

**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**DAC 19/10/21 - 4 Garrett Street Carrington - DA2021/00812 -  
Alterations and additions to dwelling house**

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**DAC 19/10/21 - 4 Garrett Street Carrington - DA2021/00812 -  
Alterations and additions to dwelling house**

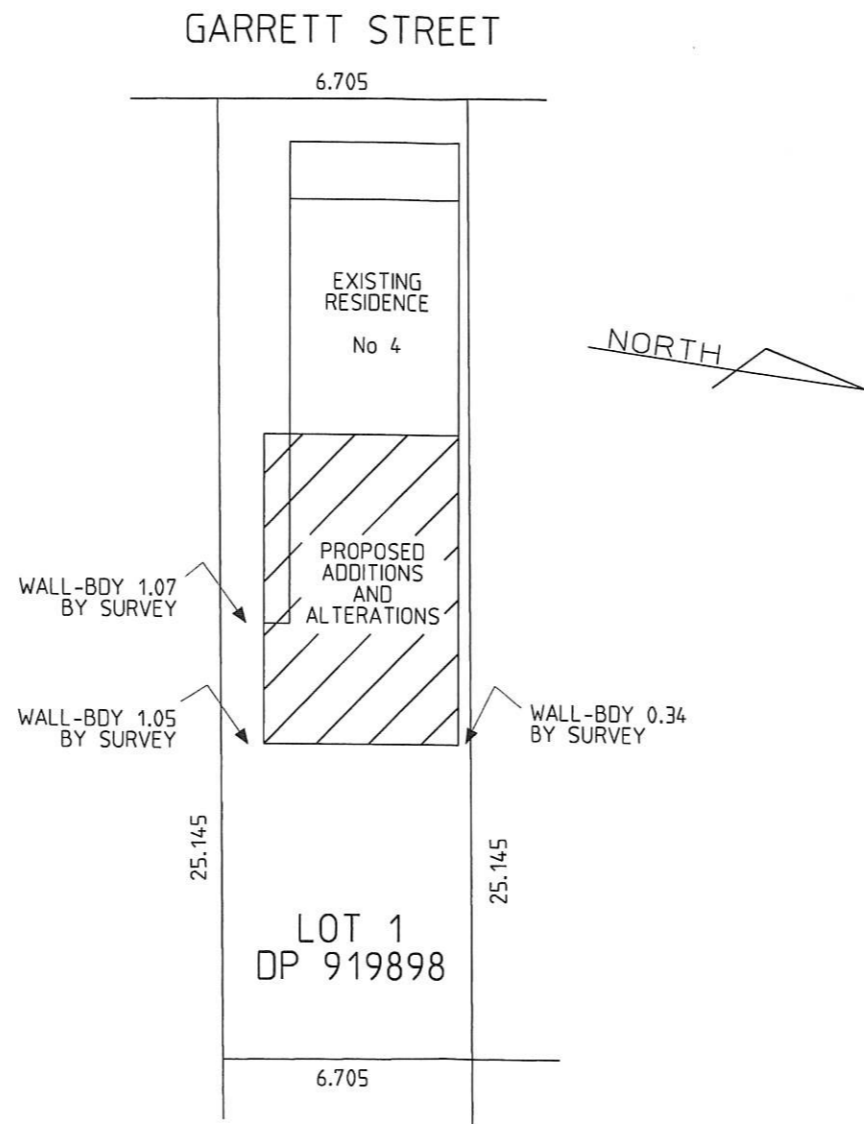
**ITEM-20      Attachment A:      Submitted Plans**

**DISTRIBUTED UNDER SEPARATE COVER**



PROPOSED DEVELOPMENT  
4 GARRETT STREET  
CARRINGTON

PROPOSED COLORBOND AND WEATHERTEX  
FIRST FLOOR ADDITIONS AND ALTERATIONS



AREAS  
SITE:- 168.6 Sq M  
EXISTING:- 114.9 Sq M  
PROPOSED ADDITION  
LIVING:- 19.6 Sq M  
TOTAL FLOOR AREA:- 134.5 Sq M

PLANS PREPARED FOR AND ON BEHALF OF <b>VICKERS</b> HOME IMPROVEMENTS	PROJECT/CLIENT PROPOSED FIRST FLOOR ADDITIONS AND ALTERATIONS FOR F & C PARK	LOCATION 4 GARRETT STREET CARRINGTON LOT1 DP 919898	SCALE 1:200	1 OF 4
			DATE 11/5/2021	

KEY

- ==== EXISTING WALL
- ===== PROPOSED WALL
- REMOVE WALL
- SA SMOKE ALARM
- XB DOUBLE METAL STRAP BRACING AS PER AS1684.2 TABLE 8.18 (D)
- SB SHEET PLY BRACING AS PER AS1684.2 TABLE 8.18 (G)

TIE DOWN DETAILS

TRUSSES TO TOP PLATE- TO MANUFACTURERS DETAIL  
 PLATES TO STUDS- STUD TIES AT SIDES OF OPENINGS AND 1800 C/C  
 BOTTOM PLATES TO FLOOR FRAME- 2/75mm NAILS AT 450 C/C  
 NEW FLOOR FRAME TO EXISTING WALL FRAME- 30x.8 GAL STRAP AT 1200 C/C  
 ALTERNATE BRACING AND TIEDOWNS TO COMPLY WITH AS1684.2

BASIX COMPLIANCE

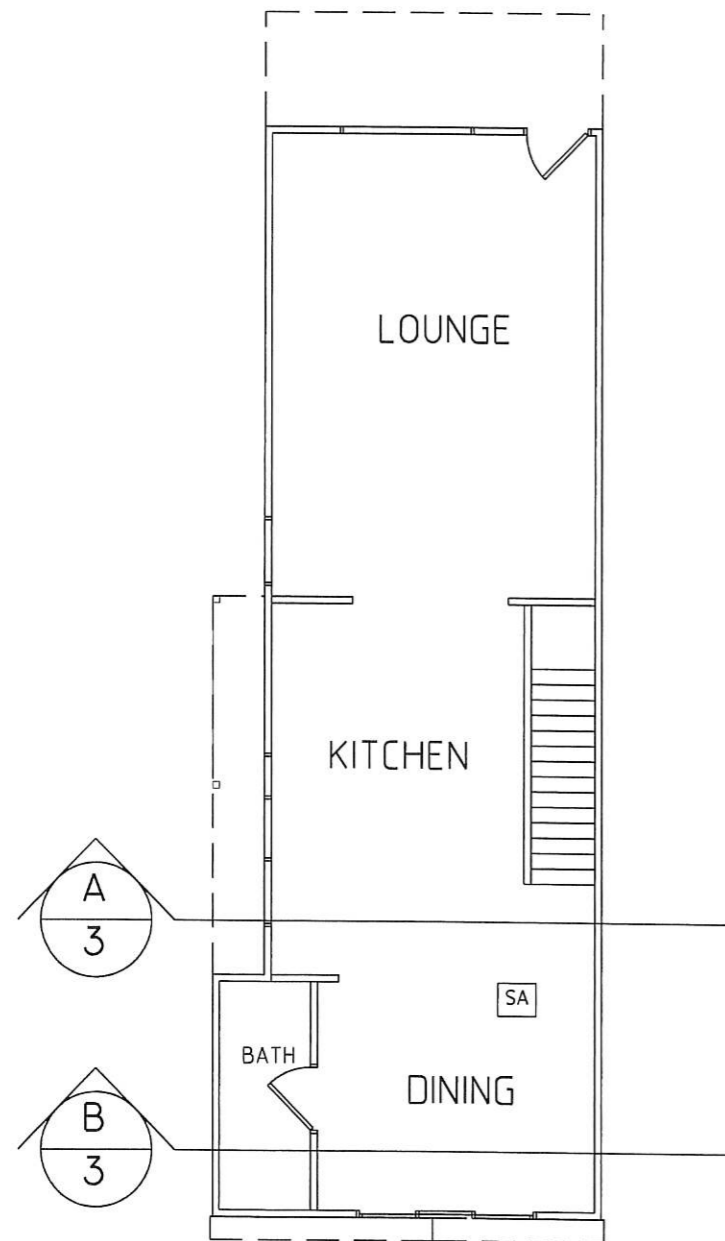
ALL OF THE FOLLOWING ITEMS AND PROPERTIES COMPLY WITH THE BASIX CERTIFICATE No A416028

INSULATION

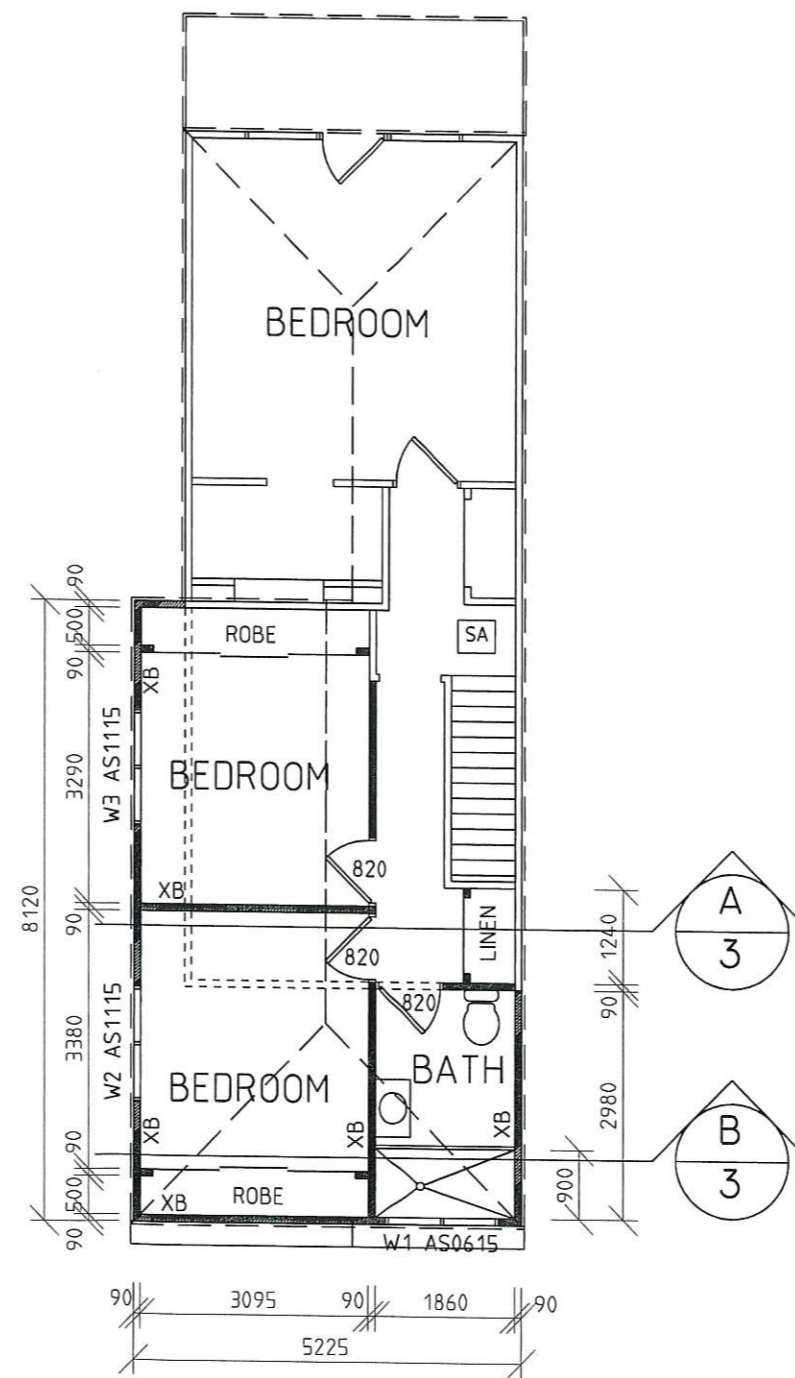
- NEW EXTERNAL WALLS:- R1.5
- NEW CEILING:- R3
- NEW ROOF:- ANTI-CON BLANKET

WINDOW SCHEDULE

	HT	WTH	NOTE
W1	600	1500	AL. S/F OBSCURE SAFETY
W2	1100	1500	ALUMINIUM S/F RESTRICTORS
W3	1100	1500	ALUMINIUM S/F RESTRICTORS

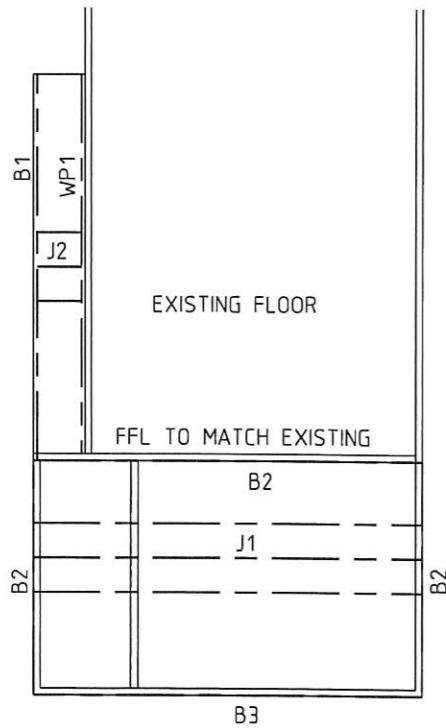


GROUND FLOOR PLAN



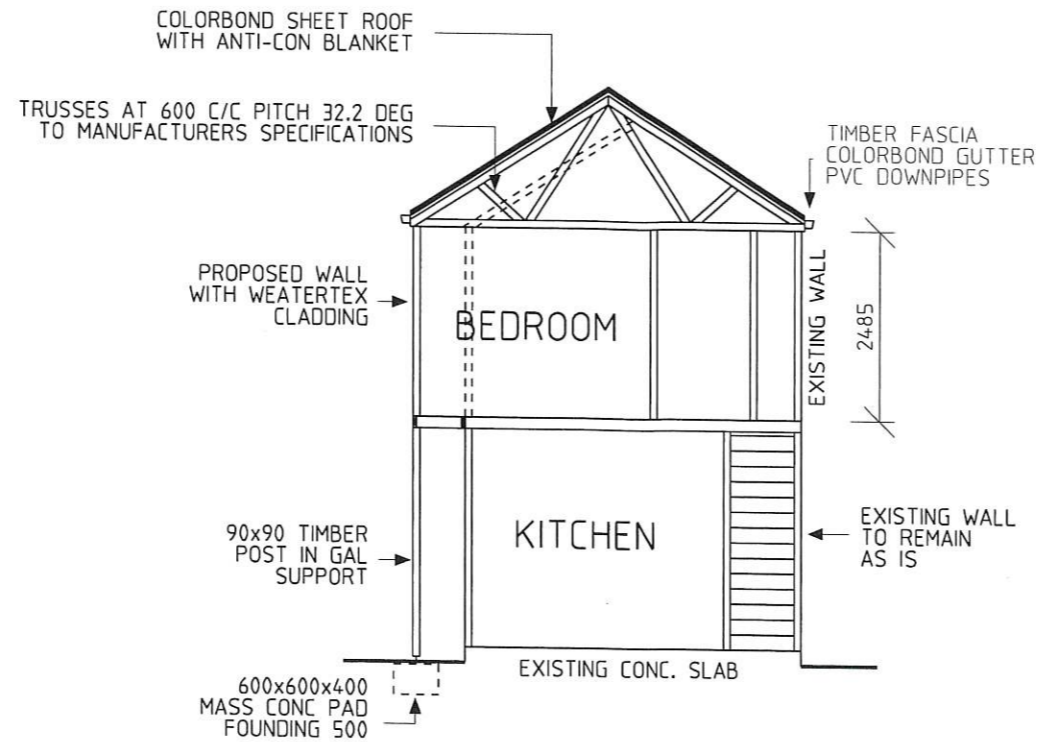
FIRST FLOOR PLAN

PLANS PREPARED FOR AND ON BEHALF OF <b>VICKERS</b> HOME IMPROVEMENTS	PROJECT/CLIENT PROPOSED FIRST FLOOR ADDITIONS AND ALTERATIONS FOR F & C PARK	LOCATION 4 GARRETT STREET CARRINGTON LOTI DP 919898	SCALE 1:100	2 OF 4
			DATE 11/5/2021	

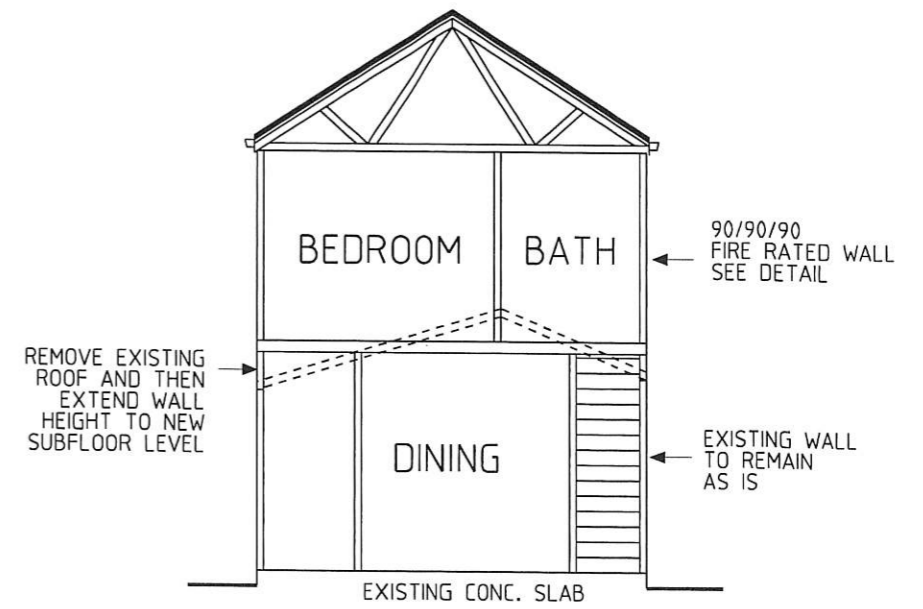


- B1:- 1/240x45 HYSpan
- B2:- 1/240x45 LVL
- B3:- 2/240x45 LVL
- WP1:-240x45 LVL
- J1:- 240x63 HYJOISTS AT 450 C/C
- J2:- 240x45 HYJOISTS AT 450 C/C

### FLOOR FRAME PLAN

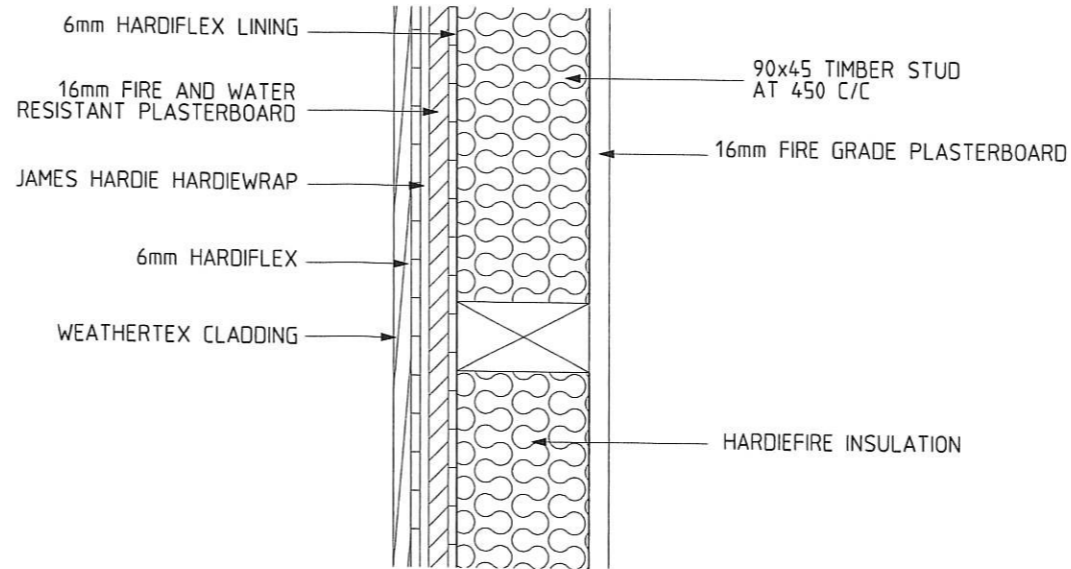


SECTION A-A



SECTION B-B

NOTE:- WHERE FIRE AND WATER RESISTENT PLASTERBOARD IS SPECIFIED, ONLY BORAL OR LAFARGE MUST BE USED

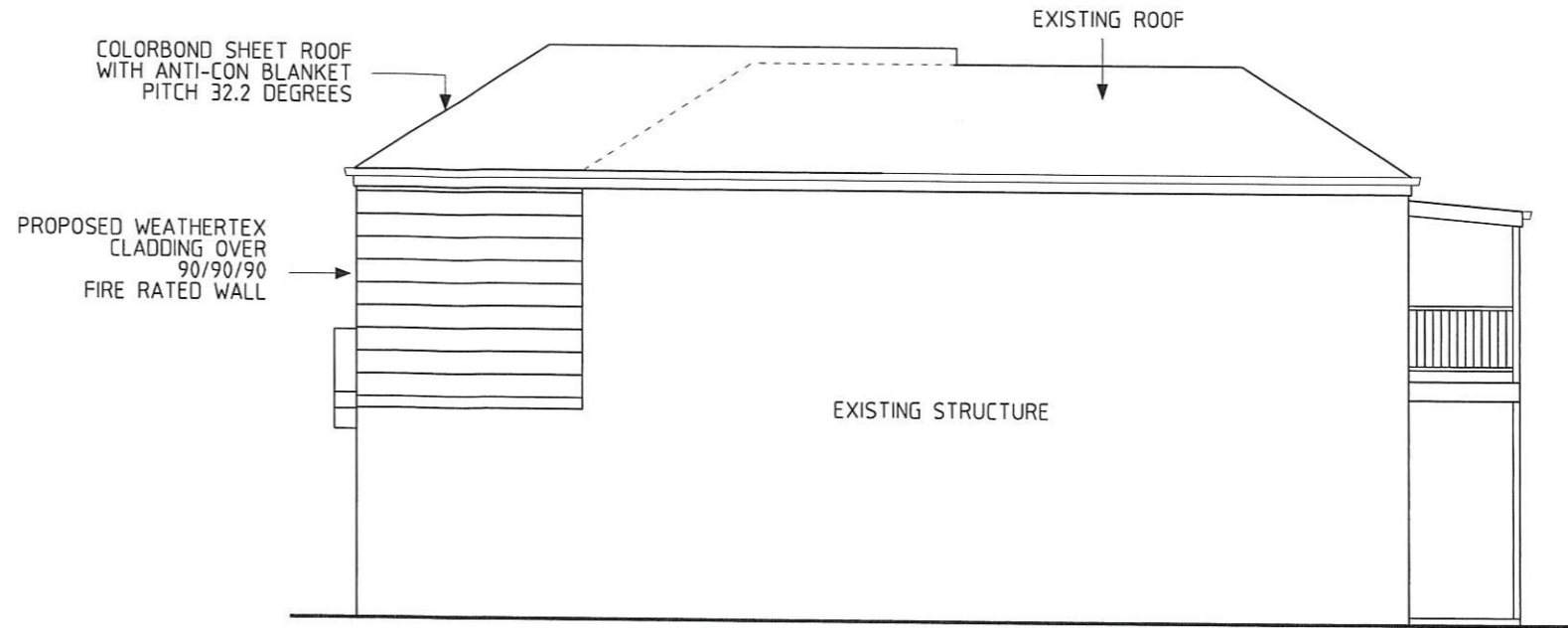


90/90/90 FIRE RATED WALL

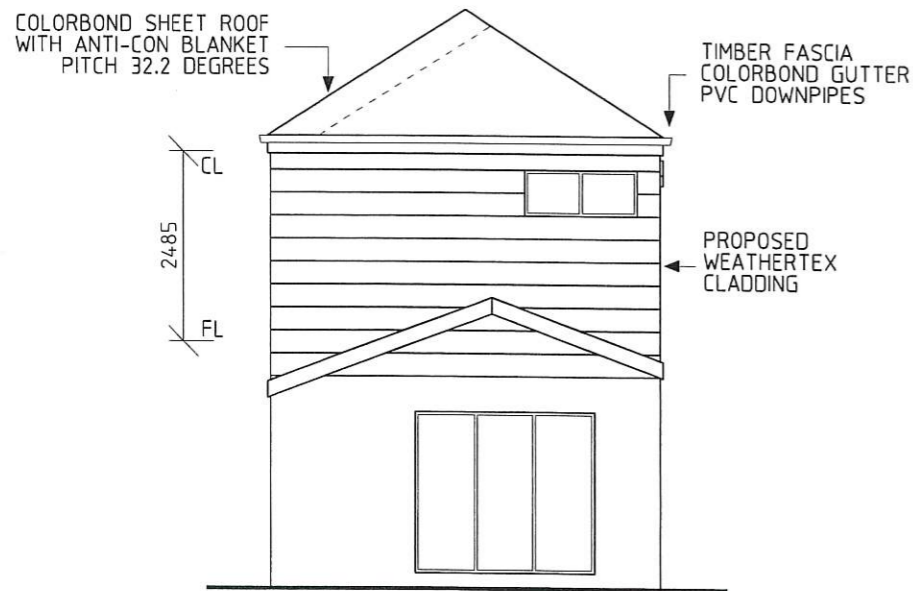
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			DATE 11/5/2021	



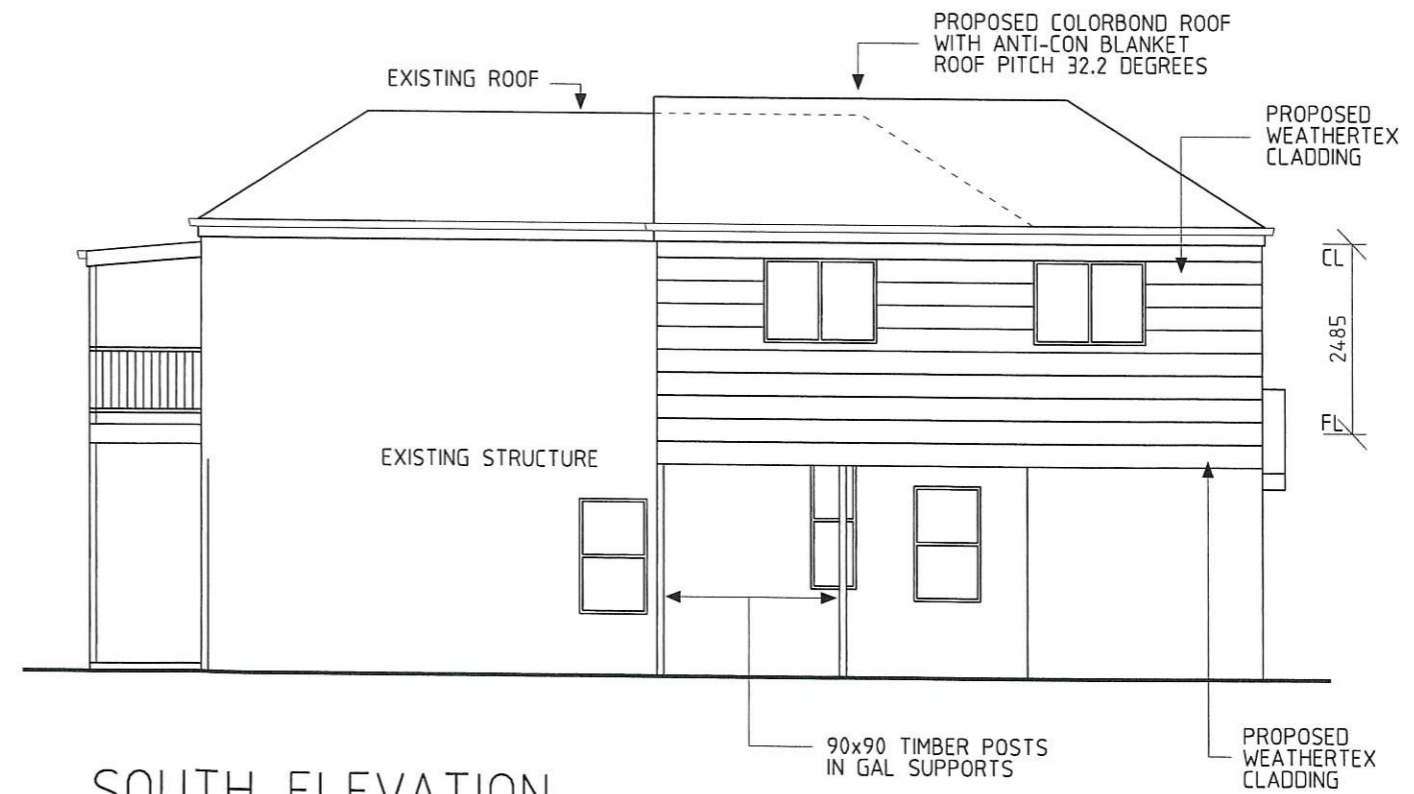
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



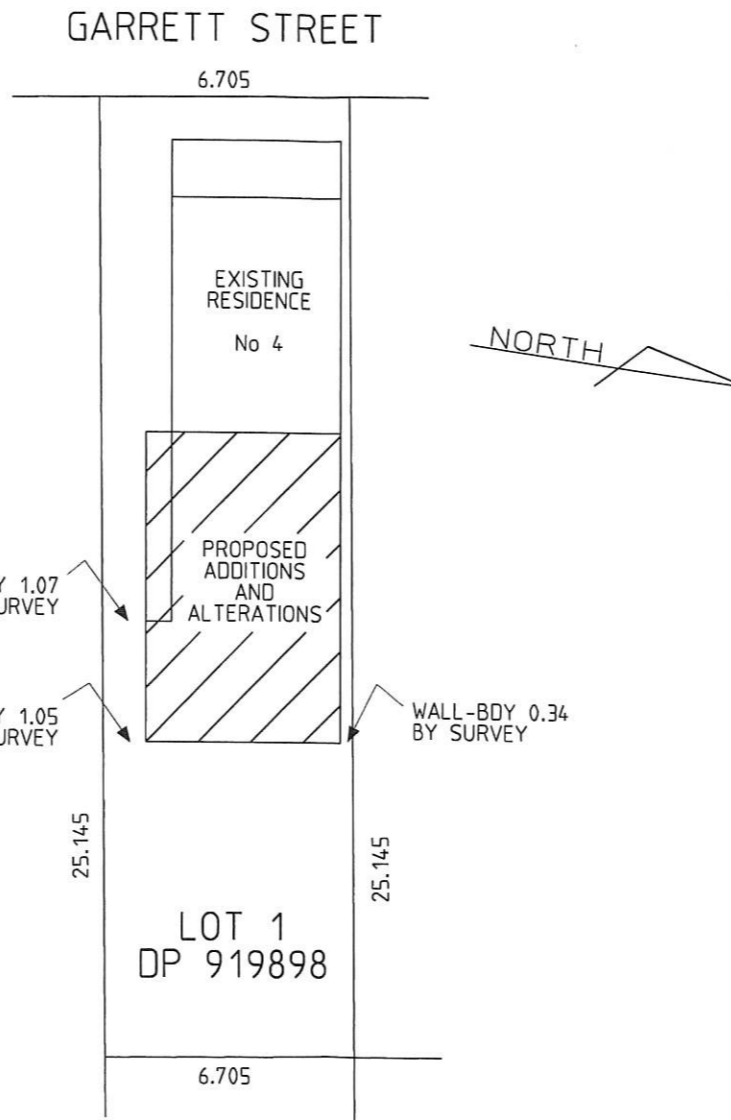
SOUTH ELEVATION

PLANS PREPARED FOR AND ON BEHALF OF <b>VICKERS</b> HOME IMPROVEMENTS	PROJECT/CLIENT PROPOSED FIRST FLOOR ADDITIONS AND ALTERATIONS FOR F & C PARK	LOCATION 4 GARRETT STREET CARRINGTON LOTI DP 919898	SCALE 1:100 DATE 11/5/2021	4 OF 4
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PROPOSED DEVELOPMENT  
4 GARRETT STREET  
CARRINGTON

PROPOSED COLORBOND AND WEATHERTEX  
FIRST FLOOR ADDITIONS AND ALTERATIONS



Version 2.2 (30 November 2020)

**HUNTER WATER** BUILDING PLAN ASSESSMENT

**Clear of Hunter Water Assets**

Reference No: 24173

- Water available for connection
- Sewer available for connection

Date Processed: 18-May-2021

Applicant: Vickers Home Improvements - Robin Vickers

Property Location: 4 GARRETT ST CARRINGTON

**PLEASE TAKE INTO CONSIDERATION**

This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657.

AREAS  
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EXISTING:- 114.9 Sq M

PROPOSED ADDITION  
LIVING:- 19.6 Sq M

TOTAL FLOOR AREA:- 134.5 Sq M

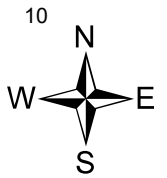
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			DATE 11/5/2021	



# HUNTER WATER CORPORATION

A.B.N. 46 228 513 446  
Enquiries: 1300 657 657

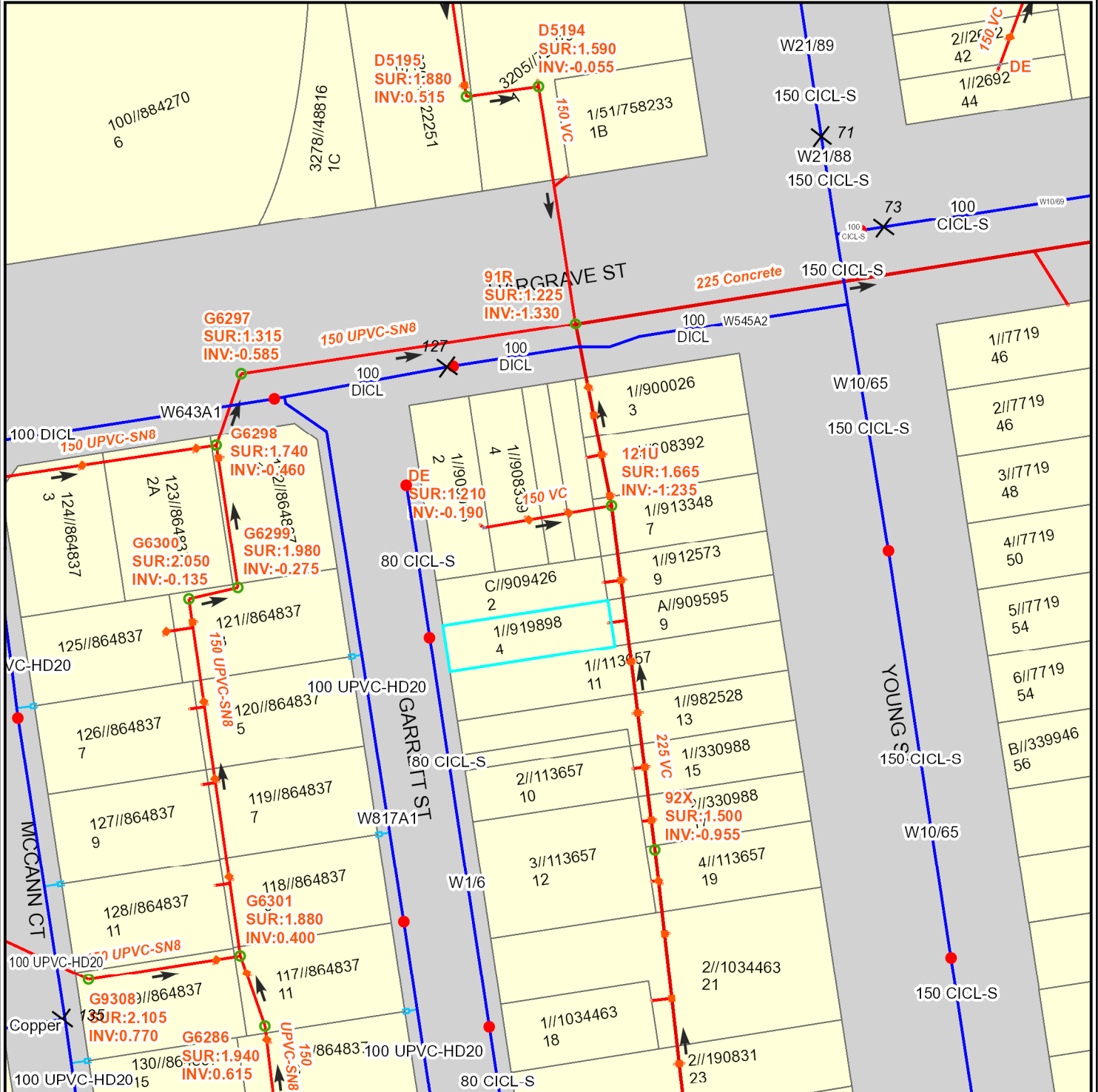
ArcGIS Web Map



RATEABLE\_PREMISE\_NO.: 9500210061

LOT/SECTION/DP: 1//919898

PROPERTY ADDRESS: 4 GARRETT ST CARRINGTON, 2294



**HUNTER WATER ASSETS POSITION ARE APPROXIMATE ONLY.  
SUBJECT PROPERTY BOLDED.  
ALL MEASUREMENTS ARE METRIC.**

**IMPORTANT:**

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE  
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS  
ACCURACY.

Date: 18/05/2021

Scale: at A4 1:1,000

CADASTRAL DATA © Department Finance,  
Services & Innovation [Nov 2017].  
Modified [18/05/2021]  
CONTOUR DATA © AAMHatch  
© Department of Planning

SEWER/WATER/RECYCLED WATER/  
ELECTRICAL UTILITY DATA  
© HUNTER WATER CORPORATION

SUBSIDENCE ADVISORY NSW  
DEVELOPMENT APPROVED

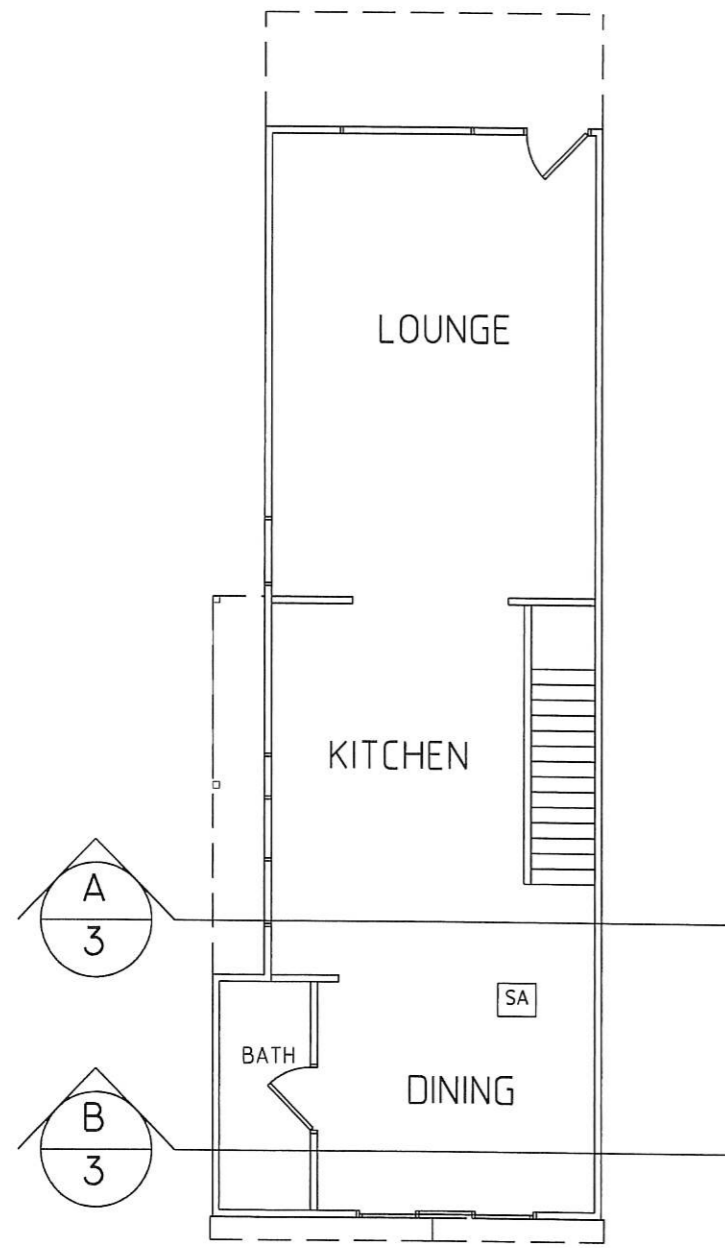
James Robins

This plan is approved under section 22 of the Coal Mine Subsidence  
Compensation Act 2017, and is valid for five (5) years from today.

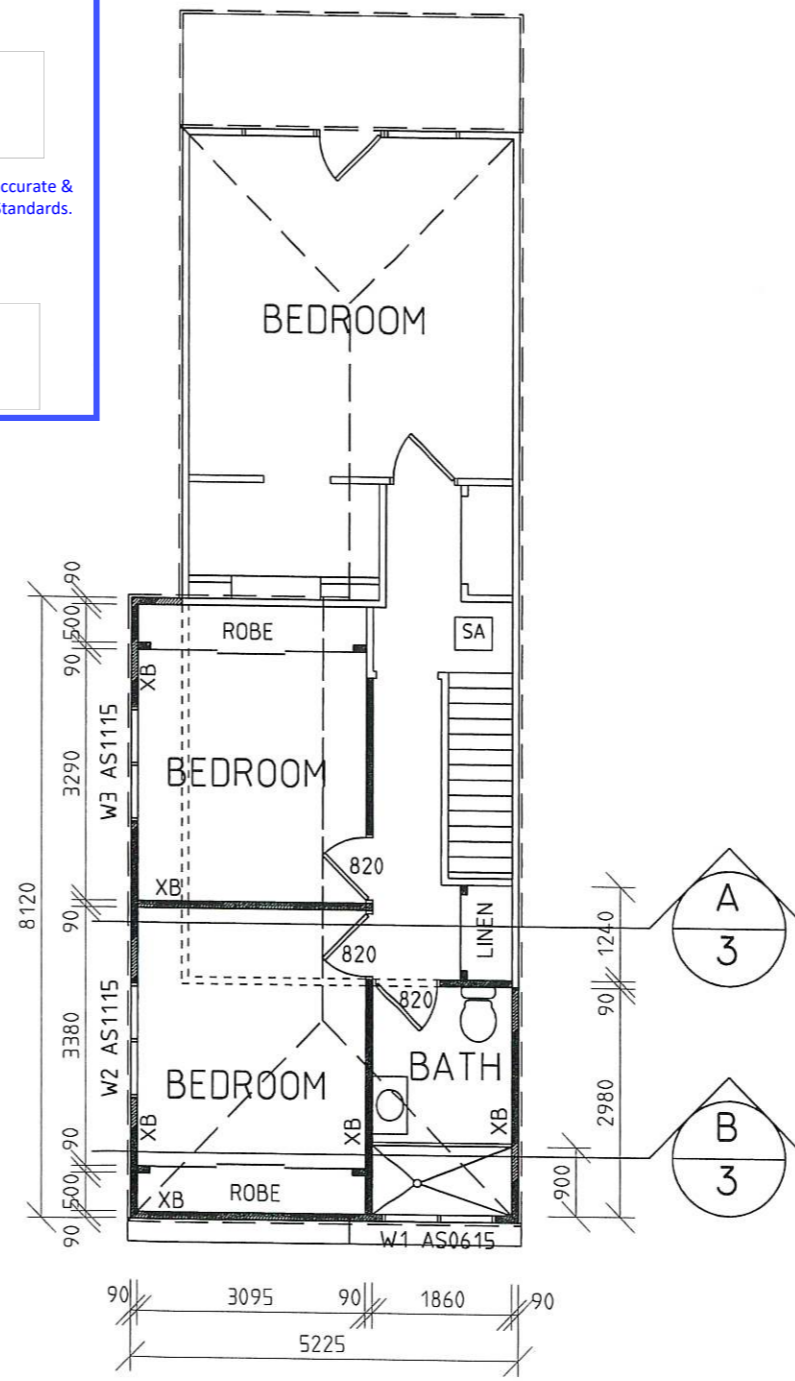
13-May-2021

This approval is subject to levels & heights shown on plan being accurate &  
footings designed to comply with AS2870 or relevant Australian Standards.

SUBSIDENCE ADVISORY NSW  
DEVELOPMENT REVIEWED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

KEY

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BASIX COMPLIANCE

ALL OF THE FOLLOWING ITEMS  
AND PROPERTIES COMPLY WITH  
THE BASIX CERTIFICATE No A416028

INSULATION

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**DAC 19/10/21 - 4 Garrett Street Carrington - DA2021/00812 -  
Alterations and additions to dwelling house**

**ITEM-20      Attachment B:      Draft Schedule of Conditions**

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<b>Application No:</b>	DA2021/00812
<b>Land:</b>	Lot 1 DP 919898
<b>Property Address:</b>	4 Garrett Street Carrington, NSW, 2294
<b>Proposed Development:</b>	Dwelling house - alterations and additions including demolition

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## SCHEDULE 1

### APPROVED DOCUMENTATION

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

<b>Plan No / Supporting Document</b>	<b>Reference / Version</b>	<b>Prepared by</b>	<b>Dated</b>
Site Plan	Sheet 1 of 4	Vickers Home Improvement	11/05/2021
Ground Floor Plan and First Floor Plan	Sheet 2 of 4	Vickers Home Improvement	11/05/2021
Section Plan	Sheet 3 of 4	Vickers Home Improvement	11/05/2021
Elevation Plan	Sheet 4 of 4	Vickers Home Improvement	11/05/2021
BASIX Certificate	Certificate Number A416028	-	7/05/2021

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.

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

2. All new impervious surfaces, including driveways and paved areas are to be drained to the nominated discharge controls. Details are to be included in documentation for a Construction Certificate application.

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

3. Toilet facilities are to be available or provided at the work site before works begin and be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet is to:

- a) Be a standard flushing toilet connected to a public sewer, or
  - b) Have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
  - c) Be a temporary chemical closet approved under the *Local Government Act 1993*.
4. Demolition works are to be undertaken in accordance with *Australian Standard 2601:2001 - The Demolition of Structures* and the following requirements:
- a) 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.
5. 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.
6. 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.
7. All demolition material incapable of being re-used in future redevelopment of the site is to be removed from the site and the site being cleared and levelled.
- Note: Where reusable building materials are to be stored on site for use in future building works, such materials are to be neatly stacked at least 150 mm above the ground.
8. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
9. Any demolition/waste building materials that are not suitable for recycling are to be disposed of at City of Newcastle's Summerhill Waste Management Facility or other approved site.

10. 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*.

11. 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.

12. All building work is to be carried out in accordance with the provisions of the National Construction Code.
13. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force, such a contract of insurance is to be in force before any building work authorised to be carried out by this consent commences.
14. All excavations and backfilling are to be executed safely and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.
15. All building materials, plant and equipment is to be placed on the site of the development, to ensure that pedestrian and vehicular access in public places is not restricted and to prevent damage to the road reserve. The storage of building materials on City of Newcastle reserves, including the road reserve, is not permitted.
16. Any alteration to natural surface levels on the site is to be undertaken in such a manner as to ensure that there is no increase in surface water runoff to adjoining properties or that runoff is impounded on adjoining properties, as a result of the



development.

17. Stormwater is to be conveyed to the existing property stormwater drains by way of a sealed pipe system. The existing drains are to be checked for adequacy and cleared of any obstructions.
18. 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.

19. 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.

20. 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 4<sup>th</sup> 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.
21. 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 Council by a Surveyor registered under the *Surveying and Spatial Information Act 2002* (NSW).
22. Any black glassy slag excavated during earthworks, that will not be covered by building structures or reburied on site, is to be removed for disposal at the Summerhill Waste Management Centre or another approved waste disposal site. Any such action is to be verified by the submission of evidence of disposal to the Principal Certifier, eg copy of docket from disposal centre.

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

23. 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.
24. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a condition that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to City of Newcastle's satisfaction prior to the completion of demolition work or prior to the issue of any Occupation Certificate in respect of development involving building work.

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

Nil.

### 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.
- 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 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.
- Failure to comply with the conditions of consent constitutes a breach of the *Environmental Planning and Assessment Act 1979*, which may be subject to a penalty infringement notice (ie 'on-the-spot fine') or prosecution.

- 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 0.1m/s

## **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 City of Newcastle has considered and accepted the proposed development standard variation made under Clause 4.6 of the Newcastle Local Environmental Plan 2012. The proposed 32.96% FSR variation is considered acceptable in the particular circumstances of this case as the variation will not result in significant environmental impacts and amenity impacts on adjoining development.
- 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.

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

The following conditions are applied to:

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



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Alterations and additions to dwelling house**

**ITEM-20**      **Attachment C:**      Processing Chronology

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**PROCESSING CHRONOLOGY**

**DA2021/00812 – 4 Garrett Street, Carrington**

24 June 2021	-	Application lodged
30 June to 14 July 2021	-	Public notification
21 July 2021	-	Request for additional information
23 August 2021	-	Clause 4.6 justification received from applicant