ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM - 21 DA2018/00037 - 291 KING STREET NEWCASTLE
Attachment A Submitted Plans
Attachment B Draft Schedule of Conditions
Attachment C Processing Chronology

ITEM - 22 DA2020/00136 - 76 LINWOOD STREET, WICKHAM
Attachment A Submitted Plans
Attachment B Draft Schedule of Conditions
Attachment C Processing Chronology
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


PAGE 3 ITEM-21 Attachment A: Submitted Plans
PAGE 38 ITEM-21 Attachment B: Draft Schedule of Conditions
PAGE 54 ITEM-21 Attachment C: Processing Chronology
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


ITEM-21 Attachment A: Submitted Plans
CIVIC CAR PARK REDEVELOPMENT

291 KING ST,
NEWCASTLE,

DA SUBMISSION

JN612783

Feb 2020

CW

A.000 TITLEPAGE A
A.101 SITE PLAN D
A.102 FLOOR AREAS & CAR PARKING D
A.103 GROUND FLOOR - TYPICAL DEMOLITION PLAN D
A.104 CAR PARK LEVELS 1-2 - TYPICAL DEMOLITION PLAN D
A.105 CAR PARK LEVELS 3-11 - TYPICAL DEMOLITION PLAN D
A.106 DELIVERY & SERVICE VEHICLE D
A.107 STREET ANALYSIS D
A.108 SEDIMENT & EROSION CONTROL D
A.201 GROUND FLOOR PLAN D
A.202 EX. CP LEVELS 2 & 3 D
A.203 NEW UNITS - LEVEL 1 D
A.204 NEW UNITS - LEVEL 2 D
A.205 NEW UNITS - LEVELS 3 D
A.206 NEW UNITS - LEVEL 4 D
A.207 NEW UNITS - LEVEL 5 D
A.208 NEW UNITS - LEVEL 6 D
A.209 NEW COMMERCIAL - LEVEL 7 D
A.210 NEW COMMERCIAL - LEVEL 8 D
A.211 NEW ROOF PLAN D
A.301 ELEVATIONS 01 D
A.302 ELEVATIONS 02 D
A.401 SECTIONS D
A.501 ELEVATIONS - 3D D
A.502 ELEVATIONS - 3D RENDERINGS D
A.601 SHADOW ANALYSIS - PLAN D
A.602 SHADOW ANALYSIS - NORTH FACADE D
A.603 SHADOW ANALYSIS - GROUND FLOOR CCC D
A.701 Ground Level - Pedestrian Access Travel Paths A
A.702 New Units - Level 1 - Pedestrian Access Travel Path A
A.703 New Commercial - Level 7 - Pedestrian Access Travel Paths A
A.704 Lift No 1 - Pedestrian Access Travel Paths A
A.705 Lift No 2 - Pedestrian Access Travel Paths A
A.706 ACCESSIBLE AMENITIES DETAILS D
### Parking Calculations

**Car Parking**

<table>
<thead>
<tr>
<th>Type of Parking</th>
<th>Number</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Serviced Apartments (1:50)</td>
<td>109</td>
<td>66</td>
<td>66</td>
</tr>
<tr>
<td>Child Care Centre (1:18)</td>
<td>28</td>
<td>18</td>
<td>18</td>
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<tr>
<td>Commercial Tenancies (1:20)</td>
<td>1,088</td>
<td>95</td>
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<tr>
<td>Total Car Spaces Required</td>
<td>1,378</td>
<td>1,378</td>
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</tbody>
</table>

**Motorcycle Parking**

<table>
<thead>
<tr>
<th>Type of Parking</th>
<th>Number</th>
<th>Required</th>
<th>Provided</th>
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<tr>
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<td>Existing Carpark Level 2</td>
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<td>Existing Carpark Level 3</td>
<td>36</td>
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<tr>
<td>Existing Carpark Level 4</td>
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</tr>
<tr>
<td>Existing Carpark Level 5</td>
<td>41</td>
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<tr>
<td>Total Motorcycle Spaces Provided</td>
<td>150</td>
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</table>

**Bicycle Parking**

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<td>Existing Carpark Level 3</td>
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<tr>
<td>Existing Carpark Level 4</td>
<td>41</td>
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<tr>
<td>Total Bicycle Spaces Provided</td>
<td>158</td>
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<td>158</td>
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### Area Summary

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<tr>
<th>Area Type</th>
<th>Area</th>
<th>Percentage</th>
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<tr>
<td>Existing Site Area</td>
<td>3,557 m²</td>
<td>100%</td>
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<tr>
<td>Proposed Site Area</td>
<td>4,886 m²</td>
<td>135%</td>
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</table>

### Parking Provided - Allocation Per Level

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<thead>
<tr>
<th>Floor Level</th>
<th>Number</th>
<th>Allocation</th>
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<td>Existing Carpark Level 3</td>
<td>35</td>
<td>30 To Child Care Centre</td>
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<tr>
<td>Existing Carpark Level 4</td>
<td>41</td>
<td>36 To Child Care Centre</td>
</tr>
<tr>
<td>Total Allocated To Child Care Centre</td>
<td>121</td>
<td>111</td>
</tr>
</tbody>
</table>

**Carparking Provided - Allocation Per Level**

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Number</th>
<th>Allocation</th>
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<tbody>
<tr>
<td>Existing Carpark Level 1</td>
<td>36</td>
<td>All Public</td>
</tr>
<tr>
<td>Existing Carpark Level 2</td>
<td>38</td>
<td>All Public</td>
</tr>
<tr>
<td>Existing Carpark Level 3</td>
<td>38</td>
<td>All Public</td>
</tr>
<tr>
<td>Existing Carpark Level 4</td>
<td>41</td>
<td>All Public</td>
</tr>
<tr>
<td>Total Allocated To Serviced Apartments</td>
<td>154</td>
<td>154</td>
</tr>
</tbody>
</table>

### FLOOR AREAS & CAR PARKING

- **Total Car Spaces Required**: 1,378
- **Total Motorcycle Spaces Required**: 150
- **Total Bicycle Spaces Required**: 158

### DA Submissions

- **Issue Description**: D REVISED DA SUBMISSION 06-02-2020
- **Status**: DA SUBMISSION
- **Date**: 10/02/2020

### Contact Information

- **Phone**: 02 49852000
- **Email**: wrsteel@wrsteel.com.au
- **Web**: www.wrsteel.com.au
- **Fax**: 02 498520991300 363 121

### Project Details

- **Address**: 291 King St, Newcastle
- **Client**: Civic Carpark
- **Status**: DA Submission

---

**Note**: Dimensions are not to scale.
EXISTING CARPARK LEVEL 4
+12.00

EXISTING CARPARK LEVEL 3
+10.67

REMOVE EXISTING CRASH BARRIERS FOR REUSE ON NEW CARPARK LEVEL

DEMOLISH EXISTING STAIR/LIFT WELL

______________________________________________________________

Issue: 29/04/2019
B [August 2019] ISSUE FOR COSTING 20-8-2019
C 2nd REVISED DA ISSUE Sep 2019
D REVISED DA SUBMISSION 06-02-2020

1 : 200
CARPARK LEVELS 3-11 - TYPICAL
DEMOLITION PLAN

A CC ISSUE

PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS
DA SUBMISSION

291 KING ST,
NEWCASTLE,
NSW 2300

INDUSTRIAL • COMMERCIAL • PRE-CAST PANEL

www.wrsteel.com.au
www.precastpanels.com.au
02 4985 2000
02 4985 2099
01300 363 121

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FAX:
PHONE:
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25 OLD PUNT ROAD, TOMAGO, NSW 2322

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A.105

This is a typical demolition plan for the carpark levels 3-11. The existing carpark levels 4 and 3 are shown with their respective heights (+12.00 and +10.67). The diagram includes instructions to remove existing crash barriers for reuse on a new carpark level and to demolish existing stair/lift wells. The drawing is part of a proposed child care centre and serviced apartments project. The scale of the drawing is 1:200, and it contains details of the demolition plan for carpark levels 3-11.
KING STREET ELEVATION - EXISTING

KING STREET ELEVATION - DA APPROVED - DA2016/01106

KING STREET ELEVATION - PROPOSED

STREET ANALYSIS ELEVATION
SEDIMENT AND EROSION CONTROL NOTES

GENERAL
1. All works shall be carried out in accordance with the Planning and Consistency Plan for the Department of Planning and Environment, NSW.
2. If the project is managed by the client, the Environmental Management Plan must be signed off by the owner prior to commencement.
3. The project must be undertaken by an experienced contractor who is fully familiar with the requirements of the project.
4. The project manager must ensure that the environmental control measures are fully understood by all staff.
5. The project manager must ensure that all staff are trained in the use of environmental control measures.
6. The project manager must ensure that all staff are aware of the potential risks associated with the project.

SITE INFRASTRUCTURE
7. The site supervisor shall review all site layouts for any potential environmental risks.
8. All site layouts shall be reviewed and modified where necessary.
9. The site supervisor shall ensure that all site layouts are reviewed and modified on a regular basis.
10. The site supervisor shall ensure that all site layouts are reviewed and modified before any excavation work.

CLEARING
11. Site clearing shall be carried out by an experienced contractor who is fully familiar with the requirements of the project.
12. The project supervisor shall ensure that all site clearing work is carried out in accordance with the approved environmental plans.
13. The project supervisor shall ensure that all site clearing work is carried out in accordance with the approved environmental plans.
14. The project supervisor shall ensure that all site clearing work is carried out in accordance with the approved environmental plans.

TOPSOIL STRIPPING
15. Topsoil shall be removed in accordance with the approved environmental plans.
16. The project supervisor shall ensure that all topsoil stripping work is carried out in accordance with the approved environmental plans.
17. The project supervisor shall ensure that all topsoil stripping work is carried out in accordance with the approved environmental plans.

EROSION CONTROL
18. Erosion control measures shall be installed on all disturbed areas.
19. The project supervisor shall ensure that all erosion control measures are installed on all disturbed areas.
20. The project supervisor shall ensure that all erosion control measures are installed on all disturbed areas.

MONITORING
21. The works supervisor shall be responsible for monitoring all erosion control measures.
22. The works supervisor shall be responsible for monitoring all erosion control measures.
23. The works supervisor shall be responsible for monitoring all erosion control measures.

MAINTENANCE
24. The works supervisor shall be responsible for maintaining all erosion control measures.
25. The works supervisor shall be responsible for maintaining all erosion control measures.
26. The works supervisor shall be responsible for maintaining all erosion control measures.

AT COMPLETION
27. The works supervisor shall ensure that all erosion control measures are installed on all disturbed areas.
28. The works supervisor shall ensure that all erosion control measures are installed on all disturbed areas.
29. The works supervisor shall ensure that all erosion control measures are installed on all disturbed areas.

EVALUATION
30. The works supervisor shall ensure that all erosion control measures are installed on all disturbed areas.
31. The works supervisor shall ensure that all erosion control measures are installed on all disturbed areas.
32. The works supervisor shall ensure that all erosion control measures are installed on all disturbed areas.

DUST CONTROL
33. Dust control measures shall be installed on all disturbed areas.
34. The project supervisor shall ensure that all dust control measures are installed on all disturbed areas.
35. The project supervisor shall ensure that all dust control measures are installed on all disturbed areas.

SOIL REPLACEMENT
36. Topsoil shall be replaced on all disturbed areas.
37. The project supervisor shall ensure that all topsoil replacement work is carried out in accordance with the approved environmental plans.
38. The project supervisor shall ensure that all topsoil replacement work is carried out in accordance with the approved environmental plans.

REVEGETATION
39. Revegetation work shall be carried out on all disturbed areas.
40. The project supervisor shall ensure that all revegetation work is carried out in accordance with the approved environmental plans.
41. The project supervisor shall ensure that all revegetation work is carried out in accordance with the approved environmental plans.

SAFETY
42. All work shall be carried out in accordance with the approved safety plans.
43. The project supervisor shall ensure that all safety plans are followed.
44. The project supervisor shall ensure that all safety plans are followed.

STORAGE
45. All storage shall be carried out in accordance with the approved storage plans.
46. The project supervisor shall ensure that all storage plans are followed.
47. The project supervisor shall ensure that all storage plans are followed.

AUDIT
48. An audit shall be carried out on all works.
49. The project supervisor shall ensure that all audits are carried out.
50. The project supervisor shall ensure that all audits are carried out.

PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS
2001 ST. GEORGE

CIVIC CAR PARK REDEVELOPMENT
DA SUBMISSION
SEDIMENT & EROSION CONTROL

Sediment and Erosion Control Notes

General
1. All works shall be carried out in accordance with the Planning and Consistency Plan for the Department of Planning and Environment, NSW.
2. The project supervisor shall ensure that all staff are trained in the use of environmental control measures.
3. The project supervisor shall ensure that all staff are aware of the potential risks associated with the project.

Site Infrastructure
4. The site supervisor shall review all site layouts for any potential environmental risks.
5. All site layouts shall be reviewed and modified where necessary.
6. The site supervisor shall ensure that all site layouts are reviewed and modified on a regular basis.

Clearing
7. Site clearing shall be carried out by an experienced contractor who is fully familiar with the requirements of the project.
8. The project supervisor shall ensure that all site clearing work is carried out in accordance with the approved environmental plans.
9. The project supervisor shall ensure that all site clearing work is carried out in accordance with the approved environmental plans.

Topsoil Stripping
10. Topsoil shall be removed in accordance with the approved environmental plans.
11. The project supervisor shall ensure that all topsoil stripping work is carried out in accordance with the approved environmental plans.
12. The project supervisor shall ensure that all topsoil stripping work is carried out in accordance with the approved environmental plans.

Erosion Control
13. Erosion control measures shall be installed on all disturbed areas.
14. The project supervisor shall ensure that all erosion control measures are installed on all disturbed areas.
15. The project supervisor shall ensure that all erosion control measures are installed on all disturbed areas.

Monitoring
16. The works supervisor shall be responsible for monitoring all erosion control measures.
17. The works supervisor shall be responsible for monitoring all erosion control measures.
18. The works supervisor shall be responsible for monitoring all erosion control measures.

Maintenance
19. The works supervisor shall be responsible for maintaining all erosion control measures.
20. The works supervisor shall be responsible for maintaining all erosion control measures.
21. The works supervisor shall be responsible for maintaining all erosion control measures.

At Completion
22. The working supervisor shall ensure that all erosion control measures are installed on all disturbed areas.
23. The working supervisor shall ensure that all erosion control measures are installed on all disturbed areas.
24. The working supervisor shall ensure that all erosion control measures are installed on all disturbed areas.

Evaluation
25. The working supervisor shall ensure that the plan is continually evaluated and amended where required.
NEW COMMERCIAL LEVEL 8

23 m² FOYER

33 m² SUN/PRIVACY SCREENS

34 m² FEMALE

34 m² MALE

2233 m² NEW COMMERCIAL TENANCY LEVEL 8

2120x1200 AFG TYPICAL

HORIZONTAL SUNSCREEN BELOW

TOILETS ~ 97m²

LIGHTWEIGHT FIRE RATED INSULATED WALL FRL -/120/120

NEW CARPARK LEVEL 12 BELOW

1200x1200 AFG TYPICAL

TERRACE BELOW

OPEN LIGHT SHAFT

50m²

HORIZONTAL SLAB PROJECTION

1200 HIGH AFG TYPICAL

Drawing No.: A.302

Issue Date: 28/05/2019

Graphic Scale 1 : 100 on A1 Sheet

Issue Description Date: 28/05/2019

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH ANY WORK.

BEFORE ANY CONSTRUCTION OR FABRICATION COMMENCES. DONOT SCALE THESE DRAWINGS. USE GIVEN DIMENSIONS ONLY.

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ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH ANY WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION OR FABRICATION COMMENCES. DO NOT SCALE THESE DRAWINGS. USE GIVEN DIMENSIONS ONLY.

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CIVIC CAR PARK REDEVELOPMENT

291 KING ST, NEWCASTLE

PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

DA SUBMISSION

ELEVATIONS - 3D

LOOKING FROM WEST

NORTHERN ELEVATION

3D View rear SE

Looking from West
Drawing No.:

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH ANY WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION OR FABRICATION COMMENCES. DO NOT SCALE THESE DRAWINGS. USE GIVEN DIMENSIONS ONLY.

Issue:
Job No:
Date:
Drawn:
Checked:

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FAX: 02 49852000
PHONE: 02 49852099
EMAIL: wrsteel@wrsteel.com.au
WWW.WRSTEEL.COM.AU
WWW.PRECASTPANELS.COM.AU

Scale:
Issue Description Date

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Project:
Address:
Client:
Status:
Drawing Title:

Sheets in set:
Date Printed:
File Path:
Page Size:

A1

10/02/2020 12:17:43 PM
G:\Job Files\Newcastle Jobs\JN 612783 - Lakes Maintanance - Civic Carpark\Architecturals\NICK\Civic Carpark - New Facade Design - post UDGC.rvt

CW

JN612783

A.502

PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

DA SUBMISSION

291 KING ST,
NEWCASTLE,

CIVIC CAR PARK REDEVELOPMENT

ELEVATIONS - 3D RENDERINGS

DA SUBMISSION

A 502
ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH ANY WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION OR FABRICATION COMMENCES. DO NOT SCALE THESE DRAWINGS. USE GIVEN DIMENSIONS ONLY.

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PHONE: 02 49852000
www.wrsteel.com.au
www.precastpanels.com.au

PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

CIVIC CAR PARK REDEVELOPMENT

SHADOW ANALYSIS - NORTH FACADE

DA SUBMISSION

NORTH FACADE 9am 22 Dec

NORTH FACADE 12pm 22 Dec

NORTH FACADE 3pm 22 Dec
PEDESTRIAN TRAVEL PATH LEGEND

- UNITS TRAVEL PATH
- COMMERCIAL TRAVEL PATH
- PUBLIC CAR PARK TRAVEL PATH
- CHILD CARE TRAVEL PATH

LEVEL 8 CEILING

- NEW COMMERCIAL LEVEL 8
- 31.150
- LEVEL 8 CEILING

- NEW COMMERCIAL LEVEL 7
- 27.487
- NEW UNIT LEVEL 6
- 24.390
- NEW UNIT LEVEL 1
- 10.840
- NEW COMMERCIAL LEVEL 8
- 31.150

LIGHT SHAFT TO LEVELS 7 & 8 THROUGH TO CAR PARK LEVEL 12

PLANTER BOX TO SHADE TOLERANT PLANTS

LIGHT SHAFT TO LEVELS 7 & 8, THROUGH TO CAR PARK LEVEL 12

UNITS TRAVEL PATH

PUBLIC CAR PARK TRAVEL PATH

COMMERCIAL TRAVEL PATH

CHILDCARE TRAVEL PATH
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


ITEM-21 Attachment B: Draft Schedule of Conditions
Application No: DA2018/00037
Land: Lot 1 DP 1082633
Property Address: 291 King Street Newcastle NSW 2300
Proposed Development: Alterations and additions to car park station to include additional parking, serviced apartments, commercial premises and child care centre

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.

<table>
<thead>
<tr>
<th>Plan No / Supporting Document</th>
<th>Version</th>
<th>Prepared by</th>
<th>Dated</th>
</tr>
</thead>
<tbody>
<tr>
<td>A000 TITLE PAGE</td>
<td>A</td>
<td>Chris White</td>
<td>06.02.2020</td>
</tr>
<tr>
<td>A101 SITE PLAN</td>
<td>D</td>
<td>Chris White</td>
<td>06.02.2020</td>
</tr>
<tr>
<td>A102 FLOOR AREAS &amp; CARPARKING</td>
<td>D</td>
<td>Chris White</td>
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<td>A103 GROUND FLOOR DEMOLITION PLAN</td>
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</tr>
<tr>
<td>A104 CARPARK LEVELS 1-2 DEMOLITION PLAN</td>
<td>D</td>
<td>Chris White</td>
<td>06.02.2020</td>
</tr>
<tr>
<td>A105 CARPARK LEVELS 3-11 DEMOLITION PLAN</td>
<td>D</td>
<td>Chris White</td>
<td>06.02.2020</td>
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<tr>
<td>A106 DELIVERY &amp; SERVICE VEHICLE</td>
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<td>A203 NEW UNITS - LEVEL 1</td>
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<tr>
<td>A204 NEW UNITS - LEVEL 2</td>
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<td>Chris White</td>
<td>06.02.2020</td>
</tr>
<tr>
<td>A205 NEW UNITS - LEVEL 3</td>
<td>D</td>
<td>Chris White</td>
<td>06.02.2020</td>
</tr>
</tbody>
</table>
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.

**GENERAL TERMS OF APPROVAL**

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:

- Subsidence Advisory NSW dated 16 February 2018.
A copy of the General Terms of Approval is attached to this determination notice at Schedule 3.

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

3. A detailed material, colours and finishes schedule for each building elevation must be submitted to and approved by Council’s Manager Regulatory, Planning and Assessment prior to issue of a Construction Certificate. The materials and samples board / schedule must not include generic material or colour descriptions.

4. A total monetary contribution of $593,721.71 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:

a) This condition is imposed in accordance with the provisions of the City of Newcastle’s Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019.

b) 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.

c) 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:

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<th>Indexation quarters</th>
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<tr>
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<td>Late April</td>
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<td>June</td>
<td>Late July</td>
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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.

5. On-site parking is to be provided for a total of 524 car spaces, including 10 spaces for the child care centre, 66 spaces for serviced apartments, 111 spaces to the commercial premises, 337 spaces allocated for public and be set out generally in accordance with the minimum parking layout standards indicated in Element 7.03 ‘Traffic, Parking and Access’ of Council’s adopted Newcastle Development Control Plan 2012 and the plans submitted with the development application. Full details are to be included in documentation for a Construction Certificate application.

6. All stormwater runoff from the proposed development being managed in accordance with the requirements of Element 7.06 ‘Stormwater’ of Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of AS 3500.3 as applicable. Full details are to be included in documentation for a Construction Certificate application.
7. 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.

8. 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.

9. 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.

10. Adequate 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 being made for regular removal and disposal of same. The required garbage facility is to be suitable for the accommodation of Council approved wheel type bins or bulk waste containers. Full details are to be included in documentation for a Construction Certificate application.

11. 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.

12. Working drawings and specifications of the proposed building are to be submitted to Subsidence Advisory NSW for approval prior to an application for a Construction Certificate and any requirements of Subsidence Advisory NSW are to be included in the documentation for a Construction Certificate application.

13. 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)*, before the issue of a Construction Certificate. The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.

14. Appropriate ventilation systems are to be installed to provide adequate ventilation and cooling of habitable areas in accordance with the requirements of the Building Code of Australia and “Development near Rail Corridors and Busy Roads – Interim Guideline” (2008) such that all external doors and windows can be closed to attenuate external noise. Full details are to be included in documentation for a Construction Certificate application.

15. The design and construction of the proposed development is to be in accordance with the relevant requirements of Australian Standard 4674:2004 - Design, Construction and Fit-Out of Food Premises. Full details are to be included in the documentation for the Construction Certificate application.

16. All proposed planting and landscape elements indicated on the submitted landscape concept plan or otherwise required under the conditions of this consent are required to be detailed on a comprehensive landscape design plan and specification. The required comprehensive landscape design plan and specifications is to be 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 where appropriate
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 is to be prepared by a qualified landscape designer and be included in documentation for a Construction Certificate application.

17. Prior to the issue of a Construction Certificate, the proponent is to prepare and submit to the PCA and Council an Environmental Management Plan (EMP) for construction/demolition works on the site, which is to be kept on site and made available to authorised Council officers upon request. The EMP is to include but not be limited to:

i. A site management strategy, identifying and addressing issues such as environmental health and safety, site security, and traffic management.

ii. 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.

iii. 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.

iv. 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.

v. 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).

vi. A waste minimisation strategy, which aims to avoid production of waste and maximise reuse, recycling or reprocessing of potential waste material.

vii. 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.

18. Nine (9) street trees are required to be planted as compensation for the removal of the existing tree/s. A fee, to be determined by contacting Council's City Greening Services, is to be paid to Council for the required compensatory planting and evidence of the payment of the required fee is to be included in the documentation for a Construction Certificate application.

The tree selection and location of the required compensatory tree will be determined by Council's City Greening Coordinator in accordance with 'The City of Newcastle's Street Tree Master Plan'. The location of the compensatory tree planting may not be in the immediate proximity of the site.
19. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.

20. The proposed remediation work being carried out in accordance with the requirements set out in the submitted Remedial Action Plan by JM Environments, dated 5 December 2016.

21. 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 Council and the demolisher prior to commencement of work.

22. The demolition works are to be undertaken in accordance with Australian Standard 2601:2001 - The Demolition of Structures and the following requirements:

   a) Demolition works shall be conducted in accordance with the submitted Hazardous Substances Management Plan and a copy of the Hazardous Substances Management Plan shall be kept on-site for the duration of the proposed development.

   b) 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 SafeWork NSW.

   c) A copy of all waste disposal receipts are to be kept on-site for the duration of the proposed development and made available to authorised City of Newcastle Officers upon request.

   d) Seven working days’ notice in writing is to be given to City of Newcastle and 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. Notification to owners/occupiers of neighbouring premises shall also include City of Newcastle’s contact telephone number (49742000) and the SafeWork NSW telephone number (49212900) and

   e) 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.

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

24. 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
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).

25. 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.

26. All building work must be carried out in accordance with the provisions of the National Construction Code.

27. The existing building on site is to be upgraded so as to comply with the Performance Requirements of Parts C, D and E of Volume One of the Building Code of Australia.

Full details on means of compliance are to be nominated in Construction Certificate documentation.

28. 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.

29. Prior to commencement of site works the developer is to submit to Council for approval a Construction Traffic Management Plan addressing traffic control measures to be utilised in the public road reserve during the construction phase.

30. The Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services 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.

31. 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.

32. 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.
33. 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.

34. 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.

35. 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.

36. 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 Council officers or the Principal Certifying Authority on request.

37. 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.

38. 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.

39. All necessary measures are to be undertaken to control dust pollution from the site. These measures must include, but not are limited to:

   a) Restricting topsoil removal
   b) Regularly and lightly watering dust prone areas (note: prevent excess watering as it can cause damage and erosion
   c) Alter or cease construction work during periods of high wind and
   d) Erect green or black shadecloth mesh or similar products 1.8m high around the perimeter of the site and around every level of the building under construction.

40. 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).
CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE, A SUBDIVISION CERTIFICATE OR A STRATA CERTIFICATE

41. 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.

42. Prior to the issuing of any Occupation Certificate, a Validation Report being prepared by a suitably qualified consultant in accordance with the relevant NSW Environment Protection Authority Guidelines. The Validation Report is to confirm the suitability of the site for the proposed landuse and be submitted to Principle Certifying Authority and Council following implementation of the Remedial Action Plan.

43. Prior to the issue of an Occupation Certificate, the existing building on site is to be upgraded so as to comply with the Performance Requirements of Parts C, D and E of Volume One of the Building Code of Australia.

Full details on means of compliance are to be provided to the Principal Certifying Authority.

44. All works within the road reserve required by this consent are to be completed prior to the issue of any Occupation Certificate.

45. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority prior to the issue of any 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.

46. 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.

47. Appropriate acoustic treatment is to be implemented in accordance with the recommendations set out in the Noise Impact Assessment prepared by Spectrum Acoustic Pty Ltd (November 2017). Written final certification confirming the recommended acoustic treatment has been implemented in accordance with the requirements of the above report is to be submitted to the Principal Certifying Authority and Council prior to the issue of any Occupation Certificate.

Note: The acoustic consultant may need to be involved during the construction process in order to ensure final certification is achieved.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

48. Waste management (recyclables and non-recyclable) is to be collected from the refuse storage areas as identified on the approved plans and returned immediately to the refuse storage areas. Under no circumstances are garbage bins to be presented to the street for kerbside collection or remain at kerbside after collection.

49. All general goods deliveries to the premises and waste collection from the premises
only being undertaken between 7:00am and 6:00pm.

50. The number of childcare places childcare centre at any one time is not to exceed 116 children.

51. Carparking is to be available in accordance with approved uses and available at all times.

52. The hours of operation for the Car Parking Station is for 24 hours, 7 days.

53. The hours of operation of the Child Care Centre are to be not more than from:

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54. The hours of operation of the commercial premises are to be not more than from:

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

55. 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 (NSW).

Should Council consider 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 appropriate 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 confirming the recommended acoustic measures have been satisfactorily implemented will be required to be submitted to Council prior to the expiration of the nominated period.

56. 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 (NSW), that interferes unreasonably with the amenity of neighbouring premises and/or other sensitive receivers.

Should Council 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 emissions of air impurities to an acceptable level and such measures being implemented within a nominated time period. Furthermore, written certification from the suitably qualified consultant will be required to be submitted to Council 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.

ADVISORY MATTERS

- Any proposed business identification sign or advertising sign should be designed in accordance with the provisions of Newcastle Development Control Plan 2012 and be the subject of a separate Development Application approved prior to erection or placement in position.

- 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.

- 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 must 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 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).

- A copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of NSW Fire Brigades and a further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.

- An annual Fire Safety Statement in the form described in Clause 175 of the *Environmental Planning and Assessment Regulation 2000* (NSW) is to be submitted to Council and a copy (together with a copy of the current fire safety schedule) is to be given to the Commissioner of New South Wales Fire Brigades. A further copy of the Statement (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.

- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* (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.
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 Floor Space Ratio development standard variation made under Clause 4.6 of the Newcastle Local Environmental Plan 2012 (NLEP) has been considered and accepted.
• The proposed development is, subject to the recommended conditions, consistent with the objectives of the Newcastle Development Control Plan 2012 (NDCP).
• The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
• The proposed development has appropriate management and mitigation of impacts through conditions of consent.
• The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
• The proposed development is a suitable and planned use of the site and its approval is within the public interest.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED
The following conditions are applied to:

• Confirm and clarify the terms of Council's determination;
• Identify modifications and additional requirements that will result in improved compliance, development and environmental outcomes;
• Prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
• Set standards and measures for acceptable environmental performance; and
• Provide for the ongoing management of the development.
SCHEDULE 3

SUBSIDENCE ADVISORY NSW GENERAL TERMS OF APPROVAL

GENERAL

1. The development being undertaken strictly in accordance with the details set out on the application form, any information submitted with the application and the plans submitted, as amended or as modified by the conditions of this approval.

Note: Any proposal to modify the terms or conditions of this approval, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application for consideration by Subsidence Advisory NSW. If amendments to the design result in the development not remaining substantially the same as that approved by this approval, a new Application will have to be submitted to Subsidence Advisory NSW.

2. This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.

PRIOR TO COMMENCEMENT OF CONSTRUCTION

3. The proposed structure is to be designed to be “safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ in accordance with AS2870 (Damage Classification) and readily repairable” using the subsidence parameters outlined below:
   a) Maximum vertical subsidence: 50 mm
   b) Maximum Horizontal Strains: (+/–): 1 mm/m
   c) Maximum Tilt: 1 mm/m
   d) Maximum Radius of Curvature: 20 km

The proposed additional two stories and the existing six storey car-park should be designed to remain safe for an ultimate limit state using the following mine subsidence parameters;
   a) Maximum vertical subsidence: 400mm
   b) Maximum tilt: 8 mm/m
   c) Horizontal strains: +/- 5mm/m
   d) Maximum radius of curvature: Skm

4. Submit an “Engineering Impact Statement” prior to commencement of detailed design for acceptance by SANSW, which shall identify the:
   a) Mine Subsidence Parameters used for the design.
   b) Main building elements and materials.
   c) Risk of damage due to mine subsidence
   d) Design measures proposed to control the risks.
   e) Comment on the:
      • likely building damage in the event of mine subsidence.
      • sensitivity of the design to greater levels of mine subsidence.

5. Submit a final design incorporating the design methodology contained in the “Engineering Impact Statement” for acceptance by Subsidence Advisory NSW prior to commencement of construction. It shall include certification by a qualified structural engineer to the effect that the improvements will remain “safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ damage in accordance
with AS2870 (Damage Classification), and readily repairable" taking into consideration the mine subsidence parameters outlined above.

6. The final design is to be submitted for acceptance by Subsidence Advisory NSW prior to the commencement of any construction work and shall:

   a) Be developed from the concept design accompanying the DA.
   b) Include sufficient drawing plans, long-sections, elevations and details, to fully describe the work and proposed mine subsidence mitigation measures.
   c) Include design mitigation measures to reduce the transfer of horizontal strain into building structures.
   d) Include design mitigation measures to relieve excessive strains into building structures.
   e) Include an additional grade for tilt due to mine subsidence, in excess of the minimum Code requirements for structures including pipes, gutters and wet areas.

   f) POST CONSTRUCTION

7. Upon completion of construction, works-as-executed certification by a qualified engineer is to be forwarded to the Subsidence Advisory NSW confirming that construction was in accordance with the plans approved by Subsidence Advisory NSW.
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


ITEM-21 Attachment C: Processing Chronology
### PROCESSING CHRONOLOGY

**DA2018/00037 - 291 KING STREET NEWCASTLE**

<table>
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<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>11 December 2017</td>
<td>Urban Design Consultative Committee (UDCG) on pre-lodgement basis</td>
</tr>
<tr>
<td>24 January 2018</td>
<td>Development Application lodged with Council</td>
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<tr>
<td>30 January – 14 February 2018</td>
<td>Public notification period</td>
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<tr>
<td>16 May 2018</td>
<td>Second visit to Urban Design Consultative Committee (UDCG)</td>
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<tr>
<td>02 April 2019</td>
<td>Amended plans submitted</td>
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<tr>
<td>17 April 2019</td>
<td>Third visit to Urban Design Consultative Committee (UDCG)</td>
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<tr>
<td>14 November 2019</td>
<td>Amended plans submitted</td>
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<tr>
<td>20 November 2019</td>
<td>Fourth visit to Urban Design Consultative Committee (UDCG)</td>
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<tr>
<td>03 May 2020</td>
<td>Amended plans submitted</td>
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ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


PAGE 3 ITEM-22 Attachment A: Submitted Plans

PAGE 12 ITEM-22 Attachment B: Draft Schedule of Conditions

PAGE 15 ITEM-22 Attachment C: Processing Chronology
DISTRIBUTED UNDER SEPARATE COVER


ITEM-22 Attachment A: Submitted Plans
**GROUND FLOOR PLAN**

- **COURTYARD** (EXISTING)
- **GARAGE** (EXISTING)
- **FAMILY** (EXISTING)
- **KIT** (EXISTING)
- **DINING** (EXISTING)
- **LOUNGE** (EXISTING)
- **ENTRY** (EXISTING)
- **BALCONY OVER** (EXISTING)

**FLOOR AREAS:**
- **EXISTING GROUND FLOOR:** 66.68m²
- **EXISTING CARPORT:** 15.74m²
- **EXISTING FIRST FLOOR:** 61.85m²
- **EXISTING BALCONY:** 5.64m²
- **FIRST FLOOR EXTENSION:** 20.29m²

**PROPOSED FIRST FLOOR PLAN & RENOVATION**

- **PROPOSED BED 3**
- **PROPOSED MPR**
- **PROPOSED ROBE**
- **NEW BEAM OVER**

**GROUND FLOOR PLAN**

- **ENTRY**
- **LOUNGE**
- **DINING**
- **FAMILY**
- **KIT**

**FIRST FLOOR PLAN**

- **BED 1** (EXISTING)
- **BED 2** (EXISTING)
- **BATH** (EXISTING)

**ROOF PLAN**

- **ROOF ACESS**
- **ROOF AREA**
- **CEILING AREA**

**NOTE:** SA - Denotes self contained smoke alarm to comply with AS-3786.

Connect to consumer mains power.

**FLOOR PLAN**

- **ENTRY**
- **LOUNGE**
- **DINING**
- **FAMILY**
- **KIT**

**PROPOSED FIRST FLOOR ADDITION & RENOVATION**

- **PROPOSED BED 3**
- **PROPOSED MPR**
- **PROPOSED ROBE**
- **NEW BEAM OVER**

**GROUND FLOOR PLAN**

- **ENTRY**
- **LOUNGE**
- **DINING**
- **FAMILY**
- **KIT**

**FIRST FLOOR PLAN**

- **BED 1** (EXISTING)
- **BED 2** (EXISTING)
- **BATH** (EXISTING)

**ROOF PLAN**

- **ROOF ACESS**
- **ROOF AREA**
- **CEILING AREA**

**NOTE:** SA - Denotes self contained smoke alarm to comply with AS-3786.

Connect to consumer mains power.
**NORTH ELEVATION**

**Scale**: 1:100 @ A3

- **Open to Garage**
  - **Existing**
  - **Proposed**

- **Proposed First Floor Addition & Renovation**
  - **Ms. K. Lawrence**
  - **LOT 11 DP 107938 76 Linwood Street, Wickham NSW 2293**
  - **Development Application 254 / 2019**

- **Dimensions**:
  - **Ground Level RL 2.200**
  - **Existing Colorbond Roof**
  - **Colorbond Fascia & Capping**
  - **Colorbond Roofing to Match Existing Colorbond Fascia & Gutter**

- **Elevations**:
  - **North Elevation**
  - **South Elevation**

**Other Details**:
- **Version**: 1, **Version Date**: 14/02/2020
- **Document Set ID**: 6283824
- **Plot Date**: 12/02/2020
- **Amendments**: None
- **Drawing**: Project

---

All information, concepts and ideas contained herein are the property of Cronan’s Design & Drafting and may not be distributed and/or reproduced without express permission from Cronan’s Design & Drafting. It is the responsibility of the builder to check and verify all dimensions on-site prior to the commencement of work and to notify Cronan’s Design & Drafting of any errors and omissions. Do not scale drawings. Do not use drawings for construction purposes unless issued by Cronan’s Design & Drafting for construction purposes.
EAST ELEVATION
SCALE 1:100 @ A3

PROPOSED FIRST FLOOR ADDITION & RENOVATION

Ms. K. Lawrence
LOT 11, DP 1079338
76 Linwood Street,
Wickham NSW 2293

DEVELOPMENT APPLICATION
254 / 2019

COLORBOND ROOFING TO MATCH EXISTING COLORBOND FASCIA & GUTTER ROOF PITCH 25°

EXISTING COLORBOND ROOF

EXISTING WOOD CLADDING

EXISTING RENDERED BRICKWORK

EXISTING BOX GUTTER FALL

EXISTING Awnings

EXISTING CARPORT FFL RL 2.24

PROPOSED WALL CLADDING HARDIES BLUEBOARD, OR SIMILAR, TEXTURE FINISH

EXISTING RENDERED BRICKWORK

EXISTING COLORBOND ROOF

EXISTING COLORBOND FASCIA & GUTTER ROOF PITCH 25°

EXISTING CARPORT FFL RL 2.24

NOTE: ALL TIMBER FRAMING "H2" TREATED

COLORBOND ROOFING TO MATCH EXISTING COLORBOND FASCIA & GUTTER ROOF PITCH 25°

EXISTING COLORBOND ROOF

EXISTING RENDERED BRICKWORK

EXISTING BOX GUTTER FALL

EXISTING Awnings

EXISTING CARPORT FFL RL 2.24

SECTION A-A
SCALE 1:100 @ A3

BED 3

GARAGE (EXISTING)
BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions
Certificate number: A369932

This certificate confirms that the proposed development will meet the NSW government’s requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 30/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au.

Secretary
Date of issue: Wednesday, 12 February 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning, Industry & Environment

Project address

<table>
<thead>
<tr>
<th>Project name</th>
<th>Ms. K. Lawrence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street address</td>
<td>76 Linwood Street Wickham 2293</td>
</tr>
<tr>
<td>Local Government Area</td>
<td>Newcastle City Council</td>
</tr>
<tr>
<td>Plan type and number</td>
<td>Deposited Plan 1079338</td>
</tr>
<tr>
<td>Lot number</td>
<td>11</td>
</tr>
<tr>
<td>Section number</td>
<td></td>
</tr>
<tr>
<td>Project type</td>
<td></td>
</tr>
<tr>
<td>Dwelling type</td>
<td>Attached dwelling house</td>
</tr>
<tr>
<td>Type of alteration and addition</td>
<td>My renovation work is valued at $50,000 or more, and does not include a pool (and/or spa).</td>
</tr>
</tbody>
</table>

Fixtures and systems

<table>
<thead>
<tr>
<th>Lighting</th>
</tr>
</thead>
<tbody>
<tr>
<td>The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Insulation requirements</td>
</tr>
<tr>
<td>The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Construction</th>
<th>Additional insulation required (R-value)</th>
<th>Other specifications</th>
</tr>
</thead>
<tbody>
<tr>
<td>suspended floor with open subfloor; framed (RC7)</td>
<td>R0.8 (down) (or R1.50 including construction)</td>
<td></td>
</tr>
<tr>
<td>external wall framed (weatherboard, fibre, metal clad)</td>
<td>R1.30 (or R1.70 including construction)</td>
<td>medium (solar absorptance 0.475 - 0.70)</td>
</tr>
<tr>
<td>flat ceiling, pitched roof</td>
<td>ceiling: R1.95 (up), roof: foil backed blanket (55 mm)</td>
<td>medium (solar absorptance 0.475 - 0.70)</td>
</tr>
<tr>
<td>raked ceiling, pitched/killian roof framed</td>
<td>ceiling: R2.24 (up), roof: foil backed blanket (55 mm)</td>
<td>medium (solar absorptance 0.475 - 0.70)</td>
</tr>
</tbody>
</table>
### Glazing requirements

<table>
<thead>
<tr>
<th>Windows and glazed doors</th>
<th>Show on DA Plans</th>
<th>Show on CC/CDC Plans &amp; specs</th>
<th>Certifier Check</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

#### Windows and glazed doors glazing requirements

<table>
<thead>
<tr>
<th>Window / door no.</th>
<th>Orientation</th>
<th>Area of glass incl. frame (m²)</th>
<th>Overshadowing</th>
<th>Shading device</th>
<th>Frame and glass type</th>
</tr>
</thead>
<tbody>
<tr>
<td>IW1</td>
<td>N</td>
<td>2.16</td>
<td>0</td>
<td>eave/verandah/ponole/balcony &gt;4650 mm</td>
<td>improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)</td>
</tr>
<tr>
<td>IW2</td>
<td>N</td>
<td>2.16</td>
<td>0</td>
<td>eave/verandah/ponole/balcony &gt;4650 mm</td>
<td>improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)</td>
</tr>
<tr>
<td>IW3</td>
<td>N</td>
<td>1.08</td>
<td>0</td>
<td>eave/verandah/ponole/balcony &gt;4650 mm</td>
<td>improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)</td>
</tr>
<tr>
<td>IW4</td>
<td>N</td>
<td>1.08</td>
<td>0</td>
<td>eave/verandah/ponole/balcony &gt;4650 mm</td>
<td>improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)</td>
</tr>
</tbody>
</table>

#### Legend

In these commitments, “applicant” means the person carrying out the development.

- Commitments identified with a *✓* in the “Show on DA plans” column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
- Commitments identified with a *✓* in the “Show on CC/CDC plans & specs” column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
- Commitments identified with a *✓* in the “Certifier check” column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.
The image contains a architectural drawing of a proposed first floor addition & renovation for a property on Lot 11, DP 1079338, 76 Linwood Street, Wickham NSW 2293.

The drawing includes various sections of the property, such as LOT 10 D.P. 1079338, BRICK RESIDENCE, DOUBLE STOREY METAL ROOF, and PROPOSED ADDITION OVER GARAGE.

The shadow diagrams are shown at 9.00 AM and 12.00 PM on 21 June.

The text also includes details about the project, the client, and the architectural company, Cronan's Design & Drafting, which is a multi-award winning company.

The drawing includes a scale of 1:100 @ A3 and is dated 12/02/2020.
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


ITEM-22  Attachment B:  Draft Schedule of Conditions
Application No: DA2020/00136

Land: Lot 11 DP 1079338

Property Address: 76 Linwood Street Wickham NSW 2293

Proposed Development: Dwelling house - Alterations and additions

1. The development does not adequately address the matters required to be demonstrated by Clause 4.6(3) of NLEP 2012). [Section 4.15(1) Environmental Planning and Assessment Act 1979].

2. The development is not consistent with the objectives of the floor space ratio development standard (Clause 4.4 of NLEP 2012). [Section 4.15(1) Environmental Planning and Assessment Act 1979].

3. The development will not be in the public interest because it is not consistent with the objectives for development within the R2 Low Density Residential zone in which the development is proposed to be carried out. [Section 4.15(1) Environmental Planning and Assessment Act 1979].

4. The development will have substantial impacts on neighbouring properties in terms of bulk, scale, and overshadowing. [Section 4.15(1)(b) Environmental Planning and Assessment Act 1979].
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER


ITEM-22 Attachment C: Processing Chronology
## PROCESSING CHRONOLOGY

**DA2020/00136 76 Linwood St Wickham**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>19 February 2020</td>
<td>Application lodged</td>
</tr>
<tr>
<td>10 March 2020</td>
<td>Public notification of application (14 days)</td>
</tr>
<tr>
<td>24 April 2020</td>
<td>Further information requested</td>
</tr>
<tr>
<td>5 May 2020</td>
<td>Applicant advised that the variation to the floor space ratio (FSR) is not supported</td>
</tr>
<tr>
<td>12 May 2020</td>
<td>Discussion held with applicant’s planning consultant regarding the variation to the FSR</td>
</tr>
<tr>
<td>15 May 2020</td>
<td>Application called in by Councillors Mackenzie and Duncan</td>
</tr>
<tr>
<td>19 May 2020</td>
<td>Further information received</td>
</tr>
<tr>
<td>1 June 2020</td>
<td>Applicant and owner requested to submit the information received 19 May in the format of Council's application form to vary a development standard</td>
</tr>
</tbody>
</table>