ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

DAC 18/08/20 – DA2018/00266.01 – 21-25 BRUNKER ROAD, ADAMSTOWN – MODIFICATION - MIXED USE COMMERCIAL AND SHOP TOP HOUSING - CHANGE OF USE TO SENIOR LIVING WITH INCREASED RESIDENTIAL UNITS AND CHANGE TO OVERALL BUILDING HEIGHT

PAGE 3 ITEM-28 Attachment A: Submitted Plans

PAGE 34 ITEM-28 Attachment B: Draft Schedule of Conditions

PAGE 53 ITEM-28 Attachment C: Processing Chronology

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ITEM-28 Attachment A: Submitted Plans
S4.55 APPLICATION TO MODIFY DEVELOPMENT CONSENT
ARCHITECTURAL DOCUMENTATION

Oak Tree Seniors Living Apartments  21-25 Brunker Road  Broadmeadow

Survey By Parker Skanlon, Ref B1624
Issued on 26 April 2017
PERSPECTIVE VIEW TO COMMUNAL AREA AND ENTRY ALONG BRUNKER ROAD
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Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

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### NOTES
- FOR STORMWATER DESIGN REFER TO CIVIL ENGINEERS DOCUMENTATION
- FOR GREYWATER, DRAINAGE AND RETAINING WALL DESIGN & DETAIL REFER TO CIVIL ENGINEERS DOCUMENTATION
- VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN EXTERNAL WALLS. MINIMAL JOINTS TO BE USED IN CONCRETE WALLS. JOINTS TO BE CONFIRMED BY ENGINEER.
- DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER.
- FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

### LEGEND
- TO BE DEMOLISHED
- BUILDING FOOTPRINT

### DECOMMISSIONED

### OAK TREE SENIORS LIVING APARTMENTS

### 21-25 Brunker Road

### Broadmeadow

### Oak Tree Group

### DECOMMISSIONED

### ISSUE

### DESCRIPTION

### PROJECT

### LOCATION

### SCALE

### DATE

### DRAWN

### QA CHECKED

### DRAWING NUMBER

### PROJECT NUMBER

### DATE

### FOR AUTHORITY APPROVAL ONLY

### NOT FOR CONSTRUCTION
PLANTER BOX WITH WIRE FRAME FOR CLIMBING SCREENING PLANTS
LANDSCAPE INDICATIVE ONLY
REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

LOW PLANTER BOX REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

EXISTING FOOTPATH AND TURFED AREAS

LEGEND

<table>
<thead>
<tr>
<th>Building Footprint</th>
<th>Calculated Landscaped Areas</th>
<th>Deep Soil Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>1092.34 m²</td>
<td></td>
</tr>
<tr>
<td>Floor Space Ratio</td>
<td>1.65:1</td>
<td></td>
</tr>
<tr>
<td>Total GFA</td>
<td>2608 m²</td>
<td></td>
</tr>
<tr>
<td>Landscape</td>
<td>188.2 m²</td>
<td>11.96%</td>
</tr>
<tr>
<td>Deep Soil</td>
<td>139 m²</td>
<td>8.6%</td>
</tr>
</tbody>
</table>

NOTE:

- PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
- FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION
- FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

Consultants

Oak Tree Group
21-25 Brunker Road
Broadmeadow

Site

Site Coverage Plan

Scale

Issue

Consultants

Oak Tree Group
21-25 Brunker Road
Broadmeadow

Site

Site Coverage Plan

Scale

Issue

Consultants

Oak Tree Group
21-25 Brunker Road
Broadmeadow

Site

Site Coverage Plan

Scale

Issue

Consultants

Oak Tree Group
21-25 Brunker Road
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Site Coverage Plan

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21-25 Brunker Road
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Site Coverage Plan

Scale

Issue

Consultants

Oak Tree Group
21-25 Brunker Road
Broadmeadow

Site

Site Coverage Plan

Scale

Issue

Consultants

Oak Tree Group
21-25 Brunker Road
Broadmeadow

Site

Site Coverage Plan

Scale

Issue

Consultants

Oak Tree Group
21-25 Brunker Road
Broadmeadow

Site

Site Coverage Plan

Scale

Issue

Consultants

Oak Tree Group
21-25 Brunker Road
Broadmeadow

Site

Site Coverage Plan

Scale

Issue

Consultants

Oak Tree Group
21-25 Brunker Road
Broadmeadow

Site
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Consultants

MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Parker Scanlon Pty Ltd
p: (02) 4969 6995
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De Witt Consulting
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Evergreen Energy Consultants
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e: joseph@evergreenec.com.au

Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au


Location
Oak Tree Seniors Living Apartments
21-25 Brunker Road
Broadmeadow
Oak Tree Group

DRAWN
DH

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION
Third Floor Plan

- **Oak Tree Seniors Living Apartments**
- Located: 21-25 Brunker Road, Broadmeadow
- Designed by Oak Tree Group

**Dimensions and Areas:**

- Areas calculated in square meters (m²)
- Areas provided for planning and design purposes

**Consultants:**

- Oak Tree Group
- For Design Submission

**Drawn:** 21/02/2020

---

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FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

Project: Oak Tree Seniors Living Apartments
Location: 21-25 Brunker Road
Broadmeadow
Owner: Oak Tree Group

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

DRAWN
4/3/2020
DH
APARTMENT MIX - FIRST FLOOR  1:500

APARTMENT MIX - SECOND FLOOR  1:500

APARTMENT MIX - THIRD FLOOR  1:500

<table>
<thead>
<tr>
<th>APARTMENT TYPE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BED PLUS 1 BATH</td>
<td>3</td>
</tr>
<tr>
<td>1 BED PLUS 1.5 BATH</td>
<td>2</td>
</tr>
<tr>
<td>2 BED PLUS 1.5 BATH</td>
<td>21</td>
</tr>
<tr>
<td>2 BED PLUS 2 BATH</td>
<td>2</td>
</tr>
<tr>
<td>3 BED PLUS 1.5 BATH</td>
<td>1</td>
</tr>
</tbody>
</table>
NOTE: THE THIRD FLOOR UTILISES ROOF WINDOWS FOR VENTILATION PURPOSES FOR SINGLE ASPECT APARTMENTS

19 APARTMENTS ACHIEVE CROSS VENTILATION

19 OF 29 APARTMENTS MEET THE OBJECTIVE OF THE NATURAL VENTILATION REQUIREMENTS

MINIMUM COMPLIANCE - 60.00%
PERCENTAGE COMPLIANCE - 65.52%
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

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NOTES

REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS.

FOR ROADWAY, BROADWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION.

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED AT 5000-6000MM CTS MAX AS PER ENGINEERS SPECIFICATIONS TO AS/NZS 4773.2 & TN 61. (BUILDER TO CONFIRM LOCATIONS)

DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION.

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Consultants
Oak Tree Group

Location
21-25 Brunker Road
Broadmeadow

ELEVATIONS - SHEET 1
Scale
1:200

Issue
A

For Authority Approval Only
Not For Construction

FOR S4.55 SUBMISSION
21-02-2020

FOR S4.55 SUBMISSION
26-05-2020

DH

NOTES

EXISTING GROUND LINE

PRESENTATION FOR ADJACENT REDEVELOPMENT TO CREATE CONTINUOUS STREETScape

EXISTING RESIDENCE

POSSIBLE FUTURE DEVELOPMENT HATCHED

BOUNDARY

BOUNDARY

LIFT OVER RUN

ROOF TOP TERRACE

14 METRE HEIGHT LIMIT

1:200

BRUNKER ROAD

NORTH ELEVATION

GROUND FLOOR

10,420

FIRST FLOOR

13,520

SECOND FLOOR

16,620

THIRD FLOOR

19,620

ROOF TERRACE

22,220

RT ROOF

7,220

3,200

3,100

3,100

2,600

14,000

1,400

200x315

7,820

1,000

1,000

1,000

1,000

1,000
### Notes

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### Table

<table>
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<th>Client</th>
<th>Scale</th>
<th>Date</th>
<th>Drawing Number</th>
<th>Project Number</th>
<th>Date</th>
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<tbody>
<tr>
<td>21-25 Brunker Road</td>
<td>Oak Tree Group</td>
<td>1:200</td>
<td>26/05/2020</td>
<td>DA201</td>
<td>19084</td>
<td>2020-02-02</td>
</tr>
</tbody>
</table>

### Diagram

- **EAST ELEVATION 1:200**
- **KOREE ROAD**
- **EXISTING NEIGHBOURING GARAGE**
- **CARP PARK ENTRY**
- **WORKSHOP**
- **OFFICE**
- **EXISTING GROUND LINE**
- **BOUNDARY**
- **LIFT OVER RUN**
- **ROOF TOP TERRACE**
- **14 METRE HEIGHT LIMIT**
- **BOUNDARY**
- **EXISTING GROUND LINE**

**ELEVATIONS - SHEET 2**

- **Scale**
- **Date**
- **Drawn**
- **Checked**
- **Descriptive Title**
- **Design**
- **Location**
- **Project**
- **Contractor**
- **Architect**
- **Consultants**
- **Issue**
- **Description**
- **Date**

### Details

- **3,000**
- **14,000**
- **1,400**
- **LEP HEIGHT LIMIT**
- **LEP 14M HEIGHT LIMIT**
- **LEP 14M + 10% (15.4M) HEIGHT LIMIT**

**NOTES**

- REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS.
- FOR ROADWAY, DRAINAGE AND retaining WALL, DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION.
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Consultants:

Oak Tree Group

21-25 Brunker Road
Broadmeadow

Layout:

ELEVATIONS - SHEET 3
Scale: As Shown

DFM

DA202

PARKER SCANLON PTY LTD
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e: mark@parkerscanlon.com.au

MUD
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e: mark@mud.design

DNARY QUANTITY SURVEYING
p: (02) 4952 1087
e: info@denary.net.au

AMOUNTS - SHEET 2
Scale: As Shown

DFM

DA202
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Notes:

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---

**Notes**

- **EXTERNAL FINISHES**
  - **DA350**: For Authority Approval Only
  - **FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION**

---

**Consultants**

- **ARCHITECT**
  - Name: Elk Designs
  - Address: 21-25 Brunker Road, Broadmeadow, NSW 2289
  - Phone: (02) 4952 4425
  - Email: admin@elkdesigns.net.au

- **ARCHITECT**
  - Name: Oak Tree Group
  - Address: 21-25 Brunker Road, Broadmeadow, NSW 2289
  - Phone: (02) 4952 4425
  - Email: admin@elkdesigns.net.au

---

**Materials**

- **LIGHTWEIGHT CLADDING**
  - **DULUX - WAYWARD GREY**
  - **DULUX CASPER WHITE HALF**
  - **DULUX VIVID WHITE**

- **TIMBER LOOK LIGHTWEIGHT CLADDING**
  - **COLOUR: IRON BARK**
  - **AND DARK OAK**
  - **COLOUR: IRON BARK**
  - **AND DARK OAK**

- **PRE CAST CONCRETE PANELS**
  - **COLOUR: CCS ZEUS**

---

**Scale**

- **As Shown @A3**
- **Date: 26/05/2020**

---

**Drawing Number**

- **DA350**

---

**Project**

- **Oak Tree Seniors Living Apartments**
  - **Location:** 21-25 Brunker Road, Broadmeadow
  - **Client:** Oak Tree Group
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Notes

- Refer to consulting engineers drawings for stormwater details
- For roadway, driveway and retaining wall design & levels refer to civil engineers documentation
- Vertical control joints indicative only. Located in all external walls 5000-6000mm CTS Max as per Engineers specifications to AS/NZ 4773.2 & TN 61
- Downpipe positions are indicative only. Position of downpipes to be confirmed by builder.
- For landscape design & fence locations refer to landscape designers documentation
- Refer to external finishes pages for selected materials and colours

Consultants

Oak Tree Consulting
Phone: 02 4000 8000
Email: admin@oaktreeconsulting.com.au

DE Witt Consulting
Phone: 02 4942 5441
Email: emmam@dewittconsulting.com.au

Evergreen Energy Consultants
Phone: 02 4975 5350
Mobile: 0407 886 275
Email: joseph@evergreenec.com.au

Denary Quantity Surveying
Phone: 02 4952 1087
Email: info@denary.net.au

MPC Consulting Engineers
Phone: 02 4927 5566
Email: admin@mpceng.com.au

Parker Scanlon Pty Ltd
Phone: 02 4969 6995
Email: mark@parkerscanlon.com.au

MUD
Phone: 0415 883 167
Email: mark@mud.design

For Authority Approval Only
Not for Construction
13.0 CLEARANCES

13.1 Ground and structure clearances

13.1.1 Distribution lines (mains)

MAINS (for dimensions see Tables 13.1.2a and b)

Table 13.1.2b: Minimum Clearance from Structures and Buildings

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>11kV – 33kV</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Insulated with earthed screen</td>
</tr>
<tr>
<td>D</td>
<td>m</td>
</tr>
<tr>
<td>Vertically above those parts of any structure normally accessible to persons</td>
<td>2.7</td>
</tr>
<tr>
<td>E</td>
<td>m</td>
</tr>
<tr>
<td>Vertically above those parts of any structure not normally accessible to persons but on which a person can stand</td>
<td>2.7</td>
</tr>
<tr>
<td>F</td>
<td>m</td>
</tr>
<tr>
<td>In any direction (other than vertically above) from those parts of any structure normally accessible to persons, or from any part not normally accessible to persons but on which a person can stand</td>
<td>1.5</td>
</tr>
<tr>
<td>G</td>
<td>m</td>
</tr>
<tr>
<td>In any direction from those parts of any structure not normally accessible to persons</td>
<td>0.1</td>
</tr>
</tbody>
</table>

NOTE:
1. Dimensions D and E should not be taken as meaning only the literal vertical. The actual clearance may also extend outwards in an arc until it intersects with the relevant F dimension clearance.
2. "Covered" conductor is not metallically screened and so is not touch safe.
3. Dimensions D, E and F may be variable depending on the height of the road and the construction requirements. These dimensions apply if the height of the road (or similar) plus distance E is greater than distance D.
4. Additional clearance should be allowed if there is likely to be a future lower circuit constructed along the road or in special circumstances such as private roads and adjacent parts of public roads especially in mining and heavy industrial sites.
5. Greater clearances over roads may be required where regular high loads are likely eg New England Highway, Golden Highway.
6. Dimensions D and E should not be taken as meaning only the literal vertical. The actual clearance may also extend outwards in an arc until it intersects with the relevant F dimension clearance.
7. "Covered" conductor is not metallically screened and so is not touch safe.
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.

Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

Drawings are to be read in conjunction with all contract documents.

Use figured dimensions only. Do not scale from drawings.

ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Description</th>
<th>Date</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Oak Tree Seniors Living Apartments</td>
</tr>
</tbody>
</table>

Location: 21-25 Brunker Road, Broadmeadow

Client: Oak Tree Group

Scale: 1:500

Date: 26/05/2020

ELK Designs

Architect - Nominated Architect: Daniel Hadley
8209 266A Brunker Rd Adamstown NSW 2289
P:02 4952 4425
E:admin@elkdesigns.net.au

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

DH
WF
21 JUN at 0900h

1:500

FOR S4.55 SUBMISSION

21-02-2020

19084

DA900

26
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed ‘For Construction’ and authorised for issue.
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Notes

Consultants

Oak Tree Seniors Living Apartments

Location

21-25 Brunker Road

Broadmeadow

Oak Tree Group

FOR AUTHORITY APPROVAL ONLY

NOT FOR CONSTRUCTION

CONTRACT

1:500

SHADOWS - SHEET 3

DH

21 JUN at 1100h

FOR S4.55 SUBMISSION

21-02-2020

DA902

FOR AUTHORITY APPROVAL ONLY

NOT FOR CONSTRUCTION

2020

OAK TREE

28
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

Drawings are to be read in conjunction with all contract documents.

Use figured dimensions only. Do not scale from drawings.

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Consultants

Oak Tree Seniors Living Apartments

Location

21-25 Brunker Road

Oak Tree Group

DH

WF

21 JUN at 1200h

1:500
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Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

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Use figured dimensions only. Do not scale from drawings.

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<table>
<thead>
<tr>
<th>Consultant</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHADOWS - SHEET 5</td>
<td>1:500</td>
<td>21 JUN at 1300h</td>
</tr>
<tr>
<td>Oak Tree Seniors Living Apartments</td>
<td>21-25 Brunker Road Broadmeadow</td>
<td>2020-06-21</td>
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<tr>
<td>Oak Tree Group</td>
<td></td>
<td>DH</td>
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Scale: As Shown @ A3 | Date: 26/05/2020

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Consultants

Oak Tree Group
21-25 Brunker Road
Broadmeadow

Notes

Consultants

SHADOWS - SHEET 6

21 JUN at 1400h
1:500

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Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

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Consultants

SHADOWS - SHEET 7
21-25 Brunker Road
Broadmeadow

21 JUN at 1500h
1:500

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Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
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</tr>
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<tbody>
<tr>
<td>Parker Scanlon Pty Ltd</td>
<td>(02) 4969 6995</td>
<td><a href="mailto:mark@parkerscanlon.com.au">mark@parkerscanlon.com.au</a></td>
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</tr>
<tr>
<td>De Witt Consulting</td>
<td>(02) 4942 5441</td>
<td><a href="mailto:emmam@dewittconsulting.com.au">emmam@dewittconsulting.com.au</a></td>
</tr>
<tr>
<td>Evergreen Energy Consultants</td>
<td>(02) 4975 5350</td>
<td><a href="mailto:joseph@evergreenec.com.au">joseph@evergreenec.com.au</a></td>
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<td>(02) 4952 1087</td>
<td><a href="mailto:info@denary.net.au">info@denary.net.au</a></td>
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<tr>
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<td>(02) 4952 1087</td>
<td><a href="mailto:info@denary.net.au">info@denary.net.au</a></td>
</tr>
</tbody>
</table>

FOR AUTHORITY APPROVAL ONLY

NOT FOR CONSTRUCTION

FOR REFERENCE ONLY
ITEM-28 Attachment B: Draft Schedule of Conditions
DRAFT SCHEDULE OF CONDITIONS

Application No: DA2018/00266.01

Land: Lot B DP 330003
      Lot A DP 330003
      Lot 2004 DP 755247
      Lot 2 DP 309015

Property Address: 21 Brunker Road Broadmeadow NSW 2292
                  25 Brunker Road Broadmeadow NSW 2292
                  23 Brunker Road Broadmeadow NSW 2292
                  1 Koree Road Broadmeadow NSW 2292

Proposed Development: Modification to approved mixed use development
                      including the change of use from a residential flat building
                      to seniors living ‘self-contained dwellings’ and alteration
                      and additions.

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.

<table>
<thead>
<tr>
<th>Plan No / Supporting Document</th>
<th>Version</th>
<th>Prepared by</th>
<th>Dated</th>
</tr>
</thead>
<tbody>
<tr>
<td>DA00 COVER PAGE</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
</tr>
<tr>
<td>DA020 PERSPECTIVES 1</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
</tr>
<tr>
<td>DA030 DEMOLITION PLAN</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
</tr>
<tr>
<td>DA040 SITE COVERAGE PLAN</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
</tr>
<tr>
<td>DA100 GROUND FLOOR</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
</tr>
<tr>
<td>DA101 FIRST FLOOR PLAN</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
</tr>
<tr>
<td>DA102 SECOND FLOOR PLAN</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
</tr>
<tr>
<td>DA103 THIRD FLOOR PLAN</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
</tr>
<tr>
<td>DA104 ROOF TERRACE PLAN</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
</tr>
<tr>
<td>DA120 APARTMENT MIX</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
</tr>
<tr>
<td>DA125 VENTILATION DIAGRAMS</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
</tr>
<tr>
<td>DA 150 SOLAR DIAGRAMS</td>
<td>A</td>
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<td>26.05.2020</td>
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<tr>
<td>DA151 SOLAR DIAGRAMS</td>
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<tr>
<td>DA152 SOLAR DIAGRAMS</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
</tr>
<tr>
<td>DA200 ELEVATIONS</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</td>
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<tr>
<td>DA201 ELEVATIONS</td>
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<td>DA202 ELEVATIONS</td>
<td>A</td>
<td>ELK</td>
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</tr>
<tr>
<td>DA203 ELEVATIONS</td>
<td>A</td>
<td>ELK</td>
<td>26.05.2020</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.

(Condition amended under DA2018/00266.01)

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

2. The proposed awning on Brunker Road and Koree Road frontages is to be designed in a manner that is consistent with Element 7.10 ‘Street Awnings and Balconies’ of the Newcastle Development Control Plan. The design will need to consider the existing overhead wires and location of the existing Ausgrid power pole and the impact on the RMS Sign (Separate approval require from RMS if the sign needs to be relocated). Under awning lighting is to be provided to the area’s Lighting category in accordance with AS1158.

3. On-site parking accommodation is to be provided for On-site parking accommodation is to be provided for 35 vehicle spaces (includes 1 parking space as Wash Bay/Loading & Service Bay and 1 staff parking) and such 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 DCP 2012. Full details are to be included in documentation for a Construction Certificate application.

(Condition amended under DA2018/00266.01)

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 and AS/NZS 2890.6:2009 - Parking facilities - Off-street parking for people with disabilities. 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. Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance in accordance with AS/NZS 2890.1:2004:Parking facilities – Off-street car parking Figure 3.3.

7. Roof water from the proposed new work is to be directed to the proposed underground water tank (minimum total capacity of 35,000L) and being
reticulated there from to any new toilet cisterns and cold water washing machine taps, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch any new toilet cisterns and laundry taps to mains water when the tank falls below 10% capacity. The water tank and plumbing are to be installed in accordance with Australian Standard AS 3500, the relevant plumbing regulations and the requirements of the Hunter Water Corporation. Full details are to be provided with the Construction Certificate application.

8. All downpipes discharging to the rainwater tanks are to have pre-storage insect, debris and vermin control (e.g. a rainwater head being leaf screened and vermin and insect proof) to minimise the contamination of captured roof water. A first flush device is to be provided for the inlet to the tank and a backflow prevention device is to be installed in the tank overflow outlet before connecting to the stormwater drainage system. If the roof downpipes are charged to the rainwater tank, all pipes are to be chemically welded and the stormwater system is to be designed such that the system is capable of being flushed in the event of pipe blockage (e.g. capped relief access points at the lowest level of stormwater drainage).

9. Overflows from the roof water tank and any additional discharge controls (if required) are to be directed to Council’s drainage system by means of an interallotment drainage line or underground pipe directly to the street gutter. Full details are to be included in documentation for a Construction Certificate application.

10. All stormwater runoff from the proposed development being managed in accordance with the requirements of Section 7.06 ‘Stormwater’ of Newcastle Development Control Plan 2012, as indicated on the concept stormwater management plan prepared by MPC Consulting Engineers Job No. 18-326 Dwg. No. C01 & C02 Issue 0 dated 19/03/2018. The proposed kerb outlet is to be located 1m away from the driveway. The car wash bay is to be connected to the Hunter Water sewer pipe system and the area is to be bunded to prevent waters from draining into City’s road drainage system. Full details are to be included in documentation for any Construction Certificate application.

11. A structural engineer is to determine the location and depth of the proposed underground tank and On-Site Detention and certify that it will not adversely affect any building foundation footings or slabs when the tank is empty. Stormwater Management Plan is to be designed in accordance with current NDCP Section 7.06 Stormwater Management and Newcastle City Council’s Stormwater and Water Efficiency Technical Manual. Full details are to be included with documentation for any Construction Certificate application.

12. The floor level of all proposed buildings or building additions is to be verified on plans for a Construction Certificate application to be 7.22 Australian Height Datum (except for the car parking being 7.10m AHD). The finished floor levels are to be certified by a registered Surveyor prior to the placement of the floor material and a copy of the Surveyor’s Certificate is to be forwarded to the Principal Certifying Authority.

13. 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 landscape plan and specification. The
plan and specifications is 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 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.

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. The car wash bay is to be connected to the Hunter Water sewer pipe
system and the area is to be bunded to prevent waters from draining into City’s
road drainage system. A copy of the Corporation’s certificate of compliance (refer
s50 Hunter Water Act 1991) is 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. 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.

17. The proposed lighting including car park lighting of the premises is to be
designed, positioned, and installed, including appropriate shielding and
orientation of the lighting fixture, as to not give rise to obtrusive light, interfere
with traffic safety or detract from the amenity of surrounding properties in
accordance with Australian Standard AS 4282: 1997 Control of the obtrusive
effects of outdoor lighting. Full details are to be included in the documentation
for a Construction Certificate application.

18. A 1.2m x 1.2m footpath splay is to be provided at the corner of Brunker Road and Koree Road on the ground level as a publicly accessible footway. The architectural plans are to clearly indicate the splay. Full details are to be included in the documentation for a Construction Certificate application.

19. A design verification statement from a qualified designer shall be submitted to the Certifying Authority. The statement shall confirm the Construction Certificate plans and specifications achieve or improve the design quality of the development for which consent is granted, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development.

Full details are to be included in the documentation for the first Construction Certificate for the residential flat development.

Note: ‘Qualified Designer’ means a person registered as an architect in accordance with the Architects Act 2003. This condition is imposed in accordance with Clauses 143A of the Environmental Planning and Assessment Regulation 2000.

20. The Developer designing and constructing the following works within Brunker Road and Koree Road frontages adjacent to the site at no cost to Council and in accordance with Council’s guidelines, design specifications and Australian Standards:

Public Domain Works

i. New footpath (concrete/asphalt or as specified by Council) to Brunker Road and Koree Road frontages.

ii. The 1.2m x 1.2 splay on the Ground Level for publicly accessible footpath at the corner of Koree Rd and Brunker Rd. Survey plan is to be included to confirm the splay.

iii. Install new kerb and gutter, kerb ramp and repair road along Koree Road.

iv. Retain and protect sandstone kerb and gutter along Brunker Road.

v. Install new kerb inlet pit on Brunker Rd near the RMS sign and connect to existing drainage pipe on Brunker Road.

vi. Install new street trees and grass verge areas in accordance with Council requirements and adjust service pit levels to match new footpath level.

Note: footpath to achieve maximum cross fall of 2.5%.

Note: Structures such as the planter walls as indicated on the landscape/architectural plans are not supported. Any landscape within road reserve will need to be indicated on the S138 plans and require approval from Council.

vii. Remove all redundant driveways, install new kerb and gutter and repair any road works.
viii. Installation of new driveway and drainage and associated roadworks.

ix. Install any required parking signs, line markings and mandatory signage.

x. Installation of any new street furniture including bicycle racks or rings and new seats or bins on Brunker Road. Any new rubbish bin and any other asset installation will be advised at application stage.

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

21. A total monetary contribution of $62,500.00 is to be paid to Council, pursuant to Section 94A 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 S94A Development Contributions Plan 2009 (updated version operational from 15 March 2011). A copy of the plan may be inspected at Council’s Customer Enquiry Centre, ground floor of the City Administration Centre, 282 King Street Newcastle 8.30 am to 5.00 pm, excluding public holidays.

b) The City of Newcastle S94A Development Contributions Plan 2009 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. Refer to the s94A Development Contributions Plan 2009.

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 provided below. Indexation quarters from the ABS are as follows:

<table>
<thead>
<tr>
<th>Indexation quarters</th>
<th>Approx release date</th>
</tr>
</thead>
<tbody>
<tr>
<td>September</td>
<td>Late October</td>
</tr>
<tr>
<td>December</td>
<td>Late January</td>
</tr>
<tr>
<td>March</td>
<td>Late April</td>
</tr>
<tr>
<td>June</td>
<td>Late July</td>
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</tbody>
</table>

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

*(Condition amended under DA2018/00266.01)*

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

22. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.

23. 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 (marked to Attention: Compliance Services) and the demolisher prior to commencement of work.

24. 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 the WorkCover Authority of 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 Council Officers upon request

   d) Seven working days' notice in writing is to be given to Council 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 Council’s contact telephone number (49742000) and the Workcover Authority of 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.

25. 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.

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

27. 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).

28. If construction / demolition work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the need to enclose a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

29. An application is to be made to and approved by Council for the erection of a hoarding or part closure of the footway prior to construction being commenced. Such overhead structure or protective fence shall comply with the Work Health and Safety Act 2011 (NSW), Work Health and Safety Regulation 2011 (NSW) and any relevant approved industry code of practice. Notice of intention of commencement must be given to WorkCover New South Wales.

30. 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.

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

32. 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.

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

34. A commercial type vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:
   a. Constructed in accordance with Council’s A374 – Driveway Crossings Standard Design Details.
   b. Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance.
   c. The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve.
   d. The proposed driveway shall be a minimum of 750mm clear of the centre of any pole or obstruction within the public reserve and 1 metre clear of any drainage pit/outlets.

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

35. 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.
36. 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.

37. 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.

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

39. 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.

40. 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.

Note: Council’s ‘PREVENT POLLUTION’ sign can be obtained by presenting your development application receipt at Council’s Customer Enquiry Counter at 282 King Street Newcastle.

41. Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the Department of Environment and Climate Change’s (DECC) ‘Waste Classification Guidelines Part 1: Classifying Waste’.

42. Erosion and sediment control measures are to be implemented prior to the commencement of works and be maintained during the period of construction in accordance with the details set out on the Erosion and Sediment Control Plan submitted with the application, and with the below requirements:

a) Control over discharge of stormwater and containment of run-off and pollutants leaving the site must be undertaken through the installation of erosion control devices such as catch drains, energy dissipaters, level spreaders and sediment control devices such as hay bale barriers, filter fences, filter dams and sediment basins and controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover. Erosion and sediment control measures are to be designed in accordance with the requirements of the Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1 (the ‘Blue Book’) published by Landcom, 2004.
43. 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).

44. All external items of air conditioning plant are to be screened or positioned in such a manner as to not detract from the visual presentation of the building.

45. All public trees that are required to be retained must be physically protected in accordance with the City of Newcastle Urban Forest Technical Manual 'Section 8.0 Protection Measures'. 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.

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

46. All commitments listed in the relevant BASIX certificate for the development are to be satisfactorily completed prior to the issue of an Occupation Certificate. Should there be any changes to the specifications of the dwelling that have implications for compliance with the approved certificate, except where restricted or excluded by any other condition of consent, an amended BASIX Certificate can be relied upon as having complied with this condition. A copy of any amended BASIX Certificate is to be provided to Council within fourteen days of receipt.

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

48. 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 a Final Occupation Certificate for the proposed development.

49. The water management measures as indicated on the submitted plans and Statement of Environmental Effects and/or as modified under the terms of this consent are to be implemented and the nominated fixtures and appliances are to be installed and operational prior to issue of an Occupation Certificate.

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

51. A 1.2m x 1.2m footpath splay is to be provided at the corner of Brunker Road and Koree Road on the ground floor as a public right of accessway. A detailed survey plan is to be submitted with an accompanying Subdivision Certificate Application for Council certification and such plan is to be registered with the NSW Government Land & Property Information prior to issue of any occupation certificate.
Note: All associated survey and legal work is to be undertaken by the Developer at the Developers expense. The land is to be dedicated to Council as a Road Reserve at no cost to Council.

52. An application is to be made for a Strata Certificate in accordance with the requirements of Division 4 of the *Strata Scheme (Freehold Development) Act 1973* (NSW).

53. A design verification statement from a qualified designer shall be submitted to the Principal Certifying Authority prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first. The statement shall confirm the development has been constructed in accordance with the quality principles set out in Part 2 of *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development*.

Note: ‘Qualified Designer’ means a person registered as an architect in accordance with the *Architects Act 2003*. This condition is imposed in accordance with Clauses 154A of the *Environmental Planning and Assessment Regulation 2000*.

**CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT**

54. The proposed seniors housing is to be occupied exclusively by ‘seniors or people who have a disability, people who live within the same household with seniors or people who have a disability or staff employed to assist in the administration of and provision of services’ as defined under Clause 18(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (NSW). An appropriate notation is to be made on a survey plan and accompanying instrument under Section 88B of the Conveyancing Act 1919 (NSW)

*(Condition amended under DA2018/00266.01)*

55. 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*.

<table>
<thead>
<tr>
<th>Unit/Dwelling/ Lot Number on plan</th>
<th>Council Allocated Street Addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>House Number</td>
</tr>
<tr>
<td>Primary Address</td>
<td>21</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>First Floor</td>
<td></td>
</tr>
<tr>
<td>Unit 1.01</td>
<td>101/21</td>
</tr>
<tr>
<td>Unit 1.02</td>
<td>102/21</td>
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<tr>
<td>Unit 1.03</td>
<td>104/21</td>
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<tr>
<td>Unit 1.04</td>
<td>106/21</td>
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<tr>
<td>Unit 1.05</td>
<td>108/21</td>
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<tr>
<td>Unit 1.06</td>
<td>110/21</td>
</tr>
<tr>
<td>Unit 1.07</td>
<td>109/21</td>
</tr>
<tr>
<td>Unit 1.08</td>
<td>107/21</td>
</tr>
</tbody>
</table>
(Condition amended under DA2018/00266.01)

**ADVISORY MATTERS**

- It is recommended that, prior to commencement of work, the free national community service ‘Dial before you Dig’ be contacted on 1100 or by fax on 1200 652 077 regarding the location of underground services in order to prevent injury, personal liability and even death. Inquiries should provide the property details and the nearest cross street/road.

- 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:

<table>
<thead>
<tr>
<th>Unit 1.09</th>
<th>105/21</th>
<th>Brunker Road</th>
<th>Broadmeadow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1.10</td>
<td>103/21</td>
<td>Brunker Road</td>
<td>Broadmeadow</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Second Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 2.01</td>
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<tr>
<td>Unit 2.02</td>
</tr>
<tr>
<td>Unit 2.03</td>
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<tr>
<td>Unit 2.04</td>
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<tr>
<td>Unit 2.05</td>
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<td>Unit 2.07</td>
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<td>Unit 2.08</td>
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<tr>
<td>Unit 2.09</td>
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<tr>
<td>Unit 2.10</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Third Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 3.01</td>
</tr>
<tr>
<td>Unit 3.02</td>
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<td>Unit 3.03</td>
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<td>Unit 3.04</td>
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<td>Unit 3.08</td>
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<tr>
<td>Unit 3.09</td>
</tr>
</tbody>
</table>
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.

- 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.

- 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.

END OF CONDITIONS
SCHEDULE 2

SUBSIDENCE ADVISORY NSW GENERAL TERMS OF APPROVAL

56. 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 must be submitted to Subsidence Advisory NSW.

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

58. Subsidence Advisory NSW is to be notified of any changes to lot numbering and the registered DP number.

59. The proposed structure(s) is to be designed to be “safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ damage in accordance with AS2870 (Damage Classification), and readily repairable” using the subsidence parameters outlined below:
   a. Maximum vertical subsidence: 100 mm
   b. Maximum horizontal tensile strains: 1 mm/m
   c. Maximum horizontal compressive strain: 1mm/m
   d. Maximum tilt: 2.5 mm/m
   e. Maximum radius of curvature (sagging): 16 km
   f. Maximum radius of curvature (hogging): 5km

60. Submit an “Engineering Impact Statement” prior to commencement of detailed design for acceptance by SA NSW, 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. Provide certification that the design will ensure the improvement remains “safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ in accordance with AS2870 (Damage Classification), and readily repairable”.
   f. Comment on the:
      - likely building damage in the event of mine subsidence.
      - sensitivity of the design to greater levels of mine subsidence

61. The design submitted for approval under section 22 of the Coal Mine Subsidence Compensation Act 2017 shall incorporate the design methodology contained in the “Engineering Impact Statement”, for acceptance by the Board 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”.
repairable" taking into consideration the mine subsidence parameters outlined above.

62. Establish several survey monitoring reference marks on and around the circumference of the building so that building movement can be monitored should mine subsidence occur. A plan with the position including Easting, Northing and RL of each of the monitoring reference marks and original RLs are to be forwarded to Subsidence Advisory NSW.

63. Upon completion of construction, work-as-executed certification by a qualified engineer must be supplied to Subsidence Advisory NSW confirming that construction was in accordance with the plans accepted by Subsidence Advisory NSW.

SCHEDULE 3

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.
- No objections were received and no negative neighbour impacts are anticipated.
- Council has considered and accepted the proposed development standard variation made under Clause 4.3 of the Newcastle Local Environmental Plan 2012. The proposed 16% variation is considered acceptable in the particular circumstances of this case as the variation will not significantly overshadow the neighbouring properties, obstruct significant view corridors, and result in negative privacy issues.
- Council has considered and accepted the proposed development standard variation made under Clause 4.4 of the Newcastle Local Environmental Plan 2012. The proposed 9% variation is considered acceptable in the particular circumstances of this case.
REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

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

DAC 18/08/20 – DA2018/00266.01 – 21-25 BRUNKER ROAD, ADAMSTOWN – MODIFICATION - MIXED USE COMMERCIAL AND SHOP TOP HOUSING - CHANGE OF USE TO SENIOR LIVING WITH INCREASED RESIDENTIAL UNITS AND CHANGE TO OVERALL BUILDING HEIGHT

ITEM-28 Attachment C: Processing Chronology
THE CITY OF NEWCASTLE
Report to Development Applications Committee Meeting on
18 August 2020

PROCESSING CHRONOLOGY

DA2018/00266.01 – 21-25 BRUNKER ROAD, ADAMSTOWN

28 May 2020 - Modification application submitted

05 June – 25 June 2020 - Public notification (no submission received)