ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

DAC 01/12/2020 – DA2020/00717 - 5 HILLVIEW CRESCENT, THE HILL - DWELLING HOUSE - ALTERATIONS AND ADDITIONS

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DAC 01/12/2020 – DA2020/00717 - 5 HILLVIEW CRESCENT, THE HILL - DWELLING HOUSE - ALTERATIONS AND ADDITIONS

ITEM-41 Attachment A: Submitted Plans
Steel Bierl Residence
LOT 22  DP 32721  5 Hillview Crescent The Hill  NSW 2300

01 SITE ANALYSIS / DEMOLITION PLAN
02 PROPOSED SITE PLAN / STORMWATER
03 SUB FLOOR PLAN
04 GROUND FLOOR PLAN
05 FIRST FLOOR PLAN
06 SOUTH EAST ELEVATION
07 NORTHWEST ELEVATION
08 SOUTH WEST ELEVATIONS
09 NORTH EAST ELEVATION
10 SECTIONS
11 SECTIONS
12 ROOF PLAN
13 BASIX / WINDOW / DOOR SCHEDULE

PROPOSED SOUTH WEST STREET VIEW
NOTE: Dimensions are in millimetres unless shown otherwise. Do not scale from drawing. Confirm all dimensions on site prior to construction. Bring any discrepancy to the attention of the superintendent. All work to Australian Standards and all relevant Standards.

Steel Bierl Residence

LOT 22 DP 32721 5 Hillview Crescent The Hill NSW 2300

Client: Steel Bierl

Drawing Title: SITE ANALYSIS / DEMOLITION PLAN

DRAWING NUMBER: 01

Scale: 1:200
NOTE: Dimensions are in millimetres unless shown otherwise. Do not scale from drawing. Confirm all dimensions on site prior to construction. Bring any discrepancy to the attention of the superintendent. All work to Australian Standards and all relevant Standards.

Steel Bierl Residence

PROJECT:
LOT 22 DP 32721  5 Hillview Crescent The Hill  NSW 2300

CLIENT:
Steel Bierl

DRAWING TITLE:
PROPOSED SITE PLAN / STORMWATER

DRAWING NUMBER:
02

PROJECT NO:
1911

DRAWING SCALE:
1: 200

SITE DETAILS

A. SITE AREA (m²) 757.2
B. EXISTING FLOOR AREA (m²) 143.77
   SUB FLOOR 0
   GROUND FLOOR 69.48
   FIRST FLOOR 74.29
   TOTAL EXISTING GFA 143.77
C. ADDITION FLOOR AREA (m²) 88.38
   SUB FLOOR 22.5
   GROUND FLOOR 41.35
   FIRST FLOOR 24.53
   TOTAL ADDITION GFA 88.38
D. TOTAL NEW GFA (EXISTING + ADDITION) 232.15
E. ANCILLARY AREAS (m²)
   EXISTING GARAGE 16.23
   NEW GARAGE 40.53
   TOTAL GARAGE 56.76
F. NEW ROOF AREA (m²)
   EXISTING 103.22
   ADDITION 121.86
   TOTAL ROOF AREA 225.08
G. FLOOR SPACE RATIO
   EXISTING 0.19 : 1
   NEW 0.31 : 1
   (NCC DCP & LEP FSR 0.6 : 1)
H. SITE COVERAGE (%)
   TOTAL ROOF AREA 225.08
   NON-PERMEABLE 97.85
   TOTAL SITE COVERAGE 43%
I. MIN. LANDSCAPED (m²) 404.43
J. MIN. PRIVATE OPEN SPACE (m²)
   NEW DECK 45.36
   PAVED AREA 59.54
   TOTAL POS 104.9
Confirm all dimensions on site prior to construction. Bring any discrepancy to the attention of the superintendent. All work to Australian Standards and all relevant Standards.

Steel Bierl Residence

NOTE: Dimensions are in millimetres unless shown otherwise. Do not scale from drawing.
Steel Bierl Residence
LOT 22 DP 32721 5 Hillview Crescent The Hill NSW 2300
Steel Bierl

NOTE: Dimensions are in millimetres unless shown otherwise. Do not scale from drawing. Confirm all dimensions on site prior to construction. Bring any discrepancy to the attention of the superintendent. All work to Australian Standards and all relevant Standards.

SOUTH-EAST ELEVATION
NOTE: Dimensions are in millimetres unless shown otherwise. Do not scale from drawing. Confirm all dimensions on site prior to construction. Bring any discrepancy to the attention of the superintendent. All work to Australian Standards and all relevant Standards.

Steel Bierl Residence

LOT 22 DP 32721 5 Hillview Crescent The Hill NSW 2300

CLIENT: Steel Bierl

DRAWING TITLE: ROOF PLAN

PROJECT: 1911
DRAWING NUMBER: 12
SCALE: 1:200

SITE AREA: 757.2m²

Established Garden

REMAIN EXISTING DRIVEWAY

NEW POOL

EXISTING ROOF

NEW ROOF

NEW ROOF

NEW ROOF

EXISTING ROOF

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GLAZING & WINDOW SPECIFICATION
01. Windows and Glazing to AS 2047 and AS2048 and BASIX Schedule.
02. See Window schedule and BASIX Schedule for sizes and operations.
03. All new window assemblies to be supplied and fitted with flymesh to match window assemblies.
04. Use flashings and weatherings to AS 2948, which are compatible with all materials in this installation. Flashings, weather bars, drips, storm moulds, caulking and pointing to be installed to prevent water penetrating the building and the flashings are to be fixed with sofit materials.
05. Silicone Sealants: Neutral cure silicone.
06. Jointing materials, sealants, mastics primers, gaskets and compressible fillers to be compatible & non-staining.
07. Locate winder controls at low heights for easy use where operating high level windows.
08. Include all accessories, sheets anchors and brackets to ensure smooth operation and locking of all window assemblies.
09. Any Slave windows to be finished in clear seal suitable for long term high coastal exposure.
10. All windows preferably AWS - Commercial Frame sections. Magnum sliders where three side sliding doors and fixed with 100% hardware, typically all windows. Provide competitive pricing in Timber.
11. Oversize heads in non-essential areas to be manufactured with Neoprene and 15% for flashing only.
12. Frame material in non-essential areas to be manufactured with Neoprene and 15% for flashing only.
13. Windows and glass doors glazed requirements

Steel Bierl Residence

BASIX / WINDOW / DOOR SCHEDULE

ID | NO | W | H | AREA | LOCATION | ORIENTATION | SHADING
---|----|---|---|------|----------|-------------|--------
W01 | 2.75 | 2.00 | 5.444 | NEW KITCHEN | SW | SE | 1924mm roof over
W02 | 2.00 | 2.00 | 4.64 | NEW KITCHEN | SW | NE | 1924mm roof over
W03 | 2.83 | 3.89 | 5.16 | ENTRY | NE | SW | 750mm roof over
W04 | 3.15 | 3.15 | 1.50 | NEW BEDROOM | NW | NE | 750mm roof over
W05 | 1.50 | 1.50 | 0.88 | EXISTING STAIR | SE | SW | 450mm roof over
W06 | 1.50 | 1.50 | 0.88 | NEW ROOF | SE | SW | 450mm roof over

ELEVATION

ID | NO | W | H | AREA | LOCATION | ORIENTATION | SHADING
---|----|---|---|------|----------|-------------|--------
W00 | W00 | W00 | W00 | W00 | W00 | W00 | W00

GLAZING & WINDOW SPECIFICATION

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DAC 01/12/2020 – DA2020/00717 - 5 HILLVIEW CRESCENT, THE HILL - DWELLING HOUSE - ALTERATIONS AND ADDITIONS

ITEM-41 Attachment B: Draft Schedule of Conditions
DRAFT SCHEDULE OF CONDITIONS

Application No: DA2020/00717
Land: Lot 22 DP 32721
Property Address: 5 Hillview Crescent The Hill NSW 2300
Proposed Development: Dwelling house - alterations and additions and swimming pool

SCHEDULE 1

APPROVED DOCUMENTATION

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

<table>
<thead>
<tr>
<th>Plan No / Supporting Document</th>
<th>Reference / Version</th>
<th>Prepared by</th>
<th>Dated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Analysis / Demolition Plan</td>
<td>Dwg No. 01 Rev C</td>
<td>Jodie Dixon</td>
<td>22/10/2020</td>
</tr>
<tr>
<td>Proposed Site Plan / Stormwater</td>
<td>Dwg No. 02 Rev C</td>
<td>Jodie Dixon</td>
<td>22/10/2020</td>
</tr>
<tr>
<td>Sub Floor Plan</td>
<td>Dwg No. 03 Rev C</td>
<td>Jodie Dixon</td>
<td>22/10/2020</td>
</tr>
<tr>
<td>Ground Floor Plan</td>
<td>Dwg No. 04 Rev C</td>
<td>Jodie Dixon</td>
<td>22/10/2020</td>
</tr>
<tr>
<td>First Floor Plan</td>
<td>Dwg No. 05 Rev C</td>
<td>Jodie Dixon</td>
<td>22/10/2020</td>
</tr>
<tr>
<td>South East Elevation</td>
<td>Dwg No. 06 Rev C</td>
<td>Jodie Dixon</td>
<td>22/10/2020</td>
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<tr>
<td>North West Elevation</td>
<td>Dwg No. 07 Rev C</td>
<td>Jodie Dixon</td>
<td>22/10/2020</td>
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<tr>
<td>South West Elevation</td>
<td>Dwg No. 08 Rev C</td>
<td>Jodie Dixon</td>
<td>22/10/2020</td>
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<tr>
<td>North East Elevation</td>
<td>Dwg No. 09 Rev C</td>
<td>Jodie Dixon</td>
<td>22/10/2020</td>
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<tr>
<td>Sections</td>
<td>Dwg No. 10 Rev C</td>
<td>Jodie Dixon</td>
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<td>Sections</td>
<td>Dwg No. 11 Rev C</td>
<td>Jodie Dixon</td>
<td>22/10/2020</td>
</tr>
<tr>
<td>Roof Plan</td>
<td>Dwg No. 12 Rev C</td>
<td>Jodie Dixon</td>
<td>22/10/2020</td>
</tr>
<tr>
<td>BASIX / Window &amp; Door Schedule</td>
<td>Dwg No. 13 Rev C</td>
<td>Jodie Dixon</td>
<td>22/10/2020</td>
</tr>
</tbody>
</table>

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.
CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

2. The swimming pool/spa water recirculation and filtration system installation is to comply with Australian Standard 1926.3:2010 - Swimming pool safety - Water recirculation systems. Full details are to be included in the documentation for a Construction Certificate application.

3. The construction or erection of swimming pool safety fences and gates and all associated work is to be carried out in accordance with the Swimming Pools Act 1992 and Regulations. Full details are to be included in the documentation for a Construction Certificate application.

4. Roof water from the proposed new work is to be directed to the proposed water tank with a minimum capacity of 4,000 litres and being reticulated to any new toilet cisterns and cold water washing machine taps, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch any new toilet cisterns and laundry taps to mains water when the tank falls below 10% capacity. The water tank and plumbing is to be designed in accordance with the Plumbing Code of Australia (National Construction Code Volume 3). Full details are to be included in documentation for a Construction Certificate application.

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

6. Privacy screening is to be constructed along the north-western side of the proposed deck. The privacy screening must be:
   - Of a high-quality presentation style of attractive appearance on both sides,
   - Be permanently fixed and made of durable materials,
   - Be constructed to a height of between 1.7m and 2.2m above finished floor level of the deck,
   - Provide adequate screening to ensure privacy to and from the deck to the neighbouring property to the north-west, and
   - Have a maximum area of 25% openings in accordance with Section 3.02, Single Dwellings, of City of Newcastle Development Control Plan 2012.

Full details are to be included in documentation for a Construction Certificate application.

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

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

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.

8. 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.

9. A Hazardous Substances Management Plan is to be prepared by a competent person for the building(s) or parts of the building(s) proposed to be demolished in accordance with Australian Standard 2601:2001 - The Demolition of Structures. A copy of the Hazardous Substances Management Plan is to be provided to the City of Newcastle and to the demolisher prior to commencement of work.

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

a) Demolition works are to be conducted in accordance with the submitted Hazardous Substances Management Plan and a copy of the Hazardous Substances Management Plan is to be kept on site for the duration of the proposed development;

b) The removal, handling and disposal of any asbestos material is to be undertaken only by an asbestos removal contractor who holds the required class of Asbestos Licence, issued by SafeWork NSW;

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

d) Seven working days’ notice in writing is to be given to the City of Newcastle and the owners/occupiers of neighbouring premises prior to the commencement of any demolition work. Such written notice is to include the date demolition will commence and details of the name, address, contact telephone number(s) and licence details (type of licences held and licence numbers) of any asbestos removal contractor and demolition contractor. Notification to owners/occupiers of neighbouring premises is also to include City of Newcastle’s contact telephone number (4974 2000) and the SafeWork NSW telephone number (4921 2900); and

e) On sites where asbestos materials are to be removed, a standard commercially manufactured sign containing the words ‘DANGER ASBESTOS REMOVAL IN PROGRESS’ measuring not less than 400mm x 300mm is to be erected in a prominent position during asbestos removal works.

11. The demolisher is to ensure that all services (ie water, telecommunications, gas, electricity, sewerage etc), are disconnected in accordance with the relevant authority’s requirements prior to demolition.

12. Any waste containers used in association with the proposed demolition are to be
located on the site where possible. Where this is not feasible, an application is to be made for the City of Newcastle’s approval to position the container on the adjacent public road in accordance with City of Newcastle’s adopted Building Waste Container Policy.

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

14. The following waste management 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.

15. 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 City of Newcastle reserves, including the road reserve, is not permitted.

16. Any alteration to natural surface levels on the site is to be undertaken in such a manner as to ensure that there is no increase in surface water runoff to adjoining properties or that runoff is impounded on adjoining properties, as a result of the development.

17. 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.

18. City of Newcastle’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 the City of Newcastle, 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.

19. Erosion and sediment control measures are to be implemented prior to the commencement of works and maintained during the period of demolition and/or construction in accordance with the requirements of Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1 (the ‘Blue Book’) published by Landcom,
2004. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.

20. 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.

21. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force, such a contract of insurance is to be in force before any building work authorised to be carried out by this consent commences.

22. All building work is to be carried out in accordance with the provisions of the National Construction Code.

23. 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*.

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

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

25. Pool plant and equipment is to be sited or enclosed in a sound absorbing enclosure to prevent any offensive noise (as defined under the *Protection of the Environment Operations Act 1997*) impacts to adjoining neighbours.

26. The swimming pool surrounds and/or paving is to be constructed in a manner so as to ensure water from the pool overflow does not discharge onto neighbouring properties. All backwash/pool waste water is to be piped/drained to the sewer of Hunter Water Corporation in accordance with the requirements of Hunter Water Corporation.

27. Should the existing vehicular crossing be replaced or modified it is to be constructed at no cost to Council, as per the following:

   a) Constructed in accordance with City of Newcastle’s A1300 - Driveway Crossings Standard Design Details.
   b) The driveway crossing, within the road reserve, is to be a maximum of 4.5m wide.
   c) Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m, in the 2.0m by 2.5m splay within the property boundary, each side of the driveway entrance.
   d) The proposed driveway is to be a minimum of 3.0m clear of the trunk of any tree within the road reserve.
   e) The proposed driveway is to be a minimum of 750mm clear of the centre of any pole or obstruction within the road reserve and 1.0m clear of any drainage pit.

   These works are not approved until consent under Section 138 of the *Roads Act 1993* has been granted by the City of Newcastle.
28. 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, prior to the commencement of works.

29. Prior to the commencement of work, a 3.0m wide all-weather vehicle access is to be provided from the kerb and gutter to the building under construction, to reduce the potential for soil erosion. Sand or soil is not to be stockpiled on the all-weather vehicle access.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

30. 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.

31. 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 the City of Newcastle with Occupation Certificate documentation.

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

33. All works in relation to the privacy screens required by condition 6 of this consent are to be completed prior to the issue of an Occupation Certificate.

34. Prior to the issue of an Occupation Certificate, smoke alarms shall be installed in the existing dwelling, in accordance with the provisions of the National Construction Code.

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.

- 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.
• The owner of the premises on which a swimming pool/spa is situated is to ensure that the pool details are entered into the State Swimming Pool Register. The register is accessible at www.swimmingpoolregister.nsw.gov.au.

• Prior to the occupation or use of a new building an Occupation Certificate is to be obtained from the Principal Certifier appointed for the proposed development. An application for an Occupation Certificate is to contain the information set out in Clause 149 of the Environmental Planning and Assessment Regulation 2000.

• Prior to commencing any building works, the following provisions of Part 6 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 the City of Newcastle is to be notified of the appointment; and
  c) The City of Newcastle is to be given at least two days notice of the date intended for commencement of building works.

• Any approval for fences on side boundaries, common to other private properties, is independent of any consent or agreement which may be required from any adjoining owner under the provisions of the Dividing Fences Act 1991.

END OF CONDITIONS

SCHEDULE 2

REASONS FOR THE DETERMINATION & CONSIDERATION OF COMMUNITY VIEWS

The determination decision was reached for the following reasons:

• City of Newcastle has considered and accepted the variation to development standards made under Clause 4.6 of the Newcastle Local Environmental Plan 2012. The variation to the building height is considered acceptable in the particular circumstances of this case as the proposed development will not generate significant impacts for the neighbouring properties.

• The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; Newcastle Local Environmental Plan 2012 (NLEP) and applicable State Environmental Planning Policies.

• The proposed development is, subject to the recommended conditions, consistent with the objectives of the Newcastle Development Control Plan 2012 (NDCP).

• The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.

• The proposed development has appropriate management and mitigation of impacts through conditions of consent.

• The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.

• The proposed development is a suitable and planned use of the site and its approval is within the public interest.

• Any issues raised in submissions have been considered in the assessment report and conditions have been placed on the consent where appropriate.
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 01/12/2020 – DA2020/00717 - 5 HILLVIEW CRESCENT, THE HILL - DWELLING HOUSE - ALTERATIONS AND ADDITIONS

ITEM-41 Attachment C: Processing Chronology
## PROCESSING CHRONOLOGY

**DA2020/00717 5 Hillview Crescent, The Hill**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 July 2020</td>
<td>Application lodged</td>
</tr>
<tr>
<td>13 July 2020</td>
<td>Public notification of application (14 days)</td>
</tr>
<tr>
<td>25 September 2020</td>
<td>Further information requested – privacy screens required to obscure views from deck</td>
</tr>
<tr>
<td>1 October 2020</td>
<td>Further information received from applicant</td>
</tr>
<tr>
<td>15 October 2020</td>
<td>Ausgrid referral due to proximity from pool to electricity infrastructure</td>
</tr>
<tr>
<td>21 October 2020</td>
<td>Ausgrid referral response provided</td>
</tr>
<tr>
<td>21 October 2020</td>
<td>Further information requested – Revised LEP Clause 4.6 variation and confirmation on levels / extent of building height departure</td>
</tr>
<tr>
<td>27 October 2020</td>
<td>Further information received from applicant – Revised plans, SEE, LEP Clause 4.6 variation request</td>
</tr>
</tbody>
</table>