ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DA2020/00181 - 35 WARABROOK BOULEVARD AND 6 HAKEA PLACE, WARABROOK</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Attachment A</td>
</tr>
<tr>
<td></td>
<td>Attachment B</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DA2018/01331 - 15 DUNCAN CLOSE ELERMORE VALE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Attachment A</td>
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<tr>
<td></td>
<td>Attachment B</td>
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<tr>
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<thead>
<tr>
<th>ITEM</th>
<th>DA2019/01146 - 106 AND 108 GOSFORD ROAD, ADAMSTOWN</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Attachment A</td>
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<td>Attachment B</td>
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PAGE 3 ITEM-1 Attachment A: Submitted Plans

PAGE 9 ITEM-1 Attachment B: Processing Chronology
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


ITEM-1 Attachment A: Submitted Plans
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


ITEM-1     Attachment B:     Processing Chronology
## PROCESSING CHRONOLOGY

**DA2020/00181 – 35 WARABROOK BOULEVARD & 6 HAKEA PLACE WARABROOK**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 March 2020</td>
<td>Application lodged</td>
</tr>
<tr>
<td>11 March 2020 – 25 March 2020</td>
<td>Public notification</td>
</tr>
<tr>
<td>5 May 2020</td>
<td>Operational Management Plan submitted</td>
</tr>
<tr>
<td>1 June 2020</td>
<td>Amended plans submitted retaining the existing driveway</td>
</tr>
<tr>
<td>21 July 2020</td>
<td>Public Voice Committee Meeting</td>
</tr>
</tbody>
</table>
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


PAGE 3  ITEM-2  Attachment A: Submitted Plans

PAGE 21  ITEM-2  Attachment B: Processing Chronology
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


ITEM-2 Attachment A: Submitted Plans
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 1 D.P. 1187128, NO. 15 DUNCAN CLOSE
ELERMORE VALE.

SURVEY PREPARED BY:
ASQUITH AND deWITT PTY LTD.

WILLOW CLOSE
KERRY
HELINDA AVENUE

SCALE BAR
0 5 10 15 20 30 40 50 60 70 80 90 100
EXISTING ESTABLISHED RESIDENTIAL HOUSING

DRIVEWAY 01

DRIVEWAY 03

DRIVEWAY 05

DRIVEWAY 02

COMMUNITY PARK

COMMUNITY PARK

COMMUNITY PARK

GERRISH

STAGE 1

ALL SITE WORKS INCLUDING BULK EARTH WORKS, DRAINAGE, AND INSTALLATION OF ALL SERVICES.

CONSTRUCTION OF DWELLINGS 1 TO 12 INCLUDING ALL DRIVEWAYS AND LANDSCAPING RELATED TO STAGE 1.

STAGE 2

ALL SITE WORKS INCLUDING BULK EARTH WORKS, DRAINAGE, AND INSTALLATION OF ALL SERVICES.

CONSTRUCTION OF DWELLINGS 13 TO 32 INCLUDING ALL DRIVEWAYS AND LANDSCAPING RELATED TO STAGE 2.

STAGE 3

ALL SITE WORKS INCLUDING BULK EARTH WORKS, DRAINAGE, AND INSTALLATION OF ALL SERVICES.

CONSTRUCTION OF DWELLINGS 33 TO 49 INCLUDING ALL DRIVEWAYS AND LANDSCAPING RELATED TO STAGE 3.

BUSH FIRE PRONE LAND

REFER TO ATTACHED BUSHFIRE REPORT FOR CONSTRUCTION BAL & SCHEDULE.

STORMWATER

REFER TO ENGINEERS PLANS.

LANDSCAPING

REFER TO LANDSCAPE PLANS.

STAGING PLAN

SCALE 1:552 A 12

THERE ARE PLANS TO BE ATTACHED CONCLUDING WITH ALL SUPPORTING DOCUMENTS AND CURRENT DOCUMENTATION.

PROPOSED RESIDENTIAL DEVELOPMENT

LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE

ELERMORE VALE.
GENERAL NOTES:
- All standards at the time of construction are confirmed on site prior to construction.
- All dimensions and levels are to be confirmed on site by the builder prior to work.
- Site set out by a registered surveyor. These surveys are to be read in conjunction with the bushfire report attached.
- Refer to bushfire attached for bushfire report local and refer to engineer's plans prepared by Forum.
- Refer to landscape plans prepared by Mansfield.

ADDRESS:
LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE
ELERMORE VALE.

PROPOSED RESIDENTIAL DEVELOPMENT
LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE
ELERMORE VALE.
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 1 D.P. 1187128. NO. 15 DUNCAN CLOSE
ELERMORE VALE

NOTE. NEW WORK IS TO COMPLY WITH THE CURRENT STANDARDS AT THE TIME OF COMMISSIONING.

REFER TO LANDSCAPE PLANS PREPARED BY MANSFIELD.

REFER TO ENGINEERS PLANS PREPARED BY FORUM.

REFER TO BUSHFIRE ATTACHED SURVEY REPORT FOR BAL AND REFER TO ENGINEERS PLANS.

SELECTED CONCRETE ROOF TILES.

COLORBOND GUTTER.

SELECTED CONCRETE ROOF TILES.

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PROPOSED RESIDENTIAL DEVELOPMENT
LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE
ELERMORE VALE.
SEVERAL QUESTIONS

SPECIAL NOTE

Kim Gerrish

PROJECT:

OLRKISI'l UJILDWON DLSKIN "l^ LTD

BUSHFIRE PRONE LAND §T6RMWAt£ft LANDSCAPING

4CINti. JIE.OOWN. DRAINAGE • ALL DIMENSIONS:*!!® LEVELS.ABS.Tf) BE.CDNFIAMEO

DTWtiSJl^EAMsJOJiTRlICTIlRAL ENGINEER OESKiN.. _ON SITE BY BUILDER PRIOn TO START OF WORK .NEWSIORMWATERDRAINAGETO BECONNEGTEO • SITETQEE SET QOT_BY AREGISTERED SURVEYOR. EXISTING DflAlNACiE SYSTEM • 'HE5E DRAWINGS ARE TO BE READJN CONJUNCTION.

IHHE®

REFER TO BUSHFIRE ATTACHED

BUSHFIRE REPORT FOR BAL AND

r.AM.RTRI ir.TIAN RCIHFITIII

REFER TO ENGINEERS PLANS

PREPARED BY FORUM

REFER TO LANDSCAPE PLANS

PREPARED BY MANSFIELD

ADDRESS:

PROPOSED RESIDENTIAL DEVELOPMENT
LOT 1 D.P. 1197128, NO. 15 DUNCAN CLOSE
ELERMORE VALE.
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ITEM-2 Attachment B: Processing Chronology
# PROCESSING CHRONOLOGY

**DA2018/01331 – 15 Duncan Close Elermore Vale**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
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<tbody>
<tr>
<td>22 November 2018</td>
<td>Application lodged</td>
</tr>
<tr>
<td>29 November 2018</td>
<td>Public Notification</td>
</tr>
<tr>
<td>23 December 2018</td>
<td>Amended Plans submitted</td>
</tr>
<tr>
<td>14 May 2019</td>
<td>Request for Additional Information</td>
</tr>
<tr>
<td>29 November 2019</td>
<td>Additional information and Amended Plans received</td>
</tr>
<tr>
<td>17 December 2019</td>
<td>Public Notification</td>
</tr>
<tr>
<td>17 February 2020</td>
<td>Additional information received</td>
</tr>
<tr>
<td>19 May 2020</td>
<td>Presentation to Public Voice</td>
</tr>
<tr>
<td>10 June 2020</td>
<td>Request for additional information</td>
</tr>
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</table>
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

PV 21/07/2020 – DA2020/00044 – 304 / 464 KING STREET, NEWCASTLE WEST

PAGE 3  ITEM-3  Attachment A: Submitted Plans – 304 / 464 King Street, Newcastle West

PAGE 9  ITEM-3  Attachment B: Processing Chronology – 304 / 464 King Street, Newcastle West
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

PV 21/07/2020 – DA2020/00044 – 304 / 464 KING STREET,
NEWCASTLE WEST

ITEM-3  Attachment A: Submitted Plans – 304 / 464 King Street,
Newcastle West

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ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

PV 21/07/2020 – DA2020/00044 – 304 / 464 KING STREET, NEWCASTLE WEST

ITEM-3 Attachment B: Processing Chronology – 304 / 464 King Street, Newcastle West
### PROCESSING CHRONOLOGY

**DA2020/00044 - 304/464 King Street Newcastle West**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>31 January 2020</td>
<td>Application lodged</td>
</tr>
<tr>
<td>30 January 2020 to</td>
<td>Notification</td>
</tr>
<tr>
<td>17 February 2020</td>
<td></td>
</tr>
<tr>
<td>7 April 2020</td>
<td>Councillors 'Called in' application</td>
</tr>
<tr>
<td>16 June 2020</td>
<td>DAC Meeting - resolved to 'Lay on the table' to present to Public Voice</td>
</tr>
</tbody>
</table>
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


PAGE 3 ITEM-4 Attachment A: Submitted Plans

PAGE 13 ITEM-4 Attachment B: Processing Chronology
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


ITEM-4 Attachment A: Submitted Plans
**Tree Protection Measures**

- Pre-Liminary Investigation along proposed edge of site.
- If major tree root structures found, tree pruning to be approved by Arborist.
- Additional privacy screens added to first windows facing side boundary.
- Windows facing side boundary adjusted to all have 1500mm sill.
- Implement Tree Protection measures as recommended by Arborist.

**Preliminary Cut & Fill - Sedimentation Plan**

- Preliminary cut & fill for preliminary earthworks.
- Preliminary cut & fill for future earthworks.
- Preliminary cut & fill for drainage works.

**Existing Site Plan & Demolition**

- Demolish existing concrete slabs to decks.
- Remove old crossing at boundary.
- Maintain existing concrete kerb along boundaries.

**Stage Dates and Issue Notes**

- Application Drawings: 17/09/19 MG DA 1
- Amend Drawings: DA2 - 25/03/20
- Amend Drawings: DA2B - 17/04/20
- Amend Drawings: DA3 - 25/05/20

**Other Information**

- BOMBA Application No: 2017/3198
- BOMBA Approval Date: 26 April 2017

**Contact Information**

- Office: (02) 4952 7500
- Phone: 153 Lambton Road, Broadmeadow NSW 2292
- Email: mail@plancentre.com.au

**Copyright Information**

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UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12

RAISED TIMBER FLOOR STRUCTURE TO UNIT 12 TO ALLOW FOR TREE PROTECTION MEASURES

PRIVATE ELEVATIONS AS DISCUSSED WITH NEIGHBOURS.

ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS.

North side Units 7 to 12
Additional privacy screens added to first windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy

Windows facing side boundary adjusted to all have 1500mm sill heights to maintain privacy.

AMENDMENTS: DA2B - 17/04/20
TREE PROTECTION
Maintain Tree 2 - Implement Tree Protection measures as recommended by Arborist
Units 12
Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.

AMENDMENTS: DA3 - 25/05/20
BULK AND SCALE
REDUCE UNIT SIZE FOR UNIT 1, 2, 7 & 8 AND REMOVE TOP FLOOR AREAS TO HAVE A 2 STOREY STREETSCAPE CHARACTER SIMILAR TO EXISTING DA APPROVED UNITS
ADJUST UNIT 6 TO ACHIEVE 3M BACK BOUNDARY SETBACK
ADJUST SITE TO ACHIEVE 25% COUNCIL LANDSCAPING

AMENDMENTS: DA2 - 25/03/20
PRIVACY
ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS.

North side Units 7 to 12
Additional privacy screens added to first windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy
Windows facing side boundary adjusted to all have 1500mm sill heights to maintain privacy.

AMENDMENTS: DA2B - 17/04/20
TREE PROTECTION
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Units 12
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ADJUST UNIT 6 TO ACHIEVE 3M BACK BOUNDARY SETBACK
ADJUST SITE TO ACHIEVE 25% COUNCIL LANDSCAPING
PROJECT: Multi Dwelling

CLIENT: Macquarie Edge

JOB No: 12131

ADDRESS: 106 & 108 Gosford Rd, Adamstown

LOCATION: 1943 DP 759247-L 2 DP 333722

SCALE: 1:200

STAGE: DAA07

AMENDMENTS: DA2B - 17/04/20
- TREE PROTECTION
  - Maintain Tree 2 to back boundary as requested
  - Implement Tree Protection measures as recommended by Arborist
- Units 12
  - Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.

AMENDMENTS: DA3 - 26/05/20
- REDUCE UNIT SIZE FOR UNIT 1, 2, 7 & 8 AND REMOVE TOP FLOOR AREAS TO HAVE A 2 STOREY STREETSCAPE CHARACTER SIMILAR TO EXISTING DA APPROVED UNITS
- ADJUST UNIT 6 TO ACHIEVE 3M BACK BOUNDARY SETBACK
- ADJUST SITE TO ACHIEVE 25% COUNCIL LANDSCAPING

AMENDMENTS: DA2 - 25/03/20
- PRIVACY
  - ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS.
  - North side Units 7 to 12
    - Additional privacy screens added to first windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy
  - OR
    - Windows facing side boundary adjusted to all have 1500mm sill heights to maintain privacy.

AMENDMENTS: DA2B - 17/04/20
- TREE PROTECTION
  - Maintain Tree 2 to back boundary as requested
  - Implement Tree Protection measures as recommended by Arborist
- UNITS 12
  - Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.

NOTICE: THIS PLAN IS DERIVED FROM AN ORIGINAL COPY OF THE APPLICATION DRAWINGS AND IS TO BE USED FOR GOVERNMENT APPROVALS ONLY.

NOTE: ALL PROJECT DRAWINGS ARE ACCURATE TO THE DRAWING SCALE STATED ON THE DRAWING TITLE BLOCK.

NOTES: USE ORIGINAL DRAWINGS ONLY. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING FROM DRAWINGS. CHECK ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK.

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THE PLAN CENTRE IS A MEMBER OF THE PLAN CENTRE OF NEWCASTLE

17/09/19 MG DA 1 Application Drawings
25/03/20 MG DA 2 Revised Drawings
17/04/20 MG DA 2B

26/05/20 MG DA 3 Reduce buildings to achieve 2 storey Streetscape
- Maintain Tree 2 - Implement Tree Protection measures

25/05/20 MG DA 3 Reduce buildings to achieve 2 storey Streetscape
- BULK AND SCALE
  - REDUCE UNIT SIZE FOR UNIT 1, 2, 7 & 8 AND REMOVE TOP FLOOR AREAS TO HAVE A 2 STOREY STREETSCAPE CHARACTER SIMILAR TO EXISTING DA APPROVED UNITS
  - ADJUST UNIT 6 TO ACHIEVE 3M BACK BOUNDARY SETBACK
  - ADJUST SITE TO ACHIEVE 25% COUNCIL LANDSCAPING

26/05/20 MG DA 3 Reduce buildings to achieve 2 storey Streetscape
- PRIVACY
  - ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS.
  - North side Units 7 to 12
    - Additional privacy screens added to first windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy
  - OR
    - Windows facing side boundary adjusted to all have 1500mm sill heights to maintain privacy.
Landscape Area

1:200

SITE AREA = 1,678 SqM
TOTAL LANDSCAPE AREA = 419.8 SqM
LANDSCAPE AREA = 25%

The Plan Centre of Newcastle

The Plan Centre is a member of

12131

Macquarie Edge

Landscape Area

106 & 108 Gosford Rd,
Adamstown
L.1943 DP.755247-L.2
DP.333722
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ITEM-4 Attachment B: Processing Chronology
### PROCESSING CHRONLOGY

**DA2019/01146 - 106-108 Gosford Road Adamstown**

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<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>22 October 2019</td>
<td>Application lodged</td>
</tr>
<tr>
<td>31 October - 18 November 2019</td>
<td>Public Notification period. 17 submission received.</td>
</tr>
<tr>
<td>17 March 2020</td>
<td>Public Voice Committee Meeting. Following Public Voice, further submissions, a community petition and a slideshow presentation were received expressing continued concerns regarding the proposal.</td>
</tr>
<tr>
<td>25 March 2020</td>
<td>Amended plans submitted. Changes to the proposal included the provision of privacy screens to windows of habitable rooms facing neighbours; increased landscaped area and retention of a large tree along the rear boundary</td>
</tr>
<tr>
<td>17 April 2020</td>
<td>Amended plans submitted. Changes to the proposal included a reduction in the number of three-storey dwellings. The amended plans were not re-notified as it was decided that the amended proposal resulted in reduced impact to neighbouring residents. The amended plans however were made publicly viewable on CN’s website.</td>
</tr>
<tr>
<td>21 May 2020</td>
<td>Development Applications Committee</td>
</tr>
<tr>
<td>26 May 2020</td>
<td>Amended plans submitted. Changes to the proposal included reducing the height of the front dwellings from three-storey to two-storey. The roof-form has been amended to reduce visual impact to neighbours. The rear setback and landscaping have increased to comply with NDCP 2012.</td>
</tr>
<tr>
<td>27 May - 16 June 2020</td>
<td>Public Notification period. 55 submission received.</td>
</tr>
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</table>