



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 21/02/2023 – 48 GIPPS STREET CARRINGTON –
DA2022/00839 - DWELLING HOUSE - ALTERATIONS AND
ADDITIONS INCLUDING DEMOLITION**

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**DAC 21/02/2023 – 48 GIPPS STREET CARRINGTON –
DA2022/00839 - DWELLING HOUSE - ALTERATIONS AND
ADDITIONS INCLUDING DEMOLITION**

ITEM-2 **Attachment A:** Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER



48 Gipps St Alterations & Additions

Development Application
Revision D

48 Gipps Street
Carrington, NSW 2294

January, 2023

Lot 4 | Sec — | DP 107721

Client

client
address
phone
email

Emily MacKey
48 Gipps Street
Carrington, NSW 2294
0402 630 047
emilymackey@gmail.com

Acknowledgement

Curious Practice respectfully acknowledges the Pamalong clan of the Awabakal people, the traditional custodians on whose country we live, work and participate within our community.

Site Details

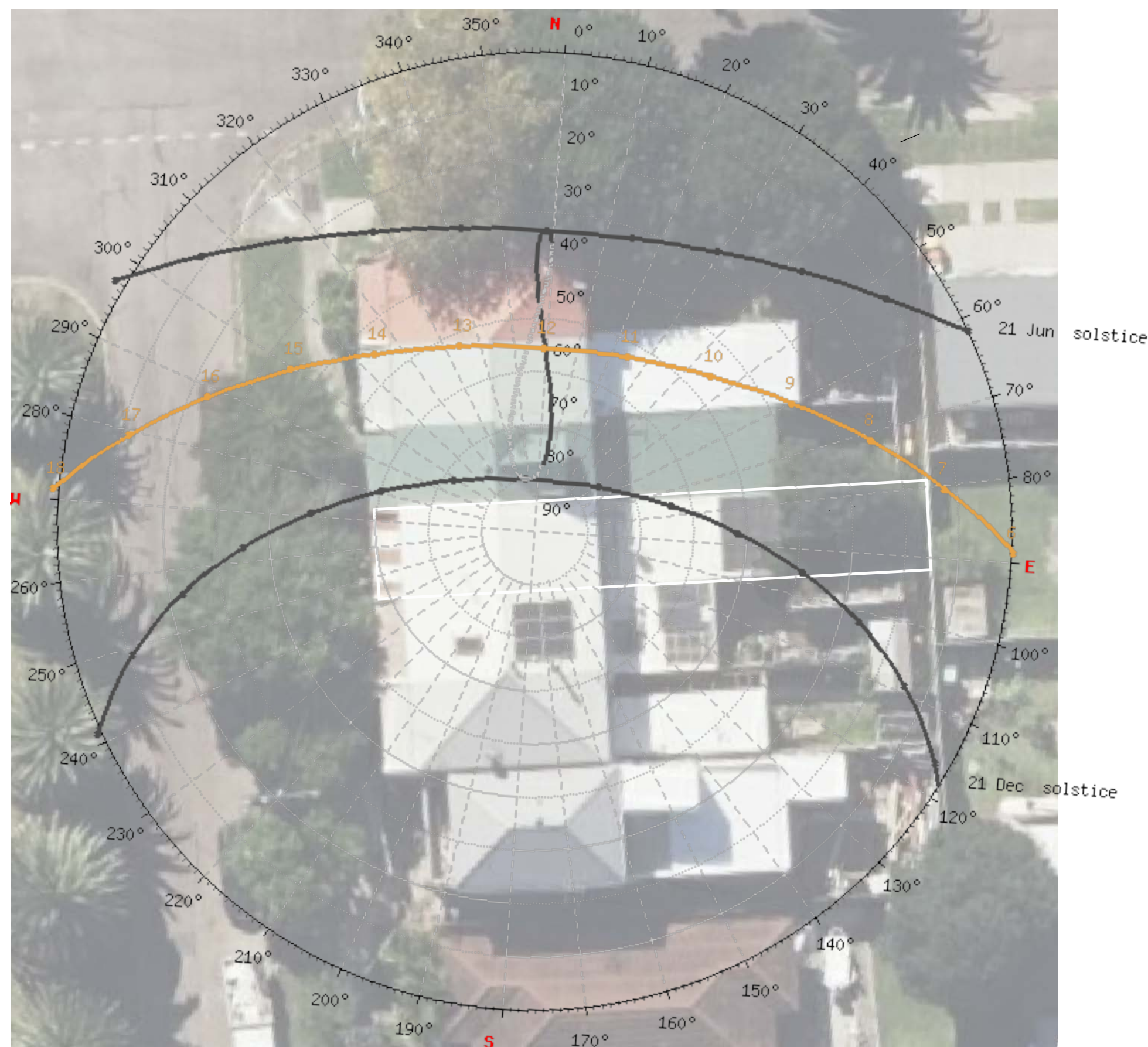
address
lot | sec | dp
site area
LGA
land council
zoning
FSR
max. height
min. lot size
local provisions
heritage
flood
bushfire
subsidence
acid soils

48 Gipps Street
Carrington, NSW 2294
4 | — | 107721
95 m2
Newcastle City Council
Awabakal
R2 — Low Density Residential
0.6:1
8.5 m
400 m2
—
N/A
—
—
District: Newcastle | Guideline: 8
Class 2

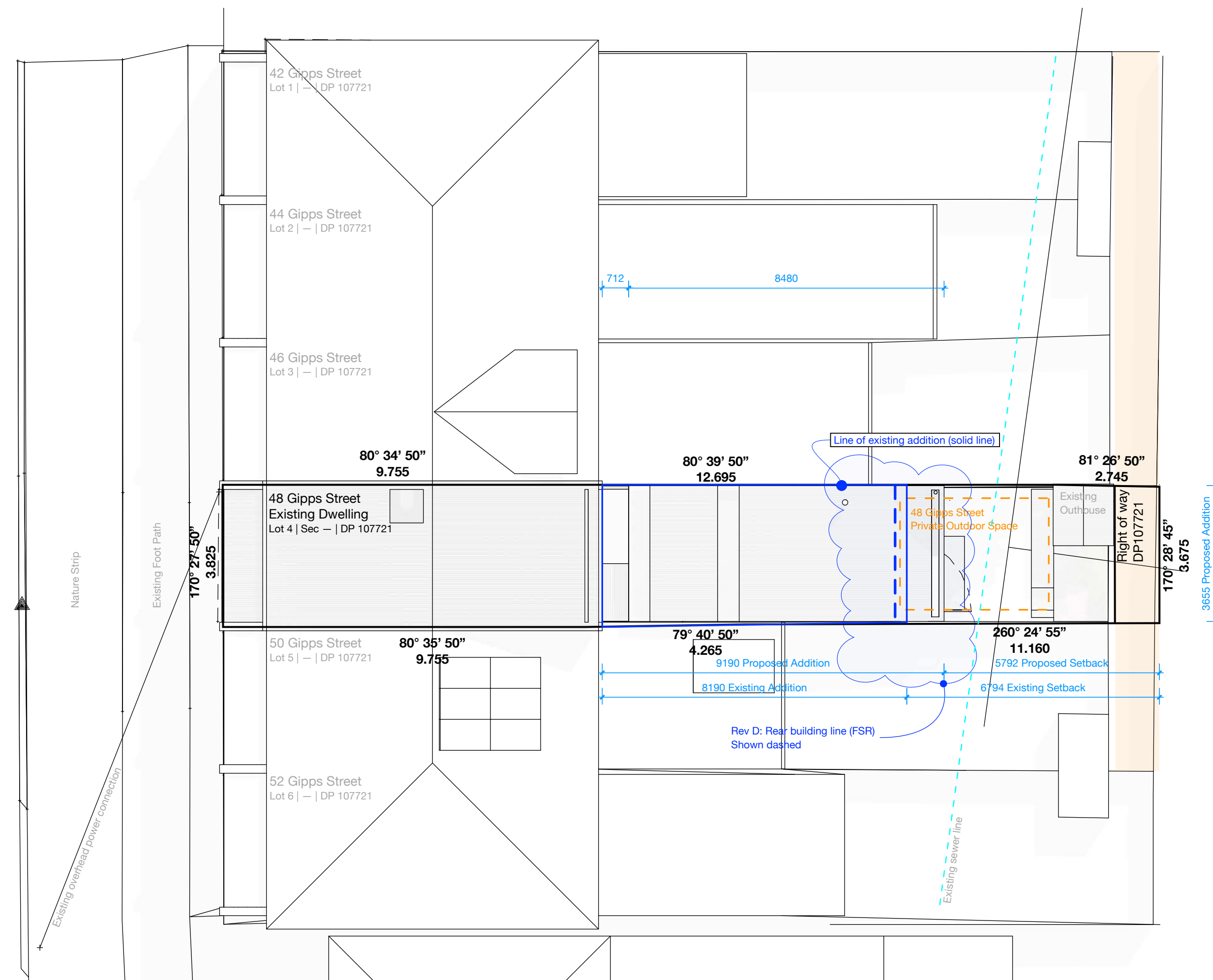
Architectural Consultant

business
nom. architect
project
architect
registration
phone
email
address
post
website

Curious Practice
Architect NSW No. 9852
Greg Lee
Registered Architect NSW No.
10997
0401 408 343
greg@curiouspractice.com
24/526 Hunter Street
Newcastle, NSW 2300
PO Box 113
Carrington, NSW 2294
www.curiouspractice.com



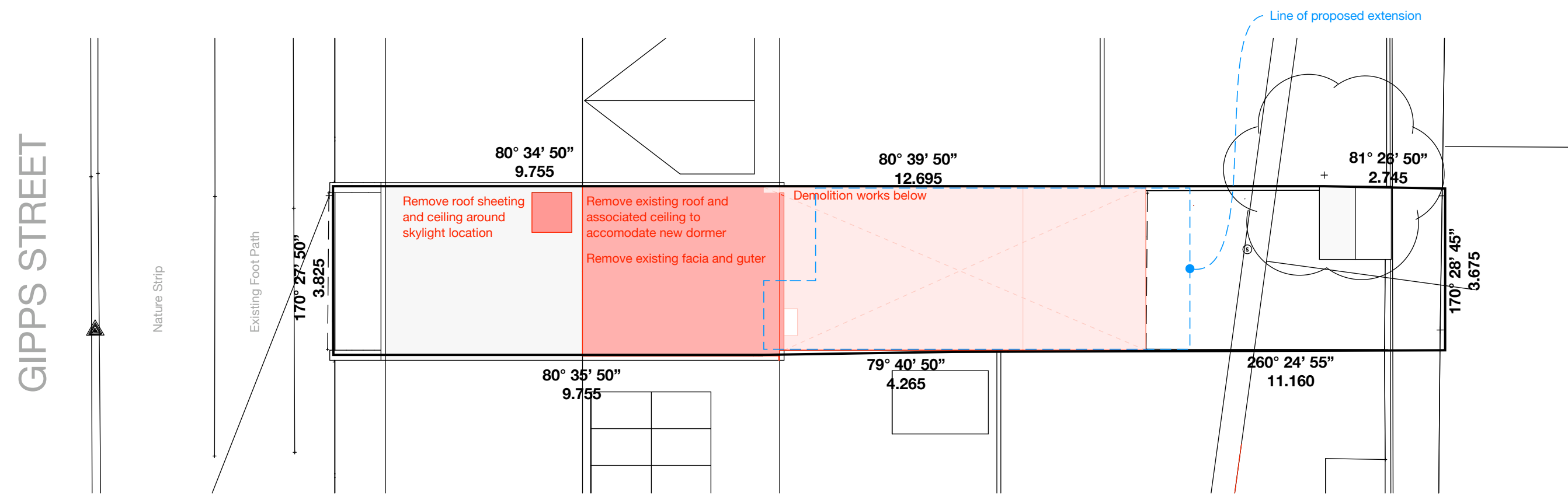
Site Analysis
1:200 @ A1, 1:400 @ A3



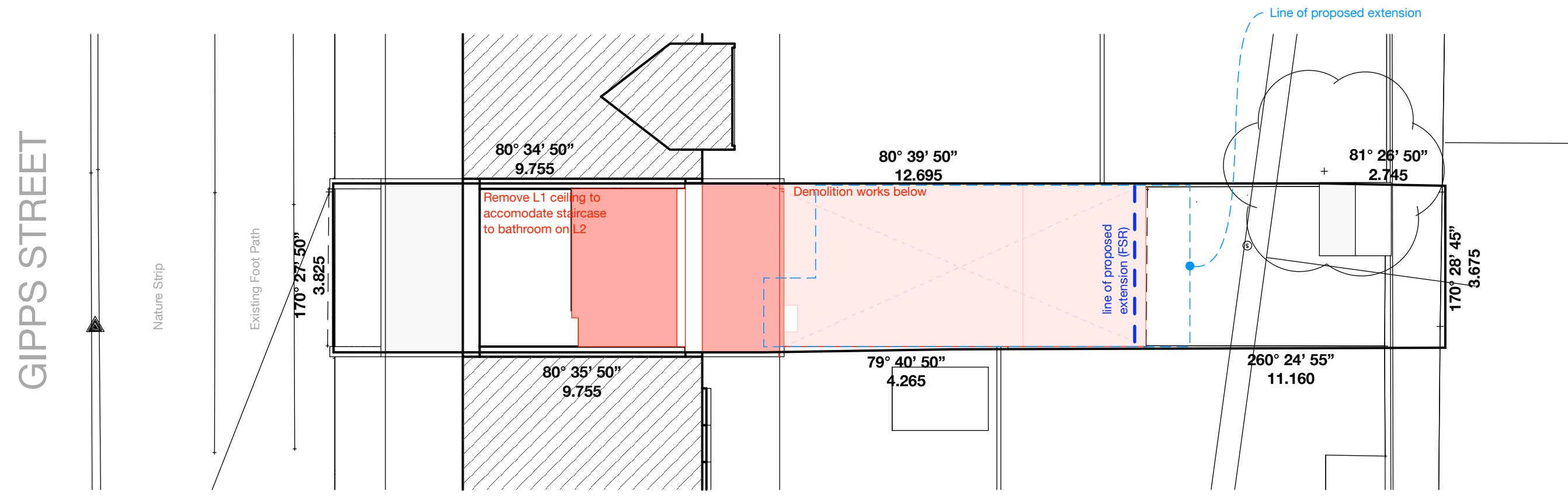
Site Plan
1:100 @ A1, 1:200 @ A3

AREAS	
Site Area	Area
Site Area	95.0 m ²
Ex. Areas	
Ex. Ground	41.2 m ²
Ex. Level 1	24.6 m ²
Total Existing GFA	65.8 m ²
Alterations	
Retained Existing	61.9 m ²
Addition Ground	10.5 m ²
New L2 Bathroom	3.7 m ²
New GFA	76.1 m ²
Additional GFA	10.3 m ²

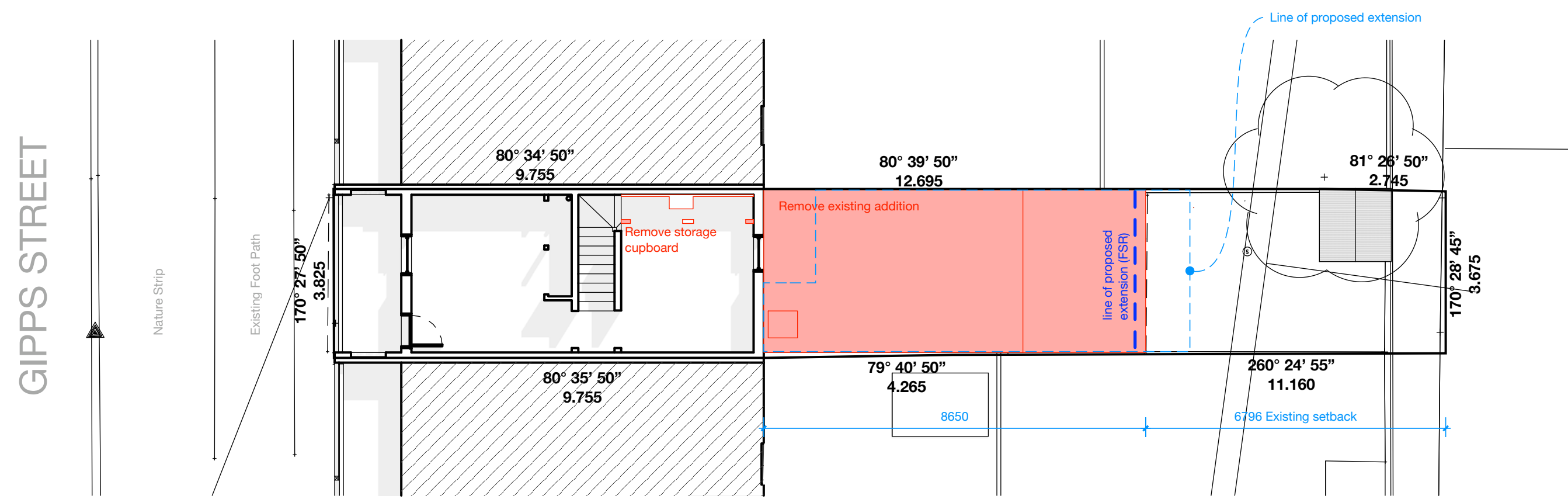
43 Mathieson Street
Lot A | — | DP 438023



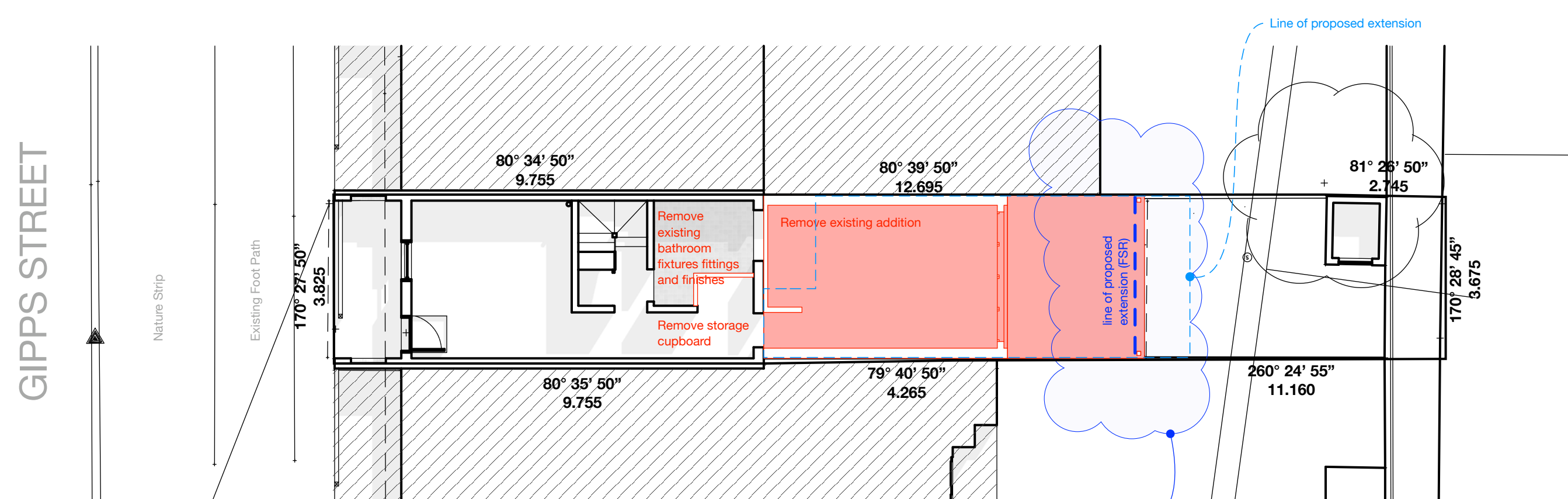
Demolition Plan Roof
1:100 @ A1, 1:200 @ A3



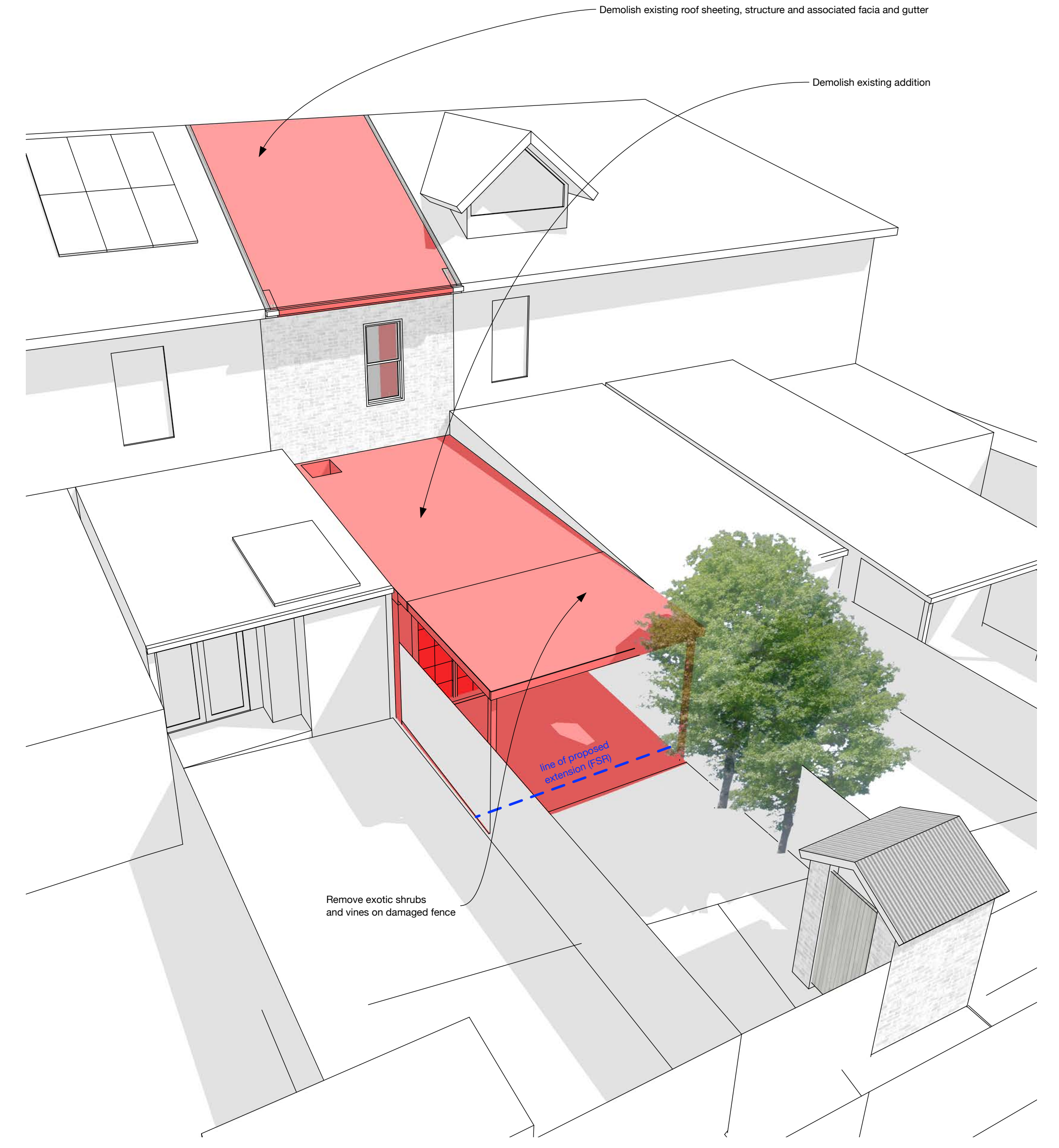
Demolition Plan Level 2
1:100 @ A1, 1:200 @ A3



Demolition Plan Level 1
1:100 @ A1, 1:200 @ A3

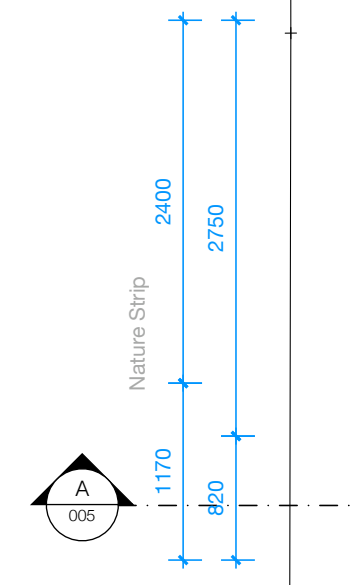


Demolition Plan Ground
1:100 @ A1, 1:200 @ A3

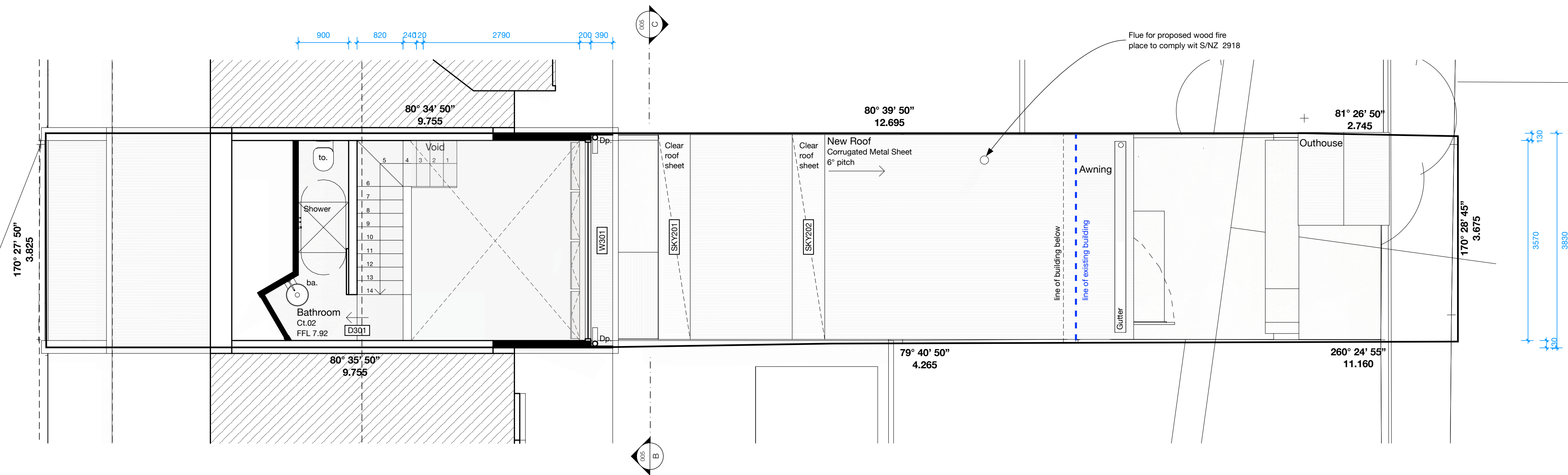


Demolition Perspective
NTS

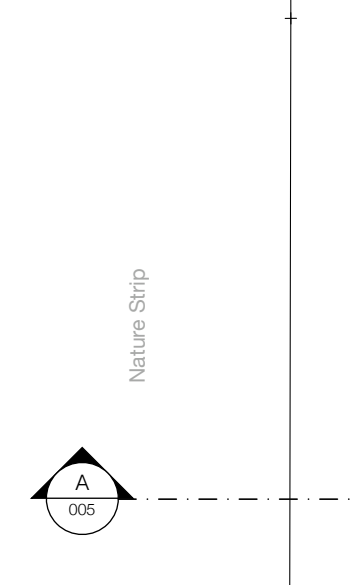
GIPPS STREET



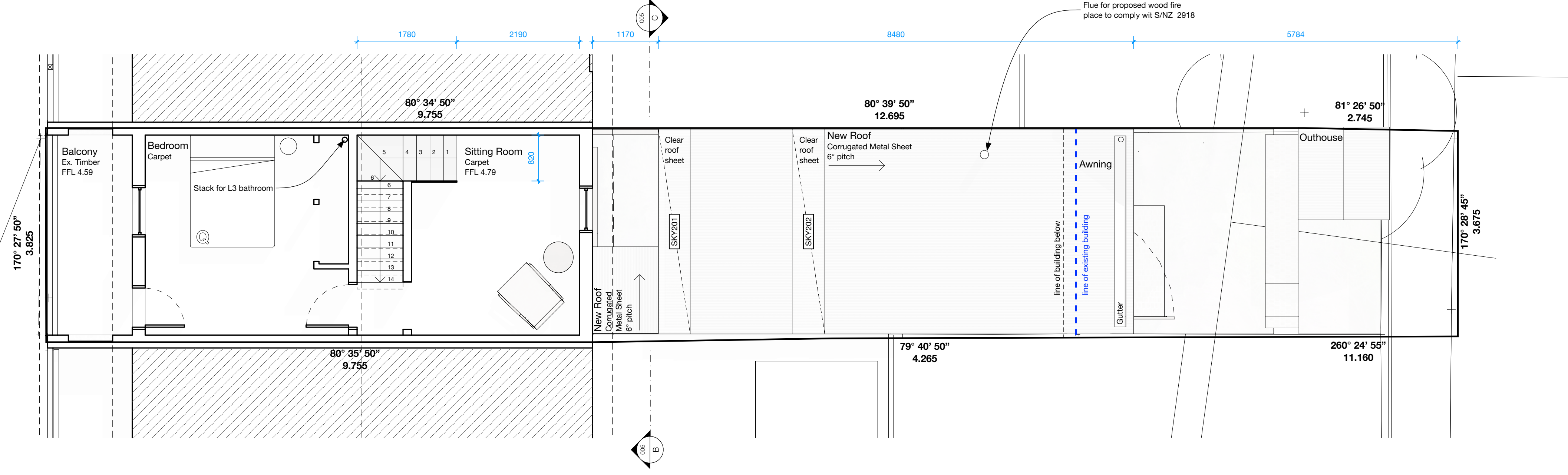
Level 2 Floor Plan
1:50 @ A1, 1:100 @ A3



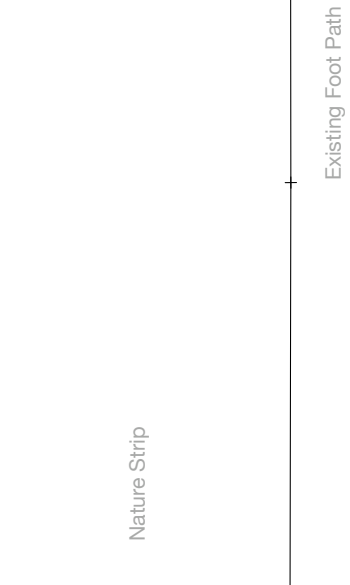
GIPPS STREET



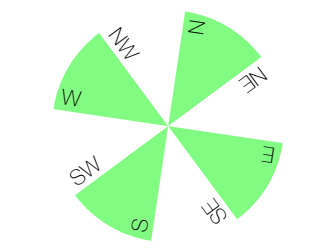
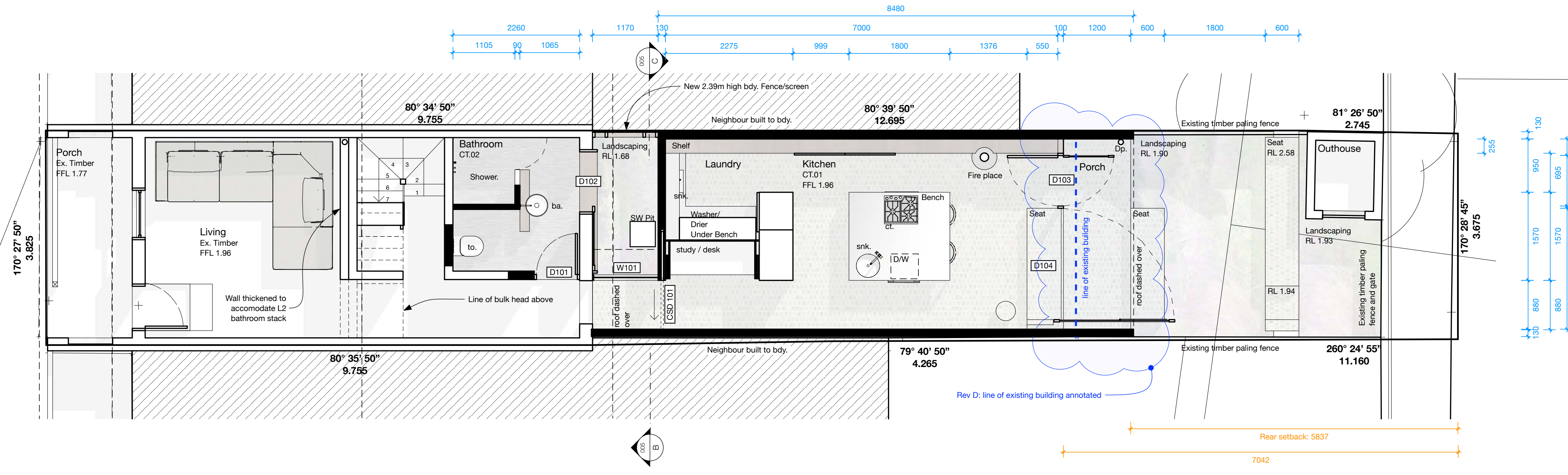
Level 1 Floor Plan
1:50 @ A1, 1:100 @ A3



GIPPS STREET



Ground Floor Plan
1:50 @ A1, 1:100 @ A3



rev.	date	comment	dm.	agn.
A	22.06.08	Development Application Submission	SC	GL
B	22.09.15	Development Application Submission	SC	GL
C	22.11.30	Development Application Submission	SC	GL
D	23.01.11	Development Application Submission	SC	GL

lot | sec | dp
 address
 4 | — | 107721
 48 Gipps Street
 Carrington, NSW 2294
 client
 Emily MacKey

revision
 date
 architect
 contact
 D
 January 13, 2023
 Greg Lee
 greg@curiouspractice.com

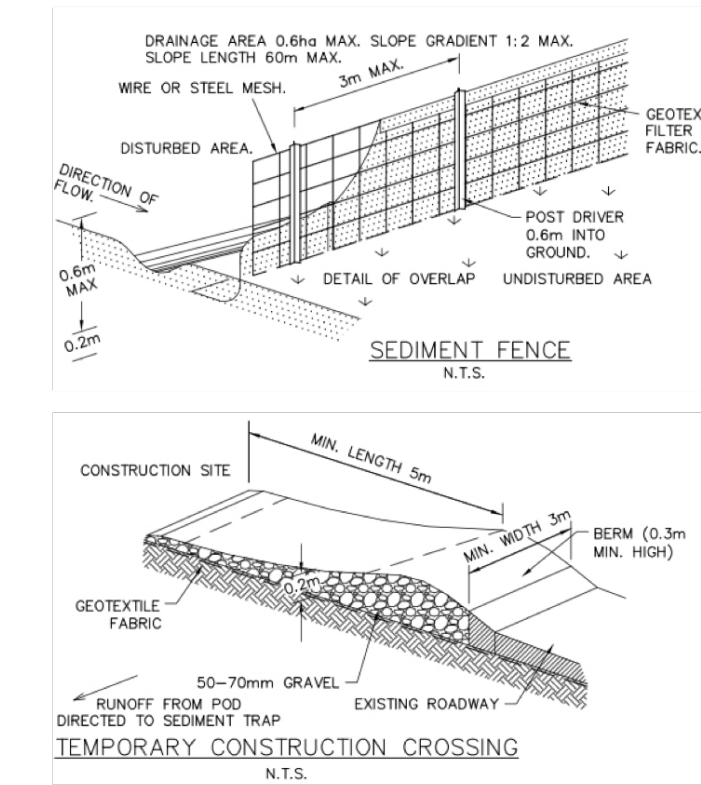
Maintenance of Controls

All erosion and sediment control works should be checked daily (at a minimum weekly) and after each rainfall event to ensure they are working properly. Maintenance might include:

- (i) Removing sediment trapped in sediment fences, catch drains or other areas;
- (ii) Topping up the gravel on the stabilised access;
- (iii) Repairing any erosion of drainage channel

Roof Areas

New Area:	70.9m ²
Existing Roof Area:	69.1m ²



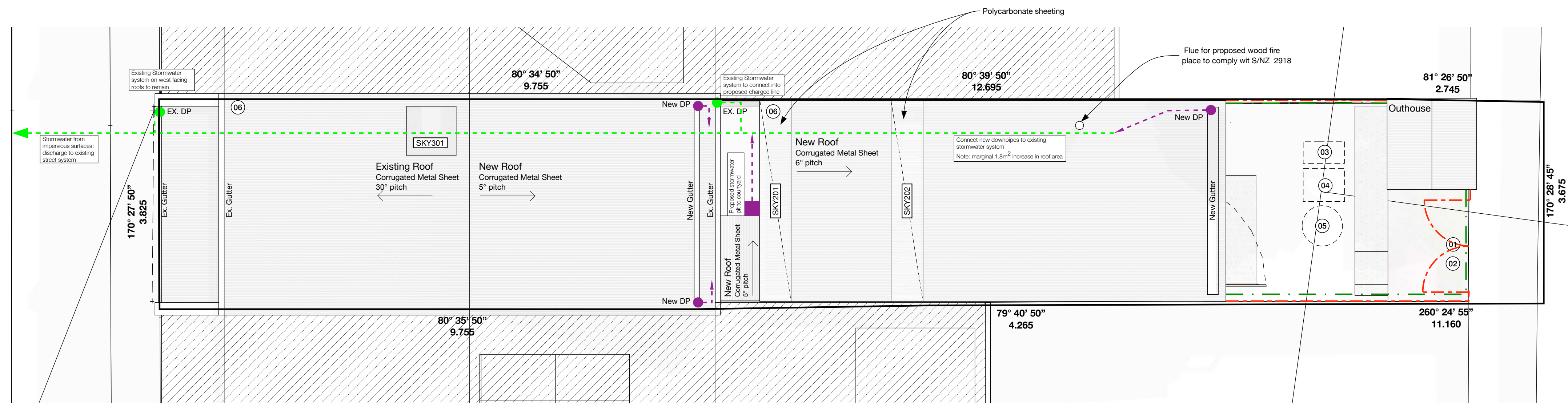
All new impervious surfaces, including driveways and paved areas are to be drained to the nominated discharge controls.

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.

All roof and surface waters are to be conveyed to the street gutter by way of a sealed pipe system, extending through the footway to City of Newcastle requirements, in accordance with Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012.

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.



Stormwater and Sediment Control Plan
1:100 @ A1, 1:200 @ A3

Legend

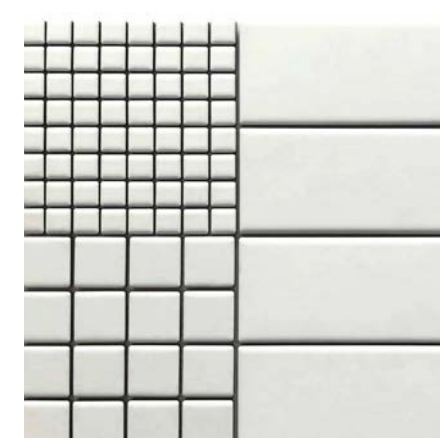
- 01 Site access
- 02 Secure gate access in accordance with Standard Design SD6-8 from NCC Planning for Erosion Prevention and Sediment Control with PCA & Contractors Details.
- 03 Stockpile and temporary storage area for building products and materials.
- 04 Container for building waste.
- 05 Stockpile for loose building materials such as soil and sand. Ensure well covered when not used. In accordance with SD4-1 from NCC Planning for Erosion Prevention and Sediment Control.
- 06 Proposed addition. New slab on ground, minor excavation for slab required.
- 07 Existing residential dwelling
- 08 Neighbouring dwellings. Maintain existing levels at boundary. Redirect or collect runoff to any neighbouring property.

- - - Security fence
- - - Sediment control fence
- - - Water reticulation - Stormwater to laneway via disbursement trench as per NCC technical Manual Stormwater and Water Efficiency for Development.
- - - Existing water reticulation system

Window/Door Schedule									
General Notes									
Dimensions indicated are nominal opening sizes. confirm dimensions on-site prior to fabrication. All windows Aluminium unless otherwise noted.									
No.	Room	Aspect	Height	Width	Area	Head	Type	Glass	Note
CSD	Hallway	SW	2400	870	2.1 m ²		Concealed Cavity Door	N/A	No glazing. Not Included in BASIX calculations.
D101	Bathroom	NW	2100	810	1.7 m ²		Timber Hinged Door	N/A	No glazing. Not Included in BASIX calculations.
D102	Bathroom	NE	2375	1150	2.7 m ²		Glazed Timber Sliding Door	single clear	
D103	Dining	NE	1920	900	1.7 m ²		Solid Timber Door Hinged	N/A	No glazing. Not Included in BASIX calculations.
D104	Dining	NE	1920	2155	4.1 m ²		Glazed Timber Hinged Door	single clear	
W101	Courtyard	NW	2580	1100	2.8 m ²		Glazed Aluminium Fixed Window	single clear	
W201	Laundry	SW	1000	770	0.8 m ²		Glazed Aluminium Fixed Window	single clear	
SKY201	Laundry	NE	415	3390	1.4 m ²		Polycarbonate roof Sheet with diffuser below	Polycarbonate: Single layer, shading coefficient <0.4	
SKY202	Kitchen	NE	540	3390	1.8 m ²		Polycarbonate roof Sheet with diffuser below	Polycarbonate: Single layer, shading coefficient <0.4	
D301	Upstairs Bathroom	SW	2100	900	1.9 m ²		Timber Sliding Door	N/A	No glazing. Not Included in BASIX calculations.
W301	Siting Room	NE	1300	3590	4.7 m ²		Glazed Aluminium Fixed Window	Improved aluminium, single pyrolytic low e	
SKY301	Upstairs Bathroom	SW	900	900	0.8 m ²		Glazed Aluminium Fixed skylight	Single clear	



Unpainted corrugated metal roof sheeting, flashing and downpipes to all new and replaced roofs



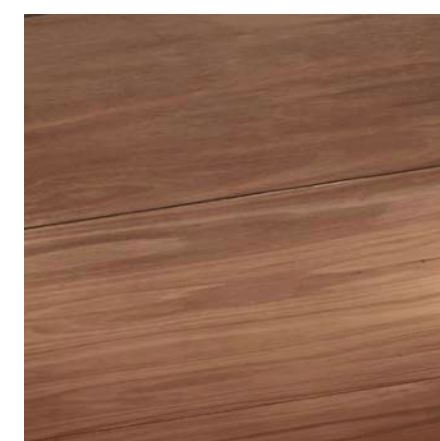
Ceramic tiles to interior wet areas



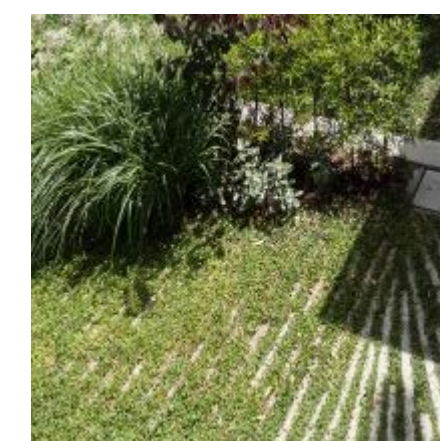
Unpainted Fibre cement sheeting to exterior and interior walls of addition



Tile to interior and exterior ground level floors



Plywood wall linings to interiors above 2400mm and rafters. Joinery and timber window and door frames to match



Landscaping. Sympathetic planting, low maintenance to match existing integrated with new development

Material Palette
NTS

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A460742

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. If it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled 'BASIX Alterations and Additions Definitions' dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 08, June 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



BASIX Certificate

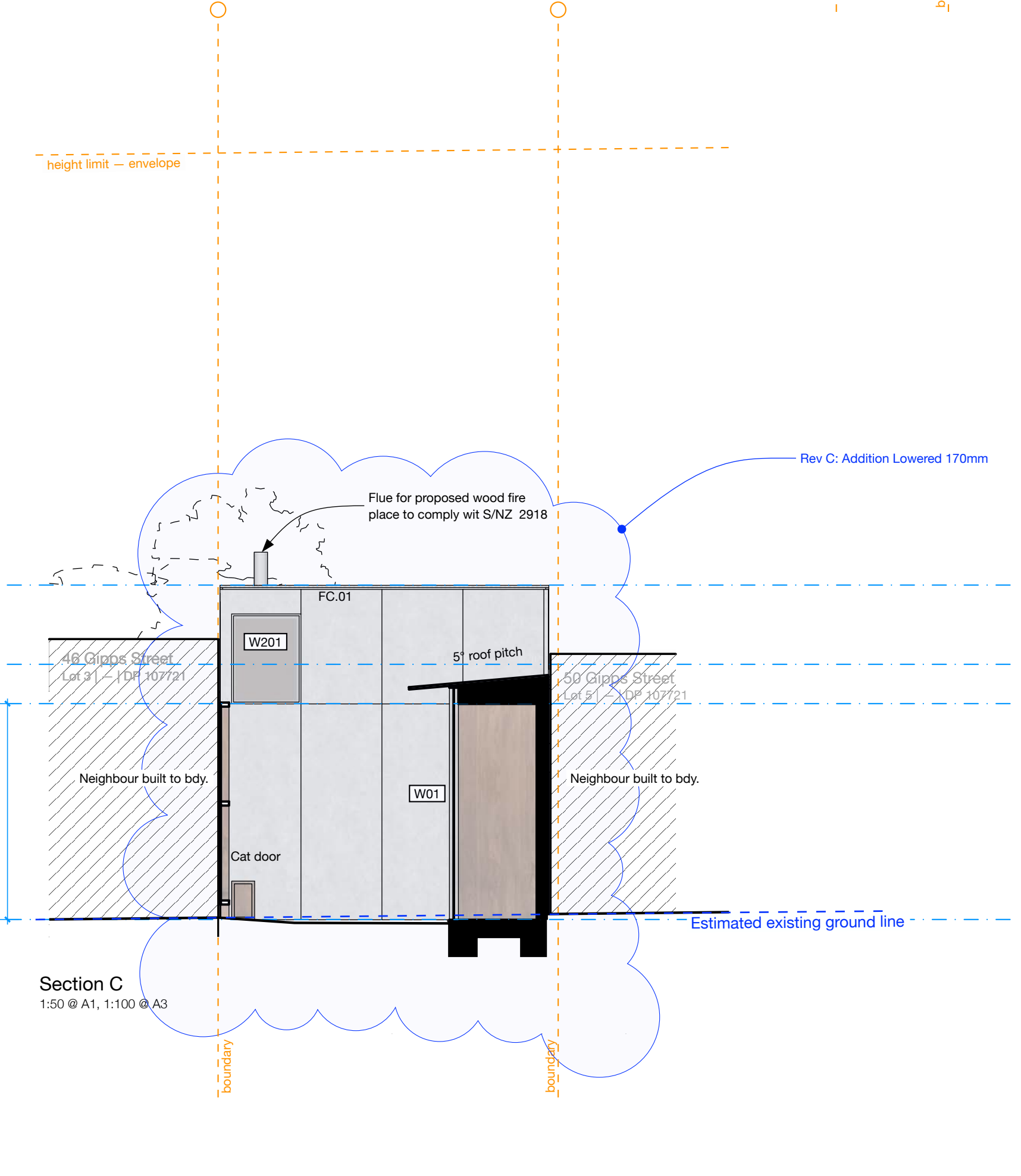
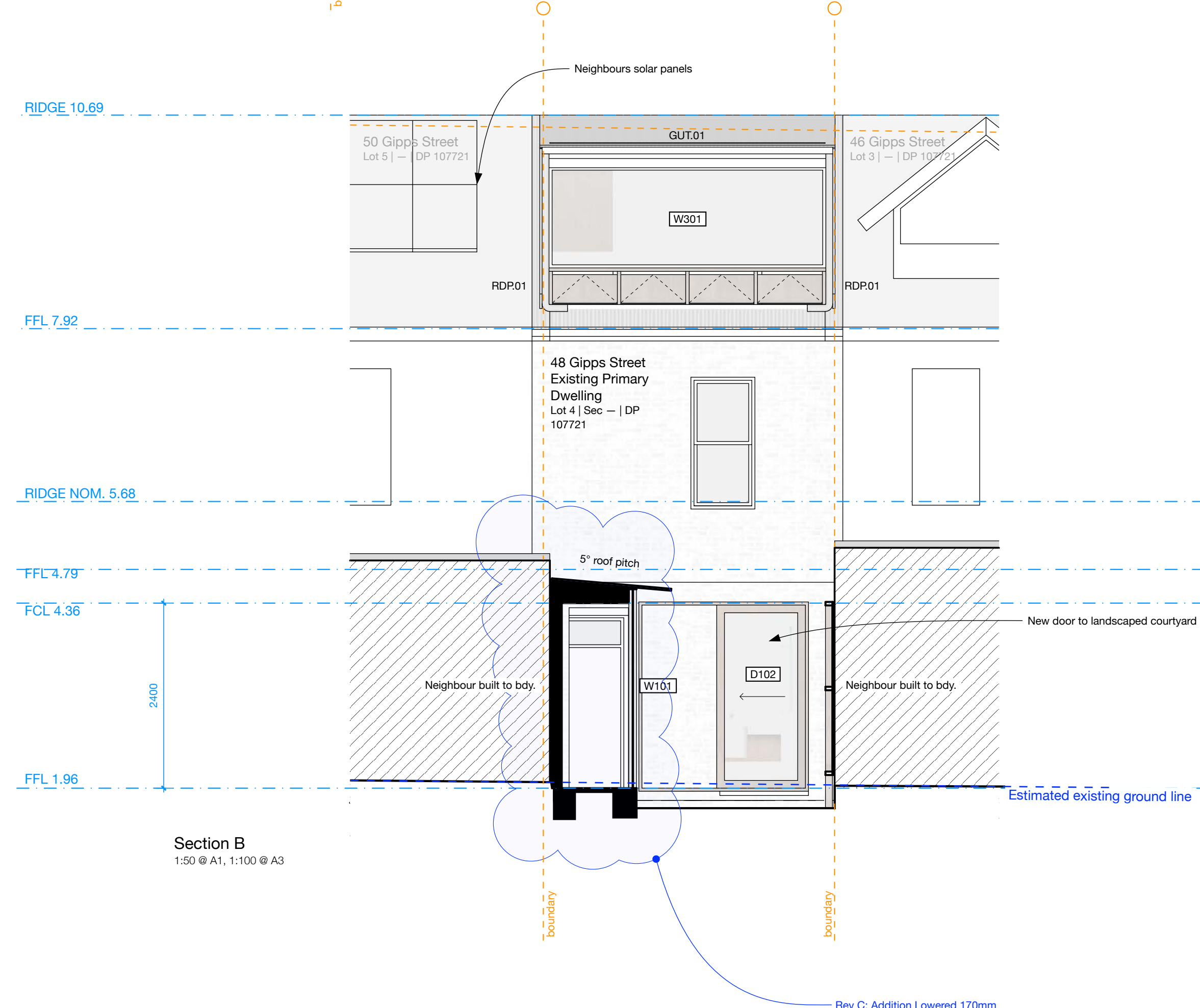
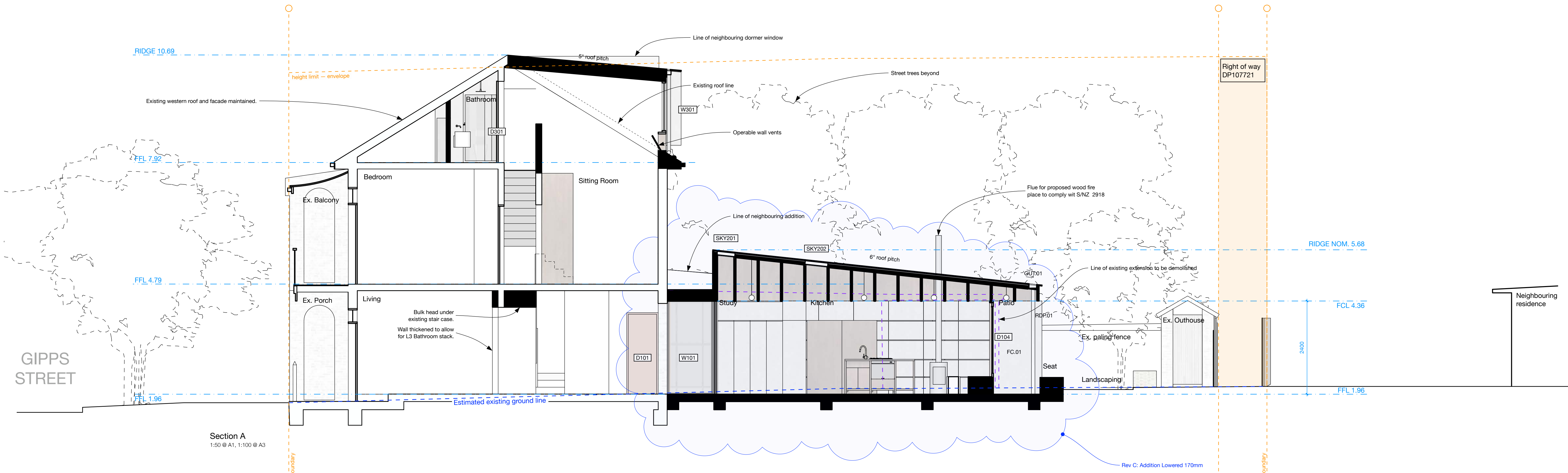
Please refer to the full BASIX certificate for further details

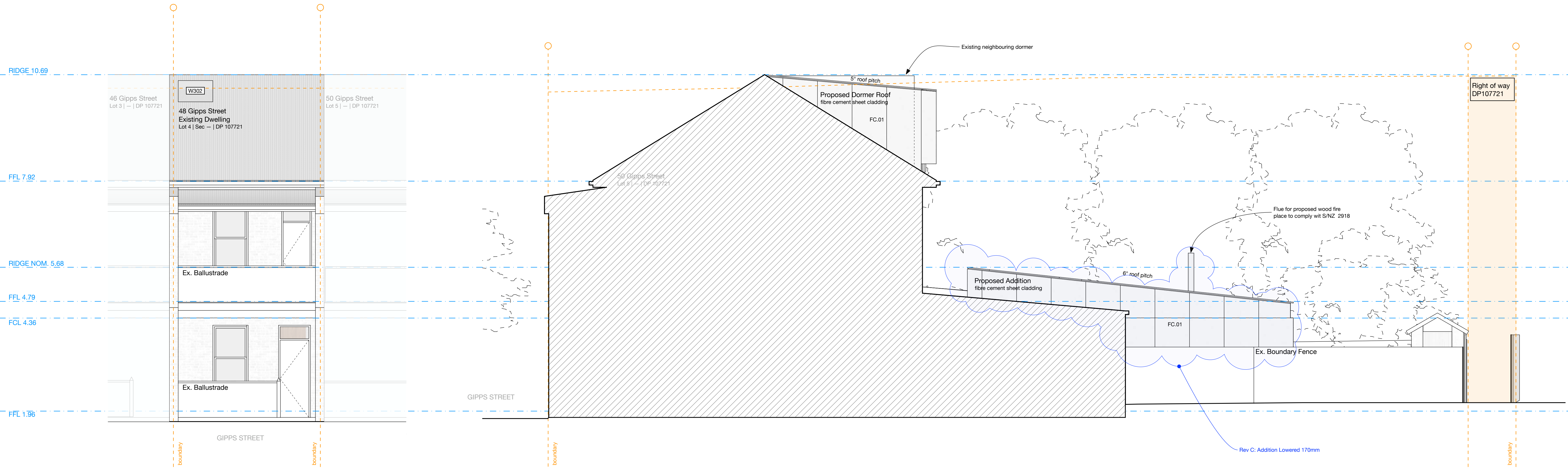
Description of project

Project address	
Project name	48 Gipps St
Street address	48 Gipps Street Carrington 2294
Local Government Area	Newcastle City Council
Plan type and number	Deposited Plan 107721
Lot number	4
Section number	
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

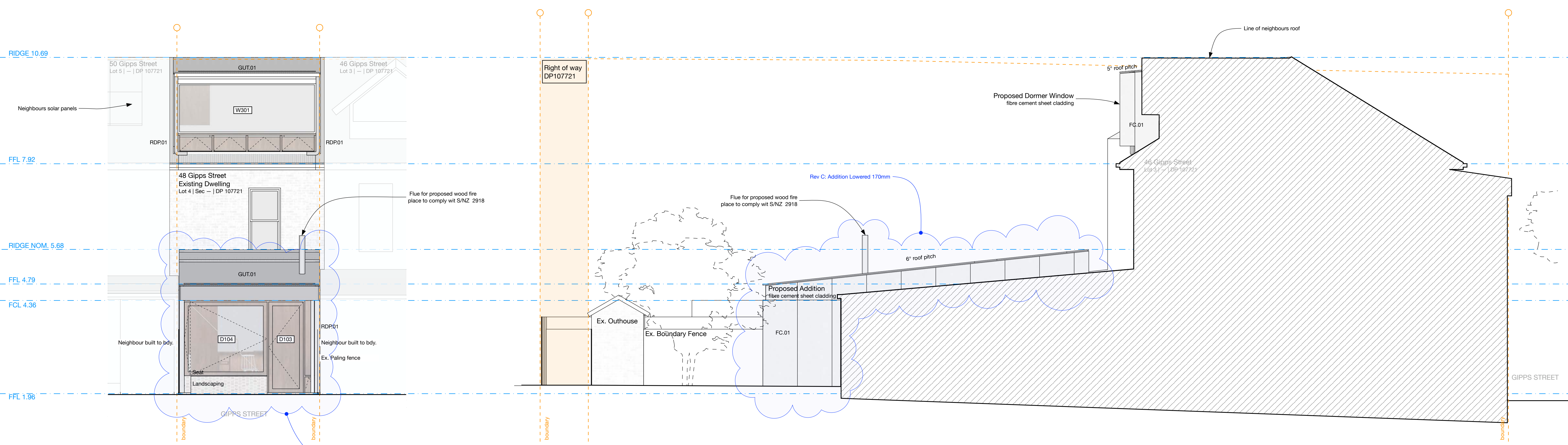
Name / Company Name:	Curious Practice
ABN (if applicable):	13225459452





West Elevation
1:50 @ A1, 1:100 @ A3

South Elevation
1:50 @ A1, 1:100 @ A3



East Elevation
1:50 @ A1, 1:100 @ A3

North Elevation
1:50 @ A1, 1:100 @ A3



Solar Study | Winter Solstice 9am
1:100 @ A1, 1:200 @ A3

Solar Study | Winter Solstice 10am
1:100 @ A1, 1:200 @ A3

Solar Study | Winter Solstice 11am
1:100 @ A1, 1:200 @ A3

Solar Study | Winter Solstice 12pm
1:100 @ A1, 1:200 @ A3

Solar Study | Winter Solstice 1pm
1:100 @ A1, 1:200 @ A3

Solar Study | Winter Solstice 2pm
1:100 @ A1, 1:200 @ A3

Solar Study | Winter Solstice 3pm
1:100 @ A1, 1:200 @ A3

3.02.08 Solar access

Performance criteria

1. Development does not significantly overshadow living area windows and principal areas of private open space of adjacent dwellings.

Acceptable solutions

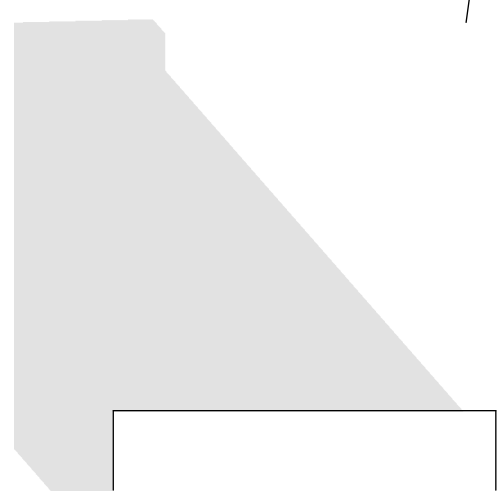
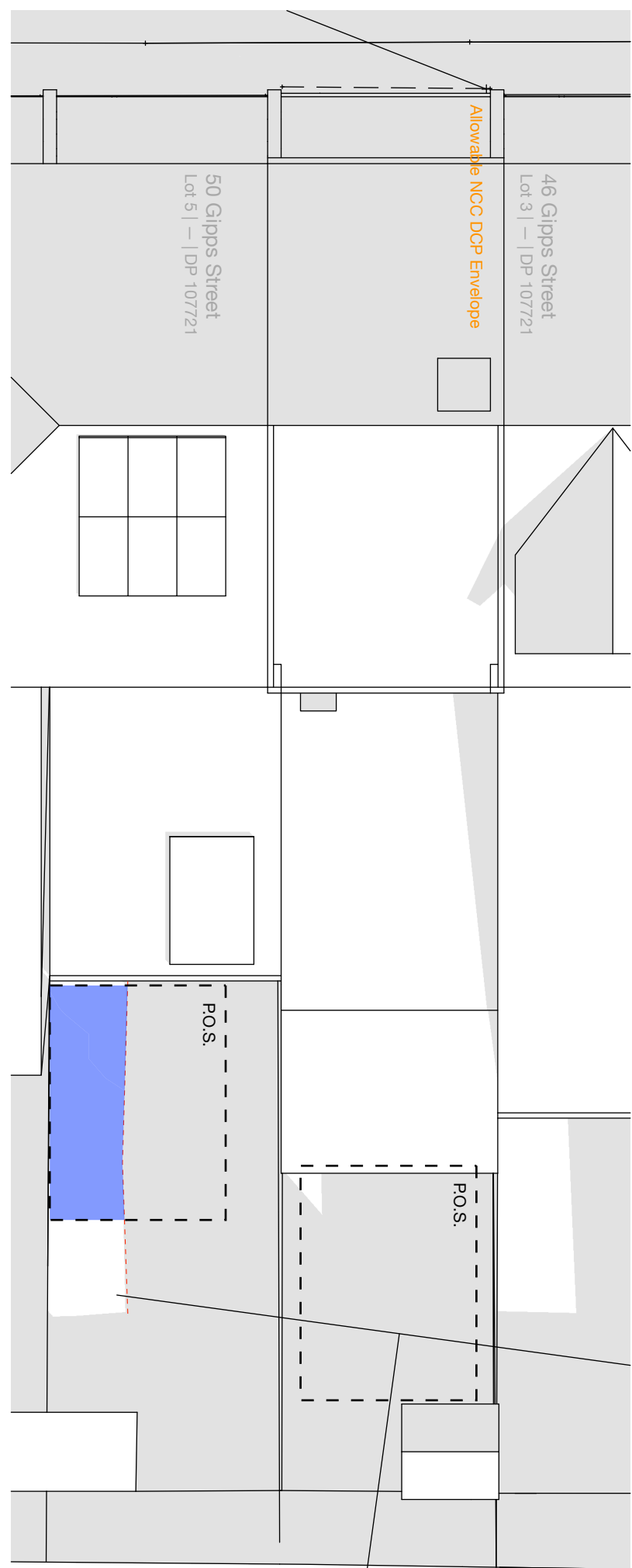
2. The principal area of private open space of adjacent dwellings receives at least two hours of sunlight between 9am and 3pm on 21 June. **Winer Solstice**

Rev D: Shadow Projections from structure not deemed contributing to FSR

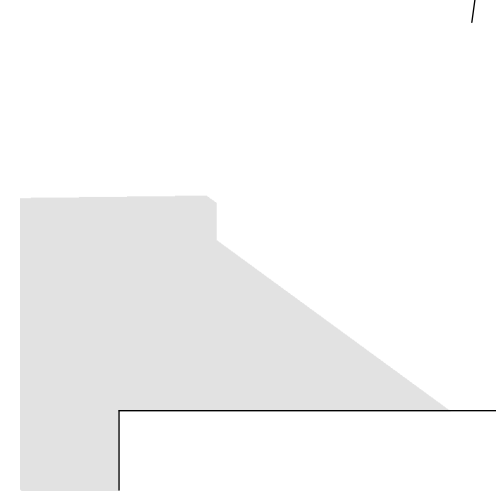
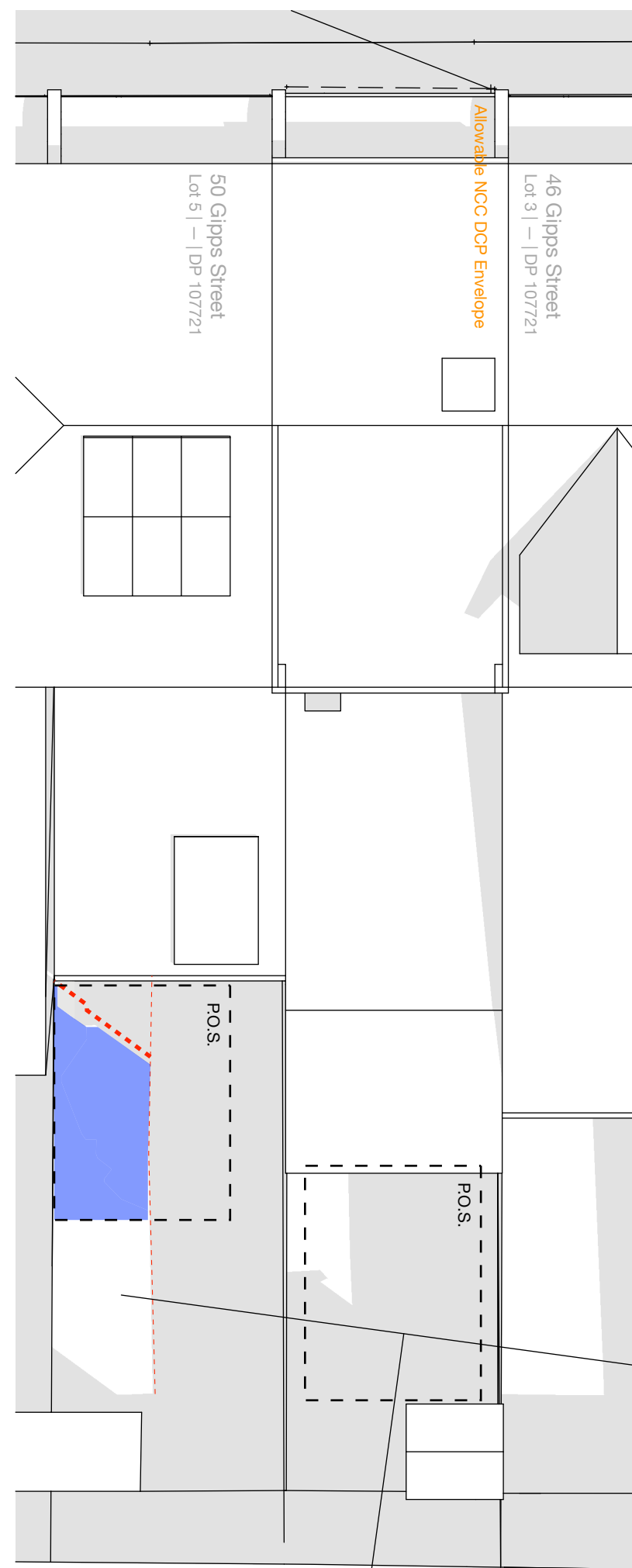
- - - - - Fenceline
- Achieves minimum two hours of sunlight between 9am and 3pm, 21st June
- . - . - Line of shadow cast by extent of building deemed GFA (contributing to FSR).
Note: projects less than existing buildings shadow projections
- Overshadowing from structure not deemed GFA or contributing to the FSR (awning)

Overshadowing caused by the Proposal deemed contributing to the FSR does not affect the private outdoor space or windows of the neighbouring property at 50 Gipps Street within the hours of 9am to 3pm on the winter solstice (June 22).

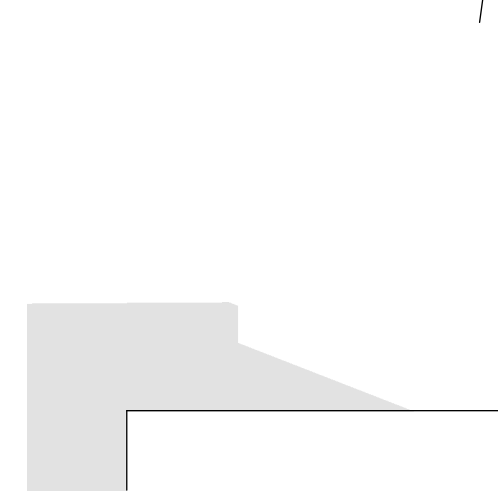
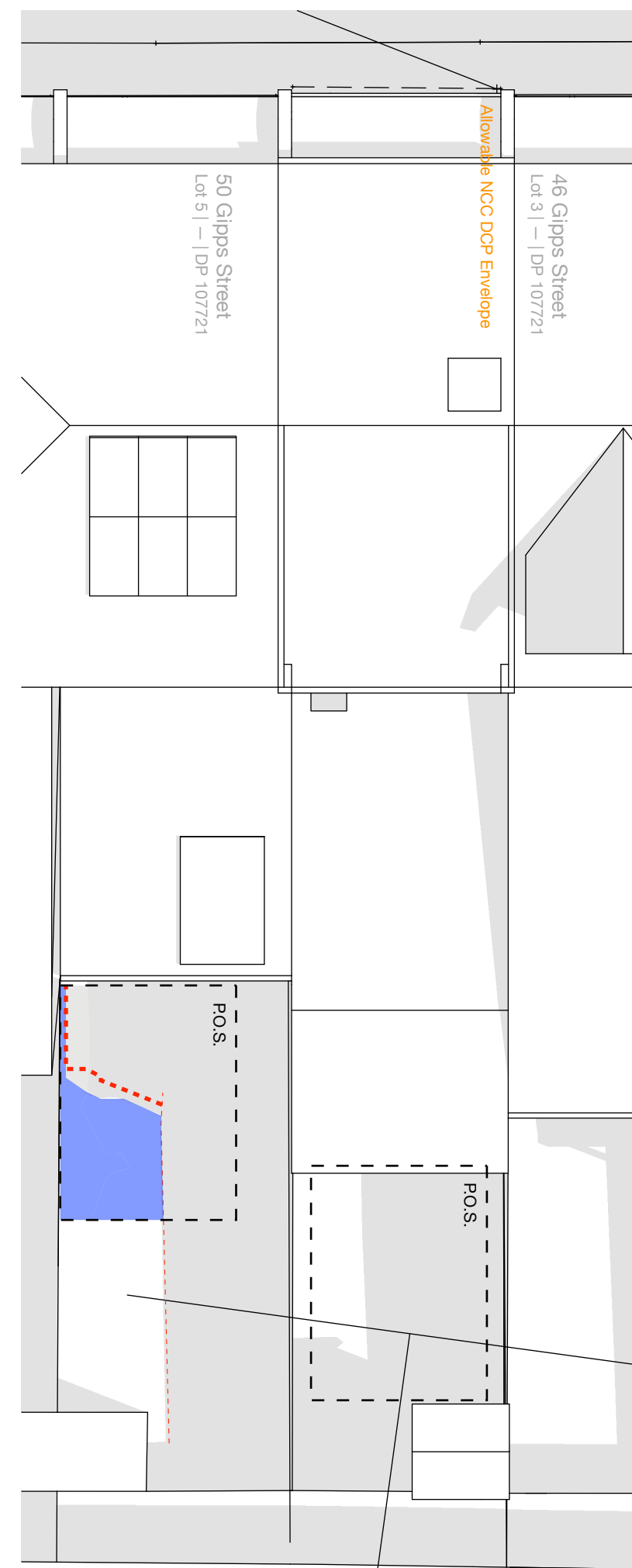
rev.	date	comment	dwn.	agn.
A	22.06.08	Development Application Submission	SC	GL
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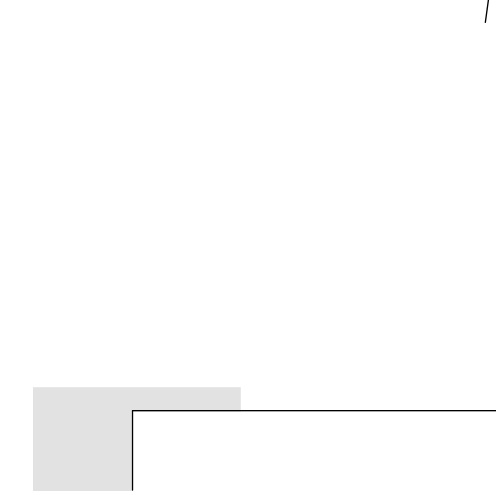
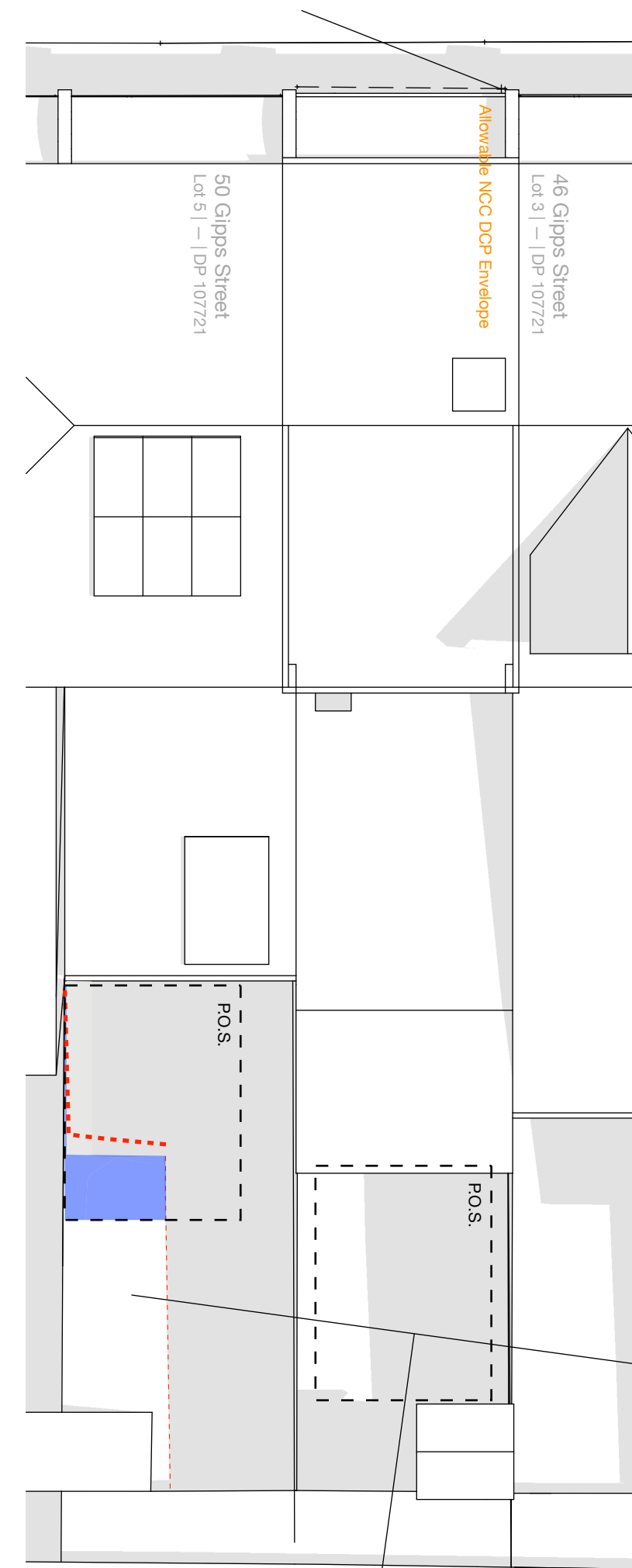
Solar Study | Winter Solstice 9am
1:100 @ A1, 1:200 @ A3



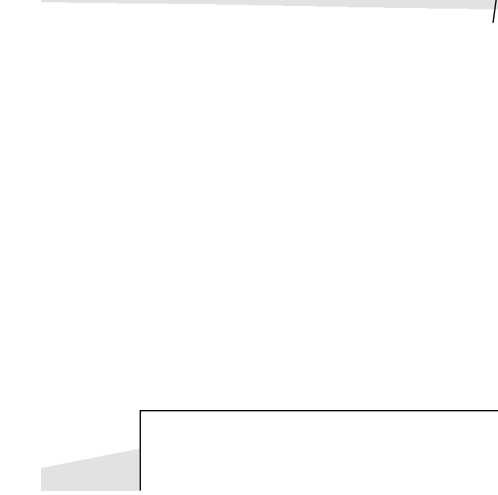
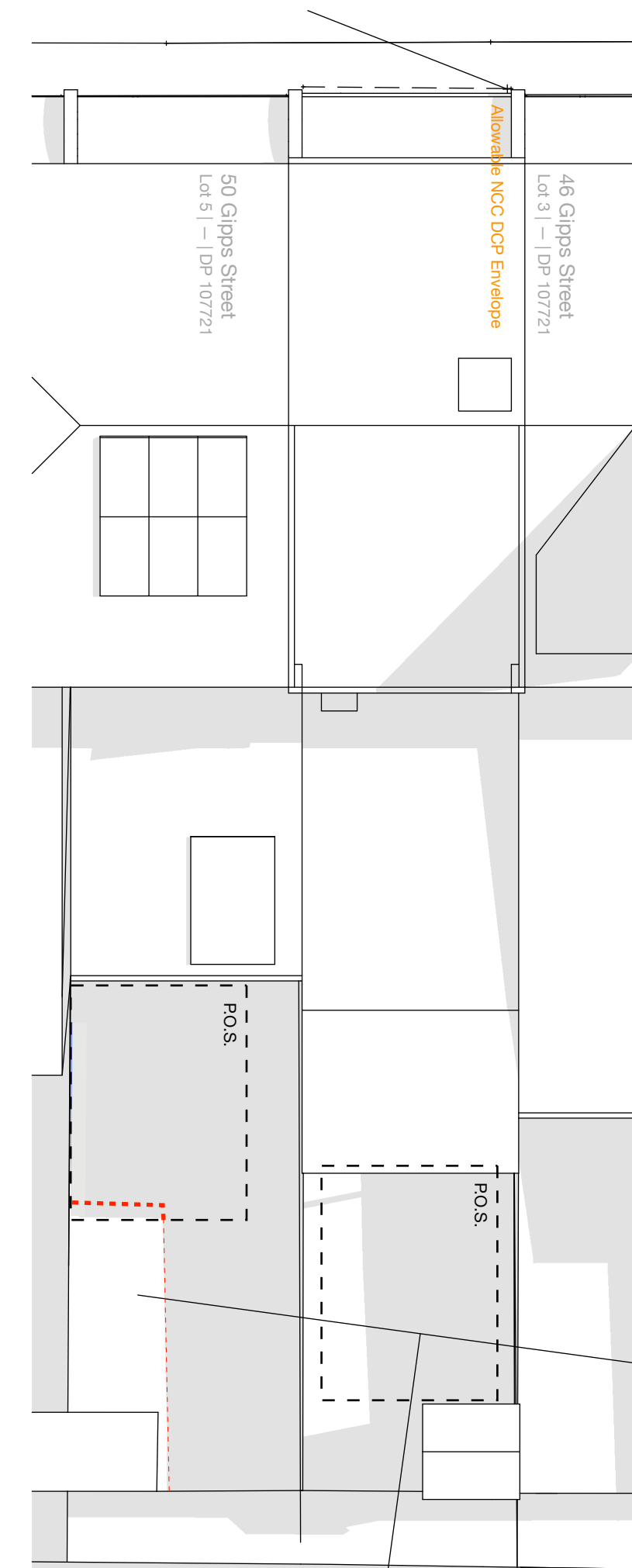
Solar Study | Winter Solstice 10am
1:100 @ A1, 1:200 @ A3



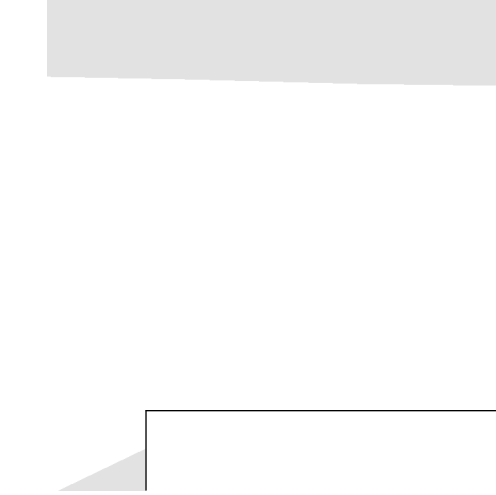
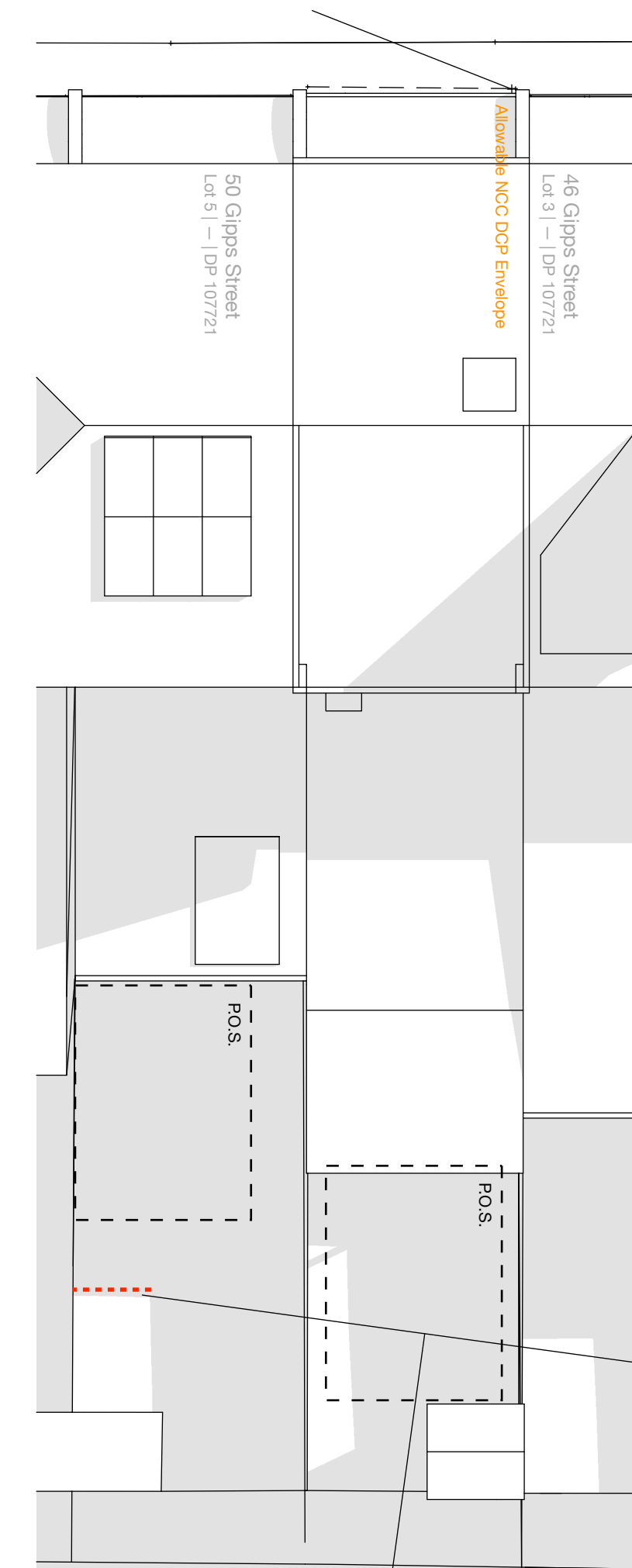
Solar Study | Winter Solstice 11am
1:100 @ A1, 1:200 @ A3



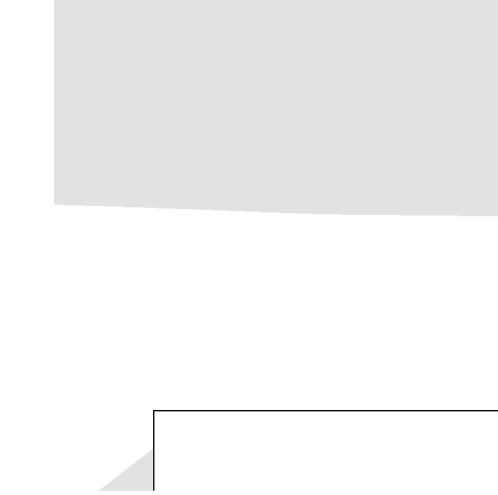
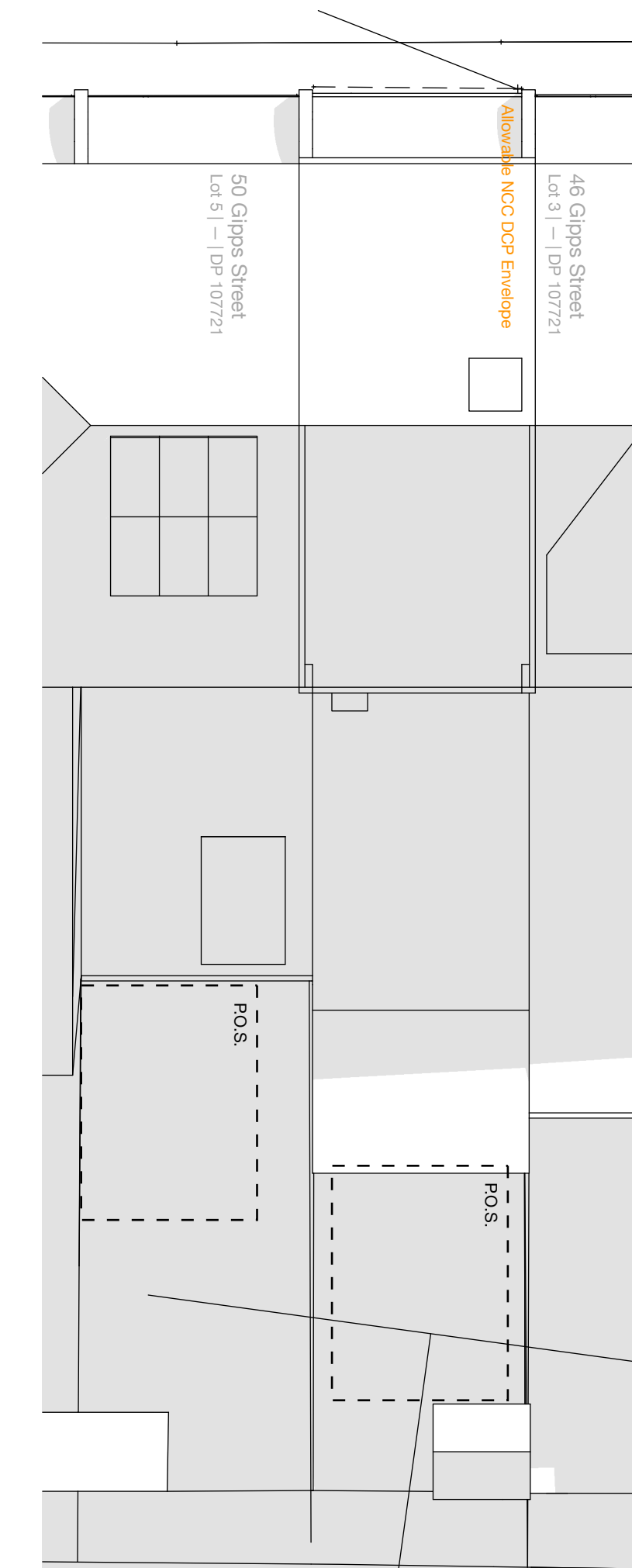
Solar Study | Winter Solstice 12pm
1:100 @ A1, 1:200 @ A3



Solar Study | Winter Solstice 1pm
1:100 @ A1, 1:200 @ A3



Solar Study | Winter Solstice 2pm
1:100 @ A1, 1:200 @ A3



Solar Study | Winter Solstice 3pm
1:100 @ A1, 1:200 @ A3

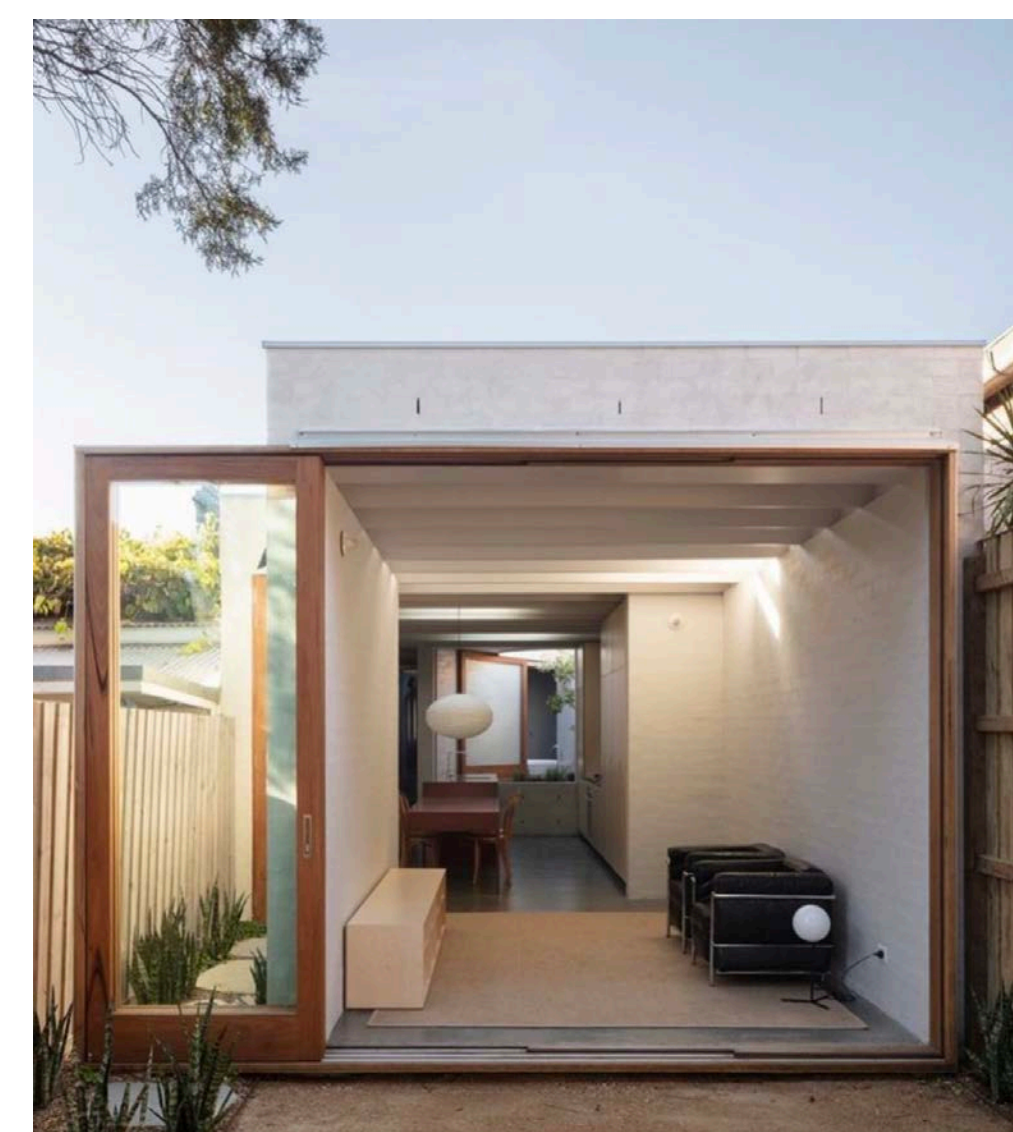
Rev D: Shadow Projections from structure not deemed contributing to FSR

- Fenceline
- Achieves minimum two hours of sunlight between 9am and 3pm, 21st June
- Line of shadow cast by extent of building deemed GFA (contributing to FSR). Note: projects less than existing buildings shadow projections

Overshadowing caused by the Proposal deemed contributing to the FSR does not affect the private outdoor space or windows of the neighbouring property at 50 Gipps Street within the hours of 9am to 3pm on the winter solstice (June 22).



Perspectives



Precedents



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 21/02/2023 – 48 GIPPS STREET CARRINGTON –
DA2022/00839 - DWELLING HOUSE - ALTERATIONS AND
ADDITIONS INCLUDING DEMOLITION**

ITEM-2 Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER



Application No: DA2022/00839

Land: Lot 4 DP 107721

Property Address: 48 Gipps Street Carrington NSW 2294

Proposed Development: Dwelling house - alterations and additions including demolition

SCHEDULE 1

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
Cover Page and Site Plans	D001 Rev D	Curious Practice	11/01/23
Demolition	D002 Rev D	Curious Practice	11/01/23
Floor Plans	D003 Rev D	Curious Practice	11/01/23
Roof Plan and Schedules	D004 Rev D	Curious Practice	11/01/23
Sections	D005 Rev D	Curious Practice	11/01/23
Elevations	D006 Rev D	Curious Practice	11/01/23
Arborist Report	-	Hunter Horticultural Services	01/12/23
BASIX Certificate	A460742	Curious Practice	-

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

- The applicant is to comply with the requirements of the Hunter Water Corporation in respect of any building or structure proposed to be erected over any services or drain under the Corporation's control. Details addressing any requirements of the Hunter Water Corporation are to be included in documentation for a Construction Certificate application.
- All stormwater runoff from the proposed development being managed in accordance with the requirements of Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of AS 3500.3 as applicable, as indicated on the stormwater management concept plan prepared by Curious Practice (Ref. No. 2183.CD, Revision A, dated 08/06/2022). Full details are to be included in documentation for a Construction Certificate application.

4. The whole of the proposed structure below known flood level (level 2.50m Australian Height Datum) is to be constructed in materials and finishes that are resistant to damage from floodwaters/tidal waters. Any new machinery or equipment, electrical circuitry or fitting, storage unit or similar items likely to be damaged by floodwaters/tidal waters being installed above the said height or alternatively being of materials and functional capability resistant to the effects of floodwaters/tidal waters. Full details are to be included in documentation for a Construction Certificate application.
5. 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.
6. On-site flood refuge is to be provided in the development. The minimum on-site refuge level in the building is the level of the Probable Maximum Flood event (reduced level 2.40m Australian Height Datum). The design and/or suitability of the refuge is to be structurally certified by a professional engineer, ensuring that the building is able to withstand the hydraulic loading due to flooding from the Probable Maximum Flood (Flood Level reduced level 2.40m Australian Height Datum, Maximum Flow Velocity of floodwaters 0.40m/s). Full details are to be included in documentation for a Construction Certificate application.
7. The existing building is to be upgraded so as to comply with Performance Requirement P2.3.1 (Spread of fire) and Performance Requirement P2.3.2 (Automatic warning for occupants) of Volume Two of the Building Code of Australia. Full details are to be included in the application for a Construction Certificate.
8. Consent is not given to undertake works to the party wall. The approved development is to be independently supported and a certificate from a qualified and practising Structural Engineer is to be obtained, confirming that the proposed works (can/are) to be supported independently of the party wall, and must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate.

The required structural engineers certificate is to state that the design is independently supported and does not rely on the party wall for lateral or vertical support. It is not sufficient for a Structural Engineer to state that the works will impose no additional load on the party wall.

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

9. The mature Lilly Pilly tree located in the rear courtyard of the site is to be retained and protected in accordance with the Arborist Report prepared by Hunter Horticultural Services dated 1 December 2022.
10. 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*.

11. Building demolition is to be planned and carried out in accordance with *Australian Standard 2601:2001 - The Demolition of Structures*.
12. Demolition works are to be undertaken in accordance with *Australian Standard 2601:2001 - The Demolition of Structures* and the following requirements:
 - a) Demolition works are to be conducted in accordance with the submitted Hazardous Substances Management Plan and a copy of the Hazardous Substances Management Plan is to be kept on site for the duration of the proposed development;
 - b) The removal, handling and disposal of any asbestos material is to be undertaken only by an asbestos removal contractor who holds the required class of Asbestos Licence, issued by SafeWork NSW;
 - c) A copy of all waste disposal receipts are to be kept on site for the duration of the proposed development and made available to authorised City of Newcastle officers upon request;
 - d) Seven working days' notice in writing is to be given to the City of Newcastle and the owners/occupiers of neighbouring premises prior to the commencement of any demolition work. Such written notice is to include the date demolition will commence and details of the name, address, contact telephone number(s) and licence details (type of licences held and licence numbers) of any asbestos removal contractor and demolition contractor. Notification to owners/occupiers of neighbouring premises is also to include City of Newcastle's contact telephone number (4974 2000) and the SafeWork NSW telephone number (4921 2900); and
 - e) On sites where asbestos materials are to be removed, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent position during asbestos removal works.
13. 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.
14. Any waste containers used in association with the proposed demolition are to be located on the site where possible.

Note: Where this is not feasible, an application is to be made for the City of Newcastle's approval to position the container on the adjacent public road in accordance with City of Newcastle's adopted Building Waste Container Policy.
15. 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.
16. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
17. Waste management is to be implemented in accordance with the approved Waste Management Plan. At a minimum, the following measures are to be implemented during the construction phase:
 - a) A waste container of at least one cubic metre capacity is to be provided,

maintained and regularly serviced from the commencement of operations until the completion of the building, for the reception and storage of waste generated by the construction of the building and associated waste;

- b) The waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets;
- c) Provision is to be made to prevent windblown rubbish leaving the site; and
- d) Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

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

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

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.

19. All excavations and backfilling are to be executed safely and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.
20. All building materials, plant and equipment is to be placed on the site of the development, to ensure that pedestrian and vehicular access in public places is not restricted and to prevent damage to the road reserve. The storage of building materials on City of Newcastle reserves, including the road reserve, is not permitted.
21. 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.
22. 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.

23. City of Newcastle's '*Prevent Pollution*' sign is to be erected and maintained in a conspicuous location on or adjacent to the property boundary, so it is clearly visible to

the public, or at other locations on the site as otherwise directed by the City of Newcastle, for the duration of demolition and construction work.

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

24. 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.
25. Where the proposed development involves the destruction or disturbance of any survey monuments, those monuments affected are to be relocated, at no cost to the City of Newcastle, by a Surveyor registered under the *Surveying and Spatial Information Act 2002*.
26. All public trees that are required to be retained are to be protected in accordance with the City of Newcastle *Urban Forest Technical Manual, Part B Public Trees*.

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

27. A Registered Surveyor's certificate detailing the setting out of the proposed building on the site, including the relationship of the set out building to property boundaries, is to be submitted to the Principal Certifier before construction is commenced.
28. All building work is to be carried out in accordance with the provisions of the National Construction Code.
29. 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.

When the roof has been completed, confirming that the building does not exceed the approved levels.

30. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force, such a contract of insurance is to be in force before any building work authorised to be carried out by this consent commences.
31. 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 are to be provided.
32. Any black slag excavated during construction during earthworks, that will not be covered by building structures or reburied on site, is to be removed for disposal at the Summerhill Waste Management Centre or another approved waste disposal site. Any such action is to be verified by the submission of evidence of disposal to the Principal Certifier, eg copy of docket from disposal centre.
33. All roof and surface waters are to be conveyed to the street gutter by way of a sealed

pipe system, extending through the footway to City of Newcastle requirements, in accordance with the requirements of Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012 and the approved documentation detailed within condition 3 of this consent.

34. 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

35. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a condition that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to City of Newcastle's satisfaction prior to the completion of demolition work or prior to the issue of any Occupation Certificate in respect of development involving building work.
36. All works within the road reserve required by this consent are to be completed prior to the issue of a Occupation Certificate.
37. All commitments listed in the relevant BASIX certificate for the development are to be satisfactorily completed prior to the issue of an Occupation Certificate. Should there be any changes to the specifications of the dwelling that have implications for compliance with the approved certificate, except where restricted or excluded by any other condition of consent, an amended BASIX Certificate can be relied upon as having complied with this condition. A copy of any amended BASIX Certificate is to be provided to the City of Newcastle with Occupation Certificate documentation.
38. 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.

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.

- For the purpose of applying the provisions of the National Construction Code for class 1, 2, 3, 4, 9a (health care) and 9c (aged care) buildings, it is advised that the proposed building is located in a Flood Hazard Area and the:
 - a) Defined Flood Level (DFL) is 2.20m Australian Height Datum (AHD)
 - b) Flood Hazard Level is 2.50m AHD (Freeboard is 300mm above DFL)
 - c) Maximum Flow Velocity of floodwaters for the Defined Flood Event is 0.14m/s
- Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of the City of Newcastle and any other relevant authorities. City of Newcastle and other service authorities should be contacted for specific requirements prior to the commencement of any works.
- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice (ie 'on-the-spot fine') or prosecution.
- Failure to comply with the conditions of consent constitutes a breach of the *Environmental Planning and Assessment Act 1979*, which may be subject to a penalty infringement notice (ie 'on-the-spot fine') or prosecution.
- 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*, are to be subject to a separate development application. An application in this regard is to be approved prior to any works relating to such a retaining wall taking place.
- Prior to commencing any building works, the following provisions of Part 6 of the *Environmental Planning and Assessment Act 1979* are to be complied with:
 - a) A Construction Certificate is to be obtained; and
 - b) A Principal Certifier is to be appointed for the building works and the City of Newcastle is to be notified of the appointment; and
 - c) The City of Newcastle is to be given at least two days notice of the date intended for commencement of building works.
- Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to a building, an Occupation Certificate is to be obtained from the Principal Certifier appointed for the proposed development. An application for an Occupation Certificate is to contain the information set out in Clause 149 of the *Environmental Planning and Assessment Regulation 2000*.

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.
- No objections were received and no negative neighbour impacts are anticipated.
- The NLEP 2012 Clause 4.6 written request to vary the height of building development standard applying to the site is considered to be well founded and acceptable in the circumstances.
- The NLEP 2012 Clause 4.6 written request to vary the floor space ratio development standard applying to the site is considered to be well founded and acceptable in the circumstances.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

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



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 21/02/2023 – 48 GIPPS STREET CARRINGTON –
DA2022/00839 - DWELLING HOUSE - ALTERATIONS AND
ADDITIONS INCLUDING DEMOLITION**

ITEM-2 Attachment C: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER



PROCESSING CHRONOLOGY

DA2022/00839 – 48 Gipps St, Carrington

28 July 2022	-	Application lodged
4 August 2022	-	Application notified in accordance with CN's Community Participation Plan (CPP)
24 August 2022 13 September 2022	-	Request for additional information
15 September 2022, 12 October 2022, 12 December 2022 12 January 2023 17 January 2023	-	Additional information received