

**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**DAC 19/10/21 - 164 Hunter Street Newcastle - DA2019/00331.01 -  
Section 4.55(2) Modification to DA2019/00331 - Mixed-use  
(commercial, retail & residential) involving alterations and additions  
to heritage listed building - changes to approved plans including an  
additional storey**

<b>PAGE 3</b>	<b>ITEM-17</b>	<b>Attachment A:</b>	Submitted Plans
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<b>PAGE 82</b>	<b>ITEM-17</b>	<b>Attachment D:</b>	Block Massing Analysis

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

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**ITEM-XX      Attachment B:      Draft Schedule of Conditions**

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

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**ITEM-17      Attachment A:      Submitted Plans**

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# 164 HUNTER ST THE MALL

DEVELOPMENT APPLICATION  
RESIDENTIAL CONVERSION  
OF EXISTING HISTORIC BUILDING

164 HUNTER ST NEWCASTLE NSW 2300





# DEVELOPMENT APPLICATION

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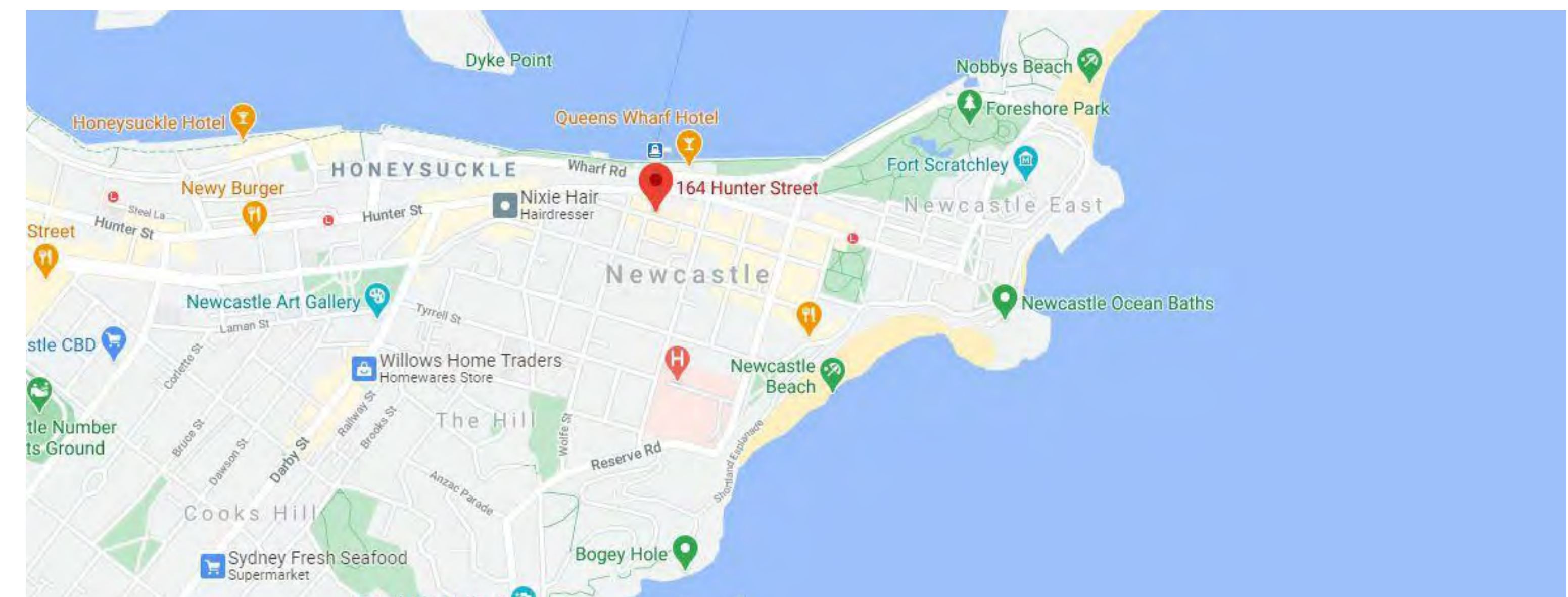
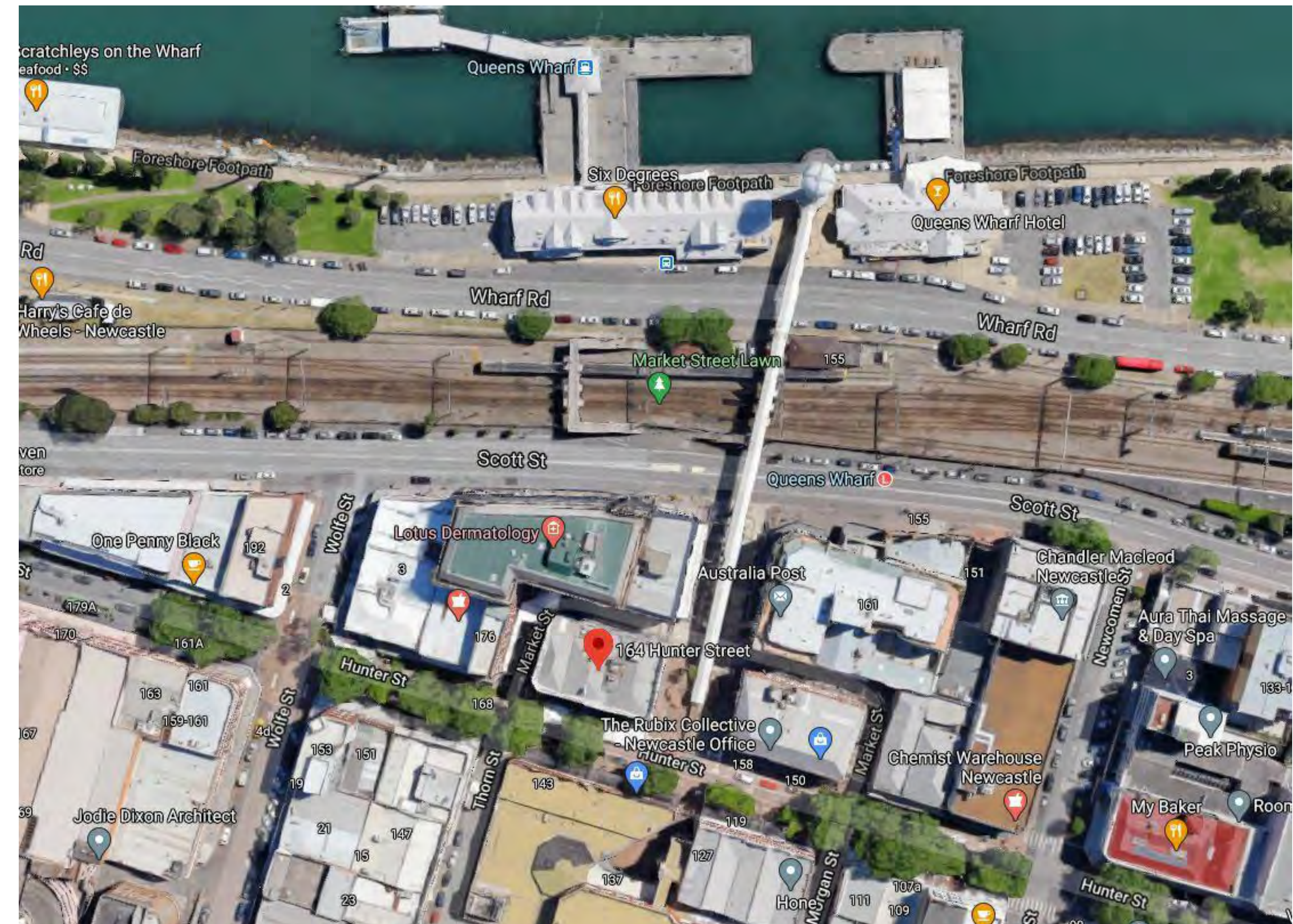
## SHEET NUMBER

## SHEET NAME

A00.00	COVER SHEET
A00.01	TITLE SHEET, LOCATION PLAN & DRAWING LIST
A00.04	SAFETY IN DESIGN STATEMENT
A00.05	SITE ANALYSIS
A02.10	PROPOSED SITE PLAN - AERIAL VIEW
A06.01	PROPOSED FLOOR PLAN - CP - B1
A06.02	PROPOSED FLOOR PLAN - GL
A06.03	PROPOSED FLOOR PLAN - L1
A06.04	PROPOSED FLOOR PLAN - L2
A06.05	PROPOSED FLOOR PLAN - L3
A06.06	PROPOSED FLOOR PLAN - L4
A06.07	PROPOSED FLOOR PLAN - L5
A06.50	PROPOSED ROOF PLAN
A09.01	PROPOSED EXTERNAL ELEVATIONS
A09.02	PROPOSED EXTERNAL ELEVATIONS
A09.03	PROPOSED EXTERNAL ELEVATIONS
A09.04	PROPOSED EXTERNAL ELEVATIONS
A11.01	PROPOSED BUILDING SECTIONS
A80.01	KITCHEN LAYOUT OPTIONS
A100.21	FSR ANALYSIS
A100.24	SEPP 65 - SOLAR ACCESS
A100.25	SEPP 65 - CROSS VENTILATION
A100.50	SOLAR STUDY - WINTER
A100.51	SOLAR STUDY - SUMMER
A100.85	PERPSECTIVES
A100.86	PERPSECTIVES

Thermal Performance Specifications				
External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail	
Double Brick	Anti-Glare Foil with Bulk R2.0	Light		
Metal Clad Cavity Panel Direct Fix	Anti-Glare Foil with Bulk R2.0	Medium		
Internal Wall Construction	Insulation	Detail		
Cavity wall, direct fix plasterboard, single gap	None			
Party Walls - AAC	None			
Ceiling Construction	Insulation	Detail		
Plasterboard with Concrete	Bulk insulation R4.0	External ceilings with roof or terrace above		
Concrete above Plasterboard	None	Ceilings with units above		
Roof Construction	Insulation	Colour (Solar Absorbance)	Detail	
Waterproofing Membrane	None	Dark	0° pitch	
Floor Construction	Insulation	Covering		
Concrete - Units below	None	Carpet and Tiles		
Concrete - Suspended floors on Level 5	Bulk insulation in contact with floor R1.0	Carpet and Tiles		
Windows	Glass and frame type	U Value	SHGC	Area m2
ALM-001-01 A Aluminium framed Group A Windows Single Glazed Clear		6.70	0.57	Levels 1 & 2 only
ALM-002-01 A Aluminium framed Group B Windows Single Glazed Clear		6.70	0.70	Levels 1 & 2 only
GJA-011-34 A Aluminium framed 638CP Fixed Windows Single Glazed		3.92	0.48	
GJA-017-37 A Aluminium framed 638CP Double Hung Windows Single Glazed		4.62	0.44	
GJA-050-10 A Aluminium framed 6EA Louvre Windows Single Glazed		4.33	0.56	
GJA-070-42 A Aluminium framed 638CP Bi-Fold Doors Single Glazed		4.48	0.40	
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.				
Fixed shading - Eaves		Width includes guttering, offset is distance above windows		
As drawn		Nominal only, refer to plan for detail		
Fixed shading - Other		Verandah to certain units only		
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences				
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:				
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1				
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)				
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)				
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)				
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.				

164 Hunter Street, Newcastle				
SUMMARY OF BASIX COMMITMENTS				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.				
WATER COMMITMENTS				
Fixtures				
Alternative Water - None				
Fixtures				
3 Star Shower Heads	3 Star Toilet	3 Star Kitchen Taps	3 Star Basin Taps	
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Gas instantaneous 6 stars			
Cooling System	Living	1-phase air conditioning 3 star (average zone) (zoned)		
	Bedrooms	1-phase air conditioning 3 star (average zone) (zoned)		
Heating System	Living	1-phase air conditioning 3 star (average zone) (zoned)		
	Bedrooms	1-phase air conditioning 3 star (average zone) (zoned)		
Ventilation	Bathrooms	Fan ducted to roof/facade	Manual on/off	
	Kitchen	Fan ducted to roof/facade	Manual on/off	
	Laundry	Fan ducted to roof/facade	Manual on/off	
Natural Lighting	Window/Skylight in Kitchen	As Drawn		
	Window/Skylight in Bathrooms/Toilets	As Drawn		
Artificial Lighting (Primarily lit by fluoro or LED)	Number of bedrooms	All	Dedicated	No
	Number of bathrooms	All	Dedicated	No
	Kitchen	Yes	Dedicated	No
	All Bathrooms/Toilets	Yes	Dedicated	No
	Laundry	Yes	Dedicated	No
All Hallways	Yes	Dedicated	No	
OTHER COMMITMENTS				
Outdoor clothes line	No	Indoor or sheltered clothes drying line	Yes	
Stove/Oven	Gas cooktop, electric oven			
Other	"Well ventilated" refrigerator space			



CLIENT LOGO

**164 HUNTER ST THE MALL**  
164 HUNTER ST NEWCASTLE NSW 2300

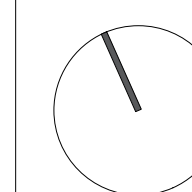
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5	11/08/21	DA APPROVAL
6	08/09/21	DA APPROVAL

**TITLE SHEET, LOCATION PLAN & DRAWING LIST**

**A00.01 DA - 6**

@ A1

@ A3



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## HUNTER STREET THE MALL

## ADAPTIVE REUSE

## 164 HUNTER ST NEWCASTLE NSW 2300

### PREPARED BY BN GROUP PTY LTD

82 ALEXANDER STREET, CROWS NEST NSW 2065

### FOR CLIENT NAME PROJECT NO. :S2035

STATUS	DATE
WORKPLACE HEALTH & SAFETY STATEMENT COMPLETED - PROVIDED TO PROJECT MANAGER ALONG WITH DRAWINGS	22.07.2021

## WORKPLACE HEALTH & SAFETY STATEMENT

Compiled in accordance with Work Health and Safety Act 2011.

#### IDENTIFIED HAZARD AREAS

##### 1. FALLS, SLIPS, TRIPS

###### a) WORKING AT HEIGHTS

###### DURING CONSTRUCTION

Wherever possible, components of this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

###### DURING OPERATION OR MAINTENANCE

Cleaning and maintenance of windows, skylights, walls, roof, gutters, rooftop plant or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders, trestles or fall arrest systems should be used in accordance with relevant codes of practice, regulations and legislation. Any such devices are to comply with AS1657 *Fixed Platforms, Walkways and Ladders*, and AS1891.4 *Industrial Fall Arrest Systems and Devices* as required.

###### b) SLIPPERY OR UNEVEN SURFACES

###### FLOOR FINISHES

Specified finishes have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the architect or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

Surfaces should be selected in accordance with SA HB 198:2014 and AS 4586:2013.

###### STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

###### 2. FALLING OBJECTS

###### LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below:

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

###### BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

###### 3. TRAFFIC MANAGEMENT

Parking of vehicles or loading/unloading of vehicles on this site may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

Construction of this building may require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

###### 4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be engaged.

Underground power cables are located in or around this site. All underground power cables must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Overhead power lines are near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

###### 5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

###### 6. HAZARDOUS SUBSTANCES

###### ASBESTOS

Any buildings constructed prior to 1986 are likely to contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

###### POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

###### VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

###### SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

###### 7. CONFINED SPACES

###### EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

###### ENCLOSED SPACES

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

###### 8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

###### 9. OPERATIONAL USE OF BUILDING

This building has been designed to requirements of the specific building classification identified within the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken, in accordance with the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act. (Where the specific use of the building is not known at the time of the completion of this report and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end user.)

###### 10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with *Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012* and all licensing requirements. All work using Plant should be carried out in accordance with *Code of Practice: Managing Risks of Plant at the Workplace*. All work should be carried out in accordance with *Code of Practice: Managing Noise and Preventing Hearing Loss at Work*. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement.

### 164 HUNTER ST THE MALL

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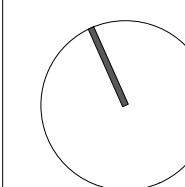
ISSUE	DATE	DESCRIPTION
5	11/08/21	DA APPROVAL
6	08/09/21	DA APPROVAL

### SAFETY IN DESIGN STATEMENT

A00.04

DA - 6

1 : 1 @ A1  
@ A3



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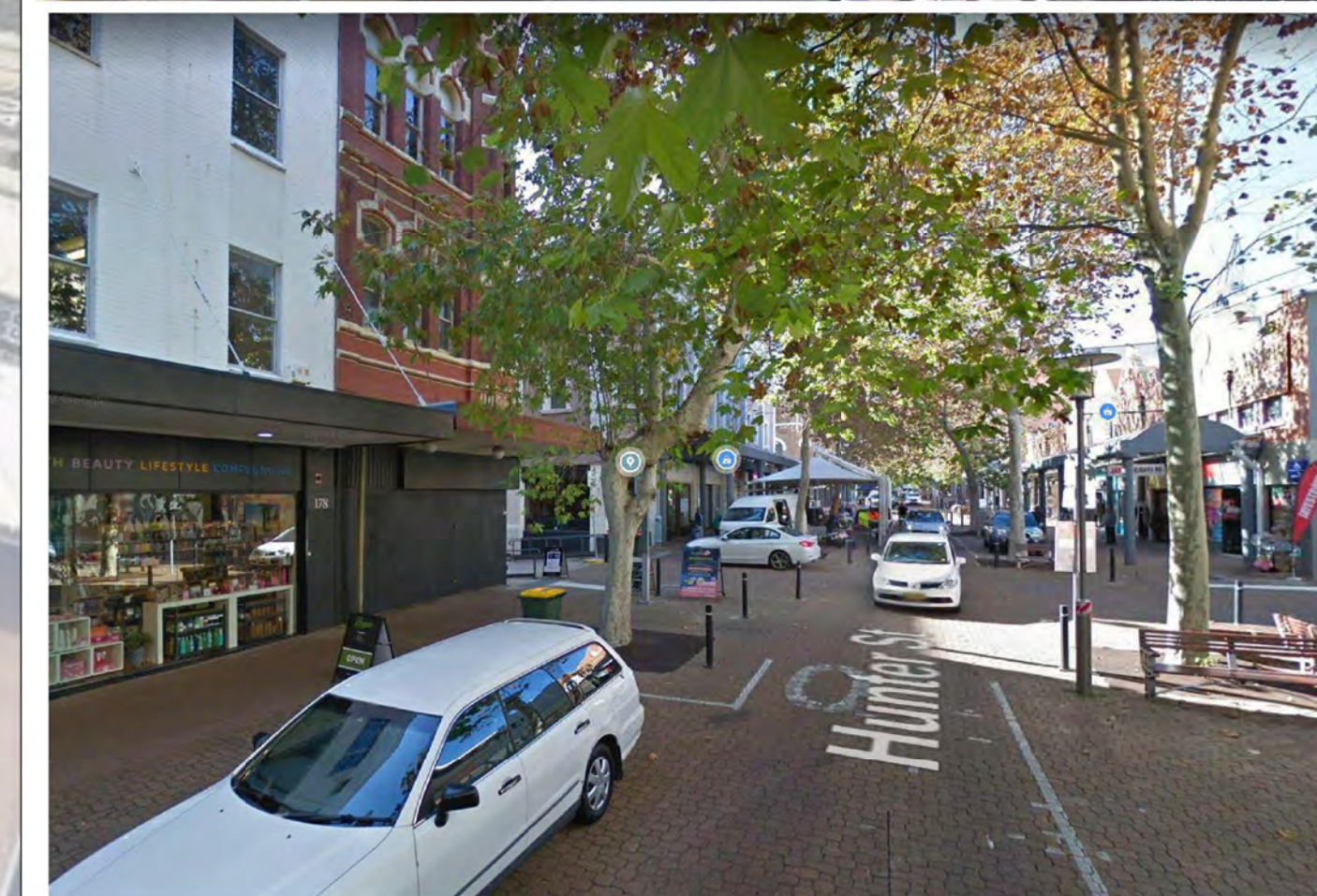
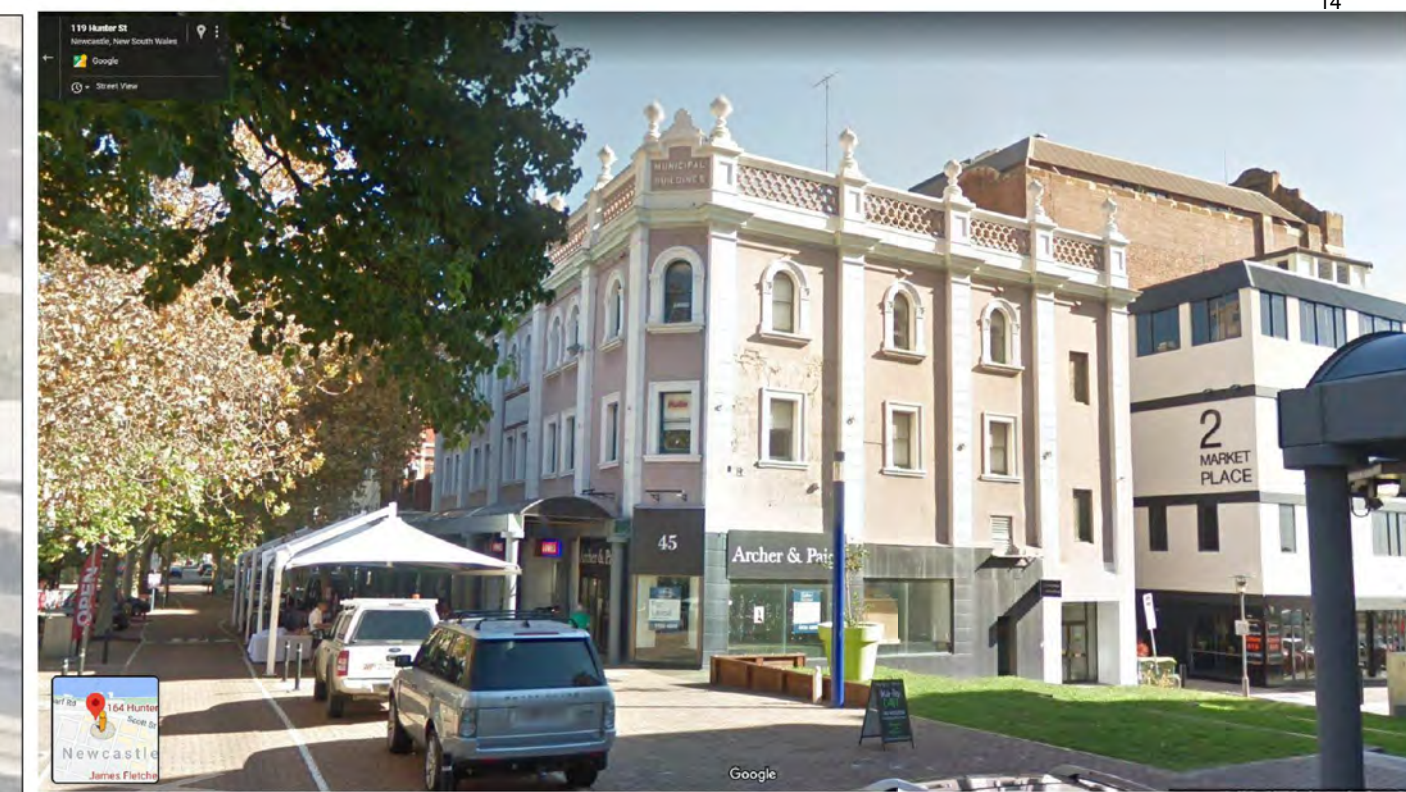
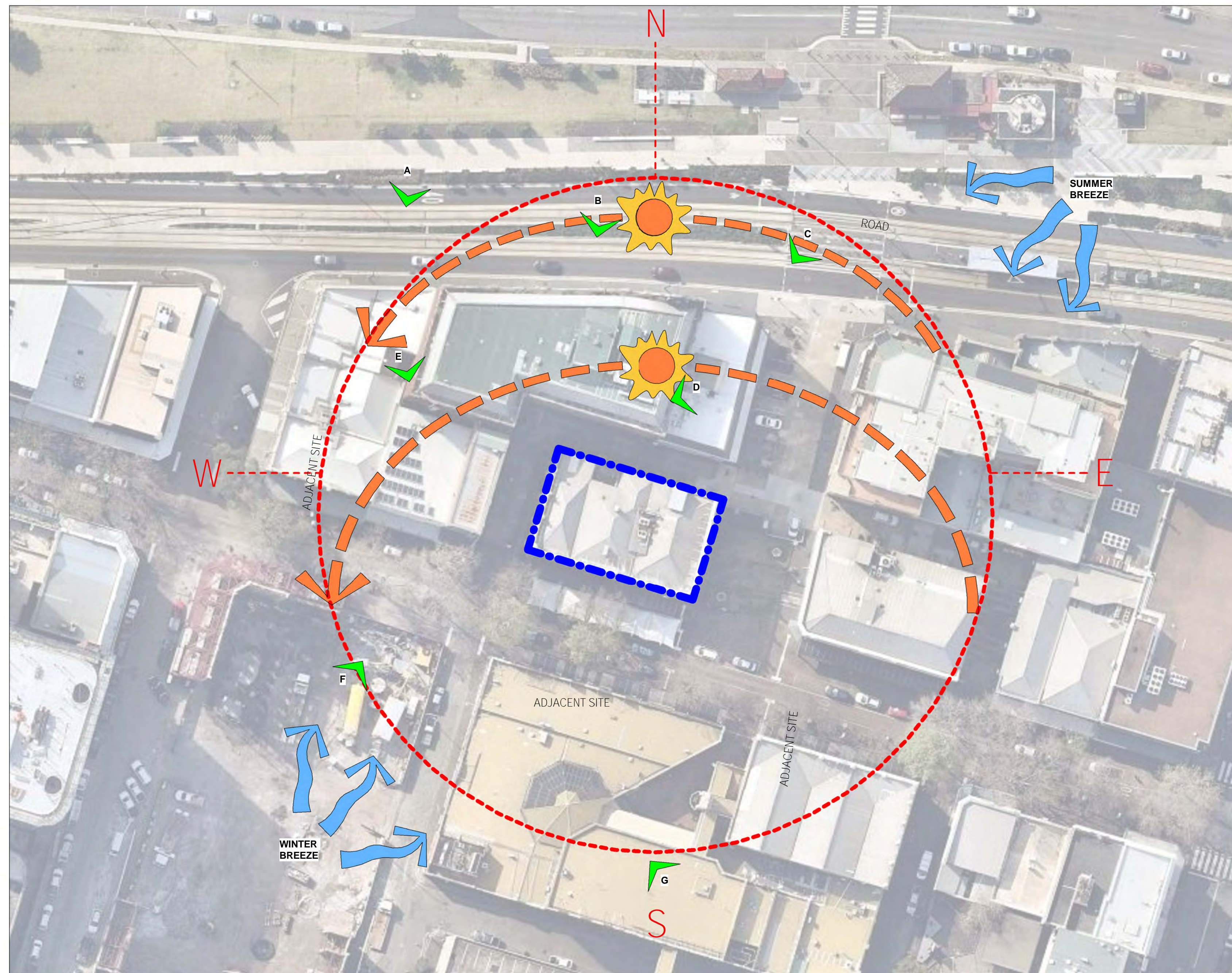


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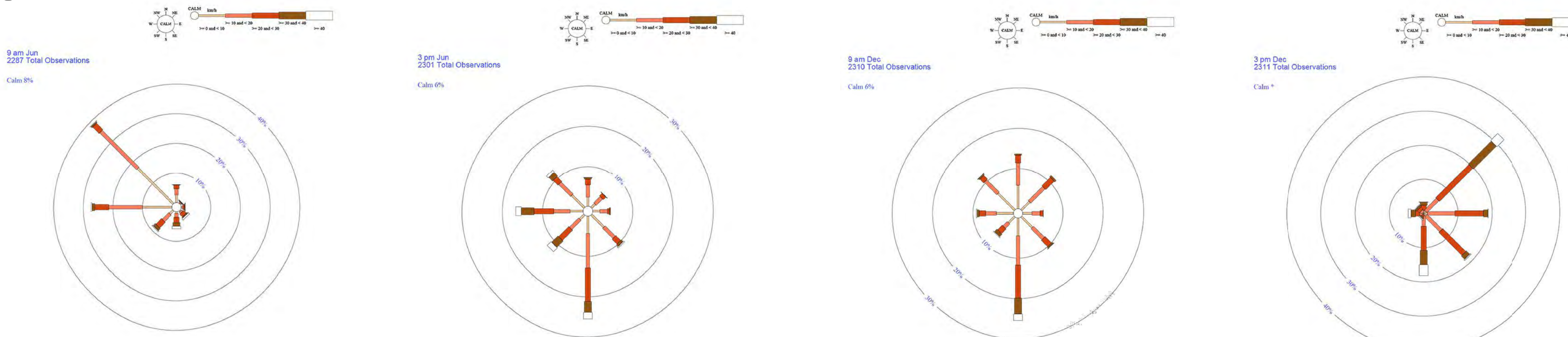


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## 1 SITE ANALYSIS 1:2



WIND ROSES  
READINGS TAKEN FROM SYDNEY AIRPORT AMO  
(Ref : [www.bom.gov.au/climate/averages/tables/cw\\_070330.shtml](http://www.bom.gov.au/climate/averages/tables/cw_070330.shtml))

## 2 WIND ROSES 1:2



0005325830 16 Sep 2021  
Assessor Joseph Lorrigan  
Accreditation No. DMN16/1742  
Address  
164 Hunter Street,  
NEWCASTLE, NSW, 2300  
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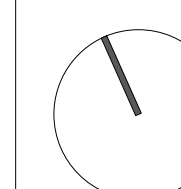
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ISSUE 6  
DATE 08/09/21  
DESCRIPTION DA APPROVAL

### SITE ANALYSIS

A00.05 DA - 6

As indicated @ A1 @ A3



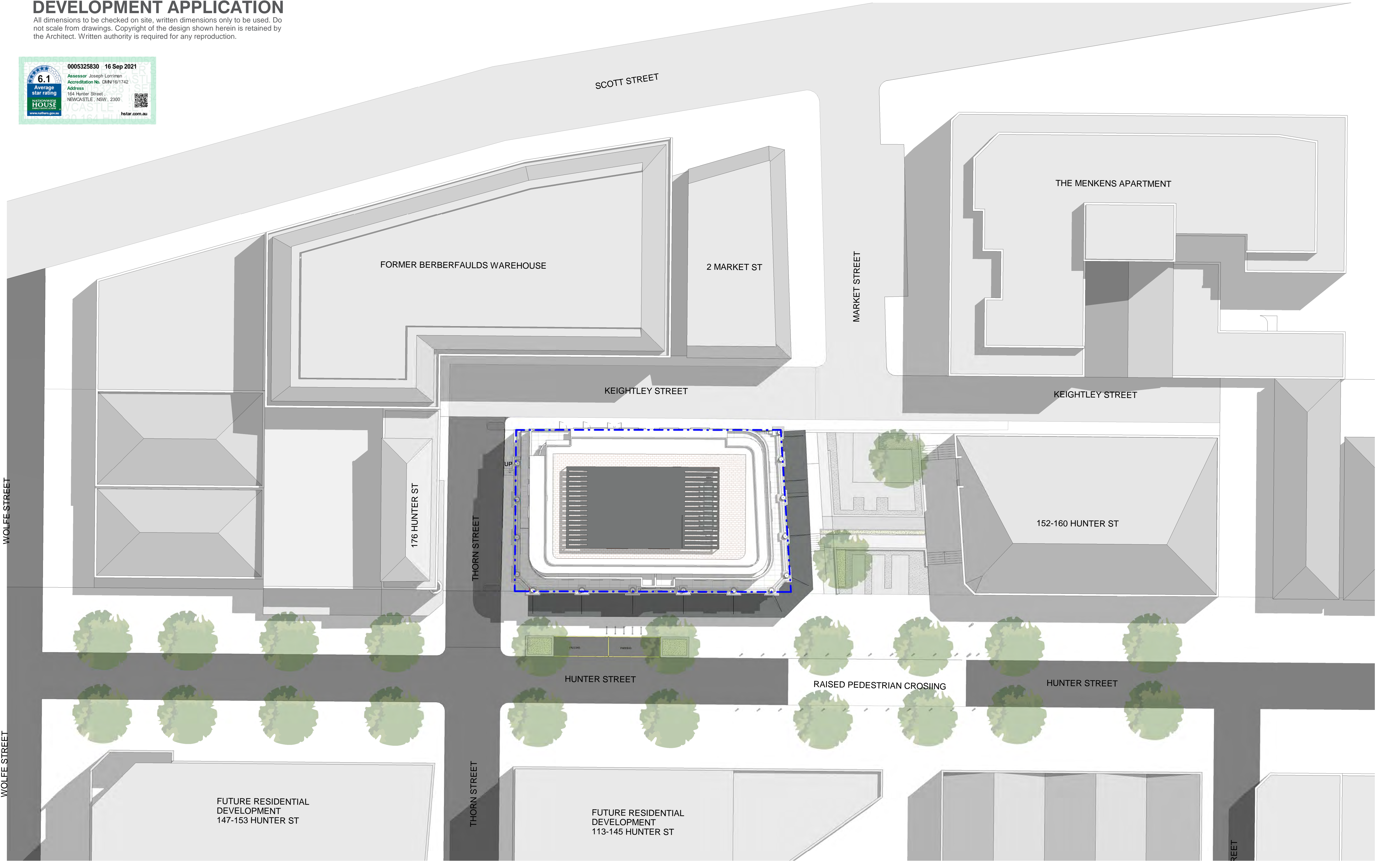
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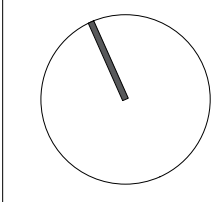
1 PROPOSED SITE PLAN  
1:200

**164 HUNTER ST THE MALL**  
164 HUNTER ST NEWCASTLE NSW 2300

ISSUE	DATE	DESCRIPTION
5	11/08/21	DA APPROVAL
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**PROPOSED SITE PLAN - AERIAL VIEW**

**A02.10 DA - 6**  
1:200 @ A1  
@ A3



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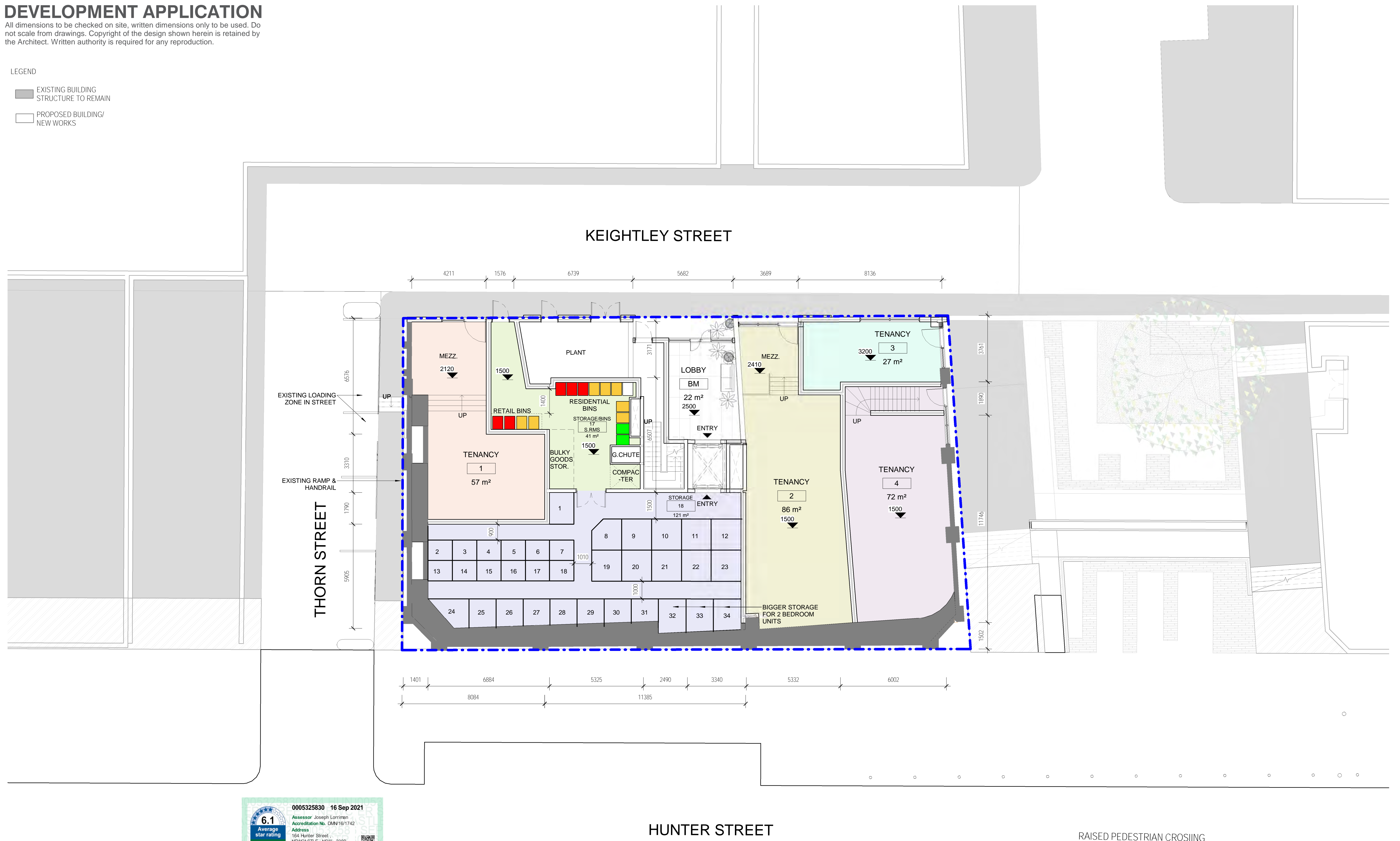


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## LEGEND

- EXISTING BUILDING STRUCTURE TO REMAIN
- PROPOSED BUILDING/NEW WORKS



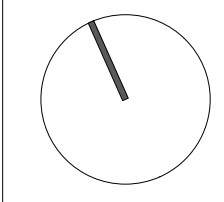
1 PROPOSED BASEMENT  
1:100

**164 HUNTER ST THE MALL**  
164 HUNTER ST NEWCASTLE NSW 2300

ISSUE	DATE	DESCRIPTION
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### PROPOSED FLOOR PLAN - CP - B1

**A06.01 DA - 6**  
1:100 @ A1  
@ A3



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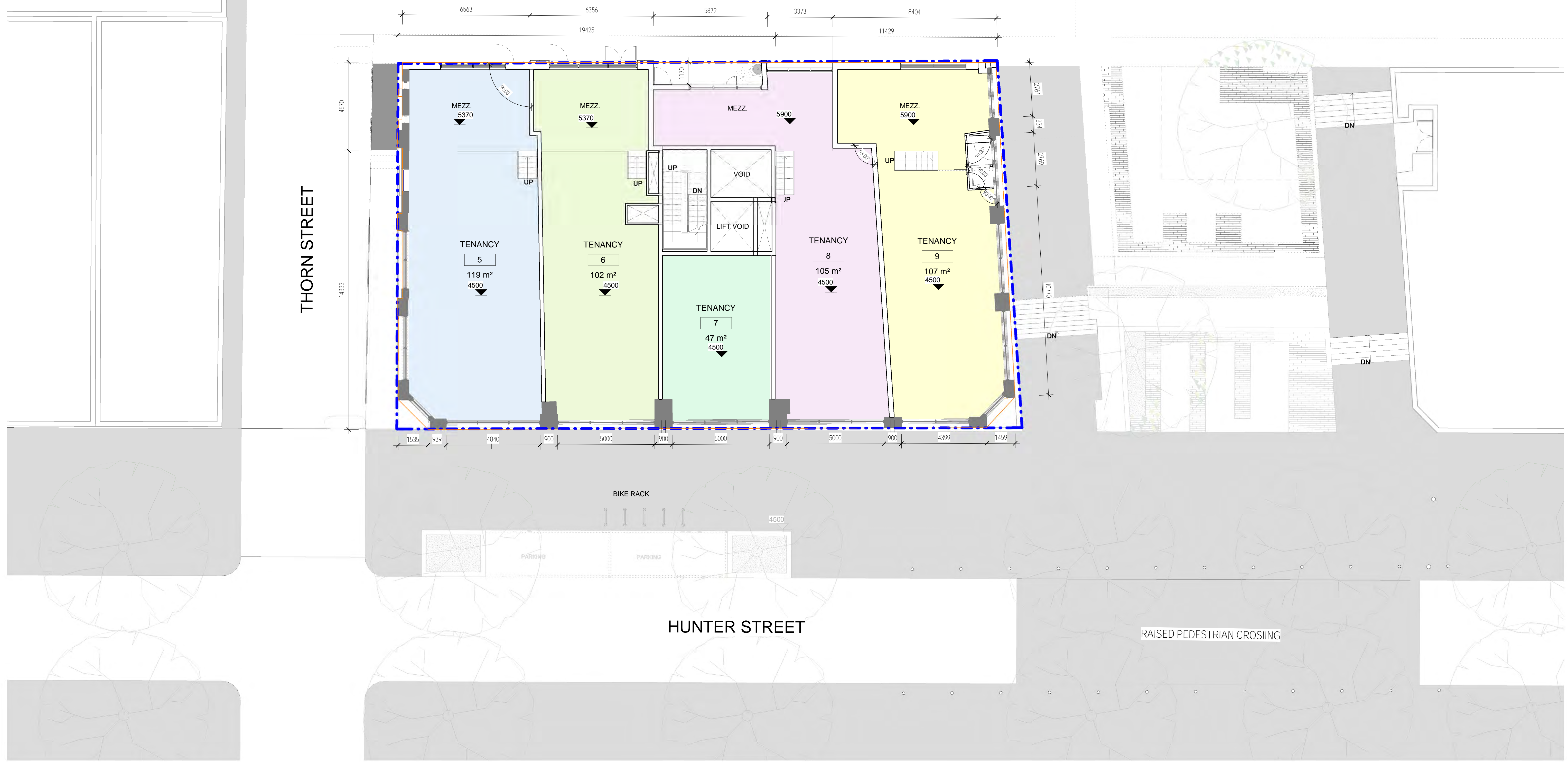


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## LEGEND

-  EXISTING BUILDING STRUCTURE TO REMAIN
-  PROPOSED BUILDING/NEW WORKS



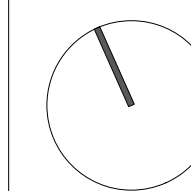
1 PROPOSED GROUND FLOOR  
1:100

**164 HUNTER ST THE MALL**  
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ISSUE	DATE	DESCRIPTION
5	11/08/21	DA APPROVAL
6	08/09/21	DA APPROVAL

### PROPOSED FLOOR PLAN - GL

**A06.02 DA - 6**  
1:100 @ A1  
@ A3



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## LEGEND

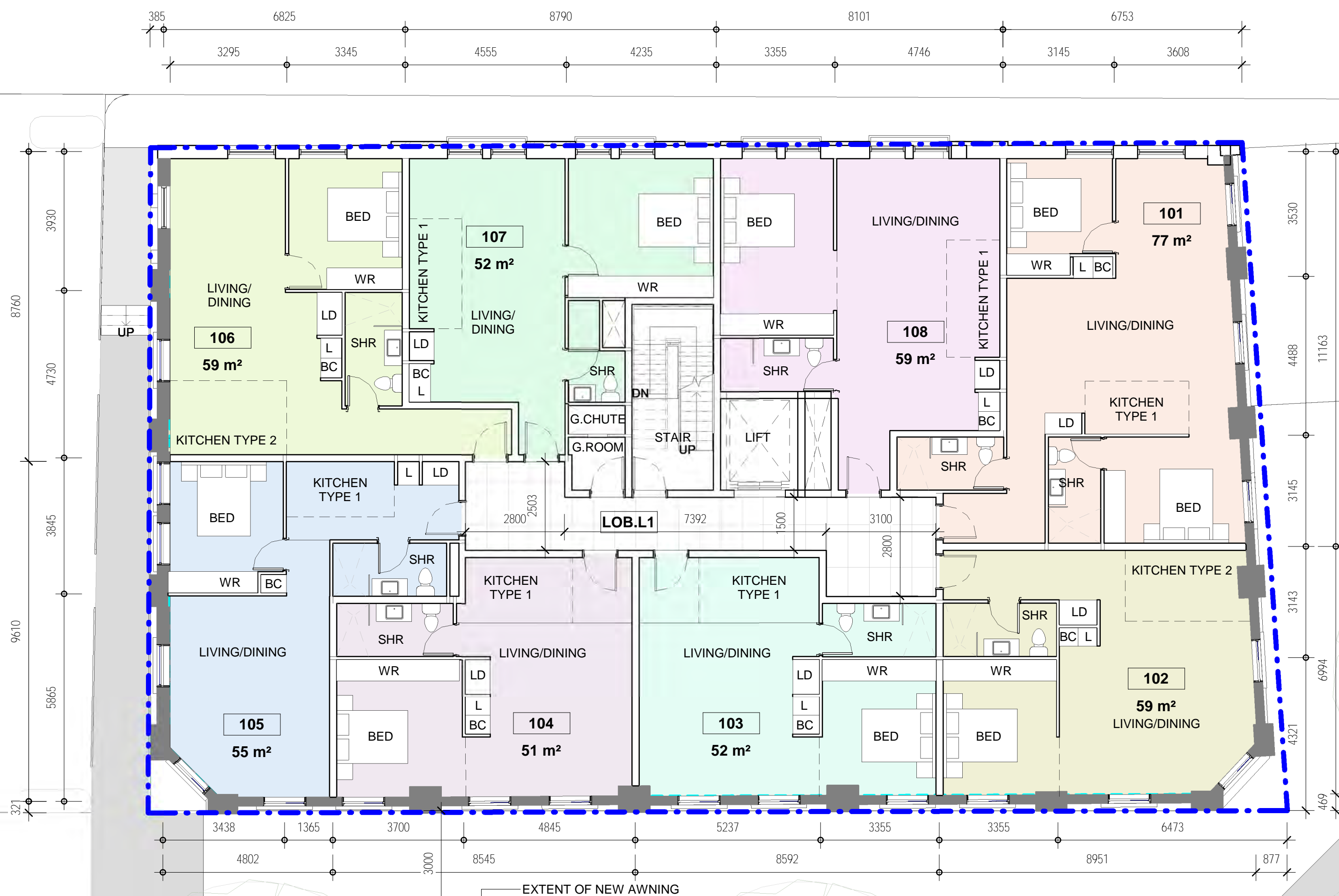
-  EXISTING BUILDING STRUCTURE TO REMAIN
-  PROPOSED BUILDING/NEW WORKS

THORN STREET

KEIGHTLEY STREET

HUNTER STREET

RAISED PEDESTRIAN CROSSING



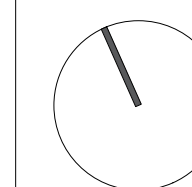
1 PROPOSED LEVEL 1  
 1:100

**164 HUNTER ST THE MALL**  
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ISSUE	DATE	DESCRIPTION
5	11/08/21	DA APPROVAL
6	08/09/21	DA APPROVAL

PROPOSED FLOOR PLAN - L1

A06.03 DA - 6  
 1:100 @ A1  
 @ A3




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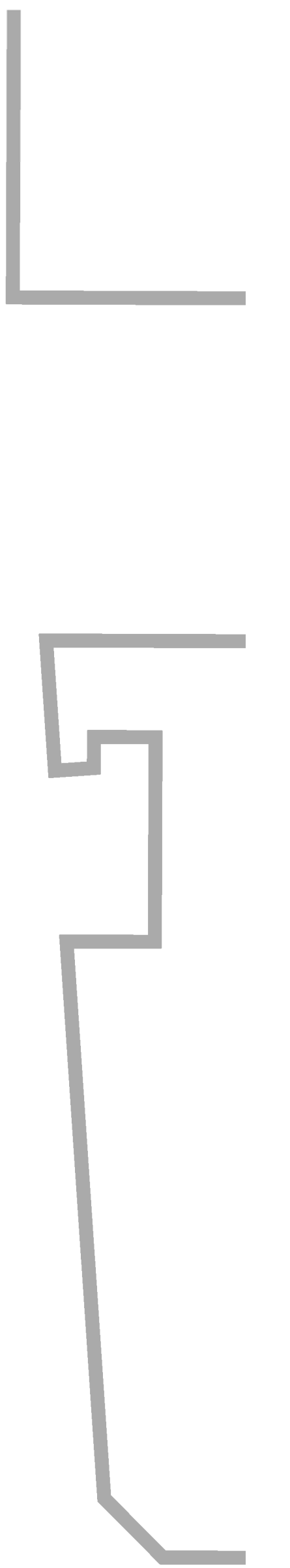
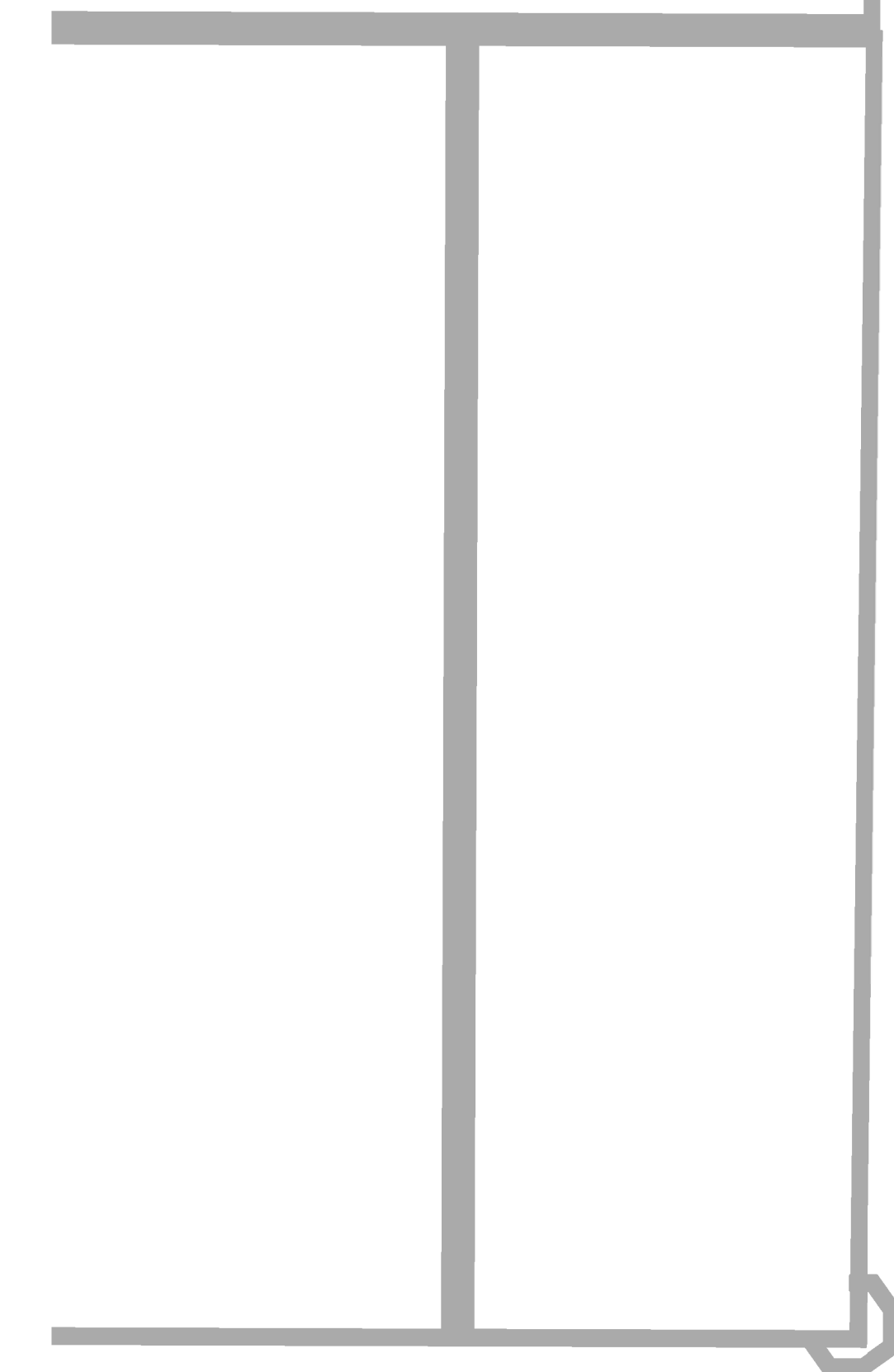
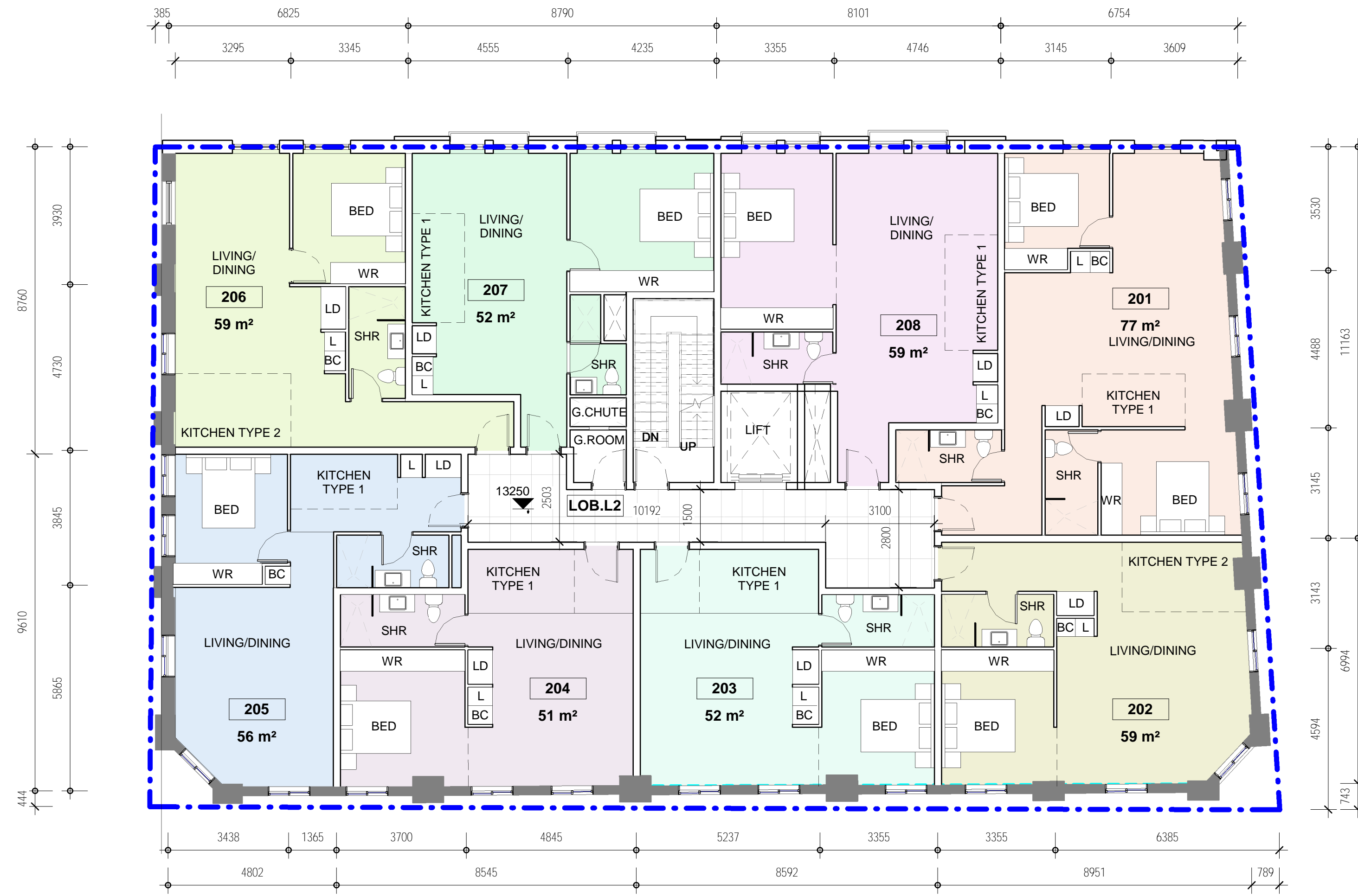
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# DEVELOPMENT APPLICATION

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## LEGEND

-  EXISTING BUILDING STRUCTURE TO REMAIN
-  PROPOSED BUILDING/NEW WORKS

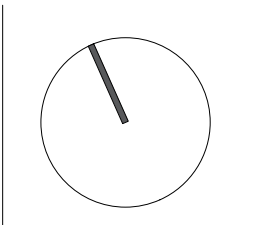


**1** PROPOSED LEVEL 2  
1:100  
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## PROPOSED FLOOR PLAN - L2

**A06.04 DA - 6**  
1:100 @ A1  
@ A3



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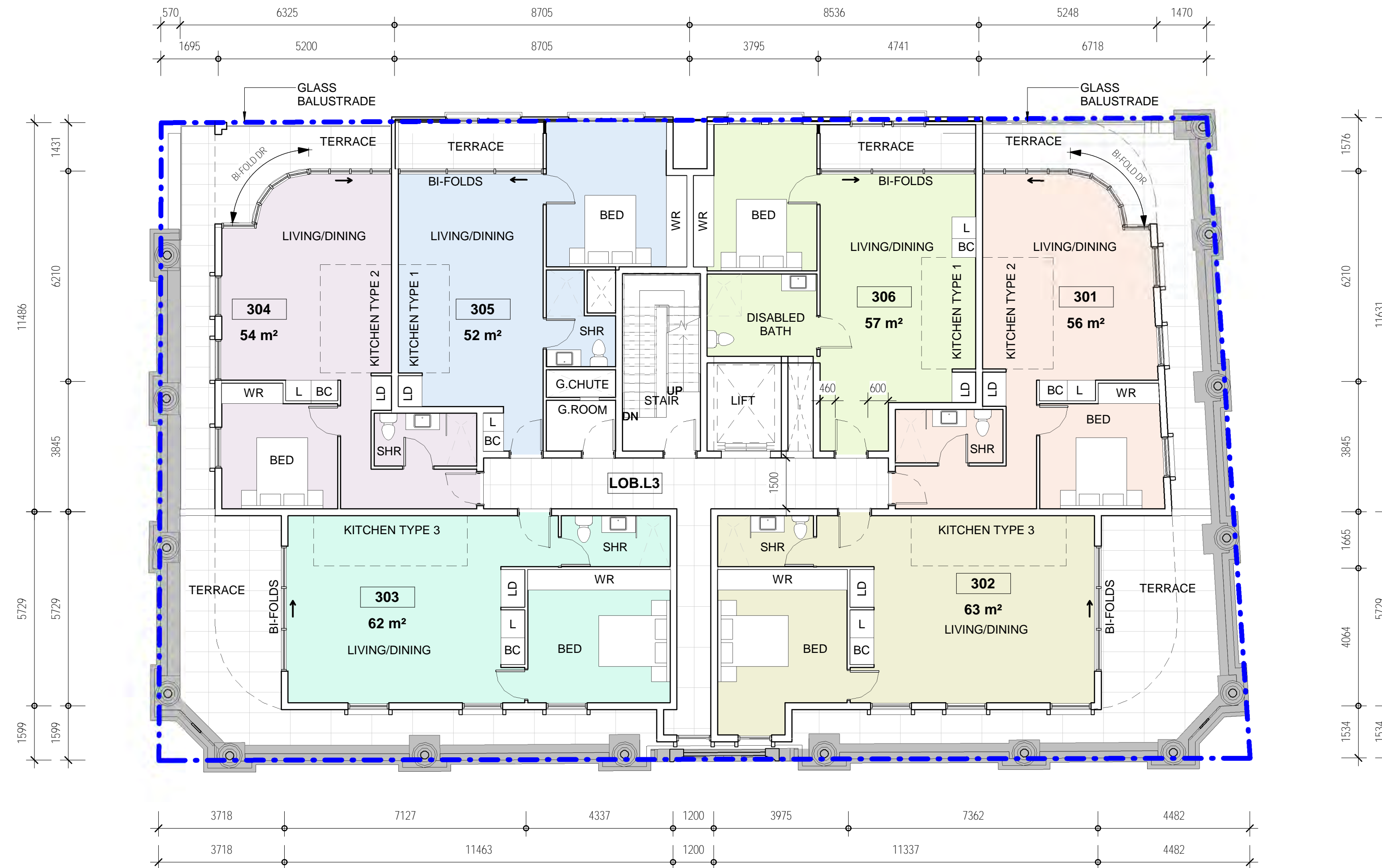


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## LEGEND

- EXISTING BUILDING STRUCTURE TO REMAIN
- PROPOSED BUILDING/NEW WORKS



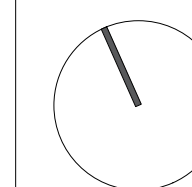
1 PROPOSED LEVEL 3  
 1:100

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## PROPOSED FLOOR PLAN - L3

**A06.05 DA - 6**  
 1:100 @ A1  
 @ A3



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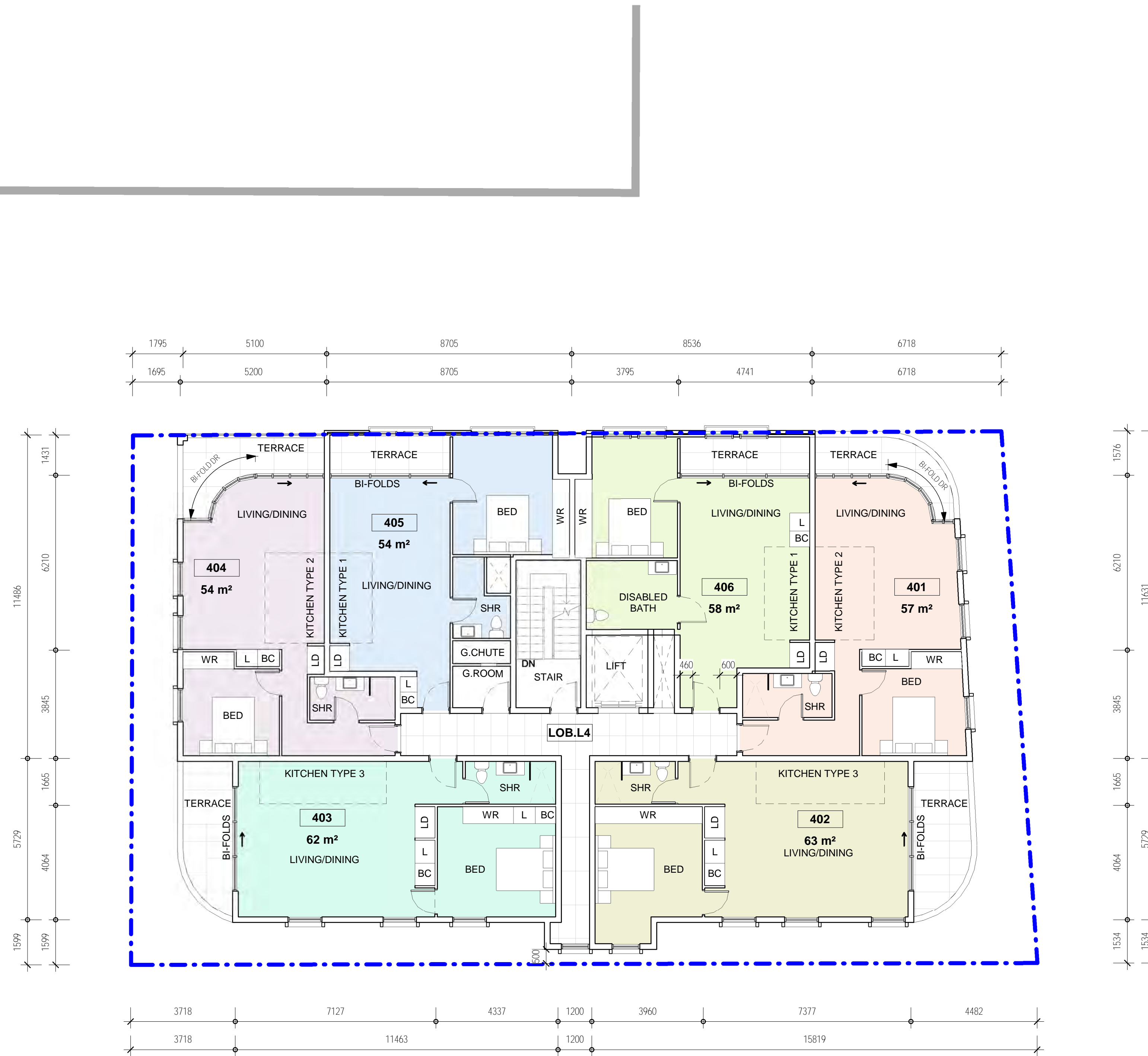


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## LEGEND

- EXISTING BUILDING STRUCTURE TO REMAIN
- PROPOSED BUILDING/NEW WORKS



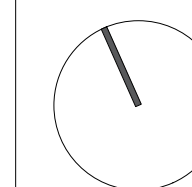
1 PROPOSED LEVEL 4  
 1:100

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## PROPOSED FLOOR PLAN - L4

**A06.06 DA - 6**  
 1:100 @ A1  
 @ A3



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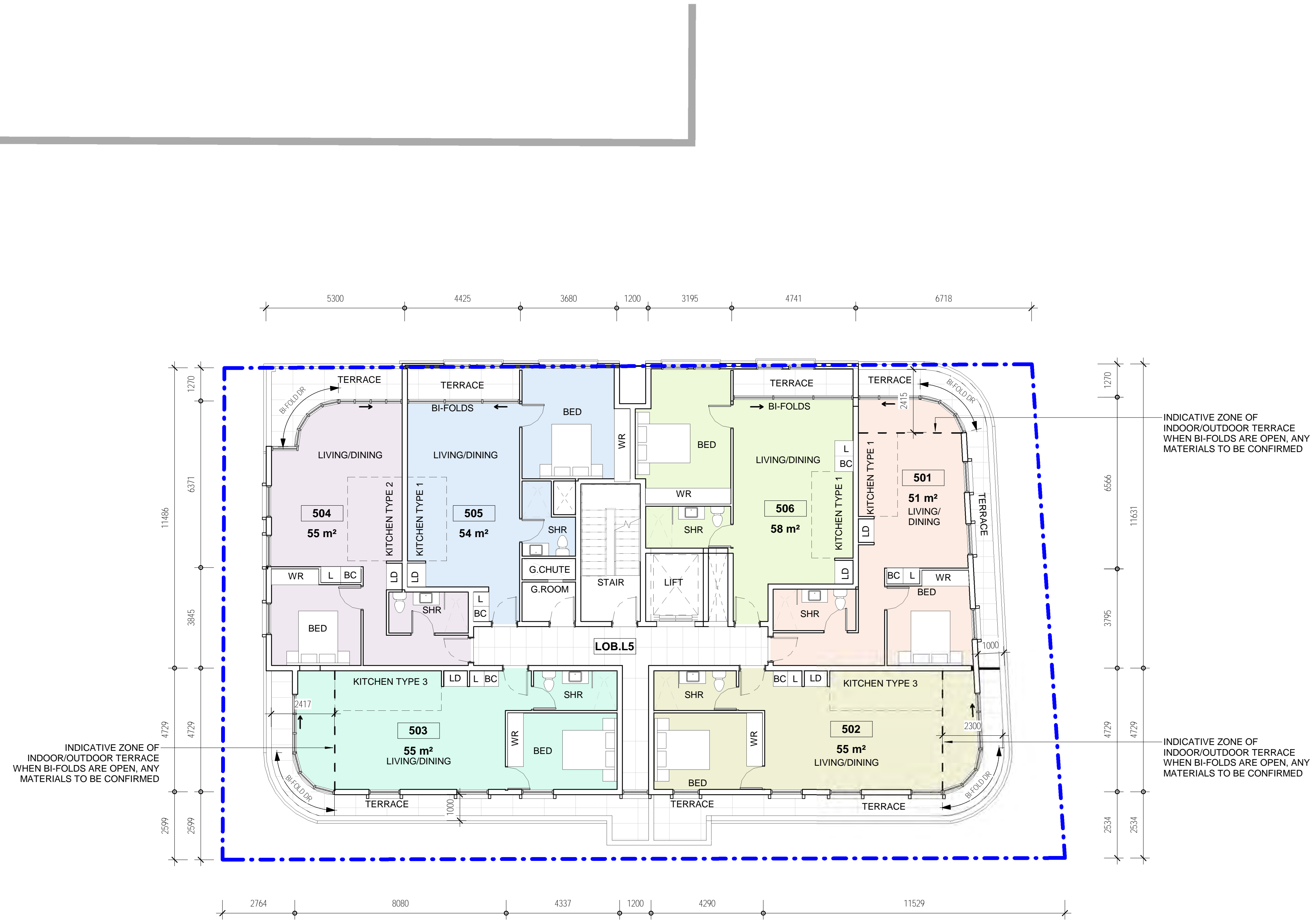
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### LEGEND

- EXISTING BUILDING STRUCTURE TO REMAIN
- PROPOSED BUILDING/ NEW WORKS



INDICATIVE ZONE OF INDOOR/OUTDOOR TERRACE WHEN BI-FOLDS ARE OPEN, ANY MATERIALS TO BE CONFIRMED

INDICATIVE ZONE OF INDOOR/OUTDOOR TERRACE WHEN BI-FOLDS ARE OPEN, ANY MATERIALS TO BE CONFIRMED

INDICATIVE ZONE OF INDOOR/OUTDOOR TERRACE WHEN BI-FOLDS ARE OPEN, ANY MATERIALS TO BE CONFIRMED



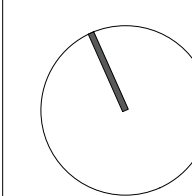
1 PROPOSED LEVEL 5  
1:100

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### PROPOSED FLOOR PLAN - L5

**A06.07 DA - 6**  
1:100 @ A1  
@ A3





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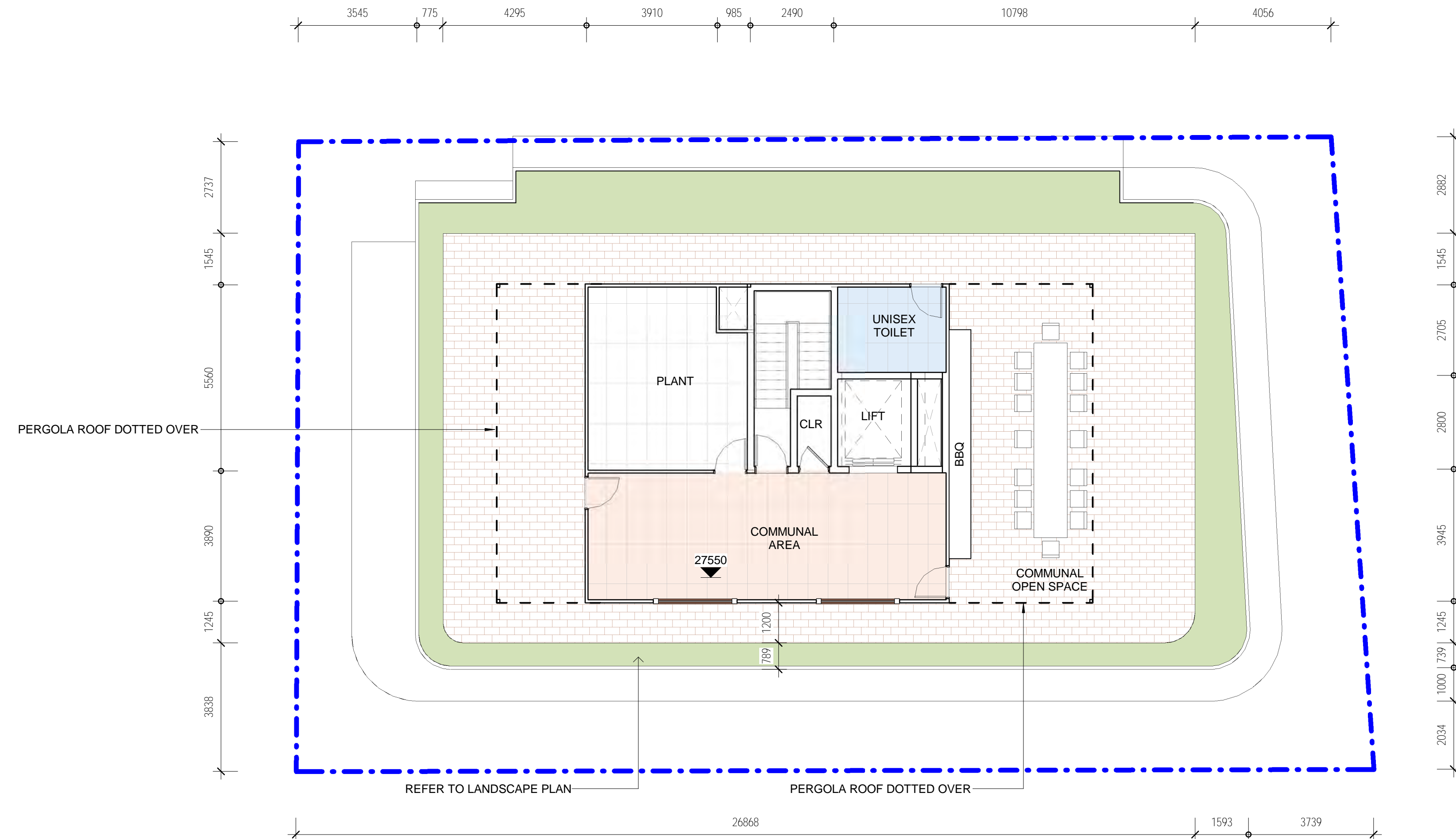


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## LEGEND

-  EXISTING BUILDING STRUCTURE TO REMAIN
-  PROPOSED BUILDING/ NEW WORKS



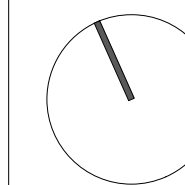
1 PROPOSED ROOF LEVEL  
1:100

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## PROPOSED ROOF PLAN

**A06.50 DA - 6**  
1:100 @ A1  
@ A3



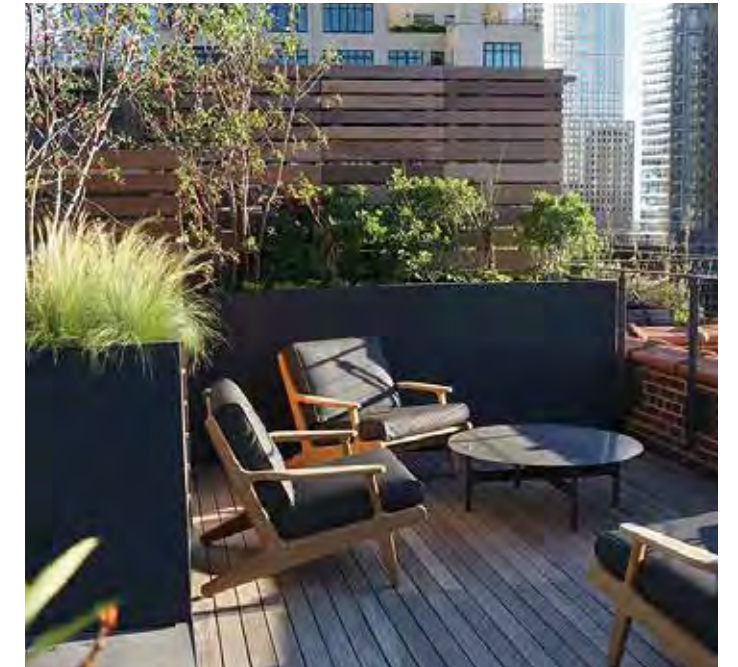
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## LEGEND

- EXISTING BUILDING STRUCTURE TO REMAIN
- PROPOSED BUILDING/ NEW WORKS



1 SOUTH ELEVATION  
1:100

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### PROPOSED EXTERNAL ELEVATIONS

**A09.01 DA - 6**  
1:100 @ A1  
@ A3

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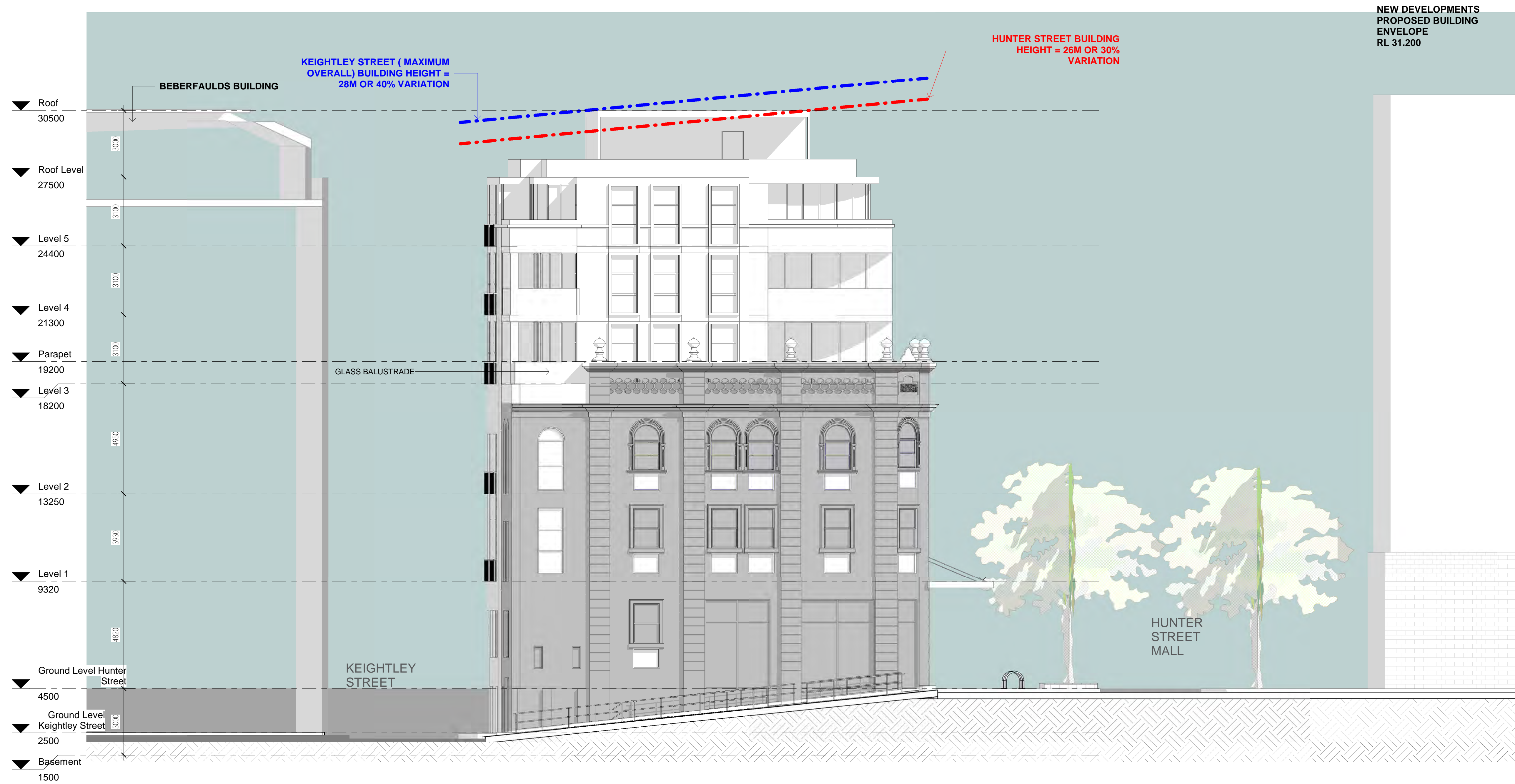


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## LEGEND

- EXISTING BUILDING STRUCTURE TO REMAIN
- PROPOSED BUILDING/NEW WORKS



1 WEST ELEVATION  
1:100

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## PROPOSED EXTERNAL ELEVATIONS

**A09.02 DA - 6**  
1:100 @ A1  
@ A3

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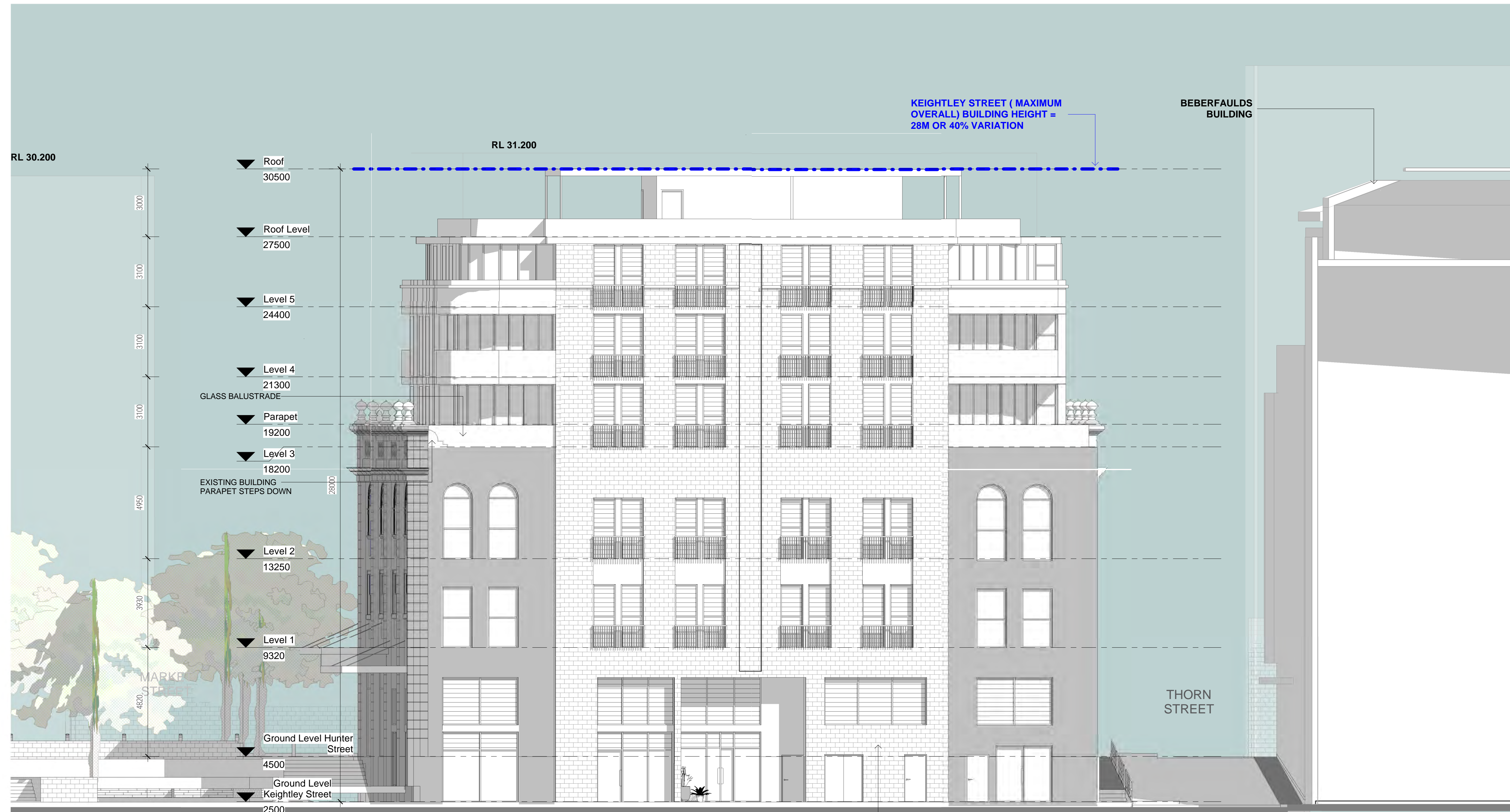


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## LEGEND

- EXISTING BUILDING STRUCTURE TO REMAIN
- PROPOSED BUILDING/NEW WORKS



KEIGHTLEY STREET ( MAXIMUM OVERALL) BUILDING HEIGHT = 28M OR 40% VARIATION

BEBERFAULDS BUILDING

RL 30.200

RL 31.200

▼ Roof  
30500

▼ Roof Level  
27500

▼ Level 5  
24400

▼ Level 4  
21300

GLASS BALUSTRADE

▼ Parapet  
19200

▼ Level 3  
18200

EXISTING BUILDING PARAPET STEPS DOWN

▼ Level 2  
13250

▼ Level 1  
9320

Ground Level Hunter Street  
4500

Ground Level Keightley Street  
2500

THORN STREET

TF\_01  
BOWRAL BLENDS HILL TOP BRICKS RESIDENTIAL ENTRY FACADE (KEIGHTLEY STREET)

1 NORTH ELEVATION  
1:100

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PROPOSED EXTERNAL ELEVATIONS

A09.03 DA - 6

1:100 @ A1  
@ A3

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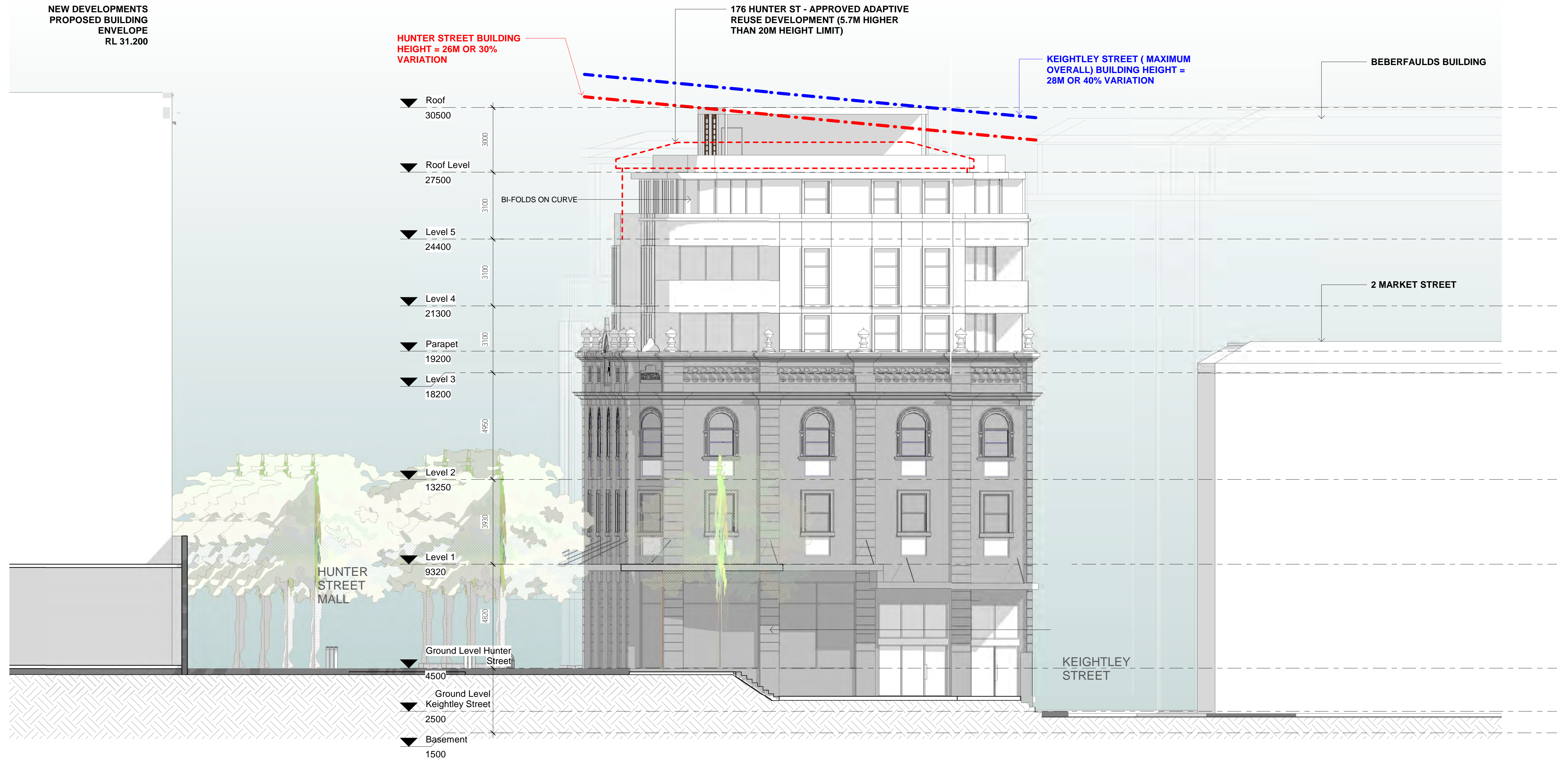


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## LEGEND

- EXISTING BUILDING STRUCTURE TO REMAIN
- PROPOSED BUILDING/NEW WORKS



1 EAST ELEVATION  
1:100

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### PROPOSED EXTERNAL ELEVATIONS

**A09.04 DA - 6**  
1:100 @ A1  
@ A3

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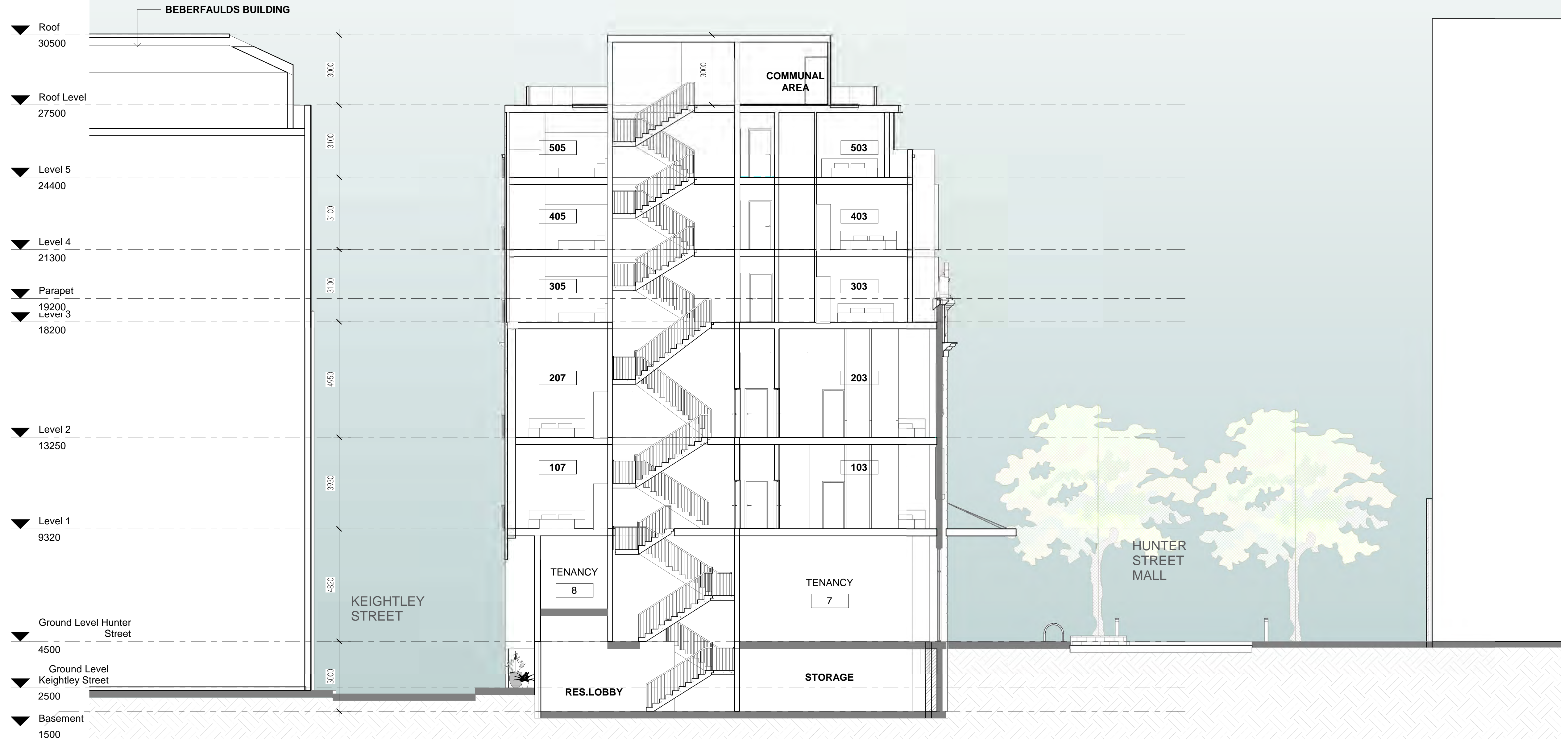


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## LEGEND

-  EXISTING BUILDING STRUCTURE TO REMAIN
-  PROPOSED BUILDING/NEW WORKS



1 SECTION 01  
1:100

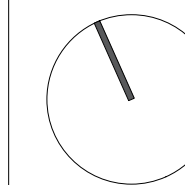


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## PROPOSED BUILDING SECTIONS

A11.01 DA - 6  
1:100 @ A1  
@ A3

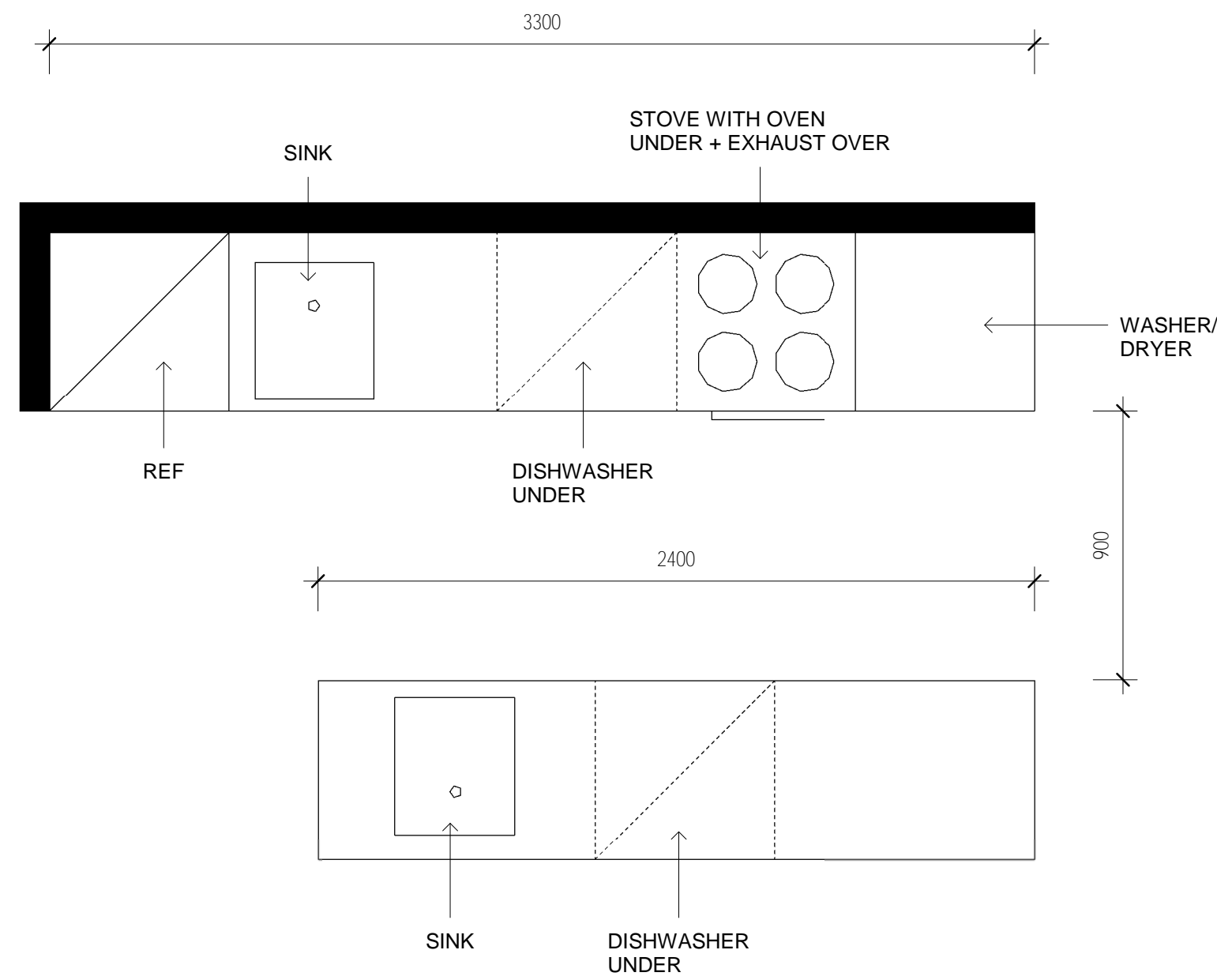


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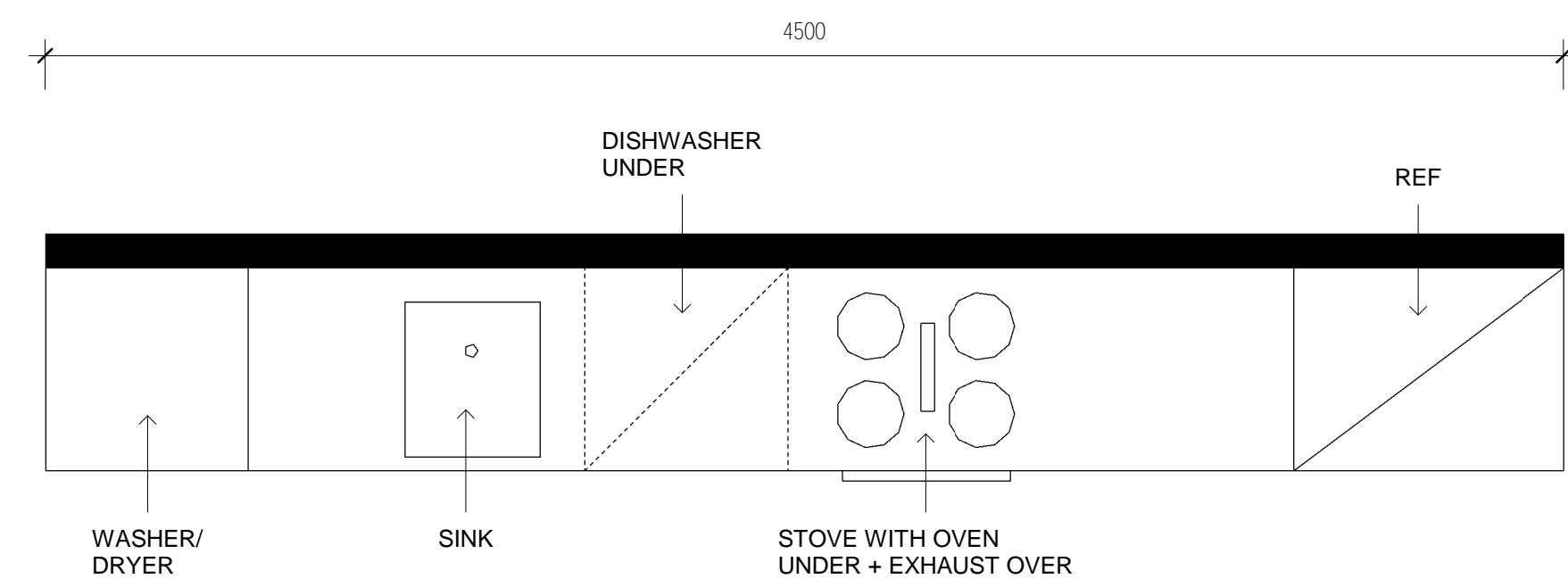
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## TYPE ONE

## TYPE TWO WITH ISLAND BENCH



## TYPE THREE

1 KITCHEN LAYOUT OPTIONS  
1:20



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**KITCHEN LAYOUT OPTIONS**

**A80.01 DA - 6**  
1:20 @ A1  
@ A3

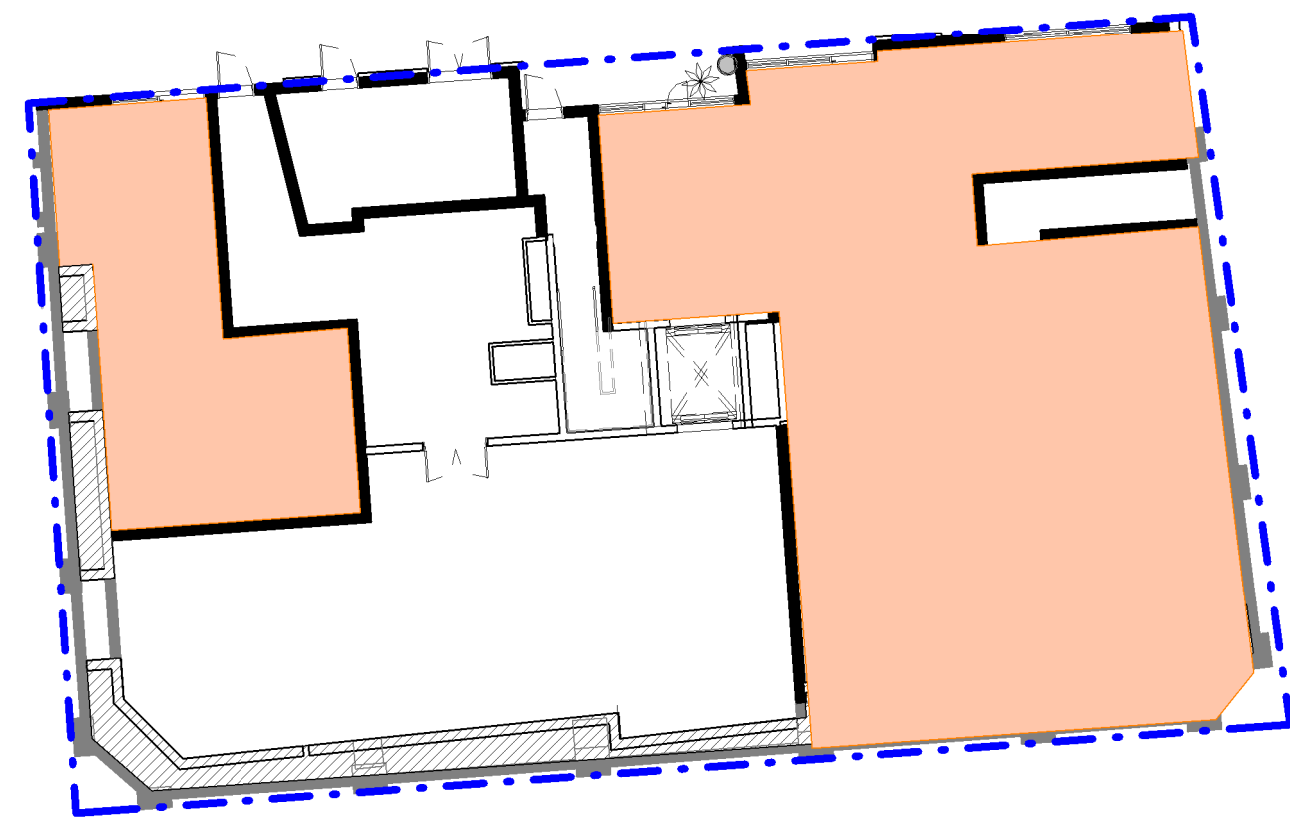
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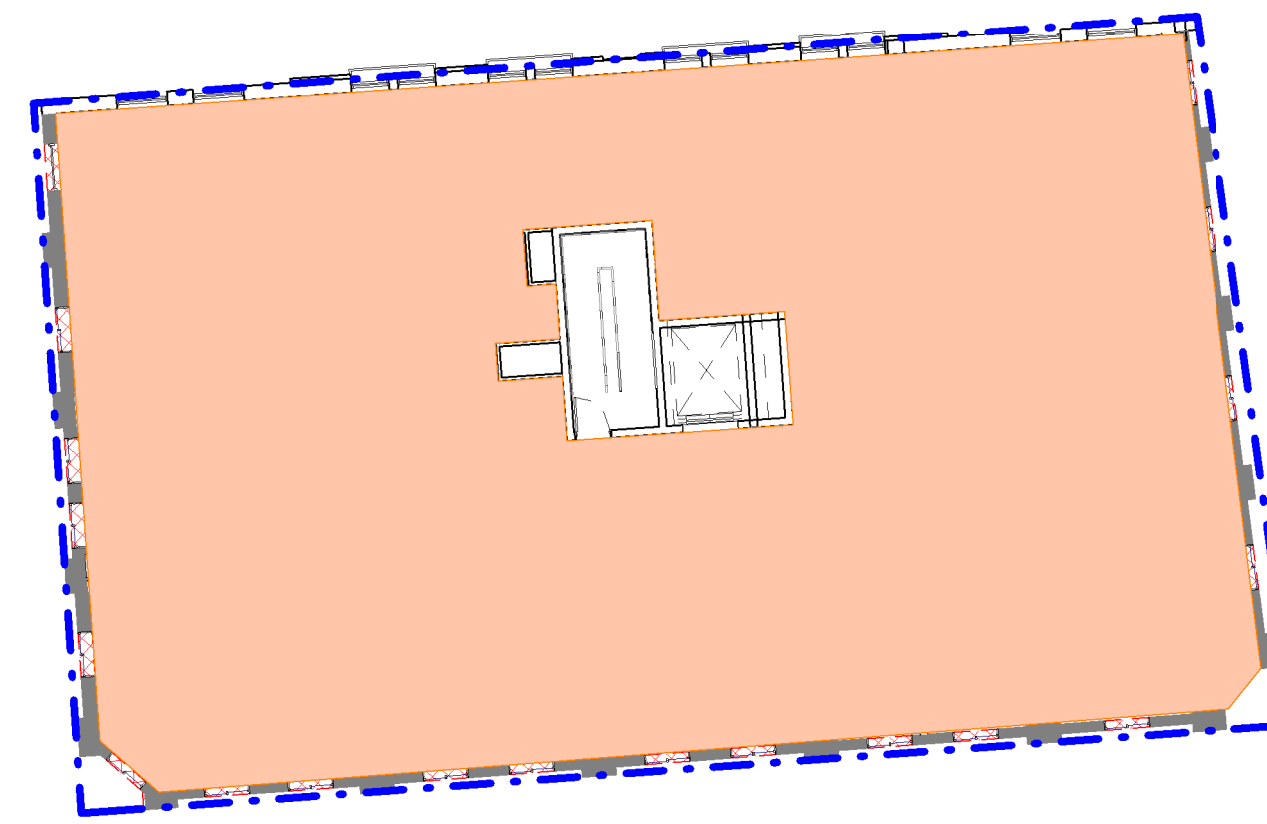


# DEVELOPMENT APPLICATION

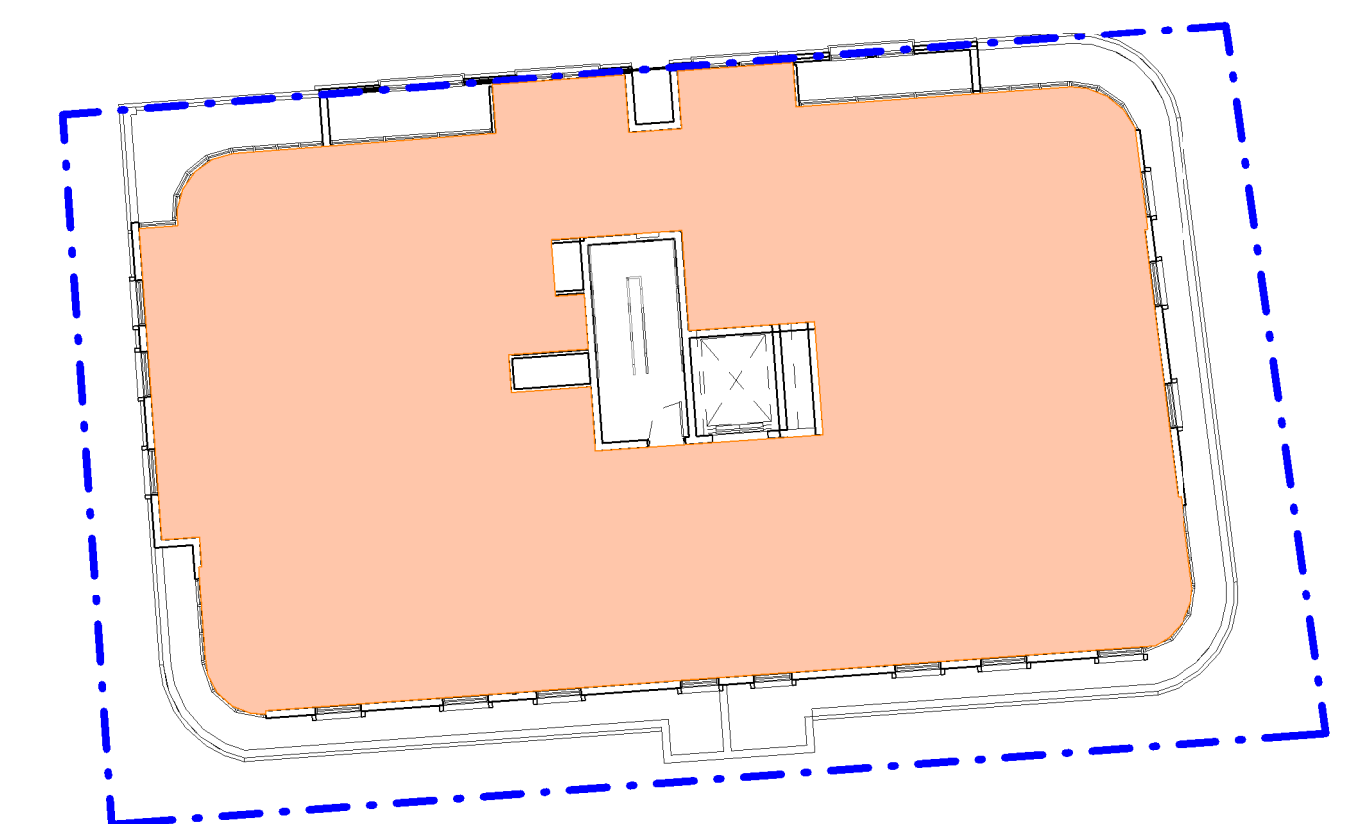
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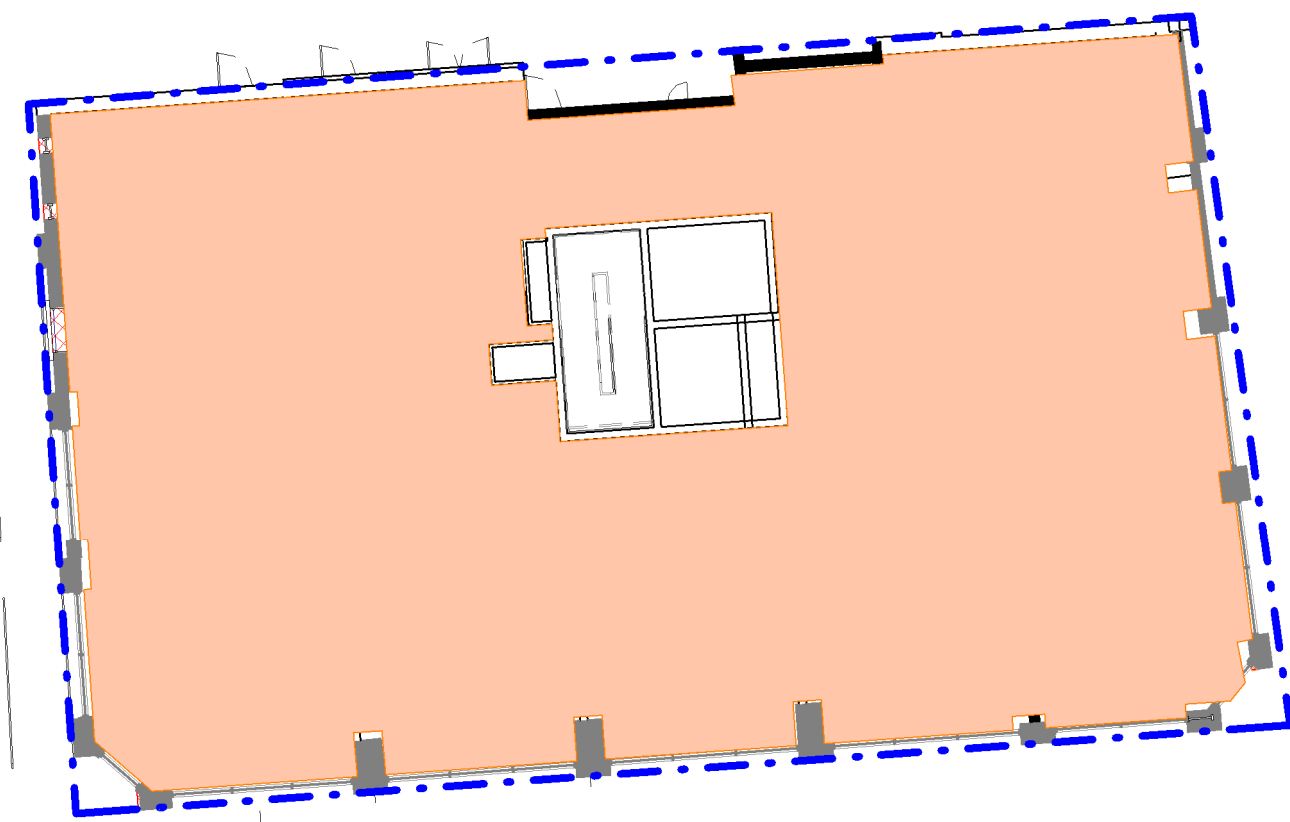
1 FSR Basement 275 m2  
1:200



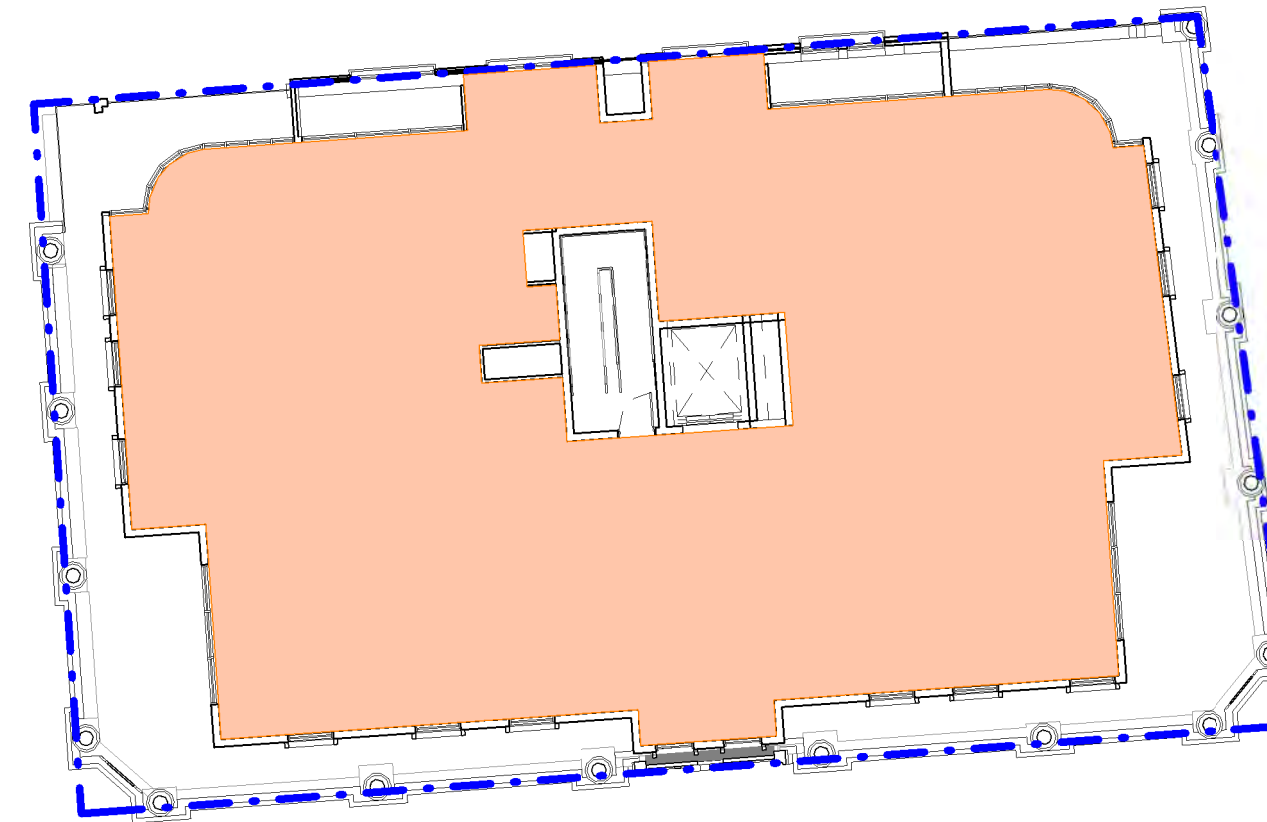
4 FSR Level 2 515 m2  
1:200



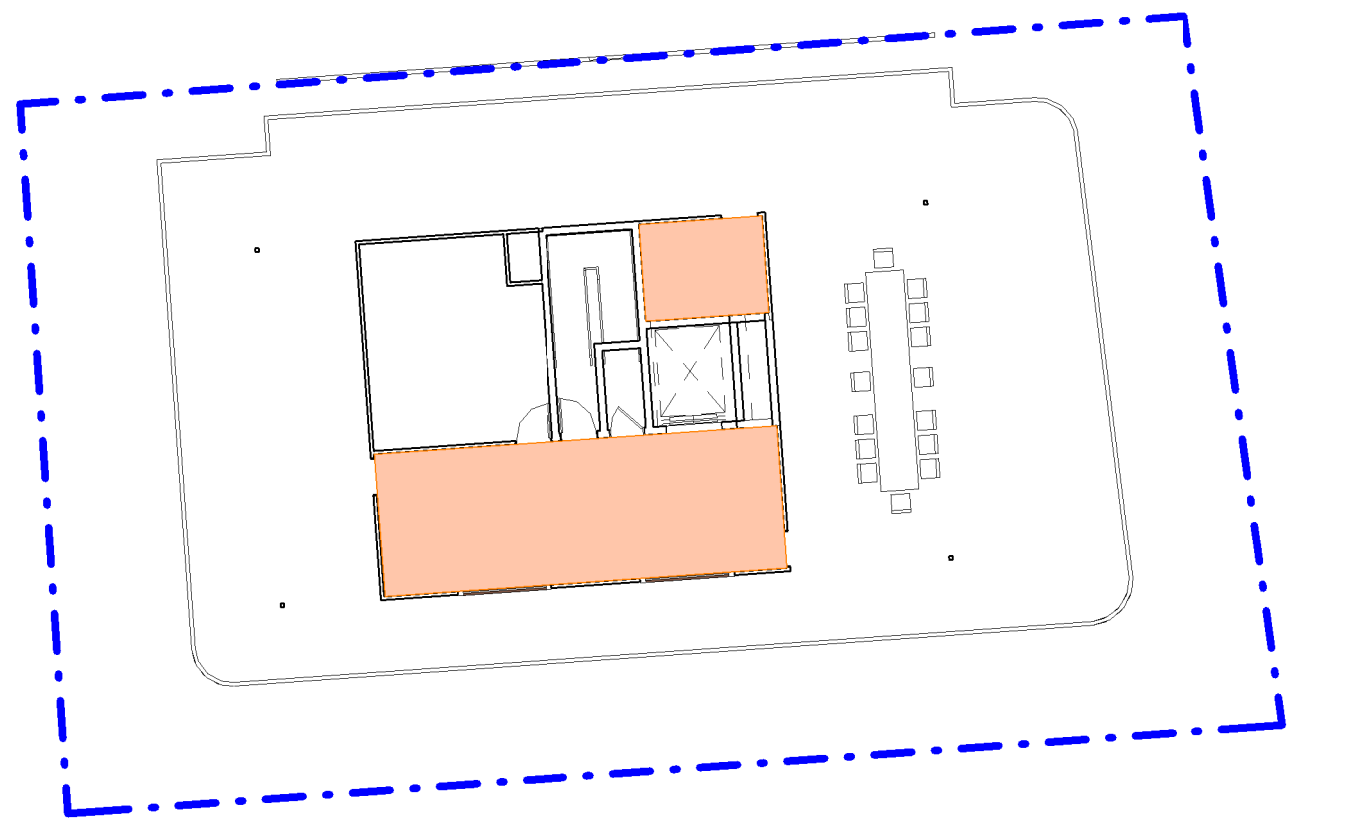
7 FSR Level 5 367 m2  
1:200



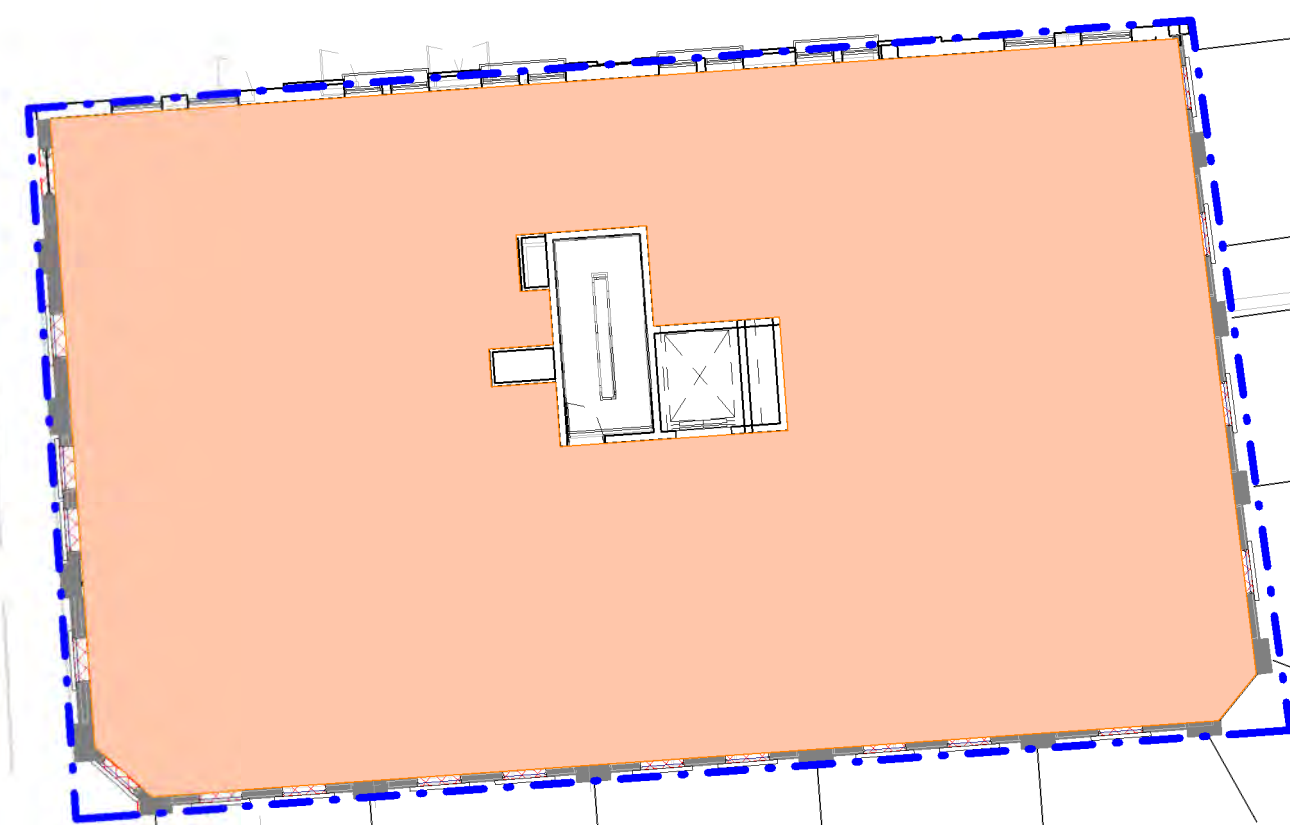
2 FSR Ground Floor 495 m2  
1:200



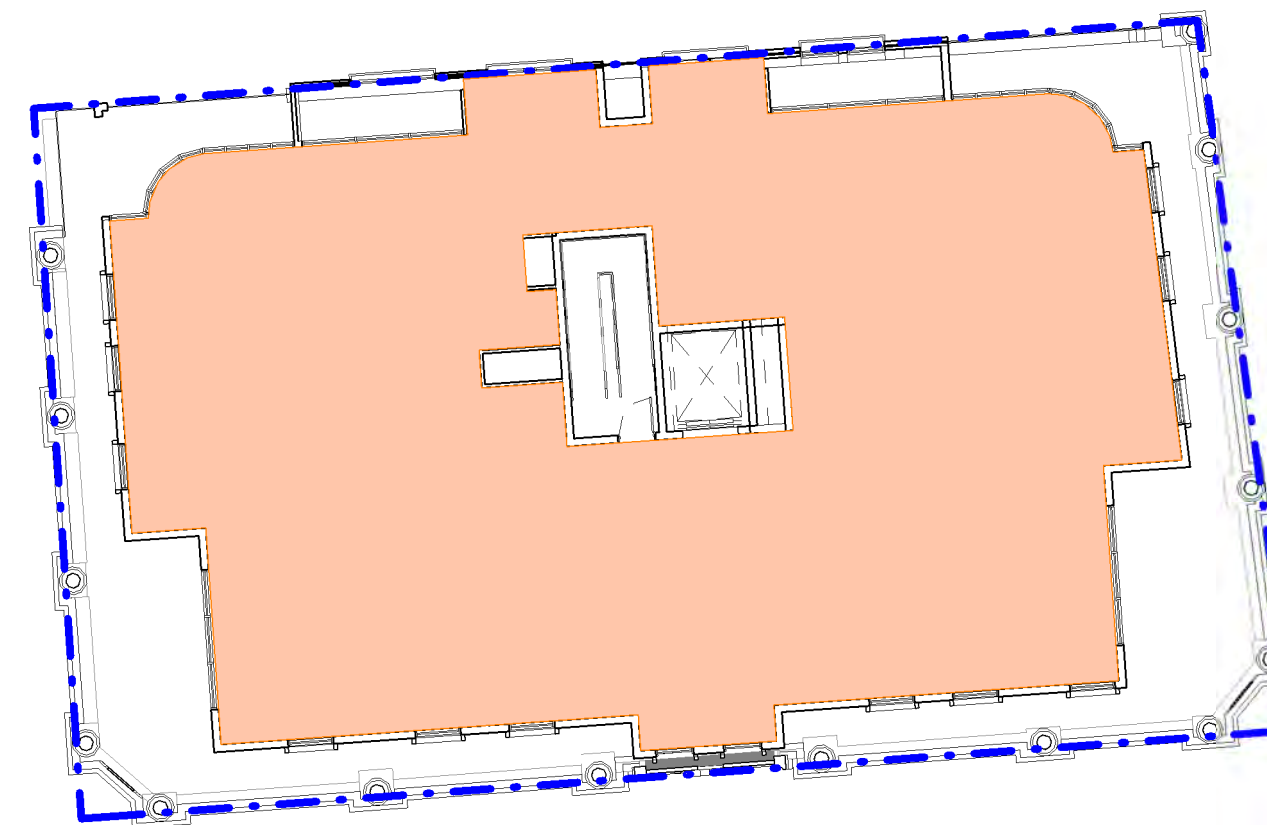
5 FSR Level 3 390 m2  
1:200



8 FSR Level 6 48 m2  
1:200



3 FSR Level 1 515 m2  
1:200



6 FSR Level 4 390 m2  
1:200

## GROSS FLOOR AREA

BASEMENT	275 m2
GROUND FLOOR	495 m2
LEVEL 1	515 m2
LEVEL 2	515 m2
LEVEL 3	390 m2
LEVEL 4	390 m2
LEVEL 5	367 m2
LEVEL 6	48 m2

**TOTAL** 2995 m2

**SITE AREA** 594.4 m2

**FSR** 5.03



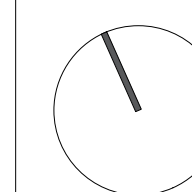
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## FSR ANALYSIS

A100.21 DA - 6

1:200 @ A1  
@ A3

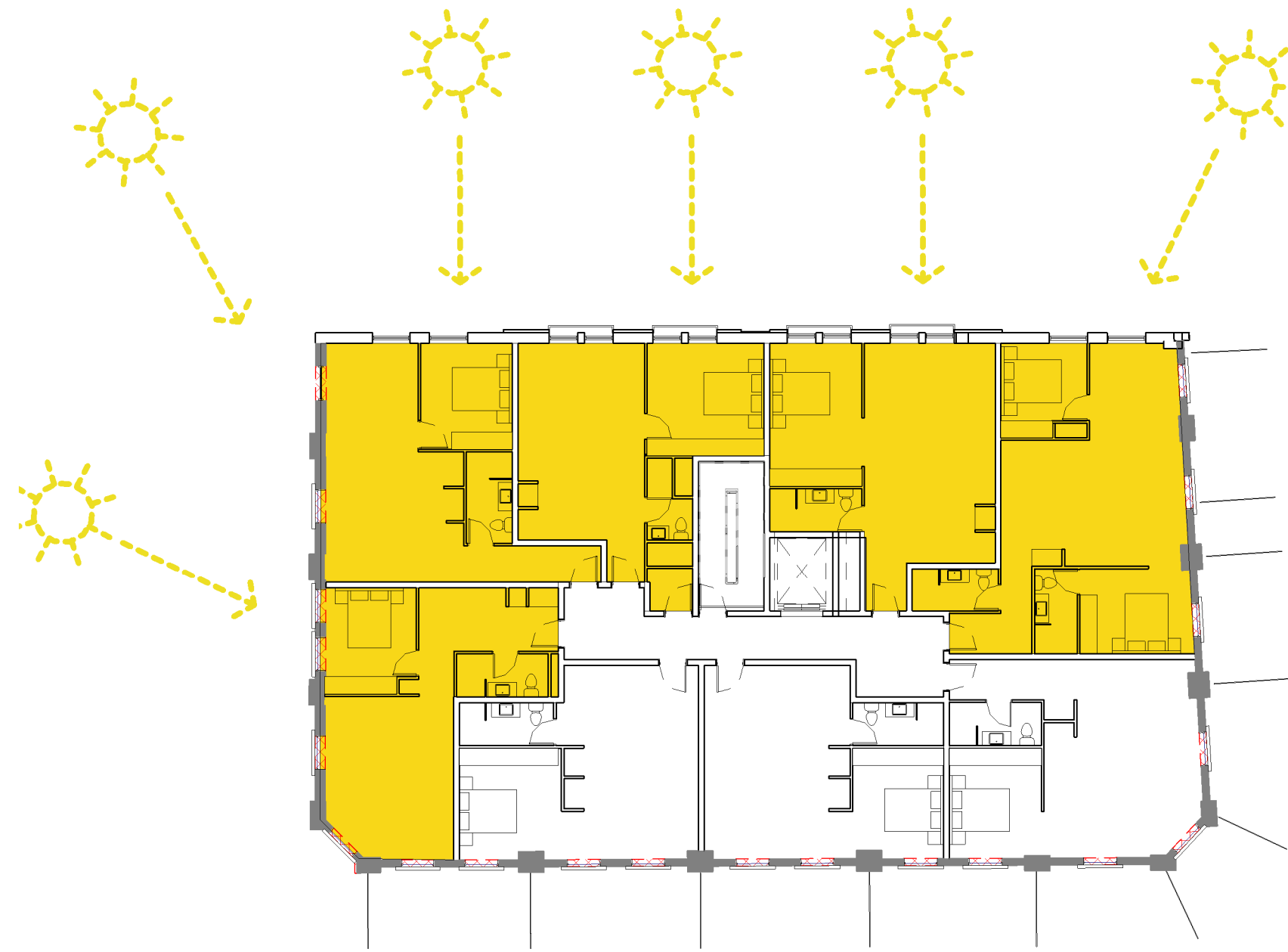


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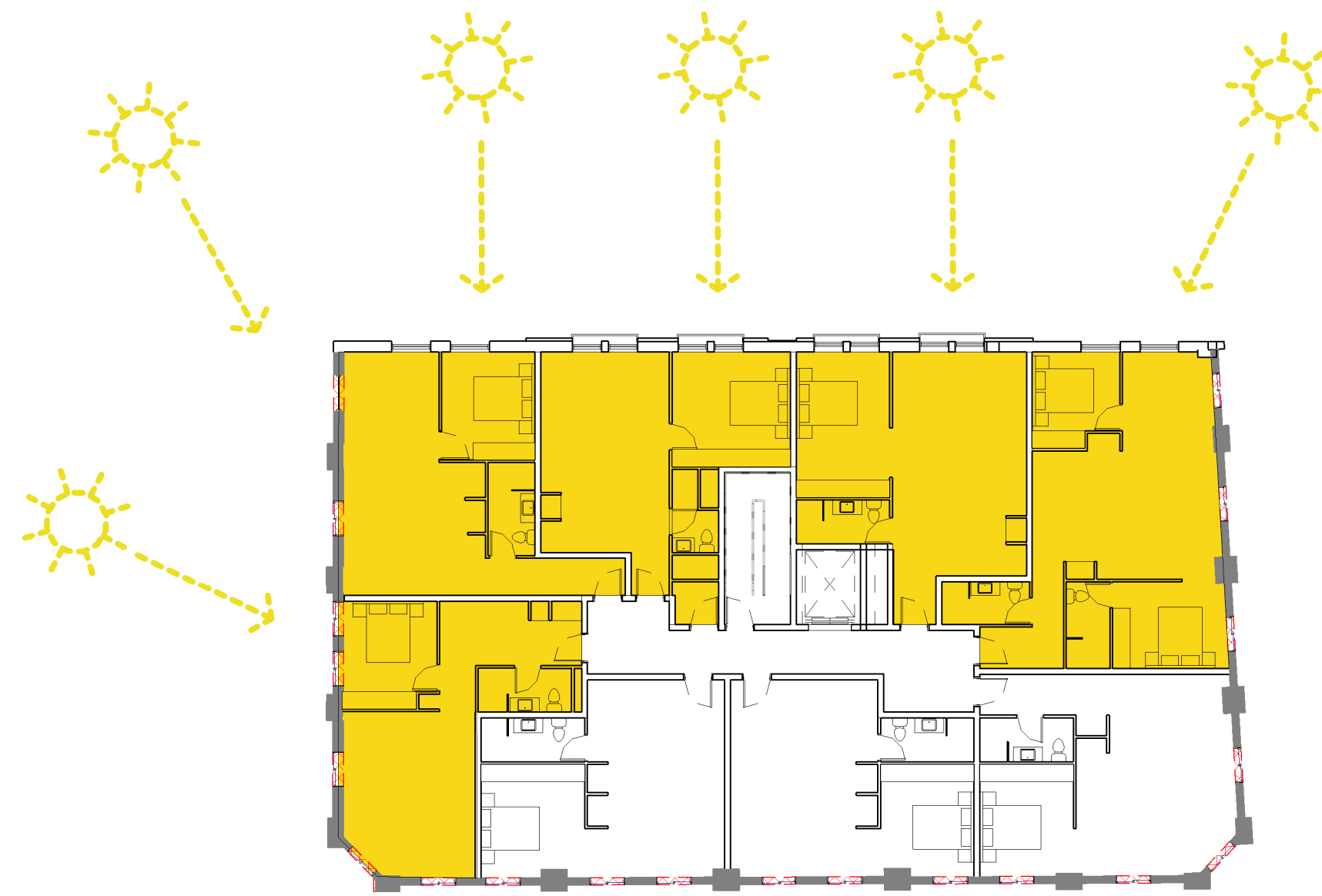
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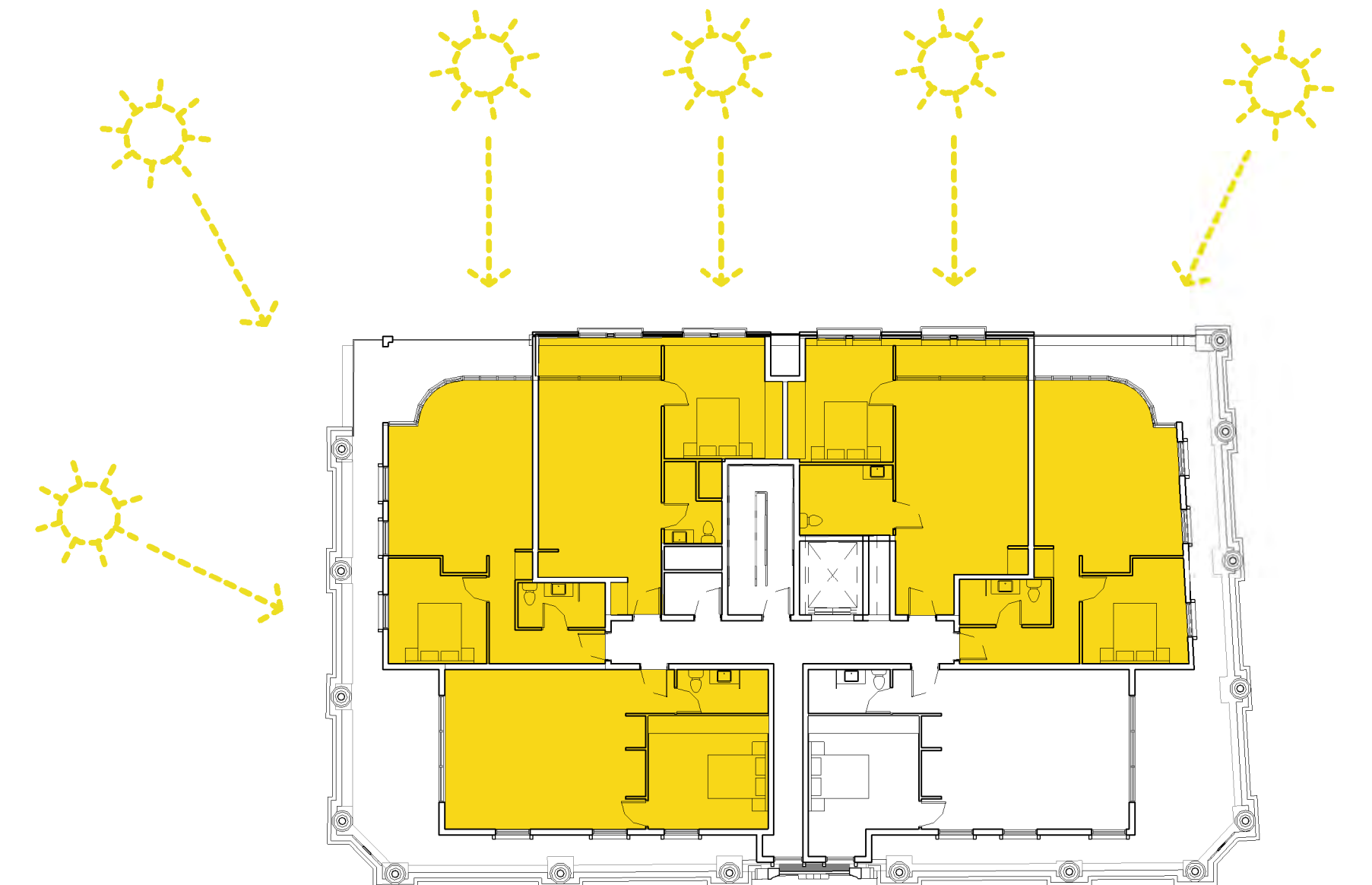
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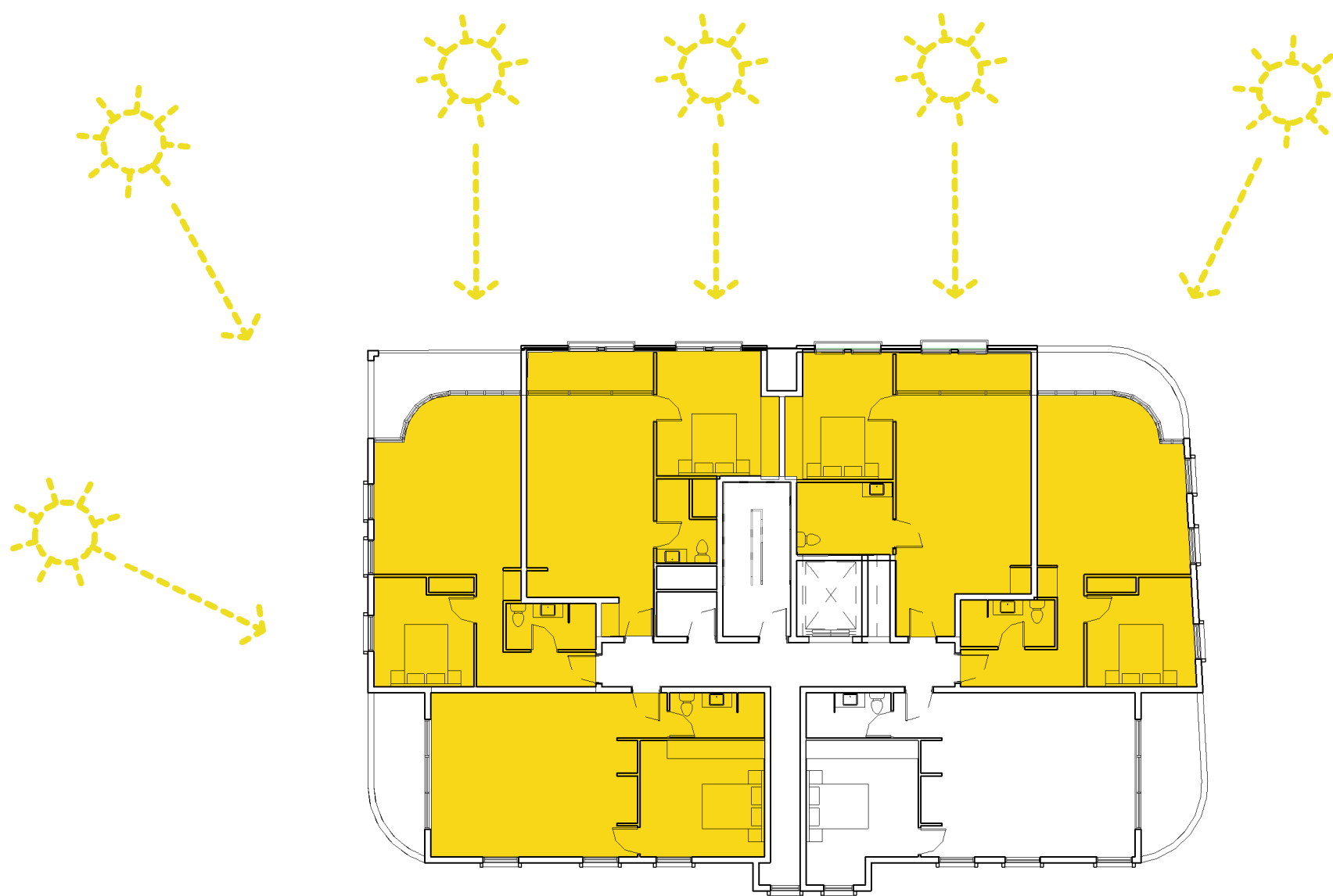
1 Solar Access Level 1  
1:200



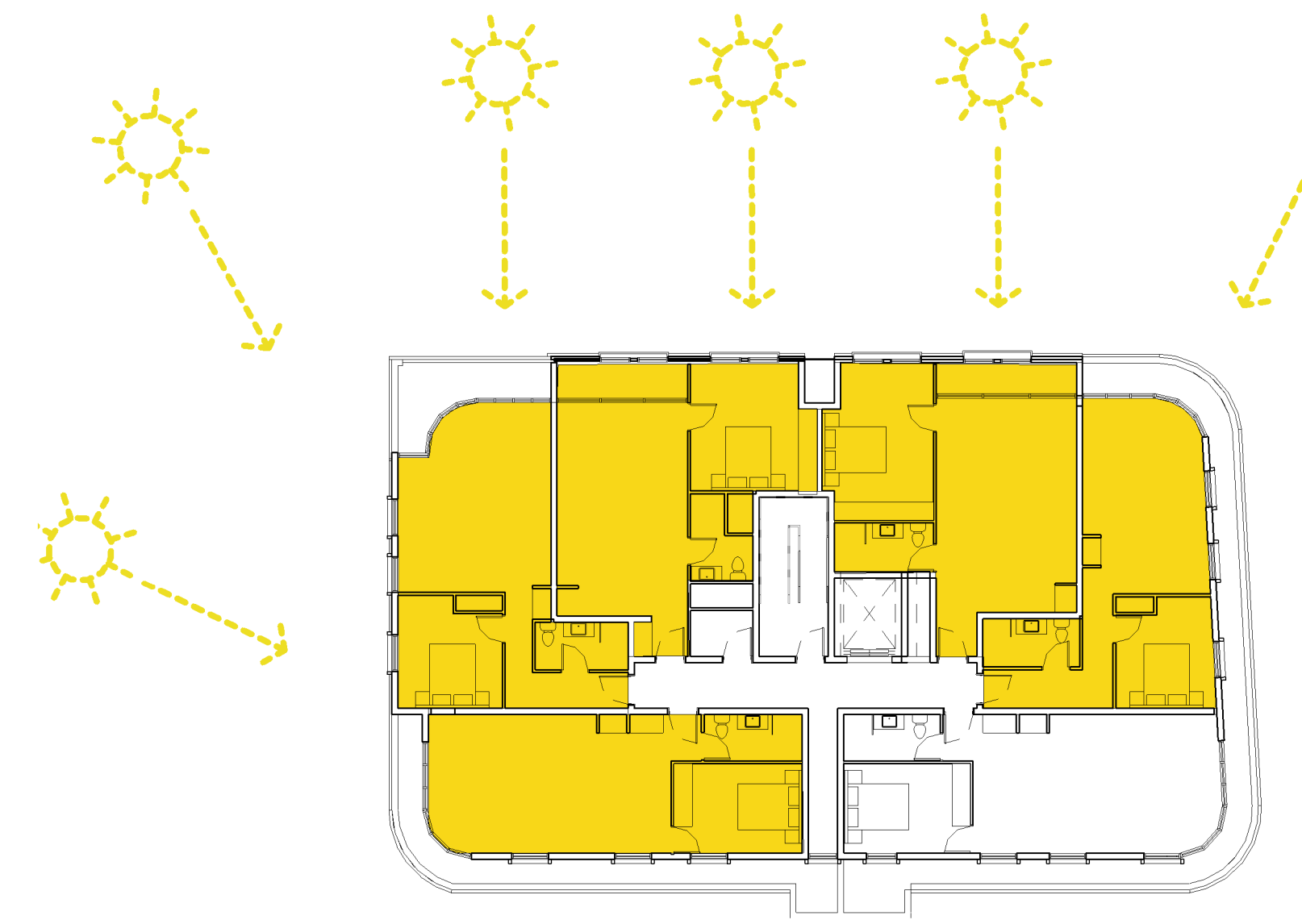
2 Solar Access Level 2  
1:200



3 Solar Access Level 3  
1:200



4 Solar Access Level 4  
1:200



5 Solar Access Level 5  
1:200

DAYLIGHT ACCESS REQUIREMENT		
LEVEL	YES	NO
LEVEL 1	5	3
LEVEL 2	5	3
LEVEL 3	5	1
LEVEL 4	5	1
LEVEL 5	5	1
TOTAL (TYPES)	25	9
TOTAL NUMBER OF UNITS		34
DAYLIGHT ACCESS REQUIREMENT		70%
<b>TOTAL APARTMENTS &gt;= 2 HOURS SOLAR ACCESS</b>		<b>73.5%</b>



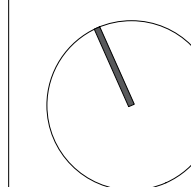
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## SEPP 65 - SOLAR ACCESS

A100.24 DA - 6

As indicated @ A1 A3



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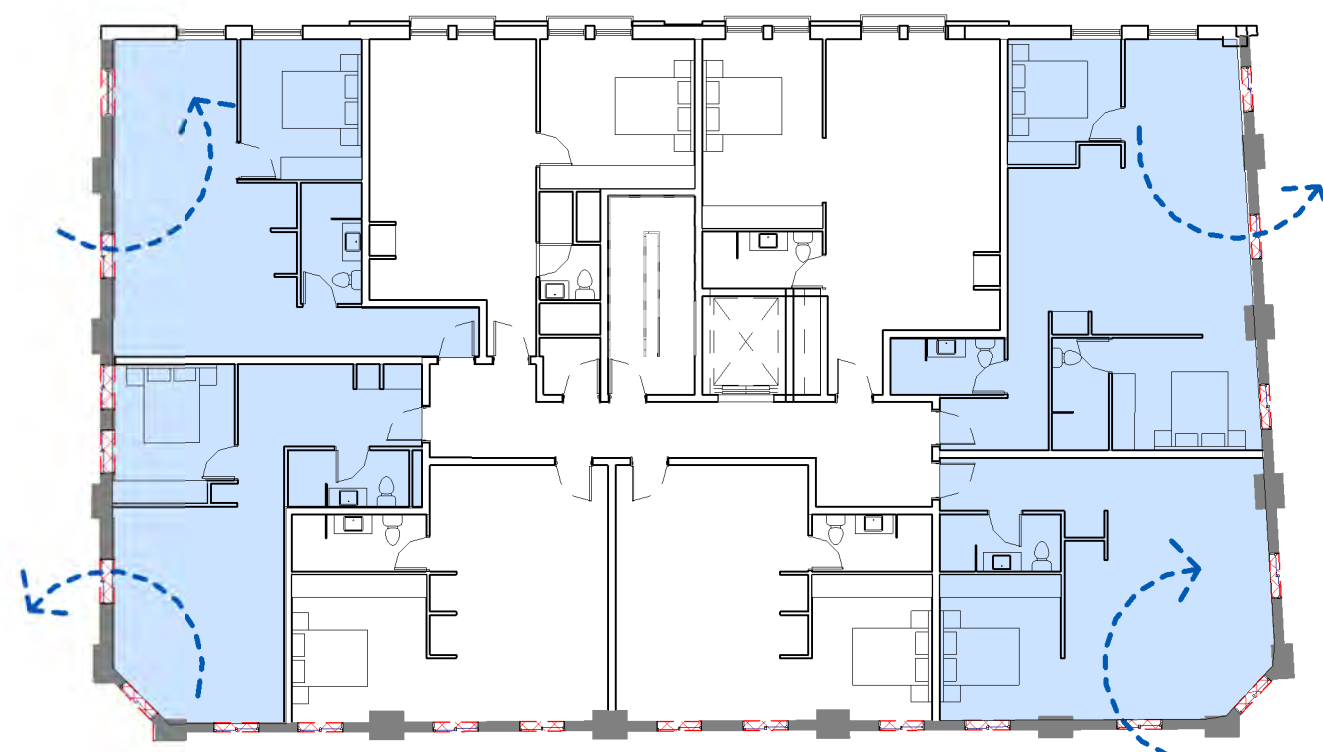


# DEVELOPMENT APPLICATION

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1 Cross Ventilation Level 1  
1:200



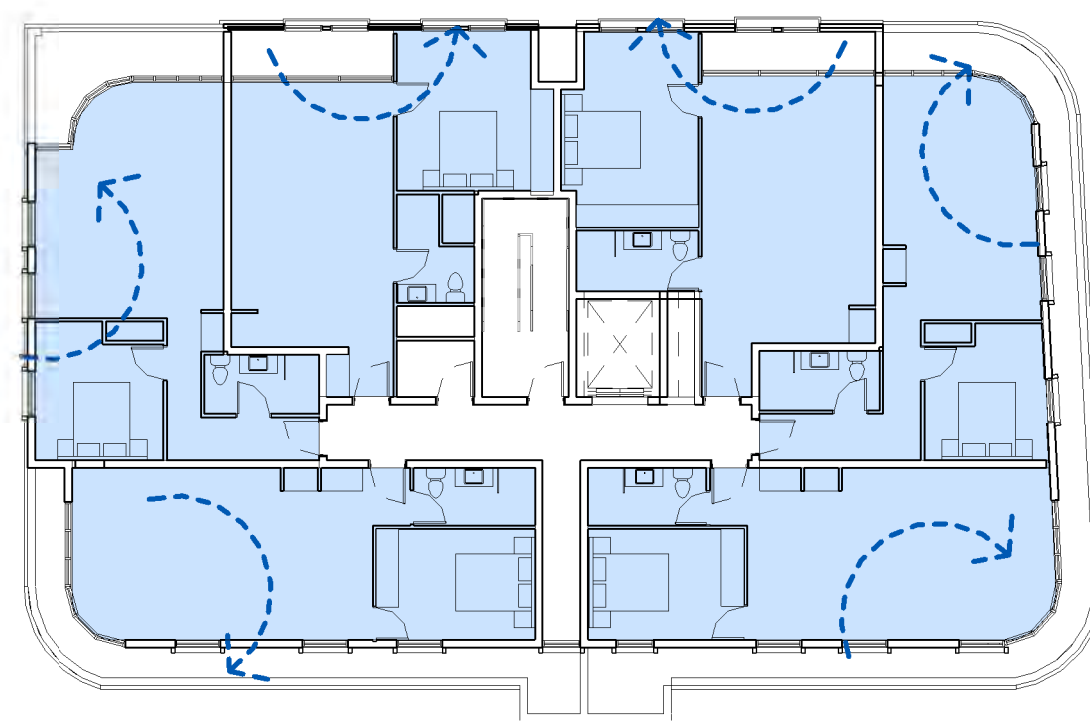
2 Cross Ventilation Level 2  
1:200



3 Cross Ventilation Level 3  
1:200



4 Cross Ventilation Level 4  
1:200



5 Cross Ventilation Level 5  
1:200

NATURAL CROSS VENTILATION ANALYSIS		
LEVEL	YES	NO
LEVEL 1	4	4
LEVEL 2	4	4
LEVEL 3	6	0
LEVEL 4	6	0
LEVEL 5	6	0
TOTAL ( TYPES)	26	8
TOTAL NUMBER OF UNITS		34
NATURAL VENTILATION REQUIREMENT		60%
PERCENTAGE OF UNITS WITH NATURAL VENTILATION	76.5%	



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**SEPP 65 - CROSS VENTILATION**

**A100.25 DA - 6**

As indicated @ A1 A3

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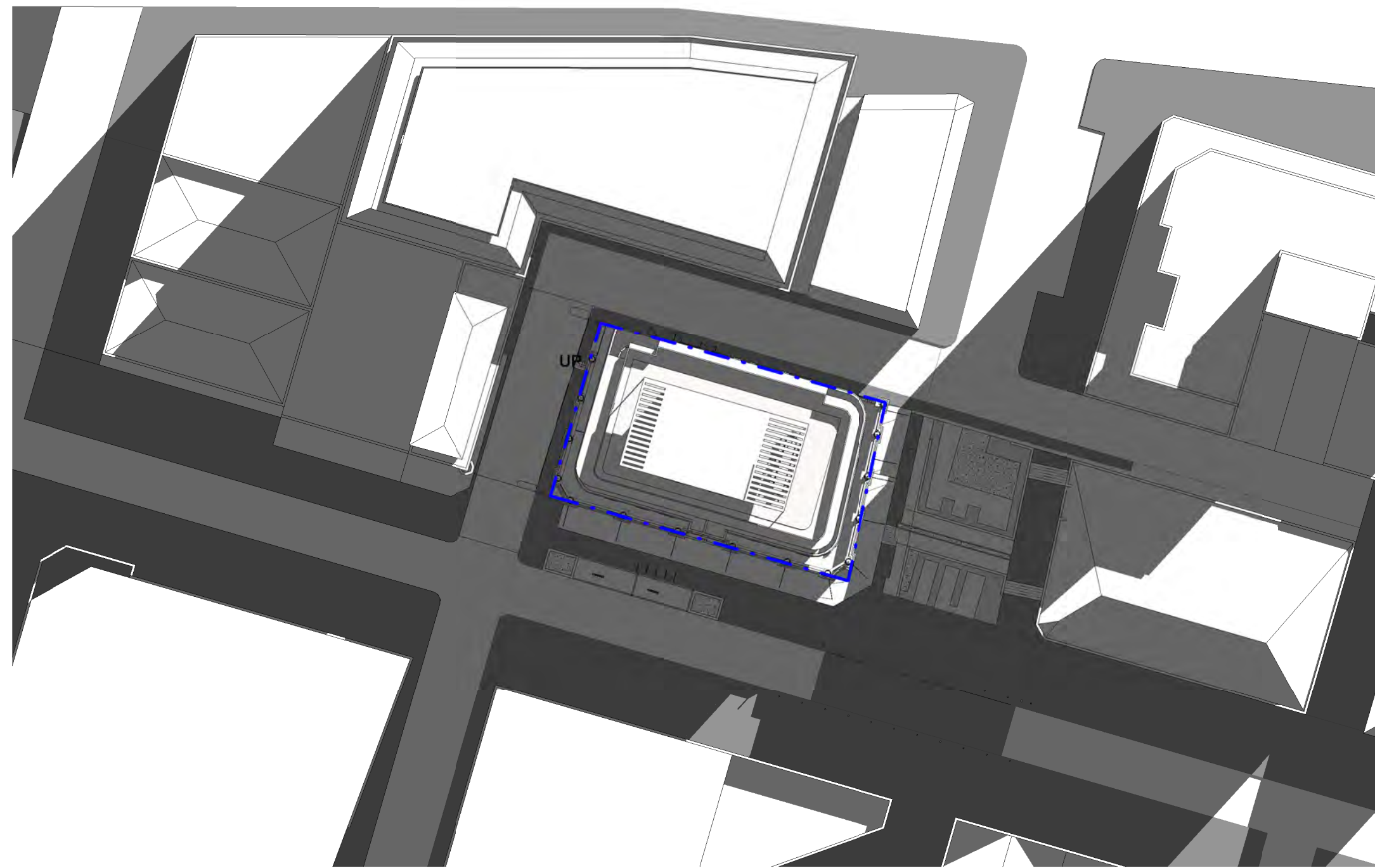


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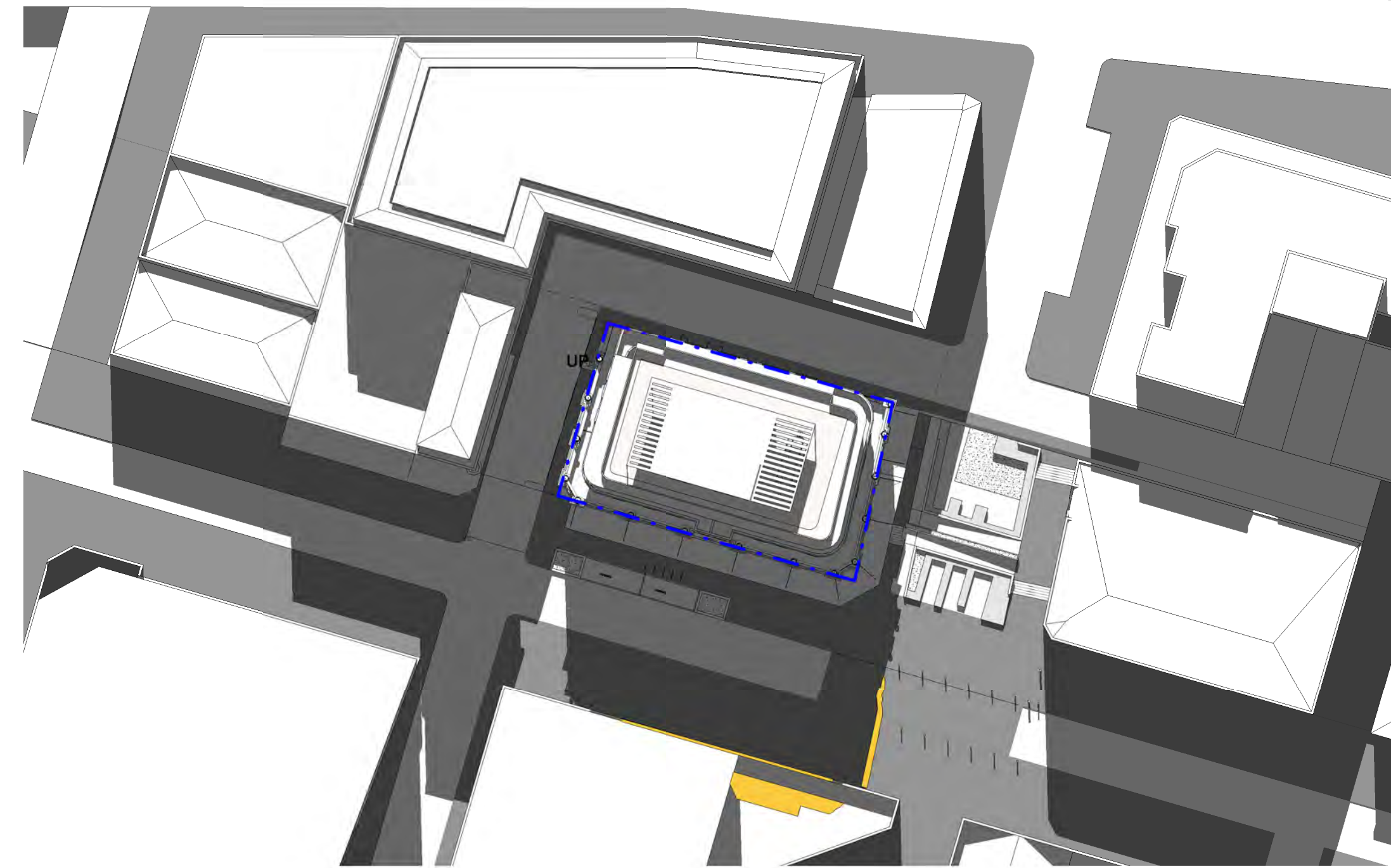
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LEGEND:

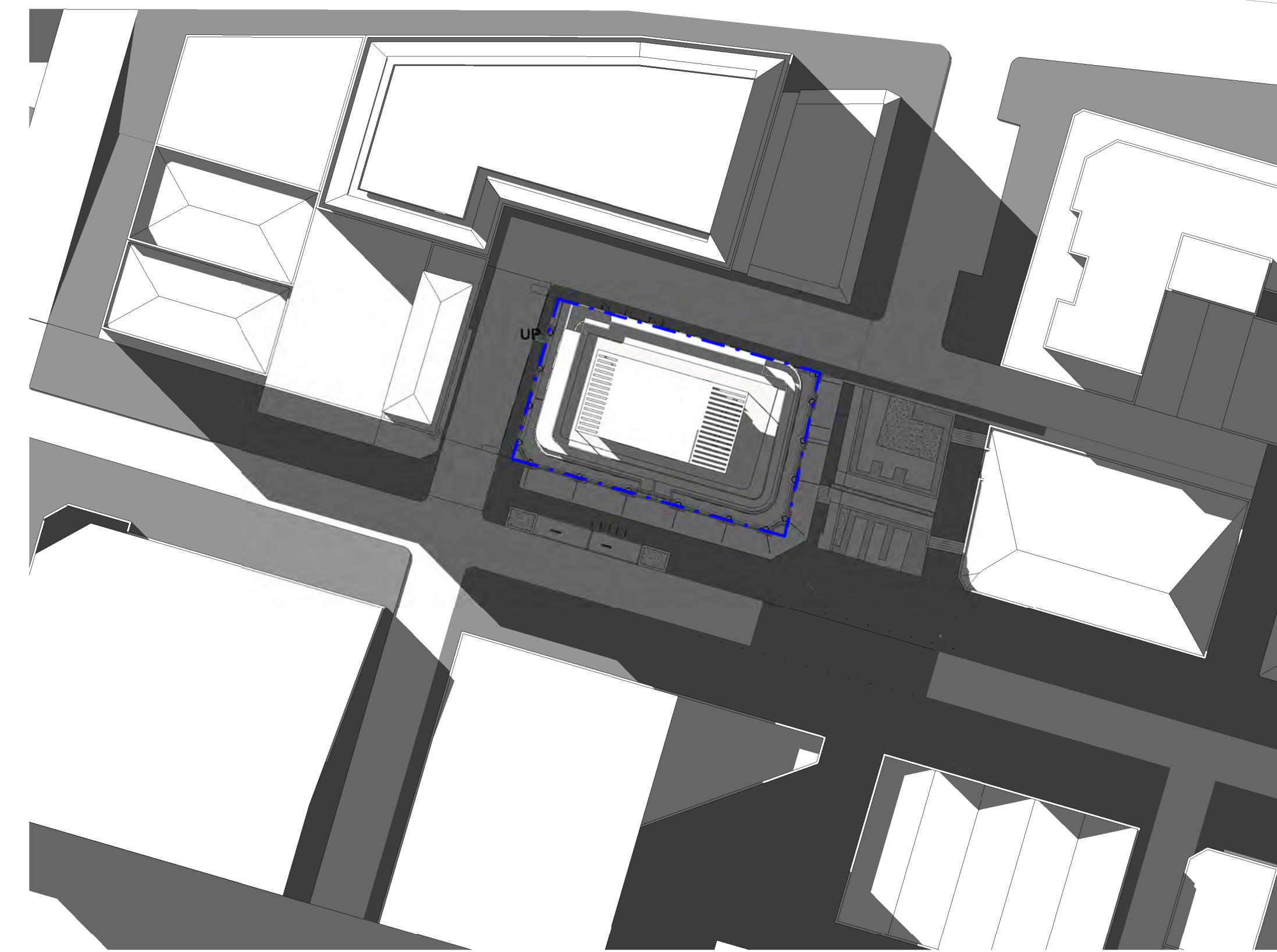
- EXISTING SHADOWS FROM CURRENTLY APPROVED DA
- ADDITIONAL SHADOW FROM CURRENTLY APPROVED DA



1 Shadow 21 June 9 am  
1:500



2 Shadow 21 June 12 pm  
1:500



3 Shadow 21 June 3 pm  
1:500



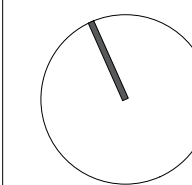
**164 HUNTER ST THE MALL**  
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ISSUE	DATE	DESCRIPTION
5	11/08/21	DA APPROVAL
6	08/09/21	DA APPROVAL

## SOLAR STUDY - WINTER

A100.50 DA - 6

As @ A1  
indicated @ A3



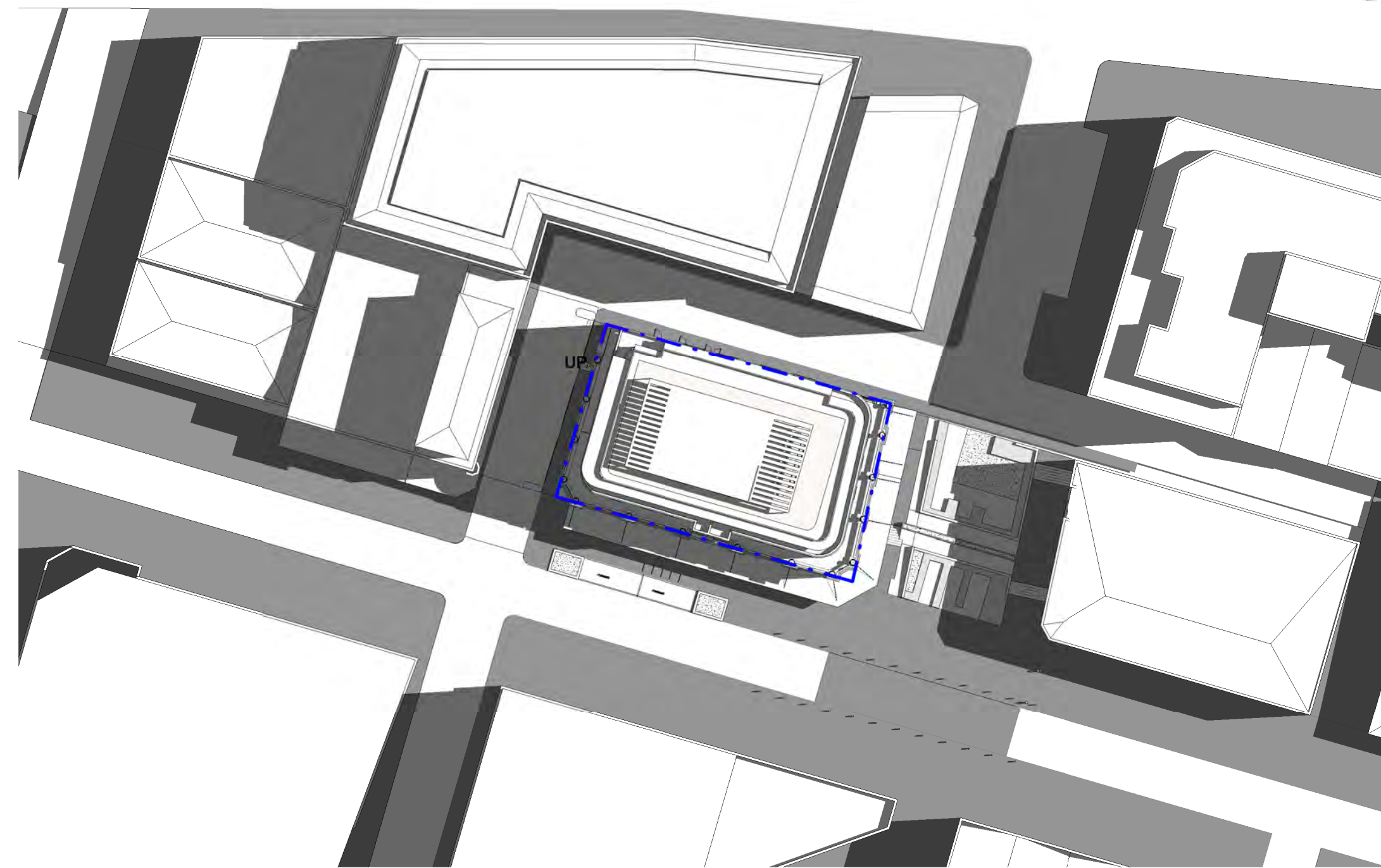
82 Alexander Street  
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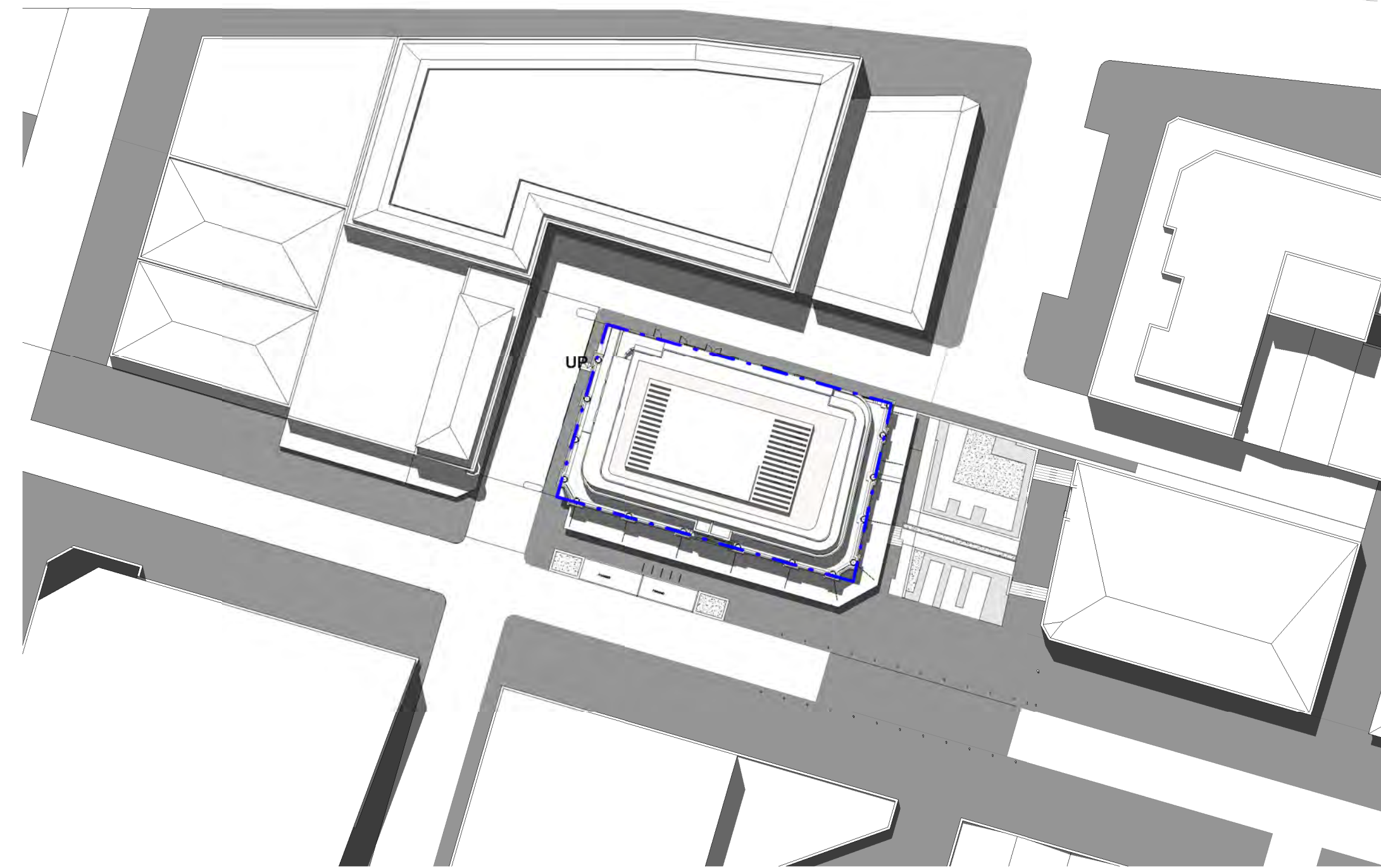


# DEVELOPMENT APPLICATION

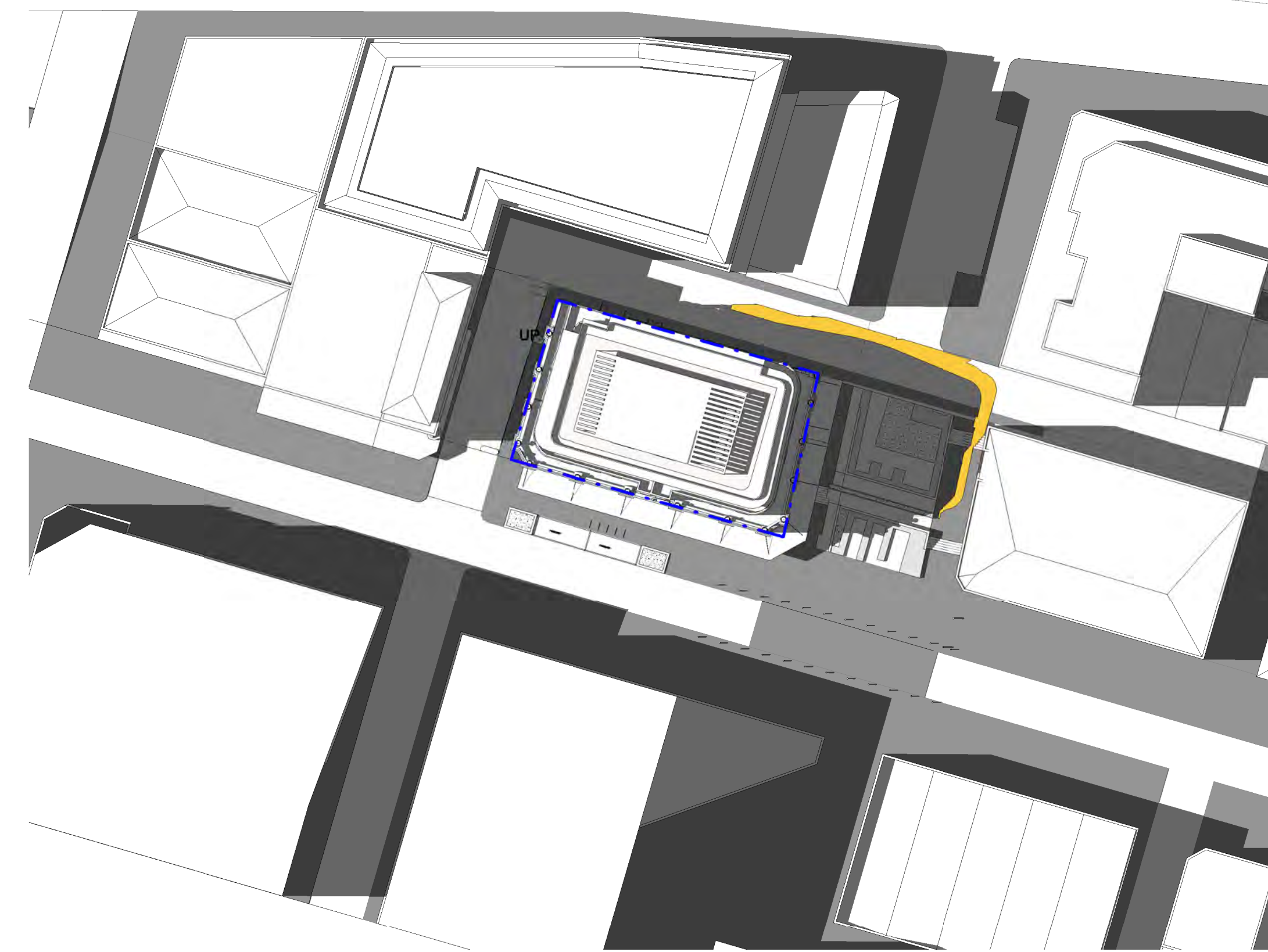
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1 Shadow 21 December 9 am  
1:500



2 Shadow 21 December 12 pm  
1:500



3 Shadow 21 December 3 pm  
1:500

LEGEND:  
EXISTING SHADOWS FROM CURRENTLY APPROVED DA  
ADDITIONAL SHADOW FROM CURRENTLY APPROVED DA

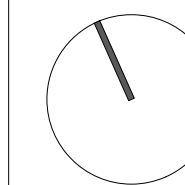


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## SOLAR STUDY - SUMMER

**A100.51 DA - 6**  
As @ A1 indicated @ A3



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0005325830 16 Sep 2021

**6.1**  
Average star rating

Assessor: Joseph Lorrimer  
Accreditation No. DMN1611742  
Address: 164 Hunter Street, Newcastle NSW, 2300

**NATIONWIDE HOUSE**  
www.nationwidehouse.com.au

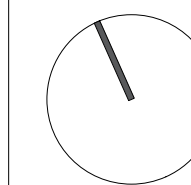
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## PERPSECTIVES

**A100.85 DA - 6**

@ A1  
@ A3



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# DEVELOPMENT APPLICATION

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0005325830 16 Sep 2021  
**6.1**  
 Average star rating  
 NATIONWIDE HOUSE  
 www.hunter.gov.au

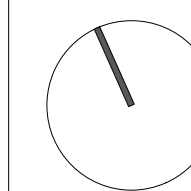
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ISSUE	DATE	DESCRIPTION
5	11/08/21	DA APPROVAL
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## PERPSECTIVES

**A100.86 DA - 6**

@ A1  
 @ A3



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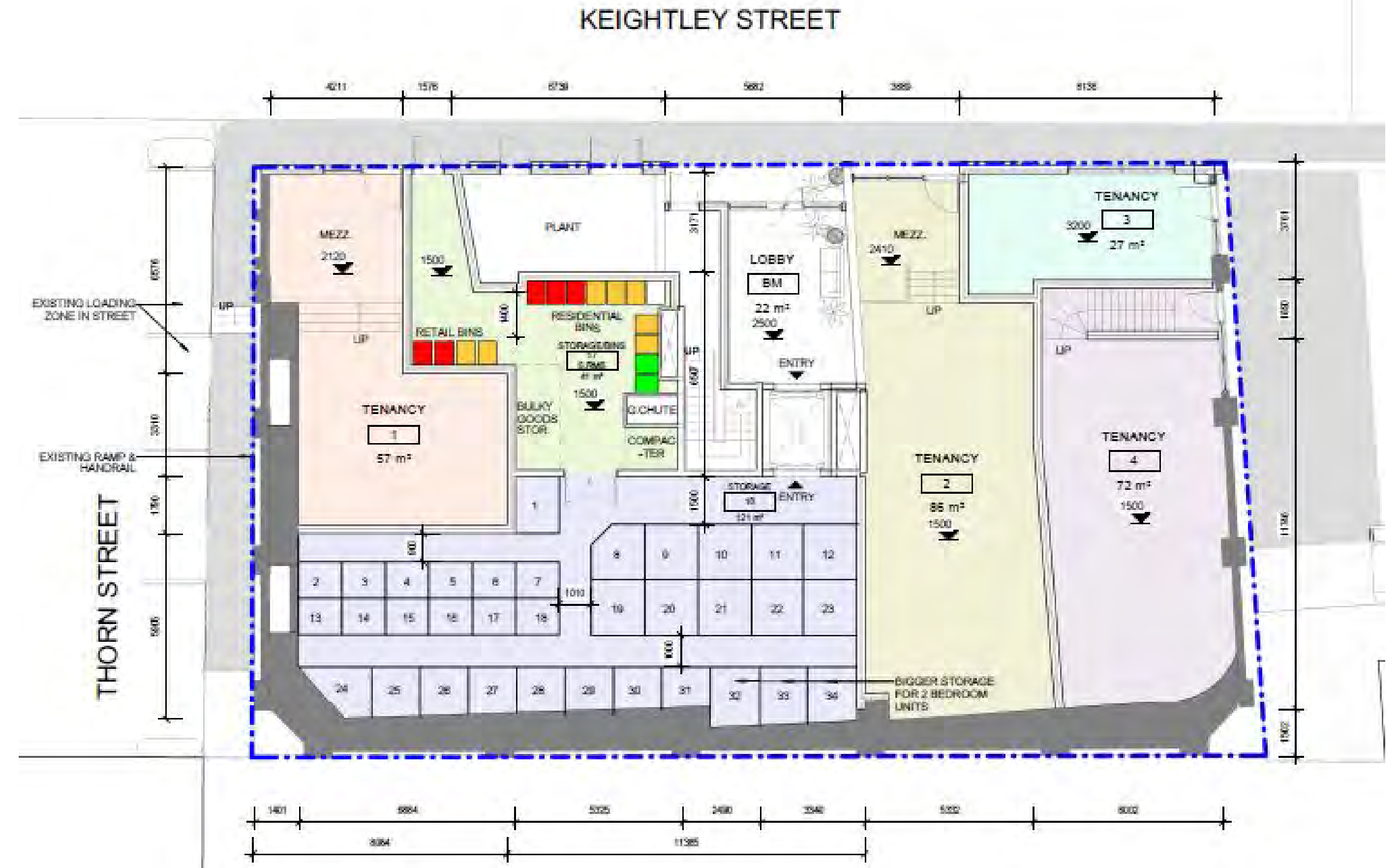


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BEFORE

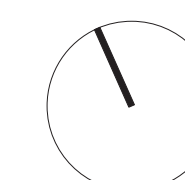
AFTER



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**PROPOSED FLOOR PLAN**  
BASEMENT



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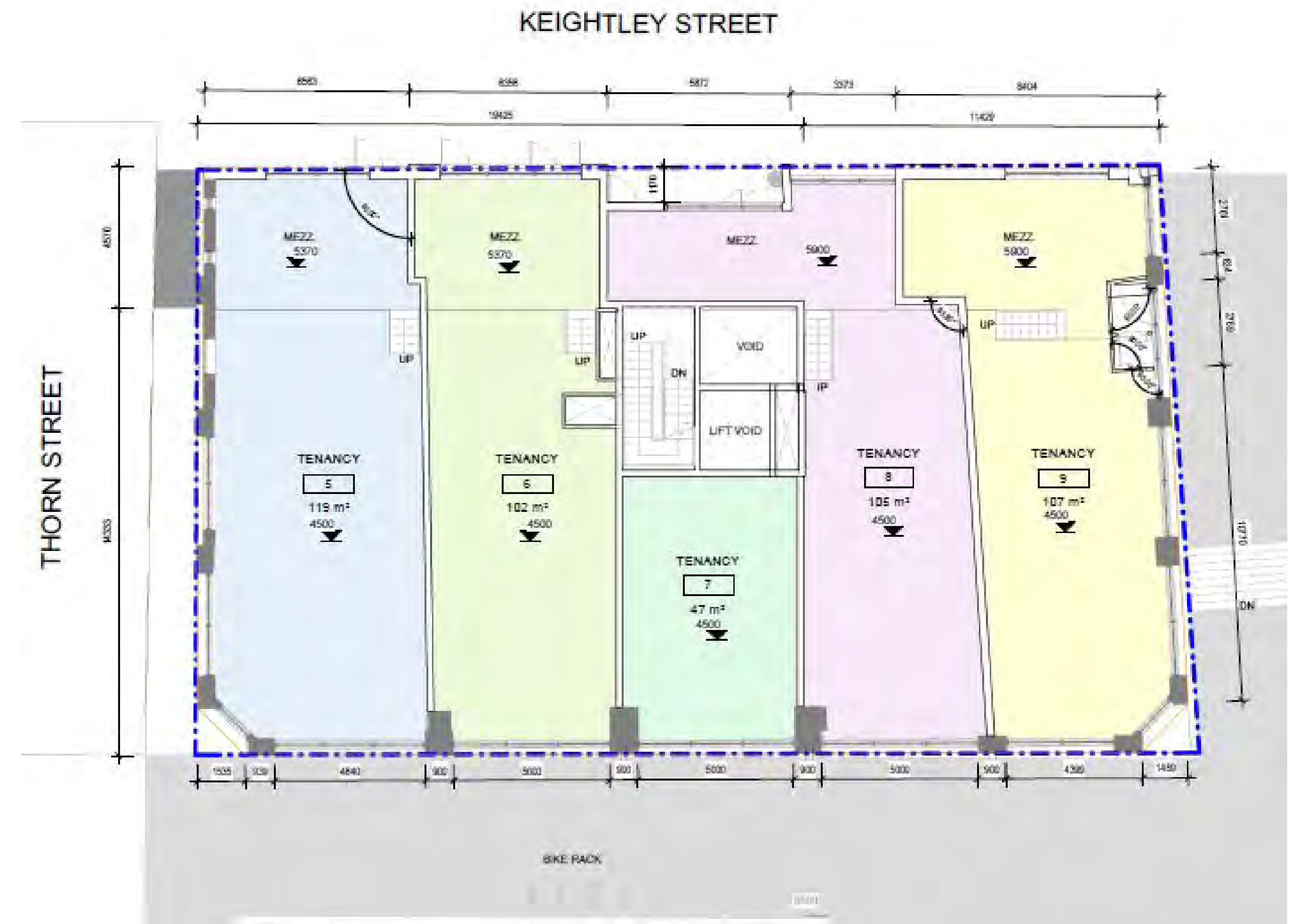
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BEFORE



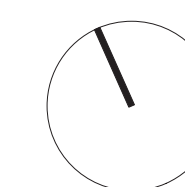
AFTER



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**PROPOSED FLOOR PLAN**  
GROUND FLOOR



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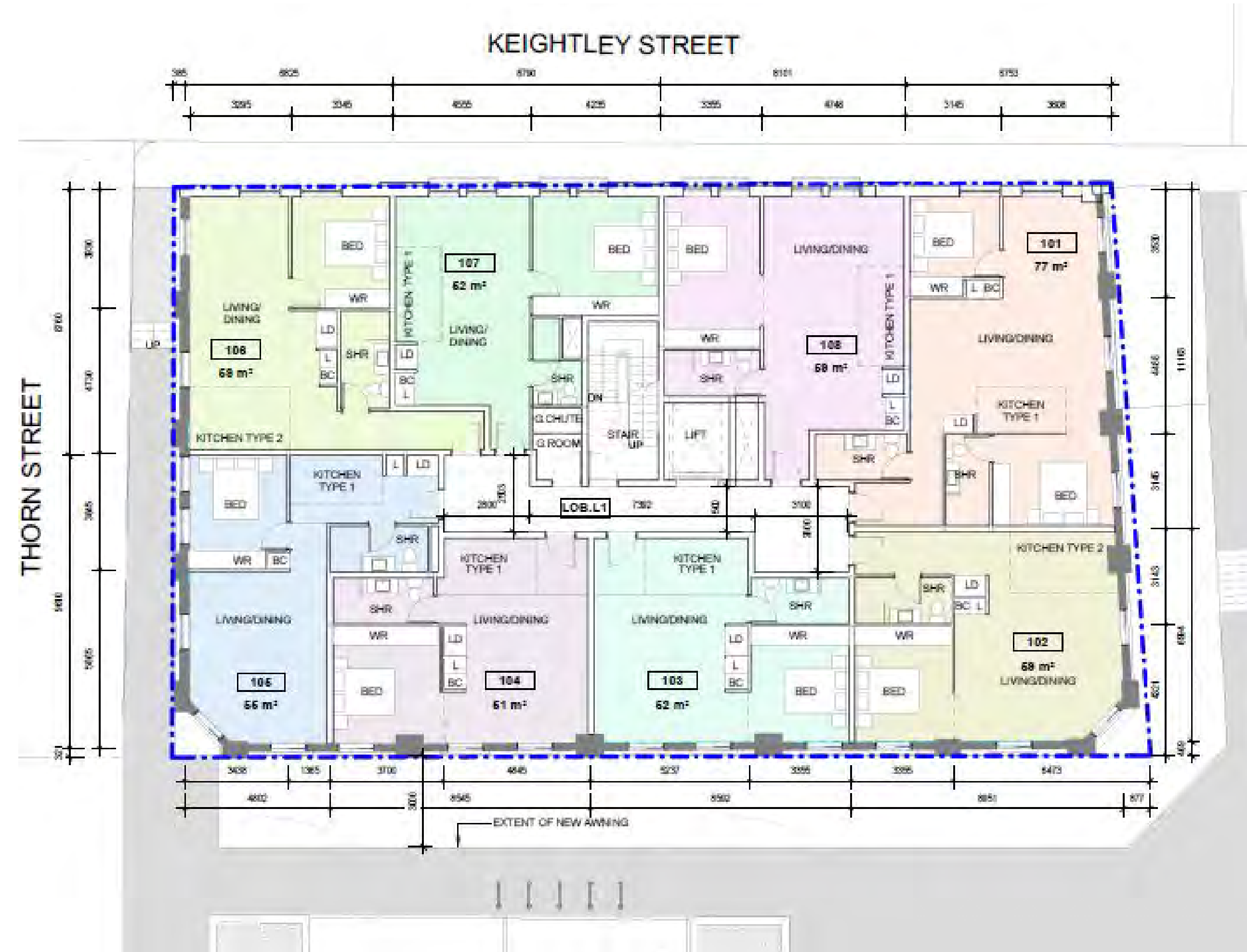
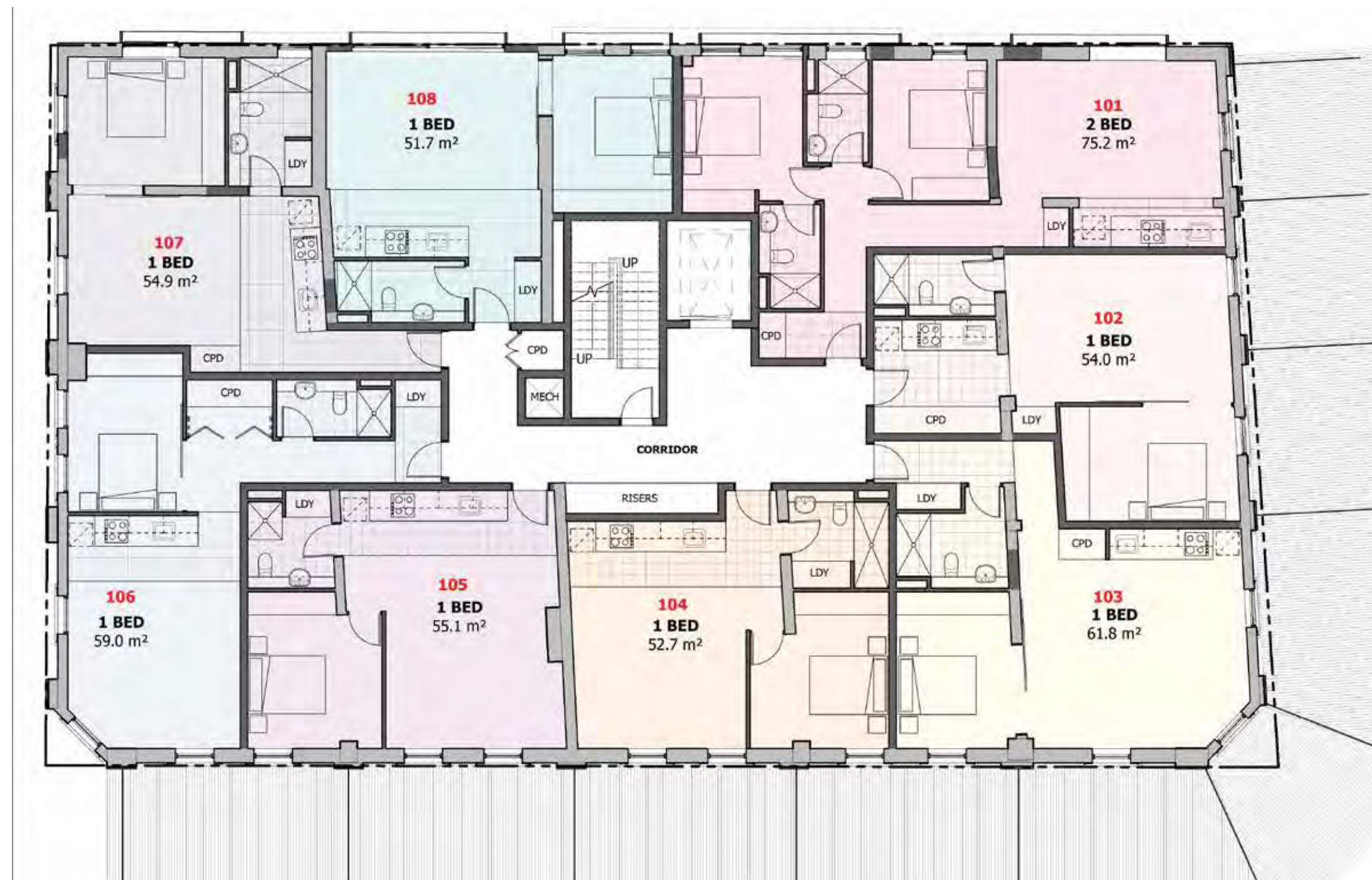


# DEVELOPMENT APPLICATION

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BEFORE

AFTER

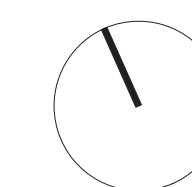


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## PROPOSED FLOOR PLAN

LEVEL 1



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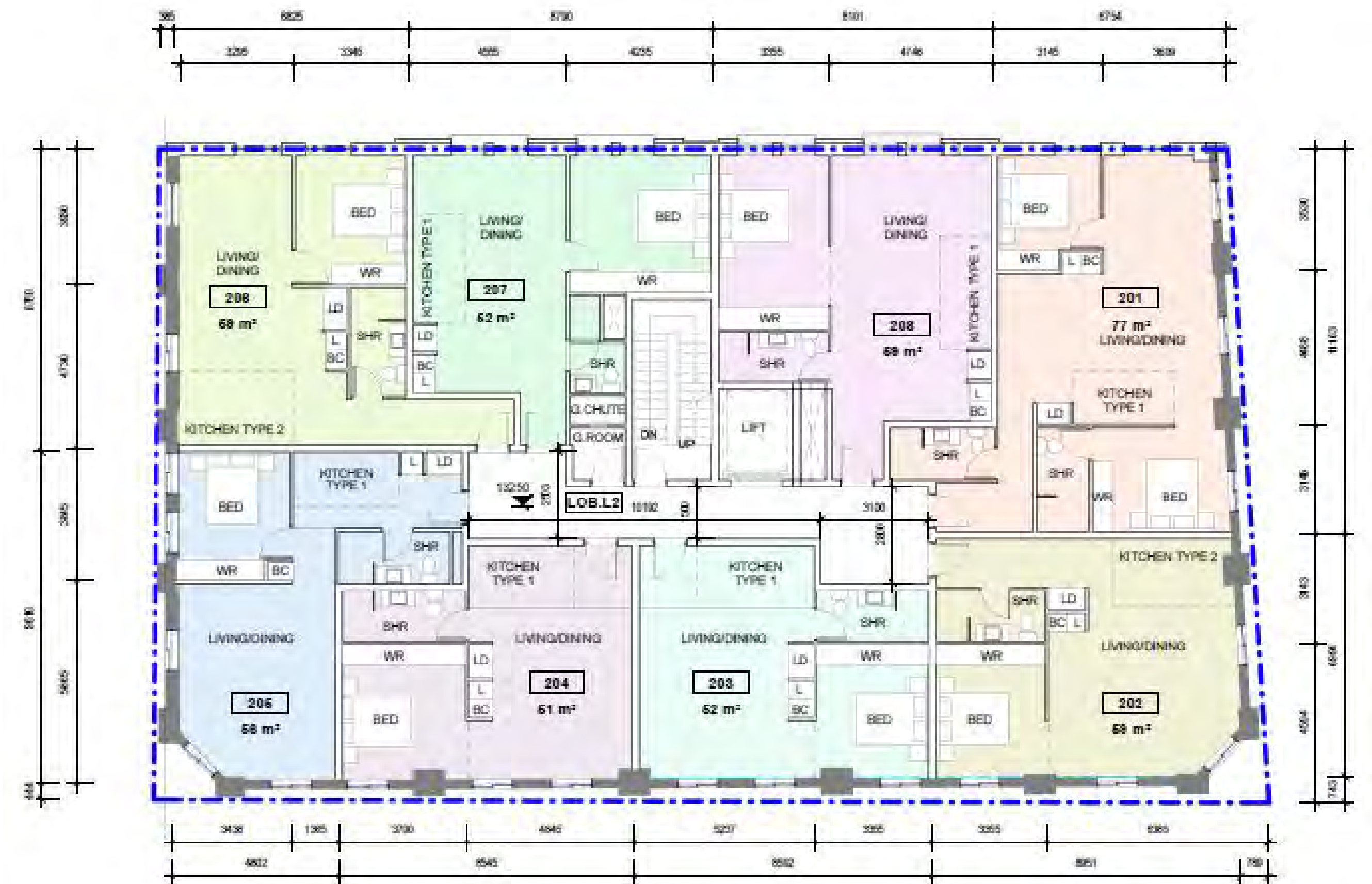
# DEVELOPMENT APPLICATION

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## BEFORE



## AFTER

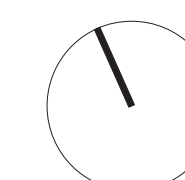


**164 HUNTER ST THE MALL**  
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### PROPOSED FLOOR PLAN

LEVEL 2



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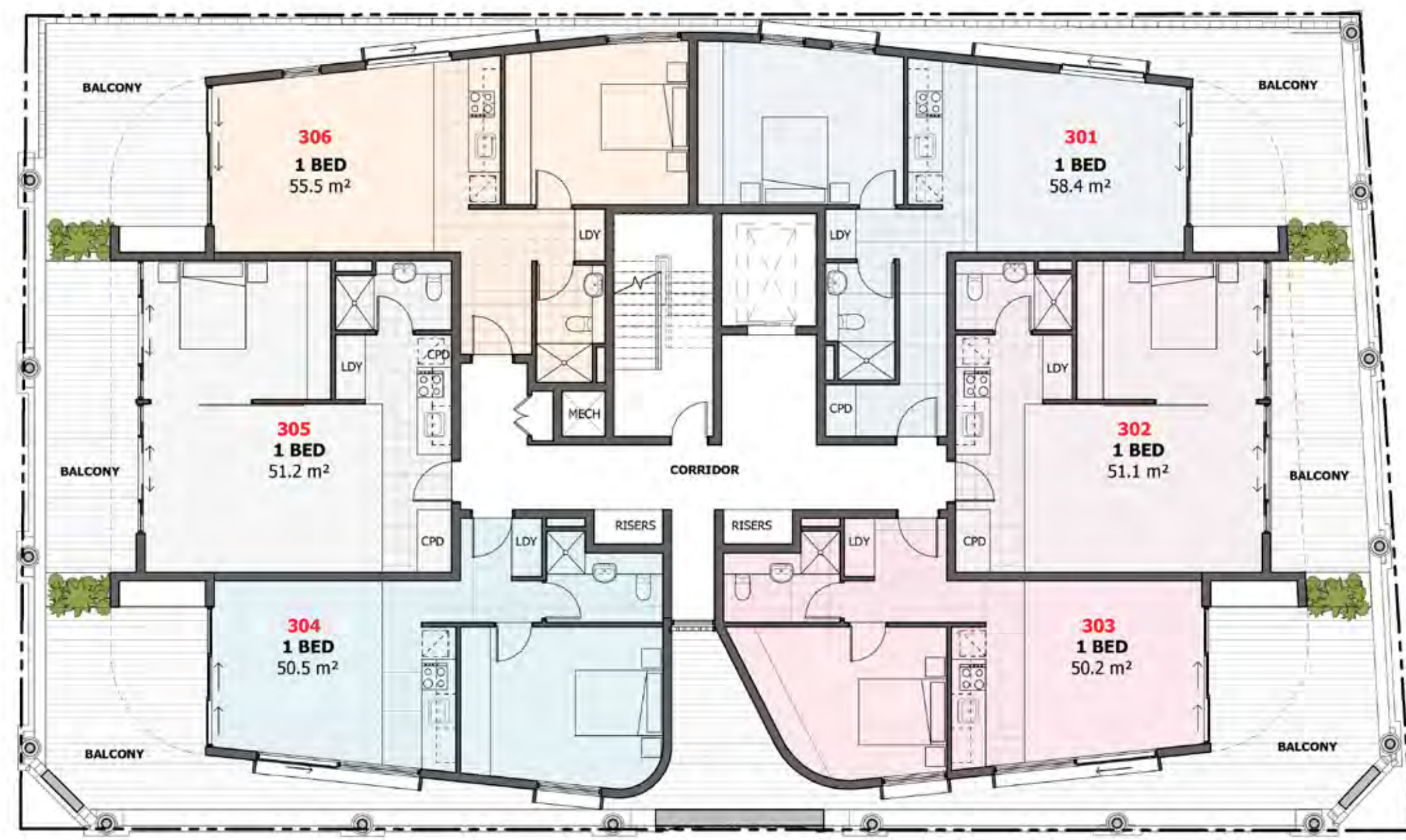
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Urban Design  
Masterplanning  
Graphics  
Interiors



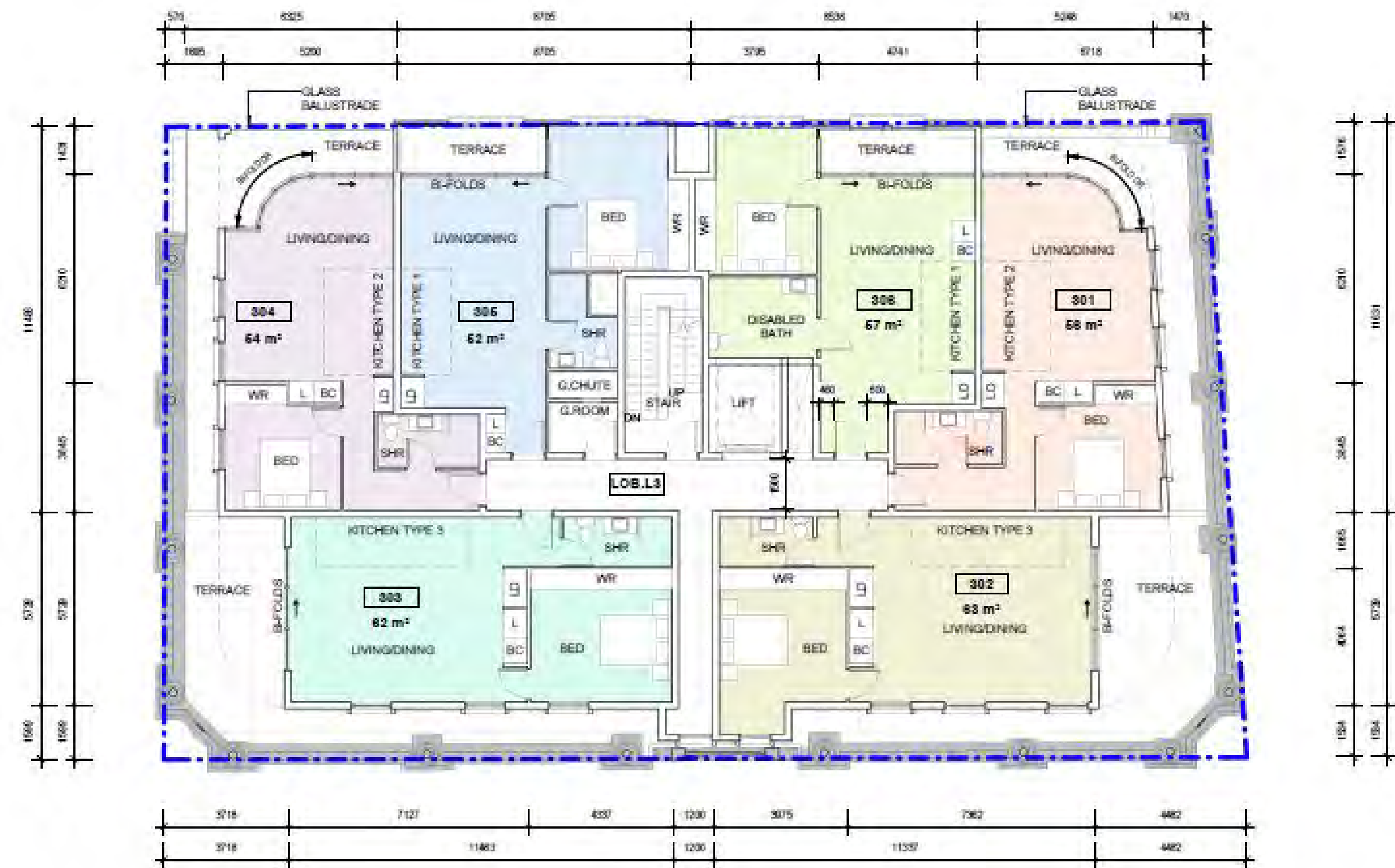
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PROPOSED FLOOR PLAN  
LEVEL 3



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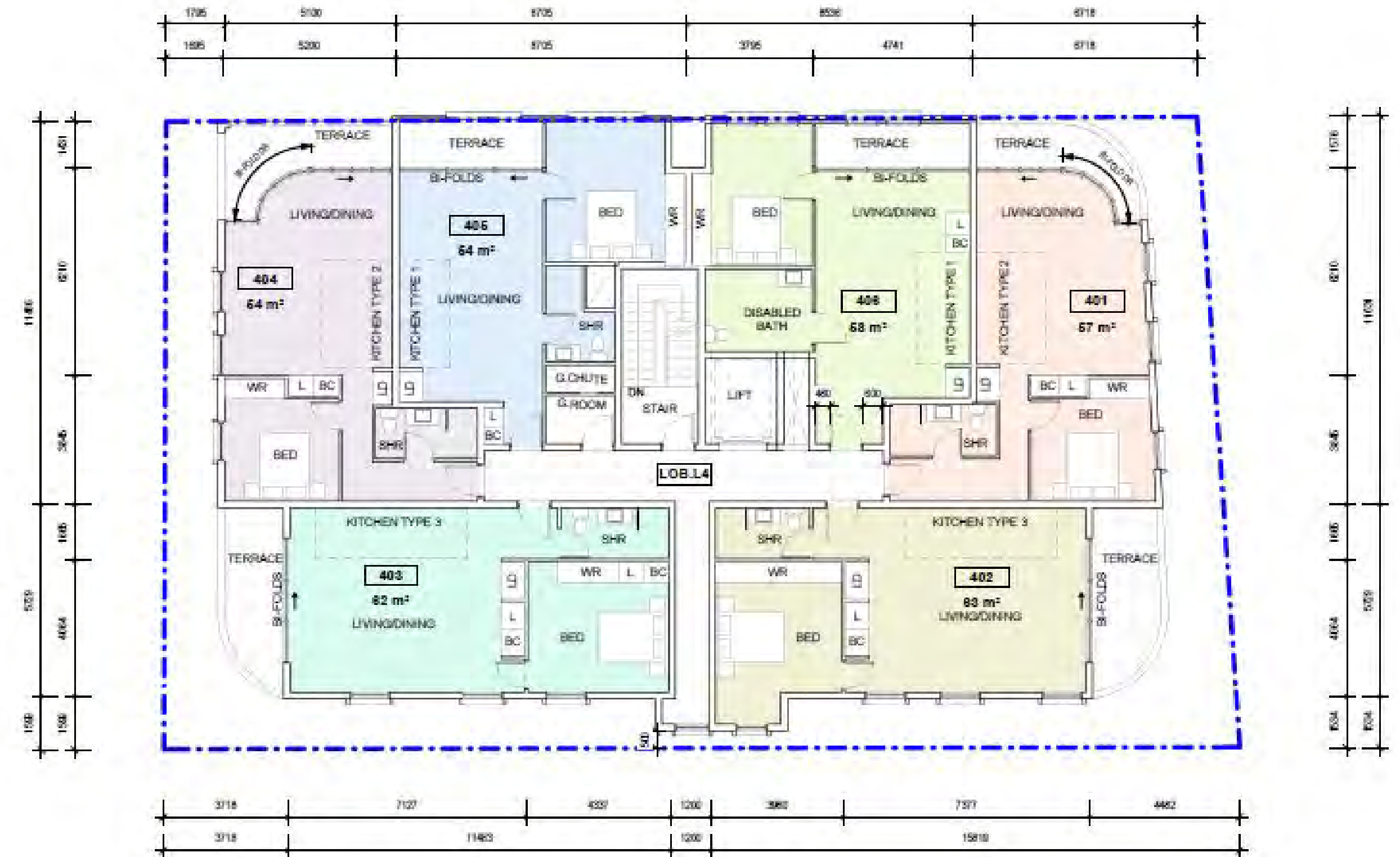
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## BEFORE



## AFTER

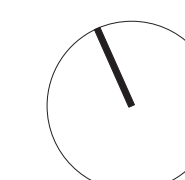


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### PROPOSED FLOOR PLAN

LEVEL 4



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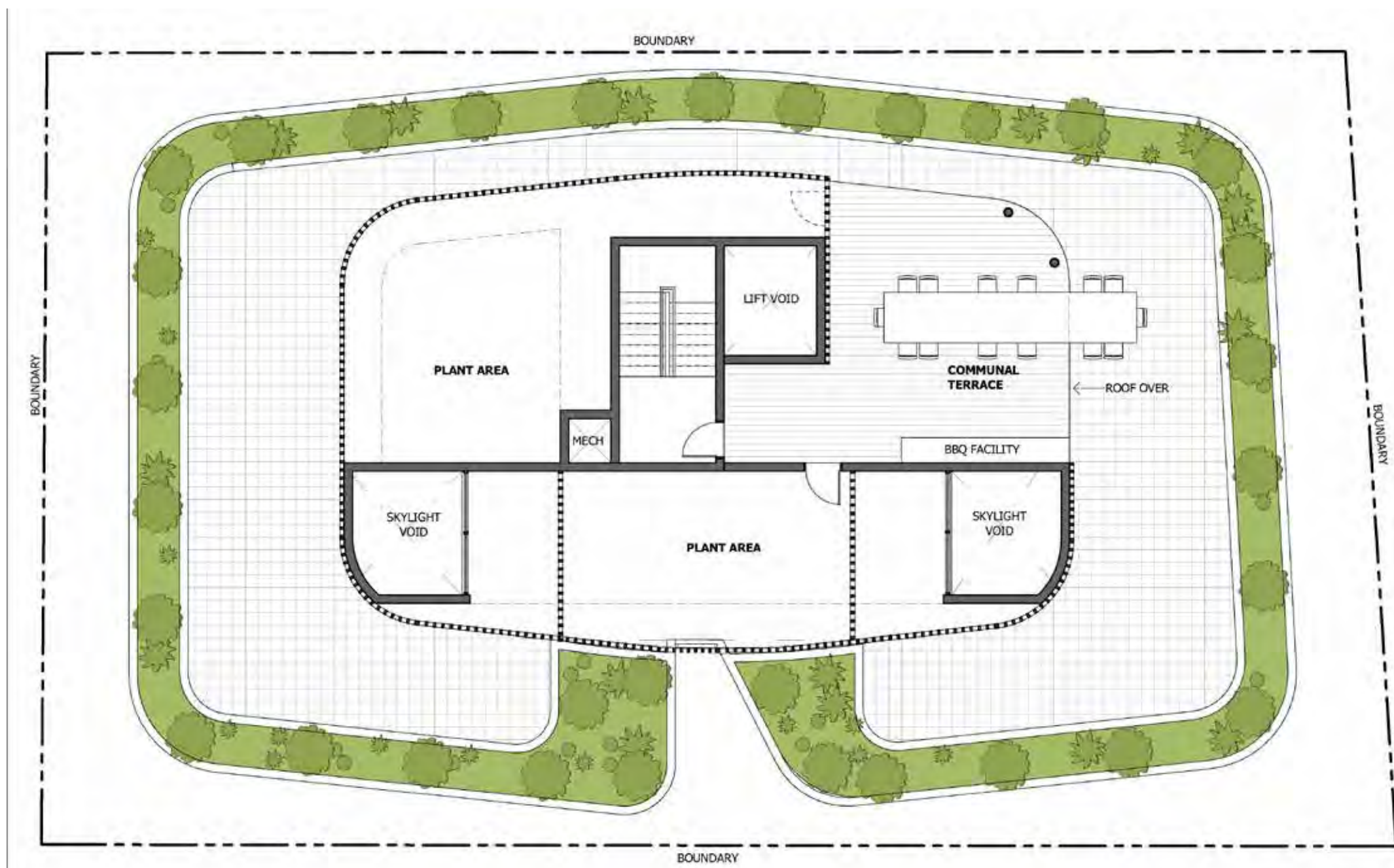
**BN** Architecture  
Urban Design  
Masterplanning  
Graphics  
Interiors



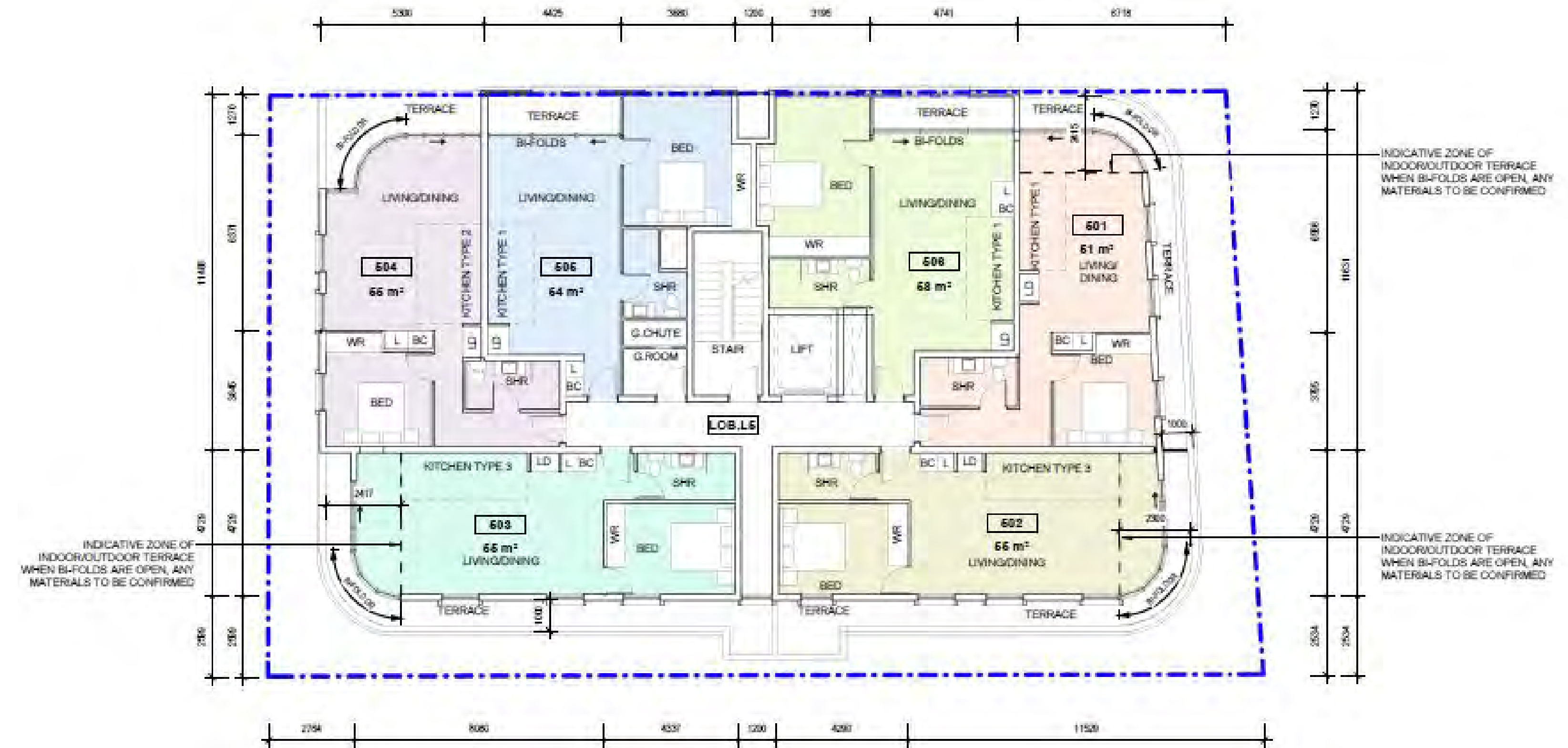
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BEFORE



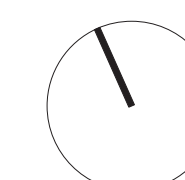
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**PROPOSED FLOOR PLAN**  
LEVEL 5



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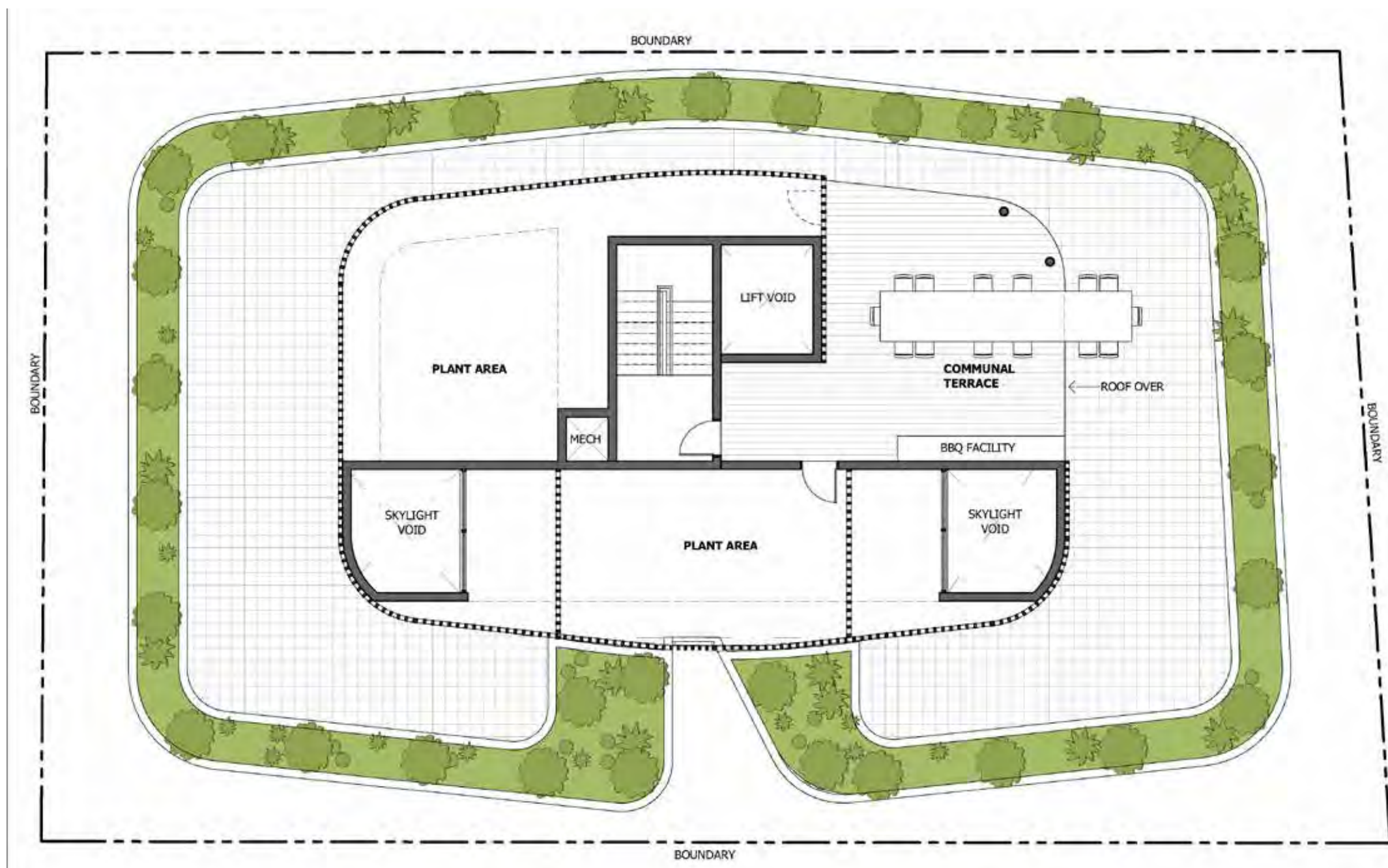
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Graphics  
Interiors



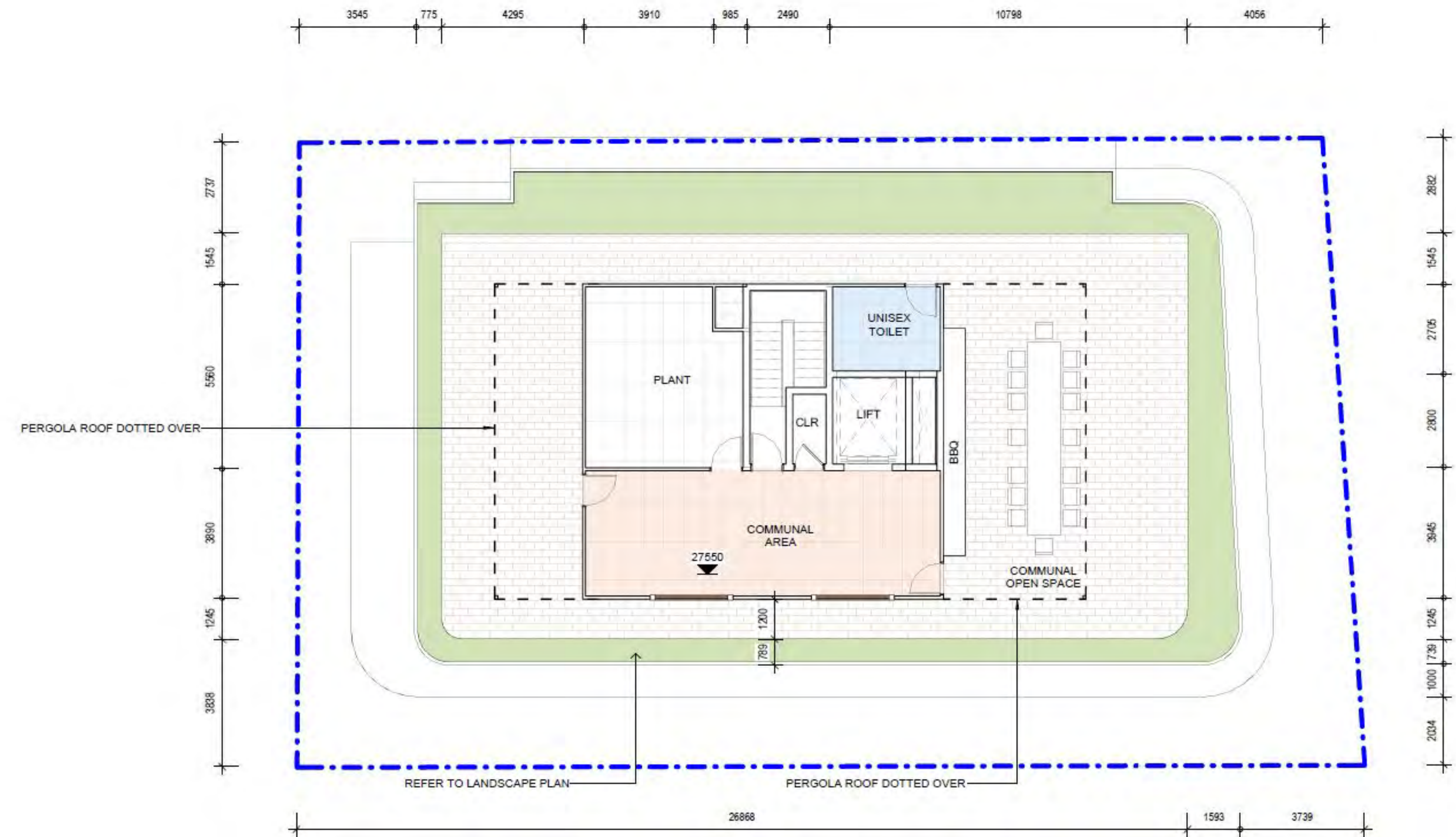
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## BEFORE



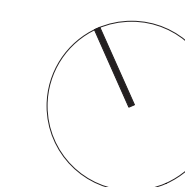
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**PROPOSED FLOOR PLAN**  
ROOF PLAN



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ISSUE	DATE	DESCRIPTION
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**PROPOSED ELEVATION**  
 SOUTH ELEVATION

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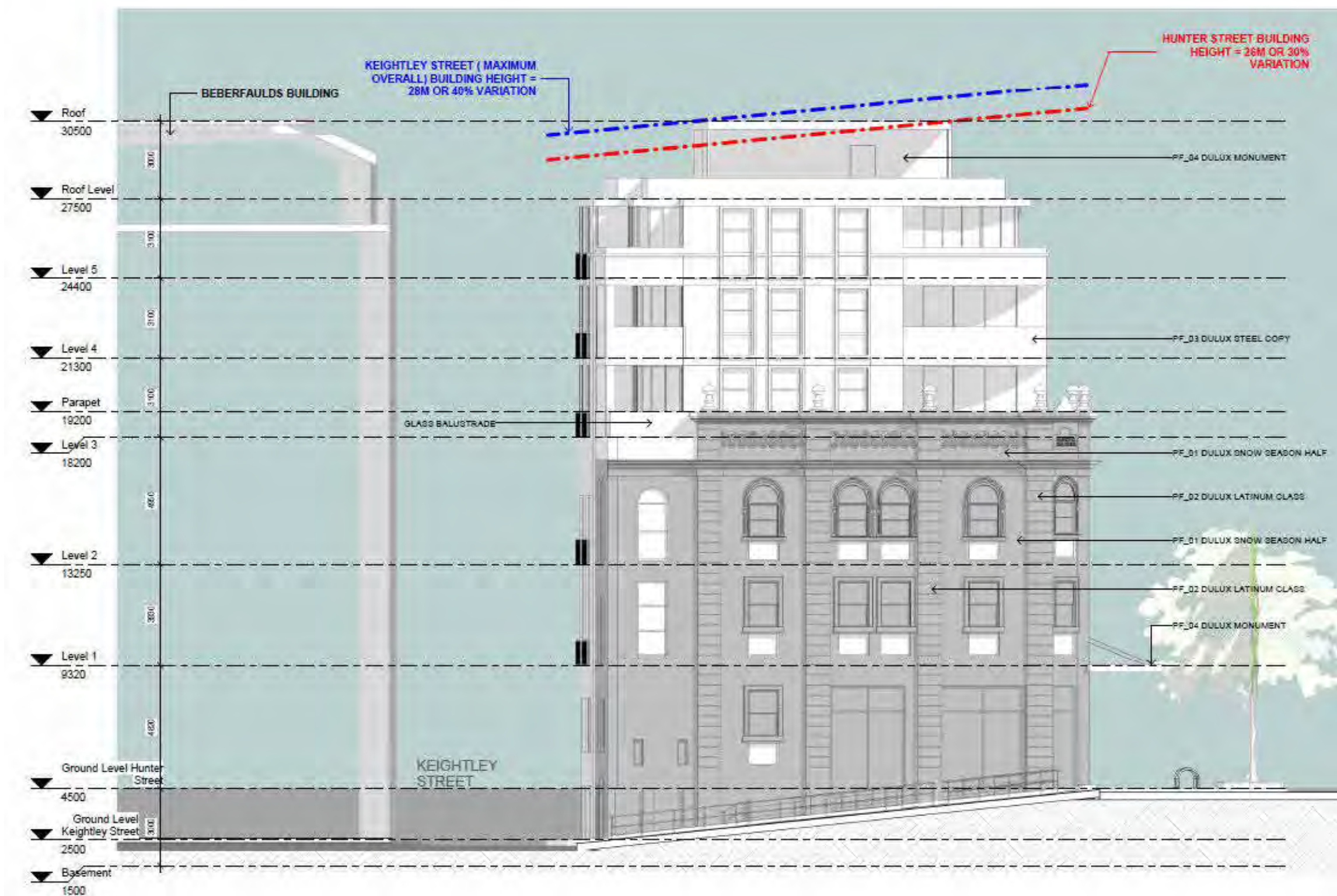
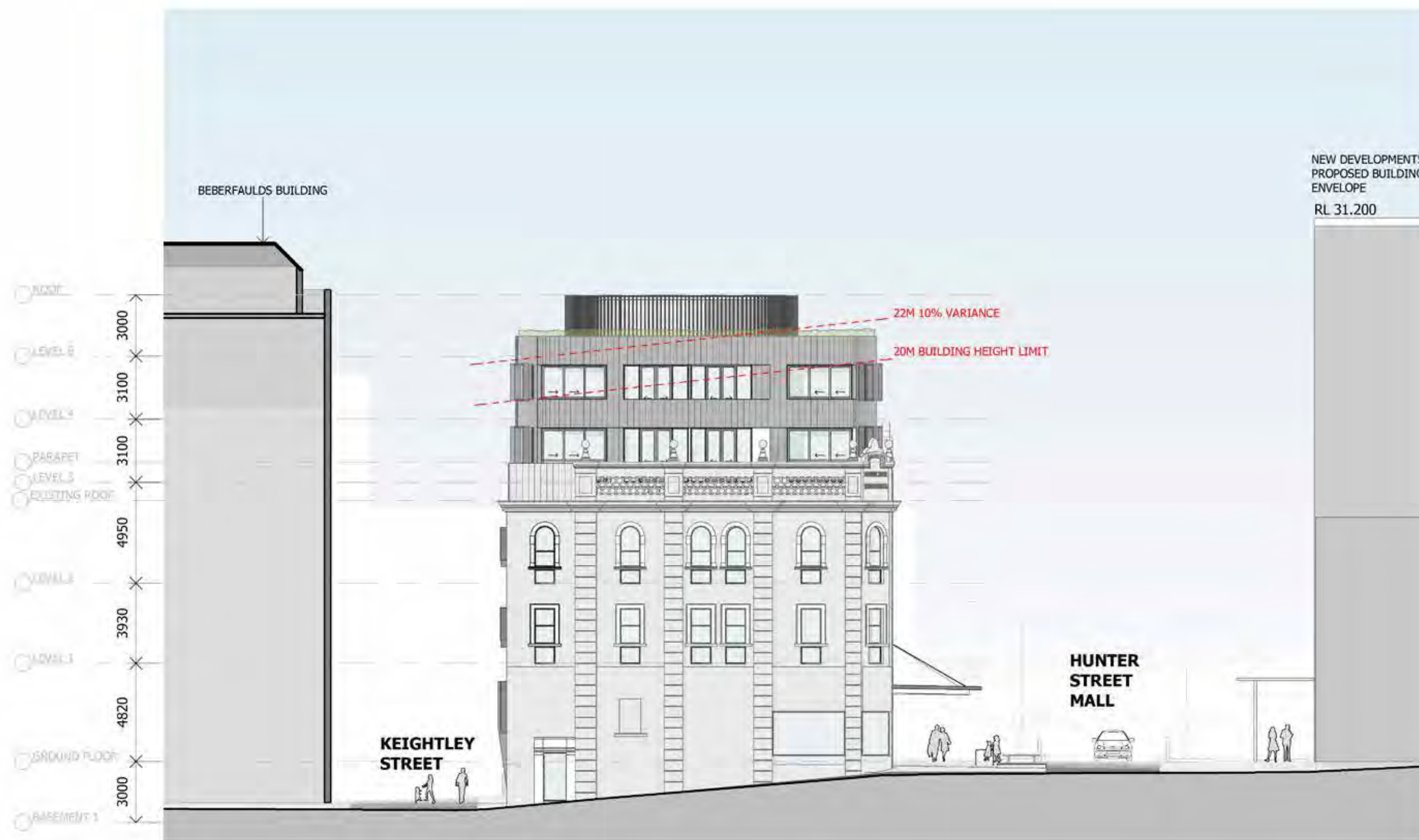


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**PROPOSED ELEVATION**  
WEST ELEVATION

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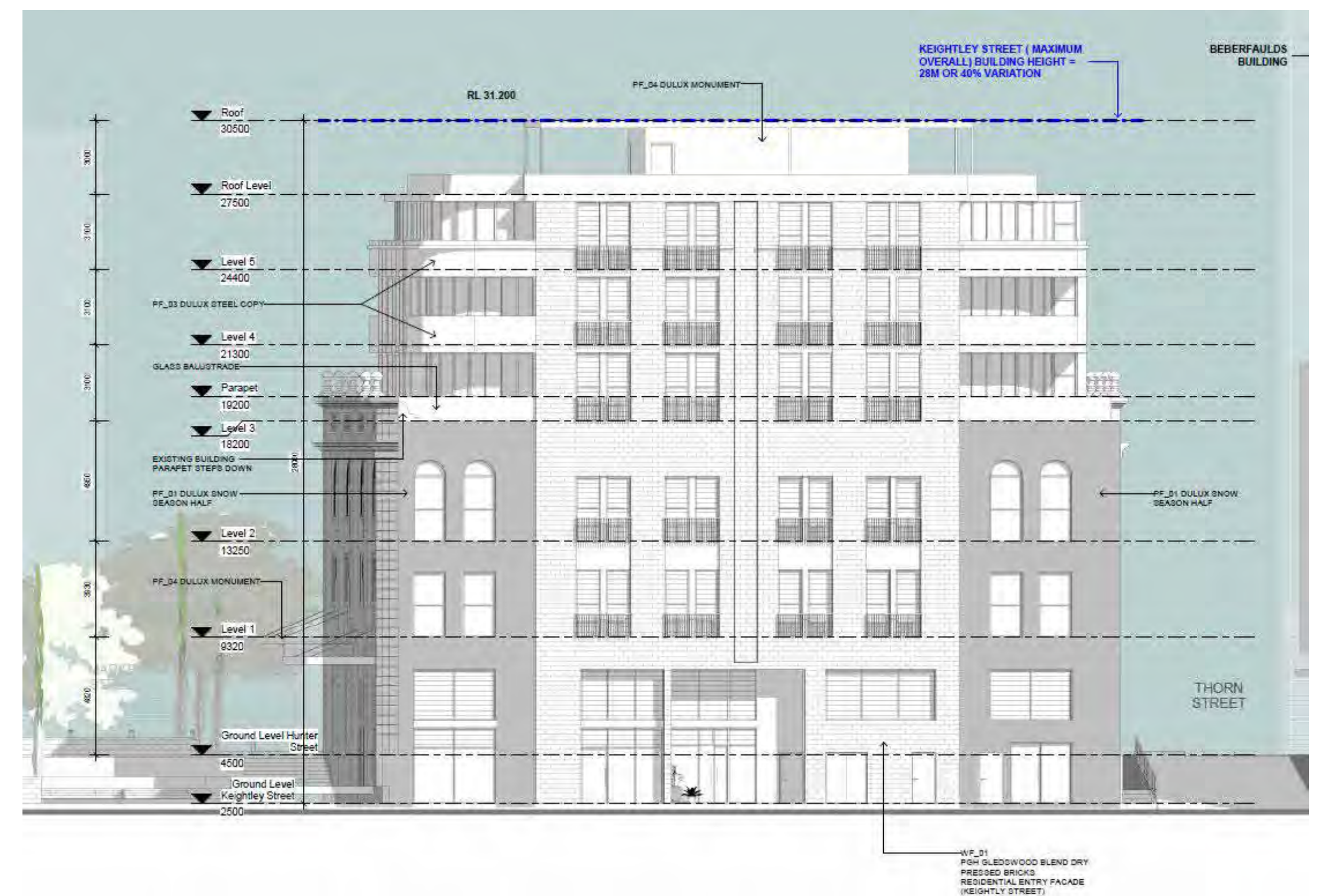
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**PROPOSED ELEVATION**  
NORTH ELEVATION

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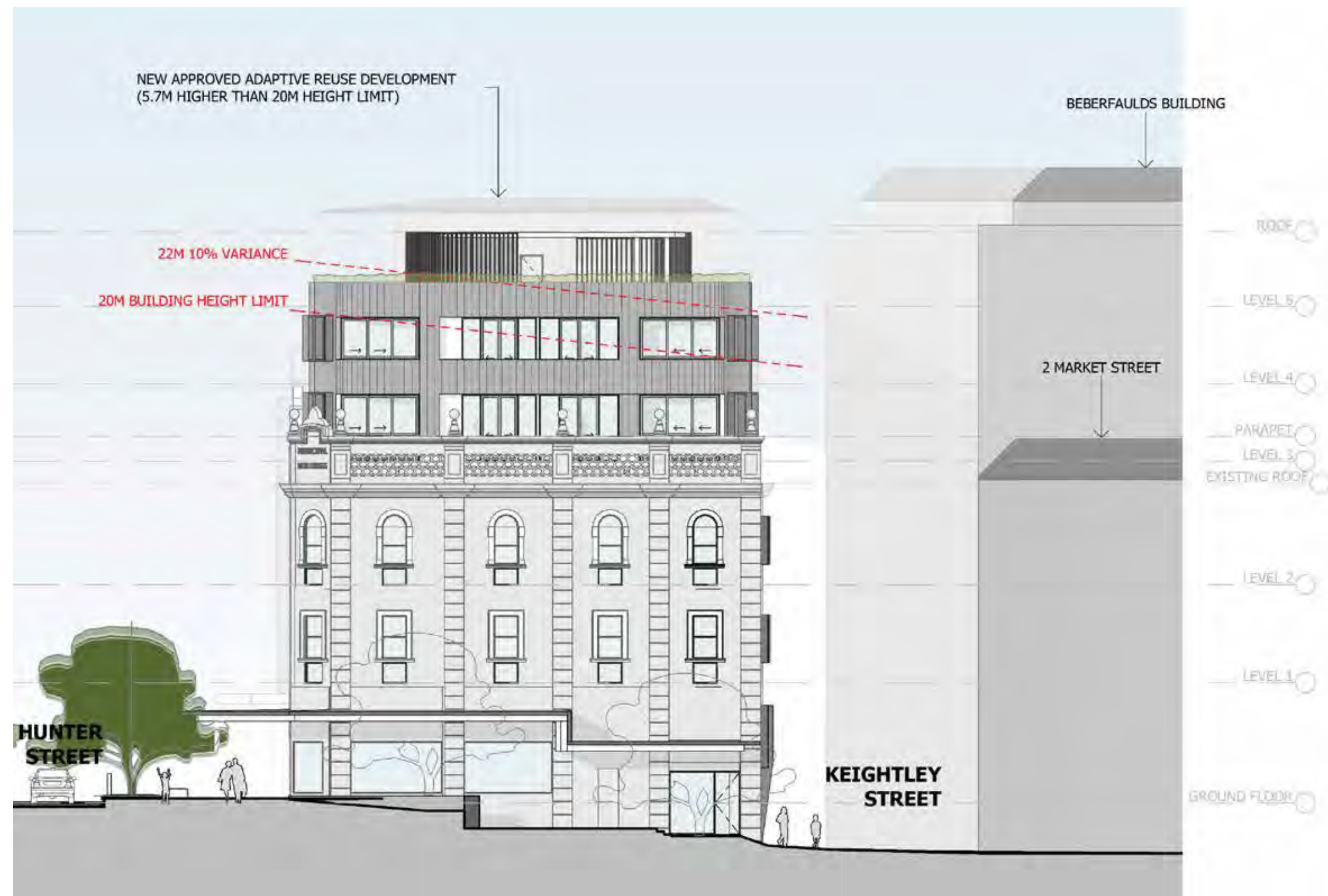




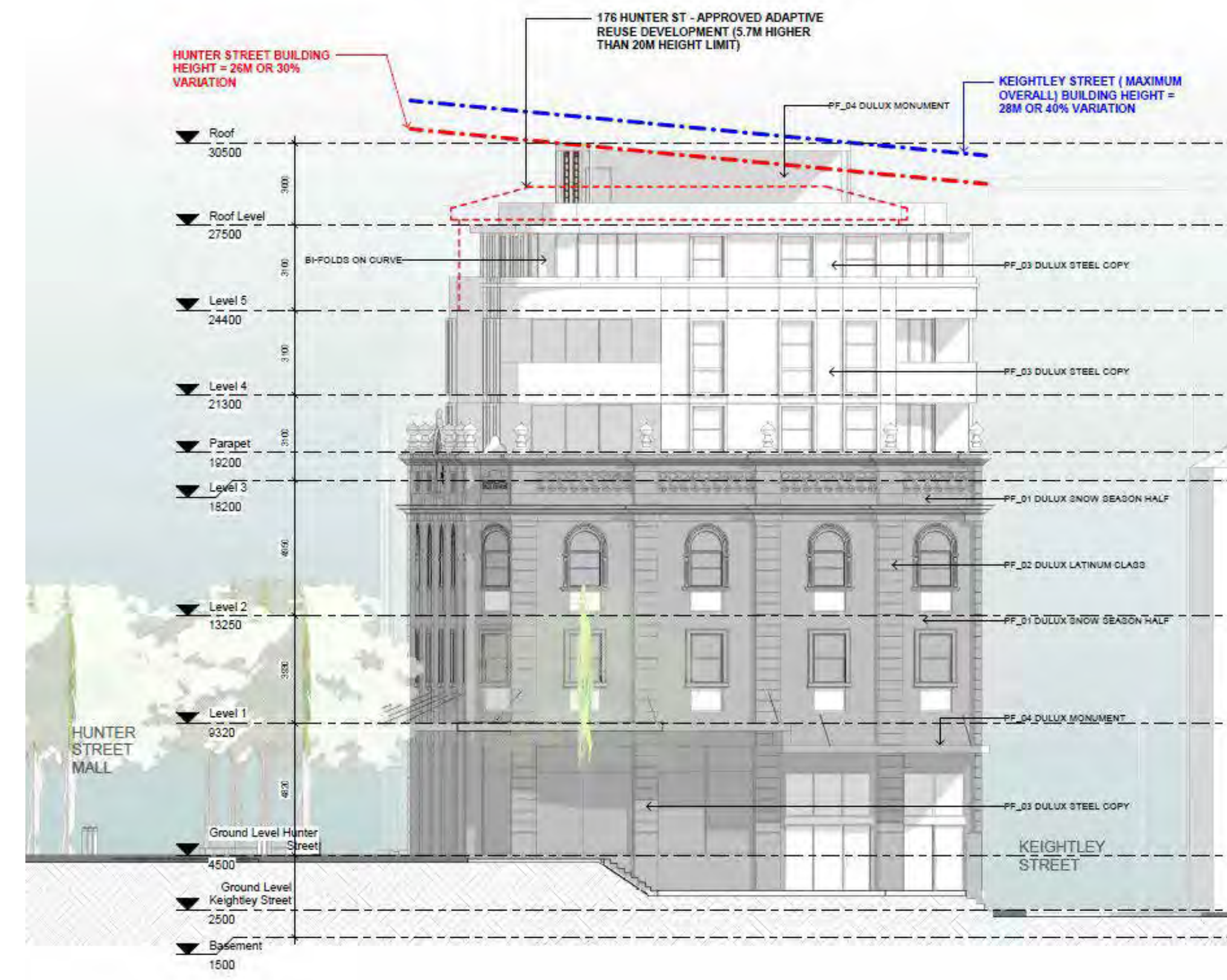
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## BEFORE



## AFTER



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ISSUE	DATE	DESCRIPTION
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**PROPOSED ELEVATION**  
EAST ELEVATION

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CGI

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5	11/08/21	DA APPROVAL
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CGI

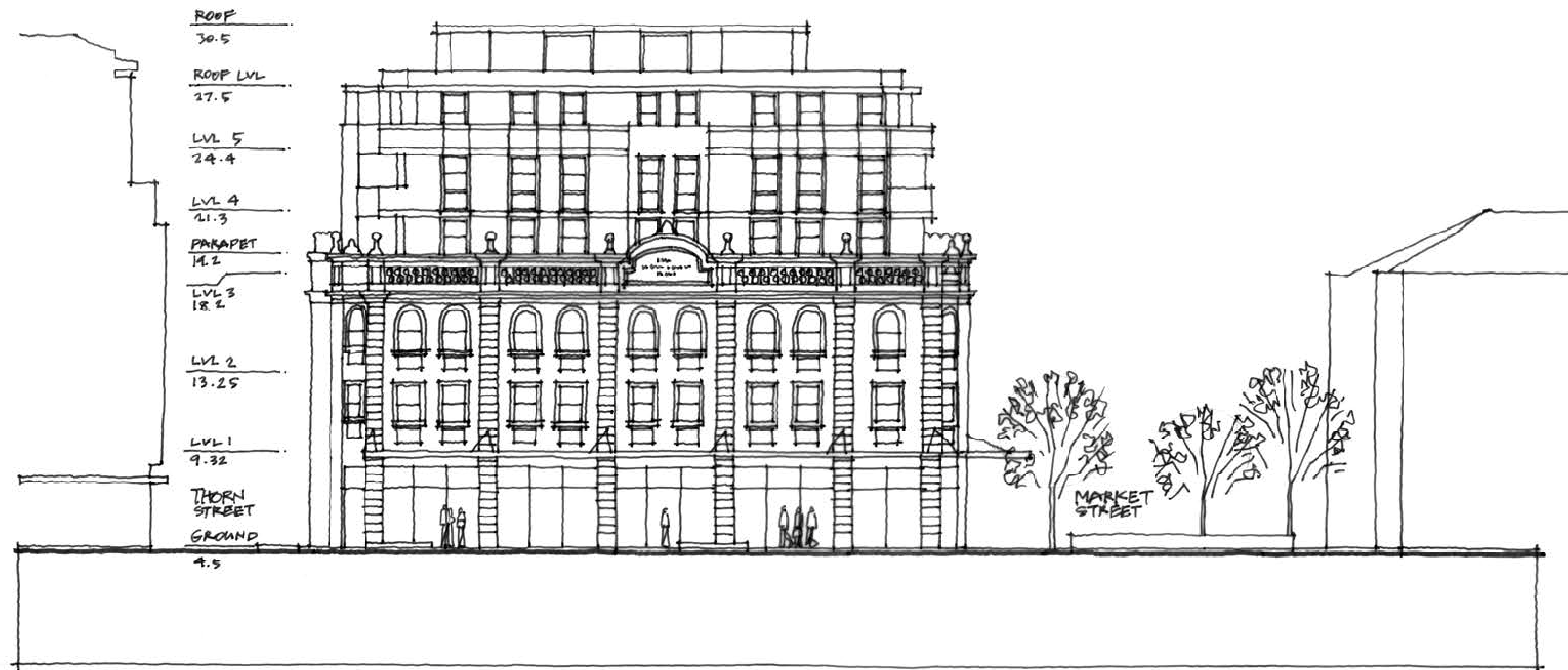
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**PROPOSED ELEVATION**  
SOUTH ELEVATION

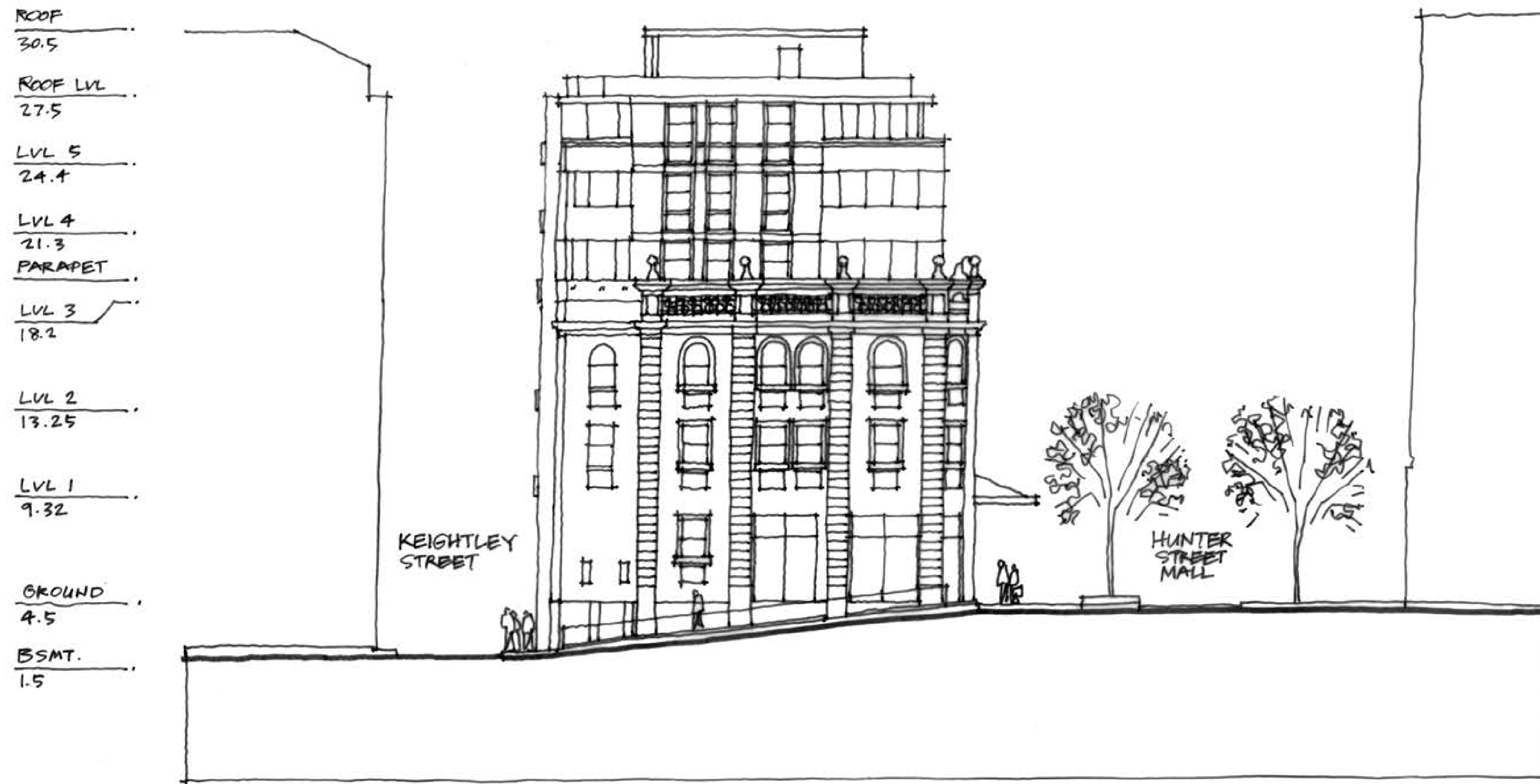
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**PROPOSED ELEVATION**  
WEST ELEVATION

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**PROPOSED ELEVATION**  
NORTH ELEVATION

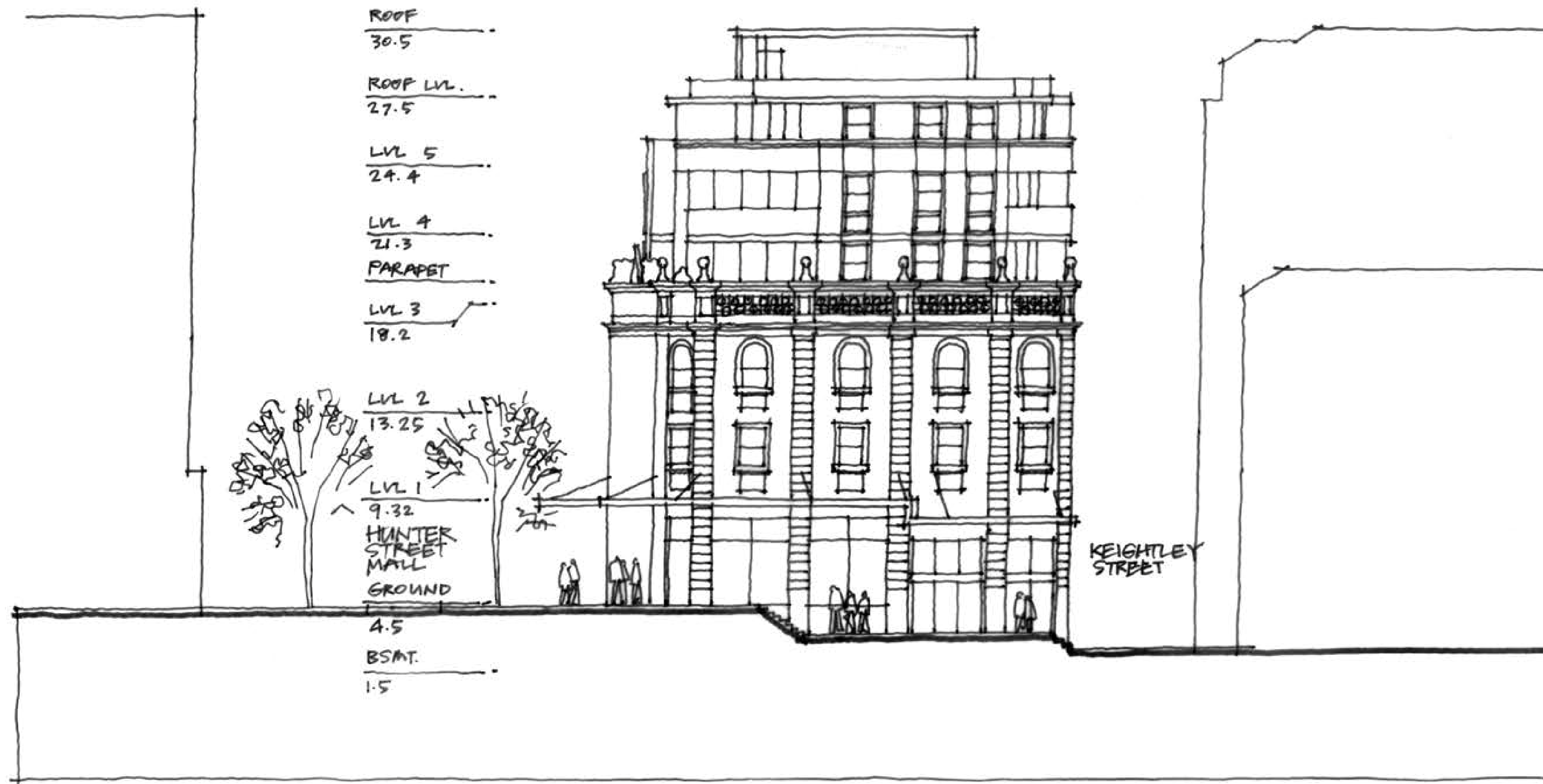
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**BN** Architecture  
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ISSUE	DATE	DESCRIPTION
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6	08/09/21	DA APPROVAL

**PROPOSED ELEVATION**  
EAST ELEVATION

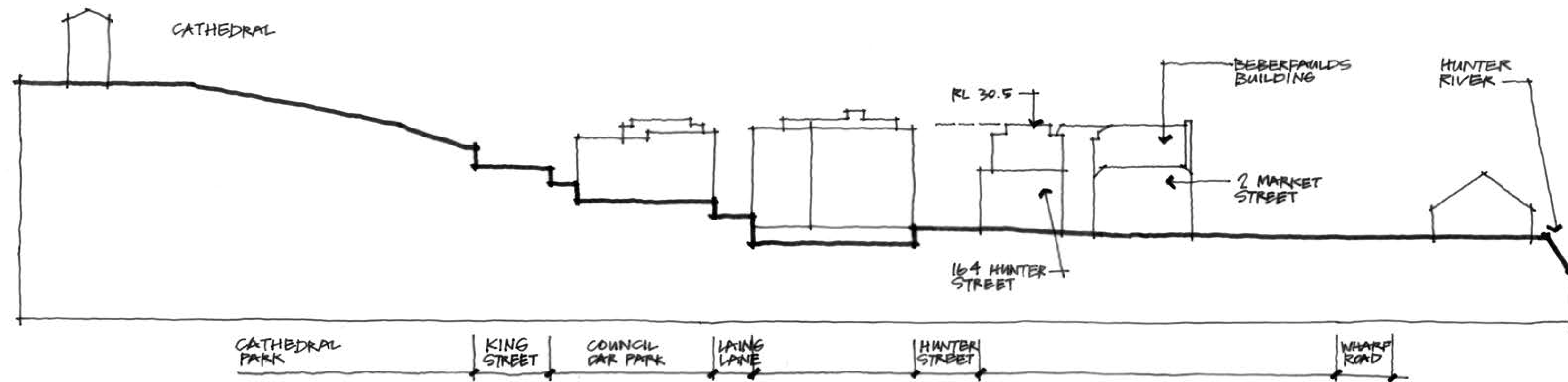
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**PROPOSED SECTION**  
 VICINITY SECTION

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# DEVELOPMENT APPLICATION

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PRECEDENT STUDIES



PROPOSED CGI OF FINISHES



PRECEDENT STUDIES

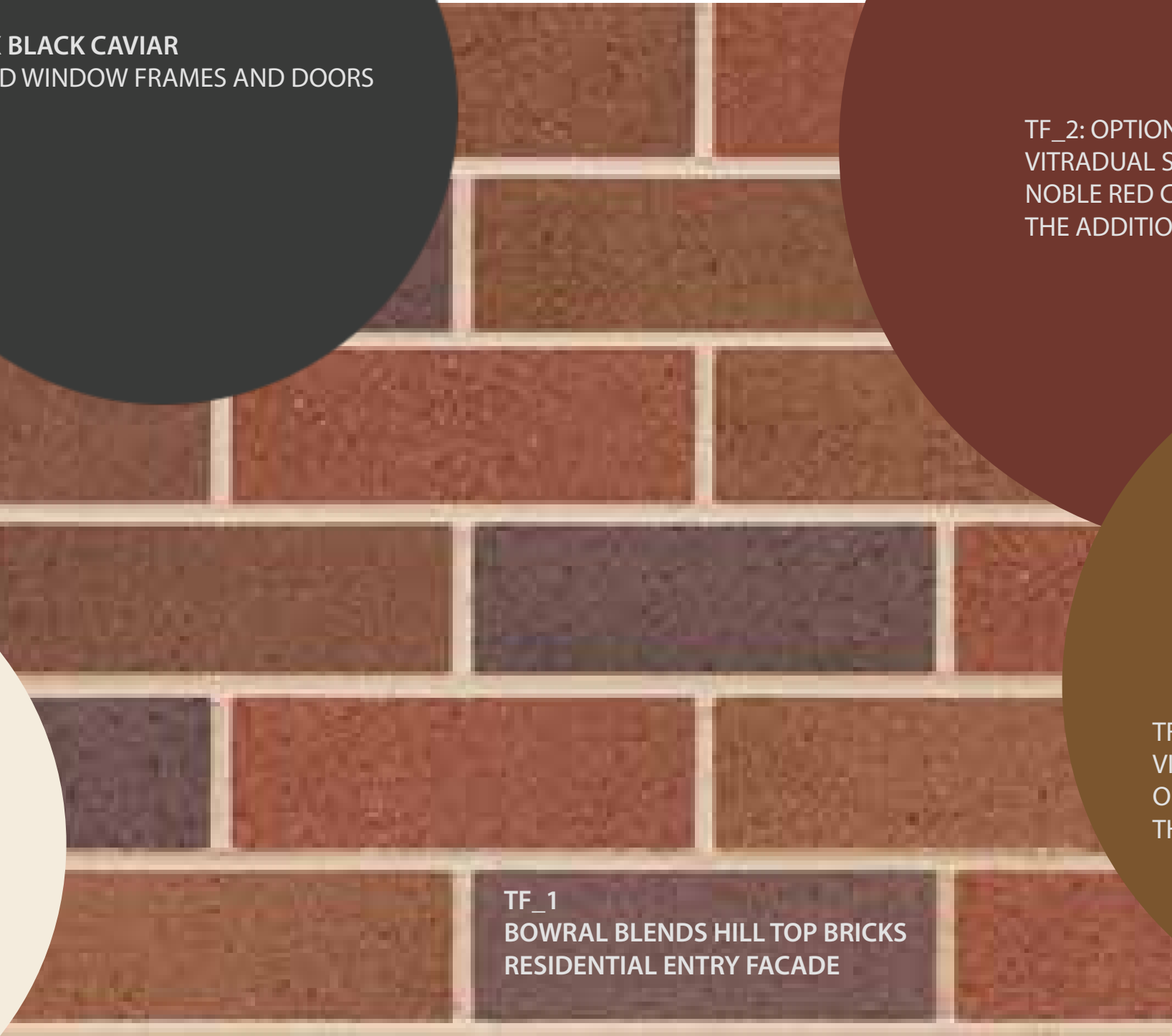


**PF\_1**  
**DULUX ROSE BEIGE**  
 DECORATIVE DETAILS INCLUDING:  
 ARCHITRAVES, SILLS, PARAPETS, PILASTERS,  
 CORNICES AND BASECOURSE PLINTHS

**PF\_2**  
**DULUX BLACK CAVIAR**  
 PAINTED WINDOW FRAMES AND DOORS

**TF\_2: OPTION 1**  
 VITRADUAL SOLID ALUMINIUM CLADDING IN  
 NOBLE RED COLOUR  
 THE ADDITIONS OVER THE HOST BUILDING

**PF\_3**  
**DULUX LIME WHITE**  
 FLAT WALLS



**TF\_1**  
 BOWRAL BLENDS HILL TOP BRICKS  
 RESIDENTIAL ENTRY FACADE

**TF\_2: OPTION 2**  
 VITRADUAL SOLID ALUMINIUM CLADDING IN  
 OPULENT BROWN COLOUR  
 THE ADDITIONS OVER THE HOST BUILDING



EXISTING HERITAGE FEATURES TO BE SUBTLY HIGHLIGHTED

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## MATERIALS & FINISHES

82 Alexander Street  
 Crows Nest, NSW 2065  
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# 164 Hunter Street, NEWCASTLE

## Development Application Landscape Design Report



### SHEET INDEX

NO.	PLAN	ISSUE	DATE
L01	SITE ANALYSIS	E	03 SEP 2021
L02	CONCEPT PLAN	E	03 SEP 2021
L03	PLANTING PLAN	E	03 SEP 2021
L04	PLANTING SCHEDULE	E	03 SEP 2021
L05	PLANT IMAGES	E	03 SEP 2021
L06	PLANTING NOTES	E	03 SEP 2021

THE SITE

NORTH



**164 HUNTER STREET, NEWCASTLE 2300**  
**LOT 1 / DP 600274**  
**ZONE: B4 - Mixed Use**

**General**  
 This Landscape Design Report has been prepared by Green Space Planning Co. Landscape Architecture, in association with BN Group in support of a Development Application (DA) for the redevelopment of 164 Hunter Street, Newcastle.

**Site Description**  
 The subject site is legally described as Lot 1 in DP 600274 and is accessed via Hunter Street, which forms the southern boundary. Located within Newcastle’s Central Business District (CBD), the site has excellent connectivity to public transport, with the newly developed tram line running along Scott Street, which is adjacent to the site and also bus and ferry terminals nearby. A pedestrian link runs from Hunter Street, along the eastern boundary to connect pedestrians with Queen’s Wharf and the harbour. Located between Hunter Street and Scott Street, the site is also easily accessed by vehicle.

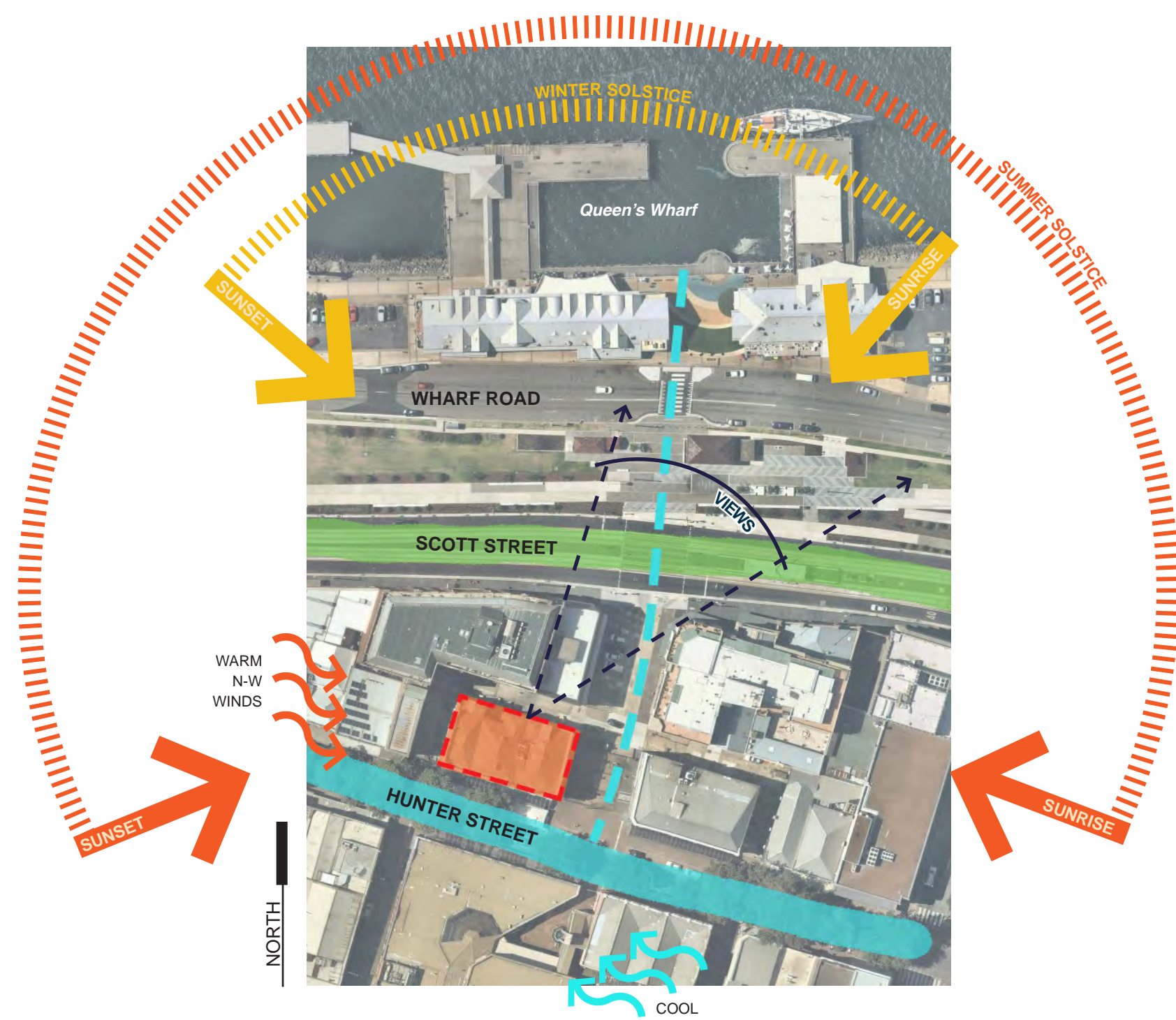
**Proposal**  
 The broader proposal for this site involves the mixed use redevelopment of the building, for commercial and residential purposes. In addition, the refurbishment also proposes to incorporate a rooftop terrace space; providing a recreational area for the building occupants. The design of this space, which would otherwise be typically underutilised, is the focus of this report.

**Landscape Approach**  
 The rooftop terrace is proposed to wrap around the central building core, with the prominent communal area facing east. The landscape design aims to create a robust landscape comprised of simple materials and proven plant species, which can be readily managed and maintained.

It is intended that area will provide a passive recreation space, which comprises of a raised planter balustrade around the terrace perimeter creating a verdant edge, large communal table, seating and barbeque facilities. The remainder of the space is open and flexible for gathering and admiring the views of the CBD and harbour.

The landscape approach, as illustrated in the Landscape Plan, aims to create a roof-top that is to be used and experienced, enhancing the social well-being of its occupants and positively contributing to the environment.

Of key consideration for the planting scheme are the local climatic conditions, in terms of wind and sun exposure, ensuring adequate soil depth and incorporation of irrigation. The loading of the roof garden will be met in the structural design of the building.

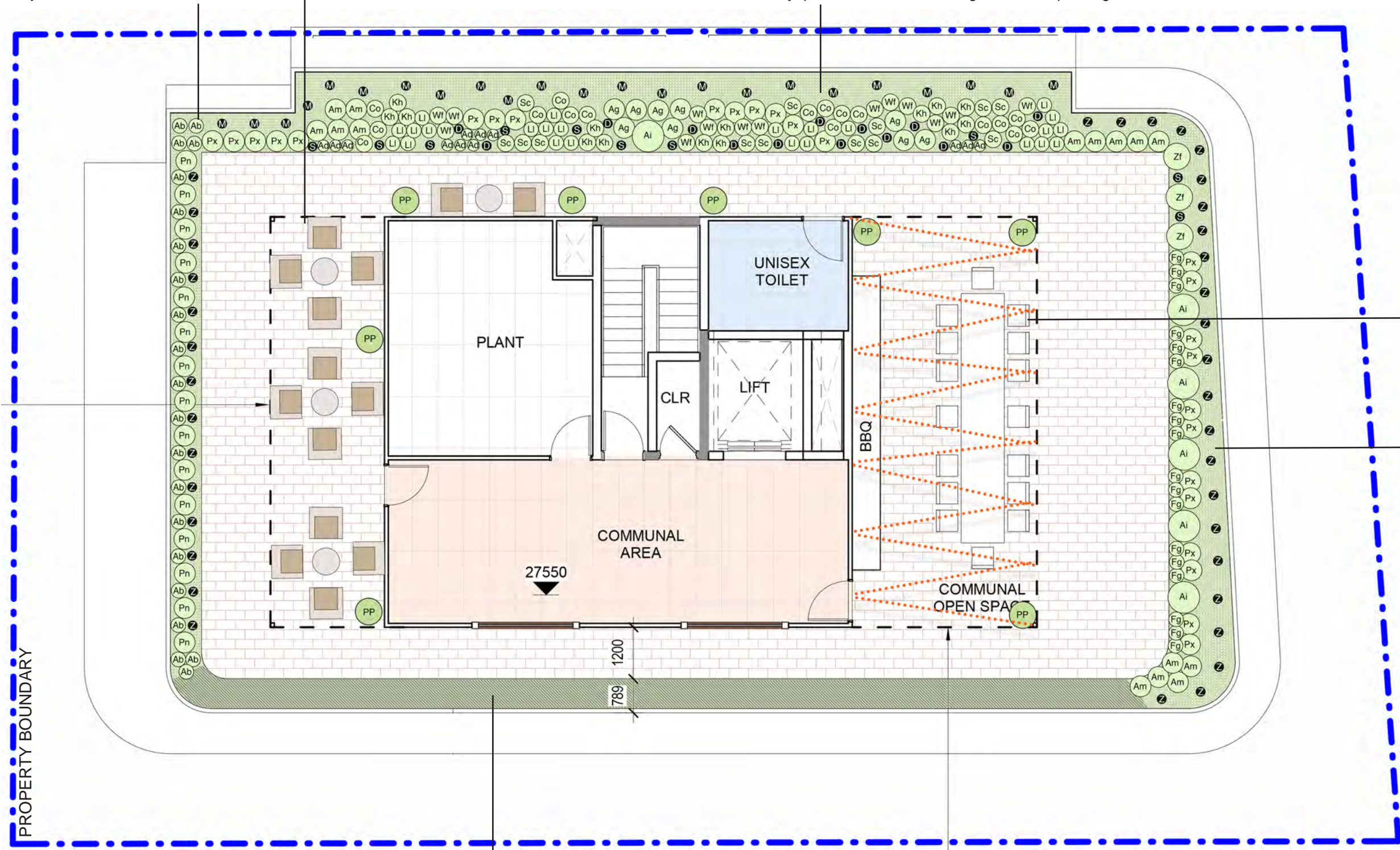




Western garden bed to consist of mass planted beds with low border plants *Pennisetum*, *Zoysia* and *Aloe*. Chosen for their colour, texture and seasonal variation throughout the year.

Casual seating area divided by large pots containing *Raphis* palms.

Lush mass planting within the raised planter wall around the perimeter of the roof top terrace to provide a verdant edge. A variety of species will ensure a striking variation in texture and colour to maintain visual interest and create a high-amenity asset for the use of residents and visitors. Planting will be kept low along this northern edge to maintain views out towards the harbour and Stockton beyond. *Myoporum* to the external edge to ensure planting is not visible from below.



**LEGEND**

- Property boundary line
- Unit Paving  
*Refer Architects' Plans*
- Catenary Lighting
- Casual Seating Area
- PROPOSED PLANTING**  
*Refer Planting Schedule*
- Planting Beds
- Xy Low Shrubs
- Z Ground Covers
- Green Roof Mass Planting
- PP Pot Plants

Communal facilities under festive catenary lighting to include a large table with seating and BBQ facilities to provide a passive recreation space for residents entertaining on the rooftop terrace.

Mass planting along the eastern planting bed to consist of mass planted beds with a variety of low growing species chosen for their contrasting colour and texture. *Zoysia* chosen as a ground cover to the external edge provide a verdant green edge and to ensure planting is not visible from below.

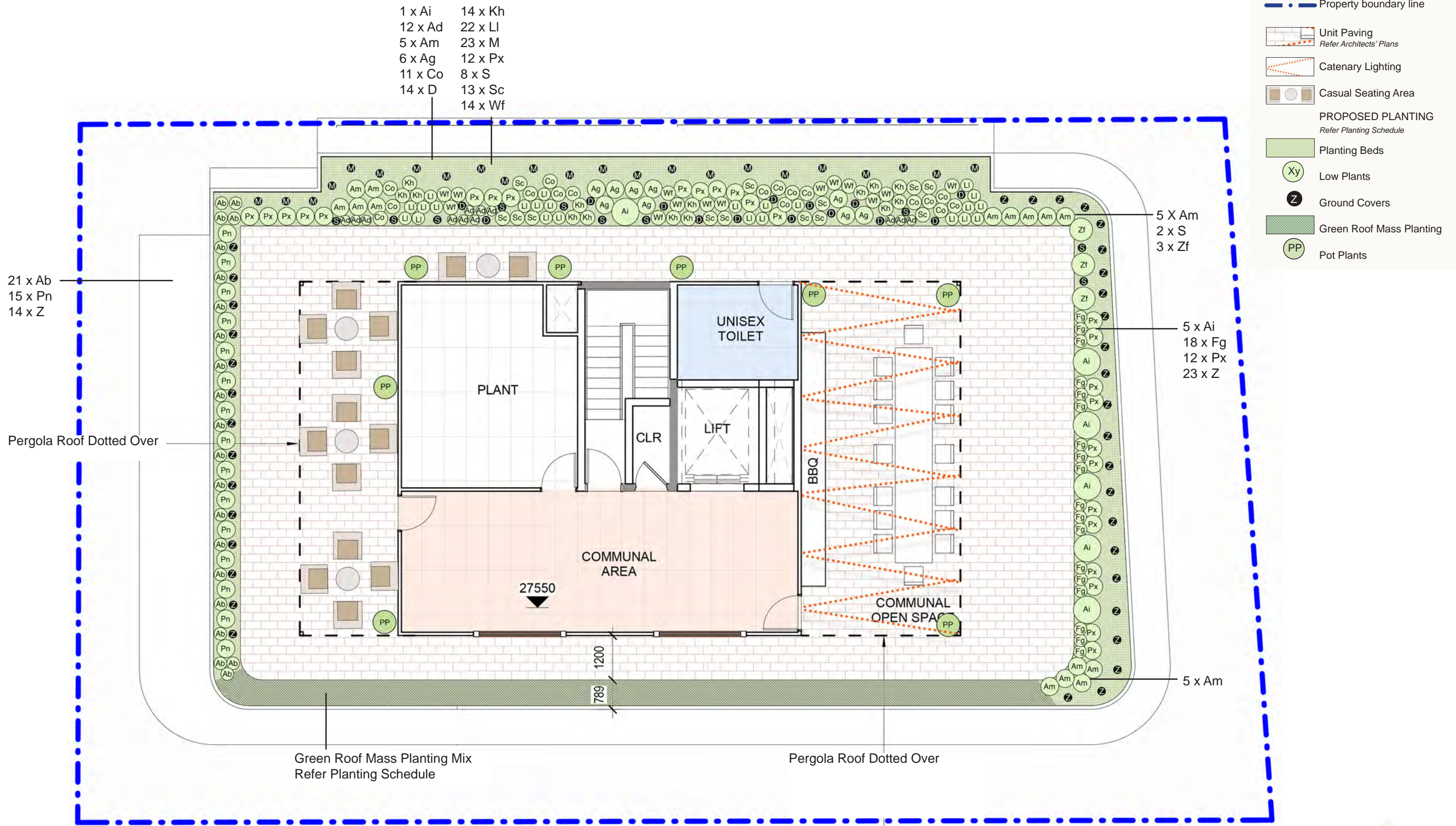
Of key consideration for the planting scheme are the local climatic conditions, in terms of wind and sun exposure, to ensure the success of a hardy and low maintenance garden.

The southern area of the roof top terrace is proposed to be a mass planted with a mix of low groundcovers, succulents and grasses to provide a low maintenance zone whilst still lush and visually interesting.



Scale 1:100 @ A3





**LEGEND**

- Property boundary line
- Unit Paving  
*Refer Architects' Plans*
- Catenary Lighting
- Casual Seating Area
- PROPOSED PLANTING**  
*Refer Planting Schedule*
- Planting Beds
- Low Plants
- Ground Covers
- Green Roof Mass Planting
- Pot Plants



Scale 1:100 @ A3

**L03 Planting Plan**

164 HUNTER STREET,  
NEWCASTLE, NSW

DATE:  
SEPTEMBER 2021

PROJECT NO.  
GSP200193

ISSUE:  
E - FOR SUBMISSION

GREEN SPACE PLANNING Co.  
3/19 BOLTON STREET NEWCASTLE NSW 2300  
PH 0423 684 382





**CHARACTER IMAGES**

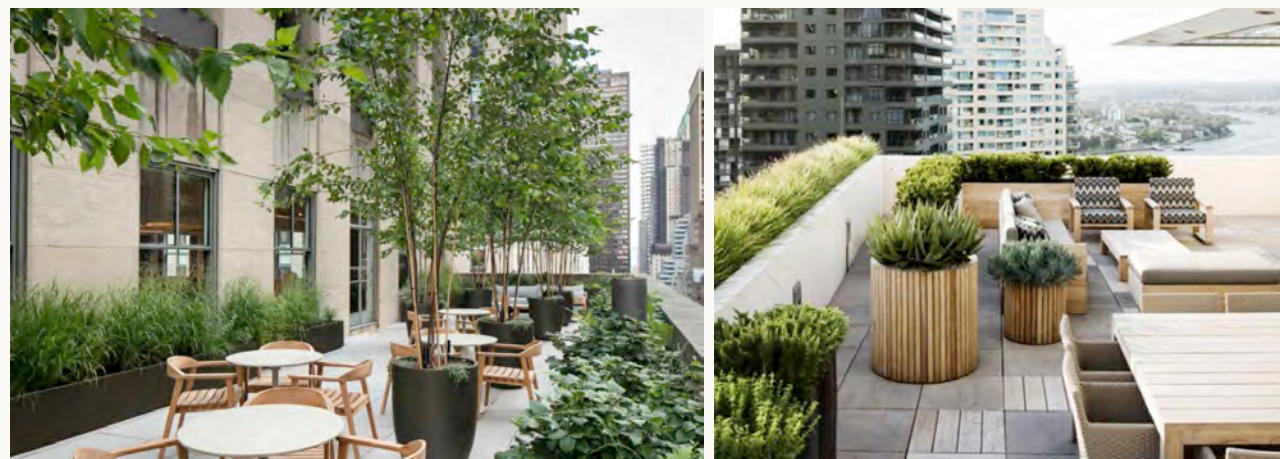
The rooftop space comprises of a raised planter (900mm) around the terrace edge, mass planted with large variety of low plants to soften the edge and create a verdant and ambient space. The planting scheme for this development incorporates a striking palette of plant species tolerant of the conditions of the roof.



The central area of the terrace will incorporate a large communal table and seating, with barbeque cooking facilities. Catenary lighting will be added under the roof line to create a festive atmosphere.



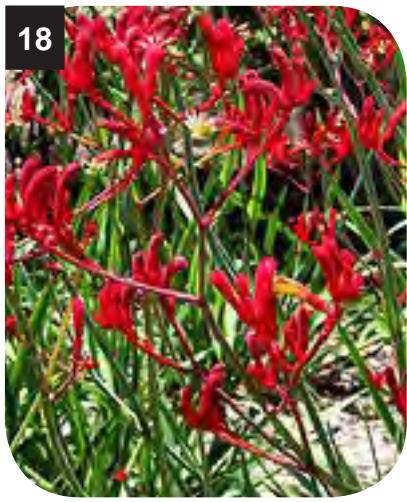
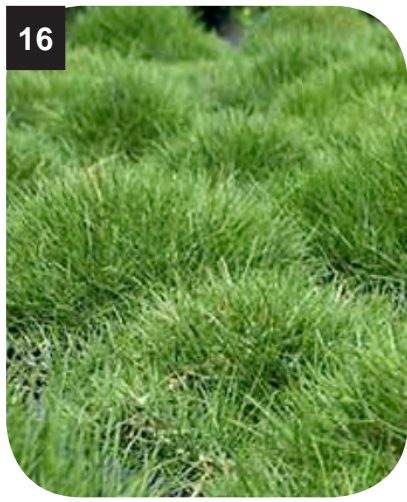
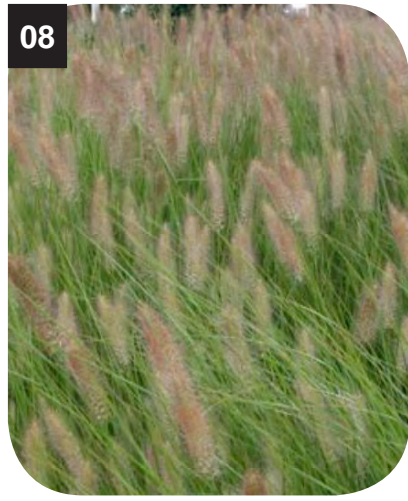
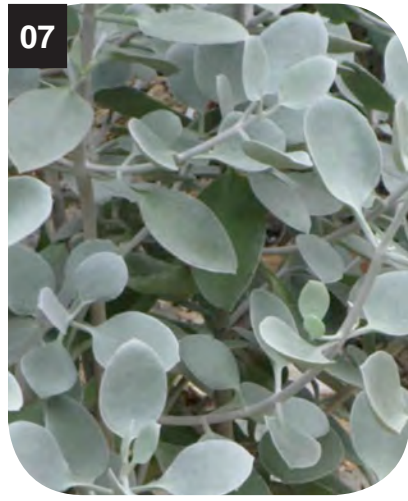
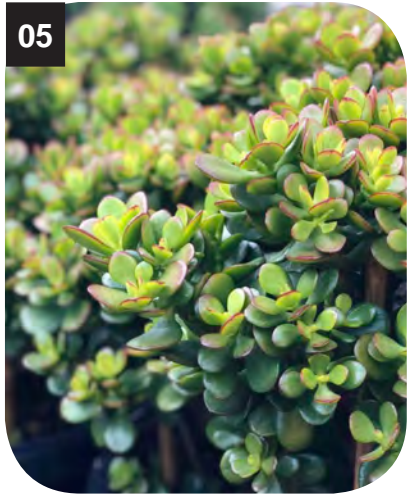
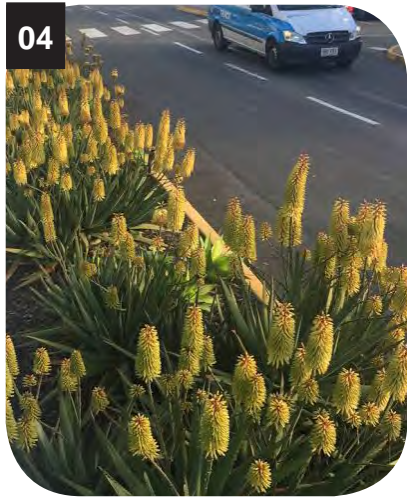
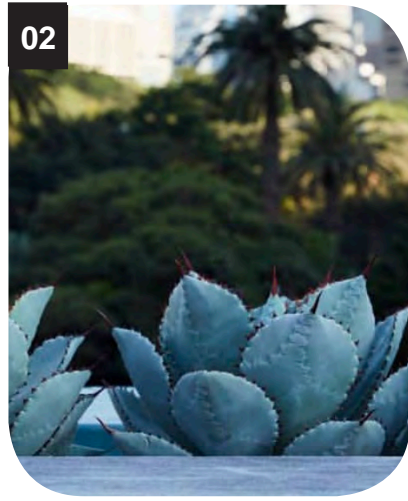
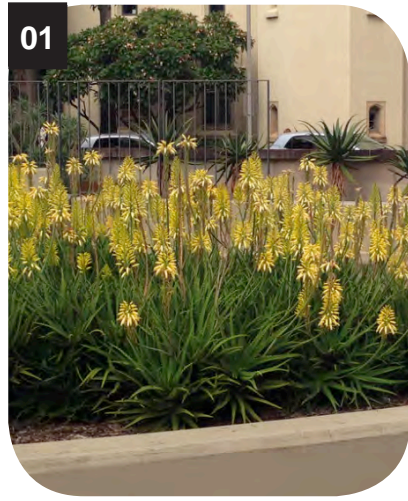
Large decorative pots will be placed to create smaller zones with casual seating opportunities. The remainder of the space which will be open and flexible for larger gatherings and passive activities.



**SUGGESTED PLANT SCHEDULE**

Image	Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width	Quantity
<b>LOW SHRUBS AND GRASSES</b>							
01	Ab	<i>Agave 'Bush Baby Yellow'</i>	Bush Baby Aloe	140mm	0.3m	0.3m	21
02	Ad	<i>Agave pygmae</i>	Dragon's Toes	140mm	0.3m	0.3m	12
-	Ag	<i>Agave geminiflora</i>	Twin Flower Agave	140mm	1.0m	1.0m	6
03	Ai	<i>Alcantarea imperialis 'Rubra'</i>	Bromeliad	140mm	1.0m	1m	6
04	Am	<i>Aloe 'Moon Glow'</i>	Aloe	140mm	0.8m	0.5m	15
05	Co	<i>Crassula ovata 'Bluebird'</i>	Crassula Bluebird	140mm	0.3m	0.4m	11
06	Fg	<i>Festuca glauca 'Elijah Blue'</i>	Blue Fescue	140mm	0.3m	0.3m	18
07	Kh	<i>Kalanchoe hildebrandtii</i>	Silver Teaspoons	140mm	0.6m	0.5m	14
-	LI	<i>Lomandra 'Crackerjack'</i>	Lomandra Crackerjack	140mm	0.5m	0.5m	22
08	Pn	<i>Pennisetum alopecuroides 'Nafray'</i>	Fountain Grass	140mm	0.6m	0.6m	15
09	Px	<i>Philodendron xanadu</i>	Philodendron	140mm	1.0m	1.0m	24
10	Sc	<i>Santolina chamaecyparissus</i>	Lavender Cotton	140mm	0.5m	0.5m	13
11	Wf	<i>Westringia 'Blue Gem'</i>	Dwarf Rosemary	140mm	0.5m	0.5m	14
12	Zf	<i>Zamia furfucea</i>	Cardboard Plant	140mm	1.0m	1.0m	3
<b>GROUNDCOVERS</b>							
13	D	<i>Dichondra argenta</i>	Silver Falls	140mm	0.2m	1.0m	14
14	M	<i>Myoporum parvifolium 'Yareena'</i>	Yareena	140mm	0.1m	1.0m	23
15	S	<i>Senecio serpens</i>	Blue Chalk Sticks	140mm	0.2m	1.0m	10
16	Z	<i>Zoysia tenuifolia</i>	Korean Velvet Grass	140mm	0.1m	0.6m	37
<b>POT PLANTS</b>							
17	Pp	<i>Raphis excelsa</i>	Raphis Palm	200mm	2m	1m	8
<b>GREEN ROOF MASS PLANTING</b>							
18		<i>Anigozanthus 'Ruby Velvet'</i>	Kangaroo Paw	Tube	0.4m	0.4m	30
		<i>Carpobrotus rossii</i>	Karkalla	Tube	0.2m	0.2m	80
		<i>Sedum palmeri</i>	Sedum	Tube	0.5m	0.2m	80
		<i>Spinifex sericeus</i>	Hairy Spinifex	Tube	0.5m	0.3m	30
		*Plant in species groups of 3-5.					







**PRIOR TO COMMENCEMENT OF WORKS**

1. Refer to survey plan for position of all existing underground services and verify prior to the commencement of any works to ensure no damage occurs throughout the contract.
2. Contractors must verify all dimensions at the site before commencing any work or making any shop drawings, which must be approved before manufacturing.
3. The drawings are to be read in conjunction with the Architectural, Engineering and survey plans.
4. Comply with the requirements of Council’s relevant site guidelines relating to erosion and sediment control regulations and other environmental controls to contain all within the confines of the site.
5. Spray all weeds with approved herbicide weed killer (in accordance with the Manufacturer’s directions) prior to commencement of any site works, in order to suppress any weeds that may arise.
6. All stormwater outlets and surface run-off shall be to Hydraulic Engineer’s detail. Ensure all site construction maintenance measures are in place, prior to commencement of works.
7. Provide all sub-soil drainage to garden beds and lawn areas where required. To be confirmed on site.
8. All landscape works shall comply with Council’s stipulated DA and CC conditions and all relevant Australian Standards and AusSpec No.1 Specification C273 - Landscaping.

**WATERPROOFING**

Waterproofing membrane should be manufactured and installed to comply with AS4858:2004 and AS3740 - 2010. Waterproofing membrane to be certified root resistant, suitable for the specified substrate and installed by experienced, trained and certified professionals.

**PROTECTION MAT**

Protection mat sheeting to be installed directly atop the root barrier layer, with a minimum 100mm overlap between layers.

**DRAINAGE LAYER**

Drainage layer is to be installed as a continuous layer over the entire base area. Cup-style drainage sheets are to overlap to ensure gaps are eliminated.

**FILTER SHEET**

Filter sheet to be a non-woven material; to ensure further protection as a root barrier. Ensure minimal sun exposure and lay immediately prior to the installation of the growing substrate.

**GROWING SUBSTRATE**

Growing substrate composition to be specified in accordance with AS3743:2003.

Ensure substrate:

- is stable over time, achieved through high proportion of mineral component and low organic matter component (20 per cent or less);
- has a known saturated weight loading, that forms part of the structural load capacity of the roof;
- drains freely, to minimise water-logging during heavy rain events and is also able to retain adequate water to sustain plant growth outside of heavy rain events.

**PLANTS**

Source plants from an approved nursery, which are vigorous, well established, free from disease and pests, of good foliage, have a healthy large root system which do not show any evidence of root curl, restriction or damage.

Make no substitutions. Replace plants which have failed, been damaged or rejected only with plants of the same type, quality and size.

**PLANTING**

Plant within 24 hours of delivery and do not plant in unsuitable conditions such as extreme heat, wind, cold or rain. Set out plants as indicated on the plan. Plant holes are to be approximately twice the width and 100mm deeper than the pot. Add fertiliser and remove plant from pot with minimal disturbance to the root-ball and growing media. Once plants are in the ground backfill with excavated soil to ensure base of stem finishes flush with finished soil level. Thoroughly water all plants with a diluted seaweed based solution, prior to planting and immediately after. Deep watering should be undertaken at least once a week for six weeks to ensure plants are kept moist but not wet. Cover area with mulch as specified below to a depth of 75mm. Keep trunk/stem of the plant free from contact with the mulch.

**MULCH**

Ensure mulch is free from deleterious and extraneous matter such as soil, weeds, stones and sticks. Mulch should be ANL ‘Forest Blend’ or equivalent, unless otherwise specified. Place mulch to a depth of 75mm. Rake and to an even surface flush with surrounding finish levels.

**FERTILISERS**

Apply (in accordance with manufacturer’s recommendations) slow release fertilisers, appropriate for native or exotic species type, such as Osmocote or Agriform tablets on all plants.

**WATERING**

Care of newly planted plants is critical, particularly in the first 12 months, depending on the species and maturity. Adopt a strategy to ensure watering is undertaken to maintain adequate soil moisture and avoid over-watering to avoid root rot.

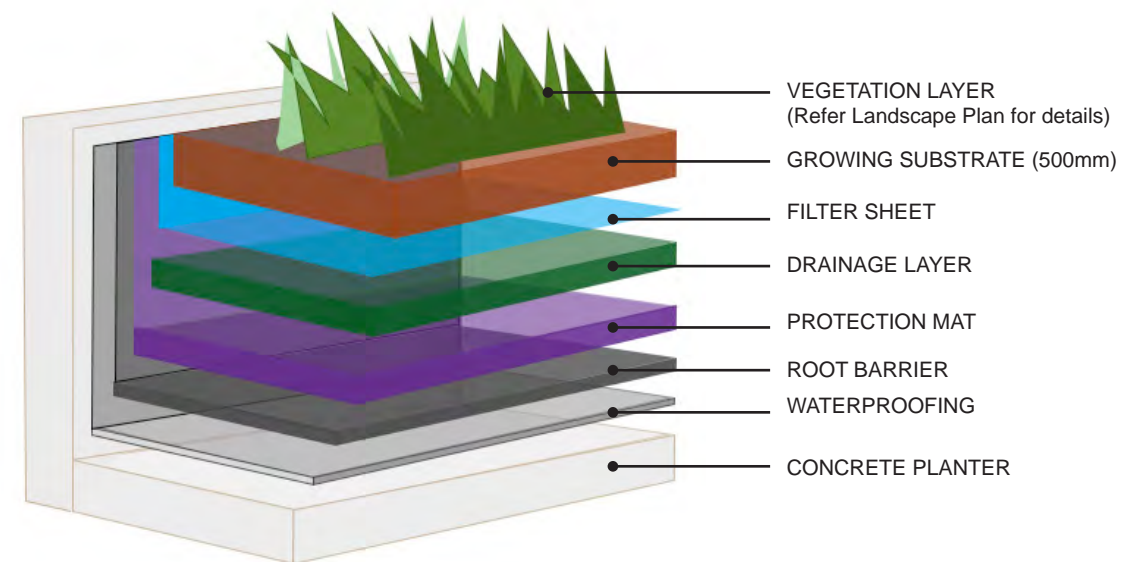
Where required, irrigation systems will be fully automatic, designed and installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, Hunter Water and other relevant authority regulations.

**MAINTENANCE**

All landscape works are to be maintained for a period of 52 weeks after final completion. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are

**PLANTING DETAIL**

NTS







**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**DAC 19/10/21 - 164 Hunter Street Newcastle - DA2019/00331.01 -  
Section 4.55(2) Modification to DA2019/00331 - Mixed-use  
(commercial, retail & residential) involving alterations and additions  
to heritage listed building - changes to approved plans including an  
additional storey**

**ITEM-17      Attachment B:      Draft Schedule of Conditions**

**DISTRIBUTED UNDER SEPARATE COVER**







**Application No:** DA2019/00331.01

**Land:** Lot 1 DP 600274

**Property Address:** 164 Hunter Street Newcastle NSW 2300

**Proposed Development:** Section 4.55(2) modification to DA2019/00331 – Mixed-use development (commercial, retail & residential) involving alterations and additions to heritage listed building - changes to approved plans including additional storey

**SCHEDULE 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.

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
A00.01 TITLE SHEET, LOCATION PLAN & DRAWING LIST	DA - 6	BN GROUP	08/09/2021
A00.04 SAFETY IN DESIGN STATEMENT	DA - 6	BN GROUP	08/09/2021
A02.10 PROPOSED SITE PLAN – AERIAL VIEW	DA - 6	BN GROUP	08/09/2021
A06.01 PROPOSED FLOOR PLAN – CP – B1	DA - 6	BN GROUP	08/09/2021
A06.02 PROPOSED FLOOR PLAN - GL	DA - 6	BN GROUP	08/09/2021
A06.03 PROPOSED FLOOR PLAN – L1	DA - 6	BN GROUP	08/09/2021
A06.04 PROPOSED FLOOR PLAN – L2	DA - 6	BN GROUP	08/09/2021
A06.05 PROPOSED FLOOR PLAN – L3	DA - 6	BN GROUP	08/09/2021
A06.06 PROPOSED FLOOR PLAN – L4	DA - 6	BN GROUP	08/09/2021
A06.07 PROPOSED FLOOR PLAN – L5	DA - 6	BN GROUP	08/09/2021
A06.50 PROPOSED ROOF PLAN	DA - 6	BN GROUP	08/09/2021
A09.01 PROPOSED EXTERNAL ELEVATIONS – SOUTH	DA - 6	BN GROUP	08/09/2021
A09.02 PROPOSED EXTERNAL ELEVATIONS - WEST	DA - 6	BN GROUP	08/09/2021
A09.03 PROPOSED EXTERNAL ELEVATIONS - NORTH	DA - 6	BN GROUP	08/09/2021



A09.04 PROPOSED EXTERNAL ELEVATIONS - EAST	DA - 6	BN GROUP	08/09/2021
A11.01 PROPOSED BUILDING SECTIONS	DA - 6	BN GROUP	08/09/2021
A80.01 KITCHEN LAYOUT OPTIONS	DA - 6	BN GROUP	08/09/2021
A100.85 PERSPECTIVES	DA - 6	BN GROUP	08/09/2021
A100.86 PERSPECTIVES	DA - 6	BN GROUP	08/09/2021
CGI (CORNER OF MARKET AND KEIGHTLY STREETS)	DA - 6	BN GROUP	08/09/2021
CGI (CORNER OF HUNTER AND MARKETS STREETS)	DA - 6	BN GROUP	08/09/2021
STATEMENT OF HERITAGE IMPACT	REV B	JOHN CARR HERITAGE DESIGN	27/10/2020
ADDENDUM TO STATEMENT OF HERITAGE IMPACT	REV B	JOHN CARR HERITAGE DESIGN	16/08/2021
BUILDING CODE OF AUSTRALIA 2019 COMPLIANCE REPORT		BUILDCERT	10.06.2019
TRAFFIC, PARKING AND ACCESS REPORT	-	SECA SOLUTIONS	04.03.2019
ACOUSTIC ASSESSMENT	-	REVERB ACOUSTICS	MARCH 2019
L02 CONCEPT PLAN	ISSUE E	GREEN SPACE PLANNING CO.	03/09/2021
L03 PLANTING PLAN	ISSUE E	GREEN SPACE PLANNING CO.	03/09/2021
L04 PLANTING SCHEDULE	ISSUE E	GREEN SPACE PLANNING CO.	03/09/2021
L05 PLANT IMAGES	ISSUE E	GREEN SPACE PLANNING CO.	03/09/2021
L06 PLANTING NOTES	ISSUE E	GREEN SPACE PLANNING CO.	03/09/2021
BASIX CERTIFICATE	No. 998961M_04	Evergreen Energy Consultants Pty Ltd	16/09/2021

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.

**(Amended under DA2019/00331.01)**

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

2. A total monetary contribution of \$217,822.07 is to be paid to City of Newcastle, pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*, such contribution to be payable prior to the issue of a Construction Certificate in respect of the proposed development.

Note:

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



- b) The City of Newcastle's *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019* permits deferred or periodic payment of levies in certain circumstances. A formal modification of this condition will be required to enter into a deferred or periodic payment arrangement.
- c) The amount of contribution payable under this condition has been calculated on the basis of the current rate as at the date of consent and is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment.

CPI quarterly figures are released by the ABS on a date after the indexation quarter and, as a guide, these approximate dates are as follows:

Indexation quarters	Approx release date
September	Late October
December	Late January
March	Late April
June	Late July

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

**(Amended under DA2019/00331.01)**

3. **(Deleted under DA2019/00331.01)**
4. **(Deleted under DA2019/00331.01)**
5. The proposed verandah/awning is to be designed to meet the requirements of Element 7.10 '*Street Awnings and Balconies*' of the Newcastle Development Control Plan 2012. Details are to be included in documentation for a Construction Certificate application.
6. All stormwater runoff from the proposed development being managed in accordance with the requirements of Element 7.06 '*Stormwater*' of Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of AS 3500.3 as applicable. Full details are to be included in documentation for a Construction Certificate application.
7. All proposed planting and landscape elements indicated on the submitted landscape concept plan or otherwise required under the conditions of this consent are required to be detailed on a landscape plan and specification. The plan and specifications is to be prepared in accordance with the provisions of Newcastle Development Control Plan 2012 and is to include details of the following:
- a) cross sections through the site where appropriate
  - b) proposed contours or spot levels
  - c) botanical names
  - d) quantities and container size of all proposed trees
  - e) shrubs and ground cover
  - f) details of proposed soil preparation
  - g) mulching and staking



- h) treatment of external surfaces and retaining walls where proposed
- i) drainage, location of taps and
- j) appropriate maintenance periods.

The plan is to be prepared by a qualified landscape designer and be included in documentation for a Construction Certificate application.

8. The applicant is to comply with all requirements of the Hunter Water Corporation regarding the connection of water supply and sewerage services, including the payment of any required cash contribution towards necessary amplification of service mains in the locality as a result of the increased intensity of land use proposed. A copy of the Corporation's compliance certificate (refer s50 *Hunter Water Act 1991*) is to be included in documentation for a Construction Certificate application.
9. Working drawings and specifications of the proposed building are to be submitted to Subsidence Advisory NSW for approval prior to an application for a Construction Certificate and any requirements of the Board are to be included in the documentation for a Construction Certificate application.
10. A separate application must be lodged and consent obtained from City of Newcastle for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993*, before the issue of a Construction Certificate. The consent must be obtained, or other satisfactory arrangements confirmed in writing from City of Newcastle, before the issue of a Construction Certificate.
11. Verification of compliance with the recommendations in the Statement of Heritage Impact prepared by John Carr Heritage Design dated 27 October 2020 and Addendum to Statement of Heritage Impact prepared by John Carr Heritage Design dated 16 August 2021, are to be included in documentation for a Construction Certificate application.

**(Amended under DA2019/00331.01)**

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

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

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

13. The Developer designing and constructing the following works in connection with the proposed development adjacent to the site, at no cost to City of Newcastle and in accordance with City of Newcastle's City Centre Public Domain Technical Manual and design specifications:

Hunter Street

- a) Kerb and gutter
- b) Normal footway profile grading at 2.5% from boundary to top of kerb and gutter
- c) Full width paving across the footway



- d) Associated drainage works
- e) Regulatory signage and line marking
- f) Street tree planting

#### Market Street

- a) Full width paving across the footway
- b) Associated drainage works

#### Keightley Street

- a) Full width laneway reconstruction
- b) Associated drainage works
- c) Regulatory signage and line marking

13A. The landscape design for the development is to be amended to provide a minimum width of 1 metre for the raised landscaping beds located on the rooftop level. Full details are to be included in documentation for a Construction Certificate Application.

**(Inserted under DA2019/00331.01)**

13B. A detailed material, colours and finishes schedule (including samples) for the development must be submitted to and approved by Council's Section Manager Development Assessment prior to the issue of a Construction Certificate. The materials and samples board/ schedule must not include generic material or colour description. Full details are to be included in documentation for a Construction Certificate Application.

**(Inserted under DA2019/00331.01)**

13C. One month prior to making an application for a Construction Certificate, the Developer is to submit a request to City of Newcastle to obtain house numbering.

**(Inserted under DA2019/00331.01)**

13D. A full archival photographic record is to be undertaken of the building, including interiors, prior to any works commencing on the site. The archival record is to be in accordance with the requirements of:

- a) The NSW Heritage Office publication "How to Prepare Archival Records of Heritage Items" (1998); and
- b) The Department of Planning's "Recording Places of Cultural Significance" (1991).

Such documentation and photographs are to be submitted to Council for inclusion in the City Library collection prior to the issue of the Construction Certificate. Confirmation that the records have been submitted to Council shall be provided to the Principal Certifying Authority prior to the issue of a Construction Certificate.

Note: The documentation shall include a summary report detailing the Development Application number, project description, date and authorship of the photographic record, method of documentation and any limitations of the photographic record. Written confirmation is to be included in the documentation, issued with the authority of the applicant, owner(s) and the photographer (as required), that the City of Newcastle is granted a perpetual non-exclusive licence to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of applicant, owner(s) and the photographer (as required) must be included. The photographic record is to include negatives of all images. Digital based recording is to be submitted on CD or DVD with images save as JPEG, TIFF or PDF files.



(Inserted under DA2019/00331.01)

- 13E. A Heritage Interpretation Plan is to be prepared by an experience heritage interpretation practitioner. The Interpretation Plan shall be in accordance with the Heritage Council's "Interpreting Heritage Places and Items Guidelines" (2005). The plan must interpret the uses and history of the site in a way that is engaging, informative and readily accessibly to the majority of visitors. The Interpretation Plan is to be submitted to Council for review and approval prior to the issue of any Construction Certificate. The interpretation works are to be completed to Council's approval prior to the issue of the Occupation Certificate.

(Inserted under DA2019/00331.01)

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

14. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
15. 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 City of Newcastle (marked to Attention: Compliance Services) and the demolisher prior to commencement of work.
16. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
17. If construction / demolition work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the need to enclose a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
18. Prior to commencement of site works the developer is to submit to City of Newcastle for approval a Construction Traffic Management Plan addressing traffic control measures to be utilised in the public road reserve during the construction phase.
19. The Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services accredited person with a Design and Audit Traffic Control Plans Certificate in accordance with Australian Standard 1742.3:2009 - Manual of uniform traffic devices - traffic control for works on roads. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve.
20. An application is to be made to and approved by 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 shall 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 must be given to SafeWork NSW.
21. A rigid and durable sign is to be erected on any site on which building work, subdivision work or demolition work is being carried out, before the commencement of the work:
  - a) showing the name, address and telephone number of the Principal Certifying



Authority for building work and subdivision work, and

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

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

22. Certification is to be prepared by a Registered Surveyor and submitted to the Principal Certifying Authority at the stages of construction indicated:
- a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
  - b) On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.
  - c) When the roof has been completed, confirming that the building does not exceed the approved levels.
23. 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.
24. 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.

25. 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 City of Newcastle for the duration of demolition and construction work.

Note: City of Newcastle's 'PREVENT POLLUTION' sign can be obtained by presenting your development application receipt at City of Newcastle's Customer Enquiry Counter.

26. Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost to City of Newcastle by a Surveyor registered under the *Surveying and Spatial Information Act 2002*.

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

27. 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 City of Newcastle within fourteen days of receipt.

28. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to 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.
29. The developer being responsible for the provision of additional regulatory signage in Hunter Street, Market Street and Keightley Street adjacent to the site frontage and all adjustments to and/or relocation of existing regulatory signage necessary as part of this development, at no cost to City of Newcastle and in accordance with City of Newcastle requirements, such works being implemented prior to the issue of any occupation certificate.

Note: The provision of additional regulatory signage and alterations to existing regulatory signage will need to be referred to the Newcastle City Traffic Committee for approval prior to installation.

30. Appropriate arrangements are to be made for garbage bins (recyclable and non-recyclable) to be collected from and returned to the on-site refuse storage area located within the site. These arrangements must be in place prior to the issue of any Occupation Certificate for the proposed development. Under no circumstances are garbage bins to be presented to the street for kerbside collection for kerbside collection or remain at kerbside after collection.
31. All general goods deliveries to the premises and waste collection from the premises only being undertaken between the hours of 7:00am and 6:00pm.
32. All works within the road reserve required by this consent are to be completed prior to the issue of a Final Occupation Certificate.
33. Street lighting being provided at no cost to City of Newcastle (other than annual maintenance) to Standard P3 in accordance with AS 1158.1.1 – Road Lighting on Hunter Street, Market Street and Keightley Street across the frontages of the site. The lighting works being completed prior to the issuing of any Occupation Certificate for the proposed development.
34. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority prior to the issue of the Final Occupation Certificate. The report is to verify that all landscape works have been carried out in accordance with the comprehensive landscape design plan and specifications that were required to be included in documentation for a Construction Certificate application and is to verify that an effective maintenance program has been commenced.
35. Appropriate acoustic treatment is to be implemented in accordance with the recommendations set out in the report prepared by Reverb Acoustics, dated March 2019. Written final certification confirming the recommended acoustic treatment has been implemented in accordance with the requirements of the above report is to be submitted to the Principal Certifying Authority and City of Newcastle 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.

36. A design verification statement from a qualified designer shall be submitted to the



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

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

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

37. The hours of operation or trading of the commercial/retail premises are to be not more than from:

DAY	START	FINISH
Monday	7:00am	6:00pm
Tuesday	7:00am	6:00pm
Wednesday	7:00am	6:00pm
Thursday	7:00am	6:00pm
Friday	7:00am	6:00pm
Saturday	7:00am	6:00pm
Sunday	7:00am	6:00pm

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

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

39. Under no circumstances are garbage bins to be presented to the street for kerbside collection for kerbside collection or remain at kerbside after collection.
40. 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 emissions of air impurities to an acceptable level and such measures being implemented within a nominated time period. Furthermore, written certification from the suitably qualified consultant will be required to be submitted to 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.

41. **(Deleted under DA2019/00331.01)**

**ADVISORY MATTERS**

- Any proposed business identification sign or advertising sign should be designed in accordance with the provisions of Newcastle Development Control Plan 2012 and be the subject of a separate Development Application approved prior to erection or placement in position.
- Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both 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 City of Newcastle is to be notified of the appointment; and
  - c) City of Newcastle is to be given at least two days notice of the date intended for commencement of building works.
- 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 Certifying Authority appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Clause 149 of the *Environmental Planning and Assessment Regulation 2000*.
- A copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of NSW Fire Brigades and a further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
- An annual Fire Safety Statement in the form described in Clause 175 of the *Environmental Planning and Assessment Regulation 2000* is to be submitted to City of Newcastle and a copy (together with a copy of the current fire safety schedule) is to be given to the Commissioner of New South Wales Fire Brigades. A further copy of the Statement (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.



- Failure to comply with the conditions of consent constitutes a breach of the *Environmental Planning and Assessment Act 1979*, which may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.
- If archaeological deposits or relics not identified and considered in the supporting documents for this consent are discovered, work must cease in the affected area(s) and the Heritage Council of NSW notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Note: The Heritage Council of NSW can be contacted on 02 9873 8500 or [heritagemailbox@environment.nsw.au](mailto:heritagemailbox@environment.nsw.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 on which the person has discovered a relic except in accordance with a gazetted exemption or an excavation permit issued by the Heritage Council of NSW

**(Amended under DA2019/00331.01)**

**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 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.
- 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 height of buildings and floor space ratio development standard variations made under Clause 4.6 of the Newcastle Local Environmental Plan 2012. The proposed variations are 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 of overshadowing and visual privacy. The proposal is consistent with the intended future urban form within the area, having regard to the combination of controls under Newcastle Local Environmental Plan 2012 and Newcastle Development Control Plan 2012 (notably Section 6.01 Newcastle City Centre).

### **REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED**

The following conditions are applied to:

- Confirm and clarify the terms of City of Newcastle'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 19/10/21 - 164 Hunter Street Newcastle - DA2019/00331.01 -  
Section 4.55(2) Modification to DA2019/00331 - Mixed-use  
(commercial, retail & residential) involving alterations and additions  
to heritage listed building - changes to approved plans including an  
additional storey**

**ITEM-17**      **Attachment C:**      Processing Chronology

**DISTRIBUTED UNDER SEPARATE COVER**







**PROCESSING CHRONOLOGY**

**DA2019/00331.01 - 164 Hunter Street Newcastle**

4 November 2020	Modification application lodged
9 -23 November 2020	Public Notification period
25 November 2020	Urban Design Review Panel meeting
1 December 2020	Request for additional information
17 March 2021	Amended proposal received
31 March 2021	Urban Design Review Panel meeting held
16 April 2021	Request for additional information
01 June 2021	Amended proposal received
07 July 2021	Request for additional information
17 August 2021	Amended proposal received
25 August 2021	Urban Design Review Panel meeting held
30 August 2021	Request for additional information
17 September 2021	Amended proposal received





**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**DAC 19/10/21 - 164 Hunter Street Newcastle - DA2019/00331.01 -  
Section 4.55(2) Modification to DA2019/00331 - Mixed-use  
(commercial, retail & residential) involving alterations and additions  
to heritage listed building - changes to approved plans including an  
additional storey**

**ITEM-17      Attachment D:      Block Massing Analysis**

**DISTRIBUTED UNDER SEPARATE COVER**









Figure 1: Approved and Permitted Massing – View from South to North





Figure 2: Approved and Permitted Massing – View from South West to North East





Figure 3: Approved and Permitted Massing – View from West to East





**Figure 4: Approved and Permitted Massing – View from North West to South East**





Figure 5: Approved and Permitted Massing – View from North to South





Figure 6: Approved and Permitted Massing – View from North East to South West



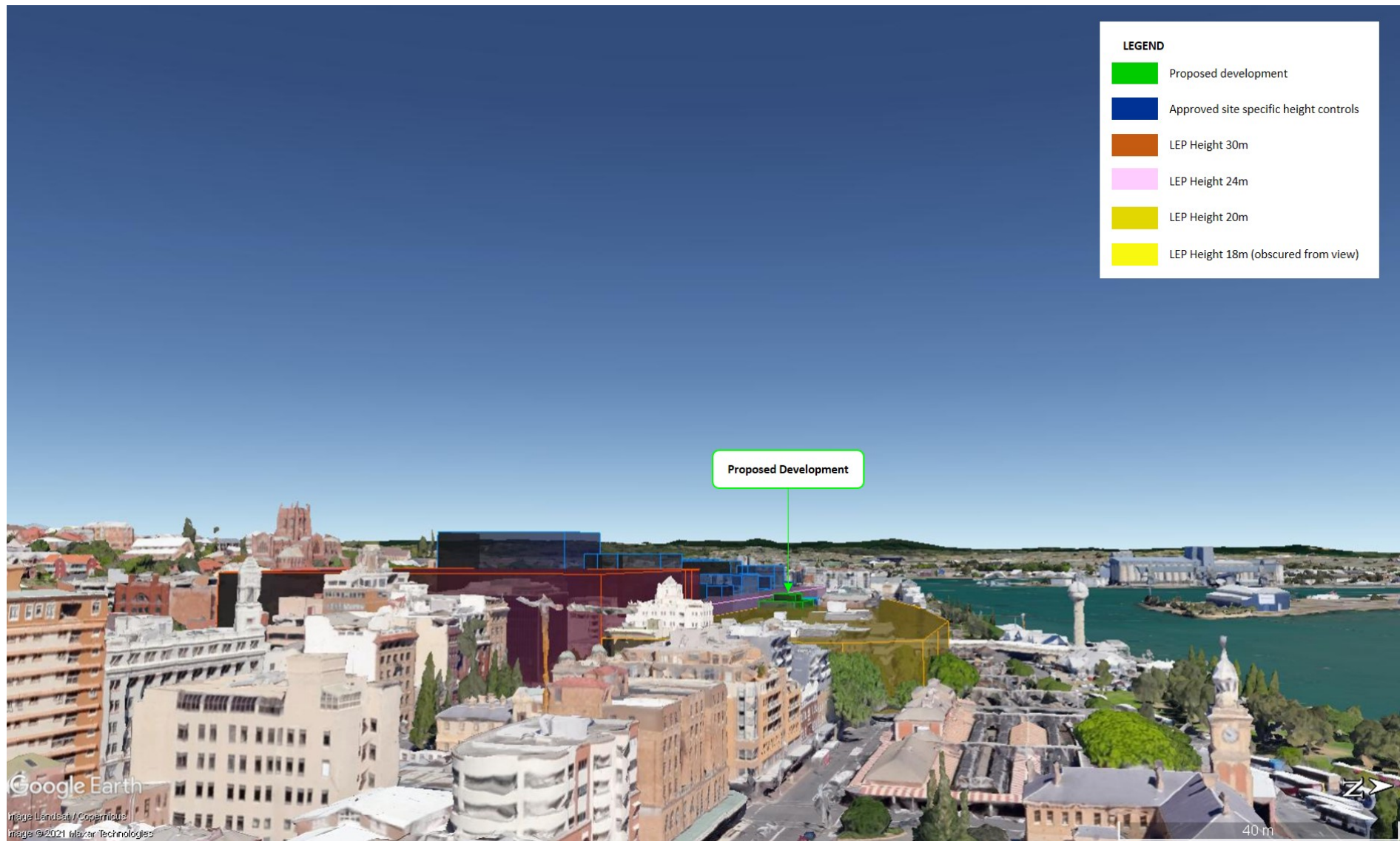


Figure 7: Approved and Permitted Massing – View from East to West



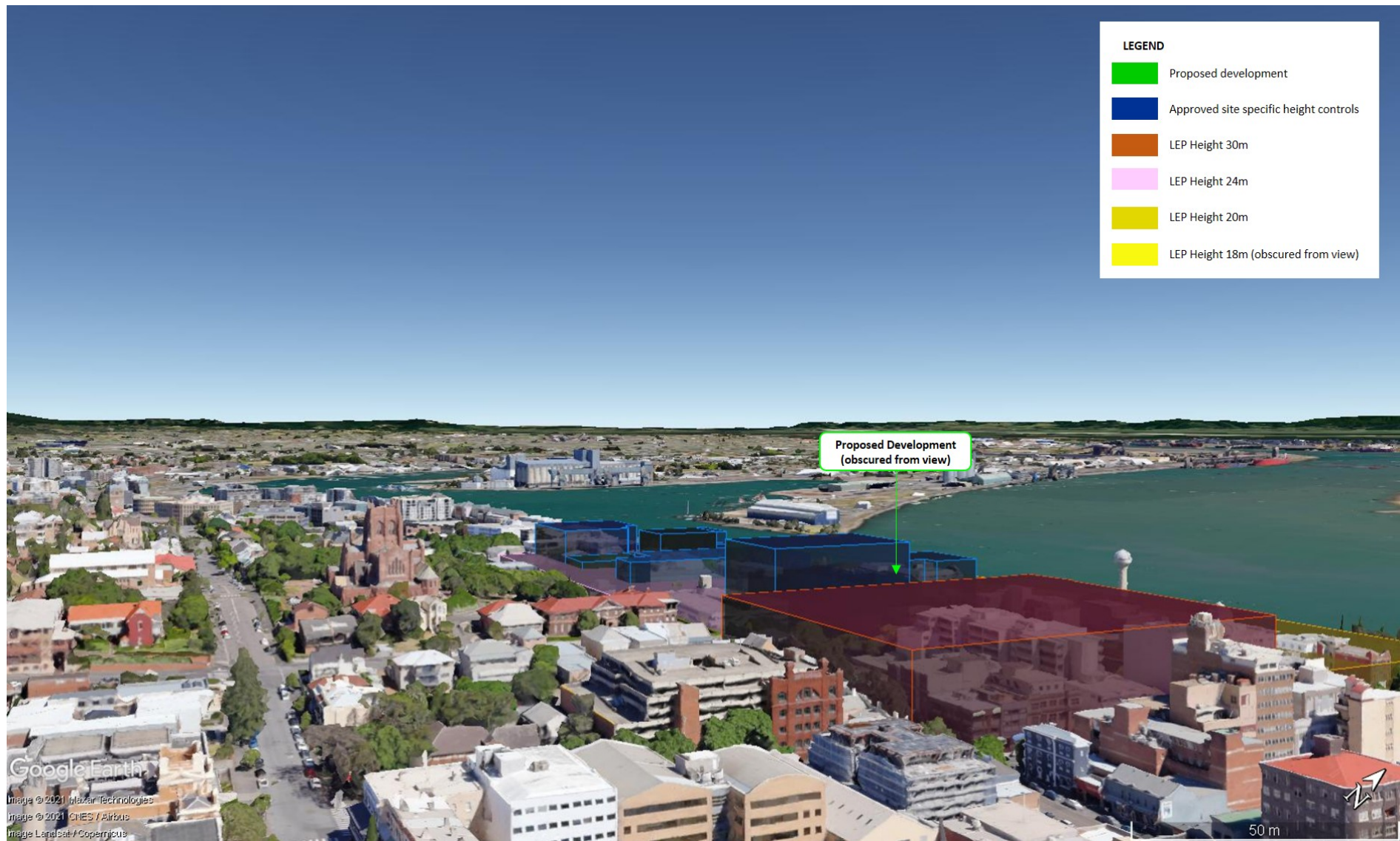


Figure 8: Approved and Permitted Massing – View from South East to North West