
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

- ITEM-11 DAC 19/05/20 - DA2019/01176 - 16 CURRY STREET, MEREWETHER**
Attachment A: Submitted Plans
Attachment B: Draft Schedule of Conditions
Attachment C: Processing Chronology
- ITEM-12 DAC 19/05/20 - DA2019/00852 - 6 KING ST STOCKTON**
Attachment A: Submitted Plans
Attachment B: Draft Schedule of Conditions
Attachment C: Processing Chronology
- ITEM-13 DAC 19/05/20 - DA2019/01163 - 43 GREENLEAF ROAD, KOORAGANG**
Attachment A: Submitted Plans and Traffic Report
Attachment B: Draft Schedule of Conditions
Attachment C: Processing Chronology
- ITEM-14 DAC 19/05/20 - DA2019/01255 - 25 LLEWELLYN STREET, MEREWETHER**
Attachment A: Submitted Plans
Attachment B: Draft Schedule of Conditions
Attachment C: Processing Chronology
- ITEM-15 DAC 19/05/20 - DA2019/01000 - 134 - 142 DARBY STREET, COOKS HILL**
Attachment A: Submitted Plans
Attachment B: Draft Schedule of Conditions
Attachment C: Processing Chronology
- ITEM-16 DAC 19/05/20 - DA2019/01146 - 106 GOSFORD ROAD, ADAMSTOWN**
Attachment A: Submitted Plans
Attachment B: Draft Schedule of Conditions
Attachment C: Processing Chronology

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ITEM 11 DA2019/01176 - 16 Curry Street Merewether

Dwelling house - alterations and additions

Attachment A - Submitted Plans

Attachment B - Draft Schedule of Conditions

Attachment C - Processing Chronology

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DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 26/05/2020

DA2019/01176 – 16 CURRY STREET MEREWETHER

Attachment A: Submitted Plans

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01. location plan n.t.s



PROJECT REFERENCE NO. 80
16 CURRY ST, MEREWETHER, N.S.W.
RESIDENTIAL ALTERATIONS AND ADDITIONS INCL. ASSOC. LANDSCAPING
FOR THE DAVIS FAMILY

drawings & documents

- 80dwg01 - existing plans
- 80dwg02 - existing sections
- 80dwg03 - existing elevations
- 80dwg04 - proposed plans
- 80dwg05 - proposed sections
- 80dwg06 - proposed elevations
- 80sw01 - stormwater plans
- 80mg01 - external finishes
- 80cal01 - authorities calculations
- 80not01 - notification plans
- 80not02 - notification elevations
-

statement of environmental effects
waste management plan

local council/shire

- newcastle city council
- mines subsidence board

local services

- sewer & water - hunter water
- electrical - ausgrid
- gas & petroleum - jernama
- communications - telstra

consultants

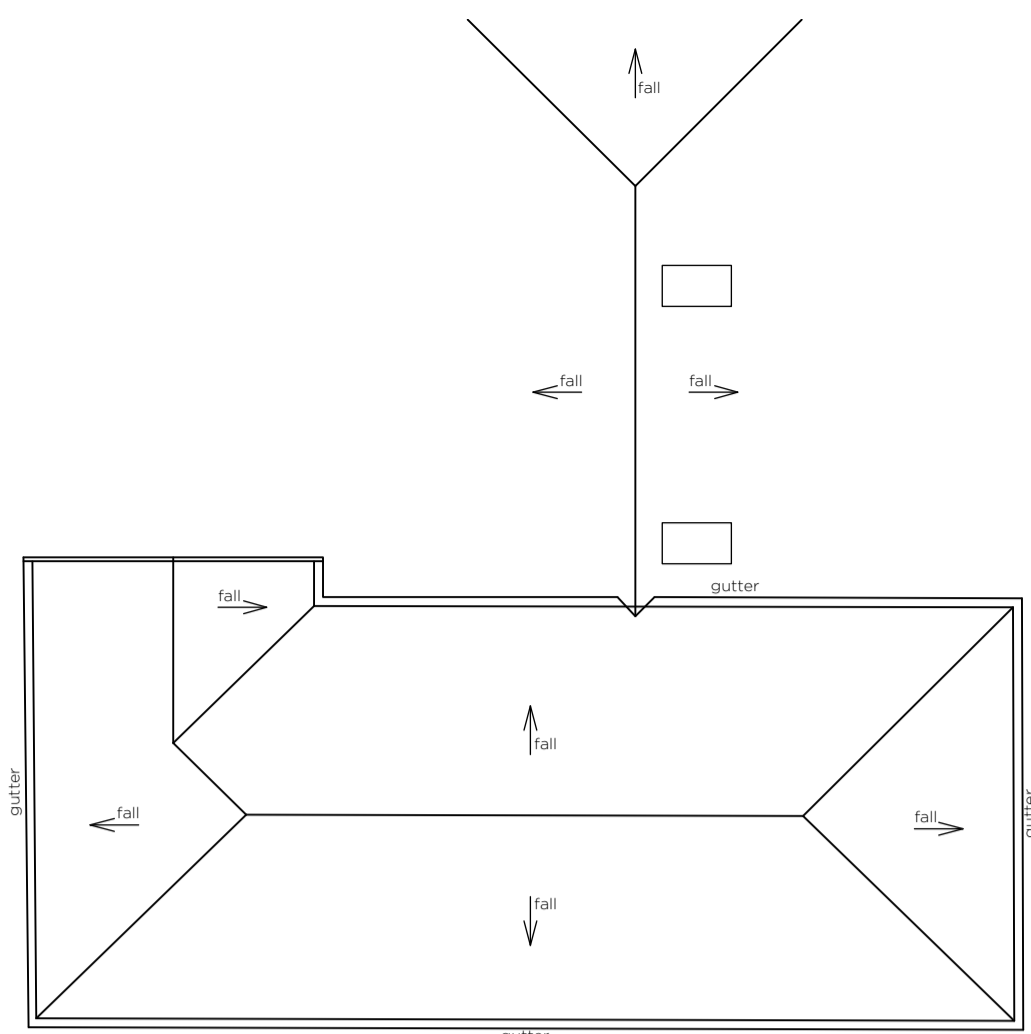
- certifier - buildcert
- surveyor - richard hutchinson
- structural engineer - skelton
- quantity surveyor - apas group

j.p.hellowell

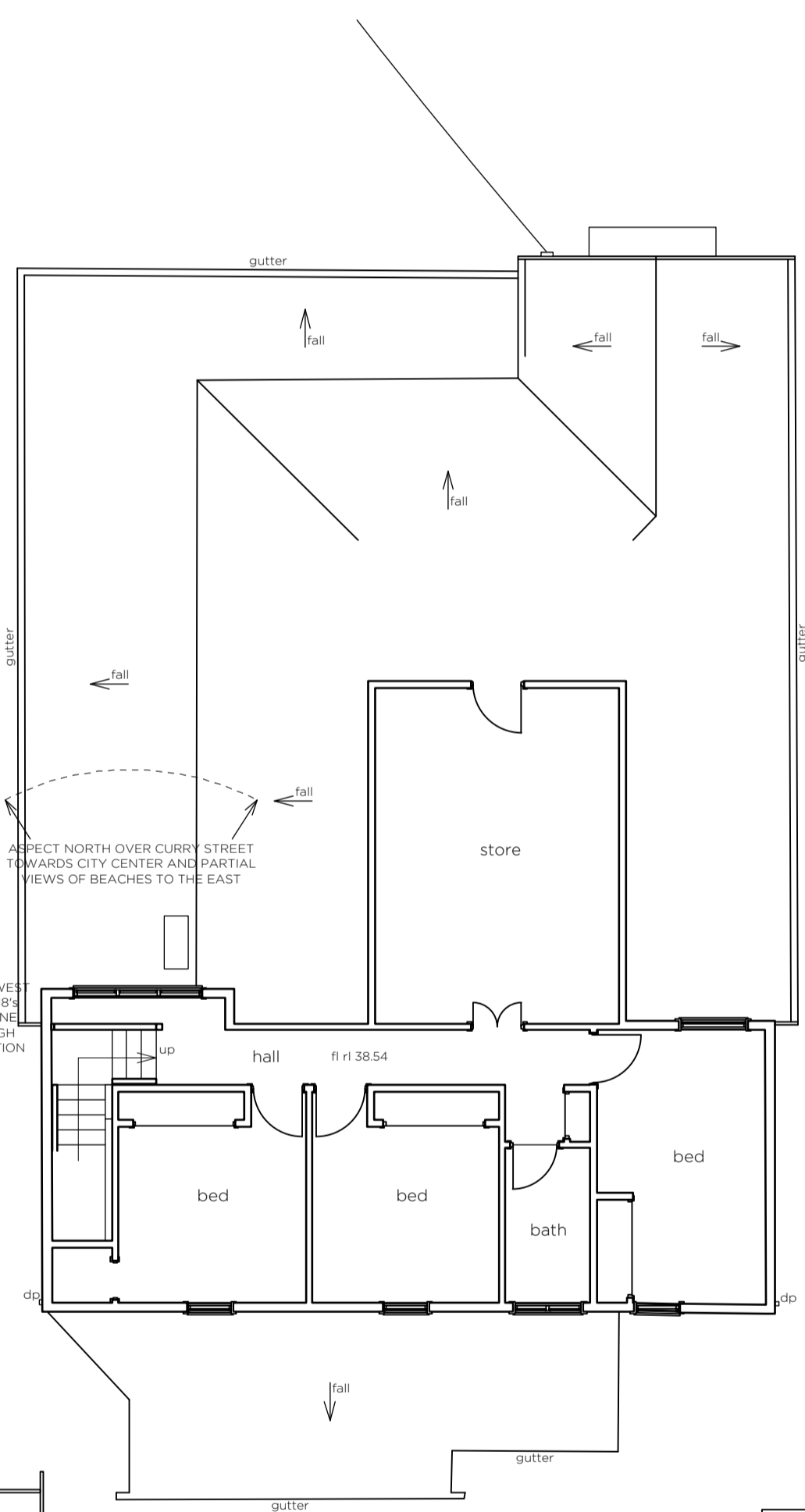
jon@jphellowell.com

jphellowell.com

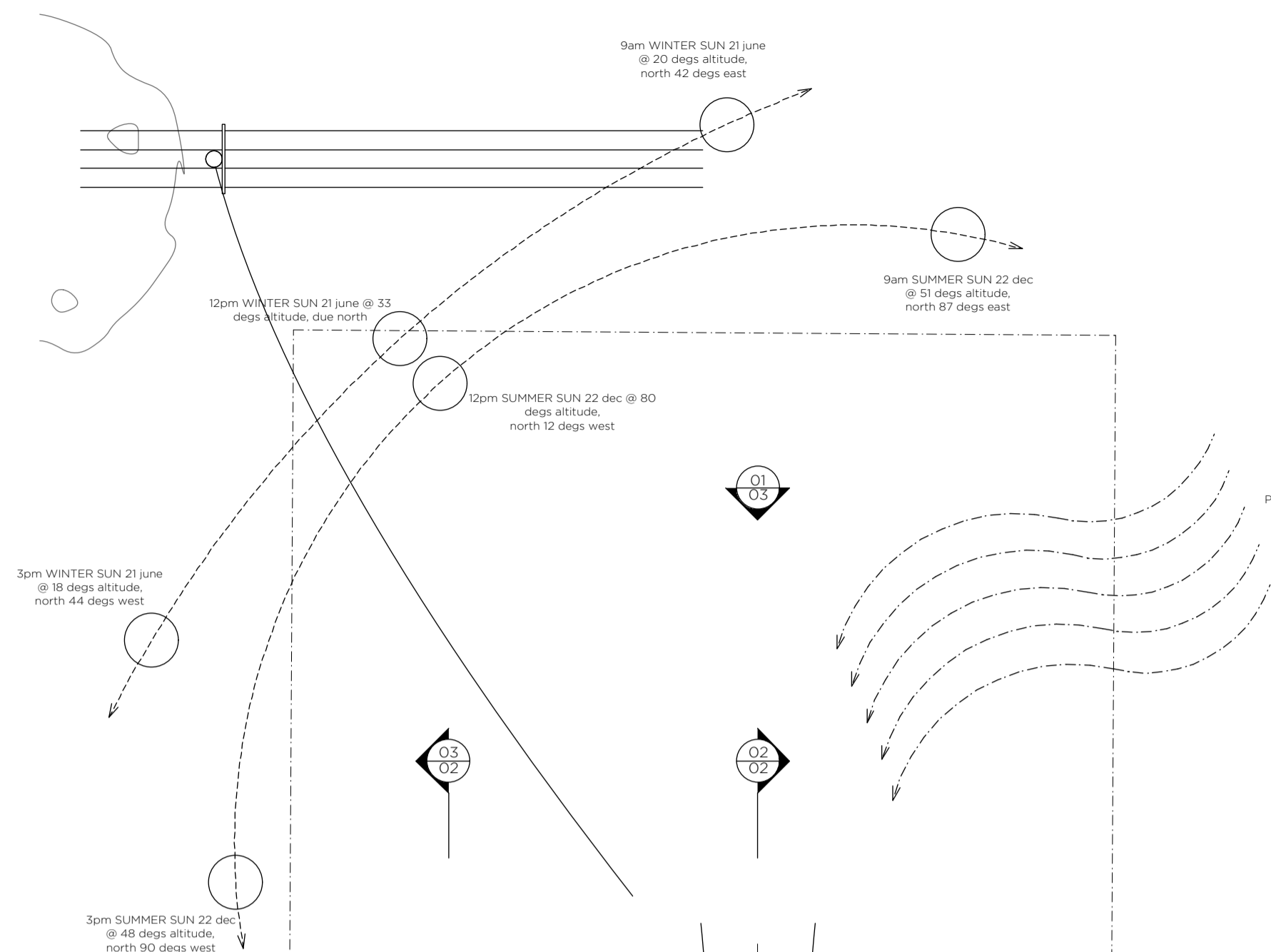
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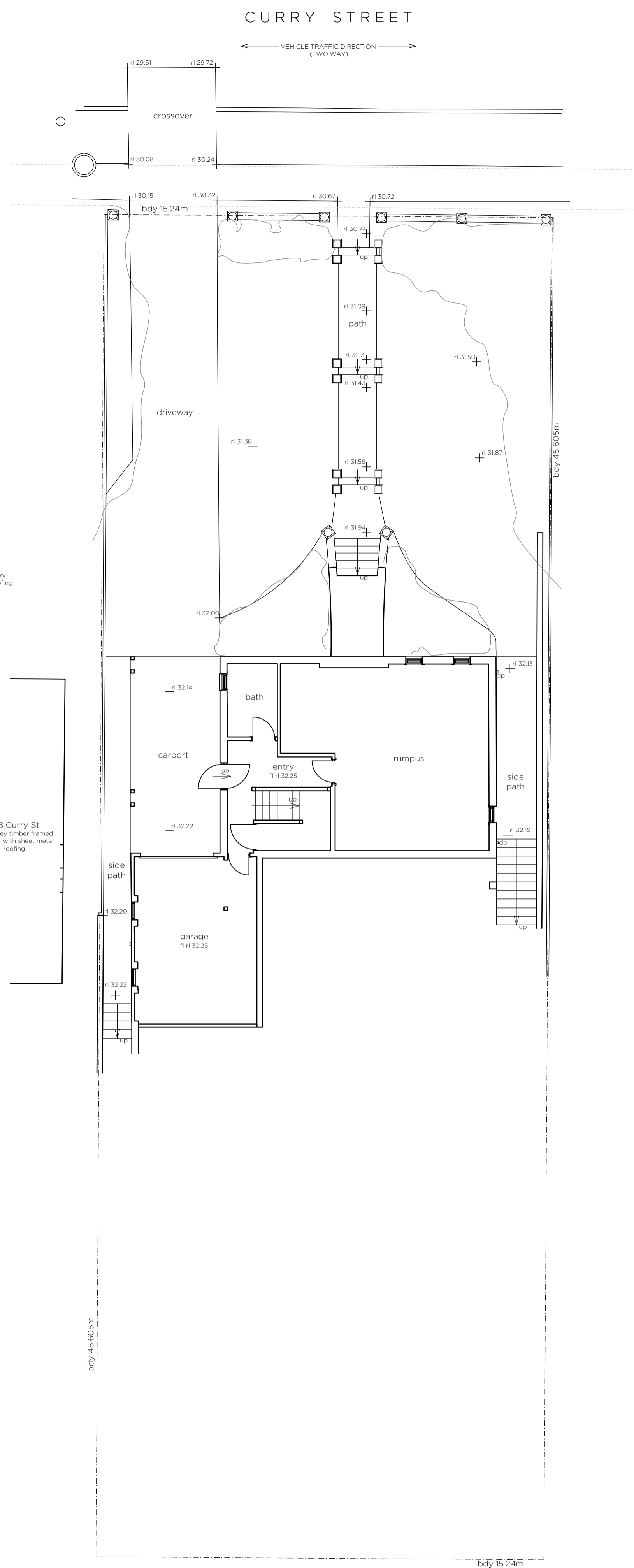
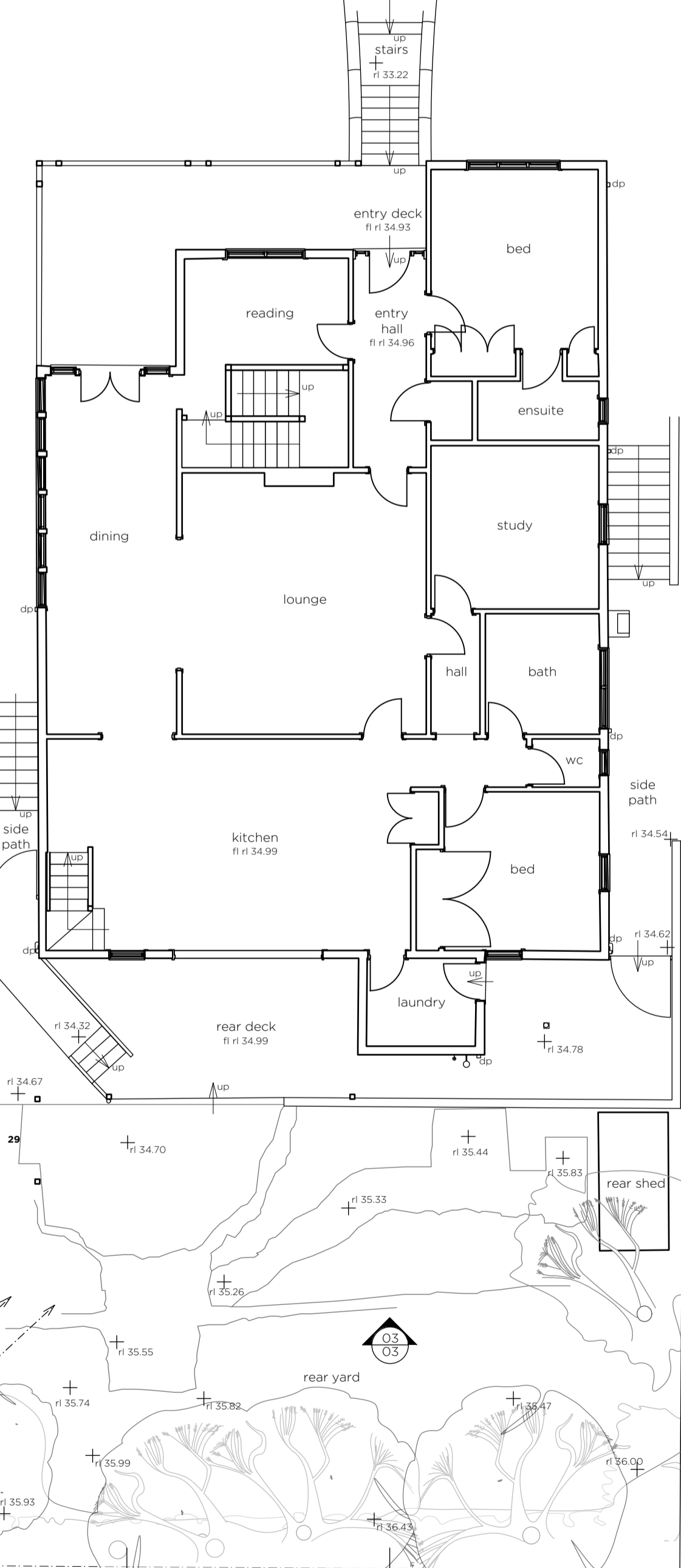
01. existing roof plan 1:100



02. existing second floor plan 1:100



03. existing first floor plan 1:100



04. existing ground floor plan 1:100



general notes
 A1 SHEET
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issue	date
DA	23.10.19
DA prelim	18.10.19
hw, mines sub	08.10.19

project no.
80

location
LOT 62, PLAN 111244
16 CURRY ST,
MEREWETHER, NSW, 2291

client
DAVIS FAMILY

project
ALTERATIONS & ADDITIONS

scale
1:100 @ A1

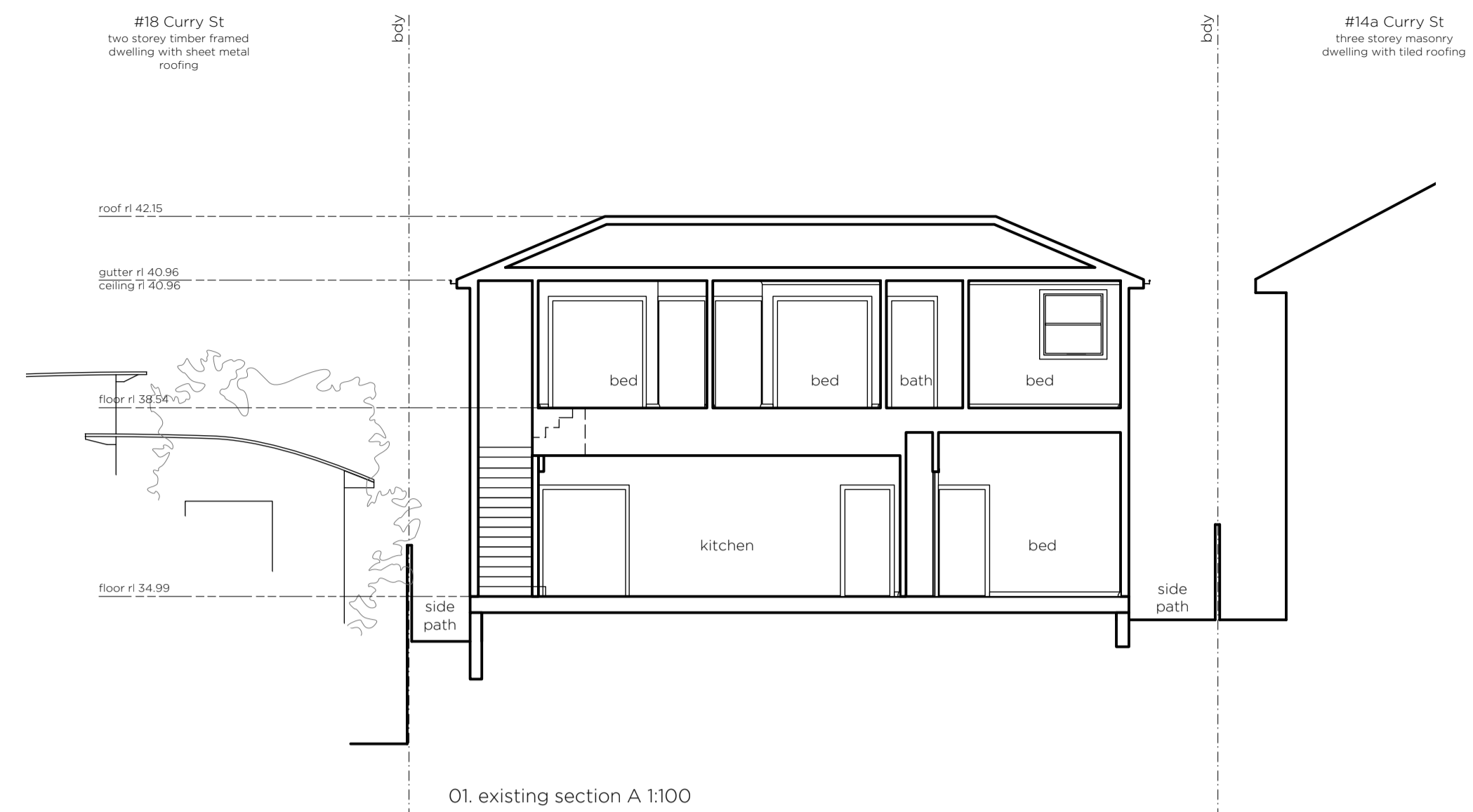
sheet title
80dwg01 - EXISTING PLANS

sheet no.
1 of 6

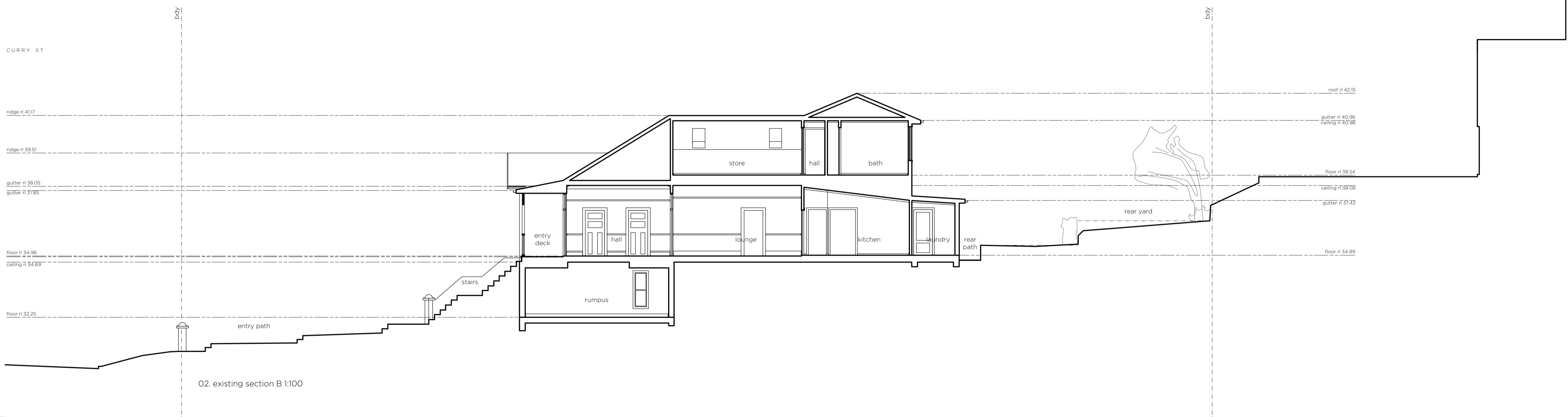
date
OCTOBER 2019

j.p.hellowell

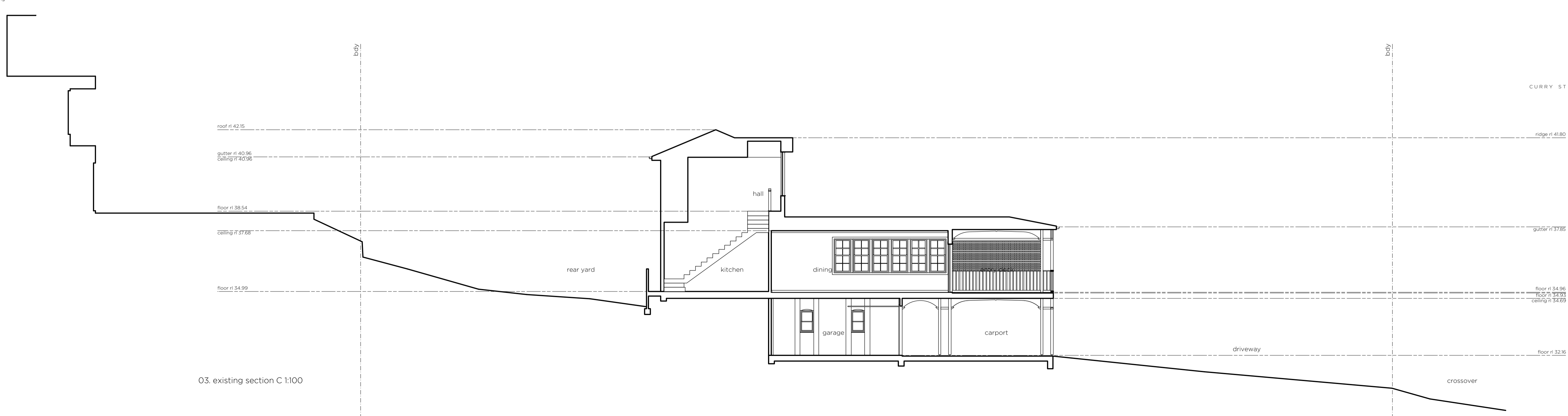
jon@jphellowell.com
 jphellowell.com
 0431050215



01. existing section A 1:100



02. existing section B 1:100



03. existing section C 1:100

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LOT 62, PLAN 111244
16 CURRY ST,
MEREWETHER, NSW, 2291

client
DAVIS FAMILY

project
ALTERATIONS & ADDITIONS

scale
1:100 @ A1

sheet title
80dwg02 - EXISTING SECTIONS

sheet no
2 of 6

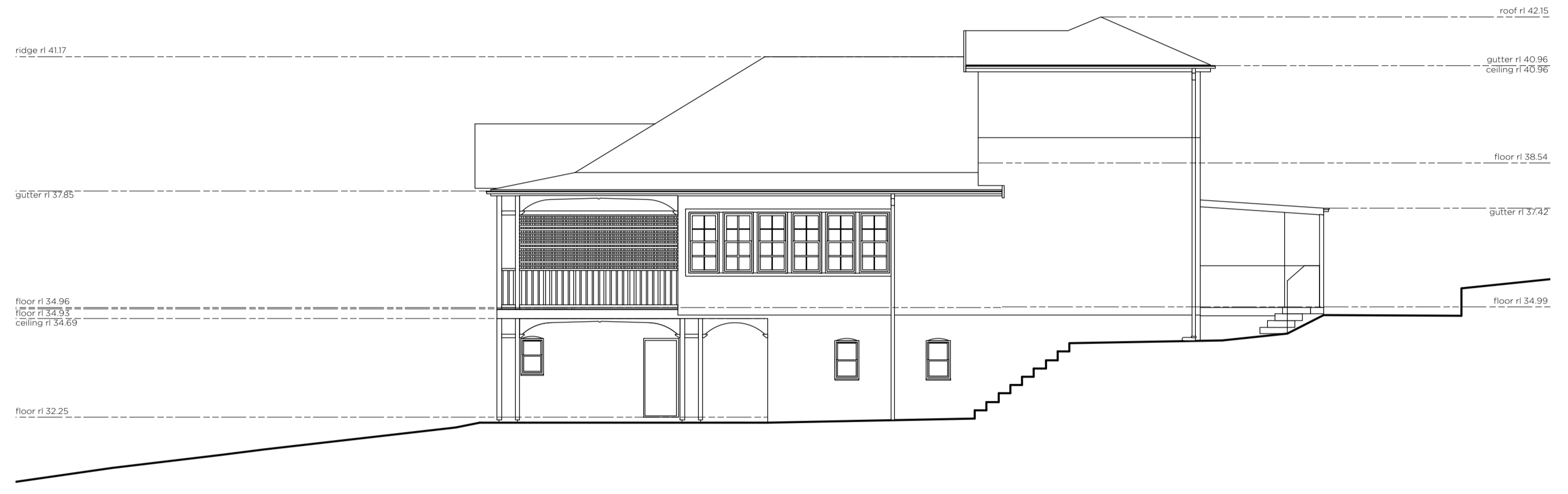
date
OCTOBER 2019

#14 Curry St
three storey masonry
dwelling with tiled roofing



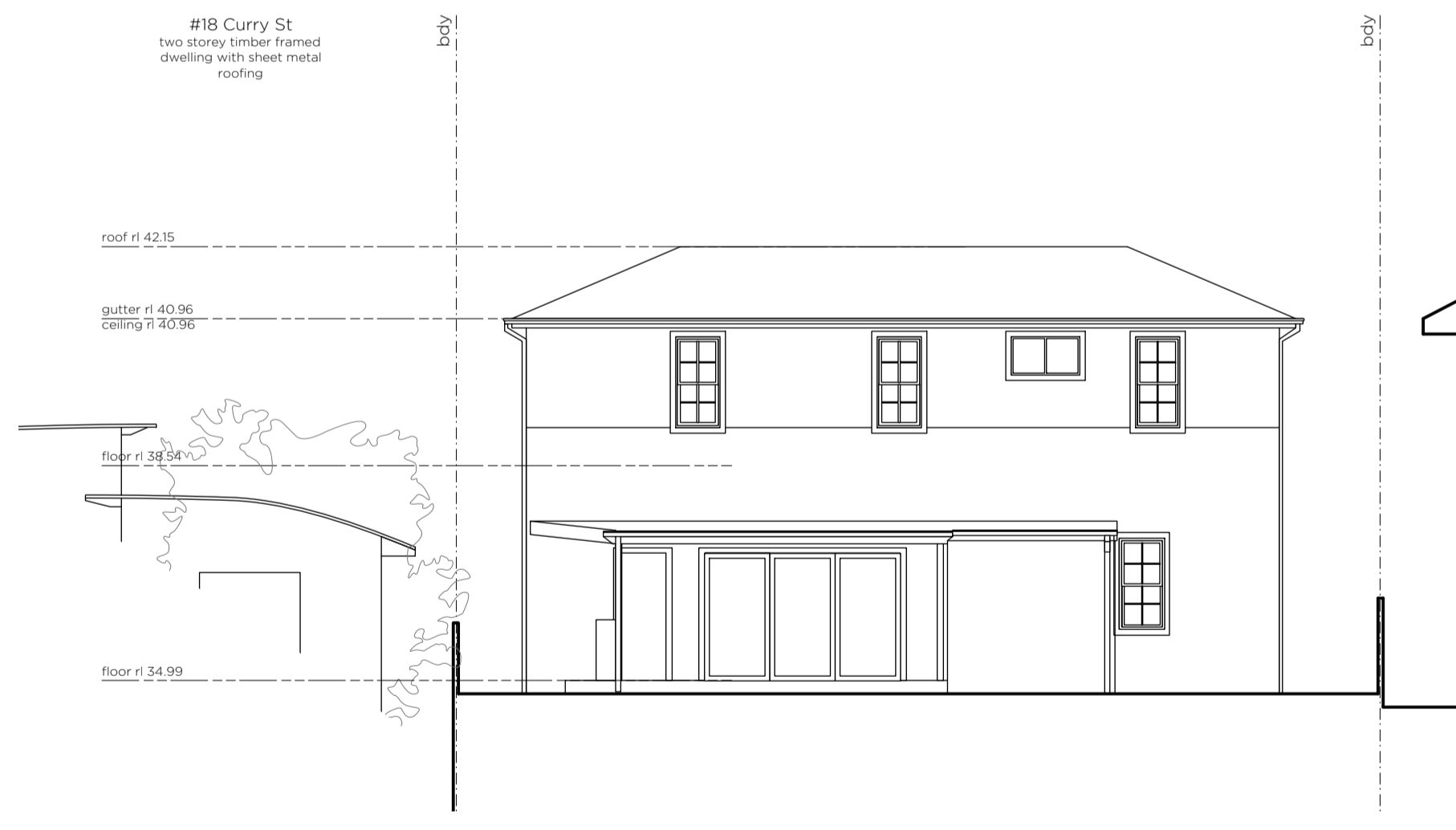
01. existing north east elevation (streetscape) 1:100

#18 Curry St
two storey timber framed
dwelling with sheet metal
roofing



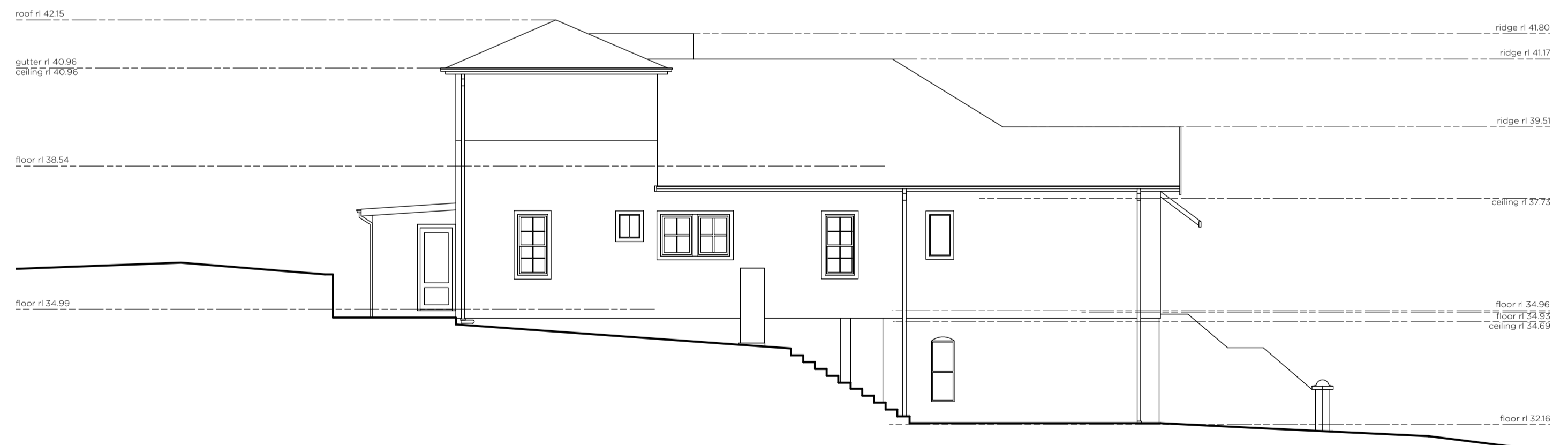
02. existing north west elevation 1:100

#18 Curry St
two storey timber framed
dwelling with sheet metal
roofing



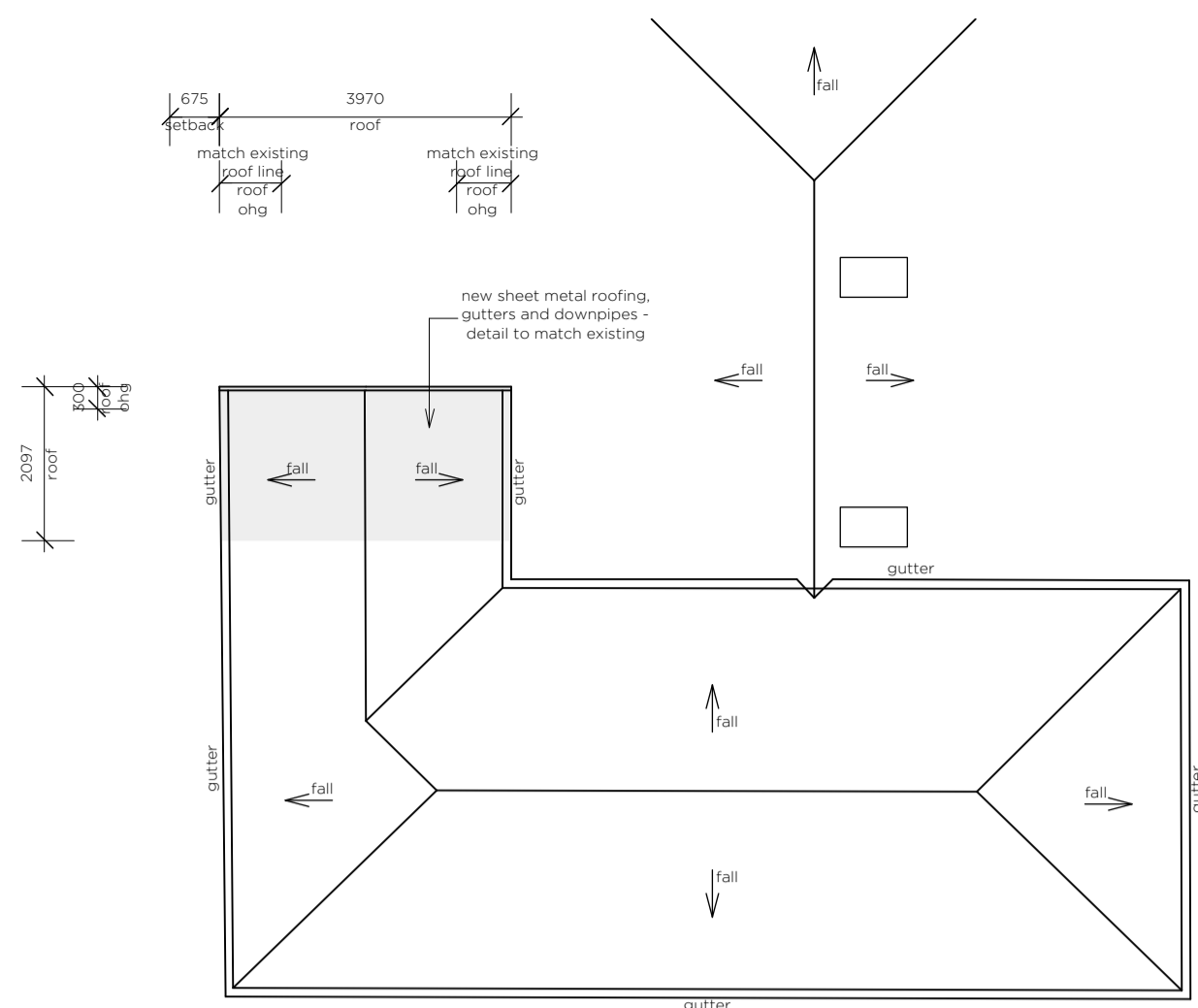
03. existing south west elevation 1:100

#14a Curry St
three storey masonry
dwelling with tiled roofing

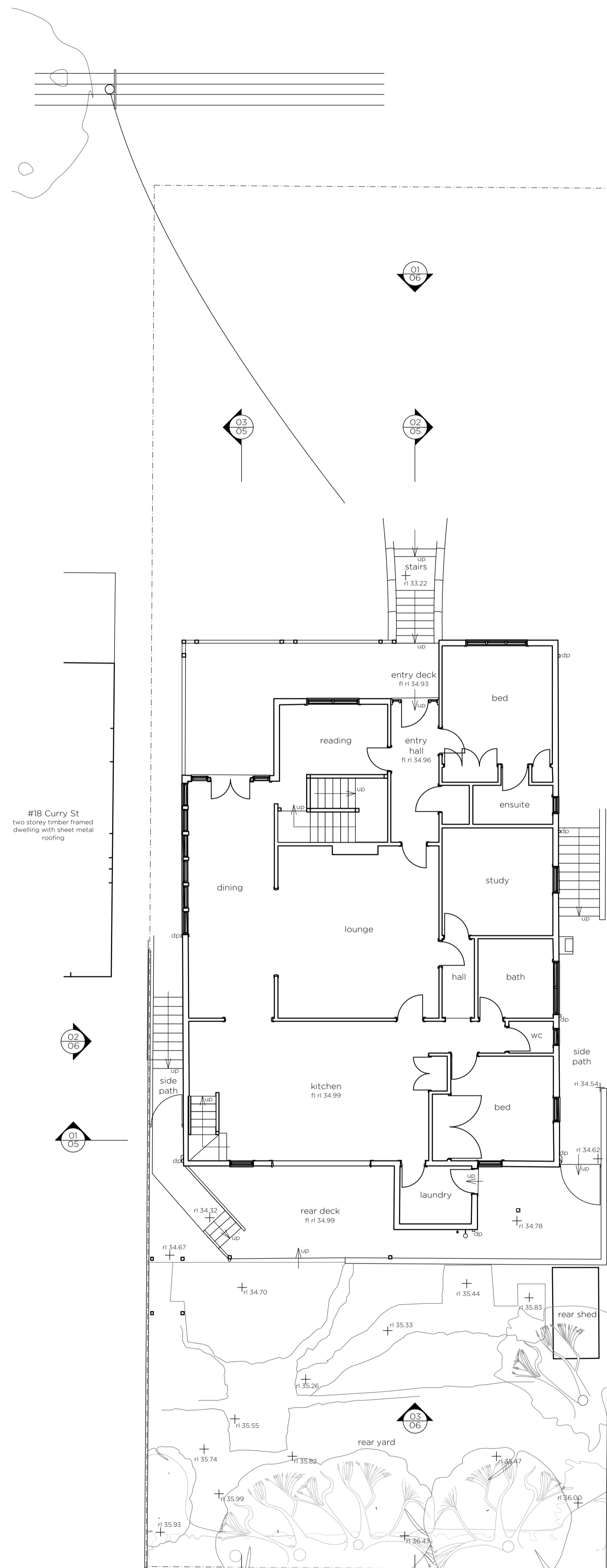


04. existing south east elevation 1:100

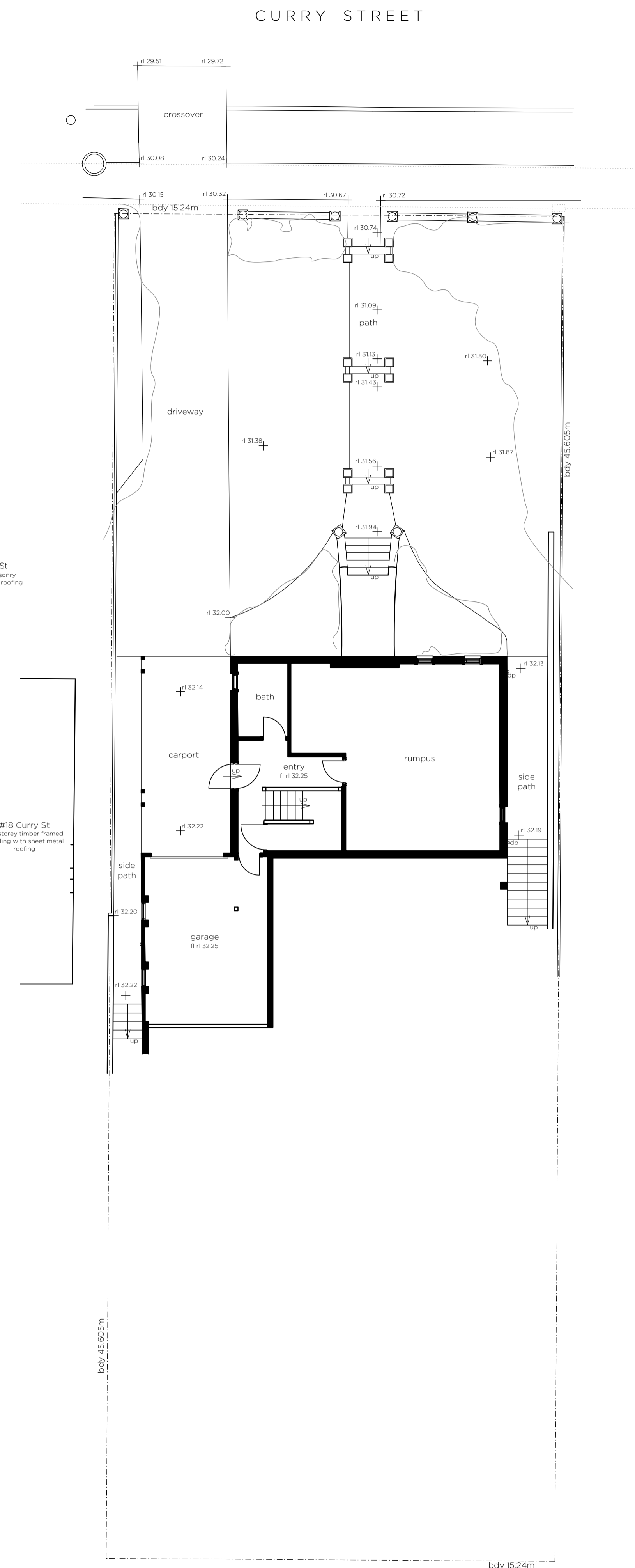
general notes
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issue **date**
DA 23.10.19
DA prelim 18.10.19
hw, mines sub 08.10.19
project no.
80
location
LOT 62, PLAN 111244
16 CURRY ST,
MEREWETHER, NSW, 2291
client
DAVIS FAMILY
project
ALTERATIONS & ADDITIONS
scale
1:100 @ A1
sheet title
80dwg03 - EXISTING ELEVATIONS
sheet no.
3 of 6
date
OCTOBER 2019



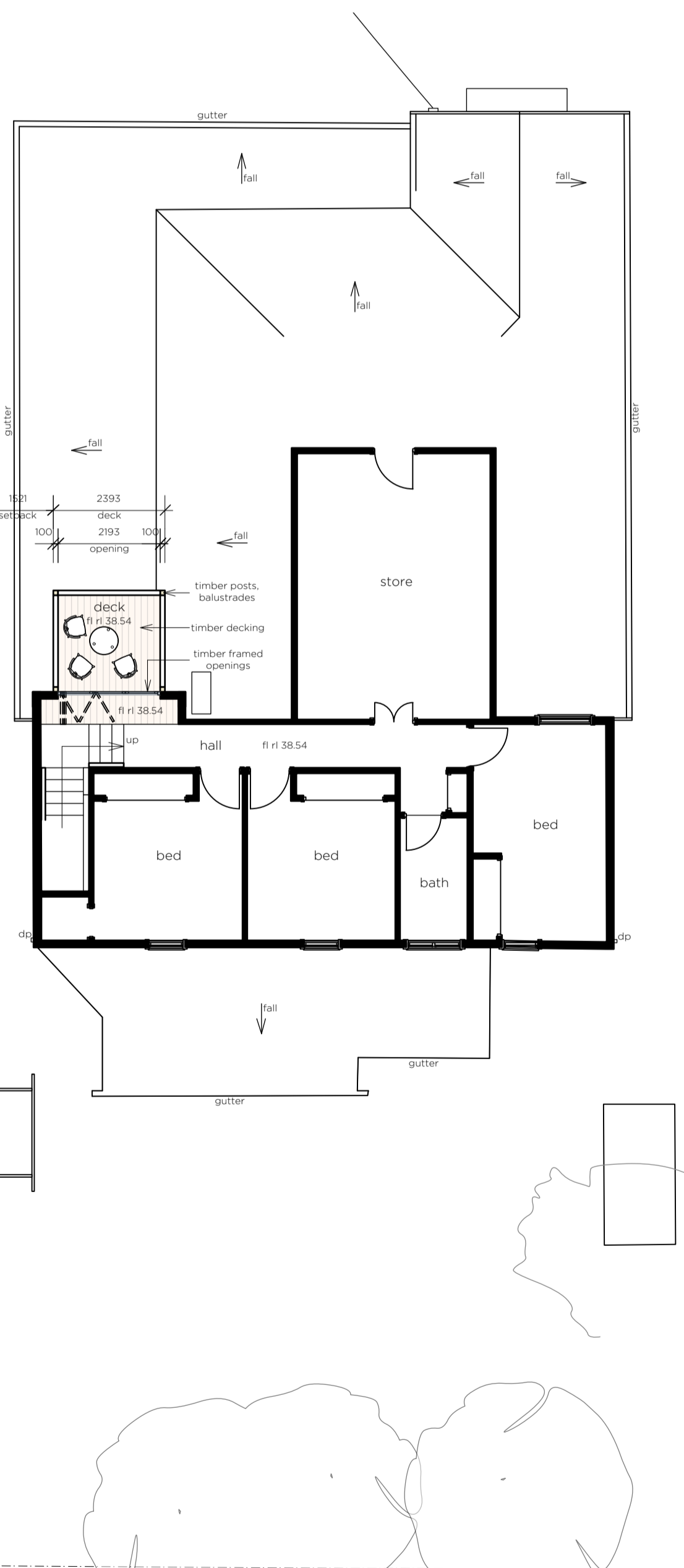
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03. proposed first floor plan 1:100



04. proposed ground floor plan 1:100



02. proposed second floor plan 1:100



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hw, mines sub	08.10.19

project no.
80

location
LOT 62, PLAN 111244
16 CURRY ST,
MEREWETHER, NSW, 2291

client
DAVIS FAMILY

project
ALTERATIONS & ADDITIONS

scale
1:100 @ A1

sheet title
80dwg04 - PROPOSED PLANS

sheet no.
4 of 6

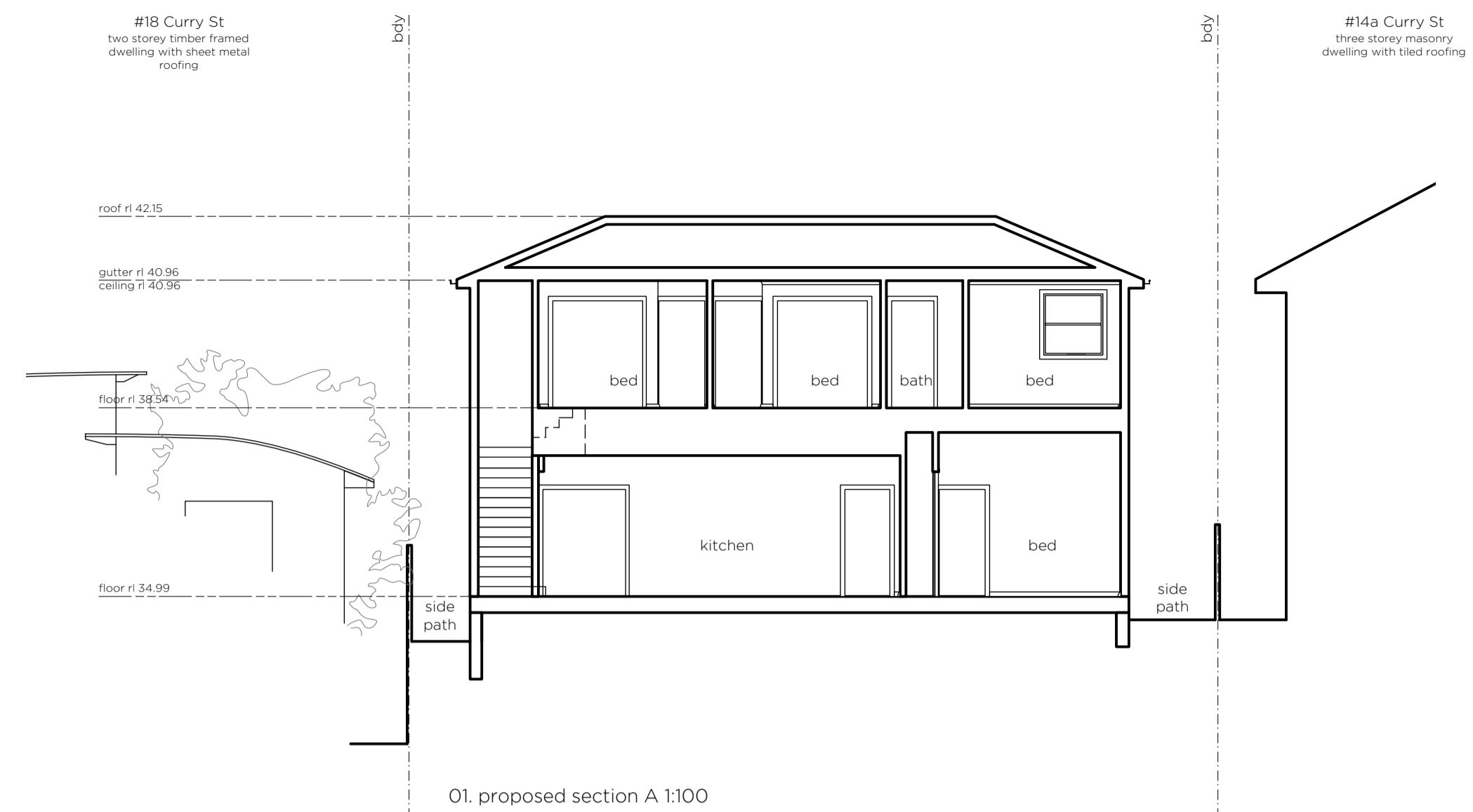
date
OCTOBER 2019

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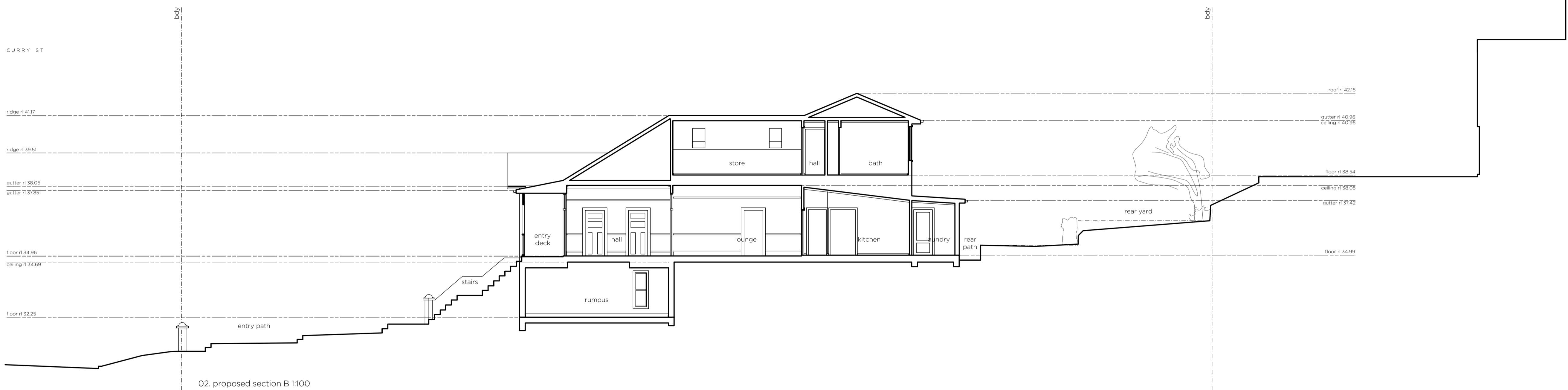
jon@jphellowell.com

jphellowell.com

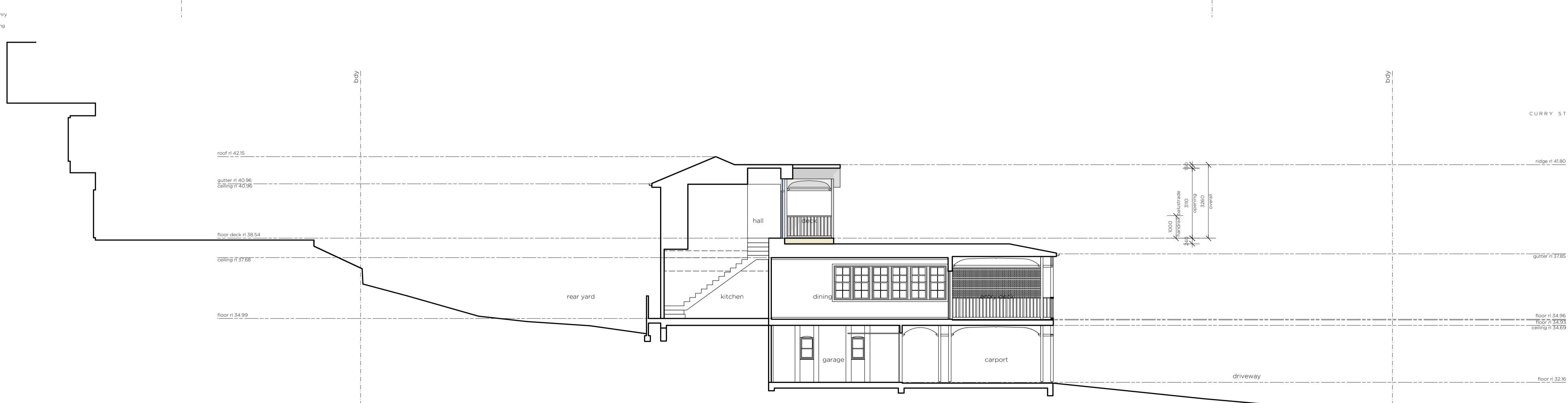
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01. proposed section A 1:100



02. proposed section B 1:100



03. proposed section C 1:100

general notes
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DA	23.10.19
DA prelim	18.10.19
hw, mines sub	08.10.19

project no.
80

location
LOT 62, PLAN 111244
16 CURRY ST,
MEREWETHER, NSW, 2291

client
DAVIS FAMILY

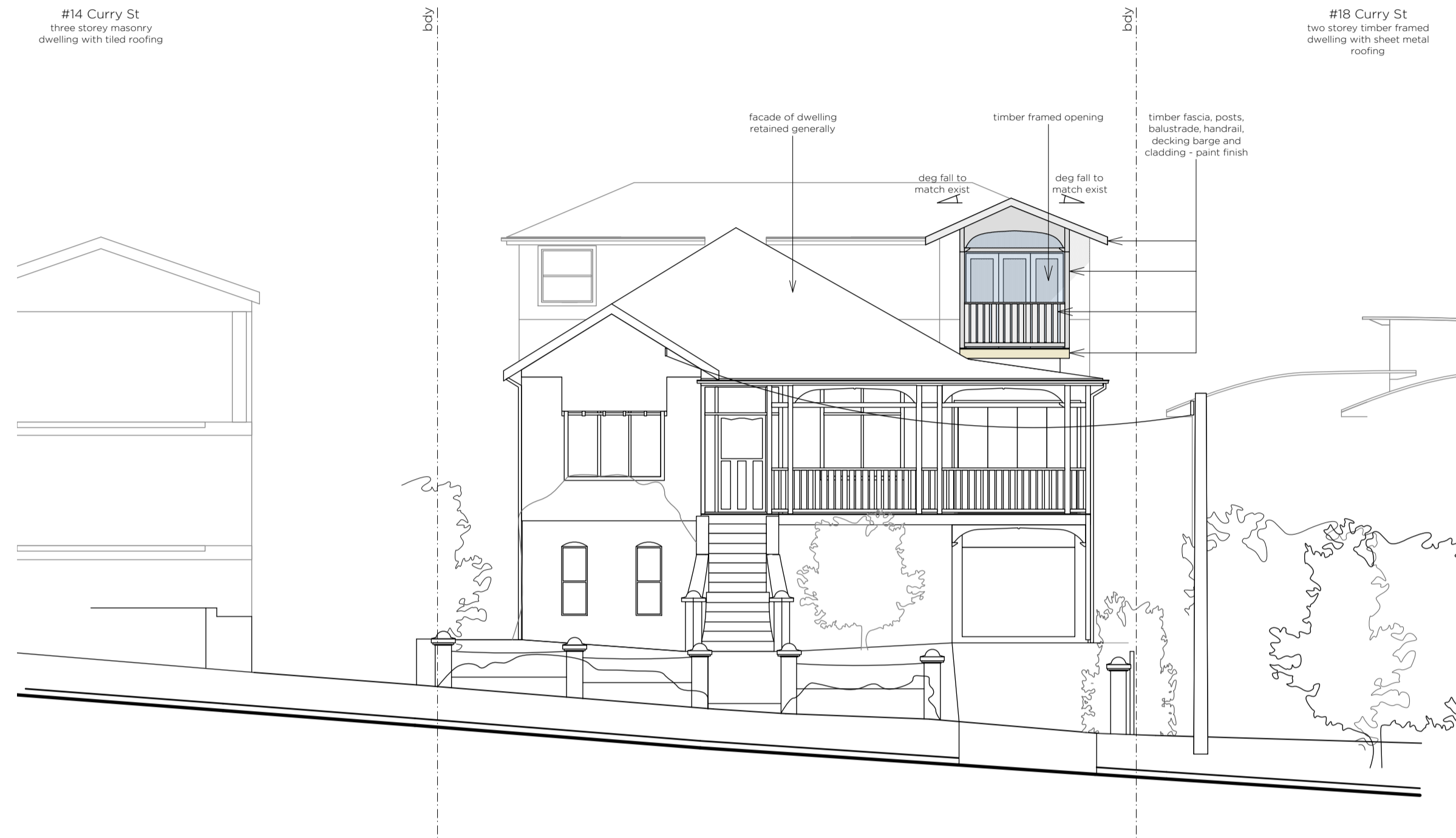
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ALTERATIONS & ADDITIONS

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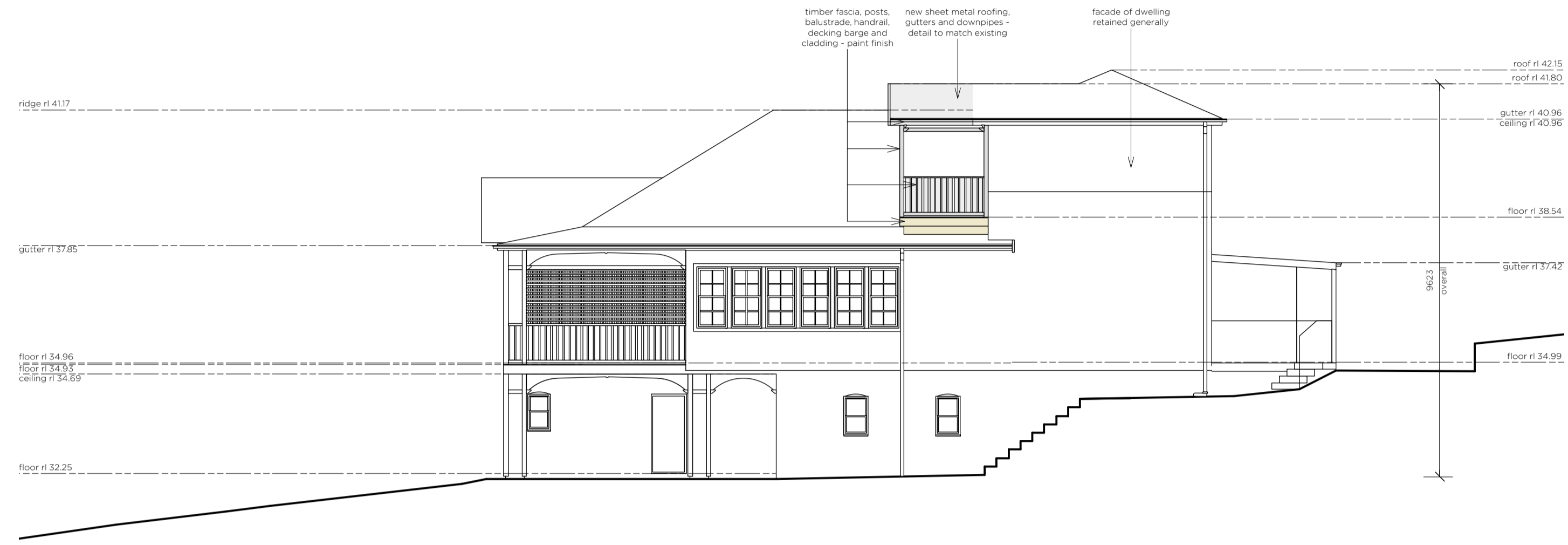
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80dwg05 - PROPOSED SECTIONS

sheet no.
5 of 6

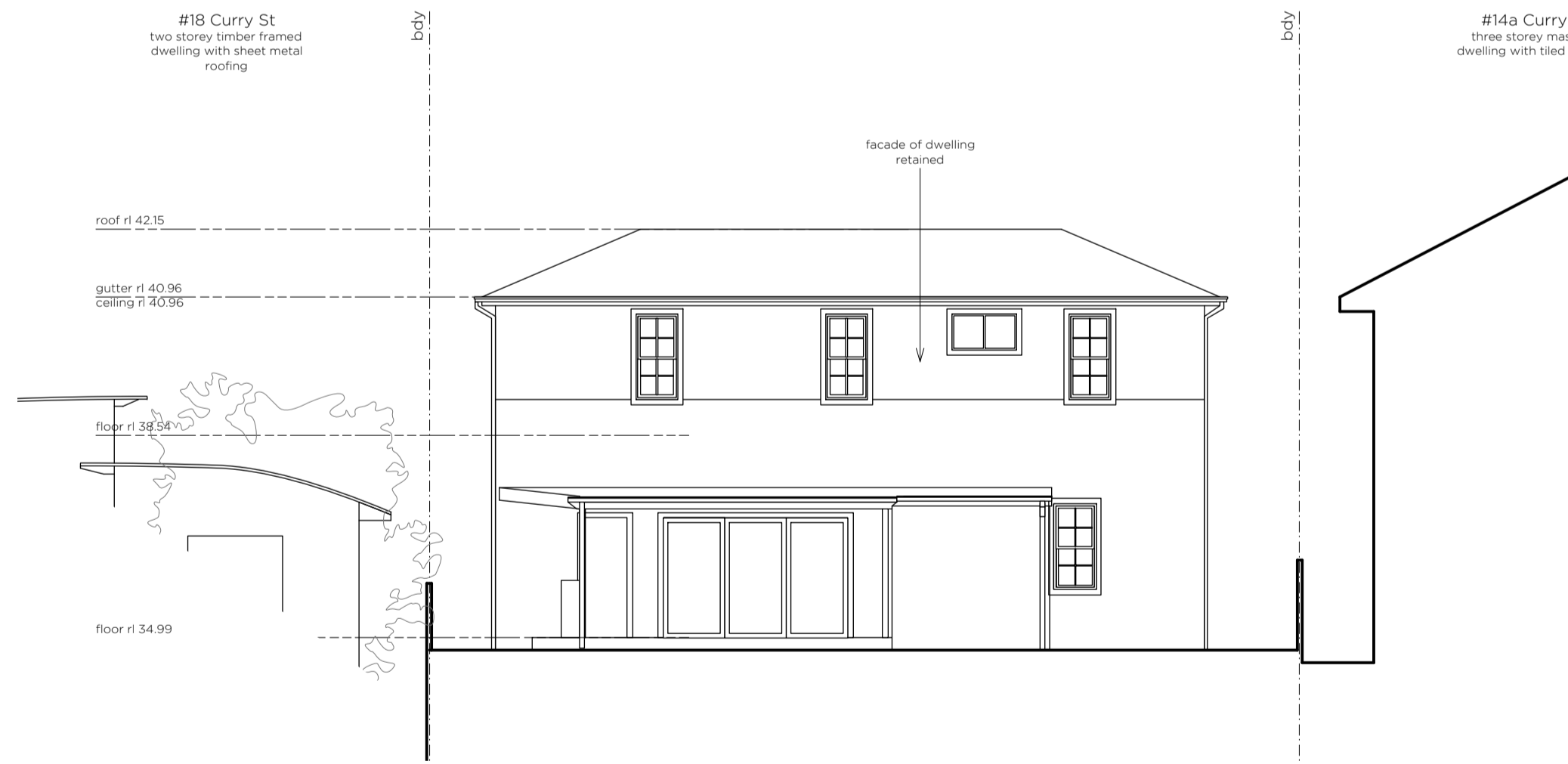
date
OCTOBER 2019



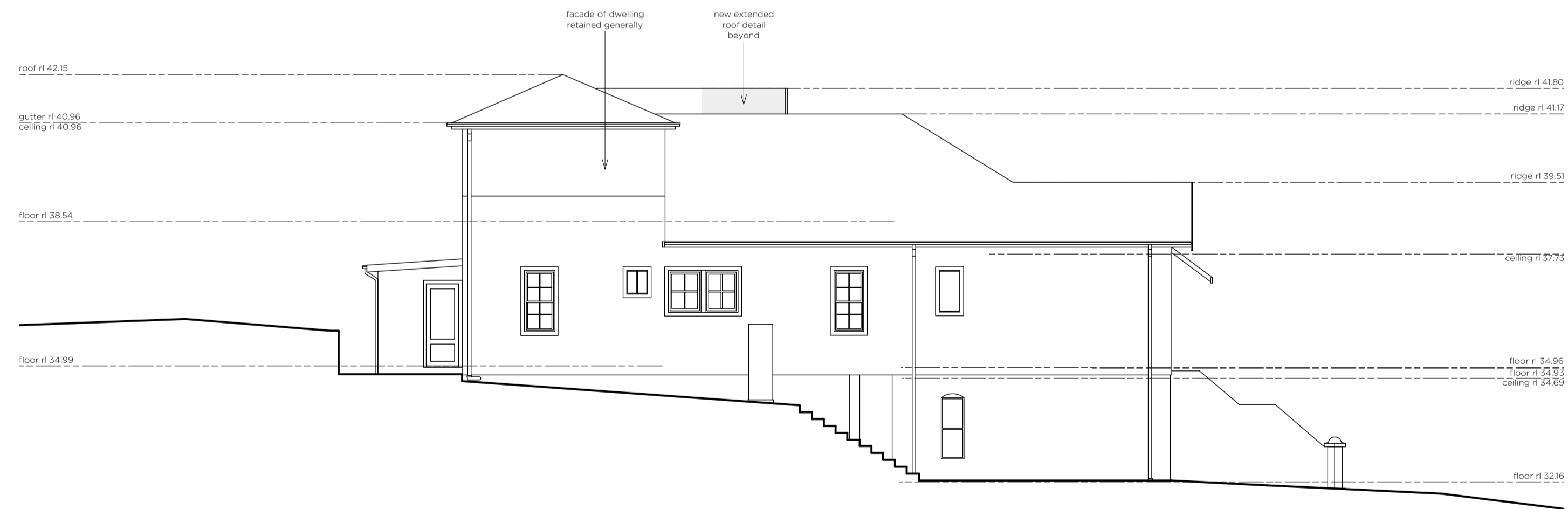
01. proposed north east elevation (streetscape) 1:100



02. proposed north west elevation 1:100



03. proposed south west elevation 1:100



04. proposed south east elevation 1:100

general notes
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hw, mines sub	08.10.19

project no.
80

location
LOT 62, PLAN 111244
16 CURRY ST,
MEREWETHER, NSW, 2291

client
DAVIS FAMILY

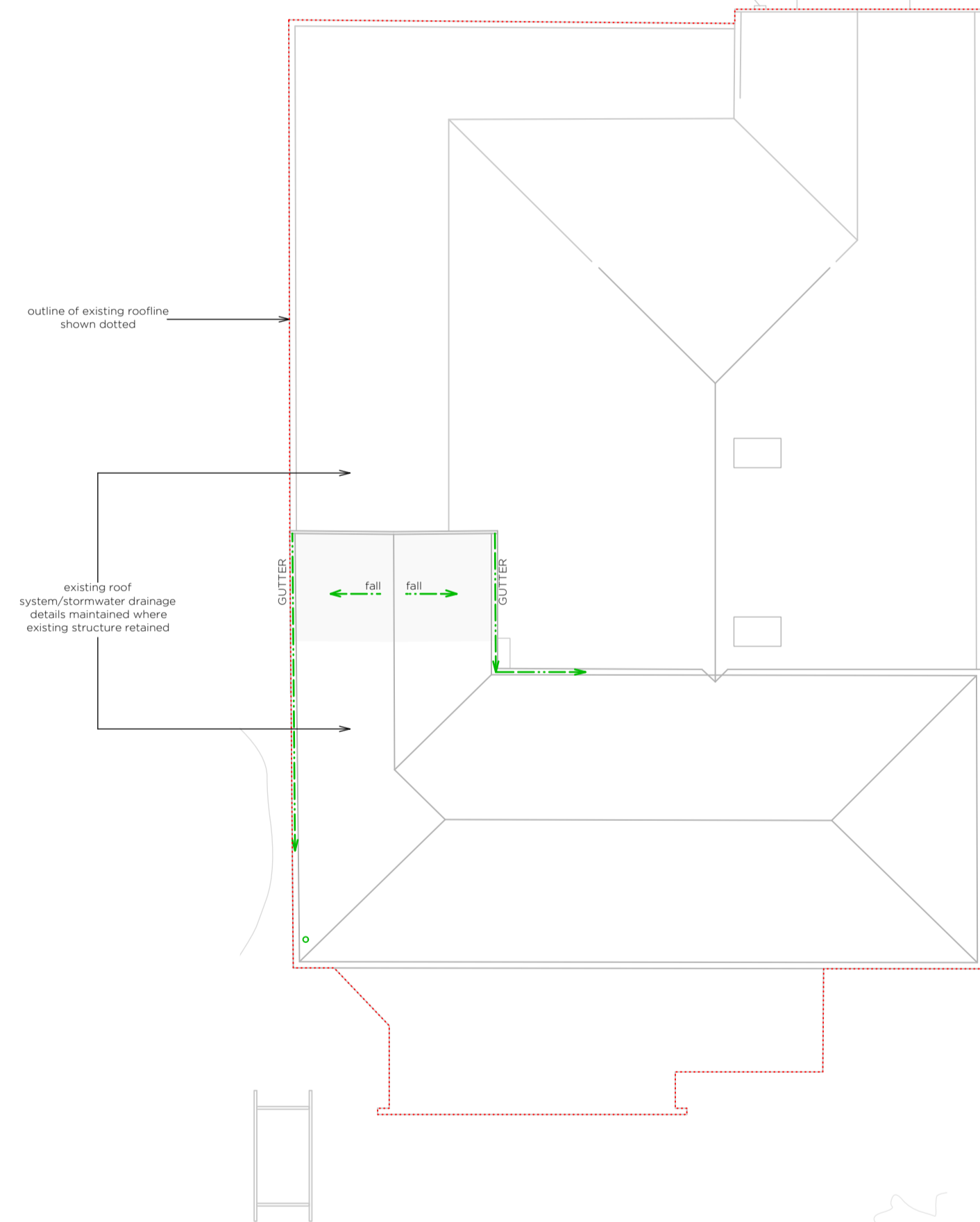
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ALTERATIONS & ADDITIONS

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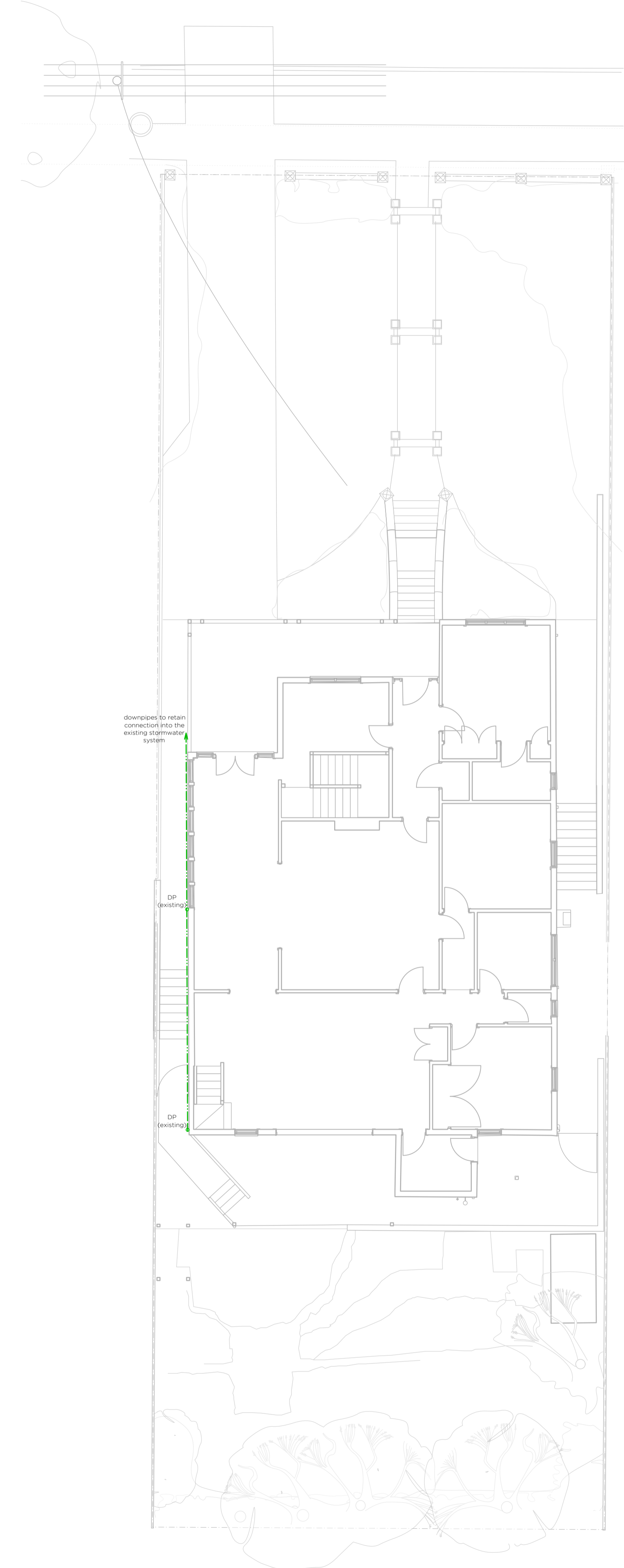
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80dwg06 - PROPOSED ELEVATIONS

sheet no.
6 of 6

date
OCTOBER 2019



01. proposed roof and second floor plan 1:100



02. proposed first and ground floor plan 1:100



general notes
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16 CURRY ST,
MEREWETHER, NSW, 2291

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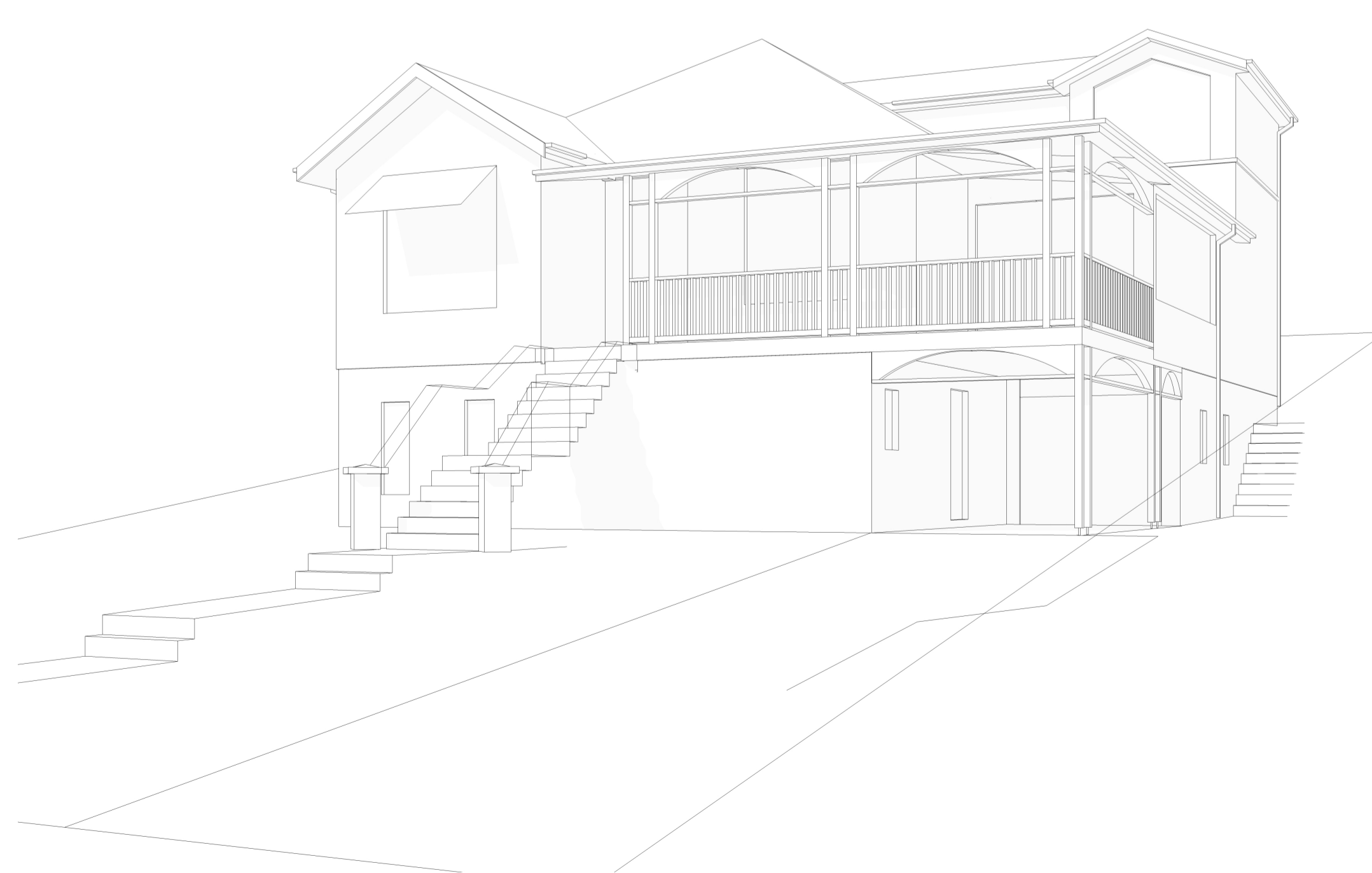
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ALTERATIONS & ADDITIONS

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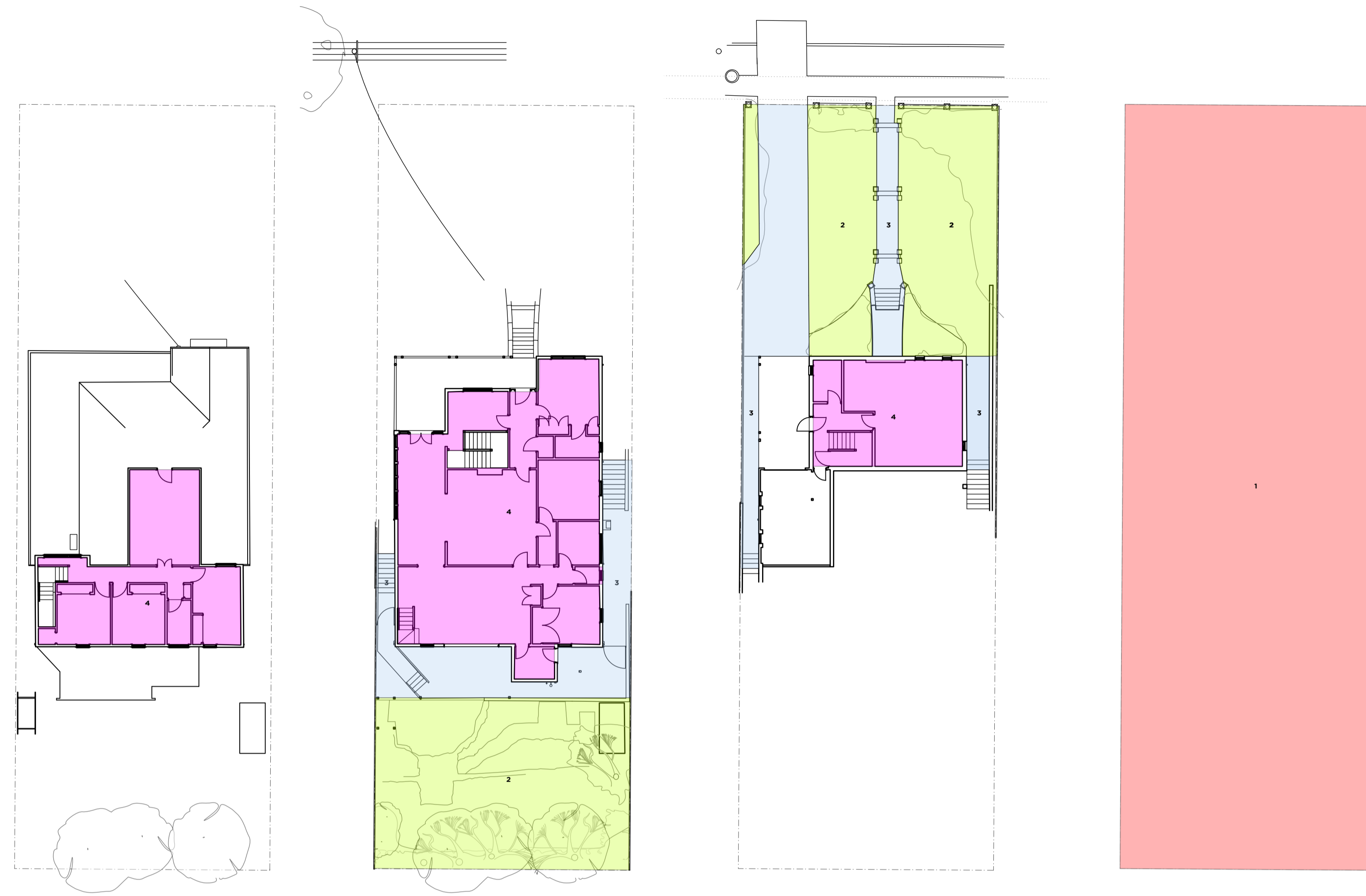
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80sw01 - STORMWATER PLANS

sheet no.
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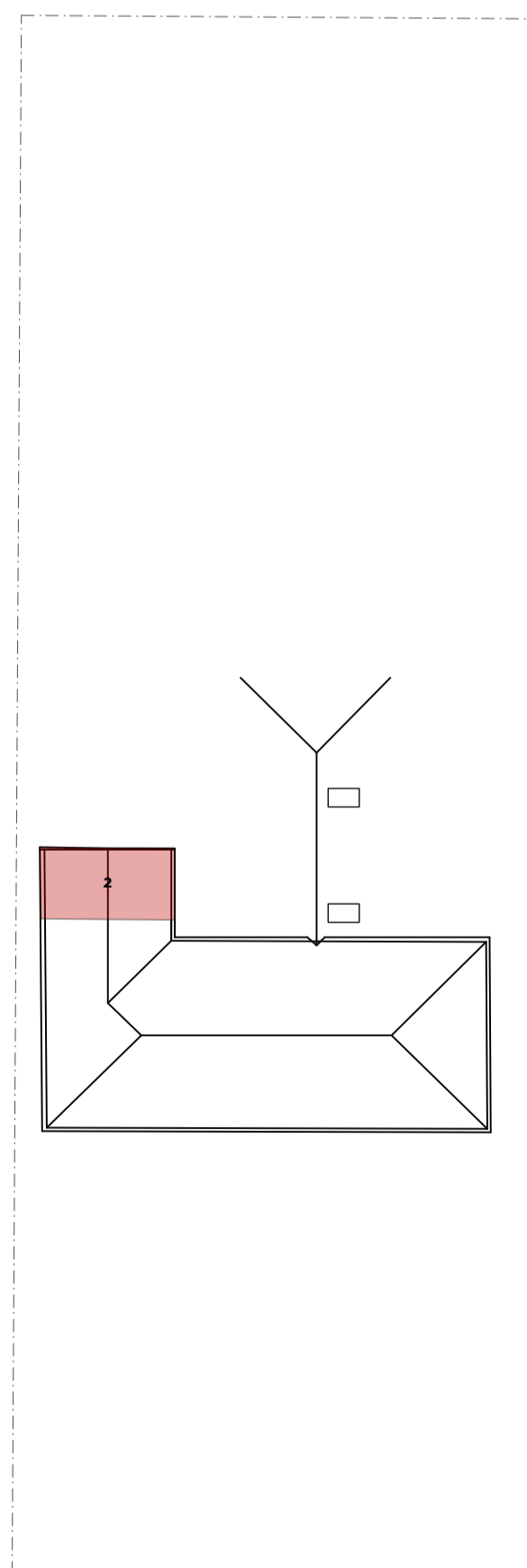
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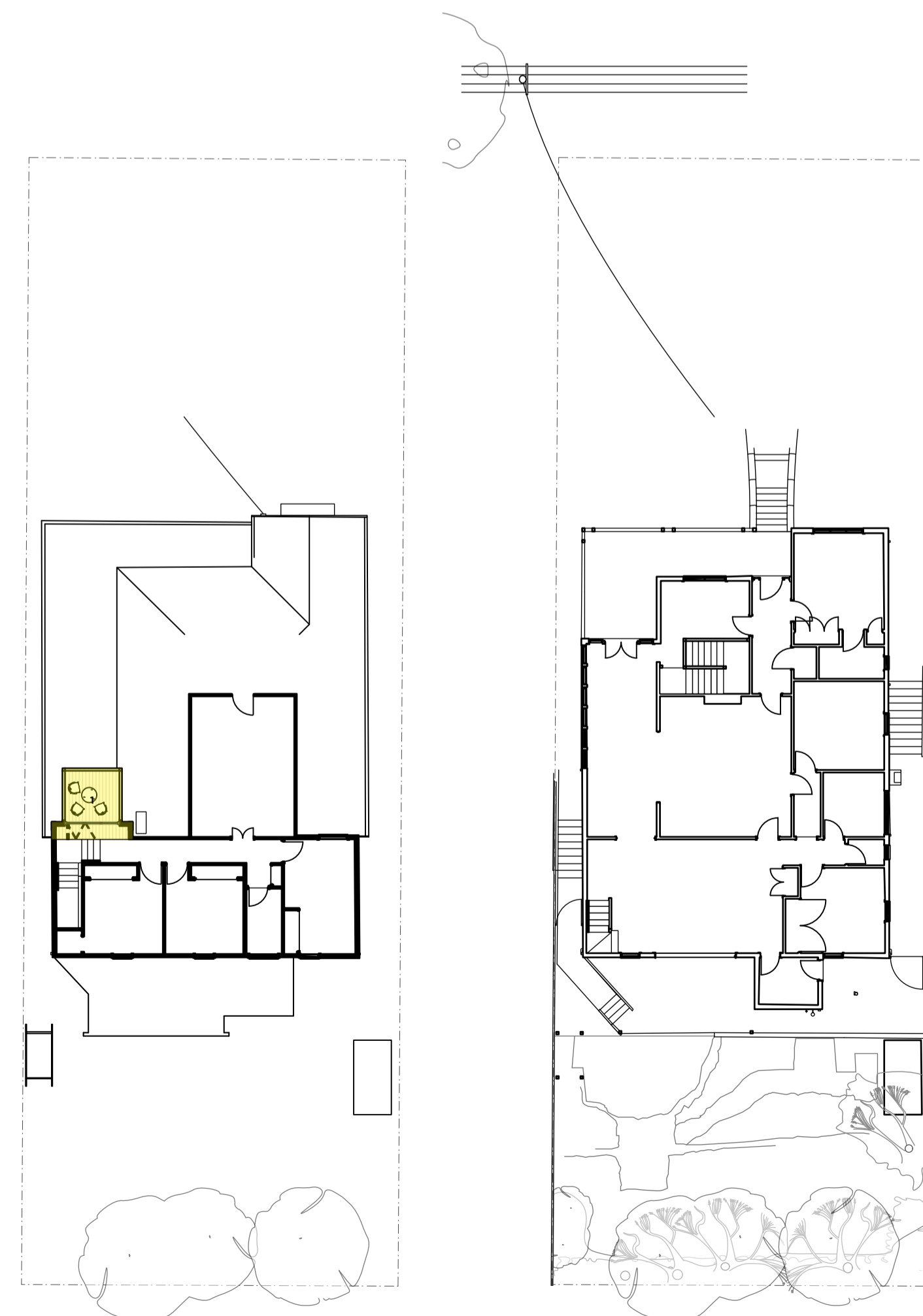
legend notes	
1	roofing - lysaght, custom orb, zincalume
2	existing cladding - JH primeline smooth, newport, painted dulux natural white
3	paint, dulux natural white - cladding and trims
4	paint, dulux black caver - trims and door, windows
5	paint, dulux namadiji - trims and door, windows
6	spotted gum - decking
general notes	
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project no.	80
location	LOT 62, PLAN 111244 16 CURRY ST, MEREWETHER, NSW, 2291
client	DAVIS FAMILY
project	ALTERATIONS & ADDITIONS
scale	n/a @ A1
sheet title	80img01 - EXTERNAL FINISHES
sheet no.	1 of 1
date	OCTOBER 2019



01. authorities calculations existing 1:200



02. construction calculations proposed 1:200



construction area legend notes

- 1 external decking - 7.4sqm
- 2 site area - 695.7sqm
- 3 roof - 8.3sqm
- 4 openings - 1

authorities area legend notes

- 1 site area - 695.7sqm
- 2 soft landscaping - 366sqm
- 3 hard landscaping - 161sqm (161sqm existing)
- 4 gross floor area - 312sqm (312sqm existing)

general notes

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 MEREWETHER, NSW, 2291

client
DAVIS FAMILY

project
ALTERATIONS & ADDITIONS

scale
1:100 @ A1

sheet title
80ca101 - CALCULATIONS

sheet no.
1 of 1

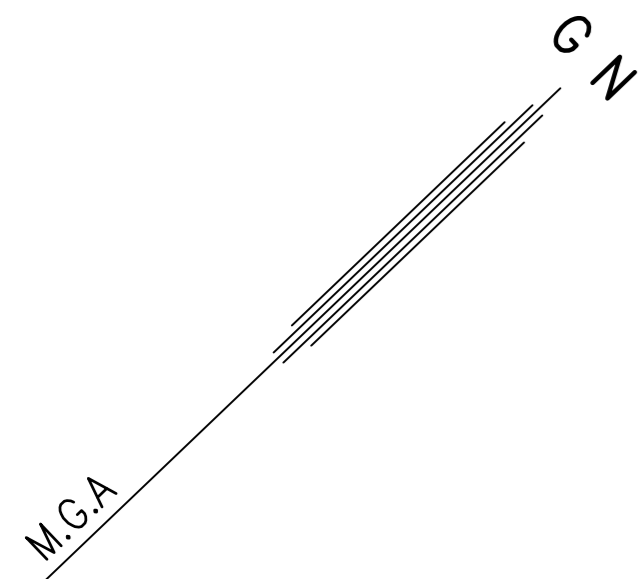
date
OCTOBER 2019

j.p.hellowell

jon@jphellowell.com

jphellowell.com

0431050215



LOT 61
SEC. 8A
DP 111244

2 STOREY
DWELLING
No.18

LOT 3
DP 1204022

LOT 62
SEC. 8A
DP 111244

1 & 2 STOREY
BRICK & W/BOARD
DWELLING
No.16

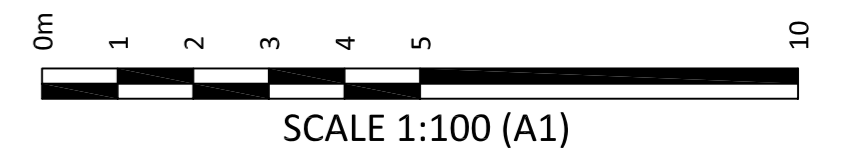
LOT 2
DP 1204022

LOT 632
DP 884448

LOT 631
DP 884448

2 & 3 STOREY
DWELLING
No.14

CURRY STREET



DO NOT SCALE DIMENSIONS IN METRES

AMENDMENTS
0 INITIAL ISSUE - 24/12/2018

NOTES & CAUTIONS:

1. FEATURES SHOWN TO SCALE ACCURACY.
2. SERVICES LOCATED ONLY WHERE VISIBLE - THE EXACT LOCATION OF ALL SERVICES SHOULD BE DETERMINED BY CONTACTING RELEVANT UTILITY AUTHORITY PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON OR NEAR THE SITE.
3. — E — OVERHEAD ELECTRICITY WIRES

UNDERGROUND SERVICES

- NOT LOCATED BY SURVEY - SOURCE: DIAL BEFORE YOU DIG
3. — G — GAS MAIN
 4. — W — WATER MAIN
 5. — S — SEWER MAIN
 6. — T — TELSTRA & NBN CABLES

LGA OF NEWCASTLE
PARISH OF NEWCASTLE
COUNTY OF NORTHUMBERLAND

CLIENT : Jon Hellowell
ARCHITECT

PLAN SHOWING DETAIL & SPOT LEVELS
OVER LOT 62 SECTION 8A DP 111244
No.16 CURRY STREET, MEREWETHER



richard hutchison surveying
ACN 107 361 437 PO Box 576 The Junction NSW 2291
ABN 53 107 361 437 M: 0417 404 455 F: 02 4963 5158 E: rhsurv@bigpond.net.au

ORIGIN OF LEVELS : PM 11339 RL 34.59
DATUM FOR LEVELS : AHD
DATE OF SURVEY : 20/12/2018

SCALE: 1:100

SURVEYOR: RJH SIGNED PER RICHARD HUTCHISON, RJ HUTCHISON PTY LTD
SURVEYOR REGISTERED UNDER SURVEYING ACT 2002

SHEET 1 OF 1 SHEETS	
DRAWING REF. 376HELLOWELLMREWTHTER_A	
REF: 376HELLOWELLMREWTHTER_A	A1
0	

j.p.hellowell

jon@jphellowell.com

jphellowell.com

0431050215

Davis Residence
16 Curry St, Merewether

Statement of Environmental Effects

ISSUE 01 - DA

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Image 1-2 copyright google images, www.google.com

Written references taken from Newcastle City Council's various development control documents throughout, www.newcastle.nsw.gov.au

A. Summary

This statement is to be read in conjunction with the DA documents prepared by;
J P HELLOWELL – ph 0431050215

- . Drawings
 - 80dwg01-06 – existing/proposed plans, elevations and sections
 - 80sw01 – stormwater plan
 - 80cal01 – authorities calculations
 - 80img01 – external finishes board
 - 80np01-02 – notification plans and elevations
- . Waste Management Plan

RICHARD HUTCHINSON SURVEYING – ph 0417404455

- . Drawing
 - 376 – detailed site survey

The development is for alterations and additions to an existing freestanding dwelling. The proposed scope include;

- . ground floor
 - . new upper level deck, associated roofing and modified opening

This document has been prepared on behalf of the owners at 16 Curry Street, and is in support of a Development Application submitted to Newcastle City Council, NCC, for approval to demolish part of the existing structure and reconfigure externally. It is described within the supporting documentation.

This report describes the subject site and surrounding development, includes details of the proposed development, includes an assessment of the proposal and reviews the applicable planning instruments and development controls that apply to the subject site, as well as the natural and built environmental impacts of the proposal.

The applicant has given due consideration to the following objectives:

- . That the proposal is in line with the objectives of Residential R2 low density, as set out in the LEP,
- . That the works being proposed will have minimal to no impact on streetscape,
- . That the proposal's height, bulk and massing should be of a scale that is sympathetic to the overall character of the area and the function for which the proposal is intended,
- . That the issues of density, privacy and amenity are addressed within the context of what exists,
- . That the opportunity to build off the existing house with an item of architectural quality be explored fully within the parameters laid out by the controls, the confines of the budget and the brief as set by the client.

The proposal has been discussed with NCC's duty planner via several phone conversations and with engagement of specialist consultants and contractors for early advice and direction. In addition the proposal has been discussed with immediate adjoining neighbours.

B. Summary Compliance table & Site Specific Planning Items

Local Controls

Item	What is permitted /listing	What is proposed	Does it comply	Reference in SoEE
Zone	Residential R2 Low Density	Maintained	Yes	Section E, pg8
Acid Sulphates Zone	Class 5	No changes	Yes	Section E, pg8
Bushfire Prone Land	Not within Zone		Yes	na
Geotechnical Zone			Yes	
Mines Subsidence	Stamped drawings included with submission		Yes	
Hunter Water			Yes	
Subdivision	Single Dwelling	No request	Yes	
Heritage	Not within heritage zone, no items on site	No impact	Yes	
Land Reservation Acquisition	Not nominated	No impact	Yes	
FSR	0.6:1	No changes	Yes	Section F, pg9
Maximum height	8.5m overall	9.6m overall new	No	Section H, pg10
Front setback	Align with neighbours	No changes	Yes	
Rear setback	3m		Yes	
West Side setback	900mm		Yes	
East Side setback	900mm		Yes	
Landscaped Area Overall	Min 30%	45%	Yes	Section I, pg11

State Controls

Item	SEPP/Items	Applicable/Items
Exempt and Complying Development	SEPP 2008	Addressed within DA
Basix	SEPP 2004	Not applicable
Bushland in Urban Areas	SEPP No. 19	
Koala Habitat	SEPP No. 44	
Coastal Protection	SEPP No. 71	
Infrastructure	SEPP 2007	
Mining	SEPP 2007	
Misc Provisions	SEPP 2007	
Seniors Living	SEPP 2004	
State Significant Precincts	SEPP 2005	
State and Regional Development	SEPP 2011	
Caravan Parks	SEPP 21	
Hazardous Development	SEPP 33	
Canal Estates	SEPP 50	
Remediation	SEPP 55	
Aquaculture	SEPP 62	
Advertising and Signage	SEPP 64	

C. Existing Conditions

The following photos illustrate the existing site.



1. Satellite view of context, view from southeast, area of site highlighted



2. Satellite view of site, view from southeast, area of site highlighted

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3. 4. View along Curry St



5. Front façade, north east corner



6. 7. View along western path, view of the rear façade, south west corner

D. Site Background

The subject site (lot 62 / DP#111244/Section 8A) is a rectangular site. It has an approximately 15.24m wide front boundary to the north east and 45.605m side boundaries. Adjoining other properties #14 & #18 Curry St as well as #4 Lloyd St to the rear. The site is situated amongst residential dwellings on a sloping site – rear to front, which eventually drops to Curry St. The site sits on the south western side of Curry St and has a total area of 695.7 square meters. The current building footprint, including garage and storage items covers approximately 33% of the site with the remainder consisting of landscaped outdoor areas, driveway and paths. The street is a quiet entry line for pedestrians and cars accessing dwellings along Curry St.

The dwelling is freestanding and from the street reflects that of a weatherboard clad, sheet metal gable & hip roof with timber window/door openings. There is a freestanding shed to the rear yard. The dwelling has a maximum height of 9.6 meters.

Its plan is configured with a garage, carport and rumpus to the undercroft area bedrooms, bathroom and media room to the upper level and kitchen, laundry, bathroom, lounge and dining space to the middle level. The kitchen space has openings onto a south west deck/terrace which opens to a rear yard. As well the entry leads to a northern deck zone.

There have been some alterations to the dwelling and added ancillary structures since it's initial construction, which were generally constructed in character with the original dwelling's expression – no delineation between the periods to which they were built. The appearance from Curry Street is consistent. The dwellings rear facade is not visible from the street or other public realms due to the slope of the topography, boundary landscaping and scale of the dwellings surrounding the property.

Entry onto the property is from Curry Street. The main pedestrian access is via an entry path and stairs immediately into the dwelling in the center of the site.

Vehicles enter from the northeastern corner of the site to a carport and then fully enclosed garage. This is accessed immediately off Curry Street. The crossover and garage arrangement exists for a single vehicle.

The rear, southwestern side of the property contains its private zone, accentuated by the existing boundary landscaping and surrounding development. The outlook is to within the property and also elements of the adjoining properties.

For further illustrated detail on these current conditions refer to the context, existing plans, sections and elevations on sheets 80dwg01 – 03 as well as images throughout the SoEE.

E. Zoning Background

The following outlines the subject properties various zoning controls as reviewed against NCC's LEP;

The site is *not*,

- . identified as a key site
- . located within the coastal risk zone,
- . located within a bushfire zone,
- . located within a biodiversity area,
- . within a heritage zone or contain heritage items within it,
- . part of land acquisition,
- . located within a riparian and waterways area,
- . located within an environmental acquisition zone,
- . requesting a subdivision for the lot,
- . sensitive aboriginal land,
- . flood zone,
- . containing significant trees,

The site is;

- . zoned RESIDENTIAL R2 Low Density - the proposal meets the zoning requirements; single occupancy residential dwelling.
- . listed as having class 5 acid sulphates - the proposal will have no negative impact on the current ground conditions as there will be no significant excavation for the dwelling.
- . contains a height restriction of 8.5 meters which is currently breached by the existing house and the proposed deck structure non-compliance is justified in section F of this report.
- . contains a floor space ratio restriction of 0.6:1 which is adhered to and further described within section F of this report.
- . required minimum lot size of 400 square meters - the proposed works will have no impact to the existing lot size.

F. Scale & Site Coverage

The proposal complies with NCC's scale and site coverage objectives through;

- . complementing and enhancing the built environment of the local area - no change to the current scale and coverage as viewed from the public realm
- . continues to make efficient use of land for residential purposes with greater connection to the rear private outdoor space
- . encourages innovation and diversification in site layout and building design,
- . maintains the occupants with adequate levels of comfort, security and amenity with a well designed series of well curated spaces with limited exposure to the public,
- . takes advantage of the positive attributes of the site; including, aspect
- . opens itself up to have greater solar access as well as natural ventilation

A comparison of the proposed development and NCC's numerical scale controls:

Permissible Building Height Limit;	8.5m(overall)
Existing Building Height Limit;	9.6m, 2-3 storey
Proposed Building Height Maximum New;	no change

While the existing and proposed roof height breaches the prescribed control, the objective's aims are met as;

- . There is no negative impact to neighboring properties, through compromised privacy and overshadowing
- . The works being proposed will have minimal to no impact on streetscape,
 - The proposal's height, bulk and massing is of a scale that is sympathetic to the overall character of the dwelling and therefor the area and the function for which the proposal is intended,
 - The proposed works are to be considered within the context to which they are proposed - various examples of building heights exceeding the prescribed standard.

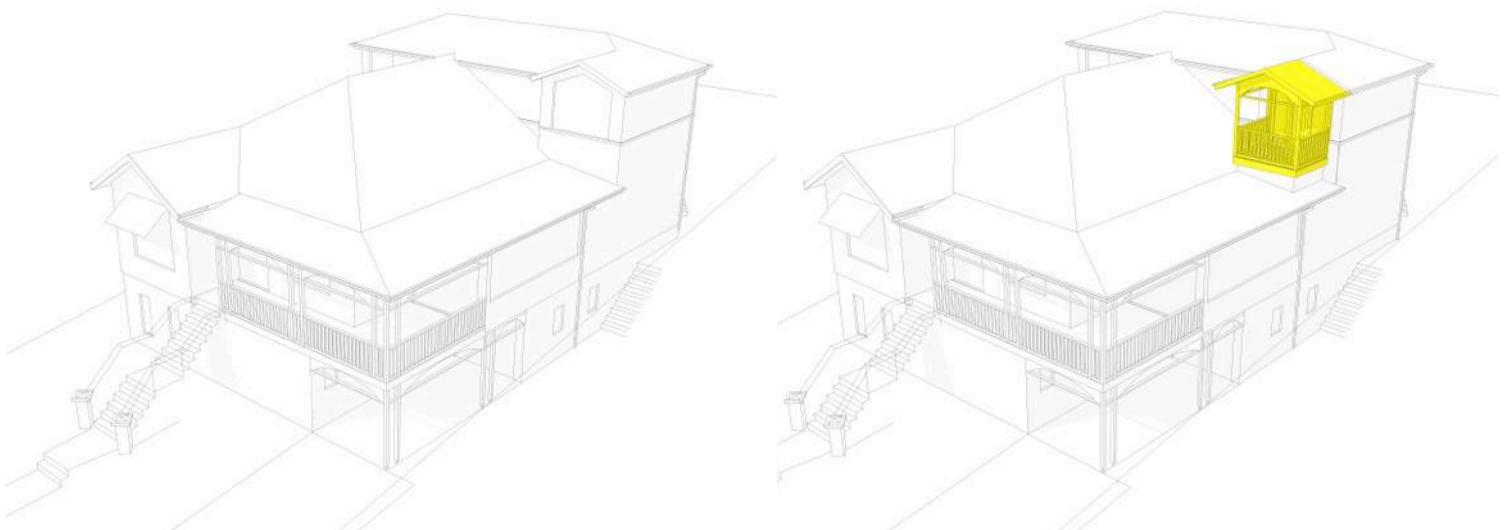
A sections 4.6 variation letter has been submitted with this application regarding the above breach.

Site Area; 695.7

Permissible Floor Space Ratio;	Max 0.6:1	634.5sqm
Existing Gross Floor Area;	Max 0.45	312sqm
Proposed Gross Floor Area;	Max; no change	

The proposed bulk and scale are well considered for the dwelling, site and context.

For further detail of the proposed scale refer to the site coverage calculations 80cal01 and heights on the proposed elevations and sections, 80dwg05 - 06



A. B. Existing and Proposed bulk - shown highlighted

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STATEMENT OF ENVIRONMENTAL EFFECTS – ISSUE 01



8. 9. 10. 11. Existing dwellings of 3 storeys along Curry St

G. Impact upon amenity or character of the area

The proposal has been designed to respect and enhance its current context.

Merewether contains a variety of architectural styles, with #16 Curry Street reflecting that of a freestanding timber clad dwelling that shares some material qualities of its context – sheet metal roofing, weather board cladding. Though most of the dwellings period details are not reflected in the adjoining modern developments.

Specifically, the site has no Listed Heritage Landscape, Aboriginal or Archaeological items within it nor is it listed within a Heritage zone.

Due to the location of the proposed works, utilisation of existing side setbacks (specifically the north western), there will be no negative impact on the exiting streetscape appearance of the dwelling. As a result there will be no overall negative impact on the character of the greater area.

H. Side and rear boundary setbacks and front building lines

The proposed deck works over the existing footprint and will not encroach over any of the existing boundary setbacks. The proposed addresses NCC's set back objectives and;

- . maintains consistency with the built forms prevailing in the street and local area,
- . has not created overbearing development for adjoining dwelling houses and their private open spaces,
- . has not impacted on the amenity and privacy of residents in adjoining dwelling houses,
- . has not resulted in the loss of significant views or outlook of adjoining residents,
- . aims to bring in natural light, sunlight and breezes to the subject dwelling.

A comparison of the proposed development and NCC's numerical setback controls:

Permissible Side setbacks; 900mm

Existing Side Setbacks;

South east 1660mm

North west 1080mm

Proposed Side Setbacks;

South east 1660mm (existing retained)

North west 1080mm (existing retained)

While the deck encroaches slightly into the permissible building envelop, the controls have not been compromised. Refer to section J, privacy and view effect regarding the justification, as well as the Clause 4.6 Variation for exceeding the height limit.

Permissible Front Setback; aligned with neighboring properties

Existing Front Setback; aligned with neighboring properties

Proposed Front Setback; existing maintained & minimums achieved; aligned with neighboring properties.

Permissible Rear Setback; 6m

Existing Rear Setback; 11.2m

Proposed Rear Setback; 11.2m (existing retained)

The existing garage is setback more than 1 meter from the front façade – no changes to the garage are proposed within this application.

For further detail of the setbacks, refer to the existing and proposed plans, 80dwg01, 04.

I. Open Space & Landscape

No impact to the open space and landscape zones within the application

J. Privacy and view effect on neighbours

Privacy and view effects have been considered and the proposal aligns itself with NCC's objectives;

. the deck has been designed to enhance views to the ocean and the city, harbour beyond. The view is not intended to over look the neighbouring property – specifically #18 Curry Street,

. the view north west is predominantly over #18's roof – not into it's dwelling,

. while there are some windows located on the opposing wall of #18 Curry St – the lower windows are frosted – no view through. Also the upper clerestory windows do not allow direct views into the dwelling, rather they appear intended for ventilation and light access for #18,

. the proposed deck will not look directly into lounge room windows

. existing landscaping along the north western boundary, which is being retained, creates a visual buffer between the proposed deck and the adjoining neighbouring more sensitive rear deck and also yard,



12. 13. Looking out of the existing upper floor opening – towards, #18's property and north east



14. 15. Looking along the north western boundary at the vegetation buffer between #18 and #16's property's

For further illustrated details of proposed openings, refer to the proposed plans, sections and elevations, 80dwg04 - 06, and images within the SoEE.

K. Noise

The proposed dwelling is consistent with NCC's objectives for noise control through;

- . substantially containing noise within the dwelling and not towards the neighbouring properties, through measures including;

- making use of its current arrangement so to maintain a similar relationship to the surrounding properties with respect to the noise generated from it,
- the proposed deck is linked to the upper level which contains the more private bedroom spaces,

For further illustrated detail of ground floor layouts, refer to the proposed plans, 80dwg04.

L. Social and Economic Effects

The site is currently a family home; the proposal is for alterations and additions to this family home. The proposal therefore has no social modification.

M. Solar Access

Through maintaining the footprint the proposal will satisfy NCC's requirements with respect to the solar amenity objections through;

- . maintaining the current hours of sunlight to the windows of living areas in existing adjacent dwellings between 9am and 3pm on 21 June.
- . the principal area of private open space of adjacent dwellings do not have their sunlight reduced between 9am and 3pm on 21 June
- . sunlight to any existing solar panels is not reduced between 9am and 3pm on 21 June.

N. Traffic & Car parking

There is no modification to the current street traffic or off-street car parking arrangement with in the application.

O. Demolition

The materials from the demolished elements will, where possible, be resold for use (joinery), or reused (internal doors, timber materials to be cut and used as fire wood) or given to a second hand dealer. All other demolished materials are to be separated and disposed of at the local waste manager centre.

The public will be excluded from the site by maintaining locked household doors and side fences whilst works occurs.

It is proposed that construction is carried out within 7.00 am to 6.00 pm Monday to Friday and from 7.00 until 1.00 pm with non-offensive work noise carried out until 4pm on Saturday. No work is to be carried out on Sunday or on Public holidays.

Site planning will ensure clear access for emergency personnel from Curry Street.

For further detail on the demolition management, refer to the Waste Management Plan.

P. Building Specification

The basic method of construction is proposed as follows:

- . timber framed deck, posts and roof structure
- . sheet metal roofing
- . timber framed openings
- . clad deck

Q. Schedule Of Exterior Finishes

The selected external finishes have been influenced by the proposals aesthetic context, architectural expression and client's preference.

For illustrated descriptions refer to the External Finishes and Perspectives, 80img01, and the proposed external elevations, 80dwg06, for type and extent of the proposed scheme.

R. Stormwater Disposal / Hydraulics

The proposed roof area will be connected to the existing stormwater drains via new downpipes.

It is predicted there will be no significant increase load on Council's drainage than currently experienced.

The current connection to the existing sewerage system will be retained.

For further illustrated detail of the proposed layout, refer to the stormwater and proposed plans, 80sw01 & 80dwg04.

S. Conclusion

The proposed deck is well accommodated by the site. The new works respects and enhances the key characteristics of the dwelling and has a positive impact upon the current conditions as it harmoniously responds to the environment whilst enhancing views for the occupants.

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Davis Residence
16 Curry St, Merewether

Waste Management Plan

ISSUE 01 - DA

DAVIS RESIDENCE
WASTE MANAGEMENT PLAN - ISSUE 01

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Appendix 1 - Waste Estimate + Disposal Demolition Phase
Appendix 2 - Waste Estimate + Disposal Construction Phase
Appendix 3 - Waste Estimate + Disposal On Going Phase

A. Introduction

The following describes the proposed demolition, waste and construction management plan that will be implemented for the proposed works at 16 Curry Street, Merewether.

The plan has been prepared to comply with the provisions of the Australian Standards for the demolition of structures and the Waste Minimisation Act.

B Demolition

The following considerations will apply to the proposed demolition works.

B.1 Preliminary Investigation

Preliminary investigation allows early planning. This will;

- Identify principal structural materials
- Identify and locate service supply mains such as water, electricity, gas and the extent of the reticulation of these services
- Identify the extent and location of other services such as sewerage and drainage
- Identify and locate underground services and their entry points to and from the site

This process will highlight opportunities for reuse and recycle. Also, this will allow the principal contractor to develop the waste management plan for the demolition period.

B.2 Work plan

- Develop an overall procedure based on investigations (listed above)
- Develop a procedure for stripping and
- Prepare a detailed work plan

C Street Environment

The planning of the proposed works limits interference with the street. Storage and working areas are to be provided on site for the duration of the project.

D Litter and Loose Material

Any accumulated litter will be regularly removed from the areas adjacent to the work site.

D.1 Finishing Trades

When finishing trades are active on the site any loose material or litter will be retained within the assigned storage area and removed by skip bin.

D.2 Rubbish Removal

The process which is most likely to lead to littering of adjacent spaces is the removal of rubbish. This will be avoided by the following:

- Storage of rubbish as far from the neighboring boundaries as possible
- Removal of rubbish in skip bins. The proposed rubbish removal company would be experienced in this work and will ensure that all loads are covered
- Regular 'house keeping' of the skip area. This will remove any material which may have tracked away from the rubbish storage area.

E Waste Management

During the construction phase of the project, the builder will endeavor to minimize the waste produced by promoting the EPA Waste Management hierarchy which includes:

- Avoiding waste production where possible;

which will be promoted by:

- Early planning, in general and for all activities, particularly assists:
 1. Ordering the correct quantity of materials
 2. Safe storage and protection of new materials
 3. Good access, improving the efficiency of the waste processing cycle
 4. The possibility of using prefabricated items
 5. Specification and use of high quality materials and installation techniques
 6. The return of reusable packaging
- Identification of major waste producing activities and possible recycling streams
- Stipulation that all subcontractors become involved in the process

Where waste is produced on site it will be removed by truck and skip bins from the streetside kerb, pick up access along Curry Street.

Substantial cost savings will be achieved if waste materials are sorted onsite. The practice of sorting waste materials onsite will result in similar types of waste being transported to waste transfer stations, which will provide cost savings and will conform with the Waste Minimisation Act.

F Construction Management Plan

The dwelling and garage will be utilized for site storage until completion. This allows materials to be contained on site, minimizing the risk of material washing or blowing into adjoining properties.

G On-going Management Plan

On-going waste from the dwellings will be managed by Newcastle City Council's waste collection system. Sufficient storage space is allocated within the carport. The bin zone is accessible from the kitchen, which will produce the most amount of weekly waste. The supplied bins are to be as per Newcastle City Council's prescription. Access from the carport to the street kerb, for its kerbside collection, is through the driveway.

Refer to appendix 1, 2 & 3 for additional information regarding waste management during demolition, construction and on going stages.

Appendix 1 - Waste Estimate + Disposal Demolition Phase

Appendix 2 - Waste Estimate + Disposal Construction Phase

Appendix 3 - Waste Estimate + Ongoing Phase

Waste Management Plan - Demolition Phase Details

MATERIALS ON-SITE	DESTINATION			
Type of materials	Estimate	Reuse and Recycling		Disposal
	Vol (cu.m)	ON-SITE	OFF-SITE	
Sheet Metal	0.25	Formwork / new structure	Mulched Offered for reuse Scrap metal	landfill
Timber structure	0.5			landfill (for any excess amt)
Doors & Joinery	0.25			landfill (for any excess amt)
Plasterboard	0.25			landfill (for any excess amt)
Plumbing	0.5			landfill
SKIP BIN SIZE (approx) 5m ³ 3.4x1.6x1.4 6-7 tones			Note: All contractors for off-site reuse/recycle to be selected by Builder	Note: Contractors for disposal to be selected by Builder

Waste Management Plan - Construction Phase Details

MATERIALS ON-SITE	DESTINATION			
Type of materials	Estimate	Reuse and Recycling		Disposal
	Vol (cu.m)	ON-SITE	OFF-SITE	
Timber (off-cuts + formwork) Metal (cut-offs) Packaging - Cardboard Packaging - Plastic Packaging - Misc	0.1 0.1 - - -	reused as covers recycled - local pickup recycled - local pickup	mulched scrap metal merchant recycling depot (for large amts) recycling depot (for large amts) recycling depot (for large amts) Note: All contractors for off-site reuse/recycle to be selected by Builder	landfill (for non recyclable items) Note: Contractors for disposal to be selected by Builder

Waste Management Plan - Ongoing management of waste

Type of waste generated	Estimate vol. weekly (cu.m or	Proposed on-site storage and treatment facilities	Destination
Food waste Recyclable containers	0.75 0.75	General bins stored along western service zone General bins stored along western service zone	Newcastle City Council garbage collection pick up
Greenwaste	0.5	General bins stored along western service zone and compost garden to rear of property	

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 26/05/2020

DA2019/01176 – 16 CURRY STREET MEREWETHER

Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER

Application No:	DA2019/01176
Land:	Lot 62 Sec 8A DP 111244
Property Address:	16 Curry Street Merewether NSW 2291
Proposed Development:	Dwelling house - alterations and additions

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.

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Existing Floor Plans	80dwg01	J.P Hellowell	29/10/2019
Existing Sections	80dwg02	J.P Hellowell	29/10/2019
Existing Elevations	80dwg03	J.P Hellowell	29/10/2019
Proposed Floor Plans	80dwg04	J.P Hellowell	29/10/2019
Proposed Sections	80dwg05	J.P Hellowell	29/10/2019
Proposed Elevations	80dwg06	J.P Hellowell	29/10/2019
Stormwater Plan	80sw01	J.P Hellowell	29/10/2019
External Finishes	80img01	J.P Hellowell	29/10/2019
Calculations	80cal01	J.P Hellowell	29/10/2019
Survey Plan	376	Richard Hutchinson Surveying	24/12/2018
Statement of Environmental Effects	16 Curry Street, Merewether	J.P Hellowell	Unreferenced
Waste Management Plan	16 Curry Street, Merewether	J.P Hellowell	Unreferenced

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

Nil

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

2. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.

3. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
4. 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.
5. 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.

6. All building work must be carried out in accordance with the provisions of the National Construction Code.
7. In the case of residential building work for which the *Home Building Act 1989* (NSW) requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by this consent commences.
8. All building materials, plant and equipment is to be placed on the site of the development so as 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 Council reserves including the road reserve is not permitted.
9. 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.

10. Council'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 Council for the duration of demolition and construction work.

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

11. 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.

12. The following waste management measures are to be implemented during construction:
 - a) waste container of at least one cubic metre capacity shall 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) appropriate provision is to be made to prevent wind blown 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* (NSW)

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

13. 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 Council'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.
14. All works within the road reserve required by this consent are to be completed prior to the issue of a Occupation Certificate.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

Nil

ADVISORY MATTERS

- 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* (NSW) 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.
- 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 both Council and any other relevant authorities. Council 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 Council is to be notified of the appointment; and
 - c) Council 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 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* (NSW).
- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* (NSW) 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* (NSW), which may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.

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 4.6 of the *Newcastle Local Environmental Plan 2012*. The proposed 13% variation to the Height of Buildings development standard is considered acceptable in the particular circumstances of this case as the variation will not significantly overshadow neighbouring properties, obstruct significant view corridors, and result in negative privacy issues.
- No objections were received and no negative neighbour impacts are anticipated.

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.

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 26/05/2020

DA2019/01176 – 16 CURRY STREET MEREWETHER

Attachment C: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

PROCESSING CHRONOLOGY

DA2019/01176 – 16 Curry Street Merewether

31 October 2019	Application lodged
20 November 2019	Public notification
19 May 2020	Application presented to Development Applications Committee meeting

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 12 **DA2019/00852 - 6 King Street Stockton**

Demolition of outbuilding, alterations and additions to dwelling, erection of two attached two storey dwellings and strata subdivision

Attachment A - Submitted Plans

Attachment B - Draft Schedule of Conditions

Attachment C - Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

DA2019/00852 - 6 KING STREET STOCKTON

Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER



Mackenzie King Development

6 King Street Stockton NSW
2295

Development Application

Project Brief

Project brief for Mackenzie King Development at 6 King Street Stockton

1 Development Goal

- Retain existing home fronting King Street
- Construction of 2 x 2storey attached dwellings.

2 Existing Home Works

- Minor internal modifications.

3 New Development Type

- Attached strata titled townhouses
- 120m² GFA per unit
- 3 bedrooms
- Carparking: 1 enclose garage + 1 carpark per unit.

Development Statistics

1 Proposal

- 1 single dwelling on King Street (existing house)
- 2 x 2storey attached dwellings facing laneway

2 Statistics

- Site area: 620.5m²
- GFA:
 - Single dwelling (3 bed): 98m²
 - Unit 01 (3 bed): 125m²
 - Unit 02 (3 bed): 124.5m²
 - Total: 347.5m²
- FSR: 0.56:1 (7.5:1 permitted)
- Landscape: 163.5m² (26%) - minimum required 155m² (25%)
- Deep Soil: 119m² (19%) - minimum required 75m² (12%)
- Carparking: 1 to existing house + 2 per townhouse provided.
- P.O.S (16m² minimum - incl. 12m² paved):
 - Single dwelling: >16m²
 - Unit 01: >16m²
 - Unit 02: >16m²

BASIX Requirements

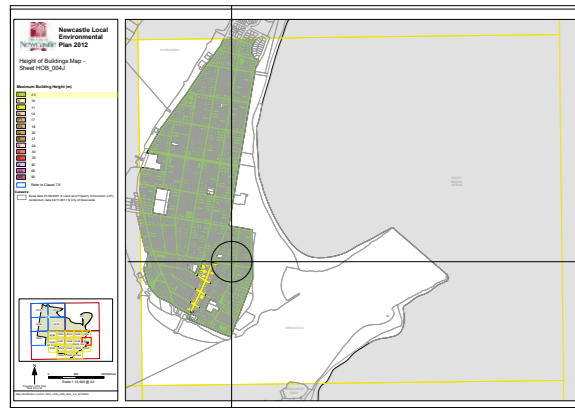
6 King Street Stockton				
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT				
<i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au</i>				
WATER COMMITMENTS				
Fixtures				
3 Star Shower Heads	Yes			
3 Star Kitchen / Basin Taps	Yes	3 Star Toilet	Yes	
Alternative Water				
Minimum Tank Size (L)	3000	Collected from Roof Area (m2)	30	
Tank Connected To:				
All Toilets	Yes	Laundry W/M Cold Tap	Yes	
One Outdoor Tap	Yes			
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Gas Instantaneous	6 Star		
Cooling System	Living	1 Phase A/C Zoned	EER 2.5 - 3.0	
	Bedrooms	1 Phase A/C Zoned	EER 2.5 - 3.0	
Heating System	Living	1 Phase A/C Zoned	EER 2.5 - 3.0	
	Bedrooms	1 Phase A/C Zoned	EER 2.5 - 3.0	
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off	
	Kitchen	Fan ducted to exterior	Manual on/off	
	Laundry	Fan ducted to exterior	Manual on/off	
Natural Lighting	Window/Skylight in Kitchen		Yes	
	Window/Skylight in Bathrooms/Toilets		Yes to	2
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	3	Dedicated	Yes
	Number of Living/Dining rooms	3	Dedicated	Yes
	Kitchen	Yes	Dedicated	Yes
	All Bathrms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
All Hallways	Yes	Dedicated	Yes	
OTHER COMMITMENTS				
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes	
Stove/Oven	Gas cooktop & electric oven			
Alternative Energy	Photovoltaic System: 0.7kW to U1 only			

January 2020		BSA Reference: 14865	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
<i>The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.</i>			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Brick Veneer & Lightweight		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		R2.0 to walls adjacent to garage	
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)		R2.0 + R2.0	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space	
Roof Construction		Colour	
Metal		Any	
		Foil + R1.0 blanket	
Floor Construction		Covering	
Concrete		As drawn	
Timber		As drawn	
		None	
Windows		Glass and frame type	
ALM-001-01 A		Aluminium Type A Single clear	
ALM-002-01 A		Aluminium Type B Single clear	
		U Value	
		SHGC Range	
		Area sq m	
		As drawn	
		As drawn	
<i>Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors</i>			
<i>Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres</i>			
Skylights		Glass and frame type	
		U Value	
		SHGC	
		Area sq m	
<i>U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified</i>			
External Window Shading		(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

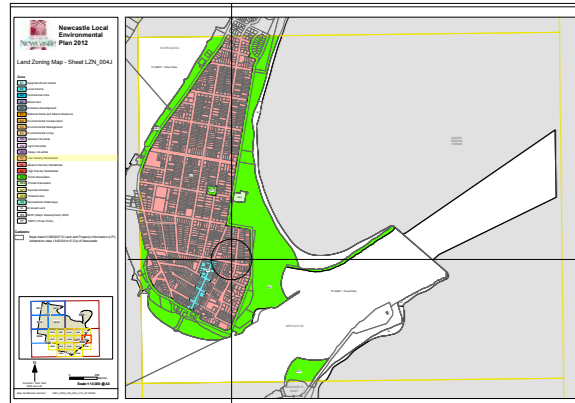
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Development Application

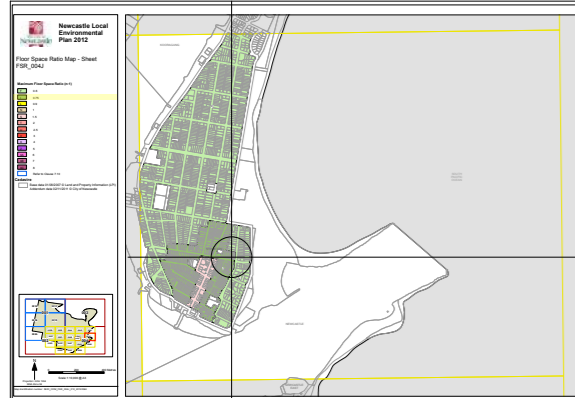




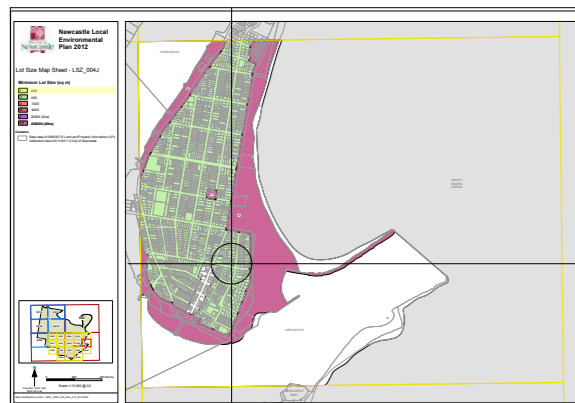
Height of Building - 8.5m



Land Zoning - R2 Low Density Residential - Moderate Growth Precinct



Floor Space Ratio - 0.75:1



Minimum Lot Size

Preliminary Summary

Preliminary Authority Control Information subject to planner and council review and further investigation.

LEP

Zone: R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To accommodate a diversity of housing forms that respects the amenity, heritage and character of surrounding development and the quality of the environment.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Hospitals; Neighbourhood shops; Recreation areas; Residential accommodation; Respite day care centres; Roads; Tourist and visitor accommodation

4 Prohibited

Backpackers' accommodation; Hostels; Rural workers' dwellings; Serviced apartments; Any other development not specified in item 2 or 3

4.4 Floor space ratio

(1) The objectives of this clause are as follows:
 (a) to provide an appropriate density of development consistent with the established centres hierarchy,
 (b) to ensure building density, bulk and scale makes a positive contribution towards the desired built form as identified by the established centres hierarchy.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. (2A) Despite subclause (2), the maximum floor space ratio for a building on land in any zone in this Plan is to be determined as if the area of the access laneway of a battle-axe lot were not part of the area of the lot.

4.3 Height of buildings

(1) The objectives of this clause are as follows:
 (a) to ensure the scale of development makes a positive contribution towards the desired built form, consistent with the established centres hierarchy,
 (b) to allow reasonable daylight access to all developments and the public domain.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

4.1 Minimum subdivision lot size

(1) The objectives of this clause are as follows:
 (a) to provide subdivision lot sizes that meet community and economic needs, while ensuring that environmental and social values are safeguarded,
 (b) to facilitate greater diversity in housing choice,
 (c) to ensure that lots are of sufficient size to meet user requirements and to facilitate energy efficiency of the future built form,
 (d) to ensure that the subdivision of land in Zone E4 Environmental Living:
 (i) will not prejudice its possible future development for urban purposes or its environmental conservation, and
 (ii) will conserve the rural or bushland character, and the biodiversity values or other conservation values, of the land.

(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan. (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land. (4) This clause does not apply in relation to the subdivision of any land:

(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or
 (b) by any kind of subdivision under the Community Land Development Act 1989.

(4A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size for the purposes of subclause (3).

PERMITTED SITE FSR RESIDENTIAL: 7.5:1

SITE HEIGHT LIMIT: 8.5m

SITE AREA: 620.5m²

DCP

B. Front setbacks

Performance criteria

- Setbacks are consistent with the existing or intended local streetscape.
- Garages and carports are integrated into a development and do not dominate the streetscape.
- Setbacks provide suitable space for site landscaping.
- Setbacks provide suitable privacy and amenity for the building occupants.

Acceptable Solutions

The following controls apply to all forms of residential development

- Compliance with the locality specific controls in section 6 of this DCP. Where there are no locality specific controls front setbacks are:
 - In established areas the proposed building is setback the average distance of buildings within 40m either side of the lot on the same primary road (see Figure 1). The setback on a corner lot (secondary road) is 2m.
 - If there is no established building line, the front setback is:

Road Type	Front Setback	
	Zone R2	R3, R4 or B4
Primary road	4.5m	4.5 m
Corner lot (secondary road)	2m	2m
Classified road	As defined in any applicable Environmental Planning Instrument, or if none exists 9m.	

C. Side and rear setbacks

Performance criteria

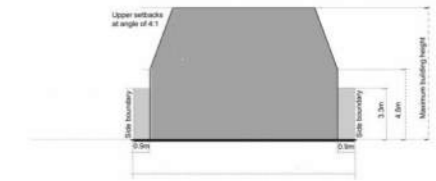
- Development is consistent with and complements the desired built form prevailing in the street and local area.
- Setbacks maintain the amenity and privacy of public spaces and adjoining dwellings and their private open space.
- Significant views from adjoining properties are maintained.
- Sufficient landscape and deep soil areas are provided around the development to conserve existing trees and to accommodate intensive new landscaping.

Acceptable solutions

The following controls apply to all forms of residential development

- Compliance with the locality specific controls in section 6 of the DCP. Where there are no locality specific controls, side and rear setbacks are:
 - In the R2 Low Density Residential Zone:
 - Side setbacks are a minimum of 900mm from each boundary up to a height of 4.5m, then at an angle of 4:1 up to the maximum permitted height under Newcastle Local Environmental Plan 2012 (see Figure 3).
 - Rear setbacks are a minimum of 3m for walls up to 4.5m in height and 6m for walls greater than 4.5m height.

Figure 3: Side setbacks in the R2 Low Density Residential Zone



D. Landscaped Area

Performance criteria

- New development integrates into established streetscapes and neighbourhoods.
- Landscaped areas are sized and located so that the amenity and privacy of adjoining dwellings is maintained.
- Landscaped areas are of usable size and proportions to add value and quality of life for occupants within a development in terms of privacy, outlook, views and recreational opportunities.
- New development respects and incorporates existing established trees and provides appropriate sized places and soil depths for the planting of new medium and large sized trees.

Acceptable solutions

The following controls apply to all forms of residential development

- Landscaped areas are provided as follows:

Zone	Minimum landscaped area (% of site area)	Minimum deep soil zone (% of site area)
R2 zone	30%	15%
R2 zone - Moderate Growth Precinct	25%	12%
R3 zone	25%	12%
R4 and B4 zones	20%	10%

Note: The moderate growth precinct covers areas within a SAFE 5 minute walk of local or neighbourhood centres and is considered suitable for increased residential density. While a wide range of housing is expected to be undertaken, residential flat buildings and multi dwelling housing are encouraged. This precinct also forms a transition between the limited and substantial precincts. Refer to Section 6.13 of the DCP for the Residential Growth Precinct Maps.

Further information about the Residential Growth Precincts and the SAFE criteria can be found in Newcastle Local Planning Strategy www.newcastle.nsw.gov.au

- Landscaped areas have a minimum width of 1.5m and the following items are excluded from the landscaped area calculation:
 - paving wider than 1m, impervious or otherwise
 - structures such as air conditioning units, awnings, decks, patios, garden sheds, hot water systems, LPG storage tanks, water tanks and the like.
- A minimum 25% of the front setback is landscaped area.
- A minimum 3m wide landscaped area is located along the rear boundary.

3.03.03 Amenity

A. Solar and daylight access

Performance criteria

- The number of dwellings receiving sunlight to habitable rooms and private open space is maximised.
- Solar access enables passive solar heating in winter and provides a healthy indoor environment.
- Access to daylight is suited to the function of the room and artificial lighting is minimised.

The following controls apply to all forms of residential development

- The living room and private open space receives a minimum of 2 hours direct sunlight between 9am and 3pm at the winter solstice for:
 - Each dwelling in a dual occupancy or attached dwelling
 - At least 70% of dwellings in all other forms of residential development.
- Direct sunlight is achieved when 1m² of direct sunlight on the glass is achieved for at least 15 minutes. To satisfy 2 hours direct sunlight, 8 periods of 15 minutes will need to be achieved - the periods do not need to be consecutive.
- Every habitable room has a window in an external wall with a total minimum glass area of at least 15% of the floor area of the room.
- Daylight is not borrowed from other rooms, except where a room has a frontage to a classified road.
- No part of a habitable room is more than 8m from a window.
- No part of a kitchen work surface is more than 6m from a window or skylight.
- Courtyards are fully open to the sky, have a minimum dimension of one third of the perimeter wall height and a minimum area of 3m².

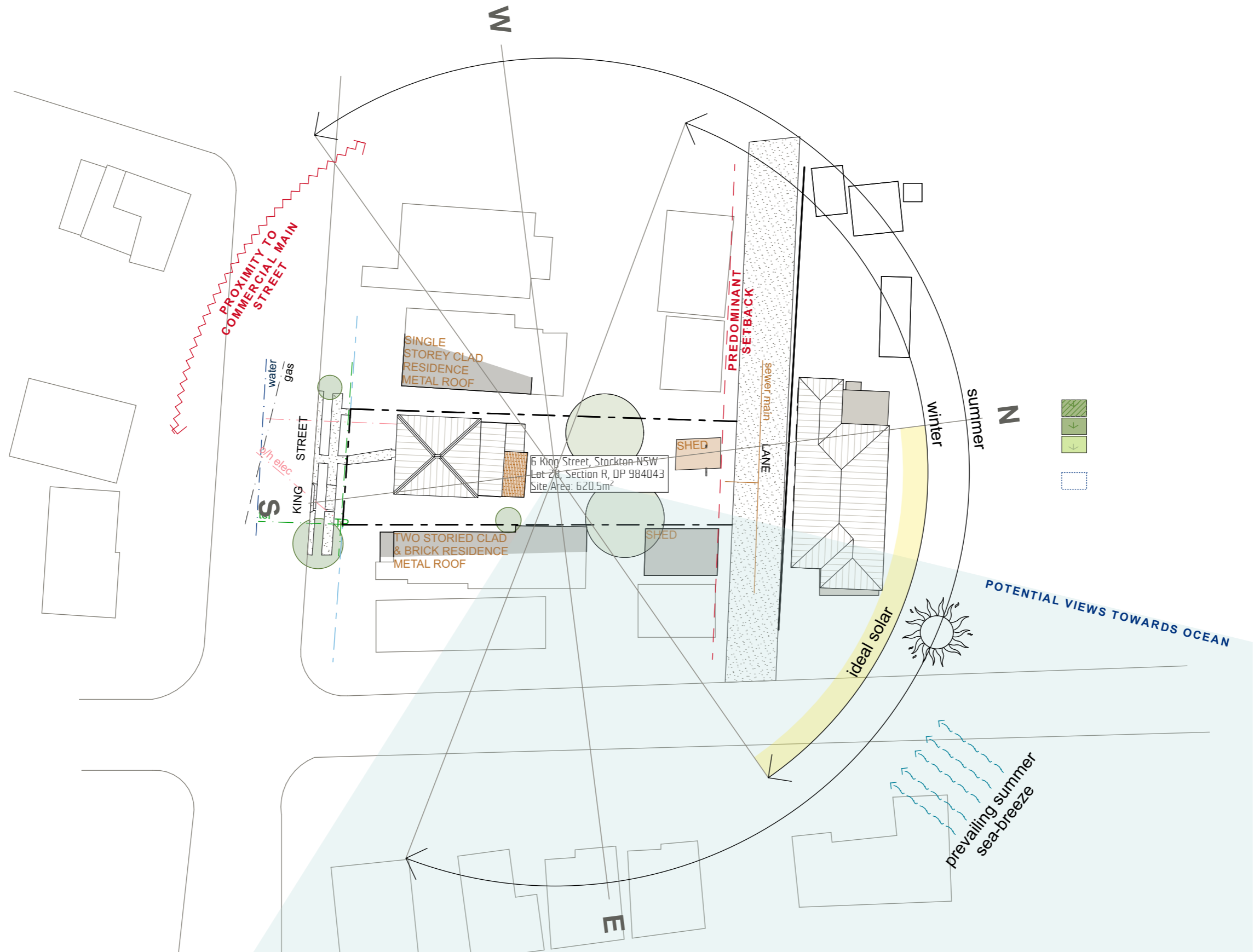
E. Private open space

Performance criteria

- Private open space and balconies are located and sized to enhance residential amenity and liveability.

The following controls apply to all other forms of residential development

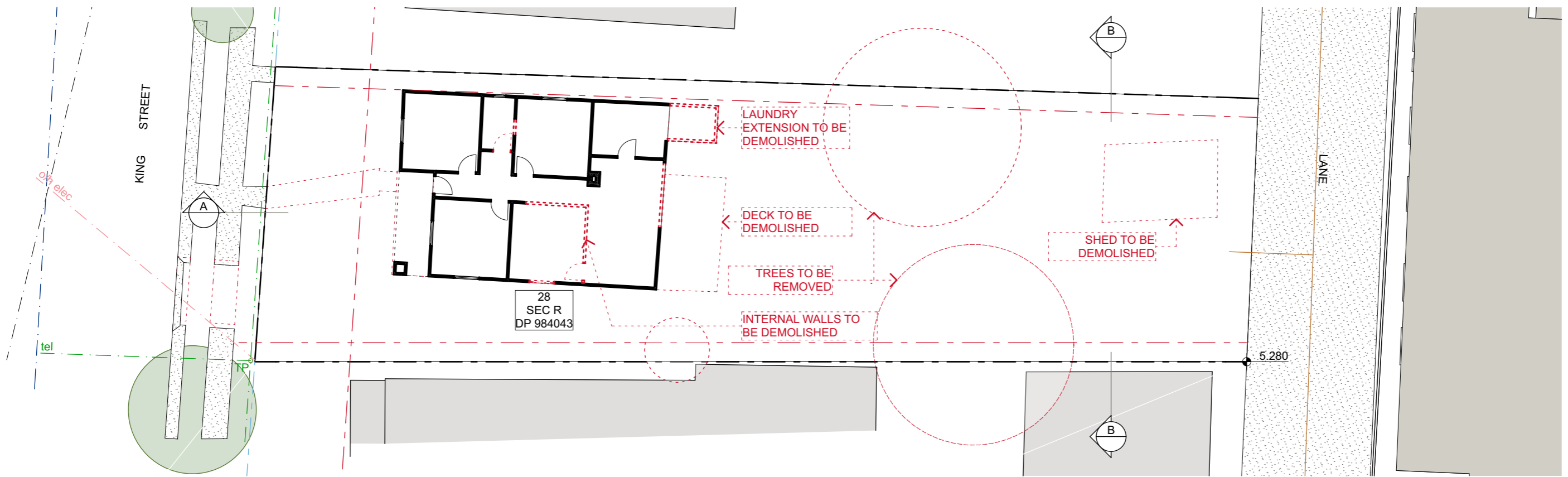
- Compliance with the standards for 'private open space' in State Environmental Planning Policy (Affordable Rental Housing) 2009 for all boarding houses.
- For all other residential development:
 - All dwellings have at least 16m² private open space.
 - The minimum dimension of the included area is 3m, excluding any storage space, rainwater tanks, air-conditioning units or other similar structures.
 - Primary private open space and balconies are located adjacent to the living room, dining room or kitchen.
 - 50% of the minimum required private open space is covered to provide shade and protection from rain.



GENERAL NOTES:
 1. Refer to Survey 36511 TS by NORTH POINT SURVEYS for existing site/lot layout information.

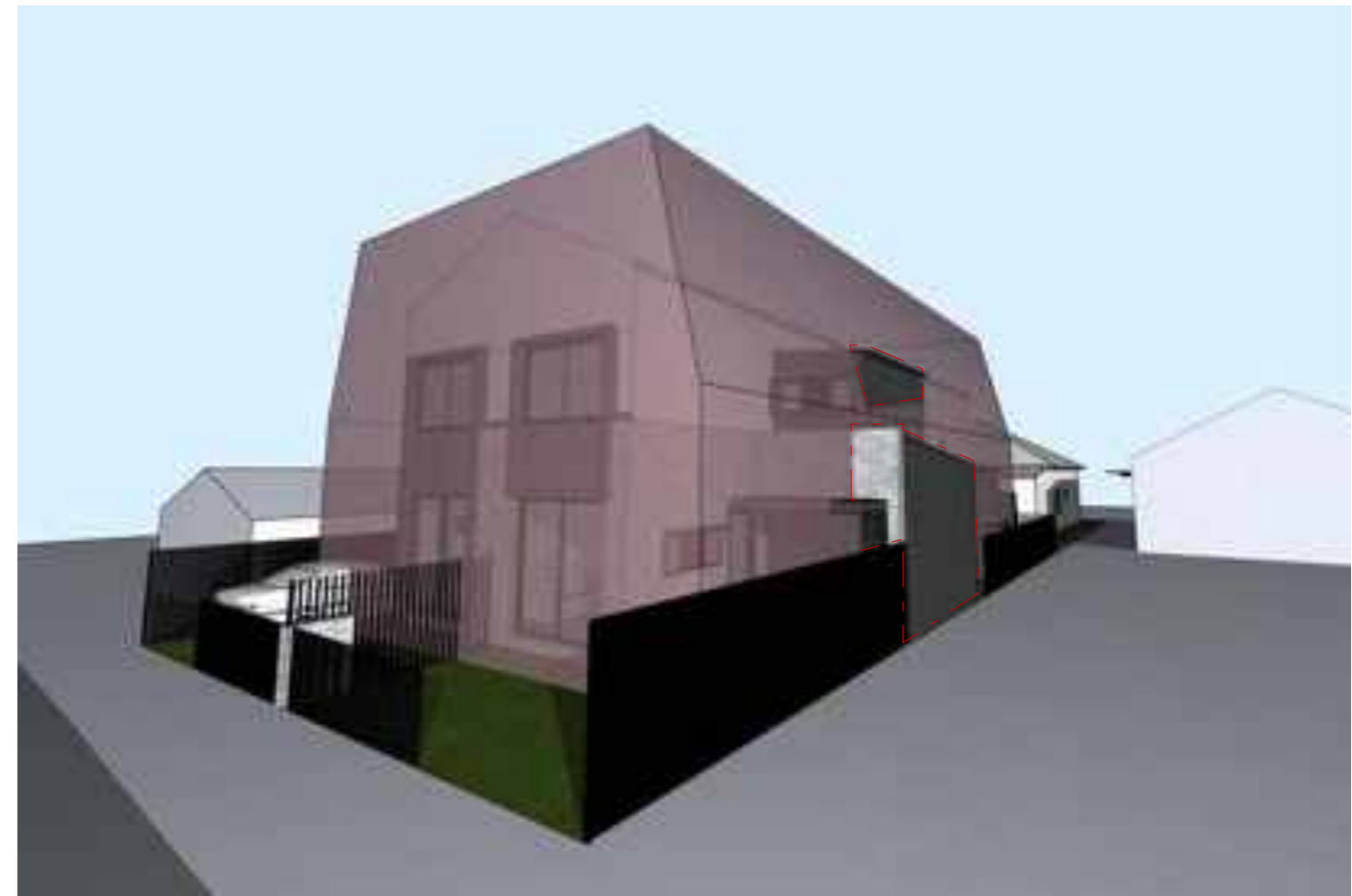
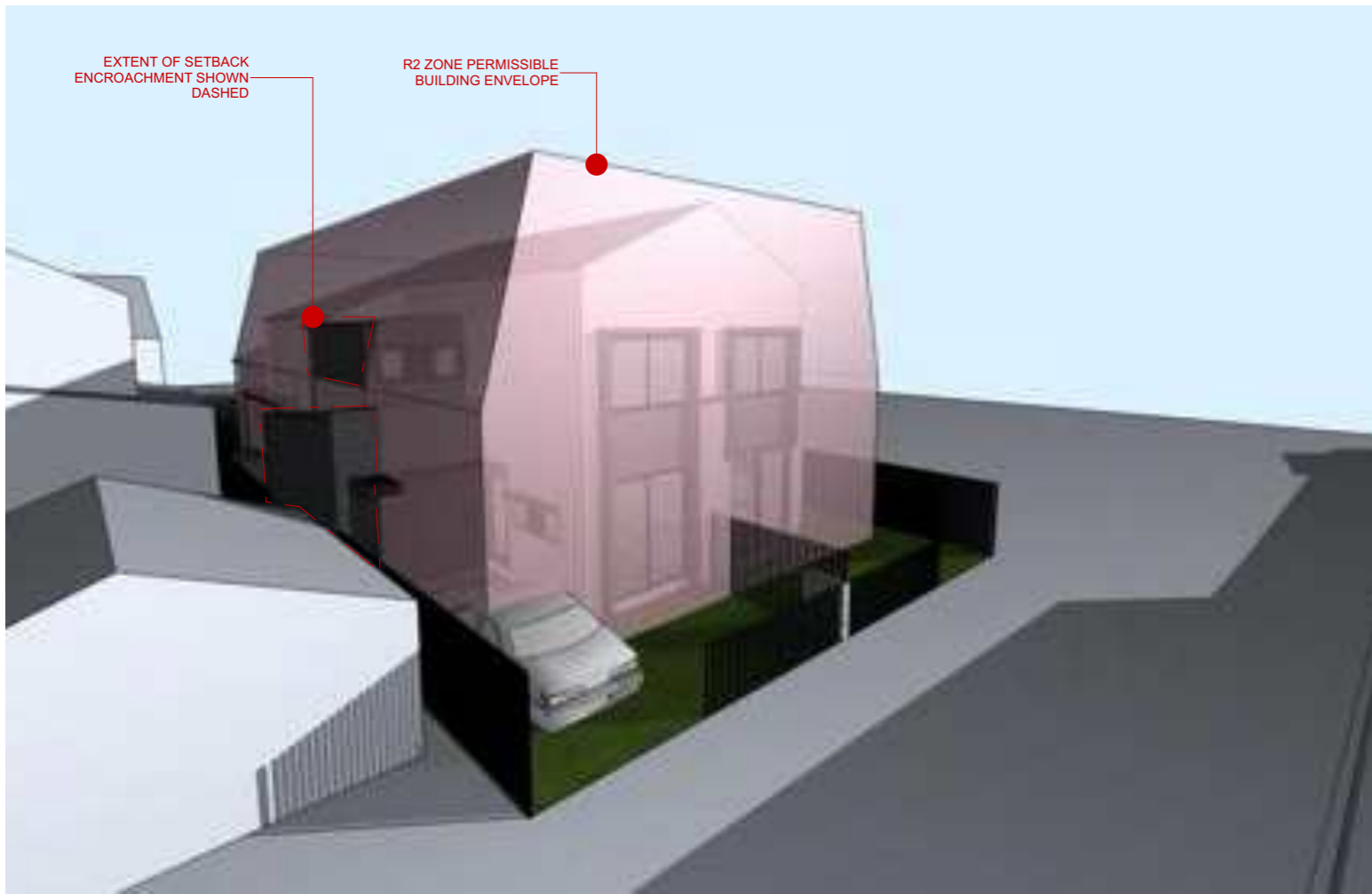
Development Application

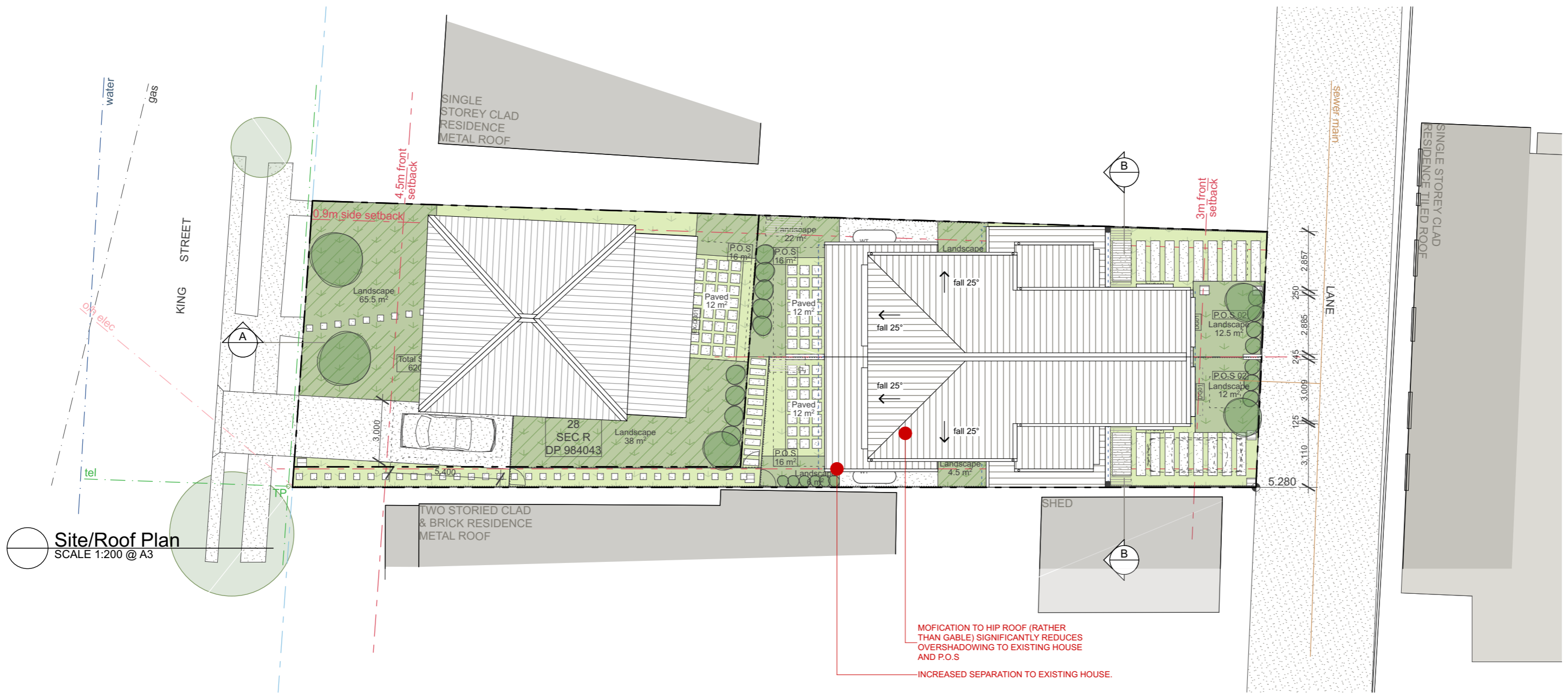




GENERAL NOTES:
 1. Refer to Survey 36511 TS by NORTH POINT SURVEYS for existing site/lot layout information.



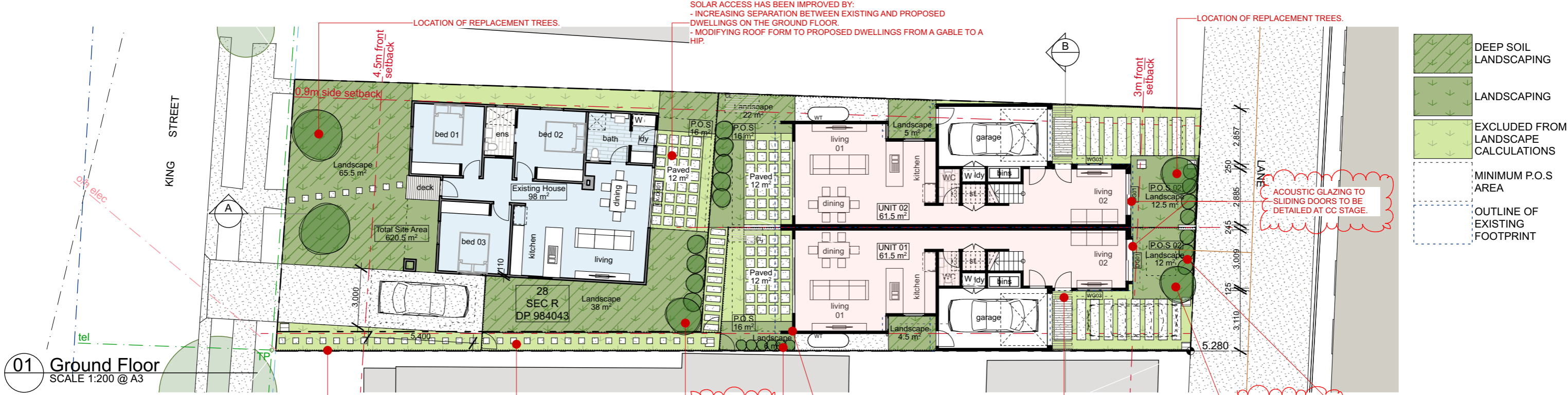




GENERAL NOTES:
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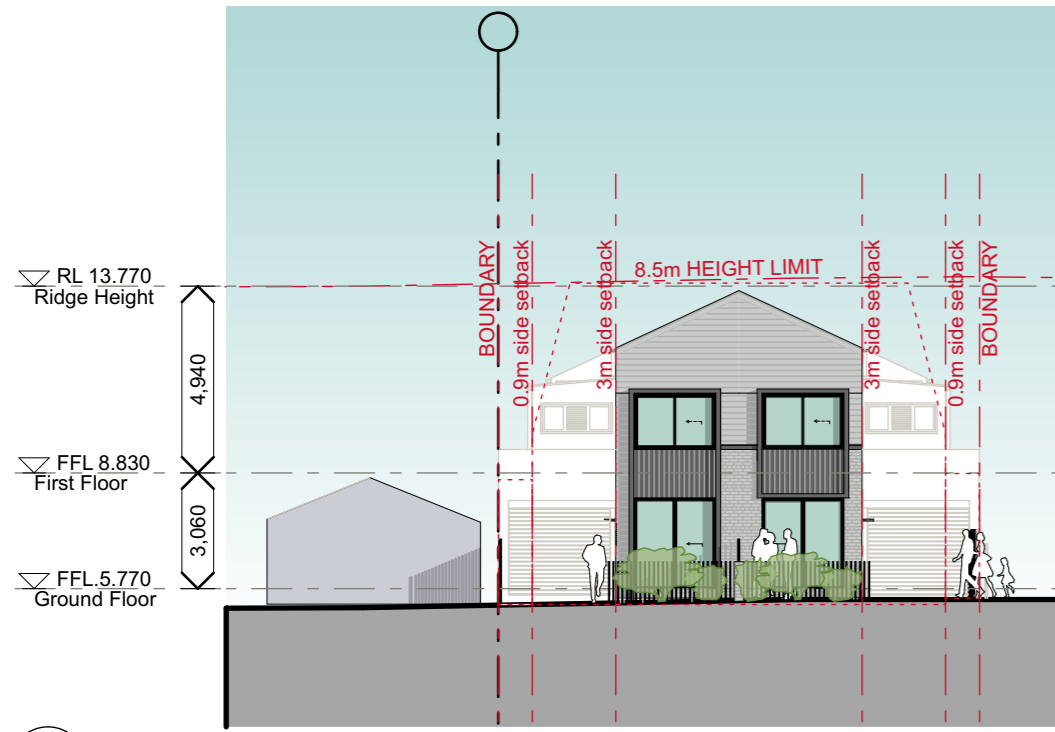
Development Application



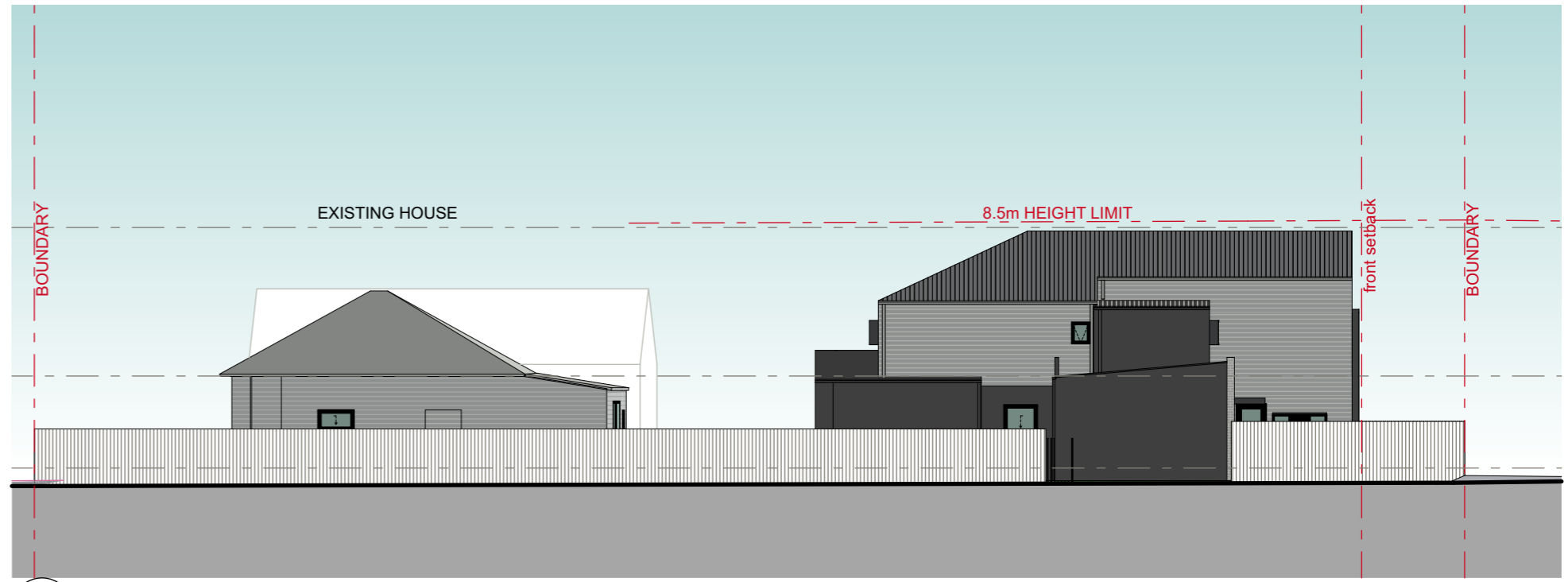


Development Application

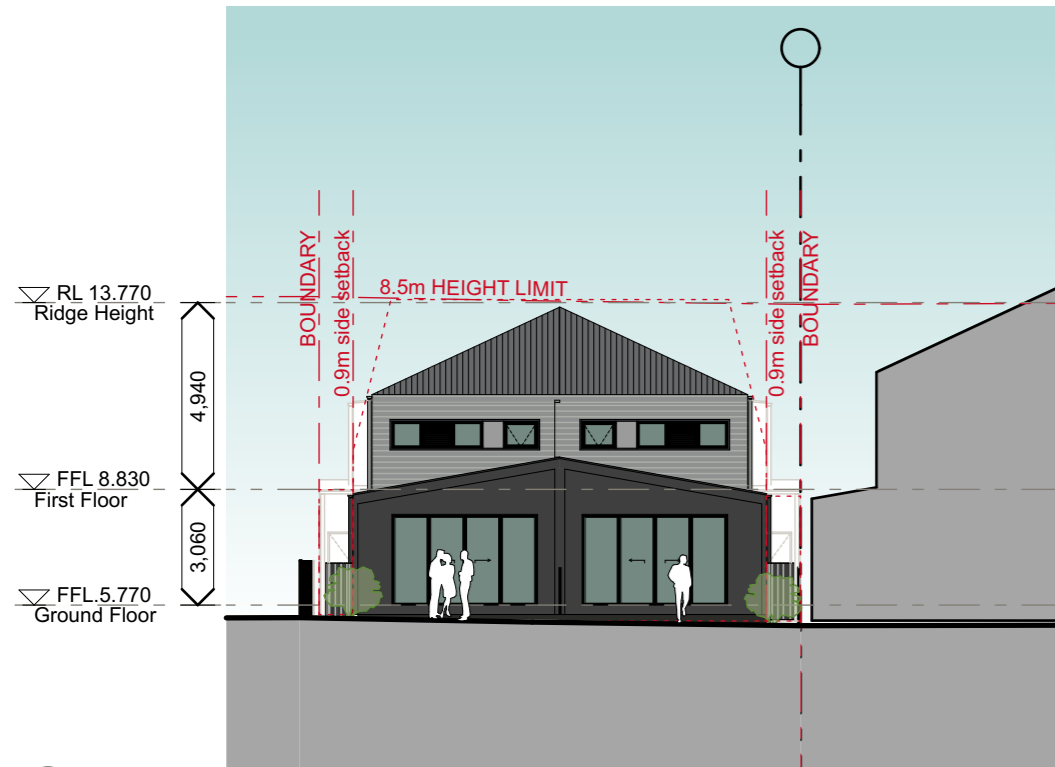




01 North Elevation
SCALE 1:200 @ A3



02 East Elevation
SCALE 1:200 @ A3



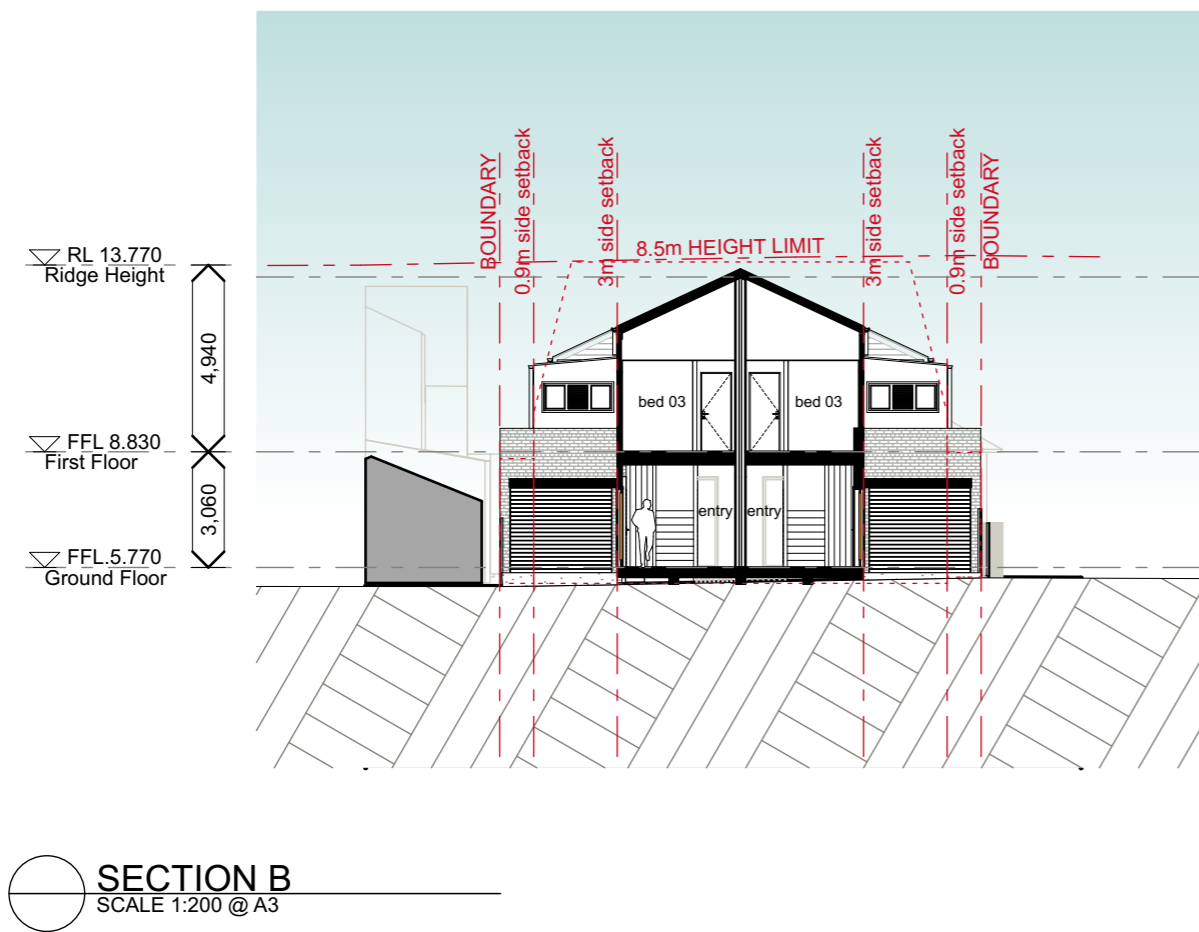
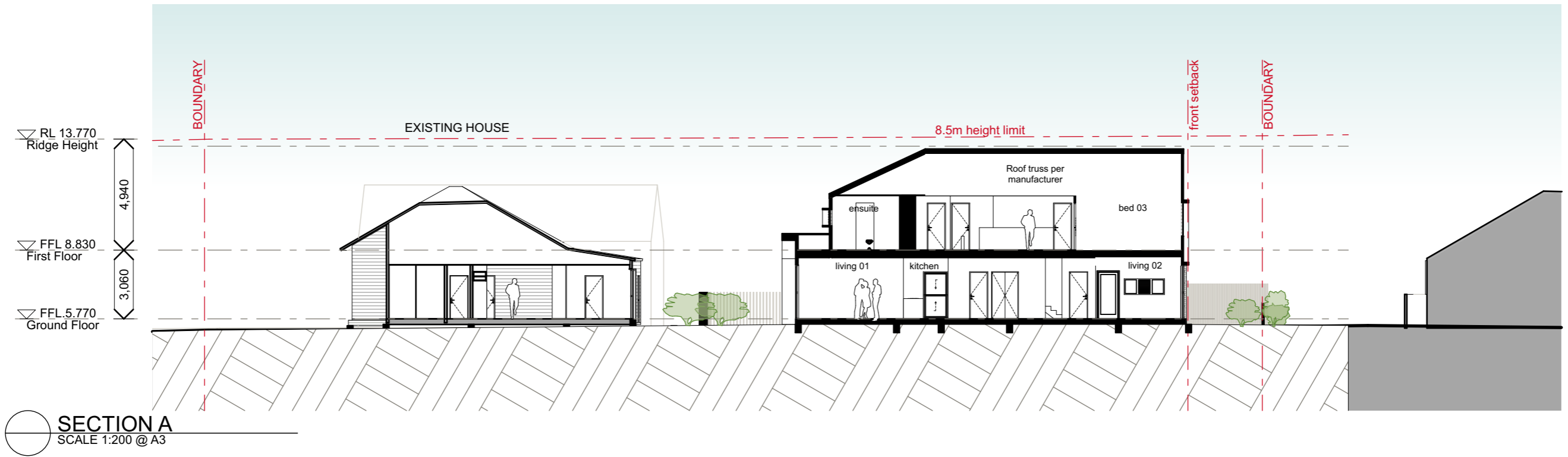
03 South Elevation
SCALE 1:200 @ A3

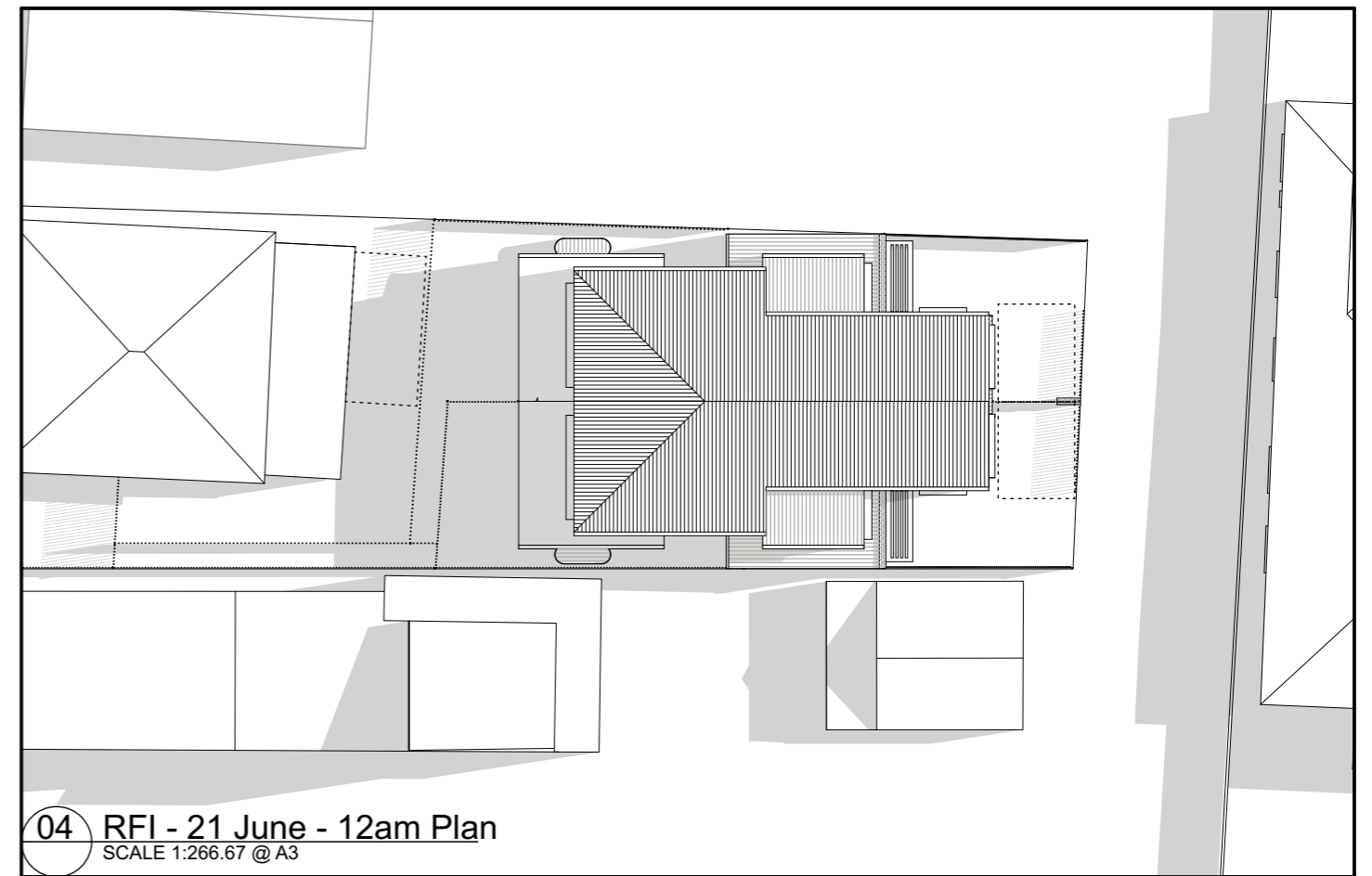
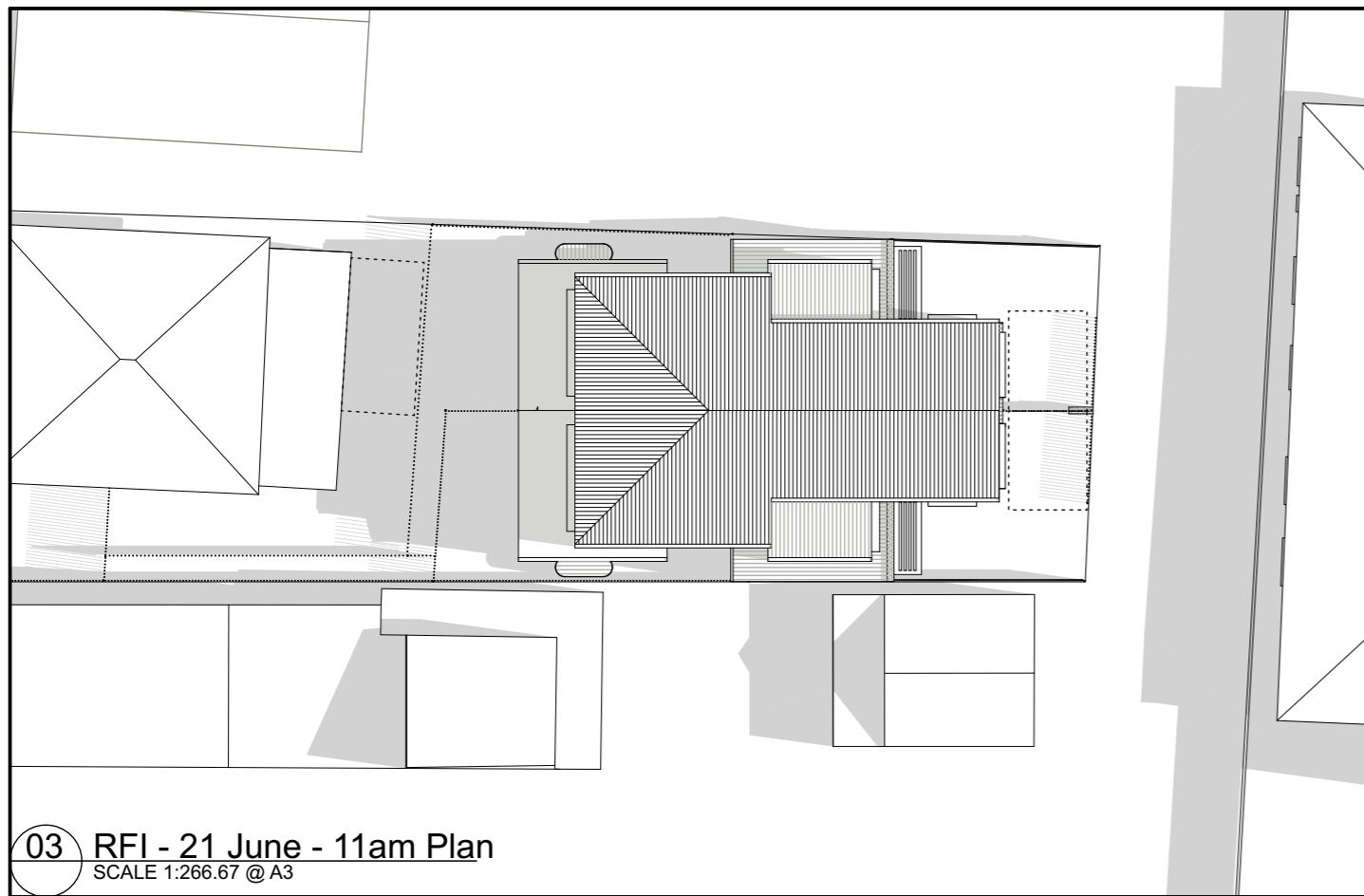
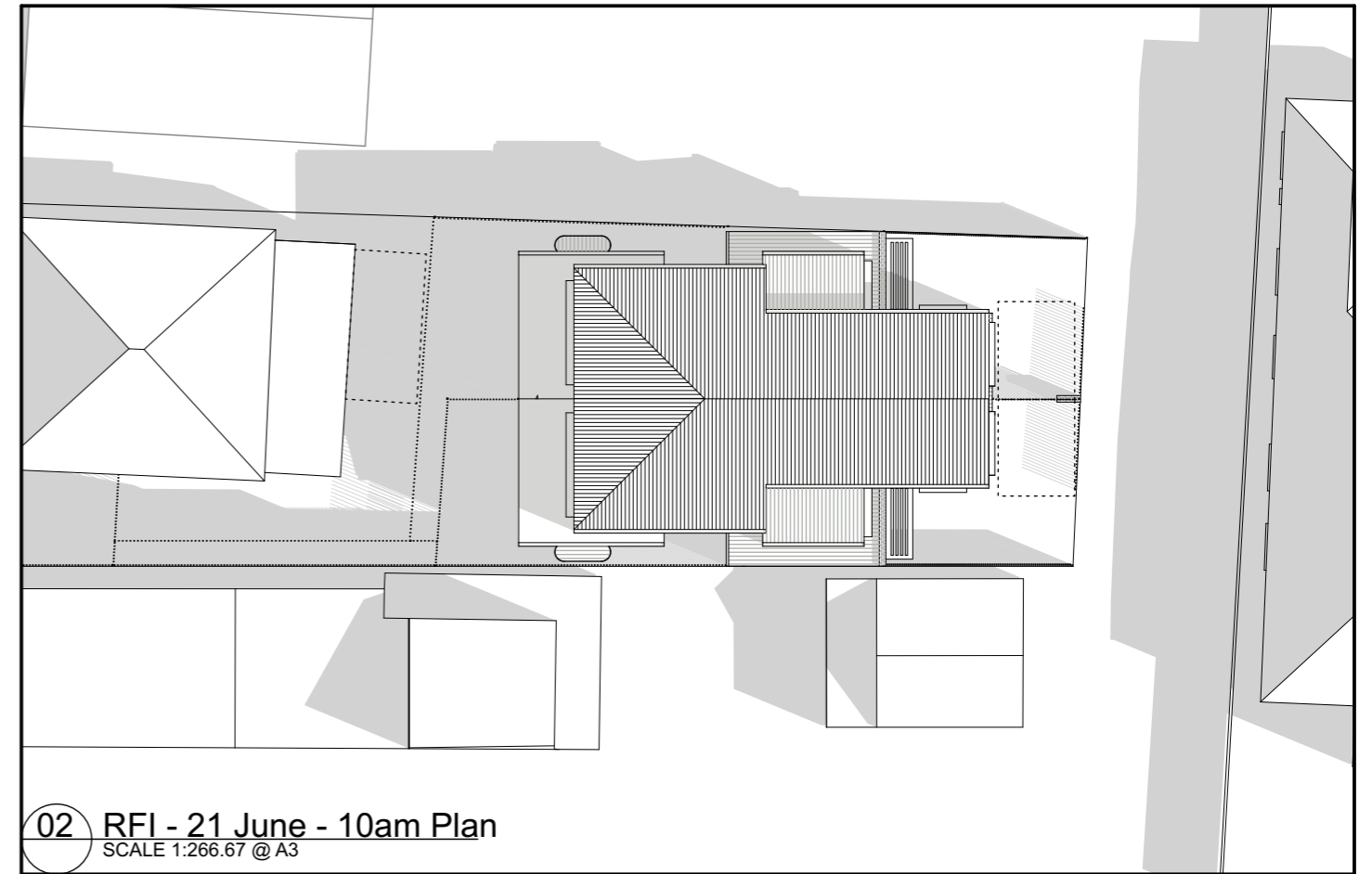
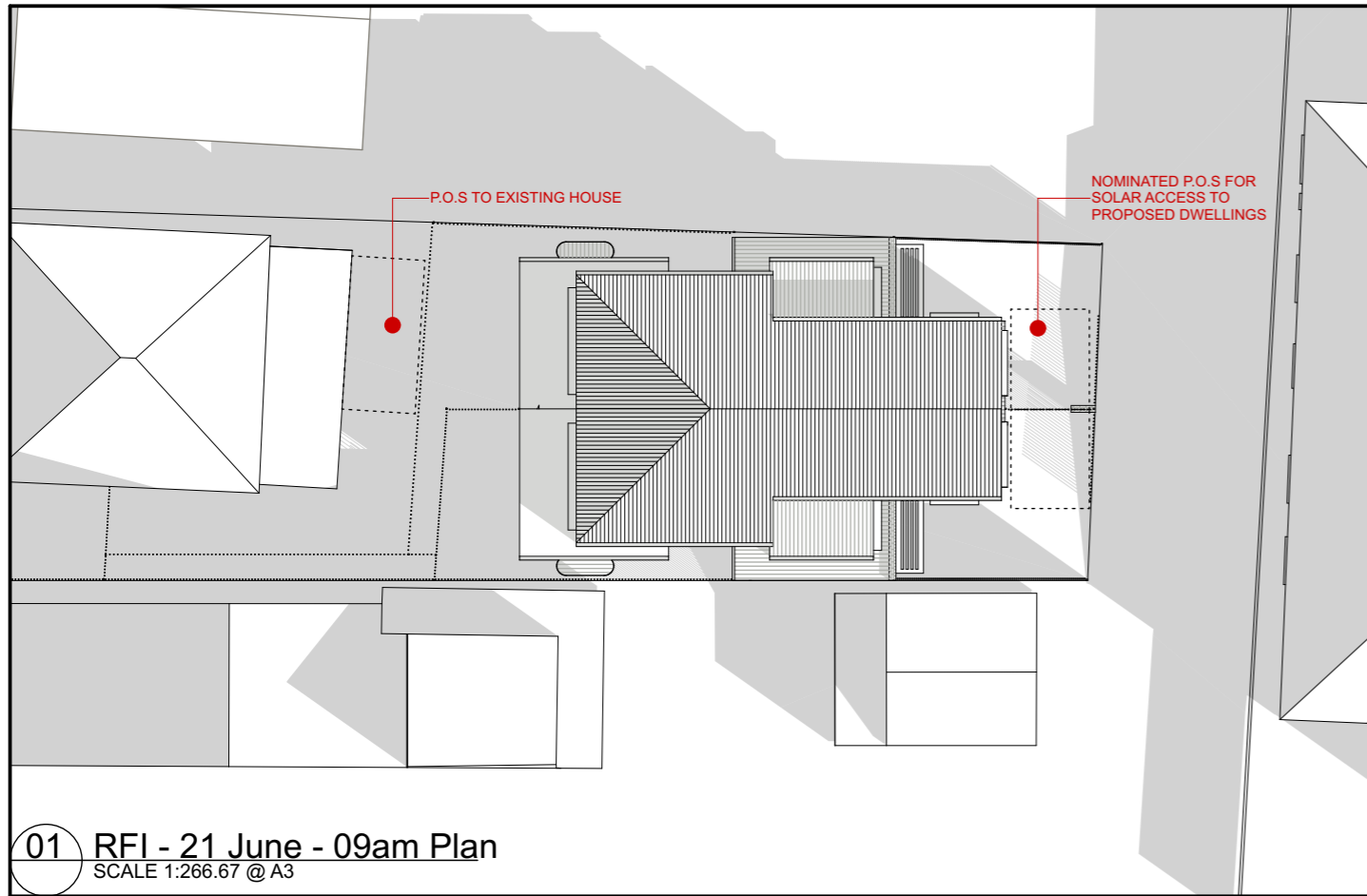


04 West Elevation
SCALE 1:200 @ A3

Development Application

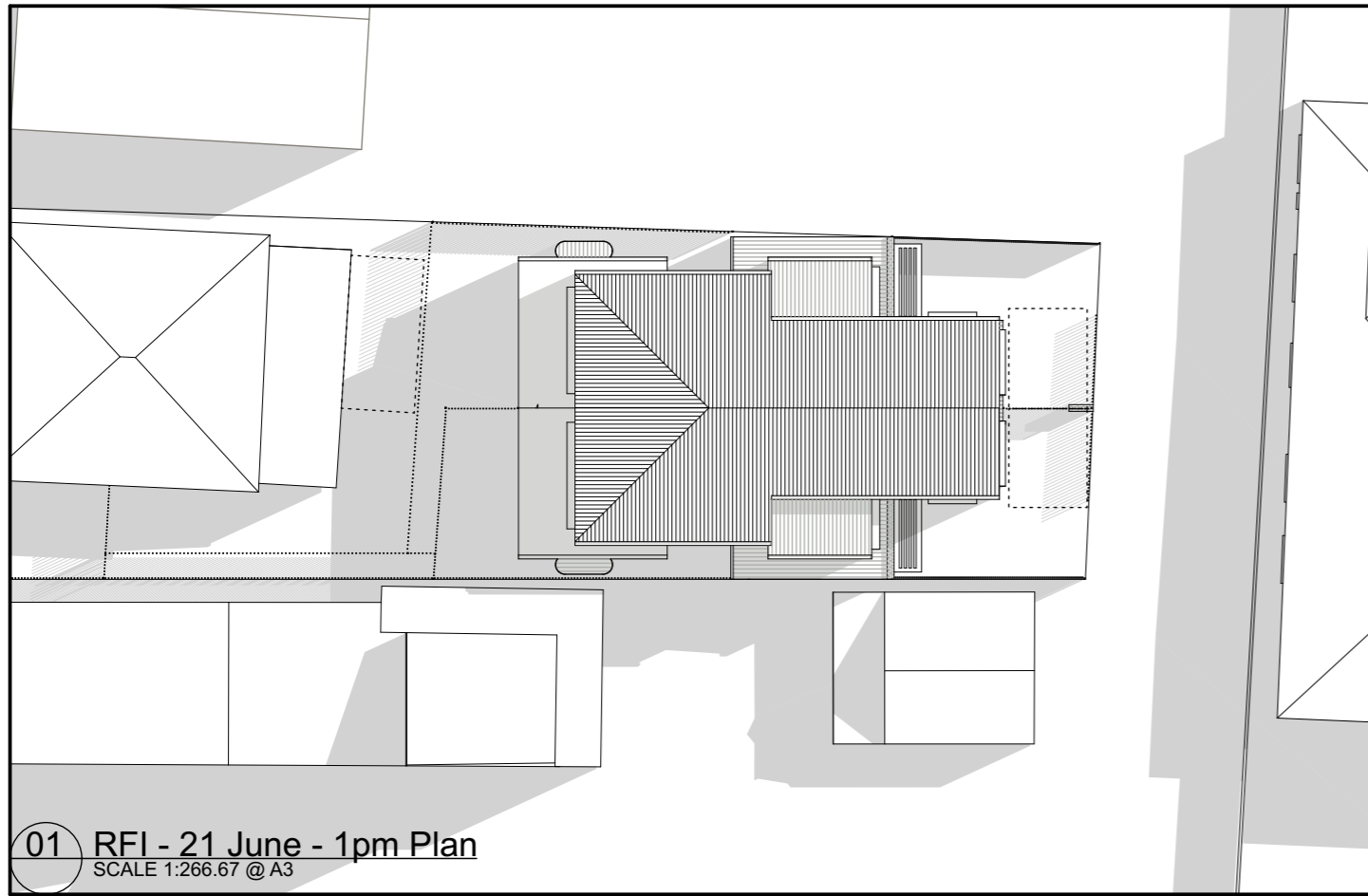




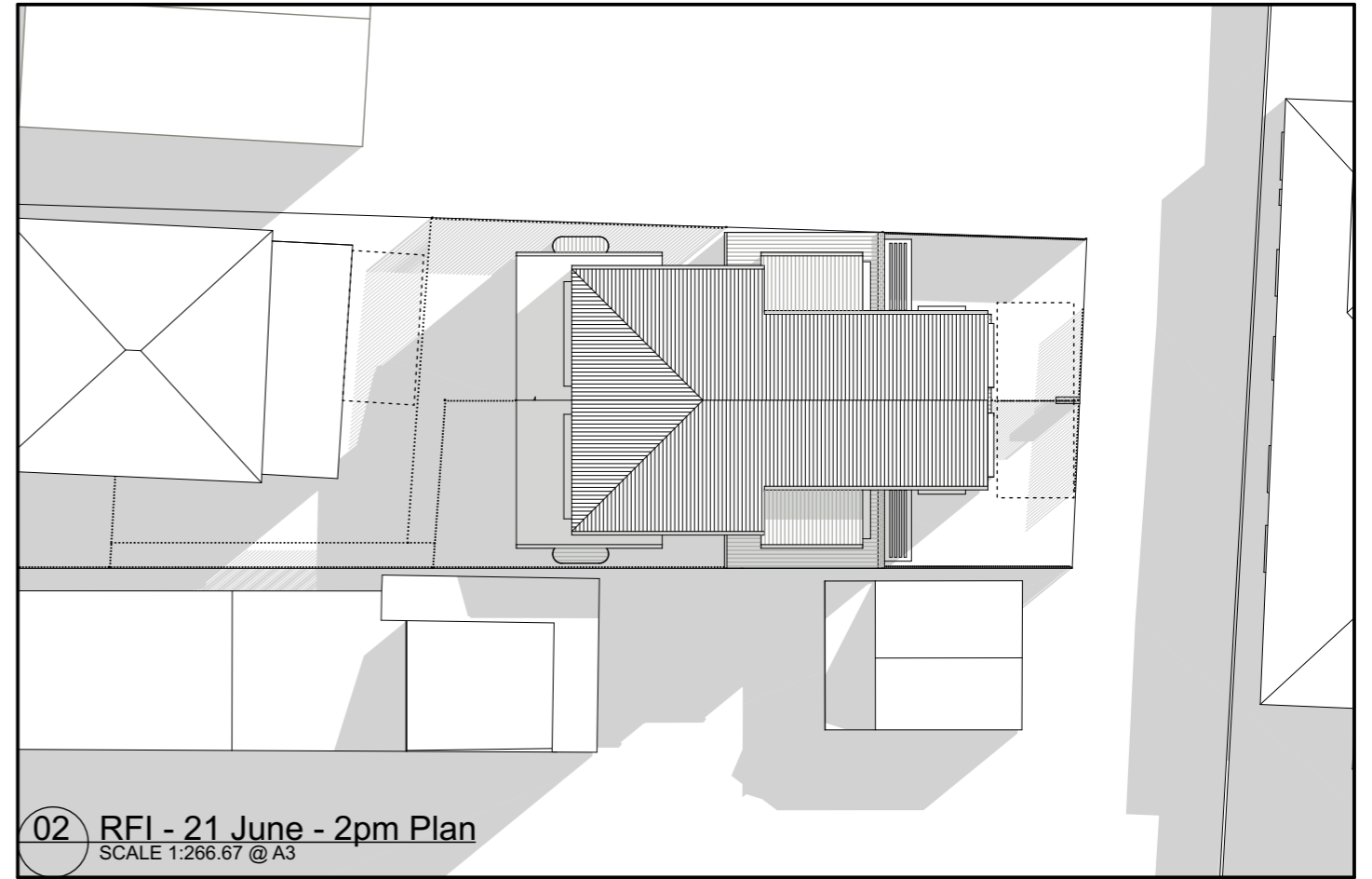


Development Application

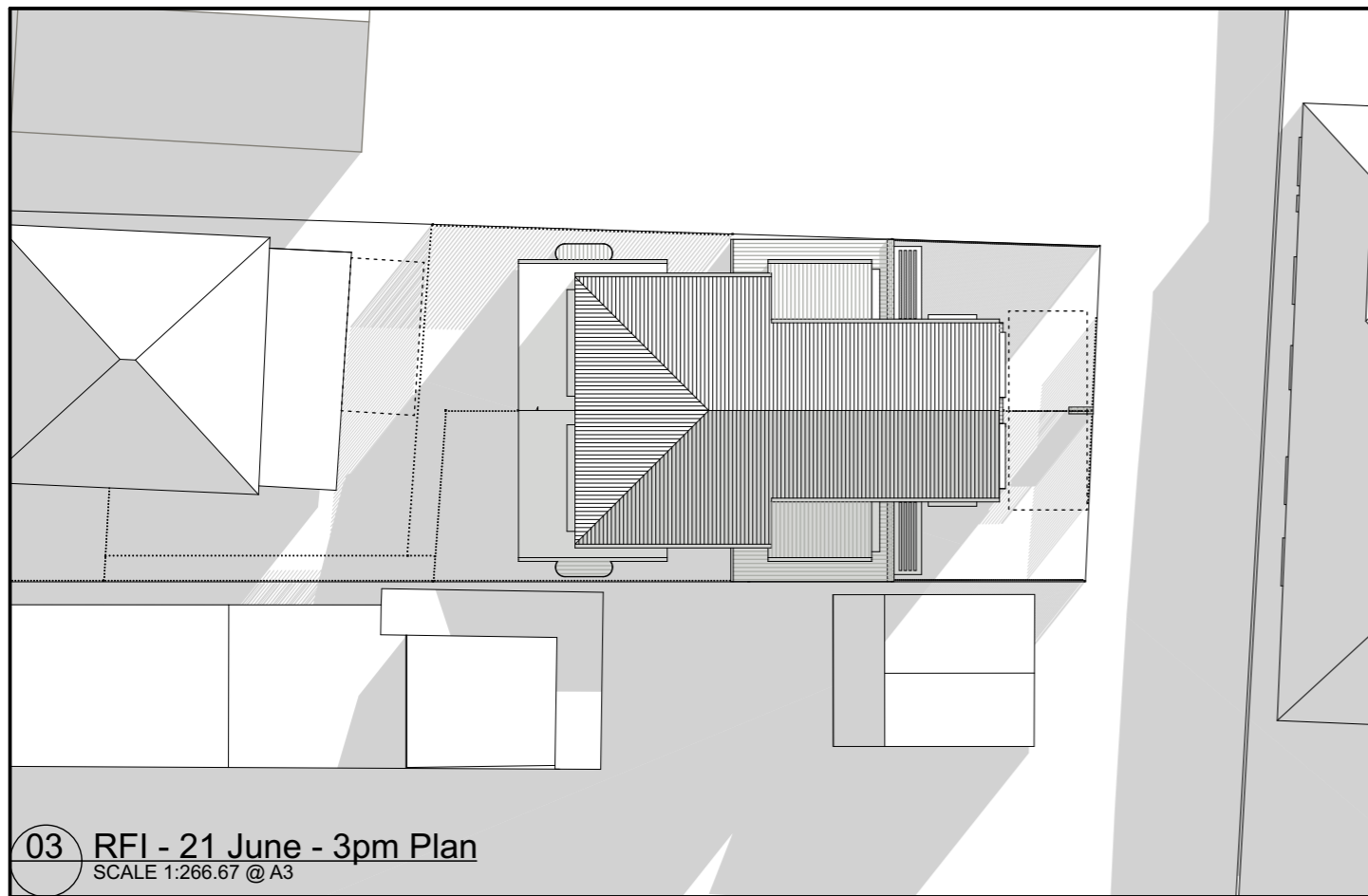




01 RFI - 21 June - 1pm Plan
SCALE 1:266.67 @ A3



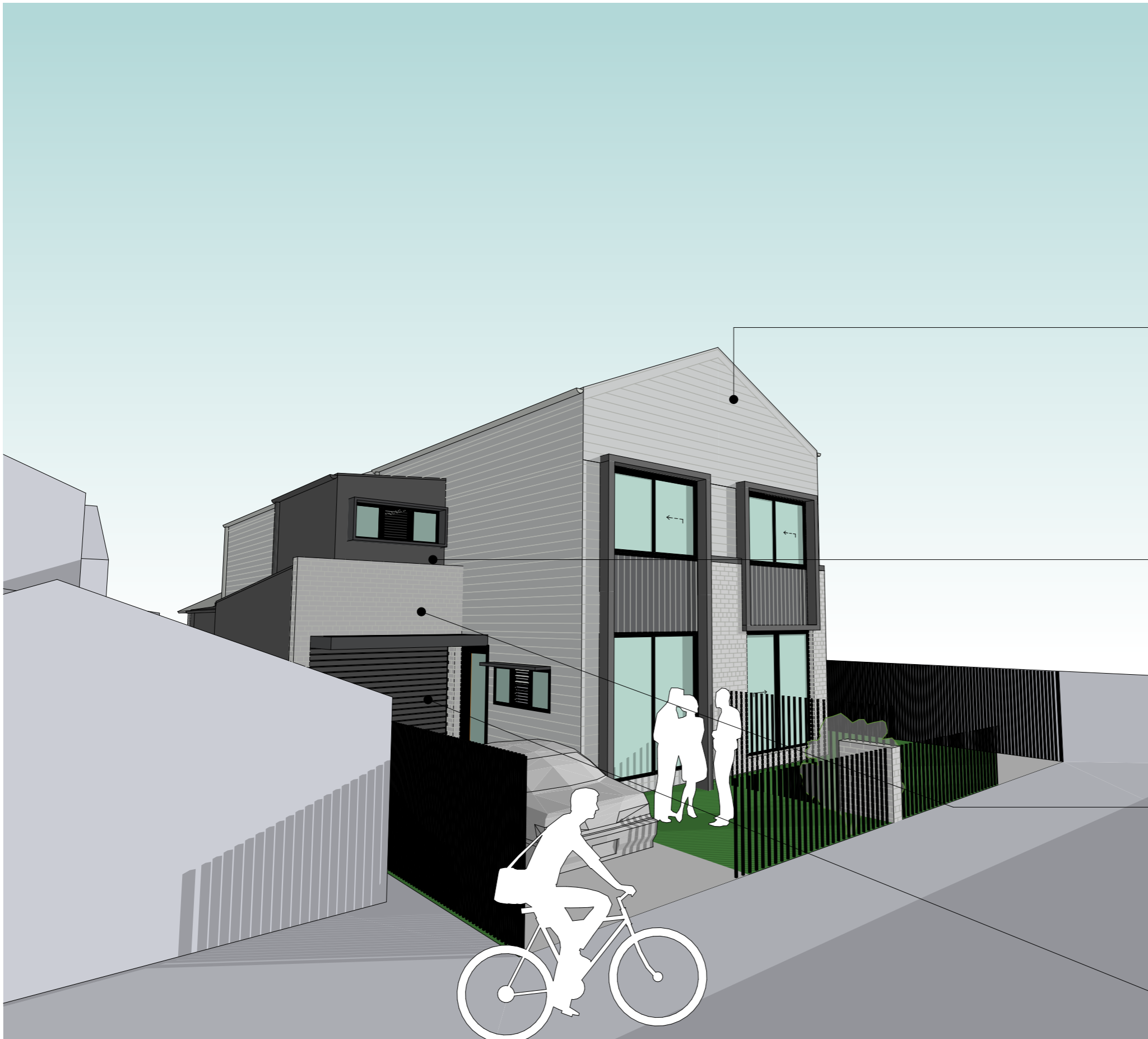
02 RFI - 21 June - 2pm Plan
SCALE 1:266.67 @ A3



03 RFI - 21 June - 3pm Plan
SCALE 1:266.67 @ A3

Development Application





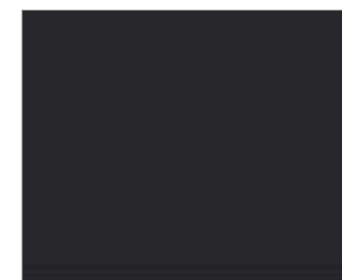
LC1
Lightweight horizontal FC cladding
Colour - Surfmist (or similar)



LC2
SCYON MATRIX CLADDING
Colour - Monument (or similar)



FB
FACE BRICK 'SAN SELMO' -
Colour - Original (or similar)



GD
GARAGE DOOR
Powdercoat - Monument

Development Application



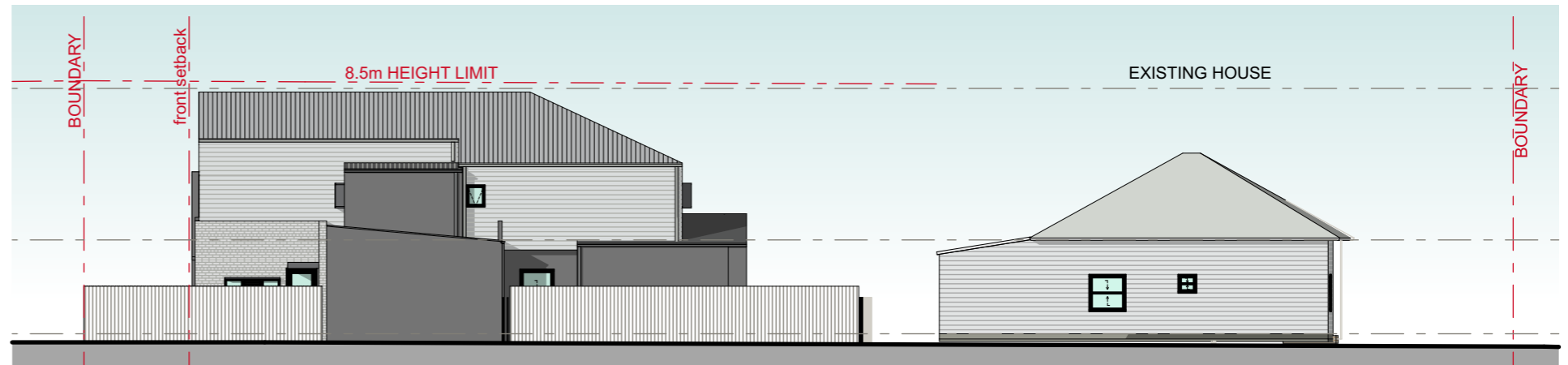




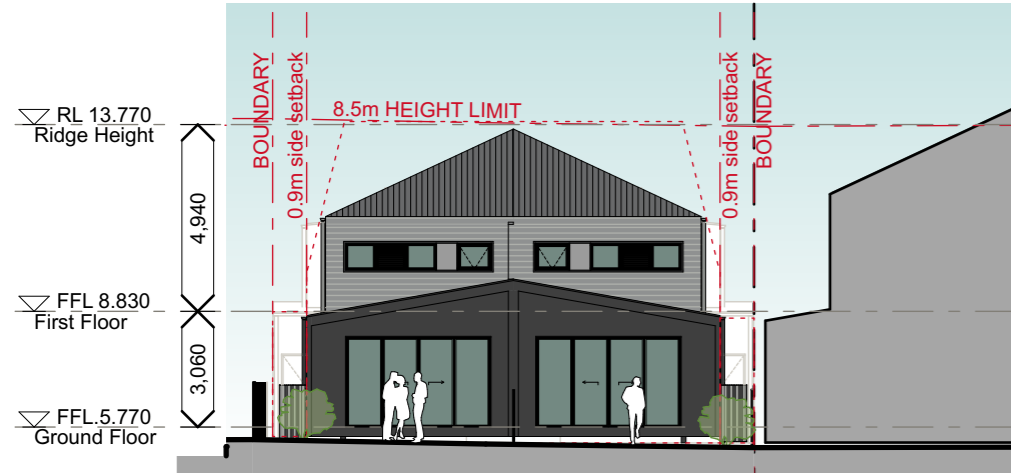
Site Plan - Notification
SCALE 1:200 @ A3



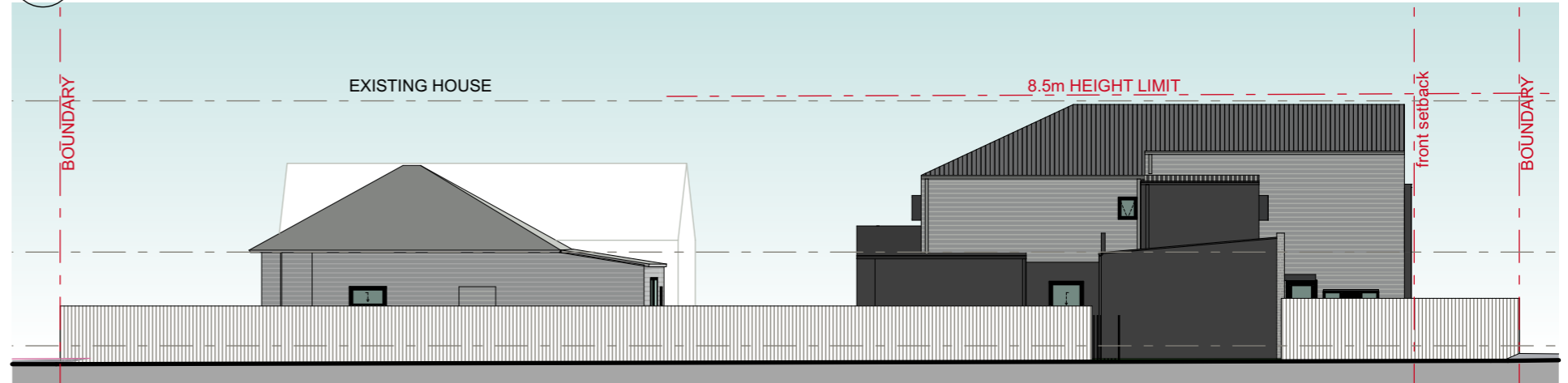
North Elevation - Notification
SCALE 1:200 @ A3



West Elevation - Notification
SCALE 1:200 @ A3



South Elevation - Notification
SCALE 1:200 @ A3



East Elevation - Notification
SCALE 1:200 @ A3

Development Application



UNIT 01

DOOR AND FRAME SCHEDULE			
DOOR			View from Side Opposite...
MARK	SIZE		
	W	HT	
DG01	2,170	2,400	
DG02	920	2,100	
DG03	3,850	2,400	
W101	1,800	710	
W101	2,170	1,480	
W102	600	710	
W103	2,400	710	
W104	900	710	
WG01	1,108	2,100	
WG02	775	2,100	
WG03	1,800	710	

UNIT 02

DOOR AND FRAME SCHEDULE			
DOOR			View from Side Opposite...
MARK	SIZE		
	W	HT	
DG01	2,170	2,400	
DG02	920	2,100	
DG03	3,850	2,400	
W101	1,800	710	
W101	2,170	1,480	
W102	600	710	
W103	2,400	710	
W104	900	710	
WG01	1,108	2,100	
WG02	775	2,100	
WG03	1,800	710	

EXISTING HOUSE

DOOR AND FRAME SCHEDULE			
DOOR			View from Side Opposite...
MARK	SIZE		
	W	HT	
EX-DG01	3,100	2,400	



DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

DA2019/00852 - 6 KING STREET STOCKTON

Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER

Application No: DA2019/00852

Land: Lot 28 Sec R DP 984043

Property Address: 6 King Street Stockton NSW 2295

Proposed Development: Multi dwelling housing - demolition of outbuildings, alterations and additions to dwelling, erection of two attached two storey dwellings and strata subdivision

SCHEDULE 1

APPROVED DOCUMENTATION

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

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Site & Roof Plan	DA-101 – Issue 10	CKDS Architecture	11/03/2020
Ground Floor & First Floor Plan	DA-102 – Issue 11	CKDS Architecture	ND
Elevations Plan	DA-201 – Issue 09	CKDS Architecture	11/03/2020
Section Plan	DA-301 – Issue 07	CKDS Architecture	11/03/2020
Perspectives	DA-404 – Issue 10	CKDS Architecture	11/03/2020
Draft Strata Plan	Reference: 36511	Andrew Daly	ND
Waste Management Plan	SWMMP (NCC)	Kubush Borzestowski	11/02/2020
BASIX Certificate	Certificate No. 1028021M	Building Sustainability Assessments	18/07/2019
Stormwater Management Plan	Dwg. No. 904012-SWD (Pages 1 & 2)	Forum Engineers	28/02/2020

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

- A total monetary contribution of \$5,465.00 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:

- 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.

- 3. 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.
- 4. Roof water from the proposed new work is to be directed to the proposed water tank and be 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 are to be designed in accordance with the *Plumbing Code of Australia* (National Construction Code Volume 3). Details are to be included in documentation for a Construction Certificate application.
- 5. 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 Forum Consulting Engineers, Drawing No: 904012-SWD, dated: 28.02.20. Details are to be included in documentation for a Construction Certificate application.
- 6. All proposed planting and landscape elements indicated on the submitted landscape concept plan or otherwise required by the conditions of this consent are to be detailed on a landscape plan and specification. The plan and specification are 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
 - 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 and specification are to be prepared by a qualified landscape designer and be included in documentation for a Construction Certificate application.

7. 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.
8. Adequate facilities are to be provided within the proposed individual private courtyards, or in another adequately screened location, for the storage of garbage. Full details are to be included in documentation for a Construction Certificate application.
9. A group type mailbox is to be provided at the street frontage in accordance with the requirements of Australia Post, clearly displaying individual unit numbers and the required house number. Full details are to be included in the documentation for a Construction Certificate application.
10. A residential vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:
 - a) Constructed in accordance with Council's A1300 - Driveway Crossings Standard Design Details.
 - b) The driveway crossing, within the road reserve, shall be a maximum of 3 metres wide
 - c) Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance
 - d) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve
 - e) The proposed driveway shall be a minimum of 750mm clear of the centre of any pole or obstruction within the public reserve and 1 metre clear of any drainage pit.

These works are not approved until consent under Section 138 of the *Roads Act 1993 (NSW)* has been granted by Council. An application under Section 138 must be applied for and approved before the issue of a Construction Certificate.

11. A separate application must be lodged and consent obtained from Council for all works within the road reserve pursuant to Section 138 of the Roads Act 1993 (NSW). The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.
12. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate 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.

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

13. 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* (NSW), or
 - c) Be a temporary chemical closet approved under the *Local Government Act 1993* (NSW).
14. 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.

15. All building work must be carried out in accordance with the provisions of the National Construction Code.
16. In the case of residential building work for which the *Home Building Act 1989* (NSW) requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by this consent commences.
17. All excavations and backfilling are to be executed safely in accordance with appropriate professional standards and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.
18. If the soil conditions require it, retaining walls associated with the erection or

demolition of a building or other approved methods of preventing movement of the soil must be provided and adequate provision must be made for drainage.

19. All building materials, plant and equipment is to be placed on the site of the development so as 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 Council reserves including the road reserve is not permitted.
20. 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 Council requirements, in accordance with Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012.
21. 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.

22. 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.
23. Prior to the commencement of work, a 3m wide all weather vehicle access is to be provided from the kerb and gutter to the building under construction, to reduce the potential for soil erosion. Sand shall not be stockpiled on the all weather vehicle access.
24. 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).
25. All public trees that are required to be retained must be physically protected in accordance with the City of Newcastle Urban Forest Technical Manual 'Section 8.0 Protection Measures'.

The tree protection fencing must remain in place and maintained until all works have been completed, with no waste materials, washouts, equipment or machinery to be stored within the fenced area.

26. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
27. 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 Council and the demolisher prior to commencement of work.
28. The demolition works are to be undertaken in accordance with Australian Standard 2601:2001 - The Demolition of Structures and the following requirements:
 - a) Demolition works shall be conducted in accordance with the submitted

Hazardous Substances Management Plan and a copy of the Hazardous Substances Management Plan shall 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 appropriate 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 City of Newcastle and the owners/occupiers of neighbouring premises prior to the commencement of any demolition works. 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 shall also include City of Newcastle's contact telephone number (49742000) and the SafeWork NSW telephone number (49212900) 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.
29. 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.
30. 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, application must be made for Council's approval to position the container on the adjacent public road in accordance with Council's adopted Building Waste Container Policy.
31. 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.
32. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
33. Waste management shall be implemented in accordance with the approved Waste Management Plan. At a minimum, the following measures shall be implemented during the construction phase:
- a) A waste container of at least one cubic metre capacity shall 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) Appropriate 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* (NSW).

- 34. 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.
- 35. Council'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 Council for the duration of demolition and construction work.

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

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

- 36. 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.
- 37. An application is to be made for a Strata Certificate in accordance with the requirements of Division 4 of the *Strata Scheme (Freehold Development) Act 1973* (NSW).
- 38. 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 Council within fourteen days of receipt.
- 39. 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 Council'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.
- 40. All works within the road reserve required by this consent are to be completed prior to the issue of an Occupation Certificate.
- 41. A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, shall be submitted to the Principal Certifying Authority and to The City of Newcastle prior to the issue of an Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.

42. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority 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.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

43. The premises are to be identified by the provision of house and street numbers on the building exterior and mailbox, respectively, such that they are clearly visible from the road frontage.

The minimum numeral heights shall be:

- a) exterior of the building = 75mm and
- b) group mailbox - street number = 150mm
- house number = 50mm

ADVISORY MATTERS

- The proposed development will require the provision of additional street numbers for the delivery of services and goods. The allocated house numbers are:

Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Existing dwelling	6	King	Street	Stockton
Proposed Unit 1	6A	King	Street	Stockton
Proposed Unit 2	6B	King	Street	Stockton

- Retaining walls not clearly noted on the approved plans or outside of the parameters of 'exempt development' as specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (NSW) are to be subject to a separate development application. An application in this regard is to be approved prior to any works relating to the retaining wall taking place.
- 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 both Council and any other relevant authorities. Council 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 of any adjoining owner under the provisions of the *Dividing Fences Act 1991* (NSW).
- 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 Council is to be notified of the appointment; and
 - c) Council 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 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* (NSW).
 - It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* (NSW) 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* (NSW), which may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.

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 submissions 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.

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

DA2019/00852 - 6 KING STREET STOCKTON

Attachment C: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

PROCESSING CHRONOLOGY

DA2019/00852 - 6 King Street Stockton

12 August 2019	Application lodged
15 August – 2 September 2019	Public Notification
28 October 2019	Additional information requested
20 November 2019	Additional information received
12 December 2019	Additional information requested
15 January 2020	Amended plans received
11 March 2020	Amended plans received
21 April 2020	Public Voice Committee
27 April 2020	Amended plans received

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 13 **DA2019/01163 - 43 Greenleaf Road Kooragang**

**Industrial - erection and operation of a warehouse and
distribution centre**

Attachment A - Submitted Plans

Attachment B - Draft Schedule of Conditions

Attachment C - Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

DA2019/01163 – 43 GREENLEAF ROAD KOORAGANG

Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER



Proposed Industrial Development

Port Link Estate, Kooragang, Newcastle



site information

site address
 Port Link Estate, Kooragang, Newcastle

parcel information
 Lot 7 on D.P.1117013
 local government area - City of Newcastle

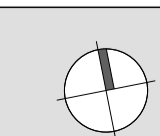
drawing schedule

- SD.0001 cover page and drawing schedule
- SD.1001 site plan
- SD.1002 roof plan
- SD.1003 site cover calculations
- SD.2101 office and crib hut floor plan and elevations
- SD.3001 warehouse elevations
- SD.3101 warehouse sections

image source: Google Maps 2019

DA ISSUE

P3	13/09/19	preliminary issue
P2	01/08/19	preliminary issue
P1	31/07/19	preliminary issue
Issue	Date	Revision





site information

site area
32,430m²

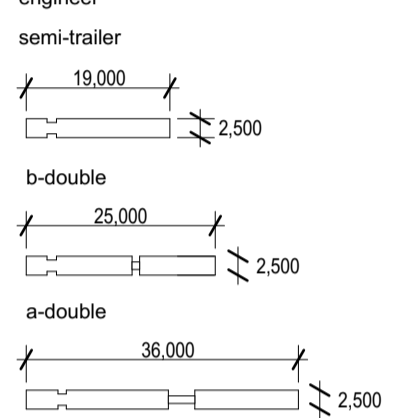
GFA

warehouse	16,000m ²
docket office	11m ²
office	37m ²
amenities	15m ²
crib hut	18m ²
total	16,081m²

carparks provided
54 (including 2 PWD)

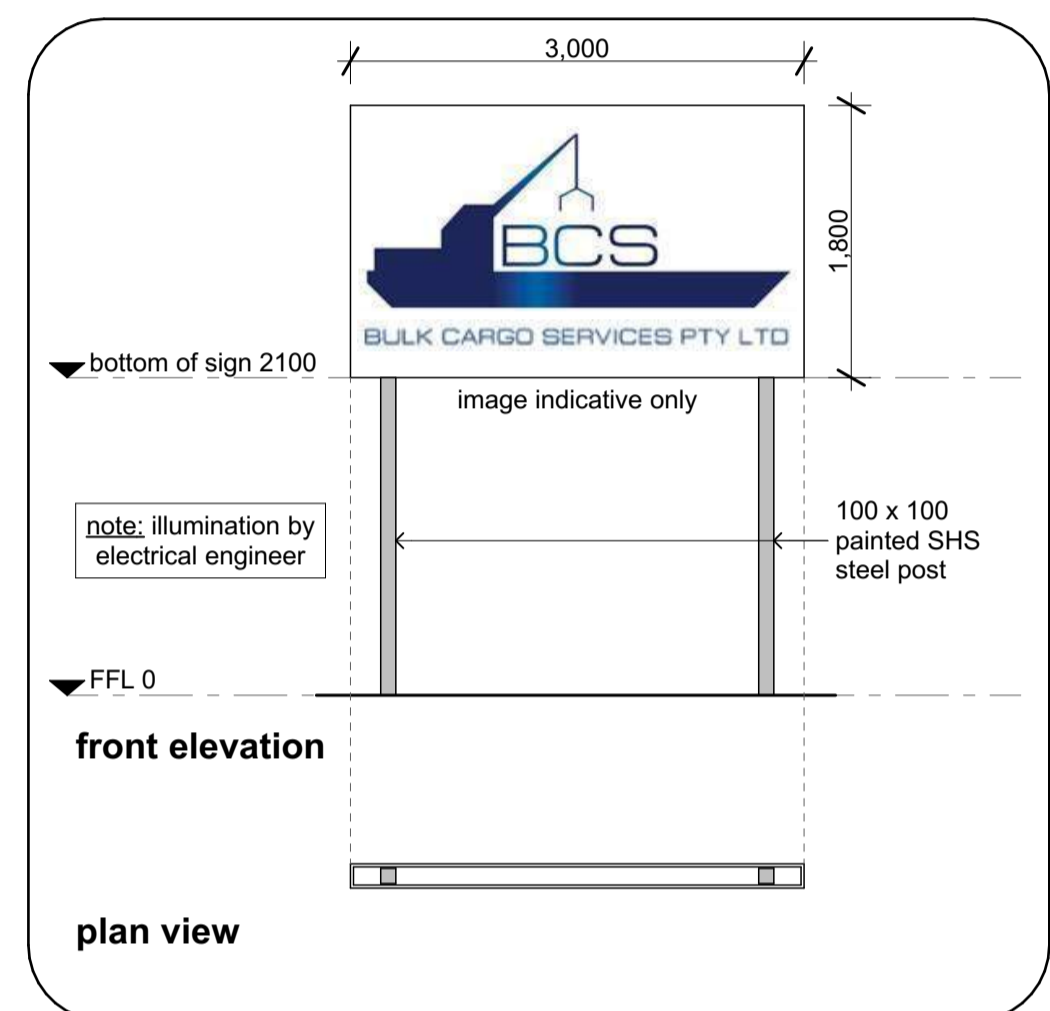
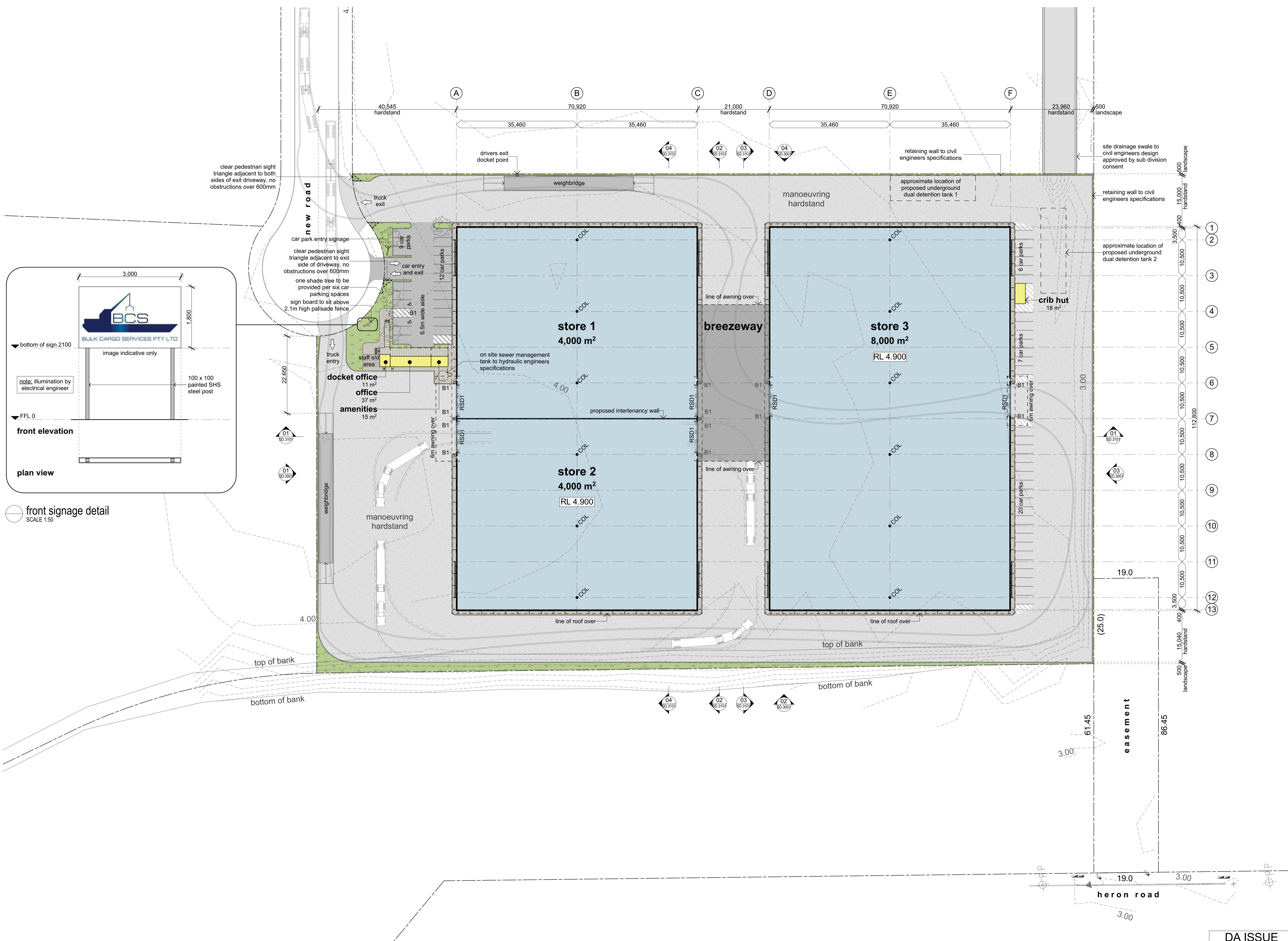
landscape provided
approx. 904m² (approx. 2.8%)

design vehicles
turning circles shown indicatively only and must be checked by traffic engineer



legend

B1 bollard
 RSD1 6.0m (H) x 9.0m (W) roller shutter door



front signage detail
SCALE 1:50

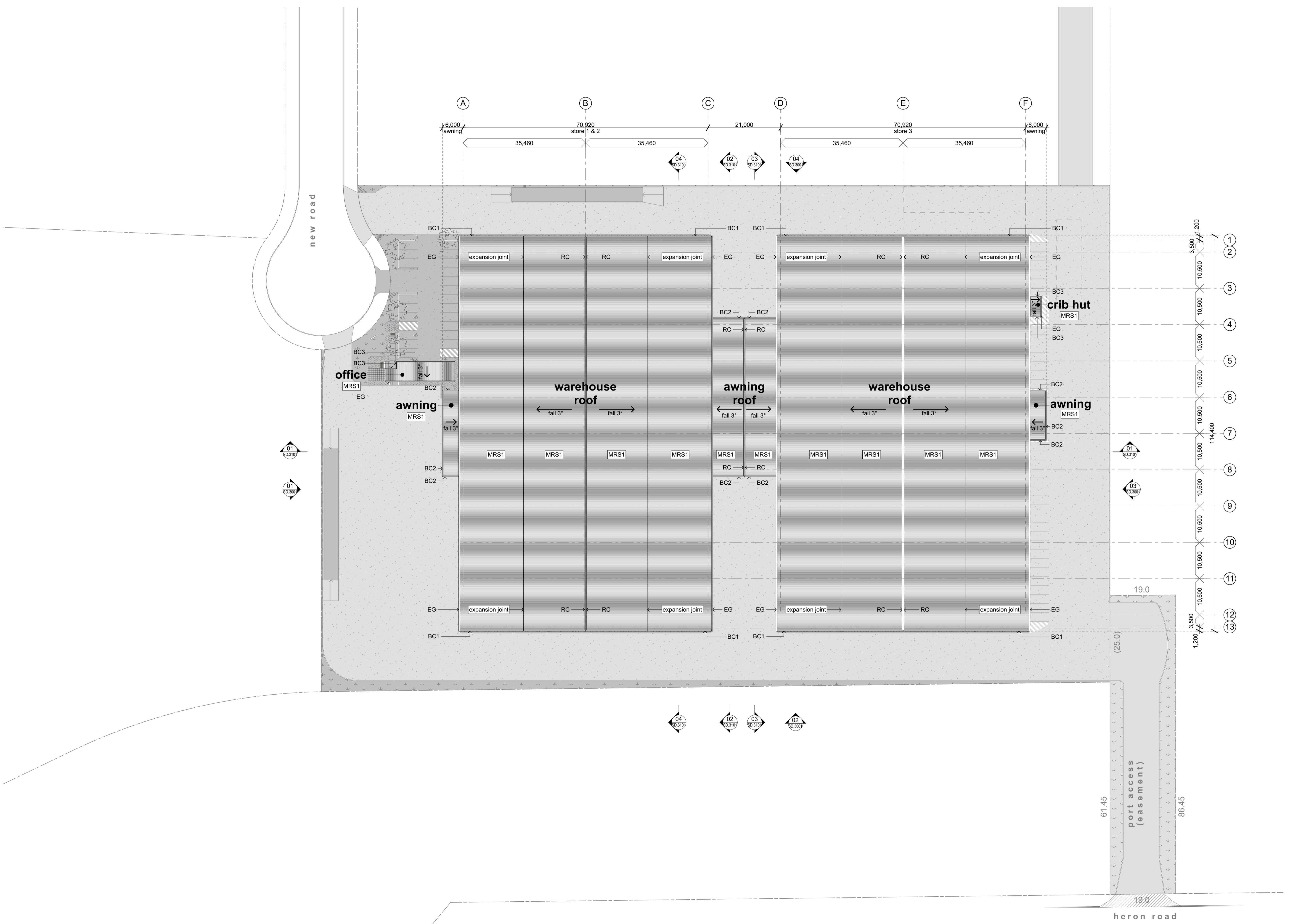
P11	04/03/20	preliminary issue
P10	03/10/19	preliminary issue
P9	27/09/19	preliminary issue
P8	17/09/19	preliminary issue
P7	12/09/19	preliminary issue
P6	11/09/19	preliminary issue
P5	06/09/19	preliminary issue
P4	03/09/19	preliminary issue
P3	23/08/19	preliminary issue
P2	01/08/19	preliminary issue
P1	31/07/19	preliminary issue

DA ISSUE



roof legend

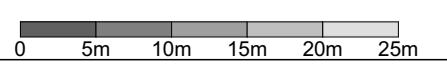
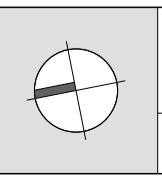
- BC# barge capping
- BG box gutter
- DP downpipe
- EG eaves gutter
- MRS1 zincalume metal roof sheet
- RC ridge capping



P4	27/09/19	preliminary issue
P3	13/09/19	preliminary issue
P2	01/08/19	preliminary issue
P1	31/07/19	preliminary issue
Issue	Date	Revision

DA ISSUE

job no. **1960**





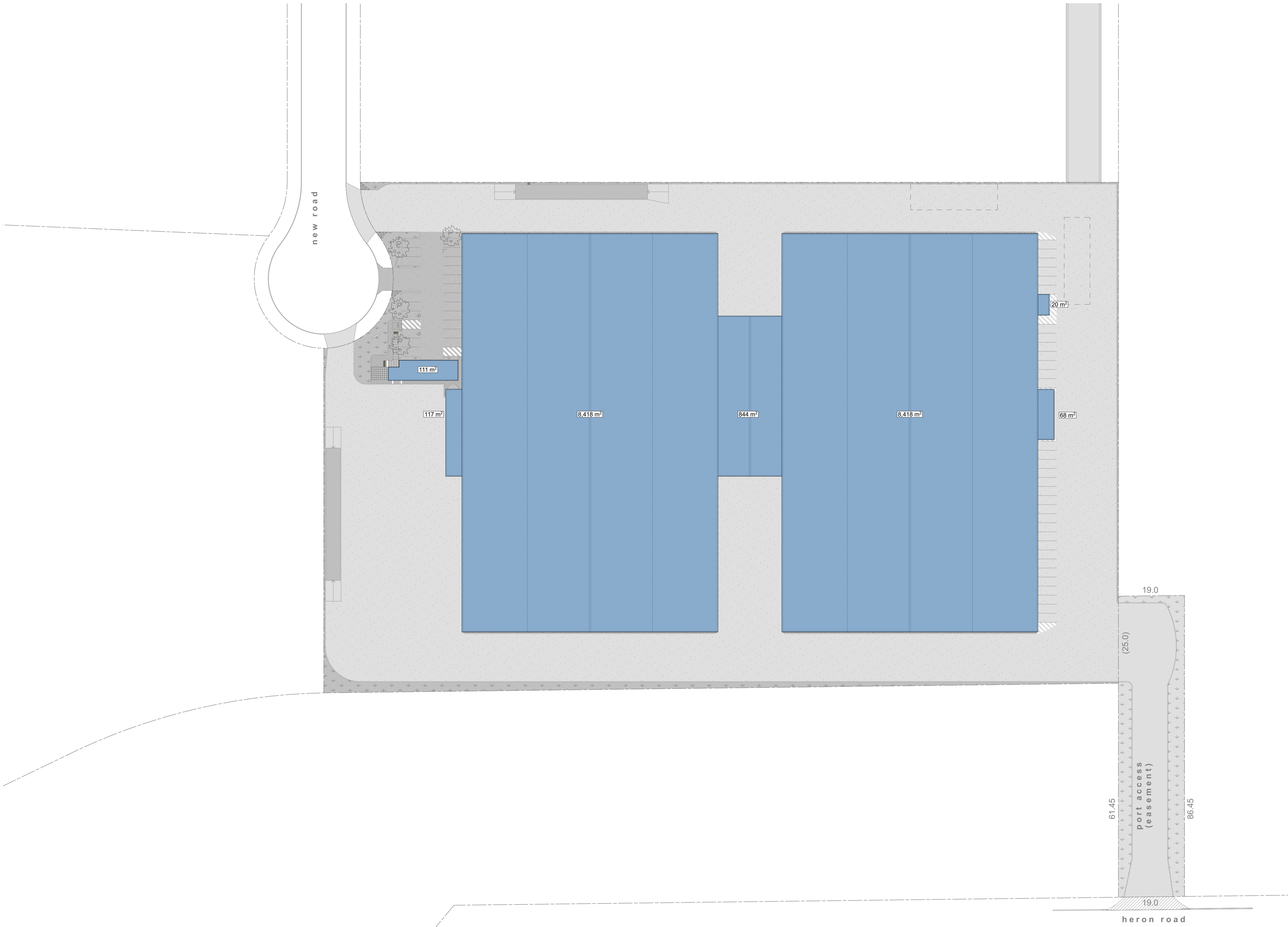
site cover

hatch indicates area included in site cover calculation

total site cover:
17,996 m²

site area:
32,430 m²

site cover percentage: 55.5%

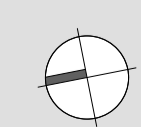


P4	27/09/19	preliminary issue
P3	13/09/19	preliminary issue
P2	01/08/19	preliminary issue
P1	31/07/19	preliminary issue
Issue	Date	Revision

DA ISSUE

P4

1960





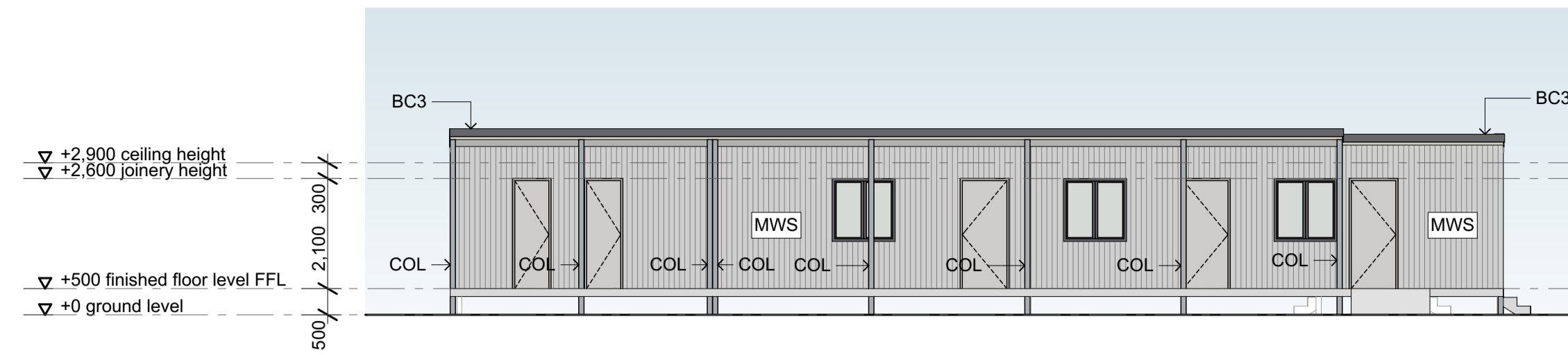
Legend

materials
 AFG aluminium framed glazing
 MWS colorbond metal wall sheeting
 PCP# precast concrete panel
 TWC translucent wall cladding

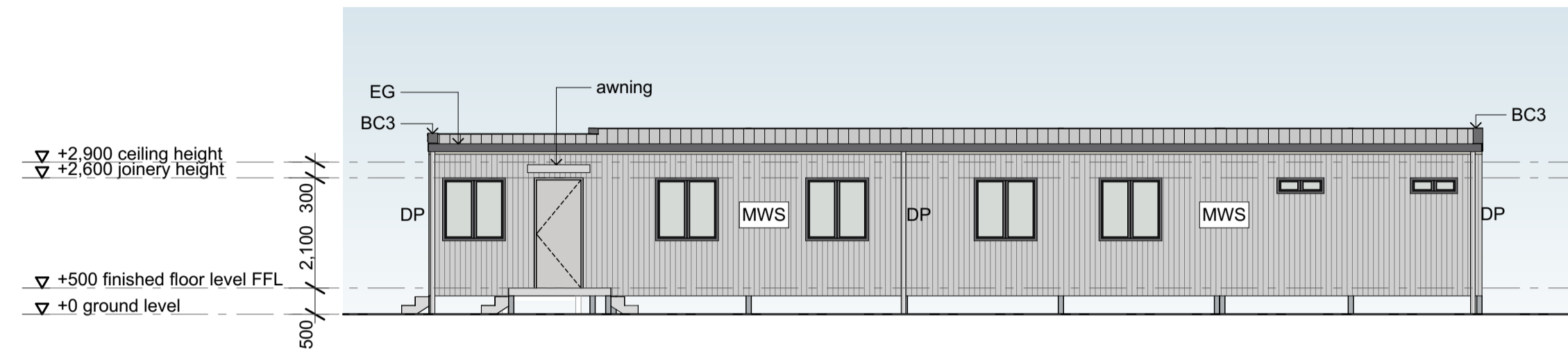
fixtures
 B1 bollard
 COL column to structural engineer's specification
 DP downpipe
 EG eaves gutter
 RSD1 roller shutter door

roof legend

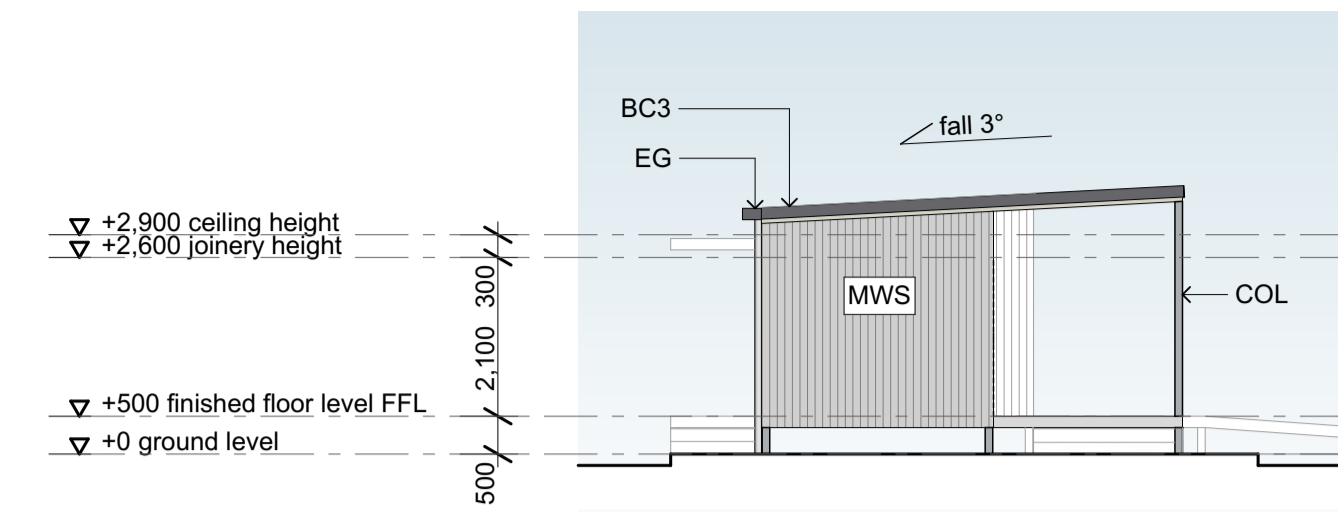
BC# barge capping
 BG box gutter
 DP downpipe
 EG eaves gutter
 MRS1 zincalume metal roof sheet
 RC ridge capping



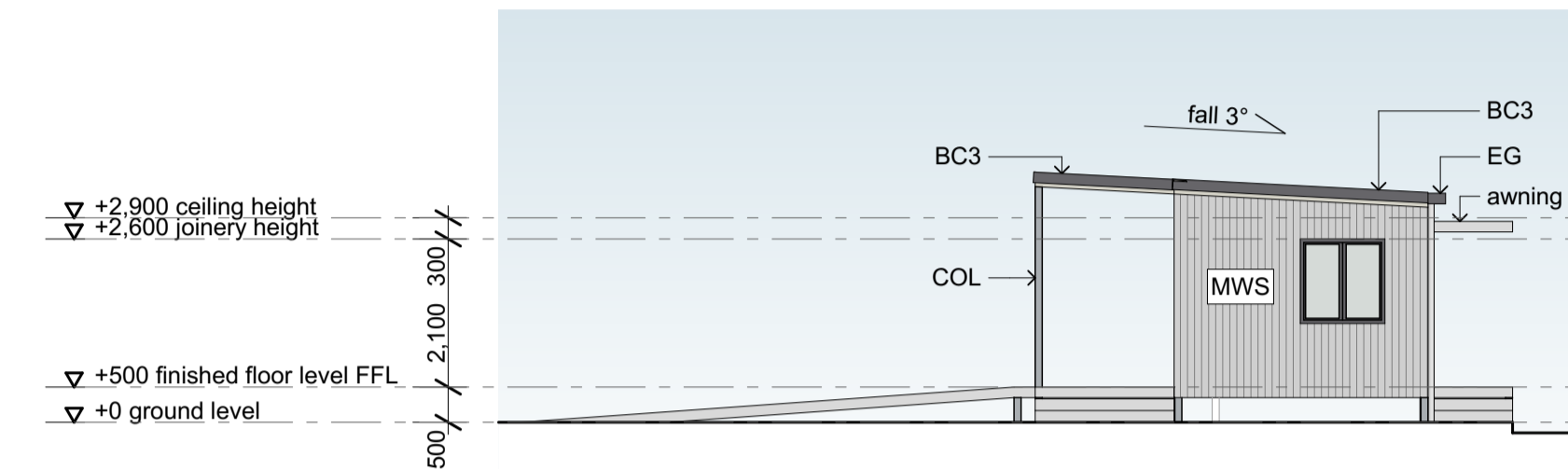
01 office elevation 01
 SCALE 1:100



03 office elevation 03
 SCALE 1:100



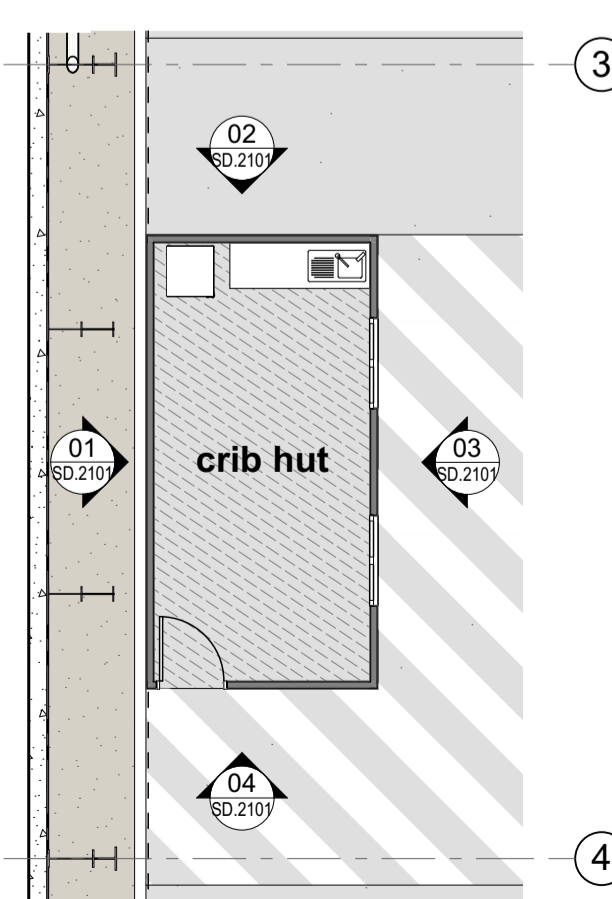
02 office elevation 02
 SCALE 1:100



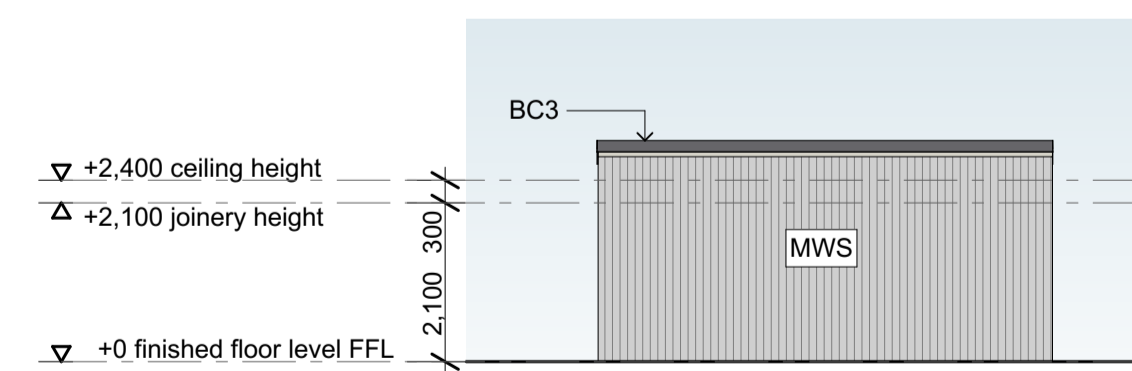
04 office elevation 04
 SCALE 1:100



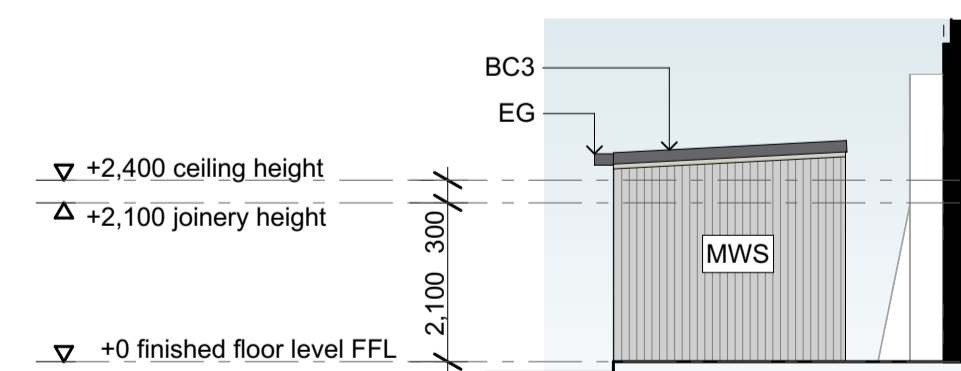
office floor plan
 SCALE 1:100



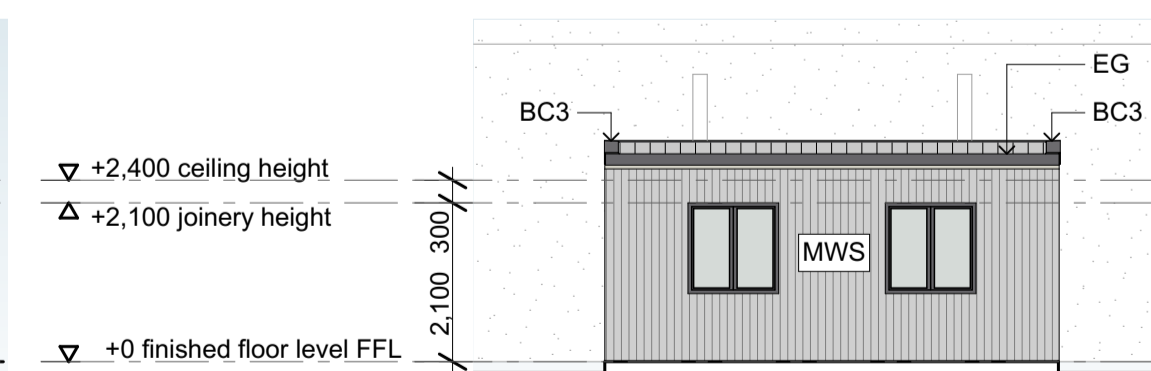
crib hut floor plan
 SCALE 1:100



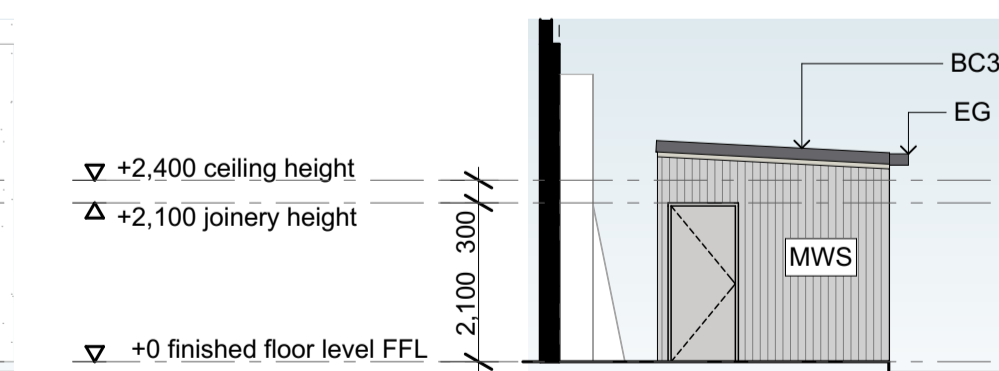
01 crib hut elevation 01
 SCALE 1:100



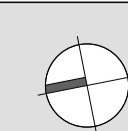
02 crib hut elevation 02
 SCALE 1:100



03 crib hut elevation 03
 SCALE 1:100



04 crib hut elevation 04
 SCALE 1:100





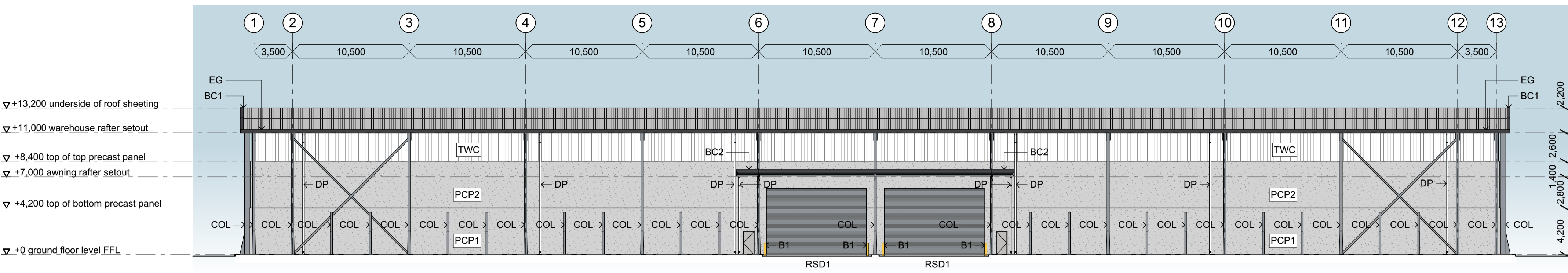
Legend

- materials**
 AFG aluminium framed glazing
 MWS colorbond metal wall sheeting
 PCP# precast concrete panel
 TWC translucent wall cladding

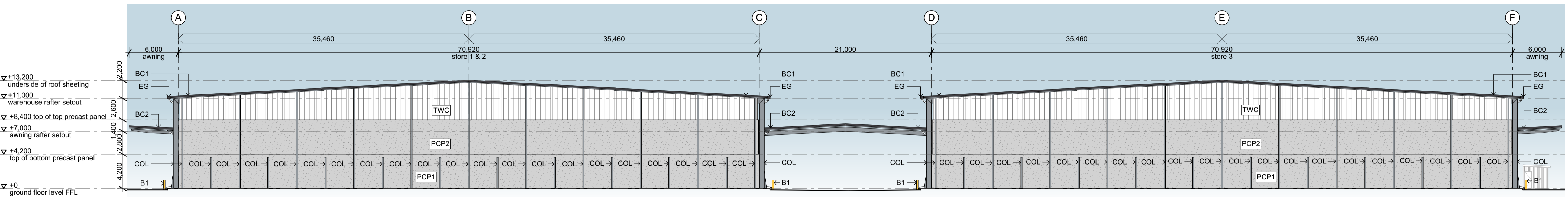
- fixtures**
 B1 bollard
 COL column
 to structural engineer's specification
 DP downpipe
 EG eaves gutter
 RSD1 roller shutter door

roof legend

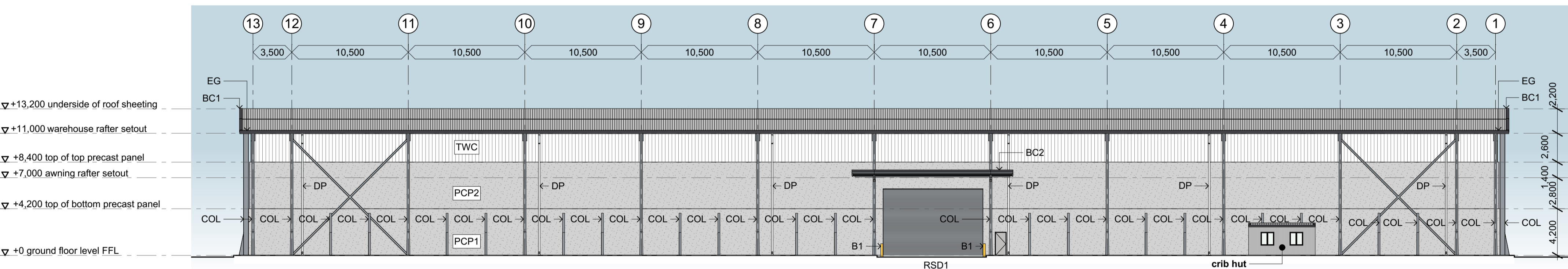
- BC# barge capping
 BG box gutter
 DP downpipe
 EG eaves gutter
 MRS1 zincalume metal roof sheet
 RC ridge capping



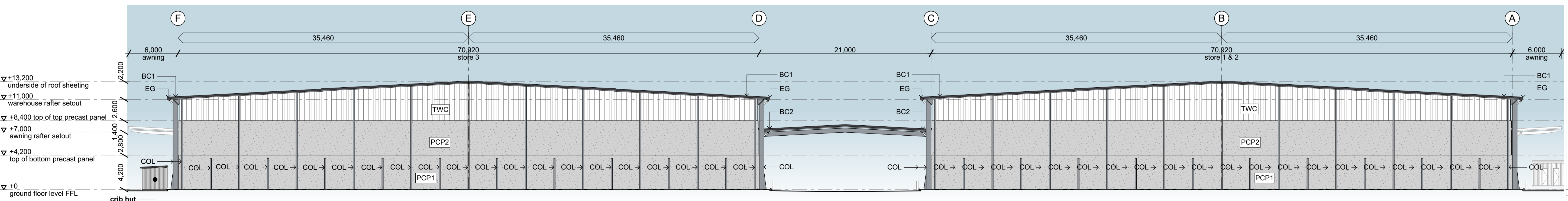
01 elevation 01 - store 1 & 2
 SCALE 1:250



02 elevation 02
 SCALE 1:250



03 elevation 03 - store 3
 SCALE 1:250



04 elevation 04
 SCALE 1:250

P4	27/09/19	preliminary issue
P3	13/09/19	preliminary issue
P2	01/08/19	preliminary issue
P1	31/07/19	preliminary issue
Issue	date	revision

DA ISSUE

P4

1960



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3

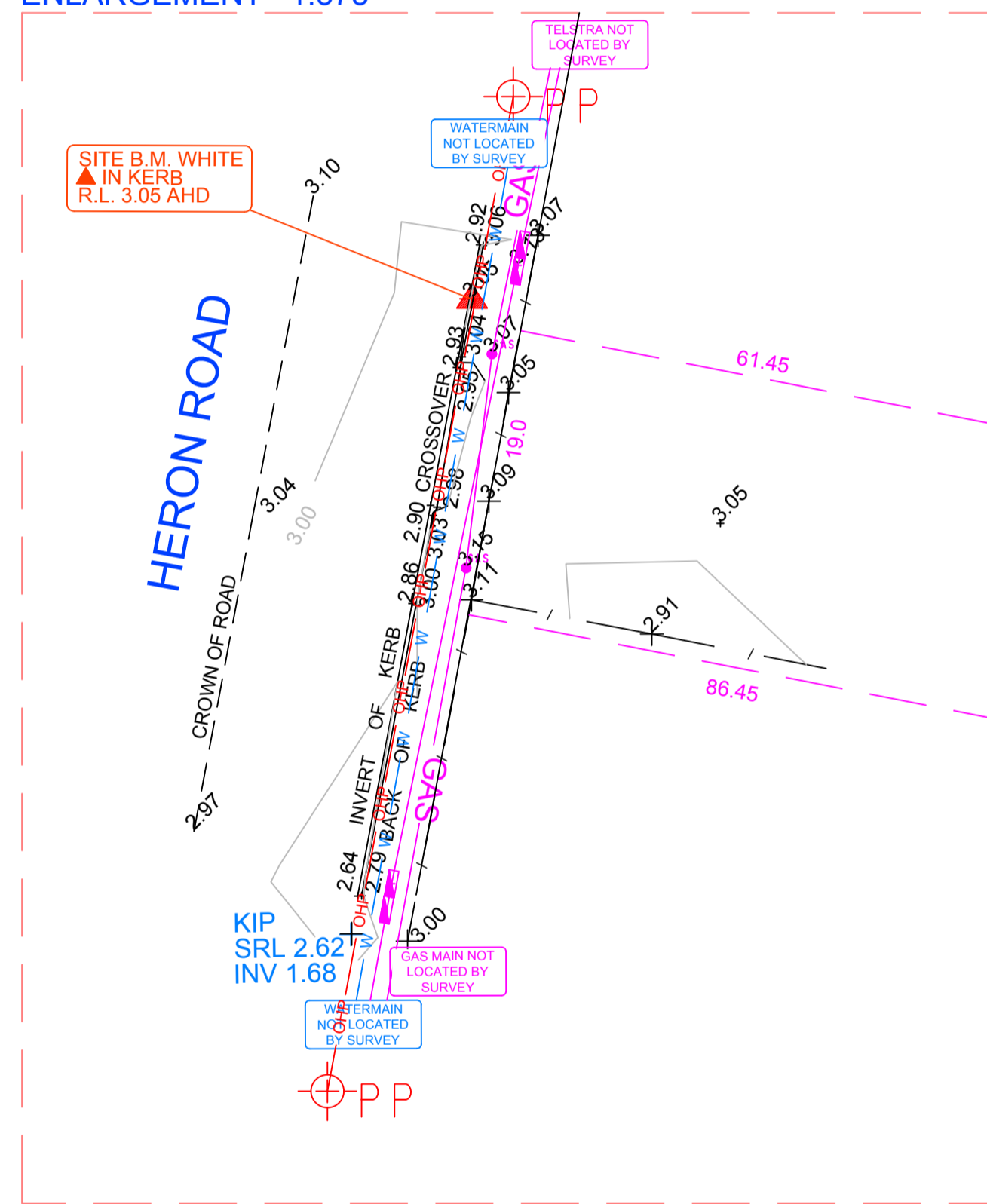


PHOTOGRAPH 4



PHOTOGRAPH 5

ENLARGEMENT 1:375



SCALE 1:750 (A1)



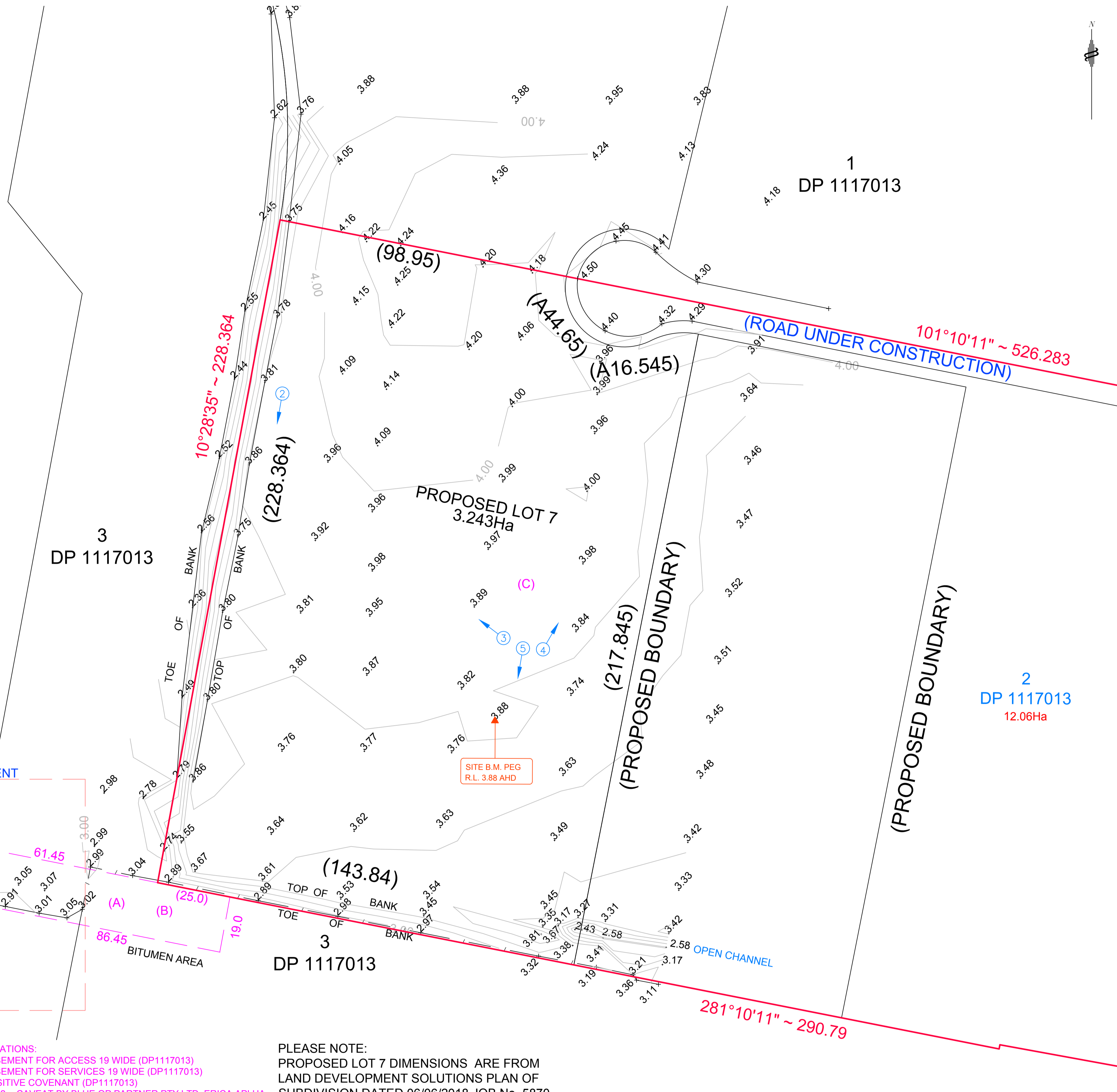
LEGEND

	PHOTO LOCATION & DIRECTION		POWER POLE
	HYDRANT		GAS
	SEWERMAIN		SEWER INSPECTION POINT
	WATERMAIN		SEWER MAN HOLE
	OVERHEAD ELECTRICITY		TELSTRA PIT
	TELSTRA LINE		TELSTRA PILLAR
	FENCE LINE		GRATED PIT
	MINOR CONTOUR LINE		TAP
	MAJOR CONTOUR LINE		WATER METER
	BOUNDARY LINE		SIGN
	TOP & TOE OF BANKS		TREE CODES
	TREE CODES		WHERE

NOTE:-

- BOUNDARIES HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY, AND HAVE NOT BEEN SURVEYED.
- SERVICES HAVE BEEN LOCATED ONLY WHERE VISIBLE, PRIOR TO EXCAVATION OR CONSTRUCTION ALL SERVICES ARE TO BE LOCATED BY RELEVANT AUTHORITY.
- SPOT LEVELS AND CONTOURS SHOWN HEREDON ARE FOR DESIGN PURPOSES ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO EXCAVATION OR CONSTRUCTION.
- DETAILS OF SURVEY ARE CORRECT TO THE DATE SHOWN 13/08/19

RESERVATIONS:
 (A) - EASEMENT FOR ACCESS 19 WIDE (DP1117013)
 (B) - EASEMENT FOR SERVICES 19 WIDE (DP1117013)
 (C) - POSITIVE COVENANT (DP1117013)
 AP140132 - CAVEAT BY BLUE OP PARTNER PTY LTD, ERICA APLHA



PLEASE NOTE:
 PROPOSED LOT 7 DIMENSIONS ARE FROM LAND DEVELOPMENT SOLUTIONS PLAN OF SUBDIVISION DATED 06/06/2018 JOB No. 5870

A	ISSUED FOR APPROVAL	15/08/19
Ed.	Details of Revisions	Date

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Client / Council Development Consent Number

Scale: 1:750 (A1) 1:1500 (A3) Datum: AHD
 Origin: SSM35960 -2.931AHD Contour Int: 0.2
 Surveyor: T.R. Drawn: T.R.
 Checked: J.H. Approved: J.H.
 Job Number: 6214 Drawing File: 6214-DET
 Registered Surveyor:

Surveying • Planning • Engineering

LAND DEVELOPMENT SOLUTIONS

PO Box 853 THE JUNCTION NSW 2291
 Phone: (02) 4963 5520 Fax: (02) 4963 5521
 E-mail: mail@lds.net.au
 ABN: 42 110 897 928

DETAIL SURVEY OF
 PART LOT 2 DP 1117013
 (PROPOSED LOT 7 PORTLINK)
 BEING No. 45 GREENLEAF ROAD,
 KOORAGANG

Drawing Number	Edition
1	A
Sheet 1 of 1	

STORMWATER PLAN SHEET 1

SCALE 1:200
 STORMWATER NOTES
 1. REFER TO DRAWING C08 FOR STORMWATER NOTES AND LEGEND.
 2. REFER TO DRAWING C11 FOR PIT SCHEDULE.

NOT FOR CONSTRUCTION

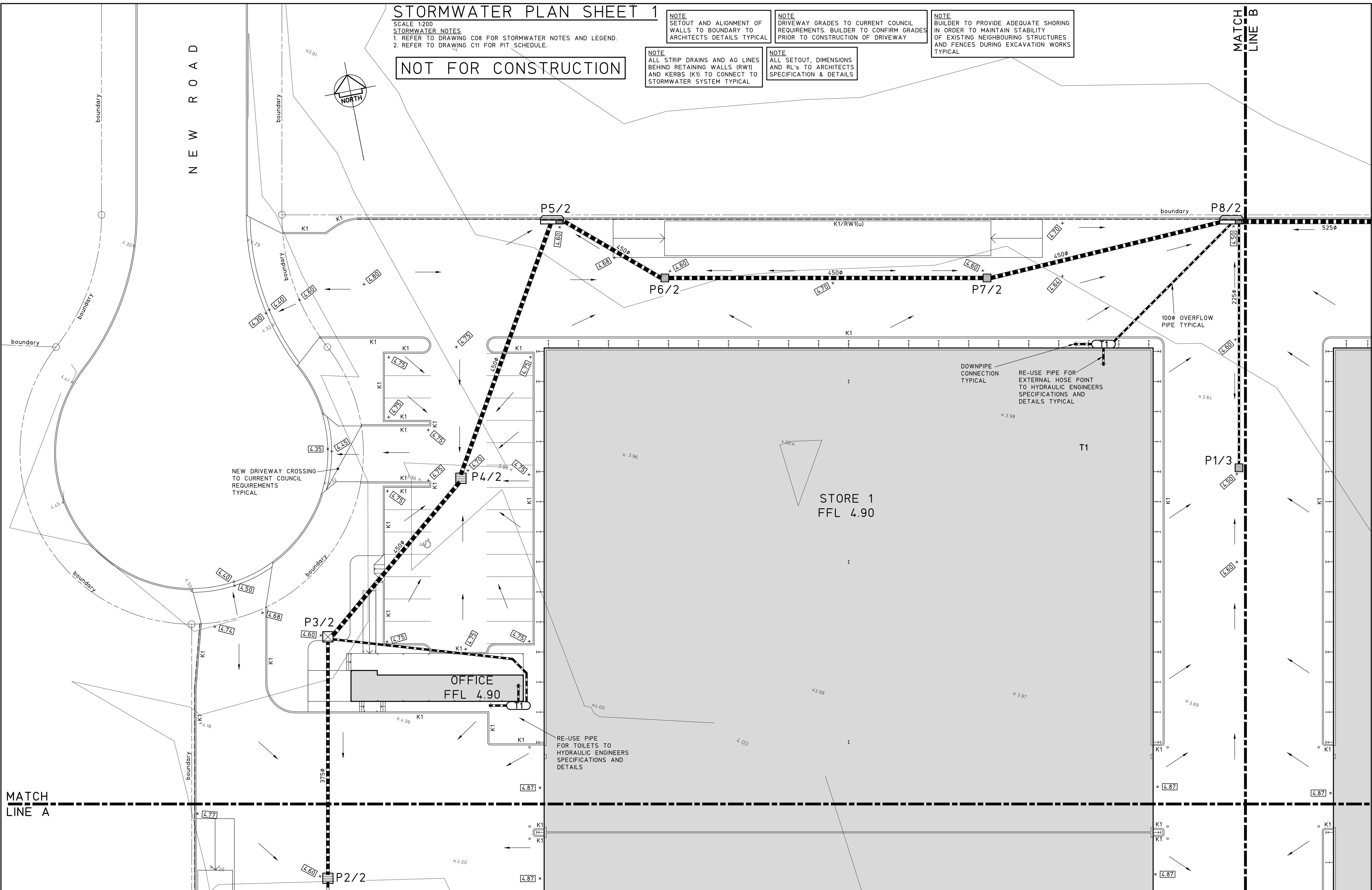
NOTE
 SETOUT AND ALIGNMENT OF WALLS TO BOUNDARY TO ARCHITECTS DETAILS TYPICAL

NOTE
 DRIVEWAY GRADES TO CURRENT COUNCIL REQUIREMENTS. BUILDER TO CONFIRM GRADES PRIOR TO CONSTRUCTION OF DRIVEWAY

NOTE
 BUILDER TO PROVIDE ADEQUATE SHORING IN ORDER TO MAINTAIN STABILITY OF EXISTING NEIGHBOURING STRUCTURES AND FENCES DURING EXCAVATION WORKS TYPICAL

NOTE
 ALL STRIP DRAINS AND AG LINES BEHIND RETAINING WALLS (RW1) AND KERBS (K1) TO CONNECT TO STORMWATER SYSTEM TYPICAL

NOTE
 ALL SETOUT, DIMENSIONS AND RL'S TO ARCHITECTS SPECIFICATION & DETAILS



ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE
2	DEVELOPMENT APPLICATION	28.10.19			
1	DRAFT DEVELOPMENT APPLICATION	15.10.19			
0	ISSUED FOR PRE-LODGE MEETING	17.9.19			

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 Email: admin@mpceng.com.au
 Web: www.mpceng.com.au
 A.C.N. 098 542 575

CLIENT
BULK CARGO NEWCASTLE PTY LTD

TITLE
STORMWATER PLAN SHEET 1

PROJECT
**PROPOSED DEVELOPMENT AT;
 LOT 7, DP 1117013,
 No.45 GREENLEAF ROAD,
 KOORAGANG**

DO NOT SCALE DRAWING

DRAWN	ENGINEER	No in SET	SHEET
J.L.	P.M.	13	A1
SCALES	JOB No	DRAWING No	ISSUE
1:200	190621	C07	2

STORMWATER PLAN SHEET 2

SCALE 1:200

STORMWATER NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH AS3500.3.
- ALL PIPES TO HAVE A 1% MINIMUM FALL U.N.O.
- ALL DOWNPIPES (DP) TO BE SPECIFIED BY ARCHITECT. FOR EXACT LOCATION OF DOWNPIPES, REFER TO ARCHITECTURAL DRAWINGS.
- ALL PIPES TO BE UPVC U.N.O.
- ALL UPVC PIPES TO BE SEWER GRADE AND TO AS1260.
- ALL REINFORCED CONCRETE PIPES (RCP) TO BE SPIGOT AND SOCKET TYPE WITH RUBBER RINGS CLASS 2 TO AS4058.
- PITS TO BE C&D REINFORCED PRE-CAST CONCRETE PITS OR EQUIVALENT PROPRIETARY PITS.
- ALL LIDS AND GRATES TO BE PROPRIETARY HEAVY DUTY IN AREAS OF VEHICULAR TRAFFIC, LIGHT DUTY ELSEWHERE, IN ACCORDANCE WITH AS3996.
- MINIMUM COVER TO STORMWATER PIPES TO BE AS FOLLOW U.N.O.
TRAFFICABLE AREAS - 450mm, LANDSCAPED AREAS - 300mm.
- PIPES TO BE CONCRETE ENCASED IF MINIMUM COVERS CANNOT BE OBTAINED IN TRAFFICABLE AREAS, REFER TO CLAUSE 3.8 AS3500.3. ALTERNATIVELY USE UPVC SEWER GRADE PIPES UNDER ROAD AND BUILDINGS.
- PROVIDE 100g AG DRAINS IN FILTER SOCKS TO ALL LANDSCAPED AREAS, PLANTER BEDS AND STORMWATER PIPE TRENCHES.
ALL AG DRAINS TO BE BEDDED IN COARSE AGGREGATE AND TO BE CONNECTED TO STORMWATER SYSTEM.
- ALL PITS, DETENTION TANKS AND PROPRIETARY POLLUTION CONTROL DEVICES TO BE CLEANED OF SEDIMENT AT 3 MONTH MAXIMUM INTERVALS.
- ALL EXISTING SERVICES TO BE LOCATED PRIOR TO COMMENCEMENT OF WORK.
- ANY FOOTPATHS, KERB AND GUTTER OR ROADWAY DISTURBED BY WORKS TO BE REINSTATED TO CURRENT COUNCIL REQUIREMENTS.
- PROVIDE ACCESS LADDER TO TANK AS REQUIRED, REFER TO AS1657.

LEGEND

- DENOTES STORMWATER PIPE
- DENOTES EXISTING CONTOUR
- DENOTES EXISTING LEVELS
- DENOTES DESIGN SPOT LEVELS
- DENOTES DESIGN CONTOUR
- DENOTES 120 HIGH KERB U.N.O.
- DENOTES RETAINING WALL UNDER PAVEMENT
- DENOTES DIRECTION OF SURFACE FLOWS
- DENOTES 900x900 LOCKABLE MANHOLE PIT LID
- DENOTES 5000 LITRE SLIMLINE WATER STORAGE TANK STORING ROOF RAINWATER TO MANUFACTURERS SPECIFICATION. TANK SHALL BE FITTED WITH A FIRST FLUSH SYSTEM, PUMP TO SUPPLY TOILETS AND A DIVERSION SWITCH TO MAINS SUPPLY ON TANK BEING EMPTY. BACK FLOW PREVENTION TO MAINS WATER SHALL BE PROVIDED. TANK TO OVERFLOW TO STORMWATER SYSTEM.
- DENOTES 5000 LITRE SLIMLINE WATER STORAGE TANK STORING ROOF RAINWATER TO MANUFACTURERS SPECIFICATION. TANK SHALL BE FITTED WITH A FIRST FLUSH SYSTEM, PUMP TO CONNECT TO EXTERNAL HOSE POINT AND A DIVERSION SWITCH TO MAINS SUPPLY ON TANK BEING EMPTY. BACK FLOW PREVENTION TO MAINS WATER SHALL BE PROVIDED. TANK TO OVERFLOW TO STORMWATER SYSTEM.

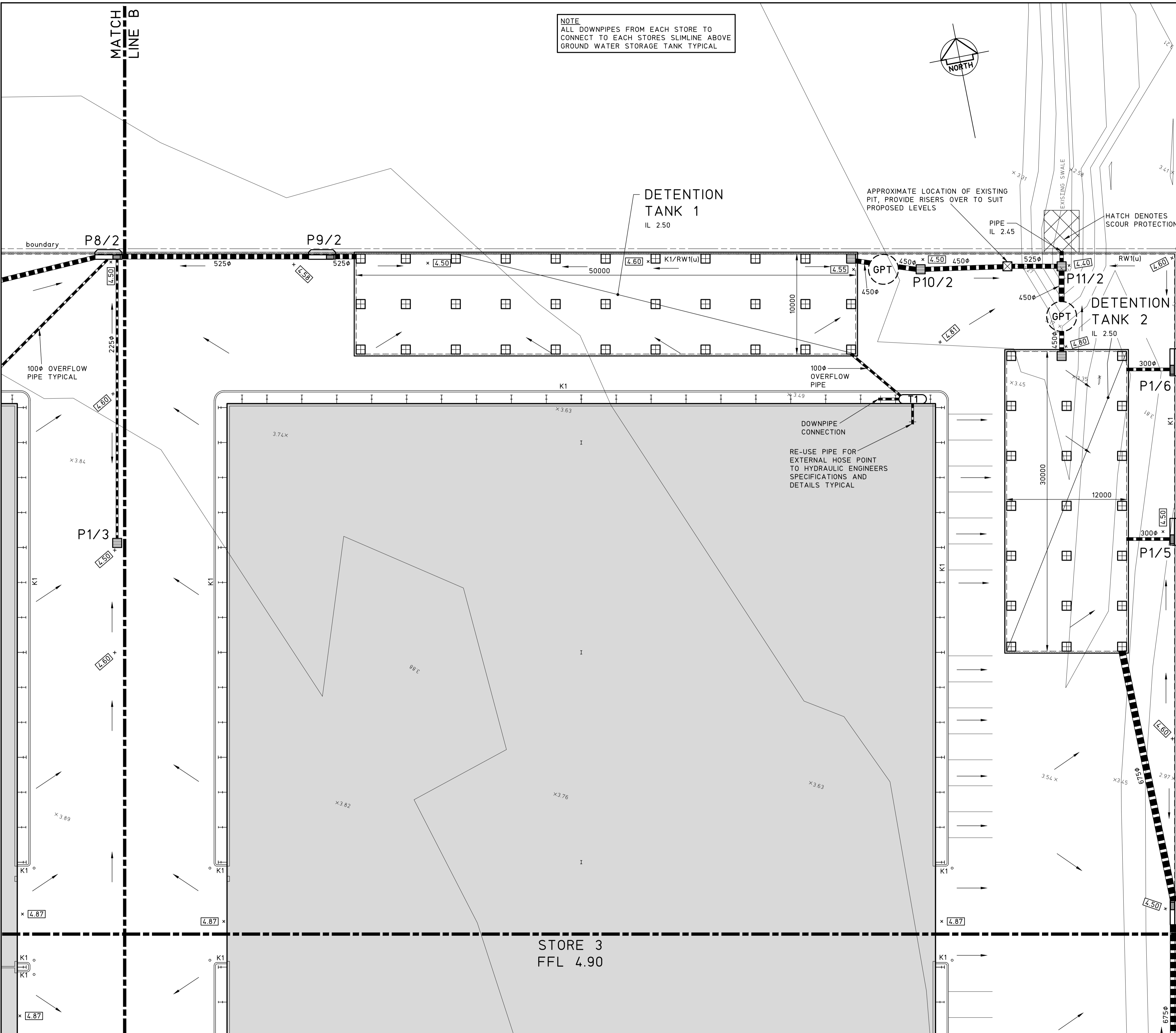
NOTE
SETOUT AND ALIGNMENT OF WALLS TO BOUNDARY TO ARCHITECTS DETAILS TYPICAL

NOTE
ALL STRIP DRAINS AND AG LINES BEHIND RETAINING WALLS (RW1) AND KERBS (K1) TO CONNECT TO STORMWATER SYSTEM TYPICAL

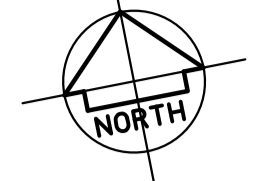
NOTE
BUILDER TO PROVIDE ADEQUATE SHORING IN ORDER TO MAINTAIN STABILITY OF EXISTING NEIGHBOURING STRUCTURES AND FENCES DURING EXCAVATION WORKS TYPICAL

NOTE
ALL SETOUT, DIMENSIONS AND RL'S TO ARCHITECTS SPECIFICATION & DETAILS

NOTE
DRIVEWAY GRADES TO CURRENT COUNCIL REQUIREMENTS. BUILDER TO CONFIRM GRADES PRIOR TO CONSTRUCTION OF DRIVEWAY



NOTE
ALL DOWNPIPES FROM EACH STORE TO CONNECT TO EACH STORES SLIMLINE ABOVE GROUND WATER STORAGE TANK TYPICAL

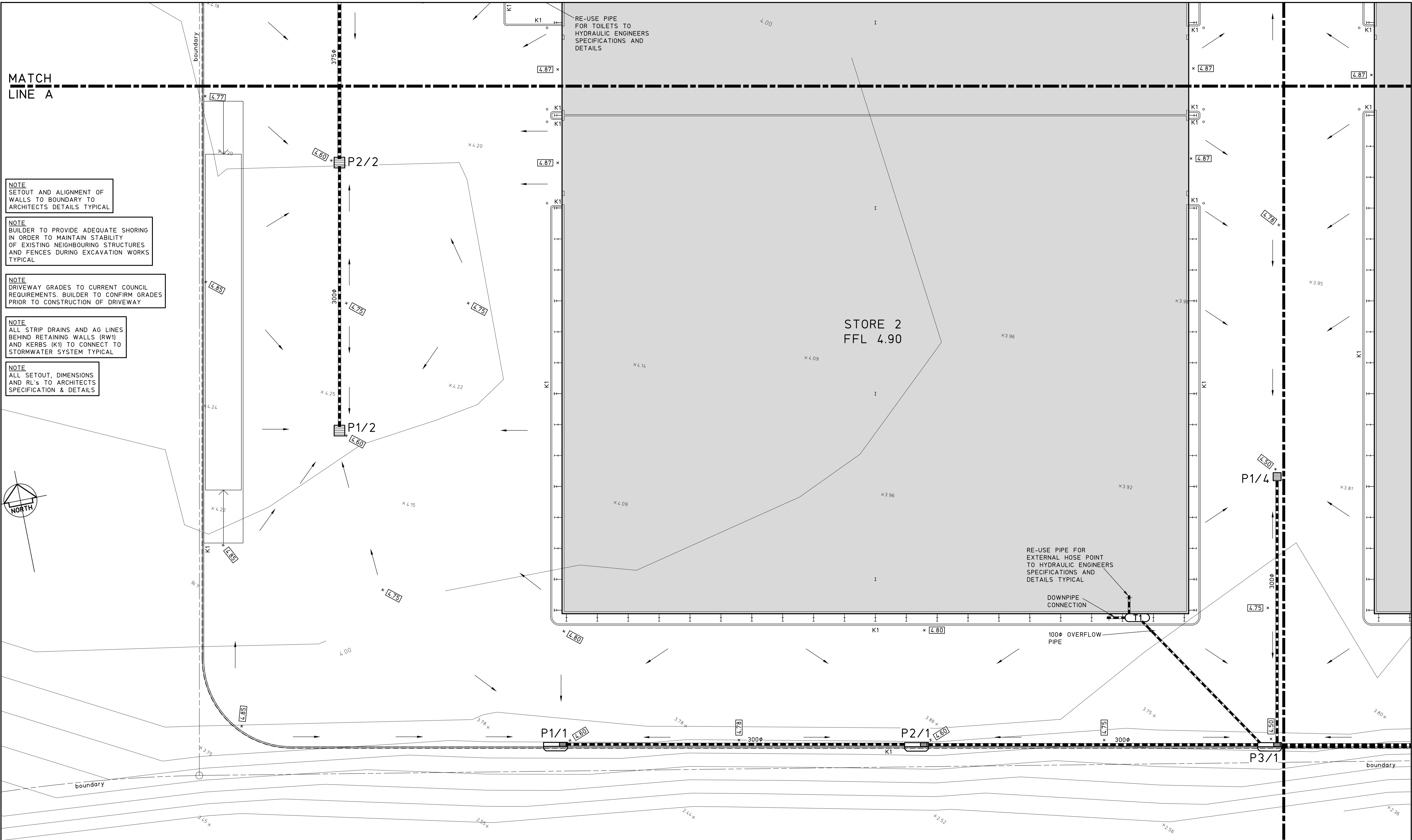


STORE 3
FFL 4.90

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2	DEVELOPMENT APPLICATION	28.10.19							
1	DRAFT DEVELOPMENT APPLICATION	15.10.19							
0	ISSUED FOR PRE-LODGE MEETING	17.9.19							
ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE				

FULL SIZE ON ORIGINAL 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 cm




STORMWATER PLAN SHEET 3

SCALE 1:200
 STORMWATER NOTES
 1. REFER TO DRAWING C08 FOR STORMWATER NOTES AND LEGEND.
 2. REFER TO DRAWING C11 FOR PIT SCHEDULE.

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2	DEVELOPMENT APPLICATION 28.10.19
1	DRAFT DEVELOPMENT APPLICATION 15.10.19
0	ISSUED FOR PRE-LODGE MEETING 17.9.19
ISSUE	REASON FOR ISSUE
DATE	DATE OF RELEASE
	RESPONSIBLE PRINCIPAL SIGNATURE
ISSUE	

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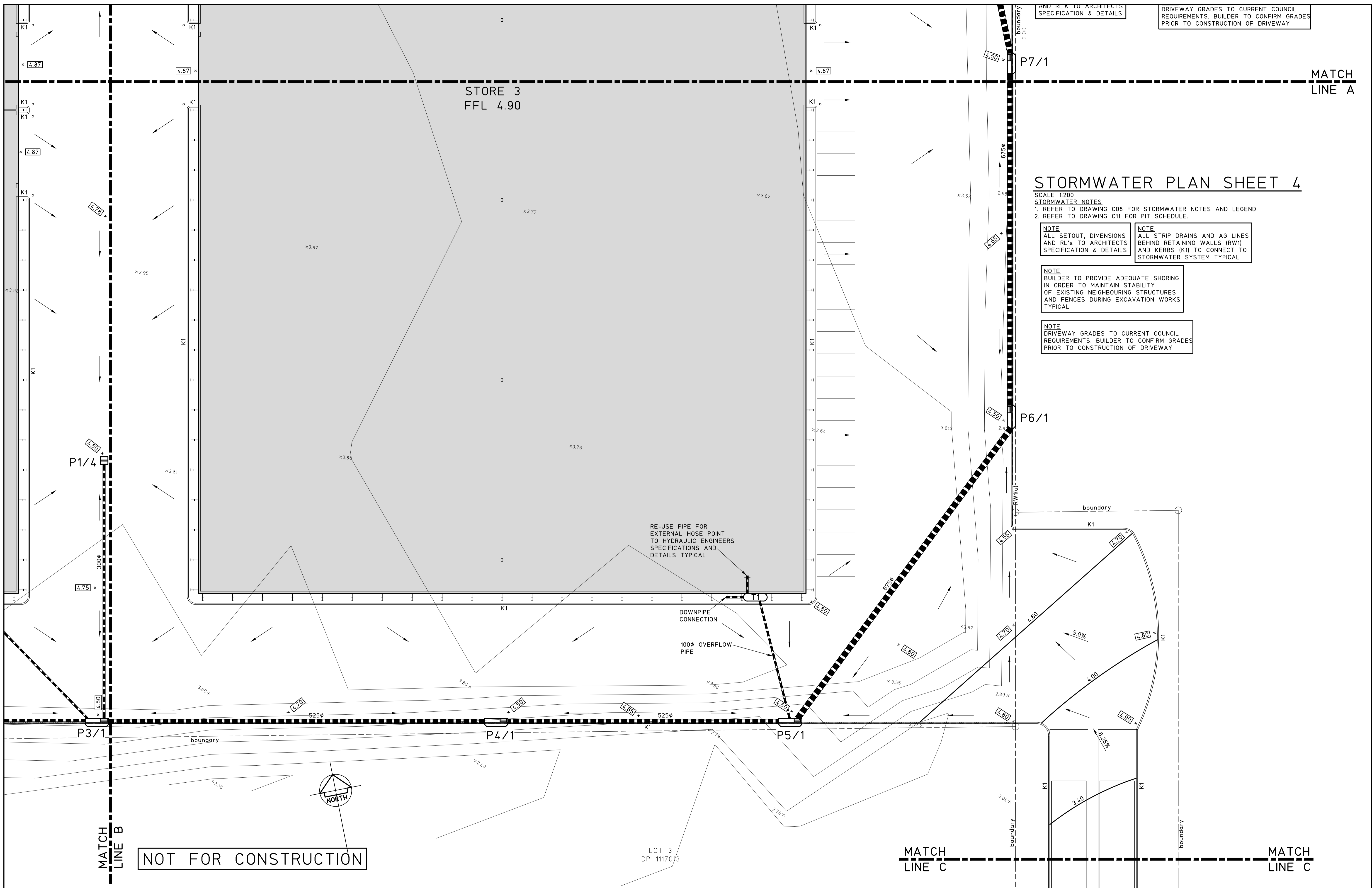
CLIENT
BULK CARGO NEWCASTLE PTY LTD

TITLE
STORMWATER PLAN SHEET 3

PROJECT
**PROPOSED DEVELOPMENT AT;
 LOT 7, DP 1117013,
 No.45 GREENLEAF ROAD,
 KOORAGANG**

DO NOT SCALE DRAWING

DRAWN J.L.	ENGINEER P.M.	No in SET 13	SHEET A1
SCALES 1:200	JOB No 190621	DRAWING No C09	ISSUE 2



ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE
3	DEVELOPMENT APPLICATION	28.10.19			
2	REVISED DRAFT DEVELOPMENT APPLICATION	21.10.19			
1	DRAFT DEVELOPMENT APPLICATION	15.10.19			
0	ISSUED FOR PRE-LODGEMENT MEETING	17.9.19			

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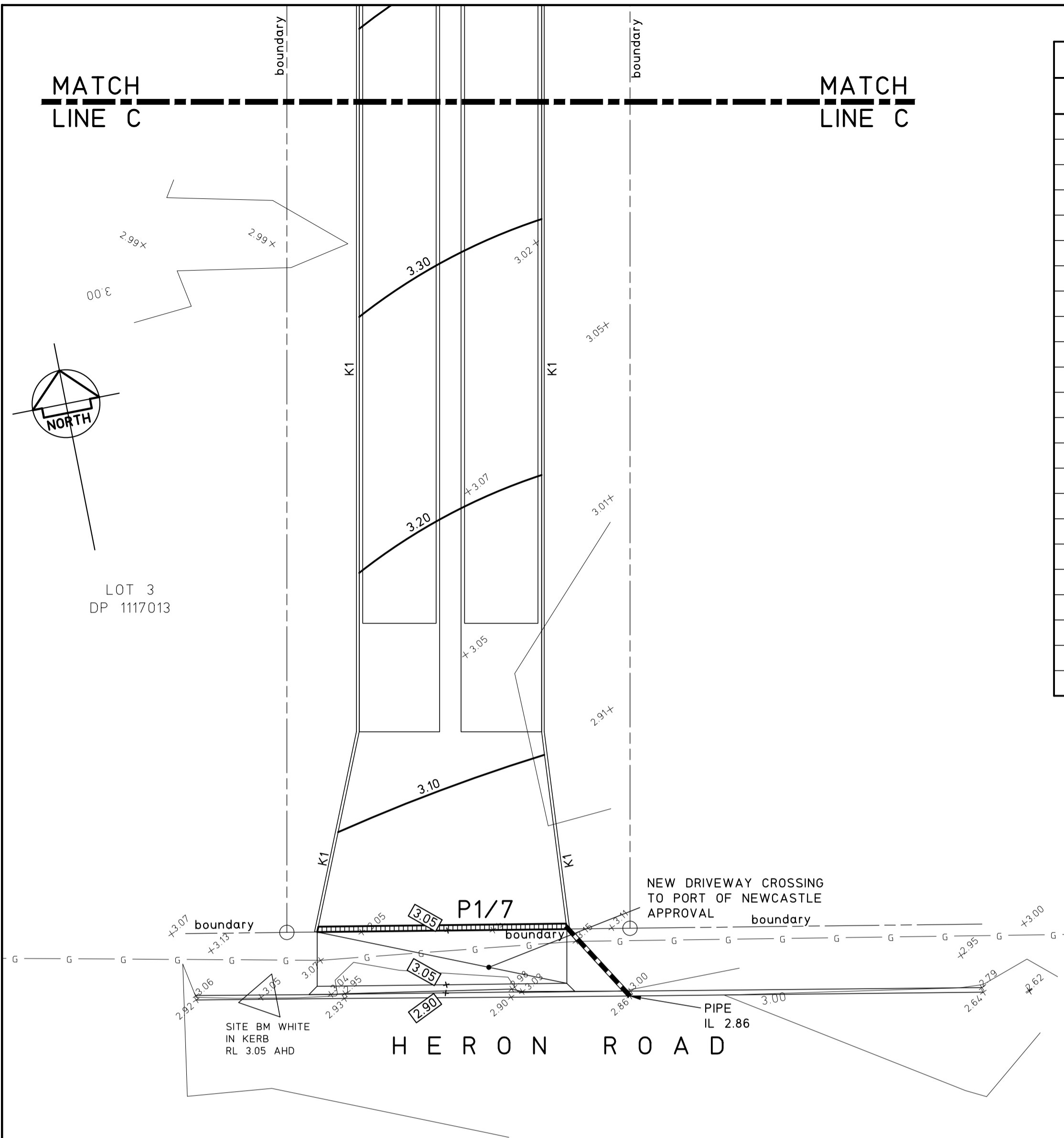
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A.C.N. 098 542 575

CLIENT
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TITLE
STORMWATER PLAN SHEET 4

PROJECT
**PROPOSED DEVELOPMENT AT;
LOT 7, DP 1117013,
No.45 GREENLEAF ROAD,
KOORAGANG**

DO NOT SCALE DRAWING			
DRAWN J.L.	ENGINEER P.M.	No in SET 13	SHEET A1
SCALES 1:200	JOB No 190621	DRAWING No C10	ISSUE 3



PIT SCHEDULE				
PIT No.	SIZE	TYPE	SURFACE LEVEL S.L.	INVERT LEVEL I.L.
P1/1	2400 LINTEL	KERB INLET PIT	4.60	3.84
P2/1	2400 LINTEL	KERB INLET PIT	4.60	3.72
P3/1	2400 LINTEL	KERB INLET PIT	4.50	3.53
P4/1	2400 LINTEL	KERB INLET PIT	4.50	3.31
P5/1	2400 LINTEL	KERB INLET PIT	4.50	3.15
P6/1	2400 LINTEL	KERB INLET PIT	4.50	2.94
P7/1	2400 LINTEL	KERB INLET PIT	4.50	2.74
P1/2	1200x1200	GRATED PIT	4.60	3.83
P2/2	1200x1200	GRATED PIT	4.60	3.68
P3/2	1200x1200	JUNCTION PIT	4.60	3.55
P4/2	1200x1200	GRATED PIT	4.70	3.42
P5/2	2400 LINTEL	KERB INLET PIT	4.60	3.26
P6/2	900x900	GRATED PIT	4.60	3.19
P7/2	900x900	GRATED PIT	4.60	3.01
P8/2	2400 LINTEL	KERB INLET PIT	4.50	2.87
P9/2	2400 LINTEL	KERB INLET PIT	4.50	2.77
P10/2	900x900	GRATED PIT	4.50	2.54
P11/2	900x900	GRATED PIT	4.40	2.47
P1/3	900x900	GRATED PIT	4.50	3.70
P1/4	900x900	GRATED PIT	4.50	3.70
P1/5	2400 LINTEL	KERB INLET PIT	4.50	3.70
P1/6	2400 LINTEL	KERB INLET PIT	4.50	3.70
P1/7	300 WIDE	GRATED DRAIN	3.05	200 MIN DEEP

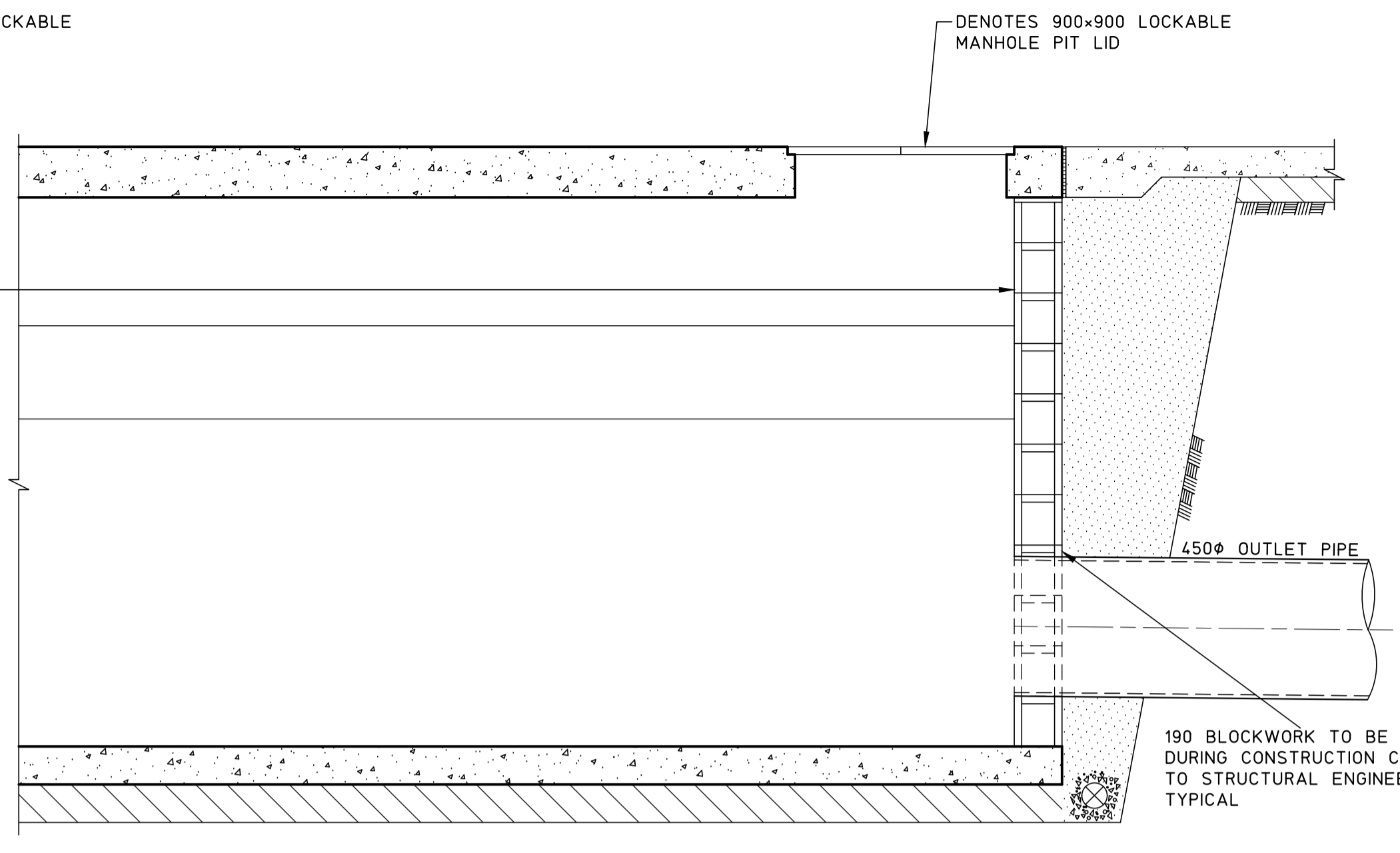
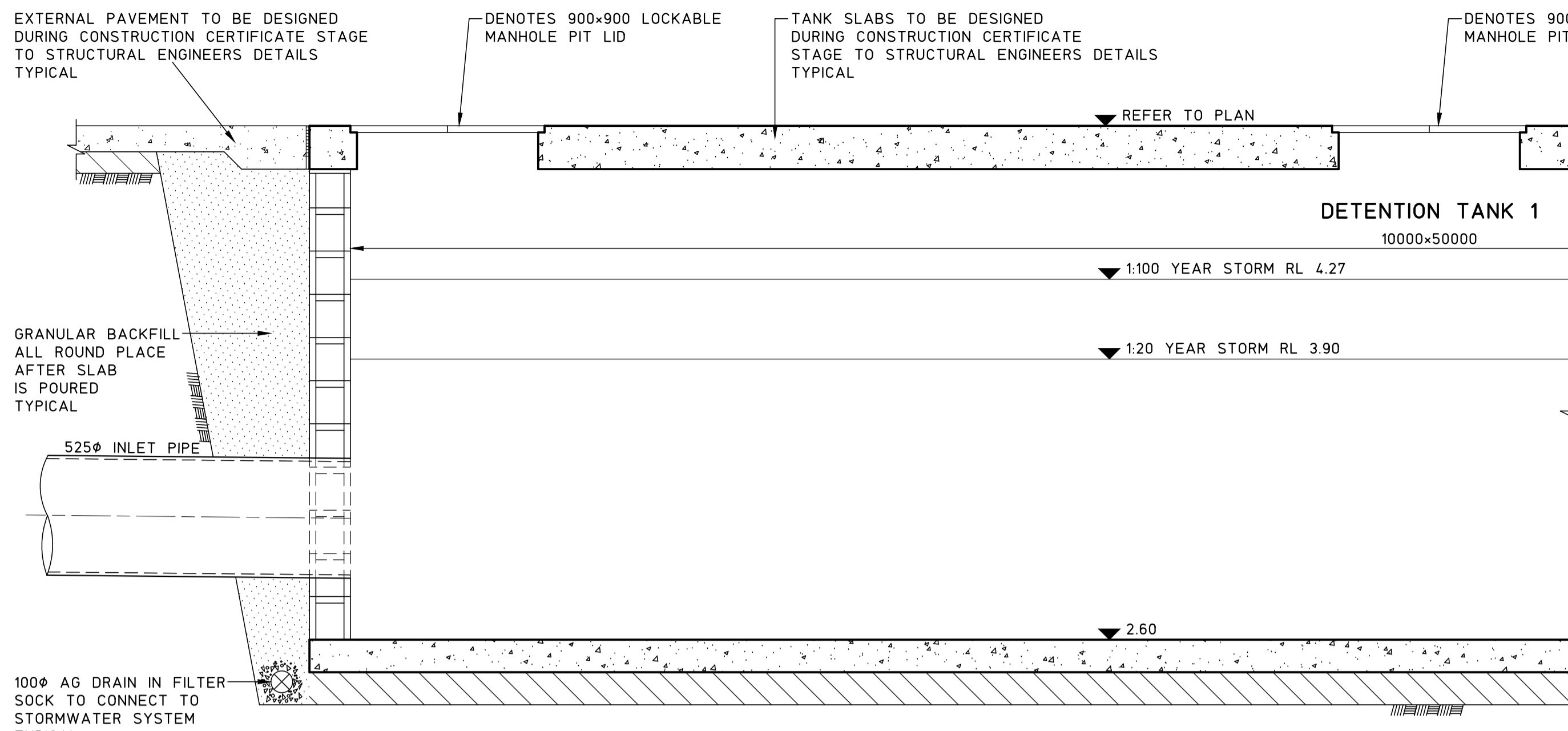
- NOTE**
SETOUT AND ALIGNMENT OF WALLS TO BOUNDARY TO ARCHITECTS DETAILS TYPICAL
- NOTE**
BUILDER TO PROVIDE ADEQUATE SHORING IN ORDER TO MAINTAIN STABILITY OF EXISTING NEIGHBOURING STRUCTURES AND FENCES DURING EXCAVATION WORKS TYPICAL
- NOTE**
DRIVEWAY GRADES TO CURRENT COUNCIL REQUIREMENTS. BUILDER TO CONFIRM GRADES PRIOR TO CONSTRUCTION OF DRIVEWAY
- NOTE**
ALL STRIP DRAINS AND AG LINES BEHIND RETAINING WALLS (RW1) AND KERBS (K1) TO CONNECT TO STORMWATER SYSTEM TYPICAL
- NOTE**
ALL SETOUT, DIMENSIONS AND RL'S TO ARCHITECTS SPECIFICATION & DETAILS
- NOTE**
ALL PITS TO HAVE ECOSOL LITTER BASKETS WITH A RFM PILLOW

STORMWATER PLAN SHEET 5

SCALE 1:200
 STORMWATER NOTES
 1. REFER TO DRAWING C08 FOR STORMWATER NOTES AND LEGEND.

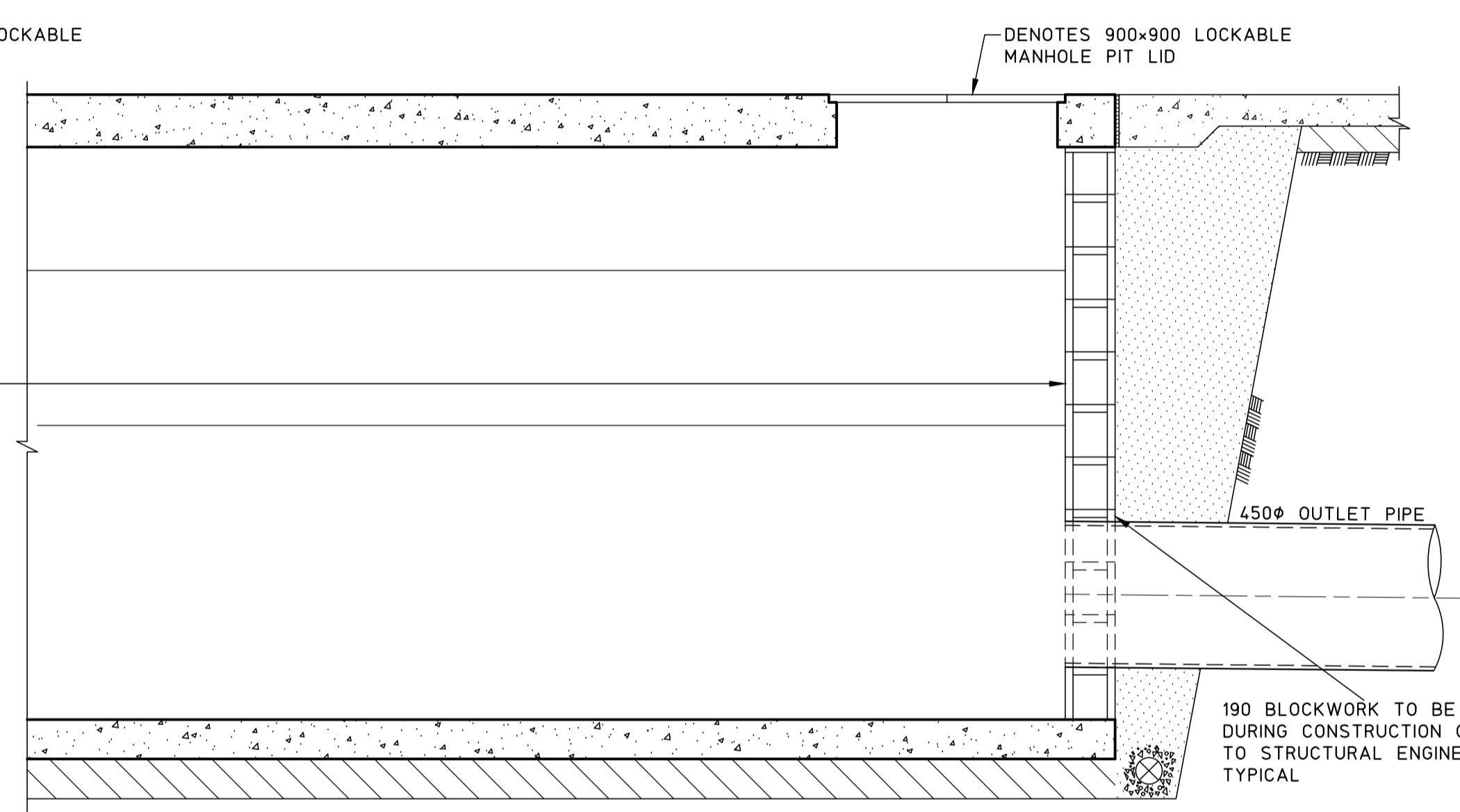
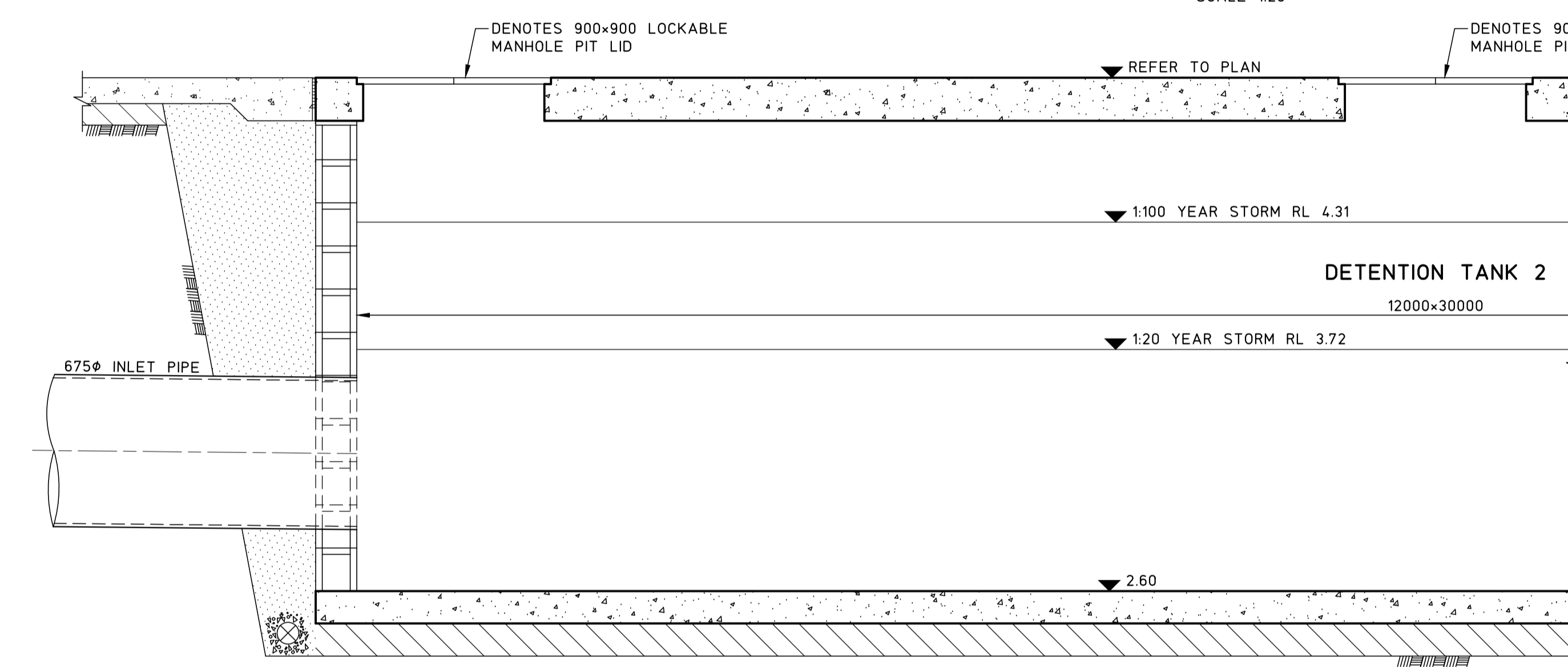
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3 DEVELOPMENT APPLICATION 28.10.19 2 REVISED DRAFT DEVELOPMENT APPLICATION 21.10.19 1 DRAFT DEVELOPMENT APPLICATION 15.10.19 0 ISSUED FOR PRE-LODGEEMENT MEETING 17.9.19	DATE DATE OF RELEASE RESPONSIBLE PRINCIPAL SIGNATURE	DATE DATE OF RELEASE RESPONSIBLE PRINCIPAL SIGNATURE	DATE DATE OF RELEASE RESPONSIBLE PRINCIPAL SIGNATURE		LEVEL 1, 16 Telford Street, NEWCASTLE EAST, NSW 2300 PO BOX 553 THE JUNCTION, NSW 2291 Tel: (02) 4927 5566 Fax: (02) 4927 5577 Email: admin@mpceng.com.au Web: www.mpceng.com.au A.C.N. 098 542 575	TITLE STORMWATER PLAN SHEET 4	DRAWN J.L.	ENGINEER P.M.	No in SET 13	SHEET A1	SCALES 1:200	JOB No 190621	DRAWING No C11	ISSUE 3

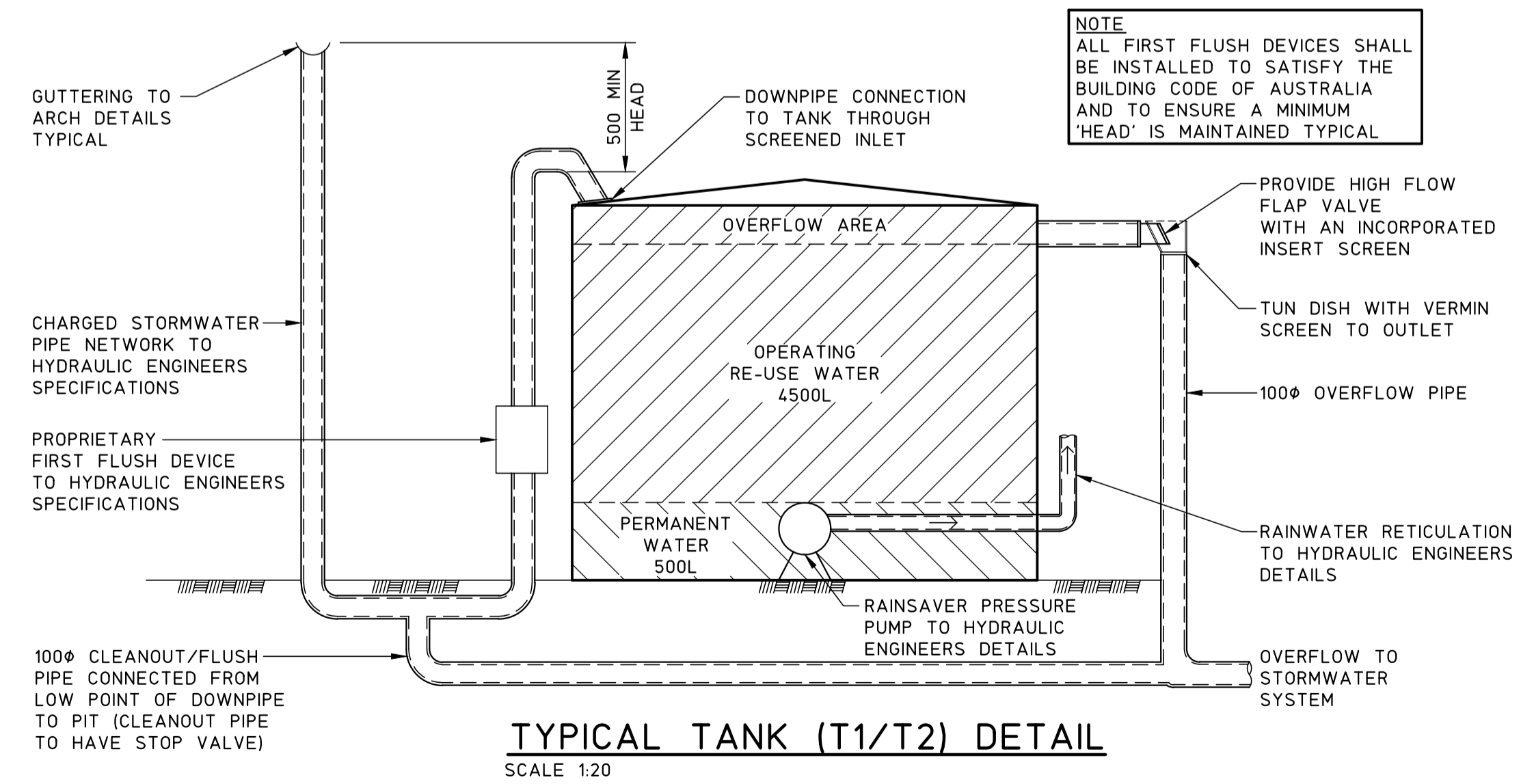


NOTE
PROVIDE ACCESS LADDER TO TANK AS REQUIRED TO AS1657 TYPICAL

DETENTION TANK 1 SECTION
SCALE 1:20

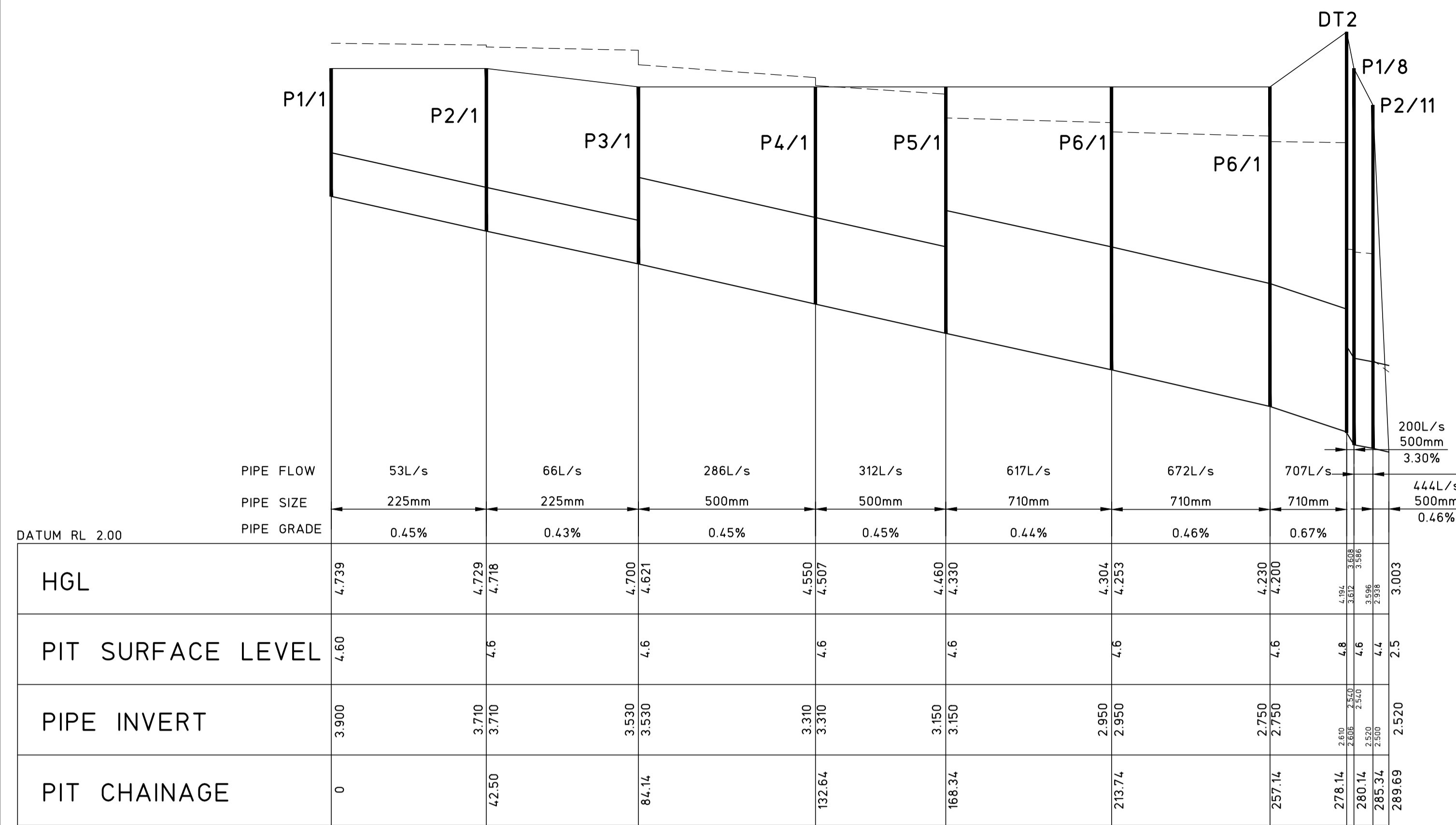


DETENTION TANK 2 SECTION
SCALE 1:20

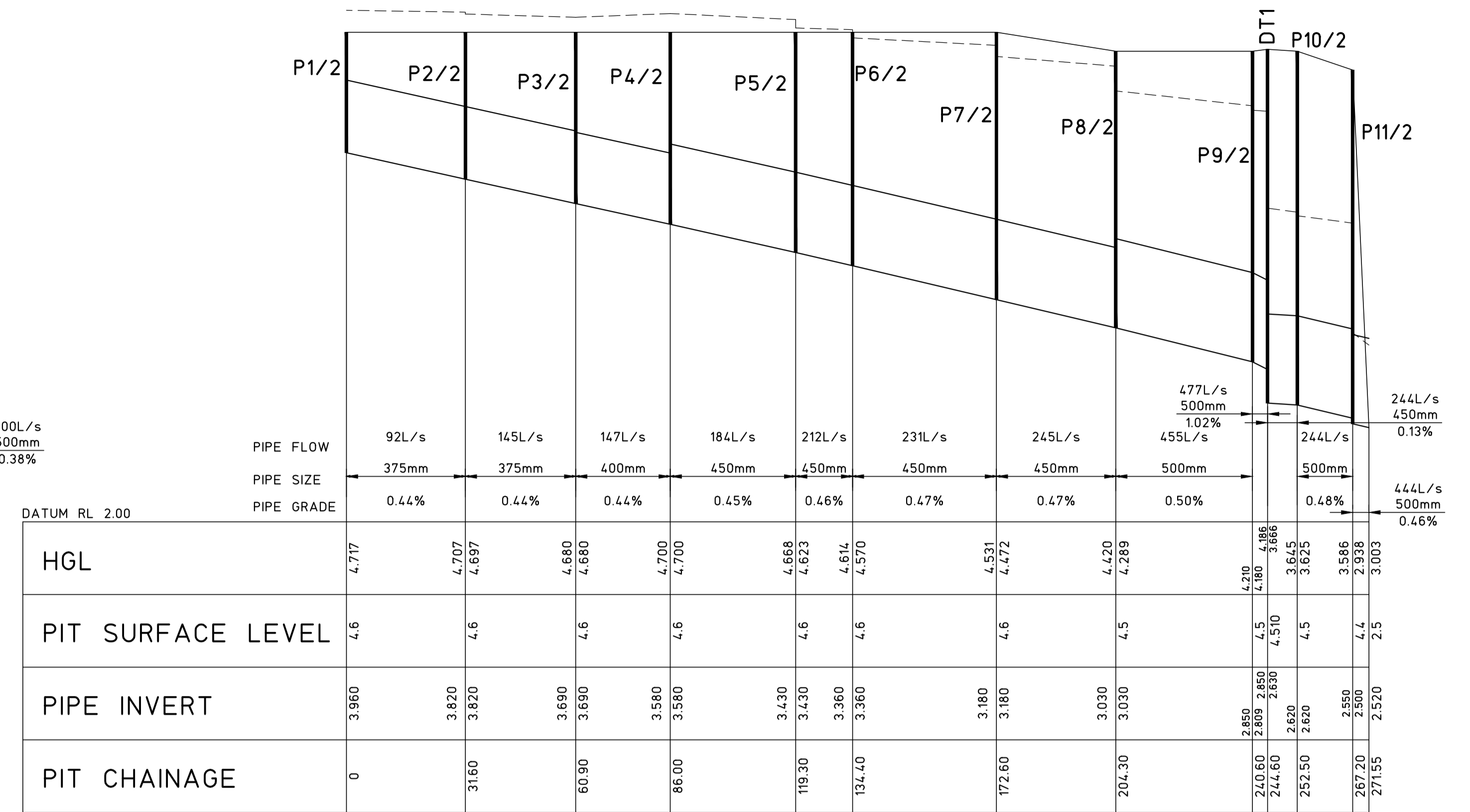


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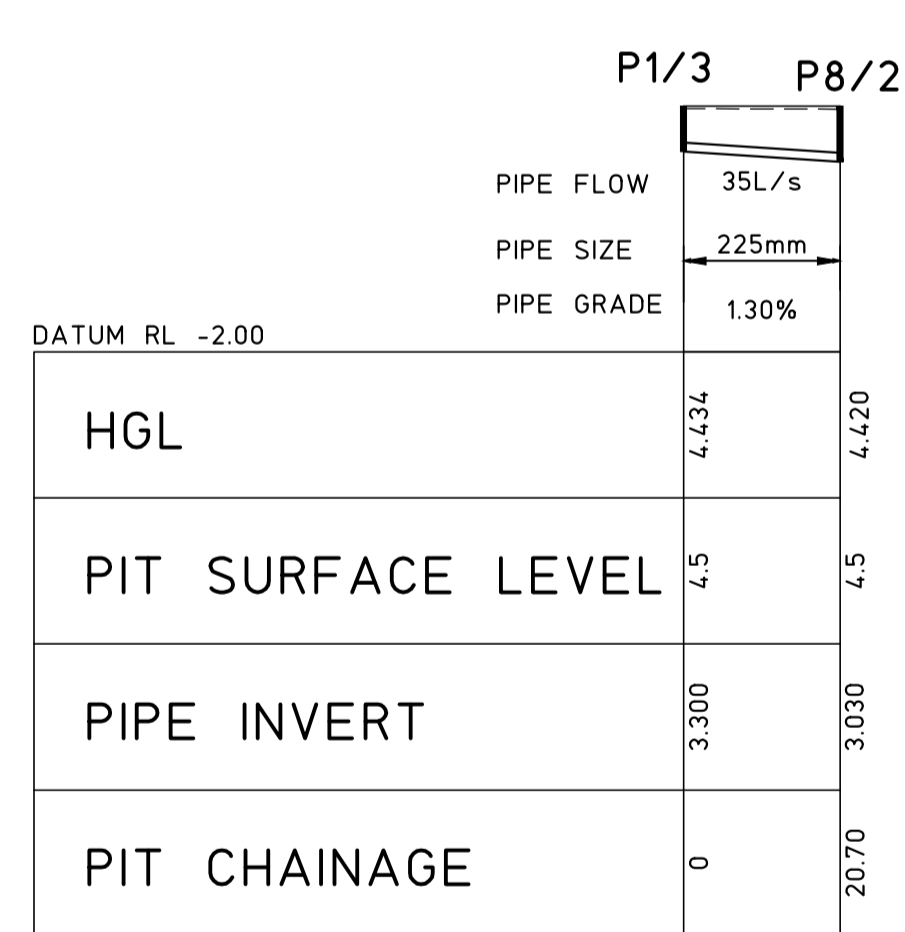
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2	DEVELOPMENT APPLICATION	28.10.19						J.L.	P.M.	13	A1		
1	DRAFT DEVELOPMENT APPLICATION	15.10.19						SCALES	JOB No	DRAWING No	ISSUE		
0	ISSUED FOR PRE-LODGEEMENT MEETING	17.9.19						1:200	190621	C12	2		
ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE			FULL SIZE ON ORIGINAL 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 cm					



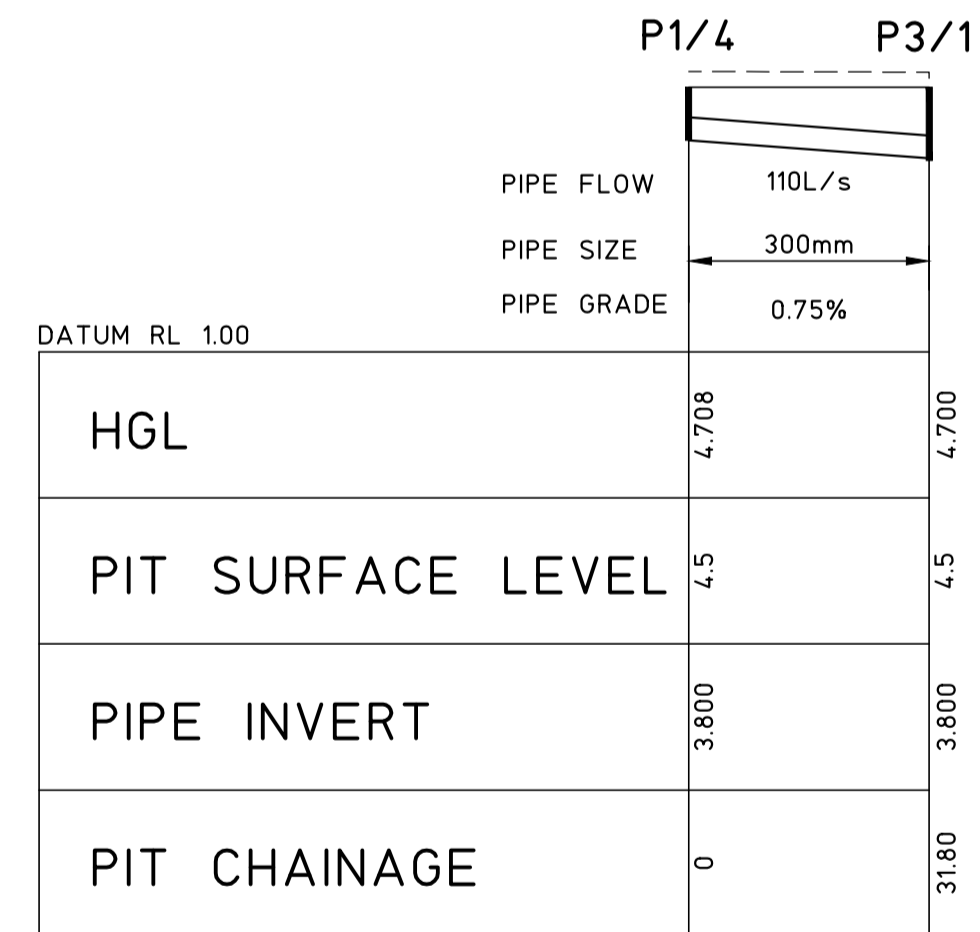
LINE 1 LONGITUDINAL DRAINAGE PROFILE
SCALE 1:1000 HORIZ., 1:20 VERTICAL



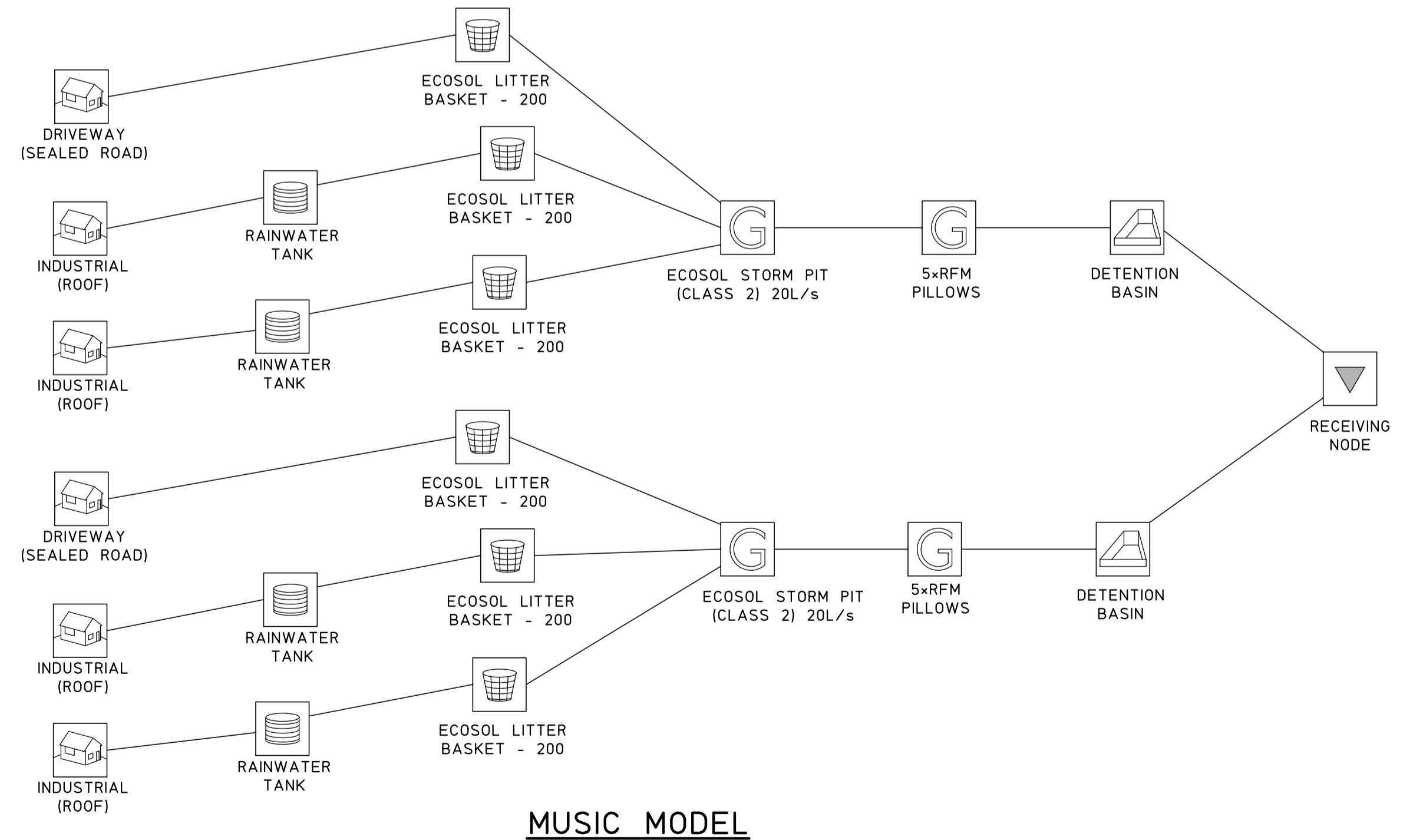
LINE 2 LONGITUDINAL DRAINAGE PROFILE
SCALE 1:1000 HORIZ., 1:20 VERTICAL



LINE 3 LONGITUDINAL DRAINAGE PROFILE
SCALE 1:1000 HORIZ., 1:200 VERTICAL



LINE 4 LONGITUDINAL DRAINAGE PROFILE
SCALE 1:1000 HORIZ., 1:200 VERTICAL



MUSIC MODEL

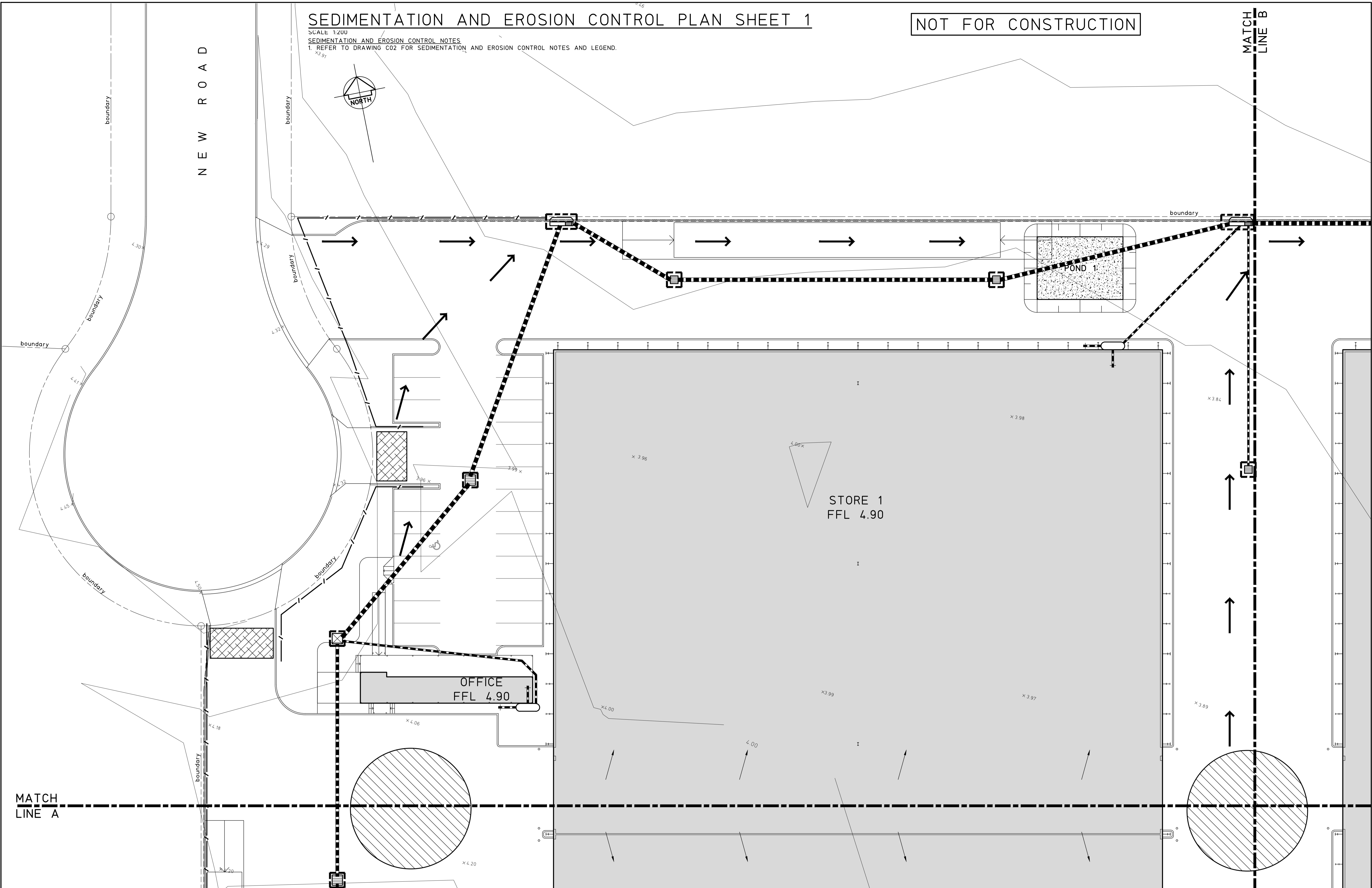
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1 DEVELOPMENT APPLICATION 28.10.19		mpc consulting engineers civil+structural		TITLE LONGITUDNAL DRAINAGE PROFILES AND MUSIC MODEL		JOB No 190621		ENGINEER P.M.	
0 DRAFT DEVELOPMENT APPLICATION 15.10.19		Level 1, 16 Telford Street, NEWCASTLE EAST, NSW 2300 PO BOX 553 THE JUNCTION, NSW 2291 Tel: (02) 4927 5566 Fax: (02) 4927 5577 Email: admin@mpceng.com.au Web: www.mpceng.com.au A.C.N. 098 542 575		DRAWING No C13		No in SET 13		SHEET A1	
ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE	SCALES 1:200	ISSUE	1	

SEDIMENTATION AND EROSION CONTROL PLAN SHEET 1

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SCALE 1:200
 SEDIMENTATION AND EROSION CONTROL NOTES
 1. REFER TO DRAWING C02 FOR SEDIMENTATION AND EROSION CONTROL NOTES AND LEGEND.



ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE
2	DEVELOPMENT APPLICATION	28.10.19			
1	DRAFT DEVELOPMENT APPLICATION	15.10.19			
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CLIENT
BULK CARGO NEWCASTLE PTY LTD

TITLE
SEDIMENTATION AND EROSION CONTROL PLAN SHEET 1

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT AT LOT 7, DP 1117013, No.45 GREENLEAF ROAD, KOORAGANG

DO NOT SCALE DRAWING

DRAWN J.L.	ENGINEER P.M.	No in SET 13	SHEET A1
SCALES 1:200	JOB No 190621	DRAWING No C01	ISSUE 2


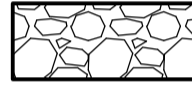




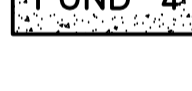
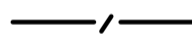




SEDIMENTATION AND EROSION CONTROL PLAN SHEET 2

SCALE 1:200

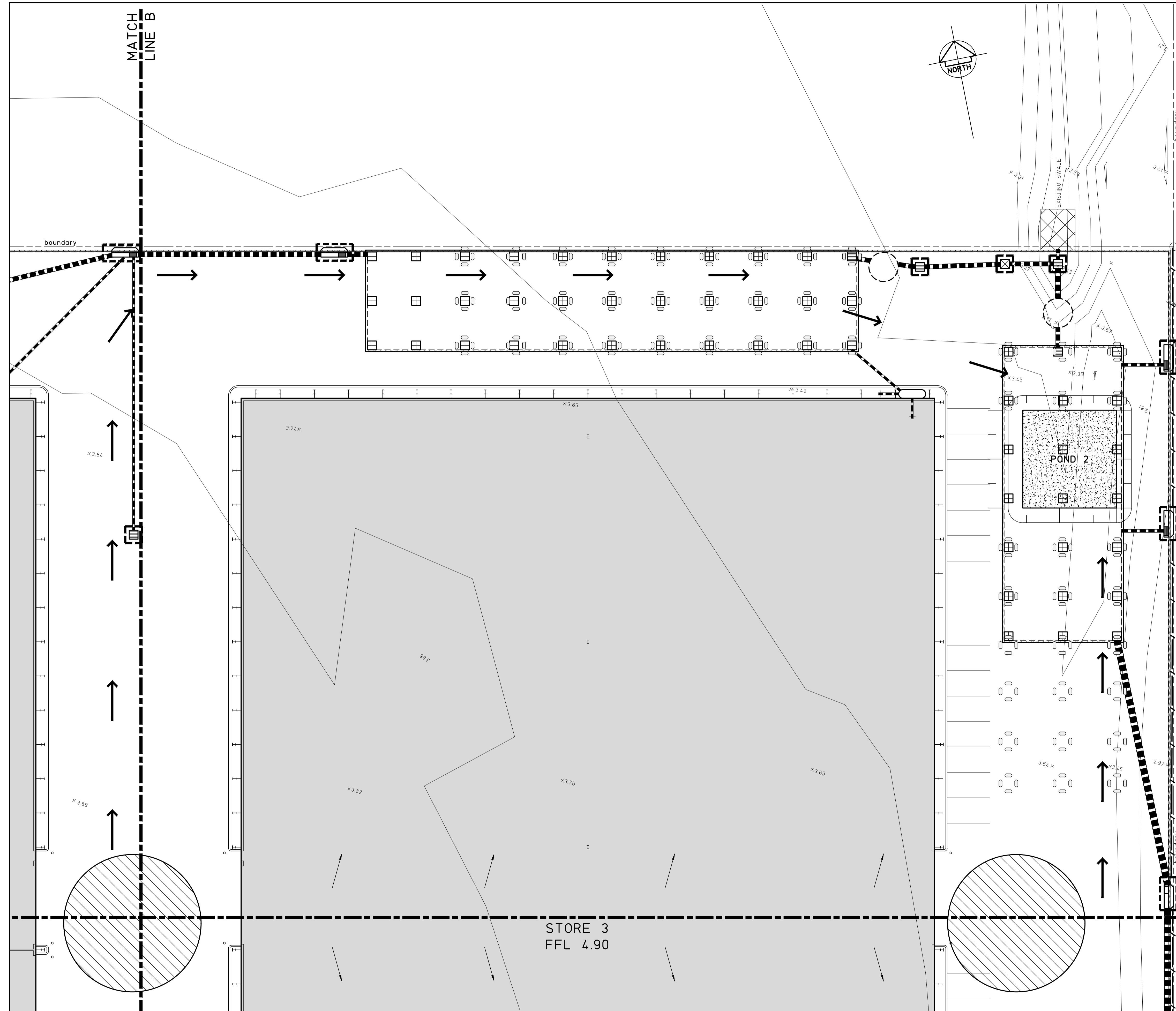
SEDIMENTATION AND EROSION CONTROL NOTES

1. SELECTIVE CLEARING OF VEGETATION TO BE RESTRICTED TO NOMINATED AREAS WITH CLEARED VEGETATION WIND ROWED ON THE CONTOUR.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AT THE NOMINATED SITE.
4. NO MORE THAN 150m OF TRENCH TO BE OPEN AT ANY ONE TIME.
5. CUT AND FILL BATTER GRADIENTS OF 1:2 (MAXIMUM).
6. A STRIP OF TURF 450mm WIDE IS TO BE PLACED IMMEDIATELY BEHIND THE KERB ON ALL NEW ROAD TO ACT AS A FILTER TRAP. REFER TO DETAIL SD6-13.
7. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED BY SITE SUPERVISOR AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED STOCKPILE SITE.
8. THE PROJECT MANAGER TO INFORM ALL CONTRACTORS AND SUB-CONTRACTORS OF THEIR OBLIGATIONS UNDER THE EROSION AND SEDIMENT CONTROL PLAN.
9. NO DISTURBED AREA IS TO REMAIN DENUDED LONGER THAN 14 DAYS.
10. ALL FILLS ARE TO BE LEFT WITH A LIP AT THE TOP OF THE SLOPE AT THE END OF EACH DAY'S OPERATION.
11. THE CONTRACTOR MUST ENSURE THE SUITABILITY AND INTEGRITY OF ALL WORKS AT THE END OF EACH DAY'S WORK.
12. ORANGE BARRIER TAPE TO BE AFFIXED TO TOP OF SEDIMENT CONTROL BARRIER TO IDENTIFY WORK AREA.
13. ALL SEDIMENTATION & EROSION CONTROL MEASURES ARE TO STRICTLY COMPLY WITH THE GUIDELINES DETAILED IN THE DEPARTMENT OF HOUSING PUBLICATION, "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION", 4TH EDITION.
14. WATER TRUCKS TO BE USED AS REQUIRED TO PREVENT WIND EROSION.
15. SUBGRADE MATERIAL TO BE CONSTRUCTED IMMEDIATELY FOLLOWING FILL.

LEGEND

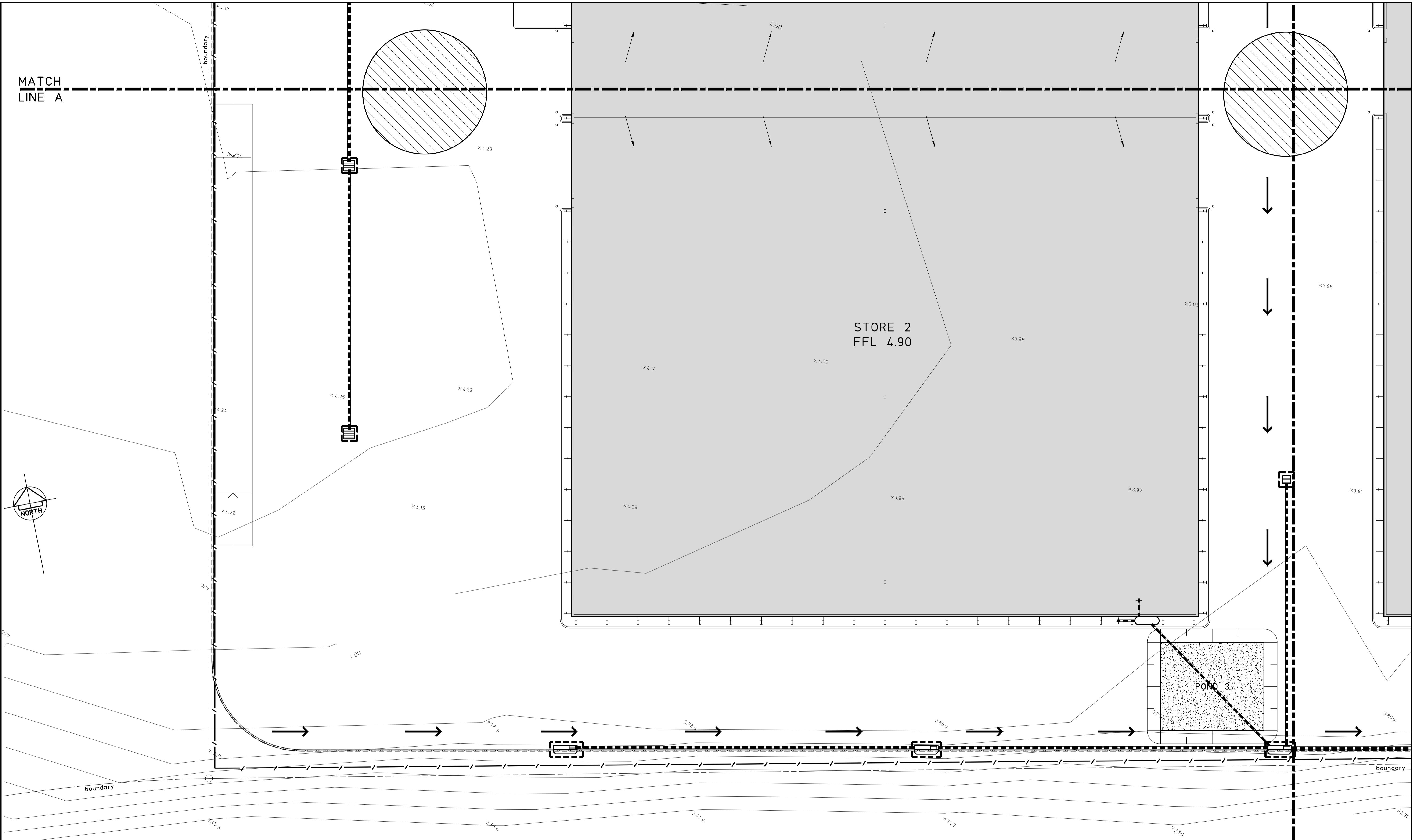
-  DENOTES ALLOWABLE AREA FOR TEMPORARY STOCKPILING OF CUT SOIL MATERIAL, REFER TO DETAIL SD4-1
-  DENOTES ROCK CHECK DAM, REFER TO DETAIL SD5-4
-  DENOTES EARTH BANK (LOW FLOW), REFER TO DETAIL SD5-5
-  DENOTES SEDIMENT POND, 73.2m³ SETTLING ZONE, 37m³ SEDIMENT STORAGE, 109.8m³ MINIMUM STORAGE, REFER TO DETAIL SD6-4
-  DENOTES SEDIMENT POND, 96.38m³ SETTLING ZONE, 48m³ SEDIMENT STORAGE, 144.57m³ MINIMUM STORAGE, REFER TO DETAIL SD6-4
-  DENOTES SEDIMENT POND, 117.12m³ SETTLING ZONE, 59m³ SEDIMENT STORAGE, 175.68m³ MINIMUM STORAGE, REFER TO DETAIL SD6-4
-  DENOTES SEDIMENT POND, 128.1m³ SETTLING ZONE, 64m³ SEDIMENT STORAGE, 192.15m³ MINIMUM STORAGE, REFER TO DETAIL SD6-4
-  DENOTES SEDIMENT FENCE, REFER TO DETAIL SD6-8
-  DENOTES MESH AND GRAVEL INLET FILTER, REFER TO DETAIL SD6-11
-  DENOTES GEOTEXTILE INLET FILTER, REFER TO DETAIL SD6-12
-  DENOTES STABILISED SITE ACCESS, REFER TO DETAIL SD6-14
-  DENOTES DIRECTION OF SURFACE FLOWS

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2	DEVELOPMENT APPLICATION	28.10.19												
1	DRAFT DEVELOPMENT APPLICATION	15.10.19												
0	ISSUED FOR PRE-LODGEEMENT MEETING	17.9.19												
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FULL SIZE ON ORIGINAL 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 cm



SEDIMENTATION AND EROSION CONTROL PLAN SHEET 3

SCALE 1:200
 SEDIMENTATION AND EROSION CONTROL NOTES
 1. REFER TO DRAWING C02 FOR SEDIMENTATION AND EROSION CONTROL NOTES AND LEGEND.

LOT 3
 DP 1117013

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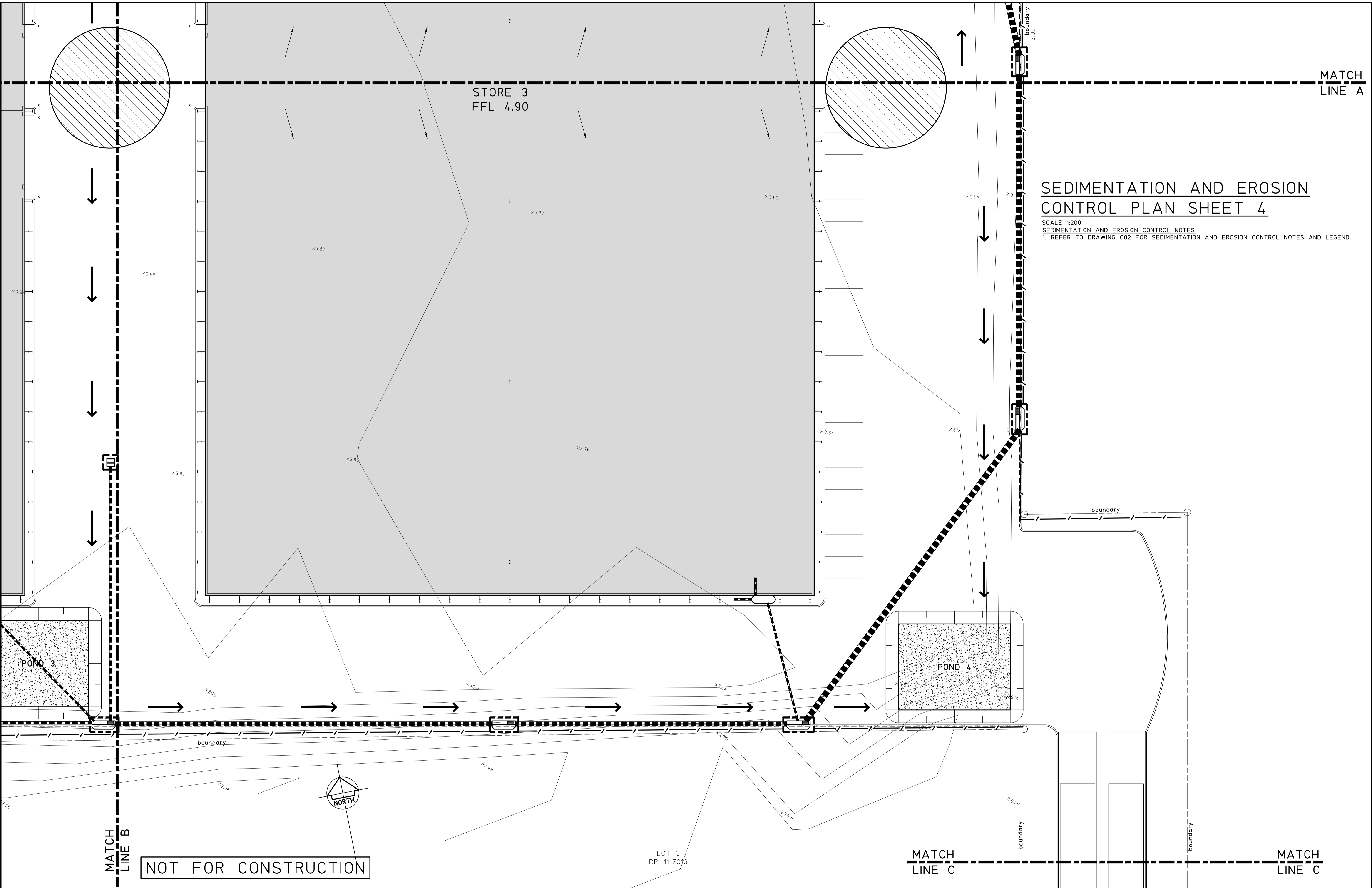
CLIENT
 BULK CARGO NEWCASTLE PTY LTD

TITLE
 SEDIMENTATION AND EROSION CONTROL PLAN SHEET 3

PROJECT
 PROPOSED INDUSTRIAL DEVELOPMENT AT LOT 7, DP 1117013, No.45 GREENLEAF ROAD, KOORAGANG

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DRAWN	ENGINEER	No in SET	SHEET
J.L.	P.M.	13	A1
SCALES	JOB No	DRAWING No	ISSUE
1:200	190621	C03	2



SEDIMENTATION AND EROSION CONTROL PLAN SHEET 4

SCALE 1:200
 SEDIMENTATION AND EROSION CONTROL NOTES
 1. REFER TO DRAWING C02 FOR SEDIMENTATION AND EROSION CONTROL NOTES AND LEGEND.

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1	DRAFT DEVELOPMENT APPLICATION	15.10.19
0	ISSUED FOR PRE-LODGEEMENT MEETING	17.9.19
ISSUE	REASON FOR ISSUE	DATE

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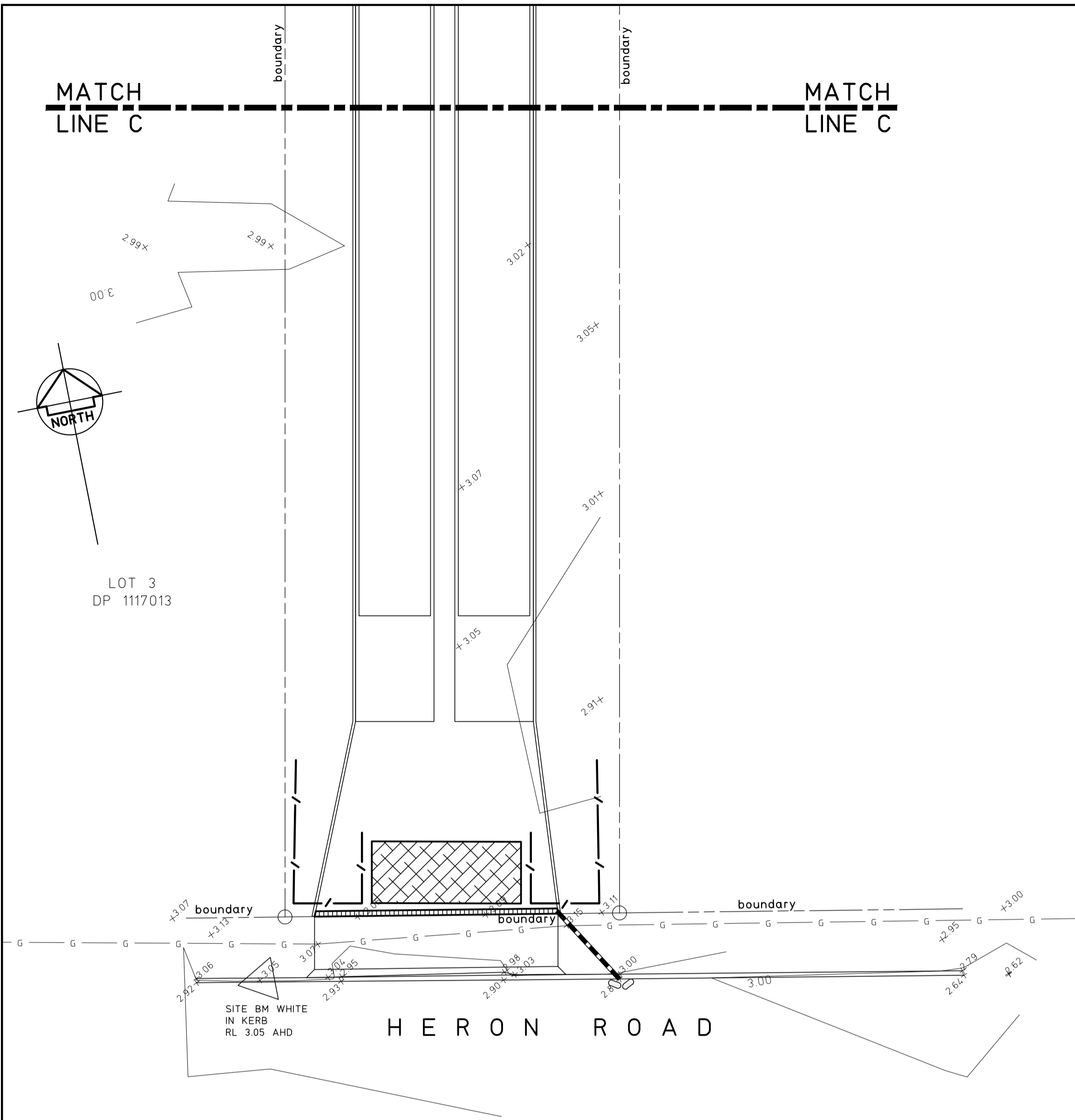
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TITLE
 SEDIMENTATION AND EROSION CONTROL PLAN SHEET 4

PROJECT
 PROPOSED INDUSTRIAL DEVELOPMENT AT:
 LOT 7, DP 1117013,
 No.45 GREENLEAF ROAD,
 KOORAGANG


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SCALES 1:200	JOB No 190621	DRAWING No C04	ISSUE 2

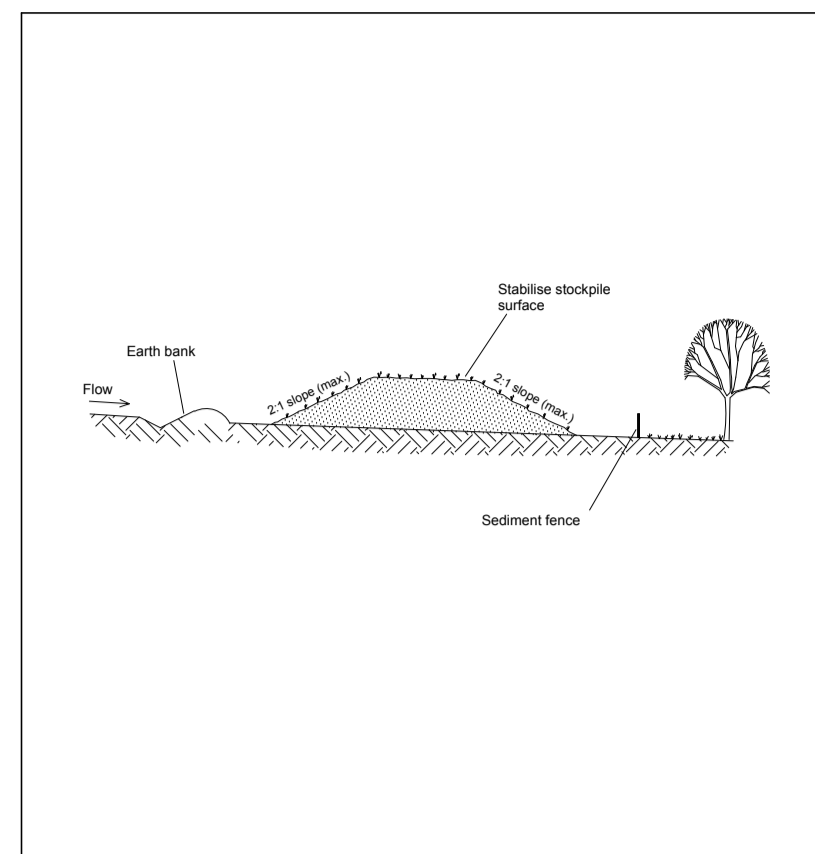


SEDIMENTATION AND EROSION CONTROL PLAN SHEET 5

SCALE 1:200
 SEDIMENTATION AND EROSION CONTROL NOTES
 1. REFER TO DRAWING C02 FOR SEDIMENTATION AND EROSION CONTROL NOTES AND LEGEND.

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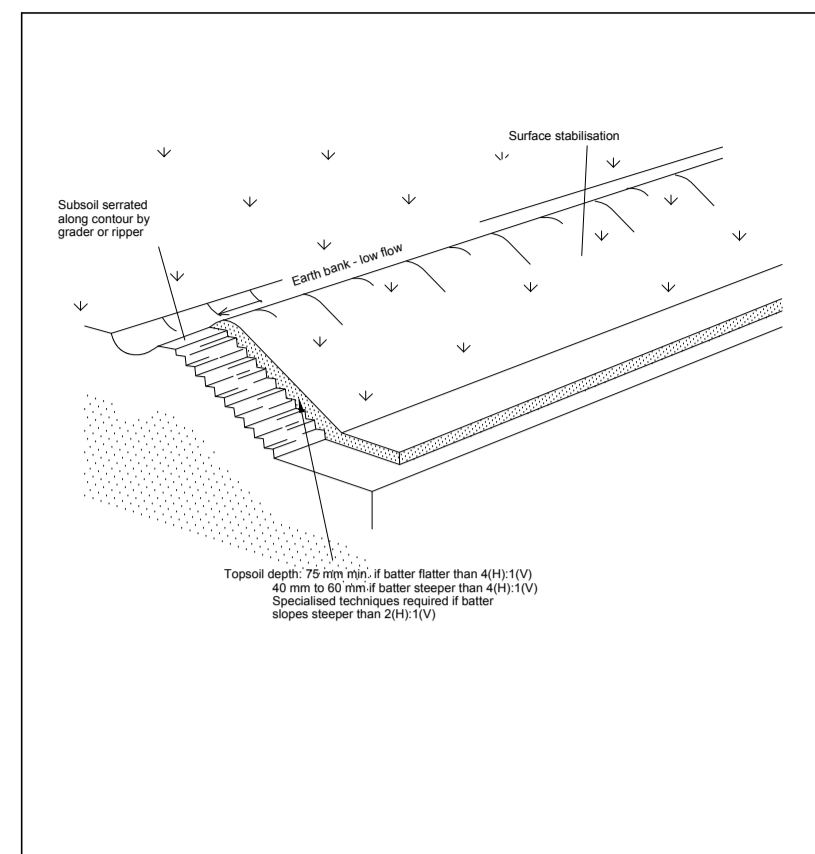
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2 DEVELOPMENT APPLICATION		28.10.19						LOT 7, DP 1117013,		J.L.		P.M.		13		A1	
1 DRAFT DEVELOPMENT APPLICATION		15.10.19						No.45 GREENLEAF ROAD,		SCALES		JOB No		DRAWING No		ISSUE	
0 ISSUED FOR PRE-LODGEEMENT MEETING		17.9.19						KOORAGANG		1:200		190621		C05		2	
ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE												



Construction Notes

- Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
- Construct on the contour as low, flat, elongated mounds.
- Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
- Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
- Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

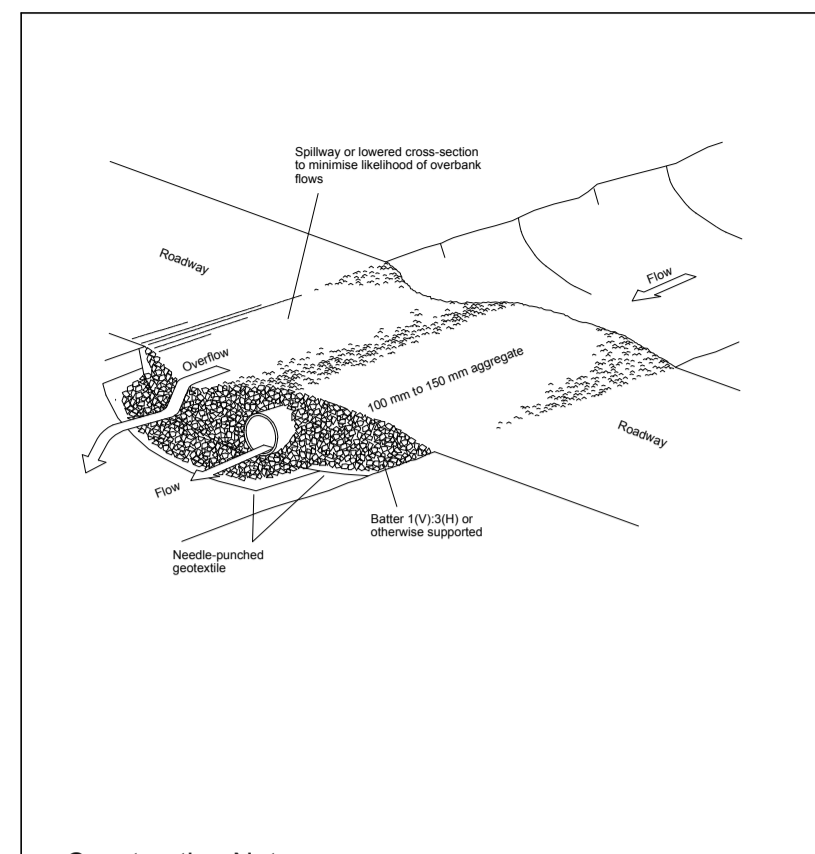
STOCKPILES SD 4-1



Construction Notes

- Scarify the ground surface along the line of the contour to a depth of 50 mm to 100 mm to break up any hardsetting surfaces and to provide a good bond between the respread concentrated water flow, roads and hazard areas.
- Add soil ameliorants as required by the ESCP or SWMP.
- Rip to a depth of 300 mm if compacted layers occur.
- Where possible, replace topsoil to a depth of 40 to 60 mm on lands where the slope exceeds 4(H):1(V) and to at least 75 mm on lower gradients.

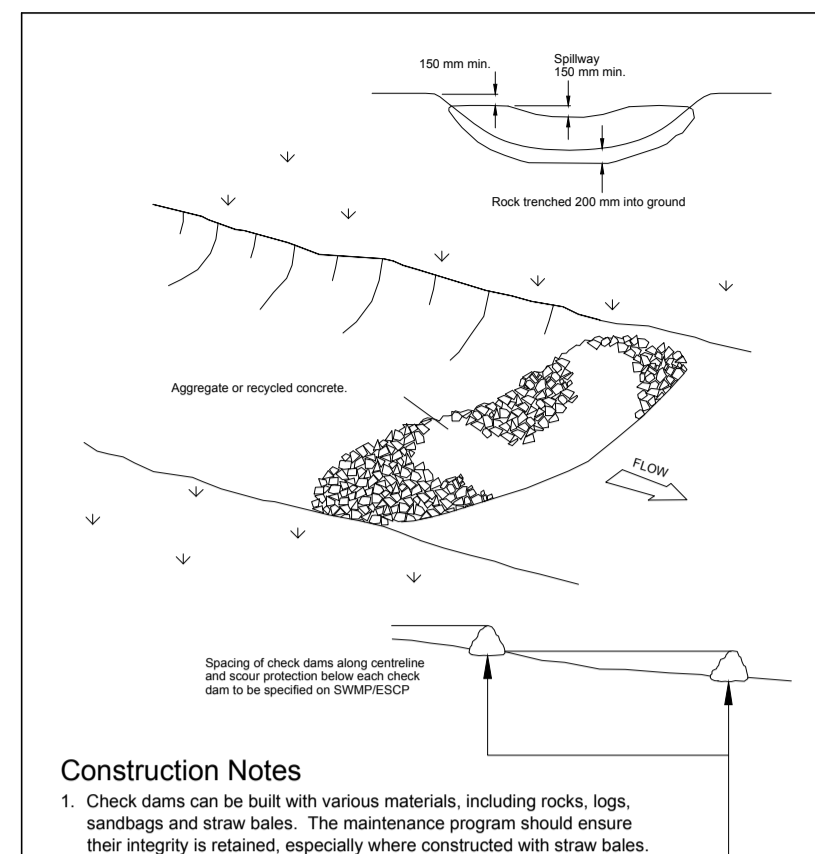
REPLACING TOPSOIL SD 4-2



Construction Notes

- Prohibit all traffic until the access way is constructed.
- Strip any topsoil and place a needle-punctured geotextile over the base of the crossing.
- Place clean, rigid, non-polluting aggregate or gravel in the 100 mm to 150 mm size class over the fabric to a minimum depth of 200 mm.
- Provide a 3-metre wide carriageway with sufficient length of culvert pipe to allow less than a 3(H):1(V) slope on side batters.
- Install a lower section to act as an emergency spillway in greater than 1:1 slope.
- Ensure that culvert outlets extend beyond the toe of its embankments.

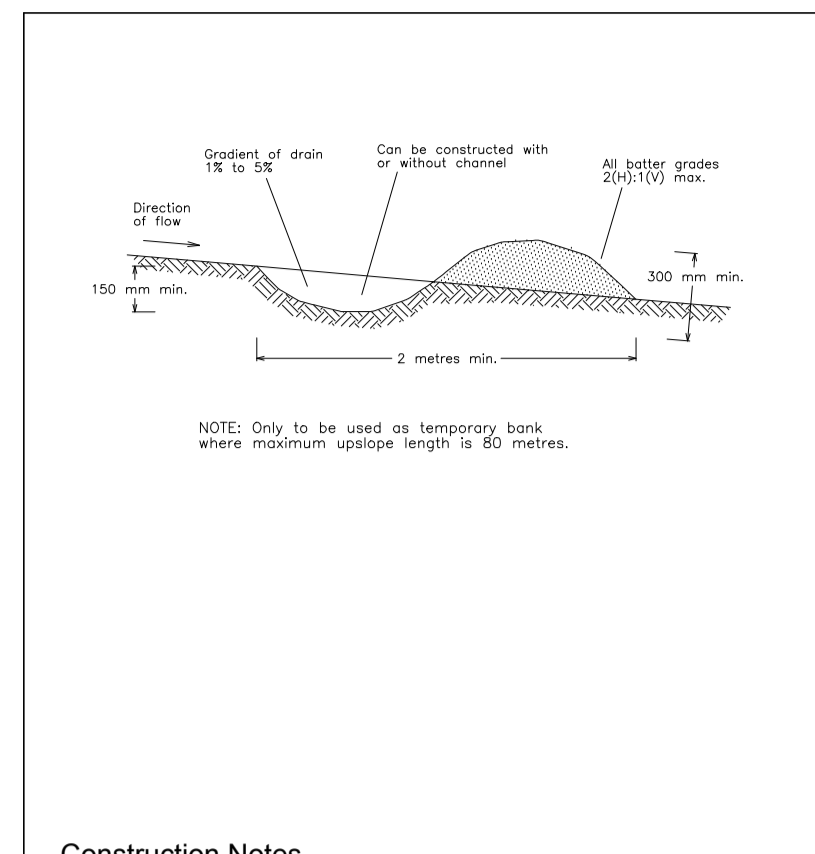
TEMPORARY WATERWAY CROSSING SD 5-1



Construction Notes

- Check dams can be built with various materials, including rocks, logs, sandbags and straw bales. The maintenance program should ensure their integrity is retained, especially where constructed with straw bales. In the case of bales, this might require their replacement each two to four months.
- Trench the check dam 200 mm into the ground across its whole width. Where rock is used, fill the trenches to at least 100 mm above the ground surface to reduce the risk of undercutting.
- Normally, their maximum height should not exceed 600 mm above the gully floor. The centre should act as a spillway, being at least 150 mm lower than the outer edges.
- Space the dams so the toe of the upstream dam is level with the spillway of the next downstream dam.

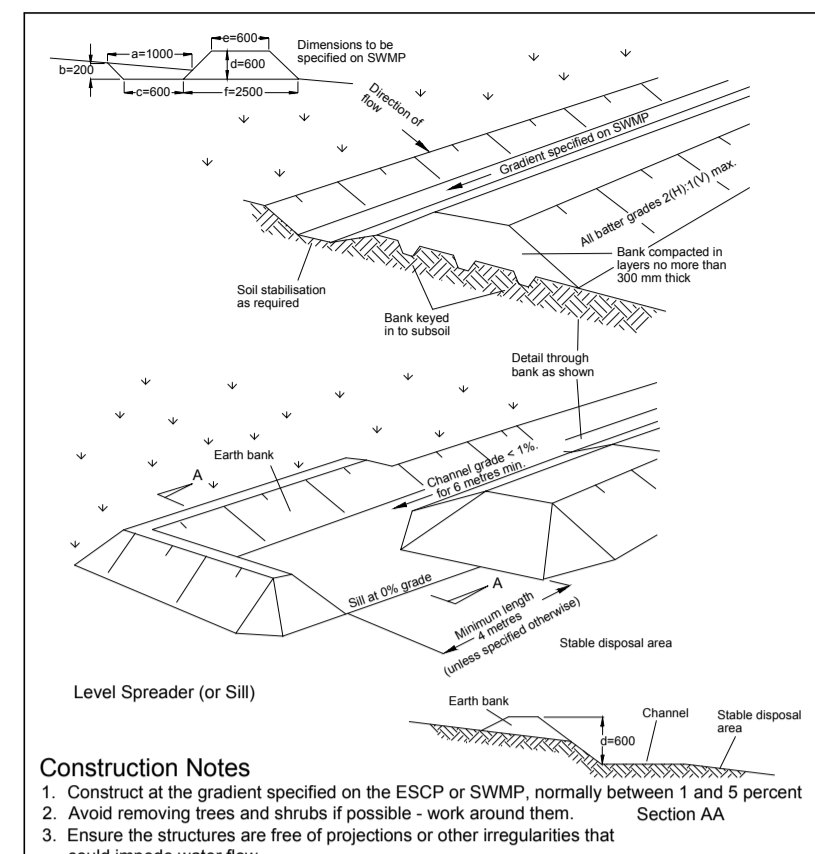
ROCK CHECK DAM SD 5-4



Construction Notes

- Build with gradients between 1 percent and 5 percent.
- Avoid removing trees and shrubs if possible - work around them.
- Ensure the structures are free of projections or other irregularities that could impede water flow.
- Build the drains with circular, parabolic or trapezoidal cross sections, not V-shaped.
- Ensure the banks are properly compacted to prevent failure.
- Complete permanent or temporary stabilisation within 10 days of construction.

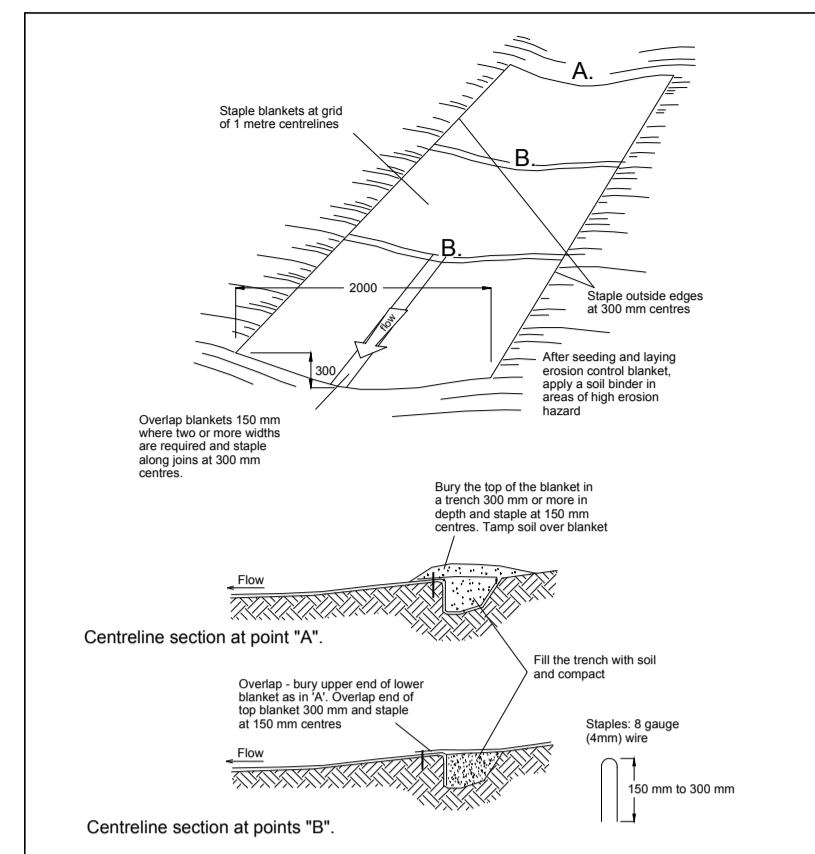
EARTH BANK (LOW FLOW) SD 5-5



Construction Notes

- Construct at the gradient specified on the ESCP or SWMP, normally between 1 and 5 percent.
- Avoid removing trees and shrubs if possible - work around them. Section AA
- Ensure the structures are free of projections or other irregularities that could impede water flow.
- Build the drains with circular, parabolic or trapezoidal cross sections, not V-shaped, at the dimensions shown on the SWMP.
- Ensure the banks are properly compacted to prevent failure.
- Complete permanent or temporary stabilisation within 10 days of construction following Table 5.2 in Landcom (2004).
- Where discharging to erodible lands, ensure they outlet through a properly constructed level spreader.
- Construct the level spreader at the gradient specified on the ESCP or SWMP, normally less than 1 percent or level.
- Where possible, ensure they discharge waters onto either stabilised or undisturbed disposal sites within the same subcatchment area from which the water originated. Approval might be required to discharge into other subcatchments.

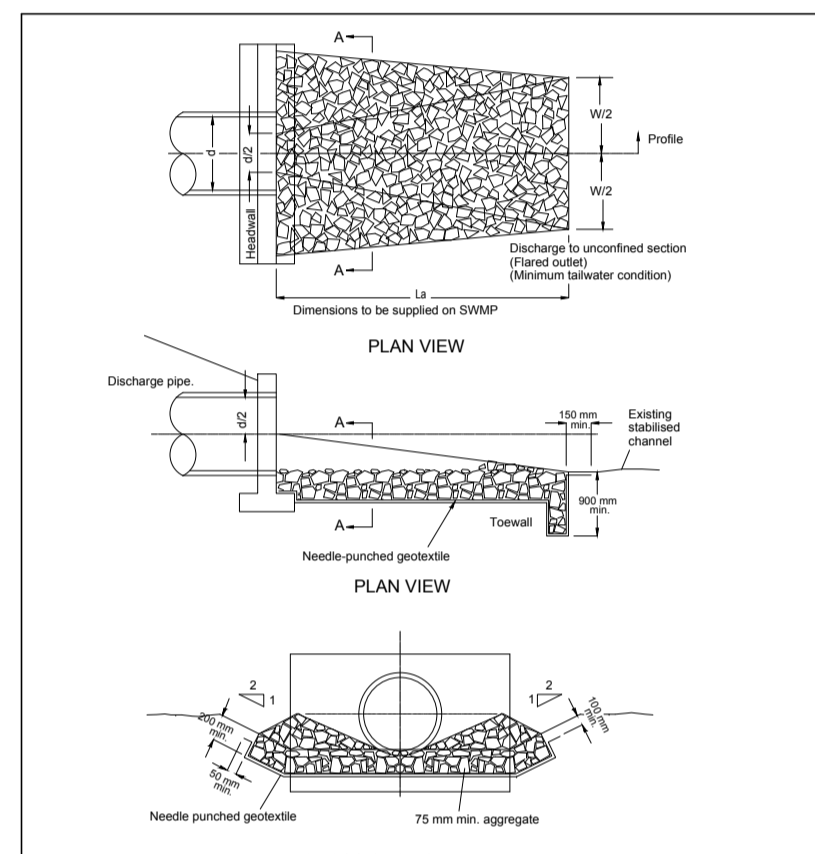
EARTH BANK (HIGH FLOWS) SD 5-6



Construction Notes

- Remove any rocks, clods, sticks or grass from the surface before laying matting.
- Ensure that topsoil is at least 75 mm deep.
- Complete fertilising and seeding before laying the matting.
- Ensure fabric will be continuously in contact with the soil by grading the surface carefully first.
- Lay the fabric in "single-fashion", with the end of each upstream roll overlapping those downstream. Ensure each roll is anchored properly at its upslope end.
- Ensure that the full width of flow in the channel is covered by the matting up to the design storm event, usually in the 10-year ARI time of concentration storm event.
- Divert water from the structure until vegetation is stabilised properly.

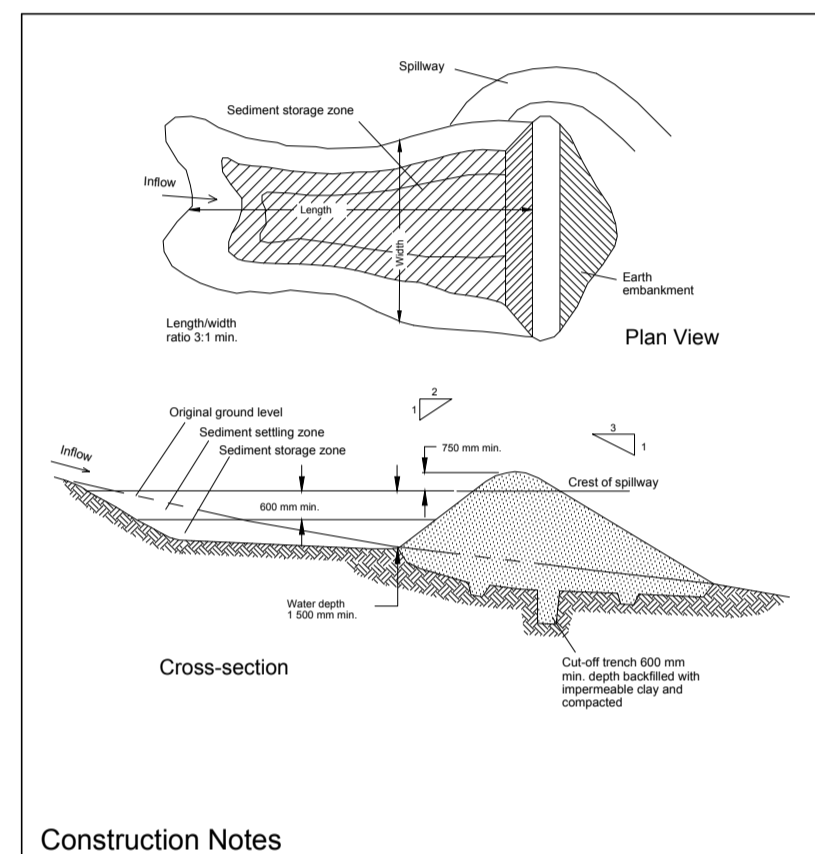
RECIP: CONCENTRATED FLOW SD 5-7



Construction Notes

- Compact the subgrade to the density of the surrounding undisturbed material.
- Prepare a smooth, even foundation for the structure that will ensure that the needle-punctured geotextile does not sustain serious damage when covered with rock.
- Should any minor damage to the geotextile occur, repair it before spreading any aggregate. For repairs, patch one piece of fabric over the damage, making sure that all joints and patches overlap more than 300 mm.
- Lay rock following the drawing, according to Table 5.2 of Landcom (2004) and with a minimum diameter of 75 mm.
- Ensure that any concrete or riprap used for the energy dissipater or the outlet protection conforms to the grading limits specified on the SWMP.

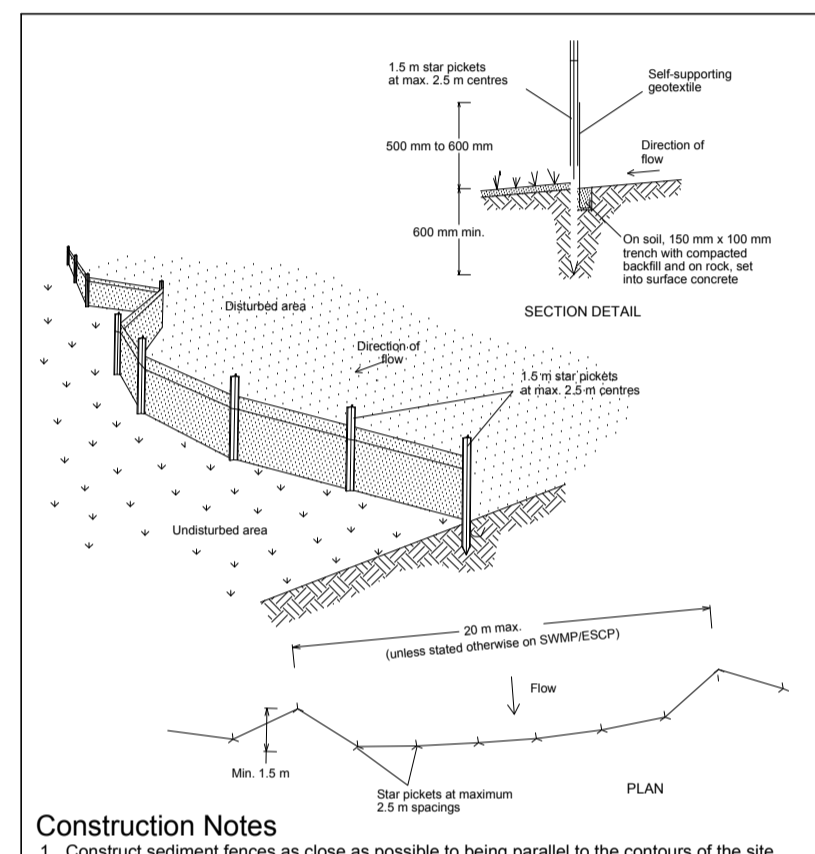
ENERGY DISSIPATER SD 5-8



Construction Notes

- Remove all vegetation and topsoil from under the dam wall and from within the storage area.
- Construct a cut-off trench 500 mm deep and 1,200 mm wide along the centreline of the embankment extending to a point on the gully wall level with the rear crest.
- Maintain the trench free of water and recompact the materials with equipment as specified in the SWMP to 95 per cent Standard Proctor Density.
- Select fill following the SWMP that is free of roots, wood, rock, large stone or foreign material.
- Prepare the site under the embankment by ripping to at least 100 mm to help bond compacted fill to the existing substrate.
- Spread the fill in 100 mm to 150 mm layers and compact it at optimum moisture content following the SWMP.
- Construct the emergency spillway.
- Rehabilitate the structure following the SWMP.

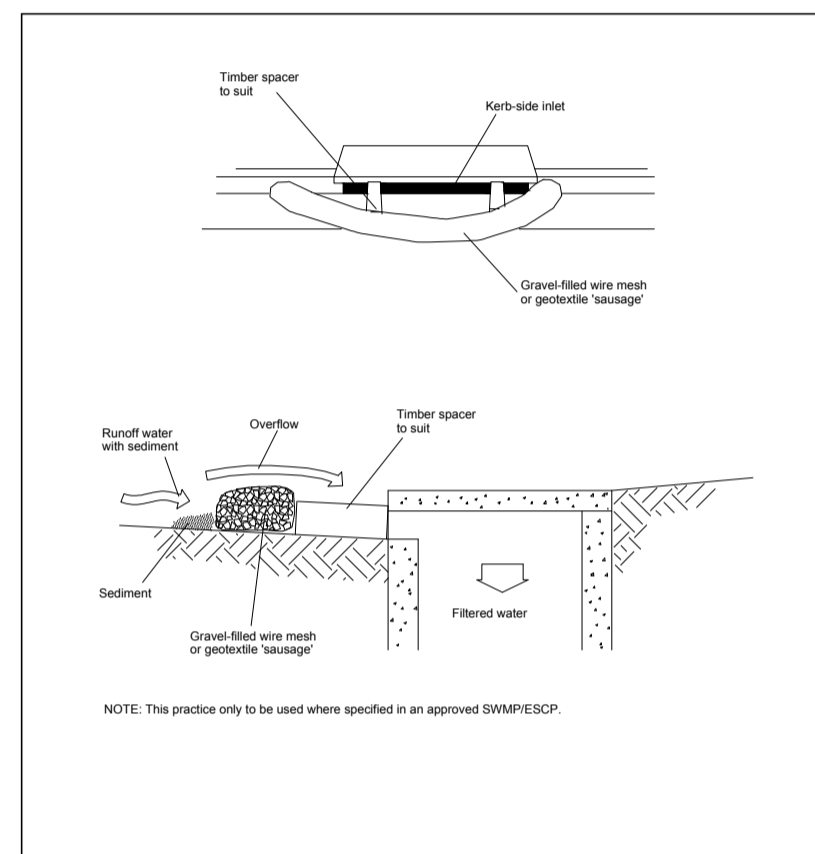
EARTH BASIN - WET (APPLIES TO TYPE 'D' AND TYPE 'F' SOILS ONLY) SD 6-4



Construction Notes

- Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
- Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- Drive 1.5-metre long star pickets into ground at 2.5-metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
- Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
- Join sections of fabric at a support post with a 150-mm overlap.
- Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

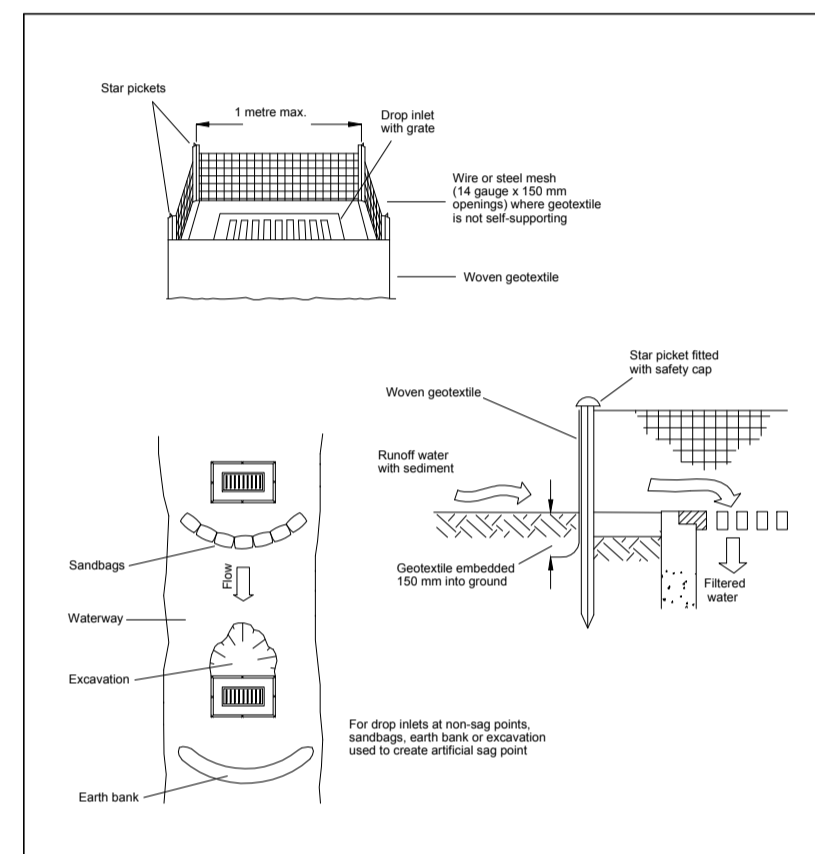
SEDIMENT FENCE SD 6-8



Construction Notes

- Install filters to kerb inlets only at sag points.
- Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
- Form an elliptical cross-section about 150 mm high x 400 mm wide.
- Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
- Form a seal with the kerb to prevent sediment bypassing the filter.
- Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between.

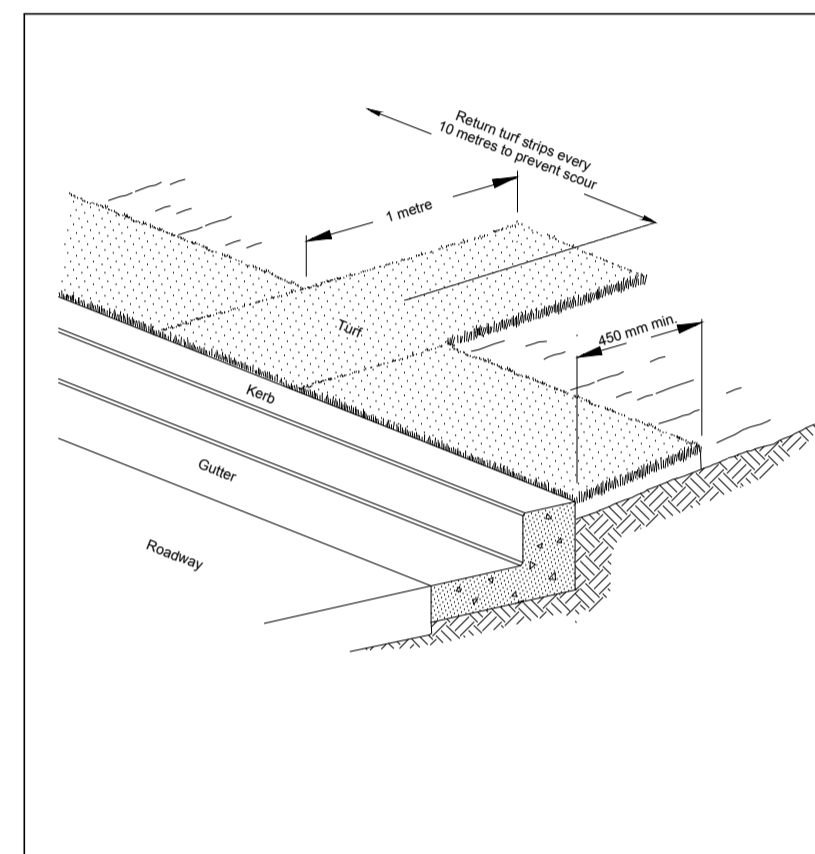
MESH AND GRAVEL INLET FILTER SD 6-11



Construction Notes

- Fabricate a sediment barrier made from geotextile or straw bales.
- Follow Standard Drawing 6-8 for installation procedures for the straw bales or geotextile. Reduce the picket spacing to 1 metre centres.
- In waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing.
- Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

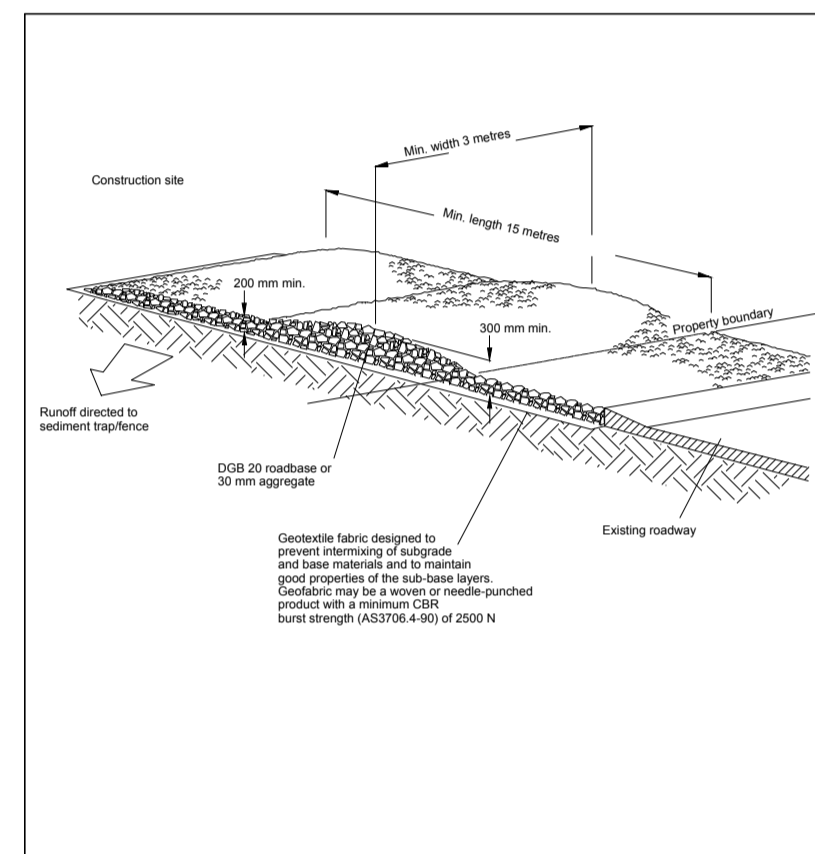
GEOTEXTILE INLET FILTER SD 6-12



Construction Notes

- Strip the topsoil, level the site and compact the subgrade.
- Cover the area with needle-punctured geotextile.
- Construct a 200 mm thick pad over the geotextile using road base or 30 mm aggregate.
- Ensure the structure is at least 15 metres long to building alignment and at least 3 metres wide.
- Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.

KERBSIDE TURF STRIP SD 6-13



Construction Notes

- Strip the topsoil, level the site and compact the subgrade.
- Cover the area with needle-punctured geotextile.
- Construct a 200 mm thick pad over the geotextile using road base or 30 mm aggregate.
- Ensure the structure is at least 15 metres long to building alignment and at least 3 metres wide.
- Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.

STABILISED SITE ACCESS SD 6-14

SEDIMENTATION AND EROSION CONTROL DETAILS

NOT FOR CONSTRUCTION

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CLIENT

BULK CARGO NEWCASTLE PTY LTD

TITLE

SEDIMENTATION AND EROSION CONTROL DETAILS

PROJECT

PROPOSED INDUSTRIAL DEVELOPMENT AT LOT 7, DP 1117013, No.45 GREENLEAF ROAD, KOORAGANG

DO NOT SCALE DRAWING

DRAWN J.L.	ENGINEER P.M.	No in SET 13	SHEET A1
SCALES N.T.S.	JOB No 190621	DRAWING No C06	ISSUE 2

FULL SIZE ON ORIGINAL 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 cm

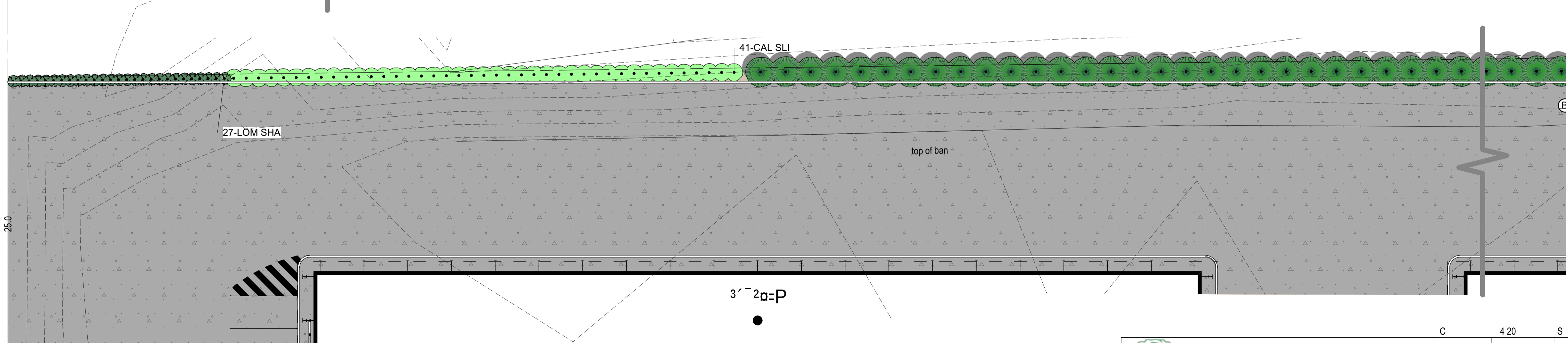
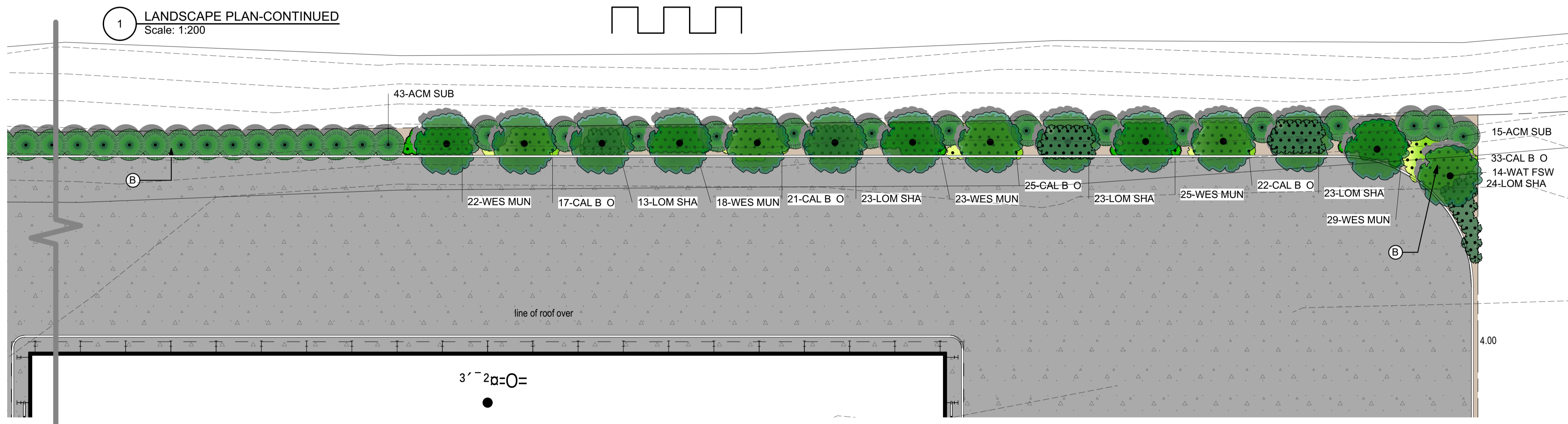
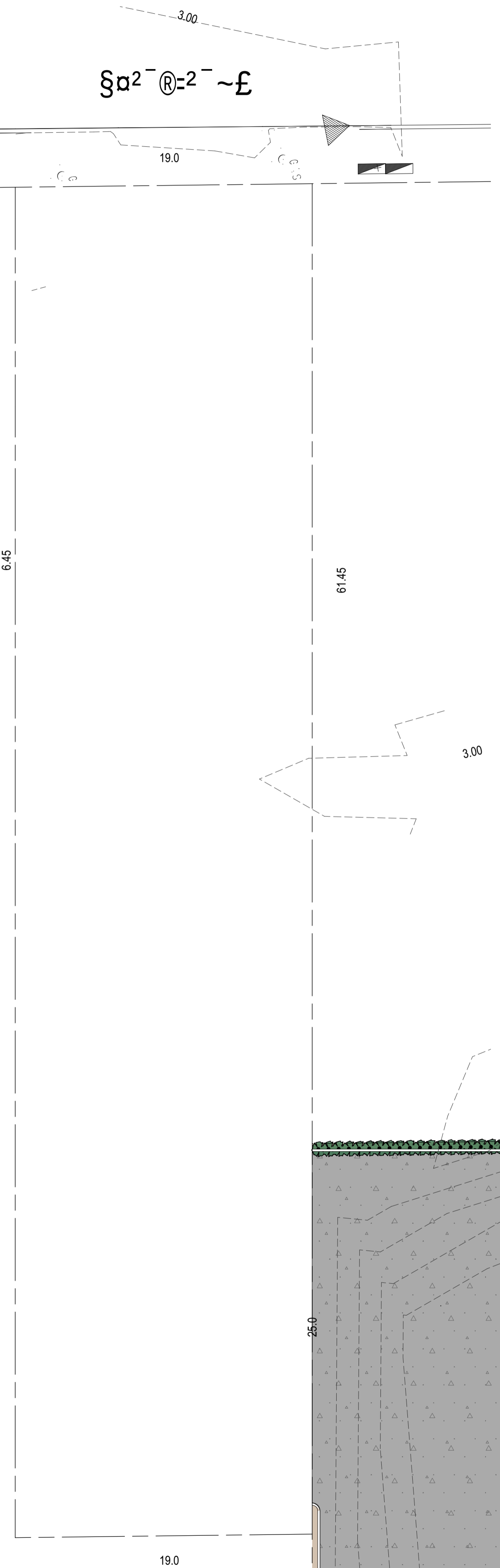
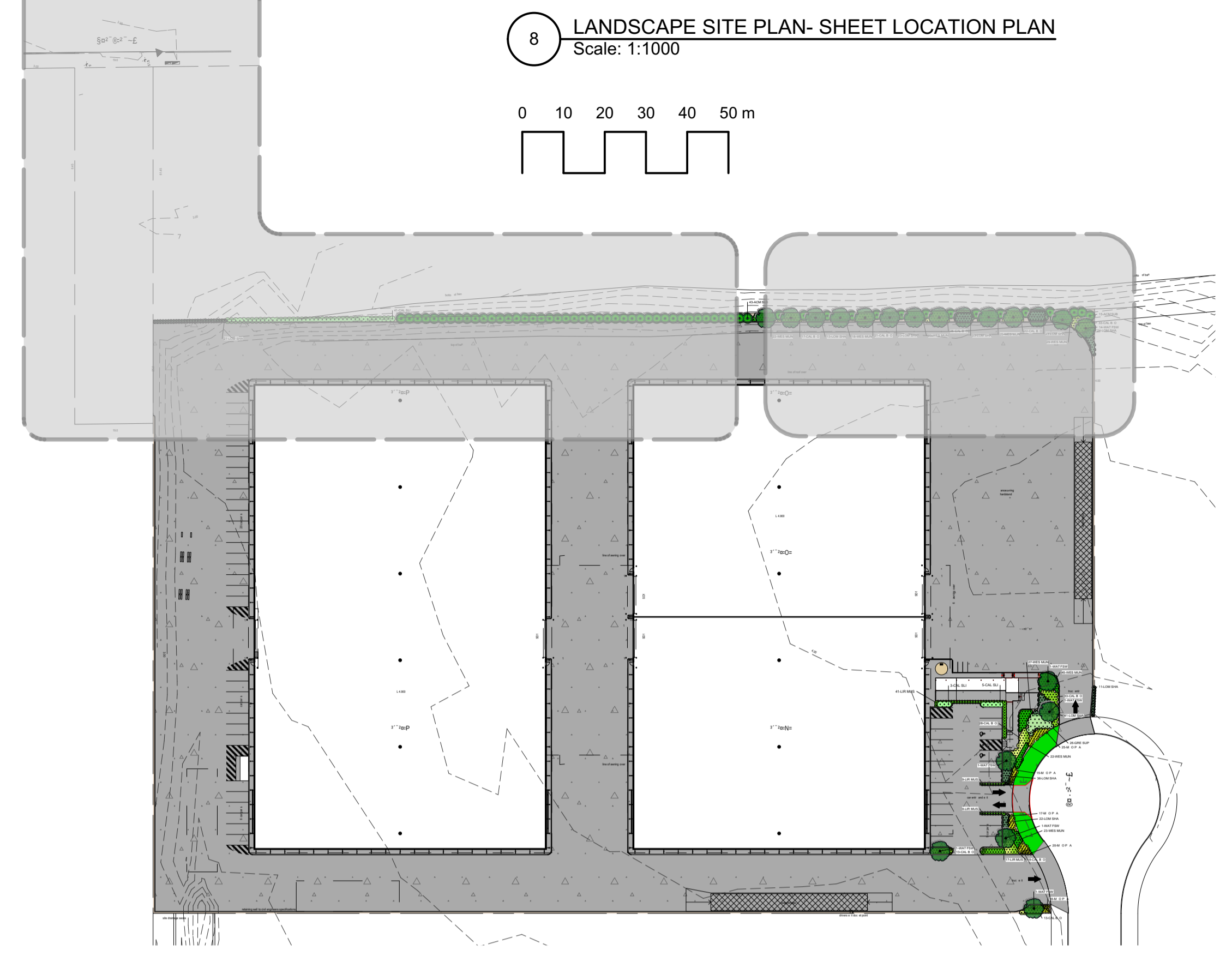
- Notes**
- A 1.8m height powdercoated metal security fence
 - B Garden. 100mm depth mulch, 200mm depth topsoil, over cultivate sub-grade.
 - C Install flush concrete mowing edge.
 - D Install turf where required

KEY:

	32.0	E	ISTING CONTOURS
	SED	EES, S	S, A D
	DC	E S	

Hardscape Schedule

Hardscape Name	Type	Plan Hatch Symbol
CONCRETE	Boundary	
MULCH	Boundary	



7 LANDSCAPE PLAN
Scale: 1:200

Mark Baldock
LANDSCAPE ARCHITECT

App.Sc. It.Env. rad.Dip.Lands.Arch. registered Landscape Architect A LA no.1132 A : 41 134 9 9 1
3 3, A E LE LD 4103 t: www. bla.co .au
q: 0 3 4 436 j: 040 114 605
b: baldoc bigpond.net.au

C	420	S E LA	
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SCALE:	1:100	Design Certified	
S EE S E:	A1		

INROADS:GROUP

Proposed Industrial (Warehouse) Development - Port Link Estate, Kooragang

Traffic Report

Revision 3

23 October 2019

Prepared by:

Anne Coutts

Director, InRoads Group
BE Civil, MIEAust, MAITPM

InRoads Group

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Photographs – Site and Local Road Network

APPENDIX B

Approved Subdivision Plan

APPENDIX C

Plans of Development

APPENDIX D

Vehicle Tracking Diagram – Cul de Sac Access Driveways

APPENDIX E

Vehicle Tracking Diagram – Heron Road Access Driveway

APPENDIX F

Vehicle Tracking Diagrams – Heavy Vehicle Circulation

InRoads Group has prepared this report solely for the benefit and use of its client. This report takes into account the particular instructions and requirements of the client. In preparing this report it has been assumed that all information and documents provided by the client or its consultants were complete, accurate and current. InRoads Group will not be liable for any conclusion drawn resulting from omission or lack of full disclosure by the client or its consultants.

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Our Ref: 19-010

23 October 2019

1.0 Introduction

InRoads Group was engaged to undertake a Traffic Impact Assessment of a proposed industrial development on part Lot 2 (proposed lot 7) and part Lot 3 (easement for access) of DP 1117013, in Port Link Estate, Kooragang. The applicant intends to construct a warehouse of approximately 16,000m² GFA (plus 81m² office and amenities) which will be used for the storage and distribution of loose bulk agricultural products, being stock feed, which will be transported by ship to the Newcastle Port.

The subject site is located within the Newcastle City Council Local Government Area and within the Port of Newcastle, and the proposal has therefore been assessed considering the controls as outlined in the Newcastle Development Control Plan 2012, and the State Environmental Planning Policy (Three Ports) 2013.

The following sections of this report document the findings of our traffic investigations, addressing the following key traffic design issues:

- Vehicular site access arrangements;
- On-site car, bicycle, and motorcycle parking provision;
- Car park layout and design, with reference to the relevant Australian Standards;
- Service vehicle manoeuvring requirements; and
- The traffic (capacity) impacts anticipated as a result of the proposed development.

2.0 Context

2.1 Subject Site

The subject site is within the Port Link Estate, which is a recently approved 2 into 12 lot community title subdivision at 43 and 45 Greenleaf Road, Kooragang. The land the subject of the development application is described as part Lot 2 (proposed lot 7) and part Lot 3 (easement for access) of DP 1117013. As shown in **Figure 2.1a** and **Figure 2.1b** below, the subject site is located at the south-western corner of the subdivision which is bounded by Teal Street to the north, Greenleaf Road to the east, and Lot 3 DP 1117013 to the west and the south. The subject site is approximately 3.243 hectares in area, and is currently largely undeveloped.



Figure 2.1a: Site Location

Source: sixmaps.com.au



Figure 2.1b: Subject Site

Source: Approved Plan (DA2018/00681)

The site can currently be accessed via an informal access onto Heron Road (shown in **Figure 2.1c** and **Figure 2.1d** below), via an easement across adjacent land parcel Lot 3 DP 1117013 which accommodates Incitec Pivot Limited.

As shown in **Figure 2.1e** and **Figure 2.1f** below, sightlines from the existing crossover location along Heron Road are generally unrestricted in both directions, due to the vertical and horizontal alignment of Heron Road.



Figure 2.1c: Existing Access on Heron Road



Figure 2.1d: Existing Access on Heron Road



Figure 2.1e: Visibility to South from Access



Figure 2.1f: Visibility to North from Access

The easement which burdens Lot 3 DP 1117013 and benefits Lot 2 DP 1117013 is 19m wide, and provides a connection from the subject site to Heron Road as shown in **Figure 2.1g** over page for access and services.

A rail spur extends across this easement as shown in **Figure 2.1h** below. It is understood that Incitec Pivot Limited (the Rail Infrastructure Manager) is leasing the existing tracks, and under the guidelines of the easement (88B), will be shunting carts through this easement from time to time.



Figure 2.1g: Easement for Access and Services

Source: Approved Plan (DA2018/00681)



Figure 2.1h: Rail Spur Across Easement

Source: sixmaps.com.au

2.2 Adjacent Road Network

The local road network in the vicinity of the subject site includes Greenleaf Road and Heron Road, which extend around the perimeter of the Walsh Point Precinct peninsula (which has frontage to both the south and north arms of the Hunter River), connecting at the southern tip of the peninsula as shown in **Figure 2.2a** below.

Greenleaf Road and Heron Road are two-lane, two-way industrial standard roads, with an overall pavement width of approximately 22m. These roads are posted at 60km/hr. Photographs of Greenleaf Road and Heron Road are included for reference in **Appendix A**.

Both Greenleaf Road and Heron Road are privately owned port access roads, and are not public infrastructure. These roads (which are legally described as Lot 7 DP 262783) are owned and managed by the Port of Newcastle.

A restricted parking area is signed on Greenleaf Road for approximately the northern 1km of the road, from the Teal Street on-ramp to the Park Fuel Tanks Terminal at 10 Kooragang Road. These signs stipulate that no parking is permitted along the road between the hours of 7pm and 5am.



Figure 2.2a: Lot 7 DP 262783 (Heron Road and Greenleaf Road)

Source: sixmaps.com.au

Considering the broader road network in proximity to the site, as shown in **Figure 2.2b** below, the western section of Cormorant Road (from Tourle Street to Teal Street), Teal Street and Nelson Bay Road are classified roads. These roads form part of State Road 108, which extends from Industrial Drive at Mayfield North via Tourle Street, Cormorant Road, Teal Street, Stockton Bridge, Fern Bay, Williamtown and Salt Ash to the intersection of Marooba Crescent and Church Street at Nelson Bay.

The eastern section of Cormorant Road is privately owned road, and not public infrastructure (similar to Heron Road and Greenleaf Road). This section of Cormorant Road is owned and managed by the Port of Newcastle.

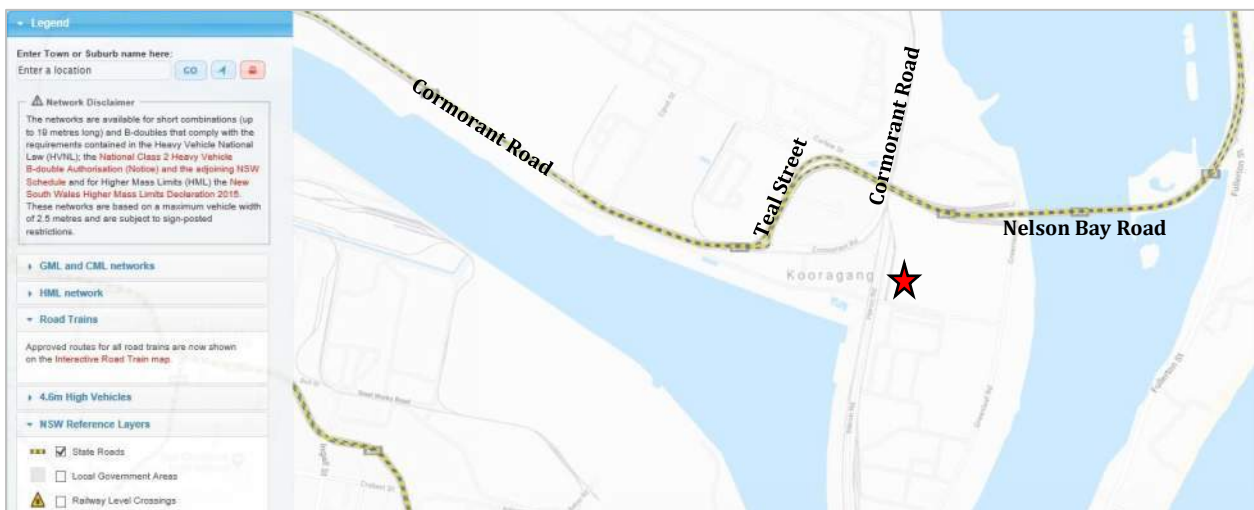


Figure 2.2b: State Roads in Proximity to Site

Source: <https://www.rms.nsw.gov.au/business-industry/heavy-vehicles/maps/restricted-access-vehicles-map/map/index.html>

As shown in **Figure 2.2c** below, Greenleaf Road and Heron Road are approved 26m B-Double Routes, as are Cormorant Road, Teal Street and Nelson Bay Road.

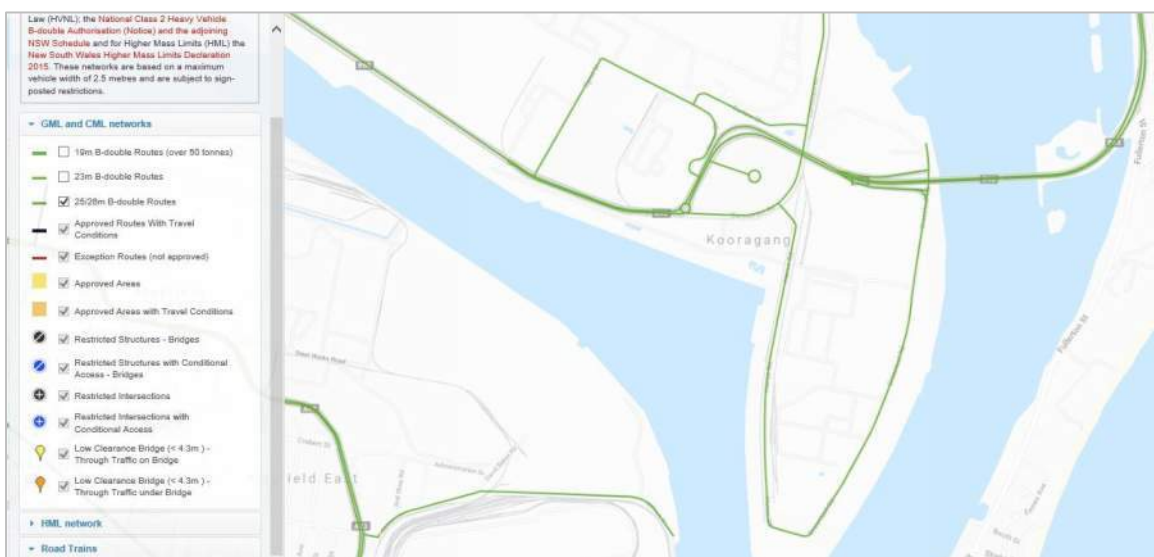


Figure 2.2.c: Approved B-Double Routes

Source: <https://www.rms.nsw.gov.au/business-industry/heavy-vehicles/maps/restricted-access-vehicles-map/map/index.html>

2.3 Public Transport

The closest bus stops to the subject site are located on Teal Street near Sandpiper Close. These stops are a 1.1km (i.e. 13 minute) walk from the subject site (via the access onto Heron Road) as shown in **Figure 2.3a** below, or a 5 minute cycle as shown in **Figure 2.3b** below.

These stops are serviced by the following bus routes:

- Route 130: Fingal Bay to Newcastle, which runs every 1 – 2 hours throughout the day (weekdays, weekends, and public holidays) in each direction; and
- Route 131: Fingal Bay to Newcastle Express Service, which runs 2 – 3 times per day in each direction on weekdays only.

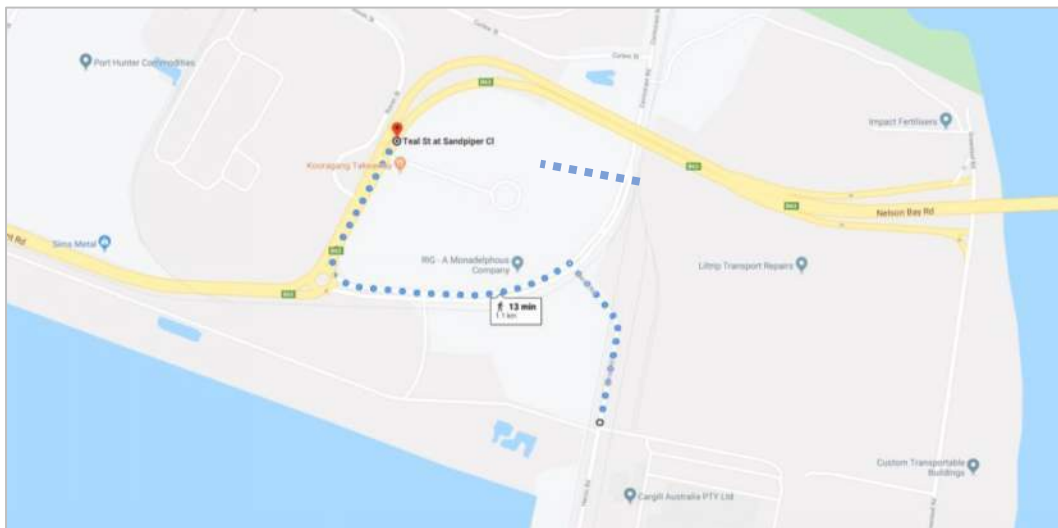


Figure 2.3a: Walking Route from Bus Stops to Subject Site (Heron Road Access)

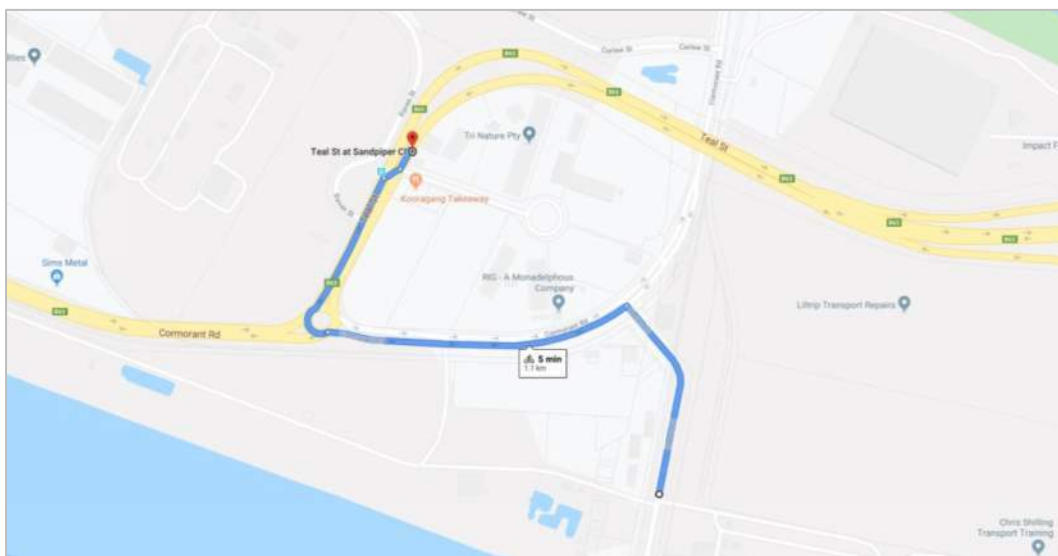


Figure 2.3b: Cycling Route from Bus Stops to Subject Site (Heron Road Access)

2.4 Planning Context

The subject site is located within the Port of Newcastle, therefore reference has been made to the State Environmental Planning Policy (SEPP) (Three Ports) 2013.

The site is zone SP1 Special Activities as shown in **Figure 2.4a** below. Whilst Heron Road and Greenleaf Road are within the defined Port of Newcastle Lease area as shown in **Figure 2.4b** below, the subject site is not within this area and is therefore subject to the controls of the Newcastle Development Control Plan 2012 (see **Figure 2.4c**).

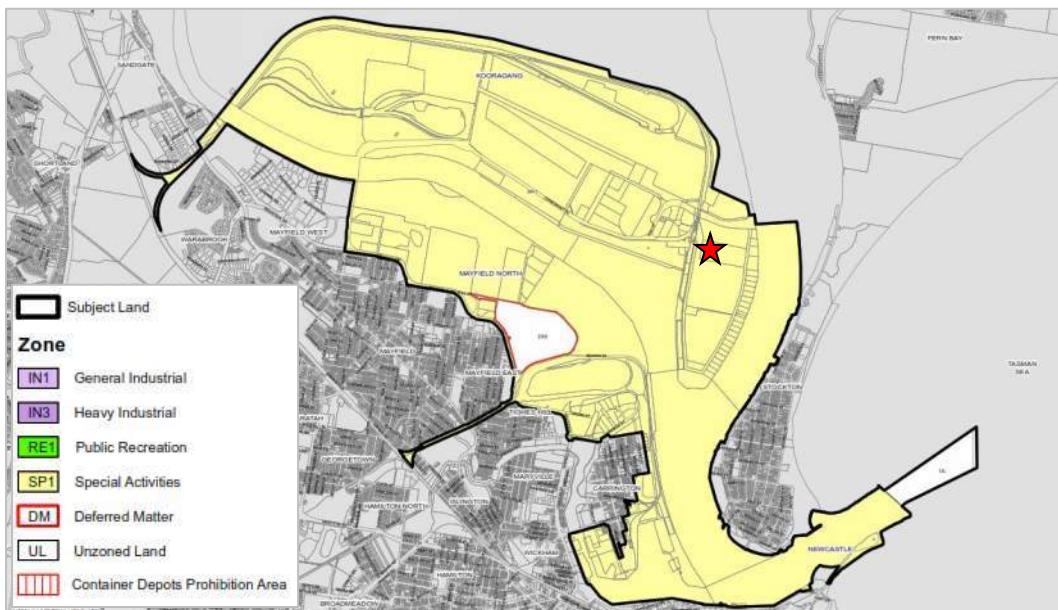


Figure 2.4a: Extract from SEPP (Three Ports) 2013 Land Zoning Map, Sheet LZN_003 Port of Newcastle

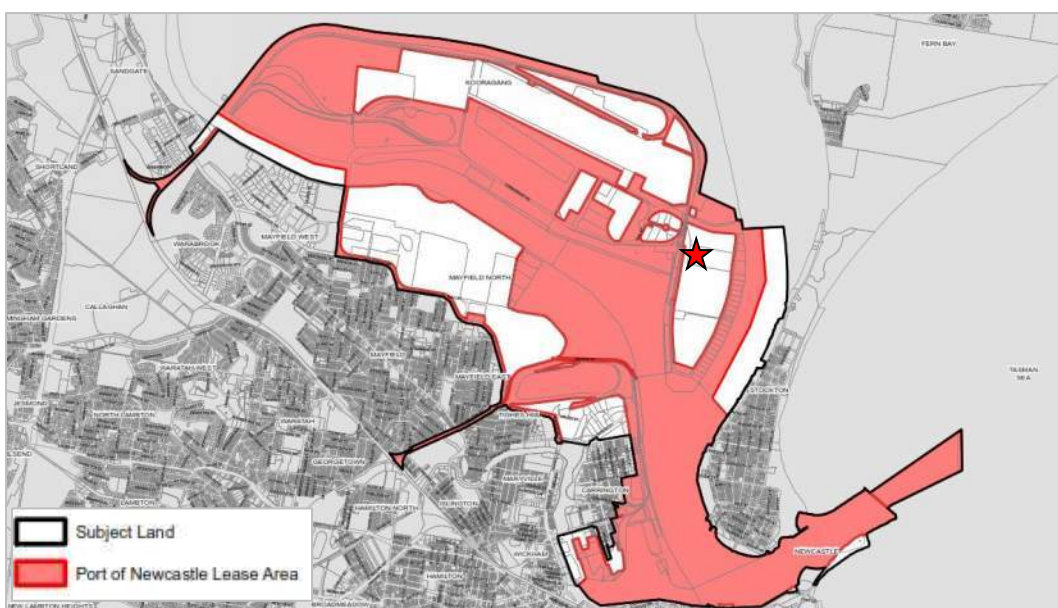


Figure 2.4b: Extract from SEPP (Three Ports) 2013 Lease Area Map, Sheet LES_003 Port of Newcastle

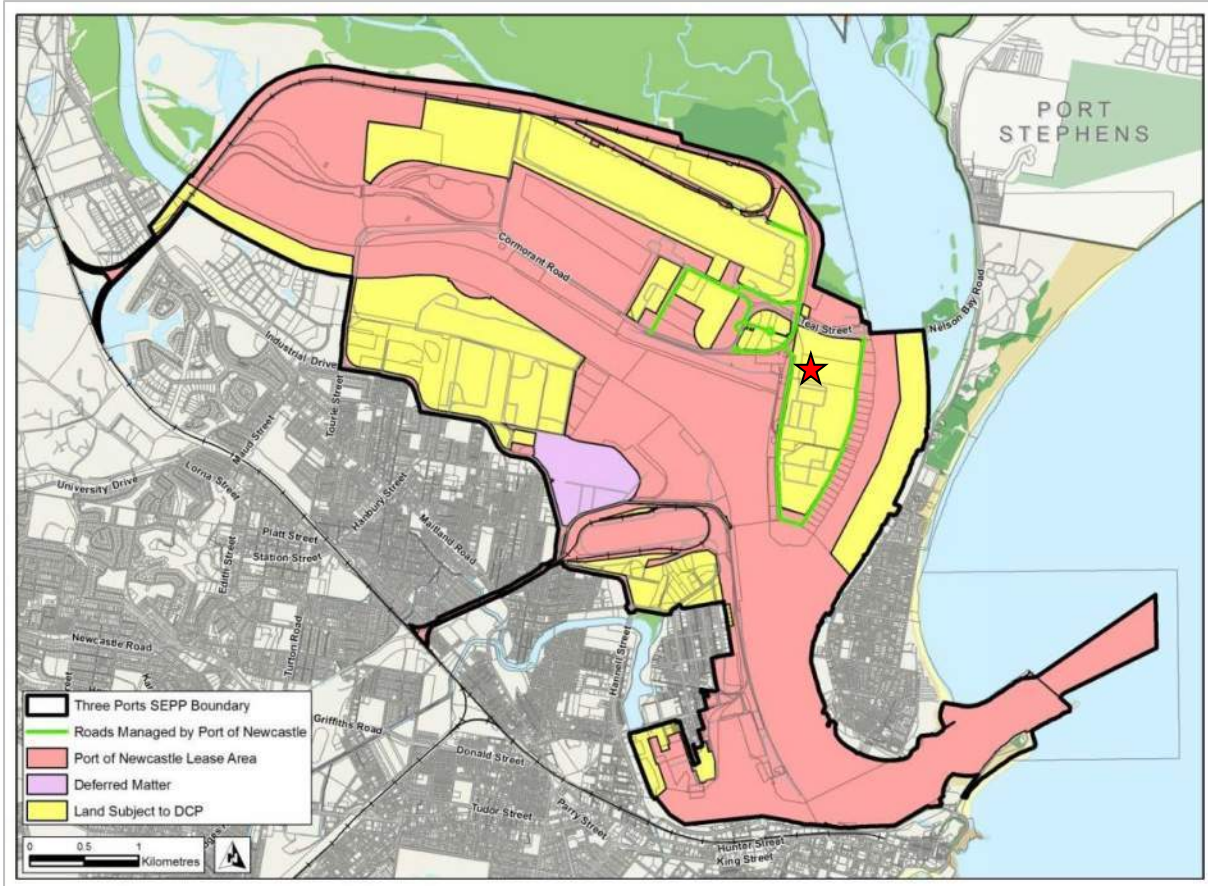


Figure 2.4c: Extract from Newcastle Development Control Plan 2012 (3.13 Industrial Development)

2.5 Approved Subdivision

On 24 November 2018, the City of Newcastle Council granted consent for a 2 into 12 lot community title subdivision of the land at 43 and 45 Greenleaf Road, Kooragang (Lots 1 and 2 DP 1117013). The approved subdivision plan is included for reference as **Appendix B**, with an extract from this plan provided as **Figure 2.5** below. The subject site includes proposed Lot 7 of the subdivision (positioned at its south-western corner), as well as part Lot 3 of DP 1117013 (easement for access).

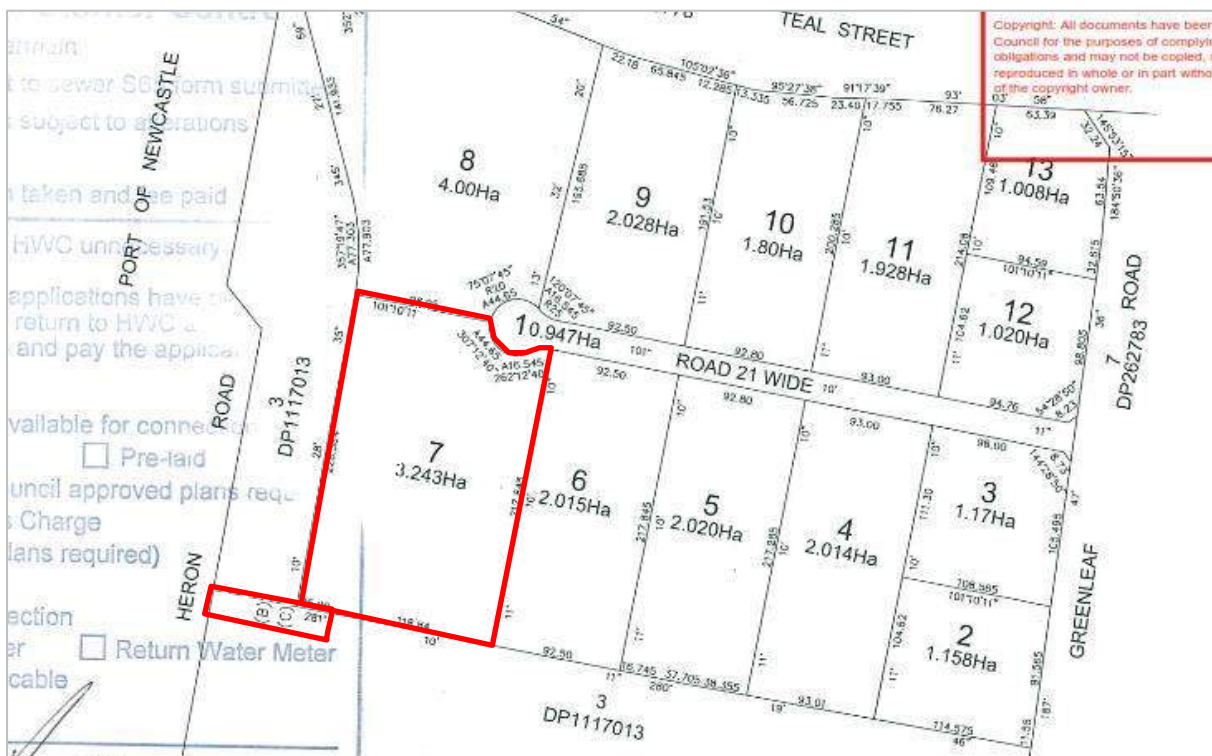


Figure 2.5: Subject Site

Source: Approved Plan (DA2018/00681)

As shown in **Figure 2.5** above, an internal cul-de-sac road is proposed as Lot 1 of the community title subdivision. The road is 21m wide, including 4.5m wide verges on each side and a pavement width of 12m. This internal road will service ten of the proposed development lots (i.e. Lots 3 – 12), including the subject site. Lot 2 and Lot 13 will be accessed directly from Greenleaf Road.

The Statement of Environmental Effects (SEE) for the subdivision (prepared by ADW Johnson, dated June 2018) makes the following general comments in relation to traffic / car parking:

- Given the location of the site within the Port of Newcastle, a global shipping gateway, and the existing major industrial facilities within the locality, the surrounding infrastructure including the local road network has been constructed to meet the needs of those activities.
- The roads surrounding the subject site experience relatively low levels of traffic and are considered to have adequate capacity to cater for the proposed subdivision and future developments.
- Parking will be addressed as part of any future development applications.

3.0 Proposal

3.1 Development Overview

The proposed development is shown in the architectural plans provided by Sparc which are included for reference as **Appendix C**, and the extract of the site plan provided for reference as **Figure 3.1** below. As shown in these plans, the proposed development comprises two (2) warehouse buildings of 16,000m² total GFA (i.e. 8,000m² each), with an additional 81m² GFA of ancillary space for office, amenities, and a crib hut. The warehouses will be used for the storage and distribution of loose bulk agricultural products, being stock feed, which will be transported by ship to the Newcastle Port.

Vehicular access to the site is proposed at the north-eastern corner onto the private cul de sac via separate truck entry and exit driveways, as well as a two-way access driveway to the car parking area. An additional access is proposed onto Heron Road at the south-western corner of the site (in the location of the existing access driveway onto Heron Road), via the existing easement over the Incitec Pivot Limited site.

It should be noted that the development application does not include the construction of a driveway crossing to connect the access way to Heron Road. This driveway crossing is located on Lot 7 DP 262783 and forms part of the land the subject of the Port of Newcastle Lease. As such this land falls within the Ports SEPP Lease Area with the construction of a driveway crossing understood to be exempt development pursuant to Schedule 1 of the Ports SEPP. Engagement with Port of Newcastle Operations Pty Ltd has commenced to secure this access. However, as this access is secondary and not essential to the operation of the facility, it is considered that the agreement for this driveway crossing is not required prior to the determination of the development application.

Car parking for a total of 54 vehicles is proposed on the site, including 21 spaces within a dedicated car parking module at the north-eastern corner of the site (separate from the warehouse building and the areas of heavy vehicle operation), and 33 spaces along the southern boundary of the southern warehouse building.

The key traffic elements of the proposal are discussed further in the following sections.



Figure 3.1: Extract from Site Plan

3.2 Operation of Proposed Development

As the manager of Heron Road and Greenleaf Road, engagement with the Port of Newcastle has commenced to confirm the following proposed vehicular access arrangements:

- Goods to be unloaded (i.e. transported from the K2 wharf to the development as shown in **Figure 3.2** below) via rigid vehicles and articulated vehicles (semi-trailers) of up to 20m length. These vehicles would use the Heron Road driveway to access/egress the development.
- Goods to be loaded (i.e. distributed from the site) using typically up to 26m B-Double combination vehicles, with the occasional A-Double combination vehicle of up to 36m length also used. These vehicles would use the internal subdivision road and Greenleaf Road to access/egress the development.

The operation of the proposed facility can be summarised as follows:

- The facility will operate during the following hours:
 - 6:00am to 4:30pm Monday to Friday
 - 6:00am to 2:00pm Saturday
 - Closed Sunday
 - 24 hours per day when a ship is berthed (unloading)

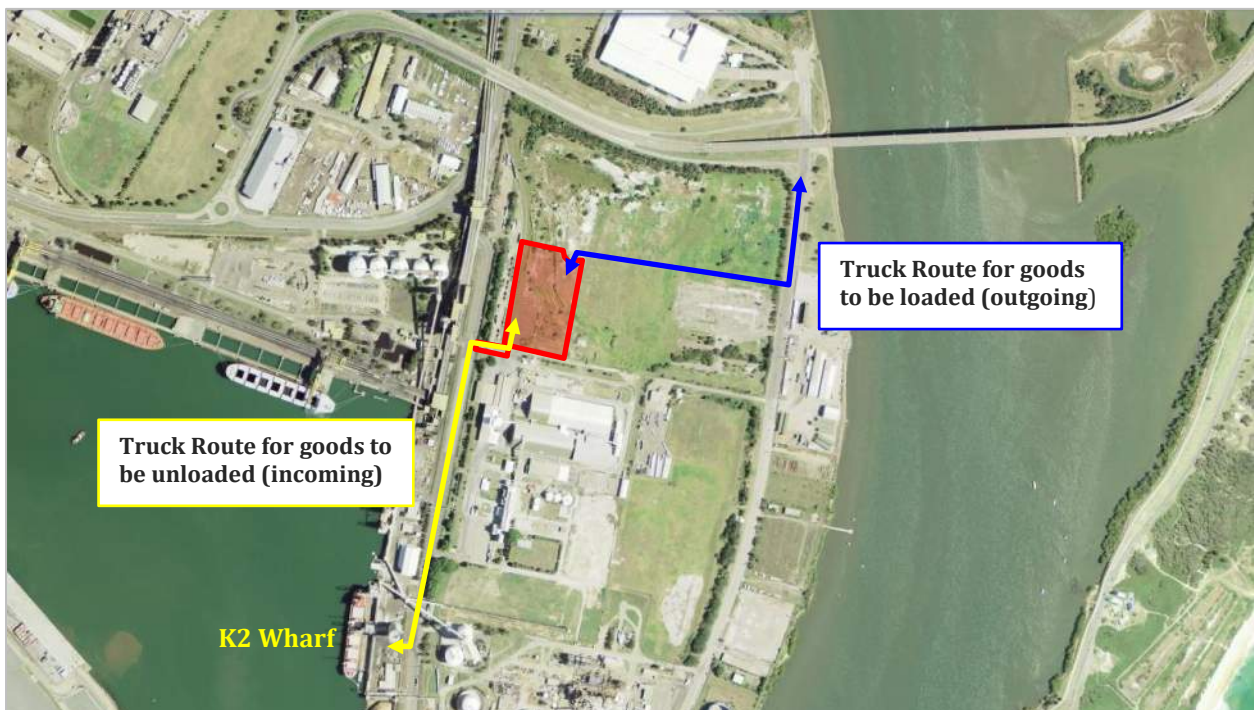


Figure 3.2: Truck Access / Egress Routes

Source: sixmaps.com.au

- For unloading, it is understood that the facility would attract approximately 15 – 20 trucks per hour travelling between the K2 wharf to the development on a turnaround basis (24 hour operation).
- For loading, it is understood that the facility would attract approximately 30 trucks per day, or no more than approximately 5 trucks in the morning and evening commuter peak periods. The peak loading period would occur from 6am to 9am.
- There will typically be an average of three (3) staff at the facility, with a maximum of 10 staff during unloading.

The traffic elements as shown in the architectural plans which are included for reference as **Appendix C** have been considered in light of the requirements of Council's DCP and the relevant standards and guidelines, as well as the intended operation of the business, as outlined in the following sections.

3.3 Vehicle Access

Vehicular access is proposed at the north-eastern corner of the site onto the cul de sac via separate truck entry and exit driveways (which will be used for loading / dispatch), as well as a two-way access driveway to the car parking area. This cul de sac will connect with Greenleaf Road.

An additional access driveway is proposed onto Heron Road at the south-western corner of the site (consistent with the existing driveway location), via the existing easement over the Incitec Pivot Limited site. This driveway will be used for unloading (i.e. transport of goods from the port to the site).

Whilst Heron Road and Greenleaf road are private roads and are controlled by the Port of Newcastle, further information is provided following (for Council's information) on the form and function of these access driveways.

3.3.1 Truck Entry – Cul de Sac

The truck entry driveway is positioned at the end of the cul de sac, and is approximately 7.8m wide at the property boundary. As shown in the vehicle tracking diagram included as **Appendix D**, this driveway will comfortably accommodate the entry manoeuvre of up to a 36m A-Double combination vehicle.

3.3.2 Truck Exit – Cul de Sac

The truck exit driveway is positioned adjacent to the eastern boundary of the site, and is approximately 13.0m wide at the property boundary. As shown in the vehicle tracking diagram included as **Appendix D**, this driveway will comfortably accommodate the exit manoeuvre of up to a 36m A-Double combination vehicle.

As shown in the architectural plans, provision is made for a 2.0m (wide) x 2.5m (deep) pedestrian clear sight triangle adjacent to both sides of this driveway in accordance with the requirements of AS2890.2 (Figure 3.4), to provide visibility between an exiting vehicle and a pedestrian approaching the driveway along the verge / footpath area of the private road. The gradient of this driveway will necessarily not exceed 1:20 for a distance of at least 10m inside the property boundary, for pedestrian safety.

3.3.3 Car Park Driveway – Cul de Sac

A separate access to the car parking module is proposed between the truck entry and exit driveways, to separate heavy vehicle and passenger vehicle movements. This driveway is 6.6m wide at the property boundary, which is adequate to accommodate two-way passenger vehicle flow, and meets the minimum dimensional requirement in AS2890.1 (i.e. 3.0m – 5.5m for a Category 1 driveway).

As shown in the architectural plans, provision is made for a 2.0m (wide) x 2.5m (deep) pedestrian clear sight triangle adjacent to the exit side of this driveway in accordance with the requirements of AS2890.1 (Figure 3.3), to provide visibility between an exiting vehicle and a pedestrian approaching the driveway along the verge /

footpath area of the private road. The gradient of this driveway will necessarily not exceed 1:20 for a distance of at least 6m inside the property boundary, for pedestrian safety.

3.3.4 Truck Entry / Exit – Heron Road

An access is proposed onto Heron Road at the south-western corner of the site, via the existing easement over the Incitec Pivot Limited site and in approximately the same location as the existing crossover onto Heron Road (with a higher standard crossover treatment to be provided). Subject to approval by the Port of Newcastle, this access would be used by unloading vehicles (up to 20m articulated vehicles) travelling between the K2 Wharf, and the development site.

As previously noted, this driveway crossing is located on Lot 7 DP 262783 and forms part of the land the subject of the Port of Newcastle Lease. As such this land falls within the Ports SEPP Lease Area with the construction of a driveway crossing understood to be exempt development pursuant to Schedule 1 of the Ports SEPP. Engagement with Port of Newcastle Operations Pty Ltd has commenced to secure this access. However, as this access is secondary and not essential to the operation of the facility, it is considered that the agreement for this driveway crossing is not required prior to the determination of the development application.

The proposed access driveway is approximately 12.5m wide at the property boundary and approximately 14.0m wide at the kerblines, and will comfortably accommodate the right turn entry and left turn exit manoeuvres (to/from the K2 Wharf) of up to a 20m articulated vehicle, as shown in the vehicle tracking diagram included as **Appendix E**.

Provision will be made for a 2.0m (wide) x 2.5m (deep) pedestrian clear sight triangle adjacent to the exit side of this driveway in accordance with the requirements of AS2890.2 (Figure 3.4), to provide visibility between an exiting vehicle and a pedestrian approaching the driveway along the verge / footpath area of Heron Road.

The gradient of this driveway will necessarily not exceed 1:20 for a distance of at least 10m inside the property boundary, for pedestrian safety.

As shown in **Figure 3.3.4a** and **3.3.4b** below, sightlines from the proposed crossover location along Heron Road are generally unrestricted in both directions, due to the vertical and horizontal alignment of Heron Road.



Figure 3.3.4a: Visibility to South from Driveway



Figure 3.3.4b: Visibility to North from Driveway

3.4 Parking Provision

3.4.1 Car Parking

The Newcastle Development Control Plan (DCP) 2012 recommends car parking rates in Table 1 of Section 7-03 (Traffic, Parking and Access). The relevant rates provided are as follows:

- warehouses or distribution centres: 1 space per 200m² GFA or 1 space per 2 staff (whichever is greater)
- office: 1 space per 50m² GFA

The application of Council's parking rates to the overall GFA of the proposed development (16,000m² warehouse and 81m² office/ancillary space) suggests that a total of 82 car parking spaces should be provided.

However as previously noted, there will typically be an average of only three (3) staff at the facility, with a maximum of 10 staff during unloading, and negligible visitor car parking demand. This is due to the nature and operational requirements of the facility.

Accordingly, the provision of 82 car parking spaces on the site (based upon Council's DCP parking rates) is considered to be excessive, and unwarranted in the case of the proposed development. Accordingly reference has been made to the RTA Guide to Traffic Generation Developments which recommends a parking rate of 1 space per 300m² for warehouses, which more accurately reflects the limited staffing (and therefore car parking) requirements at developments of this nature.

The application of this parking rate to the total GFA of 16,081m² suggests that a total of 54 car parking spaces should be provided.

As shown in the architectural plans included as **Appendix C**, a total of 54 car parking spaces are proposed on the site, including 21 spaces within a dedicated car parking module at the north-eastern corner of the site (separate to the warehouse building and the areas of heavy vehicle operation), and 33 spaces along the southern boundary of the southern warehouse building, which would only be used by staff who have received appropriate training and induction regarding driving in areas of heavy vehicle operation.

In summary, the proposed level of on-site car parking (54 spaces) meets the requirements of the RTA Guide to Traffic Generation Developments for a warehouse development, and will be more than adequate to cater for the demand generated by the facility (which is not expected to exceed 10 vehicles).

Notwithstanding the above, in the highly unlikely event that the parking demand exceeds 54 vehicles, there will be substantial available hardstand area on the site clear of heavy vehicle manoeuvring areas which could accommodate additional parked vehicles, if necessary.

3.4.2 Accessible Parking

Council's DCP stipulates that 'A proportion of parking spaces is designed and designated by appropriate pavement marking and signposting as parking for people with a disability. Minimum rates are in accordance with the Building Code of Australia.'

Table D3.5 in the Building Code of Australia (BCA) stipulates that for Class 7 buildings, the required car parking rate for people with disabilities is 1 space for every 100 carparking spaces or part thereof.

Given a total of 54 parking spaces are proposed, two (2) accessible parking spaces are required under the provisions of the DCP and the BCA.

The architectural plans included as **Appendix C** show two (2) accessible parking spaces in the car parking module in convenient proximity to the office building. These spaces are 2.6m wide and 5.4m long with a 2.6m wide adjacent shared area, exceeding the dimensional requirements stipulated in AS2890.6 (noting that the bays and shared area are only required to be 2.4m wide). The proposal therefore meets the relevant requirements in this regard.

3.4.3 Bicycle Parking

The Newcastle Development Control Plan (DCP) 2012 stipulates bicycle parking requirements in Table 1 of Section 7-03 (Traffic, Parking and Access). The relevant rates provided are as follows:

- warehouses or distribution centres: 1 space per 20 staff (Class 2); and
- office: 1 space per 200m² GFA (Class 2).

The application of Council's bicycle parking rates to the proposed development (assuming maximum 10 staff and 81m² office / amenities) suggests that only one (1) bicycle parking space is required.

It is anticipated that a secure bicycle parking space could be provided within or adjacent to the office / amenities area. The detail of this bicycle parking space would be refined at detailed design stage.

3.4.4 Motorcycle Parking

The Newcastle Development Control Plan (DCP) 2012 stipulates motorcycle parking requirements in Table 1 of Section 7-03 (Traffic, Parking and Access). The relevant rates provided are as follows:

- warehouses or distribution centres: 1 space per 20 car spaces
- office: 1 space per 20 car spaces

Given a total of 54 parking spaces are proposed, three (3) motorcycle parking spaces should be provided under the provisions of the DCP. However given the nature and operation of the proposed development and its limited staffing requirements, it is anticipated that motorcycle parking demand would be limited / negligible (and in any case, motorcycles could obviously be parked within standard parking spaces). However if required, three (3) motorcycle parking spaces (each 1.2m x 2.5m) could be incorporated into the site layout plan at detailed design stage, in response to a condition of the consent.

3.5 Car Parking Layout and Design

The design of the car parking area as shown in the plans included as **Appendix C** is generally in accordance with the requirements of the relevant Australian Standards (AS2890.1 and AS2890.6), as outlined following:

- Standard car parking spaces are 2.6m wide and 5.4m long, exceeding the width requirement for User Class 1 (low turnover parking) which is only 2.4m.
- Parking aisles have a minimum width of 6.5m, exceeding the width requirement for User Class 1 (low turnover parking) which is only 5.8m.
- The accessible parking spaces are 2.6m wide and 5.4m long with a 2.6m wide adjacent shared areas, exceeding the minimum width requirements stipulated in AS2890.6 (i.e. 2.4m for bays and shared areas).
- A terminated aisle extension of 1m is provided at the termination of the car parking module, meeting the requirement in AS2890.1.

Overall, the layout of the parking area shown in the plans included as **Appendix C** is efficient and legible, and generally in accordance with the requirements of the relevant Australian Standards, subject to minor refinement at detailed design stage (e.g. the provision of 300mm clearance between the crib hut and the adjacent parking space at the north-eastern corner of the site).

3.6 Vehicle Servicing

As previously noted, the largest vehicles expected to access the site are as follows:

- Goods will be unloaded (i.e. transported from the K2 wharf to the development below) via rigid vehicles and articulated vehicles (semi-trailers) of up to 20m length. These vehicles would use the Heron Road driveway to access/egress the development, subject to approval from the Port of Newcastle.
- Goods to be loaded (i.e. distributed from the site) using typically up to 26m B-Double combination vehicles, with the occasional A-Double combination vehicle of up to 36m length also used. These vehicles would use the internal subdivision road and Greenleaf Road to access/egress the development.

The vehicle tracking diagrams included as **Appendix F** demonstrate that these vehicles would be able to access the site and circulate / manoeuvre as required through and around the buildings.

In regard to refuse collection, given the scale and nature of the proposed development it is anticipated that waste generation would be limited. It is anticipated that on-site collection of bins would be undertaken, and given the amount of hardstand area surrounding the buildings, that there would be adequate space for a bin store area and manoeuvring of a refuse collection vehicle for bin collection.

In accordance with AS2890.2 requirements, the height clearance in the areas of heavy vehicle travel will necessarily be 4.5m minimum.

Overall, the proposed servicing arrangements are considered to be acceptable and appropriate given the scale and nature of the proposed development, and in accordance with the requirements of the relevant standards and guidelines.

4.0 Traffic Impact

As noted in Section 3.2, the traffic generation of the proposed development will be very low, i.e.:

- For unloading, it is understood that the facility would attract approximately 15 – 20 trucks per hour travelling between the K2 wharf to the development on a turnaround basis (24 hour operation), using privately owned port access roads only;
- For loading, it is understood that the facility would attract approximately 30 trucks per day, or no more than approximately 5 trucks in the morning and evening commuter peak periods. The peak loading period would occur from 6am to 9am; and
- There will typically be an average of three (3) staff at the facility, with a maximum of 10 staff during unloading (i.e. up to 10 arrival trips before shift and 10 departure trips following shift).

Once distributed onto the local road network, and bearing in mind that a significant proportion of the trips generated would not use the public road network (due to unloading trips only required to use privately owned port access roads), the impact of the level of site traffic generation upon the performance of the local road network would be negligible.

Even if the potential future occupation of the building by another business or tenant was to occur (which it is understood is very unlikely based upon the bespoke nature of the facility), the application of the trip generation rates from the RTA Guide to Traffic Generating Developments suggest only 82 vehicle trips would be generated by the development in the peak hours, i.e.:

- Warehouses: $0.5 \text{ trips per } 100\text{m}^2 \times 16,000\text{m}^2 = 80 \text{ trips}$
- Offices: $2 \text{ trips per } 100\text{m}^2 \times 81\text{m}^2 = 2 \text{ trips}$

This level of traffic generation equates to 1 - 2 vehicle trips per minute on average, during the peak hours. This level of additional traffic generation is low, and unlikely to have any notable impact upon the performance of the surrounding road network, particularly bearing in mind the following considerations:

- Given the location of the site within the Port of Newcastle (a global shipping gateway), and the existing major industrial facilities within the locality, the surrounding infrastructure including the local road network has been constructed to meet the needs of industrial activities; and
- The roads surrounding the subject site experience relatively low levels of traffic and are considered to have more than adequate capacity to cater for the proposed development.

In light of the above, it is concluded that the proposed development will have a negligible impact upon the performance of the surrounding road network, and no external road upgrades are required to support the proposed development from a capacity perspective.

5.0 Recommendation

In light of the information contained within this report, it is considered that the proposal is satisfactory from a traffic operations perspective, and it is recommended that the development application be approved from a traffic engineering perspective.

5.1 Qualifications

This report has been prepared and/or approved by:

Anne Coutts

Director, InRoads Group

BE Civil, MIEAust, MAITPM

APPENDIX A

Photographs – Site and Local Road Network



Image 1: Eastbound Exit from Teal Street to Greenleaf Road



Image 2: Teal Street Off-ramp / Greenleaf Road Intersection



Image 3: Greenleaf Road (looking southbound)



Image 4: Heron Road (looking northbound)



Image 5: Heron Road Access Driveway (within existing easement)



Image 6: Looking north from within existing easement



Image 7: Looking south from within existing easement



Image 8: Driveway on Heron Road opposite proposed access location



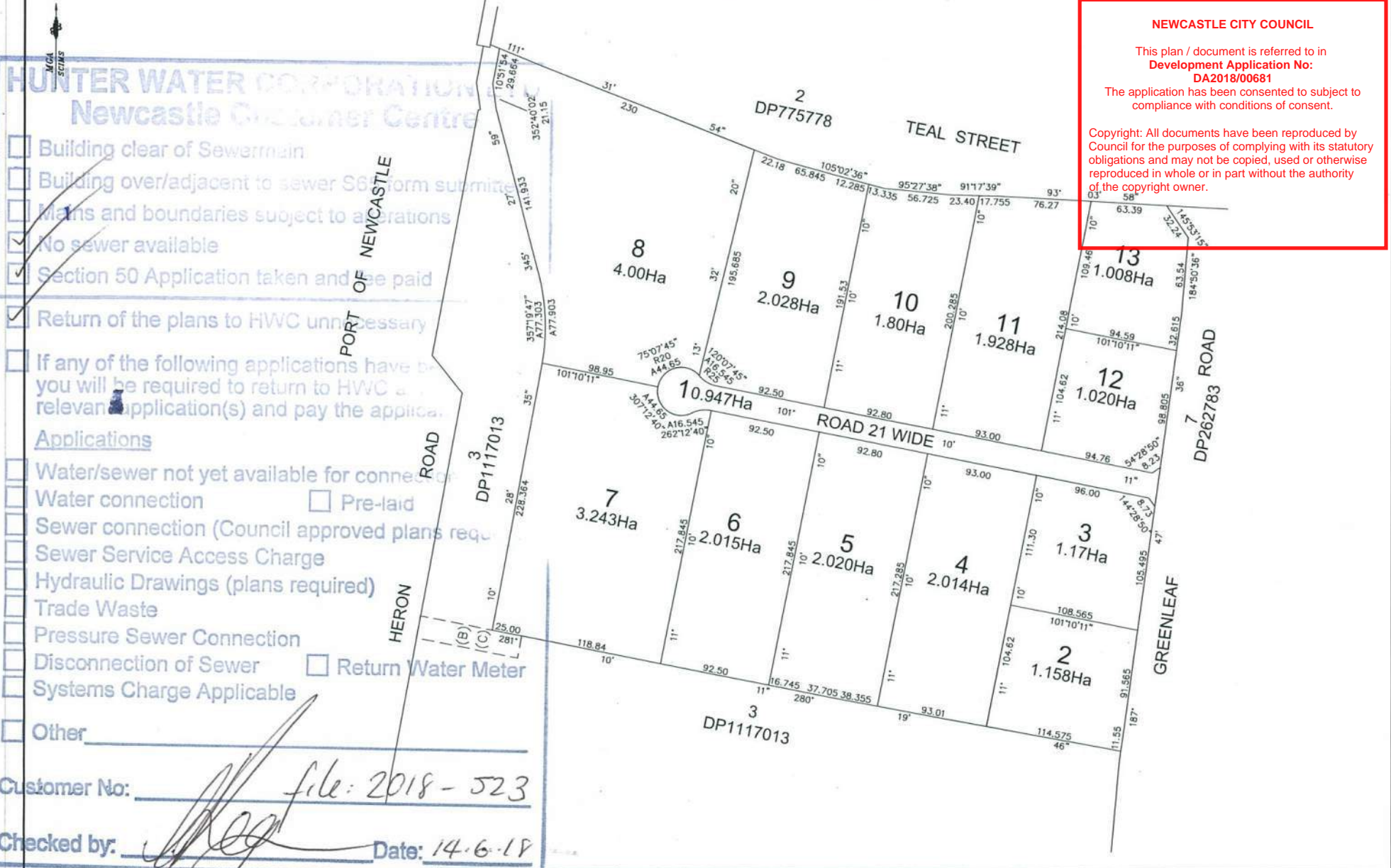
Image 9: Heron Road / Cormorant Road intersection



Image 10: Looking west from Heron Road at Heron Road / Cormorant Road intersection

APPENDIX B

Approved Subdivision Plan



HUNTER WATER CORPORATION
 Newcastle Customer Centre

- Building clear of Sewermain
- Building over/adjacent to sewer S6 form submitte
- Mains and boundaries subject to alterations
- No sewer available
- Section 50 Application taken and fee paid
- Return of the plans to HWC unnecessary

If any of the following applications have been submitted, you will be required to return to HWC a relevant application(s) and pay the application fee.

- Applications
- Water/sewer not yet available for connection
 - Water connection Pre-laid
 - Sewer connection (Council approved plans required)
 - Sewer Service Access Charge
 - Hydraulic Drawings (plans required)
 - Trade Waste
 - Pressure Sewer Connection
 - Disconnection of Sewer Return Water Meter
 - Systems Charge Applicable
 - Other _____

Customer No: file: 2018-523

Checked by: [Signature] Date: 14.6.18

(B) EXISTING EASEMENT FOR ACCESS 19 WIDE (DP1117013)
 (C) EXISTING EASEMENT FOR SERVICES 19 WIDE (DP1117013)

SURVEYOR
 Name: Jason Lee Harman
 Date: 6/06/2018
 Reference: 5870-DP

PLAN OF SUBDIVISION OF
 LOT 1 D.P. 1117013 &
 LOT 2 D.P. 1117013

LGA: NEWCASTLE
 Locality: KOORAGANG ISLAND
 Reduction Ratio 1: 500
 Lengths are in metres.

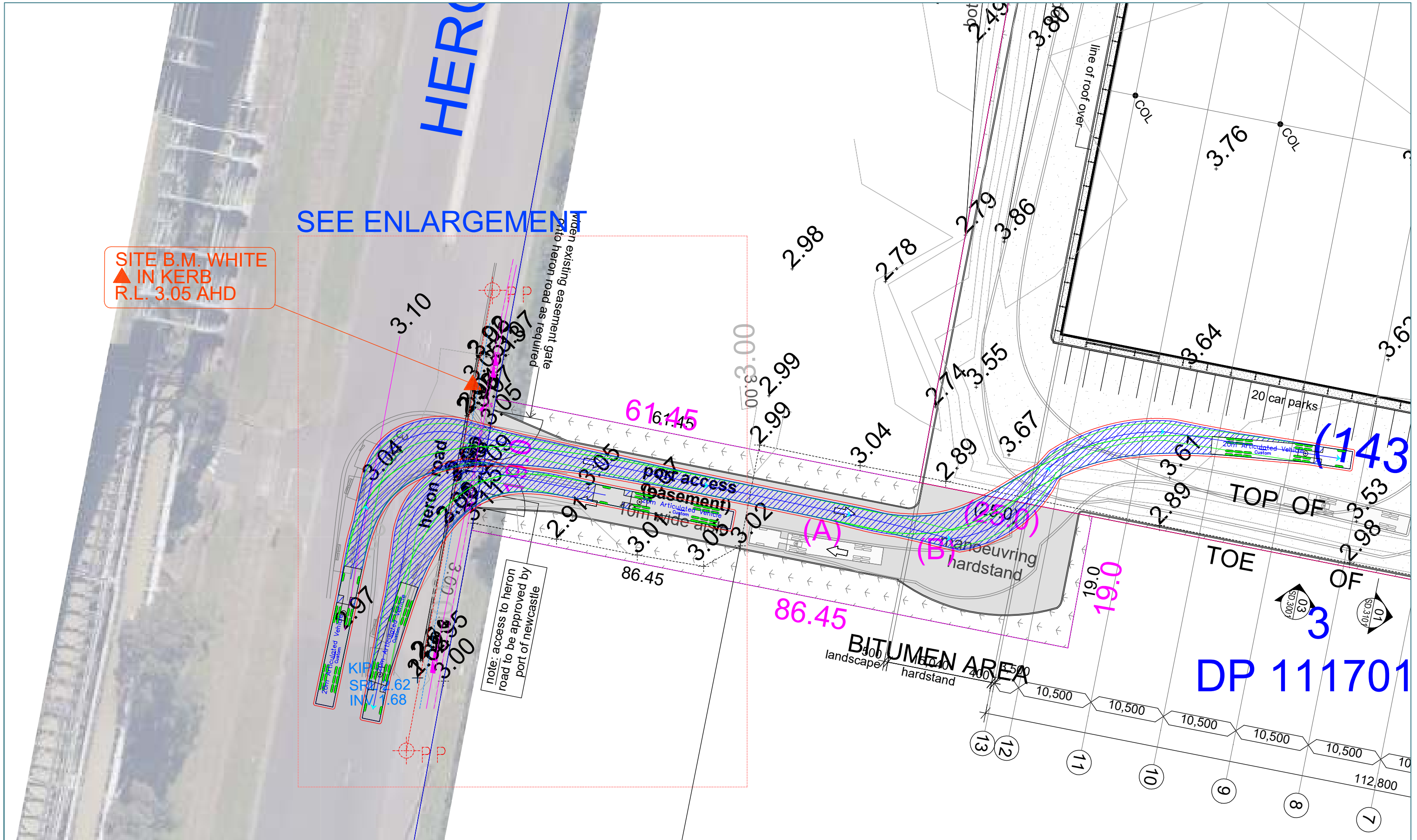
Registered:

APPENDIX D

Vehicle Tracking Diagram – Cul de Sac Access Driveways

APPENDIX E

Vehicle Tracking Diagram – Heron Road Access Driveway



INROADS:GROUP

drawing prepared by

InRoads Group

PO Box 596
Potts Point NSW 1335
ABN: 25 608 559 897

project	Lot 7 Port Link Estate, Kooragang				
drawing title	Vehicle Tracking Analyses				
project no.	drawing no.	revision	date	scale	
19-010	DWG05	C	15/10/2019	1:500 @ A3	

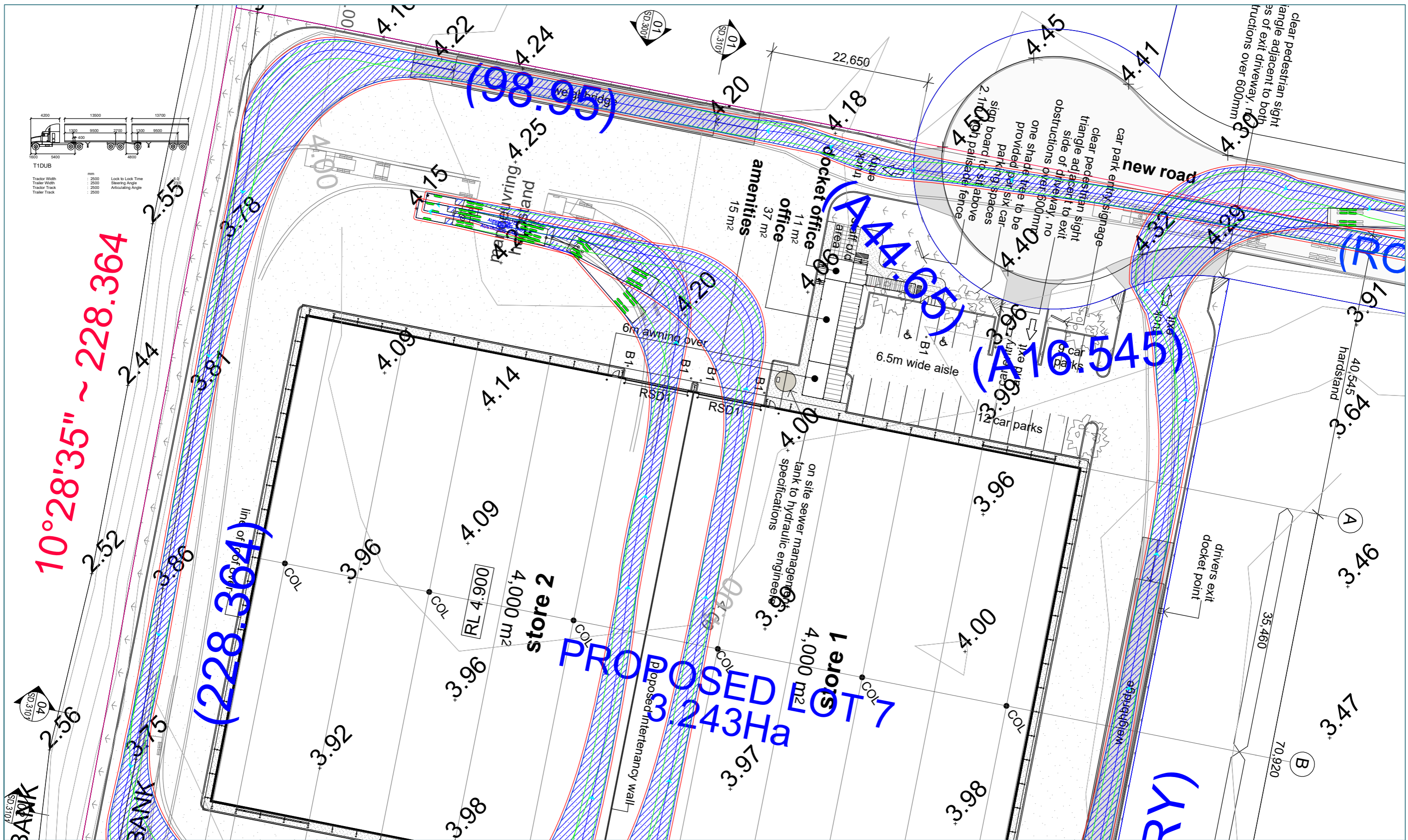
FOR INFORMATION ONLY - NOT FOR CONSTRUCTION

InRoads Group is responsible for vehicle swept path diagrams and/or drawing mark-ups only. Base drawing prepared by others.

Vehicle swept path diagrams prepared using computer generated turning path software and associated drawing platforms. Vehicle data based upon relevant Australian Standards (AS/NZS 2890.1-2004 Parking facilities - Off-street car parking, and/or AS 2890.2-2002 Parking facilities - Off-street commercial vehicle facilities). These standards make allowance for a degree of tolerance, however the vehicle characteristics in these standards represent a suitable design vehicle and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.

APPENDIX F

Vehicle Tracking Diagrams – Heavy Vehicle Circulation



INROADS:GROUP

drawing prepared by

InRoads Group

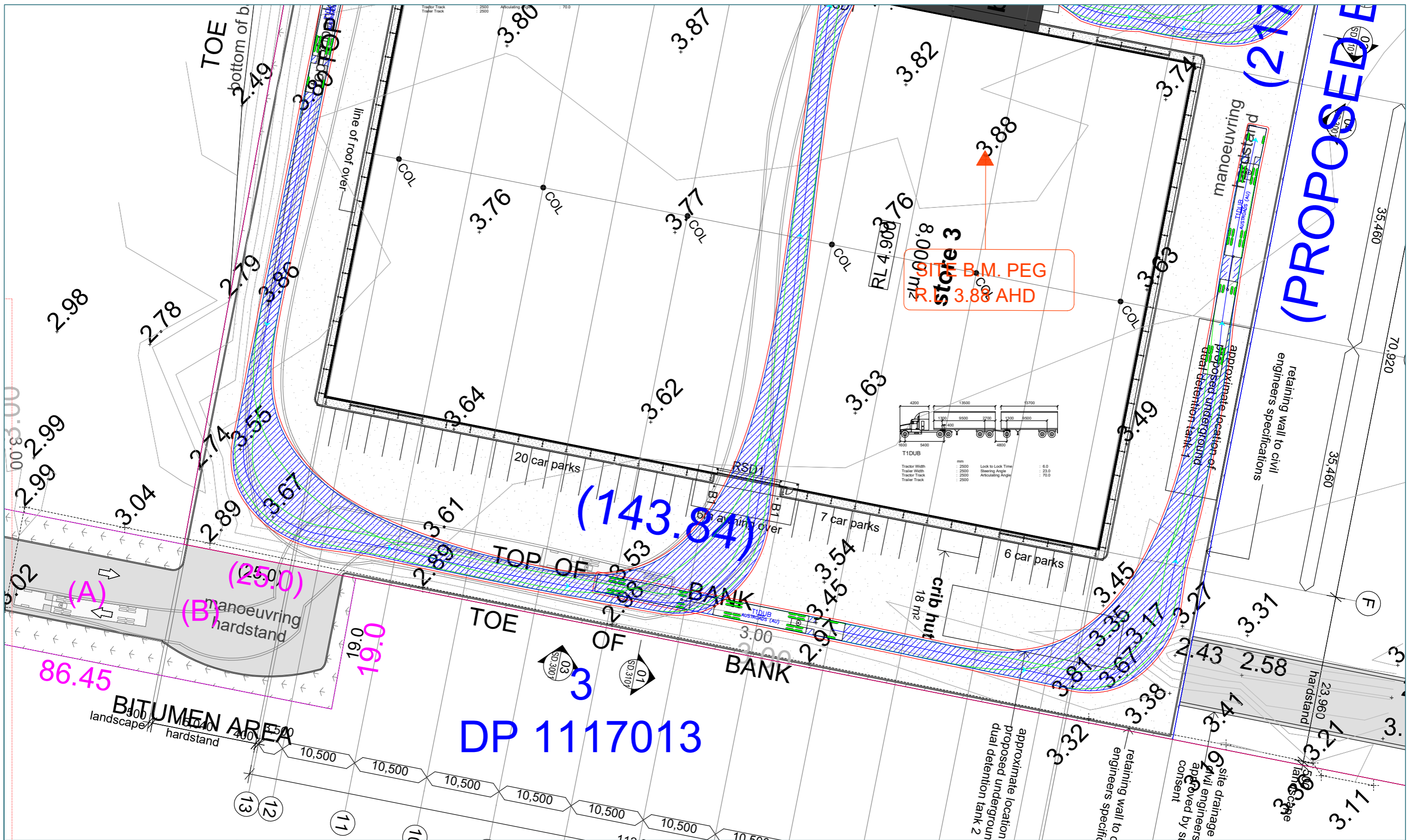
PO Box 596
Potts Point NSW 1335
ABN: 25 608 559 897

project	Lot 7 Port Link Estate, Kooragang				
drawing title	Vehicle Tracking Analyses				
project no.	drawing no.	revision	date	scale	
19-010	DWG02	D	23/10/2019	1:500 @ A3	

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INROADS:GROUP

drawing prepared by

InRoads Group

PO Box 596
Potts Point NSW 1335
ABN: 25 608 559 897

project	Lot 7 Port Link Estate, Kooragang				
drawing title	Vehicle Tracking Analyses				
project no.	drawing no.	revision	date	scale	
19-010	DWG04	D	23/10/2019	1:500 @ A3	

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**BARR PROPERTY
& PLANNING**

Continual Progress

Statement of Environmental Effects – 43 Greenleaf Road, Kooragang Island.

Prepared By Barr Property and Planning

For Notrom Group

October 2019

Document Control

Title: Construction of industrial facility for the storage and distribution of loose bulk agricultural products, being stock feed.
Address: Greenleaf Road, Kooragang Island, NSW, 2304
Job No. 19NEW0086
Client: Notrom Group

Document Issue:

Issue	Date	Prepared by	Reviewed by
Draft 1	17 Sept. 2019	Katrina Walker	Rebecca Johnston
Draft 2	22 Oct. 2019	Katrina Walker	Rebecca Johnston
Client Review	23 Oct. 2019	Matt Morton	
Final	28 Oct .2019	Katrina Walker	Rebecca Johnston

Signed



Katrina Walker
Project Planner
B.Sc, B.Ed, PIA (Assoc.)



Rebecca Johnston
Principal Planner
BTP (Hons), RPIA

For queries about this report please contact

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1 Executive Summary

This development application is seeking approval to construct an industrial facility for the storage and distribution of loose bulk agricultural products, being stockfeed at 43 Greenleaf Road, Kooragang Island (Lot 2/DP1117013). The current site is subject to a 12-lot community title subdivision (DA2018/00681), in which this application relates to proposed Lot 7 of the subdivision. The application also includes the upgrade of the easement located on Lot 3 in DP1117013.

The site is located within the Port of Newcastle; accordingly, the land is subject to the State Environment and Planning Policy (Three Ports) 2013 (Ports SEPP). The site is zoned SP1 Special Activities with the proposed development is permitted with consent pursuant with the Port SEPP Land Use Table.

The Capital Investment Value of the proposed development is \$16,082,000; accordingly, the development is not considered to be State Significant Development in accordance with the Ports SEPP or the State Environmental Planning Policy (State and Regional Development) 2011. Pursuant with Schedule 1, of the Environmental and Planning Regulation 2000 the proposal is not considered to be designated development.

In accordance with s4.46 of the Environmental Planning and Assessment Act 1979, the proposal is not considered 'integrated development'. However, in accordance with the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) the proposal is considered to be traffic generating development and requires referral to the Roads and Maritime Service for consideration. The Traffic Impact Assessment (Inroads, 2019) concludes that the proposed development will not have a significant adverse effect on the road network. The proposal also triggers referral the electricity authority pursuant with Clause 45 of the ISEPP.

The site has been identified as being suitable for its intended use with low risk of contamination and radiation present on site. Furthermore, the proposed use is considered not to be hazardous or offensive and does not trigger the requirement of a preliminary hazard assessment pursuant with State Environmental Planning Policy 33 - Hazardous and Offensive Development. Additionally, the development proposal has been assessed to have a minimal impact on the coastal environment.

The specialist consultant reports have been provided as annexures to this Statement. The reports along with this Statement comprehensively consider and address the environmental implications of the development on the environment and the community. The assessment identifies that the proposal is substantially compliant with the Newcastle City Council Development Control Plan 2012. Furthermore, it is considered that there should be no adverse environmental impacts as a result of this development that cannot be successfully mitigated. Importantly, the proposal is considered to be consistent with the strategic goals of the Hunter Regional Plan 2036 and the Greater Newcastle Metropolitan Plan 2036 with a positive economic benefit to the local and state stakeholders.



The provisions of statutory environmental planning instruments (State Environmental Planning Policies, Newcastle Local Environmental Plan 2014) and non-statutory controls (Newcastle Development Control Plan 2012) have been considered in detail by the Statement. It is considered that the development proposal complies with the relevant legislation and provisions of the NDCP 2012. While currently the site is subject to an approved 12-lot community title subdivision, not yet registered, initial construction road works for the subdivision have commenced on site. Provision of required utilities and infrastructure to the proposed development site will be provided as part of the current subdivision. The current approval that sits with the land does not limit a conditional development consent being approved by the consent authority.

It is therefore respectfully requested that the Council grant consent to the development application for the construction of an industrial facility for the storage and distribution of agricultural products, being stockfeed.



2 Introduction

The client, Notrom Group, has engaged Barr Property and Planning to prepare this Statement of Environmental Effects (the Statement) to support the lodgement of the Development Application to construct an industrial facility for the storage and distribution of loose bulk agricultural products, being stock feed. The site comprises Lot 2 in Deposited Plan 1117013, being No. 43 Greenleaf Road, Kooragang Island. The site is currently subject to a 12-lot community title subdivision, in which this Development Application relates specifically to development on proposed Lot 7 of the Port Link Estate. For the remainder of this Statement the 'Site' refers to the proposed Lot 7. Also proposed is the construction of a port access driveway located on the adjoining lot, known as Lot 3, DP 1117013.

The site is zoned SP1 Special Activities. The development of a warehouse or distribution centre is permissible with consent in the SP1 Zone, pursuant to the State Environment Planning Policy (Three Ports) 2013 (Ports SEPP).

The following assessment will address all necessary requirements as prescribed in the Environmental Planning and Assessment Act 1979 (EPA Act) in order for the consent authority to approve the application.

2.1 Purpose of this Statement of Environmental Effects

This Statement addresses the planning requirements associated with the proposed development and undertakes an assessment of the likely environmental impacts, pursuant to the requirements of Section 4.15 of the EPA Act. The purpose of this Statement is to demonstrate that the construction of a warehouse or distribution centre is consistent with the objectives of the Ports SEPP and will not have a detrimental impact on the surrounding amenity and environment to allow the Newcastle City Council to grant development consent for the proposed development.

2.2 Ownership

Lot 2 in Deposited Plan 1117013 is under the ownership of Kooragang Land Fund Pty Ltd. Lot 3, DP 1117013 is owned by TOP Australia Pty Ltd.

2.3 Consent Authority

The consent authority for the proposed development is Newcastle City Council.

2.4 Supporting Documentation

The following documentation has been supplied as appendices to this report:

- ARTCS Hunter Valley Network Map (Appendix A, ARTC, 2019);
- Site Survey (Appendix B, Land Development Solutions, 15 August 2019);
- Architectural Plans (Appendix C, Sparc Architects, 13 September 2019);
- 88B Instrument for DP1117013 (Appendix D, Mallesons Stephen Jaques 8650642_10, 2007)



- Landscape Plan (Appendix E, Mark Baldock Landscape Architect, 16 October 2019);
- Preliminary Site Investigation (Appendix F, Consulting Earth Scientists, May 2019);
- Traffic Impact Assessment (Appendix G, Inroads Group, 23 October 2019)
- Proposed Security Camera Plan (Appendix H, Border Locksmiths and Electronic Security, 2019)
- Lighting Plan (Appendix I, GRA Electrical Engineers, 15 October 2019)
- Soil and Water Management Plan (Appendix J, MPC Consulting Engineers, 17 September 2019);
- Water Cycle Management plan (Appendix J, MPC Consulting Engineers, 21 October 2019);
- Site Waste Minimisation Management Plan (Appendix K, Notrom Group, 2019);
- Hunter Water Stamped Site Plan (Appendix L, Hunter Water, 24 October 2019); and
- Broad Scale Development Assessment Checklist for Water Sensitive Urban Design (Appendix M, MPC, October 2019)

3 Site and Context

3.1 The Site

The entire site is located at Lot 2 in Deposited Plan 1117013, which is commonly referred to as 43 Greenleaf Road (Figure 1). The site is subject to a 12-lot community title subdivision, in which this application is for the development of proposed Lot 7 referred to as the 'site' (Figure 2). The construction of a port access driveway is proposed on part of the adjoining lot, known as Lot 3, DP 1117013.

The Site is 32,430m² in size, is rectangular in shape and located on the western side of Greenleaf Road and the eastern site of Heron Road.



Figure 1: Entire site location; Source: SixMaps





Figure 2: Proposed development site within community title subdivision; Source: Sparc Architects

The North Channel of Hunter River is located east of the site and is within 100m of the eastern boundary of Lot 2. A private freight spur rail line runs along the western boundary of the site (see Appendix A). Industrial development is located to the south of the site, being Incitec Pivot Fertilisers.

The site is generally flat. The site has a downward taper along the southern boundary to create an earth drainage culvert. The majority of the site gentle fall and drains toward the north-eastern corner of the allotment. The site has been cleared of all large flora and fauna; grass patches are noted across the site. Topographical features have been surveyed, see appendix B.

The site has been identified with several environmental constraints which will be addressed as part of this Statement. These constraints include:

- Low risk flooding;
- Potential Acid Sulfate Soils;
- Contamination;
- Geotechnical constraints; and,
- Coastal management.



The site is zoned SP1 Special Use in accordance with the State Environmental Planning Policy (Three Ports) 2013.

3.2 Background

Kooragang Island was established through reclamation of tidal flats of six low-lying islands within the Hunter River Estuary, as an extension to the Newcastle port facilities. In 1964 Greenleaf Fertilisers was the first industry to be established on the island, which is now the current Incitec Pivot. Eastern Nitrogen established a nitrogenous fertiliser plant adjacent to Greenleaf Fertilisers. The subject site has previously been used as a shipping container handling facility and for the construction of offshore oil platforms, however, it has been vacant for the past 30 years.

Currently the site is subject to an approved 12-lot community title subdivision. Initial road works for the subdivision have commenced on site. Provision of required utilities and infrastructure to the proposed development site will be provided as part of the current subdivision. The current approval that sits with the land does not limit a conditional development consent being approved by the consent authority.

4 Strategic Context

4.1 Hunter Regional Plan 2036 and Greater Newcastle Metropolitan Plan

The Hunter is the largest regional economy in Australia, which has been enabled through the access to national and international markets via the Airport and Port of Newcastle. The Hunter region is responsible for delivering 28% of regional NSW's total economic output. The Hunter Regional Plan (HRP) 2036 identifies that the ongoing economic prosperity of the region will be dependent on the ability to utilise the asset and gateway to drive regional development.

Furthermore, the Greater Newcastle Metropolitan Plan (GNMP) earmarks the Newcastle Port as a key trading hub with enormous opportunity for connections to both national and international trade networks. The GNMP notes a key strategy to grow the new economy is the ability to increase domestic and global trade opportunities. The GNMP identifies planning decisions will consider the adaption of the Port to respond to changing freight demands. Approximately 90% of the trade occurring in the Port is coal, the import of livestock feed is considered to contribute to the diversification of the Port and subsequently supports the development of the regional agricultural industry. It is considered that the development of the proposed facility will support the implementation of both the HRP and the GNMP.

4.2 Port of Newcastle Port Master Plan 2040

The Port of Newcastle is the 'global gateway' for the Hunter and Regional NSW with benefits for local, state and national economies for every ship that enters the Port. In 2016/17 each ship visit contributed approximately, \$700K to the local economy, \$800K to the state economy and \$900K to the national economy.



The Port of Newcastle Port Master Plan 2040 (PMP) identifies a key focus is to grow and attract new facilities, trades and supply chains. It is believed that the creation of new import trades and supply chains will drive innovation and efficiency within the port, with flow-on effects experienced by key stakeholders and the wider community. Furthermore, the upgrade to the Newcastle Bulk Terminal facility at Kooragang No. 2 and 3 Berths will combine highly efficient cargo handling equipment with modern safety and environmental standards to create the most efficient bulk cargo terminal on the East Coast. This will facilitate the efficient movement of commodities from the ship and allow the development and growth of import volumes with the Newcastle Port. The development proposal supports the key objectives of the PMP.

5 Proposed Development

5.1 Summary

The architectural plans contained within Appendix C show the proposed development consists of the construction of:

- Three sheds: two being 4000m² in size and a third of 8000m² in size;
- An awning between the sheds;
- A crib hut of 18m²;
- Hardstand surface for truck manoeuvring around the proposed sheds;
- Two weigh bridges;
- An amenity building of 15m²;
- An office of 37m²;
- A docket office of 11m²;
- A carpark consisting of 54 spaces; and,
- An additional entry/exit to Heron Road via easement (A) on Lot 3 in Deposited Plan 1117013.

This development application is for the construction and operation of an industrial facility for the storage and distribution of loose bulk agricultural products, being stock feed.

5.2 Demolition / works

The development application does not propose to demolish any buildings as part of this application.

5.3 Staging

The development application does not propose to stage the development.

5.4 Building Design

The building design is consistent with the existing character of the Newcastle Port precinct.

5.5 Access and Parking

The current access to the site is gained via Greenleaf Road. Appendix C contains the site plan which demonstrates the proposed access to Lot 7 will be via a newly constructed cul-de-sac. There are no formal parking arrangements currently on the site; the site plan demonstrates that parking will be provided as part of the development. A second access is proposed to be constructed on the adjoining Lot 3 to make use of an existing easement. The registered 88B Instrument for DP 1117013 provides



for an easement for access, 19 metres wide, and an easement for services, 19 metres wide, to burden Lot 3 for the benefit of Lot 2 (see Appendix D).

It should be noted that the development does not include the construction of a driveway crossing to connect the access way to Heron Road. This driveway crossing is located on Lot 7, DP 262783 and forms part of the land the subject of the Port of Newcastle Lease. As such this land falls within the Ports SEPP Lease Area with the construction of a driveway crossing being exempt development pursuant to Schedule 1 of the Ports SEPP.

Engagement with Port of Newcastle Operations Pty Ltd has commenced to secure this access. However, as this access is secondary and not essential to the operation of the facility, it is considered that the agreement for this driveway crossing is not required prior to the determination of the development application.

5.6 Earthworks

Any earthworks will be ancillary to the construction of the warehouse or distribution centre.

5.7 Landscaping

Landscaping is proposed as part of this development. The landscape plan is contained within Appendix E. It consists of grassed area between the boundary line and the hardstand surface along with landscaping including various shrubs and shade trees surrounding the carpark and office buildings.

5.8 Stormwater and Drainage

The stormwater currently drains to the natural drainage system located along the southern boundary of the property. Two detention tanks are proposed on site to mitigate overloading the proposed drainage swale and existing stormwater infrastructure located on the eastern side of Greenleaf Road. The existing natural drainage swale will be upgraded to a hardstand surface. The swale is located at the rear of Lots 2-6 to service Lots 2-7.

The minimal stormwater generated via the hardstand access to Heron Road will flow overland and be collected in the existing kerb and guttering on Heron Road.

5.9 Servicing

The proposed community title subdivision is to include the connection to utilities being stormwater, electricity and telecommunications. Kooragang Island does not have any sewer and accordingly, all sewer will be managed on site.

6 Statutory and Non-Statutory Assessment

The site is located on Kooragang Island within the Newcastle City Council Local Government Area (LGA). However, in accordance with the Newcastle Local Environmental Plan 2012 (LEP), the site is not identified on the Land Application Map as Land to which the LEP applies. Development of this site is governed by the application of the *Environmental Planning and Assessment Act 1979* (EPA Act) and relevant environmental planning instruments, in particular:



- *State Environmental Planning Policy (Three Ports)2013*
- *State Environmental Planning Policy No. 33 - Hazardous and Offensive Development*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy (Coastal Management)2018*
- *State Environmental Planning Policy (Infrastructure) 2007*

Furthermore, under section 4.15(1)(a)(ii) & (iii) of the EPA Act, the proposed development must also consider:

- *Newcastle Development Control Plan 2012.*

6.1 Matters for Consideration

Development in New South Wales is carried out in accordance with the planning provisions stipulated within the EPA Act. In determining a development application, the consent authority must take into consideration the matters listed under Section 4.15(1) of the EPA Act. The following assessment addresses each of these matters in detail to allow the consent authority to reach a determination on the Development Application. If the consent authority finds a matter has not been addressed sufficiently, further information will be supplied upon request.

6.2 Objects of the Act

The proposed development is compatible with the objectives of the EPA Act (s.1.3), including, in particular:

- (c) *to promote the orderly and economic use and development of land,*
- (g) *to promote good design and amenity of the built environment,*
- (h) *to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*

The development is considered to be the orderly and economic use and development of land within the Newcastle Port precinct. The development provides suitably located storage of commodities received through the Port and allows for the effective distribution to regional Australia. The development design is considered suitable for its intended location, with landscaping used to improve the amenity of the area. The construction of the facility will be in accordance with the Building Code of Australia and will ensure the protection of occupant health and safety. The proposal is considered to be consistent with the relevant objects of the EPA Act.

6.3 Integrated Development

Development that requires one or more approvals listed under Section 4.46 of the EPA Act is defined as ‘*integrated development*’. The development does not trigger any provision or referral under s.4.46 of the EPA Act. Accordingly, the development is not considered ‘*integrated development*’.



6.4 Environmental Planning and Assessment Regulation 2000

This Statement has been prepared to support a development application to Newcastle City Council in accordance with Section 50 of the *Environmental Planning Assessment Regulations 2000* (EPA Regulations).

6.5 State Environmental Planning Policies

The following State Environmental Planning Policies (SEPPs) apply to the proposed development or the land to which it relates, and must be considered as part of the development application:

- *State Environmental Planning Policy (Three Ports) 2013*
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy No. 64 – Advertising and Signage*
- *State Environmental Planning Policy (Coastal Management) 2018*
- *State Environmental Planning Policy (Infrastructure) 2007*

The relevant SEPPs are investigated in further detail and discussed below.

6.5.1 *State Environmental Planning Policy (Three Ports) 2013*

The purpose of the *State Environmental Planning Policy (Three Ports) 2013* ('Ports SEPP') is to provide a consistent planning regime to allow the efficient development, re-development and projection of land with the Port of Newcastle. Pursuant with the maps associated with this Policy, the site is wholly located within an area to which the Ports SEPP applies but it is located outside of the Ports SEPP Lease Area. The site is mapped as zone SP1 Special Activities.

The SP1 zone provides for a range of activities which may not necessarily be provided for in other zones while facilitating development of industrial, freight and bulk storage premises that benefit from being located close to port facilities. Development permitted with consent includes:

*Capital dredging; Environmental facilities; Environmental protection works; Maintenance dredging; Navigation and emergency response facilities; Neighbourhood shops; Port facilities; Wharf or boating facilities; **Any other development not specified in item 2 or 4***

The development proposal is considered to be a warehouse or distribution centre, as defined by the Standard Instrument, meaning '*a building or place used mainly or exclusively for the storing or handling items pending their sale, but from which no retail sales are made*'. A warehouse or distribution centre is development not specified in item 2 or 4 of the Land Use Table Zone SP1. Accordingly, the development is permissible with consent.

To be considered State Significant Development pursuant with Clause 27 of the Ports SEPP, the development must have a Capital Investment Value (CIV) of more than \$100 million or it is designated development pursuant with Schedule 3 of the Environmental Planning and Assessment Regulation 2000. The Development Application is estimated to have CIV of \$16,082,000; therefore, it is considered that the development is not state significant or designated development. Accordingly, the consent authority is the Newcastle City Council.



6.5.2 State Environmental Planning Policy No.33 – Hazardous and Offensive Development

The purpose of the State Environmental Planning Policy No.33 (SEPP 33) is to manage and reduce the impact such development has on the environment. The development proposal is for the construction of an industrial facility for the storage and distribution of loose bulk agricultural products, being stock feed. Stock feed is not considered to be a hazardous or offensive development in accordance with the Globally Harmonised System of Classification and Labelling of Chemicals and Work Safe Australia criteria. Additionally, the product is not classified as a Dangerous Goods according to the Australian Code for the Transport of Dangerous Goods by Road and Rail (7th edition). Accordingly, it is considered that the use does not trigger SEPP 33 and a preliminary hazard assessment is not required for the proposed use of the facility.

6.5.3 State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 55 (SEPP 55) applies to the whole state and requires consideration as part of the Development Application. The objective of SEPP 55 is to provide a state-wide planning approach to the remediation of contaminated land. In particular, this Policy aims to promote the remediation of land for the purpose of reducing the risk of harm to human health or any other aspect of the environment, by means stated in Clause 2(2) of the SEPP. Pursuant to Clause (7) of the SEPP, the consent authority must consider whether the land is contaminated and whether it is suitable for its intended purpose.

A site visit conducted on 12th September 2019 identified that the land largely consists of low quality disturbed soil. It is likely that the site contains isolated contaminants. The site has historically been used for industrial purposes; however, it has been vacant for approximately 30 years. A preliminary risk assessment for contaminated land was undertaken by Consulting Earth Scientists in May 2019 (see Appendix F) identified that the site is considered low risk for contamination and radiation. Accordingly, the report identifies that the site is suitable for its intended purpose.

The site is subject to a positive covenant which identifies sulfate soils which exceed the DEC endorsed criterion for the protection of built structures. Accordingly, the design of any buildings will have to be reviewed by a suitably qualified and experienced person such as a Chartered Professional Engineer to ensure structural damage as a result of sulfate soils is mitigated.

The site is considered to be of minimal risk to human health, suitable for its intended purpose and should be supported for approval with respect to SEPP55.

6.5.4 State Environmental Planning Policy No. 64 – Advertising and Signage

The purpose of State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) is to ensure that the any signage (including advertising) is compatible with the desired amenity and provides effective communication. The development proposal includes the construction of a car park entry sign and a business identification sign. Clause 9 (1) (a) of SEPP 64 stipulates that business identification signs are exempt from the Policy. No further assessment is required pursuant with SEPP 64.



6.5.5 State Environmental Planning Policy (Coastal Management) 2018

The purpose of the *State Environmental Planning Policy (Coastal Management) 2018* is to promote an integrated and coordinated approach to land use planning in the coastal zone. Review of the maps associated with this policy identified the site as being a 'Coastal Environment Area' and 'Coastal Use Area'. Accordingly, development consent may not be granted to development on the land unless the consent authority has considered the impact of the development against Clause 13 and Clause 14 of the Policy. Assessment against Clause 13 and 14 are provided in tables 1 and 2 respectively.

Table 1: Assessment against Clause 13 of the State Environmental Planning Policy (Coastal Management) 2018

Provision	Assessment
(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,	<p>The site has been cleared of flora and fauna and as such the site has minimal ecological value. The development of the site will not further burden the biophysical or ecological environment.</p> <p>The proposed hardstand surface for truck manoeuvring will modify the hydrological environment. However, connection to the stormwater infrastructure will mitigate any impact on adjoining properties.</p>
(b) coastal environmental values and natural coastal processes,	<p>The site is void of any flora and fauna. Therefore, considering the site in its current form and its locality, the development of the site would not further impact upon the coastal environmental values and natural coastal processes.</p>
(c) the water quality of the marine estate (within the meaning of the <i>Marine Estate Management Act 2014</i>), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,	<p>The construction of the development will manage erosion and sediment, stormwater and wastewater in accordance with the appropriate Australian Standards. Accordingly, provided that the appropriate techniques are implemented during construction and operation, the development should not reduce the water quality of the marine estate.</p>
(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,	<p>The site is not located on an undeveloped headland or rock platform. The development of the site will not pose a detrimental risk to the integrity of marine or native vegetation and fauna or their habitats.</p>
(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,	<p>The development of the site will not change the access to and along any foreshore, beach, headland or rock platform for members of the public.</p>
(f) Aboriginal cultural heritage, practices and places,	<p>An AHIMS search conducted on the 20th August 2019 identified three Aboriginal sites with a 200m buffer of the site. However, it is considered that due to the history of Kooragang Island the development is unlikely to</p>



	disturb any Aboriginal relics nor have any impacts on Aboriginal cultural heritage.
(g) the use of the surf zone.	The site is not in the proximity of the surf zone. The development will not therefore adversely affect the use of the surf zone.

Table 2: Assessment against Clause 14 of the State Environmental Planning Policy (Coastal Management) 2018

Provision	Assessment
(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,	The development of the site will not change the access to and along any foreshore, beach, headland or rock platform for members of the public.
(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,	The site is currently vacant and undeveloped. The development would not cause overshadowing of any adjoining properties. In the locality, the development will not result in the loss of views from public places.
(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,	The site is located within the Newcastle Port. The development proposal is consistent with the current uses within the locality. It is considered that the development will not result in the loss of scenic qualities of the coast or coastal headlands.
(iv) Aboriginal cultural heritage, practices and places,	An AHIMS search conducted on the 20 th August 2019 identified three Aboriginal sites with a 200m buffer of the site. However, it is considered that due to the history of Kooragang Island the development is unlikely to disturb any Aboriginal relics nor have any impacts on Aboriginal cultural heritage.
(v) cultural and built environment heritage	The site is not identified as a cultural heritage item. Therefore, there is no impact associated with the development on the built environment heritage.

The above assessment has considered the development against this Policy and does not pose a significant threat on the vulnerable landscape.

6.5.6 State Environmental Planning Policy (Infrastructure) 2007

The purpose of the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) is facilitate the effective delivery of infrastructure across the state and ensure that matters relating to development adjacent to particular types of infrastructure are suitably assessed.



Clause 45 (1)(b)(iii) of the ISEPP applies to development that is carried out within five metres of an exposed overhead electricity power line. It is noted that overhead powerlines are located on the eastern side of Heron Road. The construction of the access to Heron Road will be within five metres of the overhead powerline, accordingly the consent authority must notify to the electricity supply authority, being Ausgrid, and take consideration of any response provided.

Clause 66C pertains to the development of land adjacent to a pipeline corridor. A high pressure gas main was identified to run along Heron Road and Greenleaf Road. This pipeline is not a listed pipeline for gas in accordance with Clause 66C (3). Review of the pipeline register did not identify any other listed pipeline corridor adjacent to the site, accordingly notification to the any pipeline operator is not triggered.

Clauses 85 and 86 of the Policy identifies that development of land adjacent to a railway corridor which may have an adverse effect on rail safety or excavation of land to depth of 2m adjacent to a railway corridor will require the consent authority to notify the rail authority and consider any response to the notice. A rail corridor is land owned, leased, managed or controlled by a public authority. Review of the Australian Railway Track Corporation (ARTC) Hunter Valley Network Map determined that the railway west of the site is privately operated (see Appendix A). Accordingly, notification of the rail authority is not triggered.

Pursuant with Clause 104 and Table 1 of Schedule 3 of the ISEPP the development is classified as traffic-generating development considering the warehouse has a proposed GFA greater than 8000m². Accordingly, the consent authority must give written notice to Roads and Maritime Services (RMS) and take into consideration any submission made by RMS within 21 days after the notice was given. The consent authority must also give consideration to the efficiency and safety of movement of people and freight to and from the site along with any parking implications.

The proposed development provides sufficient parking for staff and visitors; trucks will move to the storage facility to drop-off or pick-up their load and leave the site. There is no requirement for truck parking as part of this development. It is unlikely any trucks or cars would be required to park along the private community title road. Access to the site will be provided via the community title road. Separate entry and exits are proposed for one directional internal manoeuvring which allows trucks to enter and leave in a forward motion. This movement minimises risk to life of personnel on site and during ingress and egress movements. It is considered that the forward movement of the vehicles improves the efficiency and safety of the site. The site is located in a heavy industrial area with limited public transport access. The on-going management of the site will consist of approximately 4-6 employees.

Consideration to potential road congestion is required by the consent authority prior to determining the application. An estimation of truck movements is provided below as a guideline.

In-bound truck movements:

Commodity	40,000 Tonne every 6-8 weeks
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Movements	800 two-way movements per day
Truck type	Body truck and semi-trailers
Operation time	24 hours when ship is berthed

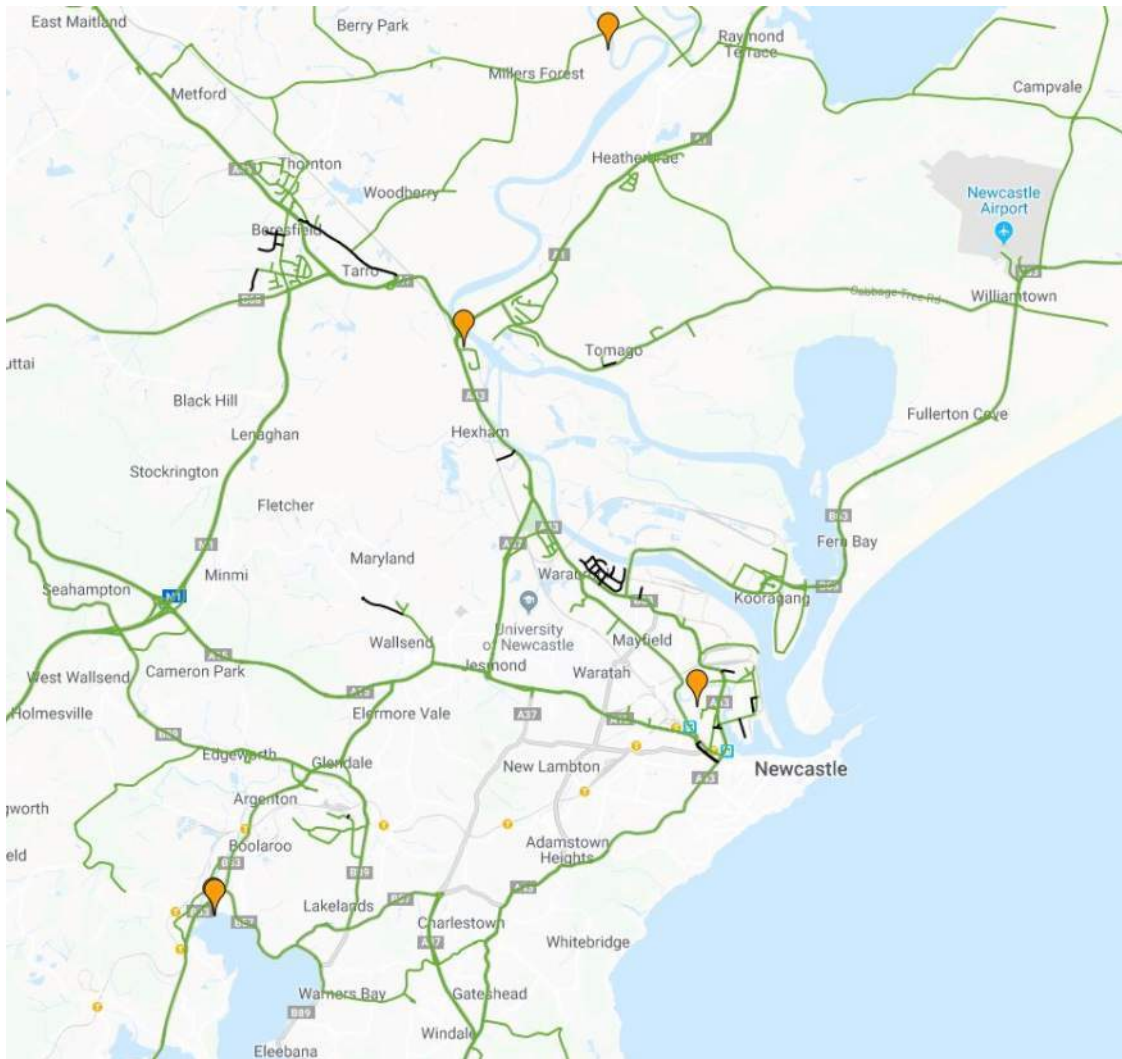
Out-bound truck movements:

Commodity	700 Tonne per day
Movements	25-30 two-way movements per day
Truck type	B-double trucks and A-double trucks (in accordance with RMS permit requirements)
Operation time	6am to 4.30pm Monday to Friday 6am to 2pm Saturday Closed Sunday

The estimated truck movements identify vehicle movement when unloading the commodity from the ship and transporting to the warehouse. This traffic generation is confined to roads i.e. Heron Road, Greenleaf Road and part of Cormorant Road which are managed by the Port of Newcastle. The out-bound truck movements will leave the site via the private community title road to Greenleaf Road, in order to access Cormorant Road and subsequently Industrial Drive to gain access to Pacific Highway, which are RMS managed roads. There will be minimal traffic generation on local roads that are managed by Newcastle Council. All mentioned roads form part of the approved heavy vehicle road network for B-double trucks, shown in Figure 3. The use of A-double trucks will be subject to approval through RMS permit requirements. It is considered that the future use of the development will generate traffic on the Port of Newcastle roads and to a lesser extent the local and state roads. A traffic impact assessment, contained in Appendix G (Inroads Group, 2019), supports that the development will have negligible impact on the performance of the surrounding road network.

Figure 3: NSW Combine Higher Mass Limits and Restricted Access Vehicle Map; Source: RMS, 2016





In accordance with the *RTA Guide to Traffic Generating Development 2002* the development being a warehouse falls under the industry umbrella. Accordingly, a development for industry with a gross floor area greater than 15,000m² is identified as a Schedule 1 activity which requires a traffic impact study. This study has been prepared by Inroads Group (October 2019) and concludes the following:

“it is concluded that the proposed development will have a negligible impact upon the performance of the surrounding road network, and no external road upgrades are required to support the proposed development from a capacity perspective.” (Inroads, 2019, p20)

The assessment against the ISEPP has identified that this proposal triggers the notification of the Ausgrid for works within five metres of an overhead powerline and RMS for traffic generating development.

6.6 Newcastle City Council Local Environmental Plan 2012

The site is identified as being within the Newcastle City Council Local Government Area. However, pursuant with the Newcastle City Council Local Environment Plan 2012 (LEP) the site is not identified



on the Land Allocation Map as being land to which this LEP applies. Accordingly, no further assessment against the Policy is required.

6.7 Proposed Environmental Planning Instruments

Section 4.15(1)(a)(ii) requires the consent authority to consider:

Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved).

At the time of the lodgement of this development application, there were no draft environmental planning instruments that are relevant to the proposed development or subject site; that should be considered as part of this development application.

6.8 Newcastle City Council Development Control Plan 2012

Section 4.15(1)(a)(iii) requires the consent authority to consider:

Any development control plan.

The Newcastle City Council Development Control Plan 2012 (DCP) outlines the design controls which apply to development. The following section will address the compliance of the proposal against the design criteria relevant to the site. Based on the information available, the chapters of the DCP to be considered are:

- 3.13 – Industrial Development
- 4.01 – Flood Management
- 4.04 – Security and Safety
- 5.01 – Soil Management
- 5.02 – Land Contamination
- 5.04 – Aboriginal Heritage
- 7.02 – Landscape, Open Space and Visual Amenity
(Chapter does not apply to site, however has been assessed to demonstrate suitable compliance)
- 7.03 – Traffic, Parking and Access
(Chapter does not apply to site, however has been assessed to demonstrate suitable compliance)
- 7.05 – Energy Efficiency
- 7.06 – Stormwater
(Chapter does not apply to site, however has been assessed to demonstrate suitable compliance)
- 7.07 – Water Efficiency
- 7.08 – Waste Management



- 7.09 – Advertising and Signage

The assessment of each chapter has been completed in following tables 4-15.

Table 3: Chapter 3.13 - Industrial Development

Clause	Provision	Assessment
cl. 3.13.01	Site Coverage	Complies. The set of development plans demonstrate that the development has taken into consideration the requirements of landscaping, car parking, manoeuvring, setbacks and loading areas to ensure that the development will maintain a level of efficient operation.
cl. 3.13.02	Character and amenity	Complies. The development is visible from the public domain and accordingly should be constructed out of brick, masonry, pre-coloured metal cladding, appropriately finished 'tilt-slab' concrete or a combination of a number of these materials. The proposed materials for this development consist of a combination of pre-coloured metal cladding and 'tilt-slab' concrete and are considered to be consistent with the character and amenity of the existing locality.
cl. 3.13.03	Open storage and work areas	Not applicable. There are no proposed open storage or work areas associated with the development.
cl. 3.13.04	Building setbacks	Complies. The proposed front boundary is considered to be the entry from the proposed cul-de-sac. The offset of the shed 1 from this boundary line is approximately 40.5 metres. The proposed staff area is offset approximately 11 metres from the front boundary. The location of the buildings is compliant with the required 5m offset.
cl. 3.13.05	Loading, un-loading and service areas	Complies. Loading and un-loading of commodities will be conducted within the proposed sheds. It is



		considered that the service areas will be suitably screened from the adjoining properties.
cl. 3.13.06	Parking and vehicle access	Assessment of this control is addressed in the assessment of Chapter 7.03. It is noted that all car parking is located on-site and to the side of building area with light and heavy vehicle traffic movements separated.
cl. 3.13.07	Land in Zone IN1 General Industrial 'Steel River'	Not applicable.
cl. 3.13.08	Land outside of the Port of Newcastle Lease Area	Complies. Height of buildings do not exceed 30m, therefore there is no requirement to refer the proposal to the Commonwealth Department of Defence.
	A- Vehicular access	The site is identified as being land outside the Port of Newcastle Lease Area and subject to this control of the Newcastle DCP. The new cu-de-sac is not a road specified under the DCP. The development will connect to the private road created by the community title subdivision. The proposed driveway crossing to Heron Road to connect the access road on the easement of Lot 3 requires the consent of the operator to lodge the Development Application. Consent from the Port of Newcastle. The development is not seeking approval for this driveway crossing and the operation is not dependent on the access to Heron Street. However, it will allow more efficient movement between the shipping berths and warehouse. It is requested that the Council approve the development works proposed for the accessway on easement with connection to Heron Road to occur only with the approval of the Port of Newcastle.
	B- Stormwater	The development will connect to private infrastructure constructed as part of the community title subdivision.



The minimal stormwater generated over the easement will flow overland and be captured in the existing kerb and guttering located along Heron Road.

Table 4: Chapter 4.01 Flood Management

Clause	Provision	Assessment
cl.4.01-1	Floodways	Complies. The site is not within a floodway.
cl.4.01-2	Flood storage areas	Complies The site is not within a flood storage area.
cl.4.01-3	Management of risk to property	Complies. The site is not affected by a 1% AEP flood event.
cl.4.01-4	Management of potential risk to life	Complies. The site is considered a low-risk flood prone site and identified to only be affected by a PMF event with water levels predicted to between 0.5m and 1m in depth. The floor height will be constructed above the PMF level. This mitigates risk to life during the occurrence of a PMF event.

Table 5: Chapter 4.04 Safety and Security

Clause	Provision	Assessment
cl.4.04-1	Crime Prevention through Environmental Design (CPTED) Principles	Complies. The development proposal includes the provision of a 2.1m tall palisade fence across the front along with lockable gates at the entry and exit and 1.8m chain wire with 3 barb strand around the remainder of the site. An alarm system and lighting throughout the site will be provided for night safety. There are clear lines of sight between the office buildings and the carpark with limited secluded/indented areas. This increases the passive surveillance and reduces the risk of surprise attack occurring. Security cameras are proposed, see supplied plan in Appendix H for



		locations. Three of the cameras are proposed to be pan-tilt-zoom cameras. It is considered that the design of the complex and fitted mitigation measures sufficiently reduces the risk of crime on the site.
cl.4.04-2	General principles	Complies. A pre-DA meeting held with the Council stated that a crime risk assessment is not required for this development. Accordingly, the statement to Clause 4.04-1 identifies the safety design and features to be implemented to reduce the risk of crime at the facility.
cl.4.04-3	Principles for specific uses	Complies. The development includes the provision of a carpark. The design of the facility allows for natural surveillance of the carpark. Lighting of the carpark is proposed, see Appendix I. Landscaping will generally be low shrubs with the required shade trees. Pedestrian paths will be clearly marked and identified for safe movement throughout the facility.

Table 6: Chapter 5.01 Soil Management

Clause	Provision	Assessment
cl.5.01-1	Erosion prevention	Complies. An erosion and sediment control plan are contained within Appendix J.
cl.5.01-2	Sediment control	Complies. An erosion and sediment control plan are contained within Appendix GJ
cl.5.01-3	Cut and Fill	Not applicable.

Table 7: Chapter 5.02 Land contamination

Clause	Provision	Assessment
cl.5.02-1	Plan making and development assessment	Complies. A site visit on the 12 th September 2019 identified significantly disturbed soil, with the likelihood of



		isolated contaminants. A preliminary site investigation has been completed for the subject site by Consulting Earth Scientists (May 2019). The report identifies that based on the site history and sampling there is a low risk of contamination and radiation at the site. The proposed use of the site has a low risk to life and future land contamination.
cl.5.02-2	Dedication of assets to Council	Not applicable. There are no assets dedicated to the Council as part of this development application.
cl.5.02-3	Remediation work	Not applicable. No remediation work is proposed as part of the development.
cl.5.02-4	Information management	Complies. The Council can maintain records of the current land contamination of the site.

Table 8: Chapter 5.04 Aboriginal heritage

Clause	Provision	Assessment
cl.5.04-1	Due diligence and development assessment	Complies. An AIHMS search conducted on the 20 th August 2019 identified three Aboriginal sites within a 200m buffer of the site. However, the site specifically is not identified as being of cultural significance. The site history suggests it is unlikely that during construction and land disturbance that any Aboriginal relics would be exposed. It is considered that the development does not pose an adverse risk to Aboriginal heritage.

The following Chapter applies to all land to which the Newcastle LEP 2012 applies. As identified in Section 5.6, the LEP does not apply to this site. However, assessment against this Chapter has been completed to demonstrate that the site substantially complies with the DCP requirements.

Table 9: Chapter 7.02 Landscape, Open Space and Visual Amenity

Clause	Provision	Assessment
cl.7.02-1	Category of development	Category 3.



The development is an industrial shed with an estimated capital cost of works being greater than \$2 million. Accordingly, this level of development requires the following documentation at time of lodgement:

- Site survey and analysis plan
- Landscape concept/masterplan
- Preliminary Landscape Design Report

The required documentation is contained within Appendix E.

cl.7.02-2 General controls

Complies.

It is considered that the proposed landscape plan is within scale and context of the existing area. Stormwater management has been developed in accordance with the Stormwater and Water Efficiency for Development Technical Manual and accordingly applies water sensitive urban design principals.

The plant species selected are in accordance with Appendix B of the Landscape Technical Manual and have been chosen for the site conditions and possible future use. The suggested landscape design and plantings are considered suitable to enhance the appearance of the development but maintain a level of safety for staff moving between vehicles and office space.

cl.7.02-3 Subdivision

Not applicable.

cl.7.02-4 Car parking

Not compliant.

One shade tree per six car parking spaces is requested to achieve 50% shade coverage in the carpark. The proposed plan provides 21 car parking spaces at the front of the property and 33 car parking spaces at the rear of the property. Accordingly, four shade trees should be provided for the front car park and 6 shade trees for the rear car park.

The plan proposes four shade trees within the landscaped area of the front car park which is compliant with the control.



No shade trees proposed for the rear car park; accordingly, this section of carpark is not compliant with the control. It is considered that a variation to this control should be supported as the southern side of the building will provide substantial shade for the carpark for the majority of the day achieving the same cooling effect shade trees provide.

Sufficient landscaping is provided around the front carpark, with a minimum of 1.5m of landscaped area provided along the street frontage. During the pre-DA meeting (PR2019/00070) held with the Council on 19 September 2019, it was identified that the proposed access points will impact upon the proposed street trees to be planted in accordance with the landscape plan for DA2018/00681. Accordingly, the street trees will be relocated with consultation and endorsement from the Council.

To improve night time safety and use of the car park, sufficient lighting for casual surveillance is proposed. Refer to lighting plan, Appendix I.

cl.7.02-5	Industrial development	Complies.
		A 2.1m palisade fence is proposed along the front boundary and a 1.8m + three barb strand chain wide fence will be provided around the remaining perimeter.
		On-site open space has been provided to the north of the office building for staff.
cl.7.02-6	Green walls and roof space	Not applicable.

The following Chapter applies to all land to which the Newcastle LEP 2012 applies. As identified in Section 5.6, the LEP does not apply to this site. However, assessment against this Chapter has been completed to demonstrate that the site substantially complies with the DCP requirements.

Table 10: Chapter 7.03 Traffic, Parking and Access

Clause	Provision	Assessment
cl.7.03-1	Traffic studies and plans	Complies.



The Development Application is for the construction of an industrial building for the storage and distribution of loose bulk agricultural products, being stock feed. Section 6.5.6 considers the estimated traffic generation as a result of the proposed development. It is predicted that an additional 25-30 two-way trips will be generated per week day. The traffic impact assessment prepared by Inroads (2019) concluded that the proposal is not likely to significantly impact local or state road congestion. The operation of the facility will create localised intensive traffic generation every 6-8 weeks on Port of Newcastle roads when unloading the commodity.

cl.7.03-2 Parking rates

Not compliant.

Table 1 requests one space per 200m² of gross floor area (GFA) or one park for every two staff whichever is greater. The proposed development has a GFA of 16,000m² equating to the provision of 80 car parking spaces. The office space is 81m² requiring one space per 50m². The total carpark rate equates to 82 spaces. The proposed plan identifies 54 car parking space leading to a 28 car park deficit.

The future use of the facility is estimated to have three on-site staff with a maximum of ten staff during discharge; with negligible visitor car parking demand. It is considered that the nature of the operation and location of the facility would not utilise the total number of car parks the DCP requires for all industrial development. Additionally, the RTA Guide to Traffic Generation Developments recommends a parking rate of one space per 300m² for warehouses equating to a total of 54 car parking spaces for this facility. The development is compliant with the recommendations of the RTA Guide for Traffic Generating Development. It is also noted that other large warehouse facilities with similar functions located on Kooragang Island are deficient in car parking yet are able to operate effectively.

The development has not allowed for the provision of bicycle or motorbike parking. It is considered that the demand for this type of parking will be low. However,



the traffic impact assessment identifies that bicycle and motorbike parking can be accommodated on site with details to be supplied at the detailed design stage of the project if required.

The development proposal generates the supply of two accessible car parks. These spaces have been nominated on the architectural plans and are dimensioned in accordance with AS2890.6.

Service vehicle parking, courier facilities and loading and unloading facilities are provided on site in a manner that is conveniently accessible for all developments likely to generate a need for such facilities. Submitted plans are to clearly indicate that the proposed facilities will be adequate, having regard to:

- (a) intended use of the site
- (b) frequency of deliveries and collections
- (c) size and bulk of goods
- (d) size of vehicles
- (e) ease of access

The DCP recommends ten spaces plus one space per 1000m² over 8000m². This equates the provision of 18 spaces for unloading and loading vehicles. The unloading and loading of vehicles will occur within the buildings, accordingly, allocated parking outside the buildings is not required.

cl.7.03-3 Travel demand
 management

Not compliant.

The development is not considered major development as specified in control A1, unless the Council deems otherwise. Therefore, a bus stop and green travel plan is not required as part of the development application.

The development is estimated to cost more than \$250,000. Accordingly, 'end of trip' facilities should be provided in accordance with the following rates:

- (a) one personal secure locker for each bicycle parking space
 - (b) one shower cubicle, with ancillary change rooms, per twelve bicycle spaces (or part thereof over four
-



		spaces) with a minimum of one shower and change facility.
		While the development is estimated to cost more than \$250,000, it is unlikely that expected 3-10 staff managing the property are likely to use active transport to access the site. While end of trip facilities by way of a shower and change room are provided it is deemed not necessary to provide a secure locker.
cl.7.03-4	Design and layout of parking and access	Compliant. Design of car parking and site access will be in accordance with AS2890 Parking facilities.

Table 11: Chapter 7.05 Energy Efficiency

Clause	Provision	Assessment
cl.7.05-1	Business development	Not applicable.
cl.7.05-2	Industrial development	Not compliant The DCP controls seek a four star energy rating for the building. While this is not achieved in the design, the best building practices for the type of facility have been implemented. Energy saving techniques to be used include: <ul style="list-style-type: none"> ▪ Transparent wall sheeting as indicated on the plans which will allow passive light to filter into the sheds. ▪ LED lighting fixtures will be employed to minimise energy consumption. ▪ The open roller doors on either side of the facility will allow for effective ventilation and cooling of the facility. ▪ Energy efficient appliances will be supplied in the office and crib hut. While the building does not strictly meet the controls of cl.7.05-2 it is considered that energy efficient techniques will be employed to minimise energy consumption where possible.

The following Chapter applies to all land to which the Newcastle LEP 2012 applies. As identified in Section 5.6, the LEP does not apply to this site. However, assessment against this Chapter has been completed to demonstrate that the site substantially complies with the DCP requirements.



Table 12: Chapter 7.06 Stormwater

Clause	Provision	Assessment
cl.7.06-1	Plan requirements	Complies. The development proposed is considered a development type two with a use area greater than one hectare, accordingly the following documentation is required: <ul style="list-style-type: none"> ▪ Water cycle management plan ▪ Soil and water management plan ▪ Broad scale development assessment checklist for water sensitive urban design (see Note 2) Additionally, larger scale development requires hydrological and hydraulic modelling assessment in accordance with Section 7.06.02 of the DCP and the Stormwater and Water Efficiency for Development Technical Manual. Modelling shall be in accordance with Newcastle MUSIC link. The water cycle management plan has been developed in accordance with the DCP and is contained within Appendix J.
cl.7.06-2	All development	Complies.
cl.7.06-3	Infrastructure	See Appendix J. Not applicable. The development does not create a shared private asset.

Table 13: Chapter 7.07 Water Efficiency

Clause	Provision	Assessment
cl.7.07-1	Water efficiency	Compliant. The installation of minimum WELS three star fixtures and fittings along with maximum six litre dual flush toilets will be installed as part of the development to reduce water consumption.

Table 14: Chapter 7.08 Waste Management

Clause	Provision	Assessment
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cl.7.08-1	General requirements	Compliant. A Site Waste Minimisation Management Plan has been prepared and submitted with this development application, see Appendix K. The plan outlines how construction and operation waste will be managed.
cl.7.08-2	Demolition and construction	Compliant. A Site Waste Minimisation Management Plan is contained within Appendix K.
cl.7.08-3	Operational waste	Compliant. A Site Waste Minimisation Management Plan is contained within Appendix K.

Table 15: Chapter 7.09: Advertising and signage

Clause	Provision	Assessment
cl.7.09-1	Types of signage and controls	Compliant. The proposal development includes the erection of a carpark entry sign and business identification sign. This type of sign is identified as being a pylon sign in accordance of the DCP. To meet the controls of this section the sign is to be: <ul style="list-style-type: none"> ▪ not more than 8m above the ground level. ▪ have a maximum advertising area of 20m² ▪ the only pylon sign on the site. ▪ contained wholly within the property boundary. The proposed entry sign while being considered a pylon sign will be the only pylon sign associated with this allotment. It is 3.9m above the ground with an advertising area of 5.4m ² , accordingly the sign is complaint with the controls.
cl.7.09-2	General design guidelines	Compliant. Any other signage will be the subject of a future development application.
cl.7.09-3	Key precincts	Not applicable.



7 Likely Impacts of the Development

7.1 Environmental Impacts

This section addresses all the likely impacts of the development in the locality, including impacts arising from the development, and impacts on the development.

7.1.1 Access, Traffic, Pedestrian links and Public Transport

The main access to the site will be through the private road associated with the Port Link Estate. Public transport and pedestrian links to the site do not form part of this application. The application includes development works to convert the easement on Lot 3 DP1117013 to a hardstand surface with future connection to Heron Road classified as exempt development and constructed with approval from the Port of Newcastle. The development is not reliant on access to Heron Road; however, it will improve the efficiency of the site. It is requested that the Council approve the development works on the easement.

The future use of the development will generate traffic to the site. The above assessment has identified an estimated 800 two-way 'in-bound' traffic movements per 24 hours when unloading the commodity from the ship and an additional 25-30 two-way 'out-bound' movements per day (Monday to Saturday). As discussed in the traffic impact assessment, the development proposal is not expected have a significant adverse effect on the existing road network or safety.

7.1.2 Public Domain and Visual Impact

The development is considered consistent with the existing development within the locality. The construction of the warehouse and distribution centre will be constructed of a mixture of precast concrete panels, colorbond metal sheeting and translucent wall cladding. The material will be of non-reflective tone to minimise any adverse visual impact to the public domain.

7.1.3 Acid Sulfate Soils

The site is not identified as being mapped as Acid Sulfate Soil, however the Environmental Management Plan enforced over the site identifies that the site has reported levels of sulfate which exceeded the DEC endorsed criterion. Accordingly, any future development of the site, which includes but not limited to, the construction of buildings and pavements, underground utilities installation, excavations, landscaping and geotechnical investigations, is to be designed to take into account the identified level of sulfate. Design of all structures will be reviewed by a suitably qualified and experienced person, such as a Chartered Professional Engineer, to ensure that no structural damage will occur as a result of sulfate soils.

7.1.4 Air and Microclimate

The proposed construction of the development will generate dust through the movements of vehicles on site. However, the dust generation will be localised and isolated to the timeframe for the construction of the facility. It is considered the construction will have minimal impact on air quality and the surrounding microclimate.



The loading and unloading of the bulk cargo will occur within either end of the storage sheds. The dual roller doors allow for cross ventilation of the building, however, limits the movement of dust particles outside the facility. No rooftop ventilation is proposed, mitigating the movement dust particles within the facility. The operation of the facility is considered to have minimal impact air quality.

7.1.5 Hazardous material

The proposed use of facility being the storage and distribution of loose bulk stock feed, accordingly, the commodity is considered non-dangerous and non-hazardous.

7.1.6 Noise and Vibrations

The construction of the development will produce noise and vibration. The noise and vibration will be general construction noise and unlikely to exceed any noise and vibration regulations enforced within industrial estates. The operation of the facility will include the use of transport trucks and mobile plant such as excavators and tractors within the buildings. The existing Port environment includes 24-hour truck movements and mobile plant use. It is considered that the likely noise and vibration generated by the facility will be no greater than what occurs in the surrounding area currently.

7.1.7 Waste Management

A Site Waste Minimisation Management Plan has been developed to manage construction and operational waste. This is contained within Appendix K. It is considered through the implementation of the mitigation strategies to reduce waste, there will be minimal environmental impact in relation to waste during the operation of the facility.

7.2 Social and Economic Impacts

The proposed development is a significant investment in the Port of Newcastle which will aid its growth and development. Growth of the port will generate jobs, promote increased import trade of international commodities and boost the local economy. The future tenants of the facility are the largest international operator in this sector and believe the locality is critical to the primary producers in the Hunter Region and this new piece of infrastructure will provide efficiencies right through to the farm gate. The agricultural industry in Australia has grown 34% in the past 20 years, with livestock production contributing approximately \$30 Billion to the Australian economy in the 2017-18 financial year (Department of Agriculture ABARES, 2019). The development and growth of the livestock industry is reliant on the accessibility of affordable stock feed. The facility is considered an integral part of the agricultural supply chain supporting regional development and agricultural industry across NSW.

The construction of the facility will generate approximately 300 jobs for local trade's people. With the on-going operation set to employ three permanent staff and up to ten casual staff, plus contractor truck companies for ship unloading. Job creation will not only have a positive economic impact but will aid social wellbeing indicators. Additionally, the tenant of the facility is committed to the safe and efficient management of their facilities and committed to the wellbeing of employees, contractors and clients.



It is considered that people involved in the construction and on-going management of the facility will have improved social wellbeing.

It has been demonstrated that the development will have a positive social and significant economic impact within the Port of Newcastle, the Newcastle Local Government Area and the wider Australian community.

8 Suitability of the Site

Section 4.15(1)(c) requires the consent authority to consider:

(c) the suitability of the site for the development.

The proposal is consistent with the zone permissibility in accordance with the Three Ports SEPP and considered to be substantially compliant with the relevant DCP controls for the site. The preceding assessment has demonstrated that any and all environmental impacts have been suitably addressed and mitigated where required. Pursuant with SEPP 55 the site is considered suitable for its intended purpose as warehouse and distribution centre. Accordingly, it is considered that the development is suitable for the site.

9 Submissions

Section 4.15(1)(d) requires the consent authority to consider:

(d) Any submissions made in accordance with this Act or the regulations.

Any submission received as a result of the proposal will be considered. We welcome the opportunity to respond to any submissions to alleviate any concerns expressed by any Government Agencies or the local community that are considered to have not been appropriately addressed by this Statement.

10 Public Interest

Section 4.15(1)(e) requires the consent authority to consider:

(e) The public interest

The public interest is best served by the orderly and economic use and development of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls.

The proposed development has been designed to relate to the configuration constraints and context of the site. It is considered that the proposed development is consistent with the existing character of the area. This statement has demonstrated that the development proposal for the subject site is



consistent with the controls and statutory legislation and is an appropriate development within the applicable land use zone.

The development is considered to be in the public interest as it:

- Is a permissible form of development,
- Is consistent with the applicable environmental planning instruments, and
- Is substantially compliant with the applicable development controls.

11 Conclusion

The proposed development has been assessed pursuant with Section 4.15 of the EPA Act. The proposal is permissible with consent within the SP1 Special Use zone in accordance with the Ports SEPP. The development has been assessed and is deemed to be compliant with the relevant requirements of the Ports SEPP. The proposal has been assessed against the relevant chapters of the Newcastle DCP 2012 and will not result in any adverse impacts on the amenity of the locality that cannot be managed or mitigated. While currently the site is subject to an approved 12-lot community title subdivision, not yet registered, initial road construction works for the subdivision have commenced on site. Provision of required utilities and infrastructure to the proposed development site will be provided as part of the current subdivision. The current approval that sits with the land does not limit a conditional development consent being approved by the consent authority.

This Statement in conjunction with the supporting documentation and reports demonstrates that the required planning legislation and development controls have been considered. It is deemed that the development will have a minimal environmental impact and all feasible measures to reduce environmental impact, as a result of the development, have been implemented. It is respectfully requested that Council grant consent to the development application for the construction of an industrial facility for the storage and distribution of loose bulk agricultural products, being stock feed.



12 Appendices

Refer to attachments submitted with this application.





DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

DA2019/01163 – 43 GREENLEAF ROAD KOORAGANG

Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER

Application No: DA2019/01163

Land: Lot 2 DP 1117013
Lot 3 DP 1117013

Property Address: 43 Greenleaf Road Kooragang NSW 2304

Proposed Development: Warehouse and distribution centre

SCHEDULE 1

APPROVED DOCUMENTATION

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

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Site Plan Drawing no. SD.1001	Job no. 1960 Issue P11	Sparc Architects	04/03/2020
Roof Plan Drawing no. SD.1002	Job no. 1960 Issue P4	Sparc Architects	27/09/2019
Office and Crib hunt floor plan and elevations Drawing no. SD.2101	Job no. 1960 Issue P3	Sparc Architects	13/09/2019
Warehouse elevations Drawing no. SD.3001	Job no. 1960 Issue P4	Sparc Architects	27/09/2019
Warehouse elevations Drawing no. SD.3101	Job no. 1960 Issue P4	Sparc Architects	27/09/2019
Stormwater Management Plan	190621/C07-C10/C12-Rev 4 190621/C13-Rev 3	MPC Consulting Engineers	15 April 2020
Traffic Report	19-010/REV 3	InRoads Group	23/10/2019
Landscape Plan	1910/C	Mark Baldock Landscape Architect	07/04/2020
Preliminary Site Investigation	Revision 0.0 CES190307-BCN-AB	Consulting Earth Scientist	24/05/2019
Site Waste Minimisation Plan	078	Provided by Applicant	28/10/2019

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 \$160,820.00 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:

- 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.

3. On-site parking accommodation is to be provided for a minimum of 54 cars, one bike and three motorbikes 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* - Off-Street car parking, AS2890.2:2018 - Parking Facilities - Off-Street commercial vehicle facilities, AS2890.3:2015 - Parking facilities - Bicycle parking and AS/NZS 2890.6:2009 - Parking facilities - Off - Street parking for people with disabilities. 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 adequate 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. Kerbing or dwarf walls having a minimum height of 100mm are to be constructed along the edge of all garden or lawn areas adjacent to driveways and parking bays, sufficient to discourage the encroachment of vehicles thereon. Details are to be included in

documentation for a Construction Certificate application.

7. 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.
8. Roof water from the proposed new work is to be directed to the proposed water tanks with a minimum capacity of 25,000 litres and be 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 are to be designed in accordance with the *Plumbing Code of Australia* (National Construction Code Volume 3). Details are to be included in documentation for a Construction Certificate application.
9. 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 MPC Consulting Engineers (Drg. No. 190621/C07-C110/C12-Rev 4 and 190621/C13-Rev 3, dated 15 April 2020). Details are to be included in documentation for a Construction Certificate application.
10. The floor level of all proposed buildings or building additions is to be verified on plans for a Construction Certificate application to be 4.90m Australian Height Datum.
11. The proposed floodlighting of the premises is to be designed, positioned, and installed, including appropriate shielding and orientation of the lighting fixture, as to not give rise to obtrusive light, interfere with traffic safety or detract from the amenity of surrounding properties in accordance with Australian Standard 4282:1997 - Control of the obtrusive effects of outdoor lighting. Details are to be included in the documentation for a Construction Certificate application.

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

12. Prior to the issue of a Construction Certificate an approval for the installation of a waste treatment device or human waste storage facility shall be obtained from City of Newcastle. An approval to operate a system of sewage management shall also be obtained from City of Newcastle prior to the use of the system. Separate applications shall be made to City of Newcastle under Section 68 of the *Local Government Act 1993*.
13. 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*.
14. An assessment of the likelihood of the presence of any Aboriginal sites in relation to

the proposed development area is to be undertaken to comply with the requirements of the *National Parks and Wildlife Act 1974* and the significance and requirements for the protection of any sites being incorporated into the documentation for a Construction Certificate application. Written confirmation that the National Parks and Wildlife Service's requirements have been met shall be submitted to City of Newcastle prior to engineering works commencing. Any submitted archaeological study shall be accompanied by a letter from the appropriate Local Aboriginal Land City of Newcastle stating that they are satisfied with the study process and that appropriate arrangements are in place for continued consultation during development of the site.

Note: It is illegal to knowingly damage, deface or destroy a 'relic' or Aboriginal Place without the Director's prior written consent.

15. Waste management shall be implemented in accordance with the approved Waste Management Plan. At a minimum, the following measures shall be implemented during the construction phase:
 - a) A waste container of at least one cubic metre capacity shall 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) Appropriate 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*.

16. 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.
17. 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.

18. All building work must be carried out in accordance with the provisions of the National Construction Code.
19. All excavations and backfilling are to be executed safely in accordance with appropriate professional standards and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.
20. All building materials, plant and equipment is to be placed on the site of the development so as to ensure that pedestrian and vehicular access in public places is not restricted and to prevent damage to the road reserve.
21. A survey certificate prepared by a Registered Surveyor is to be submitted to the Principal Certifying Authority upon completion of the floor slab formwork, before concrete is poured, to ensure that the siting of the building in relation to adjacent boundaries is in accordance with the development consent.
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) 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. An approved septic tank facility or extended aeration treatment plant is to be installed and an application in this regard is to be submitted for City of Newcastle's approval.
25. 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.

26. 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.

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

27. 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*.
28. 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*.

29. Documentation demonstrating the compliance with the conditions of the appropriate Resource Recovery Order and Resource Recovery Exemption must be maintained for any material received at the site and subsequently applied to land under the conditions of the Resource Recovery Order and Exemption. This documentation must be provided to City of Newcastle officers or the Principal Certifying Authority on request.
30. 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:
 - o Control over discharge of stormwater and containment of run-off and pollutants leaving the site must 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. 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.
31. Prior to the commencement of work, a 3m wide all-weather vehicle access is to be provided from the kerb and gutter to the building under construction, to reduce the potential for soil erosion. Sand shall not be stockpiled on the all-weather vehicle access.
32. 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*'.
33. All construction works shall be carried out in accordance with the provisions of the Environmental Management Plan prepared by JBS Environmental Pty Ltd (June 2007 - Rev 2).

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

34. A copy of the stormwater drainage design plans approved with the Construction Certificate with '*work as executed*' levels indicated, shall be submitted to the Principal Certifying Authority and to the City of Newcastle prior to the issue of an Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.
35. 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.
36. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority 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.

37. Prior to the issue of the Occupation Certificate, the proponent preparing and submitting to the PCA and City of Newcastle an Environmental management Plan (EMP) to address ongoing management of the site, such to be kept on site and made available to authorised City of Newcastle officers upon request. Provisions of this plan are to be implemented at the site. The EMP is to include but not be limited to:
- a) A dust management strategy, detailing procedures to minimise dust generation, with particular reference to control techniques under adverse meteorological conditions; and
 - b) A water management strategy, detailing management of surface water, monitoring and maintenance of stormwater pollution control equipment. Procedures should also be included to ensure that all hardstand areas on site and roads adjacent to the site are kept clean from any loose split, tracked or fallout material; and
 - c) A community relations plan, including complaint recording and management procedures.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

38. The hours of operation or trading of the premises are to be not more than from:

DAY	START	FINISH
Monday	6:00am	4:30pm
Tuesday	6:00am	4:30pm
Wednesday	6:00am	4:30pm
Thursday	6:00am	4:30pm
Friday	6:00am	4:30pm
Saturday	6:00am	2:00pm
Sunday	Closed	Closed

The facility will operate 24 hours per day when a ship is berthed (unloading). Unless a separate application to vary the hours of operation or trading has been submitted to and approved by City of Newcastle.

39. 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.

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. No flashing, chasing or scintillating lighting or promotional material of a visually intrusive nature is to be installed or displayed on the exterior of the premises.
42. No goods or advertising signs are to be displayed or allowed to stand on the public footpath or street.
43. The landscaped areas are to be kept free of parked vehicles, stored goods, garbage or waste material and being permanently maintained.
44. Any hazardous substances or dangerous goods stored on or within the premises are to be stored, labelled and handled, with appropriate Material Safety Data Sheets maintained on site for each dangerous good or hazardous substance, in accordance with the requirements of SafeWork NSW.
45. The maximum size of vehicle accessing the site is restricted to 36m articulated vehicle.
46. Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstance are such areas to be used for the storage of goods or waste materials.
47. All operations and activities occurring at the premises must be carried out in a manner that will minimise the generation of dust; and prevent emission of dust from the premises.
48. Trucks entering and leaving the premises that are carrying loads are to have their loads covered at all times, except during loading and unloading and be free from external deposits of dust or other loose material.
49. No material is permitted to be tracked from the premises.
50. All bulk materials storage, loading and unloading activities to be conducted wholly within the warehouse/shed buildings.

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 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.
- Any approval for fences on side boundaries, common to other private properties, is independent of any consent or agreement which may be required of any adjoining owner under the provisions of the *Dividing Fences Act 1991*.
- 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.
- A Construction Certificate application for this project is to include a list of fire safety measures proposed to be installed in the building and/or on the land and include a separate list of any fire safety measures that already exist at the premises. The lists must describe the extent, capability and basis of design of each of the measures.
 - 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.

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; *State Environmental Planning Policy (Three Ports) 2013* and other 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.

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.

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

DA2019/01163 – 43 GREENLEAF ROAD KOORAGANG

Attachment C: Processing Chronology

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PROCESSING CHRONOLOGY

DA2019/01163 - 43 GREENLEAF ROAD KOORAGANG

30 October 2019	Application lodged
08 January 2020	Request for additional information
09 January 2020	Request for additional information
24 January 2020	Public notification
05 March 2020	Additional information and amended plans received
07 April 2020	Additional information and amended plans received
14 April 2020	Additional information received
14 April 2020	Request for additional information
15 April 2020	Request for additional information
16 April 2020	Additional information and amended plans received

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 14 **DA2019/01255 - 25 Llewellyn Street Merewether**

**Veterinary Hospital - Commercial - Part change of use fitout
and signage**

Attachment A - Submitted Plans

Attachment B - Draft Schedule of Conditions

Attachment C - Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

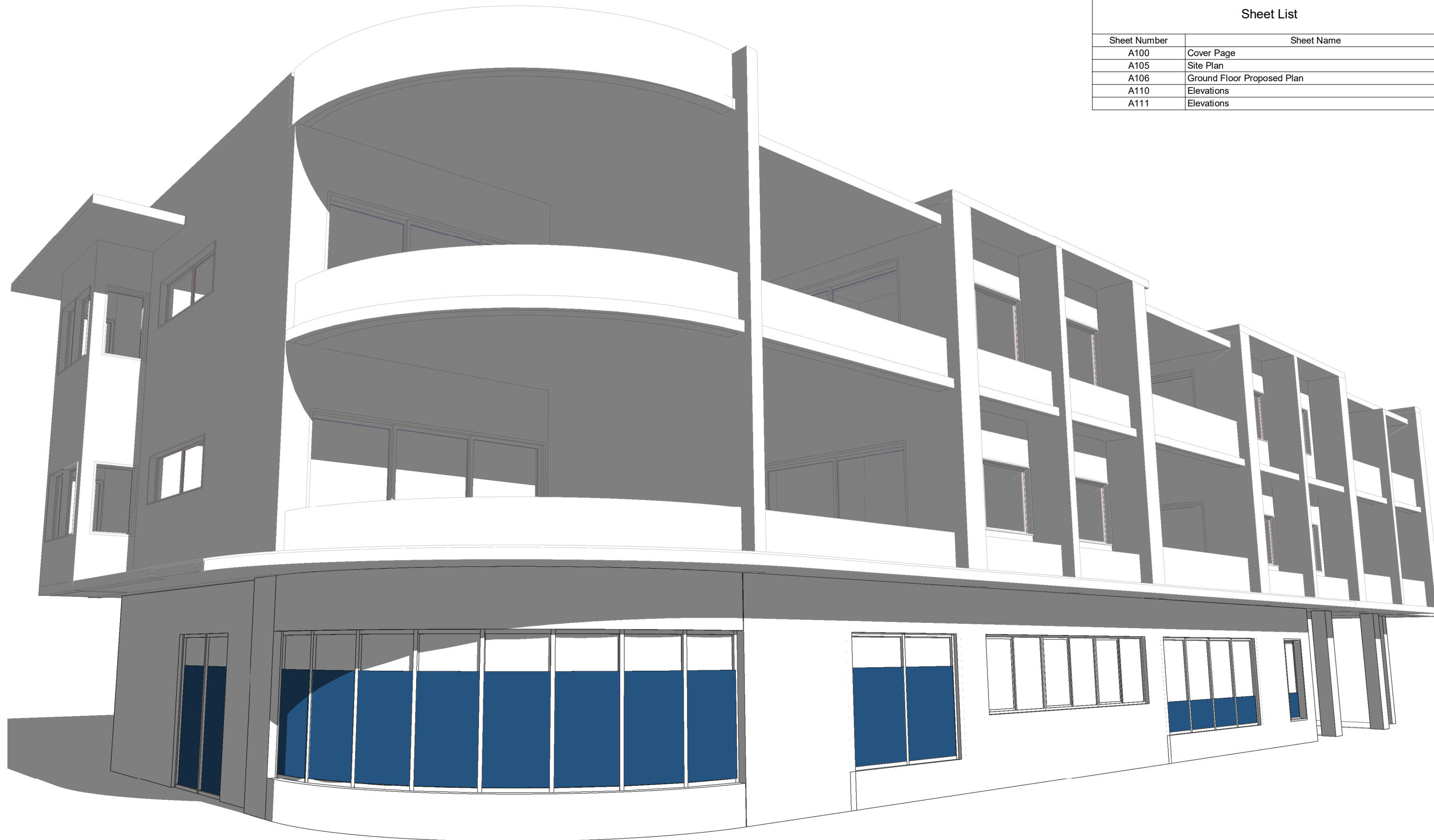
19 MAY 2020

DAC 19/05/2020

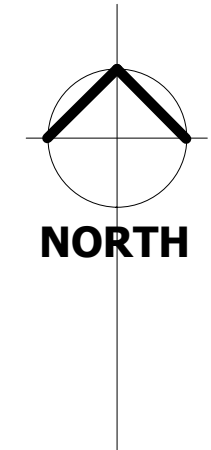
DA2019/01255 – 25 LLEWELLYN STREET MEREWETHER

Attachment A: Submitted Plans

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Sheet List	
Sheet Number	Sheet Name
A100	Cover Page
A105	Site Plan
A106	Ground Floor Proposed Plan
A110	Elevations
A111	Elevations



NORTH

PROPOSED FIT OUT
WORKS SITUATED ON
GROUND FLOOR

NOTE

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NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
DO NOT SCALE DRAWINGS.
ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

PROJECT: **Proposed Fitout**
CLIENT: **Merewether Veterinary Hospital**
ADDRESS: **25 LLEWELYN STREET, MEREWETHER**

DRAWING TITLE: **Site Plan**

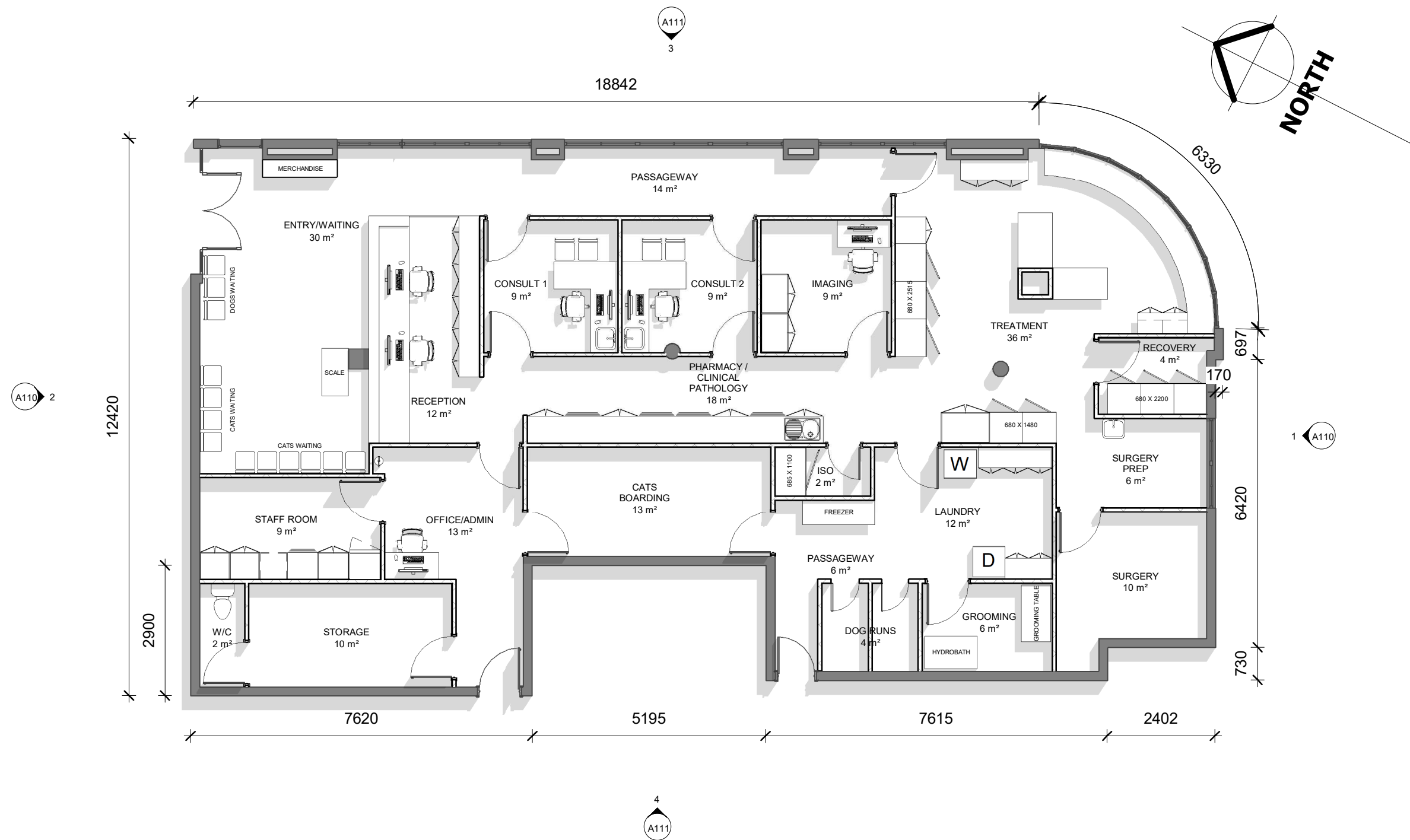
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DATE: 08/11/19 STATUS: FOR DA

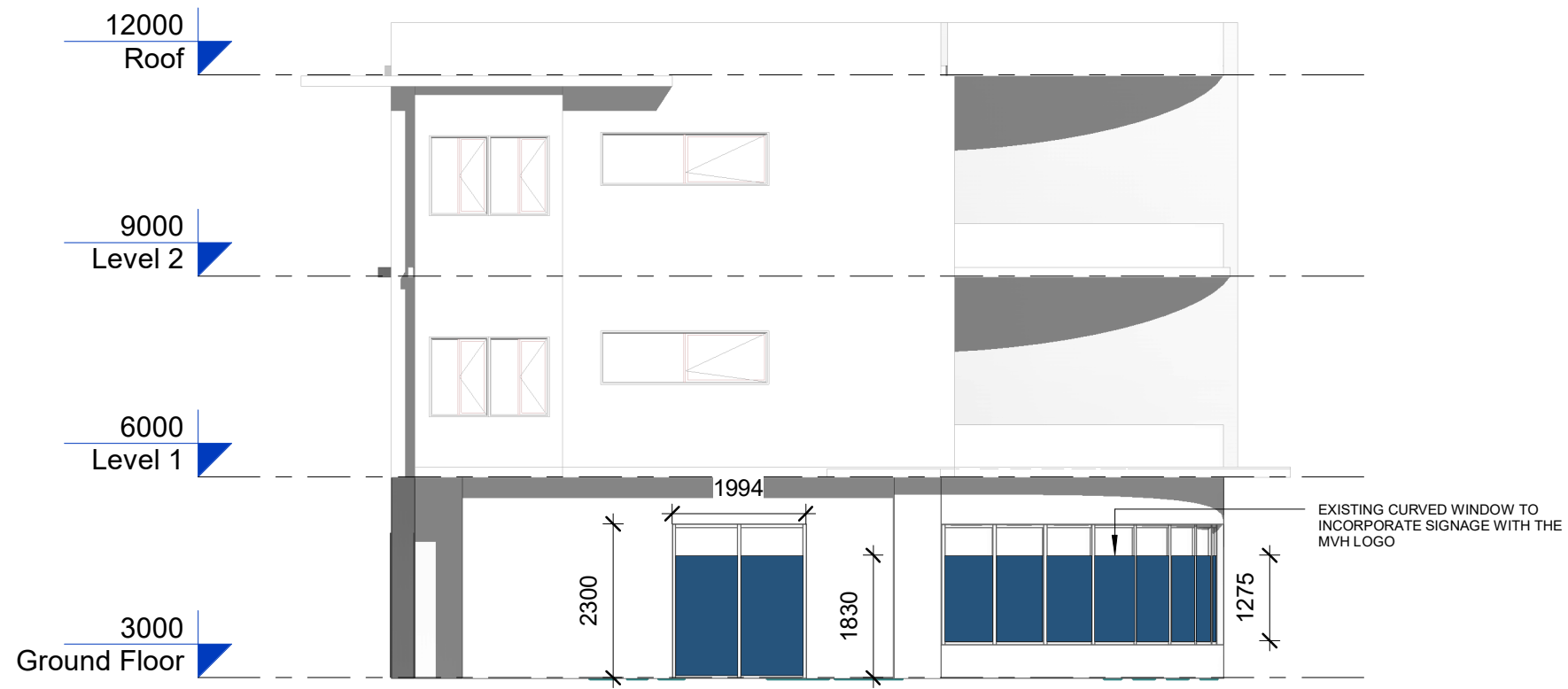
DRAWING NO:

A105

REV:

C

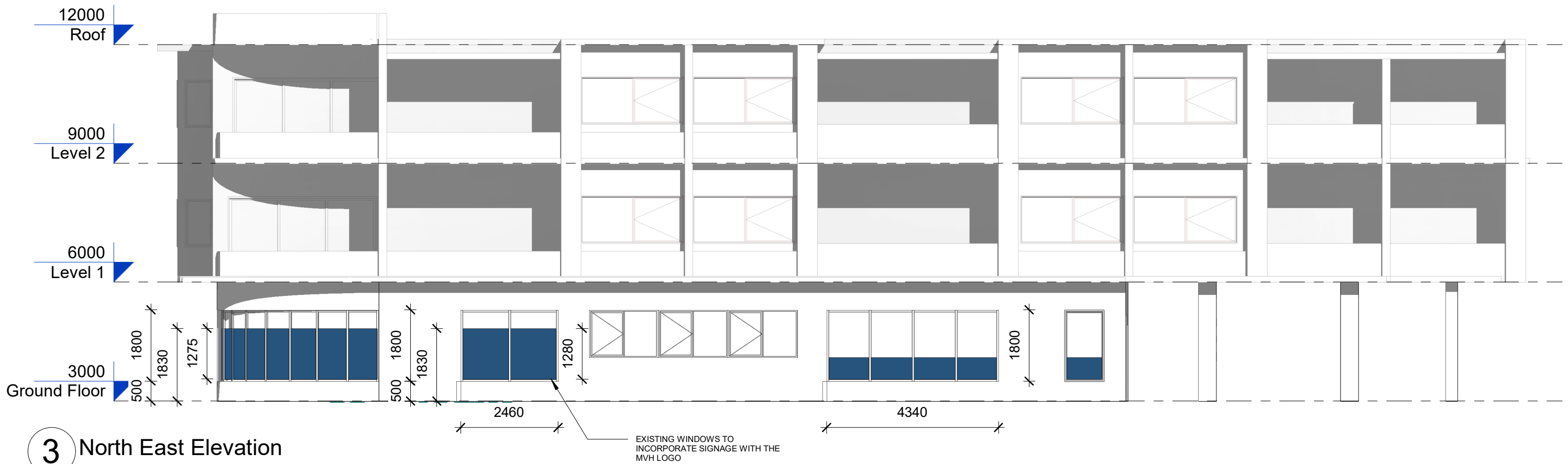




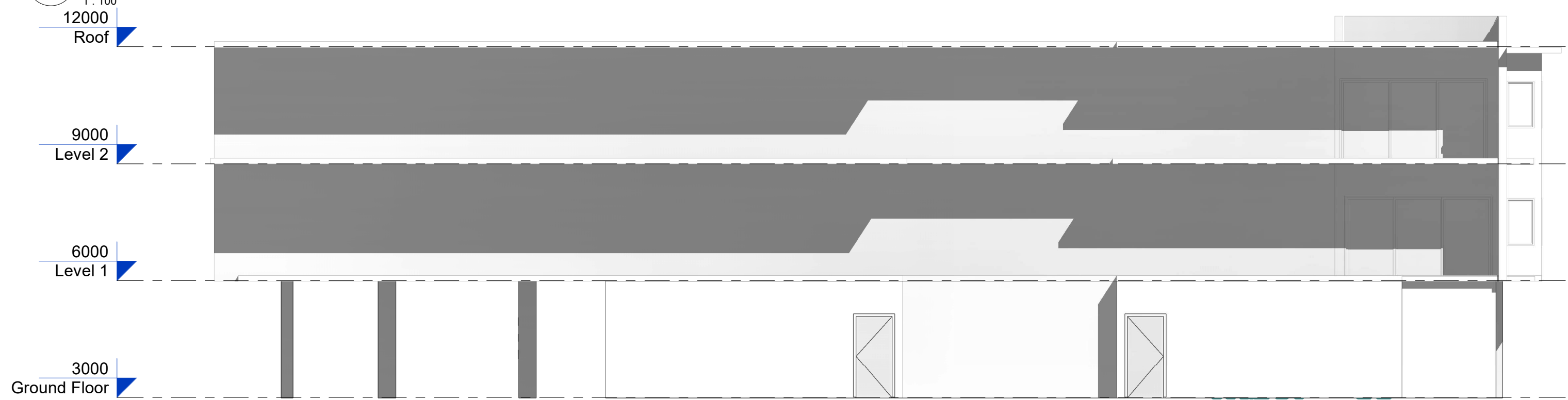
1 South East Elevation
1 : 100



2 North West Elevation
1 : 100



3 North East Elevation
1 : 100



4 South West Elevation
1 : 100

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 NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
 DO NOT SCALE DRAWINGS.
 ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

PROJECT: Proposed Fitout
CLIENT: Merewether Veterinary Hospital
ADDRESS: 25 LLEWELYN STREET, MEREWETHER
DRAWING TITLE: Elevations
SCALE: 1 : 100 @ A3
DATE: 08/11/19
DRAWN BY: JCC
STATUS: FOR DA

DRAWING NO:
A111
REV:
C



DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

DA2019/01255 – 25 LLEWELLYN STREET MEREWETHER

Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER

Application No:	DA2019/01255
Land:	Lot 1 DP 1244721
Property Address:	25 Llewellyn Street Merewether NSW 2291
Proposed Development:	Veterinary Hospital - change of use from a commercial premise

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.

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Cover Page	A100 Rev C	Cyclo	08/11/19
Site Plan	A105 Rev C	Cyclo	08/11/19
Ground Floor Proposed Plan	A106 Rev F	Cyclo	08/11/19
Elevations (south east, north west)	A110 Rev C	Cyclo	08/11/19
Elevations (north east, south west)	A111 Rev C	Cyclo	08/11/19
Acoustic Assessment	Rev 3	RAPT Consulting	27/02/20
Plan of Management	Version 2	Perception Planning	27/03/20

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. On-site parking accommodation is to be provided for a minimum of 6 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.
3. 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.

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

4. 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* (NSW), or
 - c) Be a temporary chemical closet approved under the *Local Government Act 1993* (NSW).
5. 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.

6. All building work must be carried out in accordance with the provisions of the National Construction Code.
7. All building materials, plant and equipment is to be placed on the site of the development so as 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 Council reserves including the road reserve is not permitted.
8. 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.

9. Council'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 Council for the duration of demolition and construction work.

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

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

10. The ceiling is to be upgraded and acoustic testing carried out by an appropriately qualified acoustic consultant confirming that the acoustic attenuation complies with option B in the table in Section 4.5 (Figure 5 option B) of the Acoustic Assessment prepared by RAPT Consulting, 27 February 2020. Written certification is to be submitted to Council prior to the issue of an occupation certificate. The recommended acoustic treatment is to be installed and maintained for the life of the veterinary clinic.

In the event of Council receiving substantiated noise complaints, further acoustic treatment is to be implemented and tested to the satisfaction of a suitably qualified acoustic expert. Written certification from an appropriately qualified acoustic consultant being submitted to the Principal Certifying Authority to demonstrate that the appropriate sound reduction index rating (Rw) is achieved in accordance with the requirements of the Noise Policy for Industry 2017 and Protection of the Environment Operations Act 1997.

11. 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 Council'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

12. On-site car parking accommodation is to be provided for a minimum of 6 vehicles and such being set out generally in accordance with the details indicated on the submitted plans except as otherwise provided by the conditions of consent.
13. 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* (NSW), that interferes unreasonably with the amenity of neighbouring premises and/or other sensitive receivers.

Should Council 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 Council 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.

14. The signs shall meet the criteria contained in Section 3.3.3 Illumination and reflectance of the *Department of Planning's Transport Corridor Outdoor Advertising and Signage (November 2017)*.
15. The signs shall not contain large areas of red, messages that are distracting or reduce the safety for pedestrians, bicyclists or drivers of vehicles.
16. Any illumination (internal or external) of the signs is to be limited to between the hours 7.00am to 10.00pm.
17. Dogs are not to be commercially boarded overnight (i.e. dogs are to be temporary patients of the surgery only) and no more than 3 dogs and 12 cats are to be housed over

night at any one time.

18. Waste removal, deliveries and bin cleaning are to be conducted between 7:00 am and 6:00 pm Monday to Friday.
19. The use of hair dryers, centrifuge, autoclave and washing machines are not to be used after 7:00 pm (to reduce noise impacts on residents).
20. No activities (for example puppy preschool) are to be undertaken outside of the approved operational hours under any circumstances.
21. The premise is to be operated in accordance with the Plan of Management prepared by Perception Planning 27 March 2020 to minimise the acoustic and social impacts associated with the operation of the premises. The Operational Plan of Management is to be implemented, maintained on-site and made available for inspection by appropriate Authorised Officers upon request.

A copy of the Plan of Management prepared by Perception Planning 27 March 2020 (which contains the direct contact numbers of the veterinarians) is to be provided to the Strata company prior to occupation of the premises and made available to residents upon request.

22. The premise must maintain closed circuit television (CCTV) system on the premise in accordance with the following:
 - (a) The system must record continuously when animals are housed overnight.
 - (b) The systems camera must cover the animal boarding areas/dog runs.
 - (c) Recordings must be in digital format and at a minimum of six (6) frames per second,
 - (d) Any recorded image must specify the time and date of the recorded image.
 - (e) Keep all recordings made by the CCTV system for at least 30 days.
 - (f) Ensure that the CCTV system is accessible at all times the system is required to operate and at least one person able to access and fully operate the system, including downloading and producing recordings of CCTV footage, and provide any recordings made by the system to a police officer or authorised Council Officer within 24 hours of any request to provide such recordings.
23. The hours of operation or trading of the premise (deliveries inclusive) are to be not more than from:

DAY	START	FINISH	
Monday	8:00am	7:00pm	Same day
Tuesday	8:00am	7:00pm	Same day
Wednesday	8:00am	7:00pm	Same day
Thursday	8:00am	7:00pm	Same day
Friday	8:00am	7:00pm	Same day
Saturday	9:00am - 12:00pm	6:00pm - 7:00pm	Same day
Sunday	10:00am - 11:00am	6:00pm - 7:00pm	Same day

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

24. The use and occupation of the premise, 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 premise, the owner/occupier of the premise 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.

25. No goods or advertising signs are to be displayed or allowed to stand on the public footpath or street.

ADVISORY MATTERS

- 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* (NSW) is to be submitted to Council 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.
- Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both Council and any other relevant authorities. Council 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 Council is to be notified of the appointment; and
 - c) Council is to be given at least two days' notice of the date intended for commencement of building works.
- A Construction Certificate application for this project is to include a list of fire safety measures proposed to be installed in the building and/or on the land and include a separate list of any fire safety measures that already exist at the premises. The lists must describe the extent, capability and basis of design of each of the measures.
- 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* (NSW).
- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* (NSW) 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* (NSW), which may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.

- 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.

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.
- The public submissions have been considered in the assessment of the application.

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.

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

DA2019/01255 – 25 LLEWELLYN STREET MEREWETHER

Attachment C: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

PROCESSING CHRONOLOGY

DA2019/01255 - 25 LLEWELLYN STREET MEREWETHER

25 November 2019	Application lodged
2 December 2019	Public notification
3 December 2019	Additional information requested
18 December 2019	Additional information received from the applicant
13 January 2020	Applicant provided a detailed response to public submissions
15 January 2020	Applicant advised of issues raised after assessment of the application and through public submissions
22 January 2020	Additional information received from applicant
17 March 2020	Public Voice
20 March 2020	Additional information requested
7 April 2020	Additional information received from applicant
22 April 2020	Additional information received from applicant

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 15 **DA2019/01000 - 142 Darby Street Cooks Hill**

Pub - alterations and additions

Attachment A - Submitted Plans

Attachment B - Draft Schedule of Conditions

Attachment C - Processing Chronology

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DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

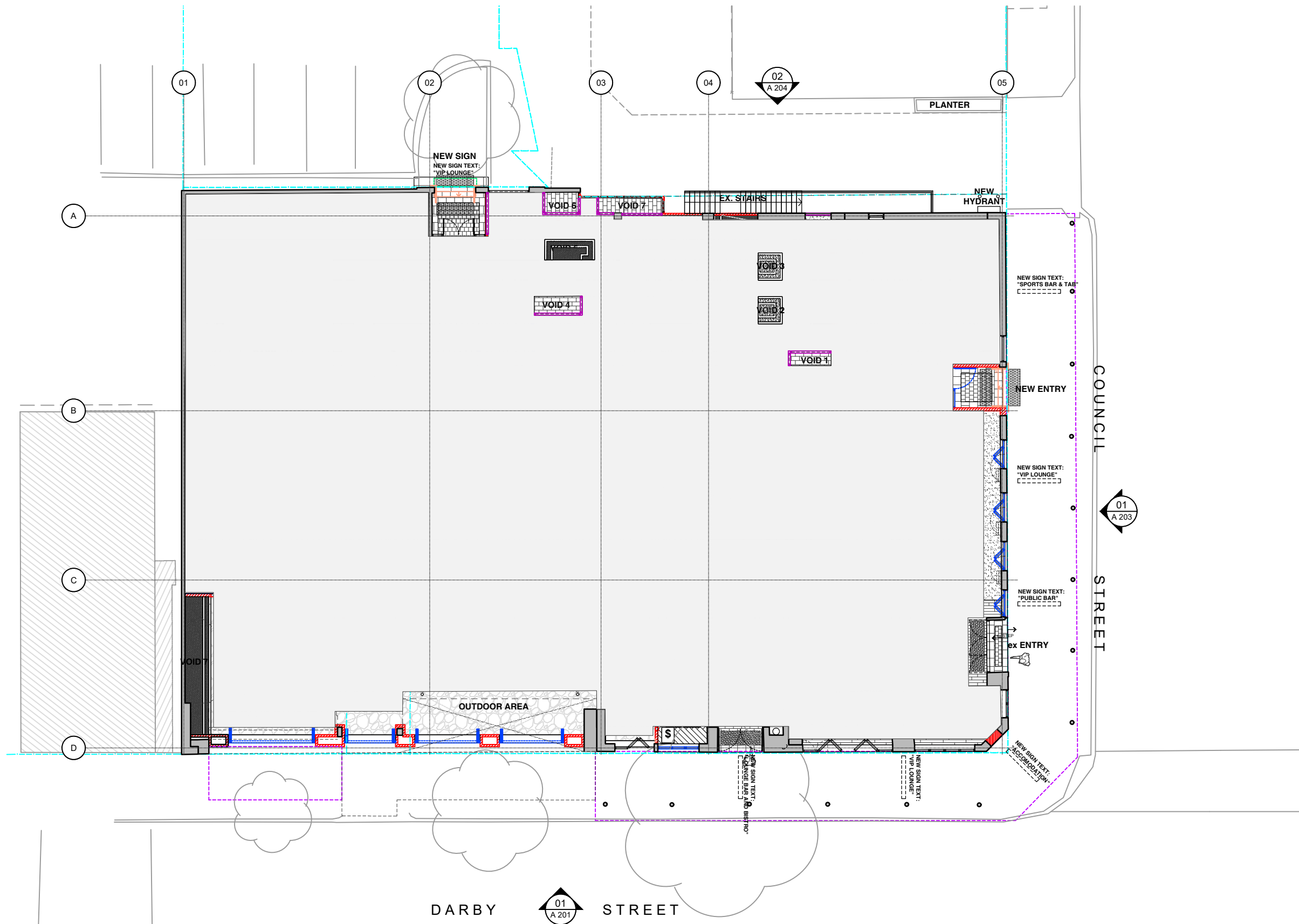
DA2019/01000 – 142 DARBY STREET COOKS HILL

Attachment A: Submitted Plans

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Legend

- EXISTING WALLS TO BE RETAINED
- NEW WALLS
- NEW WINDOWS & DOORS
- NEW LOUVRES
- NEW JOINERY
- NEW SIGNAGE
- NEW STAIR
- NEW ROOF
- NEW LANDSCAPING

Rev	Date	Description	Checked
A	07.06.19	DEVELOPMENT APPLICATION ISSUE	PK

Hotel Delany
 134 - 142 Darby St Newcastle NSW 2300

Ground Proposed Plan

Status	DEVELOPMENTAPPLICATION
Scale	1:200@A3
Drawn	DL
Project No.	559

Drawing No.	DA 00 1 02 A			
Discipline Code	Level	Type	No.	Revision

503 / 50 Holt Street
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01 Ground Proposed Plan
 1:200 @ A3

DEVELOPMENT APPLICATION

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Demolition Legend

-  EXISTING WALLS TO BE RETAINED
-  EXISTING TO BE DEMOLISHED
-  WORKS NOT IN SCOPE

Rev	Date	Description	Checked
A	07.06.19	DEVELOPMENT APPLICATION ISSUE	PK

Hotel Delany
 134 - 142 Darby St Newcastle NSW 2300

Ground Existing / Demolition Plan

Status: DEVELOPMENTAPPLICATION
 Scale: 1:200@A3
 Drawn: DL
 Project No.: 559

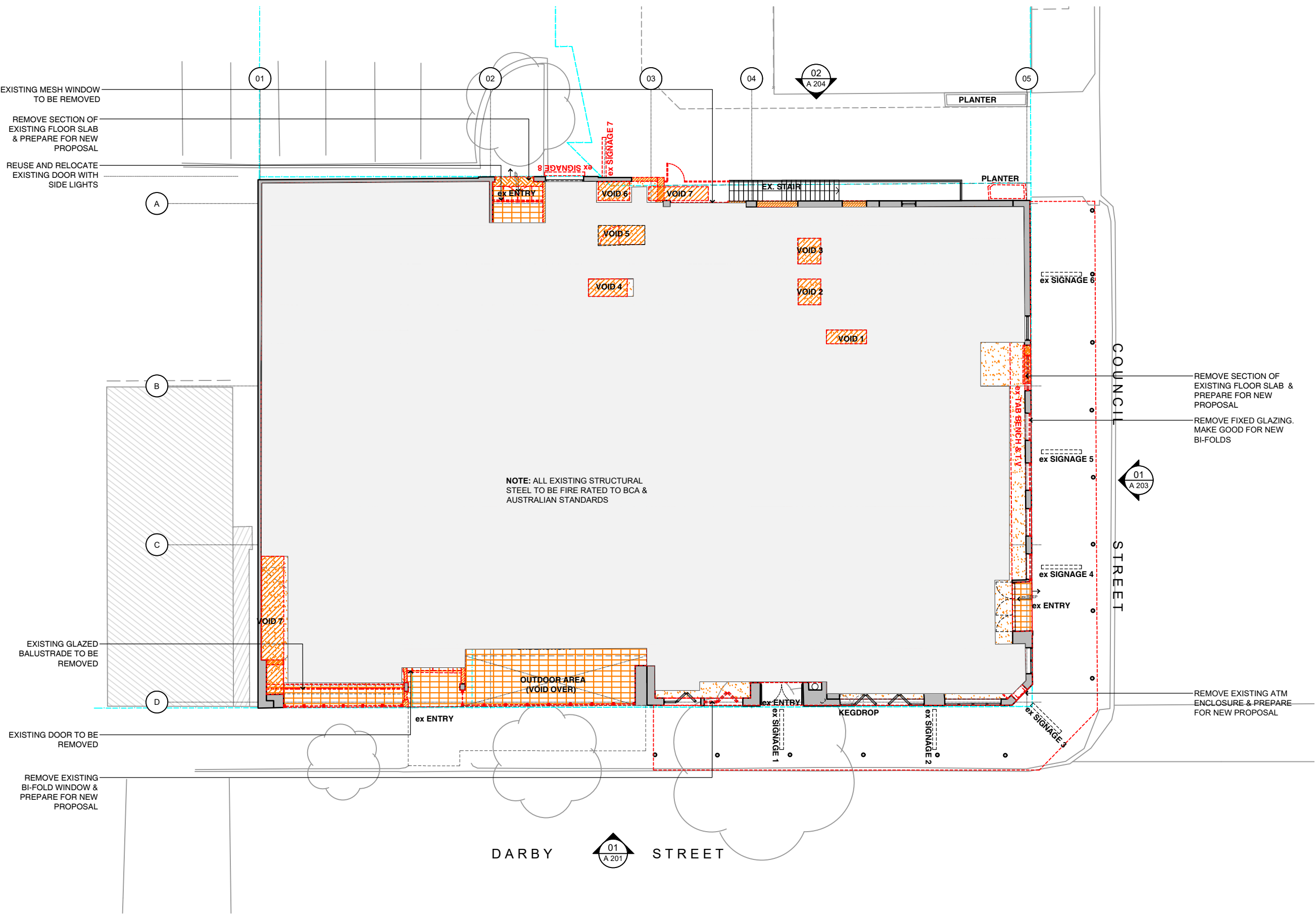
Drawing No. **DA 00 1 01 A**

Discipline Code	Level	Type	No.	Revision

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DEVELOPMENT APPLICATION



NOTE: ALL EXISTING STRUCTURAL STEEL TO BE FIRE RATED TO BCA & AUSTRALIAN STANDARDS

EXISTING MESH WINDOW TO BE REMOVED
 REMOVE SECTION OF EXISTING FLOOR SLAB & PREPARE FOR NEW PROPOSAL
 REUSE AND RELOCATE EXISTING DOOR WITH SIDE LIGHTS
 EXISTING GLAZED BALUSTRADE TO BE REMOVED
 EXISTING DOOR TO BE REMOVED
 REMOVE EXISTING BI-FOLD WINDOW & PREPARE FOR NEW PROPOSAL

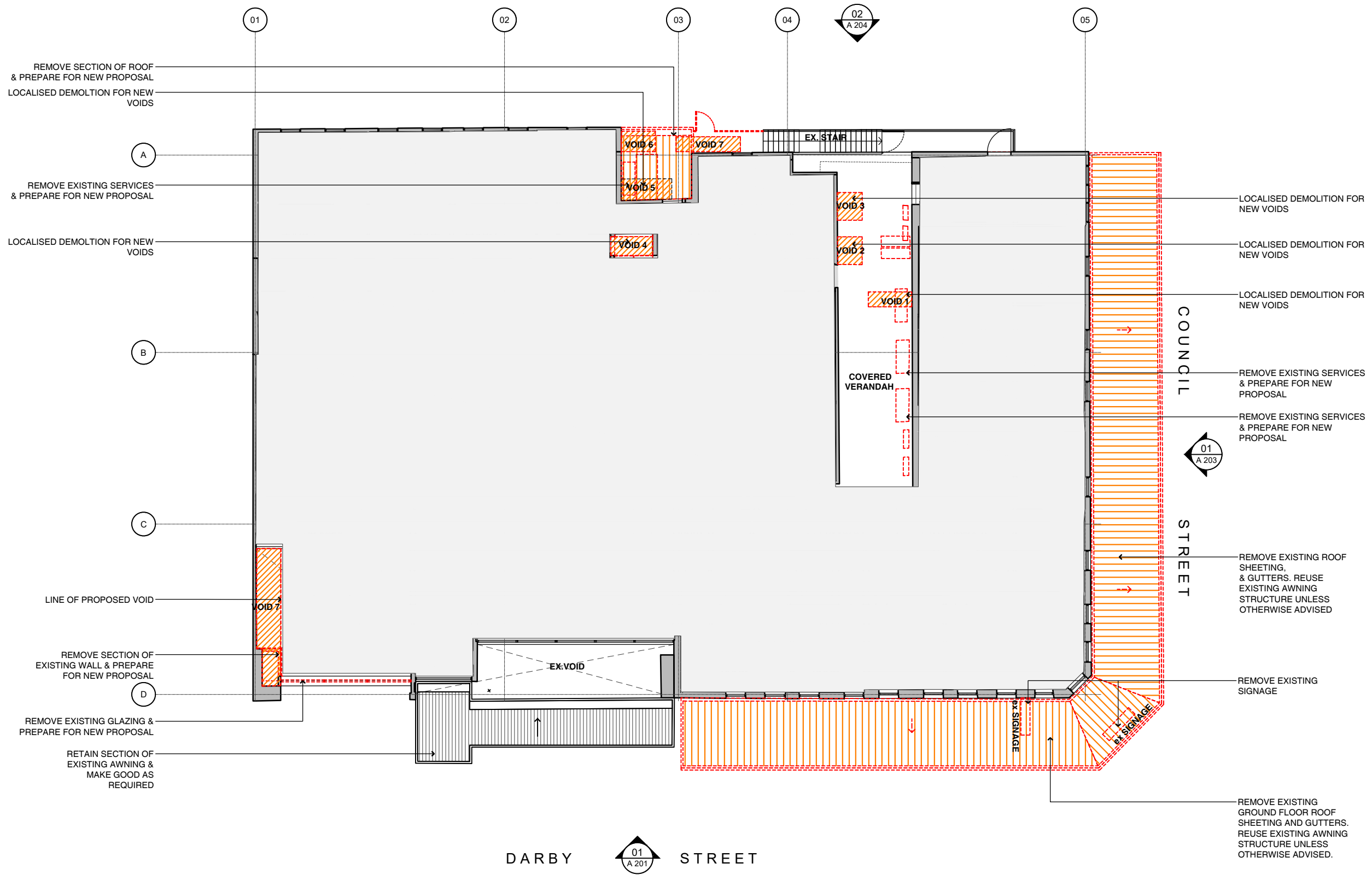
REMOVE SECTION OF EXISTING FLOOR SLAB & PREPARE FOR NEW PROPOSAL
 REMOVE FIXED GLAZING. MAKE GOOD FOR NEW BI-FOLDS

REMOVE EXISTING ATM ENCLOSURE & PREPARE FOR NEW PROPOSAL




01 Ground Existing / Demolition Plan
 1:200 @ A3

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Demolition Legend

-  EXISTING WALLS TO BE RETAINED
-  EXISTING TO BE DEMOLISHED
-  WORKS NOT IN SCOPE

Rev	Date	Description	Checked

A 07.06.19 DEVELOPMENT APPLICATION ISSUE PK
 Rev Date Description Checked

Hotel Delany
 134 - 142 Darby St Newcastle NSW 2300

Level 01 Existing / Demolition Plan

Status DEVELOPMENT APPLICATION
 Scale 1:100@A3
 Drawn DL
 Project No. 559

Drawing No. DA 01 1 01 A
 Discipline Level Type No. Revision

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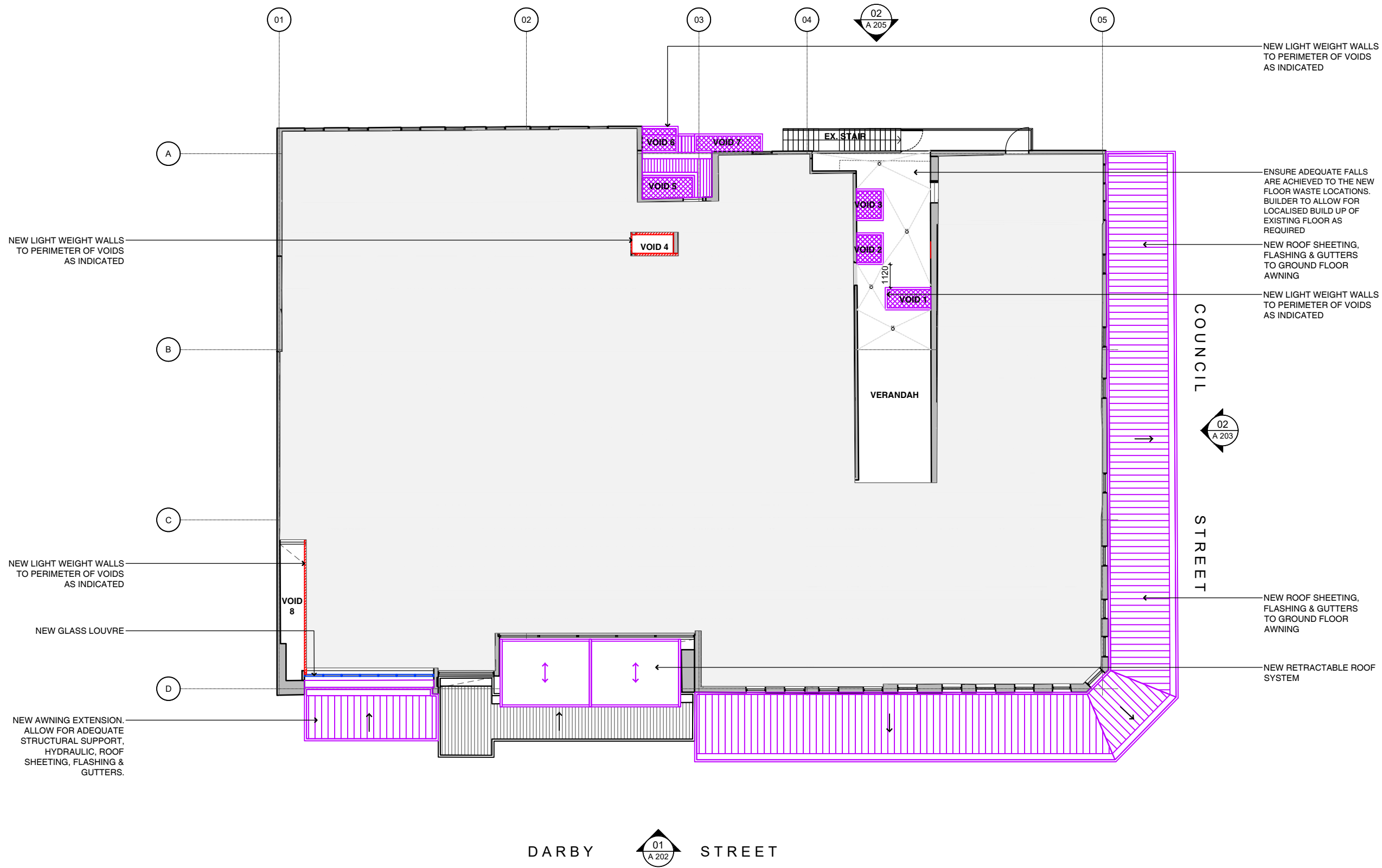


01 Level 01 Existing / Demolition Plan
 1:200 @ A3

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Legend

- EXISTING WALLS TO BE RETAINED
- NEW WALLS
- NEW WINDOWS & DOORS
- NEW LOUVRES
- NEW JOINERY
- NEW SIGNAGE
- NEW STAIR
- NEW ROOF
- NEW LANDSCAPING

Rev	Date	Description	Checked

A 07.06.19 DEVELOPMENT APPLICATION ISSUE PK
 Rev Date Description Checked

Hotel Delany
 134 - 142 Darby St Newcastle NSW 2300

Level 01 Proposed Plan

Status DEVELOPMENTAPPLICATION
 Scale 1:200@A3
 Drawn DL
 Project No. 559

Discipline Code	Level	Type	No.	Revision
DA	01	1	02	A

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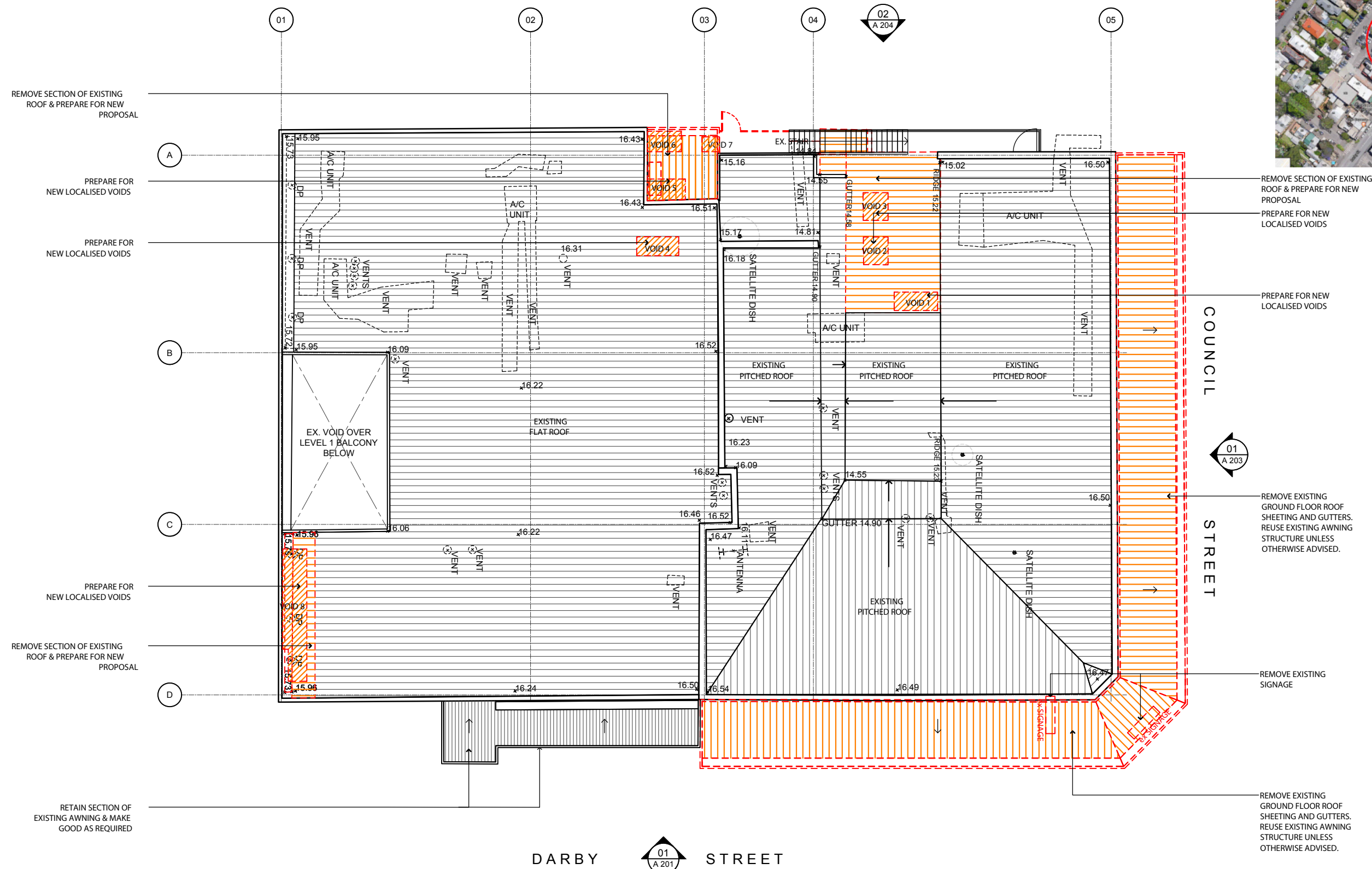


01 Level 01 Proposed Plan 1:200 @ A3

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Demolition Legend

- EXISTING WALLS TO BE RETAINED
- EXISTING TO BE DEMOLISHED
- WORKS NOT IN SCOPE

Rev	Date	Description	Checked

Hotel Delany
 134 - 142 Darby St Newcastle NSW 2300

Roof Existing and Demolition Plan

Status: DEVELOPMENTAPPLICATION
 Scale: 1:100@A3
 Drawn: DL
 Project No.: 559

Discipline Code	Level	Type	No.	Revision
DA	02	1	01	A

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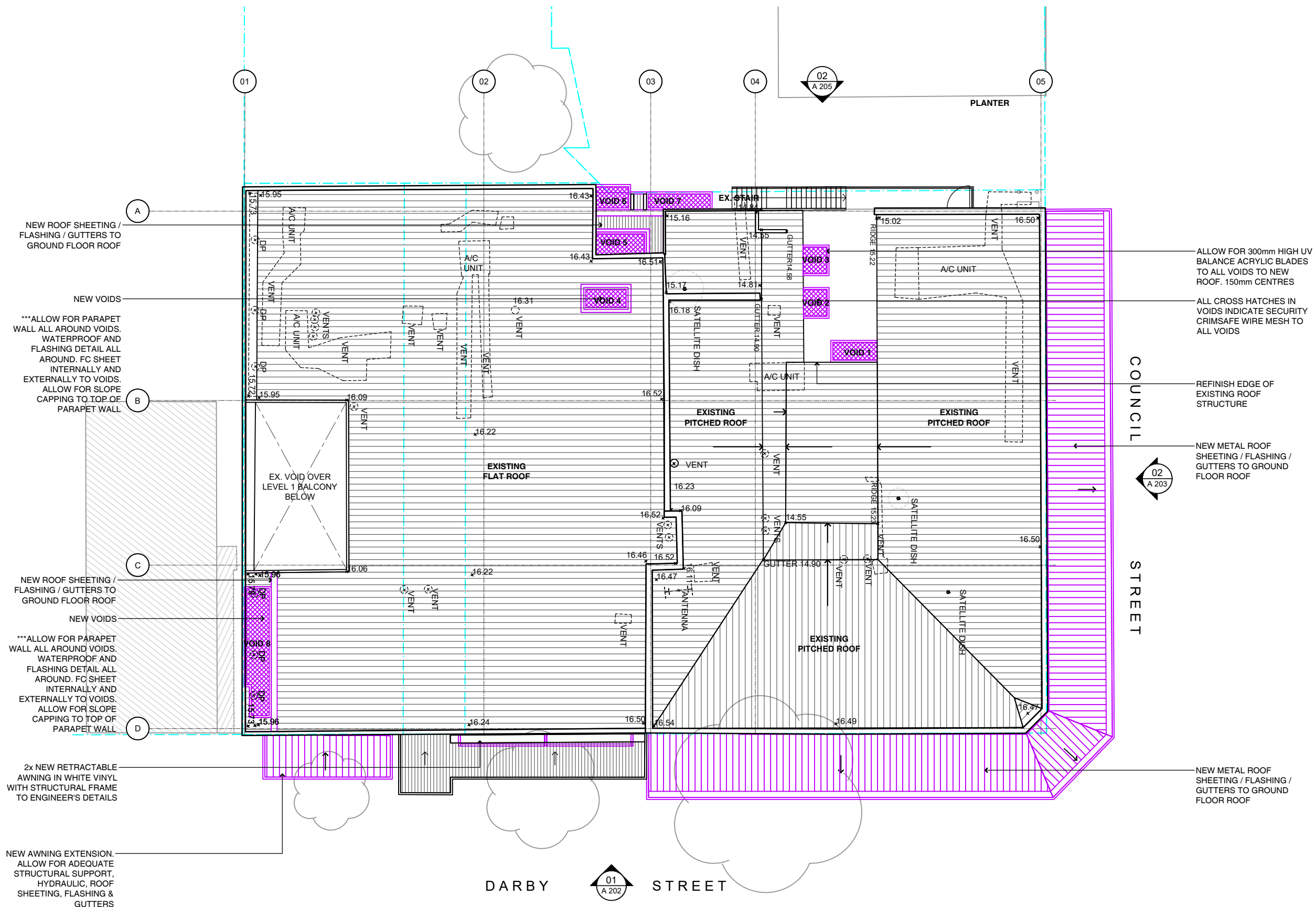


01 Roof Existing and Demolition Plan
 1:200 @ A3

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Legend

- EXISTING WALLS TO BE RETAINED
- NEW WALLS
- NEW WINDOWS & DOORS
- NEW LOUVRES
- NEW JOINERY
- NEW SIGNAGE
- NEW STAIR
- NEW ROOF
- NEW LANDSCAPING

ALLOW FOR 300mm HIGH UV BALANCE ACRYLIC BLADES TO ALL VOIDS TO NEW ROOF. 150mm CENTRES

ALL CROSS HATCHES IN VOIDS INDICATE SECURITY CRIMS SAFE WIRE MESH TO ALL VOIDS

REFINISH EDGE OF EXISTING ROOF STRUCTURE

NEW METAL ROOF SHEETING / FLASHING / GUTTERS TO GROUND FLOOR ROOF

Rev	Date	Description	Checked
A	07.06.19	DEVELOPMENT APPLICATION ISSUE	PK

Hotel Delany
 134 - 142 Darby St Newcastle NSW 2300

Roof Proposed Plan

Status: DEVELOPMENT APPLICATION
 Scale: 1:100@A3
 Drawn: DL
 Project No.: 559

Discipline Code	Level	Type	No.	Revision
DA	02	1	02	A

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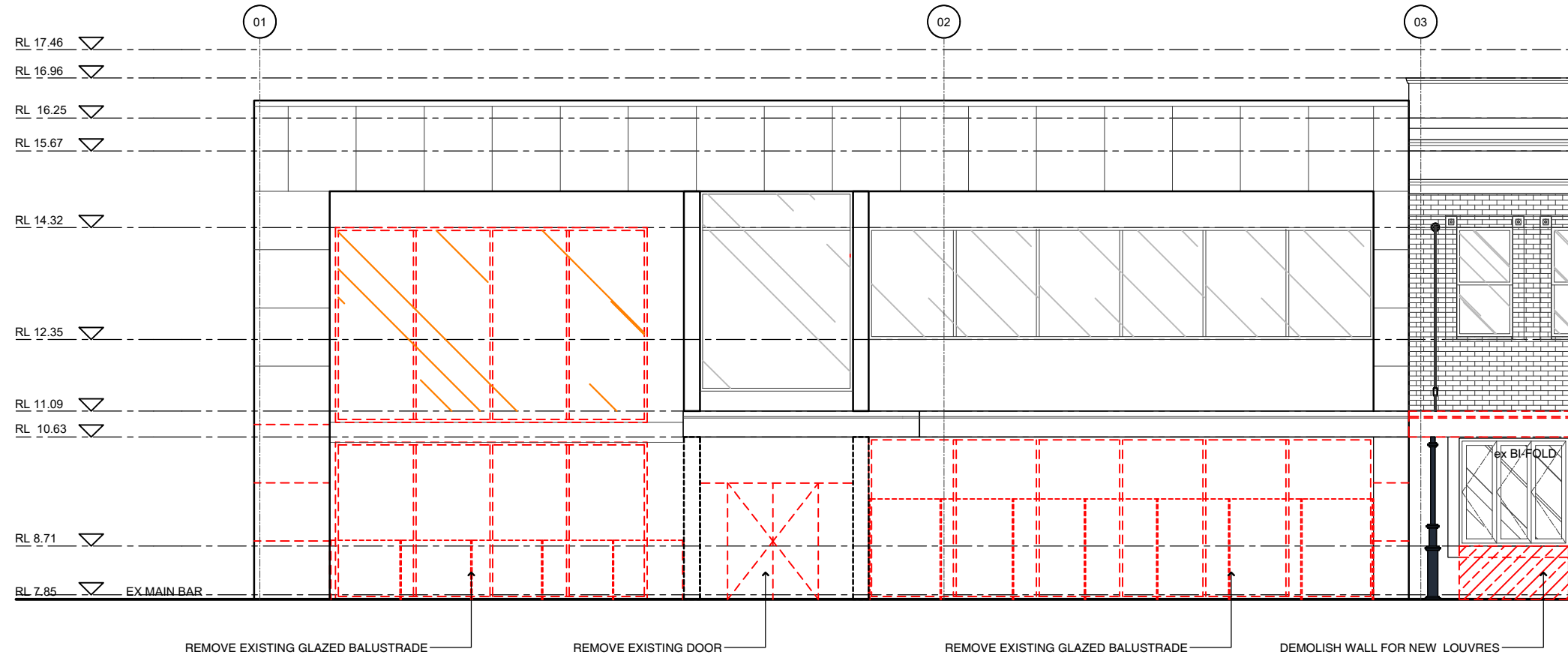


01 Roof Proposed Plan
 1:200 @ A3

DEVELOPMENT APPLICATION




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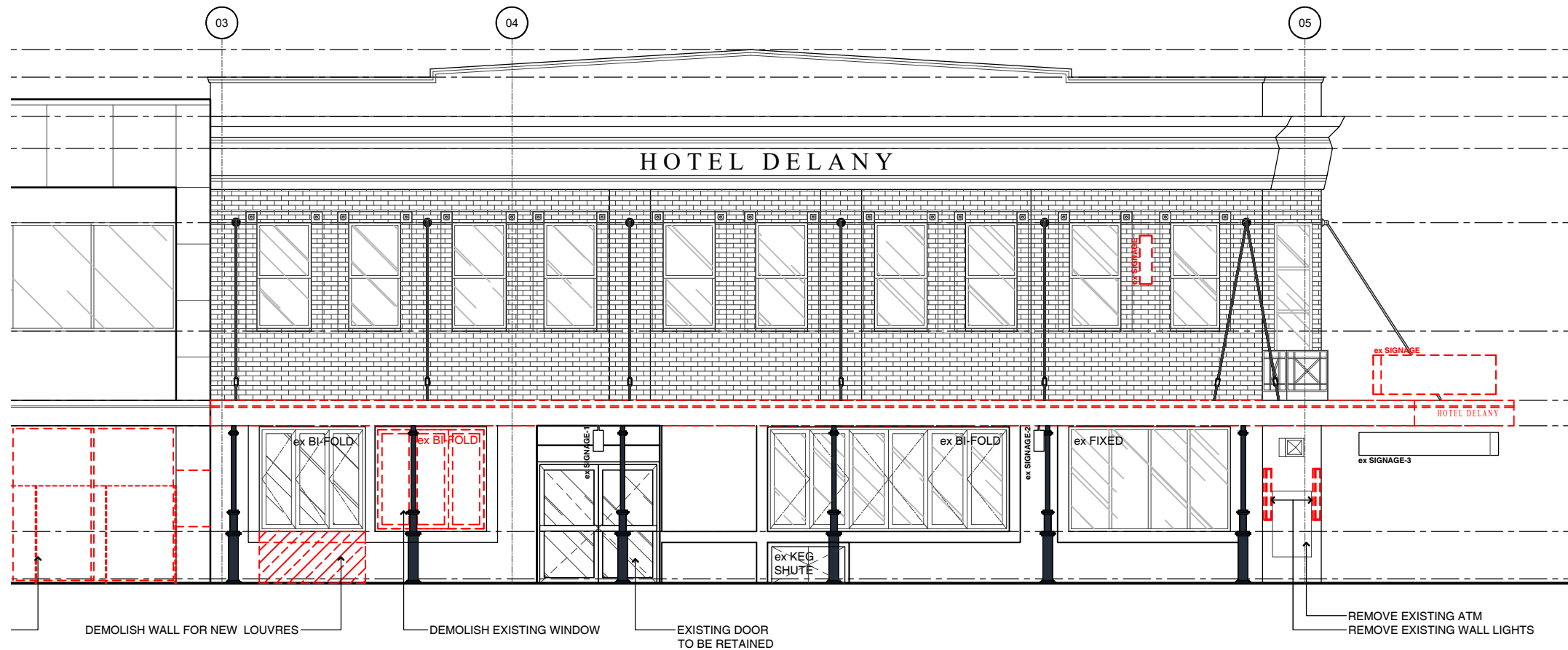
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01 Darby Street Elevation (Part 1 of 2)
 Existing 1:200 @ A3

Demolition Legend

-  EXISTING WALLS TO BE RETAINED
-  EXISTING TO BE DEMOLISHED
-  WORKS NOT IN SCOPE



01 Darby Street Elevation (Part 2 of 2)
 Existing 1:200 @ A3

Rev	Date	Description	Checked
A	07.06.19	DEVELOPMENT APPLICATION ISSUE	PK

Hotel Delany
 134 - 142 Darby St Newcastle NSW 2300

Darby Street
 External Elevations
 Existing

Status	DEVELOPMENT APPLICATION
Scale	1:100 @ A3
Drawn	DL
Project No.	559

Drawing No.	DA	2	01	A
Discipline Code	Level	Type	No.	Revision

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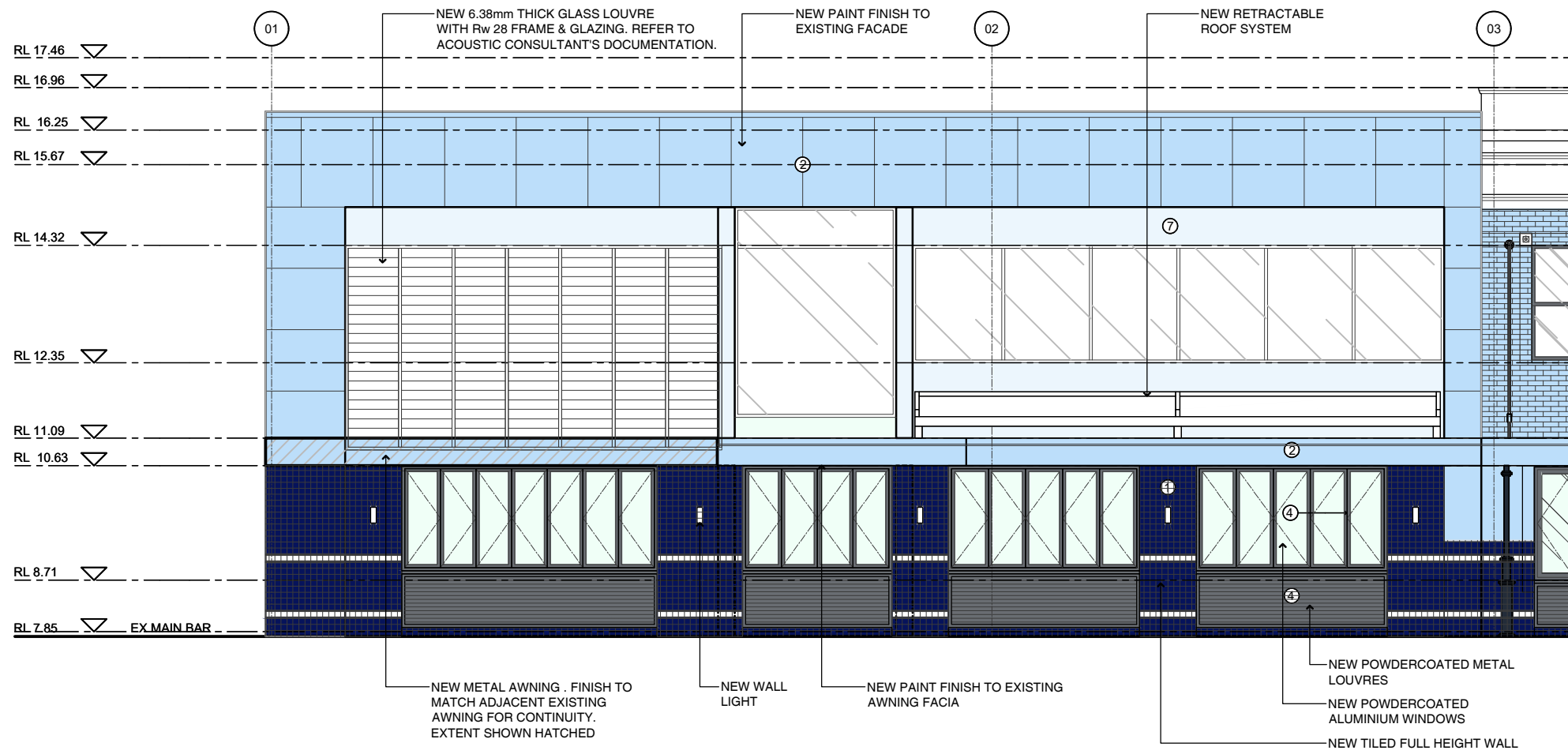
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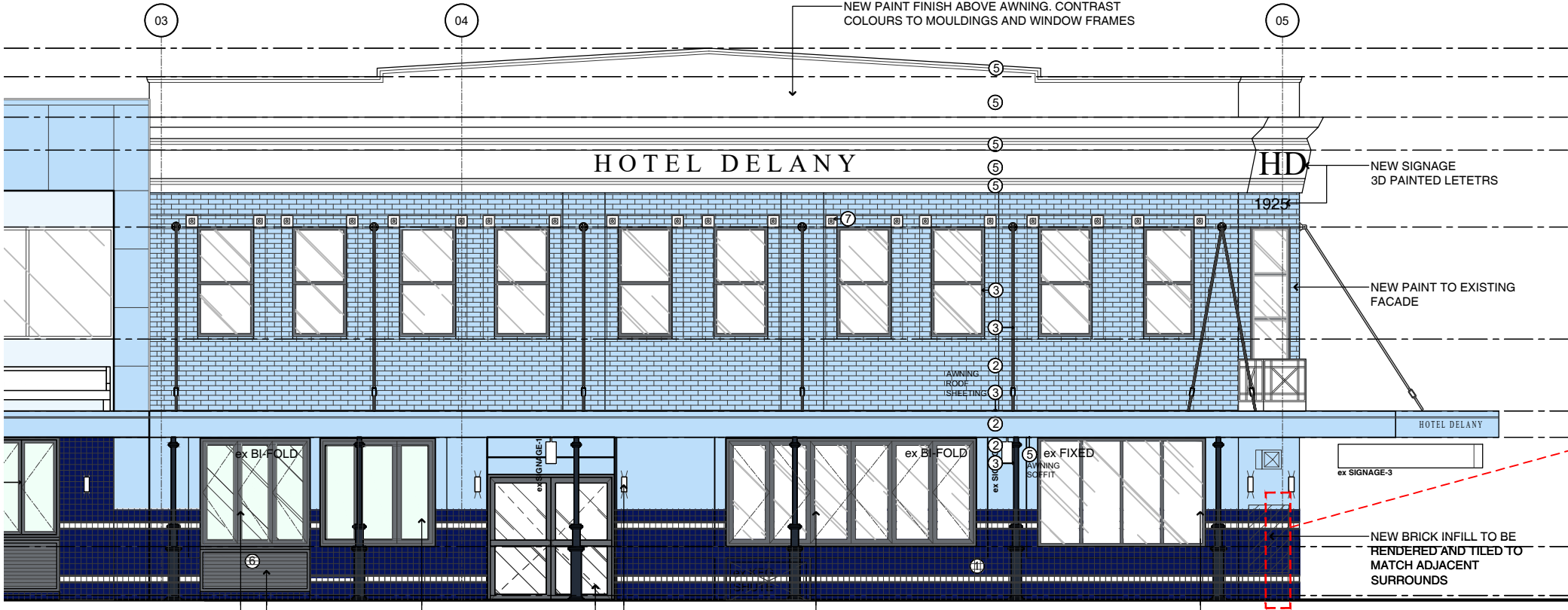
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Proposed External Finishes

- ① NEW WALL TILE (GLOSS)
RANGE: COLORE & COLORE
SIZE: 100 X 100MM
COLOUR: DARK BLUE (C&C D6) (GLOSS)
SUPPLIER: CLASSIC CERAMICS (02 9560 6555)
- ①a NEW WALL TILE (GLOSS)
SIZE: 100 X 100MM
COLOUR: 3X3-1433 (GLOSS)
SUPPLIER: THREE BY THREE (02 8084 3784)
- ①b NEW WALL TILE (STRIPED DETAIL) - (GLOSS)
RANGE: VOGUE NERO
SIZE: 10 X 200MM
COLOUR: BLACK (GLOSS)
SUPPLIER: CLASSIC CERAMICS (02 9560 6555)
- ①c NEW WALL TILE - CAPPING TILE
SIZE: 30 X 200MM (SG - TONEG)
COLOUR: BLACK (GLOSS)
SUPPLIER: SURFACE GALLERY (02) 9566 2002
- ② NEW PAINT FINISH (WALLS AND AWNING FACIA) DULUX: PALMER
- ③ NEW PAINT FINISH (AWNING ROOF SHEETING, CABLE TIES, COLUMNS AND L1 WINDOWS) DULUX: OOLONG
- ④ NEW POWDERCOATED FINISH (NEW WINDOWS - DARBY ST) DULUX: BLACK
- ⑤ NEW PAINT FINISH (HIGH LEVEL DETAILING AND AWNING SOFFIT) DULUX: BLEACHES QUATER
- ⑥ NEW POWDERCOAT FINISH (NEW LOUVRES) COLOUR: BLACK
- ⑦ NEW PAINT FINISH (L1 ROSETTES) DULUX: CALANDRE
- ⑧ NEW PAINT FINISH (REAR ENTRY LOW LEVEL) DULUX: VIBRANT VINE
- ⑨ NEW PAINT FINISH (REAR FACADE HIGH LEVEL) DULUX: ASHLITE
- ⑩ NEW PAINT FINISH (REAR FACADE LOW LEVEL) DULUX: PACIFIC LINE



01 Darby Street Elevation (Part 1 of 2)
Proposed
1:200 @ A3



01 Darby Street Elevation (Part 2 of 2)
Proposed
1:200 @ A3

Rev	Date	Description	Checked
B	25.11.19	DEVELOPMENT APPLICATION ISSUE	PK
A	07.06.19	DEVELOPMENT APPLICATION ISSUE	PK

Hotel Delany
134 - 142 Darby St Newcastle NSW 2300

Darby Street External Elevations Proposed

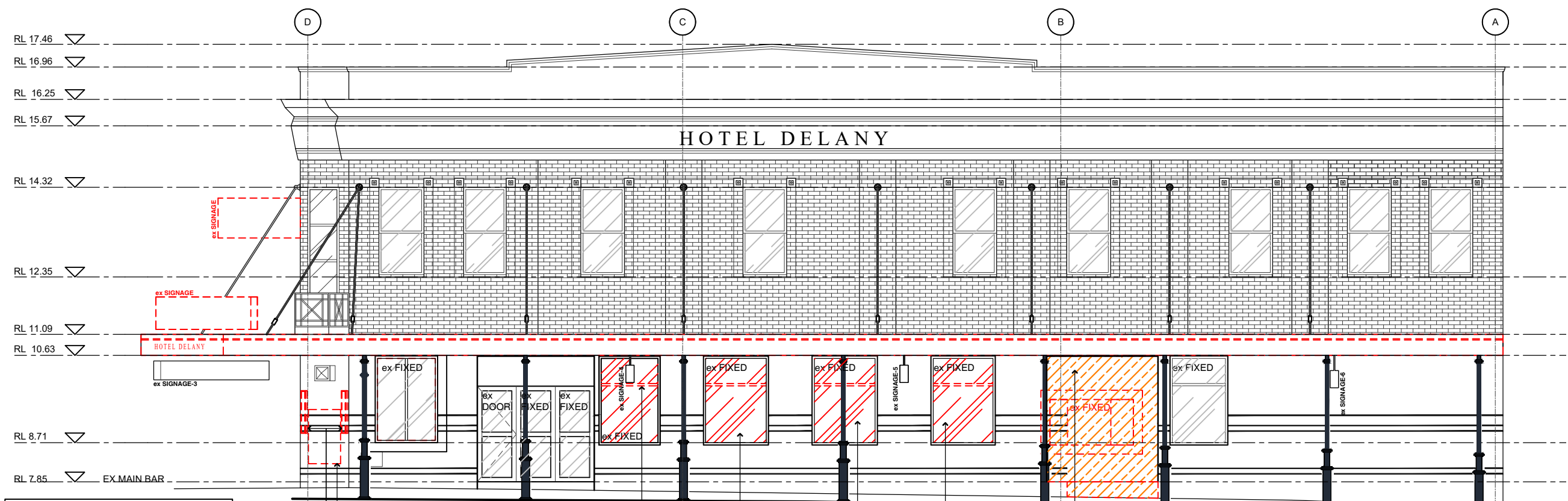
Status: DEVELOPMENT APPLICATION
Scale: 1:100 @ A3
Drawn: DL
Project No.: 559

Discipline Code	Level	Type	No.	Revision
DA	2	02	B	

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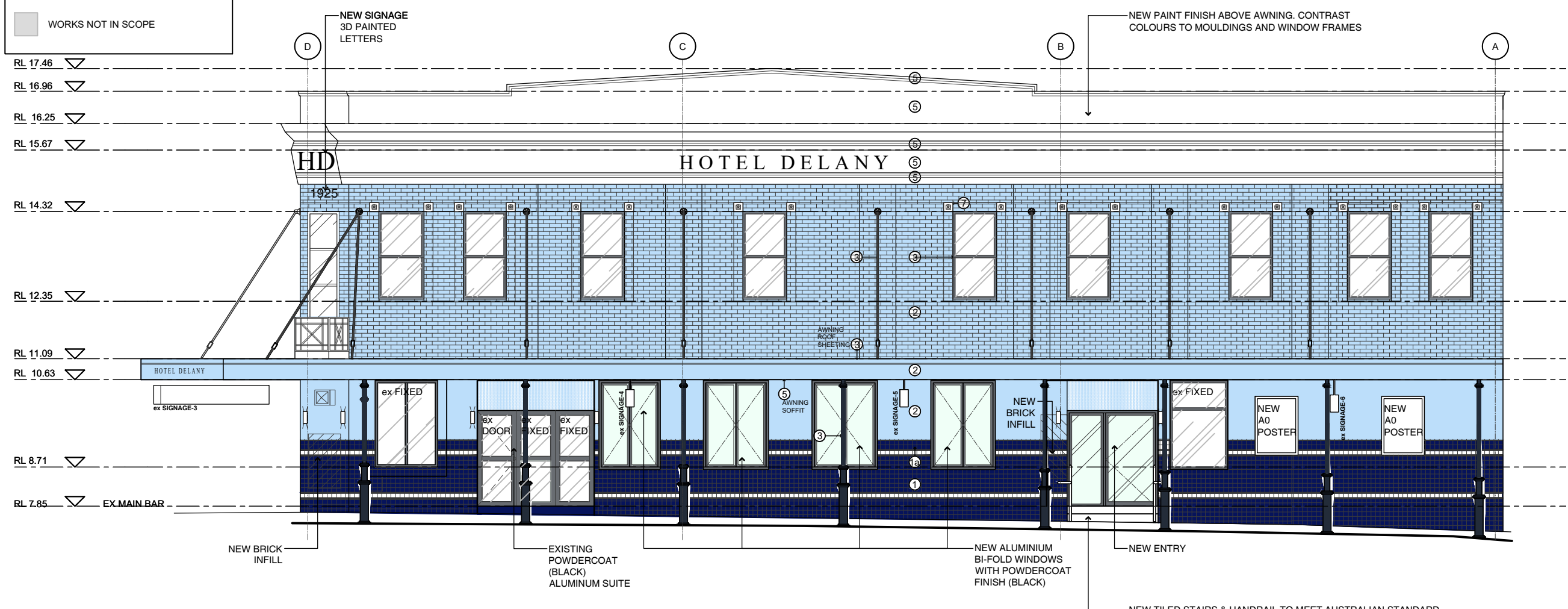
DEVELOPMENT APPLICATION



Demolition Legend

- EXISTING WALLS TO BE RETAINED
- EXISTING TO BE DEMOLISHED
- WORKS NOT IN SCOPE

01 Council Street Elevation Existing 1:200 @ A3



02 Council Street Elevation Proposed 1:200 @ A3

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Proposed External Finishes

- NEW WALL TILE (GLOSS)
 RANGE: COLORE & COLORE
 SIZE: 100 X 100MM
 COLOUR: DARK BLUE (C&C D6) (GLOSS)
 SUPPLIER: CLASSIC CERAMICS (02 9560 6555)
- NEW WALL TILE (GLOSS)
 SIZE: 100 X 100MM
 COLOUR: 3X3-1433 (GLOSS)
 SUPPLIER: THREE BY THREE (02 8084 3784)
- NEW WALL TILE (STRIPED DETAIL) - (GLOSS)
 RANGE: VOGUE NERO
 SIZE: 10 X 200MM
 COLOUR: BLACK (GLOSS)
 SUPPLIER: CLASSIC CERAMICS (02 9560 6555)
- NEW WALL TILE - CAPPING TILE
 SIZE: 30 X 200MM (SG - TONEG)
 COLOUR: BLACK (GLOSS)
 SUPPLIER: SURFACE GALLERY (02) 9566 2002
- NEW PAINT FINISH (WALLS AND AWNING FACIA)
 DULUX: PALMER
- NEW PAINT FINISH (AWNING ROOF SHEETING, CABLE TIES, COLUMNS AND L1 WINDOWS)
 DULUX: OOLONG
- NEW POWDERCOAT FINISH (NEW WINDOWS - DARBY ST)
 DULUX: BLACK
- NEW PAINT FINISH (HIGH LEVEL DETAILING AND AWNING SOFFIT)
 DULUX: BLEACHES QUATER
- NEW POWDERCOAT FINISH (NEW LOUVRES)
 COLOUR: BLACK
- NEW PAINT FINISH (L1 ROSETTES)
 DULUX: CALANDRE
- NEW PAINT FINISH (REAR ENTRY LOW LEVEL)
 DULUX: VIBRANT VINE
- NEW PAINT FINISH (REAR FACADE HIGH LEVEL)
 DULUX: ASHLITE
- NEW PAINT FINISH (REAR FACADE LOW LEVEL)
 DULUX: PACIFIC LINE

Rev	Date	Description	Checked
B	25.11.19	DEVELOPMENT APPLICATION ISSUE	PK
A	07.06.19	DEVELOPMENT APPLICATION ISSUE	PK

Hotel Delany
 134 - 142 Darby St Newcastle NSW 2300

Council Street External Elevations Existing and Proposed

Status: DEVELOPMENTAPPLICATION
 Scale: 1:100@A3
 Drawn: DL
 Project No.: 559

Drawing No. **DA 2 03 B**
 Discipline Level Type No. Revision

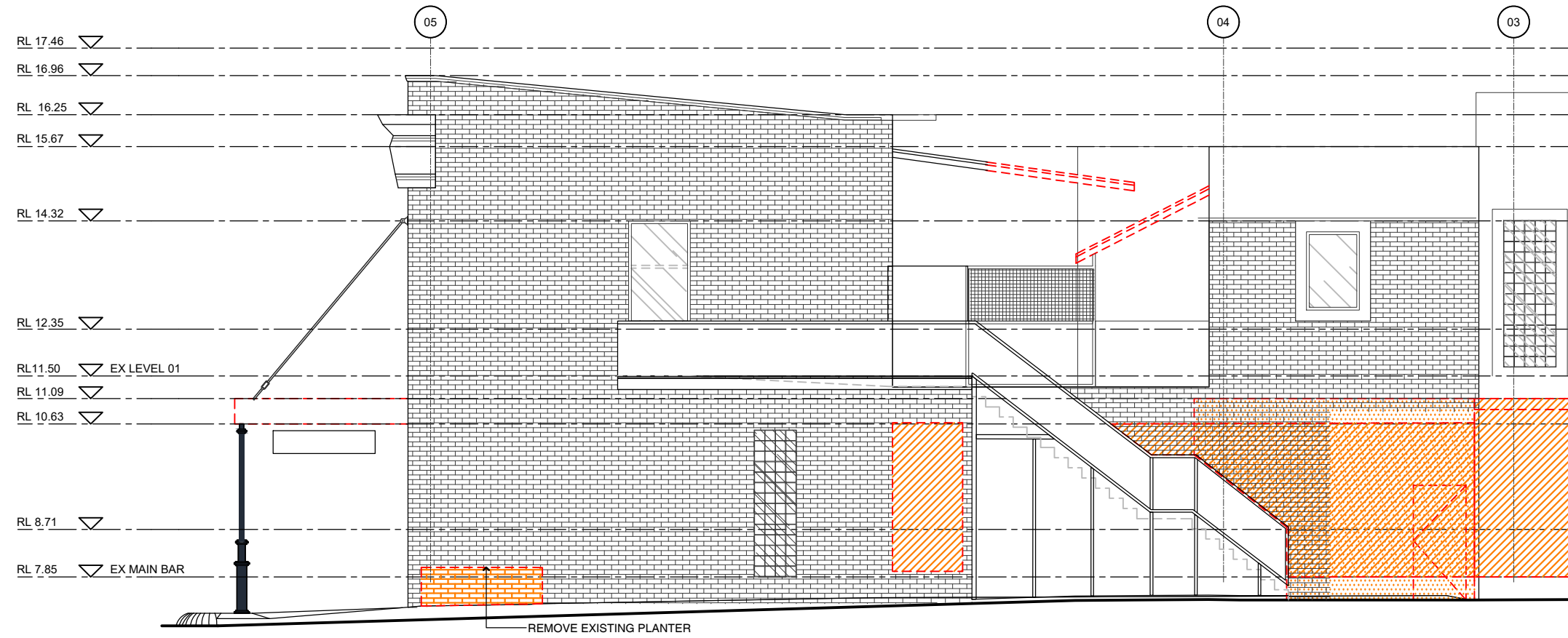
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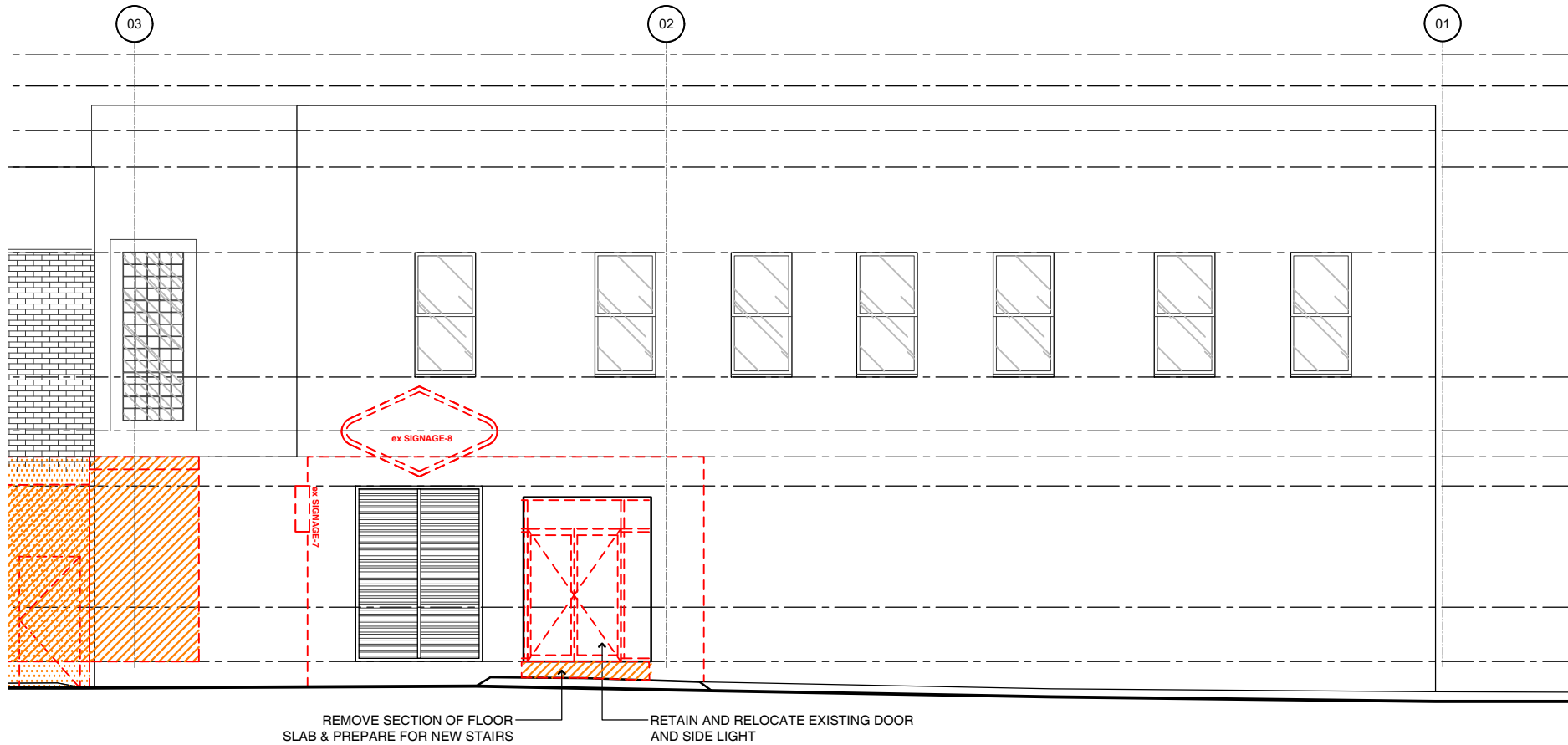
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01 Rear Lineway Elevation (Part 1 of 2)
 Existing 1:100 @ A3

Demolition Legend

-  EXISTING WALLS TO BE RETAINED
-  EXISTING TO BE DEMOLISHED
-  WORKS NOT IN SCOPE



01 Rear Lineway Elevation (Part 2 of 2)
 Existing 1:100 @ A3

Rev	Date	Description	Checked
A	07.06.19	DEVELOPMENT APPLICATION ISSUE	PK

Hotel Delany
 134 - 142 Darby St Newcastle NSW 2300

**Rear Laneway
 External Elevation
 Existing**

Status	DEVELOPMENTAPPLICATION
Scale	1:100@A3
Drawn	DL
Project No.	559

Discipline Code	Level	Type	No.	Revision
DA	2	04	A	

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Proposed External Finishes

①	NEW WALL TILE (GLOSS) RANGE: COLORE & COLORE SIZE: 100 X 100MM COLOUR: DARK BLUE (C&C D6) (GLOSS) SUPPLIER: CLASSIC CERAMICS (02 9560 6555)
①a	NEW WALL TILE (GLOSS) SIZE: 100 X 100MM COLOUR: 3X3-1433 (GLOSS) SUPPLIER: THREE BY THREE (02 8084 3784)
①b	NEW WALL TILE (STRIFE DETAIL) - (GLOSS) RANGE: VOGUE NERO SIZE: 10 X 200MM COLOUR: BLACK (GLOSS) SUPPLIER: CLASSIC CERAMICS (02 9560 6555)
①c	NEW WALL TILE - CAPPING TILE SIZE: 30 X 200MM (SG - TONEG) COLOUR: BLACK (GLOSS) SUPPLIER: SURFACE GALLERY (02) 9566 2002
②	NEW PAINT FINISH (WALLS AND AWNING FACIA) DULUX: PALMER
③	NEW PAINT FINISH (AWNING ROOF SHEETING, CABLE TIES, COLUMNS AND L1 WINDOWS) DULUX: OOLONG
④	NEW POWDERCOAT FINISH (NEW WINDOWS - DARBY ST) DULUX: BLACK
⑤	NEW PAINT FINISH (HIGH LEVEL DETAILING AND AWNING SOFFIT) DULUX: BLEACHES QUATER
⑥	NEW POWDERCOAT FINISH (NEW LOUVRES) COLOUR: BLACK
⑦	NEW PAINT FINISH (L1 ROSETTES) DULUX: CALANDRE
⑧	NEW PAINT FINISH (REAR ENTRY LOW LEVEL) DULUX: VIBRANT VINE
⑨	NEW PAINT FINISH (REAR FACADE HIGH LEVEL) DULUX: ASHLITE
⑩	NEW PAINT FINISH (REAR FACADE LOW LEVEL) DULUX: PACIFIC LINE

Rev	Date	Description	Checked
A	07.06.19	DEVELOPMENT APPLICATION ISSUE	PK

Hotel Delany
 134 - 142 Darby St Newcastle NSW 2300

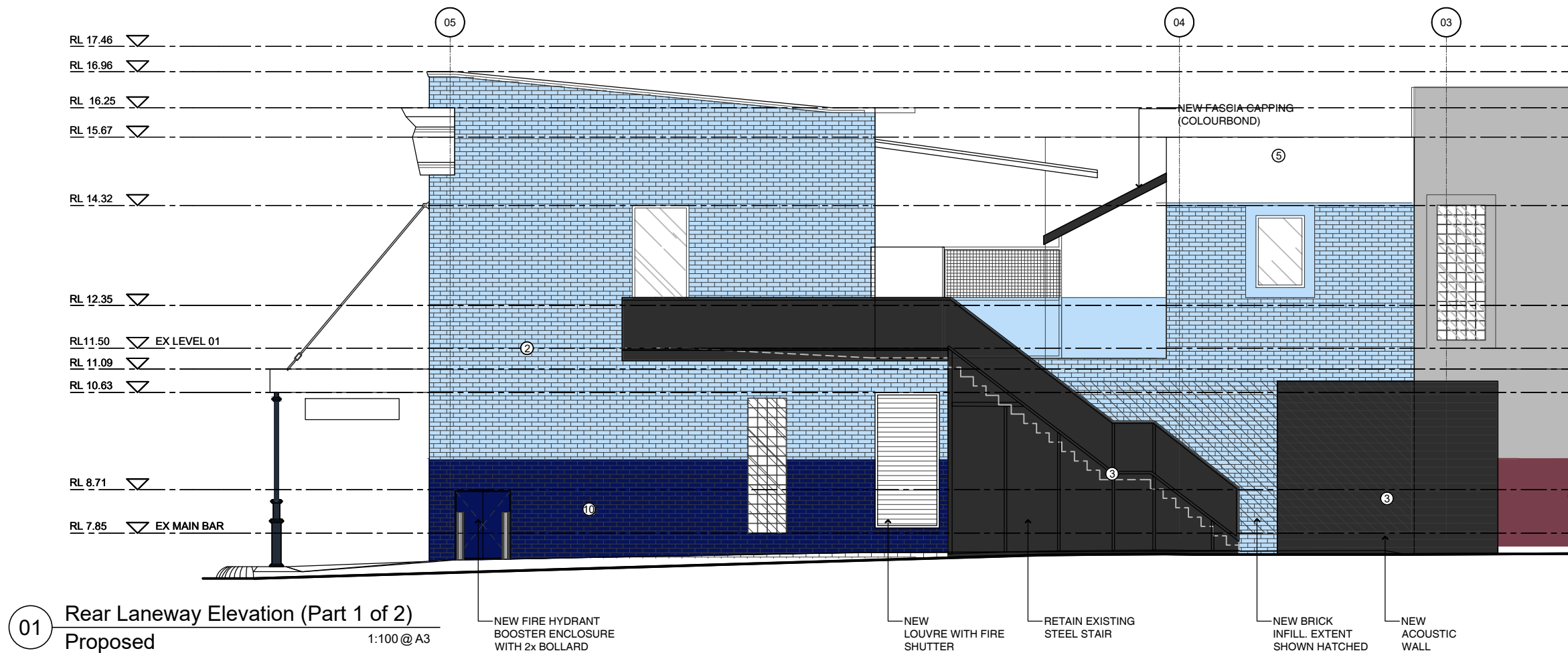
Rear Laneway External Elevation Proposed

Status	DEVELOPMENTAPPLICATION
Scale	1:100@A3
Drawn	DL
Project No.	559

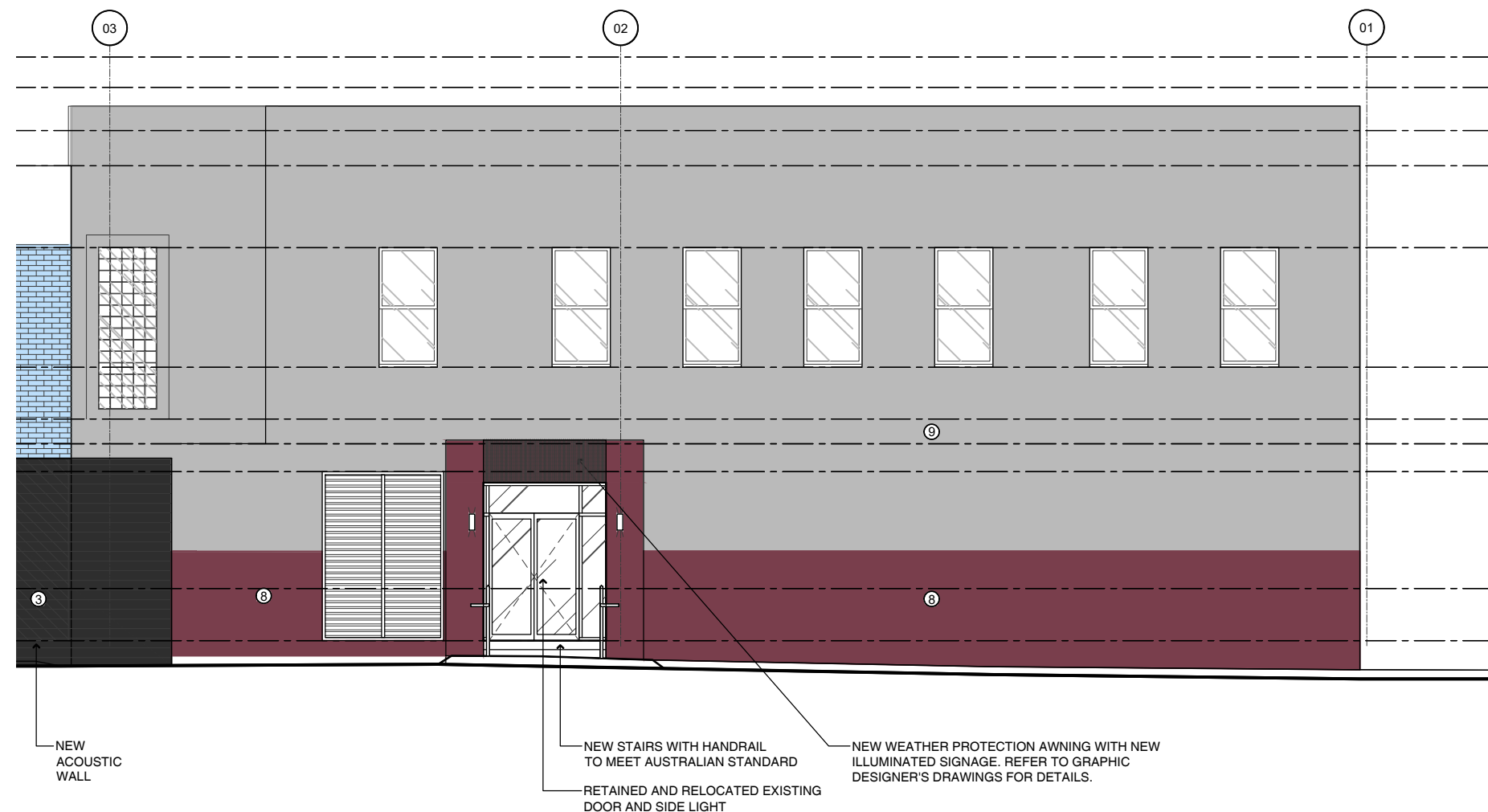
Drawing No.	DA	2	05	A
Discipline Code	Level	Type	No.	Revision

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**PAUL
 KELLY
 DESIGN**



01 Rear Laneway Elevation (Part 1 of 2)
 Proposed 1:100 @ A3



01 Rear Laneway Elevation (Part 2 of 2)
 Proposed 1:100 @ A3

DEVELOPMENT APPLICATION

SIGN 1-6

DETAILS
- Signage artwork

CLIENT TO ORGANISE POWER
VISUAL ONLY - NOT TO EXACT SCALE
LIGHTING, COLOURS AND DESIGNS ARE INDICATIVE ONLY

CLIENT
Delany Hotel

PROJECT
Exterior signage

DATE
13.06.2019

DESIGN	REVISION
BD4350	0

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SIGN 1



SIGN 2



SIGN 3



SIGN 4



SIGN 5



SIGN 6

SIGN 1,3,4,6

DETAILS

- Under awning lightboxes
- Double sided
- Aluminium sub frame
- Fab acrylic faces
- Internal LED lighting
- Vinyl graphics
- Matt laminate
- 2440mm x 330mm

CLIENT TO ORGANISE POWER

VISUAL ONLY - NOT TO EXACT SCALE
LIGHTING, COLOURS AND DESIGNS ARE INDICATIVE ONLY

CLIENT

Delany Hotel

PROJECT

Exterior signage

DATE

13.06.2019

DESIGN

BD4350

REVISION

0

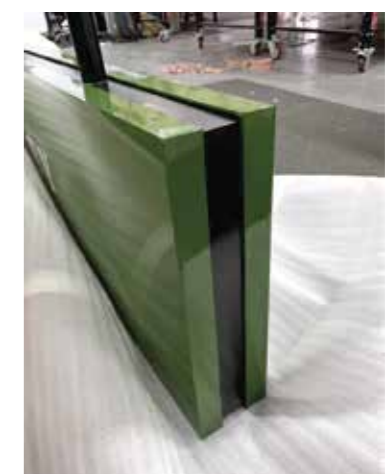
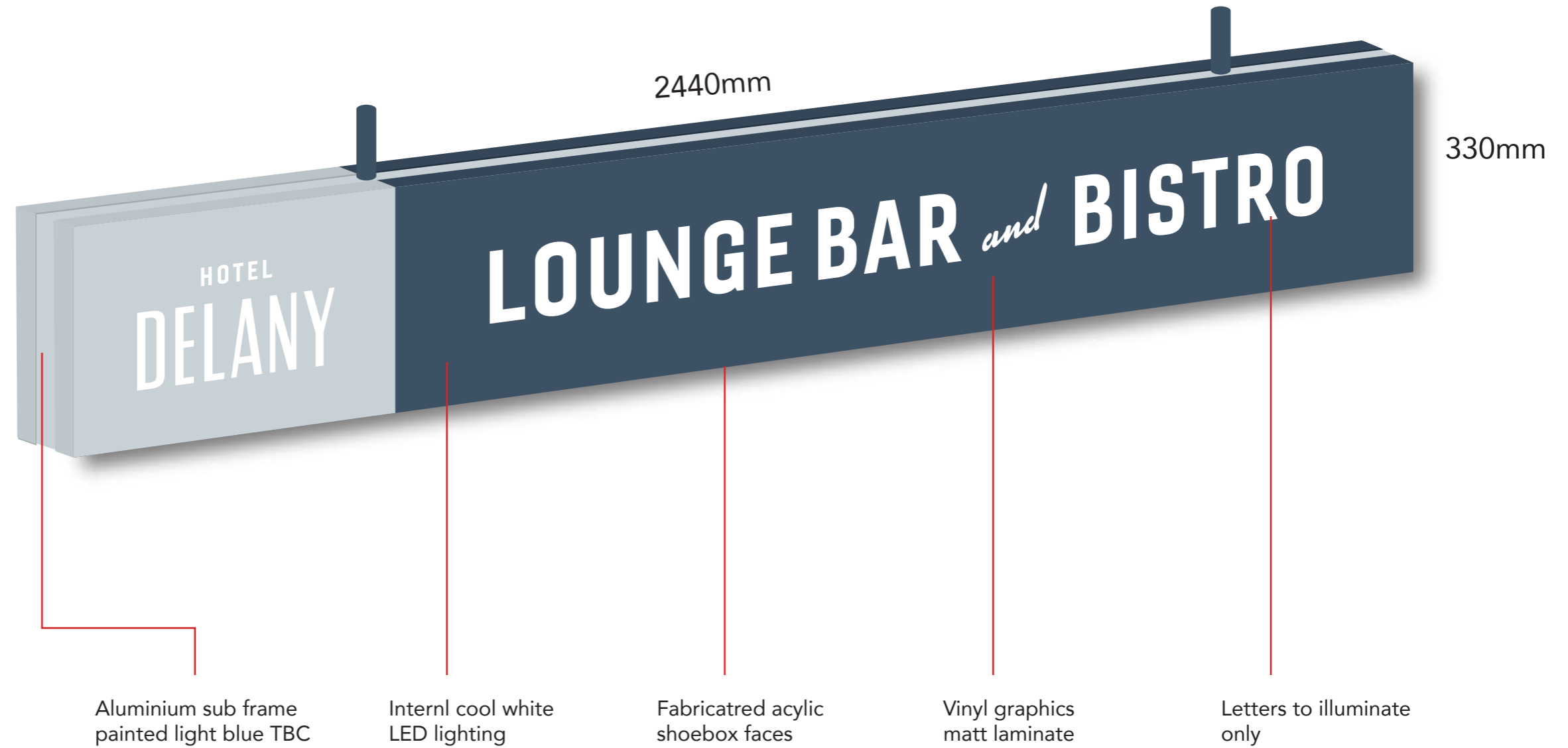
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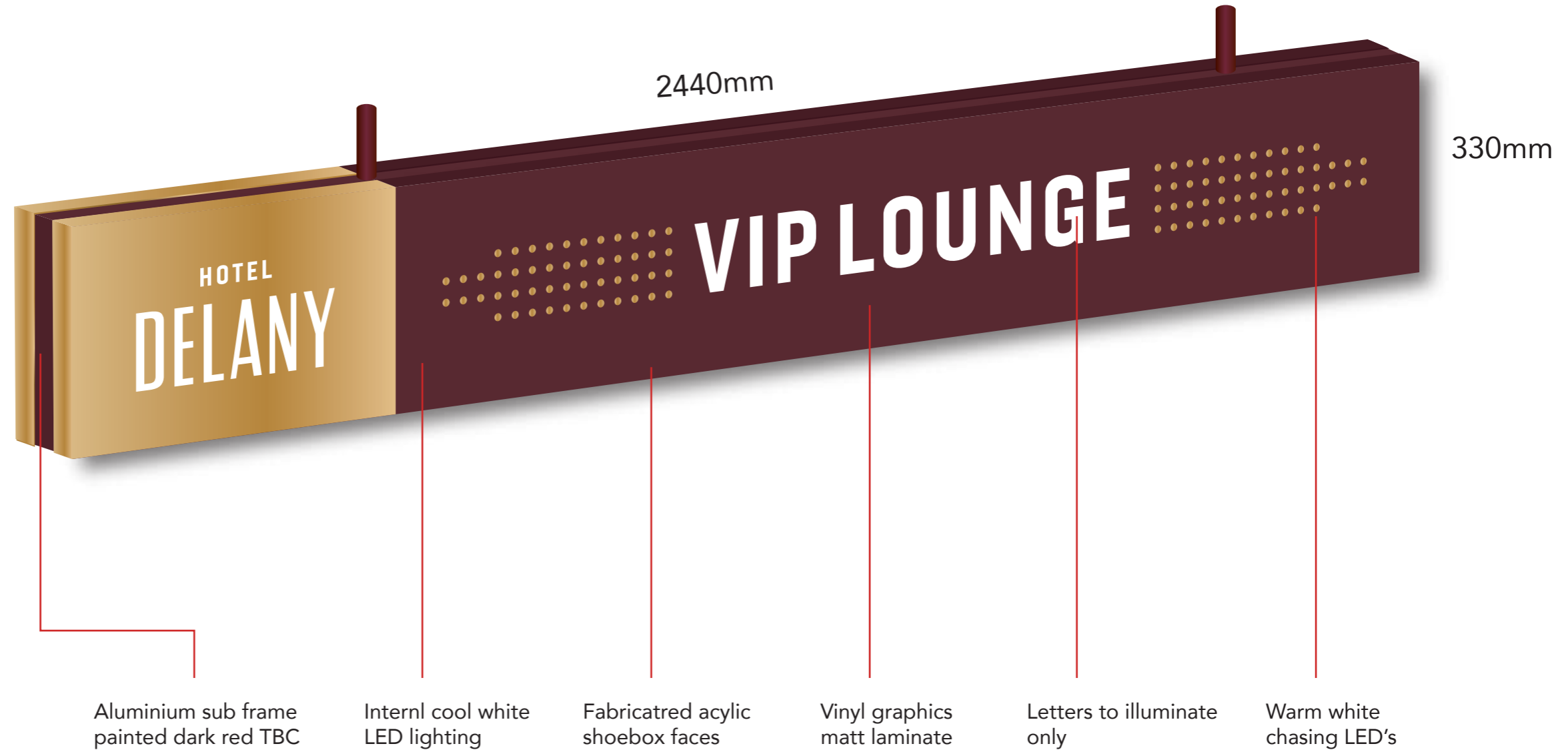
6/12-14 NORMAN STREET, PEAKHURST, AUSTRALIA 2210. HELLO@FREMONT.CO



SIGN 2+5

DETAILS

- Under awning lightboxes
- Double sided
- Aluminium sub frame
- Fab acrylic faces
- Internal LED lighting
- Vinyl graphics
- Matt laminate
- 2440mm x 330mm
- Warm white chasing LED's



CLIENT TO ORGANISE POWER
VISUAL ONLY - NOT TO EXACT SCALE
LIGHTING, COLOURS AND DESIGNS ARE INDICATIVE ONLY

CLIENT
Delany Hotel

PROJECT
Exterior signage

DATE
13.06.2019

DESIGN	REVISION
BD4350	0

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SIGN 7

DETAILS

- VIP Feature entry point

CLIENT TO ORGANISE POWER

VISUAL ONLY - NOT TO EXACT SCALE
LIGHTING, COLOURS AND DESIGNS ARE INDICATIVE ONLY

CLIENT

Delany Hotel

PROJECT

VIP Lounge entry awning

DATE

30.04.2019

DESIGN

BD4344

REVISION

0

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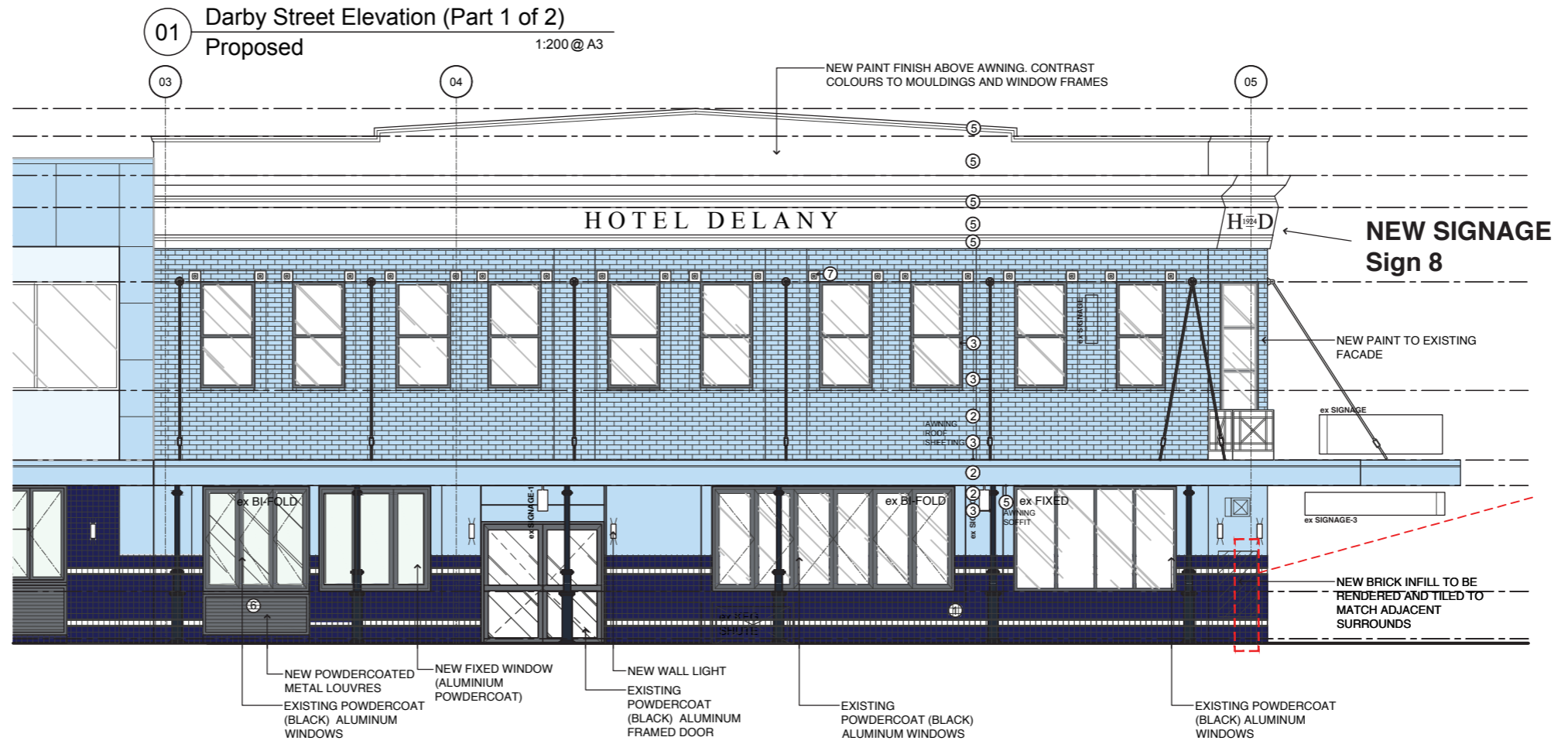
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CURRENT SIGNAGE TO BE REMOVED

SIGN 8

DETAILS
-HD 1924 signage



01 Darby Street Elevation (Part 2 of 2)
Proposed 1:200 @ A3

CLIENT TO ORGANISE POWER
VISUAL ONLY - NOT TO EXACT SCALE
LIGHTING, COLOURS AND DESIGNS ARE INDICATIVE ONLY

CLIENT
Delany Hotel

PROJECT
Exterior signage

DATE
13.06.2019

DESIGN	REVISION
BD4350	0

FREMONT

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H 1924 D



SAMPLE LETTERS

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

DA2019/01000 – 142 DARBY STREET COOKS HILL

Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER

Application No: DA2019/01000

Land: Lot 13 DP 1009613
Lot 15 DP 1009613
Lot 20 DP 1038322

Property Address: 134 - 142 Darby Street Cooks Hill NSW 2300

Proposed Development: Pub - Alterations and additions including partial demolition and reconstruction of the ground floor facade and awning

SCHEDULE 1

APPROVED DOCUMENTATION

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

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Proposed ground level plan	Paul Kelly Design, Project no: 559, Dwg no: DA00102, Rev A.	Paul Kelly	07.06.2019
Existing ground level/demolition plan	Paul Kelly Design, Project no: 559, Dwg no: DA00101, Rev A.	Paul Kelly	07.06.2019
Existing Level 1/demolition plan	Paul Kelly Design, Project no: 559, Dwg no: DA01101, Rev A.	Paul Kelly	07.06.2019
Proposed level 1 plan	Paul Kelly Design, Project no: 559, Dwg no: DA01102, Rev A.	Paul Kelly	07.06.2019
Existing roof/demolition plan	Paul Kelly Design, Project no: 559, Dwg no: DA02101, Rev A.	Paul Kelly	07.06.2019
Proposed roof plan	Paul Kelly Design, Project no: 559, Dwg no: DA02102, Rev A.	Paul Kelly	07.06.2019
Darby Street existing	Paul Kelly Design,	Paul Kelly	

elevations	Project no: 559, Dwg no: DA201, Rev A.		
Darby Street proposed elevations	Paul Kelly Design, Project no: 559, Dwg no: 202, Rev B.	Paul Kelly	25.11.2019
Council Street elevations	Paul Kelly Design, Project no: 559, Dwg no: DA203 Rev B.	Paul Kelly	25.11.2019
Rear Laneway existing elevation	Paul Kelly Design, Project no: 559, Dwg no: DA204, Rev A.	Paul Kelly	07.06.2019
Rear Laneway proposed elevation	Paul Kelly Design, Project no: 559, Dwg no: DA205, Rev A.	Paul Kelly	07.06.2019
Signage plans	Freemont, Design: BD4350, Sheets 1- 6, Rev 0.	Freemont	13.06.2019
Entry restrictions plan	-	-	Submitted 24.04.2020
Statement of Environmental Effects	Design Collaborative, Ref: 181261.2S.	Design Collaborative	September 2019
Waste Management Plan	LID Consulting, Ref: Proposed demolition and construction work at 134-142 Darby Street Newcastle.	LID Consulting	13.06.2019
Heritage impact statement	NBRS Architecture, Ref: Heritage Impact Statement Hotel Delany, Final Version.	Sophie Bock	26.11.2019
Noise impact assessment	Acoustic Logic, project ID: 20190215.1, Rev 3.	Jenna MacDonald	06.06.2019
Plan of management	The Del: Plan of Management.	-	Submitted 24.04.2020

Note: Sheet 6 of the signage plans prepared by Freemont Design is required to be amended to reflect the year '1925' to reflect consistency with the approved elevations and heritage impact statement.

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. The acoustic performance of any new mechanical plant and equipment associated with the building being assessed by an appropriately qualified acoustic consultant prior to the issue of any required Construction Certificate. Appropriate acoustic treatment as recommended by the acoustic consultant being designed prior to the issue of a Construction Certificate.
3. Engineer's certification of proposed fixtures of the signage being supplied to the Principal Certifying Authority prior to the issue of a Construction Certificate.
4. A separate application must be lodged and consent obtained from Council for all works within the road reserve (all awnings including retractable awnings) pursuant to Section 138 of the *Roads Act 1993 (NSW)*, before the issue of a Construction Certificate. The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.

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

5. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
6. 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 Council and the demolisher prior to commencement of work.
7. The demolition works are to be undertaken in accordance with Australian Standard 2601:2001 - The Demolition of Structures and the following requirements:
 - a) Demolition works shall be conducted in accordance with the submitted Hazardous Substances Management Plan and a copy of the Hazardous Substances Management Plan shall 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 appropriate 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 City of Newcastle and the owners/occupiers of neighbouring premises prior to the commencement of any demolition works. 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 shall also include City of Newcastle's contact telephone number (49742000) and the SafeWork NSW telephone number (49212900) 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.

8. Waste management shall be implemented in accordance with the approved Waste Management Plan. At a minimum, the following measures shall be implemented during the construction phase:
 - a) A waste container of at least one cubic metre capacity shall 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) Appropriate 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* (NSW).

9. 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.
10. All building work must be carried out in accordance with the provisions of the National Construction Code.
11. 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.
12. 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.

13. Council'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 Council for the duration of demolition and construction work.

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

14. 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.

15. All public trees that are required to be retained must be physically protected in accordance with the City of Newcastle Urban Forest Technical Manual 'Section 8.0 Protection Measures'.

The tree protection fencing must remain in place and maintained until all works have been completed, with no waste materials, washouts, equipment or machinery to be stored within the fenced area.

16. 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* (NSW), or
- c) Be a temporary chemical closet approved under the *Local Government Act 1993* (NSW).

17. 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.

18. All building materials, plant and equipment is to be placed on the site of the development so as 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 Council reserves including the road reserve is not permitted.

19. 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, application must be made for Council's approval to position the container on the adjacent public road in accordance with Council's adopted Building Waste Container Policy.

20. Any demolition/waste building materials that are not suitable for recycling are to be disposed of at Council's Summerhill Waste Management Facility or other approved site.

21. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

22. All necessary measures are to be undertaken to control dust pollution from the site. These measures must include, but not are limited to:
 - a) Restricting topsoil removal
 - b) Regularly and lightly watering dust prone areas (note: prevent excess watering as it can cause damage and erosion
 - c) Alter or cease construction work during periods of high wind and
 - d) Erect green or black shadecloth mesh or similar products 1.8m high around the perimeter of the site and around every level of the building under construction.
23. 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).

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

24. Written certification from an appropriately qualified acoustic consultant being submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate confirming that noise from all mechanical plant and equipment achieves the required acoustic attenuation to comply with Section 5.1 of the Acoustic Assessment prepared by Acoustic Logic dated 06 June 2019, the conditions of consent and the requirements of the *Protection of the Environment Operations Act 1997*.
25. Appropriate acoustic treatment is to be implemented in accordance with the recommendations set out in section 6 of the report prepared by Acoustics Logic dated 06 June 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 Council 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.

26. 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 Council'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.
27. All works within the road reserve required by this consent are to be completed prior to the issue of an Occupation Certificate.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

28. All windows and doors and operable facades in the public bar are to be closed by 10:00 pm with the exception of the existing door which must be closed at 10:00pm but remains operational for the purposes of ingress and egress only.
29. All windows and doors and operable facades (retractable roof) in the beer garden are

to be closed by 10:00 pm.

30. Illuminated signage must not interfere with the amenity of any residence and operate during trading hours only.
31. Deliveries are only to occur during approved operational hours only.
32. The licensee must maintain a closed-circuit television system on the premises in accordance with the following requirements:
 - (a) The system must record continuously from opening time until one hour after the premises are required to close.
 - (b) Recordings must be in digital format and at a minimum of 15 frames per second.
 - (c) Any recorded image must specify the time and date of the recorded image.
 - (d) The system's cameras must cover the following areas:
 - (i) All entry and exit points
 - (ii) The footpath immediately adjacent to the premises
 - (iii) All publicly accessible areas (other than toilets) on the premises

The licensee must also:

- (a) Keep all recordings made by the CCTV system for at least 30 days, and
 - (b) Ensure that at least one member of staff is on the premises at all times the system is operating who is able to access and fully operate the system, including downloading and producing recordings of CCTV footage, and
 - (c) Provide any recordings made by the system to a police officer or inspector within 24 hours of any request by a police officer or inspector to provide such recordings.
33. A security intruder system is to be utilised throughout the physical buildings which has 24 hour off site monitoring covering the whole premises with no less than three internal movement/motion detectors and separate multiple programmable zones, each single zone having a separate alarm trigger with separate external and internal sirens of not less than 100db and an external strobe security light.
34. 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.

ADVISORY MATTERS

- 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 Council is to be notified of the appointment; and
 - c) Council is to be given at least two days notice of the date intended for commencement of building works.
- A Construction Certificate application for this project is to include a list of fire safety measures proposed to be installed in the building and/or on the land and include a separate list of any fire safety measures that already exist at the premises. The lists must describe the extent, capability and basis of design of each of the measures.
 - 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* (NSW).
 - 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* (NSW) is to be submitted to Council 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.
 - 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 Council and any other relevant authorities. Council and other service authorities should be contacted for specific requirements prior to the commencement of any works.
 - It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* (NSW) 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* (NSW), which may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.
 - 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.

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 submissions have been taken into account in the assessment report and where appropriate conditions of consent have been included on 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.

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

DA2019/01000 – 142 DARBY STREET COOKS HILL

Attachment C: Processing Chronology

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PROCESSING CHRONOLOGY

DA2019/01000 - 142 Darby Street Cooks Hill

13 September 2019	Development Application lodged
23 September 2019	Application publicly notified (14 days)
13 November 2019	Additional information requested
19 December 2019	Additional information received
26 February 2020	Application called in to DAC for determination
21 April 2020	Public Voice Committee Meeting
<u>19</u> May 2020	Application scheduled for determination at DAC

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM % **DA2019/01146 - 106-108 Gosford Road Adamstown**

Multi dwelling housing - demolition of dwellings and outbuildings erection 12 attached units and 12 lot strata subdivision

Attachment A - Submitted Plans

Attachment B - Draft Schedule of Conditions

Attachment C - Processing Chronology

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DEVELOPMENT APPLICATIONS COMMITTEE MEETING

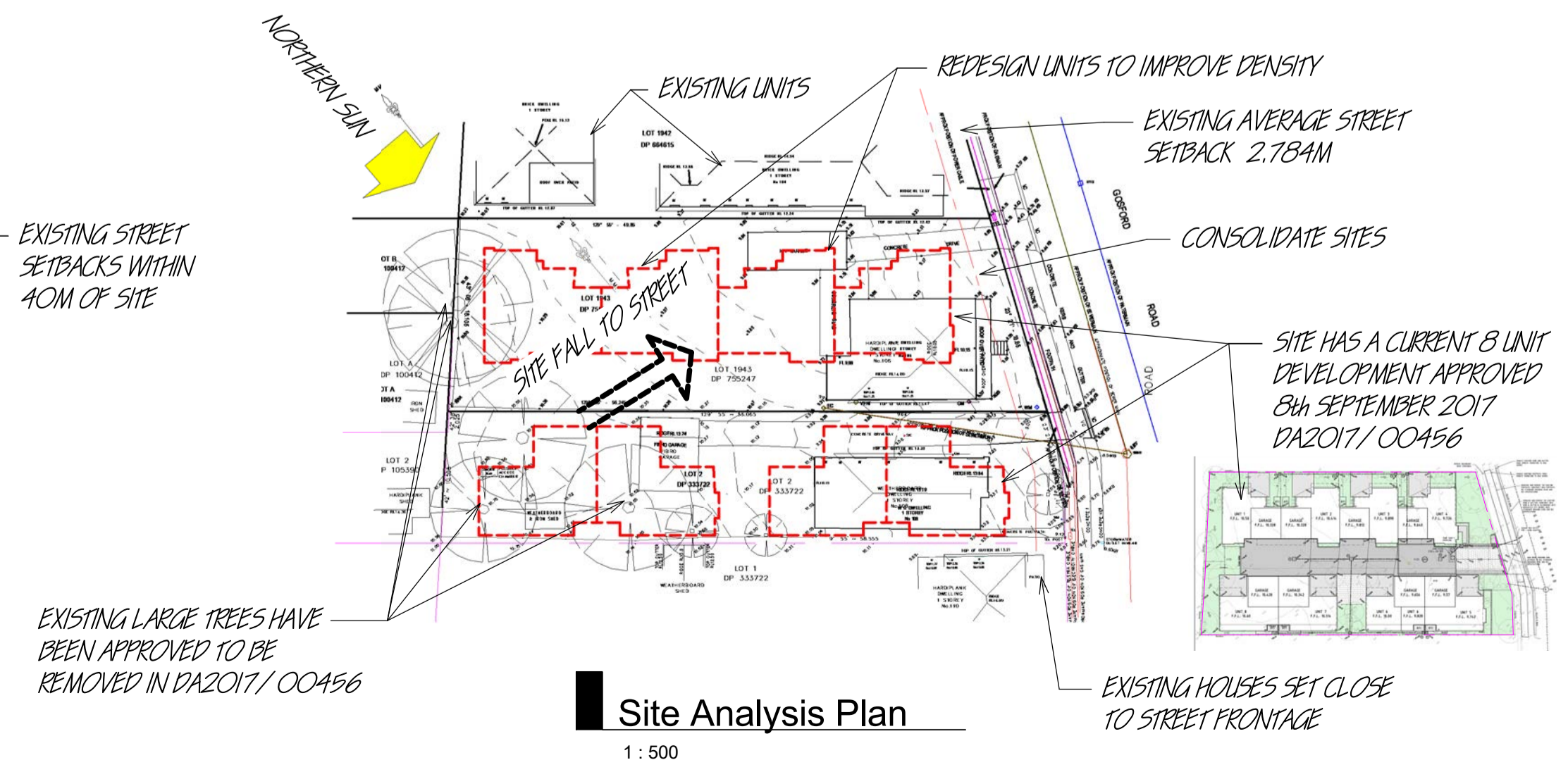
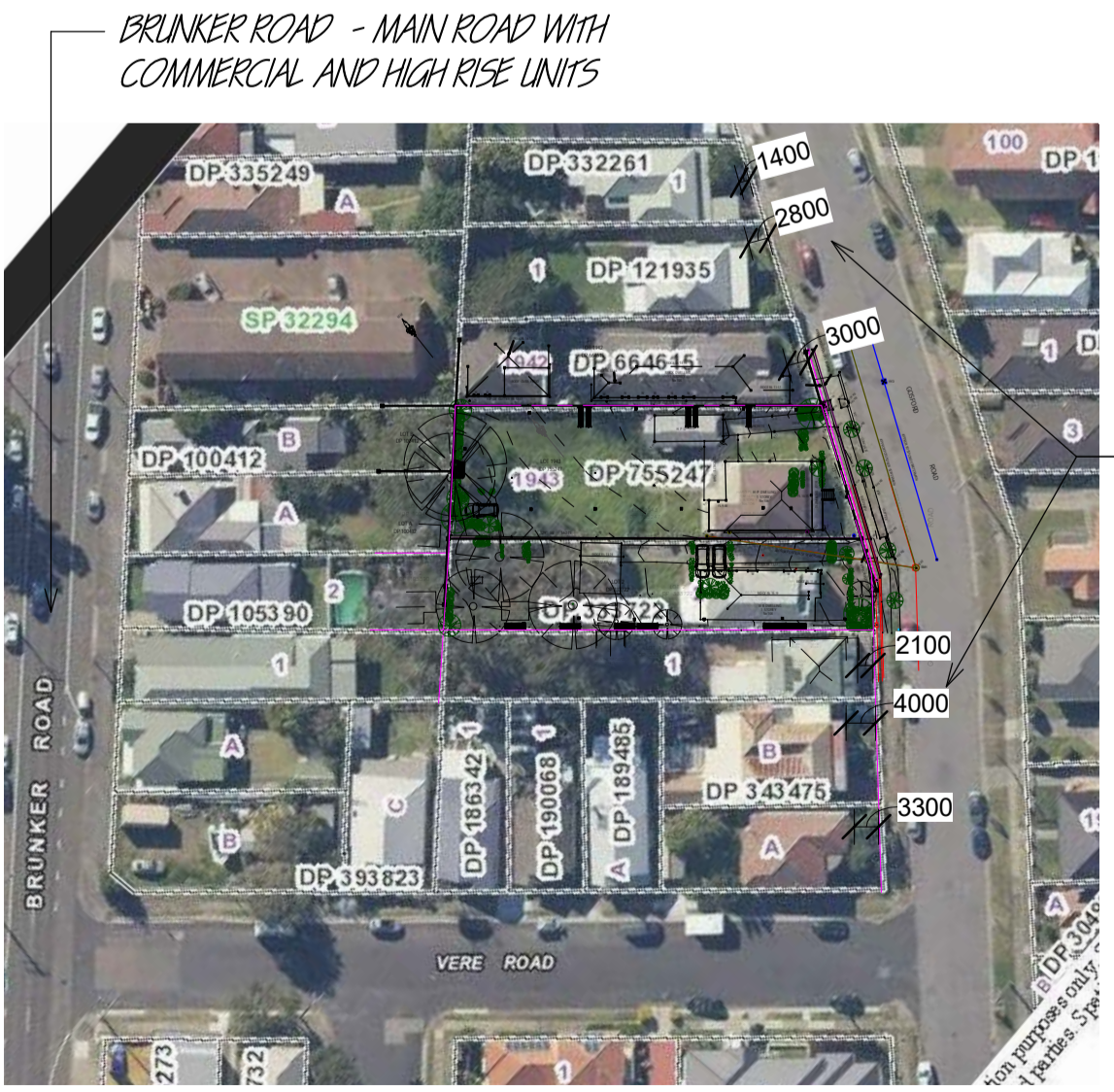
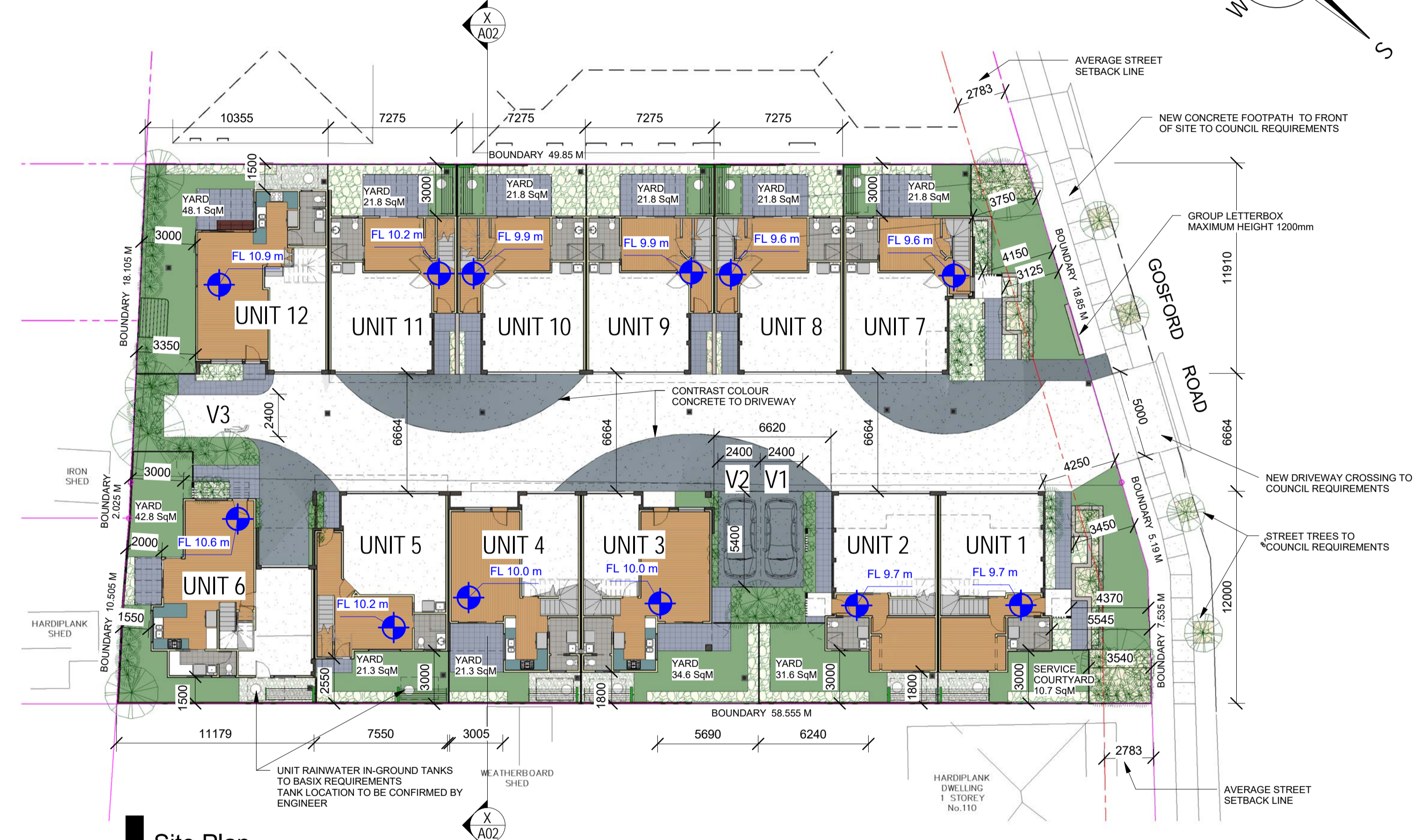
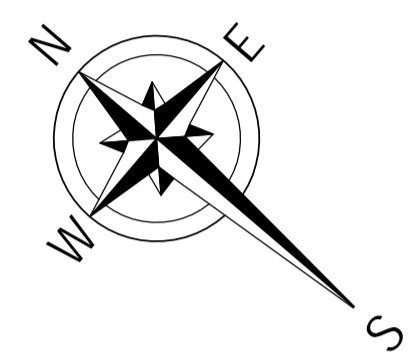
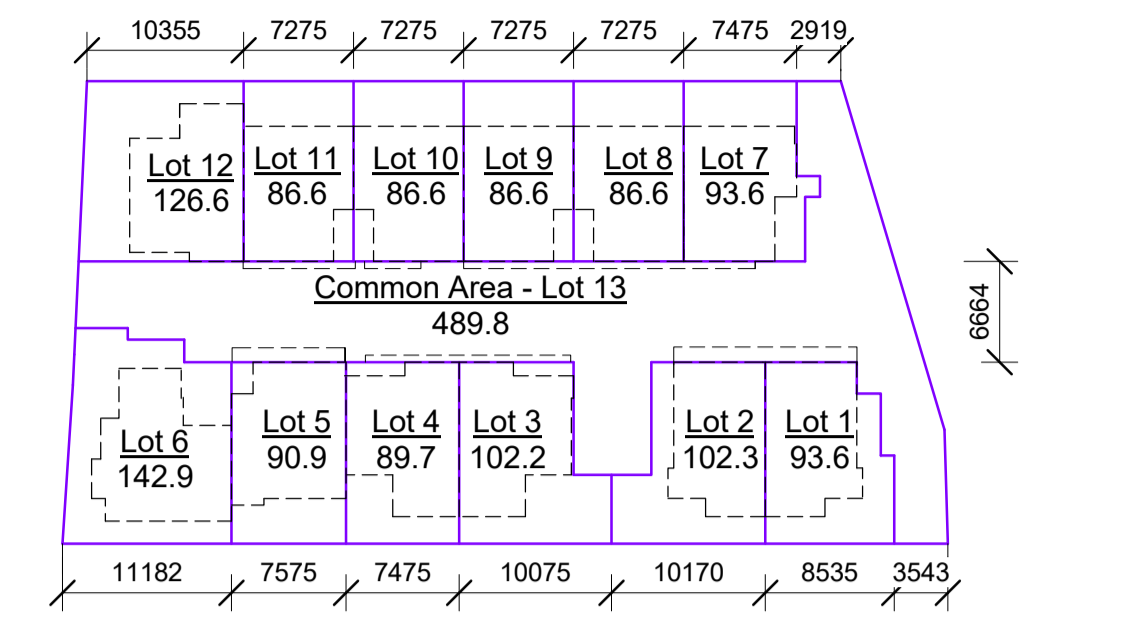
19 MAY 2020

DAC 19/05/2020

DA2019/01146 – 106-108 GOSFORD ROAD ADAMSTOWN

Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER



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The Plan Centre of Newcastle
(02) 4952 7500
153 Lambton Road
Broadmeadow NSW 2292
www.plancentre.com.au
mail@plancentre.com.au

The Plan Centre is a member of **bdca** BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
17/09/19	MG	DA	1	Application Drawings
25/03/20	MG	DA	2	Revised Drawings
17/04/20	MG	DA	2B	Maintain Tree 2 - Implement Tree Protection measures - Reduce building size by adjusting unit plans to have more 2 storey units

AMENDMENTS: DA2 - 25/03/20
PRIVACY
ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS:
North side Units 7 to 12
Additional privacy screens added to first floor windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy
Top Floor windows facing side boundary adjusted to all have 1500mm sill heights.

AMENDMENTS: DA2B - 17/04/20
BULK AND SCALE
REDUCE UNIT SIZE FOR UNIT 3, 4, 5 & 11 AND REMOVE TOP FLOOR AREAS
- Reduce from 9-3 storey Units Down to 5-3 storey Units
SWAP UNIT 9 & 10 TO MOVE 3 STOREY UNITS TO FRONT PART OF SITE

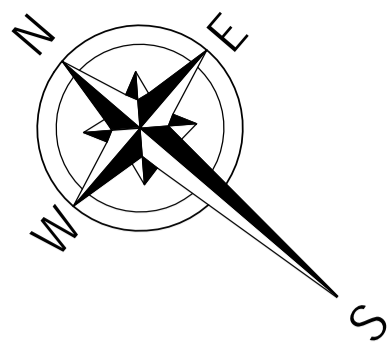
TREE PROTECTION
Maintain Tree 2 to back boundary as requested
Implement Tree Protection measures as recommended by Arborist Units 12
Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.

PROJECT:
Multi Dwelling
LOCATION:
106 & 108 Gosford Rd, Adamstown
L.1943 DP.755247-L.2 DP.333722

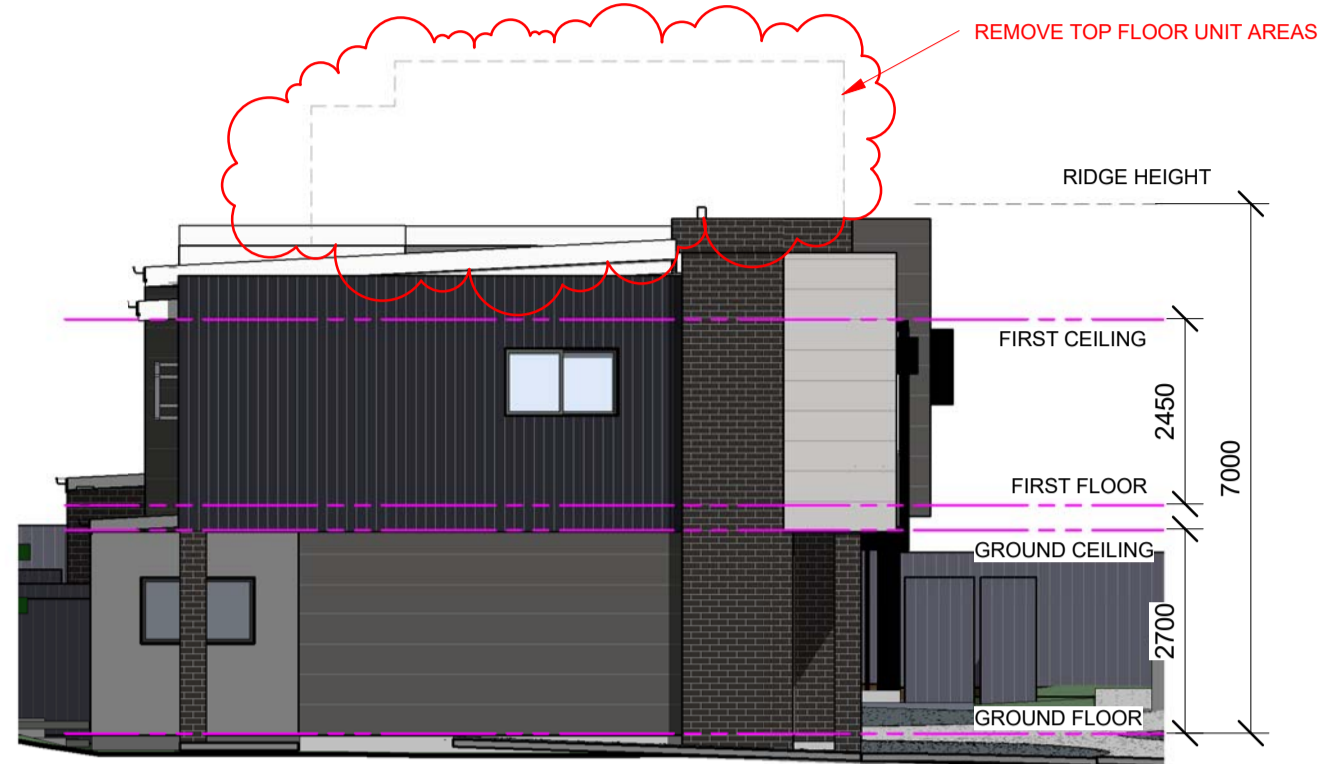
CLIENT:
Macquarie Edge
JOB No:
12131

DRAWING:
Site Plans
DWG No:
A01 OF 7
SCALE:
1:200 1:500
STAGE:
DA
ISSUE:
2B



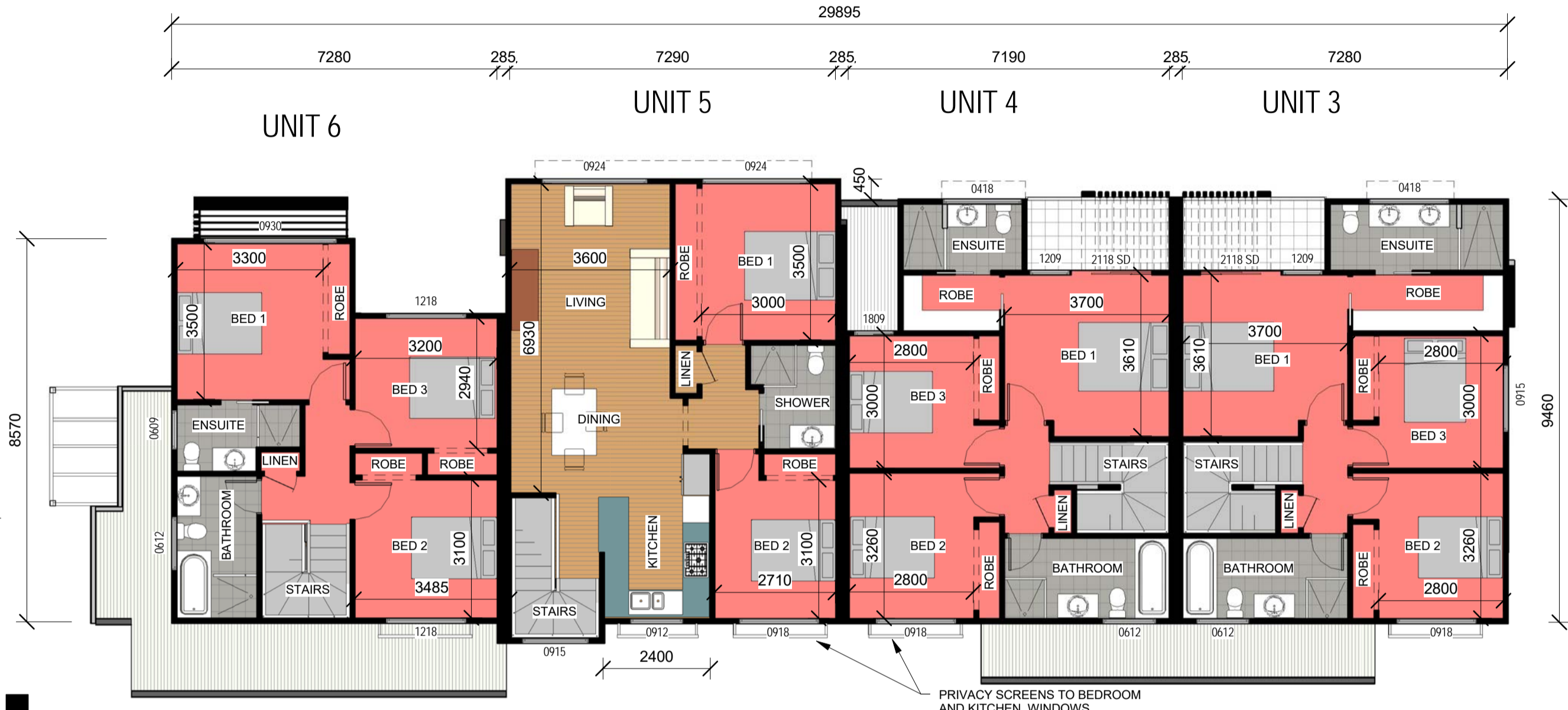


September 2019	BSA Reference: 15174
Building Sustainability Assessments enquiries@buildingsustainability.net.au Ph: (02) 4962 3439	www.buildingsustainability.net.au
Important Note The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.	
Thermal Performance Specifications (does not apply to garage)	
External Wall Construction	Added Insulation
Brick Veneer & Lightweight	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	R2.0 to walls adjacent to garage
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)	R2.0 + R2.0
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space
Roof Construction	Colour
Metal	Light
Foil + R1.0 blanket	
Floor Construction	Covering
Concrete (as per floor)	As drawn
None	
Timber (First and second floor)	As drawn
R1.0 to floors adjacent to garage	
Timber (First and second floor)	As drawn
R2.0 to floors when open below	
Windows	Glass and frame type
U Value	SHGC Range
Area sq m	
ALM-001-01 A	Aluminium Type A Single clear
6.70	0.51 - 0.63
As drawn	
ALM-002-01 A	Aluminium Type B Single clear
6.70	0.63 - 0.77
As drawn	
Type of windows are awning windows, double casements, lift & turn windows, entry doors, french doors, type of awnings are double hung windows, sliding windows & doors, fixed windows, side clear doors, louvers	
Skylights	
Glass and frame type	U Value
SHGC	Area sq m
U and SHGC values are according to AFRC. Alternative products may be used if the U value is lower and the SHGC is within the range specified.	
External Window Shading (eaves, verandahs, pergolas, awnings etc)	
All shade elements modified as drawn	
Ceiling Penetrations (downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.	



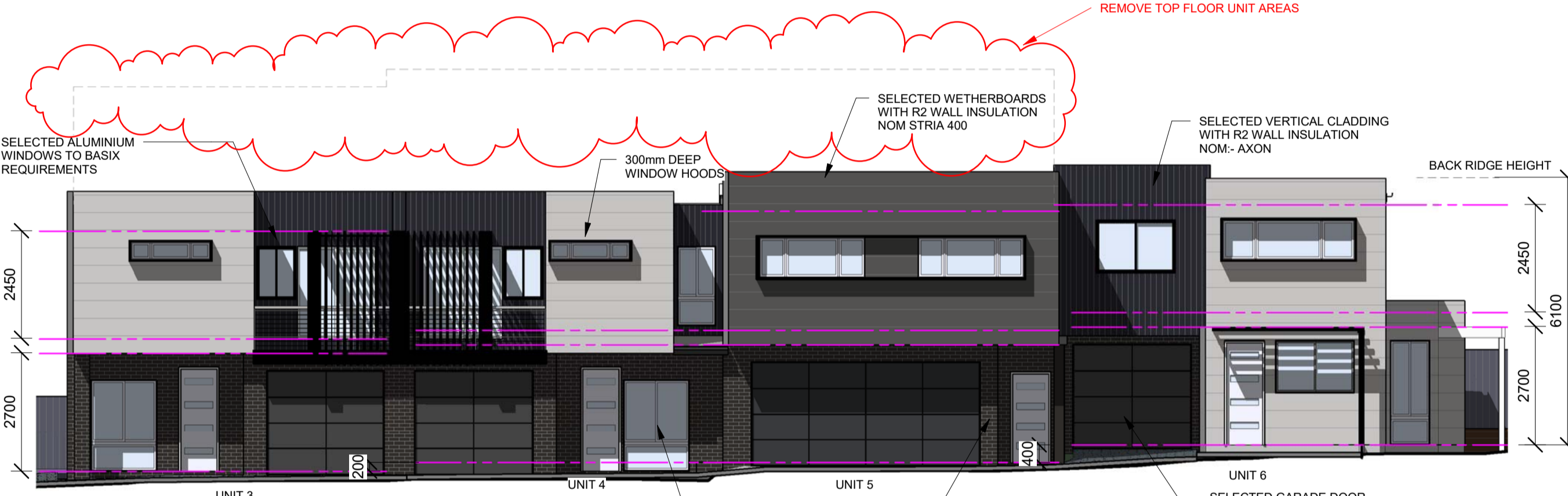
Elevation 1 - U3-6

1 : 100



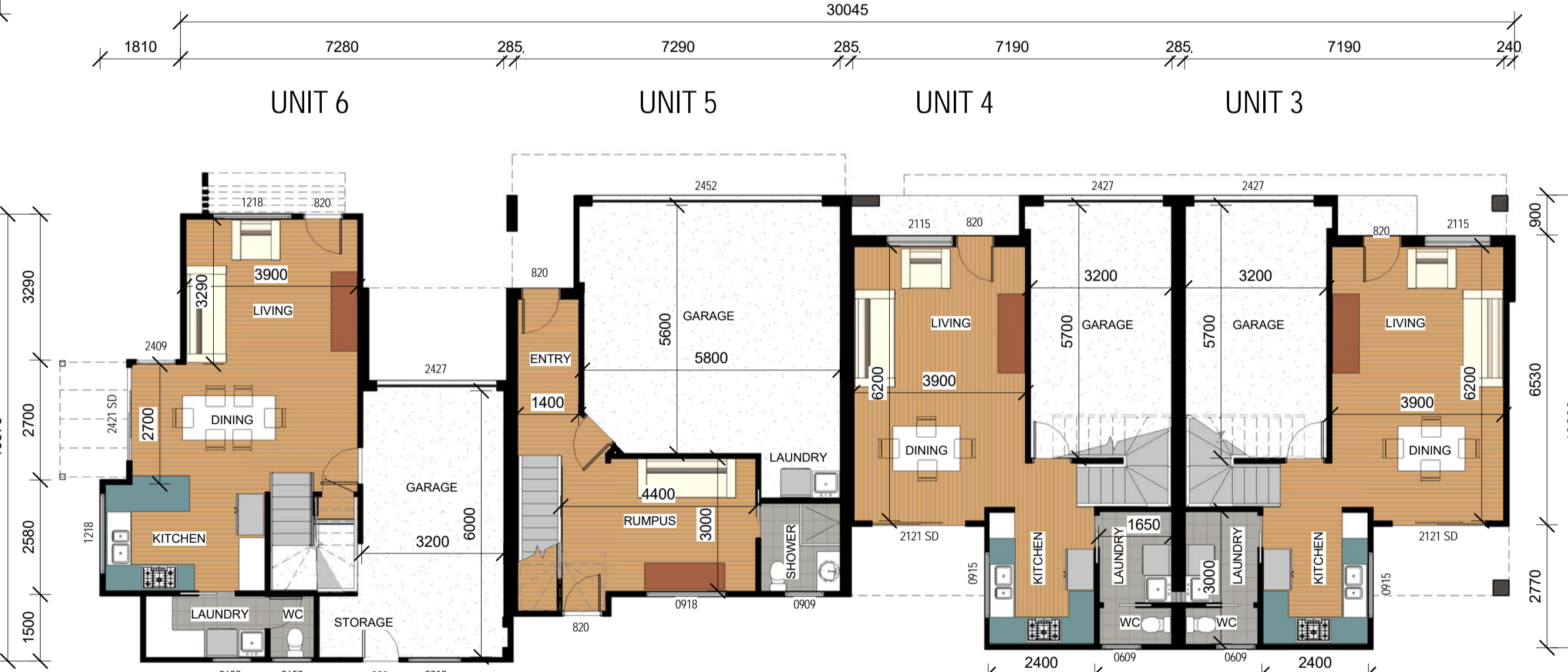
Units 3, 4, 5 & 6 - First Floor

1 : 100



Elevation 2 - U3-6

1 : 100



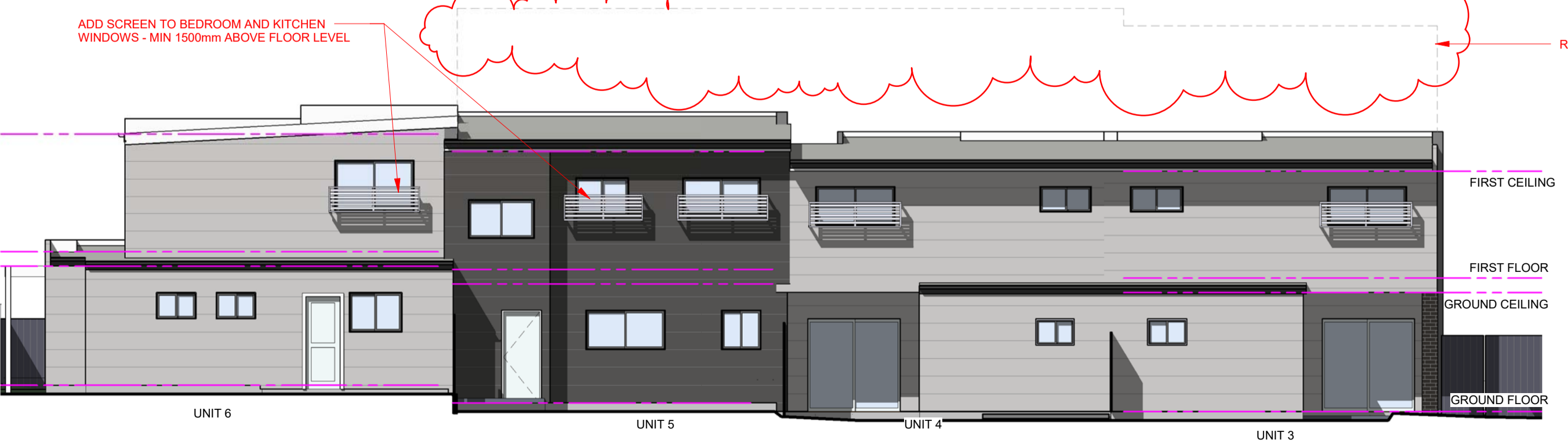
Units 3, 4, 5 & 6 - Ground Floor

1 : 100

106-108 Gosford Road Adamstown	
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT	
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au	
WATER COMMITMENTS	
Fixtures	
3 Star Shower Heads	Yes
3 Star Kitchen / Basin Taps	Yes
3 Star Toilet	Yes
Alternative Water	
Minimum Tank Size (L)	1500
Collected from Roof Area (m2)	30
Tank Connected To:	
All Toilets	Yes
Laundry WM Cold Tap	Yes
One Outdoor Tap	Yes
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans	
ENERGY COMMITMENTS	
Hot Water	Gas instantaneous 6 Star
Cooling System	Living 1 Phase A/C Zoned
EER 2.5 - 3.0	
Bedrooms	1 Phase A/C Zoned
EER 2.5 - 3.0	
Heating System	Living 1 Phase A/C Zoned
EER 2.5 - 3.0	
Bedrooms	1 Phase A/C Zoned
EER 2.5 - 3.0	
1 x Bathroom	Fan ducted to exterior
Manual on/off	
Ventilation	Kitchen Fan ducted to exterior
Manual on/off	
Laundry	Natural ventilation
N/A	
Natural Lighting	Window/Skylight in Kitchen
As Drawn	
Window/Skylight in Bathrooms/Toilets	As Drawn
Artificial Lighting	Number of bedrooms
All	Dedicated
Yes	Yes
Number of Living/Dining rooms	All
Dedicated	Yes
Yes	Yes
Kitchen	Yes
Dedicated	Yes
Yes	Yes
All Bathrooms/Toilets	Yes
Dedicated	Yes
Yes	Yes
Laundry	Yes
Dedicated	Yes
Yes	Yes
All Hallways	Yes
Dedicated	Yes
Yes	Yes
OTHER COMMITMENTS	
Outdoor clothes line	Yes
Ventilated refrigerator space	Yes
Stove/Oven	Gas cooktop & electric oven
Alternative Energy	Photovoltaic System: 1.7kW to U1 & U2 only

Elevation 3 - U3-6

1 : 100



Elevation 4 - U3-6

1 : 100

Unit	Ground Floor	Garage	First Floor	Deck	Total
3 - 3 Bed - 3 Storey	42.7	22.6	65.2	5.5	136.0 SqM
4 - 3 Bed - 3 Storey	42.7	22.6	61.9	5.5	132.7 SqM
5 - 2 Bed - 3 Storey	29.9	36.5	76.0	--	142.4 SqM
6 - 3 Bed - 2 Storey	47.9	24.9	58.6	--	131.4 SqM

0 10 50mm ON ORIGINAL A1
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DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
17/09/19	MG	DA	1	Application Drawings
25/03/20	MG	DA	2	Revised Drawings
17/04/20	MG	DA	2B	Maintain Tree 2 - Implement Tree Protection measures - Reduce building size by adjusting unit plans to have more 2 storey units

AMENDMENTS: DA2 - 25/03/20
PRIVACY
ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS
North side Units 7 to 12
Additional privacy screens added to first floor windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy
Top Floor windows facing side boundary adjusted to all have 1500mm sill heights.

AMENDMENTS: DA2B - 17/04/20
BULK AND SCALE
REDUCE UNIT SIZE FOR UNIT 3, 4, 5 & 11 AND REMOVE TOP FLOOR AREAS
- Reduce from 9-3 storey Units Down to 5-3 storey Units
SWAP UNIT 9 & 10 TO MOVE 3 STOREY UNITS TO FRONT PART OF SITE

TREE PROTECTION
Maintain Tree 2 to back boundary as requested
Implement Tree Protection measures as recommended by Arborist Units 12
Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.

PROJECT: Multi Dwelling
LOCATION: 106 & 108 Gosford Rd, Adamstown L.1943 DP.755247-L.2 DP.333722

CLIENT: Macquarie Edge
JOB No.: 12131

DRAWING: Unit Plans - 3,4,5 & 6

DWG No:	SCALE:	STAGE:	ISSUE:
A04 of 7	1:100	DA	2B

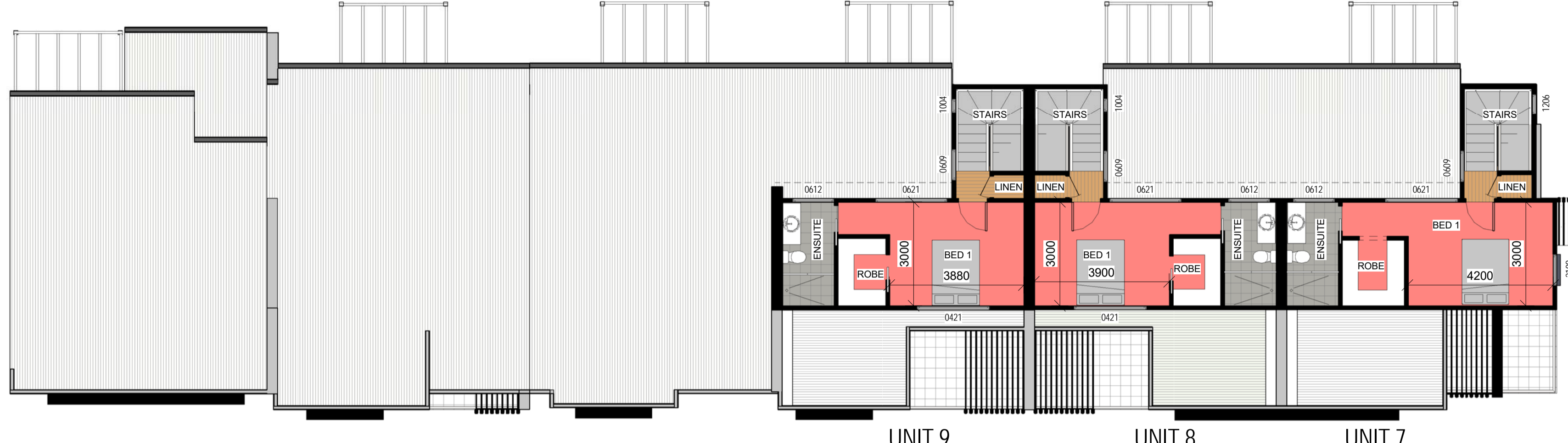


September 2019	BSA Reference: 15176
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note	
The following building was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.	
If different construction elements are applied then the Assessor Certificate is no longer valid.	
Thermal Performance Specifications (does not apply to garage)	
External Wall Construction	Added Insulation
Brick Veneer & Lightweight	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	R2.0 to walls adjacent to garage;
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)	R2.0 + R2.0
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space
Roof Construction	Colour
Light	Foil + R1.0 blanket
Floor Construction	Covering
Concrete (waffle pod)(Ground floor)	As drawn
None	None
Timber (First and second floor)	As drawn
R1.0 to floors adjacent to garage;	
Timber (First and second floor)	As drawn
R2.0 to floors where open below	
Windows	Glass and frame type
U Value	SHGC Range
Area sq m	
ALM-001-01 A	Aluminium Type A Single clear
6.70	0.51 - 0.63
As drawn	
ALM-002-01 A	Aluminium Type B Single clear
6.70	0.63 - 0.77
As drawn	
Type A windows are awning windows, blinds, casements, 80° turn windows, entry doors, french doors	
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers	
Skylights	Glass and frame type
U Value	SHGC
Area sq m	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is 6 lower and the SHGC is within the range specified.	
External Window Shading (aves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn	
Ceiling Penetrations (downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.	

106-108 Gosford Road Adamstown	
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT	
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au	
WATER COMMITMENTS	
Fixtures	
3 Star Shower Heads	Yes
3 Star Kitchen / Basin Taps	Yes
3 Star Toilet	Yes
Alternative Water	
Minimum Tank Size (L)	1500
Collected from Roof Area (m2)	30
Tank Connected To:	
All Toilets	Yes
Laundry WM Cold Tap	Yes
One Outdoor Tap	Yes
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans	
ENERGY COMMITMENTS	
Hot Water	Gas Instantaneous 6 Star
Cooling System	Living 1 Phase A/C Zoned
EER 2.5 - 3.0	
Bedrooms	1 Phase A/C Zoned
EER 2.5 - 3.0	
Heating System	Living 1 Phase A/C Zoned
EER 2.5 - 3.0	
Bedrooms	1 Phase A/C Zoned
EER 2.5 - 3.0	
Ventilation	1 x Bathroom Fan ducted to exterior
Manual on/off	
Kitchen	Fan ducted to exterior
Manual on/off	
Laundry	Natural ventilation
N/A	
Natural Lighting	Window/Skylight in Kitchen
As Drawn	
Window/Skylight in Bathrooms/Toilets	As Drawn
Artificial Lighting	Number of bedrooms
All	Dedicated
Yes	Yes
Number of Living/Dining rooms	All
Dedicated	Yes
Yes	Yes
Rooms to be primarily lit by fluorescent or LED lights	All Bathrooms/Toilets
Yes	Dedicated
Yes	Yes
All Hallways	Yes
Dedicated	Yes
OTHER COMMITMENTS	
Outdoor clothes line	Yes
Ventilated refrigerator space	Yes
Stove/Oven	Gas cooktop & electric oven
Alternative Energy	Photovoltaic System: 1.7kW to U1 & U2 only

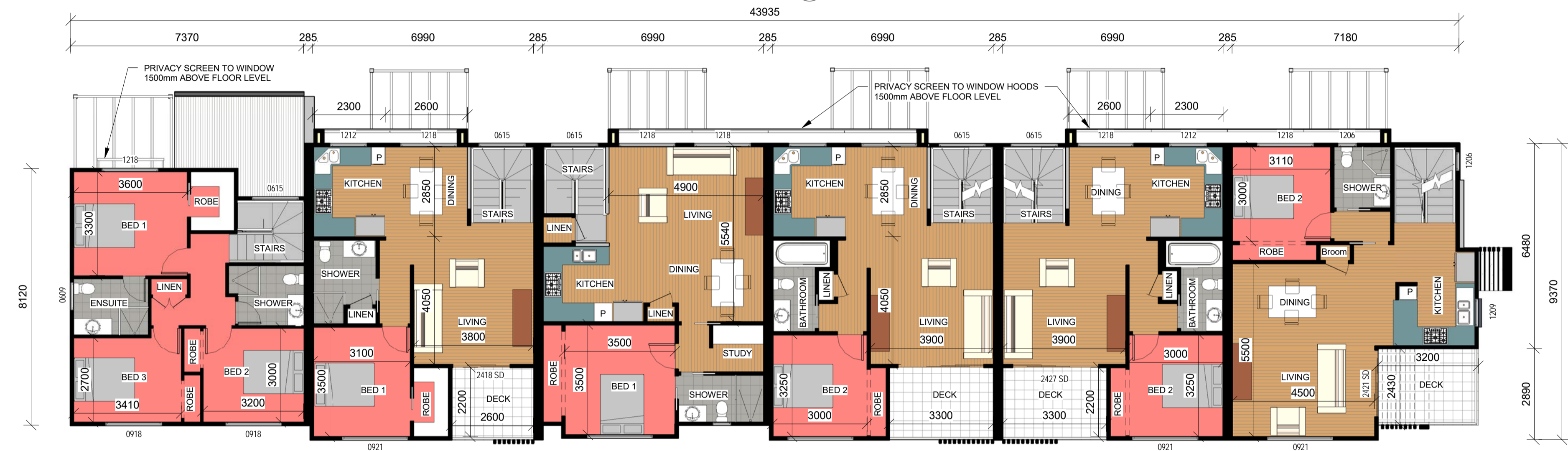
Elevation 3 - U7-12

Elevation 4 - U7-12



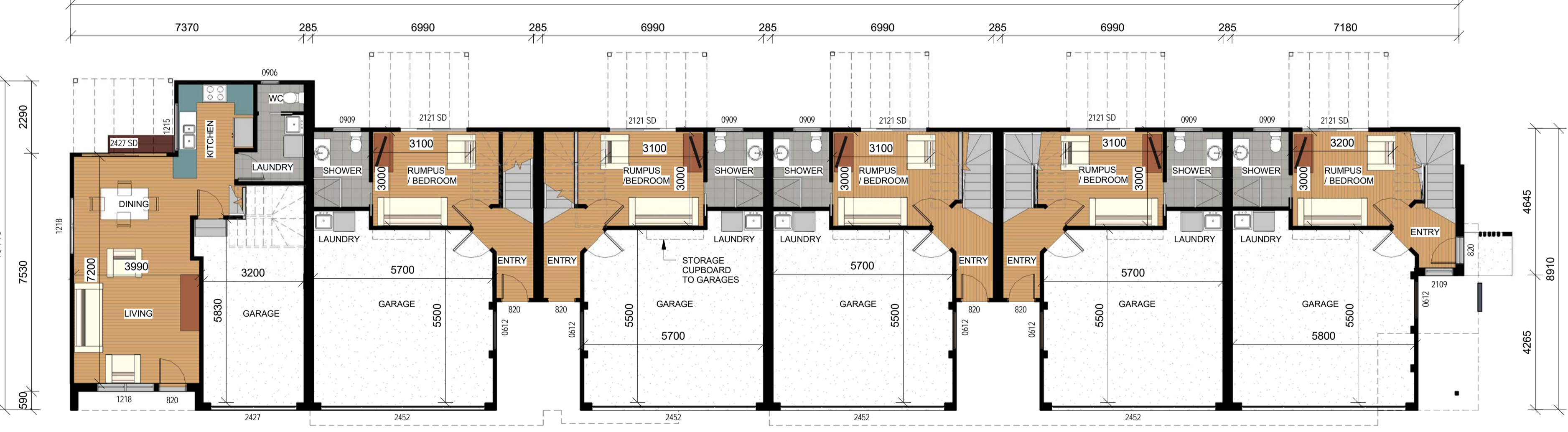
Units 7, 8, 9, 10, 11 & 12 - Second Floor

1 : 100



Units 7, 8, 9, 10, 11 & 12 - First Floor

1 : 100



Units 7, 8, 9, 10, 11 & 12 - Ground Floor

1 : 100



Unit		Ground Floor	Garage	First Floor	Deck	Second Floor	Total
7	- 3 Bed - 3 Storey	25.1	35.2	63.5	7.8	32.7	164.3 SqM
8	- 3 Bed - 3 Storey	25.7	34.7	60.4	7.9	31.5	159.5 SqM
9	- 3 Bed - 3 Storey	25.7	34.7	60.4	7.9	31.5	159.5 SqM
10	- 2 Bed - 2 Storey	25.7	34.7	66.5	--	--	126.9 SqM
11	- 2 Bed - 2 Storey	25.7	34.7	62.2	7.9	--	130.5 SqM
12	- 3 Bed - 2 Storey	48.5	20.1	59.5	--	--	128.1 SqM

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17/09/19	MG	DA	1	Application Drawings
25/03/20	MG	DA	2	Revised Drawings
17/04/20	MG	DA	2B	Maintain Tree 2 - Implement Tree Protection measures - Reduce building size by adjusting unit plans to have more 2 storey units

AMENDMENTS: DA2 - 25/03/20

PRIVACY
ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS
North side Units 7 to 12
Additional privacy screens added to first floor windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy
Top Floor windows facing side boundary adjusted to all have 1500mm sill heights.

AMENDMENTS: DA2B - 17/04/20

BULK AND SCALE
REDUCE UNIT SIZE FOR UNIT 3, 4, 5 & 11 AND REMOVE TOP FLOOR AREAS
- Reduce from 9-3 storey Units Down to 5-3 storey Units
SWAP UNIT 9 & 10 TO MOVE 3 STOREY UNITS TO FRONT PART OF SITE

TREE PROTECTION
Maintain Tree 2 to back boundary as requested
Implement Tree Protection measures as recommended by Arborist Units 12
Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.

PROJECT:
Multi Dwelling

LOCATION:
106 & 108 Gosford Rd, Adamstown
L.1943 DP.755247-L.2 DP.333722

CLIENT:
Macquarie Edge

JOB No.:
12131

DRAWING:
Unit Plans - 7,8,9,10,11 & 12

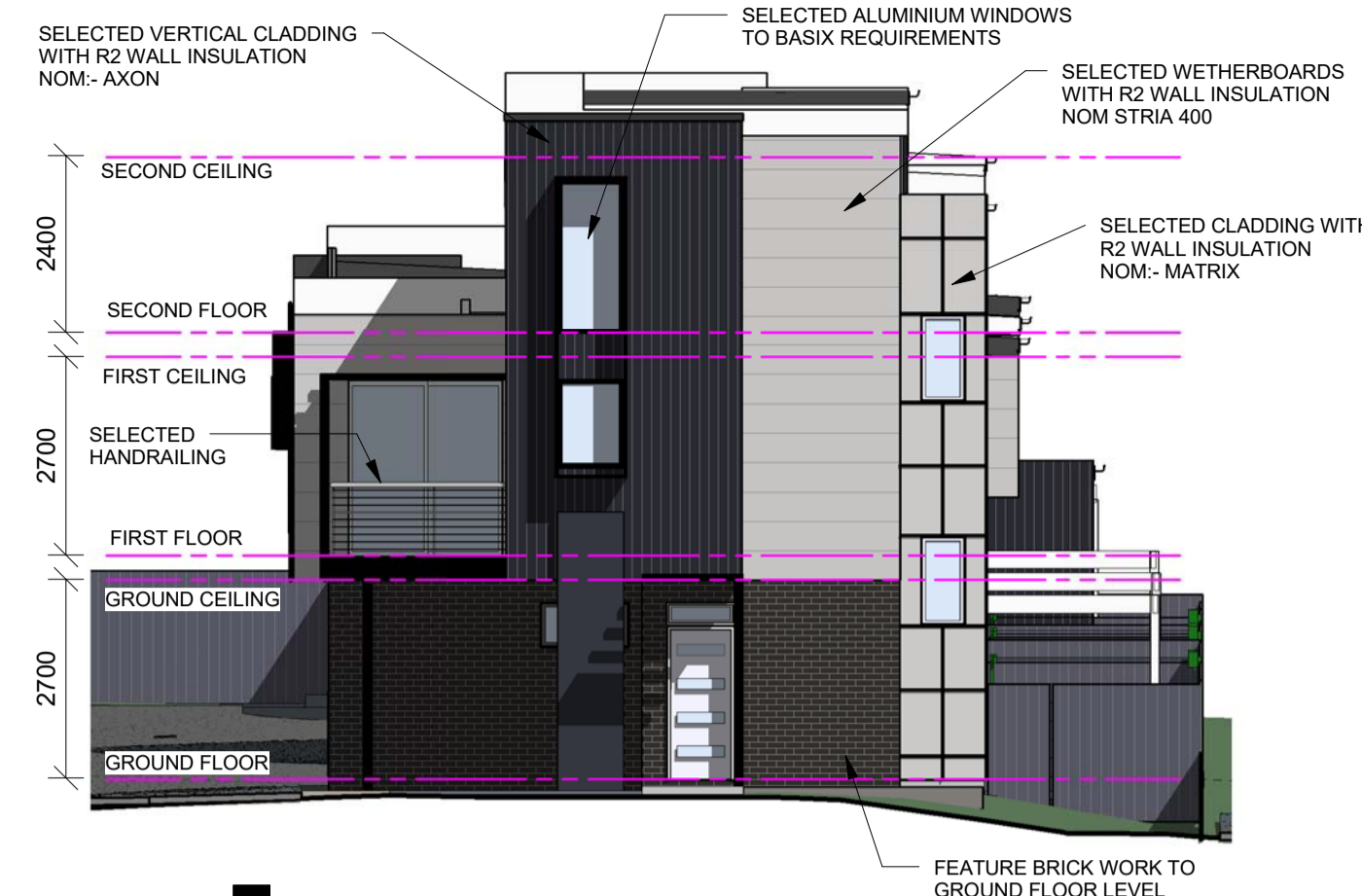
DWG No.:
A05 of 7

SCALE:
1:100

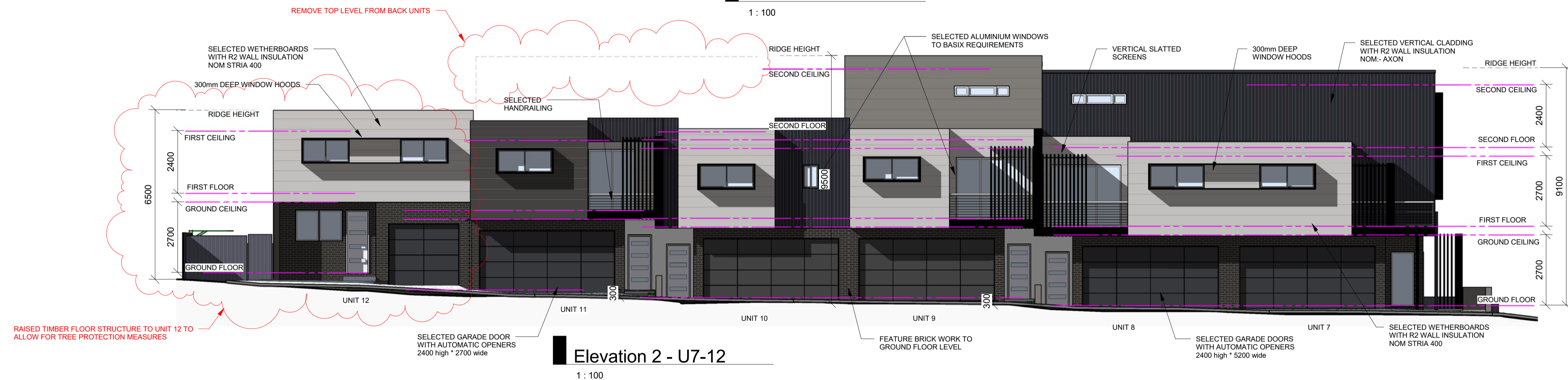
STAGE:
DA

ISSUE:
2B





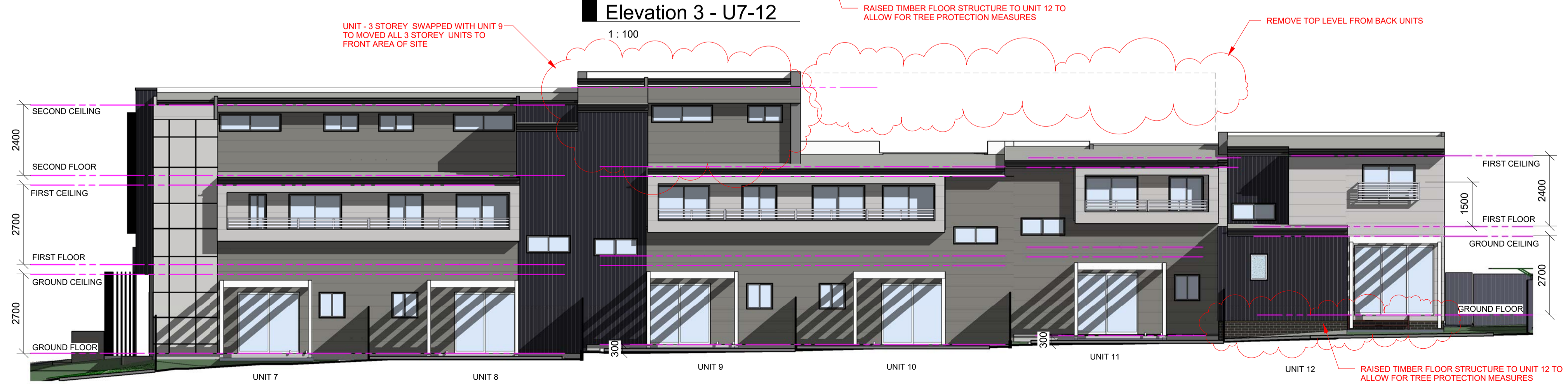
Elevation 1 - U7-12
1 : 100



Elevation 2 - U7-12
1 : 100



Elevation 3 - U7-12
1 : 100



Elevation 4 - U7-12
1 : 100

DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
17/09/19	MG	DA	1	Application Drawings
24/03/20	MG	DA	2	Revised Drawings
17/04/20	MG	DA	2B	Maintain Tree 2 - Implement Tree Protection measures - Reduce building size by adjusting unit plans to have more 2 storey units

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PROJECT:
Multi Dwelling
LOCATION:
106 & 108 Gosford Rd, Adamstown
L.1943 DP.755247-L.2 DP.333722

CLIENT:
Macquarie Edge
JOB No:
12131

DRAWING:
Unit Elevations - 7,8,9,10,11 & 12

DWG No: A06 of 7	SCALE: 1:100	STAGE: DA	ISSUE: 2B
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Shadow - June 9am

1 : 200



Shadow - June 12pm

1 : 200



Shadow - June 3pm

1 : 200

0 10 50mm ON ORIGINAL A1

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DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
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AMENDMENTS: DA2 - 25/03/20

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AMENDMENTS: DA2B - 17/04/20

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PROJECT:
 Multi Dwelling

LOCATION:
 106 & 108 Gosford Rd, Adamstown
 L.1943 DP.755247-L.2 DP.333722

CLIENT:
 Macquarie Edge

JOB No:
 12131

DRAWING:
 Shadows

DWG No:	SCALE:	STAGE:	ISSUE:
A07 OF 7	1:200	DA	2B



DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

DA2019/01146 – 106-108 GOSFORD ROAD ADAMSTOWN

Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER

Application No:	DA2019/01146
Land:	Lot 1943 DP 755247 Lot 2 DP 333722
Property Address:	106 Gosford Road Adamstown NSW 2289 108 Gosford Road Adamstown NSW 2289
Proposed Development:	Multi dwelling housing - erection of 12 dwellings, strata subdivision and demolition of existing dwellings

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
A01 Site Plan	2B	The Plan Centre	17/04/2020
A02 Site Details & Elevations	2B	The Plan Centre	17/04/2020
A03 Unit Plans – 1 & 2	2B	The Plan Centre	17/04/2020
A04 Unit Plans – 3, 4, 5 & 6	2B	The Plan Centre	17/04/2020
A05 Unit Plans – 7, 8, 9, 10, 11 & 12	2B	The Plan Centre	17/04/2020
A06 Unit Elevations – 7, 8, 9, 10, 11 & 12	2B	The Plan Centre	17/04/2020
DA01; DA02 & DA03 - Landscape Plans	A	Octopus Garden	September 2019
Arborist Report		Abacus Tree Services	13/04/2020

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

- A total monetary contribution of \$28,500.00 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:

- 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.

3. 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.
4. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate 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.
5. Kerbing or dwarf walls having a minimum height of 100mm are to be constructed along the edge of all garden or lawn areas adjacent to driveways and parking bays, sufficient to discourage the encroachment of vehicles thereon. Details are to be included in documentation for a Construction Certificate application.
6. Roof water from the proposed new work is to be directed to the proposed water tank and be 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 are to be designed in accordance with the *Plumbing Code of Australia* (National Construction Code Volume 3). Details are to be included in documentation for a Construction Certificate application.
7. Overflows from the roof water tank and any additional discharge controls (if required) are to be directed to City of Newcastle's drainage system by means of an interallotment drainage line or underground pipe directly to the street gutter. 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 MPC Consulting Engineers (Drg. No. 200127 dated 09/10/19). Details are to be included in documentation for a Construction Certificate application.

9. All proposed planting and landscape elements indicated on the submitted landscape concept plan or otherwise required by the conditions of this consent are to be detailed on a landscape plan and specification. The plan and specification are 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
 - 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 and specification are to be prepared by a qualified landscape designer and be included in documentation for a Construction Certificate application.

10. 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.
11. A residential, commercial vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:
 - a) Constructed in accordance with Council's A1300 - Driveway Crossings Standard Design Details.
 - b) The driveway crossing, within the road reserve, shall be a maximum of 5 metres wide
 - c) Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance
 - d) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve
 - e) The proposed driveway shall be a minimum of 750mm clear of the centre of any pole or obstruction within the public reserve and 1 metre clear of any drainage

pit.

These works are not approved until consent under Section 138 of the *Roads Act 1993 (NSW)* has been granted by Council. An application under Section 138 must be applied for and approved before the issue of a Construction Certificate.

12. A separate application must be lodged and consent obtained from Council for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993 (NSW)*, before the issue of a Construction Certificate. The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.
13. The existing street trees (Council ID: 4181123, 4181124, 4181125) are approved to be removed, subject to arrangements being made for the removal of the street tree by contacting Council's City Greening Services. All tree removal works are to be carried out by Council at the Developer's expense.
14. Four (4) street trees are required to be planted as compensation for the removal of the existing trees. 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.

The tree selection and location of the required compensatory tree will be determined by Council's City Greening Coordinator in accordance with '*The City of Newcastle's Street Tree Master Plan*'. The location of the compensatory tree planting may not be in the immediate proximity of the site.

15. The developer designing and constructing the following works in connection with the proposed development within the Gosford Road public road reserve, adjacent to the site, at no cost to Council and in accordance with Council's guidelines and design specifications:
 - a) Remove redundant laybacks
 - b) Kerb and gutter where lay backs removed replacement
 - c) New driveway crossing
 - d) Foot paving
 - e) Street trees and tree guards

Engineering design plans and specifications for the works being undertaken within the public road reserve are required to be prepared by a suitably qualified practising civil engineer with experience and competence in the related field and submitted to Council for approval pursuant to Section 138 of the *Roads Act 1993 (NSW)*. The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.

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

16. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
17. Tree removal and retention shall be carried out in accordance with the Arborist Report prepared by Abacus Tree Services dated 13 April 2020.
18. The demolition works are to be undertaken in accordance with Australian Standard 2601:2001 - The Demolition of Structures and the following requirements:

- a) Demolition works shall be conducted in accordance with the submitted Hazardous Substances Management Plan and a copy of the Hazardous Substances Management Plan shall 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 appropriate 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 City of Newcastle and the owners/occupiers of neighbouring premises prior to the commencement of any demolition works. 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 shall also include City of Newcastle's contact telephone number (49742000) and the SafeWork NSW telephone number (49212900) 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.

19. 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, application must be made for Council's approval to position the container on the adjacent public road in accordance with Council's adopted Building Waste Container Policy.

20. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.

21. Waste management shall be implemented in accordance with the approved Waste Management Plan. At a minimum, the following measures shall be implemented during the construction phase:

- a) A waste container of at least one cubic metre capacity shall 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) Appropriate 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* (NSW).

22. 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.

23. 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.
24. 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.

25. All building work must be carried out in accordance with the provisions of the National Construction Code.
26. All excavations and backfilling are to be executed safely in accordance with appropriate professional standards and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.
27. All building materials, plant and equipment is to be placed on the site of the development so as 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 Council reserves including the road reserve is not permitted.
28. 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.
29. 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.
30. The removal of any asbestos material during the demolition phase of the development is to be in accordance with the requirements of SafeWork NSW.

31. 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.

32. Council'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 Council for the duration of demolition and construction work.

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

33. 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*.

34. 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 must 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. 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.

35. Prior to the commencement of work, a 3m wide all weather vehicle access is to be provided from the kerb and gutter to the building under construction, to reduce the potential for soil erosion. Sand shall not be stockpiled on the all weather vehicle access.

36. 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.

37. 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

38. 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 Council

within fourteen days of receipt.

39. 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 Council'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.
40. All works within the road reserve required by this consent are to be completed prior to the issue of any Occupation Certificate.
41. A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, shall be submitted to the Principal Certifying Authority and to The City of Newcastle prior to the issue of an Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.
42. 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.
43. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority 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.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

44. The premise/s is/are allocated the following street address/es in accordance with *Council's House Numbering Policy* and the *Surveying and Spatial Regulation*.

Unit Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Proposed Unit 1	7/106	Gosford	Road	Adamstown
Proposed Unit 2	8/106	Gosford	Road	Adamstown
Proposed Unit 3	9/106	Gosford	Road	Adamstown
Proposed Unit 4	10/106	Gosford	Road	Adamstown
Proposed Unit 5	11/106	Gosford	Road	Adamstown
Proposed Unit 6	12/106	Gosford	Road	Adamstown
Proposed Unit 7	1/106	Gosford	Road	Adamstown
Proposed Unit 8	2/106	Gosford	Road	Adamstown
Proposed Unit 9	3/106	Gosford	Road	Adamstown
Proposed Unit 10	4/106	Gosford	Road	Adamstown
Proposed Unit 11	5/106	Gosford	Road	Adamstown
Proposed Unit 12	6/106	Gosford	Road	Adamstown

45. All garbage bins are to be returned to individual garages on the same day after collection.

ADVISORY MATTERS

- Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both Council and any other relevant authorities. Council 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 of any adjoining owner under the provisions of the *Dividing Fences Act 1991* (NSW).
- 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 Council is to be notified of the appointment; and
 - c) Council 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 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* (NSW).
- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* (NSW) 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* (NSW), which may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.

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.

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.

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

19 MAY 2020

DAC 19/05/2020

DA2019/01146 – 106-108 GOSFORD ROAD ADAMSTOWN

Attachment C: Processing Chronology

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PROCESSING CHRONOLOGY

DA2019/01146 – 106-108 Gosford Road Adamstown

22 October 2019	Application lodged
31 October - 18 November 2019	Public notification period
17 March 2020	Public Voice Committee
25 March 2020	Amended Plans received
17 April 2020	Amended Plans received