
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

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ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 17 DA2019/01284 - 16 NORTHWOOD STREET ADAMSTOWN HEIGHTS

Multi unit development - demolition of dwelling, erection of four two storey dwellings, ancillary retaining walls and one lot into four lot subdivision

Attachment A - Submitted Plans

Attachment B - Draft Schedule of Conditions

Attachment C - Processing Chronology

Attachment D - General Terms of Approval - NSW Rural
Fire Service

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DEVELOPMENT APPLICATIONS COMMITTEE MEETING

16 JUNE 2020

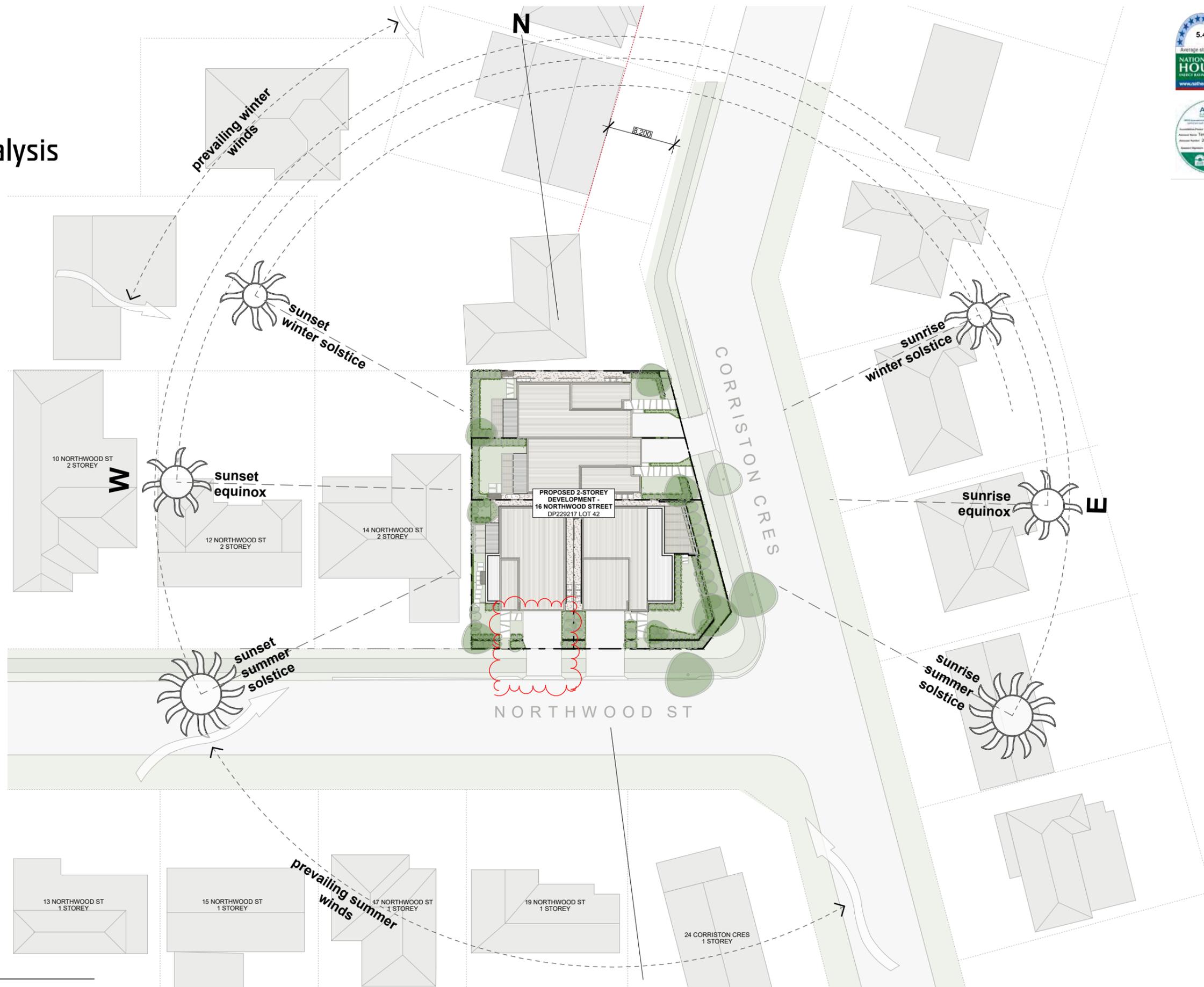
DAC 16/06/2020

DA2019/01284 - 16 NORTHWOOD STREET ADAMSTOWN HEIGHTS

Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER

Site Analysis



Certificate no.: 0004325680
 Assessor Name: Terry Chapman
 Accreditation no.: 20920
 Certificate date: 31 October 2019
 Dwelling Address: 16 Northwood Street, Adamstown Heights, NSW 2289
 www.nathers.gov.au

Average star rating: 5.4
NATIONWIDE HOUSE ENERGY RATING SCHEME
 www.nathers.gov.au

ABSA
 Accredited Professional
 Assessment Panel: 30/04/19-31/03/2020
 Assessor Name: Terry Chapman
 Assessment Number: 20203

Site Analysis
 SCALE 1:457.87 @ A3

CKDS ARCHITECTURE

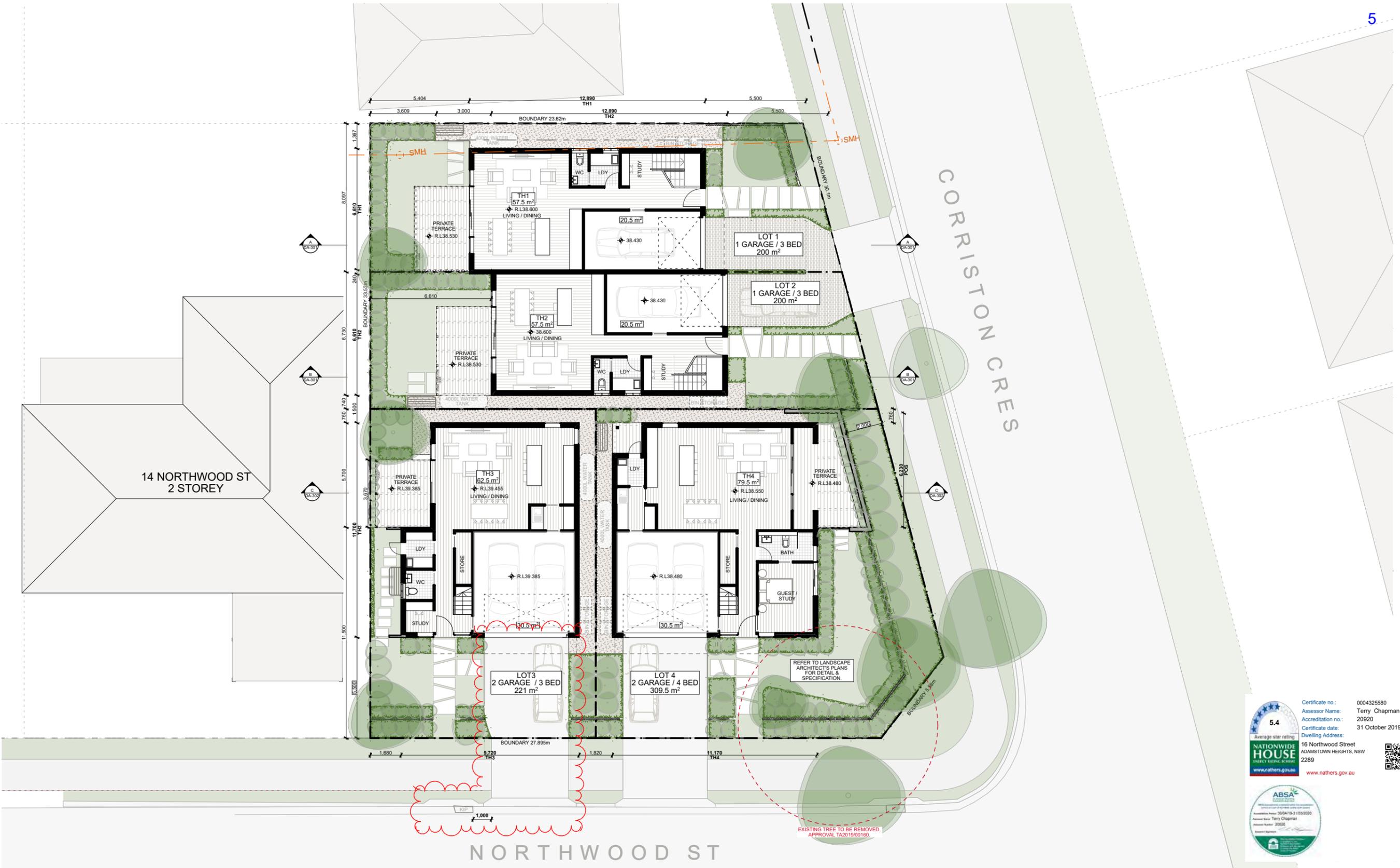
PO Box 958 Newcastle NSW Australia
 Ph 02 4321 0503 AEN 129 231 269
 admin@ckds.com.au www.ckds.com.au

Firean Northwood
 project # 19000
 16 Northwood Street Adamstown Heights NSW 2289



Site Analysis Plan
 drawing # DA-004
 Refer to Drawing
 issue E
 6/02/2020
This document is the copyright of CKDS Architecture PTY LTD check and verify all dimensions on site refer any discrepancies to the assessor before proceeding with the work do not scale drawings manually or electronically drawing shall not be used for construction until issued for construction by designer

Development Application



14 NORTHWOOD ST
2 STOREY

CORRISTON CRES

NORTHWOOD ST

REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DETAIL & SPECIFICATION.

EXISTING TREE TO BE REMOVED. APPROVAL TA2019/00160.

Ground Floor
SCALE 1:200 @ A3

	BEDS	BATH	CAR
TOWNHOUSE 1	3	2	1
TOWNHOUSE 2	3	2	1
TOWNHOUSE 3	3	2	2
TOWNHOUSE 4	4	2	2

	LOT SIZE M ²	GROUND NSA M ²	LEVEL 1 NSA M ²	TOTAL NSA M ²	GARAGE M ²
TOWNHOUSE 1	200	57.5	71	128.5	20.5
TOWNHOUSE 2	200	57.5	71	128.5	20.5
TOWNHOUSE 3	221	62.5	74.5	137	30.5
TOWNHOUSE 4	309.5	79.5	74.5	154	30.5

Certificate no.: 0004325680
Assessor Name: Terry Chapman
Accreditation no.: 20920
Certificate date: 31 October 2019

Average star rating: 5.4

NATIONWIDE HOUSE
MARKET RATING SCHEME

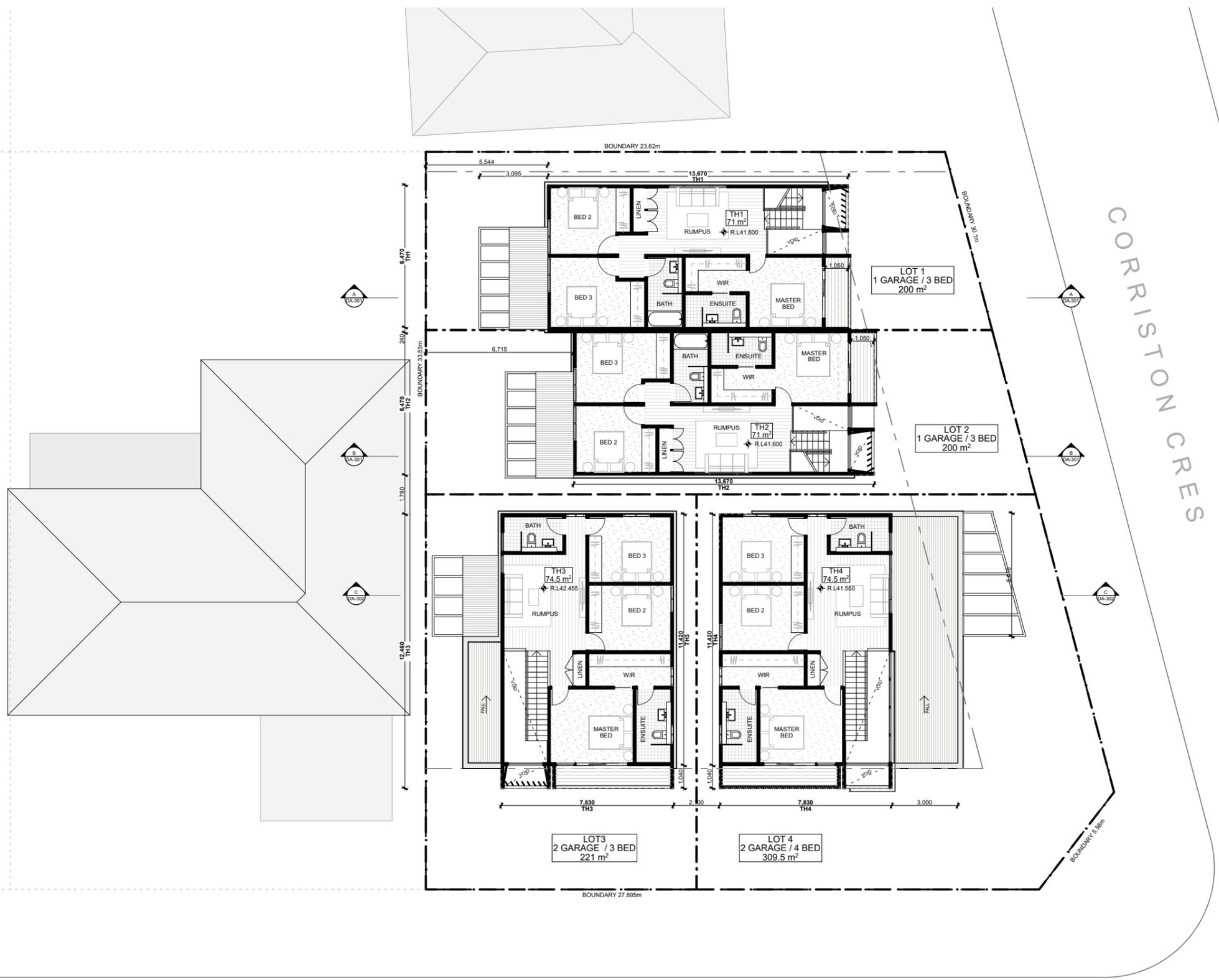
16 Northwood Street
ADAMSTOWN HEIGHTS, NSW
2289

www.nathers.gov.au



Development Application





CORRISTON CRES

NORTHWOOD ST

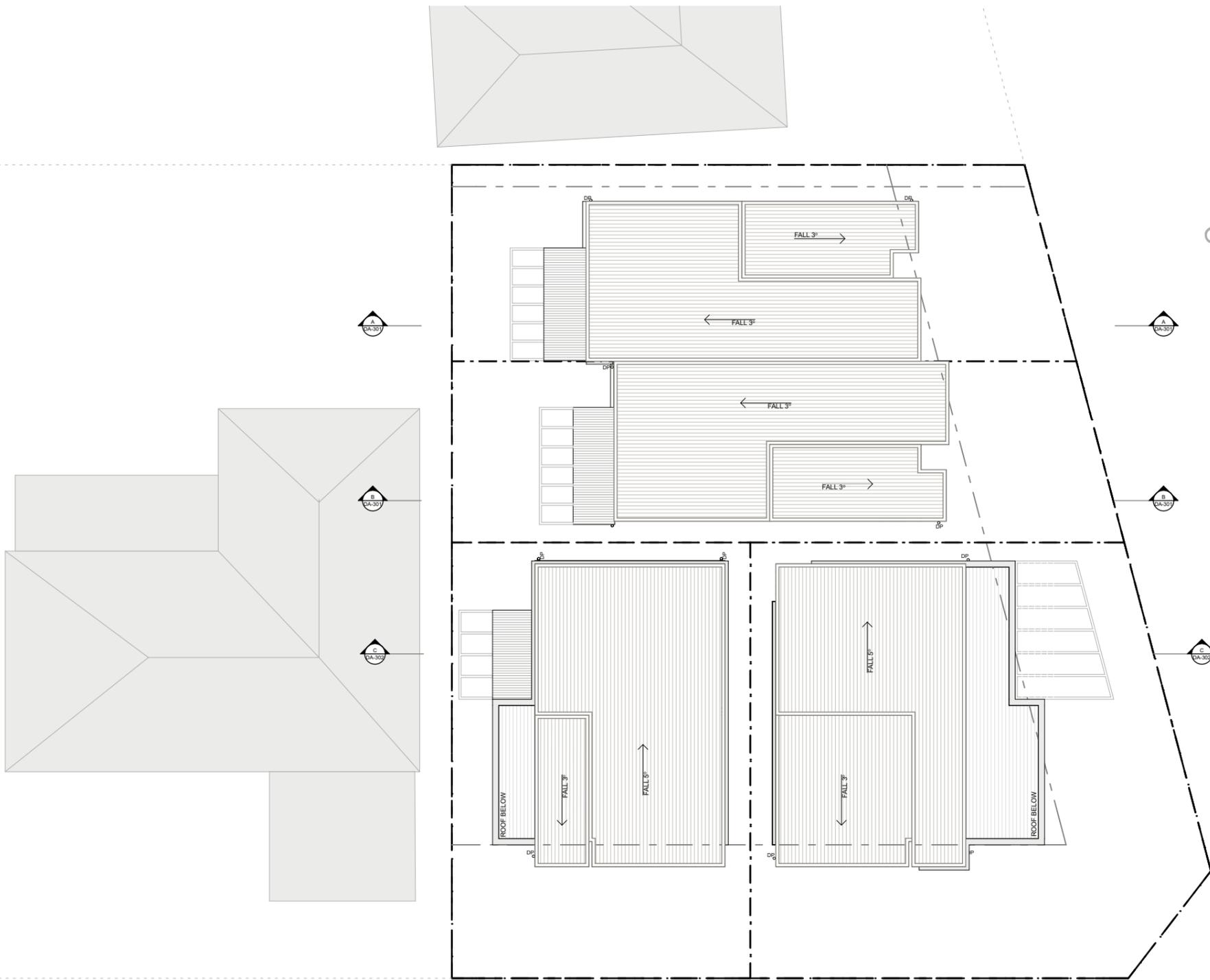
First Floor
SCALE 1:200 @ A3

	BEDS	BATH	CAR
TOWNHOUSE 1	3	2	1
TOWNHOUSE 2	3	2	1
TOWNHOUSE 3	3	2	2
TOWNHOUSE 4	4	2	2

	LOT SIZE M ²	GROUND NSA M ²	LEVEL 1 NSA M ²	TOTAL NSA M ²	GARAGE M ²
TOWNHOUSE 1	200	57.5	71	128.5	20.5
TOWNHOUSE 2	200	57.5	71	128.5	20.5
TOWNHOUSE 3	221	62.5	74.5	137	30.5
TOWNHOUSE 4	309.5	79.5	74.5	154	30.5


 Certificate no.: 0004325580
 Assessor Name: Terry Chapman
 Accreditation no.: 20920
 Certificate date: 31 October 2019
 Dwelling Address:
 16 Northwood Street
 ADAMSTOWN HEIGHTS, NSW
 2289
www.nathers.gov.au





CORRISTON CRES

NORTHWOOD ST

Roof Plan
SCALE 1:200 @ A3

5.4
Average star rating

NATIONWIDE HOUSE
NATHERS APPROVED

Certificate no.: 0004325680
Assessor Name: Terry Chapman
Accreditation no.: 20920
Certificate date: 31 October 2019
Dwelling Address:
16 Northwood Street
ADAMSTOWN HEIGHTS, NSW
2289

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ABSA

Accreditation No: 2014/19-21/03/0025
Assessor Name: Terry Chapman
Business Name: 22601

Development Application





Corriston St. Elevation
SCALE 1:100 @ A3

Certificate no.: 0004325580
Assessor Name: Terry Chapman
Accreditation no.: 20920
Certificate date: 31 October 2019
Dwelling Address: 16 Northwood Street ADAMSTOWN HEIGHTS, NSW 2289
www.nathers.gov.au

5.4
Average star rating
NATIONWIDE HOUSE
ENERGY EFFICIENT HOMES
www.nathers.gov.au



Northwood St. Elevation
SCALE 1:100 @ A3

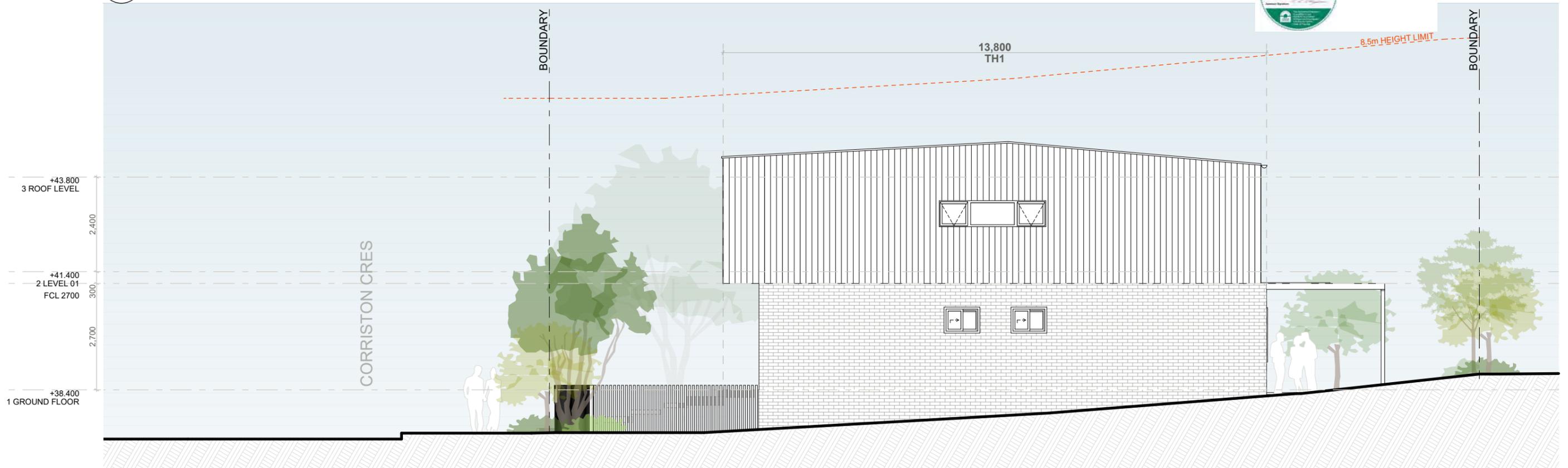
Development Application



Certificate no.: 0004325580
 Assessor Name: Terry Chapman
 Accreditation no.: 20920
 Certificate date: 31 October 2019
 Dwelling Address: 16 Northwood Street
 ADAMSTOWN HEIGHTS, NSW
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West Elevation
 SCALE 1:100 @ A3



North Elevation
 SCALE 1:100 @ A3

Development Application



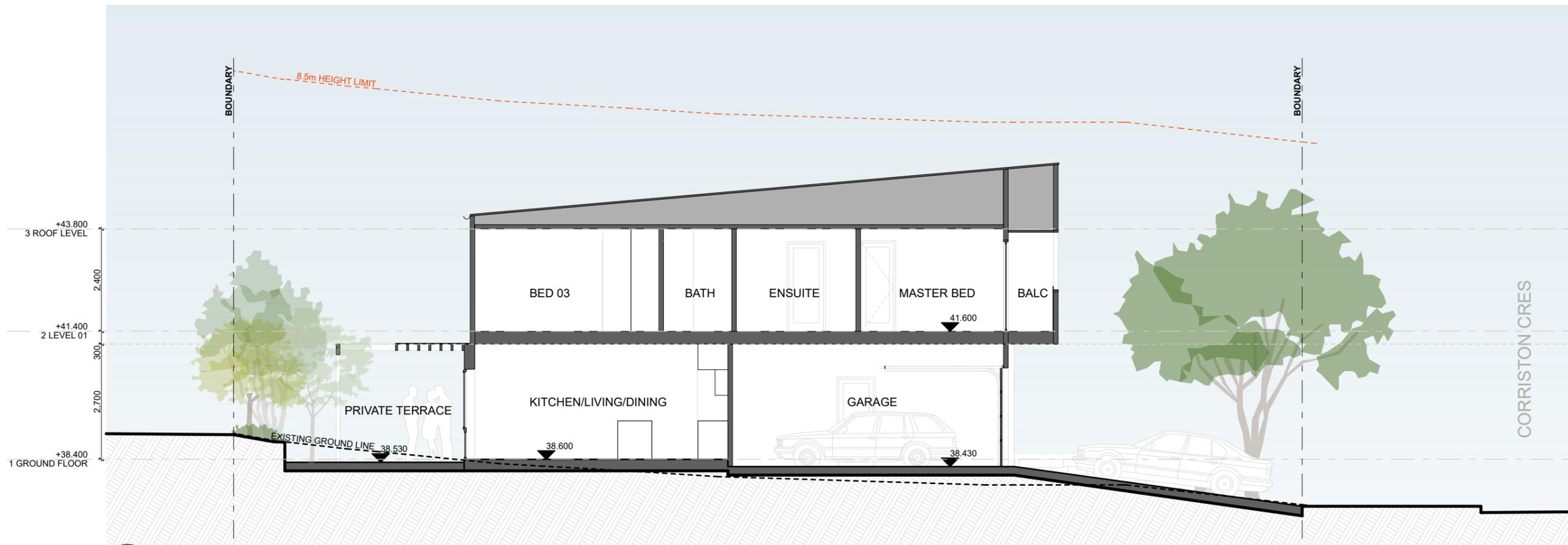


TH3 & 4 Rear Elevation
SCALE 1:100 @ A3

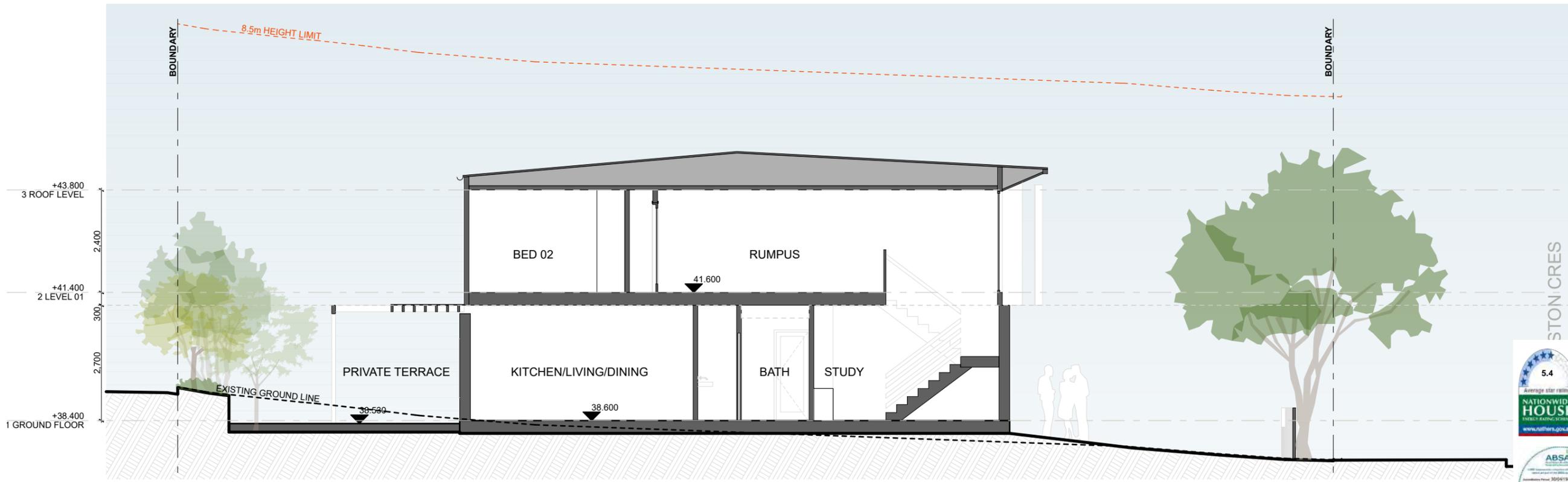
Certificate no.: 0004325580
 Assessor Name: Terry Chapman
 Accreditation no.: 20920
 Certificate date: 31 October 2019
 Dwelling Address:
 16 Northwood Street
 ADAMSTOWN HEIGHTS, NSW
 2289
www.nathers.gov.au



Development Application



Section A - TH1
SCALE 1:100 @ A3



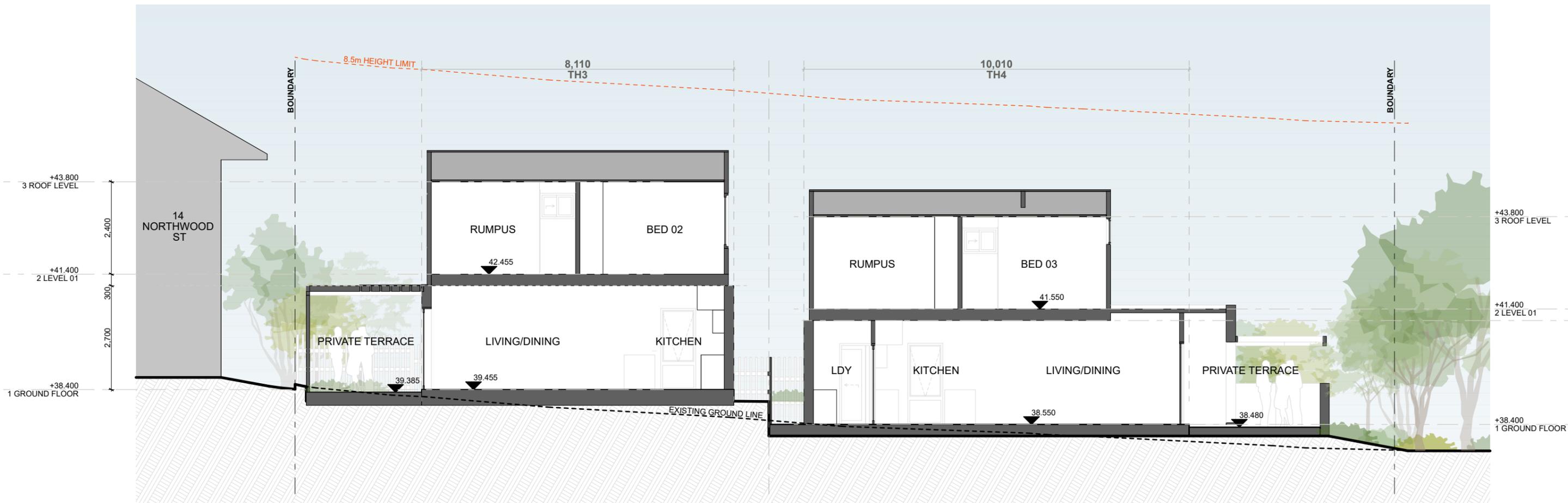
Section B - TH2
SCALE 1:100 @ A3

Certificate no.: 0004325580
 Assessor Name: Terry Chapman
 Accreditation no.: 20920
 Certificate date: 31 October 2019
 Dwelling Address:
 16 Northwood Street
 ADAMSTOWN HEIGHTS, NSW
 2289
www.nathers.gov.au



Development Application





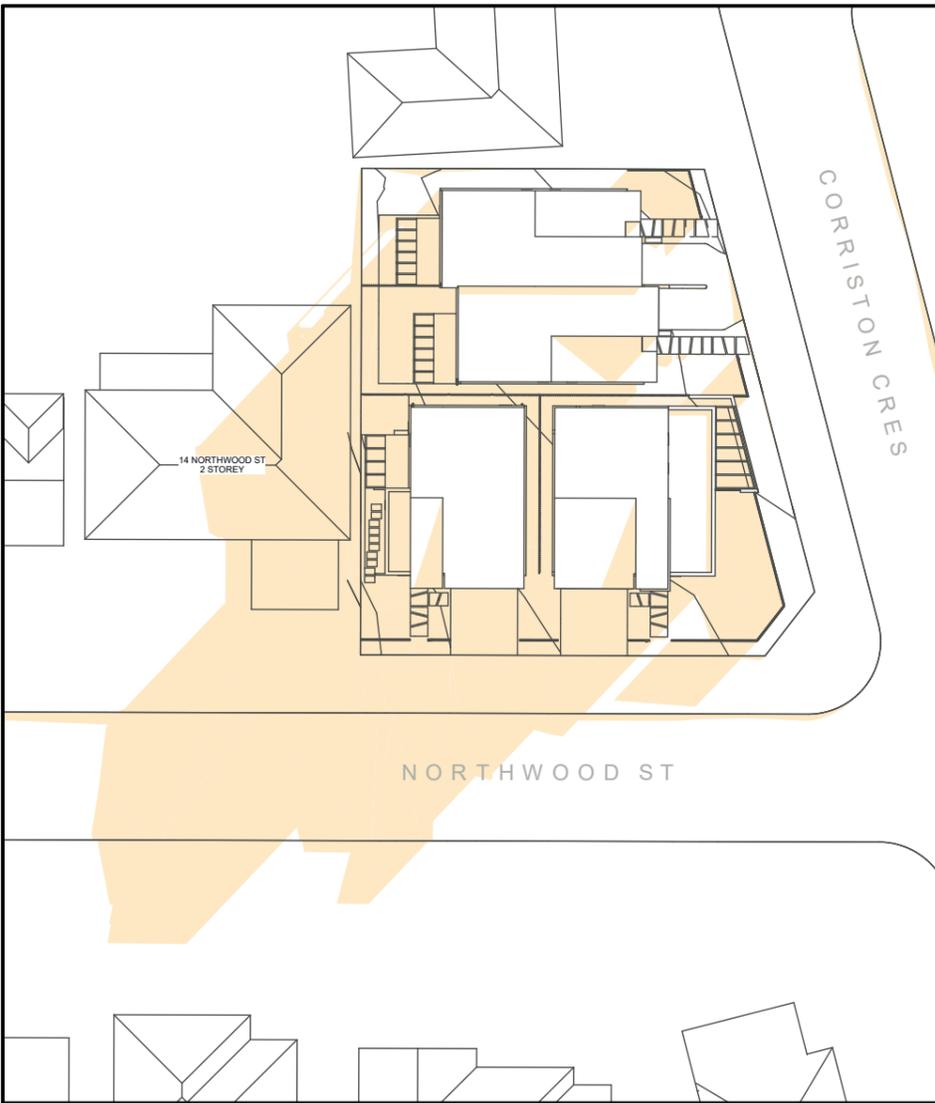
Section C- TH3 & TH4
SCALE 1:100 @ A3

Certificate no.: 0004325680
 Assessor Name: Terry Chapman
 Accreditation no.: 20920
 Certificate date: 31 October 2019
 Dwelling Address:
 16 Northwood Street
 ADAMSTOWN HEIGHTS, NSW
 2289
www.nathers.gov.au

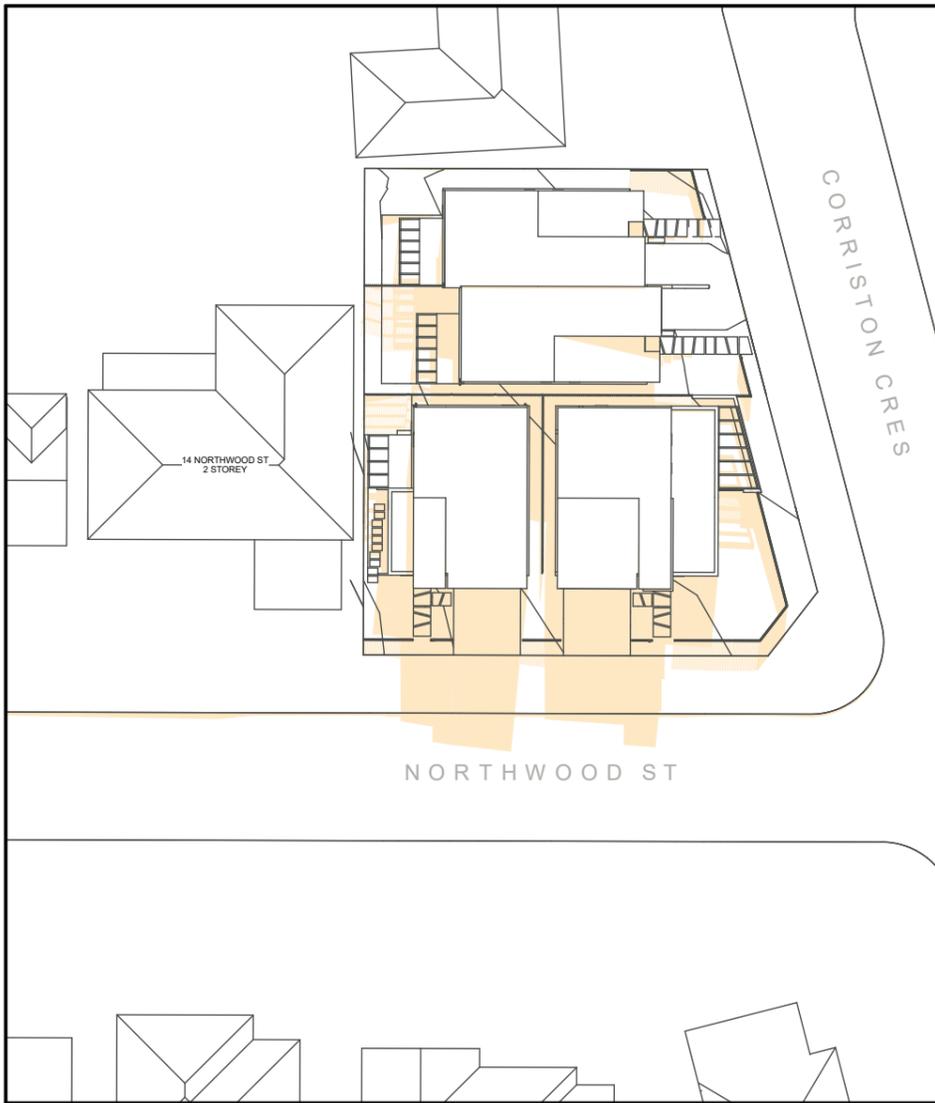


Development Application

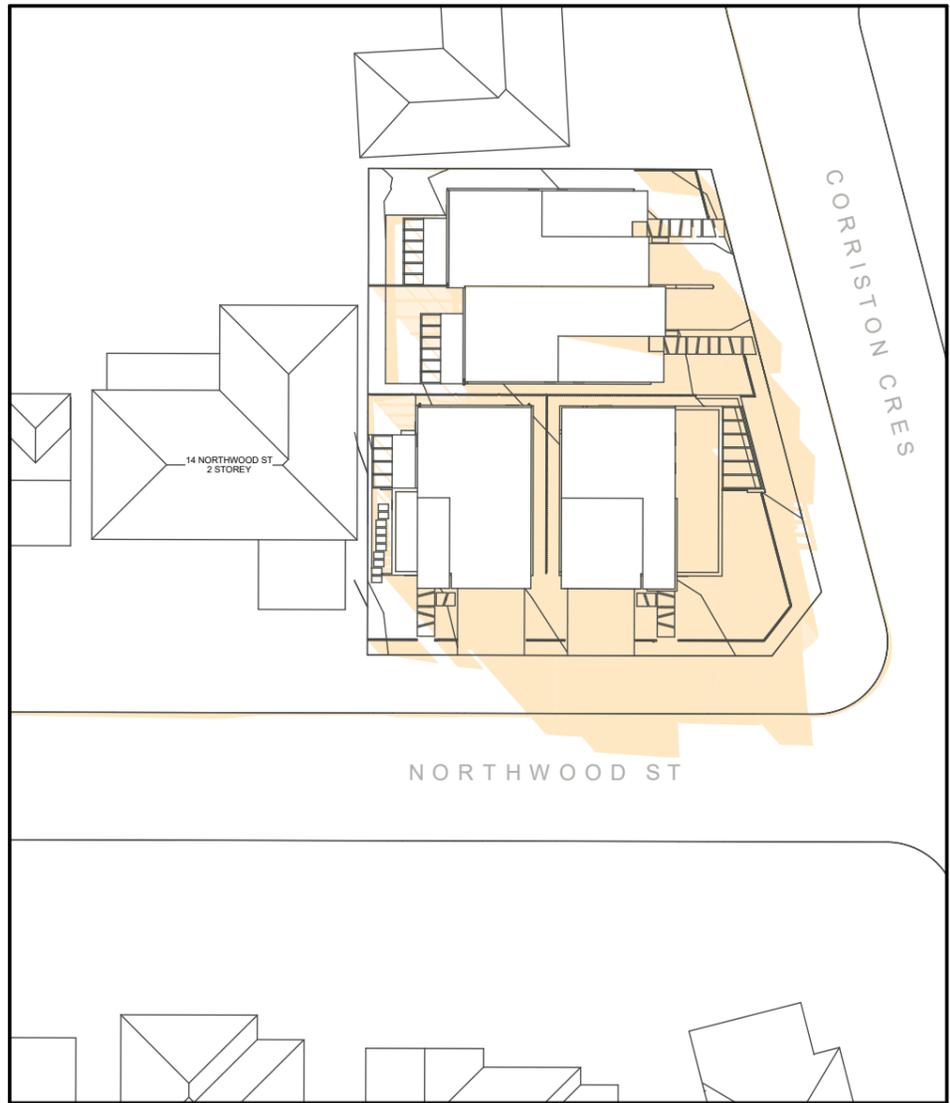




JUNE 21 | 9am



JUNE 21 | 12noon



JUNE 21 | 3pm



5.4
 Average star rating
NATIONWIDE HOUSE
 GREEN STAR RATED
 www.nstfrs.gov.au

Certificate no.: 0004325680
 Assessor Name: Terry Chapman
 Accreditation no.: 20920
 Certificate date: 31 October 2019
 Dwelling Address:
 16 Northwood Street
 ADAMSTOWN HEIGHTS, NSW
 2289
 www.nathers.gov.au

ABSA
 Australian Building Sustainability Assessor
 Accreditation No.: 2019/19-21-03-2823
 Assessor Name: Terry Chapman
 Accreditation No.: 22600



FUNCTIONAL GREY



AGREEABLE GREY
VERTICAL PANNELLING



MEDIUM-BRONZE ALUMINIUM



WHITE BRICK

Development Application





FUNCTIONAL GREY



AGREEABLE GREY
VERTICAL PANNELLING



MEDIUM-BRONZE ALUMINIUM



WHITE BRICK

Development Application





FUNCTIONAL GREY



AGREEABLE GREY
VERTICAL PANNELLING



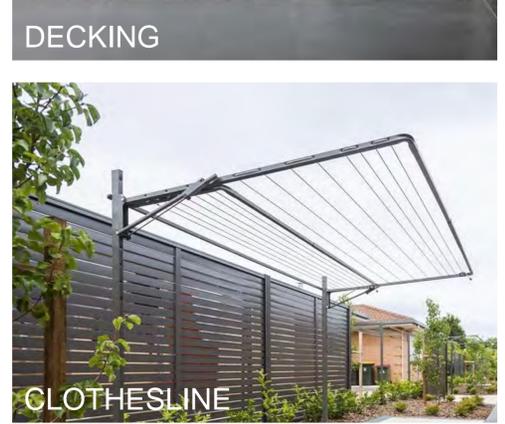
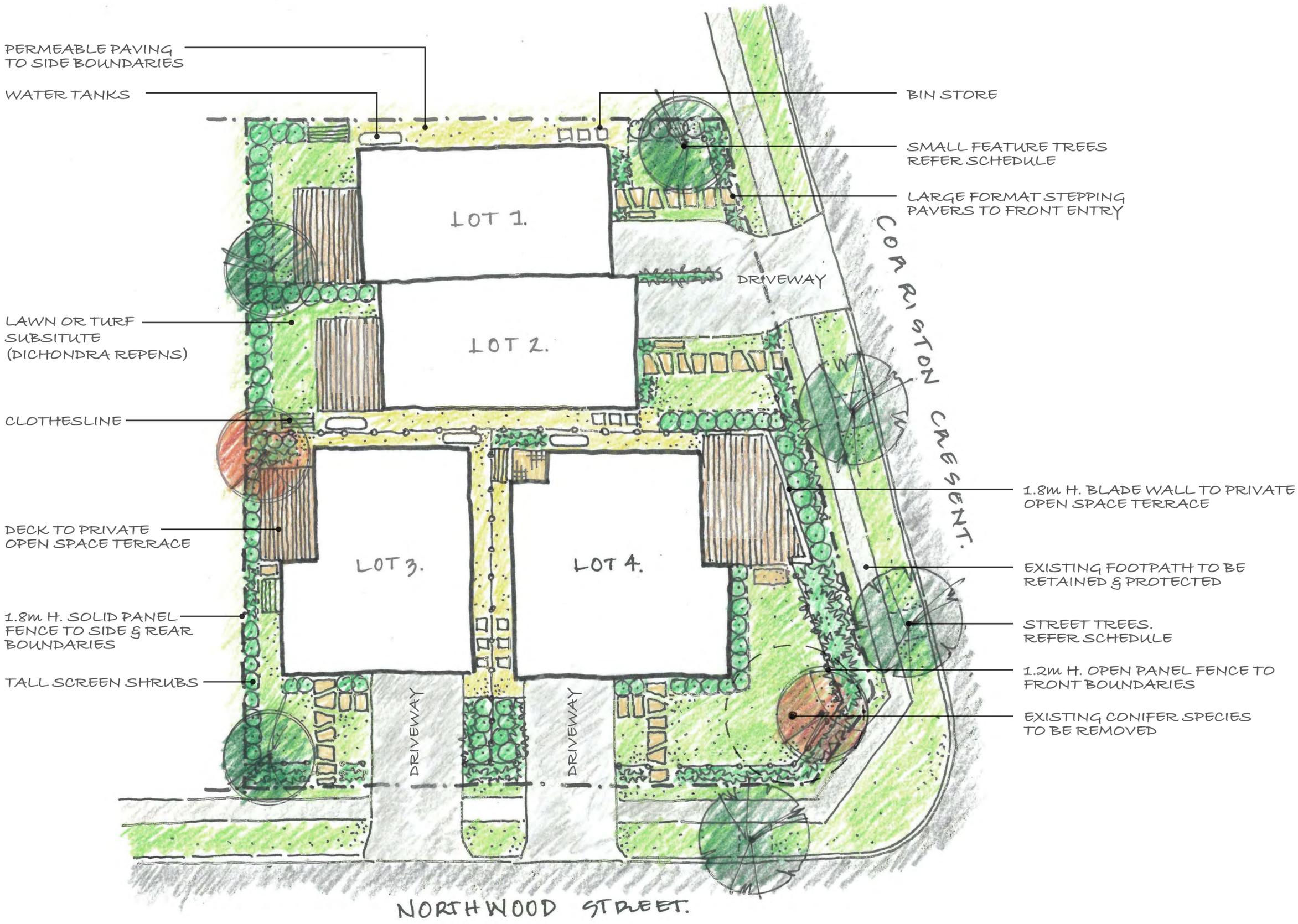
MEDIUM-BRONZE ALUMINIUM



WHITE BRICK

Development Application

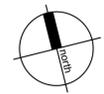




NORTHWOOD ST TOWNHOUSES
 16 NORTHWOOD ST ADAMSTOWN HEIGHTS NSW

1/28 Adelaide Street • PO Box 4400 • East Gosford • NSW 2250 • P: 02 4302 0477 • M: 0419 190 388 • ABN 12 129 231 269

DRAWING NAME
LANDSCAPE PLAN



CLIENT FIREAN
 PROJECT NO 19113
 DRAWING NO L101
 SCALE 1:250 @ A3
 1:100 @ A1

REVISION D
 DATE 25.10.19

Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
Street Trees						
01	<i>Waterhousia 'Sweeper'</i>	Weeping Lilly Pilly	10	7	75L	Stakes and ties
Small Feature Trees						
02	<i>Corymbia ficifolia 'Orange Splendour'</i>	Dwarf Flowering Gum	6	4-6	45L	Stakes and ties
03	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	10	5	45L	Stakes and ties
04	<i>Hymenosporum flavum</i>	Native Frangipani	6	5	45L	Stakes and ties
05	<i>Tristaniopsis 'Luscious'</i>	Luscious Water Gum	8	5	45L	Stakes and ties
Tall Screen Shrubs > 1.5m						
06	<i>Banksia robur</i>	Swamp Banksia	2	2	300mm	
07	<i>Breynia cernua 'Ironstone Range'</i>	Coffee Bush	2	1.5	300mm	
	<i>Grevillea 'Honey Gem'</i>	Spider Flower Grevillea	4	3	300mm	
08	<i>Leucospermum cordifolium 'Scarlet Ribbon'</i>	Scarlet Ribbon	2	1.5	300mm	
09	<i>Syzygium australe 'Pinnacle'</i>	Pinnacle Narrow Lilly Pilly	7.5	1.5	300mm	
Shrubs < 1.5m						
10	<i>Beschorneria yuccoides</i>	Mexican Lily	1.5	1	200mm	
11	<i>Callistemon 'Better John'</i>	Better John Bottlebrush	1.2	0.9	200mm	
	<i>Grevillea 'Crimson Villa'</i>	Crimson Villa	0.7	0.7	200mm	
12	<i>Raphiolepis indica 'Apple Blossom'</i>	Apple Blossom Hawthorn	1	1	200mm	
13	<i>Westringia fruticosa 'Zena'</i>	Westringia 'Zena'	1.2	1.2	200mm	
Mass Planted Groundcovers						
14	<i>Alternanthera dentata 'Little Ruby'</i>	Littly Ruby	0.5	0.5	140mm	
15	<i>Convolvulus cneorum</i>	Silver Bush	0.5	1	140mm	
	<i>Dianella caerulea 'Little Jess'</i>	Little Jess Flax Lily	0.4	0.4	140mm	
16	<i>Dichondra repens</i>	Kidney Weed	0.1	1.5	100mm	
17	<i>Liriope muscari 'Isabella'</i>	Isabella Fine Leaf Liriope	0.4	0.5	140mm	
	<i>Myoporum parvifolium Yareena'</i>	Yareena Creeping Boobialla	0.1	1	140mm	
18	<i>Neomarica gracilis</i>	Walking Iris	0.5	0.5	140mm	
	<i>Poa labillardieri 'Kingsdale'</i>	Blue Tussock Grass	0.45	0.45	140mm	
19	<i>Stachys byzantina</i>	Lambs Ears	0.5	0.5	140mm	
20	<i>Westringia 'Mundi'</i>	Westringia 'Mundi'	0.6	1.5	140mm	
Low Border Planting						
	<i>Carex albula 'Frosted Curls'</i>	New Zealand Hair Sedge	0.6	0.6	140mm	
21	<i>Chrysocephalum apiculatum 'Desert Flame'</i>	Yellow Buttons	0.5	0.3	140mm	
22	<i>Lomandra confertifolia 'Wingarra'</i>	Lomandra Wingarra	0.4	0.6	140mm	
	<i>Viola hederacea</i>	Native Violet	0.1	0.3	Tubestock	
Shade Tolerant Planting						
23	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	140mm	
	<i>Blechnum nudum</i>	Fishbone Water Fern	0.7	0.5	140mm	
24	<i>Macrozamia communis</i>	Burrawang	1	1.5	140mm	
	<i>Philodendron 'Xanadu'</i>	Xanadu Dwarf Philodendron	0.8	0.8	140mm	
	<i>Pteris tremula</i>	Tender Brake	1	0.8	140mm	
Climbers						
25	<i>Cissus antartica</i>	Kangaroo Vine	6		140mm	
	<i>Pandorea jasminoides</i>	Bower of Beauty	5		140mm	
	<i>Pyrostegia venusta</i>	Orange Trumpet Vine	10		140mm	



NORTHWOOD ST TOWNHOUSES
16 NORTHWOOD ST ADAMSTOWN HEIGHTS NSW
 1/28 Adelaide Street • PO Box 4400 • East Gosford • NSW 2250 • P: 02 4302 0477 • M: 0419 190 388 • ABN 12 129 231 269

DRAWING NAME
INDICATIVE PLANT SCHEDULE

CLIENT FIREAN
 PROJECT NO 19113
 DRAWING NO L301
 SCALE NA

REVISION B
 DATE 25.10.19

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

16 JUNE 2020

DAC 16/06/2020

DA2019/01284 - 16 NORTHWOOD STREET ADAMSTOWN HEIGHTS

Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER

Application No: DA2019/01284

Land: Lot 42 DP 229217

Property Address: 16 Northwood Street, Adamstown Heights NSW 2289

Proposed Development: Multi dwelling housing - demolition of dwelling, erection of four two storey dwellings, ancillary retaining walls and one lot into four lot subdivision.

SCHEDULE 1

APPROVED DOCUMENTATION

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

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Site Analysis Plan	DA-004 Issue E	CKDS Architecture	6/02/2020
Ground Floor Plan	DA-101 Issue E	CKDS Architecture	6/02/2020
Level 01 Floor Plan	DA-102 Issue D	CKDS Architecture	27/11/2019
Roof Plan	DA-103 Issue D	CKDS Architecture	27/11/2019
Elevations	DA-201 Issue D DA-202 Issue D DA-203 Issue D	CKDS Architecture	27/11/2019
Section A & B	DA-301 Issue D	CKDS Architecture	27/11/2019
Section C	DA-302 Issue D	CKDS Architecture	27/11/2019
Landscape Plan	L101 Revision D L301 Revision B	Xeriscapes	25/10/2019
Draft Subdivision Plan	-	Lee Davidson – de Witt Consulting	-
Civil Engineering Plans	C01-00-DA Revision B C02.01-DA Revision B C02.02 -DA Revision B C03-01-DA Revision B	Northrop	11/02/2020
BASIX Certificate	-	Chapman Environmental Services	-
Bushfire Report	-	Newcastle Bushfire Consulting	24/10/2019

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

2. The General Terms of Approval from state authorities must be complied with prior to, during, and at the completion of the development.

The General Terms of Approval are:

- NSW Rural Fire Service Reference No. DA20200217000602 dated 18 April 2020

A copy of the General Terms of Approval is attached to this determination notice.

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

3. A total monetary contribution of \$17,384.14 is to be paid to the City of Newcastle, pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*, such contribution to be payable prior to the issue of a Construction Certificate in respect of the proposed development.

Note:

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

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

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

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

4. The car parking and vehicular access is to be designed to comply 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.

5. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained. Full details are to be included in documentation for a Construction Certificate application.
6. Roof water is to be directed to the proposed water tanks (minimum 4,000 litres per dwelling) and be reticulated to any new toilet cisterns and cold water washing machine taps. A mains water top-up system is to be installed to maintain a minimum water depth of 100mm within the tank. Alternatively, an electronically activated mechanical valve device is to be installed to switch to mains water when the water level in the tank falls below the minimum depth. The water tank and plumbing are to be installed in accordance with the Plumbing Code of Australia. Full details are to be included in documentation for a Construction Certificate application.
7. All stormwater runoff from the proposed development being managed in accordance with the requirements of Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of AS 3500.3 as applicable, as indicated on the stormwater management concept plan prepared by Northrop, Ref NL192799, Rev B dated 11/02/2020. Full details are to be included in documentation for a Construction Certificate application.
8. All new impervious surfaces, including driveways and paved areas are to be drained to the nominated discharge controls, full details are to be included in documentation for a Construction Certificate application.
9. A residential 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) The driveway crossing, within the road reserve, shall be a maximum of 4.5 metres wide.
 - c) 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.
 - d) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve.
 - e) 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.

These works are not approved until consent under Section 138 of the *Roads Act 1993 (NSW)* has been granted by Council

10. A separate application must be lodged and consent obtained from Council for all works within the road reserve 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.
11. The Developer designing and constructing the following works in connection with the proposed development within the public road reserve, adjacent to the site, at no cost to Council and in accordance with Council's guidelines and design specifications:
 - a) Reconstruct footway across both street frontages.
 - b) Driveways
 - c) Stormwater connections

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)*

12. 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 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) appropriate 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.

13. Adequate facilities are to be provided within the proposed individual private courtyards, or in another adequately screened location, for the storage of garbage. Full details are to be included in documentation for a Construction Certificate application.
14. The applicant is to comply with all requirements of the Hunter Water Corporation regarding the connection of water supply and sewerage services, including the payment of any required cash contribution towards necessary amplification of service mains in the locality as a result of the increased intensity of land use proposed. A copy of the Corporation's compliance certificate (refer s50 Hunter Water Act 1991) is to be included in documentation for a Construction Certificate application.
15. 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.

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

16. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
17. Any alteration to natural surface levels on the site is to be undertaken in such a manner as to ensure that there is no increase in surface water runoff to adjoining

properties or that runoff is impounded on adjoining properties, as a result of the development.

18. A rigid and durable sign is to be erected on any site on which building work, subdivision work or demolition work is being carried out, before the commencement of the work:
- a) showing the name, address and telephone number of the Principal Certifying Authority for building work and subdivision work, and
 - b) showing the name, address and telephone number of the Principal Contractor for any building work and also including a telephone number on which the Principal Contractor may be contacted at any time for business purposes, and
 - c) stating that unauthorised entry to the work site is prohibited, and
 - d) being erected in a prominent position that can be read easily by anyone in any public road or other public place adjacent to the site.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

19. All building work must be carried out in accordance with the provisions of the National Construction Code.
20. In the case of residential building work for which the *Home Building Act 1989* (NSW) requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by this consent commences.
21. All excavations and backfilling are to be executed safely in accordance with appropriate professional standards and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.
22. 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 must be provided and adequate provision must be made for drainage.
23. All building materials, plant and equipment is to be placed on the site of the development so as 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.
24. 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.

25. 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.
26. Prior to the commencement of work, a 3m 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 shall not be stockpiled on the all weather vehicle access.

27. Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost to Council by a Surveyor registered under the *Surveying and Spatial Information Act 2002* (NSW).

28. All public trees are required to be retained must be protected in accordance with the City of Newcastle Urban Forest Technical Manual, Part B Public Trees.

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

29. 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.

30. 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, application must be made for Council's approval to position the container on the adjacent public road in accordance with Council's adopted Building Waste Container Policy.

31. 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.

32. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.

33. Waste management shall be implemented in accordance with the approved Waste Management Plan. At a minimum, the following measures shall be implemented during the construction phase:

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

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

34. Any alteration to natural surface levels on the site is to be undertaken in such a

manner as to ensure that there is no increase in surface water runoff to adjoining properties or that runoff is impounded on adjoining properties, as a result of the development.

35. 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 Council's Customer Enquiry Counter, Wallsend Library or the Master Builders Association Newcastle.

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

36. All works within the road reserve required by this consent are to be completed prior to the issue of any Occupation Certificate.
37. 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. Works are to be completed prior to the issuing of any Occupation Certificate for the proposed development.
38. 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 Certifying Authority and to The City of Newcastle prior to the issue of any Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.
39. 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 any Occupation Certificate.
40. An application is to be made for a Subdivision Certificate. The application is to be supported by a survey plan of subdivision, the Administration Sheet and a Section 50 Certificate from the Hunter Water Corporation.
41. An appropriate notation is to be placed on the plan of subdivision and an instrument under Section 88B of the *Conveyancing Act 1919* (NSW) being submitted to Council setting out the terms of easements as required by this consent. Council in addition to the owner of the land benefited by the easement is to be a party whose consent is needed to release or vary easements.
42. Written evidence of arrangements being made with the Hunter Water Corporation for the provision of water supply and sewerage and with the electricity authority for the provision of overhead or underground electricity supply is to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.
43. The approved multi-dwelling housing development on the site is to be completed to at least lock-up stage prior to the issue of the Subdivision Certificate.
- Lock-up stage is taken to mean the stage at which a building's external wall cladding and roof covering is fixed and external doors and windows are fixed (even if those doors and windows are only temporary).
44. All commitments listed in the relevant BASIX certificate for the development are to be satisfactorily completed prior to the issue of any 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 Council within fourteen days of receipt.

45. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to Council'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.
46. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority 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.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

47. The premise/s is/are allocated the following street address/es in accordance with *Council's House Numbering Policy* and the *Surveying and Spatial Regulation*.

Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Proposed Lot 1	26A	Corriston	Crescent	Adamstown Heights
Proposed Lot 2	26	Corriston	Crescent	Adamstown Heights
Proposed Lot 3	16	Northwood	Street	Adamstown Heights
Proposed Lot 4	18	Northwood	Street	Adamstown Heights

ADVISORY MATTERS

- 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* (NSW) are to be subject to a separate development application. An application in this regard is to be approved prior to any works relating to the retaining wall taking place.
- 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 both Council and any other relevant authorities. Council and other service authorities should be contacted for specific requirements prior to the commencement of any works.
- Any approval for fences on side boundaries, common to other private properties, is independent of any consent or agreement which may be required of any adjoining owner under the provisions of the *Dividing Fences Act 1991* (NSW).

- 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 Council is to be notified of the appointment; and
 - c) Council is to be given at least two days notice of the date intended for commencement of building works.
- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* (NSW) 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 ('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* (NSW), which may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.
- 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 Certifying Authority appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Clause 149 of the *Environmental Planning and Assessment Regulation 2000* (NSW).

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 submissions have been considered in the assessment of the application.

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.

ATTACHMENT 1

RFS GENERAL TERMS OF APPROVAL



NSW RURAL FIRE SERVICE

Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

Your reference: DA2019/01284 (CNR-4699)
Our reference: DA20200217000602-Original-1

ATTENTION: David Paine

Date: Saturday 18 April 2020

Dear Sir/Madam,

Integrated Development Application
s100B - Subdivision - Torrens Title Subdivision
16 Northwood Street Adamstown Heights NSW 2289, 42//DP229217

I refer to your correspondence dated 11/02/2020 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

Construction Standards

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

[D&C 1]

Proposed townhouses 1 and 2 shall be construction to comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas - 2014' as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.

Water and Utility Services

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

[W&U 1]

Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Landscaping Assessment

The intent of measures is for landscaping. To achieve this, the following conditions shall apply:

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave.
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

[L 1]

Landscaping of the site should comply with following principles of Appendix 5 of 'Planning for Bush Fire Protection 2006':

- Suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways.
- Grassed areas, mowed lawns or ground cover plantings are provided in close proximity to the building.
- Planting is limited in the immediate vicinity of the building.
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters).
- Landscape species are chosen in consideration needs of the estimated size of the plant at maturity.
- Species are avoided that have rough fibrous bark, or which keep/shed bark in long strips or retain dead material in their canopies.
- Smooth bark species of tree are chosen which generally do not carry a fire up the bark into the crown.
- Planting of deciduous species is avoided which may increase fuel at surface/ ground level (i.e. leaf litter).
- Climbing species are avoided to walls and pergolas.
- Combustible materials such as woodchips/mulch and flammable fuel are stored away from the building.
- Combustible structures such as garden sheds, pergolas and materials such timber garden furniture are located way from the building.
- Low flammability vegetation species are used.

For any queries regarding this correspondence, please contact Garth Bladwell on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Planning and Environment Services



BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision
 1/6 Northwood Street Adamstown Heights NSW 2289, 42./DP229217/
 RFS Reference: DA20200217000602-Original-1
 Your Reference: DA2019/01284 (CNR-4699)

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under s100b of the Rural Fires Act 1997.

Nika Fomin

Manager Planning & Environment Services
 Planning and Environment Services

Saturday 18 April 2020

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

16 JUNE 2020

DAC 16/06/2020

DA2019/01284 - 16 NORTHWOOD STREET ADAMSTOWN HEIGHTS

Attachment C: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

PROCESSING CHRONOLOGY

DA2019/01284 - 16 Northwood Street Adamstown Heights

- 3 December 2019 - Application lodged
- 21 October 2019 – 18 November 2019 - Public notification
- 6 February 2020 - Amended plans submitted
- 23 March 2020 - Request to vary floor space ratio standard submitted
- 19 May 2020 - Public Voice Committee Meeting

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

16 JUNE 2020

DAC 16/06/2020

DA2019/01284 - 16 Northwood Street Adamstown Heights

Attachment D: General Terms of Approval - NSW Rural Fire Service

DISTRIBUTED UNDER SEPARATE COVER



NSW RURAL FIRE SERVICE

Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

Your reference: DA2019/01284 (CNR-4699)
Our reference: DA20200217000602-Original-1

ATTENTION: David Paine

Date: Saturday 18 April 2020

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[D&C 1]

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The intent of measures is for landscaping. To achieve this, the following conditions shall apply:

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F (02) 8741 5550
www.rfs.nsw.gov.au

[L 1]

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- Suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways.
- Grassed areas, mowed lawns or ground cover plantings are provided in close proximity to the building.
- Planting is limited in the immediate vicinity of the building.
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters).
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- Low flammability vegetation species are used.

For any queries regarding this correspondence, please contact Garth Bladwell on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Planning and Environment Services



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision
16 Northwood Street Adamstown Heights NSW 2289, 42//DP229217
RFS Reference: DA20200217000602-Original-1
Your Reference: DA2019/01284 (CNR-4699)

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This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Nika Fomin

**Manager Planning & Environment Services
Planning and Environment Services**

Saturday 18 April 2020

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 18 DA2020/00044 - 304-464 KING STREET NEWCASTLE WEST

Serviced apartment - change of use

Attachment A - Submitted Plans

Attachment B - Draft Schedule of Conditions

Attachment C - Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

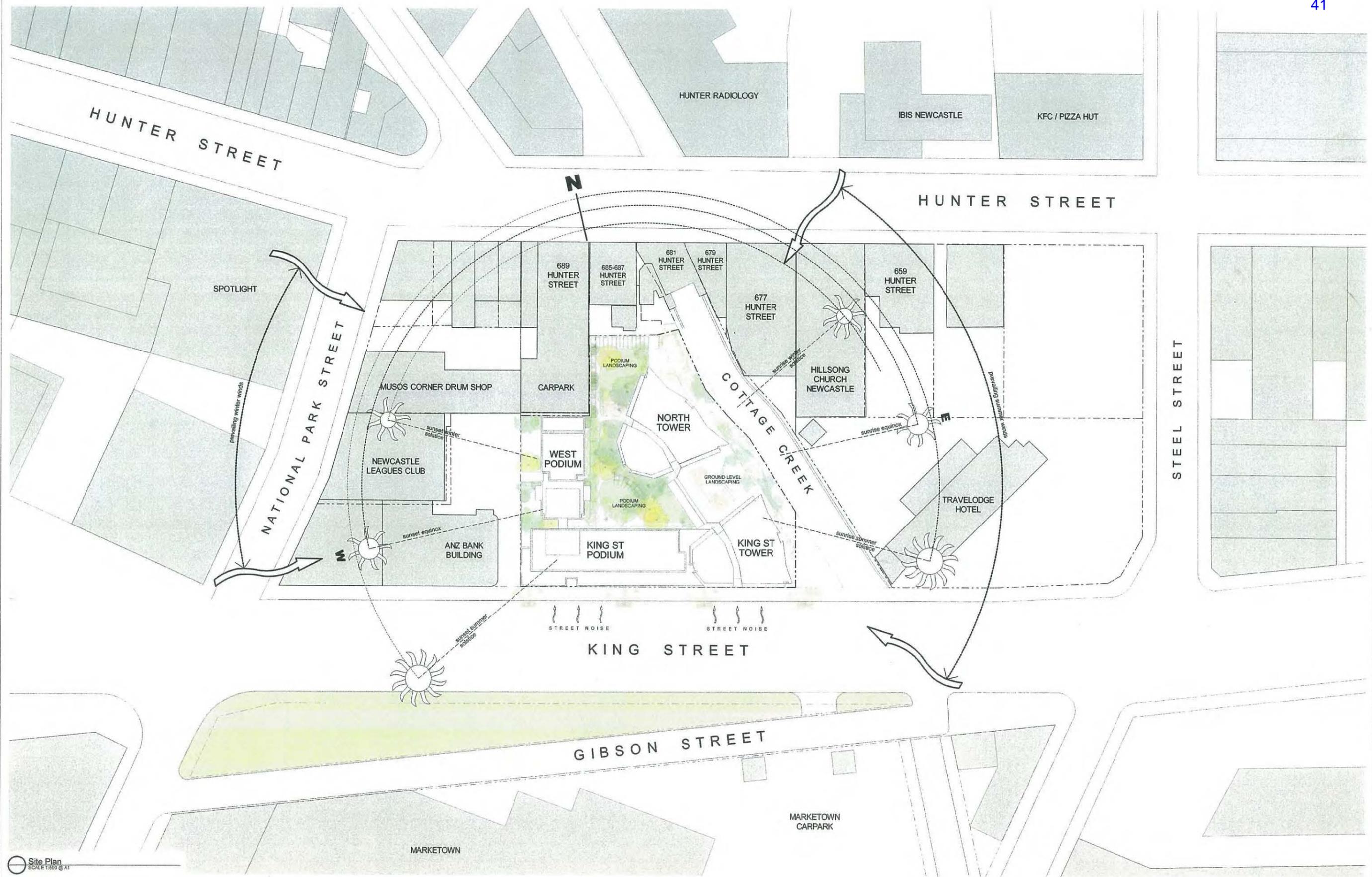
16 JUNE 2020

DAC 16/06/2020

DA2020/00044 - 304-464 King Street Newcastle West

Attachment A: Submitted Plans

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Site Plan
SCALE 1:500 @ A1

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Site figures dimensions only. Do not scale from drawings.
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issue	revision	description	date	verified
AA	-	DEVELOPMENT APPLICATION ISSUE	22.03.16	SC

address / location
464-470 King Street
Newcastle
NSW

client
Windham Developments

architects in association
hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

CKDS ARCHITECTURE

project
VERVE
RESIDENCES

drawing title
General Site Plan

drawing scale	drawn	verified	date
AS SHOWN	SB/ISO	SC	22.03.16
project #	drawing #	issue	
1518:	DA-050	AA	

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Podium Level 3 Plan
SCALE 1:200 @ A1

3,000 8,180 2,370 2,800 9,975 10,100 10,100 9,975 5,900 16,320

3,000 8,180 2,370 2,800 9,975 10,100 10,100 9,975 5,900 16,320

Building Sustainability

14912236

Accreditation Number: VIC/BDAM/13/1431

Signature: *[Signature]* Date: 20/03/2016

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ADM: 12/12/2015
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Use figures in dimensions only. Do not question drawings.
CKDS Architecture / Hill Thalys cannot guarantee the accuracy of content and is not responsible for errors or omissions.
The completion of this document does not constitute an offer of any services.
This drawing shall not be used for construction unless authorized by the architect.

issue	revision	description	date	verified
AA	-	DEVELOPMENT APPLICATION ISSUE	22.03.16	SC

address / orientation
464-470 King Street
Newcastle
NSW

client
Windham Developments

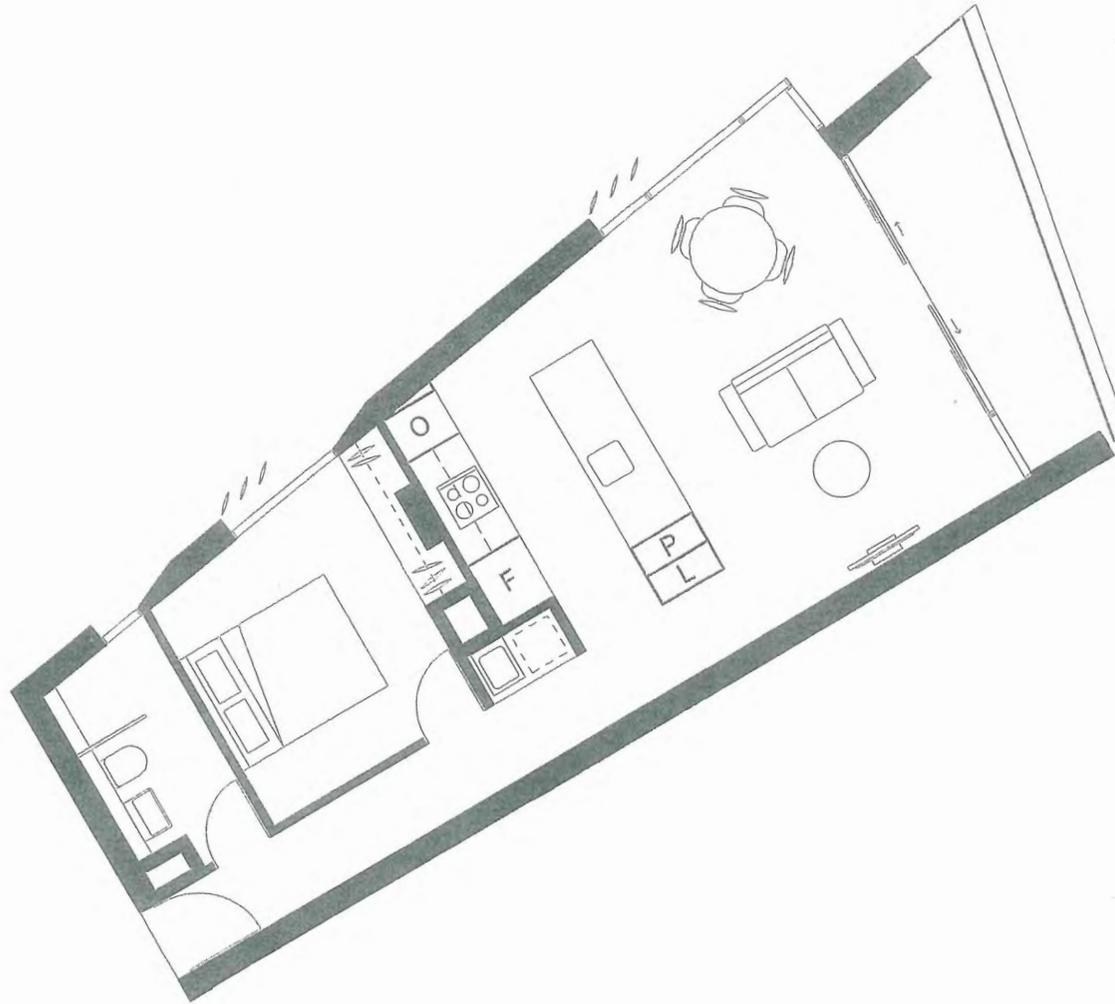
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hill thalys
ARCHITECTURE + URBAN PROJECTS PTY LTD

project
VERVE
RESIDENCES

drawing title
Overall Plans
Podium Level 3 Plan

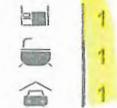
drawing scale	drawn	verified	date
AS SHOWN	SB/SC	SC	22.03.16
project #	drawing #	issue	
1518:	DA-105	AA	

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LOT 9
304/464.

APT NO.	LEVEL
014/464	01
024/464	02
034/464	03
044/464	04
054/464	05
064/464	06
074/464	07
084/464	08
094/464	09
104/464	10
114/464	11
124/464	12
134/464	13
144/464	14
154/464	15

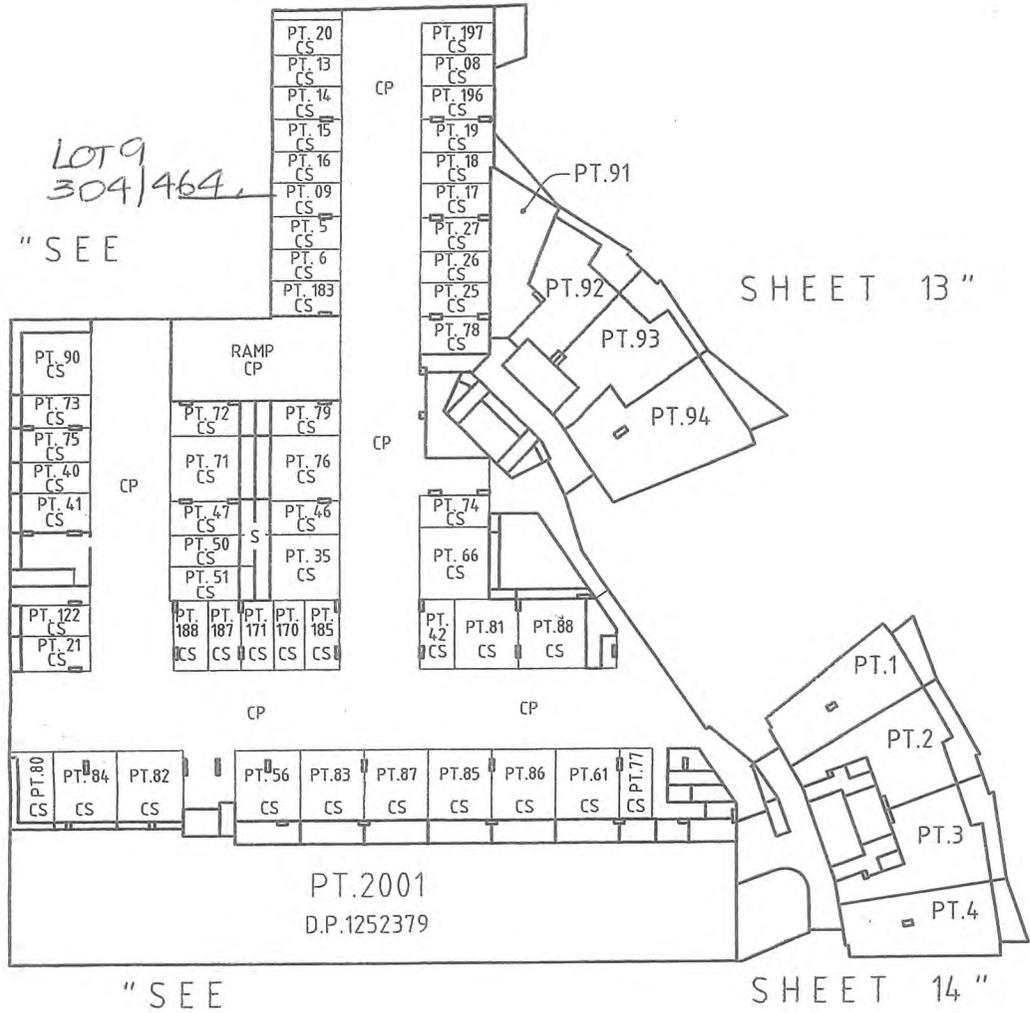


AREA	SIZE
LIVING	56m ²
DECK	8m ²
GARAGE	13m ²
TOTAL	77m²



FLOOR PLAN

LEVEL ONE



CP DENOTES COMMON PROPERTY
CS DENOTES CAR SPACE

SURVEYOR
Name: TREVOR JAMES CARTER
Date:
Reference: 239320-SP-002-Y

PLAN HEADING
PLAN OF SUBDIVISION OF LOT 2002
D.P.1252379

L.G.A.: NEWCASTLE
Locality: NEWCASTLE WEST
Reduction Ratio 1: 400
Lengths are in metres

REGISTERED

SP 99314

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

16 JUNE 2020

DAC 16/06/2020

DA2020/00044 - 304-464 King Street Newcastle West

Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER

Application No:	DA2020/00044
Land:	Lot 9 SP 99314
Property Address:	304/464 King Street, Newcastle West NSW 2302
Proposed Development:	Serviced apartment - change of use

SCHEDULE 1

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

1. The proposed 'serviced apartment' is to be operated in accordance with the definition contained in Newcastle Local Environmental Plan 2012, being:

serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.
2. The use of the 'serviced apartment' must comply with the following operational requirements:
 - a. Maximum number of occupants – two people.
 - b. Minimum length of stay – two nights.
 - c. Check in/check out times – 10:00am to 6:00pm. Guests arriving outside these times will be required to make arrangements to collect keys from the manager off-site.
3. Prior to the commencement of the use of the premises as a 'serviced apartment' a Plan of Management is to be prepared and submitted to City of Newcastle. The Plan of Management is to detail the operational requirements outlined within these conditions of consent and address the following matters:
 - a. Incorporate a contact telephone number for the operator of the serviced apartment available 24 hours per day and 7 days per week. The contact number must also be available to adjoining neighbours to contact the operator should any of these conditions of consent not be complied with.
 - b. Implementation of a bonding system in case of damage or disturbance.
4. A sign must be displayed in a prominent position in the serviced apartment along with the Plan of Management provided to guest stating the maximum number of persons that can occupy the premises at any one time.
5. The use of the premises for the purposes of a 'serviced apartment' must be operated in accordance with the Plan of Management required to be submitted under these conditions, including without limitation, no visitors exceeding the maximum occupancy are permitted to remain on site overnight.
6. A register shall be kept by the owners of the property to record the occupancies and each respective period of stay in accordance with the conditions of this consent. The

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.
- Any issues raised in submission have been taken into account in the assessment report and where appropriate conditions of consent have been included in the determination.

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.

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

16 JUNE 2020

DAC 16/06/2020

DA2020/00044 - 304-464 King Street Newcastle West

Attachment C: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

PROCESSING CHRONOLOGY

DA2020/00044 - 304/464 King Street Newcastle West

- 31 January 2020 - Application lodged
- 30 January – 17 February 2020 - Public notification

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 19 **DA2019/01231 - 503-464 King Street Newcastle West**

Tourist and visitor accommodation - change of use

Attachment A - Submitted Plans

Attachment B - Draft Schedule of Conditions

Attachment C - Processing Chronology

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DEVELOPMENT APPLICATIONS COMMITTEE MEETING

16 JUNE 2020

DAC 16/06/2020

DA2019/01231 - 503-464 King Street Newcastle West

Attachment A: Submitted Plans

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PLAN FORM 1 (A3)

SP99314

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

07/2019

Sheet 20 of 34 sheets

FLOOR PLAN

LEVEL FIVE



- B DENOTES BALCONY
- CP DENOTES COMMON PROPERTY
- C DENOTES STRUCTURAL COLUMN (COMMON PROPERTY)
- D DENOTES DUCT (COMMON PROPERTY)
- E DENOTES ENTRY (COMMON PROPERTY)
- LT DENOTES LIFT WELLS (COMMON PROPERTY)
- PC DENOTES PROLONGATION OF CENTRE OF COLUMN
- S DENOTES SERVICES (COMMON PROPERTY)
- SR DENOTES STORE ROOM (COMMON PROPERTY)
- ST DENOTES STAIRS (COMMON PROPERTY)
- V DENOTES VOID

NOTES

- 1. ALL AREAS ARE APPROXIMATE
- 2. BALCONY AREAS ARE LIMITED IN HEIGHT TO 3m ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE HARDSTAND BASE EXCEPT WHERE COVERED WITHIN THAT LIMIT
- 3. ALL TIES AND SUPPORTING STRUCTURES WITHIN THE BALCONY AREAS ARE COMMON PROPERTY

<p>SURVEYOR Name: TREVOR JAMES CARTER Date: 18-06-2019 Reference: 239320-SP-002-Z</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 2002 D.P.1252379</p>	<p>LGA: NEWCASTLE Locality: NEWCASTLE WEST Reduction Ratio 1 : 300 Rights are in italics</p>	<p>REGISTERED  12.7.2019</p>	<p>SP 99314</p>
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VERVE

RESIDENCES

TYPE B(R)

APARTMENT



APT NO.	LEVEL
103464	01
203464	02
303464	03
403464	04
503464	05
603464	06
703464	07
803464	08
903464	09
1003464	10
1103464	11
1203464	12
1303464	13
1403464	14
1503464	15
1603464	16



AREA	SIZE
LIVING	53m ²
DECK	12m ²
GARAGE	13m ²
TOTAL	78m²



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Attachment B: Draft Schedule of Conditions

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Application No:	DA2019/01231
Land:	Lot 18 SP 99314
Property Address:	503/464 King Street, Newcastle West NSW 2302
Proposed Development:	Service Apartment - Change of use

SCHEDULE 1

APPROVED DOCUMENTATION

1. 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.

Supporting document	Reference	Prepared by	Dated
Plan of Management	-	Dan Lynch	14 May 2020

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 DURING THE OPERATION AND USE THE DEVELOPMENT

2. The proposed 'serviced apartment' is to be operated in accordance with the definition contained in Newcastle Local Environmental Plan 2012, being:

serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.
3. The use of the 'serviced apartment' must comply with the following operational requirements:
 - a. Maximum number of occupants – two people.
 - b. Minimum length of stay – one night.
 - c. Check in/check out times – 10:00am to 8:00pm.
4. Prior to the commencement of the use of the premises as a 'serviced apartment' an revised Plan of Management is to be prepared and submitted to City of Newcastle. The revised Plan of Management is to detail the operational requirements outlined within these conditions of consent and address the following matters:
 - a. Incorporate a contact telephone number for the operator of the serviced apartment available 24 hours per day and 7 days per week. The contact number must also be available to adjoining neighbours to contact the operator should any of these conditions of consent not be complied with.

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.
- Any issues raised in submission have been taken into account in the assessment report and where appropriate conditions of consent have been included in the determination.

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.

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Attachment C: Processing Chronology

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PROCESSING CHRONOLOGY

DA2019/01231- 503/464 King Street Newcastle West

20 November 2019	-	Application lodged
16 December 2019 – 22 January 2020	-	Public notification