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**DAC 18/08/2020 – DA2020/00044 – 304/464 KING STREET,  
NEWCASTLE – TOURIST AND VISITOR ACCOMMODATION -  
SERVICED APARTMENT**

<b>PAGE 3</b>	<b>ITEM-32</b>	<b>Attachment A:</b>	Submitted Plans
<b>PAGE 9</b>	<b>ITEM-32</b>	<b>Attachment B:</b>	Draft Schedule of Conditions
<b>PAGE 14</b>	<b>ITEM-32</b>	<b>Attachment C:</b>	Processing Chronology

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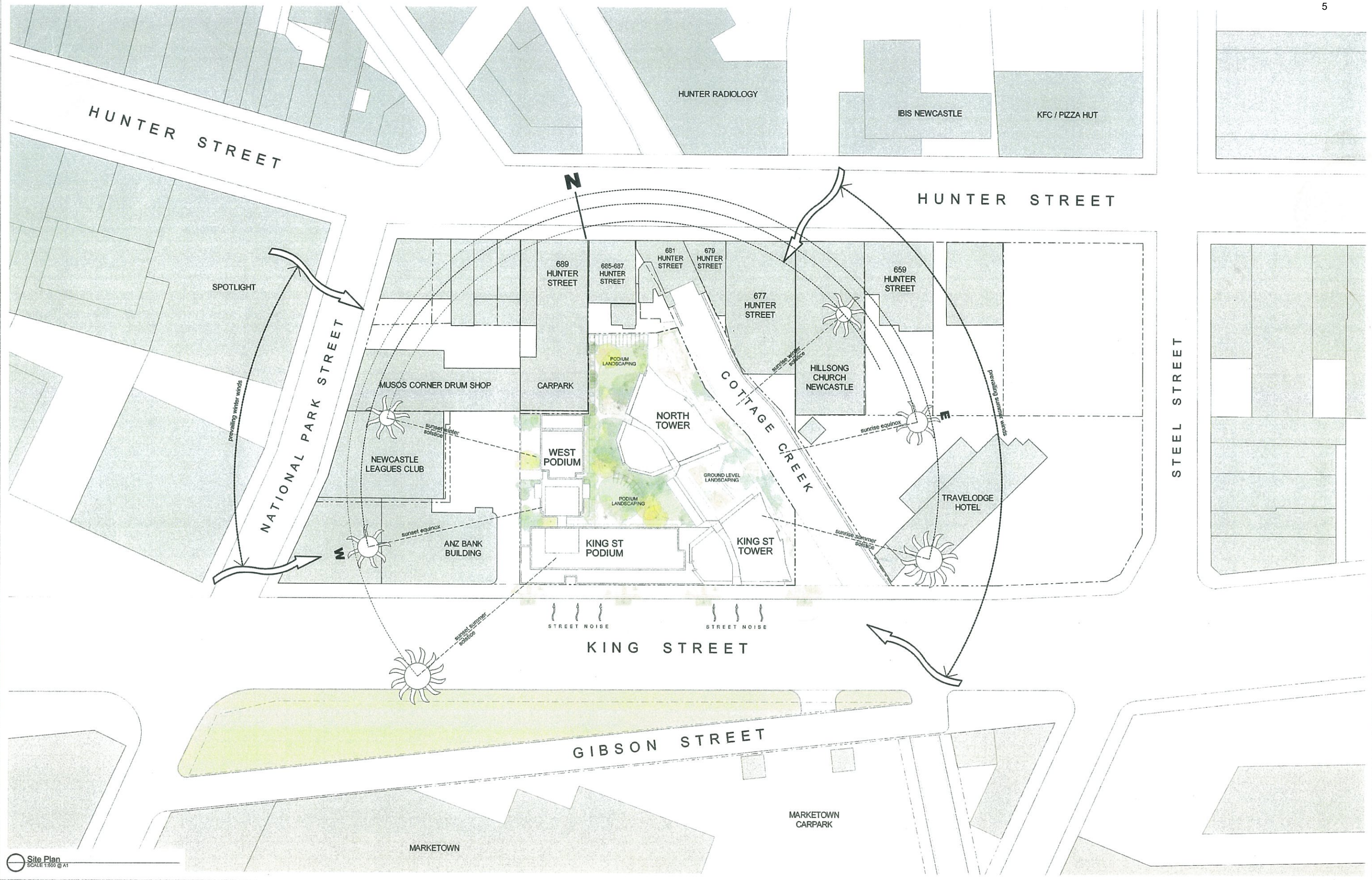
**DAC 18/08/2020 – DA2020/00044 – 304/464 KING STREET,  
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**ITEM-32      Attachment A:      Submitted Plans**

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Site Plan  
SCALE 1:500 @ A1

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issue	revision	description	date	verified
AA	-	DEVELOPMENT APPLICATION ISSUE	22.03.16	SC

address / orientation  
464-470 King Street  
Newcastle  
NSW



north point

client  
Windham Developments

architects in association  
**hill thalis**  
ARCHITECTURE + URBAN PROJECTS PTY LTD

**CKDS** ARCHITECTURE

project  
**VERVE**  
RESIDENCES

drawing title  
**General Site Plan**

drawing scale	drawn	verified	date
AS SHOWN	SB/ISO	SC	22.03.16
project #	drawing #	issue	
1518:	DA-050	AA	

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issue	revision	description	date	checked
AA	-	DEVELOPMENT APPLICATION ISSUE	22.03.16	SC

address / orientation  
 464-470 King Street  
 Newcastle  
 NSW

client  
 Windham Developments

architects in association  
 hill thalys  
 ARCHITECTURE + URBAN PROJECTS PTY LTD

CKDS ARCHITECTURE

project  
 VERVE  
 RESIDENCES

drawing title  
 Overall Plans  
 Podium Level 3 Plan

drawing scale	drawn	verified	date
AS SHOWN	SB/SO	SC	22.03.16
project #	drawing #	issue	
1518:	DA-105	AA	

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Building Sustainability  
 bds  
 Certificate Number: 14912236  
 Accreditation Number: VIC/BDAM/13/1431  
 Signature: [Signature]  
 Date: 20/03/2016



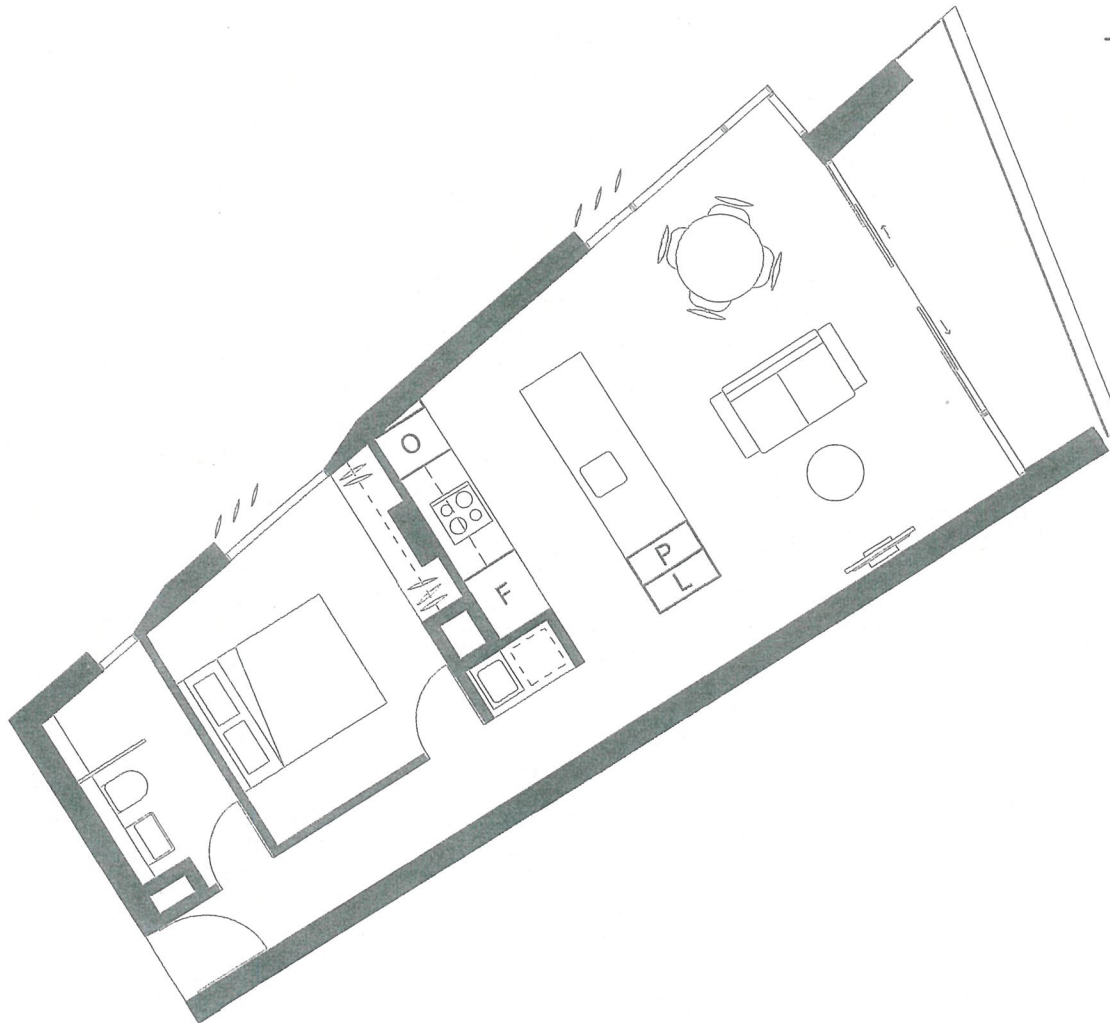
# VERVE

RESIDENCES

# TYPE A(R)

APARTMENT

LOT 9  
304/464.



APT NO.	LEVEL
014/464	01
024/464	02
034/464	03
044/464	04
054/464	05
064/464	06
074/464	07
084/464	08
094/464	09
104/464	10
114/464	11
124/464	12
134/464	13
144/464	14
154/464	15



AREA	SIZE
LIVING	56m <sup>2</sup>
DECK	8m <sup>2</sup>
GARAGE	13m <sup>2</sup>
TOTAL	77m <sup>2</sup>

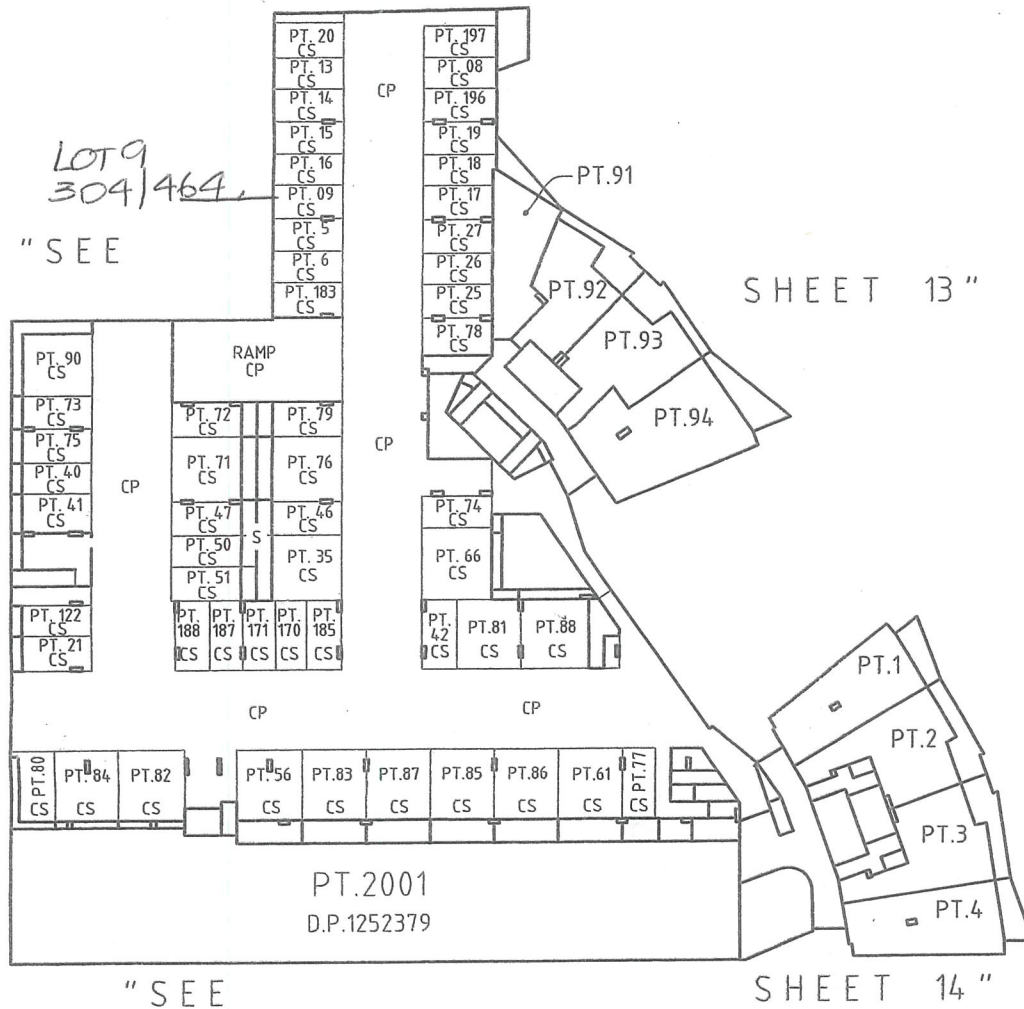


DISCLAIMER: This floor plan is a representation of the proposed design and is not intended to be a contract. The actual design and construction may vary from the floor plan shown. The floor plan is provided for informational purposes only and does not constitute an offer of any financial product. The floor plan is subject to change without notice. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose.



# FLOOR PLAN

LEVEL ONE



CP DENOTES COMMON PROPERTY  
CS DENOTES CAR SPACE

SURVEYOR  
Name: TREVOR JAMES CARTER  
Date:  
Reference: 239320-SP-002-Y

PLAN HEADING  
**PLAN OF SUBDIVISION OF LOT 2002**  
D.P.1252379

L.G.A.: NEWCASTLE  
Locality: NEWCASTLE WEST  
Reduction Ratio 1: 400  
Lengths are in metres

REGISTERED

**SP 99314**





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SERVICED APARTMENT**

**ITEM-32      Attachment B:      Draft Schedule of Conditions**

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<b>Application No:</b>	DA2020/00044
<b>Land:</b>	Lot 9 SP 99314
<b>Property Address:</b>	304/464 King Street, Newcastle West NSW 2302
<b>Proposed Development:</b>	Serviced apartment - change of use

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## SCHEDULE 1

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

1. The proposed 'serviced apartment' is to be operated in accordance with the definition contained in Newcastle Local Environmental Plan 2012, being:  
  
*serviced apartment* means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.
2. The use of the 'serviced apartment' must comply with the following operational requirements:
  - a. Maximum number of occupants – two people.
  - b. Minimum length of stay – two nights.
  - c. Check in/check out times – 10:00am to 6:00pm. Guests arriving outside these times will be required to make arrangements to collect keys from the manager off-site.
3. Prior to the commencement of the use of the premises as a 'serviced apartment' a Plan of Management is to be prepared and submitted to City of Newcastle. The Plan of Management is to detail the operational requirements outlined within these conditions of consent and address the following matters:
  - a. Incorporate a contact telephone number for the operator of the serviced apartment available 24 hours per day and 7 days per week. The contact number must also be available to adjoining neighbours to contact the operator should any of these conditions of consent not be complied with.
  - b. Implementation of a bonding system in case of damage or disturbance.
4. A sign must be displayed in a prominent position in the serviced apartment along with the Plan of Management provided to guest stating the maximum number of persons that can occupy the premises at any one time.
5. The use of the premises for the purposes of a 'serviced apartment' must be operated in accordance with the Plan of Management required to be submitted under these conditions, including without limitation, no visitors exceeding the maximum occupancy are permitted to remain on site overnight.
6. A register shall be kept by the owners of the property to record the occupancies and each respective period of stay in accordance with the conditions of this consent. The

register shall be made available within 24 hours of a request, when requested by an authorities officer of the City of Newcastle.

7. Existing on-site parking shall be maintained, available and used by guests at all times during the uses of the premises as a 'serviced apartment'.
8. 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* (NSW).

Should Council 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 Council prior to the expiration of the nominated period.

**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.
- Any issues raised in submission have been taken into account in the assessment report and where appropriate conditions of consent have been included in the determination.

### **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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**PROCESSING CHRONOLOGY**

**DA2020/00044 - 304/464 KING STREET, NEWCASTLE**

- 31 January 2020 - Application lodged
- 30 January – 17 February 2020 - Public notification
- 21 July 2020 - Public Voice