



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 12/04/22 – 45 MOIRA STREET ADAMSTOWN – DA2021/01583 -
SUBDIVISION - ONE INTO TWO LOT SUBDIVISION AND TWO X
TWO LOT STRATA SUBDIVISION**

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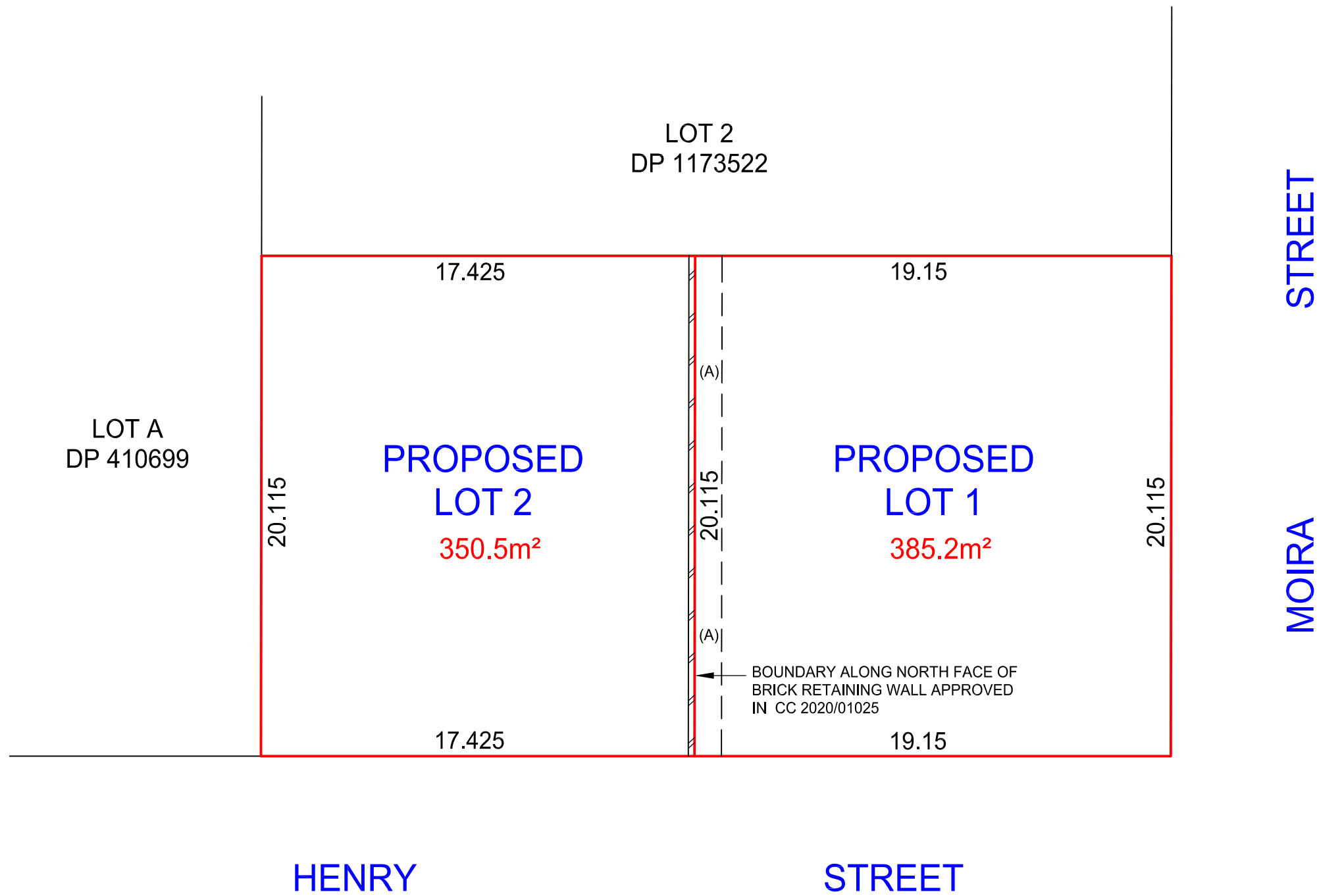
**DAC 12/04/22 – 45 MOIRA STREET ADAMSTOWN – DA2021/01583 -
SUBDIVISION - ONE INTO TWO LOT SUBDIVISION AND TWO X
TWO LOT STRATA SUBDIVISION**

ITEM - 4 **Attachment A:** Submitted Plans

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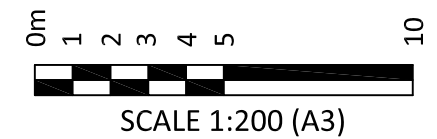


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NOTES:-

- 1. ALL DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO APPROVAL, CONSTRUCTION, FINAL SURVEY AND REGISTRATION OF PLAN AT THE LAND REGISTRY SERVICES OFFICE, NSW.
- 2. (A) - PROPOSED EASEMENT FOR SUPPORT AND REPAIRS 0.9 WIDE.



COOKSON LAND SURVEYORS Pty Ltd
 ABN : 21 619 654 321 ACN : 619 654 321
 Postal Address : P.O.Box 468, Hamilton, NSW, 2303
 Mobile : 0466 318 608
 Email : michael@clsurveyors.com.au
 Web : https://CLSurveyors.com.au

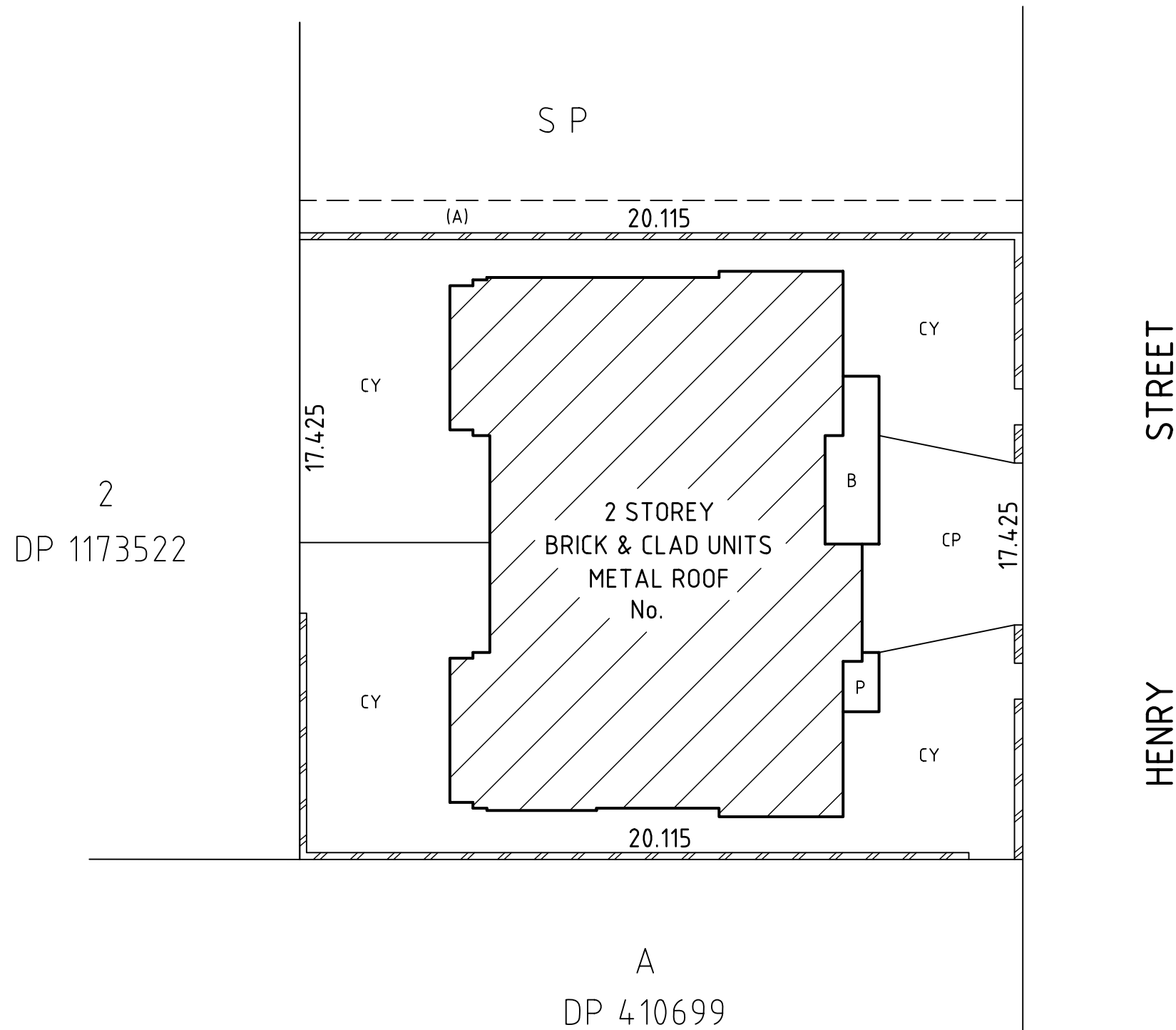


7.10.2021	INITIAL ISSUE
18.11.2021	ADD R/WALL & EASEMENT
ISSUE A	
ISSUE B	
ISSUE C	

TITLE :
**PLAN OF PROPOSED SUBDIVISION
 OF LOT 100 IN DP 1272868
 N ° 45 MOIRA STREET, ADAMSTOWN**

CLIENT : Chris & Anna Catalovski	SHEET : 1 of 1
COUNCIL : Newcastle	DATE : 18th Novemebr, 2021
DATUM : N / A	
SCALE : 1:200 (A3)	SURVEY : MC
DRAWN : SD	APPROVED : MC
CAD REF : 21161_DA_B.dwg	OUR REF : 21161

LOCATION PLAN



B - BALCONY
 CP - COMMON PROPERTY
 CY - COURTYARD
 P - PATIO

(A) - EASEMENT FOR SUPPORT AND REPAIRS 0.9 WIDE (DP)

SURVEYOR
 Name: MICHAEL GORDON COOKSON
 Date: 22.11.2021
 Reference: 21161-2

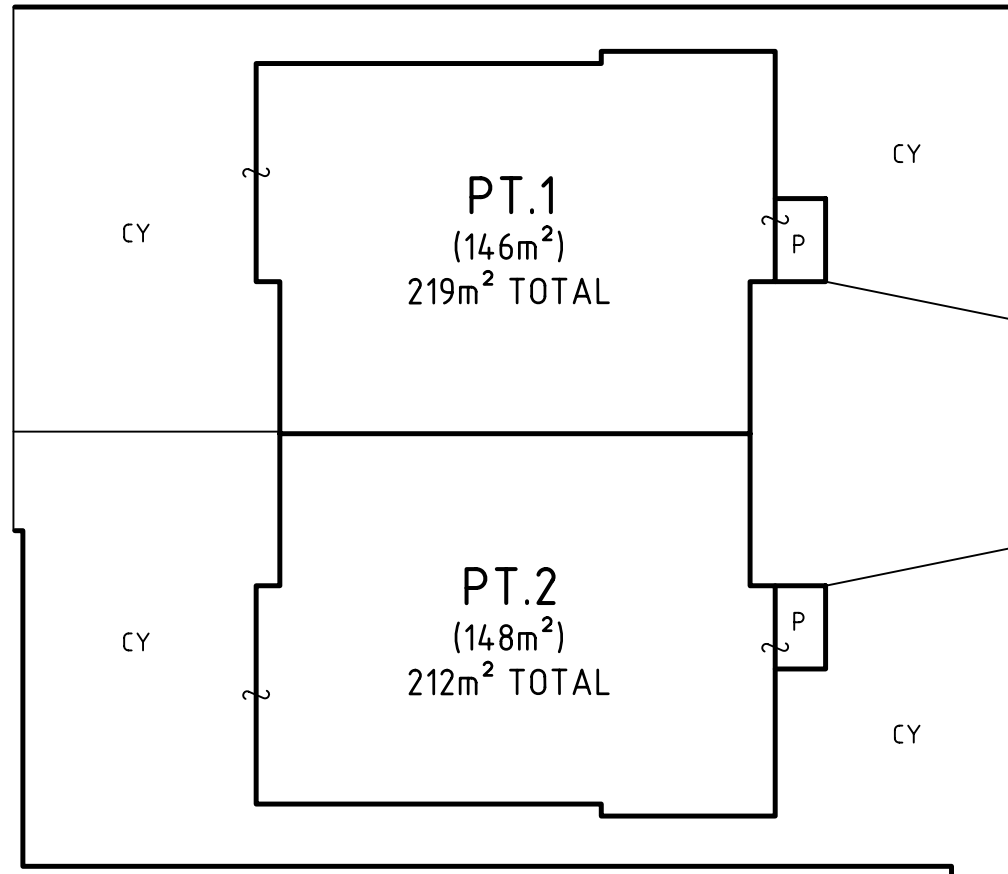
PLAN OF SUBDIVISION OF LOT 2 DP (Unregistered)
 BEING PART OF A PROPOSED SUBDIVISION OF LOT 100 DP 1272868

LGA: NEWCASTLE
 Locality: ADAMSTOWN
 Reduction Ratio 1:150
 Lengths are in metres.

Registered

DRAFT
 ALL DIMENSIONS AND AREAS ARE APPROXIMATE
 ONLY AND ARE SUBJECT TO FINAL SURVEY AND
 REGISTRATION OF PLAN AT THE LAND REGISTRY
 SERVICES OFFICE, NSW.

GROUND FLOOR PLAN



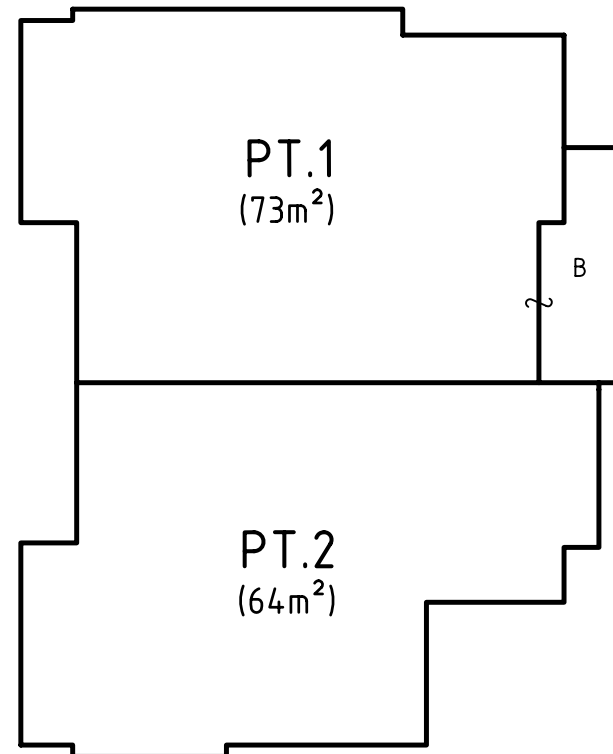
NOTES :

- ALL AREAS ARE APPROXIMATE.
- THE COURTYARDS ARE LIMITED IN HEIGHT FROM 2 BELOW TO 10 ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE ADJOINING UNIT EXCEPT WHERE COVERED, THEN LIMITED BY THE UNDERSIDE OF THE COVER.
- THE PATIOS ARE LIMITED IN HEIGHT TO 3m ABOVE THEIR RESPECTIVE UPPER SURFACE EXCEPT WHERE COVERED, THEN LIMITED BY THE UNDERSIDE OF THE COVER.
- ALL BRICK GARDEN WALLS LOCATED WITHIN THE COURTYARDS ARE COMMON PROPERTY.
- THE AIR CONDITIONER UNITS, WATER TANKS AND CLOTHES LINES LOCATED WITHIN EACH COURTYARD ARE NOT COMMON PROPERTY AND ARE THE RESPONSIBILITY OF THE RESPECTIVE LOT OWNERS.
- ALL COMMON SERVICE LINES ARE COMMON PROPERTY.

P - PATIO
CY - COURTYARD

SURVEYOR Name: MICHAEL GORDON COOKSON Date: 22.11.2021 Reference: 21161-2	PLAN OF SUBDIVISION OF LOT 2 DP (Unregistered) BEING PART OF A PROPOSED SUBDIVISION OF LOT 100 DP 1272868	LGA: NEWCASTLE Locality: ADAMSTOWN Reduction Ratio 1:150 Lengths are in metres.	Registered	<p style="color: orange; font-weight: bold; font-size: 1.2em;">DRAFT</p> <p style="color: orange; font-size: 0.8em;">ALL DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF PLAN AT THE LAND REGISTRY SERVICES OFFICE, NSW.</p>
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FIRST FLOOR PLAN



NOTES :

- ALL AREAS ARE APPROXIMATE.
- THE BALCONY IS LIMITED IN HEIGHT TO 3 ABOVE ITS RESPECTIVE UPPER SURFACE EXCEPT WHERE COVERED, THEN LIMITED BY THE UNDERSIDE OF THE COVER.

B - BALCONY

<p>SURVEYOR Name: MICHAEL GORDON COOKSON Date: 22.11.2021 Reference: 21161-2</p>	<p>PLAN OF SUBDIVISION OF LOT 2 DP (Unregistered) BEING PART OF A PROPOSED SUBDIVISION OF LOT 100 DP 1272868</p>	<p>LGA: NEWCASTLE Locality: ADAMSTOWN Reduction Ratio 1:150 Lengths are in metres.</p>	<p>Registered</p>	<p style="text-align: center;">DRAFT</p> <p style="text-align: center;">ALL DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF PLAN AT THE LAND REGISTRY SERVICES OFFICE, NSW.</p>
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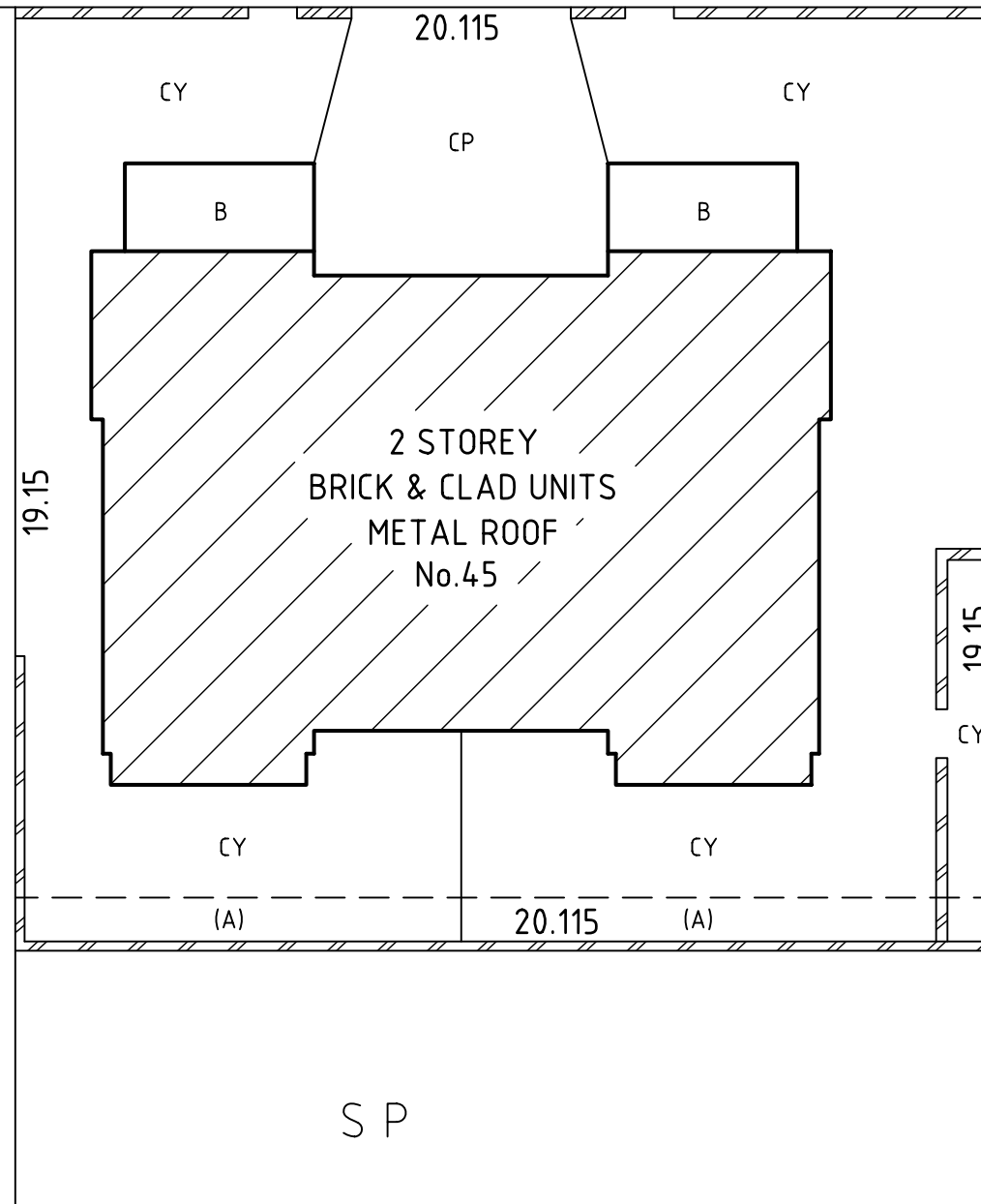
LOCATION PLAN



MOIRA STREET

HENRY STREET

2
DP 1173522



B - BALCONY
 CP - COMMON PROPERTY
 CY - COURTYARD

(A) - EASEMENT FOR SUPPORT AND REPAIRS 0.9 WIDE (DP)

SURVEYOR
 Name: MICHAEL GORDON COOKSON
 Date: 22.11.2021
 Reference: 21161-1

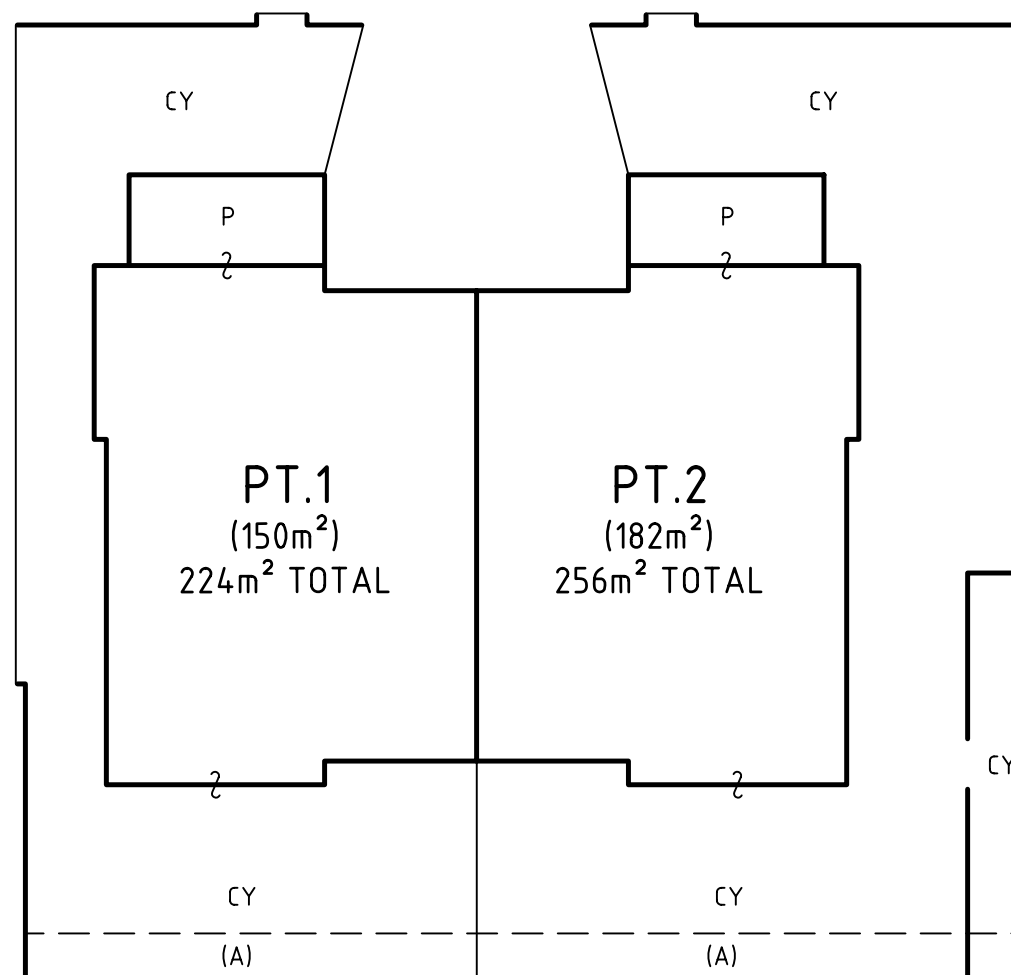
PLAN OF SUBDIVISION OF LOT 1 DP (Unregistered)
 BEING PART OF A PROPOSED SUBDIVISION OF LOT 100 DP 1272868

LGA: NEWCASTLE
 Locality: ADAMSTOWN
 Reduction Ratio 1:150
 Lengths are in metres.

Registered

DRAFT
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 ONLY AND ARE SUBJECT TO FINAL SURVEY AND
 REGISTRATION OF PLAN AT THE LAND REGISTRY
 SERVICES OFFICE, NSW.

GROUND FLOOR PLAN



NOTES :

- ALL AREAS ARE APPROXIMATE.
- THE COURTYARDS ARE LIMITED IN HEIGHT FROM 2 BELOW TO 10 ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE ADJOINING UNIT EXCEPT WHERE COVERED, THEN LIMITED BY THE UNDERSIDE OF THE COVER.
- THE PATIOS ARE COVERED.
- ALL BRICK GARDEN WALLS LOCATED WITHIN THE COURTYARDS ARE COMMON PROPERTY.
- THE AIR CONDITIONER UNITS, WATER TANKS AND CLOTHES LINES LOCATED WITHIN EACH COURTYARD ARE NOT COMMON PROPERTY AND ARE THE RESPONSIBILITY OF THE RESPECTIVE LOT OWNERS.
- ALL COMMON SERVICE LINES ARE COMMON PROPERTY.

P - PATIO
 CY - COURTYARD
 (A) - EASEMENT FOR SUPPORT AND REPAIRS 0.9 WIDE (DP)

SURVEYOR
 Name: MICHAEL GORDON COOKSON
 Date: 22.11.2021
 Reference: 21161-1

PLAN OF SUBDIVISION OF LOT 1 DP (Unregistered)
 BEING PART OF A PROPOSED SUBDIVISION OF LOT 100 DP 1272868

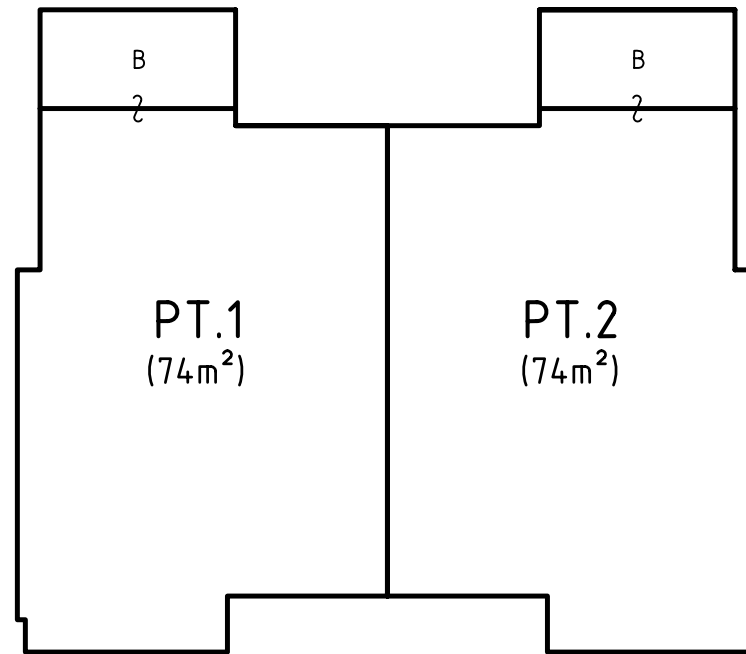
LGA: NEWCASTLE
Locality: ADAMSTOWN
Reduction Ratio 1:150
Lengths are in metres.

Registered

DRAFT

ALL DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF PLAN AT THE LAND REGISTRY SERVICES OFFICE, NSW.

FIRST FLOOR PLAN



NOTES :
 - ALL AREAS ARE APPROXIMATE.
 - THE BALCONIES ARE LIMITED IN HEIGHT TO 3 ABOVE THEIR RESPECTIVE UPPER SURFACE EXCEPT WHERE COVERED, THEN LIMITED BY THE UNDERSIDE OF THE COVER.

B - BALCONY

SURVEYOR
 Name: MICHAEL GORDON COOKSON
 Date: 22.11.2021
 Reference: 21161-1

PLAN OF SUBDIVISION OF LOT 1 DP (Unregistered)
 BEING PART OF A PROPOSED SUBDIVISION OF LOT 100 DP 1272868

LGA: NEWCASTLE
 Locality: ADAMSTOWN
 Reduction Ratio 1:150
 Lengths are in metres.

Registered

DRAFT
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ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 12/04/22 – 45 MOIRA STREET ADAMSTOWN – DA2021/01583 -
SUBDIVISION - ONE INTO TWO LOT SUBDIVISION AND TWO X
TWO LOT STRATA SUBDIVISION**

ITEM - 4 Attachment B: Draft Schedule of Conditions

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DRAFT SCHEDULE OF CONDITIONS

Application No:	DA2021/01583
Land:	Lot 100 DP 1272868
Property Address:	45 Moira Street Adamstown NSW 2289
Proposed Development:	Subdivision - one into two lot subdivision, and two x two lot strata subdivision

SCHEDULE 1**APPROVED DOCUMENTATION**

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

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Subdivision Plan	Sheet 1	Cookson Land Surveyors	18/11/21
Draft Strata Plans (Lot 2)	Sheets 1-3	Michael Cookson	22/11/21
Draft Strata Plans (Lot 1)	Sheets 1-3	Michael Cookson	22/11/21

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 COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE

Nil

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

- An application is to be made for a Subdivision Certificate. The application is to be supported by a digital copy (pdf format) of the survey plan of subdivision, associated administration sheets and a Section 50 Certificate from the Hunter Water Corporation.
- An instrument under Section 88B of the *Conveyancing Act 1919*, setting out the terms of any easements, along with related notations on the plan of subdivision, are to be submitted to the City of Newcastle for certification. The City of Newcastle is to be identified as a party whose consent is required to release, vary or modify easements.
- An application is to be made for a Strata Certificate in accordance with the requirements of the *Strata Schemes Development Act 2015*.
- Registration of the Torrens Title subdivision is to occur prior to the registration of the Strata title subdivision.

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.
- City of Newcastle has considered and accepted the proposed minimum lot size development standard variation made under Clause 4.6 of the Newcastle Local Environmental Plan 2012. The proposed variation is considered acceptable in the particular circumstances of this case as the variations do not cause any undue adverse environmental impacts, including impacts on neighbouring properties in terms amenity. The proposal is consistent with the intended future character of the area, having regard to the controls under Newcastle Local Environmental Plan 2012 and Newcastle Development Control Plan 2012.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

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



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SUBDIVISION - ONE INTO TWO LOT SUBDIVISION AND TWO X
TWO LOT STRATA SUBDIVISION**

ITEM - 4 **Attachment C:** Processing Chronology

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PROCESSING CHRONOLOGY

DA2021/01583 - 45 Moira Street Adamstown

29 November 2021	-	Application lodged
02 to 16 December 2021	-	Public notification
23 February 2022	-	Additional information requested
28 February 2022	-	Amended Clause 4.6 submitted



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SUBDIVISION - ONE INTO TWO LOT SUBDIVISION AND TWO X
TWO LOT STRATA SUBDIVISION**

ITEM - 4 **Attachment D:** Previously approved site and subdivision plan

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PRELIMINARY ONLY

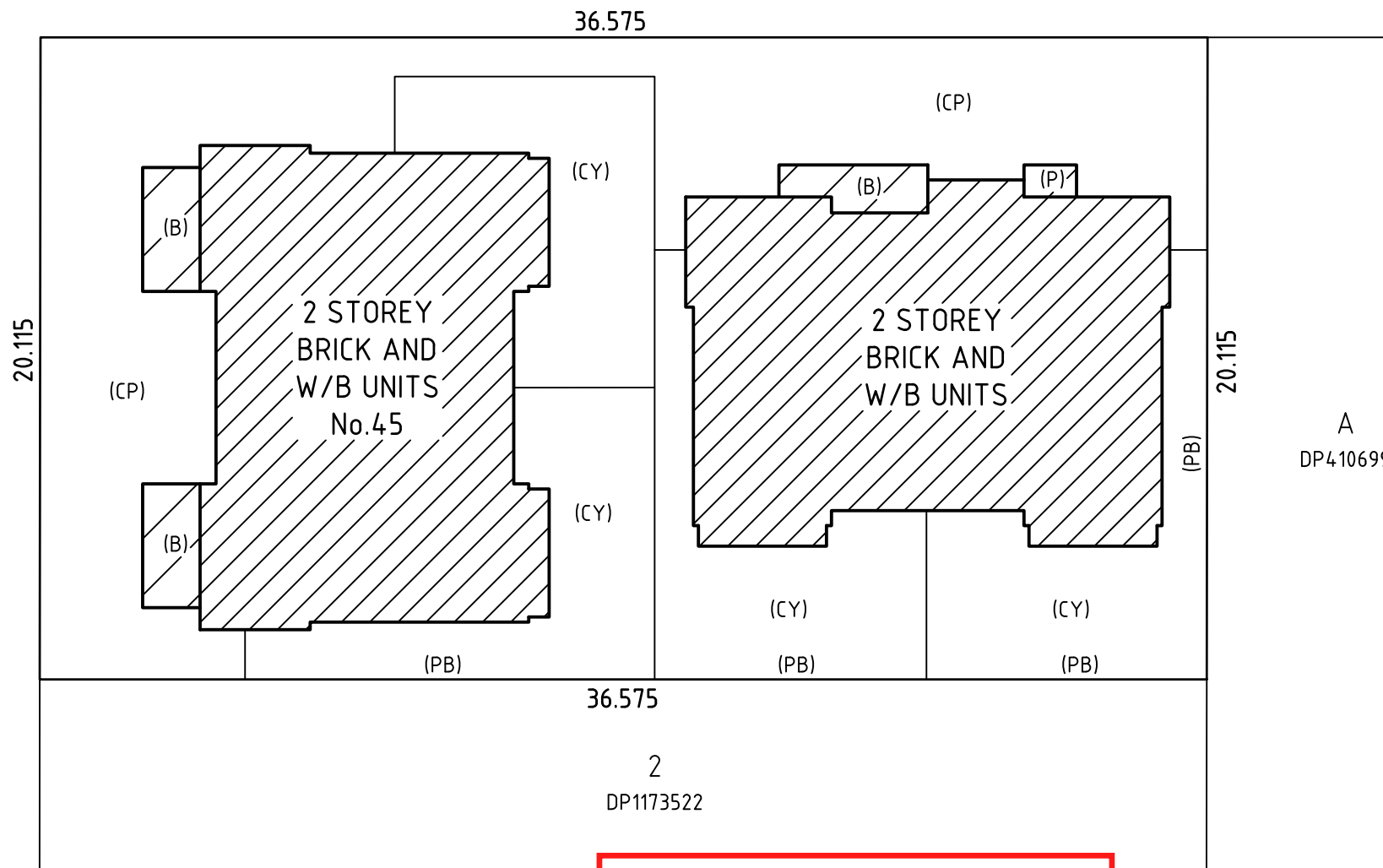
- ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO COUNCIL APPROVAL, CONSTRUCTION, FINAL SURVEY AND REGISTRATION OF THE PLAN AT THE LAND REGISTRY SERVICES NSW.
- DESIGN POSITION AND DIMENSIONS FOR PROPOSED UNITS DERIVED FROM ELK DESIGNS PROJECT No. 20016 OF SITE AND FLOOR PLANS (ISSUE C DRAWING Nos A020, A100, A101, A110 AND A111 DATED 22/04/2021).

LOCATION PLAN



MOIRA STREET

HENRY STREET



A
DP410699

NOTE:

1. (B) DENOTES BALCONY
2. (CP) DENOTES COMMON PROPERTY
3. (CY) DENOTES COURTYARD
4. (PB) DENOTES LOT BOUNDARY IS COINCIDENT WITH PARCEL BOUNDARY
5. (X) DENOTES LINE PERPENDICULAR FROM FACE OF WALL
6. (Y) DENOTES EXTERNAL FACE OF WALL PRODUCED

DENOTES RIGHT ANGLE

THE CITY OF NEWCASTLE

This plan / document is referred to in
Modified Development Application No:
MA2021/00152 modifying DA2016/00365

The application has been consented to subject to compliance
with conditions of consent.

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authority of the copyright owner.

SURVEYOR
Name: MARK NICHOLAS SCANLON
Date: 26 MAY 2021
Reference: B1462SP-DRAFT

PLAN OF SUBDIVISION OF LOT 100 IN DP1272868

L.G.A.: NEWCASTLE
Locality: ADAMSTOWN
Reduction Ratio: 1:200
Lengths are in metres

Registered

SP