

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 18/05/21 – 58 ROBERT STREET, WICKHAM - DA2020/01124 -
DUAL OCCUPANCY – ADAPTIVE REUSE OF EXISTING
COMMERCIAL BUILDING, INCLUDING PARTIAL DEMOLITION AND
2 LOT STRATA SUBDIVISION**

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PAGE 18	ITEM-9	Attachment B:	Draft Schedule of Conditions
PAGE 30	ITEM-9	Attachment C:	Processing Chronology

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DUAL OCCUPANCY – ADAPTIVE REUSE OF EXISTING
COMMERCIAL BUILDING, INCLUDING PARTIAL DEMOLITION AND
2 LOT STRATA SUBDIVISION**

ITEM - 9 Attachment A: Submitted Plans

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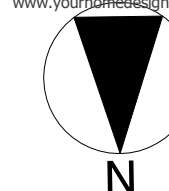


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DA.20	SHADOW DIAGRAMS (EXISTING)	1:100
DA.21	SHADOW DIAGRAMS (EXISTING)	1:100
DA.22	SHADOW DIAGRAMS (EXISTING)	1:100

**BASIX COMMITMENTS
REQUIRED TO BE SHOWN ON
PLANS TBC**



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NOTES

IF IN DOUBT, ASK.
BUILDER SHOULD CHECK ALL DIMENSIONS & LEVELS ON SITE PRIOR TO CONSTRUCTION.
PLEASE NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE DESIGNER.
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
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ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY.
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CPD	CUPBOARD
DN	DOWN
DP	DOWNPIPE
DR	DRYER
DW	DISHWASHER
FG	FRIDGE
FFL	FINISHED FLOOR LEVEL
PTY	PANTRY
RL	RELATIVE LEVEL
S	SINK
SHW	SHOWER
T.O.W	TOP OF WALL
WC	TOILET
WIL	WALK IN LINEN
WM	WASHING MACHINE

FLOOR AREAS

(PER DWELLING)	
GROUND FLOOR	90.50m ²
GARAGE	26.20m ²
ALFRESCO	15.60m ²
UPPER FLOOR	99.60m ²
UPPER BALCONY	8.10m ²
TOTAL	240.0m²

Client
ORTON HAUS 2
Project Address
**58 ROBERT ST,
WICKHAM, 2293
LOT 100, DP737057**

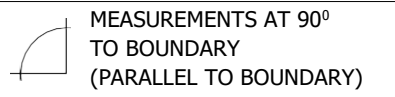
Drawing Title:
INDEX BASIX

Rev.	Date	Notes
A1	27/05/20	Prelims
A4	12/08/20	Con. set
B1	28/08/20	DA
B2	04/09/20	DA
B3	04/03/21	DA
B4	24/03/21	DA
B5	06/04/21	Add. Info

Job Ref:	Page No:	Rev
YDH-177	DA.1	B5

Plot Date:

6/4/21



DEVELOPMENT SUMMARY & SITE ANALYSIS

SITE CONSTRAINTS

ZONING	R2 LOW DENSITY RESIDENTIAL
ACID SULFATE SOILS	CLASS 3
BUSHFIRE PRONE (BAL)	N/A
FLOOD PRONE	YES
MIN. HABITABLE FLOOR LEVEL	2.5m AHD
MINES SUBSIDENCE	N/A
COASTAL ENVIRONMENT	N/A
MIN LOT SIZE	400m ²
MAX HEIGHT OF BUILDING	8.5m

COUNCIL CALCULATIONS

SITE AREA	335.3m ²
EXISTING GFA	250.70m ²
EXISTING FSR	0.75 : 1
PROPOSED GFA	378.6m ²
PROPOSED FSR	1.1 : 1

DWELLING 1

BUILDING FOOTPRINT	137.50m ²
ROOF AREA	129.0m ²
TOTAL GROSS FLOOR AREA	190.10m ²
DRIVEWAY AREA	15.4m ²
CAR PARKING SPACES	2
PRIVATE OPEN SPACE	16m ² (ALFRESCO) 8.10m ² (UPPER BALCONY)

CONDITIONED FLOOR AREA	172.50m ²
UNCONDITIONED FLOOR AREA	16.80m ²

DWELLING 2

BUILDING FOOTPRINT	137.50m ²
ROOF AREA	129.0m ²
TOTAL GROSS FLOOR AREA	190.10m ²
DRIVEWAY AREA	15.4m ²
CAR PARKING SPACES	2
PRIVATE OPEN SPACE	16m ² (ALFRESCO) 8.10m ² (UPPER BALCONY)

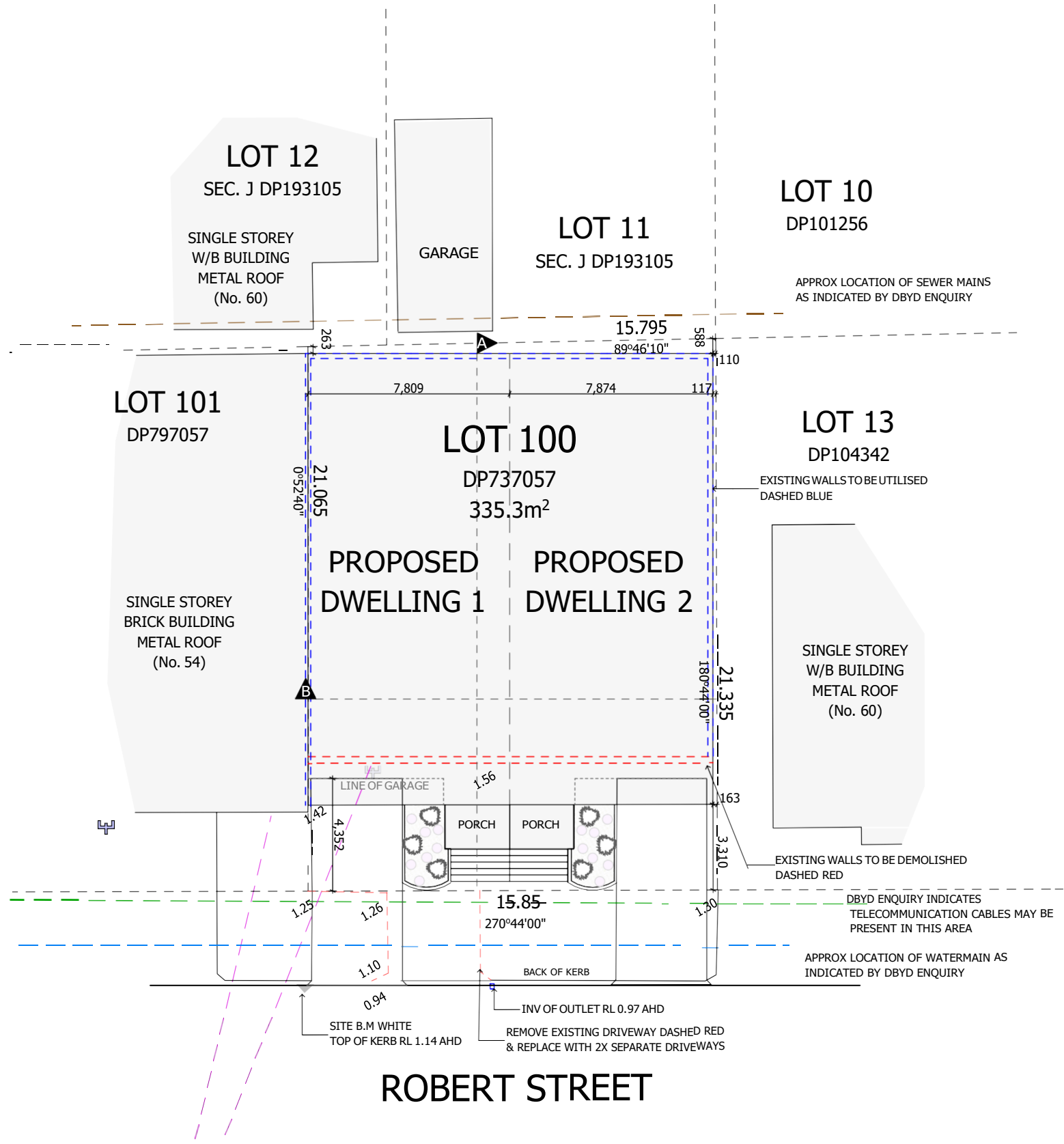
CONDITIONED FLOOR AREA	172.50m ²
UNCONDITIONED FLOOR AREA	16.80m ²

BASIX SUMMARY

ROOF COLOUR SHADE	LIGHT
EAVES COLOUR SHADE	LIGHT
WALLS COLOUR SHADE	LIGHT

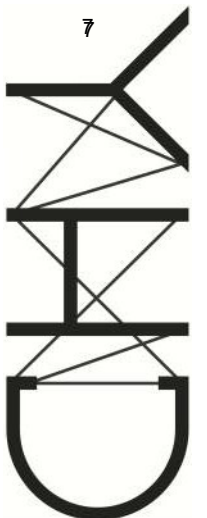
HOT WATER SYSTEM	GAS INSTANTANEOUS
COOK TOP	INDUCTION
OVEN	ELECTRIC

BASIX NOTE: CHECK BASIX CERTIFICATE FOR ALL FINAL REQUIREMENTS INCLUDING RAINWATER TANK SIZE, CONNECTIONS, USES, WATER RATES & THERMAL SPECIFICATIONS

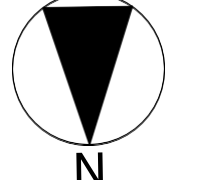


ROBERT STREET

SITE PLAN 1:200



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Project Address
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LOT 100, DP737057**

Drawing Title:
SITE PLAN

Rev.	Date	Notes
A1	27/05/20	Prelims
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B1	28/08/20	DA
B2	04/09/20	DA
B3	04/03/21	DA
B4	24/03/21	DA
B5	06/04/21	Add. Info

Job Ref:	Page No:	Rev
YDH-177	DA.2	B5

Plot Date: 6/4/21

SEDIMENT CONTROL NOTES

SEDIMENT FENCE
AN EROSION AND SEDIMENT CONTROL PLAN SHOULD BE IMPLEMENTED ON SITE AND PRIOR TO CONSTRUCTION.
1000 WIDE SEDIMENT FENCES SHOULD BE USED WHERE STORMWATER LEAVES THE SITE TO REDUCE SEDIMENT FROM BEING TRACKED OFF SITE AND ONTO ROAD.

DIVERSION DRAINS
APPROX 150MM - TO BE USED TO DIRECT UP-SLOPE WATER AROUND SITE. WATER SHALL BE DIRECTED TO A STABLE AREA FOR ABSORPTION OR TO A PROTECTED SEDIMENT CONTROLLED AREA.
A SLOPED VEE DRAIN (MIN 100 FALL) FROM BUILDING AND BOUNDARY SHOULD BE USED TO PROTECT STORMWATER DISCHARGE INTO NEIGHBOURING PROPERTIES

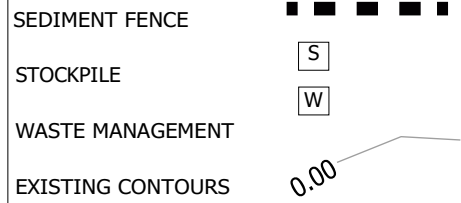
STABILISED ENTRY/EXIT
IT IS RECOMMENDED TO APPLY A SINGLE VEHICLE ENTRY & EXIT PAD TO MINIMISE SEDIMENT BEING TRACKED OFF SITE AND ONTO ROAD. A 'RUMBLE PAD' SHOULD BE USED TO PROTECT SERVICES LOCATED IN THE VERGE, CONSTRUCTED OF A MIN. 150MM LAYER OF 140MM RECYCLED AGGREGATE OR CRUSHED ROCK OVER A GEOTEXTILE FABRIC BASE. A RAISED AREA ACROSS THE HUMPS CAN BE USED TO DIRECT STORMWATER RUNOFF INTO A SEDIMENT CONTROLLED AREA. CALL DIAL BEFORE YOU DIG TO DETERMINE LOCATION OF SERVICES

WASTE MANAGEMENT
A WASTE MANAGEMENT PLAN SHOULD BE USED TO SUFFICIENTLY DISPOSE OF ALL WASTE OFF SITE TO ENSURE AGAINST THE CONTAMINATION OF STORMWATER

STOCKPILES
TO BE LOCATED UPHILL TO ENSURE THE PROTECTION FROM STORMWATER RUNOFF & DRAINAGE PATHWAYS - IF UNABLE TO BE STORED UPHILL, A BANK OR DIVERSION DRAIN SHALL BE USED AROUND THE STOCKPILE AREAS.

CONTAMINANTS MANAGEMENT
ALL CONTAMINANTS SHOULD BE PREVENTED FROM DISCHARGING INTO DRAINS. A DEDICATED AREA FOR CONCRETE WASTE, EQUIPMENT & PAINT CLEANING MUST BE UTILIZED. MINIMISE DUST BY USING EQUIPMENT THAT RECYCLES WATER, FILTERS DUST AND CONTAINS SLURRY.

LEGEND

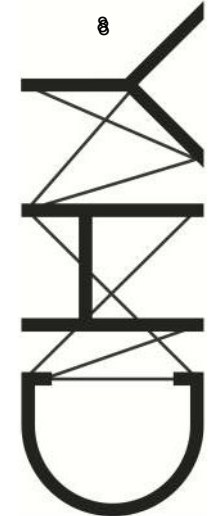
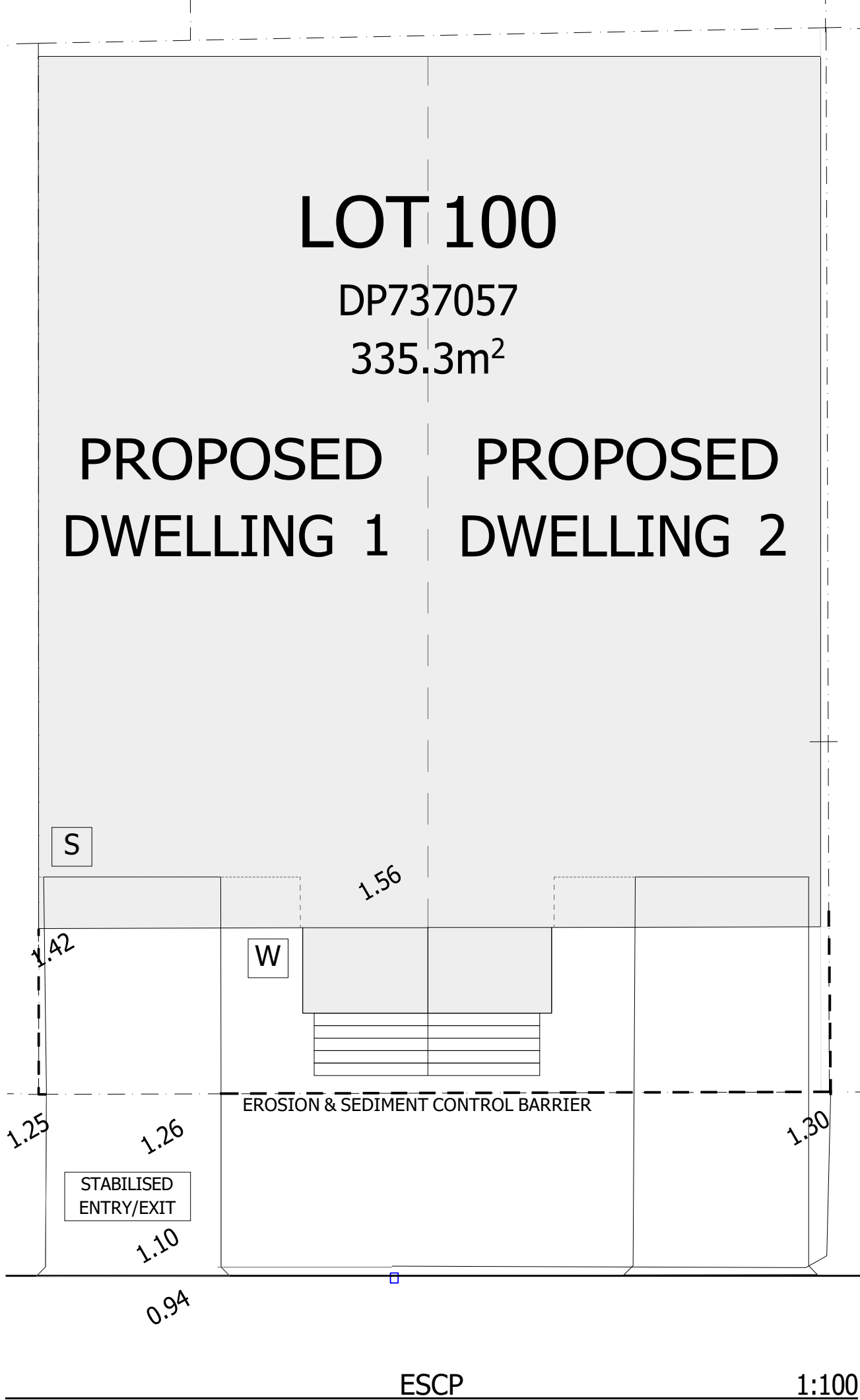


WARNING

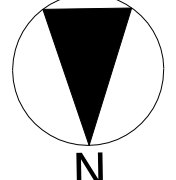
BEWARE OF EXISTING UNDERGROUND SERVICES - CONTRACTOR TO CONFIRM PRIOR TO SITE WORKS

ANY DAMAGE TO THE ROAD VERGE LANDSCAPING OR SERVICES DURING HOUSE AND LANDSCAPE CONSTRUCTION WILL BE RECTIFIED AT CONTRACTORS COST

PLEASE ENSURE BUILDERS USE NOMINATED ACCESS ONLY TO ENTER SITE TO AVOID DAMAGE TO EROSION & SEDIMENT CONTROLS



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FLOOR AREAS

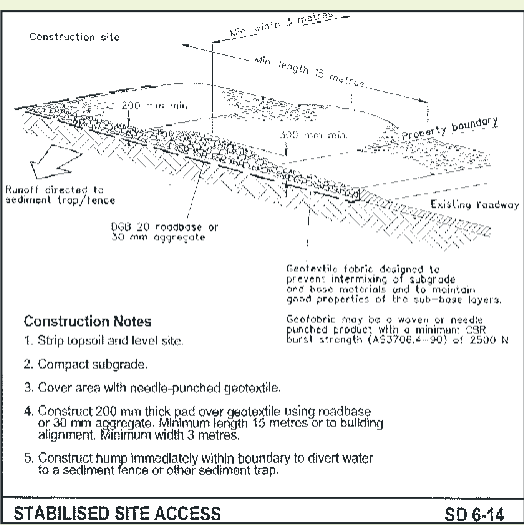
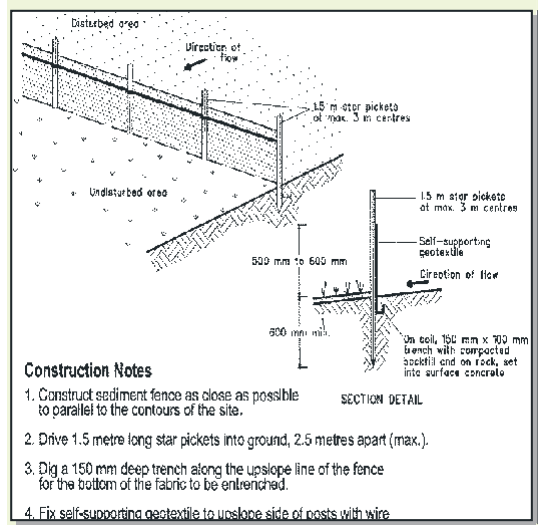
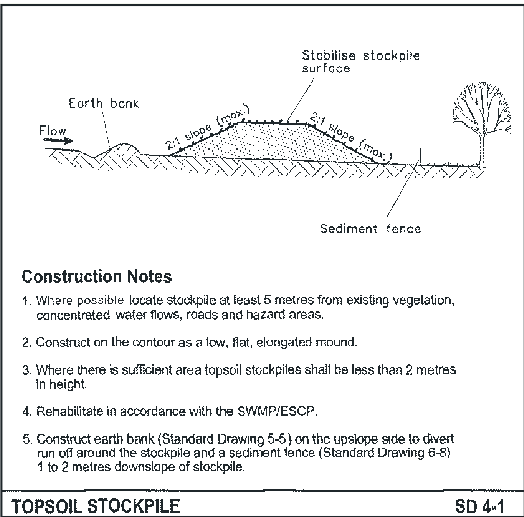
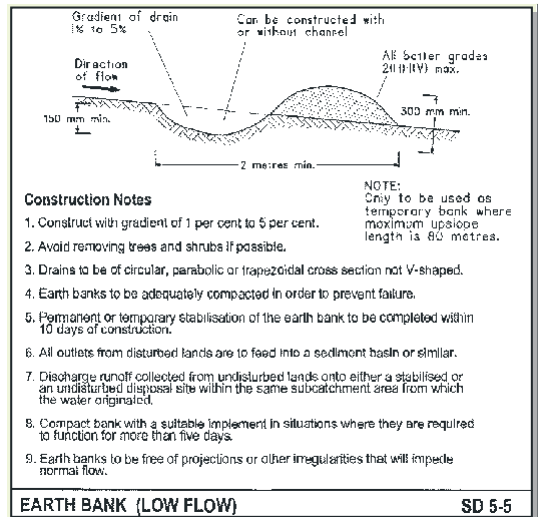
(PER DWELLING)	
GROUND FLOOR	90.50m²
GARAGE	26.20m²
ALFRESCO	15.60m²
UPPER FLOOR	99.60m²
UPPER BALCONY	8.10m²
TOTAL	240.0m²

Client
ORTON HAUS 2
Project Address
**58 ROBERT ST,
WICKHAM, 2293
LOT 100, DP737057**

Drawing Title:
**EROSION &
SEDIMENT
CONTROL PLAN**

Rev.	Date	Notes
A1	27/05/20	Prelims
A4	12/08/20	Con. set
B1	28/08/20	DA
B2	04/09/20	DA
B3	04/03/21	DA
B4	24/03/21	DA
B5	06/04/21	Add. Info

Job Ref: YDH-177 Page No: DA.3 Rev: B5
Plot Date: 6/4/21



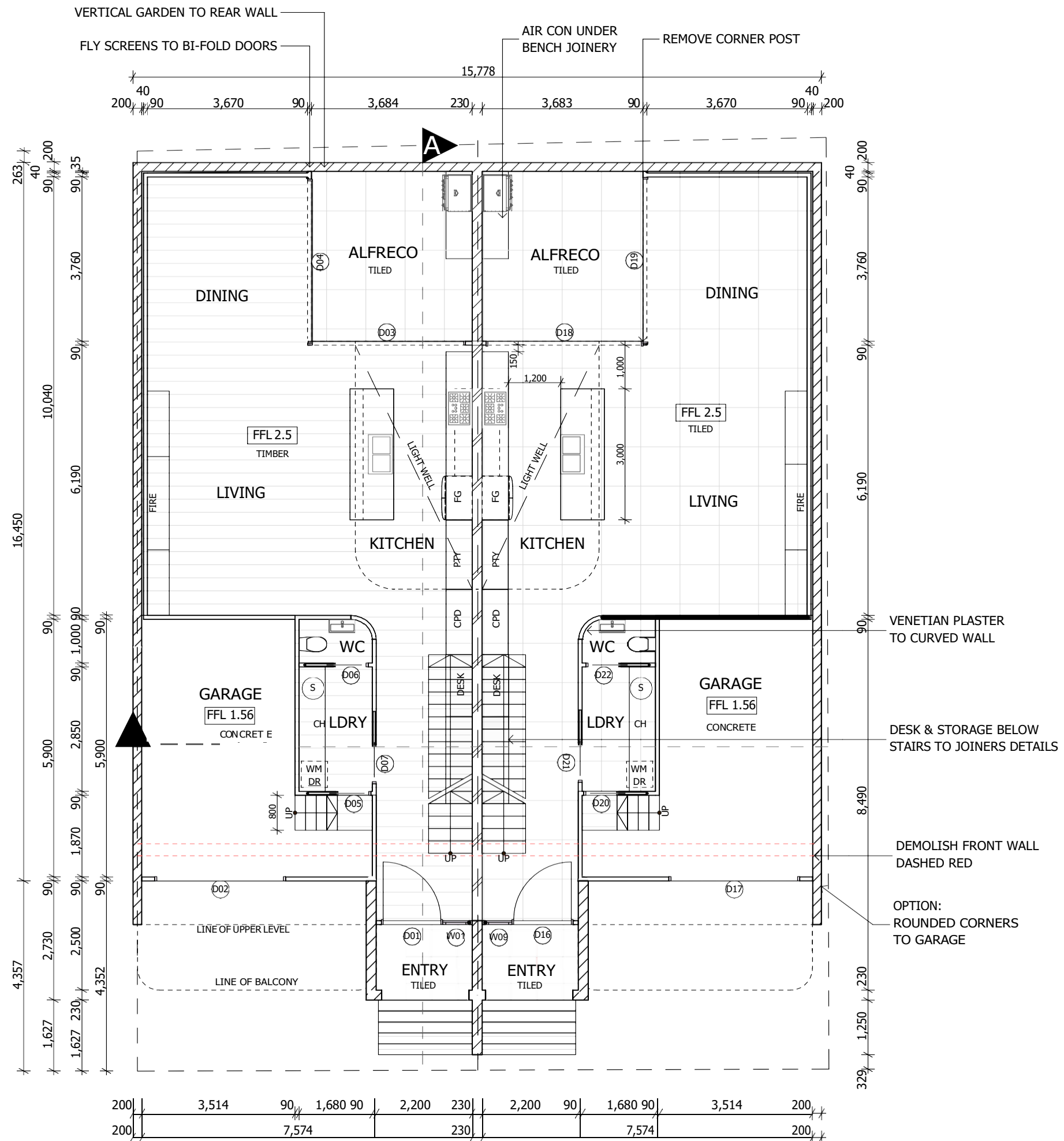
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DWELLING ONE

DOOR SCHEDULE			
ID	HEIGHT	WIDTH	TYPE
D01	2,700	1,400	TIMBER ENTRY DOOR
D02	2,700	3,000	SELECTED GARAGE
D03	2,100	3,600	GLAZED BI-FOLD
D04	2,100	3,800	GLAZED BI-FOLD
D05	2,100	800	SINGLE CAVITY SLIDER
D06	2,100	800	SINGLE CAVITY SLIDER
D07	2,100	900	SINGLE CAVITY SLIDER
D08	2,700	2,000	2 PANEL GLASS SLIDER
D09	2,040	820	HUNG (INTERNAL)
D10	2,040	820	HUNG (INTERNAL)
D11	2,040	820	HUNG (INTERNAL)
D12	2,040	820	HUNG (INTERNAL)
D13	2,100	900	SINGLE CAVITY SLIDER
D14	2,100	2,500	WARDROBE
D15	2,100	2,500	WARDROBE

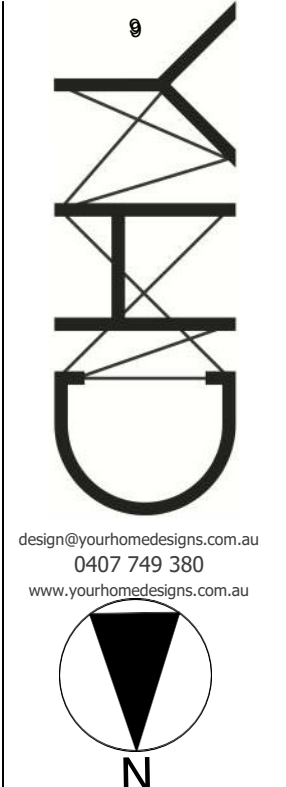
DWELLING TWO

DOOR SCHEDULE			
ID	HEIGHT	WIDTH	TYPE
D16	2,700	1,400	TIMBER ENTRY DOOR
D17	2,700	3,000	SELECTED GARAGE
D18	2,100	3,600	GLAZED BI-FOLD
D19	2,100	3,800	GLAZED BI-FOLD
D20	2,100	800	SINGLE CAVITY SLIDER
D21	2,100	900	SINGLE CAVITY SLIDER
D22	2,100	800	SINGLE CAVITY SLIDER
D23	2,700	2,000	2 PANEL GLASS SLIDER
D24	2,040	820	HUNG (INTERNAL)
D25	2,040	820	HUNG (INTERNAL)
D26	2,040	820	HUNG (INTERNAL)
D27	2,040	820	HUNG (INTERNAL)
D28	2,100	900	SINGLE CAVITY SLIDER
D29	2,100	2,500	WARDROBE
D30	2,100	2,500	WARDROBE



GROUND FLOOR

1:100



NOTES
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T.O.W	TOP OF WALL
WC	TOILET
WIL	WALK IN LINEN
WM	WASHING MACHINE

FLOOR AREAS
 (PER DWELLING)

GROUND FLOOR	90.50m ²
GARAGE	26.20m ²
ALFRESCO	15.60m ²
UPPER FLOOR	99.60m ²
UPPER BALCONY	8.10m ²
TOTAL	240.0m²

Client
ORTON HAUS 2
 Project Address
**58 ROBERT ST,
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 LOT 100, DP737057**

Drawing Title:
GROUND FLOOR

Rev.	Date	Notes
A1	27/05/20	Prelims
A4	12/08/20	Con. set
B1	28/08/20	DA
B2	04/09/20	DA
B3	04/03/21	DA
B4	24/03/21	DA
B5	06/04/21	Add. Info

Job Ref: YDH-177 Page No: DA.4 Rev: B5
 Plot Date: 6/4/21

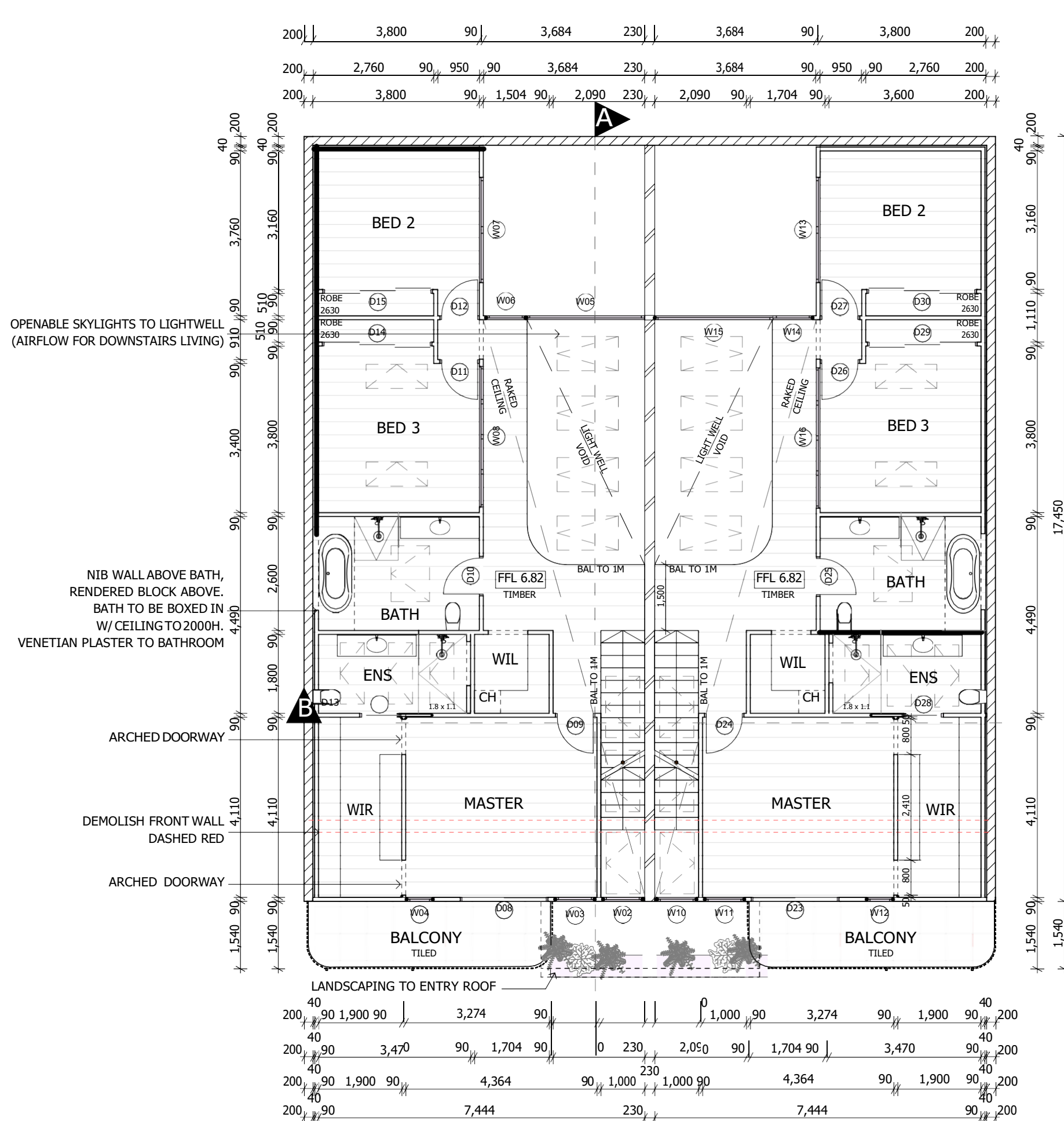
DWELLING ONE

WINDOW SCHEDULE			
ID	HEIGHT	WIDTH	TYPE
W01	2,700	610	LOUVRE
W02	2,700	900	FIXED
W03	2,700	900	FIXED
W04	2,700	600	CASEMENT
W05	2,700	2,700	FIXED
W06	2,700	900	LOUVRE
W07	1,500	2,400	SLIDING
W08	400	3,200	FIXED HIGHLIGHT
S01	1,400	780	FIXED SKYLIGHT
S02	1,400	780	FIXED SKYLIGHT
S03	1,400	780	FIXED SKYLIGHT
S04	1,400	550	AUTO. SKYLIGHT
S05	1,400	550	AUTO. SKYLIGHT
S06	1,400	550	AUTO. SKYLIGHT
S07	1,275	870	AUTO. SKYLIGHT
S08	1,400	550	AUTO. SKYLIGHT W/ BLINDS
S09	1,400	550	AUTO. SKYLIGHT W/ BLINDS
S10	1,400	780	SKYLIGHT
S11	1,400	780	SKYLIGHT
S12	1,400	780	SKYLIGHT
S13	1,400	780	SKYLIGHT

DWELLING TWO

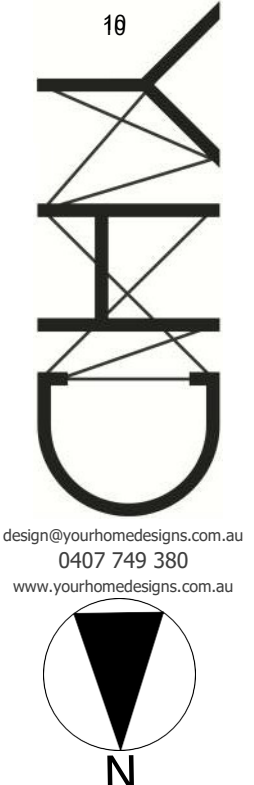
WINDOW SCHEDULE			
ID	HEIGHT	WIDTH	TYPE
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W11	2,700	900	FIXED
W12	2,700	600	CASEMENT
W13	1,500	2,400	SLIDING
W14	2,700	900	LOUVRE
W15	2,700	2,700	FIXED
W16	400	3,200	FIXED HIGHLIGHT
S14	1,400	780	FIXED SKYLIGHT
S15	1,400	780	FIXED SKYLIGHT
S16	1,400	780	FIXED SKYLIGHT
S17	1,400	550	AUTO. SKYLIGHT
S18	1,400	550	AUTO. SKYLIGHT
S19	1,400	550	AUTO. SKYLIGHT
S20	1,275	870	AUTO. SKYLIGHT
S21	1,400	550	AUTO. SKYLIGHT W/ BLINDS
S22	1,400	550	AUTO. SKYLIGHT W/ BLINDS
S23	1,400	780	SKYLIGHT
S24	1,400	780	SKYLIGHT
S25	1,400	780	SKYLIGHT
S26	1,400	780	SKYLIGHT

NOTE:
 - ALL WINDOWS TO BE TIMBER FRAMED
 - ALL SKYLIGHTS OPENABLE UNLESS NOTED "FIXED"



UPPER FLOOR

1:100



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 0407 749 380
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Client:
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 Project Address:
**58 ROBERT ST,
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 LOT 100, DP737057**

Drawing Title:
FIRST FLOOR PLAN

Rev.	Date	Notes
A1	27/05/20	Prelims
A4	12/08/20	Con. set
B1	28/08/20	DA
B2	04/09/20	DA
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Job Ref: YDH-177 Page No: DA.5 Rev: B5
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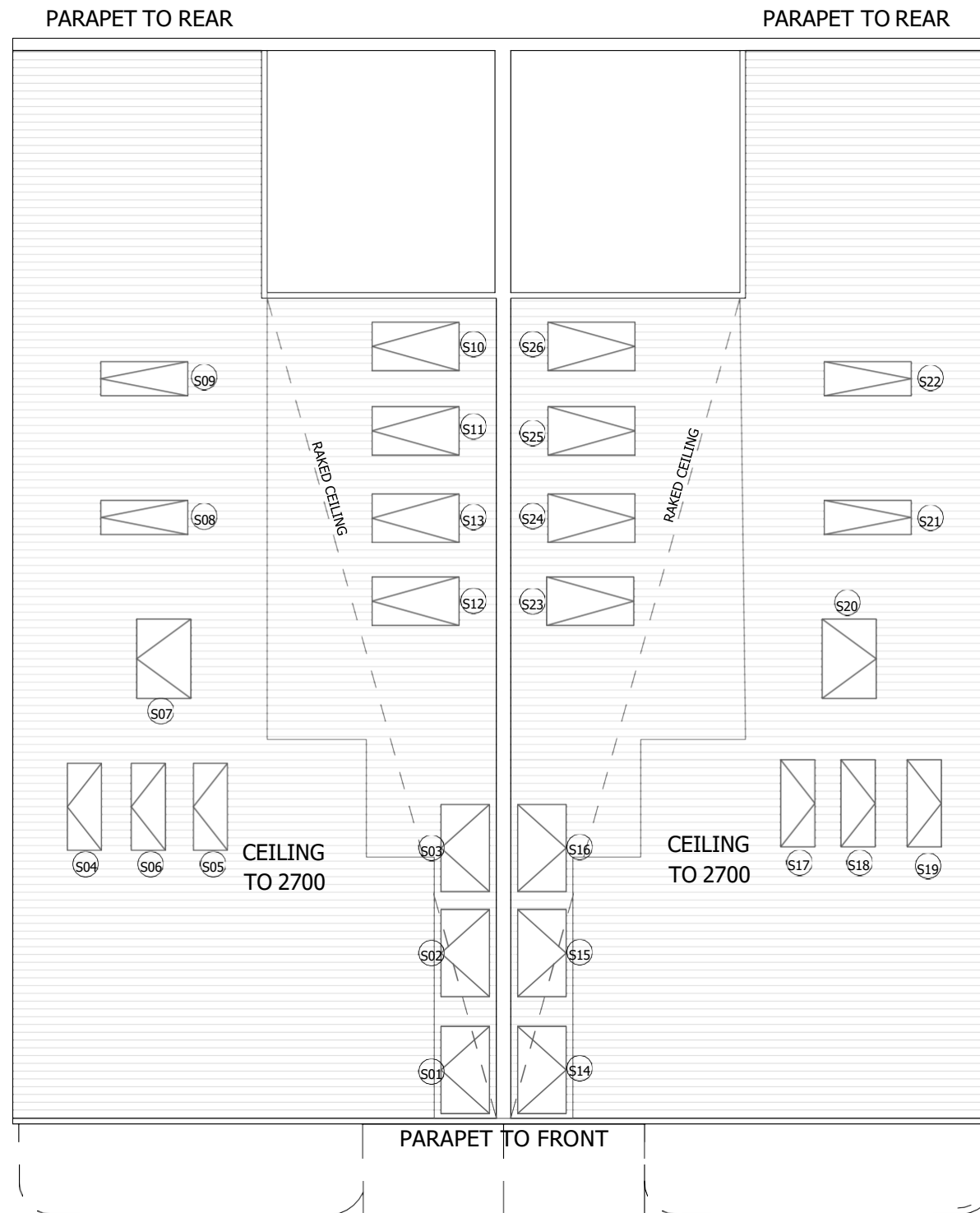
You will require **one** of the following DP options :- (dimensions in mm)

Assuming approximately equal catchment areas)

Flow (L/s)

Results:

	Number Req'd	Number Used	Gutter Area?	Gutter Width	Gutter Depth?
90 Dia:	<input type="text" value="9.06"/>	<input type="text" value="10"/>	<input type="text" value="8123"/>	<input type="text" value="125"/>	<input type="text" value="65"/> <input type="checkbox"/>
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300 Dia:	<input type="text" value="0.6"/>	<input type="text" value="1"/>	<input type="text" value="61824"/>	<input type="text" value="345"/>	<input type="text" value="180"/> <input type="checkbox"/>

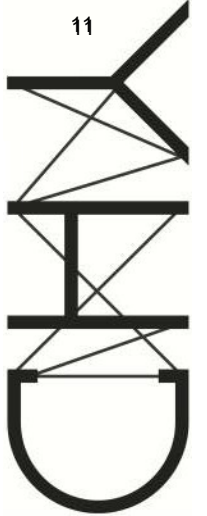


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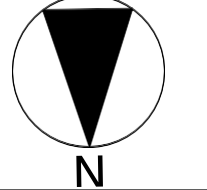
- TO DISCUSS WITH BUILDER / PLUMBER DOWNPIPE OPTIONS
- ALL SKYLIGHTS OPENABLE UNLESS NOTED 'FIXED'
- AC DUCTING & CEILING HEIGHTS TO BE CONFIRMED

ROOF PLAN

1:100



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NOTES

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CPD	CUPBOARD
DN	DOWN
DP	DOWNPIPE
DR	DRYER
DW	DISHWASHER
FS	FRIDGE
FFL	FINISHED FLOOR LEVEL
PTV	PANTRY
RL	RELATIVE LEVEL
S	SINK
SHW	SHOWER
T.O.W	TOP OF WALL
WC	TOILET
WIL	WALK IN LINEN
WM	WASHING MACHINE

FLOOR AREAS

(PER DWELLING)	
GROUND FLOOR	90.50m ²
GARAGE	26.20m ²
ALFRESCO	15.60m ²
UPPER FLOOR	99.60m ²
UPPER BALCONY	8.10m ²
TOTAL	240.0m²

Client
ORTON HAUS 2
Project Address
58 ROBERT ST,
WICKHAM, 2293
LOT 100, DP737057

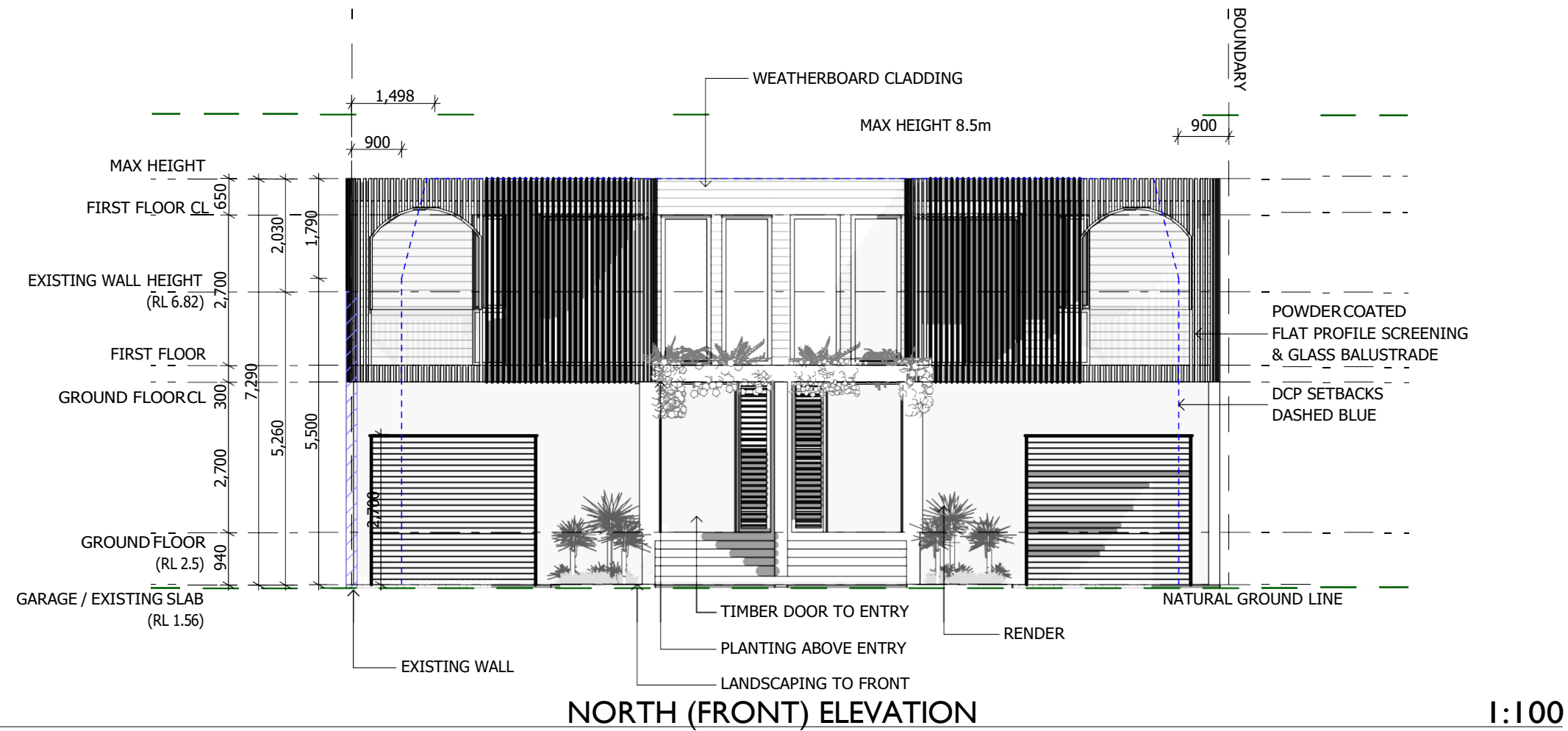
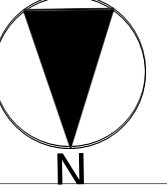
Drawing Title:
ROOF LAYOUT

Rev.	Date	Notes
A1	27/05/20	Prelims
A4	12/08/20	Con. set
B1	28/08/20	DA
B2	04/09/20	DA
B3	04/03/21	DA
B4	24/03/21	DA
B5	06/04/21	Add. Info

Job Ref:	Page No:	Rev
YDH-177	DA.6	B5

Plot Date: 6/4/21

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NORTH (FRONT) ELEVATION

1:100

MINIMUM FLOOR LEVEL
 FOR OCCUPIABLE ROOMS
 AS PER FLOOD CERT.
 FL2020/00088

NOTES

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- CPD CUPBOARD
- DN DOWN
- DP DOWNPIPE
- DR DRYER
- DW DISHWASHER
- FG FRIDGE
- FFL FINISHED FLOOR LEVEL
- PTY PANTRY
- RL RELATIVE LEVEL
- S SINK
- SHW SHOWER
- T.O.W TOP OF WALL
- WC TOILET
- WIL WALK IN LINEN
- WM WASHING MACHINE

FLOOR AREAS

(PER DWELLING)	
GROUND FLOOR	90.50m ²
GARAGE	26.20m ²
ALFRESCO	15.60m ²
UPPER FLOOR	99.60m ²
UPPER BALCONY	8.10m ²
TOTAL	240.0m²

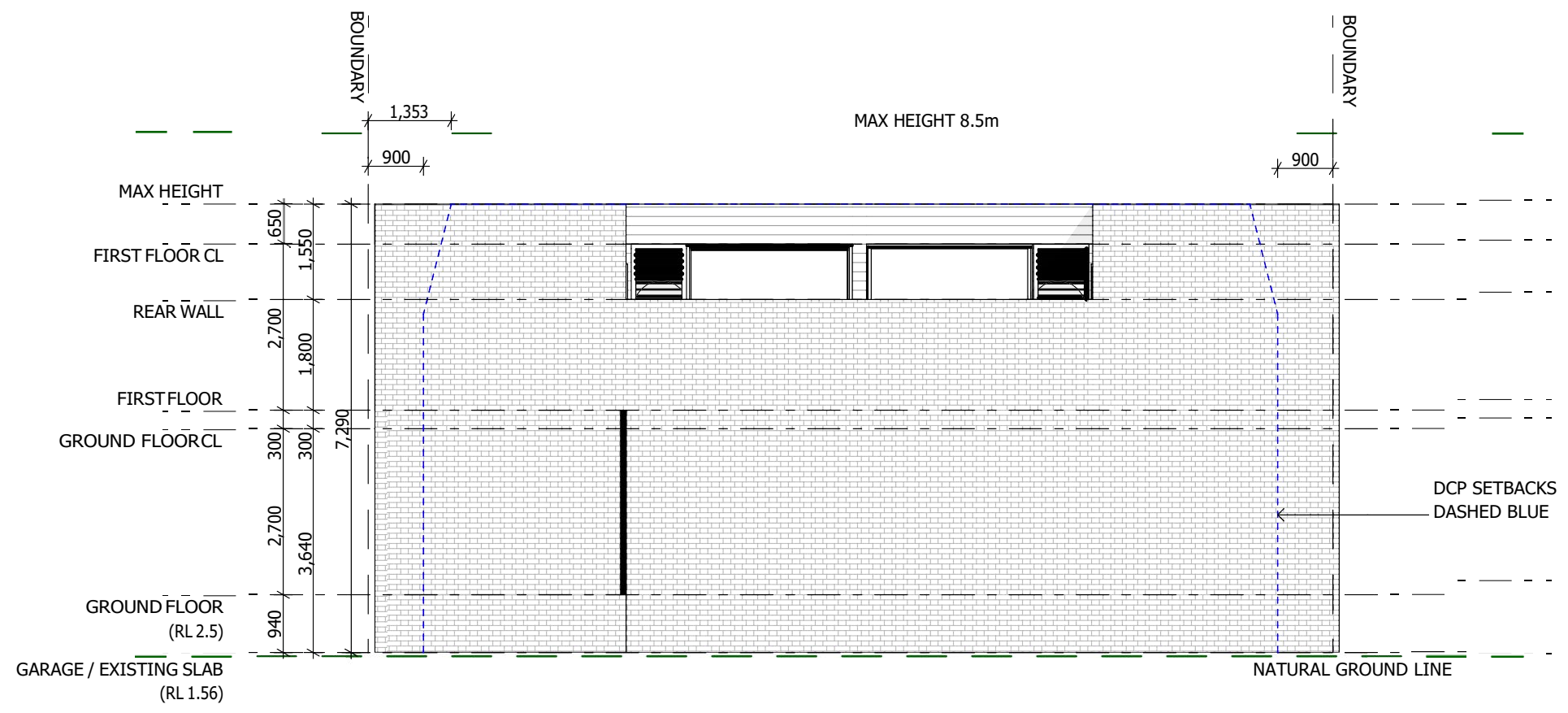
Client
ORTON HAUS 2
 Project Address
**58 ROBERT ST,
 WICKHAM, 2293
 LOT 100, DP737057**

Drawing Title:
ELEVATIONS

Rev.	Date	Notes
A1	27/05/20	Prelims
A4	12/08/20	Con. set
B1	28/08/20	DA
B2	04/09/20	DA
B3	04/03/21	DA
B4	24/03/21	DA
B5	06/04/21	Add. Info

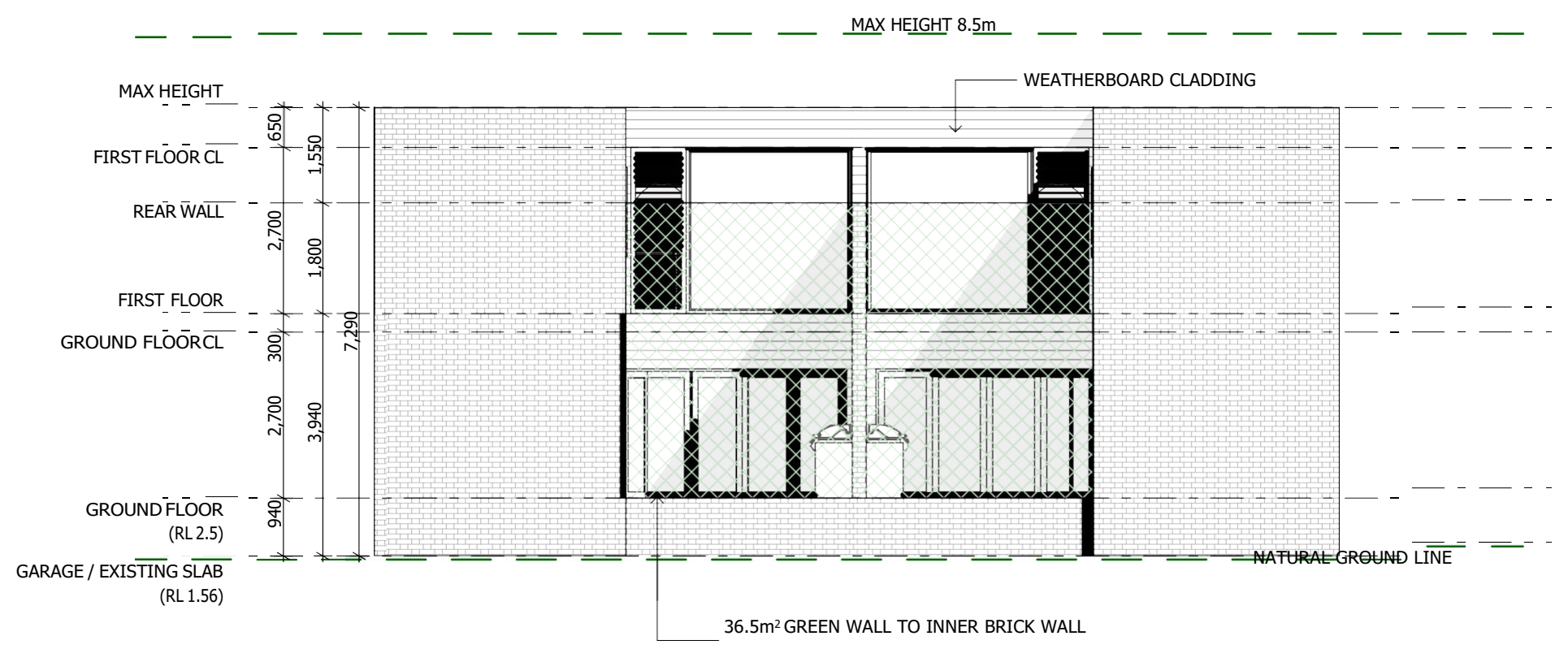
Job Ref: YDH-177 Page No: DA. 7 Rev: B5

Plot Date: 6/4/21



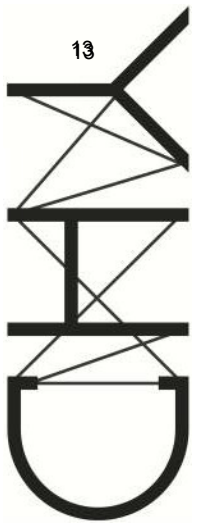
SOUTH (REAR) ELEVATION

1:100

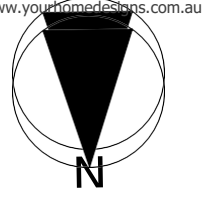


SOUTH (INNER REAR) ELEVATION

1:100



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CPD	CUPBOARD
DN	DOWN
DP	DOWNPIPE
DR	DRYER
DW	DISHWASHER
FS	FRIDGE
FFL	FINISHED FLOOR LEVEL
PTIY	PANTRY
RL	RELATIVE LEVEL
S	SINK
SHW	SHOWER
T.O.W	TOP OF WALL
WC	TOILET
WIL	WALK IN LINEN
WM	WASHING MACHINE

FLOOR AREAS

(PER DWELLING)	
GROUND FLOOR	90.50m ²
GARAGE	26.20m ²
ALFRESCO	15.60m ²
UPPER FLOOR	99.60m ²
UPPER BALCONY	8.10m ²
TOTAL	240.0m²

Client
ORTON HAUS 2
Project Address
**58 ROBERT ST,
WICKHAM, 2293
LOT 100, DP737057**

Drawing Title:
ELEVATIONS

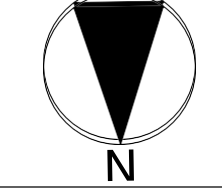
Rev.	Date	Notes
A1	27/05/20	Prelims
A4	12/08/20	Con. set
B1	28/08/20	DA
B2	04/09/20	DA
B3	04/03/21	DA
B4	24/03/21	DA
B5	06/04/21	Add. Info

Job Ref: YDH-177 Page No: DA.8 Rev: B5

Plot Date: 6/4/21



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T.O.W	TOP OF WALL
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WM	WASHING MACHINE

FLOOR AREAS
(PER DWELLING)

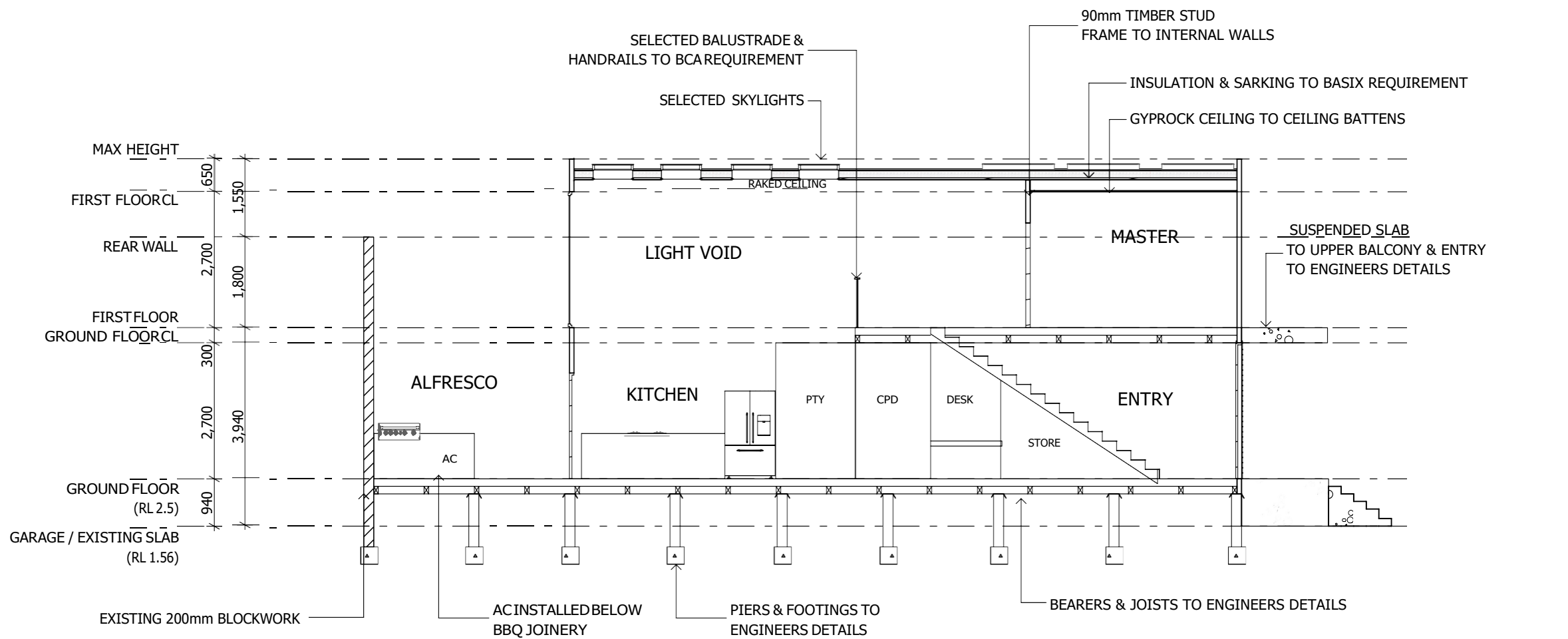
GROUND FLOOR	90.50m ²
GARAGE	26.20m ²
ALFRESCO	15.60m ²
UPPER FLOOR	99.60m ²
UPPER BALCONY	8.10m ²
TOTAL	240.0m²

Client
ORTON HAUS 2
Project Address
**58 ROBERT ST,
WICKHAM, 2293
LOT 100, DP737057**

Drawing Title:
SECTION

Rev.	Date	Notes
A1	27/05/20	Prelims
A4	12/08/20	Con. set
B1	28/08/20	DA
B2	04/09/20	DA
B3	04/03/21	DA
B4	24/03/21	DA
B5	06/04/21	Add. Info

Job Ref: YDH-177 Page No: DA.10 Rev: B5
Plot Date: 6/4/21



SECTION A

1:100

GENERAL NOTES

IT IS THE SOLE RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, AUTHORITIES CODES & THE BCA

TERMITE TREATMENT TO COMPLY WITH AUSTRALIAN STANDARD 3660.1, BCA & RELEVANT LOCAL AUTHORITIES CODES - WHERE PHYSICAL BARRIERS CANNOT BE USED, A SUITABLE CHEMICAL BARRIER IS TO BE EMPLOYED. IF ENGINEERED FLOOR SLAB SYSTEM (AS2870) IS USED, SEAL PENETRATIONS WITH APPROVED COLLARS. HAND SPRAY REQUIRED UNDER MAIN FLOOR SLAB - REFER BUILDING CERTIFIER FOR DETAILED PROCEDURES.

ALL HANDRAILS & BALUSTRADES TO COMPLY WITH THE BCA & RELEVANT AUSTRALIAN STANDARDS

WHERE ITEMS ARE REQUIRED FOR GOOD BUILDING PRACTICE, BUT NOT INCLUDED WITH SPECIFICATIONS OR DRAWINGS NOT REFERENCED IN EITHER, CONTRACTOR TO INCLUDE

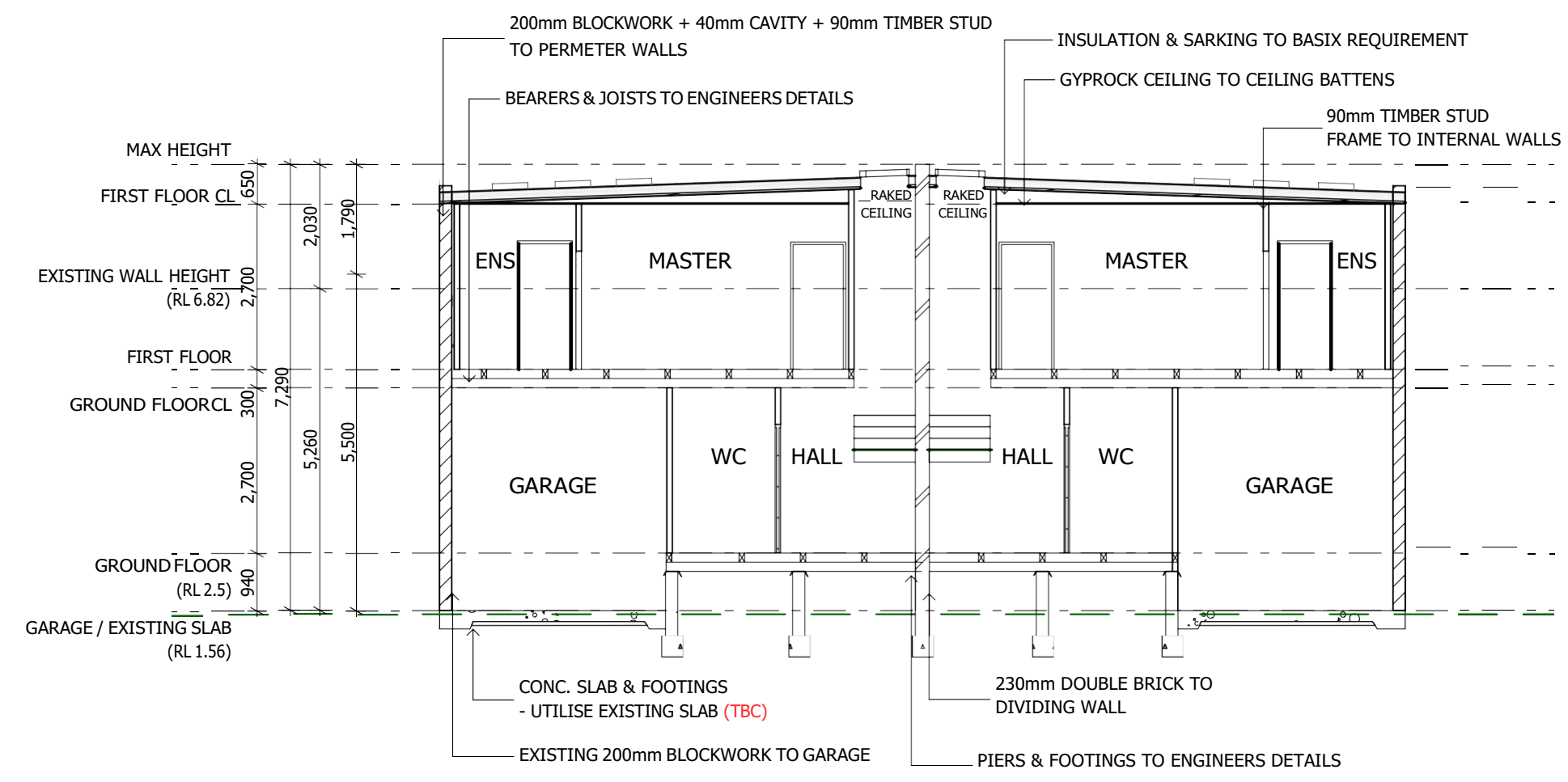
IT IS THE SOLE RESPONSIBILITY TO PHYSICALLY LOCATE THE EXTENT OF EXISTING SERVICES AND ONSITE FEATURES BOTH ABOVE AND BELOW THE GROUND AND NOTIFY PROPRIETOR OF ANY CLASH WITH PROPOSED WORKS PRIOR TO CONSTRUCTION

ALL FLOOR AREAS SHOWN ARE INDICATIVE AND MAY BE SUBJECT TO CHANGE DUE TO CONSTRUCTION TOLERANCES

ALL CONTRACTORS ARE TO CHECK DRAWINGS AND NOTIFY AUTHOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

CONTRACTOR TO PREPARE ADDITIONAL CONSTRUCTION DRAWINGS AND DETAILS AS DEEMED NECESSARY - OR TO NOTIFY DESIGNER OR ENGINEER PRIOR TO COMMENCING WORKS

PLANS ARE COPYRIGHT TO THE OWNER (YOUR HOME DESIGNS) AND CANNOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION.



SECTION B

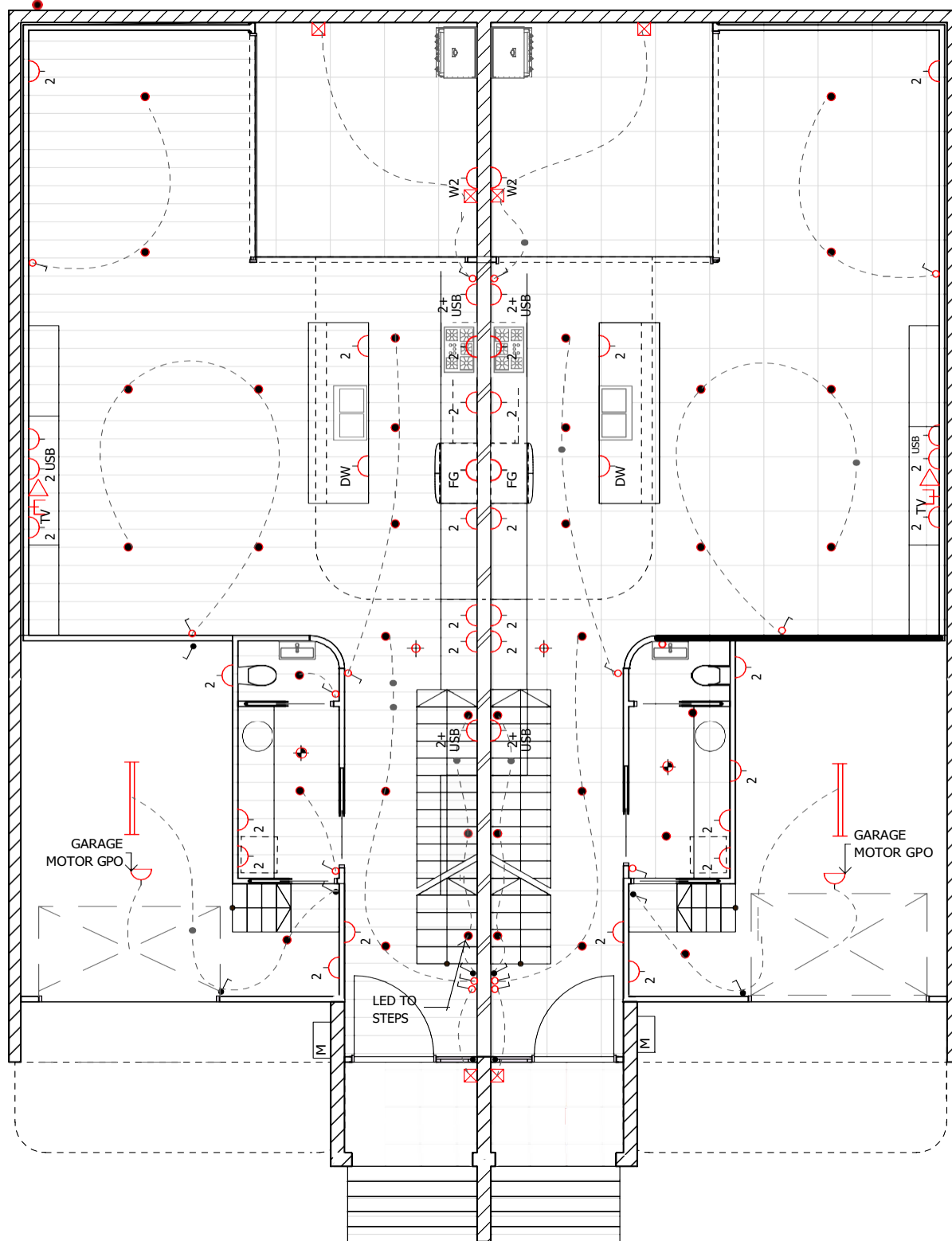
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ELECTRICAL LEGEND

	GPO WALL SOCKET (SINGLE OR DOUBLE) MOUNTED 300 ABOVE FL OR 300 ABOVE BENCH		SENSOR LIGHT		CEILING FAN
	ONE WAY SWITCH MOUNTED 1300 ABOVE FL		FAN / LIGHT / HEAT TASTIC		WITH LIGHT
	TWO WAY SWITCH MOUNTED 1300 ABOVE FL		FEATURE LIGHTS / PENDANT		30W EXHAUST FAN (CEILING MOUNTED)
	1200 FLUORESCENT LIGHT (28W)- UNVENTED		UP / DOWN FEATURE LIGHTS (EXTERNAL)		SMOKE DETECTOR (HARD WIRED TO AS.3786)
	W2 WEATHERPROOF WALL SOCKET (SINGLE OR DOUBLE)		DATA POINT (DOUBLE)		METER BOX
			PHONE POINT		

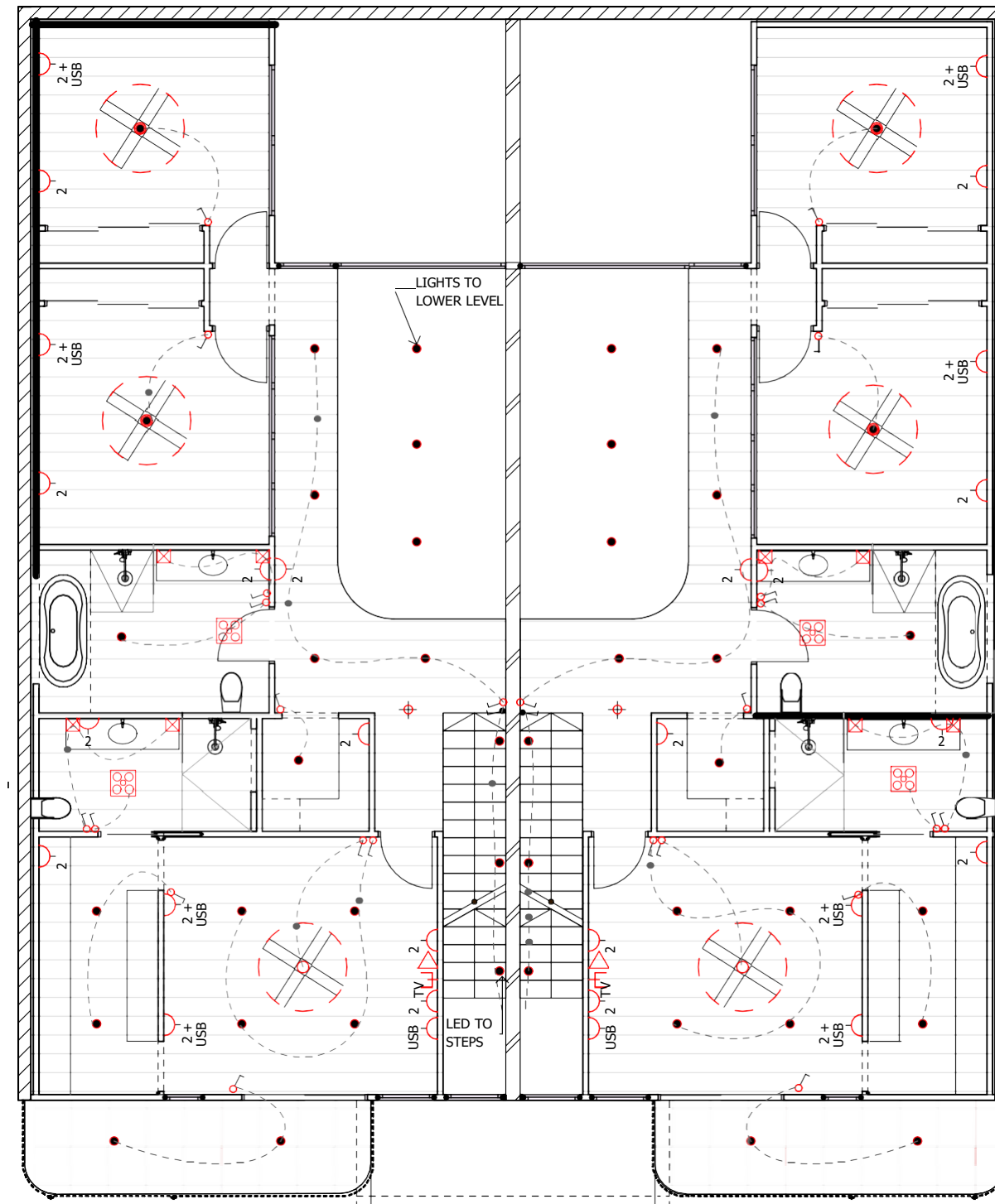
NOTE.

DIAGRAMMATIC LAYOUT FOR CO-ORDINATION OF NEW WORK ONLY - TO BE CONFIRMED BY CLIENT
ALL WORK TO BE IN ACCORDANCE WITH AS3000 BY A LICENSED ELECTRICAL CONTRACTOR
EXISTING GPO'S + SWITCHES NOT SHOWN
ELECTRICIAN TO CONFIRM WITH CLIENT EXISTING LOCATIONS AND PROPOSED QUANTITIES ARE ADEQUATE



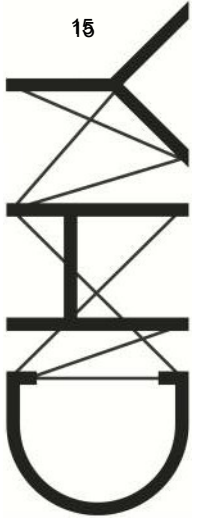
GROUND ELECTRICAL LAYOUT

1:100

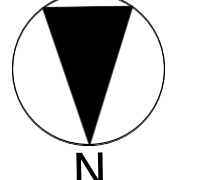


UPPER ELECTRICAL LAYOUT

1:100



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DW	DISHWASHER
FC	FRIDGE
FFL	FINISHED FLOOR LEVEL
PTY	PANTRY
RL	RELATIVE LEVEL
S	SINK
SHW	SHOWER
T.O.W	TOP OF WALL
WC	TOILET
WIL	WALK IN LINEN
WM	WASHING MACHINE

FLOOR AREAS

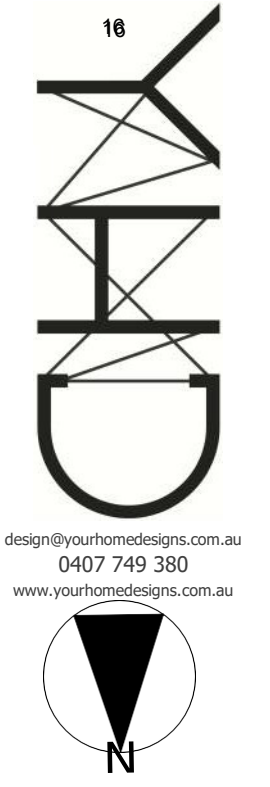
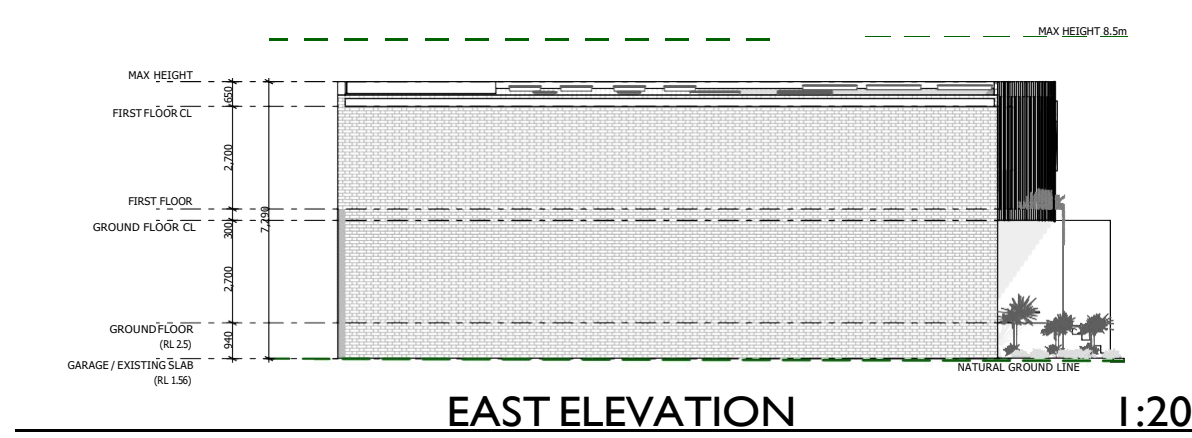
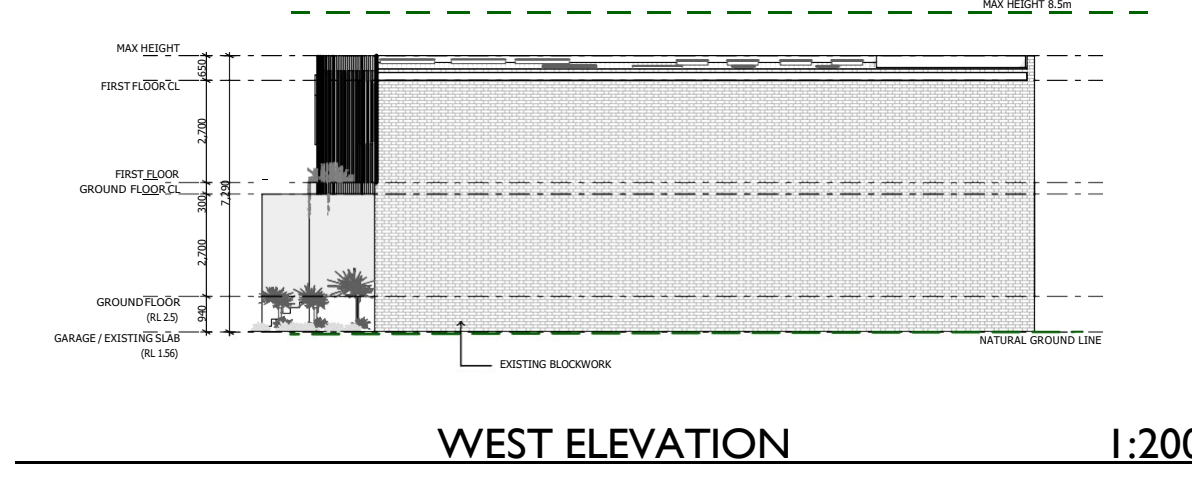
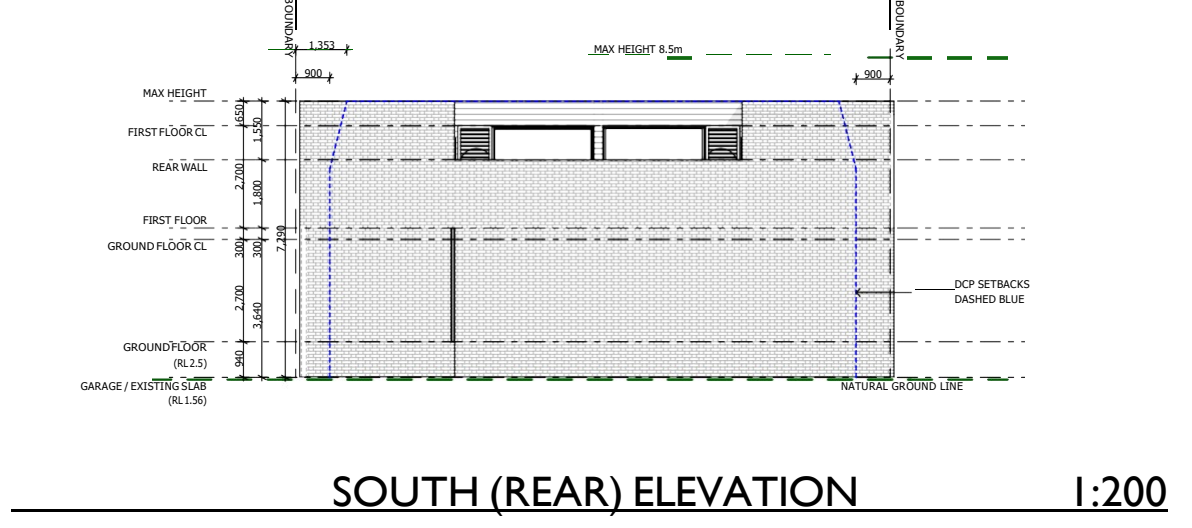
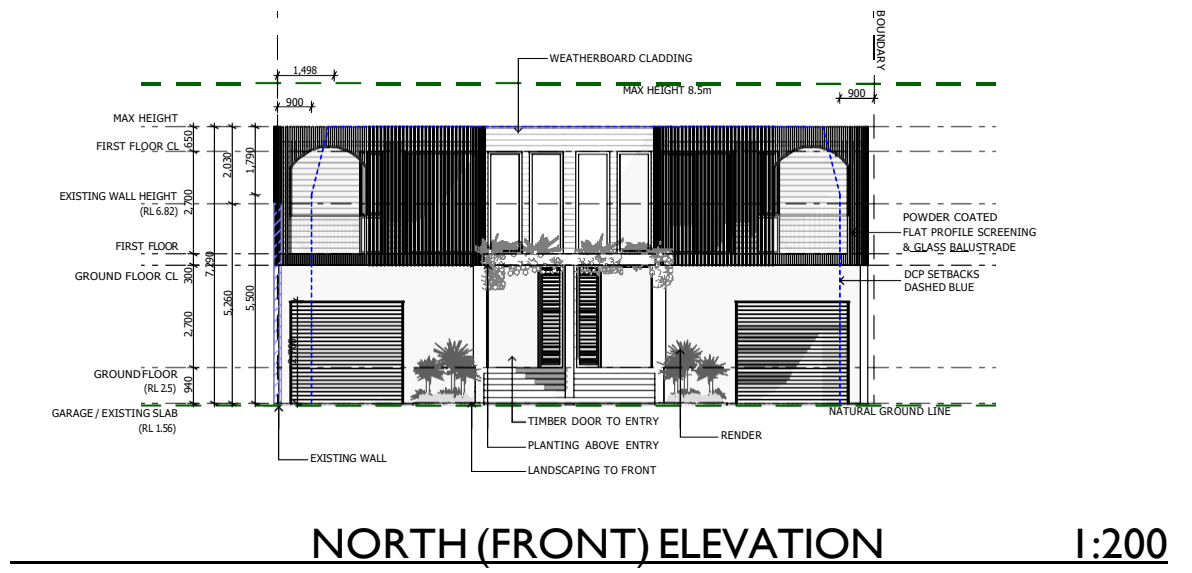
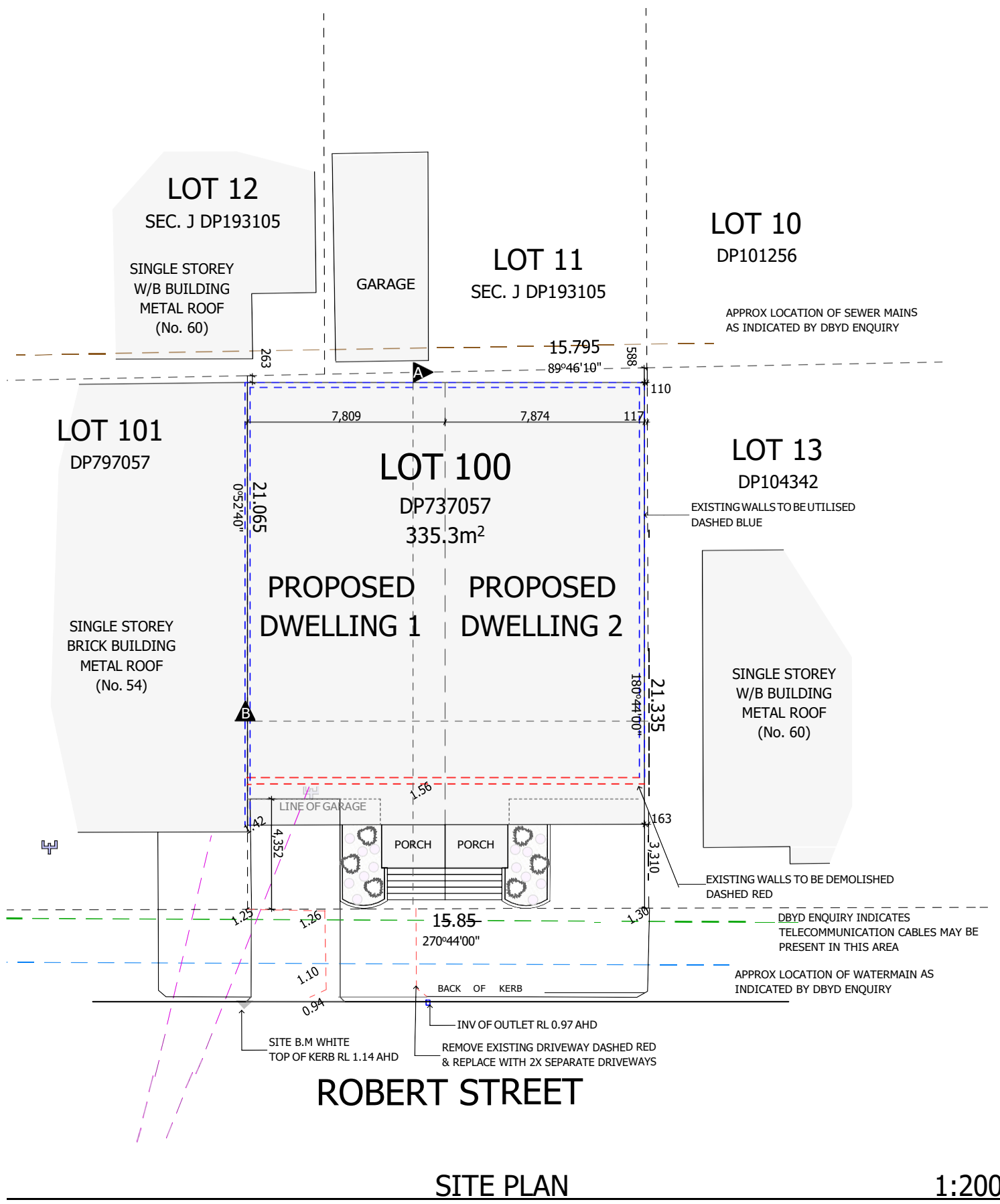
(PER DWELLING)	
GROUND FLOOR	90.50m ²
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ALFRESCO	15.60m ²
UPPER FLOOR	99.60m ²
UPPER BALCONY	8.10m ²
TOTAL	240.0m²

Client
ORTON HAUS 2
Project Address
**58 ROBERT ST,
WICKHAM, 2293
LOT 100, DP737057**

Drawing Title:
ELECTRICAL LAYOUT

Rev.	Date	Notes
A1	27/05/20	Prelims
A4	12/08/20	Con. set
B1	28/08/20	DA
B2	04/09/20	DA
B3	04/03/21	DA
B4	24/03/21	DA
B5	06/04/21	Add. Info

Job Ref: YDH-177 Page No: DA.11 Rev: B5
Plot Date: 6/4/21



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LEGEND

CPD	CUPBOARD
DN	DOWN
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FLOOR AREAS

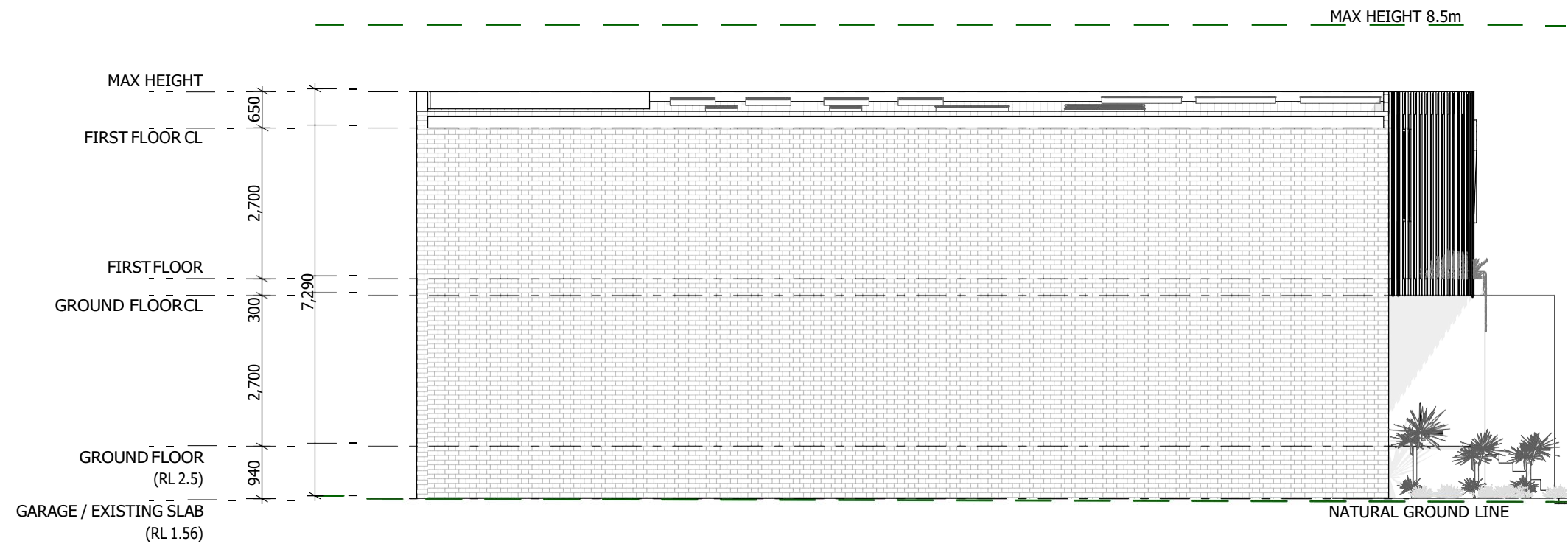
(PER DWELLING)

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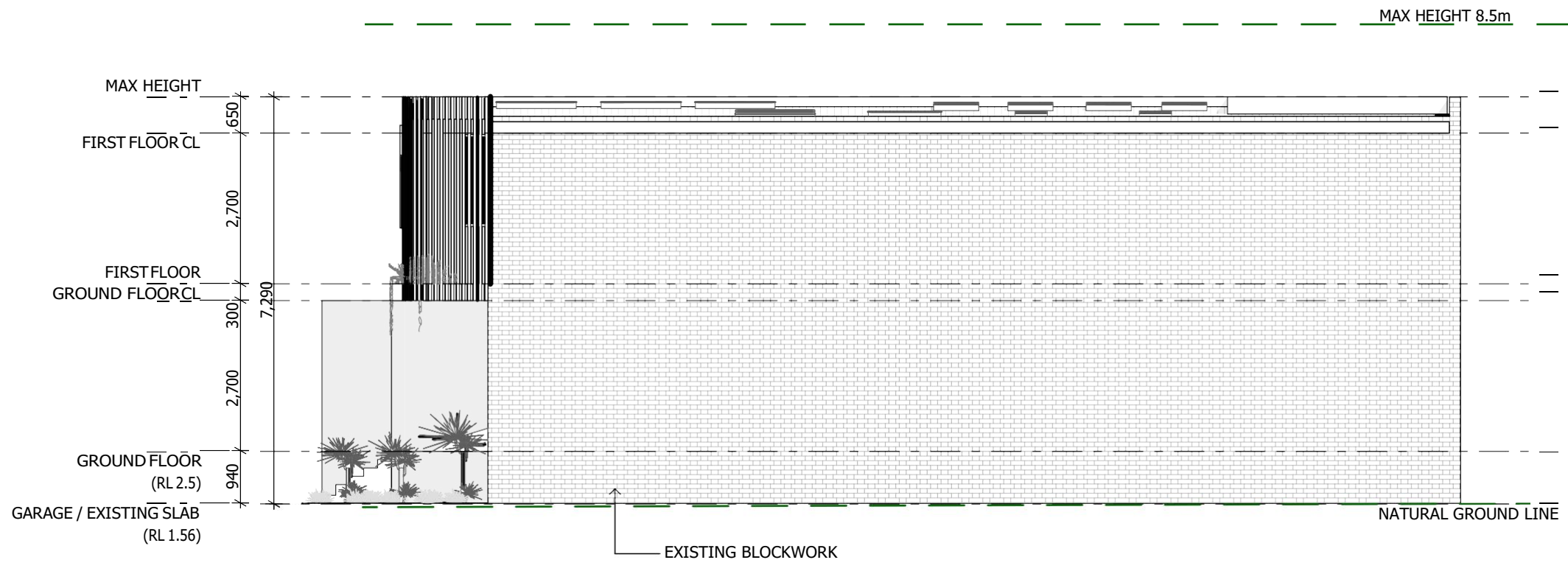
Drawing Title:
NOTIFICATION PLAN

Rev.	Date	Notes
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A4	12/08/20	Con. set
B1	28/08/20	DA
B2	04/09/20	DA
B3	04/03/21	DA
B4	24/03/21	DA
B5	06/04/21	Add. Info



EAST ELEVATION

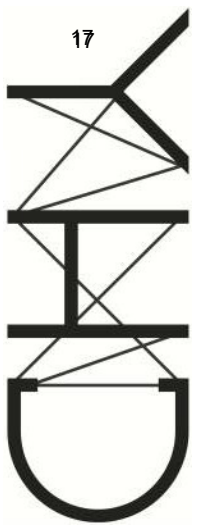
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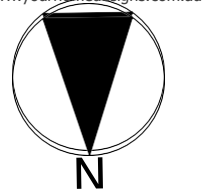
WEST ELEVATION

1:100

MINIMUM FLOOR LEVEL
FOR OCCUPIABLE ROOMS
AS PER FLOOD CERT.
FL2020/00088



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RL	RELATIVE LEVEL
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WIL	WALK IN LINEN
WM	WASHING MACHINE

FLOOR AREAS

(PER DWELLING)	
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Project Address
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WICKHAM, 2293
LOT 100, DP737057**

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ELEVATIONS

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B4	24/03/21	DA
B5	06/04/21	Add. Info

Job Ref:	Page No:	Rev
YDH-177	DA.9	B5

Plot Date: 6/4/21

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 18/05/21 – 58 ROBERT STREET, WICKHAM - DA2020/01124 -
DUAL OCCUPANCY – ADAPTIVE REUSE OF EXISTING
COMMERCIAL BUILDING, INCLUDING PARTIAL DEMOLITION AND
2 LOT STRATA SUBDIVISION**

ITEM-9 **Attachment B:** Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER

Application No: DA2020/01124

Land: Lot 100 DP 737057

Property Address: 58 Robert Street Wickham NSW 2293

Proposed Development: Dual Occupancy – adaptive reuse of Existing Commercial Building, including partial demolition and 2 lot strata subdivision

SCHEDULE 1

APPROVED DOCUMENTATION

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

Plan No. / Supporting Document	Version	Prepared by	Dated
0 COVER	B5	YHD	06.04.2021
DA.1 INDEX	B5	YHD	06.04.2021
DA.2 SITE PLAN	B5	YHD	06.04.2021
DA.3 EROSION & SEDIMENT CONTROL	B5	YHD	06.04.2021
DA.4 GROUND FLOR PLAN	B5	YHD	06.04.2021
DA.5 FIRST FLOOR PLAN	B5	YHD	06.04.2021
DA.6 ROOF LAYOUT	B5	YHD	06.04.2021
DA.7 ELEVATIONS	B5	YHD	06.04.2021
DA.8 ELEVATIONS	B5	YHD	06.04.2021
DA.9 ELEVATIONS	B5	YHD	06.04.2021
DA.10 SECTION	B5	YHD	06.04.2021
DA01 – SITE ANALYSIS (LANDSCAPE)	B	GARY EDWARDS – THE GARDEN CRAFTSMEN	28.09.2020
DA02 – SITE PLAN (LANDSCAPE)	B	GARY EDWARDS – THE GARDEN CRAFTSMEN	28.09.2020
DA03 – PLANTING PLAN (LANDSCAPE)	B	GARY EDWARDS – THE GARDEN CRAFTSMEN	28.09.2020
DA04 – SITE CONSTRUCTION DETAILS (LANDSCAPE)	B	GARY EDWARDS – THE GARDEN CRAFTSMEN	28.09.2020
DA05 – STREET TREE PLANTING (LANDSCAPE)	B	GARY EDWARDS – THE GARDEN CRAFTSMEN	28.09.2020

BASIX Certificate	No. 1141899M	6 October 2020
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In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

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

2. A total monetary contribution of \$7,491.00 is to be paid to the 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:

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

3. On-site parking accommodation is to be provided for a minimum of 2 vehicles and meet the minimum parking layout standards indicated in Element 7.03 '*Traffic, Parking and Access*' of Newcastle Development Control Plan 2012. Details are to be included in documentation for a Construction Certificate application.
4. The car parking and vehicular access are to be designed to comply with the relevant provisions of *AS/NZS 2890 Parking facilities*. Details are to be included in documentation for a Construction Certificate application.
5. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of a depth to suit design traffic and be sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers. Details are to be included in documentation for a Construction Certificate application.

6. Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of a 2.0m by 2.5m splayed area within the property boundary, each side of the driveway entrance, or limited to 1.2m in height in that area, in accordance with *AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking*. Details are to be included in documentation for a Construction Certificate application.
7. Roof water from the proposed new work is to be directed to the proposed water tank with a minimum capacity of 4000 litres (per dwelling) and being reticulated to any new toilet cisterns and cold water washing machine taps, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch any new toilet cisterns and laundry taps to mains water when the tank falls below 10% capacity. The water tank and plumbing is to be designed in accordance with the Plumbing Code of Australia (National Construction Code Volume 3). Full details are to be included in documentation for a Construction Certificate application.
8. All stormwater runoff from the proposed development is to be managed in accordance with the requirements of Element 7.06 '*Stormwater*' of Newcastle Development Control Plan 2012, the associated Technical Manual and *AS/NZS 3500.3 Plumbing and drainage Part 3 Stormwater drainage*, as indicated on the stormwater management concept plan prepared by *Land Development Solutions* (Drg. No.1A, dated 06/10/2020). Details are to be included in documentation for a Construction Certificate application.
9. The whole of the proposed structure below known flood level (2.5m Australian Height Datum) is to be constructed in materials and finishes that are resistant to damage from floodwaters/tidal waters. Any new machinery or equipment, electrical circuitry or fitting, storage unit or similar items likely to be damaged by floodwaters/tidal waters are to be installed above the said height, or alternatively be of materials and functional capability resistant to the effects of floodwaters/tidal waters. Details are to be included in documentation for a Construction Certificate application.
10. Any landscaping within the proposed development is to be designed and positioned in such a manner as to ensure that the designated floodways, or overland flowpaths, are not obstructed. Details are to be included in documentation for a Construction Certificate application.
11. A residential vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:
 - a) Constructed in accordance with City of Newcastle's A1300 - Driveway Crossings Standard Design Details.
 - b) The driveway crossing, within the road reserve, is to be a maximum of 3m wide.
 - c) Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m, in the 2.0m by 2.5m splay within the property boundary, each side of the driveway entrance.
 - d) The proposed driveway is to be a minimum of 3.0m clear of the trunk of any tree within the road reserve.
 - e) The proposed driveway is to be a minimum of 750mm clear of the centre of any pole or obstruction within the road reserve and 1.0m clear of any drainage pit.

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

12. A separate application is to be lodged and consent obtained from the City of Newcastle for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993*. The consent is to be obtained, or other satisfactory arrangements confirmed in writing

from the City of Newcastle, before the issue of a Construction Certificate.

13. The second storey of the proposed building is to be a flood refuge in a Probable Maximum Flood event and is to be structurally certified by a professional engineer, ensuring that the building is able to withstand the hydraulic loading due to flooding from the Probable Maximum Flood (Flood Level reduced level 2.9m Australian Height Datum, Maximum Flow Velocity of floodwaters 0.2m/s). Full details are to be included in documentation for a Construction Certificate application.
14. One (1) street tree is required to be planted along Robert Street frontage in accordance with approved Landscape Plan. A fee, to be determined by contacting Council's City Greening Services, is to be paid to Council for the required compensatory planting and evidence of the payment of the required fee is to be included in the documentation for a Construction Certificate application.

Note: The tree selection of the required compensatory planting will be determined by City of Newcastle's City Greening Services in accordance with the City of Newcastle's 'Street Tree Master Plan'.

15. 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.

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

16. Demolition works are to be undertaken in accordance with *Australian Standard 2601:2001 - The Demolition of Structures* and the following requirements:
 - a) Demolition works are to be conducted in accordance with the submitted Hazardous Substances Management Plan and a copy of the Hazardous Substances Management Plan is to be kept on site for the duration of the proposed development;
 - b) The removal, handling and disposal of any asbestos material is to be undertaken

only by an asbestos removal contractor who holds the required class of Asbestos Licence, issued by SafeWork NSW;

- c) A copy of all waste disposal receipts are to be kept on site for the duration of the proposed development and made available to authorised City of Newcastle officers upon request;
 - d) Seven working days' notice in writing is to be given to the City of Newcastle and the owners/occupiers of neighbouring premises prior to the commencement of any demolition work. Such written notice is to include the date demolition will commence and details of the name, address, contact telephone number(s) and licence details (type of licences held and licence numbers) of any asbestos removal contractor and demolition contractor. Notification to owners/occupiers of neighbouring premises is also to include City of Newcastle's contact telephone number (4974 2000) and the SafeWork NSW telephone number (4921 2900); and
 - e) On sites where asbestos materials are to be removed, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent position during asbestos removal works.
17. The demolisher is to ensure that all services (ie water, telecommunications, gas, electricity, sewerage etc), are disconnected in accordance with the relevant authority's requirements prior to demolition.
18. Any waste containers used in association with the proposed demolition are to be located on the site where possible.

Note: Where this is not feasible, an application is to be made for the City of Newcastle's approval to position the container on the adjacent public road in accordance with City of Newcastle's adopted Building Waste Container Policy.

19. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
20. Waste management is to be implemented in accordance with the approved Waste Management Plan. At a minimum, the following measures are to be implemented during the construction phase:
- a) A waste container of at least one cubic metre capacity is to be provided, maintained and regularly serviced from the commencement of operations until the completion of the building, for the reception and storage of waste generated by the construction of the building and associated waste;
 - b) The waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets;
 - c) Provision is to be made to prevent windblown rubbish leaving the site; and
 - d) Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

Note: Fines may be issued for pollution/littering offences under the *Protection of the Environment Operations Act 1997*.

21. If construction / demolition work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the need to enclose a public place, a hoarding or fence is to be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in

connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

22. An application is to be made to and approved by the City of Newcastle for the erection of a hoarding or part closure of the footway prior to construction being commenced. Such overhead structure or protective fence is to comply with the *Work Health and Safety Act 2011*, *Work Health and Safety Regulation 2011* and any relevant approved industry code of practice. Notice of intention of commencement is to be given to SafeWork NSW.
23. A rigid and durable sign is to be erected on any site on which building work, subdivision work or demolition work is being carried out, before the commencement of the work:
 - a) showing the name, address and telephone number of the Principal Certifier for building work and subdivision work, and
 - b) showing the name, address and telephone number of the Principal Contractor for any building work and also including a telephone number on which the Principal Contractor may be contacted at any time for business purposes, and
 - c) stating that unauthorised entry to the work site is prohibited, and
 - d) being erected in a prominent position that can be read easily by anyone in any public road or other public place adjacent to the site.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.
24. All building work is to be carried out in accordance with the provisions of the National Construction Code.
25. Certification is to be prepared by a Registered Surveyor and submitted to the Principal Certifier at the stages of construction indicated:
 - a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
 - b) On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.
 - c) When the roof has been completed, confirming that the building does not exceed the approved levels.
26. 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.
27. All roof and surface waters are to be conveyed to the street gutter by way of a sealed pipe system, extending through the footway to City of Newcastle requirements, in accordance with Element 7.06 '*Stormwater*' of Newcastle Development Control Plan 2012.
28. 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.

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

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

30. Any excavated material to be removed from the site is to be assessed and classified in accordance with the NSW Environment Protection Authority's 'Waste Classification Guidelines Part 1: Classifying Waste' and be transported and disposed of in accordance with the provisions of the *Protection Of The Environment Operations Act 1997* and the *Protection Of The Environment (Waste) Regulation 2014*.
31. Any fill material imported into the site is to be Virgin Excavated Natural Material or material subject to a Resource Recovery Order that is permitted to be used as a fill material under the conditions of the associated Resource Recovery Exemption, in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment (Waste) Regulation 2014*.
32. Erosion and sediment control measures are to be implemented prior to the commencement of works and maintained during the period of demolition and/or construction in accordance with the requirements of *Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1* (the 'Blue Book') published by Landcom, 2004. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.
33. Erosion and sediment control measures are to be implemented prior to the commencement of works and be maintained during the period of construction in accordance with the details set out on the Erosion and Sediment Control Plan submitted with the application, and with the below requirements:
- a) Control over discharge of stormwater and containment of run-off and pollutants leaving the site is to be undertaken through the installation of erosion control devices such as catch drains, energy dissipaters, level spreaders and sediment control devices such as hay bale barriers, filter fences, filter dams and sediment basins and controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover; and
 - b) Erosion and sediment control measures are to be designed in accordance with the requirements of the *Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1* (the 'Blue Book') published by Landcom, 2004.
34. Where the proposed development involves the destruction or disturbance of any survey monuments, those monuments affected are to be relocated, at no cost to the City of Newcastle, by a Surveyor registered under the *Surveying and Spatial Information Act 2002*.
35. All external items of air conditioning plant are to be screened or positioned in such a manner as to not detract from the visual presentation of the building.
36. During construction works, an assessment of acid sulfate soil potential is to be undertaken in the area of excavation. If acid sulfate soils are found to be present, soils are to be treated in accordance with the New South Wales Acid Sulfate Soil Management Advisory Committee's 'Acid Sulfate Soil Manual'.

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

37. All commitments listed in the relevant BASIX certificate for the development are to be

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

38. All works within the road reserve required by this consent are to be completed prior to the issue of an Occupation Certificate.
39. The water management measures as indicated on the submitted plans and Statement of Environmental Effects and/or as modified under the terms of this consent are to be implemented and the nominated fixtures and appliances are to be installed and operational prior to issue of an Occupation Certificate.
40. A Landscape Practical Completion Report is to be submitted to the Principal Certifier prior to the issue of an 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.
41. An application is to be made for a Strata Certificate in accordance with the requirements of the *Strata Schemes Development Act 2015*.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

42. The use and occupation of the premises, including all plant and equipment installed thereon, is not to give rise to any offensive noise, as defined under the *Protection of the Environment Operations Act 1997*.

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

43. Waste management (recyclable and non-recyclable) is to be collected from the refuse storage areas, as identified on the approved plans, serviced and returned immediately to the refuse storage areas.
44. The landscaped areas are to be kept free of parked vehicles, stored goods, garbage or waste material and being permanently maintained.
45. A Landscape Establishment Report is to be submitted to the City of Newcastle following completion of a three month maintenance period, verifying that satisfactory maintenance of the landscape works has been undertaken and any necessary rectification measures have been carried out.
46. The premise/s is/are allocated the following street address/es in accordance with City of Newcastle's *House Numbering Policy* and the *Surveying and Spatial Regulation*.

Proposed Dwelling on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb

Proposed Dwelling 1	1/58	Robert	Street	Wickham
Proposed Dwelling 2	2/58	Robert	Street	Wickham

ADVISORY MATTERS

- It is recommended that, prior to commencement of work, the free national community service 'Dial before you Dig' be contacted on 1100 or by fax on 1200 652 077 regarding the location of underground services in order to prevent injury, personal liability and even death. Inquiries should provide the property details and the nearest cross street/road.
- Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of the City of Newcastle and any other relevant authorities. City of Newcastle and other service authorities should be contacted for specific requirements prior to the commencement of any works.
- Any approval for fences on side boundaries, common to other private properties, is independent of any consent or agreement which may be required from any adjoining owner under the provisions of the *Dividing Fences Act 1991*.
- Prior to commencing any building works, the following provisions of Part 6 of the *Environmental Planning and Assessment Act 1979* are to be complied with:
 - a) A Construction Certificate is to be obtained; and
 - b) A Principal Certifier is to be appointed for the building works and the City of Newcastle is to be notified of the appointment; and
 - c) The City of Newcastle is to be given at least two days notice of the date intended for commencement of building works.
- Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to a building, an Occupation Certificate is to be obtained from the Principal Certifier appointed for the proposed development. An application for an Occupation Certificate is to contain the information set out in Clause 149 of the *Environmental Planning and Assessment Regulation 2000*.
- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice (ie 'on-the-spot fine') or prosecution.
- For the purpose of applying the provisions of the National Construction Code for class 1, 2, 3, 4, 9a (health care) and 9c (aged care) buildings, it is advised that the proposed building is located in a Flood Hazard Area and the:
 - a) Defined Flood Level (DFL) is 2.2m Australian Height Datum (AHD)
 - b) Flood Hazard Level is 2.5m AHD (Freeboard is 300mm above DFL)
 - c) Maximum Flow Velocity of floodwaters for the Defined Flood Event is .02m/s
- If archaeological deposits or relics not 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. 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.

END OF CONDITIONS

SCHEDULE 2

REASONS FOR THE DETERMINATION & CONSIDERATION OF COMMUNITY VIEWS

The determination decision was reached for the following reasons:

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; *Newcastle Local Environmental Plan 2012* (NLEP) and applicable State Environmental Planning Policies.
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Newcastle Development Control Plan 2012 (NDCP).
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development has appropriate management and mitigation of impacts through conditions of consent.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is within the public interest.
- Council has considered and accepted the proposed development standard variation made under Clause 4.4 of the *Newcastle Local Environmental Plan 2012*. The proposed variation is considered acceptable in the particular circumstances of this case.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

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

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 18/05/21 – 58 ROBERT STREET, WICKHAM - DA2020/01124 -
DUAL OCCUPANCY – ADAPTIVE REUSE OF EXISTING
COMMERCIAL BUILDING, INCLUDING PARTIAL DEMOLITION AND
2 LOT STRATA SUBDIVISION**

ITEM-9 **Attachment C:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

Processing Chronology
DA2020/01124 – 58 Robert Street, Wickham

12 October 2020	Application lodged
21 October - 09 November 2020	Public Notification period.
25 February 2021	Request for additional information, including further overshadowing analysis and an amended Clause 4.6 objection
08 March 2021	Additional information received
23 March 2020	Request for design amendments relating to the height of the rear wall and elevation and setback of the garages.
06 April 2021	Amended plans submitted