includes 27 car spaces for residential units, four retail/commercial parking spaces, two visitor car parking spaces (includes 1 disabled space), 23 secured bicycle spaces (Class 2) for Residential Units, and 2 motorbikes parking spaces are to be provided. The four commercial/retail car parking spaces shall be shared as residential visitor parking during off-peak retail / commercial business hours. All parking must be set out generally in accordance with the minimum parking layout standards indicated in Section 7.03 'Traffic, Parking and Access' of the Newcastle Development Control Plan 2012.

46. The proposed parking bays are to be permanently marked out on the pavement surface and/or clearly indicated by means of signs including the four commercial/retail tenancies required to be shared as residential visitor parking during off peak Retail / commercial business hours.

47. 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.

48. An application is to be made to and approved by the City of Newcastle for the erection of a hoarding or part closure of the footway prior to construction being commenced. Such overhead structure or protective fence is to comply with the *Work Health and Safety Act 2011*, *Work Health and Safety Regulation 2011* and any relevant approved industry code of practice. Notice of intention of commencement is to be given to SafeWork NSW.

49. The work site is to be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

50. A rigid and durable sign is to be erected in a prominent position 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, if any, for any building work and 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, and must be removed when the work has been completed.

Note: This does not apply in relation to building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

51. Building work must be carried out in accordance with the requirements of the Building Code of Australia.
52. 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.
53. 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 Council reserves, including the road reserve, is not permitted.
54. All parking and loading bays are to be permanently marked out on the pavement surface, with loading bays and visitor parking facilities being clearly indicated by signs.
55. The vehicular entrance and exit driveways and the direction of traffic movement within the site are to be clearly indicated by means of reflectorised signs and pavement markings.
56. Council'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 Council, 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.

Any excavated material to be removed from the site is to be assessed and classified in accordance with the NSW Environment Protection Authority's 'Waste Classification Guidelines Part 1: Classifying Waste' and be transported and disposed of in accordance with the provisions of the *Protection Of The Environment Operations Act 1997* and the *Protection Of The Environment (Waste) Regulation 2014*.

57. Any fill material imported into the site is to be Virgin Excavated Natural Material or material subject to a Resource Recovery Order that is permitted to be used as a fill material under the conditions of the associated Resource Recovery Exemption, in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment (Waste) Regulation 2014*.
58. Documentation demonstrating the compliance with the conditions of the appropriate Resource Recovery Order and Resource Recovery Exemption must be maintained for any material received at the site and subsequently applied to land under the conditions of the Resource Recovery Order and Exemption. This documentation must be provided to Newcastle City Council officers or the Principal Certifier on request.
59. 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 the Erosion and Sediment Control Plan submitted with the application, and with the below requirements:
 - a) Control over discharge of stormwater and containment of run-off and pollutants leaving the site is to be undertaken through the installation of erosion control devices such as catch drains, energy dissipaters, level spreaders and sediment control devices such as hay bale barriers, filter fences, filter dams and sediment basins and controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover; and
 - b) Erosion and sediment control measures are to be designed in accordance with the requirements of the *Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1* (the 'Blue Book') published by Landcom, 2004.
60. Prior to the commencement of work, a 3.0m wide all-weather vehicle access is to be provided from the kerb and gutter to the building under construction, to reduce the potential for soil erosion. Sand or soil is not to be stockpiled on the all-weather vehicle access.
61. 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.
 - d) Erect green or black shade cloth mesh or similar products 1.8m high around the perimeter of the site and around every level of the building under construction.
62. Where the proposed development involves the destruction or disturbance of any survey monuments, those monuments affected are to be relocated, at no cost to the City of Newcastle, by a Surveyor registered under the *Surveying and Spatial Information Act 2002*.
63. All external items of air conditioning plant are to be screened or positioned in such a manner as to not detract from the visual presentation of the building.
64. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
65. If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil are to be

provided.

66. The proposed visitor parking bays are to be clearly indicated by means of signs and/or pavement markings.
67. 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.

68. 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.
69. During construction works, an assessment of acid sulfate soil potential is to be undertaken in the area of excavation. If acid sulfate soils are found to be present, soils are to be treated in accordance with the New South Wales Acid Sulfate Soil Management Advisory Committee's 'Acid Sulfate Soil Manual'.
70. All public trees that are required to be retained are to be protected in accordance with the City of Newcastle Urban Forest Technical Manual, Part B Public Trees.

The tree protection fencing is to remain in place and be maintained until all works have been completed, with no waste materials, washouts, equipment or machinery to be stored within the fenced area.

71. The proposed development and remediation works being carried out in accordance with the requirements of the approved Remediation Action Plan, 42 Georgetown Road, Georgetown. Report Ref : C1053-RAP-001-Rev5. Hunter Civilab, 17/05/2022 (RAP).
72. A Community Liaison Officer is to be appointed prior to construction works commencing to act as a point of contact for adjacent occupiers throughout the construction phase of the development. The Community Liaison Officer is to be engaged until construction works are completed. Contact details of the Community Liaison Officer are to be provided to Council and adjoining occupiers via a letterbox drop/community newsletter and signage at the site.

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

73. All commitments listed in the relevant BASIX certificate for:
- a) BASIX development,
 - b) BASIX optional development, if the development application was accompanied by a BASIX certificate.
- 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 Newcastle City Council with Occupation Certificate documentation.

74. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a condition that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to City of Newcastle's satisfaction prior to the completion of demolition work or prior to the issue of any Occupation Certificate in respect of development involving building work.
75. All works within the road reserve required by this consent, including installation of on-street bicycle racks, are to be completed prior to the issue of an Occupation Certificate.
76. Any redundant existing vehicular crossing is to be removed at no cost to Council. The road reserve and kerb being restored to, Council's satisfaction, to match the existing infrastructure. All Road Works is to be completed prior to the issuing of a Final Occupation Certificate for the proposed development.
77. A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, shall be submitted to the Principal Certifier and to Newcastle City Council prior to the issue of an Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.
78. 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.
79. A Green Travel Plan for the development is to be prepared and implemented prior to occupation of the development. The Green Travel Plan is to be in accordance with Section 7.03 'Traffic, Parking and Access' of the Newcastle Development Control Plan 2012.
80. A Maintenance Manual for all water quality devices is to be prepared in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual (Updated 2013). The Maintenance Manual is to address maintenance issues concerning the water quality devices including routine monitoring and regular maintenance and be kept on site at all times. Establishment and maintenance of the water quality devices in accordance with the Maintenance Manual prepared by the applicant is to be completed prior to occupation of this site for the intended use.
81. A Landscape Practical Completion Report is to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate. The report is to verify that all landscape works have been carried out in accordance with the comprehensive landscape design plan and specifications that were required to be included in documentation for a Construction Certificate application and is to verify that an effective maintenance program has been commenced.
82. 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.
83. An application is to be made for a Strata Certificate in accordance with the requirements of the *Strata Schemes Development Act 2015*.
84. The premises are to be identified by the provision of house and street numbers on the building exterior and mailbox, respectively, such that they are clearly visible from the road frontage.

The minimum numeral heights are to be:

- a) Exterior of the building = 75mm and
- b) Group mailbox - street number = 150mm
- house number = 50mm
85. Prior to the issuing of an Occupation Certificate, a validation report (prepared in accordance with the requirements of the RAP) by a duly qualified consultant in accordance with the relevant NSW Environment Protection Authority Guidelines, is to be submitted to Certifying Authority and Council marked 'Attention Environmental Health Team'.
86. The removal of trees on the subject site require compensatory planting of **a minimum 9 medium sized trees**. The trees are to be appropriate tree species such as *Syzygium 'Cascade'* – Lilly Pilly, *Cupaniopsis anarcardiodes* – Tuckeroo, *Elaeocarpus reticulartus* – Blueberry Ash, *Elaeocarpus eumindi* – Eumundi Quandong or the like. Trees are to be planted with a minimum pot size of 75 litres. Full details are to be specified in a practical completion landscape plan included with documentation for a Occupation Certificate application.
87. A design verification statement from a qualified designer shall be submitted to the Principal Certifier prior to the issue of an Occupation Certificate, whichever occurs first. The statement shall confirm the development has been constructed in accordance with the quality principles set out in Part 2 of State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development. Note: 'Qualified Designer' means a person registered as an architect in accordance with the Architects Act 2003. This condition is imposed in accordance with Section 43 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.
88. Appropriate arrangements must be made for the collection of residential garbage (recyclable and non-recyclable) from within the development by City of Newcastle and such arrangements must be in place prior to the issue of any Occupation Certificate. Written confirmation from City of Newcastle that satisfactory arrangements have been made in accordance with this condition must be provided to the Principal Certifier prior to the issue of any Occupation Certificate.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

89. The hours of operation or trading of the two commercial premises are to be not more than:

DAY	START	FINISH
Monday	7:00am	10:00pm
Tuesday	7:00am	10:00pm
Wednesday	7:00am	10:00pm
Thursday	7:00am	10:00pm
Friday	7:00am	10:00pm
Saturday	7:00am	10:00pm
Sunday and Public Holidays	7:00am	08:00pm

unless a separate application to vary the hours of operation or trading has been submitted to and approved by the City of Newcastle.

90. The driveway crossing, parking areas, any publicly accessible areas and stormwater management system are to be properly maintained for the life of the development.
91. Residential waste collection is to occur in accordance with the written agreement by City

of Newcastle at all times.

92. Under no circumstances are garbage bins (including both residential and commercial waste bins) to be presented to the street(s) for kerbside collection. Waste collection is to occur directly from the waste storage areas with bins taken directly to the waste collection vehicle and returned immediately after collection.
93. Under no circumstances shall waste from approved 'Shop 2' be taken to the commercial bin store via the public domain. Waste shall be transferred from 'Shop 2' to the commercial bin store through the internal corridors and car park provided on site. All future owners and tenants of 'Shop 2' are to be informed of this requirement.
94. The parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading, and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.
95. The two residential visitor parking spaces under no circumstances being subdivided, leased or controlled by or on behalf of particular unit owner(s) or residents.
96. The signs are to meet the criteria contained in Section 3.3.3 Illumination and reflectance of the *Department of Planning's Transport Corridor Outdoor Advertising and Signage (November 2017)*.
97. The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development.
98. The use and occupation of the premises, including all plant and equipment installed thereon, is not to give rise to any offensive noise, as defined under the *Protection of the Environment Operations Act 1997*.

Should City of Newcastle consider that offensive noise has emanated from the premises, the owner/occupier of the premises will be required to submit an acoustic assessment prepared by a suitably qualified acoustical consultant recommending acoustic measures necessary to ensure future compliance with this condition and will be required to implement such measures within a nominated period. Furthermore, written certification from the said consultant, verifying that the recommended acoustic measures have been satisfactorily implemented, will be required to be submitted to City of Newcastle prior to the expiration of the nominated period.

99. The use and occupation of the premises is not to give rise to the emission of any 'air impurity' as defined under the *Protection of the Environment Operations Act 1997*, that interferes unreasonably with the amenity of neighbouring premises and/or other sensitive receivers.

Should City of Newcastle consider that unreasonable levels of air impurities have been emitted from the premises, the owner/occupier will be required to engage a suitably qualified consultant to recommend measures to control emission of air impurities to an acceptable level and such measures will be required to be implemented within a nominated time period. Furthermore, written certification from the suitably qualified consultant will be required to be submitted to City of Newcastle, confirming that air impurity emissions from the premises do not interfere unreasonably with the amenity of neighbouring premises and/or other sensitive receptors, before the expiration of the nominated period.

100. Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.
101. Prior to the issue of any Occupation Certificate or occupation or use of part of the

building, the Principal Contractor or Owner-builder must submit to the satisfaction of the Principal Certifier, certification by a suitably qualified and experienced person (such as an electrical engineer) that the electric vehicle charger points and/or electric vehicle circuitry, has been installed in accordance with the construction certificate plans and specifications as required by the appropriate conditions of consent that have been included in the determination.

102. Any liquid wastes from the premises, other than stormwater are to be either discharged to the sewers of the Hunter Water Corporation in accordance with an approved Trade Waste Agreement or collected and disposed of by a licensed waste transport contractor in accordance with the Department of Environment and Climate Change 'Waste Classification Guidelines Part 1: Classifying Waste'.
103. The premises are to be identified by the provision of house and street numbers on the building exterior and mailbox, respectively, such that they are clearly visible from the road frontage.

The minimum numeral heights shall be:

- a) exterior of the building = 75mm and
- b) group mailbox - street number = 150mm
- house number = 50mm

ADVISORY MATTERS

- Prior to commencing any building works, the following provisions of Division 6.2 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 Newcastle City Council is to be notified of the appointment; and
 - c) Newcastle City Council is to be given at least two days notice of the date intended for commencement of building works.
- 1A person who is aware or believes that he or she has discovered or located a relic not identified and considered in the supporting documents for this approval, in any circumstances (including where works are carried out in reliance on an exception under section 139(4)), excavation or disturbance must cease in the affected area(s) and the Heritage Council must be notified in accordance with section 146 of the *Heritage Act 1977*. Depending on the nature of the discovery, additional assessment and approval under the *Heritage Act 1977* may be required prior to the recommencement of excavation in the affected area(s).

Note: Heritage NSW can be contacted on 02 9873 8500 or heritagemailbox@environment.nsw.gov.au. A 'relic' is any deposit, object or material evidence that relates to the settlement of New South Wales, not being Aboriginal settlement, and is of State or local significance. It is an offence under the provisions of the *Heritage Act 1977 (NSW)* for a person to disturb or excavate any land upon which the person has discovered a relic except in accordance with a gazetted exception or an excavation permit issued by the Heritage Council of NSW.

- Any proposed business identification sign or advertising sign is to be designed in accordance with the provisions of Newcastle Development Control Plan 2012 and be the subject of a separate Development Application that is to be approved prior to the sign being erected or placed in position, except when such signage meets '*exempt development*' criteria.
- 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.

- Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of the City of Newcastle and any other relevant authorities. City of Newcastle and other service authorities should be contacted for specific requirements prior to the commencement of any 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.
- Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifier appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Section 37 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* (NSW).
- 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 Fire and Rescue NSW 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 Section 88 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* (NSW) is to be submitted to Newcastle City Council and a copy (together with a copy of the current fire safety schedule) is to be given to the Commissioner of Fire and Rescue NSW. 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 (i.e. '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 (i.e. 'on-the-spot fine') or prosecution.
- Retaining walls not clearly noted on the approved plans or outside of the parameters of 'exempt development', as specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, are to be subject to a separate development application. An application in this regard is to be approved prior to any works relating to such a retaining wall taking place.
- Any approval for fences on side boundaries, common to other private properties, is independent of any consent or agreement which may be required from any adjoining owner under the provisions of the *Dividing Fences Act 1991*.

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.
- The written request to vary the building height development standard prepared in accordance with Clause 4.6 of the Newcastle Local Environmental Plan 2012 is considered to be well founded and the exceedance to the standard is considered to be acceptable in the circumstances of this case.
- The written request to vary the floor space ratio development standard prepared in accordance with Clause 4.6 of the Newcastle Local Environmental Plan 2012 is considered to be well founded and the exceedance to the standard is considered to be acceptable in the circumstances of this case

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 06/12/22 – 42 GEORGETOWN ROAD GEORGETOWN –
DA2022/00524 AND SHOP TOP HOUSING - INCLUDING 25 LOT
STRATA SUBDIVISION, REMEDIATION AND DEMOLITION**

ITEM-27 Attachment C: 4.6 Variation Request (Height)

DISTRIBUTED UNDER SEPARATE COVER



Friday, 9 September 2022

The General Manager
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

STATEMENT - CLAUSE 4.6 VARIATION REQUEST

1 Introduction

This submission, prepared by GWH Build, relates to a proposal for the redevelopment of land known as 42 Georgetown Road, Georgetown ('the site'). The Development Application proposes the following:

- Demolition of existing structures;
- Site remediation and earthworks;
- Ground floor comprising commercial premises (89m² & 124m²); a residential lobby; and parking.
- A three-level residential tower above, comprising 23 dwellings and communal space; and
- Ancillary works including strata subdivision, landscaping, building services, and infrastructure, as detailed on the architectural drawings.

This written request addresses the requirements of Clause 4.6 *Exceptions to development standards Height of buildings* of the *Newcastle Local Environmental Plan 2012* (NLEP 2012) and has been prepared generally in accordance with the NSW Department of Planning and Infrastructure's publication "*Varying Development Standards: A Guide*" (August 2011). Regard has also been given to relevant Land and Environment Court judgments dealing with variation requests. The proposed variation is considered appropriate, and adherence with the standard considered unreasonable or unnecessary, on the following environmental planning grounds:

- The development achieves the underlying intent of the planning controls and is representative of the desired future character espoused for the Waratah-Georgetown growth corridor in the *Greater Newcastle Metropolitan Plan 2036* ('GNMP').
- The development is consistent with the objectives of the B2 Local Centre Zone and the objectives of Clause 4.6.
- The massing and scale of the development will reinforce the role and function of Georgetown Road as the local centre and will improve opportunities for streetscape activation through the ground floor commercial space.
- The additional height of building that exceeds the standard has been positioned so that it does not cause significant or unreasonable impact with respect to overshadowing, loss of privacy, loss of views or detrimental impact on the urban landscape setting.

2 SITE DETAILS

2.1 Site Location and Context

At a regional scale, Newcastle is the centre of the Greater Newcastle Region and gateway to the resource rich Hunter Valley. It is Australia's seventh largest and is serviced by an international airport, major port facility, and contains important cultural and educational facilities to service the region. The site is at the eastern approach to Georgetown local centre. The land adjoins commercial and residential zonings, with surrounding land a mix of residential development to the south and east, and commercial use to the north and west. Immediately adjacent to the south is a detached, single storey dwelling. West is a multi-residential building and vacant lot. To the east, on the opposite side of Turner Street, is land with consent for a four-storey mixed use development. On the northern side of Georgetown



Road is commercial development including a bottle shop and food and retail premises. Surrounding commercial development is a mixture of one to two storey, typically brick, attached buildings. Residential development is typically detached, single storey buildings of a mix of brick and timber weatherboard construction, but with an increasing proportion of multi-storey, higher density development.



3 EXCEPTION TO DEVELOPMENT STANDARDS

3.1 Clause 4.6

Clause 4.6 of the LEP 2012 aims to provide an appropriate degree of flexibility in applying development standards to achieve better planning outcomes. The objectives of this clause are as follows:

- (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
- (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

The key operative provisions of clause 4.6 are:

(2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*

(3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*

- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

(4) *Development consent must not be granted for development that contravenes a development standard unless:*

- (a) *the consent authority is satisfied that:*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *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 proposed to be carried out, and*
- (b) *the concurrence of the Planning Secretary has been obtained.*

This clause 4.6 request seeks to vary the building height standard and is appropriate in the context of this site and the nature of the proposed development.

3.2 Legal Context to Varying Development Standards

This submission has been prepared having regard to the following NSW Land and Environment Court (Court) judgements that relate to the application of Clause 4.6:

- *Winten Property Group Limited v North Sydney Council [2001] NSWLEC 46*
- *Wehbe v Pittwater Council [2007] NSWLEC 827*
- *Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 1009 (Four2Five No 1)*
- *Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90 (Four2Five No 2)*
- *Four2Five Pty Ltd v Ashfield Council [2015] NSWCA 248 (Four2Five No 3)*
- *Moskovich v Waverley Council [2016] NSWLEC 1015*
- *Randwick City Council v Micaul Holdings Pty Ltd [2016] NSWLEC 7*
- *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118 (Preston CJ)*
- *Initial Action Pty Ltd v Woollahra Municipal Council [2019] NSWLEC 1097 (O'Neill C)*
- *Baron Corporation Pty Limited v Council of the City of Sydney [2019] NSWLEC 61*

Randwick City Council v Micaul Holding Pty Ltd [2016] NSWLEC 7 documents a decision of the Chief Judge of the Court in an appeal against a decision of Commissioner Morris to uphold a request under clause 4.6 of Randwick LEP 2012 to vary development standards relating to the height and FSR.

In *Wehbe v Pittwater Council [2007] NSW LEC 827*, Chief Justice Preston outlined the rationale for development standards, and the ways by which a standard might be considered unnecessary and/or unreasonable. At paragraph 43 of his decision Preston CJ noted:

“The rationale is that development standards are not ends in themselves but means of achieving ends. The ends are environmental or planning objectives. Compliance with a development standard is fixed as the usual means by which the relevant environmental or planning objective is able to be achieved. However, if the proposed development proffers an alternative means of achieving the objective, strict compliance with the standard would be unnecessary (it is achieved anyway) and unreasonable (no purpose would be served).”

Wehbe V Pittwater [2007] NSW LEC 827 also established the ‘five-part test’ to determine whether compliance with a development standard is unreasonable or unnecessary based on the following:

- (1) The most commonly invoked way is to establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard. The rationale is that development standards are not ends in themselves but means of achieving ends.*
- (2) A second way is to establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.*
- (3) Would the underlying objective or purpose be defeated or thwarted were compliance required, making compliance with any such development standard unreasonable;*
- (4) A fourth way is to establish that the development standard has been virtually abandoned or destroyed by the Council’s own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable; or*
- (5) A fifth way is to establish that “the zoning of particular land” was “unreasonable or inappropriate” so that “a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land” and that “compliance with the standard in that case would also be unreasonable or unnecessary.*

Although *Wehbe* relates to SEPP 1 rather than clause 4.6, the Court has held that the same principles apply. In *Initial Action*, Chief Justice Preston at [16] explicitly notes the five points in *Wehbe* are equally applicable to a written request under clause 4.6 to demonstrate compliance is unreasonable or unnecessary.

In *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118*, at paras 87-88, Chief Justice Preston clarified the correct approach to the consideration of clause 4.6 requests, including that the clause does not require that a development that contravenes a development standard must have a *neutral or better* environmental planning outcome than one that does not. Paragraph 88 of his decision Preston CJ noted:

“Clause 4.6 does not directly or indirectly establish this test. The requirement ...is that there are

sufficient environmental planning grounds to justify contravening the development standard, not that the development that contravenes the development standard have a better environmental planning outcome than a development that complies with the development standard.”

This reference reaffirms that this proposal, while contravening the development standard, does not need to justify a better environmental planning outcome than a development that would comply with the development standard.

The Court’s recent decision in *Initial Action Pty Ltd v Woollahra Municipal Council* [2019] NSWLEC 1097 O’Neill usefully summarises the relevant tasks and tests under clause 4.6:

“The consent authority, or the Court on appeal, must be satisfied that the applicant’s written request has adequately addressed the matters required to be addressed by cl 4.6(3) and that the proposal will be in the public interest because it is consistent with the objectives of the contravened development standard and the zone, at cl 4.6(4) of LEP 2014”.

This represents a two-part test. The first test requires indirect satisfaction that the written request adequately addresses the required matters. The second test at 4.6(4) requires a positive finding that the development as a whole (‘ie ‘the proposal’) is consistent with the objectives of the contravened development standard and of the zone.

The requirement to be ‘consistent with’ has been judicially interpreted. In *Moskovitch*, in the context of a clause 4.6 variation relating to height, the Commissioner accepted that:

“53. The threshold of “consistency” is different to that of “achievement”. The term “consistent” has been considered in a judgements of the Court in relation to zone objectives and has been interpreted to mean “compatible” or “capable of existing together in harmony” (Dem Gillespies v Warringah Council [2002] NSWLEC 224; (2002) 124 LGERA 147”.

In that matter, it is relevant to note the Court (O’Neill C) approved a height non-compliance despite the fact it caused some view loss. The Commissioner assessed the impact in qualitative and quantitative terms and found they were reasonable in the circumstances, even though they were caused by a non-compliance. This dispels the notion that any impact caused by a non-compliance will be unacceptable and supports the finding by Preston CJ In *Initial Action* (2018) at 87 that:

“It is not necessary, contrary to what the Commissioner held, that the non-compliant development have no view loss or less view loss than a compliant development”.

4 DEVELOPMENT STANDARD TO BE VARIED

What is the name of the environmental planning instrument that applies to the land?

Newcastle Local Environmental Plan 2012.

What is the zoning of the land?

B2 Local Centre

What are the objectives of the zone?

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide for residential development that maintains active retail and business frontages in order to contribute to a safe, attractive, friendly, accessible and efficient pedestrian environment.*
- *To maintain the hierarchy of urban centres throughout the City of Newcastle and not prejudice the viability of the Newcastle City Centre.*

What are the development standards being varied?

Height of buildings contained in Clause 4.3 of NLEP 2012.

Are the standards to be varied a development standard?

Yes, the standard is a development standard in accordance with the definition in Section 4(1) of the *Environmental Planning and Assessment Act 1979*.

It is not listed under Clause 4.6(8) as a development standard that is not able to be varied.

What are the objectives of the development standard?

The objectives of Clause 4.3 *Height of Buildings* are:

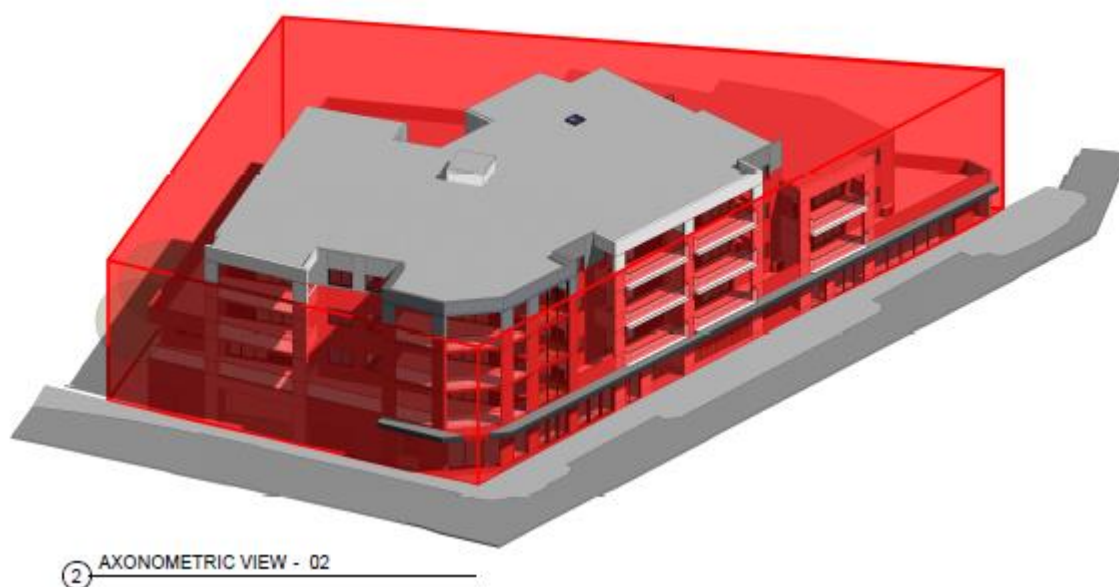
- (a) *to ensure the scale of development makes a positive contribution towards the desired built form, consistent with the established centres hierarchy,*
- (b) *to allow reasonable daylight access to all developments and the public domain.*

What is the numeric value of the development standard in the environmental planning instrument?

11 metres.

What is the proposed numeric value of the development standard in your development application?

13.7m taken from the highest point of the building being the lift over run. This equates to a variation of 24.5%



Newcastle LEP 2012 defines building height as:

building height (or height of building) means:

- (a) *in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or*
- (b) *in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like*

The numerical value above is calculated applying the vertical distance from natural ground level (NGL - existing) to the highest point of the building.

5 JUSTIFICATION FOR THE CONTRAVENTION

This section addresses Section (3), (4) and (5) of Clause 4.6.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.*

(4) Development consent must not be granted for development that contravenes a development standard unless:

- (a) the consent authority is satisfied that:*
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) 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 proposed to be carried out, and*
- (b) the concurrence of the Secretary has been obtained.*

(5) In deciding whether to grant concurrence, the Secretary must consider:

- (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
- (b) the public benefit of maintaining the development standard, and*
- (c) any other matters required to be taken into consideration by the Secretary before granting concurrence.*

These requirements are detailed below.

5.1 Compliance is Unreasonable or Unnecessary

As detailed above, compliance with a development standard is unreasonable or unnecessary if the objectives of the standard are achieved, notwithstanding the non-compliance that may be proposed.

Compliance with the objectives of Clause 4.3 is detailed below.

- (a) to ensure the scale of development makes a positive contribution towards the desired built form, consistent with the established centres hierarchy,*

The bulk, height and scale represent a design response that addresses the specific site conditions and is considered appropriate for the context and character of the area. Georgetown is identified in the GNMP 3026 as a Stage 2 growth corridor, with the planning controls, both existing and future, to encourage higher density development and urban renewal.

The proposed building responds to the restraints of the site, primarily being the residential zoned land surrounding the site to the south and west, incorporating a mix of single storey dwellings and a multi-storey unit block. The proposal pushes the bulk of the development away from the boundaries with the residential properties, with the bulk of the building located on the corner or towards the front of the site. This enables the residential properties to the rear and side to maintain appropriate solar access and privacy. The impacts on solar access have been demonstrated in the submitted shadow diagrams. As can be deduced from the shadow diagrams, the proposed building has less impact than a fully compliant building, built in accordance with DCP and SEPP setbacks. The reduction in bulk away from residential land, is the main reason for the non-compliant height, however, the as has been demonstrated, results in an improved outcome for neighbouring residential land.

The proposal in its current form does not negatively impact on surrounding development in regard to overshadowing, as a result of bulk and scale, nor does the departure result in privacy impact. The

increased height adjacent to Georgetown Road reduces the impact of the development on the neighbouring detached housing and is in keeping with the existing streetscape in the locality.

The proposed development is also considered to respond the prevailing character within the Georgetown Road area. The development is consistent with the approved development to the East of the site at 32-36 Georgetown Road, which has a overall height of 13.3m, which is very similar to the proposed building. This building is also very similar in bulk, scale and sizing, with the proposed building maintaining the pattern and spacing of the adjoining development, whilst providing contrast and differentiation, particularly at the corner. The proposed building is also considered to align with the prevailing character of the Georgetown commercial which is characterised by buildings of varying height and frontage widths. The pattern of the commercial area has been continued in the proposed development, as can be seen in the submitted contextual analysis.

Further to this, the UDRP has supported the development in relation to how it responds to the prevailing character of Georgetown and how the proposal is meeting the desired future character enabled by the planning controls.

The proposal will not result in any adverse or overbearing visual impact, will barely be perceptible (if at all) from a pedestrian perspective, and will have minimal impact on surrounding development or the public domain. As has been demonstrated by the submitted perspectives, the development has limited impact visually when viewed from various locations within the public domain. The building is completely obscured when viewed from distance to the East by the adjoining building at 32-36 Georgetown Road. Only a portion of the building is visible when viewed from the west, with the visual impact considered appropriate in relation the B2 zoning and the continuation of the Georgetown commercial area. When viewed from the south it will have very similar impact to the adjoining approved development. The setbacks of the 2nd and 3rd floor, and the pushing of the bulk to the corner reduce overbearing and visual impacts. All other views to the site are considered appropriate for a commercial area.

The key design elements, materials and colour palette have been chosen to maximise the visual amenity of the building when viewed from the public domain and adjoining properties. Importantly, the scheme is consistent with Councils desired future character for the area.

The following measures will ensure a contributory street presence:

- Zero setbacks below street wall height to define the street and a continuous street awning along Georgetown Road to improve amenity and maintain a pedestrian scale at street level.
- Commercial uses with zero setback and extensive glazing on the ground floor to promote street activation that enhances the centre.
- Upper level residential balconies and windows that overlook the street to improve activation and promote passive surveillance for improved safety and security

As stated in *Initial Action* (2018), there is no requirement that the impacts be neutral or non-existent. The test is whether the objectives of the development standard are met. The design responds to the local centre zone and its location toward the edge of the centre, by providing a modest, but functional amount of commercial space that is consistent with the centres hierarchy. The residential use contributes to an increased population within the walkable catchment of the centre. In this way the project represents a compatible development that is consistent with the vision for Georgetown to function as a growth corridor that supports the economic success of the Newcastle City.

(b) to allow reasonable daylight access to all developments and the public domain.

The increase in height and distribution of the building massing, including the stepping of the southern elevation, causes no significant, adverse impact on the streetscape, landscape setting, or on adjoining properties. As depicted on the shadowing plans, the adjoining dwelling house on the southern boundary will retain a minimum three (3) hours sunlight access to the rear private open space between midday and 3:00pm. Georgetown Road is on the northern elevation and so public domain is not overshadowed by the development and ground floor commercial spaces will receive good solar access to improve the level of amenity along the streetscape. The variation in height and positioning of massing on the eastern elevation causes some increased overshadowing of the street, but there is no commercial activation on Turner Street so the overshadowing would only affect people transiting along the street.

As has been demonstrated in the submitted shadow diagrams, the proposed building has less impact

than a fully compliant building, built in accordance with DCP and SEPP setbacks. The reduction in bulk away from residential land, is the main reason for the non-compliant height, however, as has been demonstrated, results in an improved outcome for neighbouring residential land. It should be noted that the adjoining property to the south experience over shadowing of north facing windows from the existing vegetation and fence on the site. Due to the location of the dwelling to the south of the site, it is likely that it would be impacted by overshadowing by any development on 42 Georgetown Road. Given the allowable zero lot setbacks in the B2 zone, the proposed developments approach in pushing the bulk to the corner is considered sympathetic to the dwelling.

The proposed building does not increase overshadowing impacts on this dwelling, with solar access maintained to the private open space, with the north facing windows currently experiencing overshadowing from existing vegetation.

The proposed development achieves the objective notwithstanding the non-compliance. Strict compliance with the height standard is considered unreasonable and unnecessary and would not improve the planning or urban design outcome. As stated in *Wehbe*, the numerical development standards a means of achieving the end outcome and should not be rigidly adhered with when the objectives are otherwise achieved. As stated in *Initial Action (2018)* there is no requirement that the impacts be neutral or non-existent but that the objectives of the development standard are met.

5.2 Sufficient Environmental Planning Grounds to Justify Contravention

The 'sufficient environmental planning grounds' include those matters identified and commented upon earlier in this clause 4.6 written submission.

Whilst exceeding the building height standard, the proposed development contributes to the locality through an activated streetscape with retail tenancies on the ground floor and a massing and scale that is compatible with the existing context and reflective of the future development in densities within this identified growth corridor. Georgetown contains a mix of height, massing and material within the existing built form in the town centre and the proposed development will contribute to this setting. The height exceedance does not cause an unreasonable amount of shadowing, and adjoining residential development retain an appropriate level of solar access. The area does not contain any significant view corridors and the development itself will not unreasonably affect any public or private views.

A significant numerical amount of the proposed variation relates to the provision of the lift overrun. This represents only a very small footprint and are not contributing to the overall GFA of the development. Most of the floor area above the height standard is at a lower height and represent a half storey of additional residential development. As has been discussed, efforts have been made to reduce impacts on the residential land to the south and west by pushing the bulk of the building toward the corner and achieving 18m and 7m setback to the top storey from the southern and western boundaries. The massing of the bulk towards the corner reinforces the commercial centre and the street corner, while reducing potential overshadowing, and visual amenity impacts on adjacent properties to the south.

This request for variation demonstrates that the proposed height variation sought does not result in adverse environmental impacts, and that there are sufficient environmental planning grounds to justify a contravention to this height control.

Below is an outline of how the development meets the objectives of the B2 Local Centre:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*

As detailed on the architectural plans, the development proposes ground floor commercial tenancies that provide the opportunity for a range of potential businesses to establish on site and serve the needs of people who live in, work in and visit the local area, complementing the range of existing businesses operating within the local centre.

- *To encourage employment opportunities in accessible locations.*

Employment opportunities will be provided through the establishment of new businesses in the ground floor tenancies. The greater potential demand for services and infrastructure from the increase in residential population will generate demand and opportunities for the growth in existing businesses or for new businesses to establish. The site is accessible as it is within the local centre which is serviced by good pedestrian/cycle connections and has access to public transport.

- *To maximise public transport patronage and encourage walking and cycling.*

The site is fronted by a bus stop serviced by regular public bus services and is within a walkable catchment of Mayfield rail station. The local topography is conducive to easy walking and cycling and the area is supported by pedestrian and cycling infrastructure that is increasingly creating connections to surrounding suburbs and the broader Newcastle area.

- *To provide for residential development that maintains active retail and business frontages in order to contribute to a safe, attractive, friendly, accessible and efficient pedestrian environment.*

The ground floor contains commercial spaces with active frontages, with only the residential lobby at ground level. Residential development in the upper levels contains street facing balconies that will provide passive surveillance to improve safety and security of the local centre. The development proposes a continuous street awning to the Georgetown frontage and a small return to Turner Street that promotes an attractive and friendly environment. The development will also complement Newcastle Council's ongoing public domain plan being prepared for Georgetown. This will see investment to improving the public domain and infrastructure in Georgetown local centre.

- *To maintain the hierarchy of urban centres throughout the City of Newcastle and not prejudice the viability of the Newcastle City Centre.*

The ground floor tenancies are modest GFA and reflect Georgetown's role as a local centre. These spaces will not facilitate a type or scale of use that would prejudice the viability of Newcastle City Centre.

The granting of development consent will enable construction of a high quality, architecturally designed shop top housing development that will contribute to the regeneration of Georgetown. The objectives of Clause 4.3 have been met and there are sufficient environmental planning grounds to justify varying the height of building standard in this instance.

5.3 Public Interest

As demonstrated in this assessment, the development will be in the public interest because it is consistent with the objectives of the height of building control; the objectives of Zone B2 Local Centre; and the broader strategic planning provisions that identify Georgetown as a growth corridor. The earlier arguments outlining consistency with these objectives are relied upon, but not repeated, here.

The development will provide other public benefits. Socially, it is anticipated to have the following positive long-term social impacts:

- It will deliver an increase in the number and variety of housing to accommodate growth in the local population, with new residents able to contribute to the local community via support to local businesses and engagement with local organisation and facilities (sporting clubs, social networks etc). It also enables current resident the potential to downsize and age in place as a part of their current community;
- It will provide commercial space for additional services, to help meet the daily needs of the community and provide variety and/or competition;
- It is consistent with relevant planning legislation and will help deliver on Councils strategic planning outcomes for growing and improving the City of Newcastle;
- It will be compliant with relevant disability standards;
- It is designed to minimise crime risk and will incorporate safety and security measures to promote a safe and secure environment; and
- The development will have a positive impact on the visual landscape through provision of a well-designed, high-quality building with appropriate building mass, form, and scale.

Economically, the construction and operation will generate indirect and direct employment. As well as people engaged during the build and operation of the businesses, there will be multiplier effects for the broader community including:

- Broader expenditure in the trades and construction sector;
- Increased employment opportunities; and

- Increased trade opportunity for surrounding businesses that can support day to day needs of the workforce.

Occupation of the development will provide business for real estate agents, removalists, and potentially whitegoods and furniture suppliers, as residents furnish the units for occupation. Public finances will benefit from an injection of development contributions and ongoing Council rates that will help fund the delivery of services and infrastructure.

Sustainability is achieved through the high level of locally sourced material inputs; the use of durable materials; and the application of BASIX related provisions to ensure water and energy efficiency. The site represents an infill development that will leverage the access to existing services and infrastructure. It will deliver high quality commercial space and residential housing in an area with ample alternative transport options and access to a range of additional, higher order retail and commercial services (Waratah village, Waratah town centre etc.). The area has good access to walking / cycling infrastructure and adequate on-site bike storage is provided, meaning the development can help reduce travel demand and private motor vehicle dependency.

Pursuant to case law in *Ex Gratia P/L v Dungog Council (NSWLEC 148)*, the question that needs to be answered is 'whether the public advantages of the proposed development outweigh the public disadvantages of the proposed development'.

There is no public benefit in maintaining strict compliance with the development standard given that there are no unreasonable impacts that will result from the variation to the maximum height of buildings standard. Rather, the redevelopment of the site will facilitate the realisation of the mixed use vision for the Georgetown local centre contained in the Newcastle Local Planning Strategy.

The achievement of the density and form of development sought through the B2 zone objectives is considered beneficial to the locality. Importantly, the proposed building provides additional housing opportunities, without creating additional bulk or adversely impacting neighbouring amenity.

Having regard to all these matters, the height exceedance does not outweigh the public benefits and the proposal's positive contribution to the local social fabric and built form environment. Overall, the development is in the public interest as it delivers these positive outcomes and is demonstrated as achieving consistency with the objectives of Clause 4.3 and the B2 zone.

5.4 Secretary's Concurrence

It is understood the Secretary's concurrence under clause 4.6(4) of LEP 2012 has been delegated to the Newcastle City Council, but in any case, consideration is given below to the concurrence requirements, being:

- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
- (b) *the public benefit of maintaining the development standard, and*
- (c) *any other matters required to be taken into consideration by the Secretary before granting concurrence.*

In this matter, for the reasons outlined above, there is nothing about this proposed height variation that raises any matter of significance for State or regional environmental planning, nor is there any broad public benefit in maintaining the development standard on this site. There are no other relevant matters required to be taken into consideration before granting concurrence.

6 CONCLUSION

This Clause 4.6 Variation to Development Standard submission has been prepared in response to numerical non-compliance with the development standard for Clause 4.3 – *Height of buildings* in *Newcastle LEP 2012*. The extent of non-compliance is considered acceptable in the context of the site given the type, location and scale of the proposed development.

The proposal is consistent with the desired future character of Georgetown, as espoused in the *Greater Newcastle Metropolitan Plan 2036* and the local planning provisions, some of which are likely to be further developed to encourage redevelopment of the Georgetown growth corridor. The variation allows for the orderly and economic use of the land in an appropriate manner, whilst allowing a better merit-

based outcome and delivering a public benefit. It will not result in unreasonable impact on amenity or any significant adverse environmental impacts such as overshadowing, loss of privacy and loss of views.

This exception request is well founded as it demonstrates, as required by Clause 4.6 of the NLEP2012, that:

- The design responds appropriately to the corner location and surrounding development;
- The proposed variation relates to relatively minor elements of the overall built form within the site and compliance with the development standard would be unnecessary in the circumstances of this development;
- There are sufficient environmental planning grounds to justify the departure from the development standard. It will result in additional housing opportunities, with a high level of residential amenity and in a well-serviced location;
- The proposed development conforms with the desired future character of the built environment of the surrounding area;
- Redevelopment of the site will facilitate the realisation of the mixed use vision for the Georgetown local centre contained in the Newcastle Local Planning Strategy and *Newcastle Metropolitan Plan 2036* ;
- The proposed development satisfies the objectives of the development standard and, where relevant, the objectives of the B2 - Local Centre zone notwithstanding the variation;
- The proposed development is in the public interest and there is no public benefit in maintaining the standard in this instance; and
- The contravention does not raise any matter of State or Regional significance.

The proposed variation is therefore considered appropriate in the circumstances of the case.

The consent authority can be satisfied that compliance with the development standard is unreasonable or unnecessary in the circumstances of the proposed development and that there are sufficient environmental planning grounds to justify contravening the development standards.



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 42 GEORGETOWN ROAD GEORGETOWN –
DA2022/00524 AND SHOP TOP HOUSING - INCLUDING 25 LOT
STRATA SUBDIVISION, REMEDIATION AND DEMOLITION**

ITEM-27 Attachment D: 4.6 Variation Request (FSR)

DISTRIBUTED UNDER SEPARATE COVER



Tuesday, 20 September 2022

The General Manager
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

STATEMENT - CLAUSE 4.6 VARIATION REQUEST

1 Introduction

This submission, prepared by GWH Build, relates to a proposal for the redevelopment of land known as 42 Georgetown Road, Georgetown ('the site'). The Development Application proposes the following:

- Demolition of existing structures.
- Site remediation and earthworks.
- Ground floor comprising commercial premises (103m² & 133m²); a residential lobby; and parking.
- A three-level residential tower above, comprising 23 dwellings and communal space; and
- Ancillary works including strata subdivision, landscaping, building services, and infrastructure, as detailed on the architectural drawings.

This written request addresses the requirements of Clause 4.6 *Exceptions to development standards Floor Space Ratio* of the *Newcastle Local Environmental Plan 2012* (NLEP 2012) and has been prepared generally in accordance with the NSW Department of Planning and Infrastructure's publication "*Varying Development Standards: A Guide*" (August 2011). Regard has also been given to relevant Land and Environment Court judgments dealing with variation requests. The proposed variation is considered appropriate, and adherence with the standard considered unreasonable or unnecessary, on the following environmental planning grounds:

- The development achieves the underlying intent of the planning controls and is representative of the desired future character espoused for the Waratah-Georgetown growth corridor in the *Greater Newcastle Metropolitan Plan 2036* ('GNMP').
- The development is consistent with the objectives of the B2 Local Centre Zone and the objectives of Clause 4.6.
- The massing and scale of the development will reinforce the role and function of Georgetown Road as the local centre and will improve opportunities for streetscape activation through the ground floor commercial space.
- The additional FSR in the building is a direct response to comments from Urban Design Review Panel, who recommended that the building be extended toward the north-west corner to achieve a continuous street wall for the commercial zone area.
- The variation is considered minor in relation to the numerical exceedance and the qualitative impacts of the exceedance.

2 SITE DETAILS

2.1 Site Location and Context

At a regional scale, Newcastle is the centre of the Greater Newcastle Region and gateway to the resource rich Hunter Valley. It is Australia's seventh largest and is serviced by an international airport, major port facility, and contains important cultural and educational facilities to service the region. The site is at the eastern approach to Georgetown local centre. The land adjoins commercial and residential zonings, with surrounding land a mix of residential development to the south and east, and commercial use to the north and west. Immediately adjacent to the south is a detached,



single storey dwelling. West is a multi-residential building and vacant lot. To the east, on the opposite side of Turner Street, is land with consent for a four-storey mixed use development. On the northern side of Georgetown Road is commercial development including a bottle shop and food and retail premises. Surrounding commercial development is a mixture of one to two storey, typically brick, attached buildings. Residential development is typically detached, single storey buildings of a mix of brick and timber weatherboard construction, but with an increasing proportion of multi-storey, higher density development.



3 EXCEPTION TO DEVELOPMENT STANDARDS

3.1 Clause 4.6

Clause 4.6 of the LEP 2012 aims to provide an appropriate degree of flexibility in applying development standards to achieve better planning outcomes. The objectives of this clause are as follows:

- (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
- (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

The key operative provisions of clause 4.6 are:

(2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*

(3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*

- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

(4) *Development consent must not be granted for development that contravenes a development standard unless:*

(a) *the consent authority is satisfied that:*

(i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*

(ii) *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 proposed to be carried out, and*

(b) *the concurrence of the Planning Secretary has been obtained.*

This clause 4.6 request seeks to vary the floor space ratio standard and is appropriate in the context of this site and the nature of the proposed development.

3.2 Legal Context to Varying Development Standards

This submission has been prepared having regard to the following NSW Land and Environment Court (Court) judgements that relate to the application of Clause 4.6:

- *Winten Property Group Limited v North Sydney Council [2001] NSWLEC 46*
- *Wehbe v Pittwater Council [2007] NSWLEC 827*
- *Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 1009 (Four2Five No 1)*
- *Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90 (Four2Five No 2)*
- *Four2Five Pty Ltd v Ashfield Council [2015] NSWCA 248 (Four2Five No 3)*
- *Moskovich v Waverley Council [2016] NSWLEC 1015*
- *Randwick City Council v Micaul Holdings Pty Ltd [2016] NSWLEC 7*
- *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118 (Preston CJ)*
- *Initial Action Pty Ltd v Woollahra Municipal Council [2019] NSWLEC 1097 (O'Neill C)*
- *Baron Corporation Pty Limited v Council of the City of Sydney [2019] NSWLEC 61*

Randwick City Council v Micaul Holding Pty Ltd [2016] NSWLEC 7 documents a decision of the Chief Judge of the Court in an appeal against a decision of Commissioner Morris to uphold a request under clause 4.6 of Randwick LEP 2012 to vary development standards relating to the height and FSR.

In *Wehbe v Pittwater Council [2007] NSW LEC 827*, Chief Justice Preston outlined the rationale for development standards, and the ways by which a standard might be considered unnecessary and/or unreasonable. At paragraph 43 of his decision Preston CJ noted:

“The rationale is that development standards are not ends in themselves but means of achieving ends. The ends are environmental or planning objectives. Compliance with a development standard is fixed as the usual means by which the relevant environmental or planning objective is able to be achieved. However, if the proposed development proffers an alternative means of achieving the objective, strict compliance with the standard would be unnecessary (it is achieved anyway) and unreasonable (no purpose would be served).”

Wehbe V Pittwater [2007] NSW LEC 827 also established the ‘five-part test’ to determine whether compliance with a development standard is unreasonable or unnecessary based on the following:

- (1) *The most commonly invoked way is to establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard. The rationale is that development standards are not ends in themselves but means of achieving ends.*
- (2) *A second way is to establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.*
- (3) *Would the underlying objective or purpose be defeated or thwarted were compliance required, making compliance with any such development standard unreasonable;*
- (4) *A fourth way is to establish that the development standard has been virtually abandoned or destroyed by the Council’s own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable; or*
- (5) *A fifth way is to establish that “the zoning of particular land” was “unreasonable or inappropriate” so that “a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land” and that “compliance with the standard in that case would also be unreasonable or unnecessary.*

Although *Wehbe* relates to SEPP 1 rather than clause 4.6, the Court has held that the same principles apply. In *Initial Action*, Chief Justice Preston at [16] explicitly notes the five points in *Wehbe* are equally applicable to a written request under clause 4.6 to demonstrate compliance is unreasonable or unnecessary.

In *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118*, at paras 87-88, Chief Justice Preston clarified the correct approach to the consideration of clause 4.6 requests, including that the clause does not require that a development that contravenes a development standard must have a *neutral or better* environmental planning outcome than one that does not. Paragraph 88 of his decision

Preston CJ noted:

“Clause 4.6 does not directly or indirectly establish this test. The requirement ...is that there are sufficient environmental planning grounds to justify contravening the development standard, not that the development that contravenes the development standard have a better environmental planning outcome than a development that complies with the development standard.”

This reference reaffirms that this proposal, while contravening the development standard, does not need to justify a better environmental planning outcome than a development that would comply with the development standard.

The Court’s recent decision in *Initial Action Pty Ltd v Woollahra Municipal Council* [2019] NSWLEC 1097 O’Neill usefully summarises the relevant tasks and tests under clause 4.6:

“The consent authority, or the Court on appeal, must be satisfied that the applicant’s written request has adequately addressed the matters required to be addressed by cl 4.6(3) and that the proposal will be in the public interest because it is consistent with the objectives of the contravened development standard and the zone, at cl 4.6(4) of LEP 2014”.

This represents a two-part test. The first test requires indirect satisfaction that the written request adequately addresses the required matters. The second test at 4.6(4) requires a positive finding that the development as a whole (‘i.e., ‘the proposal’) is consistent with the objectives of the contravened development standard and of the zone.

The requirement to be ‘consistent with’ has been judicially interpreted. In *Moskovitch*, in the context of a clause 4.6 variation relating to height, the Commissioner accepted that:

“53. The threshold of “consistency” is different to that of “achievement”. The term “consistent” has been considered in a judgement of the Court in relation to zone objectives and has been interpreted to mean “compatible” or “capable of existing together in harmony” (Dem Gillespies v Warringah Council [2002] NSWLEC 224; (2002) 124 LGERA 147”.

In that matter, it is relevant to note the Court (O’Neill C) approved a height non-compliance despite the fact it caused some view loss. The Commissioner assessed the impact in qualitative and quantitative terms and found they were reasonable in the circumstances, even though they were caused by a non-compliance. This dispels the notion that any impact caused by a non-compliance will be unacceptable and supports the finding by Preston CJ in *Initial Action* (2018) at 87 that:

“It is not necessary, contrary to what the Commissioner held, that the non-compliant development have no view loss or less view loss than a compliant development”.

4 DEVELOPMENT STANDARD TO BE VARIED

What is the name of the environmental planning instrument that applies to the land?

Newcastle Local Environmental Plan 2012.

What is the zoning of the land?

B2 Local Centre

What are the objectives of the zone?

- *To provide a range of retail, business, entertainment, and community uses that serve the needs of people who live in, work in, and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide for residential development that maintains active retail and business frontages in order to contribute to a safe, attractive, friendly, accessible, and efficient pedestrian environment.*
- *To maintain the hierarchy of urban centres throughout the City of Newcastle and not prejudice the viability of the Newcastle City Centre.*

What are the development standards being varied?

Floor Space Ratio contained in Clause 4.4 of NLEP 2012.

Are the standards to be varied a development standard?

Yes, the standard is a development standard in accordance with the definition in Section 4(1) of the *Environmental Planning and Assessment Act 1979*.

It is not listed under Clause 4.6(8) as a development standard that is not able to be varied.

What are the objectives of the development standard?

The objectives of Clause 4.4 *Floor Space Ratio* 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.*

What is the numeric value of the development standard in the environmental planning instrument?

1.5:1

What is the proposed numeric value of the development standard in your development application?

74sqm, equating to a 4.5% variation to the numerical standard. The development will have an FSR of 1.54:1.

5 JUSTIFICATION FOR THE CONTRAVENTION

This section addresses Section (3), (4) and (5) of Clause 4.6.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

(4) Development consent must not be granted for development that contravenes a development standard unless:

(a) the consent authority is satisfied that:

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and

(ii) 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 proposed to be carried out, and

(b) the concurrence of the Secretary has been obtained.

(5) In deciding whether to grant concurrence, the Secretary must consider:

(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and

(b) the public benefit of maintaining the development standard, and

(c) any other matters required to be taken into consideration by the Secretary before granting concurrence.

These requirements are detailed below.

5.1 Compliance is Unreasonable or Unnecessary

As detailed above, compliance with a development standard is unreasonable or unnecessary if the objectives of the standard are achieved, notwithstanding the non-compliance that may be proposed.

Compliance with the objectives of Clause 4.4 is detailed below.

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

The density and scale of the proposed building represent a design response that addresses the specific site conditions and is considered appropriate for the context and character of the area. Georgetown is identified in the GNMP 3026 as a Stage 2 growth corridor, with the planning controls, both existing and future, to encourage higher density development and urban renewal.

The subject site is within the B2 Local Centre zone, and forms part of the Georgetown Commercial area, which is identified as Local Centre in the Newcastle Local Planning Strategy. The Georgetown local centre is envisioned to be a centre that meets the daily and weekly needs of local residents with a range of retail, community, and service facilities. Georgetown is also identified in the Hunter Regional Plan 2036 as a centre that investment should be made in urban renewal to facilitate housing and strengthen the commercial precinct. The proposed development is consistent with both of the goals identified in these documents, as the development contributes to the strengthening of the commercial area by providing further commercial tenancies, and will facilitate the renewal of an old, abandoned commercial site.

The proposed density is consistent with the future desired character for the Georgetown commercial area and enables the activation and invigoration of the existing precinct. The exceedance of the FSR is a direct response to the comments of Councils Urban Design Review Panel, who expressed the desire

to see a continuous street wall for the commercial precinct, with the street wall to align with the proposed building to the north at 29-31 Moate Street. This UDRP advice has resulted in the development pushing to and abutting the northern boundary, which has result in an increase in overall GFA.

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

The bulk, density and scale represent a design response that addresses the specific site conditions and is considered appropriate for the context and character of the area. Georgetown is identified in the GNMP 3026 as a Stage 2 growth corridor, with the planning controls, both existing and future, to encourage higher density development and urban renewal.

The proposed building responds to the restraints of the site, primarily being the residential zoned land surrounding the site to the south and west, incorporating a mix of single storey dwellings and a multi-storey unit block. The proposal pushes the bulk of the development away from the boundaries with the residential properties, with the bulk of the building located on the corner or towards the front of the site. This enables the residential properties to the rear and side to maintain appropriate solar access and privacy. The impacts on solar access have been demonstrated in the submitted shadow diagrams. As can be deduced from the shadow diagrams, the proposed building has less impact than a fully compliant building, built in accordance with DCP and SEPP setbacks. The reduction in bulk away from residential land, results in an improved outcome for neighbouring residential land.

The proposed development is also considered to respond the prevailing character within the Georgetown Road area. The development is consistent with the approved development to the East of the site at 32-36 Georgetown Road, which has an overall height of 13.3m and an FSR of 1.56:1. This building is also very similar in bulk, scale, and sizing, with the proposed building maintaining the pattern and spacing of the adjoining development, whilst providing contrast and differentiation, particularly at the corner. The proposed building is also considered to align with the prevailing character of the Georgetown commercial which is characterised by buildings of varying height, densities, and frontage widths. The pattern of the commercial area has been continued in the proposed development, as can be seen in the submitted contextual analysis.

Further to this, the UDRP has supported the development in relation to how it responds to the prevailing character of Georgetown and how the proposal is meeting the desired future character enabled by the planning controls.

As stated in Initial Action (2018), there is no requirement that the impacts be neutral or non-existent. The test is whether the objectives of the development standard are met. The design responds to the local centre zone and its location toward the edge of the centre, by providing a modest, but functional amount of commercial space that is consistent with the centre's hierarchy. The residential use contributes to an increased population within the walkable catchment of the centre. In this way the project represents a compatible development that is consistent with the vision for Georgetown to function as a growth corridor that supports the economic success of the Newcastle City.

The proposed development achieves the objective notwithstanding the non-compliance. Strict compliance with the height standard is considered unreasonable and unnecessary and would not improve the planning or urban design outcome. As stated in *Wehbe*, the numerical development standards a means of achieving the end outcome and should not be rigidly adhered with when the objectives are otherwise achieved. As stated in *Initial Action* (2018) there is no requirement that the impacts be neutral or non-existent but that the objectives of the development standard are met.

5.2 Sufficient Environmental Planning Grounds to Justify Contravention

The 'sufficient environmental planning grounds' include those matters identified and commented upon earlier in this clause 4.6 written submission.

Whilst exceeding the floor space ratio standard, the proposed development contributes to the locality through an activated streetscape with retail tenancies on the ground floor and a massing and scale that is compatible with the existing context and reflective of the future development in densities within this identified growth corridor. Georgetown contains a mix of height, massing, and material within the existing built form in the town centre and the proposed development will contribute to this setting. The FSR exceedance does not cause an unreasonable number of impacts on adjoining residential development, with the bulk and scale considered suitable in relation to overshadowing and privacy impacts. The area

does not contain any significant view corridors and the development itself will not unreasonably affect any public or private views.

The FSR exceedance is directly related to the advice received from Councils UDRP in relation to achieving the desired future outcome of the Georgetown by providing a continuous street wall for the commercial zoned area. This has result in the development moving toward and abutting the north-western boundary with 29-31 Moate Street. The continuous street wall provides improved amenity and activation for the commercial zone, achieving the desired outcomes of the relevant strategic documents and the council development controls.

This request for variation demonstrates that the proposed FSR variation sought does not result in adverse environmental impacts, and that there are sufficient environmental planning grounds to justify a contravention to this FSR control.

Below is an outline of how the development meets the objectives of the B2 Local Centre:

- *To provide a range of retail, business, entertainment, and community uses that serve the needs of people who live in, work in, and visit the local area.*

As detailed on the architectural plans, the development proposes ground floor commercial tenancies that provide the opportunity for a range of potential businesses to establish on site and serve the needs of people who live in, work in, and visit the local area, complementing the range of existing businesses operating within the local centre. The proposal also has the potential to invigorate the existing commercial area and encourage further growth and opportunities. The development will result in considerable urban renewable of an old, abandoned site that benefit the overall commercial precinct and the residents/users.

- *To encourage employment opportunities in accessible locations.*

Employment opportunities will be provided through the establishment of new businesses in the ground floor tenancies. The greater potential demand for services and infrastructure from the increase in residential population will generate demand and opportunities for the growth in existing businesses or for new businesses to establish. The site is accessible as it is within the local centre which is serviced by good pedestrian/cycle connections and has access to public transport.

- *To maximise public transport patronage and encourage walking and cycling.*

The site is fronted by a bus stop serviced by regular public bus services and is within a walkable catchment of Mayfield rail station. The local topography is conducive to easy walking and cycling and the area is supported by pedestrian and cycling infrastructure that is increasingly creating connections to surrounding suburbs and the broader Newcastle area.

- *To provide for residential development that maintains active retail and business frontages in order to contribute to a safe, attractive, friendly, accessible, and efficient pedestrian environment.*

The ground floor contains commercial spaces with active frontages, with only the residential lobby at ground level. Residential development in the upper levels contains street facing balconies that will provide passive surveillance to improve safety and security of the local centre. The development proposes a continuous street awning to the Georgetown frontage and a small return to Turner Street that promotes an attractive and friendly environment. The development will also complement Newcastle Council's ongoing public domain plan being prepared for Georgetown. This will see investment to improving the public domain and infrastructure in Georgetown local centre.

- *To maintain the hierarchy of urban centres throughout the City of Newcastle and not prejudice the viability of the Newcastle City Centre.*

The ground floor tenancies are modest GFA and reflect Georgetown's role as a local centre. These spaces will not facilitate a type or scale of use that would prejudice the viability of Newcastle City Centre.

The granting of development consent will enable construction of a high quality, architecturally designed shop top housing development that will contribute to the regeneration of Georgetown. The objectives of Clause 4.3 have been met and there are sufficient environmental planning grounds to justify varying the height of building standard in this instance.

5.3 Public Interest

As demonstrated in this assessment, the development will be in the public interest because it is consistent with the objectives of the FSR control; the objectives of Zone B2 Local Centre; and the broader strategic planning provisions that identify Georgetown as a growth corridor. The earlier arguments outlining consistency with these objectives are relied upon, but not repeated, here.

The development will provide other public benefits. Socially, it is anticipated to have the following positive long-term social impacts:

- It will deliver an increase in the number and variety of housing to accommodate growth in the local population, with new residents able to contribute to the local community via support to local businesses and engagement with local organisation and facilities (sporting clubs, social networks etc). It also enables current resident the potential to downsize and age in place as a part of their current community.
- It will provide commercial space for additional services, to help meet the daily needs of the community and provide variety and/or competition.
- Will provide urban renewal and invigoration to an area identified as for urban renewal in councils' strategic documents
- Will help achieve Councils desired future character and outcomes for the Georgetown commercial area, as evidenced by the URDPs desire for a continuous street wall for the commercial zoned area
- It is consistent with relevant planning legislation and will help deliver on Councils strategic planning outcomes for growing and improving the City of Newcastle.
- It will be compliant with relevant disability standards.
- It is designed to minimise crime risk and will incorporate safety and security measures to promote a safe and secure environment; and
- The development will have a positive impact on the visual landscape through provision of a well-designed, high-quality building with appropriate building mass, form, and scale.

Economically, the construction and operation will generate indirect and direct employment. As well as people engaged during the build and operation of the businesses, there will be multiplier effects for the broader community including:

- Broader expenditure in the trades and construction sector.
- Increased employment opportunities; and
- Increased trade opportunity for surrounding businesses that can support day to day needs of the workforce.

Occupation of the development will provide business for real estate agents, removalists, and potentially whitegoods and furniture suppliers, as residents furnish the units for occupation. Public finances will benefit from an injection of development contributions and ongoing Council rates that will help fund the delivery of services and infrastructure.

Sustainability is achieved through the high level of locally sourced material inputs; the use of durable materials; and the application of BASIX related provisions to ensure water and energy efficiency. The site represents an infill development that will leverage the access to existing services and infrastructure. It will deliver high quality commercial space and residential housing in an area with ample alternative transport options and access to a range of additional, higher order retail and commercial services (Waratah village, Waratah town centre etc.). The area has good access to walking / cycling infrastructure and adequate on-site bike storage is provided, meaning the development can help reduce travel demand and private motor vehicle dependency.

Pursuant to case law in *Ex Gratia P/L v Dungog Council (NSWLEC 148)*, the question that needs to be answered is 'whether the public advantages of the proposed development outweigh the public disadvantages of the proposed development'.

There is no public benefit in maintaining strict compliance with the development standard given that there are no unreasonable impacts that will result from the variation to the maximum Floor Space Ratio standard. Rather, the redevelopment of the site will facilitate the realisation of the mixed-use vision for

the Georgetown local centre contained in the Newcastle Local Planning Strategy.

The achievement of the density and form of development sought through the B2 zone objectives is considered beneficial to the locality. Importantly, the proposed building provides additional housing opportunities, without creating additional bulk or adversely impacting neighbouring amenity.

Having regard to all these matters, the height exceedance does not outweigh the public benefits and the proposal's positive contribution to the local social fabric and built form environment. Overall, the development is in the public interest as it delivers these positive outcomes and is demonstrated as achieving consistency with the objectives of Clause 4.4 and the B2 zone.

5.4 Secretary's Concurrence

It is understood the Secretary's concurrence under clause 4.6(4) of LEP 2012 has been delegated to the Newcastle City Council, but in any case, consideration is given below to the concurrence requirements, being:

- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
- (b) *the public benefit of maintaining the development standard, and*
- (c) *any other matters required to be taken into consideration by the Secretary before granting concurrence.*

In this matter, for the reasons outlined above, there is nothing about this proposed height variation that raises any matter of significance for State or regional environmental planning, nor is there any broad public benefit in maintaining the development standard on this site. There are no other relevant matters required to be taken into consideration before granting concurrence.

6 CONCLUSION

This Clause 4.6 Variation to Development Standard submission has been prepared in response to numerical non-compliance with the development standard for Clause 4.4 – *Floor Space Ratio* in *Newcastle LEP 2012*. The extent of non-compliance is considered acceptable in the context of the site given the type, location, and scale of the proposed development.

The proposal is consistent with the desired future character of Georgetown, as espoused in the *Greater Newcastle Metropolitan Plan 2036* and the local planning provisions, some of which are likely to be further developed to encourage redevelopment of the Georgetown growth corridor. The variation allows for the orderly and economic use of the land in an appropriate manner, whilst allowing a better merit-based outcome and delivering a public benefit. It will not result in unreasonable impact on amenity or any significant adverse environmental impacts such as overshadowing, loss of privacy and loss of views.

This exception request is well founded as it demonstrates, as required by Clause 4.6 of the NLEP2012, that:

- The design responds appropriately to the corner location and surrounding development.
- The proposed variation is considered minor and aligns with similar development in the immediate vicinity.
- The proposed variation relates to relatively minor elements of the overall built form within the site and compliance with the development standard would be unnecessary in the circumstances of this development.
- There are sufficient environmental planning grounds to justify the departure from the development standard. It will result in additional housing opportunities, with a high level of residential amenity and in a well-serviced location.
- The proposed development conforms with the desired future character of the built environment of the surrounding area, as demonstrated by the UDRP in their comments.
- Redevelopment of the site will facilitate the realisation of the mixed-use vision for the Georgetown local centre contained in the Newcastle Local Planning Strategy and *Newcastle Metropolitan Plan 2036*.

- The proposed development satisfies the objectives of the development standard and, where relevant, the objectives of the B2 - Local Centre zone notwithstanding the variation.
- The proposed development is in the public interest and there is no public benefit in maintaining the standard in this instance; and
- The contravention does not raise any matter of State or Regional significance.

The proposed variation is therefore considered appropriate in the circumstances of the case.

The consent authority can be satisfied that compliance with the development standard is unreasonable or unnecessary in the circumstances of the proposed development and that there are sufficient environmental planning grounds to justify contravening the development standards.



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 42 GEORGETOWN ROAD GEORGETOWN –
DA2022/00524 AND SHOP TOP HOUSING - INCLUDING 25 LOT
STRATA SUBDIVISION, REMEDIATION AND DEMOLITION**

ITEM-27 **Attachment E:** Processing Chronology

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PROCESSING CHRONOLOGY

DA2022/00524 – 42 GEORGETOWN ROAD GEORGETOWN

18/05/2022	-	Application lodged
26/05/2022 to 09/06/2022	-	Application notified in accordance with CN's Community Participation Plan (CPP)
26/07/2022	-	Request for additional information issued
31/08/2022	-	First Urban Design Review Panel Meeting
9/09/2022		Applicant response to initial request for information
14/09/2022	-	Further request for additional information issued
28/09/2022	-	Second Urban Design Review Panel Meeting
20/09/2022	-	Applicant partial response to second request for information
04/11/2022	-	Additional information received from applicant