



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 10 DANGAR STREET WICKHAM – DA2022/00448
AND MIXED-USE DEVELOPMENT - ALTERATIONS AND ADDITIONS
TO CREATE ADDITIONAL THREE LEVELS OF RESIDENTIAL
DWELLINGS**

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DWELLINGS**

ITEM-28 **Attachment A:** Planning Proposal

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PLANNING AGREEMENT NUMBER: VPA2022/00001

Section 7.4 of the *Environmental Planning and Assessment Act, 1979*

Parties

NEWCASTLE CITY COUNCIL of 12A Stewart Avenue, Newcastle NSW 2300 (**Council**)

AND

DANGAR ST WICKHAM PTY LTD (ACN 625 741 344) of , Level 12, 90 Arthur Street, North Sydney NSW 2060 (**Developer**)

Background

- A. The Developer has made a Development Application to the Council for Development Consent to carry out the Development on the Land.
- B. That Development Application was accompanied by an offer by the Developer to enter into this Agreement to make Development Contributions towards the Public Purpose if that Development Consent to carry out the Development on the Land is granted.

Operative provisions

1 Planning agreement under the Act

The Parties agree that this Agreement is a planning agreement governed by Subdivision 2 of Division 7.1 of Part 7 of the Act.

2 Application of this Agreement

This Agreement is made in respect of the Development and applies to both the Land and the Development.

3 Operation of this Agreement

3.1 The parties are to execute this Agreement immediately following the grant by the Council of the Development Consent.

3.2 This Agreement shall operate from the date of execution of this Agreement.

3.3 When this Agreement operates it is a binding Contract between the parties.

4 Definitions and interpretation

In this Agreement the following definitions apply:

Act means *the Environmental Planning and Assessment Act 1979*(NSW).

Agreement means this agreement

Business Day means a day that is not a Saturday, Sunday or public holiday, on which banks are open for general services in Sydney, New South Wales

Certifying Authority means any accredited private certifier including where appropriate, a Principal Certifying Authority (PCA) appointed or to be appointed to certify the Development or any aspect of it;

Council means Newcastle City Council

Occupation Certificate means any occupation certificate in respect of the Development Consent;

Development means the development the subject of the Development Application as made by the Developer and which is described in Item 4 of Schedule 2, and any conditions of the Development Consent;

Development Application means the development application described in Item 4 of Schedule 2;

Development Consent means the consent granted under the Act for all or part of the Development Application.

Development Contribution means a monetary contribution, as referred to in Schedule 1 but does not include any Security or other benefit provided by a Party to the Council to secure the enforcement of that Party's obligations under this Deed for the purposes of s 7.4(3)(g) of the Act.

GST has the same meaning as in the GST Law.

GST Law has the meaning given to that term in *A New Tax System (Goods and Services Tax Act 1999)* (Cth) and any other Act or regulation relating to the imposition or administration of the GST.

Land means Lot 1 DP1197377., known as 10 Dangar Street, Wickham NSW.

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Party means a party to this agreement, including their successors and assigns.

Public Purpose for the purpose of this Agreement means the public purpose described in Column 2 of Schedule 1.

Regulation means the *Environmental Planning and Assessment Regulation 2021* (NSW).

Schedule means any schedule to this Agreement.

5 Interpretation

In the interpretation of this Agreement, the following provisions apply unless the context otherwise requires:

- (a) Headings are inserted for convenience only and do not affect the interpretation of this Agreement.
- (b) A reference in this Agreement to a business day means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney.
- (c) If the day on which any act, matter or thing is to be done under this Agreement is not a business day, the act, matter or thing must be done on the next business day.
- (d) A reference in this Agreement to dollars or \$ means Australian dollars and all amounts payable under this Agreement are payable in Australian dollars.
- (e) A reference in this Agreement to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.
- (f) A reference in this Agreement to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced.
- (g) A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Agreement.
- (h) An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
- (i) Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning.
- (j) A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders.
- (k) References to the word 'include' or 'including' are to be construed without limitation.
- (l) A reference to this Agreement includes the agreement recorded in this Agreement.
- (m) A reference to a party to this Agreement includes a reference to the servants, agents and contractors of the party, and the party's successors and assigns.
- (n) Any schedules and attachments form part of this Agreement.

6 Development Contributions to be made under this Agreement

- 6.1 The Developer must pay the Development Contribution to the Council in accordance with Schedule 1 of this Agreement and any other provision of this Agreement relating to the making of Development Contributions.
- 6.2 Payment of the Development Contribution may be made by bank cheque in favour of Council or electronic funds bank transfer to Council's nominated bank account.
- 6.3 The development Contribution will be taken to have been made when Council notifies the Developer in writing that the bank cheque has been received or clear funds have been deposited in Council's nominated bank account.
- 6.4 The Developer covenants and agrees not to make an application for the issue of any Occupation Certificate until the Development Contribution required to be made to the Council hereunder has been paid.

7 Application of the Development Contributions

7.1 Council will use the Development Contributions for the provision of public amenities and infrastructure that supports the implementation of the Wickham Masterplan 2021.

8 Application of s7.11 and s7.12 of the Act to the Development

8.1 This Agreement does not exclude the application of section 7.11 or section 7.12 of the Act to the Development.

8.2 Benefits under the Agreement are not to be taken into account in determining a development contribution under section 7.11 or section 7.12 of the Act.

9 Registration of this Agreement

9.1 The Developer must:

- (a) prior to the issue of any Construction Certificate for the Development, or within such further time as the parties hereto agree, do all things reasonably necessary to obtain the consent to the registration of this Agreement over the title to the Land pursuant to section 7.6 of the Act from all persons who have an interest in the Land;
- (b) forthwith after receiving the consents specified in subclause (a) cause this Agreement to be registered on the title of the Land;

9.2 The Developer agrees that pending the registration of this Agreement on the title of the Land as required by clause 8.1, the Council shall be entitled to register a caveat at Land & Property Information Authority over the title to the Land to protect its interest therein pursuant to this Agreement.

10 Acknowledgements

10.1 The Developer acknowledges that the Council may include a notation on Certificates under section 10.7 of the Act in relation to this Agreement.

10.2 The parties acknowledge that the Council is a consent authority with statutory rights and obligations pursuant to the terms of the Act and other legislation.

11 Review of this Agreement

11.1 The Parties agree to review this Agreement every five years, and determine if either Party is of the opinion that any change of circumstance has occurred, or is imminent, that materially affects the operation of this Deed.

11.2 For the purposes of this clause, the relevant changes include (but are not limited to) any change to a law that restricts or prohibits or enables the Council or any other planning authority to restrict or prohibit any aspect of the Development.

11.3 For the purposes of addressing any matter arising from a review of this Agreement, the Parties are to use all reasonable endeavours to agree on and implement appropriate amendments to this Agreement.

11.4 If this Agreement becomes illegal, unenforceable or invalid as a result of any change to a law, the Parties agree to do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Agreement is entered into.

11.5 A failure by a Party to agree to take action requested by the other Party as a consequence of a review referred to in clause 11.1 is not a dispute for the purposes of this Agreement and is not a breach of this Agreement.

12 Dispute Resolution

12.1 Reference to Dispute

If a dispute arises between the Parties in relation to this Agreement, the Parties must not commence any court proceedings relating to the dispute unless the Parties have complied with this clause, except where a Party seeks urgent interlocutory relief.

12.2 Notice of Dispute

The Party wishing to commence the dispute resolution process must give written notice (**Notice of Dispute**) to the other Parties of:

- a) the nature of the dispute,
- b) the alleged basis of the dispute; and
- c) the position which the Party issuing the Notice of Dispute believes is correct.

12.3 Representatives of Parties to Meet

The representatives of the Parties must promptly (and in any event within 10 Business Days of the Notice of Dispute) meet in good faith to attempt to resolve the notified dispute.

The Parties may, without limitation:

- a) resolve the dispute during the course of that meeting;
- b) agree that further material or expert determination about a particular issue or consideration is needed to effectively resolve the dispute (in which event the Parties will, in good faith, agree to a timetable for resolution); or
- c) agree that the Parties are unlikely to resolve the dispute and, in good faith, agree to a form of alternative dispute resolution (including expert determination, arbitration or mediation) which is appropriate for the resolution of the relevant dispute.

12.4 Further Notice if Not Settled

If the dispute is not resolved within 30 Business Days after the nominated representatives have met, either Party may give to the other a written notice calling for determination of the dispute (**Determination Notice**) by mediation under clause 12.5 or by expert determination under clause 12.6.

12.5 Mediation

If a Party gives a Determination Notice calling for the dispute to be mediated:

- a) the Parties must agree to the terms of reference of the mediation within 10 Business Days of the receipt of the Determination Notice (the terms shall include a requirement that the mediation rules of the Institute of Arbitrators and Mediators Australia (NSW Chapter) apply;
- b) the mediator will be agreed between the Parties, or failing agreement within 10 Business Days of receipt of the Determination Notice, either Party may request the President of the Institute of Arbitrators and Mediators Australia (NSW Chapter) to appoint a mediator;
- c) the mediator appointed pursuant to this clause 12.5 must:
 - i) have reasonable qualifications and practical experience in the area of the dispute; and
 - ii) have no interest or duty which conflicts or may conflict with his or her function as a mediator, he or she being required to fully disclose any such interest or duty before his or her appointment;
 - iii) the mediator shall be required to undertake to keep confidential all

matters coming to his or her knowledge by reason of his or her appointment and performance of his or her duties.

- d) the Parties must within 10 Business Days of receipt of the Determination Notice notify each other of their representatives who will be involved in the mediation (except if a resolution of the Council is required to appoint a representative, the Council must advise of the representative within 10 Business Days of the resolution);
- e) the Parties agree to be bound by a mediation settlement and may only initiate judicial proceedings in respect of a dispute which is the subject of a mediation settlement for the purpose of enforcing that mediation settlement; and
- f) in relation to costs and expenses:
 - i) each Party will bear its own professional and expert costs incurred in connection with the mediation; and
 - ii) the costs of the mediator will be shared equally by the Parties unless the mediator determines that a Party has engaged in vexatious or unconscionable behaviour in which case the mediator may require the full costs of the mediation to be borne by that Party.

12.6 Litigation

If the dispute is not finally resolved in accordance with this clause 12, then either Party is at liberty to litigate the dispute.

12.7 No suspension of contractual obligations

Subject to any interlocutory order obtained under clause 12.1, the referral to or undertaking of a dispute resolution process under this clause 12 does not suspend the Parties' obligations under this Agreement.

13 Enforcement

13.1 Restriction on the issue of Certificates

The obligation to pay the Development Contribution under this Agreement must be satisfied prior to the issue of any Occupation Certificate for the Development.

13.2 General Enforcement

- (a) This Agreement may be otherwise enforced by either Party in any court of competent jurisdiction.
- (b) For the avoidance of doubt, nothing in this Agreement prevents:
 - i. a Party from bringing proceedings in the Land and Environment Court to enforce any aspect of this Agreement or any matter to which this Agreement relates; and
 - ii. the Council from exercising any function under the Act or law relating to the enforcement of any aspect of this Agreement or any matter to which this Agreement relates.

14 Notices

14.1 Any notice, consent, information, application or request that must or may be given or made to a Party under this Agreement is only given or made if it is in writing and sent in one of the following ways:

- (a) delivered or posted to that Party at its address set out below;
- (b) faxed to that Party at its fax number set out below;
- (c) emailed to that Party at its email address set out below.

Council**Attention:****Address:****Fax Number:****Email:****Developer****Attention:****Matt****Zappia****Address: Suite 107, 1 Cassins Lane, North Sydney, NSW, 2060,****Fax Number: NA****Email: matt@multipartproperty.com.au**

14.2 If a Party gives the other Party 3 Business Days notice of a change of its address or fax number, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted or faxed to the latest address or fax number.

14.3 Any notice, consent, information, application or request is to be treated as given or made at the following time:

- (a) if it is delivered, when it is left at the relevant address.
- (b) if it is sent by post, 2 Business Days after it is posted.
- (c) if it is sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number.
- (d) If it is sent by email, at the time it is sent.

14.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if on a business day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

15 Approvals and consent

Except as otherwise set out in this Agreement, and subject to any statutory obligations, a Party may give or withhold an approval or consent to be given under this Agreement in that Party's absolute discretion and subject to any conditions determined by the Party. A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

16 Release and Indemnity

Each Party releases the other Party from any Claim it may have against the other Party arising in connection with the performance of their obligations under this Deed except if, and to the extent that, the Claim arises because of the other Party's negligence or default.

Each Party indemnifies the other Party from and against all Claims that may be sustained, suffered, recovered or made against the other Party arising in connection with the performance of their obligations under this Deed except if, and to the extent that, the Claim arises because of the other Party's negligence or default.

17 Assignment and Dealings

17.1 If this Agreement is not registered on the title to the Land, and if the Developer should propose to sell the Land or any part thereof then it shall:

- (i) within seven (7) days of listing the Land or any part thereof for sale, either through an agent or privately, notify the Council of such intention;
- (ii) as a condition of any sale, require that the incoming purchaser enter into with Council a like agreement to this present Agreement in which substantially the same covenants as set out herein shall apply;
- (iii) within seven (7) days of exchange of contracts for the sale, notify the Council of the sale and provide the Council with a copy of the contract;
- (iv) within twenty one (21) days of receipt from the Council of a replacement agreement between the Council and the purchaser substantially in the form of this Agreement, have it executed by the purchaser and return it to the Council;
- (v) that if this Agreement is not registered on the title to the Land, and if the Developer should propose otherwise than by sale to transfer or assign its interest in the Land or any part thereof to a transferee or assignee, then it shall before effecting such assignment or transfer have the incoming transferee or assignee enter into an agreement with the Council substantially in the form of this Agreement insofar as concerns the interest assigned or transferred and shall provide same to the Council.

17.2 If the Agreement is registered on title:

- (i) Should the Developer intend to sell, transfer, assign, novate, charge, encumber or otherwise deal with the Land, the Developer must notify Council 10 business days prior to the assignment or dealing; (ii) If the Land is sold or transferred, the Developer must assign or novate the obligations under this Agreement in the same terms as this Agreement.

17.4 In the event the Developer enters into a contract for the sale of the Land, the Developer (as vendor) shall disclose to the Purchaser the existence of this Agreement.

18 Entire agreement

This Agreement contains everything to which the Parties have agreed in relation to the matters it deals with. No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Agreement was executed, except as permitted by law.

19 Further acts

Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to affect, perfect or complete this Agreement and all transactions incidental to it.

20 Governing law and jurisdiction

This Agreement is governed by the law of New South Wales. The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them. The Parties will not object to the exercise of jurisdiction by those courts on any basis.

21 Joint and individual liability and benefits

Except as otherwise set out in this Agreement, any agreement, covenant, representation or warranty under this Agreement by 2 or more persons binds them jointly and each of them individually, and any benefit in favour of 2 or more persons is for the benefit of them jointly and each of them individually.

22 No fetter

Nothing in this Agreement shall be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

23 Representations and warranties

The Parties represent and warrant that they have power to enter into this Agreement and comply with their obligations under the Agreement and that entry into this Agreement will not result in the breach of any law.

24 Severability

If a clause or part of a clause of this Agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Agreement, but the rest of this Agreement is not affected.

25 Modification

No modification of this Agreement will be of any force or effect unless it is in writing and signed by the Parties to this Agreement.

26 Waiver

The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another Party. A waiver by a Party is only effective if it is in writing. A written waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.

27 GST

If any Party reasonably decides that it is liable to pay GST on a supply made to the other Party under this Agreement and the supply was not priced to include GST, then recipient of the supply must pay an additional amount equal to the GST on that supply.

28 Costs

The Developer will pay Council's reasonable costs in negotiating, preparing and executing this Agreement, up to an amount of \$5,000 plus GST. The Developer will pay all costs associated with stamping and registering this Agreement.

29 Explanatory Note

The Appendix contains the Explanatory Note relating to this Deed required by clause 25E of the Regulation.

Under clause 25E(7) of the Regulation, the Parties agree that the Explanatory Note in the Appendix is not to be used to assist in construing this Deed.

Schedule 1 – Development Contributions

Column 1	Column 2	Column 3	Column 4
Item/Contribution	Public Purpose	Manner and Extent	Timing
Monetary contribution in the amount of \$1,587,976.50	The provision of local public amenities or infrastructure that supports the implementation of the Wickham Masterplan 2021.	<p>Monetary contribution which has been calculated at a rate of \$518.10 per sq m of GFA of the Development which is an additional 3,065sqm of GFA beyond the existing DA approval DA 2018/01197.02 for the Land. The rate of \$518.10 is specified in the Fees and Charges Schedule of the Newcastle Operational Plan 2021/2022 and has been applied to an additional 3,065 sq m of GFA.</p> <p>The monetary contribution is consistent with the Incentive Gross Floor Area (GFA) Rate contained within the draft Community Infrastructure Incentives Planning Proposal and consistent with Council's Infrastructure Incentive Policy.</p>	Prior to the issue of any Occupation Certificate for the Development the subject of the Development Consent

Schedule 2 – Requirements under s7.4

Item No	REQUIREMENT UNDER THE ACT	THIS PLANNING AGREEMENT
1	<p>Planning instrument and/or development application – (Section 7.4(1))</p> <p>The Developer has:</p> <p>(a) sought a change to an environmental planning instrument.</p>	(a) No

	<p>(b) made, or proposes to make, a Development Application.</p> <p>(c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.</p>	<p>(b) Yes</p> <p>(c) Not applicable</p>
2	Description of land to which this agreement applies – (Section 7.4(3)(a))	Lot 1 DP1197377.
3	Description of change to the environmental planning instrument to which this agreement applies – (Section 7.4(3)(b))	Not applicable
4	Description of the Development to which this agreement applies – (Section 7.4(3)(b)(ii))	<p>The Development involves alterations and additions to a development which was previously approved by DA2018/01197.02, being DA 2022/00448.</p> <p>The proposed alterations and additions involve an additional three (3) storeys of residential accommodation to the approved built form.</p>
5	Application of section 7.11 of the Act – (Section 7.4(3)(d))	See clause 8.
6	Applicability of section 7.12 of the Act – (Section 7.4(3)(d))	See clause 8.
7	Consideration of benefits under this agreement if section 7.11 applies – (Section 7.4(3)(e))	See clause 8.
8	Mechanism for Dispute resolution – (Section 7.4(3)(f))	See clause 12.
9	Enforcement of this agreement (Section 7.4(3)(g))	See clause 13.
10	No obligation to grant consent or exercise functions – (Section 7.4((9))	See clause 22,

Executed as a Deed

Dated:

Signed, sealed and delivered by Newcastle)
City Council by its General Manager and)
 Mayor by the affixing of the Common Seal of)
 Council in accordance with resolution dated)
)

 General Manager (Signature)

 Mayor (Signature)

 Name of General Manager (Print Name)

 Name of Mayor (Print Name)

Signed, sealed and delivered by Dangar St)
Wickham Pty Limited in accordance with)
 section 127(1) of the *Corporations Act 2001*)
 (Cth) by authority of its directors.)

 Director/Secretary (Signature)

 Director (Signature)

 Name of Director/Secretary (Print Name)

 Name of Director (Print Name)



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ITEM-28 Attachment B: Submitted Plans

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Sheet List_S4.55			
Sheet No.	Sheet Name	Rev	Rev Date
DA			
0000-Specification + Site			
DA-0000	Cover Sheet	D	10.11.22
DA-0010	Site Plan	E	10.11.22
DA-0011	Ground Floor Public Domain Plan	D	10.11.22
DA-0020	NatHERS Thermal Performance Specs	C	10.11.22
DA-0030	Building Set Back Plan	A	10.11.22
DA-0031	Future Hannell St Development Setbacks	A	10.11.22

1000-General Arrangement Plans

DA-1000	Basement 3 GA	D	10.11.22
DA-1001	Basement 2 GA	D	10.11.22
DA-1002	Basement 1 GA	D	10.11.22
DA-1003	Ground Floor GA	E	10.11.22
DA-1004	Level 1 GA	D	10.11.22
DA-1005	Level 2 - 3 Typical GA	D	10.11.22
DA-1006	Level 4 Podium GA	D	10.11.22
DA-1007	Level 5 - 9 Typical GA	D	10.11.22
DA-1008	Level 10 - 12 Typical GA	C	10.11.22
DA-1009	Level 13 GA	D	10.11.22
DA-1010	Level 14 - 15 Typical GA	A	10.11.22
DA-1011	Level 16 GA	D	10.11.22
DA-1012	Roof GA	D	10.11.22

2000-Building Elevations

DA-2000	North Elevation	D	10.11.22
DA-2001	West Elevation	D	10.11.22
DA-2002	South Elevation	D	10.11.22
DA-2003	East Elevation	D	10.11.22

3000-Building Sections

DA-3000	Building Section AA	D	10.11.22
DA-3001	Building Section BB	D	10.11.22

DA-Supporting Documents

DA-4000	External Material Schedule	D	10.11.22
DA-4001	Visual Impact Analysis 01- APPROVED	C	10.11.22
DA-4002	Visual Impact Analysis 01- PROPOSED	C	10.11.22
DA-4003	Visual Impact Analysis 02- APPROVED	C	10.11.22
DA-4004	Visual Impact Analysis 02- PROPOSED	C	10.11.22
DA-4005	Visual Impact Analysis 03- South Laneway	C	10.11.22
DA-4010	Photomontage 01	C	10.11.22
DA-4011	Photomontage 02	C	10.11.22
DA-5000	GFA Diagram 01	D	10.11.22
DA-5001	GFA Diagram 02	D	10.11.22
DA-5010	Apartment Mix & Schedule	D	10.11.22
DA-5020	Private & Communal Open Space Diagram	D	10.11.22
DA-5030	Storage Diagram 01	D	10.11.22
DA-5031	Storage Diagram 02	D	10.11.22
DA-5040	Cross Ventilation Diagram	D	10.11.22
DA-5050	Solar Access Diagram	D	10.11.22
DA-5060	Height Plane Diagram	D	10.11.22
DA-6000	Shadow Diagrams	D	10.11.22

DRAWING STATUS:		
DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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DRAWING LEGEND:
 1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to team 2 architects before proceeding with work.
 2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
 3. All dimensions to be checked on site with any discrepancies referred to team 2 architects before proceeding with work.
 4. All work to be carried out in accordance with the requirements of the principal certifying authority, current ncc & Australian standards.

Multipart Property
 Suite 107/ 1 Cassins Ave,
 North Sydney, NSW 2060

TEAM 2
ARCHITECTS
 SYDNEY 70/11 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 B O W L I N E - Alts & Adds
 10 Dangar Street
 Wickham NSW 2293

Title: Cover Sheet			
Project #:	Scale:	Drw:	Ckd:
1069	LR	LR	ML
Drawing #:	DA-0000		Rev:
			D

ALT'S AND MOD'S DA

DEVELOPMENT APPLICATION

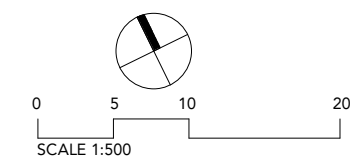
Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	10.08.22
D	Alts and Adds Development Application Amendment	31.08.22
E	Alts and Adds Development Application Amendment	10.11.22

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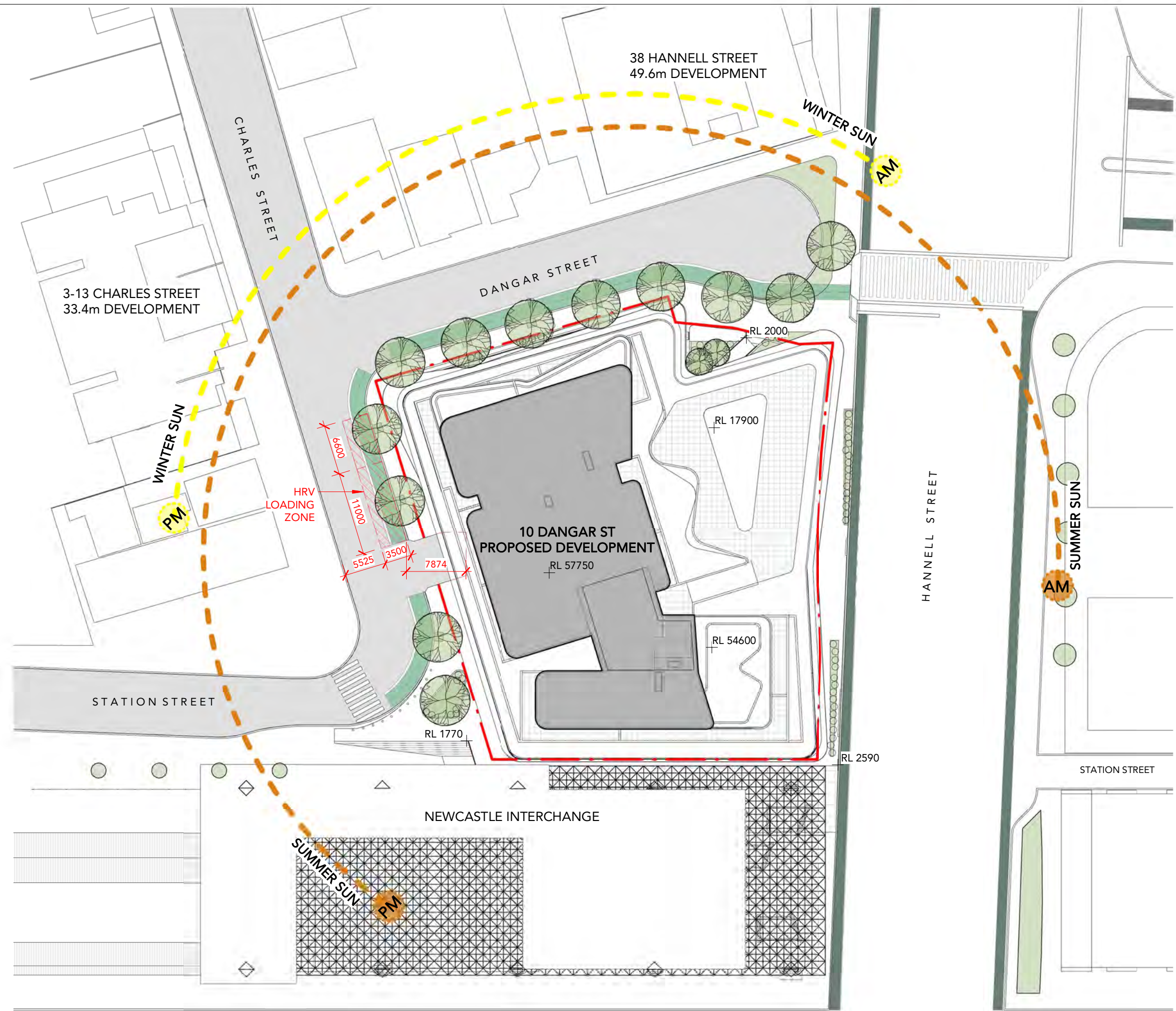


TEAM 2

ARCHITECTS
SYDNEY MELBOURNE
701/1 Chandos Street, St Leonards NSW 2065
313/737 Burwood Road, Hawthorn East VIC 3123
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940
ABN: 72 104 833 507
Reg Vic: 19340

Project:
BOWLINE - Alts & Adds
10 Dangar Street
Wickham NSW 2293

Title: Site Plan			
Project #: 1069	Scale: 1 : 500 @A3	Drw: LR	Ckd: ML
Drawing #: DA-0010			Rev: E



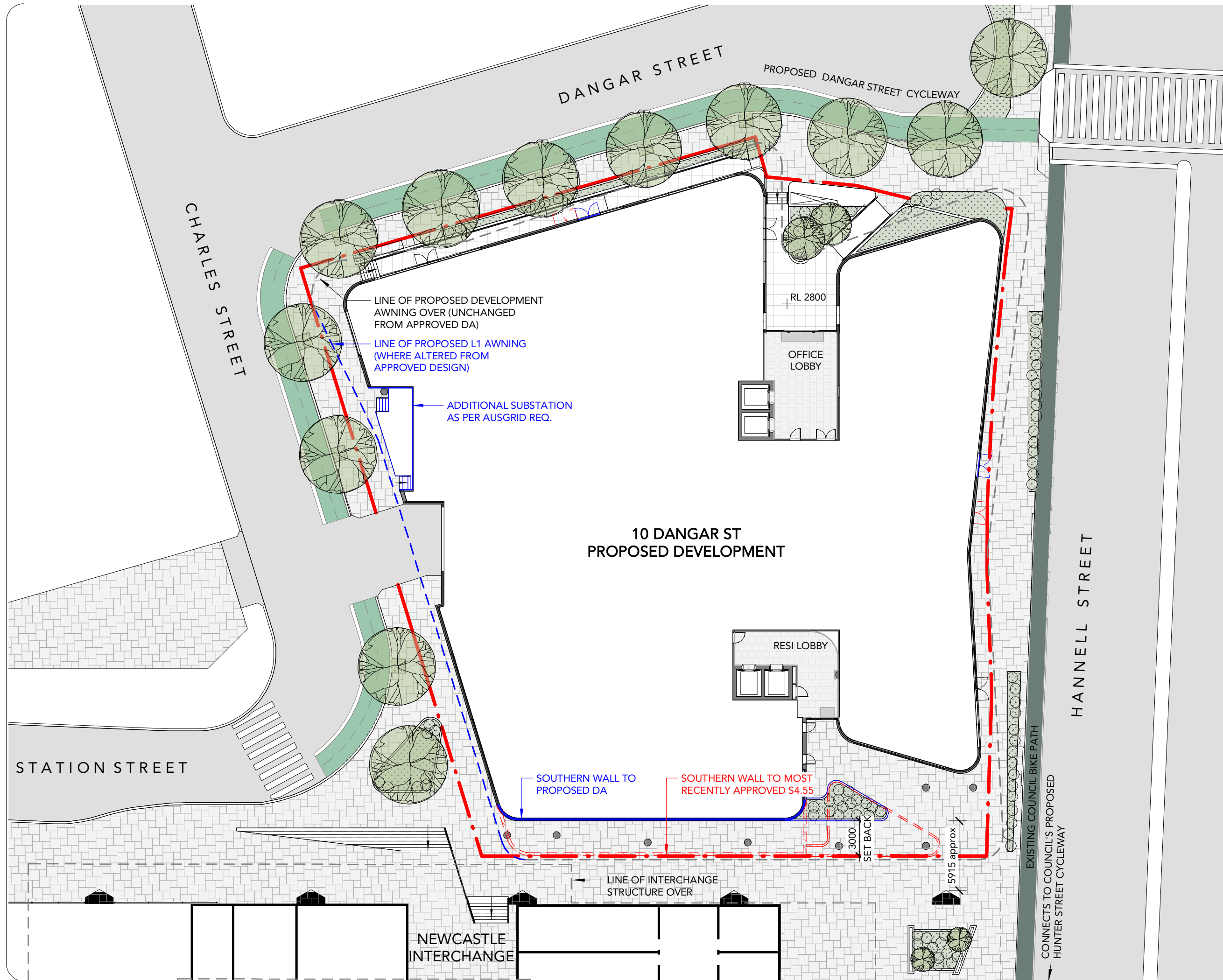
DEVELOPMENT APPLICATION

Rev	Revision Description	Date
A	Issue for Coordination	16.03.22
1	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

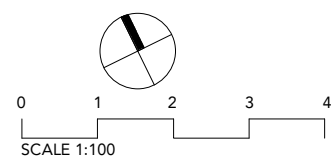
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ARCHITECTS
 SYDNEY: 70/11 Chandos Street, St Leonards NSW 2065
 MELBOURNE: 313/737 Burwood Road, Hawthorn East VIC 3123
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940
 Reg Vic: 19340

Project:
BOWLINE - Alts & Adds
 10 Dangar Street
 Wickham NSW 2293

Title:
Ground Floor Public Domain Plan

Project #: 1069	Scale: 1 : 300	Drw: LR	Ckd: ML
Drawing #: DA-0011			Rev: D

DEVELOPMENT APPLICATION

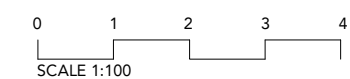
Rev	Revision Description	Date
A	Alts and Adds Development Application Amendment	31.08.22
B	Alts and Adds Development Application Amendment	10.11.22

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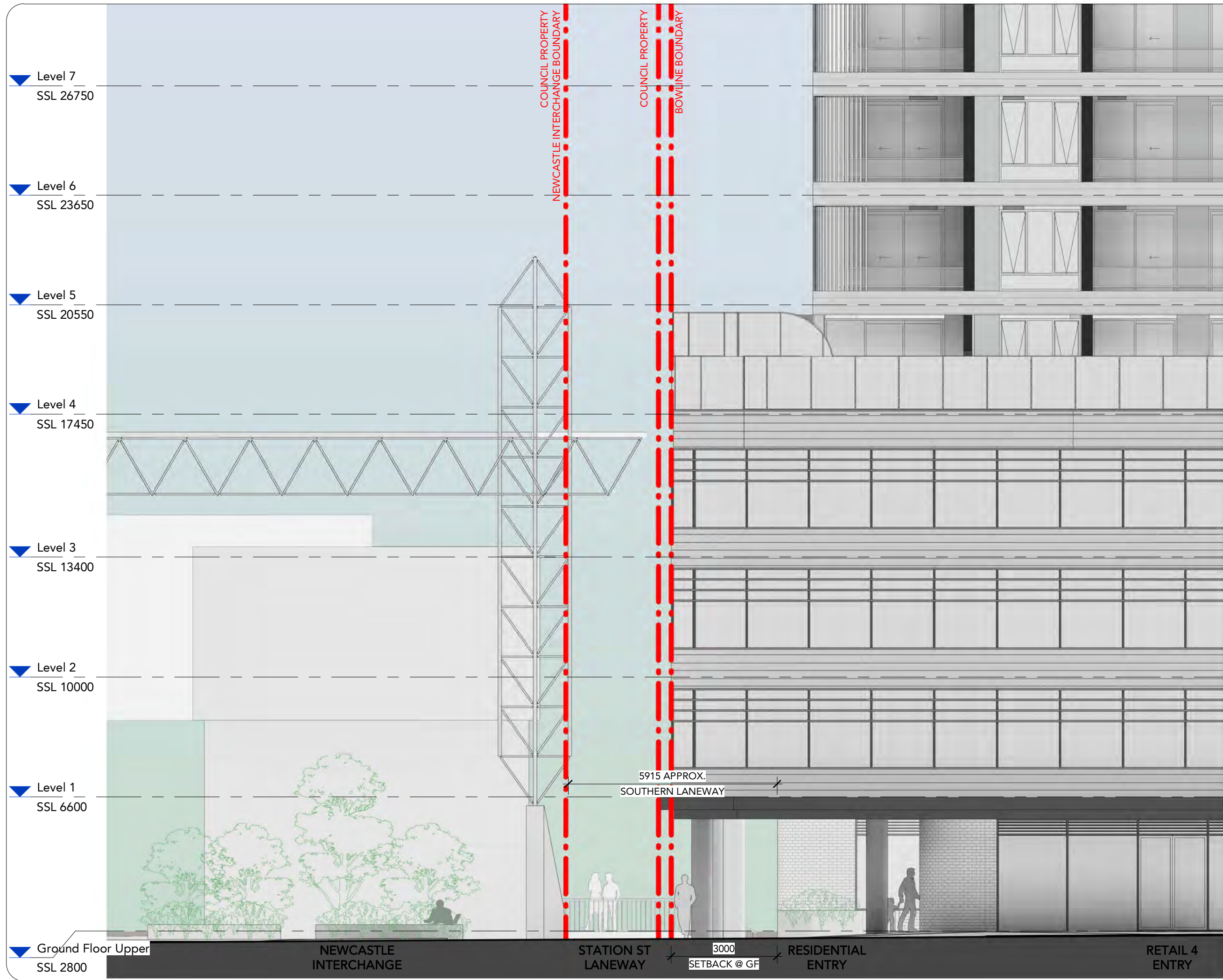
SYDNEY
 701/1 Chandos Street,
 St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE
 313/737 Burwood Road,
 Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 B O W L I N E - Alts & Adds
 10 Dangar Street
 Wickham NSW 2293

Title:
 East Elevation - Interchange Public

IDomain	Scale:	Drw:	Ckd:
1069	1 : 100 @A3	LR	ML
Drawing #:	Rev:		
DA-0012	B		



- ▼ Level 7
SSL 26750
- ▼ Level 6
SSL 23650
- ▼ Level 5
SSL 20550
- ▼ Level 4
SSL 17450
- ▼ Level 3
SSL 13400
- ▼ Level 2
SSL 10000
- ▼ Level 1
SSL 6600
- ▼ Ground Floor Upper
SSL 2800

COUNCIL PROPERTY
 NEWCASTLE INTERCHANGE BOUNDARY

COUNCIL PROPERTY
 BOWLINE BOUNDARY

5915 APPROX.
 SOUTHERN LANEWAY

3000
 SETBACK @ GF

NEWCASTLE
 INTERCHANGE

STATION ST
 LANEWAY

RESIDENTIAL
 ENTRY

RETAIL 4
 ENTRY

**NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)
10 Dangar Street, Wickham**

These are the specifications upon which the NatHERS assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.

Windows	Glass	Frame	U value	SHGC	Detail
Default	Single glazed, clear	Aluminium	6.7	0.57	Generally for window types: Awning, bi-fold, casement, tilt 'n' turn
Default	Single glazed, clear	Aluminium	6.7	0.70	Generally for window types: Sliding window/ door, double hung, fixed, louvre
Default	Single glazed, low E low solar gain	Aluminium	5.6	0.41	To units: 401 – all north facing glazing 406, 506, 606, 706, 806, 906, 1006 – all glazing 408, 508, 608, 708, 808, 908, 1008, 1108 – east facing bedroom glazing 1106, 1206 – west facing glazing
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.58	To units: 402, 409, 509, 609, 709, 809, 902, 909, 1002, 1009, 1102, 1109, 1209 – all east facing glazing 410 – living/dining room east facing glazing 502, 510, 602, 610, 702, 710, 802, 810, 910, 1010, 1110, 1201, 1210, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1502, 1503, 1504, 1505, 1506, 1507, 1602, 1603, 1604 – all glazing 1003, 1103, 1203 – south facing glazing 1106 – north facing glazing 1208 – all north facing glazing & living/dining east facing glazing 1601 – east and west facing glazing 1605, 1607 – all living/dining glazing
Default	Double glazed, low E low solar gain	Aluminium	4.9	0.33	To units: 1208 – east facing bedroom glazing
Default	Double glazed, low E high solar gain	Aluminium	4.3	0.53	To units: 402, 409, 509, 609, 709, 809, 902, 909, 1002, 1009, 1102, 1109, 1209, 1601 – all south facing glazing 410, all north facing glazing, and bedroom east facing glazing 508, 608, 708, 808, 908, 1008, 1108 – all north facing glazing, and living/dining east facing glazing 1202, 1501, 1606 – all glazing 1206 – all north facing glazing 1605, 1607 – all bedroom glazing

Skylights	Glass	Frame	U value	SHGC	Detail
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External walls	Construction	Added Insulation	Detail
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Concrete frame, Hebel infill		R 2.5	
------------------------------	--	-------	--

Internal walls	Construction	Added Insulation	Detail
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Plasterboard on studs		None	Walls within units
Hebel		None	Walls between units
Hebel		R 1.0	Walls separating units from lobbies, service spaces

Floors	Construction	Added Insulation	Detail
--------	--------------	------------------	--------

Concrete		None	Tiles generally, carpet for bedrooms only
Concrete		R 1.5	To units: 401, 402, 403, 404, 405, 406, 409, 410, 1606, 1607 – floors over car park and non-conditioned spaces.

Ceilings	Construction	Added Insulation	Detail
----------	--------------	------------------	--------

Plasterboard		See roof detail below	
--------------	--	-----------------------	--

Roof	Construction	Added Insulation	Detail
------	--------------	------------------	--------

Concrete		R 1.5	To units: 1505, 1506, 1507
Concrete		R 3.0	To units: 1209, 1210, 1501, 1601, 1602, 1603, 1604, 1605, 1606, 1607

Other Requirements

All vents, exhaust fans and downlights (if installed) to be **sealed** to prevent air-infiltration

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
A	Alts and Adds Development Application	07.04.22
B	Alts and Adds Development Application Amendment	31.08.22
C	Alts and Adds Development Application Amendment	10.11.22

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Suite 107/ 1 Cassins Ave,
North Sydney, NSW 2060

TEAM 2
ARCHITECTS
SYDNEY MELBOURNE
70/1/1 Chandos Street, St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

313/737 Burwood Road, Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
B O W L I N E - Alts & Adds

10 Dangar Street
Wickham NSW 2293

Title:
NatHERS Thermal Performance Specs

Project #:	Scale:	Drw:	Ckd:
1069		LR	ML

Drawing #:	Rev:
DA-0020	C

DEVELOPMENT

Rev	Revision Description	Date
A	Alts and Adds Development Application Amendment	10.11.22




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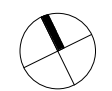
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LEGEND

NEWCASTLE LEP 2012 BUILDING SEPARATION REQUIREMENTS

-  24m (PROPOSED BUILDING ABOVE 45m TO ANY OTHER BUILDING)
-  24m (PROPOSED BUILDING ABOVE 45m TO ANY OTHER BUILDING)
-  NOTE ADJACENT BUILDINGS UNSURVEYED.

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 Suite 107/ 1 Cassins Ave,
 North Sydney, NSW 2060



TEAM 2 ARCHITECTS

SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
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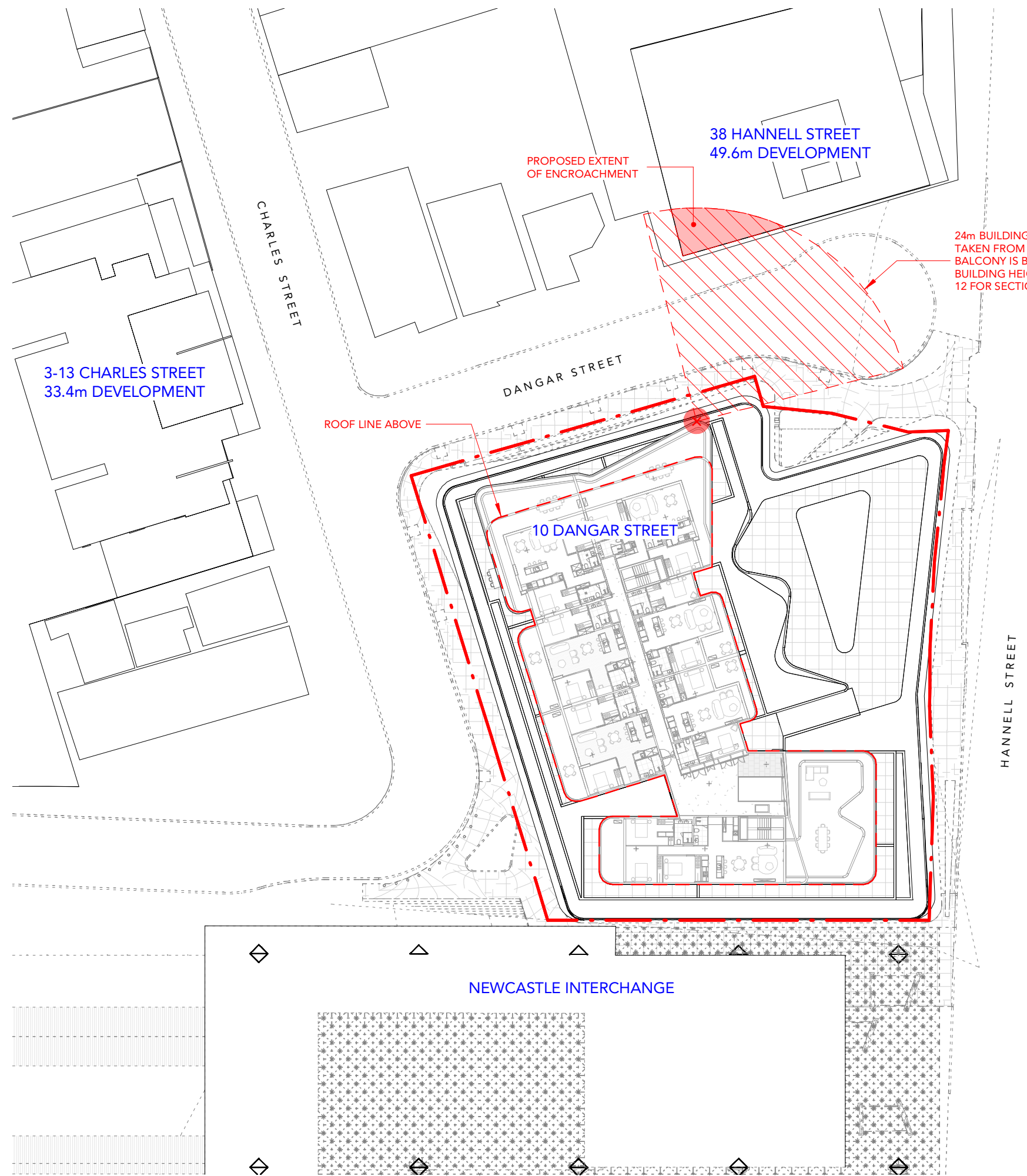
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 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 B O W L I N E - Alts & Adds
 10 Dangar Street
 Wickham NSW 2293

Title:
 Building Set Back Plan

Project #: 1069	Scale: 1 : 500 @A3	Drw: LR	Ckd: ML
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Drawing #: DA-0030	Rev: A
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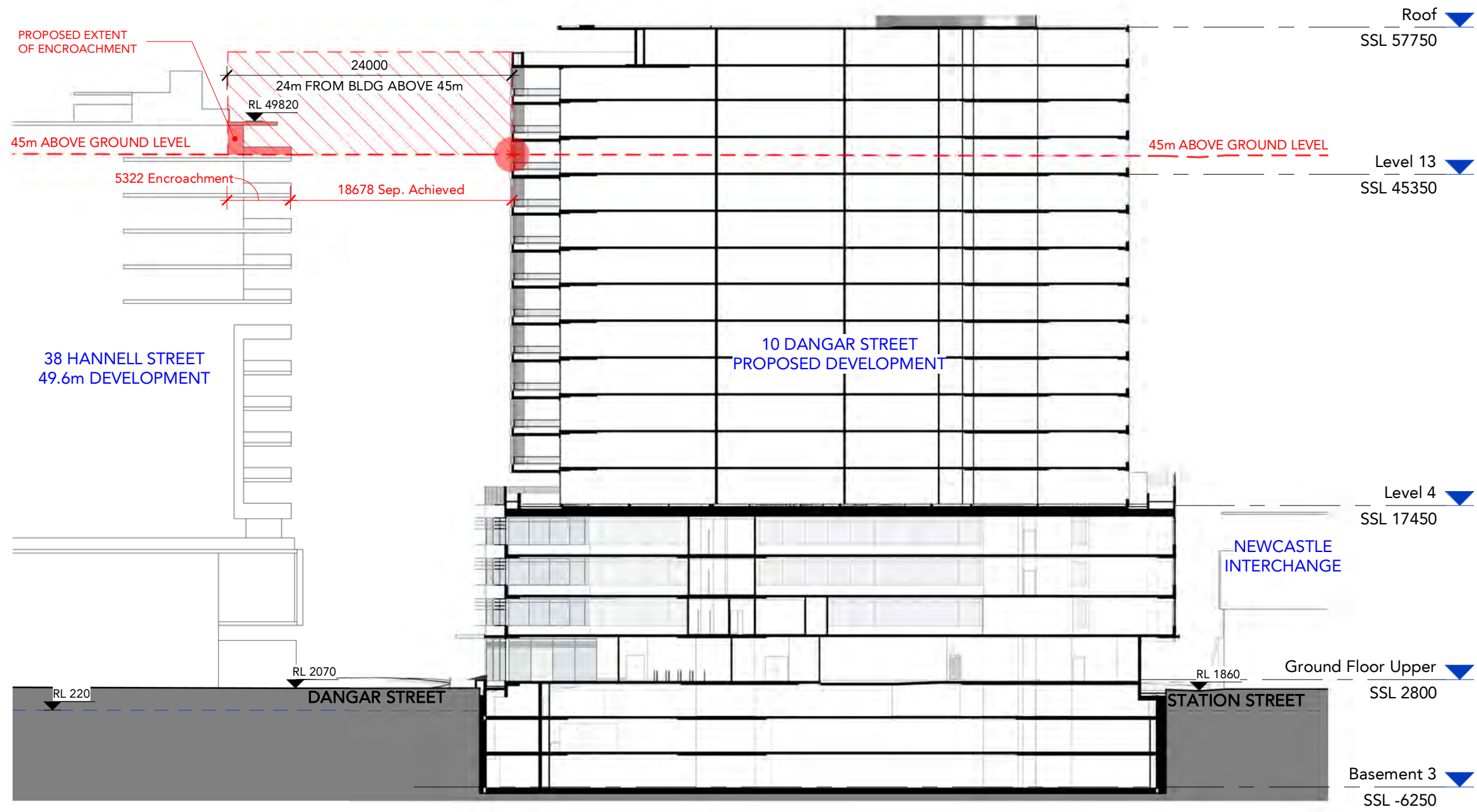
DEVELOPMENT APPLICATION

Rev	Revision Description	Date
A	Alts and Adds Development Application Amendment	10.11.22

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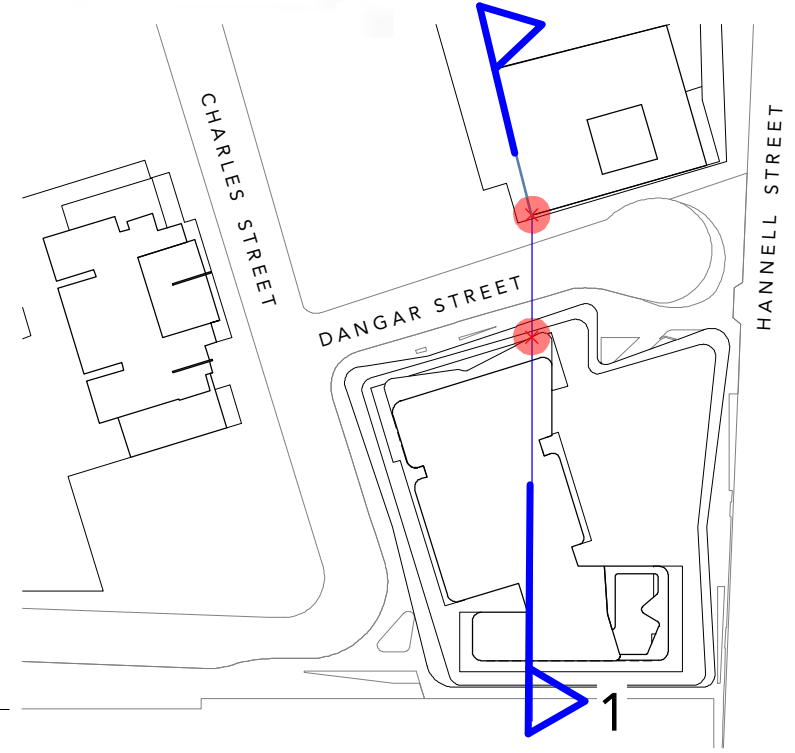
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1 Hannell St Development Street Context Section
N.T.S

Street Section Location Plan
N.T.S



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 Suite 107/ 1 Cassins Ave,
 North Sydney, NSW 2060

TEAM 2 ARCHITECTS

SYDNEY
 70/1/1 Chandos Street,
 St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE
 313/737 Burwood Road,
 Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project: BOWLINE - Alts & Adds

10 Dangar Street
 Wickham NSW 2293

Title: Future Hannell St Development Setbacks

Project #:	Scale:	Drw:	Ckd:
1069	As	@A3 LR	ML
Drawing #:	indicated	Rev:	A
DA-0031			

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
2	Design Excellence Submission	07.03.22
A	Issue for Coordination	16.03.22
3	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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PLAN LEGEND

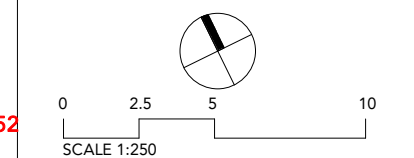
- EXISTING
- 'DEMOLISHED'
- PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

BASEMENT 2 CHANGES

- FIRE PUMP ROOM RELOCATED B2-B3
 -- CARPARKING INCREASED +3
 -- (SPOTS 31 - 33 ADDED)
- COLUMN RELOCATION BETWEEN CAR SPOTS 21 & 23
- NORTHERN SERVICES AREAS UPDATED
 -- 22 - 26 TOTAL
 -- WALLS ADJUSTED TO SUIT
- STORAGE CAGES ADDED
 -- CARPARK 16 REMOVED
- 16 BIKE PARKS REMOVED (AS SHOWN)
- * SDA PARKING UPDATED
- CARPARK 62 SWITCHED TO ACC SPACE
 -- SPOT 63 ADDED BELOW
- CARPARKS 57 & 58 REALLOCATED
 -- RESIDENTIAL -> VIS / CARWASH BAYS

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TEAM 2 ARCHITECTS
 SYDNEY: 70/11 Chandos Street, St Leonards NSW 2065
 MELBOURNE: 313/737 Burnwood Road, Hawthorn East VIC 3123
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940
 Reg Vic: 19340

BOWLINE - Alts & Adds
 10 Dangar Street
 Wickham NSW 2293

Title: Basement 2 GA

Project #:	Scale:	Drw:	Ckd:
1069	1 : 250 @A3	LR	ML
Drawing #:	Rev:		
DA-1001	D		

Overall Vehicle Parking Schedule

Level	Type	Count
Basement 3	Standard	64
Basement 3	Accessible	1
		65

Basement 2	Standard	50
Basement 2	SDA Participant Support Worker	8
Basement 2	Carwash Bay	2
Basement 2	Accessible- SDA	2
Basement 2	Accessible	1
		63

Basement 1	Standard	61
Basement 1	Accessible	2
		63

Ground Floor Upper	Standard	4
		4

Grand total **195**

Overall Motorcycle Parking Schedule

Level	Description	Count
Basement 3	Motorbike Bay	7

Basement 2	Motorbike Bay	5
------------	---------------	---

Basement 1	Motorbike Bay	7
------------	---------------	---

Ground Floor Upper	Motorbike Bay	3
--------------------	---------------	---

Grand total **22**

Overall Bicycle Parking Schedule

Level	Type	Count	No. of Spaces
Basement 3	Floor Rail Double	6	12
Basement 3	Wall Mount Single DYN	34	34
		40	46

Basement 2	Floor Rail Double	4	8
Basement 2	Wall Mount Single DYN	21	21
		25	29

Basement 1	Floor Rail Double	8	16
Basement 1	Wall Mount Single DYN	39	39
		47	55

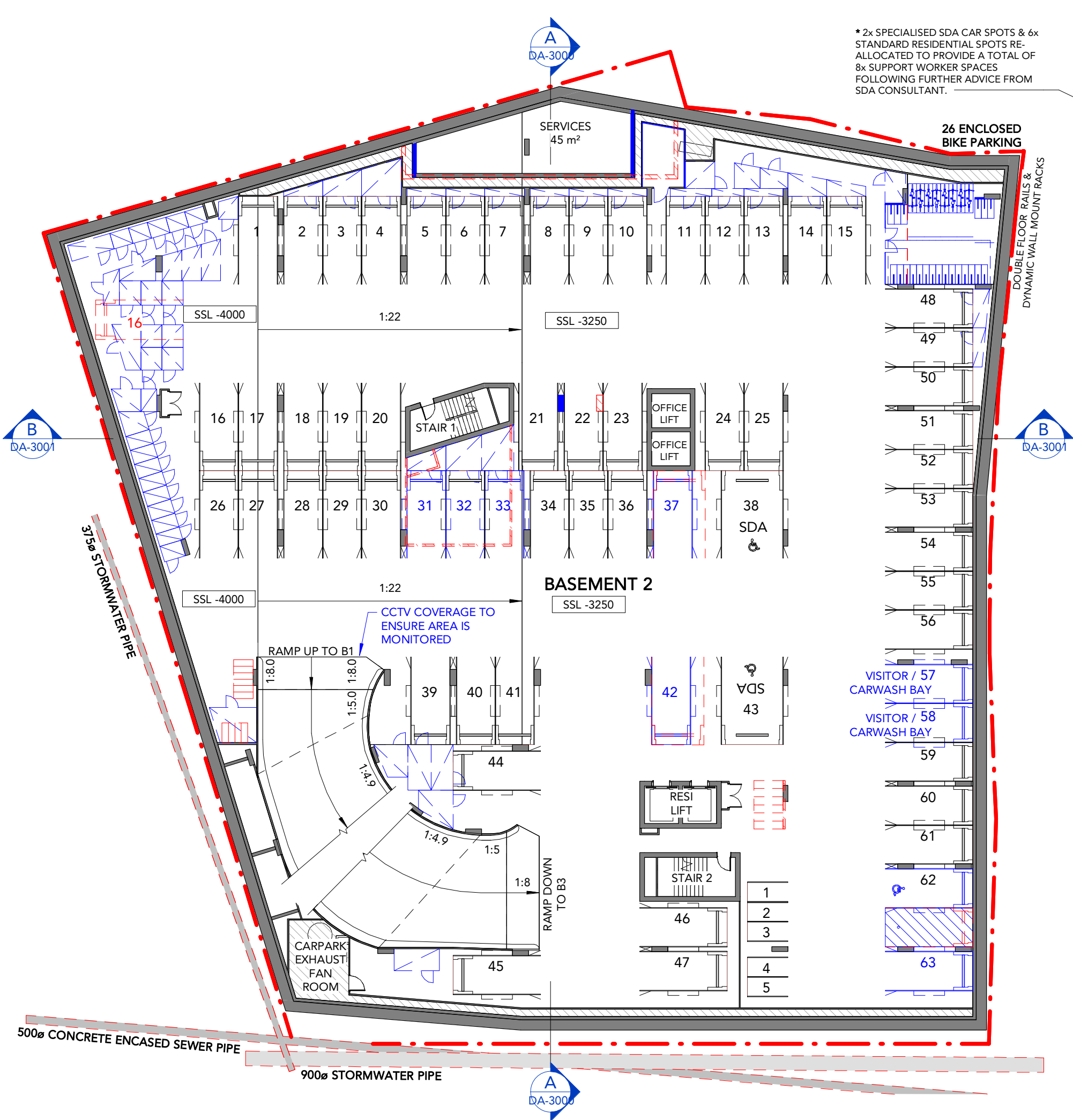
Ground Floor Upper	Floor Rail Double	13	26
Ground Floor Upper	Wall Mount Single DYN	54	54
		67	80

Grand total **179** **210**

PROPOSED NUMBER (WHERE CHANGED) **X**

APPROVED NUMBER **X**

* 2x SPECIALISED SDA CAR SPOTS & 6x STANDARD RESIDENTIAL SPOTS RE-ALLOCATED TO PROVIDE A TOTAL OF 8x SUPPORT WORKER SPACES FOLLOWING FURTHER ADVICE FROM SDA CONSULTANT.



DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
2	Design Excellence Submission	07.03.22
A	Issue for Coordination	16.03.22
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B	Alts and Adds Development Application	07.04.22
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D	Alts and Adds Development Application Amendment	10.11.22

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PLAN LEGEND

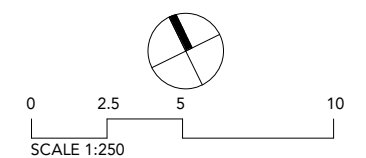
- EXISTING
- 'DEMOLISHED'
- PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

BASEMENT 1 CHANGES

1. B3 FLOOR ALLOCATION SWAPPED WITH B1 (B3 RES, B1 COMM) FOR GREATER SECURITY
2. MINOR CHANGES TO NORTHERN SERVICE ROOMS
3. MAIN SWITCH ROOM REDUCED IN SIZE
4. WESTERN BIKE PARKING RECONFIGURED
5. N/E BIKE PARKING RECONFIGURED
6. BIKE PARKS & WALL REMOVED FROM RIGHT OF RESI LIFT
7. CARPARKS 18 & 26 REALLOCATED
8. MAIN COMMERCIAL BIKE PARKING ALLOCATION SHIFTED TO GF EOT

Multipart Property
 Suite 107/ 1 Cassins Ave,
 North Sydney, NSW 2060



TEAM 2 ARCHITECTS
 SYDNEY: 70/11 Chandos Street, St Leonards NSW 2065
 MELBOURNE: 313/737 Burnwood Road, Hawthorn East VIC 3123
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940
 Reg Vic: 19340

BOWLINE - Alts & Adds

10 Dangar Street
 Wickham NSW 2293

Title:	Basement 1 GA
Project #:	1069
Scale:	1 : 250 @A3
Drw:	LR
Ckd:	ML
Drawing #:	DA-1002
Rev:	D

Overall Vehicle Parking Schedule

Level	Type	Count
Basement 3	Standard	64
Basement 3	Accessible	1
		65

Basement 2	Standard	50
Basement 2	SDA Participant Support Worker	8
Basement 2	Carwash Bay	2
Basement 2	Accessible- SDA	2
Basement 2	Accessible	1
		63

Basement 1	Standard	61
Basement 1	Accessible	2
		63

Ground Floor Upper	Standard	4
		4

Grand total **195**

Overall Motorcycle Parking Schedule

Level	Description	Count
Basement 3	Motorbike Bay	7
Basement 2	Motorbike Bay	5
Basement 1	Motorbike Bay	7
Ground Floor Upper	Motorbike Bay	3
		22

Overall Bicycle Parking Schedule

Level	Type	Count	No. of Spaces
Basement 3	Floor Rail Double	6	12
Basement 3	Wall Mount Single DYN	34	34
		40	46

Basement 2	Floor Rail Double	4	8
Basement 2	Wall Mount Single DYN	21	21
		25	29

Basement 1	Floor Rail Double	8	16
Basement 1	Wall Mount Single DYN	39	39
		47	55

Ground Floor Upper	Floor Rail Double	13	26
Ground Floor Upper	Wall Mount Single DYN	54	54
		67	80

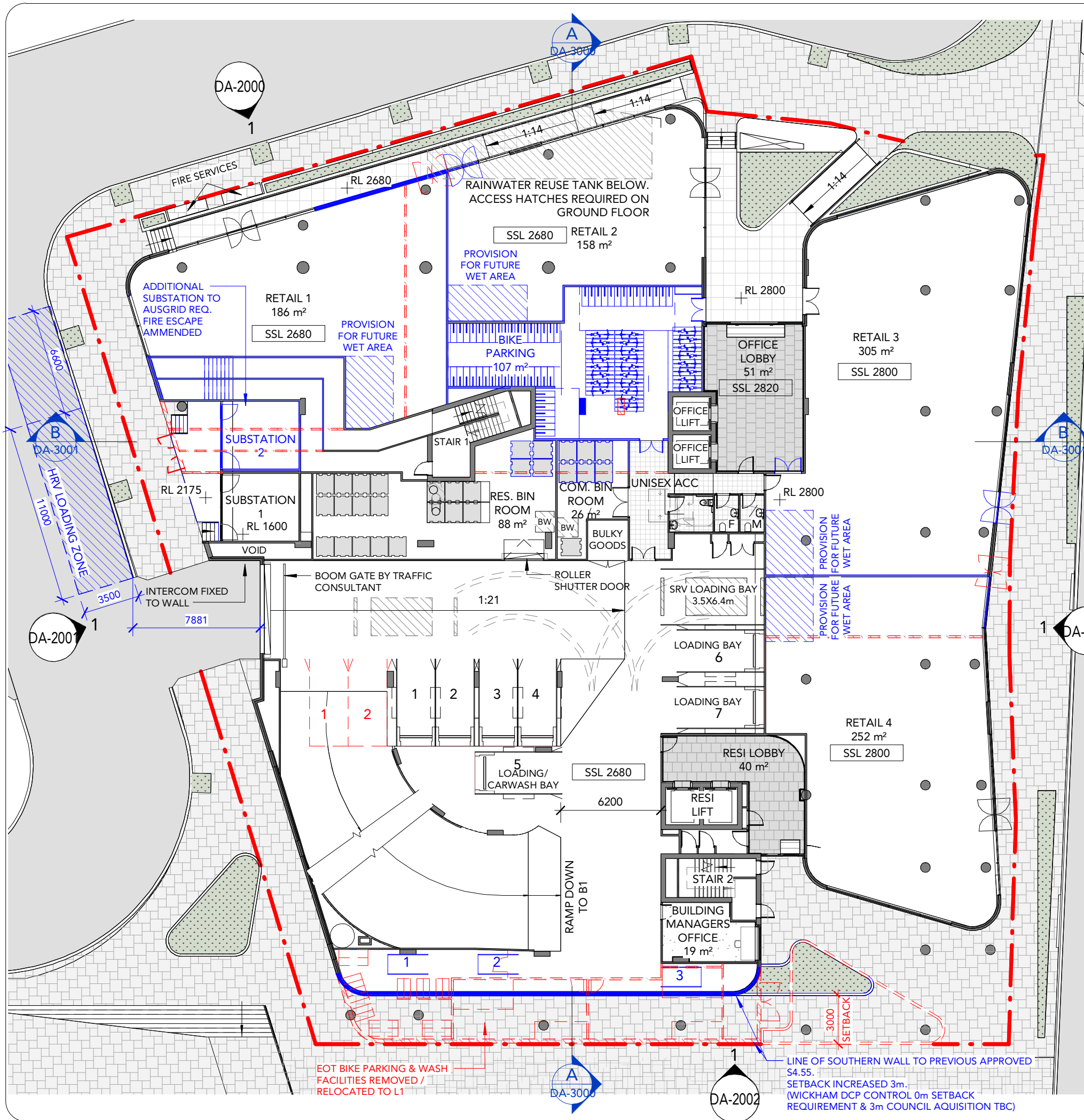
Grand total **179** **210**

PROPOSED NUMBER (WHERE CHANGED) **X**

APPROVED NUMBER **X**



BOOM GATE BY TRAFFIC CONSULTANT @ RAMP FROM B1 (COMMERCIAL) TO B2/3 (RESI)



Overall Vehicle Parking Schedule		
Level	Type	Count
Basement 3	Standard	64
Basement 3	Accessible	1
		65
Basement 2	Standard	50
Basement 2	SDA Participant Support Worker	8
Basement 2	Carwash Bay	2
Basement 2	Accessible- SDA	2
Basement 2	Accessible	1
		63
Basement 1	Standard	61
Basement 1	Accessible	2
		63
Ground Floor Upper	Standard	4
		4
Grand total		195

Service Vehicle Parking Schedule		
Level	Type	Count
Ground Floor Upper	Srv Loading Bay	1
Ground Floor Upper	Loading Bay	3
		4
Grand total		4

Overall Motorcycle Parking Schedule		
Level	Description	Count
Basement 3	Motorbike Bay	7
Basement 2	Motorbike Bay	5
Basement 1	Motorbike Bay	7
Ground Floor Upper	Motorbike Bay	3
		22
Grand total		22

Overall Bicycle Parking Schedule			
Level	Type	Count	No. of Spaces
Basement 3	Floor Rail Double	6	12
Basement 3	Wall Mount Single DYN	34	34
		40	46
Basement 2	Floor Rail Double	4	8
Basement 2	Wall Mount Single DYN	21	21
		25	29
Basement 1	Floor Rail Double	8	16
Basement 1	Wall Mount Single DYN	39	39
		47	55
Ground Floor Upper	Floor Rail Double	13	26
Ground Floor Upper	Wall Mount Single DYN	54	54
		67	80
Grand total		179	210

DRAWING STATUS: 29

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
3	Design Excellence Submission	07.03.22
A	Issue for Coordination	16.03.22
4	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	10.08.22
D	Alts and Adds Development Application Amendment	31.08.22
E	Alts and Adds Development Application Amendment	10.11.22

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PLAN LEGEND

EXISTING
 'DEMOLISHED'
 PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

GROUND FLOOR CHANGES

- SOUTHERN SETBACK INCREASED
- EOT BIKE PARKING & WASH FACILITIES REMOVED
- 2 CARPARKS REMOVED
- ADDITIONAL SUBSTATION ADDED
- FIRE STAIRS RE-ROUTED TO SUIT
- RETAIL DIVIDING WALLS SHIFTED
- GLAZING UPDATED TO SUIT
- RES. & COM. BIN ROOMS INCREASED
- 80 BIKE PARK EOT FACILITY PROPOSED
- COLUMN SHIFTED FOR PARKING LAYOUT
- MOTORBIKE PARKING ADDED TO GF

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0 2.5 5 10
SCALE 1:250

TEAM 2 ARCHITECTS

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 St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE
 313/737 Burnwood Road,
 Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 BOWLINE - Alts & Adds

10 Dangar Street
 Wickham NSW 2293

Title:
 Ground Floor GA

Project #:	Scale:	Drw:	Ckd:
1069	1: 250	@A3 LR	ML
Drawing #:			Rev:
DA-1003			E

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
2	Issue for Information	24.02.22
3	Design Excellence Submission	07.03.22
A	Issue for Coordination	16.03.22
4	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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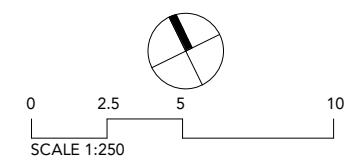
- EXISTING
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- PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

LEVEL 1 CHANGES

1. EOT FACILITY RELOCATED FROM GROUND TO L1
 -- EXPANDED TO ACCOMMODATE LARGER USER BASE
2. EXISTING L1 AMMENITIES RELOCATED TO SOUTH OF STAIR 2
 -- LAYOUT AMMENED TO SUIT NEW LOCATION
3. L1 AWNING TO WESTERN FACADE AMMENED TO TIE INTO NEWLY PROPOSED GSOUTHERN GF SETBACK

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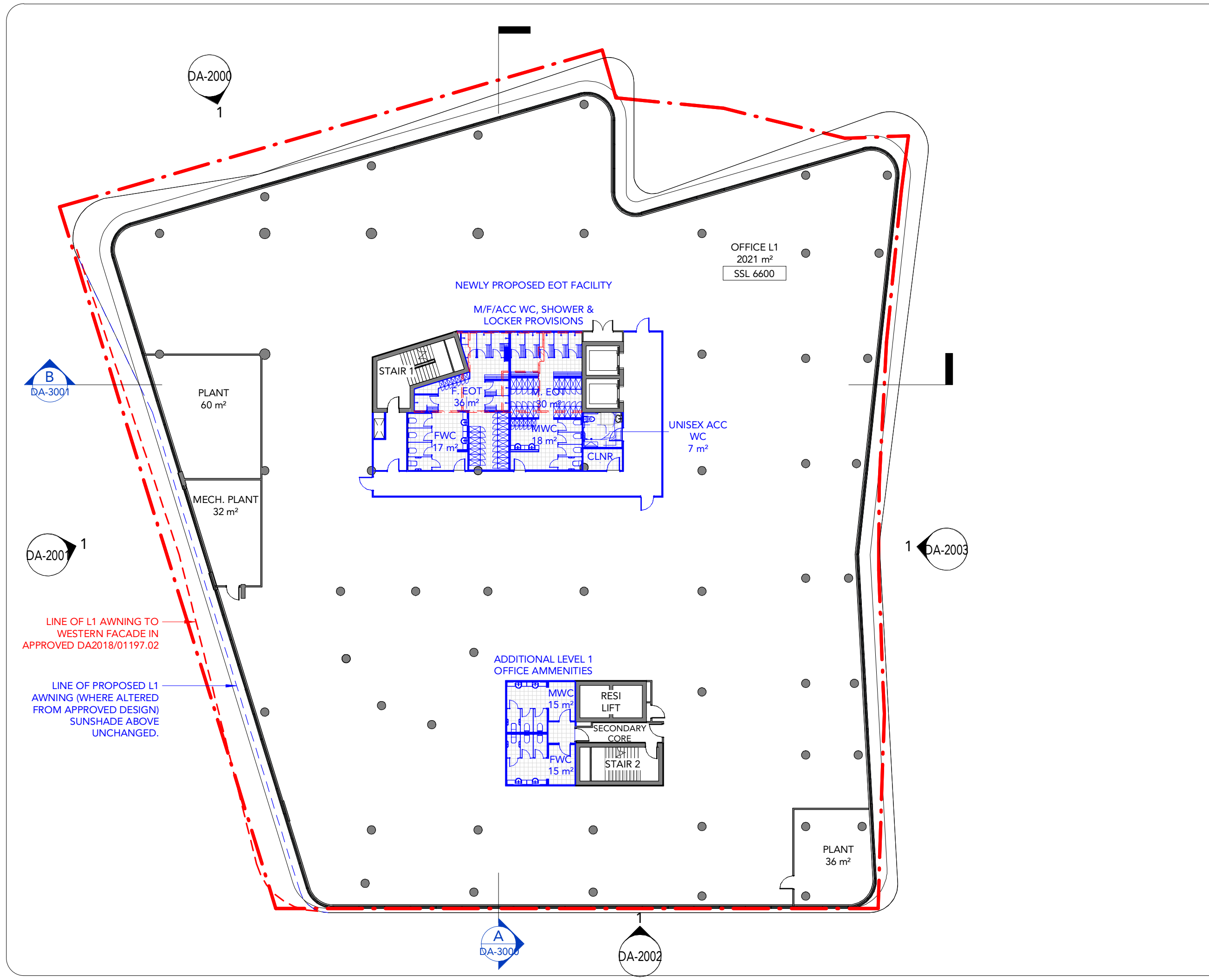
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 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
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 10 Dangar Street
 Wickham NSW 2293

Title: Level 1 GA			
Project #: 1069	Scale: 1 : 250 @A3	Drw: LR	Ckd: ML
Drawing #: DA-1004			Rev: D



DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Design Excellence Submission	07.03.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
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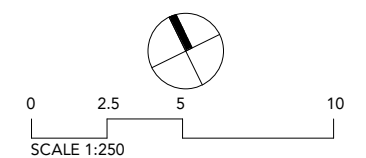
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- PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

LEVEL 2 & 3 CHANGES

1. EXISTING AMMENITIES RECONFIGURED

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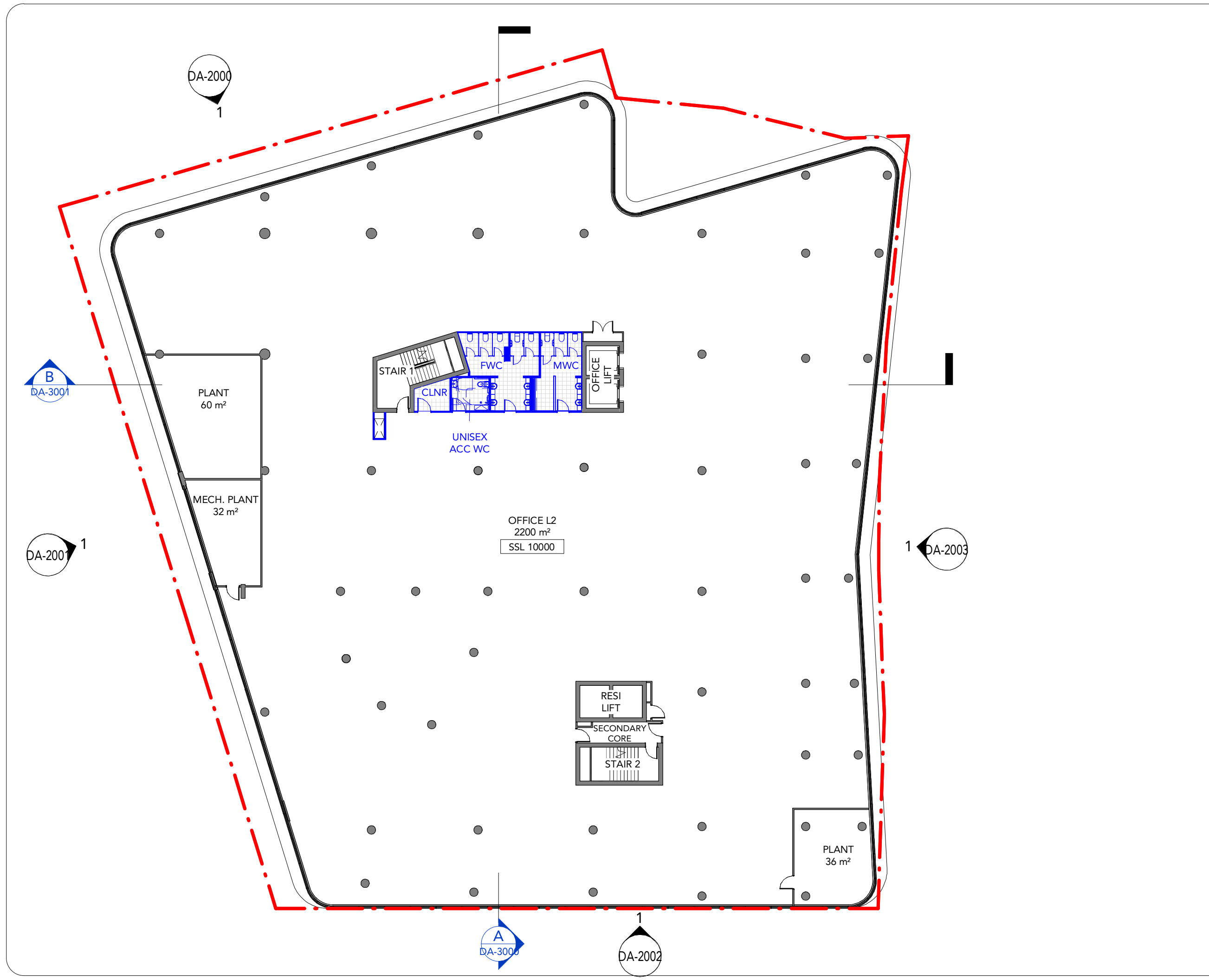
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Project:
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10 Dangar Street
 Wickham NSW 2293

Title:
 Level 2 - 3 Typical GA

Project #: 1069	Scale: 1 : 250 @A3	Drw: LR	Ckd: ML
Drawing #: DA-1005	Rev: D		



DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
2	Design Excellence Submission	07.03.22
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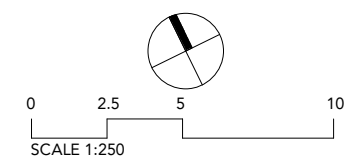
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- PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

LEVEL 4 CHANGES

1. ENTRANCE LOBBY SEATING & VOID ABOVE REMOVED DUE TO FIRE RATING CONSTRAINTS

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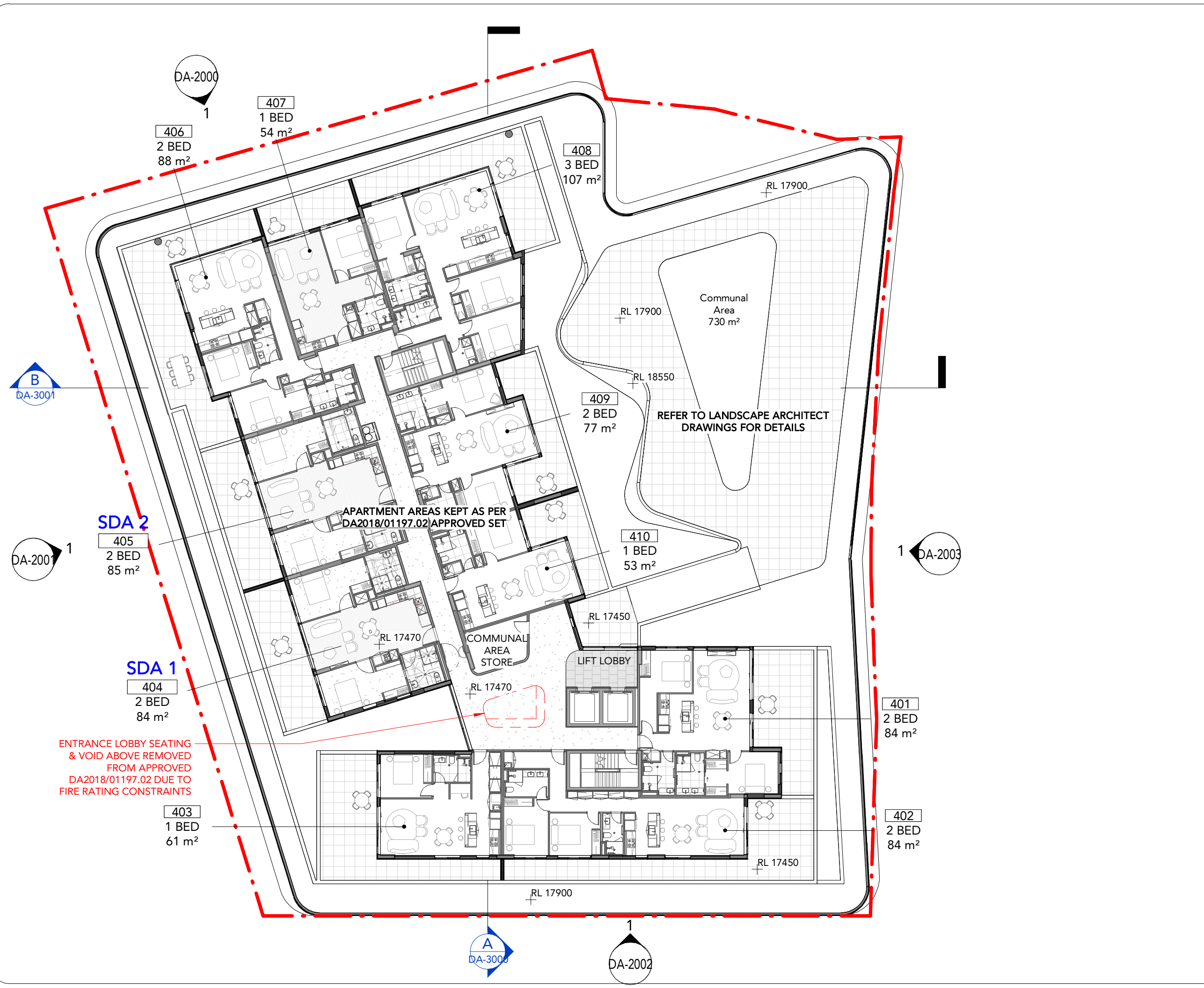
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Project:
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 Wickham NSW 2293

Title:
 Level 4 Podium GA

Project #:	Scale:	Drw:	Ckd:
1069	1 : 250 @A3	LR	ML
Drawing #:	Rev:		
DA-1006	D		



DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
2	Design Excellence Submission	07.03.22
A	Issue for Coordination	16.03.22
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PLAN LEGEND

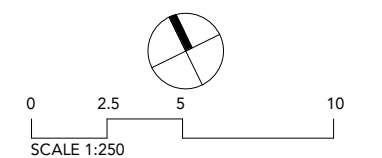
- EXISTING
- 'DEMOLISHED'
- PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

LEVEL 5 - 9 CHANGES

1. LIFT LOBBY ALTERNATIVE SEATING & VOID ABOVE REMOVED DUE TO FIRE RATING CONSTRAINTS
2. SDA UNITS ADDED TO L9 TO RETAIN RATIO FOLLOWING OVER ALL UNIT NUMBER UPLIFT
3. DENSITY OF SELECT BALCONY LOUVRES INCREASED AS PER SYDNEY TRAINS AND WIND REPORT REQUIREMENTS

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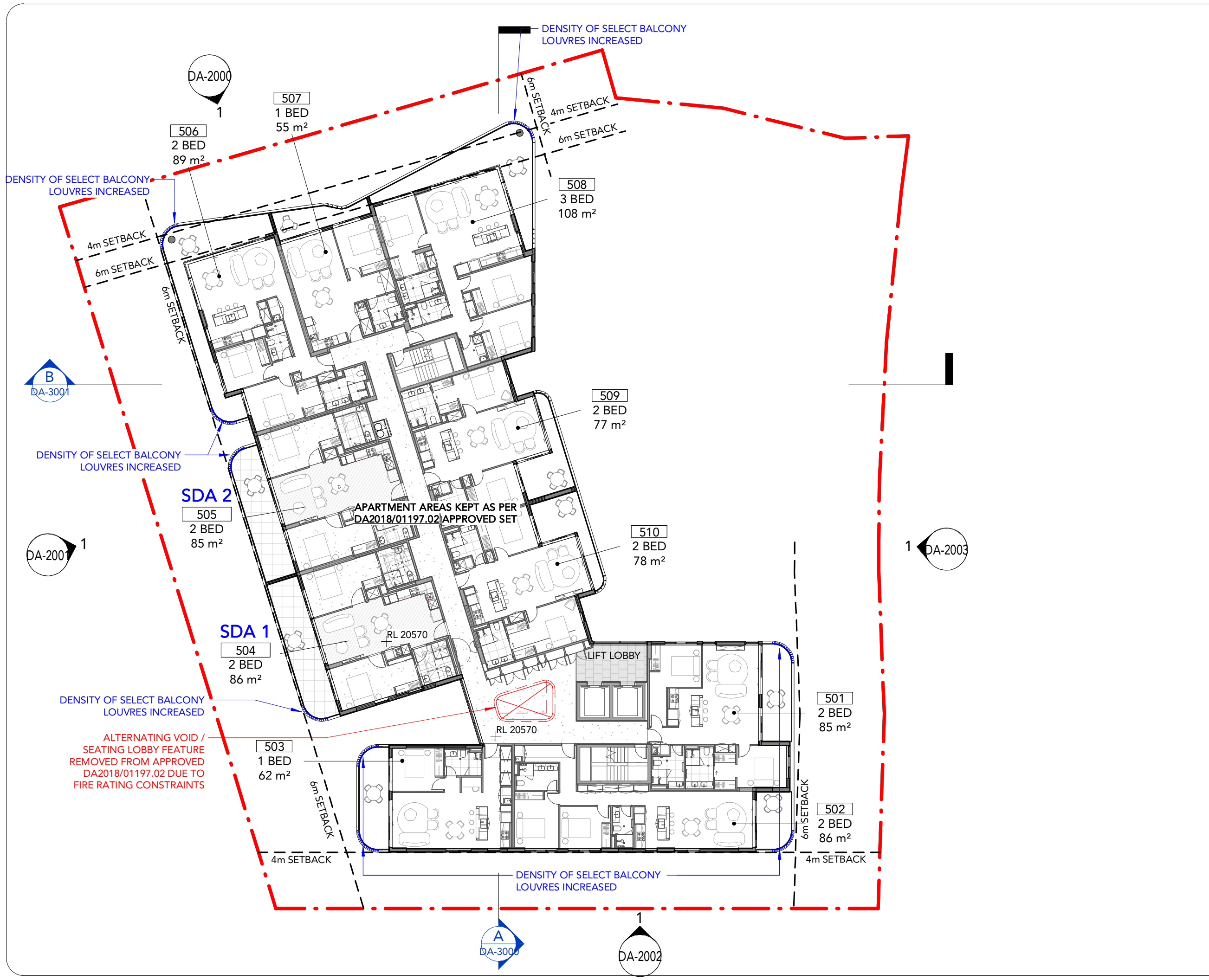
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Project:
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Title:
 Level 5 - 9 Typical GA

Project #:	Scale:	Drw:	Ckd:
1069	1 : 250 @A3	LR	ML
Drawing #:	Rev:		
DA-1007	D		



DEVELOPMENT APPLICATION

Rev	Revision Description	Date
A	Alts and Adds Development Application	07.04.22
B	Alts and Adds Development Application Amendment	31.08.22
C	Alts and Adds Development Application Amendment	10.11.22

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PLAN LEGEND

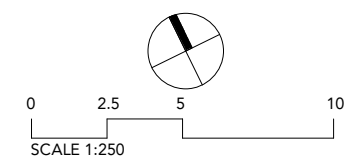
- EXISTING
- 'DEMOLISHED'
- PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

LEVEL 10 - 12 CHANGES

1. LIFT LOBBY ALTERNATIVE SEATING & VOID ABOVE REMOVED DUE TO FIRE RATING CONSTRAINTS
2. UNITS 1004 & 1005 RECONFIGURED TO NON-SDA LAYOUT
3. DENSITY OF SELECT BALCONY LOUVRES INCREASED AS PER SYDNEY TRAINS AND WIND REPORT REQUIREMENTS

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ARCHITECTS
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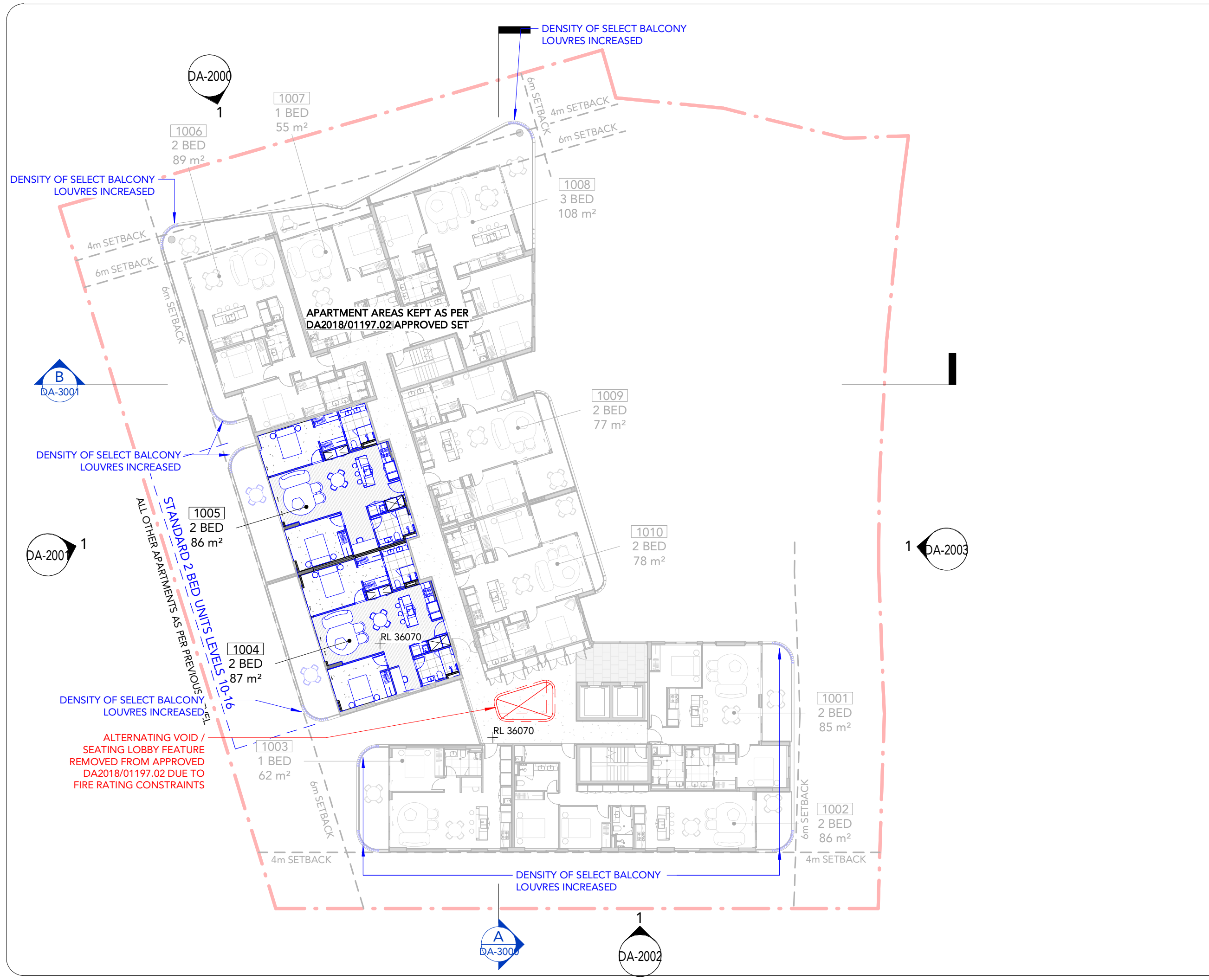
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Project:
 B O W L I N E - Alts & Adds
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Title:
 Level 10 - 12 Typical GA

Project #:	Scale:	Drw:	Ckd:
1069	1 : 250 @A3	LR	ML

Drawing #:	Rev:
DA-1008	C



DEVELOPMENT APPLICATION

Rev	Revision Description	Date
2	Preliminary Issue	10.02.22
3	Issue for Information	24.02.22
4	Design Excellence Submission	07.03.22
A	Issue for Coordination	16.03.22
5	Issue for Review	31.03.22
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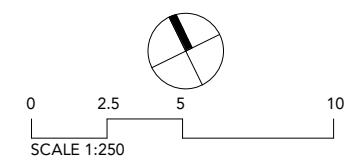
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- PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

LEVEL 13 CHANGES

1. LIFT LOBBY VOID REMOVED DUE TO FIRE RATING CONSTRAINTS
 UNITS 1303 & 1304 RENUMBERED
 - LAYOUTS UNCHANGED
2. EXTERNAL WALLS / BALCONIES MOVED TO MATCH LEVELS BELOW
3. L13 UNITS RECONFIGURED TO TAKE ADVANTAGE OF VIEWS / SUN FROM HIGHER LEVELS.
 - SOUTHERN WING CONSOLIDATED INTO 2 UNITS FROM TYPICAL LEVEL 4-12 LAYOUT OF 3
 - CENTER EASTERN UNITS CONSOLIDATED INTO 1 'SKYHOME' UNIT FROM PREVIOUS LAYOUT OF 2
 - TOTAL BEDS INCREASED FROM 15 TO 19

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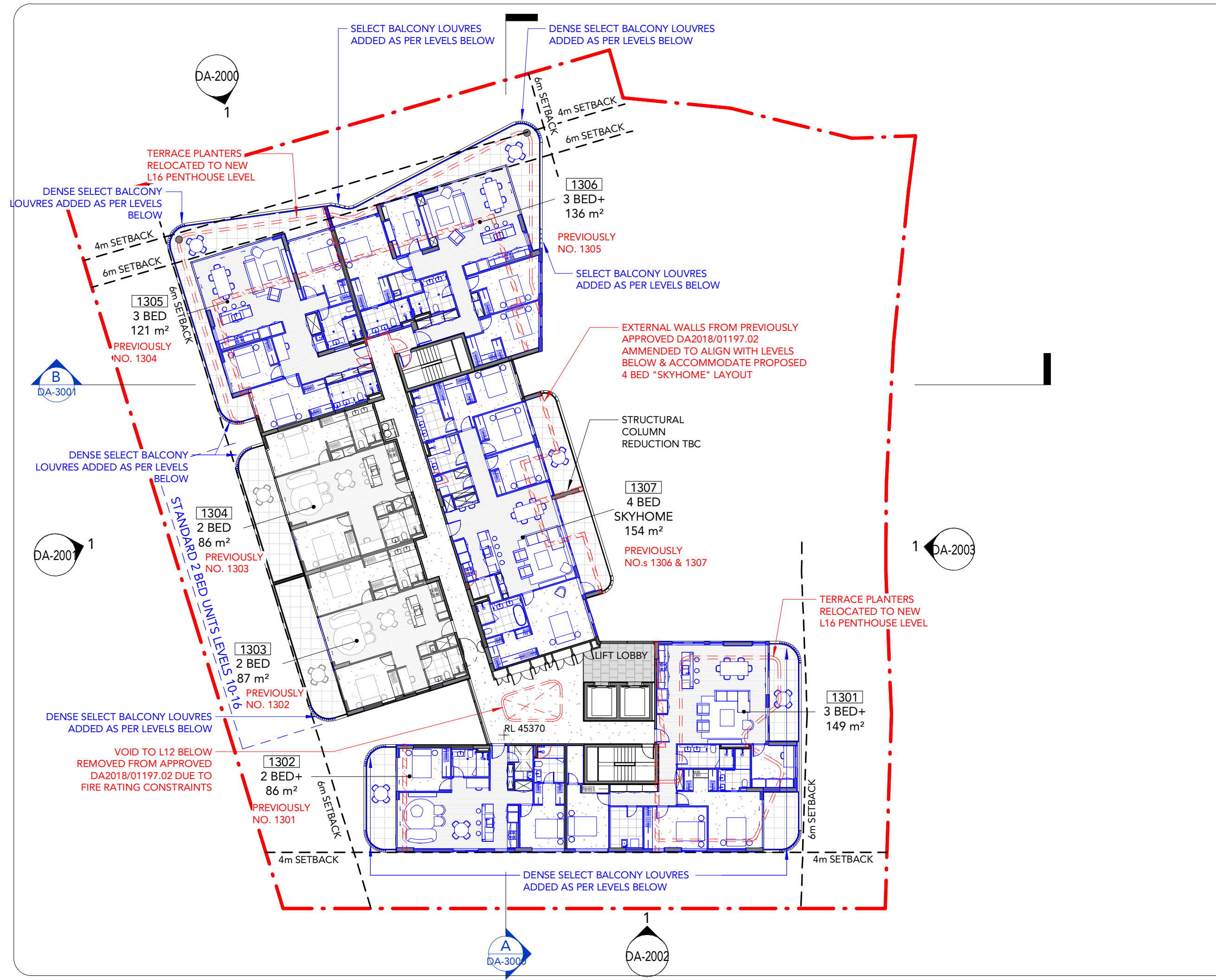
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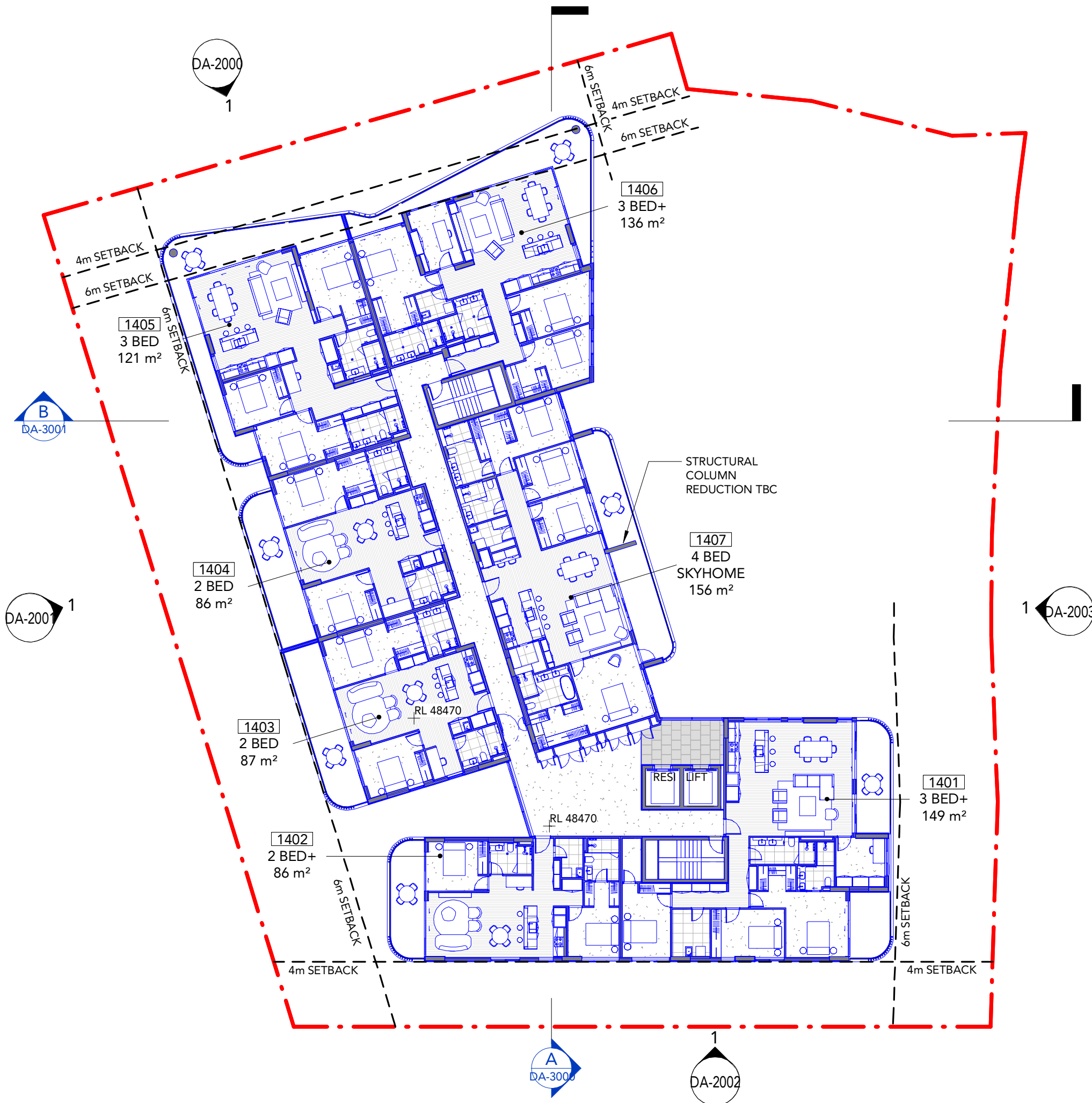
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Title:
 Level 13 GA

Project #:	Scale:	Drw:	Ckd:
1069	1 : 250 @A3	LR	ML
Drawing #:	Rev:		
DA-1009	D		





DEVELOPMENT APPLICATION

Rev	Revision Description	Date
A	Alts and Adds Development Application Amendment	10.11.22

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PLAN LEGEND

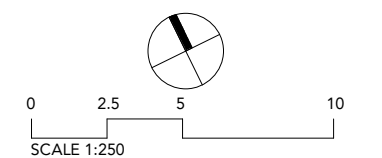
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ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

LEVEL 14 - 15 CHANGES

1. PROPOSED ADDITIONAL LEVELS
 -FACADE & UNIT LAYOUTS AS PER PROPOSED L13 (AS TYPICAL)

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 313/737 Burwood Road,
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Title:
 Level 14 - 15 Typical GA

Project #:	Scale:	Drw:	Ckd:
1069	1 : 250 @A3	LR	ML
Drawing #:	Rev:		
DA-1010	A		

DEVELOPMENT APPLICATION

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PLAN LEGEND

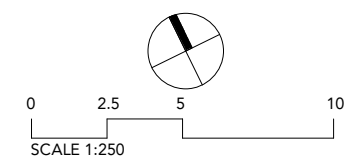
- EXISTING
- 'DEMOLISHED'
- PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

LEVEL 16 CHANGES

1. PROPOSED ADDITIONAL LEVEL -FACADE, BALCONIES & UNIT LAYOUTS AS PER PREVIOUS APPROVED L13 LAYOUT

Multipart Property
 Suite 107/ 1 Cassins Ave,
 North Sydney, NSW 2060



TEAM 2
ARCHITECTS

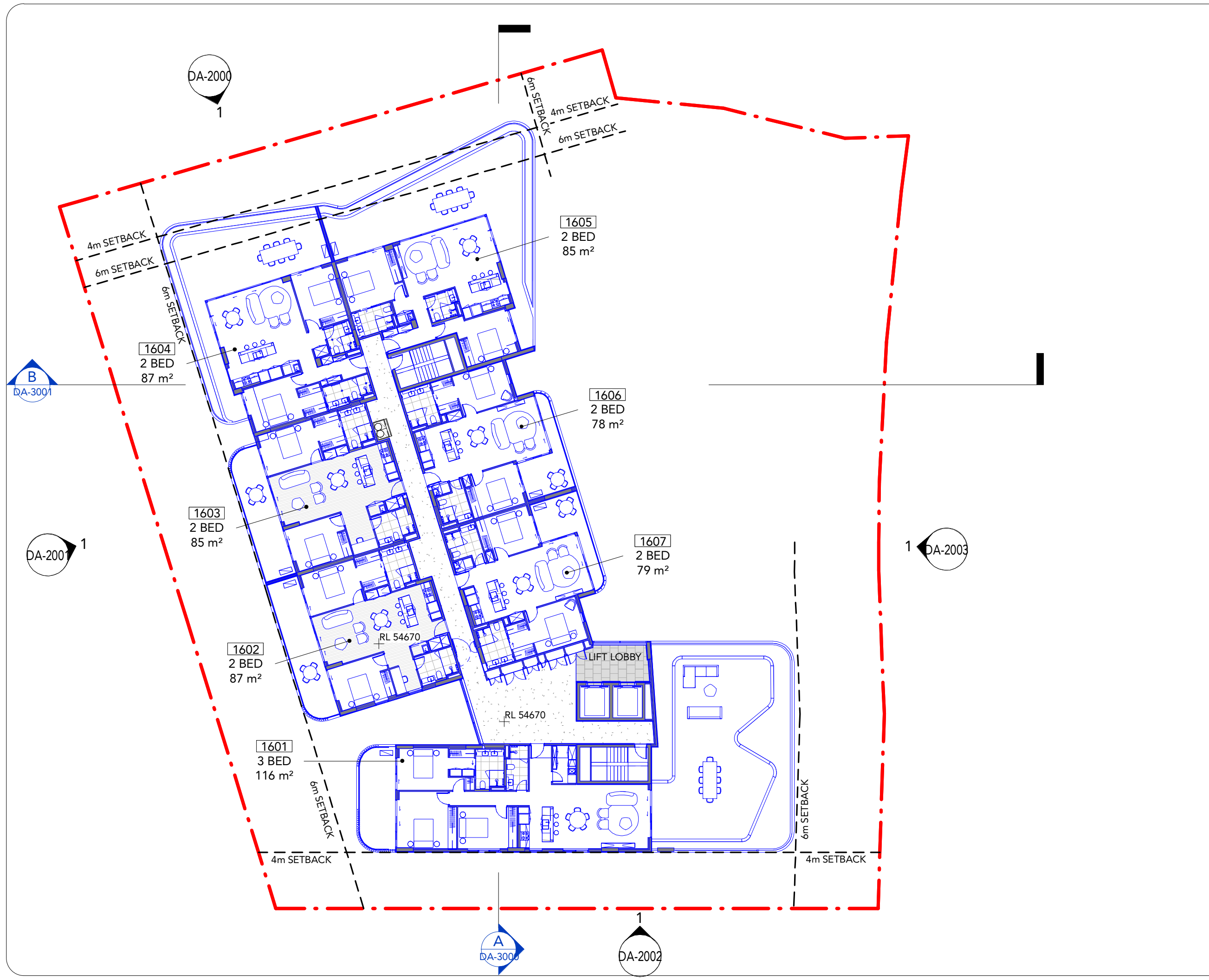
SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

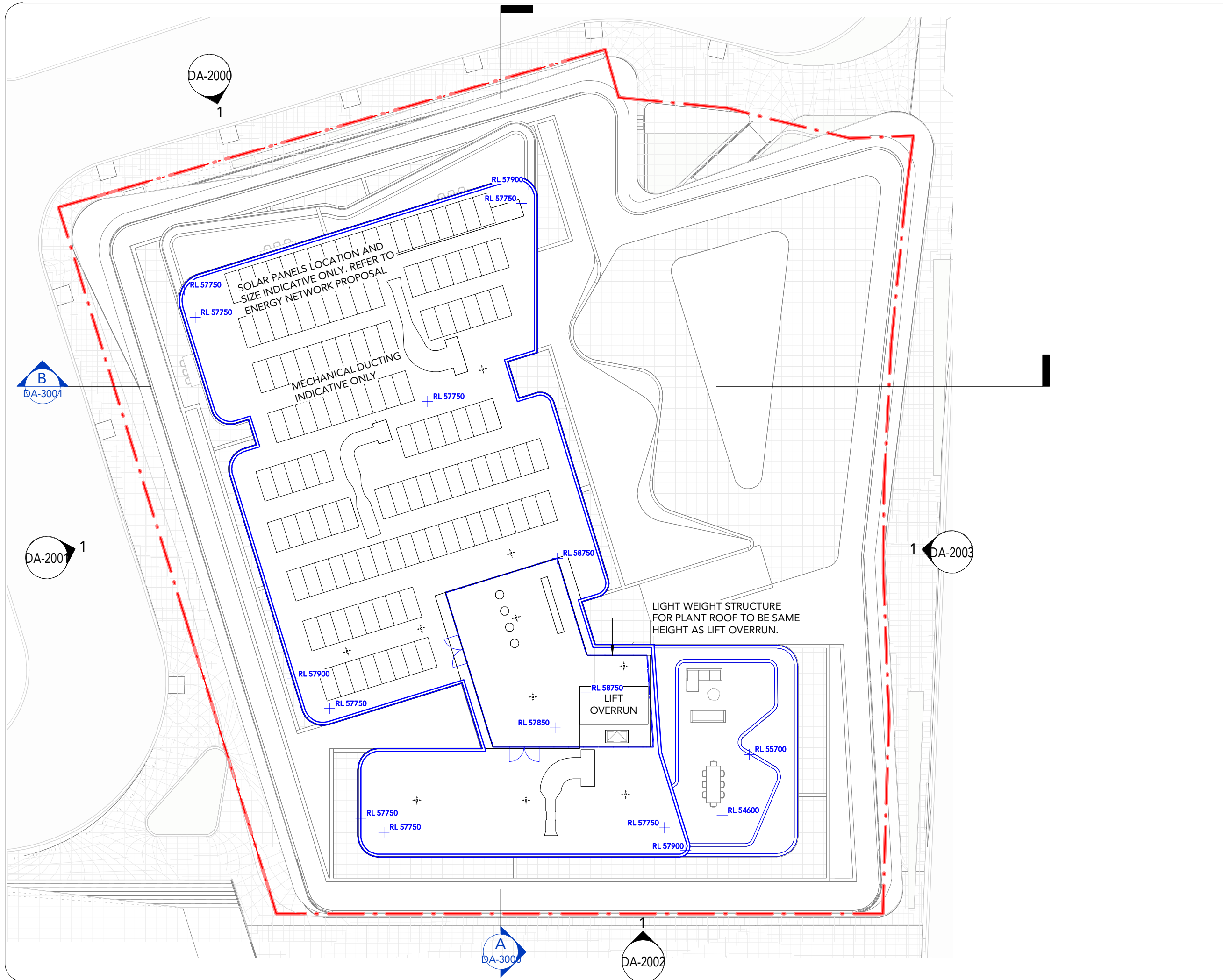
MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 BOWLINE - Alts & Adds
 10 Dangar Street
 Wickham NSW 2293

Title:
 Level 16 GA

Project #:	Scale:	Drw:	Ckd:
1069	1 : 250 @A3	LR	ML
Drawing #:	Rev:		
DA-1011	D		





DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
2	Design Excellence Submission	07.03.22
A	Issue for Coordination	16.03.22
3	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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PLAN LEGEND

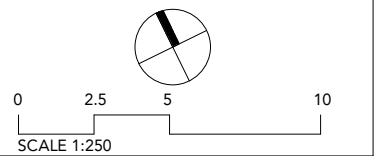
- EXISTING
- 'DEMOLISHED'
- PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

ROOF LEVEL CHANGES

1. PROPOSED ADDITIONAL LEVEL -FOOTPRINT & LAYOUT AS PER PREVIOUS APPROVED ROOF LEVEL LAYOUT

Multipart Property
Suite 107/ 1 Cassins Ave,
North Sydney, NSW 2060



TEAM 2
ARCHITECTS

SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
B O W L I N E - Alts & Adds

10 Dangar Street
Wickham NSW 2293

Title:
Roof GA

Project #:	Scale:	Drw:	Ckd:
1069	1 : 250 @A3	LR	ML

Drawing #:	Rev:
DA-1012	D

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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ELEVATION LEGEND

- EXISTING
- 'DEMOLISHED'
- PROPOSED

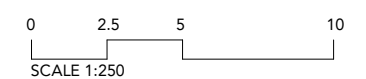
ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

NORTHERN ELEVATION CHANGES

1. BUILDING HEIGHT INCREASED 3 TOTAL LEVELS, 14 - 16
2. GROUND FLOOR GLAZING & ENTRIES AMENDED ACCORDING TO PLANS
3. NORTHERN UNITS @ L13 (U1305 & 1306) RECONFIGURED
 - - LARGER PENTHOUSE BALCONIES & PLANTERS RELOCATED TO NEW L16
4. EXISTING L13 PENTHOUSE LAYOUTS RELOCATED TO L16

SEE PLANS FOR FULL EXTENT OF CHANGES

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 Suite 107/ 1 Cassins Ave,
 North Sydney, NSW 2060



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 SYDNEY 70/1 Chandos Street, St Leonards NSW 2065
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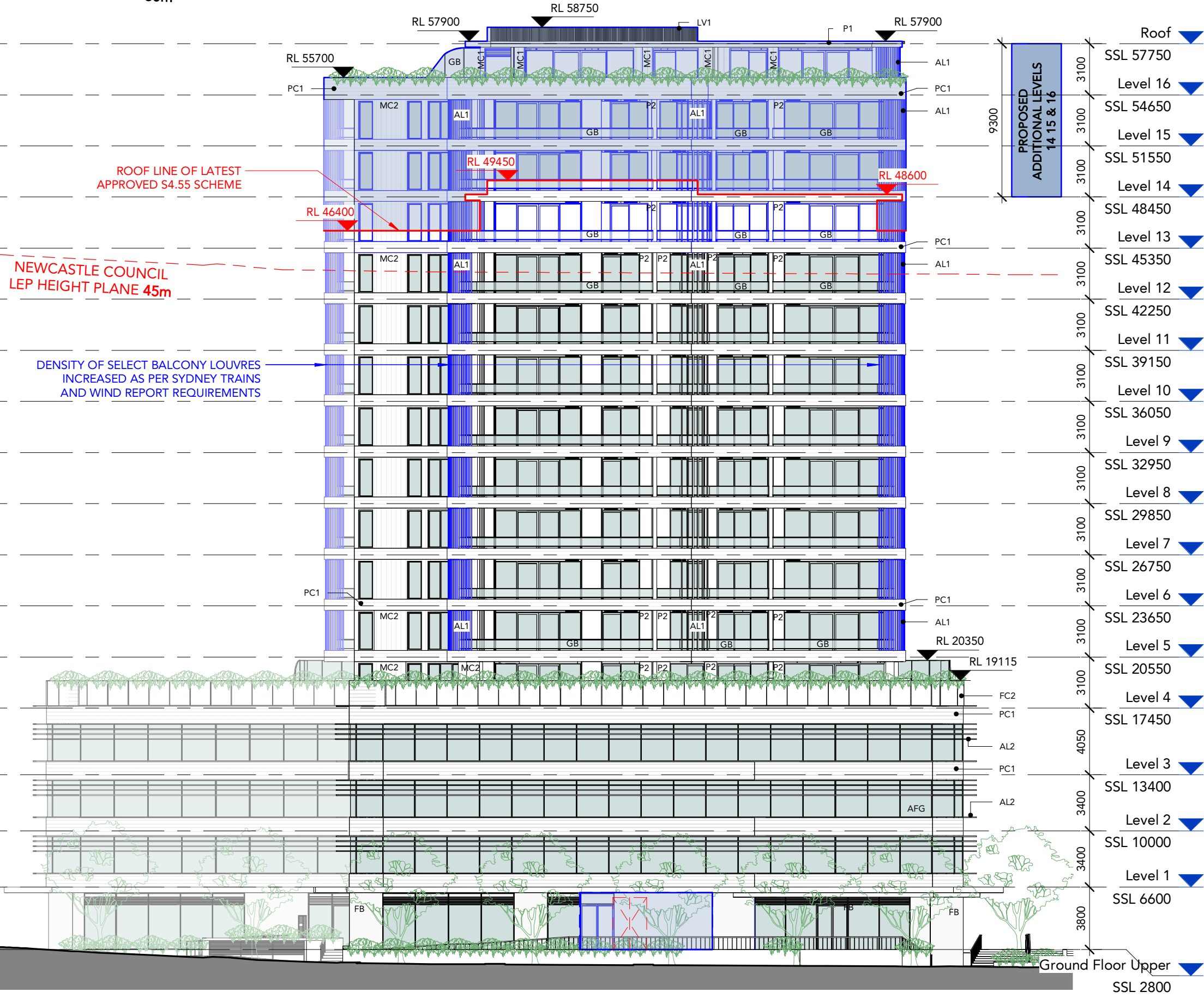
MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 B O W L I N E - Alts & Adds
 10 Dangar Street
 Wickham NSW 2293

Title:
 North Elevation

Project #:	Scale:	Drw:	Ckd:
1069	1 : 250	@A3 LR	ML
Drawing #:	Rev:		
DA-2000	D		

WICKHAM MASTERPLAN
 HEIGHT PLANE 60m



ROOF LINE OF LATEST APPROVED S4.55 SCHEME

NEWCASTLE COUNCIL LEP HEIGHT PLANE 45m

DENSITY OF SELECT BALCONY LOUVRES INCREASED AS PER SYDNEY TRAINS AND WIND REPORT REQUIREMENTS

PROPOSED ADDITIONAL LEVELS 14 15 & 16
 9300

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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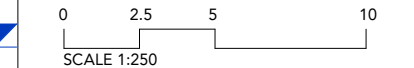
ELEVATION LEGEND
 [Grey Box] EXISTING
 [Red Box] 'DEMOLISHED'
 [Blue Box] PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

WESTERN ELEVATION CHANGES

- BUILDING HEIGHT INCREASED 3 TOTAL LEVELS, 14 - 16
- GROUND FLOOR GLAZING & ENTRIES AMENDED ACCORDING TO PLANS
- NORTHERN & SOUTHERN UNITS @ L13 (U1305 & 1302) RECONFIGURED
 -- LARGER PENTHOUSE BALCONIES & PLANTERS RELOCATED TO NEW L16
- EXISTING L13 PENTHOUSE LAYOUTS RELOCATED TO L16
- GROUND FLOOR SOUTHERN BOUNDARY SET BACK 3m
- GROUND FLOOR SUBSTATION & FIRE STAIR RECONFIGURED
 -- GLAZING SHORTENED TO SUIT
 SEE PLANS FOR FULL EXTENT OF CHANGES

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 North Sydney, NSW 2060



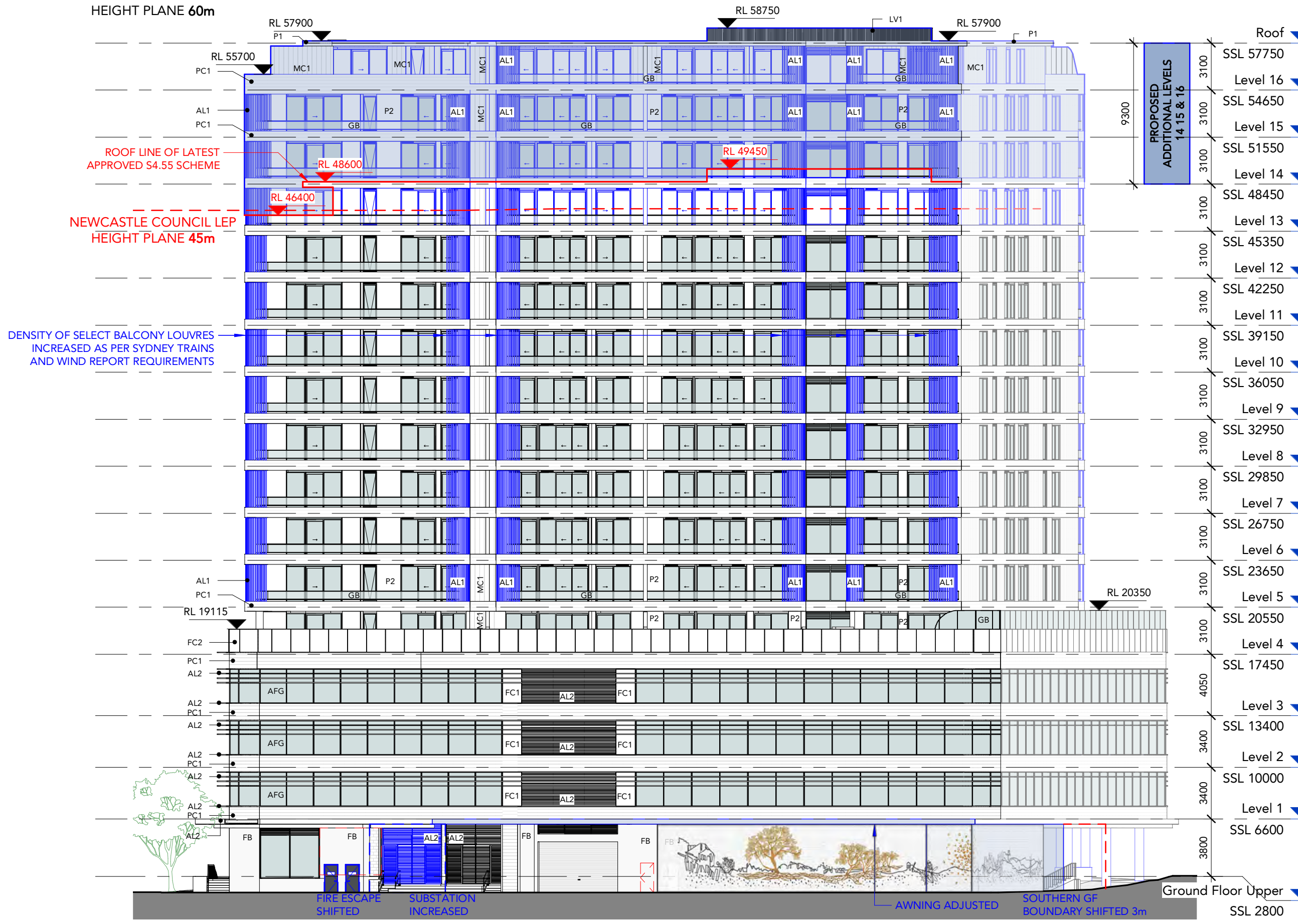
SYDNEY
 70/11 Chandos Street,
 St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE
 313/737 Burwood Road,
 Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 BOWLINE - Alts & Adds
 10 Dangar Street
 Wickham NSW 2293

Title: West Elevation			
Project #: 1069	Scale: 1 : 250	Drw: LR	Ckd: ML
Drawing #: DA-2001		Rev: D	

WICKHAM MASTERPLAN
HEIGHT PLANE 60m



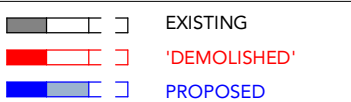
PROPOSED
 ADDITIONAL LEVELS
 14 15 & 16

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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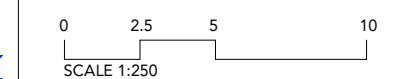
ELEVATION LEGEND

 EXISTING
 'DEMOLISHED'
 PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

SOUTHERN ELEVATION CHANGES

- BUILDING HEIGHT INCREASED 3 TOTAL LEVELS, 14 - 16
- SOUTHERN UNITS @ L13 (U1301 & 1302) RECONFIGURED
-- LARGER PENTHOUSE BALCONIES & PLANTERS RELOCATED TO NEW L16
- EXISTING L13 PENTHOUSE LAYOUTS RELOCATED TO L16
- GROUND FLOOR SOUTHERN BOUNDARY SET BACK 3m
-- PLANTER AMENDED TO SUIT
-- L1 AWNING TO WEST ADJUSTED TO SUIT

SEE PLANS FOR FULL EXTENT OF CHANGES
Multipart Property
Suite 107/ 1 Cassins Ave,
North Sydney, NSW 2060



TEAM 2 ARCHITECTS
 SYDNEY: 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

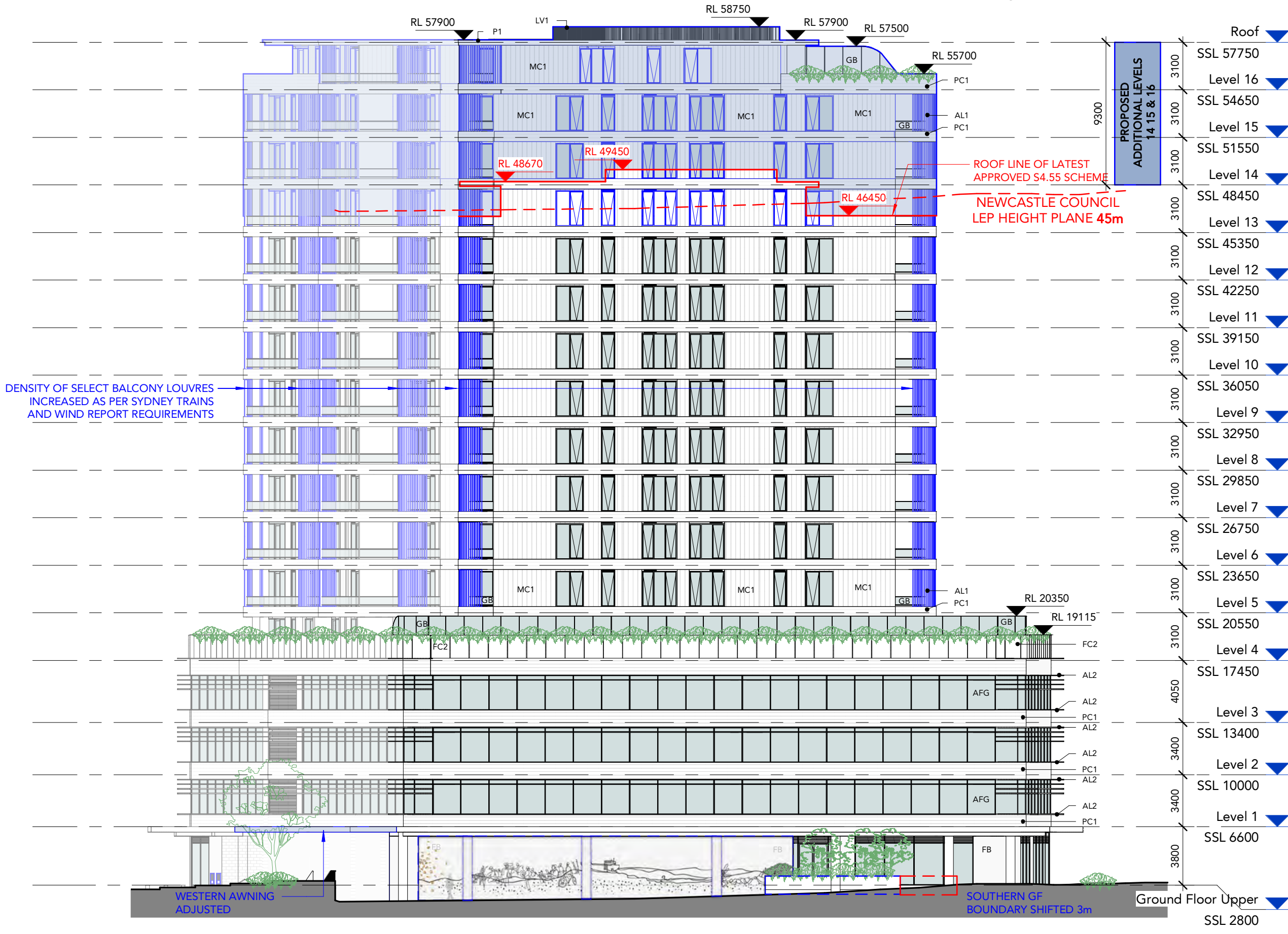
MELBOURNE: 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project: BOWLINE - Alts & Adds
10 Dangar Street
Wickham NSW 2293

Title: South Elevation

Project #:	Scale:	Drw:	Ckd:
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Drawing #:	DA-2002		Rev:
			D

WICKHAM MASTERPLAN
HEIGHT PLANE 60m



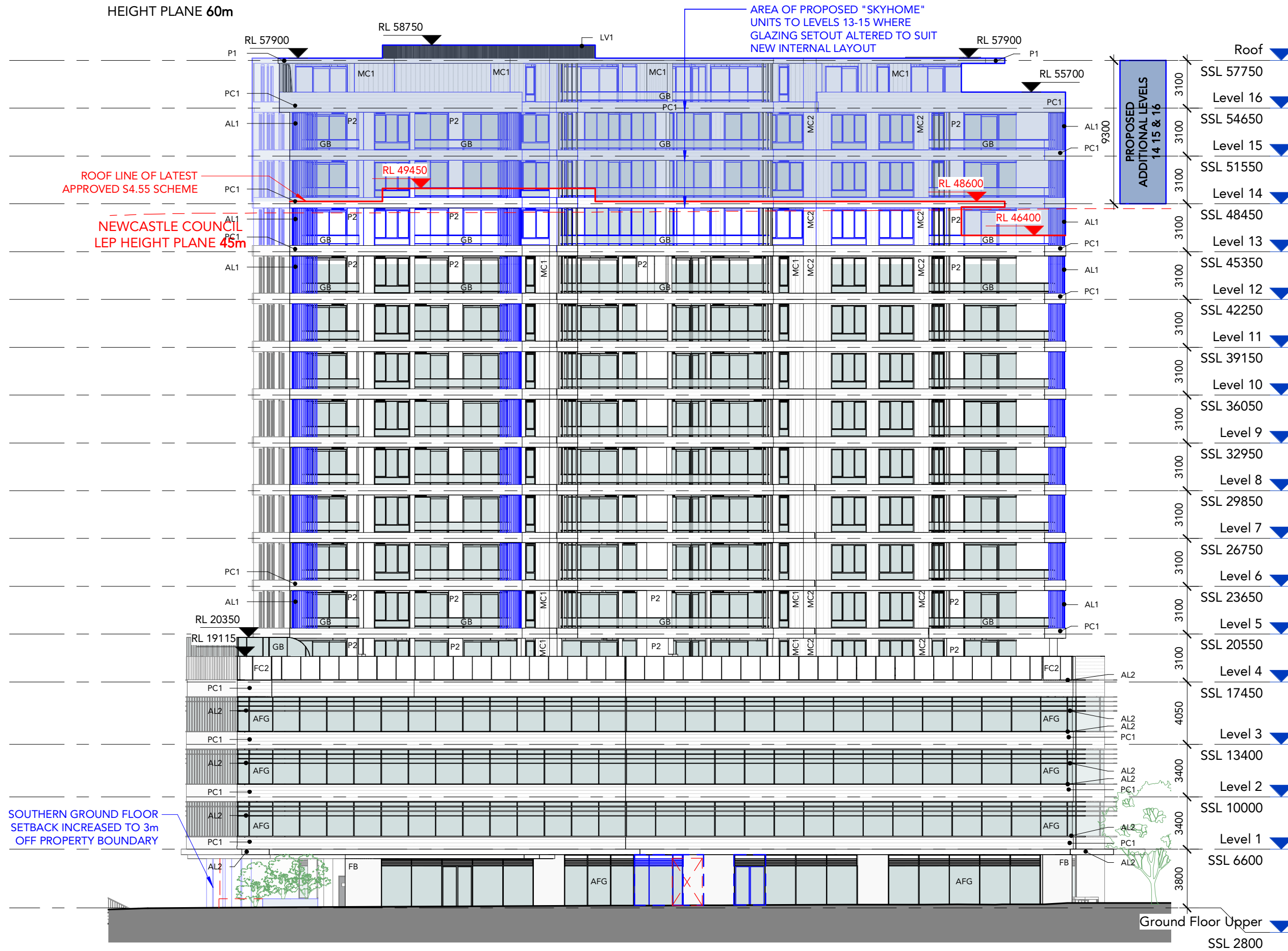
DENSITY OF SELECT BALCONY LOUVRES INCREASED AS PER SYDNEY TRAINS AND WIND REPORT REQUIREMENTS

WESTERN AWNING ADJUSTED

SOUTHERN GF BOUNDARY SHIFTED 3m

Ground Floor Upper
SSL 2800

WICKHAM MASTERPLAN
HEIGHT PLANE 60m



ROOF LINE OF LATEST APPROVED S4.55 SCHEME

NEWCASTLE COUNCIL LEP HEIGHT PLANE 45m

SOUTHERN GROUND FLOOR SETBACK INCREASED TO 3m OFF PROPERTY BOUNDARY

AREA OF PROPOSED "SKYHOME" UNITS TO LEVELS 13-15 WHERE GLAZING SETOUT ALTERED TO SUIT NEW INTERNAL LAYOUT

PROPOSED ADDITIONAL LEVELS 14 15 & 16

DRAWING STATUS: 42

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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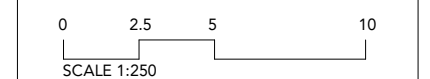
- ELEVATION LEGEND**
- EXISTING
 - 'DEMOLISHED'
 - PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

EASTERN ELEVATION CHANGES

- BUILDING HEIGHT INCREASED 3 TOTAL LEVELS, 14 - 16
- GROUND FLOOR GLAZING & ENTRIES AMENDED ACCORDING TO PLANS
- EASTERN UNITS @ L13 (U1301, 1307 & 1306) RECONFIGURED
- LARGER PENTHOUSE BALCONIES & PLANTERS RELOCATED TO NEW L16
- EXISTING L13 PENTHOUSE LAYOUTS RELOCATED TO L16
- GROUND FLOOR SOUTHERN
- BOUNDARY SET BACK 3m
PLANTER AMENDED TO SUIT

SEE PLANS FOR FULL EXTENT OF CHANGES
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North Sydney, NSW 2060



TEAM 2

ARCHITECTS

SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project: BOWLINE - Alts & Adds
10 Dangar Street
Wickham NSW 2293

Title: East Elevation

Project #:	Scale:	Drw:	Ckd:
1069	1 : 250	@A3 LR	ML
Drawing #:			Rev:
DA-2003			D

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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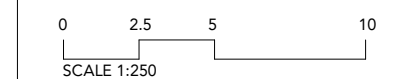
ELEVATION LEGEND
 [Grey Box] EXISTING
 [Red Box] 'DEMOLISHED'
 [Blue Box] PROPOSED

ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

SECTION AA CHANGES

- BUILDING HEIGHT INCREASED 3 TOTAL LEVELS, 14 - 16
- GF SOUTHERN SETBACK INCREASED
 -- EOT FACILITIES RELOCATED TO RETAIL 2 & L1
- LIFT LOBBY SEATING & VOIDS REMOVED FOR FIRE COMPLIANCE
- L13 UNITS RECONFIGURED WITH EXTERNAL WALLS ALIGNING TO LEVELS BELOW
 -- PROPOSED SKYHOME UNIT 1307 WITH SLIGHTLY ADJUSTED GLAZING
 -- LARGER PENTHOUSE BALCONIES & PLANTERS RELOCATED TO NEW L16
- EXISTING L13 PENTHOUSE LAYOUTS RELOCATED TO L16
 SEE PLANS FOR FULL EXTENT OF CHANGES

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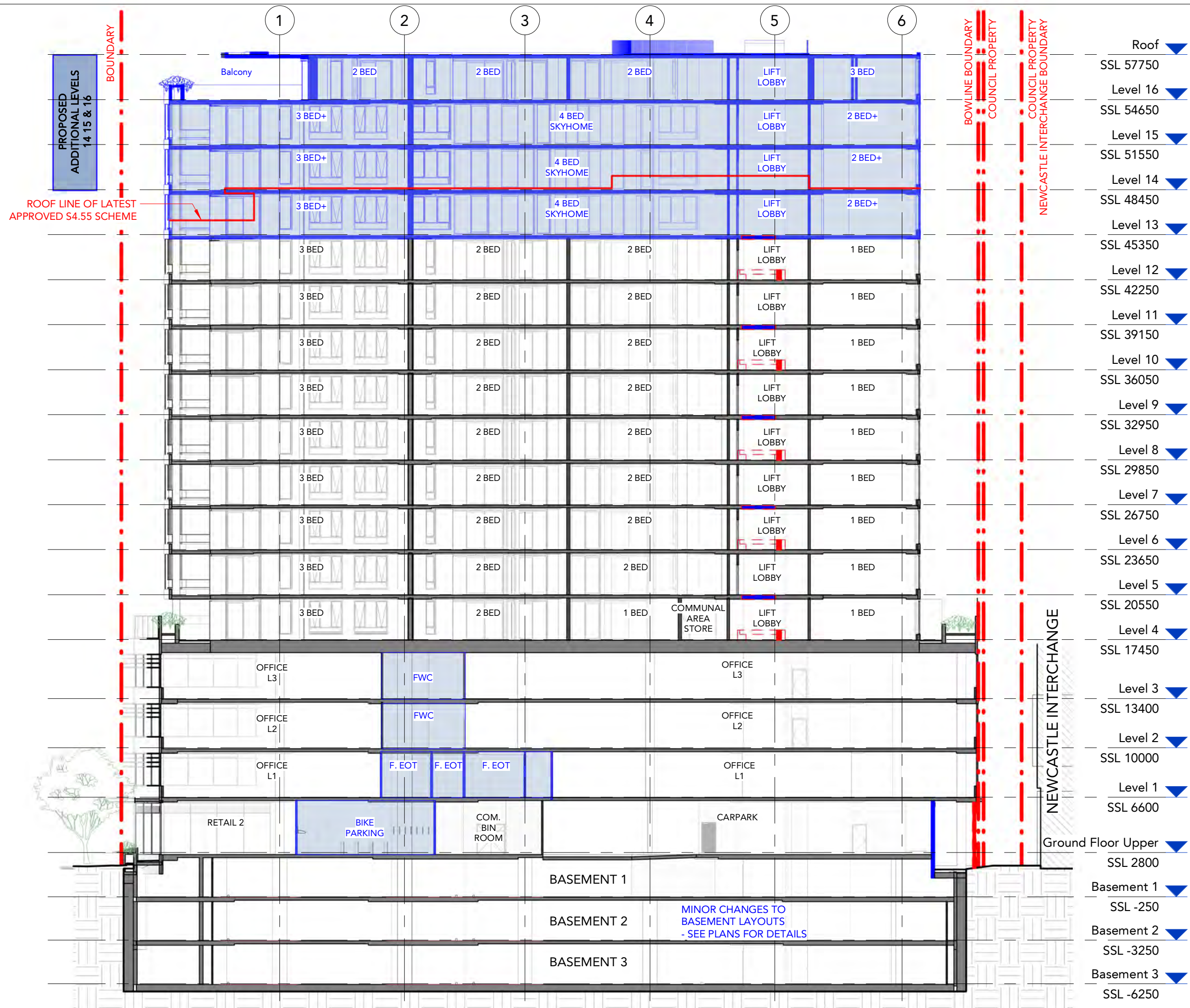
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 St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE
 313/737 Burwood Road,
 Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 B O W L I N E - Alts & Adds
 10 Dangar Street
 Wickham NSW 2293

Title:
 Building Section AA

Project #:	Scale:	Drw:	Ckd:
1069	1 : 250 @A3	LR	ML
Drawing #:	DA-3000		Rev:
			D



- Roof ▼
- SSL 57750
- Level 16 ▼
- SSL 54650
- Level 15 ▼
- SSL 51550
- Level 14 ▼
- SSL 48450
- Level 13 ▼
- SSL 45350
- Level 12 ▼
- SSL 42250
- Level 11 ▼
- SSL 39150
- Level 10 ▼
- SSL 36050
- Level 9 ▼
- SSL 32950
- Level 8 ▼
- SSL 29850
- Level 7 ▼
- SSL 26750
- Level 6 ▼
- SSL 23650
- Level 5 ▼
- SSL 20550
- Level 4 ▼
- SSL 17450
- Level 3 ▼
- SSL 13400
- Level 2 ▼
- SSL 10000
- Level 1 ▼
- SSL 6600
- Ground Floor Upper ▼
- SSL 2800
- Basement 1 ▼
- SSL -250
- Basement 2 ▼
- SSL -3250
- Basement 3 ▼
- SSL -6250

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
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ELEVATION LEGEND

- EXISTING
- 'DEMOLISHED'
- PROPOSED

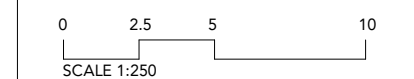
ITEMS DRAWN WITH REFERENCE TO MOST RECENTLY APPROVED S4.55: DA2018/01197.02 AS 'EXISTING' WORKS

SECTION BB CHANGES

1. BUILDING HEIGHT INCREASED 3 TOTAL LEVELS, 14 - 16
2. SUBSTATION 2 ADDED
3. EOT FACILITIES RELOCATED TO L1 L2 & 3 AMMENITIES UPDATED
4. L13 UNITS RECONFIGURED WITH EXTERNAL WALLS ALIGNING TO LEVELS BELOW
5. PROPOSED SKYHOME UNIT 1307 WITH SLIGHTLY ADJUSTED GLAZING
6. LARGER PENTHOUSE BALCONIES & PLANTERS RELOCATED TO NEW L16
6. EXISTING L13 PENTHOUSE LAYOUTS RELOCATED TO L16

SEE PLANS FOR FULL EXTENT OF CHANGED

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 North Sydney, NSW 2060



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 E: info@team2.com.au
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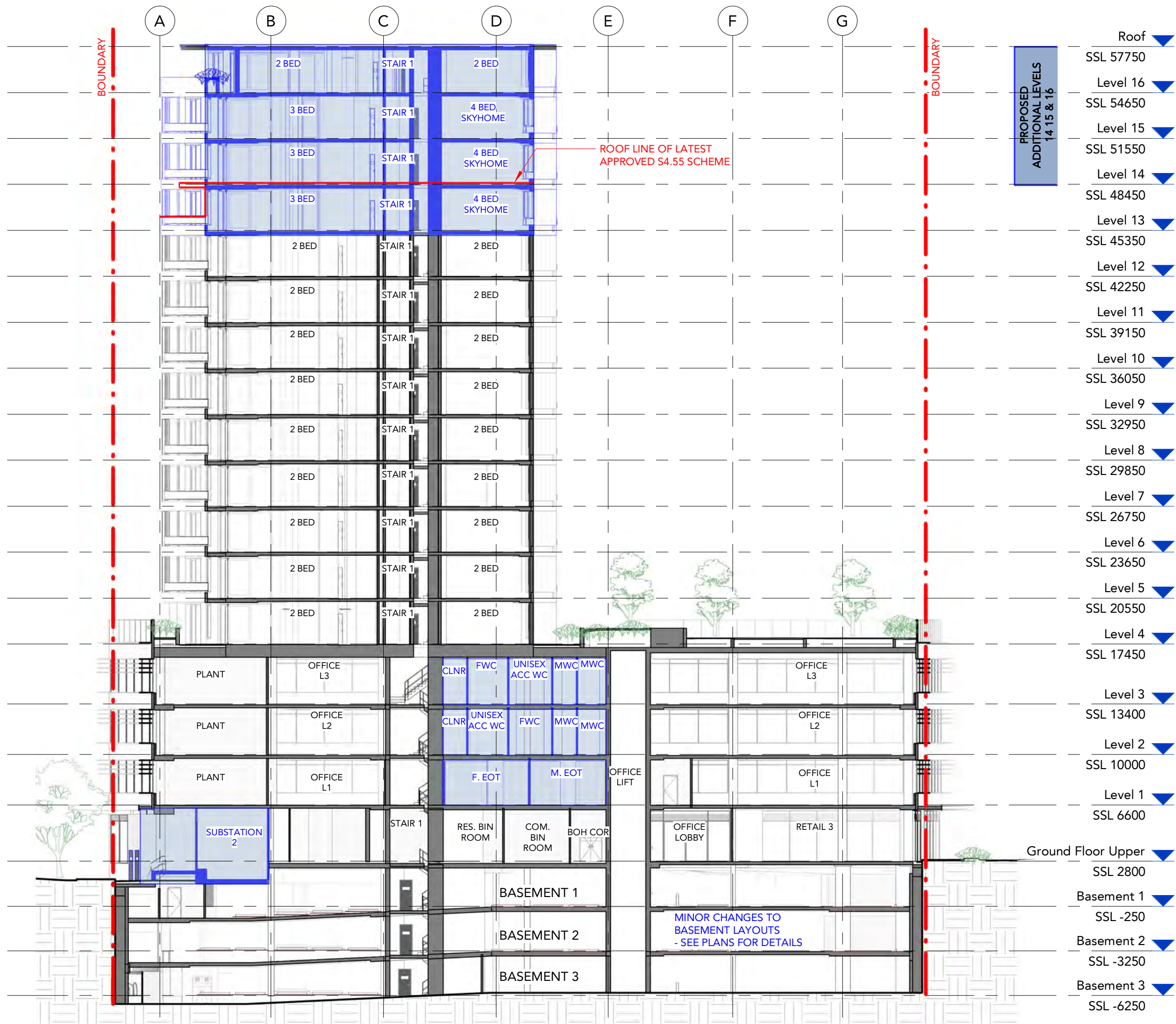
MELBOURNE
 313/37 Burnwood Road,
 Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 B O W L I N E - Alts & Adds
 10 Dangar Street
 Wickham NSW 2293

Title:
 Building Section BB

Project #:	Scale:	Drw:	Ckd:
1069	1 : 250	@A3 LR	ML

Drawing #:
DA-3001


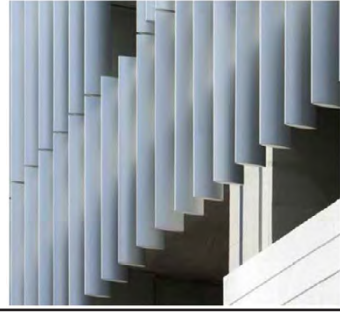


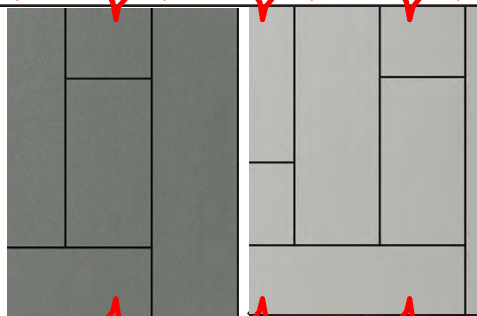
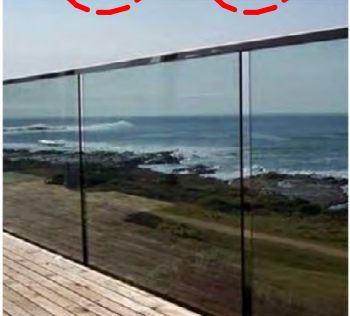


PROPOSED ADDITIONAL LEVELS 14 15 & 16

ROOF LINE OF LATEST APPROVED S4.55 SCHEME

MINOR CHANGES TO BASEMENT LAYOUTS - SEE PLANS FOR DETAILS

- Roof ▼
- SSL 57750
- Level 16 ▼
- SSL 54650
- Level 15 ▼
- SSL 51550
- Level 14 ▼
- SSL 48450
- Level 13 ▼
- SSL 45350
- Level 12 ▼
- SSL 42250
- Level 11 ▼
- SSL 39150
- Level 10 ▼
- SSL 36050
- Level 9 ▼
- SSL 32950
- Level 8 ▼
- SSL 29850
- Level 7 ▼
- SSL 26750
- Level 6 ▼
- SSL 23650
- Level 5 ▼
- SSL 20550
- Level 4 ▼
- SSL 17450
- Level 3 ▼
- SSL 13400
- Level 2 ▼
- SSL 10000
- Level 1 ▼
- SSL 6600
- Ground Floor Upper ▼
- SSL 2800
- Basement 1 ▼
- SSL -250
- Basement 2 ▼
- SSL -3250
- Basement 3 ▼
- SSL -6250

CODE	ITEM	LOCATION	IMAGE
AFG	Aluminium framed glazing	All glazing	
AL1	Vertical aluminium louvres	Apartment balconies	
AL2	Horizontal aluminium sunshade & mechanical louvres	Podium levels	
FB	Face brick	Ground level	
FC1 & FC2	Fibre cement panels "Equitone" Natura Colours FC1: N211 FC2: N161	Building facade <i>FC1 bordering podium L1-3 mechanical louvres. FC2 to podium L4 parapet to match PC1.</i>	
GB	Frameless glass balustrade	Balconies & Level 4 upstand	

CODE	ITEM	LOCATION	IMAGE
LV1	Vertical services louvre	Roof Level Plant equipment enclosure	
MC1	Vertical metal cladding Standing seam Dark Grey	Apartment facade	
MC2	Vertical metal cladding Standing seam Shale Grey	Apartment facade	
PC1	Precast concrete upstand system with horizontal groove features. Painted system finish: "Shale Grey"	Apartment Balcony and Office level upstands. <i>Replaces MC3 metal cladding</i>	
P1	Paint- Powdercoat "Black Matt"	Aluminium framed glazing, awnings	
P2	Paint "Milton Moon"	Exterior walls	
P3	Paint "Natural White"	Rendered walls, upstands	

DRAWING STATUS: ⁴⁵

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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TEAM 2 ARCHITECTS

SYDNEY
701/1 Chandos Street,
St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

MELBOURNE
313/737 Burwood Road,
Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
BOWLINE - Alts & Adds
10 Dangar Street
Wickham NSW 2293

Title:
External Material Schedule

Project #:	Scale:	Drw:	Ckd:
1069		LR	ML
Drawing #:			Rev:
DA-4000			D

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Design Excellence Submission	09.03.22
2	Issue for Review	31.03.22
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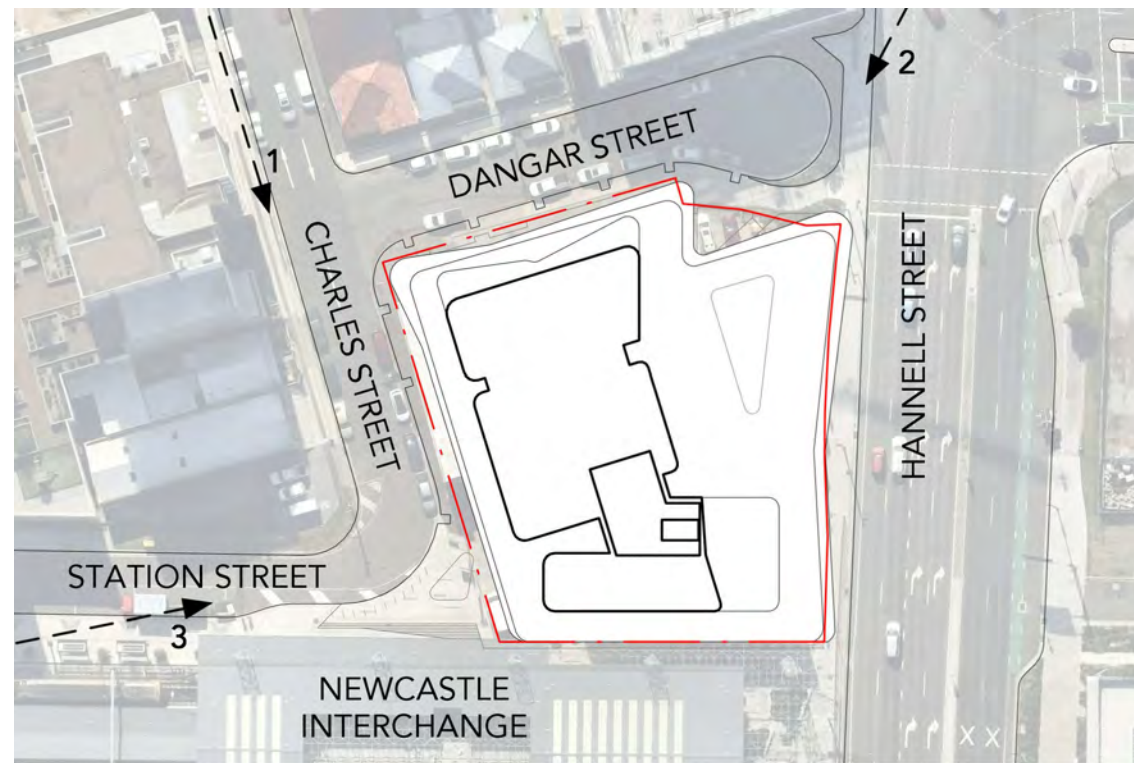
1 North View (Charles Street)
N.T.S.



2 East View (Hannell Street)
N.T.S.



3 West View (Station Street)
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North Sydney, NSW 2060

TEAM 2
ARCHITECTS

SYDNEY
70/11 Chandos Street,
St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

MELBOURNE
313/737 Burwood Road,
Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
BOWLINE - Alts & Adds

10 Dangar Street
Wickham NSW 2293

Title:
Visual Impact Analysis 01- APPROVED

Project #:	Scale:	Drw:	Ckd:
1069		LR	ML

Drawing #:	Rev:
DA-4001	C

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Design Excellence Submission	09.03.22
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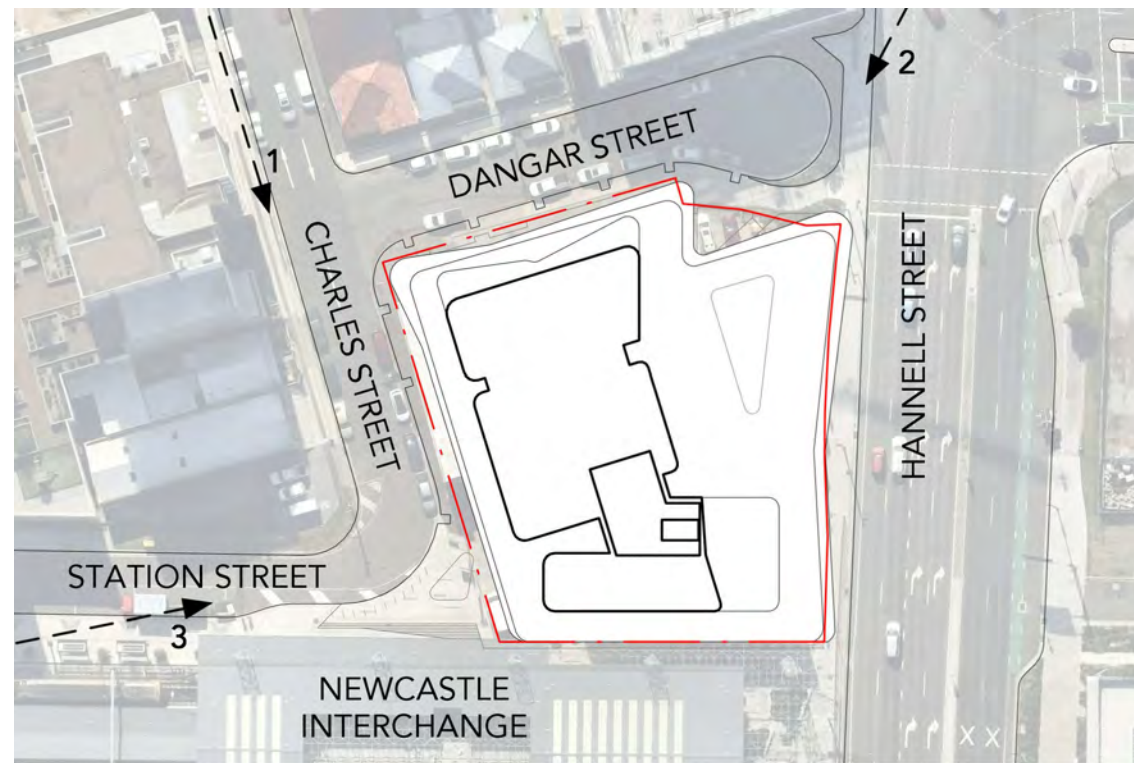
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 North Sydney, NSW 2060

TEAM 2
 ARCHITECTS

SYDNEY
 70/11 Chandos Street,
 St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE
 313/737 Burwood Road,
 Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
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 Wickham NSW 2293

Title:
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Project #:	Scale:	Drw:	Ckd:
1069		LR	ML
Drawing #:	DA-4002		Rev:
			C

DEVELOPMENT APPLICATION

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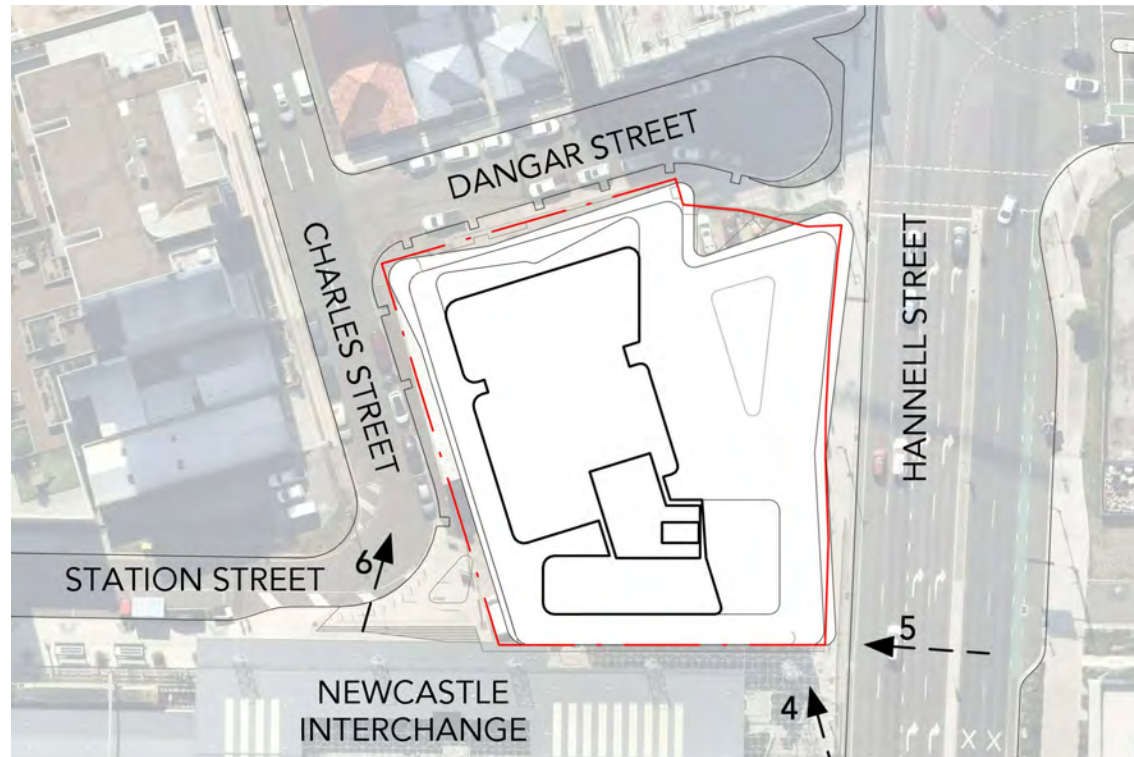
4 South View (Hannell Street)
N.T.S.



5 South-East View (Hannell Street)
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6 South View (Charles Street)
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Suite 107/ 1 Cassins Ave,
North Sydney, NSW 2060

TEAM 2

ARCHITECTS
SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
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Wickham NSW 2293

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Visual Impact Analysis 02- APPROVED

Project #:	Scale:	Drw:	Ckd:
1069		LR	ML
Drawing #:	DA-4003		Rev:
			C

DEVELOPMENT APPLICATION

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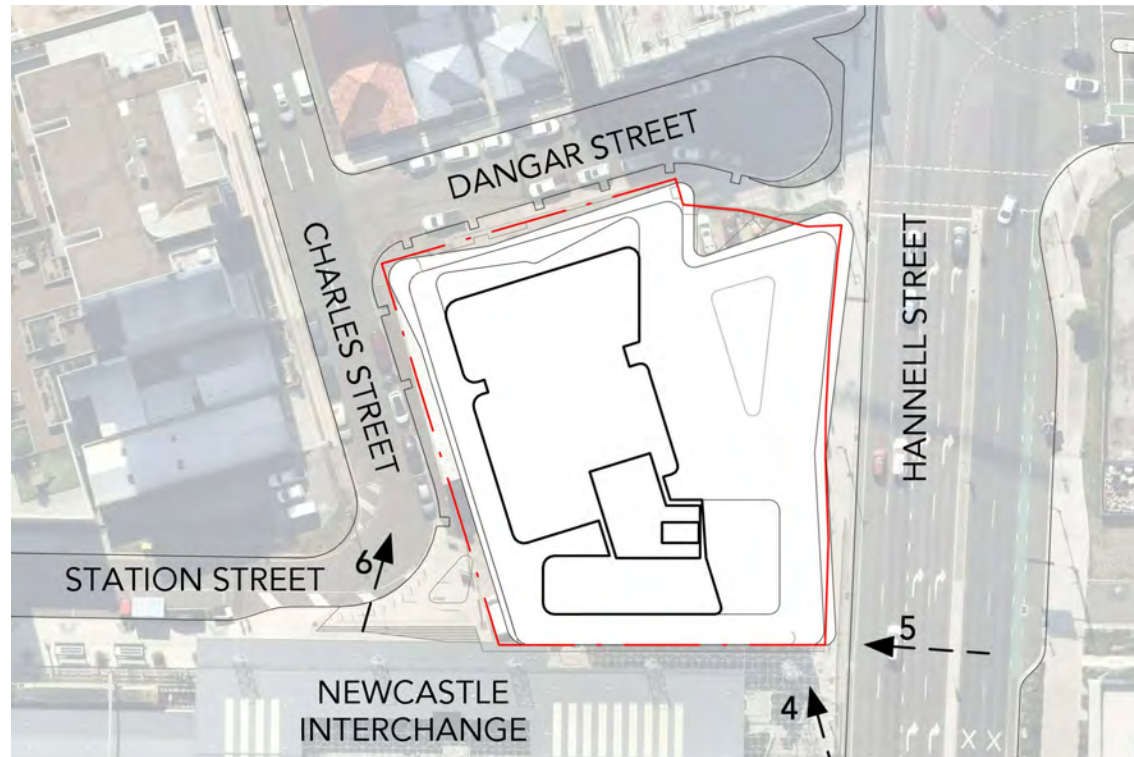
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 Suite 107/ 1 Cassins Ave,
 North Sydney, NSW 2060

TEAM 2

ARCHITECTS
 SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

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Title:
 Visual Impact Analysis 02- PROPOSED

Project #:	Scale:	Drw:	Ckd:
1069		LR	ML
Drawing #:	DA-4004		Rev:
			C

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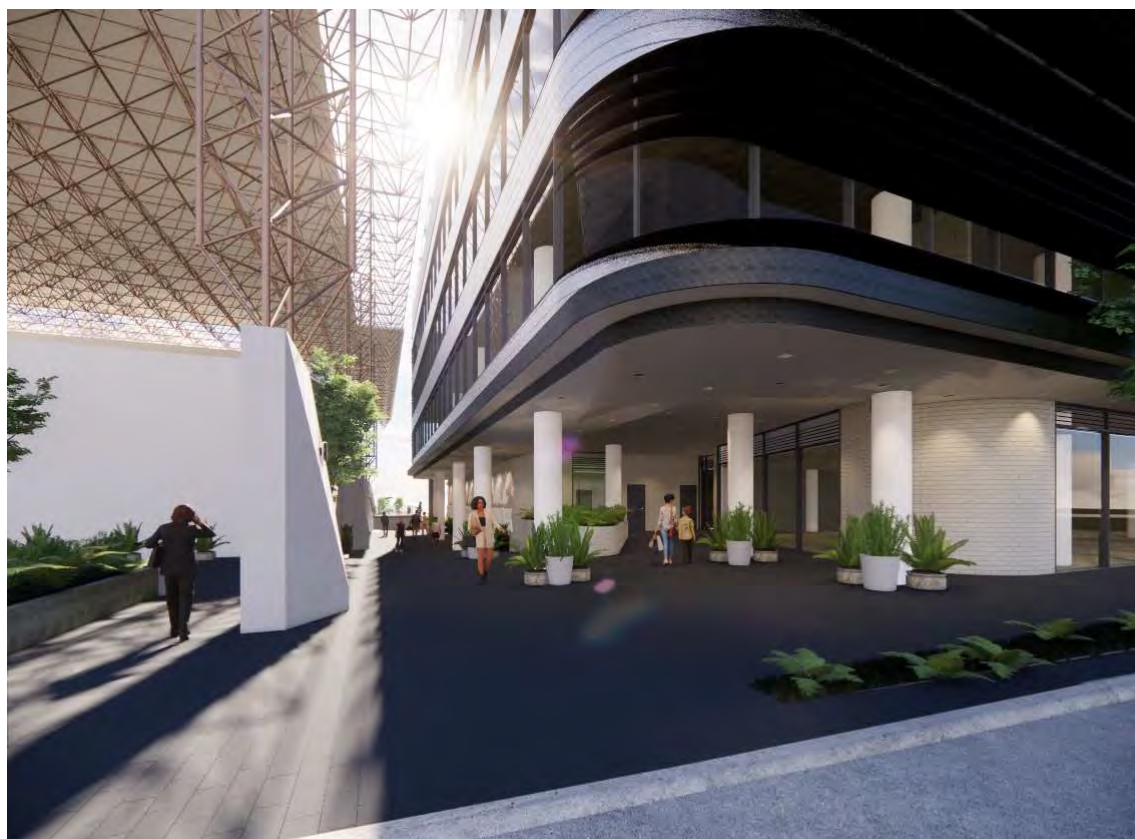
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1 South-East Lane View (APPROVED)
N.T.S.



2 South-West Lane View (APPROVED)
N.T.S.



3 South-East Lane View (PROPOSED)
N.T.S.



4 South-West Lane View (PROPOSED)
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 North Sydney, NSW 2060

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ARCHITECTS

SYDNEY
 70/1/1 Chandos Street,
 St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE
 313/737 Burwood Road,
 Hawthorn East VIC 3123
 ABN: 72 104 833 507
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Project:
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Title:
 Visual Impact Analysis 03- South Laneway

Project #:	Scale:	Drw:	Ckd:
1069		LR	ML

Drawing #:	Rev:
DA-4005	C



DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Issue for Review	31.03.22
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 North Sydney, NSW 2060

TEAM 2

ARCHITECTS

SYDNEY
 701/1 Chandos Street,
 St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE
 313/737 Burwood Road,
 Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 B O W L I N E - Alts & Adds

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Title:
 Photomontage 01

Project #: 1069	Scale: LR	Drw: LR	Ckd: ML
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Drawing #: DA-4010	Rev: C
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DEVELOPMENT APPLICATION

Rev	Revision Description	Date
A	Alts and Adds Development Application	07.04.22
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 North Sydney, NSW 2060

TEAM 2
 ARCHITECTS
 SYDNEY MELBOURNE
 701/1 Chandos Street, 313/737 Burwood Road,
 St Leonards NSW 2065 Hawthorn East VIC 3123
 T: + 61 2 9437 3166 ABN: 72 104 833 507
 E: info@team2.com.au
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Project:
 B O W L I N E - Alts & Adds

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Title:
 Photomontage 02

Project #:	Scale:	Drw:	Ckd:
1069		LR	ML

Drawing #:	Rev:
DA-4011	C

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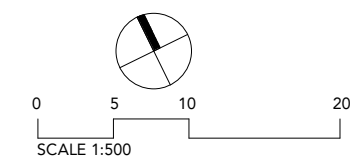
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Total Building Planning Summary

Criteria	Approved S4.55	Proposed DA
GFA	17,069m ²	20,134m ² (+3,065m ²)
FSR	5.87 : 1	6.9 : 1
Site Area	2,904m ²	

Multipart Property
Suite 107/ 1 Cassins Ave,
North Sydney, NSW 2060



TEAM 2 ARCHITECTS
SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
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Title:
GFA Diagram 01

Project #:	Scale:	Drw:	Ckd:
1069	1 : 500 @A3	LR	ML
Drawing #:	DA-5000		Rev:
			D



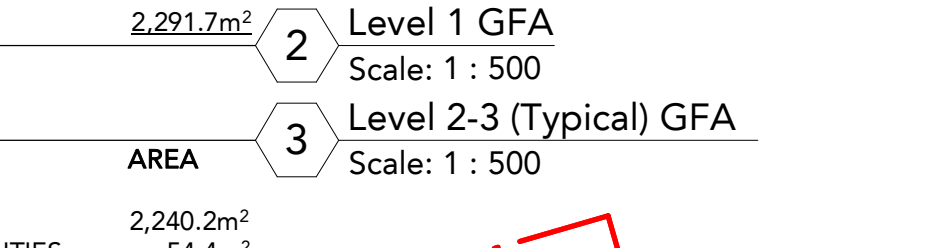
ROOM	AREA
RETAIL 1	187.6m ²
RETAIL 2	159.7m ²
RETAIL 3	307.1m ²
RETAIL 4	253.8m ²
OFFICE LOBBY	52.6m ²
RESI LOBBY	42.5m ²
WC'S+LOBBY	39.6m ²
EOT	109.9m ²
BM OFFICE	19.7m ²

TOTAL 1,172.5m²
1 Ground Floor GFA
Scale: 1 : 500



ROOM	AREA
OFFICE	2,135.4m ²
EOT FACILITIES	120.8m ²
WC FACILITIES	35.5m ²

TOTAL 2,291.7m²
2 Level 1 GFA
Scale: 1 : 500



ROOM	AREA
OFFICE	2,240.2m ²
WC FACILITIES	54.4m ²

TOTAL 2,294.6m²
3 Level 2-3 (Typical) GFA
Scale: 1 : 500



Residential Tower GFA Summary

Level	APPROVED DA	Proposed GFA	
Level 4	907m ²	950.3m ²	(+43m ²)
Levels 5-12	7,219m ²	7,564.8m ²	(+346m ²)
Level 5	898m ²	945.6m ²	
Level 6	907m ²	"	
Level 7	898m ²	"	
Level 8	907m ²	"	
Level 9	898m ²	"	
Level 10	907m ²	"	
Level 11	898m ²	"	
Level 12	907m ²	"	
Levels 13-15	687m ²	2,830.2m ²	(+2,143m ²)
Level 13	687m ²	943.4m ²	
Level 14	NA	"	
Level 15	NA	"	
Level 16	NA	735.7m ²	(+736m ²)
Total Tower Gross Floor Area	8,813m²	12,081.0m²	(+3,268m²)

Podium Levels GFA Summary

Level	APPROVED DA	Proposed GFA	
Ground Floor	1,362m ²	1,172.5m ²	(-190m ²)
Level 1	2298m ²	2,291.7m ²	(-6m ²)
Level 2	2298m ²	2,294.6m ²	(-3m ²)
Level 3	2298m ²	2,294.6m ²	(-3m ²)
Total Podium Gross Floor Area	8256m²	8,053.4m²	(-203m²)

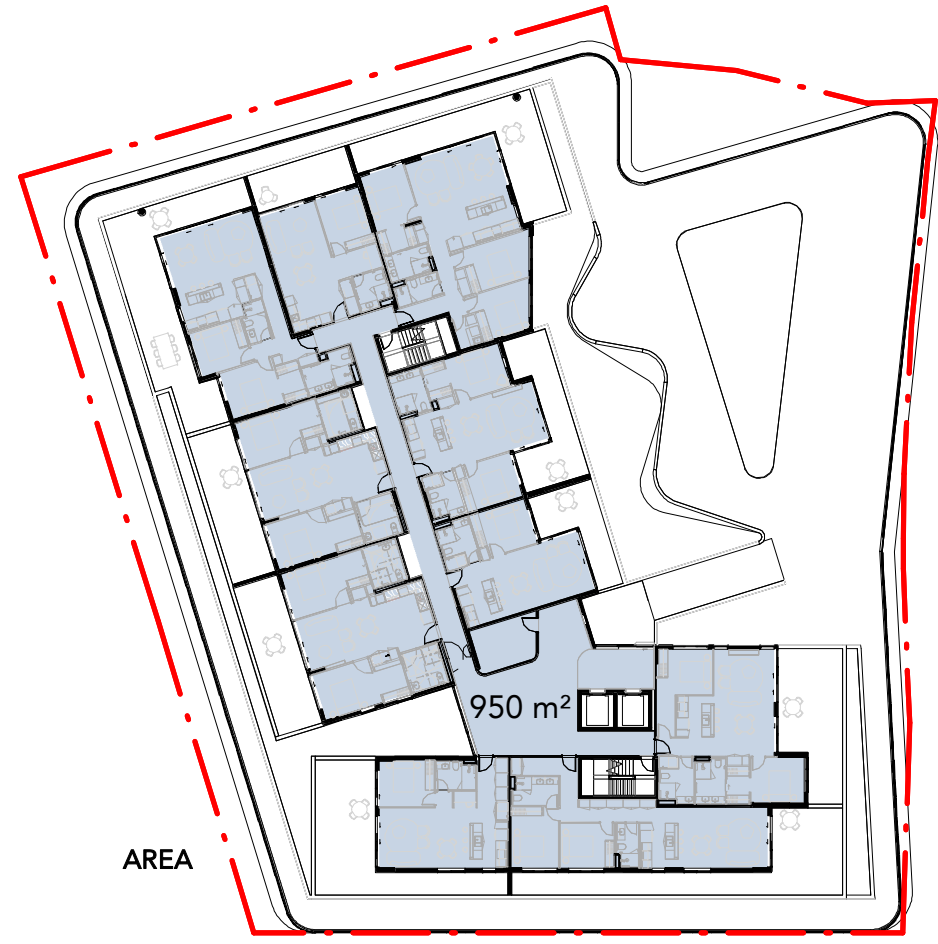
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ROOM
RESI LEVEL 4

AREA
950 m²

1 Level 4 GFA
Scale: 1 : 500



ROOM
RESI LEVEL 5

AREA
945.6m² x 8

3 Level 5-12 (Typical) GFA
Scale: 1 : 500



ROOM
RESI LEVEL 13

AREA
943.4m² x 3

4 Level 13-15 (Typical) GFA
Scale: 1 : 500

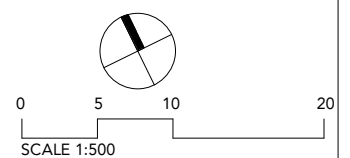


ROOM
RESI LEVEL 16

AREA
736 m²

2 Level 16 GFA
Scale: 1 : 500

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TEAM 2 ARCHITECTS

SYDNEY
 70/1/1 Chandos Street,
 St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE
 313/737 Burwood Road,
 Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 BOWLINE - Alts & Adds
 10 Dangar Street
 Wickham NSW 2293

Title:
GFA Diagram 02

Project #: 1069	Scale: 1 : 500	Drw: LR	Ckd: ML
Drawing #: DA-5001			Rev: D

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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Apartment Mix Schedule

Level	Number	Area
1 BED		
Level 4	403	61 m ²
Level 4	410	53 m ²
Level 4	407	54 m ²
Level 5	503	62 m ²
Level 5	507	55 m ²
Level 6	603	62 m ²
Level 6	607	55 m ²
Level 7	703	62 m ²
Level 7	707	55 m ²
Level 8	803	62 m ²
Level 8	807	55 m ²
Level 9	903	62 m ²
Level 9	907	55 m ²
Level 10	1003	62 m ²
Level 10	1007	55 m ²
Level 11	1103	62 m ²
Level 11	1107	55 m ²
Level 12	1203	62 m ²
Level 12	1207	55 m ²
1 BED: 19		
2 BED		
Level 4	401	84 m ²
Level 4	402	84 m ²
Level 4	406	88 m ²
Level 4	409	77 m ²
Level 4	404	84 m ²
Level 4	405	85 m ²
Level 5	501	85 m ²
Level 5	502	86 m ²
Level 5	506	89 m ²
Level 5	509	77 m ²
Level 5	510	78 m ²
Level 5	504	86 m ²
Level 5	505	85 m ²
Level 6	601	85 m ²
Level 6	602	86 m ²
Level 6	606	89 m ²
Level 6	609	77 m ²
Level 6	610	78 m ²
Level 6	604	86 m ²
Level 6	605	85 m ²
Level 7	701	85 m ²
Level 7	702	86 m ²
Level 7	706	89 m ²
Level 7	709	77 m ²
Level 7	710	78 m ²
Level 7	704	86 m ²
Level 7	705	85 m ²
Level 8	801	85 m ²
Level 8	802	86 m ²
Level 8	806	89 m ²
Level 8	809	77 m ²
Level 8	810	78 m ²
Level 8	804	86 m ²
Level 8	805	85 m ²
Level 9	901	85 m ²
Level 9	902	86 m ²
Level 9	906	89 m ²
Level 9	909	77 m ²
Level 9	910	78 m ²
Level 9	904	87 m ²
Level 9	905	86 m ²
Level 10	1001	85 m ²
Level 10	1002	86 m ²
Level 10	1006	89 m ²

Apartment Mix Schedule

Level	Number	Area
Level 10	1009	77 m ²
Level 10	1010	78 m ²
Level 10	1004	87 m ²
Level 10	1005	86 m ²
Level 11	1101	85 m ²
Level 11	1102	86 m ²
Level 11	1106	89 m ²
Level 11	1109	77 m ²
Level 11	1110	78 m ²
Level 11	1104	87 m ²
Level 11	1105	86 m ²
Level 12	1201	85 m ²
Level 12	1202	86 m ²
Level 12	1206	89 m ²
Level 12	1209	77 m ²
Level 12	1210	78 m ²
Level 12	1204	87 m ²
Level 12	1205	86 m ²
Level 13	1303	87 m ²
Level 13	1304	86 m ²
Level 14	1403	87 m ²
Level 14	1404	86 m ²
Level 15	1503	87 m ²
Level 15	1504	86 m ²
Level 16	1602	87 m ²
Level 16	1603	85 m ²
Level 16	1604	87 m ²
Level 16	1605	85 m ²
Level 16	1606	78 m ²
Level 16	1607	79 m ²
2 BED: 74		
2 BED+		
Level 13	1302	86 m ²
Level 14	1402	86 m ²
Level 15	1502	86 m ²
2 BED+: 3		
3 BED		
Level 4	408	107 m ²
Level 5	508	108 m ²
Level 6	608	108 m ²
Level 7	708	108 m ²
Level 8	808	108 m ²
Level 9	908	108 m ²
Level 10	1008	108 m ²
Level 11	1108	108 m ²
Level 12	1208	108 m ²
Level 13	1305	121 m ²
Level 14	1405	121 m ²
Level 15	1505	121 m ²
Level 16	1601	116 m ²
3 BED: 13		
3 BED+		
Level 13	1301	149 m ²
Level 13	1306	136 m ²
Level 14	1401	149 m ²
Level 14	1406	136 m ²
Level 15	1501	149 m ²
Level 15	1506	136 m ²
3 BED+: 6		
4 BED SKYHOME		
Level 13	1307	154 m ²
Level 14	1407	156 m ²
Level 15	1507	156 m ²
4 BED SKYHOME: 3		
Grand total: 118		



1 Level 4 Apartment Mix
Scale: 1 : 500



2 Level 5-12 (Typical) Apartment Mix
Scale: 1 : 500

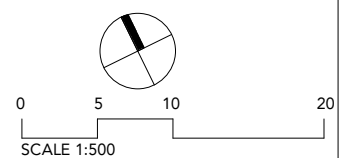


3 Level 13-15 (Typical) Apartment Mix
Scale: 1 : 500



4 Level 16 Apartment Mix
Scale: 1 : 500

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 Suite 107/ 1 Cassins Ave,
 North Sydney, NSW 2060



TEAM 2 ARCHITECTS
 SYDNEY: 70/11 Chandos Street, St Leonards NSW 2065
 MELBOURNE: 313/37 Burnwood Road, Hawthorn East VIC 3123
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940
 Reg Vic: 19340

Project: BOWLINE - Alts & Adds
 10 Dangar Street
 Wickham NSW 2293

Title: Apartment Mix & Schedule

Project #:	Scale:	Drw:	Ckd:
1069	1 : 500 @A3	LR	ML
Drawing #:			Rev:
DA-5010			D

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
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OPEN SPACE REQUIREMENTS

COMMUNAL :

25% OF SITE AREA (2,904m²) 726m²

PRIVATE :

1 BED UNIT 8m² & 2m MIN DEPTH
 2 BED UNIT 10m² & 2m MIN DEPTH
 3 BED UNIT 12m² & 2.4m MIN DEPTH

PROPOSED COMMUNAL SPACE

LEVEL 4 COMMUNAL AREA 730m²



1 Level 4 Open Space Diagram
 Scale: 1 : 500



2 Level 5-12 (Typical) Open Space Diagram
 Scale: 1 : 500

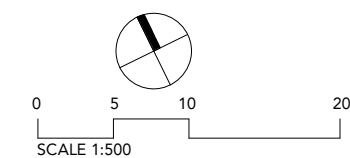


3 Level 13-15 (Typical) Open Space Diagram
 Scale: 1 : 500



4 Level 16 Open Space Diagram
 Scale: 1 : 500

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 SYDNEY: 70/1/1 Chandos Street, St Leonards NSW 2065
 MELBOURNE: 313/737 Burwood Road, Hawthorn East VIC 3123
 T: + 61 2 9437 3166
 E: info@team2.com.au
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Project:
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 10 Dangar Street
 Wickham NSW 2293

Title:
 Private & Communal Open Space

Diagram	Scale:	Drw:	Ckd:
1069	1 : 500 @A3	LR	ML
Drawing #:	Rev:		
DA-5020	D		

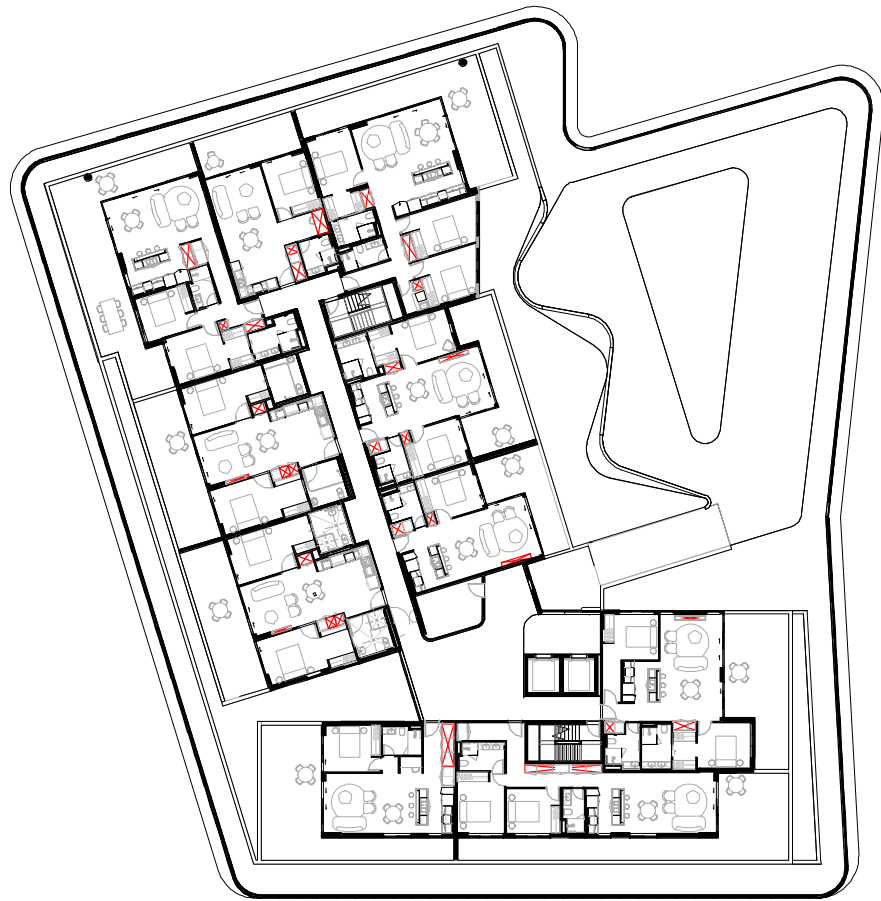
DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
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1 Level 4 Storage
 Scale: 1 : 500



2 Level 5-12 (Typical) Storage
 Scale: 1 : 500



6 Level 10-12 (Typical) Storage
 Scale: 1 : 500

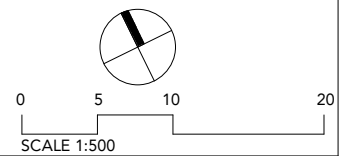


4 Level 13-15 (Typical) Storage
 Scale: 1 : 500



5 Level 16 Storage
 Scale: 1 : 500

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 Reg NSW: 9940

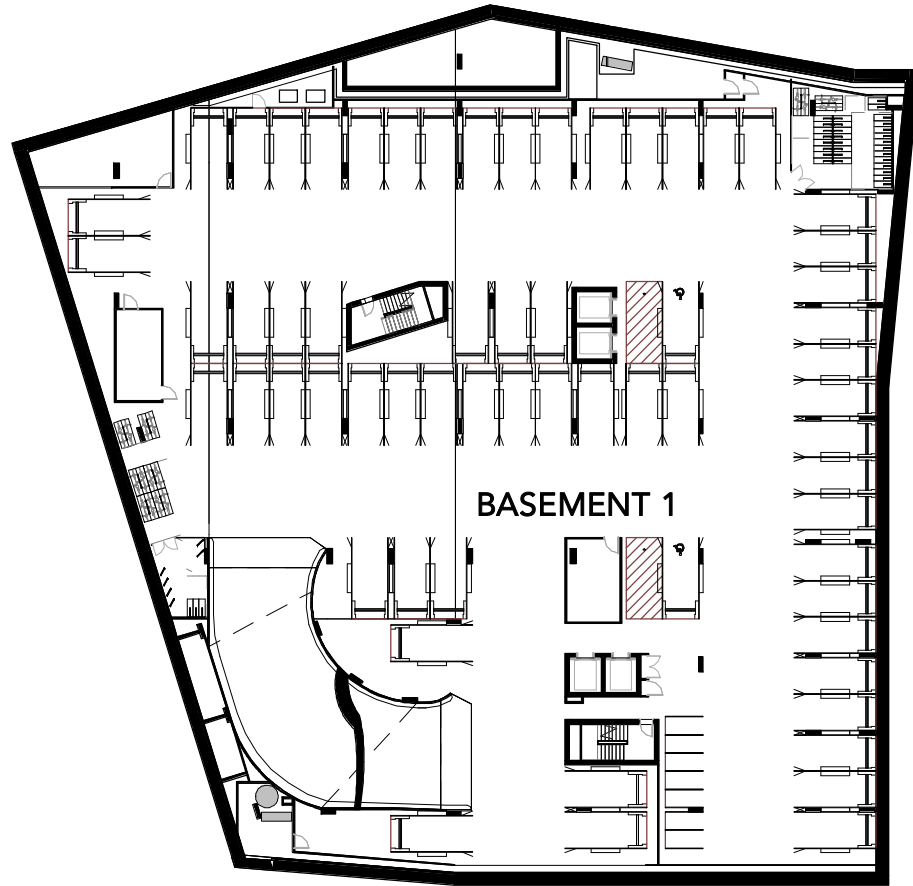
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10 Dangar Street
 Wickham NSW 2293

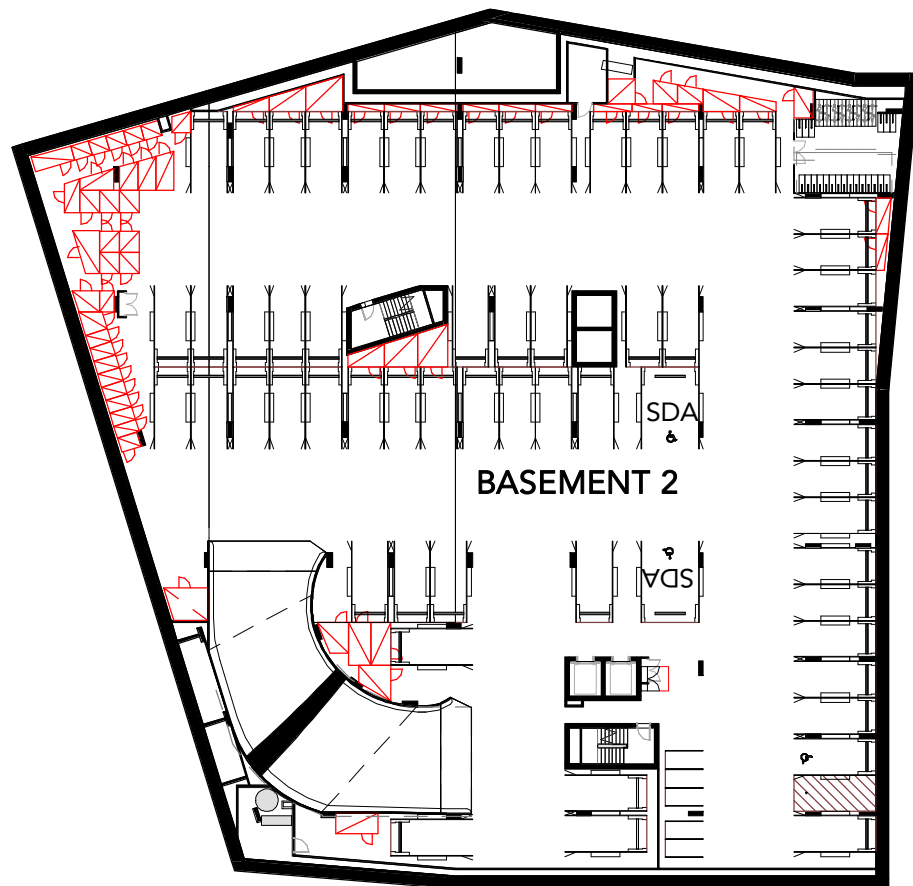
Title:
 Storage Diagram 01

Project #:	Scale:	Drw:	Ckd:
1069	1 : 500 @A3	LR	ML
Drawing #:	Rev:		
DA-5030	D		

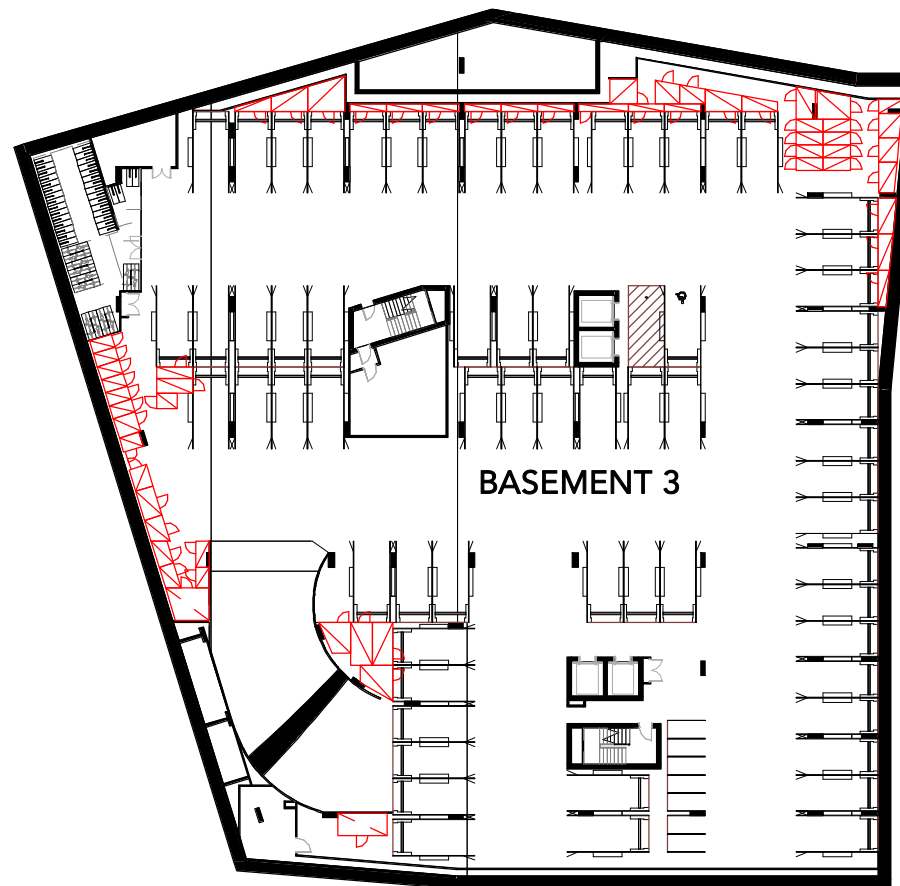


1 Basement 1 Storage Cages
Scale: 1 : 500

ADG Storage Compliance Schedule					
Typical Apt. No.	Apt. Type	No. of Apts	Storage Volume	Internal Storage Compliance	Total Basement Cage Storage Required
1 BED 3.00 m ³					
403	APT 403	1	5.39 m ³	Yes	0.61 m ³
407	OOA	1	5.42 m ³	Yes	0.58 m ³
410	APT 410	1	3.69 m ³	Yes	2.31 m ³
503	APT 503-1203	8	5.38 m ³	Yes	4.99 m ³
507	APT 507-1207	8	5.42 m ³	Yes	4.66 m ³
2 BED 3.00 m ³					
401	APT 401	1	4.63 m ³	Yes	1.37 m ³
4.00 m ³					
402	APT 402	1	6.26 m ³	Yes	1.74 m ³
404	SDA 1	1	4.13 m ³	Yes	3.87 m ³
405	SDA 2	1	4.04 m ³	Yes	3.96 m ³
406	APT 406	1	5.09 m ³	Yes	2.91 m ³
409	APT 409	1	5.20 m ³	Yes	2.80 m ³
501	APT 501-1201	8	4.63 m ³	Yes	27.00 m ³
502	APT 502-1202	8	6.26 m ³	Yes	13.93 m ³
504	SDA 1	5	4.05 m ³	Yes	19.76 m ³



2 Basement 2 Storage Cages
Scale: 1 : 500



3 Basement 3 Storage Cages
Scale: 1 : 500

ADG Storage Compliance Schedule					
Typical Apt. No.	Apt. Type	No. of Apts	Storage Volume	Internal Storage Compliance	Total Basement Cage Storage Required
505	SDA 2	5	4.11 m ³	Yes	19.45 m ³
506	APT 506-1206	8	5.09 m ³	Yes	23.26 m ³
509	APT 509-1209	8	5.05 m ³	Yes	23.58 m ³
510	APT 510-1210	8	5.38 m ³	Yes	20.98 m ³
1004	APT 1004-1204	3	5.45 m ³	Yes	7.64 m ³
1005	APT 1005-1205	3	5.14 m ³	Yes	8.57 m ³
1303	APT 1303-1503	3	5.45 m ³	Yes	7.64 m ³
1304	APT 1304-1504	3	5.14 m ³	Yes	8.57 m ³
1602	APT 1602	1	5.44 m ³	Yes	2.56 m ³
1603	APT 1603	1	5.12 m ³	Yes	2.88 m ³
1604	APT 1604	1	5.02 m ³	Yes	2.98 m ³
1605	APT 1605	1	5.02 m ³	Yes	2.98 m ³
1606	APT 1606	1	4.97 m ³	Yes	3.03 m ³
1607	APT 1607	1	5.16 m ³	Yes	2.84 m ³
2 BED+ 4.00 m ³					
1302	APT 1302-1502	3	9.58 m ³	Yes	-4.75 m ³
3 BED 5.00 m ³					
408	APT 408	1	5.19 m ³	Yes	4.81 m ³
508	APT 508-1208	8	5.36 m ³	Yes	37.10 m ³
1305	APT 1305-1505	3	7.05 m ³	Yes	8.86 m ³
1601	APT 1601	1	5.25 m ³	Yes	4.75 m ³
3 BED+ 5.00 m ³					
1301	APT 1301-1501	3	5.88 m ³	Yes	12.35 m ³
1306	APT 1306-1506	3	8.34 m ³	Yes	4.97 m ³
4 BED SKYHOME 5.00 m ³					
1307	APT 1307-1507	3	9.19 m ³	Yes	2.44 m ³

Total Basement Cage Storage Volume Required 297.98m³

Basement Storage Cage Schedule		
Level	Count	Total Volume
Basement 3	58	266.03 m ³
Basement 2	61	290.59 m ³
Total Basement Storage Cages	119	556.62 m ³

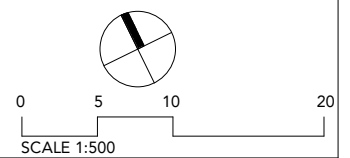
DRAWING STATUS: 58

DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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North Sydney, NSW 2060



TEAM 2 ARCHITECTS
SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
BOWLINE - Alts & Adds
10 Dangar Street
Wickham NSW 2293

Title:
Storage Diagram 02

Project #: 1069	Scale: 1 : 500	Drw: LR	Ckd: ML
Drawing #: DA-5031	Rev: D		

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary Issue	03.02.22
A	Issue for Coordination	16.03.22
2	Issue for Review	31.03.22
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NATURAL VENTILATION REQUIREMENTS

ADG [4B]:

- ALL HABITABLE ROOMS ARE NATURALLY VENTILATED
- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.
- APARTMENTS AT TEN STOREYS OR GREATER ARE DEEMED TO BE CROSS VENTILATED ONLY IF ANY ENCLOSURE OF THE BALCONIES AT THESE LEVELS ALLOWS ADEQUATE NATURAL VENTILATION AND CANNOT BE FULLY ENCLOSED
- OVERALL DEPTH OF A CROSS-OVER APARTMENT DOES NOT EXCEED 18m

TOTAL NO. OF APARTMENTS	118
NO. OF APARTMENTS L4-9	60
NO. OF CROSS VENTILATED	36
% NATURALLY CROSS VENTILATED (L4-9)	60%



1 Level 4 Ventilation Diagram
Scale: 1 : 500



2 Level 5-12 (Typical) Ventilation Diagram
Scale: 1 : 500

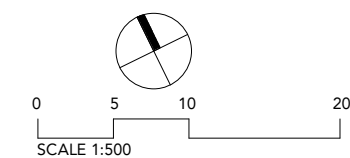


3 Level 13-15 (Typical) Ventilation Diagram
Scale: 1 : 500



4 Level 16 Ventilation Diagram
Scale: 1 : 500

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TEAM 2 ARCHITECTS

SYDNEY
701/1 Chandos Street,
St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

MELBOURNE
313/737 Burwood Road,
Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
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Wickham NSW 2293

Title: Cross Ventilation Diagram			
Project #: 1069	Scale: 1 : 500 @A3	Drw: LR	Ckd: ML
Drawing #: DA-5040	Rev: D		

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
A	Issue for Coordination	16.03.22
1	Issue for Review	31.03.22
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SOLAR ACCESS REQUIREMENTS

ADG [4A] :

- LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID-WINTER
- A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID-WINTER

TOTAL NO. OF APARTMENTS 118

NO. OF APARTMENTS 2hrs COMPLIANT 86

NO. OF APARTMENTS WITH 0hrs SUN 7

% OF APARTMENTS COMPLIANT (2hrs) 73%

% OF APARTMENTS NON-COMPLIANT (0hrs) 6%

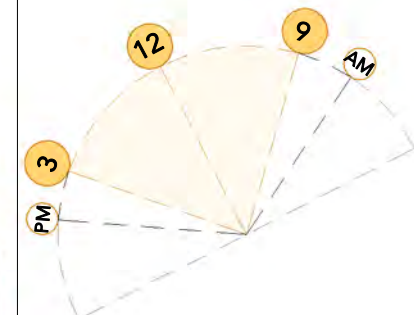


NOTE:

NO PROPOSED CHANGE TO APARTMENT ROOM CONFIGURATIONS OR EXTERIOR WALL SETOUT & FENESTRATION LEVELS 4-12.

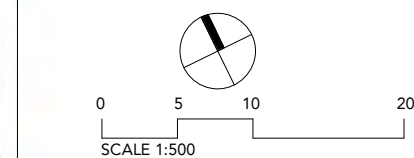
SOLAR ACCESS DIAGRAM & ANALYSIS TO LEVELS 4-12 AS PER ORIGINAL APPROVED DA BY OTHERS (& MOST RECENTLY APPROVED S4.55)

Level	Unit	9am	10am	11am	12pm	1pm	2pm	3pm	Total
Level 4	401	Y	Y	Y	Y	Y	Y	Y	7
	402	Y	Y	Y	Y	Y	Y	Y	7
	403	Y	Y	Y	Y	Y	Y	Y	7
	404	Y	Y	Y	Y	Y	Y	Y	7
	405	Y	Y	Y	Y	Y	Y	Y	7
	406	Y	Y	Y	Y	Y	Y	Y	7
	407	Y	Y	Y	Y	Y	Y	Y	7
	408	Y	Y	Y	Y	Y	Y	Y	7
	409	Y	Y	Y	Y	Y	Y	Y	7
	410	Y	Y	Y	Y	Y	Y	Y	7
Level 5	501	Y	Y	Y	Y	Y	Y	Y	7
	502	Y	Y	Y	Y	Y	Y	Y	7
	503	Y	Y	Y	Y	Y	Y	Y	7
	504	Y	Y	Y	Y	Y	Y	Y	7
	505	Y	Y	Y	Y	Y	Y	Y	7
	506	Y	Y	Y	Y	Y	Y	Y	7
	507	Y	Y	Y	Y	Y	Y	Y	7
	508	Y	Y	Y	Y	Y	Y	Y	7
	509	Y	Y	Y	Y	Y	Y	Y	7
	510	Y	Y	Y	Y	Y	Y	Y	7
Level 6	601	Y	Y	Y	Y	Y	Y	Y	7
	602	Y	Y	Y	Y	Y	Y	Y	7
	603	Y	Y	Y	Y	Y	Y	Y	7
	604	Y	Y	Y	Y	Y	Y	Y	7
	605	Y	Y	Y	Y	Y	Y	Y	7
	606	Y	Y	Y	Y	Y	Y	Y	7
	607	Y	Y	Y	Y	Y	Y	Y	7
	608	Y	Y	Y	Y	Y	Y	Y	7
	609	Y	Y	Y	Y	Y	Y	Y	7
	610	Y	Y	Y	Y	Y	Y	Y	7
Level 7	701	Y	Y	Y	Y	Y	Y	Y	7
	702	Y	Y	Y	Y	Y	Y	Y	7
	703	Y	Y	Y	Y	Y	Y	Y	7
	704	Y	Y	Y	Y	Y	Y	Y	7
	705	Y	Y	Y	Y	Y	Y	Y	7
	706	Y	Y	Y	Y	Y	Y	Y	7
	707	Y	Y	Y	Y	Y	Y	Y	7
	708	Y	Y	Y	Y	Y	Y	Y	7
	709	Y	Y	Y	Y	Y	Y	Y	7
	710	Y	Y	Y	Y	Y	Y	Y	7
Level 8	801	Y	Y	Y	Y	Y	Y	Y	7
	802	Y	Y	Y	Y	Y	Y	Y	7
	803	Y	Y	Y	Y	Y	Y	Y	7
	804	Y	Y	Y	Y	Y	Y	Y	7
	805	Y	Y	Y	Y	Y	Y	Y	7
	806	Y	Y	Y	Y	Y	Y	Y	7
	807	Y	Y	Y	Y	Y	Y	Y	7
	808	Y	Y	Y	Y	Y	Y	Y	7
	809	Y	Y	Y	Y	Y	Y	Y	7
	810	Y	Y	Y	Y	Y	Y	Y	7
Level 9	901	Y	Y	Y	Y	Y	Y	Y	7
	902	Y	Y	Y	Y	Y	Y	Y	7
	903	Y	Y	Y	Y	Y	Y	Y	7
	904	Y	Y	Y	Y	Y	Y	Y	7
	905	Y	Y	Y	Y	Y	Y	Y	7
	906	Y	Y	Y	Y	Y	Y	Y	7
	907	Y	Y	Y	Y	Y	Y	Y	7
	908	Y	Y	Y	Y	Y	Y	Y	7
	909	Y	Y	Y	Y	Y	Y	Y	7
	910	Y	Y	Y	Y	Y	Y	Y	7
Level 10	1001	Y	Y	Y	Y	Y	Y	Y	7
	1002	Y	Y	Y	Y	Y	Y	Y	7
	1003	Y	Y	Y	Y	Y	Y	Y	7
	1004	Y	Y	Y	Y	Y	Y	Y	7
	1005	Y	Y	Y	Y	Y	Y	Y	7
	1006	Y	Y	Y	Y	Y	Y	Y	7
	1007	Y	Y	Y	Y	Y	Y	Y	7
	1008	Y	Y	Y	Y	Y	Y	Y	7
	1009	Y	Y	Y	Y	Y	Y	Y	7
	1010	Y	Y	Y	Y	Y	Y	Y	7
Level 11	1101	Y	Y	Y	Y	Y	Y	Y	7
	1102	Y	Y	Y	Y	Y	Y	Y	7
	1103	Y	Y	Y	Y	Y	Y	Y	7
	1104	Y	Y	Y	Y	Y	Y	Y	7
	1105	Y	Y	Y	Y	Y	Y	Y	7
	1106	Y	Y	Y	Y	Y	Y	Y	7
	1107	Y	Y	Y	Y	Y	Y	Y	7
	1108	Y	Y	Y	Y	Y	Y	Y	7
	1109	Y	Y	Y	Y	Y	Y	Y	7
	1110	Y	Y	Y	Y	Y	Y	Y	7
Level 12	1201	Y	Y	Y	Y	Y	Y	Y	7
	1202	Y	Y	Y	Y	Y	Y	Y	7
	1203	Y	Y	Y	Y	Y	Y	Y	7
	1204	Y	Y	Y	Y	Y	Y	Y	7
	1205	Y	Y	Y	Y	Y	Y	Y	7
	1206	Y	Y	Y	Y	Y	Y	Y	7
	1207	Y	Y	Y	Y	Y	Y	Y	7
	1208	Y	Y	Y	Y	Y	Y	Y	7
	1209	Y	Y	Y	Y	Y	Y	Y	7
	1210	Y	Y	Y	Y	Y	Y	Y	7



SUN POSITION & ANALYSIS BASED ON NEWCASTLE COORDINATES 32.9°S, 151.8°E FOR WINTER SOLSTICE AT 21 JUNE

Multipart Property Suite 107/ 1 Cassins Ave, North Sydney, NSW 2060



TEAM 2 ARCHITECTS
 SYDNEY 70/11 Chandos Street, St Leonards NSW 2065
 MELBOURNE 313/737 Burnwood Road, Hawthorn East VIC 3123
 T: +61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940 Reg Vic: 19340

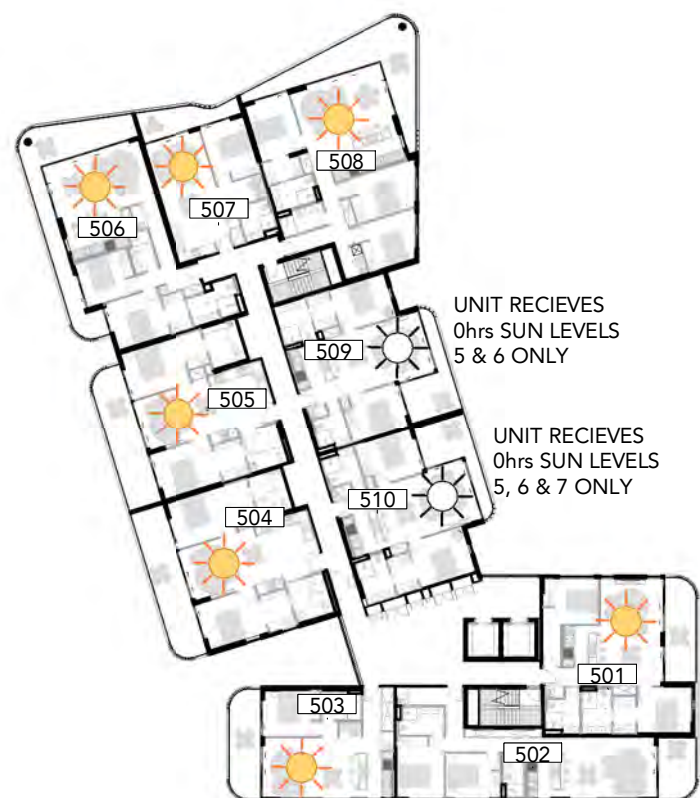
Project: BOWLINE - Alts & Adds
 10 Dangar Street Wickham NSW 2293

Title: Solar Access Diagram

Project #:	Scale:	Drw:	Ckd:
1069	1 : 500	@A3 LR	ML
Drawing #:	Rev:		
DA-5050	D		



1 Level 4 Solar Access Diagram
 Scale: 1 : 500



2 Level 5-12 (Typical) Solar Access Diagram
 Scale: 1 : 500



3 Level 13-15 (Typical) Solar Access Diagram
 Scale: 1 : 500



4 Level 16 Solar Access Diagram
 Scale: 1 : 500

DEVELOPMENT APPLICATION


Rev	Revision Description	Date
A	Issue for Coordination	16.03.22
1	Issue for Review	31.03.22
B	Alts and Adds Development Application	07.04.22
C	Alts and Adds Development Application Amendment	31.08.22
D	Alts and Adds Development Application Amendment	10.11.22

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DRAWING LEGEND:

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to team 2 architects before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to team 2 architects before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority, current ncc & Australian standards.

KEY TO SHADOW DIAGRAMS

-  SHADOW CAST BY MOST RECENTLY APPROVED S4.55 DEVELOPMENT: 13 STOREY'S
-  SHADOW CAST BY PROPOSED DEVELOPMENT: 16 STOREY'S

Multipart Property
Suite 107/ 1 Cassins Ave,
North Sydney, NSW 2060



TEAM 2 ARCHITECTS

SYDNEY
70/1 Chandos Street,
St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

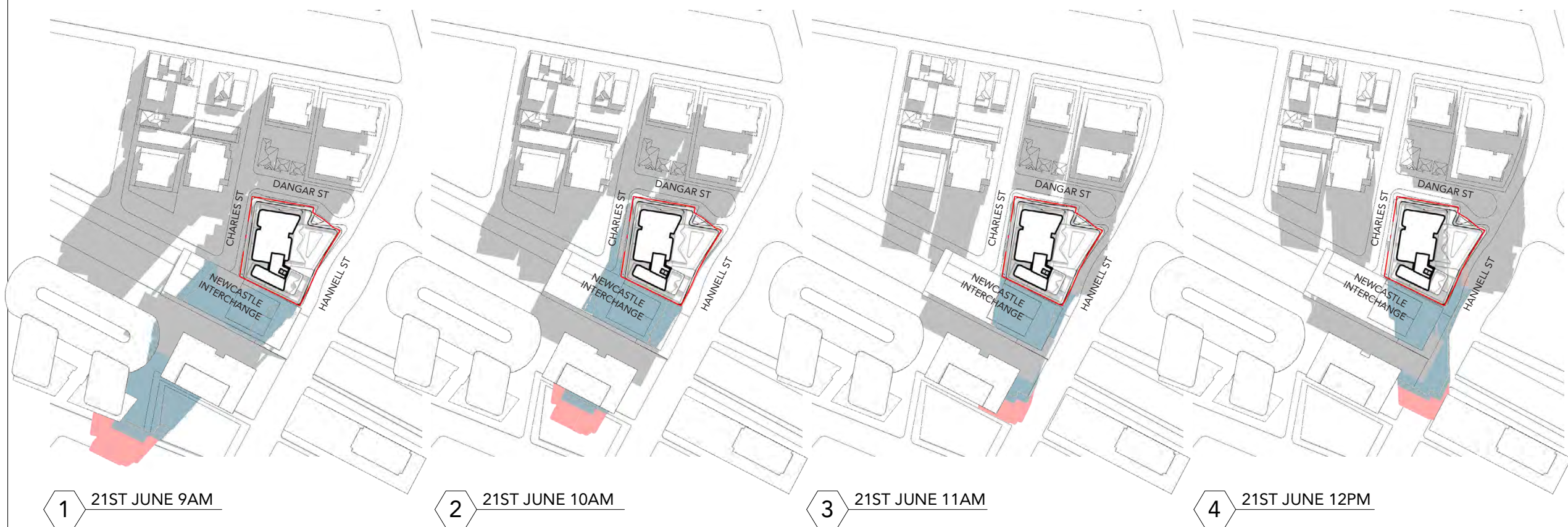
MELBOURNE
313/737 Burnwood Road,
Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
BOWLINE - Alts & Adds

10 Dangar Street
Wickham NSW 2293

Title:
Shadow Diagrams

Project #:	Scale:	Drw:	Ckd:
1069	LR	LR	ML
Drawing #:	DA-6000		Rev:
			D

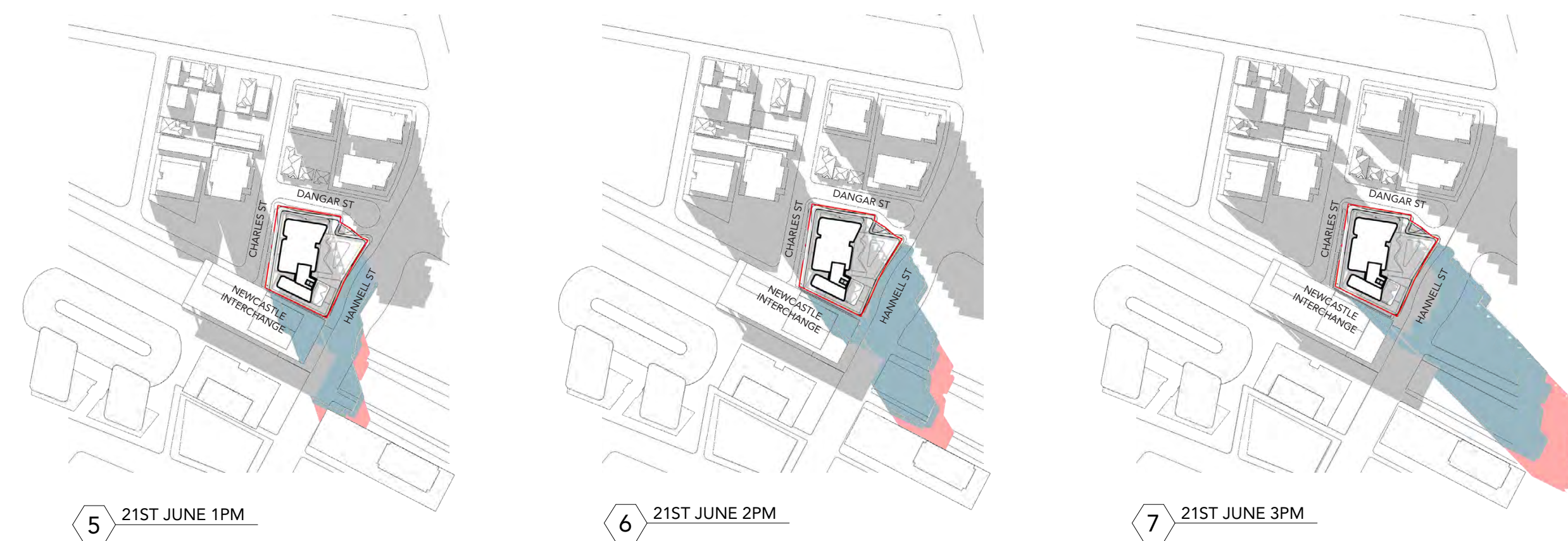


1 21ST JUNE 9AM

2 21ST JUNE 10AM

3 21ST JUNE 11AM

4 21ST JUNE 12PM



5 21ST JUNE 1PM

6 21ST JUNE 2PM

7 21ST JUNE 3PM

PROPOSED DEVELOPMENT No.10 DANGAR STREET, WICKHAM STORMWATER MANAGEMENT PLANS







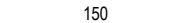







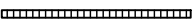
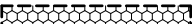





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North 62

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MR MICHAEL GOODWIN MIEAust CPEng NER

Issue	Description	Date	Drawn	Approved
A	ISSUED FOR CLIENT REVIEW	12.09.18	PB	BK
B	ISSUED FOR DEVELOPMENT APPL.	12.10.18	SJ	BK
C	ISSUED FOR DEVELOPMENT APPL.	18.10.18	SJ	BK
D	REVISED DA SUBMISSION	17.01.19	PB	BK
E	S4.55 SUBMISSION	11.12.20	SJ	BK
F	RE-ISSUED FOR S4.55 SUBMISSION	14.01.21	SJ	BK
G	UPDATED TO SUIT LATEST ARCH. PLANS	06.04.22	RH	BK
H	PUMPOUT LOCATION AMENDED	07.04.22	RH	BK

LEGEND

-  DENOTES ON-SITE DETENTION TANK
-  DENOTES ON-SITE RETENTION TANK
-  DENOTES DWELLING FOOTPRINT
-  DENOTES 100mm DIA. STORMWATER/SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
-  DENOTES 100mm DIA. FULLY SEALED RAINWATER SYSTEM PIPE U.N.O.
-  DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
-  DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
-  DENOTES RISING MAIN AND PIPE DIA. U.N.O.
-  DENOTES SUBSOIL DRAINAGE LINE AND DIA. WRAPPED IN GEOTEXTILE U.N.O.
-  DENOTES DOWNPIPE
-  DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL
-  DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL FOR SYSTEM FLUSHING PURPOSES
-  STORMWATER PIT - SOLID COVER
-  STORMWATER PIT - GRATED INLET
-  DENOTES GRATED DRAIN
-  DENOTES ABSORPTION TRENCH
-  NON RETURN VALVE
-  PUMP
-  STOP VALVE (ISOLATION VALVE)
-  240v REQUIRED
-  DENOTES LEVEL OF INLET /OUTLET OF STORMWATER PIPE. NOTE: UNLESS NOTED OTHERWISE, THE BASE OF THE PIT IS THE SAME AS THE PIPE INLET/OUTLET.

GENERAL NOTES

- THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND ACOR CONSULTANTS (CC) MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION
- WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES
- SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS UNLESS APPROVED BY ACOR CONSULTANTS (CC)

STORMWATER CONSTRUCTION NOTES

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500 (CURRENT EDITION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL'S POLICIES AND CODES
- THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
- THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE
- COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED
- PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CLIENT'S EXPENSE
- ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP
- MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK
- VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION
- SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT & CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION
- ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY ACOR CONSULTANTS (CC) PRIOR TO THEIR COMMENCEMENT

RAINWATER RE-USE SYSTEM NOTES

- RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
- TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF:
 - PERMANENT AIR GAP
 - BACKFLOW PREVENTION DEVICE
- NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY
- AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
- PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING
- PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
- ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
- PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
- ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK. SURFACE WATER INLETS ARE NOT TO BE CONNECTED
- PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345)
- EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
- ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY

SHEET INDEX

COVER SHEET & NOTES	SHEET C1
STORMWATER MANAGEMENT - PLAN BASEMENT 3	SHEET C2
STORMWATER MANAGEMENT - PLAN BASEMENT 2	SHEET C3
STORMWATER MANAGEMENT - PLAN BASEMENT 1	SHEET C4
STORMWATER MANAGEMENT - PLAN GROUND FLOOR	SHEET C5
STORMWATER MANAGEMENT DETAILS SHEET No.1	SHEET C6
STORMWATER MANAGEMENT DETAILS SHEET No.2	SHEET C7
STORMWATER MANAGEMENT DETAILS SHEET No.3	SHEET C8
STORMWATER MANAGEMENT DETAILS SHEET No.4	SHEET C9
STORMWATER MANAGEMENT DETAILS SHEET No.5	SHEET C10
STORMWATER MANAGEMENT DETAILS SHEET No.6	SHEET C11
COUNCIL CHECK LIST	SHEET C12
EROSION & SEDIMENT CONTROL PLAN	SHEET C13
EROSION & SEDIMENT CONTROL NOTES	SHEET C14
EROSION & SEDIMENT CONTROL DETAILS	SHEET C15

NEWCASTLE COUNCIL REQUIREMENTS

STORMWATER - WATER CYCLE MANAGEMENT PLAN

SITE AREA (m²) 2904
TOTAL IMPERVIOUS AREA 100 %

STORAGE REQUIREMENT :

BASED ON FIGURE 1 & TABLE 2 OF NEWCASTLE CITY COUNCILS DCP, SECTION 7.06.02(c).

- PERCENTAGE IMPERVIOUS = 100% (FIGURE 1)
- VOLUME REQUIREMENT = 25mm (FIGURE 1)
- SITE AREA = 2904m²
- MINIMUM STORAGE VOLUME = 72.6m³ (2904 x 0.025 x 72.6)

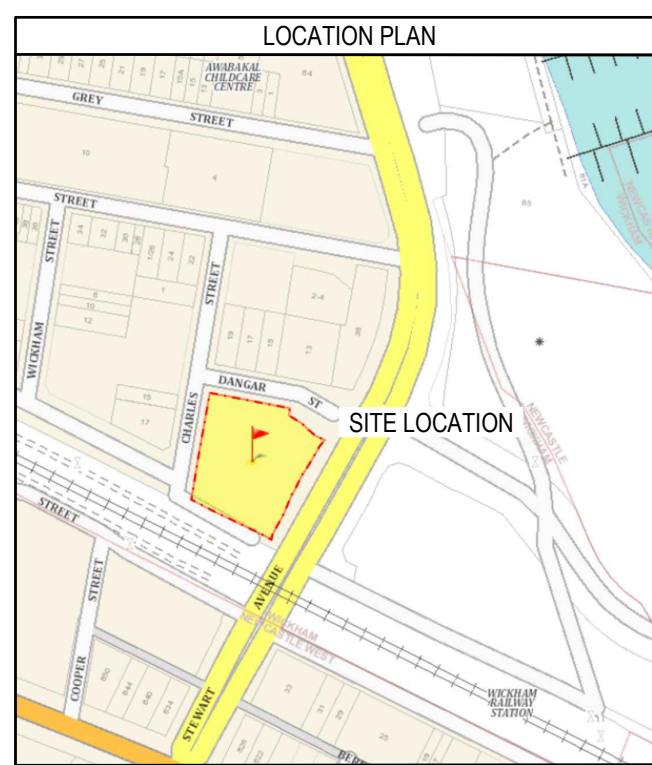
STORMWATER: PEAK FLOWRATE 100 YEAR ARI DESIGN STORM EVENT

- SITE AREA = 2904m²
- 100% IMPERVIOUS

STORAGE DRAWDOWN:

- REQUIREMENT 0.023 L/s PER 1000m² OF CATCHMENT
- DRAWDOWN RATE = 0.023 x 2.9 = 0.067 L/s
- PRIMARY DRAWDOWN CONNECTION TO TOILETS

DESIGN PREPARED IN ACCORDANCE WITH NEWCASTLE CITY COUNCIL'S DCP 2012 AND STORMWATER & WATER EFFICIENCY FOR DEVELOPMENT TECHNICAL MANUAL, AR&R AND AS/NZS 3500.



DIAL BEFORE YOU DIG



IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF "DIAL BEFORE YOU DIG" DRAWINGS ON SITE AT ALL TIMES.

MULTIPART PROPERTY GROUP

Client


Architect

TEAM 2 ARCHITECTS

Project

PROPOSED DEVELOPMENT

No. 10
DANGAR STREET
WICKHAM



ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

COVER SHEET & NOTES

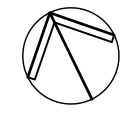
Drawn	Date	Scale	A1	Q.A. Check	Date
SJ	11.09.18	AS NOTED			
Designed	Project No.	Dwg. No.	Issue		
BK	CC180306	C1	H		

DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION

WARNING
LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK

BASEMENT PUMPOUT TANK
REFER TO SHEET C6 FOR DETAILS
APPROXIMATE TANK DIMENSIONS
INTERNAL LENGTH 4.0m
INTERNAL WIDTH 2.5m
INTERNAL DEPTH 1.0m
COVER LEVEL -6.75 NOM.

North 63



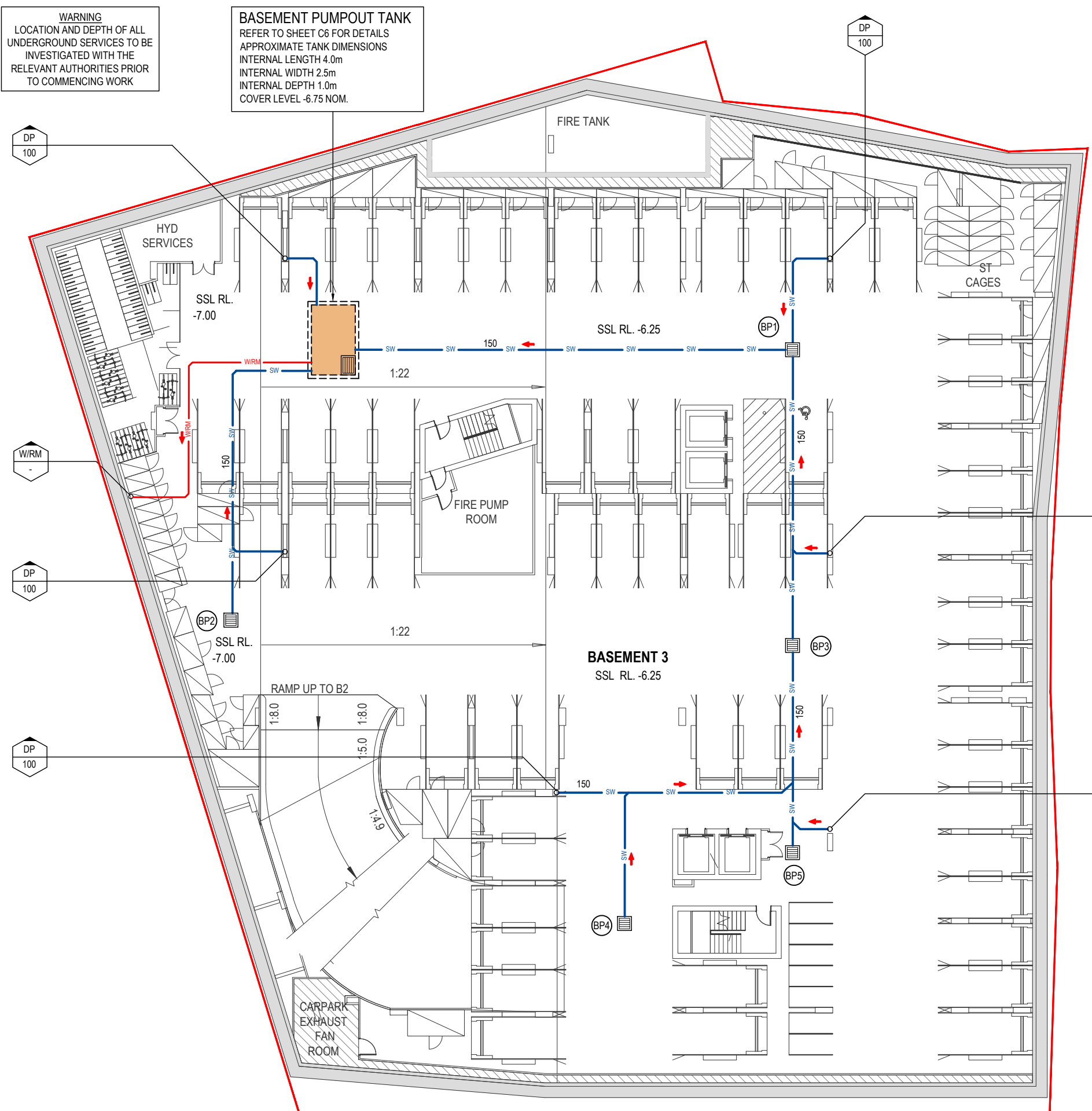
STORMWATER LEGEND

- DENOTES 100mm DIA. UNDERGROUND STORMWATER / SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
- DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
- DENOTES WATER RISER MAIN BY OTHERS
- DENOTES SEALED AERIAL LINE STORMWATER PIPE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIA. INSTALLED IN ACCORDANCE WITH AS3500.3
- DENOTES THE LOCATIONS OF DOWNPIPES AND SPECIFIED DIAMETER. FINAL LOCATIONS TO BE CONFIRMED BY THE ARCHITECT AT CC STAGE.
- DENOTES PLANTER BOX OUTLET.
- RAINWATER OUTLET

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MR MICHAEL GOODWIN MIEAust CPEng NER

Issue	Description	Date	Drawn	Approved
A	ISSUED FOR CLIENT REVIEW	12.09.18	PB	BK
B	ISSUED FOR DEVELOPMENT APPL.	12.10.18	SJ	BK
C	ISSUED FOR DEVELOPMENT APPL.	18.10.18	SJ	BK
D	REVISED DA SUBMISSION	17.01.19	PB	BK
E	S4 55 SUBMISSION	11.12.20	SJ	BK
F	RE-ISSUED FOR S4 55 SUBMISSION	14.01.21	SJ	BK
G	UPDATED TO SUIT LATEST ARCH. PLANS	06.04.22	RH	BK
H	PUMPOUT LOCATION AMENDED	07.04.22	RH	BK



PIT SCHEDULE

PIT No.	TYPE	SIZE	TOP GRATE	INVERT
BP1	MD GRATED INLET	450 x 450	-6.30	-6.95
BP2	MD GRATED INLET	450 x 450	-7.05	-7.40
BP3	MD GRATED INLET	600 x 600	-6.30	-6.80
BP4	MD GRATED INLET	600 x 600	-6.30	-6.65
BP5	MD GRATED INLET	450 x 450	-6.30	-6.65

PROPOSED PIT SURFACE LEVELS AND INVERTS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

STORMWATER MANAGEMENT PLAN - BASEMENT 3
SCALE - 1:125/A1, 1:250/A3

Client
MULTIPART PROPERTY GROUP

Architect
TEAM 2 ARCHITECTS

Project
PROPOSED DEVELOPMENT
No. 10 DANGAR STREET WICKHAM

ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

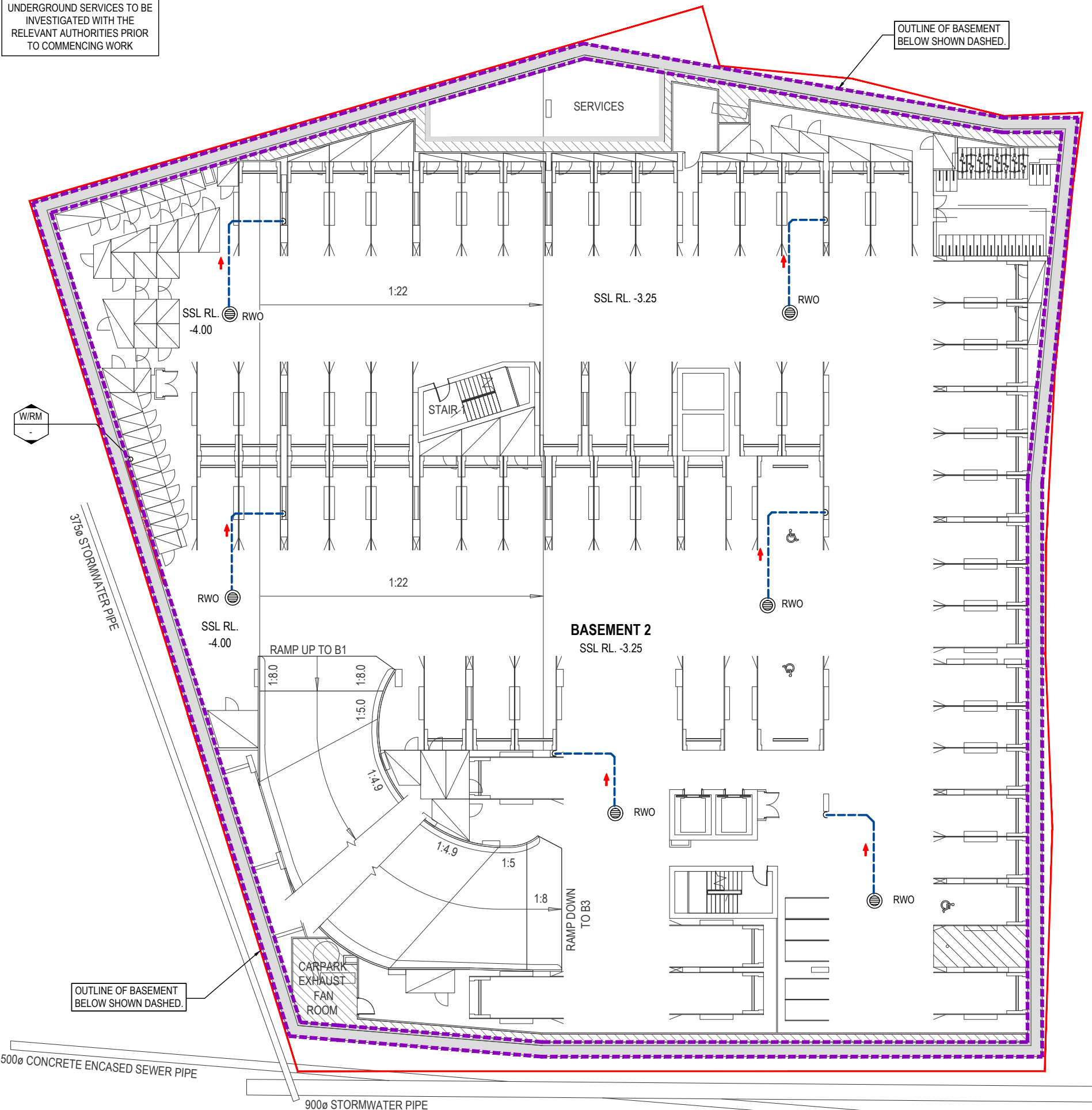
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ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Drawing Title
STORMWATER MANAGEMENT PLAN - BASEMENT 3

Drawn	Date	Scale	A1	Q.A. Check	Date
PB	11.09.18	AS NOTED			
Designed	Project No.	Dwg. No.	Issue		
BK	CC180306	C2	H		

WARNING
LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK

OUTLINE OF BASEMENT BELOW SHOWN DASHED.



STORMWATER LEGEND

- DENOTES 100mm DIA. UNDERGROUND STORMWATER / SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
- DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
- DENOTES WATER RISER MAIN BY OTHERS
- DENOTES SEALED AERIAL LINE STORMWATER PIPE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIA. INSTALLED IN ACCORDANCE WITH AS3500.3
- DENOTES THE LOCATIONS OF DOWNPIPES AND SPECIFIED DIAMETER. FINAL LOCATIONS TO BE CONFIRMED BY THE ARCHITECT AT CC STAGE.
- DENOTES PLANTER BOX OUTLET.
- DENOTES RAINWATER OUTLET

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Issue	Description	Date	Drawn	Approved
A	ISSUED FOR CLIENT REVIEW	12.09.18	PB	BK
B	ISSUED FOR DEVELOPMENT APPL.	12.10.18	SJ	BK
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D	REVISED DA SUBMISSION	17.01.19	PB	BK
E	S4 55 SUBMISSION	11.12.20	SJ	BK
F	RE-ISSUED FOR S4 55 SUBMISSION	14.01.21	SJ	BK
G	UPDATED TO SUIT LATEST ARCH. PLANS	06.04.22	RH	BK
H	PUMPOUT LOCATION AMENDED	07.04.22	RH	BK

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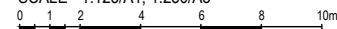


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BK	CC180306	C3	H		

STORMWATER MANAGEMENT PLAN - BASEMENT 2

SCALE - 1:125/A1, 1:250/A3










WARNING
LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK

RAINWATER RE-USE TANK (OSR)
PROVIDE RAINWATER RE-USE TANK WITH STORAGE VOLUME: 72m³
REFER TO SHEETS C7 TO C9 FOR DETAILS

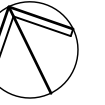
OUTLINE OF BASEMENT BELOW SHOWN DASHED.

STORMWATER LEGEND

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-  DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
-  DENOTES WATER RISER MAIN BY OTHERS
-  DENOTES SEALED AERIAL LINE STORMWATER PIPE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIA. INSTALLED IN ACCORDANCE WITH AS3500.3
-  DENOTES THE LOCATIONS OF DOWNPIPES AND SPECIFIED DIAMETER. FINAL LOCATIONS TO BE CONFIRMED BY THE ARCHITECT AT CC STAGE.
-  DENOTES PLANTER BOX OUTLET.
-  RWO RAINWATER OUTLET

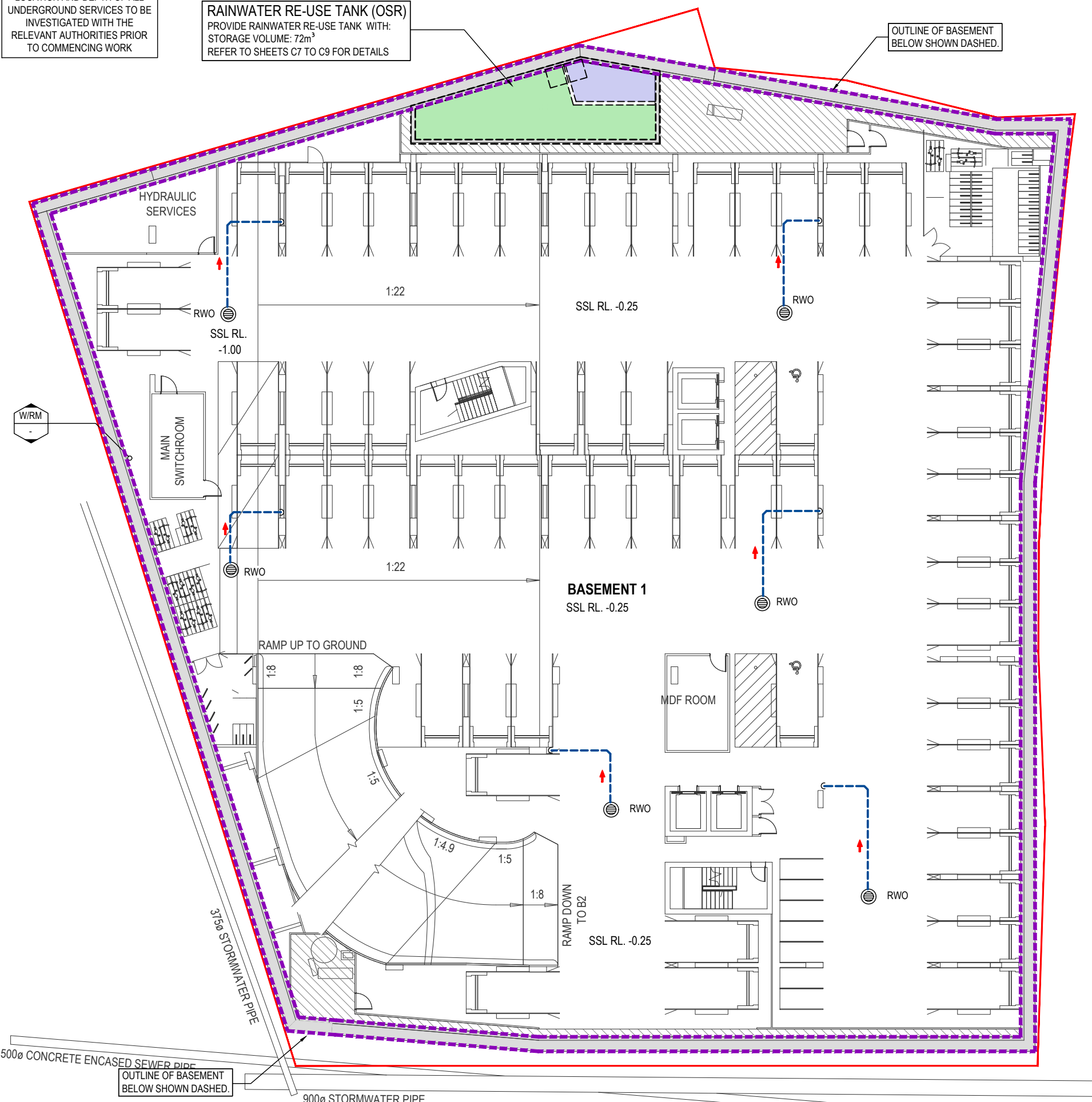
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STORMWATER MANAGEMENT PLAN - BASEMENT 1
SCALE - 1:125/A1, 1:250/A3

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Drawing Title
STORMWATER MANAGEMENT PLAN - BASEMENT 1

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BK	CC180306	C4	H		

WARNING
 LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK

RAINWATER RE-USE TANK (OSR)
 PROVIDE RAINWATER RE-USE OSR TANK WITH:
 OSR STORAGE VOLUME: 72m³
 REFER TO SHEET C7 TO C9 FOR DETAILS

OUTLINE OF BASEMENT BELOW SHOWN DASHED.

PIT P1 - BOUNDARY PIT
 900 SQUARE PIT WITH BOLT DOWN/WATER TIGHT SOLID COVER
 TOP OF COVER - 1.45 nom

DISCHARGE STORMWATER TO RELOCATED STORMWATER PIT TO THE SATISFACTION OF RMS & MAKE GOOD EXISTING CONSTRUCTION. INVERT LEVEL OF OUTLET SHALL BE SITE CONFIRMED PRIOR TO COMMENCEMENT OF WORK.
 DESIGN INVERT: IL 0.73 NOM.

WATER RISING MAIN FROM BASEMENT 3 PUMP-OUT

CROSSOVER AND DRIVEWAY TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS. THE LEVELS AND DESIGN OF THE CROSSOVER AND DRIVEWAY SHALL BE BY OTHERS.

REFER TO SHEET C1 FOR STORMWATER LEGEND

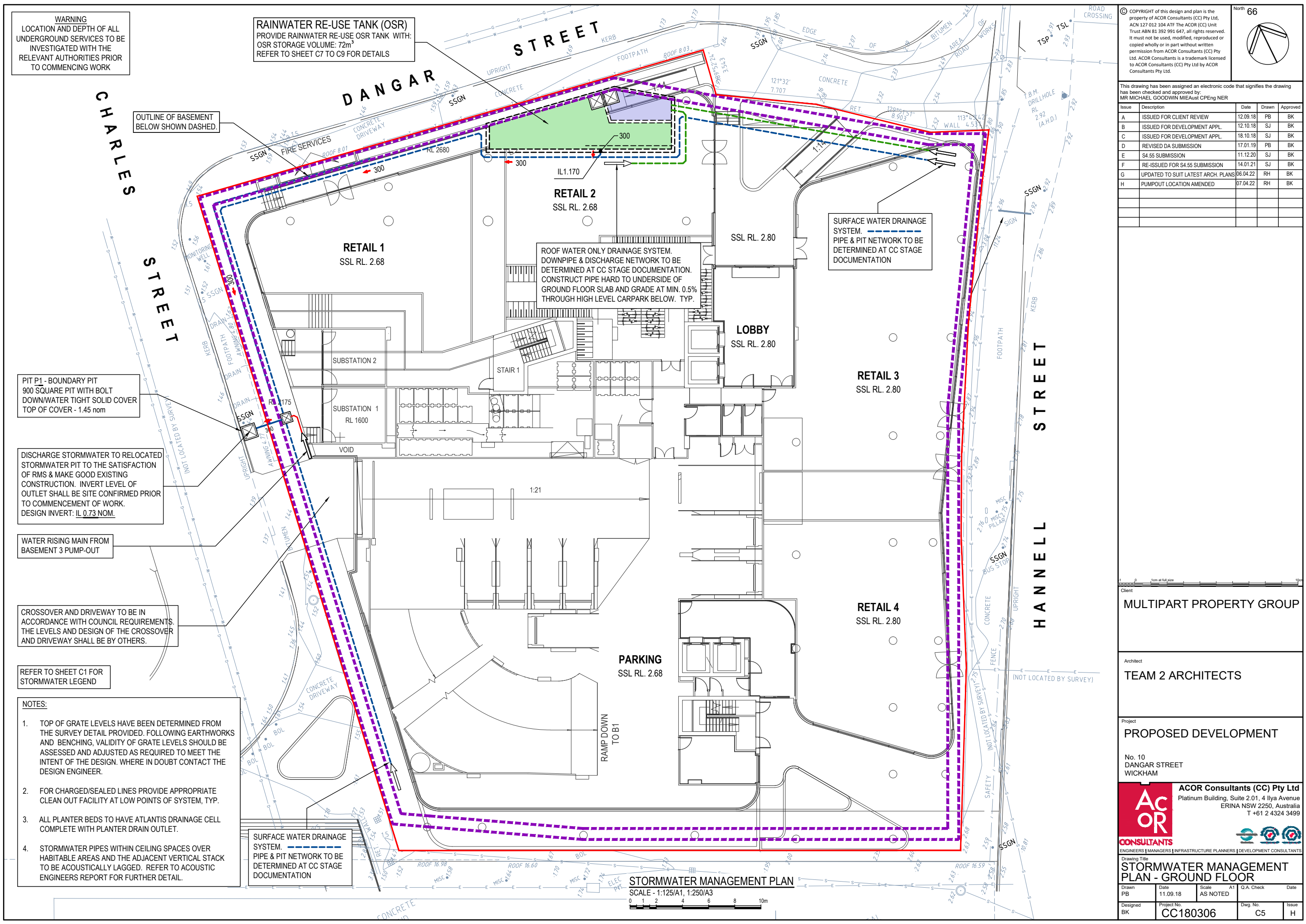
- NOTES:**
- TOP OF GRATE LEVELS HAVE BEEN DETERMINED FROM THE SURVEY DETAIL PROVIDED. FOLLOWING EARTHWORKS AND BENCHING, VALIDITY OF GRATE LEVELS SHOULD BE ASSESSED AND ADJUSTED AS REQUIRED TO MEET THE INTENT OF THE DESIGN. WHERE IN DOUBT CONTACT THE DESIGN ENGINEER.
 - FOR CHARGED/SEALED LINES PROVIDE APPROPRIATE CLEAN OUT FACILITY AT LOW POINTS OF SYSTEM, TYP.
 - ALL PLANTER BEDS TO HAVE ATLANTIS DRAINAGE CELL COMPLETE WITH PLANTER DRAIN OUTLET.
 - STORMWATER PIPES WITHIN CEILING SPACES OVER HABITABLE AREAS AND THE ADJACENT VERTICAL STACK TO BE ACOUSTICALLY LAGGED. REFER TO ACOUSTIC ENGINEERS REPORT FOR FURTHER DETAIL.

SURFACE WATER DRAINAGE SYSTEM.
 PIPE & PIT NETWORK TO BE DETERMINED AT CC STAGE DOCUMENTATION

ROOF WATER ONLY DRAINAGE SYSTEM.
 DOWNPIPE & DISCHARGE NETWORK TO BE DETERMINED AT CC STAGE DOCUMENTATION. CONSTRUCT PIPE HARD TO UNDERSIDE OF GROUND FLOOR SLAB AND GRADE AT MIN. 0.5% THROUGH HIGH LEVEL CARPARK BELOW. TYP.

SURFACE WATER DRAINAGE SYSTEM.
 PIPE & PIT NETWORK TO BE DETERMINED AT CC STAGE DOCUMENTATION

STORMWATER MANAGEMENT PLAN
 SCALE - 1:125/A1, 1:250/A3



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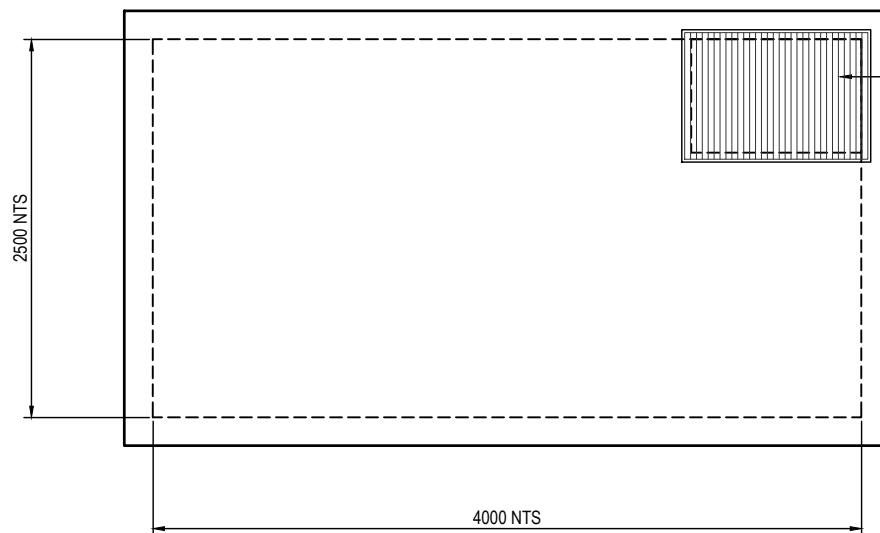
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Drawing Title
STORMWATER MANAGEMENT PLAN - GROUND FLOOR

Drawn	Date	Scale	A1	G.A. Check	Date
PB	11.09.18	AS NOTED			
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BK	CC180306	C5	H		



CLASS B (MEDIUM DUTY) HINGED GALVANISED MILD STEEL GRATE AND FRAME



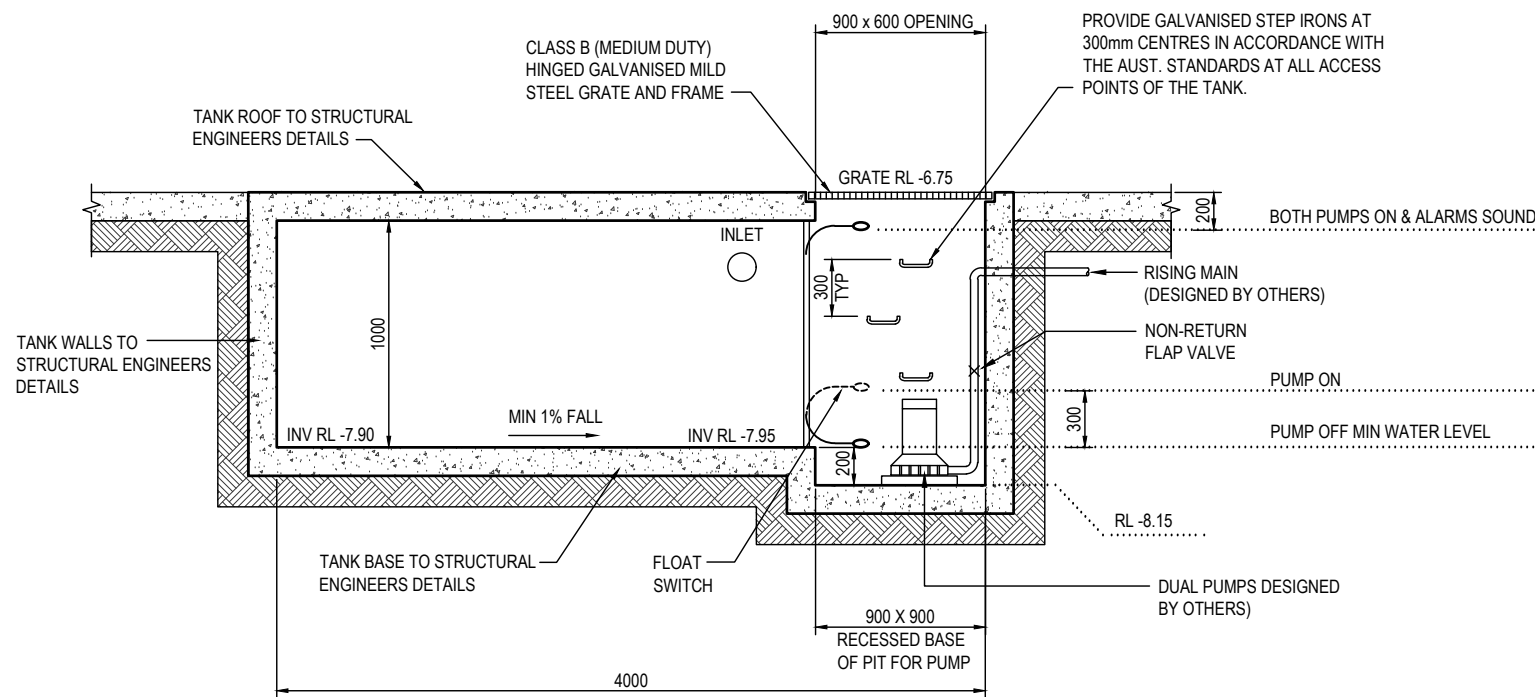
INSTALL CONFINED SPACE WARNING SIGN

PUMP OUT TANK PLAN
SCALE 1:20/A1, 1:40/A3

STANDARD PUMP OUT DESIGN NOTES

THE PUMP SYSTEM SHALL BE OPERATED IN THE FOLLOWING MANNER:-

1. THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE
2. A FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
4. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
5. A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE PUMP OUT STORAGE TANK.



PUMP OUT TANK
AVERAGE HEIGHT = 1.0m
WIDTH = 2.5m
LENGTH = 4.0m
VOLUME PROVIDED = 10.0m³

TYPICAL SECTION THROUGH PUMP OUT TANK
SCALE 1:20/A1, 1:40/A3

PUMP-OUT TANK MAINTENANCE SCHEDULE

MAINTENANCE CONTRACT

NOTE: A 24 HOUR X 12 MONTHLY EMERGENCY AND MAINTENANCE CONTRACT SHALL BE OBTAINED FROM A COMPANY CAPABLE OF EXECUTING THE WORK AND SHALL BE KEPT IN FORCE BY THE PROPERTY OWNER(S) FOR THE LIFE OF THE BUILDING.

THE MAINTENANCE CONTRACT SHALL BE CARRIED OUT EVERY THREE (3) MONTHS AND SHALL INCLUDE THE FOLLOWING ACTIVITIES:

1. CLEAN OUT ALL PITS OF SILT AND DEBRIS.
2. CHECK AND CLEAN OUT, IF NECESSARY, ALL PIPELINES.
3. CHECK:
 - 3.1. PUMPS FOR WEAR
 - 3.2. PUMP OIL SEALS
 - 3.3. PUMP STRAINER AND CLEAN
4. CARRY OUT ROUTINE MAINTENANCE TO PUMPS AS RECOMMENDED BY THE MANUFACTURER.
5. CHECK OPERATIONAL SEQUENCE OF LEVEL SWITCHES, PUMPS AND CONTROL PANEL.
6. THE EMERGENCY CONTRACT SHALL PROVIDE FOR A 24 HOUR X 7 DAY PER WEEK SERVICE.

THE CONTRACTOR SHALL PROVIDE A NAME PLATE STATING NAME, WORKING HOURS, TELEPHONE NUMBER AND OUT OF HOURS NUMBER AND SUCH NAME PLATE SHALL BE FIXED TO THE FRONT OF THE CONTROL PANEL.

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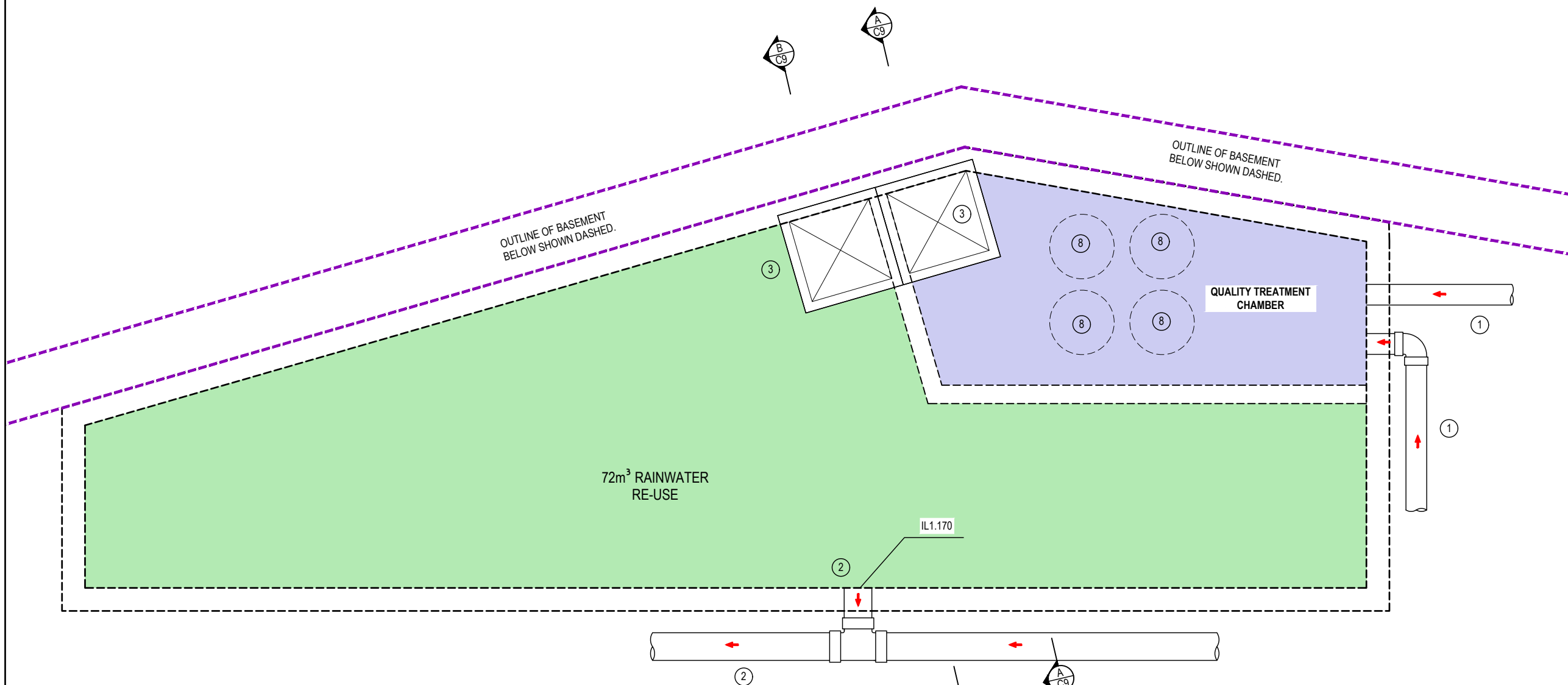
**STORMWATER MANAGEMENT
DETAILS SHEET No.1**

Drawn	Date	Scale	A1	Q.A. Check	Date
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LEGEND	
①	ROOFWATER INLET PIPE
②	300 DIA HIGH LEVEL OVERFLOW PIPE
③	900 x 900 SOLID COVER BOLTED DOWN
④	RE-USE PUMP TO MANUFACTURERS SPECIFICATIONS
⑤	NON-RETURN VALVE
⑥	50 DIA PVC PIPE CLASS '16' RISING MAIN
⑦	PROVIDE GALVANISED STEP IRONS AT 300mm CENTRES WHERE DEPTH EXCEEDS 1100mm IN ACCORDANCE WITH THE AUST. STANDARDS AT ALL ACCESS POINTS OF THE TANK, TYP.
⑧	SPEL CARTRIDGE FILTERS
⑨	WATER QUALITY OVERFLOW WEIR

ON-SITE RETENTION TANK ROOF PLAN
SCALE - 1:25/A1, 1:50/A3



PROVIDE CONFINED SPACE SIGNAGE AT ENTRY POINTS INTO TANK.

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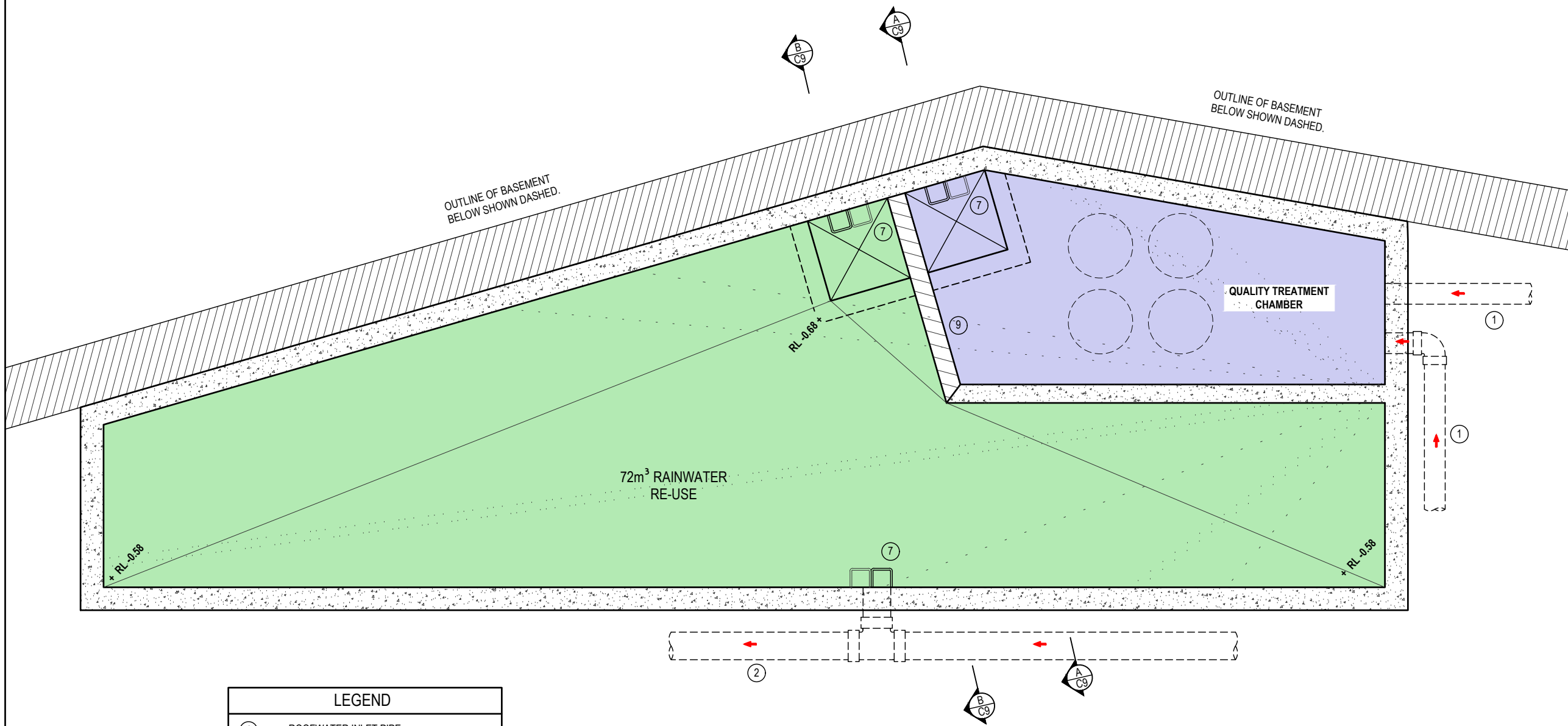
Drawing Title
STORMWATER MANAGEMENT DETAILS SHEET No. 2

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LEGEND	
①	ROOFWATER INLET PIPE
②	300 DIA HIGH LEVEL OVERFLOW PIPE
③	900 x 900 SOLID COVER BOLTED DOWN
④	RE-USE PUMP TO MANUFACTURERS SPECIFICATIONS
⑤	NON-RETURN VALVE
⑥	50 DIA PVC PIPE CLASS '16' RISING MAIN
⑦	PROVIDE GALVANISED STEP IRONS AT 300mm CENTRES WHERE DEPTH EXCEEDS 1100mm IN ACCORDANCE WITH THE AUST. STANDARDS AT ALL ACCESS POINTS OF THE TANK, TYP.
⑧	SPEL CARTRIDGE FILTERS
⑨	WATER QUALITY OVERFLOW WEIR

ON-SITE RETENTION TANK BASE PLAN
SCALE - 1:25/A1, 1:50/A3



PROVIDE CONFINED SPACE SIGNAGE AT ENTRY POINTS INTO TANK.

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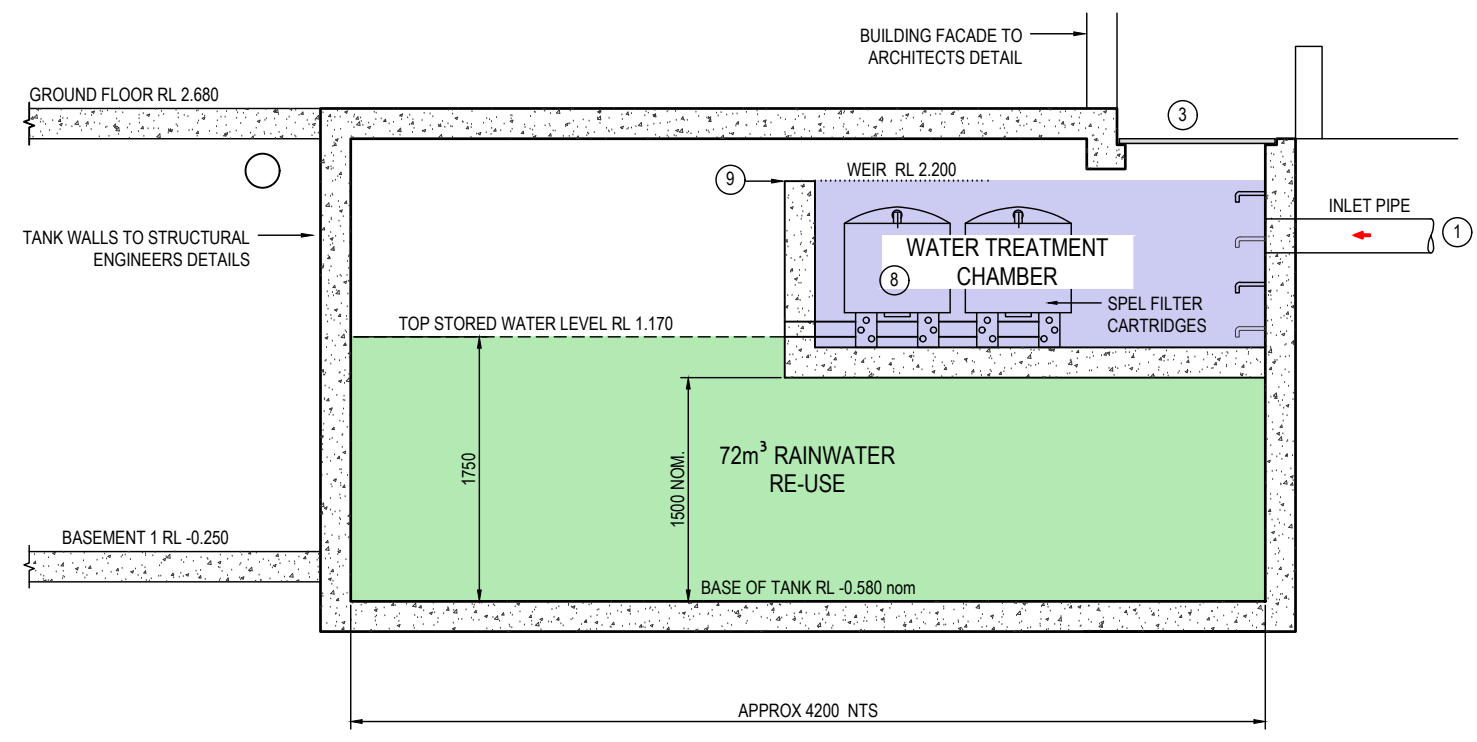
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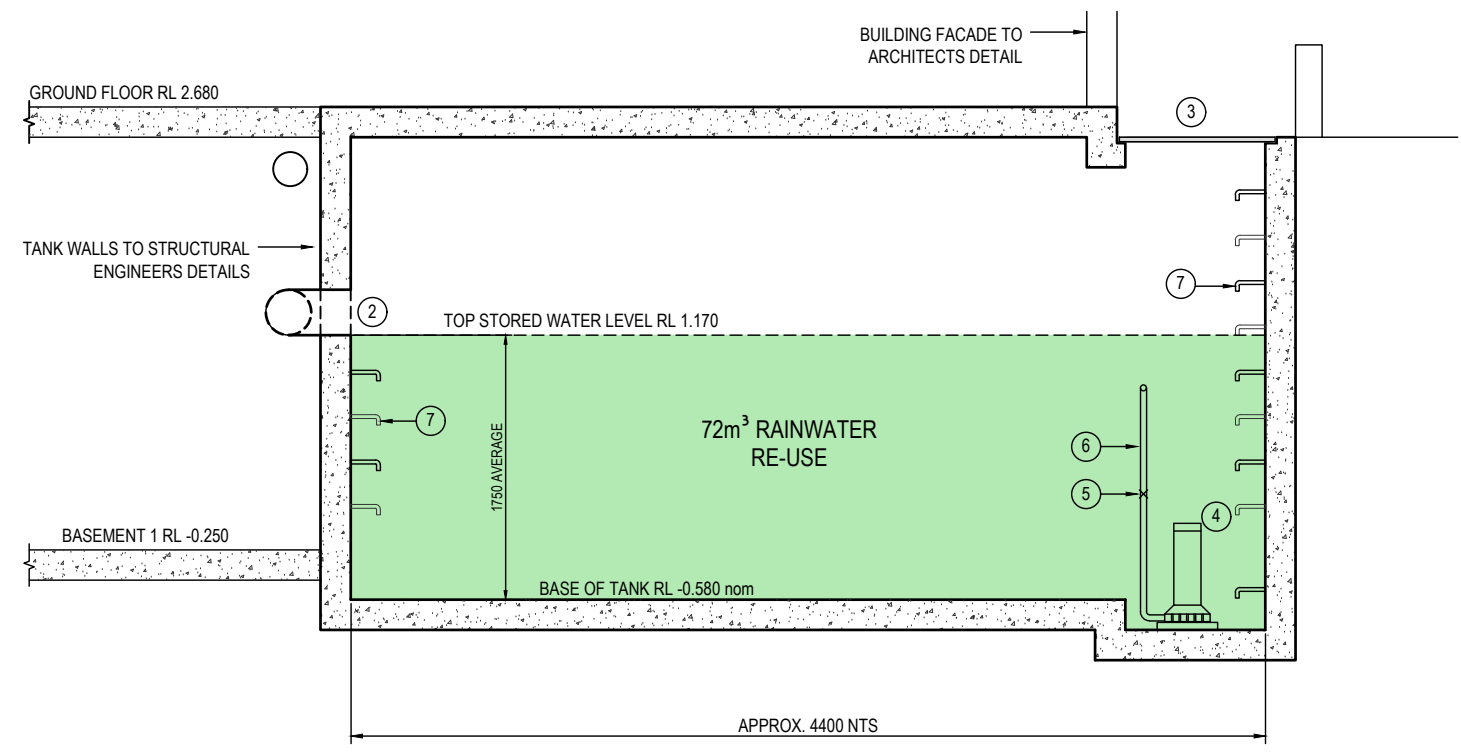
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SECTION A
SCALE: 1:25/A1, 1:50/A3
C7 / C8



PROVIDE CONFINED SPACE SIGNAGE AT ENTRY POINTS INTO TANK.



SECTION B
SCALE: 1:25/A1, 1:50/A3
C7 / C8

LEGEND	
①	ROOFWATER INLET PIPE
②	300 DIA HIGH LEVEL OVERFLOW PIPE
③	900 x 900 SOLID COVER BOLTED DOWN
④	RE-USE PUMP TO MANUFACTURERS SPECIFICATIONS
⑤	NON-RETURN VALVE
⑥	50 DIA PVC PIPE CLASS '16' RISING MAIN
⑦	PROVIDE GALVANISED STEP IRONS AT 300mm CENTRES WHERE DEPTH EXCEEDS 1100mm IN ACCORDANCE WITH THE AUST. STANDARDS AT ALL ACCESS POINTS OF THE TANK, TYP.
⑧	SPEL CARTRIDGE FILTERS
⑨	WATER QUALITY OVERFLOW WEIR



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BK	CC180306	C9	H		

RAINWATER SUPPLY AND RAINWATER TANK NOTES

RAINWATER QUALITY IS DEPENDENT ON IMPLEMENTING AN APPROPRIATE INSPECTION, FILTRATION AND MAINTENANCE PROGRAM. THE SYSTEM DEPICTED IN THIS DOCUMENT IS SPECIFICALLY FOR THE FOLLOWING APPLICATIONS FOR RAINWATER WITHIN AN URBAN ENVIRONMENT:

- (A) LAUNDRY WASHING MACHINE CONNECTION (COLD WATER USE).
- (B) TOILET FLUSHING
- (C) OUTDOOR USE
- (D) POOL/POND/SPA TOP UP
- (E) GARDEN IRRIGATION

IF THE WATER IS TO BE USED FOR DRINKING AND FOOD PREPARATION, IT SHOULD COMPLY WITH THE AUSTRALIAN DRINKING WATER GUIDELINES. THE DECISION TO USE RAINWATER FOR DRINKING AND FOOD PREPARATION, IN AN URBAN MAIN WATER AREA, IS UNDERTAKEN AT THE RISK AND RESPONSIBILITY OF THE PROPERTY OWNER.

PIPES, OUTLETS AND FITTINGS SUPPLYING RAINWATER SHALL BE CLEARLY IDENTIFIED AND BE IN ACCORDANCE WITH AS/NZS 3500.1 AND AS/NZS 3500.3 PLUMBING AND DRAINAGE STANDARDS.

MATERIALS AND PRODUCTS USED IN RAINWATER TANK INSTALLATION TO CONNECT TO THE WATER SUPPLY SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL PLUMBING PRODUCTS CERTIFICATION SCHEME AND BE OF AN APPROVED TYPE AS SPECIFIED IN THE APPROPRIATE STANDARD LISTED IN AS/NZS 5200.000, IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA.

ALL RAINWATER AND STORMWATER PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 3500.3 AND BY A LICENSED PLUMBER UNLESS OTHERWISE APPROVED BY THE LOCAL REGULATORY AUTHORITY AND/OR COUNCIL.

ROOF GUTTERS TO BE ONE CONTINUOUS LENGTH WITH NO JOINTS. WHERE THIS IS NOT PRACTICAL LAP JOINTS SHALL BE IN THE DIRECTION OF FLOW TO THE NEAREST DOWNPIPE.

DOWNPIPES DISCHARGING TO THE RAINWATER TANK FOR WET SYSTEMS (WATER CHARGED) SHALL HAVE A MINIMUM 100 MM VERTICAL CLEARANCE BETWEEN THE RAIN HEAD AND THE TANK INLET. THE STORMWATER SYSTEM SHALL MAKE PROVISION TO DRAIN STAGNATE WATER DURING DRY PERIODS BY WAY OF A CAPPED RELIEF ACCESS POINT AT THE LOWEST LEVEL OF STORMWATER DRAINAGE SYSTEM.

RAINWATER TANK LOCATION AND PLACEMENT OF TANK OVERFLOW PIPE SHALL BE SELECTED TO ENSURE STORMWATER DOES NOT POND UNDER BUILDING FLOORS OR FLOOD AROUND FOUNDATIONS OF BUILDINGS.

A PHYSICAL AIR BREAK OR NON-RETURN VALVE ON THE OUTLET FROM THE TANK OVERFLOW IS REQUIRED BEFORE CONNECTING TO THE STORMWATER DRAINAGE SYSTEM.

RAINWATER TANK OPENINGS SHALL BE SECURED TO PREVENT INAPPROPRIATE ENTRY BY ANIMALS, INSECTS AND RUBBISH. ALL RAINWATER TANKS SHALL BE SEALED TO PREVENT SURFACE WATER AND GROUND WATER ENTERING THE RAINWATER TANK.

THE RAINWATER SERVICE PIPE CONNECTED FROM A RAINWATER TANK TO THE PLUMBING FIXTURES SHALL COMPLY WITH AS/NZS 3500.1.

PRESSURE PUMP SHALL COMPLY WITH THE REQUIREMENTS OF HB 230-2006 AND AS/NZS 3500.1.

RAINWATER OUTLETS SHALL BE IDENTIFIED AS 'RAINWATER' WITH A LABEL. RAINWATER TAPS SHALL BE IDENTIFIED BY A GREEN COLOURED INDICATION WITH THE LETTERS 'RW'. SIGNS SHALL COMPLY WITH AS1319.

BACKFLOW PREVENTION DEVICES SHALL COMPLY WITH AS/NZS 3500.1 SECTION 4.

RECOMMENDED PRE-TREATMENT DEVICES FOR CLEANING RAINWATER INCLUDE SCREENED DOWNPIPE RAIN HEADS OR OTHER SUITABLE LEAF AND DEBRIS DEVICES. RECOMMENDED SCREEN MESH TO BE 4-6 MM AND DESIGNED TO BE SELF CLEANING.

RAINWATER TANK MAINTENANCE

RECOMMENDED PREVENTATIVE MEASURES TO REDUCE CONTAMINATION SHALL INCLUDE:

(A) KEEPING ROOF CATCHMENTS CLEAR OF OVERHANGING VEGETATION AS BRANCHES PROVIDE ROOSTING POINTS FOR BIRDS AND CAN PROVIDE ACCESS FOR SMALL ANIMALS SUCH AS RODENTS, CATS AND POSSUMS;

(B) PREVENTING ACCESS BY SMALL ANIMALS AND BIRDS INTO RAINWATER TANKS BY SCREENING ALL TANKS INLETS AND OVERFLOWS, KEEPING ACCESS HATCHES CLOSED AND BY MAINTAINING THE INTEGRITY OF TANK ROOFS;

(C) PREVENTING ENTRY OF SURFACE RUN-OFF FROM AREAS OTHER THAN THE ROOF CATCHMENT INTO BELOW-GROUND TANKS. ROOFS SHOULD BE SECURE AND THE SIDES AND BOTTOMS OF TANKS SHOULD BE SEALED TO PREVENT INGRESS; AND

(D) SWIMMING IN STORAGE TANKS BE PREVENTED, AS THIS TYPE OF HUMAN ACCESS CAN GREATLY INCREASE RISKS OF CONTAMINATION.

ONCE A RAINWATER TANK HAS BEEN INSTALLED, IT IS RECOMMENDED THAT THE FOLLOWING COMPONENTS OF THE ROOF CATCHMENT AND TANKS BE MAINTAINED REGULARLY:

(A) GENERALLY GUTTERS WILL NEED CLEANING AS WELL AS INSPECTION. IF INSPECTION FINDS LARGE AMOUNTS OF LEAF MATERIAL OR OTHER DEBRIS, THEN INSPECTION AND CLEANING FREQUENCY MAY NEED TO BE INCREASED.

(B) CHECK ROOF FOR THE PRESENCE OF ACCUMULATED DEBRIS INCLUDING LEAF AND OTHER PLANT MATERIAL. ACCUMULATED MATERIAL SHOULD BE CLEARED. IF TREE GROWTH HAS LED TO OVERHANGING BRANCHES THESE SHOULD BE PRUNED.

(C) TANK INLETS, INSECT-PROOFING AND LEAF FILTERS, IF NECESSARY THESE SHOULD BE CLEANED AND REPAIRED.

(D) INSPECT AND CHECK STRUCTURAL INTEGRITY OF THE TANK INCLUDING THE ROOF AND ACCESS COVER. ANY HOLES OR GAPS SHOULD BE REPAIRED.

(E) INSPECT AND CHECK FOR EVIDENCE OF ACCESS BY ANIMALS, BIRDS OR INSECTS INCLUDING THE PRESENCE OF MOSQUITO LARVAE. IF PRESENT, IDENTIFY AND CLOSE ACCESS POINTS. IF THERE IS ANY EVIDENCE OF ALGAL GROWTH (GREEN), FIND AND CLOSE POINTS OF LIGHT ENTRY.

(F) CHECK PIPEWORK FOR STRUCTURAL INTEGRITY. SECTIONS OF PIPEWORK THAT ARE NOT SELF-DRAINING SHOULD BE DRAINED.

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A	ISSUED FOR CLIENT REVIEW	12.09.18	PB	BK
B	ISSUED FOR DEVELOPMENT APPL.	12.10.18	SJ	BK
C	ISSUED FOR DEVELOPMENT APPL.	18.10.18	SJ	BK
D	REVISED DA SUBMISSION	17.01.19	PB	BK
E	S4.55 SUBMISSION	11.12.20	SJ	BK
F	RE-ISSUED FOR S4.55 SUBMISSION	14.01.21	SJ	BK
G	UPDATED TO SUIT LATEST ARCH. PLANS	06.04.22	RH	BK
H	PUMPOUT LOCATION AMENDED	07.04.22	RH	BK

1 0 10m at full scale

Client

MULTIPART PROPERTY GROUP

Architect

TEAM 2 ARCHITECTS

Project

PROPOSED DEVELOPMENT
No. 10
DANGAR STREET
WICKHAM

ACOR
CONSULTANTS
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

Drawing Title

STORMWATER MANAGEMENT
DETAILS SHEET No. 5

Drawn Date Scale A1 Q.A. Check Date

PB 11.09.18 AS NOTED

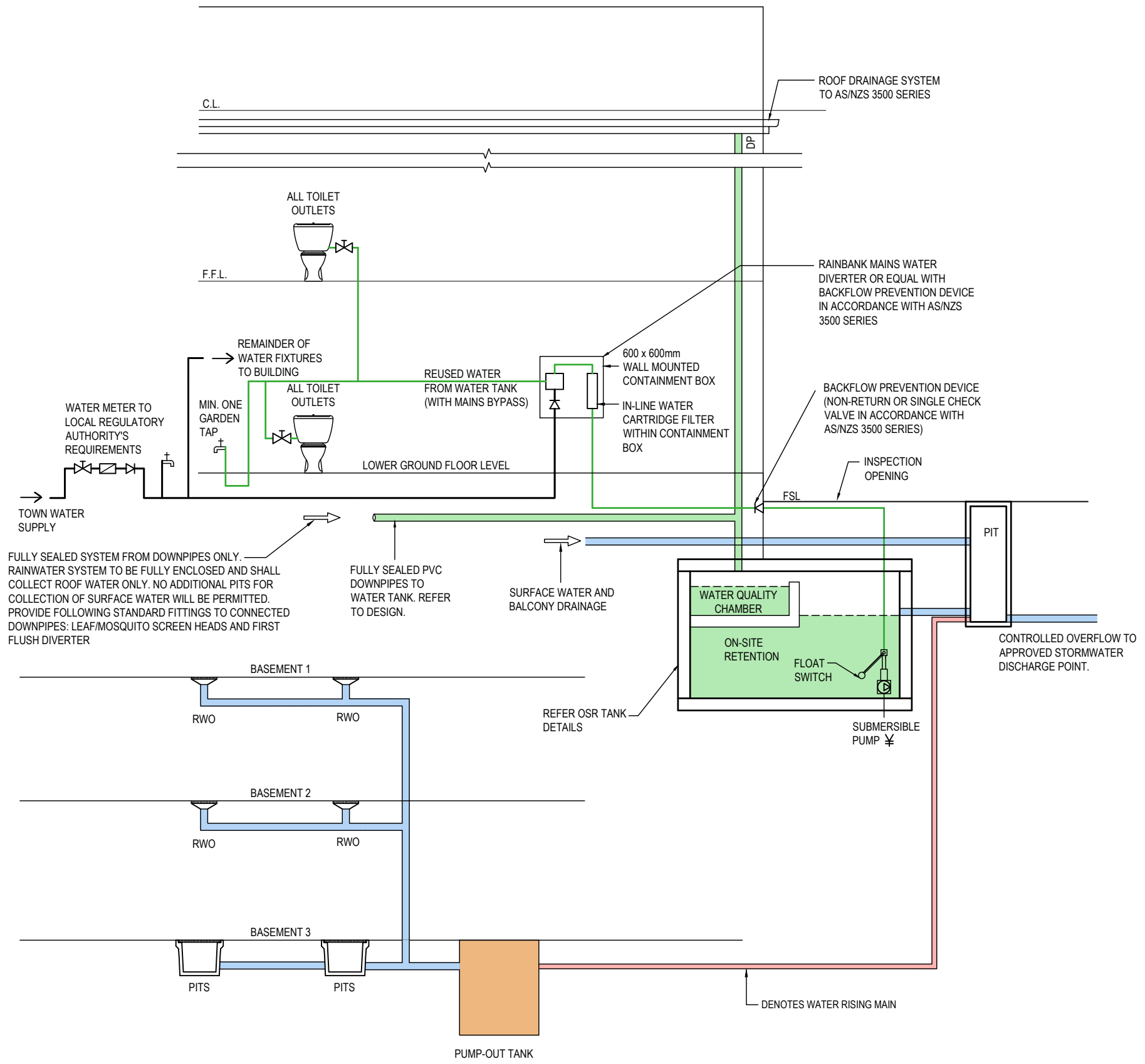
Designed Project No. Dwg. No. Issue

BK CC180306 C10 H

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FULLY SEALED SYSTEM FROM DOWNPIPES ONLY. RAINWATER SYSTEM TO BE FULLY ENCLOSED AND SHALL COLLECT ROOF WATER ONLY. NO ADDITIONAL PITS FOR COLLECTION OF SURFACE WATER WILL BE PERMITTED. PROVIDE FOLLOWING STANDARD FITTINGS TO CONNECTED DOWNPIPES: LEAF/MOSQUITO SCREEN HEADS AND FIRST FLUSH DIVERTER

FULLY SEALED PVC DOWNPIPES TO WATER TANK. REFER TO DESIGN.

SURFACE WATER AND BALCONY DRAINAGE

REFER OSR TANK DETAILS

DENOTES WATER RISING MAIN

BELOW GROUND ON-SITE DETENTION/RAINWATER RE-USE TANK - SCHEMATIC LAYOUT

NTS
**DETAIL IS FOR SCHEMATIC PURPOSES ONLY.



Client
MULTIPART PROPERTY GROUP

Architect
TEAM 2 ARCHITECTS

Project
PROPOSED DEVELOPMENT

No. 10 DANGAR STREET WICKHAM

ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

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Drawing Title
STORMWATER MANAGEMENT DETAILS SHEET No. 6

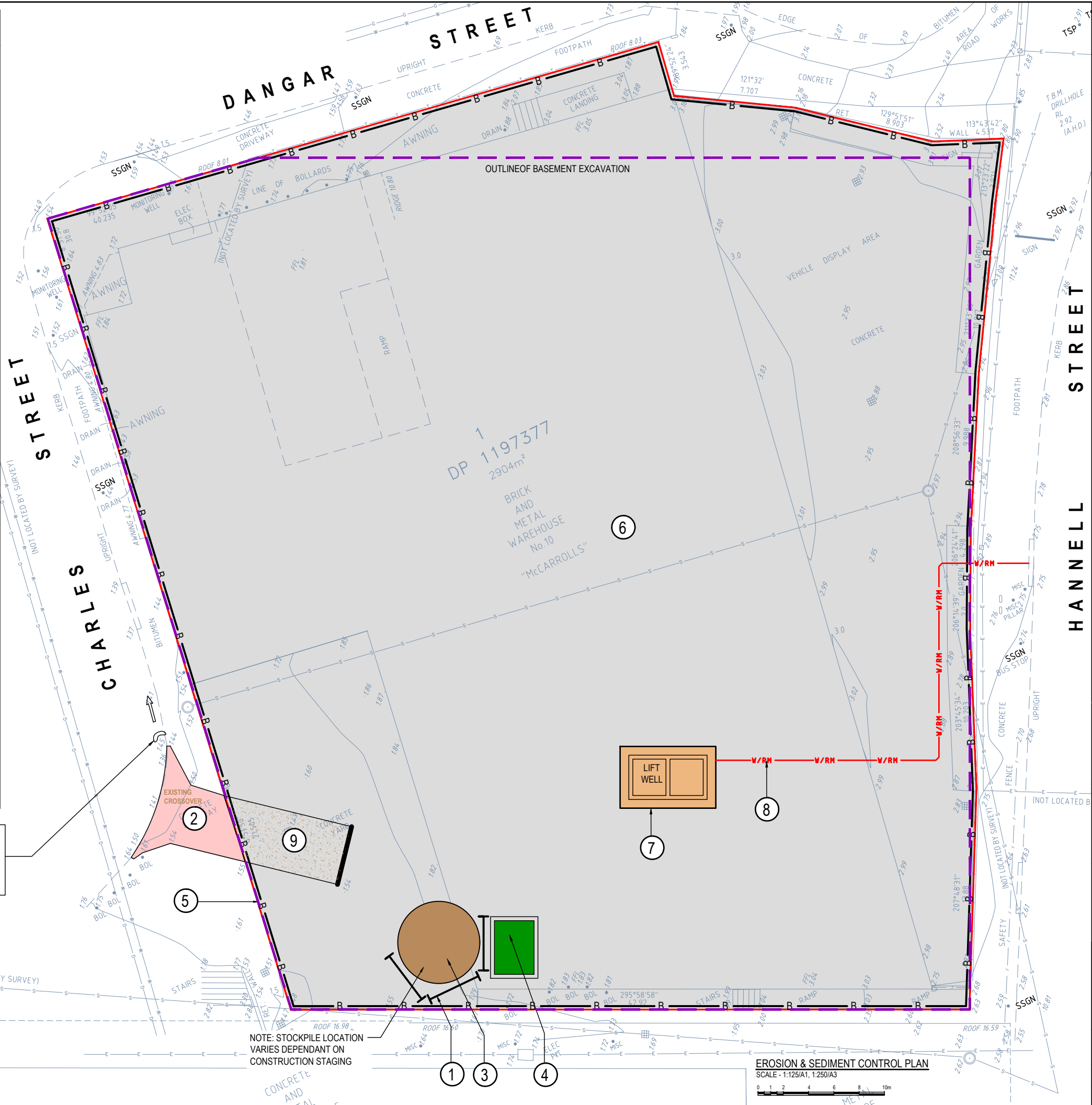
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PB	11.09.18	AS NOTED			
Designed	Project No.	Dwg. No.	Issue		
BK	CC180306	C11	H		

EROSION & SEDIMENT LEGEND

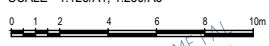
- 1 INSTALL SEDIMENT FENCING REFER DETAIL SD 6-8, SHEET C15. WHERE UNDER CANOPY AREAS OF TREES TO BE RETAINED, FENCING NOT TO BE DUG INTO THE GROUND BUT INSTEAD ATTACHED TO GROUND BY TIGHTLY PACKED SANDBAGS.
- 2 THE EXISTING DRIVEWAY AND CROSSOVER ARE TO BE RETAINED FOR SITE ACCESS UNTIL REASONABLE COMPLETION OF CONSTRUCTION WORKS
- 3 STOCKPILE IN ACCORDANCE WITH DETAIL SD 4-1, REFER TO SHEET C15
- 4 WASTE STORAGE AREA PROVIDE SOLID AND LIQUID WASTE RECEPTACLE BINS. LOCATION TO BE ADJUSTED TO SUIT CONSTRUCTION STAGING.
- 5 BARRIER FENCING OR UTILISE EXISTING BOUNDARY FENCE
- 6 PROPOSED DISTURBED AREA
- 7 PROVIDE TYPE 'D' SEDIMENT RETENTION BASIN. NOMINAL SIZE: 5.0m x 4.0m x 0.5m DEEP VOLUME = 10.0m³ DISCHARGE TO BE CONTROLLED PUMP OUT FOLLOWING FLOCCULATION
- 8 PROVIDE TEMPORARY PUMP OUT AND RISING MAIN TO OUTLET.
- 9 SITE ACCESS PROVIDE LARGE COARSE DIA AGGREGATE OR RECYCLED CONCRETE. IN ACCORDANCE WITH DETAIL SD 6-14, SHEET C15

NOTE: PROVIDE SEDIMENT CATCHMENT SANDBAGS AT KERB AND SANDBAG PROTECTION TO DOWNSTREAM STREET PIT IN ACCORDANCE WITH DETAILSD6-11 ON SHEET C15

NOTE: STOCKPILE LOCATION VARIES DEPENDANT ON CONSTRUCTION STAGING



EROSION & SEDIMENT CONTROL PLAN
SCALE - 1:125/A1, 1:250/A3



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Drawing Title
EROSION & SEDIMENT CONTROL PLAN

Drawn	Date	Scale	A1	Q.A. Check	Date
PB	11.09.18	AS NOTED			
Designed	Project No.	Dwg. No.	Issue		
BK	CC180306	C13	H		

GENERAL INSTRUCTIONS

- THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.
- CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS SPECIFICATION AND CONSTRUCTED FOLLOWING THE GUIDELINES OF "MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION", DEPT OF HOUSING, 1998 (BLUE BOOK).
- ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.

LAND DISTURBANCE INSTRUCTIONS

- DISTURBANCE TO BE NO FURTHER THAN 5 (PREFERABLY 2) METRES FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON APPROVED PLANS. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
- ACCESS AREAS ARE TO BE LIMITED TO A MAXIMUM WIDTH OF 10 METRES THE SITE MANAGER WILL DETERMINE AND MARK THE LOCATION OF THESE ZONES ON-SITE. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE BOUNDARIES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
- ENTRY TO LANDS NOT REQUIRED FOR CONSTRUCTION OR ACCESS IS PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH.
- WORKS ARE TO PROCEED IN THE FOLLOWING SEQUENCE:
 - INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN.
 - CONSTRUCT THE STABILISED SITE ACCESS.
 - CONSTRUCT DIVERSION DRAINS AS REQUIRED.
 - INSTALL MESH AND GRAVEL INLETS FOR ANY ADJACENT KERB INLETS.
 - INSTALL GEOTEXTILE INLET FILTERS AROUND ANY ON-SITE DROP INLET PITS.
 - CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE PLAN.
 - UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS PRACTICABLE.
 - GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
- ENSURE THAT SLOPE LENGTHS DO NOT EXCEED 80 METRES WHERE PRACTICABLE. SLOPE LENGTHS ARE DETERMINED BY SILTATION FENCING AND CATCH DRAIN SPACING.
- ON COMPLETION OF MAJOR WORKS LEAVE DISTURBED LANDS WITH A SCARIFIED SURFACE TO ENCOURAGE WATER INFILTRATION AND ASSIST WITH KEYING TOPSOIL LATER.

SITE MAINTENANCE INSTRUCTIONS

- THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:
 - ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS.
 - REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 5 METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS.
 - REMOVE TRAPPED SEDIMENT WHENEVER THE DESIGN CAPACITY OF THAT STRUCTURE HAS BEEN EXCEEDED.
 - ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE UPGRADING OR REPAIR AS NECESSARY.
 - CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS. MAKE ONGOING CHANGES TO THE PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECTED TO CHANGES IN CONDITIONS ON THE WORK-SITE OR ELSEWHERE IN THE CATCHMENT.
 - MAINTAIN EROSION AND SEDIMENT CONTROL STRUCTURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED.
- THE SITE SUPERINTENDENT WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:
 - THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS.
 - THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.
 - THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE.
 - THE NEED FOR DUST PREVENTION STRATEGIES.
 - ANY REMEDIAL WORKS TO BE UNDERTAKEN.
 THE LOGBOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF THE WORKS.

SEDIMENT CONTROL INSTRUCTIONS

- SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AT THE DISCRETION OF THE SITE SUPERINTENDENT TO CONTAIN SOIL AS NEAR AS POSSIBLE TO THEIR SOURCE.
- SEDIMENT FENCES WILL NOT HAVE CATCHMENT AREAS EXCEEDING 900 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 0.6 METRES.
- SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METRES OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.
- WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE.
- TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.
- ACCESS TO SITES SHOULD BE STABILISED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL-WEATHER ENTRY/EXIT.

SOIL EROSION CONTROL INSTRUCTIONS

- EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
 - 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES
 - 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 16 METRES.
 - 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 16 AND 20 METRES.
 - 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES.
- ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
- WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION", DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
- STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.1 (60% GROUND-COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
- ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.15 (60% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.

SOIL EROSION CONTROL INSTRUCTIONS cont.

- EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20 KG/HA AND OATS 20 KG/HA.
- PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND-COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS NECESSARY. REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

WASTE CONTROL INSTRUCTIONS

- ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES WILL BE PROVIDED AT LEAST WEEKLY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
- ALL POSSIBLE POLLUTANT MATERIALS ARE TO BE STORED WELL CLEAR OF ANY POORLY DRAINED AREAS, FLOOD PRONE AREAS, STREAMBANKS, CHANNELS AND STORMWATER DRAINAGE AREAS. STORE SUCH MATERIALS IN A DESIGNATED AREA UNDER COVER WHERE POSSIBLE AND WITHIN CONTAINMENT BUNDS.
- ALL SITE STAFF AND SUB-CONTACTORS ARE TO BE INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES PROVIDED.
- ANY DE-WATERING ACTIVITIES ARE TO BE CLOSELY MONITORED TO ENSURE THAT WATER IS NOT POLLUTED BY SEDIMENT, TOXIC MATERIALS OR PETROLEUM PRODUCTS.
- PROVIDE DESIGNATED VEHICULAR WASHDOWN AND MAINTENANCE AREAS WHICH ARE TO HAVE CONTAINMENT BUNDS.

PROCEDURE FOR DE-WATERING

- ENSURE PERMISSION FOR DE-WATERING IS RECEIVED FROM AUTHORITIES BEFORE PUMPING OUT.
- AN ON-SITE TREATMENT PROCESS DISCHARGING TO THE STORMWATER SYSTEM WILL BE IMPLEMENTED. ALL SITE WATERS DURING CONSTRUCTION WILL BE CONTAINED ON SITE AND RELEASED ONLY WHEN pH IS BETWEEN 8.5 & 6.5, SUSPENDED SOLIDS ARE LESS THAN 50mg/L, TURBIDITY LESS THAN 100 NTU'S, OIL AND GREASE LESS THAN 10mg/L AND BIOCHEMICAL OXYGEN DEMAND (BOD5) LESS THAN 30mg/L (FOR STORMS LESS INTENSE THAN 1 IN 5 YEAR EVENTS). METHODS OF SAMPLING AND ANALYSIS OF WATER QUALITY WILL BE IN ACCORDANCE WITH THE APPLICABLE METHOD LISTED IN THE EPA PUBLISHED APPROVED METHODS FOR THE SAMPLING ANALYSIS OF WATER POLLUTANTS IN NEW SOUTH WALES.
- WHERE LABORATORY ANALYSIS IS REQUIRED AS INDICATED BY IN-SITU TESTING, APPROPRIATE SAMPLE BOTTLES AND PRESERVATIVES WILL BE USED AND GUIDANCE FOR THE SAMPLING METHOD OBTAINED FROM APPLICABLE PARTS OF AS5667.1 AND AS5667.6. ANALYSIS WILL BE UNDERTAKEN WHERE PRACTICAL BY A NATA REGISTERED LABORATORY CERTIFIED TO PERFORM THE APPLICABLE ANALYSIS.
- A FURTHER INSPECTION WILL BE CARRIED OUT DURING A STORM EVENT (DURING WORK HOURS WHERE POSSIBLE) TO ENSURE CONTROLS ARE COPING WITH THE EVENT. THIS APPLIES TO ANY RAIN EVENT AS WELL.
- AS EXCAVATION TO TOP SOIL PROGRESSES, ANY WATER COLLECTED AT THE BOTTOM OF EXCAVATIONS WILL BE DIVERTED TO A TEMPORARY SEDIMENTATION BASIN OR SETTLEMENT TANK. IF THE WATER CONTAINS ONLY SEDIMENTS, IT WILL BE FILTERED AND PUMPED TO STORMWATER. BEFORE THIS CAN HAPPEN IT MUST CONTAIN LESS THAN 50mg/L TOTAL SUSPENDED SOLIDS.
- POLLUTED WATER MUST NOT ENTER THE STORMWATER SYSTEM. IN SOME CIRCUMSTANCES, A LIQUID WASTE COMPANY MAY BE REQUIRED TO COLLECT CONTAMINATED WATER FOR DISPOSAL AT A LICENSED TREATMENT FACILITY

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North 74

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MR MICHAEL GOODWIN MIEAust CPEng NER

Issue	Description	Date	Drawn	Approved
A	ISSUED FOR CLIENT REVIEW	12.09.18	PB	BK
B	ISSUED FOR DEVELOPMENT APPL.	12.10.18	SJ	BK
C	ISSUED FOR DEVELOPMENT APPL.	18.10.18	SJ	BK
D	REVISED DA SUBMISSION	17.01.19	PB	BK
E	S4 55 SUBMISSION	11.12.20	SJ	BK
F	RE-ISSUED FOR S4 55 SUBMISSION	14.01.21	SJ	BK
G	UPDATED TO SUIT LATEST ARCH. PLANS	06.04.22	RH	BK
H	PUMPOUT LOCATION AMENDED	07.04.22	RH	BK

1 0 10m at full scale

Client

MULTIPART PROPERTY GROUP

Architect

TEAM 2 ARCHITECTS

Project

PROPOSED DEVELOPMENT

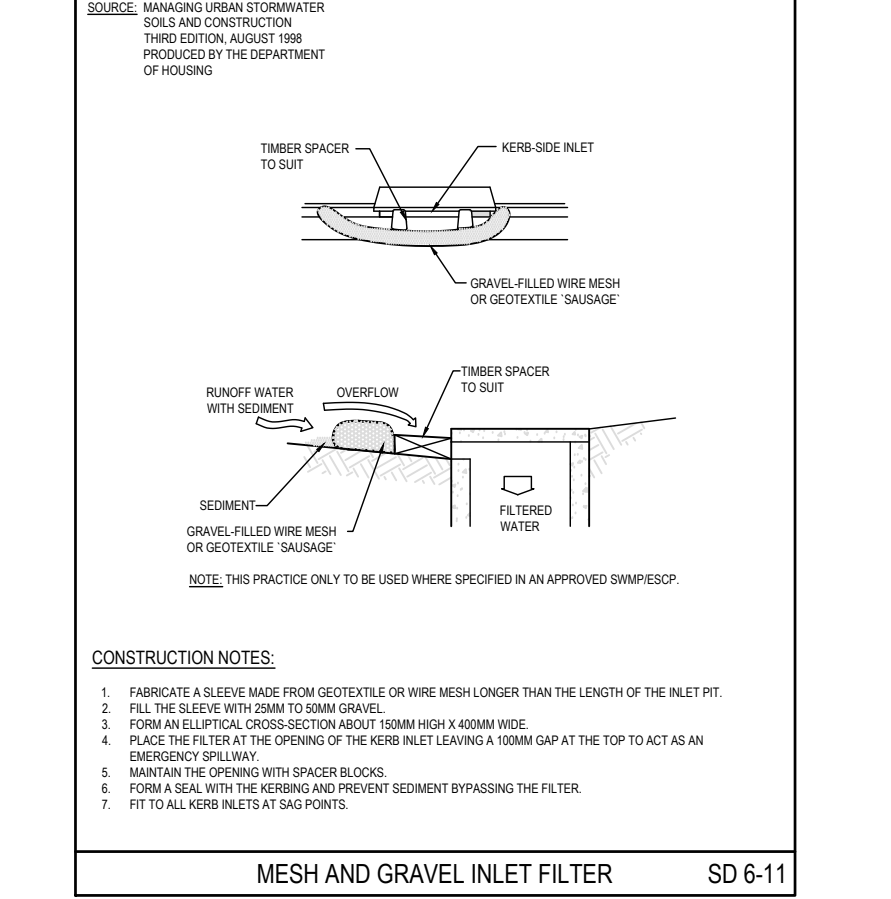
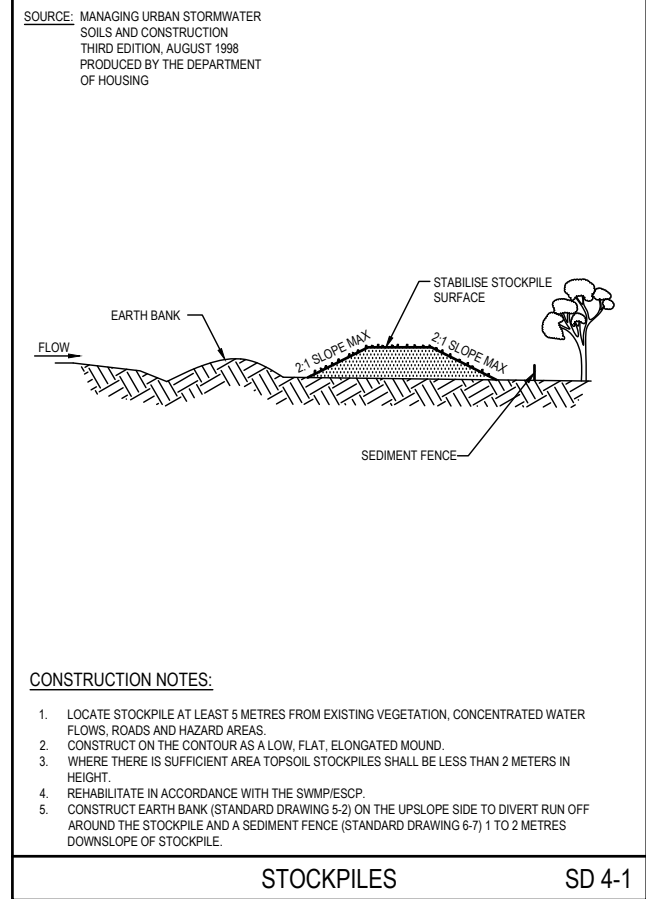
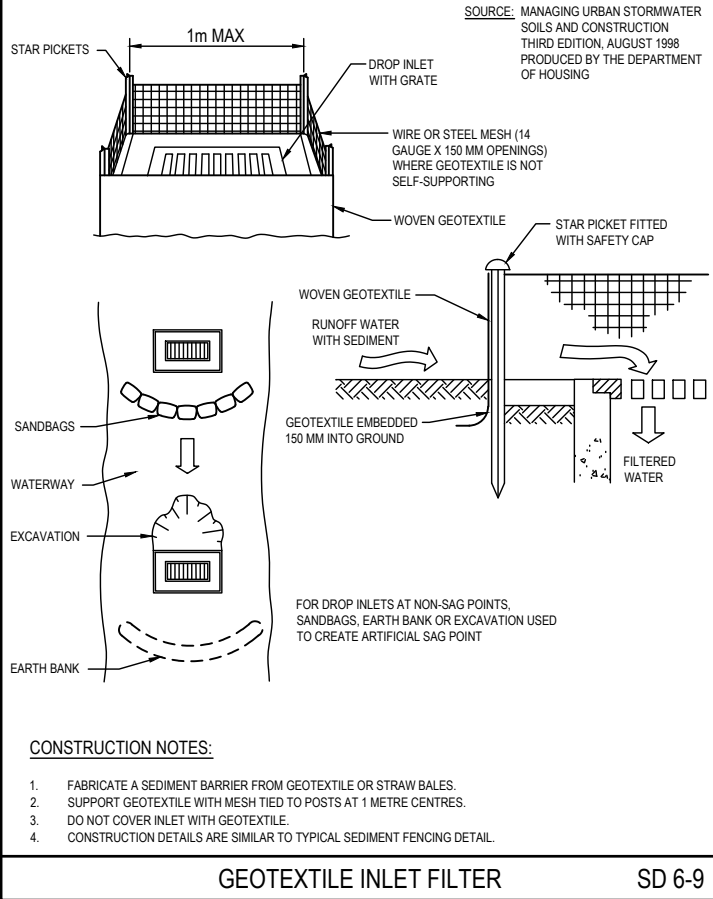
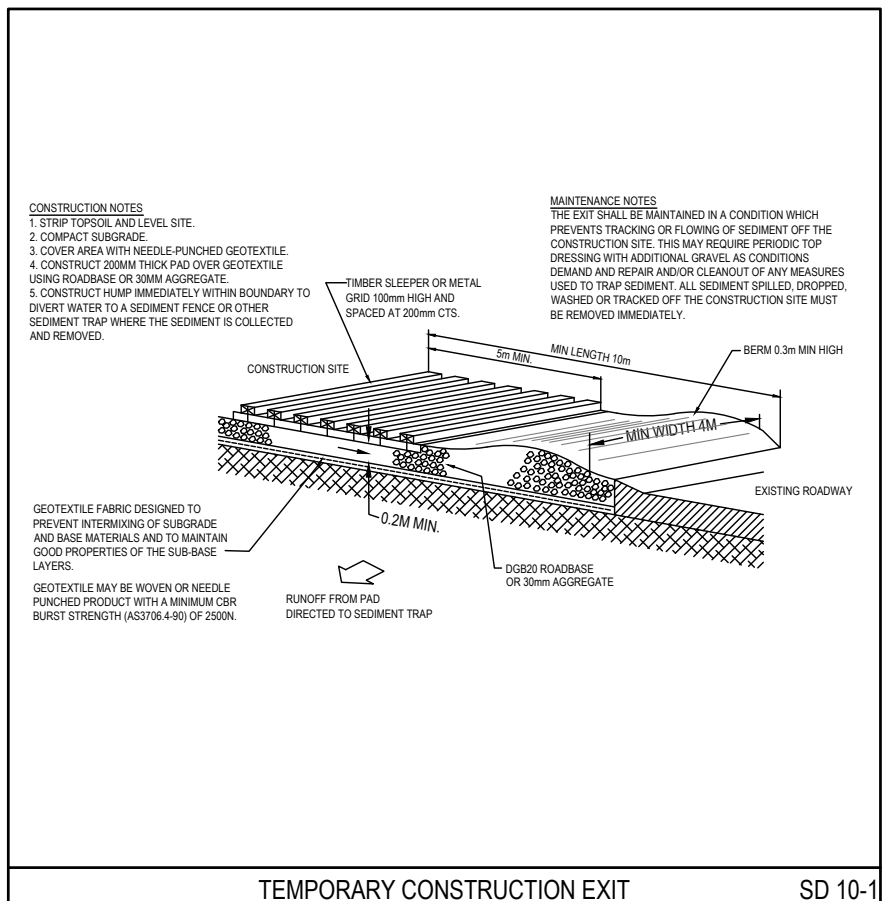
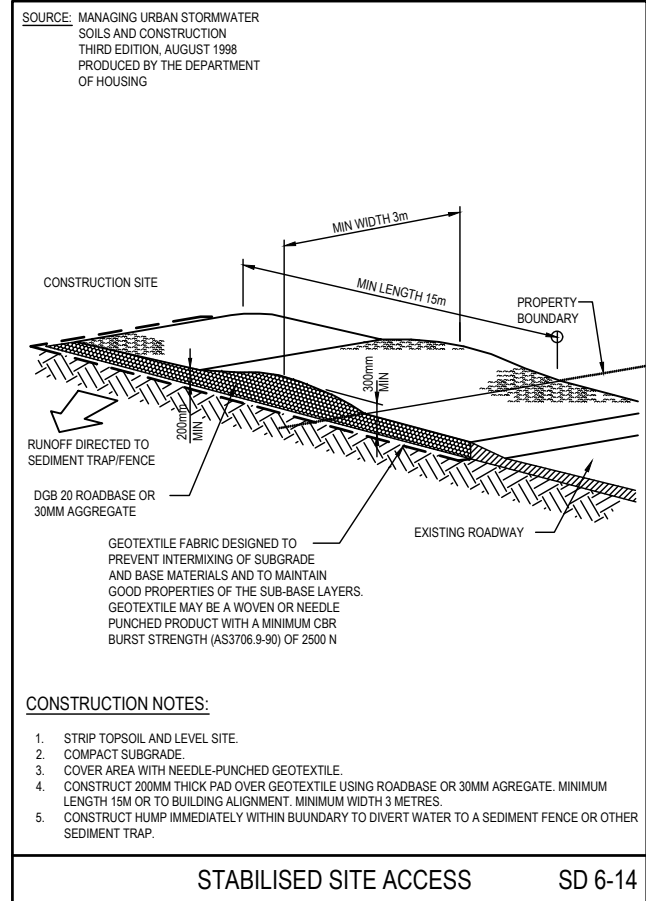
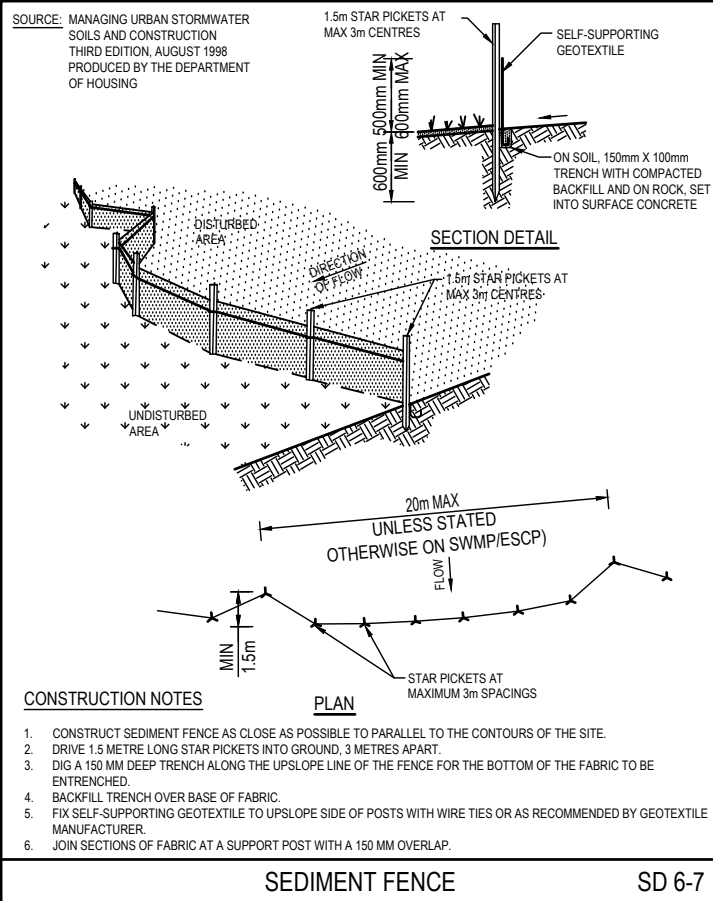
No. 10
DANGAR STREET
WICKHAM

ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

ACOR CONSULTANTS
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Drawing Title
EROSION & SEDIMENT CONTROL NOTES

Drawn	Date	Scale	A1	Q.A. Check	Date
PB	11.09.18	AS NOTED			
Designed	Project No.	Dwg. No.	Issue		
BK	CC180306	C14	H		



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MR MICHAEL GOODWIN MIEAust CPEng NER

Issue	Description	Date	Drawn	Approved
A	ISSUED FOR CLIENT REVIEW	12.09.18	PB	BK
B	ISSUED FOR DEVELOPMENT APPL.	12.10.18	SJ	BK
C	ISSUED FOR DEVELOPMENT APPL.	18.10.18	SJ	BK
D	REVISED DA SUBMISSION	17.01.19	PB	BK
E	S4 55 SUBMISSION	11.12.20	SJ	BK
F	RE-ISSUED FOR S4.55 SUBMISSION	14.01.21	SJ	BK
G	UPDATED TO SUIT LATEST ARCH. PLANS	06.04.22	RH	BK
H	PUMPOUT LOCATION AMENDED	07.04.22	RH	BK

Client

MULTIPART PROPERTY GROUP

Architect

TEAM 2 ARCHITECTS

Project

PROPOSED DEVELOPMENT

No. 10 DANGAR STREET WICKHAM

ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Drawing Title
EROSION & SEDIMENT CONTROL DETAILS

Drawn	Date	Scale	A1	Q.A. Check	Date
PB	11.09.18	AS NOTED			

Designed	Project No.	Dwg. No.	Issue
BK	CC180306	C15	H



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 10 DANGAR STREET WICKHAM – DA2022/00448
AND MIXED-USE DEVELOPMENT - ALTERATIONS AND ADDITIONS
TO CREATE ADDITIONAL THREE LEVELS OF RESIDENTIAL
DWELLINGS**

ITEM-28 **Attachment C:** Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER



Application No: DA2022/00448

Land: Lot 1 DP 1197377

Property Address: 10 Dangar Street Wickham NSW 2293

Proposed Development: Alterations and additions to approved mixed-use development (commercial, retail & shop top housing) – alterations to approved floor plans and three additional floors of shop top housing above the approved structure

SCHEDULE 1

RELATIONSHIP WITH EXISTING CONSENT DA2018/01197 (AS MODIFIED)

Pursuant to Section 4.17(b) and 4.17(5) of the Environmental Planning and Assessment Act 1979, and Section 67 of the Environmental Planning and Assessment Regulation 2021, Development Consent No. DA2018/01197 (as modified by DA2018/01197.01 and DA2018/01197.02) is modified to include the amended and inserted conditions contained within this consent. Accordingly, Development Consent No. DA2018/01197.02 and this Development Consent (No.2022/00448) must be read as one document.

MODIFIED CONDITIONS

A. Condition No.1a) is inserted as follows:

The development is to be implemented in accordance with the plans and supporting documents set out in within Condition No.1 of DA2018/01197 (as modified by DA2018/01197.01 and DA2018/01197.02) except where amended by the plans and supporting documents set out in the following table and any conditions of this consent.

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Cover Sheet	Dwg No. DA-0000 Rev: D	Team 2 Architects	10/11/2022
Site Plan	Dwg No. DA-0010 Rev: E	Team 2 Architects	10/11/2022
Ground Floor Public Domain Plan	Dwg No. DA-0011 Rev: D	Team 2 Architects	10/11/2022
East Elevation - Interchange Public Domain	Dwg No. DA-0012 Rev: B	Team 2 Architects	10/11/2022
NatHERS Thermal Performance Specs	Dwg No. DA-0020 Rev: C	Team 2 Architects	10/11/2022
Building Set Back Plan	Dwg No. DA-0030 Rev: A	Team 2 Architects	10/11/2022
Future Hannell St Development Setbacks	Dwg No. DA-0031 Rev: A	Team 2 Architects	10/11/2022
Basement 3 GA	Dwg No. DA-1000 Rev: D	Team 2 Architects	10/11/2022
Basement 2 GA	Dwg No. DA-1001 Rev: D	Team 2 Architects	10/11/2022

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Basement 1 GA	Dwg No. DA-1002 Rev: D	Team 2 Architects	10/11/2022
Ground Floor GA	Dwg No. DA-1003 Rev: E	Team 2 Architects	10/11/2022
Level 1 GA	Dwg No. DA-1004 Rev: D	Team 2 Architects	10/11/2022
Level 2 - 3 Typical GA	Dwg No. DA-1005 Rev: D	Team 2 Architects	10/11/2022
Level 4 Podium GA	Dwg No. DA-1006 Rev: D	Team 2 Architects	10/11/2022
Level 5 - 9 Typical GA	Dwg No. DA-1007 Rev: D	Team 2 Architects	10/11/2022
Level 10 - 12 Typical GA	Dwg No. DA-1008 Rev: C	Team 2 Architects	10/11/2022
Level 13 GA	Dwg No. DA-1009 Rev: D	Team 2 Architects	10/11/2022
Level 14 - 15 Typical GA	Dwg No. DA-1010 Rev: A	Team 2 Architects	10/11/2022
Level 16 GA	Dwg No. DA-1011 Rev: D	Team 2 Architects	10/11/2022
Roof GA	Dwg No. DA-1012 Rev: D	Team 2 Architects	10/11/2022
North Elevation	Dwg No. DA-2000 Rev: D	Team 2 Architects	10/11/2022
West Elevation	Dwg No. DA-2001 Rev: D	Team 2 Architects	10/11/2022
South Elevation	Dwg No. DA-2002 Rev: D	Team 2 Architects	10/11/2022
East Elevation	Dwg No. DA-2003 Rev: D	Team 2 Architects	10/11/2022
Building Section AA	Dwg No. DA-3000 Rev: D	Team 2 Architects	10/11/2022
Building Section BB	Dwg No. DA-3001 Rev: D	Team 2 Architects	10/11/2022
External Material Schedule	Dwg No. DA-4000 Rev: D	Team 2 Architects	10/11/2022
Visual Impact Analysis 01 - Approved	Dwg No. DA-4001 Rev: C	Team 2 Architects	10/11/2022
Visual Impact Analysis 01 - Proposed	Dwg No. DA-4002 Rev: C	Team 2 Architects	10/11/2022
Visual Impact Analysis 02 - Approved	Dwg No. DA-4003 Rev: C	Team 2 Architects	10/11/2022
Visual Impact Analysis 02 - Proposed	Dwg No. DA-4004 Rev: C	Team 2 Architects	10/11/2022
Visual Impact Analysis - South Laneway	Dwg No. DA-4005 Rev: C	Team 2 Architects	10/11/2022
Photomontage 01	Dwg No. DA-4010 Rev: C	Team 2 Architects	10/11/2022
Photomontage 02	Dwg No. DA-4011 Rev: C	Team 2 Architects	10/11/2022
GFA Diagram 01	Dwg No. DA-5000 Rev: D	Team 2 Architects	10/11/2022

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
GFA Diagram 02	Dwg No. DA-5001 Rev: D	Team 2 Architects	10/11/2022
Apartment Mix & Schedule	Dwg No. DA-5010 Rev: D	Team 2 Architects	10/11/2022
Private & Communal Open Space Diagram	Dwg No. DA-5020 Rev: D	Team 2 Architects	10/11/2022
Storage Diagram 01	Dwg No. DA-5030 Rev: D	Team 2 Architects	10/11/2022
Storage Diagram 02	Dwg No. DA-5031 Rev: D	Team 2 Architects	10/11/2022
Cross Ventilation Diagram	Dwg No. DA-5040 Rev: D	Team 2 Architects	10/11/2022
Solar Access Diagram	Dwg No. DA-5050 Rev: D	Team 2 Architects	10/11/2022
Shadow Diagram	Dwg No. DA-6000 Rev: D	Team 2 Architects	10/11/2022
Cover Sheet & Notes	Dwg No. C1 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Plan - Basement 3	Dwg No. C2 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Plan - Basement 2	Dwg No. C3 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Plan - Basement 1	Dwg No. C4 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Plan - Ground Floor	Dwg No. C5 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Details Sheet No.1	Dwg No. C6 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Details Sheet No.2	Dwg No. C7 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Details Sheet No.3	Dwg No. C8 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Details Sheet No.4	Dwg No. C9 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Details Sheet No.5	Dwg No. C10 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Details Sheet No.6	Dwg No. C11 Rev: H	ACOR Consultants	07/04/2022
Erosion & Sediment Control Plan	Dwg No. C13 Rev: H	ACOR Consultants	07/04/2022
Erosion & Sediment Control Notes	Dwg No. C14 Rev: H	ACOR Consultants	07/04/2022
Erosion & Sediment Control Details	Dwg No. C15 Rev: H	ACOR Consultants	07/04/2022
BASIX Certificate	Certificate Number: 956741M_02	AGA Consultants	07/04/2022
NatHERS Certificate	Certificate Number: 0003263490	AGA Consultants	06/09/2022
Architectural Design Competition Waiver	10 Dangar Street Wickham	Government Architect New South Wales	26/09/2022
Design Excellence Strategy	Rev: 01	Gyde Consultants & Team 2 Architects	01/09/2022

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Design Verification Statement	Ref: F/1069/0101	Team 2 Architects	08/04/2022
BCA Assessment	Ref: 220021	Building Control Group	07/04/2022
Revised DA Acoustic Assessment	Project ID: 20201385.1 Rev: 0	Acoustic Logic	01/03/2021
Letter from Acoustic Logic	Ref: 20201385.2/1209A/R0/VF	Acoustic Logic	12/09/2022
Traffic and Parking Assessment	Ref: 20040I07C-220411	MLA Transport Planning	11/04/2022
Letter from MLA Transport Planning (Draft DCP Parking Assessment)	Ref: 20040I08B-220512	MLA Transport Planning	12/05/2022
Letter from MLA Transport Planning (Response to RFI. No.2 - Green Travel Plan)	Ref: 20040I09B-220819	MLA Transport Planning	19/08/2022
Letter from MLA Transport Planning (Response to RFI. No.3)	Ref: 20040I10A-220919	MLA Transport Planning	19/09/2022
Pedestrian Wind Environment Study	Ref: WG476-01F02(REV1)- WE REPORT	Windtech Consultants	03/11/2021
Pedestrian Wind Environment Letter	Ref: WG476-03F02(rev0) - Alts & Adds Mod WE Response Letter	Windtech Consultants	02/11/2022
Operational Waste Management Plan	Rev: G	Elephants Foot Recycling Solutions	05/04/2022

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

(Inserted under DA2022/00448)

B. Condition No.7 is amended as follows:

Prior to the issue of a Construction Certificate, the following parking provisions must be accommodated on-site:

- a) A maximum of 195 on-site car parking must be provided as follows:
 - i) maximum of 111 resident car parking spaces
 - ii) maximum of 10 retail car parking spaces
 - iii) maximum of 62 commercial car parking spaces
 - iv) 12 residential visitor car parking spaces
 - v) A minimum of 12 car parking spaces from the proposed commercial/retail car parking spaces must be shared as residential visitor parking during off-peak retail/commercial business hours.
 - vi) At least 6 car parking spaces shall be designed as disabled parking and could be distributed between residential, retail and commercial use.

- b) A total of 210 secured bicycle parking must be provided as follows:
 - i) 118 bicycle parking spaces for residents

- ii) 12 bicycle parking spaces for residential visitors
 - iii) 80 bicycle spaces for retail and commercial
- c) A total of 22 motorbike parking spaces must be provided as follows:
- i) 6 motorbike parking spaces for residents
 - ii) 1 motorbike parking spaces for residential visitors
 - iii) 15 motorbike parking spaces for retail and commercial
- d) A total of 4 loading bay parking spaces must be provided as follows:
- i) 1 small rigid vehicle loading bay
 - ii) 2 light commercial/utility vehicle loading bays
 - iii) 1 carwash/loading bay

All parking spaces are to 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 Australian Standards AS2890 series.

Note: The parking layout shall be generally as indicated in the approved architectural plans.

(Amended under DA2022/00448)

C. Condition No.7a) is inserted as follows:

Electric vehicle circuitry and electric vehicle charging point requirements.

A detailed electrical plan and specifications for all off-street car parking must be prepared by a suitably qualified and experienced person, demonstrating the following:

- a) That each off-street car parking space will be provided with electrical circuitry to support the installation of a 'Level 2' electric vehicle charger point. The Construction Certificate plans are to:
 - i) Identify the power capacity to each car parking space.
 - ii) Identify the EV Distribution Board and EV Load Management System on each level of parking. Locate EV Distribution Board(s) so that no future EV Ready connection will require a cable of more than 50 metres from the parking bay to connect.
 - iii) Identify the conduit system to allow each car space to install an electric vehicle charger point - such as cable trays and/or buried cables underground. This system should allow future installation of cabling to power electric vehicle charger points and allow internet access (run Ethernet cable or install 4G modem).

Note: The installation of a charging point is not required by this clause (a).

- b) A minimum of one 'Level 2' electric charger must be provided and 'Level 2' electric chargers must be provided to not less than 5% of all car parking spaces. The location of all electric vehicle chargers must be shown on the Construction Certificate plans.
- c) The certifier must be satisfied that the electrical plans and specifications are consistent with (a) and (b) prior to the issue of the Construction Certificate.

Note: The minimum electric circuitry requirements for 'Level 2' electric vehicle charging points are:

- a) Privately available spaces: 'Level 2' slow - single phase 7kW power; and
- b) Public spaces: 'level 2' fast - three-phase 11-22kW power.

(Inserted under DA2022/00448)

D. Condition No.28 is amended as follows:

All stormwater runoff from the proposed development being managed in accordance with the requirements of Section 7.06 'Stormwater' of Newcastle Development Control Plan, as indicated on the stormwater management concept plans and stormwater management report prepared by ACOR Consulting Engineers Project No. CC180306 Dwg No's. C01 - C12 Issue H dated 07/04/2022. Stormwater from the proposed underground water reuse tank is to be reticulated there from to new toilets cisterns and cold-water washing machine taps for Ground Level and Levels 1 & 4 and landscaped areas on Ground Level and Podium Level 4. Full details are to be included in documentation for any Construction Certificate application

(Amended under DA2022/00448)

E. Condition No.38a) is amended as follows:

Prior to the release of the relevant Construction Certificate the Principal Certifier shall ensure that the approved Construction Certificate plans nominate a maximum RL height of 58.75 AHD as per the approved Development Application Plans.

(Amended under DA2022/00448)

F. Condition No.69 is amended as follows:

The visitor parking spaces are to be allocated as indicated in the approved architectural plans DA1000 - DA1003 are to be clearly indicated by means of signs and/or pavement markings. During off-peak retail/commercial business hours 12 of the commercial/retail tenancy car parking spaces shall be shared as residential visitor parking and are to be clearly indicated by means of signs and/or pavement markings.

(Amended under DA2022/00448)

G. Condition No.84 is amended as follows:

Appropriate acoustic treatment is to be implemented in accordance with the recommendations set out in the '*Revised DA Acoustic Assessment*' report prepared by Acoustic Logic (ref: 20201385.1/0103A/R0/AS, dated 1 March 2021), as amended by the approved '*Letter from Acoustic Logic*' (20201385.2/1209A/R0/VF, dated 11 September 2022). 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 Certifier and Newcastle City Council prior to the issue of an Occupation Certificate.

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

(Amended under DA2022/00448)

H. Condition No.91a) is amended as follows:

Prior to the issue of any Occupation Certificate, the following parking provisions must

be accommodated on-site:

- a) A maximum of 195 on-site car parking must be provided as follows:
 - i) maximum of 111 resident car parking spaces
 - ii) maximum of 10 retail car parking spaces
 - iii) maximum of 62 commercial car parking spaces
 - iv) 12 residential visitor car parking spaces
 - v) A minimum of 12 car parking spaces from the proposed commercial/retail car parking spaces must be shared as residential visitor parking during off-peak retail/commercial business hours.
 - vi) At least 6 car parking spaces shall be designed as disabled parking and could be distributed between residential, retail and commercial use.
- b) A total of 210 secured bicycle parking must be provided as follows:
 - i) 118 bicycle parking spaces for residents
 - ii) 12 bicycle parking spaces for residential visitors
 - iii) 80 bicycle spaces for retail and commercial
- c) A total of 22 motorbike parking spaces must be provided as follows:
 - i) 6 motorbike parking spaces for residents
 - ii) 1 motorbike parking spaces for residential visitors
 - iii) 15 motorbike parking spaces for retail and commercial
- d) A total of 4 loading bay parking spaces must be provided as follows:
 - i) 1 small rigid vehicle loading bay
 - ii) 2 light commercial/utility vehicle loading bays
 - iii) 1 carwash/loading bay

All parking spaces are to 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 Australian Standards AS2890 series.

Note: The parking layout shall be generally as indicated in the approved architectural plans.

(Amended under DA2022/00448)

I. Condition No.91b) is amended as follows:

The developer in consultation with the Strata Management Team shall prepare and submit a Green Travel Plan for Council's approval prior to the issue of any Occupation Certificate. The Green Travel Plan is to be in accordance with Section 7.03 Traffic, Parking and Access of Council's adopted Newcastle Development Control Plan 2012. Following the approval of the Green Travel Plan by Council, it is to be maintained in perpetuity.

The Green Travel Plan is to include details of the followings:

- a) identify existing available public transport and other active transport options
- b) measures to discourage travel by private vehicles and encourage the use of sustainable travel methods
- c) target mode shares

- d) nominate who will be responsible for the appointment of the Travel Plan Coordinator
- e) the Green Travel Plan shall include a Travel Access Guide
- f) it is the responsibility of the Strata Management Team to issue the Green Travel Plan and Travel Access Guide to all residents and retail/commercial tenants and have a copy available for download from the intranet webpage and to ensure that all residents and tenants acknowledge and abide by the conditions set out in the Green Travel Plan, and
- g) the Green Travel Plan is to be reviewed and updated every 12 months with the first review occurring not more than 12 months following its initial implementation, however if the mode share targets have been achieved the review can occur every 36 months.

(Amended under DA2022/00448)

J. Condition No.100a) is amended as follows:

The 12 car parking spaces being shared with the commercial/retail tenancies as residential visitor parking during off-peak retail/commercial business hours and the 12 residential visitor car parking spaces, and such spaces under no circumstances being subdivided, leased or controlled by or on behalf of particular unit owners or residents. Selling of the on-site car parking to non-occupants is prohibited.

(Amended under DA2022/00448)

K. Condition No.100b) is inserted as follows:

The approved Green Travel Plan is to be reviewed and updated every 12 months with the first review occurring not more than 12 months following its initial implementation. If the mode share targets have been achieved, then the review can occur every 36 months.

(Inserted under DA2022/00448)

L. Condition No.105 is amended as follows:

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

Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Retail Unit 1 (Dangar St frontage)	6	Dangar	Street	Wickham
Retail Unit 2 (Dangar St frontage)	4	Dangar	Street	Wickham
Office lobby	2	Dangar	Street	Wickham
Office level 1	101/2	Dangar	Street	Wickham
Office level 2	201/2	Dangar	Street	Wickham
Office level 3	301/2	Dangar	Street	Wickham
Retail Unit 3 (Hannell St frontage)	24	Hannell	Street	Wickham
Retail Unit 4 (Hannell St frontage)	22	Hannell	Street	Wickham
Residential Lobby	20	Hannell	Street	Wickham

Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
U401	401/20	Hannell	Street	Wickham
U402	402/20	Hannell	Street	Wickham
U403	403/20	Hannell	Street	Wickham
U404	404/20	Hannell	Street	Wickham
U405	405/20	Hannell	Street	Wickham
U406	406/20	Hannell	Street	Wickham
U407	407/20	Hannell	Street	Wickham
U408	408/20	Hannell	Street	Wickham
U409	409/20	Hannell	Street	Wickham
U410	410/20	Hannell	Street	Wickham
U501	501/20	Hannell	Street	Wickham
U502	502/20	Hannell	Street	Wickham
U503	503/20	Hannell	Street	Wickham
U504	504/20	Hannell	Street	Wickham
U505	505/20	Hannell	Street	Wickham
U506	506/20	Hannell	Street	Wickham
U507	507/20	Hannell	Street	Wickham
U508	508/20	Hannell	Street	Wickham
U509	509/20	Hannell	Street	Wickham
U510	510/20	Hannell	Street	Wickham
U601	601/20	Hannell	Street	Wickham
U602	602/20	Hannell	Street	Wickham
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U608	608/20	Hannell	Street	Wickham
U609	609/20	Hannell	Street	Wickham
U610	610/20	Hannell	Street	Wickham
U701	701/20	Hannell	Street	Wickham
U702	702/20	Hannell	Street	Wickham
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U710	710/20	Hannell	Street	Wickham
U801	801/20	Hannell	Street	Wickham
U802	802/20	Hannell	Street	Wickham
U803	803/20	Hannell	Street	Wickham
U804	804/20	Hannell	Street	Wickham
U805	805/20	Hannell	Street	Wickham

Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
U806	806/20	Hannell	Street	Wickham
U807	807/20	Hannell	Street	Wickham
U808	808/20	Hannell	Street	Wickham
U809	809/20	Hannell	Street	Wickham
U810	810/20	Hannell	Street	Wickham
U901	901/20	Hannell	Street	Wickham
U902	902/20	Hannell	Street	Wickham
U903	903/20	Hannell	Street	Wickham
U904	904/20	Hannell	Street	Wickham
U905	905/20	Hannell	Street	Wickham
U906	906/20	Hannell	Street	Wickham
U907	907/20	Hannell	Street	Wickham
U908	908/20	Hannell	Street	Wickham
U909	909/20	Hannell	Street	Wickham
U910	910/20	Hannell	Street	Wickham
U1001	1001/20	Hannell	Street	Wickham
U1002	1002/20	Hannell	Street	Wickham
U1003	1003/20	Hannell	Street	Wickham
U1004	1004/20	Hannell	Street	Wickham
U1005	1005/20	Hannell	Street	Wickham
U1006	1006/20	Hannell	Street	Wickham
U1007	1007/20	Hannell	Street	Wickham
U1008	1008/20	Hannell	Street	Wickham
U1009	1009/20	Hannell	Street	Wickham
U1010	1010/20	Hannell	Street	Wickham
U1101	1101/20	Hannell	Street	Wickham
U1102	1102/20	Hannell	Street	Wickham
U1103	1103/20	Hannell	Street	Wickham
U1104	1104/20	Hannell	Street	Wickham
U1105	1105/20	Hannell	Street	Wickham
U1106	1106/20	Hannell	Street	Wickham
U1107	1107/20	Hannell	Street	Wickham
U1108	1108/20	Hannell	Street	Wickham
U1109	1109/20	Hannell	Street	Wickham
U1110	1110/20	Hannell	Street	Wickham
U1201	1201/20	Hannell	Street	Wickham
U1202	1202/20	Hannell	Street	Wickham
U1203	1203/20	Hannell	Street	Wickham
U1204	1204/20	Hannell	Street	Wickham
U1205	1205/20	Hannell	Street	Wickham
U1206	1206/20	Hannell	Street	Wickham
U1207	1207/20	Hannell	Street	Wickham
U1208	1208/20	Hannell	Street	Wickham
U1209	1209/20	Hannell	Street	Wickham
U1210	1210/20	Hannell	Street	Wickham

Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
U1301	1301/20	Hannell	Street	Wickham
U1302	1302/20	Hannell	Street	Wickham
U1303	1303/20	Hannell	Street	Wickham
U1304	1304/20	Hannell	Street	Wickham
U1305	1305/20	Hannell	Street	Wickham
U1306	1306/20	Hannell	Street	Wickham
U1307	1307/20	Hannell	Street	Wickham
U1401	1401/20	Hannell	Street	Wickham
U1402	1402/20	Hannell	Street	Wickham
U1403	1403/20	Hannell	Street	Wickham
U1404	1404/20	Hannell	Street	Wickham
U1405	1405/20	Hannell	Street	Wickham
U1406	1406/20	Hannell	Street	Wickham
U1407	1407/20	Hannell	Street	Wickham
U1501	1501/20	Hannell	Street	Wickham
U1502	1502/20	Hannell	Street	Wickham
U1503	1503/20	Hannell	Street	Wickham
U1504	1504/20	Hannell	Street	Wickham
U1505	1505/20	Hannell	Street	Wickham
U1506	1506/20	Hannell	Street	Wickham
U1507	1507/20	Hannell	Street	Wickham
U1601	1601/20	Hannell	Street	Wickham
U1602	1602/20	Hannell	Street	Wickham
U1603	1603/20	Hannell	Street	Wickham
U1604	1604/20	Hannell	Street	Wickham
U1605	1605/20	Hannell	Street	Wickham
U1606	1606/20	Hannell	Street	Wickham
U1607	1607/20	Hannell	Street	Wickham

(Amended under DA2022/00448)

END OF MODIFIED CONDITIONS

CONDITIONS FOR DA2022/00448**APPROVED DOCUMENTATION**

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

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Cover Sheet	Dwg No. DA-0000 Rev: D	Team 2 Architects	10/11/2022
Site Plan	Dwg No. DA-0010 Rev: E	Team 2 Architects	10/11/2022
Ground Floor Public Domain Plan	Dwg No. DA-0011 Rev: D	Team 2 Architects	10/11/2022
East Elevation - Interchange Public Domain	Dwg No. DA-0012 Rev: B	Team 2 Architects	10/11/2022
NatHERS Thermal Performance Specs	Dwg No. DA-0020 Rev: C	Team 2 Architects	10/11/2022
Building Set Back Plan	Dwg No. DA-0030 Rev: A	Team 2 Architects	10/11/2022
Future Hannell St Development Setbacks	Dwg No. DA-0031 Rev: A	Team 2 Architects	10/11/2022
Basement 3 GA	Dwg No. DA-1000 Rev: D	Team 2 Architects	10/11/2022
Basement 2 GA	Dwg No. DA-1001 Rev: D	Team 2 Architects	10/11/2022
Basement 1 GA	Dwg No. DA-1002 Rev: D	Team 2 Architects	10/11/2022
Ground Floor GA	Dwg No. DA-1003 Rev: E	Team 2 Architects	10/11/2022
Level 1 GA	Dwg No. DA-1004 Rev: D	Team 2 Architects	10/11/2022
Level 2 - 3 Typical GA	Dwg No. DA-1005 Rev: D	Team 2 Architects	10/11/2022
Level 4 Podium GA	Dwg No. DA-1006 Rev: D	Team 2 Architects	10/11/2022
Level 5 - 9 Typical GA	Dwg No. DA-1007 Rev: D	Team 2 Architects	10/11/2022
Level 10 - 12 Typical GA	Dwg No. DA-1008 Rev: C	Team 2 Architects	10/11/2022
Level 13 GA	Dwg No. DA-1009 Rev: D	Team 2 Architects	10/11/2022
Level 14 - 15 Typical GA	Dwg No. DA-1010 Rev: A	Team 2 Architects	10/11/2022
Level 16 GA	Dwg No. DA-1011 Rev: D	Team 2 Architects	10/11/2022
Roof GA	Dwg No. DA-1012 Rev: D	Team 2 Architects	10/11/2022
North Elevation	Dwg No. DA-2000 Rev: D	Team 2 Architects	10/11/2022
West Elevation	Dwg No. DA-2001 Rev: D	Team 2 Architects	10/11/2022

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
South Elevation	Dwg No. DA-2002 Rev: D	Team 2 Architects	10/11/2022
East Elevation	Dwg No. DA-2003 Rev: D	Team 2 Architects	10/11/2022
Building Section AA	Dwg No. DA-3000 Rev: D	Team 2 Architects	10/11/2022
Building Section BB	Dwg No. DA-3001 Rev: D	Team 2 Architects	10/11/2022
External Material Schedule	Dwg No. DA-4000 Rev: D	Team 2 Architects	10/11/2022
Visual Impact Analysis 01 - Approved	Dwg No. DA-4001 Rev: C	Team 2 Architects	10/11/2022
Visual Impact Analysis 01 - Proposed	Dwg No. DA-4002 Rev: C	Team 2 Architects	10/11/2022
Visual Impact Analysis 02 - Approved	Dwg No. DA-4003 Rev: C	Team 2 Architects	10/11/2022
Visual Impact Analysis 02 - Proposed	Dwg No. DA-4004 Rev: C	Team 2 Architects	10/11/2022
Visual Impact Analysis - South Laneway	Dwg No. DA-4005 Rev: C	Team 2 Architects	10/11/2022
Photomontage 01	Dwg No. DA-4010 Rev: C	Team 2 Architects	10/11/2022
Photomontage 02	Dwg No. DA-4011 Rev: C	Team 2 Architects	10/11/2022
GFA Diagram 01	Dwg No. DA-5000 Rev: D	Team 2 Architects	10/11/2022
GFA Diagram 02	Dwg No. DA-5001 Rev: D	Team 2 Architects	10/11/2022
Apartment Mix & Schedule	Dwg No. DA-5010 Rev: D	Team 2 Architects	10/11/2022
Private & Communal Open Space Diagram	Dwg No. DA-5020 Rev: D	Team 2 Architects	10/11/2022
Storage Diagram 01	Dwg No. DA-5030 Rev: D	Team 2 Architects	10/11/2022
Storage Diagram 02	Dwg No. DA-5031 Rev: D	Team 2 Architects	10/11/2022
Cross Ventilation Diagram	Dwg No. DA-5040 Rev: D	Team 2 Architects	10/11/2022
Solar Access Diagram	Dwg No. DA-5050 Rev: D	Team 2 Architects	10/11/2022
Shadow Diagram	Dwg No. DA-6000 Rev: D	Team 2 Architects	10/11/2022
Cover Sheet & Notes	Dwg No. C1 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Plan - Basement 3	Dwg No. C2 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Plan - Basement 2	Dwg No. C3 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Plan - Basement 1	Dwg No. C4 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Plan - Ground Floor	Dwg No. C5 Rev: H	ACOR Consultants	07/04/2022

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Stormwater Management Details Sheet No.1	Dwg No. C6 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Details Sheet No.2	Dwg No. C7 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Details Sheet No.3	Dwg No. C8 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Details Sheet No.4	Dwg No. C9 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Details Sheet No.5	Dwg No. C10 Rev: H	ACOR Consultants	07/04/2022
Stormwater Management Details Sheet No.6	Dwg No. C11 Rev: H	ACOR Consultants	07/04/2022
Erosion & Sediment Control Plan	Dwg No. C13 Rev: H	ACOR Consultants	07/04/2022
Erosion & Sediment Control Notes	Dwg No. C14 Rev: H	ACOR Consultants	07/04/2022
Erosion & Sediment Control Details	Dwg No. C15 Rev: H	ACOR Consultants	07/04/2022
BASIX Certificate	Certificate Number: 956741M_02	AGA Consultants	07/04/2022
NatHERS Certificate	Certificate Number: 0003263490	AGA Consultants	06/09/2022
Architectural Design Competition Waiver	10 Dangar Street Wickham	Government Architect New South Wales	26/09/2022
Design Excellence Strategy	Rev: 01	Gyde Consultants & Team 2 Architects	01/09/2022
Design Verification Statement	Ref: F/1069/0101	Team 2 Architects	08/04/2022
BCA Assessment	Ref: 220021	Building Control Group	07/04/2022
Revised DA Acoustic Assessment	Project ID: 20201385.1 Rev: 0	Acoustic Logic	01/03/2021
Letter from Acoustic Logic	Ref: 20201385.2/12 09A/R0/VF	Acoustic Logic	12/09/2022
Traffic and Parking Assessment	Ref: 20040I07C- 220411	MLA Transport Planning	11/04/2022
Letter from MLA Transport Planning (Draft DCP Parking Assessment)	Ref: 20040I08B- 220512	MLA Transport Planning	12/05/2022
Letter from MLA Transport Planning (Response to RFI. No.2 - Green Travel Plan)	Ref: 20040I09B- 220819	MLA Transport Planning	19/08/2022
Letter from MLA Transport Planning (Response to RFI. No.3)	Ref: 20040I10A- 220919	MLA Transport Planning	19/09/2022
Pedestrian Wind Environment Study	Ref: WG476- 01F02(REV1)- WE REPORT	Windtech Consultants	03/11/2021
Pedestrian Wind Environment Letter	Ref: WG476- 03F02(rev0) - Alts & Adds Mod WE Response Letter	Windtech Consultants	02/11/2022

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Operational Waste Management Plan	Rev: G	Elephants Foot Recycling Solutions	05/04/2022

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

ADMINISTRATIVE CONDITIONS

- The Planning Agreement (VPA2022/00001) relating to Lot 1 DP1197377, known as 10 Dangar Street Wickham, as executed, must be registered on the Title of land prior to the issue of any Construction Certificate. Full Details are to be included in the documentation for a Construction Certificate application.

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

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

Description	Contribution (\$)
Transport	\$40,703.48
Open Space and Recreation	\$183,506.03
Community Facilities	\$33,947.23
Plan Preparation and Administration	\$6,494.62
TOTAL	\$266,651.36

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

The contributions shall be paid to the City of Newcastle:

- prior to the issue of the Subdivision Certificate where the development is for subdivision; or
 - prior to the issue of the first Construction Certificate where the development is for building work; or
 - prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first, where the development involves both subdivision and building work; or
 - prior to the works commencing where the development does not require a Construction Certificate or Subdivision Certificate.
- All recommendations made within the approved '*Revised DA Acoustic Assessment*' prepared by Acoustic Logic (ref: 20201385.1/0103A/R0/AS, dated 1 March 2021), as amended by the approved '*Letter from Acoustic Logic*' (20201385.2/1209A/R0/VF, dated 11 September 2022), are to be incorporated into the development. Full details are to be included in the documentation for a Construction Certificate.
 - All recommendations made within the approved '*Pedestrian Wind Environment Study*' prepared by Windtech Consulting (ref: WG476-01F02(REV1)- WE REPORT, dated 3 November 2021), as amended by the approved '*Pedestrian Wind Environment Letter*

prepared by Windtech (ref: WG476-03F02(rev0) - Alts & Adds Mod WE Response Letter, dated 2 November 2022), are to be incorporated into the development. Full details are to be included in the documentation for a Construction Certificate.

6. The lifts installed to service the shop top housing component of the development (residential apartments) are to comply with the minimum standards in *ISO 8100-32:2020 Lifts for the transportation of persons and goods - Part 32* with respect to average waiting times (60 seconds or less) and handling capacity (7 per cent or more). A Vertical Transportation Report is to be prepared by a suitably qualified person demonstrating compliance with this condition. The recommendations of the Vertical Transportation Report are to be incorporated into the development. Full details are to be included in the documentation for a Construction Certificate.
7. The development is to comply with the conditions of the '*Architectural Design Competition Waiver*' (dated 26 September 2022) issued by the Government Architect Newcastle Wales and the approved '*Design Excellence Strategy*' prepared by Gyde Consulting and Team 2 Architects (rev: 02, dated 1 September 2022):
 - a) The nominated architect of the approved development are to be retained until the completion of the development (issue of an Occupation Certificate). In the event the nominated architect needs to be replaced, appointment of an alternate architectural firm is to be endorsed by the City of Newcastle's Urban Design Review Panel.
 - b) City of Newcastle's Urban Design Review Panel is to review and endorse the architectural documentation prepared for a Construction Certificate application and are to provide written endorsement prior to the issue of any Construction Certificate.

Full details of are to be included in the documentation for a Construction Certificate Application.

8. All dwellings (residential apartments) are to be provided with the required individual storage volume, via a combination of internal and external storage, in accordance with the provisions of the Apartment Design Guide. All dwellings which are reliant on storage cages for all or part of their storage volume are to be allocated specific storage cages in association with the dwelling. Full details are to be submitted with the documentation for a Construction Certificate application demonstrating and certifying that all dwellings have their required storage volume and that any associated storage cages are allocated to the respective dwellings on the submitted plans.
9. The applicant is required to engage an electrical consultant or contractor to complete an NECF-03 Form "Connection Application - Large, Multiple and Remote Connections" for the connection of the approved development to the adjacent electricity network infrastructure.
10. Prior to issue of Construction Certificate, a lighting strategy, design and management plan ('lighting plan') is to be prepared by a qualified lighting designer. The lighting plan must be designed to ensure that spaces of shadow and concealment are not created by the building and the landscaping – particularly at points of ingress and egress, and within the 3m building setback along the southern boundary at ground level. Lighting is to ensure that the external elevations have appropriate lighting.

The lighting plan must be reviewed and informed by the applicants CPTED consultants. The lighting plan, and confirmation of input from the applicants CPTED consultants into the lighting plan, is to be submitted with the Construction Certificate documentation.

11. The proposed awning is to be designed in a manner that is consistent with Element 7.10 *'Street Awnings and Balconies'* of the Newcastle Development Control Plan 2012. The design will need to consider the existing Ausgrid power poles and the impact on any RMS Signs or infrastructure (Separate approvals maybe require from Ausgrid/RMS). Under awning lighting is to be provided to the area's Lighting category in accordance with AS1158. The design of the awning should allow for street tree planting. Full details are to be included in documentation for any Construction Certificate application.

Note: A separate application and approval under Section 138 of the Roads Act 1993 is required for awnings extending over public roads.

12. Prior to the issue of a Construction Certificate, the following parking provisions must be accommodated on-site:
- a) A maximum of 195 on-site car parking must be provided as follows:
 - i) maximum of 111 resident car parking spaces
 - ii) maximum of 10 retail car parking spaces
 - iii) maximum of 62 commercial car parking spaces
 - iv) 12 residential visitor car parking spaces
 - v) A minimum of 12 car parking spaces from the proposed commercial/retail car parking spaces must be shared as residential visitor parking during off-peak retail/commercial business hours.
 - vi) At least 6 car parking spaces shall be designed as disabled parking and could be distributed between residential, retail and commercial use.
 - b) A total of 210 secured bicycle parking must be provided as follows:
 - i) 118 bicycle parking spaces for residents
 - ii) 12 bicycle parking spaces for residential visitors
 - iii) 80 bicycle spaces for retail and commercial
 - c) A total of 22 motorbike parking spaces must be provided as follows:
 - i) 6 motorbike parking spaces for residents
 - ii) 1 motorbike parking spaces for residential visitors
 - iii) 15 motorbike parking spaces for retail and commercial
 - d) A total of 4 loading bay parking spaces must be provided as follows:
 - i) 1 small rigid vehicle loading bay
 - ii) 2 light commercial/utility vehicle loading bays
 - iii) 1 carwash/loading bay

All parking spaces are to 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 Australian Standards AS2890 series.

Note: The parking layout shall be generally as indicated in the approved architectural plans.

13. Electric vehicle circuitry and electric vehicle charging point requirements.

A detailed electrical plan and specifications for all off-street car parking must be prepared by a suitably qualified and experienced person, demonstrating the following;

- a) That each off-street car parking space will be provided with electrical circuitry to support the installation of a 'Level 2' electric vehicle charger point. The Construction Certificate plans are to:
 - i) Identify the power capacity to each car parking space.
 - ii) Identify the EV Distribution Board and EV Load Management System on each level of parking. Locate EV Distribution Board(s) so that no future EV Ready connection will require a cable of more than 50 metres from the parking bay to connect.
 - iii) Identify the conduit system to allow each car space to install an electric vehicle charger point - such as cable trays and/or buried cables underground. This system should allow future installation of cabling to power electric vehicle charger points and allow internet access (run Ethernet cable or install 4G modem).

Note: The installation of a charging point is not required by this clause (a).

- b) A minimum of one 'Level 2' electric charger must be provided and 'Level 2' electric chargers must be provided to not less than 5% of all car parking spaces. The location of all electric vehicle chargers must be shown on the construction certificate plans.
- c) The certifier must be satisfied that the electrical plans and specifications are consistent with (a) and (b) prior to the issue of the construction certificate.

Note: The minimum electric circuitry requirements for 'Level 2' electric vehicle charging points are:

- a) Privately available spaces: 'Level 2' slow - single phase 7kW power; and
 - b) Public spaces: 'level 2' fast - three-phase 11-22kW power.
14. Roof water from the proposed new work is to be directed to the proposed underground water reuse tanks and being reticulated there from to new toilets cisterns and cold water washing machine taps for Ground Level and Levels 1 & 4 and landscaped areas on Ground Level and Podium Level 4, 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.
 15. The ground floor level of the proposed building is to be not below 2.68m AHD and being indicated on the plans for any Construction Certificate application. The ground floor levels are to be certified by a registered Surveyor prior to the placement of the floor slab and a copy of the Surveyor's Certificate is to be forwarded to the Principal Certifying Authority.
 16. The whole of the proposed structure below 2.68m AHD is to be constructed in materials and finishes that are resistant to damage from floodwaters/tidal waters. Any new machinery or equipment, electrical fixtures (such as power points, light fittings and switches), storage units or similar items likely to be damaged by floodwaters/tidal waters being installed above the said height or alternatively being of materials and functional capability resistant to the effects of floodwaters/tidal waters. Full details are to be included in documentation for a Construction Certificate application.

17. An appropriate flood emergency response plan is to be prepared by independent consulting engineers, experienced in flood management and put in place by the applicant prior to occupation of this site for the intended use. Such plan is to be effectively updated and maintained by the occupiers; to include an education and awareness component for the workforce and detailed evacuation procedures to interface with the Bureau of Meteorology's flood warning system and the local State Emergency Services plan (where appropriate) and to include provisions for any third parties likely to be involved.

A flood emergency response plan is to describe the following components:

- a) Likely flood behaviour
- b) Flood warning systems
- c) Education awareness program
- d) Evacuation and evasion procedures
- e) Evacuation routes and flood refuges and
- f) Flood preparedness and awareness procedures for residents and visitors

Considerations are to include the full range of flood risks, the proposed use of the site, site access constraints and local area evacuation routes to high ground. The plan is to be aimed at self-directed evacuation or evasion to minimise the draw on limited State Emergency Services resources. Details are to be included in documentation for a Construction Certificate application.

18. A structural engineer is to determine the location and depth of the proposed underground tank (72 KL) 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 The City of Newcastle's *Stormwater and Water Efficiency Technical Manual*. Full details are to be included with documentation for a Construction Certificate.
19. All onsite stormwater retention/detention and water quality treatment systems are to be individually identified and sign posted in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual (Updated 2013). Full details are to be included in documentation for a Construction Certificate application.
20. On site refuge is to be provided for the proposed development. The minimum refuge level is to be the level of the PMF (Local Catchment Flood Level RL3.01m Australian Height Datum). On site refuge is to be designed to cater for the number of people reasonably expected to be on the development site. Full details are to be included in documentation for a Construction Certificate application.
21. The visitor parking bays are to be constructed in paving bricks or in an alternative paving material that contrasts in colour and texture with that used in the construction of the driveway. Full details are to be included in documentation for a Construction Certificate application.
22. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of a depth to suit design traffic and be sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained. Full details are to be included in documentation for a Construction Certificate application.

23. All stormwater runoff from the proposed development being managed in accordance with the requirements of Section 7.06 'Stormwater' of Newcastle Development Control Plan, as indicated on the stormwater management concept plans and stormwater management report prepared by ACOR Consulting Engineers Project No. CC180306 Dwg No's. C01 - C12 Issue H dated 07/04/2022. Stormwater from the proposed underground water reuse tank is to be reticulated there from to new toilets cisterns and cold-water washing machine taps for Ground Level and Levels 1 & 4 and landscaped areas on Ground Level and Podium Level 4. Full details are to be included in documentation for any Construction Certificate application.
24. The car park is to be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off-street parking for people with disabilities. Details are to be included in documentation for a Construction Certificate application.
25. 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.
26. A separate application is to be lodged and consent obtained from the City of Newcastle for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993*. The consent is to be obtained, or other satisfactory arrangements confirmed in writing from the City of Newcastle, before the issue of a Construction Certificate.
27. Prior to the release of the Construction Certificate the applicant shall submit a comprehensive waste management report in accordance with the better practice guide for Waste Management in Multi-unit Dwellings by the Department of Environment and Climate Change June 2008. The report shall address the storage and disposal of commercial and residential waste and pedestrian safety for residents accessing the bin storage area on ground level. The report shall include a list of recommendations, including but not limited to: specifying collection vehicle type and height clearance at the entry for the vehicle type; insulated chute and/or additional garbage storage areas that are located in close proximity to the residential units. The recommendations of the report shall be included on the relevant Construction Certificate drawings.
28. Prior to the release of the relevant Construction Certificate the Principal Certifier shall ensure that the approved Construction Certificate plans nominate a maximum RL height of 58.75 AHD as per the approved Development Application Plans.

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

29. 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.
30. Workcover Code of Practice 2006 Work Near Overhead Powerlines outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction phase. Any relocation of overhead mains required to maintain minimum safety clearances is at the cost of the person having the benefit of this consent.

31. The nominated architect of the approved development are to be retained until the completion of the development (issue of an Occupation Certificate). In the event the nominated architect needs to be replaced, appointment of an alternate architectural firm is to be endorsed by the City of Newcastle's Urban Design Review Panel, prior to the replacement of the nominated architect coming into effect. Written notification must be provided to Council and the Principal Certifying Authority upon the endorsement of the newly appointed architect.
32. Toilet facilities are to be available or provided at the work site before works begin and be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet is to:

- a) Be a standard flushing toilet connected to a public sewer, or
 - b) Have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - c) Be a temporary chemical closet approved under the *Local Government Act 1993*.
33. Waste management shall be implemented in accordance with the approved Waste Management Plan. At a minimum, the following measures are to be implemented during the construction phase:
 - a) A waste container of at least one cubic metre capacity is to be provided, maintained and regularly serviced from the commencement of operations until the completion of the building, for the reception and storage of waste generated by the construction of the building and associated waste;
 - b) The waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets;
 - c) Provision is to be made to prevent windblown rubbish leaving the site; 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*.

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

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

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

35. All building materials, plant and equipment is to be placed on the site of the development, to ensure that pedestrian and vehicular access in public places is not restricted and to prevent damage to the road reserve. The storage of building materials on Council reserves, including the road reserve, is not permitted.
36. 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.

37. Council's '*Prevent Pollution*' sign is to be erected and maintained in a conspicuous location on or adjacent to the property boundary, so it is clearly visible to the public, or at other locations on the site as otherwise directed by Council, for the duration of demolition and construction work.

The sign can be obtained by presenting your development application receipt at City of Newcastle's Customer Enquiry Centre, Wallsend Library or the Master Builders Association Newcastle.

38. Where the proposed development involves the destruction or disturbance of any survey monuments, those monuments affected are to be relocated, at no cost to the City of Newcastle, by a Surveyor registered under the *Surveying and Spatial Information Act 2002*.
39. A Registered Surveyor's certificate detailing the setting out of the proposed building on the site, including the relationship of the set out building to property boundaries, is to be submitted to the Principal Certifier before construction is commenced.
40. Certification is to be prepared by a Registered Surveyor and submitted to the Principal Certifier at the stages of construction indicated:
 - a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
 - b) On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.
 - c) When the roof has been completed, confirming that the building does not exceed the approved levels.
41. Building work must be carried out in accordance with the requirements of the Building Code of Australia.
42. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that

such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

43. If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil are to be provided and adequate provision must be made for drainage.
44. All roof and surface waters are to be conveyed to the street gutter by way of a sealed pipe system, extending through the footway to Council's requirements, in accordance with Element 7.06 '*Stormwater*' of Newcastle Development Control Plan 2012.
45. If construction / demolition work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the need to enclose a public place, a hoarding or fence is to be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
46. An application is to be made to and approved by the City of Newcastle for the erection of a hoarding or part closure of the footway prior to construction being commenced. Such overhead structure or protective fence is to comply with the *Work Health and Safety Act 2011*, *Work Health and Safety Regulation 2011* and any relevant approved industry code of practice. Notice of intention of commencement is to be given to SafeWork NSW.
47. The work site is to be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
48. All parking and loading bays are to be permanently marked out on the pavement surface, with loading bays and visitor parking facilities being clearly indicated by signs.
49. 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.

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

51. Prior to the issue of any Occupation Certificate or occupation or use of part of the building, the Principal Contractor or Owner-builder must submit to the satisfaction of the Principal Certifier, certification by a suitably qualified and experienced person that the electric vehicle charger points and/or electric vehicle circuitry, has been installed in accordance with the Construction Certificate plans and specifications as required by the appropriate conditions of consent that have been included in the determination.
52. 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.

Should there be any changes to the specifications of the development that have implications for compliance with the approved certificate, except where restricted or excluded by any other condition of consent, an amended BASIX Certificate can be relied upon as having complied with this condition. A copy of any amended BASIX Certificate is to be provided to the Newcastle City Council with Occupation Certificate documentation.

52. Appropriate wind mitigation treatments are to be implemented in accordance with the recommendations set out in the 'Pedestrian Wind Environment Study' prepared by Windtech Consulting (ref: WG476-01F02(REV1)- WE REPORT, dated 3 November 2021), as amended by the approved 'Pedestrian Wind Environment Letter prepared by Windtech (ref: WG476-03F02(rev0) - Alts & Adds Mod WE Response Letter, dated 2 November 2022). Written final certification confirming the recommended wind mitigation treatments have been implemented in accordance with the requirements of the above report is to be submitted to the Principal Certifier and Newcastle City Council prior to the issue of an Occupation Certificate.

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

53. The development is to comply with the conditions of the '*Architectural Design Competition Waiver*' (dated 26 September 2022) issued by the Government Architect Newcastle Wales and the approved '*Design Excellence Strategy*' prepared by Gyde Consulting and Team 2 Architects (rev: 02, dated 1 September 2022). Written notification from City of Newcastle's Urban Design Review Panel is to be submitted to the Principal Certifying Authority prior to issue of an Occupation Certificate confirming design excellence has been achieved to the Panel satisfaction.
54. 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.
55. Appropriate acoustic treatment is to be implemented in accordance with the recommendations set out in the '*Revised DA Acoustic Assessment*' report prepared by Acoustic Logic (ref: 20201385.1/0103A/R0/AS, dated 1 March 2021), as amended by the approved '*Letter from Acoustic Logic*' (20201385.2/1209A/R0/VF, dated 11 September 2022). 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 Certifier and Newcastle City Council prior to the issue of an Occupation Certificate.

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

56. The publicly accessible areas around the frontages of the site are to be created as a public right of footway or carriageway. 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.
57. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a condition that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to City of Newcastle's satisfaction prior to the completion of demolition work or prior to the issue of any Occupation Certificate in respect of development involving building work.
58. All works within the road reserve required by this consent are to be completed prior to the issue of Occupation Certificate.

59. Any redundant existing vehicular crossing is to be removed at no cost to the City of Newcastle. The road reserve and kerb is to be restored to the City of Newcastle's satisfaction. Works are to be completed prior to the issuing of an Occupation Certificate for the proposed development.
60. Prior to the issue of any Occupation Certificate, the following parking provisions must be accommodated on-site:
- a) A maximum of 195 on-site car parking must be provided as follows:
 - i) maximum of 111 resident car parking spaces
 - ii) maximum of 10 retail car parking spaces
 - iii) maximum of 62 commercial car parking spaces
 - iv) 12 residential visitor car parking spaces
 - v) A minimum of 12 car parking spaces from the proposed commercial/retail car parking spaces must be shared as residential visitor parking during off-peak retail/commercial business hours.
 - vi) At least 6 car parking spaces shall be designed as disabled parking and could be distributed between residential, retail and commercial use.
 - b) A total of 210 secured bicycle parking must be provided as follows:
 - i) 118 bicycle parking spaces for residents
 - ii) 12 bicycle parking spaces for residential visitors
 - iii) 80 bicycle spaces for retail and commercial
 - c) A total of 22 motorbike parking spaces must be provided as follows:
 - i) 6 motorbike parking spaces for residents
 - ii) 1 motorbike parking spaces for residential visitors
 - iii) 15 motorbike parking spaces for retail and commercial
 - d) A total of 4 loading bay parking spaces must be provided as follows:
 - i) 1 small rigid vehicle loading bay
 - ii) 2 light commercial/utility vehicle loading bays
 - iii) 1 carwash/loading bay

All parking spaces are to 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 Australian Standards AS2890 series.

Note: The parking layout shall be generally as indicated in the approved architectural plans.

61. The developer in consultation with the Strata Management Team shall prepare and submit a Green Travel Plan for Council's approval prior to the issue of any Occupation Certificate. The Green Travel Plan is to be in accordance with Section 7.03 Traffic, Parking and Access of Council's adopted Newcastle Development Control Plan 2012. Following the approval of the Green Travel Plan by Council, it is to be maintained in perpetuity.

The Green Travel Plan is to include details of the followings:

- a) identify existing available public transport and other active transport options

- b) measures to discourage travel by private vehicles and encourage the use of sustainable travel methods
 - c) target mode shares
 - d) nominate who will be responsible for the appointment of the Travel Plan Coordinator
 - e) the Green Travel Plan shall include a Travel Access Guide
 - f) it is the responsibility of the Strata Management Team to issue the Green Travel Plan and Travel Access Guide to all residents and retail/commercial tenants and have a copy available for download from the intranet webpage and to ensure that all residents and tenants acknowledge and abide by the conditions set out in the Green Travel Plan, and
 - g) the Green Travel Plan is to be reviewed and updated every 12 months with the first review occurring not more than 12 months following its initial implementation, however if the mode share targets have been achieved the review can occur every 36 months.
62. A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, shall be submitted to the Principal Certifier and to Newcastle City Council prior to the issue of an Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.
63. The premises are to be identified by the provision of house and street numbers on the building exterior and mailbox, respectively, such that they are clearly visible from the road frontage.

The minimum numeral heights are to be:

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

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

64. At all times the development is to operate in accordance with the Operational Waste Management Plan (Rev 6, prepared by Elephants Foot Recycling Solutions and 05/04/2022).
65. Waste management (recyclable and non-recyclable) is to be collected from the refuse storage areas, as identified on the approved plans, serviced and returned immediately to the refuse storage areas. Under no circumstances are garbage bins to be presented to the kerb for collection.
66. The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development.
67. The 12 car parking spaces being shared with the commercial/retail tenancies as residential visitor parking during off-peak retail/commercial business hours and the 12 residential visitor car parking spaces, and such spaces under no circumstances being subdivided, leased or controlled by or on behalf of particular unit owners or residents. Selling of the on-site car parking to non-occupants is prohibited.

68. The approved Green Travel Plan is to be reviewed and updated every 12 months with the first review occurring not more than 12 months following its initial implementation. If the mode share targets have been achieved, then the review can occur every 36 months.
69. The use and occupation of the premises, including all plant and equipment installed thereon, is not to give rise to any offensive noise, as defined under the *Protection of the Environment Operations Act 1997*.

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

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

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

70. Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.
71. Any liquid wastes from the premises, other than stormwater are to be either discharged to the sewers of the Hunter Water Corporation in accordance with an approved Trade Waste Agreement or collected and disposed of by a licensed waste transport contractor in accordance with the Department of Environment and Climate Change 'Waste Classification Guidelines Part 1: Classifying Waste'.
72. The premise/s is/are allocated the following street address/es in accordance with City of Newcastle's *House Numbering Policy* and the *Surveying and Spatial Regulation*.

Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Retail Unit 1 (Dangar St frontage)	6	Dangar	Street	Wickham
Retail Unit 2 (Dangar St frontage)	4	Dangar	Street	Wickham
Office lobby	2	Dangar	Street	Wickham
Office level 1	101/2	Dangar	Street	Wickham
Office level 2	201/2	Dangar	Street	Wickham

Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Office level 3	301/2	Dangar	Street	Wickham
Retail Unit 3 (Hannell St frontage)	24	Hannell	Street	Wickham
Retail Unit 4 (Hannell St frontage)	22	Hannell	Street	Wickham
Residential Lobby	20	Hannell	Street	Wickham
U401	401/20	Hannell	Street	Wickham
U402	402/20	Hannell	Street	Wickham
U403	403/20	Hannell	Street	Wickham
U404	404/20	Hannell	Street	Wickham
U405	405/20	Hannell	Street	Wickham
U406	406/20	Hannell	Street	Wickham
U407	407/20	Hannell	Street	Wickham
U408	408/20	Hannell	Street	Wickham
U409	409/20	Hannell	Street	Wickham
U410	410/20	Hannell	Street	Wickham
U501	501/20	Hannell	Street	Wickham
U502	502/20	Hannell	Street	Wickham
U503	503/20	Hannell	Street	Wickham
U504	504/20	Hannell	Street	Wickham
U505	505/20	Hannell	Street	Wickham
U506	506/20	Hannell	Street	Wickham
U507	507/20	Hannell	Street	Wickham
U508	508/20	Hannell	Street	Wickham
U509	509/20	Hannell	Street	Wickham
U510	510/20	Hannell	Street	Wickham
U601	601/20	Hannell	Street	Wickham
U602	602/20	Hannell	Street	Wickham
U603	603/20	Hannell	Street	Wickham
U604	604/20	Hannell	Street	Wickham
U605	605/20	Hannell	Street	Wickham
U606	606/20	Hannell	Street	Wickham
U607	607/20	Hannell	Street	Wickham
U608	608/20	Hannell	Street	Wickham
U609	609/20	Hannell	Street	Wickham
U610	610/20	Hannell	Street	Wickham
U701	701/20	Hannell	Street	Wickham
U702	702/20	Hannell	Street	Wickham
U703	703/20	Hannell	Street	Wickham
U704	704/20	Hannell	Street	Wickham
U705	705/20	Hannell	Street	Wickham
U706	706/20	Hannell	Street	Wickham
U707	707/20	Hannell	Street	Wickham
U708	708/20	Hannell	Street	Wickham
U709	709/20	Hannell	Street	Wickham
U710	710/20	Hannell	Street	Wickham

Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
U801	801/20	Hannell	Street	Wickham
U802	802/20	Hannell	Street	Wickham
U803	803/20	Hannell	Street	Wickham
U804	804/20	Hannell	Street	Wickham
U805	805/20	Hannell	Street	Wickham
U806	806/20	Hannell	Street	Wickham
U807	807/20	Hannell	Street	Wickham
U808	808/20	Hannell	Street	Wickham
U809	809/20	Hannell	Street	Wickham
U810	810/20	Hannell	Street	Wickham
U901	901/20	Hannell	Street	Wickham
U902	902/20	Hannell	Street	Wickham
U903	903/20	Hannell	Street	Wickham
U904	904/20	Hannell	Street	Wickham
U905	905/20	Hannell	Street	Wickham
U906	906/20	Hannell	Street	Wickham
U907	907/20	Hannell	Street	Wickham
U908	908/20	Hannell	Street	Wickham
U909	909/20	Hannell	Street	Wickham
U910	910/20	Hannell	Street	Wickham
U1001	1001/20	Hannell	Street	Wickham
U1002	1002/20	Hannell	Street	Wickham
U1003	1003/20	Hannell	Street	Wickham
U1004	1004/20	Hannell	Street	Wickham
U1005	1005/20	Hannell	Street	Wickham
U1006	1006/20	Hannell	Street	Wickham
U1007	1007/20	Hannell	Street	Wickham
U1008	1008/20	Hannell	Street	Wickham
U1009	1009/20	Hannell	Street	Wickham
U1010	1010/20	Hannell	Street	Wickham
U1101	1101/20	Hannell	Street	Wickham
U1102	1102/20	Hannell	Street	Wickham
U1103	1103/20	Hannell	Street	Wickham
U1104	1104/20	Hannell	Street	Wickham
U1105	1105/20	Hannell	Street	Wickham
U1106	1106/20	Hannell	Street	Wickham
U1107	1107/20	Hannell	Street	Wickham
U1108	1108/20	Hannell	Street	Wickham
U1109	1109/20	Hannell	Street	Wickham
U1110	1110/20	Hannell	Street	Wickham
U1201	1201/20	Hannell	Street	Wickham
U1202	1202/20	Hannell	Street	Wickham
U1203	1203/20	Hannell	Street	Wickham
U1204	1204/20	Hannell	Street	Wickham
U1205	1205/20	Hannell	Street	Wickham

Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
U1206	1206/20	Hannell	Street	Wickham
U1207	1207/20	Hannell	Street	Wickham
U1208	1208/20	Hannell	Street	Wickham
U1209	1209/20	Hannell	Street	Wickham
U1210	1210/20	Hannell	Street	Wickham
U1301	1301/20	Hannell	Street	Wickham
U1302	1302/20	Hannell	Street	Wickham
U1303	1303/20	Hannell	Street	Wickham
U1304	1304/20	Hannell	Street	Wickham
U1305	1305/20	Hannell	Street	Wickham
U1306	1306/20	Hannell	Street	Wickham
U1307	1307/20	Hannell	Street	Wickham
U1401	1401/20	Hannell	Street	Wickham
U1402	1402/20	Hannell	Street	Wickham
U1403	1403/20	Hannell	Street	Wickham
U1404	1404/20	Hannell	Street	Wickham
U1405	1405/20	Hannell	Street	Wickham
U1406	1406/20	Hannell	Street	Wickham
U1407	1407/20	Hannell	Street	Wickham
U1501	1501/20	Hannell	Street	Wickham
U1502	1502/20	Hannell	Street	Wickham
U1503	1503/20	Hannell	Street	Wickham
U1504	1504/20	Hannell	Street	Wickham
U1505	1505/20	Hannell	Street	Wickham
U1506	1506/20	Hannell	Street	Wickham
U1507	1507/20	Hannell	Street	Wickham
U1601	1601/20	Hannell	Street	Wickham
U1602	1602/20	Hannell	Street	Wickham
U1603	1603/20	Hannell	Street	Wickham
U1604	1604/20	Hannell	Street	Wickham
U1605	1605/20	Hannell	Street	Wickham
U1606	1606/20	Hannell	Street	Wickham
U1607	1607/20	Hannell	Street	Wickham

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 the City of Newcastle and any other relevant authorities. City of Newcastle and other service authorities should be contacted for specific requirements prior to the commencement of any works.

- Prior to commencing any building works, the following provisions of Division 6.2 of the Environmental Planning and Assessment Act 1979 are to be complied with:
 - a) A Construction Certificate is to be obtained; and
 - b) A Principal Certifier is to be appointed for the building works and Newcastle City Council is to be notified of the appointment; and
 - c) Newcastle City Council is to be given at least two days notice of the date intended for commencement of building works.
- A Construction Certificate application for this project is to include a list of fire safety measures proposed to be installed in the building and/or on the land and include a separate list of any fire safety measures that already exist at the premises. The lists are to describe the extent, capability and basis of design of each of the measures.
- Development applications are not assessed against the provisions of the National Construction Code. An application to modify the application under the *Environmental Planning and Assessment Act 1979* will be required if design amendments that cause the proposal to be inconsistent with the development consent are necessary to comply with the provisions of the Building Code of Australia.
- Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifier appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Section 37 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* (NSW).
- A copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of Fire and Rescue NSW and a further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
- An annual Fire Safety Statement in the form described in Section 88 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* (NSW) is to be submitted to Newcastle City Council and a copy (together with a copy of the current fire safety schedule) is to be given to the Commissioner of Fire and Rescue NSW. A further copy of the Statement (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice (ie 'on-the-spot fine') or prosecution.
- Failure to comply with the conditions of consent constitutes a breach of the *Environmental Planning and Assessment Act 1979*, which may be subject to a penalty infringement notice (ie 'on-the-spot fine') or prosecution.
- A person who is aware or believes that he or she has discovered or located a relic not identified and considered in the supporting documents for this approval, in any circumstances (including where works are carried out in reliance on an exception under section 139(4)), excavation or disturbance must cease in the affected area(s) and the Heritage Council must be notified in accordance with section 146 of the *Heritage Act*

1977. Depending on the nature of the discovery, additional assessment and approval under the *Heritage Act 1977* may be required prior to the recommencement of excavation in the affected area(s).

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

- If any Aboriginal objects are discovered which are not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be notified in accordance with section 89A of the *National Parks and Wildlife Act 1974* (NPW Act). Depending on the nature of the discovery, additional assessment and approval under the NPW Act may be required prior to works continuing in the affected area(s). Aboriginal objects in NSW are protected under the NPW Act. Unless the objects are subject to a valid Aboriginal Heritage Impact Permit, work must not recommence until approval to do so has been provided by Heritage NSW.

Note: Heritage NSW can be contacted on 02 9873 8500 or heritagemailbox@environment.nsw.gov.au. An 'Aboriginal object' is any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains. It is an offence under the provisions of the *National Parks and Wildlife Act 1974* (NPW Act) for a person to harm or desecrate an Aboriginal object, with defence from prosecution and certain activities exempt as prescribed under the NPW Act.

END OF CONDITIONS

SCHEDULE 2

REASONS FOR THE DETERMINATION & CONSIDERATION OF COMMUNITY VIEWS

The determination decision was reached for the following reasons:

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; *Newcastle Local Environmental Plan 2012* (NLEP) and applicable State Environmental Planning Policies.
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Newcastle Development Control Plan 2012 (NDCP).
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development has appropriate management and mitigation of impacts through conditions of consent.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is within the public interest.
- The City of Newcastle has considered and accepted the proposed development standard variation made under Clause 4.3 of the *Newcastle Local Environmental Plan 2012*. The proposed 26.5% variation is considered acceptable in the particular circumstances of this case.
- The City of Newcastle has considered and accepted the proposed development standard variation made under Clause 7.4 of the *Newcastle Local Environmental Plan 2012*. The proposed 22.2% variation is considered acceptable in the particular circumstances of this case.
- The City of Newcastle has considered and accepted the proposed development standard variation made under Clause 7.10 of the *Newcastle Local Environmental Plan 2012*. The proposed 38.66% variation is considered acceptable in the particular circumstances of this case.
- Issues raised in a submission have been taken into account in the assessment report.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

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



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 10 DANGAR STREET WICKHAM – DA2022/00448
AND MIXED-USE DEVELOPMENT - ALTERATIONS AND ADDITIONS
TO CREATE ADDITIONAL THREE LEVELS OF RESIDENTIAL
DWELLINGS**

ITEM-28 **Attachment D:** Processing Chronology

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PROCESSING CHRONOLOGY

DA2022/00448 – 10 DANGAR STREET WICKHAM

20 May 2022	-	Application lodged
26 May 2022 to 9 June 2022	-	Public Notification period (first round)
8 August 2022	-	Request for additional information (first)
12 August 2022	-	Additional information received from applicant
12 August 2022	-	Request for additional information (second)
22 August 2022	-	Additional information received from applicant
2 September 2022	-	Additional information received from applicant
9 September 2022	-	Request for additional information (third)
29 September 2022	-	Additional information received from applicant
30 September 2022 to 28 October 2022	-	Public Notification period (second round)
24 October 2022	-	Request for additional information (fourth)
26 October 2022	-	Application reviewed by Urban Design Review Panel
3 November 2022	-	Additional information received from applicant
9 November 2022	-	Request for additional information (fifth)
10 November 2022	-	Additional information received from applicant
14 November 2022	-	Additional information received from applicant

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